# **SPRING DISTRICT OMFE AFFORDABLE HOUSING**

PROJECT ADDRESS:

GGLO PROJECT NUMBER: MDP NUMBER:

APPLICANT:

1889 120 AVE NE (TO BE UPDATED) BELLEVUE, WA 98005

2019087.03 17-119386-LD, 17-119388-LP

JON O'HARE PERMITS CONSULTANTS NW 17479 7TH AVE SW NORMANDY PARK, WA 98166 C: 425-301-9541 jon@permitcnw.com

# LD (ADR) / LJ (LUX) PERMIT SUBMITTAL 11/17/2023

# PROJECT DIRECTORY

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LANDSCAPE ARCHITECT: GGLO Design 1301 Fifth Avenue, Suite 2200, Seattle, WA 98101 Contact: Marieke Lacasse, PLA, ASLA Email: mlacasse@gglo.com Phone: (206) 902-5614

INTERIOR DESIGN: GGLO

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SURVEYOR: Bush, Roed & Hitchings, Inc. 2009 Minor Avenue, East Seattle, WA 98102 Contact: Oliver Robar, PLS Email: info@brhinc.com Phone: (206) 323-4144

SHORING: Consultant Name Consultant Address Consultant City, State Zip Contact: Name Name Email: name@company.com Phone: (555) 555-5555

CIVIL: Coughlin Porter Lundeen 801 Second Avenue Suite 900 Seattle, WA 98104 Contact: Aaron Fjelstad Email: aaronf@cplinc.com Phone: (206) 343-0460

STRUCTURAL: Atlas Design Group 35314 SE Center St Snoqualmie, WA 98065 Contact: Chris Padin Email: chris.padin@adg-inc.com Phone: (253) 548-7193

SYMBOL LEGEND

MECHANICAL: Rushing Company 1725 Westlake Ave N, Suite 300 Seattle, WA 98109 Contact: Anthony Savedra Email: anthonys@rushingco.com Phone: 206-462-7668

ELECTRICAL: Rushing Company 1725 Westlake Ave N, Suite 300 Seattle, WA 98109 Contact: Tim Del Mundo Email: timd@rushingco.com Phone: 206-462-7654

PLUMBING: Rushing Company 1725 Westlake Ave N, Suite 300 Seattle, WA 98109 Contact: Dan Maier Email: danm@rushingco.com Phone: 206-788-4582

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	EXTERIOR ELEVATIONS - TERRACE		



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\_ \_ \_ \_ \_ \_ \_

ROOM NAME

00000 

A01

8'-0"

L-XX

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ENVELOPE: Allana Buick & Bers 300 Elliott Ave. W, Suite 250 Seattle, WA 98119 Contact: Petersen Lambert Email: plambert@abbae.com Phone: 206-443-6499

ENERGY CODE COMPLIANCE: Rushing Company 1725 Westlake Ave N, Suite 300 Seattle, WA 98109 Contact: Aaron Whitlatch Email: aaronw@rushingco.com Phone: 206-788-4573

LIGHTING: Rushing Company 1725 Westlake Ave N, Suite 300 Seattle, WA 98109 Contact: Nick Dewey Email: nickd@rushingco.com Phone: 206-452-8015

MATCH LINE MATCHLINE DRAWING SHEET SHOWING ADJ CONDITION SEE XX/X-XXX

> DATUM / DIMENSION / CONTROL POINT NEW WALL EXISTING WALL WALL TO BE REMOVED

ROOM TAG

DOOR TAG WINDOW TAG

ASSEMBLY TAG (WALL, FLOOR, CEILING, ROOF)

FINISH TAG

LIGHTING FIXTURE TAG

CEILING ASSEMBLY & HEIGHT TAG

**REVISION TAG / REVISION CLOUD** 

EXIT SIGN FIRE EXTINGUISHER

SMOKE DETECTOR

## **PROJECT INFORMATION**

### SITE ADDRESS:

PARCEL NUMBER(S):

APPLICABLE ZONING CODE:

BASE ZONE:

OVERLAY ZONES: ADJACENT ZONES:

PROPOSED ZONE:

LOT SIZE: STREET FRONTAGE:

PROJECT DESCRIPTION:

LEGAL DESCRIPTION:

### 1889 120 AVE NE (TO BE UPDATED) BELLEVUE, WA 98005

282505-9182 LOT 2

CITY OF BELLEVUE LAND USE CODE BELRED SUBAREA BELRED-OFFICE/RESIDENTIAL NODE 2 (BR-OR-2)

N/A BR-OR-2 84,313 SF

161' ON 120TH AVE NE

### SOUTH BUILDING

THE SOUTH BUILDING IS A 7-STORY BUILDING WITH 1 ADDITIONAL STORY BELOW GRADE. THE BUILDING IS ORIENTED AROUND A SOUTH FACING COURTYARD, WITH FIVE STORIES OF TYPE IIIA CONSTRUCTION ABOVE TWO STORIES OF TYPE 1A CONSTRUCTION AND ONE LEVEL OF BELOW GRADE PARKING, PROVIDING 57 STALLS. IT PROVIDES 150 UNITS OF AFFORDABLE HOUSING. THE TOTAL GROSS SQUARE FEET OF THE SOUTH BUILDING IS 164,305 SF.

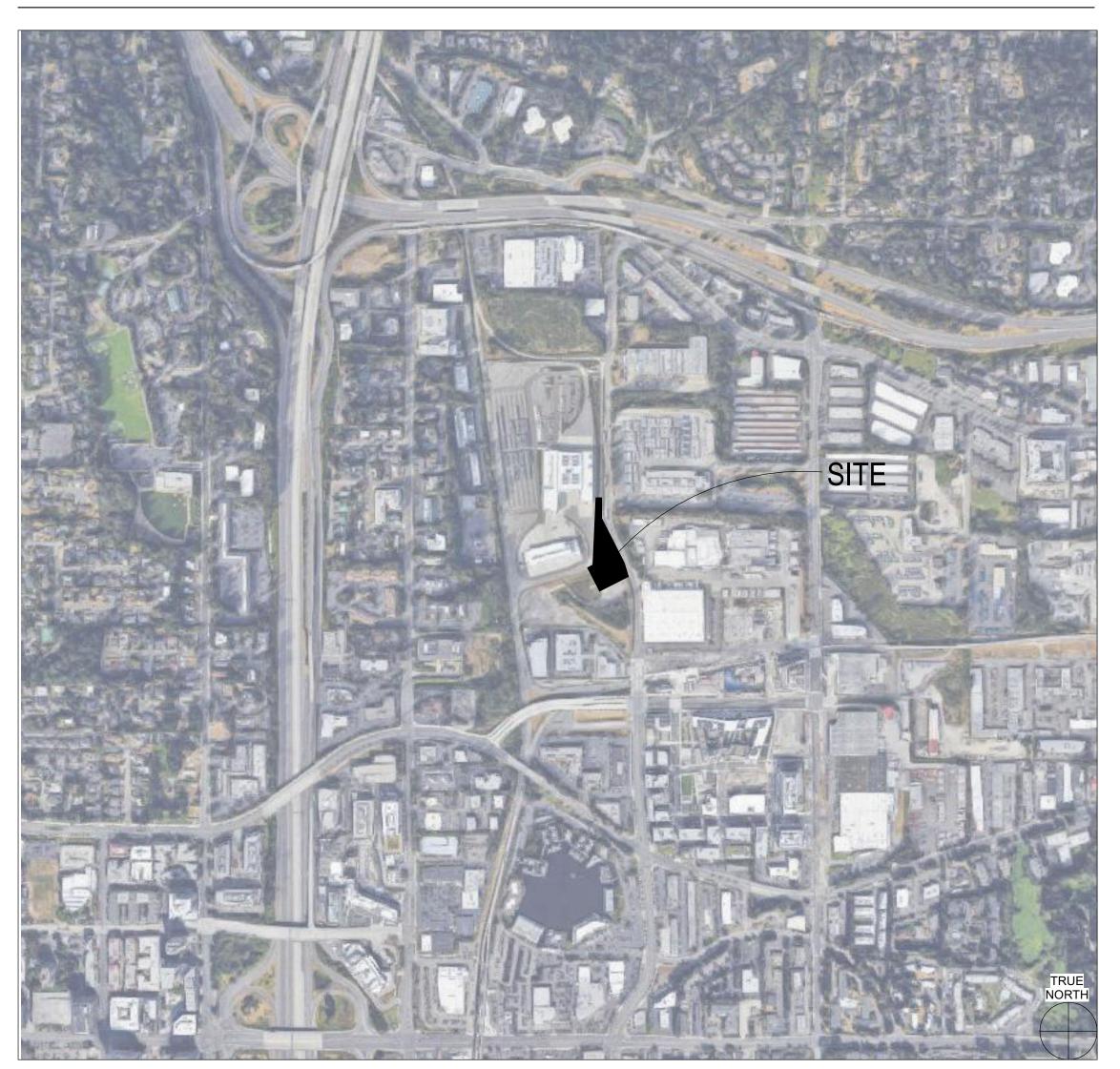
NORTH BUILDING

SITED BETWEEN THE OMFE RAIL YARD TO THE WEST AND 120<sup>TH</sup> AVE NE, THE NORTH BUILDING IS SIX STORIES IN HEIGHT, WITH FIVE STORIES OF TYPE VA CONSTRUCTION ABOVE ONE STORY OF TYPE 1A CONSTRUCTION. IT PROVIDES 83 UNITS OF AFFORDABLE HOUSING, 25 PARKING STALLS AT GRADE, AND AN AMENITY TERRACE AT LEVEL 2. THE TOTAL GROSS SQUARE FEET OF THE NORTH BUILDING IS 85,726 SF.

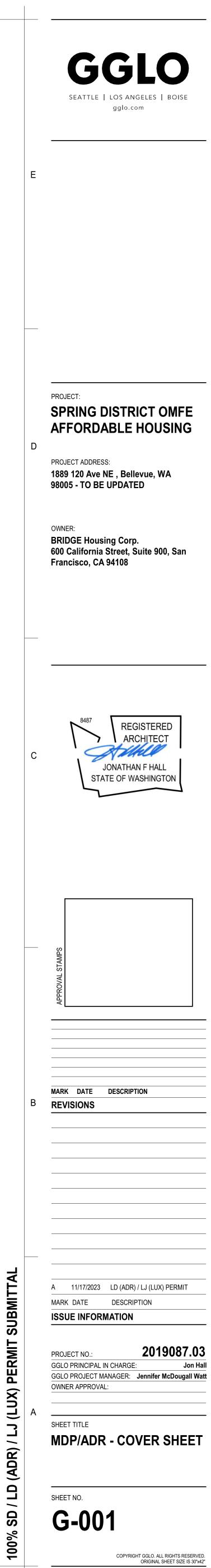
TOTAL DEVELOPMENT: 234 UNITS / 250,031 GSF

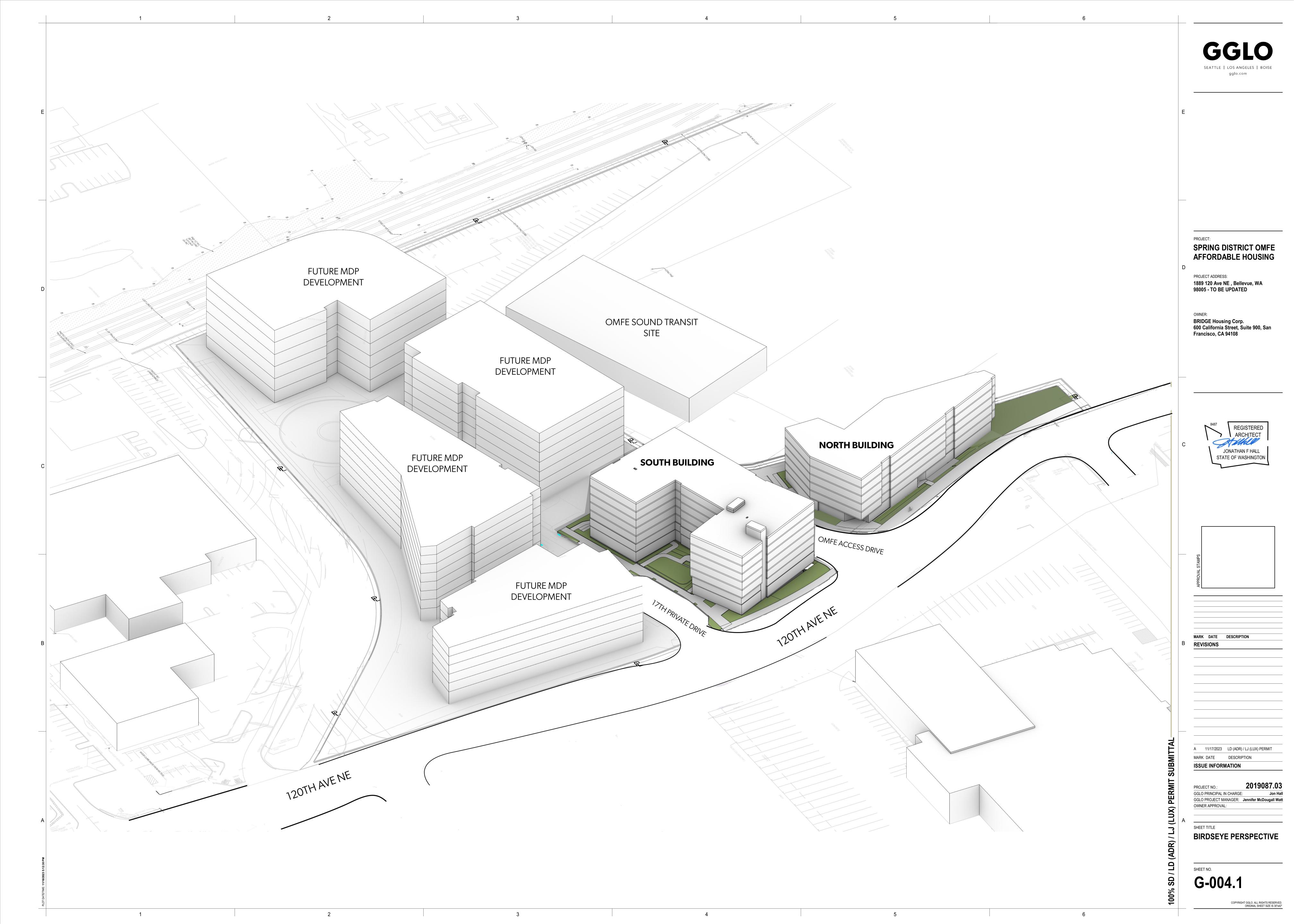
SEE V-1 SURVEY FOR FULL LEGAL DESCRIPTION

### VICINITY MAP



MAP NOT TO SCALE



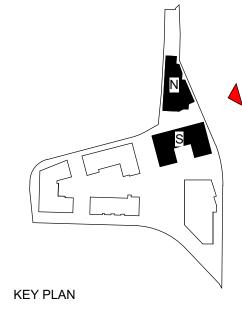


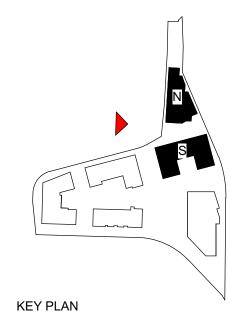


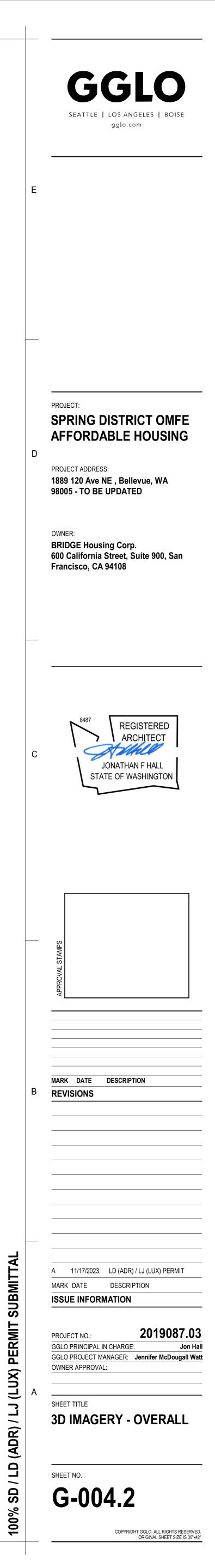
### **OVERALL - EAST ELEVATION ALONG 10TH AVE NE**



### **OVERALL - LOOKING EAST FROM OMFE SOUND TRANSIT SITE**









### SOUTH BUILDING - LOOKING NORTHEAST ALONG 17TH (PRIVATE DRIVE)

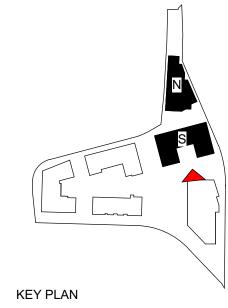


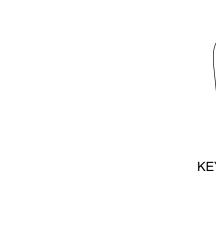
### **SOUTH BUILDING - LOOKING SOUTHWEST**

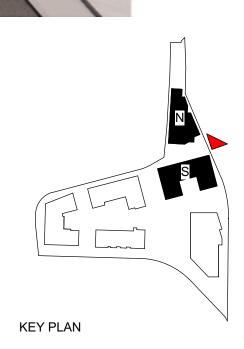
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SOUTH BUILDING - LOOKING NORTHWEST ALONG 120TH AVE NE

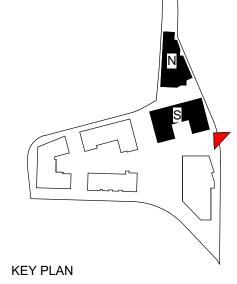
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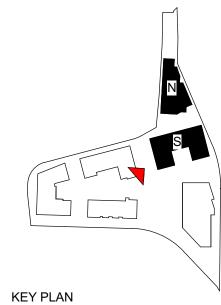


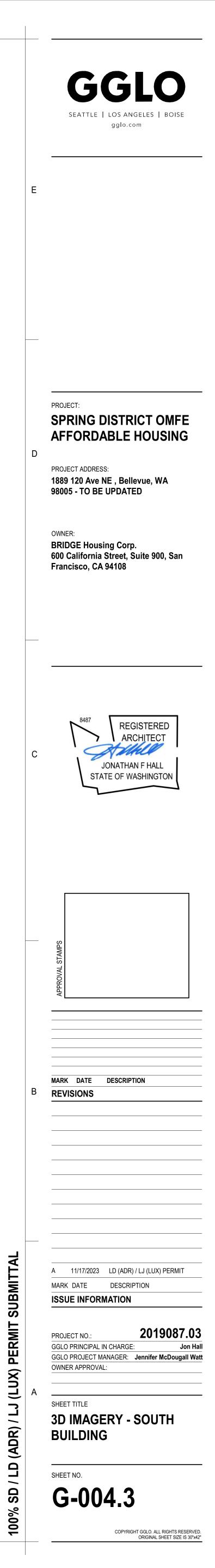
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SOUTH BUILDING - LOOKING EAST

4









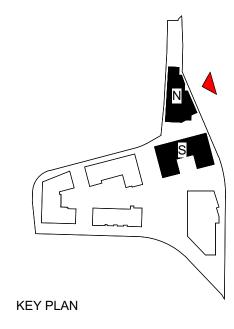
NORTH BUILDING - EAST

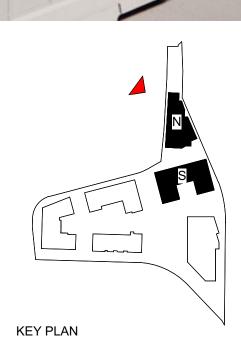
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NORTH BUILDING - LOOKING SOUTHEAST FROM OMFE SOUND TRANSIT SITE





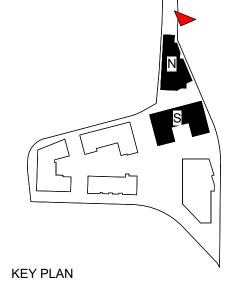




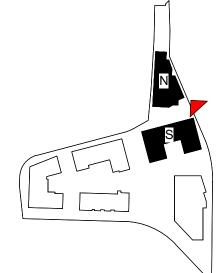
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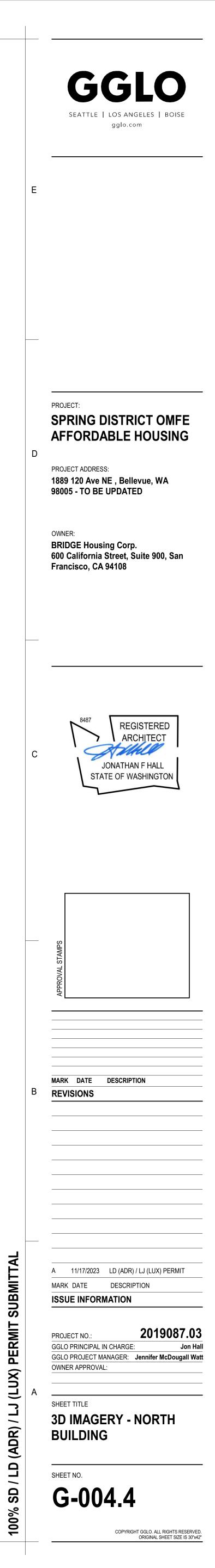
NORTH BUILDING - LOOKING SOUTHWEST ALONG 120TH AVE NE

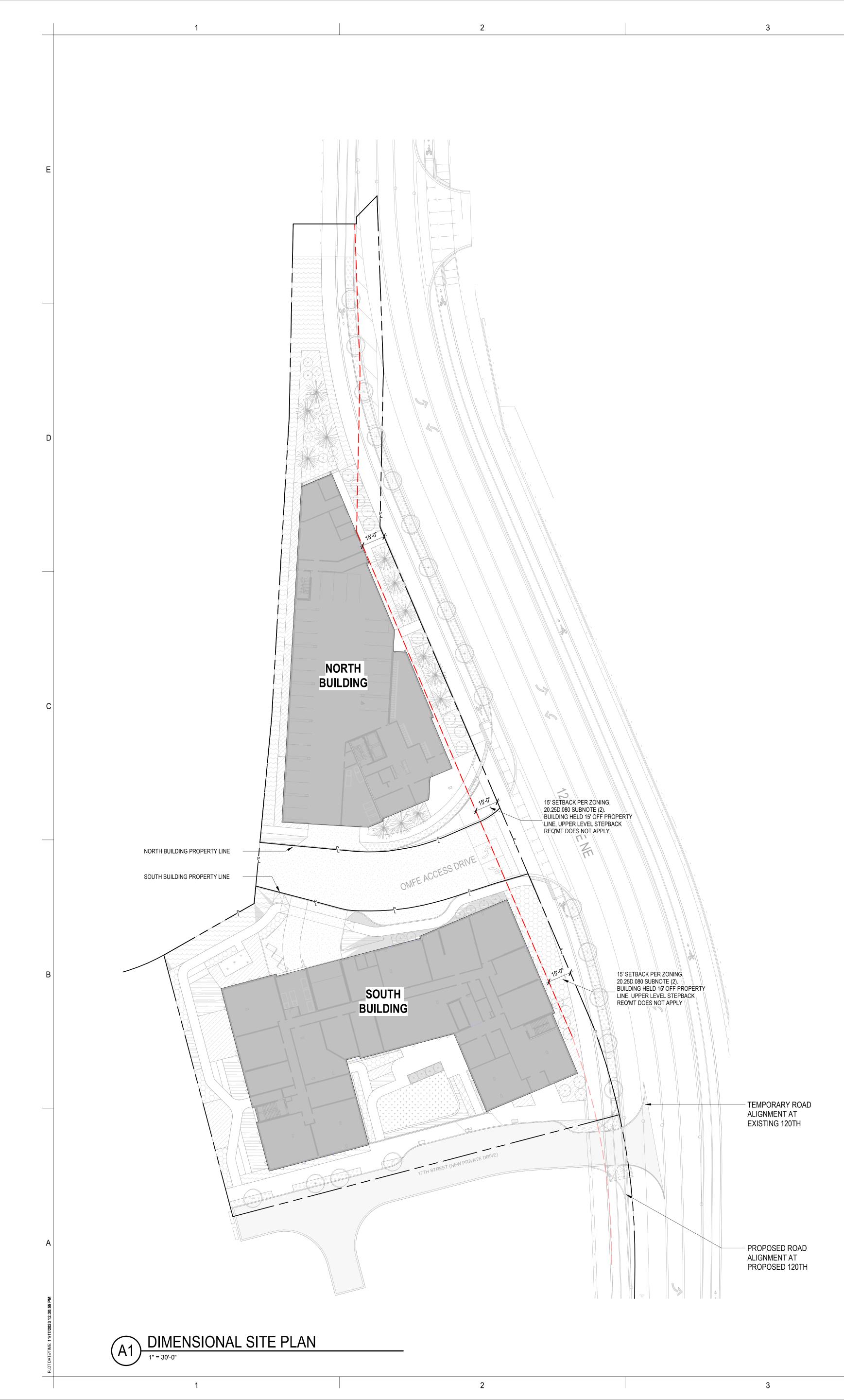


NORTH BUILDING - LOOKING NORTHWEST ALONG 120TH AVE NE



KEY PLAN





# B4 OVERALL SITE- EAST ELEVATION

4

4

	NORTH BLDG - PROPOS
	NORTH BLDG
	1
	NORTH BLDG
+	1

5

### LAND USE CODE

### DIMENSIONAL REQUIREMENTS: SETBACKS AND STEPBACKS LUC 20.25D.30.B.1.a.i DEFINITIONS

SETBACK: A SPACE UNOCCUPIED BY STRUCTURES EXCEPT WHERE INTRUSIONS ARE SPECIFICALLY PERMITTED BY THIS CODE.

LUC CHART 20.25D.080.A DIMENSIONAL REQUIREMENTS IN BELRED DISTRICTS

DOWNTOWN LAND USE DISTRICT: OR-2 BUILDING TYPES:

BUILDING S (SOUTH): RESIDENTIAL BUILDING N (NORTH): RESIDENTIAL

### BUILDING SETBACKS AND SEPARATION:

MINIMUM SETBACK REQUIRED:	15'	
SETBACK PROPOSED:	15'	
MAXIMUM FLOOR PLATE:	28,000 SF	
MAXIMUM LOT COVERAGE:	75%	PROJECT COMPLIES (SEE G-005.1)
MINIMUM BUILDING HEIGHT:	BASE: 45'	PROJECT COMPLIES (SEE G-009)
MAXIMUM BUILDING HEIGHT:	MAX: 125'	PROJECT COMPLIES (SEE G-009)

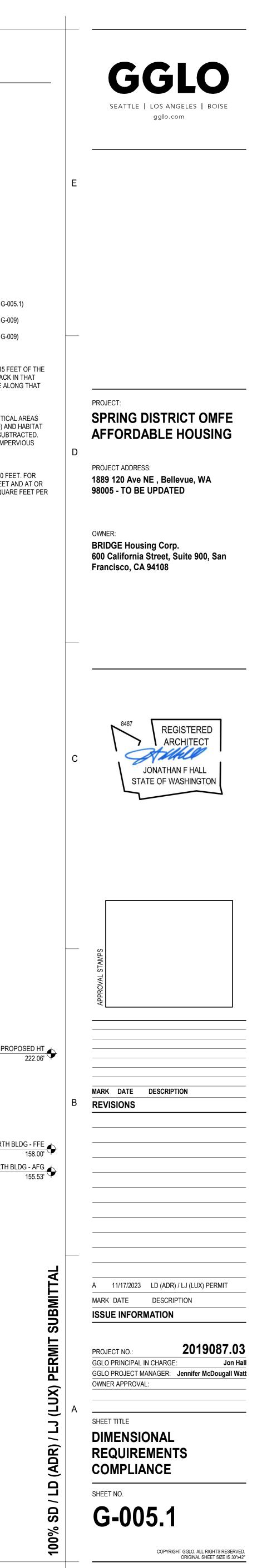
LUC 20.25D.080.A.2 WHERE BUILDING HEIGHT EXCEEDS 45 FEET, AND THE BUILDING IS LOCATED WITHIN 15 FEET OF THE FRONT PROPERTY LINE, THE BUILDING SHALL INCORPORATE A 15-FOOT-DEEP STEPBACK IN THAT FACADE AT A HEIGHT NO MORE THAN 40 FEET ABOVE THE AVERAGE FINISHED GRADE ALONG THAT FACADE.

LUC 20.25D.080.A.6 IMPERVIOUS SURFACE/LOT COVERAGE IS CALCULATED AFTER SUBTRACTING ALL CRITICAL AREAS AND CRITICAL AREA BUFFERS; PROVIDED, THAT COAL MINE HAZARDS (LUC 20.25H.130) AND HABITAT ASSOCIATED WITH SPECIES OF LOCAL IMPORTANCE (LUC 20.25H.150) SHALL NOT BE SUBTRACTED. SEE LUC 20.20.460 FOR EXCEPTIONS AND PERFORMANCE STANDARDS RELATING TO IMPERVIOUS SURFACE.

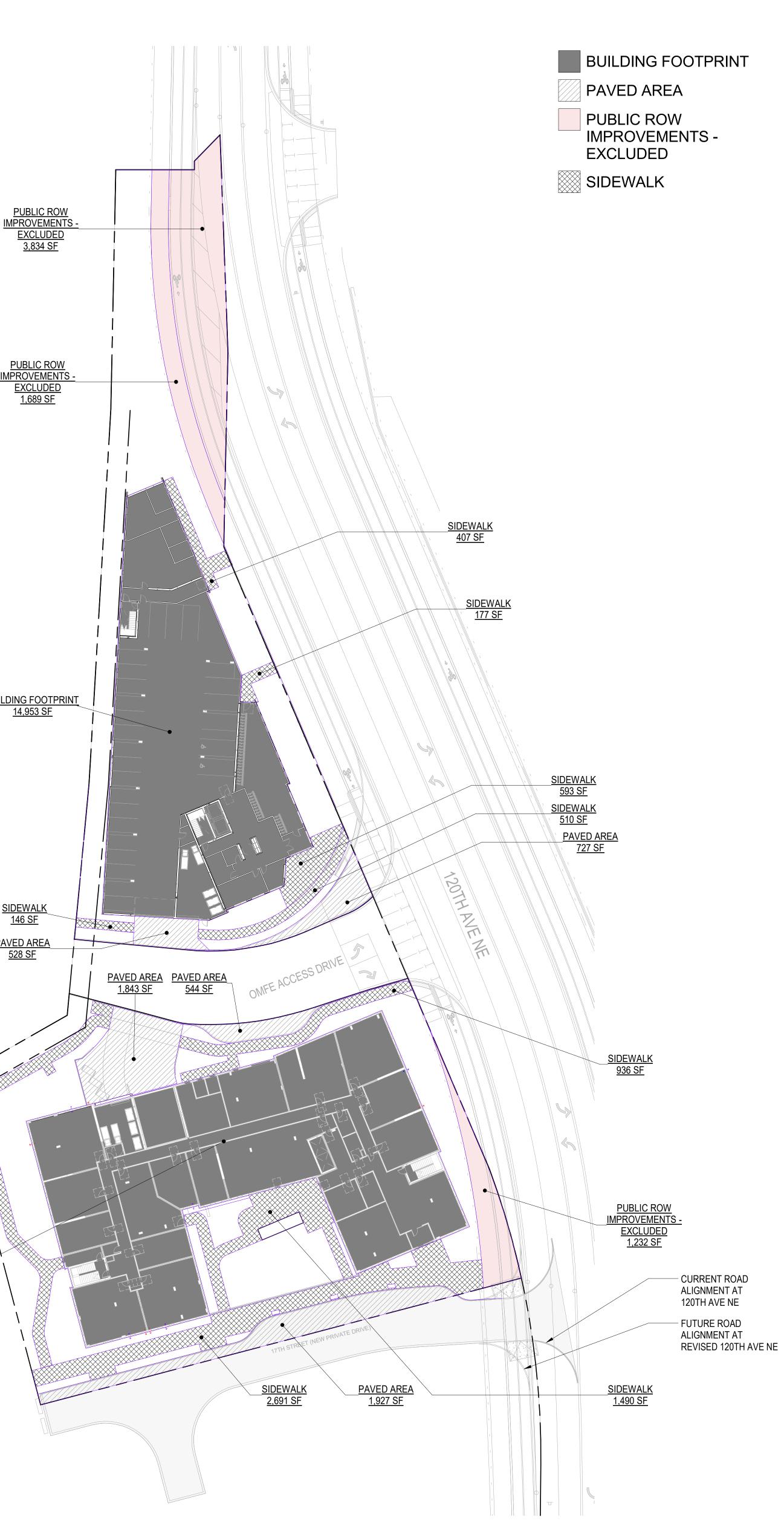
LUC 20.25D.080.A.20 THE 28,000 GSF/F ABOVE 40 FEET APPLIES ONLY TO TOWERS THAT DO NOT EXCEED 80 FEET. FOR RESIDENTIAL TOWERS, THE MAXIMUM GROSS SQUARE FEET PER FLOOR ABOVE 40 FEET AND AT OR BELOW 80 FEET IS 12,000 GSF/F. FOR RESIDENTIAL TOWERS THE MAXIMUM GROSS SQUARE FEET PER FLOOR ABOVE 80 FEET IS 9,000 GSF/F.

NORTH BUILDING - GSF	
AREA	
LEVEL 1	
14,805 SF	
LEVEL 2	
14,184 SF	
LEVEL 3	
14,184 SF	
LEVEL 4	
14,184 SF	
LEVEL 5	
14,184 SF	
LEVEL 6	
14,184 SF	
85,726 SF	

SOUTH BUILDING - GSF
AREA
LEVEL 1-B
19,189 SF
LEVEL 2
20,041 SF
LEVEL 3
20,234 SF
LEVEL 4
20,234 SF
LEVEL 5
20,234 SF
LEVEL 6
20,234 SF
LEVEL 7
20,234 SF
LEVEL P1
23,903 SF
164,305 SF
104,000 05



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С	
	SOUND TRANSIT OPERATIONS AND MAINTENANCE FACILITY - EAST 1
	PAVE 52
В	SIDEWALK 1,524 SF
	<u>1,524 SF</u>
	BUILDING FOOTPRINT
	20,090 SF
•	
A	
7/2023 8:29:22 AM	
PLOT DATE/TIME: 11/17/2023 8:29:22 AM	(A2) LOT COVE 1" = 30'-0"
	1 2



/ERAGE SITE PLAN

### IMPERVIOUS SURFACE AREAS

4

LUC 20.50.26 IMPERVIOUS SURFACE. ANY STRUCTURE OR OTHER NONVEGETATED SURFACE AFFIXED TO THE GROUND THAT PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL LAYER, OR THAT CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM THE FLOW RATE PRIOR TO ADDITION OF SUCH SURFACE. "IMPERVIOUS SURFACES" INCLUDE, WITHOUT LIMITATION: STRUCTURES, INCLUDING EAVES; VEHICULAR, BICYCLE, PEDESTRIAN OR OTHER CIRCULATION FACILITIES CONSTRUCTED OF SOLID SURFACES, INCLUDING PAVEMENT, CONCRETE, U GROUTED BRICK OR STONE; SOLID DECKS, PATIOS, SPORT COURTS, SWIMMING POOLS, HOT TUBS AND SIMILAR RECREATION FACILITIES; AND LANDSCAPE FEATURES, INCLUDING SHEDS, ARBORS, AND PLAY STRUCTURES. (ORD. 6323, 11-21-16, § 21; ORD. 5683, 6-26-06, § 41)

THE APPROVED FUTURE REALIGNMENT OF 120TH AVE RIGHT-OF-WAY OVERLAPS THE DEVELOPMENT PARCELS AT SOUTH AND NORTH ENDS OF THIS DEVELOPMENT. THE CITY OF BELLEVUE INTENDS TO ACQUIRE A PORTION OF THE PARCELS AREA AFTER 120TH AVE IMPROVEMENTS ARE COMPLETED. THEREFORE, THESE SPECIFIC AREAS ARE EXCLUDED FROM THE IMPERVIOUS SURFACE CALCULATIONS. EXCLUDED AREAS ARE MEASURED FROM THE BACK OF NEW ROW SIDEWALK. (LUC 20.50.26) ON THE NORTH END OF THE OMFE ACCESS ROAD, THE EXISTING EXTENDED TRUCK RADIUS AREA IS ALSO EXCLUDED.

### LAND USE CODE

DIMENSIONAL REQUIREMENTS: LOT COVERAGE DEFINITIONS

### LUC 20.50.32

LOT COVERAGE: THE PERCENTAGE OF A LOT WHICH IS BUILT UPON SUBJECT TO THE EXCLUSIONS LISTED IN LUC 20.20.012 AND THE EXCEPTIONS CONTAINED IN THE DIMENSIONAL REQUIREMENTS CHARTS CONTAINED IN LUC 20.20.010 AND 20.25A.020. FOR REFERENCE TO DISTRICT SPECIFIC REGULATIONS WHICH GOVERN LOT COVERAGE, REFER TO CHAPTER 20.25 LUC. (ORD. 5876, 5-18-09, § 40; ORD. 5089, 8-3-98, § 56; ORD. 4973, 3-3-97, §§ 304, 864; ORD. 4816, 11-27-95, § 964)

LUC 20.25D.080.A LOT COVERAGE

	LOT COVERAGE					
	ZONE / OVERLAY	MAX LOT COVERAGE		ALLOWABLE AREA	PROPOSED BUILDING FOOTPRINT & IMPERVIOUS SURFACE	PROPOS LOT COVER
NORTH PARC OR-2 RESIDENTIAL		75%	32,297 SF	24,222 SF	18,041 SF	55.86%
SOUTH PARC OR-2 RESIDENTIAL		75%	43,731 SF	32,798 SF	31,046 SF	71.00%

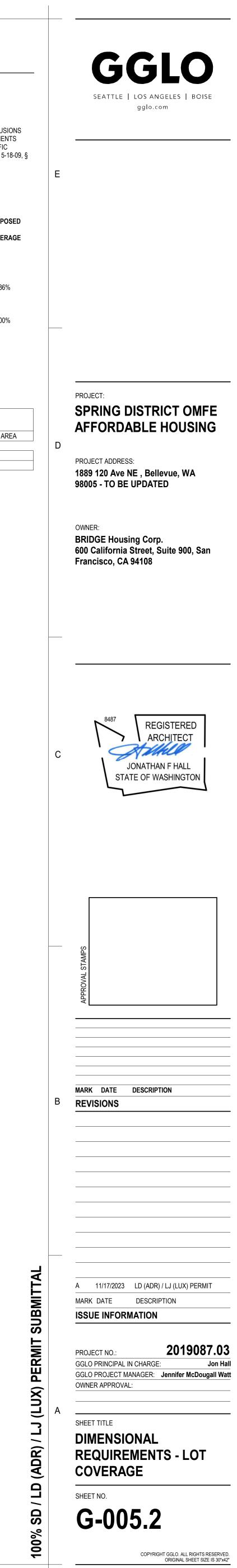
PROPOSED BUILDING FOOTPRINT CALCULATED AT LEVEL 1 (SHOWN) LEVEL P1 IS CONSTRUCTED ENTIRELY BELOW AVERAGE FINISHED GRADE.

LOT COVERAGE - IMPERVIOUS SURFACE DIAGRAM			PAI	RCEL AREA
AREA TYPE	AREA		PARCEL NAME	PARCEL ARE
NORTH BUILDING			NORTH PARCEL	34,297 SF
BUILDING FOOTPRINT	14,953 SF	]	SOUTH PARCEL	43,731 SF
PAVED AREA	1,255 SF			
SIDEWALK	1,833 SF			
	18,041 SF			
SOUTH BUILDING		_		
BUILDING FOOTPRINT	20,090 SF			
PAVED AREA	4,315 SF			
SIDEWALK	6,641 SF			
	31,046 SF			

6

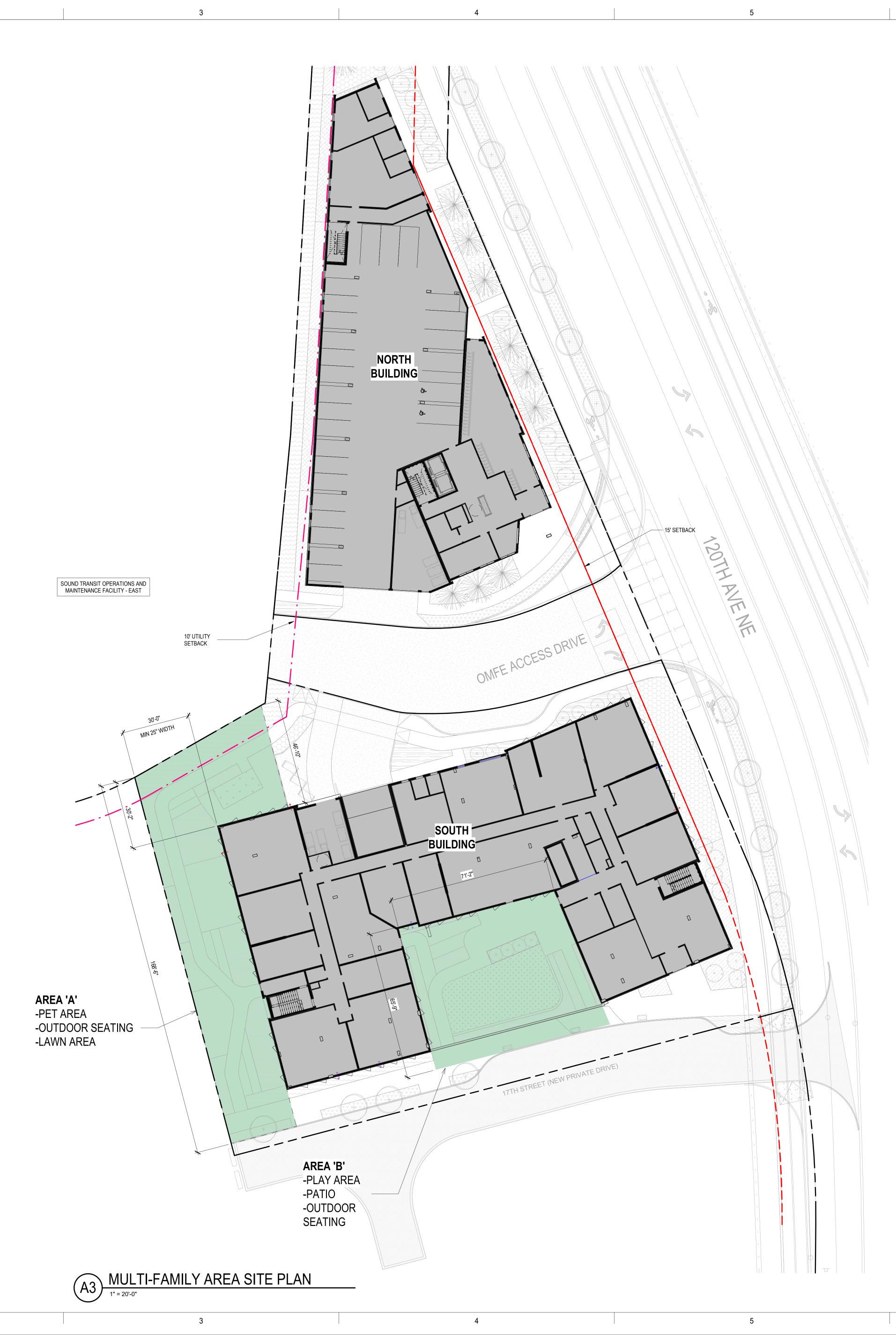
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### LAND USE CODE

### MULT-FAMILY PLAY AREA REQUIREMENTS

LUC 20.20.540.A DEFINITIONS

NEW MULTIFAMILY DEVELOPMENTS OF 10 UNITS OR MORE SHALL BE REQUIRED, AS A CONDITION OF BUILDING PERMIT APPROVAL, TO PROVIDE A MINIMUM OF 800 SQUARE FEET OF UNPAVED, USABLE OPEN SPACE WITH LAWN OR OTHER SOFT SURFACE FOR AN OUTDOOR CHILDREN'S PLAY AREA, PLUS AN ADDITIONAL 50 SQUARE FEET OF USABLE OPEN SPACE FOR EACH ADDITIONAL UNIT BEYOND THE INITIAL 10 UNITS, UP TO A MAXIMUM OF 10,000 SQUARE FEET, EXCEPT THAT THIS REQUIREMENT DOES NOT APPLY TO MULTIFAMILY DEVELOPMENT DOWNTOWN OR TO DEVELOPMENTS DEVOTED EXCLUSIVELY TO SENIOR CITIZEN DWELLINGS AS DEFINED AT LUC 20.50.046.

### LUC CHART LUC 20.20.540.B DIMENSIONAL REQUIREMENTS

1. THE MINIMUM DIMENSION SHALL BE 25 FEET; AND 2. EARTH BERMS, VEGETATIVE SCREENING, OR FENCING SHOULD SEPARATE THE PLAY AREA FROM DRIVING AND PARKING AREAS; AND

DRIVING AND PARKING AREAS, AND

3. RESIDENTS SHOULD HAVE CONVENIENT ACCESS; AND

4. THE DESIGN SHOULD INVITE A VARIETY OF ACTIVE AND PASSIVE RECREATIONAL ACTIVITIES APPROPRIATE FOR CHILDREN BY UTILIZING UNIQUE NATURAL FEATURES, CREATING GENTLE SLOPES OR BERMS, AND PROVIDING OTHER AMENITIES SUCH AS SEATING BENCHES OR PLAY EQUIPMENT.

### MULT-FAMILY PLAY AREA LEGEND

AREA REGION	AREA (SF)
AREA A	6,572 SF
AREA B	4,810 SF

TOTAL AREA 11,382 SF

DEVELOPMENT UNIT TOTAL:

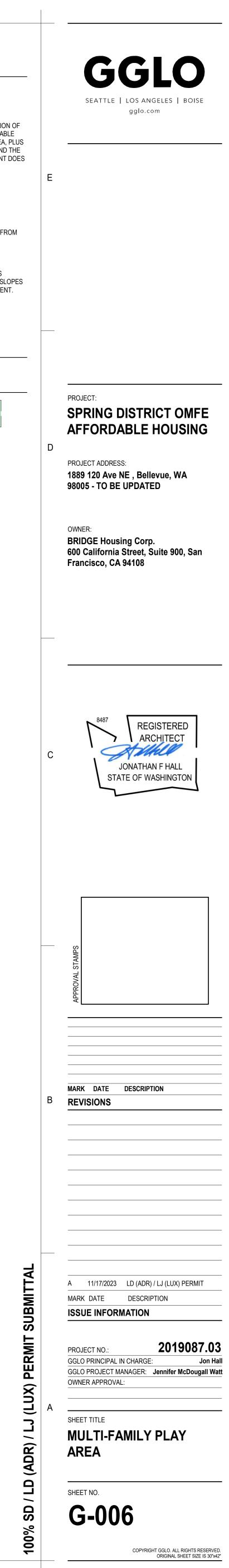
NORTH BUILDING: 84 UNITS SOUTH BUILDING: 150 UNITS

TOTAL : 234 UNITS

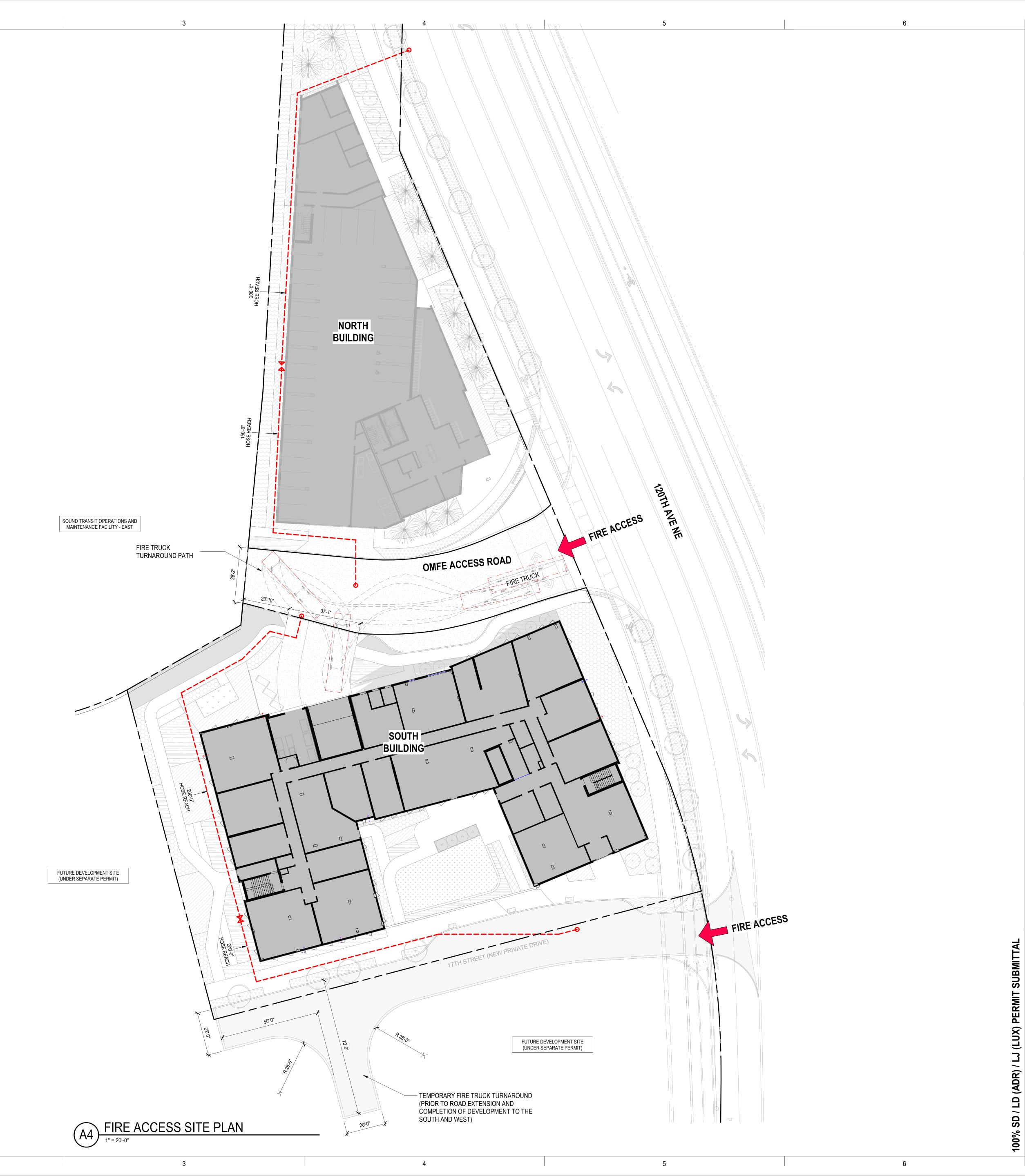
### REQ'D PLAY AREA BREAKDOWN 800 SF (>10 UNITS)

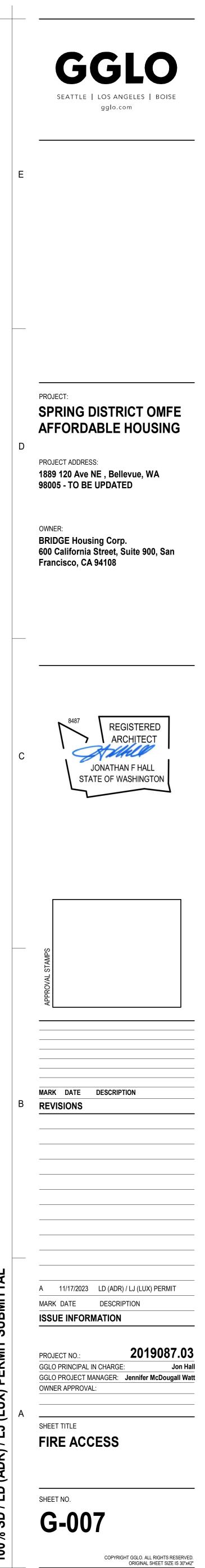
50 SF PER UNIT = 50 SF X (234-10) = 11,200 SF 11,200 SF + 800 SF = 12,000 SF (**MAX 10,000 SF**)

11,382 SF (PROVIDED) > 10,000 SF (REQ'D)



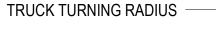
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SOUND TRANSIT OPERATIONS AND MAINTENANCE FACILITY - EAST

CONTAINER STAGING AREA FOR BOTH BUILDINGS. MAINTENANT TAFF WILL STAGE CONTAINERS READY FOR TRUCK PICK-UP. (2 Y CONTAINERS SHOWN)

4

### REQUEST FOR REDUCTION IN LOADING DEPTH

### RECYCLING AND SOLID WASTE COLLECTION AREAS

### LUC 20.20.590

APPLICANT PROPOSES DEPARTING REQUIREMENT FOR A 55' LOADING BERTH AND IS PROPOSING A 30' LONG BY 9' WIDE DELIVERY PARKING STALL, BASED ON THE FOLLOWING CRITERIA:

- THE LARGEST DELIVERY TRUCK EXPECTED ON SITE IS AN SU-30 BOX TRUCK AT 30' LONG.
   TYPICAL RESIDENTIAL LOADING REQUIREMENTS ARE SATISFIED BY THE MOST INTENSIVE USE
- HTHICKE RESIDENTIAL COADING REQUIREMENTS ARE SATISFIED BY THE MOST INTENSIVE OS WHICH IS MOVE IN, MOVE OUT RENTAL TRUCKS.
   ALL PROPOSED USES ARE RESIDENTIAL WITH NO RETAIL OR OTHER COMMERCIAL LOADING
- REQUIREMENT.
  NO PART OF VEHICLE MANEUVERING INTO LOADING SPACE WILL PROJECT INTO PUBLIC RIGHT OF WAY, ACCESS EASEMENT OR PRIVATE ROAD.

### DELIVERY PARKING STALL

LENGTH: 30' - 0" WIDTH: 9' - 0"

# LAND USE CODE

RECYCLING AND SOLID WASTE COLLECTION AREAS

LUC 20.20.725

ALL NEW DEVELOPMENT FOR MULTIFAMILY HOUSING EXCEEDING FOUR UNITS, COMMERCIAL, OFFICE, AND MANUFACTURING USES SHALL PROVIDE ON-SITE COLLECTION AREAS FOR RECYCLABLE MATERIALS AND SOLID WASTE, AS THOSE TERMS ARE USED IN CHAPTER 9.26 BCC, AS FOLLOWS: A. THE RECYCLING AND SOLID WASTE COLLECTION AREAS SHALL BE ACCESSIBLE TO RESIDENTS

AND/OR WORKERS OF THE PROPOSED DEVELOPMENT; B. THERE SHALL BE AT LEAST ONE SOLID WASTE COLLECTION AREA PROVIDED IN EACH

DEVELOPMENT;

C. THERE SHALL BE ONE RECYCLING COLLECTION AREA PER 30 DWELLING UNITS IN MULTIFAMILY COMPLEXES;

D. THE RECYCLING COLLECTION AREA SHALL BE AT LEAST:

1. ONE AND ONE-HALF SQUARE FEET PER DWELLING UNIT IN MULTIFAMILY DEVELOPMENTS EXCEEDING FOUR UNITS,

2. TWO SQUARE FEET PER 1,000 GROSS SQUARE FEET IN OFFICE DEVELOPMENTS,

3. FIVE SQUARE FEET PER 1,000 GROSS SQUARE FEET IN RETAIL DEVELOPMENT,

4. THREE SQUARE FEET PER 1,000 GROSS SQUARE FEET IN WHOLESALE, WAREHOUSE AND MANUFACTURING DEVELOPMENT,

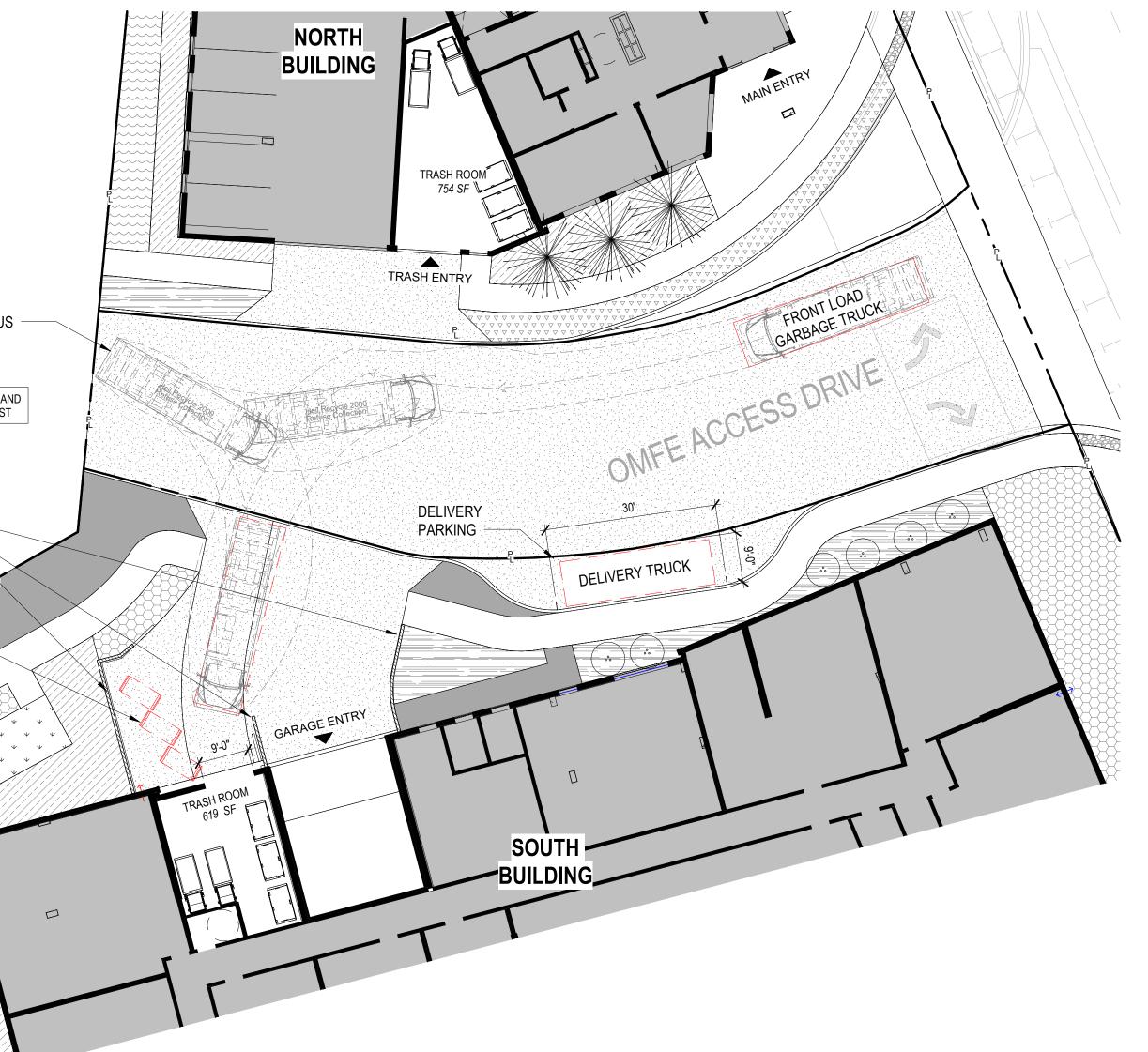
5. THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT SHALL ESTABLISH THE SQUARE FOOTAGE REQUIREMENT FOR ALL UNSPECIFIED USES;

E. IF FEASIBLE, THE RECYCLING COLLECTION AREA SHALL BE LOCATED ADJACENT TO OR NEAR THE SOLID WASTE COLLECTION AREAS; AND

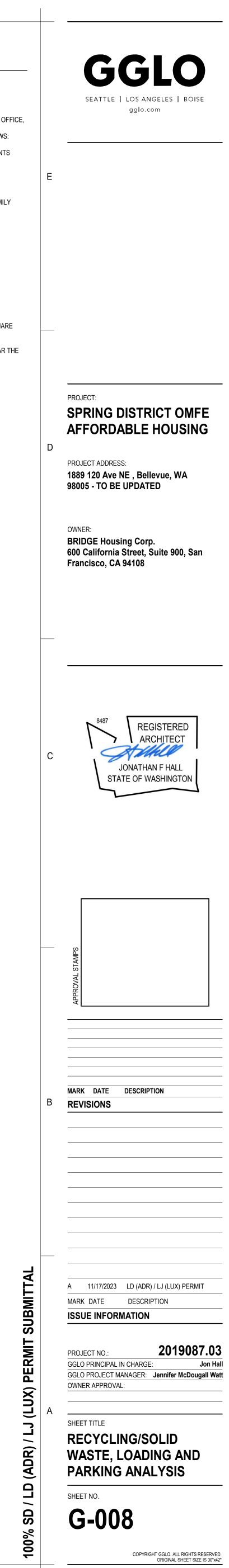
F. EACH RECYCLING AND SOLID WASTE COLLECTION AREA SHALL BE VISUALLY SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF LUC 20.20.525 FOR

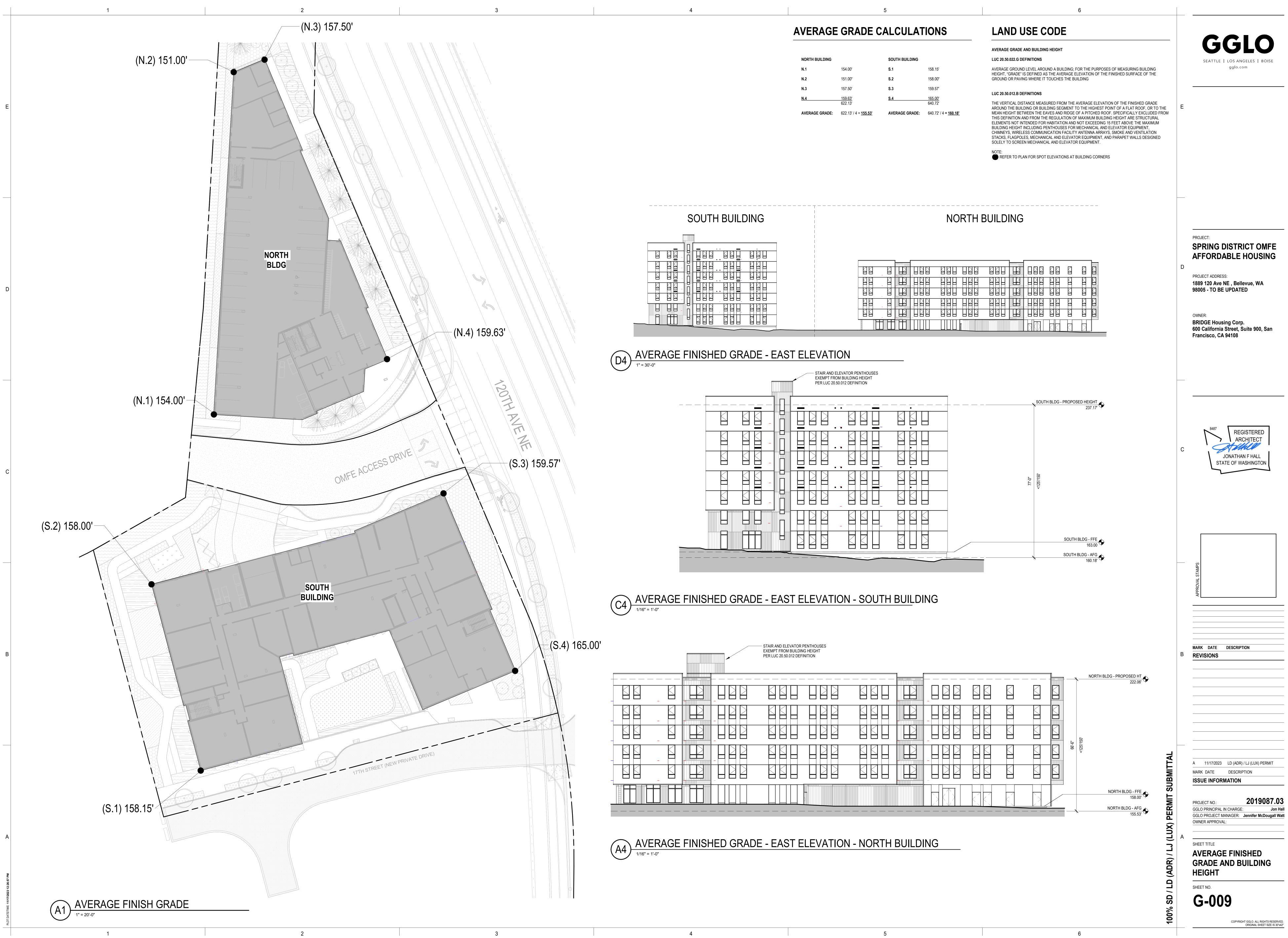
### SOUTH BUILDING

UNIT COUNT:	150
REQ'D RES AREA (UNIT COUNT x 1.5 SF) :	225 SF
AREA PROVIDED:	619 SF
NORTH BUILDING	
UNIT COUNT:	84
REQ'D RES AREA (UNIT COUNT x 1.5 SF) :	126 SF
AREA PROVIDED:	754 SF



# A4 BUILDING NORTH & SOUTH LOADING, RECYCLE/SOLID WASTE





NORTH BUILDING		SOUTH BUILDING	
N.1	154.00'	S.1	158.15'
N.2	151.00'	S.2	158.00'
N.3	157.50'	S.3	159.57'
<u>N.4</u>	<u>159.63'</u> 622.13'	<u>S.4</u>	<u>165.00'</u> 640.72'
AVERAGE GRADE:	622.13' / 4 = <u>155.53'</u>	AVERAGE GRADE:	640.72' / 4 = <u>160.1</u>

Ελ	AIR AND ELEVATOR PENTHOUSES EMPT FROM BUILDING HEIGHT ER LUC 20.50.012 DEFINITION		
			SOUTH BLDG - PROPOSED HEIGHT
			237.17
			SOUTH BLDG - FFE 163.00 SOUTH BLDG - AFG
			SOUTH BLDG - AFG 160.18'



 •	

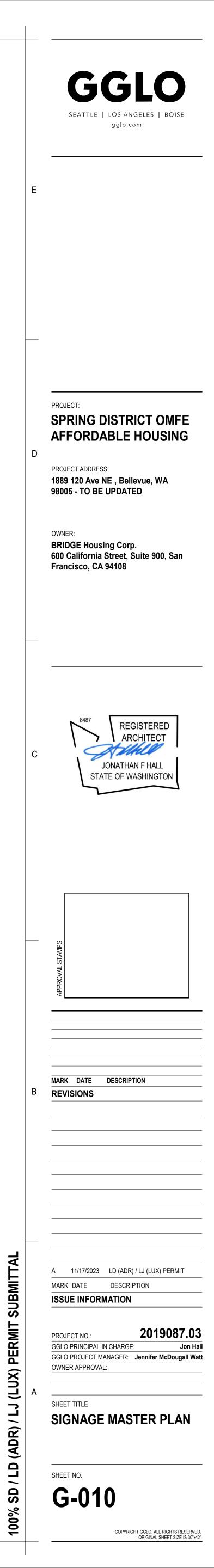


### SIGNAGE LEGEND

WALL MOUNTED PARKING SIGN ABOVE GARAGE

CANOPY / STOREFRONT MOUNTED RESIDENTIAL LOBBY ENTRANCE







# SOUTH BUILDING- RESIDENTIAL UNITS

SOUTH BUILDING - RESIDENTIAL SCHEDULE UNIT NUMBER COUNT

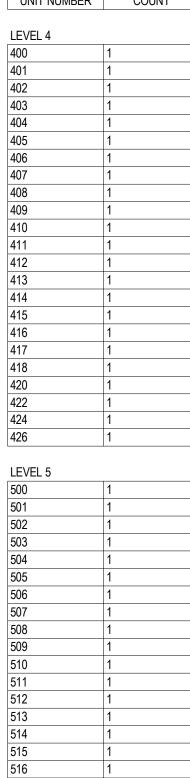
LEVEL 1-B

LEVEL 2

LEVEL 3

SOUTH BUILDING - RESIDENTIAL SCHEDULE UNIT NUMBER COUNT

4



	IG - RESIDENTIA EDULE
UNIT NUMBER	COUNT
LEVEL 6	
600	1
601	1
602	1
603	1
604	1
605	1
606	1
607	1
608	1
609	1
610	1
611	1
612	1
613	1
614	1
615	1
616	1
617	1
618	1
620	1
622	1
624	1
626	1

700	1
701	1
702	1
703	1
704	1
705	1
706	1
707	1
708	1
709	1
710	1
711	1
712	1
713	1
714	1
715	1
716	1
717	1
718	1
720	1
722	1
	1
724	•

\_DING- RESIDENTIAL UNITS

LEVEL 3

	NORTH BUILDING - RESIDENTIAL SCHEDULE		
UNIT NUMBER	COUNT		

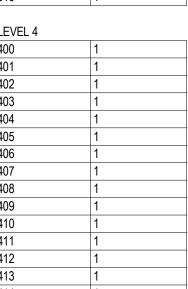
EVEL 5	
0	1
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
0	1
1	1
1 2	1
3	1
4	1
5	1
6	1
EVEL 6	
0	1

600	1
601	1
602	1
603	1
604	1
605	1
606	1
607	1
608	1
609	1
610	1
611	1
612	1
613	1
614	1
615	1
616	1
UNIT TOTAL: 84	84

4

311	1	
312	1	
313	1	
314	1	
315	1	
316	1	
LEVEL 4		
400	1	
401	1	
402	1	
403	1	
404	1	
405	1	
406	1	
407	1	
408	1	
409	1	
410	1	
411	1	
412	1	

315	1
316	1
318	1
320	1
322	1
324	1
326	1
NORTH	BUIL
NORTH BUILDING	
UNIT NUMBER	COUNT
LEVEL 2	
200	1
201	1
202	1
203	1
204	1
205	1
206	1
208	1
209	1
210	1
211	1
212	1
213	1
214	1



### **REQUESTED ADDRESSES**

BUILDING

NORTH SOUTH

COUNT \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_

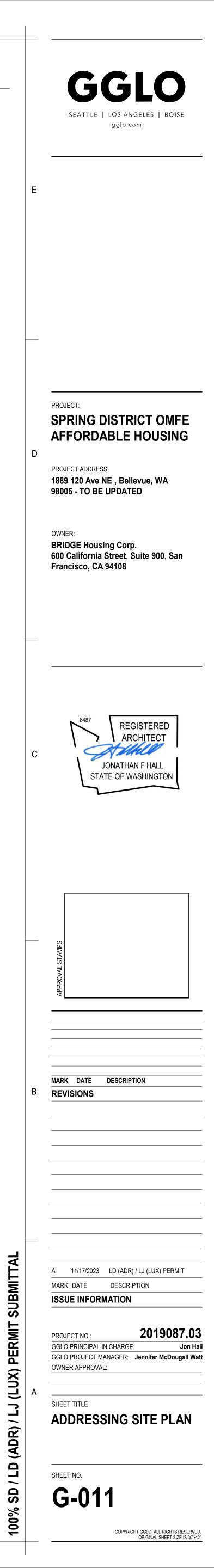
### ADDRESSING SITE PLAN NOTES

6

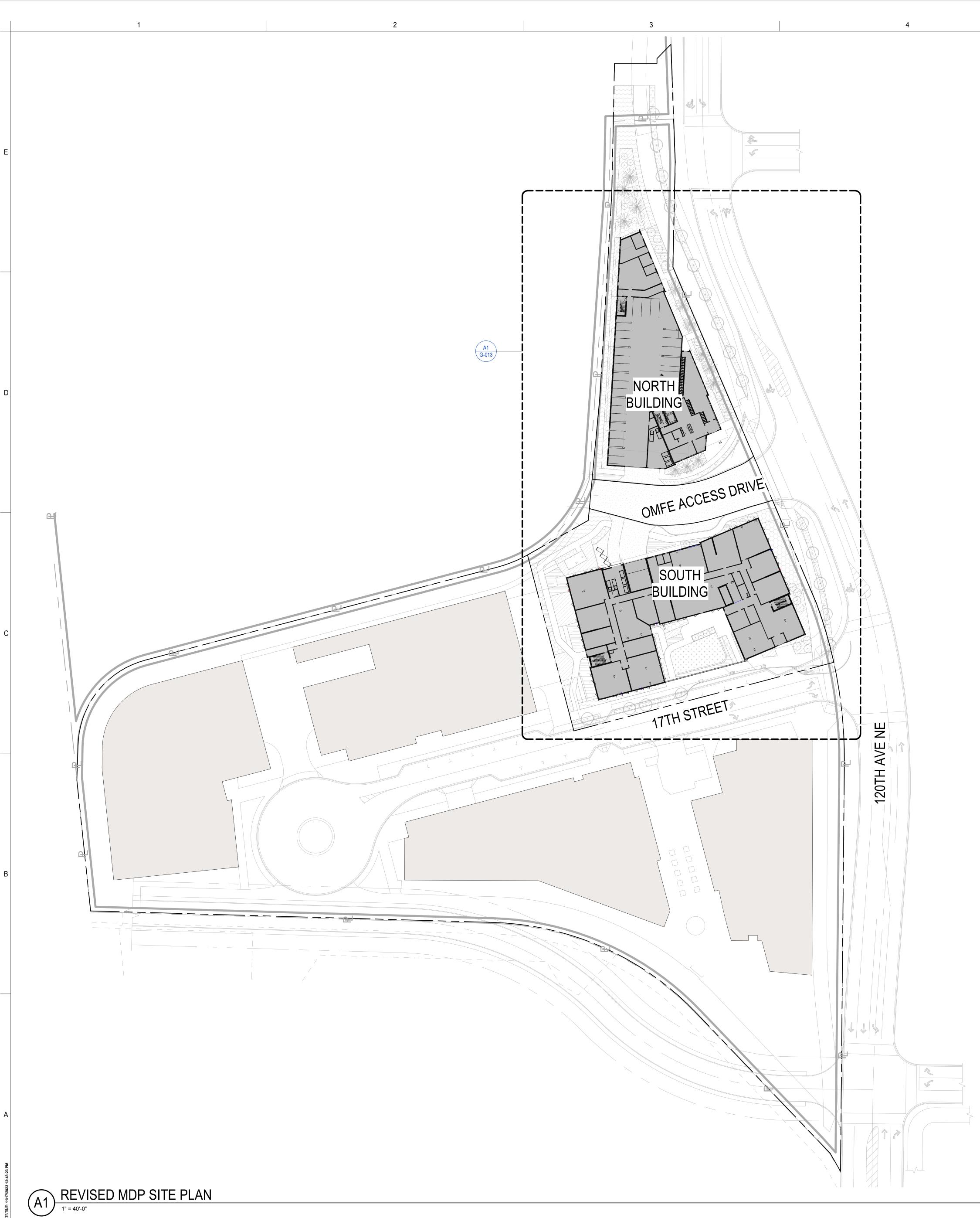
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1. UNIT NUMBERS ARE SUBJECT TO CHANGE

REQUESTED ADDRESS FUTURE NORTH PARCEL ADDRESS FUTURE SOUTH PARCEL ADDRESS



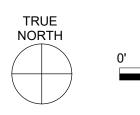


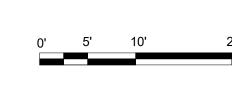


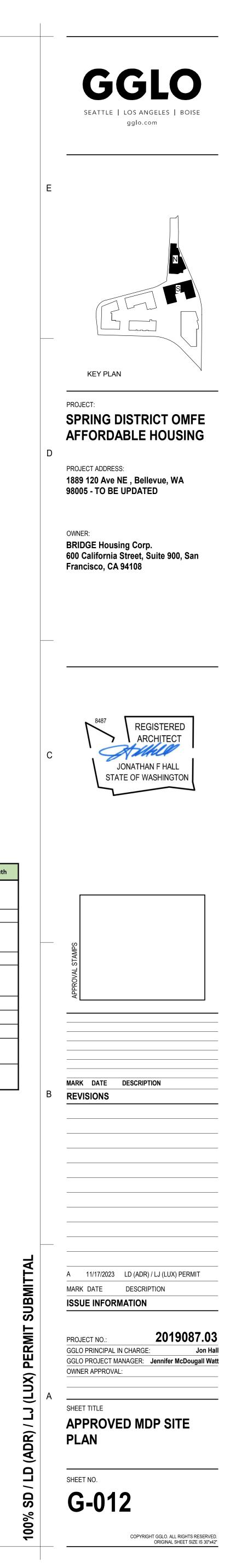


	Original Via MDP Concept	Via MDP Bldgs 1 & 6 Only	Proposed Affordable Only Concept Plan Bldg North & South
Total Development	1,133,500 SF	Building 1 - 205,952 SF Building 6 - 104,756 SF = 310,708 SF Total	South Bldg - 164,305 SF North Bldg - 85,726 SF = 250,031 SF Total
Office	649,100 SF	205,952 SF	0 SF
Residential	424,400 SF (481 DU)	104,756 SF ( <i>est.</i> 119 DU)	South Bldg - 126,948 North Bldg - 67,110 SF (234 DU)
Active Gr. Fl. / Retail	60,000 SF	<i>est.</i> 20,000 SF	6,756 SF Active Ground Level (0 SF Retail)
Open Space	28,272 (est. at min. 10% req.)	<i>est.</i> 7,450 SF	Min. 10,000 SF Multi-family Open Space (Play Area)
Affordability	80 rentals @ 60% AMI; 50-year affordability; 15% 2 BR, 10% 3BR	unknown	approx 234 units for 99-years affordability
Sustainability	LEED Silver; ESDS	unknown	ESDS
Lot Coverage	89.5% (across project limit)	Approx. 55%	Approx. 74%
Floor Area Ratio (FAR)	3.14 FAR	3.93 FAR	3.43 FAR (256,695 gross SF) Note: Affordable is FAR exempt
Building Height	TOD assumes a maximum building height of 125 FT	125' Allowable 95' Estimated Proposed	125' Allowable 80' Maximum Proposed

# DATA COMPARISION - MDP





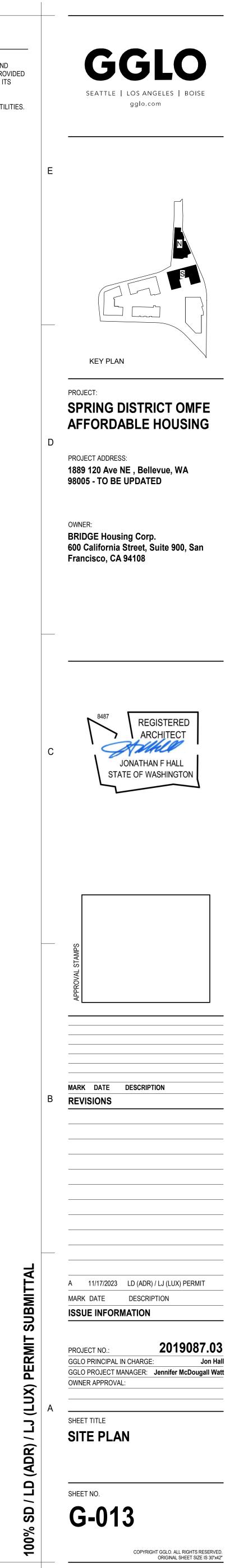




### **GENERAL SITE PLAN NOTES**

 SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY ON SHEET V-001 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.

- 2. VERIFY LOCATION OF ALL EXISTING UTILITIES. DO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
- 3. FOR EXITING INFORMATION SEE SHEET G-035.



		1		2	
	ZONING C PROJECT: CODE: ZONE: SPECIAL/ OVERLAY DISTRICT:	CODE SUMMARY SPRING DISTRICT OMFE AFFORDABLE HOUSING CITY OF BELLEVUE TITLE 20 LAND USE CODE BR-OR-2 BEL-RED DISTRICT			
	SECTION	TOPIC: REQUIRED / ALLOWED		PROPOSED PER LD / LJ SUBMITTAL: BLDG 2 = SOUTH BUILDING	
	CH 20.10	LAND USE DISTRICTS			
Е	20.10.375	BEL-RED			
	A.5.	<b>BR-OR-2: BEL-RED OFFICE/ RESIDNETIAL NODE 2</b> PROVIDE A MIX OF OFFICE, HOUSING AND RETAIL, PREDOMINANT USE. LOCATED WITHIN A NODE BUT		PROPOSED: HOUSING WITH GROUND FLOOR SUPPORT SPACES	
	CH 20.20	CORE. GENERAL DEVELOPMENT REQU	REMENTS		
	20.20.030 A.	DESIGNATION AND MEASUREMENT OF REQUIRED ONE FRONT AND ONE REAR SETBACK; ALL OTHERS	SETBACKS		
	B. D.	SETBACKS. FRONT SETBACK IS ALONG PUBLIC RIGHT OF WAY. A SETBACK IS MEASURED FROM THE INTERIOR EDU			
		RIGHT-OF-WAY, ACCESS EASEMENT OR PRIVATE R APPLICABLE, A REAR SETBACK IS MEASURED FROM ALLEY. WHERE THERE IS NO STREET RIGHT-OF-W/ OR PRIVATE ROAD, A SETBACK IS MEAURED FROM	ATHE CENTERLINE OF AN AY, ACCESS EASEMENT		
	20.20.128 D. 1. b.	AFFORDABLE HOUSING ELIGIBILITY: AFFORDABLE HOUSING DEVELOPMENT. THE FOLL			
	i.	AND LOCATIONS OF RESIDENTIAL DEVELOPMENT V UNITS ARE AFFORDABLE HOUSING: OWNED OR CONTROLLED BY A RELIGIOUS ORGANI	ZATION AND LOCATED IN		
	ii.	SIGNE-FAMILY RESIDENTIAL LAND USE DISTRICTS; OWNED OR CONTROLLED BY A RELIGIOUS ORGANI ORGANIZATION, OR PUBLIC AGENCY, EXCEPT FOR	ZATION, NONPROFIT		
		DEPARTMENT, BELLEVUE COMMUNITY DEVELOPME ANY PUBLIC UTILITY ENTITY, AND LOCATED IN ALL WHICH MULTIFAMILY DWELLINGS ARE PERMITTED,	AND USE DISTRICTS IN		
	G.	WITH AN AFFORDABLE HOUSING SUFFIX. MODIFICATION OF OTHER APPLICABLE REQUIREME	INTS.		
D		FOR ELIGIBLE RESIDENTIAL DEVELOPMENT AS PRO OF THIS SECTION, THE FOLLOWING REQUIREMENT MODIFIED THROUGH THE PROCEDURES OUTLINED	S OF THIS CODE MAY BE IN SUBSECTION C OF		
	1.	THIS SECTION, TO THE EXTENT NECESSARY TO AC AFFORDABLE HOUISNG UNITS ON SITE: PARKING REQUIREMENTS. THE PERCENT OF COM		PROPOSED:	
		MAY BE INCREASED UP TO 75 PERCENT OF THE TO TANDEM PARKING STALLS ARE PERMITTED TO THE SATISFY REQUIRED PARKING RATIOS.	TAL REQUIRED PARKING.	SEE CALCULATION, SECTION 20.20.590.K.9.a	
	<b>20.20.460</b>	IMPERVIOUS SURFACE EXEMPTIONS:		PROPOSED:	
		1. DECKS/ PLATFORMS. 2. ROCKERIES/ RETAINING WALLS. 3. STABILIZATION MEASURES.		BLDG 2 (SOUTH PARCEL): 32,556 SF IMPERVIOUS AREA, 74.47% BLDG 6 (NORTH PARCEL): 24,185 SF	
		4. LANDSCAPE FEATURES. SEE 20.50 DEFINITIONS FOR IMPERVIOUS AREA DE	FINITION.	IMPERVIOUS AREA, 74.88% NOTE: SEE DIAGRAM ON SHEET SD G-021 / LD-LJ G-005.2 FOR PROPOSED IMPERVIOUS	
				AREA.	
	20.20.520 E.	LANDSCAPE DEVELOPMENT (A, D, E, G, I, J, K, AND PRESERVATION OF SIGNIFICANT TREES. SEE 20.20			
	20.20.522				
	В.	ALL EXTERIOR LIGHTING FIXTURES IN PARKING AR SHALL UTILIZE CUTOFF SHIELDS. OTHER LIGHTS S AVOID SPILLOVER GLARE BEYOND THE SITE BOUN	HALL BE DESIGNED TO	PROPOSED: ALL EXTERIOR LIGHTING FIXTURES WILL PROVIDE CUTOFF SHIELDS TO MINIMIZE SPILLOVER GLARE.	
				NOTE: SEE SHEET SITE LIGHTING DRAWINGS	
	<b>20.20.525</b> B.	MECHANICAL EQUIPMENT DESIGN OBJECTIVES: TO THE MAXIMUM EXTENT REASONABLE AND CONS			
С	1.	DESIGN OBJECTIVES, MECHANICAL EQUIPMENT SH OR BELOW GRADE RATHER THAN MOUNTED ON TH STRUCTURE.	OULD BE LOCATED AT		
	2.	WHERE THE EQUIPMENT MUST BE LOCATED ON TH CONSOLIDATED TO THE MAXIMUM EXTENT REASO SCATTERED.			
	3.	EXPOSED MECHANICAL EQUIPMENT SHOULD BE VI SOLID, NONREFLECTIVE VISUAL BARRIER THAT EQ HEIGHT OF THE MECHANICAL EQUIPMENT.			
	C.4	MECHANICAL EQUIPMENT SHALL BE VISUALLY SCR NONREFLECTIVE VISUAL BARRIER THAT EQUALS O OF THE MECHANICAL EQUIPMENT.		PROPOSED MECH SCREENING DEPARTURE REQUEST:	
				VIEW OF EQUIPMENT WILL BE MITIGATED BY RAISING PARAPETS AND PAINTING EQUIPMENT TO MATCH BACKGROUND	
				AGAINST WHICH THE EQUIPMENT IS VIEWED. MECHANICAL EQUIPMENT WILL VISUALLY RECEDE RELATIVE TO LARGE P	
	C.5	WHERE SCREENING FROM ABOVE IS REQUIRED, M SHALL BE SCREENED BY INCORPORATING ONE OF			
	a.	MEASURES: A SOLID NONREFLECTIVE ROOF. OR;		NOTE: SEE SHEET SD A-118 (BLDG 2) AND SD A-117 (BLDG 6); LD/LJ SET A-114-S AND	
	b.	PAINTING OF THE EQUIPMENT TO MATCH OR APPR THE BACKGROUND AGAINST WHICH THE EQUIPMEI		LD/LJ SET A-115-N	
	20.20.540	MULTIFAMILY PLAY AREAS NEW MULTIFAMILY DEVELOPMENTS OF 10 UNITS O		PROVIDED:	
		REQUIRED TO PROVIDE A MINIMUM OF 800 SF OF U SPACE WITH LAWN OR OTHER SOFT SURFACE FOR CHILDREN'S PLAY AREA, PLUS AN ADDITIONAL 50 S	NPAVED, USABLE OPEN AN OUTDOOR	10,000 SF MULTI-FAMILY PLAY AREA SEE SHEET SD G-021; LD/LJ G-006	
		SPACE FOR EACH ADDITIONAL UNIT BEYOND THE I MAXIMUM OF 10,000 SF.	NITIAL 10 UNITS, UP TO A		
В		BLDG 2: 150 UNITS TOTAL 10 UNITS = 800 SF 140 ADDITIONAL UNITS x 50 SF = 7,000 SF			
		TOTAL = 7,800 SF BLDG 6: 83 UNITS TOTAL			
		10 UNITS = 800 SF 73 ADDITIONAL UNITS x 50 SF = 3,650 SF TOTAL = 4,450 SF			
	20.20.590	PARKING, CIRCULATION AND WALKWAY REQUIRE SHARED USE OF PARKING:	MENTS (I AND K APPLY)		
	1.	THE DIRECTOR OF THE DEVELOPMENT SERVICES APPROVE SHARED USE OF PARKING FACILITIES LC		PROPOSED: BLDG 2 AND BLDG 6 SHARE PARKING	
	a.	PROPERTIES IF: A CONVENIENT PEDESTRIAN CONNECTION BETWE EXISTS; AND			
	b. c.	THE PROPERTIES ARE WITHIN 1,000 FEET OF EACH THE AVAILABILITY OF PARKING FOR ALL AFFECTED INDICATED BY DIRECTIONAL SIGNS AS PERMITTED	PROPERTIES IS		
	K	(SIGN CODE)			
	К. 3.с.	PARKING AREA AND CIRCULATION IMPROVEMENT DRIVEWAY DIMENSIONS. INTERNAL CIRCULATION NOT PROVIDE DIRECT ACCESS TO PARKING STALL 20' WIDE FOR TWO-WAY TRAFFIC AND 15' WIDE FOR	DRIVEWAYS THAT DO S MUST BE A MINIMUM OF	PROPOSED: SEE PLANS FOR PROPOSED DRIVEWAY DIMENSION.	
	9.	COMPACT PARKING:		COMPACT PARKING:	
	a.	MAXIMUM AMOUNT. FOR ALL USES, THE PROPER AND CONSTRUCT UP TO 50% OF THE APPROVED PA		PROPOSED COMPACT STALLS BLDG 2: TOTAL STALLS = 57 COMPACT STALLS = 32	
				32/57 = 56% * PROPOSED COMPACT STALLS BLDG 6:	
А				TOTAL STALLS = $24$ COMPACT STALLS = $18$ $18/24 = 75\%^*$	
				TOTAL STALLS, BLDGS 2 & 6: TOTAL STALLS = 83	
				TOTAL COMPACT STALLS = 50 50/83 = 60.2% > 75%*	
1:29:48 PM	b.	IDENTIFICATION REQUIRED. PROPERTY OWNER STALLS THROUGH THE USE OF PAVEMENT MARKIN OF COMPACT STALLS MUST BE INCLUDED ON THE	GS. THE DESIGNATION	*UP TO 75% COMPACT ALLOWABLE FOR AFFORDABLE PROJECTS PER 20.20.128.G.1	
: 11/17/2023					
JT DATE/TIME					
5					

	3	4
11.b.	STRUCTURED PARKING HEIGHT CLEARANCE: VEHICLE HEIGHT CLEARANCE FOR STRUCTURED PARKING MUST BE AT LEAST 7'-6" FOR THE ENTRY LEVEL.	PROPOSED GARAGE ENTRY HEIGHT: NOTE: SEE SHEET A-301 (BLDG 2) AND A-30 (BLDG 6) FOR HEIGHT AT PARKING LEVEL.
<del>.</del>	STALL AND AISLE DIMENSIONS: TABLE 3. TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES - STANDARD STALLS	
	64'-0" PARKING BAY WIDTH, 90° PARKING ANGLE TABLE 4. TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES - COMPACT STALLS	
	46'-0" PARKING BAY WIDTH, 90° PARKING ANGLE	
	MINIMUM PARKING FOR RESIDENTIAL USES WITH FREQUENT TRANSIT SERVICE	
a.	APPLICABILITY: FOR AFFORDABLE HOUSING, FREQUENT TRANSIT SERVICE SHALL BE DEFINED AS:	
	WITHIN ONE-QUARTER MILE OF A TRANSIT STOP THAT RECEIVES TRANSIT SEVICE AT LEAST TWO TIMES PER HOUR FOR 12 OR MORE HOURS PER DAY; OR	
i.	WITHIN ONE-HALF MILE OF A TRANSIT STOP THAT RECEIVES TRANSIT SERVICE AT LEAST FOUR TIMES PER HOUR FOR 12 OR MORE HOURS PER	
ii.	DAY; OR WITHIN ONE-HALF MILE OF A FUTURE LIGHT RAIL OR BUS RAPID TRANSIT STATION SCHEDULED TO BEGIN SERVICE WITHIN TWO YEARS.	PROPOSED: PROJECT QUALIFIES UNDER CONDITION iii.
2.	STANDARDS:	
	AFFORDABLE HOUISNG (SERVICE AT LEAST FOUR TIMES PER HOUR) : 0.50: UNIT (1)	
(1	SUBNOTES: THE MINIMUM REQUIREMENT FOR UP TO AND INCLUDING ONE-BEDROOM A EARNING 60% OR LESS OF THE MEDIAN INCOME PER HUD FOR SEATTLE METH UNIT. AN AGREEMENT IN A FORM APPROVED BY THE CITY SHALL BE EXECUTE THE KING COUNTY RECORDER'S OFFICE, OR ITS SUCCESSOR ORGANIZATION REMAIN FOR TH ELIFE OF THE PROJECT. THIS AGREEMENT SHALL BE A COVE THE ASSIGNS, HEIRS, AND SUCCESSORS OF THE APPLICANT.	RO STATISTICAL AREA IS 0.25 SPACES PER ED BY THE APPPLICANT AND RECORDED WITH I, REQUIRING THE AFFORDABLE HOUSING TO
<b>20.20.725</b>	RECYCLING AND SOLID WASTE COLLECTION AREAS THERE SHALL BE AT LEAST ONE SOLID WASTE COLLECTION AREA	SOLID WASTE/ RECYCLING AREA
С.	PROVIDED IN EACH DEVELOPMENT THERE SHALL BE ONE RECYCLING COLLECTION AREA PER 30 DWELLING	PROVIDED: 8 COLLECTION AREAS PROPOSED
	UNITS IN MULTIFAMILY COMPLEXES. BLDG 2 - 150 UNITS / 30 = 5 COLLECTION AREAS REQUIRED BLDG 6 - 84 UNITS / 30 = 3 COLLECTION AREAS REQUIRED	(1) COLLECTION ROOM AT LEVEL 1 = 472 SF (7) TYPICAL TRASH ROOMS AT LEVELS 1-7 61 SF EACH
D. I.	THE RECYCLING COLLECTION AREA SHALL BE AT LEAST: 1.5 SF PER DWELLING UNIT BLDG 2 - 1 PER FLOOR: MAX. 24 UNITS / RECYCLING AREA x 1.5 SF = 36 SF	TOTAL WASTE/ RECYCLING AREA PROVIDE = 899 SF
	REQUIRED / RECYCLING AREA	
	BLDG 6 - 1 PER FLOOR: MAX. 17 UNITS / RECYCLING AREA x 1.5 SF = 26 SF REQUIRED / RECYCLING AREA	BLDG. 6: 6 COLLECTION AREAS PROPOSED (1) COLLECTION ROOM AT LEVEL 1 = 656 SF (5) TYPICAL TRASH ROOMS AT LEVELS 2-6 90 SF EACH TOTAL WASTE/ RECYCLING AREA PROVIDE = 1,106 SF
=.	VISUALLY SCREEN PER LUC 20.20.525 FOR MECHANICAL EQUIPMENT	PROPOSED VISUAL SCREENING:
DART 20 25D	SCREENING.	SEE SD A-101 (BLDG 2) AND A-101 (BLDG 6); LD/LJ G-008
	BEL-RED LAND USE CHARTS	
20.25D.070	BEL-RED LAND USE CHARTS RESIDENTIAL: FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED	
20.25D.070	BEL-RED LAND USE CHARTS RESIDENTIAL:	
20.25D.070 1 SUBNOTES: 20.25D.080	BEL-RED LAND USE CHARTS RESIDENTIAL: FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.G. DIMENSIONAL REQUIREMENTS	
PART 20.25D 20.25D.070 1 SUBNOTES: 20.25D.080 CHART 20.25D.080.A.	BEL-RED LAND USE CHARTS RESIDENTIAL: FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.G.	
20.25D.070 1 SUBNOTES: 20.25D.080	BEL-RED LAND USE CHARTS <u>RESIDENTIAL:</u> FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.G. DIMENSIONAL REQUIREMENTS OR-2: RESIDENTIAL MINIMUM SETBACKS (3, 5): FRONT = 0 (SEE SUBNOTE 2) REAR = 0	LD/LJ G-008 PROPOSED SETBACKS - BLDG. 2: FRONT (EAST) = APPROX. 19'-3" REAR (WEST) = 30'-0" SIDE (NORTH) = VARIES 12'-3" TO 58'-0"
20.25D.070 1 SUBNOTES: 20.25D.080	BEL-RED LAND USE CHARTS RESIDENTIAL: FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.G. DIMENSIONAL REQUIREMENTS OR-2: RESIDENTIAL MINIMUM SETBACKS (3, 5): FRONT = 0 (SEE SUBNOTE 2) REAR = 0 SIDE = 0 BUILDING HEIGHT:	LD/LJ G-008 PROPOSED SETBACKS - BLDG. 2: FRONT (EAST) = APPROX. 19'-3" REAR (WEST) = 30'-0" SIDE (NORTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 22'-3" TO 32'-6" PROPOSED SETBACKS - BLDG. 6: FRONT (EAST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 14'-1" PROPOSED BUILDING HEIGHT:
20.25D.070 1 SUBNOTES: 20.25D.080	BEL-RED LAND USE CHARTS RESIDENTIAL: FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.G. DIMENSIONAL REQUIREMENTS OR-2: RESIDENTIAL MINIMUM SETBACKS (3, 5): FRONT = 0 (SEE SUBNOTE 2) REAR = 0 SIDE = 0	LD/LJ G-008 PROPOSED SETBACKS - BLDG. 2: FRONT (EAST) = APPROX. 19'-3" REAR (WEST) = 30'-0" SIDE (NORTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 22'-3" TO 32'-6" PROPOSED SETBACKS - BLDG. 6: FRONT (EAST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 14'-1" PROPOSED BUILDING HEIGHT: BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE
20.25D.070 1 SUBNOTES: 20.25D.080	BEL-RED LAND USE CHARTS <u>RESIDENTIAL:</u> FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.G. DIMENSIONAL REQUIREMENTS OR-2: RESIDENTIAL MINIMUM SETBACKS (3, 5): FRONT = 0 (SEE SUBNOTE 2) REAR = 0 SIDE = 0 BUILDING HEIGHT: BASE = 45'	LD/LJ G-008 PROPOSED SETBACKS - BLDG. 2: FRONT (EAST) = APPROX. 19'-3" REAR (WEST) = 30'-0" SIDE (NORTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 12'-3" TO 32'-6" PROPOSED SETBACKS - BLDG. 6: FRONT (EAST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 14'-1" PROPOSED BUILDING HEIGHT BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE BLDG 6: 68'-8" (ABOVE AVG FINISH GRADE SEE SHEET SD G-021 (BLDG 2 & 6); LD/LJ G-009 FOR BUILDING HEIGHT DIAGRAMS PROPOSED FAR:
20.25D.070 1 SUBNOTES: 20.25D.080	BEL-RED         LAND USE CHARTS         RESIDENTIAL:         FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED         (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC         20.25D.120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETBACKS (3.5):         FRONT = 0 (SEE SUBNOTE 2)         REAR = 0         SIDE = 0	LD/LJ G-008         PROPOSED SETBACKS - BLDG. 2:         FRONT (EAST) = APPROX. 19'-3"         REAR (WEST) = 30'-0"         SIDE (NORTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 14'-1"         PROPOSED BUILDING HEIGHT         BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE         BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE         BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE         SEE SHEET SD G-021 (BLDG 2 & 6); LD/LJ         G-009 FOR BUILDING HEIGHT DIAGRAMS         PROPOSED FAR:         ENTIRE PROJECT IS AFFORDABLE
20.25D.070 1 SUBNOTES: 20.25D.080	BEL-RED         LAND USE CHARTS         RESIDENTIAL:         FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED         (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC         20.25D.120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETBACKS (3.5):         FRONT = 0 (SEE SUBNOTE 2)         REAR = 0         SIDE = 0	LD/LJ G-008 PROPOSED SETBACKS - BLDG. 2: FRONT (EAST) = APPROX. 19'-3" REAR (WEST) = 30'-0" SIDE (NORTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 12'-3" TO 32'-6" PROPOSED SETBACKS - BLDG. 6: FRONT (EAST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES 16'-1" TO 31'-9" REAR (WEST) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 10'-5" SIDE (SOUTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 14'-1" PROPOSED BUILDING HEIGHT BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE BLDG 6: 68'-8" (ABOVE AVG FINISH GRADE SEE SHEET SD G-021 (BLDG 2 & 6); LD/LJ G-009 FOR BUILDING HEIGHT DIAGRAMS PROPOSED FAR:
20.25D.070 SUBNOTES: 20.25D.080 CHART 20.25D.080.A.	BEL-RED         LAND USE CHARTS         RESIDENTIAL:         FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED         (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC         20.25D.120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETBACKS (3.5):         FRONT = 0 (SEE SUBNOTE 2)         REAR = 0         SIDE = 0	PROPOSED SETBACKS - BLDG. 2:         FRONT (EAST) = APPROX. 19'-3"         REAR (WEST) = 30'-0"         SIDE (NORTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 12'-3" TO 32'-6"         PROPOSED SETBACKS - BLDG. 6:         FRONT (EAST) = VARIES 12'-3" TO 32'-6"         PROPOSED SETBACKS - BLDG. 6:         FRONT (EAST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 16*-11"         SIDE (SOUTH) = VARIES. MIN. 16*-11"         SE SHEET SD G-021
20.25D.070 1 SUBNOTES: 20.25D.080 CHART 20.25D.080.A. SUBNOTE (2	BEL-RED         LAND USE CHARTS         RESIDENTIAL:         FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED         (6) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC         20.25D.120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETEBACKS (3, 5):         FRONT = 0 (SEE SUBNOTE 2)         REAR = 0         SIDE = 0         BUILDING HEIGHT:         BASE = 45'         MAX = 125'         FLOOR AREA RATIO:	PROPOSED SETBACKS - BLDG. 2:         FRONT (EAST) = APPROX. 19'-3"         REAR (WEST) = 30'-0"         SIDE (NORTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 12'-3" TO 32'-6"         PROPOSED SETBACKS - BLDG. 6:         FRONT (EAST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 158-11"         SIDE (SOUTH) = VARIES. MIN. 158-11"         SIDE (SOUTH) = VARIES. MIN. 14'-1"         PROPOSED BUILDING HEIGHT         BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE         BLDG 3: 78'-0" (ABOVE AVG FINISH GRADE         BLD G 4: 68'-8" (ABOVE AVG FINISH GRADE         BLD G 5: 68'-8" (ABOVE AVG FINISH GRADE         BLD G 5: 61'-8" (ABOVE AVG FINISH GRADE         BLD G 6: 68'-8" (ABOVE AVG FINISH GRADE         BLD G 6: 68'-8" (ABOVE AVG FINISH GRADE         BLD G 7: 78'-0" (ABOVE AVG FINISH GRADE         BLD G 2: 78'-0" (ABOVE AVG FINISH GRADE         BLD G 2: 0:55D.080.B.3.a, FLOOR AREAS         DEDICATED TO AFFORDABLE HOUSING         SHALL NOT BE COUNTED FOR THE         PURPOSE OF CALCULATING FAR.
20.25D.070 1 SUBNOTES: 20.25D.080 CHART 20.25D.080.A. SUBNOTE (2 SUBNOTE (3	BEL-RED         LAND USE CHARTS         RESIDENTIAL         FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED         (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC         20:250.120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETBACKS (3, 5):         FRONT = 0 (SEE SUBNOTE 2)         REAR = 0         SIDE = 0         BASE = 45'         MAX = 125'         FLOOR AREA RATIO:         PRONT = 15' STEPBACKS (2):         YITHIN 15' OF THE FRONT PROPERTY LINE         DIMENSIONAL SIDE YARDS SHALL CONTAIN LANDSCAPING AS REQUIRED         SIDE YULD 20.20.520 AND 20.25D.110.	PROPOSED SETBACKS - BLDG. 2:         FRONT (EAST) = APPROX. 19'-3"         REAR (WEST) = 30'-0"         SIDE (NORTH) = VARIES 12'-3" TO 58'-0"         SIDE (NORTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 12'-3" TO 32'-6"         PROPOSED SETBACKS - BLDG. 6:         FRONT (EAST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES. MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 16'-1"         PROPOSED BUILDING HEIGHT:         BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE         BLDG 6: 68'-8" (ABOVE AVG FINISH GRADE         BLD 6 : 68'-8" (ABOVE AVG FINISH GRADE         BLD 6 : 68'-8" (ABOVE AVG FINISH GRADE         BLD 7 : 78'-0" (ABOVE AVG FINISH GRADE         BLD 6 : 68'-8" (ABOVE AVG FINISH GRADE         BLD 7 : 0,09 FOR BUILDING HEIGHT DIAGRAMS         PROPOSED FAR:         ENTIRE PROJECT IS AFFORDABLE         PER LUC 20.25D.080.B.3.a, FLOOR AREAS         DEDICATED TO AFFORDABLE HOUSING         SHALL NOT BE COUNTED FOR THE         PURPOSE OF CALCULATING FAR.         PROPOSED STEPBACKS:         BOTH BLDG. 2 AND BLDG. 6 FRONT FAÇADE         FACES ARE SETBACK MORE THAN 15' FRONT
20.25D.070 1 SUBNOTES: 20.25D.080 CHART 20.25D.080.A. SUBNOTE (2 SUBNOTE (3	BEL-RED         LAND USE CHARTS         RESIDENTIAL:         FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED         (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC         20.25D.120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETBACKS (3.5):         FRONT = 0 (SEE SUBNOTE 2)         REAR = 0         SIDE = 0         BASE = 45'         MAX = 125'         FLOOR AREA RATIO:         PRONT = 15' STEPBACKS (2):         PRONT = 15' STEPBACK AT 40' AND ABOVE WHERE BUILDING IS LOCATED WITHIN 15' OF THE FRONT PROPERTY LINE         ALL REAR AND SIDE YARDS SHALL CONTAIN LANDSCAPING AS REQUIRED BY LUC 20.20.520 AND 20.25D.110.         A BUILDING FAÇADE ON ANY STREET IDENTIFIED AS A REQUIRED BY LUC 20.20.520 AND 20.25D.110.	LD/LJ G-008         PROPOSED SETBACKS - BLDG. 2:         FRONT (EAST) = APPROX. 19'-3"         REAR (WEST) = 30'-0"         SIDE (NORTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 10'-5"         SIDE (NORTH) = VARIES. MIN. 158-11"         SIDE (SOUTH) = VARIES. MIN. 158-11"         SIDE (SOUTH) = VARIES. MIN. 14'-1"         PROPOSED BUILDING HEIGHT         BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE         BLDG 6: 68'-8" (ABOVE AVG FINISH GRADE         BLDG 7.         PROPOSED FAR:         ENTIRE PROJECT IS AFFORDABLE         PER LUC 20.25D.080.B.3.a, FLOOR AREAS         DEDICATED TO AFFORDABLE HOUSING         SHALL NOT BE COUNTED FOR THE         PURPOSE OF CALCULATING FAR.         PROPOSED STEPBACK         DOTH BLDG. 2 AND BLDG. 6 FRONT FACAL<
20.25D.070 1 SUBNOTES: 20.25D.080 CHART 20.25D.080.A. SUBNOTE (2 SUBNOTE (3 SUBNOTE (5	BEL-RED         LAND USE CHARTS         RESIDENTIAL:         FIVE OR MORE DWELLING UNITS PER STRUCTURE (5) - PERMITTED (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 2025D 120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETBACKS (3, 5): FRONT = 0 (SEE SUBNOTE 2) REAR = 0 SIDE = 0         PUILDING HEIGHT: BASE = 45' MAX = 125'         FLOOR AREA RATIO:         MINIMUM STEPBACKS (2): FRONT = 15' STEPBACK AT 40' AND ABOVE WHERE BUILDING IS LOCATED WITHIN 15' OF THE FRONT PROPERTY LINE         ALL REAR AND SIDE YARDS SHALL CONTAIN LANDSCAPING AS REQUIRED SIDEWALK ORIENTED DEVELOPMENT PURSUANT TO LUC 20.250.130.C. SHALL INCORPORATE A 15' DEEP STEPBACK IN THAT FACADE AT A HEIGHT NO MORE THAN 40' ABOVE THE AVERAGE FINISHED GRADE ALONG THAT FACADE.	PROPOSED SETBACKS - BLDG. 2:         FRONT (EAST) = APPROX. 19-3"         REAR (WEST) = 30-0"         SIDE (NORTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 12'-3" TO 58'-0"         SIDE (SOUTH) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES 16'-1" TO 31'-9"         REAR (WEST) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES MIN. 16'-1"         PROPOSED SETBACKS - BLDG. 6:         FRONT (EAST) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES MIN. 10'-5"         SIDE (NORTH) = VARIES MIN. 10'-5"         SIDE (SOUTH) = VARIES MIN. 16'-1"         PROPOSED BUILDING HEIGHT         BLDG 2: 78'-0" (ABOVE AVG FINISH GRADE         BLDG 6: 68'-8" (ABOVE AVG FINISH GRADE         SEE SHEET SD G-021 (BLDG 2 & 6); LD/J         G-009 FOR BUILDING HEIGHT DIAGRAMS         PROPOSED FAR:         ENTIRE PROJECT IS AFFORDABLE         PER LUC 20.25D.080 B.3.a, FLOOR AREAS         DEDICATED TO AFFORDABLE HOUSING         SHALL NOT BE COUNTED FOR THE         PURPOSE OF CALCULATING FAR.         PROPOSED STEPBACKS:         BOTH BLDG.2 AND BLDG. 6 FRONT FAÇAED         FRONT PROPERTY LIN
20.25D.070 1 SUBNOTES: 20.25D.080 CHART 20.25D.080.A. SUBNOTE (2 SUBNOTE (3 SUBNOTE (5	BEL-RED         LAND USE CHARTS         RESUBENTIAL         FIVE OR MORE DWELLING UNITS PER STRUCTURE (6) - PERMITTED (9) BICYCLE SWING SHALL BE PROVIDED PURSUANT TO LUC 20:250-120.G.         DIMENSIONAL REQUIREMENTS         OR-2: RESIDENTIAL         MINIMUM SETBACKS (3.5):         FRONT = 0 (SEE SUBINOTE 2)         REAR = 0         SIDE = 0    PLICIDING HEIGHT: BASE = 43° MAX = 125'          FLOOR AREA RATIO:    PRONT = 15' STEPBACK AT 40' AND ABOVE WHERE BUILDING IS LOCATED WITHIN 15' OF THE FRONT PROPERTY LINE AULT REAR AND SIDE YARDS SHALL CONTAIN LANDSCAPING AS REQUIRED BY LUC 20.20:520 AND 20:25D.110. ALL REAR AND SIDE YARDS SHALL CONTAIN LANDSCAPING AS REQUIRED BY LUC 20.20:20 AND 20:25D.110. ALL REAR AND SIDE YARDS SHALL CONTAIN LANDSCAPING AS REQUIRED MONTHIN 15' OF THE FRONT PROPERTY LINE ALL REAR AND SIDE YARDS SHALL CONTAIN LANDSCAPING AS REQUIRED BY LUC 20.20:20 AND 20:25D.110. ALL NECORPORATE A 15' DEEP STEPBACK IN THAT FACADE AT A HEIGHT NO MORE THAN 40' ABOVE THE AVERAGE FINISHED GRADE ALONG THAT FACADE. AZULINCORPORATE A 15' DEEP STEPPACK IN THAT FACADE AT A HEIGHT AND ON DORE THAN 40' ABOVE THE AVERAGE FINISHED GRADE ALONG THAT FACADE. MAXIN IMPERVIOUS SURFACE / LOT COVERAGE:	PROPOSED SETBACKS - BLDG. 2: FRONT (EAST) = APPROX. 19'-3" REAR (WEST) = 30'-0" SIDE (NORTH) = VARIES 12'-3" TO 58'-0" SIDE (SOUTH) = VARIES 12'-3" TO 32'-6"         PROPOSED SETBACKS - BLDG. 6: FRONT (EAST) = VARIES 16'-1" TO 3'1-9" REAR (WEST) = VARIES. MIN. 10'-5" SIDE (NORTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 158-11" SIDE (SOUTH) = VARIES. MIN. 14'-1"         PROPOSED BUILDING HEIGHT BLDG 6: 68'-8" (ABOVE AVG FINISH GRADE BLDG 6: 68'-8" (ABOVE AVG FINISH GRADE SEE SHEET SD G-021 (BLDG 2 & 6); LD/LJ G-009 FOR BUILDING HEIGHT DIAGRAMS         PROPOSED FAR: ENTIRE PROJECT IS AFFORDABLE         PER LUC 20.25D.080.B.3.a, FLOOR AREAS DEDICATED TO AFFORDABLE HOUSING SHALL NOT BE COUNTED FOR THE PURPOSE OF CALCULATING FAR.         PROPOSED STEPBACKS: BOTH BLDG, 2 AND BLDG, 6 FRONT FACAD FACES ARE SETBACK MORE THAN 15' FROM FRONT PROPERTY LINE, AVOIDING THE NEED FOR STEPBACK         DOES NOT APPLY TO PROJECT SITE PER MAP 20.25D.130.C         PROPOSED IMPERVIOUS SURFACE: NOTE: SEE DIAGRAM ON SD G-021 (BLDG & 6); LD/LJ G-005.2

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FLOOR AREA RATIO EXCEPTIONS: PER THE FAR AMENITY INCENTIVE SYSTEM, LUC 20.25D.090, FLOOR AREAS DEDICATED TO AFFORDABLE HOUSING, PUBLIC RESTROOMS, AND CHILD CARE / NONPROFIT USES SHALL NOT BE COUNTED FOR THE PURPOSE OF CALCULATING FAR.

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i. ii. D.2 <u>20.25D.120</u> A.1. CHART 20.25D.120.B.2. g.	LANDSCAPE DEVELOPMENT, OUTDOOR STORAGE, RETAIL DISPLAY, AND FEN THE PROVISIONS OF LUC 20.20.520 A, D, E, G, I, J, K, AND L APPLY. ARTERIAL LANDSCAPING ALONG 120TH AVE NE: SIDEWALK = 6' PLANTING = 5' 1) STREET TREES WITH A MIN. CALIPER OF TWO-1/2 INCHES AT MAX SPACING OF 30' IN TREE WELLS 5' WIDE BY 10' LONG 2) SUMMIT ASH - FRAXINUS PENNSYLVANICA "SUMMIT" PLANTED SYMMETRICALLY FROM MID-BLOCK OUTWARDS TO END OF BLOCK 3) GREENSPIRE LINDEN - TILIA CORDATA "GREENSPIRE" LOCATED AT THE END OF BLOCK TREE WELL GROUND COVER PLANTINGS TO COVER AREA WITHIN A MINIMUM OF THREE YEARS. 1) MONDO GRASS; 2) CREEPING LILY TURF; 3) LEMON DAYLILY - HEMEROCALLIS FLAVA; 4) SALAL - GAULTHERIA SHALLON; A 10-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG AN INTERIOR PROPERTY NOT REGULATED ELSEWHERE.	<u>CE STANDARDS</u>
A.1. B.3.d. i. ii. D.2 20.25D.120 A.1. CHART 20.25D.120.B.2. g. SUBNOTES:	ARTERIAL LANDSCAPING ALONG 120TH AVE NE: SIDEWALK = 6' PLANTING = 5' 1) STREET TREES WITH A MIN. CALIPER OF TWO-1/2 INCHES AT MAX SPACING OF 30' IN TREE WELLS 5' WIDE BY 10' LONG 2) SUMMIT ASH - FRAXINUS PENNSYLVANICA "SUMMIT" PLANTED SYMMETRICALLY FROM MID-BLOCK OUTWARDS TO END OF BLOCK 3) GREENSPIRE LINDEN - TILIA CORDATA "GREENSPIRE" LOCATED AT THE END OF BLOCK TREE WELL GROUND COVER PLANTINGS TO COVER AREA WITHIN A MINIMUM OF THREE YEARS. 1) MONDO GRASS; 2) CREEPING LILY TURF; 3) LEMON DAYLILY - HEMEROCALLIS FLAVA; 4) SALAL - GAULTHERIA SHALLON; A 10-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG AN INTERIOR	
ii. iii. D.2 <u>20.25D.120</u> A.1. CHART 20.25D.120.B.2. g.	PLANTING = 5' 1) STREET TREES WITH A MIN. CALIPER OF TWO-1/2 INCHES AT MAX SPACING OF 30' IN TREE WELLS 5' WIDE BY 10' LONG 2) SUMMIT ASH - FRAXINUS PENNSYLVANICA "SUMMIT" PLANTED SYMMETRICALLY FROM MID-BLOCK OUTWARDS TO END OF BLOCK 3) GREENSPIRE LINDEN - TILIA CORDATA "GREENSPIRE" LOCATED AT THE END OF BLOCK TREE WELL GROUND COVER PLANTINGS TO COVER AREA WITHIN A MINIMUM OF THREE YEARS. 1) MONDO GRASS; 2) CREEPING LILY TURF; 3) LEMON DAYLILY - HEMEROCALLIS FLAVA; 4) SALAL - GAULTHERIA SHALLON; A 10-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG AN INTERIOR	
iii. D.2 20.25D.120 A.1. CHART 20.25D.120.B.2. g.	SPACING OF 30' IN TREE WELLS 5' WIDE BY 10' LONG 2) SUMMIT ASH - FRAXINUS PENNSYLVANICA "SUMMIT" PLANTED SYMMETRICALLY FROM MID-BLOCK OUTWARDS TO END OF BLOCK 3) GREENSPIRE LINDEN - TILIA CORDATA "GREENSPIRE" LOCATED AT THE END OF BLOCK TREE WELL GROUND COVER PLANTINGS TO COVER AREA WITHIN A MINIMUM OF THREE YEARS. 1) MONDO GRASS; 2) CREEPING LILY TURF; 3) LEMON DAYLILY - HEMEROCALLIS FLAVA; 4) SALAL - GAULTHERIA SHALLON; A 10-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG AN INTERIOR	
D.2 20.25D.120 A.1. CHART 20.25D.120.B.2. g.	MINIMUM OF THREE YEARS. 1) MONDO GRASS; 2) CREEPING LILY TURF; 3) LEMON DAYLILY - HEMEROCALLIS FLAVA; 4) SALAL - GAULTHERIA SHALLON; A 10-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG AN INTERIOR	
20.25D.120 A.1. CHART 20.25D.120.B.2. g.		
A.1. CHART 20.25D.120.B.2. J.		
g.	PARKING, CIRCULATION, AND INTERNAL WALKWAY REQUIREMENTS THE PROVISIONS OF LUC 20.20.590 C, E, G, I, K, AND L APPLY.	
SUBNOTES:	MINIMUM/ MAXIMUM PARKING REQUIREMENTS BY USE RESIDENTIAL (5): PER UNIT MIN = 0.75; SEE SUBNOTE 5 .25 PER UNIT 1 BEDROOM OR BELOW	PROPOSED PARKING FOR RESIDENTIAL:
SUBNOTES:	BUILDING 2: 97 UNITS (STUDIOS + 1-BED) BUILDING 6: 64 UNITS (STUDIOS + 1-BED) TOTAL: 161 UNITS (STUDIOS + 1-BED) x .25 = 40.25 STALLS MIN.	BUILDING 2: 60 STALLS BUILDING 6: 24 STALLS TOTAL: 84 STALLS
SUBNOTES:	BUILDING 2: 53 UNITS (2-BED + 3-BED) BUILDING 6: 20 UNITS (2-BED + 3-BED) TOTAL: 73 UNITS (2-BED + 3-BED) x .5 = 36.5 STALLS MIN.	COMPACT STALLS - BUILDING 2: 28 <u>COMPACT STALLS - BUILDING 6: 18</u> TOTAL COMPACT STALLS: 46
SUBNOTES:	TOTAL MIN. STALLS REQUIRED (BLDG.2 + BLDG.6) = 76.75 STALLS	STANDARD STALLS - BUILDING 2: 32 STANDARD STALLS - BUILDING 6: 6
SUBNOTES:	MAX = 2.0 234 UNITS x 2.0 = 468 MAX	TOTAL STANDARD STALLS: 38
	(5) THE MINIMUM REQUIREMENT FOR UP TO AND INCLUDING ONE BEDROOM APARTMENT UNITS AVAILABLE TO PERSONS EARNING 60 PERCENT OR LESS THAN THE MEDIAN INCOME AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SEATTLE METROPOLITAN STATISTICAL AREA IS 0.25 STALLS PER UNIT.	PROPOSED AFFORDABLE HOUSING AMI: 60% AMI OR BELOW
	(8) SEE LUC 20.20.590.L FOR AFFORDABLE HOUSING, MARKET RATE MULTIFAMILY DWELLING, AND SENIOR HOUSING MINIMUM PARKING STANDARDS WHEN THESE RESIDENTIAL USES ARE LOCATED NEAR FREQUENT TRANSIT SERVICE.	
Э.	BICYCLE PARKING RESIDENTIAL AND RETAIL USES ARE REQUIRED TO PROVIDE BICYCLE PARKING.	
1. D.	RATIO: 1 SPACE PER EVERY 10 DWELLING UNITS FOR RESIDENTIAL USES. BUILDING 2: 150 UNITS / 10 = 15 SPACES BUILDING 6: 84 UNITS / 10 = 9 SPACES	PROPOSED BICYCLE PARKING: RESIDENTIAL:
3.	COVERED SPACES. AT LEAST 50% OF REQUIRED PARKING SHALL BE PROTECTED FROM RAINFALL BY COVER.	ALL BICYCLE PARKING SPACES ARE COVERED
<b>0.25D.130</b>	BEL-RED DEVELOPMENT STANDARDS REQUIRED GROUND FLOOR USES:	
	WHERE REQUIRED. FIGURE 20.25D.130.B. IDENTIFIES LOCATIONS OF REQUIRED BUILD-TO LINES WHERE THE GROUND FLOOR FACADES MUST BE BUILT TO THE BACK OF SIDEWALK.	NOT REQUIRED AT PROJECT LOCATION
<b>}.</b> 	REQUIRED BUILD-TO LINES: WHERE REQUIRED. FIGURE 20.25D.130.B. IDENTIFIES LOCATIONS OF REQUIRED BUILD-TO LINES WHERE THE GROUND FLOOR FACADES MUST BE BUILT TO THE BACK OF SIDEWALK.	NOT REQUIRED AT PROJECT LOCATION
C. 2.	REQUIRED SIDEWALK ORIENTED DEVELOPMENT WHERE REQUIRED. FIGURE 20.25D.130.C. IDENTIFIES WHERE SIDEWALK ORIENTED DEVELOPMENT IS REQUIRED.	NOT REQUIRED AT PROJECT LOCATION
4.	ON STREET FRONTAGES WHERE GROUND FLOOR USES ARE NOT REQUIRED THE FOLLOWING DESIGN STANDARDS APPLY:	
ł.a.	PRIMARY ENTRANCES SHALL BE ORIENTED TOWARD THE PUBLIC RIGHT OF WAY OR OPEN SPACE.	PROPOSED: PRIMARY RESIDENTIAL ENTRANCE ON BUILDING 2 IS ORIENTED TOWARD THE NEW PRIVATE DRIVE OF 17TH STREET. PRIMARY RESIDENTIAL ENTRANCE ON BUILDING 6 IS ORIENTED TOWARD 120TH AVE NE.
4.b.	DOORS MAY BE SEPARATED FROM ADJACENT PUBLIC RIGHT OF WAY OR OPEN SPACE BY A MAX OF 36" GRADE SEPARATION.	PROPOSED: DOORS ARE LEVEL WITH THE ROW.
20.25D.140	BEL-RED STREET DEVELOPMENT STANDARDS	
F.		
1.	RESTRICTED DRIVEWAY ACCESS PURPOSE/ INTENT: DRIVEWAY ACCESS ALONG CERTAIN STREETS IS	

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PROPOSED: DRIVEWAY ACCESS PROPOSED ALONG 120TH AVE NE, VIA TWO ACCESS POINTS: 1) EXISTING OMFE ACCESS DRIVE AND 2) NEW PROPOSED PRIVATE DRIVE (17TH STREET) DRIVEWAY LOCATION NOT RESTRICTED PER 20.25D.140.F.

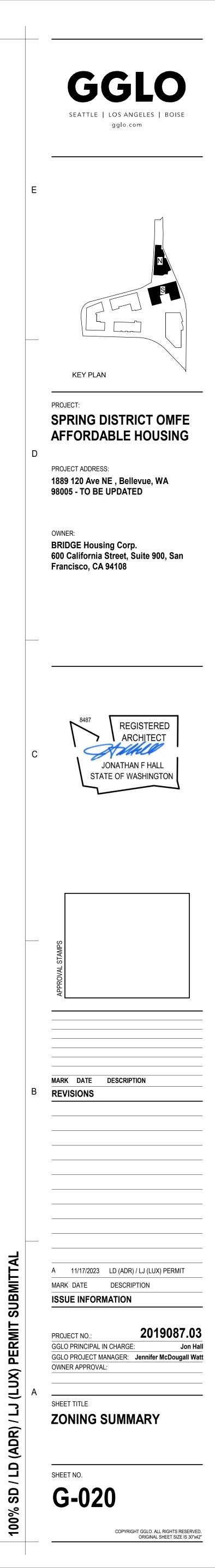
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20.50	DEFINITIONS
BUILDING HEIGHT	THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION FO THE FINISHED GRADE AROUND THE BUILDING OR BUILDING SEGMENT TO THE HIGHEST POINT OF A FLAT ROOF, OR TO THE MEAN HEIGHT BETWEEN THE EAVES AND RIDGE OF A PITCHED ROOF.
	EXCLUDED: STRUCTURAL ELEMENTS NOT INTENDED FOR HABITATION AND NOT EXCEEDING 15 FEET ABOVE THE MAXIMUM BUILDING HEIGHT INCLUDING PENTHOUSES FOR 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.
GROSS SF / FLOOR DEFINITION	TOTAL NUMBER OF SQUARE FEET WITHIN THE INSIDE FINISHED WALL SURFACE OF THE OUTER BUILDING WALLS OF A STRUCTURE, EXCLUDING VENT SHAFTS, OUTDOOR COURTS AND PARKING.
IMPERVIOUS SURFACE	ANY STRUCTURE OR NON-VEGETATED SURFACE AFFIXED TO THE GROUND THAT PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL LAYER, OR THAT CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM THE FLOW RATE PRIOR TO ADDITION OF SUCH SURFACE. INCLUDES, WITHOUT LIMITATION: STRUCTURE, INCLUDING EAVES; VEHICULAR, BICYLE, PEDESTRIAN OR OTHER CIRCULATION FACILITIES CONSTRUCTED OF SOLID SURFACES, INCLUDING PAVEMENT, CONCRETE, U GROUTED BRICK OR STONE, SOLID DECKS, PATIOS, SPORT COURTS, SWIMMING POOLS, HOT TUBS AND SIMILAR RECREATION FACILITIES; AND LANDSCAPE FEATURES, INCLUDING SHEDS, ARBORS, AND PLAY STRUCTURES.

WHERE RESTRICTED. AS SHOWN IN FIGURE 20.25D.140.F.

2.

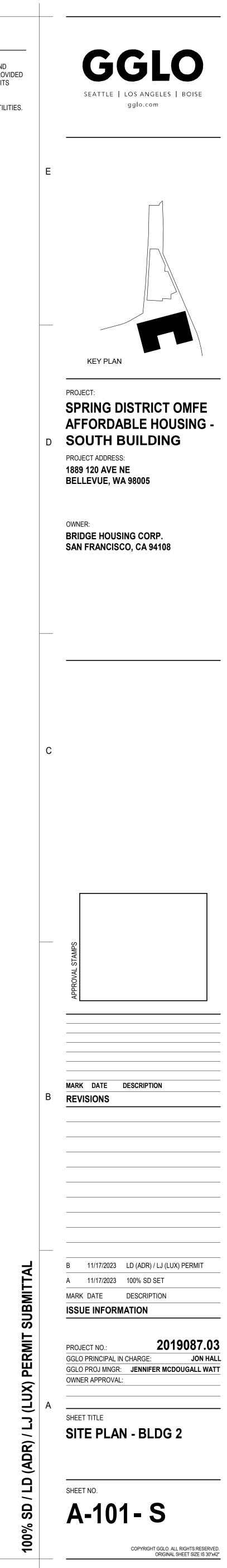




## **GENERAL SITE PLAN NOTES**

- SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY ON SHEET V-001 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
- 2. VERIFY LOCATION OF ALL EXISTING UTILITIES. DO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
- 3. FOR EXITING INFORMATION SEE SHEET G-035 G-039

 MINIMUM REQUIRED SETBACKS PER LUC 20.25D.080.A: FRONT (120TH AVE NE): 15' TO AVOID STEPBACK REQUIREMENT SIDE: 0' REAR: 0'



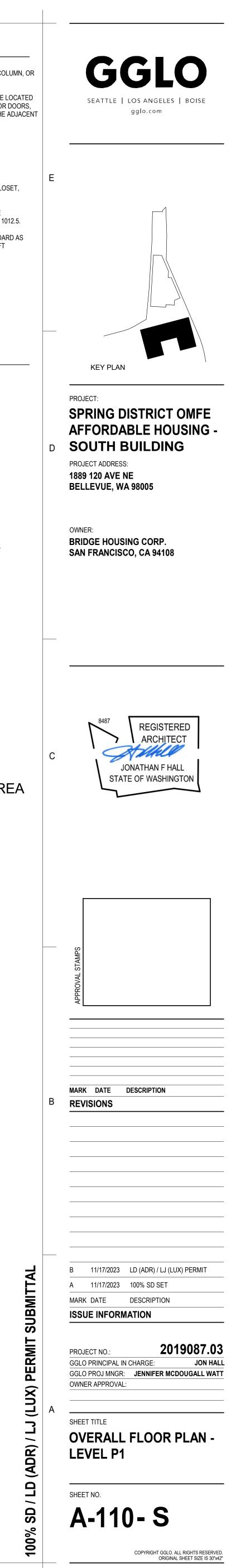


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- 2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT

- 8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT





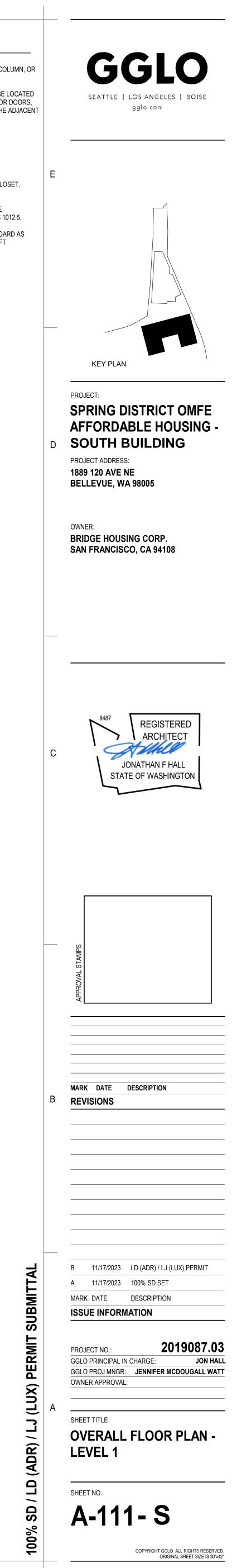


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- 1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
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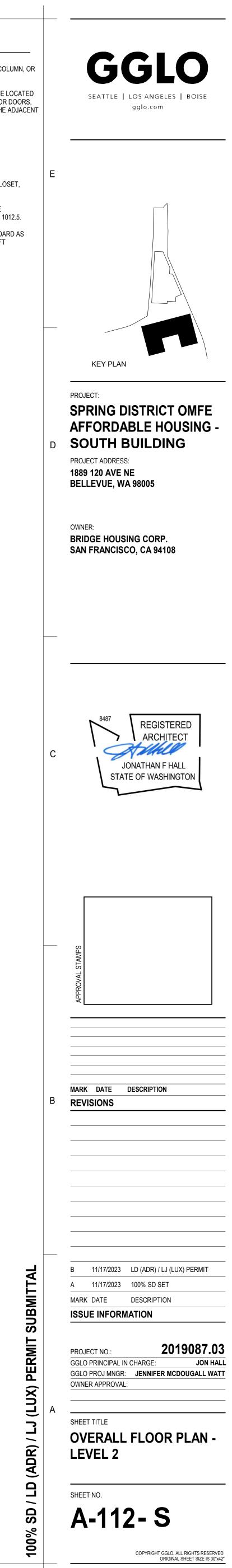


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## **GENERAL FLOOR PLAN NOTES**

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- 3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
- 4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
- 5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA. 6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET,
- BATHTUB AND SHOWER. REF A-500.
- 7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
- 8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.





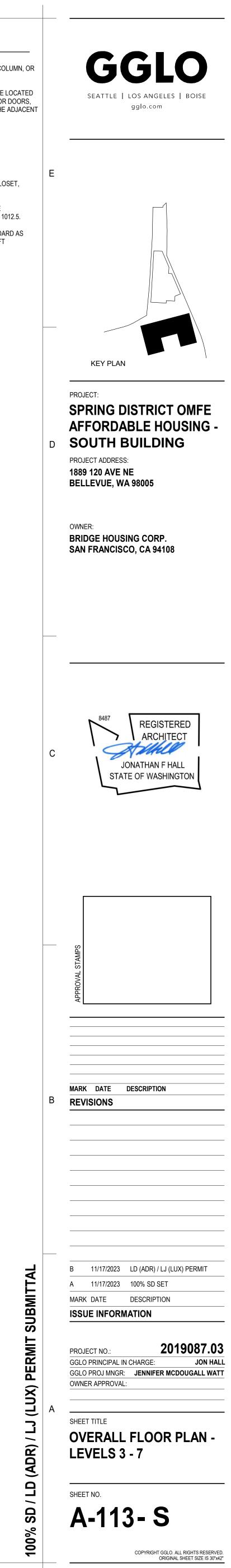
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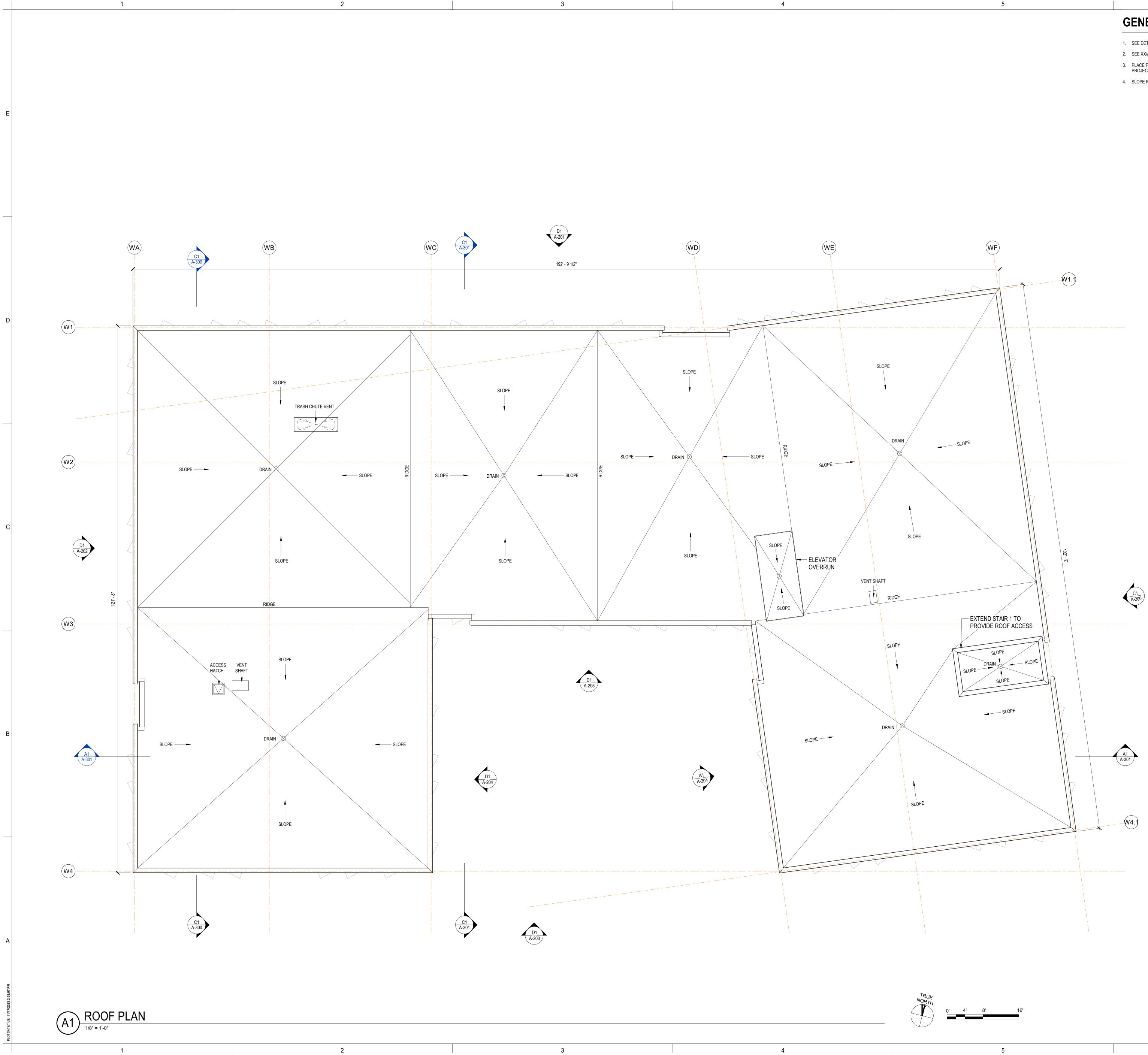
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**GENERAL FLOOR PLAN NOTES** 

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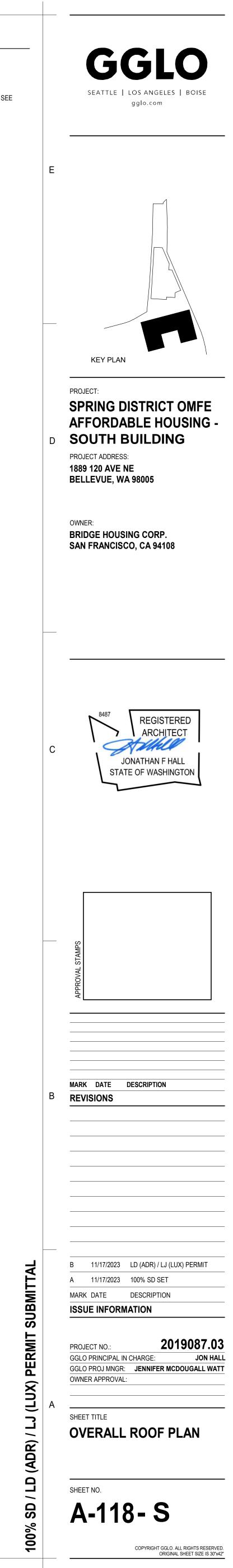
### **GENERAL ROOF PLAN NOTES**

1. SEE DETAIL XX/A-XXX FOR VENT PIPE PENETRATIONS.

- 2. SEE XX/A-XXX FOR SATELLITE CONDUIT.
- 3. PLACE FALL PROTECTION ANCHORS AT SPECIFIED INTERVALS PER MFR INSTRUCTIONS, SEE PROJECT MANUAL SECTION XXXXX.

6

4. SLOPE ROOF 1/4" MIN., TYPICAL





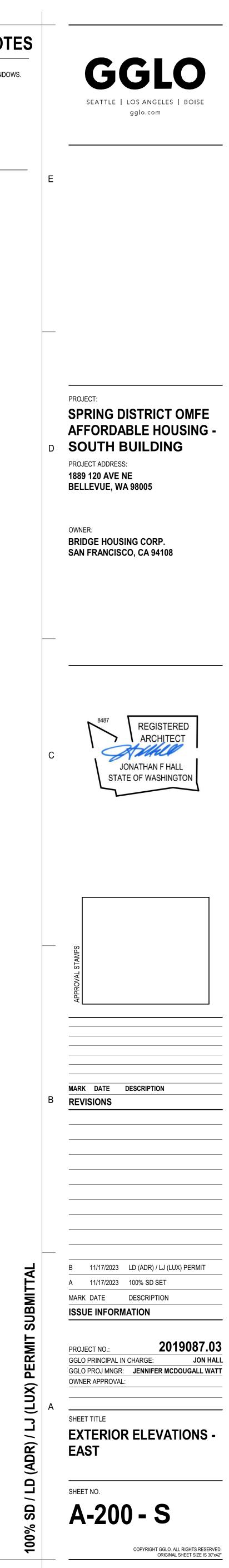
# **GENERAL EXTERIOR ELEVATION NOTES**

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.

2. SEE RCP FOR SOFFIT COLORS.

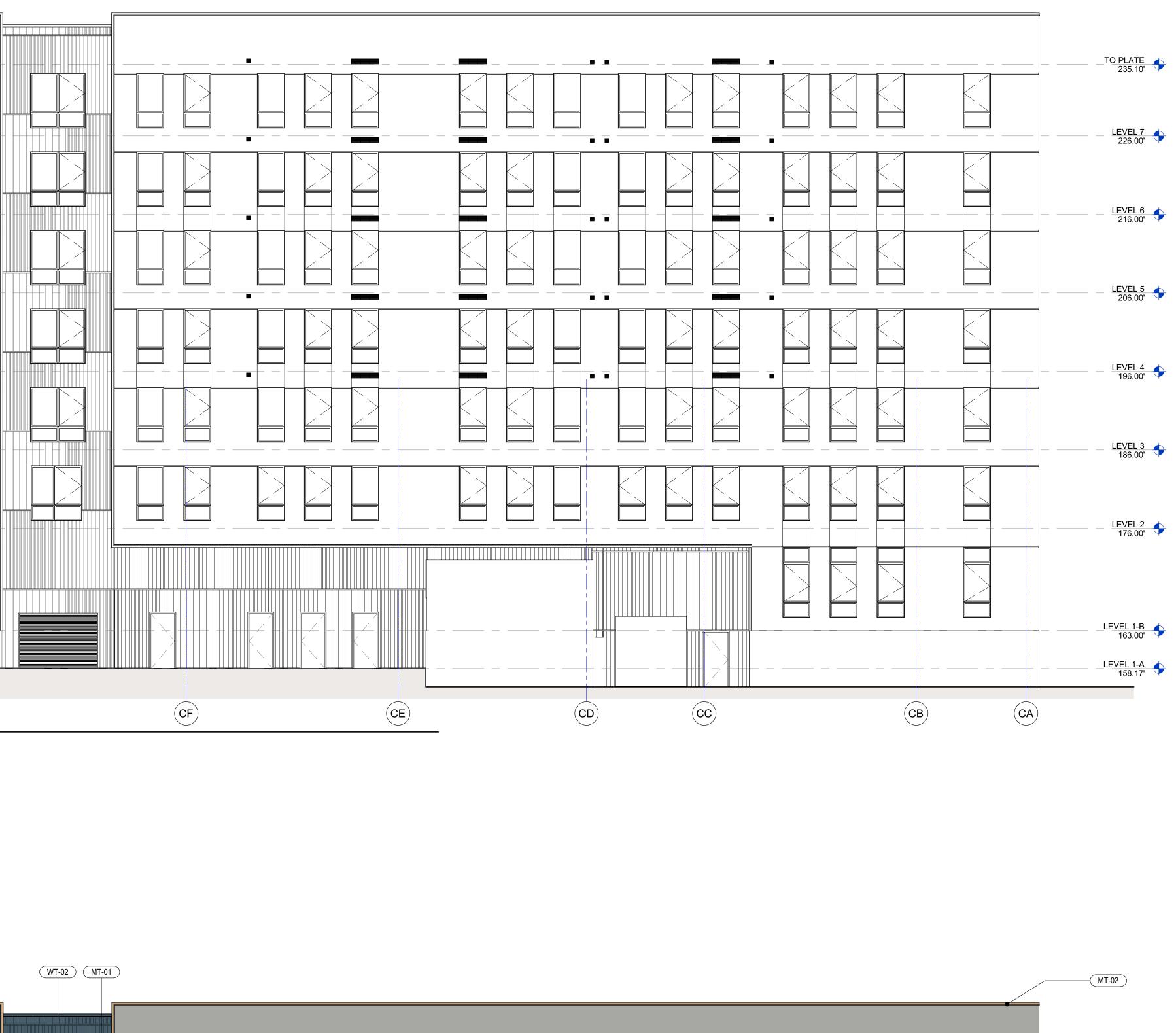
### **EXTERIOR SIDING LEGEND**





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E				
	D1 <u>NORTH</u> 1/8" = 1'-0"	ELEVATION		CG
С				
	FC-02	•		
	FC-03			
В				
A				
PLOT DATE/TIME: 11/16/2023 4:55:00 PM		ELEVATION - COLO	DR	
PLOT DATE/	A 1 1/8" = 1'-0"	1		2

_				



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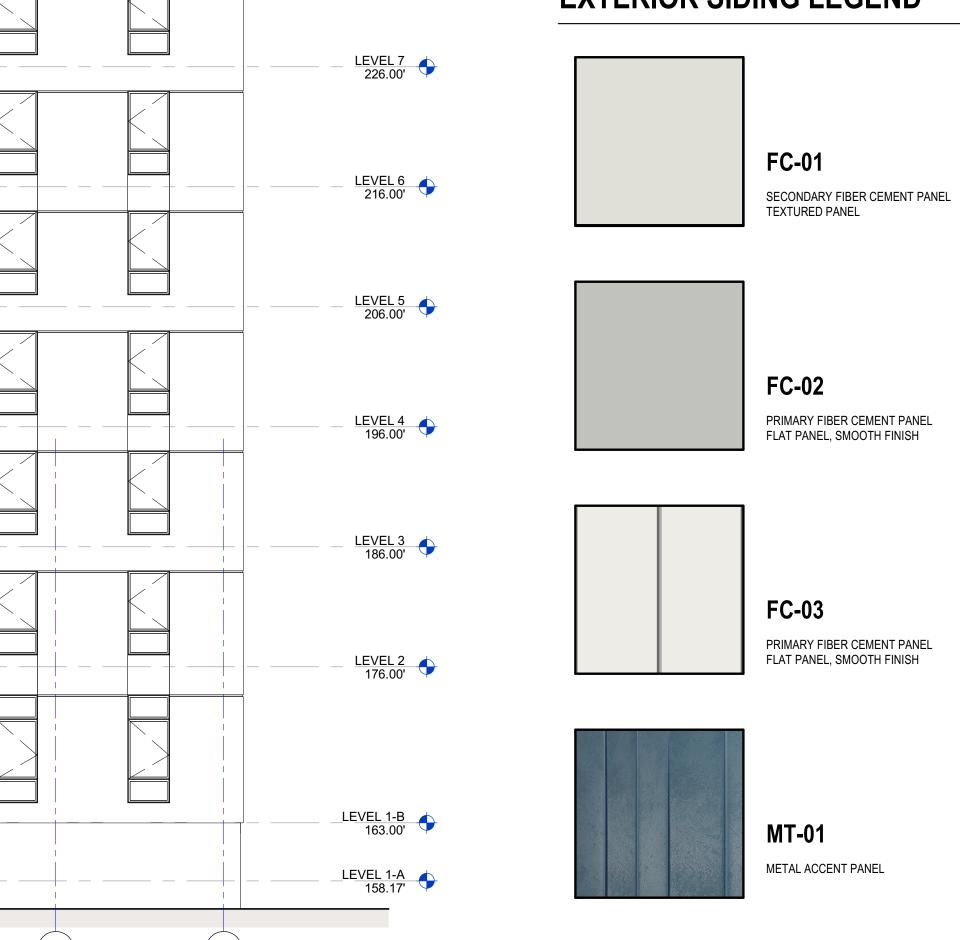
# **GENERAL EXTERIOR ELEVATION NOTES**

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2. SEE RCP FOR SOFFIT COLORS.

### **EXTERIOR SIDING LEGEND**



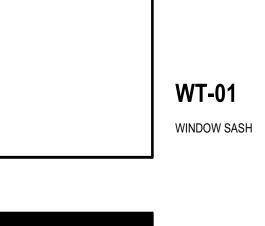
FC-03

PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH

MT-01 METAL ACCENT PANEL



MT-02 METAL ACCENT PANEL

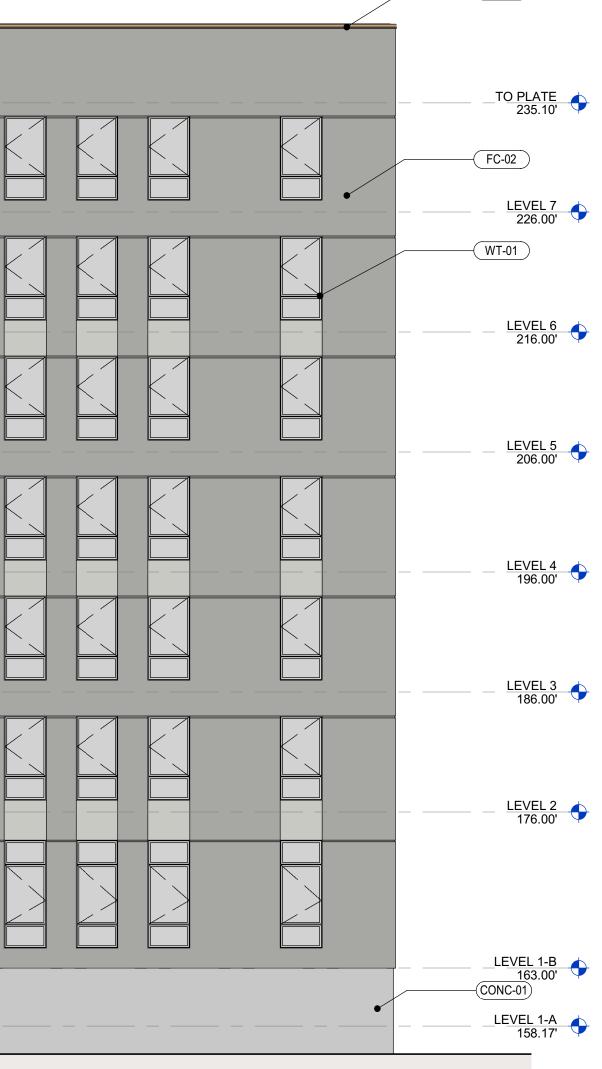


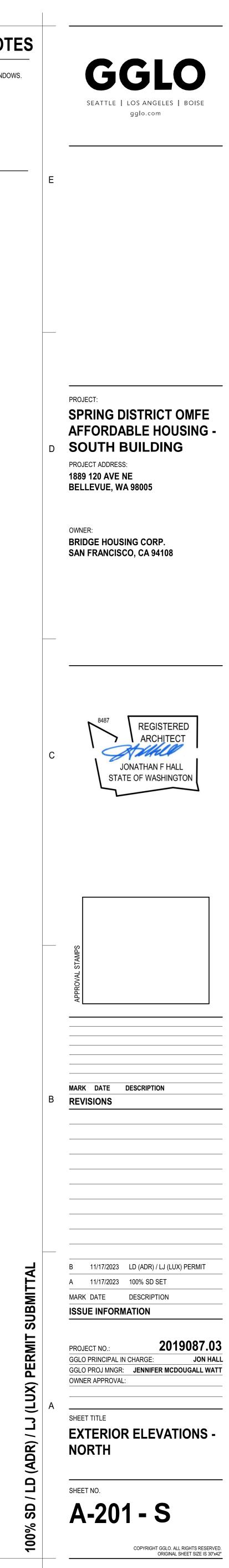
WT-02 WINDOW SASH



CONC-01 RETAINING WALL

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L		CONC-01)		
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WEST

1/8" = 1'-0"

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# **GENERAL EXTERIOR ELEVATION NOTES**

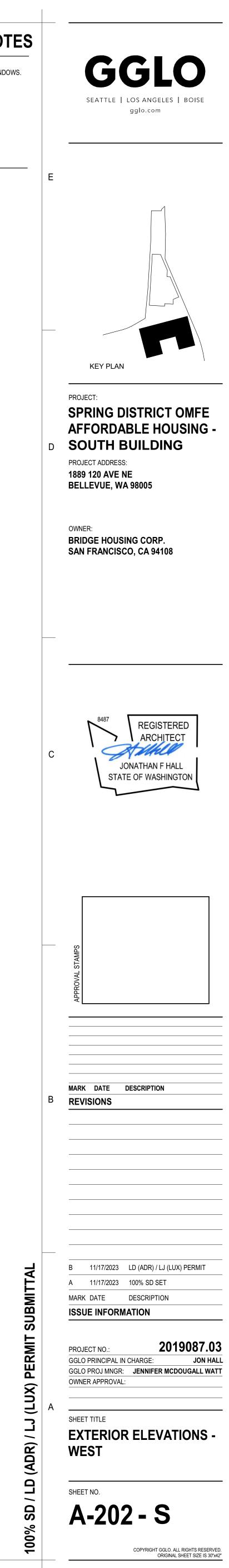
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2. SEE RCP FOR SOFFIT COLORS.

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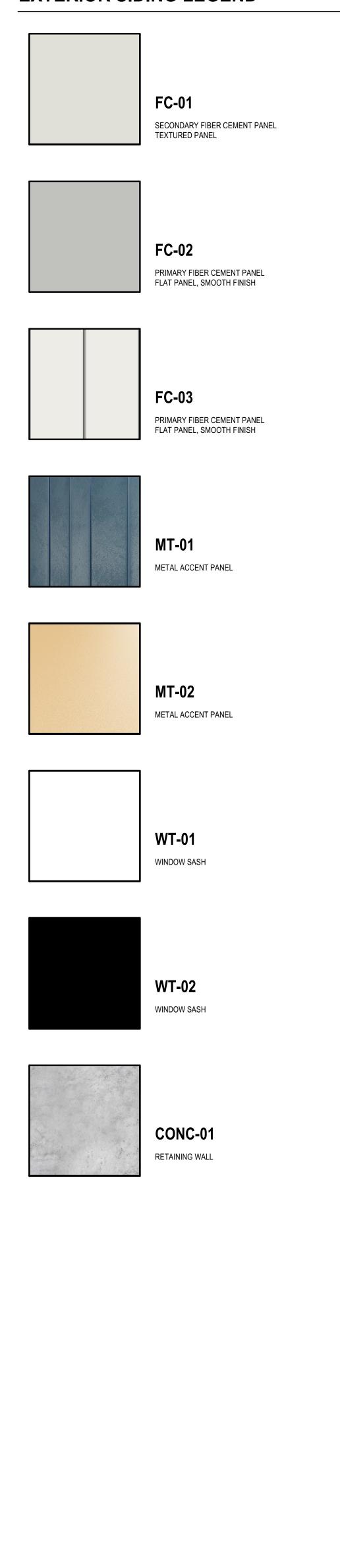
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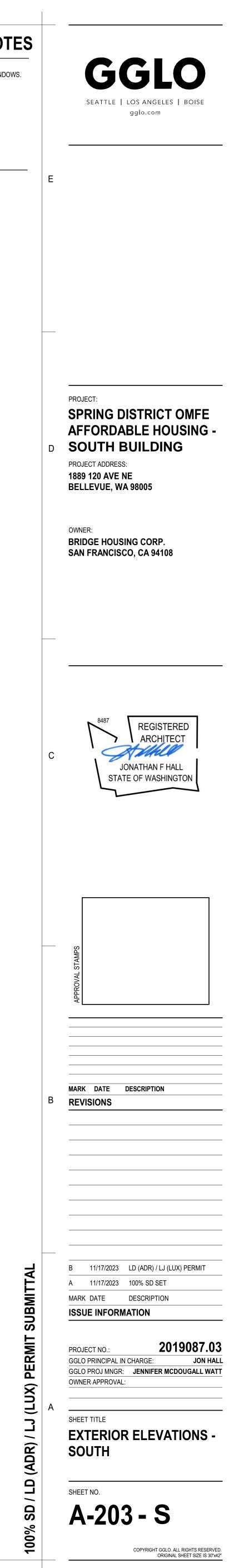
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# **GENERAL EXTERIOR ELEVATION NOTES**

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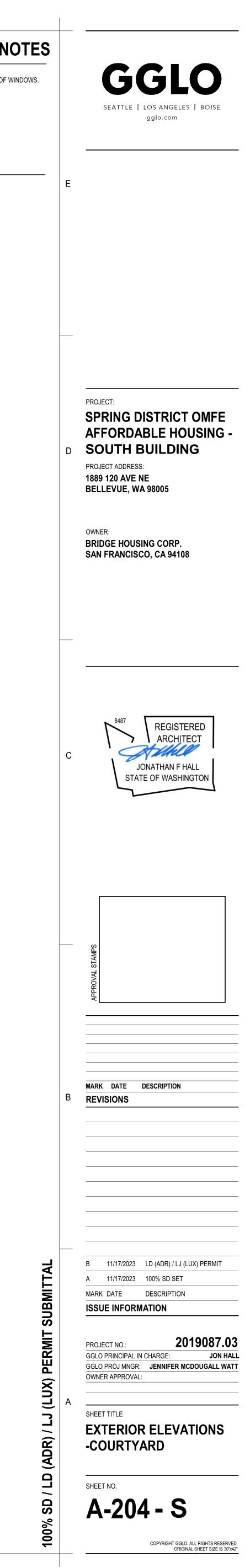
**EXTERIOR SIDING LEGEND** 







	3 4	
	W4 W3 MT-02	<ol> <li>I. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDO</li> <li>SEE RCP FOR SOFFIT COLORS.</li> </ol>
O <u>PLATE</u> 235.10'	FC-02 TO PLATE 235.10	
LEVEL 7 226.00'		FC-01
LEVEL 6 216.00'		SECONDARY FIBER CEMENT PANEL TEXTURED PANEL
LEVEL 5 206.00'		FC-02 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
LEVEL 4 196.00'		
LEVEL 3 186.00'		FC-03 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
LE <u>VEL 2</u> 176.00'		MT-01 METAL ACCENT PANEL
	C6 C5 C4 C4 C4 C4 C4 C4	
	1/8" = 1'-0"	MT-02 METAL ACCENT PANEL
	W4.1	WT-01 WINDOW SASH
TO PLATE 235.10'	MT-01 WT-02 FC-01 TO PLATE 235.10' •	WT-02
LEVEL 7 226.00'		WINDOW SASH
LEVEL 6 216.00'		CONC-01
<u>LEVEL 5</u> 206.00'		RETAINING WALL
<u>LEVEL 4</u> 196.00'		
LEVEL 3 186.00'		
LEVEL 2 176.00'		
<u>LEVEL 1-B</u> 163.00'	LEVEL 1-B 163.00'	





# **GENERAL EXTERIOR ELEVATION NOTES**

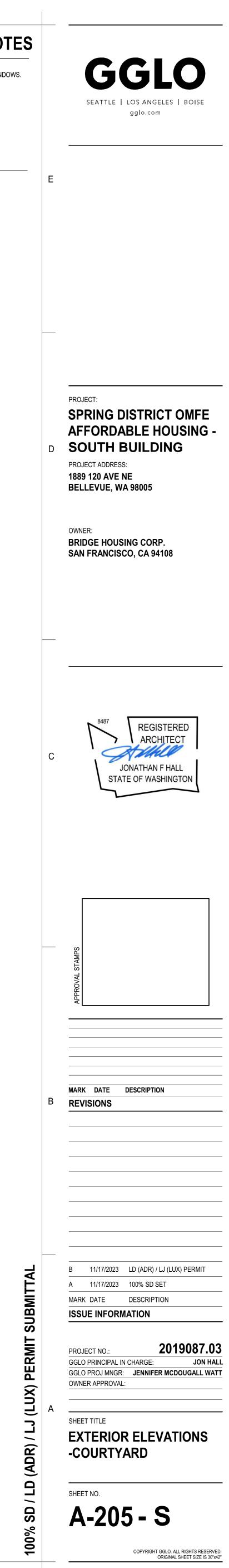
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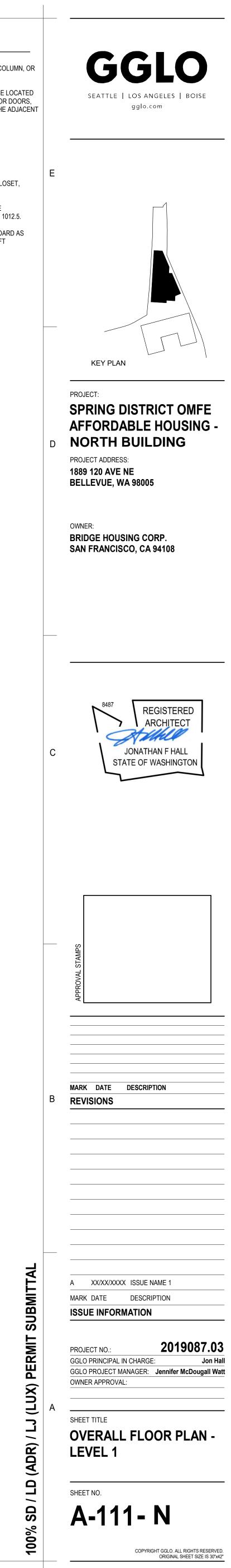




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- 5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
- 7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
- 8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT

AMENITY/COMMON AREA

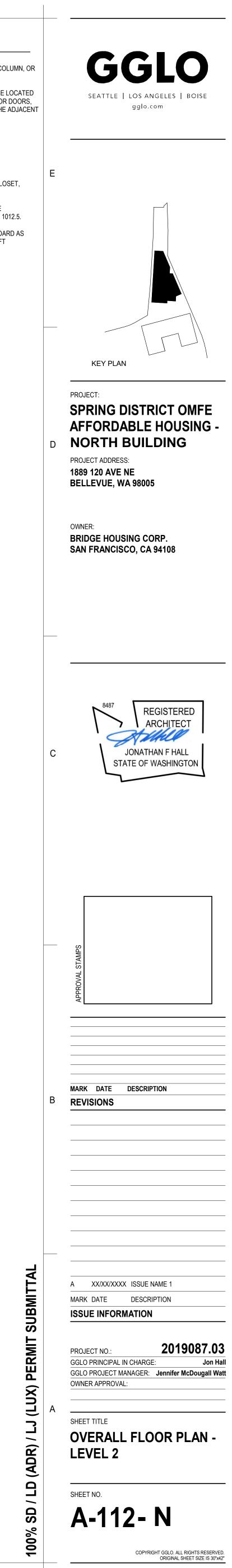




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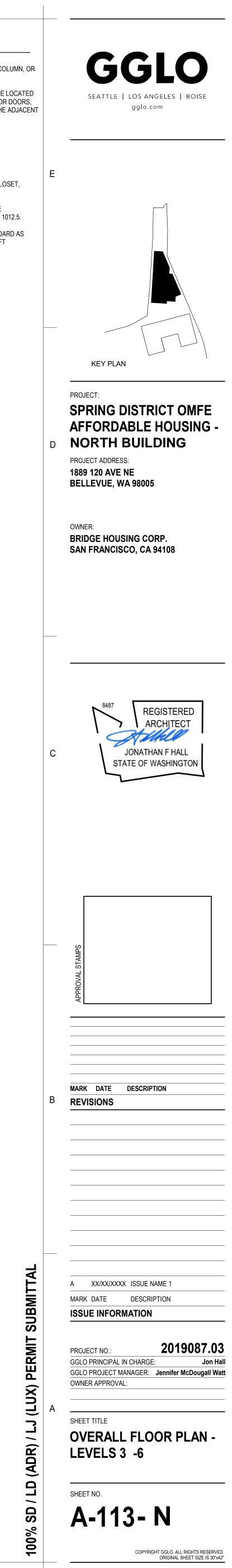


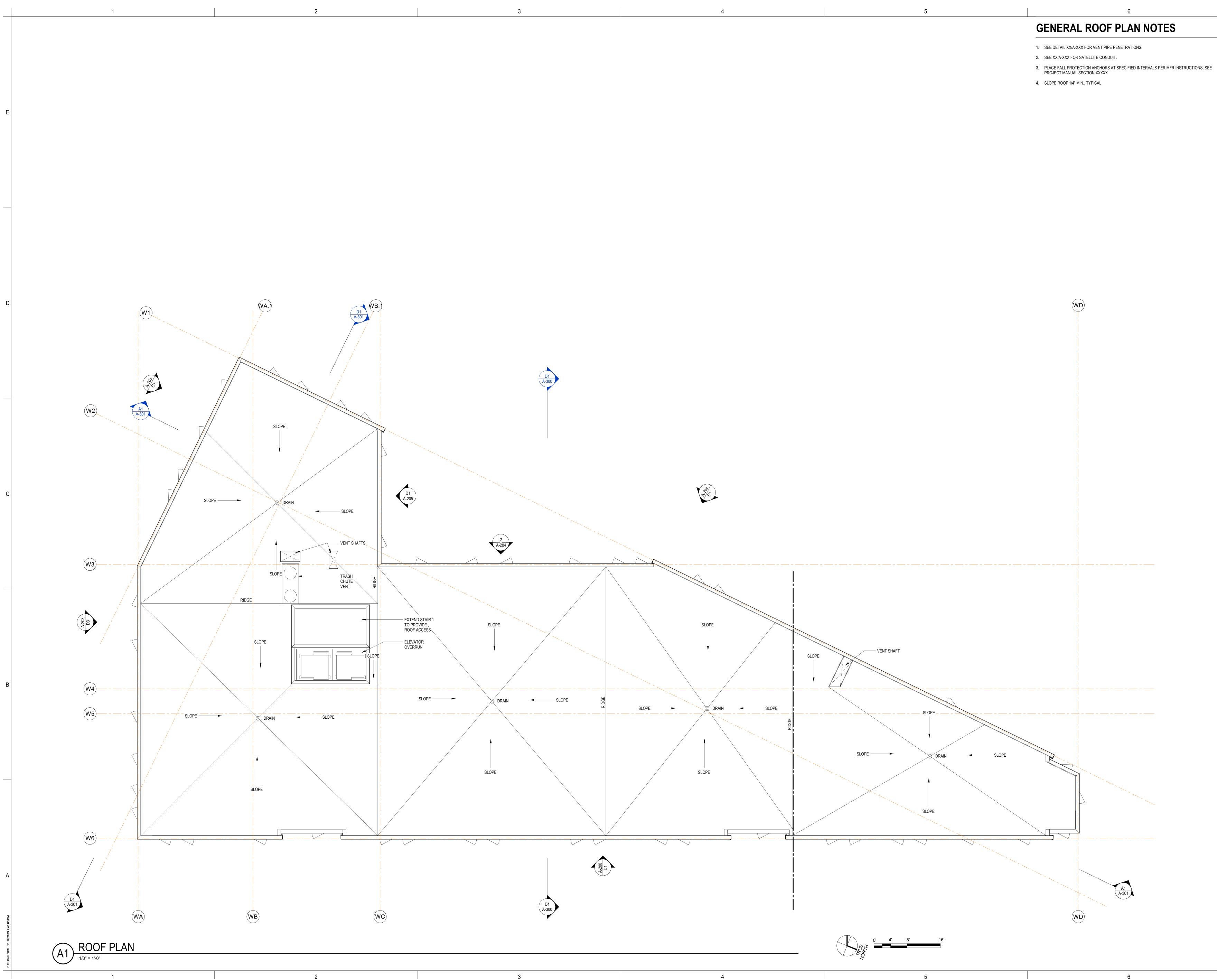
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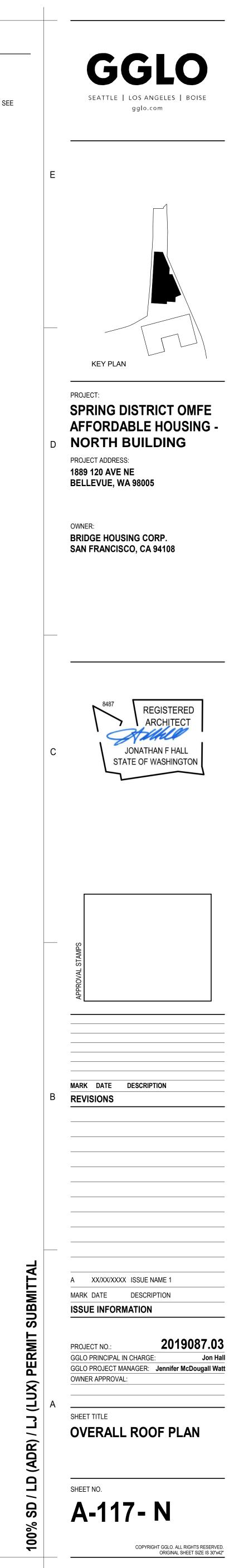
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### **GENERAL ROOF PLAN NOTES**

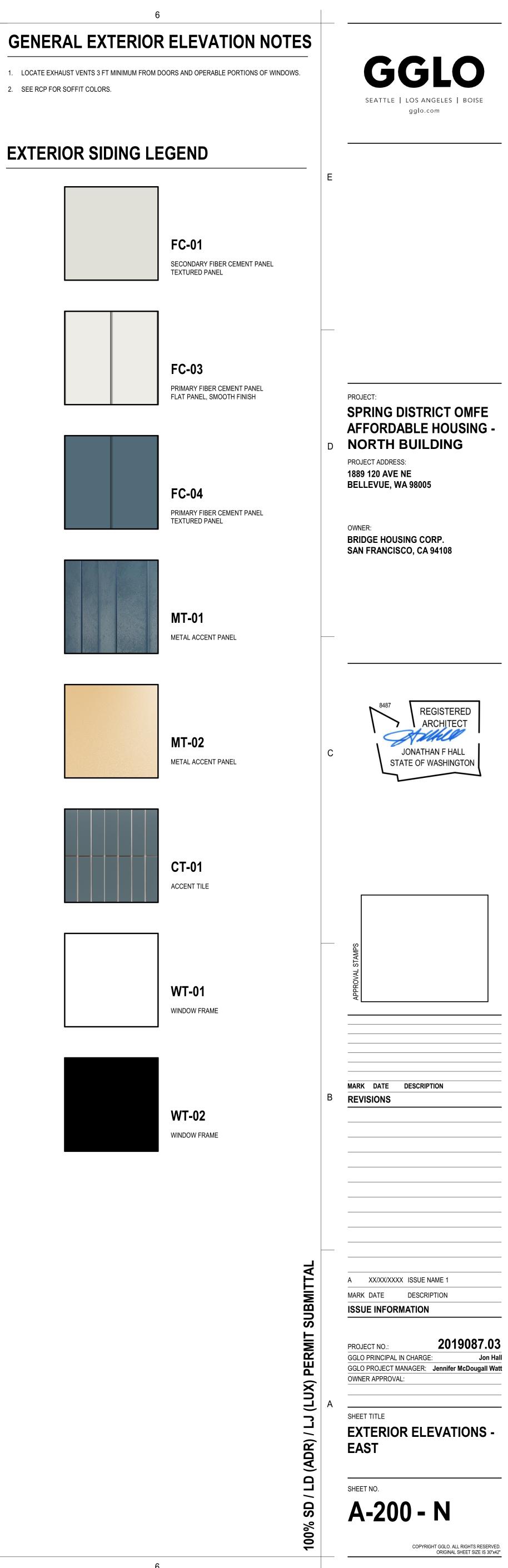




# **GENERAL EXTERIOR ELEVATION NOTES**

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.

WD TO PLATE 220.00' F F LEVEL 6 211.00' LEVEL 5 201.00' F LEVEL 4 191.00' LEVEL 3 181.00' LEVEL 2 171.00' LEVEL 1 158.00'







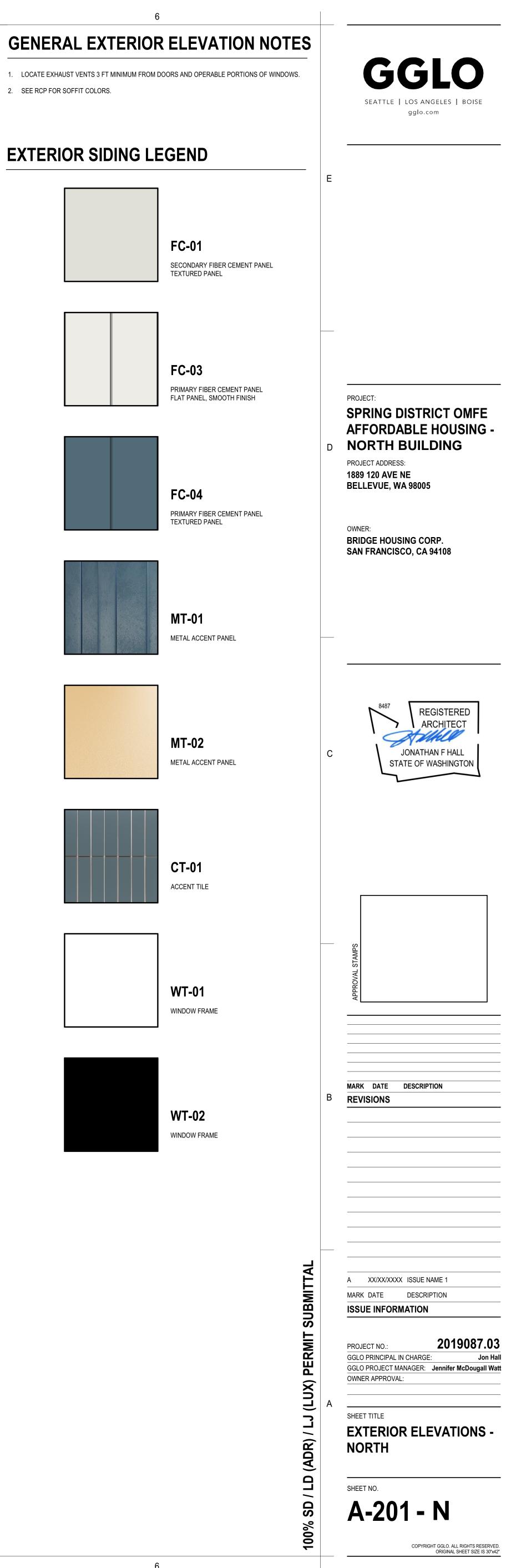


(WT-01)	(	WT-02	
			TO PLATE 220.00'
			LEVEL 6 211.00'
			LEVEL 5 201.00'
			LEVEL 4 191.00'
			LEVEL 3 181.00'
			LEVEL 2 171.00'
			LEVEL 1 158.00'



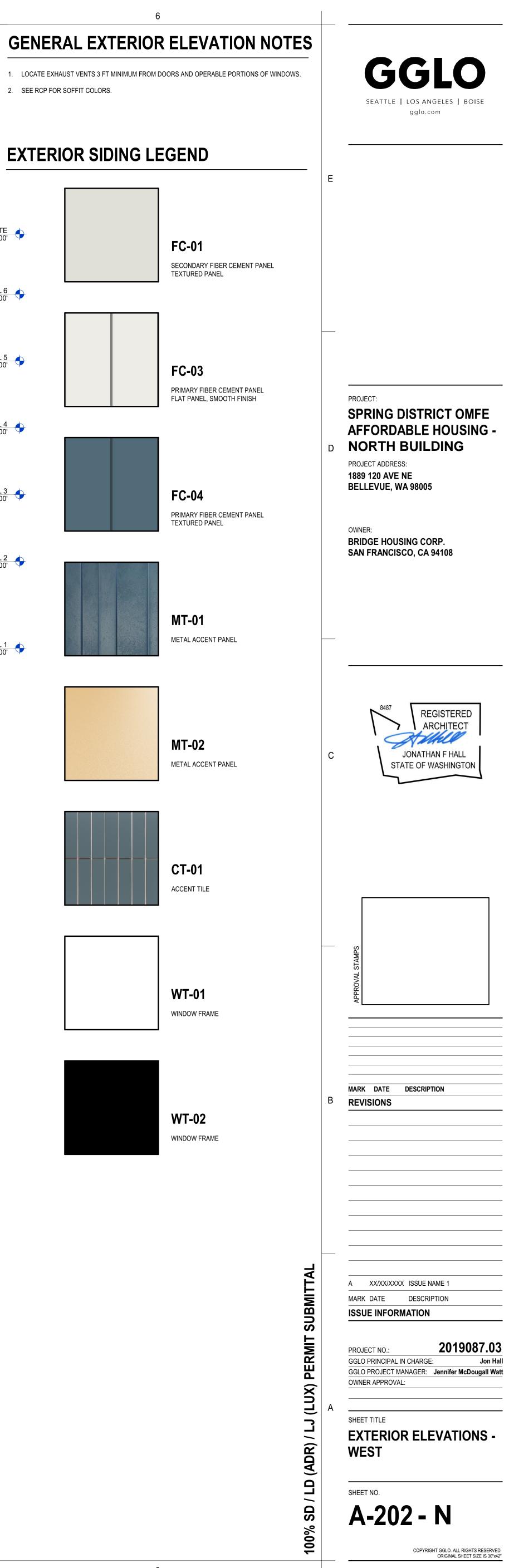
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	T <u>O PLATE</u> 220.00'
	LEVEL 6 211.00'
	LEVEL 5 201.00'
	LEVEL 4 191.00'
	LEVEL 3 181.00'
	LEVEL 2 171.00'
	LEVEL 1 158.00'

**EXTERIOR SIDING LEGEND** 









•	TO_PLATE 220.00'
	<u>LEVEL 6</u> 211.00'
	— (FC-03)
	LEVEL 5 201.00'
	WT-01
	<u>LEVEL 4</u> 191.00'
	<u>LEVEL 3</u> 181.00'
	LEVEL 2 171.00'
	FC-03



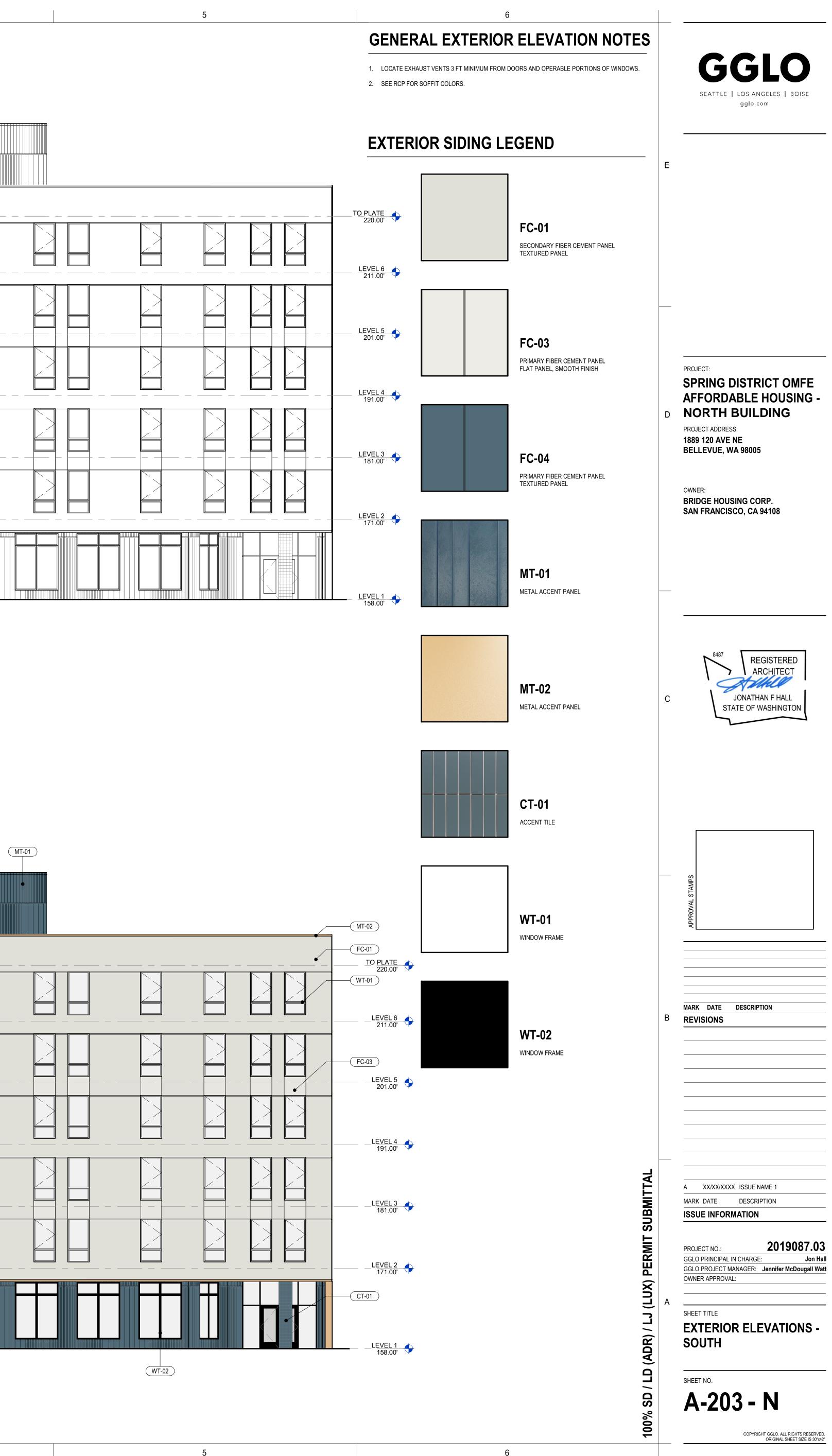
	SOUTHEAST ELEVATION - COLOR 1/8" = 1'-0"
AS	1/8" = 1'-0"

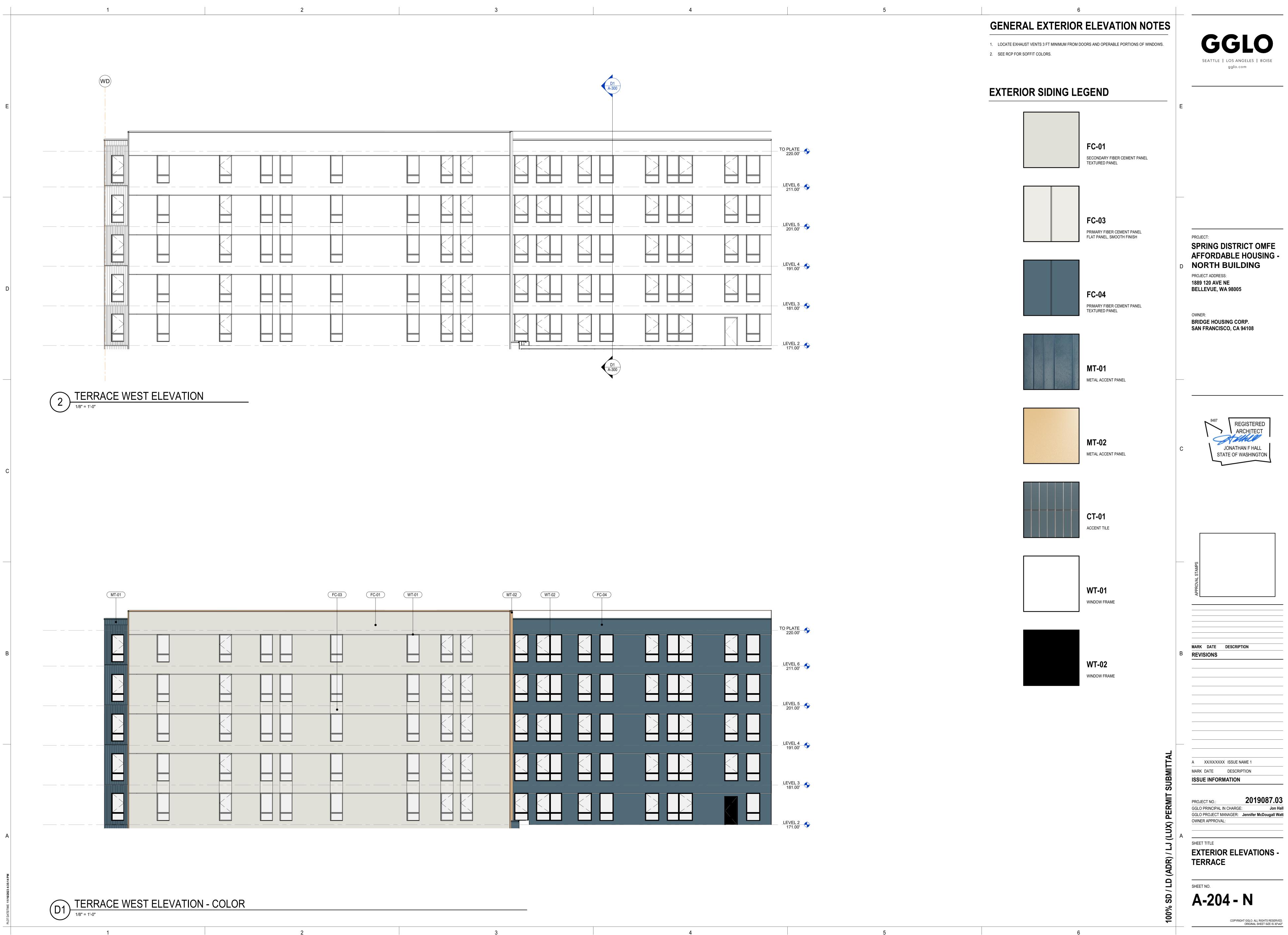
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		FC-01				
		WT-01 FC-03				
		CT-01	•			
(WT-02)			FC-03 FC-	01	FC-03	

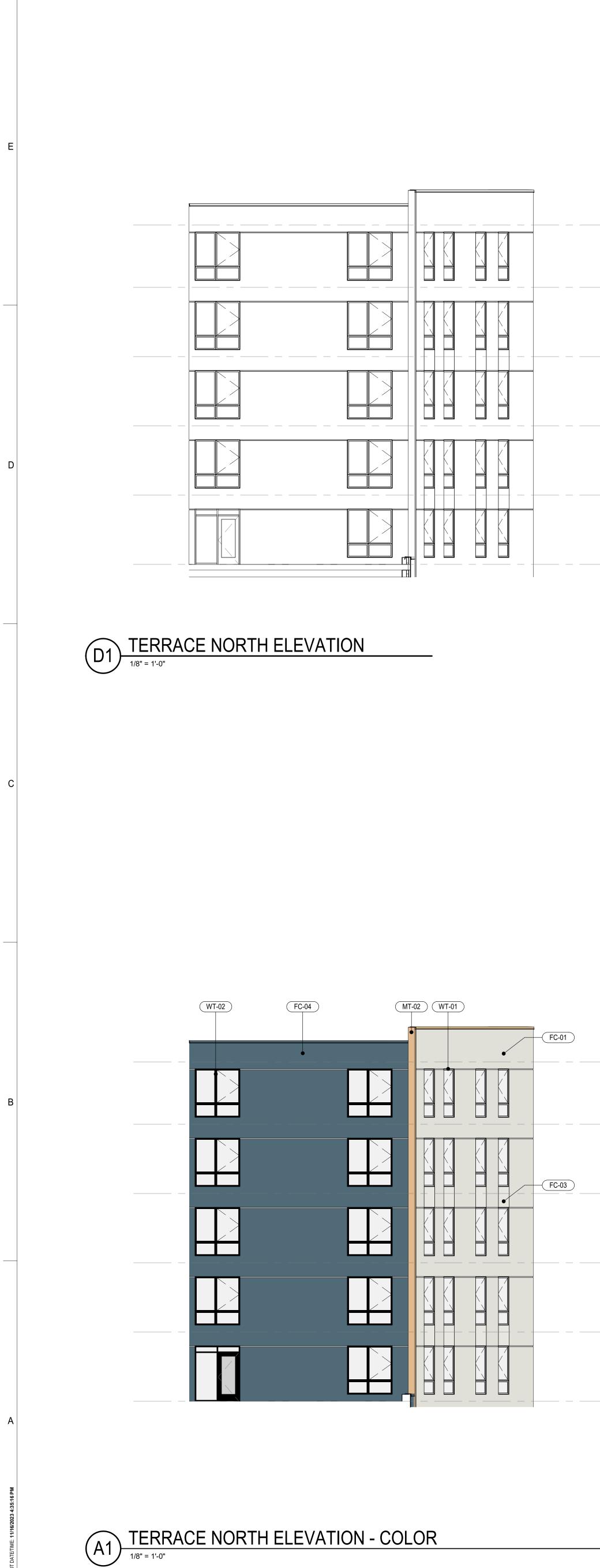
MT-02

D3 SOUTHEAST ELEVATION



(FC-01)	()	(MT-02) (WT-02	) ( <u>FC-04</u> )	
•			•	



T <u>O PLATE</u>	<b>∲</b>		
	•		
<u>LEVEL 5</u> 201.00'	↔		
	<b>◆</b>		
	•		
	•		

T <u>O PLATE</u> 220.00'	•		
LEVEL 6 211.00'	•		
LEVEL 5 201.00'	•		
LEVEL 4 191.00'	•		
LEVEL 3 181.00'	-		

LEVEL 2 171.00'

