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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

Publish:	Thursday, February 8, 2017
File No.	16-148396-LD
Project Name/Address:	Aegis at Overlake 1835 116th Avenue NE
Planner:	Carol Hamlin
Phone Number:	(425)-452-2731
Minimum Comment Period:	**February 22, 2017, 5PM**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [ ] Vicinity Map
- [ ] Plans
- [ ] Other:

ENVIRONMENTAL CHECKLIST

10/9/2009

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).

INTRODUCTION

Purpose of the Checklist:

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.

Instructions for Applicants:

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.

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.

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.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

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.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: ASC Overlake, LLC

Proponent: ASC Overlake, LLC

Contact Person: Bryon Ziegler, c/o Aegis Senior Living
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 17602 NE Union Hill Road
Redmond, WA 98052

Phone: (425) 861-9993

Proposal Title: Aegis at Overlake

Proposal Location: 1835 116th Avenue NE, Bellevue, WA 98004
(Street address and nearest cross street or intersection) Provide a legal description if available.
See attached legal description and vicinity map
Please attach an 8 ½" 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: 118 unit Assisted Living & Memory care community in a six level structure over an underground garage/service level. Licensed by WSDH. Demolition of 2 single family homes (3,170sf). 137,065 gross, 108,840 net (FAR) of structure includes common
2. Acreage of site: 1.25 (54,444sf)
3. Number of dwelling units/buildings to be demolished: 0/2
4. Number of dwelling units/buildings to be constructed: 118/1
5. Square footage of buildings to be demolished: 3,170sf
6. Square footage of buildings to be constructed: 137,065 gross
7. Quantity of earth movement (in cubic yards): 5,100 cut/2,280 fill
8. Proposed land use: Assisted Living Community
9. Design features, including building height, number of stories and proposed exterior materials:
   A six level structure will partially encircle a ground level landscaped courtyard. Structure will be 70' from top of roof, and consist of three levels of Type IIIA wood construction over a 1A, three story concrete podium.
10. Other

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

Demolition: Q2 2018
Clearing/Grading/Excavation: Q2 2018
Foundations: Q3 2018
Construction: Q3 2018

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

No

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

Phase 1 Environmental by GeoEngineers - 8/6/2013
Arborist Report by Harrison Design - Certified arborist - 2/26/14
Geotechnical Report by GeoEngineers - 4/4/14 - on file with City

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.

Yes. The applicant previously submitted for and received approval for 15-116843-LD.

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.

Building Permits
Demolition, Clearing and Grading 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)? <5%

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.

Sand, Gravel. See Geotech report of record.

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

No.

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

Appoximately 5,100CY of cut and approximately 2,280CY of fill. If additional fill is needed, imported fill will be clean inorganic structural fill from a local source. A CSWPPP is required per BCC 23.76.090.

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

Short term localized erosion could occur from grading activities during construction.

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

.96 Acres (77% 1.25 acre site)

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

A CSWPPP is required per BCC 23.76. A TESC will be submitted to and approved by the City of Bellevue. Best Management Practices (BMP's) will used to control any potential erosion per the recommendations of the geotech report of record and the CSWPPP.

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.

Dust and exhaust typical for demolition and construction.

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

No.

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

Demolition and earthwork in dry/and or windy conditions will utilize misting to control dust and wind blown matter. Construction dust suppressant measures per BCC 23.76 and revised code of Washington (RCW) 46.61.655 for covered loads apply as well.

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.

No

(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.

No

(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.

None

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

None

(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.

None

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

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.

Runoff will be from the roof of the new structure, entry driveway, parking area, delivery driveway, Courtyard/hardscape areas and sidewalk. Runoff from roof areas and hardscape areas will be directed to local storm water collection and conveyance systems. Design will comply with BCC 23.76.090 CSWPPP and BCC 24.06 Utility Code.

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

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

No significant impacts are anticipated. Storm water collection and conveyance facilities will be designed and constructed to the City of Bellevue standards.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] 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

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

There are 14 trees on site. An attempt will be made to preserve the two trees (1 and 2 in the arborist report) at the SW corner of the parcel. The surface roots have been cut as they cross the property line to the south. All other existing trees (12) will be removed. New trees will be installed under the Alternative Landscape Option compliant with LUC 20.20.520.J. More generous landscaping and a superior result to code will be achieved.

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

None

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

A fully-designed landscape plan to City of Bellevue standards will be part of installed.

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:

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

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

NA

c. Is the site part of a migration route? If so, explain.

NA

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

NA

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 and natural gas will be used to provide energy, including hot water, cooking and heating of spaces.

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

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:

Project will meet or exceed the Washington State Energy Code requirements. It will have efficient gas hot water boilers, efficient HVAC systems for the common areas and PTAC systems for individual heating and cooling of

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.

No

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

NA

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

NA

b. Noise

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

Street traffic noise from surrounding streets (116th Ave NE, 115th Ave NE and NE 19th Street.

(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 noise and traffic associated with construction. Hours of construction will comply with City of Bellevue noise ordinance requirements.

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

Hours of construction as well as use of sound muffling equipment per BCC 9.18 will be applicable.

8. Land and Shoreline Use

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

Two single family residential homes with short term leases are on the northern 19,000sf of the site. The remainder of the site is vacant land. Single family homes, some hosting small businesses are located on

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

No

c. Describe any structures on the site.

Two one-story structures of approximately 1,800 sf each.

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

Yes, the existing structures

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

BR-MO

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

Medical Office

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

NA

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

No

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

Approximately 165
Approx 125 residents and 40 staff members at peak capacity and staffing.

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

One structure is used as an office, the other as a single rented residential unit.

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

NA

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

The neighborhood is largely influenced by the local medical businesses. Residential Senior Care is synergetic to the prevailing current and future medical related land use in the Overlake area.

9. Housing

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

118 middle to high income units.

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

1 - middle

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

This proposal will contribute to the City's affordable housing fund in an amount prescribed by code, which is based on a per square foot basis for all square footage above FAR 1.0 and 2.0. We estimate this value to be in approximately $900,000 to $1,000,000 that will be directed through City stewardship to Low Income housing needs.

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?

70'. Acrylic Stucco over Exterior Insulation (EIFS), Cast Stone Masonry, Vinyl & Aluminum glazing, Decorative exterior metals

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

None anticipated. The site and surrounding area is flat. The site is vegetated, so no significant views currently exist from surrounding properties through the subject property

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

The building is the first of its scale in the community due to a recent Council approved Land Use Code amendment allowing an FAR of 2.0 in this area to go along with the previously existing height limit of 70'. The building is separated by public rights of way from adjacent properties to the north, east and west which creates a large buffer between uses. To the south, the subject building sets back from the property line approximately 70' to provide buffer to the south. In addition the building has a set back at level 3 on the east facade (facing 116th) in compliance with City Code. Lastly, the building has an high level of architectural articulation and feature along all facades, in addition to landscape softening, to provide visual relief and character at the pedestrian level.

11. Light and Glare

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

Glare from sunlight reflecting off of apartment windows could occur, mainly during late afternoon to early evening in the summer months.

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

Not anticipated.

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

None

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

The project will comply with BCC 20.20.522 regarding light and glare.

12. Recreation

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

The site does not have a park in close proximity. There is a bike lane adjacent the property on 116th Ave NE.

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

No.

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

The residents will be served by an indoor pool, landscaped community courtyard with seasonal programming such as outdoor movies, terraces and seating areas. There will also be fitness room, yoga, pilates and a walking circuit in Memory Care internal to the building.

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.

No.

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

NA

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

NA

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.

The site is framed by three public ROW's, 116th Ave NE to the east, 115th Ave NE to the south, and NE 19th Street to the north. Vehicular access will be from both 116th Ave NE and 115th Ave NE.

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

A southbound King County Metro bus stop is located adjacent the property along 116th Ave NE, as well as a northbound stop across the street on 116th just north of the intersection with 19th Street NE. Both stops serve the 234 and 235 routes.

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

46 spaces will be created. 12 spaces eliminated.

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).

The project will improve the street frontages along all adjacent public rights of way per BCC 14.60.

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.

The project is anticipated to generate 22 net additional peak hour trips. See Transpo Trip Generation Study 12/2/2016

g. Proposed measures to reduce or control transportation impacts, if any:

Frontage improvements along all public rights of way per BCC 14.60 and Traffic Impact fee in accordance with BCC 22.16.

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.

There will likely be an increase in the need for public services, primarily medical aid response.

b. Proposed measures to reduce or control direct impacts on public services, if any:

NA

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

Electricity and Natural Gas - PSE; Telephone - Centuryline; Cable - Comcast; Water, Sewer - City of Bellevue; Improvements per the Civil Site Plan B in the ADR application are proposed off-site to connect into existing nearby utilities

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 1/30/2017 ~~12/05/2016~~

GEOTECHNICAL ENGINEERING REPORT

Aegis at Overlake
1835 116th Avenue NE
Bellevue, WA

PSI PROJECT NO.07121293

January 27, 2017

Prepared for:

Aegis Living
17602 NE Union Hill Road
Redmond, WA 98052

Prepared by:

Professional Service Industries, Inc.
20508 - 56th Ave W, Suite A
Lynnwood, WA 98036

20508 56th Avenue West, Suite A
Lynnwood, Washington 98036
Phone: 425-409-2504
Fax: 425-582-8193
Intertek.com/building
Psiusa.com

January 27, 2017

Aegis Living
17602 NE Union Hill Road
Redmond, WA 98052

Attention: Walter Braun
(425) 861-9993
Walter.Braun@Aegisliving.com

Subject: Geotechnical Investigation
Aegis at Overlake
1835 116th Avenue NE
Bellevue, WA
PSI Report No. 07121293

Dear Mr. Braun,

Professional Service Industries, Inc. (PSI) is pleased to submit a report of our geotechnical investigation for a new 108,480 square foot building with six story above grade. This report summarizes the work accomplished and provides our recommendations for design and construction of the proposed project. PSI performed the requested geotechnical investigation services in general accordance with our Professional Services Agreement with Aegis living dated September 15th, 2015.

Based on the results of our field investigation, laboratory testing and engineering analysis, the proposed site is suitable for the construction of the proposed improvements from a geotechnical standpoint, provided the recommendations of this report are followed. Recommendations regarding the geotechnical aspects of project design and construction are presented in the attached report.

PSI appreciates the opportunity to contribute our services and looks forward to working with you during design and construction of this project. Please contact the undersigned directly if you have questions pertaining to this project.

Respectfully Submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

MICHAEL S. PLACE
STATE OF WASHINGTON
13697
REGISTERED PROFESSIONAL ENGINEER

1-27-17

Exp 8-17-18

Michael S. Place, PE
Principal Consultant
michael.place@psiusa.com
(425) 409-2505

Stephen R. Bryant, PE
Principal Consultant

20508 56th Avenue West, Suite A
Lynnwood, Washington 98036
Phone: 425-409-2504
Fax: 425-582-8193
Intertek.com/building
Psiusa.com

Table of Contents

1. PROJECT DESCRIPTION 1
2. SITE DESCRIPTION 1
   2.1. GENERAL 1
   2.2. TOPOGRAPHY 1
   2.3. GEOLOGY 1
   2.4. LOCALIZED FAULTING 1
   2.5. SEISMIC DESIGN VALUES 1
   2.6. SUBSURFACE CONDITIONS 2
   2.7. GROUNDWATER 3
3. CONCLUSIONS AND RECOMMENDATIONS 3
   3.1. GENERAL 3
   3.2. SITE PREPARATION 4
   3.3. STRUCTURAL FILL 4
   3.4. UTILITY TRENCH EXCAVATIONS AND BACKFILL 4
   3.5. FOUNDATIONS 5
   3.6. SETTLEMENT 6
   3.7. FLOOR SUPPORT 6
   3.8. RETAINING WALLS 7
   3.9. SEISMIC EARTH PRESSURE 8
   3.10. SOLDIER PILE WALLS 8
   3.11. DRAINAGE 10
   3.12. PAVEMENT 10
4. DESIGN REVIEW AND CONSTRUCTION MONITORING 12
5. REPORT LIMITATIONS 13

REFERENCES 14

FIGURES

FIGURE 1: VICINITY MAP
FIGURE 2: SITE EXPLORATION LOCATION MAP
FIGURE 3: CROSS-SECTION A-A’
FIGURE 4: CROSS-SECTION B-B’
FIGURE 5: CROSS-SECTION C-C’
FIGURE 6: CROSS-SECTION D-D’
FIGURE 7: SOLDIER PILE EARTH PRESSURE DIAGRAM
FIGURE 8: SOLDIER PILE LOADING DIAGRAM

LIST OF APPENDICES

APPENDIX A: FIELD EXPLORATION PROGRAM
GENERAL NOTES
SOIL CLASSIFICATION CHART
PSI BORING LOGS
BORING LOGS/TEST PIT LOGS BY OTHERS
APPENDIX B: LABORATORY TESTING PROGRAM AND PROCEEDURES
LABORATORY TEST RESULTS

1. PROJECT DESCRIPTION

PSI understands the site improvements will consist of a 108,480 square foot building with six-story above grade and one-story of below grade parking. The building is to be constructed with one level of below grade parking with additional surface parking on the south end of the site. Based on previous experience with similar projects, PSI anticipates structural load will be on the order of 400 kips and 8 kips per foot for column and strip footings respectively. We also anticipate design floor loads of about 150 psf. Should any of the above loads be incorrect PSI should be contacted immediately to revise this report. Several previous geotechnical reports have been prepared for portions of this site; these reports were issued by GeoEngineers dated April 4, 2014, by PanGEO dated March 6, 2013, and by Associated Earth Sciences dated January 8, 2002. Additionally, PSI previously performed several shallow hand auger explorations and infiltration testing for an alternative building design at the site.

2. SITE DESCRIPTION

2.1. General

The proposed site is approximately 1¼ acres, and is located at 1835 116th Ave NE Bellevue, Washington. Based on readily available aerial images and the provided information, the site presently has two building on the north portion of the site and four demolished single family home site in the south portion of the site The site is bound on the west by 115th Ave NE on the east by 116th Ave NE and on north by NE 19th Street.

2.2. Topography

Our review of available topographic information indicates that the proposed site is relatively level and resides near an elevation of approximately 240 feet above mean sea level.

2.3. Geology

Based on our review of the Washington State Department of Natural Resources Interactive Maps (Reference 1) and the provided geotechnical reports, the site is underlain by varying amounts of fill underlain by recessional outwash and glacial till. Recessional outwash soils generally consist of sands and gravels deposited by glacial outburst floods. Glacial till typically consists of silts sand and gravels that have been overridden by a glacier and are thereby over-consolidated.

2.4. Localized Faulting

The nearest fault zone to the site is the Seattle Fault Zone with the northernmost associated fault approximately 2 miles south of the site. The Seattle Fault Zone is mapped as a Holocene age thrust faults that trend east to west with a southerly dip direction and a slip rate on the order of 0.2-1.0 mm per year (Reference 2).

2.5. Seismic Design Values

The contribution of potential earthquake-induced ground motion from known sources is included in the probabilistic ground motion maps published by the USGS. Design data regarding seismic site characterization and design recommendations based on USGS mapping and analysis are implemented in the 2015 International Building Code. Based on the Standard Penetration Test (SPT)

blow counts collected during our site investigation and interpolating this data to a depth of 100 feet, the site conforms to the characteristics of Site Class D. The published design ground motion values, based on the USGS Seismic Design Maps (Reference 3), corresponding to a risk-targeted 2 percent probability of exceedance in 50 years at the project site. Seismic design values for the project site are provided in Table 1 below.

Table 1: Ground Motion Values*

Period (sec)	Mapped MCE Spectral Response Acceleration (g)		Site Coefficients		Adjusted MCE Spectral Response Acceleration (g)		Design Spectral Response Acceleration (g)	
0.2	S_s	1.298	F_a	1.0	S_{Ms}	1.298	S_{Ds}	0.865
1.0	S_1	0.499	F_v	1.5	S_{M1}	0.749	S_{D1}	0.499

**Risk Targeted 2% Probability of Exceedance in 50 years for Latitude 47.6267° and Longitude -122.1862°*

2.6. Subsurface conditions

Subsurface materials and conditions were investigated with four Hollow Stem Auger Borings, designated B-1, B-2, B-3 & B-4, on January 6, 2017. The hollow stem auger borings were drilled to a depth of 30 feet. The approximate locations of the soil borings are shown on Figure 2. In general, the soils under the proposed building areas consist of loose fill over medium dense to dense silty sand with gravel underlain by dense to very dense poorly graded sand. Large sections of fill material ranging in depth as deep as 25 feet were observed at various locations predominantly in the middle of the project site. A description of our field investigation and our boring logs are available in Appendix A. A description of the laboratory testing program along with sample test results are available in Appendix B. The terms used to describe material encountered in the boring are defined in the General Notes. A description of the soils as they were encountered from the ground surface is provided below.

1. **TOPSOIL.** An upper layer of topsoil material was observed throughout the site. The material extended approximately 6 inches from the surface of our boringsand consisted of moist, dark brown silty sand with organics. Standard Penetration Tests were not conducted on this material and samples were not collected.

2. **FILL.** Fill soils were encountered in Borings B-1 through B-4. The fill consisted of moist, brown to gray, silty sand and silty sand with gravel. Trace organics were observed within this material and some debris was observed in some of the fill within 5 feet of the surface. Standard Penetration Test N-Values in the fill ranged from 2 to 9 blows per foot (bpf) indicate the relative density of the fill is consistent with loose to very loose soil. The existing moisture content of the fill ranges from 14 to 20 percent.

3. **RECESSIONAL OUTWASH**: Recessional outwash material was not observed in our most recent explorations; however, it was observed in our previous exploration and in the explorations conducted by others. The recessional outwash deposits consisted of silty sand with relatively low fines contents. Based on information from previous site work this material was generally medium dense and overlying the glacial till, or advance outwash soils.

4. **GLACIAL TILL:** Glacial till soils were encountered in Borings B-1 and B-4 above the outwash material. The glacial till consisted of moist, gray, silty sands. Standard Penetration Test N-Values in the glacial till were 10 bpf to 50 blows for 3 inches , to indicate a relative density consistent with medium dense to very dense soil. Moisture contents of the glacial till range from 7 to 16 percent.

5. **ADVANCE OUTWASH:** Advance outwash material was observed at the base of each borings. The outwash deposits consisted of silty sand with fewer fines than the glacial till soils. N-Values ranged from 11 to 68 bpf to indicate the relative density of medium dense to very dense. Moisture contents of the outwash deposits range from 8 to 21 percent.

2.7. Groundwater

Groundwater was observed at the site at a depth of approximately 20 to 30 feet below existing ground surface (bgs) at the time of our field investigation. PSI anticipates that the groundwater table fluctuates seasonally and in response to significant precipitation events. PSI also anticipates that the observance of groundwater tables at the varying depths may be the result of perched water. PSI anticipates that the actual groundwater table is approximately 30 feet below existing site grades.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1. General

Subsurface explorations for this investigation indicate the presence of up to 18 feet of loose to very loose soil in the central portions of the site. These deep fill soils were observed in the center of the site near the existing fence between the demolished homes and the existing structures to the north. Borings taken at the edge of the site indicate medium dense or better conditions within the upper 5 feet of the existing ground surface. This would suggest a large bowl-shaped section of fill was placed in the center of the project site. Some debris was encountered in this area and more may be encountered during construction. Exact extent of these deep fill soils is not known; however, they do not appear to extend to the perimeter of the site. This deep fill area is within the areas where the courtyard is anticipated to be located, and is expected to be partially below the proposed building footings below the proposed parking garage foundation elevation. Based on our field observations, PSI believes that the proposed building foundation may be supported by conventional spread footing provided the recommendations stated in this report are followed.

3.2. Site Preparation

Since the new structure is to have a level of underground parking and based upon provided elevations, we anticipate cuts of 7 to 12 feet will be required. We anticipate that the removal of existing structures, foundations and utilities will disturb the upper 2 to 4 feet of soils across the site. Any large debris encountered below the existing site structures should be removed. Once the existing site structures are removed the site surfaces should be compacted to provide suitable access for equipment. Compacted soils should be proof rolled using a loaded tandem axle dump truck, or other equipment approved by PSI. If the surface fails the proof roll and cannot be repaired suitably to allow for heavy equipment, or if the work is to occur during the wet season, then it may be necessary for the upper 12 inches of soil to be removed and replaced with a crushed rock that has been approved by PSI.

3.3. Structural Fill

All fill placed beneath building, sidewalk, and pavement areas should be installed as compacted structural fill. The on-site soils are suitable for use as structural fill material provided they can be suitably moisture conditioned to meet compaction requirements. If necessary, we recommend that imported structural fill should consist of pit-run or quarry-run rock, crushed rock, crushed gravel, or sand. It should be fairly well-graded between coarse and fine material and have less than 5 percent by weight passing the U.S. Standard No. 200 Sieve. The material should be placed in lifts with a maximum un-compacted thickness of 12 inches and compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557.

The condition of the subgrade should be evaluated by a PSI representative before fill placement or construction begins. Fill compaction should be evaluated by in-place density tests performed during fill placement so that adequacy of soil compaction efforts may be evaluated as earthwork progresses.

3.4. Utility Trench Excavations and Backfill

Excavations should be made in accordance with applicable Federal and State Occupational Safety and Health Administration regulations. Utility trenches in the near surface sand soils at the site will need to be slopes or shored from the ground surface due to the potential for caving. Actual inclinations will ultimately depend on the soil conditions encountered during earthwork. While we may provide certain approaches for trench excavations, the contractor should be responsible for selecting the excavation technique, monitoring the trench excavations for safety, and providing shoring, as required, to protect personnel and adjacent improvements. The information provided below is for use by the owner and engineer and should not be interpreted to mean that PSI is assuming responsibility for the contractor's actions or site safety. Cuts made in glacial till soils may be considered Type A soils and may be excavated at ¾H:1V (Horizontal:Vertical). Fill and recessional outwash soils should be Type C soils and may be cut no steeper 1½H:1V. In our opinion, excavations should be safely sloped or shored. The contractor should be aware that excavation and shoring should conform to the requirements specified in the applicable local, state, and federal safety regulations, such as OSHA Health and Safety Standards for Excavations, 29 CFR Part 1926, or

successor regulations. We understand that such regulations are being strictly enforced, and if not followed, the contractor may be liable for substantial penalties.

Excavation and construction operations may expose the on-site soils to inclement weather conditions. The stability of exposed soils may deteriorate due to a change in moisture content or the action of heavy or repeated construction traffic. Accordingly, foundation and pavement area excavations should be protected from the elements and from the action of repetitive or heavy construction loadings.

Utilities trenches within the building, pavement, and sidewalk areas should be backfilled with granular structural fill such as sand, sand and gravel, fragmental rock, or recycled concrete of up to 2 inches maximum size with less than 5 percent passing the No. 200 sieve (washed analysis), or approved onsite soils. Granular backfill should be placed in lifts and compacted to 95 percent of the maximum dry density as determined by ASTM D 1557. Compaction by jetting or flooding should not be permitted.

3.5. Foundations

The maximum anticipated continuous wall and column loads of the building are estimated to be on the order of 400 kips and 8 kips per foot respectively. Two foundation bearing options are described below.

Option 1: Foundation support for the new building can be provided by conventional spread footings resting on glacially consolidated soils (i.e. Glacial Till and Advance Outwash); footing founded on these materials can be designed with an allowable bearing capacity of 6,000 pounds per square foot (psf). These types of soil were observed within 5 to 10 feet of the surface around the perimeter of the site. The structural engineer should contact PSI to ensure foundations designed in this manner are placed at the proper depths and locations prior to project bidding is performed.

Option 2: Footings founded on structural fill brought up from glacially consolidated soils can be designed with an allowable bearing pressure of up to 4,000 psf. This bearing pressure would be recommended in areas near the center of the site where deep fill soils were encountered. PSI recommends that these deep fill soils be over-excavated to native soil and recompacted as structural fill or replaced with imported structural fill in accordance with section 3.3 of this report. Over-excavation of fill soils should extend laterally a distance equivalent to the depth of the over-excavation. Based on the boring log data PSI anticipates over-excavations and structural fill placement may extend as deep as 8 feet below the anticipated base of footings.

These bearing capacity values apply to the total of dead load and/or frequently applied live load and can be increased by one-third for the total of all loads; dead, live and wind or seismic. We recommend that column footings and wall-type footings for the building have a minimum width of three and two feet, respectively. All footings should be provided with a minimum 18 inches of embedment below the lowest adjacent final grade. The bottoms of footing excavations should be wetted, if necessary, and compacted to at least 95% of the maximum dry density as determined by ASTM D1557. Soft/loose soils

encountered at footing subgrade elevation should be removed and replaced with granular structural fill as shown on Figure 3. Settlement estimates for building pad, footing, and floor loads are provided in a following section.

Horizontal forces can be resisted partially or completely by frictional forces developed between the base of the spread footings and the underlying silt. The total shearing resistance between the foundation footprint and the soil should be taken as the normal force, i.e., the sum of all vertical forces (dead load plus real live load) times the coefficient of friction between the soil and the base of the footing. We recommend assuming an ultimate coefficient of friction value of 0.40 for design. If additional lateral resistance is required, passive earth pressures against embedded footings or walls can be computed using a pressure based on an equivalent fluid with a unit weight of 300 pcf. This value assumes that backfill around footings will be placed as granular structural fill.

3.6. Settlement

The building foundation loads and floor live loads will all cause settlement due to consolidation, or compression, of the underlying soils. The subsurface information and laboratory test data developed for this study and previous studies were used to estimate settlement beneath these loads. We have assumed that the maximum column loads will be 400 kips for the purpose of this analysis.

We have calculated that the settlement of a typically loaded, isolated column footing designed in accordance with our previously recommended allowable bearing pressures of 6,000 psf on glacially consolidated soils, 4,000 psf on structural fill above glacial consolidated soils, will be less than 1 inches. These estimates assume that the load on the footing is dead load and sustained or long-term live load. Lesser actual bearing pressures will produce less settlement. Some differential settlement between footings should be expected due to differences in their size and loading conditions and the variability in subsurface conditions across the building footprint. Differential settlements are difficult to quantify; however, we anticipate they will likely be limited to less than about one half of the total settlement over a 40-foot span. Settlement of the footings is also expected to occur rapidly, especially as the new structural loads are placed and shortly thereafter. Footing settlements will be in addition to areal settlements due to floor live or storage loads. For this reason, we recommend that floors and walls or columns be designed to move independently of each other.

3.7. Floor Support

The subgrade soils utilized for the support of floor slabs should consist of medium dense or better native soil or structural fill brought up from medium dense or better native soil. The Geotechnical Engineer should identify the condition of the subgrade for slab-on-grade floors prior to the placement of structural fill, reinforcing steel, or concrete. Areas of soft or unsuitable subgrade should be excavated to firm soil and backfilled with properly-compacted structural fill.

Where slab-on-grade floors are constructed, the slab-on-grade should be underlain by at least 6 inches of clean (open-graded) granular material to provide uniform support and limit the risk of the

capillary rise of moisture. Granular material, such as ¾-inch to ¼-inch crushed rock having less than 2 percent passing the U.S. Standard No. 200 sieve (75-µm) would be suitable for this purpose. The crushed rock should be compacted until it is "well-keyed". In addition, it will be appropriate to install a durable vapor-retarding membrane beneath the slab-on-grade to limit the risk of damp floors in areas that will have moisture-sensitive materials placed directly on the floor. The vapor-retarding membrane should be installed in accordance with the manufacturer's recommendations.

For subgrade prepared as recommended or for properly-compacted fill, a modulus of subgrade reaction, k, of 200 pounds per cubic inch (pci) may be used in the grade slab design based on values typically obtained from 1-foot by 1-foot plate load tests. However, depending on how the slab load is applied, the value will have to be geometrically modified. The value should be adjusted for larger areas using the following expression for cohesive and cohesionless soil:

Modulus of Subgrade Reaction, $k_s = \frac{k}{B}$ for cohesive soil; and,

$k_s = k * \left(\frac{B+1}{2B}\right)^2$ for cohesionless soil

where: k_s = coefficient of vertical subgrade reaction for loaded area;

k = coefficient of vertical subgrade reaction for a 1 by 1 square foot area; and,

B = width of area loaded, in feet.

PSI recommends that the footing excavations be observed and documented by PSI's Geotechnical Engineer or designated technical representative prior to placement of structural fill, concrete, or reinforcing steel to verify their suitability for foundation support.

3.8. Retaining Walls

Design lateral earth pressures against a retaining wall or other embedded structure depend on the drainage condition provided behind the wall, the geometry of the backfill slope, and the type of construction, i.e., the ability of the wall to yield. The two possible conditions regarding the ability of the wall to yield include the active and at-rest earth pressure cases. The active earth pressure case is applicable to a wall that is capable of yielding slightly away from the backfill by either sliding or rotating about its base. A conventional cantilever retaining wall is an example of a wall that can develop the active earth pressure case by yielding. The at-rest earth pressure case is applicable to a wall that is considered to be relatively rigid and laterally supported at the top and bottom and therefore is unable to yield. The following general recommendations for embedded wall design assume the wall backfill is compacted to 90 to 95% of ASTM D 1557 and the embedded wall is fully drained, i.e., hydrostatic pressure cannot act on the wall as shown on Figure 4.

Walls that are allowed to yield by tilting about their base should be designed using a lateral earth pressure based on an equivalent fluid having a unit weight of 35 pcf for horizontal backfill. Non-yielding walls should be designed using a lateral earth pressure based on an equivalent fluid having

a unit weight of 50 pcf for horizontal backfill. The additional lateral forces that may be induced by traffic from construction vehicles or structures can be estimated using the guidelines provided on Figure 5.

Over-compaction of the backfill behind walls should be avoided. In this regard, we recommend compacting the backfill to about 90% of the maximum dry density (ASTM D 1557). Heavy compactors and large pieces of construction equipment should not operate within 5 ft of any embedded wall to avoid the buildup of excessive lateral pressures. Compaction close to the walls should be accomplished using hand-operated vibratory plate compactors.

3.9. Seismic Earth Pressure

The earth pressure increases and movements of embedded walls due to dynamic loading during a seismic event are relatively complex to model. The soil structure-interaction depends on the inertial and flexural response of the wall, the response of the soil underlying the wall, the response of the backfill, and the input motions. The dynamic pressures are estimated based on the rigidity of the wall system. To account for dynamic thrust due to seismic loadings on embedded walls taller than 12 feet we recommend increasing the static earth pressure by a uniform seismic pressure of $4H^2$ and $9H^2$ (psf) for yielding and non-yielding walls, respectively. The resultant of the additional seismic force can be assumed to act at a distance of 0.6H measured up from the base of the wall, where H equals the overall height of the wall in feet measured from the bottom of the footing. These pressures assume that soil structure interaction will reduce the dynamic wall pressures due to the absence of rock or hard foundation subgrade soils. However, it may be prudent for the structural engineer to verify that the dynamic displacements induced by the kinematic and inertial components are sufficiently out of phase to prevent a rocking effect.

3.10. Soldier Pile Walls

Based on the preliminary drawings, shoring does not appear to be necessary on this project; however, if it is determined that a shoring system will be required on site for the excavations PSI has provided recommendations for cantilevered soldier pile walls.

Soldier pile walls consist of steel beams that are concreted into drilled vertical holes located along the wall alignment, typically 8 feet on center. Timber lagging is typically installed behind the flanges of the steel beams to retain the soil located between the soldier piles. Geotechnical design recommendations for each of these components of the soldier pile wall system are presented in the following sections. Please note that these recommendations are based on the soldier piles being installed near the site perimeter, if soldier piles are to be installed in internal portions of the site PSI should be notified to determine if these recommendations need to be modified.

3.10.1.1. Soldier Piles

We recommend that soldier pile walls be designed using the earth pressure diagrams presented in Figure 7. The earth pressures presented in Figure 7 represent the estimated loads that will be applied

to the wall system for various wall heights and assume fully-drained conditions (no hydrostatic pressure is allowed to build up) above the base of the excavation.

The earth pressures presented in Figure 7 include the loading from traffic surcharge. For loads exerted by existing footings or other loads that currently exist on the site see Figure 7 for recommendations on surcharge loading on the wall. Other surcharge loads, such as cranes, construction equipment or construction staging areas, should be considered by PSI on a case-by-case basis. In Figures 7, no seismic pressures have been included because it is assumed that the shoring will be temporary; if the wall system is to be permanent, seismic pressures will need to be accounted for. We recommend that the embedded portion of the soldier piles be at least 2 feet in diameter and extend a minimum distance of 5 feet into bearing soil to resist "kick-out." Bearing soils are anticipated to be encountered within the upper 10 feet through the perimeter of the site but may be deeper in the central portions of the site where deep fills were observed. The axial capacity of the soldier piles must resist the downward component of the anchor loads and other vertical loads, as appropriate. We recommend using an allowable end bearing value of 40 ksf for piles supported on the dense to very dense glacially consolidated soil. The allowable end bearing value should be applied to the base area of the drilled hole into which the soldier pile is concreted. This value includes a factor of safety of about 3. The allowable end bearing value assumes that the shaft bottom is cleaned out immediately prior to concrete placement. If necessary, an allowable pile skin friction of 1.5 ksf may be used on the embedded portion of the soldier piles to resist the vertical loads. Due to the presence of loose soils in some areas of the site, casing, and other means of stabilizing the drilled hole may be required during solider pile installation to prevent cave-ins, sloughing, and bottom blow-in.

3.10.1.2. Lagging

We recommend that the temporary timber lagging be sized using the procedures outlined in the Federal Highway Administration's Geotechnical Engineering Circular No. 4. The site soils are best described as competent soils. The following table presents recommend timber lagging thicknesses as a function of soldier pile clear span and depth. Shotcrete lagging can be used as an alternative to timber lagging, depending upon the contractor's preference.

Table 2: Recommended Lagging Thickness for Spans Between Piles

Width of span Between Piles (feet)	**5**	**6**	**7**	**8**	**9**	**10**
Thickness of Lagging (inches)	**2**	**3**	**3**	**3**	**4**	**4**

Lagging should be installed promptly after excavation, especially in areas where groundwater is present or where clean sand and gravel soils are present and caving soils conditions are likely. The workmanship associated with lagging installation is important for maintaining the integrity of the excavation.

The space behind the lagging should be filled with soil as soon as practicable. The voids behind the lagging should be backfilled immediately or within a single shift, depending on the selected method of backfill. Filter and drainage materials will be required to prevent fines migration through the gaps between laggings. Placement of backfill will help reduce the risk of voids developing behind the wall and damage to existing improvements located behind the wall. Controlled Density Fill (CDF) is a suitable option for the use of backfill behind the walls. CDF will reduce the volume of voids present behind the wall. Based on our experience, the voids between each CDF lift are sufficient for preventing the buildup of hydrostatic pressure behind the wall.

3.10.1.3. Shoring Drainage

A suitable drainage system should be installed to prevent the buildup of hydrostatic groundwater pressures behind the soldier pile and lagging wall. It may be necessary to cut weep holes through the lagging in wet areas. Seepage flows at the base of the excavation should be contained and controlled. Drainage should be provided for permanent below-grade walls as described below in the "Below-Grade Walls" section of this report.

3.10.1.4. Construction Considerations

Temporary casing, drilling fluid, and other means of stabilizing the drilled holes may be required to install the soldier piles where:

- Loose or soft fill/soils are present;
- The on-site soils do not have adequate cementation or cohesion to prevent caving or raveling; and,
- Groundwater is present.

PSI should be allowed to observe and document the installation and testing of the shoring to verify conformance with the design assumptions and recommendations.

3.11. Drainage

We recommend footing drains be placed around the exterior of the building foundation to reduce the potential for lateral migration of moisture into the building envelope. We recommend that all roof drains be connected to a tight-line pipe leading to storm drain facilities. Pavement surfaces and open space areas should be sloped such that surface water runoff is collected and routed to suitable discharge points. We also recommend that ground surfaces adjacent to buildings be sloped to facilitate positive drainage away from the buildings.

3.12. Pavement

Prior to pavement construction, the pavement subgrade should be prepared as indicated in Section 3.1 of this report. In lieu of extensive testing for determination of pavement subgrade support characteristics, PSI has provided the following estimated pavement subgrade parameters based on the laboratory analysis and experience in the general area of the project site with similar subgrade soils:

- Estimated Silty Sand Subgrade California Bearing Ratio (CBR) – 10
- Estimated Native Silt with Sand Subgrade Resilient Modulus (MR) – 8,000 to 10,000 psi
- Reliability = 95%
- Standard Deviation = 0.3
- Initial Serviceability Index = 4.2
- Terminal Serviceability Index = 2.5
- Estimated Traffic Volumes
  - Light-Duty – 10,000 ESALs (Construction and Service)
  - Heavy-Duty – 60,000 ESALs (Construction and Service)

The CBR value should be verified by formal laboratory testing and specific traffic frequencies and axle loading determined prior to pavement design acceptance. In accepting the following pavement designs based on the correlated CBR value, Cornerstone Management must then accept a greater risk of over-design or pavement failure and/or higher maintenance costs, compared to an engineered design.

Table 3: Recommended Pavement Section

	FLEXIBLE Light-Duty	**FLEIXBLE Heavy-Duty**	**RIGID Heavy-Duty**
Asphalt / Concrete Course	3 inches Asphalt	4 inches Asphalt	6 inches Concrete
Gravel Base Course	4 inches	6 inches	4 inches

The recommended pavement sections in Table 3 are based on the AASHTO design methods for flexible and rigid pavement design, and a design life of 20 years. In addition, the ranges also represent typical light-duty and heavy-duty type pavement sections for use in preliminary design.

The “light duty” flexible pavement section is recommended for areas of passenger vehicle parking areas, and the “heavy duty” flexible pavement section is recommended for areas of drives and turning areas. In heavy truck lanes or turn areas or where refuse containers or other similar objects are to be placed on the pavement such that a considerable load is transferred from relatively small steel supports, it is recommended that rigid concrete pavement be provided. This will provide for the proper distribution of loads to the subgrade without causing deformation of the surface, especially during hot weather. It will also resist the wear resulting from dumpster pick-ups and vehicle traffic.

The concrete mix design should consist of a normal weight concrete with a minimum 28-day compressive strength of 4,000 psi when tested in accordance to ASTM C39. The concrete should contain an air entraining admixture to resist the effects of freezing and thawing. The design of joints, joint spacing, doweling and steel/wire mesh reinforcement was not included in PSI’s Scope-of-Services, but should conform to the applicable local or Washington Department of Transportation (WSDOT) requirements.

Actual pavement section thicknesses should be provided by the design Civil Engineers based on actual traffic volumes and axle loads, laboratory-determined California Bearing Ratio tests, and the Owner's design life requirements. Periodic maintenance should be expected and performed on all pavements during the service life. All pavement materials and construction procedures should conform to WSDOT, or appropriate local requirements.

Pavements may be placed after the subgrade has been properly prepared as outlined in this report. The recommended pavement sections are based on the subgrade consisting of firm, undisturbed soil or structural fill, and that the pavement will be constructed during the dry summer months. Proof-rolling using a fully-loaded tandem-axle dump truck should be used to evaluate pavement subgrade. Soft areas disclosed by proof-rolling will likely require over-excavation and replacement with properly compacted structural fill. Some contingency should be provided by the Contractor for the repair of any soft areas.

Permanent, properly-installed drainage is an essential aspect of pavement design and construction. All paved areas should have positive drainage to prevent ponding of surface water and saturation of the base course. This is particularly important in cut sections or at low points within the paved areas, such as around stormwater catch basins. Effective means to prevent saturation of the base course include installing weep holes in the sidewalls to catch basins. Allowances for proper drainage and proper selection of base materials are most important for the performance of pavements.

Vehicle traffic or the loading of partially-constructed pavement sections will likely cause premature pavement failure. All vehicle traffic or pavement loading should be restricted until the pavement section has been completely constructed, or the partial pavement section must be designed for this purpose, particularly if construction traffic will use the partial pavement.

4. DESIGN REVIEW AND CONSTRUCTION MONITORING

We welcome the opportunity to review and discuss construction plans and specifications as they are being developed. We are of the opinion that to observe compliance with the design concepts, specifications, and recommendations, construction operations dealing with earthwork and foundations should be observed by a qualified geotechnical engineer. We would be pleased to provide these services to you.

5. REPORT LIMITATIONS

The recommendations submitted in this report are based on the subsurface information obtained by PSI and design details furnished by representatives of the client, Aegis Living, for the proposed improvements at 1835 116th Avenue NE, Bellevue, Washington. If there are any revisions to the plans for this project, or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the foundation and/or pavement recommendations are required. If PSI is not retained to review these changes, PSI will not be responsible for the impact of those conditions on the project.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

After the plans and specifications are more complete, PSI should be retained and provided the opportunity to review the final design plans and specifications to verify that our engineering recommendations have been properly incorporated into the design.

REFERENCES

Reference 1: Washington Department of Natural Recourses Interactive Geologic Map, http://www.dnr.wa.gov/researchscience/topics/geosciencesdata/pages/geology_portal.aspx

Reference 2: Haeussler, Peter J.; Clark, Kenneth P., 2000, Preliminary geologic map of the Wildcat Lake 7.5' quadrangle, Kitsap and Mason Counties, Washington: U.S. Geological Survey Open-File Report 00-356, 1 sheet, scale 1:24,000 [accessed Apr. 15, 2008 at http://pubs.er.usgs.gov/usgspubs/ofr/ofr00356]

Reference 3: USGS Seismic Design Maps. http://earthquake.usgs.gov/designmaps/us/application.php

FIGURES

FIGURE 1: VICINITY MAP

FIGURE 2: SITE EXPLORATION LOCATION MAP

FIGURE 3: CROSS-SECTION A-A'

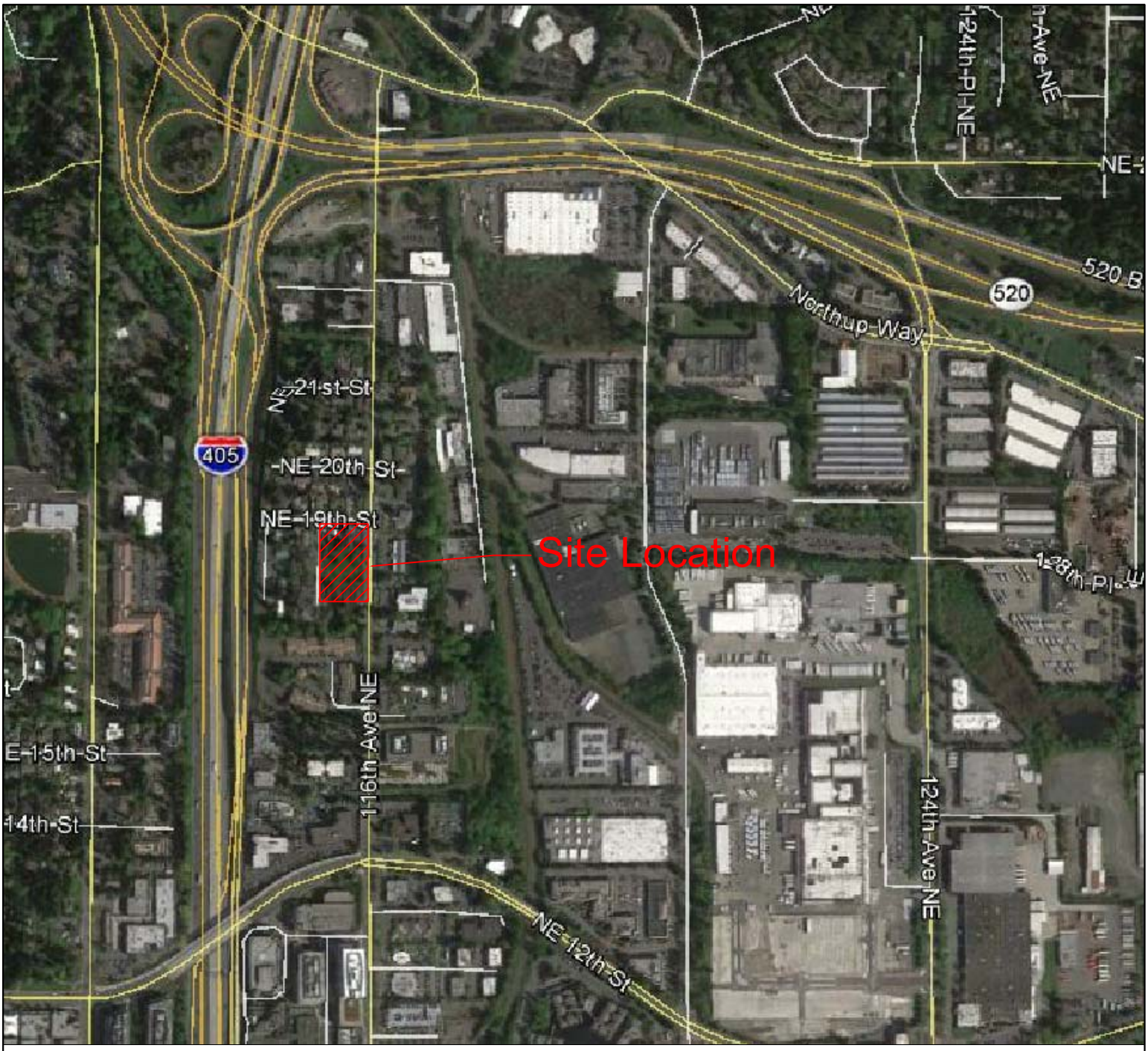
FIGURE 4: CROSS-SECTION B-B'

FIGURE 5: CROSS-SECTION C-C'

FIGURE 6: CROSS-SECTION D-D'

FIGURE 7: SOLDIER PILE EARTH PRESSURE DIAGRAM

FIGURE 8: SOLDIER PILE LOADING DIAGRAM

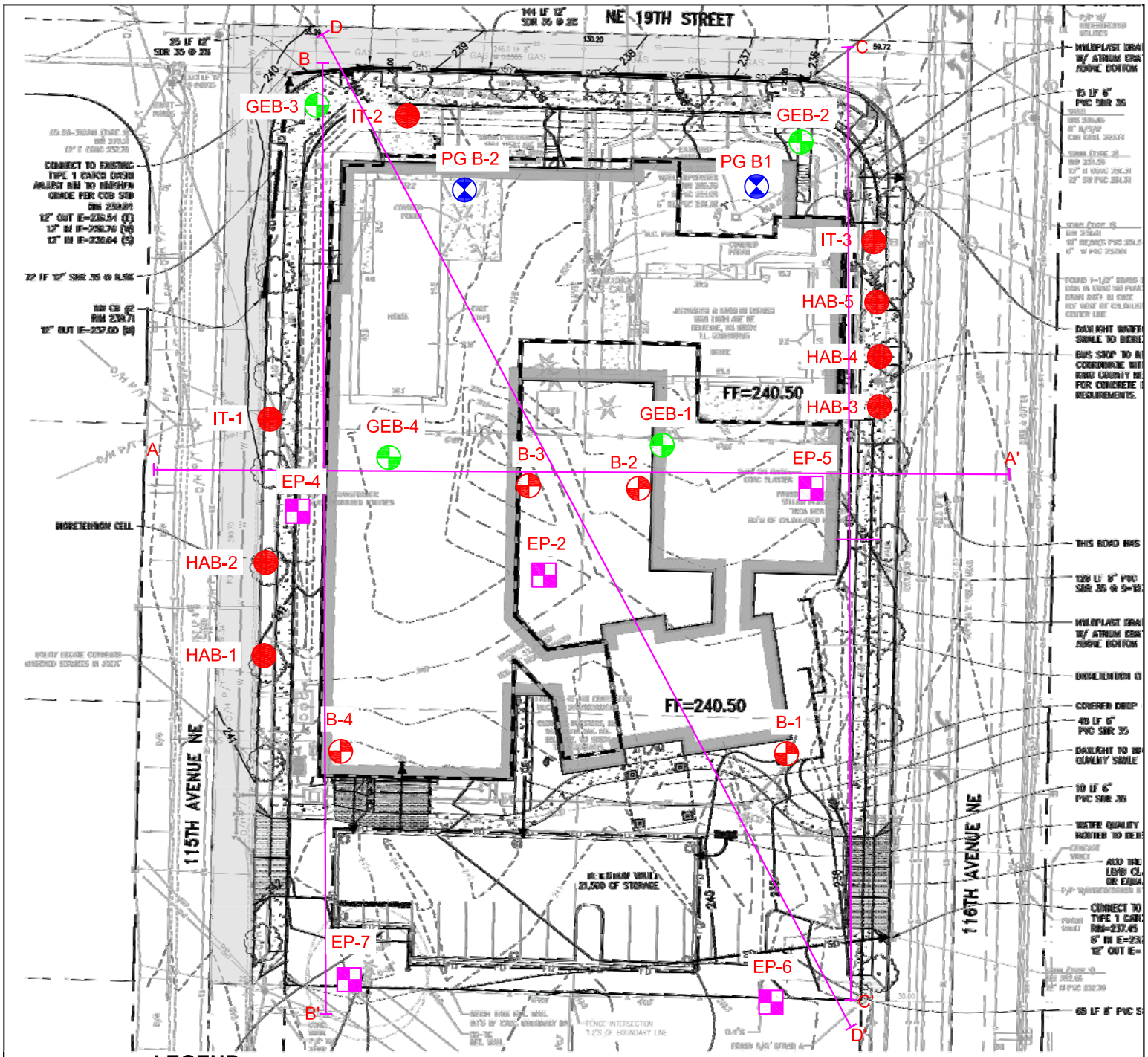


LEGEND:

= SITE LOCATION

N
W E
S

Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: SKS	DATE: January 2017	FIGURE: 1
20508 56th Ave W Sulte A Lynnwood, WA 98036 (425) 409-2504	DESCRIPTION: Vicinity Map	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121293	



LEGEND:

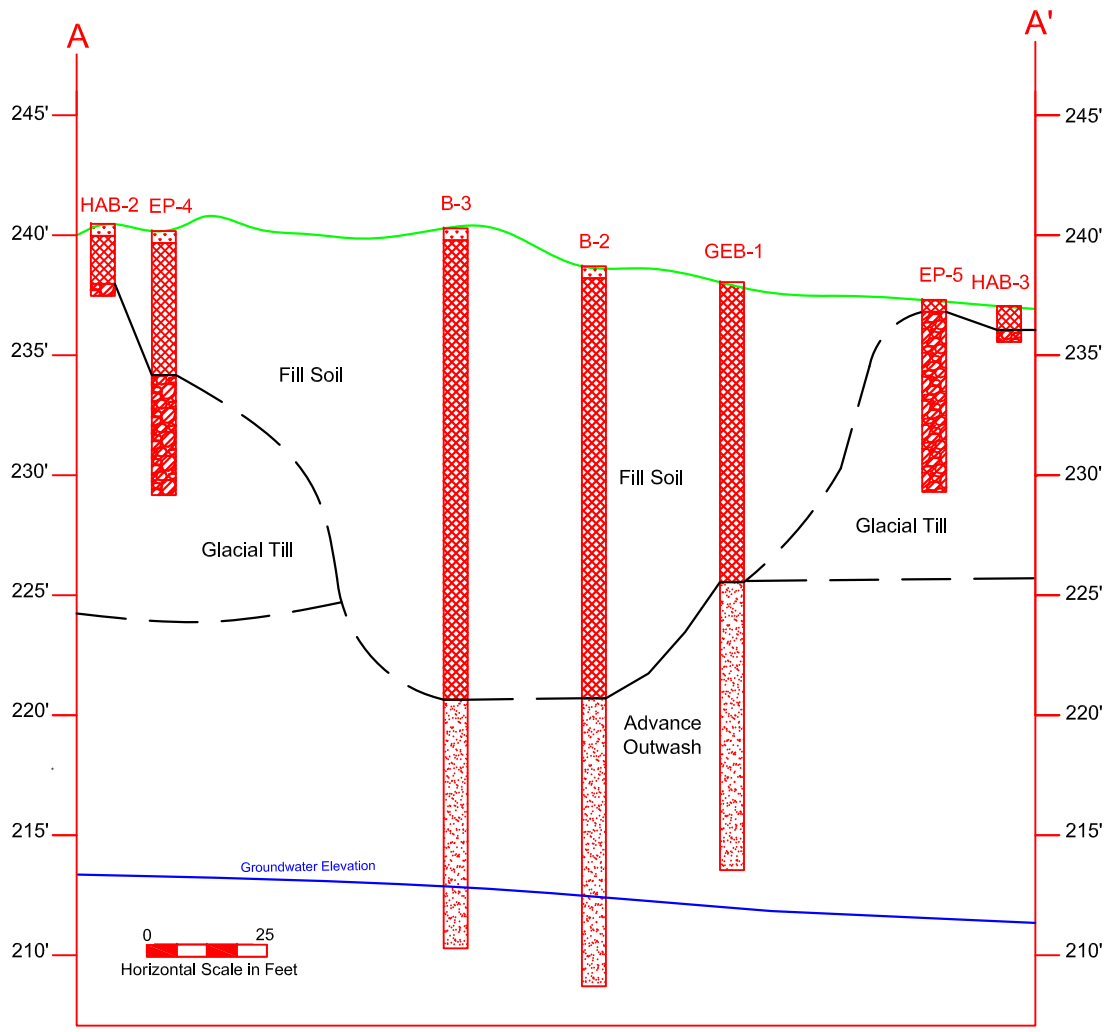
N
W E
S

- PSI Hand Auger Boring Location
- PSI Boring Location
- GeoEngineers Boring Location
- AESI Test Pit Location
- A A' Cross-Section Alignment
- PanGEO Boring Location

NOTES:

1) Boring locations are approximate

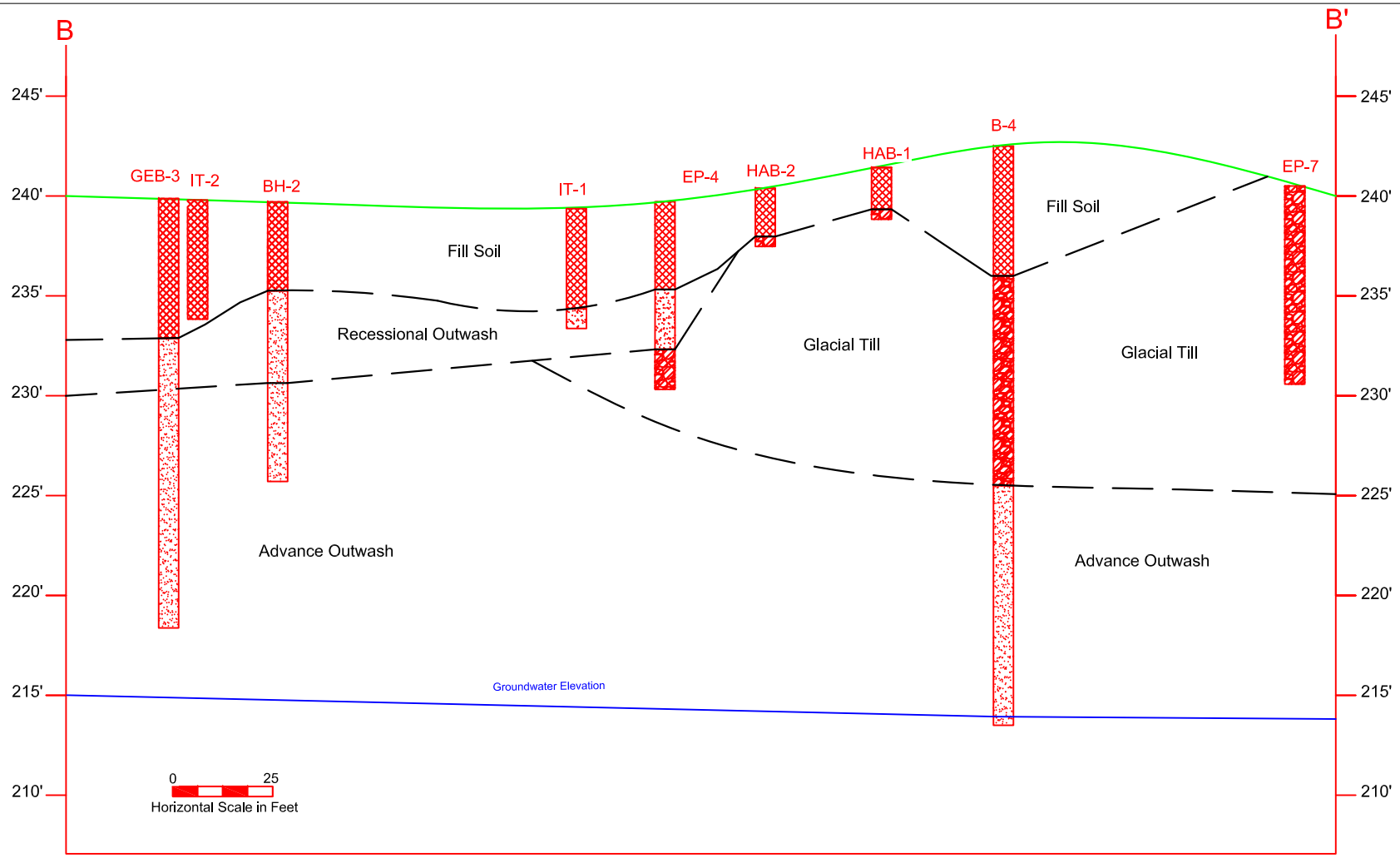
Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: SKS	DATE: January 2017	FIGURE: 2
20508 56th Ave W Sulte A Lynnwood, WA 98036 (425) 409-2504	DESCRIPTION: Site Exploration Map	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121293	



NOTES:

1) 5X Vertical Exaggeration
2) Groundwater Elevations Based on Water Levels Measured During our January 6, 2017 Field Investigation

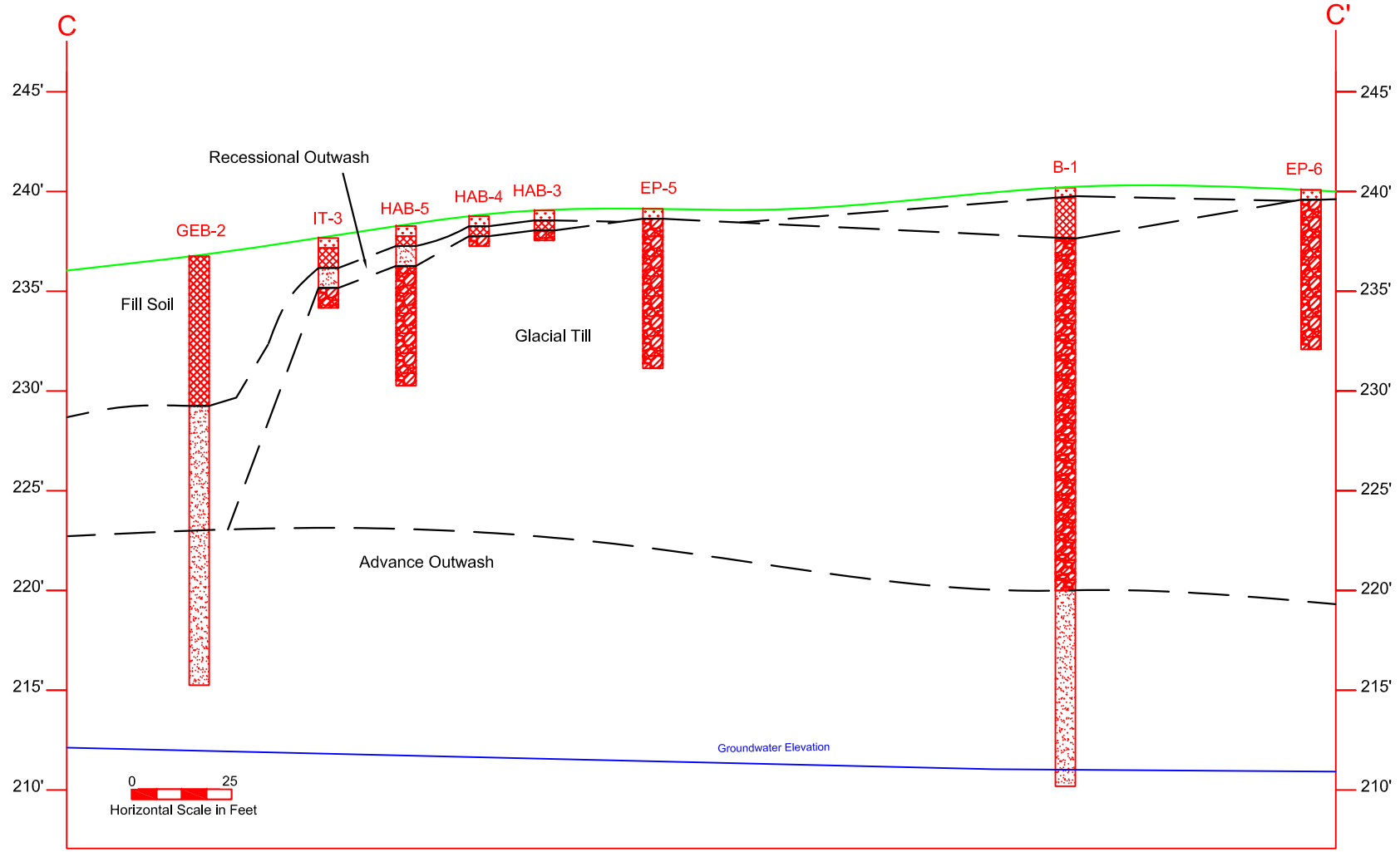
Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: SKS	DATE: January 2017	FIGURE: 3
20508 56th Ave W Suite A Lynwood, WA 98036 (425)248-2400	DESCRIPTION: Cross Section A-A'	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121125	



NOTES:

1) 5X Vertical Exaggeration
2) Groundwater Elevations Based on Water Levels Measured During our January 6, 2017 Field Investigation

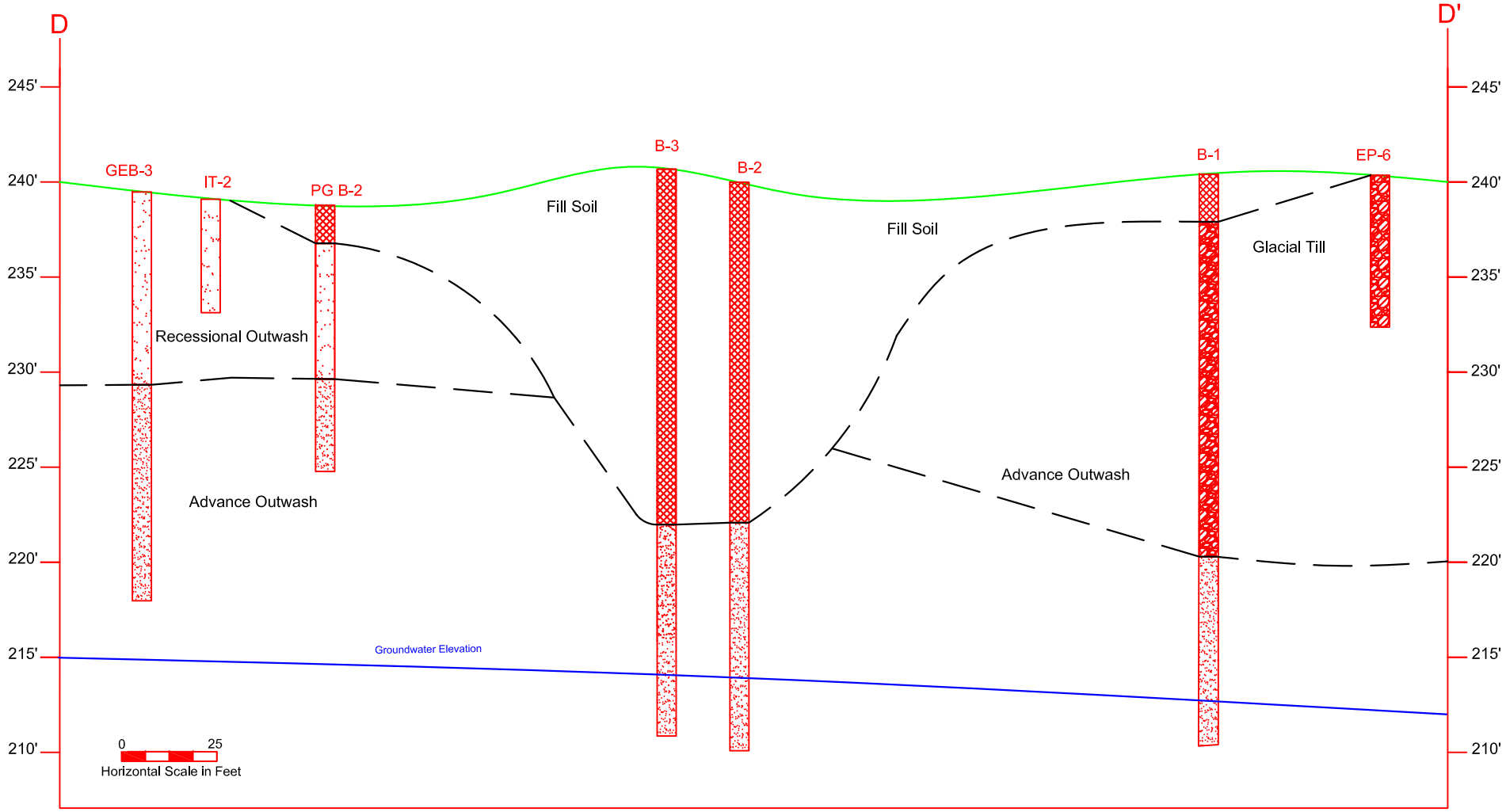
Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: SKS	DATE: January 2017	FIGURE: 4
20508 56th Ave W Suite A Lynwood, WA 98036 (425)248-2400	DESCRIPTION: Cross Section B-B'	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121125	



NOTES:

1) 5X Vertical Exaggeration
2) Groundwater Elevations Based on Water Levels Measured During our January 6, 2017 Field Investigation

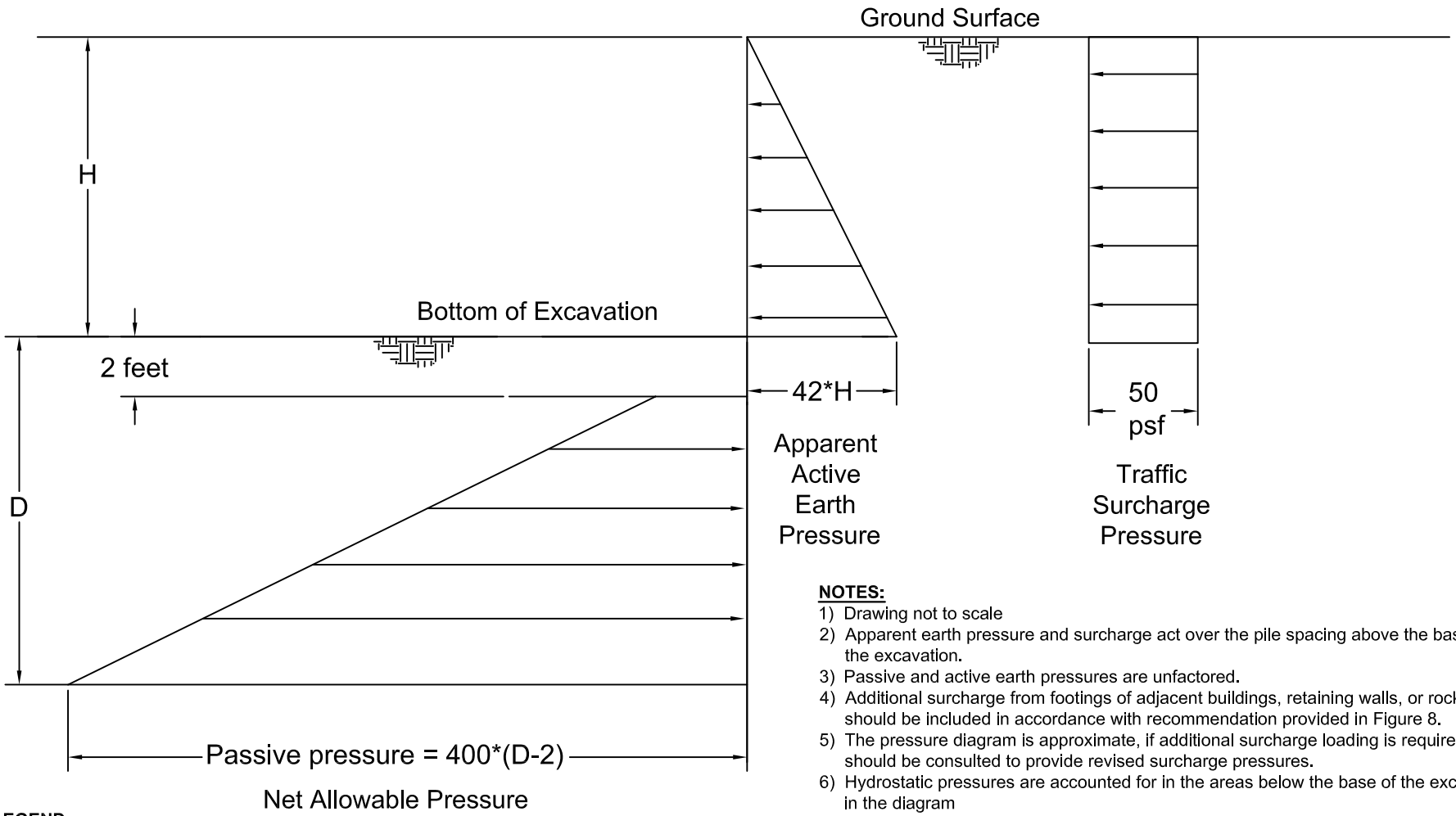
Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: SKS	DATE: January 2017	FIGURE: 5
20508 56th Ave W Suite A Lynwood, WA 98036 (425)248-2400	DESCRIPTION: Cross Section C-C'	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121293	



NOTES:

1) 5X Vertical Exaggeration
2) Groundwater Elevations Based on Water Levels Measured During our January 6, 2017 Field Investigation

Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: SKS	DATE: January 2017	FIGURE: 6
20508 56th Ave W Suite A Lynwood, WA 98036 (425)248-2400	DESCRIPTION: Cross Section D-D'	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121293	



LEGEND:

D = Total depth below base of excavation

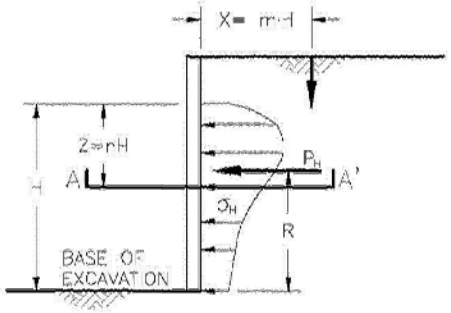
H = Exposed height of wall

NOTES:

1) Drawing not to scale
2) Apparent earth pressure and surcharge act over the pile spacing above the base of the excavation.
3) Passive and active earth pressures are unfactored.
4) Additional surcharge from footings of adjacent buildings, retaining walls, or rockeries should be included in accordance with recommendation provided in Figure 8.
5) The pressure diagram is approximate, if additional surcharge loading is required PSI should be consulted to provide revised surcharge pressures.
6) Hydrostatic pressures are accounted for in the areas below the base of the excavation in the diagram
7) Active Earth Pressures assume loose fill soil are being retained and Passive Earth Pressures are assume that soldier pile embedment is in glacially consolidated material.

Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: MSP	DATE: January 2017	FIGURE: 7
20508 56th Ave W Suite A Lynwood, WA 98036 (425)248-2400	DESCRIPTION: Soldier Pile Earth Pressure Diagram (Cantilevered)	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121293	

LATERAL EARTH PRESSURE FROM POINT LOAD, Q_P (SPREAD FOOTING)



FOR $m \le 0.4$

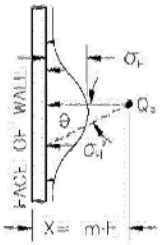
$$\sigma_H = \frac{0.28Q_P n^2}{H^2(0.16+n^2)^3}$$

FOR $m > 0.4$

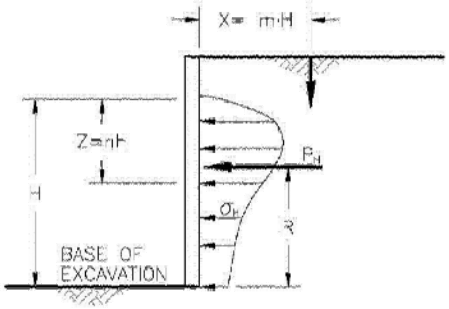
$$\sigma_H = \frac{1.77Q_P m^2 n^2}{H^2(m^2-n^2)^3}$$

$$\sigma_H' = \sigma_H \cos^2(1.1\theta)$$

M	$P_H\left(\frac{H}{Q_P}\right)$	R
0.2	0.78	0.59H
0.4	0.78	0.59H
0.6	0.45	0.48H



LATERAL EARTH PRESSURE FROM LINE LOAD, Q_L (CONTINUOUS WALL FOOTING)



FOR $m \le 0.4$

$$\sigma_H = \frac{0.2n \cdot Q_L}{H(0.16-n^2)^2}$$

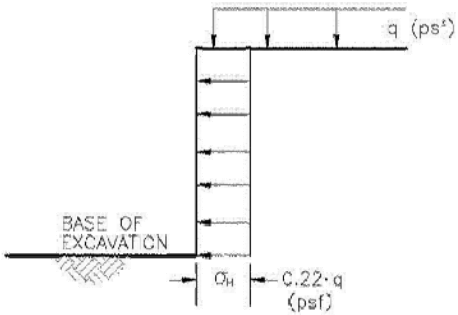
FOR $m > 0.4$

$$\sigma_H = \frac{1.28m^2 n \cdot Q_L}{H(m^2+n^2)^2}$$

RESULTANT $P_H = \frac{0.64Q_L}{(n^2+1)}$

M	R
0.1	0.60H
0.3	0.60H
0.5	0.56H
0.7	0.48H

UNIFORM SURCHARGES, q (FLOOR LOADS, LARGE FOUNDATION ELEMENTS OR TRAFFIC LOADS)



σ_H = LATERAL SURCHARGE PRESSURE FROM UNIFORM SURCHARGE

Definitions:

Q_P = Point load in pounds
Q_L = Line load in pounds/foot
H = Excavation height below footing, feet
σ_H = Lateral earth pressure from surcharge, psf
q = Surcharge pressure in psf
θ = Radians
σ_H' = Distribution of σ_H in plan view
P_H = Resultant lateral force acting on wall, pounds
R = Distance from base of excavation to resultant lateral force, feet

Notes:

1) Procedures for estimating surcharge pressures shown above are based on Manual 7.02 Naval Facilities Engineering Command, September 1986 (NAVFAC DM 7.02).
2) Lateral earth pressures from surcharge should be added to earth pressures presented on Figures 4 and 5.
3) See report text for where surcharge pressures are appropriate.
4) Hydrostatic pressure is not included in the above diagram

Intertek psi	PROJECT NAME: Aegis, Overlake 1835 116th Ave NE Bellevue, WA	DRAWN BY: MSP	DATE: January, 2017	FIGURE: 8
20508 56th Ave W Suite A Lynwood, WA 98036 (425)248-2400	DESCRIPTION: Soldier Pile Loading Diagrams	APPROVED BY: MSP	PSI PROJECT NUMBER: 07121293	

APPENDIX A

FIELD EXPLORATION PROGRAM

GENERAL NOTES

SOIL CLASSIFICATION CHART

PSI BORING LOGS

GEOENGINEERS BORING LOGS

PANGEO BORING LOGS

ASSOCIATED EARTH SCIENCES TEST PIT LOGS

FIELD EXPLORATION PROGRAM

General

We explored the site by drilling four soil borings (B-1 to B-4) to depths of approximately from 31½ feet bgs using a track mounted CME 85 drill rig. The locations of the borings are shown on Figure 2. A representative of PSI's geotechnical staff was present during the explorations to record soil and groundwater conditions encountered in the exploration and to obtain soil and rock samples for laboratory testing.

Sampling Procedures

Throughout the drilling operation, soil samples were obtained from the borings using a 2-inch OD Split Spoon in general conformance with guidelines presented in ASTM D1586, *Standard Test Method for Penetration Test and Split Barrel Sampling of Soils*. The samplers were driven into the soil a distance of 18 inches or to refusal with a 140-pound hammer free falling a distance of 30 inches. The sum of the blows required to drive the sampler in three 6-inch increments is provided in the boring logs. If the sampler met refusal, the number of inches driven and the number of blows is recorded.

The boring was drilled to observe the stratigraphy, density, and variability of subsurface soil conditions. Soil samples recovered from the explorations were sealed in airtight plastic jars to retain moisture and carefully transported to PSI's laboratory for additional examination and testing.

Field Classification

Soil samples were initially classified visually in the field. Consistency, color, relative moisture, degree of plasticity, peculiar odors and other distinguishing characteristics of the soil samples were noted. The terminology used in the soil and rock classifications and other modifiers are defined in the General Notes in this Appendix A.

Exploration Logs

Summary boring log follows in this appendix. The left-hand portion of the boring log gives our interpretation of the soil encountered in the soil boring, sample locations and depths, and groundwater information. The right-hand portion of the log shows the results of the sample water contents, and other laboratory information.

The soil profile shown on the boring logs represent the conditions only at actual exploration location. Variations may occur and should be expected. The stratifications represent the approximate boundary between subsurface materials; the actual transition may be gradual.

GENERAL NOTES

SAMPLE IDENTIFICATION

The Unified Soil Classification System (USCS), AASHTO 1988 and ASTM designations D2487 and D-2488 are used to identify the encountered materials unless otherwise noted. Coarse-grained soils are defined as having more than 50% of their dry weight retained on a #200 sieve (0.075mm); they are described as: boulders, cobbles, gravel or sand. Fine-grained soils have less than 50% of their dry weight retained on a #200 sieve; they are defined as silts or clay depending on their Atterberg Limit attributes. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size.

DRILLING AND SAMPLING SYMBOLS

SFA: Solid Flight Auger - typically 4" diameter flights, except where noted.
HSA: Hollow Stem Auger - typically 3¼" or 4¼ I.D. openings, except where noted.
M.R.: Mud Rotary - Uses a rotary head with Bentonite or Polymer Slurry
R.C.: Diamond Bit Core Sampler
H.A.: Hand Auger
P.A.: Power Auger - Handheld motorized auger
SS: Split-Spoon - 1 3/8" I.D., 2" O.D., except where noted.
ST: Shelby Tube - 3" O.D., except where noted.
BS: Bulk Sample
PM: Pressuremeter
CPT-U: Cone Penetrometer Testing with Pore-Pressure Readings

SOIL PROPERTY SYMBOLS

N: Standard "N" penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. Split-Spoon.
N_{60}: A "N" penetration value corrected to an equivalent 60% hammer energy transfer efficiency (ETR)
Q_u: Unconfined compressive strength, TSF
Q_p: Pocket penetrometer value, unconfined compressive strength, TSF
w%: Moisture/water content, %
LL: Liquid Limit, %
PL: Plastic Limit, %
PI: Plasticity Index = (LL-PL),%
DD: Dry unit weight, pcf
▼,▽,▼ Apparent groundwater level at time noted

RELATIVE DENSITY OF COARSE-GRAINED SOILS

Relative Density	N - Blows/foot
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	50 - 80
Extremely Dense	80+

ANGULARITY OF COARSE-GRAINED PARTICLES

Description	Criteria
Angular:	Particles have sharp edges and relatively plane sides with unpolished surfaces
Subangular:	Particles are similar to angular description, but have rounded edges
Subrounded:	Particles have nearly plane sides, but have well-rounded corners and edges
Rounded:	Particles have smoothly curved sides and no edges

GRAIN-SIZE TERMINOLOGY

Component	Size Range
Boulders:	Over 300 mm (>12 in.)
Cobbles:	75 mm to 300 mm (3 in. to 12 in.)
Coarse-Grained Gravel:	19 mm to 75 mm (¾ in. to 3 in.)
Fine-Grained Gravel:	4.75 mm to 19 mm (No.4 to ¾ in.)
Coarse-Grained Sand:	2 mm to 4.75 mm (No.10 to No.4)
Medium-Grained Sand:	0.42 mm to 2 mm (No.40 to No.10)
Fine-Grained Sand:	0.075 mm to 0.42 mm (No. 200 to No.40)
Silt:	0.005 mm to 0.075 mm
Clay:	<0.005 mm

PARTICLE SHAPE

Description	Criteria
Flat:	Particles with width/thickness ratio > 3
Elongated:	Particles with length/width ratio > 3
Flat & Elongated:	Particles meet criteria for both flat and elongated

RELATIVE PROPORTIONS OF FINES

Descriptive Term	% Dry Weight
Trace:	< 5%
With:	5% to 12%
Modifier:	>12%

GENERAL NOTES

(Continued)

CONSISTENCY OF FINE-GRAINED SOILS

Q_U - TSF	N - Blows/foot	Consistency
0 - 0.25	0 - 2	Very Soft
0.25 - 0.50	2 - 4	Soft
0.50 - 1.00	4 - 8	Medium Stiff
1.00 - 2.00	8 - 15	Stiff
2.00 - 4.00	15 - 30	Very Stiff
4.00 - 8.00	30 - 50	Hard
8.00+	50+	Very Hard

MOISTURE CONDITION DESCRIPTION

Description	Criteria
Dry:	Absence of moisture, dusty, dry to the touch
Moist:	Damp but no visible water
Wet:	Visible free water, usually soil is below water table

RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive Term	% Dry Weight
Trace:	< 15%
With:	15% to 30%
Modifier:	>30%

STRUCTURE DESCRIPTION

Description	Criteria
Stratified:	Alternating layers of varying material or color with layers at least ¼-inch (6 mm) thick
Laminated:	Alternating layers of varying material or color with layers less than ¼-inch (6 mm) thick
Fissured:	Breaks along definite planes of fracture with little resistance to fracturing
Slickensided:	Fracture planes appear polished or glossy, sometimes striated
Blocky:	Cohesive soil that can be broken down into small angular lumps which resist further breakdown
Lensed:	Inclusion of small pockets of different soils
Layer:	Inclusion greater than 3 inches thick (75 mm)
Seam:	Inclusion 1/8-inch to 3 inches (3 to 75 mm) thick extending through the sample
Parting:	Inclusion less than 1/8-inch (3 mm) thick

SCALE OF RELATIVE ROCK HARDNESS

Q_U - TSF	Consistency
2.5 - 10	Extremely Soft
10 - 50	Very Soft
50 - 250	Soft
250 - 525	Medium Hard
525 - 1,050	Moderately Hard
1,050 - 2,600	Hard
>2,600	Very Hard

ROCK BEDDING THICKNESSES

Description	Criteria
Very Thick Bedded	Greater than 3-foot (>1.0 m)
Thick Bedded	1-foot to 3-foot (0.3 m to 1.0 m)
Medium Bedded	4-inch to 1-foot (0.1 m to 0.3 m)
Thin Bedded	1¼-inch to 4-inch (30 mm to 100 mm)
Very Thin Bedded	½-inch to 1¼-inch (10 mm to 30 mm)
Thickly Laminated	1/8-inch to ½-inch (3 mm to 10 mm)
Thinly Laminated	1/8-inch or less "paper thin" (<3 mm)

ROCK VOIDS

Voids	Void Diameter
Pit	<6 mm (<0.25 in)
Vug	6 mm to 50 mm (0.25 in to 2 in)
Cavity	50 mm to 600 mm (2 in to 24 in)
Cave	>600 mm (>24 in)

GRAIN-SIZED TERMINOLOGY

(Typically Sedimentary Rock)

Component	Size Range
Very Coarse Grained	>4.76 mm
Coarse Grained	2.0 mm - 4.76 mm
Medium Grained	0.42 mm - 2.0 mm
Fine Grained	0.075 mm - 0.42 mm
Very Fine Grained	<0.075 mm

ROCK QUALITY DESCRIPTION

Rock Mass Description	RQD Value
Excellent	90 -100
Good	75 - 90
Fair	50 - 75
Poor	25 -50
Very Poor	Less than 25

DEGREE OF WEATHERING

Slightly Weathered:	Rock generally fresh, joints stained and discoloration extends into rock up to 25 mm (1 in), open joints may contain clay, core rings under hammer impact.
Weathered:	Rock mass is decomposed 50% or less, significant portions of the rock show discoloration and weathering effects, cores cannot be broken by hand or scraped by knife.
Highly Weathered:	Rock mass is more than 50% decomposed, complete discoloration of rock fabric, core may be extremely broken and gives clunk sound when struck by hammer, may be shaved with a knife.

SOIL CLASSIFICATION CHART

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

psi

BORING B-1

DATE STARTED:	1/6/17	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	1/6/17	**DRILLER:**	**LOGGED BY:** MSP
COMPLETION DEPTH	31.5 ft	**DRILL RIG:**	
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	238 ft	**SAMPLING METHOD:**	2-in SS
LATITUDE:	47.626467°	**HAMMER TYPE:**	Automatic
LONGITUDE:	-122.185953°	**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	MSP

Water

BORING LOCATION:

REMARKS:

Elevation (feet)	Depth, (feet)	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	Additional Remarks
	0			**Silty SAND with organics:** Moist, dark brown (Topsoil)	SM			
				Poorly graded GRAVEL with sand: Moist, grey, loose (Fill)	GP			
235		1	9	**Silty SAND with gravel:** Moist, brown with orange mottling, medium dense (Till)		3-4-6 N=10	14	
	5	2	15			7-14-18 N=32	13	
230		3	1	(Rock in tip. Blow Counts likely deceptively high.)		50/3"	9	>>
	10	4	15		SM	10-14-15 N=29	10	
225								
	15	5	14			29-50/5"	7	>>
220								
	20	6	18	**Silty SAND:** Moist, grey, very dense (Advance Outwash)		24-30-34 N=64	8	>>
215								
	25	7	18		SM	16-29-39 N=68		>>
210								
	30	8	18			20-25-30 N=55	14	>>
				Bottom of Boring at 31-1/2 feet. No Groundwater Observed.				

STANDARD PENETRATION TEST DATA
N in blows/ft ◎
× Moisture ◪ PL ✚ LL
0 25 50
STRENGTH, tsf
▲ Qu ✳ Qp
0 2.0 4.0

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504

PROJECT NO.: 07121293
PROJECT: Aegis, Overlake
LOCATION: 1835 - 116th Avenue NE
Bellevue, WA

The stratification lines represent approximate boundaries. The transition may be gradual.

BORING B-2

DATE STARTED:	1/6/17	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	1/6/17	**DRILLER:**	**LOGGED BY:** MSP
COMPLETION DEPTH	31.5 ft	**DRILL RIG:**	
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	242 ft	**SAMPLING METHOD:**	2-in SS
LATITUDE:	47.62677°	**HAMMER TYPE:**	Automatic
LONGITUDE:	-122.186167°	**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	MSP

REMARKS:

Water

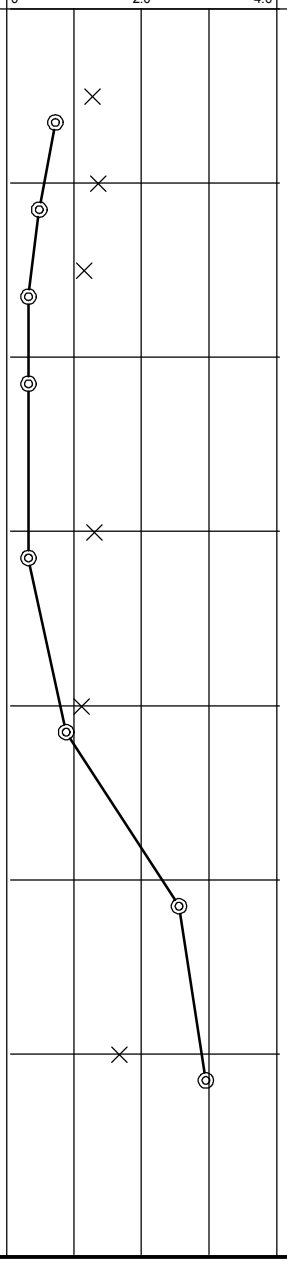
While Drilling	25 feet
Upon Completion	24.7 feet

BORING LOCATION:

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	Additional Remarks
	0					**Silty SAND with organics:** Moist, dark brown (Topsoil)	SM			
240				9	18	**Silty SAND with gravel:** Moist, brown with mottling, very loose to loose (Fill)	SM	4-4-5 N=9	16	
	5			10	14	**Silty SAND:** Moist, brown, very loose to loose, trace organics (plant bulb) at 10 feet (Fill)		2-3-3 N=6	17	
235				11	18			2-2-2 N=4	14	
	10			12	18		SM	1-2-2 N=4		
230										
	15			13	16			2-1-3 N=4	16	
225										
						Silty SAND: Moist, grey, medium dense to dense (Advance Outwash) (Driller noted Drill Action or Gravel at 18')				
	20			14	18			6-5-6 N=11	14	
220										
	25			15	18		SM	16-15-17 N=32		
215										
	30			16	18			12-16-21 N=37	21	
						Bottom of Boring at 31-1/2 feet. Ground Water observed at 24.7 feet.				

STANDARD PENETRATION TEST DATA
N in blows/ft ◎
× Moisture ◪ PL ✚ LL
0 25 50

STRENGTH, tsf
▲ Qu ✳ Qp
0 2.0 4.0



Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504

PROJECT NO.: 07121293
PROJECT: Aegis, Overlake
LOCATION: 1835 - 116th Avenue NE
Bellevue, WA

The stratification lines represent approximate boundaries. The transition may be gradual.

BORING B-3

DATE STARTED:	1/6/17	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	1/6/17	**DRILLER:**	**LOGGED BY:** MSP
COMPLETION DEPTH	31.5 ft	**DRILL RIG:**	
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	243 ft	**SAMPLING METHOD:**	2-in SS
LATITUDE:	47.626766°	**HAMMER TYPE:**	Automatic
LONGITUDE:	-122.18628°	**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	MSP

REMARKS:

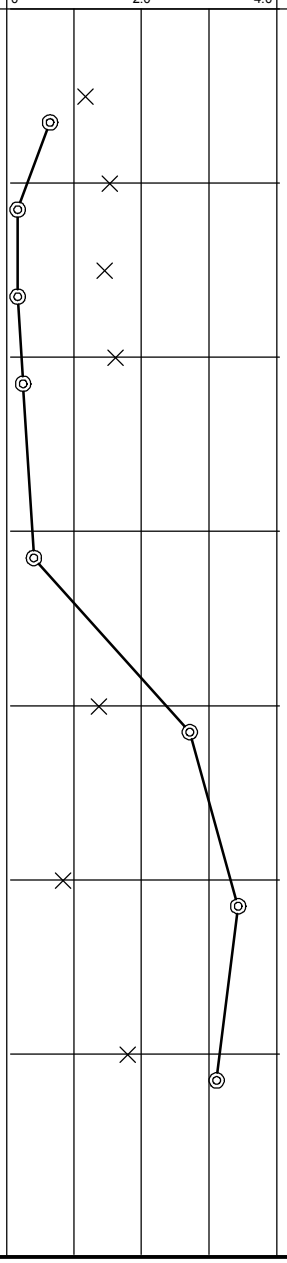
Water

While Drilling	20 feet
Upon Completion	19.5 feet

BORING LOCATION:

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	Additional Remarks
	0					**Silty SAND with Organics:** Moist, dark brown (Topsoil)	SM			
						Silty SAND with Gravel: Moist, brown, loose (Fill)	SM			
240				17	7			3-4-4 N=8	15	
	5					**Silty SAND:** Wet, grey with mottling, very loose, trace organics at 10 feet (Fill)				
				18	18			2-1-1 N=2	19	
235				19	18			2-1-1 N=2	18	
	10			20	12		SM	1-1-2 N=3	20	
230										
	15			21	0			2-2-3 N=5		
225						**Silty SAND:** Moist to Wet, grey, dense (Advance Outwash)				
	20			22	14			9-14-20 N=34	17	
220							SM			
	25			23	14			14-20-23 N=43	10	
215										
	30			24	18			12-18-21 N=39	23	
						Bottom of Boring at 31-1/2 feet. Groundwater Observed at 19.5 feet.				

STANDARD PENETRATION TEST DATA
N in blows/ft ◎
× Moisture ◪ PL ✚ LL
0 25 50
STRENGTH, tsf
▲ Qu ✳ Qp
0 2.0 4.0



Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504

PROJECT NO.: 07121293
PROJECT: Aegis, Overlake
LOCATION: 1835 - 116th Avenue NE
Bellevue, WA

The stratification lines represent approximate boundaries. The transition may be gradual.

BORING B-4

DATE STARTED:	1/6/17	**DRILL COMPANY:**	PSI, Inc.
DATE COMPLETED:	1/6/17	**DRILLER:**	**LOGGED BY:** MSP
COMPLETION DEPTH	31.5 ft	**DRILL RIG:**	
BENCHMARK:	N/A	**DRILLING METHOD:**	Hollow Stem Auger
ELEVATION:	242 ft	**SAMPLING METHOD:**	2-in SS
LATITUDE:	47.626563°	**HAMMER TYPE:**	Automatic
LONGITUDE:	-122.186484°	**EFFICIENCY**	N/A
STATION: N/A	**OFFSET:** N/A	**REVIEWED BY:**	MSP

REMARKS:

Water

While Drilling	30 feet
Upon Completion	29.2 feet

BORING LOCATION:

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	Moisture, %	STANDARD PENETRATION TEST DATA N in blows/ft ◎ × Moisture ◪ PL ✚ LL (0, 25, 50) STRENGTH, tsf ▲ Qu ✳ Qp (0, 2.0, 4.0)	Additional Remarks
	0					**Silty SAND with organics:** Moist, dark brown (Topsoil)	SM				
240						**Silty SAND:** Moist, brown, medium dense, lenses of clean sand (Fill)					
				25	18		SM	4-6-8 N=14			
	5								16		
				26	12			7-8-9 N=17			
235									16		
				27	16	**Silty SAND with Gravel:** Moist, brown, medium dense to dense, with lenses of silt (Till)		8-12-13 N=25			
	10								12		
				28	3			10-14-20 N=34			
230							SP-SM				
	15								8		
				29	18			15-29-30 N=59		>>	
225											
						Silty SAND: Moist, grey, very dense, trace gravel (Advance Outwash)					
	20								9		
				30	18			14-22-30 N=52		>>	
220											
	25						SP-SM		21		
				31	18			17-30-33 N=63		>>	
215											
	30								9		
				32	18			16-20-23 N=43			
						Bottom of Boring at 31-1/2 feet. Groundwater Observed at 29.2 feet.					

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504

PROJECT NO.: 07121293
PROJECT: Aegis, Overlake
LOCATION: 1835 - 116th Avenue NE
Bellevue, WA

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF HAB-1

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0, 15, 30) / Moisture, PL, LL (0, 25, 50) / STRENGTH, tsf Qu, Qp (0, 2.0, 4.0)	Additional Remarks
						Surface Elev.: 240 ft					
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
						Moist, brown, silty SAND with gravel (FIll)					
	1										
238	2					Moist, gray with orange mottling, dense, silty SAND (TILL)					
						Bottom of boring at 2 feet 4 inches. No groundwater observed					

Completion Depth:	2.4 ft	Sample Types:	Latitude: 47.62663°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.1866°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF HAB-2

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0, 15, 30) / Moisture, PL, LL (0, 25, 50) / STRENGTH, tsf Qu, Qp (0, 2.0, 4.0)	Additional Remarks
						Surface Elev.: 240 ft					
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
						Moist, brown, silty SAND with gravel (FIll)					
	1										
238	2										
						Moist, gray with orange mottling, dense, silty SAND (TILL)					
						Bottom of boring at 2 feet 7 inches. No groundwater observed					

Completion Depth:	2.6 ft	Sample Types:	Latitude: 47.62687°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.1866°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF HAB-3

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION **Surface Elev.:** 236 ft	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0 15 30); × Moisture, PL, LL (0 25 50); STRENGTH, tsf ▲ Qu, ✳ Qp (0 2.0 4.0)	Additional Remarks
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
						Moist, brown, silty SAND with gravel (FIll)					
	1					Moist, gray with orange mottling, dense, silty SAND (TILL)					
						Bottom of boring at 1 foot 6 inches. No groundwater observed					

Completion Depth:	1.5 ft	Sample Types:	Latitude: 47.62687°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.18578°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF HAB-4

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION **Surface Elev.:** 235.5 ft	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0 15 30); × Moisture, PL, LL (0 25 50); STRENGTH, tsf ▲ Qu, ✳ Qp (0 2.0 4.0)	Additional Remarks
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
						Moist, brown, silty SAND with gravel (FIll)					
	1					Moist, gray with orange mottling, dense, silty SAND (TILL)					
234						Bottom of boring at 1 foot 6 inches. No groundwater observed					

Completion Depth:	1.5 ft	Sample Types:	Latitude: 47.62692°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.18578°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF HAB-5

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION **Surface Elev.:** 235 ft	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0 15 30); × Moisture, PL, LL (0 25 50); STRENGTH, tsf ▲ Qu, ✳ Qp (0 2.0 4.0)	Additional Remarks
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
						Moist, brown, silty SAND with gravel (FIll)					
234	1					Moist, brown with orange mottleing, silty SAND (OUTWASH)					
	2					Moist, gray with orange mottling, dense, silty SAND (WEATHERED TILL)					
232	3										
	4					Moist, gray, dense, silty SAND (TILL)					
230	5										
	6										
228	7										
	8					Bottom of boring at 8 feet. No groundwater observed					

Completion Depth:	8.0 ft	Sample Types:	Latitude: 47.62697°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.18579°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF IT-1

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION **Surface Elev.:** 240 ft	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0 15 30); × Moisture, PL, LL (0 25 50); STRENGTH, tsf ▲ Qu, ✳ Qp (0 2.0 4.0)	Additional Remarks
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
						Moist, brown, silty SAND with gravel (FIll)					
	1										
238	2										
	3										
236	4										
	5					Moist, brown with orange mottleing, silty SAND (OUTWASH)					
234	6					Bottom of boring at 8 feet. No groundwater observed					

Completion Depth:	6.0 ft	Sample Types:	Latitude: 47.62685°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.18659°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF IT-2

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0 15 30); × Moisture, PL, LL (0 25 50); STRENGTH, tsf ▲ Qu, ✳ Qp (0 2.0 4.0)	Additional Remarks
						Surface Elev.: 239.5 ft					
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
						Moist, brown, silty SAND with gravel					
	1										
238											
	2										
	3										
236											
	4										
	5										
234											
	6					Bottom of boring at 6 feet. No groundwater observed					

Completion Depth:	6.0 ft	Sample Types:	Latitude: 47.62712°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.18639°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Professional Service Industries, Inc.
20508 56th Avenue W, Suite A
Lynnwood, WA 98036
Telephone: (425) 409-2504
Fax: (425) 582-8193

LOG OF IT-3

PSI Job No.:	07121293	Excavation Method:	Hand Auger Boring
Project:	Aegis, Overlake	Sampling Method:	
Location:	1835 - 116th Avenue NE Bellevue, WA	DCP Type:	
		Boring Location:	

WATER LEVELS

Elevation (feet)	Depth, (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	MATERIAL DESCRIPTION **Surface Elev.:** 235 ft	USCS Classification	Dynamic Cone (DCP) Blows per -inch	Moisture, %	DYNAMIC CONE PENETRATION TEST DATA Blows per -inch ◎ (0 15 30); × Moisture, PL, LL (0 25 50); STRENGTH, tsf ▲ Qu, ✳ Qp (0 2.0 4.0)	Additional Remarks
	0					Moist, dark brown, silty SAND with organics (Topsoil)					
234	1					Moist, brown, silty SAND with gravel (FIll)					
	2					Moist, brown with orange mottleing, silty SAND (OUTWASH)					
232	3					Moist, gray with orange mottling, dense, silty SAND (WEATHERED TILL)					
						Bottom of boring at 3.5 feet. No groundwater observed					

Completion Depth:	3.0 ft	Sample Types:	Latitude: 47.62702°
Date Boring Started:	9/22/15	Shelby Tube	Longitude: -122.18578°
Date Boring Completed:	9/22/15	Dynamic Cone (DCP)	Excavation Equipment:
Logged By:	MSP	Grab Sample	Remarks:
Excavation Contractor:	PSI, Inc.		

The stratification lines represent approximate boundaries. The transition may be gradual.

Drilled	Start 3/22/2014	End 3/22/2014	Total Depth (ft) 26.5	Logged By MAG / Checked By CEW	Driller Boretec	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 239 / Vertical Datum NAVD88			Hammer Data Rope & Cathead 140 (lbs) / 30 (in) Drop		Drilling Equipment RTC-60 Mini Track, Rubber Track-mounted	
Easting (X) / Northing (Y)			System Datum		Groundwater: Date Measured / Depth to Water (ft) / Elevation (ft)	
Notes:						

Elevation (feet)	Depth (feet)	Interval	Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Sheen	Headspace Vapor (ppm)	REMARKS
	0								SM	Brownish-gray silty fine to medium sand with occasional gravel (very loose to loose, moist to wet) (fill)			Topsoil; hand dig the first 18 inches
235													Orange staining
	5		15	6		1					NS	NPID	MC=15%
230													Trace organic matter; perched water
	10		9	3		2 %F					NS	NPID	MC = 16%; %F=34
225									SM	Brown silty fine to medium sand with gravel (medium dense, moist to wet) (recessional outwash)			
	15		5	13		3					NS	NPID	
220													
	20		16	30		4					NS	NPID	Sample is wet
215										Grades to light brown with occasional gravel			
	25		18	35		5					NS	NPID	

Note: See Figure A-1 for explanation of symbols.

Log of Boring GEI-1

GeoEngineers

Project: AEGIS Darvish Property
Project Location: Bellevue, Washington
Project Number: 19811-007-02

Figure A-2
Sheet 1 of 1

Redmond: Date:4/4/14 Path:W:\REDMOND\PROJECTS\19\19811007\02\GINT\19811007\02.GPJ DBTemplate/LibTemplate:GEOENGINEERS8.GDT/GEI8_ENVIRONMENTAL_STANDARD

Drilled Start 3/22/2014	End 3/22/2014	Total Depth (ft) 21.5	Logged By MAG / Checked By CEW	Driller Boretec	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 236 / Vertical Datum NAVD88			Hammer Data Rope & Cathead 140 (lbs) / 30 (in) Drop	Drilling Equipment RTC-60 Mini Track, Rubber Track-mounted	
Easting (X) / Northing (Y)			System Datum	Groundwater: Date Measured / Depth to Water (ft) / Elevation (ft)	
Notes:					

Elevation (feet)	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample / Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Sheen	Headspace Vapor (ppm)	REMARKS
235	0						SM	Brown silty fine to medium sand with gravel (loose, moist) (fill)			Topsoil; landscape bark; hand dig the first 18 inches
230	5	4	7	1 %F					NS	NPID	Organic root; MC=9%; %F=21
							SP-SM	Light brown fine to medium sand with silt (loose to dense, moist) (recessional outwash)			
225	10	14	7	2					NS	NPID	MC=11%
220	15	12	30	3					NS	NPID	
215	20	14	47	4					NS	NPID	

Note: See Figure A-1 for explanation of symbols.

Log of Boring GEI-2

GEOENGINEERS

Project: AEGIS Darvish Property
Project Location: Bellevue, Washington
Project Number: 19811-007-02

Figure A-3
Sheet 1 of 1

Redmond: Date:4/4/14 Path:W:\REDMOND\PROJECTS\19\19811007\02\GINT\19811007\02.GPJ DBTemplate/LibTemplate:GEOENGINEERS8.GDT/GEI8_ENVIRONMENTAL_STANDARD

Drilled	Start 3/22/2014	End 3/22/2014	Total Depth (ft) 21.5	Logged By MAG / Checked By CEW	Driller Boretec	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) / Vertical Datum	240 NAVD88		Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop	Drilling Equipment	RTC-60 Mini Track, Rubber Track-mounted
Easting (X) / Northing (Y)			System Datum		Groundwater: Date Measured	Depth to Water (ft) / Elevation (ft)
Notes:						

Elevation (feet)	Depth (feet)	Interval	Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Sheen	Headspace Vapor (ppm)	REMARKS
	0								SM	Brown silty fine to medium sand (medium dense to dense, moist) (recessional outwash)			Lawn, grass
235	5		18	17		1					NS	NPID	Top 5 inches of sample sandy silt; MC=18%
230	10		13	50		2			SP-SM	Brown fine to medium sand with silt (dense, moist)	NS	NPID	MC=7%
225	15		13	55		3					NS	NPID	
220	20		14	64		4					NS	NPID	

Note: See Figure A-1 for explanation of symbols.

Log of Boring GEI-3

GeoEngineers

Project: AEGIS Darvish Property
Project Location: Bellevue, Washington
Project Number: 19811-007-02

Figure A-4
Sheet 1 of 1

Redmond: Date:4/4/14 Path:W:\REDMOND\PROJECTS\19\19811007\02\GINT\19811007\02.GPJ DBTemplate/LibTemplate:GEOENGINEERS8.GDT/GEI8_ENVIRONMENTAL_STANDARD

Drilled	Start 3/22/2014	End 3/22/2014	Total Depth (ft) 21.5	Logged By MAG / Checked By CEW	Driller Boretec	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) / Vertical Datum	240 / NAVD88		Hammer Data	Rope & Cathead / 140 (lbs) / 30 (in) Drop	Drilling Equipment	RTC-60 Mini Track, Rubber Track-mounted
Easting (X) / Northing (Y)			System Datum		Groundwater: Date Measured	Depth to Water (ft) / Elevation (ft)
Notes:						

Elevation (feet)	Depth (feet)	Interval	Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Sheen	Headspace Vapor (ppm)	REMARKS
	0								SM	Dark brown silty fine to medium sand (medium dense to very dense, moist)			
235	5		16	22		1					NS	NPID	MC=17%
230	10		17	23		2					NS	NPID	
225	15		16	53		3					NS	NPID	
220	20		14	38		4 %F			SP-SM	Brown fine to medium sand with silt (dense, moist)	NS	NPID	MC=7%; %F=11

Note: See Figure A-1 for explanation of symbols.

Log of Boring GEI-4

GeoEngineers

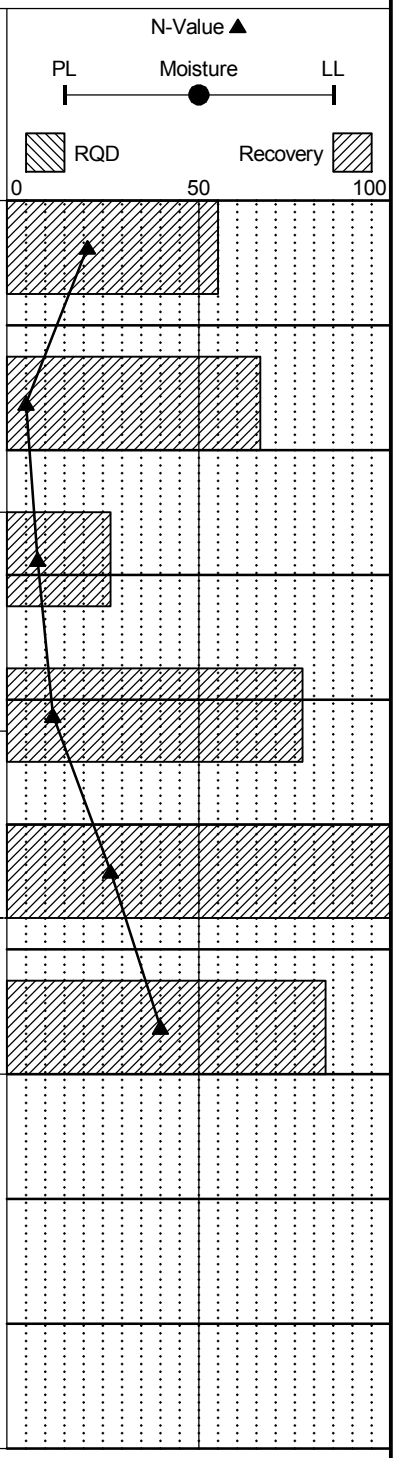
Project: AEGIS Darvish Property
Project Location: Bellevue, Washington
Project Number: 19811-007-02

Figure A-5
Sheet 1 of 1

Redmond: Date:4/4/14 Path:W:\REDMOND\PROJECTS\19\19811007\02\GINT\19811007\02.GPJ DBTemplate/LibTemplate:GEOENGINEERS8.GDT/GEI8_ENVIRONMENTAL_STANDARD

Project:	Darvish Medical Building	Surface Elevation:	236.0ft
Job Number:	13-048	Top of Casing Elev.:	n/a
Location:	Bellevue, Washington	Drilling Method:	Hollow Stem Auger
Coordinates:	Northing: , Easting:	Sampling Method:	SPT

Depth, (ft)	Sample No.	Sample Type	Blows / 6 in.	Other Tests	Symbol	MATERIAL DESCRIPTION
0	S-1	X	3, 7, 14			**Fill** Loose to medium dense, moist, dark brown to brown, silty fine to medium SAND with trace gravel, roots, and organics, trace iron oxide staining (SM).
2	S-2	X	2, 2, 3			
4	S-3	X	3, 4, 4			**Recessional Outwash Deposits** Loose, moist, brown, silty SAND with some gravel to silty fine SAND (SM).
6	S-4	X	2, 4, 8			**Advance Outwash Deposits** Medium dense, moist, brown to gray-brown, silty fine SAND with interbedded sandy silt layers (SM).
8	S-5	X	10, 14, 13			
10	S-6	X	12, 17, 23			Dense, moist, brown-gray, silty fine to medium SAND with trace gravel (SM).
12						
14						Bottom of boring at about 14 feet below ground surface. No groundwater was encountered during drilling.
16						
18						
20						



Completion Depth:	14.0ft
Date Borehole Started:	3/2/13
Date Borehole Completed:	3/2/13
Logged By:	JC
Drilling Company:	CN Drilling

Remarks: Acker Portable Drill. Standard Penetration Test (SPT) sampler driven with a 140 lb hammer using a rope and cathead dropping 30 inches per stroke.

PanGEO INCORPORATED

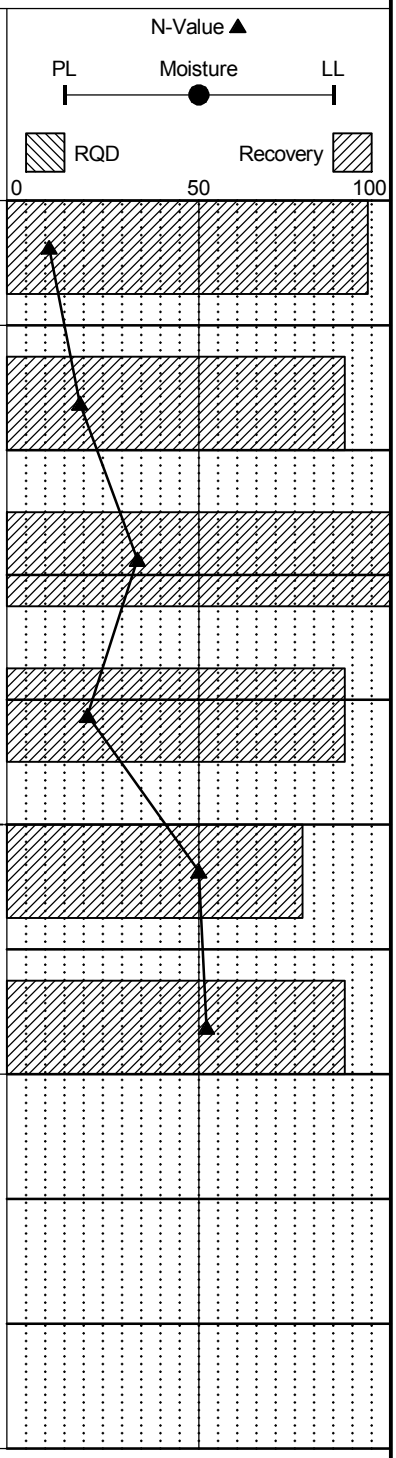
LOG OF TEST BORING BH-1

Figure A-2

The stratification lines represent approximate boundaries. The transition may be gradual.

Project:	Darvish Medical Building	Surface Elevation:	239.0ft
Job Number:	13-048	Top of Casing Elev.:	n/a
Location:	Bellevue, Washington	Drilling Method:	Hollow Stem Auger
Coordinates:	Northing: , Easting:	Sampling Method:	SPT

Depth, (ft)	Sample No.	Sample Type	Blows / 6 in.	Other Tests	Symbol	MATERIAL DESCRIPTION
0	S-1		2, 2, 9			**Fill** Medium dense, moist, brown to gray, silty fine SAND with interbedded mottled brown silt layer (SM).
2	S-2		7, 8, 11			**Advance Outwash Deposits** Medium dense to dense, moist, brown to gray, silty fine to medium SAND (SM).
4	S-3		7, 19, 15			
6	S-4		7, 8, 13			
8	S-5		13, 20, 30			Very dense, moist, gray, silty fine SAND to SAND with trace silt (SP-SM).
10	S-6		16, 21, 31			
12						Bottom of boring at about 14 feet below ground surface. No groundwater was encountered during drilling.
14						
16						
18						
20						



Completion Depth:	14.0ft
Date Borehole Started:	3/2/13
Date Borehole Completed:	3/2/13
Logged By:	JC
Drilling Company:	CN Drilling

Remarks: Acker Portable Drill. Standard Penetration Test (SPT) sampler driven with a 140 lb hammer using a rope and cathead dropping 30 inches per stroke.

PanGEO INCORPORATED

LOG OF TEST BORING BH-2

Figure A-3

The stratification lines represent approximate boundaries. The transition may be gradual.

LOG OF EXPLORATION PIT NO. EP-1

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Topsoil
1	Loose, moist to wet, dark brown, SILTY fine to coarse SAND, little organics, trace fine to coarse subrounded gravel, trace brick fragments. (SM)
	Fill
2	Loose, wet, light olive-gray and dark brown, SILTY fine to coarse SAND, little fine to coarse subrounded gravel, few organics, few brick fragments. (SM)
3	**Till**
4	Dense to very dense, moist, light olive-gray, nonstratified, SILTY fine to coarse SAND, little fine to coarse subrounded gravel, trace subrounded cobbles. (SM)
5	
6	
7	
8	
9	
10	
11	
12	Bottom of exploration pit at depth 11 feet No caving. No ground water seepage.
13	
14	
15	
16	
17	
18	
19	
20	

RTL Investments Office Building
Bellevue, WA

Logged by: JDC

Approved by:

ASSOCIATED EARTH SCIENCES, INC

Project No. KE01739A

December 2001

KCTP3 01739.GPJ December 4, 2001

LOG OF EXPLORATION PIT NO. EP-2

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Topsoil
1	Loose, moist to wet, dark brown, SILTY fine to coarse SAND, little organics, trace fine to coarse subrounded gravel, trace brick fragments. (SM)
	Till
2	Dense to very dense, moist, light olive-gray, nonstratified, SILTY fine to coarse SAND, little fine to coarse subrounded gravel, trace subrounded cobbles. (SM)
3	
4	
5	
6	
7	
8	
9	Bottom of exploration pit at depth 8 feet No caving. Very slight (< 1 gpm) ground water seepage at 2' below the surface.
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

KCTP3 01739.GPJ December 4, 2001

RTL Investments Office Building
Bellevue, WA

Logged by: JDC

Approved by:

ASSOCIATED EARTH SCIENCES, INC

Project No. KE01739A

December 2001

LOG OF EXPLORATION PIT NO. EP-3 (IT-1)

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Topsoil
1	Loose, moist to wet, dark brown, SILTY fine to coarse SAND, little organics, trace fine to coarse subrounded gravel, trace brick fragments. (SM)
	Till
2	Dense, moist to wet, light olive-gray, nonstratified, SILTY fine to coarse SAND, trace fine to coarse subrounded gravel. (SM)
3	
4	
5	
6	
7	
8	
9	
10	
11	Bottom of exploration pit at depth 10 feet No caving. Very slight (< 1 gpm) ground water seepage at 5' below the surface.
12	
13	
14	
15	
16	
17	
18	
19	
20	

RTL Investments Office Building
Bellevue, WA

Logged by: JDC
Approved by:

ASSOCIATED EARTH SCIENCES, INC

Project No. KE01739A
December 2001

KCTP3 01739.GPJ December 4, 2001

LOG OF EXPLORATION PIT NO. EP-4

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Topsoil
1	Loose, moist to wet, dark brown, SILTY fine to coarse SAND, little organics, trace fine to coarse subrounded gravel, trace brick fragments. (SM)
	Fill
2	Loose, wet, light olive-gray and dark brown, SILTY fine to coarse SAND, little fine to coarse subrounded gravel, few organics, few brick fragments, trace timbers. (SM)
3	
4	
5	
6	
	Recessional Outwash Sand
7	Medium dense, wet, light olive-gray to medium gray, stratified, SILTY fine to medium SAND (silt both disseminated in 3/4" to 2" lenses). (SM)
8	
9	
	Till
10	Dense to very dense, moist, light olive-gray, nonstratified, SILTY fine to coarse SAND, little fine to coarse subrounded gravel. (SM)
11	
12	Bottom of exploration pit at depth 11 feet Slight caving in the upper 8'. Slight (~ 1-2 gpm) ground water seepage between 8' and 9' below the surface.
13	
14	
15	
16	
17	
18	
19	
20	

RTL Investments Office Building
Bellevue, WA

Logged by: JDC
Approved by:

ASSOCIATED EARTH SCIENCES, INC

Project No. KE01739A
December 2001

KCTP3 01739.GPJ December 4, 2001

LOG OF EXPLORATION PIT NO. EP-5 (IT-2)

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Topsoil
1	Loose, moist to wet, dark brown, SILTY fine to coarse SAND, little organics, trace fine to coarse subrounded gravel, trace brick fragments. (SM)
	Till
2	Dense, moist to wet, light olive-brown grading to light olive-gray, nonstratified, SILTY fine to coarse SAND, trace fine to coarse subrounded gravel. (SM)
3	
4	
5	
6	
7	
8	
9	Bottom of exploration pit at depth 8 feet No caving. Slight (~ 1-2 gpm) ground water seepage at 5' below the surface.
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

RTL Investments Office Building
Bellevue, WA

Logged by: JDC
Approved by:

ASSOCIATED EARTH SCIENCES, INC

Project No. KE01739A
December 2001

KCTP3 01739.GPJ December 4, 2001

LOG OF EXPLORATION PIT NO. EP-6

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Topsoil
1	Loose, moist to wet, dark brown, SILTY fine to coarse SAND, little organics, trace fine to coarse subrounded gravel, trace brick fragments. (SM)
	Till
2	Dense, moist to wet, light olive-brown grading to light olive-gray, nonstratified, SILTY fine to coarse SAND, trace fine to coarse subrounded gravel. (SM)
3	
4	
5	
6	
7	
8	
9	Bottom of exploration pit at depth 8 feet No caving. Slight (~ 1-2 gpm) ground water seepage at 5' below the surface.
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

RTL Investments Office Building
Bellevue, WA

Logged by: JDC

Approved by:

ASSOCIATED EARTH SCIENCES, INC

Project No. KE01739A

December 2001

LOG OF EXPLORATION PIT NO. EP-7

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Topsoil
1	Loose, moist to wet, dark brown, SILTY fine to coarse SAND, little organics, trace fine to coarse subrounded gravel, trace brick fragments. (SM)
	Till
2	Dense, moist to wet, light olive-gray, nonstratified, SILTY fine to coarse SAND, trace fine to coarse subrounded gravel. (SM)
3	
4	
5	
6	
7	
8	
9	
10	
11	Bottom of exploration pit at depth 10 feet No caving. No ground water seepage.
12	
13	
14	
15	
16	
17	
18	
19	
20	

RTL Investments Office Building
Bellevue, WA

Logged by: JDC

Approved by:

ASSOCIATED EARTH SCIENCES, INC

Project No. KE01739A

December 2001

KCTP3 01739.GPJ December 4, 2001

APPENDIX B

LABORATORY TESTING PROCEEDURES

LABORTORY TEST RESULTS

Laboratory Testing Program and Procedures

General

Soil samples obtained during the field explorations were examined in our laboratory. The physical characteristics of the samples were noted and the field classifications were modified where necessary in accordance with terminology presented the General Notes included in this appendix.

Representative samples were selected during the course of the examination for further testing. The testing procedures and results of the tests are summarized below. The phrase "In general accordance with guidelines presented in…" means that certain local and common descriptive practices and methodologies have been followed.

Visual-Manual Classification

The soil samples were classified in general accordance with guidelines presented in ASTM D2488, *Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*. Certain terminology incorporating current local engineering practice, as provided in the Soil Classification Chart included with or in lieu of ASTM terminology. The term which best described the major portion of the sample was used in determining the soil type (that is, gravel, sand, silt or clay).

Moisture Content

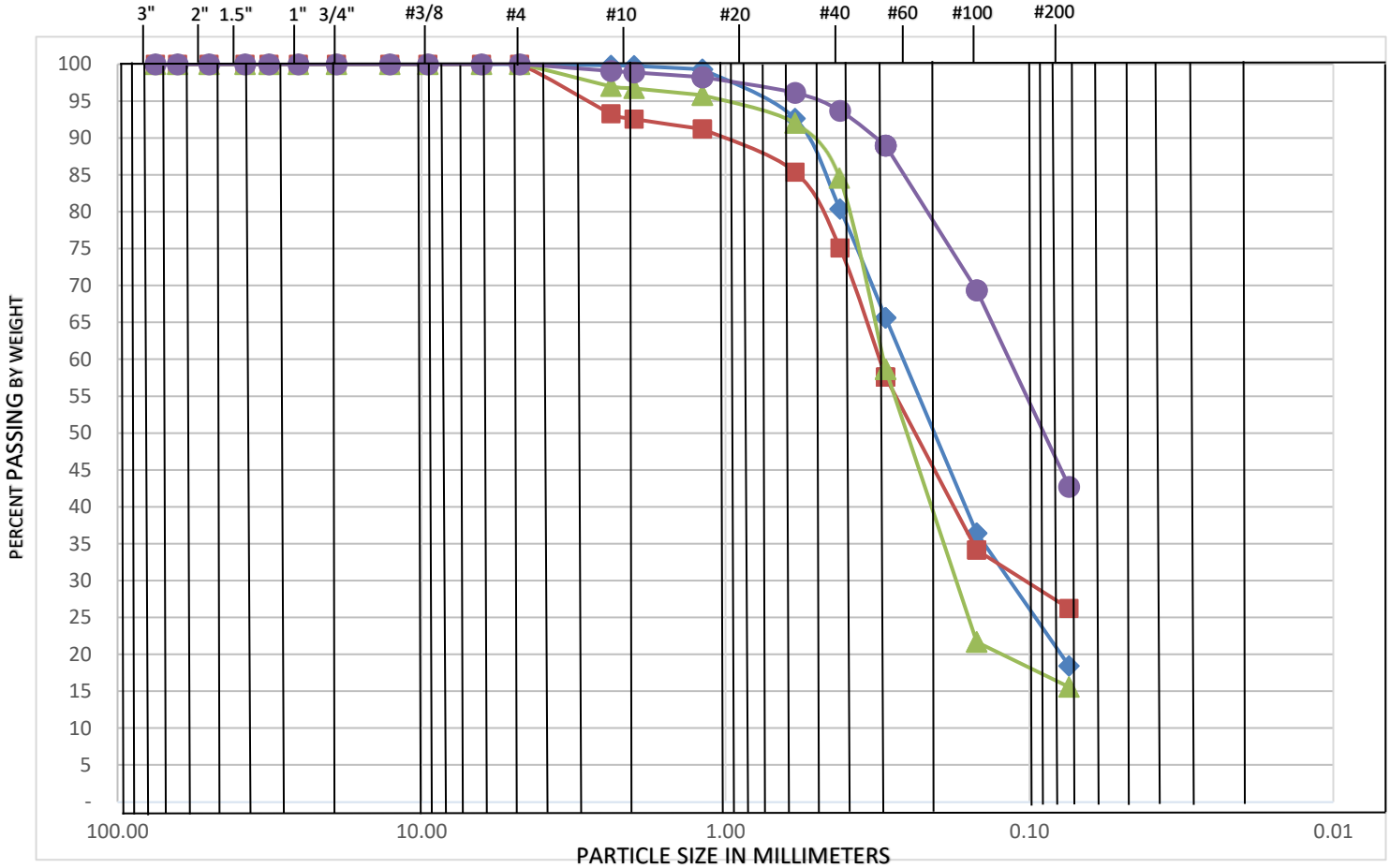
Natural moisture content determinations were made on all samples. The natural moisture content is defined as the ratio of the weight of water to dry weight of soil, expressed as a percentage. The results of the moisture content determinations are presented on the boring logs in this appendix.

Grain Size Analysis

Select samples from the borings were analyzed for grain size in general conformance with ASTM C 136 and ASTM C117. In general, samples were oven dried, weighed then washed over a #200 sieve to remove silt and clay sized particles and then dried again. The samples were separated through a series of sieves of progressively smaller openings for determination of particle size distribution. The material passing and/or retained on each sieve was recorded as a percent of the total sample weight. The results of the sieve analysis are depicted in this appendix.

PARTICLE SIZE ANALYSIS - C117/C136

Project Name	Aegis, Overlake	Project Location	1835 - 116th Avenue NE
Project Number	1835 - 116th Avenue NE	Tested By	DH
Date of Sampling	1/6/2017	Date of Testing	1/18/2017
		Reviewed By	MSP



Coarse	Fine	Coarse	Coarse	Fine	Silt/Clay
Gravel		Sand			Fine Grained

Boring #	Depth (ft)	% Gravel	% Sand	% Fines	PL	LL	PI	Moisture (%)
B1	25		81.6%	18.4%	NP	NP	NP	11.7%
B2	10		73.8%	26.2%	NP	NP	NP	18.5%
B2	25		84.4%	15.6%	NP	NP	NP	15.0%
B4	2.5		57.3%	42.7%	NP	NP	NP	18.2%

Boring #	Depth (ft)	USCS Symbol	USCS Name	Plot Lines
B1	25	SM	Silty SAND	
B2	10	SM	Silty SAND	
B2	25	SM	Silty SAND	
B4	2.5	SM	Silty SAND	

Intertek-PSI Office: 20508 - 56th Avenue West, Lynnwood, WA, 98036, Office Phone 425-409-2504, Fax 425-582-8193

Submittal Requirements

3/1/2016

DESIGN REVIEW, MASTER DEVELOPMENT PLAN, PRELIMINARY SEPA and VARIANCE APPROVALS

_____ **Design Review**: Review of a proposed project to ensure that site development, structures, and signs conform to the design criteria and requirements of that particular land use district. **(LD)**

_____ **Master Development Plan:** Review the site development and building envelope components of a phased development proposal to ensure conformance with the Comprehensive Plan, consistency with the design guideline, and compliance with the development standards and requirements. **(LP)**

_____ **Preliminary SEPA:** State Environmental Policy Act (SEPA) threshold determination when not associated with another permit, as determined by the environmental coordinator. **(LM)**

_____ **Variance**: Permission to vary from the *Bellevue City Code* or the *Land Use Code*. Required for noise exceptions where no other development permits exist. Also includes one-time exception for intrusion into a riparian corridor on a single-family lot. For Construction Noise Variance, see sheet #38, *Exceptions to Noise Limits/Hours*. **(LS)**

_____ **Land Use Code Exemption**: An activity, structure, minor addition, or site modification to a previously approved project or decision exempt from further Design Review as determined by the director—such as an awning; canopy; fence; mechanical equipment screening; exterior color, material, facade redesign or replacement; adjustments to site access, parking layout, master sign plan, or landscape area; or expansion of use. **(LJ)**

To submit your application online use www.mybuildingpermit.com.

If you are applying in person at City Hall, submit the number of copies specified below for your application type.

Initial for waiver by City of Bellevue Planner		Design Review*	Master Development Plan	Preliminary SEPA	Variance	Land Use Code Exemption
	This Chart	1	1	1	1	1
	Application	1	1	1	1	1
	"Bill To" Form	1	1	1	1	1
	Preapplication Conference Letter	1	1			
	Boundary & Topographic Survey	4	4	5	2	
	Site Plan A					2
	Site Plan B[A]	7	5	5	3	
	Vicinity Map (8 1/2" x 11")			5		
	Floor Plan	4	2		2	
	Building Elevations[A]	6	5	5	2	2
	Preliminary Clearing & Grading Plan	4	4	5		
	Road Plan	4	4			
	Preliminary Storm Drainage Report[F]	2				
	Preliminary Landscape Plan[B]	5	5	5		Footnote B
	Description of Proposal & Design Intent[C]	1	1	5		

* For Downtown projects the land use planner will provide detailed submittal requirements with the preapplication letter.

		Design Review	Master Development Plan	Preliminary SEPA	Variance	Land Use Code Exemption
	Sign Master Plan	1				1
	Statistical Information Sheet				1	
	Exterior Lighting Plan	2				
	Preliminary Street Lighting Plan	2	2			
	Geotechnical Report	3	3			
	Environmental Checklist	3	3	3		
	Written Description of Proposal[C]	1	1			1
	Amenity Plan and Amenity Chart[C]	1	1			
	Bird's Eye Perspective[C]	1				
	Noticing Requirements	Footnote D	Footnote D		Footnote D	
	Bldg Materials & Color Samples[C]	1				1
	Narrative Addressing Variance Criteria				1	
	Other Requirements	Footnote E Wetland Report may be required (2 copies)	During review you may be asked to submit a Transportation Impact Analysis, a Geotechnical Report, a Wetland Report, a Coal Mine Report, etc.	During review you may be asked to submit a Transportation Impact Analysis, a Geotechnical Report, a Wetland Report, a Coal Mine Report, etc.	Footnote E	
	Fees	Permit Processing provides current fee information (425-452-4898). **Fees are due at submittal**; additional fees may be due at issuance and/or in monthly billings.				

Footnotes

[A] Show on Site Plan B all existing and proposed utilities, Building Elevations and the proposed location(s) for all signs. Provide conceptual details of the number, sizes, and the design, including overall dimensions. All signs must be obtained by separate permit and meet the *Bellevue Sign Code* (BCC 22B.10).

[B] Preliminary Landscape Plan only required when there are changes to landscaping, **3 copies**.

[C] See sheet #74 for details.

[D] The City of Bellevue provides mailed noticing (including labels) to all property owners with 500 feet of any boundary of the subject property. In conjunction with publishing the notice of application, the city will install a 2-sided public information sign on the site for projects requiring Design Review. The applicant will pay $230 per sign.

[E] Reviewer will contact you prior to final approval to submit **2 sets** of original drawings reduced to 8 ½" x 11".

[F] The Storm Drainage report must be stamped and signed by a civil engineer licensed in the State of Washington.

Please Note

The property owner bears the responsibility for the accuracy and completeness of all information provided with or affecting the application submittal.

If the property contains or is adjacent to critical areas (streams and stream buffers, wetlands, floodplains, and geologic hazard areas) additional information may be required. See a planner for handouts.

The city may require additional information as needed. If you have any questions concerning your application submittal, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.).

The city will provide reasonable assistance with physical access, communication, or other needs related to a disability. Assistance for the hearing impaired: Dial 711.

Development Services
Permit Processing 425-452-4898

Application for
LAND USE APPROVAL

APPLICATION DATE	TECH	CIP PROJ #	PROJECT FILE #

□Administrative Conditional Use-LA □Binding Site Plan-LF □Boundary Line Adjustment-LW □Conditional Use-LB □Conditional Use Shoreline Mgmt-WA □Critical Land Use Permit Admin-LO ☒Design Review-LD □Final Plat-LG □Final Short Plat-LF	□Land Use Approval Amendment-LI □Land Use Exemption-LJ □Master Development Plan – LP □Planned Unit Development-LK □Planned Unit Dev. Combined w/Plat-LK □Preliminary Plat-LL □Preliminary Short Plat-LN □Preliminary SEPA Review-LM	□Shoreline Development-WG □Shoreline Exemption w/o SEPA-WD □Shoreline Exemption w/SEPA-WE □Shoreline Variance-LS □Variance-LS □WCF in ROW - CA
	NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.	

1. **Property Address** 1835 116th Ave. NE, Bellevue, WA. 98004 Zoning BR-MO

   Project Name (if applicable) Aegis Overlake Tax Assessor # 532800-0015,0025,0030

2. **Applicant** ASC Overlake, LLC Phone (425) 861 9993

   Address 17602 NE Union Hill Rd. City, State, Zip Redmond, WA 98052

3. **Contact Person** Bryon Ziegler Phone (425) 861 9993

   E-Mail Address bryon.ziegler@aegisliving.com FAX # (____) NA

   Address 17602 NE Union Hill Rd. City, State, Zip Redmond, WA 98052

4. **Engineer/Architect/Surveyor** Ankrom Moisan c/o JP Emery Phone (206) 576 1627

   Address 1505 5th Ave, Ste. 300 City, State, Zip Seattle, WA 98101

5. **Project Type:** ___Single Family Residential X Multi Family Residential ___Non-Residential

6. **Description of proposed project, use, exemption, or variance:**
   118 unit assisted living community. Six level over underground parking.
   46 parking spaces.

   Proposed Building Gross Square Footage 116,448 - Proposed Structure Parking Gross Square Footage 20617

7. **Nature of Project (if applicable)**
   Current use of property and existing improvements: 2 single family structures used as offices.

   Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property. NA

8. If **SHORT PLAT or SUBDIVISION** Application: Total Acreage _____ Number of Proposed Lots _____

   Has this property been previously subdivided? If yes, Date _____ Recording # _____

   If this is a Final Plat or Final Short Plat, what is the Preliminary project file # _____

9. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) $ _____

   If a single family residence or pier is proposed, is it intended for the owner's own personal use? □Yes □No

   If Shoreline Variance, the development will be located:
   □ Landward □ Waterward of the ordinary high water mark. **AND/OR** □ Outside □ Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.
I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature _____ Date 12/2/2016
(Owner or Owners Agent)

Revised 7/16/13

City of Bellevue

Bill To Form

Permit/Approval #

Your application is a type that requires deposit(s) and may have billable hours.
This means you may receive bills in the mail for review or inspection time spent on your project, in addition to the fees you pay at submittal or will be required to pay at or prior to issuance.

Please send the bills to:

Name/Company: ASC Overlake, LLC

Attention: Aegis Senior Communities, c/o Bryon Ziegler

Billing Address: 17602 NE Union Hill Road

City, State and Zip: Redmond, WA 98052

10-digit Phone #: 425 861 9993

- For address changes: Notify Billing Customer Service (425-452-6860)
- For ownership changes: The new owner must provide Billing Customer Service with the ownership transfer date before any billing information can be changed.
- For billing liability changes: Contact Billing Customer Service (425-452-6860)
- City/School/Agency Projects: Please use "City Applicant / Other Agency Form"

Signature: _____ Date: 12/2/2016

City of Bellevue

City Applicant / Other Agency Form

Permit/Approval #

This form is only applicable if you are a City of Bellevue Department, or an outside agency listed below, and you are requesting to be billed for submittal and issuance fees. Check the appropriate agency on the list below. If you are not listed below, all application fees must be paid by check, cash, or credit card at the time of application.

CIP / Work Order / Purchase Order / Reference Number:	

City Project Information / **Other Agency Project Information**

Check One	Department	Row Sequence #	Check One	Agency	PO #	Row Sequence #
☐	COB Parks	294978	☐	Bellevue Schools		114044
☐	COB Transportation	295060	☐	KC Dept Of Trans	KC 100	541675
☐	COB Fire	295099	☐	KC Solid Waste	KC 200	568614
☐	COB Utilities	295034	☐	KC Wastewater	KC 300	749926
☐	COB Info Services	532938	☐	City of Redmond		541621
☐	COB Arts	532935	☐	Issaquah Schools		308963
☐	COB Info Tech	552341	☐	Sound Transit		552268
☐	COB Facilities	295032	☐	PO 98884 for Stage III, Linda Smith		206 689-4922
☐	COB PCD	648986				
☐	COB Police	903897				

Project Manager:_____ Phone Number:_____

Internal Use Only: If the application requires a deposit, create a second line in the AMANDA People Screen and add the "Bill To" using the same People RSN as above.

City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

August 15, 2016

Bryon Ziegler
Aegis Senior Communities
17602 NE Union Hill Road
Redmond, WA 98103
bryon.ziegler@aegisliving.com

Subject: 16-136754-DB
Aegis Overlake Facility
1835 116th Avenue NE

Dear Mr. Ziegler:

Thank you for meeting with City staff to discuss your proposed project. In this letter, I have included the major comments made by the members of the City's preapplication conference team. The comments in this letter are based on a preliminary review of materials submitted and do not represent an exhaustive review of your proposal. It is the applicant's responsibility to research appropriate code provisions relevant to this project. Whenever possible staff has attempted to cite the applicable codes associated with their comments on this project. The City may identify additional concerns as additional information is provided about your proposal.

The information contained in this letter is a general assessment of your proposal based on the information you provided. The information and direction conveyed here is applicable for six months or until the Codes, standards or policies of the City are amended whichever occurs first.

Any future application should clearly demonstrate in a written narrative and on the plans submitted, how you have addressed the applicable standards, guidelines, policies and other requirements outlined in this letter.

Based on the scope of the project you described during the preapplication conference the following permits have been identified as being necessary:

	PERMIT NAME:	
Land Use:	Design Review application (LD) Under a Predevelopment (DC) application, we can work with you as you resolve any issues prior to submitting the Design Review application. This is not a requirement but can be helpful.	
Building: Clear/Grade:	Demolition, Building Permit Clearing & Grading Permit	
Utilities:	UE for water, storm, side sewer Utilities Extension (UE)	
Fire: Transportation:	Fire Permits ROW Use Permit	

Department comments are as follows:

A. Development Services Department (DSD), Land Use Division

(Staff contact: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov)

	SITE SPECIFIC OVERVIEW	CITATION
LAND USE DISTRICT AND USE	BR-MO zoning district. This is a Design District and will require a Design Review application. A Nursing home, assisted living and congregate care senior housing are allowed uses in the BR-MO zoning district, subject to Footnote (1) Land Use Code LUC 20.25D.070 for King County Recording.	Mapshot LUC 20.25D.030 Footnote (1) LUC 20.25D.070.
PUBLIC NOTICE	We will provide public notice of the application when received. The public notice will be published in the newspaper, public information signs will be installed on the property and notice will be mailed to all property owners within 500 feet. We will hold a public meeting at City Hall.	LUC Process II
STATE ENVIRONMENTAL POLICY ACT (SEPA)	SEPA review will be required since the structure is over 4000 square feet. You can submit the environmental checklist with your Design Review application. The review will be done concurrent with the Design Review.	BCC 22.02
PARKING ANALYSIS	LUC 20.25D.120.B specifies required parking for senior citizen dwelling or congregate care as 0.50 stalls: 1000 net square feet (minimum) and 1.25 stalls:1000 net square feet (maximum). Provide calculations with your Design Review submittal. In previous projects, this has not always been enough parking for this type of facility. Please provide a parking analysis from one of your other facilities that shows anticipated parking demand for this facility (including onsite parking for guests and employees). We can review your parking analysis in the DC application.	LUC 20.25D.120.B, F
DIMENSIONS	Please check all of the footnotes of LUC 20.25D.080.A for applicability to your project. Impervious surface maximum 75%. Lot coverage maximum 75%. Building setbacks: 0, subject to Footnote (2). Gross Square Feet (GSF) per floor above 40 feet = 28,000 GSF. See Footnotes (16), (20), (21). Building height = 70 feet from Average Finished Grade (AFG).	LUC 20.25D.080.A

	Footnote (2) of LUC 20.25D.080.A states that where a building exceeds 45 feet and is located within 15 feet of the front property line, there shall be a 15-foot deep stepback in that façade at a height no more than 40 feet above the average finished grade along that facade. On the site plan, clearly show the front setback dimension so we can determine if this is applicable. FAR = 1.0; however, under Ordinance No. 6293 up to 1 FAR of floor area dedicated to Congregate Care Senior Housing, Nursing Home, or Assisted Living uses shall not be counted for the purposes of calculating FAR, provided there is payment of a residential fee-in-lieu payment and an agreement dedicating the excepted floor area to the use is recorded with the King County Recorder's Office.	
BUILDING DESIGN	The preapplication materials showed massing studies for the building. As we commented on the prior proposal, we would like to see a unique corner feature at 116th Ave. NE and NE 19th Street. This is an opportunity to design an identifying feature to welcome those who are entering the facility. We also encourage you to use a Northwest style to the building, instead of colonial style. Please design exterior walls that have interest, modulation and an abundance of visual access. Comments on the massing drawings: • We recommend more articulation in the building design. The Bel-Red Design Guidelines encourage the breakdown of long expanses of building frontage both horizontally and vertically. Upper floors are encouraged to be stepped back. Vertical articulation of windows, columns and bays is encouraged as well as an attractive roofline. Green roofs are encouraged to reduce stormwater runoff. • Provide more information about the main residential entry. The last proposal had a covered area for drop-offs which provided weather protection. We recommend this feature for your current proposal. • Provide information about the lower building element in the southeast corner of the complex. Is this a lobby or dining area? Show how this area integrates with the rest of the building.	LUC 20.25D.130-150 Bel-Red Subarea Element of the Comprehensive Plan Bel-Red Design Guidelines LUC 20.25D.150

	• Provide more information about the trash/receptacle area. Show the truck maneuvers. • Explain the "chimney-like" elements. Are those elevator overruns? • Provide information on the green roof at the 2nd level. Is this accessible to the residents? If so, provide information on the guardrails. • We encourage you to design visually interesting upper floor residential windows. • This project should promote neighborhood compatibility. Indicate how the proposal will "fit in" with the neighborhood. • The building location on the site and location of the surface parking appears to work well as this is the same layout as the prior proposal. Where will the mechanical equipment be located? If on the rooftop, it must be screened from the sides and above. We can review this in the DC application. Provide a walkway from adjacent streets to front door. Please provide a bird's eye view from all streets. Show elevations for all sides of the buildings. Please provide color/material samples. We encourage you to submit a DC application to discuss building design.	LUC 20.20.525
LANDSCAPING AND SIDEWALK WIDTH	Perimeter property lines 10 feet wide of landscaping per LUC 20.25D.110.D. Provide robust landscaping along the south property line to create a generous buffer to the single family lot to the south. Arterial landscaping is outlined in LUC 20.25D.110.B.3.d (trees, shrubs, groundcover – some options for plant types). Type V landscaping is required within the site interior parking lot. LUC 20.20.900 requires tree retention. All significant trees within the site perimeter must be retained and at least 15% of the diameter inches of significant trees of the site interior must be retained. Please provide an arborist's report to document the health of trees for retention. If you cannot meet the tree retention requirements, we can discuss a modification under LUC 20.20.900.	LUC 20.25D.110.D LUC 20.25D.110.B.3.d LUC 20.20.520 LUC 20.20.900

	Sidewalk width for NE 19th Street and 116th Ave. NE is 6' wide sidewalk, 5' wide planter. Please see Transportation regarding 116th Ave. NE.	
TRUCK LOADING AND REPUBLIC SERVICES	Truck loading is 10 feet x 55 feet and must be onsite and approved by the City of Bellevue and Republic Services.	LUC 20.20.590.K.b.i

B. Clearing and Grading Division

(Staff contact: Savina Uzunow, 425-452-7860, suzunow@bellevuewa.gov)

A Clearing and Grading Permit is required for this project per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: http://www.bellevuewa.gov/clearing-grading-standards.htm

Some of the Clearing and Grading Development Standards highlights are:

CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP)	A CSWPPP is required for all clearing and grading permit applications. It must include a narrative, drawings, and a turbidity and pH monitoring plan.	Clearing and Grading Development Standards
EROSION AND SEDIMENTATION CONTROL - MINIMUM REQUIREMENT 2	Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for this permit application.	BCC 23.76.090 and Clearing and Grading Development Standards
TREE PROTECTION	Significant trees that are scheduled for retention must be protected during construction.	Clearing & Grading Development Standards
CLEARING AND GRADING LIMITS	Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project (including utilities and frontage improvements).	Clearing & Grading Development Standards
CONSTRUCTION SEQUENCE	A construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestones.	Clearing & Grading Development Standards
RAINY SEASON RESTRICTIONS	The project site is subject to rainy season restrictions. Specific approval from the Development Services Department is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30).	BCC 23.76.093
GEOTECHNICAL REPORT	A geotechnical report is required for this project. The report must be submitted for review with the initial applications for land use review and construction permits.	Clearing and Grading Development Standards

TURBIDITY MONITORING PLAN	Turbidity monitoring and pH is required for this project. A monitoring plan must be submitted with the Clearing & Grading permit application.	Clearing and Grading Development Standards
ROCKERY REQUIREMENTS	Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.	BCC 23.76.085 & 086
POST CONSTRUCTION SOILS	For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.	Clearing and Grading Development Standards
ABATEMENT SECURITY	An abatement security device is required for all projects that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings, irrevocable letter of credit and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.	BCC 23.76.140

C. Fire Department

(Staff contact: Travis Ripley, 425-452-6042, tripley@bellevuewa.gov)

Please contact me separately.

D. Transportation Department

(Staff contact: Ryan Miller, 425-452-7915, rkmiller@bellevuewa.gov)

Please note that these comments provide an initial review of the subject based on information provided at the pre-application meeting. Should the scope or nature of the proposal change, the comments provided herein may no longer be valid. All appropriate codes, development standards, and policies should be thoroughly researched prior to submitting formal plans to the City.

FINANCIAL ASSURANCE DEVICE NOT ACCEPTED FOR FRONTAGE IMPROVEMENTS	Any transportation-related improvements required for this development must be completed prior to issuance of any Certificate of Occupancy. No such improvements may be delayed through provision of a bond or other financial assurance device, unless the city requires a delay.	BCC 14.60.110 LUC 20.40.490
PROCEDURAL ISSUES AND SUBMITTAL REQUIREMENTS	All transportation-related information must be included on plan sheets marked "Road Plan", which must meet the requirements for a road plan as described in Submittal Description Sheet #21. Submittal Description Sheet #21 can be downloaded at: http://www.cityofbellevue.org/pdf/PCD/sd_21.pdf. Note that a road plan may require identification of some features off the subject property or across the street. A road plan may be combined with other engineering information. The "Road Plan" label may be expanded to include other engineering topics. The applicant must include exact copies of all standard drawings specified herein or needed to clarify other engineering issues. The Transportation Department Design Manual can be downloaded without charge from the following web page: http://www.ci.bellevue.wa.us/transportation_design_manual.htm. That web page also includes links to transportation-related city codes that may be of interest to the developer. Approved transportation construction notes must be included in the final engineering plans. Sample notes can be emailed on request. The location, alignment, grade, and design of all street frontage improvements shall be as shown on the engineering plans. Architectural plans and landscape plans must be consistent with the engineering plans for all aspects of street frontage design. Within the site, architectural and other plans must be consistent with engineering requirements for driveway grade, width, location, and sight lines.	BCC 14.60.110 Design Manual
CONCURRENCY AND TRAFFIC IMPACT ANALYSIS	If the net new p.m. peak hour trip generation for this proposed project will exceed 30 trips, a concurrency test will be required. Trip generation information will be required from the applicant traffic engineer. A traffic impact analysis may also be required at the discretion of the review engineer.	BCC 14.10 14.60.050
IMPACT FEES	Payment of traffic impact fees will be required at issuance of the primary building permit. More information is needed on the square footage and the use of the proposed building in order to determine the exact amount of credit.	BCC 22.16

ACCESS LOCATION, SPACING, DESIGN, WIDTH, ETC	Transportation Department design standards require that all driveways be offset at least 100 feet from other driveways and at least 150 feet from the nearest intersection, unless there is no better alternative. The proposed driveway locations are acceptable. The two-way commercial driveway on an arterial street (116th) shall be a minimum of 30-feet wide. The two-way commercial driveway on a local street (115th) shall be a minimum of 26-feet wide. A driveway on an arterial street shall not exceed a slope of 7% for 30 feet behind the sidewalk. A driveway on a local street shall not exceed a slope of 10% for 20 feet behind the sidewalk. Grade changes in a driveway must be rounded off. Truck access is a significant concern on a constrained site. City code 14.60.150 H prohibits approval of any commercial driveway where backing in a street or across a sidewalk would occur. Garbage pick-up will be required to occur on site. Prior to approval of a building permit, the developer must obtain confirmation from the garbage hauler and the review engineer that both are satisfied with the access provided. The applicant shall construct all driveway approaches per the City of Bellevue Design Manual. The appropriate Design Manual drawings must be included in the plans.	BCC 14.60.150 Design Manual
ACCESS RESTRICTIONS	The City reserves the right to make left-turn access restrictions onto 116th Ave NE, into and out of this site as part of future public road projects or if these access locations become an operational or safety problem.	BCC 14.60.060 BCC 14.60.150
INTERNAL CIRCULATION	Parking stalls must be set back 20 feet from the outside travel edge of public streets to avoid traffic circulation problems.	

SIGHT DISTANCE REQUIREMENTS	Vehicle and pedestrian sight distance must meet Bellevue's minimum standards and be indicated on the civil engineering plans, submitted at the design review phase. The plans must indicate any landscaping, structures, or fixtures that may obstruct sight distance.	BCC 14.60.240, 14.60.241; Design Manual

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 Transportation Department Design Manual.

On 116th Ave, full frontage improvements will be required, including the following:

- The sidewalk shall be completely removed and reconstructed with a sidewalk that is a minimum of eight feet wide.
- A five foot wide planter shall be provided with street trees, spray irrigation, and root barrier.
- The existing curb and gutter along 116th Avenue NE may remain in the present alignment; however, the Transportation Department inspector may require repair or replacement of any segments of the curb and gutter that are damaged or not up to present standards.
- Any existing driveway opening that will not be reused must be replaced with standard curb and gutter, and old driveway connections must be removed within the street right of way.
- All pedestrian facilities shall be brought into compliance with current ADA requirements.

On 115th Ave and NE 19th Street, full frontage improvements will be required, including the following:

- Install new curb and gutter to city standards, with the face of curb located 14 feet from the street's centerline. In order to establish the correct curb and gutter elevation on 115th, it is necessary to evaluate the street cross slope from the centerline.
- Curb radii at street intersections should be 25 feet at 115th / 19th and 30 feet at 19th / 116th.
- Install a planter strip at least 5 feet wide, not including the curb. The planter shall include street trees, spray irrigation, and root barrier.
- Install a standard concrete sidewalk at least 6 feet wide on both 115th Ave and NE 19th St.
- At the south end of the sidewalk on 115th Ave, provide a temporary ramp back to street grade.
- The intersection of 115th and 19th should have two curb ramps, one for east/west movement and one for north/south.
- At the intersection of NE 19th St and 116th Ave, install only a north/south ramp, using a directional design such as in standard drawing TE-12D.
- Storm drainage must meet Utility Dept. standards.

All public sidewalks must be ADA compliant. Sidewalk cross slopes must not exceed 2%.

All planters shall be irrigated using a metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection.

STREETLIGHTS AND SERVICE CABINETS	Analysis by the developer of the street lighting system on all 3 adjacent streets is required, in order to show adequacy and conformance with current requirements. For the Design Review phase, the analysis must determine streetlight locations and types. A combined street tree and street light plan is required for review and approval prior to Design Review approval. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Prior to approval of construction plans, a plan and specifications for the streetlight system and all related equipment must be prepared by an engineer familiar with City Standards and approved by the City.	BCC 14.60.110 BCC 14.60.210
FIXED OBJECTS, BREAKAWAY OBJECTS	No fixed objects, including fire hydrants and streetlight poles, are allowed within ten feet of a driveway edge, identified as Point A in standard drawings DEV-7A through DEV 7F. Fixed objects are defined as anything with breakaway characteristics greater than a 4" by 4" wooden post.	Design Manual Standards 15, 16; Drawings DEV-7A to DEV-7F
UNDERGROUNDING OF UTILITY LINES	All above-grade utility lines and cabinets along any adjacent street frontage must be undergrounded, except for high-voltage transmission lines. No new above grade lines will be allowed.	BCC 14.60.110
RIGHT OF WAY OR EASEMENT DEDICATION	All necessary easements, dedication of right-of-way, and recorded agreements must be accepted and approved by the City prior to building permit issuance. Sidewalk and utility easements shall be granted to the City to accommodate all public sidewalk areas located on private property.	BCC 14.60.090 BCC 14.60.100
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 public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near the development site, 116th Ave NE, 115th Ave, and NE 19th Street are presently classified as Overlay Required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a grind and overlay at least 50 feet long will be required for the full width of any affected lane.	BCC 14.60.250; Design Manual Section 21; Standard Drawings ROW-1 through ROW-5
ROW USE PERMIT	The applicant is required to apply for a right-of-way use permit from the City of Bellevue Transportation Department, Right of Way Division, before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the city right of way, including but not limited to the following: • Designated truck hauling routes. • Truck loading and unloading activities. • Hours of construction and hauling. • Continuity of pedestrian facilities. • Temporary traffic control and pedestrian detour routing for construction activities. • Street sweeping and maintenance during excavation and construction. • Location of construction fences. • Parking for construction workers. • Construction vehicles, equipment, and materials in the right of way. • All other construction activities as they affect the public street system.	BCC 14.30

OFF-STREET PARKING, STAGING, LOADING	The applicant must provide off-street parking, storage, and staging areas for all construction workers, construction activity, and materials storage, unless allowed within the right of way through a Right of Way Use Permit. Once this development is occupied, the loading and unloading of trucks on adjacent streets will not be permitted. City permits allowing the loading and unloading of trucks in the public right-of-way will not be issued. All loading and unloading, including garbage pickup, must be accommodated on site. Approval by the garbage hauler is required.	BCC 14.30; LUC 20.20.590.K.4
OTHER	Addressing will be determined by the City's Parcel and Address Coordinator To the maximum extent feasible, no utility vaults will be allowed within a public sidewalk. Frontage improvements to be installed on 116th Ave NE must consider the location and operation of the existing Metro bus stop. A concrete pad in the planter strip will be needed to provide ADA-compliant access to the bus. The applicant must contact Metro Transit to confirm that the proposed location of landscaped areas, street trees, and concrete pads will be compatible with the bus stop location. Front and rear doors on both standard and articulated buses should be considered.	

E. Building Division

(Staff contact: Robert Snyder, 425-452-4475, rsnyder@bellevue.gov)

APPLICABLE CODE EDITIONS	Current code editions which should be used in the design and construction of the building include the 2015 editions of the IBC (including ANSI A117.1-2009), IMC, IFC, IECC and UPC with Washington State and local amendments. The 2014 NEC with Washington Cities Electrical Code is also currently in effect.	Chapters 19.27 & 70.92 RCW
SUBMITTAL COMPLETENESS	Submittals to the City of Bellevue should be as complete as possible. The Building Department expects that plans initially submitted for review will be 95% complete. The completeness & thoroughness of the plans directly effects the time required for review and ultimately for permit issuance.	
CODE ANALYSIS	The drawings need to include designated sheets for a complete Building Code Analysis which addresses: • Building height • Number of stories • Actual floor area vs. allowable floor area • Occupancies • Type of construction • Fire walls, barriers & partitions • Smoke barriers & partitions • Sprinkler requirements • Sprinklers used for allowable area & height increase • Frontage used for allowable area & height increase • Means of egress determination • Plumbing fixture calculations & counts Accessible parking, including van accessible parking, and associated signage	

STRUCTURAL ENGINEERING	Engineering calculations and design of all structures should be submitted with the building permit application. Calculations should clearly correlate with the structural plans. Provide "key plans" to link calculations to the plans.	COB 23.05.105
BARRIER FREE ACCESS	Access for disabled shall be in conformance with Chapter 11 of the IBC and the current edition of ICC ANSI A117.1.	ICC /ANSI A117.1, IBC Chapter 11
Accessible Parking	Van and standard accessible parking spaces should be designed and located as close as possible to the accessible building entrances. The number of required parking spaces will also need to be approved by the Land Use Division.	IBC Sections 1106 and Section 502 of ANSI A117.1
TYPE OF CONSTRUCTION	Construction classification shall be in accordance with IBC Section 506 & Chapter 6. Calculations must be submitted to show that the construction type is acceptable for the proposed occupancies.	IBC Chapter 5 & 6.
SPRINKLER SYSTEM	The sprinkler system for this project should be specified as NFPA 13. Quick response sprinkler heads may be required for any occupancies designated as light hazard. An automatic fire-extinguishing system for commercial cooking systems may be required.	IBC Section 903. IBC 904.11/IFC
COMMERCIAL KITCHEN HOOD VENTILATION SYSTEM	Commercial kitchen hoods, ductwork, exhaust and make-up air systems will be required per IMC 506 and IMC 508.	IMC 506, 508
MAXIMUM OPENING AREA	The maximum opening area in exterior walls is limited per IBC Table 705.8 and should be noted on the plans when applicable. Openings on the north side would be limited to 45% of the wall area per story for unprotected openings	IBC Section 705.8.
VENTILATION AND SETBACKS FROM PROPERTY LINES TO HOODS, VENTS, ETC.	Ventilation shall be in accordance with IMC Chapter 4. Exterior hoods, vents, and other mechanical openings must comply with the IMC. Contact Valerie Graber at 425-452-4576 if you have questions.	IMC Chapter 4
PLUMBING FIXTURES	IBC Chapter 29 (as amended by the State of Washington) contains the requirements related to the number and type of plumbing fixtures required. The plans should include the uses, floor areas along with the appropriate factors used to determine the number of toilets, lavs and drinking fountains required.	IBC Chapter 29 and Table 2902.1.
SEPARATE PERMIT APPLICATIONS ARE REQUIRED	Separate building, mechanical, electrical and plumbing permit applications are required to be submitted along with the documents listed on the submittal requirements for each folder type. The submittal requirements may be found at http://www.bellevuewa.gov/application_packets.htm.	
KING COUNTY HEALTH DEPT. APPROVAL IS REQUIRED PRIOR TO ISSUANCE	A copy of the King County Health Department approval is required before the City of Bellevue will approve the building permit for issuance.	
STATE DEPARTMENT OF HEALTH APPROVAL	This project will require plan review by the Washington State Department of Health Construction Review Service (CRS)	388-78A WAC
BUILDING CODE SETBACK REQUIREMENTS	The plans should indicate limited openings (45%), projections or penetrations on the north setback wall. The north and south walls are required to be constructed of listed one-hour fire rated assemblies.	IBC Chapter 6 & 7.
SOILS REPORT	A soils report is required for this project. At least one copy of the soils report along with associated engineering should be submitted for review.	IBC Section 1803.
PEDESTRIAN PROTECTION	A fence or guard is required to keep the public from entering the construction site.	IBC Section 3306.

MEANS OF EGRESS	A means of egress plan should be included with your building permit submittal to show compliance with IBC Chapter 10. Corridors shall be continuous from point of entry to an exit and not interrupted by intervening spaces. Dining, kitchen and living areas are intervening spaces and will require separation from the corridor or limited to 150sf.	IBC Chapter 10.
EMERGENCY ESCAPE AND RESCUE	In addition to the means of egress required by chapter 10, provisions shall be made for emergency escape and rescue openings for sleeping rooms.	IBC 1030
ENERGY CODE	The proposed building is required to meet the commercial provisions of the Washington State Energy Code.	Washington State Energy Code Commercial Provisions WAC 51-11C
EASEMENTS	Verify or secure all required easements and agreements for access, utilities and construction.	
ADDITIONAL INFORMATION	We highly recommend that the applicant address building issues through the DC process prior to submittal for building permit.	

F. Utilities Department

(*Contact: Mark Dewey, 425-452-6179, mdewey@bellevuewa.gov*)

Please note that these comments provide an initial review of the subject based on information provided at the pre-application meeting. Should the scope or nature of the proposal change, the comments provided herein may no longer be valid. All appropriate codes, development standards, and policies should be thoroughly researched prior to submitting formal plans to the City.

REQUIRED PERMITS	Developer Extension for water, and storm. Commercial side sewer permit. Developer Extension Books are available in the permit center along with sewer and water applications. You must see the Utility desk prior to permit submittal at Permit Processing.	BCC 24.02 BCC 24.04 BCC 24.06
STANDARDS	All water, sewer and storm drainage improvements shall be designed per City of Bellevue Utility Codes and Standards. The Codes and Standards can be found online at: http://www.codepublishing.com/wa/bellevue/?/Bellevue24/Bellevue24.html And http://www.bellevuewa.gov/utilities_codes_standards_intro.htm	
WATER COMMENTS	Show your fire line, domestic and irrigation meters for the site. Fire line connections cannot be located farther than 50 feet from the building double check valve assembly. If the connection is greater than 50 feet horizontal from the double check assembly it is required to be located in a vault. All fire lines must be restrained joint pipe. Medical clinic spaces are required to have premises isolation. Domestic water supply plumbing 30 feet or greater In height from the water main will require a double check back flow assembly on the backside of the domestic water meter. The applicant is responsible for sizing their own water meter per plumbing code. All unused water services will be required to be demolished back to the water main by the developer's contractor. Irrigated landscape areas 500 square feet or greater will require a landscape irrigation plan and landscape irrigation budget. All existing water services that will not be reused by the development will be required to be abandoned at the water main.	BCC 24.02

SEWER COMMENTS	Show the sewer connection for the building. An 8" sewer stub to a manhole will be required. Building demolition will require the existing sewer stub to capped at the property line. All existing sewer stubs that will not be used for the development will need to be demolished back to the sewer main by the developer's contractor. A gravity grease interceptor will be required for the food service kitchen. Garbage dumpster areas will be required to drain to the sanitary sewer through an oil/water separator and if over 200 square feet are required to be covered.	BCC 24.04
STORM DRAINAGE COMMENTS	A review of the submitted materials and the extent and nature of the development It appears the project will most likely trigger minimum requirements 1-9 of the Storm and Surface Water Standards. You will be required to determine the minimum requirements as part of the design process. Refer to Figures 2.2 and 2.3, pages D2-6 and D2-7, of the engineering standards to navigate the threshold requirement charts. Your site will qualify as new development and will require you to navigate flow chart 2.2. Minimum requirement 5, Onsite Storm Water Management, is required to be implemented to maximum extent feasible on site. Refer to Chapter 5 figure 6.1 and navigate tiers 1-3 to determine what will be feasible on your site. For minimum requirements 6 (water quality) and 7(runoff control) refer to chapter 6 to see if any onsite BMPs will allow credit towards detention and water quality sizing. A preliminary drainage report will be required with the land use application.	BCC 24.06
FINANCIAL SURETY	As part of the Developer Extension Agreement approval process the applicant will be required to supply the Utility Department with a construction surety device. The minimum amount is $5,000 per utility regardless of ownership or 100% of all proposed utility work in Utility Department easements or the public right of way whichever is greater. The final acceptance process will require a maintenance surety device to be a minimum of $5,000 or 10% of the certified construction cost for all publically owned utilities.	
FEES	Go to: http://www.bellevuewa.gov/pdf/Development%20Services/permitfees_utilities.pdf to see current permit fees. The Cascade Water Alliance fee will apply to all new water meters or upgrades in water meter sizes. Credit is given for existing meters that are demolished.	

2016 Regional Capital Facilities Charge for Water

The Cascade Water Alliance has adopted a Regional Water Capital Facilities Charge increase, effective on January 1, 2016. This charge applies to all new or upsized water meters. The table below lists the one-time charge due upon application for meter installation; or, prior to construction approval for meters larger than 2", which are contractor installed. Credit will be given for removed meters. The charge is due for all domestic and irrigation services. Fire services are exempt.

Meter Size	Single Family Equivalents	2016 Charge
¾"	1.0	$6,005.00
1"	2.5	$15,012.50
1.5"	5.0	$30,025.00
2"	8.0	$48,040.00
3"	16.0	$96,080.00
4"	25.0	$150,125.00
6"	50.0	$300,250.00
8"	80.0	$480,400.00

Capital Recovery Charge for water, sewer and storm drainage will apply to new development for current rates go to:
http://www.bellevuewa.gov/pdf/Utilities/CRC_2011.pdf

INSURANCE REQUIREMENTS.	The developer will be required to supply General Commercial Liability Insurance at the time of plan Developer Extension Agreement plan approval. See the Developer Extension Agreement Hand Book for the required level of coverage, pages 12 and 13.	
CONNECTION CHARGES	Water Charges: Downtown Bel-Red Reservoir charge. Charge is based on the number of units multiplied by $662.14 per unit. charges will accrue interest for inflation starting in 2011.	

Conclusion:

The information provided in this letter is an assessment of your proposal based on the information provided by you at our meeting. This information and direction is applicable for six months or until the Codes, standards or policies of the City are amended, whichever occurs first. Please be aware that this correspondence is not intended as a formal development review, but simply as informal feedback about potential development opportunities at the subject site.

Thank you for the opportunity to review this application. It was a pleasure to meet with you and we look forward to working with you in the future.

If you have any questions, please call me at 425-452-2731 or the individual department reviewer noted above.

Sincerely,

Carol Hamlin

Carol Hamlin
Senior Planner

Cc: City staff noted above

AEGIS AT OVERLAKE

1835 116TH AVE NE, BELLEVUE, WA 98004

DESIGN REVIEW SET

PROJECT TEAM

OWNER
AEGIS SENIOR COMMUNITIES
17602 NE Union Hill Rd
Redmond, WA 98052
PH: 425.861.9993
Walter Braun walter.braun@aegisliving.com
Bryon Ziegler bryon.ziegler@aegisliving.com

ARCHITECTURAL
ANKROM MOISAN
6720 SW MACADAM AVE
SUITE 100
PORTLAND OR 97219
PH: 503-245-7100
FAX: 503-245-7710
www.amaa.com
PRINCIPAL: Jason Erdahl jasone@ankrommoisan.com 503-977-5235
PROJECT MANAGER: JP Emery jpe@ankrommoisan.com 206-576-1627

INTERIORS
ANKROM MOISAN
6720 SW MACADAM AVE
SUITE 100
PORTLAND OR 97219
PH: 503-245-7100
FAX: 503-245-7710
www.amaa.com
Alissa Brandt alissab@ankrommoisan.com 503-952-1325
Jamie Kreger jamiek@ankrommoisan.com 503-952-1525

STRUCTURAL
DCI ENGINEERS
818 STEWART ST
SUITE 1000
SEATTLE WA 98101
PH: 206-332-1900
www.dci-engineers.com
Alisa Ma Klingenstein ama@dci-engineers.com
Bruce Zhong bzhong@dci-engineers.com

LANDSCAPE
THE LA STUDIO LANDSCAPE ARCHITECTS
15200 52ND AVE S
SUITE 210
SEATTLE WA 98188
PH: 206-204-0507
www.thelastudio.net
Roby Snow robys@thelastudio.net
Mel Easter mele@thelastudio.net

CIVIL
DCI ENGINEERS
818 STEWART ST
SUITE 1000
SEATTLE WA 98101
PH: 206-332-1900
www.dci-engineers.com
Matthew Frisby mfrisby@dci-engineers.com
Darren Simpson dsimpson@dci-engineers.com

MEP
COFFMAN ENGINEERS
1601 5TH AVE
SUITE 900
SEATTLE WA 98101
PH: 206-623-0717
www.coffman.com
Oyvind Naess naess@coffman.com
MECHANICAL: Heather Brownlow brownlow@coffman.com
ELECTRICAL: Chris Barker barkerc@coffman.com

ENVELOPE/ENERGY
MORRISON HERSHFIELD
600 STEWART ST
SUITE 200
SEATTLE WA 98101
PH: 206-268-7370
www.morrisonhershfield.com
Adam Neugebauer aneugebauer@morrisonhershfield.com

KITCHEN
RICCA DESIGN STUDIO
5325 S VALENTIA WAY
GREENWOOD VILLAGE CO 80111
PH: 303-221-0500
www.ricca.com
Jean-Michel Boulot jmboulot@ricca.com

NOT FOR CONSTRUCTION

Ankrom Moisan™

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

COVER SHEET

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER G0.00
SCALE	

1/26/2017 8:50:23 AM
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\20170112 Background Release\New folders\160900-15-Aegis Overlake_Central_2017-1-24_11-38_ab\160900-15-Aegis Overlake_Central.rvt

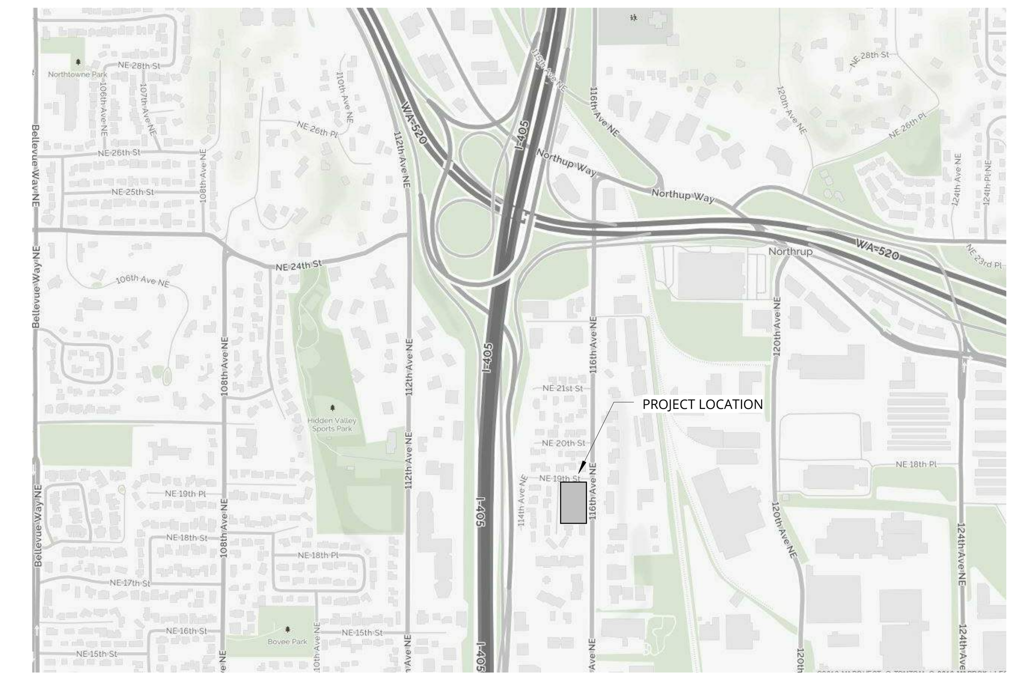
ABBREVIATIONS

A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACDN	ACCORDION
ACP	ACOUSTICAL CEILING PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ASPHALTIC PAVING
APP	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B #	BASE
BALC	BALCONY
BD	BOARD
BDRM	BEDROOM
BITUM	BITUMINOUS
BKR	BACKER
BL	BLINDS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BLT IN	BUILT-IN
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BRK	BRICK
BSMT	BASEMENT
BTR	BETTER
BU	BUILT-UP
BUR	BUILT-UP BITUMINOUS ROOFING
BW	BUILDING WRAP
C#	CARPET
C/W	CURTAIN WALL
CAB	CABINET
CB	CATCH BASIN
CC	CUBICLE CURTAIN
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLG	CEILING
CLO	CLOSER
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COILG	COILING
COL	COLUMN
COMP	COMPOSITE, COMPENSATION
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CSMU	CALCIUM SILICATE MASONRY UNIT
CTG	COATING
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CTV	CABLE TV
CU	CUBIC
CUST	CUSTOM
CWK	CASEWORK
D/W	DISHWASHER
DAAC	DIRECT-APPLIED ACOUSTICAL CEILING
DBL	DOUBLE
DEC	DECORATIVE
DEFL	DEFLECTION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIM	DIMENSION
DIMP	DIMPLED PLASTIC
DKG	DECKING
DMFG	DAMPPROOFING
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EPOXY FLOORING, EACH FACE
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJC	EXPANSION JOINT COVER
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	FABRIC, FIBER
F FIN	FACTORY FINISH
FA	FIRE ALARM, FLUID APPLIED
FAB	FABERICATIONS
FAWB	FLUID APPLIED WEATHER BARRIER
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR, FACTORY FINISH
FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFAC	FIBER FACED ACOUSTICAL CEILING
FFE	FINISH FLOOR ELEVATION
FG	FULL GLASS
FGL	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLDG	FOLDING
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FM	FRAME
FMD	FORMED
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF
FPFG	FIREPROOFING
FR	FIRE RATED, FIRE RESISTIVE
FRM	FRAMED, FRAMING
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE, FIRESTOP
FT	FOOT, FEET
FTG	FOOTING
FURRG	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBATH	GUEST BATH
GBDRM	GUEST BEDROOM
GD	GARBAGE DISPOSAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS
GLAM	GLU-LAMINATED
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HOLLOW CORE PLANK
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
ICF	INSULATED CONCRETE FORMS
ID	INSIDE DIAMETER
IFS	INSULATION FINISH SYSTEM
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
INTG	INTEGRATED
INTUM	INTUMESCENT
JAN	JANITOR
JST	JOIST
JT	JOINT, JOINTS
L	LINEN
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET, LINEAR FOOTAGE
LIB	LIBRARY
LIN	LINEAR
LIN FT	LINEAL FEET
LKR	LOCKER
LP	LIME PLASTER
LT	LIGHT
LV	LIVING
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MB	MACHINE BOLT
MBATH	MASTER BATHROOM
MBDRM	MASTER BEDROOM
MC	MEDICINE CABINET
MCP	MODIFIED CEMENT PLASTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDICATION. MEDICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
NC	NON COMBUSTABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
ORN	ORNAMENTAL
OZ	OUNCE
P	PAINT
P/L	PROPERTY LINE
PAN	PANTRY
PC	PRECAST
PCTF	PORLAND CEMENT TERRAZZO FLOORING
PDRM	POWDER ROOM
PED	PEDESTRIAN
PERF	PERFORATED
PGRG	POLYMER GLASSFIBER REINFORCED GYPSUM
PH	PENTHOUSE
PKG	PACKAGE
PKGAR	PARKING GARAGE
PL	PLATE
PL-#	PLASTIC LAMINATE (PLAM)
PLAST	PLASTER, PLASTIC
PNL	PANEL
POL	POLISHED
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PREM	PREMIUM
PRKG	PARKING
PROP	PROPERTY
PRT BD	PARTICLE BOARD
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD
R	RISER, RISERS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REHAB	REHABILITATION
REINF	REINFORCED, REINFORCING
REQ	REQUIREMENTS, REQUIRED
RES	RESIN
RESIL	RESILIENT
RF	RESILIENT FLOORING
RFG	ROOFING
RG	RANGE
RH	ROBE HOOK
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
RU	RESILIENT URETHANE
S&R	STILE AND RAIL
S&V	STAIN AND VARNISH
S/S	SERVICE SINK
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE, SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISPENSER
SDG	SIDING
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SG	SAFETY GLASS
SGL	SINGLE
SH	SHINGLES
SHOT	SHOTCRETE
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SIMU	SIMULATED
SKLT	SKYLIGHT
SLDG	SLIDING
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
SS#	SOLID SURFACE
ST	STONE
ST SM	STANDING SEAM
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STR	STAIR, STAIRS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEN
T	TREAD, TREADS
T#	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
TB	TACK BOARD, TOWEL BAR
TC	TRAFFIC COATING
TEL	TELEPHONE
TF	TERRAZZO FLOORING
THK	THICK
THRES	THRESHOLD
TMPD	TEMPERED
TOC	TOP OF CURB
TOPL	TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POLYOLEFIN
TR	TOILET ROOM
TRAF	TRAFFIC
TRANSL	TRANSLUCENT
TU	TILT-UP
TV	TELEVISION
TYP	TYPICAL
UNDLY	UNDERLAYMENT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEG	VEGETATED
VEHIC	VEHICULAR
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
VR	VAPOR RETARDER
W/	WITH
W/H	WATER HEATER
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WOOD FLOORING
WH	WALL HUNG
WP	WATERPROOF
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WRB	WEATHER RESISTIVE BARRIER
WS	WATERSTOP
WT	WATERTIGHT
WT	WEIGHT
WW	WINDOW WALL
WWF	WOVEN WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

APPLICABLE PERMITS

TYPE	ALIAS	#
PREDEVELOPMENT	DC	16-139125
LAND USE	LD	
CLEARING & GRADING	GD	
FOUNDATION	BB	
BUILDING	BB	
SMOKE CONCEPT	FH	
SMOKE DETAILED	FH	

VICINITY MAP



TRUE N

PROJECT SITE INFORMATION

ADDRESS:	1835 116TH AVENUE NE, BELLEVUE, WASHINGTON 98004
PARCEL NUMBER:	5328000015
PARCEL AREA:	54,444 SF
LEGAL DESCRIPTION: 2003	LOTS 3, 4, 7, AND 8 OF MCGRATH'S ADDITION, AS PER PLAT RECORDED IN VOLUME 53 OF PLATS, PAGE 97, RECORDS OF KING COUNTY, WASHINGTON; (AS COMBINED UNDER DECLARATION OF LOT COMBINATION RECORDED OCTOBER 9, UNDER RECORDING NO. 20031009001915)
ZONING:	BR-MO
OWNER:	ASC OVERLAKE, LLC 17602 NE UNION HILL ROAD REDMOND, WA 98052 425-895-7602

GENERAL PROJECT SUMMARY

PROPOSAL IS TO CONSTRUCT A 6 STORY ASSISTED LIVING COMMUNITY WITH AMENITY SPACES AND 1 STORY OF BELOW GRADE PARKING.

PROJECT WILL CONTAIN 117 ASSISTED LIVING UNITS, CONSISTING OF APPROXIMATELY 137,065 GSF IN TOTAL.

PROJECT NARRATIVE

The proposed project is located at 1835 116th Avenue NE, near the intersection of 116th Avenue NE and NE 19th Street. The surrounding neighborhood consists of a mixture of office buildings and single family residences. There are 2-story office buildings located across 116th Avenue NE to the east of the site, a 1-story medical office building to the northeast, and a single family residence to the northwest. A 1-story office building sits at the southeast corner of the site and a single family residence is located in the southwest. There are single family residences directly across 115th Avenue to the west of the site.

Aegis Senior Living is proposing a new 118-unit Memory Care & Senior Living facility on this site. This new development will enhance the neighborhood by promoting residential and employment opportunities while also aligning with the greater need for Memory Care support for seniors.
The site and surrounding neighborhood is zoned BR-MO (Bellevue Redmond Medical Offce). The total parcel area is 54,444 SF.

Primary vehicular access is located off of 116th Avenue NE and a secondary access is located off of 115th Avenue NE. An off-street loading space is located off 115th Avenue NE. On-grade parking is located on the south side of the building with a designated passenger drop off spot. The main common activity areas of the building are located on the 1st floor around a central courtyard gardens. Memory care units are located on the second floor of the building.

NOT FOR CONSTRUCTION

Ankrom Moisan™

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

PROJECT INFORMATION

ADR

DATE 01/11/2017	REVISION
PROJECT NUMBER 160900	SHEET NUMBER G0.01
SCALE As indicated	

1/26/2017 11:20:56 AM

S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01-12 Background Release\New Folder\160900-15-Aegis Overlake_Central_A2017-1-24_11-18_ab160900-15-Aegis Overlake_Central.rvt

SHEET INDEX

Sheet Number	Sheet Name	SD SET - 10/24/2016	ADR SET - 11/18/2016	ADR SET - 01/26/2017
GENERAL				
G0.00	COVER SHEET	*	*	*
G0.01	PROJECT INFORMATION	*	*	*
G0.02	SHEET INDEX	*	*	*
G1.01	ZONING CODE COMPLIANCE	*	*	*
G1.02	LAND USE DIAGRAMS	*	*	*
G1.03	AVERAGE EXISTING GRADE DIAGRAM	*	*	*
G1.04	BELLEVUE DESIGN GUIDELINES		*	*
G2.01	BUILDING CODE COMPLIANCE	*	*	*
G2.02	PARKING LEVEL FLS PLAN	*	*	*
G2.03	LEVEL 1 FLS PLAN	*	*	*
G2.04	LEVEL 2 FLS PLAN	*	*	*
G2.05	LEVEL 3 FLS PLAN	*	*	*
G2.06	LEVEL 4 FLS PLAN	*	*	*
G2.07	LEVEL 5 FLS PLAN	*	*	*
G2.08	LEVEL 6 FLS PLAN	*	*	*
G3.01	ACCESSIBILITY CODE COMPLIANCE			
G4.01	ENERGY CODE COMPLIANCE			
CIVIL				
C001	COVER SHEET AND VICINITY MAP	*		*
C002	SITE PLAN B	*		*
C10O	PRELIMINARY C & G	*		*
C400	ROAD PLAN (115TH AVENUE NE)	*		*
C401	ROAD PLAN (NE 19TH STREET)	*		*
C402	ROAD PLAN (116TH AVENUE NE)	*		*
LANDSCAPE				
L1.0	OVERALL LAYOUT & LIGHTING PLAN			*
L2.0	SITE DETAILS			*
L3.0	OVERALL LANDSCAPE PLAN			*
L4.0	LANDSCAPE ENLARGEMENTS			*
L5.0	TREE RETENTION PLAN			*
L6.0	PLANT SCHEDULE, DETAILS & NOTES			*
L10.0	IRRIGATION PLAN			*
L12.0	IRRIGATION DETAILS			*
ARCHITECTURAL				
A0.01	ABBREVIATIONS, SYMBOLS AND NOTES			
A0.11	EXTERIOR ASSEMBLIES			
A0.12	HORIZONTAL ASSEMBLIES			
A0.13	INTERIOR ASSEMBLIES			
A0.14	TYPICAL ASSEMBLY DETAILS			
A1.01	SITE PLAN	*	*	*
A1.02	SITE CONTEXT		*	*
A1.03	SITE LIGHTING PLAN			
A1.11	ENLARGED SITE PLANS			
A1.21	SITE DETAILS			
A2.01	PARKING LEVEL FLOOR PLAN	*	*	*
A2.01a	PARKING LEVEL QUADRANT PLAN "A"			
A2.01b	PARKING LEVEL QUADRANT PLAN "B"			
A2.01c	PARKING LEVEL QUADRANT PLAN "C"			
A2.01d	PARKING LEVEL QUADRANT PLAN "D"			
A2.01S	LEVEL 1 SLAB PLAN			
A2.02	LEVEL 1 FLOOR PLAN	*	*	*
A2.02a	LEVEL 1 QUADRANT PLAN "A"			
A2.02b	LEVEL 1 QUADRANT PLAN "B"			
A2.02c	LEVEL 1 QUADRANT PLAN "C"			
A2.02d	LEVEL 1 QUADRANT PLAN "D"			
A2.02S	LEVEL 2 SLAB PLAN			
A2.03	LEVEL 2 FLOOR PLAN	*	*	*
A2.03a	LEVEL 2 QUADRANT PLAN "A"			
A2.03b	LEVEL 2 QUADRANT PLAN "B"			
A2.03c	LEVEL 2 QUADRANT PLAN "C"			
A2.03d	LEVEL 2 QUADRANT PLAN "D"			
A2.03S	LEVEL 3 SLAB PLAN			
A2.04	LEVEL 3 FLOOR PLAN	*	*	*
A2.04a	LEVEL 3 QUADRANT PLAN "A"			
A2.04b	LEVEL 3 QUADRANT PLAN "B"			
A2.04c	LEVEL 3 QUADRANT PLAN "C"			
A2.04d	LEVEL 3 QUADRANT PLAN "D"			
A2.04S	LEVEL 4 SLAB PLAN			
A2.05	LEVEL 4 FLOOR PLAN	*	*	*
A2.05a	LEVEL 4 QUADRANT PLAN "A"			
A2.05b	LEVEL 4 QUADRANT PLAN "B"			
A2.05c	LEVEL 4 QUADRANT PLAN "C"			
A2.05d	LEVEL 4 QUADRANT PLAN "D"			
A2.05S	LEVEL 5 SLAB PLAN			
A2.06	LEVEL 5 FLOOR PLAN	*	*	*
A2.06a	LEVEL 5 QUADRANT PLAN "A"			
A2.06b	LEVEL 5 QUADRANT PLAN "B"			
A2.06c	LEVEL 5 QUADRANT PLAN "C"			
A2.06d	LEVEL 5 QUADRANT PLAN "D"			
A2.06S	LEVEL 6 SLAB PLAN			
A2.07	LEVEL 6 FLOOR PLAN	*	*	*
A2.07a	LEVEL 6 QUADRANT PLAN "A"			
A2.07b	LEVEL 6 QUADRANT PLAN "B"			
A2.07c	LEVEL 6 QUADRANT PLAN "C"			
A2.07d	LEVEL 6 QUADRANT PLAN "D"			
A2.08	OVERALL ROOF PLAN	*	*	*
A3.01	MATERIALS AND COLORS		*	*
A3.11	BUILDING ELEVATIONS NORTH/SOUTH		*	*
A3.12	BUILDING ELEVATIONS EAST/WEST		*	*
A3.13	BUILDING ELEVATIONS - COURTYARD		*	*
A3.14	BUILDING ELEVATIONS - GREENHOUSE			

Sheet Number	Sheet Name	SD SET - 10/24/2016	ADR SET - 11/18/2016	ADR SET - 01/26/2017
A3.15	BIRD'S EYE PERSPECTIVES		*	*
A3.16	GREENHOUSE - 3D VIEWS			*
A3.22X	WALL SECTIONS			
A3.23X	WALL SECTIONS			
A3.24X	WALL SECTIONS			
A3.25X	WALL SECTIONS			
A3.26X	WALL SECTIONS			
A3.51	ENLARGED ELEVATION VIEWS			
A3.81	EXTERIOR BUILDING COMPONENTS			
A4.00bX	TYPICAL EXTERIOR WRAP DETAILS			
A4.01	BUILDING SECTIONS	*	*	*
A4.02	BUILDING SECTIONS		*	*
A4.03	POOL SECTIONS			
A4.23X	EXTERIOR BUILDING DETAILS			
A4.51	WALL SECTIONS			
A4.52	WALL SECTIONS			
A4.61	EXTERIOR BUILDING - SECTION DETAILS			
A4.62	EXTERIOR BUILDING DETAILS			
A5.01	BUILDING CLEARANCES			
A5.02	PUBLIC AND ADA UNITS			
A5.03	TYPE A			
A5.04	TYPE B			
A5.11	ENLARGED LOBBY PLANS			
A5.11X	STAIR AND ELEVATOR ENLARGED PLANS			
A5.21	ENLARGED UNIT FLOOR PLANS	*		
A5.36X	ENLARGED FLOOR PLANS & RCPS			
A6.01	STAIR-1 PLANS AND SECTIONS			
A6.02	STAIR-2 PLANS AND SECTIONS			
A6.21	ELEVATOR PLANS AND SECTIONS			
A7.01	WINDOW WRAP SEQUENCE			
A7.02	WINDOW DETAILS			
A7.11	EXTERIOR DETAILS			
A8.01	PARKING LEVEL REFLECTED CEILING PLAN			
A8.02	LEVEL 1 REFLECTED CEILING PLAN			
A8.03	LEVEL 2 REFLECTED CEILING PLAN			
A8.04	LEVEL 3 REFLECTED CEILING PLAN			
A8.05	LEVEL 4 REFLECTED CEILING PLAN			
A8.06	LEVEL 5 REFLECTED CEILING PLAN			
A8.07	LEVEL 6 REFLECTED CEILING PLAN			
A9.01	PARKING LEVEL FINISH PLAN			
A9.02	LEVEL 1 FINISH PLAN			
A9.03	LEVEL 2 FINISH PLAN			
A9.04	LEVEL 3 FINISH PLAN			
A9.05	LEVEL 4 FINISH PLAN			
A9.06	LEVEL 5 FINISH PLAN			
A9.07	LEVEL 6 FINISH PLAN			
A10.01	UNIT KITCHEN ELEVATIONS			
A10.02	UNIT BATHROOM ELEVATIONS			
A10.20	INTERIOR ELEVATIONS - LEVEL 1			
A10.25	INTERIOR ELEVATIONS - LEVEL 1			
A10.26	INTERIOR ELEVATIONS - LEVEL 1			
A10.27	INTERIOR ELEVATIONS - LEVEL 1			
A10.28	INTERIOR ELEVATIONS - LEVEL 1			
A10.50	INTERIOR ELEVATIONS - RESTROOMS			
A10.51	INTERIOR ELEVATIONS - RESTROOMS			
A11.01	TYPICAL INTERIOR DETAILS			
A11.11	INTERIOR DETAILS			
A12.01	DOOR TYPES			
A12.02	DOOR SCHEDULE			
A12.03	DOOR SCHEDULE			
A12.21	WINDOW TYPES			
A12.22	WINDOW SCHEDULE			
A12.31	FINISH SCHEDULE			
AD0.01	DEMOLITION GENERAL NOTES			
AD1.01	SITE DEMOLITION			
AS2.01	PARKING LEVEL SLAB PLAN			
AS2.02	LEVEL 1 SLAB PLAN			
AS2.03	LEVEL 2 SLAB PLAN			
AS2.04	LEVEL 3 SLAB PLAN			
AS2.05	LEVEL 4 SLAB PLAN			
STRUCTURAL				
S1.01	LEVEL P1 FRAMING PLAN	*		
S1.02	LEVEL L1 FRAMING PLAN	*		
S1.03	LEVEL L2 FRAMING PLAN	*		
S1.04	LEVEL L3 FRAMING PLAN	*		
S1.05A	LEVEL L4 FRAMING PLAN (CONCRETE)	*		
S1.05B	LEVEL L4 FRAMING PLAN (WOOD)	*		
S1.06	LEVEL L5 FRAMING PLAN	*		
S1.07	LEVEL L6 FRAMING PLAN	*		
S1.08	ROOF LEVEL FRAMING PLAN	*		
MECHANICAL				
M1.01	LEVEL P1 MECHANICAL PLAN	*		
M1.02	LEVEL L1 MECHANICAL PLAN	*		
M1.03	LEVEL L2 MECHANICAL PLAN	*		
M1.04	LEVEL L3 MECHANICAL PLAN	*		
M1.05	LEVEL L4 MECHANICAL PLAN	*		
M1.06	LEVEL L5 MECHANICAL PLAN	*		
M1.07	LEVEL L6 MECHANICAL PLAN	*		
ELECTRICAL				
E0.01	COVER SHEET AND GENERAL INFORMATION	*		
E3.01	LEVEL P1 POWER PLAN	*		
E3.02	LEVEL 1 POWER PLAN	*		
E3.03	LEVEL 2 POWER PLAN	*		
E3.04	LEVEL 3 POWER PLAN	*		
E3.05	LEVEL 4 POWER PLAN	*		
E3.06	LEVEL 5 POWER PLAN	*		
E3.07	LEVEL 6 POWER PLAN	*		
E5.01	ONE-LINE DIAGRAM	*		
E5.02	SYSTEMS RISER DIAGRAM	*		
PLUMBING				
M2.01	PARKING FLOOR PLAN - PLUMBING	*		

NOT FOR CONSTRUCTION

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

SHEET INDEX

ADR

DATE 01/11/2017
REVISION
PROJECT NUMBER 160900
SCALE
SHEET NUMBER G0.02

ZONING CODE SUMMARY

CODE: TITLE 20 BELLEVUE LAND USE CODE
ZONE: BR-MO
SITE AREA: 54,444 SF
PARCEL: 532800015

SECTION	DESCRIPTION	COMMENTS
20.10.375 **BEL-RED**	20.10.375.A.1 ZONE BR-MO, BEL-RED MEDICAL OFFICE	Bel-Red-Medical Office (Bel-Red-MO). The purpose of the Bel-Red-MO Land Use District is to provide an area for office uses, with an emphasis on medical office.
20.20.030 DESIGNATION AND MEASUREMENT OF REQUIRED SETBACKS	20.20.030.D A setback is measured from the interior edge of a street right-of-way, access easement or private road, except that if applicable, a rear setback is measured from the centerline of an alley. Where there is no street right-of-way, access easement or private road, a setback is measured from the property line.	
20.25D.070 LAND USE CHARTS	Congregate care Senior housing, Nursing home, Assisted living permitted in BR-MO Bel-Red district.	
20.25D.080.A **DIMENSIONAL REQUIREMENTS**	DISTRICT / TYPE / SETBACKS / GSF/FLR ABOVE 40' / IMPERVIOUS LOT COVERAGE / BASE HEIGHT /MAX HEIGHT / FAR BR-MO / RES / 0 (2) / 28,000 / 75% / 70/70 / 1.0 (2) Where building height exceeds 45 feet, and the building is located within 15 feet of the front property line, the building shall incorporate a 15-foot-deep stepback in that facade at a height no more than 40 feet above the average finished grade along that facade.	FAR: applicant has created a development agreement with the City of Bellevue that allows for a 2.0 FAR.
20.25D.120 PARKING, CIRCULATION, AND INTERNAL WALKWAY REQUIREMENTS	A. General. 1. General. The provisions of LUC 20.20.590.C, E, G, H, I, and K apply to development in the BR Land Use Districts in addition to the provisions contained in this section. 20.25D.120.B.2 PARKING STANDARDS FOR BEL-RED USE / UNIT OF MEASURE / MIN. / MAX. / NO. OF BEDS / PARKING REQUIRED / PARKING PROPOSED BR-MO / PER LIVING UNIT / 0.5 / 1.25 / 117 / 59 / COMPACT STANDARD / COMPACT STANDARD	Reference LUC 20.20.590 for additional parking requirements.
	F. Director's Authority to Modify Required Parking. 1. The Director may modify the minimum or maximum parking ratio for any use in LUC 20.25D.120.B as follows: a. The modified parking ratio is supported by a parking demand analysis including but not limited to: i. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or ii. Evidence in available planning and technical studies relating to the proposed use; or iii. Required parking for the proposed use as determined by other comparable jurisdictions. b. The proposal does not result in any adverse impact beyond the site; and c. A shared parking agreement is executed pursuant to LUC 20.20.590.I, Shared Use of Parking.	Refer to Washington State Communities Parking Demand study from Aegis - justifies 44 parking stall count
	G. Bicycle Parking. Office, residential, institutional, retail, and education uses are required to provide bicycle parking pursuant to the following standards: 1. Ratio USE / UNIT OF MEASURE / NO. OF UNITS / NSF ABOVE 20,000 / BICYCLE PARKING REQUIRED / BICYCLE PARKING PROPOSED INSTITUTIONAL / 1 PER 10,000 nsf / / ### / ### / ### 1 PER 10 UNITS / ## / / ### / ### 2. Location. Provide bicycle parking on site. 3. Covered spaces. At least 50 percent of required parking shall be protected from rainfall by cover. 4. Racks. Accomodate a 6'-0" long bicycle and securely support the frame.	Bicycle parking requirements listed in G. Based on the use, tenant, and staffing of the project, bicycle parking requirements may be subjected to Director approval as stated in H. Unspecified Uses.
20.20.590 PARKING, CIRCULATION, WALKWAY REQUIREMENTS	K. Parking Area and Circulation Improvements and Design. 1. Parking and circulation area must be hard-surfaced 2. Markings Required for car stalls, directional arrows and crosswalks within parking areas 3. Driveways. c. Driveway Dimensions. 20 feet min. width for two-way traffic, 15 feet for one-way traffic 4. Loading Space. a. General. A property owner shall provide an off-street loading space which can access a public street. b. Loading Space Dimension. i. Standard Requirement: Each loading space must be a minimum of 10 feet wide and 55 feet long. Where a loading space is adjacent to an arterial, the property owner shall provide an additional 40-foot maneuvering length. ii. Reduction. The Director of the Development Services Department may reduce required stall length and maneuvering length if the property owner demonstrates that known delivery vehicles can park and maneuver within the proposed loading and maneuvering spaces so that no part of a vehicle using or maneuvering into the loading space projects into a public right-of-way, access easement or private road. 9. Compact Parking. a. 50% of approved parking spaces may be dimensions for compact stalls. b. The property owner must identify compact stalls within the parking area through the use of pavement markings. The designation of compact stalls must be included on the site plan. 11. Minimum Dimensions. Maximum bumper overhang (Parking angle 60 degrees or more): Compact 2.0 ft; Standard 2.5 ft Table 3. Two-way traffic and double loaded aisles Table 5. Parking Design Standards for Compact Cars Parking / Angle (degrees) / Size / Two-way Double-Loaded Aisles - Park bay width (Single Striped Stalls) COMPACT / 90 / 8'-0"x15'-0" / 51'-6" STANDARD / 90 / 9'-0"X18'-0" / 61'-4"	
20.25D.110 **LANDSCAPE DEVELOPMENT, OUTDOOR STORAGE, RETAIL DISPLAY AND FENCE STANDARDS**	D. Interior Property Line Development 2. A 10-foot landscape buffer shall be provided along an interior property line not regulated elsewhere	
20.25D.150 **DESIGN GUIDELINES**	B. Character and Site Guidelines 1. Integrate the Natural Environment 2. Promote Architectural Compatibility 3. Establish and Strengthen Gateways 4. Protect and Enhance Surface Water Resources 5. Integrate Art C. Pedestrian Emphasis Guidelines 1. Define the Pedestrian Environment 2. Enhance the Pedestrian System 3. Protect Pedestrians from Elements 4. Create a Variety of Outdoor Spaces. 5. Provide Places for Stopping and Viewing D. Architectural Guidelines 1. Encourage High Quality Materials 2. Provide Interesting Building Massing 3. Create Attractive Building Silhouettes and Rooflines 4. Foster Attractive Rooftops E. Lighting Guidelines 1. Orient Lighting Toward Sidewalk and Public Spaces 2. Integrate Building Lighting F. Sign Guidelines 1. Consider Size and Placement of Wall Signs 2. Orient Hanging Signs to Pedestrian	
20.50 **DEFINITIONS**	Building Height. The vertical distance measured from the average elevation of the finished grade around the building or building segment to the highest point of a flat roof, or to the mean height between the tallest eave and tallest ridge of a pitched roof. Specifically excluded from this definition and from the regulation of maximum building height are structural elements not intended for habitation and not exceeding 15 feet above the maximum building height including penthouses for mechanical and elevator equipment, chimneys, wireless communication facility antenna arrays, smoke and ventilation stacks, flag poles, mechanical and elevator equipment, and parapet walls designed solely to screen mechanical and elevator equipment. Building Segment. That portion of a terraced building on a sloping site which has a separate roof line or finished floor elevation with a grade change of at least four feet. Floor Area, Gross. The area included within the inside finished wall surface of the surrounding exterior walls of a building, excluding interior openings in floor plates (e.g., vent shafts, stair wells, and interior atriums), outdoor courts and exterior balconies. Floor Area Ratio (FAR). A measure of development intensity equal to the gross floor area, excluding parking and mechanical floors or areas, divided by net on-site land area (square feet). Net on-site land area includes the area of an easement but does not include public right-of-way	

NOT FOR CONSTRUCTION

Ankrom Moisan™

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

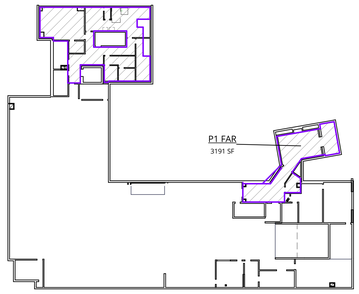
REVISION	DATE	REASON FOR ISSUE

ZONING CODE COMPLIANCE

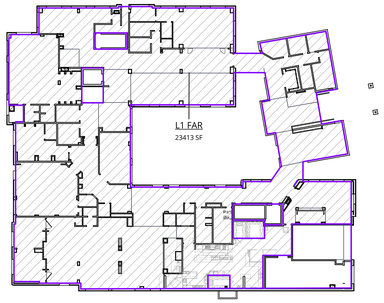
ADR

DATE 01/11/2017	REVISION
PROJECT NUMBER 160900	SHEET NUMBER G1.01
SCALE 1/2" = 1'-0"	

1/26/2017 8:50:27 AM
S:\AA\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38_4416\0900-15-Aegis Overlake_Central.rvt

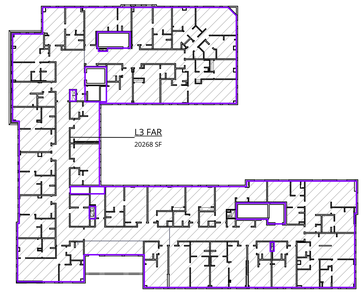


1 LEVEL P1 FAR DIAGRAM
1/32" = 1'-0"

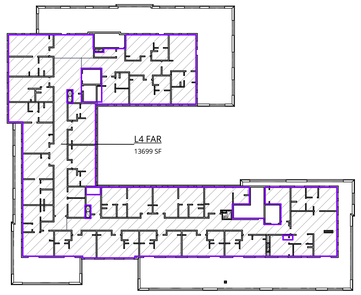


2 LEVEL 1 FAR DIAGRAM
1/32" = 1'-0"

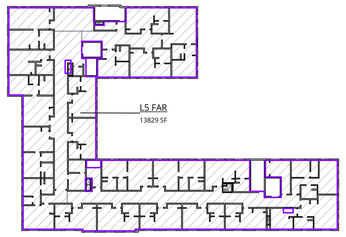
3 LEVEL 2 FAR DIAGRAM
1/32" = 1'-0"



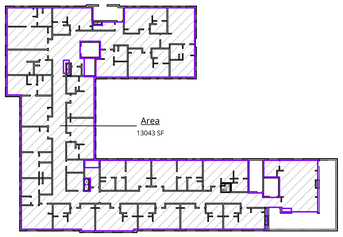
4 LEVEL 3 FAR DIAGRAM
1/32" = 1'-0"



5 LEVEL 4 FAR DIAGRAM
1/32" = 1'-0"



6 LEVEL 5 FAR DIAGRAM
1/32" = 1'-0"



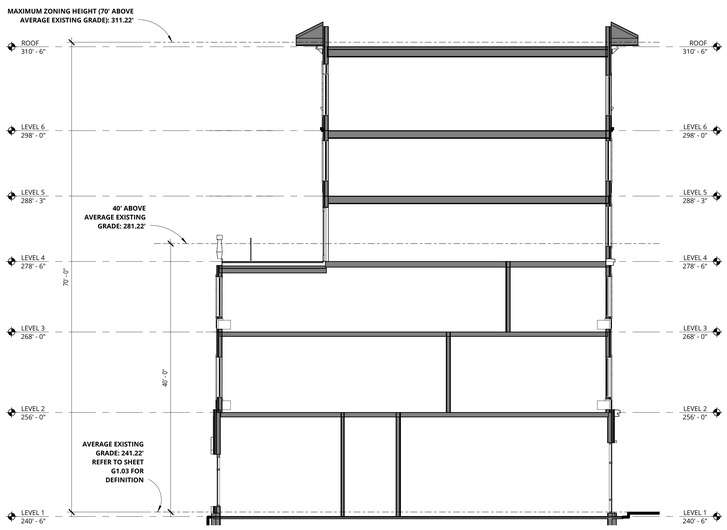
7 LEVEL 6 FAR DIAGRAM
1/32" = 1'-0"

REFER TO SHEET G1.01 FOR DEFINITION OF FAR

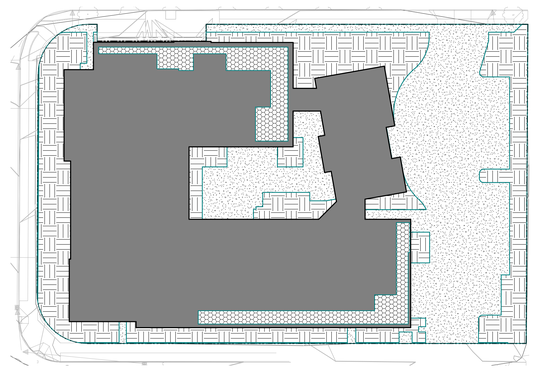
GROSS FLOOR AREA FOR FAR	
Level	Area
LEVEL P1	3191.1 SF
LEVEL 1	23412.9 SF
LEVEL 2	21593.3 SF
LEVEL 3	20268.5 SF
LEVEL 4	13699.0 SF
LEVEL 5	13828.7 SF
LEVEL 6	13042.8 SF
	109036.2 SF

SITE AREA: 54,444 SF
FAR: 2.0

MAXIMUM AREA: 108888.0 SF



9 ZONING HEIGHT SECTION DIAGRAM
1/8" = 1'-0"



LEGEND

IMPERVIOUS AREA: BUILDING ROOF (24,773 SF)

IMPERVIOUS AREA: PAVING ON GRADE (14,088 SF)

PERVIOUS AREA: PLANTING BED ON GRADE (12,400 SF)

PERVIOUS AREA: GREEN ROOF AT LEVEL 4 (3,145 SF)

TOTAL IMPERVIOUS AREA = 38,944 SF
LOT AREA = 54,444 SF
= 38,944/54,444 = 72% IMPERVIOUS

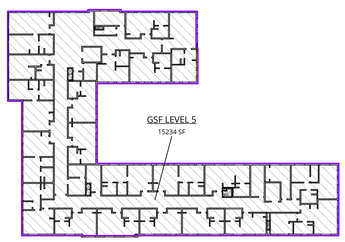
MAXIMUM IMPERVIOUS SURFACE PER CHART 20.25D.080A DIMENSIONAL REQUIREMENT IN BEL-RED DISTRICTS

MAXIMUM ALLOWED 75%
PROVIDED 72%

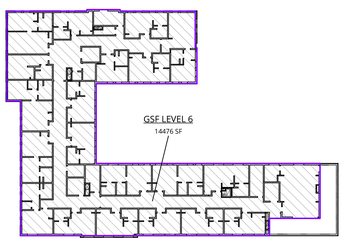
8 IMPERVIOUS LOT COVERAGE DIAGRAM
1/32" = 1'-0"

LEVELS 5 AND 6 ARE MORE THAN 40' ABOVE AVERAGE EXISTING GRADE. LEVEL 5 GSF IS 15243, AND LEVEL 6 GSF IS 14476, EACH LESS THAN THE 28000 GSF MAXIMUM ALLOWED BY 20.25D.080.A.

REFER TO SHEET G1.01 FOR DEFINITION OF DIMENSIONAL REQUIREMENTS



10 LEVEL 5
1/32" = 1'-0"



11 LEVEL 6
1/32" = 1'-0"

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

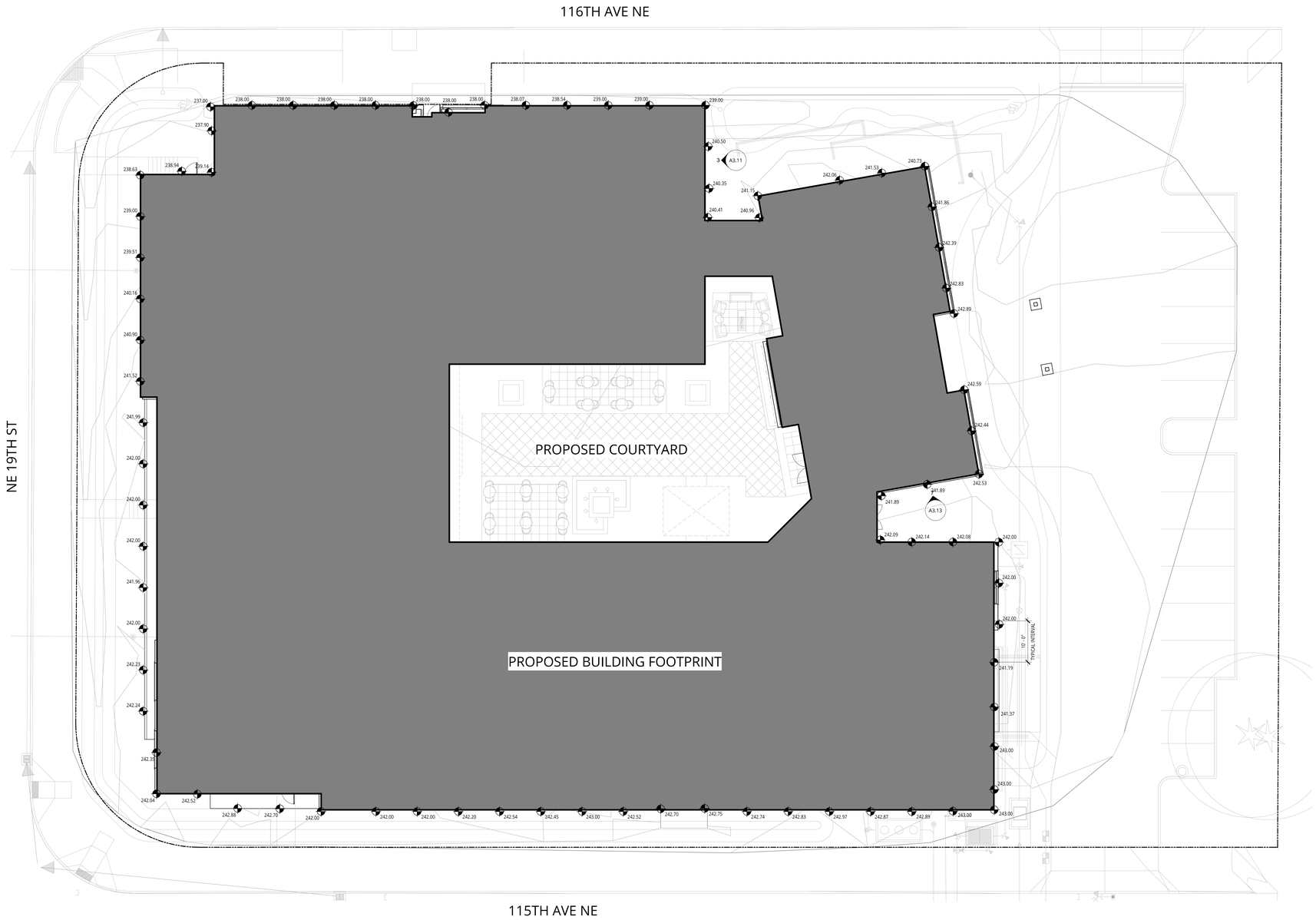
REVISION	DATE	REASON FOR ISSUE

LAND USE DIAGRAMS

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER G1.02
SCALE As indicated	

1/26/2017 8:50:35 AM
S:\AA\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-0112 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt



1 AVERAGE EXISTING GRADE DIAGRAM
1" = 10'-0"

PER CITY OF BELLEVUE DEVELOPMENT SERVICES HANDOUT L-11:

242.59	242.83	241.96	238.00
242.44	242.74	242.00	238.00
242.53	242.62	242.00	238.07
241.89	242.52	242.00	238.54
241.89	242.52	241.99	239.00
242.09	243.00	241.64	239.00
242.14	242.45	240.95	239.00
242.08	242.54	240.21	240.50
242.00	242.20	239.47	240.35
242.00	242.00	239.00	240.41
242.00	242.00	238.62	240.96
241.20	242.00	238.94	241.15
241.37	242.70	239.14	242.00
243.00	242.88	237.90	242.06
243.00	242.52	237.00	241.53
243.00	242.00	238.00	240.73
243.00	242.27	238.00	241.86
242.89	242.24	238.00	242.39
242.87	242.23	238.00	242.83
242.99	242.00	238.00	242.89

Total (80 spot elevations):
19297.32

Average Existing Grade (total divided by 80 spot elevations):
241.22

NOT FOR CONSTRUCTION

Ankrom Moisan
6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100
1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600
© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

AVERAGE EXISTING GRADE DIAGRAM

DESIGN REVIEW

DATE 12/05/2016
REVISION
PROJECT NUMBER 160900
SHEET NUMBER G1.03
SCALE 1" = 10'-0"

DESIGN CRITERIA RESPONSES

20.25D.150 BEL-RED SUBAREA DESIGN GUIDELINES

B: CHARACTER AND SITE GUIDELINES

1: INTEGRATE THE NATURAL ENVIRONMENT

Site and building design should capitalize on significant elements of the natural environment, Highland Community Park and planned park and open space, riparian corridors and wetlands. Designs should incorporate open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.

RESPONSE

The building is designed around the concept of providing access to outdoor spaces and nature in the later phases of life. Surrounding the development is a large bioswale, visible from the amenity spaces at ground floor. Inside the ground floor is a large amenity courtyard for all the residents to enjoy. At the second floor, the memory care residents have access to their own outdoor courtyard and also a greenhouse space to visit. At the fourth floor, some units are granted generous decks from with to enjoy the outdoors.

2: PROMOTE ARCHITECTURAL COMPATIBILITY

Buildings should "fit" with their architectural surroundings – relating to nearby buildings rather than calling attention to themselves through design excesses or novel variations. Architectural elements should enhance, not detract from, the area's overall character.

RESPONSE

The 'Bellevue Luxury' theme of the project recalls other developments in the area that use mediterranean/tuscan themes to create an image of comfort and welcoming, such as the Bellavita and the Bravern shopping area.

3: ESTABLISH AND STRENGTHEN GATEWAYS

Entrances into and within the Bel-Red Subarea should be celebrated at many levels. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of "entering" or moving into the area as well as entry into unique districts or neighborhoods in the subarea.

RESPONSE

The composition of the southeast corner of our building proposal is designed as a gateway into our site. In addition to high quality landscaping and signage at a pedestrian scale, the arched porte-cochere and its associated enhanced paving highlight a separation of transportation modes from automobile to pedestrian. The immediate surrounding neighborhood needs a strong welcoming landmark, and we intend to provide it with the main approach into our site and into our building.

4: PROTECT AND ENHANCE SURFACE WATER RESOURCES

Natural water systems regulate water supply, provide biological habitat and may provide recreational opportunities. Undeveloped ecosystems absorb the precipitation and convey only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the on-site, adjacent, and regional natural water systems.

RESPONSE

A major part of our landscape design is a series of large bioswales along the north, east and west side of our building, where we intentionally pull the building face 10-15' back from the property line to allow for large areas of natural rainwater infiltration to capture and slow runoff.

5: INTEGRATE ART

Large scale art in both public and private applications should bring focus to an outdoor space while small scale pieces should bring detail to the pedestrian realm surrounding a building or site. At any scale, art should not overwhelm outdoor spaces or render buildings mere backdrops.

C: PEDESTRIAN EMPHASIS GUIDELINES

1: DEFINE THE PEDESTRIAN ENVIRONMENT

The most important part of a building to a pedestrian is its ground floor – the lowest 15 feet of the facade, which a person experiences walking past or entering the building. This "pedestrian experience zone" should provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground floor building transparency should foster interaction between the public and private realms.

RESPONSE

The buildings amenity spaces are focused on the ground floor, providing a high level of transparency and creating a positive interaction between those amenities and the sidewalk.

2: ENHANCE THE PEDESTRIAN SYSTEM

Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curbcuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, cafe tables and chairs, permanent planters, tree grates or other obstructions and clutter.

RESPONSE

We are proposing adding and enhancing sidewalks and boulevards along the three streets that bound our site to the north, east and west – currently, a narrow unprotected sidewalk exists only along 116th Ave. Additionally, a mid-block pedestrian walkway will pass through the site along the parking lot and past the main building entry, all of which establish pedestrian paths in and around the site.

3: PROTECT PEDESTRIANS FROM THE ELEMENTS

Awnings and canopies are encouraged along the ground floor of buildings to protect pedestrians from rain and snow and provide shade in summer. The design of awnings and canopies should be an integral component of the building facade. Awnings should be in proportion to the building and sidewalk, and not so large as to impact street trees, light fixtures or other street furniture.

4: CREATE A VARIETY OF SUCCESSFUL OUTDOOR SPACES

Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well-defined, inviting, secure, easy to maintain. They may be intimate and quiet or active and boisterous. All areas should work well for pedestrians and provide space for special events as well as passive activities.

RESPONSE

Our building design is focused around a central courtyard that will become a stimulating gathering space for our residents and their families. The courtyard is bounded on three sides by the bulk of the building, while the south end is open to the southern sun, simultaneously providing privacy and excellent exposure to natural light year-round. Five of our six building levels have direct access to outdoor decks that vary in position around the building, creating a variety of spaces from gardens on level 2 to private decks on level 4 to a sky lounge on level 6. In addition, all sides of the building exterior include adding layers of trees and landscaping adjacent to the building and along the sidewalks.

5: PROVIDE PLACES FOR STOPPING AND VIEWING

People-watching, socializing and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment. Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or awkward spots.

RESPONSE

Besides the high level of transparency between the ground floor and the street, a number of feature elements are provided at the outside corners of the project, such as a 'feature tree' at the northeast and southeast corners of the property adjacent to the sidewalk.

D: ARCHITECTURAL GUIDELINES

1: ENCOURAGE HIGH QUALITY MATERIALS

Quality wall materials can provide a sense of permanence and bring life and warmth to a neighborhood. Wall and building materials must enhance the street environment while maintaining compatibility with adjacent buildings. Articulation of wall materials should be bold, with materials that show depth, quality and durability. It should be apparent that the materials have substance and mass, and are not artificial, thin "stage sets" applied only to the building's surface.

RESPONSE

The ground floor of the project is wrapped in a cast stone that provides a human scale texture as well as an opportunity to execute interesting details at that level. The greenhouse style entrance to the building is a custom alumninum fabricated greenhouse; a truly special high quality element. Above the ground floor, the main body of the building is clad with an acrylic stucco finish applied over continous insulation - this system allows for the elimination of most joint lines; enhancing the look of the finish, and also allows the design to easily incorporate a large number of cornices and trims that enhance the depth of the facade.

2: PROVIDE INTERESTING BUILDING MASSING

The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and indentations. This allows an overly large building to appear as smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a human scale and form a coherent pattern providing visual interest to the pedestrian.

RESPONSE

Our entire building strategy is based on varying large and small massing to break up facades both horizontally and vertically. The bulk of the building is separated into a three-story base, which anchors to the site with stone cladding and large windows, and a three-story top which steps back 15' to create decks and outdoor spaces. Windows are aligned vertically to express articulated bays that step in and out. The entrance to the building is designed as a separate building, breaking up the larger structure into smaller adjacent structures. All the way around the building, the facades at pedestrian level use high-quality materials and finer-scale articulation to create a welcoming environment.

3: CREATE ATTRACTIVE BUILDING SILHOUETTES AND ROOFLINES

A building's silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form, such as a tower, to emphasize the significance of the building entry. Roof massing should be simple yet detailed and articulated. For example, flat roofs may be appropriate if they have a cornice designed with depth and detail expressing the top of the building wall. Dormers set into sloped roofs may be appropriate. These forms provide visual interest and bring additional living space, light and ventilation to upper floor and attic spaces.

RESPONSE

Two distinct datum lines are created by our large building stepback: one above level three and another above level six, each of which are articulated with expressive cornices made of varied materials. The roof decks at above level three will include landscaping, and the roof form changes at the sky lounge at level six to reflect its outdoor deck. In addition, the roof and overall form of the 'jewel box' is uniquely shaped as a greenhouse, differentiating it from the rest of our building and highlighting its function as both an entry and an amenity space.

4: FOSTER ATTRACTIVE ROOFTOPS

Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. LUC 20.20.525 provides guidance for rooftop mechanical equipment.

RESPONSE

The roof elements will be incorporated into the aesthetic of the project.

5: PROMOTE WELCOMING RESIDENTIAL ENTRIES

Residential entries should be substantial enough to suggest privacy yet welcoming to those who approach and enter. The overall character of the entry treatments will vary depending on street type. Entries on streets where sidewalk-oriented development is required will have a higher degree of transparency, orientation towards the street, and design detail than other portions of the subarea.

RESPONSE

Our overall design strategy is based on creating a welcoming and unique entrance, expressed as a separate 'jewel box' building. Not simply a door treatment, material shift or building recess, the residential entry becomes an entire amenity unto itself. This jewel box is built from high-quality glass and metal elements, visible from both the street and the interior of the building. The sequence starts with a glass porte-cochere canopy, drawing residents and their families into the building. From there, a lounge looks directly into the main courtyard, and glassy walkways connect to the bulk of the building. The entire jewel box structure is designed to be as transparent as possible, allowing visual access from both inside and out.

6: PROMOTE VISUALLY INTERESTING UPPER FLOOR RESIDENTIAL WINDOWS

The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.

RESPONSE

Our windows stack in vertical combinations, but in the upper floor specifically, the windows get larger and include a rounded transom element. The windows will be divided into separate lights with mullions, creating a continuous architectural character with the rest of the building. The frames will be a high quality bronze finish, are cased with articulated trim and are recessed from the face of the opaque walls. The windows will also tie into expressive architectural metal grills below each opening.

D: ARCHITECTURAL GUIDELINES, cont.

7: DESIGN INVITING RETAIL AND COMMERCIAL ENTRIES

Primary entries to retail and commercial establishments should be transparent, allowing passersby to see the activity within the building and bring life and vitality to the street. Architectural detail should be used to help emphasize the building entry.

RESPONSE

This project does not include any retail components

8: ENCOURAGE RETAIL CORNER ENTRIES

Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged.

RESPONSE

This project does not include any retail components

9: ENCOURAGE INVITING GROUND FLOOR RETAIL AND COMMERCIAL WINDOWS

Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out.

RESPONSE

This project does not include any retail components

10: BUILD COMPATIBLE PARKING STRUCTURES

Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Any sidewalk facing parking garage frontages should be designed to appear like any other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation.

RESPONSE

This project does not include any above-ground parking structures

E: LIGHTING GUIDELINES

1: ORIENT LIGHTING TOWARD SIDEWALKS AND PUBLIC SPACES

Pedestrian-scaled lighting should be provided along pedestrian walkways and public open spaces. A single fixture type should be used throughout an area with slight variations allowed to identify smaller districts. Fixtures should be visually quiet as to not overpower or dominate the streetscape. Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways and other similar outdoor areas to create an inviting and safe ambiance.

RESPONSE

The public spaces and sidewalks will be well lit to enhance pedestrian safety and interest.

2: INTEGRATE BUILDING LIGHTING

Exterior lighting of buildings should be an integral component of the facade composition. Lighting should be used to create effects of shadow, relief and outline that add visual interest and highlight aspects of the building. Lighting should not cast glare into residential units or onto adjacent lots or streets in any way that decreases the safety of pedestrians and vehicles.

RESPONSE

We are proposing several façade articulation elements that will be enhanced by integrated building lighting, including an expressive stone façade at the ground level, strong cornices above levels three and six, and a sky lounge at level six. In addition, the jewel box entry is designed to be as transparent as possible, allowing for that portion of the building to glow from within at night, acting as beacon and providing a warm neighborhood landmark without tacking on superfluous signage.

E: SIGN GUIDELINES

1: CONSIDER SIZE AND PLACEMENT OF WALL SIGNS

Signs should not overwhelm the building or its special architectural features. Signs should not render the building a mere backdrop for advertising or building identification. Signs should be good neighbors; they should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting or movement.

RESPONSE

A major element of our landscaping proposal is a series of high-quality retaining walls that are designed to include building signage. These signs will be built of durable materials and will incorporate lighting, and will be incorporated with the surrounding landscape design, including slight grade changes and a specimen tree. In addition, the ground floor will include pedestrian scale relief signage set into the building façade.

2: ORIENT HANGING SIGNS TO PEDESTRIANS

Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting and street furniture.

RESPONSE

This project does not include any hanging signs

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

BELLEVUE DESIGN GUIDELINES

ADR

DATE 01/11/2017	REVISION
PROJECT NUMBER 160900	SHEET NUMBER G1.04
SCALE	

1/26/2017 8:50:38 AM
S:\A-F\Aegis\Aegis Overlake - 160900\05_Consultants_Outgoing\2017\0112 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11.38.46\160900-15-Aegis Overlake_Central.rvt

1/26/2017 8:50:39 AM

S:\A-P\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01-12 Background Release\New Folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt

BUILDING CODE SUMMARY

SECTION	DESCRIPTION	COMMENTS
3 USE AND OCCUPANCY	USE GROUPS 303.1.2 Group B or I-1 (Small Assembly Spaces, including Cinema, per accessory use) 303.3 Group A-2 (Cafeteria and Commercial Kitchen) 304.1 Group B (Ambulatory Care Facility Offices) 306.2 Group F-1 (Laundry) 310.4 Group I-1 Condition 2 (Assisted Living Facility) 311.3 Group S-2 (Parking Area)	Assisted living facilities as licensed by Washington state under chapter 388-78A WAC and residential treatment facilities as licensed by Washington state under chapter 246-337 WAC shall be classified as Group I-1, Condition 2.
4 SPECIAL DETAILED REQUIREMENTS	GROUP I-1 Condition 2 REQUIREMENTS 420.2 Fire partitions are required to separate dwelling units 420.3 Horizontal Assemblies are required to separate dwelling units 420.4 Smoke barriers shall be provided in Group I-1, Condition 2, to subdivide every story used by persons receiving care, or sleeping as well as other stories with an occupant load of 50 or more persons, into no fewer than two smoke compartments. Each smoke compartment shall not have an area of more than 22,500 square feet. The distance of travel from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet. Refuge areas shall be provided within each smoke compartment with an area not less than 15 SF per each care recipient, and 6 SF for other occupants. Each smoke compartment must have sufficient space for all occupants of the adjacent smoke compartment. Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas. Horizontal assemblies supporting the smoke barriers must also be smoke barriers. 420.5 Automatic sprinkler system is required 420.6 Automatic fire and smoke alarms system is required	
5 GENERAL BUILDING HEIGHTS AND AREAS	BUILDING HEIGHT 504.3 TYPE IA: Unlimited building height, unlimited stories above grade plane TYPE IIIA: 65' above grade plane, four stories above grade plane ALLOWABLE AREA 506.2 TYPE IA: Unlimited building area TYPE IIIA: 49,500 SF for buildings two or more stories above grade plane equipped with an automatic sprinkler system 506.2 Frontage Increase: Area factor increase available if .25 building perimeter fronts public way a minimum of 20' wide. If = [F/P - 0.25]W/30 where If = Area factor increase, F=frontage, P=perimeter, W= Width of public way MIXED USE AND OCCUPANCY REQUIREMENTS Table 508.4 Required Separation of occupancies S-2 and all other occupancies: 1 HR (Sprinklered building) I-1 and B occupancies: 1 HR (Sprinklered building) I-1 and F-1 occupancies: 1 HR (Sprinklered building) Table 509 Incidental Uses Laundry Rooms = NR (building is sprinklered)	
6 TYPES OF CONSTRUCTION	FIRE RESISTANCE REQUIREMENTS Table 601 TYPE I A Primary Structure 3 HR Exterior Bearing Walls 3 HR Interior Bearing Walls 3 HR Exterior non-bearing Walls (N/A) Interior non-bearing walls NR Floor construction 2 HR TYPE III A Primary Structure 1 HR Exterior Bearing Walls 2 HR Interior Bearing Walls 1 HR Exterior non-bearing Walls See 602 Interior non-bearing walls NR Floor construction 1 HR Roof construction 1 HR Table 602: Fire Resistance Ratings of Exterior Walls Based on Fire Separation Type IA – Group A, B, F-2, S-2, Fire separation distance of 5' to less than 30' 1 Fire separation distance of than 30' NR Type IIIA – Group A, B, F-2, S-2, Fire separation distance of 5' to less than 10' 1 Fire separation distance of more than 10' NR	Proposed Building construction: Type I A at Level L2 (from the L3 slab down); Type III A from the top of the L3 slab and above
7 FIRE AND SMOKE PROTECTION FEATURES	EXTERIOR WALL OPENING LIMITATIONS Table 705.8 Maximum area of exterior wall openings per story (UP, S) Fire separation distance of less than 3' Not permitted Fire separation distance of 3' to less than 5' 15 % Fire separation distance of 5' to less than 10' 25 % Fire separation distance of 10' to less than 15' 45 % Fire separation distance of 15' to less than 20' 75 % Fire separation distance of more than 20' No limit 705.11 Parapets not required if exterior walls are not required to be rated per Table 601 & 602. Where exterior walls are required to be rated, parapets maybe excluded if conditions of exclusion 705.11.4 are met. FIRE BARRIER REQUIREMENTS 707.3 Shaft Enclosures: 2 HR (connecting 4 or more stories) Stairway enclosures: 2 HR (connecting 4 or more stories) Exit passageways: 1 HR (leading to a stairway) 2 HR (leading from stairway to exterior) FIRE PARTITIONS 708.3 Corridor fire resistance rating: minimum 1-HR per Table 1020.1 OPENINGS 708.6 Exception to Section 716. A smoke and draft control door assembly not required at a hoistway opening if the hoistway is pressurized in accordance with IBC Section 909. SMOKE BARRIERS Smoke barriers will be provided per 420.4 709.3 Smoke barriers: not less than 1-HR 709.4.2 An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway shaft enclosure doors from each floor by smoke partitions per 3006.2 and 3006.3. 709.5 In Group I-1 Condition 2, a pair of opposite-swinging doors are installed across a corridor shall not be required to be protected in accordance with Section 716. Horizontal sliding doors are required to be protected per Section 716. DOOR CLOSING 716.5.9 Per WAC 51-50-0716, *Fire doors* shall be latching and self- or automatic-closing in accordance with this section. EXCEPTIONS: In Group I-1, Condition 2 Assisted living facilities fire doors in dwelling units opening to the corridor shall be permitted without automatic or self-closing devices when all of the following conditions exist: 3.1 Each floor is constantly attended by staff on a 24-hour basis and stationed on that floor; 3.2 The facility is provided with an NFPA 13 sprinkler system throughout; 3.3 Doors shall be equipped with positive latching; 3.4 Dwelling and sleeping units are not equipped with cooking appliances; 3.5 Dwelling and sleeping units shall be equipped with a smoke detection system.	
8 INTERIOR FINISHES	WALL AND CEILING FINISHES 803.11 Interior wall and ceiling finish requirements by occupancy: Class A: = Flame spread index 0-25; smoke-developed index 0-450. Class B: = Flame spread index 26-75; smoke-developed index 0-450. Class C: = Flame spread index 76-200; smoke-developed index 0-450. Group A-2 Corridors: B Rooms: C Group B Corridors: C Rooms: C Group F-1 Corridors: C Rooms: C Group I-1 Corridors: C Rooms: C Group S-2 Corridors: C Rooms: C	

SECTION	DESCRIPTION	COMMENTS
9 FIRE PROTECTION SYSTEMS	906.1 Portable fire extinguishers required. FIRE ALARM AND DETECTION SYSTEMS 907.2.6 Manual fire alarm system required. Manual fire alarm boxes not required in sleeping units if located at all care providers' control stations or other constantly attended staff locations. 907.2.6.1 An automatic smoke detection system shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. 907.5.2.1 Audible alarm notification appliances shall be provided. 907.5.2.3.1 Visible alarm notification appliances shall be provided in public and common use areas. 907.5.2.3.2 Dwelling units shall be provided with a visible alarm notification appliance in ratio per Table 907.5.2.3.2 SMOKE CONTROL SYSTEMS 909.5.3 Openings in smoke barriers shall be protected by automatic-closing devices. 909.5.3.1 Where doors are installed across a corridor, the doors shall be automatic closing and have a vision panel with fire protection-rated glazing in fire protection-rated frames. 909.21.12 Hoistway venting required by Section 3004 need not be provided for pressurized elevator shafts. 909.21.13 Elevator machine rooms shall be pressurized in accordance with this section unless separated from the hoistway shaft by construction in accordance with Section 707. CARBON MONOXIDE DETECTION 915.1.4 Carbon monoxide detection shall be provided in dwelling units, located in buildings that contain fuel-burning appliances or fuel-burning fireplaces. However, carbon monoxide detection is not required if there is no communicating openings between the fuel-burning appliance and dwelling unit, or there is a dection system between the the fuel-burning appliance and dwelling unit.	Per: WAC 51-50-0909
10 MEANS OF EGRESS	1003.2 The means of egress shall have a ceiling height of not less than 7 feet 6 inches. 1003.3.3 Objects with leading edges more than 27 inches and not more than 80 inches above floor shall not project horizontally more than 4 inches into the circulation path. Handrails are permitted to protrude 41/2 inches from the wall. 1003.5 Where changes in elevation of less than 12 inches exist in the means of egress, sloped surfaces shall be used. Where the difference in elevation is 6 inches or less, the ramp shall be equipped with either handrails or floor finish materials that contrast with adjacent floor finish materials. OCCUPANT LOAD Table 1004.1.2Maximum floor area allowances per occupant Accessory storage and mechanical equipment rooms 1:300 GSF Assembly - (tables and chairs) 1:15 NSF Residential 1:200 GSF Commercial kitchen 1:200 GSF Parking 1:200 GSF Business areas 1:100 GSF Assembly (with fixed seats) Actual number of seats + HC spaces 1004.3Occupant load signage: required in all rooms used for assembly. EXIT AND EXIT ACCESS DOORWAY CONFIGURATION 1007.1.1Where two exits are required they shall be placed a not less than one-third of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them, if building is equipped with an automatic sprinkler system. MEANS OF EGRESS ILLUMINATION 1008.2 Illumination shall be provided in the means of egress at all times except in sleeping units of Group I occupancies. 1008.3.1 Emergency electrical system shall automatically illuminate, corridors, discharge vestibules exit access stairways and passageways for not less than 90 minutes. MEANS OF EGRESS SIZING 1005.3.1Stairways. 0.3" per occupant 1005.3.2Other egress components. 0.2" per occupant 1005.7Door encroachment: No more than 7" into the required width when fully open, or more than half way into required egress width in any position ACCESSIBLE MEANS OF EGRESS 1009.2.1Accessible elevators required. (Buildings of four stories or more) 1009.3Stairway width: 48" minimum not required (sprinklered building); Areas of refuge not required (sprinklered buildings / Group R-2) 1009.4Standby power required for elevators; Elevators are not required to be accessed from an area of refuge or horizontal exit (sprinklered building) 1009.7Where the exit discharge does not include an accessible route from an exit located on the level of exit discharge to a public way, an exterior area of assisted rescue shall be provided on the exterior landing. 1009.8Two-way communication system is required elevator landings 1009.10Directional signage required at elevator landings and at any required exits that are not accessible. DOORS AND TURNSTILES 1010.1.1Minimum width for doors within the means of egress: 32" clear. Maximum door leaf size: 4ft. Minimum height: 80" (not applicable to Group R-2 doors that are not part of the egress system). Doors for storage closets less than 10 SF: no minimum width. Minimum height for doors within dwelling units: 78". Minimum height for exterior doors in dwelling units, other than required exit door: 76". Minimum clear width of door openings required to be accessible within Type B units: 31.75". 1010.1.2.1Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more, 1010.1.3 Force to push or pull interior egress doors shall not exceed 5 pounds. 1010.1.9.6In I-1 occupancies, electric locking systems are permitted to be locked in the means of egress where clinical needs of patients require containment, if building is equipped with automatic sprinkler system or automatic smoke or heat detection system. The doors shall unlock on activation of sprinkler system or fire detection system or loss of power, and have the capability to be unlocked by from nursing station or fire command center. A building occupant must not be required to pass through more than one locked door before entering an exit. STAIRWAYS 1011.4 Width: 44" minimum, except 36" for egress load less than 50 occupants. 1011.5Headroom: Minimum 80", measured from a line connecting the nosings. 1011.8Stairway landings: not less than the width of the stairs. For straight run stairs: minimum 48". For switchback stairs, size landings so that door swing does not reduce the required depth by more than one-half. When fully open, the door shall not project more than 7 inches (178 mm) into a landing. 1011.12 In buildings four stories or more above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than 33% slope. If roof is unoccupied, access can be provided by permanent ladder. 1011.12.1 Roofs and penthouses containing elevator equipment that must be accessed for maintenance are required to be accessed by a stairway. 1011.12.2 Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse. In buildings without an occupied roof, access to the roof permitted by roof hatch min area 16 SF min dimension 2'. HANDRAILS 1014.6Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. EXIT ACCESS 1016.2Exit access through an enclosed elevator lobby is permitted. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where they are accessory to one another. EXIT ACCESS TRAVEL DISTANCE 1017.2OCCUPANCYEXIT ACCESS TRAVEL DISTANCE F-2, S-2400' (sprinklered building) B300' (sprinklered building) A, F-1,I-1,R, 250' (sprinklered building) EXIT ACCESS STAIRWAYS 1019.3 Exit access stairways shal be enclosed in a two hour shaft. CORRIDORS Table 1020.1OCCUPANCYCORRIDOR FIRE-RESISTANCE RATING A, B, F, SNR (sprinklered building) I-11 HR (sprinklered building) Table 1020.1Minimum corridor width within a dwelling unit is 36". Everywhere else is 44". INTERIOR EXIT STAIRWAYS 1023.2Enclosures for interior exit stairways and ramps shall be constructed as 2 hour fire barriers. 1023.5Penetrations are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, raceways for communication systems. 16 sq in max. EXIT PASSAGEWAYS 1024.2Minimum width is 44". For passageways serving occupant load less than 50 min width is 36". 1024.6Penetrations are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, raceways for communication systems. 16 sq in max.	**WAC 51-50-1004** **1004.2 Increased occupant load.** The *occupant load* permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.1.2, provided that all other requirements of the code are also met based on such modified number and the *occupant load* does not exceed one occupant per 7 square feet (0.65 m2) of occupiable floor space. **WAC 51-50-1006** **1006.2.2.6 Electrical equipment rooms.** Rooms containing electrical equipment shall be provided with a second exit or exit access doorways as required by NFPA 70 Article 110 where all of the following apply: 1. The electrical equipment is rated at 1,200 amperes or more. 2. The electrical equipment is over 6 feet (1829 mm) wide. 3. The electrical equipment contains overcurrent devices, switching devices or control devices. 1005.3.1 Exception 1 allows egress capacity factor of 0.2 inch per occupant if project has sprinkler system in accordance with 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with 907.5.2.2 1005.3.2 Exception 1 allows egress capacity factor of 0.15 inch per occupant if project has sprinkler system in accordance with 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with 907.5.2.2 **WAC 51-50-10100** **1010.1.9.6 Controlled egress doors in Groups I-1 and I-2** 6. There is a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door. All clinical staff shall have the keys, codes or other means necessary to operate the locking systems. **1010.1.10.3 Electrical rooms and working clearances.** Exit and exit access doors serving electrical rooms and working spaces shall swing in the direction of egress travel and shall be equipped with panic hardware or fire exit hardware where such rooms or working spaces contain one or more of the following: 1. Equipment operating at more than 600 volts, nominal. 2. Equipment operating at 600 volts or less, nominal and rated at 800 amperes or more, and where the equipment contains overcurrent devices, switching devices or control devices. EXCEPTION: Panic and fire exit hardware is not required on exit and exit access doors serving electrical equipment rooms and working spaces where such doors are not less than twenty-five feet (7.6 m) from the nearest edge of the electrical equipment. , you can use a hatch alone if the roof is unoccupied and there is not an elevator equipment room is accessed from the roof. Note that roof hatch within 10' of the roof perimeter will require a 42" high guard or parapet built to the structural standard of a guard.

SECTION	DESCRIPTION	COMMENTS
11 ACCESSIBILITY	PARKING AND PASSENGER LOADING FACILITIES Table 1106.1 1 to 25 total stalls 1 accessible space required 26 to 50 total stalls 2 accessible spaces required 51 to 75 total stalls 3 accessible spaces required 1106.5 For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. 1106.6 Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.	**WAC 51-50-1101** **1101.2.2 (ICC A117.1 Section 403.5) Clear width of accessible route** For exterior routes of travel, the minimum clear width shall be 44 inches **1101.2.3 (ICC A117.1 Section 404.2.8) Door-opening force.** The force for pushing or pulling open doors other than fire doors shall be as follows: 1. Interior hinged door: 5.0 pounds (22.2 N) maximum 2. Interior sliding or folding doors: 5.0 pounds (22.2 N) maximum 3. Exterior hinged, sliding or folding door: 10 pounds (44.4 N) maximum. **1106.6 Location.** Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route shall be designated and marked as a crosswalk.
14 EXTERIOR WALLS	DWELLING UNITS 1107.5.1.1 In Group I-1 Condition 2, at least 10 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. 1107.5.1.2In structures with four or more dwelling units occupied as a residence, every dwelling unit occupied as a residence shall be a Type B unit.	**WAC 51-50-1403** **1403.5 Vertical and lateral flame propagation.** Exterior walls on buildings of Type I, II, III, or IV construction that are greater than 40 feet in height above grade plane and contain a combustible water-resistive barrier shall be tested in accordance with and *comply* with the acceptance criteria of NFPA 285.
29 PLUMBING SYSTEMS	Employees at peak times: 20 OCCUPANT TYPE / DESCRIPTION / REQUIRED / PROVIDED R-2 / Apartment / 1 per dwelling unit / 1 per dwelling unit I-1 / Residential Care / water closet = 1/10; lavatory = 1/10; shower = 1/8; 1 service sink required I-2 / Employees / 1/25 = 1 water closet, 1 lavatory I-2 / Visitors / 1/75 = 1 water closet, 1 lavatory NOTE: This is primarily a residential building (I-1). The I-2 occupant type provides a fixture count for peak employees and visitors, as the amenity areas are considered a non-simultaneous occupancy.	
30 ELEVATORS AND CONVEYING SYSTEMS	HOISTWAY ENCLOSURES 3002.4 Where elevators are provided in buildings four or more stories above, grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car must accommodate an ambulance stretcher 24 inches by 84 inches with 5-inch radius corners. MACHINE ROOMS 3005.2Elevator machine rooms shall be provided with an independent ventilation or air-conditioning system to protect against the overheating of the electrical equipment. 3005.3The elevator machine room, shall be pressurized upon activation of a heat or smoke detector located in the elevator machine room. ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION 3006.2Elevator hoistway door openings shall be protected where an elevator hoistway connects more than three stories, or contains a Group I-1 Condition 2 occu-pancy. 3006.3An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway shaft enclosure doors from each floor by fire partitions. An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway shaft enclosure doors from each floor by smoke partitions where the building is equipped throughout with an automatic sprinkler system. The elevator hoistway shall be pressurized.	**WAC 51-50-30020** **3002.4 Elevator car to accommodate ambulance stretcher.** Where elevators are provided in buildings four or more stories above, grade plane, in any I occupancy building provided with an elevator regardless of the number of stories, not fewer than one elevator shall be provided for fire department emergency access to all floors. **WAC 51-50-3009** **3009.1 Vents required.** Where required by the authority having jurisdiction over the conveyance, hoistways of elevators and dumbwaiters penetrating four or more stories shall be provided with a means for venting smoke and hot gases to the outer air in case of fire. **WAC 51-54A-0909 Smoke Control Systems** Hoistway venting required by Section 3009 of the state building code need not be provided for elevator shafts.

WAC CODE SUMMARY

SECTION	DESCRIPTION	
388-78A	This building will be permitted and operated as an assisted living facility per 388-78A of the WAC	
388-78A-2920 **Area for Nursing Supplies and Equipment**	388-78A-2920 A,B A 'Clean Utility' Room must be provided A 'Soiled Utility' Room must be provided	
388-78A-2930 **Communication system**	Provide residents and staff with means to summon on-duty staff assistance. Provide visitors with means to contact staff inside the building from outside after hours.	
388-78A-2970 **Garbage and refuse disposal**	Provide an adequate number of garbage containers to store refuse generated by the assisted living facility.	
388-78A-2980 **through** **388-78A-3000**	Adequate lighting and mechanical systems provided per the code, as indicated in Mechanical, Electrical, and Lighting drawings.	
388-78A-3010 **Resident Room** **Room Furnishings**	Provide the following: 80 or more square feet must be provided in a one-person sleeping room. 70 or more square feet per person must be provided in a two-person or more sleeping room. The total square footage of a private apartment must equal or exceeds 220 square feet excluding the bathroom. Maximum sleeping room occupancy is two individuals. One or more windows with window sills at or above grade extending ten or more feet from the building, with curtains, shades, or blinds. An individual towel and washcloth rack or equivalent (may be in attached private bedroom.) A lockable drawer at least 1/2 cu ft space & min dimension of four inches. Adequate clothing storage. Areas to be calculated per 388-78A-3020.	
388-78A-3040 **Laundry**	Provide the following: laundry and linen services on the premises. (a) Provide separate areas for handling clean laundry and soiled laundry; (b) Ensure clean laundry is not processed in, and does not pass through, areas where soiled laundry is handled; (c) Ensure areas where clean laundry is stored are not exposed to contamination from other sources; and (d) Ensure all staff persons wear gloves and use other appropriate infection control practices when handling soiled laundry. The assisted living facility must provide a laundry area where residents' may do their personal laundry	
388-78A-3050 **Day Rooms**	The assisted living facility must provide one or more day room areas in which residents may participate in social and recreational activities with a minimum size is 150square feet, or 20 square feet per resident, whichever is larger.	
388-78A-3060 **Storage space**	The assisted living facility must: (1) Provide adequate storage space for supplies, equipment and linens; (2) Provide separate, locked storage for disinfectants and poisonous compounds; and (3) Maintain storage space to prevent fire or safety hazards.	
388-78A-3070 Stairs Ramps **388-78A-3080 Guardrails Handrails**	The assisted living facility must maintain nonskid surfaces on all stairways and ramps used by residents The assisted living facility must install and maintain sturdy handrails according to building code requirements	
388-78A-3110 Areas for cleaning and storing soiled equipment, supplies and laundry. **WAC 388-78A-3120 Areas for handling and storing clean supplies and equipment.**	The assisted living facility may combine areas used for storing, handling and cleaning soiled laundry and linens, areas used for cleaning and disinfecting soiled nursing care equipment, areas for disposing of refuse and infectious waste, and/or areas for storing housekeeping and cleaning supplies, into a single area on the premises The assisted living facility may combine areas used for handling and storing clean laundry, and areas used for storing, preparing and handling clean and sterile nursing supplies, equipment and medications, into a single area on the premises	
WAC 388-78A-3130 Plant restrictions.	The assisted living facility must not use poisonous or toxic plants in areas of the assisted living facility premises accessible to residents who, based on their diagnosed condition or cognitive disabilities, may ingest or have harmful contact with such plants.	

NOT FOR CONSTRUCTION

Ankrom Moisan™

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

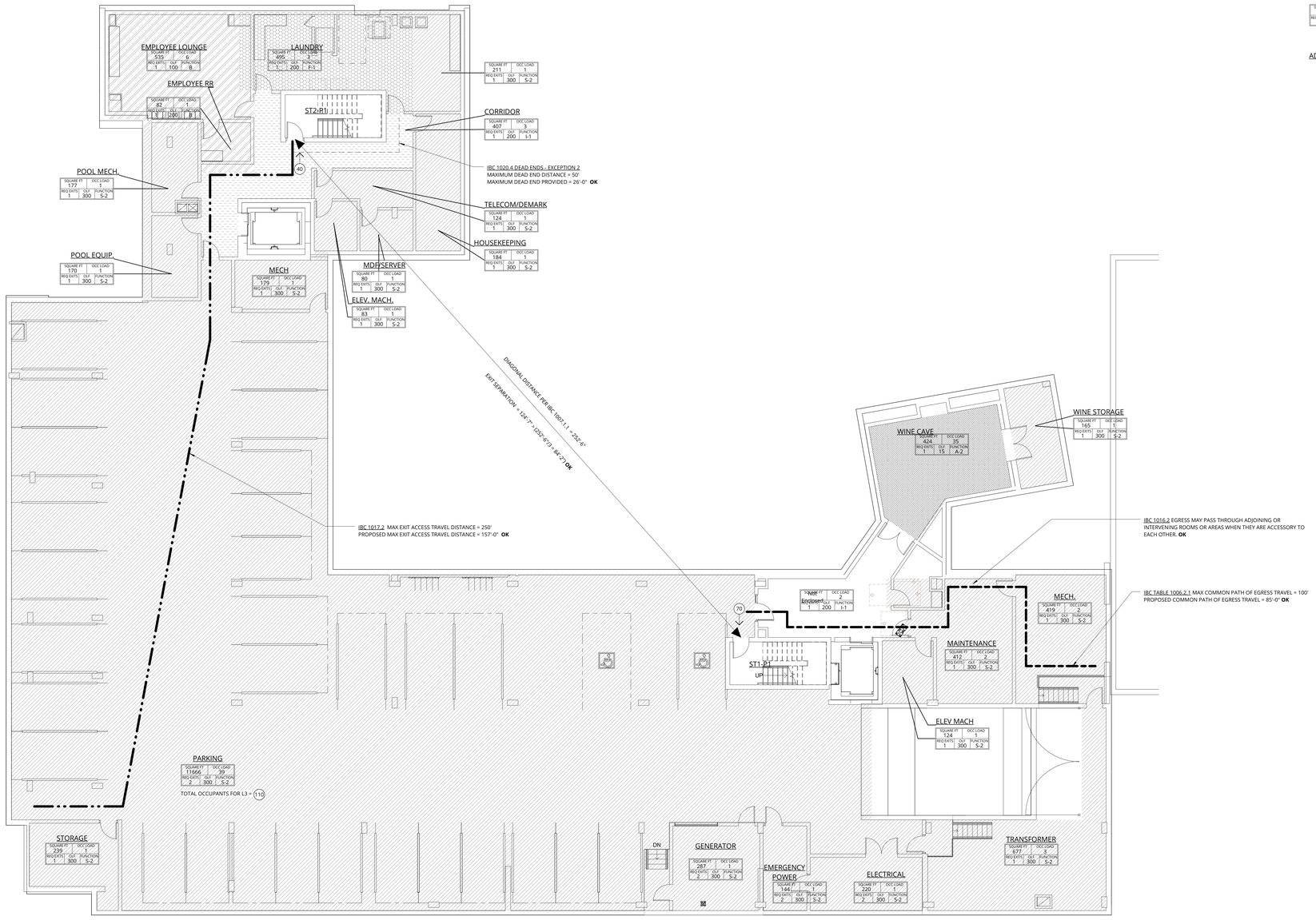
BUILDING CODE COMPLIANCE

ADR

DATE 01/11/2017	REVISION
PROJECT NUMBER 160900	SHEET NUMBER G2.01
SCALE 1/2" = 1'-0"	

1/26/2017 8:50:41 AM

S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake Central_2017-1-24_11.38.41\160900-15-Aegis Overlake Central.rvt



1 LEVEL P1
1/8" = 1'-0"

TRUE

OCCUPANCY PLANS LEGEND

OCCUPANCY TYPES

A-1 | B | S-2
A-2 | F-1
A-3 | I-1

SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
150	x40
REQ EXITS x2	CLF x2	FUNCTION xx

LIFE SAFETY SUMMARY TAG

ADDITIONAL REQUIREMENTS

NOT FOR CONSTRUCTION

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

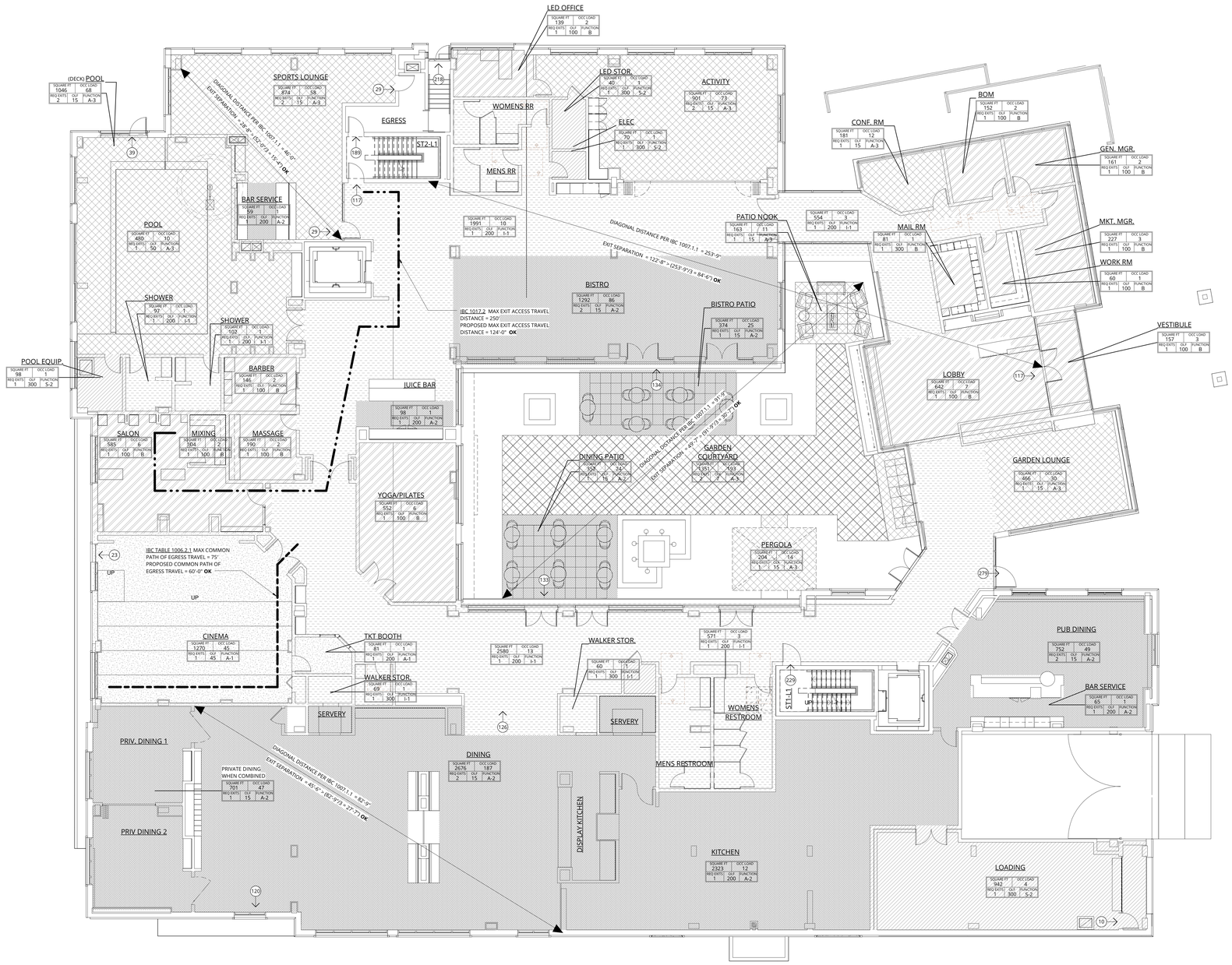
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

PARKING LEVEL FLS PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER G2.02
SCALE As indicated	



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

TRUE

OCCUPANCY PLANS LEGEND

OCCUPANCY TYPES

A-1 | B | S-2
A-2 | F-1
A-3 | I-1

SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
150	x40
REQ EXITS x2	OLF x2	FUNCTION xx

LIFE SAFETY SUMMARY TAG

ADDITIONAL REQUIREMENTS

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

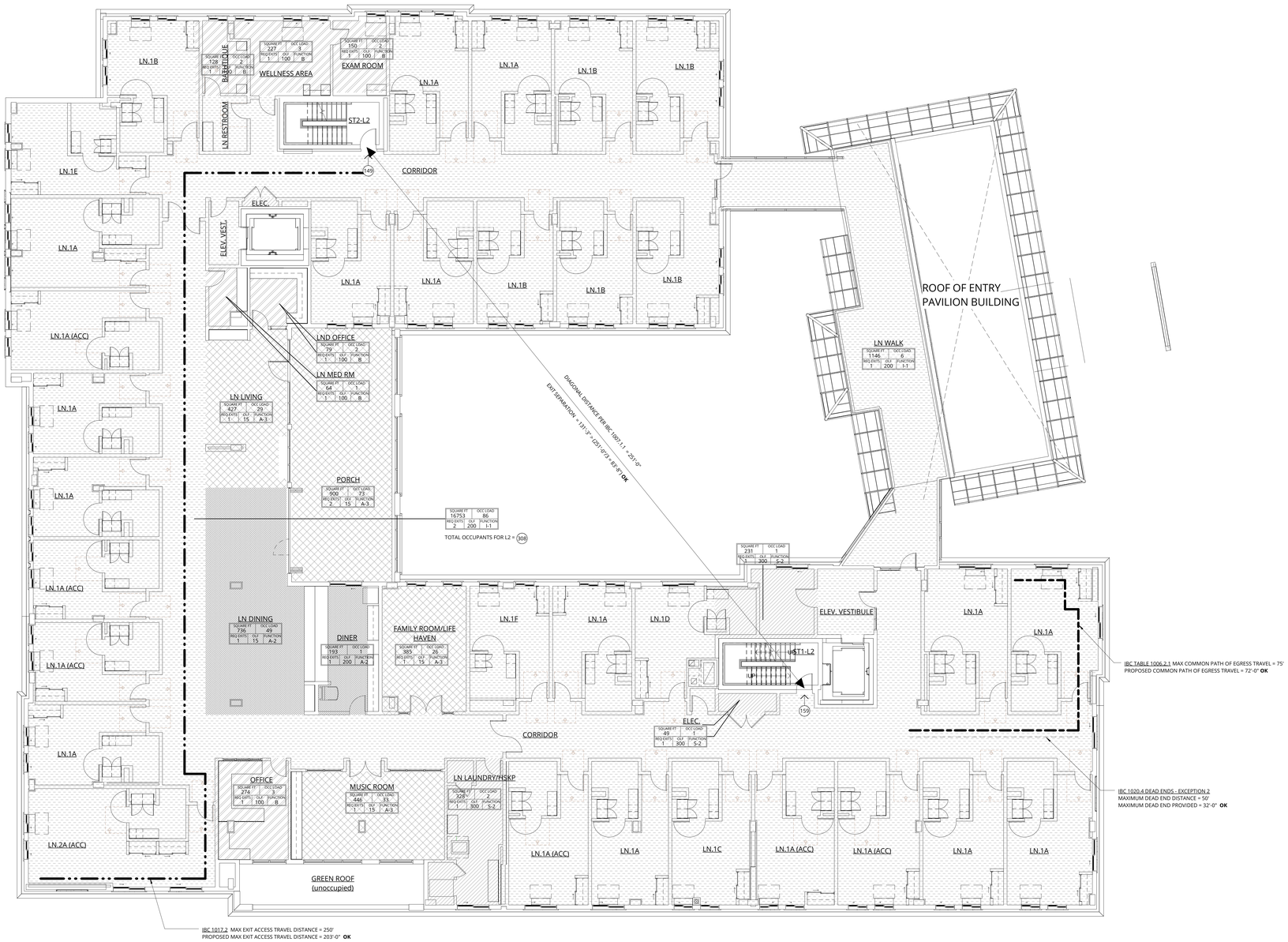
LEVEL 1 FLS PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER G2.03
SCALE As indicated	

1/26/2017 8:50:44 AM
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central.rvt
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central.rvt

1/26/2017 8:50:50 AM
S:\A-Files\Aegis Overlake 160900\05_Consultants_Outgoing\2017-0112-Background Release\New folder\160900-15-Aegis Overlake_Central-2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt



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

TRUE

OCCUPANCY PLANS LEGEND

OCCUPANCY TYPES

A-1 B S-2
A-2 F-1
A-3 I-1

SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
150	x40
REQ EXITS: x2	OLF: x2 / FUNCTION: xx

LIFE SAFETY SUMMARY TAG

ADDITIONAL REQUIREMENTS

NOT FOR CONSTRUCTION

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

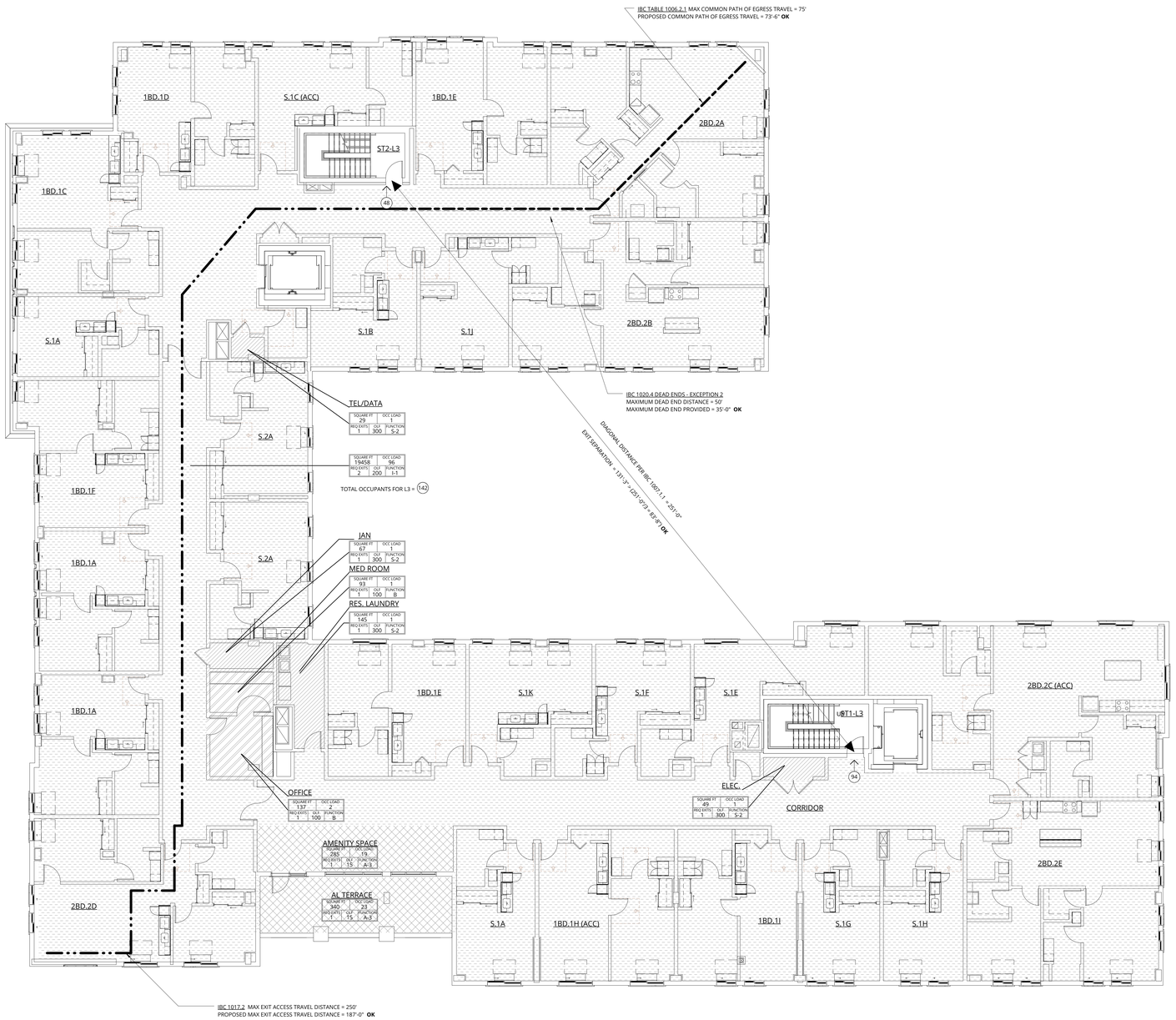
REVISION	DATE	REASON FOR ISSUE

LEVEL 2 FLS PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER G2.04
SCALE As indicated	

1/26/2017 8:50:53 AM



1 LEVEL 3
1/8" = 1'-0"

TRUE

OCCUPANCY PLANS LEGEND

OCCUPANCY TYPES

A-1 B S-2
A-2 F-1
A-3 I-1

SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
150	x40
REQ EXITS	OLF	FUNCTION
x2	x2	xx

LIFE SAFETY SUMMARY TAG

ADDITIONAL REQUIREMENTS

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

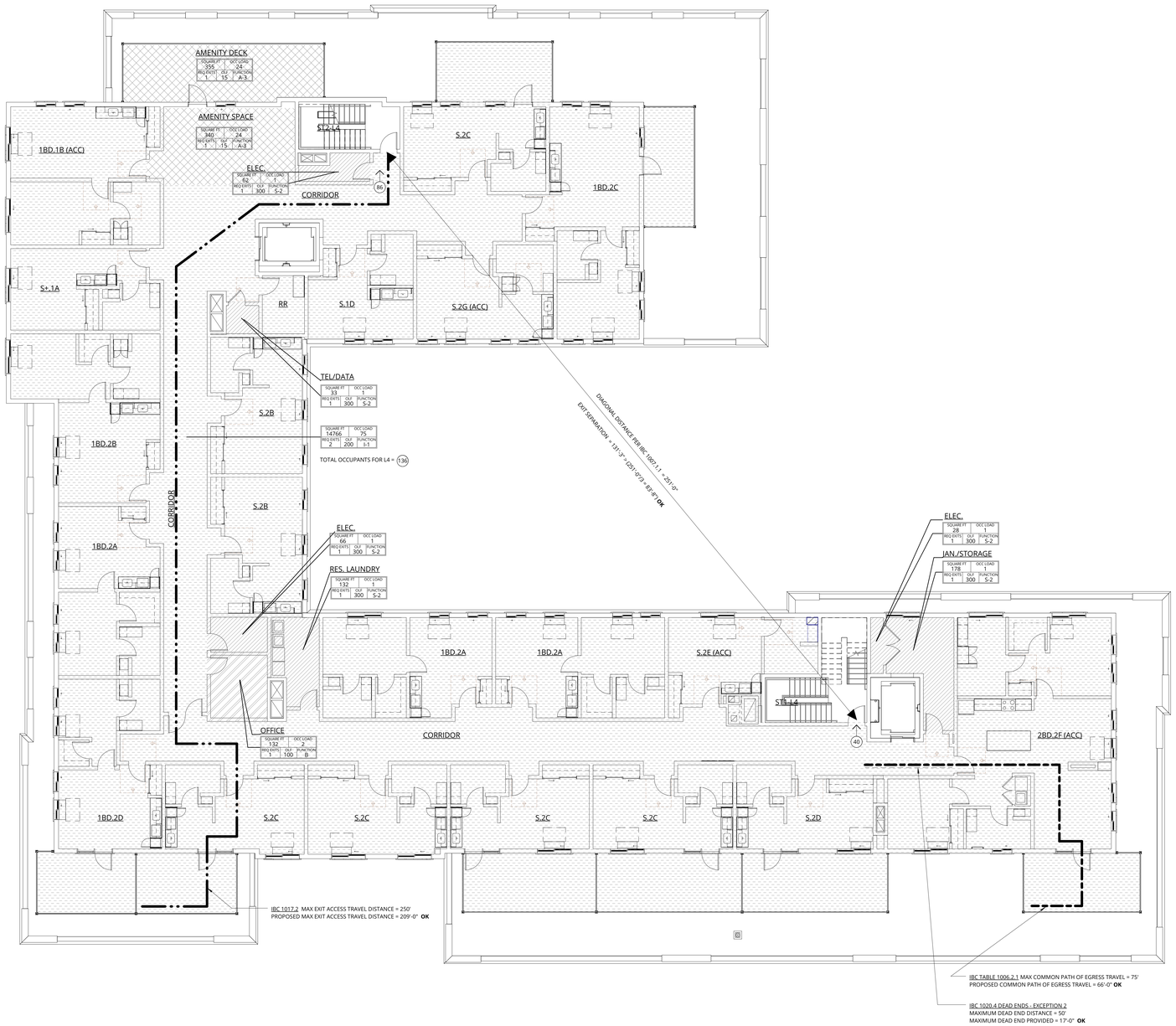
REVISION	DATE	REASON FOR ISSUE

LEVEL 3 FLS PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER	SHEET NUMBER
160900	G2.05
SCALE	
As indicated	

S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-0112 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11.38.44\160900-15-Aegis Overlake_Central.rvt



1 LEVEL 4
1/8" = 1'-0"

TRUE

OCCUPANCY PLANS LEGEND

OCCUPANCY TYPES

A-1 B S-2
A-2 F-1
A-3 I-1

SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
150	x40
REQ EXITS	OLF FUNCTION
x2	x2 xx

LIFE SAFETY SUMMARY TAG

ADDITIONAL REQUIREMENTS

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

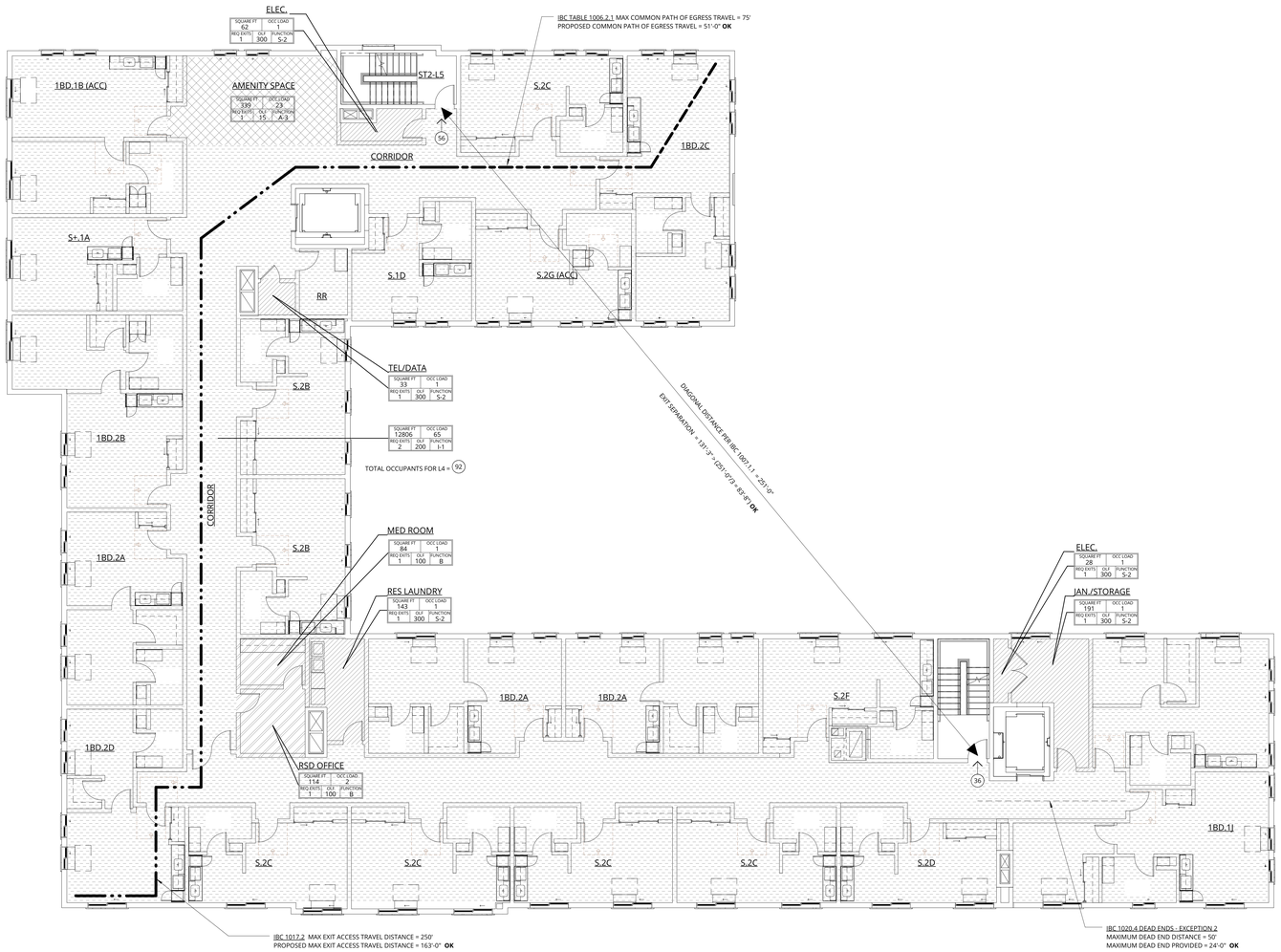
REVISION	DATE	REASON FOR ISSUE

LEVEL 4 FLS PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER	SHEET NUMBER
160900	G2.06
SCALE	
As indicated	

1/26/2017 8:50:59 AM



1 LEVEL 5
1/8" = 1'-0"

TRUE

OCCUPANCY PLANS LEGEND

OCCUPANCY TYPES

A-1 | B | S-2
A-2 | F-1
A-3 | I-1

SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
150	x40
REQ EXITS x2	OLF x2	FUNCTION xx

LIFE SAFETY SUMMARY TAG

ADDITIONAL REQUIREMENTS

NOT FOR CONSTRUCTION

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 FLS PLAN

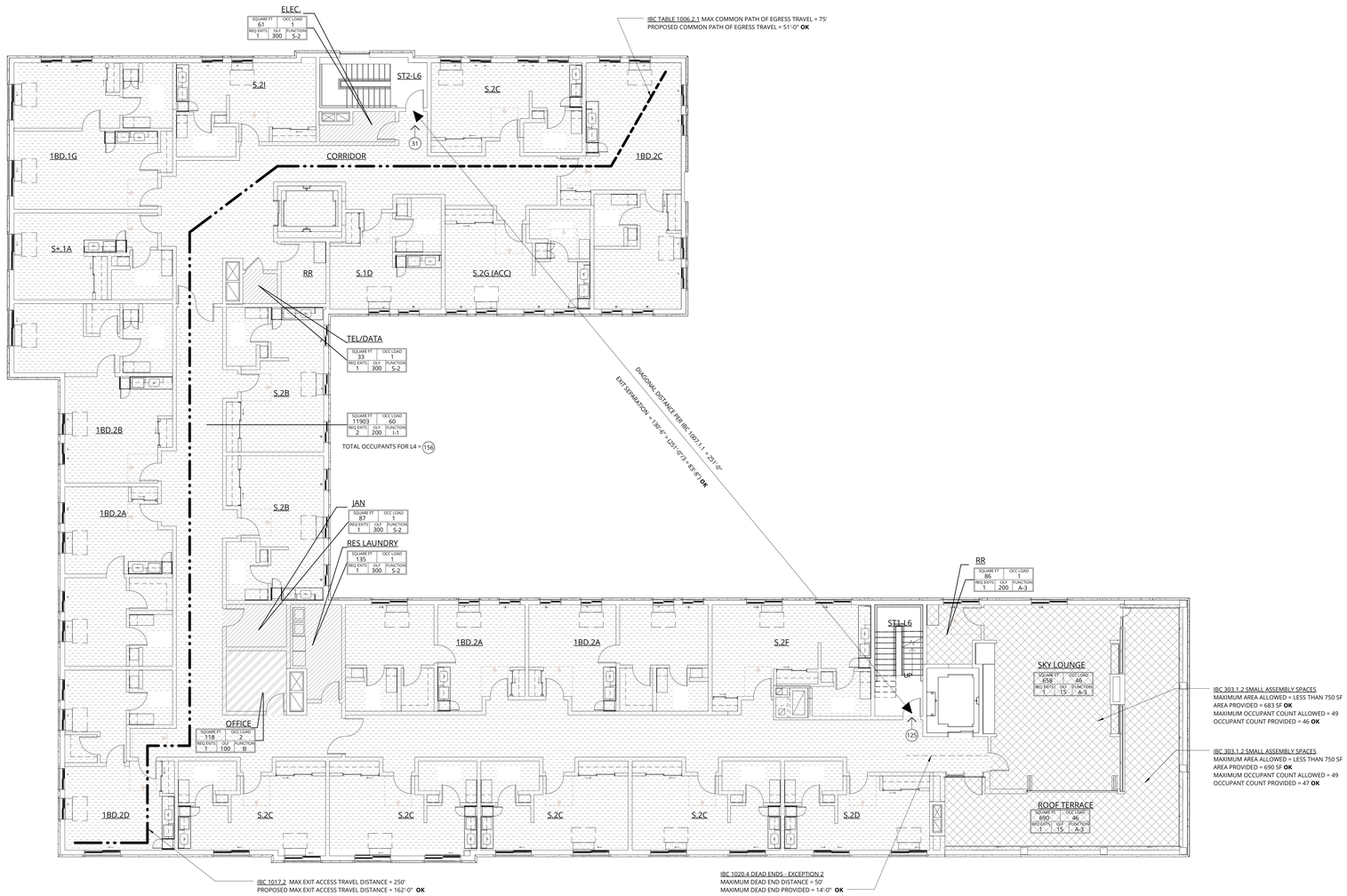
ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER G2.07
SCALE As indicated	

S:\AA\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt

1/26/2017 8:51:09 AM

S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-0112 Background Release\New folder\160900-15-Aegis Overlake_Central.rvt



1 LEVEL 6

1/8" = 1'-0"

TRUE

OCCUPANCY PLANS LEGEND

OCCUPANCY TYPES

A-1 B S-2

A-2 F-1

A-3 I-1

SYMBOLS & ELEMENTS

SQUARE FT	OCC LOAD
150	xx40
REQ EXITS	CLF / FUNCTION
X2	X2 / XX

LIFE SAFETY SUMMARY TAG

ADDITIONAL REQUIREMENTS

NOT FOR CONSTRUCTION

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

LEVEL 6 FLS PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER G2.08
SCALE As indicated	

DRAFT

AEGIS LIVING OF BELLEVUE AT OVERLAKE

BELLEVUE, WASHINGTON

SYMBOL LEGEND

EXISTING	PROPOSED		
		CB	STORM DRAIN CATCH BASIN
		SDMH	STORM DRAIN MANHOLE
		SDCO	STORM DRAIN CLEANOUT
		YD	YARD DRAIN WITH ATRIUM GRATE
		SSCO	SANITARY SEWER CLEANOUT
		SSMH	SANITARY SEWER MANHOLE
		FH	FIRE HYDRANT
		FDC	FIRE DEPARTMENT CONNECTION
		WV	WATER VALVE
		PIV	POST INDICATOR VALVE
		WM	WATER METER
		GM	GAS METER
		EJB	ELECTRICAL JUNCTION BOX
		PP	LIGHT POLE / UTILITY POLE (P/P)
		PP	UTILITY POLE (P/P)
		GUY	UTILITY POLE GUY WIRE
		PM	POWER METER
		HP	HEAT PUMP
		COMM	COMMUNICATIONS MANHOLE
		MB	MAILBOX
			ROCKERY / CHECK DAM
			SIGN

LINE LEGEND

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER LINE
SD	D	STORM DRAIN
		SWALE
W	W	WATER LINE
P	ECD	POWER BURIED
TV		CABLE TV BURIED
T		TELEPHONE BURIED
G	G	GAS LINE
OHP		OVERHEAD POWER
OHT		OVERHEAD COMMUNICATIONS
OHPT		OVERHEAD COMMUNICATIONS/POWER
X	X	FENCE LINE
		CLF= CHAIN LINK
		VBF= VERTICAL BOARD WOOD
		MINOR CONTOURS
		MAJOR CONTOURS

HATCH LEGEND

COMMERCIAL DRIVEWWAY CUT

2" GRIND & OVERLAY

NEW CONCRETE SIDEWALK

TREE LEGEND

CONIFER

P PINE

C CEDAR

F FIR

DECIDUOUS

DEC DECIDUOUS

TREE DRIP LINE

LEGAL DESCRIPTION

LOTS 3, 4, 7, AND 8 OF MCGRATH'S ADDITION, AS PER PLAT RECORDED IN VOLUME 53 OF PLATS, PAGE 97, RECORDS OF KING COUNTY, WAHINGTON; (AS COMBINED UNDER DECLARATION OF LOT COMBINATION RECORDED OCTORBER 9, 2003 UNDER RECORDING NO. 20031009001915)

BASIS OF BEARINGS

N01°11'34"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, BETWEEN CITY OF BELLEVUE SURVEY CONTROL POINT 0071 (BASIS OF POSITION) AND 57R.

BENCHMARKS

CITY OF BELLEVUE BENCH MARK #649
ELEVATION= 210.68 FEET

VERTICAL DATUM – BASIS OF ELEVATION

NAVD88

HORIZONTAL DATUM

NAD83/(2011) WASHINGTON STATE COORDINATE SYSTEM NORTH ZONE (CITY OF BELLEVUE)

CONTOUR INTERVAL

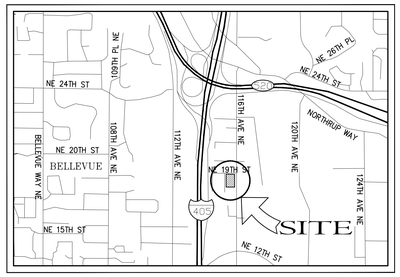
1'

PARCEL INFORMATION

KING COUNTY PARCEL NUMBERS:
- 532800–0015
- 532800–0025
- 532800–0030

SHEET INDEX

TITLE SHEET AND VICINITY MAP..... C001
SITE PLAN B..... C002
PRELIMINARY C&G..... C100
ROAD PLAN (115TH AVENUE NE)..... C400
ROAD PLAN (NE 19TH STREET)..... C401
ROAD PLAN (116TH AVENUE NE)..... C402



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

AEGIS SENIOR COMMUNITIES
17602 NE UNION HILL ROAD
REDMOND, WA 98052
(425) 861–9993
CONTACT: BRYON ZIEGLER

CIVIL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332–1900
CONTACT: DARREN SIMPSON, PE

ARCHITECT

ANKROM MOISAN ARCHITECTS, INC.
1505 5TH AVENUE, SUITE 300
SEATTLE, WA 98101
(206) 576–1627
CONTACT: JP EMERY, AIA, MBA

SURVEYOR

CORE DESIGN
14711 NE 29TH PLACE SUITE 101
BELLEVUE, WA 981007
(425) 885–7877
CONTACT: KEVIN VANDERZANDEN, PLS

STRUCTURAL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332–1900
CONTACT: BRUCE ZHONG, SE

LANDSCAPE ARCHITECT

THE LA STUDIO LLC
15200 52ND AVENUE SOUTH, SUITE 210
SEATTLE, WA 98188
(206) 204–0507, EXT 206
CONTACT: ROBY SNOW, PLA, LEED A.P.

GEOTECHNICAL ENGINEER

GEOENGINEERS
8410 154TH AVENUE NE
REDMOND, WA 98052
(425) 861–6000
CONTACT: MATTHEW W. SMITH, PE

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY, FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.

PRELIMINARY NOT FOR CONSTRUCTION

UNDERGROUND SERVICE ALERT
ONE–CALL NUMBER
(800)424–5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NO	DATE	BY	APPR	REVISIONS

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

DAS — PROJECT MANAGER
TLJ — DRAWN BY
MJF — CHECKED BY
16012–0016 — JOB NUMBER

AEGIS LIVING OF BELLEVUE AT OVERLAKE
CITY OF BELLEVUE — WASHINGTON

DRAINAGE MAP # F–5
WATER GRID # F–5
SEWER GRID # F–5

COVER SHEET AND VICINITY MAP

SEC 29 TWP 25N RGE 5E — SHT C001 OF 6

© Copyright 12/2016 O'Neada Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission
Plot Date: 2016-12-02 File Location: O:\0120-Seattle\Dwg\Civil\2016\01\20016-Aegis-Overlake\dwg\16016-PLN.dwg

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

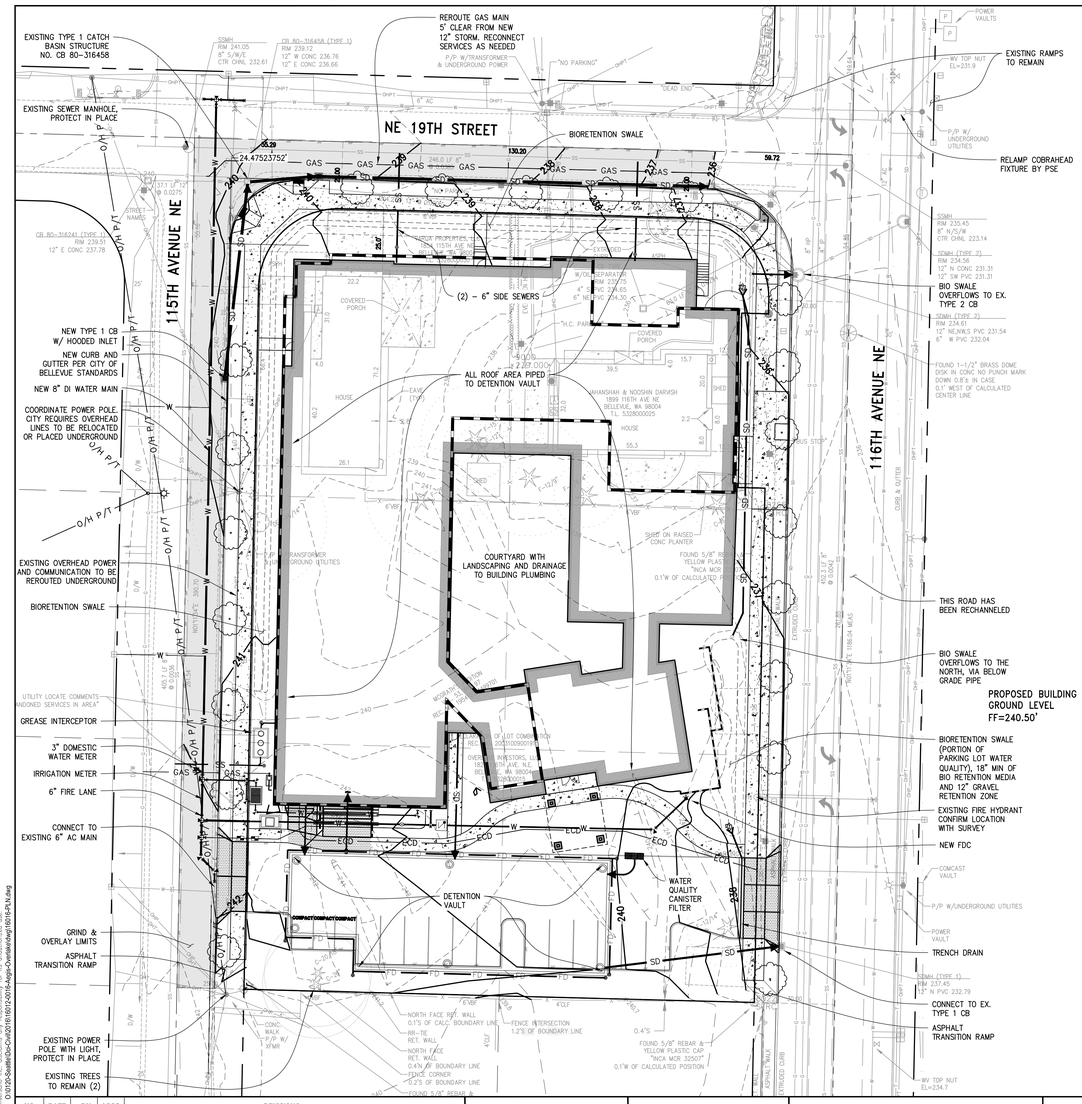
ASC OVERLAKE LLC

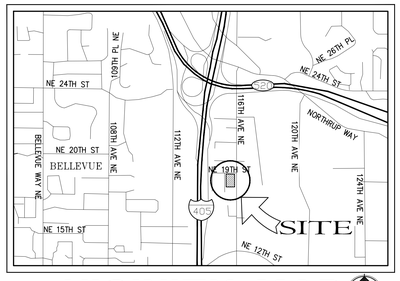
REVISION	DATE	REASON FOR ISSUE

DESIGN REVIEW

DATE 11/18/2016
REVISION
PROJECT NUMBER 160900
SCALE

DRAFT





VICINITY MAP

NOT TO SCALE

OWNER / DEVELOPER

AEGIS SENIOR COMMUNITIES
17602 NE UNION HILL ROAD
REDMOND, WA 98052
(425) 861-9993
CONTACT: BRYON ZIEGLER

CIVIL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1900
CONTACT: DARREN SIMPSON, PE

ARCHITECT

ANKROM MOISAN ARCHITECTS, INC.
1505 5TH AVENUE, SUITE 300
SEATTLE, WA 98101
(206) 576-1627
CONTACT: JP EMERY, AIA, MBA

SURVEYOR

CORE DESIGN
14711 NE 29TH PLACE SUITE 101
BELLEVUE, WA 981007
(425) 885-7877
CONTACT: KEVIN VANDERZANDEN, PLS

STRUCTURAL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1900
CONTACT: BRUCE ZHONG

LANDSCAPE ARCHITECT

THE LA STUDIO LLC
15200 52ND AVENUE SOUTH, SUITE 210
SEATTLE, WA 98188
(206) 204-0507, EXT 206
CONTACT: ROBY SNOW, PLA, LEED A.P.

GEOTECHNICAL ENGINEER

GEOENGINEERS
8410 154TH AVENUE NE
REDMOND, WA 98052
(425) 861-6000
CONTACT: MATTHEW W. SMITH, PE

DEMOLITION NOTE

ALL EXISTING ON-SITE IMPROVEMENTS WILL BE REMOVED FOR THE PROPOSED CONSTRUCTION. EXISTING UTILITIES SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF BELLEVUE ENGINEERING STANDARDS. EXISTING SERVICE LATERALS SHALL BE CAPPED AT THE MAIN.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY, FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.

PLAN NOTE

THIS PLAN IS INCLUDED AS A REGULATORY REQUIREMENT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

SEE C-400 SERIES DRAWINGS FOR PROPOSED STREET CROSS SECTIONS.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

PRELIMINARY
NOT FOR CONSTRUCTION

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NO	DATE	BY	APPR	REVISIONS

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

DAS
PROJECT MANAGER
TLJ
DRAWN BY
MJF
CHECKED BY
16012-0016
JOB NUMBER

AEGIS LIVING OF BELLEVUE AT OVERLAKE

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F-5
WATER GRID # F-5
SEWER GRID # F-5

SITE PLAN B

SEC 29 TWP 25N RGE 5E SHT C002 OF 6

© Copyright 12/2016 D'Amato Converse Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission
Plot Date: 2016-12-02

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

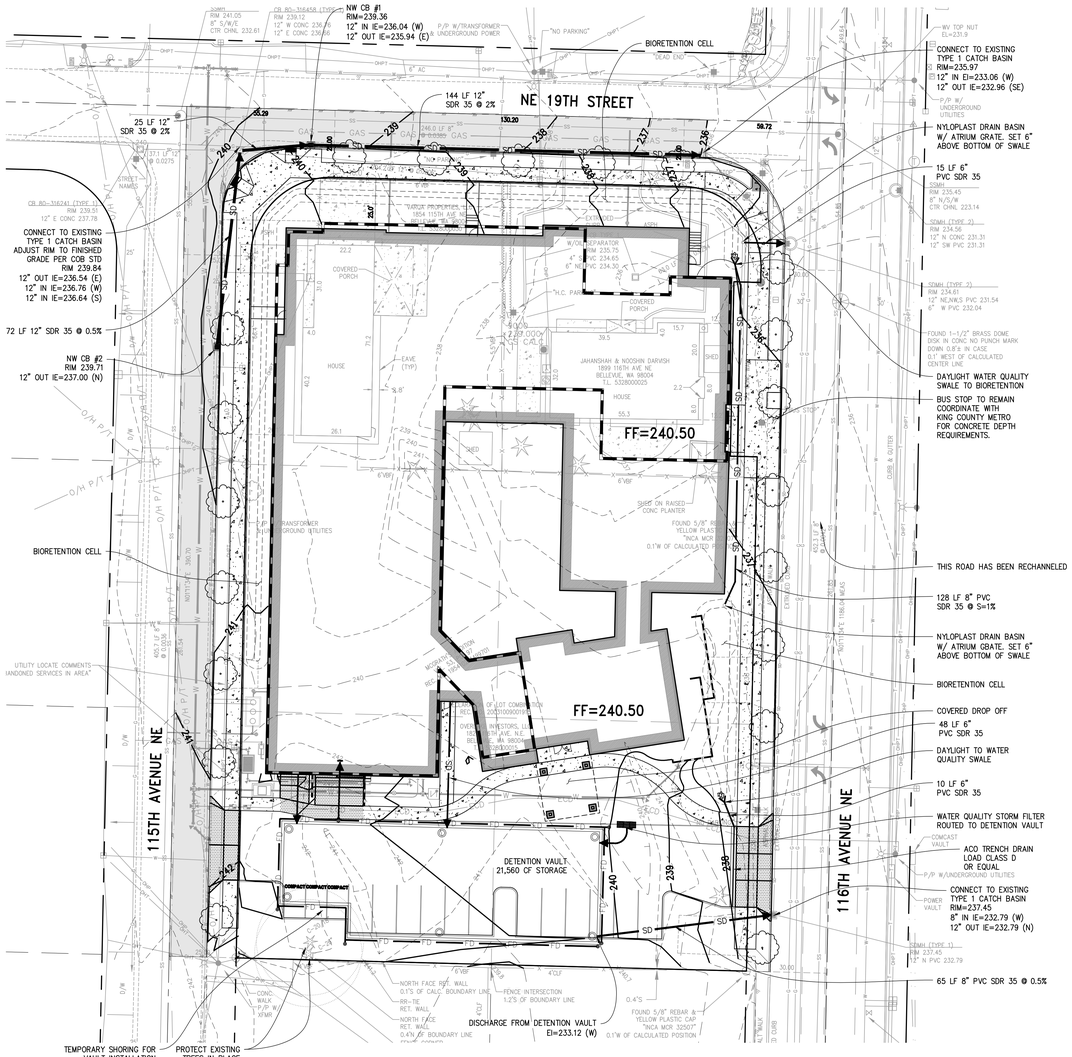
ASC OVERLAKE LLC

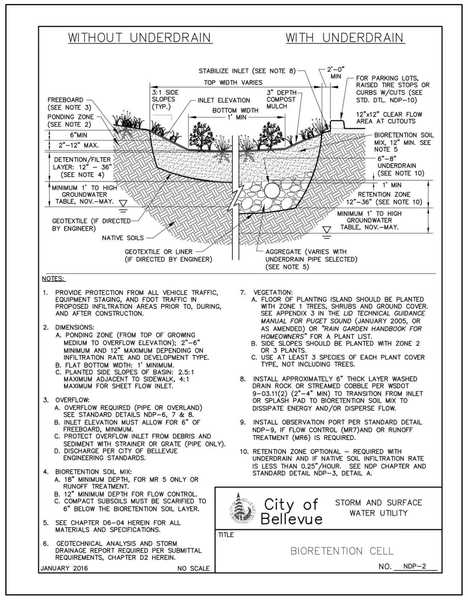
REVISION	DATE	REASON FOR ISSUE

DESIGN REVIEW

DATE 11/18/2016
REVISION
PROJECT NUMBER 160900
SCALE

DRAFT





NOTES:

1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING, AND AFTER CONSTRUCTION.
2. DIMENSIONS:
   A. PONDING ZONE (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 2"-6" MINIMUM AND 12" MAXIMUM DEPENDING ON INFILTRATION RATE AND DEVELOPMENT TYPE.
   B. FLAT BOTTOM WIDTH: 1' MINIMUM.
   C. PLANTED SIDE SLOPES OF BASIN: 2.5:1 MAXIMUM ADJACENT TO SIDEWALK, 4:1 MAXIMUM FOR SHEET FLOW INLET.
3. OVERFLOW:
   A. OVERFLOW REQUIRED (PIPE OR OVERLAND) SEE STANDARD DETAILS NDP-6, 7 & 8.
   B. INLET ELEVATION MUST ALLOW FOR 6" OF FREEBOARD, MINIMUM.
   C. PROTECT OVERFLOW INLET FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE (PIPE ONLY).
   D. DISCHARGE PER CITY OF BELLEVUE ENGINEERING STANDARDS.
4. BIORETENTION SOIL MIX:
   A. 18" MINIMUM DEPTH, FOR MR 5 ONLY OR RUNOFF TREATMENT.
   B. 12" MINIMUM DEPTH FOR FLOW CONTROL.
   C. COMPACT SUBSOILS MUST BE SCARIFIED TO 6" BELOW THE BIORETENTION SOIL LAYER.
5. SEE CHAPTER D6-04 HEREIN FOR ALL MATERIALS AND SPECIFICATIONS.
6. GEOTECHNICAL ANALYSIS AND STORM DRAINAGE REPORT REQUIRED PER SUBMITTAL REQUIREMENTS, CHAPTER D2 HEREIN.
7. VEGETATION:
   A. FLOOR OF PLANTING ISLAND SHOULD BE PLANTED WITH ZONE 1 TREES, SHRUBS AND GROUND COVER. SEE APPENDIX 3 IN THE *LID TECHNICAL GUIDANCE MANUAL FOR PUGET SOUND* (JANUARY 2005, OR AS AMENDED) OR *"RAIN GARDEN HANDBOOK FOR HOMEOWNERS"* FOR A PLANT LIST.
   B. SIDE SLOPES SHOULD BE PLANTED WITH ZONE 2 OR 3 PLANTS.
   C. USE AT LEAST 3 SPECIES OF EACH PLANT COVER TYPE, NOT INCLUDING TREES.
8. INSTALL APPROXIMATELY 6" THICK LAYER WASHED DRAIN ROCK OR STREAMED COBBLE PER WSDOT 9-03.11(2) (2"-4" MIN) TO TRANSITION FROM INLET OR SPLASH PAD TO BIORETENTION SOIL MIX TO DISSIPATE ENERGY AND/OR DISPERSE FLOW.
9. INSTALL OBSERVATION PORT PER STANDARD DETAIL NDP-9, IF FLOW CONTROL (MR7)AND OR RUNOFF TREATMENT (MR6) IS REQUIRED.
10. RETENTION ZONE OPTIONAL - REQUIRED WITH UNDERDRAIN AND IF NATIVE SOIL INFILTRATION RATE IS LESS THAN 0.25"/HOUR. SEE NDP CHAPTER AND STANDARD DETAIL NDP-3, DETAIL A.

JANUARY 2016 NO SCALE

City of Bellevue — STORM AND SURFACE WATER UTILITY

TITLE: BIORETENTION CELL

NO. NDP-2

PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NO	DATE	BY	APPR	REVISIONS

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROJECT MANAGER: DAS
DRAWN BY: TLJ
CHECKED BY: MJF
JOB NUMBER: 16012-0016

AEGIS LIVING OF BELLEVUE AT OVERLAKE

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F-5
WATER GRID # F-5
SEWER GRID # F-5

PRELIMINARY
C&G

SEC 29 TWP 25N RGE 5E | SHT C100 OF 6

© Copyright 12/2016 O'Brien Comparsaro Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission.
Non-Commercial Use Only - Contact Author for Permission - Author Retains Ownership of Instruments of Service
File Location: O:\0120-Seattle\Dci-Civil\2016\1601-2-0016-Aegis-Overlake\dwg\16016-5-N.dwg
Plot Date: 2016-12-02

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

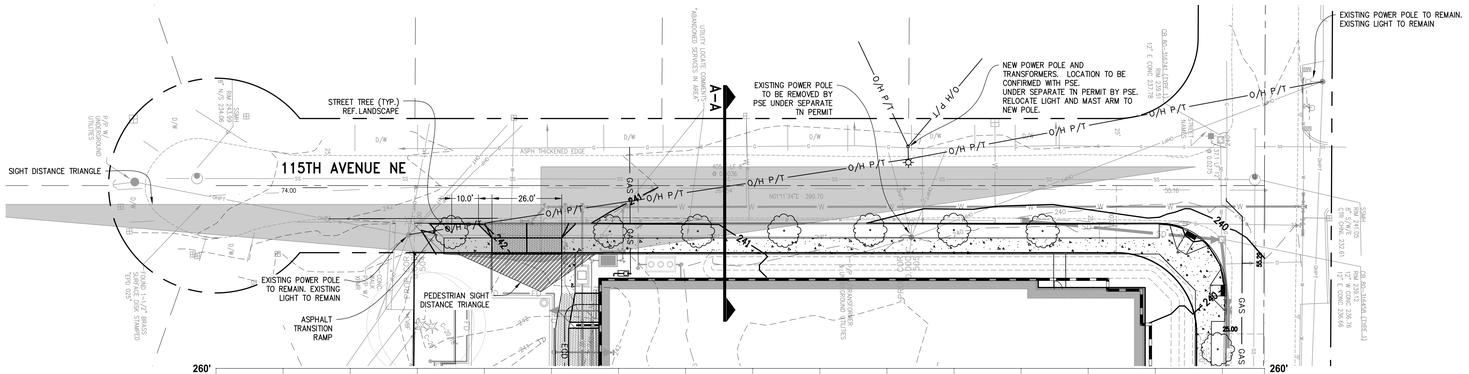
ASC OVERLAKE LLC

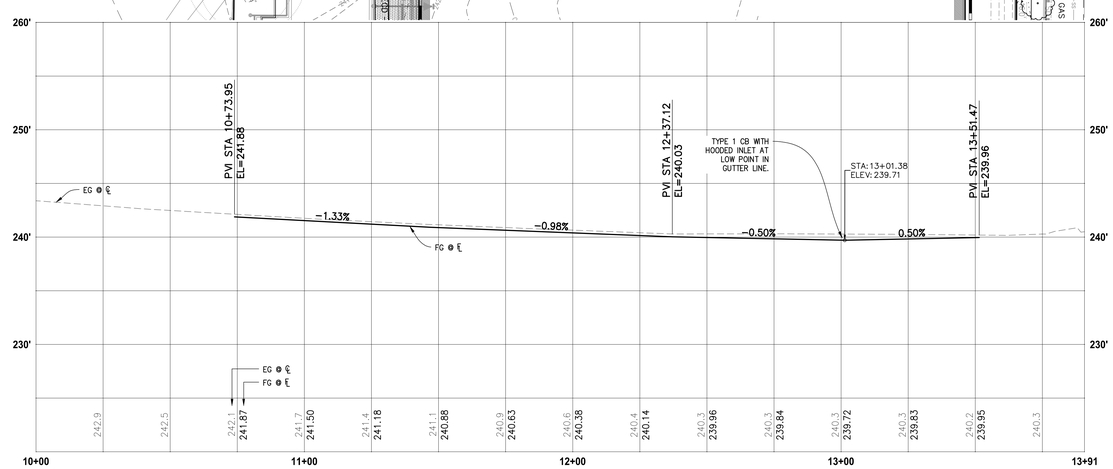
REVISION	DATE	REASON FOR ISSUE

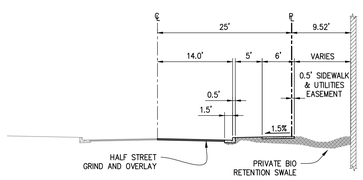
DESIGN REVIEW

DATE 11/18/2016
REVISION
PROJECT NUMBER 160900
SCALE

DRAFT







SECTION A-A: 115TH AVENUE NE
SCALE : 1" = 10'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PRELIMINARY
NOT FOR CONSTRUCTION

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

© Copyright 12/2016 D'Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission
from D'Amato Conversano Inc. Reproducing, distributing, or preparing derivative works without permission is prohibited.
Plot Date: 2016-12-02 File Location: O:\0720-Seattle\Dwg\Civil\2016\16012-0016-Aegis-Overlake\dwg\16016-PLN.dwg

NO	DATE	BY	APPR	REVISIONS

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROJECT MANAGER	DAS
DRAWN BY	TLJ
CHECKED BY	MJF
JOB NUMBER	16012-0016

AEGIS LIVING OF BELLEVUE AT OVERLAKE

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F-5
WATER GRID # F-5
SEWER GRID # F-5

ROAD PLAN (115TH AVENUE NE)

SEC 29 TWP 25N RGE 5E SHT C400 OF 6

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

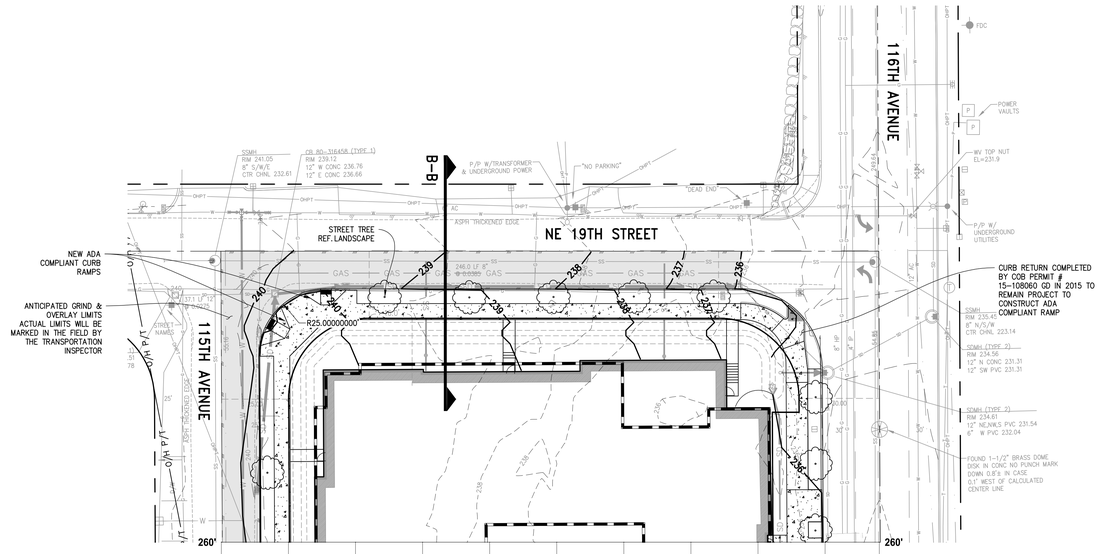
ASC OVERLAKE LLC

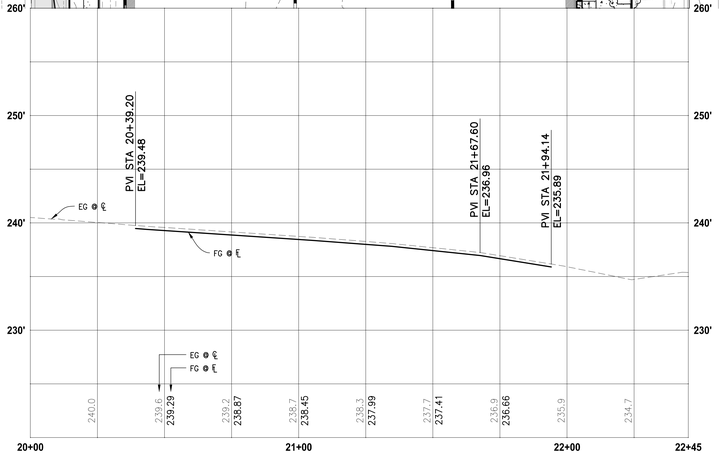
REVISION	DATE	REASON FOR ISSUE

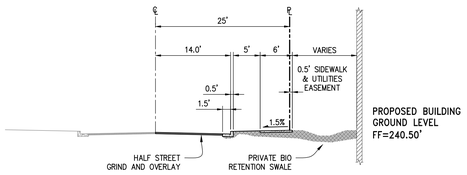
DESIGN REVIEW

DATE	REVISION
11/18/2016	
PROJECT NUMBER 160900	
SCALE	

DRAFT







SECTION B-B: NE 19TH STREET
SCALE : 1" = 10'

PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NO	DATE	BY	APPR	REVISIONS

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

DAS — PROJECT MANAGER
TLJ — DRAWN BY
MJF — CHECKED BY
16012-0016 — JOB NUMBER

AEGIS LIVING OF BELLEVUE AT OVERLAKE

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F-5
WATER GRID # F-5
SEWER GRID # F-5

ROAD PLAN
(NE 19TH STREET)

SEC 29 TWP 25N RGE 5E SHT C401 OF 6

Copyright 12/2016 O'Brien & Conversano, Inc. All Rights Reserved
This drawing and the information contained herein is the property of O'Brien & Conversano, Inc. and shall not be reproduced in whole or in part without written permission.
P:\16 Projects\16-108 Aegis Bellevue\Drawings\Civil\Sheets\C401 Road Plan.dwg
Plot Date: 2016-12-22 Time: 10:07:25 File Location: O:\0700-0799 Sales\0760-0769\0760 Aegis Overlake\dwg\16-PLN.dwg

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

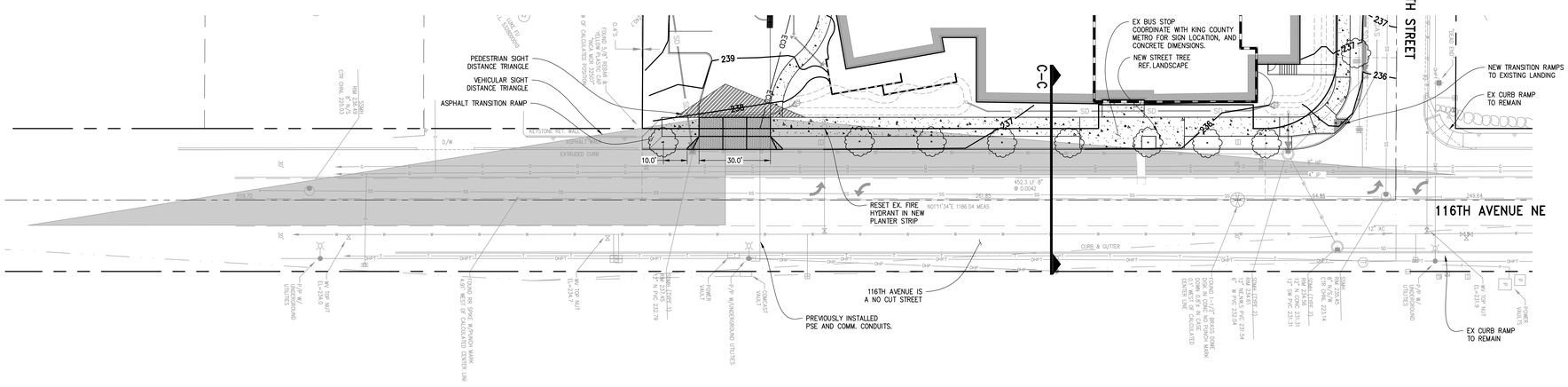
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

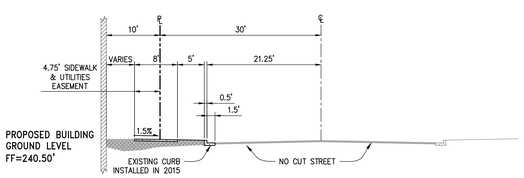
DESIGN REVIEW

DATE 11/18/2016
REVISION
PROJECT NUMBER 160900
SCALE

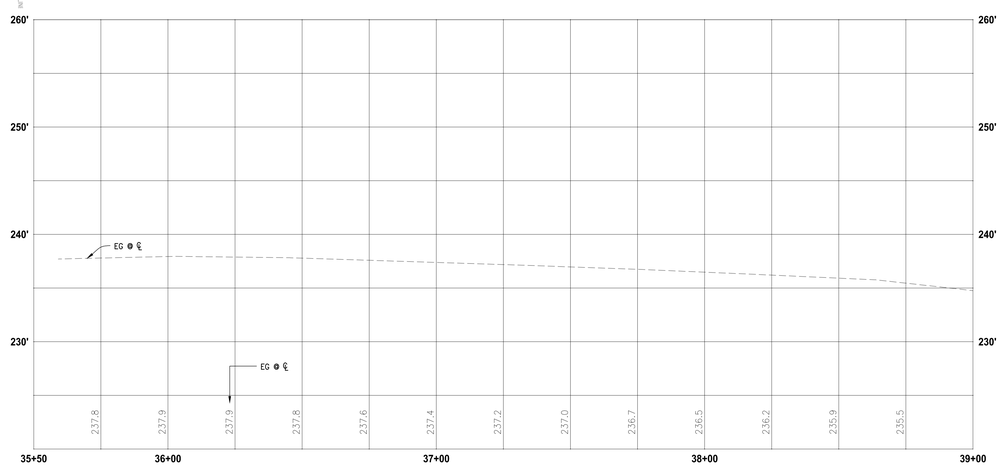
DRAFT



PRELIMINARY
NOT FOR CONSTRUCTION



SECTION C-C: 116TH AVENUE NE
SCALE : 1" = 10'



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NO	DATE	BY	APPR	REVISIONS

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

DAS
PROJECT MANAGER
TLJ
DRAWN BY
MJF
CHECKED BY
16012-0016
JOB NUMBER

AEGIS LIVING OF BELLEVUE AT OVERLAKE

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F-5
WATER GRID # F-5
SEWER GRID # F-5

ROAD PLAN
(116TH AVENUE NE)

SEC 29 TWP 25N RGE 5E SHT C402 OF 6

© Copyright 12/2016 D'Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.
Plot Date: 2016-12-02 File Location: O:\0120-Seattle\Dci-Civil\2016\16012-0016-Aegis-Overlake\dwg\16016-PLN.dwg

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

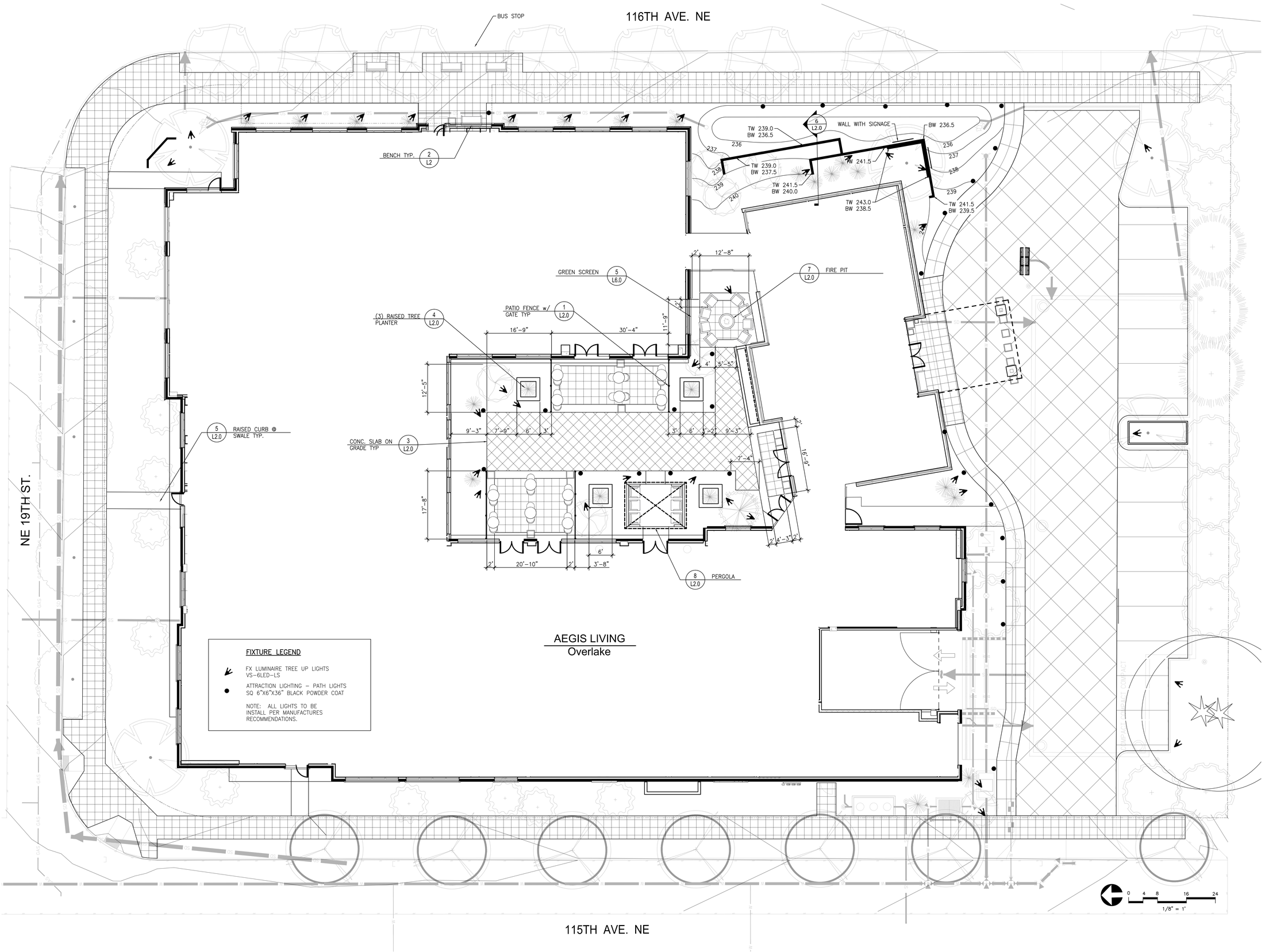
AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

DESIGN REVIEW

DATE 11/18/2016
REVISION
PROJECT NUMBER 160900
SCALE



NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.398

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

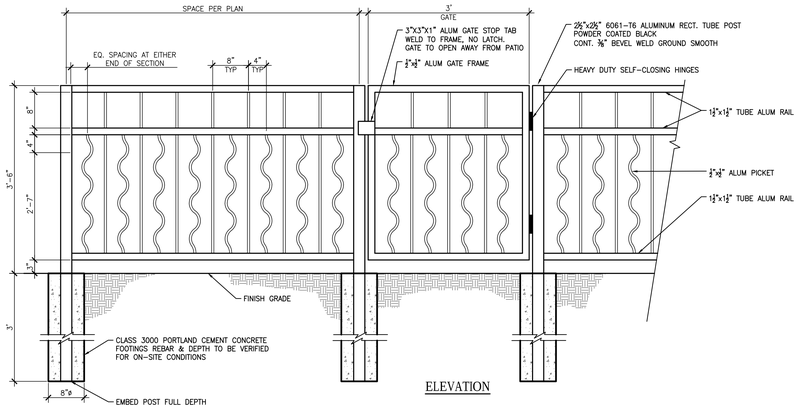
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

OVERALL LAYOUT & LIGHTING PLAN

ADR SUBMITTAL

DATE 12/02/2016	REVISION
PROJECT NUMBER 160900	SHEET NUMBER L1.0
SCALE	



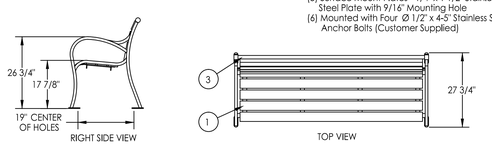
1 PATIO FENCE w/ GATE

SCALE: 1" = 1'-0"

sitescapes	P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
TITLE AVONDALE BACKED BENCH	PRODUCT NO. AV1-1060	INCH TOLERANCES U.O.S. FRACTION–±1/16" ANG–––––––±1°	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

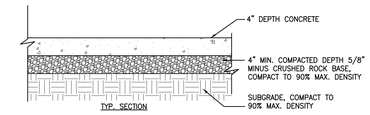
*Available in powder coat and DuraCoat finishes

Materials List
(1) Seat Straps - 2" x 4" Ipe Wood Slats
(2) Seat Supports - 5/16" x 1 1/2" Steel Flat Bar
(3) Support Pipes - Ø 1.315" x .133" Steel Pipe
(4) End Unit - 1" Square Solid Steel Bar
(5) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
(6) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



2 BENCH

SCALE: NTS

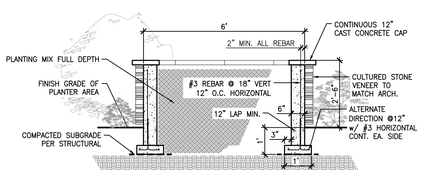


NOTES:

1. CONCRETE SHALL BE CLASS 4000 PORTLAND CEMENT CONCRETE, SLUMP RANGE 3" TO 5".
2. 2'X2' @ 45° TROWELLED JOINT, COLOR: NATURAL GRAY.
3. PROVIDE EXPANSION JOINT WITH PREMOLDED JOINT FILLER WHERE PAVEMENT ABUTS BUILDING OR CURB.

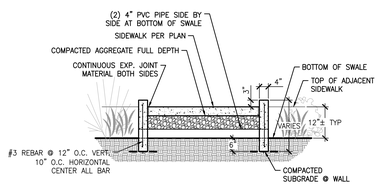
3 CONC. SLAB ON GRADE

SCALE: 1" = 1'-0



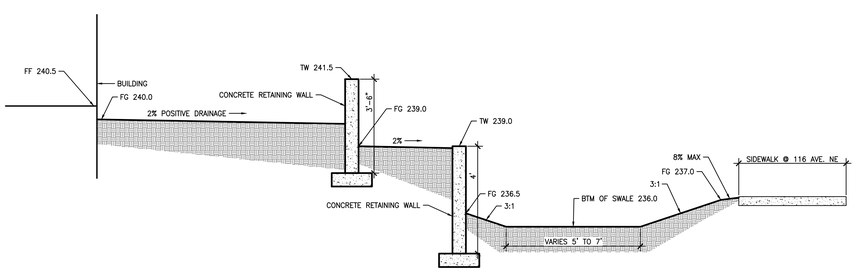
4 CONCRETE PLANTER WALL TYP.

SCALE: 1/2" = 1'-0"



5 CONCRETE CURB WALL @ SWALES TYP

SCALE: 1/2" = 1'-0"

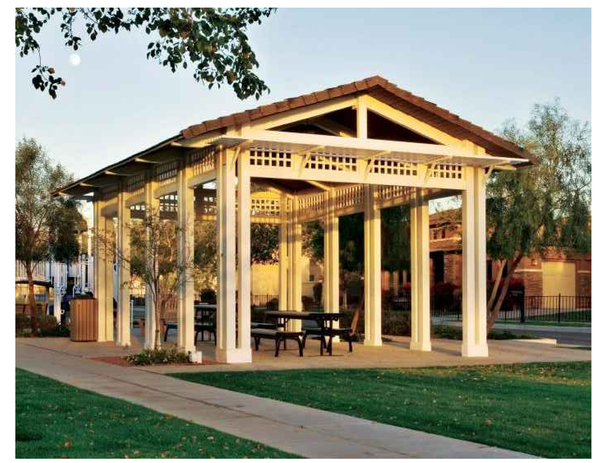


6 SCHEMATIC CROSS SECTION - THRU RETAINING WALLS & SWALE - SW CORNER

SCALE: 1/2" = 1'-0"

7 FIRE PIT

SCALE: 1/2" = 1'-0"



8 PERGOLA

SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.998

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

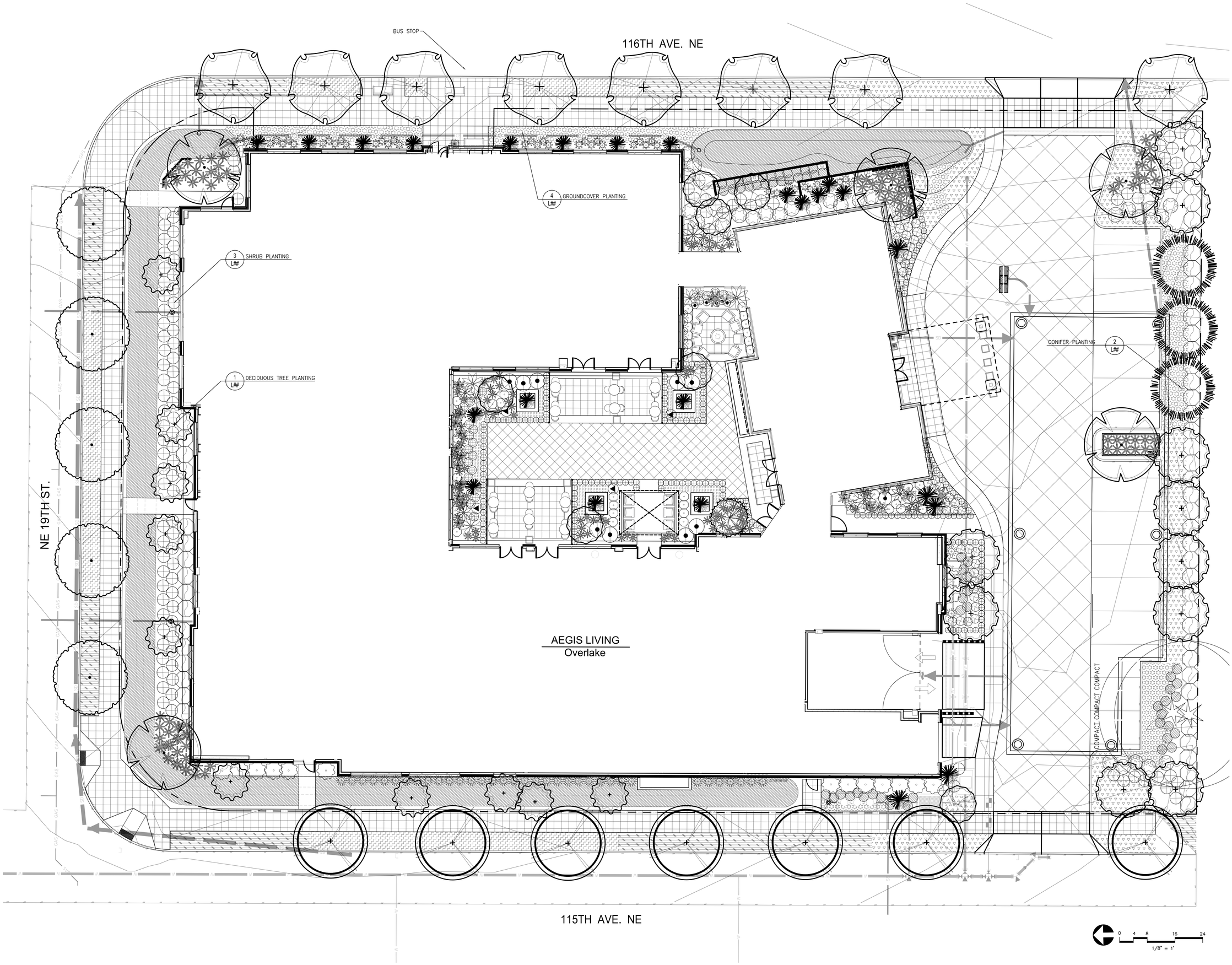
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

SITE DETAILS

ADR SUBMITTAL

DATE 12/02/2016	REVISION
PROJECT NUMBER 160900	SHEET NUMBER L2.0
SCALE	



NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.398

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

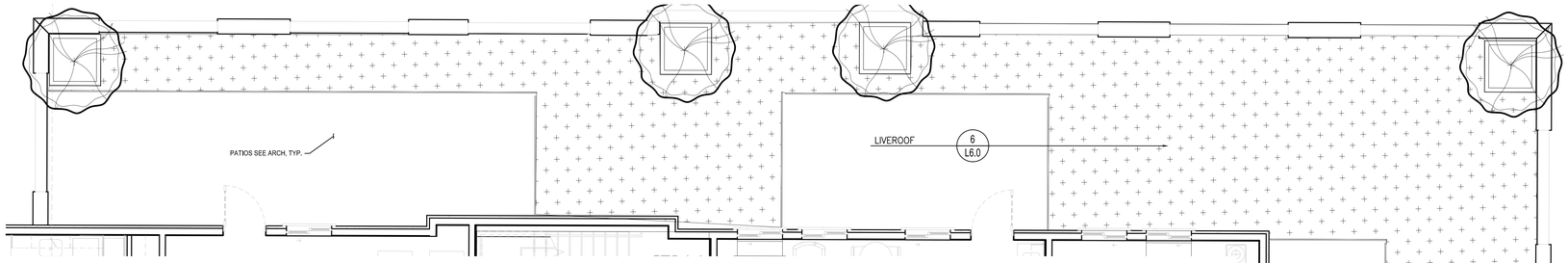
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

OVERALL LANDSCAPE PLAN

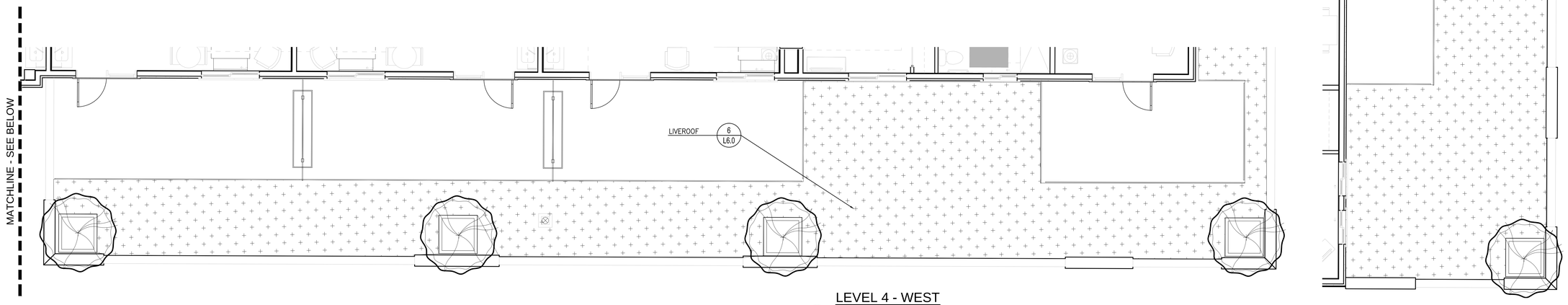
ADR SUBMITTAL

DATE 12/02/2016	REVISION
PROJECT NUMBER 160900	SHEET NUMBER L3.0
SCALE	



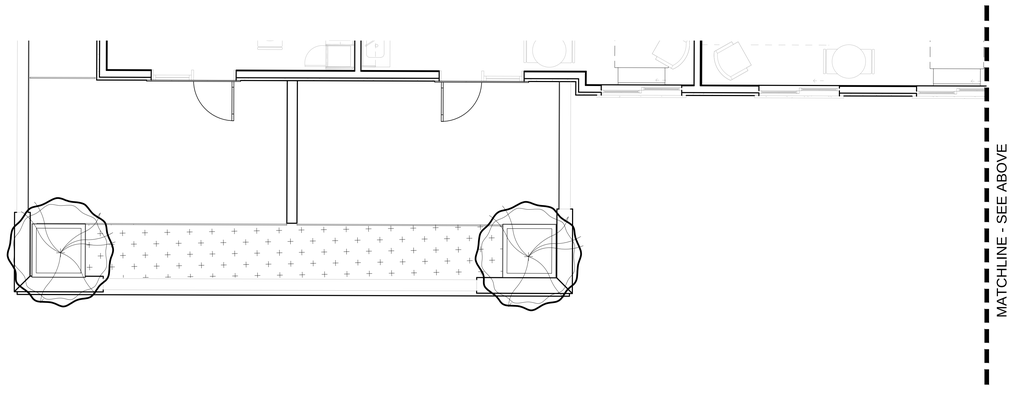
LEVEL 4 - EAST

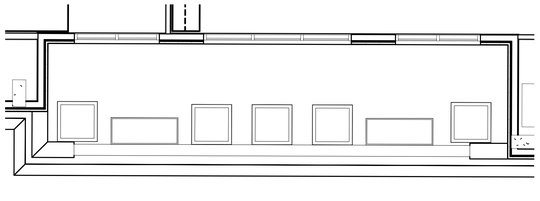
0 2 4 8 16
1/4" = 1'



LEVEL 4 - WEST

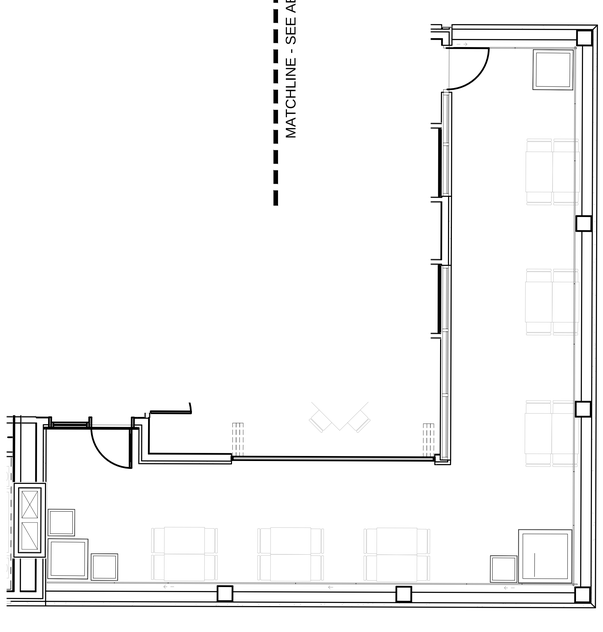
0 2 4 8 16
1/4" = 1'





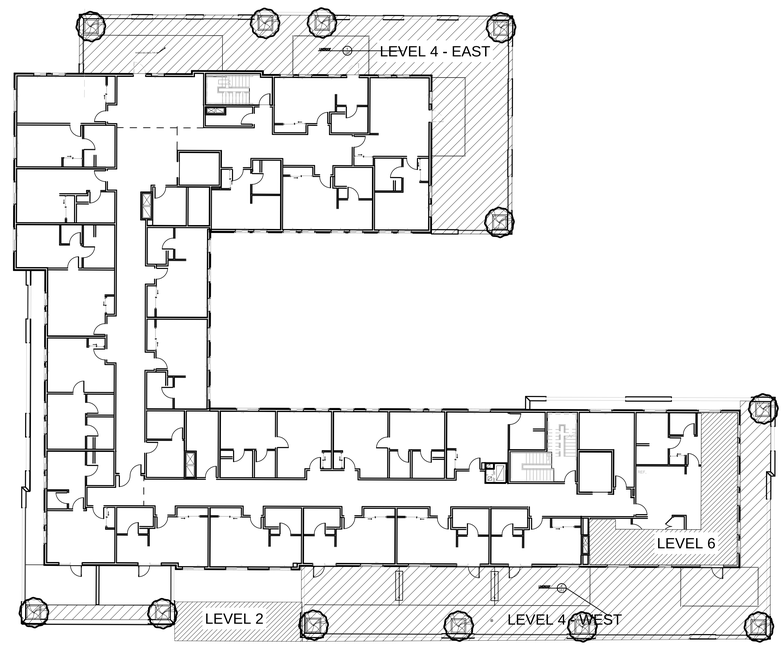
LEVEL 2

0 2 4 8 16
1/4" = 1'



LEVEL 6

0 2 4 8 16
1/4" = 1'



KEYMAP

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.398

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

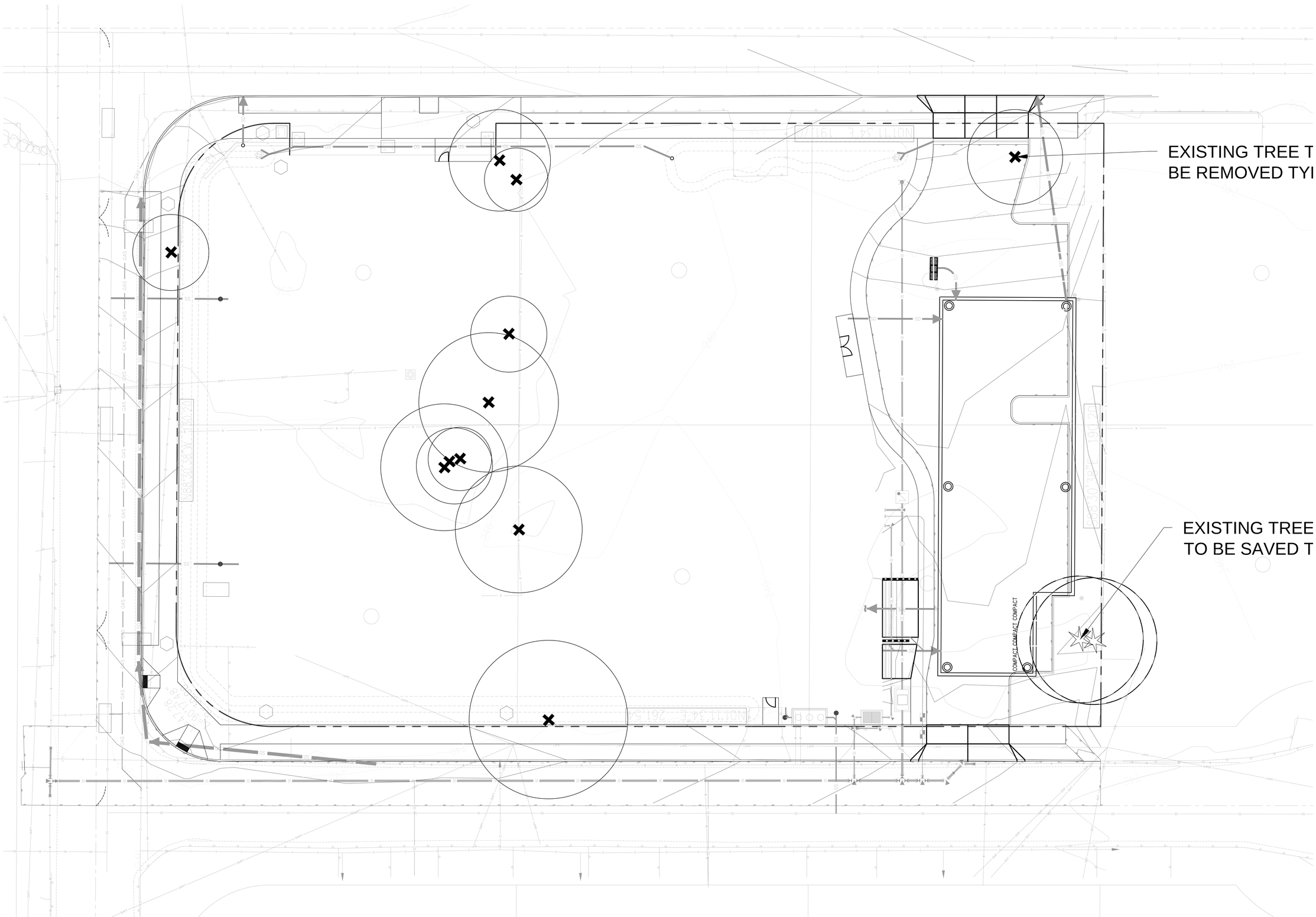
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

LANDSCAPE ENLARGEMENTS

ADR SUBMITTAL

DATE	REVISION
12/02/2016	
PROJECT NUMBER 160900	SHEET NUMBER L4.0
SCALE	



NOTE:
PLEASE SEE THE ARBORIST REPORT FOR INFORMATION ON THIS PROJECT
REGARDING THE EXISTING TREE SURVEY AND TREE RETENTION SPECIFICS.

0 20 40 60
1" = 20'

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.998

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

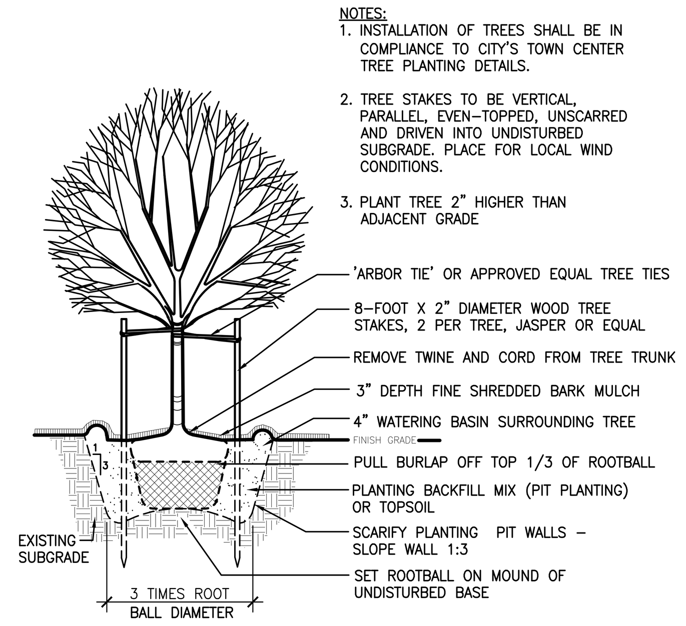
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

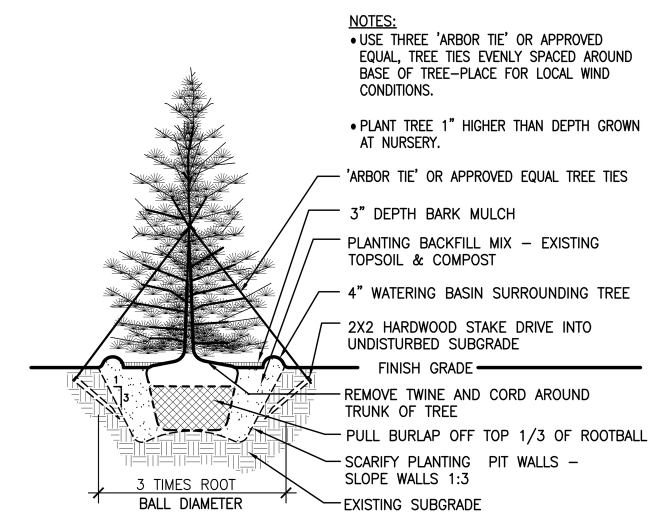
TREE RETENTION PLAN

ADR SUBMITTAL

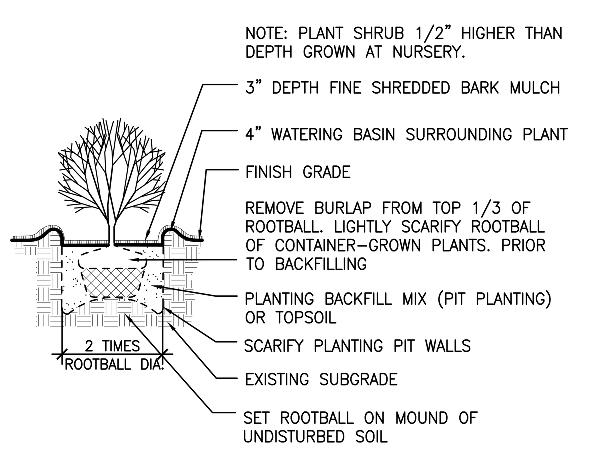
DATE 12/02/2016	REVISION
PROJECT NUMBER 160900	SHEET NUMBER L5.0
SCALE	



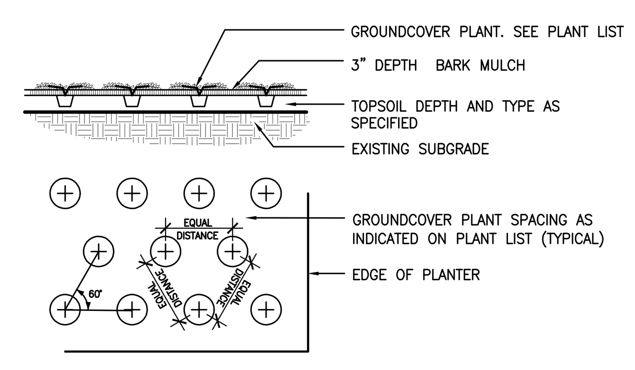
1 DECIDUOUS TREE PLANTING
SCALE: 1/2" = 1'-0"



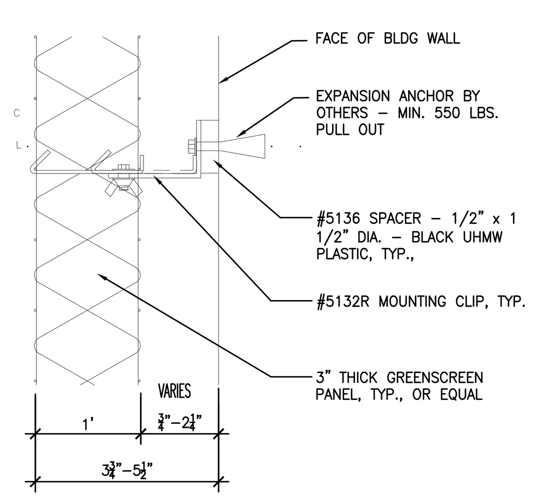
2 EVERGREEN TREE PLANTING
SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



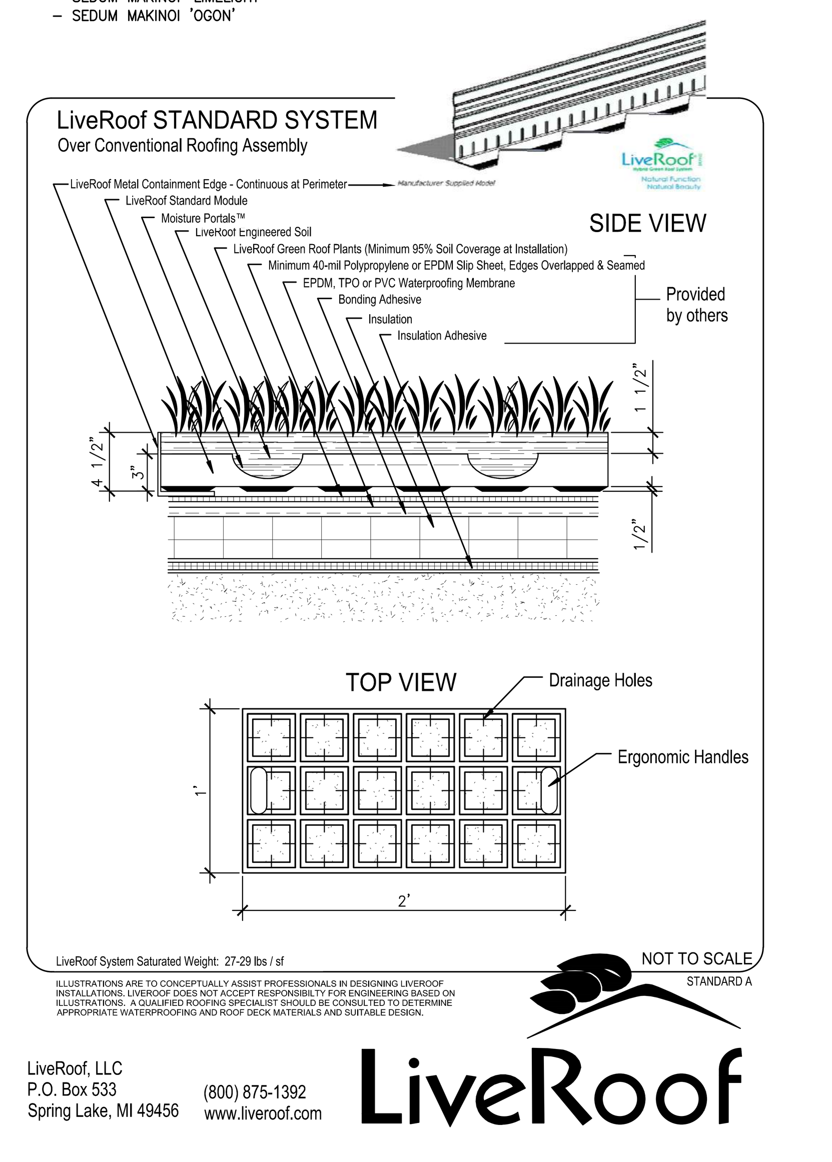
4 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



5 GREEN SCREEN
SCALE: 1" = 1'-0"

LIVEROOF PLANT MIX
1350 SF, 4" DEPTH TRAY

- SEDUM ELLACOMBIANUM
- SEDUM MAKINOI 'LIMELIGHT'
- SEDUM MAKINOI 'OGON'



6 LIVEROOF @ ROOFTOP LEVEL
SCALE: NTS

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	DROUGHT TOLERANT
	DECIDUOUS TREES				
	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR EUROPEAN BEECH	4" CAL.	SELECTED SPECIMENS	
	STYRAX JAPONICUS	JAPANESE SNOWBELL TREE	3" CAL.		
	AMELANCHIER LAEVIS SPRING FLURRY	SPRING FLURRY SERVICEBERRY	3" CAL.		
	GINKGO BILOBA 'MAGYAR'	MAGYAR GINKGO	3" CAL.		
	BETULA NIGRA 'LITTLE KING'	DWARF RIVER BIRCH	2" CAL.	8' HT. MIN.-Multi Trunk	
	CORNUS KOUSA 'SATOMI'	KOUSA DOGWOOD	2.5" CAL.		
	DICKSONIA ANTARCTICA	AUSTRALIAN TREE FERN	4" MIN		
	ENSETE VENTRICOSUM	ABYSSINIAN BANANA TREE	6' MIN		
	EVERGREEN TREES				
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	10' HT.		
	CALOCEDRUS DECURRENS	INCENSE CEDAR	10' HT.		
	SHRUBS GROUNDCOVERS & GRASSES				
	CORNUS SERICEA KELSEYI	KELSEYI'S DWARF RED DOGWOOD	2 GAL.		
	RHODODENDRON CALENDULACEUM	FLAME AZALEA RHODODENDRON	5 GAL.		
	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.		
	YUCCA RECURVIFOLIA	SOFT LEAF YUCCA	5 GAL.		
	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	5 GAL.		
	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	2 GAL.		
	BLECHNUM SPICANT	DEER FERN	2 GAL.		
	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	2 GAL.		
	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	2 GAL.		
	CEONOTHUS X 'DARK STAR'	DARK STAR CALIFORNIA LILAC	5 GAL.		
	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF PURPLE HEAVENLY BAMBOO	2 GAL.		
	NEPETA RACEMOSA 'WALKERS LOW'	WALKERS LOW CATMINT	2 GAL.		
	BUXUS SEMPERVIRENS	DWART ENGLISH BOXWOOD	2 GAL.		
	HOSTA HADSPEN BLUE	HADSPEN BLUE HOSTA	5 GAL.		
	SPIRAEA JAPONICA 'GOLD MOUND	JAPANESE APIREA GOLD MOUND	2 GAL.		
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHI'	BOSTON IVY	1 GAL.		
	ROSEMARY OFFICINALIS 'IRENE'	IRENE ROSEMARY	2 GAL.		
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	12" O.C	
	LIRIOPE MUSCARI	LILY TURF	1 GAL.	18" O.C.	
	EPIMEDIUM X RUBRUM	BISHOPS HAT	1 GAL.	18" O.C.	
	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DWARF DAY LILY	1 GAL.	18" O.C.	
	BIORETENTION / BIOSWALE	EMERGENT PLANT MIX OF CAREX/JUNCUS	1 GAL.	24" O.C.	
	ANNUALS				
	DECORATIVE POTS				
	COREOPSIS 'MOONBEAM'	MOONBEAM COREOPSIS	4" POT		
	IPOMOEA BATATAS 'SWEET CAROLINE LIGHT GREEN'	SWEET POTATO VINE	4" POT		

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION.
3. UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN AT BUILDINGS ARE TO OUTSIDE FACE OF EXTERIOR STUD WALLS. SEE ARCHITECTURAL DETAILS FOR RELATION OF STUD TO FACE OF FOUNDATION.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
5. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
6. LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
7. PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
8. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
9. FINISH GRADE OF MULCHED LANDSCAPE AREAS MUST BE GRADED TO 1/2" MAX. BELOW CONCRETE OR OTHER PAVED SURFACES.
11. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
12. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY A LICENSED PROFESSIONAL LANDSCAPE MAINTENANCE COMPANY.
13. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR.
14. ALL AREAS LEFT UNPLANTED SHALL BE DRESSED WITH 3" DEPTH MULCH.
15. PLANTING BACKFILL MIX FOR PIT PLANTING SHALL BE NATIVE SOIL AMENDED WITH 30% YARD WASTE COMPOST, CEDAR GROVE OR EQUAL AS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. IF AN ALTERNATIVE PROPOSED AMENDMENT IS DEEMED APPROPRIATE DUE TO SITE CONDITIONS THE CONTRACTOR SHALL SUBMIT PROPOSED ALTERNATE AMENDMENT PLAN TO THE LANDSCAPE ARCHITECT FOR WRITTEN APPROVAL PRIOR TO PROCEEDING.
16. PLANTING BEDS (EXCLUDING RAISED PLANTERS, POTS, AND PIT PLANTING) AND TURF AREAS SHALL RECEIVE 8-INCH COMPACTED DEPTH (85% COMPACT) IMPORT TOPSOIL. FIRST 2-INCH LIFT SHALL BE THOROUGHLY MIXED INTO EXISTING SUBSOIL TO A 4-INCH MINIMUM DEPTH.

NOT FOR CONSTRUCTION

Ankrom Moisan
6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100
1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.390

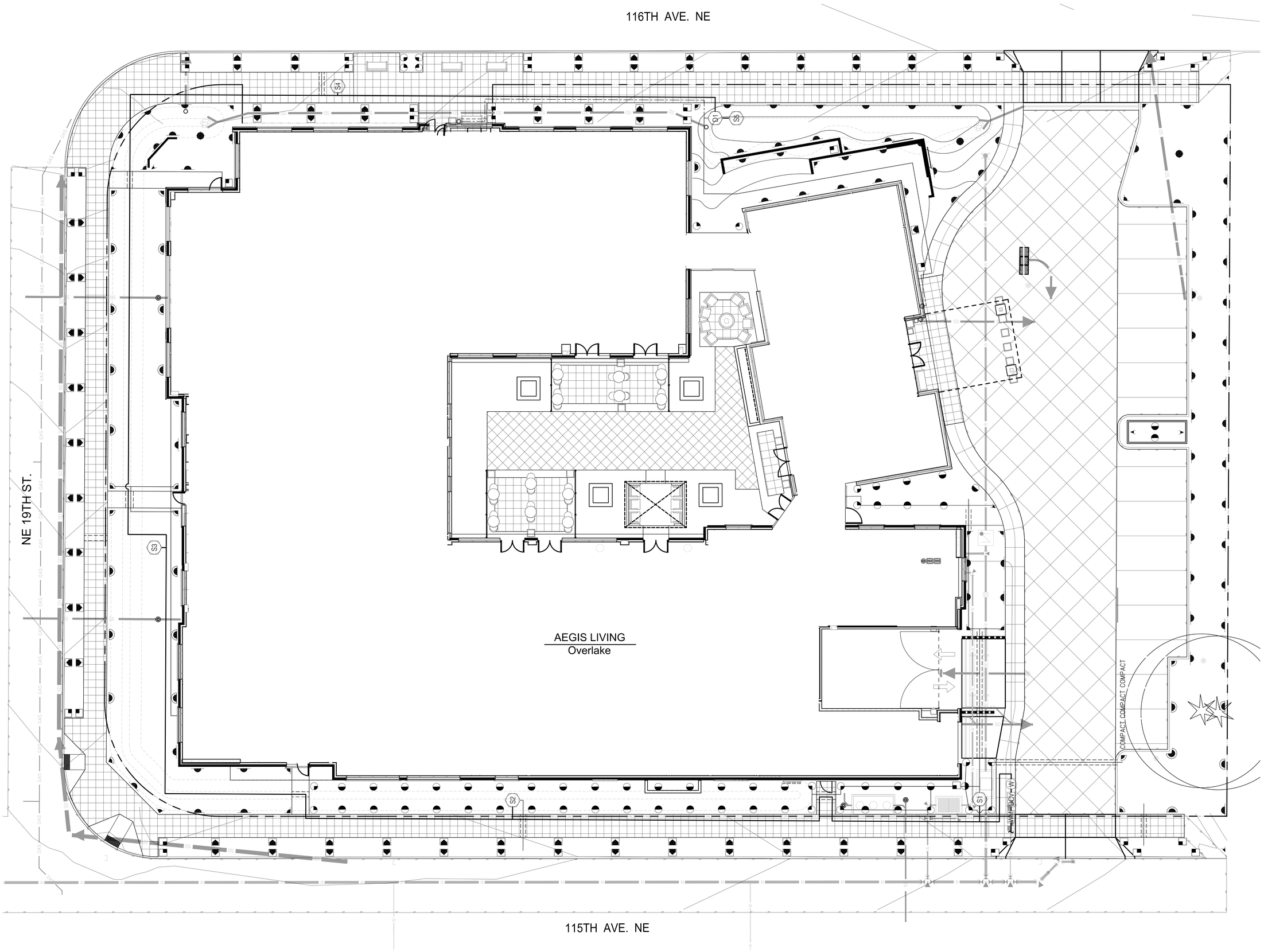
AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

PLANT SCHEDULE, DETAILS, & NOTES

ADR SUBMITTAL

DATE	REVISION
12/02/2016	
PROJECT NUMBER 160900	SHEET NUMBER
SCALE	L6.0



NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.998

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

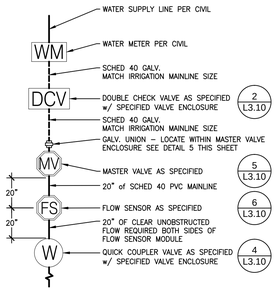
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

IRRIGATION PLAN

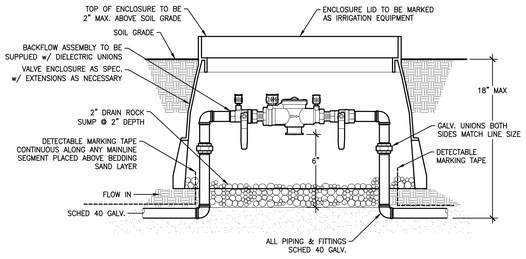
ADR SUBMITTAL

DATE	REVISION
12/02/2016	
PROJECT NUMBER 160900	SHEET NUMBER L10.0
SCALE	



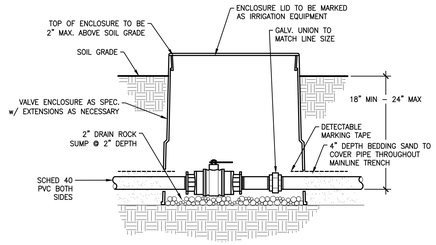
1 P.O.C. SCHEMATIC LAYOUT

NOT TO SCALE



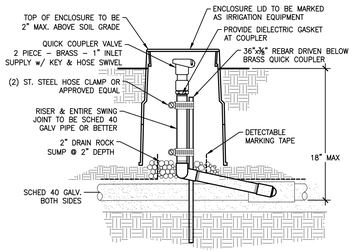
2 DOUBLE CHECK VALVE INSTALLATION TYP

NOT TO SCALE



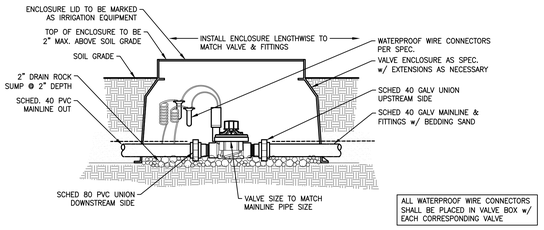
3 MAINLINE ISOLATION VALVE INSTALLATION TYP

NOT TO SCALE



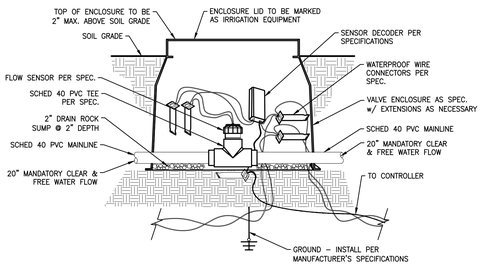
4 QUICK COUPLER INSTALLATION TYP

NOT TO SCALE



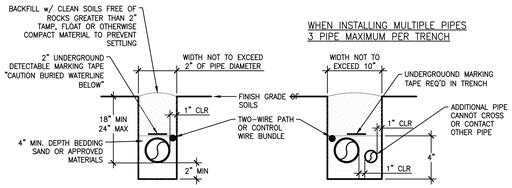
5 MASTER VALVE INSTALLATION TYP

NOT TO SCALE



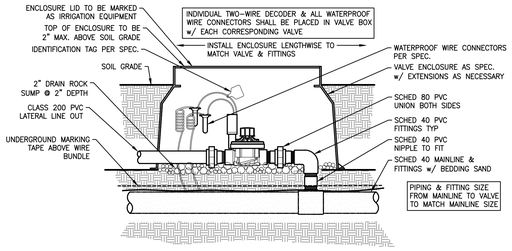
6 FLOW SENSOR INSTALLATION TYP

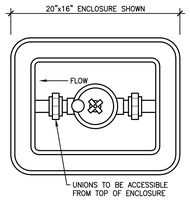
NOT TO SCALE



7 MAINLINE TRENCH SECTION TYPICAL

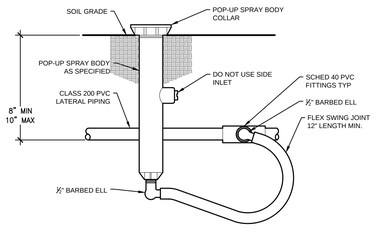
NOT TO SCALE





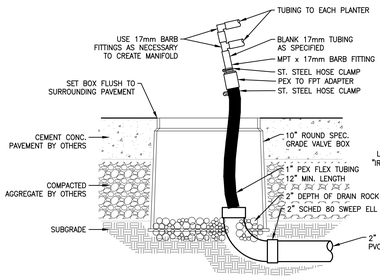
8 SPRAY/SHRUB ZONE VALVE INSTALLATION TYP

NOT TO SCALE

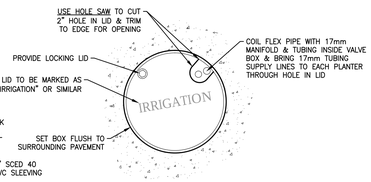


9 POP-UP SPRAY INSTALLATION TYP

NOT TO SCALE



CONTRACTOR TO NOTE:
THIS IS A VISIBLE FINISH PRODUCT IN A HIGH TRAFFIC AREA
CUT, FIT & FINAL PLACEMENT OF VALVE BOX TO BE FLUSH W/ PAVEMENT, CLEAN & SMOOTH TO BE APPROVED BY OWNER

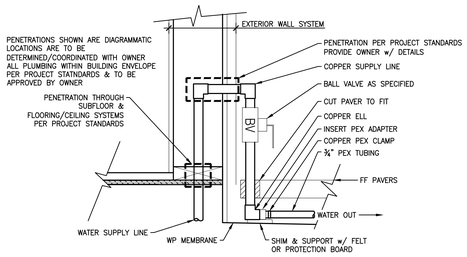


8 FLEX TO DRIP TUBE CONNECTION AT PAVEMENT

NOT TO SCALE

P.O.C. (LEVEL XXXX) NOTES:

1. LOCATION OF IRRIGATION VALVES TO BE COORDINATED WITH OWNER. ANY IRRIGATION WATER DISTRIBUTION LINES LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE COPPER DESIGNATED FOR DOMESTIC WATER SERVICE AND CONFORMING TO PROJECT STANDARDS.
2. ALL PENETRATIONS OF BUILDING ENVELOPE SHALL BE DONE IN ACCORDANCE WITH ARCHITECTURAL/MECHANICAL/STRUCTURAL SPECIFICATIONS.
3. ANY SUPPLY LINES OUTSIDE OF BUILDING ENVELOPE, OUTSIDE OF PLANTERS & ABOVE FINISH FLOOR (CONCRETE PAVERS) SHALL BE COPPER OR GALVANIZED STEEL U.N.O.
4. IRRIGATION SUPPLY LINE BENEATH FINISH FLOOR ON LEVEL 3 SHALL BE ¾" PEX PLUMBING TUBING CONTINUOUS TO CONNECTIONS WITH DRIP TUBING.
5. ALL PEX TUBING CONNECTIONS SHALL TAKE PLACE WITHIN THE LANDSCAPE PLANTERS AND SHALL BE ACCOMPLISHED WITH PEX FITTINGS AND CRIMP CONNECTIONS PER ASTM STANDARDS (http://www.pexinfo.com/astm-standards.htm).
6. THERE SHALL BE NO INSERT FITTINGS (TEE OR ELL CONNECTIONS) ALLOWED ON THE IRRIGATION LATERAL SUPPLY LINE BETWEEN LANDSCAPE PLANTERS BELOW FINISH FLOOR DOWNSTREAM FROM INITIAL POINT OF CONNECTION OUTSIDE OF BUILDING WALL – SEE NOTE 5.
7. ALL PEX TUBING SHALL BE CROSSLINKED HDPE, PRESSURE RATED TO 100 PSI @ 180°F, CERTIFIED FOR POTABLE WATER & LEAD FREE COMPLIANT PER ANSI/NSF 372. PROVIDE DOCUMENTATION TO OWNER PRIOR TO INSTALLATION.



12 P.O.C. SHUT OFF VALVE INSTALLATION SCHEMATIC TYP

NOT TO SCALE

SPECIALTY ITEM – SCHEMATIC FOR BUILDING PENETRATIONS TO ROOFTOP/TERRACE IRRIGATION

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO.998

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

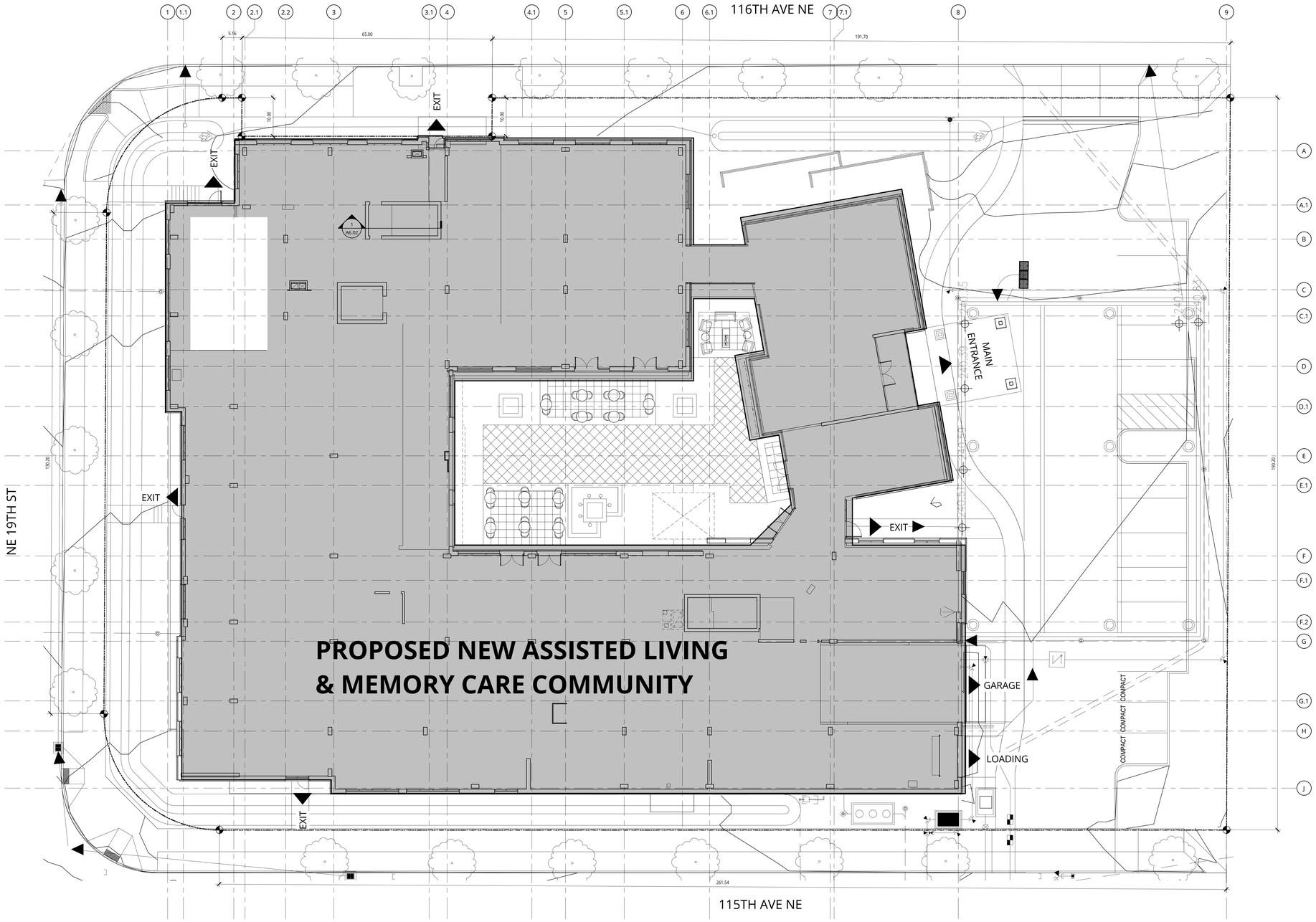
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE
	01-18-17	DESIGN DEVELOPMENT DRAFT

IRRIGATION DETAILS

ADR SUBMITTAL

DATE	REVISION
12/02/2016	
PROJECT NUMBER 160900	SHEET NUMBER L12.0
SCALE	



1 SITE PLAN
1" = 10'-0"

TRUE

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

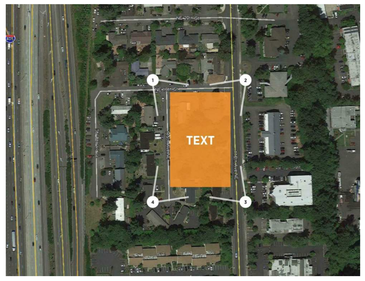
REVISION	DATE	REASON FOR ISSUE

SITE PLAN

ADR

DATE 01/11/2017	REVISION
PROJECT NUMBER 160900	SHEET NUMBER A1.01
SCALE 1" = 10'-0"	

1/26/2017 8:39:31 AM
S:\AFA\aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-0112 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt



1

2

3

4

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

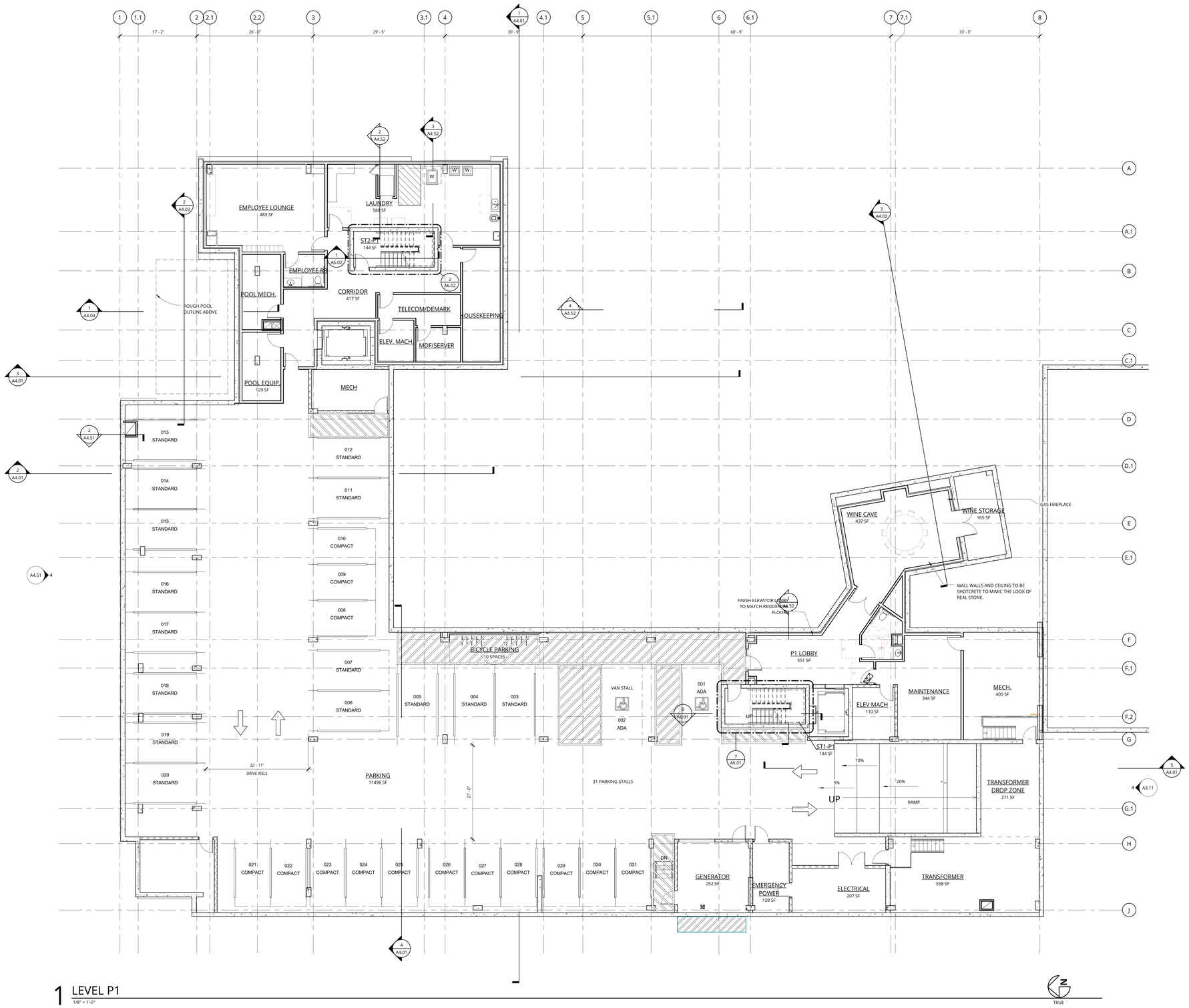
REVISION	DATE	REASON FOR ISSUE

SITE CONTEXT

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A1.02
SCALE	

1/26/2017 8:39:32 AM
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-48\160900-15-Aegis Overlake_Central.rvt



1 LEVEL P1
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

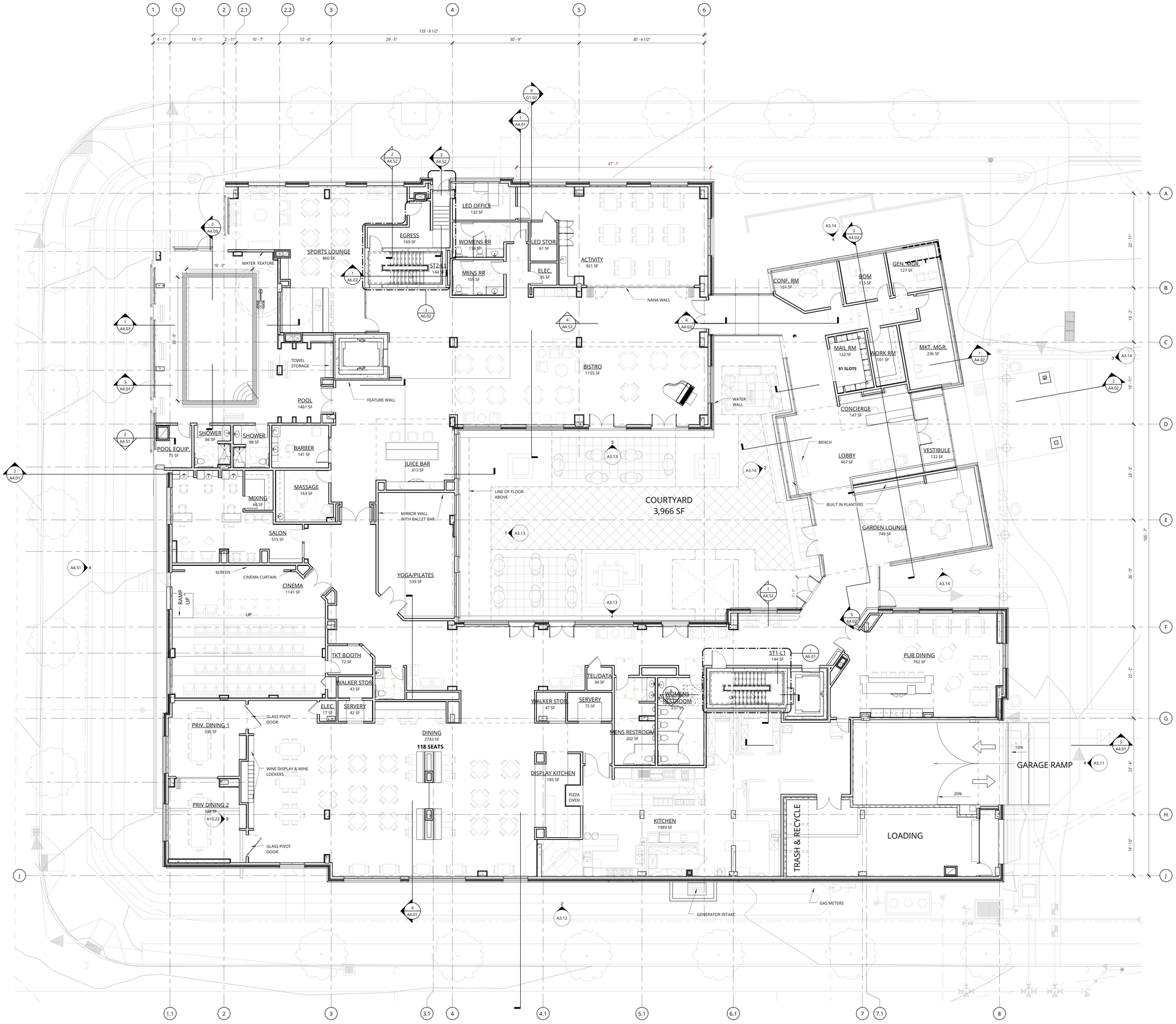
REVISION	DATE	REASON FOR ISSUE

PARKING LEVEL FLOOR PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A2.01
SCALE 1/8" = 1'-0"	

1/26/2017 8:39:38 AM
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01-12 Background Release\New Folder\160900-15-Aegis Overlake_Central_2017-1-24-11-38.rvt\160900-15-Aegis Overlake_Central.rvt



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

TRUE

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 FLOOR PLAN

ADR

DATE 01/11/2017	REVISION
PROJECT NUMBER 160900	SHEET NUMBER A2.02
SCALE 1/8" = 1'-0"	

1/26/2017 8:39:45 AM
S:\AFA\aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt

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

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

LEVEL 2 FLOOR PLAN

ADR

DATE 01/11/2017	REVISION
PROJECT NUMBER 160900	SHEET NUMBER A2.03
SCALE 1/8" = 1'-0"	

1/26/2017 8:39:49 AM
S:\AA\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt

1 LEVEL 3
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

LEVEL 3 FLOOR PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A2.04
SCALE 1/8" = 1'-0"	

1 LEVEL 4
1/8" = 1'-0"

TRUE

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

LEVEL 4 FLOOR PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A2.05
SCALE 1/8" = 1'-0"	

1/26/2017 8:39:57 AM
S:\A-P\Aegis\Aegis Overlake\160900\05_Consultants_Outgoing\2017-01\2 Background Release\New Folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-44\160900-15-Aegis Overlake_Central.rvt

1 LEVEL 5
1/8" = 1'-0"

TRUE

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

LEVEL 5 FLOOR PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A2.06
SCALE 1/8" = 1'-0"	

1/26/2017 8:46:01 AM
S:\A-F\Aegis\Aegis Overlake 16090505_Consultants_Outgoing\2017-01-12 Background Release\New Folder\160905-15-Aegis Overlake Central_2017-1-24_11.38.46\160905-15-Aegis Overlake Central.rvt

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

TRUE

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

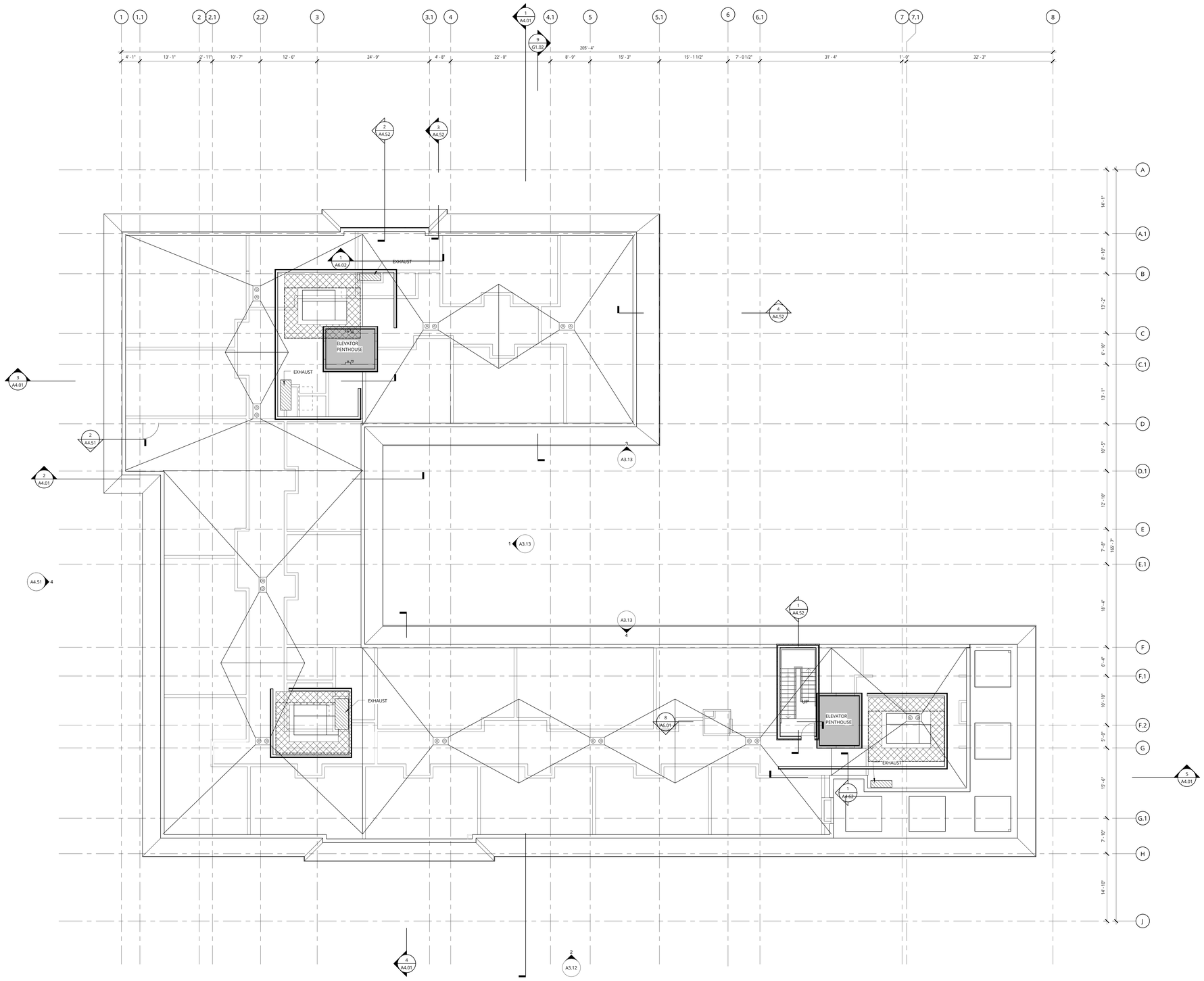
REVISION	DATE	REASON FOR ISSUE

LEVEL 6 FLOOR PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A2.07
SCALE 1/8" = 1'-0"	

1/26/2017 8:40:04 AM
S:\A-P\Aegis\Aegis Overlake\160900\05_Consultants_Outgoing\2017-01-12 Background Release\New Folder\160900-15-Aegis Overlake_Central_2017-1-24_11.38.44\160900-15-Aegis Overlake_Central.rvt



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

TRUE

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

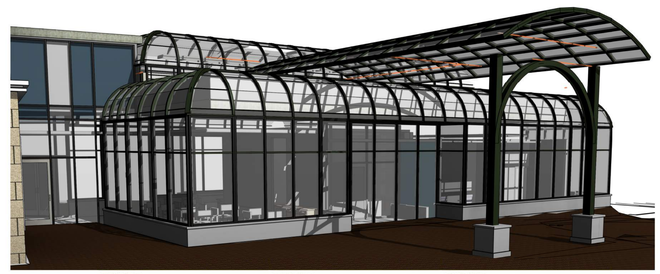
OVERALL ROOF PLAN

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A2.08
SCALE 1/8" = 1'-0"	

1/26/2017 8:40:06 AM
S:\AA\Aegis\Aegis Overlake 16900\05_Consultants_Outgoing\2017-0112 Background Release\New folder\160900_15 Aegis Overlake_Central_2017-1-24_11-38-46\160900-15 Aegis Overlake_Central.rvt

MATERIAL LEGEND



2 PARTIAL VIEW OF JEWEL BOX ENTRY

1 PARTIAL VIEW OF MAIN BUILDING (NORTHEAST CORNER)

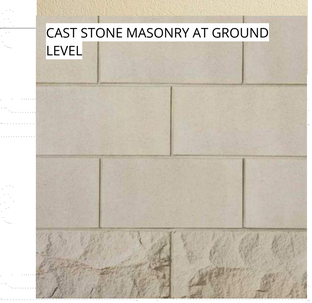
ALUMINUM WINDOW SYSTEM AT JEWEL BOX (GREEN METAL MULLIONS W/ CLEAR, LOW-E GLASS)

METAL ROOF PANELS W/ TILE APPEARANCE (GRAY SLATE COLOR)

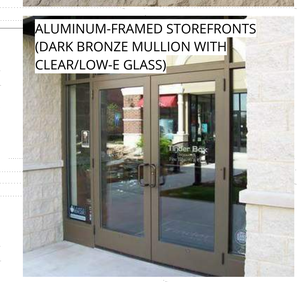
GFRC BALUSTRADE AND TRIM

EIFS/ ACRYLIC PLASTER TEXTURE 1 (HEAVY)

EIFS/ ACRYLIC PLASTER TEXTURE 1 (MEDIUM)



CAST STONE MASONRY AT GROUND LEVEL



ALUMINUM-FRAMED STOREFRONTS (DARK BRONZE MULLION WITH CLEAR/LOW-E GLASS)

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

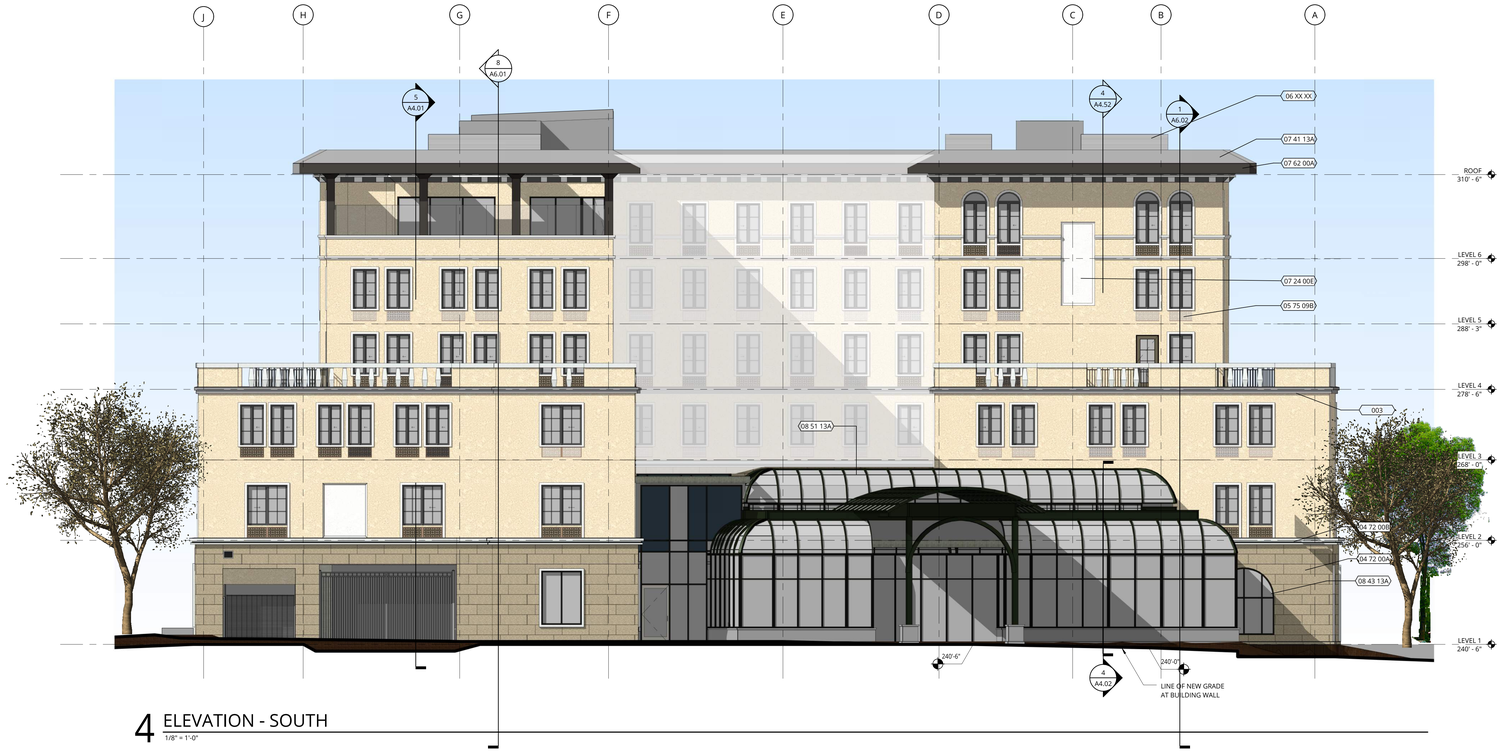
MATERIALS AND COLORS

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A3.01
SCALE 1/4" = 1'-0"	

S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\12 Background Release\New Folder\160900-15-Aegis Overlake_Central_2017-1-24_11.38.48\160900-15-Aegis Overlake_Central_2017-1-24_11.38.48.rvt
1/26/2017 8:48:14 AM

1 ELEVATION - NORTH
1/8" = 1'-0"



4 ELEVATION - SOUTH
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
003	CONTINUOUS HORIZONTAL THROUGH-WALL FLASHING LOCATION UNDER TRIM
03 49 00A	GLASS FIBER REINFORCED CONCRETE (GFRC) BALUSTRADE AND TRIM (FINISH: X)
04 72 00A	CAST STONE MASONRY AT WALL (FINISH: X)
04 72 00B	CAST STONE MASONRY AT TRIM (FINISH: X)
05 75 09B	ORNAMENTAL METAL GRILLE AT WINDOW SILLS (FINISH: MATCH WALL COLOR)
06 XX XX	PAINTED WOOD SIDING AT MECH SCREEN (FINISH: X)
07 24 00A	EXTERIOR INSULATION AND FINISH SYSTEMS AT SOFFIT (FINISH: X)
07 24 00B	EXTERIOR INSULATION AND FINISH SYSTEMS AT WALL (FINISH: X)
07 24 00C	EXTERIOR INSULATION AND FINISH SYSTEMS AT WINDOW SURROUND (FINISH: X)
07 24 00D	EXTERIOR INSULATION AND FINISH SYSTEMS AT TRIM (FINISH: X)
07 24 00E	EIFS AT RELIEF PANEL (FINISH: X)
07 41 13A	METAL ROOF PANELS (FINISH: X)
07 46 23A	OPEN WOOD SIDING AT MECHANICAL SCREEN (FINISH: PAINTED PTX)
07 62 00A	SHEET METAL FLASHING AND TRIM AT FASCIA (FINISH: X)
08 43 13A	ALUMINUM-FRAMED STOREFRONTS (FINISH: DARK BRONZE FRAME)
08 51 13A	ALUMINUM WINDOW SYSTEM AT JEWEL BOX, CUSTOM FABRICATION. STRAIGHT SEGMENTED GLASS WITH CURVED METAL SUPPORTS (FINISH: GREEN METAL)
08 53 13A	VINYL WINDOWS (FINISH: DARK BRONZE FRAME)

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS NORTH/SOUTH

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A3.11
SCALE 1/8" = 1'-0"	

1/25/2017 8:44:24 AM
S:\A-F\Aegis\Aegis Overlake\160900\05_Consultants_Outgoing\20170112 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38_ab\160900-15-Aegis Overlake_Central.rvt

3 ELEVATION - EAST
1/8" = 1'-0"

2 ELEVATION - WEST
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS
EAST/WEST

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A3.12
SCALE 1/8" = 1'-0"	

1/26/2017 8:45:42 AM
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01-12 Background Release\New folder\160900-15-Aegis Overlake_Central 2017-1-24-11-38-45\160900-15-Aegis Overlake_Central.rvt

4 COURTYARD - WEST
1/8" = 1'-0"

1 COURTYARD - NORTH
1/8" = 1'-0"

3 COURTYARD - EAST
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
11 52 09A	AUTOMATED MOVIE PROJECTION SCREEN RATED FOR EXTERIOR USAGE

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - COURTYARD

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A3.13
SCALE 1/8" = 1'-0"	

BIRD'S EYE VIEW OF SOUTHEAST CORNER

BIRD'S EYE VIEW OF NORTHEAST CORNER

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

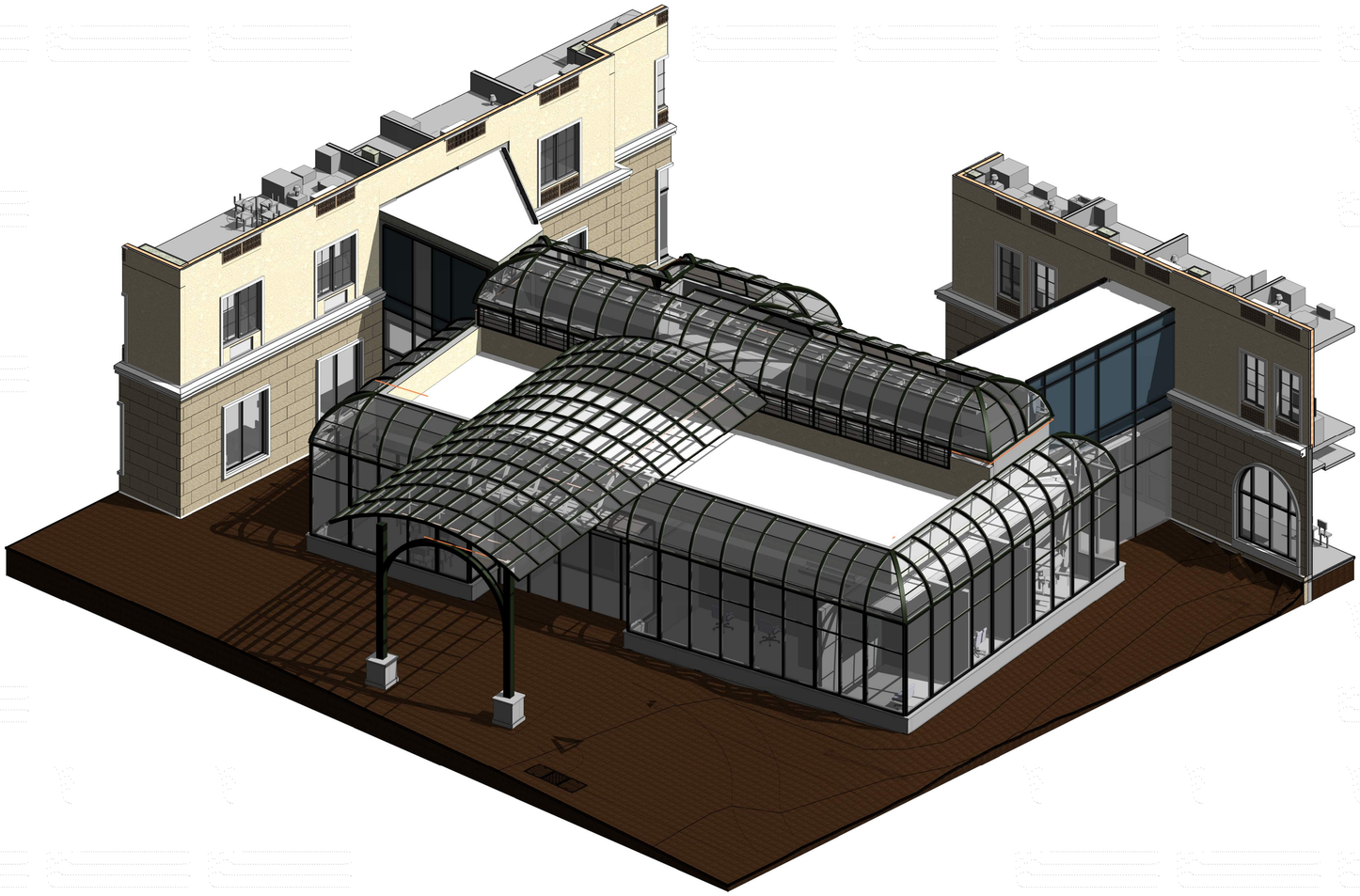
ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

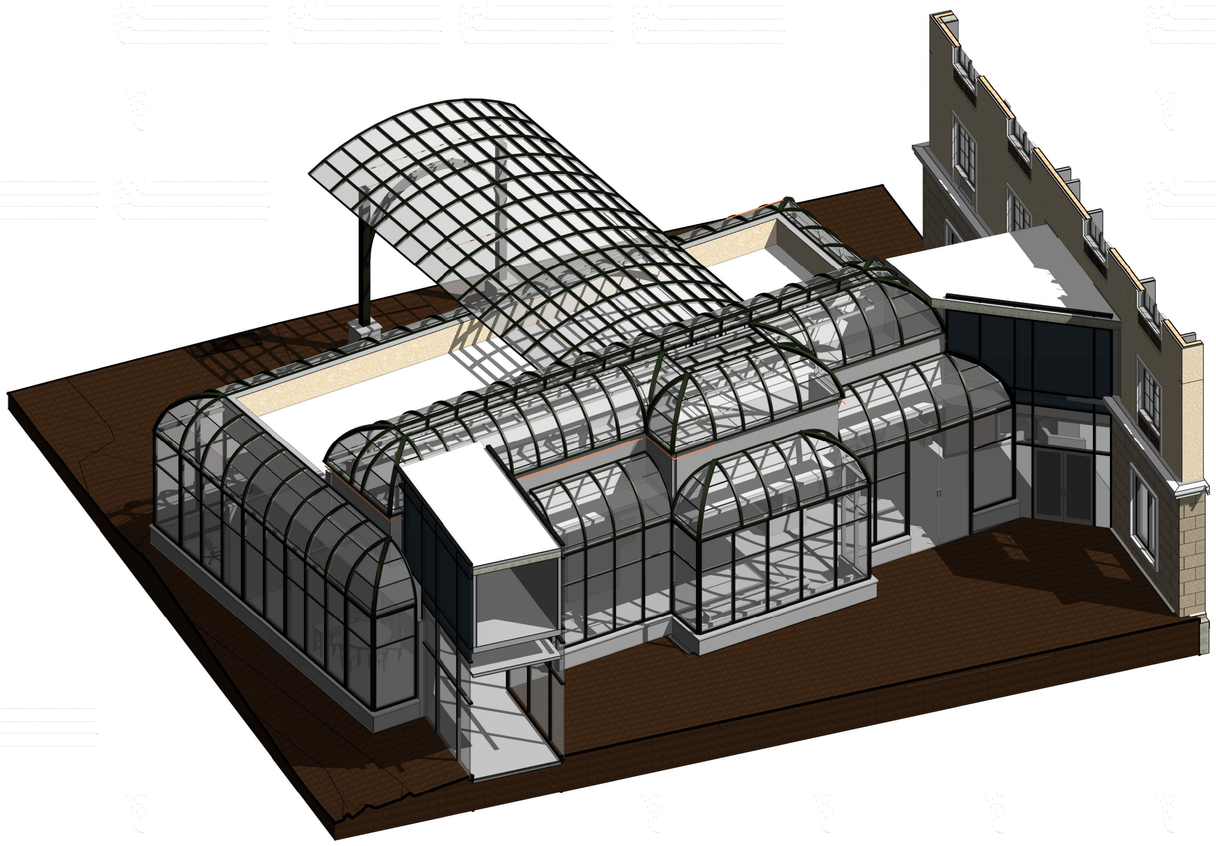
BIRD'S EYE PERSPECTIVES

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER	SHEET NUMBER
160900	A3.15
SCALE	



1 GREENHOUSE - SE CORNER



2 GREENHOUSE - NW CORNER

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

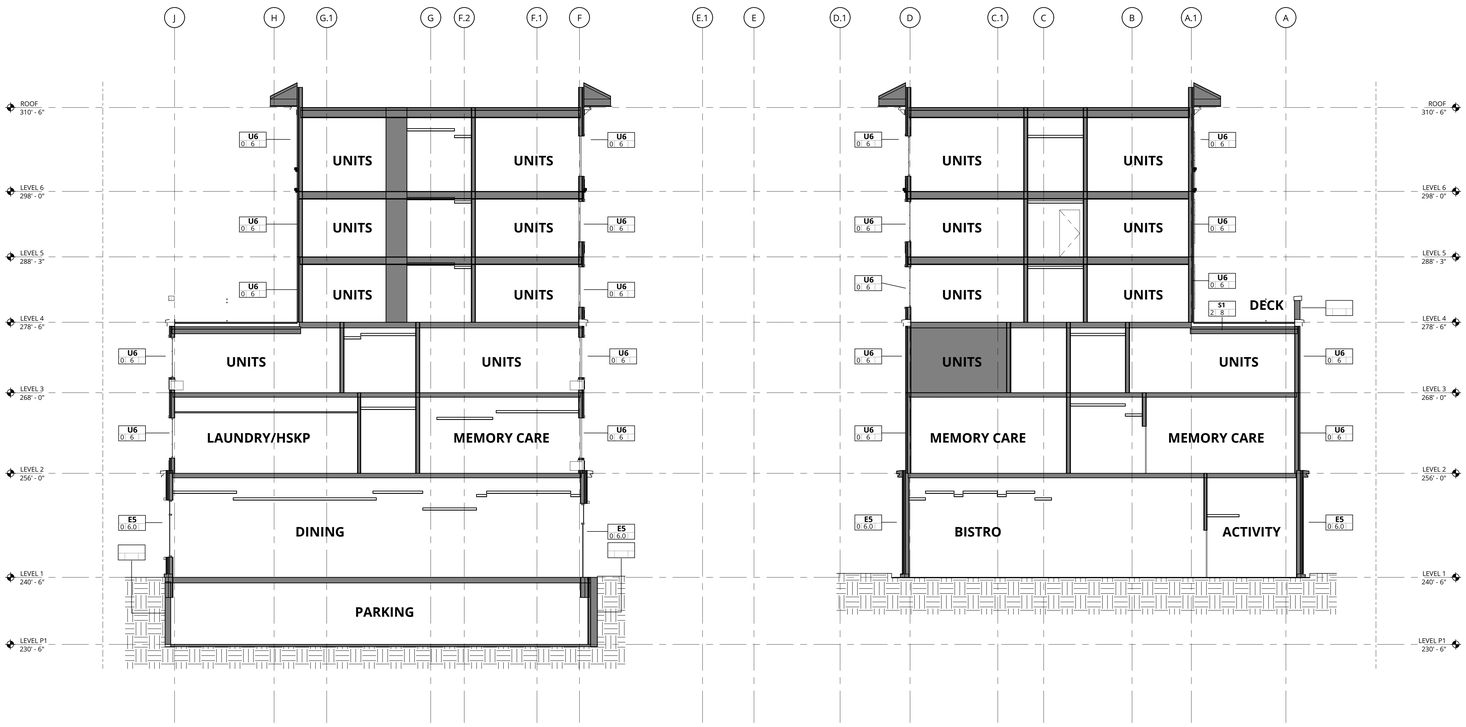
REVISION	DATE	REASON FOR ISSUE

GREENHOUSE - 3D VIEWS

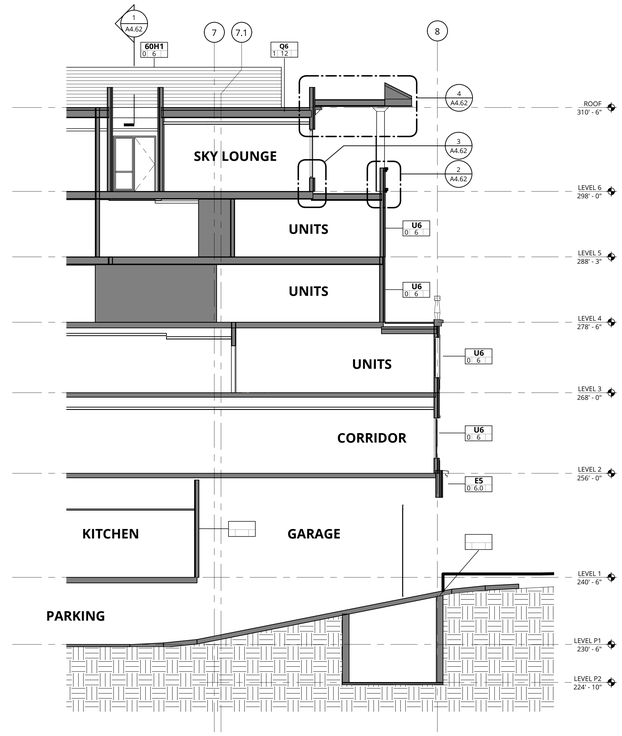
ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A3.16
SCALE	

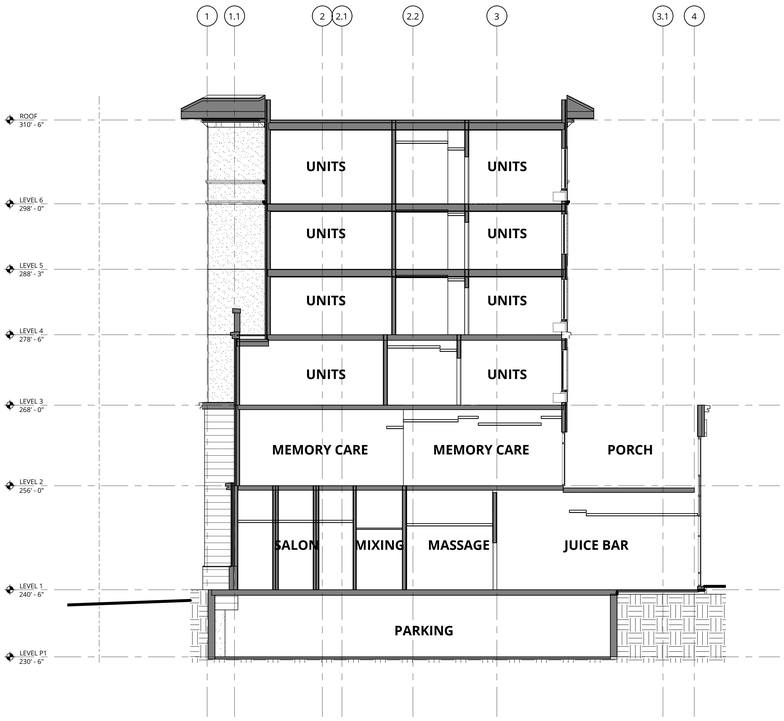
1/26/2017 8:50:17 AM
S:\A-P\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017\2112 Background Release\New Folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-41\160900-15-Aegis Overlake_Central.rvt



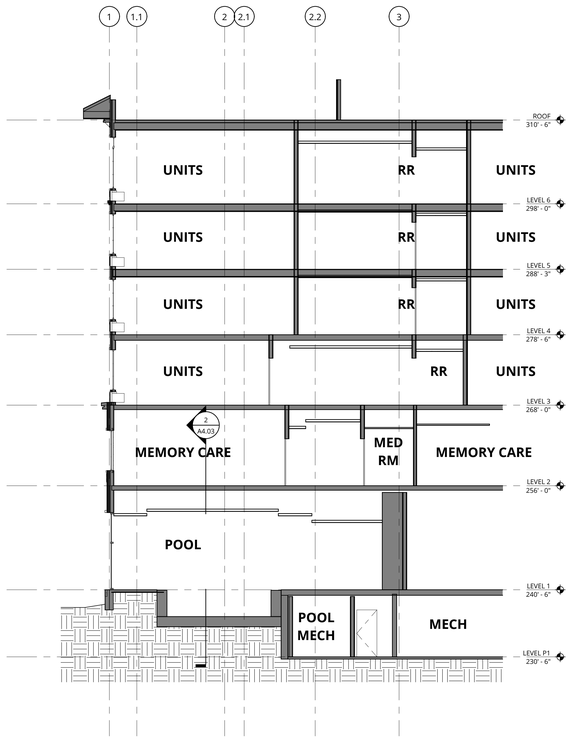
1 EAST-WEST BUILDING SECTION
1/8" = 1'-0"



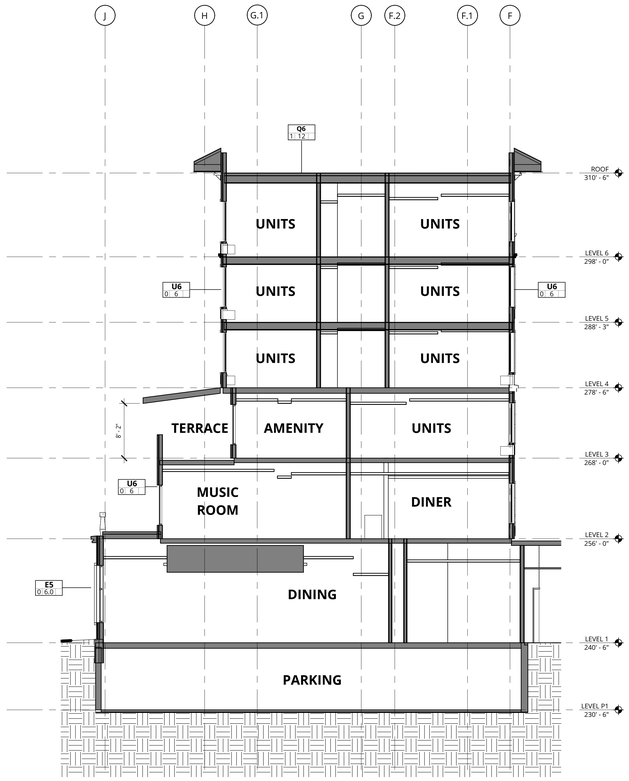
5 Section 33
1/8" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION THROUGH NORTH BAR
1/8" = 1'-0"



3 NORTH-SOUTH BUILDING SECTION THROUGH POOL
1/8" = 1'-0"



4 Section 32
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

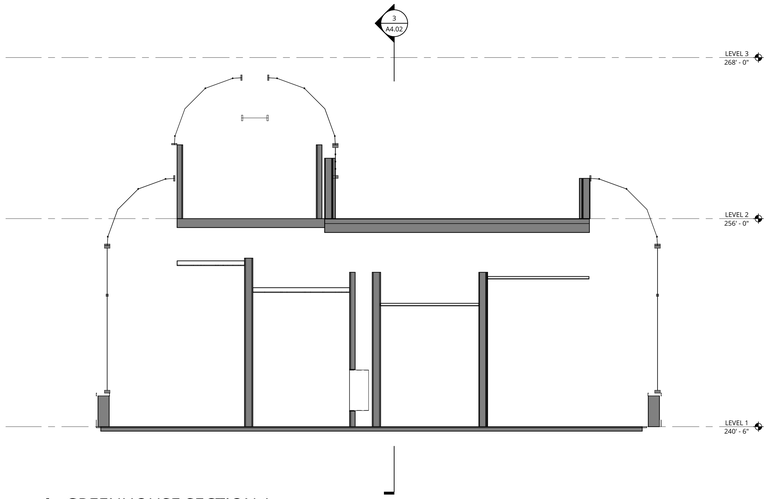
REVISION	DATE	REASON FOR ISSUE

BUILDING SECTIONS

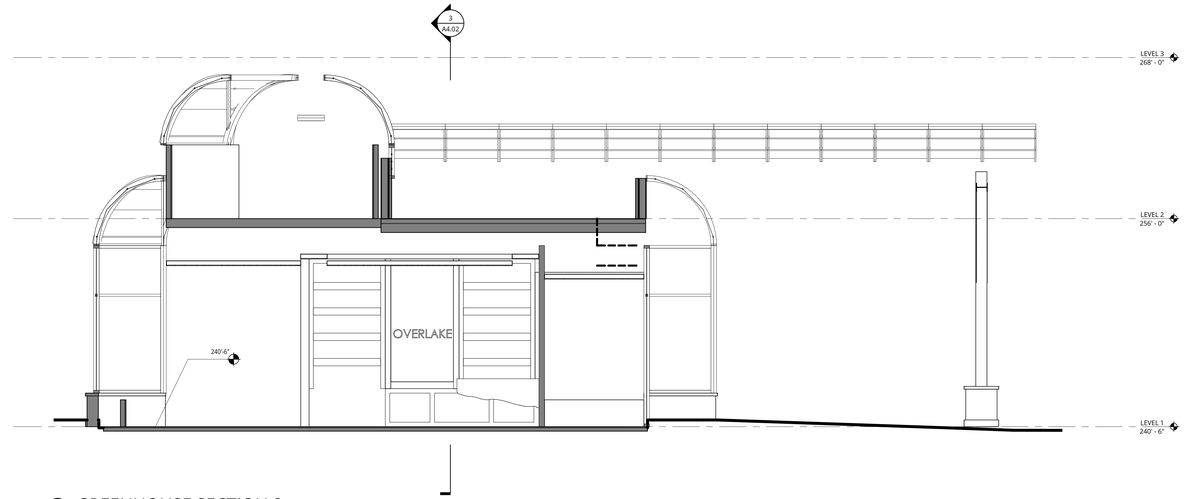
ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A4.01
SCALE 1/8" = 1'-0"	

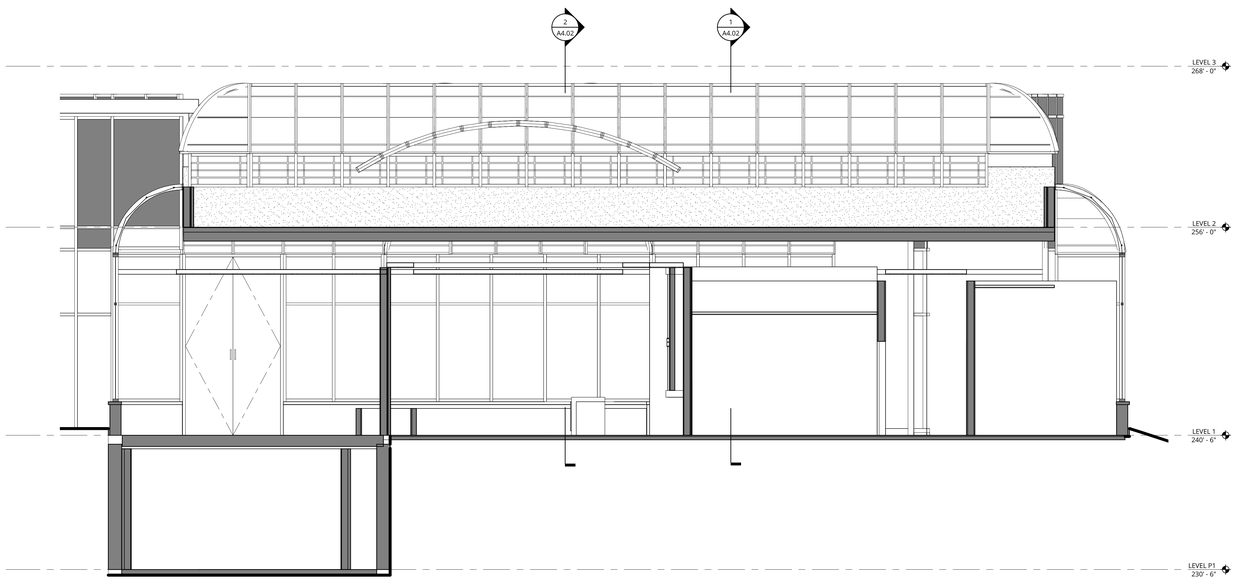
1/26/2017 8:50:20 AM
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\12-Background Release\New folder\160900-15-Aegis Overlake_Central.rvt



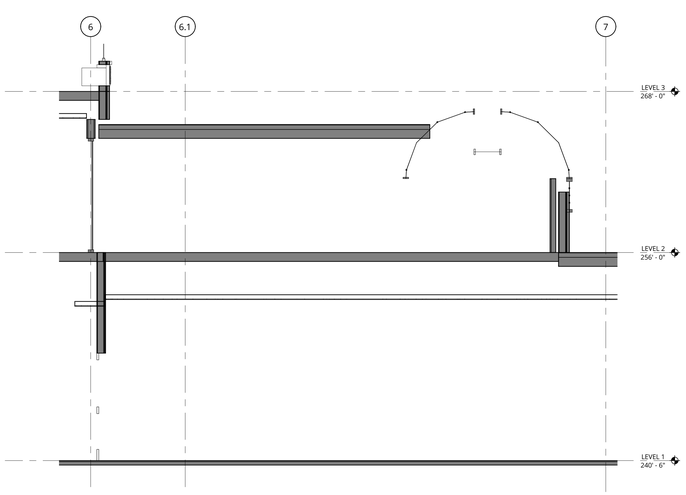
1 GREENHOUSE SECTION 1
1/4" = 1'-0"



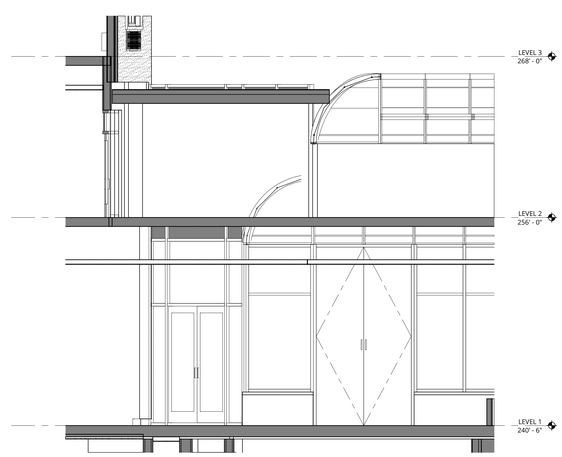
2 GREENHOUSE SECTION 2
1/4" = 1'-0"



3 GREENHOUSE SECTION 3
1/4" = 1'-0"



4 GREENHOUSE SECTION 4
1/4" = 1'-0"



5 GREENHOUSE SECTION 5
1/4" = 1'-0"

NOT FOR CONSTRUCTION

Ankrom Moisan™

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

REVISION	DATE	REASON FOR ISSUE

BUILDING SECTIONS

ADR

DATE	REVISION
01/11/2017	
PROJECT NUMBER 160900	SHEET NUMBER A4.02
SCALE 1/4" = 1'-0"	

1/26/2017 8:50:23 AM
S:\A-F\Aegis\Aegis Overlake 160900\05_Consultants_Outgoing\2017-01\2 Background Release\New folder\160900-15-Aegis Overlake_Central_2017-1-24_11-38-45\160900-15-Aegis Overlake_Central.rvt