



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

Proposal Name: Bellevue Way Townhomes

Proposal Address: 1124 Bellevue Way SE

Proposal Description: Application for Design Review approval to demolish an existing single-family dwelling and construct a single, 2-unit townhome.

File Numbers: 18-120399-LD

Applicant: Scott Jepson, Jepson Construction Inc.

Decisions Included: Design Review

Process: Process II, (LUC 20.35.200)

Planner: David Wong, Associate Planner, 425-452-4282

Threshold Determination: Exempt per WAC 197-11-800(1)(b)(ii)

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



By Elizabeth Stead, Land Use Director

Application Date:	August 2, 2018
Completeness Date:	August 23, 2018
Notice of Decision Date:	January 23, 2020
Appeal Deadline:	February 6, 2020

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

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Attachments:

Site Plan
Architectural Plan
Landscape Plan
Color & Materials Information

I. Request and Review Process

The applicant requests Design Review approval to demolish and existing single-family residence on the property and construct one (1), two-story townhome with two (2) multifamily residential units. Other site improvements include, site landscaping, utilities, and street frontage improvements.

A. Site Design

The project site is located at 1124 Bellevue Way SE and in close proximity to the intersection of Bellevue Way SE and SE 13th St. This proposal would demolish one existing single-family residence which is currently located within the site and construct one 2-story townhome.

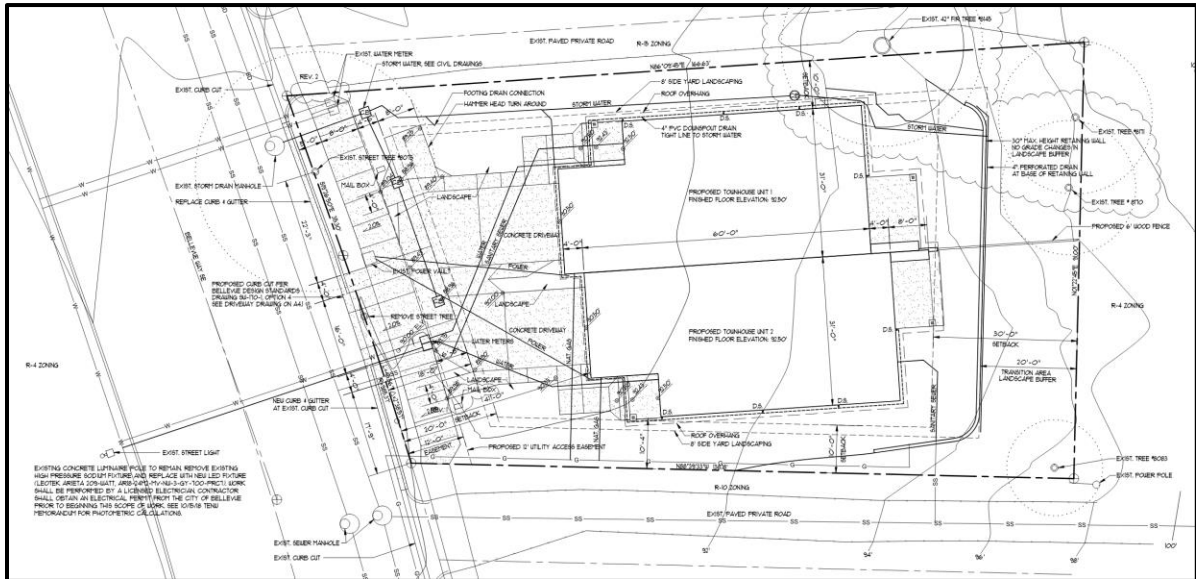
Existing Site



The project site is generally flat but contains a gentle slope with a westerly aspect located near the eastern property line. The site measuring approximately 470 feet from north to south on the eastern property boundary and 385 feet on the western property boundary. The width of the project site is approximately 250 feet from east to west.

Vehicular access will occur from a relocated driveway approach on Bellevue Way SE (west) and an existing access point on NE 10th Place (south). Individual garages for each townhome unit will front Bellevue Way SE and on-site turnaround will allow for safe egress onto Bellevue Way SE.

Site Plan



B. Building Design

The proposed building facade is designed to mimic other modern single-family homes in the vicinity. Varied materials will be used, including a chocolate tile veneer, corrugated metal siding, gray cementitious siding panel and warm wood IPE siding. Overall the color palette is representative of earth tones, which will complement the corrugated metal and tile veneer. Window frames will be dark to enhance their placement within the façade of each townhome, and the garage doors will have windows to provide a uniform look to the units.

Building Elevation - Front



The varied use of materials, including the colors chosen, help to emphasize plane breaks, provide material massing, and enhance flat planes within the design of the structure.

Consideration has also been given to the design of upper levels and how these appear from streets and adjacent units. Refer to Section X.B for Condition of Approval regarding Building/Materials/Details and Color Samples.

C. Review Processes

A Design Review application is a Process II application (LUC 20.35.200) with an administrative decision made by the Director of Development Services (LUC 20.30V). Appeals are heard and decided by the Hearing Examiner for Process II applications.

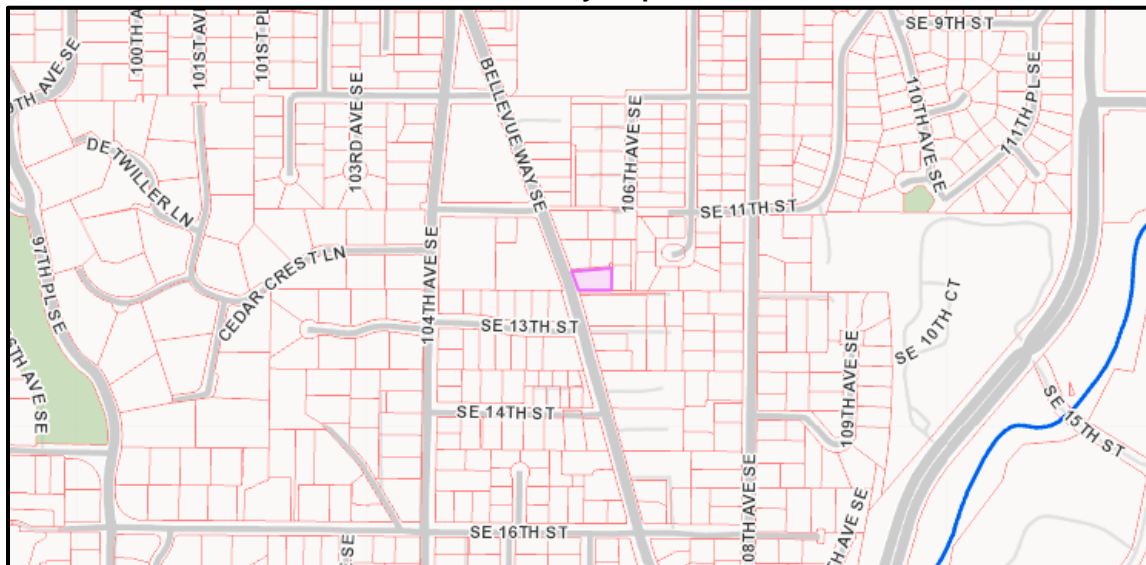
Any modification or addition to this Design Review approval shall be reviewed and approved as either a Land Use Exemption or processed as a new Design Review, per LUC 20.30F.175. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project. Refer to Section X.A for Condition of Approval regarding Modification to the Design Review Plans.

II. SITE DESCRIPTION, ZONING AND LAND USE CONTEXT

A. Site Description/Context

The proposed site consists of one (1) parcel of approximately 0.27 acres and is located within the central portion of the City's Southwest Bellevue Subarea, south of downtown, approximately 1.4 miles north of Interstate 90. The subject site is located on Bellevue Way SE and is surrounded to the north, east, and south by single-family and multifamily residential uses. The site has a 30% slope located near the eastern property line with a westerly aspect and several mature evergreen trees. A single-family residence constructed in 1914 is located to the west of the slope and within the central portion of the lot.

Vicinity Map



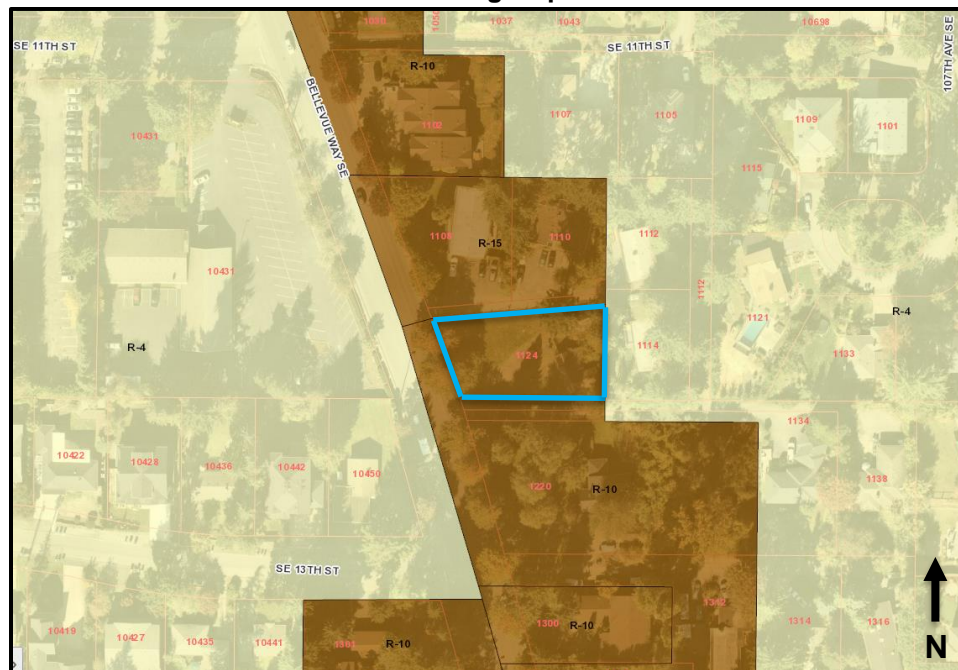
Aerial Photograph/Site Context



B. Zoning

The site is zoned R-10 (Multifamily). The purpose of the R-10 land use district is to provide an area for low density multifamily residential dwellings that are intended to be developed in such a manner as to provide a buffer between residential neighborhoods to the east and more intensively developed properties along Bellevue Way SE. Due to the single-family development to the east, the site is located within the Single-Family Transition Zone and subject to the requirements of LUC 20.25B.

Zoning Map



Adjacent development and zoning are as follows:
North: Multifamily (R-15); Multifamily Use
South: Multifamily Zoning (R-10); Single-Family Use
West: Single-Family Zoning (R-4); Church Use
East: Single-Family Zoning (R-4); Single-Family Use

Single-Family Transition Zone Map



III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.440 (Use Charts). The proposed 2-unit townhome development is a permitted use for this property within the R-10 land use district

2. Dimensional Requirements

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

Table 1
Dimensional Requirements

Item	Required	Proposed	Comments
Land Use Designation	R-10	R-10	
Building Height	30' Max. Height	25'	Meets requirements
Lot Coverage	35% Max. Lot Coverage	34.8%	Meets requirements
Front Setback	20'	41'	Meets requirements
Rear Setback	25'	30'	Meets requirements
Side Setback	5'	10'	Meets requirements
Combined Setback	15'	20'	Meets requirements
Maximum Impervious Surface	80%	57.3%	Site identified as infeasible for infiltration.
Parking	Minimum = 1.2 per unit Maximum = No Max	4 stalls total	Meets requirements
Street Tree Requirements	Minimum of 3 trees, evergreen or deciduous, 6 feet tall	Bellevue Way: One (1) existing red oak (<i>Quercus rubra</i>), one (1) new red oak (<i>Quercus rubra</i>), one (1) hinoki cedar (<i>Chamaecyparis obtuse 'Gracilis'</i>)	Meets Land Use Code requirements. Landscape assurance devices will be required. <u>Refer to Section X.C for Conditions of Approval regarding landscape installation and maintenance devices.</u>

B. Other Land Use Code Topics:

Landscape Buffers

Land Use Code 20.20.520 requires a 10-foot landscape buffer along street frontages and an 8-foot landscape buffer along all interior property lines that do not receive transition per LUC 20.25B. In this case, the subject parcel is zoned R-10 and abuts R-10 property to the south; R-15 to the north; R-4 to the east (transition) and west (SF zoning; non-residential use).

Land Use Code 20.25B.040.C requires a 20-foot landscape buffer along an interior property line of a district abutting a single-family land use district. In this case, the property to the east

is receiving transition and requires a 20-foot landscape buffer to be applied from the property line.

The north (interior), and south (interior), east (interior; transition), west (street frontage; non-transition) property lines are subject to the following landscape requirements:

Property Line Direction	Requirement	Provided
North	8 feet	8 feet
South	8 feet	8-feet
East	20 feet	20 feet
West	10 feet	10 feet

Tree Preservation

Land Use Code 20.20.900 regulates tree retention and replacement standards for new construction within the City. Retention of significant trees is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems and to provide a better transition between the various land uses permitted in the City.

Applications proposing new development are required to review the removal of significant trees on site, which are defined as a healthy tree, 8" or greater in diameter. Within the required perimeter landscape area, which is defined as the first 20' surrounding the site, the applicant is required to retain all significant trees which do not constitute a safety hazard. Within the site interior, the applicant must retain at least 15% of the diameter inches of significant trees.

The proposal has identified five (5) significant perimeter trees and will include the removal of one (1) street tree located on the property line adjacent to Bellevue Way SE for the purposes of a centralized, shared driveway. No other feasible alternatives exist to avoid this tree removal and to provide safe ingress and egress to both units with regard to the arterial street and existing driveways to the north and the south. No significant interior trees currently exist on-site. Refer to Section X.B for Conditions of Approval regarding Tree Protection and Preservation.

C. DESIGN GUIDELINES

Pursuant to LUC 20.25B.030, all development activity within a transition area must comply with the following guidelines.

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

- 1. Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.**

The proposed vehicular access is to Bellevue Way SE and is not through the abutting residential district.

- 2. Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback.**

The 2-unit townhome design does not include or intend to have loading areas on or off-site. Refuse collection is intended to continue functioning as it currently does with the existing single-family use and like all other single-family uses in the immediate vicinity. No exterior storage of bins or receptacles is proposed.

- 3. In addition to the minimum requirements of LUC 20.20.520, site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.**

As discussed in Section III.B, the proposal includes retention of all on-site significant trees and removal of one street tree located on the property line for the purposes of driveway and sidewalk requirements. Significant amounts of new vegetation will be installed as required by LUC 20.20.520 and 20.25B for landscape buffers and will provide a diversely-aged and storied vegetative structure within the landscape buffers. A replacement street tree of the same species is proposed to be installed within the right-of-way planting strip along Bellevue Way SE.

- 4. Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.**

As discussed previously, the vegetation and building design are primary considerations for this proposal. On-site vegetation will consist of a mix of existing significant trees and common Pacific northwest landscape species. The resulting landscape will provide greater buffering to adjacent developments and provide greater species diversity than what currently exists on-site. Additionally, the proposed building design is intended to mimic modern single-family development commonly found around the neighborhood and will utilize colors and materials compatible with both existing and new single-family developments in the immediate vicinity.

ii. Consistency with LUC 20.25B.050.B – Building Design Guidelines.

- 1. Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lighting.**

The building is proposed to be covered in composite siding, wood paneling, and metal trim which are a common material used on residential structures. Flat roofs are also found on residential structures. The proposed building uses materials that are found on residential structures and that minimize reflected light and accent design features.

- 2. Building façades should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.**

The building is not very large but utilizes bump outs, recesses, and glazing to break up the façades. The residential zone that receives transition is east and upslope of the site and building and the houses will not be in direct sight of the building façade.

- 3. Except in the OLB 2 and NMU Districts, pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.**

The proposed structure uses a flat roof type compatible other new single-family construction or recently constructed single-family homes in the immediate vicinity to the east and west of the site. Existing mature trees and proposed vegetation within the landscape buffers to the north, east, and south will provide visual screening to the roof from the surrounding residential (multifamily & single-family) uses.

- 4. In the OLB 2 and NMU Districts, rooftop elements (including roof shape, surface materials, colors, and mechanical equipment) should be integrated into the overall building design.**

This is not applicable as the site is not in the OLB 2 or NMU districts.

- 5. Communication dishes greater than 1 meter (3.28 feet) in diameter should not be visible from adjacent residential districts.**

No dishes are proposed.

- 6. Materials and colors used on the building façades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be**

approved.

Materials proposed are discussed above. The colors proposed are natural darker tones of grey and chocolate brown mixed with warm wood tones and lighter grey. Glazed windows will be highlighted by darker window trims. These materials and colors are compatible with nearby residential structures.

IV. PUBLIC NOTICE AND COMMENTS

Application Date:	August 2, 2018
Public Notice (500 feet):	August 30, 2018
Minimum Comment Period:	September 13, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 30, 2018. It was mailed to property owners within 500 feet of the project site. No substantial comments have been received from the public as of the writing of this staff report.

V. TECHNICAL REVIEW

A. Clearing & Grading

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of the design review application. Approval of this design review does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

B. Utilities

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

Storm Drainage

This project will be reviewed under the 2018 Utilities Engineering Standards. The site is located within the Meydenbauer Creek Drainage Basin. The project drains to Lake Washington via the Meydenbauer Creek Drainage Basin. The project is new development as there is less than 35% existing impervious surface. Minimum Requirements MR #1-9 apply.

MR #5 On-site Stormwater Management. The applicant chose to use List #2 rather than the Performance Standard, perforated stub out connection.

MR #6 Runoff Treatment. The project creates 1,619 sf of PGHS, below the 5,000 SF threshold. No treatment required.

MR #7 Flow Control. The project creates 6,113 sf of effective new and replaced hard surface, below the 10,000 SF threshold, and the discharge flow rate increases by 0.016 CFS, below the 0.1 CFS increase threshold. No flow control required.

Water

The water supply for this project is provided from the City of Bellevue water main located in Bellevue Way SE in the Enatai 300 pressure zone. The project proposes to install two (2) new full water services. New water services applications will be required. These are obtained under the UC permit process. Any un-used water services shall be removed back to the water main, per COB water service abandonment requirements.

Sewer

The project proposes to re-use two existing side sewer stubs; one to the south and one to the west. The applicant shall request a cut and cap inspection of each existing side sewer stub prior to demolition of the existing building. Each stub shall be evaluated for re-use at the time of the cut and cap inspection by the City of Bellevue Waste Water Senior Engineering Technician (SET). New side sewer connection applications will be required. These are obtained under the UA permit process. Any un-used sewer services shall be removed back to the sewer main, per COB sewer service abandonment requirements.

C. Transportation

Site Access

The project site is located on the east side of Bellevue Way SE, north of SE 13th Street. In the vicinity of this project, Bellevue Way SE is a four-lane road classified as a Major Arterial. The site is bordered by single family homes to the north, east, and south. The lot has an existing single-family home which takes access from Bellevue Way SE via a single-family driveway.

Vehicular access to the proposed project will be provided via one new driveway connecting to the east side of Bellevue Way SE, replacing the existing driveway. Pedestrian access to the site will be provided via the public sidewalk along Bellevue Way SE. No other access connection to city right-of-way is authorized.

Street Frontage Improvements

This site has approximately 80 feet of street frontage along Bellevue Way SE. There is an existing 6-foot-wide sidewalk and 3-foot-wide planter strip along the Bellevue Way SE

frontage. To meet Bellevue's current codes and standards, street frontage improvements are required.

Frontage improvements required by the developer include:

- Bellevue Way SE:
 1. Installation of a minimum 8-foot-wide concrete sidewalk.
 2. Installation of a minimum 5-foot-wide planter strip. The planter strip shall include soil preparation, root barrier, street trees, ground cover, and spray irrigation from a private metered water source.
 3. Installation of new curb and gutter along the street frontage.
 4. Installation of a new 16-foot-wide joint use driveway.
 5. Street lighting shall meet City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
 6. Sight distance requirements must be met per BCC 14.60.240 at the driveway onto Bellevue Way SE.

The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. See Section X for related Conditions of Approval.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. Any utility easements contained on this site which are affected by this development must be identified.

The applicant shall provide easements to the City for location of street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within the landscape area on the Bellevue Way SE frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. See Section X.B for Conditions of Approval related to easement requirements.

Use of the Right of Way During Construction

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

Pavement Restoration

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

Near this project, Bellevue Way SE has been classified as "Grind/Overlay Required." Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet. See Section X.B for Conditions of Approval related to pavement restoration.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak trips to be generated by the Bellevue Way Townhouses, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and frontage improvements.

D. Building Division

The plans for Design Review have not been sufficiently developed for a thorough review under the most-recent IRC, including amendments to this Code made by the Washington State Building Code Council (available online) and the City of Bellevue amendments (available online). This review will occur during the actual plan review of the building plans.

E. Fire

The Bellevue Fire Department, Fire Prevention Division has reviewed the submittal in

accordance with the 2015 International Fire Code, 2015 International Building Code, City of Bellevue requirements, and good fire protection practices. This review was based upon and limited to the information presented on drawings and/or materials received in our office. The Fire Department can approve the application, subject to conditions. Refer to Section X.B for Condition of Approval regarding Fire Department Conditions.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The proposal to construct two (2) multifamily dwelling units is categorically exempt from SEPA review per WAC 197-11-800(1)(b)(ii).

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

A. Land Use Division

- Changes to required landscaping.
- Minimized grading to provide additional tree protection to existing mature trees and trees on adjacent properties.

VIII. DESIGN REVIEW DECISION CRITERIA

Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

Finding: The proposal, as conditioned, is consistent with the Comprehensive Plan and Southwest Bellevue Subarea Plan. Staff has reviewed the policies which apply to the project and has determined that those applicable policies will be implemented through the application of City Codes and the adopted Design Guidelines identified in the Transition Area Chapter of the Land Use Code. Refer to Section X.A, B, and C for Conditions of Approval regarding Project Plans, Final Landscape Plan, and Building Materials/Details and Color Samples.

The proposal is consistent with the Comprehensive Plan, including the following goals and policies from the Southwest Bellevue Subarea Plan:

1) Land Use Goals:

- *To provide for land use patterns and densities which minimize the conflict between zoning and existing land use.*

- *To protect and maintain the Single-family residential neighborhoods through the application of zoning.*
- *To maintain a variety of residential areas of different densities and housing types so that a wide range of housing opportunities will be available.*
- *To preserve the residential land uses at the entrances to residential neighborhoods such as Surrey Downs.*

POLICY S-SW-2. *Protect single-family residential neighborhoods from the adverse impacts of multifamily and commercial development.*

POLICY S-SW-10. *Ensure through design review that Single-family access is separated from multifamily parking by a landscaped buffer strip.*

Finding:

Properties to the East (R-4 zoning, single-family use) and to the south (multifamily zoning; single-family use) have been accounted for in the planning and design of this development. A 20-foot landscape buffer applied to the east property line along with required tree retention will provide a buffer of existing mature trees and new vegetation to help to mitigate the new structure placed downhill from the existing single-family uses to the east. Additionally, the design of the proposed structure is intended to mimic other single-family development by utilizing common exterior materials and design patterns of modern single-family structures in the vicinity and by consolidating minimal units (2) into a single-structure.

A single-family use to the southeast does have vehicular access adjacent to the south property line of project parcel. To meet the Comprehensive Plan requirement (S-SW-10) and requirements of LUC 20.20.520, the proposal includes 8 feet of Type III landscaping that provides a diverse vegetative structure including groundcover; small to large shrubs; and small to large trees. This will offset any adverse effects of off-street parking that occurs within the driveways and headlamp/taillamp spillover due to maneuvering for ingress or egress.

The project is subject to the plans submitted and attached. Refer to Section X.A for Condition of Approval regarding Project Plans.

2) ***Environmental Goals:***

- *To retain and enhance existing vegetation on steep slopes, within wet land areas, and along stream corridors in order to control erosion, to minimize land slide/earth quake hazard potential, and to protect the natural drainage systems.*
- *To enhance water quality and floodplain functions of Meydenbauer Creek, Mercer Slough, and other streams and wetlands.*

POLICY S-SW-13. Retain significant vegetation during the site plan approval and construction process.

Finding:

The project proposes to remove only one significant street tree due to driveway and sidewalk alignment requirements of the Transportation Code. All other significant trees and vegetation are proposed to be retained and landscape requirements of LUC 20.25B and 20.20.520 will enhance property line vegetation buffers with common native and non-native species used within Bellevue residential landscapes. Tree removal required for sidewalk and driveway requirements is proposed to be mitigated through replacement of the same species (*Quercus rubra*).

3) ***Urban Design Goals:***

- *To encourage the preservation of the existing residential and arboreal character of Southwest Bellevue.*
- *To encourage retention and enhancement of historic landmarks.*
- *To encourage design features such as landscaping, pedestrian amenities, and street furniture at intersection and in areas with excess right-of-way on Bellevue Way SE to establish and/or enhance residential character.*

POLICY S-SW-36. Encourage the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting.

Finding:

The proposal has been designed to provide multifamily housing (2 units) while utilizing common single-family home design patterns and materials. This includes use of modern materials such as corrugated metal, wood-like concrete siding, wood accent paneling, and windowed garaged doors to mimic single-family homes currently in construction or recently constructed in the near vicinity to the east and west within the single-family residential zones. Additionally, parking has been designed to occur within individual unit garages to mimic single-family residential parking patterns and vehicular storage.

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

As described in Section III, this project will comply with all applicable requirements of the Land Use code except where exceptions have been granted, as discussed within this report.

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

As conditioned, the proposal complies with applicable requirements of the Land Use Code.

Refer to Section I.B, Building Design, for discussions on overall design of the proposal. In addition, refer to Section III.C, Consistency with Land Use Code/Zoning Requirements for additional discussion regarding consistency with the Bel Red Design Guidelines.

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

As conditioned, the project meets this criterion. See responses to Design Review Decision Criteria A-C above.

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

All urban level public utilities/infrastructure are available to the site or will be constructed/installed as part of this development. All city departments have reviewed the proposal and required associated conditions, as necessary. See Section V. for Technical Review.

IX. DECISION

After reviewing the proposal for consistency with applicable City of Bellevue requirements, policies, and development standards, the Director hereby approves with conditions the Design Review application for Bellevue Way Townhomes.

X. CONDITIONS OF APPROVAL

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes (BCC) and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Janney Gwo	425-452-6190
Bellevue Development Standards	Janney Gwo	425-452-6190
Transportation Code - BCC 14.60	Ian Nisbet	425-452-2569
Trans. Development Review - BCC.22.16	Ian Nisbet	425-452-2569
Right-of-Way Use Permit - BCC 14.30	Tim Stever	425-425-4294
Bellevue Utilities Code - BCC Title 24	Chris Brookes	425-452-6825
Construction Codes - BCC Title 23	Sheri Crawford	425-452-2843
Structural Codes – BCC Title 23	Sheri Crawford	425-452-2843
Land Use Code - BCC Title 20	David Wong	425-452-2728
Sign Code - BCC Title 22B	David Wong	425-452-2728
Noise Control - BCC 9.18	David Wong	425-452-2728
Uniform Fire Code - BCC 23.11	Glen Albright	425-452-4270
Transportation Department Design Manual	Ian Nisbet	425-452-2569
Addressing	Jami Fairleigh	425-452-4310

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

LAND USE DIVISION CONDITIONS (GENERAL)

1. PROJECT PLANS

The project is subject to the plans submitted September 9, 2019 and attached.

AUTHORITY: Bellevue City Code 20.35.230

REVIEWER: David Wong, Land Use

2. MODIFICATION TO THE DESIGN REVIEW PLANS

Any modification to this approval shall be processed as either a Land Use Exemption or a new Design Review application. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I.C of this report. Conditions of Approval run for the life of the project.

AUTHORITY: Land Use Code 20.30F.175

REVIEWER: David Wong, Land Use

3. CONDITIONS OF APPROVAL

A copy of these conditions of approval shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.

AUTHORITY: Land Use Code 20.35.230

REVIEWER: David Wong, Land Use

TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

4. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

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

AUTHORITY: BCC 14.60.150

REVIEWER: Ian Nisbet, Transportation Department

UTILITIES DEPARTMENT CONDITIONS (GENERAL)

5. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required

to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utilities Permit Processes. All connection charges will be due prior to issuance of the respective permits. Easements will be required as necessary for new publicly owned facilities, and easement modifications will be required for areas where public utilities and easements are no longer existing.

All and any unused existing services must be abandoned back to the main.
UA permits will be required for each sanitary side sewer connection/modification.

UC permits required for domestic and irrigation water services 2-inch and smaller.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Chris Brookes, Utilities

- B. PRIOR TO BUILDING PERMIT ISSUANCE:** The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit application:

TRANSPORTATION CONDITIONS

6. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or building permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

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

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Tim Stever, Right of Way

7. BUILDING & SITE PLANS – TRANSPORTATION

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to building permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the shared driveway, the connection to Bellevue Way SE, pavement restoration in Bellevue Way SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- Bellevue Way SE:
 1. Installation of a minimum 8-foot-wide concrete sidewalk.
 2. Installation of a minimum 5-foot-wide planter strip. The planter strip shall include soil preparation, root barrier, street trees, ground cover, and spray irrigation from a private metered water source.
 3. Installation of new curb and gutter along the street frontage.
 4. Installation of a new 16-foot-wide joint use driveway.
 5. Street lighting shall meet City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
 6. Sight distance requirements must be met per BCC 14.60.240 at the driveway onto Bellevue Way SE.

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

AUTHORITY: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
REVIEWER: Ian Nisbet

8. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. The impact fee is estimated to be \$2,664 per multi-family dwelling unit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16
REVIEWER: Ian Nisbet, Transportation Department

9. BUILDING AND SITE PLANS – TRANSPORTATION

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
REVIEWER: Ian Nisbet, Transportation Department

10. EXISTING EASEMENTS

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

AUTHORITY: BCC 14.60.100
REVIEWER: Tim Stever, Right of Way

11. EASEMENTS FOR STREET LIGHTING EQUIPMENT AND VAULTS

The applicant shall provide easements to the City for location of street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

AUTHORITY: BCC 14.60.100
REVIEWER: Ian Nisbet, Transportation Department

12. SIDEWALK/UTILITY EASEMENTS

The applicant shall provide sidewalk and utility easements to the City such that sidewalks and landscaping planter outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: BCC 14.60.100
REVIEWER: Ian Nisbet, Transportation Department

FIRE DEPARTMENT CONDITIONS

13. FIRE DEPARTMENT CONDITIONS

- a) Automatic Fire Sprinklers are required per IFC 503 and/or 508 and will require installation of an automatic fire sprinkler system in accordance of NFPA 13D.

AUTHORITY: IFC 507.5.1, IFC 503
REVIEWER: Glen Albright, Fire Department

LAND USE DIVISION CONDITIONS

14. FINAL LANDSCAPE PLAN

A final landscape plan and irrigation plan shall be submitted with the Clearing and Grading application for review by Land Use. Provide details for any irrigation that is existing or proposed to be located within the planting strips.

AUTHORITY: Land Use Code 20.20.520
REVIEWER: David Wong, Land Use

15. STREET TREES AND RIGHT OF WAY LANDSCAPING

All street trees along Bellevue Way SE shall be planted as specified by Parks Department tree planting standards. The species to be planted are as follows:

Quercus rubra – 10' in height at planting

Following installation of street tree, inspections by Parks Department staff is required and can be scheduled by contacting:

Tom Kuykendall
425-452-7924
tkuykendall@bellevuewa.gov
AUTHORITY: LUC 20.20.520
REVIEWER: David Wong, Land Use

16. TREE PROTECTION

Include a Tree Protection Plan with the project plans submitted for construction permits and include Tree Preservation in accordance with BMP T101 and the City of Bellevue Development Standards.

AUTHORITY: BCC 23.76 AND Bellevue Development Standards
REVIEWER: David Wong, Land Use

17. BUILDING MATERIALS/DETAILS AND COLOR SAMPLES

The development is subject to the building materials/details and color samples as indicated on the attached plans.

AUTHORITY: Land Use Code 20.25D.150.D
REVIEWER: David Wong, Land Use

C. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO)

ADDRESSING

18. ADDRESSING OF BUILDINGS

The applicant shall contact Jami Fairleigh, Information Technology Department, regarding the final addressing of each building unit. Addressing shall be approved by the Fire Department and Transportation Department.

AUTHORITY: Uniform Fire Code 505
REVIEWER: Jami Fairleigh, Information Technology Department

TRANSPORTATION DEPARTMENT CONDITIONS (prior to issuance of any CO)

19. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. If the requirements of BCC 14.60.260 are met an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
REVIEWER: Ian Nisbet, Transportation

20. PAVEMENT RESTORATION

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

Near this project, Bellevue Way SE has been classified as “Grind/Overlay Required.” Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
REVIEWER: Tim Stever, Right of Way

LAND USE DIVISION CONDITIONS (prior to issuance of any CO)

21. LAND USE INSPECTION

Prior to issuance of a Certificate of Occupancy, a Land Use Inspection (600) shall be requested and conducted to verify required landscape buffers installed in accordance approved with approved plans and LUC 20.20.520 and 20.25B requirements.

AUTHORITY: Land Use Code 20.20.520, 20.25B
REVIEWER: David Wong, Land Use

22. LANDSCAPE INSTALLATION ASSURANCE DEVICE

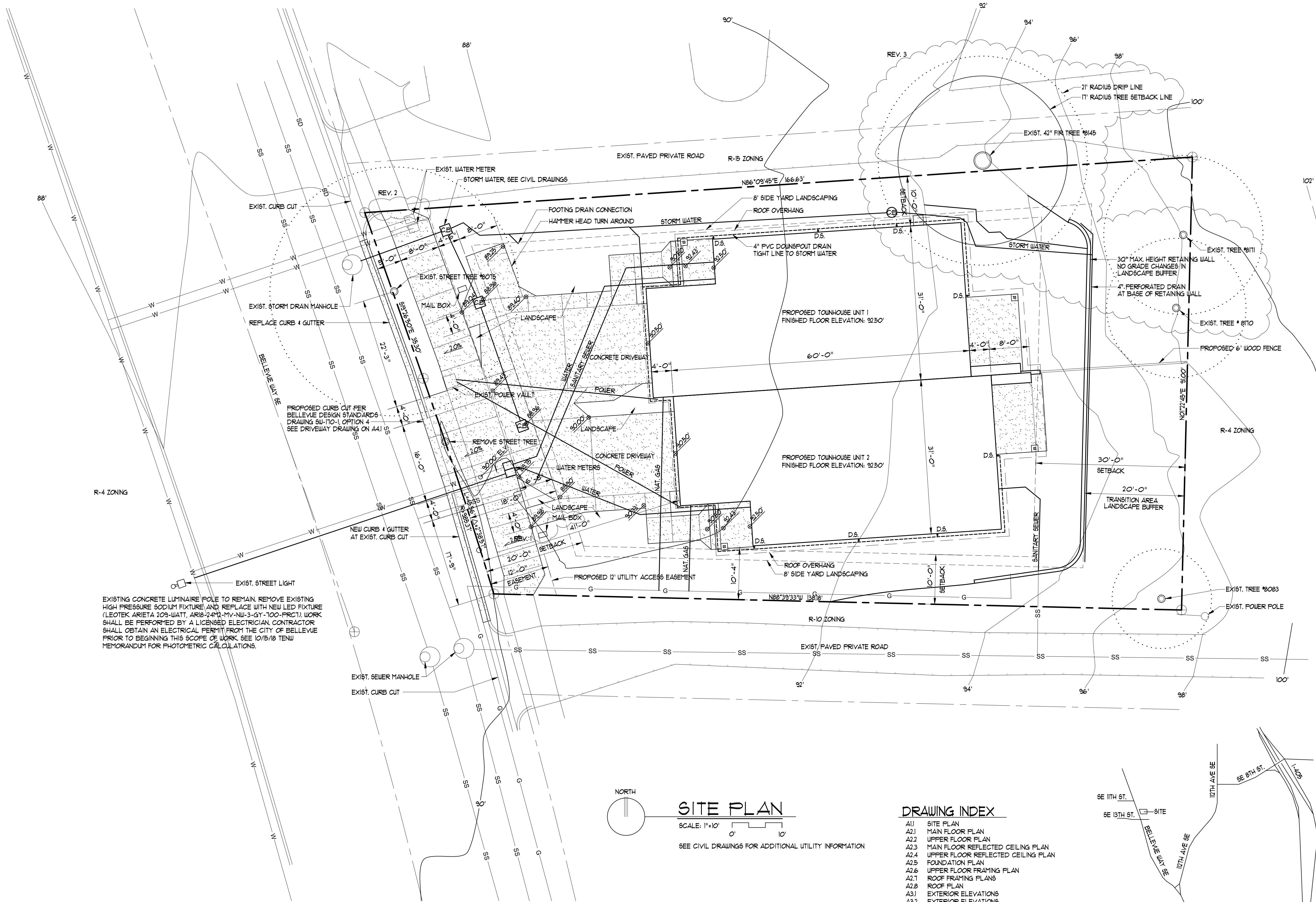
If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with the Development Services Department a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

AUTHORITY: Land Use Code 20.40.490
REVIEWER: David Wong, Land Use

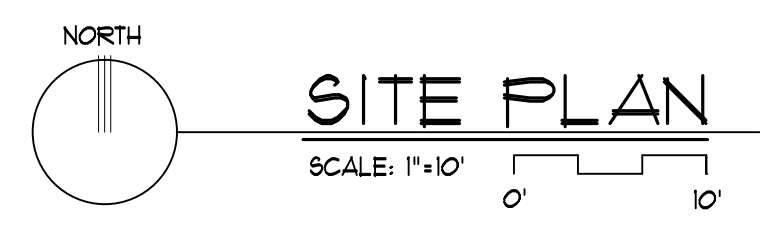
23. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

The applicant shall file with the Development Services Department a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

AUTHORITY: Land Use Code 20.40.490
REVIEWER: David Wong, Land Use



EXISTING CONCRETE LUMINAIRE POLE TO REMAIN. REMOVE EXISTING HIGH PRESSURE SODIUM FIXTURE AND REPLACE WITH NEW LED FIXTURE (LEOTEK ARIETA 209-WATT, AR18-24"X12-MV-NL-3-GY-100-PRCT). WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN. CONTRACTOR SHALL OBTAIN AN ELECTRICAL PERMIT FROM THE CITY OF BELLEVUE PRIOR TO BEGINNING THIS SCOPE OF WORK. SEE 10/15/18 TENU MEMORANDUM FOR PHOTOMETRIC CALCULATIONS.



SITE PLAN

SCALE: 1"=10'

SEE CIVIL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION

DRAWING INDEX

- A1.1 SITE PLAN
- A2.1 MAIN FLOOR PLAN
- A2.2 UPPER FLOOR PLAN
- A2.3 MAIN FLOOR REFLECTED CEILING PLAN
- A2.4 UPPER FLOOR REFLECTED CEILING PLAN
- A2.5 FOUNDATION PLAN
- A2.6 UPPER FLOOR FRAMING PLAN
- A2.7 ROOF FRAMING PLAN
- A2.8 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTION 4 AIR BARRIER NOTES
- A4.2 DETAILS
- A4.3 DETAILS



PROJECT DATA

BUILDING CODE: 2015 IRC
OCCUPANCY: R-3, TWO RESIDENTIAL DWELLING UNITS
CONSTRUCTION: YB
NOT SPRINKLERED
ZONING: R-10
ADDRESS: 124 BELLEVUE WAY SE
BELLEVUE, WASHINGTON 98004
PARCEL NO. 052405-9066
LOT AREA: 12,112 SF.
NORTH UNIT 1:
MAIN FLOOR AREA: 1372 SF.
UPPER FLOOR AREA: 1739 SF.
TOTAL LIVING SPACE: 3111 SF.
GARAGE FLOOR AREA: 486 SF.
TOTAL BUILDING AREA: 3596 SF.
FRONT PORCH AREA: 54 SF.
COVERED PATIO AREA: 155 SF.
SOUTH UNIT 2:
MAIN FLOOR AREA: 1372 SF.
UPPER FLOOR AREA: 1739 SF.
TOTAL LIVING SPACE: 3111 SF.
GARAGE FLOOR AREA: 486 SF.
TOTAL BUILDING AREA: 3591 SF.
FRONT PORCH AREA: 54 SF.
COVERED PATIO AREA: 124 SF.
BUILDING LOT COVERAGE: 4133 SF. / 12,112 SF. = 32.4%
IMPERVIOUS ROOF AREA, BOTH UNITS: 4,495 SF.
IMPERVIOUS PAVEMENT 4 SIDEWALK AREA: 2,360 SF.
TOTAL IMPERVIOUS AREA ON SITE: 6,855 SF.

LEGAL DESCRIPTION: POR OF N 1/2 OF N 1/2 OF SE 1/4 OF NW 1/4 BEG AT INTRS OF S LN OF SE 11TH ST WITH NELY LN LAKE WASH BLVD TH E 363 FT TH S TO S LN OF SUBD TH W 100 FT TO TPOB TH N 91 FT TH WLY TO PT ON ELY LN OF BLVD 8123 FT NULY OF S LN OF SUBD TH SELY TO S LN OF SUBD TH E TO TPOB

2015 WASHINGTON STATE ENERGY CODE
TABLE 406.2 ENERGY CREDITS, 3.5 CREDITS REQUIRED
THE FOLLOWING ENERGY CREDIT OPTIONS ARE TO BE INCORPORATED INTO THIS HOUSE:
1a. EFFICIENT BUILDING ENVELOPE. R-38 INSULATION AT FLOORS. VERTICAL PENETRATION U-0.28 (EXTERIOR DOORS 4 WINDOWS).
3a. HIGH EFFICIENCY HVAC EQUIPMENT. AIR SOURCE HEAT PUMP WITH MINIMUM HSPF OF 9.0
5a. EFFICIENT WATER HEATING. ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
5c. ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS.

BUILDING ENVELOPE CONFORMANCE BY PRESCRIPTIVE METHOD
INSULATION REQUIREMENTS PER 2015 WSEC
CEILING: R-49
WALLS: R-21
FLOORS: R-38
WINDOWS 4 DOORS U-VALUE 0.28 AREA WEIGHTED AVERAGE

WEATHER STRIP 4 INSULATE ATTIC ACCESS PANELS W/ R-49 BATT. BUILDING TO BE CONSTRUCTED TO MEET AIR INFILTRATION LEAKAGE TEST TO NOT EXCEED 5 AIR CHANGES PER HOUR PER 2015 WSEC. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED AND CERTIFIED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM (0.944 L/S) WHEN TESTED AT 4.1 PSI PER (75 PA) PRESSURE DIFFERENTIAL AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

FOR VEHICLE AND PEDESTRIAN SIGHT LINES SEE ENGINEERED ROAD PLAN SHEET C-3 IN CIVIL DRAWINGS.

REV. 3

Follow arborist report recommendations to ensure the health of tree # 8145:

Easement improvements to the north of the tree:

1. Remove the existing asphalt using a toothless bucket to avoid unnecessarily tearing roots
2. Regrade (if possible, the northeastern portion of the roadway access to redirect storm runoff)
3. Hydro evacuate roots to thread storm water under tree roots
4. Add drain for apartment run off

South side of tree:

1. Erect Tree Protection Fencing
2. Demo garage and remove concrete slab from the south
3. Hand excavate, or water evacuate soil at the point for excavation of footing approximately 8' south of the tree trunk
4. Cleanly cut exposed roots and document their location.
5. Any installed retaining wall should not change the grade in the dripline of the tree by more than 12"
6. Apply 4-6" of bark mulch over the dripline of the tree
7. No fill in the area of the dripline unless specifically approved by **BR/ISA** Certified arborist
8. Back yard may need to be retained as a slope so drainage collection will be necessary on the east side of the foundation.
9. Drip irrigation should be provided to the dripline or cut area of the roots July - October to help prevent drought stress.

No staging of materials or heavy equipment in the dripline of the tree. Reassess the tree health 6 month's post construction

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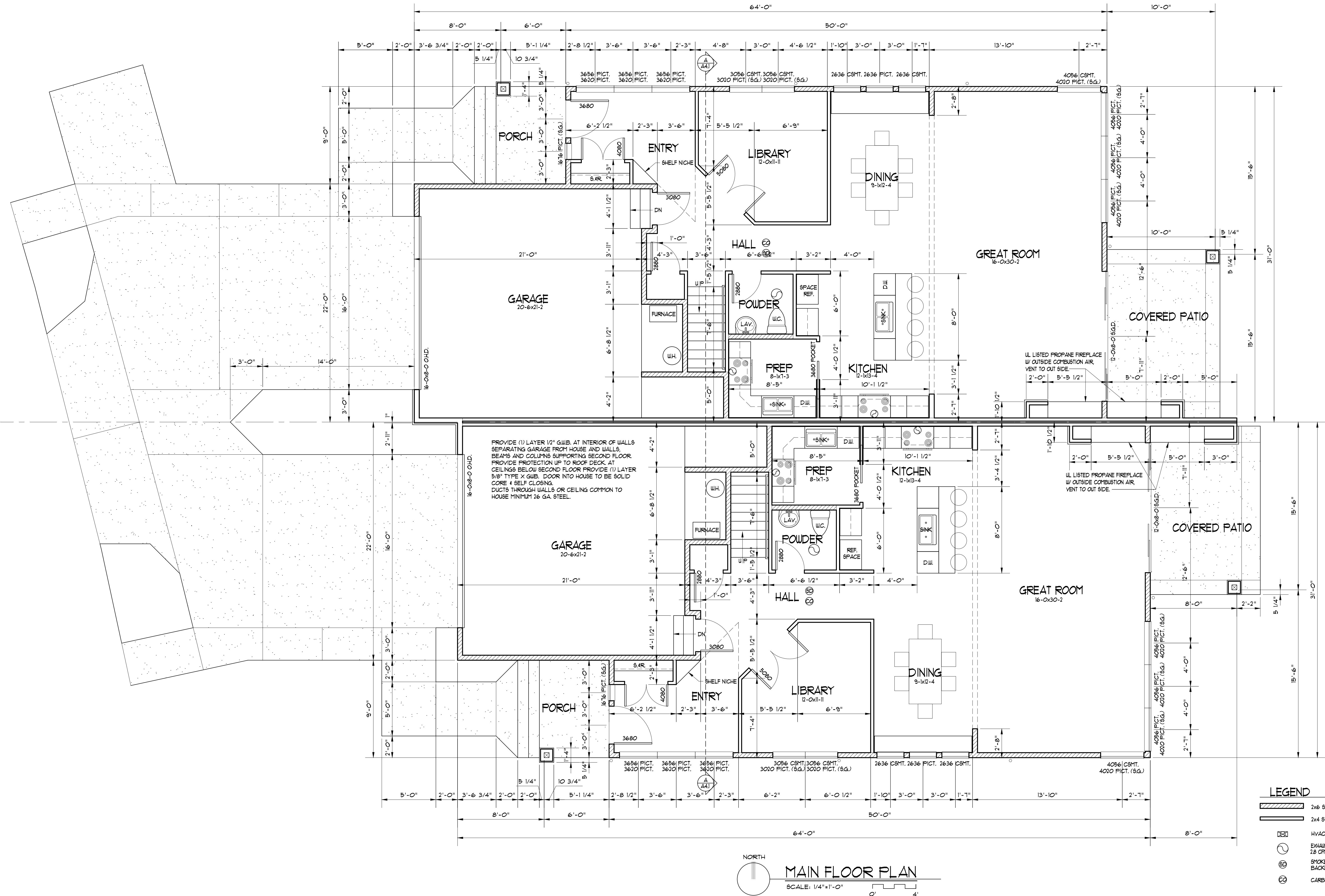
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STEPHEN ARTHUR DORSEY
STATE OF WASHINGTON

SITE PLAN

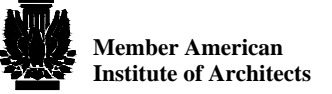
REVISION
REVISION 1, 9 NOV. 2018
REVISION 2, 5 DEC. 2018
REVISION 3, 6 AUGUST 2019

DATE: 3 OCT. 2018
PROJECT NO: 18-508
SHEET:

A1.1



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MAIN FLOOR PLAN

REVISION

DATE: 12 JULY 2018
PROJECT NO: 18-588
SHEET:

A2.1

DOOR SCHEDULE

CALLOUTS	QUANTITY	SIZE	TYPE	NOTES
2668	4	2'-6"x6'-8"x1-3/8"	INTERIOR DOOR	
2868	3	2'-8"x6'-8"x1-3/8"	INTERIOR DOOR	
3068	4	3'-0"x6'-8"x1-3/8"	INTERIOR DOOR	
2880	2	2'-8"x8'-0"x1-3/8"	INTERIOR DOOR	
4068	1	4'-0"x6'-8"x1-3/8"	INTERIOR DOUBLE DOOR	
4080	1	4'-0"x8'-0"x1-3/8"	INTERIOR DOUBLE DOOR	
5080	1	5'-0"x8'-0"x1-3/8"	INTERIOR DOUBLE DOOR	
2468	POCKET	2'-4"x6'-8"x1-3/8"	INTERIOR POCKET DOOR	
3680	POCKET	3'-6"x6'-8"x1-3/8"	INTERIOR POCKET DOOR	
3680	EXT.	3'-6"x6'-8"x1-3/4"	EXTERIOR FRENCH DOOR	SAFETY GLASS
3080	EXT.	3'-0"x8'-0"x1-3/4"	EXTERIOR SOLID CORE DOOR	

NOTES:
EXTERIOR DOORS TO BE WEATHER STRIPPED, 1/4" THRESHOLD, U-VALUE+ 0.28 MAX.

WINDOW SCHEDULE

CALLOUTS	QUANTITY	SIZE	TYPE	NOTES
1616	PICT. (S.G.)	1'-6"x1'-6"	PICTURE	SAFETY GLASS
2620	PICT. (S.G.)	2'-6"x2'-0"	PICTURE	SAFETY GLASS
2636	PICT.	2'-6"x3'-6"	PICTURE	
2636	CSMT.	2'-6"x3'-6"	CASEMENT	
2656	CSMT. (S.G.)	2'-6"x5'-6"	CASEMENT	SAFETY GLASS
2820	PICT.	2'-9"x2'-0"	PICTURE	
2886	PICT.	2'-9"x5'-6"	PICTURE	
3020	PICT. (S.G.)	3'-0"x2'-0"	PICTURE	SAFETY GLASS
3056	CSMT.	3'-0"x5'-6"	CASEMENT	
3620	PICT.	3'-6"x2'-0"	CASEMENT	
3656	PICT.	3'-6"x5'-6"	PICTURE	
4020	PICT. (S.G.)	4'-0"x2'-0"	CASEMENT	SAFETY GLASS
4056	PICT.	4'-0"x5'-6"	PICTURE	
4056	CSMT.	4'-0"x5'-6"	CASEMENT	
12-0x8-0	S.G.D.	12'-0"x8'-0"	SLIDING GLASS DOOR	SAFETY GLASS (4) PANEL

2020 SKYLIGHT 2 2'-0"x2'-0" SKYLIGHT
EXTERIOR DOORS:
3680 FRENCH 1 3'-6"x8'-0" FRENCH DOOR SAFETY GLASS

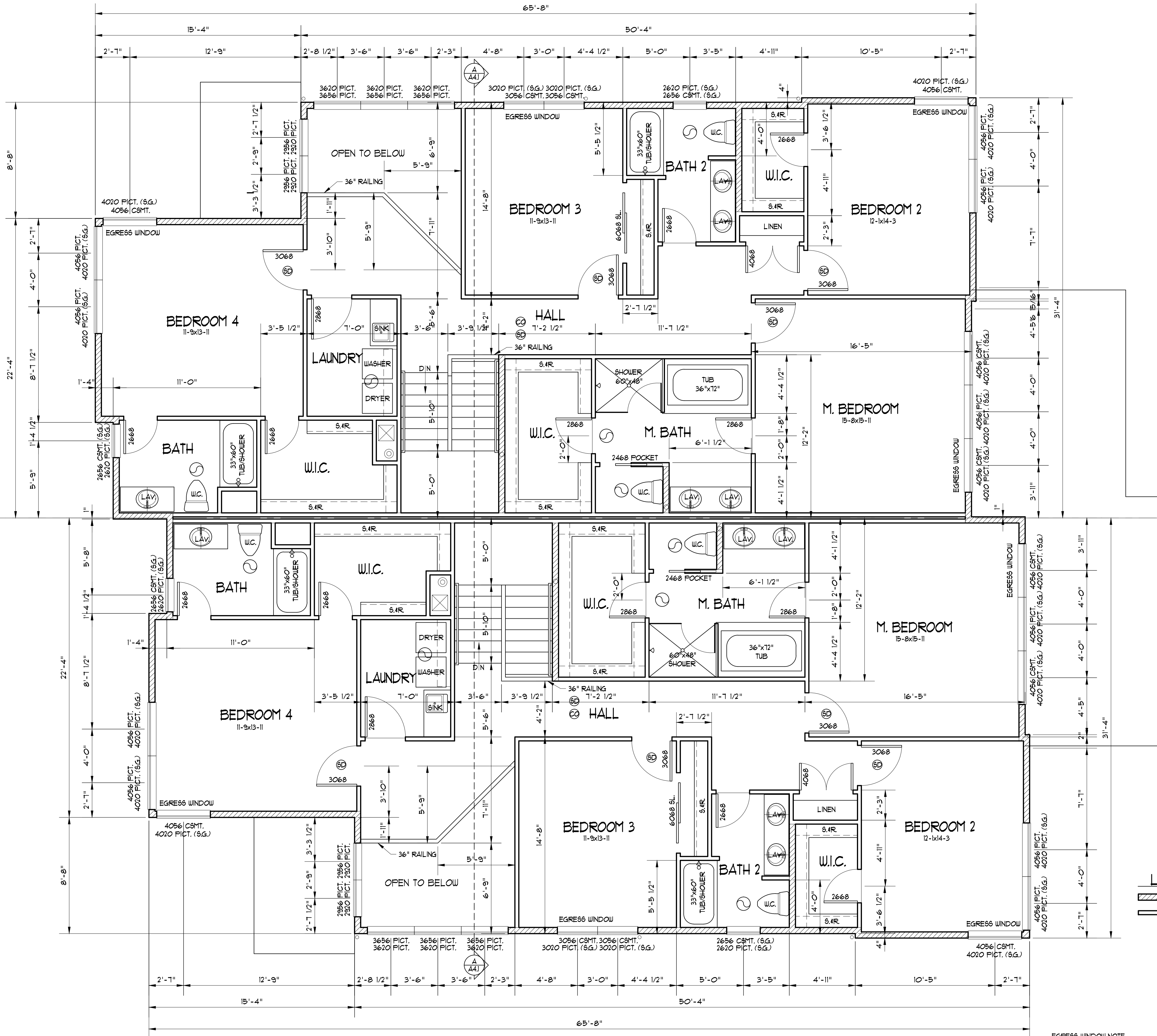
LO-E GLASS, ARGON FILLED
DOOR & WINDOW MAX. U VALUE: 0.28 AREA WEIGHTED AVERAGE
SKYLIGHT MAX. U VALUE: 0.50
AREA OF WINDOWS & SKYLIGHTS: 851.75 SF.
AREA OF EXTERIOR DOORS: 52 SF.

FENESTRATION AREA / FLOOR AREA: 909.75 / 3111 = 29.2%

INSULATION REQUIREMENTS PER 2015 WSEC
CEILINGS R-49

WALLS R-21
FLOORS R-38 (ENERGY CREDIT 1a)
WINDOWS & DOORS U-VALUE 0.28 AREA WEIGHTED AVERAGE (ENERGY CREDIT 1a)
SKYLIGHT MAX. U VALUE: 0.50

2015 WASHINGTON STATE ENERGY CODE
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LEGEND

- 2x6 STUDS @ 16" O.C.
- 2x4 STUDS @ 16" O.C.
- HVAC FLOOR DIFFUSER
- EXHAUST FAN 100 CFM VENT TO OUTSIDE 28 CRYWATT MIN. EFFICACY
- SMOKE DETECTOR AC W/ BATTERY BACKUP, INTERLINKED.
- CARBON MONOXIDE DETECTOR

EGRESS WINDOW NOTE
PROVIDE AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE FROM BASEMENTS AND FROM EVERY ROOM USED FOR SLEEPING PURPOSES. WINDOW OPENINGS TO BE 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, 5.7 SQ. FT. MINIMUM OPENING AREA, AND 44" MAXIMUM SILL HEIGHT OF OPENING ABOVE THE FINISHED FLOOR.

ALL OPERABLE WINDOWS LOCATED OVER 6" ABOVE EXTERIOR GRADE TO HAVE 24" MINIMUM SILL HEIGHT OF OPENING ABOVE FINISHED FLOOR.

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UPPER FLOOR PLAN

REVISION

DATE: 12 JULY 2018

PROJECT NO: 18-588

SHEET:

A2.2



EXTERIOR COLOR SCHEDULE		
CALLOUTS		COLOR
METAL SIDING	AEP 5/8" MINI-V-BEAM	COOL ZACTIQUE II
METAL FLASHING		BLACK
PORCELAIN TILE	M81 STONE "ANTARES COLLECTION"	SATURN COAL
WINDOW FRAMES	MARVIN INTEGRITY "ULTREX"	EBONY
PAINT COLOR 1	SHERWIN WILLIAMS	SW 1083 GAINLET GRAY
PAINT COLOR 2	SHERWIN WILLIAMS	SW 1093 GAINLET GRAY
PAINT COLOR 3	SHERWIN WILLIAMS	PAINT MATCH WINDOW FRAMES
WOOD RAINSCREEN	5/4x6 IPE RAINSCREEN SIDING W/ CONCEALED FASTENERS	
	SEAL ENDS W/ END GRAIN WOOD SEALER	



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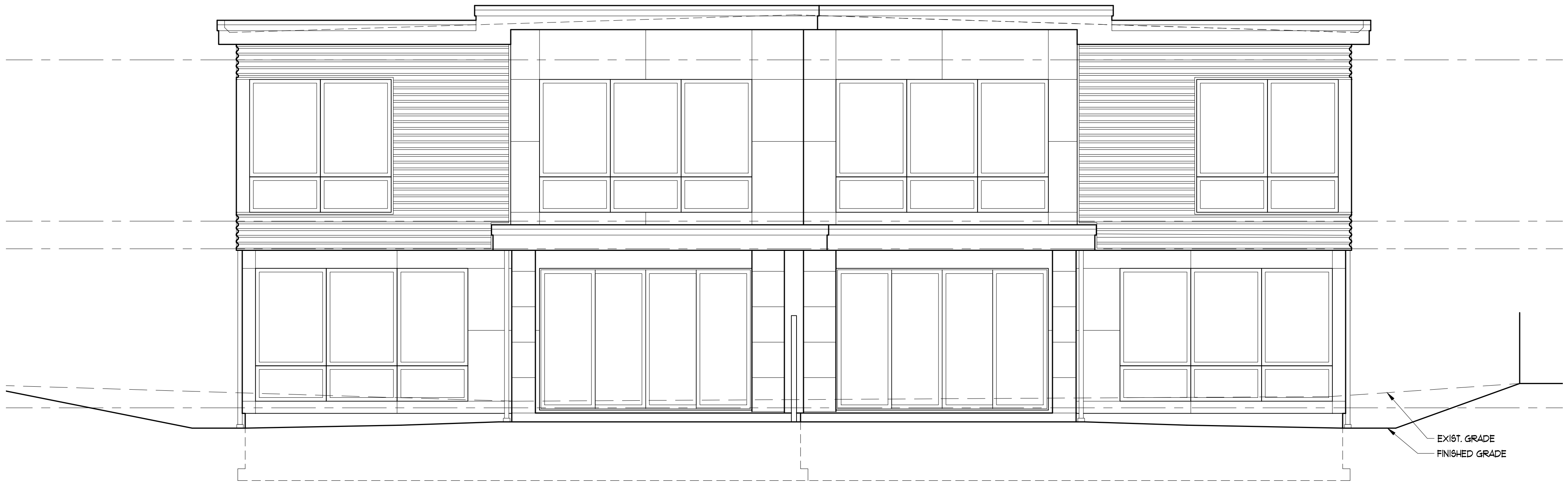
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EXTERIOR
ELEVATIONS

REVISION

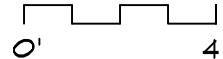
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EAST ELEVATION

SCALE: 1/4"=1'-0"



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STEPHEN ARTHUR DORSEY
STATE OF WASHINGTON

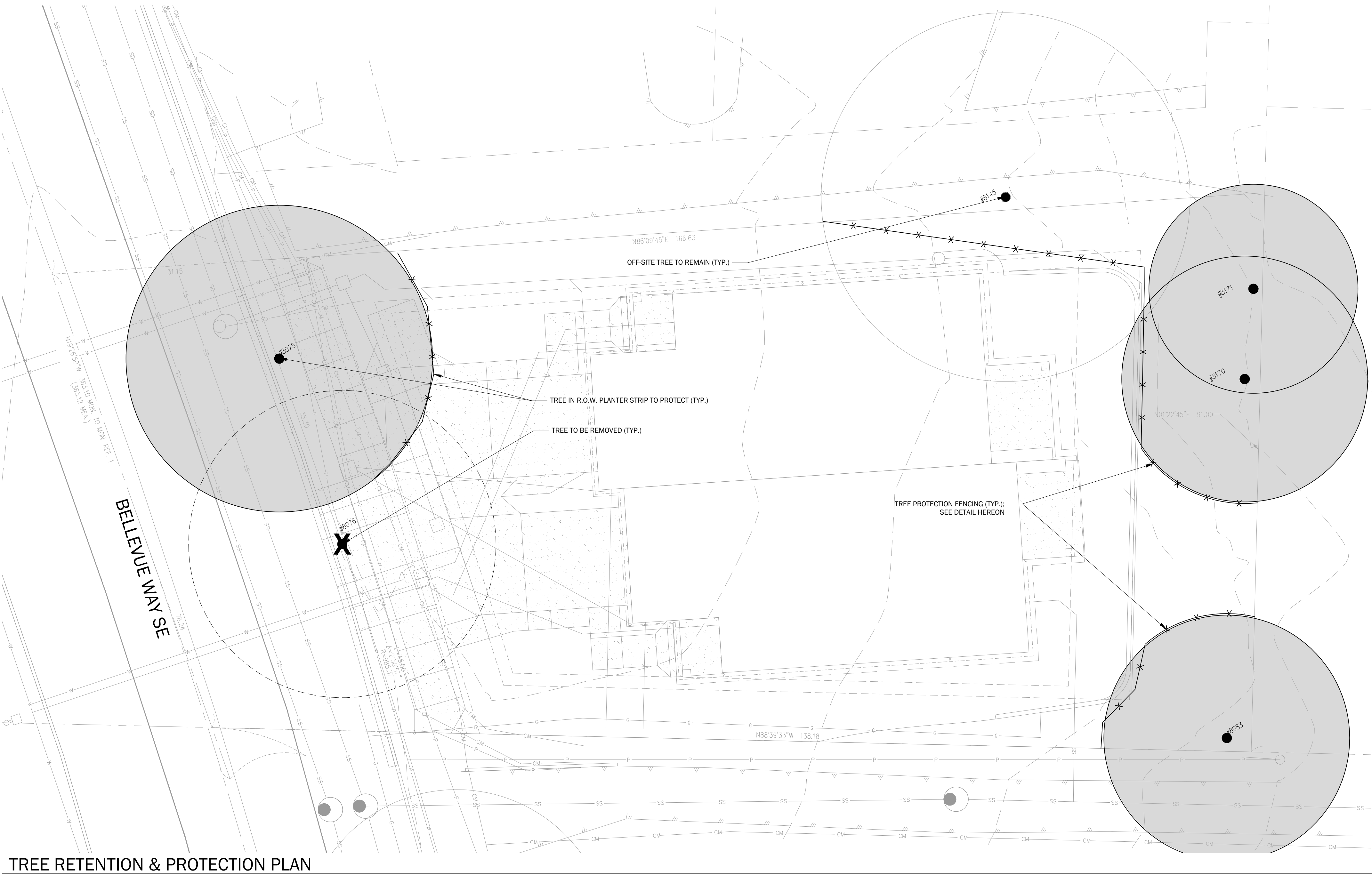
EXTERIOR
ELEVATIONS

REVISION

DATE: 12 JULY 2018
PROJECT NO: 18-588
SHEET:

A3.2

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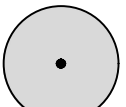


TREE RETENTION & PROTECTION PLAN

SCALE: 1"=10'

LEGEND

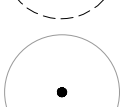
TREE TO REMAIN



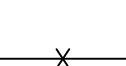
TREE TO REMOVE



OFFSITE TREE



TREE PROTECTION FENCING



ON-SITE TREE INVENTORY

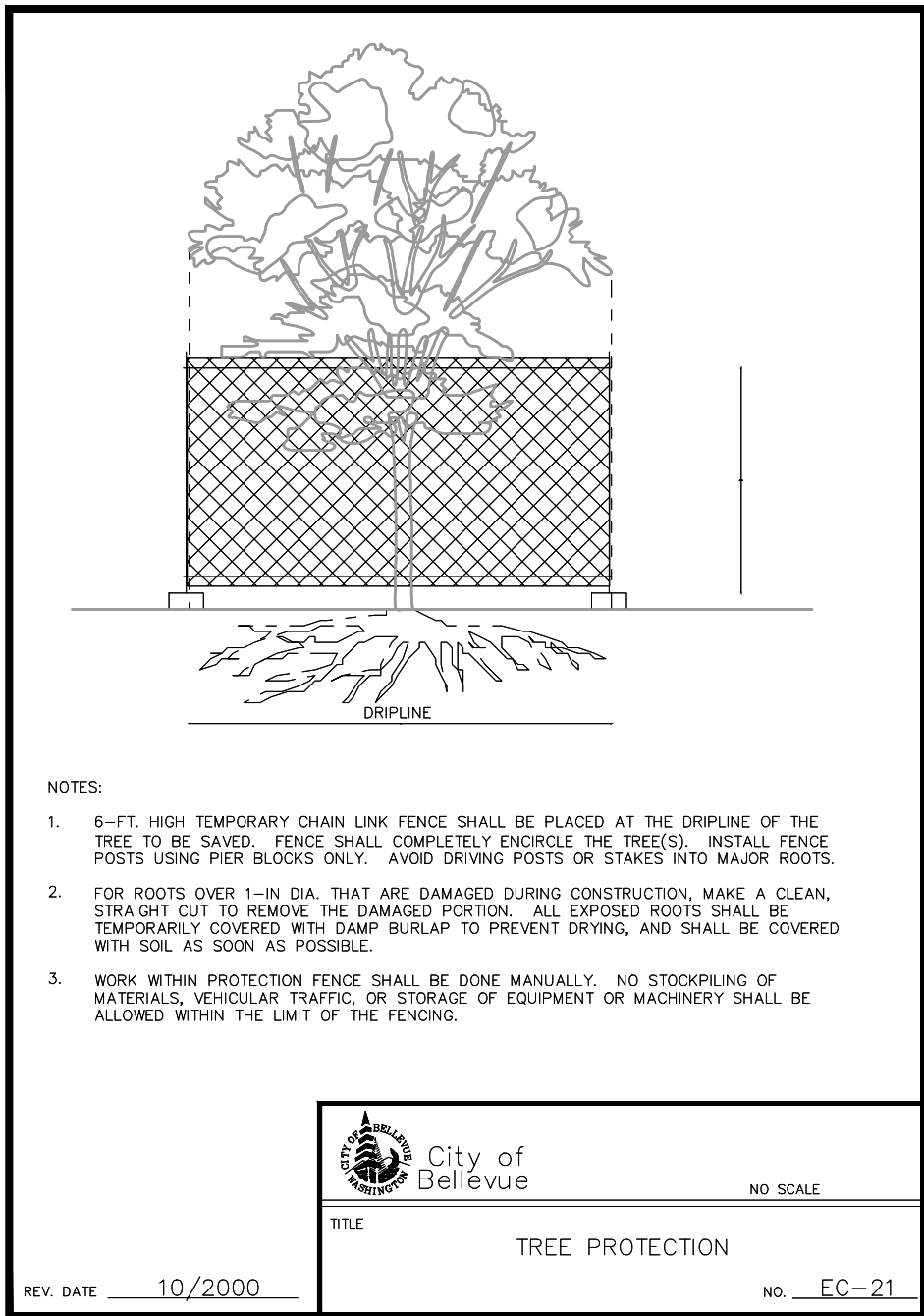
TREE #	SPECIES	WEIGHTED (DBH, INCHES)	TREE TO BE RETAINED	INCHES RETAINED
8075	Oak	16	1	16
8076	Oak	15		
8083	Pine	21	1	21
8170	Cedar	18	1	18
8171	Alder	4.5	1	4.5

TOTALS:	74.5	4	59.5
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TREE RETENTION CALCULATIONS

ON-SITE HEALTHY SIGNIFICANT TREES:	5
ON-SITE SIGNIFICANT WEIGHTED TREE DIAMETER INCHES:	74.5
ON-SITE SIGNIFICANT TREES TO BE REMOVED:	1
ON-SITE SIGNIFICANT WEIGHTED TREE DIAMETER INCHES TO BE REMOVED:	15 (20%)
TOTAL ON-SITE SIGNIFICANT TREES TO REMAIN:	4
TOTAL ON-SITE WEIGHTED TREE DIAMETER INCHES TO REMAIN:	59.5 (80%)

DETAIL: TREE PROTECTION



NOTES:

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

NOTES:

- THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THE LAW. THE CITY OF BELLEVUE REGULATES AND MANAGES TREE RETENTION DURING DEVELOPMENT THROUGH THE LAND USE CODE AND THE CLEARING AND GRADING CODE.
- THE DESIGNATION OF TREES TO REMAIN IS BOUND BY THE SITE PLAN AND THE OWNER IS TO LEAVE ALL UNDISTURBED TREES AS SHOWN HEREON.
- THE SITE PLAN IS CONSIDERED INCIDENTAL TO THE PRINCIPAL PROPERTY FOR PURPOSES SUCH AS THE PASSAGE OF TITLE, CONVEYANCE, OR INHERITANCE.
- NO TREE REMOVAL SHALL BE ALLOWED, UNLESS REQUIRED BY A PUBLIC OR PRIVATE UTILITY COMPANY, OR THE CITY, AND REVIEWED APPROVED BY THE CITY, WITH THE EXCEPTION OF AN ACT OF GOD. ANY TREE TOPPING, TREE CUTTING SHALL ABIDE BY THE METHODS DESCRIBED IN THE GUIDE FOR ESTABLISHING VALUE OF TREES AND OTHER PLANTS, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIPLINE OF ANY TREE AS SHOWN HEREON, UNLESS REQUIRED OR APPROVED BY THE CITY.
- ACTIVITIES IN VIOLATION ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS.
- WORK WITHIN DRIPLINE OF SAVED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
- POST ISSUANCE SURVEYS MAY BE REQUIRED FOR STRUCTURES THAT RESULT IN LOT COVERAGE BY STRUCTURE, IMPERVIOUS SURFACE, HARDSCAPE, AND/OR GREENSCAPE WITHIN 2% OF THE MAXIMUM ALLOWED OF THE UNDERLYING ZONE.

CITY OF BELLEVUE TREE PROTECTION REQUIREMENTS:

PRE-CONSTRUCTION SITE PREPARATION PHASE

STAGE EQUIPMENT AWAY FROM TREES AND VEGETATION TO BE RETAINED SO THAT EXISTING PLANTS AND THEIR ROOTS ARE PROTECTED.
FENCE OFF WITH CHAIN LINK OR CONSTRUCTION FENCING ALL ENTRY AND EXIT ROUTES. WHEN PLANNING ROUTES, AVOID UTILITY ACCESS CORRIDORS.
PROTECT IRRIGATION AND DRAINAGE SYSTEMS SHALL FROM DAMAGE UNLESS PLANS CALL FOR RENOVATION OF SUCH SYSTEMS. STAKE AND/OR FLAG CLEARING LIMITS AND TREE PROTECTION TO BE VERIFIED AND APPROVED BY THE CITY'S CLEARING AND GRADING INSPECTOR AT THE REQUIRED PRECONSTRUCTION MEETING.
PROJECT ARBORIST WILL SUPERVISE AND VERIFY THE FOLLOWING TREE PROTECTION MEASURES ARE IN PLACE AND COMPLY WITH THE APPROVED TFP:

A 6" LAYER OF COARSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE TREE PROTECTION ZONE (TPZ) OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.

TREES THAT HAVE BEEN IDENTIFIED IN THE SITE INVENTORY AS POSING A HEALTH OR SAFETY RISK MAY BE REMOVED OR PRUNED BY NO MORE THAN ONE-THIRD, SUBJECT TO APPROVAL OF THE REQUIRED PERMIT BY THE CITY OF BELLEVUE. PRUNING OF EXISTING LIMBS AND ROOTS SHALL OCCUR UNDER THE DIRECTION OF THE PROJECT ARBORIST.

TREE PROTECTION FENCING OF 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE TPZ OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE TPZ IF AUTHORIZED BY THE CLEARING AND GRADING INSPECTOR AND THE PROJECT ARBORIST BUT NOT CLOSER THAN 2' FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 1.5" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'.

TREE PROTECTION FENCING SHALL HAVE A WARNING SIGNS PROMINENTLY INSTALLED ON EACH FENCE AT 20-FOOT INTERVALS. THE SIGN SHALL BE A MINIMUM 8.5-INCHES X 11-INCHES AND CLEARLY STATE: "WARNING - TREE PROTECTION ZONE"

MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR "FIXED" FENCING IF THE PROJECT ARBORIST AND CITY STAFF AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST AND CITY STAFF.

SHOULD TEMPORARY ACCESS INTO THE TPZ BE APPROVED, AN ADDITIONAL 3" LAYER OF GRAVEL AND ¾" PLYWOOD SHALL BE PLACED OVER THE CRZ.

CONSTRUCTION PHASE

DURING THE CONSTRUCTION PHASE, ENSURE THE TPP IS BEING FOLLOWED AND REPORT ANY CONFLICTS OR DEVIATIONS TO THE CITY OF BELLEVUE CLEARING AND GRADING INSPECTOR. MONITOR CONSTRUCTION ACTIVITIES THAT REQUIRE ENROACHMENT WITHIN THE TPZ, SUCH AS GRADING OR TRENCHING.

AVOID THE FOLLOWING CONDITIONS:

- ALLOWING RUN OFF OR SPILLAGE OF DAMAGING MATERIALS INTO THE APPROVED TPZ.
- STORING CONSTRUCTION MATERIALS OR PORTABLE TOILETS, STOCKPILING OF SOIL, OR PARKING OR DRIVING VEHICLES WITHIN THE TPZ.
- CUTTING, BREAKING, SKINNING, OR BRUISING ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE PROJECT ARBORIST.
- DISCHARGING EXHAUST INTO FOLIAGE.
- SECURING CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
- TRENCHING, DIGGING, TUNNELING OR OTHERWISE EXCAVATING WITHIN THE CRZ OR TPZ OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE PROJECT ARBORIST.

PERIODICALLY INSPECT DURING CONSTRUCTION - AT FOUR-WEEK INTERVALS - TO ASSESS AND MONITOR THE EFFECTIVENESS OF THE TPP AND PROVIDE RECOMMENDATIONS FOR ANY ADDITIONAL CARE OR TREATMENT. MORE FREQUENT MAY BE REQUIRED BASED ON THE TPP.

THE FOLLOWING ACTIVITIES SHOULD BE OBSERVED AND INSPECTED BY THE PROJECT ARBORIST DURING THE CONSTRUCTION PHASE TO ENSURE COMPLIANCE WITH THE APPROVED TPP:

- ONLY EXCAVATION BY HAND OR COMPRESSED AIR SHALL BE ALLOWED WITHIN THE TPZ OF TREES. MACHINE TRENCHING SHALL NOT BE ALLOWED.
- IN ORDER TO AVOID INJURY TO TREE ROOTS, WHEN A TRENCHING MACHINE IS BEING USED OUTSIDE OF THE TPZ OF TREES, AND ROOTS ARE ENCOUNTERED SMALLER THAN 2", THE WALL OF THE TRENCH ADJACENT TO THE TREES SHALL BE HAND TRIMMED, MAKING CLEAR, CLEAN CUTS THROUGH THE ROOTS. ALL DAMAGED, TORN AND CUT ROOTS SHALL BE GIVEN A CLEAN CUT TO REMOVE RAGGED EDGES, WHICH PROMOTE DECAY. TRENCHES SHALL BE FILLED WITHIN 24 HOURS, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHADED WITH FOUR LAYERS OF DAMPENED, UNTREATED BURLAP, WETTED AS FREQUENTLY AS NECESSARY TO KEEP THE BURLAP WET. ROOTS 2" OR LARGER, WHEN ENCOUNTERED, SHALL BE REPORTED IMMEDIATELY TO THE PROJECT ARBORIST, WHO WILL DECIDE WHETHER THE CONTRACTOR MAY CUT THE ROOT AS MENTIONED ABOVE OR SHALL EXCAVATE BY HAND OR WITH COMPRESSED AIR UNDER THE ROOT. ALL EXPOSED ROOTS ARE TO BE PROTECTED WITH DAMPENED BURLAP.
- ROUTE PIPES OUTSIDE OF THE TPZ OF A PROTECTED TREE TO AVOID CONFLICT WITH ROOTS, WHERE IT IS NOT POSSIBLE TO REROUTE PIPES OR TRENCHES, BORE OR TUNNEL BENEATH THE TPZ OF THE TREE. THE BORING SHALL TAKE PLACE NOT LESS THAN 3' BELOW THE SURFACE OF THE SOIL IN ORDER TO AVOID ENCOUNTERING "FEEDER" ROOTS. ALL BORING EQUIPMENT MUST BE STAGED OUTSIDE OF THE TPZ.
- ALL GRADE CHANGES ADJACENT TO THE TPZ OF A SIGNIFICANT TREE SHALL BE SUPERVISED BY THE PROJECT ARBORIST. CUTS OR FILLS OF SOIL THAT ARE ADJACENT TO THE TPZ WILL HAVE A RETAINING WALL SYSTEM DESIGNED IN CONSULTATION WITH THE PROJECT ARBORIST AND APPROVED IN WRITING BY CITY STAFF.
- ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPORTED TO THE PROJECT ARBORIST AND CITY STAFF WITHIN SIX HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN.
- THE PROJECT ARBORIST SHALL BE RESPONSIBLE FOR THE PRESERVATION OF THE DESIGNATED TREES. SHOULD THE BUILDER FAIL TO FOLLOW THE TREE PROTECTION SPECIFICATIONS, IT SHALL BE THE RESPONSIBILITY OF THE PROJECT ARBORIST TO REPORT THE MATTER TO CITY STAFF AS AN ISSUE OF NON-COMPLIANCE.

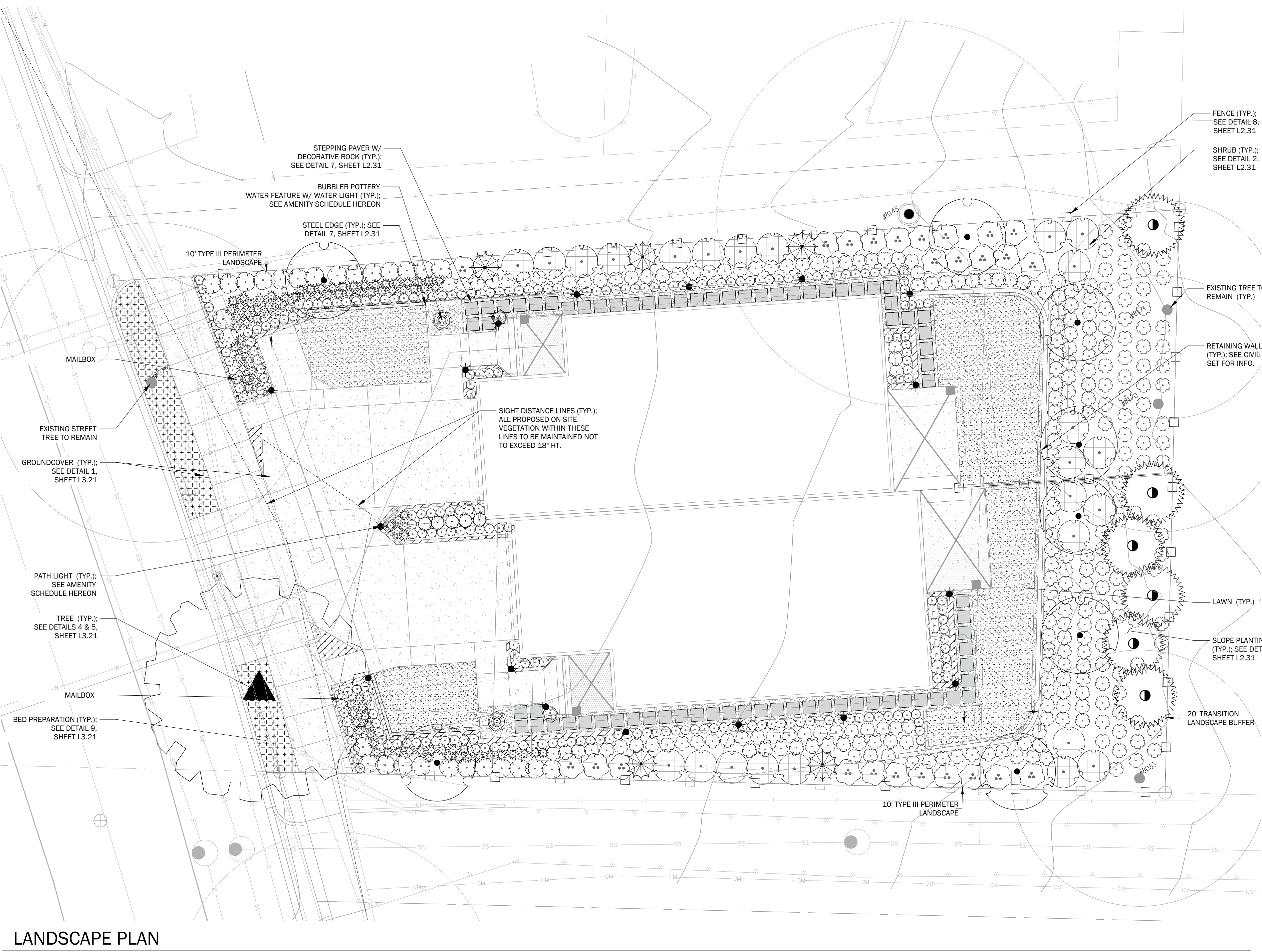
POST-CONSTRUCTION
THE POST-CONSTRUCTION PHASE BEGINS WHEN THE EQUIPMENT LEAVES AND THE NEW TENANTS MOVE IN. IMPORTANT FOLLOW-UP MONITORING OF THE PROTECTED TREES WILL HELP ENSURE THEIR SURVIVAL AND IDENTIFY SIGNS OF EARLY STRESS.

THE APPLICANT SHALL ARRANGE WITH THE PROJECT ARBORIST FOR THE LONG-TERM CARE AND MONITORING OF PRESERVED TREES BY COMPLYING WITH THE FOLLOWING CONDITIONS:

- COMPLETE POST-CONSTRUCTION TREE MAINTENANCE, INCLUDING PRUNING, MULCHING, FERTILIZATION, IRRIGATION, AND SOIL AERATION WHERE NECESSARY.
- REMOVE, BY HAND, ALL SOIL AND ROOT PROTECTION MATERIAL SUCH AS WOOD CHIPS, GRAVEL AND PLYWOOD.
- PROVIDE FOR REMEDIATION OF COMPACTED SOIL BY METHODS SUCH AS AERATION OR VERTICAL MULCHING.
- APPLY AT LEAST 1 INCH OF WATER PER WEEK BY DEEP WATERING IN THE ABSENCE OF ADEQUATE RAINFALL.
- FERTILIZE TREES WITH SLOW RELEASED PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, AND OTHER MACRO- AND MICRO-NUTRIENTS AS INDICATED BY A SOIL TEST, BUT WAIT AT LEAST ONE YEAR TO APPLY ANY NITROGEN.
- FERTILIZE LIGHTLY WITH SLOW RELEASE NITROGEN AFTER 1 YEAR, AND THEN MAKE ANNUAL LIGHT NITROGEN APPLICATIONS FOR THE NEXT 3 TO 5 YEARS.
- INSPECT TREES ANNUALLY FOR AT LEAST 3 AND UP TO 5 YEARS AFTER CONSTRUCTION TO LOOK FOR CHANGES IN CONDITION AND SIGNS OF INSECTS OR DISEASE, AND TO DETERMINE MAINTENANCE NEEDS.
- REMOVE TREES THAT ARE BADLY DAMAGED OR ARE IN IRREVERSIBLE DECLINE AS DETERMINED BY THE PROJECT ARBORIST AND CITY STAFF.
- CONTINUE TO PROTECT NOT ONLY THE LARGE, ESTABLISHED TREES ON THE SITE BUT ALSO THOSE NEWLY PLANTED IN THE LANDSCAPE AS PER LUC 20.20.520.K.
- PROVIDE ANNUAL INSPECTION REPORTS TO THE CITY (3 YEARS).

DATE	DESIGNED	DRAWN	APPROVED	PROJECT NUMBER
JULY 2018	XXXX		JOSHUA BEARD, P.L.A.	18108
			PROJECT MANAGER	
PROJECT NUMBER				
18108				
SHEET 3 OF				
L1.01				
PROJECT NUMBER				
18108				
DATE				
JULY 2018				
DESIGNED				
XXXX				
DRAWN				
APPROVED				
JOSHUA BEARD, P.L.A.				
PROJECT MANAGER				
14711 NE 29th Place Suite 101				
Bellevue, Washington 98007				
425.885.7877 Fax 425.885.7963				
CORE DESIGN				
ENGINEERING • PLANNING • SURVEYING				
TREE RETENTION PLAN				
BELLEVUE WAY DUPLEX				
ANAIYAH HOMES, LLC				
1402 LAKE TAPPS PARKWAY SE				
AUBURN, WA 98002				

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LANDSCAPE PLAN



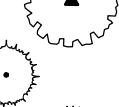
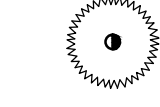
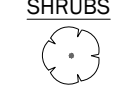
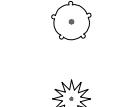


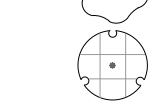
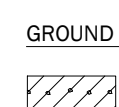
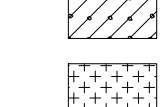
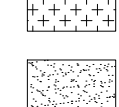



SCALE: 1"=10'

PLANTING SPECIFICATIONS







- PART 1 - GENERAL**
- 1.1 SCOPE OF WORK**
- A. THE WORK OF THIS SECTION INCLUDES ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR: FINISH GRADING, TOPSOIL PLACEMENT AND SOIL PREPARATION, PLANTING OF TREES, SHRUBS, GROUNDCOVERS AND ACCENT PLANTINGS, MULCHING, SEEDING AND SODDING, PROTECTION, GUARANTEE AND REPLACEMENT, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED.
- 1.2 INSPECTION**
- A. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL OF THE OWNER. REPAIR AND/OR REPLACE ITEMS AS DIRECTED BY OWNER AT NO ADDITIONAL COST. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT WHEN A SITE REVIEW IS DESIRED.
- B. THE FOLLOWING SITE REVIEWS ARE REQUIRED, AND SHALL BE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE:
1. ROUGH GRADES: PRIOR TO PLACEMENT OF TOPSOIL OR SOIL AMENDMENTS
2. FINISH GRADES: PRIOR TO ANY PLANTING, SODDING OR SEEDING.
3. PLANT MATERIAL AND PLANT LOCATIONS: REVIEW AND ACCEPT MATERIAL ON SITE PRIOR TO INSTALLATION. REMOVE UNSATISFACTORY MATERIAL FROM THE SITE IMMEDIATELY.
4. REVIEW, ADJUST AND APPROVE PLANT LOCATIONS PRIOR TO INSTALLATION.
- C. PROVISIONAL REVIEW (PUNCH LIST): UPON COMPLETION OF ALL PLANTING AND ALL OTHER WORK REQUIRED UNDER THIS CONTRACT, THE CONTRACTOR SHALL REQUEST A PROVISIONAL REVIEW.
- D. FINAL REVIEW / ACCEPTANCE: UPON COMPLETION OF ALL PUNCH LIST ITEMS AND OTHER WORK REQUIRED UNDER THIS CONTRACT, DATE OF ACCEPTANCE SHALL ESTABLISH THE BEGINNING OF THE MAINTENANCE AND GUARANTEE PERIOD.
- 1.3 SUBMITTALS**
- A. SUBMIT ITEMS A, V, AND C WITHIN 30 DAYS OF AWARD OF BID.
- B. SUBMIT PLANT PROCUREMENT LIST(S) / EVIDENCE THAT ALL PLANT MATERIAL HAS BEEN SECURE.
- C. SUBMIT ONE ½ GAL. SAMPLE OF PROPOSED IMPORTED TOPSOIL (IF USED IN LIEU OF ON-SITE SOIL).
- D. SUBMIT TOPSOIL LAB TEST RESULTS AND RECOMMENDATIONS.
- E. SUBMIT RECORD DRAWINGS, REPRODUCIBLE PRINT SHOWING SITE DEVELOPMENT REVISIONS, SUCH AS NEW SIDEWALK PATH / PATH / FENCE / SITE LIGHTING LOCATIONS, AND MAJOR VARIATIONS IN PLANTING TYPES OR AREAS, SUCH AS CHANGE IN SPECIES FOR STREET TREE PLANTINGS AND/OR FOUNDATIONS.
- 1.4 PROTECTION**
- A. SAVE AND PROTECT ALL SURROUNDING WORK AND VEGETATION TO BE RETAINED ON SITE. DO NOT DISTURB AREA OUTSIDE LIMITS OF NEW WORK. ERECT CONSTRUCTION FENCING AND FLAG AREAS AROUND VEGETATION TO BE SAVED TO PREVENT INTRUSIONS INTO AREA. MAINTAIN ON SITE VEGETATION DURING CONSTRUCTION. STORE NO MATERIALS IN AREAS WHERE VEGETATION IS BEING RETAINED. KEEP ALL EQUIPMENT OUTSIDE OF TREE DRIP ZONES.
- 1.5 REPAIR**
- A. DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO CURBS, PAVING, LIGHTING, AND STRUCTURES TO SATISFACTION OF OWNER, AT NO ADDITIONAL COST.
- 1.6 GUARANTEE / MAINTENANCE**
- A. GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER. GUARANTEE LAWNS UNTIL LAWN IS SOLID / FULL WITH NO BARE AREAS OVER 3" SQUARE. WEEDS ARE GONE AND ACTIVE VIGOROUS GROWTH IS EVIDENT. GUARANTEE ROUGH SEEDING AND EROSION CONTROL. SEEDING AREAS UNTIL GRASS AREAS ARE FILLED WITH NO BARE SPOTS OVER 10" SQUARE. MAINTAIN ALL PLANTING AND SODDED / SEEDING AREAS UNTIL FINAL ACCEPTANCE OF ENTIRE JOB. DURING THE GUARANTEE PERIOD, ALL DEAD, DYING, DISEASED, BROWN OR STOLEN PLANT MATERIALS SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. USE SPECIFIED PLANTS AND PLANT AS SPECIFIED; GUARANTEE REPLACEMENT PLANTS UNTIL ACTIVE, HEALTHY GROWTH IS EVIDENT. DURING GUARANTEE PERIOD, CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS DESTROYED BY VANDALISM OR ACCIDENTS CAUSED BY VEHICLES OTHER THE CONTRACTOR'S, OR ACTS OF GOD, PROVIDED THAT THE CONTRACTOR HAS EXERCISED DUE CARE TO PROTECT WORK.
- 1.7 PRODUCT STORAGE / EROSION CONTROL**
- A. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION CONTROL MEASURES TO ENSURE SOILS IMPORTED OR DISTURBED BY THE CONTRACTOR DO NOT BECOME INTERBORNE.
- B. CONTRACTOR SHALL NOT STORE, EITHER TEMPORARY, OR FOR LONG TERM, ANY SOILER MULCH MATERIAL COVERED NIGHTLY OR AT ALL TIMES DURING RAINFALL.
- C. CONTRACTOR SHALL SWEEP AND CLEAN ALL SURFACES DAILY TO REMOVE TOPSOIL AND MULCH, WASHING SURFACES WITH WATER IS NOT PERMITTED.

- PART 2 - MATERIALS**
- 2.1 PLANT MATERIALS**
- A. PLANTS SHALL BE WASHINGTON GRADE NO. 1, SIZE IN ACCORDANCE WITH AAN STANDARDS, HEALTHY, VIGOROUS, FREE FROM ALL DISEASE, PEST OR INJURY. DO NOT PRUNE OR TOP PRIOR TO DELIVERY TO SITE. INDICATES CONTAINER. SUBSTITUTIONS ARE STRONGLY DISCOURAGED, AND SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- 2.2 TOPSOIL**
- A. GENERAL CONDITION: USE IMPORTED, SCREENED SANDY LOAM RICH IN ORGANICS AS APPROVED, AND AMENDED PER SOILS LAB TEST RESULTS, OR USE PACIFIC TOPSOILS WINTER MIX, SUBJECT TO APPROVAL BY OWNER.
- B. REQUIRED CONDITION: AS SPECIFIED IN PLANS AND DETAILS (SEE SOIL SPECIFICATIONS HEREON)
- 2.3 PLANTING BACKFILL**
- A. GENERAL CONDITION: 25% EXISTING NATIVE SOIL, 50% NEW TOPSOIL, 25% ORGANIC COMPOST, 7/8" MINUMS. APPROVED COMPOST SOURCES: CEDAR GROVE, OR PACIFIC TOPSOILS COMP. MULCH, OR APPROVED EQUAL. MIX THOROUGHLY.
- B. REQUIRED CONDITION: (SEE SOIL SPECIFICATIONS HEREON FOR AREAS SPECIFIED IN PLANS AND DETAILS)
- 2.4 BARK MULCH**
- A. MEDIUM-FINE GROUND BARK FROM FIR OR HEMLOCK (NO PINE). MULCH ALL NEW PLANTING AREAS TO MIN. 2" COMPACTED DEPTH.
- 2.5 FERTILIZER**
- A. TREES AND SHRUBS: AGRIFORM TABS; 4 PER TREE, 2 PER SHRUB, 1 PER GROUNDCOVER PLUS 4 OZ. TRANSPLANTER PER TREE, 2 OZ. PER SHRUB.
- B. LAWN AREAS: PROVIDE BALANCED FORMULA APPROPRIATE TO AREA APPLIED AT THE RATE RECOMMENDED BY MANUFACTURER PRIOR TO SEEDING. SUBMIT CUT SHEET OF FERTILIZER COMPONENTS TO OWNER FOR APPROVAL.
- 2.6 HERBICIDE**
- A. APPLY PRE-EMERGENT HERBICIDE (CASORAN OR APPROVED EQUAL) TO ALL NEW PLANTING AREAS (EXCEPT BIGWAGES, WATER QUALITY PONDS AND NATIVE AREAS) PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND RATE. NOTIFY OWNER'S REPRESENTATIVE 2 DAYS PRIOR TO APPLICATION, AND SAVE DELIVERY RECEIPTS FOR VERIFICATION, IF REQUESTED.
- 2.7 SOD**
- A. MATURE, THICK, #1 QUALITY TURF, FREE OF WEEDS, POA AND INSECT INFESTATIONS. BLEND OF PERENNIAL RYEGRASS AND OTHER SPECIES BEST SUITED FOR THE PACIFIC NORTHWEST, AS APPROVED.
- 2.8 SEEDING LAWN TURF GRASS**
- A. 70% TURF TYPE PERENNIAL RYE COMPOSED OF 50% CITATION II AND 50% DERBY; 20% FINE FESCUES, 10% IMPROVED KENTUCKY BLUEGRASS; BY WEIGHT, ALL SEED MINIMUM 98% PURE AND 90% GERMINATION. SEED AT A RATE OF 8 LBS. / S.F. \
- PART 3 - INSTALLATION**
- 3.1 GENERAL**
- A. PRIOR TO STARTING WORK, CONTRACTOR AND HIS SITE FOREMAN SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH OWNER'S PROJECT MANAGER, SITE SUPERINTENDENT AND LANDSCAPE ARCHITECT.
- B. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS, SUBGRADES, DRAINAGE, AND OTHER SITE WORK, AND VERIFY THAT SITE WORK IS ACCEPTABLE FOR THE INSTALLATION OF THIS WORK. REPORT ALL UNACCEPTABLE CONDITIONS TO THE OWNER'S REPRESENT IMMEDIATELY.
- C. BEGINNING OF WORK ON PROJECT OR PROJECT PHASE INDICATES THE CONTRACTOR HAS ACCEPTED SUBGRADES AND OTHER EXISTING SITE CONDITIONS AS READY FOR THE WORK OF THIS CONTRACT, AND THAT THE OWNER WILL NOT BE CHARGED EXTRA COSTS DUE TO SITE CONDITION IMPACTS / CORRECTIONS BY THE CONTRACTOR.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	
	8	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	10' HT. MIN	AS SHOWN	FULL/WELL BRANCHED		
	5	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6' HT. MIN.	AS SHOWN		ADAPTIVE	
	1	QUERCUS RUBRA	RED OAK	2" CAL. MIN.	AS SHOWN	FULL/WELL BRANCHED		
	5	THUJA OCCIDENTALIS 'JANED GOLD'	HIGHLIGHTS ARBORVITAE	6' HT. MIN.	AS SHOWN	MATCHED		
	6	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	10' HT. MIN	AS SHOWN		ADAPTIVE	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	
	28	BUXUS MICROPHYLLA 'GOLDEN TRIUMPH'	GOLDEN TRIUMPH BOXWOOD	3 GAL	36" O.C.	MAINTAINED AT 18" HT.		
	233	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD	2 GAL	18" O.C.	MAINTAINED AT 12" HT.		
	93	CORNUS STOLONIFERA 'KELSEY'S DWARF'	DOGWOOD	2 GAL	18" O.C.	FULL & BUSHY	NW ADAPTIVE	
	2	JUNIPERUS SCOPIULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5-6' HT.	AS SHOWN	FULL & BUSHY		
	265	MAHONIA REPENS	CREEPING MAHONIA	3 GAL	24" O.C.	FULL & BUSHY	NW ADAPTIVE	
	25	NANDINA DOMESTICA 'TUSCAN FLAME'	TUSCAN FLAME HEAVENLY BAMBOO	42" HT MIN.	48" O.C.	FULL & BUSHY	NATIVE	
	25	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	42" HT MIN.	AS SHOWN	FULL & BUSHY		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	SPACING
	173 SF	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	4" POT	12" O.C.	TRIANGULATE SPACING	NW ADAPTIVE	6" o.c.
	277 SF	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	18" O.C.	TRIANGULATE SPACING	NATIVE	18" o.c.
	934 SF	LAWN	PERRENIAL RYE/FESCUE BLEND	HYDROSEED	AS SHOWN	NORTHWEST ADAPTIVE		

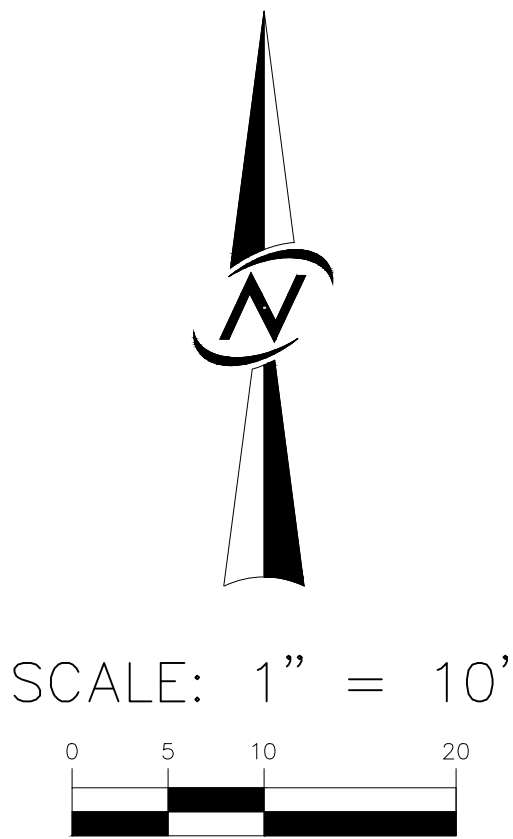
AMENITY SCHEDULE

	QTY	FEATURE	NOTES
	625 SF	DECORATIVE ROCK	2'-3" MEXICAN BEACH PEBBLES
	373 LF	FENCE	SEE DETAIL 8, SHEET L2.31
	2	BUBBLER POTTERY	RE-CIRCULATING FOUNTAIN KIT, OR SIMILAR, WITH IN-GROUND RESERVOIR BELOW POTTERY. FINAL DESIGN T.B.D. BY OWNER
	74	24"x24" PAVER	SEE DETAIL 7, SHEET L2.31
	17	PATH LIGHT	MODEL PM, LED BOLLARD BY FX LUMINAIRE, OR SIMILAR.
	2	WATER LIGHT	MODEL LP, BY FX LUMINAIRE, OR SIMILAR.

LANDSCAPE NOTES

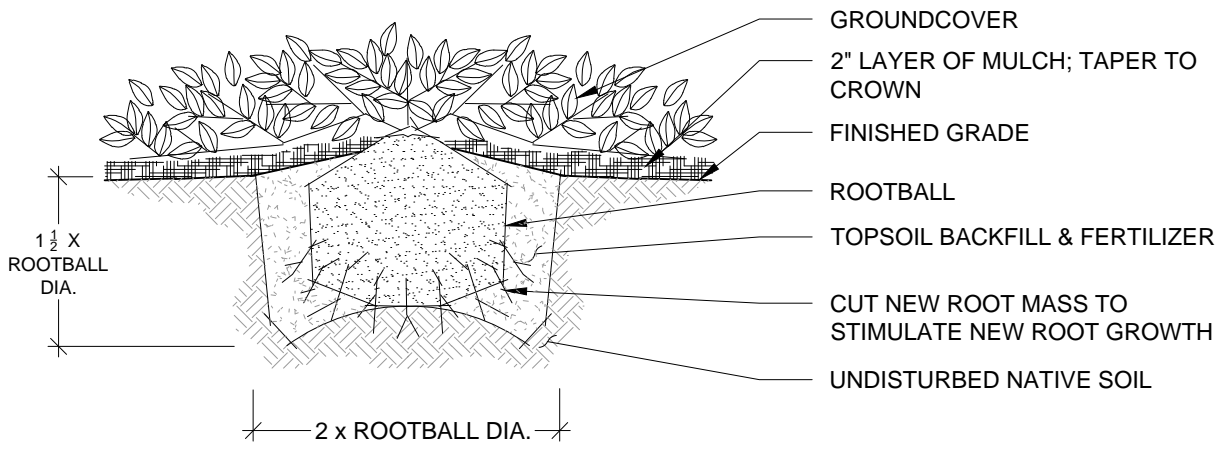
- ALL PROPOSED PLANTINGS SHALL MEET CITY OF BELLEVUE REQUIREMENTS.
 - ALL LANDSCAPING TO BE INSTALLED PER LUC 20.20.520 REQUIREMENTS, INCLUDING ROOT BARRIERS FOR STREET TREES.
 - PERIMETER BUFFER:
 - SHRUBS TO BE 42" AT TIME OF PLANTING
 - EVERGREEN TREES TO BE 10' AT THE TIME OF PLANTING
 - DECIDUOUS TREES TO BE 2' CALIPER AT TIME OF PLANTING
 - THERE IS EXISTING CITY IRRIGATION IN THE PLANTER STRIP. THE MAINLINE WILL NEED TO BE MAINTAINED THROUGH THE AREA. IF POSSIBLE, THE CITY WILL SUPPLY IRRIGATION TO THE PLANTER STRIP, WHICH IS CURRENTLY NOT FUNCTIONING, BUT AT A MINIMUM THE CITY WILL NEED TO MAINTAIN THE MAINLINE.
- 3.2 PREPARATION FOR PLANTING / SEEDING / SODDING**
- A. PLACE MINIMUM 4" DEPTH (LIGHTLY COMPACTED) UP TO 80% DRY DENSITY OF NEW TOPSOIL AND ANY SOIL AMENDMENTS IN ALL NEW PLANTING AREAS. SEEDING / SODDED LAWN, ROUGH GRASS, AND WILDFLOWER SEEDING AREAS. A THIN LAYER OF TOPSOIL RECOMMENDED BUT NOT REQUIRED IN ROUGH GRASS AND EROSION CENTRAL SEEDING AREAS. REMOVE ALL ROCKS AND FOREIGN OBJECTS OVER 1" IN DIAMETER FROM UPPER 3" OF TOPSOIL.
- 3.3 FINISH GRADING**
- A. GENERAL CONDITION: FINISH GRADES TO BE ½" BELOW ADJACENT PAVED AREAS AND 2" BELOW TOP OF WALL IN RAISED PLANTERS. RAKE AND PERFORM OTHER FINISH GRADE OPERATIONS AS NECESSARY TO ESTABLISH ELEVATIONS AND BERMS SHOWN ON THE DRAWINGS, INSURING THAT NO LOW SPOTS AND OTHER OBSTRUCTIONS TO DRAINAGE ARE PRESENT. INSURE POSITIVE DRAINAGE AWAY FROM BUILDING OR TOWARD DRAINAGE SWALE OR STRUCTURE ARE MINIMUM 2% SLOPE. CROWN ALL FLAT AREAS MINIMUM 6" TO IMPROVE APPEARANCE AND DRAINAGE OF BEDS. NOTIFY GENERAL CONTRACTOR IMMEDIATELY OF ADVERSE DRAINAGE CONDITIONS AND TAKE CORRECTIVE STEPS INCLUDING MOUNDING OF MATERIAL OR ADDITIONAL FINE GRADING.
- B. REQUIRED CONDITION: (SEE SOIL SPECIFICATIONS HEREON FOR AREAS SPECIFIED IN PLANS AND DETAILS)
- 3.4 LAYOUT SITE FEATURES**
- A. WALKS, FENCES, BEDLINES, ETC. FOR REVIEW AND ADJUSTMENT BY OWNER'S REPRESENTATIVE.
- 3.5 TREES**
- A. STAKE TREE LOCATIONS OR ARRANGE TREES ON SITE IN PROPOSED LOCATIONS FOR APPROVAL BY OWNER. EXCAVATE PIT AS PER DETAIL. ALL TREES AND SUPPORTS TO STAND VERTICAL. PROVIDE A NEAT 2' DIAMETER MULCHED CIRCLE AROUND EACH TREE IN LAWN AREAS. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ROOTBALL UNLESS OTHERWISE NOTED.
- 3.6 SHRUBS**
- A. EXCAVATE SHRUB PITS TO 6" BELOW, AND MINIMUM TWICE THE ROOTBALL DIAMETER. ADD FERTILIZER PRIOR TO BACKFILLING. TAKE CARE TO WATER THOROUGHLY AND PREVENT ROOT DAMAGE. PLAN SHRUBS AT SPACING INDICATED IN SCHEDULE OR SHOWN ON PLAN, EVENLY SPACED ARRANGEMENTS. MULCH ALL PLANTING AREAS TO A MINIMUM 2" COMPACTED DEPTH.
- 3.7 GROUND COVER**
- A. EXCAVATE PITS MIN. 3" BELOW AND TWICE THE ROOTBALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO INSURE THAT ROOT CROWN IS AT PROPER GRADE AFTER MULCHING. MULCH ALL GROUND COVER AREAS TO A MINIMUM 2" COMPACTED DEPTH.
- 3.8 AMENDMENTS FOR LAWN/SOD AREAS**
- A. UNIFORMLY APPLY DOLOMITE LIME AT A RATE OF 50 LBS PER 1000 SQUARE FEET AND BALANCED FERTILIZER AT RECOMMENDED FORMULA AND RATE BEFORE SEEDING OR SODDING.
- 3.9 SODDED LAWN**
- A. LAY FRESH SOD WITH TIGHT, STAGGERED JOINTS IN A RUNNING BOND PATTERN. IN SLOPED AREAS, LAY SOD UP AND DOWN SLOPE. TRIM EDGES ADJACENT TO WALKS, CURBS, ETC. FOR A NEAT, TIGHT FIT. AFTER INITIAL WATERING HAS SETTLED OUT, ROLL DIAGONALLY WITH A 300 LB. ROLLER. WATER DEEPLY AGAIN AFTER ROLLING. REPAIR ANY DEPRESSIONS AND FILL ANY GAPS, WHICH DEVELOP THROUGH THE GUARANTEE PERIOD.
- 3.10 SEEDING LAWN, ROUGH GRASS, AND EROSION CONTROL SEEDING**
- A. ROLL AREAS BOTH DIRECTIONS WITH A 300 LB. ROLLER. ADD TOPSOIL WHERE NECESSARY TO FILL DEPRESSIONS AND CREATE POSITIVE DRAINAGE. SEED USING SPECIFIED MIX WITH HYDROMULCH, EMULSIFIER AND FERTILIZER. USE J-TAC OR ACCEPTED ALTERNATE ON ALL SEEDING SLOPED AREAS EXCEEDING 4:1 SLOPE. PROTECT AREAS FROM EROSION AND DAMAGE DURING ESTABLISHMENT PERIOD. PRIOR TO SEEDING, WATER AREA TO A MINIMUM DEPTH OF 6". RE-SEED ANY BARE LAWN AREAS OVER 3" SQUARE (AND ANY BARE ROUGH GRASS OVER 10" SQUARE) AND IMMEDIATELY REPAIR ANY SETTLEMENT TO PROVIDE A FULL, EVEN, VIGOROUS STAND OF GRASS.
- 3.11 CLEAN UP**
- A. CLEAN ALL LITTER, SOIL ON WALKS, CLIPPINGS, ETC., RAKE OUT BEDS AND LEAVE SITE IN A SPOTLESS CONDITION. ADJUST TREE GUYING; REMOVE FLAG LABELS FROM ALL PLANT MATERIALS (EXCEPT FOR PERENNIAL ACCENTS - LEAVE ONE PER GROUPING).

END OF SECTION



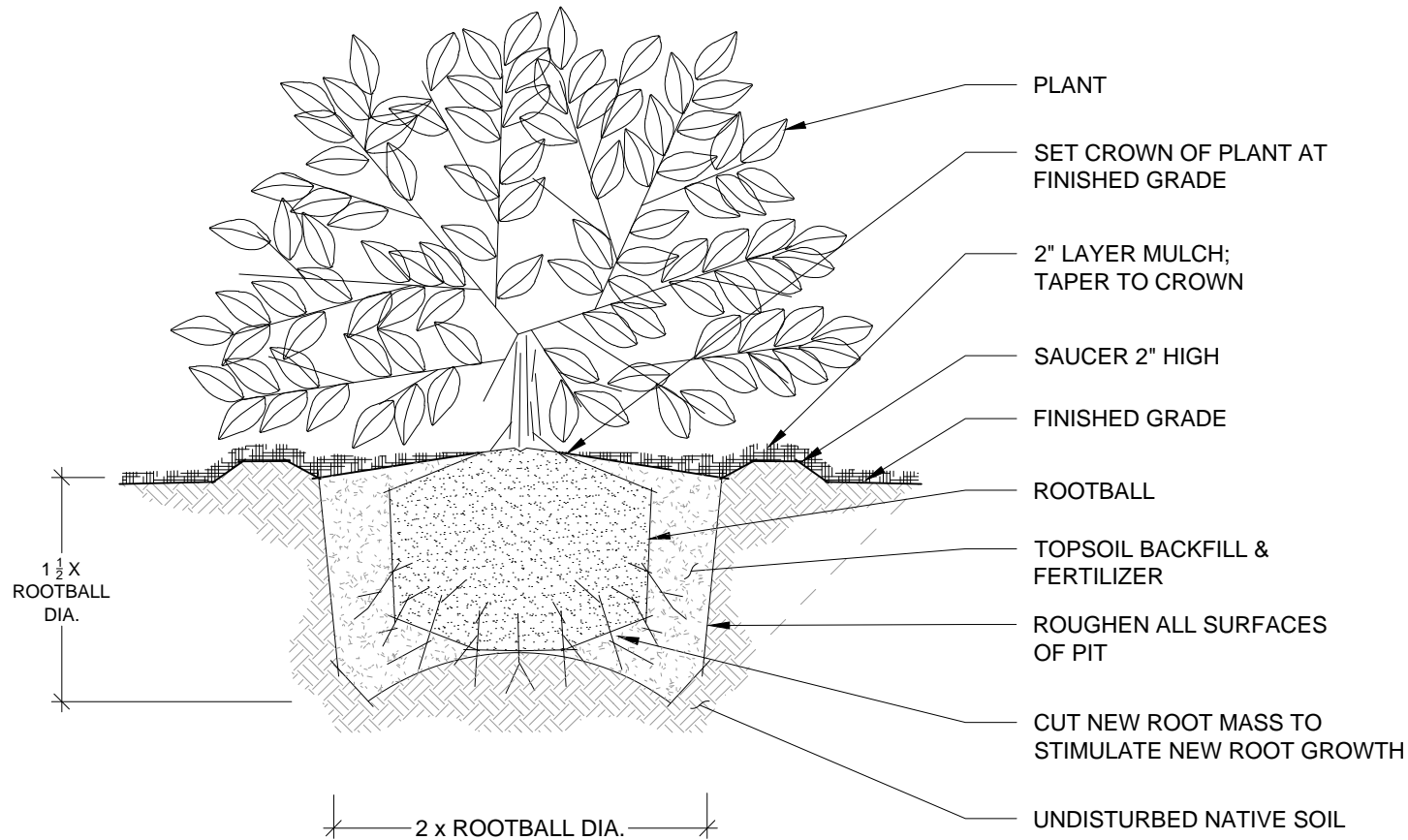
LANDSCAPE PLAN
BELLEVUE WAY DUPLEX
ANAIYAH HOMES, LLC
1402 LAKE TAPPS PARKWAY SE
AUBURN, WA 98002

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
JULY 2018	ELIZABETH CARREIRA		JOSHUA P. BEARD, P.L.L.C.	JOSHUA BEARD, P.L.L.C.
SHEET	OF			
L2.01	3			
PROJECT NUMBER 18108				



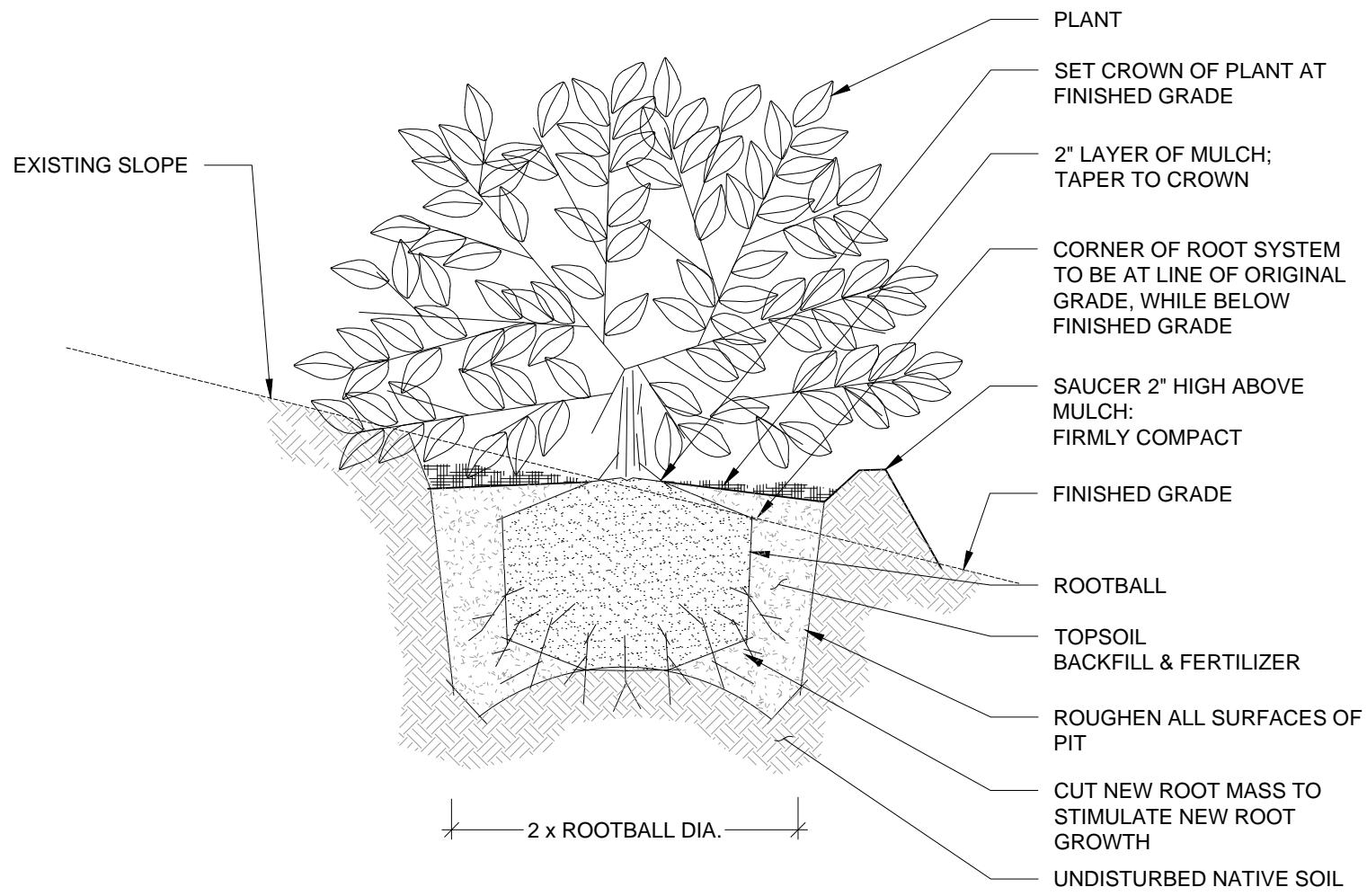
NOTE: FOR PLANT SPACING SEE DETAIL 6 HEREON.

1 DETAIL: GROUND COVER PLANTING NTS



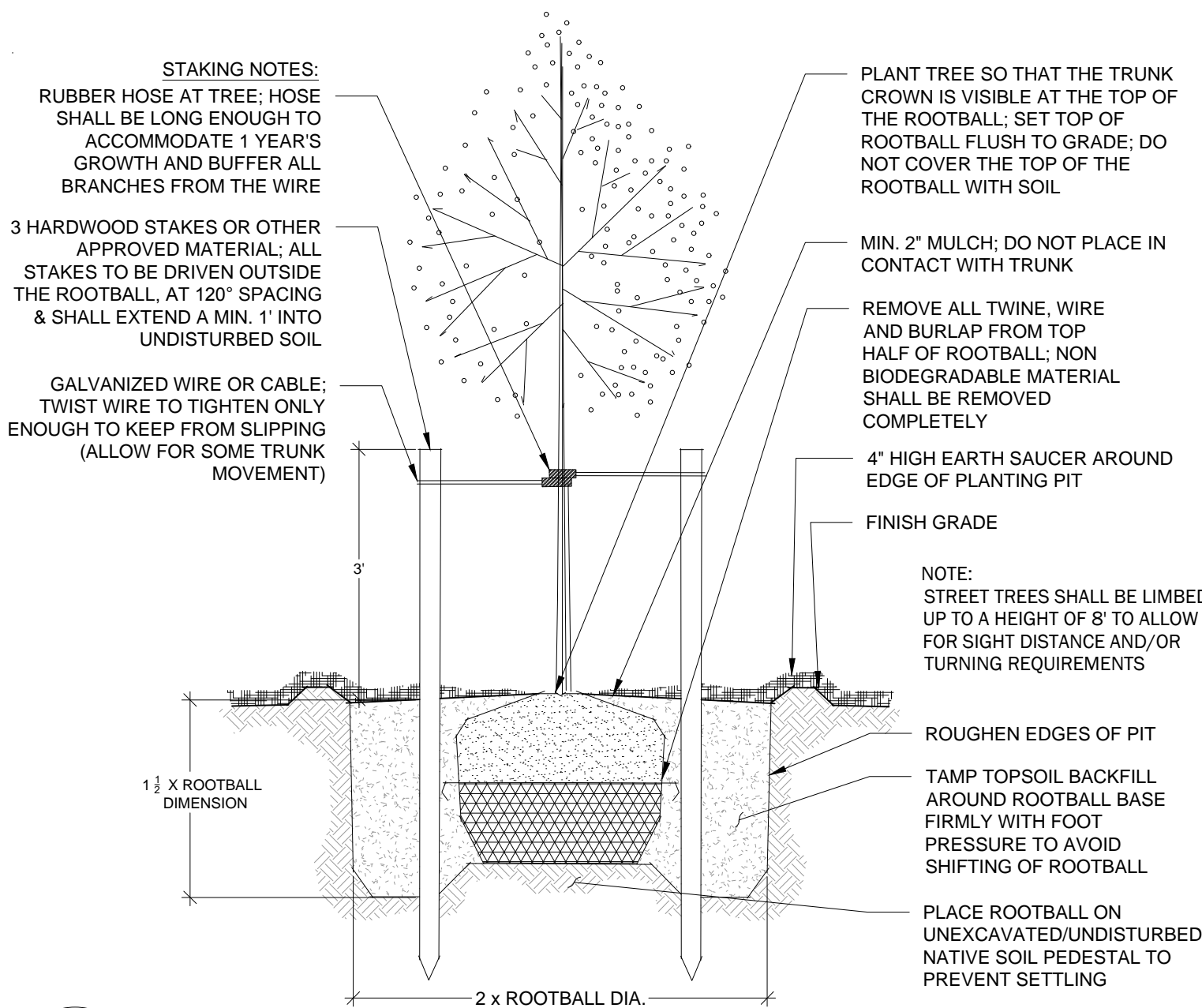
NOTE: FOR PLANT SPACING SEE DETAIL 6 HEREON.

2 DETAIL: SHRUB PLANTING NTS

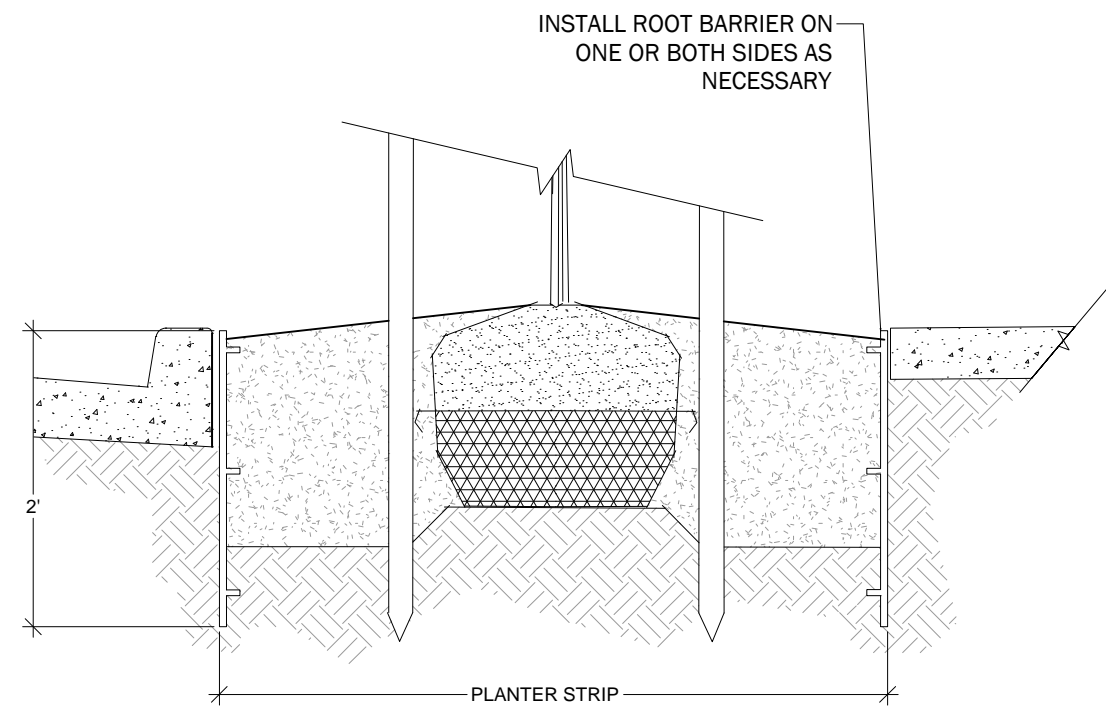


NOTE: FOR PLANT SPACING SEE DETAIL 6 HEREON.

3 DETAIL: SLOPE PLANTING NTS

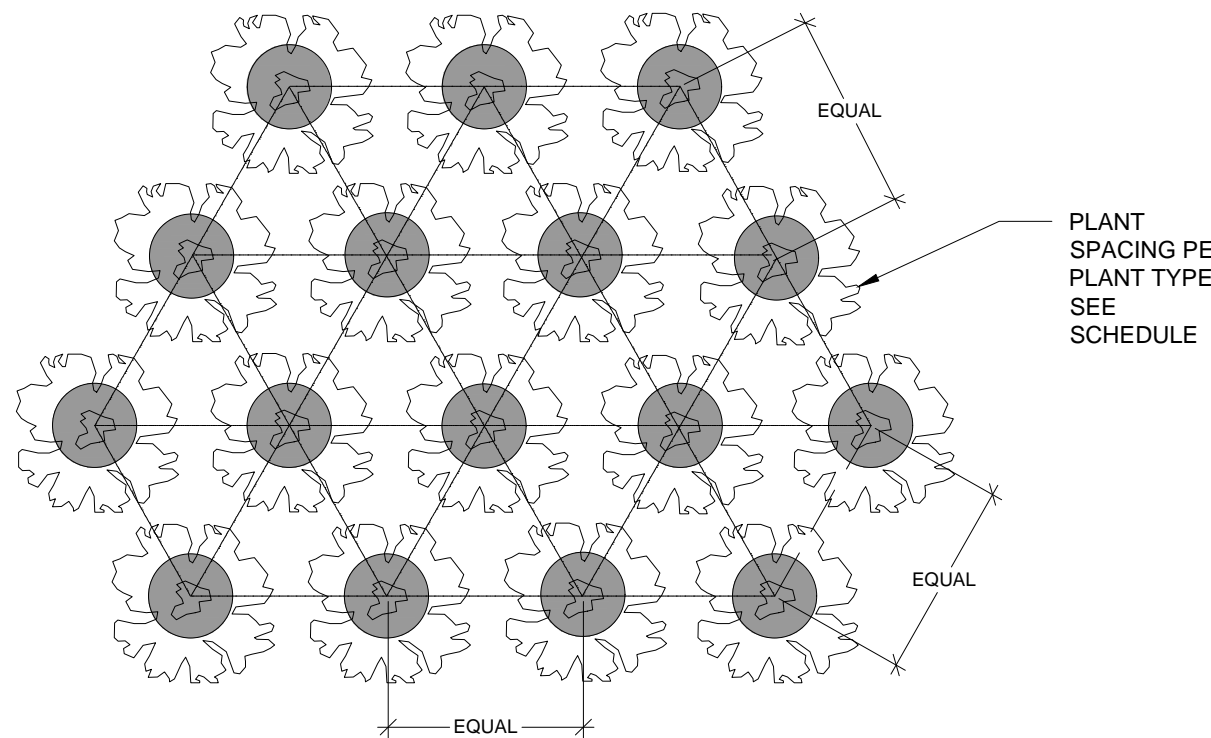


4 DETAIL: TREE PLANTING NTS



NOTES:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

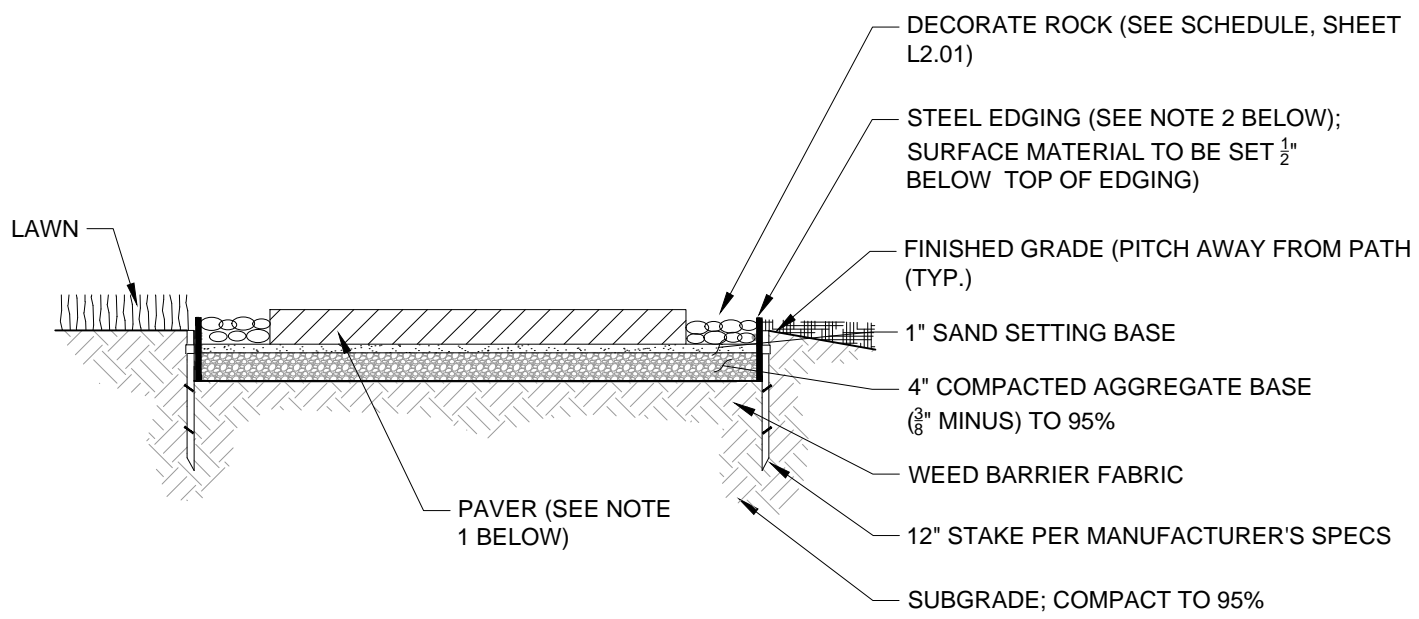
5 DETAIL: ROOT BARRIER NTS



NOTES:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

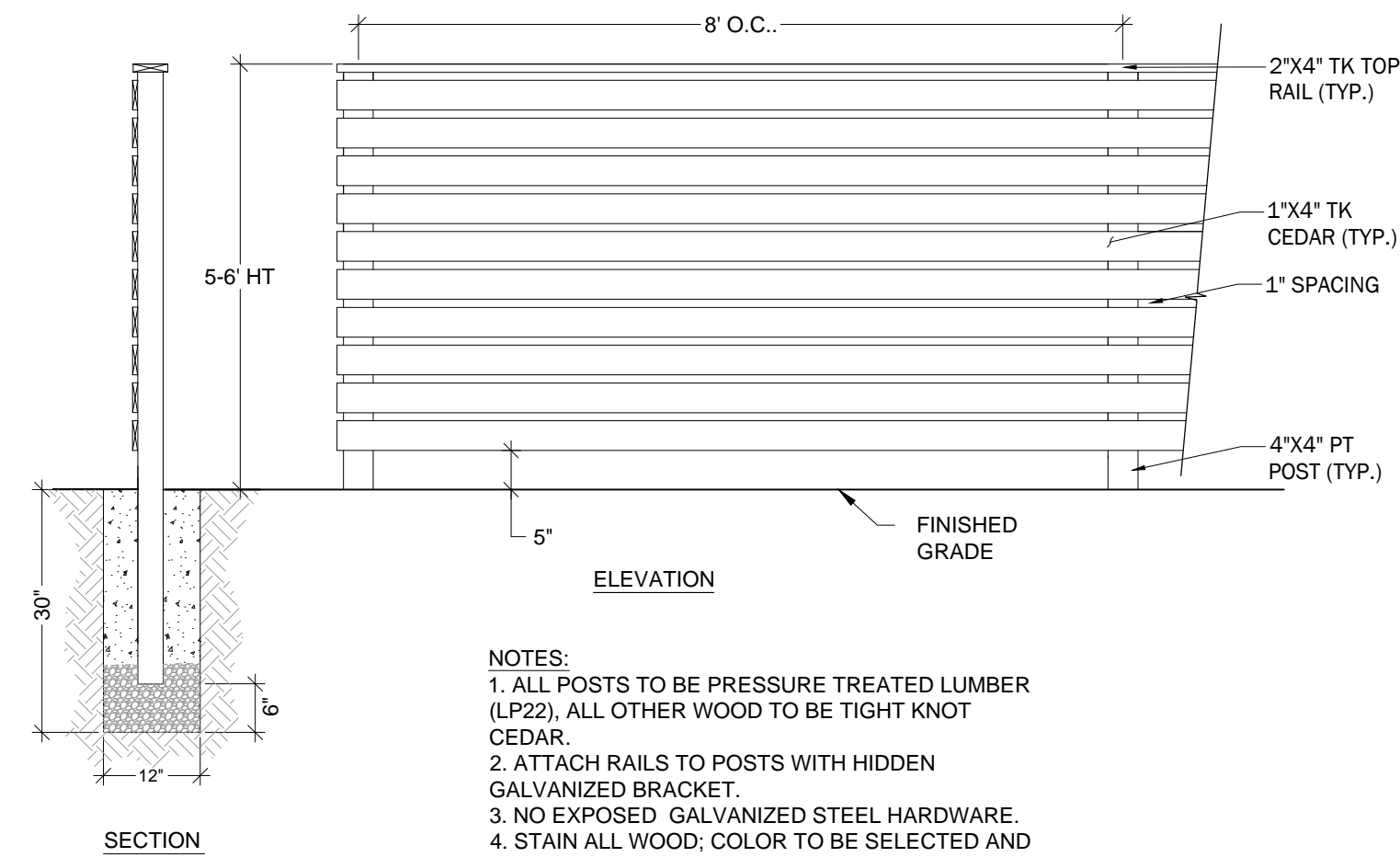
GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

6 DETAIL: PLANT SPACING NTS



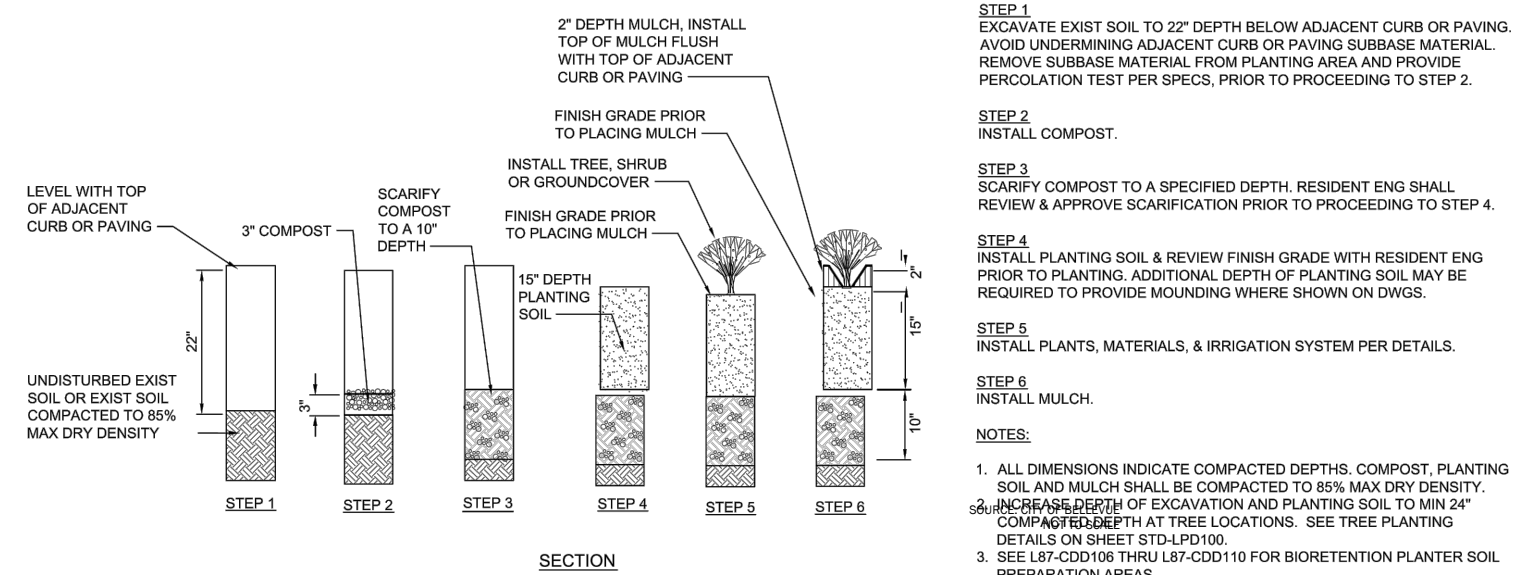
NOTES:
1. PAVER TO BE CONCRETE 24" X 24"; FINISH EQUAL TO SIDEWALK. SPACE AS SHOWN ON PLAN. TOP OF PAVER TO BE SET 1/2" ABOVE PATH SURFACE.
2. LANDSCAPE EDGING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

7 DETAIL: PAVER NTS



NOTES:
1. ALL POSTS TO BE PRESSURE TREATED LUMBER (LP22), ALL OTHER WOOD TO BE TIGHT KNOT CEDAR.
2. ATTACH RAILS TO POSTS WITH HIDDEN GALVANIZED BRACKET.
3. NO EXPOSED GALVANIZED STEEL HARDWARE.
4. STAIN ALL WOOD; COLOR TO BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
5. SEE DETAIL 26 FOR TOP OF WALL INSTALLATION.

8 DETAIL: FENCE NTS



NOTES:
1. ALL DIMENSIONS INDICATE COMPACTED DEPTHS. COMPOST, PLANTING SOIL AND MULCH SHALL BE COMPACTED TO 95% MAX DRY DENSITY.
2. INCREASE DEPTH OF EXCAVATION AND PLANTING SOIL TO MIN 24\"/>

9 DETAIL - R.O.W. PLANTING AREA SOIL PREPARATION NTS
SOURCE: CITY OF BELLEVUE

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
JULY 2018	ELIZABETH CARREIRA		JOSHUA P. BEARD, P.L.A.	JOSHUA BEARD, P.L.A.
SHEET	OF	PROJECT NUMBER		
L2.31	3	18108		

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