



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bellevue Urban Homes

LOCATION OF PROPOSAL: 10631 SE 2nd Street

DESCRIPTION OF PROPOSAL:

Approval of Design Review and Critical Areas Land Use Permit for a proposal to construct 8 townhomes in 2 buildings on a multi-family site containing a steep slope critical area.

FILE NUMBERS: 16-123385-LD & 16-123376-LO

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 June 22, 2017.
- ☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Care McLean
Environmental Coordinator

6/1/2017
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Ecology,
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Development Services Department
Land Use Division Staff Report**

Proposal Name: **Bellevue Urban Homes**

Proposal Address: 10631 SE 2nd Street

Proposal Description: Design Review approval to demolish an existing apartment building and replace with 8 residential units in two buildings. Critical Areas Land Use Permit approval is also required to modify a steep slope and steep slope buffer.

File Number: 16-123385-LD
16-123376-LO

Applicant: Jonathan Lemons, Lemons Architecture PLLC

Decisions Included: Combined Design Review, Critical Areas Land Use Permit, and SEPA (Process II)


Planner: Sally Nichols

State Environmental Policy Act Threshold Determination: Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 

Elizabeth A. Stead, Land Use Director

Notice of Application: March 3, 2016
Notice of Decision: June 8, 2017
Appeal Deadline: June 22, 2017
Design Review
Expiration Date: June 22, 2019 (if no complete Building Permit application is filed prior to this date - Refer to LUC 20.40.500)

For information on how to appeal a proposal, visit the Development Services 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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ATTACHED:

Project Drawings
Environmental Checklist

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval, a Critical Areas Land Use Permit approval, and a Threshold Determination under the State Environmental Policy Act (SEPA) to demolish two existing apartment buildings and replace them with eight (8) new townhomes in two (2) buildings within a multi-family land use district.



View of Proposal looking north from SE 2nd Street

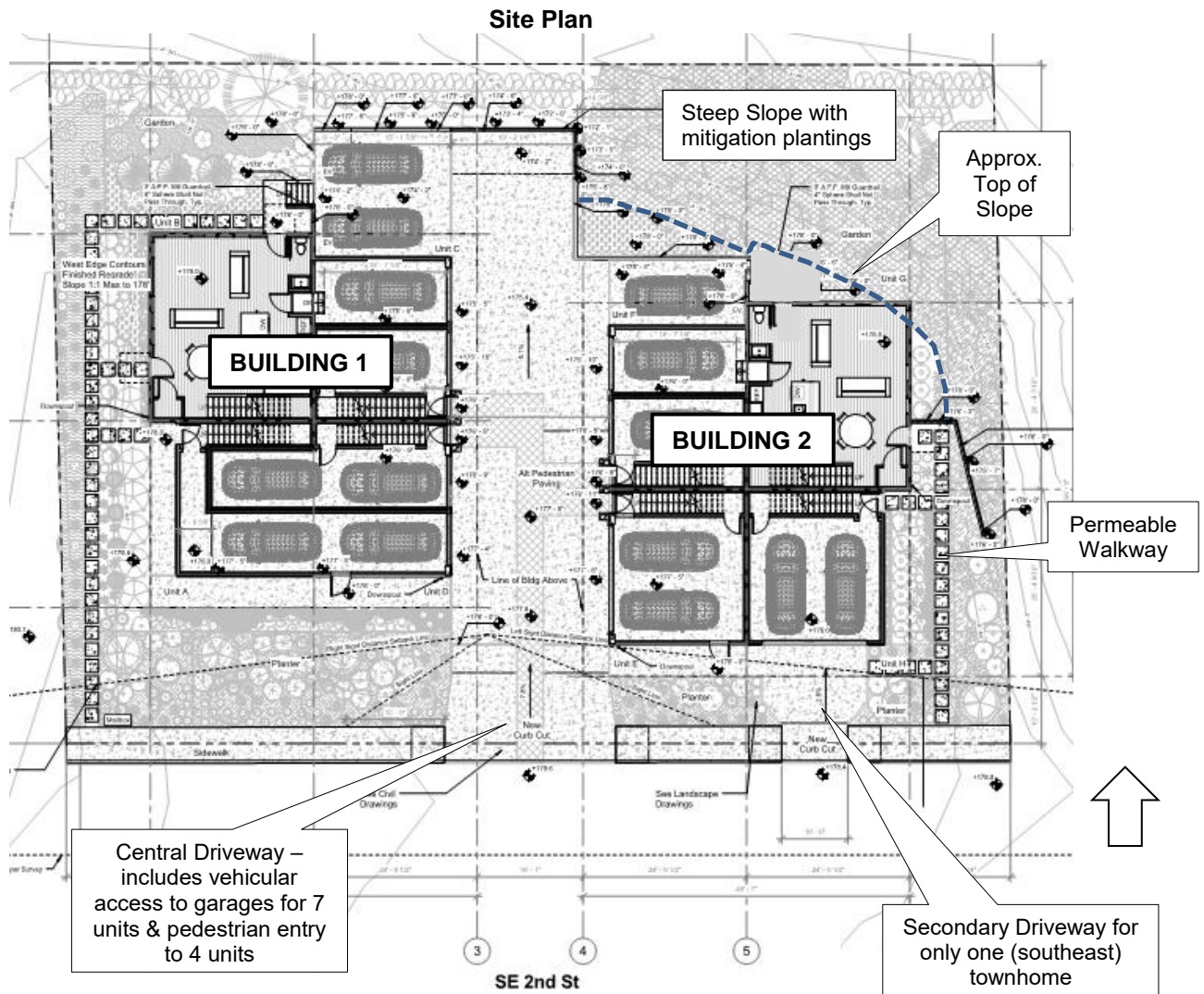
A. Review Process

Because the proposal site lies adjacent to a single family land use district and is therefore within the Single-Family Transition Area Design District, Design Review is required per Land Use Code (LUC) 20.25B and 20.30F. In addition, the project must also receive Critical Areas Land Use Permit approval because the development will intrude into a critical areas steep slope and steep slope buffer that currently exist on the site. The Design Review, Critical Areas Land Use Permit, and SEPA Threshold Determination are all Process II decisions. 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 and Critical Areas Land Use Permit decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner. **Refer to Condition of Approval regarding the approved steep slope and steep slope buffer modification and modifications to the Design Review plans in Section X of this report.**

B. Site Design

The two new buildings will be located on a site that is relatively flat along the public street frontage (SE 2nd Street), but then drops off in the northeastern corner with slopes over 40%. The two buildings will each face the street. For the purposes of this report, the western building will be Building 1 and the eastern building will be Building 2. A centrally located driveway accessed off SE 2nd Street will provide vehicular

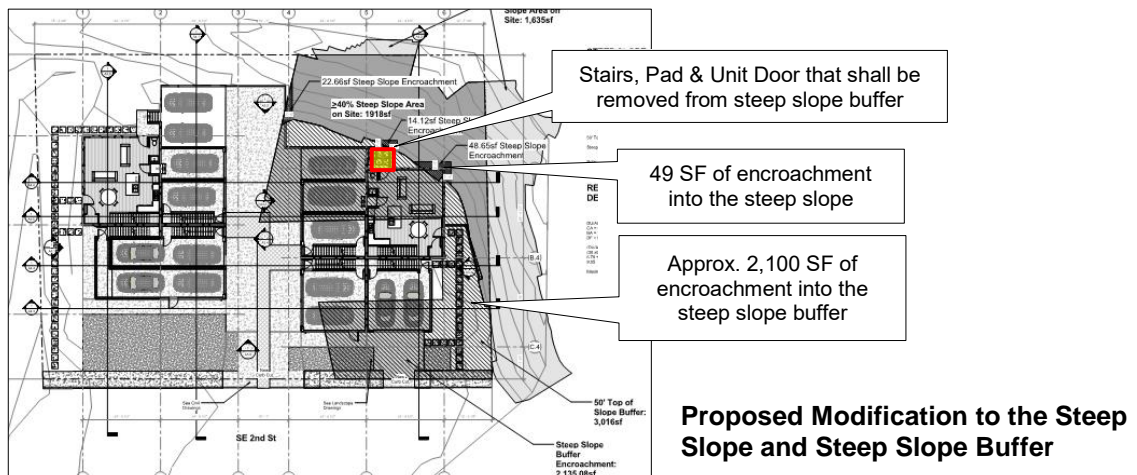
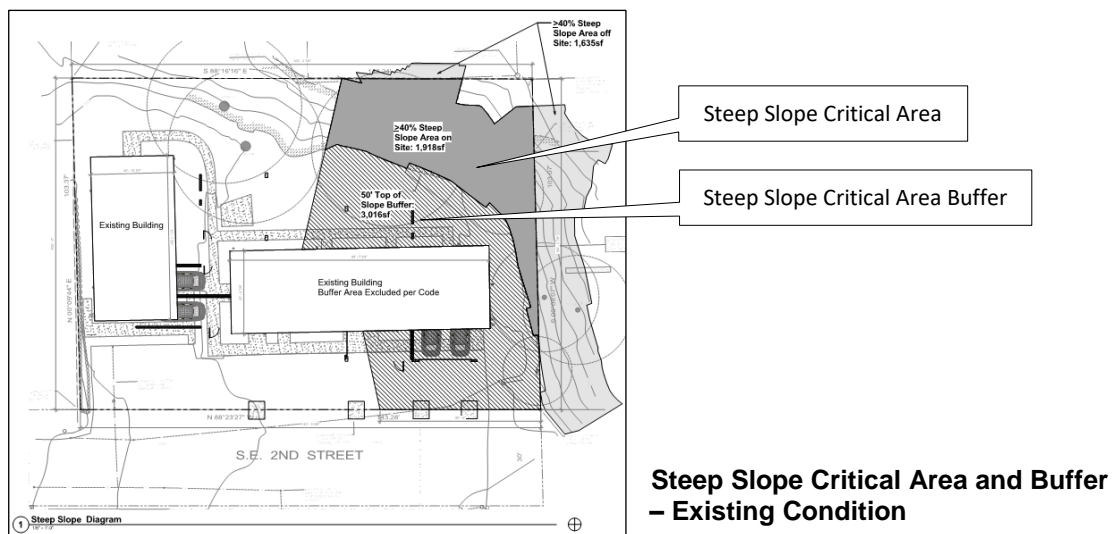
access to the garages of all four units in Building 1 and three of the units in Building 2. A second, smaller driveway along the eastern side of the site will provide access to the garage in the southeastern corner of Building 2 to reduce encroachment of parking into the critical area and critical area buffer. While the buildings are effectively mirror images of each other, Building 2 has also been pulled closer to the street with an allowed reduced front setback to further reduce the intrusion of the building footprint into the steep slope and steep slope buffer.



Pedestrian access to two units in Buildings 1 and two units in Building 2 will be from the central driveway via an access route delineated with special paving. The remaining entries will be along the western side of Building 1 (2 units) and the eastern side of Building 2 (2 units). Because the walkway along the eastern side of building 2 will be located within the critical area buffer, it will be required to be constructed with permeable materials. A new public sidewalk will also be constructed along the entire street frontage of SE 2nd Street; where no sidewalk currently exists. **Refer to discussion of the public sidewalk in the Transportation technical review in**

Section VI of this report and Condition of Approval regarding the walkway along the eastern side of Building 2 in Section X of this report.

The slopes on the site vary from 10 to 25 feet in height and have been created by past grading for the two existing apartment buildings on site and the developments at the toe of the slope on adjacent properties. As shown below, there is a steep slope critical area (slopes 40% or greater) in the northeastern section of the site and an associated 50-foot wide top-of-slope steep slope buffer. A small portion of the northeastern corner of building will encroach into the steep slope. A majority of the building foundation for Building 2 and the outdoor parking areas for the entire project will be within the steep slope critical area buffer. To minimize the impact of the development on the critical area and critical area buffer, the front setback for Building 2 has been reduced in order to pull Building 2 closer to SE 2nd Street and the distance between the two buildings has been reduced from 20 feet to 15'-9" to pull Building 2 further west. Additionally, a proposed second entry into the northeast unit will not be allowed as shown because it would provide additional, unnecessary disturbance at the top of the slope. **Refer to Condition of Approval regarding the entry stairs, pad and exterior door to the northeast unit of Building 2 in Section X of this report.**



There are five existing significant trees on site and all will be removed with this proposal to construct the building foundations and/or retaining walls. This includes 2 *interior* trees (64 diameter inches combined) and three *perimeter* trees within 15 feet of the property line (64 diameter inches combined). Two of these trees are within the steep slope, one is in the steep slope buffer, and two are outside of any critical area or buffer. To mitigate for this tree removal and modification of the steep slope and steep slope buffer, the applicant has proposed mitigation landscaping. It will include a minimum of 17 replacement native and semi-native trees to be planted within the steep slope and steep slope buffer. Along with new additional native shrubs and groundcover landscaping, the proposed landscape enhancements will meet the requirements in the City of Bellevue's Critical Areas Handbook and will provide increased habitat. The critical area will also be required to be placed in a Native Growth Protection Easement (NGPE). **Refer to the discussion regarding the Alternative Tree Retention Option in Section III and Conditions of Approval regarding the approved steep slope and steep slope buffer modification, the final landscape plan, native growth protection easement (NGPE), NGPE recording, and performance standards/maintenance and monitoring in Section X of this report.**

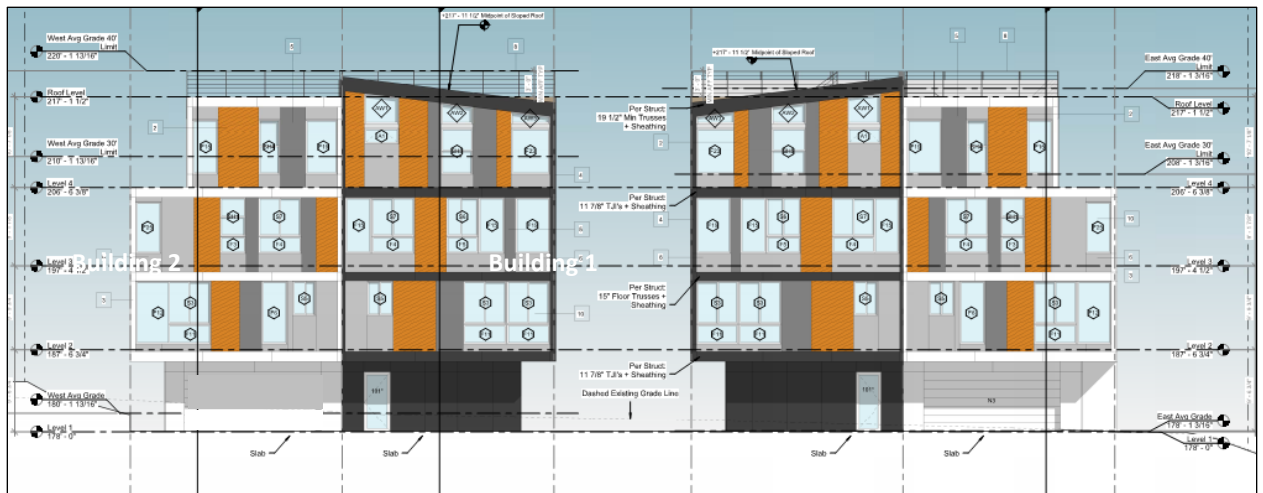
C. Building Design

The two proposed buildings will effectively be mirror images of each other and each will have the same clean, contemporary urban architectural language. However, the buildings have also been designed to create a residential development consistent with both the surrounding multi-family and single family residential neighborhood in terms of scale, mass, color, and materials.

The two separate buildings have been placed on the site to create three view corridors to the Downtown through the middle of the site and on either side (west and east). In addition, by breaking what could have been one larger building into two, the apparent bulk of the building has been reduced. The approximately 2,300 square foot footprint of each building is significantly smaller than the single family homes to the south – most of which have footprints well over 3,000 square feet. The buildings have also been designed to step down on the eastern and western sides to better reflect the scale of the surrounding development to the east and west. Pitched roof forms will face the public street to the south and Downtown to the north to enhance the residential character of the buildings. These roof forms will then fold into flat roof forms with roofdecks to further help to break down the overall bulk and mass of the building and create visual interest.



**View of Northern Elevation
(looking south)**



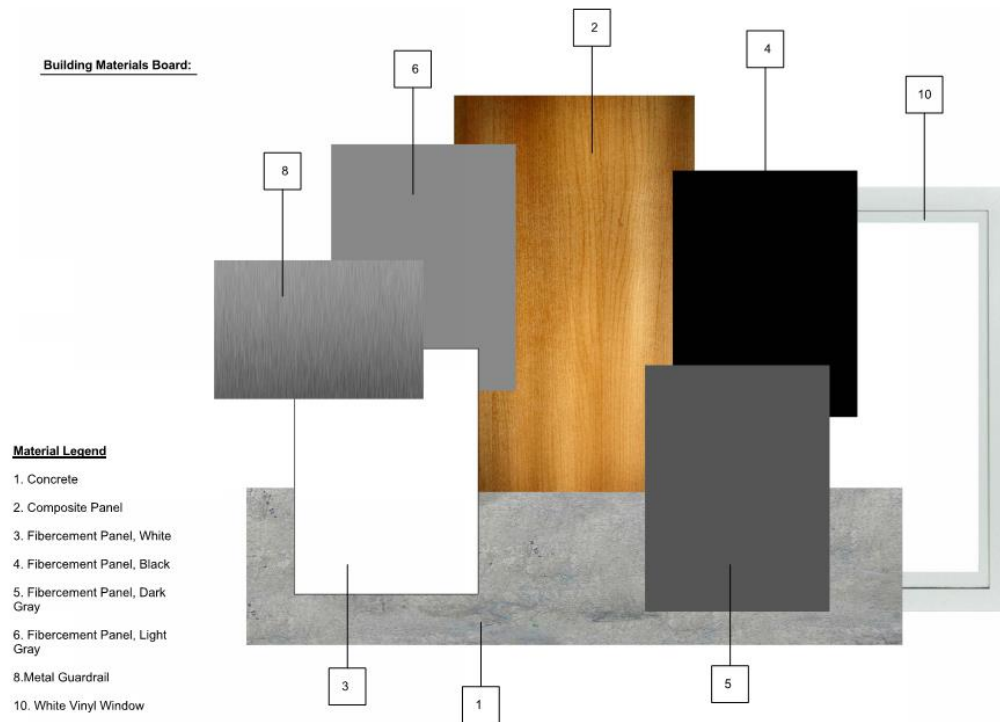
Southern Elevation (SE 2nd Street)



**Typical Interior Elevation
 (View of western elevation of Building 2 from interior driveway)**

Exterior materials were chosen to be residential in character and are found in contemporary residential construction throughout the City. These high quality materials include cementitious panels that will be accented with wood-grained composite panels for additional warmth. Large windows will also help to break down the overall scale and bulk of the buildings.

Color and Materials



The grey palette of colors will be complementary to those found in the surrounding residential neighborhood. A contrast of light and dark colors, accented with wood-grained composite panels will also help to further break down the mass of the building both horizontally and vertically. For example, at the residential entries, the darker color will be placed against the lighter color of the garages to lessen the apparent width of the building.

II. SITE DESCRIPTION/CONTEXT, ZONING, & CRITICAL AREAS

A. Site Description/Context

The existing 14,787 square foot site faces onto SE 2nd Street. The site lies approximately one block south of the Downtown in a multi-family land use district. Two older apartment buildings with a total of six units are on the site and parking for these apartment buildings is provided via 90-degree parking across the entire street frontage (see photograph below). A flat area of lawn lies directly behind the buildings and the critical area steep slope is in the northeast corner of the site. The slope and top of slope buffer in this location is vegetated with lawn, non-native plants, invasive species and three significant trees. As such, the steep slope and steep slope buffer critical areas have received a low habitat score, which is documented in the Critical Areas and Habitat Assessment report, prepared by Talasaea Consultants, Inc.¹

¹ Critical Areas and Habitat Assessment, Talasaea Consultants, Inc., dated April 28, 2016

One of Two Existing Apartment Buildings On-Site – to be demolished



Aerial Photograph/Site Context



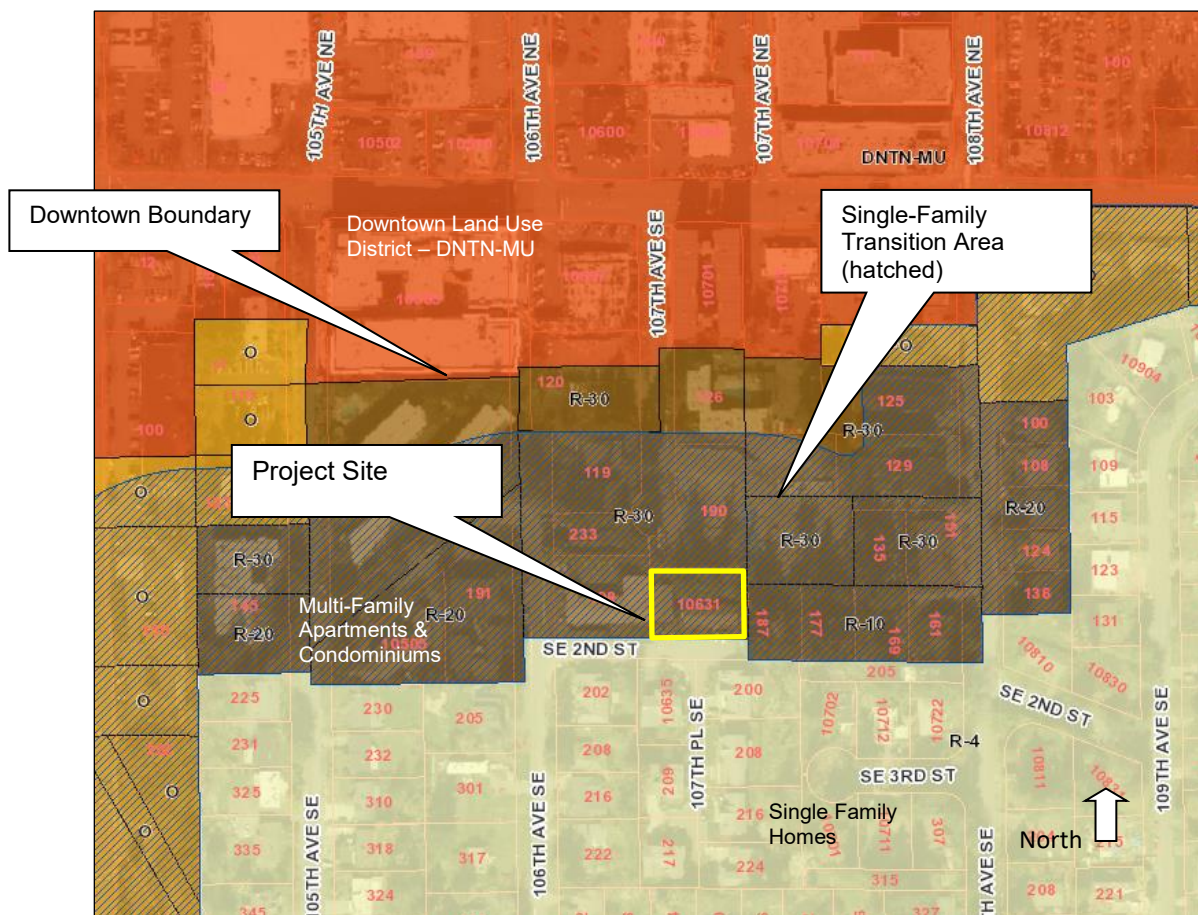
The surrounding area is developed with a mix of multi-family residential housing to the east and north, and single-family homes to the east and south as follows:

North: R-30 – Multi-Family land use district: Older low-rise apartment buildings and a new multi-family townhome development – Metric Townhomes.
East: R-30 – Multi-Family land use district: Small, older single family homes.
South: R-4 – Single Family land use district: Large, newer single Family homes.
West: R-30 – Multi-Family land use district: Multi-Family apartment buildings.

B. Zoning

The site is zoned Multi-Family (R-30), and it also lies within the Transition Area Design District zoning overlay due its proximity to the single family R-4 zoning district to the south. Thus, the site is within the Single Family Transition Area. To the north, east, and west, the site is surrounded by properties also within the R-30 Multi-Family land use district.

Zoning Map



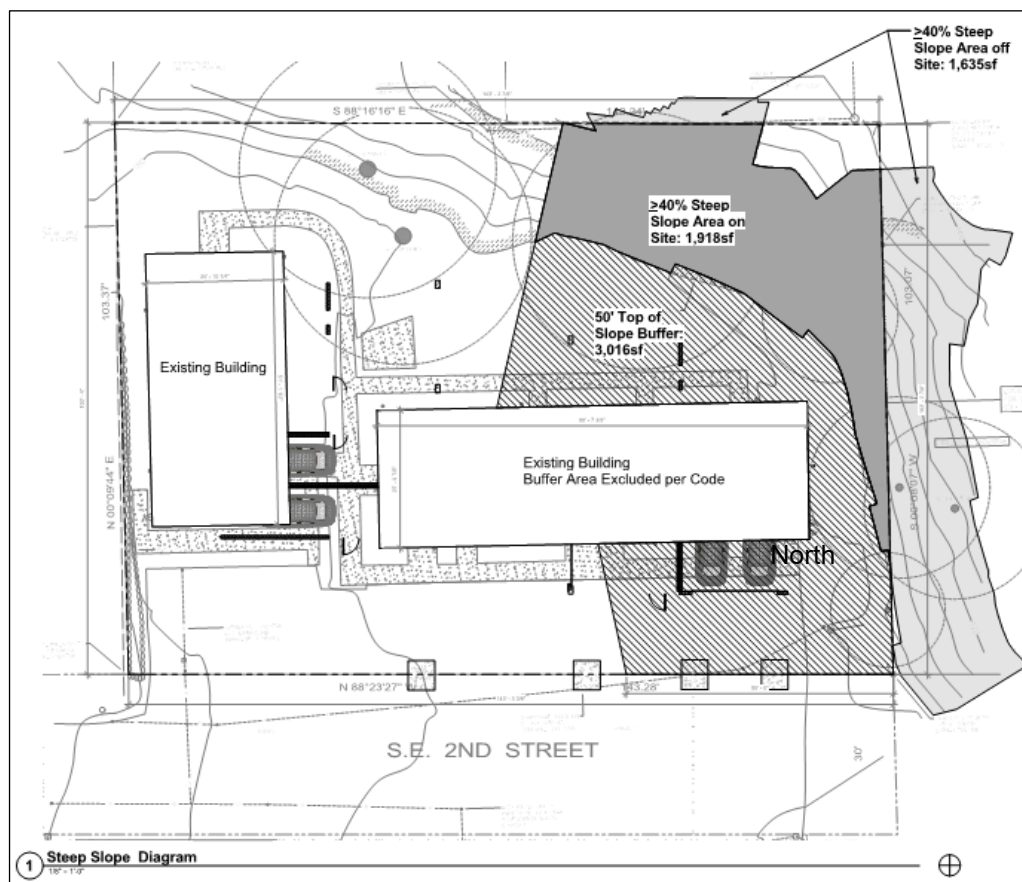
C. Critical Areas Functions and Values

Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas and the buffering of urban development.

Steep Slope Critical Area and Critical Area Buffer - Existing Condition



The applicant has submitted a Critical Area Report that includes habitat and tree assessments, along with a geotechnical recommendation for development on this site. Refer to Section III.C of this report for how the proposal has met the performance standards within a steep slope and steep slope buffer.

Per the Geotechnical Report prepared by Geotech Consultants, Inc.², if foundation, grading, and retaining recommendations from the report are followed, “modification of the critical area and critical area buffer will not have adverse impact on stability of any adjacent slopes and will not impact the stability of any existing structures.” In addition, dense plantings of native vegetation per the City’s Critical Area Handbook³ will further help to stabilize the steep slope and steep slope buffer and provide increased habitat function.

To minimize the intrusion of the development on the critical area and critical area buffer, the front setback for Building 2 will be reduced from 20 feet to ten feet to allow the applicant to pull Building 2 closer to SE 2nd Street. The distance between the two buildings has been reduced from 20 feet to 15’-9” to pull Building 2 further to the west. By reducing the setback and the distance between buildings, the applicant will be able to minimize the encroachment by Building 2 into the steep slope.

Refer to Condition of Approval regarding geotechnical recommendations in Section X of this report.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts) and LUC 20.25B (Transition Area Overlay District). The proposed multi-family residential use is permitted outright in the R-30 multi-family land use district. However, the proposal is subject to Design Review approval since it lies within the Transition Area Design District.

2. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project Plans.

² Geotechnical Engineering Study for Proposed Residential Development at 10631 Southeast 2nd Street, dated October 6, 2015 (with a January 22, 2016 Addendum), prepared by James H. Strange, Jr., P.E.

³ Critical Areas Handbook – Restoring, Enhancing, and Preserving, City of Bellevue

Site Area/Zone	14,782 SF R-30 in Transition Area Design District & Steep Slope Critical Areas	
	Permitted/Required	Proposed
Building Height	<p>30 FT for buildings located within R-30 that is overlaid by the Transition Area Design District*</p> <p>Measured from Average Existing Grade to the mid-point of a pitched roof.</p> <p>*40 FT is allowed only with bonuses.</p> <p>LUC 20.25B.040.A</p>	<p><u>Building 1:</u> Ave. Exist Grade: 180'-1 3/16" Mid-Pt. of Pitched Roof: 217 – 11 ½" Ht.: 37'-1"</p> <p><u>Building 2:</u> Ave. Exist Grade: 178'-1 3/16" Mid-Pt. of Pitched Roof: 217'- 11 ½ " Ht.: 39'-10" FT</p> <p><u>Ht. Bonuses Provided:</u> Pitched Roof Forms – 5 FT No Mechanical on Roof – 5 FT Meets LUC requirement.</p>
Setbacks	<p>Building 1: Front: 20'-0" Side (west): 5'-0" where building less than 30' tall 20' where building over 30' Rear: 25'</p> <p>Building 2: Front: 20'-0" ** Side (west): 5'-0" where building less than 30' tall 20'-0" where building over 30' Rear: 25'</p> <p>LUC 20.25B.040.B</p>	<p>Building 1: Front: 25'-4" Side (west): Approx. 12' – 15' where building less than 30' 20' where building over 30' Rear: 25'-9"</p> <p>Building 2: Front: 10'* Side (west): Approx. 12' – 15' where building less than 30' 20' where building over 30' Rear: 35'-11"</p> <p>** Reduction in front setback allowed per LUC 20.25H to reduce disturbance in critical area steep slope and critical area buffer.</p> <p>Note that through Design Review, many of the walls around the around the exterior parking along the rear setback for both buildings have been reduced to be less than 30" to minimize setback intrusion</p> <p>Meets LUC requirements.</p>

	Permitted/Required	Proposed
Lot Coverage	Parcel – Steep Slope = 12,883 SF 35% of 12, 883 = 4,509 SF LUC 20.20.010	Building 1: 2,205 SF Building 2: 2,205 SF Total: 4,410 SF = 34.3% 4,410 < 4,509 Meets LUC requirement.
Maximum Impervious Surface	80% of 14,782 SF = 11,826 SF LUC 20.20.010	Proposed: 8,117 SF = 55% Meets LUC requirement.
Distance between Structures	Distance between structures in Transition: Min. 20 feet LUC 20.20.010, 20.25B.040.B.2 May be modified per LUC 20.25H.040.C	Building are 15'-9" apart (at upper floors). Modification is allowed per LUC 20.25H.040 to reduce impact of the intrusion of Building 2 into the steep slope critical area and critical area buffer. Distance between buildings at ground level 23'-9". Meets LUC requirement.
Landscape	Compliance with LUC 20.20.520, 20.20.900, LUC 20.25H210, and 20.25B.040.C	The landscape plan complies with all Land Use Code landscape requirements. <u>Refer to Conditions of Approval regarding the final landscape plan, performance standards/maintenance and monitoring, and landscape installation and maintenance assurance devices in Section X of this report.</u>
Parking	<u>Required:</u> 8 – 3-bdrm @ 1.8/unit = 14stalls LUC 20.20.590.F.1	Proposed: 15 stalls (12 in garages and 3 surface spaces) Meets LUC requirement.
Loading	Minimum one 10' x 55' area accessible to a public right of way. LUC 20.20.590.K.4	Loading will to be handled on the internal private roadway in the site accessed off SE 2 nd Street. <u>Refer to Condition of Approval regarding provisions for loading in Section X of this report.</u> Meets LUC requirement.

	Permitted/Required	Proposed
Tree Retention	Transition Area: 15 foot Perimeter: All trees to be retained within the Perimeter = 3 trees with 64" dia. inches	All five existing trees on site are to be removed to accommodate construction and replaced with a <i>minimum</i> of 17 new native and/or semi-native trees that are required
Tree Retention (Cont'd)	Site Interior: 15% of the diameter inches: 15% of 64 dia. inches = 10 inches LUC 20.20.900 and 20.25B.040.C	as part of the landscape mitigation plan. As conditioned, meets LUC requirements. <u>Refer to discussion regarding the Alternative Tree Retention Options in Section III.B below and Conditions of Approval regarding the final landscape plan, and performance standards/maintenance and monitoring in Section X of this report.</u>
Recycling & Solid Waste Collection Area	Solid Waste and Recycling containers must be contained within a structure enclosed on all four sides. LUC 20.20.725 and 20.25B.040.F	Garbage and recycling cans for each individual unit will be stored within garages and moved to the public street for pick-up in the same manner that garbage is picked up for the single family homes directly across SE 2 nd Street. <u>Refer to Condition of Approval regarding solid waste/recycling in Section X of this report.</u> As conditioned, meets LUC requirements.
Mechanical Equipment	Located on the roof & visually screened, within the building or below grade. LUC 20.20.525	There will be no mechanical equipment on the roofs. All mechanical equipment will be located inside the buildings. Meet LUC requirements.

B. Alternative Tree Retention Option and Alternative Landscaping Option

1. Alternative Tree Retention Option:

The applicant has proposed to remove all of the five existing trees on site. Two of these trees are within the steep slope and one is in the steep slope buffer. Additionally, three of the trees are within the site perimeter. The applicant is

requesting Alternative Tree Retention Option approval per LUC 20.20.900.G.2.b.iii for this tree removal. To mitigate for the removal of all five trees to accommodate the building foundation and parking area, a minimum of 17 replacement native and semi-native trees will be planted within the steep slope and steep slope buffer and additional trees will be placed throughout the site, outside of any critical areas. In the critical area and critical area buffer, these new trees, along with new additional native shrubs and groundcover landscaping, will meet the requirements in the City of Bellevue's Critical Areas Handbook for planting on steep slopes. These new native vegetation plantings will result in an improved landscape and habitat within the critical area over what currently exists on site. All landscaping within the steep slope critical area and critical area buffer will also be required to meet performance standards and undergo five years of maintenance and monitoring. The vegetation in the steep slope and steep slope buffer must also be placed in a recorded Native Growth Protection Easement (NGPE). Therefore, as conditioned, the Alternative Tree Retention Option may be approved. **Refer to Condition of Approval regarding the final landscape plan, performance standards/ maintenance and monitoring plan, native growth protection easement (NGPE), and native growth protection easement recording in Section X of this report.**

2. Alternative Landscaping Option (ALO):
The width of the required landscaping in the street frontage buffer will be reduced from 20 feet to 10 feet in front of Building 2 only to pull the building foundation further away from the steep slope. This reduction is allowed per the approval of an Alternative Landscape Option. The landscape materials proposed in this location will meet the landscaping requirements for the Transition Area Design District (LUC 20.25B.040.C) and will create a residential street frontage consistent with the single family neighborhood to the south. It will be supplemented with additional robust landscaping throughout the site, including new native mitigation/restoration landscaping on the steep slope and steep slope buffer and the buffer in front of Building 1 will remain at 20 feet. Therefore, as conditioned, the proposal will result in an equal or better result than if the landscaping requirements were strictly followed and the proposal meets the requirements for an ALO in LUC 20.20.520.J. **Refer to Condition of Approval regarding the final landscape plan in Section X of this report.**

C. Critical Areas Requirements

1. **Consistency with Land Use Code Performance Standards (LUC 20.25H.125) – Landslide Hazards and Steep Slopes.**

Development within a landslide hazard, steep slope critical area, or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirements for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- a. **Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to the existing topography;**

Finding: Per the recommendations in the Geotechnical Report, the applicant will use the building wall for Building 2 as a retaining structure in combination with the retaining walls around the exterior parking area. Using these structures will require only 71 square feet of disturbance/intrusion in the approximately 2,000 square foot steep slope area on site. By providing these walls, the majority of the contours of the steep slope will remain in place. **Refer to Condition of Approval regarding the geotechnical recommendations and hold harmless agreement in Section X of this report.**

- b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

Finding: Based on the Geotechnical Report, the proposed development will not impact local soil or slope stability to any significant degree and may actually increase the stability of the existing slopes through the use of retaining foundation walls and the control of surface water above the slopes. Recommendations found in the Geotechnical Report and addendum must be followed for this project. Three trees within the critical area steep slope and steep slope buffer will be removed. Mitigation for this removal will include new native landscaping with a minimum of 17 new trees and understory plantings. These new plantings will conform to the planting recommendations found in the City of Bellevue's Critical Areas Handbook. The steep slope and steep slope buffer will also be required to be placed in a Native Growth Protection Easement (NGPE). **Refer to Condition of Approval regarding the final landscape plan, native growth protection easement (NGPE), and geotechnical recommendations in Section X of this report.**

- c. The proposed development shall not result in a greater risk or a need for increased buffers on neighboring properties;**

Finding: Per the analysis and recommendations found within the Geotechnical Report, the improved stability of adjacent critical areas and critical area buffer will avoid negative impacts on neighboring properties as a result of the proposal.

- d. The use of retaining walls that allow maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining walls; and**

Finding: Per the Geotechnical Report recommendations and through the use of excavation and pipe piles, the proposed building foundations will be supported on the dense soils on the site that are not subjected to instability. Retaining foundations walls will be used to minimize the intrusion into and disturbance of the steep slopes.

- e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer.**

Finding: Design flexibility is allowed per LUC 20.25H to reduce impacts to critical areas and critical area buffers.

- Building 2 has been pulled as far south as possible (toward SE 2nd Street) with a reduced front setback to minimize the square footage of the structure and impervious surfaces in the critical area and critical area buffer.
 - The number of exterior parking spaces along the northern end of Building 2 was reduced from two to one to further minimize impacts to the steep slope in this area.
 - Buildings 1 and 2 were placed closer than the 20 feet required for buildings in Transition to pull Building 2 further away from the critical area and critical area buffer.
 - To further minimize impervious surface within the steep slope buffer, walkways along the eastern side of Building 2 will be required to be constructed with permeable materials. Total impervious surfaces for the entire site will be approximately 55 percent. **Refer to Condition of Approval regarding walkways along the eastern side of Building 2 in Section X of this report.**
 - A secondary entry on the northern façade of Building 2, which includes exterior stairs from the surface parking, must be eliminated to avoid placing additional impervious surfaces within the critical area buffer. **Refer to Condition of Approval regarding entry stairs and pad to northeast unit of Building 2 in Section X of this report.**
- f. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and grading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with the criteria;**

Finding: The steep slope will be avoided as much as possible during construction and returned to a natural condition with dense mitigation plantings post-construction. There will be no access from the building units into the steep slopes and the residents will not be able to use the critical area. After construction, this area shall be designated and recorded as a Native Growth Protection Easement (NGPE). **Refer to Condition of Approval regarding the native growth protection easement (NGPE) and NGPE recording in Section X of this report.**

- g. **Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation.**

Finding: The northern and eastern building walls of Building 2 will be utilized as retaining walls. They will then transition to the foundation walls around the parking area on the northern side of the site. These walls will eliminate the need for free standing retaining walls and will reduce intrusion into the steep slope critical area and the necessity to regrade the critical area slope.

- h. On slopes in excess of 40 percent, use of pole type construction which conforms to existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and minimize topographic modification;**

Finding: Per the recommendations found in the Geotechnical Report, the portion of Building 2 in the steep slope buffer and/or within the steep slope will be supported on a deep foundation system consisting of small diameter steel pipe piles driven through the loose upper fill and into the competent underlying glacial till and hard silts. The northern edge of the central, exterior parking area will be supported by a retaining wall that should extend approximately eight feet below the existing grade to stabilize the edge of the parking and minimize disruption to the steep slope and/or buffer. The base of the wall should bear on the dense native soils. **Refer to Condition of Approval regarding geotechnical recommendations in Section X of this report.**

- i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill based construction types;**

Finding: Per the Geotechnical Report, the majority of the site consists of dense glacial till and hard silts that are suitable to support the townhome buildings using conventional foundations. However, in the area near the top of the steep slope in the northeast corner of the site, loose upper soils are not capable of supporting the new building. Therefore, per the Geotechnical Report, the northeastern corner of Building 2 should be supported on a deep foundation system consisting of small-diameter steel pipe piles. **Refer to Condition of Approval regarding geotechnical recommendations in Section X of this report.**

- j. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC Section 25.25H.210.**

Finding: To mitigate the disturbance within a steep slope critical area and associated buffer, the applicant shall restore approximately 2,000 square feet of critical area slope and 600 square feet of critical area buffer with native vegetation per the recommendations in the City of Bellevue's Critical Areas Handbook. This area then will be required to be placed in an NGPE. The proposed restoration is intended to provide increased habitat function within the critical area and critical area buffer than currently exists. Additionally, the project is expected to provide an increase in slope stability through the construction of retaining foundation walls (either crawlspaces or site walls) and Utilities improvements, which will provide increased control of the surface stormwater on the slope.

Impacts will also be mitigated by application of best management practices for temporary erosion and sedimentation controls and rainy season restrictions on clearing and grading during the Clearing and Grading Permit review.

Additionally, excavation/trenching along the northern property line required for the stormwater connections will require trenching by hand where the trenching occurs within the street slope or steep slope buffer. **Refer to Condition of Approval regarding preliminary design, utility codes and engineering standards in Section X of this report.**

2. Consistency with Critical Areas Report (LUC 20.25H.230)

The applicant supplied a complete Critical Areas Report, prepared by Talasaea Consultants, Inc., dated April 28, 2016, and the Geotechnical Report prepared by Geotech Consultants, Inc., dated October 6, 2015 and amended January 22, 2016. The Report has met the minimum requirements in LUC 20.25H.250 and the proposal has been designed to be consistent with the recommendations in the Geotechnical Report and mitigation will be provided in the form of native landscaping consistent with the Critical Areas Handbook.

3. Consistency with Critical Areas Report with Provision for Landslide Hazards and Steep Slopes (LUC 20.25H.140 and 145)

Modification of a steep slope buffer requires a Critical Areas Report as part of the application for a Critical Area Land Use Permit, which includes a geotechnical analysis of the site. The applicant has obtained the services of a qualified geotechnical engineering company, Geotech Consultants, Inc., to study the site and document the observed conditions. Staff has reviewed the documents in the Geotechnical Report.

The geotechnical engineer's recommendations shall be incorporated into the construction drawings and permits for the proposal. Recommendations include, *but are not limited to*, the following:

- The northeastern corner of the Building 2 should be supported on a deep foundation system consisting of small diameter steel pipe piles driven through the loose upper fill and into the competent underlying glacial till and hard silts.
- Construction drawings should include standard details for both pile-supported and conventional foundations with transition areas to allow for piles to be added or deleted based on the conditions exposed during construction.
- The northern edge of the central parking area should include a retaining wall that extends approximately 8 feet below the existing grade to stabilize the edge of the parking area. The base of the wall should bear on the dense native soils.
- Sufficient ventilation, either passive or mechanical, shall be provided to prevent a build-up of excessive water vapor within the planned structure.

Refer to Condition of Approval regarding the geotechnical recommendations in Section X of this report.

IV. Design Guidelines and Design Criteria – LUC 20.25B.050.A & B

The proposal complies with the Site and Building Design Guidelines for development within the Transition Area Design District as follows:

A. Site Design Guidelines – LUC 20.25B.050.A

1. Vehicular Access: Access will be via one main driveway and one secondary driveway off of SE 2nd Street. This neighborhood street is shared by multi-family and single family development.
2. Loading/Refuse Collection Areas: Loading will take place on-site in the internal driveway and in the exterior parking spaces. Each resident will store garbage and recycling cans in their unit garage and the cans will be taken to the curb in the same manner as the garbage is handled for the single family homes across the street. *Cans must be returned to the units by the end of the day.* **Refer to Condition of Approval regarding solid waste/recycling in Section X of this report.**
3. Significant Vegetation Retention: The five existing significant trees on-site will be removed. However, they will be replaced with robust native plantings within the critical area, critical area buffer, and additional landscaping throughout the rest of the site. Also refer to discussion regarding the Alternative Tree Retention Option and Alternative Landscaping Option in Section III.B.
4. Compatibility with Surrounding Residential Development: The site layout, landscaping, minimal curb cuts, architectural design, and architectural colors and materials will create a development that is compatible with the surrounding neighborhood – including the surrounding multi-family developments and the single family development directly across the street to the south.

B. Building Design Guidelines - LUC 20.25B.050.B

1. Exterior Cladding: The color and materials of this residential building are compatible with the surrounding multi-family and single family buildings.
2. Building Scale: The building will employ overhangs, offsets, changes in roof planes, building step backs, and changes in materials and color to break down the overall scale of this building. The footprints of each building will actually be smaller than the footprints of individual single family homes to the south.
3. Roof Form: A pitched roof form, in conjunction with flat roof that have exterior patios, will provide a look that is compatible with the surrounding residential development; particularly that of newer development such as the Metric Townhomes to the north.
4. Communication Dishes: No communication dishes are planned.
5. Compatibility of Materials and Colors: The grey color palette and use of high quality residential materials in complementary to the surrounding neighborhood.

V. PUBLIC NOTICE AND COMMENT

Application Date: January 25, 2016
Application Completeness Date: February 25, 2016
Notice of Application published: March 3, 2016
Public Notice Sign installed: March 3, 2016
Minimum Comment Period ended: March 17, 2016
Public Meeting: March 29, 2016

Although the minimum required public comment period ended on March 17, 2016, three written comments from Parties of Record were accepted up to the date of this decision. In addition, two citizens attended the public meeting at City Hall. Questions raised by the parties of record are discussed below:

1. The heights of the townhome buildings are too high. It will block the neighborhood views to Downtown Bellevue.

Response: The buildings will be designed to comply with the Transition Area height requirements, which allow the buildings to be 40 feet tall. However, the buildings will be stepped to down to 30 feet on the western side of Building 1 and the eastern side of Building 2.

Views are not protected in the Land Use Code. However, by breaking the proposal into two buildings, the applicant will provide three view corridors to the Downtown through the site.

2. What will happen to the trees on the hill (slope) on SE 2nd Street?

Response: Due to construction associated with the townhomes, the five existing trees on-site will be removed. However, per the alternative tree retention option and a detailed mitigation plan, the steep slope and buffer will be replanted with a minimum of 17 new native or semi-native trees and native understory vegetation per the City of Bellevue's Critical Areas Handbook and there will be additional robust landscaping throughout the site. The resulting vegetated condition will improve the habitat, slope stability, and stormwater functions of the slope.

3. Traffic Concerns:

- The road leading up to SE 2nd Street is very narrow and cannot accommodate the increase in traffic during construction or after the project is complete and occupied.
- How will damage to the street from construction be handled?
- The proposal will be detrimental to the neighborhood and pedestrians; and
- Construction noise, rubble, and traffic will have a greater impact on the surrounding neighborhood because this is a dead end street.

Response: Although there will be more units within the complex than there would be with a single family home site, there will be only two more units than currently exist in the apartment buildings on this multi-family site. The increase in multi-family units from six to eight units adds one additional trip in the p.m. peak hour, totaling five p.m. peak hour trips. The difference in traffic with the completed project will therefore be negligible, and will be consistent with the underlying multi-family zoning. Parking for the residential units will be accommodated on site either in garages, or in the three exterior parking spaces and all but one garage will be accessed off one central internal driveway – thereby eliminating the current condition where cars are parked at a 90-degree angle along the street and back out directly onto SE 2nd Street.

The pedestrian environment for the project and the entire adjacent neighborhood will be greatly improved with this development. The applicant will be required to construct a public sidewalk per City of Bellevue standards along the entire street frontage.

VI. TECHNICAL REVIEW

A. Clearing & Grading

A Clearing and Grading Permit is required for this project per BCC 23.76.035. The Clearing and Grading review of the project will be facilitated under the submitted Clearing and Grading permit application - 16-125868 GD.

B. Utilities

Storm Drainage

This project will be reviewed under the 2016 Utilities Engineering Standards or those in effect at the time of building permit application.

The project drains to Lake Washington via the Mercer Slough Basin. The project is redevelopment as there is more than 35% existing impervious surface. Minimum Requirements (MR) #1-9 apply because the total of the new plus replaced impervious surfaces is 5,000 square feet or more, AND the value of improvements exceeds 50% of the assessed value of the existing.

The project addresses MR #4: Preservation of Natural Drainage Systems and Outfalls by continuing to discharge stormwater to the same location. The outfall will be protected with the use of an energy dissipation trench. Section D4-02.2 allows for use of a rock pad or other system that serves to disperse flows if the 100-year flow for the pre-developed and post-developed are both less than 0.2 cubic feet per second (cfs). The 100-year flow for the pre-developed is 0.166 cfs and the 100-year flow for the post-developed site is 0.180 cfs.

The project addresses MR #5: Onsite Stormwater Management by using Onsite Stormwater Best Management Practices (BMP's) to infiltrate, disperse and retain stormwater onsite to the maximum extent feasible without causing flooding or erosion impacts downstream.

MR #6: Runoff Treatment applies based on Figure 2.3 Flow Chart for Determining Requirement for Redevelopment but is not triggered because the pollution generating impervious surface (PGIS) is less than 5,000 square feet in the threshold area of the project. This project results in 3,170 square feet (less than 5,000 square feet) of new and replaced PGIS. Therefore, runoff treatment is not required per Table 2.1 of the 2016 Storm and Surface Water Engineering Standards (SSWES).

MR #7: Flow Control applies based on Figure 2.3 Flow Chart for Determining Requirement for Redevelopment but is not triggered because the total effective impervious area is less than 10,000 square feet in the threshold discharge area. The project results in 8,447 square feet (less than 10,000 sf) of new and replaced impervious surfaces. Therefore, flow control is not required per Table 2.2 of the 2016 SSWES.

Three new storm connection permits (UB Permits) will be required. One is for the joint use line from the energy dissipator to the end of line cleanout. ANY excavation from storm drain pipe installation in the steep slope critical area or steep slope buffer shall be hand excavation only. Include a Storm Drainage Report (SDR) with this joint use permit application. Additional, submit one storm connection permit for each building.

Water

The water supply for this project is provided from City of Bellevue owned water mains located on SE 2nd Street. Any irrigation lines or services are required to have an approved and certified backflow assembly installed as well as provide an Irrigation Water Budget prior to acceptance of the installation.

New water services will require a water service application (UC permit). Application fees will include permit fees, Regional Capital Facilities Charge and any other applicable fees due at the time.

Sewer

UA permits (commercial side sewer permits) will be required for each sanitary side sewer connection including modifications.

Refer to Condition of Approval regarding preliminary design, utility codes and engineering standards in Section X of this report.

C. Transportation Department

Site Access

Access to the proposed project will be provided by two driveways, one central driveway that provides access to seven of the eight townhomes and one driveway that provides access to the remaining unit. The additional driveway is located on the east end of the frontage. The eastern building was sited further south to avoid the steep slope on the northeast portion of the property; the additional eastern driveway is needed to provide access to one unit in this building as a result of this configuration.

Although the design standards limit access to one driveway on a street frontage of 200 feet or less, SE 2nd Street ends just east of the property and a future through connection is not expected. The eastern driveway will allow backing into the public right of way, however, vehicles will back into a dead end street and do not create a conflict with other vehicles accessing 107th Place SE. The applicant's engineer has submitted a Design Justification Form documenting that this variance will not create a safety issue.

The central driveway will meet the standards for commercial development with a 26 foot width. The eastern driveway will function as a single-family driveway and will be ten feet wide. All loading and unloading and deliveries must be contained within the project site. No portion of the city right of way may be used for these services. All units will be addressed off of SE 2nd Street. **Refer to Condition of Approval regarding provisions for loading and civil engineering plans for transportation in Section X of this report.**

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. **Refer to Condition of Approval regarding street frontage improvements in Section X of this report.**

1. The existing frontage consists of an asphalt shoulder with no curb. The applicant is required to install a 5 foot wide sidewalk with curb and gutter along the frontage. Landscaping planter is not required and matches the condition on the south side of the street. The new curb will be placed to allow a 28 foot width, curb to curb, on SE 2nd Street. A sidewalk and utilities access easement shall be provided for a portion of the sidewalk that is located outside of the city right of way. At the sidewalk ends, asphalt ramps shall be provided that comply with ADA standards. Adequate street lighting exists on the south side of SE 2nd Street; therefore, the applicant is not required to install street lights. The project proposes interior lighting for the site. Street parking within the sight triangle will not be permitted and the applicant is required to install no parking signs accordingly.

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.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway and must be located so as not to interfere with the main pedestrian path. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If 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. Two driveways along the street frontage are proposed. The main, central driveway that provides access to the majority of the units shall have an approach width of 26 feet. The secondary driveway, located on the east end of the frontage, will function as a single-family driveway and provide access to one unit; therefore, the minimum width is ten feet. The driveway apron design shall be consistent with standard drawing DEV-7A. For the main, central driveway, a 24 foot width is provided for internal circulation. The driveway grades shall be limited to a 10% maximum for the first twenty feet behind the driveway approach and limited to a maximum of 15% thereafter.

4. The applicant is encouraged to work with the multi-family property owner to the north to add a pedestrian connection through both sites to connect to 107th Avenue SE. Main Street is the future site of an Eastlink light rail stop. This connection would create public benefit to the neighborhood and residents.

5. The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans. The mailbox location shall not create a sight obstruction at the driveways.

6. 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.

7. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

8. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV-7A. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

9. 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.

10. Per the Addressing Coordinator, all units will be addressed off of SE 2nd Street.

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. If an agreement is made with the property owner to the north, a public access easement shall be provided. Any negative impact that this development has on existing easements must be mitigated or easements relinquished.

Transformers and utility vaults to serve the buildings shall be placed inside the building or below grade, to the extent feasible.

Refer to Conditions of Approval regarding existing easements and sidewalk/utility easements in Section X of this report.

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. **Refer to Condition of Approval regarding holiday construction and traffic restrictions in Section X of this report.**

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. **Refer to Condition of Approval regarding the right of way use permit in Section X of this report.**

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," "Grind and 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, SE 2nd Street has been classified as "grind and overlay required." For street cuts, the minimum pavement restoration will consist of a full grind and overlay for a minimum of 50 feet as specified in the right of way use permit. The Transportation Inspector may adjust the limits based upon field conditions. **Refer to Condition of Approval regarding pavement restoration in Section X of this report.**

D. Fire

The Fire Department has reviewed and approved this Design Review application. Formal Fire Department review will occur under subsequent building and fire permits for this proposal. Fire sprinkler determination will be take place under building permit review.

E. Building

The Building Division has no comments or requirements for this Design Review; all comments are reserved for construction permit review.

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see annotated Environmental Checklist attached to this staff report). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2016-2027 Transportation Facilities Plan Environmental Impact Statement (TFP EIS) Addendum. Specifically regarding the 2016-2027 TFP, it was determined that a new Addendum to the 2013-2024 TFP EIS would adequately address the required review under SEPA. The Addendum for the 2016-2027 TFP Update was published on October 8, 2015. These documents analyze the transportation and air quality impacts of the City's Transportation Commission recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals. The Transportation Facilities Plan was subsequently adopted December 7, 2015 via Resolution 9032. All referenced documents above are available in the Records Office at City Hall.

This section of the staff report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Code 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 Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of

approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X of this report.

A. NOISE/AIR

Given the project site's close proximity to other residences, consideration of the construction noise will be particularly important.

Construction Noise: The Bellevue Noise Control Ordinance BCC 9.18 limits noise levels at the property line to 60 dBA (A-weighted sound level), except from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays that are not legal holidays. Expanded hours may be approved by the Land Use Director under two conditions: to accommodate traffic mitigation and/or for construction of essential public facilities. Since the site is surrounded by residential uses, expanded construction hours during evening or early morning hours should be avoided to minimize noise impacts to nearby residents. In addition, the contractor must use the best available noise abatement technology consistent with feasibility during construction. **Refer to Condition of Approval regarding noise and construction hours and use of best available noise abatement technology in Section X of this report.**

Construction Vehicle Pollution: To mitigate for air pollution generated by construction vehicles while transporting materials to and from the site, all construction vehicles will be required to cover their loads per the requirements of the Revised Code of Washington (RCW) 46.61.655.

Refer to Conditions of Approval regarding air pollution from construction vehicles and equipment in Section X of this report.

B. EARTH

Disturbance of the critical area buffer and small portion of the steep slope critical area will be necessary to construct Building 2 and the associated parking space along the northern end of the building. Retaining/foundation walls will be required to avoid further disturbance to adjacent steep slopes. Any proposed impacts to the critical areas buffer will be mitigated with mitigation/restoration landscaping per the Critical Areas Handbook. To ensure slope stability during construction and post-construction, the project will be required to comply with the City of Bellevue's BMP's and sediment and erosion controls for clearing and grading during construction as well as all clearing and grading codes in BCC 23.76. **Refer to Condition of Approval regarding the final landscape plan, performance standards/maintenance and monitoring in Section X of this report.**

C. 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. Bellevue Urban Homes lies within MMA #7, which has a 2027 total growth projection that does not anticipate multi-family growth. The Bellevue Urban Homes development proposes eight townhomes – with an increase of two homes over the existing condition. It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

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. The project site is the former site of a multi-family development with a total of six units. For the purpose of impact fee calculation, credit is given for the previous use. The applicant is required to pay the impact fee for a net increase of two multi-family dwelling units. Fee payment is required at the time of building permit issuance. **Refer to Condition of Approval regarding the transportation impact fee in Section X of this report.**

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 Bellevue Urban Homes development proposes eight multi-family dwelling units. The Bellevue Urban Homes will generate approximately 5 new p.m. peak hour trips and, therefore, will not trigger concurrency requirements.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. Issues that were analyzed included sight distance, access location and design, and onsite circulation.

The existing site access consists of parking spaces that require backing into the public street along the entire frontage. This configuration will be removed and replaced with one central driveway that provides access to seven of the eight units, and a secondary driveway that provides access to the remaining one unit on the east end of the property. The details of the access design are addressed elsewhere in this Staff Report under Summary of Technical Reviews - Site Access in Section VI.C. Sight distance was reviewed, and it appears that adequate sight distance will be available. The access design shall meet the sight distance requirements of BCC 14.60.240 and 14.60.241. Vegetation shall be trimmed as needed within the sight triangle.

VIII. DECISION CRITERIA

A. CRITICAL AREAS REPORT – GENERAL (LUC 20.25H.255.A)

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: As confirmed by the Habitat Assessment, the steep slope and steep slope buffer has a low habitat value. Through the removal of lawn and noxious plants and replanting of the slope with native species, as outlined in the Critical Areas Handbook, the habitat condition will be improved. By placing this area in a Native Growth Protection Easement, the slope will be further protected the area from further damage from human intervention.

The project is expected to provide an increase in slope stability through the construction of retaining foundation walls (either crawlspaces or site walls and increased control of the surface stormwater above the slopes. Mitigation plantings per the Critical Areas Handbook will provide improved wildlife habitat within the critical area and buffer than currently exists.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: The applicant has demonstrated that there will be adequate resources to complete the required mitigation landscape work and to provide monitoring for a five year period.

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: Refer to discussion in Section III.C regarding how the proposal has met the steep slope and steep slope buffer performance standards. With application of the mitigation plan, the overall condition of the steep slope and buffer will be improved and habitat and stormwater functions will be increased.

4. The resulting development is compatible with other uses and development in the same land use district.

Finding: The development of two multi-family residential buildings with associated site landscape development is compatible with the surrounding development; most of which is also multi-family development. Additional native and semi-native landscape plantings required as mitigation for modifying the steep slope and steep slope buffer will complement the existing trees on surrounding properties.

B. CRITICAL AREAS REPORT - CRITICAL AREA BUFFER (LUC 20.25H.255.B)

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- 1. *The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;***

Finding: The proposed mitigation for work within a critical area and critical area buffer will include restoration of the steep slope and steep slope buffer - an area of approximately 2,600 square feet – with plantings of native and semi-native plants, including a minimum of 17 new trees. This area will then be placed in a recorded NGPE. Restoration activities will result in overall net gain in critical area and critical area buffer functions by increasing soil stabilization, providing improved habitat, preventing erosion, and limiting access into the critical area and critical area buffer.

- 2. *The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;***

Finding: Restoration of the steep slope and steep slope buffer to a more natural condition with native landscaping will result in overall net gain in critical area and critical area buffer functions to the ecosystem by removing invasive species, increasing native species diversity, and improving native species habitat.

- 3. *The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;***

Finding: The project is expected to provide an increase in slope stability through the construction of retaining foundation walls (either crawlspaces or site walls) and increased control of the surface stormwater above the slopes through new storm connections. **Refer to Conditions of Approval regarding preliminary design, utility codes and engineering standards in Section X of this report.**

- 4. *Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;***

Finding: This proposal will reduce a steep slope buffer and encroach minimally into the steep slope critical area. The applicant is proposing mitigation proportional to the anticipated impact and has included a mitigation and restoration plan with this proposal. To ensure installation and appropriate maintenance of the proposed and required mitigation, the applicant will be required to submit a financial security device meeting the requirements of LUC 20.40.490 and will be required to meet performance standards and submit a maintenance and monitoring report for a period of five years. Additionally, mitigation measures must be installed before occupancy is granted and maintenance and monitoring of required plantings is required for a period of *five years*. **Refer to Conditions of Approval regarding the landscape maintenance device,**

and performance standards/maintenance and monitoring in Section X of this report.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: As outlined in the Critical Areas Report information, the modifications and performance measures in this proposal are not detrimental to the functions and values of the steep slope critical area.

6. The resulting development is compatible with other uses and development in the same land use district.

Finding: The project will result in the construction of a two-building, multi-family project which will be compatible with the surrounding residential uses; the majority of which are also multi-family. It will also be compatible with the single family land use district to the south in terms of scale, colors and materials, and landscaping.

C. CRITICAL AREAS LAND USE PERMIT DECISION CRITERIA (LUC 20.30P)

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant will be required to obtain all necessary development and construction permits.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The two proposed multi-family structures, retaining walls, and native landscaping will utilize the best available construction, design, and development techniques as recommended in the Geotechnical and Critical Areas Reports. Degraded slope and buffer conditions have been documented and will be addressed through the mitigation and restoration landscaping to increase the level of function of the steep slope critical area and steep slope buffer.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: Refer to Section III.C of this report for a discussion of how the applicable performance standards will be met.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The proposal will be served by adequate public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal seeks modification of the top-of-slope buffer and a minor intrusion by the corner of the building into the steep slope to facilitate construction of two multi-family townhome buildings. Included with this proposal is a mitigation and restoration plan which will provide approximately 2,600 square feet of native plantings to restore a currently degraded steep slope and steep slope buffer. The applicant will be required to follow the recommendations included in the project Geotechnical Report, which shall be verified by an inspection made by a qualified engineer. **Refer to Condition of Approval regarding the geotechnical recommendations in Section X of this report.**

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Sections III and IV of this report, the proposal complies with all other applicable requirements of the Land Use Code.

D. DESIGN REVIEW (LUC 20.30F.145)

The Director may approve, or approve with modifications, an application for Design Review under LUC 20.30F.145.A–E if:

1. The proposal is consistent with the Comprehensive Plan.

This project is consistent with the Comprehensive Plan, which includes policies for the provision of housing along with policies that address the goals of site and building design. The addition of new residential units is consistent with the City's goal of creating housing for its population and the region under the State's Growth Management Act. This project is also in alignment with the City's commitment to maintain, strengthen, protect and enhance its existing residential neighborhoods. The most applicable policies for this proposal are the following:

Land Use Policies:

Policy LU-6: Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Finding: *The proposed development is being built to the maximum density (8 units) allowed on a site with a critical area in the R-30 land use district.*

Housing Policies:

Policy HO-13: Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.

Finding: The proposed development is surrounded by existing multifamily and single family developments with similar building heights and residential detailing. The proposed residential use and design will achieve compatibility with the surrounding built environment.

This proposal involves infill within an underutilized multi-family site. This is beneficial to the City's housing goals and the region's promotion of jobs/housing

balance under the State's Growth Management Act; this project will help provide additional housing for people who choose to live near their jobs Downtown or in other proximate locations within the City. The increase to the housing inventory by the proposed new development, together with the replacement of older housing stock and the upgrade of the current landscaping will enhance the surrounding residential neighborhood.

Environmental Policies:

Policy EN-37: Use geotechnical information and an analysis of critical areas functions and values to evaluate the geologic and environmental risks of potential development on slopes between 15% and 40%, and implement appropriate controls on development.

Finding: Because the site contains critical area steep slopes and steep slope buffers, the proposal has been designed to conform to the recommendations found in the Critical Areas Report, which also includes the Geotechnical Report. The applicant will be required to incorporate the recommendations contained in the Geotechnical Report to ensure protection of the critical areas functions and values. **Refer to Condition of Approval regarding the final landscape plan and geotechnical recommendations in Section X of this report.**

Urban Design Policies:

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.

Finding: The architectural design, high-quality materials, and earthtone colors of the proposed building will be complimentary to the surrounding multi-family and single family residential neighborhoods.

Policy UD-38: Minimize paved surfaces within open spaces and use permeable surfaces where appropriate.

Finding: The applicant will be required to use permeable paving materials along the eastern side of Building 2, where the walkway is required within the steep slope critical area buffer. **Refer to Condition of Approval regarding the walkway along the eastern side of Building 2 in Section X of this report.**

Policy UD-6: Encourage the green and wooded character of existing neighborhoods.

Policy UD-54: Use landscape designs that are appropriate for urban and suburban settings.

Policy UD-55: Exemplify the Pacific Northwest character through the use of appropriate plants in new landscaping.

Finding: Although the five existing trees on site will be removed, the required mitigation plan for modification of a critical area and critical area buffer will result in improved landscaping within the critical area and buffer through the planting of a minimum of 17 new trees and native understory plants. The character of this

landscape will be carried throughout the entire development into the portions of the site that are outside of any critical area. The steep slope critical area and portions of the steep slope critical area buffer will also be required to be retained in a Native Growth Protection Easement to protect and preserve the proposed plantings and vegetated character of the site. **Refer to Conditions of Approval regarding the final landscape plan, performance standards/maintenance and monitoring, and the native growth protection easement recording in Section X of this report.**

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

Finding: The proposal complies with all applicable requirements of the Land Use Code. Refer to Section III of this report for specific information how the proposal has met the applicable Land Use Code requirements.

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

Finding: As conditioned, the proposal complies with all applicable site and building design guidelines for the Transition Area Design District in LUC 20.25B.050. Refer to Section IV of this report for a discussion of how the proposal has complied with these guidelines.

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.

Finding: The proposed buildings have been designed and sited to be compatible with the surrounding multi-family development and the single family neighborhood to the south.

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

Finding: All required public services and facilities are available to the site.

IX. DECISION

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

X. CONDITIONS OF APPROVAL:

Compliance with City Codes and Documents

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including, but not limited to the following:

Applicable Codes, Standards and Ordinances

Clearing & Grading Code – BCC 23.76
Construction Codes – BCC Title 23
Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Environmental Procedures Code – BCC Title 22.02
Noise Control – BCC 9.18
Right of Way Use Code – BCC 14.30
Sign Code – BCC Title 22
Transportation Code – BCC 14.60
Utility Code – BCC Title 24

Contact Person

Savina Uzunow, 425-452-7860
Bldg. Desk, 425-452-4121
Sean Nichols, 425-452-2926
Sally Nichols, 425-452-2727
Sally Nichols, 425-452-2727
Sally Nichols, 425-452-2727
Tim Stever, 425-452-4294
Sally Nichols, 425-452-2727
Vanessa Humphreys, 425-452-2569
Chris Brookes, 425-452-6825

The following conditions are imposed on the applicant under the authority referenced:

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. Noise & Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code.

AUTHORITY: BCC 9.18.020.C & 9.18.040
REVIEWER: Sally Nichols, Land Use

2. Holiday Construction & 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, Transportation/Right of Way

3. Use of Best Available Noise Abatement Technology

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020F
REVIEWER: Sally Nichols, Land Use

4. Air Pollution from Construction Vehicles and Equipment

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code 23.76,
Revised Code of Washington (RCW) 46.61.655
REVIEWER: Sally Nichols, Land Use

5. Approved Steep Slope and Steep Slope Buffer Modification

The steep slope and steep slope buffer modification approved is for the construction of the multi-family residential structures only, as depicted on the project site plan(s), and does not authorize additional site changes outside of this project scope. The modification does not allow future structures or improvement to be located in the buffer without approval of a Critical Areas Land Use Permit and geotechnical evaluation.

AUTHORITY: LUC 20.30P.140
REVIEWER: Sally Nichols, Land Use

6. Provisions for Loading

The property owner shall provide an off-street loading space which can access a public street for loading and unloading and deliveries. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180
REVIEWER: Vanessa Humphreys, Transportation

7. Solid Waste/Recycling

Solid waste and recycling bins shall be stored in individual garages and moved to the public street for pick-up in the same manner.

All bins must be returned to the garages on pick-up day.

All lids for any solid waste and/or recycling receptacles must be made of molded plastic or other sound buffering material.

AUTHORITY: LUC 20.20.725 and 20.25B.040.F
REVIEWER: Sally Nichols, Land Use

8. Modifications to the Design Review Plans

Prior to Construction: **Any** modification or addition to the site and/or building design submitted for this proposal shall be processed as a revision to this approval.

Post Construction: **Any** modification or addition to this approval made post construction shall be processed either as a Land Use Exemption to this issued land use approval OR as a new Design Review decision. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report when the modification occurs within the two-year vesting period. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project.

AUTHORITY: LUC 20.30F.175, 20.25A.060
REVIEWER: Sally Nichols, Land Use

9. Preliminary Design, Utility Codes and Engineering Standards

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water and storm. The side sewer connection will be reviewed, permitted and inspected under separate multifamily side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

ANY excavation from storm drain pipe installation in the steep slope critical area or steep slope buffer shall be hand excavation only.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Chris Brookes, Utilities

B. PRIOR TO CLEARING & GRADING PERMIT: These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

10. 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:

- Designated truck hauling routes.
- Truck loading/unloading activities.
- Location of construction fences.
- Hours of construction and hauling.
- Requirements for leasing of right of way or pedestrian easements.
- Provisions for street sweeping, excavation and construction.
- Location of construction signing and pedestrian detour routes.
- 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, Transportation, Right of Way

11. 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 (ADA), 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) The construction of the driveway approaches per Standard Drawing DEV-7A. The main, central driveway shall be a minimum of 26 feet wide for the first 20 feet and will taper down to the internal circulation width of 24 feet thereafter. The eastern driveway providing access to one unit shall be a minimum of ten feet wide to meet the minimum single-family driveway requirements. 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.
- b) The construction of the 24 foot wide internal access.
- c) The applicant is required to install a 5 foot wide sidewalk with curb and gutter along the SE 2nd street frontage. Asphalt ramps that are compliant with ADA standards shall be provided at the sidewalk ends and match into existing conditions.
- d) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalk and limited to a maximum of 15% thereafter. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- e) 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) 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.
- g) Pavement and trench restoration limits within any right of way or access easement.
- h) The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans. The mailbox shall not create a sight obstruction for the driveways.
- i) 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: Vanessa Humphreys, Transportation

12. Final Landscape Plan/Mitigation and Restoration Planting

Critical Areas and Critical Area Buffer: The Final Landscape Plan shall be submitted with the Clearing and Grading Permit application to ensure compliance with all Land Use Code requirements. Plans submitted must provide a minimum of 2,600 square feet of mitigation and restoration planting within the steep slope and steep slope buffer that adheres to the minimum standards found in the City of Bellevue's Critical Areas Handbook. The plan shall also specifically document the total area of permanent disturbance and shall include a minimum of 17 new native trees within the steep slope and steep slope buffer.

Planting Outside of Critical Areas: Plant species proposed outside of the critical area and critical area buffer on the site shall also be chosen to minimize irrigation demands and reduce maintenance requirements.

Transition Area: The applicant shall provide landscaping within the NE 2nd Street streetscape that meets the buffer requirements for the Transition Area in LUC 20.25B.040.C. The reduction of the buffer width in front of Building 2 to ten feet has been approved to protect the steep slope and steep slope buffer per LUC 20.25H.

AUTHORITY: LUC 20.20.520, 20.25B.040.C and 20.30P.140
REVIEWER: Sally Nichols, Land Use

13. Native Growth Protection Easement (NGPE)

The entire steep slope (minus the 71 square feet of intrusion by the proposal) and approximately 600 square feet of the steep slope buffer shall be placed in a Native Growth Protection Easement (NGPE). The applicant shall work with Land Use to identify the exact boundaries of the NGPE and the NGPE shall be placed on all subsequent permits, including all building permits.

AUTHORITY: LUC 20.25H.030.B
REVIEWER: Sally Nichols, Land Use

14. Performance Standards/Maintenance and Monitoring

The mitigation and restoration areas shall be self-maintained and self-monitored for five (5) years. Annual monitoring reports are to be submitted to Land Use in each of the five years at the end of each growing season or October 31st. Photos from selected points, determined by the City during the pre-construction inspection, will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report each year.

Year 1 (from date of plant installation)

100% survival of all installed plants or replanting in following dormant season to re-established 100%

10% maximum coverage of invasive plants in planting area.

Year 2 (from date of plant installation)

90% survival of all installed plants and 100% of all trees or replanting in the following dormant season to re-establish to 100%

20% minimum vegetative coverage

10% maximum coverage of invasive plants in planting areas.

Years 3-5 (from date of plant installation)

85% survival of all installed plants and 100% of all trees or replanting in the following dormant season to re-establish to 100%

35% minimum vegetative coverage

10% maximum coverage of invasive plants in planting area

The reports, along with a copy of the planting plan, can be sent to Sally Nichols at spnichols@bellevuewa.gov or to the address below:

Development Services Department

City of Bellevue

PO Box 90012

Bellevue, WA 98009-9012

AUTHORITY: LUC 20.30P.140, 20.25H.220

REVIEWER: Sally Nichols, Land Use

15. Hold Harmless Agreement

The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to Clearing and Grading Permit issuance and a copy of the recorded document shall be submitted under the Clearing and Grading Permit. Staff will provide the applicant with the hold harmless form.

AUTHORITY: LUC 20.30P.170, BCC 23.76

REVIEWER: Sally Nichols, Land Use

16. Walkway along the Eastern Side of Building 2

Because this walkway falls within the steep slope buffer, it will need to be constructed using porous materials.

AUTHORITY: LUC 20.25H

REVIEWER: Sally Nichols, Land Use

17. Entry Stairs and Pad to Northeast Unit of Building 2

The stairs and entry pad from the surface parking to a door on the northern side of the northeastern unit of Building 2 will not be allowed due to its impacts on the steep slope

buffer. This area and the entry door into the building shall be removed on the Clearing and Grading and Building Permit submittal drawings.

AUTHORITY: LUC 20.25H
REVIEWER: Sally Nichols, Land Use

C. PRIOR TO ISSUANCE OF BUILDING PERMIT: Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit Application:

18. Geotechnical Recommendations

The project shall be constructed per the recommended procedures and practices in the Geotechnical Report, prepared by Geotech Consultants, Inc., dated October 6, 2015 and amended January 22, 2016. A letter of record from the geotechnical engineer shall be provided prior to issuance of the building permit confirming compliance.

AUTHORITY: LUC 20.30P.140
REVIEWER: Sally Nichols, Land Use

19. 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. The impact fee is currently \$2,587 per multi-family dwelling unit until 12/31/2016; a 3% increase per year is required by Ordinance Number 6266-D. 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: Vanessa Humphreys, Transportation

20. 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, Transportation/Right of Way

21. 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: Vanessa Humphreys, Transportation

- D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:** The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

22. 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-58; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.

REVIEWER: Vanessa Humphreys, Transportation

23. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

SE 2nd Street: Based on this street's excellent condition, it is classified with the City's overlay program as "Grind and Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Pavement restoration will consist of a grind and overlay for a minimum of 50 feet as specified on the right of way use permit.

AUTHORITY: BCC 14.60. 250; Transportation Design Manual Standard #23

REVIEWER: Tim Stever, Transportation/Right of Way

24. Landscape Installation Assurance Device

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation and inspection approval by Land Use.

AUTHORITY: LUC 20.40.490

REVIEWER: Sally Nichols, Land Use

25. Landscape Maintenance Assurance Device

A landscape maintenance assurance device for all landscaping must be filed with the Development Services Department for a one-year period from final planting 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: Sally Nichols, Land Use

26. Native Growth Protection Easement Recording (NGPE)

The steep slope and portions of the steep slope buffer on the site, as identified in the on the Final Landscape Plan and all subsequent construction permits as the Native Growth Protection Easement, shall be recorded with the King County prior to TCO.

AUTHORITY: LUC 20.25H. 030.B
REVIEWER: Sally Nichols, Land Use

Attachments:
Project Drawings
Environmental Checklist

The Bellevue Condos

Permit Corrections - 2017.02.21



NOTE: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

PROJECT INFORMATION

ADDRESS: 10631 SE 2nd Street
Bellevue, WA 98004

PARCEL #: 8692800040

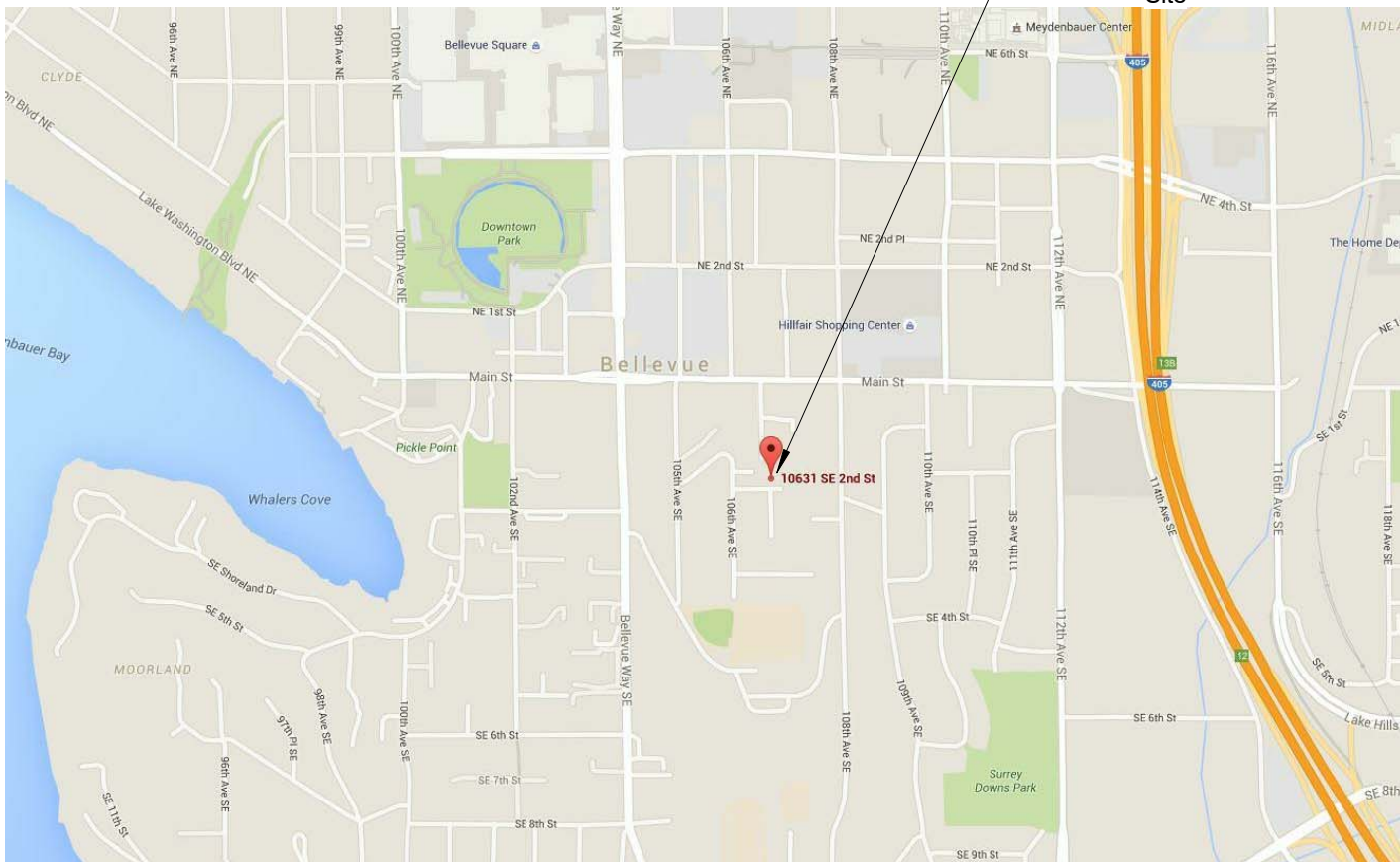
LEGAL DESCRIPTION: Lots 8 and 9, Trinwith Addition, According To The Plat Thereof Recorded In Volume 44 Of Plats, Page 96, Records of King County, WA

SITE AREA: 14,782sf

PROJECT DESCRIPTION

Construct 2 buildings per plan, each containing 4 residences. Existing buildings to be deconstructed.

VICINITY MAP



ZONING CODE DATA

ZONING CODE: R-30
Multi-Family Residential District

ZONE: Transitional Area Design District

OVERLAYS: Steep Slope Critical Areas

ECA: None

MISC:

BUILDING CODE DATA

BUILDING CODE: 2012 INTL BUILDING CODE W/ BELLEVUE AMENDMENTS

ENERGY CODE: 2012

PROPOSED USE: Residential - Multi-Family

CONSTRUCTION TYPE: 5B

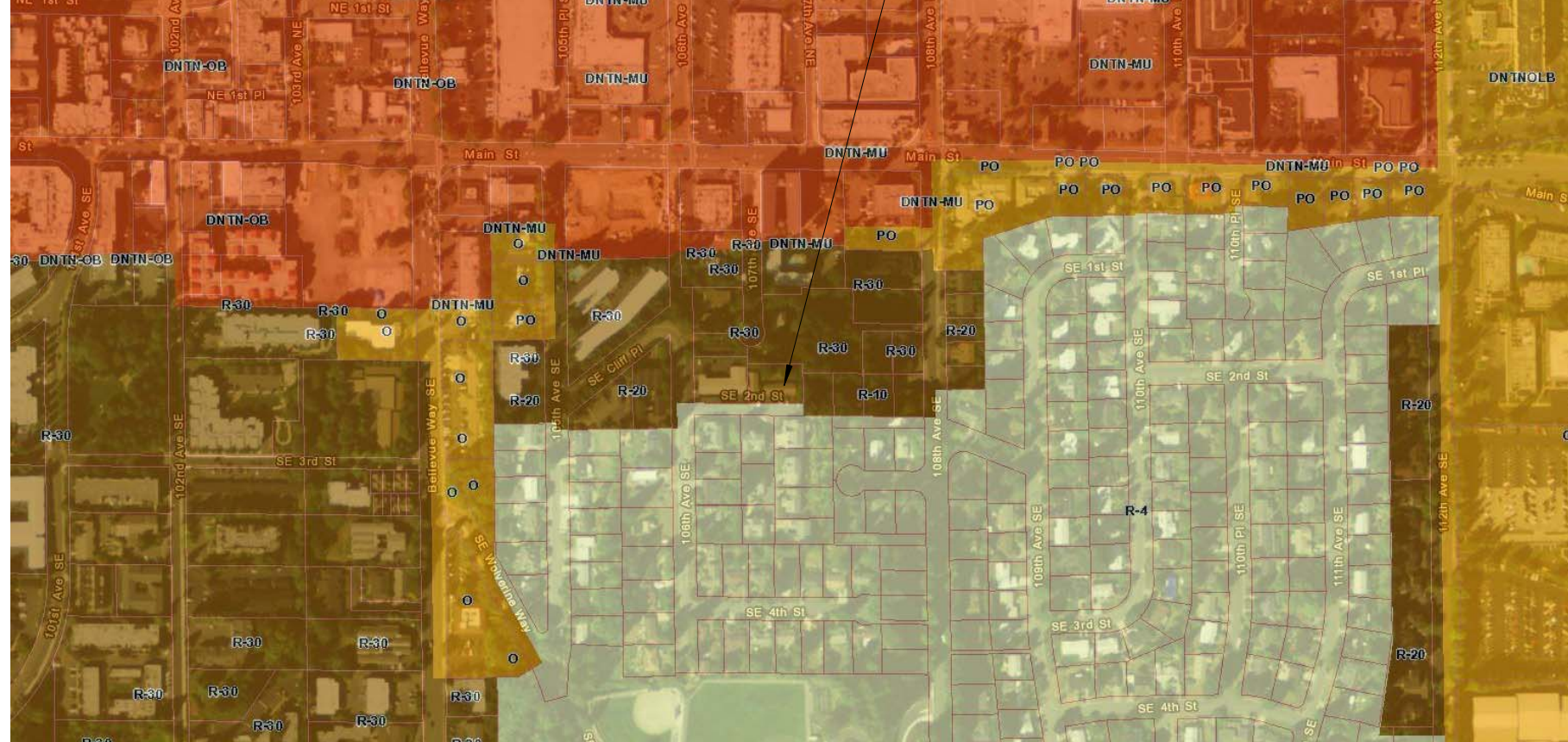
OCCUPANCY GROUP: R2

BUILDING HEIGHT: 40'

FIRE SPRINKLER: Required

DEFERRED SUBMITTALS: Fire Sprinkler - FB, Fire Underground - FD

ZONING MAP



PROJECT TEAM

OWNER:
Isola Homes
1518 1st Ave S, Suite 301
Seattle, WA 98134
Contact: Alex Mason
(P) 206.737.9700
(E) Alex.Mason@Isolacm.com

ARCHITECT:
Lemons Architecture PLLC
98 Yesler Way
Seattle, WA 98104
Contact: Jonathan Lemons
(P) 206.306.5952
(E) Jon@LemonsArchitecture.com

STRUCTURAL ENGINEER:
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122 S Jackson St, Suite 210
Seattle, WA 98104
Contact: Marc Malsam
(P) 206.789.6038
(E) MarcM@Malsam-Tsang.com

CIVIL ENGINEER:
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11255 Kirkland Way, Suite 300
Kirkland, WA 98033
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(E) ScottS@PaceEngrs.com

LANDSCAPE ARCHITECT:
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Stanwood, WA 98292
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(E) Devin@RootOfDesign.com

GEOTECH:
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Bellevue, WA 98005
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(E) JamesS@GeotechNW.com

SURVEYOR:
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Seattle, WA 98117
Contact: Brandon Winters
(P) 206.297.0996
(E) BrandonW@ChadwickWinters.com

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HATCH LEGEND

MATERIAL	LARGE SCALE SECTIONS
CONCRETE CAST-IN-PLACE	
EARTH	
GRANULAR FILL	
STEEL	
CONTINUOUS ROUGH FRAMING	
BLOCKING	
PLYWOOD	
FINISHED WOOD	
GLASS	
RIGID INSULATION	
BATT INSULATION	
GWB	

REFERENCE SYMBOLS

	NORTH ARROW	Room Name 101 150 SF	ROOM TAG
	SPOT ELEVATION		WINDOW TAG
	SECTION TAG		ASTERISK DENOTES TEMPERED WINDOW GLAZING
	EXTERIOR ELEVATION TAG	101	DOOR TAG
	INTERIOR ELEVATION TAG	101*	ASTERISK DENOTES TEMPERED DOOR GLAZING
	WALL TAG		ROOF TAG
	LEVEL HEAD		FLOOR TAG
	GRID HEAD		

ABBREVIATIONS

ABV AC ADDL ADJ AFF ALT APPROX APT ARCH AWN	ABOVE AIR CONDITIONING ADDITIONAL ADJUSTABLE ABOVE FINISHED FLOOR ALTERNATE APPROXIMATE(LY) APARTMENT ARCHITECT(URAL) AWNING	GA GALV GC GL GSF GWB	GAUGE GALVANIZED GENERAL CONTRACTOR GLASS GROSS SQUARE FEET GYPSUM WALLBOARD	R R/A RAD RC RCP RD REF REQ REV RM RO	RISER RETURN AIR RADIUS RESILIENT CHANNEL REFLECTED CEILING PLAN ROOF DRAIN REFRIGERATOR REQUIRED REVERSE, REVISION ROOM ROUGH OPENING
BA BF BLDG BLK BM BO BR BSMT BTW	BATH BARRIER FREE BUILDING BLK BEAM BOTTOM OF BEDROOM BASEMENT BETWEEN	HB HDR HDWD HOR HR HSS HT HV HVAC	HIGH HOSE BIB HEADER HARDWOOD HORIZONTAL HOUR HEIGHT HOLLOW STRUCTURAL STEEL HOSE VALVE HEATING, VENTILATION, AND AIR CONDITIONING	S S/A SCD SD SF SGD SHT SIM SLD SP SPEC SPKLR SQ SS	SOUTH SUPPLY AIR SEE CIVIL DRAWINGS SMOKE DETECTOR SQUARE FEET SLIDING GLASS DOOR SHEET SIMILAR SEE LANDSCAPE DRAWINGS STANDPIPE SPECIFICATION SPRINKLER SQUARE SANITARY SEWER, STAINLESS STEEL
CAB CB CIP CL CLG CLR CMU	CABINET CATCH BASIN CAST IN PLACE CENTERLINE CLOSET CEILING CLEAR CONCRETE MASONRY UNIT	ID IN INCL INS INSUL INT	INSIDE DIAMETER INCH INCLUDED, INCLUDING INSULATION INTERIOR	SSD STL STC	SEE STRUCTURAL DRAWINGS STEEL SOUND TRANSMISSION COEFFICIENT STORAGE STRUCTURE, STRUCTURAL
COL CONC CONSTR CONT COORD CORR CPT CSMT	COLUMN CONCRETE CONSTRUCTION CONTINUOUS COORDINATE CORRIDOR CARPET CASEMENT	L LAM LAV LB LRG	LONG LEFT LAMINATED LAVATORY POUND LARGE	STOR STRUCT	
DEMO DIA DN DR DS DTL DW DWG	DEMOLISH DIAMETER DOWN DOOR DOWNSPOUT DETAIL DISHWASHER DRAWING	MATL MAX MECH MED MEZZ MFG MFR MIN MISC MTL	MATERIAL MAXIMUM MECHANICAL MEDIUM MEZZANINE MANUFACTURER MANUFACTURER MINIMUM MISCELLANEOUS METAL	T TBD TEMP TG T&G TH TO TYP	TREAD TO BE DETERMINED TEMPORARY TEMPERED GLAZING TONGUE & GROOVE THICK(NESS) TOP OF TYPICAL
(E) E EA EG EL ELEV ENCL EJ EQ EXH EXT	EXISTING EAST EACH EGRESS ELEVATION ELEVATOR, ELEVATION ENCLOSURE EXPANSION JOINT EDGE OF EQUAL EXHAUST EXTERIOR	(N) N N/A NIC NO NSF NTS	NEW NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NET SQUARE FEET NOT TO SCALE	UNO UTIL	UNTIL NOTED OTHERWISE UTILITY
F FD FDN FE FF FIN FLR FM FO FT FTG FURN	FAN FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISHED FLOOR FINISHED FLOOR FACTORY MULLED FACE OF FEET FOOTING FURNITURE, FURNACE	OC OD OFF OPP OVHD	ON CENTER OUTSIDE DIAMETER OFFICE OPPOSITE OVERHEAD	VCT VERT VIF	VINYL COMPOSITE TILE VERTICAL VERIFY IN FIELD
		PERF PERIM PERM PL PLAM PLYWD PR PREFIN PRELIM PKG PROJ PROP PSI PT	PERFORATED PERIMETER PERMEABLE, PERMANENT PROPERTY LINE PLASTIC LAMINATE PLYWOOD PAIR PREFINISHED PRELIMINARY PARKING, PACKAGE PROJECT PROPERTY POUNDS/SQUARE INCH PRESSURE TREATED, POST TENSIONED	* (ASTERISK)	TEMPERED (WINDOWS/DOORS)
				W W/ W/D W/O WC WD WH WHF WIN WB WSS	WEST, WIDE WITH WASHER/DRYER WITHOUT WATER CLOSET WOOD WATER HEATER WHOLE HOUSE FAN WINDOW WASHER BASKET WATER SHEDDING SURFACE

GENERAL NOTES

- A. These notes are in abbreviate form. The intent is to further define those areas of work not clearly delineated on the drawings. The quality of workmanship throughout shall be first class and all materials shall meet or exceed the normal industry standards applicable in each case.
- B. All work is to be performed in strict compliance with the 2012 International Building Code (IBC) with Local Amendments and the 2012 Washington Energy Code and all applicable provisions of prevailing local, state, and federal codes and ordinances, including appropriate licensing laws including any local amendments. Compliance with the Land Use Code / Zoning Ordinance is required.
- C. Notify and consult with Architect if discrepancies are found between drawings and site conditions and/or building or zoning requirements prior to start of work. Any consequences resulting from these discrepancies will be the Contractors sole responsibility and expense if Architect is not consulted before area in question is constructed.
- D. Contractor shall verify field conditions prior to start of work. If measurements or conditions differ from drawings, notify Owner prior to start of work. Bring any conflicts to the attention of the Architect whereupon a final decision will be made.
- E. Dimensional strings are generated by a computer drafting program that usually rounds the dimension to the nearest 1/8 of an inch. Therefore, it would be possible that a string of multiple dimensions and an overall dimensions of the same string could vary by 1/8 of an inch. Please notify the Architect whether a verification of a dimension is needed or dimensions to 1/16" are required.
- F. Do not scale drawing. During the reprographic process, proportions may have been altered. Use written dimensions. Where conflicts exist, notify the Architect immediately.
- G. Contractor to maintain in force at all times, insurance as required by Article II of the General Conditions of the Contract for Construction, AIA Document A201. Certificates evidencing said insurance shall be provided to the Owner, prior to commencement of any work.
- H. Contractor is solely responsible for all construction means and methods and shall maintain the structural integrity of any construction until all final lateral and vertical load carrying systems are completed - approvals from the architect do not extend to approval of construction means and methods
- I. Drawings are for a complete installation with full-functional assemblies - contractor is to field verify all dimensions and conditions prior to any work and shall be responsible for all work and materials including those finished by subcontractors.

- GENERAL REQUIREMENTS
- A. Provide all required temporary facilities and all temporary utilities as required to keep facility in operation during construction. Contractor is responsible for all costs associated with temporary facilities and temporary utilities
- B. Construction Barricades: Provide construction barricade as required to keep Public and Employees safe, following all applicable federal, state and city codes and regulations.

- DRAWINGS / PERMITS BY OTHERS
- It is the contractor's responsibility to provide additional drawings and permits as required to complete this project. The following list is by no means meant to be comprehensive, rather suggestive of the possible types of additional permits, drawings, and submittals that may be required during the course of the project. Depending on the project, some of the following permits, drawing, and submittals could come up including others not listed below:
- ☐ Provide information to City regarding disposal of excess soil. (if any)
 - ☐ Provide Design / obtain Permit for any required Shoring Work. (if any)
 - ☐ Provide Drawings / obtain Permit for Plumbing Work
 - ☐ Provide Drawings / obtain Permit for Electrical Work
 - ☐ Obtain Permit for Storm Sewer Design & Hook-Up
 - ☐ Obtain Street Use Permits for any Street Work. (if any)
 - ☐ Apply & pay for required Water Meters.
- Any deferred submittal shall be submitted to the Building Department for review and approval. (if any)



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- ☐ Apply & pay for required Water Meters.

Any deferred submittal shall be submitted to the Building Department for review and approval. (if any)

SOILS AND SITE WORK PER 401.4 (Site-specific geotechnical reports shall govern)

A. Excavation cuts are to be no steeper than 1:1, horizontal to vertical.

B. Fill to be free of debris, organic contaminants and rock fragments larger than 6 inches. Use free-draining sand or sand and gravel conditioned to appropriate moisture content for adequate compaction. Fill shall contain no more than 5% fines relative to the fraction passing the 3/4" sieve. For house, slab or pavement areas, compaction of fill to be at least 95% of the maximum dry density (MDD) per ASTM D-1557 testing procedures. Utility trench backfill in settlement-sensitive areas to be compacted at least 90% of the MDD, except for the top 2 feet which should be compacted to 95% of the MDD.

C. Structural fill to be placed in loose layers of not more than 8" layers for heavy equipment, or 4" for lightweight compaction equipment. Fill should be conditioned to the proper moisture content for compaction. Compact each lift before placing subsequent layers

D. For footings supported on structural fill, the zone of structural fill should extend laterally out from the footing edges a distance at least equal to the thickness of the structural fill. Structural fill placed beneath footing should be compacted to at least 95% of the MDD in accordance with ASTM D-1557.

E. All exterior and interior footings to be at least 18" and 12" respectively below the lowest finished adjacent grade. Footing depths to competent bearing soil per structural and geotechnical engineers.

FRAMING (Site-specific structural engineering shall govern)

A. All materials and workmanship shall conform to the requirements of the drawings, notes, specifications, and all applicable codes and ordinances.

B. All frame construction shall conform to minimum standards of IBC/IRC. Fastening requirements to be in accordance with IBC. See Structural Drawings Structural Notes, and specifications for any other notes that may relate specifically to grades and sizing of all framing member.

C. Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements and which support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least 6 inches above exposed earth and at least 1 inch above such floors.
Per IBCpenetrations, soffits, drop & cove ceilings
☐ Wood/Earth seperation per R317

D. Maintain all integrity of required 1 hour separations between different Occupancy Types. See Drawings and details for Required One and Two Hour Party Walls between units.
☐ Garage/Dwelling per R302.5 & 302.6

E. Where installation includes manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation. Verify rough-in dimensions for equipment and provide buck-outs, backing and jacks as required.

F. All Guardrails shall be 42" high minimum from finished floor line. Openings in railing assemblies are not to exceed 4" in one direction. Guardrails and handrails to withstand a 200 lb/ft concentrated load applied in any direction at any point along the top. Guardrail in-fill components: (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applies normal load of 50 lbs on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement. Handrails to be between 1 1/2" dia. and 2" dia. with clearance of 1 1/2" between rail and wall surface. Mount between 34" and 38" off stair nosing.

G. Decking: All wood exposed to weather, such as wood used for deck framing including decking, railings, joists, beams, and posts shall be pressure treated or of wood with natural resistance to decay.

H. Unless noted otherwise, dimensions are to face of studs, face of foundation walls, centerline of columns, centerline of doors and windows. When exterior walls are dimensioned as 6", they include 1/2" sheathing over 2x6 studs @ 16" oc.

VENTING NOTES

E. Enclosed attics and rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion resistant wire mesh, with 1/8" (3.2mm) to 1/4" (6.4mm) openings.

F. The total net free ventilation area shall be not less than 1:150 of the area of each space to be ventilated, except that the area may be 1:300 provided that 50 to 80 percent of the required ventilation area is located in the upper portion and at least 3 feet above eave or comic vents with the balance being provided eave or cornice vents, or if a vapor retarder not exceeding a 1 perm rating is installed on the WARM SIDE of the insulation. See calculations in the drawings.

G. Where vents occur, baffling of the vent opening shall be provided so as to deflect the incoming air above the surface insulation. Insulation shall not block the free flow of air. A minimum of a one inch (25.4) space shall be provided between the insulation and the roof sheathing at the location of the vent.

DOORS AND WINDOWS

A. Doors as selected by Owner, but must meet code, egress, hardware, requirements as per below:

B. See floor plans for sizes. Rating and required u-values shall be per plan and as set for on this sheet. See schedules attached or in drawings. All exterior doors, windows and skylights shall be NFRC certified and shall meet SEC 502.4 for leakage.

C. All Dwelling Units shall have dead-bolts that have thumb-turn to the inside.

D. Electric Garage Door to be installed by Company familiar with Safety Requirements.

E. All doors with required fire rating shall comply with provisions in this section, and shall be self closing and latching with no hold-opens. fire doors and dampers shall have an approved label or listing mark, identifying the fire-protection rating permanently affixed at the factory per IBC 715.3.3 All treated doors to have 3 hinges per leaf. When spring hinges are used for self-closing requirements, not less than half of the hinges are to be spring hinges.

F. All glazing within 24" of a door, or within 18" from a floor surface to be tempered, including any glass shower or tub doors. Additionally, glazing within 5 feet of the bottom or top of stairways where the sill is less than 60" AFF shall be safety glazed. IRC R308.3 & 308.4 specifies other hazardous locations also requiring safety glazing.

G. Egress windows from sleeping rooms and basements with habitable space w/o sleeping room to have a minimum net clear opening of 5.7 SF, minimum of 24" clear height, 20" minimum clear width, with maximum sill height of 44" above finished floor per IRC R310.

H. SKYLIGHTS per R308.6

DRYWALL FINISH

A. Provide 1/2" gypsum wall board for non-rated assemblies and 5/8" type "x" gypsum wall board for 1-hour rated assemblies with all exposed joints and fastener heads smooth and flush with surface of board. Joints taped and prepared for application of finish. use water-resistant board at all wet areas to 4'-0" AFF.

B. "Recommended Specifications for the Application and Finishing of Gypsum Board," latest edition, as published by the Gypsum Association (also published as ANSI 97.1 and "Using Gypsum Board and Ceiling," latest edition).

C. When gypsum board is used as a base for tile or wall panels for tub, shower or water closet compartment walls, water resistant gypsum backing board shall be used per IRC section R702.4.2.

MECHANICAL

A. HVAC and Plumbing work shall be performed in a "Bidder-Design" manner. The Contractor shall submit such systems separately for permit.

B. It is the Contractor's responsibility to design systems that meet all requirements and codes. Contractor shall submit drawings, pay for, and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review and approval to the Owner before performing work.

D. Heating is electric or gas either piping of hydronic heat or forced air via duct and furnace, to be determined. All furnaces shall be listed and labeled by an approved agency and installed per listed specifications.

E. IC Chapter 24 covers fuel gas applications

F. Appliances intended for installation in closets, alcoves or confined spaces shall be sl listed per code, IMC.

G. Appliances installed in garages or other areas where they may be subject to mechanical damage shall be suitable guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles.

H. Equipment located in a garage and capable of igniting flammable vapors shall be installed with the pilots and burners or heating elements and switches at least 18 inches above the floor level.

I. Appliances designed to be in a fixed position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations in the building code and IMC.

J. Verify types, Manufacturer, and locations of all plumbing fixtures and faucets with Owner prior to purchasing and/or installing.

K. Vent outlet for gas appliances shall be 3' minimum away from operable windows, and 10' minimum away from fresh air intakes per WSEC and IRC chapter 24

WATER CONSERVATION NOTES

A. Showers to be equipped to limit water flow to 2.5 CFM

B. Toilets to meet State Energy Code.

FIREPLACE NOTES (see IRC Chapter 10; Pre-fab metal per R1002, R1003, R1005)

A. Gas fireplace shall be approved by the building official as applicable for safe use or comply with applicable nationally recognized standards as evidenced by the listing and labeling by an approved agency such as the EPA.

B. Instruction manuals for installation, operation repair and maintenance shall be left and attached to the appliance by the installer.

C. Direct vent outlet for fireplace shall be 3' minimum away from operable windows, and 10' minimum away from fresh air intakes per per WSEC.

VENTILATION per SRC M1507

A. Continuously operating whole house fan is proposed.

B. Provide outdoor air inlet with 4 sq. in. min net free area for each habitable space.

INDOOR AIR QUALITY NOTES

A. Range exhaust & dryers: Domestic kitchen range ventilation and domestic clothes dryers shall be of metal and have smooth interior surfaces. Ducts shall be substantially airtight and shall comply with the provisions of Chapter 6 UMC. Exhaust ducts shall terminate outside the building and be equipped with back-draft dampers.

B. Moisture exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall NOT be installed at the duct termination. Ducts for exhausting clothes dryers shall NOT be connected or installed with sheet metal screws or other fasteners which will obstruct the flow.

C. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and approved by the building official, dryer exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90-degree elbows. Two feet shall be deducted for each 90-degree elbow in excess of two.

SMOKE ALARM / DETECTORS PER IRC R314

A. Smoke alarms shall be installed in the following locations:

- Each sleeping room
- Outside each separate sleeping area in the immediate vicinity of the bedrooms
- On each additional habitable story of the dwelling, including basements

B. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedroom over background noise levels with all intervening doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of IRC and the household fire warning equipment provisions of NFPA 72. Primary power to come from building wiring per IRC R314 from commercial source with battery back-up.

C. Provide an approved carbon monoxide alarm on each level of the dwelling per R315

FIRE-RESISTIVE REQUIREMENT NOTES

A. CONSTRUCTION PER R302

- Interior & exterior bearing walls, & non-bearing walls to be type V_B construction as required
- Floors & floor/ceilings to be type V_B construction
- Roofs & roofs/ceilings to be type V_B construction

NOTE: All garage interior walls, ceilings, structural support systems exposed therein, and voids under stairs shall be 1-hour construction per plans and details.

B. TYPES OF CONSTRUCTION: Standards of Quality - Construction materials shall be labeled appropriately, as required by the local municipality, showing that they comply with local code standards for such materials as building paper, decking material, foam plastics, wall and roofing materials.

C. FIRE RESISTIVE MATERIALS & SYSTEMS: Fire resistance ratings of walls, floors, roof assemblies shall meet criteria set forth in IBC or based on submitted information showing equivalent fire resistive rating.

D. FIRE BLOCKING AND DRAFTSTOP per R302.11, R302.12, 502.12 and R602.8

E. PROTECTION OF STRUCTURAL MEMBERS: Thickness of protection over structural members shall be as per IBC. See wall types and sections in these drawings for specifics.

F. COLUMN JACKETING: Where fire resistive covering on columns is exposed to injury from moving vehicles or other means, contractor shall protect area from damage and deterioration.

ELECTRICAL

A. Electrical work shall be performed in a "Bidder-Design" manner. The contractor shall submit such systems separately for permit.

B. It is the Contractor's responsibility to design systems that meet all requirements and codes. contractor shall submit drawings, pay for, and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review and approval to the Owner before performing work. Specific attention is to be paid regarding Owner-requested locations of electrical, phone and computer cabling port locations.

D. Proper protection shall be provided around recessed light fixtures per manufacturer's recommendations so that overheating will not occur. Recessed light fixtures to be IC rated.

E. At least 50% of all luminaires shall be high efficacy luminaires and all exterior lighting shall be high efficacy luminaires - SEC 606 and SEC 505.1

F. All exterior lights and interior garage lights should be shielded and pointed away from adjacent properties.

STAIRS

A. IBC, min 36" wide, max riser = 7 3/4" , min tread = 10". Hand rails shall not project more than 4 1/2" into the 36" clear pathway on either side.

B. LANDINGS: There shall be a floor of landing at the top and bottom of each stairway except a door swinging except a door swinging away from the stairs is ok for interior stairs. The width of each landing shall not be less then the width of the stairway served, min 36" in the direction of travel. Max 2% slope.

C. HANDRAILS: 34" to 38", min 1 1/2" clear from wall, continuous from full-length of flight where risers are. Handrail ends shall be returned or terminate in newel posts or safety terminals, new posts can interrupt handrails at turns. The lowest tread may have a volute, turnout or newel. Handrails shall be of the two type listed in IRC 311.7 or provide equivalent graspability.

SECURITY

A. Provide building entrance locks and observation ports at approx. 60" AFF in accordance with local IBC code provisions.

SOUND TRANSMISSION CONTROL per IBC

- A. Assemblies separating dwelling units shall provide:
- ☐ At walls: airborne sound insulation at STC 45 per, ASTM E 90.
 - ☐ At floor-ceiling airborne and impact sound insulation at an "Impact Insulation Class" (IIC) or min. 50 per ASTM E 492

B. Fire-resistive integrity shall be maintained.
MINIMUM AREAS FOR HABITABLE ROOMS per R304:
☐ Common room: 120 SF; Cooking + Living or Living + Sleeping: 150 SFKitchens are exempt from minimum area and dimensions.
☐ IRC DEFINITION OF HABITABLE SPACE: A space in a building for living, sleeping, eating or cooking, Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

CEILING HEIGHT per IBC

A. Habitable spaces/rooms, hallways, corridors, bathroom, toilet rooms, laundry rooms and basements shall have a ceiling height not less than 7 feet measured from FINISH floor to FINISH ceiling. Beams at least 4 feet on center can project into space 6 inches.

B. SLOPED CEILINGS: Not more than 50% of the REQUIRED floor area of a room/space is permitted to have a sloped ceiling less than 7 feet or a portion less than 5 feet, (i.e. minimum REQUIRED bedroom is 70 SF per R304.3, so at least 35 SF of a bedroom needs to have ceiling heights over 7 feet and the other 35 SF over 5 feet.



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ENERGY CODE COMPLIANCE

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Project Information	Contact Information
Bellevue Urban Homes	Owner: Isola Homes
10631 SE 2nd Street	Architect: Lemons Architecture PLLC
Bellevue, WA 98004	206.306.5952, Jon@Lemonsarchitecture.com

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Authorized Representative Jonathan Lemons Date 2016.02.26

All Climate Zones		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor	n/a	0.50
Glazed Fenestration SHGC ^{b,e}	n/a	n/a
Ceiling	49 ^f	0.026
Wood Frame Wall ^{g,h,i}	21 int	0.056
Mass Wall R-Value ^e	21/21 ^h	0.056
Floor	30 ^g	0.029
Below Grade Wall ^h	10/15/21 int + TB	0.042
Slab ^h R-Value & Depth	10, 2 ft	n/a

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Each dwelling unit in one and two-family dwellings and townhouses, as defined in Section 101.2 of the International Residential Code shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

- ☐ 1. Small Dwelling Unit: 0.5 points
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are less than 750 square feet of heated floor area.
- ☒ 2. Medium Dwelling Unit: 1.5 points
All dwelling units that are not included in #1 or #3, including additions over 750 square feet.
- ☐ 3. Large Dwelling Unit: 2.5 points
Dwelling units exceeding 5000 square feet of conditioned floor area.
- ☐ 4. Dwelling unit other than one and two-family dwellings and townhouses: Exempt
As defined in Section 101.2 of the International Residential Code

Table R406.2 Summary

Option	Description	Credit(s)		
1a	Efficient Building Envelope 1a	0.5	<input type="checkbox"/>	
1b	Efficient Building Envelope 1b	1.0	<input type="checkbox"/>	
1c	Efficient Building Envelope 1c	2.0	<input type="checkbox"/>	
2a	Air Leakage Control and Efficient Ventilation 2a	0.5	<input type="checkbox"/>	
2b	Air Leakage Control and Efficient Ventilation 2b	1.0	<input type="checkbox"/>	
2c	Air Leakage Control and Efficient Ventilation 2c	1.5	<input type="checkbox"/>	
3a	High Efficiency HVAC 3a	0.5	<input type="checkbox"/>	
3b	High Efficiency HVAC 3b	1.0	<input type="checkbox"/>	
3c	High Efficiency HVAC 3c	2.0	<input type="checkbox"/>	
3d	High Efficiency HVAC 3d	1.0	<input type="checkbox"/>	
4	High Efficiency HVAC Distribution System	1.0	<input type="checkbox"/>	
5a	Efficient Water Heating	0.5	<input type="checkbox"/>	
5b	Efficient Water Heating	1.5	<input checked="" type="checkbox"/>	1.5
6	Renewable Electric Energy	0.5	<input type="checkbox"/>	0.0
Total Credits				1.50

*Please refer to Table R406.2 for complete option descriptions
http://www.energy.wsu.edu/Documents/Table_406_2_Energy_Credits_2012_WSEC.pdf

Table R402.1.1 Footnotes

For SI: 1 foot = 304.8 mm, ci = continuous insulation, int = intermediate framing.

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

^b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

^c "10/15/21.+TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21.+TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. "TB" means thermal break between floor slab and basement wall.

^d R-10 continuous insulation is required under heated slab on grade floors. See R402.2.9.1.

^e There are no SHGC requirements in the Marine Zone.

^f Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.

^g Reserved.

^h First value is cavity insulation, second is continuous insulation or insulated siding, so "13.+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used to maintain a consistent total sheathing thickness.

ⁱ The second R-value applies when more than half the insulation is on the interior of the mass wall.

^j For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38.

^k Int. (intermediate framing) denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.

^l Log and solid timber walls with a minimum average thickness of 3.5 inches are exempt from this insulation requirement.

Table R402.1.3 Footnote

^a Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source or as specified in Section R402.1.3.

ENERGY CODE -
GLAZING SCHEDULE

Window, Skylight and Door Schedule

Project Information	Contact Information
Bellevue Urban Homes	Owner: Isola Homes
10631 SE 2nd Street	Architect: Lemons Architecture PLLC
Bellevue, WA 98004	206.306.5952, Jon@LemonsArchitecture.com

Ref.	U-factor	Width Qt. Feet	Height Inch Feet	Area	UA
Exempt Swinging Door (24 sq. ft. max.)				0.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)				0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Width Qt. Feet	Height Inch Feet	Area	UA
Awning A1: Andersen 100 Series or Better	mfg	0.28	4	4	32.0	8.96
Fixed F1: Andersen 100 Series or Better	mfg	0.28	4	3	48.0	13.44
Fixed F2: Andersen 100 Series or Better	mfg	0.28	2	4	32.0	8.96
Fixed F3: Andersen 100 Series or Better	mfg	0.28	8	3	48.0	13.44
Fixed F4: Andersen 100 Series or Better	mfg	0.28	10	5	100.0	28.00
Fixed F5: Andersen 100 Series or Better	mfg	0.28	16	4	128.0	35.84
Fixed F6: Andersen 100 Series or Better	mfg	0.28	16	3	352.0	98.56
Fixed F7: Andersen 100 Series or Better	mfg	0.28	2	8	64.0	17.92
Fixed F10: Andersen 100 Series or Better	mfg	0.28	4	4	37.3	10.45
Fixed F11: Andersen 100 Series or Better	mfg	0.28	10	5	116.7	32.67
Fixed F12: Andersen 100 Series or Better	mfg	0.28	10	4	293.3	82.13
Fixed F13: Andersen 100 Series or Better	mfg	0.28	2	2	36.7	10.27
Fixed F14: Andersen 100 Series or Better	mfg	0.28	4	5	146.7	41.07
Fixed F15: Andersen 100 Series or Better	mfg	0.28	34	3	663.0	185.64
Fixed F17: Andersen 100 Series or Better	mfg	0.28	2	3	27.0	7.56
Fixed F19: Andersen 100 Series or Better	mfg	0.28	12	4	312.0	87.36
Fixed F20: Andersen 100 Series or Better	mfg	0.28	10	2	130.0	36.40
Fixed F22: Andersen 100 Series or Better	mfg	0.28	2	5	55.0	15.40
Fixed F23: Andersen 100 Series or Better	mfg	0.28	2	4	49.5	13.86
Fixed F24: Andersen 100 Series or Better	mfg	0.28	4	2	48.0	13.44
Fixed F25: Andersen 100 Series or Better	mfg	0.28	10	3	180.0	50.40
Fixed F26: Andersen 100 Series or Better	mfg	0.28	8	2	90.0	25.20
Fixed F27: Andersen 100 Series or Better	mfg	0.28	2	4	36.0	10.08
Slider S1: Andersen 100 Series or Better	mfg	0.28	4	5	80.0	22.40
Slider S2: Andersen 100 Series or Better	mfg	0.28	2	4	16.0	4.48
Slider S3: Andersen 100 Series or Better	mfg	0.28	10	5	250.0	70.00
Slider S4: Andersen 100 Series or Better	mfg	0.28	4	4	80.0	22.40
Slider S5: Andersen 100 Series or Better	mfg	0.28	4	3	48.0	13.44
Slider S6: Andersen 100 Series or Better	mfg	0.28	12	4	216.0	60.48
Slider S7: Andersen 100 Series or Better	mfg	0.28	10	5	225.0	63.00
Slider S8: Andersen 100 Series or Better	mfg	0.28	4	4	64.0	17.92
SH1: Andersen 100 Series or Better	mfg	0.28	2	3	27.0	7.56
SH2: Andersen 100 Series or Better	mfg	0.28	2	2	12.0	3.36
SH3: Andersen 100 Series or Better	mfg	0.28	2	3	39.0	10.92
SH4: Andersen 100 Series or Better	mfg	0.28	2	2	32.5	9.10

SH5: Andersen 100 Series or Better	mfg	0.28	4	4	88.0	24.64
Garage Door	mfg	0.37	12	8	672.0	248.64
Flush Swing: Andersen 100 Series or Better	mfg	0.28	16	3	336.0	94.08
Flush Swing: Andersen 100 Series or Better	mfg	0.28	4	2	74.7	20.91
					0.0	0.00
					0.0	0.00
					0.0	0.00

Sum of Vertical Fenestration Area and UA
Vertical Fenestration Area Weighted U = UA/Area

5285.3	1540.37
	0.29

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Width Qt. Feet	Height Inch Feet	Area	UA
					0.0	0.00
					0.0	0.00
					0.0	0.00
					0.0	0.00
					0.0	0.00

Sum of Overhead Glazing Area and UA
Overhead Glazing Area Weighted U = UA/Area

0.0	0.00
	0.00

Total Sum of Fenestration Area and UA (for heating system sizing calculations)

5285.3	1540.37
--------	---------

Note: Glazing Schedule is for Energy Calculation Purposes Only



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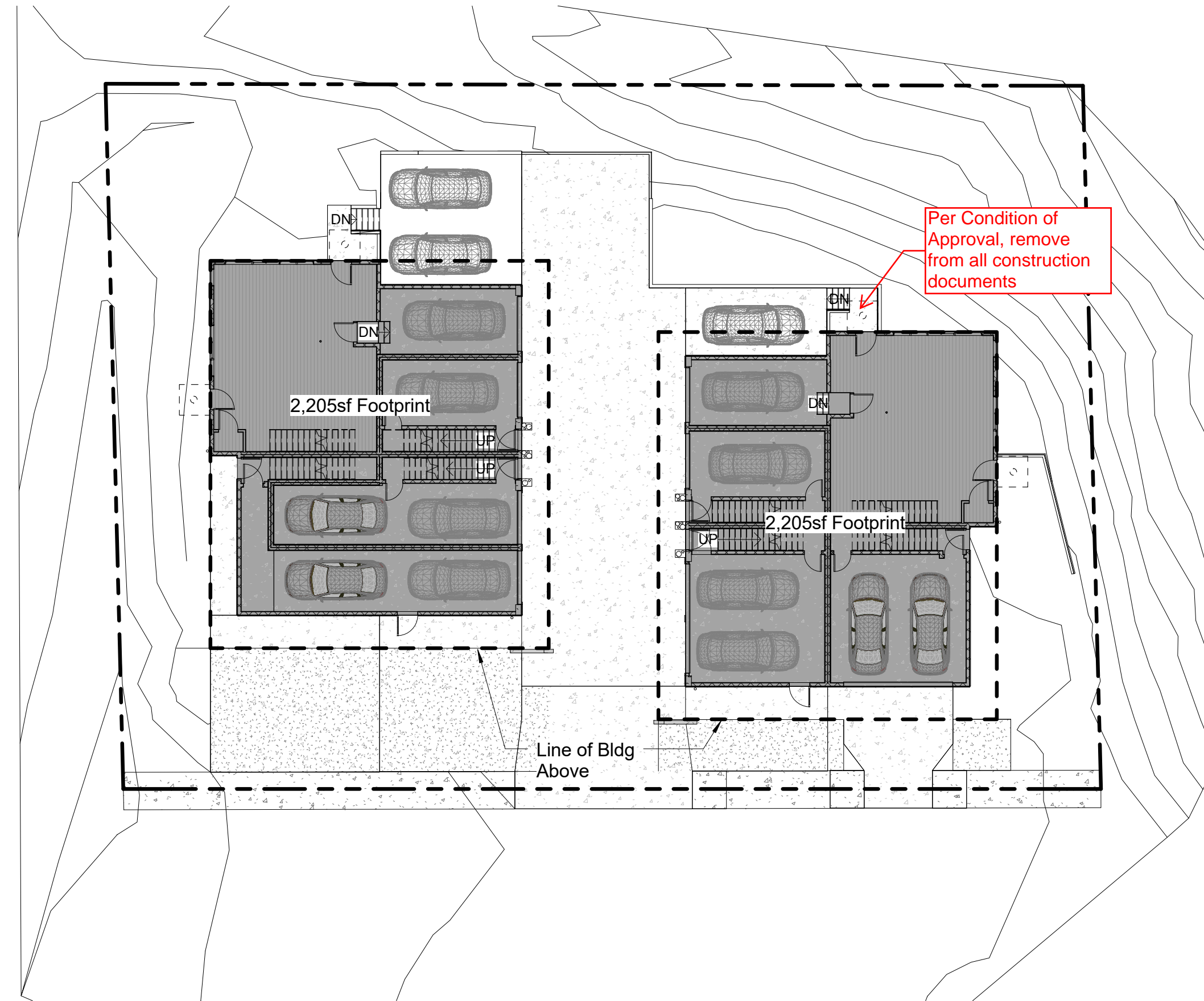


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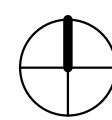
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JOB NUMBER:
L15-08

G0.3



1 Land Use Plan Diagram - Lot Coverage
1/16" = 1'-0"



LOT COVERAGE/ IMPERVIOUS SURFACE CALCULATIONS

Parcel Area: 14,782sf
Steep Slope Area: 1,899sf (Using Existing Survey)

Lot Coverage Excludes Steep Slope Area
Parcel Area - Steep Slope Area: 12,883sf
Maximum Lot Coverage: 35% or 4,509sf

Proposed Lot Coverage:
West: 2,205sf
East: 2,205sf
Total: 34.3%, or 4,410sf
4,410sf < 4,509sf, **Complies**

Impervious Surface:
Maximum Impervious Surface: 80% or 11,825.6sf

Proposed Impervious Surface: 8,117sf, per civil
8,117sf < 11,825.6sf, **Complies**

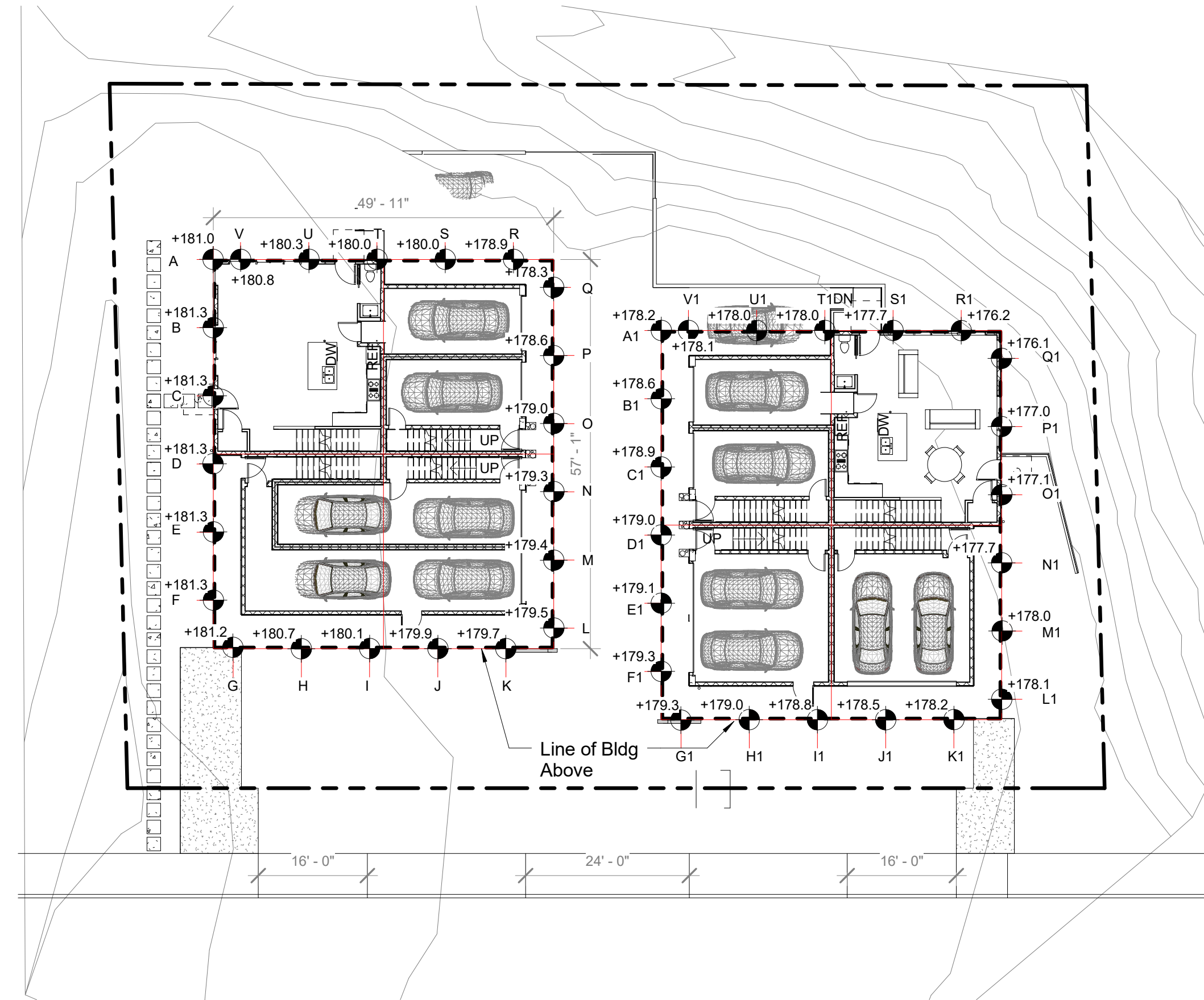
REQUIRED PARKING CALCULATIONS

Number of Units: 8
Number of Bedrooms per Unit: 3

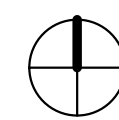
Required: 1.8 parking stalls per three bedroom unit = 14.4 stalls

Proposed: 15 stalls, 12 covered enclosed stalls, 3 unenclosed stalls

15 stalls > 14.4 stalls, **Complies**



2 AGP (Average Grade Plane) Height Calc Floor Plan Diagram
1/16" = 1'-0"



BUILDING HEIGHT CALCULATION

Basic Height: 30'

5' - 0" Height Bonus for no mechanical equipment on roof
5' - 0" Height Bonus for pitched roof forms

Maximum Height w/ Bonuses: 40'

WEST BUILDING - GRADE CALC			
Point	Elevation	Point	Elevation
A	181	L	179.5
B	181.3	M	179.4
C	181.3	N	179.3
D	181.3	O	179
E	181.3	P	178.6
F	181.3	Q	178.3
G	181.2	R	178.9
H	180.7	S	180
I	180.1	T	180
J	179.9	U	180.3
K	179.7	V	180.8
Total		3963.2	
Avg Grade		180.15'	

Max Height: 220.15'

EAST BUILDING - GRADE CALC			
Point	Elevation	Point	Elevation
A1	178.2	L1	178.1
B1	178.6	M1	178
C1	178.9	N1	177
D1	179	O1	177.1
E1	179.1	P1	177
F1	179.3	Q1	176.1
G1	179.3	R1	178.2
H1	179	S1	177.7
I1	178.8	T1	178
J1	178.5	U1	178
K1	178.2	V1	178.1
Total		3918.2	
Avg Grade		178.1'	

Max Height: 218.1'



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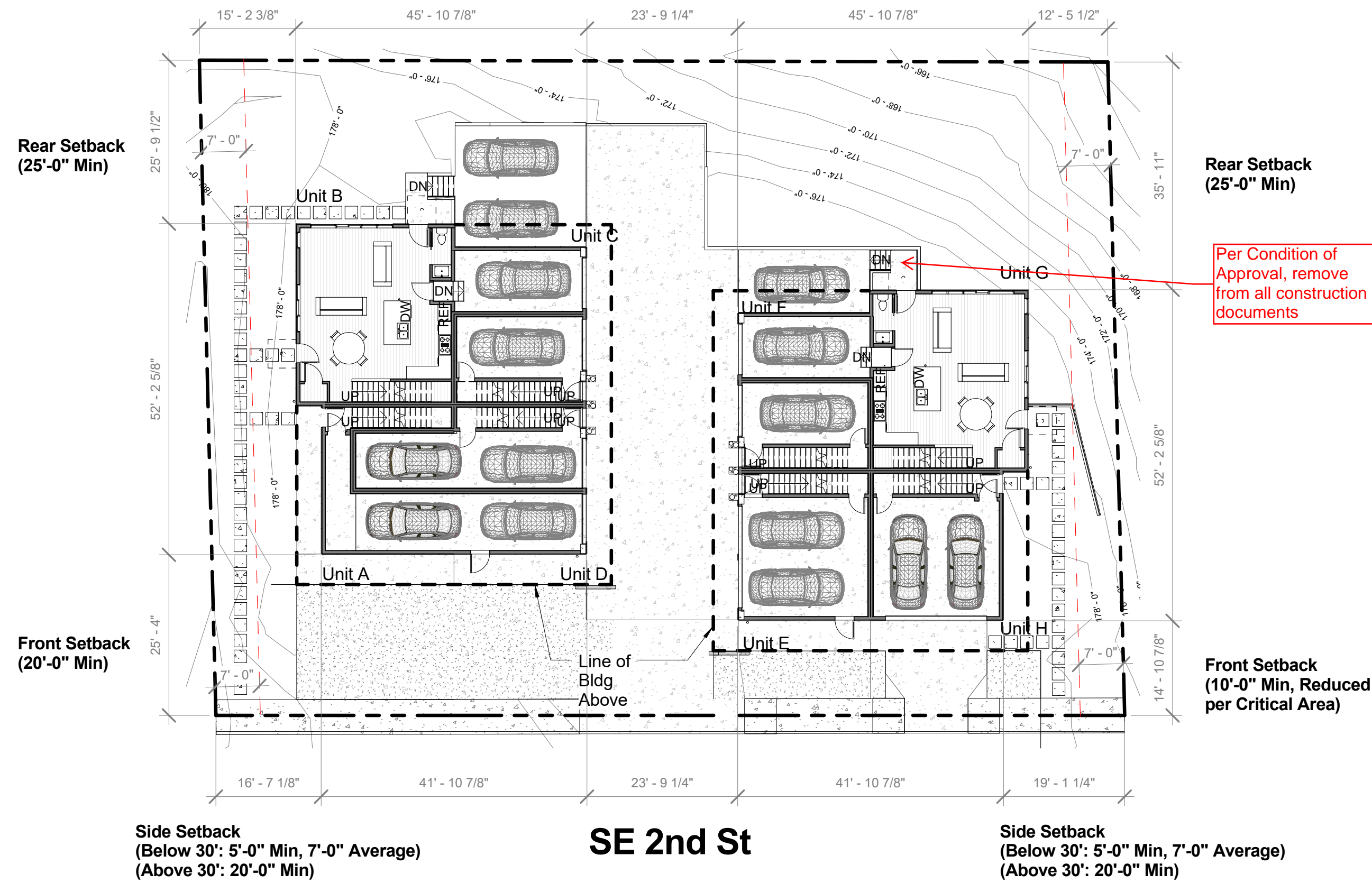
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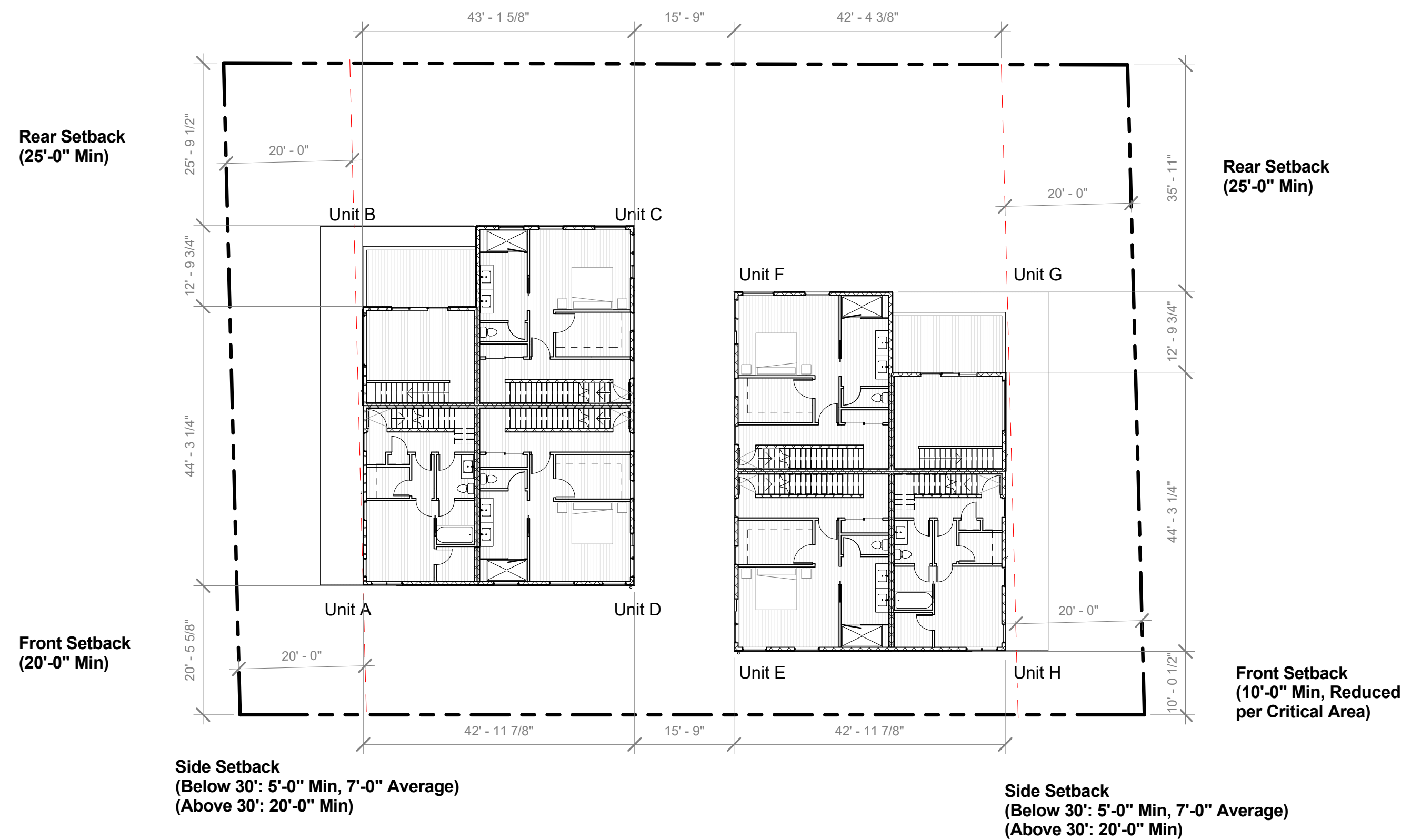
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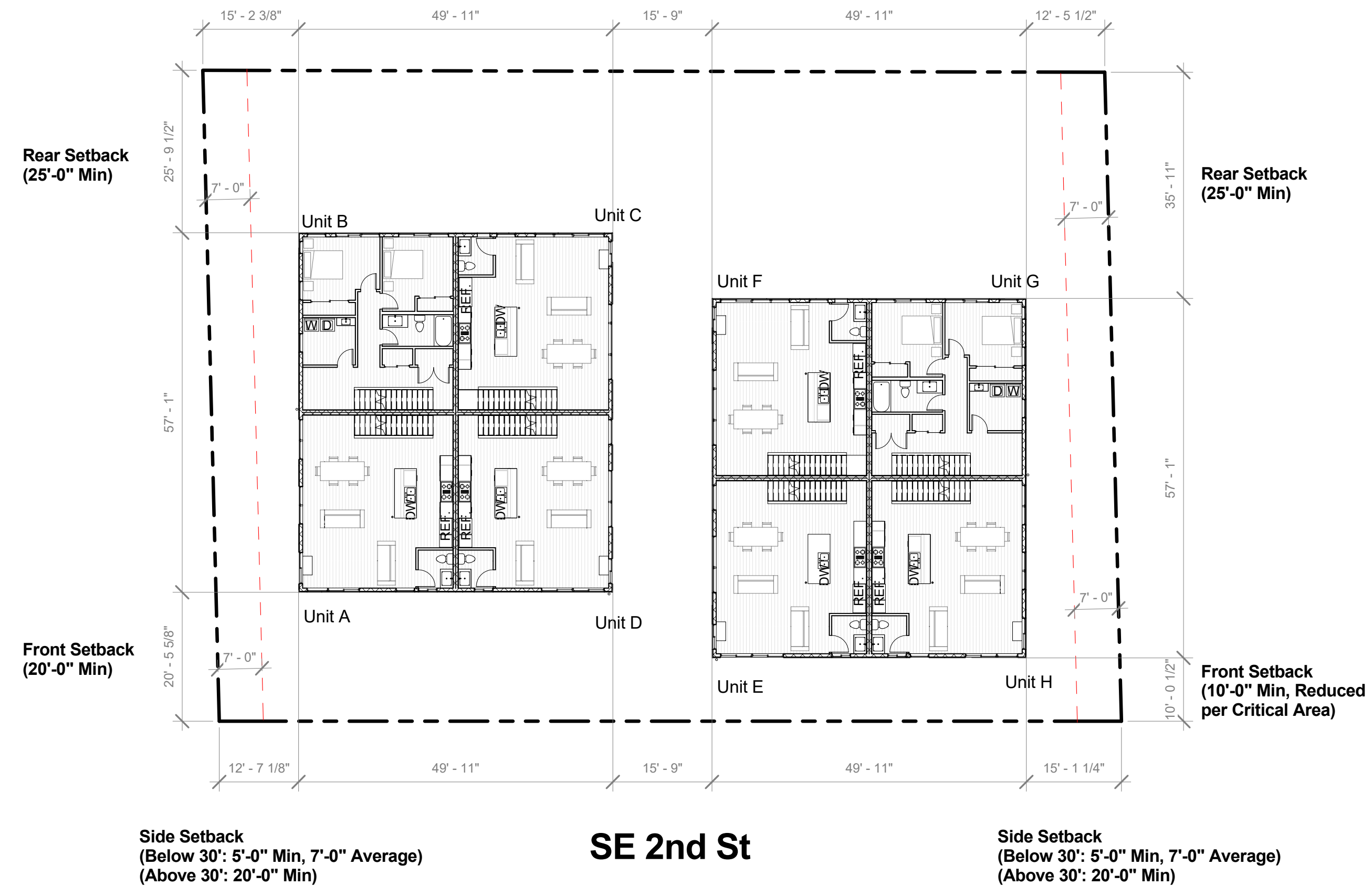
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1 Plan Diagram - L1 Setbacks
1/16" = 1'-0"



3 Plan Diagram - L4 Setbacks
1/16" = 1'-0"



2 Plan Diagram - L2 & L3 Setbacks
1/16" = 1'-0"

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STEEP SLOPE ANALYSIS

Parcel Area: 14,782sf
Steep Slope 40% or Greater : 3,553sf
Steep Slope Area on Site: 1,918sf
Steep Slope Area off Site: 1,635sf

Note: See Survey for Existing Contours & Slopes

RESIDENTIAL DEVELOPMENT DENSITY CALCULATION

DU/AC = 30
CA = 3,020sf Buffer + 1,918 Area = 4,938sf = 0.1134 Acres
BA = 14,782 - 4,938 = 9,844sf = 0.2260 Acres
DF = 9,844/14,782 = 0.6659

(DU/AC x BA) = (DU/AC x CA x DF) =
(30 x 0.2260) + (30 x 0.1134 x 0.6659) =
6.78 + 2.27
9.05

Maximum Development Density of 9

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G0.6

1 Steep Slope Diagram
1/8" = 1'-0"

HESF

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2012 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

The glazing (window) and door portion of this calculator assumes the installed glazing and door products have an area weighted average U-factor of 0.30. The incorporated insulation requirements are the minimum prescriptive amounts specified by the 2012 WSEC.

Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information

Bellevue Urban Homes - Unit G

10631 SE 2nd Street

Bellevue, WA 98004

Contact Information

Owner: Isola Homes

Architect: Lemons Architecture PLLC

206.306.5952, jon@lemonsarchitecture.com

Heating System Type:

Other System

Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions".

Design Temperature

Indoor

Design Temperature Difference (ΔT)

ΔT = Indoor (75 degrees) - Outdoor Design Temp

46

Area of Building

Conditioned Floor Area

Conditioned Floor Area (sq ft)

2,213

Conditioned Volume

21,024

Average Ceiling Height

Average Ceiling Height (ft)

9.5

Glazing and Doors

U-Factor X Area

0.30

661

=

UA

U-Factor X Area

0.50

0

=

UA

Skylights

U-Factor X Area

0.026

713

=

UA

U-Factor X Area

=

UA

Insulation

Attic

U-Factor X Area

0.026

713

=

UA

Single Rafter or Joist Vaulted Ceilings

U-Factor X Area

=

UA

Above Grade Walls (see Figure 1)

U-Factor X Area

0.056

1,147

=

UA

Floors

U-Factor X Area

0.029

713

=

UA

Below Grade Walls (see Figure 1)

U-Factor X Area

=

UA

Slab Below Grade (see Figure 1)

F-Factor X Length

=

UA

Slab on Grade (see Figure 1)

F-Factor X Length

=

UA

Location of Ducts

Conditioned Space

Duct Leakage Coefficient

1.06

Figure 1

Above Grade

Below Grade

Sum of UA

301.75

Envelope Heat Load

Sum of UA X ΔT

13,880

Btu / Hour

Air Leakage Heat Load

Volume X 0.6 X ΔT X 0.018

10,444

Btu / Hour

Building Design Heat Load

Air Leakage + Envelope Heat Load

24,325

Btu / Hour

Building and Duct Heat Load

Ducts in unconditioned spaces: Sum of Building Heat Load X 1.10

24,325

Btu / Hour

Maximum Heat Equipment Output

Building and Duct Heat Load X 1.40 for Forced Air Furnace

34,055

Btu / Hour

Building and Duct Heat Load X 1.25 for Heat Pump

(05/01/22)

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2012 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

The glazing (window) and door portion of this calculator assumes the installed glazing and door products have an area weighted average U-factor of 0.30. The incorporated insulation requirements are the minimum prescriptive amounts specified by the 2012 WSEC.

Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information

Bellevue Urban Homes - Unit H

10631 SE 2nd Street

Bellevue, WA 98004

Contact Information

Owner: Isola Homes

Architect: Lemons Architecture PLLC

206.306.5952, jon@lemonsarchitecture.com

Heating System Type:

Other System

Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions".

Design Temperature

Indoor

Design Temperature Difference (ΔT)

ΔT = Indoor (75 degrees) - Outdoor Design Temp

46

Area of Building

Conditioned Floor Area

Conditioned Floor Area (sq ft)

1,642

Conditioned Volume

15,599

Average Ceiling Height

Average Ceiling Height (ft)

9.5

Glazing and Doors

U-Factor X Area

0.30

661

=

UA

U-Factor X Area

0.50

0

=

UA

Skylights

U-Factor X Area

0.026

713

=

UA

U-Factor X Area

=

UA

Insulation

Attic

U-Factor X Area

0.026

713

=

UA

Single Rafter or Joist Vaulted Ceilings

U-Factor X Area

=

UA

Above Grade Walls (see Figure 1)

U-Factor X Area

0.056

1,147

=

UA

Floors

U-Factor X Area

0.029

713

=

UA

Below Grade Walls (see Figure 1)

U-Factor X Area

=

UA

Slab Below Grade (see Figure 1)

F-Factor X Length

=

UA

Slab on Grade (see Figure 1)

F-Factor X Length

0.540

85

=

UA

Location of Ducts

Conditioned Space

Duct Leakage Coefficient

1.06

Figure 1

Above Grade

Below Grade

Sum of UA

348.19

Envelope Heat Load

Sum of UA X ΔT

16,017

Btu / Hour

Air Leakage Heat Load

Volume X 0.6 X ΔT X 0.018

7,750

Btu / Hour

Building Design Heat Load

Air Leakage + Envelope Heat Load

23,766

Btu / Hour

Building and Duct Heat Load

Ducts in unconditioned spaces: Sum of Building Heat Load X 1.10

23,766

Btu / Hour

Maximum Heat Equipment Output

Building and Duct Heat Load X 1.40 for Forced Air Furnace

33,273

Btu / Hour

Building and Duct Heat Load X 1.25 for Heat Pump

(05/01/22)

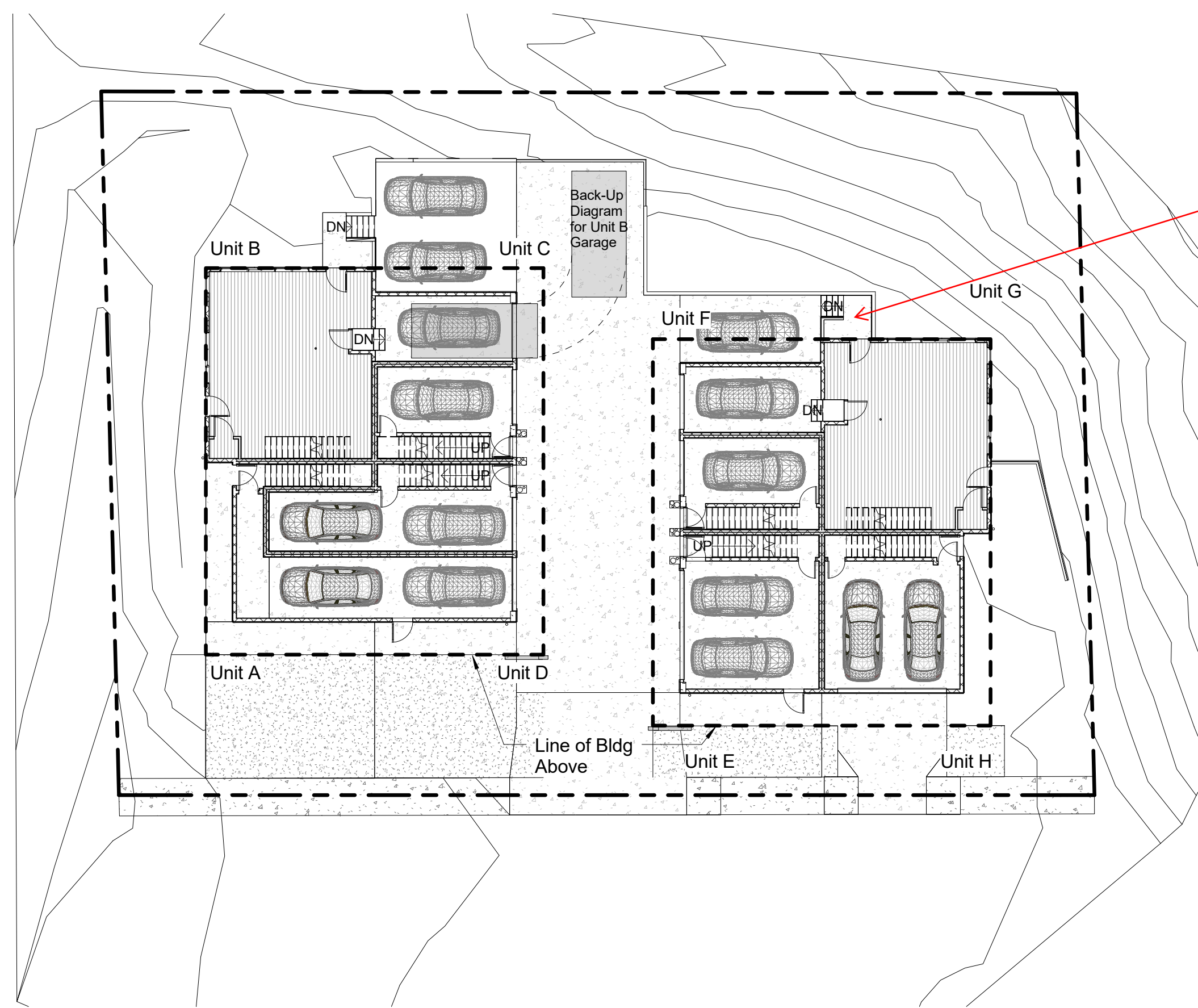
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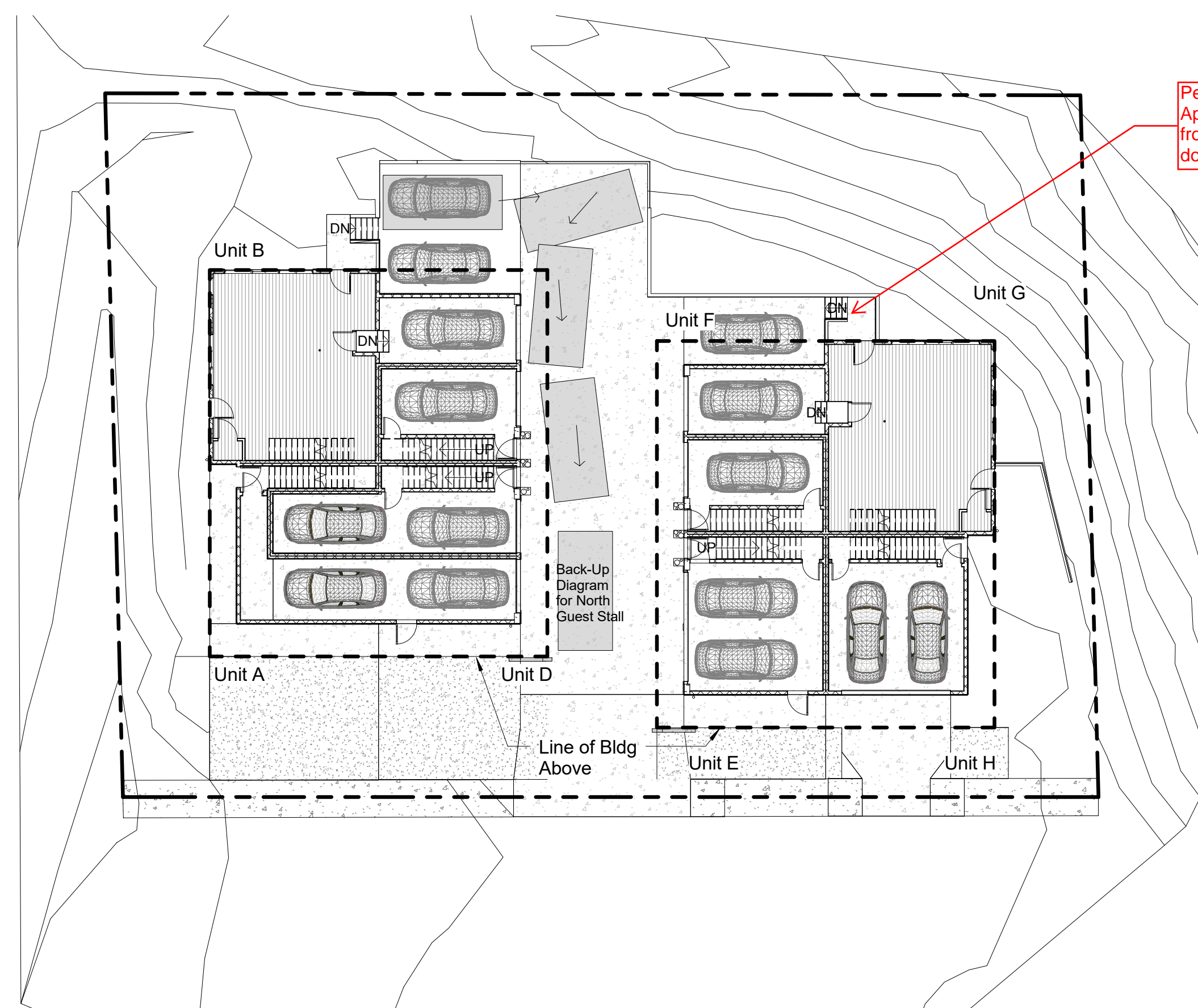
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G0.8



1 Land Use Plan Diagram - Auto Turn Diagram (Unit B)
1/16" = 1'-0"



2 Land Use Plan Diagram - Auto Turn Diagram (North Guest)
1/16" = 1'-0"

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G0.9

Gross Floor Area Totals

Area Schedule (Gross Building)			
Name	Number	Area	Occupancy Group
West Bldg L2	Unit 1	706 SF	R2
West Bldg Living Level	Unit 1	706 SF	R2
West Bldg Unheated Garage	Unit 1	220 SF	R2
West Bldg L3	Unit 1	706 SF	R2
West Bldg L4	Unit 1	282 SF	R2
West Bldg L4 Roof Deck	Unit 1	174 SF	R2
Unit 1: 6		2794 SF	
West Bldg L2	Unit 2	706 SF	R2
West Bldg Unheated Garage	Unit 2	209 SF	R2
West Bldg L3	Unit 2	706 SF	R2
West Bldg L4	Unit 2	706 SF	R2
West Bldg Roof Deck	Unit 2	557 SF	R2
West Bldg Heated Garage Circ	Unit 2	88 SF	R2
Unit 2: 6		2971 SF	
West Bldg Unheated Garage	Unit 3	402 SF	R2
West Bldg L2	Unit 3	706 SF	R2
West Bldg L3	Unit 3	706 SF	R2
West Bldg L4	Unit 3	513 SF	R2
West Bldg Heated Garage Circ	Unit 3	88 SF	R2
West Bldg Roof Deck	Unit 3	513 SF	R2
Unit 3: 6		2928 SF	
West Bldg Unheated Garage	Unit 4	402 SF	R2
West Bldg L2	Unit 4	706 SF	R2
West Bldg L3	Unit 4	706 SF	R2
West Bldg L4	Unit 4	706 SF	R2
West Bldg Heated Garage Circ	Unit 4	88 SF	R2
West Bldg Roof Deck	Unit 4	560 SF	R2
Unit 4: 6		3167 SF	

Area Schedule (Gross Building)			
Name	Number	Area	Occupancy Group
East Bldg Unheated Garage	Unit 5	209 SF	R2
East Bldg Heated Garage Circ	Unit 5	88 SF	R2
East Bldg L2	Unit 5	706 SF	R2
East Bldg L3	Unit 5	706 SF	R2
East Bldg L4	Unit 5	706 SF	R2
East Bldg Roof Deck	Unit 5	557 SF	R2
Unit 5: 6		2970 SF	
East Bldg Living Level	Unit 6	706 SF	R2
East Bldg L2	Unit 6	706 SF	R2
East Bldg L3	Unit 6	706 SF	R2
East Bldg L4	Unit 6	282 SF	R2
East Bldg L4 Roof Deck	Unit 6	174 SF	R2
East Bldg Unheated Garage	Unit 6	220 SF	R2
Unit 6: 6		2793 SF	
East Bldg Heated Garage Circ	Unit 7	88 SF	R2
East Bldg L2	Unit 7	706 SF	R2
East Bldg L3	Unit 7	706 SF	R2
East Bldg L4	Unit 7	513 SF	R2
East Bldg Roof Deck	Unit 7	513 SF	R2
East Bldg Unheated Garage	Unit 7	402 SF	R2
Unit 7: 6		2928 SF	
East Bldg Heated Garage Circ	Unit 8	88 SF	R2
East Bldg L2	Unit 8	706 SF	R2
East Bldg L3	Unit 8	706 SF	R2
East Bldg L4	Unit 8	706 SF	R2
East Bldg Roof Deck	Unit 8	557 SF	R2
East Bldg Unheated Garage	Unit 8	402 SF	R2
Unit 8: 6		3165 SF	



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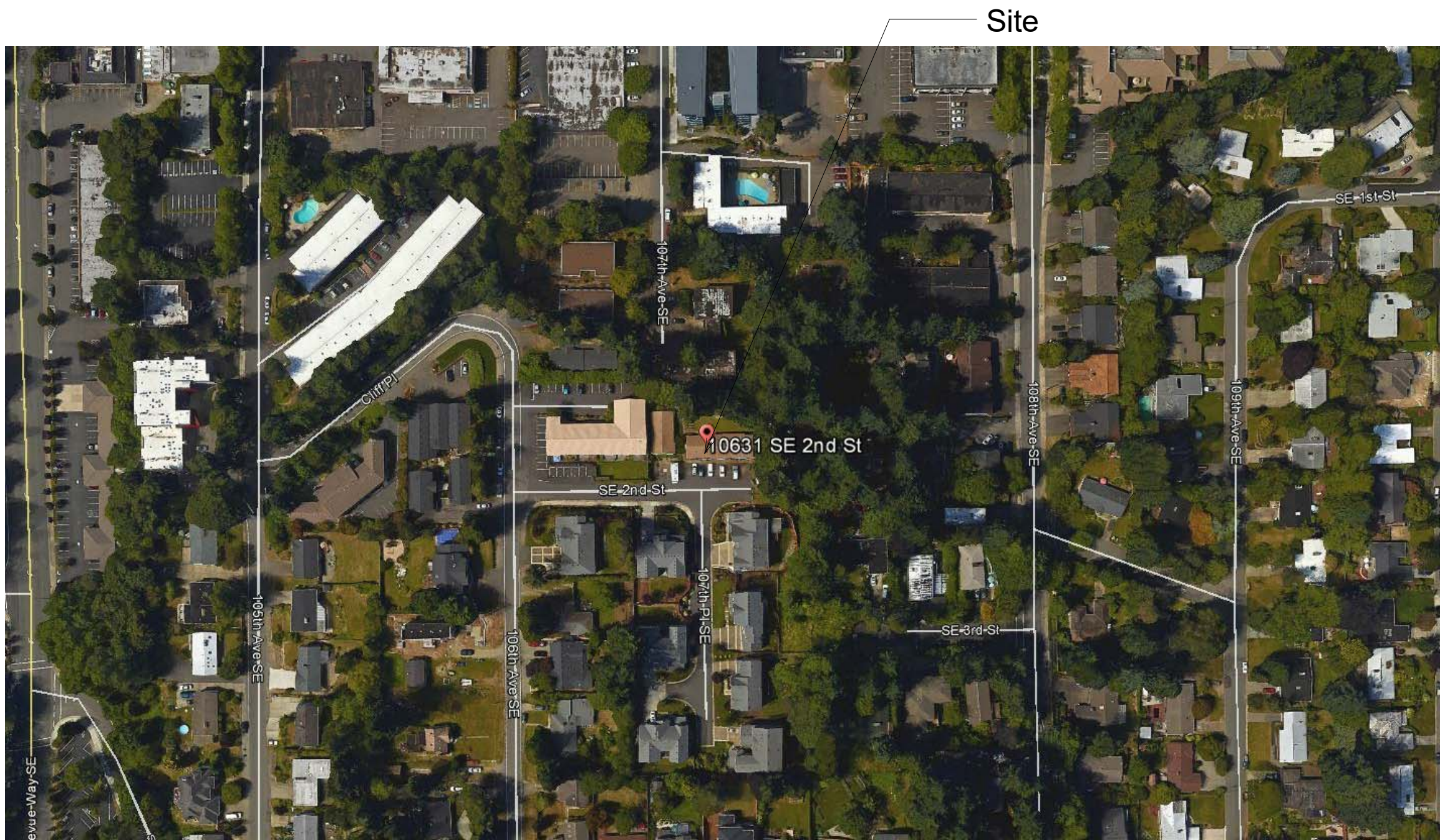


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Gross Floor Area Totals
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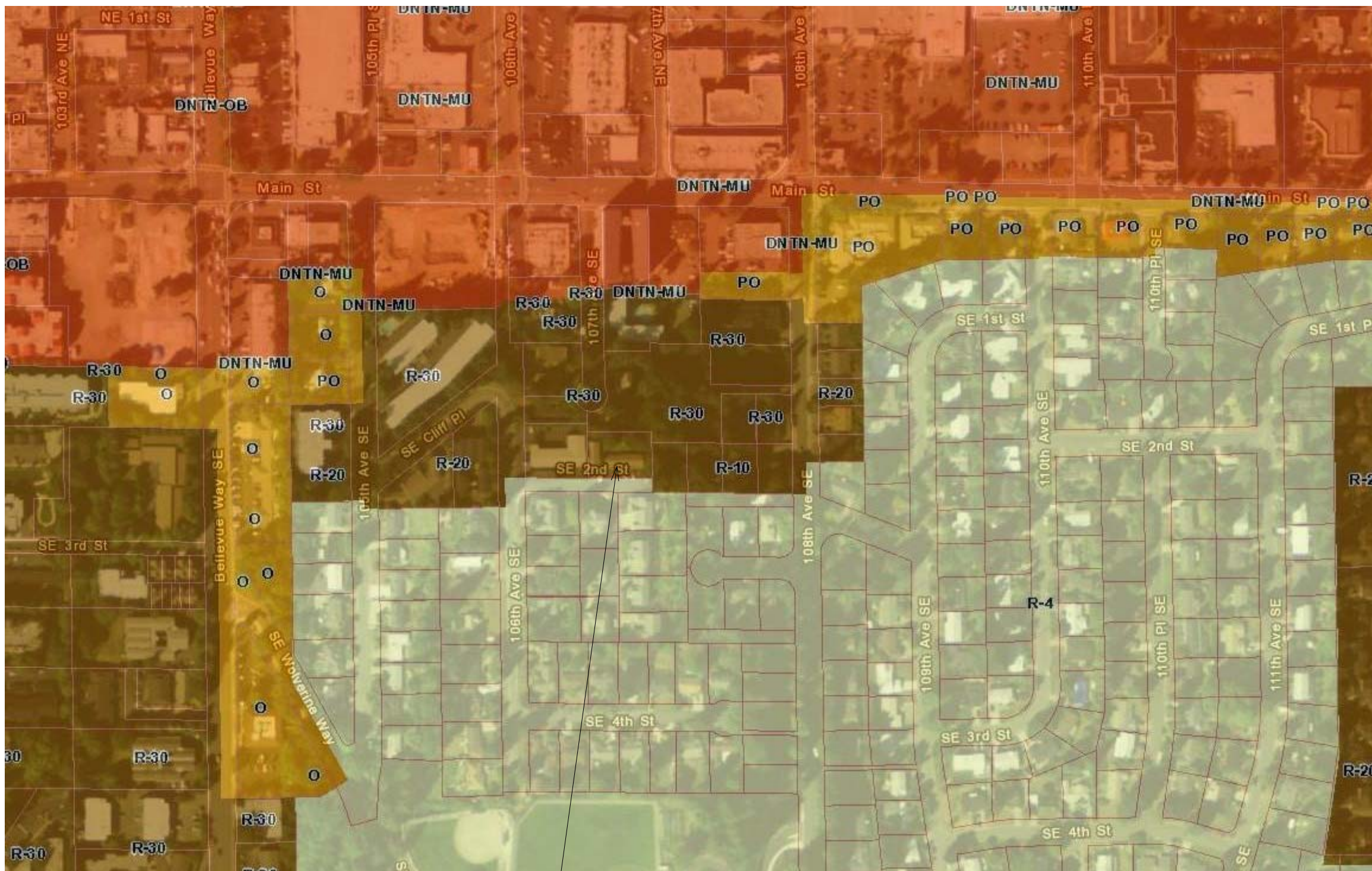
G0.10



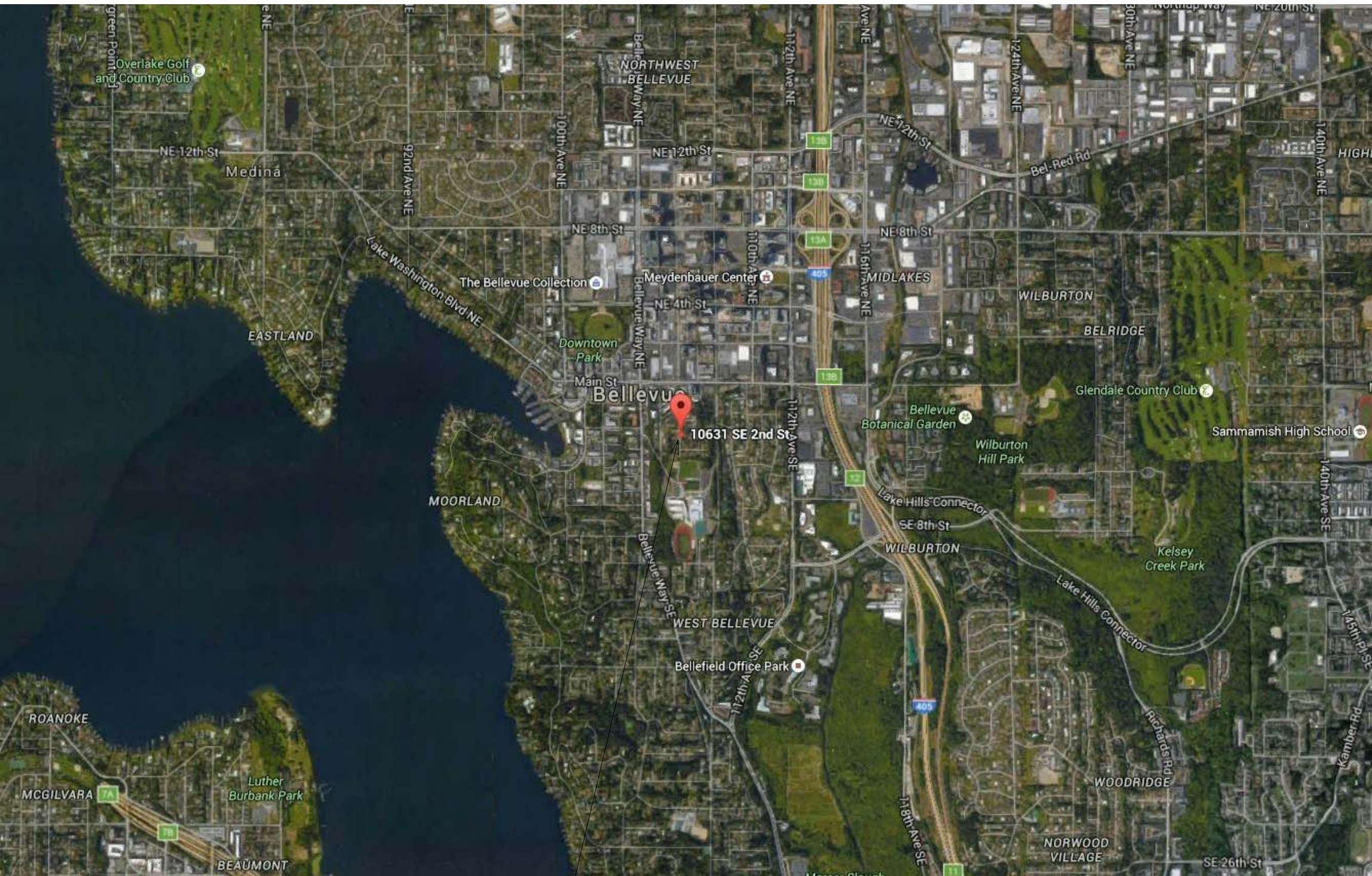
Vicinity Map



Site Diagram



Zoning Map



City Context Map

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G0.11



Per Condition of
Approval, remove
from all construction
documents

Looking South

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G0.12



Looking North

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G0.13

Building Materials Board:

Material Legend

- 1. Concrete
- 2. Composite Panel
- 3. Fibercement Panel, White
- 4. Fibercement Panel, Black
- 5. Fibercement Panel, Dark Gray
- 6. Fibercement Panel, Light Gray
- 8.Metal Guardrail
- 10. White Vinyl Window



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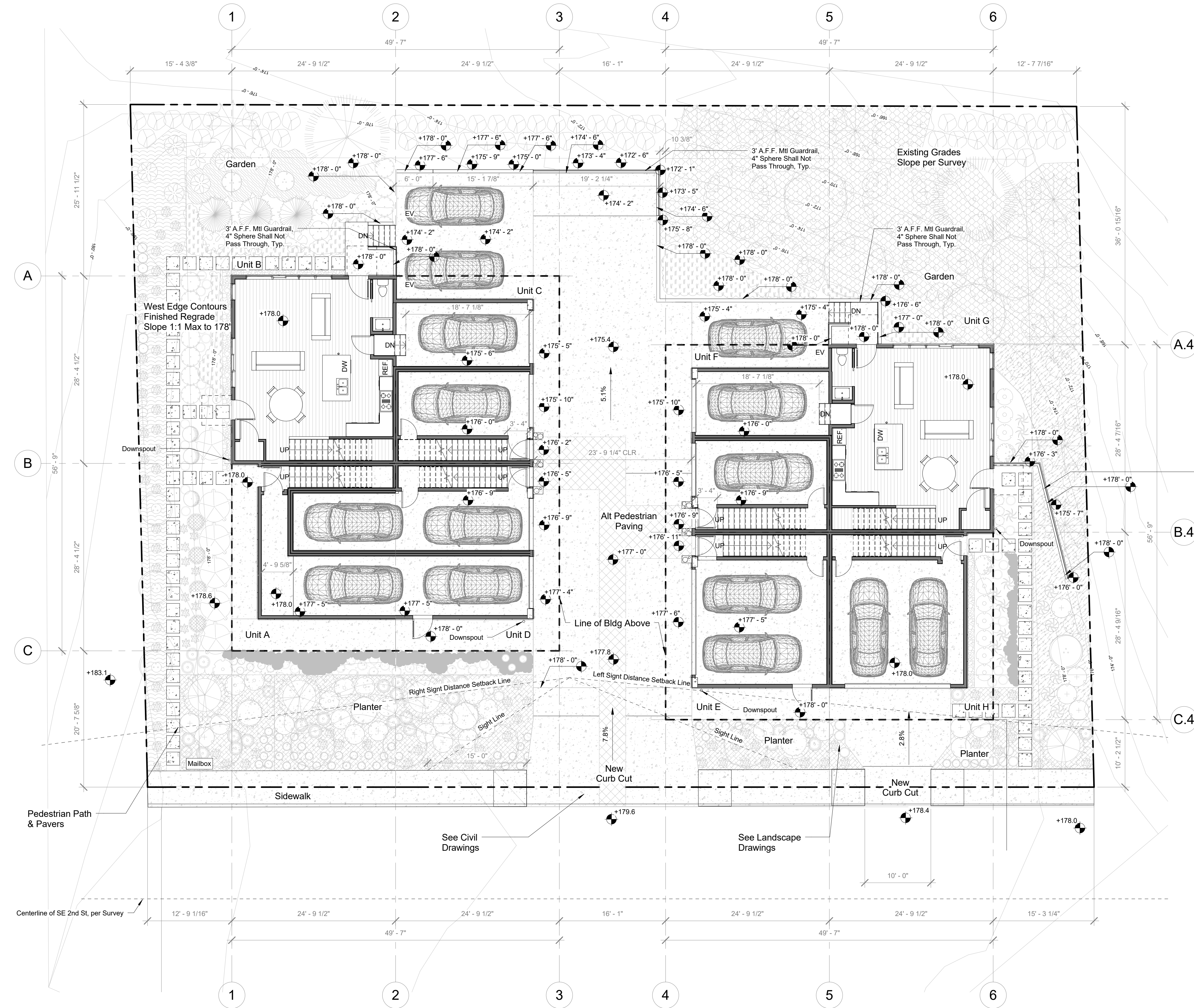


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G0.14



1 Site Plan
1/8" = 1'-0"

PROJECT INFORMATION

ADDRESS: 10631 SE 2nd Street
Bellevue, WA 98004

PARCEL #: 8682800040

LEGAL DESCRIPTION: Lots 8 and 9, Trinwith Addition, According To The Plat Thereof
Recorded In Volume 44 Of Plats, Page 96, Records of King County,
WA

SITE AREA: 14,782sf

SITE NOTES

- Site information and utility locations based on plot plan & survey by others. Contractor to verify all conditions and utility locations and be responsible for locating utilities not shown on the drawings. Contractor to avoid disturbing or damaging existing utilities.
- Call before you dig, min 2 days prior to ground disturbances. 1.800.424.5555 (for Seattle, verify notification req's in other jurisdictions)
- No grading, excavation or fill between October 31st and April 1st without an approved dry season extension. Stabilize all grading by October 31st.
- Limit construction area to those indicated on the plans. Contractor will be responsible for damage to areas outside of designated construction area.
- Coordinate electrical requirements with local electrical depts.
- See civil drawings for construction stormwater control & drainage plan and utility locations.
- For project data information, see sht G0.0.
- For impervious surface calculations, see civil drawings.



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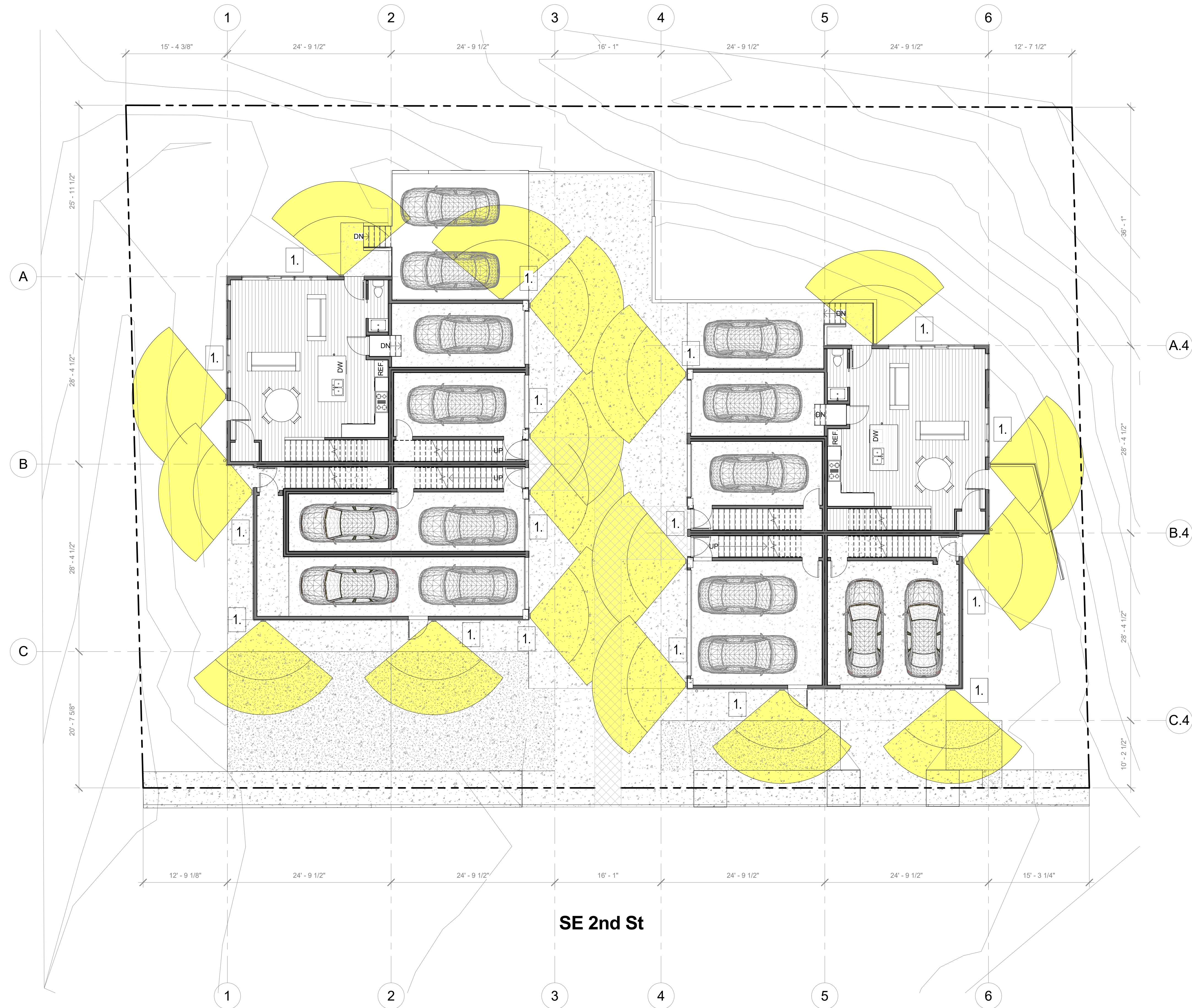


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Site Plan
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A1.0



Lighting Legend:

1. 6" Exterior Wall Sconce
per Site Lighting
Standards

1 Exterior Lighting Plan
1/8" = 1'-0"



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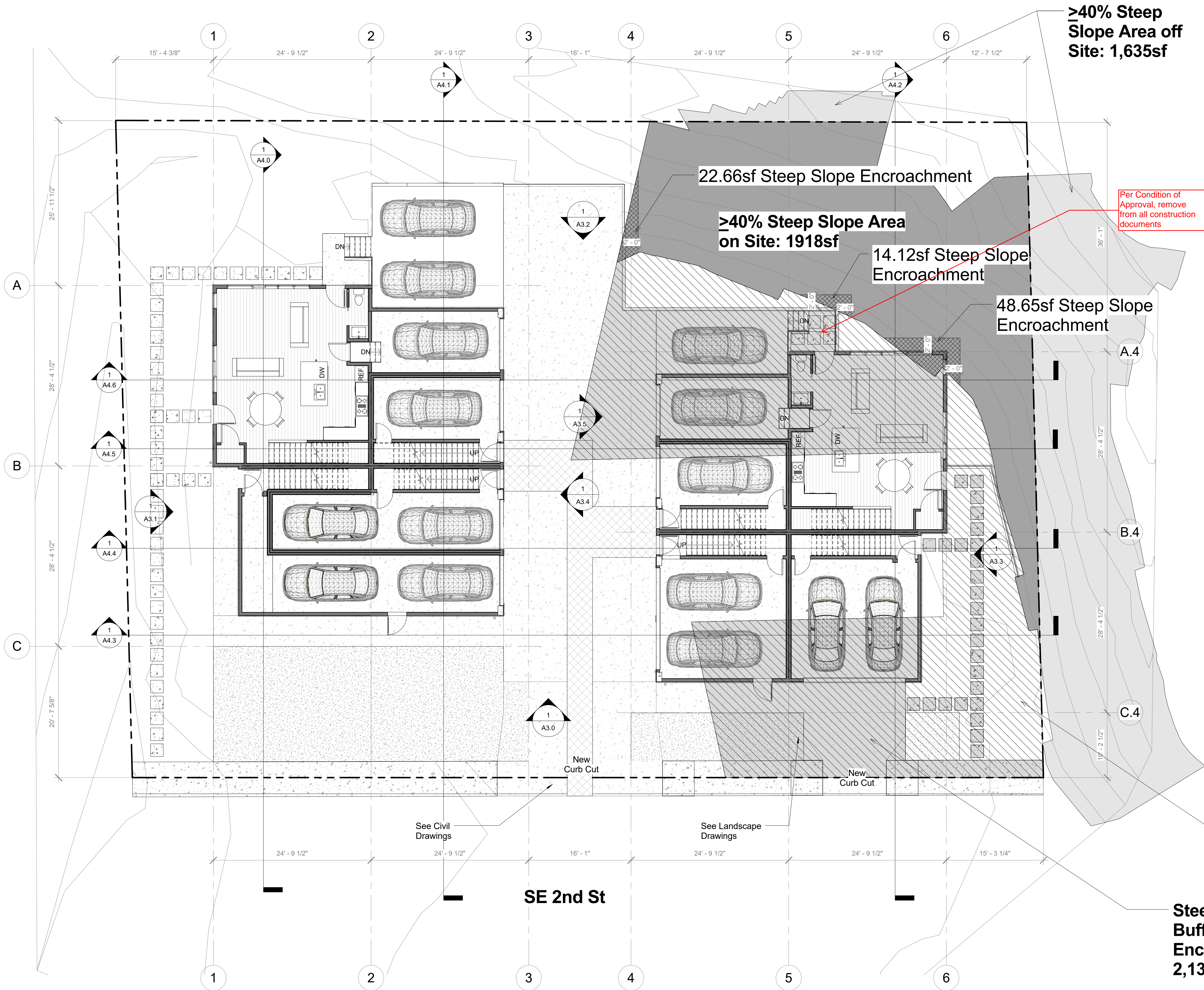


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Exterior Lighting Plan
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A1.0L



1 Site Plan - Steep Slope Diagram
1/8" = 1'-0"

STEEP SLOPE ANALYSIS

Parcel Area: 14,782sf

Steep Slope 40% or Greater : 3,553sf
Steep Slope Area on Site: 1,918sf
Steep Slope Area off Site: 1,635sf

On Site Steep Slope Encroachment: 85.43sf, or 4.4%
Total Steep Slope Encroachment: 85.43sf, or 2.4%

50' Top of Slope Buffer: 3,016sf

Steep Slope Buffer Encroachment: 2,169.17sf, or 71.92%

Note: See Survey for Existing Contours & Slopes

RESIDENTIAL DEVELOPMENT DENSITY CALCULATION

DU/AC = 30
CA = 3,020sf Buffer + 1,918 Area = 4,938sf = 0.1134 Acres
BA = 14,782 - 4,938 = 9,844sf = 0.2260 Acres
DF = 9,844/14,782 = 0.6659

(DU/AC x BA) = (DU/AC x CA x DF) =
(30 x 0.2260) + (30 x 0.1134 x 0.6659) =
6.78 + 2.27
9.05

Maximum Development Density of 9



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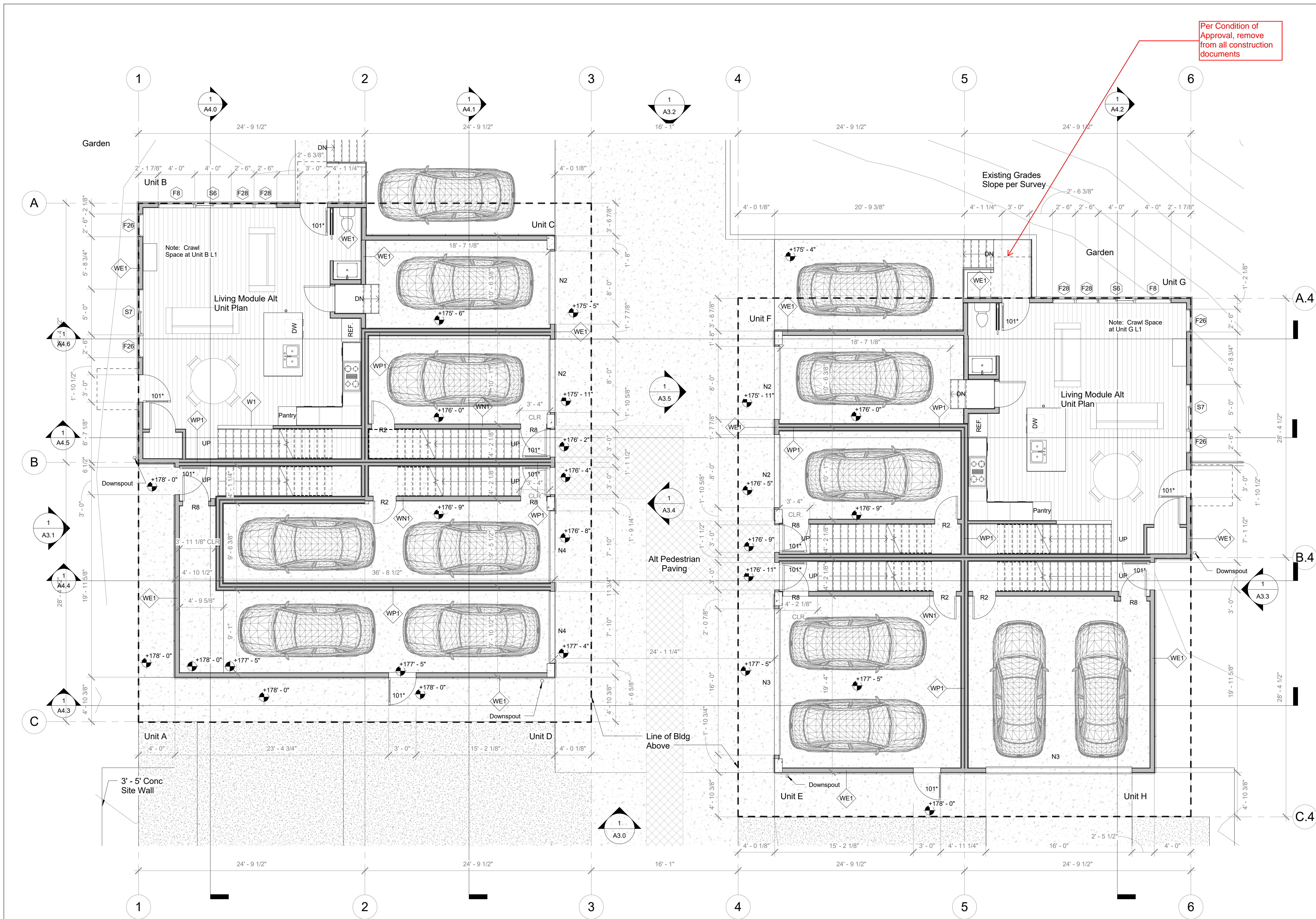


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Steep Slope
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A1.0S



1 Plan - Level 1
3/16" = 1'-0"

PLAN NOTES

- Do not scale drawings. Exterior dimensions are to grid lines, and face of sheathing. Interior dimensions are to gridlines and face of stud. Openings are dimensioned to the centerline of the opening, uno.
- Electrical, mechanical, plumbing and fire protection work is design build. The work shown herein is diagrammatic and intended to illustrate the design intent, not specific requirements. Work req'd by applicable codes or to make the work complete is to be provided.
- Contractor shall verify locations and sizing of all openings, including but not limited to HVAC, doors and windows with applicable subcontractors.
- Contractor shall verify installation requirements, hook-ups, venting & penetrations for all fixtures & appliances prior to installation.
- Provide artificial lighting adjacent to all entry doors and stairs, shield light from all adjacent properties.
- Window locations vary by room and floor level. See plans, elevations, and schedule for window sizes.
- Window sizes are nominal rough opening, width and height.
- See G0.1 & G0.2 for add'l general notes, abbreviations, & symbols.
- Windows & doors marked w/ an asterisk after their name are tempered openings. Refer to elevations for window configurations and door transom windows.

CO2 / SD

- Carbon monoxide alarm should be provided outside of each sleeping area in the immediate vicinity of the bedroom.
- Carbon monoxide alarm should be provided on each level of the dwelling.
- CO/SD symbol used for combination smoke detector / carbon monoxide detector.
- CO/SD detectors to be 110v, interconnected, with battery backup.

SD

- A smoke detector shall be installed in each sleeping room.
- A smoke detector shall be centrally located on each floor. In all instances this shall be a combination smoke detector / carbon monoxide detector.
- An additional smoke detector shall be installed in each location where there is a ceiling height change greater than 24".
- Smoke detectors to be 110v, interconnected, with battery backup.

VENTILATION

Source specific:
Baths, toilet, and laundry rooms: 50 cfm (intermittent)
Kitchens: 100 cfm (intermittent)

-Exhaust systems shall comply with SRC M1507.4
-Fans & ducts shall be sized and constructed per SRC M1507.4
-Exhaust outlets to be 3 ft. From property lines, 3 ft. from operable windows, and 10 ft from mechanical air intakes

Fresh air exchange:
Exhaust through combination bath fans that act as whole house ventilation per table below.
Fresh air inlet through trickle vents in windows

----- Shows 4" vent ducts through ceiling or soffit

WHOLE HOUSE VENTING SCHEDULE

Per m1507.3.4 table, 60 cfm continuous whf fan req'd for each unit (1500-3000 sf & 2-3br)

	Intake CFM	Exhaust CFM
Trickle Vents	80	
Laundry Room		160

See A6.0 for wall, door and window schedules



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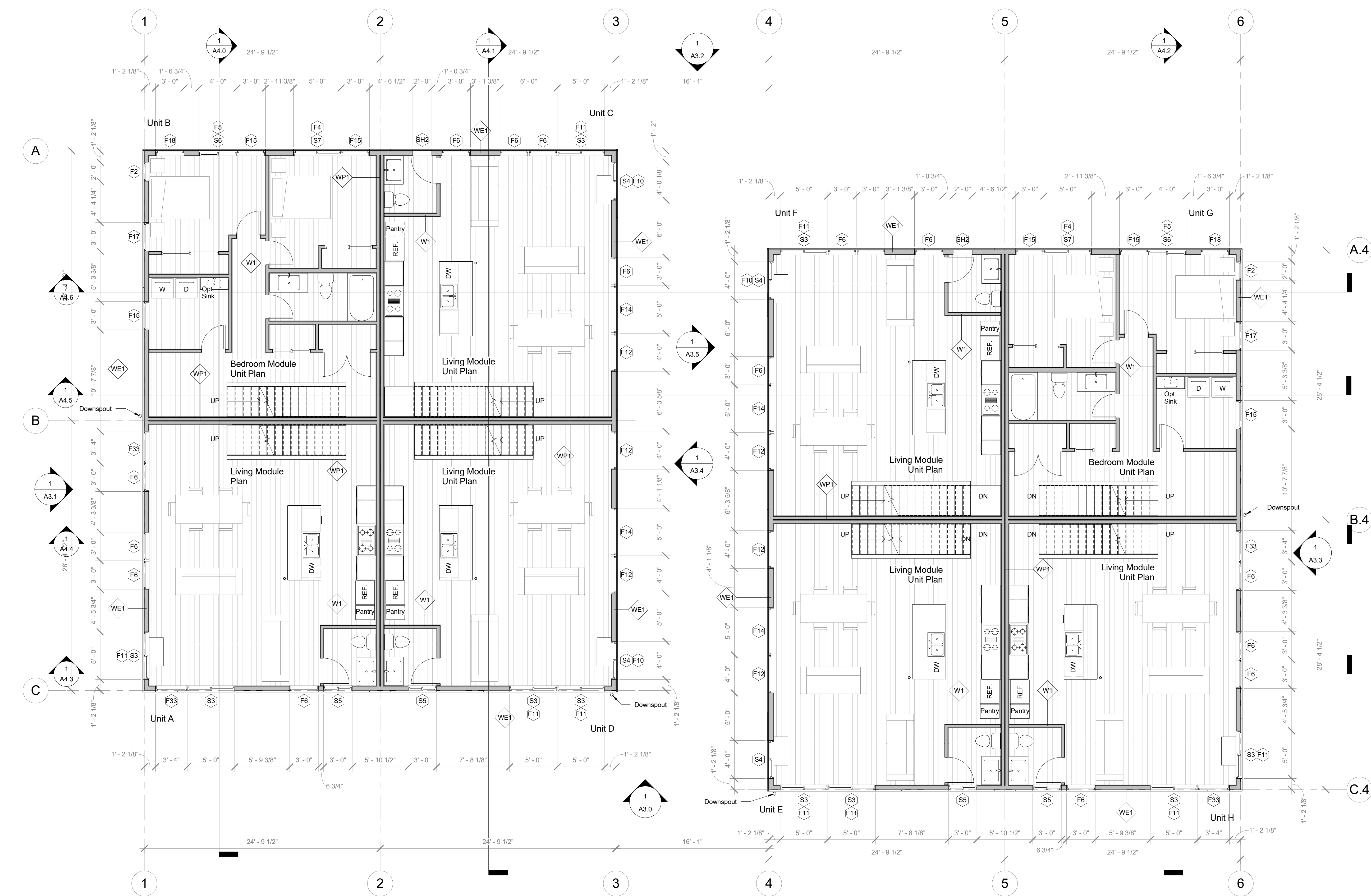


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A1.1



1 Plan - Level 2
3/16" = 1'-0"

PLAN NOTES

- Do not scale drawings. Exterior dimensions are to grid lines, and face of sheathing. Interior dimensions are to gridlines and face of stud. Openings are dimensioned to the centerline of the opening, uno.
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- Provide artificial lighting adjacent to all entry doors and stairs, shield light from all adjacent properties.
- Window locations vary by room and floor level. See plans, elevations, and schedule for window sizes.
- Window sizes are nominal rough opening, width and height.
- See G0.1 & G0.2 for add'l general notes, abbreviations, & symbols.
- Windows & doors marked w/ an asterisk after their name are tempered openings. Refer to elevations for window configurations and door transom windows.

CO2 / SD ^{CO/SD}

- Carbon monoxide alarm should be provided outside of each sleeping area in the immediate vicinity of the bedroom.
- Carbon monoxide alarm should be provided on each level of the dwelling.
- CO/SD symbol used for combination smoke detector/carbon monoxide detector.
- CO/SD detectors to be 110v, interconnected, with battery backup.

SD ^{SD}

- A smoke detector shall be installed in each sleeping room.
- A smoke detector shall be centrally located on each floor. In all instances this shall be a combination smoke detector / carbon monoxide detector.
- An additional smoke detector shall be installed in each location where there is a ceiling height change greater than 24".
- Smoke detectors to be 110v, interconnected, with battery backup.

VENTILATION ^F

Source specific:
Baths, toilet, and laundry rooms: 50 cfm (intermittent)
100 cfm (intermittent)
Kitchens:

-Exhaust systems shall comply with SRC M1507.4
-Fans & ducts shall be sized and constructed per SRC M1507.4
-Exhaust outlets to be 3 ft. From property lines, 3 ft from operable windows, and 10 ft from mechanical air intakes

Fresh air exchange:
Exhaust through combination bath fans that act as whole house ventilation per table below.
Fresh air inlet through trickle vents in windows

----- Shows 4" vent ducts through ceiling or soffit

WHOLE HOUSE VENTING SCHEDULE

Per m1507.3.4 table, 60 cfm continuous whf fan req'd for each unit (1500-3000 sf & 2-3br)

	Intake CFM	Exhaust CFM
Trickle Vents	80	
Laundry Room		160

See A6.0 for wall, door and window schedules



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A1.2



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PLAN NOTES

- Do not scale drawings. Exterior dimensions are to grid lines, and face of sheathing. Interior dimensions are to gridlines and face of stud. Openings are dimensioned to the centerline of the opening, uno.
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- Contractor shall verify installation requirements, hook-ups, venting & penetrations for all fixtures & appliances prior to installation.
- Provide artificial lighting adjacent to all entry doors and stairs, shield light from all adjacent properties.
- Window locations vary by room and floor level. See plans, elevations, and schedule for window sizes.
- Window sizes are nominal rough opening, width and height.
- See G0.1 & G0.2 for add'l general notes, abbreviations, & symbols.
- Windows & doors marked w/ an asterisk after their name are tempered openings. Refer to elevations for window configurations and door transom windows.

CO2 / SD

- Carbon monoxide alarm should be provided outside of each sleeping area in the immediate vicinity of the bedroom.
- Carbon monoxide alarm should be provided on each level of the dwelling.
- CO/SD symbol used for combination smoke detector/carbon monoxide detector.
- CO/SD detectors to be 110v, interconnected, with battery backup.

SD

- A smoke detector shall be installed in each sleeping room.
- A smoke detector shall be centrally located on each floor. In all instances this shall be a combination smoke detector / carbon monoxide detector.
- An additional smoke detector shall be installed in each location where there is a ceiling height change greater than 24".
- Smoke detectors to be 110v, interconnected, with battery backup.

VENTILATION

Source specific:
Baths, toilet, and laundry rooms: 50 cfm (intermittent)
Kitchens: 100 cfm (intermittent)

-Exhaust systems shall comply with SRC M1507.4
-Fans & ducts shall be sized and constructed per SRC M1507.4
-Exhaust outlets to be 3 ft. From property lines, 3 ft from operable windows, and 10 ft from mechanical air intakes

Fresh air exchange:
Exhaust through combination bath fans that act as whole house ventilation per table below.
Fresh air inlet through trickle vents in windows

----- Shows 4" vent ducts through ceiling or soffit

WHOLE HOUSE VENTING SCHEDULE

Per m1507.3.4 table, 60 cfm continuous whf fan req'd for each unit (1500-3000 sf & 2-3br)

	Intake CFM	Exhaust CFM
Trickle Vents	80	
Laundry Room		160

See A6.0 for wall, door and window schedules

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A1.3

1 Plan - Level 3

3/16" = 1'-0"



1 Plan - Level 4
3/16" = 1'-0"

PLAN NOTES

- Do not scale drawings. Exterior dimensions are to grid lines, and face of sheathing. Interior dimensions are to gridlines and face of stud. Openings are dimensioned to the centerline of the opening, uno.
- Electrical, mechanical, plumbing and fire protection work is design build. The work shown herein is diagrammatic and intended to illustrate the design intent, not specific requirements. Work req'd by applicable codes or to make the work complete is to be provided.
- Contractor shall verify locations and sizing of all openings, including but not limited to HVAC, doors and windows with applicable subcontractors.
- Contractor shall verify installation requirements, hook-ups, venting & penetrations for all fixtures & appliances prior to installation.
- Provide artificial lighting adjacent to all entry doors and stairs, shield light from all adjacent properties.
- Window locations vary by room and floor level. See plans, elevations, and schedule for window sizes.
- Window sizes are nominal rough opening, width and height.
- See G0.1 & G0.2 for add'l general notes, abbreviations, & symbols.
- Windows & doors marked w/ an asterisk after their name are tempered openings. Refer to elevations for window configurations and door transom windows.

CO2 / SD

- Carbon monoxide alarm should be provided outside of each sleeping area in the immediate vicinity of the bedroom.
- Carbon monoxide alarm should be provided on each level of the dwelling.
- CO/SD symbol used for combination smoke detector/carbon monoxide detector.
- CO/SD detectors to be 110v, interconnected, with battery backup.

SD

- A smoke detector shall be installed in each sleeping room.
- A smoke detector shall be centrally located on each floor. In all instances this shall be a combination smoke detector / carbon monoxide detector.
- An additional smoke detector shall be installed in each location where there is a ceiling height change greater than 24".
- Smoke detectors to be 110v, interconnected, with battery backup.

VENTILATION

Source specific:
Baths, toilet, and laundry rooms: 50 cfm (intermittent)
100 cfm (intermittent)
Kitchens: 100 cfm (intermittent)

-Exhaust systems shall comply with SRC M1507.4
-Fans & ducts shall be sized and constructed per SRC M1507.4
-Exhaust outlets to be 3 ft. From property lines, 3 ft from operable windows, and 10 ft from mechanical air intakes

Fresh air exchange:
Exhaust through combination bath fans that act as whole house ventilation per table below.
Fresh air inlet through trickle vents in windows

----- Shows 4" vent ducts through ceiling or soffit

WHOLE HOUSE VENTING SCHEDULE

Per m1507.3.4 table, 60 cfm continuous whf fan req'd for each unit (1500-3000 sf & 2-3br)

	Intake CFM	Exhaust CFM
Trickle Vents	80	
Laundry Room		160

See A6.0 for wall, door and window schedules



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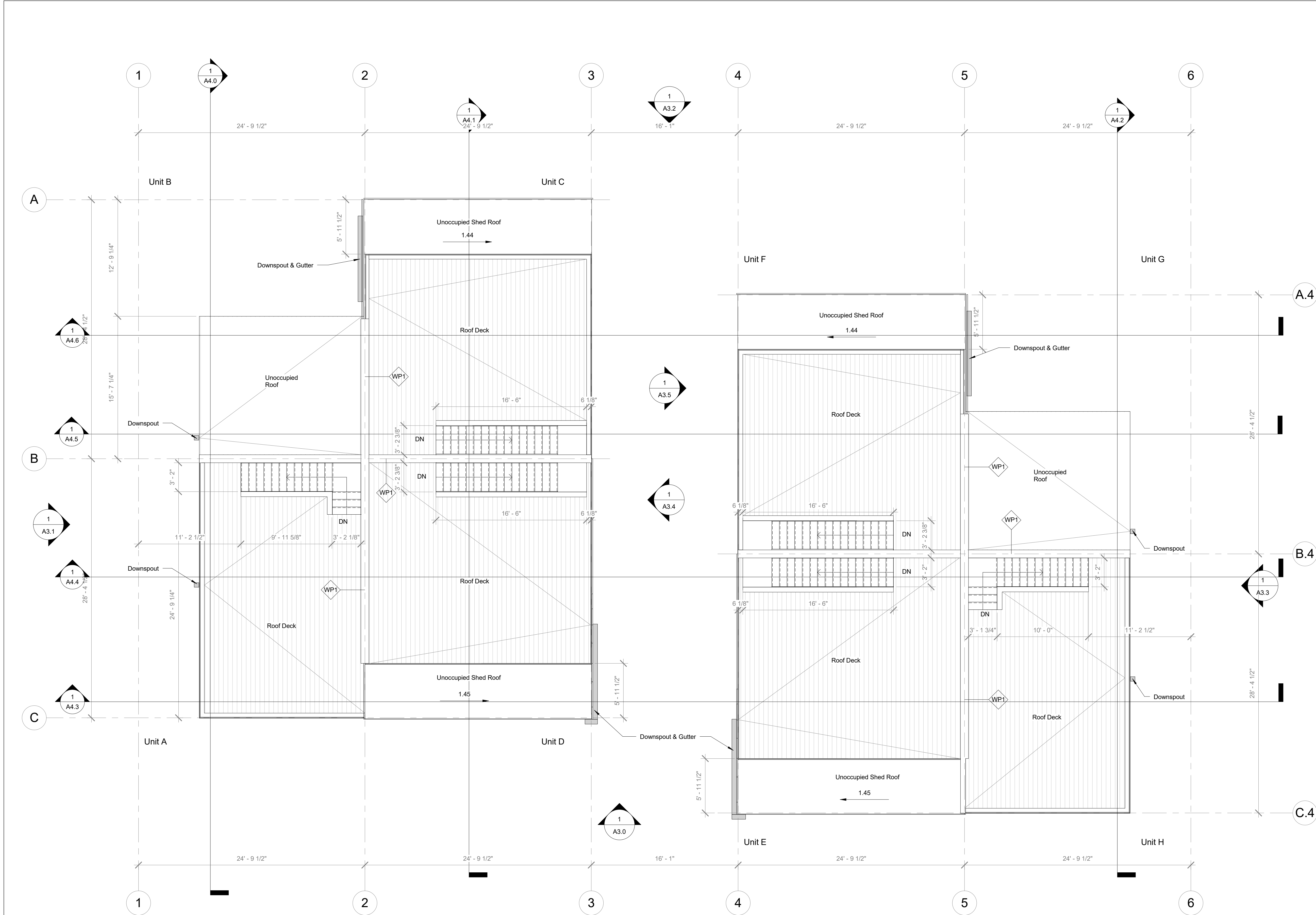


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A1.4



1 Plan - Roof Level
3/16" = 1'-0"

PLAN NOTES

1. Do not scale drawings. Exterior dimensions are to grid lines, and face of sheathing. Interior dimensions are to gridlines and face of stud. Openings are dimensioned to the centerline of the opening, uno.
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3. Contractor shall verify locations and sizing of all openings, including but not limited to HVAC, doors and windows with applicable subcontractors.
4. Contractor shall verify installation requirements, hook-ups, venting & penetrations for all fixtures & appliances prior to installation.
5. Provide artificial lighting adjacent to all entry doors and stairs, shield light from all adjacent properties.
6. Window locations vary by room and floor level. See plans, elevations, and schedule for window sizes.
7. Window sizes are nominal rough opening, width and height.
8. See G0.1 & G0.2 for add'l general notes, abbreviations, & symbols.
9. Windows & doors marked w/ an asterisk after their name are tempered openings. Refer to elevations for window configurations and door transom windows.

CO2 / SD ^{CO/SD}

1. Carbon monoxide alarm should be provided outside of each sleeping area in the immediate vicinity of the bedroom.
2. Carbon monoxide alarm should be provided on each level of the dwelling.
3. CO/SD symbol used for combination smoke detector / carbon monoxide detector.
4. CO/SD detectors to be 110v, interconnected, with battery backup.

SD ^{SD}

1. A smoke detector shall be installed in each sleeping room.
2. A smoke detector shall be centrally located on each floor. In all instances this shall be a combination smoke detector / carbon monoxide detector.
3. An additional smoke detector shall be installed in each location where there is a ceiling height change greater than 24".
4. Smoke detectors to be 110v, interconnected, with battery backup.

VENTILATION ^F

Source specific:
Baths, toilet, and laundry rooms: 50 cfm (intermittent)
Kitchens: 100 cfm (intermittent)

-Exhaust systems shall comply with SRC M1507.4
-Fans & ducts shall be sized and constructed per SRC M1507.4
-Exhaust outlets to be 3 ft. From property lines, 3 ft from operable windows, and 10 ft from mechanical air intakes

Fresh air exchange:
Exhaust through combination bath fans that act as whole house ventilation per table below.
Fresh air inlet through trickle vents in windows

----- Shows 4" vent ducts through ceiling or soffit

WHOLE HOUSE VENTING SCHEDULE

Per m1507.3.4 table, 60 cfm continuous whf fan req'd for each unit (1500-3000 sf & 2-3br)

	Intake CFM	Exhaust CFM
Trickle Vents	80	
Laundry Room		160

See A6.0 for wall, door and window schedules



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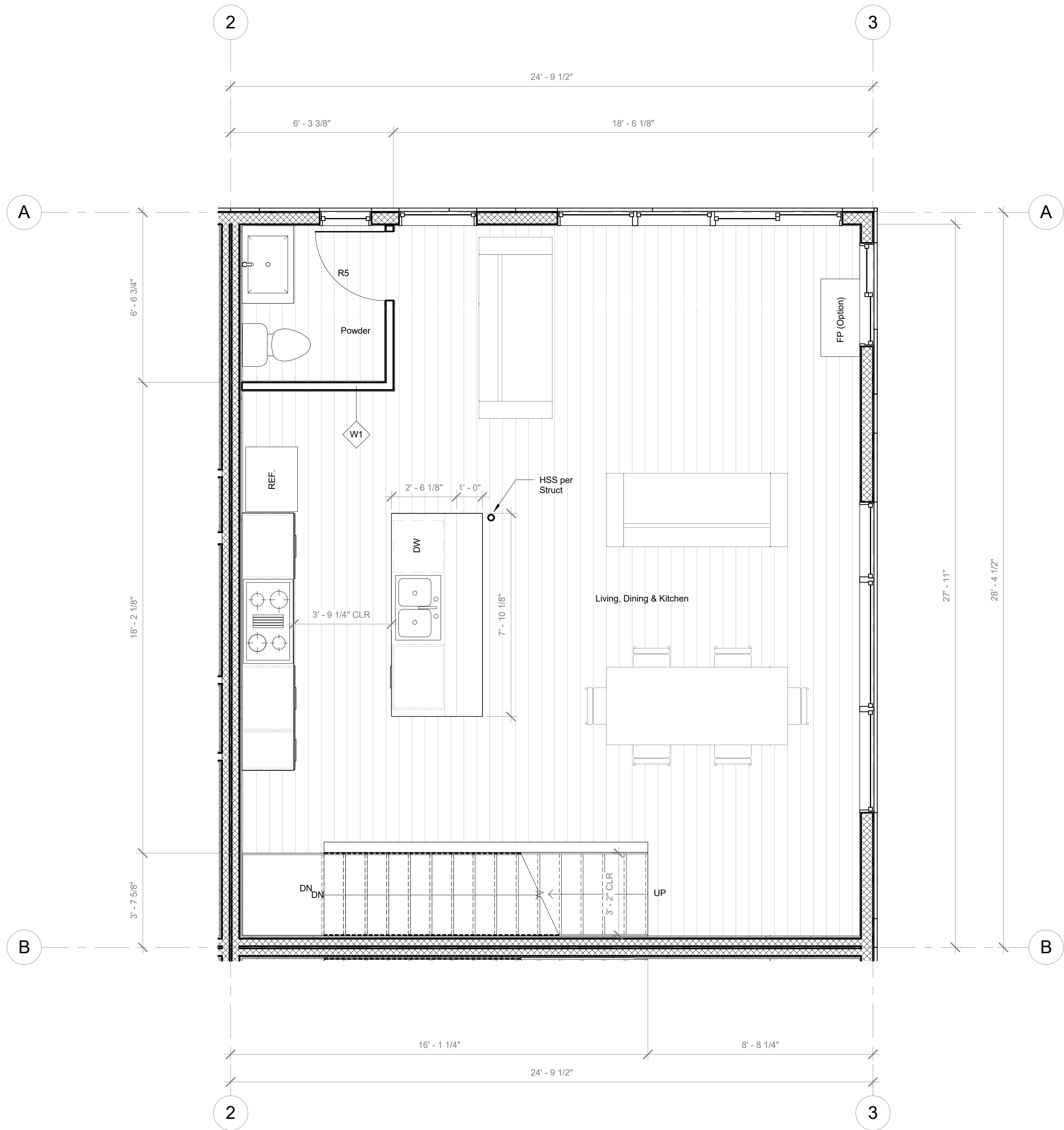


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A1.5



1 Unit Plan- Living Module
3/8" = 1'-0" UNITS: A, C, D, E, F, H



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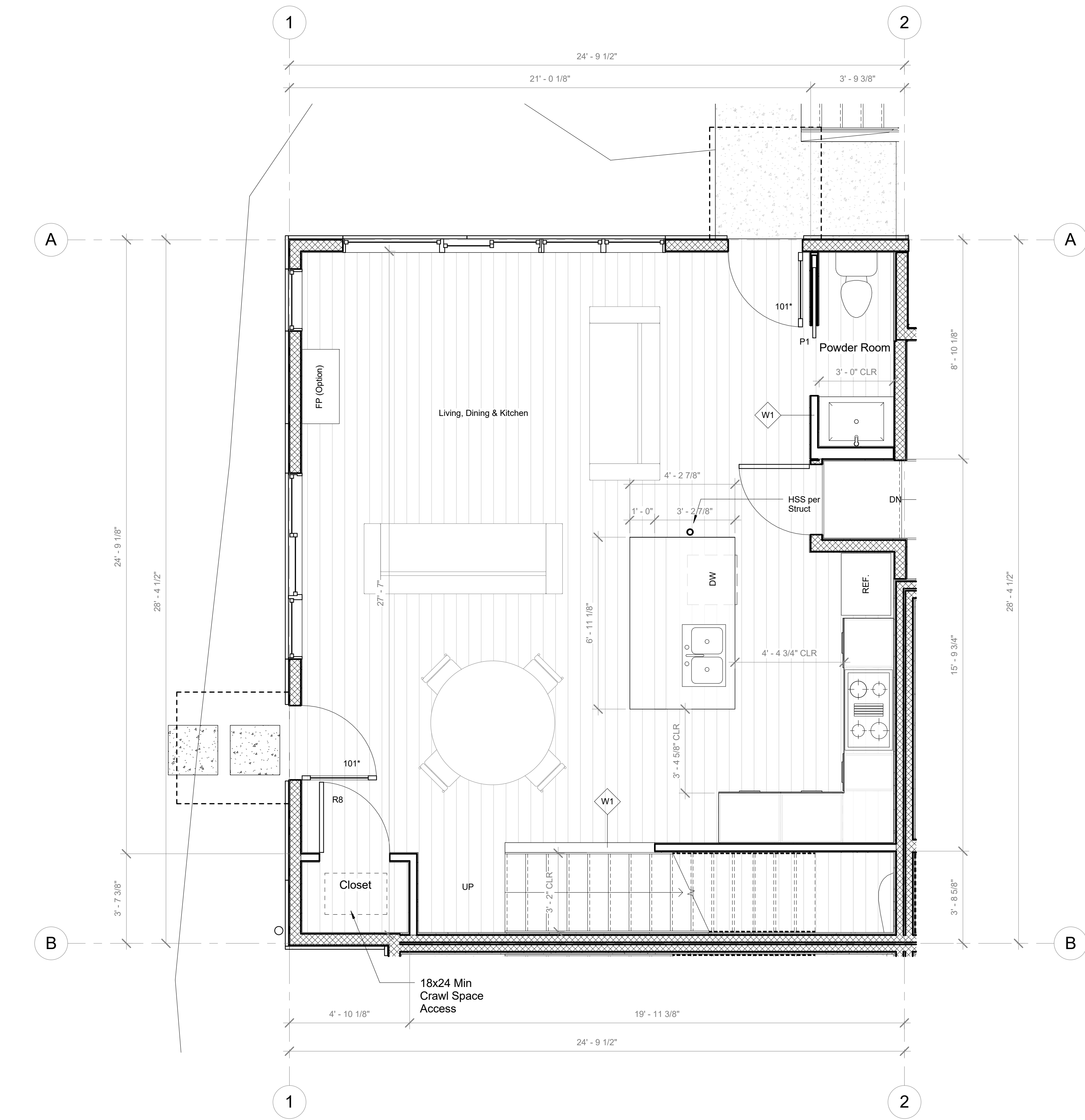


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Unit Plan - Living Module
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A2.0



1 Unit Plan - Living Module Alt
3/8" = 1'-0"
UNITS: B, G



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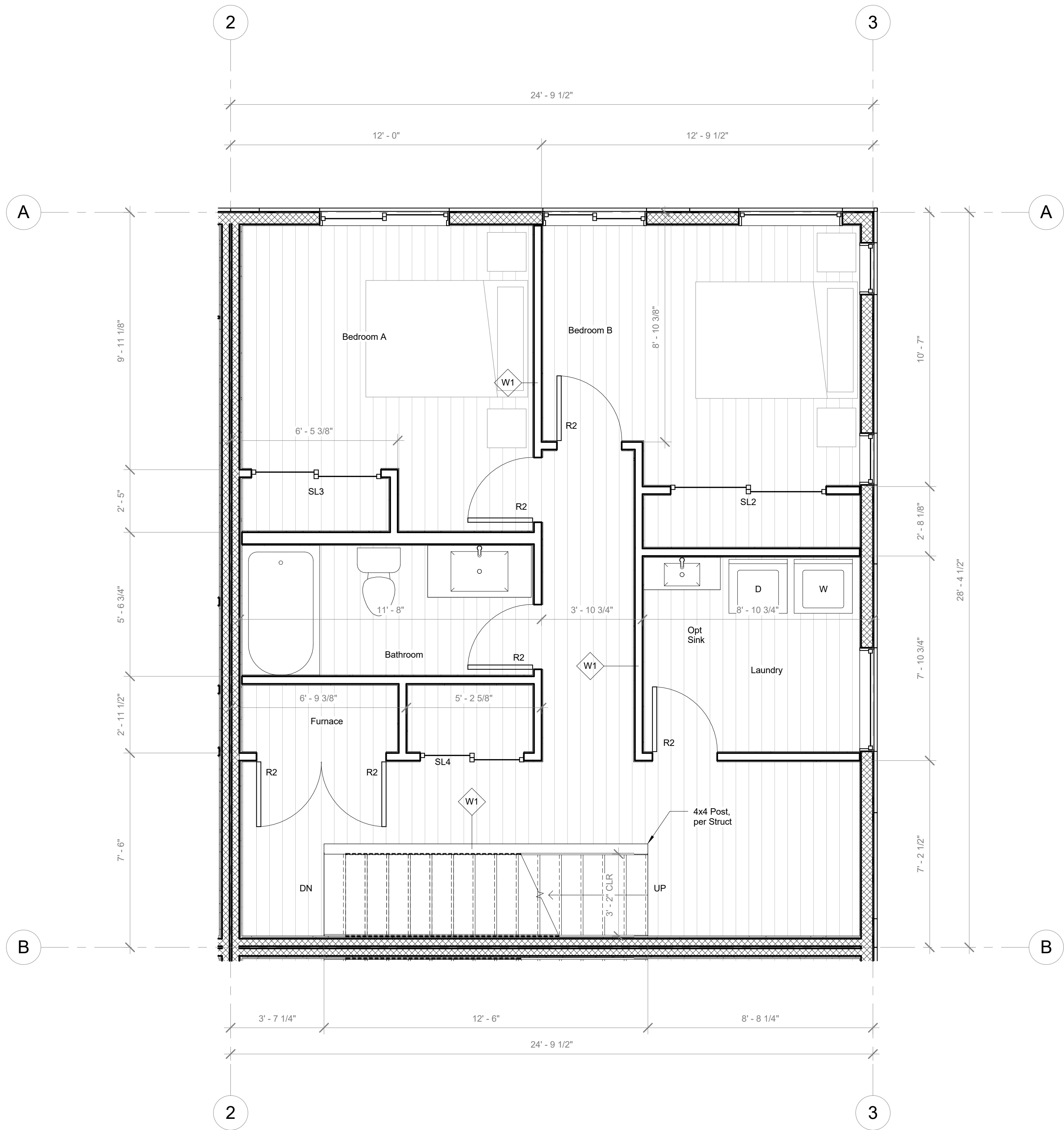


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Unit Plan - Living Module Alt
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A2.0A



1 Unit Plan - Bedroom Module
3/8" = 1'-0"
UNITS: B, C, D, E, F, G



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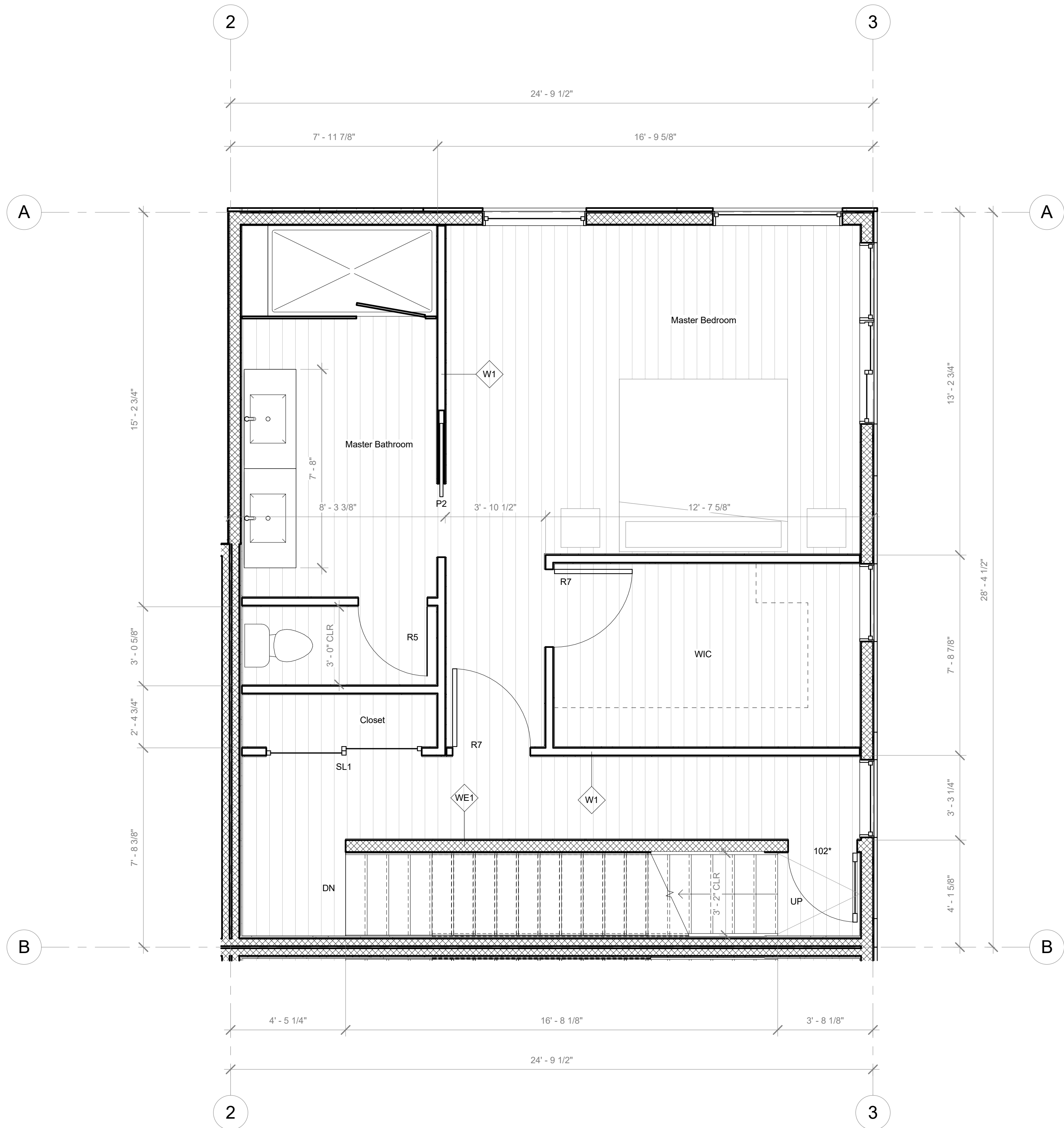


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A2.1



1 Unit Plan - Master Module
3/8" = 1'-0"
UNITS: C, D, E, F



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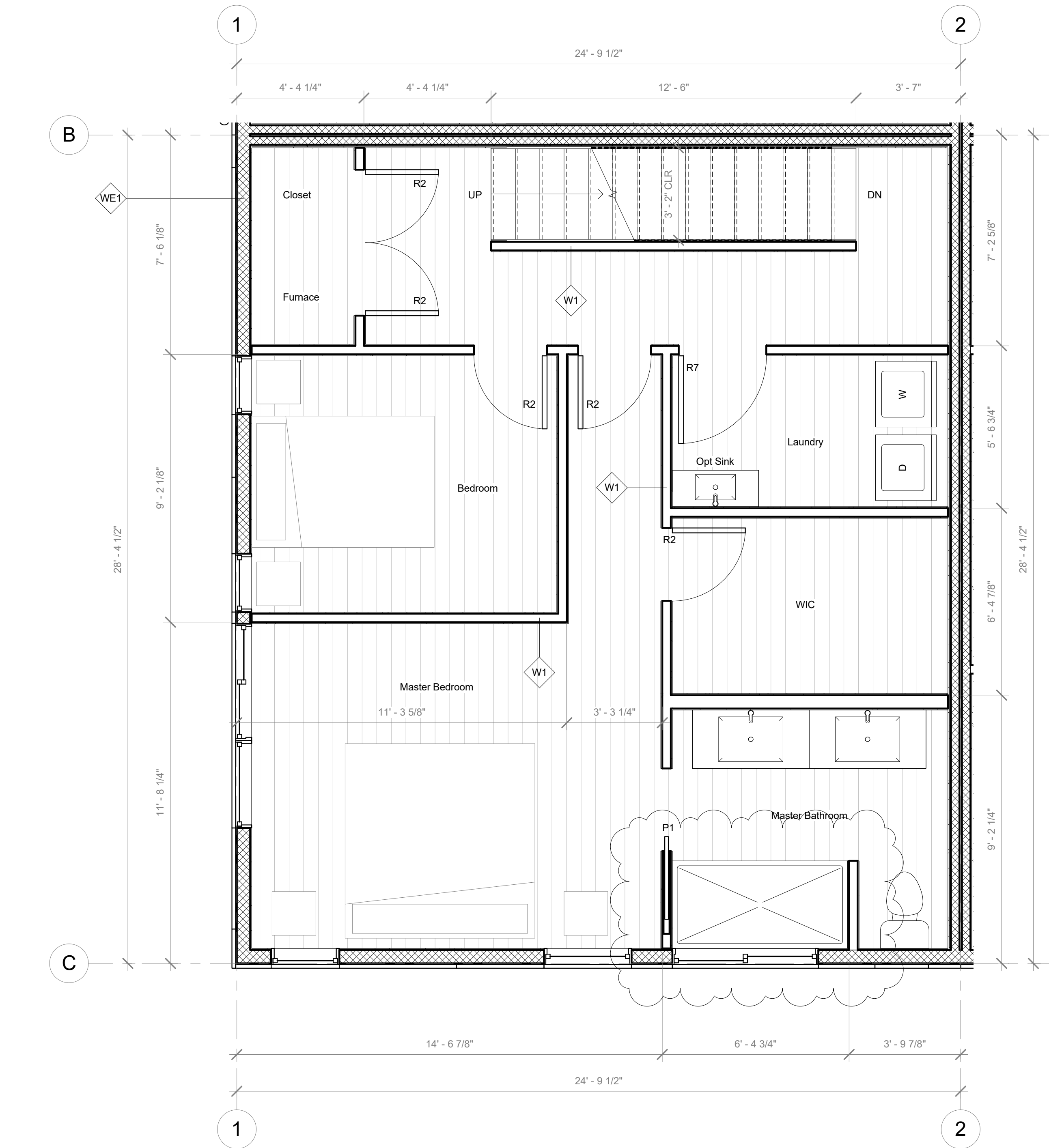


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A2.2



1 Unit Plan - Master Module Alt
3/8" = 1'-0"
UNITS: A, H



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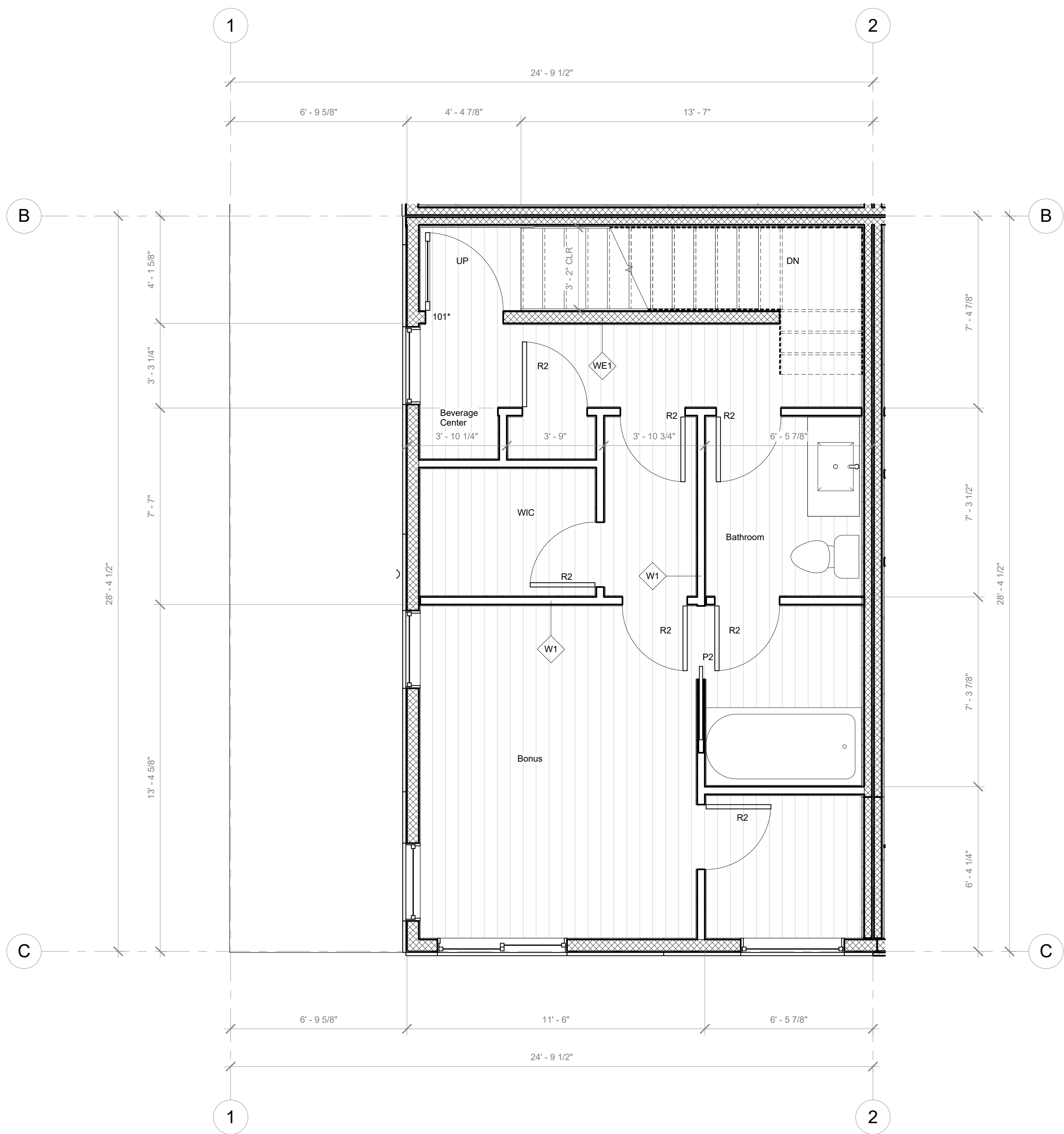


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A2.2A



1 Unit Plan - Bonus Module
3/8" = 1'-0"

UNITS: A, H



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A2.3



1 Elevation - South Elevation
3/16" = 1'-0"

MATERIAL LEGEND

1. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec
2. Composite Panel. Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
3. White Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
4. Black Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
5. Dark Gray Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
6. Light Gray Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
7. Prefin Mtl Parapet Cap Flashing to Match Adj. Siding, Typ
8. Mtl Guard Rail. 3" AFF & 4" Sphere Shall Not Pass Through, Typ
9. Door Canopy, Slope 1/4" per Ft Away from Bldg
10. White Vinyl Window
11. Prefinished Metal Downspout and Gutter To Match Adjacent Siding



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A3.0



1 Elevation - West Elevation
3/16" = 1'-0"

MATERIAL LEGEND

1. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec
2. Composite Panel, Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
3. White Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
4. Black Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
5. Dark Gray Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
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8. Mtl Guard Rail, 3' AFF & 4" Sphere Shall Not Pass Through, Typ
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A3.1



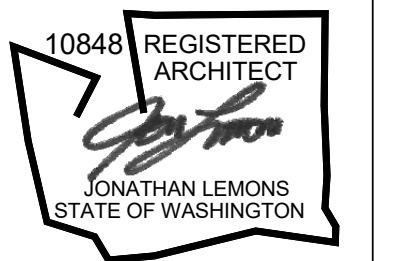
1 Elevation - North Elevation
3/16" = 1'-0"

MATERIAL LEGEND

1. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec
2. Composite Panel, Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
3. White Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
4. Black Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
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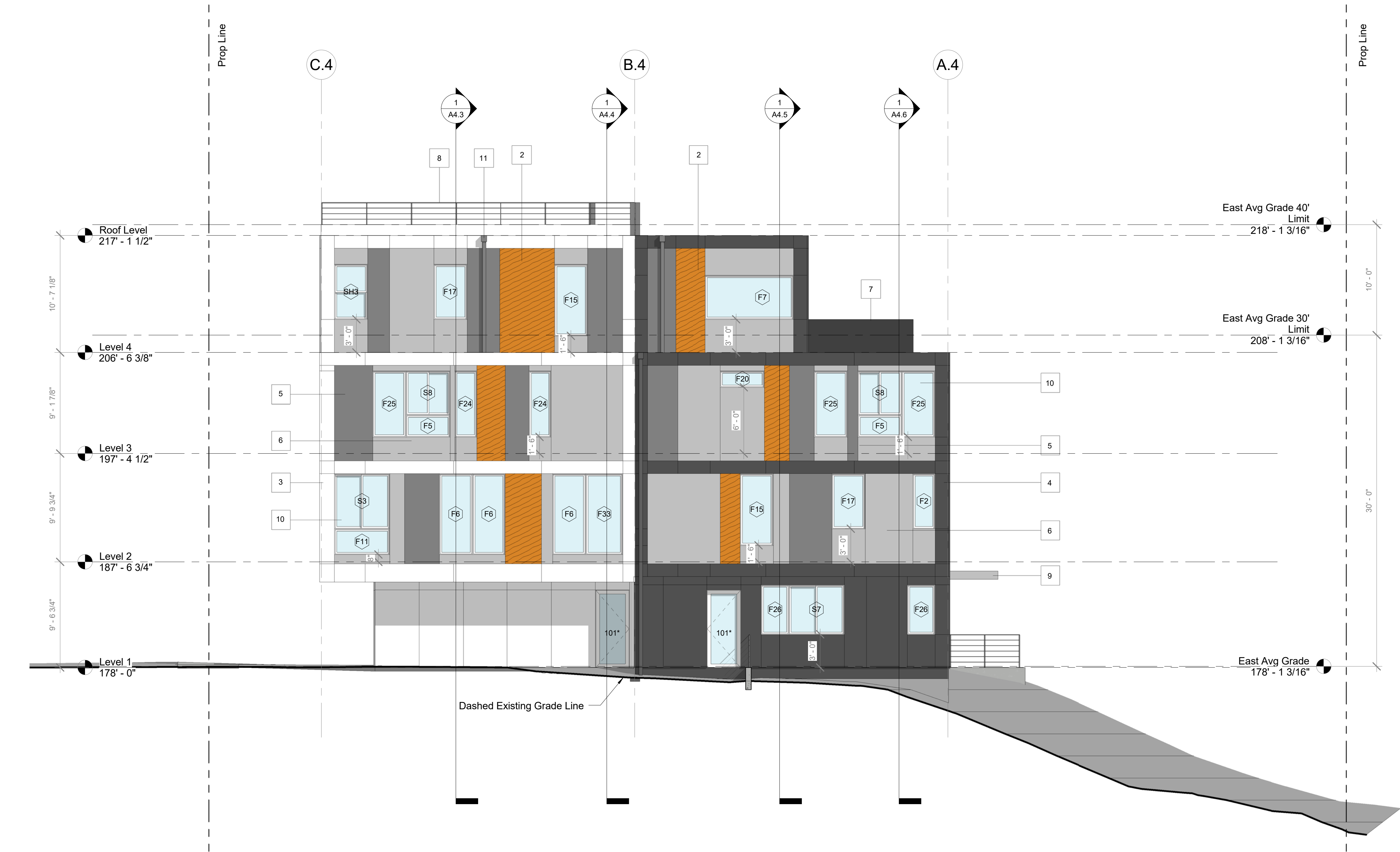


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North Elevation
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A3.2



1 Elevation - East Elevation
3/16" = 1'-0"

MATERIAL LEGEND

- | | |
|--|---|
| 1. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec | 7. Prefin Mtl Parapet Cap Flashing to Match Adj. Siding, Typ |
| 2. Composite Panel, Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 8. Mtl Guard Rail, 3' AFF & 4" Sphere Shall Not Pass Through, Typ |
| 3. White Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 9. Door Canopy, Slope 1/4" per Ft Away from Bldg |
| 4. Black Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 10. White Vinyl Window |
| 5. Dark Gray Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 11. Prefinished Metal Downspout and Gutter To Match Adjacent Siding |
| 6. Light Gray Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | |



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A3.3



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Mews Elevation - Looking West
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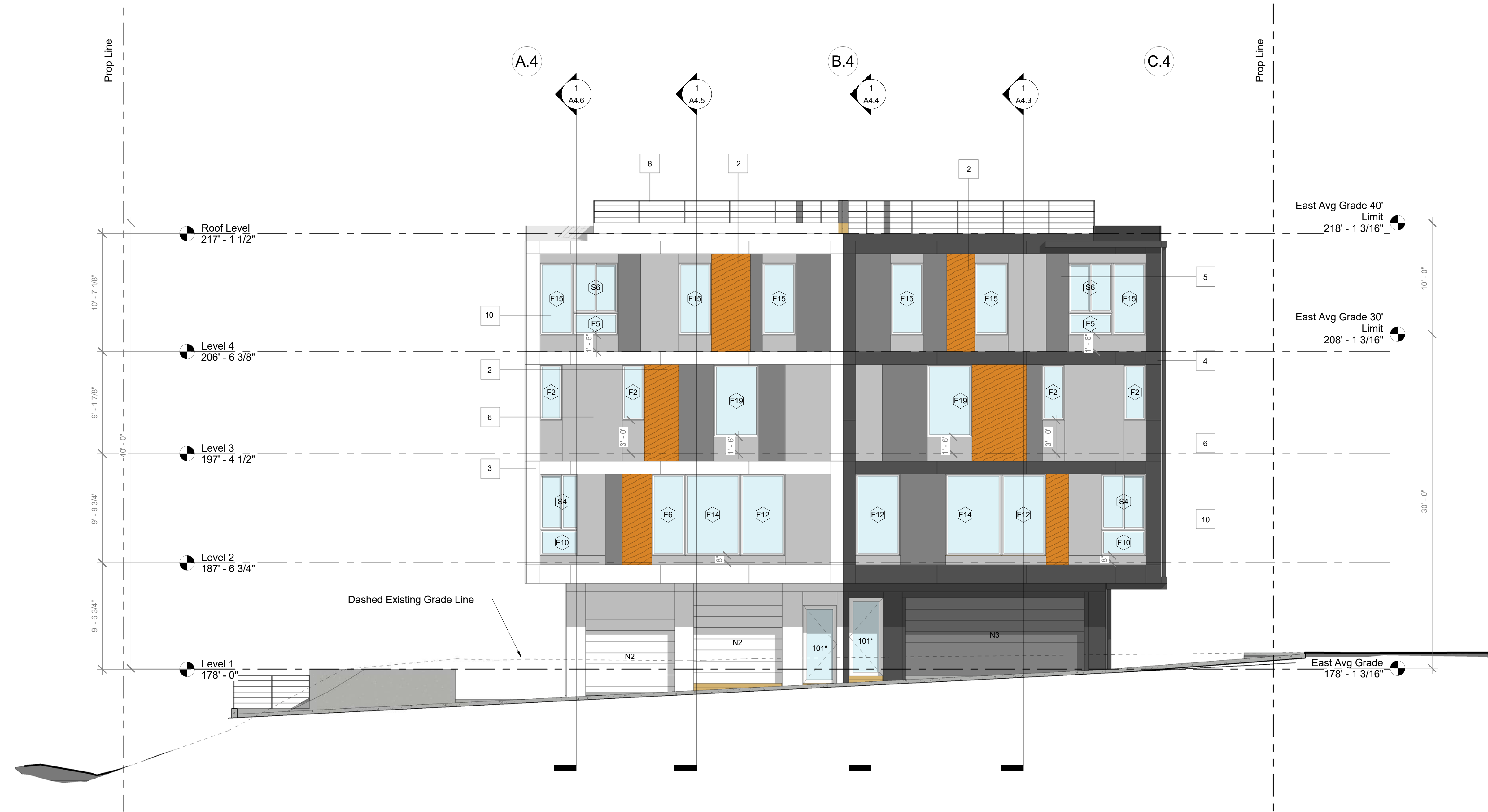
A3.4



1 Elevation - Mews Elevation Looking West
3/16" = 1'-0"

MATERIAL LEGEND

1. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec
2. Composite Panel. Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
3. White Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
4. Black Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge
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9. Door Canopy, Slope 1/4" per Ft Away from Bldg
10. White Vinyl Window
11. Prefinished Metal Downspout and Gutter To Match Adjacent Siding



1 Elevation - Mews Elevation Looking East
3/16" = 1'-0"

MATERIAL LEGEND

- | | |
|--|---|
| 1. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec | 7. Prefin Mtl Parapet Cap Flashing to Match Adj. Siding, Typ |
| 2. Composite Panel. Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 8. Mtl Guard Rail. 3' AFF & 4" Sphere Shall Not Pass Through, Typ |
| 3. White Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 9. Door Canopy. Slope 1/4" per Ft Away from Bldg |
| 4. Black Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 10. White Vinyl Window |
| 5. Dark Gray Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | 11. Prefinished Metal Downspout and Gutter To Match Adjacent Siding |
| 6. Light Gray Fibercement Panel w/ Prefin Mtl Flashing, Thru-wall Flashing, & Min 1" Drip Edge | |



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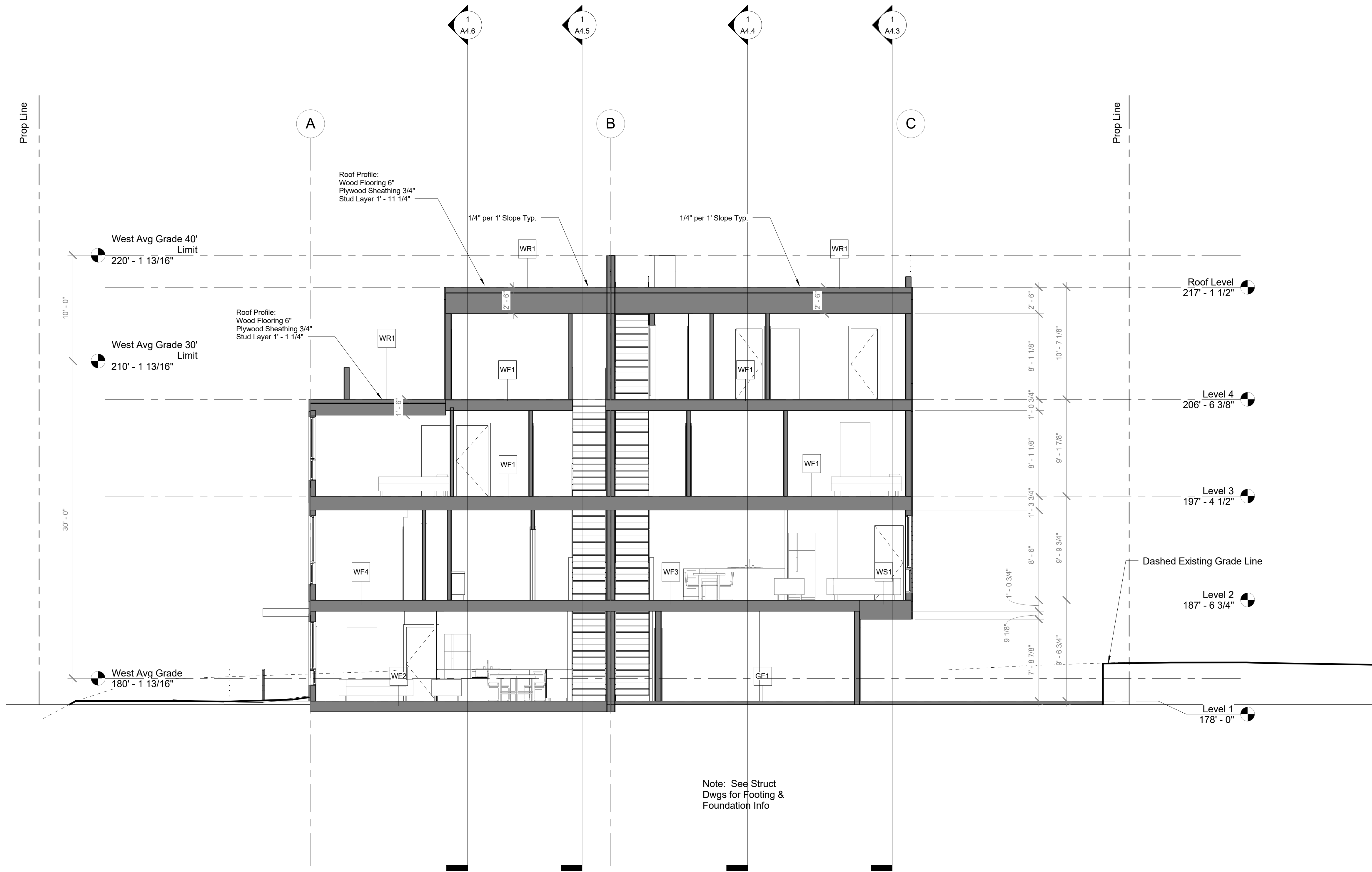


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A3.5



1 Section - N-S Section 1
3/16" = 1'-0"



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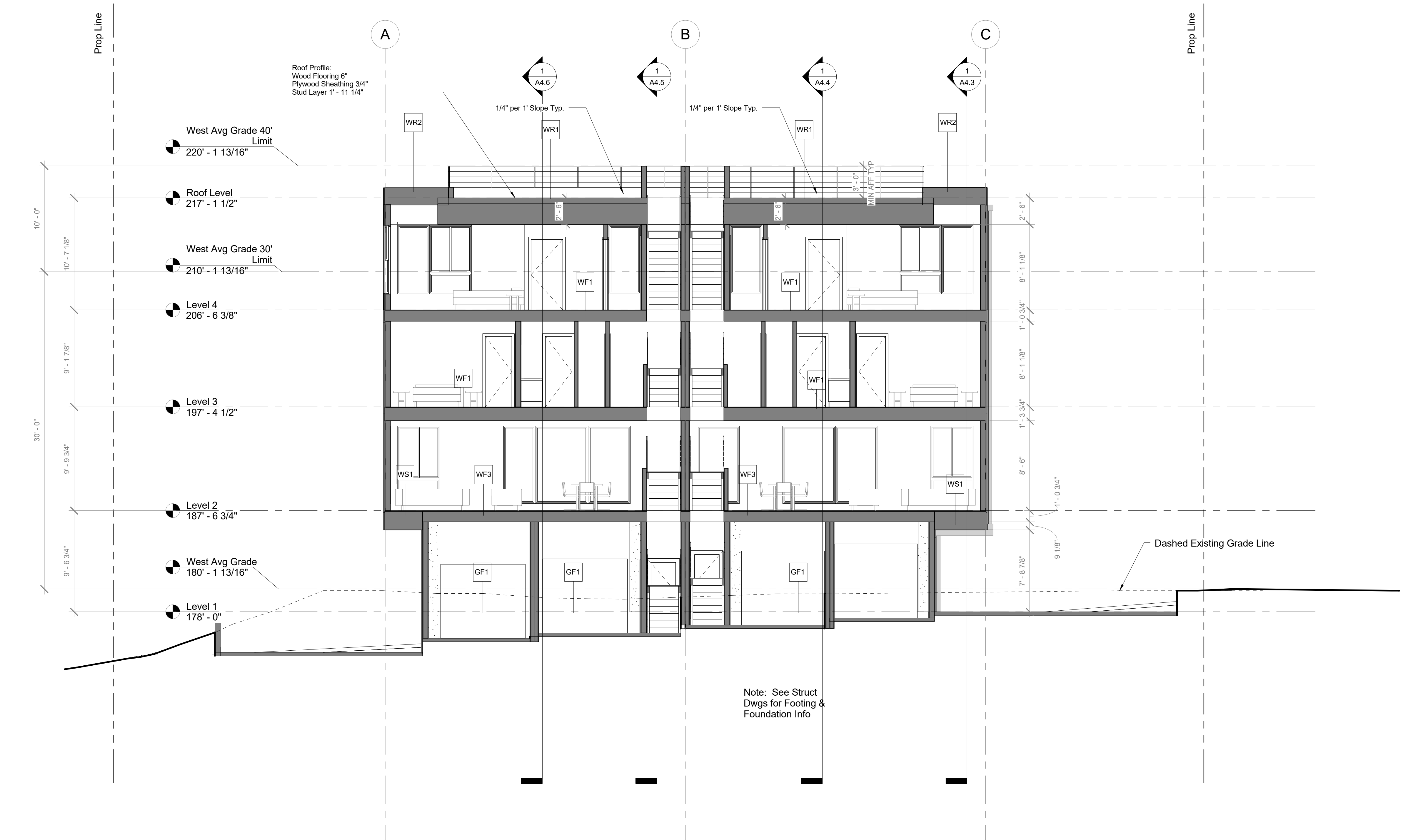


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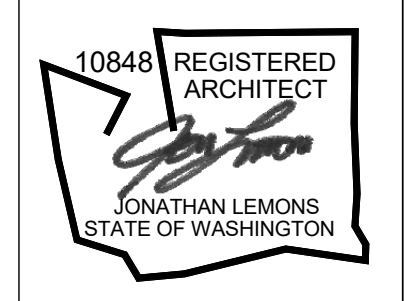
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1 Section - N-S Section 2
3/16" = 1'-0"



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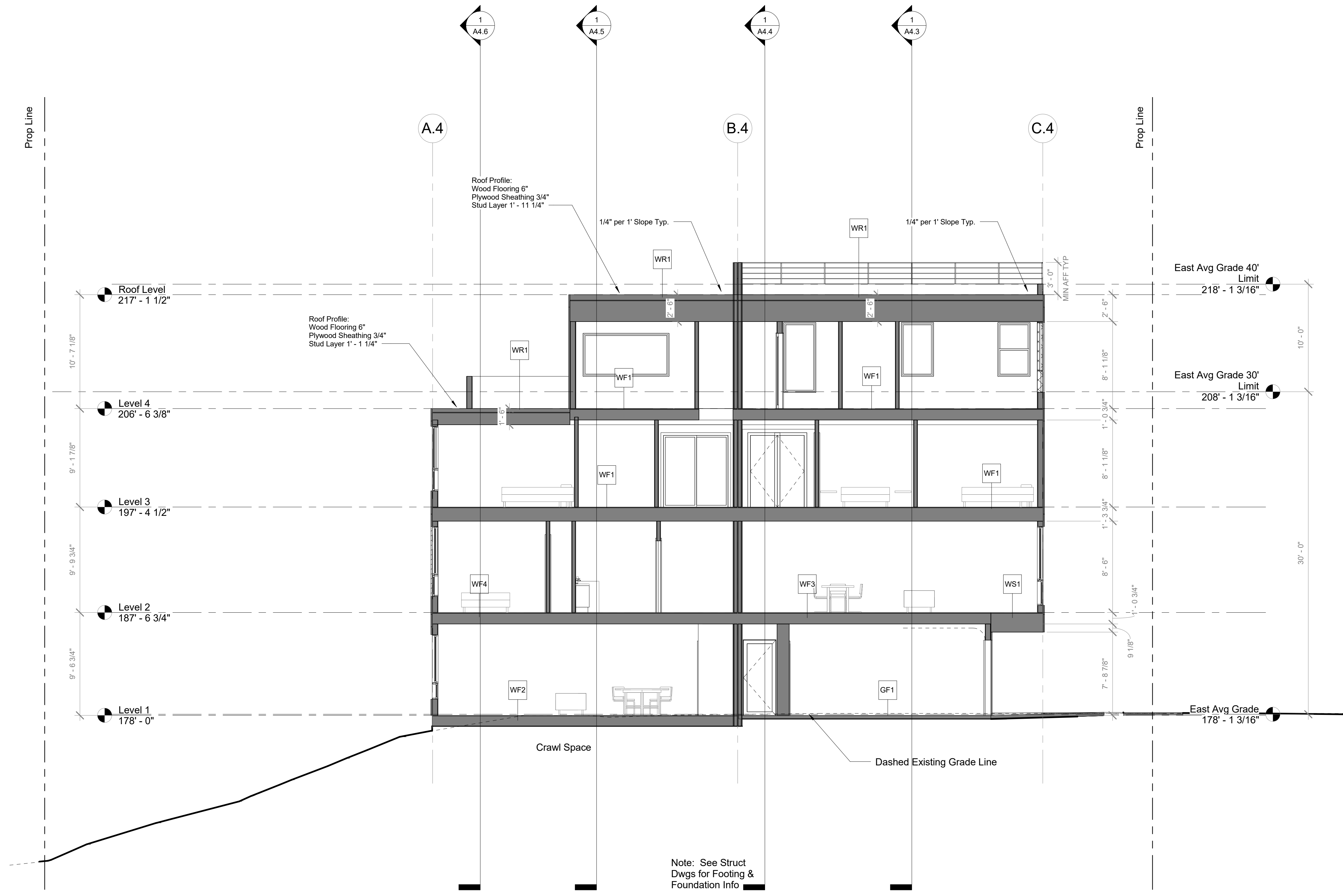


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A4.1



1 Section - N-S Section 3
3/16" = 1'-0"



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A4.2

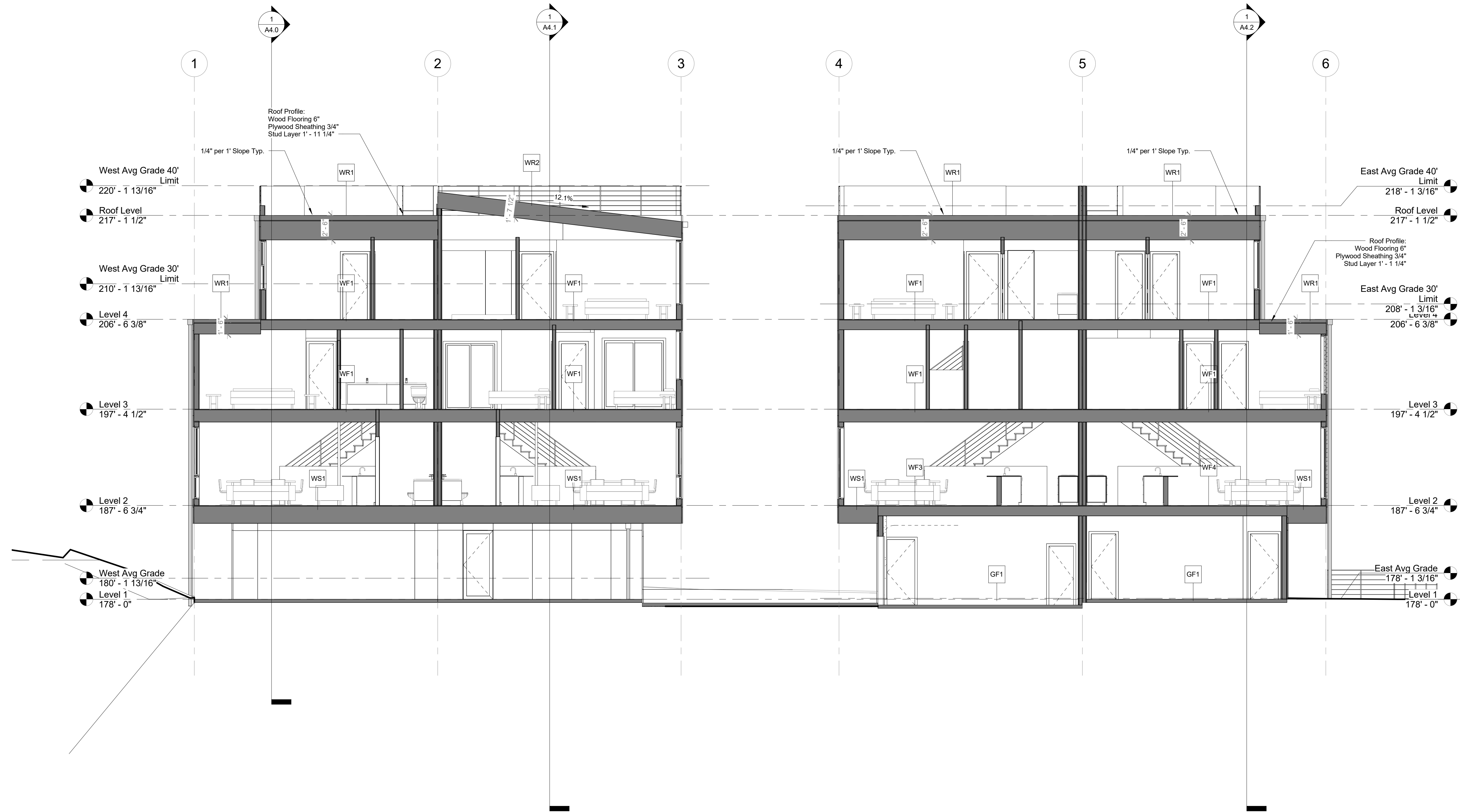


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A4.3



1 Section - E-W Section 1
3/16" = 1'-0"



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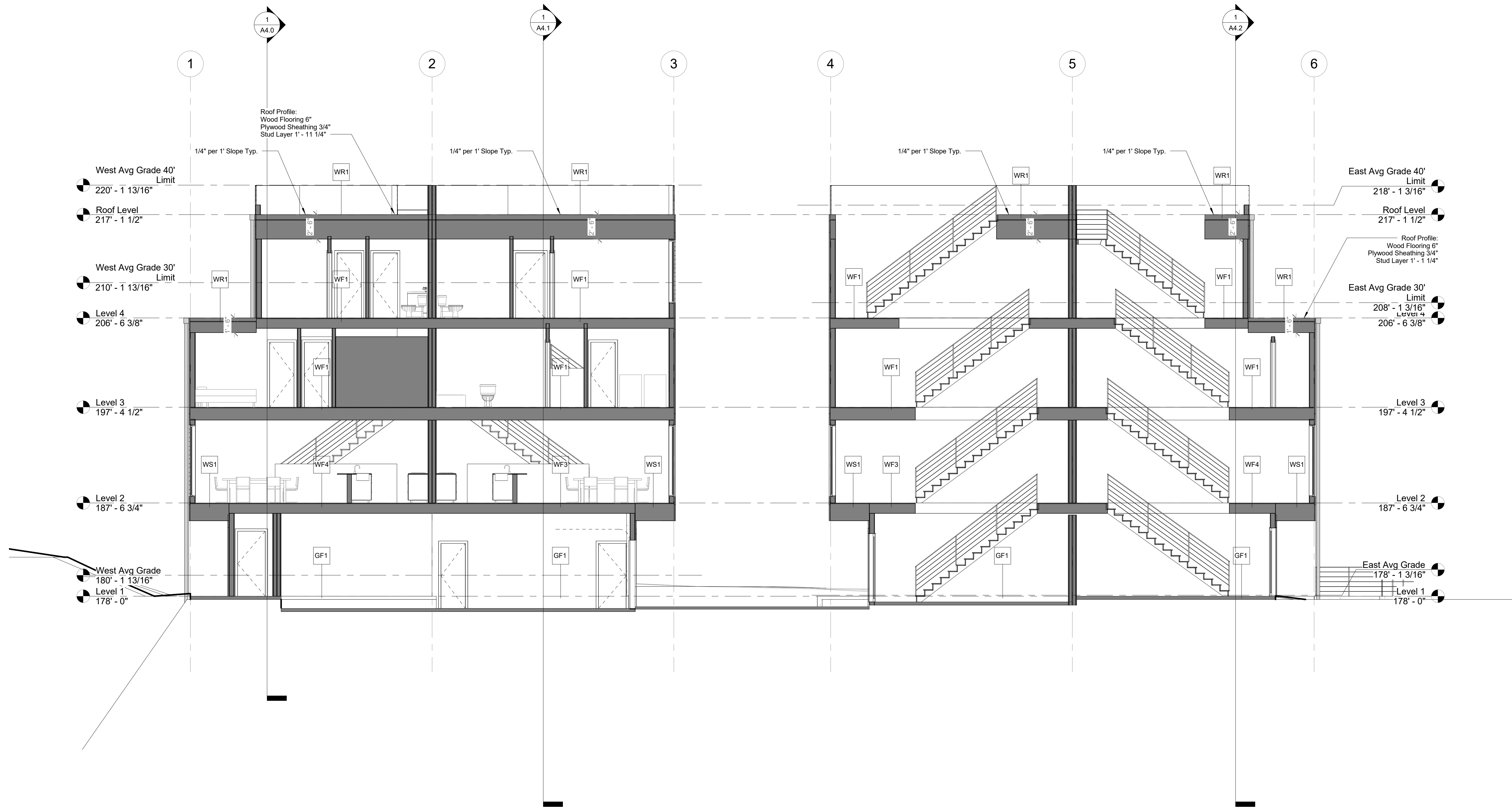


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A4.4



1 Section - E-W Section 2
3/16" = 1'-0"



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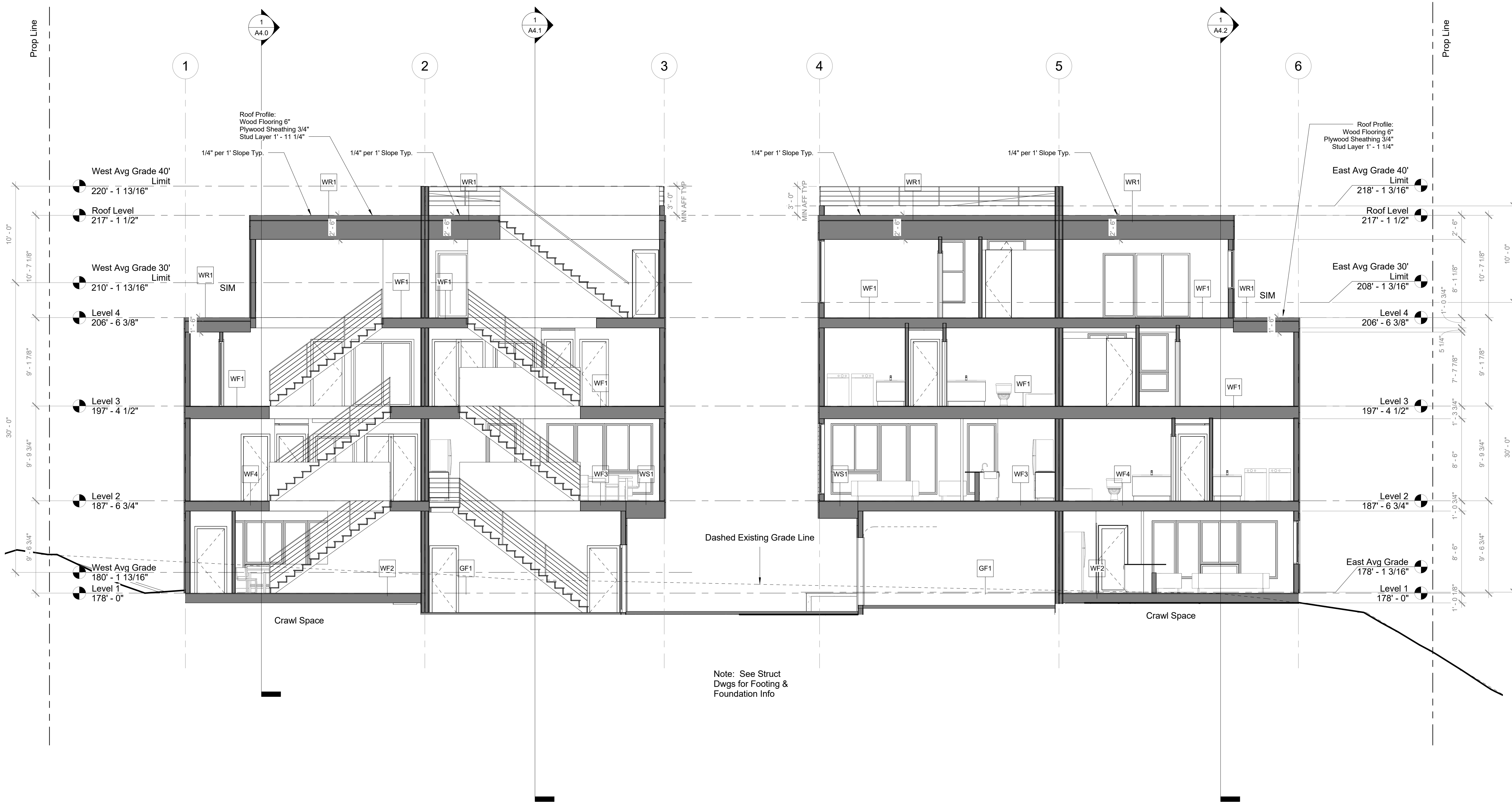


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A4.5



1 Section - E-W Section 3
3/16" = 1'-0"



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A4.6



1 Section - E-W Section 4
3/16" = 1'-0"

WINDOW SCHEDULE

Type Mark	Rough Opening		Type	Count	Area	Manufacturer	Model	Glazing	Comments	U Value
	Width	Height						Type		
A1	4' - 0"	3' - 0"	Awning	4	48 SF					
F1	3' - 0"	4' - 0"	Fixed	4	48 SF					
F2	2' - 0"	5' - 0"	Fixed	10	100 SF					
F3	3' - 0"	2' - 0"	Fixed	8	48 SF					
F4	5' - 0"	2' - 0"	Fixed	12	120 SF					
F5	4' - 0"	2' - 0"	Fixed	14	112 SF					
F6	3' - 0"	7' - 4"	Fixed	16	352 SF					
F7	8' - 0"	4' - 0"	Fixed	2	64 SF					
F8	4' - 0"	6' - 0"	Fixed	2	48 SF					
F9	4' - 0"	1' - 8"	Fixed	2	13 SF					
F10	4' - 0"	2' - 4"	Fixed	4	37 SF					
F11	5' - 0"	2' - 4"	Fixed	10	117 SF					
F12	4' - 0"	7' - 4"	Fixed	6	176 SF					
F14	5' - 0"	7' - 4"	Fixed	4	147 SF					
F15	3' - 0"	6' - 6"	Fixed	24	468 SF					
F17	3' - 0"	5' - 0"	Fixed	4	60 SF					
F18	3' - 0"	4' - 6"	Fixed	2	27 SF					
F19	4' - 0"	6' - 6"	Fixed	6	156 SF					
F20	4' - 0"	1' - 6"	Fixed	4	24 SF					
F24	2' - 0"	6' - 0"	Fixed	4	48 SF					
F25	3' - 0"	6' - 0"	Fixed	6	108 SF					
F26	2' - 6"	4' - 6"	Fixed	4	45 SF					
F28	2' - 6"	6' - 0"	Fixed	4	60 SF					
F31	3' - 4"	6' - 8"	Fixed	2	44 SF					
F33	3' - 4"	7' - 4"	Fixed	4	98 SF					
F34	2' - 4"	6' - 0"	Fixed	2	28 SF					
F40	3' - 10"	6' - 6"	Fixed	2	50 SF					
F42	5' - 0"	6' - 6"	Fixed	2	65 SF					
S1	5' - 0"	4' - 0"	Slider	2	40 SF					
S2	4' - 0"	2' - 0"	Slider	2	16 SF					
S3	5' - 0"	5' - 0"	Slider	10	250 SF					
S4	4' - 0"	5' - 0"	Slider	4	80 SF					
S5	3' - 0"	4' - 0"	Slider	4	48 SF					
S6	4' - 0"	4' - 6"	Slider	12	216 SF					
S7	5' - 0"	4' - 6"	Slider	12	270 SF					
S8	4' - 0"	4' - 0"	Slider	4	64 SF					
SH1	3' - 0"	4' - 6"	Single Hung	2	27 SF					
SH2	2' - 0"	3' - 0"	Single Hung	2	12 SF					
SH3	3' - 0"	5' - 0"	Single Hung	2	30 SF					
SH4	4' - 0"	6' - 6"	Single Hung	4	104 SF					
Grand total: 228				228	3868 SF					

Notes:

1. Windows & doors marked w/ an asterisk after their name are tempered openings. Refer to elevations for configurations
2. Refer to plans and elevations for locations of egress windows / doors
3. Trickle vents at each habitable room

4. All windows & glazed doors to comply with 0.28 max u-value energy requirements

None of the doors need to have self closing hardware

DOOR SCHEDULE - EXTERIOR

Door Schedule - Exterior							
Door Type	Count	Width	Height	Model	Description	U Value	Area
101*	14	3' - 0"	7' - 0"	Flush Glazed Swing	Exterior		294 SF
102*	4	2' - 8"	7' - 0"	Flush Glazed Swing	Exterior	0.28	75 SF
104*	2	5' - 8"	6' - 8"	Flush Glazed Swing	Exterior		76 SF
N2	4	8' - 0"	7' - 0"	Overhead Garage	Exterior	0.37	224 SF
N3	2	16' - 0"	7' - 0"	Overhead Garage	Exterior		224 SF
N4	2	7' - 10"	7' - 0"	Overhead Garage	Exterior		110 SF
Grand total: 28							1002 SF

ENERGY WALL SCHEDULES

Wall Schedule - WE1		Wall Schedule - WE2	
Type Mark	Area	Type Mark	Area
WE1	10222 SF	WE2	614 SF
Wall Schedule - WN1			
Type Mark	Area		
WN1	824 SF		

Note: Energy Wall Schedules are for Energy Calculation Purposes Only

DOOR SCHEDULE - INTERIOR

Door Type	Count	Width	Height	Model	U Value	Area
P1	4	2' - 10"	7' - 0"	Pocket Door		79 SF
P2	8	2' - 10"	6' - 8"	Pocket Door		151 SF
R2	65	2' - 6"	6' - 8"	Flush Swing		1083 SF
R5	12	2' - 8"	7' - 0"	Flush Swing		224 SF
R7	14	3' - 0"	6' - 8"	Flush Swing		280 SF
R8	8	2' - 10"	6' - 8"	Flush Swing		151 SF
RN1	2	2' - 10"	7' - 0"	Insulated Garage Door	0.2	40 SF
SL1	8	6' - 0"	6' - 8"	Slider Door		320 SF
SL2	6	6' - 0"	7' - 0"	Slider Door		252 SF
SL3	6	5' - 0"	6' - 8"	Slider Door		200 SF
SL4	6	4' - 0"	6' - 8"	Slider Door		160 SF
Grand total: 139						2941 SF



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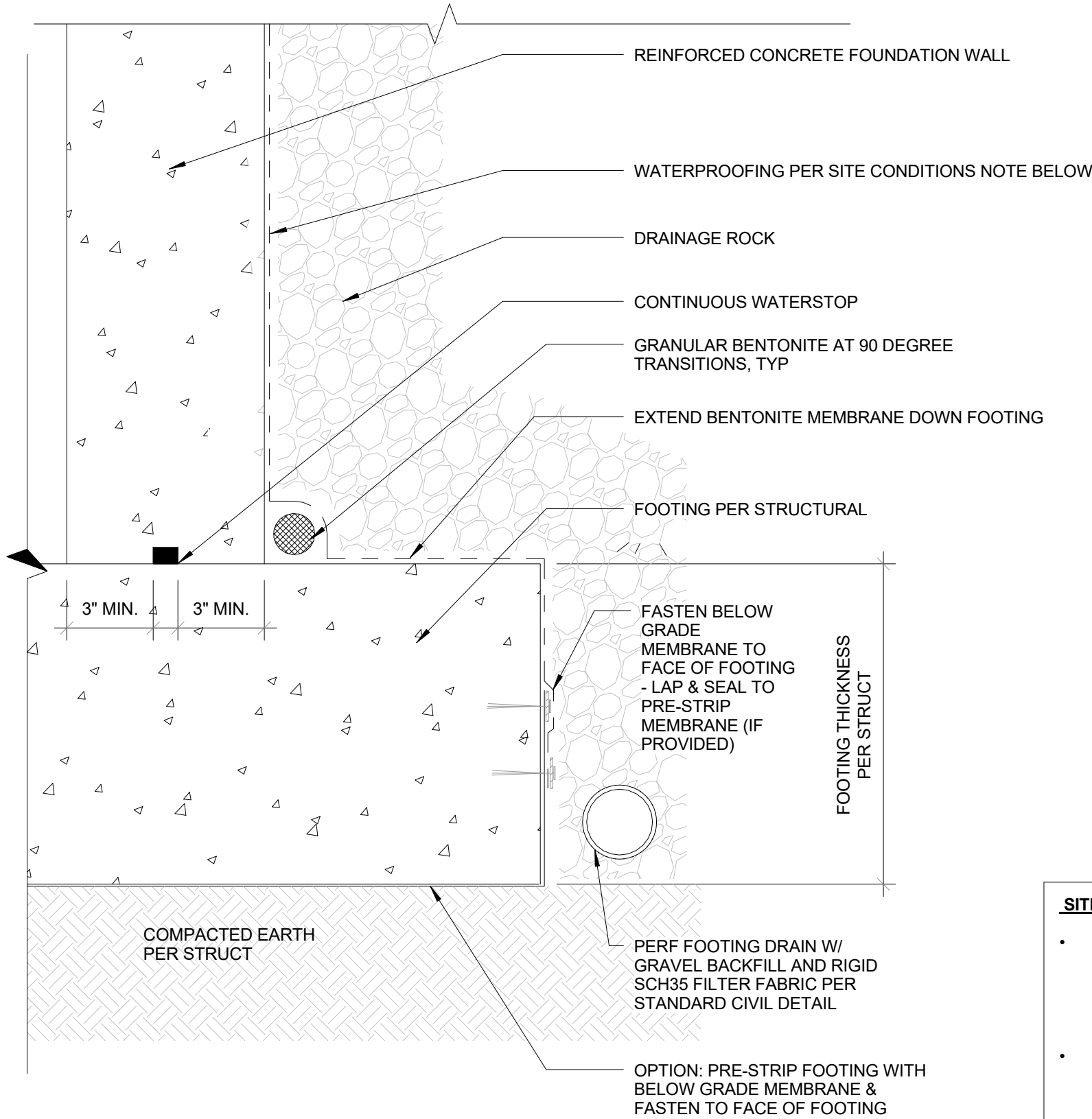


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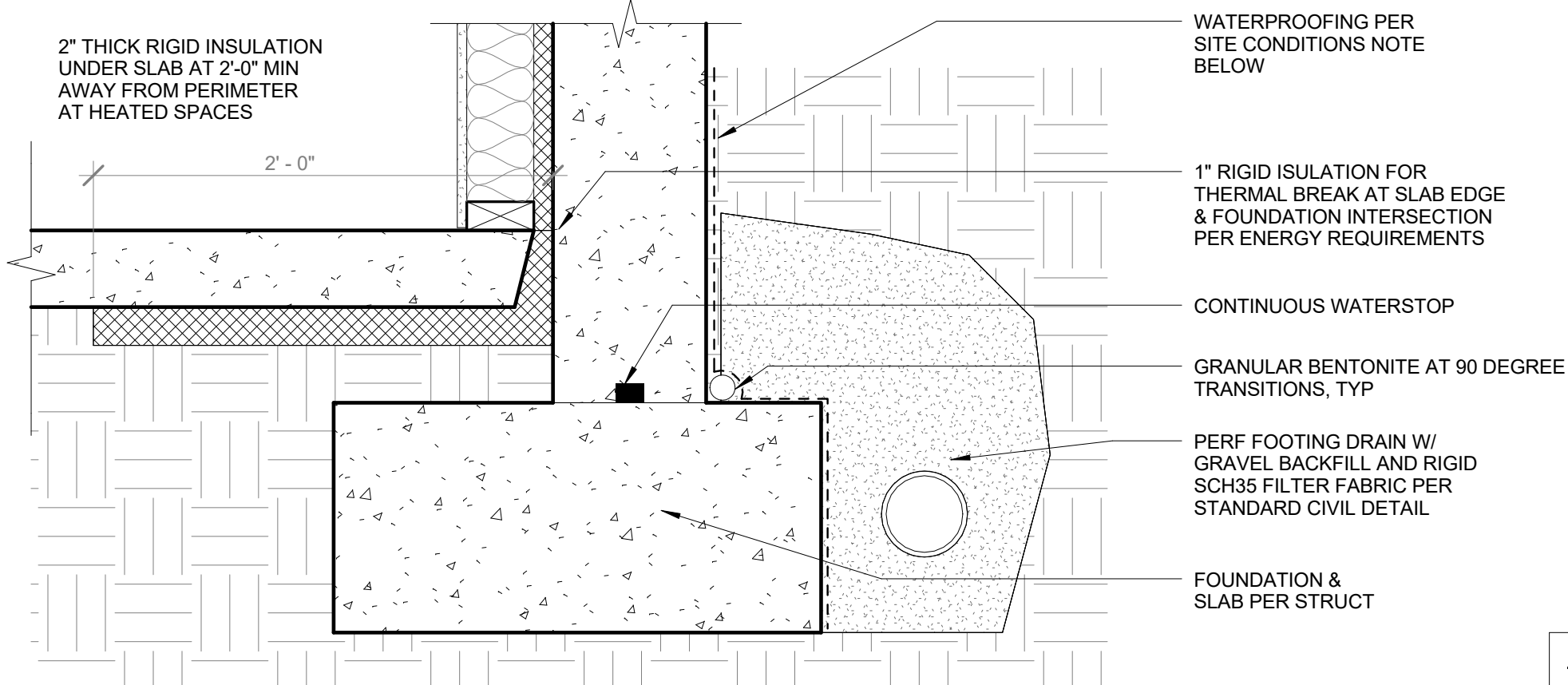
Door, Window, & Wall Schedules
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A6.0



- SITE CONDITIONS WATERPROOFING NOTE:**
- AT HYDROSTATIC CONDITION: BENTONITE SHEET MEMBRANE W/ GRANULAR BENTONITE AT 90 DEGREE TRANSITIONS - TAPE SEAMS NOTE: PROVIDE DRAINAGE COURSE OVER MEMBRANE AT CONDITIONS WHERE FOOTING DRAIN IS PROVIDED
 - AT A NON-HYDROSTATIC CONDITION: OPTION FOR ROLL ON DAMP-PROOFING HYDROFIX AT FOUNDATION WALL AND FOOTING



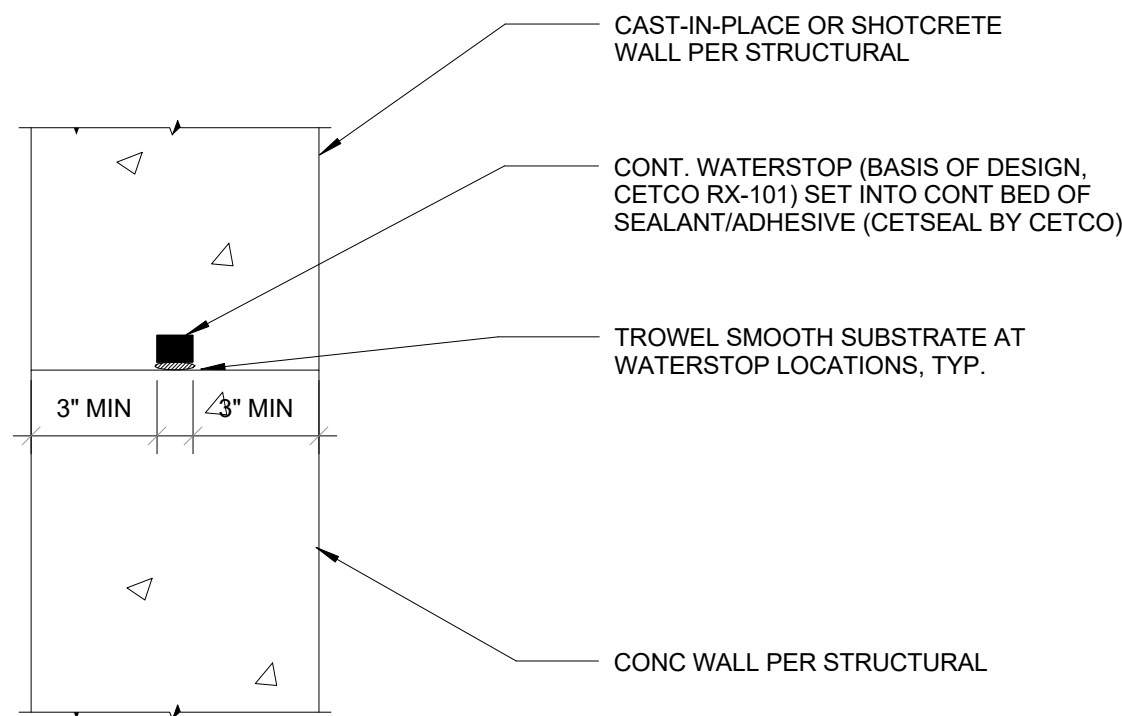
- SITE CONDITIONS WATERPROOFING NOTE:**
- AT HYDROSTATIC CONDITION: BENTONITE SHEET MEMBRANE W/ GRANULAR BENTONITE AT 90 DEGREE TRANSITIONS - TAPE SEAMS NOTE: PROVIDE DRAINAGE COURSE OVER MEMBRANE AT CONDITIONS WHERE FOOTING DRAIN IS PROVIDED
 - AT A NON-HYDROSTATIC CONDITION: OPTION FOR ROLL ON DAMP-PROOFING HYDROFIX AT FOUNDATION WALL AND FOOTING

1 Grade - Footing and Foundation, Typ

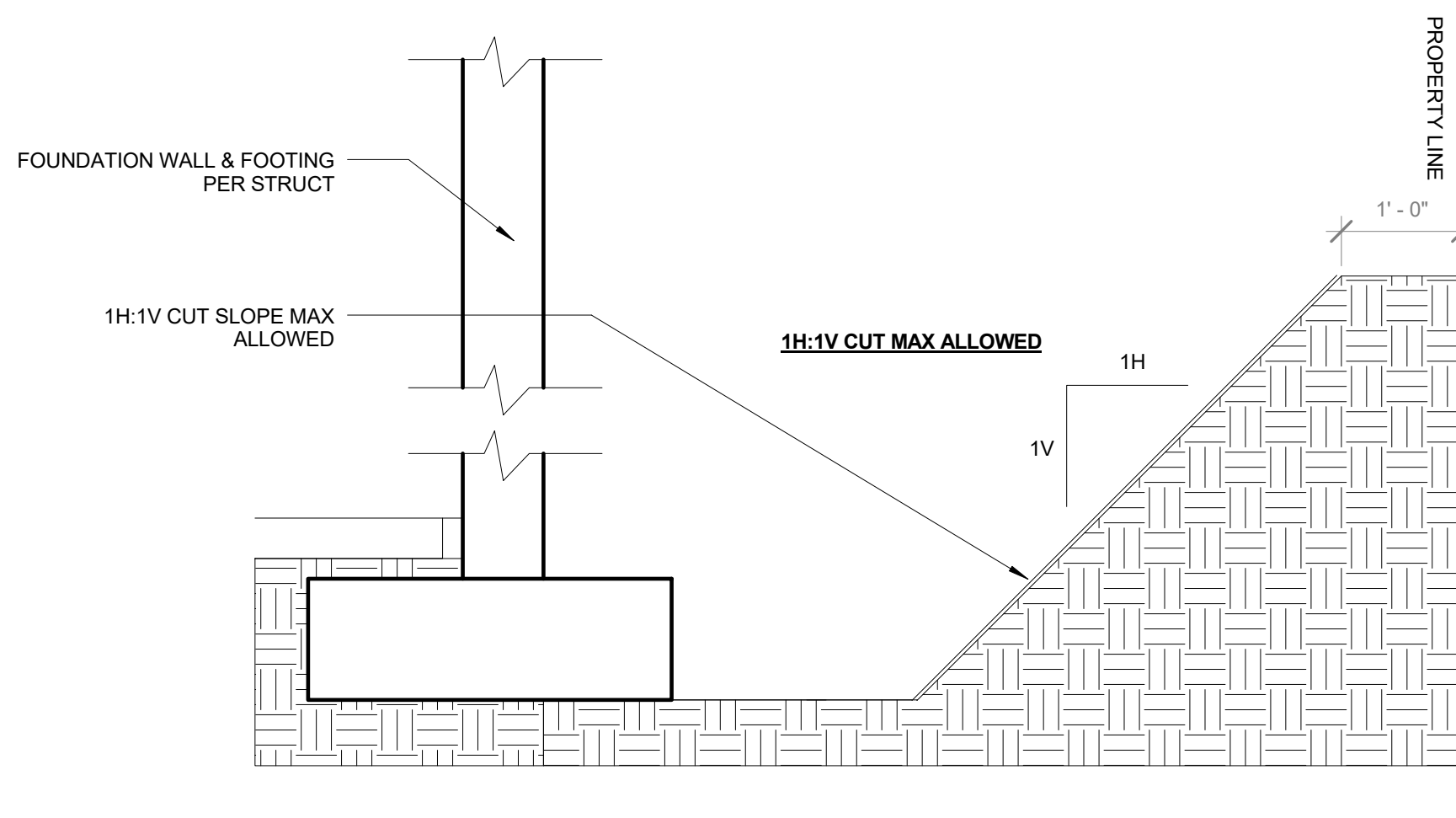
1 1/2" = 1'-0"

2 Grade - Typ Footing at Heated Slab

1 1/2" = 1'-0"



NOTE:
WATERSTOPS AT EXTERIOR WALL
COLD JOINTS ONLY



3 Grade - Waterstop, Typ

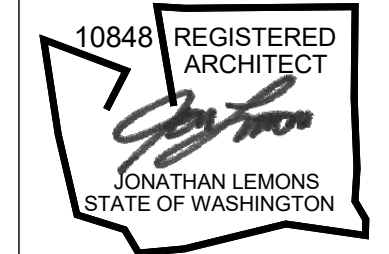
1 1/2" = 1'-0"

4 Grade - Temp Slope Cut Typ

3/4" = 1'-0"



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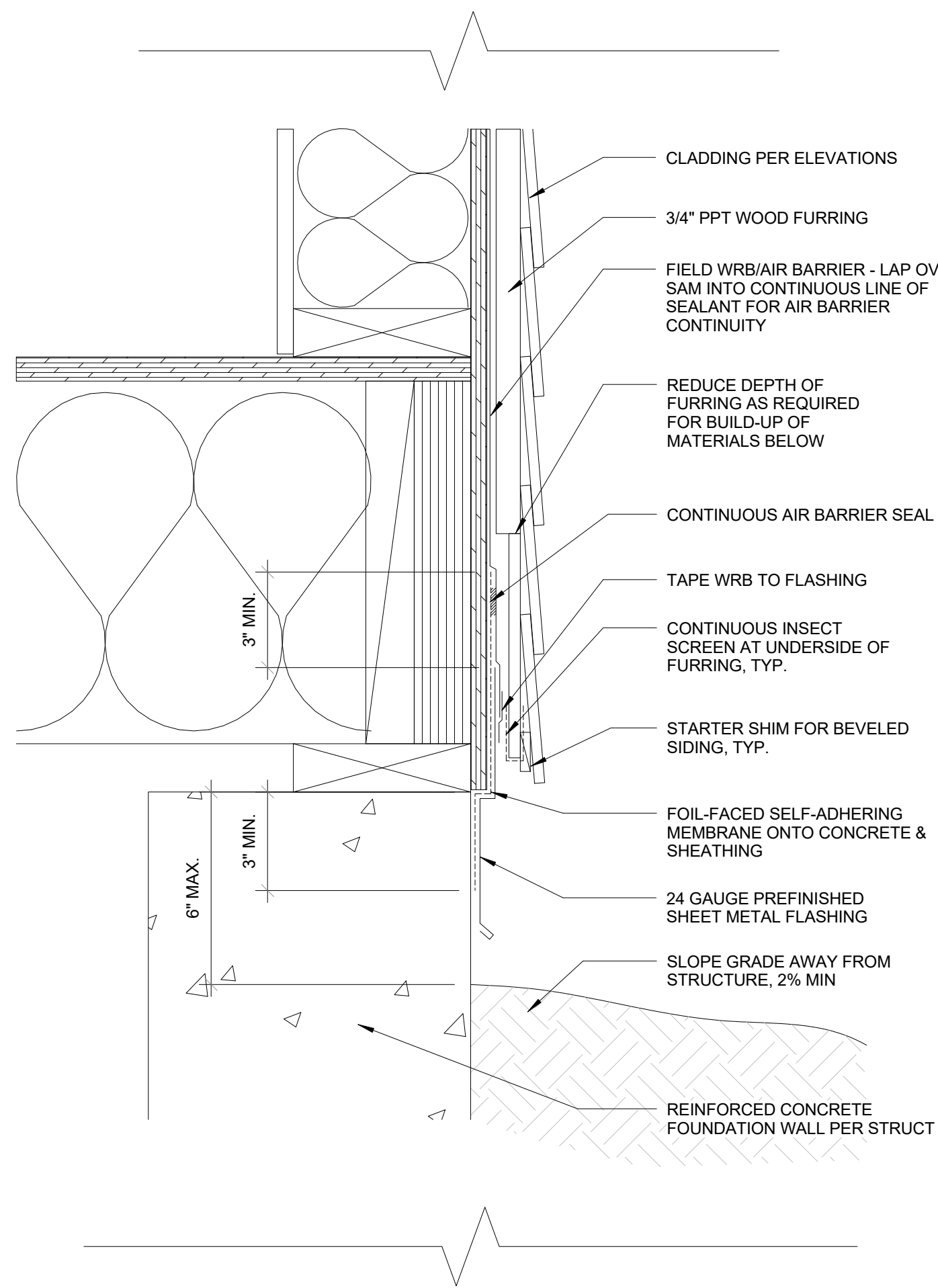


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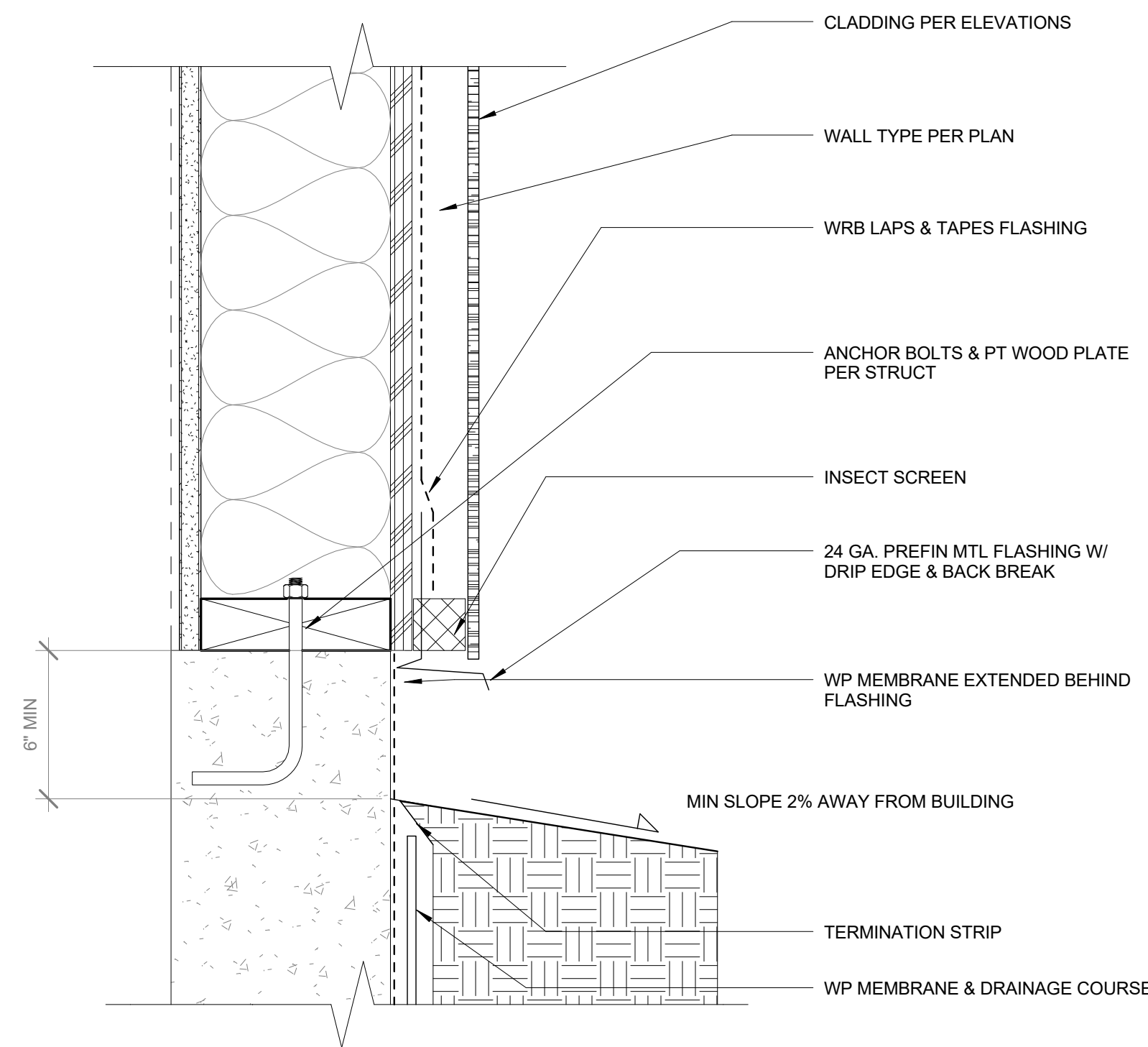
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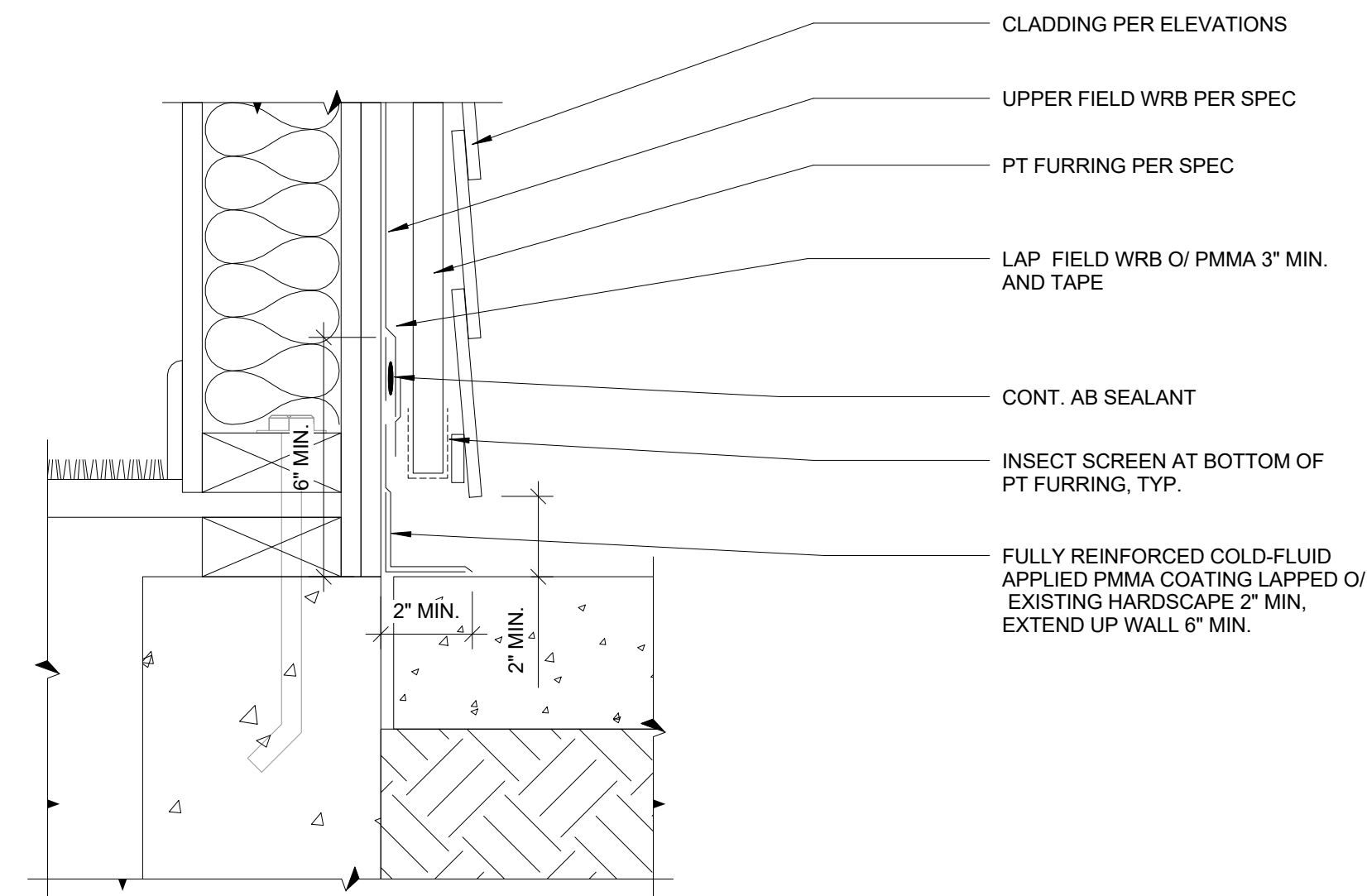
A8.0



1 Grade - Foundation Sill, Typ
3" = 1'-0"



2 Grade - Typ Sill
3" = 1'-0"



3 Grade - Base of Wall at Paving, Typ
3" = 1'-0"



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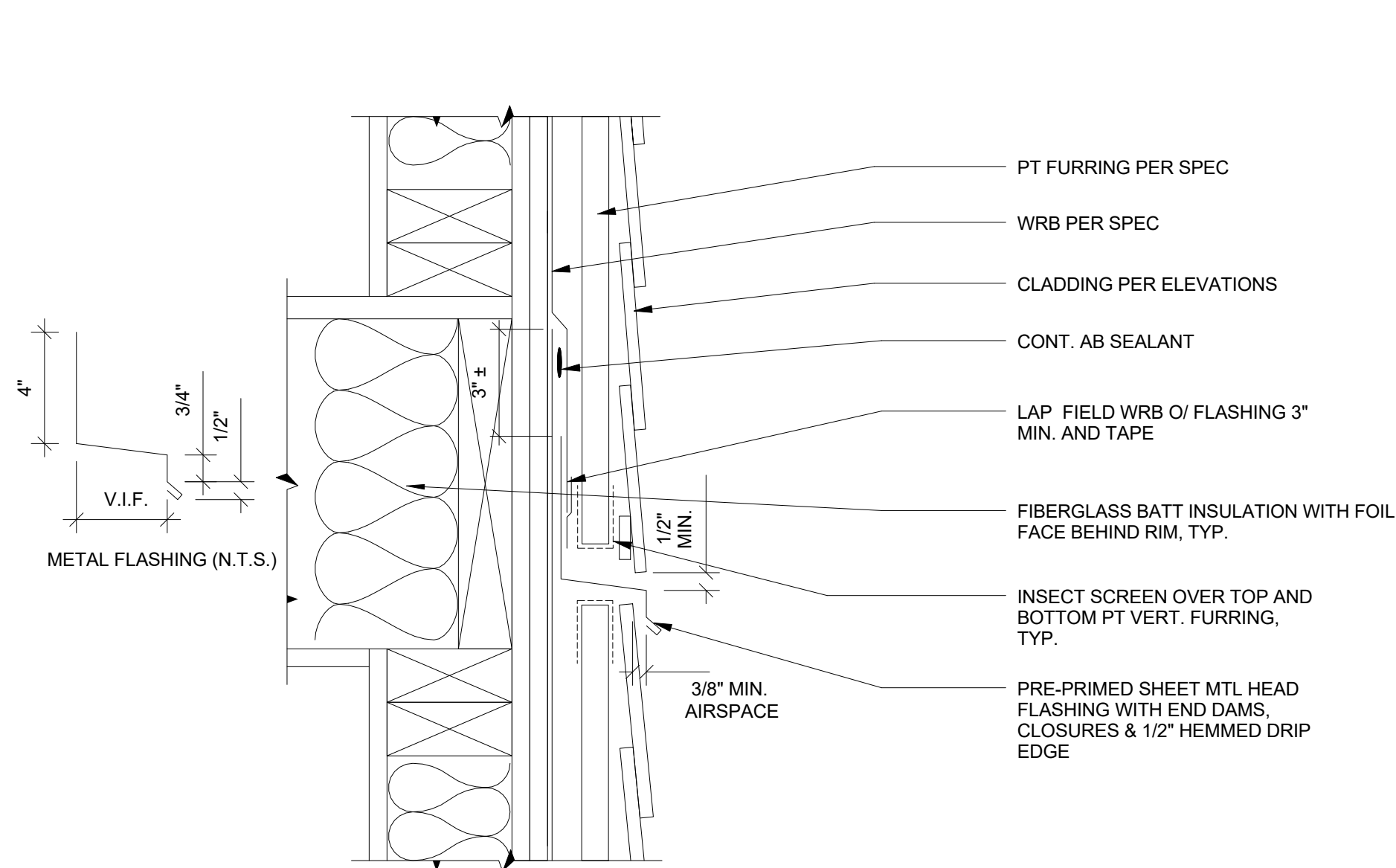
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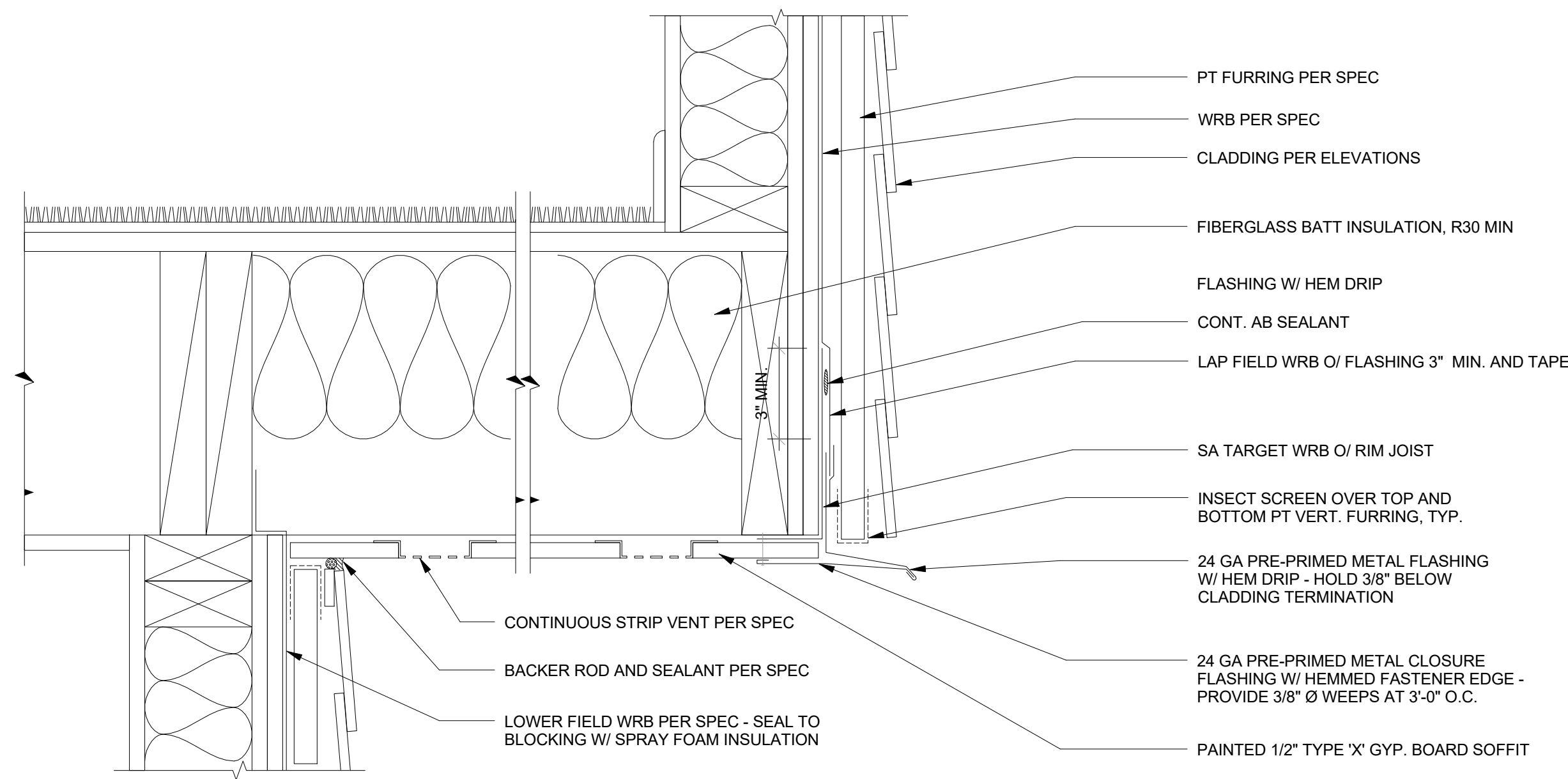
L15-08

A8.1



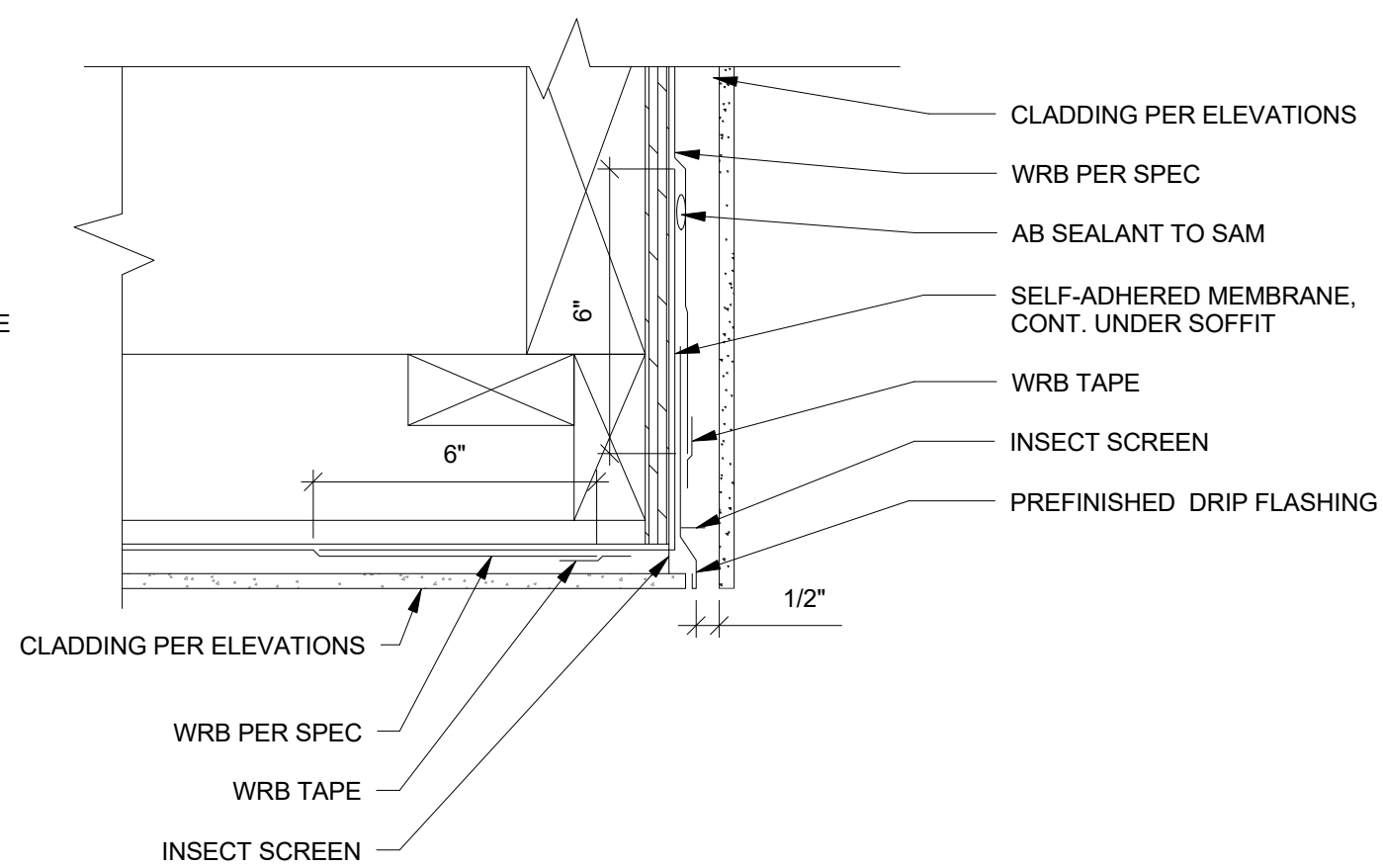
1 Ext Wall - Wall/Floor Intersection, Typ

3" = 1'-0"



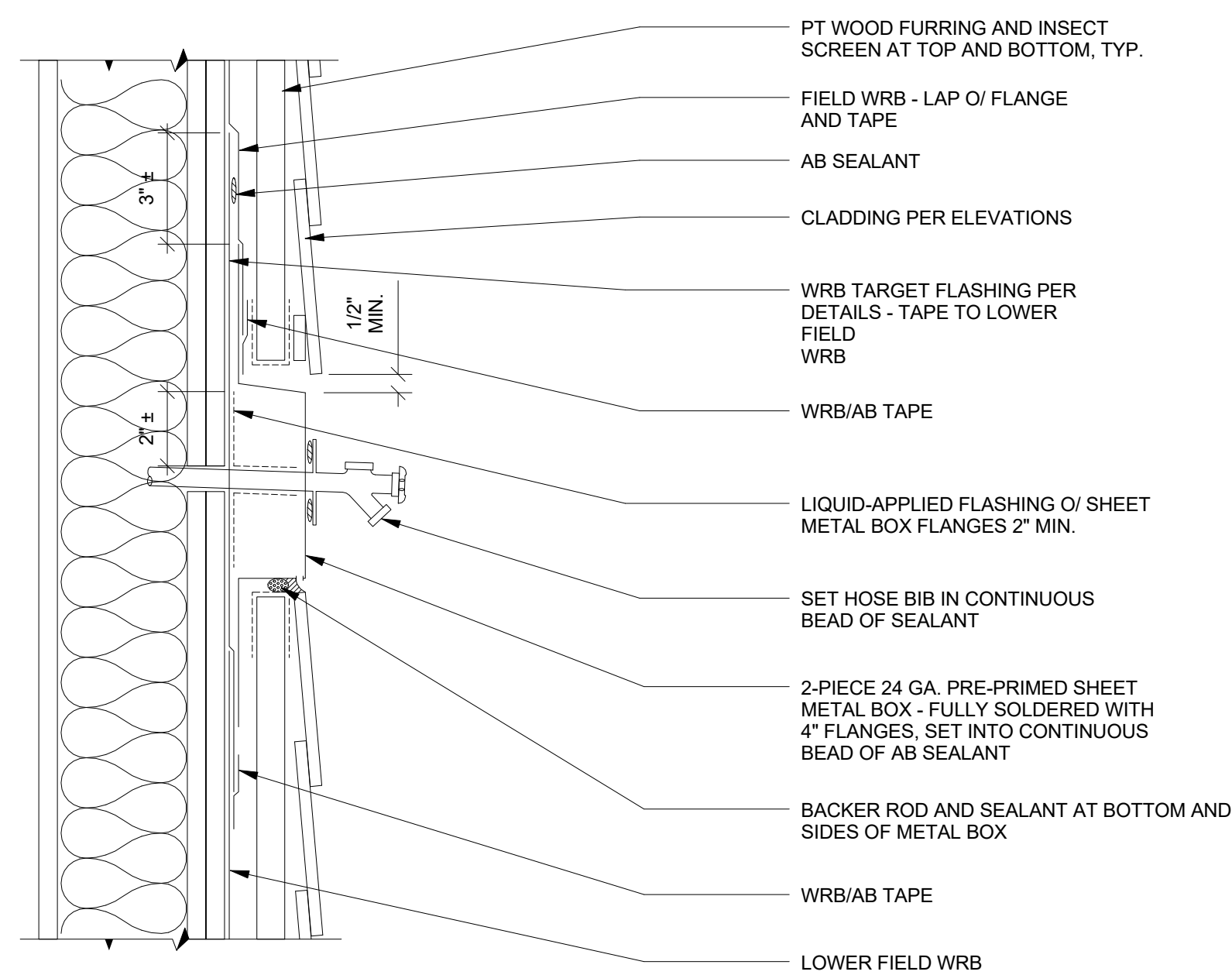
2 Ext Wall - Soffit Ventilated, Typ

3" = 1'-0"



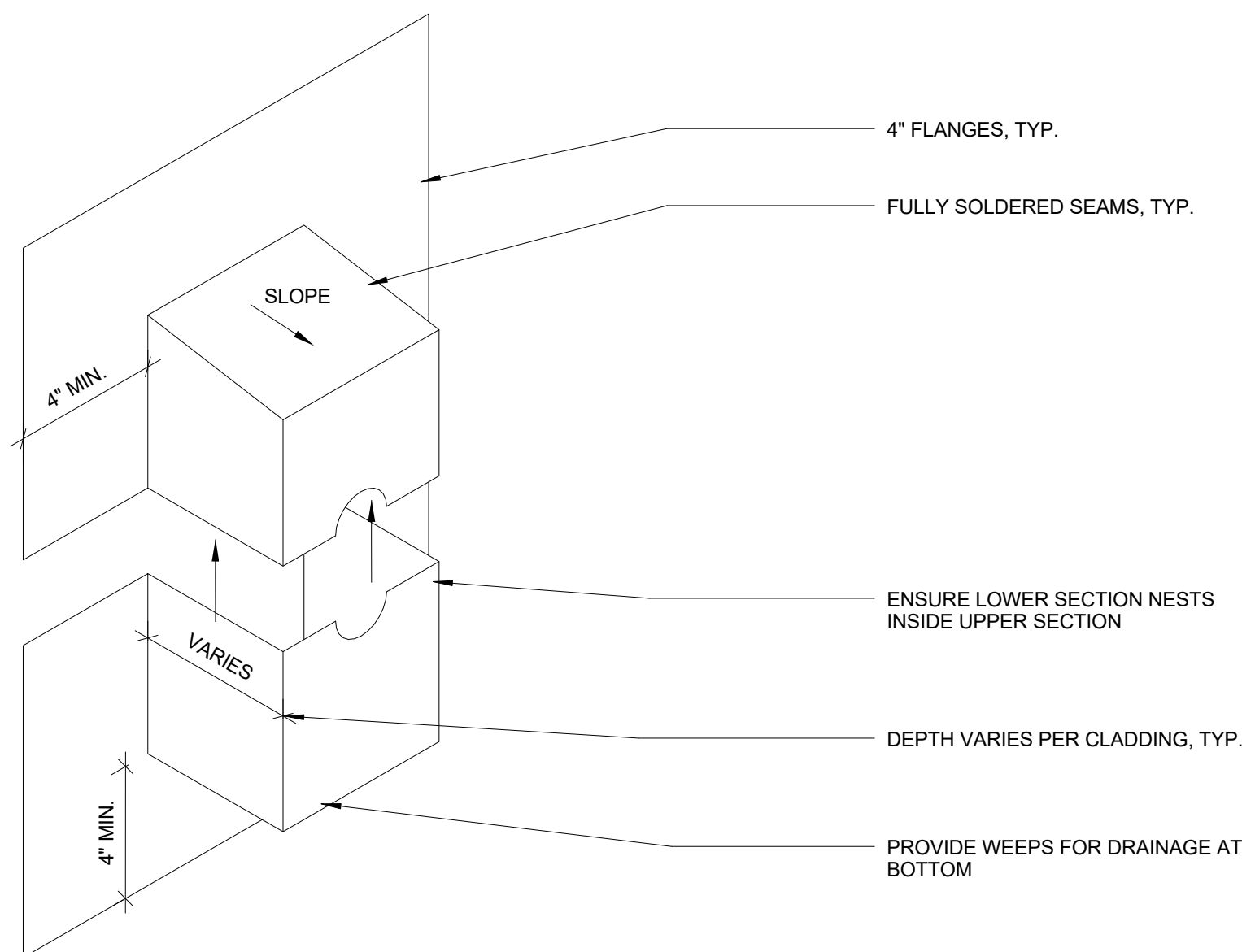
3 Ext Wall - Soffit to Bottom of Wall

3" = 1'-0"



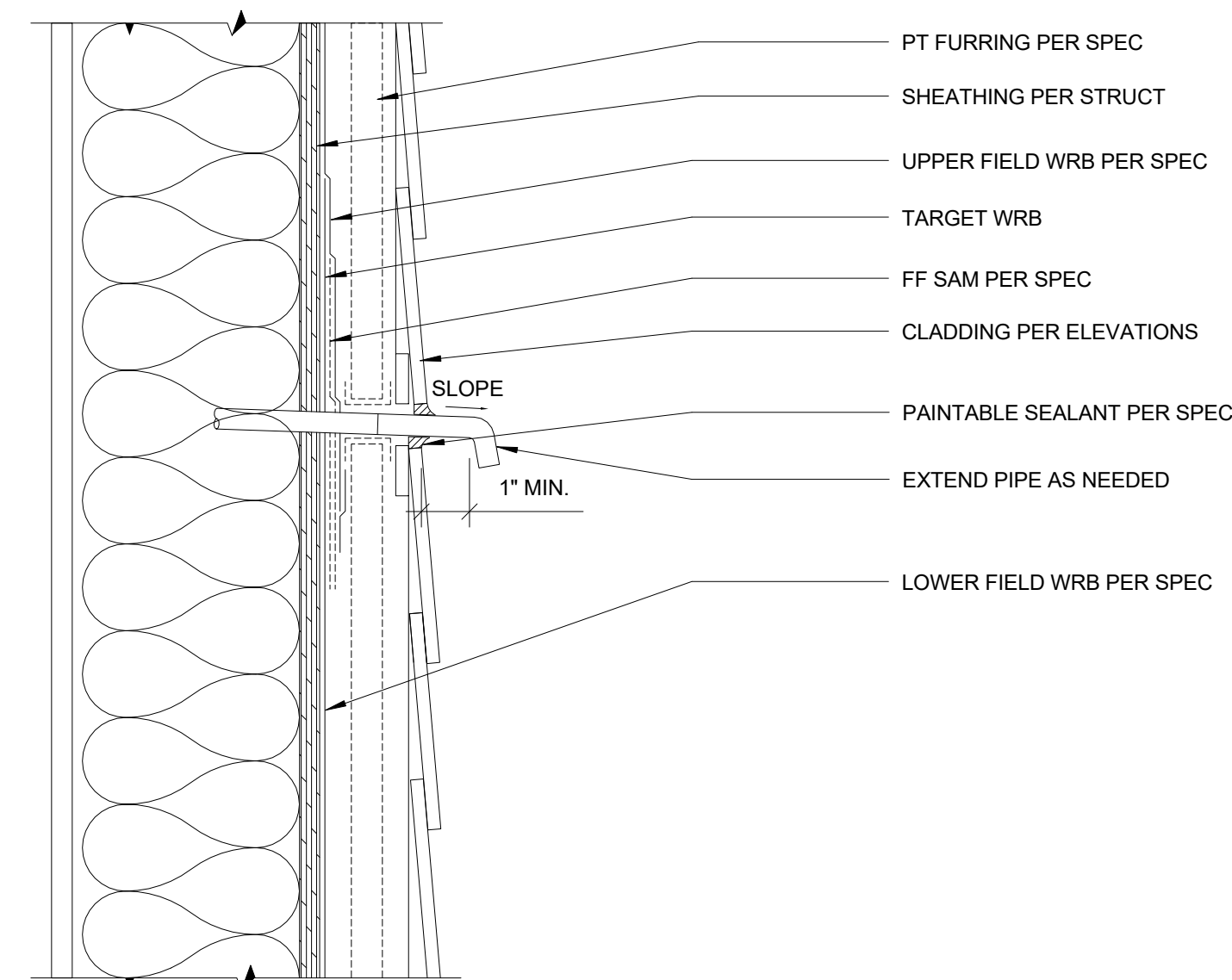
4 Ext Wall - Hose Bib, Typ

3" = 1'-0"



5 Ext Wall - Hose Bib Sht Mtl Box Iso, Typ

3" = 1'-0"



6 Ext Wall - Hot Water Drip Penetration, Typ

3" = 1'-0"



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A8.5



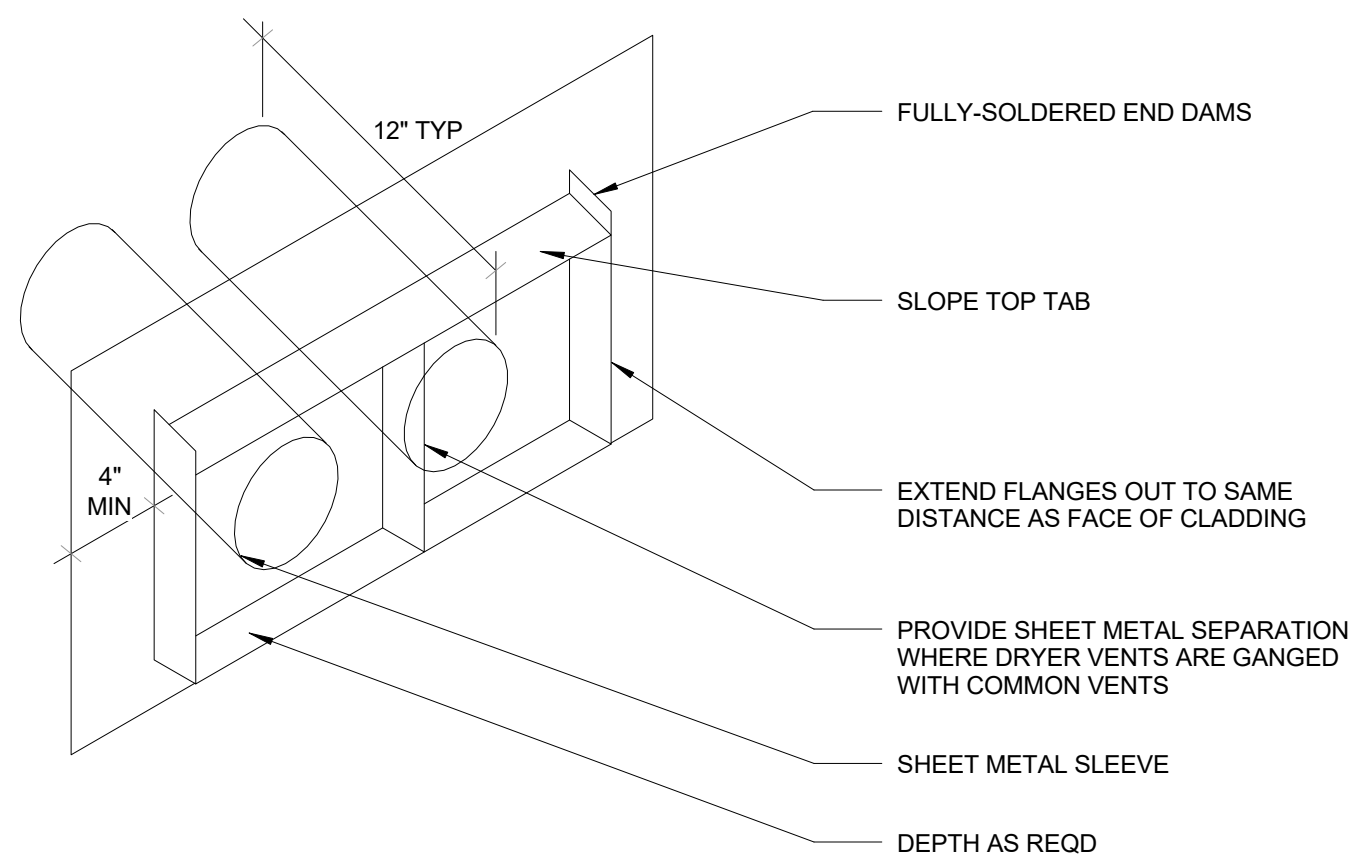
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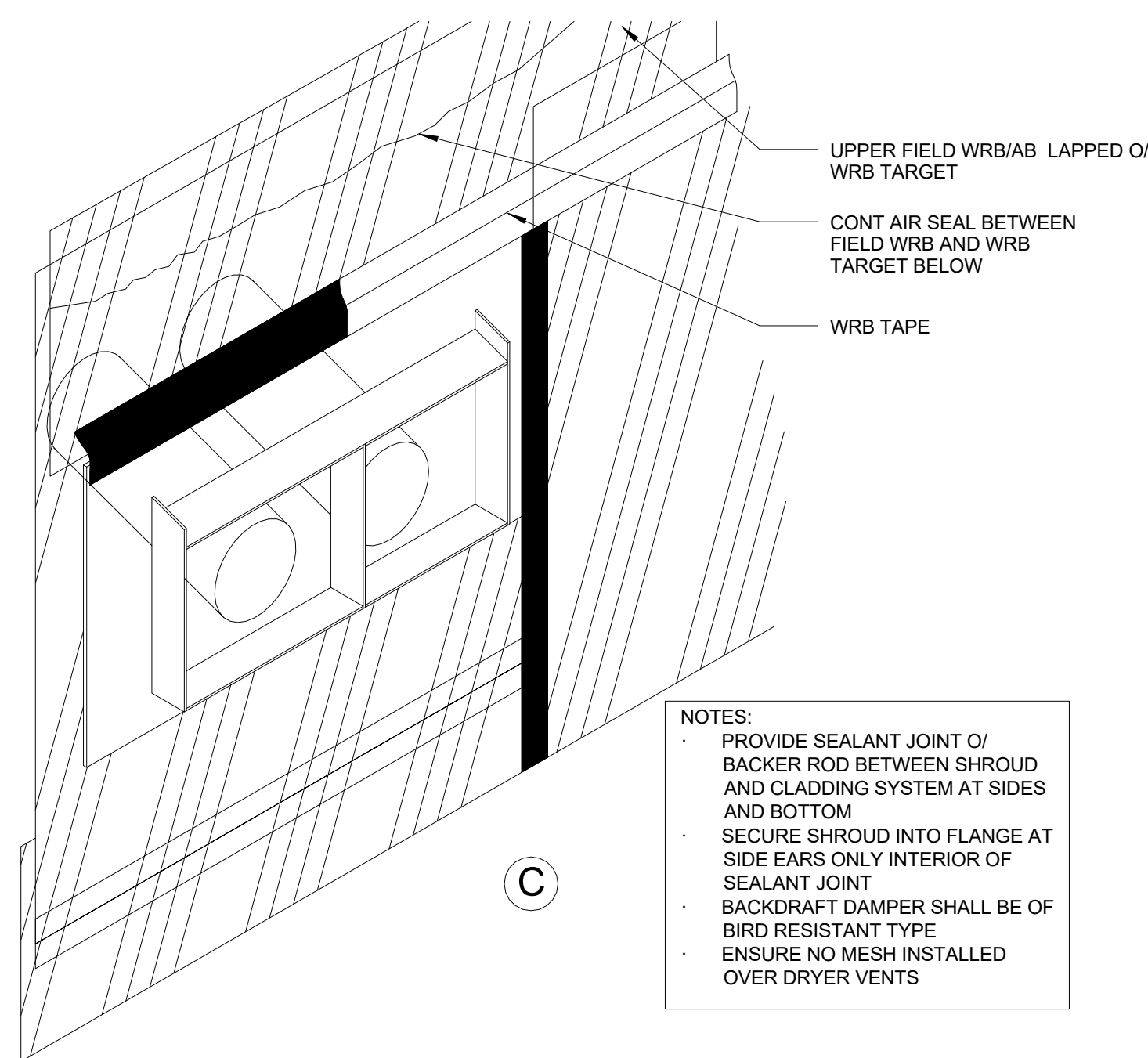
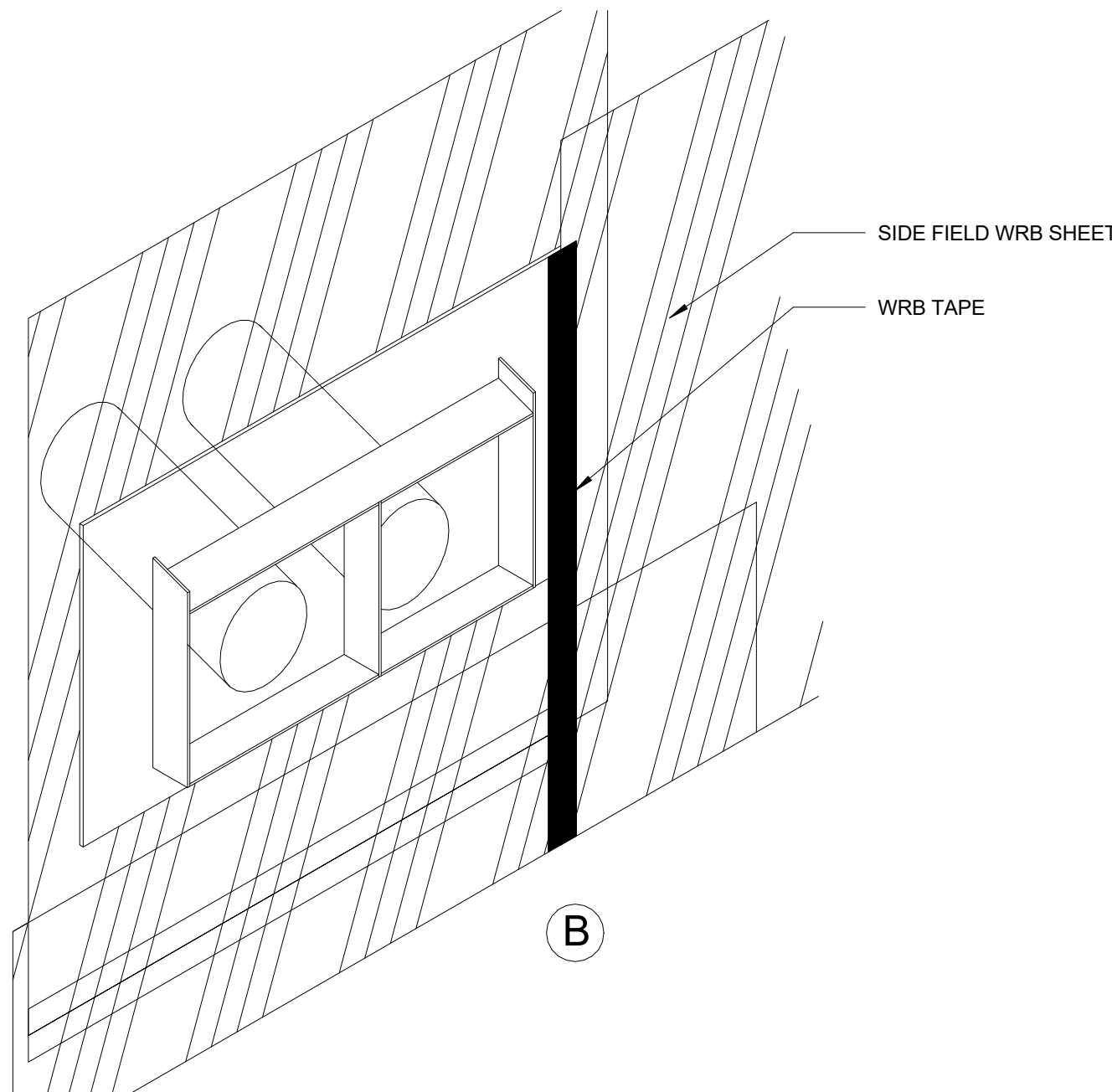
A8.6



24 GA, FULLY-SOLDERED
G90 GALV OR PRE-FINISHED
METAL VENT FLANGE

$$3'' = 1'-0''$$

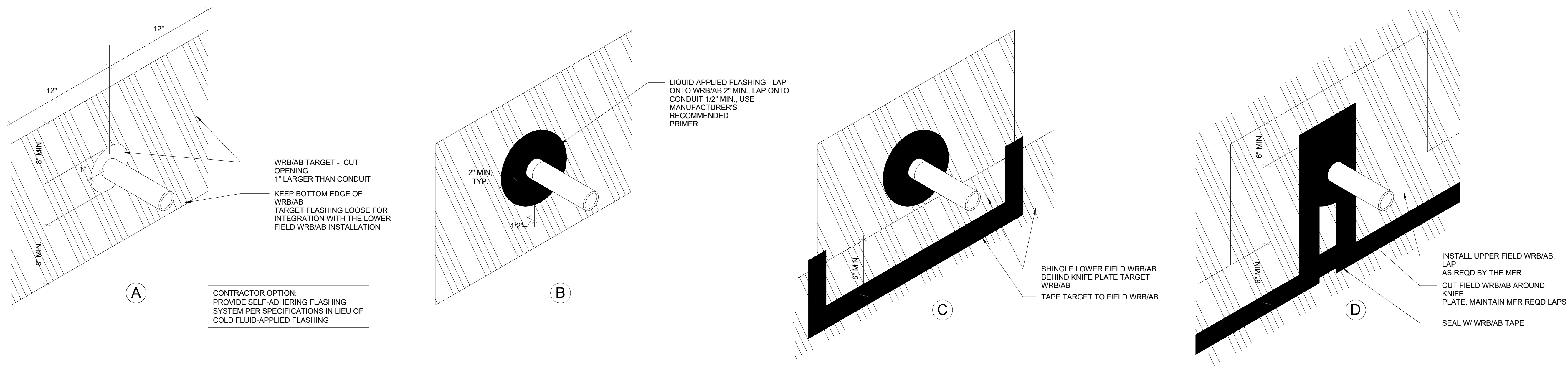
3" = 1'-0"



NOTES:

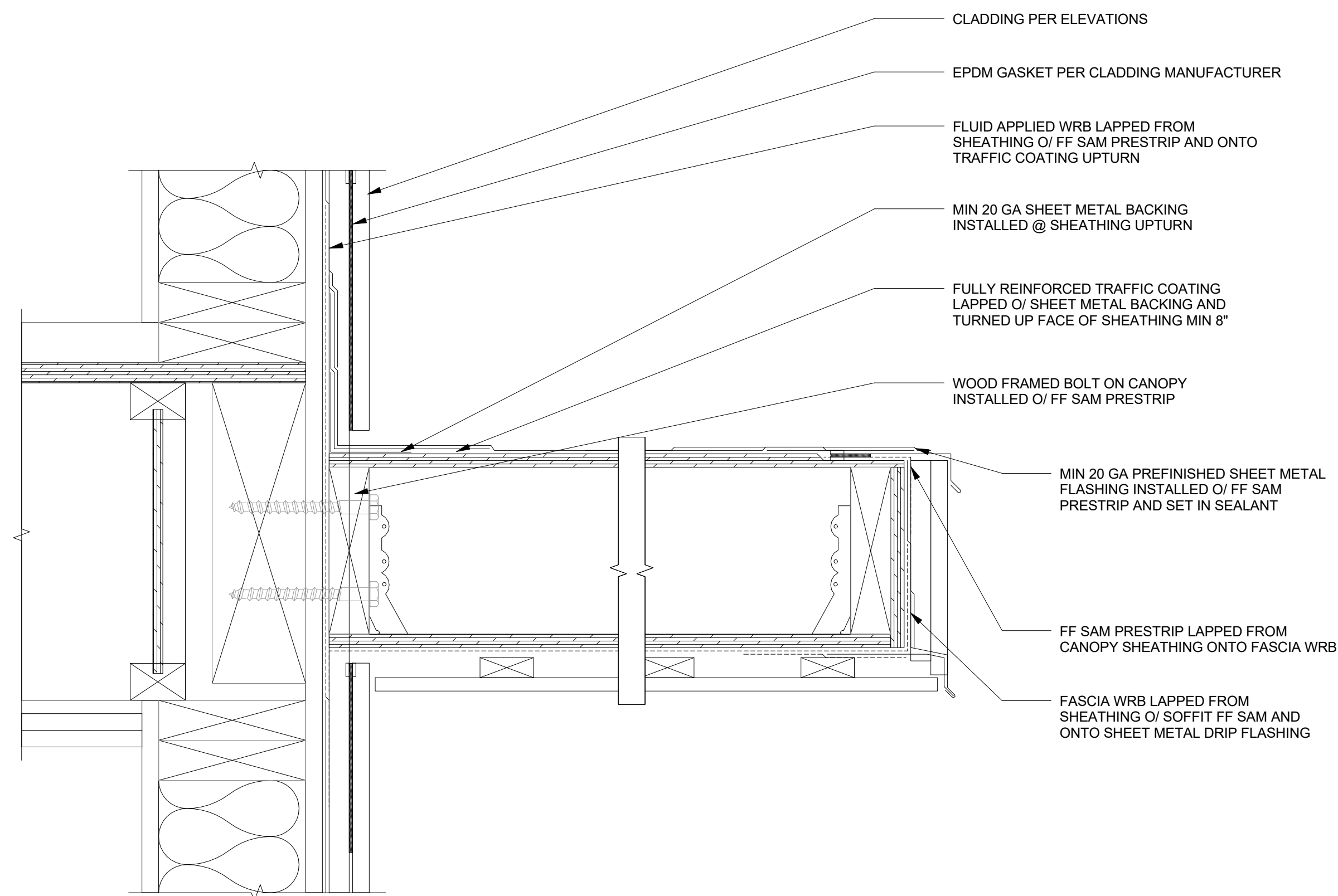
- PROVIDE SEALANT JOINT O/ BACKER ROD BETWEEN SHROUD AND CLADDING SYSTEM AT SIDES AND BOTTOM
- SECURE SHROUD INTO FLANGE AT SIDE EARS ONLY INTERIOR OF SEALANT JOINT
- BACKDRAFT DAMPER SHALL BE OF BIRD RESISTANT TYPE
- ENSURE NO MESH INSTALLED OVER DRYER VENTS

$$3'' = 1'-0''$$



1 Ext Wall - Conduit Penetration Sequence

3" = 1'-0"



3 Ext Wall - Wood Framed Canopy @ FRC Panel

3" = 1'-0"



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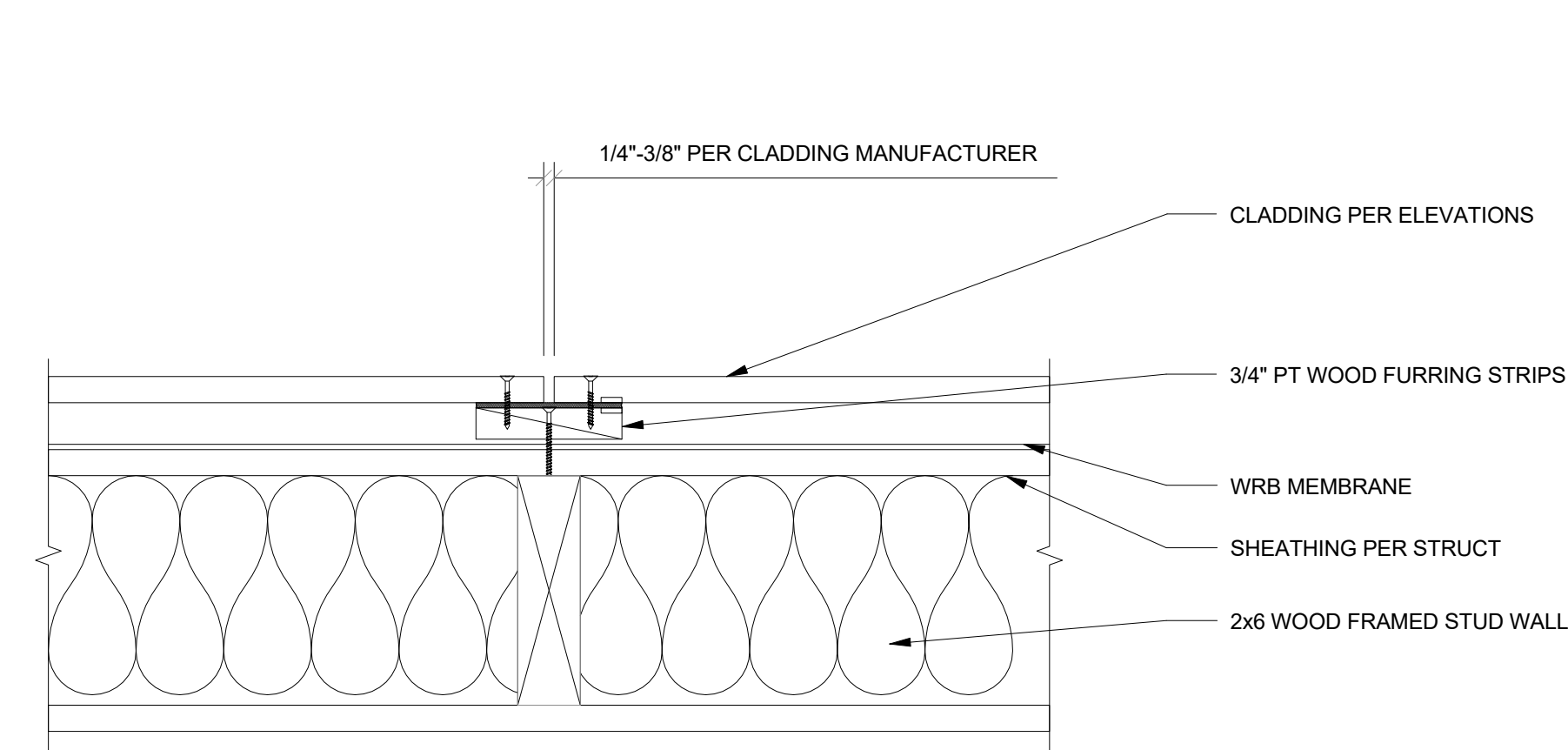


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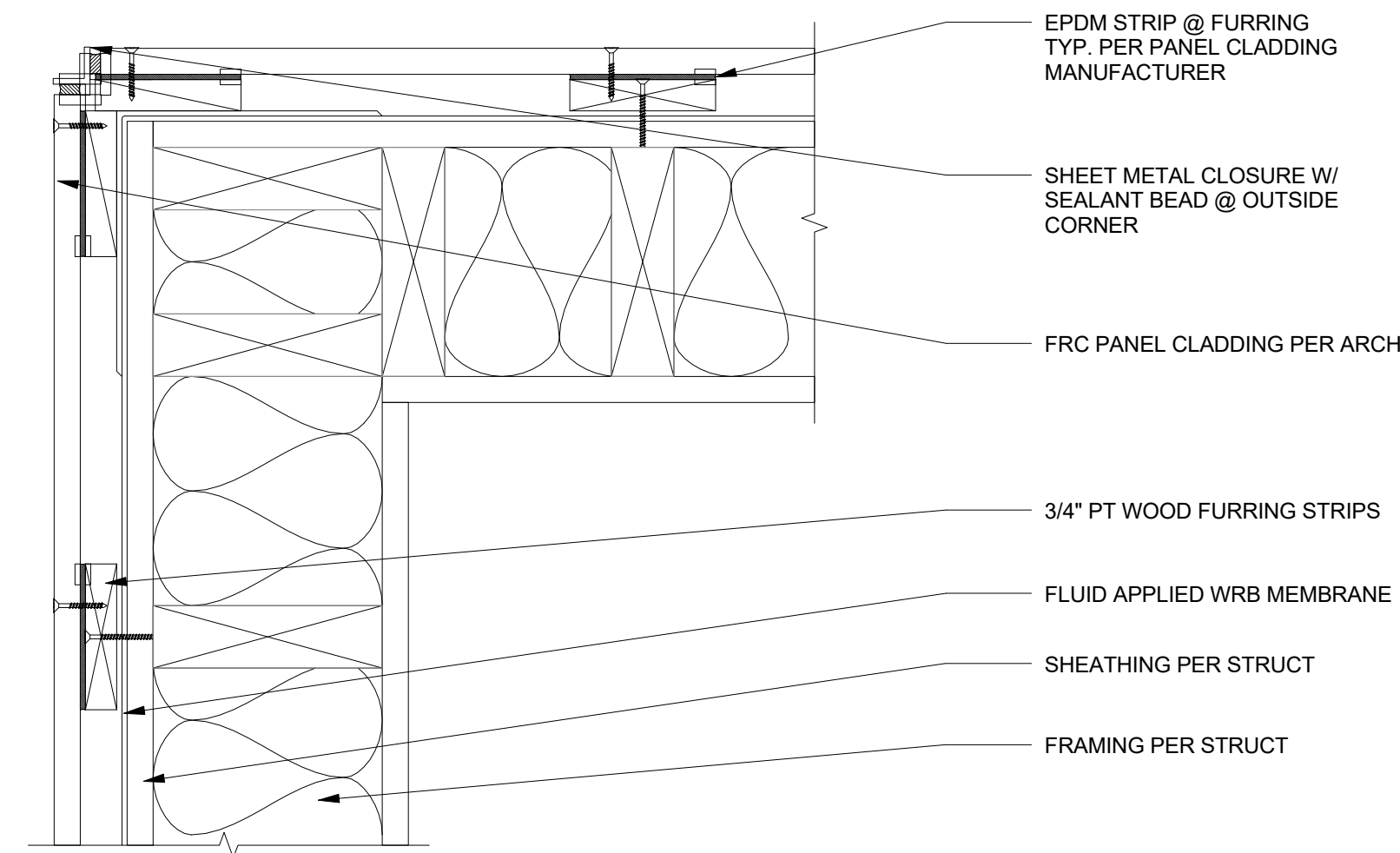
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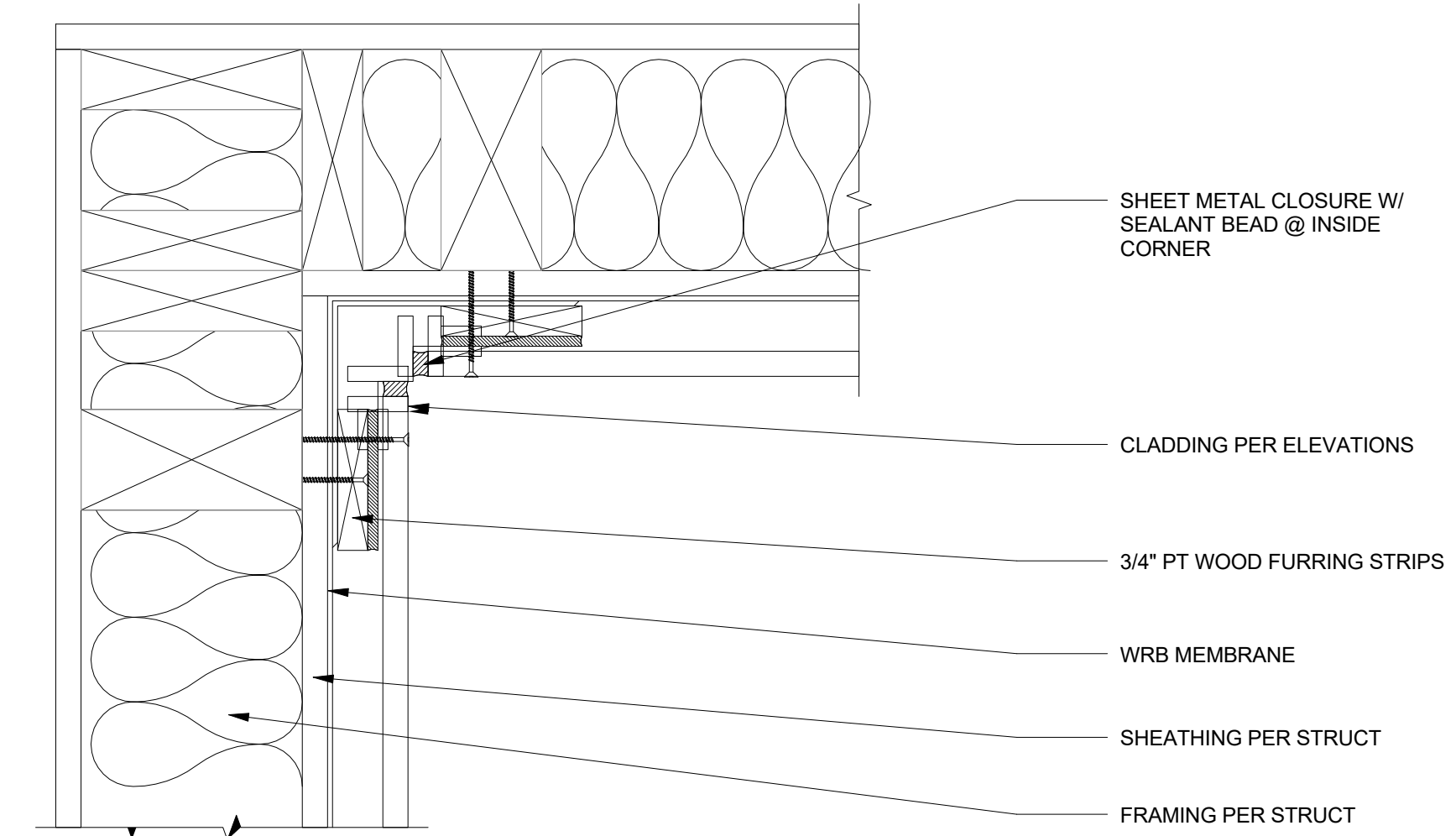
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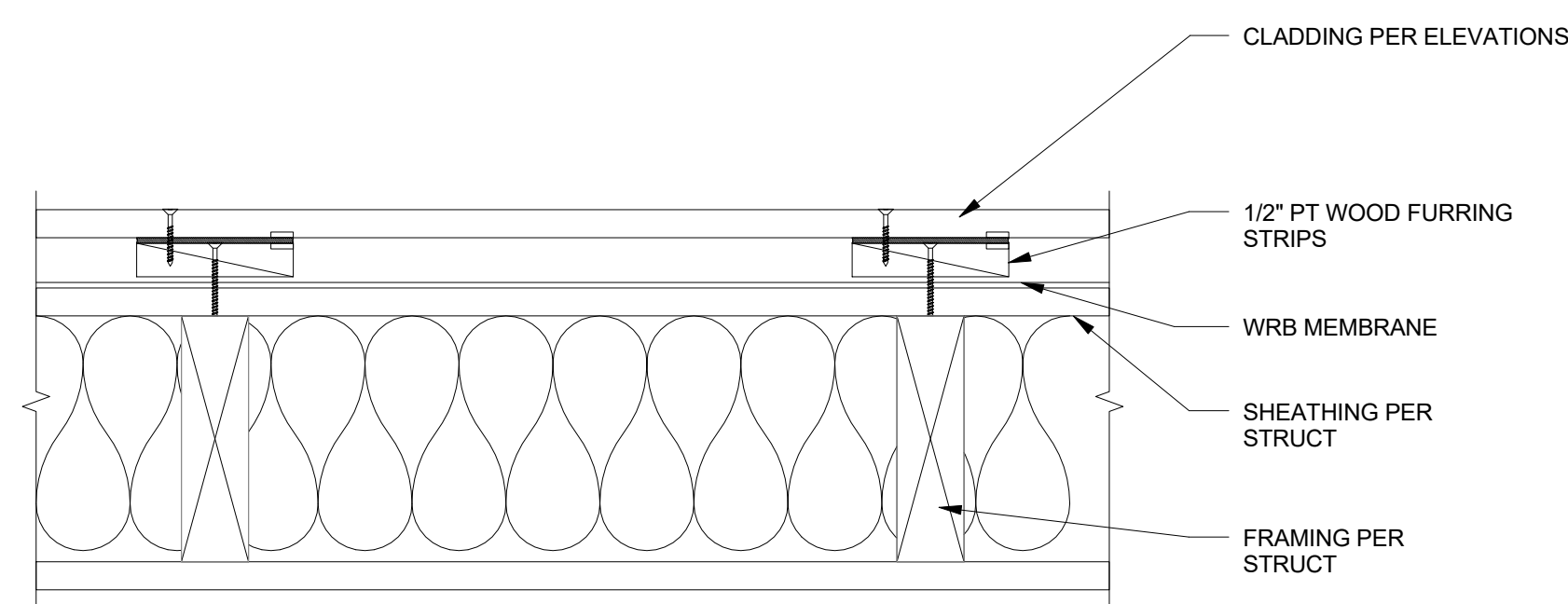
1 Ext Wall - FRC Panel Vertical Joint
3" = 1'-0"



2 Ext Wall - FRC Panel @ Outside Corner
3" = 1'-0"



3 Ext Wall - FRC Panel @ Inside Corner
3" = 1'-0"



4 Ext Wall - Wood Panel Typical Assembly
3" = 1'-0"



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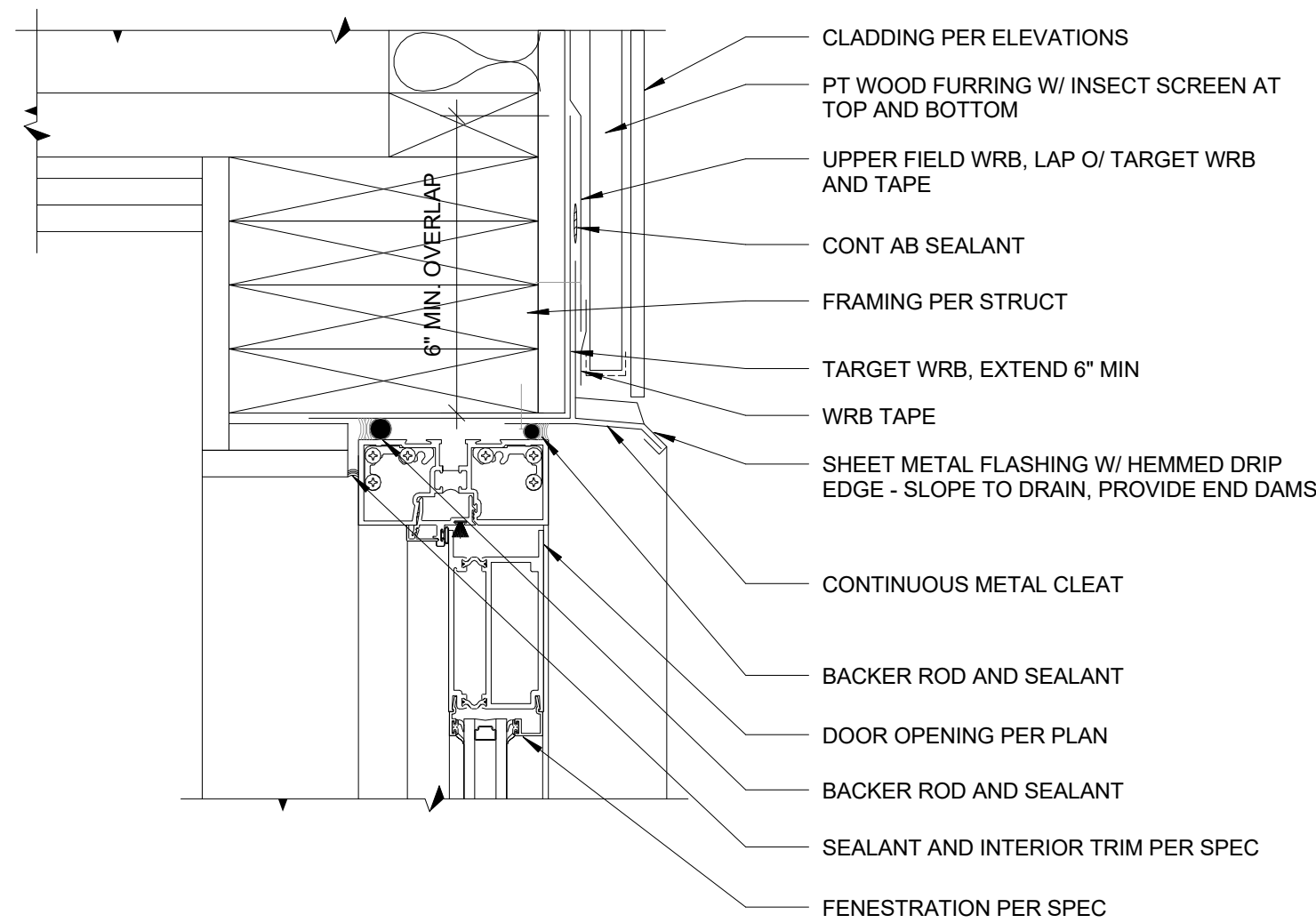
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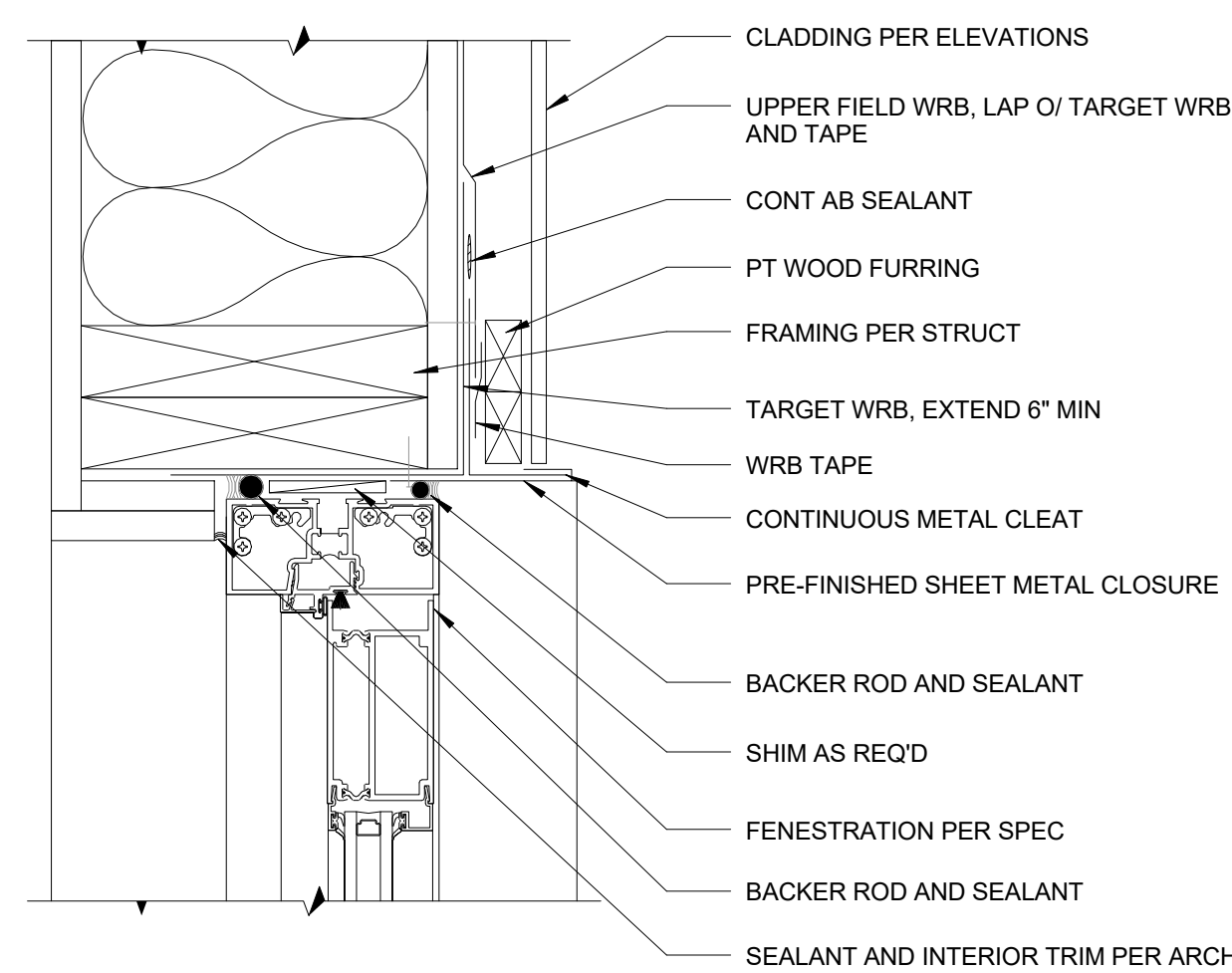
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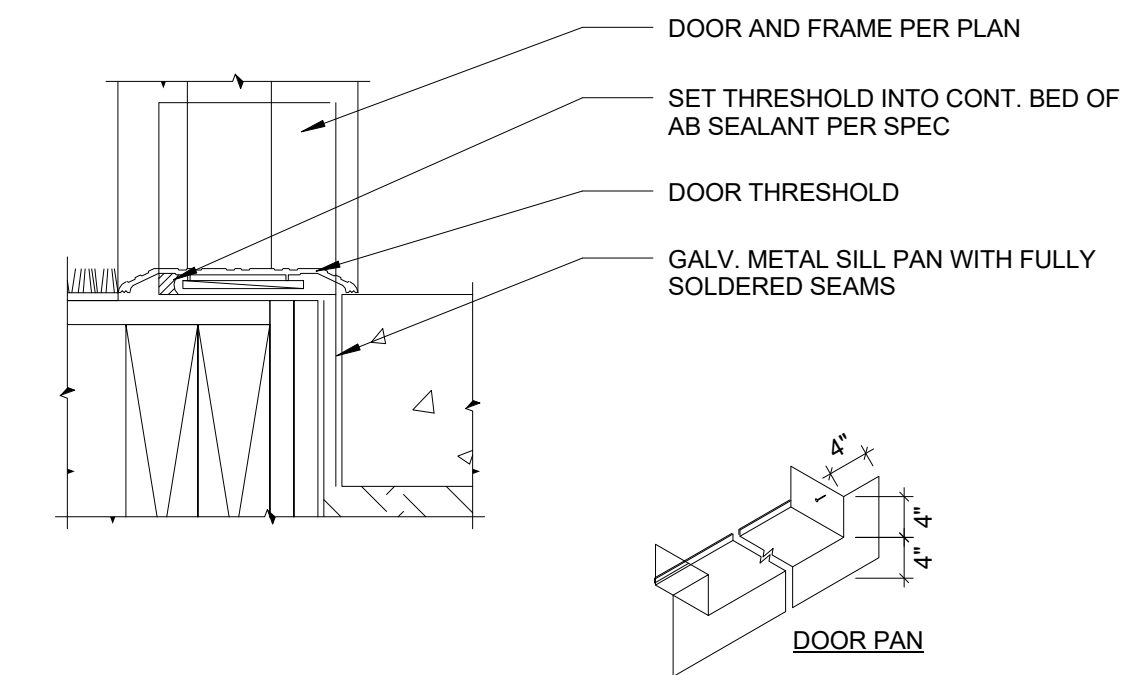
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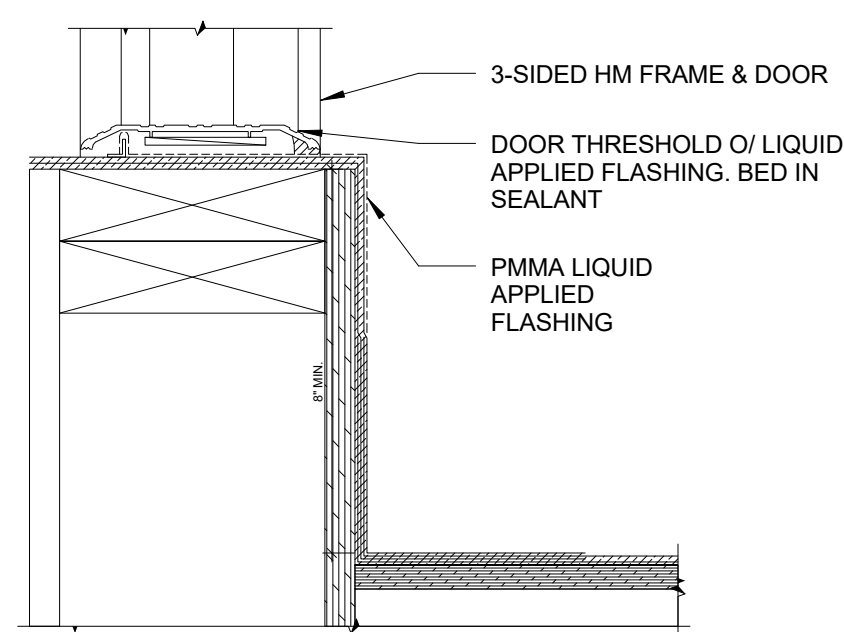
1 Fenestration - Door Head, Typ
3" = 1'-0"



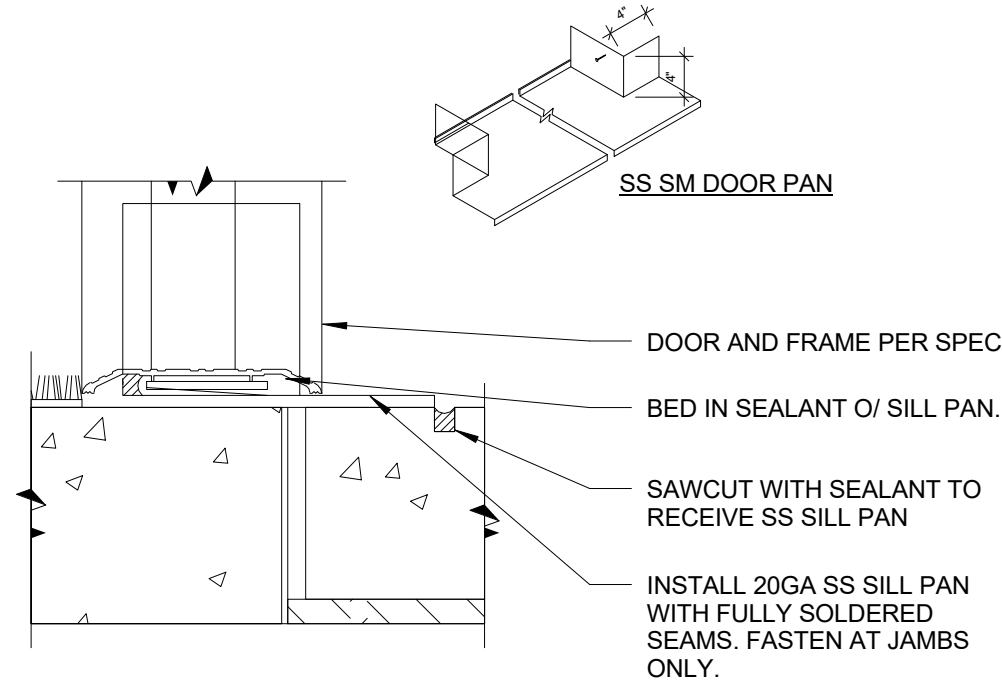
2 Fenestration - Door Jamb, Typ
3" = 1'-0"



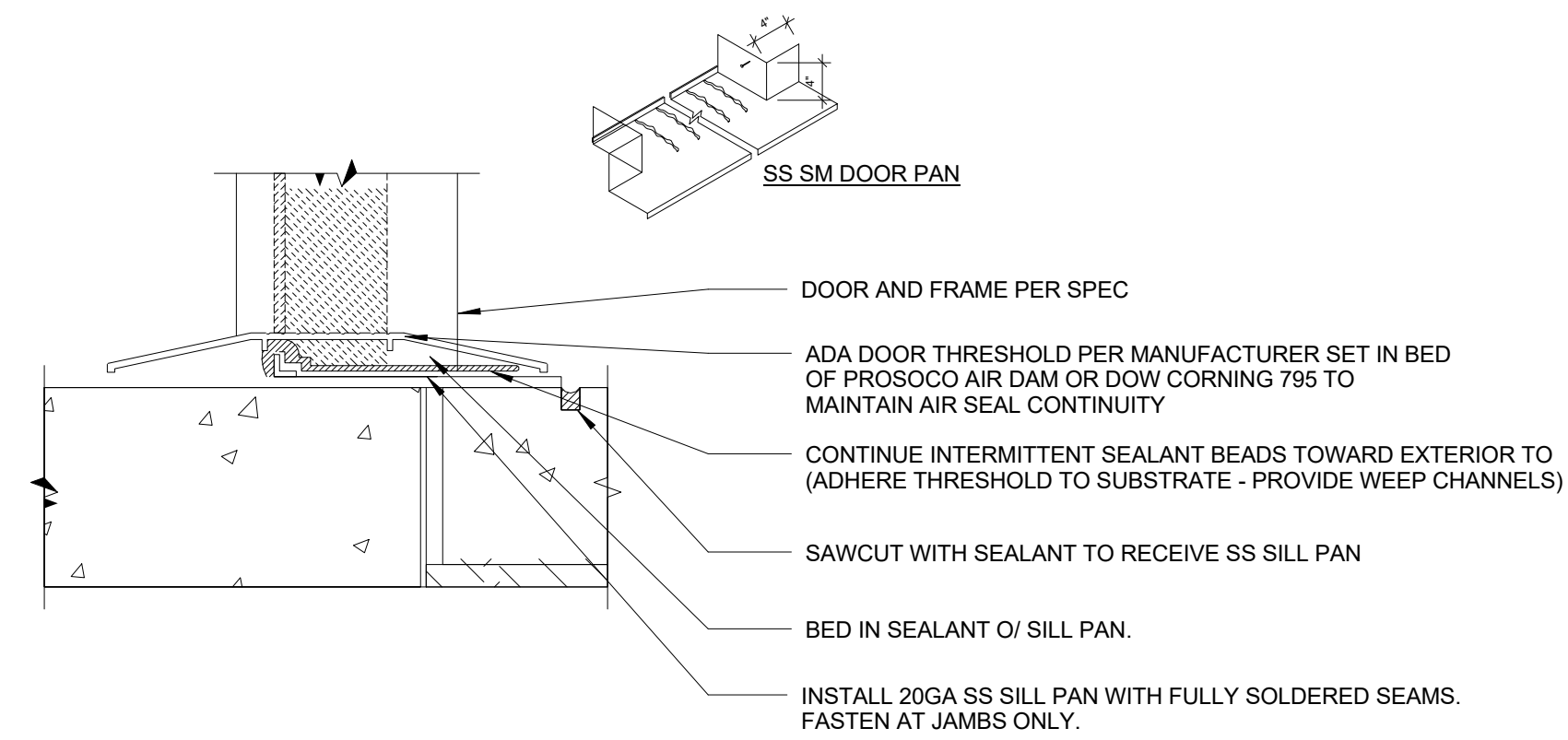
3 Fenestration - Door Sill at Entry, Typ
3" = 1'-0"



4 Fenestration - HMD Sill at Roof
3" = 1'-0"



5 Fenestration - HMD Sill at Sidewalk
3" = 1'-0"



6 Fenestration - HMD Sill at Sidewalk, ADA
3" = 1'-0"



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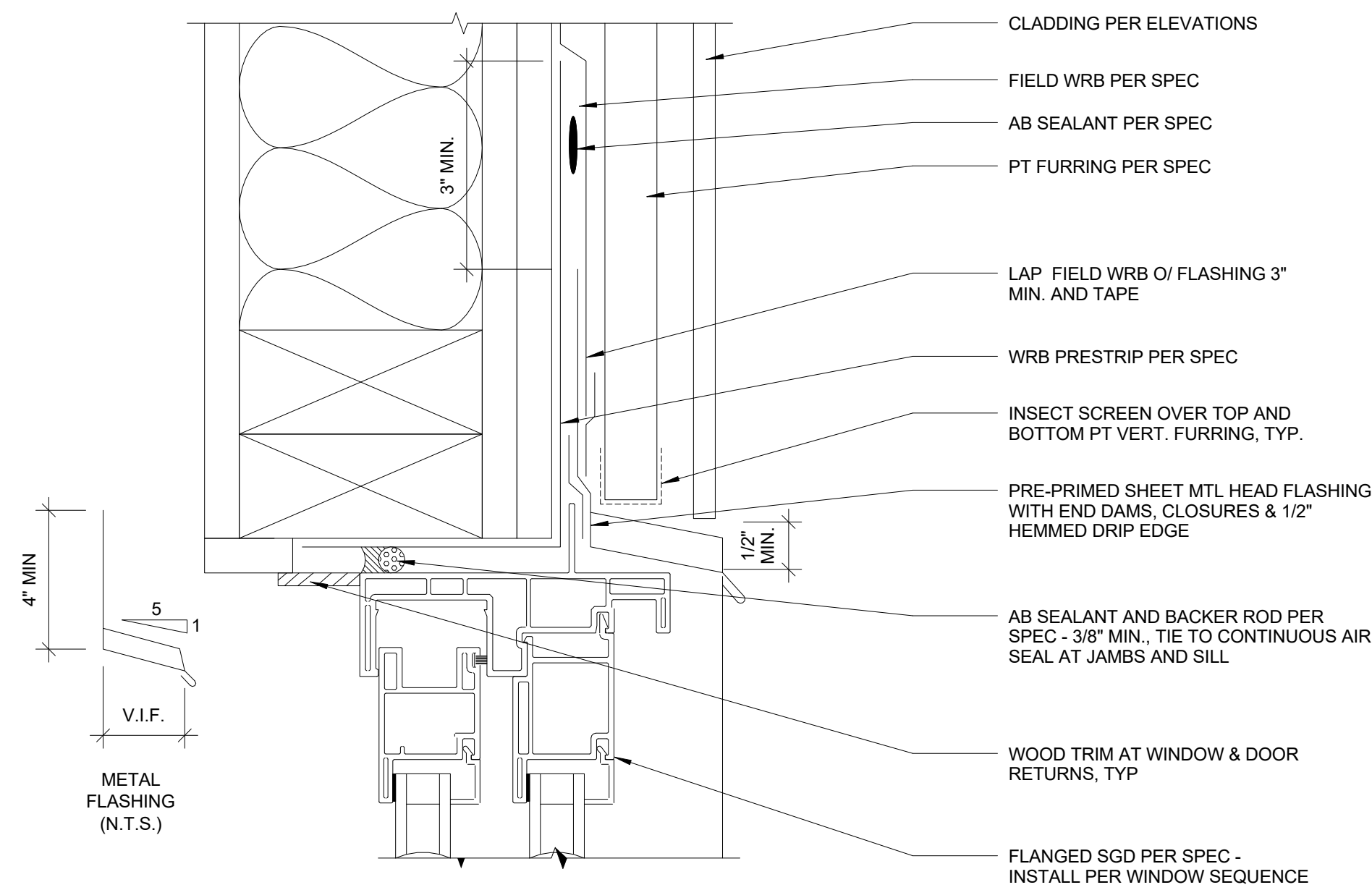
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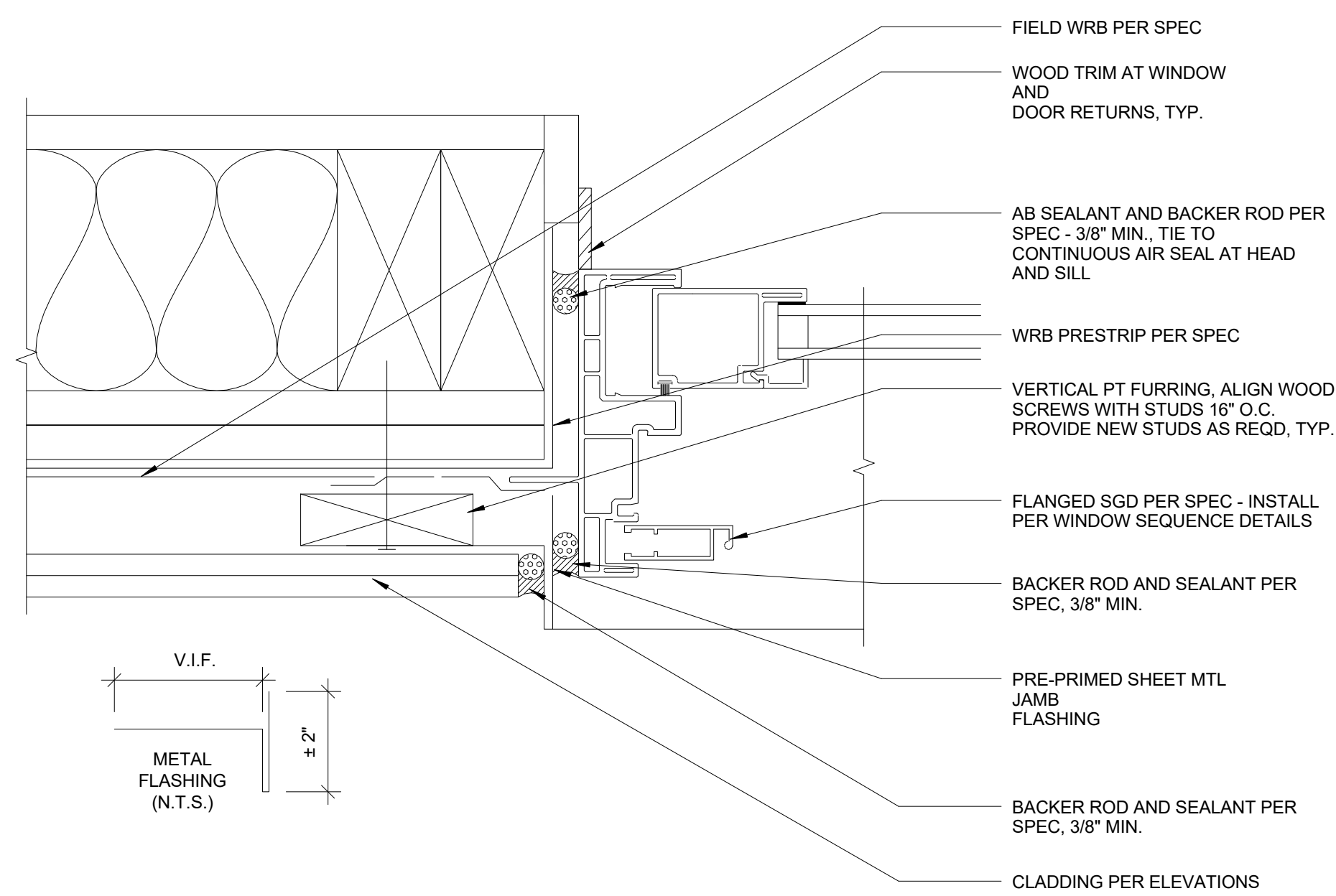
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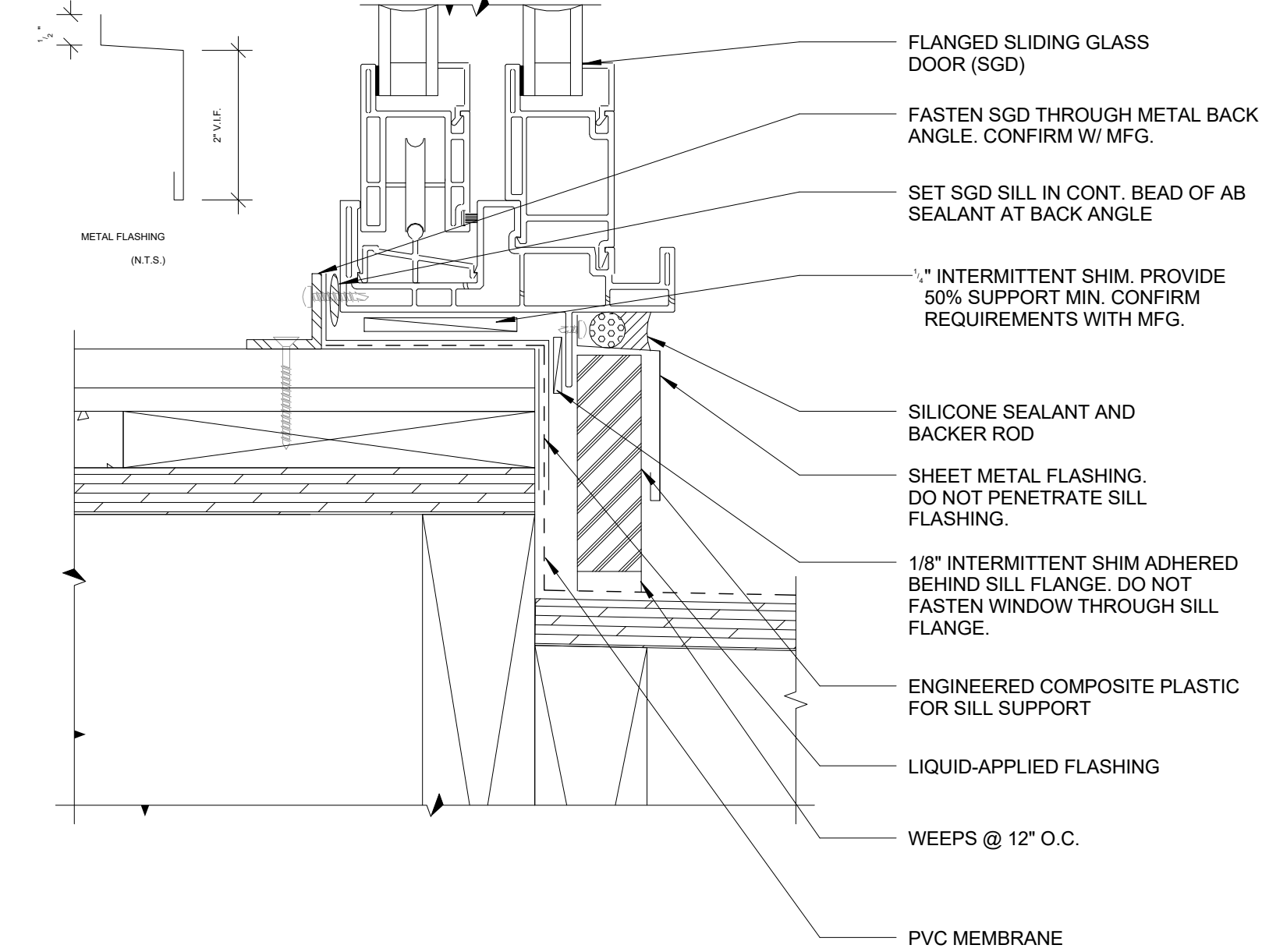
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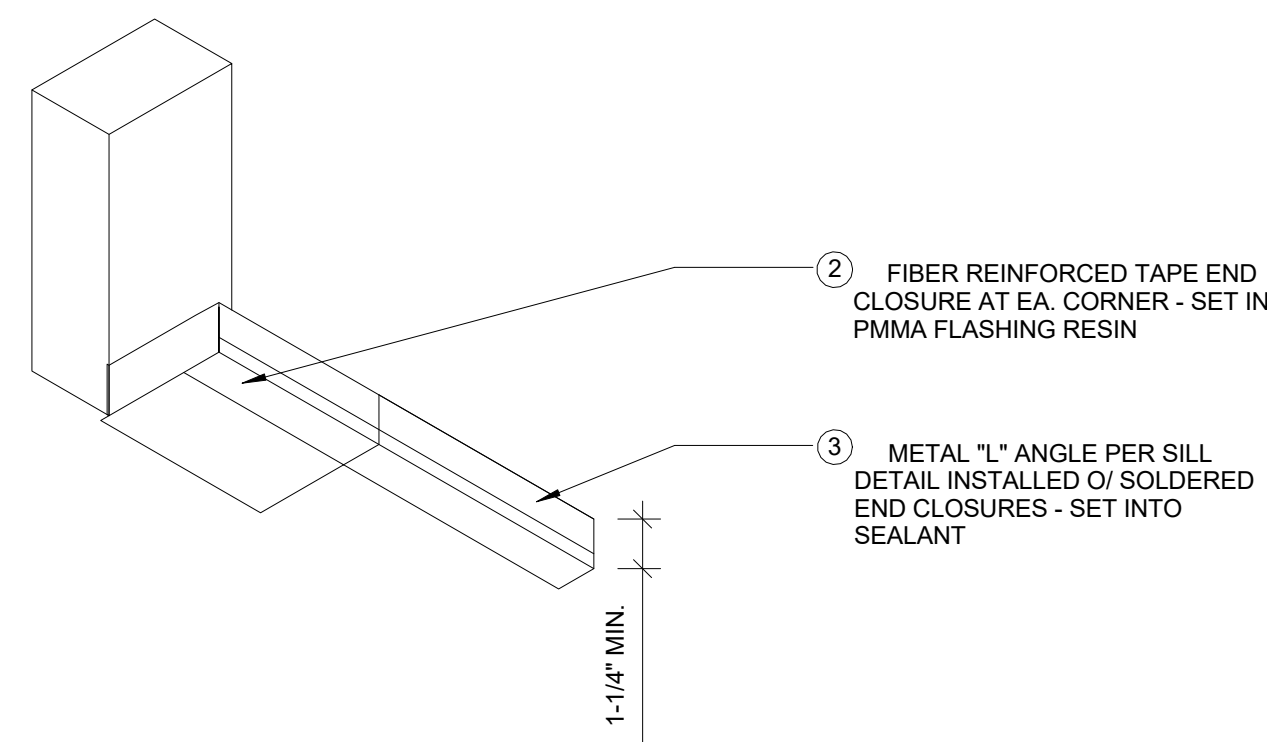
1 Fenestration - SGD Head, Typ
6" = 1'-0"



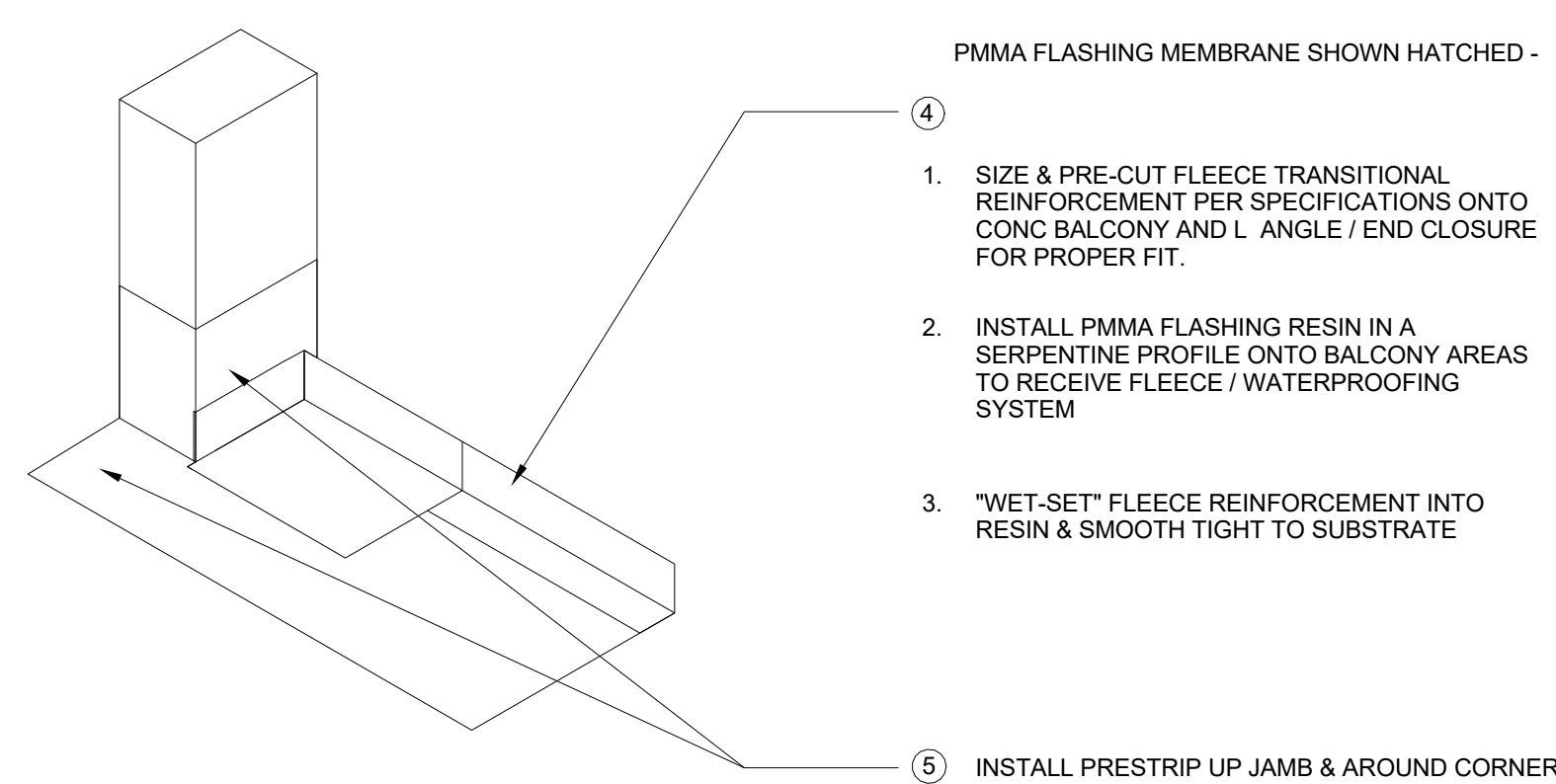
2 Fenestration - SGD Jamb Plan, Typ
6" = 1'-0"



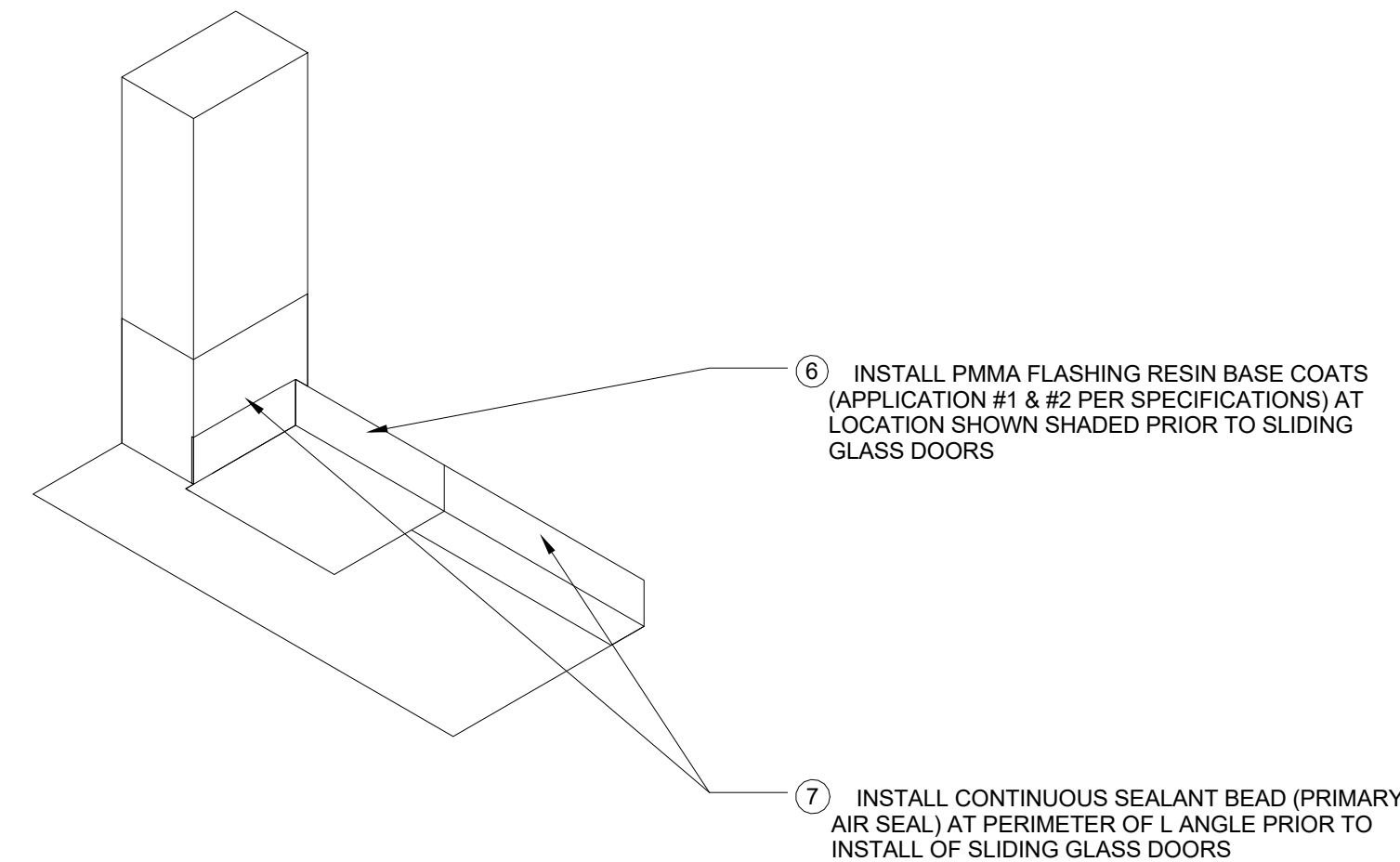
3 Fenestration - SGD Sill at Wood
6" = 1'-0"



STEP ONE



STEP TWO



STEP THREE

4 Fenestration - SGD Pre-Strip Sequence
3" = 1'-0"



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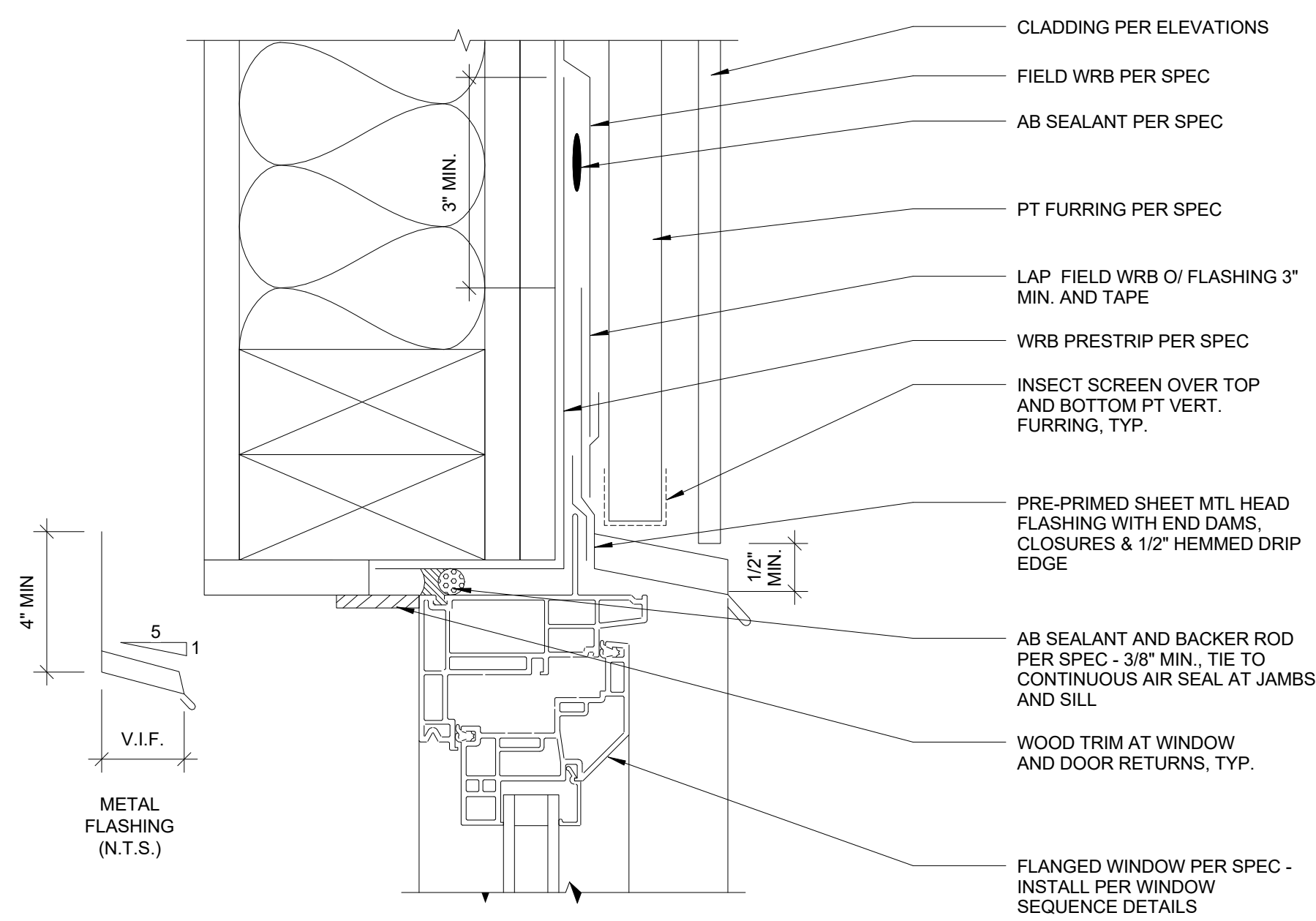
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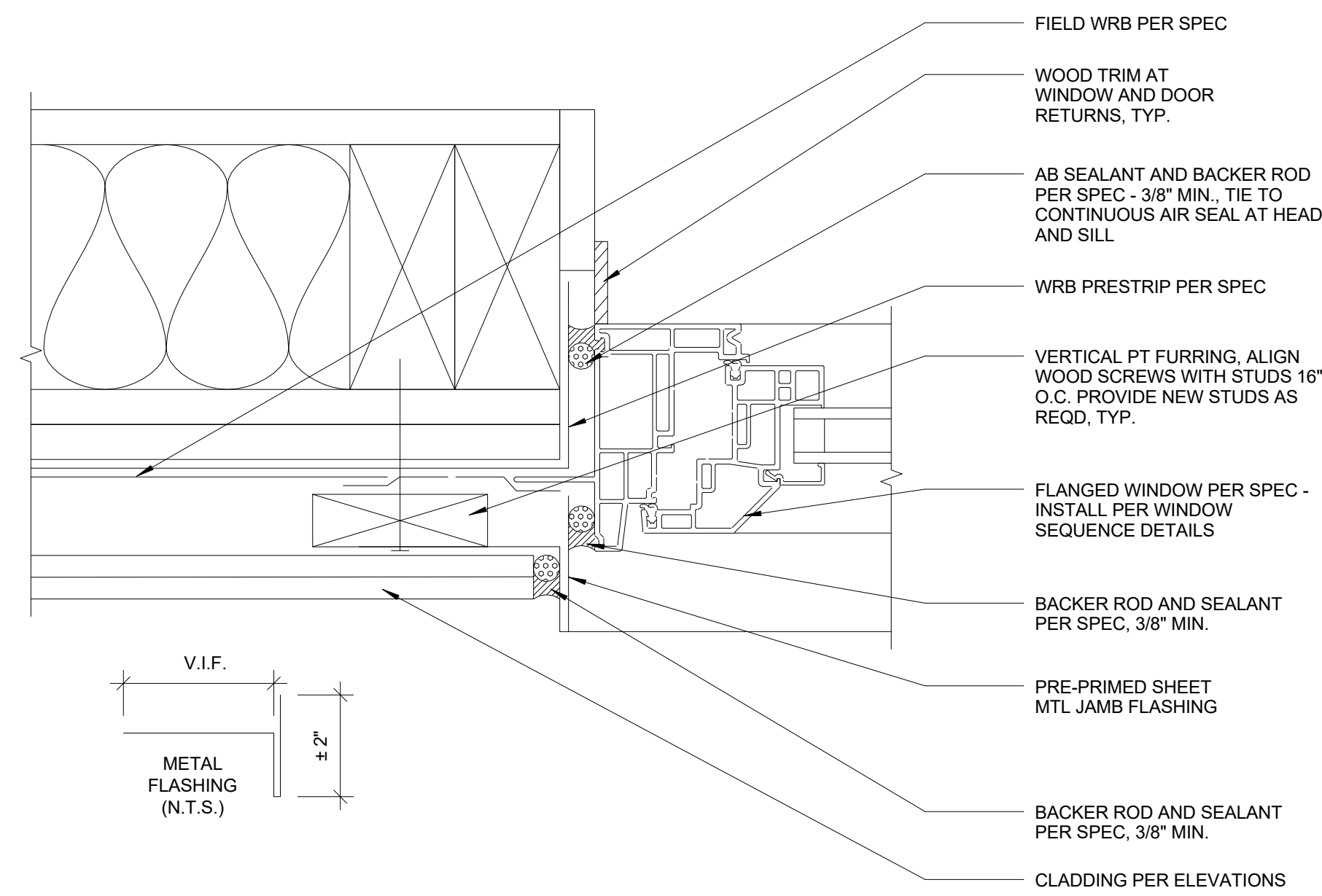
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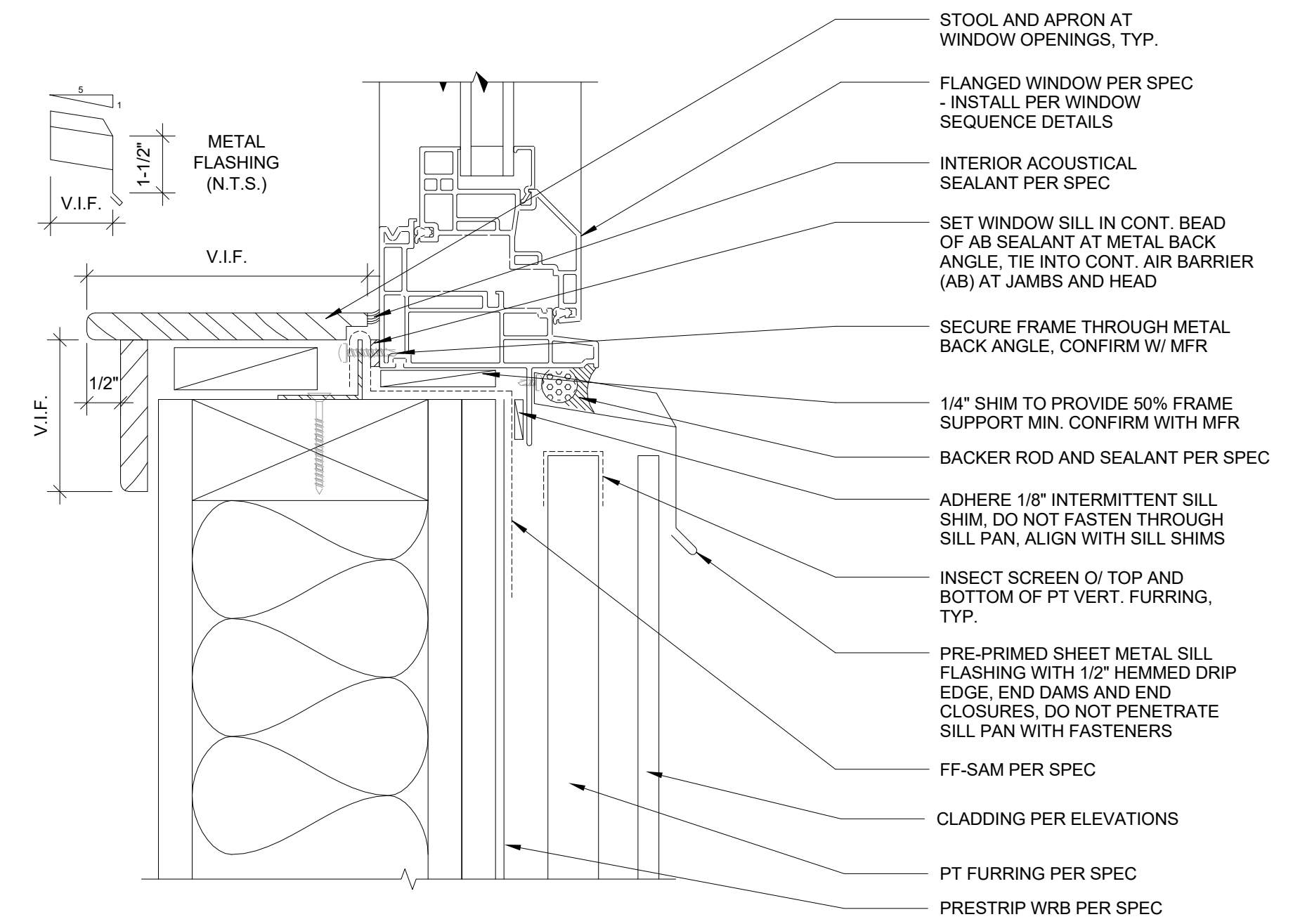
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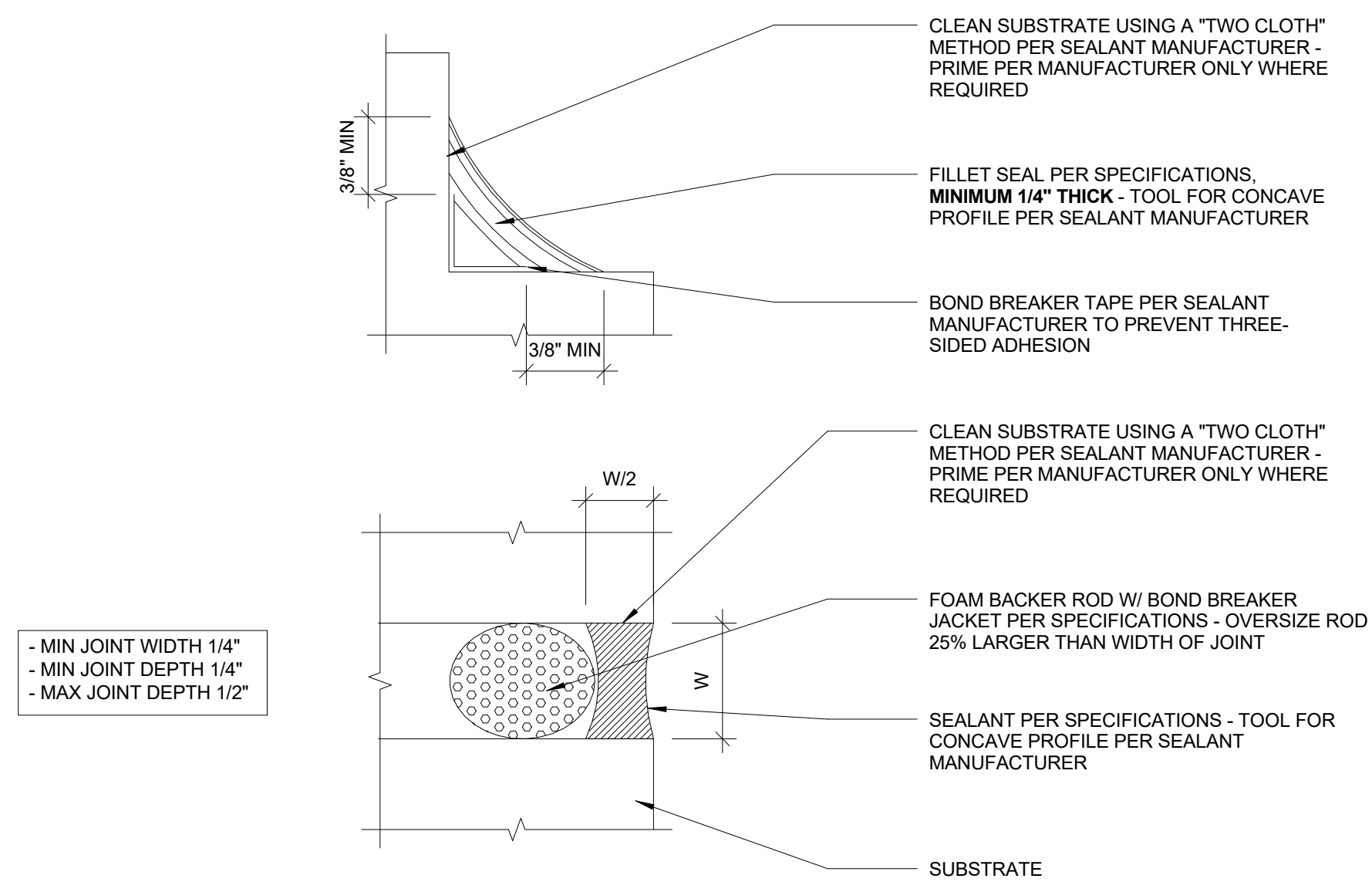
1 Fenestration - Window Head, Typ
6" = 1'-0"



2 Fenestration - Window Jamb Plan, Typ
6" = 1'-0"



3 Fenestration - Window Sill, Typ
6" = 1'-0"



4 Fenestration - Sealant Design, Typ
3" = 1'-0"



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A8.12



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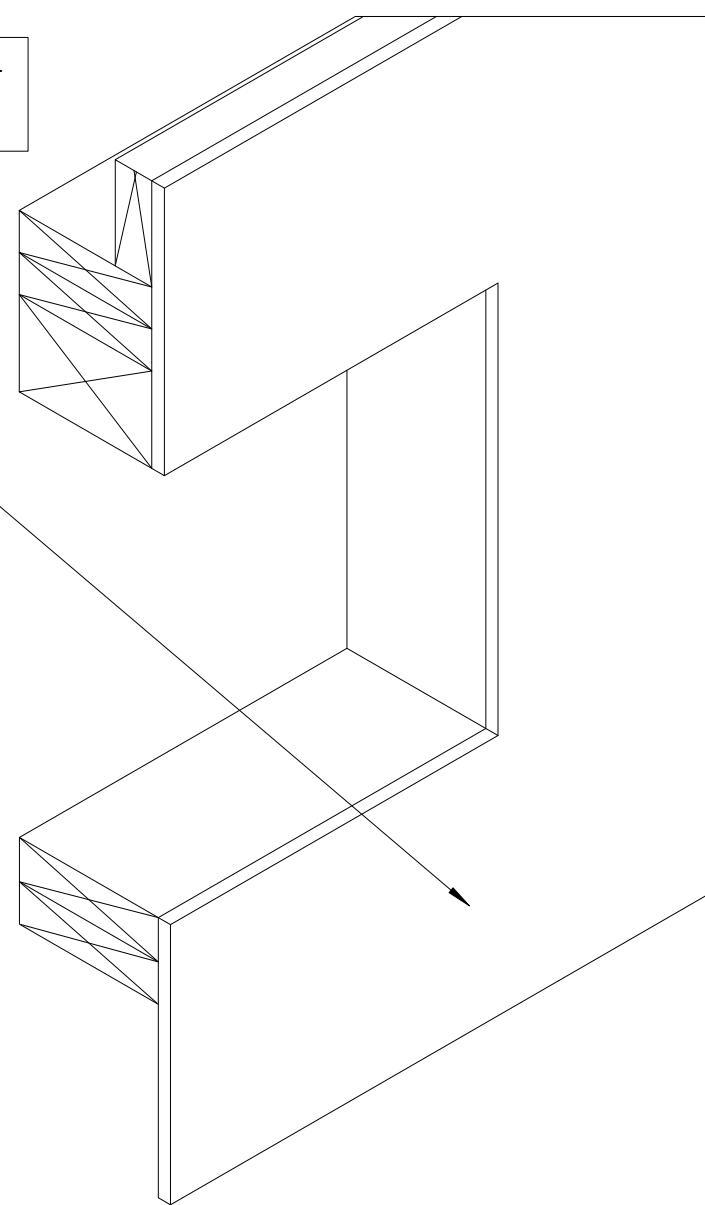
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A8.13

NOTE: FRAMING SHOWN FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REFLECT ACTUAL FRAMING CONDITION

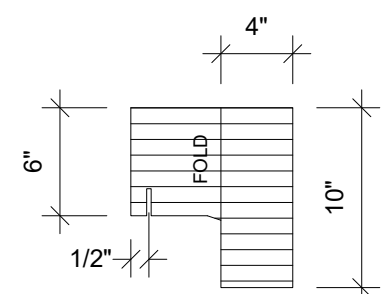
WOOD FRAMED ROUGH OPENING, OPENING MAY BE SHEATHED WITH GLASS FIBER-FACED GYPSUM BOARD OR PLYWOOD



1 Fenestration - Window Sequence Step 12

3" = 1'-0"

INSTALL FOIL FACED SELF-ADHERED JAMB CORNER PIECE
CUT SLIT TO FIT AROUND BACK-DAM ANGLE AS SHOWN BELOW



4 Fenestration - Window Sequence Step 15

3" = 1'-0"

INSTALL PRESTRIP OF SHEET APPLIED WRB AT SILL

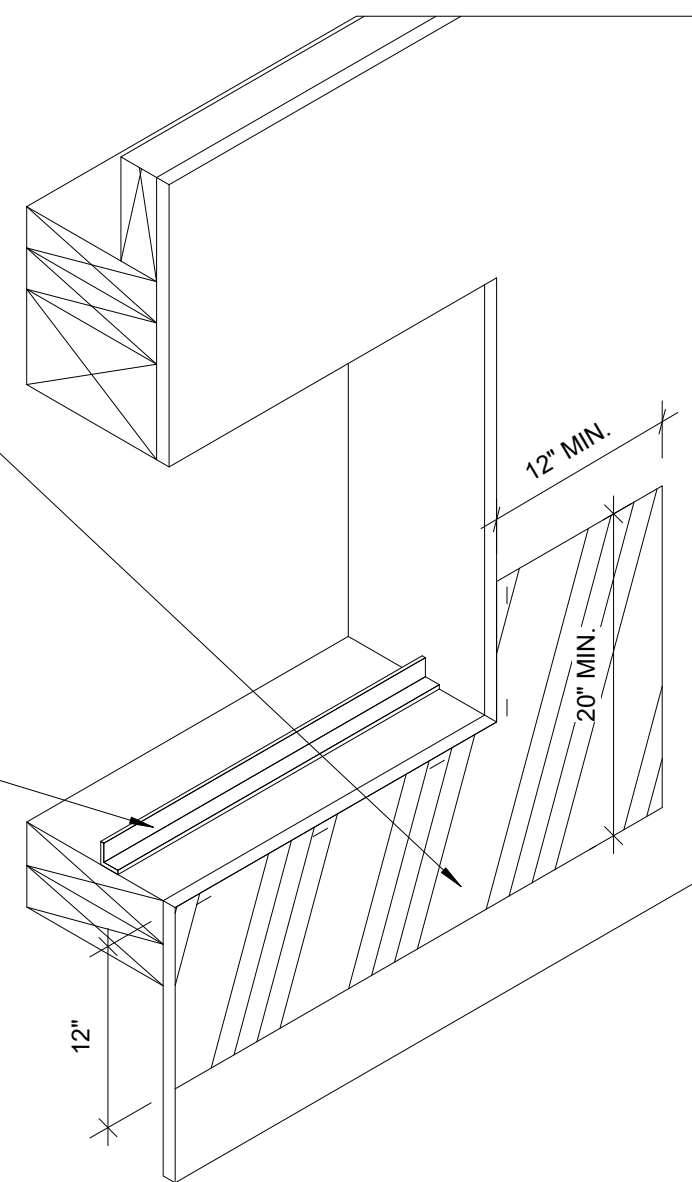
STAPLE WRB AS CLOSE TO EDGE AS POSSIBLE TO ENSURE COVERAGE BY SELF-ADHERED MEMBRANE

LEAVE BOTTOM UNFASTENED FOR FIELD WRB TO LAP BELOW PRESTRIP

INSTALL METAL BACK DAM ANGLE SIZED PER WINDOW MANUFACTURER'S STRUCTURAL REQUIREMENTS

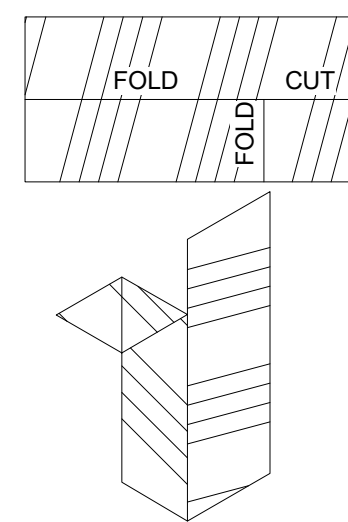
BACK LEG HEIGHT 3/4" MIN., 1-1/4" PREFERRED

NOTE: CONFIRM WRB LAPPING REQUIREMENTS WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS



2 Fenestration - Window Sequence Step 13

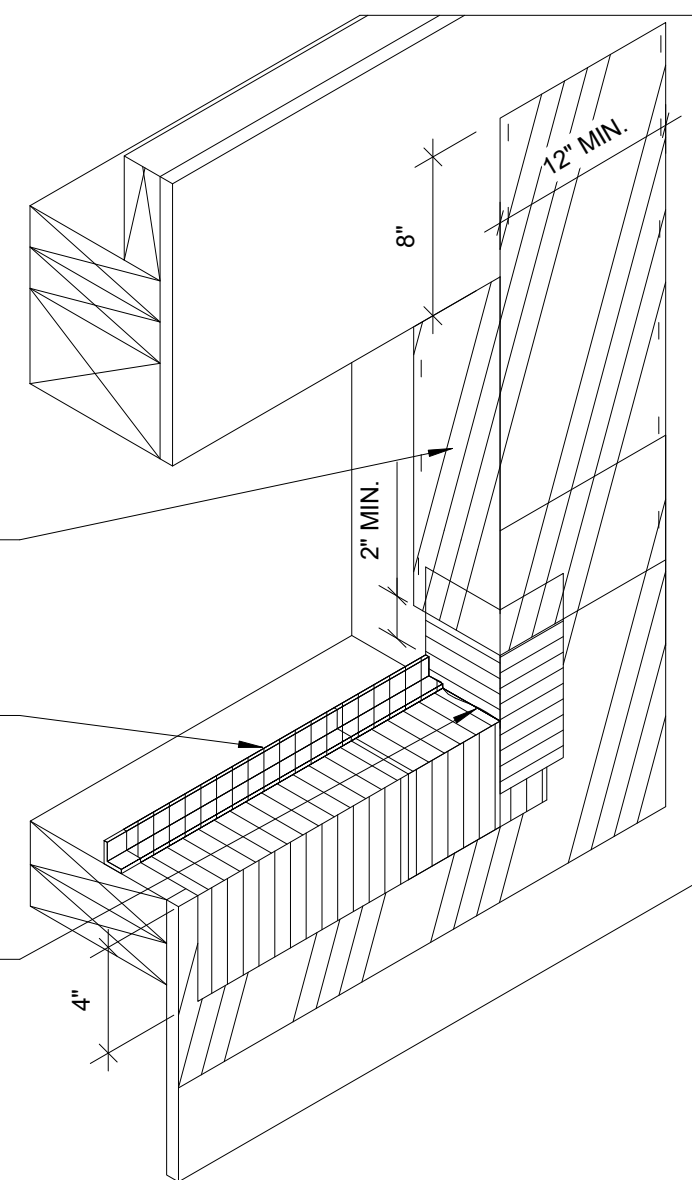
3" = 1'-0"



WRB JAMB LINER TO LAP OVER SAM SILL FLASHING AND WRB PRESTRIP 6" MIN., HOLD WRB MIN. 2" ABOVE BACK DAM ANGLE

INSTALL SELF-ADHERED MEMBRANE SILL FLASHING
EXTEND UP AND OVER BACK DAM ANGLE, EXTEND DOWN FACE OF WALL 4" MIN.

APPLY SEALANT AT PINHOLE & ALONG SEAM



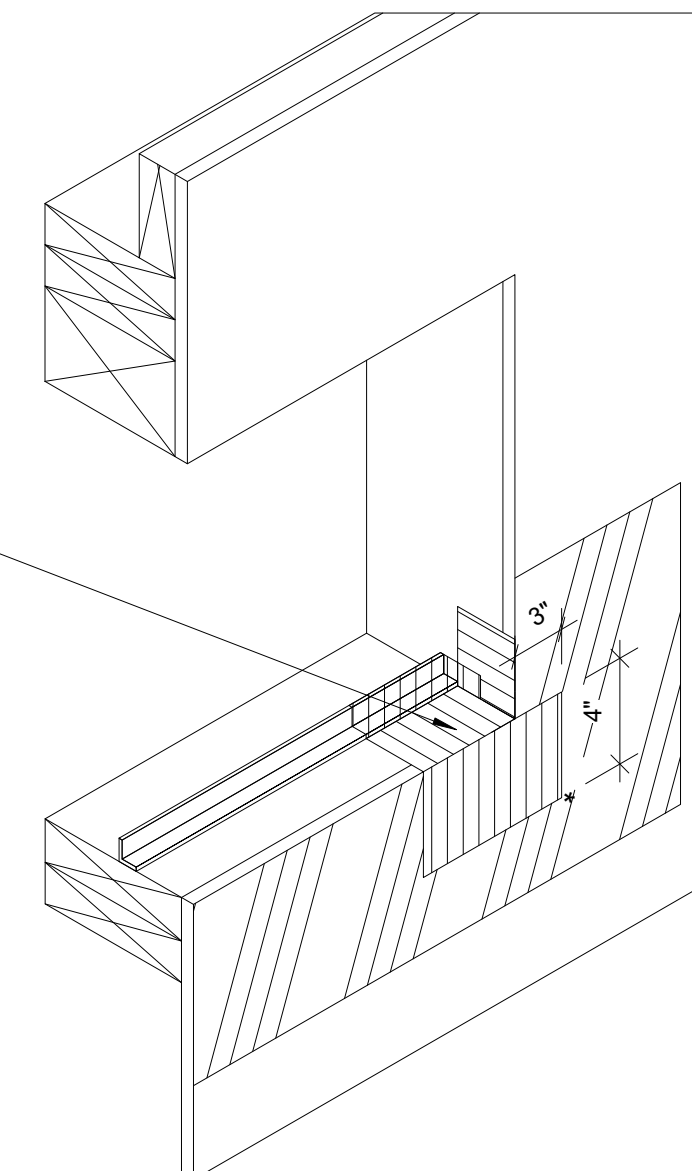
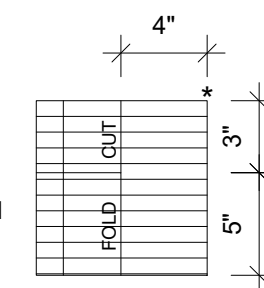
5 Fenestration - Window Sequence Step 16

3" = 1'-0"

INSTALL SELF-ADHERED SILL CORNER PIECE

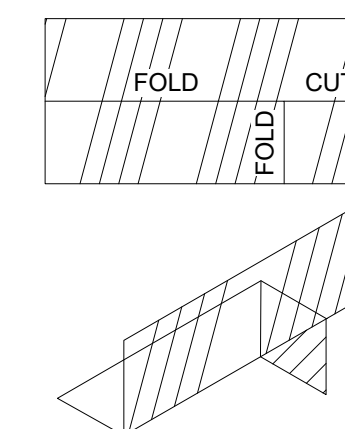
CUT & FOLD AS SHOWN BELOW

CUT LINES SHOWN AS DASHED
FOLDED LINES SHOWN AS SOLID

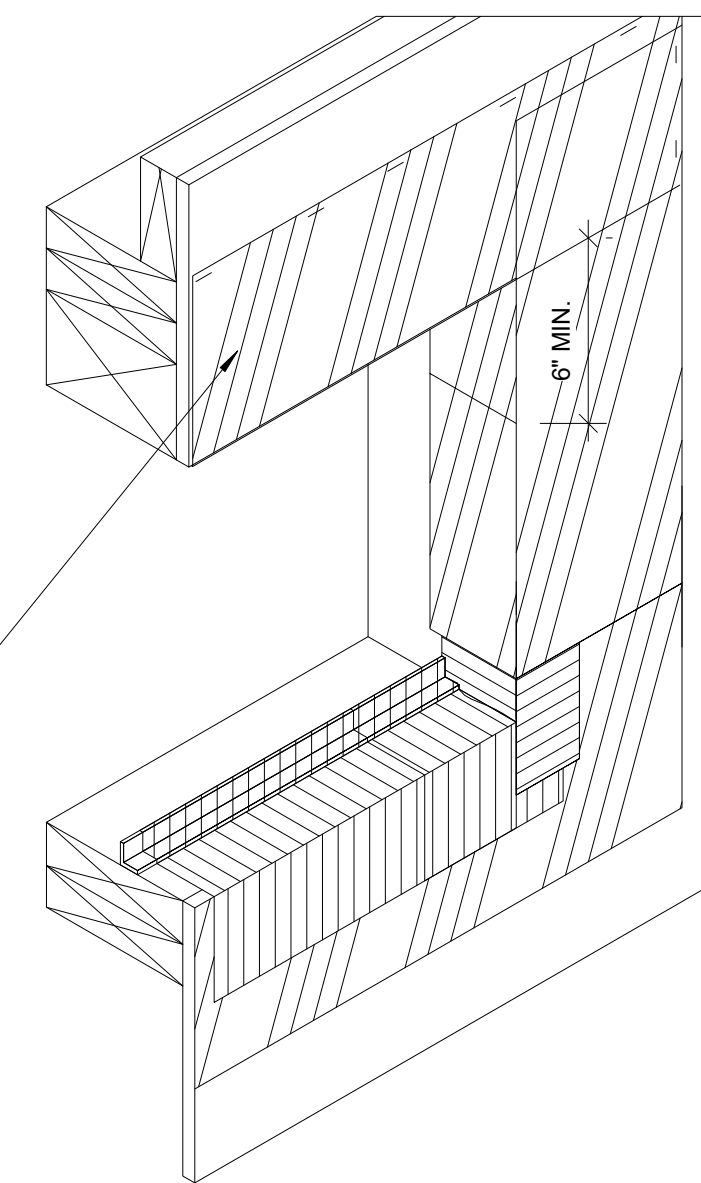


3 Fenestration - Window Sequence Step 14

3" = 1'-0"



INSTALL WRB HEAD LINER TO LAP OVER JAMB WRB 6" MIN.
FOLD INTO ROUGH OPENING

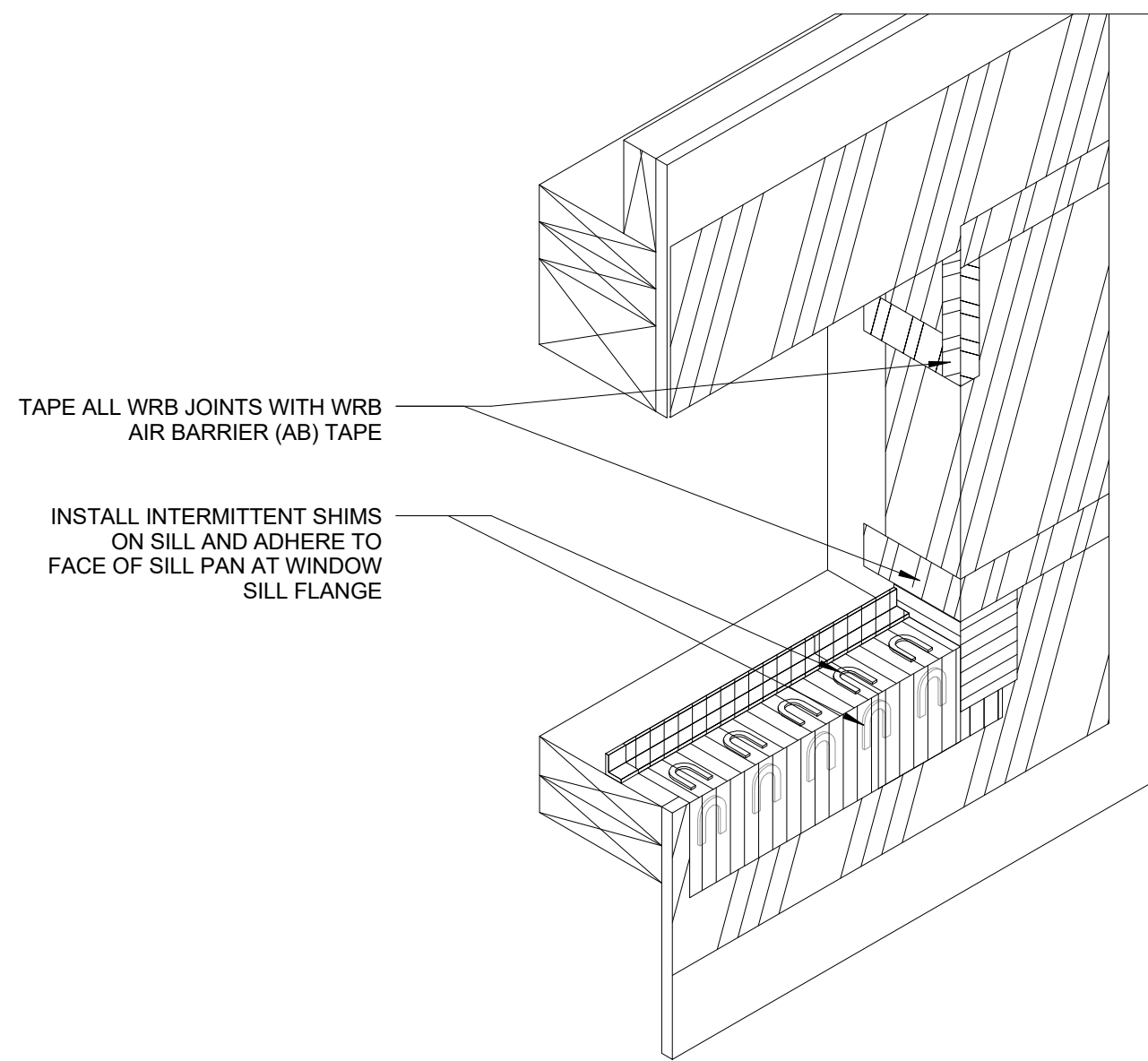


6 Fenestration - Window Sequence Step 17

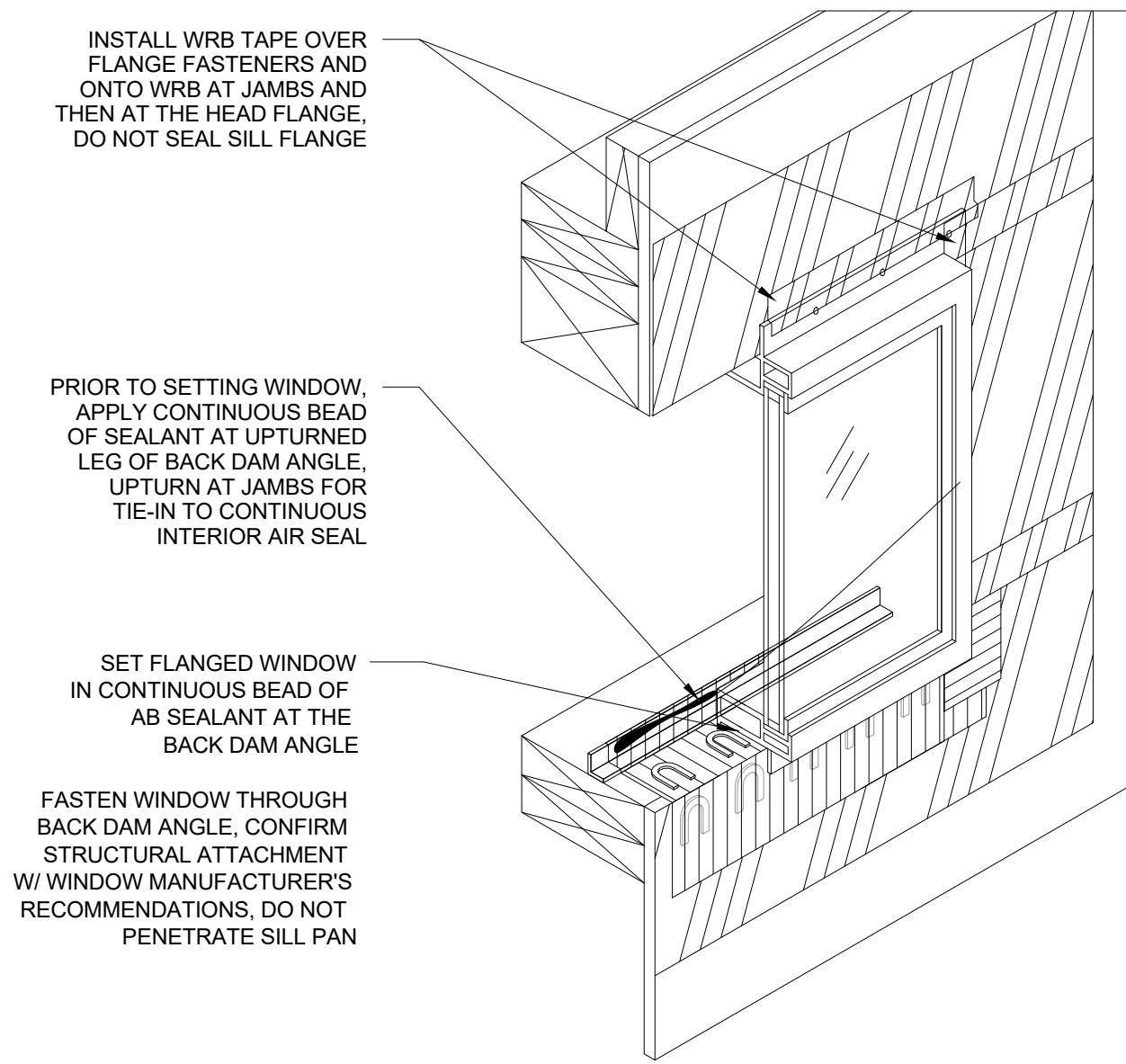
3" = 1'-0"

Note: Sequence Continued on Next Sheet

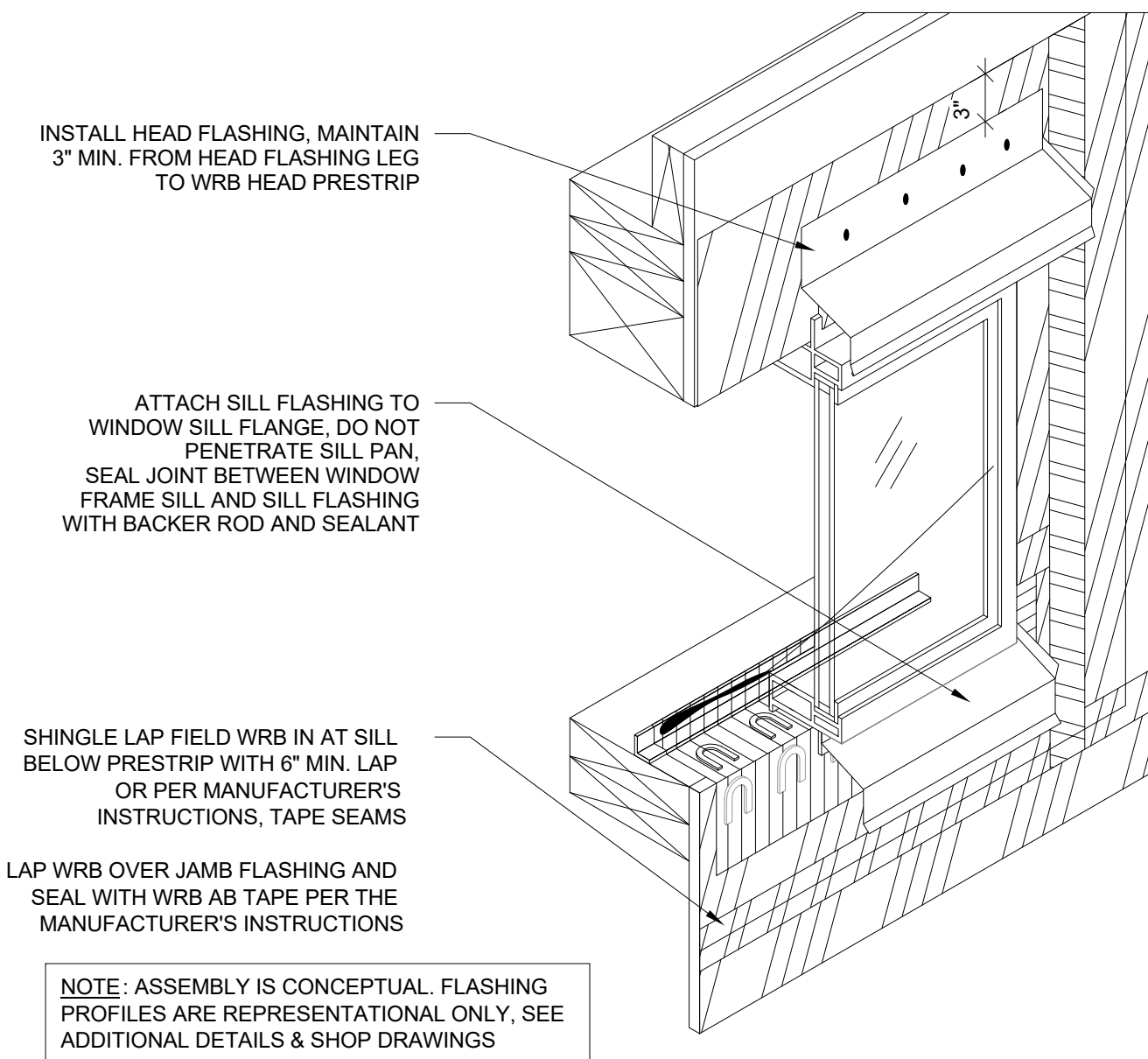
Note: Sequence Continued From Previous Sheet



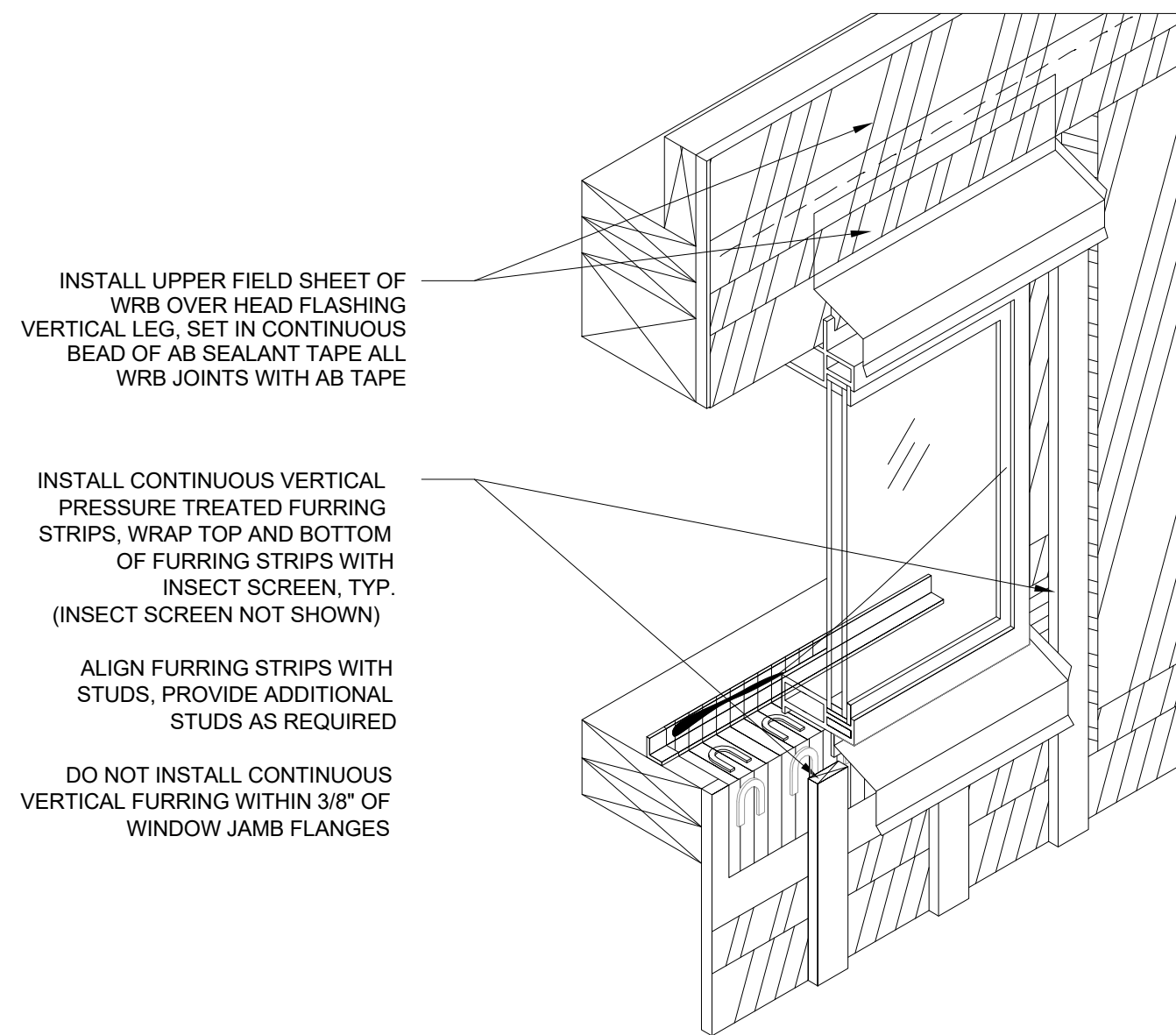
1 Fenestration - Window Sequence Step 18
3" = 1'-0"



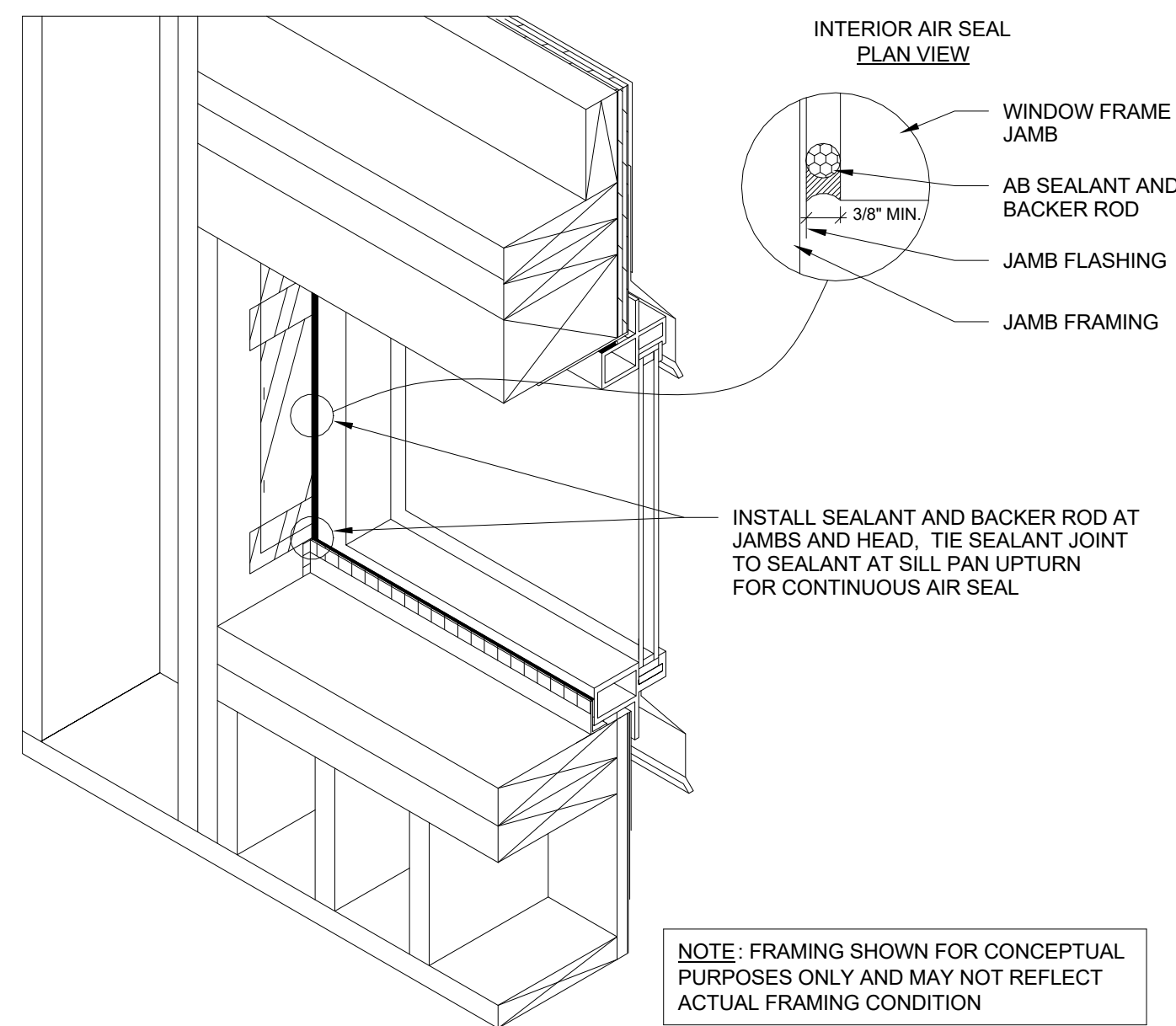
2 Fenestration - Window Sequence Step 19
3" = 1'-0"



3 Fenestration - Window Sequence Step 20
3" = 1'-0"



4 Fenestration - Window Sequence Step 21
3" = 1'-0"



5 Fenestration - Window Sequence Step 22
3" = 1'-0"



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A8.14



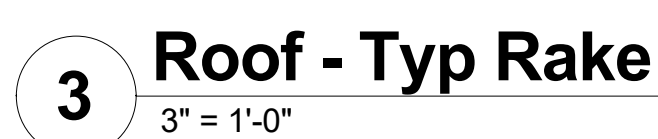
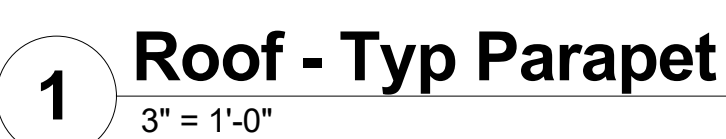
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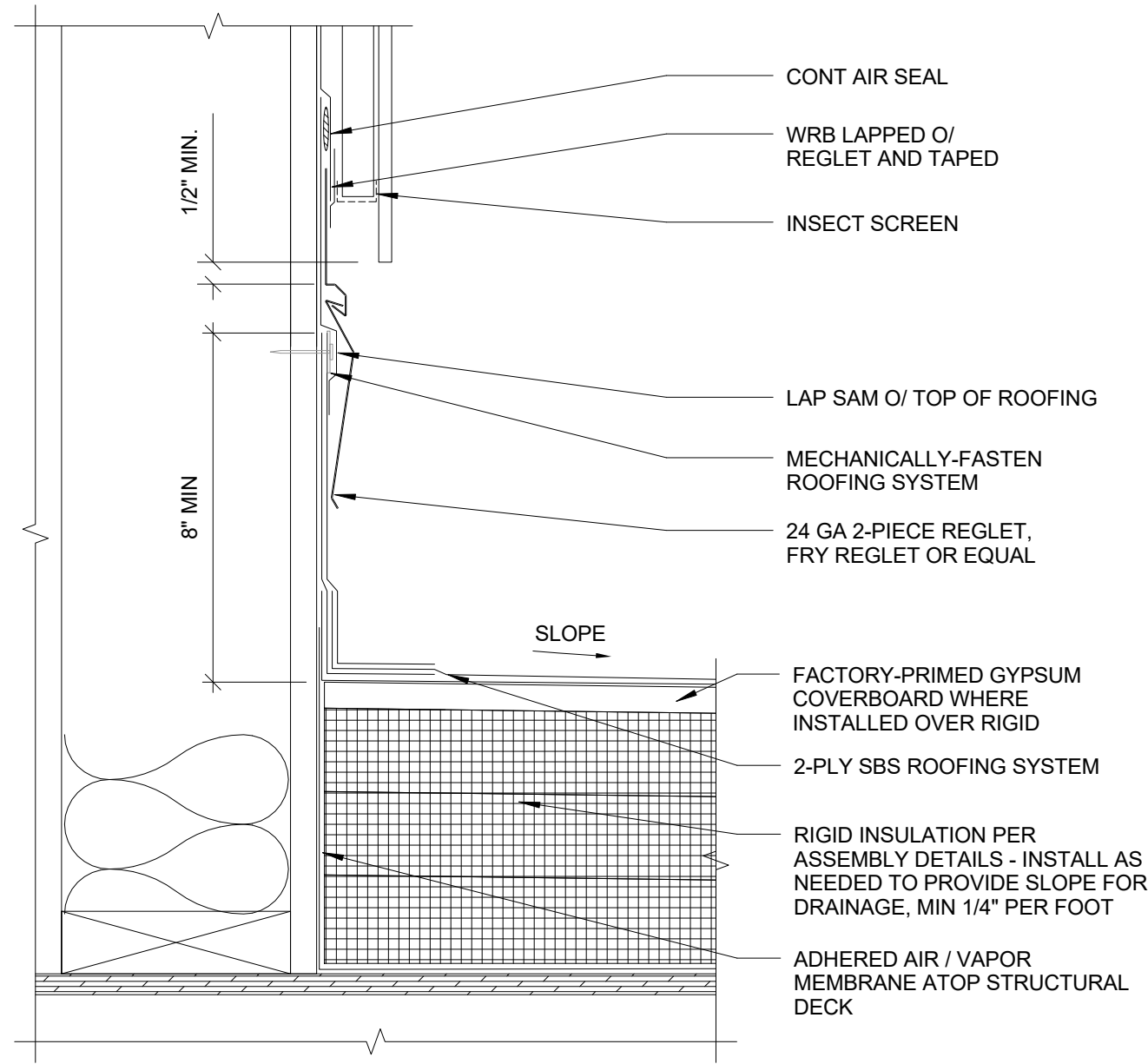
Details - Roof
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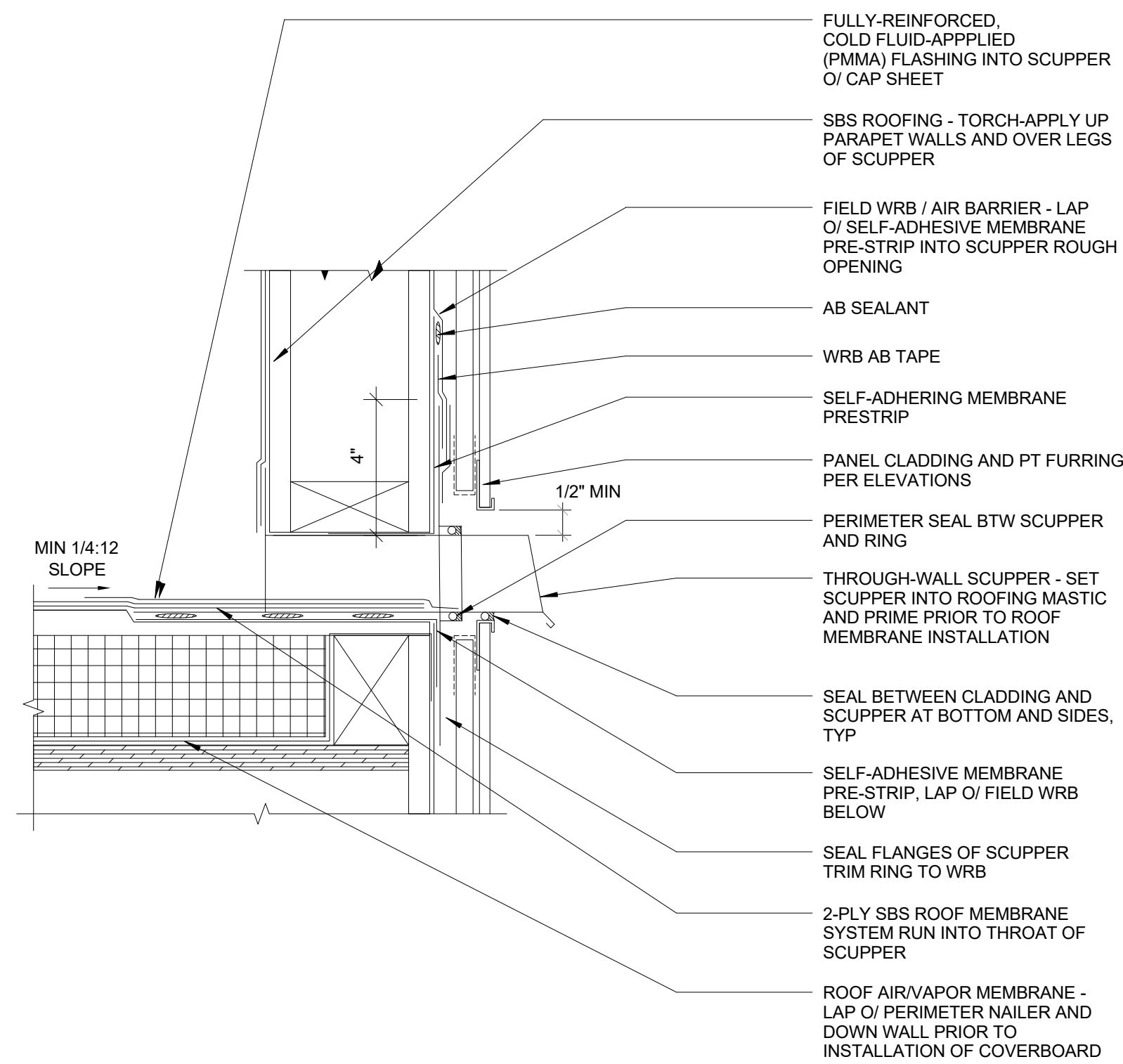
A8.18





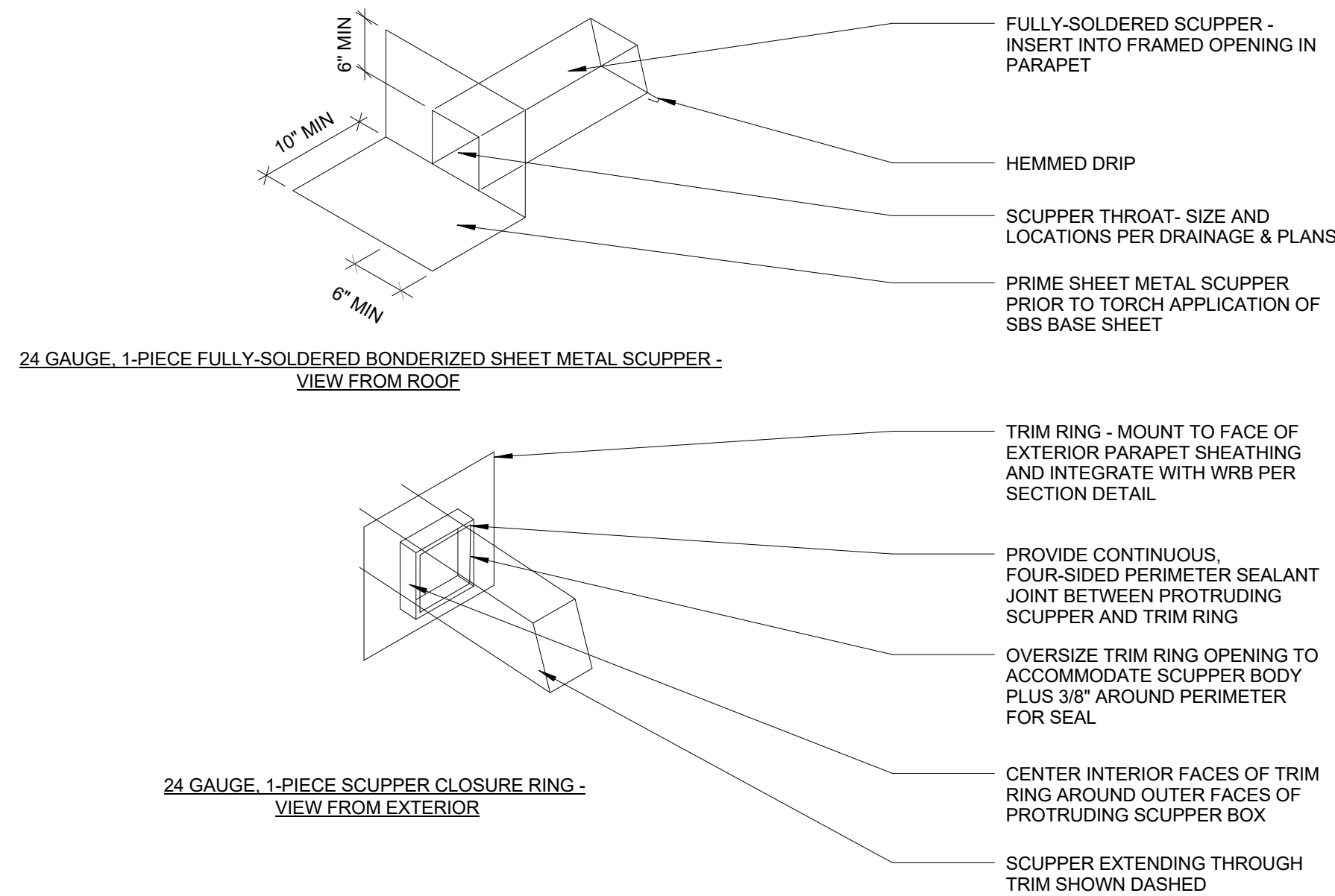
1 Roof - Roof to Wall Transition

3" = 1'-0"



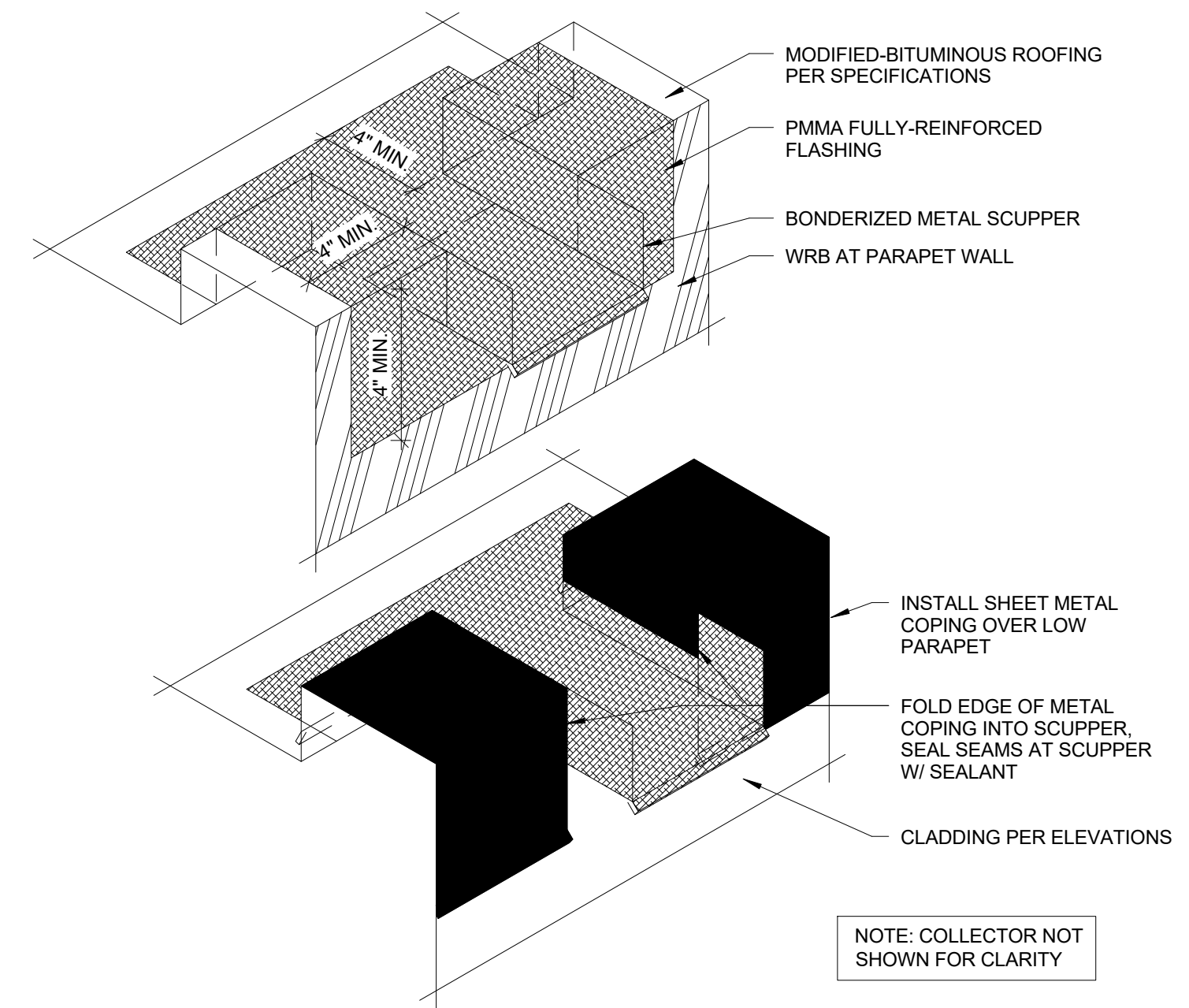
4 Roof - Scupper Thru-Wall

3" = 1'-0"



5 Roof - Scupper Assembly

3" = 1'-0"



6 Roof - Scupper Flashing Sequence

3" = 1'-0"



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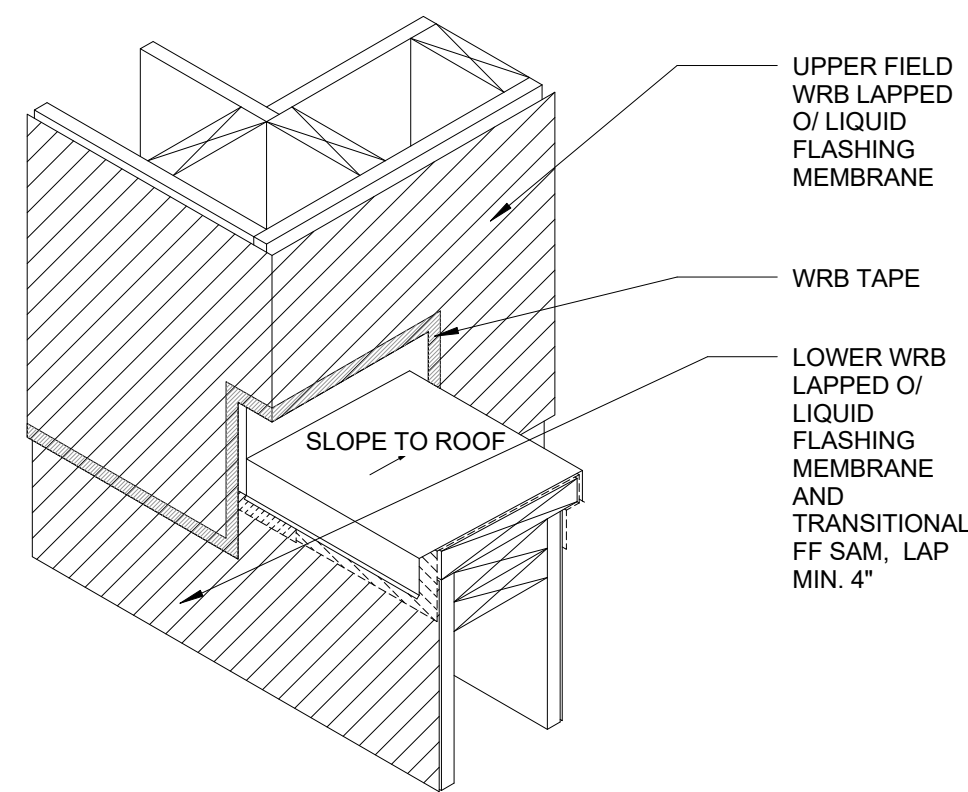


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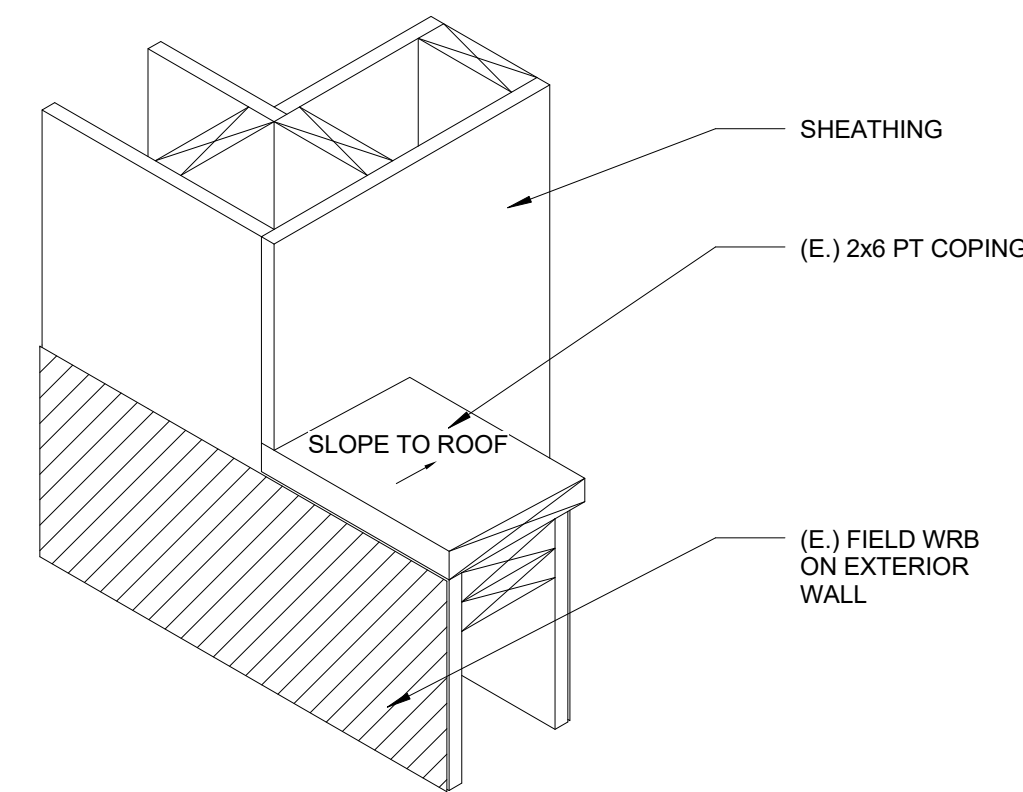
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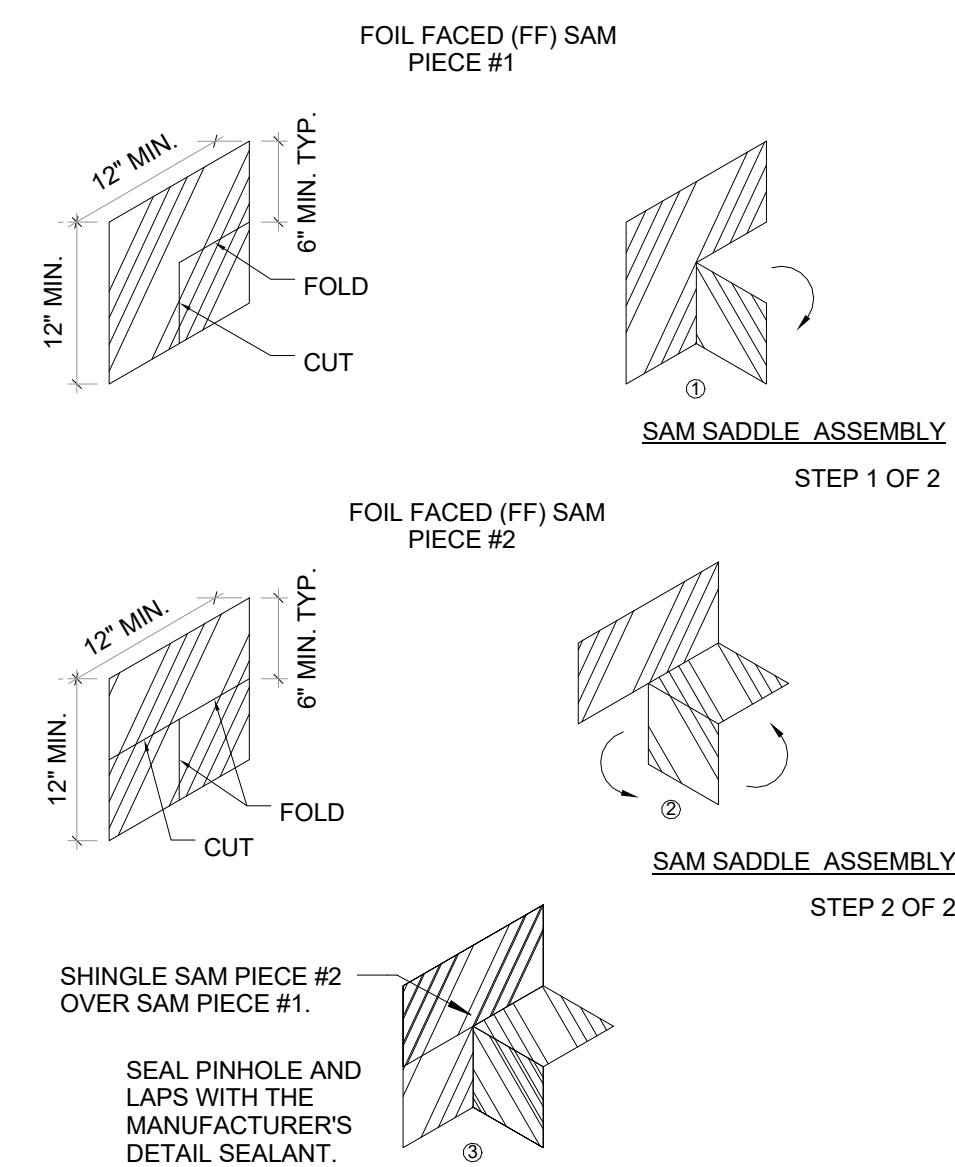
A8.19



Coping Flashing Sequence 3

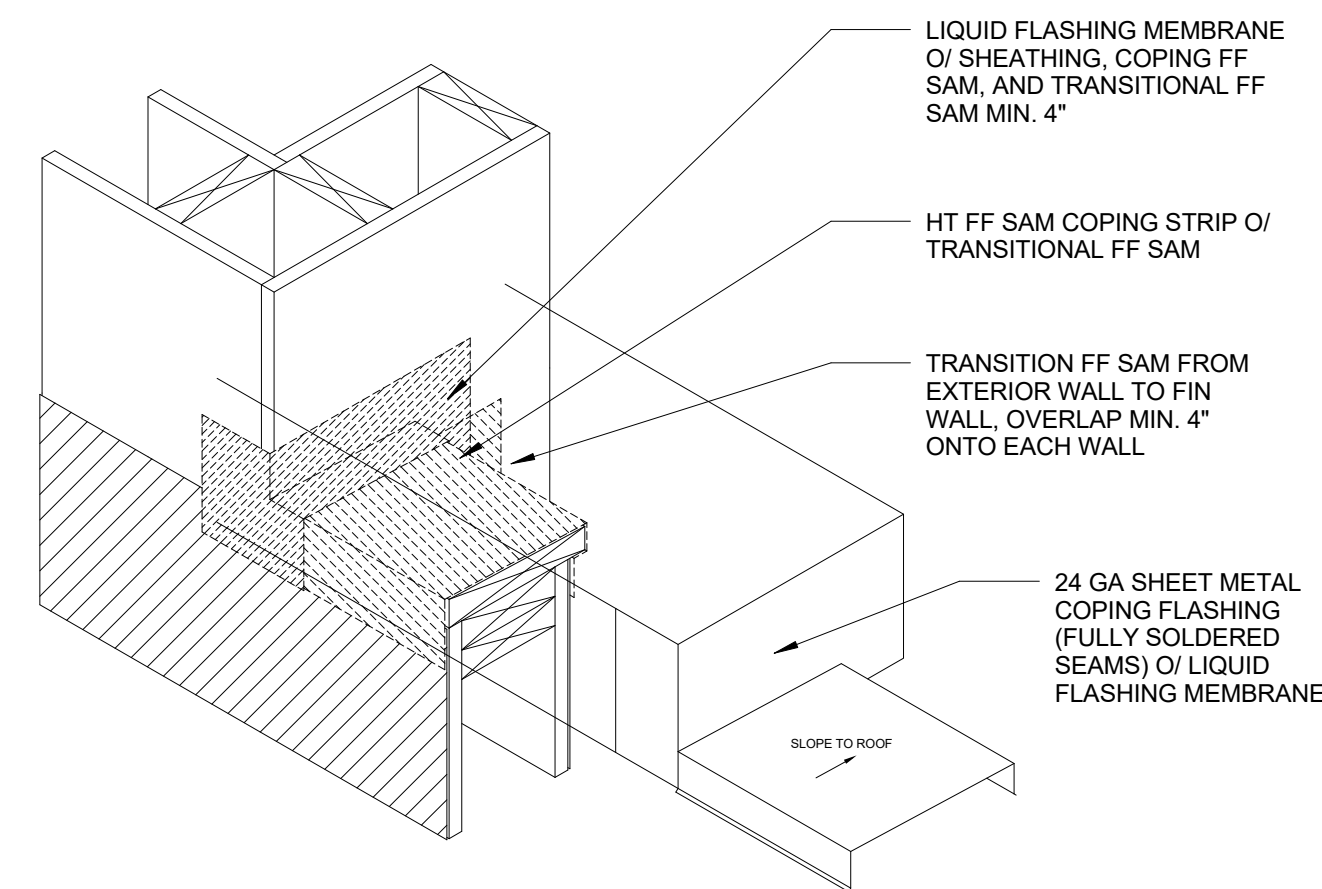


Coping Flashing Sequence 1

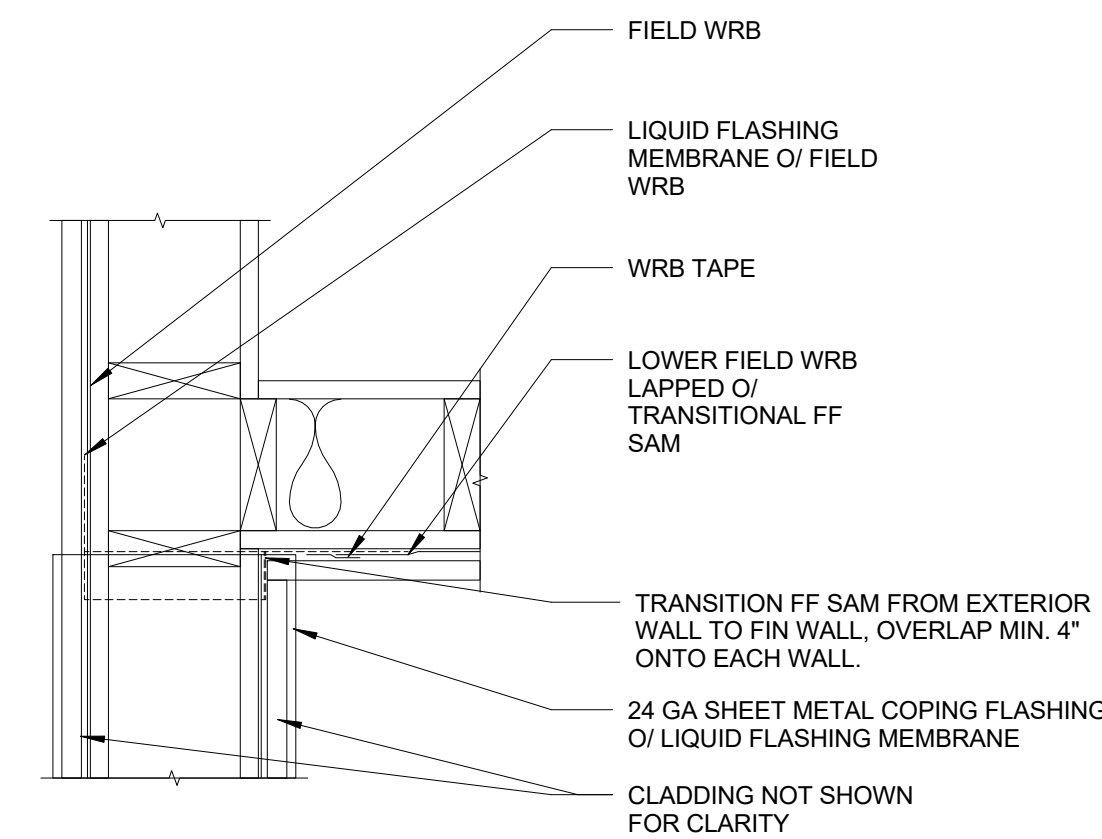


NOTE:
1. REFER TO RDH DETAILS FOR INTEGRATION WITH BUILDING COMPONENTS.
2. S.A.M. SADDLE SEAMS TO BE OVERLAPPED 2" MIN. APPLY IN A SHINGLE FASHION WITH ROLLER. USE PRIMER AS REQUIRED BY MANUFACTURER.
3. SEAL PINHOLE AND LAPS WITH THE MANUFACTURER'S DETAIL SEALANT.
4. LAP NEW WRB SYSTEM OVER NEW SADDLE FLASHING. WRB NOT SHOWN.

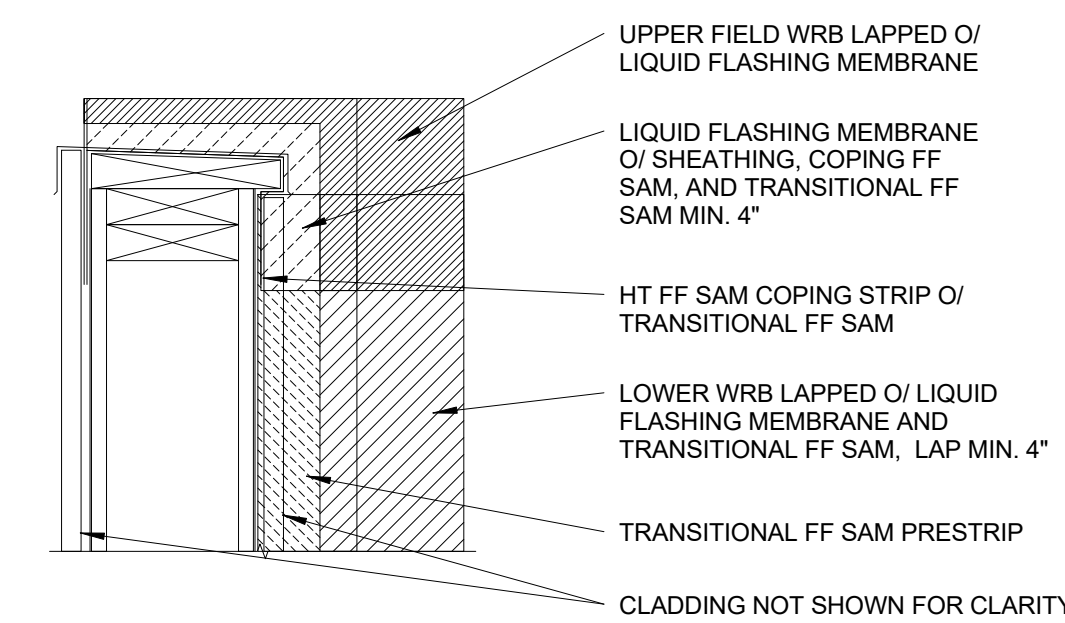
SAM Saddle Assembly



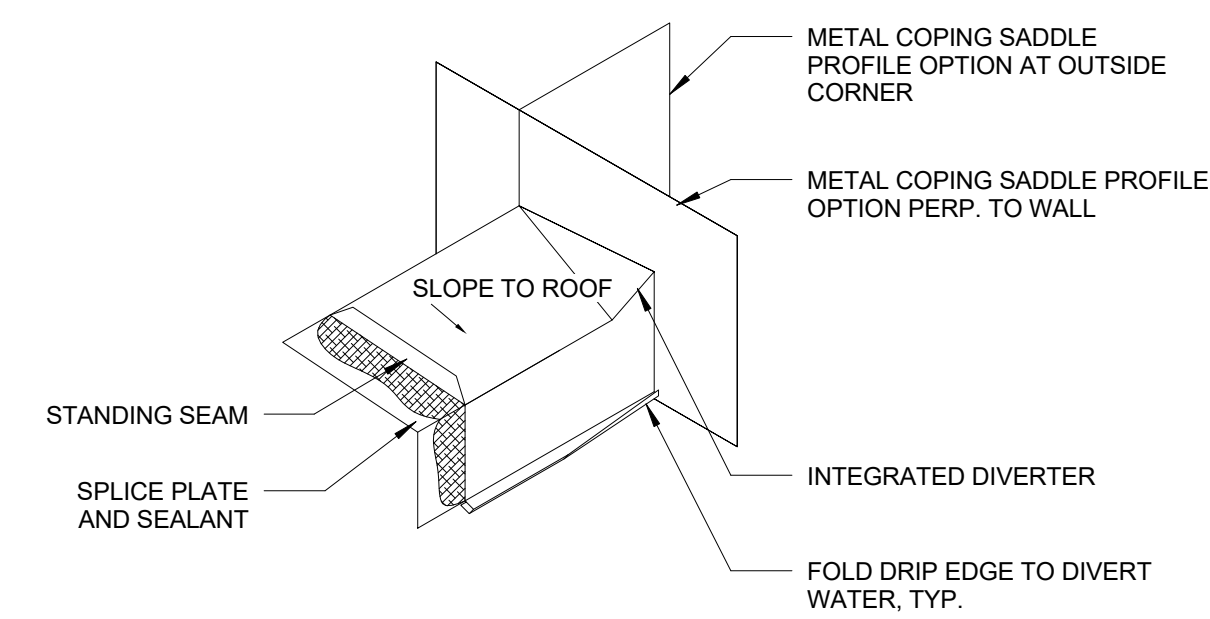
Coping Flashing Sequence 2



Saddle Flashing at Outside Corner



Saddle Flashing at Outside Corner



Metal Coping Saddle



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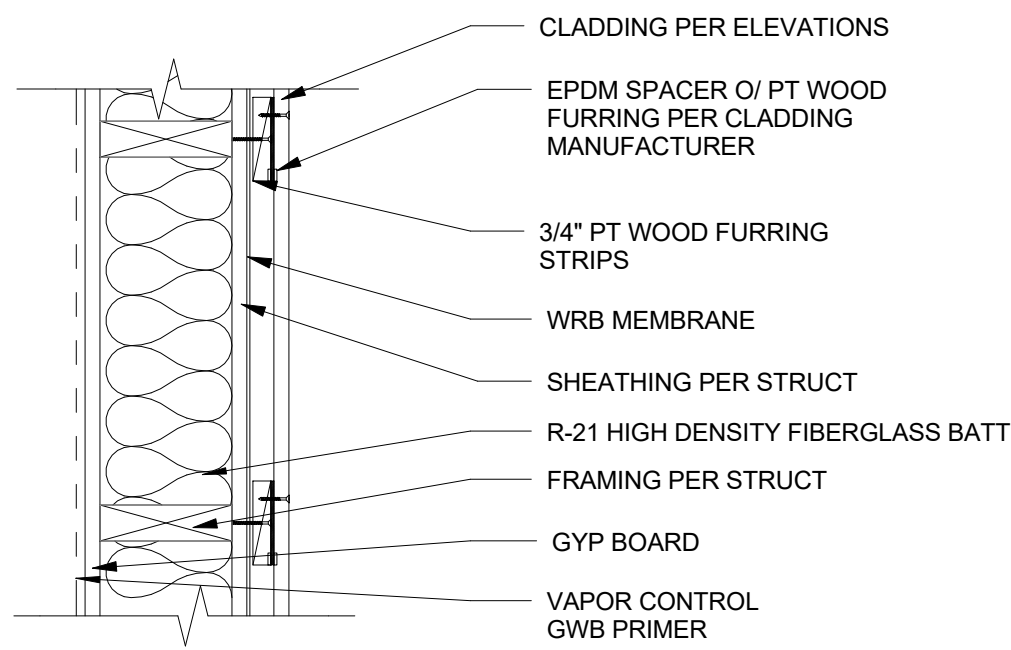
DATE	2017.02.21					
ISSUE	Permit Corrections					

Details - Roof
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JOB NUMBER:

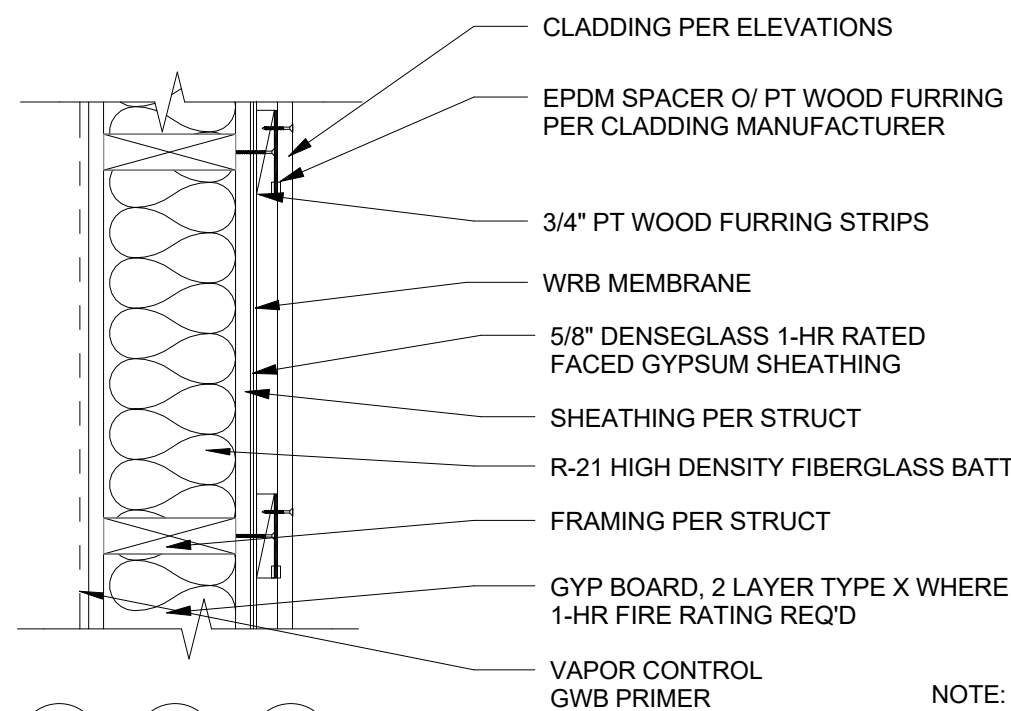
L15-08

A8.20



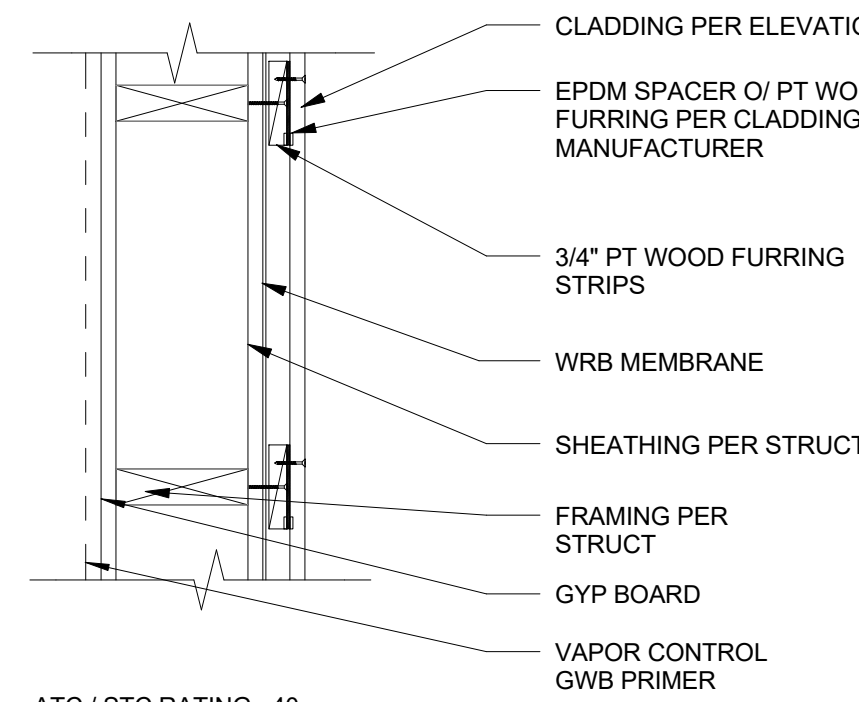
ATC / STC RATING: 40
GA NUMBER:
FIRE RATING:
R-VALUE: 21

NOTE: BATHROOMS AT HIGH HUMIDITY ZONES ALONG EXTERIOR WALLS MUST HAVE A VAPOR BARRIER (CLASS 1) INSTEAD OF A VAPOR RETARDER (CLASS 2). BASIS OF DESIGN: MEMBRAN BY CERTAINTEED



ATC / STC RATING: 40
GA NUMBER: WP 8111
FIRE RATING:
R-VALUE: 21

NOTE: BATHROOMS AT HIGH HUMIDITY ZONES ALONG EXTERIOR WALLS MUST HAVE A VAPOR BARRIER (CLASS 1) INSTEAD OF A VAPOR RETARDER (CLASS 2). BASIS OF DESIGN: MEMBRAN BY CERTAINTEED



ATC / STC RATING: 40
GA NUMBER:
FIRE RATING:
R-VALUE: 21

NOTE: BATHROOMS AT HIGH HUMIDITY ZONES ALONG EXTERIOR WALLS MUST HAVE A VAPOR BARRIER (CLASS 1) INSTEAD OF A VAPOR RETARDER (CLASS 2). BASIS OF DESIGN: MEMBRAN BY CERTAINTEED

1 Wall - WE1, Typ Exterior Wall, Rainscreen Typ

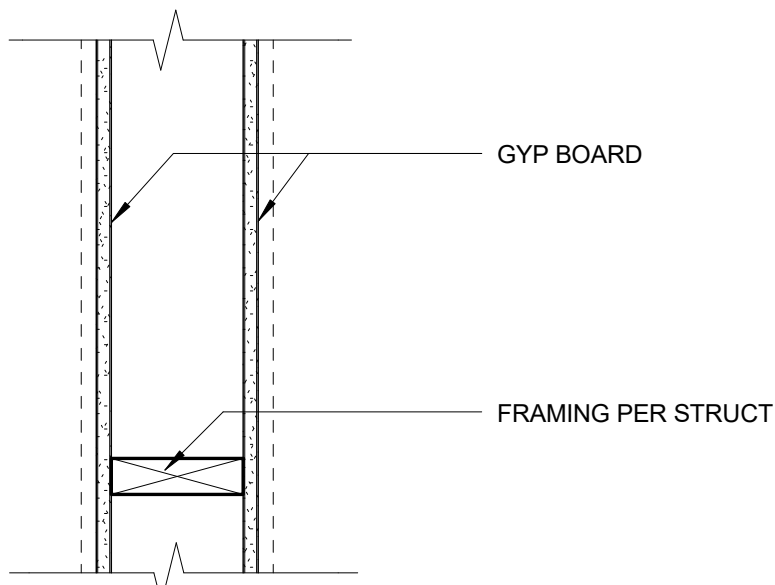
1 1/2" = 1'-0"

2 Wall - WE1, Typ Exterior Wall, Rainscreen 1-Hr Rated

1 1/2" = 1'-0"

3 Wall - WE2, Typ Uninsulated Exterior Wall, Rainscreen Typ

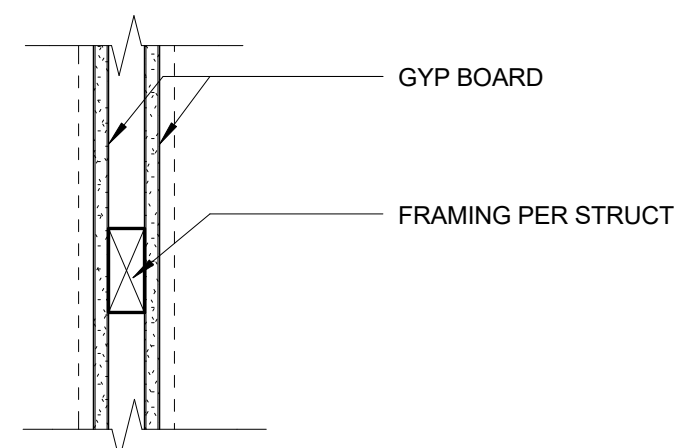
1 1/2" = 1'-0"



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE:

4 Wall - W1, Typ Interior Wall

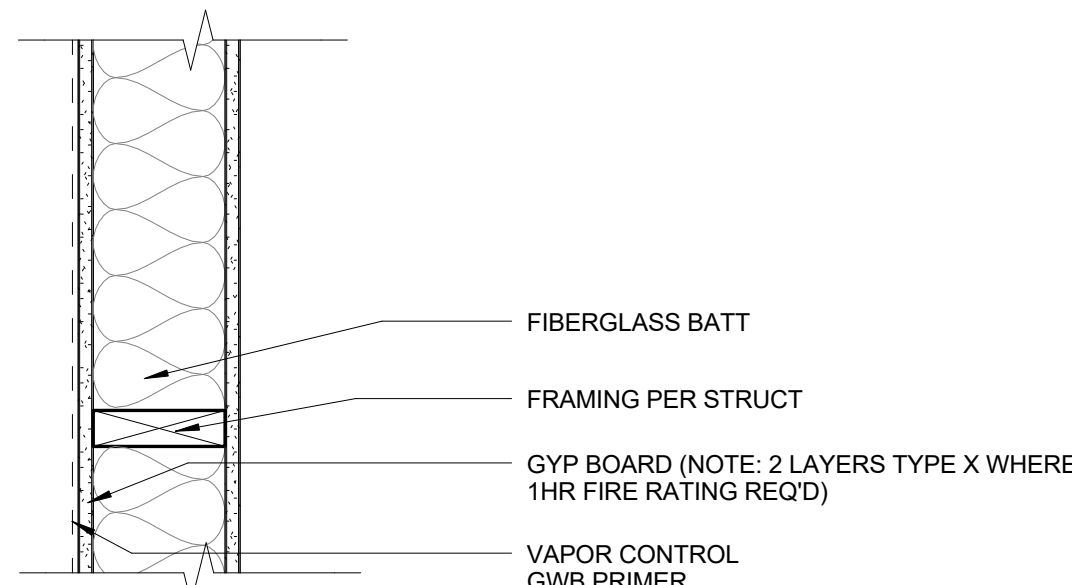
1 1/2" = 1'-0"



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE:

a Wall - W3, Washer/Dryer Wall

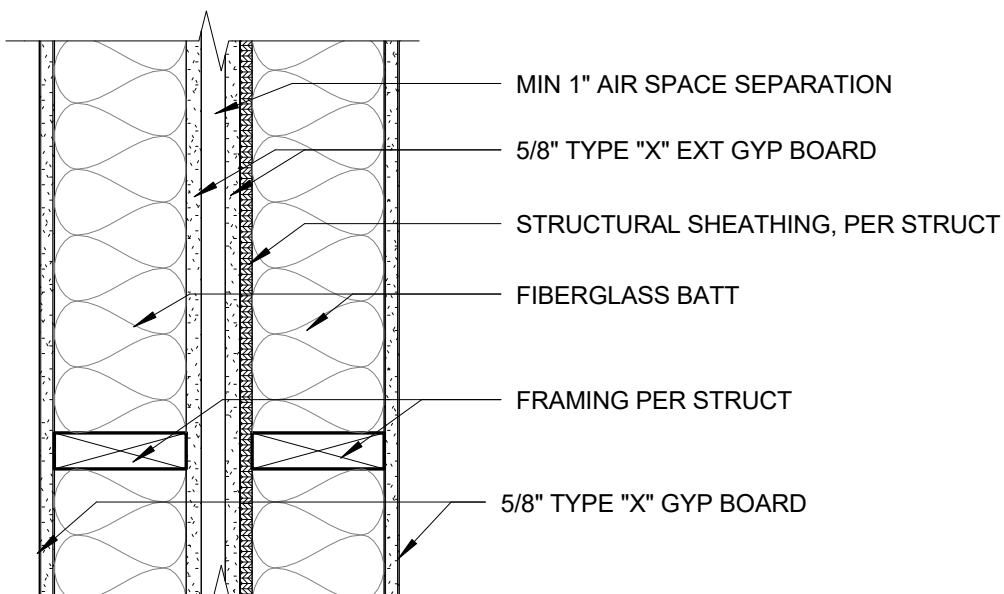
1 1/2" = 1'-0"



ATC / STC RATING: 40
GA NUMBER:
FIRE RATING:
R-VALUE: 26 (4 Star Built Green / Priority Green)

6 Wall - WN1, Party Wall Insulated

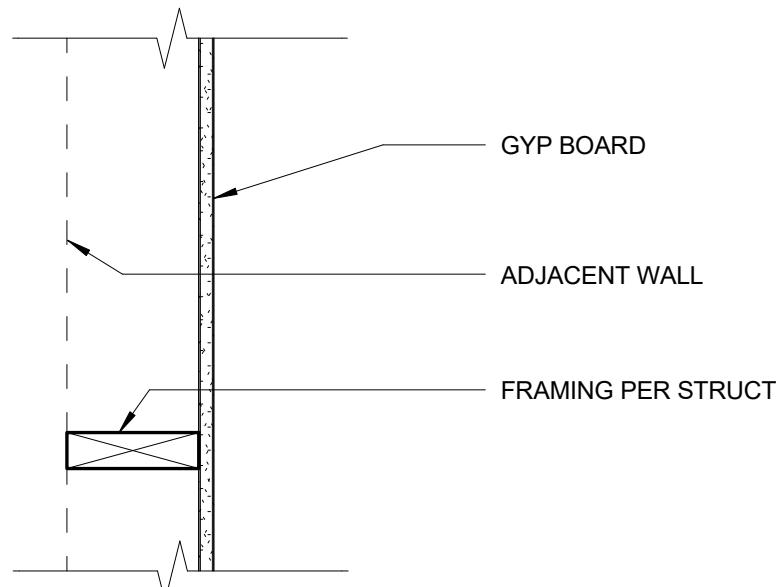
1 1/2" = 1'-0"



ATC / STC RATING: 60
GA NUMBER: WP 3370
FIRE RATING: (2) 1HR
R-VALUE:

7 Wall - WP1, TYP (2) 1-Hr Parti Wall

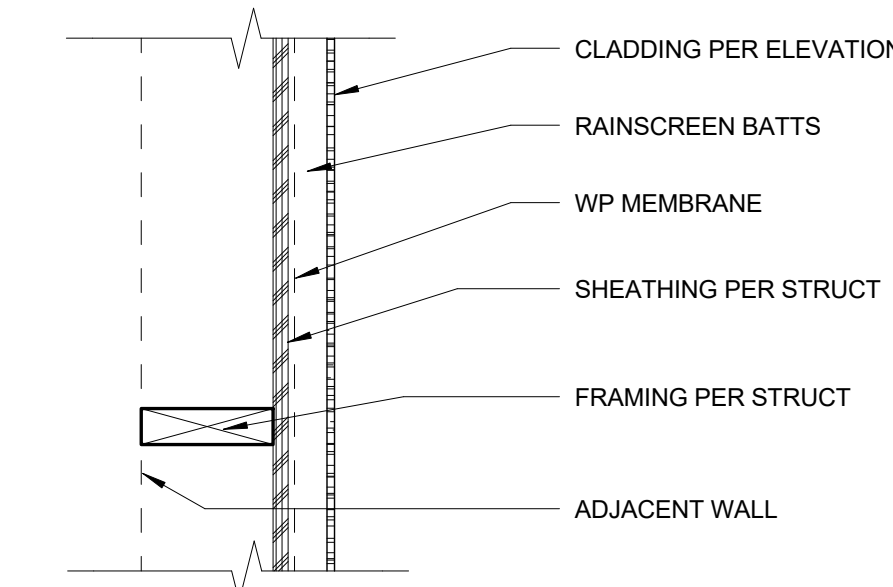
1 1/2" = 1'-0"



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE:

8 Wall - WF1, Interior Furring

1 1/2" = 1'-0"



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE:

10 Wall - WF2, Exterior Uninsulated Furring

1 1/2" = 1'-0"

WALL NOTES

- Hold non-shearwall partition wall 1/2" back from exterior wall framing to allow gyp wall board to pass through for continuous air seal.
- R-11 sound insulation at bathroom walls. 10" sound batt at 2nd level floor system. Acoustic caulk at openings at ceiling of 1st level.
- Paperless drywall at bathtub and shower areas, to extend 6" min past vertical edge of tub or shower.
- Window and door headers shall be insulated with a minimum of R-10 insulation.
- Note: bathrooms & high humidity zones along exterior walls must have a vapor barrier (class 1) instead of a vapor retarder (class 2). Basis of design: membran by certainteed



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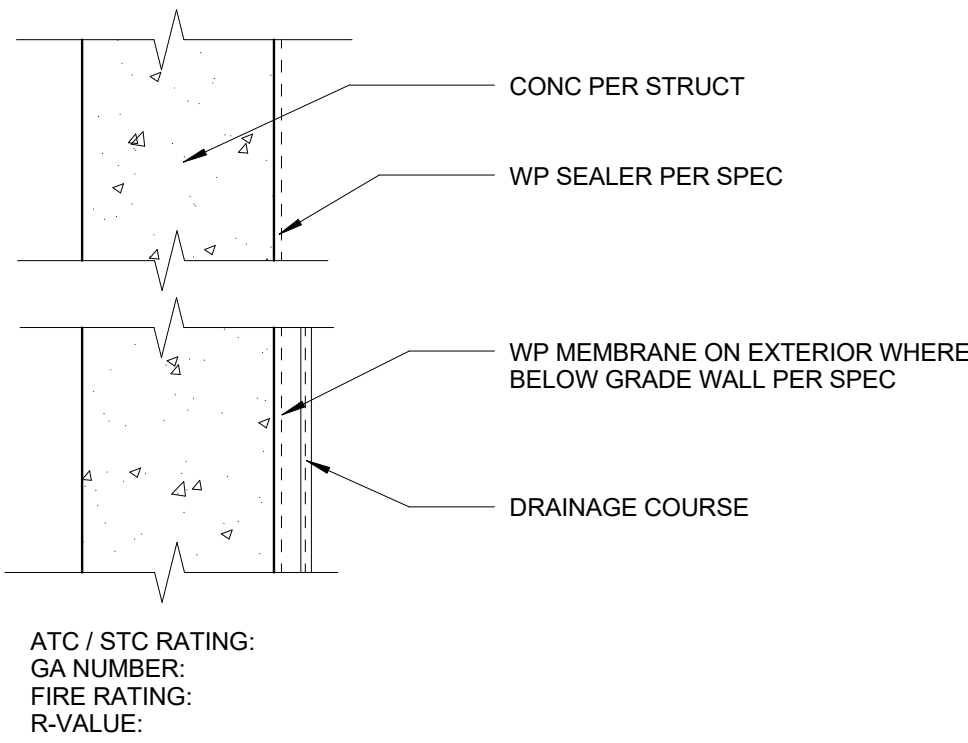


DATE	2017.02.21					
ISSUE	Permit Corrections					

Assemblies - Wall
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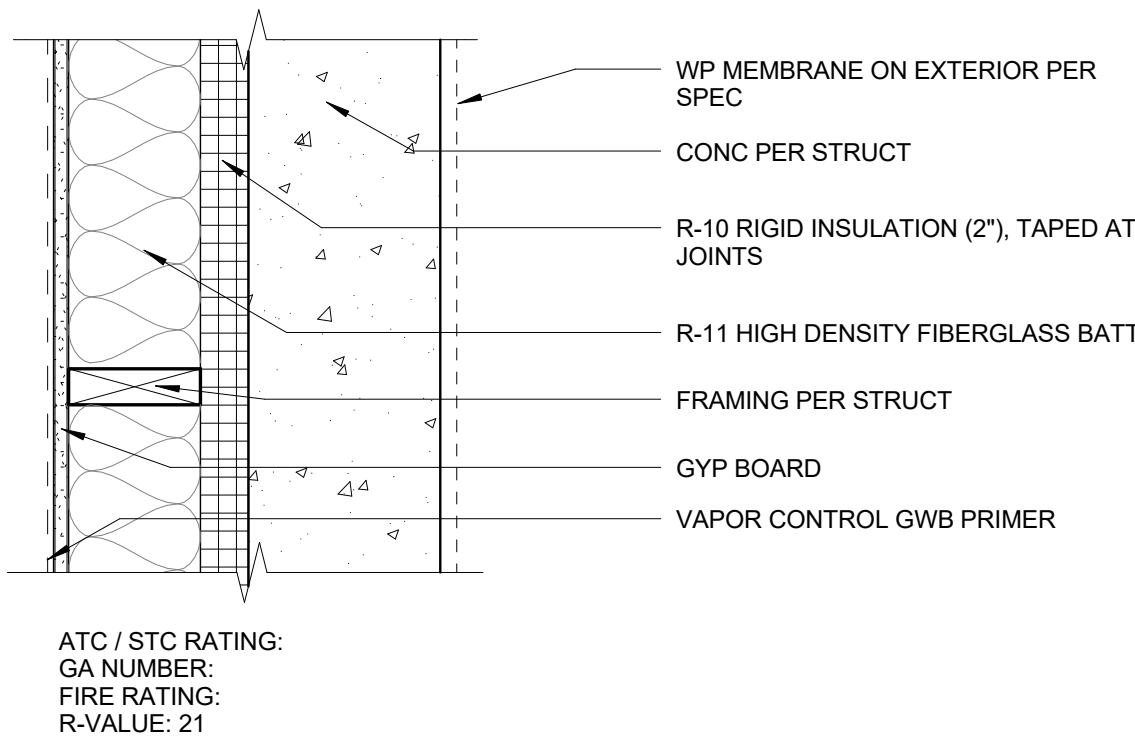
JOB NUMBER:
L15-08

A9.0



1 Wall - G1, Typ Uninsulated Conc

1 1/2" = 1'-0"



2 Wall - G3, Insulated Conc Interior

1 1/2" = 1'-0"

WALL NOTES

1. Hold non-sheanwall partition wall 1/2" back from exterior wall framing to allow gyp wall board to pass through for continuous air seal.
2. R-11 sound insulation at bathroom walls. 10" sound batt at 2nd level floor system. Acoustic caulk at openings at ceiling of 1st level.
3. Paperless drywall at bathtub and shower areas, to extend 6" min past vertical edge of tub or shower.
4. Window and door headers shall be insulated with a minimum of R-10 insulation.
5. Note: bathrooms & high humidity zones along exterior walls must have a vapor barrier (class 1) instead of a vapor retarder (class 2). Basis of design: membran by certainteed



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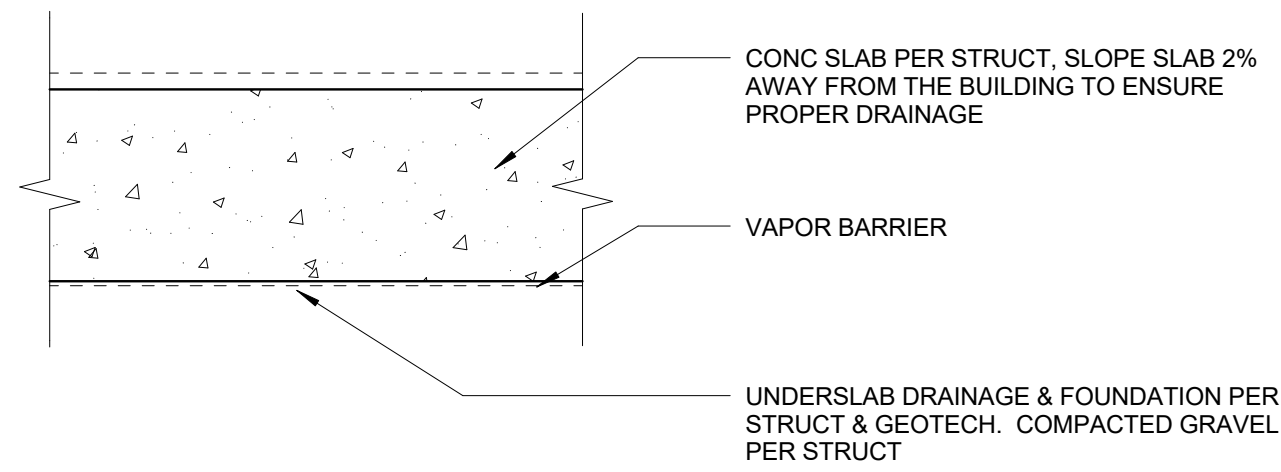


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Permit Corrections	2017.02.21

Assemblies - Wall
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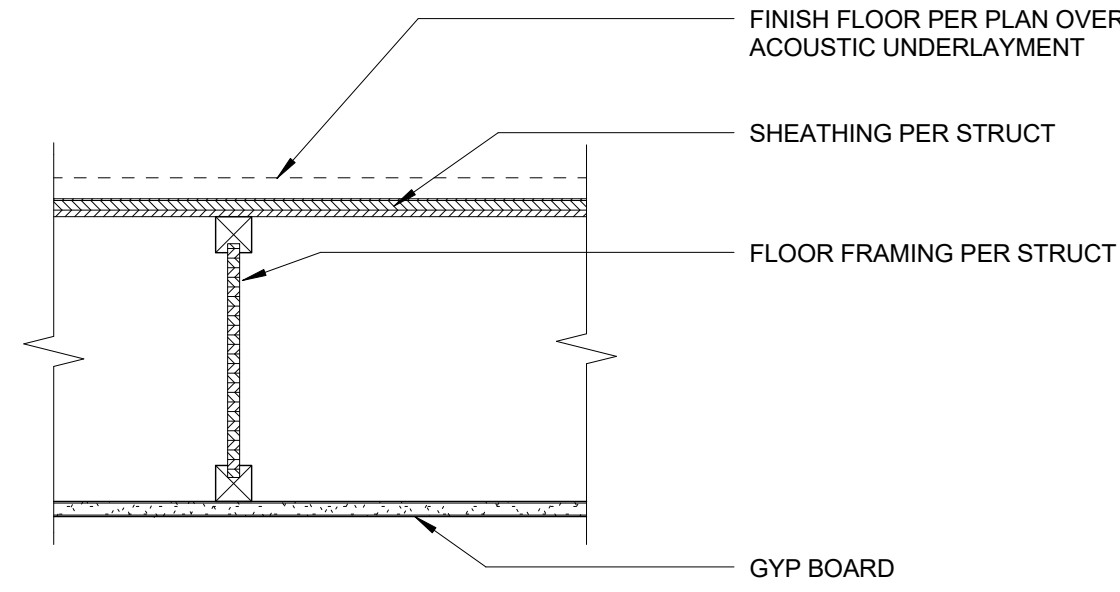
JOB NUMBER:
L15-08

A9.1

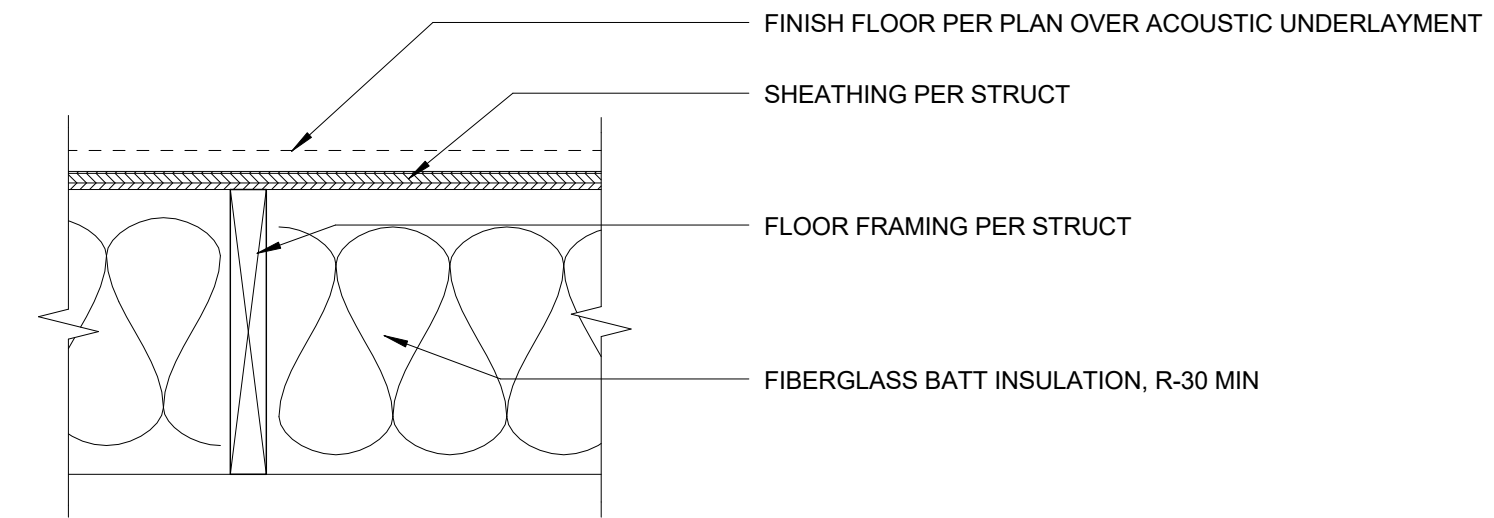


ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE:

NOTE, IN HEATED SPACES, R10 RIGID INSULATION AT L1 SLAB EDGE FOR FIRST 2' HORIZONTALLY BELOW GRADE ALONG PERIMETER PER 8/A8.0



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE:



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE: 30

1 Floor - GF1 Foundation Slab

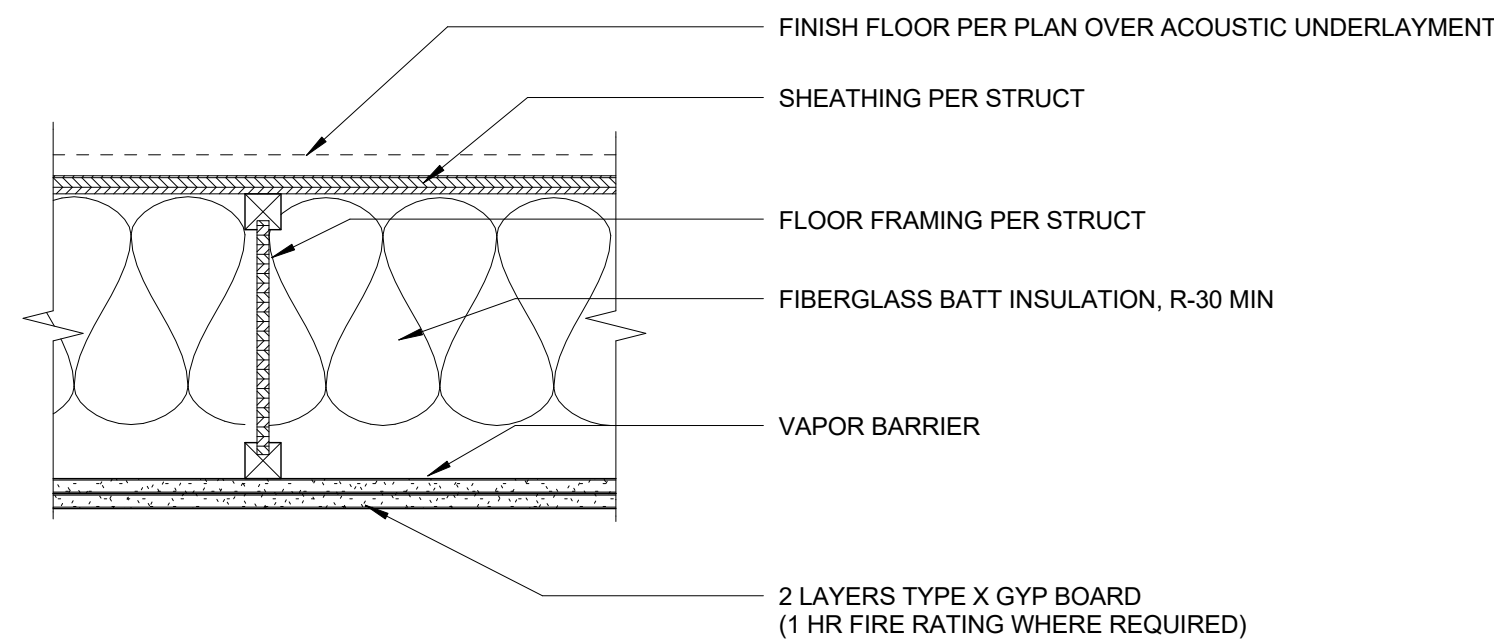
1 1/2" = 1'-0"

2 Floor - WF1 Conditioned Over Conditioned

1 1/2" = 1'-0"

3 Floor - WF2 Conditioned Over Unheated

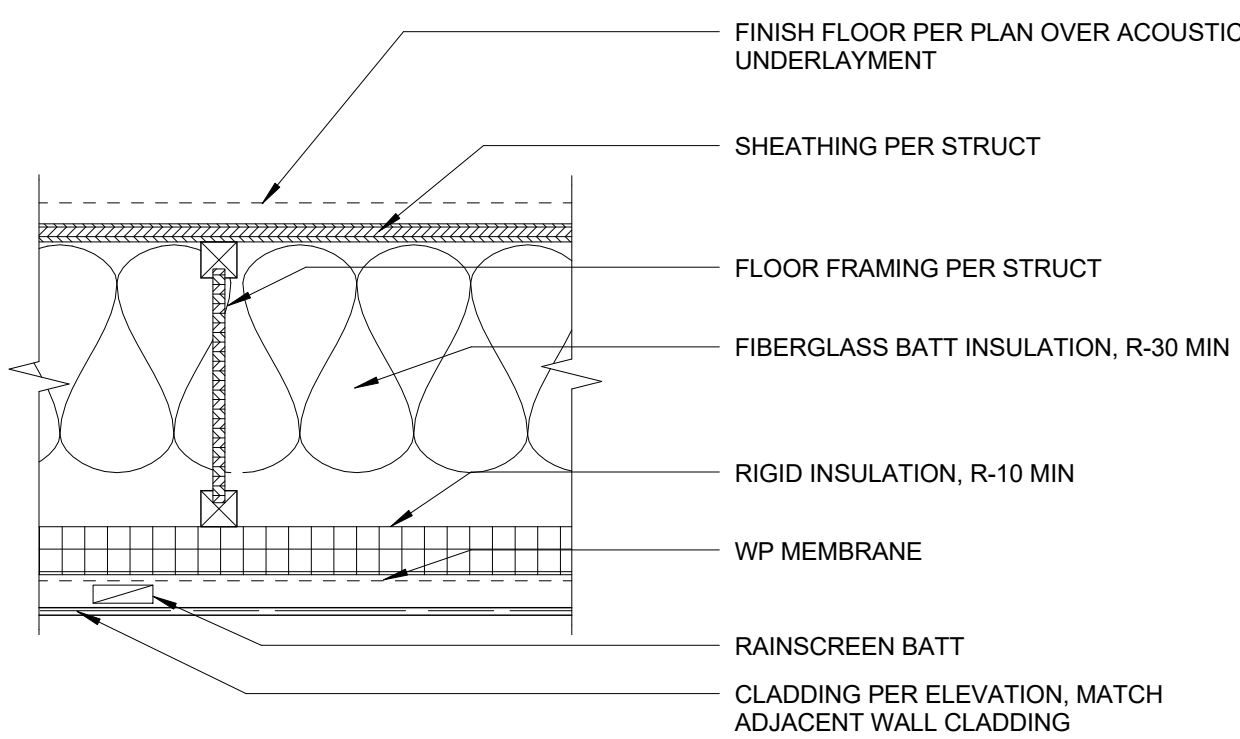
1 1/2" = 1'-0"



ATC / STC RATING:
GA NUMBER:
FIRE RATING: 1HR WHERE REQ'D
R-VALUE: 30

4 Floor - WF3 Conditioned Over Garage

1 1/2" = 1'-0"

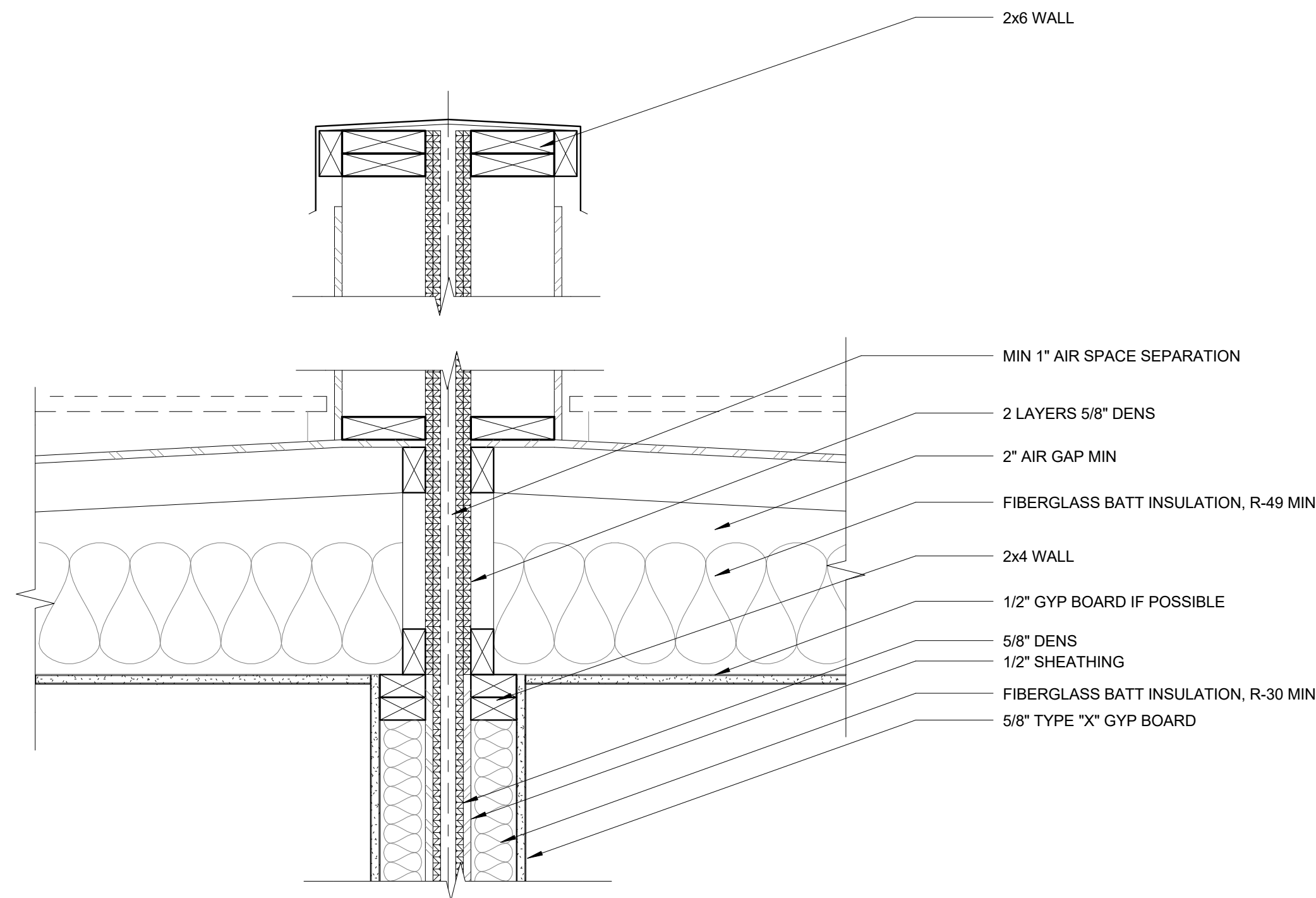


ATC / STC RATING:
GA NUMBER:
FIRE RATING: 1HR
R-VALUE: 40

NOTE: UNVENTED ROOF ASSEMBLY TO COMPLY W/ CODE REQ'S AND SPEC

7 Floor - WS1 Conditioned Soffit

1 1/2" = 1'-0"



5 Roof - Vented Parapet

1 1/2" = 1'-0"



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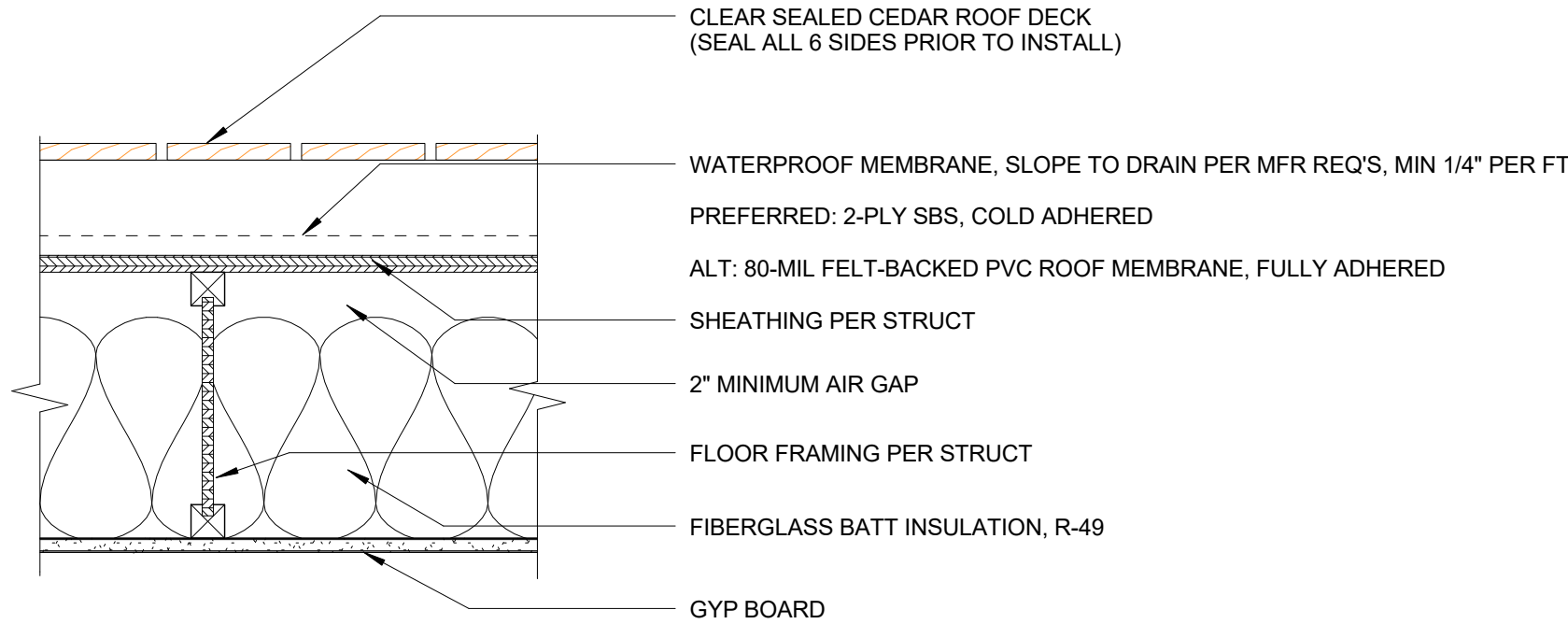


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Assemblies - Floor/Ceiling
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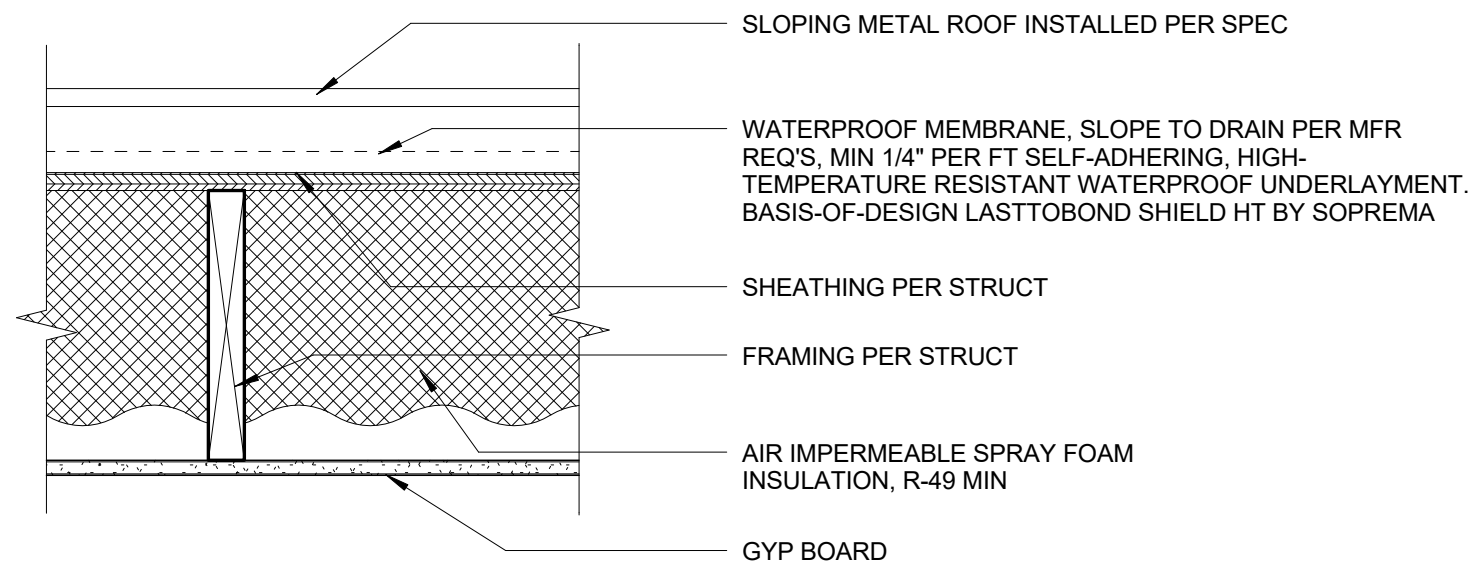
A9.2



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE: 49

1

Floor - WR1 Roof Deck, Vented
1 1/2" = 1'-0"



ATC / STC RATING:
GA NUMBER:
FIRE RATING:
R-VALUE: 49

NOTE: UNVENTED ROOF ASSEMBLY TO
COMPLY W/ CODE REQ'S & SPEC

2

Floor - WR2 Sloped Roof
1 1/2" = 1'-0"

- Notes:
- For the unvented floor and roof assemblies using spray foam insulation:
1. Proposed spray foam: Spraytite 178 Series, BASF Corporation, ICC ESR-2642
 2. Air-impermeable insulation. Insulation shall be applied in direct contact with the under-side of the structural roof sheathing.
 3. A copy of the ICC ESR report for the product used must be provided on the job site for field inspector verification.
 4. The applied spray foam must be installed by a certified installer



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JOB NUMBER:
L15-08

A9.3

8'-0" TYPE III INTERIOR PROPERTY LINE BUFFER

8'-0" TYPE III INTERIOR PROPERTY LINE BUFFER

2' X 2' PAVERS, TYP.
20'-0" TYPE III STREET FRONTAGE BUFFER FOR AREA RECEIVING TRANSITION

Per Condition of Approval, remove from all construction documents

8'-0" TYPE III INTERIOR PROPERTY LINE BUFFER

8'-0" TYPE III INTERIOR PROPERTY LINE BUFFER

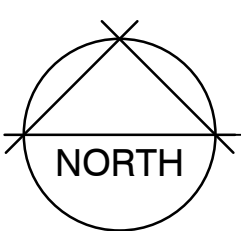
>40% STEEP SLOPE AREA OFF SITE: 1,635SF
>40% STEEP SLOPE AREA ON SITE: 1918SF
LIGHT GREY SOLID HATCH REPRESENTS STEEP SLOPE AREA

Alt Pedestrian Paving

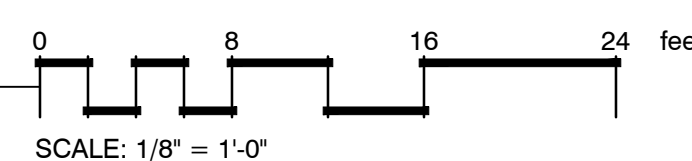
Line of Bldg Above

3' HIGH BERRY

8" X 8" GRAY ECO-PRIOR PAVERS OR SIMILAR



LANDSCAPE PLAN



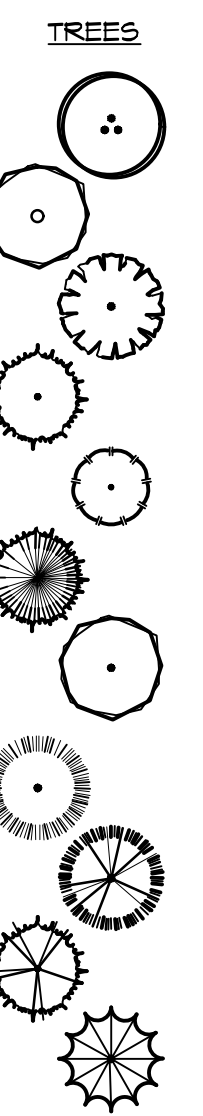
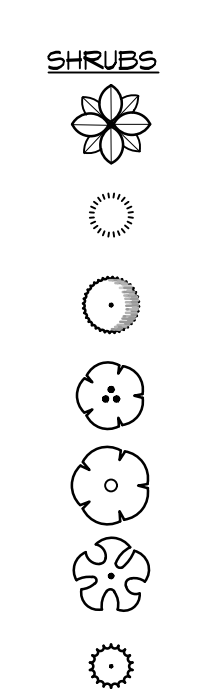
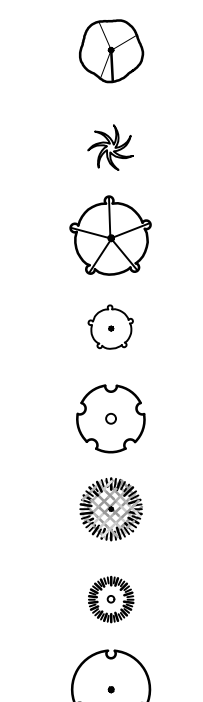
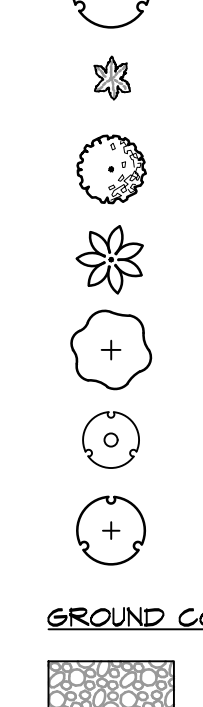
LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- 6" DEPTH TOPSOIL IN BED AREAS.
- NEWLY LANDSCAPED AREAS, EXCEPT TURF, SHALL BE COVERED AND MAINTAINED WITH AT LEAST TWO INCHES OF ORGANIC MULCH TO MINIMIZE EVAPORATION.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
 - GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- ALUMINUM EDGING, PERMALOC OR APPROVED EQUAL, TO BE INSTALLED BETWEEN BARK AND COBBLE.
- PROJECT SHALL BE MAINTAINED FOR ONE YEAR PRIOR TO COMPLETION.

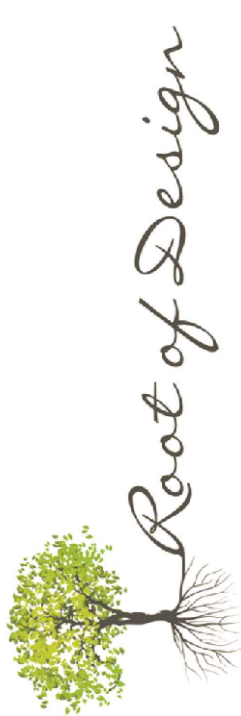
STEEP SLOPE AREA PLANT DENSITY CALCULATIONS

- TREE DENSITY: 8 TREES REQUIRED PER 1000SF OF CRITICAL AREA; FOR THE 1918SF OF CRITICAL AREA, 15.34 TREES REQUIRED - 16 TREES PROVIDED.
- SHRUB DENSITY: 30 SHRUBS REQUIRED PER 1000SF OF CRITICAL AREA; FOR THE 1918SF OF CRITICAL AREA, 57.54 SHRUBS REQUIRED - 58 SHRUBS PROVIDED.
- GROUND COVER DENSITY: 285 GROUND COVERS REQUIRED PER 1000SF OF CRITICAL AREA; FOR THE 1918SF OF CRITICAL AREA, 546.63 GROUND COVERS REQUIRED - 550 GROUND COVERS PROVIDED.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	NATIVE	QTY		
	Acer circinatum / Vine Maple Type III Interior Property Buffer Tree	6' Ht min	Yes	4		
	Acer macrophyllum / Big Leaf Maple Critical Areas Tree	2 gal	Yes	4		
	Alnus rubra / Red Alder Critical Areas Tree	2 gal	Yes	4		
	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress Type III Street Frontage Buffer Tree	10' Ht min	No	4		
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5'-6' Ht	No	10		
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	5'-6' Ht	No	3		
	Populus tremuloides 'JFS-Column' / Mountain Sentinel Aspen Street Tree	2" Cal, 10' Ht min	Yes	6		
	Type III Street Frontage Buffer Tree					
	Thuja plicata / Western Red Cedar Critical Areas Tree	2 gal	Yes	1		
	Thuja plicata / Western Red Cedar Type III Interior Property Buffer Tree	6' Ht min	Yes	1		
	Thuja plicata 'Atrovirens' / Western Red Cedar Type III Street Frontage Buffer Tree	10' Ht min	Yes	4		
	Thuja plicata 'Atrovirens' / Western Red Cedar Type III Interior Property Buffer Tree	6' Ht min	Yes	8		
	SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	NATIVE	QTY	
	Aralia cordata 'Sun King' / Sun King Aralia	2 gal	Yes		2	
	Carex elata 'Bowles Golden' / Bowles Golden Sedge	1 gal	No		55	
	Chamaecyparis obtusa 'Nana Lutia' / Nana Lutia Hinoki Cypress	2 gal	No		3	
	Cornus alba 'Goucheville' / Goldenleaf Dogwood	2 gal	No		8	
	Corylus cornuta / Beaked Hazelnut	2 gal	Yes		19	
	Fatsia japonica / Japanese Fatsia	5 gal	Yes		3	
	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	No		54	
	Gaultheria shallon / Salal	42" Ht min	Yes	48		
	Hakonechloa macro 'All Gold' / Japanese Forest Grass	1 gal	Yes		17	
	Hydrangea paniculata 'Grandiflora' / PeeSee Hydrangea	5 gal	No		6	
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal	Yes		13	
	Mahonia aquifolium / Oregon Grape	42" Ht min	Yes		11	
	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass	1 gal	Yes		4	
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal	No		28	
	Oemleria cerasiformis / Indian Plum	2 gal	Yes		18	
	Polystichum munitum / Western Sword Fern	1 gal	Yes		99	
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	Yes		2	
	Ribes sanguineum 'King Edward VII' / Red Flowering Currant	2 gal	Yes	7		
	Sambucus racemosa / Red Elderberry	2 gal	Yes		21	
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes		9	
	Vaccinium ovatum / Evergreen Huckleberry	42" Ht min	Yes		21	
	GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	7/8" Drain Rock	N/A				70 sf
	Ajuga reptans 'Black Scallop' / Bugleweed	4" pot	Yes	24" o.c.		34
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	24" o.c.		186
	Asarum caudatum / Wild Ginger	4" pot	Yes	18" o.c.		236
	Cornus canadensis / Bunchberry Dogwood	4" pot	Yes	12" o.c.		356
Cotoneaster dammeri 'Strelbs Findling' / Strelbs Cotoneaster	4" pot	No	24" o.c.		31	
Liriope muscari / Lily Turf	1 gal	No	24" o.c.		67	
Polystichum munitum / Western Sword Fern	4" pot	Yes	24" o.c.		421	

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7104 265th St NW #218
Stamwood, WA 98242
www.rootofdesign.com



PROJECT TITLE

LANDSCAPE PLAN

10632 SE 2ND ST, BELLEVUE, WA

DRAWN	DATE
EL	12.17.15
EL	01.20.16
EL	05.04.16
EL	06.23.16
DP	08.22.16
DP	10.10.16
DP	02.20.17

1/8" = 1'-0"

L1



PROJECT TITLE

LANDSCAPE DETAILS

10631 SE 2ND ST, BELLEVUE, WA

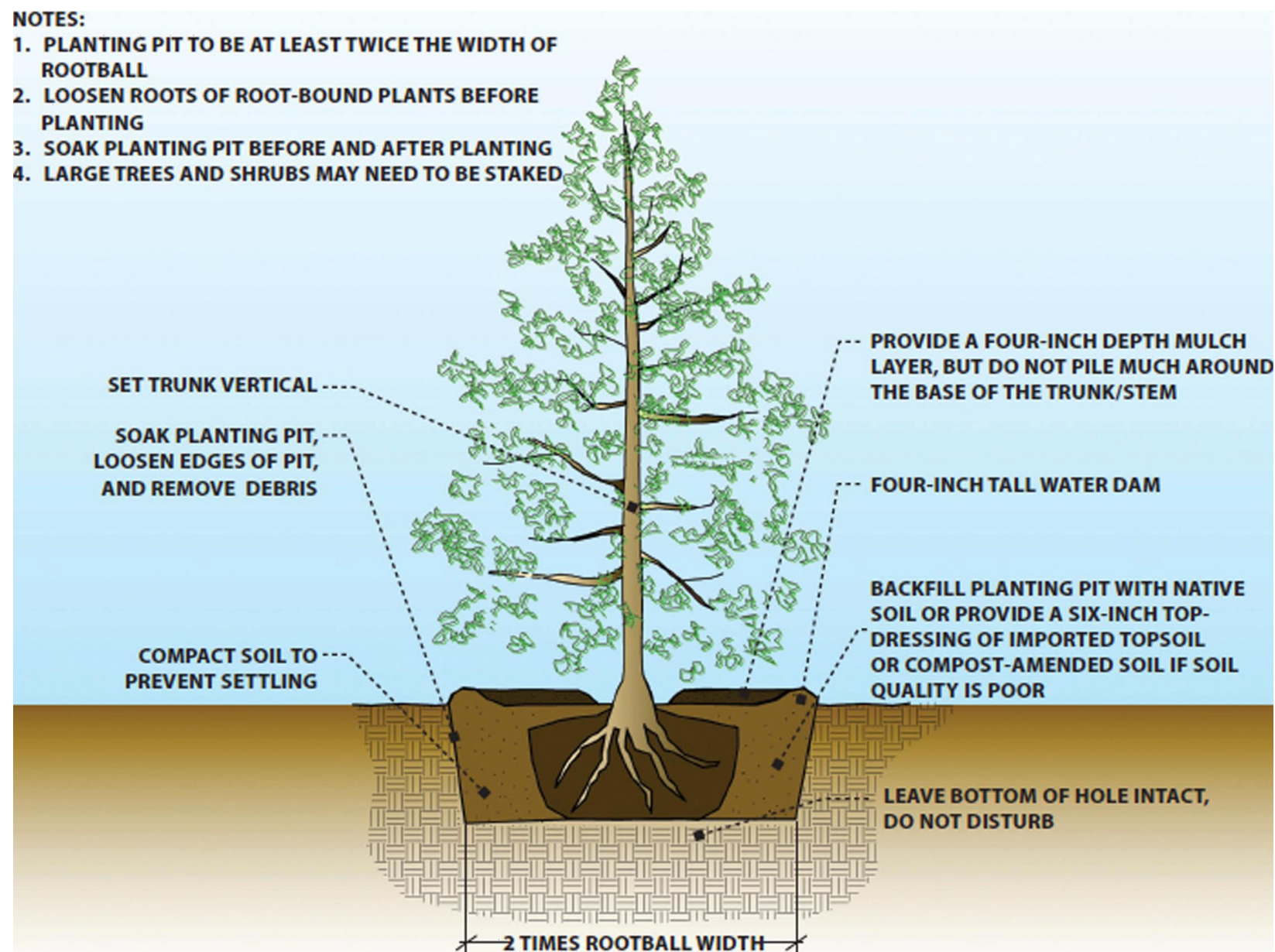
DRAWN

DATE

EL	12.17.15	
EL	01.20.16	△
EL	05.04.16	△
EL	06.23.16	△
DP	08.22.16	△
DP	10.10.16	△
DP	02.20.17	△

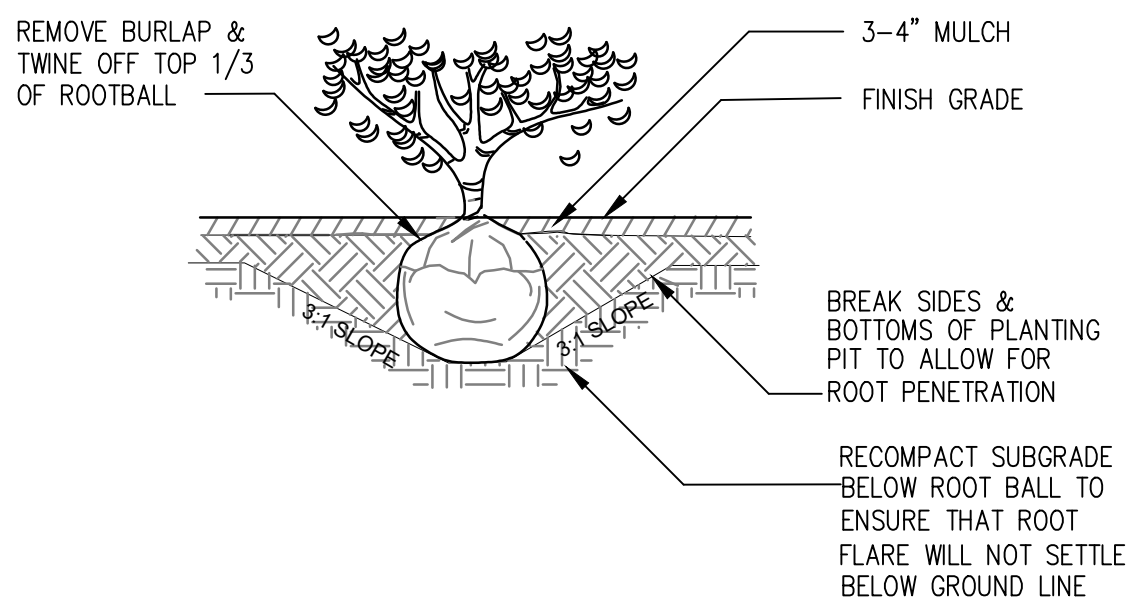
NTS

L2



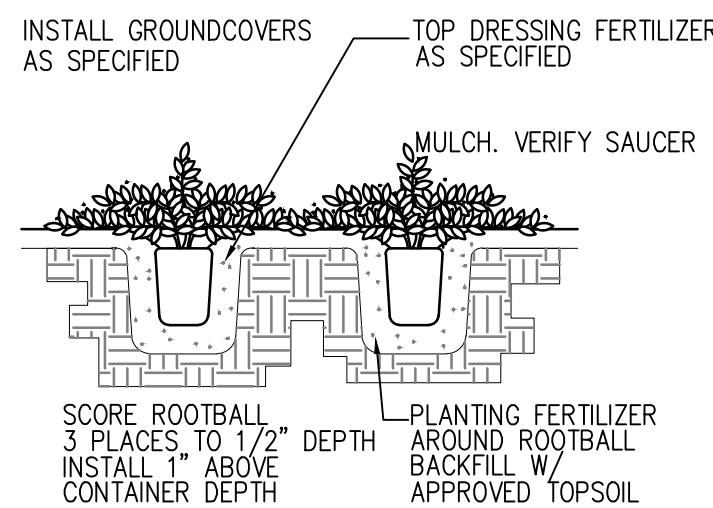
5 CITY OF BELLEVUE CRITICAL AREAS TREE AND SHRUB PLANTING DETAIL

NTS



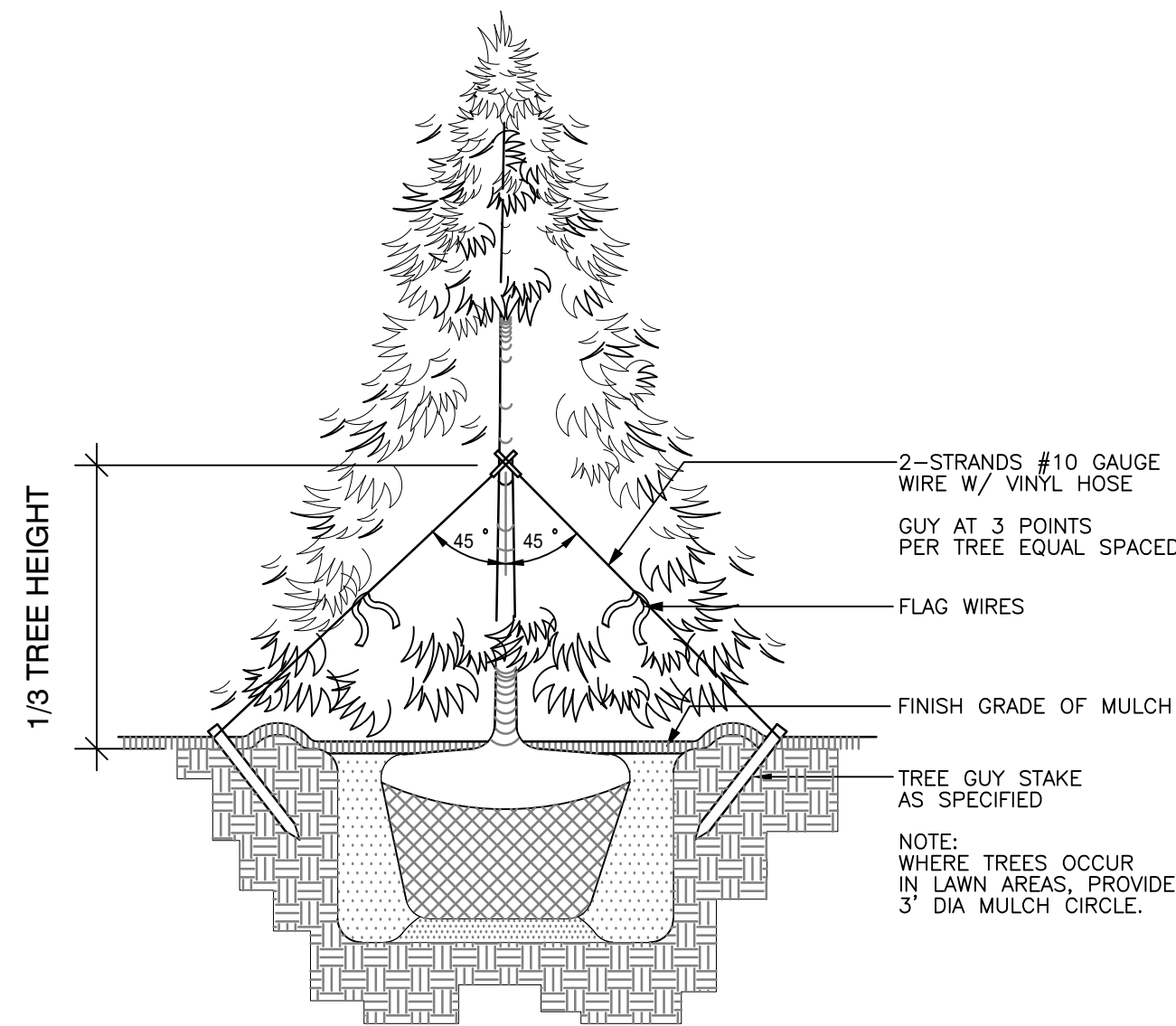
4 TYPICAL SHRUB PLANTING DETAIL

NTS



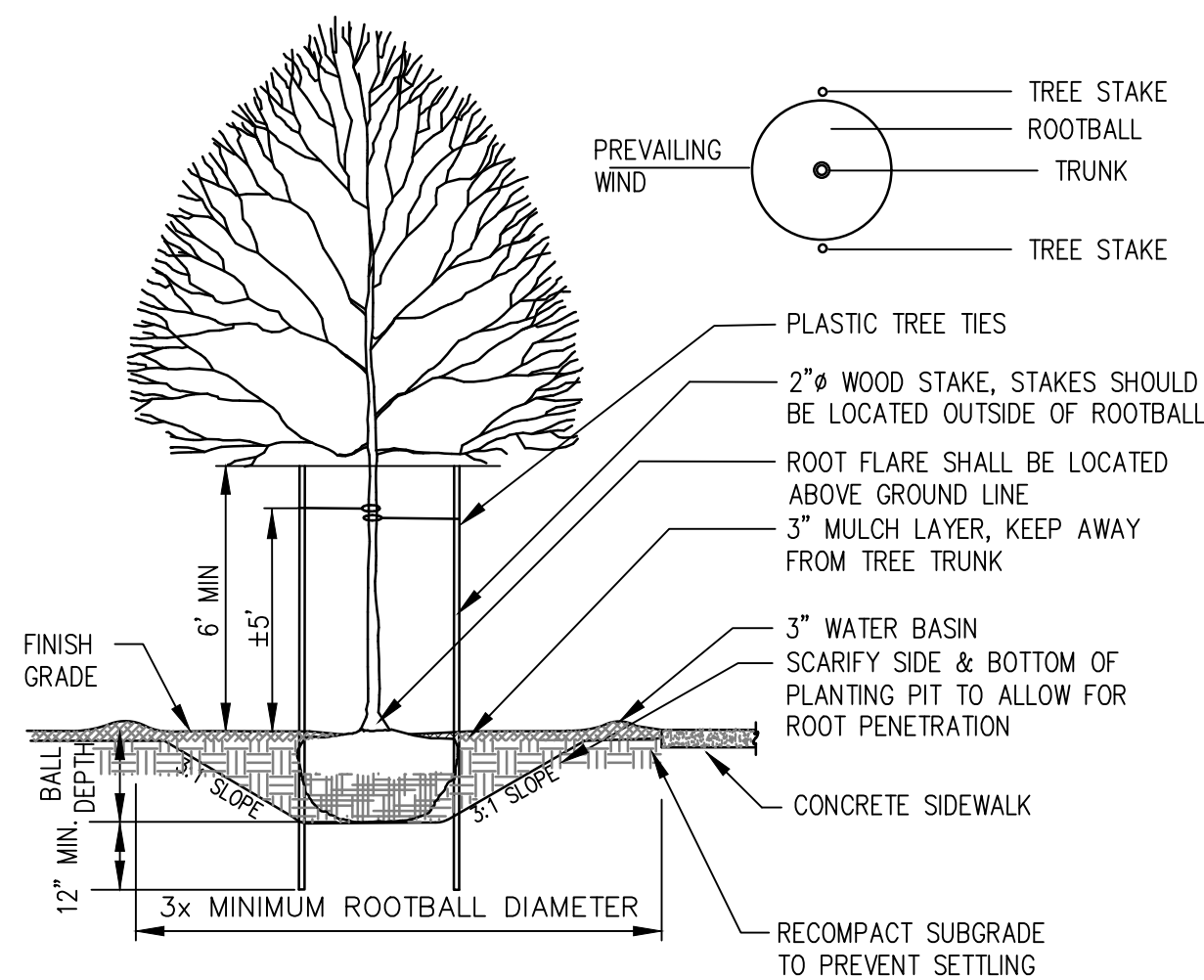
3 TYPICAL GROUNDCOVER PLANTING DETAIL

NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL

NTS



1 TYPICAL DECIDUOUS TREE PLANTING DETAIL

NTS

FEBRUARY 21, 2017

[illegible]

FILE NAME: P:\P15115511 BEL CREST COURT TOWNHOMES\CAD\ENGINEERING\SHEETS\P15111_CVR.DWG
 SAVE TIME: 2/20/2017 3:49:34 PM
 PLOT TIME: 2/21/2017 11:52 AM
 USER NAME: TYLER CHRISTOFFERSON
 REF FILES: PACE34X22



TOTAL SITE AREA: 0.34 AC (14,782)
DU/AC (PERMITTED): 30 (0.34 ACRES R-30 ZONE)
40% SLOPE AREA: 0.04 AC (1,918 SF)
BUFFER AREA: 0.07 AC (3,016 SF)
CRITICAL AREA: 0.11 AC (4,938 SF)
BUILDABLE AREA: 0.23 AC (9,844 SF)
DEVELOPMENT FACTOR: 0.67 AC (0.23/0.34)
MAX DU POTENTIAL: (30)(0.23)+(30)(0.11)(0.67)=9 DUs

PROPERTY:	14,782± SF (0.34± AC)
IMPERVIOUS SURFACE COVERAGE:	8,713± SF (0.20± AC)
LANDSCAPE AREAS:	6,069± SF (0.14± AC)

PERCENT IMPERMEABLE: 59%
PERCENT BUILDING COVERAGE: 4,410± SF (0.10 AC) (30%)

NUMBER OF UNITS: 16 UNITS
PROPOSED DENSITY: 30 DU/AC
BUILDING COVERAGE: 4,410± SF (0.10 AC)

GARAGE (SPACES): 15 STALLS
VISITOR PARKING: 00 STALLS

TOTAL RATIO	15 STALLS AVG. 0.94/DU
-------------	---------------------------

SITE CONDITIONS: THIS SITE IS CURRENTLY DEVELOPED WITH AN APARTMENT COMPLEX, HARD SURFACES, AND LANDSCAPING.

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 26, 2015.
- HORIZONTAL DATUM = NAD 83/91, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 26, 2015.
- PARCEL AREA = 14,782 SQ. FT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON TIES TO ABOVE GROUND STRUCTURES AND PER TIES TO UTILITY PAINT MARKS BY APPLIED PROFESSIONAL SERVICES.
- TAX PARCEL NO. 8682800040
- THE AREA OF STEEP SLOPES 40% OR GREATER = 3,694 SQ. FT.
- THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF BELLEVUE.
- TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

LOTS 8 AND 9, TRINWITH ADDITION, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 44 OF
PLATS, PAGE 96, RECORDS OF KING COUNTY, WA.

ISOLA HOMES
1518 1ST AVENUE SOUTH, SUITE 301
SEATTLE, WA. 98134
CONTACT: ALEX MASON
AND MICHAEL POLLARD
PHONE: 206.737.9700

PACE ENGINEERS
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA. 98033
CONTACT: SCOTT SHERROW, P.E.
PHONE: 425.827.2014

LEMONS ARCHITECTURE PLLC
98 YESLER WAY
SEATTLE, WA. 98104
CONTACT: JONATHAN LEMONS
PHONE: 206.306.5952

GEOTECH CONSULTANTS, INC
13256 NORTHEAST 20TH STREET, SUITE 16
BELLEVUE, WA. 98005
CONTACT: JAMES H. STRANGE
PHONE: 425.747.5618

CHADWICK & WINTERS
1422 NW 85TH STREET
SEATTLE, WA. 98117
CONTACT: BRANDON WINTERS
PHONE: 206.297.0996

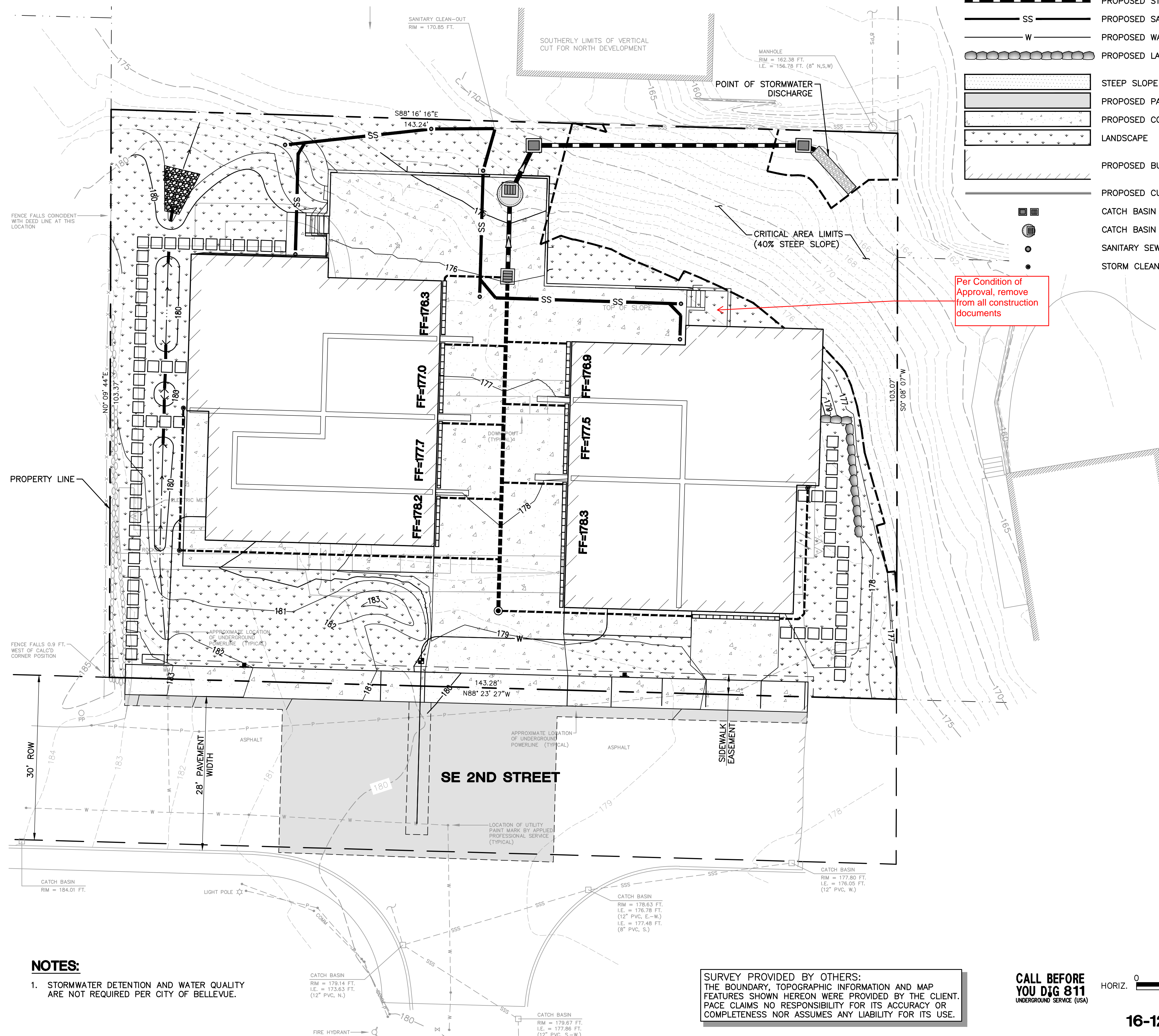
MALSAM TSANG
122 SOUTH JACKSON STREET, SUITE 210
SEATTLE, WA. 98104
CONTACT: MARC MALSAM
PHONE: 206.789.6038

ROOT OF DESIGN
26231 72ND AVENUE NW, SUITE 202
STANWOOD, WA. 98292
CONTACT: DEVIN PETERSON
PHONE: 206.491.9545

THE PROJECT IS A 2-BUILDING
16-UNIT TOWNHOME COMPLEX ON A
0.34 ACRE SITE.

	PROPERTY LINE
	BUILDING OVERHANG
	SAWCUT LINE
	SIDEWALK EASEMENT
	ROOF DRAIN LINE
	PROPOSED GRADES
	EXISTING GRADES
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAINAGE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED LANDSCAPE WALL
	STEEP SLOPE CRITICAL AREA
	PROPOSED PAVEMENT RESTORATION
	PROPOSED CONCRETE PAVEMENT
	LANDSCAPE
	PROPOSED BUILDING
	PROPOSED CURB
	CATCH BASIN TYPE 1
	CATCH BASIN TYPE 2
	SANITARY SEWER CLEANOUT
	STORM CLEANOUT

Per Condition of Approval, remove from all construction documents



1. STORMWATER DETENTION AND WATER QUALITY ARE NOT REQUIRED PER CITY OF BELLEVUE.

SURVEY PROVIDED BY OTHERS:
THE BOUNDARY, TOPOGRAPHIC INFORMATION AND MAP
FEATURES SHOWN HEREON WERE PROVIDED BY THE CLIENT.
PACE CLAIMS NO RESPONSIBILITY FOR ITS ACCURACY OR
COMPLETENESS NOR ASSUMES ANY LIABILITY FOR ITS USE.

**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (USA)

NOT FOR CONSTRUCTION


ISOLA HOMES

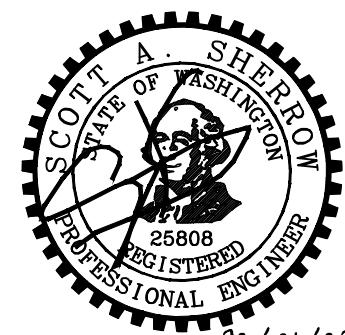
1518 1ST AVENUE S, SUITE 301
SEATTLE, WA 98134

BELLEVUE URBAN HOMES

110631 SE 2ND STREET
BELLEVUE, WA 98004

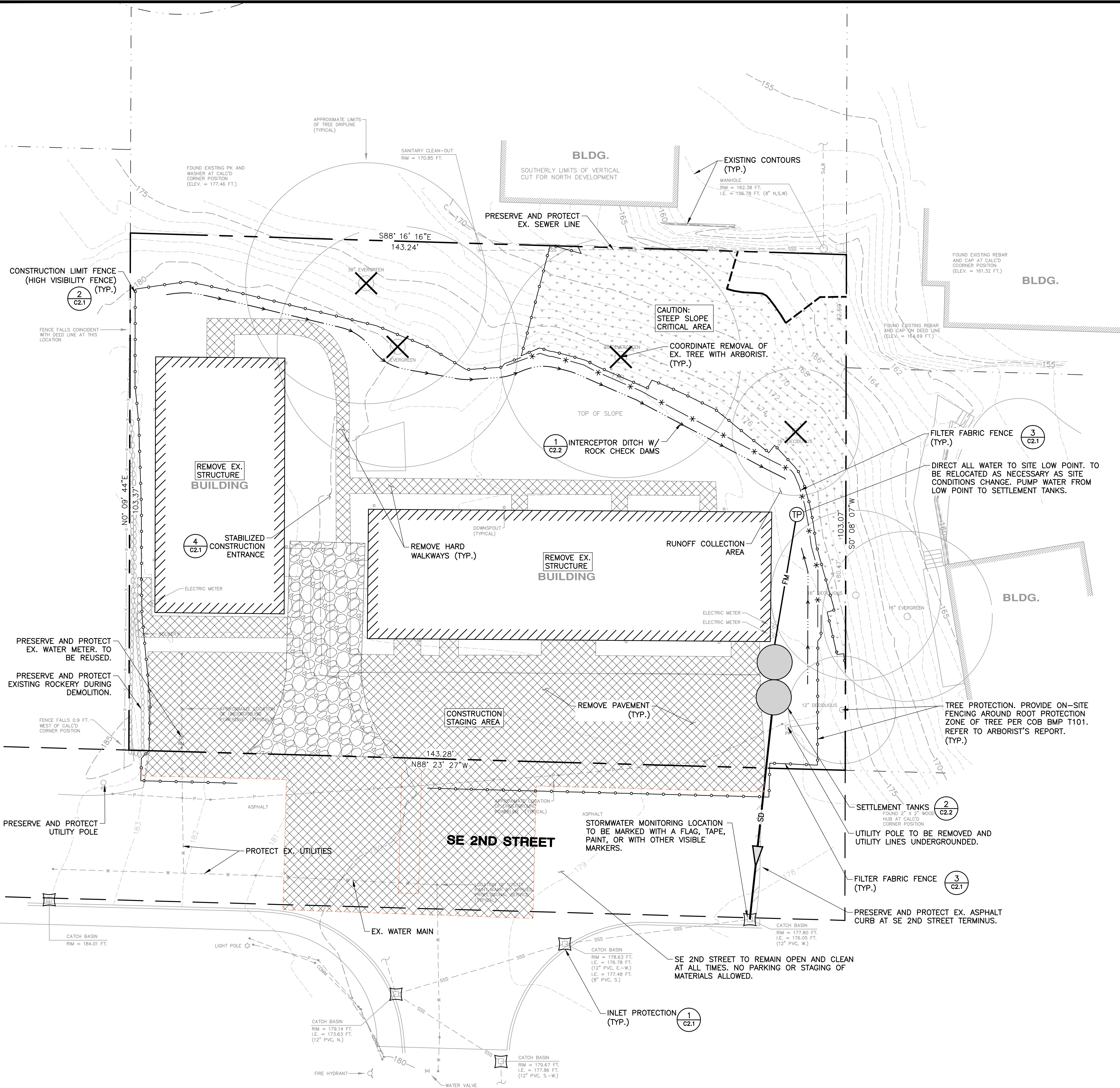
SITE PLAN B

SCALE: AS SHOWN	DATE: 2/21/2017
DESIGNED BY: GH	CHECKED BY: SS
SHEET C0.1	
JOB NUMBER 15511	
SHEET <u>2</u> OF	

[illegible]

02/21/2017

FILE NAME: P:\P15\15511 BEL CREST COURT TOWNHOMES\CAD\ENGINEERING\15511_1_TESC.DWG
SAVE TIME: 10/7/2016 2:34:07 PM
PLOT TIME: 2/21/2017 11:54 AM
USER: JAMES W. STOFFERSON
XREF FILES: PAGE 34, 32



GENERAL NOTES:

- CONSTRUCTION WATER SHALL ONLY BE DISCHARGED FROM THE SITE IF TURBIDITY IS WITHIN DEPARTMENT OF ECOLOGY LIMITS. REFER TO THE APPROVED DEPARTMENT OF ECOLOGY CONSTRUCTION STORM WATER GENERAL PERMIT FOR MONITORING REQUIREMENTS AND DISCHARGE LIMITATIONS. OUTLET FILTRATION MAY BE REQUIRED FOR THE TEMPORARY SETTLEMENT AND RETENTION TANKS.
- CONTRACTOR SHALL COORDINATE DISCONNECTION OF ALL WET AND DRY UTILITIES WITH OWNER AND PURVEYOR(S).
- PROTECT EXISTING TREES AS SHOWN ON PLAN.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE AND WALK THE SITE TO VERIFY ITEMS SHOWN TO BE DEMOLISHED ON THIS PLAN. PROTECT ALL ABOVE AND BELOW GRADE FEATURES NOT SHOWN TO BE DEMOLISHED.
- SEE PROJECT STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL TESC BMPS. UTILIZE ADDITIONAL AND/OR ALTERNATIVE BMPS AS NECESSARY DURING CONSTRUCTION TO MEET D.O.E. REQUIREMENTS.
- COORDINATE DE-ENERGIZING POWER WITH SERVICE PROVIDER PRIOR TO CONSTRUCTION. CAP AND ABANDON ALL SERVICE POWER AND COMMUNICATIONS SERVICES ACCORDING TO PURVEYOR'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR BUILDING DEMOLITION PRIOR TO CONSTRUCTION.
- APPROVAL OF THIS PLAN IS FOR DEMOLITION OF EXISTING SURFACE SITE IMPROVEMENTS ONLY. EXCAVATION FOR BUILDING CONSTRUCTION IS UNDER SEPARATE PERMIT.

CONSTRUCTION SEQUENCE:

- ESTABLISH CLEARING LIMITS, TREES TO BE RETAINED, TO BE INSPECTED BY CITY.
- HOLD A PRE-CONSTRUCTION MEETING WITH CITY OF BELLEVUE.
- POST A SIGN WITH THE NAME AND PHONE NUMBER OF THE PROJECT SUPERVISOR.
- INSTALL CATCH BASIN PROTECTION FOR EXISTING CB'S.
- INSTALL PERIMETER PROTECTION.
- INSTALL TEMPORARY SETTLEMENT AND RETENTION TANKS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DITCHES, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING, DEMOLITION OF BUILDINGS AND OTHER EXISTING SITE IMPROVEMENTS TO BE REMOVED, PRESERVE EXISTING VEGETATION AND PAVEMENT WHEN AND WHERE POSSIBLE TO MINIMIZE EROSION.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF BELLEVUE CLEARING AND GRADING DEVELOPMENT STANDARDS.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S AS APPROPRIATE.

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 POTHOLES 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.

DISCHARGE LIMITS:

SETTLEMENT TANK MINIMUM REQUIRED VOLUME:

(2) 2,400 GAL

SITE INSPECTIONS SHALL BE CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) WHO SHALL BE PRESENT ON-SITE OR ON-CALL AT ALL TIMES.

PROJECT CESCL: TBD

PHONE: TBD

NOTE:

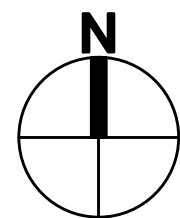
SIZING CALCULATIONS PROVIDED IN CSWPPP DOCUMENT.

LEGEND:

- PROPERTY LINE
- CONSTRUCTION LIMITS/HIGH VISIBILITY FENCE
- FILTER FABRIC FENCE
- INTERCEPTOR SWALE
- FORCE MAIN
- STORM DRAIN PIPE (GRAVITY)
- EXISTING GRADES
- CONSTRUCTION ENTRANCE
- PAVEMENT TO BE REMOVED
- INLET PROTECTION
- TRASH PUMP

CALL BEFORE YOU DIG 811
UNDERGROUND SERVICE (USA)

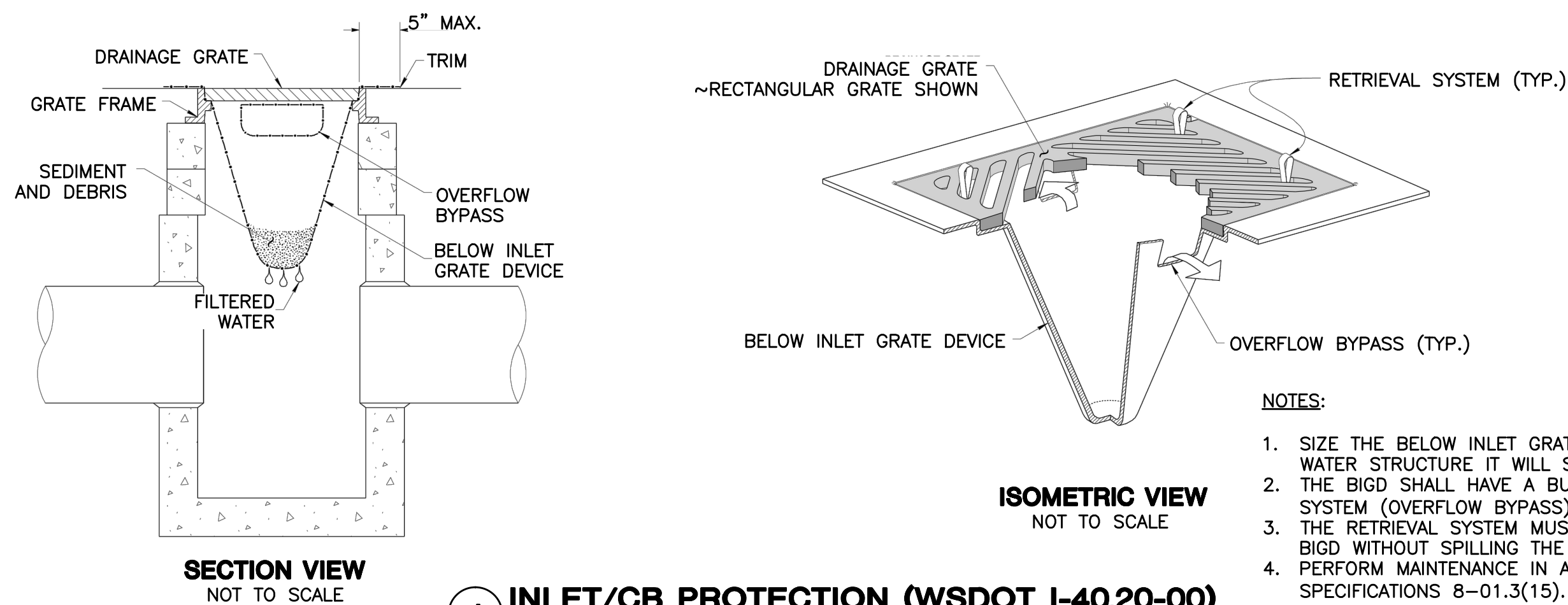
HORIZ. 0 5 10 20
Scale In Feet



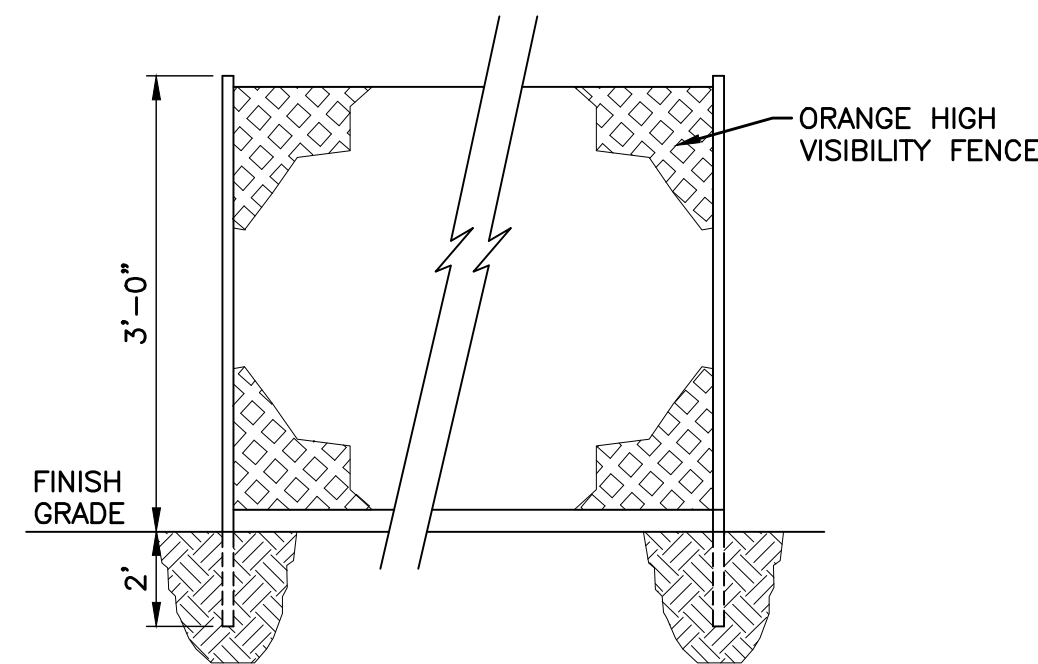
NOT FOR CONSTRUCTION

6/28/16	2/21/17	RESPOND TO CITY COMMENTS	DRAINAGE AND GRADING REVISIONS	DATE
ISOLA HOMES				
1518 1ST AVENUE S, SUITE 301 SEATTLE, WA 98134				
BELLEVUE URBAN HOMES				
10631 SE 2ND STREET BELLEVUE, WA 98004				
TESC AND DEMO PLAN				
SCALE:		DATE:		SHEET
AS SHOWN		2/21/2017		
DESIGNED BY:		CHECKED BY:		JOB NUMBER
GH		SS		
C2.0				SHEET
15511				
5		OF		12

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING 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 DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION.
2. 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.
3. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
4. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
5. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
7. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
8. 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.
9. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.



NTS



(2) NT

1. THE GEOTEXTILE USED MUST MEET THE STANDARDS LISTED BELOW.
A COPY OF THE MANUFACTURER'S FABRIC SPECIFICATIONS
MUST BE AVAILABLE ON SITE.

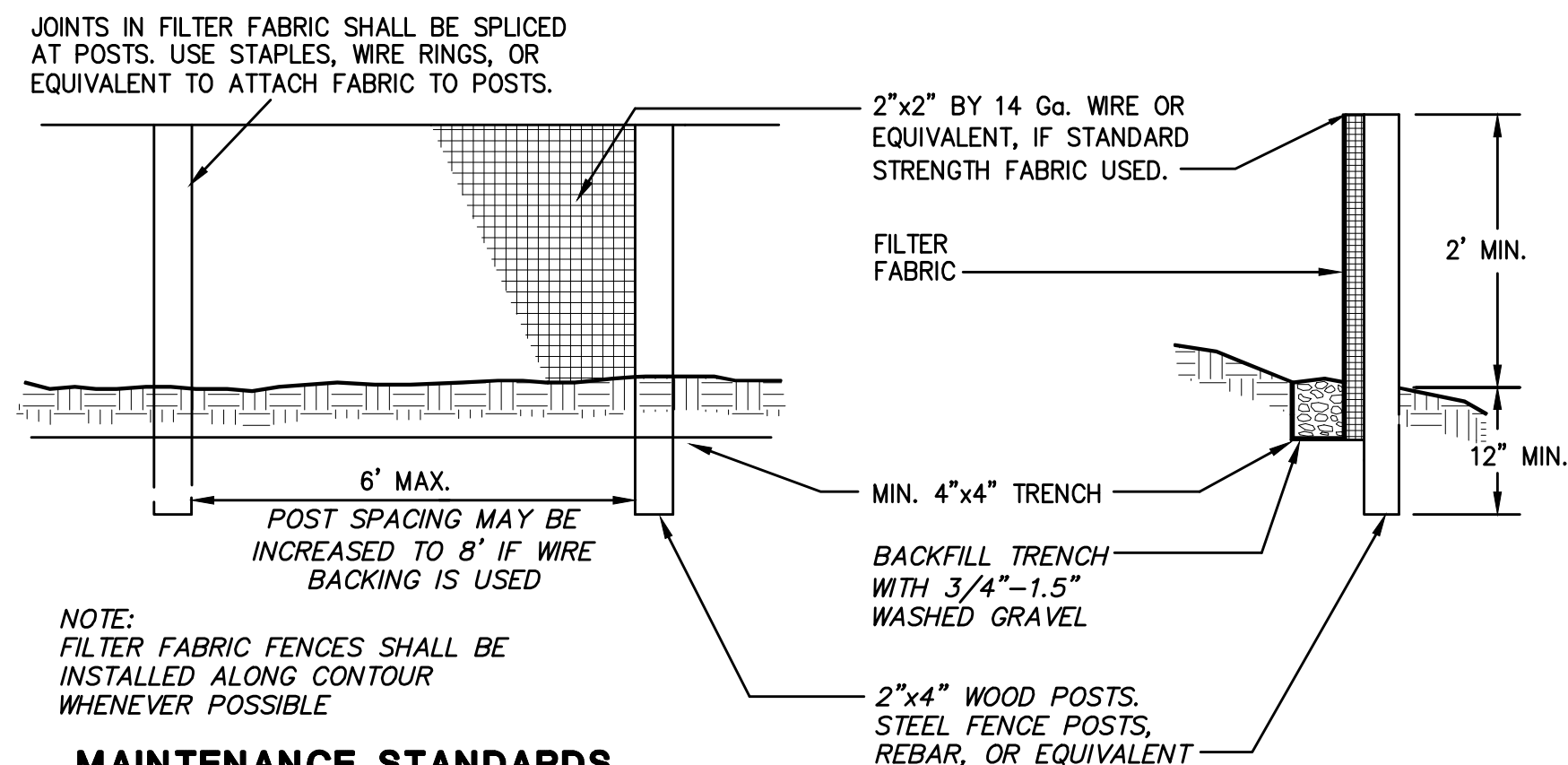
AOS (ASTM D-4751) = 30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM
50-100 SIEVE SIZE (0.30-0.15 mm) FOR OTHER FABRICS

WATER PERMITTIVITY (ASTM D-4491) = 0.02 SEC MIN.⁻¹
GRAB TENSILE STRENGTH (ASTM D-4632) = 180 LBS MIN. FOR EXTRA STRENGTH FABRIC
100 LBS MIN. FOR STANDARD STRENGTH FABRIC

GRAB TENSILE ELONGATION (ASTM D-4632) = 30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D-4355) = 70% MIN.

2. STANDARD STRENGTH FABRIC REQUIRES WIRE BACKING TO INCREASE THE STRENGTH OF THE FENCE.
WIRE BACKING OR CLOSER POST SPACING MAY BE REQUIRED FOR EXTRA STRENGTH FABRIC
IF FIELD PERFORMANCE WARRANTS A STRONGER FENCE.

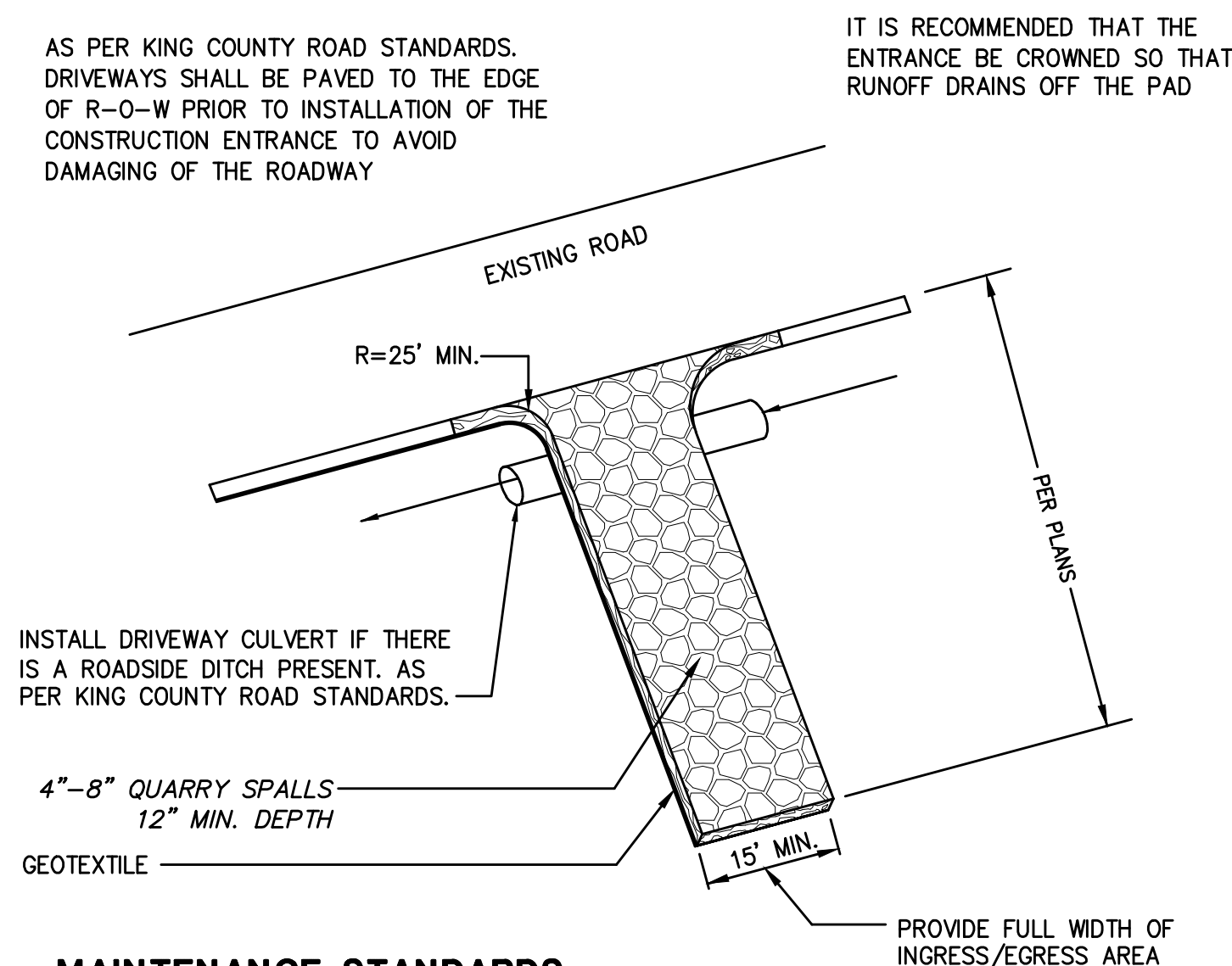
3. WHEN THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.



1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN IT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO THE ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.


NTS

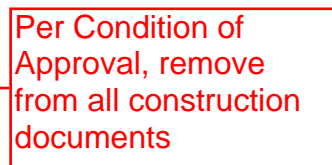
1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPULCED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES).
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 4 INCHES WIDE AND 4 INCHES DEEP, UPSLOPE AND ADJACENT TO THE POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE 5. APPLYING.
7. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.



1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THESE MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON THE AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON THE PAD. THE PADMANT SHALL NOT BE CLEARED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY ROCK SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

4 NTS


SCALE: AS SHOWN	DATE: 2/21/2017
DESIGNED BY: GH	CHECKED BY: SS
SHEET	
C2.2	
JOB NUMBER	
15511	
SHEET <u>7</u>	OF  12



- ### LEGEND:
- | | |
|--|-------------------------------|
| | PROPERTY LINE |
| | BUILDING OVERHANG |
| | SAWCUT LINE |
| | SIDEWALK EASEMENT |
| | ROOF DRAIN LINE |
| | PROPOSED GRADES |
| | EXISTING GRADES |
| | PROPOSED RETAINING WALL |
| | PROPOSED STORM DRAINAGE |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER LINE |
| | PROPOSED LANDSCAPE WALL |
| | STEEP SLOPE CRITICAL AREA |
| | PROPOSED PAVEMENT RESTORATION |
| | PROPOSED CONCRETE PAVEMENT |
| | LANDSCAPE |
| | PROPOSED BUILDING |
| | PROPOSED CURB |
| | CATCH BASIN TYPE 1 |
| | CATCH BASIN TYPE 2 |
| | SANITARY SEWER CLEANOUT |
| | STORM CLEANOUT |

1. NEW CEMENT CONCRETE PAVEMENT AND PAVER BLOCK SYSTEM. SEE LANDSCAPE PLANS FOR DETAILS. TYP.
2. CEMENT CONCRETE TRAFFIC CURB AND ASPHALT PAVEMENT RESTORATION PER COB TRANSPORTATION DEPT. STD DTL TE-10 AND ROW-9.
3. DRIVEWAY APPROACH PER COB TRANSPORTATION DEPT. STD DTL DEV-7A. DRIVEWAY WIDTH AS SHOWN ON PLANS.
4. CONCRETE SIDEWALK PER COB TRANSPORTATION DEPT. STD DTL TE-11. TYP.
5. PROTECT EX. UTILITIES DURING CONSTRUCTION.
6. MATCH EXISTING.
7. SITE RETAINING WALL AND SAFETY RAILING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS. TYP.
8. WALKWAY PAVERS. SEE ARCHITECTURAL PLANS FOR DETAILS. TYP.
9. SAWCUT PAVEMENT PER COB TRANSPORTATION DEPT. STANDARDS. TYP.
10. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
11. PRESERVE AND PROTECT EX. ASPHALT AND CURBING.
12. UTILITY TRENCH PATCHING AND RESTORATION PER COB TRANSPORTATION DEPT. STD DTL ROW-1.
13. SEE ARCHITECTURAL PLANS FOR SETBACK.
14. LANDSCAPE WALL. SEE ARCHITECTURAL PLANS FOR DETAILS. (TYP.)
15. PAVEMENT RESTORATION LIMITS MAY BE ADJUSTED BY THE TRANSPORTATION/ROW INSPECTOR BASED ON FIELD CONDITIONS.
16. MAILBOX LOCATION TO BE COORDINATED WITH POSTMASTER. MAILBOX PER COB TRANSPORTATION DEPT. STD DTL DEV-11.
17. UNDERGROUNDING OF OVERHEAD POWER TO BE COORDINATED WITH PSE.
18. "NO PARKING" SIGN PER COB TRANSPORTATION DEPT. STANDARDS
19. PEDESTRIAN SIGHT DISTANCE TRIANGLE
20. VEHICLE SIGHT DISTANCE TRIANGLE
21. WARPED CONCRETE AREA BETWEEN DRIVEWAYS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE AREA. AFTER THE LOCATION OF THE UTILITIES HAS BEEN VERIFIED, THE CONTRACTOR SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES 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.

HORIZ.  Scale In Feet

	RESPOND TO CITY COMMENTS	6/28/16
	DRAINAGE AND GRADING REVISIONS	2/21/17
SYM	REVISION	DATE




ISOLA HOMES
1518 1ST AVENUE S, SUITE 301
SEATTLE, WA 98134

BELLEVUE URBAN HOMES
10631 SE 2ND STREET
BELLEVUE, WA 98004

SITE AND HORIZONTAL CONTROL PLAN

SCALE: AS SHOWN	DATE: 2/21/2017
DESIGNED BY: GH	CHECKED BY: SS

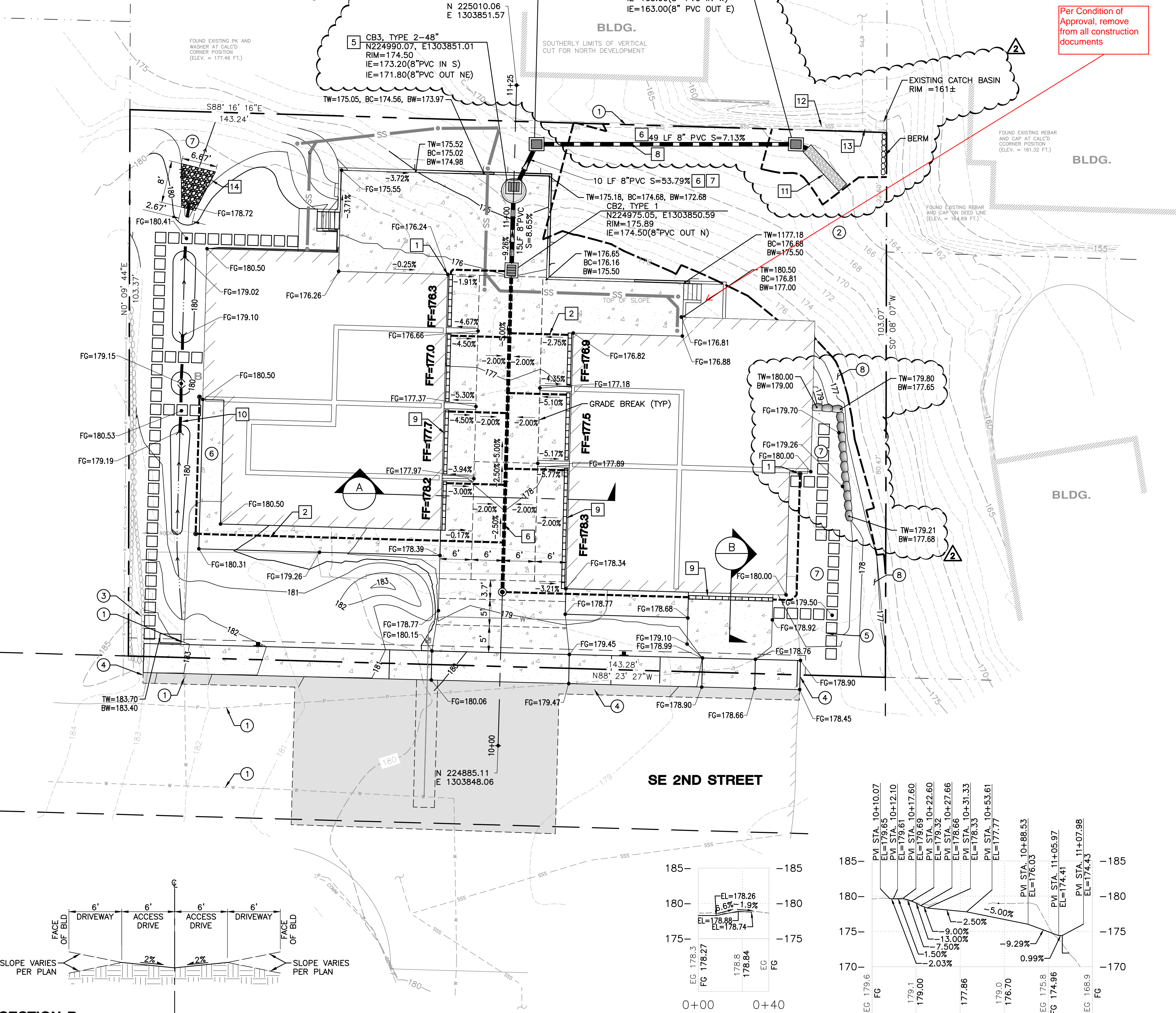
SHEET
C3.0
JOB NUMBER
15511
SHEET 8 OF  **12**

FILE NAME: P:\P15\15511 BEL CREST COURT TOWNHOMES\CAD\ENGINEERING\SHEETS\P15511-HORIZ.DWG
 SAVE TIME: 2/21/2017 11:47:31 AM
 PLOT TIME: 2/21/2017 11:55 AM
 USER NAME: TYLER CHRISTOFFERSON
 XREF FILES: PACS44X22

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 POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING 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.



SECTION B

NTS

SECTION B

SCALE= H= 1"=20'
V= 1"=5'

LEGEND:

- PROPERTY LINE
- BUILDING OVERHANG
- SAWCUT LINE
- SIDEWALK EASEMENT
- ROOF DRAIN LINE
- PROPOSED GRADES
- EXISTING GRADES
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAINAGE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LANDSCAPE WALL
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PAVEMENT RESTORATION
- PROPOSED BUILDING
- PROPOSED CURB
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- SANITARY SEWER CLEANOUT
- STORM CLEANOUT

GRADING CONSTRUCTION NOTES:

- PROTECT EX. UTILITIES DURING CONSTRUCTION.
- NO GRADING IN STEEP SLOPE AREAS UNLESS APPROVED BY COB.
- PRESERVE AND PROTECT EX. ROCKERY.
- MATCH EXISTING.
- OVERHEAD UTILITIES TO BE UNDERGROUNDED. COORDINATE W/ PURVEYOR(S).
- SIDEWALK 2% MAX CROSS SLOPE AWAY FROM BUILDING.
- DIRECT RUNOFF AWAY FROM BUILDING.
- 2:1 MAX SLOPE.

STORM CONSTRUCTION NOTES:

- SEE MECHANICAL PLANS FOR ROOF DRAIN LINE AND UNDERDRAIN CONNECTIONS. CONNECT ALL ROOF DRAIN LINES TO ONSITE STORM SYSTEM.
- 6" PVC, ASTM 3034, SDR 35, S=1.0% MIN. TYP.
- STORM DRAIN CLEANOUT TO GRADE PER COB STORM AND SURFACE WATER UTILITY STD DTL D-52.
- TYPE 1 CATCH BASIN (SOLID LOCKING LID) PER COB STORM AND SURFACE WATER UTILITY STD DTL D-2.
- TYPE 2-48" CATCH BASIN PER COB STORM AND SURFACE WATER UTILITY STD DTL D-4. ORIENT INLET FOR POSITIVE DRAINAGE INTO STRUCTURE. SLOPE TO BE DETERMINED IN FIELD.
- 8" PVC, ASTM 3034, SDR 35, TYP.
- PROVIDE PROTECTIVE 15" STEEL SLEEVE ON PIPE UNDER RETAINING WALL IF LESS THAN 18" COVER BETWEEN TOP OF PIPE AND WALL FOOTING. FILL GAP WITH SANDBAG FILL.
- HAND EXCAVATE TRENCH FOR 8" PVC STORM DRAIN LINE.
- TRENCH DRAIN. ACO TRAFFIK WITH TRAFFIC RATED LOADING OR EQUIVALENT. TOP ELEVATION=179.40.
- 8" PVC CULVERT. MATCH INVERT TO BOTTOM OF DITCH. SLOPE TO DRAIN 2% MIN. TYP.
- ENERGY DISSIPATION TRENCH. SEE DETAIL SHEET C4.1
- UPON MOBILIZATION, CONTRACTOR TO VIDEO INSPECT SANITARY SEWER FOR INTEGRITY.
- LOCATE SANITARY SEWER MANHOLE AND PROTECT DURING CONSTRUCTION.
- CONSTRUCT ROCK PROTECTION OUTFALL PER COB STORM AND SURFACE WATER UTILITY STD DTL D-59.

NOTE:

STORMWATER DISCHARGE POINT FROM THE SITE IS CONSISTENT WITH THE CITY APPROVED TOWNVUE TOWNHOMES STORMWATER SITE PLAN DATED APRIL 4, 2014 AND CITY OF BELLEVUE'S DISCHARGE LOCATION REQUIREMENTS. PRIOR TO CITY PLAN APPROVAL, PROJECT PROPONENT CONTACTED ADJACENT PROPERTY OWNER REQUESTING PERMISSION TO MAKE A HARD PIPED CONNECTION TO THE DOWNSTREAM STORMWATER CONVEYANCE SYSTEM. THE ADJACENT PROPERTY OWNER DENIED ACCESS TO THE DOWNSTREAM SYSTEM. PACE ENGINEERS DISCUSSED ADDITIONAL DISCHARGE AND CONNECTION POINT OPTIONS WITH THE CITY OF BELLEVUE, HOWEVER THE CITY OF BELLEVUE IS REQUIRING THAT THE NATURAL POINT OF DISCHARGE BE MAINTAINED.

CALL BEFORE
YOU DIG 811
UNDERGROUND SERVICE (USA)

HORIZ. 0 5 10 20
Scale In Feet

6/28/16
2/21/17

RESPOND TO CITY COMMENTS
DRAINAGE AND GRADING REVISIONS

ISOLA HOMES
BELLEVUE URBAN HOMES
10631 SE 2ND STREET
BELLEVUE, WA 98004

GRADING AND DRAINAGE PLAN

SCALE:
AS SHOWN
DESIGNED BY:
GH

DATE:
2/21/2017
CHECKED BY:
SS

SHEET
C4.0

JOB NUMBER
15511

SHEET 9 OF 12

11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 f. 425.827.5043
Civil / Structural / Planning / Survey
pacengr.com

NOT FOR CONSTRUCTION

DATE

REVISION

SYM



Per Condition of Approval, remove from all construction documents

- ### LEGEND:
- | | |
|--|-------------------------------|
| | PROPERTY LINE |
| | BUILDING OVERHANG |
| | SAWCUT LINE |
| | SIDEWALK EASEMENT |
| | ROOF DRAIN LINE |
| | PROPOSED GRADES |
| | EXISTING GRADES |
| | PROPOSED RETAINING WALL |
| | PROPOSED STORM DRAINAGE |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER LINE |
| | PROPOSED LANDSCAPE WALL |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED PAVEMENT RESTORATION |
| | PROPOSED BUILDING |
| | PROPOSED CURB |
| | CATCH BASIN TYPE 1 |
| | CATCH BASIN TYPE 2 |
| | SANITARY SEWER CLEANOUT |
| | STORM CLEANOUT |

WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING 8" WATER MAIN PER COB WATER UTILITY STD DTL W-16. COORDINATE WITH CITY OF BELLEVUE WATER DEPT. TAPPING TEE PER COB STD DTL W-10.
2. CONNECT TO NEW BUILDING'S WATER SERVICE LINES. VERIFY SERVICE SIZE WITH MECHANICAL PRIOR TO CONSTRUCTION. SEE MECHANICAL PLANS FOR CONTINUATION.
3. TRENCH PER COB WATER UTILITY STD DTL W-6.
4. 1 $\frac{1}{2}$ " DOMESTIC WATER SERVICE METER PER COB WATER UTILITY STD DTL W-26. VERIFY SIZE WITH MECHANICAL.
5. 1 $\frac{1}{2}$ " COPPER DOMESTIC WATER SERVICE LINE. VERIFY SIZE WITH MECHANICAL, TYP.
6. PROTECT EXISTING WATER MAIN.
7. EX. FIRE HYDRANT.
8. REUSE EX. WATER METER FOR BUILDING SERVICE CONNECTION.

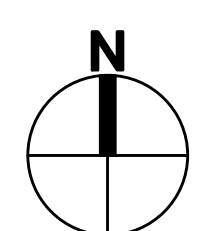
SEWER CONSTRUCTION NOTES


1. CONNECT TO EX. SANITARY SEWER. CONTRACTOR SHALL POTHOLE EX. SEWER AND VERIFY INVERT AND LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DIFFERENT THAN SHOWN ON PLANS.
2. SANITARY SIDE SEWER INSTALLED PER COB SEWER UTILITY STD DTL S-14. S=2% MIN. TYPE 1.
3. SANITARY SEWER CLEANOUT PER COB STD SEWER UTILITY STD DTL S-16. TYP.
4. CONNECT TO BUILDING SIDE SEWER, IE=177.00. SEE MECHANICAL PLANS FOR CONTINUATION.
5. PROTECT EX. SANITARY SEWER LINE DURING CONSTRUCTION.
6. PROVIDE PROTECTIVE 12" STEEL SLEEVE ON PIPE UNDER RETAINING WALL AND STEP FOOTING OVER PIPE IF LESS THAN 18" COVER BETWEEN TOP OF PIPE AND WALL FOOTING. FILL SLEEVE WITH CONTROLLED DENSITY FILL.
7. INVERT ELEV. TO BE DETERMINED IN FIELD. MATCH SIDE SEWER INVERT TO MAIN INVERT.
8. UPON MOBILIZATION CONTRACTOR TO VIDEO INSPECT SANITARY SEWER FOR INTEGRITY.

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 POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THE POTHOLES 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.



HORIZ. 

**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (US)

16-125868 GD

BELLEVUE URBAN HOMES 10631 SE 2ND STREET BELLEVUE, WA 98004 WATER AND SEWER PLAN		ISOLA HOMES 1518 1ST AVENUE S, SUITE 301 SEATTLE, WA 98134		 02/21/2017		 11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 f. 425.827.5043 Civil Structural Planning Survey paceengrs.com		<div><div>RESPOND TO CITY COMMENTS</div><div>DRAINAGE AND GRADING REVISIONS</div></div>		6/28/16
SCALE: AS SHOWN		DATE: 2/21/2017		DESIGNED BY: GH		CHECKED BY: SS		2/21/17		
SHEET		C5.0								
JOB NUMBER		15511								
SHEET 11		OF								

NOT FOR CONSTRUCTION

1. ALL WORK SHALL CONFORM TO THE 2016 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL. POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE. 14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
14. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
15. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
16. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
17. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
18. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W5-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)
 - a. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, CC THREADED SADDLE AND A CC THREAD BRASS PLUG, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).
 - b. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.
 - c. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.
 - d. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

1. ALL WORK SHALL CONFORM TO THE 2016 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.

10. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 10 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN. THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:
- REMOTE-FOCUS STATIONARY LENSE CAMERAS;
 - ROTATING LENSE CAMERAS; OR
 - PAN-AND-TILT CAMERAS.
- THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PER INCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVIEWED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS SPECIALLY APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVIEWED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE INSPECTION BE CALLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPEG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

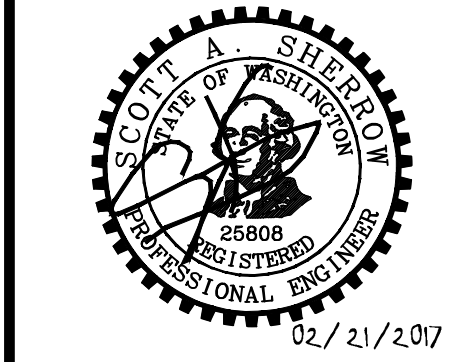
- REMOTE-FOCUS STATIONARY LENS CAMERAS;
- ROTATING LENS CAMERAS; OR
- PAN-AND-TILT CAMERAS.

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RESPOND TO CITY COMMENTS		6/28/16
DRAINAGE AND GRADING REVISIONS		2/21/17
1/2		
SYM	REVISION	DATE



ISOLA HOMES
1518 1ST AVENUE S, SUITE 301
SEATTLE, WA 98134

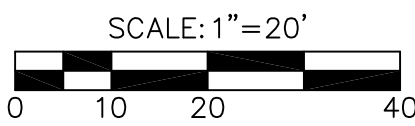
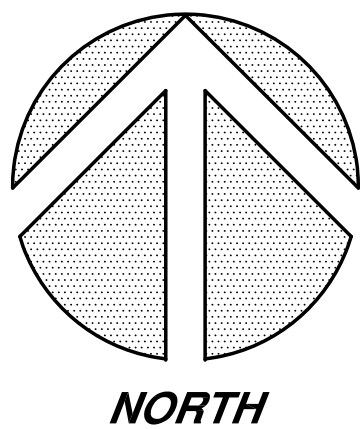
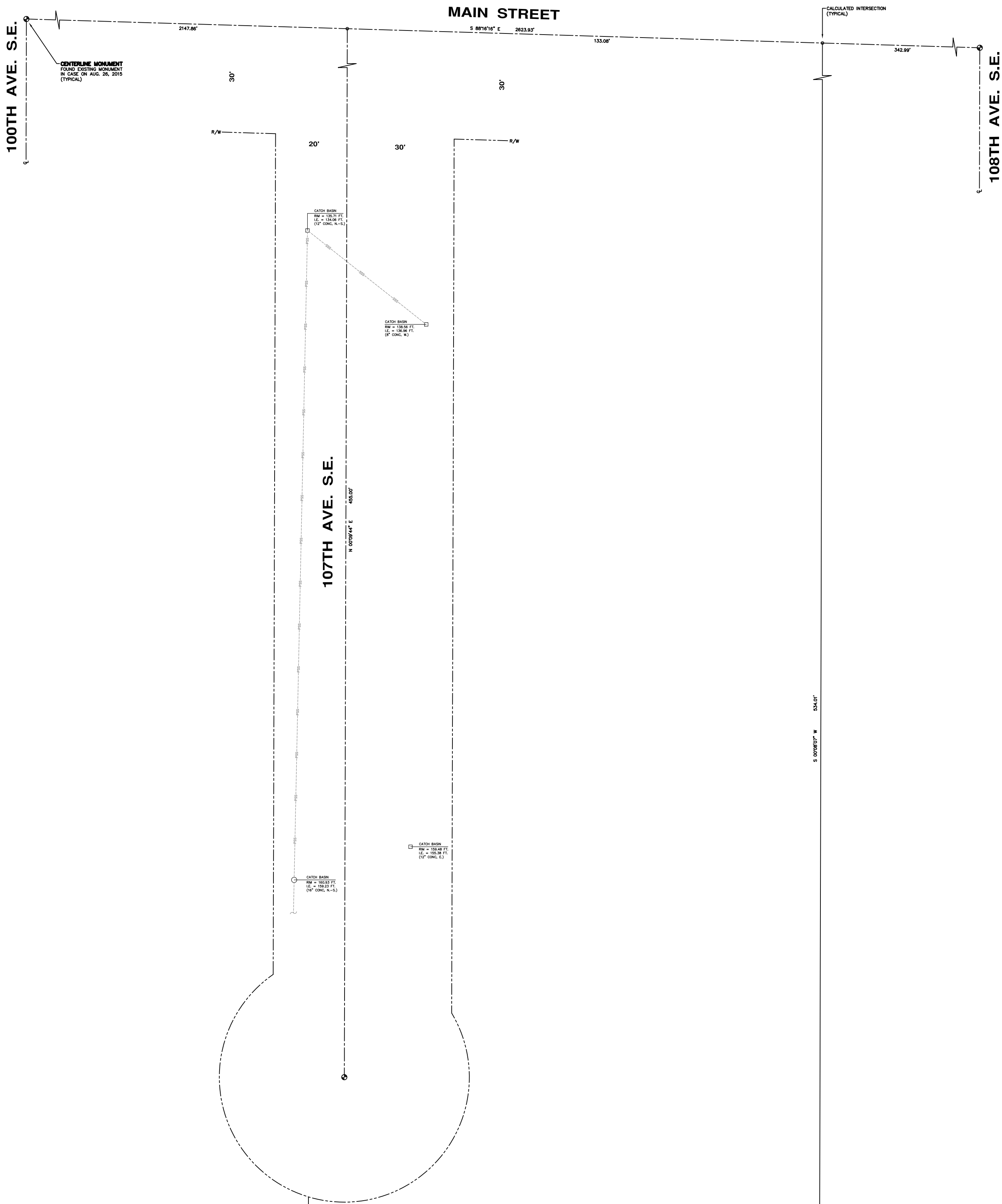
BELLEVUE URBAN HOMES
10631 SE 2ND STREET
BELLEVUE, WA 98004

WATER AND SEWER NOTES

SCALE: AS SHOWN	DATE: 2/21/2017
DESIGNED BY: GH	CHECKED BY: SS
SHEET	
C5.1	
JOB NUMBER	
15511	
SHEET <u>12</u>	OF  12

16-125868 GD

NOT FOR CONSTRUCTION

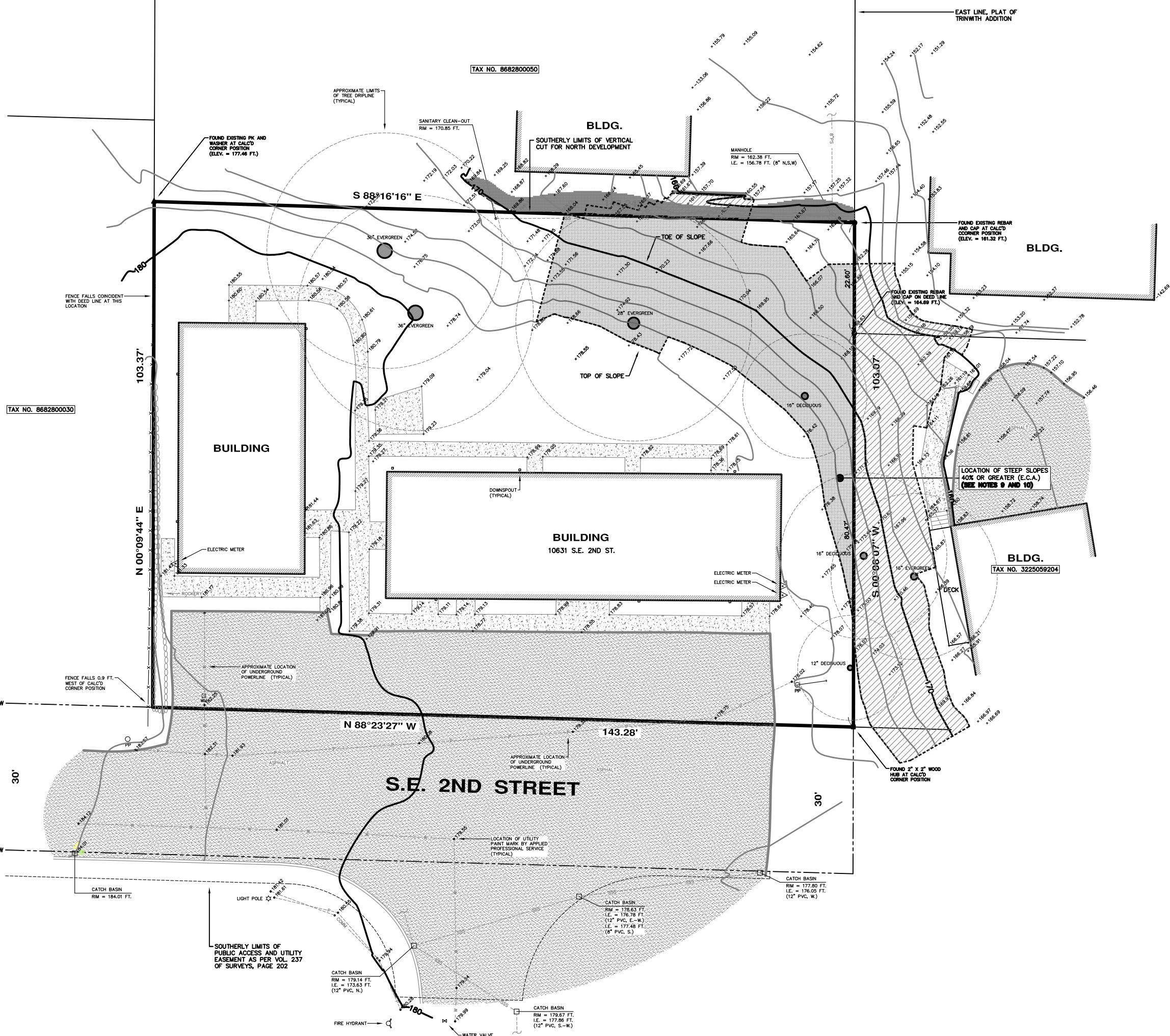


NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 2 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 26, 2015.
4. HORIZONTAL DATUM = NAD 83/91, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 26, 2015.
5. PARCEL AREA = 14,782 SQ. FT.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
7. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON TIES TO ABOVE GROUND STRUCTURES AND PER TIES TO UTILITY PAINT MARKS BY APPLIED PROFESSIONAL SERVICES.
8. TAX PARCEL NO. 8682800040
9. THE AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 1,899 SQ. FT. THE AREA OF ON-SITE AND OFF-SITE STEEP SLOPES 40% OR GREATER = 3,553 SQ. FT.
10. THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF BELLEVUE.
11. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

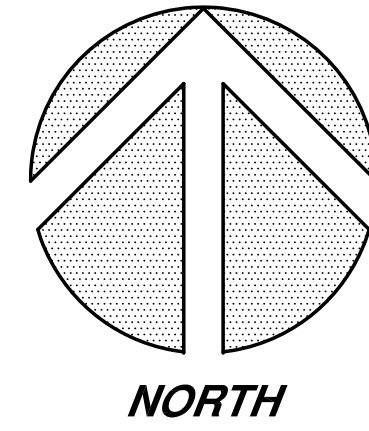
LOTS 8 AND 9, TRINWITH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 96, RECORDS OF KING COUNTY, WA.



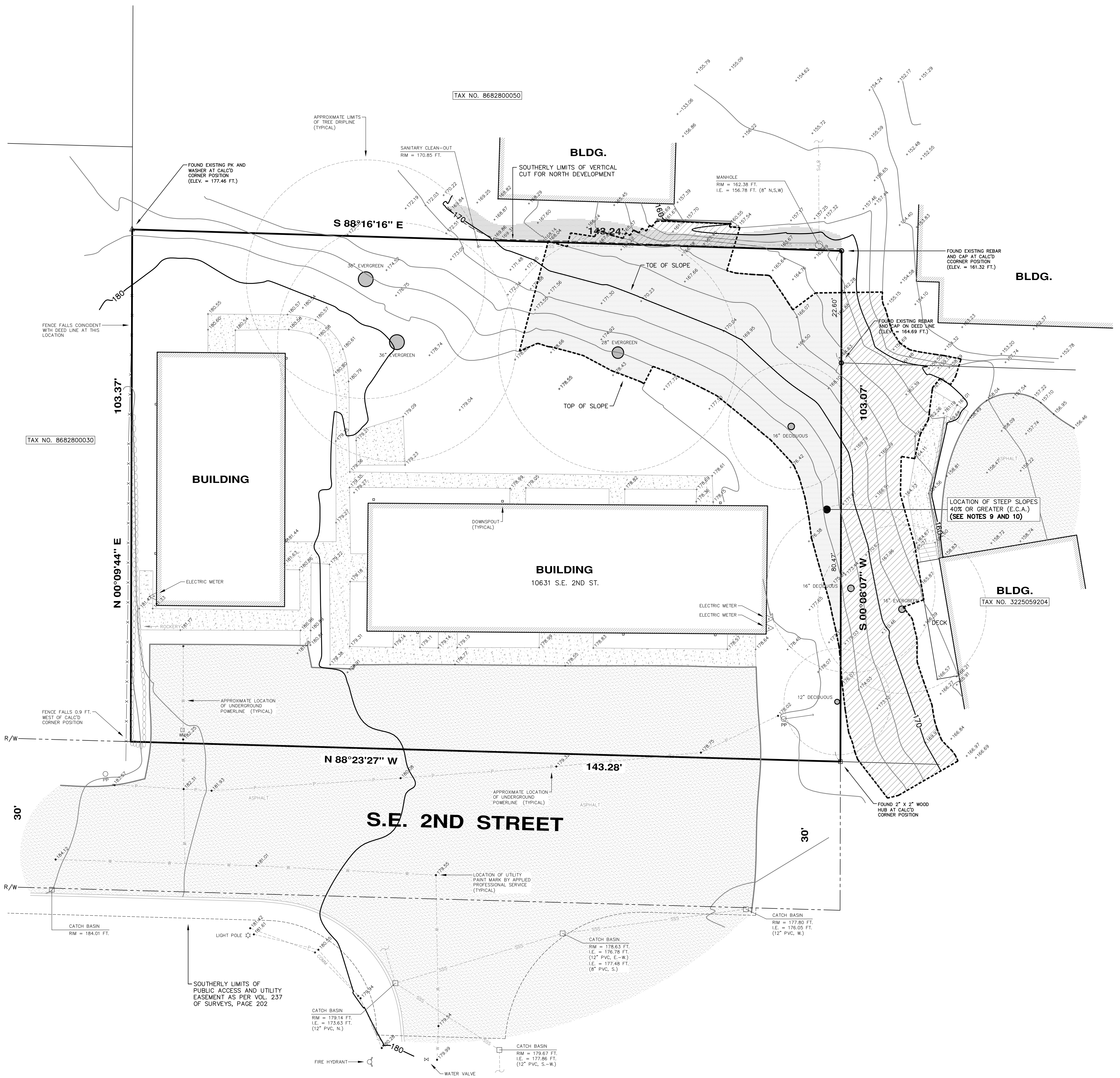
TOPOGRAPHIC SURVEY
10631 S.E. 2ND ST.
BELLEVUE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

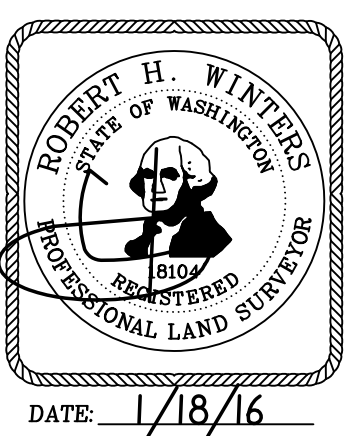
PROJECT #:	15-5259
DRAWING:	2FOOTCONTOURS.DWG
CLIENT:	ISOLA HOMES
DRAWN BY:	SAL



SCALE: 1"=10'
0 5 10 20



SHEET 2 OF 2



TOPOGRAPHIC SURVEY
10631 S.E. 2ND ST.
BELLEVUE, WASHINGTON

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PROJECT #: 15-5259
DRAWING: 2FOOTCONTOURS2.DWG
CLIENT: ISOLA HOMES
DRAWN BY: SAL

City of Bellevue Submittal Requirements	27
ENVIRONMENTAL CHECKLIST	
10/9/2009	
<p>Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).</p>	
INTRODUCTION	
Purpose of the Checklist:	
<p>The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.</p>	
Instructions for Applicants:	
<p>This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.</p>	
<p>Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.</p>	
<p>The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.</p>	
Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i>	
<p>For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.</p>	
<p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p>	
Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.	

BACKGROUND INFORMATION

Property Owner: Isola Homes

Proponent: Isola Homes

Contact Person: Jonathan Lemons

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 98 Yesler Way
Seattle, WA 98104

Phone: (206) 306-5952

Proposal Title: Bellevue Urban Homes

Proposal Location: 10631 SE 2nd Street

(Street address and nearest cross street or intersection) Provide a legal description if available.

Lots 8 and 9, Trinwith Addition, According to the Plats ...

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Construct 2 buildings per plan, each containing 4 residences. Existing buildings to be deconstructed.
2. Acreage of site: 0.339 Acre
3. Number of dwelling units/buildings to be demolished: 2
4. Number of dwelling units/buildings to be constructed: 2 **8 units in 2 buildings**
5. Square footage of buildings to be demolished: 3,430sf
6. Square footage of buildings to be constructed: 20,112sf
7. Quantity of earth movement (in cubic yards): 450 cubic yards
8. Proposed land use: Condos
9. Design features, including building height, number of stories and proposed exterior materials:
The proposed building will be 4 stories above grade with Fibercement panels as the primary exterior material.
10. Other



Estimated date of completion of the proposal or timing of phasing:

01/2017 **May be later in 2017**



Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None



List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Survey, Geotechnical Engineering Study

Geotechnical Report by Geotech Consultants, Inc. dated 10-6-15 and amended January 22, 2016.
Critical Areas Report/Habitat Evaluation by Talasaea, Dated April 28, 2016



Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None



List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

None 16-126227 and 508-BB Building Permits
16-125868 Clearing and Grading Permit
16-125867-TNR Right of way Permit



Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other



b. What is the steepest slope on the site (approximate percent slope)? APPROXIMATELY 2:1.
Steep Slope Critical Area and Buffer on site.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Loose, silty sand fill overlying native, medium-dense to dense silty sands and hard silts (2015.10.06 - Geotechnical Engineering Study)



d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

See Geotech Report. Slope has some unstable soils since it was created by grading for adjacent development and the apartment buildings on the site.



Geotechnical Report by Geotech Consultants, Inc. dated 10-6-15 and amended January 22, 2016.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The development will require grading for driveways, condominium buildings, utilities, and supportive infrastructure. Excavation: 450 cubic yards, Fill - 150 cubic yards. Fill proposed as excavation material



Erosion Control per C&G inspection & BCC 23.76

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Potentially. BMPs will be used to minimize the potential for erosion. All exposed surfaces will be stabilized.



- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No more than 9,999 SF (67%) of the site will be covered with impervious surfaces after construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary shoring to protect uphill materials. Filter fabric fences will be placed on the downstream side of the site, exposed surfaces will be protected until final stabilization occurs per city of Bellevue standards.



Erosion Control per C&G inspection & BCC 23.76

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During: exhaust from construction equipment and vehicles, dust from excavation, dust from cutting and sanding of material.

After: exhaust related to water or space heating, exhaust from dryer vents, exhaust from ventilation fans



- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known



- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Use of efficient appliances to reduce fuel consumption and subsequent emissions.

Contractors will be required to comply with Puget Sound Clean Air Agency (PSCAA) regulations. Which include Regulation I, Section 9.11 prohibiting emission of air contaminants that would be injurious to human health and Regulation I Section 9.15 prohibiting the emission of fugitive dust, unless reasonable precautions are employed.



Construction dust suppression measures per BCC 23.76. All construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None



- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

N/A



- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.



N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.



N/A

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.



No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.



No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.



No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.



None, connected to city sewer

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water will be moved from the roof to the ground via downspouts.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Stormwater from developed surfaces will be collected in a rigid, man-made conveyance system and connected to a downstream MS4.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Roof drain lines will be tightlined into the proposed onsite stormwater collection system to minimize contact with pollution generating surfaces.

See utilities plans - per Utilities Code 24.06
- storm and surface water

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

Birds within the Pacific Flyway, which encompasses the entire Puget Sound

b. What kind and amount of vegetation will be removed or altered?

All vegetation within the excavation / construction areas will be removed.

All 5 trees on site removed. More than 16 replacement trees will be planted. Trees, shrubs and groundcover on steep slope will be per the City's Critical Areas Handbook. Tree removal will require Alternative Tree Retention Option - see approval staff report.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

All new landscaping within disturbed areas will consist of native plants.

See Critical Areas Land Use Permit mitigation/restoration plans for steep slope CA. Areas not in a critical area will also be landscaped.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

Small mammals in urban forested conditions

b. List any threatened or endangered species known to be on or near the site. ✓

None known

c. Is the site part of a migration route? If so, explain. ✓
Yes, Pacific Flyway, which encompasses the Puget Sound region

None to our knowledge.

d. Proposed measures to preserve or enhance wildlife, if any:

All new plant material will be native, which should have some benefit for native fauna.

Mitigation planting per ✓
Critical Areas Handbook.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc. ✓

Electric Lights and appliances. A furnace will be used to heat hot water.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. ✓

None anticipated.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: ✓

Windows with Low U-value, Building Overhang, Durable Long Lasting materials Concrete, cementitious panels, etc.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. ✓

None known.

(1) Describe special emergency services that might be required. ✓

No special services are anticipated.

(2) Proposed measures to reduce or control environmental health hazards, if any. ✓

None are anticipated as no hazards have been identified.

C&G Code 23.76 and DOE
chapter in WAC

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Existing noise in the area will not affect the proposed development.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction generally involves noisy activity like sawing, hammering, and operation of equipment. The final project poses no long term noise problems.

Construction noise regulated
per BCC 9.18 - City Noise Code

- (3) Proposed measures to reduce or control noise impacts, if any:

Short term noise associated with site construction will be mitigated by conventional muffling systems and limiting of work hours from 6 a.m. to 8 p.m.

Construction noise regulated per BCC 9.18 - City
Noise Code including Condition of Approval re
use of noise & pollution suppression techniques
throughout construction

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Current Use: Apartments Adjacent Properties: Apartments and Single Family Homes

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

A total of 8 Apartment units within 2 structure. Older wood frame apartment buildings.

- d. Will any structures be demolished? If so, what?

Yes, the existing 2 structure on the site are to be demolished.

- e. What is the current zoning classification of the site?

R-30 in single family transition overlay design district.

- f. What is the current comprehensive plan designation of the site?

Transitional Area Design District Southwest Bellevue Subarea - Multi-Family-High (MF-H)

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes the site has an area of steep slopes, slope of 40% or greater (Topographic Survey 2016.01.18)

- i. Approximately how many people would reside or work in the completed project?

There will be eight, three bedroom units, so the approximately resident population will be between 24 - 32 people.

- j. Approximately how many people would the completed project displace?

~~None.~~

8 existing smaller units.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Future-proofing includes making sure the ground level is diverse enough to function as a different use in future if needed among other strategies. The applicant has made great efforts to have these homes blend-in and be highly compatible with the context and surrounding architecture of the property and Bellevue.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

8 units: Middle - income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

8 units: Middle/Low - income housing

6 older apt. units will be eliminated and replaced with the 8 middle-high income units

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approximately 39' above Average Grade, Principal Exterior Materials: Fibercement panel

b. What views in the immediate vicinity would be altered or obstructed?

Views of downtown Bellevue and the Bellevue towers

c. Proposed measures to reduce or control aesthetic impacts, if any:

The purposed project has three view corridors that allow views of downtown Bellevue and the Bellevue towers.

Materials and colors chosen to be compatible with surrounding multi and single family buildings.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ✓

Headlights from cars entering and exiting the site at night

- b. Could light or glare from the finished project be a safety hazard or interfere with views? ✓

Not likely to occur.

- c. What existing off-site sources of light or glare may affect your proposal? ✓

None

Light and Glare per LUC
20.20.522

- d. Proposed measures to reduce or control light or glare impacts, if any: ✓

Exterior lighting will be shielded and directed downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? ✓

Bellevue High School, Downtown Park, Wildwood Park, Surrey Downs Park

- b. Would the proposed project displace any existing recreational uses? If so, describe. ✓

None

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: ✓

Onsite private recreation will be provided in the form of social courtyards.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. ✓

None

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. ✓

None onsite.

- c. Proposed measures to reduce or control impacts, if any: ✓

None

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. ✓

There are ~~three~~ ^{two} curb cuts proposed for the site from SE 2nd St, please see site plan.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? ✓

The nearest transit stop is approximately 0.3 miles from the site on the corner of Main and 106th Ave NE.

- c. How many parking spaces would be completed project have? How many would the project eliminate? ✓

Proposed: 15 Existing: 6

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes, a 5' sidewalk with curb is required along SE 2nd Street.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not known

Will generate approx. 5 new peak pm trips
BCC 14.10

- g. Proposed measures to reduce or control transportation impacts, if any:

Bike storage in unit garage to encourage multi-modal urban transit use.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will add 2 additional units to the site, which likely will result in increased need of fire, police, ambulance and school services.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, Water, Refuse Service, Sewer

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City of Bellevue: Electricity, Water, Refuse Service, Sewer

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....



Date Submitted.....

2016.01.22



Figure 1.1: Vicinity Map