City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Cannon Multi-Family Development
Proposal Address:	732 143rd Place SE
Proposal Description:	Design Review approval to demolish an existing single-family structure and detached garage and construct three (3) separate single-family dwellings consisting of three (3) structures, located on one 0.34-acre site.
File Numbers:	24-104929-LD
Applicant:	Tutt Schuyler
Decisions Included:	Design Review
Process:	Process II, (LUC 20.35.200)
Planner:	Genesis Hill, Associate Planner
State Environmental Policy Act Threshold Determination:	Exempt, BCC 22.02.032.B.1
Department Decision:	**Approval with Conditions** Rebecca Horner, Director Development Services Department *Toni Pratt, Land Use Director* Antoinette Pratt, Land Use Director

Application Date:	March 11, 2024
Completeness Date:	April 4, 2024
Notice of Decision Date:	July 17, 2025
Appeal Deadline:	July 31, 2025

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

I. Request and Review Process

The applicant requests Design Review approval to demolish an existing single-family structure and construct three separate single-family dwellings units consisting of three separate structures located on a 0.34-acre site. The subject site is located at 732 143rd Place SE, within the R-10 land use district and the Single-Family Transition zone. Other site improvements include site landscaping, utilities, and street frontage improvements.

A. Site Design

The project site is located at 732 143rd Place SE located at the intersection of 143rd Place SE and SE 8th Street. This proposal would demolish one existing single-family structure, a detached garage, and multiple sheds, which are currently located on-site, to construct three separate single-family structures.

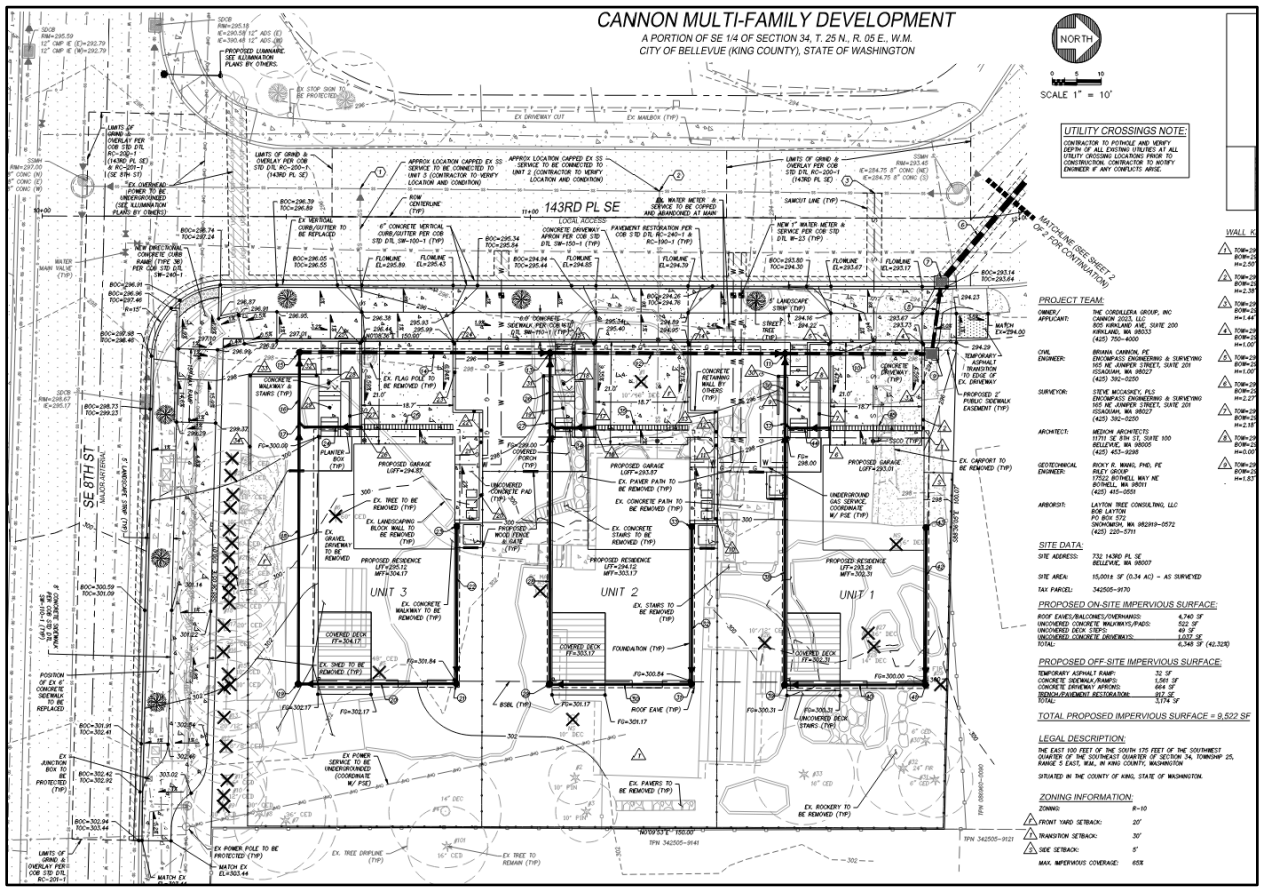
Existing Site



The project site is generally flat and has a grade change ranging from 2 to 6 feet that slopes from west to east. The site measures approximately 150 feet from north to south on the western property boundary and 100.07 feet from west to east on the northern property boundary.

Vehicular access to each new single-family structure will be from three new driveway locations on 143rd Place SE (west). An existing driveway located along 143rd Place SE will be removed and replaced with three separate driveways for individual garages attached to each single-family structure, fronting 143rd Place SE.

Site Plan



B. Building Design

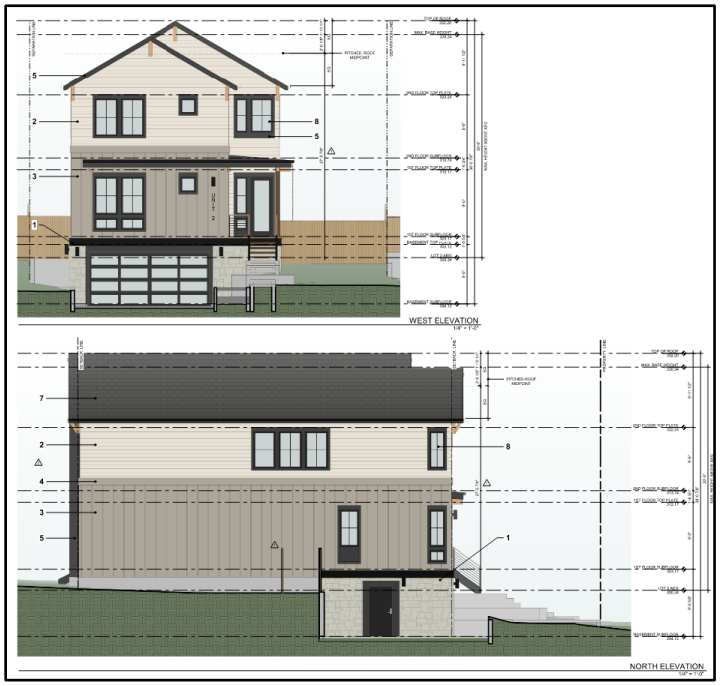
The proposed design of the structures is modern, at a residential scale and form fenestration. The proposed materials consist of cladding materials, wood, slats, veneer stone, and cement fiber panels. The proposed colors will consist of white, gray, black and wood tones. The structure design uses familiar elements such as gabled forms and provides individual front door stoops and patios, that provide a breakdown of scale.

The maximum building height in the R-10 zoning district per LUC 20.20.010 is 30 feet. The subject site is in the Single-Family Transition Zone and the height of the structure is subject to LUC 20.25B.040.A. Per LUC 20.25B.040.A, the R-10 district does not permit any height bonuses above 30 feet. The height proposed for all three structures is 30 feet, which complies with the Land Use Code for building height in a Single-Family Transition zone. **Refer to Section X.B for Condition of Approval regarding Building/Materials/Details and Color Samples.**

Building Elevation(s)



Lot 1 Elevation



Lot 2 Elevation



Lot 3 Elevation

C. Review Process

Design Review is the City's mechanism to ensure site development and structures comply with the Land Use Code regulations regarding structure design and compatibility with surrounding uses. It also ensures that building development is of high design quality. 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 20.35.235). Appeals are heard and decided by the Hearing Examiner for Process II applications.

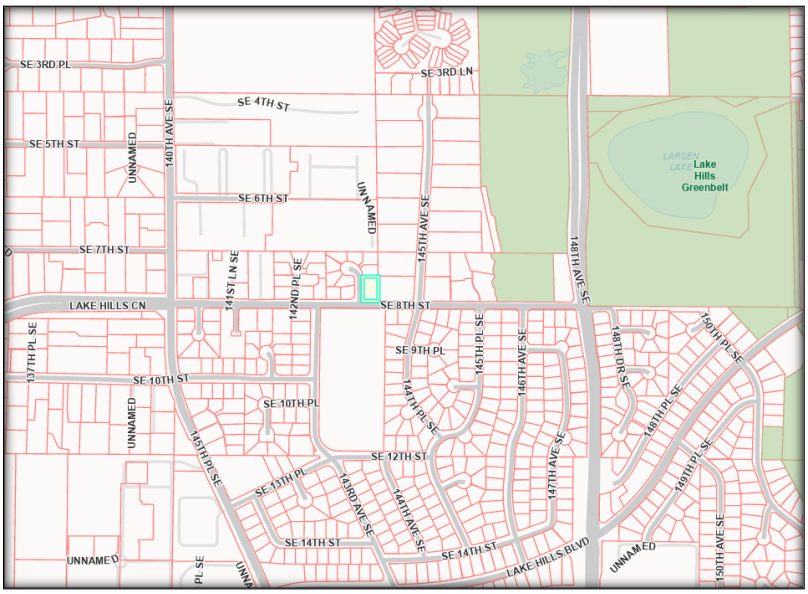
Any modification or addition to this Design Review approval shall be reviewed and approved as either a Land Use Exemption or processed as a new Design Review, per LUC 20.30F.175. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions 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 that is approximately 0.34 acres and is located within the Southeast Bellevue Subarea, southeast of downtown and approximately 2.0 miles east of Interstate 405. The subject site is located at the intersection of 143rd Place SE and SE 8th Street and is surrounded to the north, east and west by single-family residential uses and a non-residential use located to the south across SE 8th Street in the form of Lake Hills Elementary School. The site is relatively flat and contains 33 significant trees. A single-family structure with a detached garage constructed in 1952 is located centrally on the subject site.

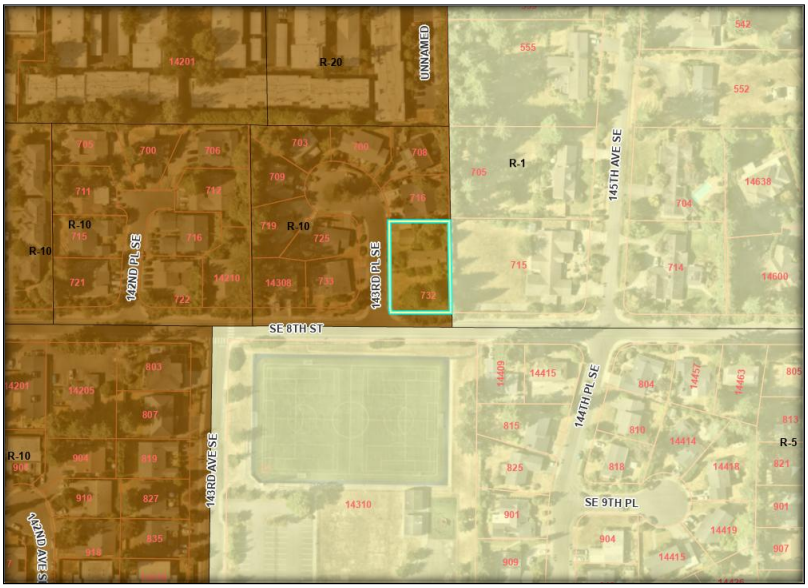
Vicinity Map



B. Zoning

The site is zoned R-10 (Multifamily Residential District). The purpose of the R-10 land use district is to provide areas for attached residential dwellings of low density. The R-10 district is more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate density residential or commercial districts. Due to the site being in the Single-Family Transition Zone, the project is subject to the requirements of LUC 20.25B.

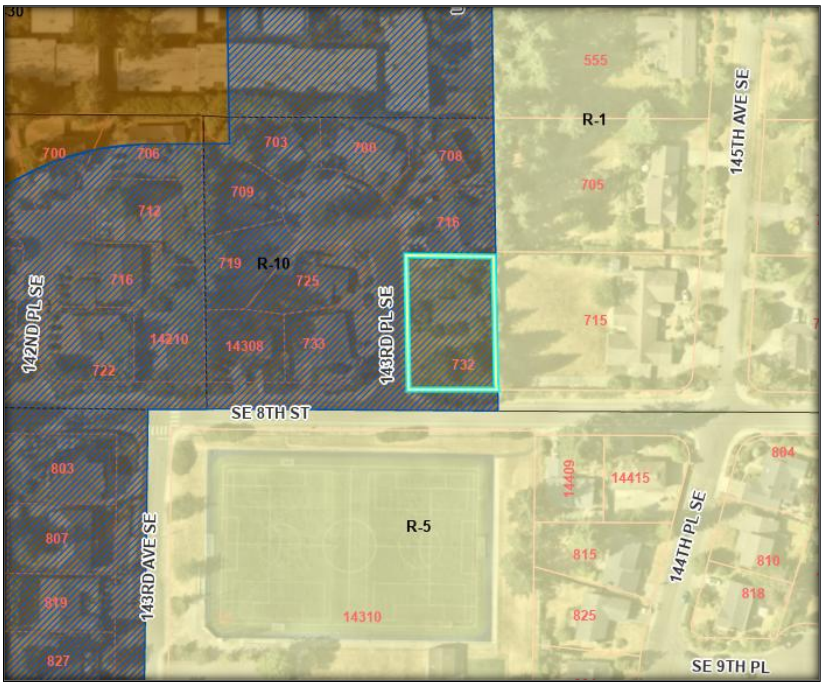
Zoning Map



Adjacent development and zoning are as follows:

North: Multi-Family Zoning (R-10); Multi-Family Use
South: Single-Family Zoning (R-5); Single-Family Use (Nonresidential Use)
West: Multi-Family Zoning (R-10); Multi-Family Use
East: Single-Family Zoning (R-1); 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 single-family development is a permitted use for this property within the R-10 land use district. Two to four dwelling units per structure are permitted on-site as well. The R-10 Zoning District allows for ten (10) dwelling units per acre. The subject site is 0.34 acre (15,002 sq. ft.), which allows for three units on-site.

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 in Section X and the attached plans.

Table 1
Dimensional Requirements

Item	Required	Proposed	Comments
Land Use Designation	R-10	R-10	
Building Height LUC 20.25B.040	30' Max. Height (Height bonus does not apply.)	30'	Meets requirement
Lot Coverage	35% Max. Lot Coverage	29.02%	Meets requirement
Front Setback (Two front yards)	Front Setback (South) 20' Front setback (West) 20'	Front setback (South) 20' Front setback (West) 20'	Meets requirement
Rear Setback	25'	28' 9"	Meets requirement
Side Setback	(North) 5'	(North) 5'	Meets requirement
Combined Setback	15'	5' (This site contains two front yards, with one side yard.)	Meets requirement
Dwelling Units per Acre	10	3 (0.34-acre site)	Meets requirement
Maximum Impervious Surface	65%	42.32%	Meets requirement
Primary Structure Separation	20'	20'	Meets requirement
Parking	Minimum = 2 per unit Minimum Required = 6 stalls	6 stalls total	Meets requirement

B. Other Land Use Code Topics:

Landscape Buffers
Land Use Code.20.25B.040.C a requires a 20-foot landscape buffer along the street frontage where any portion of the street frontage is abutting a district receiving transition (SE 8th Street) and along all interior property lines abutting the district receiving transition (east). The north and east property lines are interior. The east property line abuts a land use district receiving transition (R-1) and requires the 20-foot landscape buffer. The north property line does not abut a land use district receiving transition; therefore, the landscape buffer does not apply to the north property line. The west and south property lines are not abutting a district receiving transition, therefore, the 20-foot landscape buffer along the street frontage would not apply. The property lines are subject to the following landscape requirements:

Property Line Direction	Requirement	Provided
North	Abuts R-10 land use district	N/A
South	Abuts R-5 land use district	N/A, street frontage landscape buffer does not apply since it is a nonresidential use (LUC 20.25B.020.B.9).
West	Abuts R-10 land use district	N/A
East	20 feet	20 feet, Meets requirement

Additionally, per LUC 20.25B.040.C.2.b and LUC 20.20.900.D.1, all significant trees within 15 feet of the property line shall be retained. However, there are existing trees along NE 8th Street are Western Red Cedars that have become overgrown and are impacting the adjacent sidewalk. There are seventeen (17) Western Red Cedars along the NE 8th Street frontage that will be removed and replaced with 11 Hinoki Cypress trees to be planted 8 feet on center with groundcover.

The Alternative Tree Retention Plan discusses the site constraints in having two front yards and a PSE line that is located along the frontage, where the existing Western Red Cedars create issues with continual maintenance. The replanting with Hinoki Cypress would ensure that the trees would no longer affect the PSE lines. Per the Arborist Report, dated November 16, 2023, and updated December 11, 2024, that the existing trees were impacting the sidewalk and would be significantly impacted by the required street improvements. An Alternative Tree Retention Plan and Arborist Report have been submitted to the permit file, demonstrating compliance with LUC 20.20.900.G and LUC 20.20.520.J.

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.

The subject site contains 33 on-site significant trees, and the existing landscaping on-site consists of ornamental plants and lawn. The proposed number of on-site trees throughout the subject site is 39. As part of the proposal, new street trees along the street frontage of SE 8th

Street will be planted, and a robust planting plan is proposed to enhance the interior and street frontage areas. The proposed landscape plan meets the requirements within LUC 20.20.900.G (and LUC 20.20.520.J) for the Alternative Tree Retention Option. **Refer to Section X.D for Conditions of Approval regarding Landscape Assurance Device.**

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 for the three dwelling units will be located on NE 143rd Place SE, which currently contains access to existing single-family structures. Traffic would not be directed through an abutting residential district of lower intensity, since the neighboring zoning district is R-10.

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.**

   Loading and refuse collection areas are located on the side of the homes facing away from abutting residential district of lower intensity and each trash enclosure is screened with a fence.

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.**

   Site development maximizes the retention of existing significant vegetation to the extent reasonably possible in addition to the added landscaping per the submitted Landscape Plan to soften visual impact on adjacent lower intensity residential uses. A request for Alternative Tree Retention Option and Arborist Report have been submitted as supporting documents.

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.**

   The surrounding vegetation in combination with the topography to relieve the full basement floor and garage below grade help relieve building massing and provide added screening for lessened visual impact that results in a compatible fit between the proposed and existing development to the east (lower intensity land use district, R-1).

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.**

   Building surfaces will include lap, panel, and board and batt siding that minimize lighting and are compatible with similar materials to the abutting residential districts.

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.**

   Two of the three visible stories from the abutting residential district include stepbacks between the rear outdoor deck, the protruding living room and chimney volumes, along with a protruding roof and deck eave that is emphasized with minor corbel and beam elements, which are design elements that help to break down scale at the east building elevations.

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.**

   Each of the proposed units feature a primary pitched gable roof, meeting the height requirements within LUC 20.20.010.

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 located 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.**

   Not applicable, as no communication 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 tones of white, black, with wood and stone accents. These materials and colors of the structures proposed are compatible with nearby residential structures.

IV. PUBLIC NOTICE AND COMMENTS

Application Date:	March 11, 2024
Public Notice (500 feet):	April 11, 2024
Minimum Comment Period:	April 25, 2024
Public Meeting:	May 1, 2024

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 11, 2024. It was mailed to property owners within 500 feet of the project site. Additionally, a Public Meeting for the Design Review permit was held on May 1, 2024. A few members from the general public were in attendance. Staff did not receive written comments regarding this application during the review of the application as noted below.

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 this land use application. This approval does not constitute 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). **Refer to Section X.A for Conditions of Approval regarding Clearing and Grading Permit Required and Seasonal Clearing and Grading Restrictions.**

B. Utilities

The development proposed for this application has been reviewed on a conceptual basis and can feasibly construct water, sewer and storm facilities under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design may cause delays in approval of future utility construction permits.

Surface Water

Stormwater runoff from the developed site will be collected and conveyed directly to the existing public stormwater system in 143rd Place SE cul-de-sac, which is the natural discharge location. A Geotechnical Report was conducted and concluded that stormwater infiltration within the site is not feasible due to the underlying soils. Washington State Department of Ecology Minimum Requirements 1-9 will apply to the site. The existing historic drainage paths are proposed to be maintained by the proposed drainage. Please note the following:

Water

Water connections for this project are made available via the 8” DI main located on 143rd Place SE. Water connections for this project include combination water services to each unit.

Sewer

Sanitary Sewer connections for this project are available via the 8” AC main located on 143rd Place SE.

C. Transportation

Project Summary

The Project site is located within the City of Bellevue Southeast Bellevue limits in the northeast corner of the intersection of 143rd Place SE and SE 8th Street. Per the City's Mobility Implementation Plan (MIP), Downtown is located within Performance Management Area Type 3 (PMA 3), which includes Low Density Residential Neighborhood developments.

The Project is bordered by residential development to the north and east, 143rd Place SE to the west and SE 8th Street to the south.

The Project proposes to construct 3 detached single-family homes. The existing residential building on site will be demolished through a demolition permit.
SE 8th Street to the south of the Project site is a collector arterial. The required transportation infrastructure along SE 8th Street includes a new curb and gutter, a 5-foot-wide planter strip adjacent to the curb, and an 8-foot-wide concrete sidewalk.

143rd Place SE to the west of the property is an existing No-outlet local street with a turnaround facility. The required transportation infrastructure along 143rd Place SE will include a new curb and gutter, a 5-foot-wide planter strip adjacent to the curb and a 6-foot-wide concrete sidewalk, a directional curb ramp for at the southwest corner of the site for the east-west crossing of 143rd Place SE, and three minimum 18.7-foot-wide residential driveway approaches for the residential garage access.

Multimodal Facilities

Vehicle Access and Loading

NE 8th Street along the south side of the Project is classified as a Major Arterial Street with a 4-foot-wide bicycle shoulder on both sides of the street. 143rd Place SE, located along the west side of the Project, is classified as a local street. On-street parking is available along the east side of the road, which will be maintained as part of the Project.

The existing site access is via a single-family driveway on 143rd Place SE Street along the west limit of the property.

The proposed vehicular access for the residents to and from the Project site will be provided via three 18.7-foot-wide residential driveways onto 143rd Place SE.

The garbage loading operation will happen on the street on 143rd Place SE. **Refer to Section X.A for Conditions of Approval regarding Vehicular Access Restrictions.**

Pedestrian Facilities

The existing pedestrian facilities near the Project site include sidewalks on both sides of SE 8th Street and on one side of 143rd Place SE. The existing sidewalk on the west side of 143rd Place SE is about 4-foot-wide. The existing sidewalk on the south side of NE 8th Street is about 7-foot-wide sidewalk to the south of the street and about 6-foot-wide sidewalk to the north of the street.

The Project will provide new pedestrian facilities to meet the current standards including ADA compliant directional curb ramp at the intersection 143rd Place SE/SE 8th Street to improve pedestrian access and connectivity. Along the east side of 143rd Place SE, the Project will construct a minimum 5-foot-wide planter strip at the back of the curb, and 6-foot-wide concrete sidewalk along the property frontage. Along the north side of SE 8th Street, the Project will construct a minimum of 5-foot-wide planter strip at the back of the curb, and an 8-foot-wide concrete sidewalk along the frontage.

Bicycle Facilities

There is an existing bicycle shoulder lane on both sides of SE 8th Street. No new bicycle infrastructure will be constructed with this project.

Transit Facilities

There are existing King County Metro Transit bus stops near the proposed development along the north side of Lake Hills CN (271), and along both sides of 145th Place SE (245, 271). No improvements to transit facilities are required for this project.

Operational Analysis

A traffic impact study memorandum dated May 14, 2025, was prepared for this project by Transpogroup to analyze the operational impacts for vehicular, transit, pedestrian, and bicycling modes of travel of this proposal.

The Project proposes to construct 3 detached single-family homes. Based on the City trip rates table; the Project is estimated to generate 3 p.m. peak-hour vehicle trips. The existing site is occupied by a single-family home generating 1 p.m. peak hour vehicle trips. The net new p.m. peak hour vehicle trips result in 2 net new p.m. peak-hour trips overall.

Concurrency

The City Multimodal Concurrency Code, Chapter 14.10 BCC, requires development projects to assess cumulative impacts that may result from growth and development within the City. The Concurrency Code allows development approval and issuance of a concurrency certificate only if the City is able to determine that the unallocated Mobility Unit supply necessary to provide for the Mobility Unit demand from a proposed development is available at the time of opening or within six years, consistent with the City's transportation level of service (LOS) standard. This analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period through construction of Transportation Facilities Plan (TFP) projects.

A concurrency determination was completed for this project on February 26, 2024. Since the Project generates mobility units (MUs) less than 25, it is exempt from concurrency requirements and does not require a concurrency certificate.

Sight Distance for vehicles, and pedestrians.

The sight distance requirement for vehicles and pedestrians was evaluated on 143rd Place SE at the proposed driveway approaches.

Pedestrian sight distance requirements at the intersections of the Project driveways and 143rd Place SE are shown to meet the City's standards for all three driveways.

Vehicle sight-distance requirements at the Project driveway approach for unit 1 onto 143rd Place SE are shown to meet the City's standards.

Vehicle sight distance requirements at the Project driveway approaches for unit 2 and unit 3 onto 143rd Place SE are limited due to the length of the roadway and proximity to the three-legged intersection of 143rd Place SE and SE 8th Street. A design justification was requested to document the sight distance design deviation. The design deviation justification includes calculating the stopping Sight distance as a justification for not meeting the intersection Sight Distance for unit 2 and Unit 3. The design justification shall be approved and accepted prior to the approval of the Clear and Grading permit.

Any proposed landscaping, signage, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians.

The sight distance assessment is documented in the Transportation Impact Analysis. **Refer to Section X.B for Conditions of Approval regarding Civil Engineering Plans – Transportation, and Transportation Infrastructure Conditions of Approval.**

Street Lighting

Street lighting photometric calculations were evaluated by the design team along SE 8th Street, and at the intersection of NE 8th Street and 143rd Place SE. A new Street light pole is required behind the receiving curb ramp across 143rd Place north of SE 8th Street. The Project will maintain and protect the street light pole located just to the east of the property along SE 8th Street. **Refer to Section X.B for Conditions of Approval regarding Civil Engineering Plans– Transportation, and Transportation Infrastructure Conditions of Approval.**

Transportation Infrastructure

To provide safe pedestrian, bicycle, and vehicular access in the vicinity of the Project site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of transportation infrastructure is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (Chapter 14.60 BCC), 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.

Transportation infrastructure required for the Project will include:

- 143rd Place SE infrastructure improvements include a new concrete curb and gutter, a 5-foot-wide planter strip at the back of the curb, and a 6-foot-wide concrete sidewalk,

3 minimum 18.7-foot wide residential driveway approaches.

- SE 8th Street infrastructure improvements include a new concrete curb and gutter, a 5-foot-wide planter strip at the back of the curb, and an 8-foot-wide concrete sidewalk and a directional curb ramp at the northeast corner of the intersection of 143rd Place SE/SE 8th Street for the west crossing.

- Infrastructure improvements also include street lighting and city fiber along the frontage, as per the City of Bellevue requirements.

Refer to Section X.B for Conditions of Approval regarding Civil Engineering Plans–Transportation, and Transportation Infrastructure Conditions of Approval.

Transportation Impact Fee

Transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted TFP.

Impact fees for this project will be calculated during the building permit review. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. The current impact fee rates are posted on the City of Bellevue website. **Refer to Section X.A for Conditions of Approval regarding Transportation Impact Fee.**

Easements

Proposed New Easements:

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any planter strip, and sidewalk facilities along 143rd Place SE. **Refer to Section X.B for Conditions of Approval regarding Easement Requirements.**

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit. **Refer to Section X.A for Conditions of Approval regarding Holiday Construction and Traffic Restrictions Requirements.**

Use of the Right-of-Way (ROW) During Construction

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

Use of the Right-of-Way (ROW).

Right-of-Way Hold Harmless Agreement

A right-of-way hold harmless and indemnity agreement is required for soil nails or other permanent shoring objects, awnings/weather protection, pet relief areas, street furniture, specialized paving materials, and other landscape amenities permanently placed in the right-of-way or sidewalk and utility easement. A Right-of-Way Use Permit may be required for these elements. **Refer to Section X.C for Conditions of Approval regarding Below Grade Right-of-Way Hold Harmless and Indemnity Agreement and Above Grade Right-of-Way Hold Harmless and Indemnity Agreement Requirements.**

Pavement Restoration

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

Near this project site, both 143rd Place SE and SE 8th Street are classified as Grind and Overlay. Should street cut prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of the street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

Any overlay through a pedestrian crossing obligates the Project to reconstruct both ramps serving that crossing to be ADA compliant. If the ramps are already compliant no further work is required.

Final pavement restoration requirements will be determined in the field by the right-of-way inspector as pavement classification may vary due to nearby development in construction. **Refer to Section X.D for Conditions of Approval regarding Pavement Restoration Requirements.**

D. Building Division

The plans submitted by the applicant at the Design Review stage generally conform to the applicable building code requirements. Complete review of the plans for construction under the building codes will occur under the building permit applications(s). Plans submitted for building permits are required to conform to the most recent building code adopted by the State of Washington, as amended by the City of Bellevue, at the time of building permit submittal. There are no conditions from the Building Division.

E. Fire

The Fire Reviewer has reviewed plans and materials submitted for this project and determined that the fire-related portion of this Design Review application can be approved. Sprinkler

requirements will be determined by the Fire Reviewer based on the size of the structures and available fire flow.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Land Use
The proposal to construct three (3) single-family dwellings is categorically exempt from SEPA review per BCC 22.02.032.B.1.

Transportation
System Impacts and Mitigation

This proposed 732 143rd Pl SE, also known as Cannon Multi-Family Development (the Project), will construct three detached single-family homes. The Project is located within a designated Metro Growth Center within King County and fits within the land use assumptions in the current Comprehensive Plan and the future growth targets ratified by the Bellevue City Council through the adoption of Resolution No. 10080 on March 28, 2022.

Project Impacts and Mitigation

The Transportation Development Code, BCC 14.60.060, allows impacts to transportation mobility for all modes to be mitigated through the construction of transportation improvements. The project has addressed any potential impacts through the project design resulting in no impacts to multimodal mobility. The improvements required are described in the Transportation Technical Review section of this staff report.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

A. Land Use Division

- Changes to required landscaping resulting in the removal of trees on the frontage of NE 8th Street. The project proposal meets LUC 20.20.900.G. and LUC 20.20.520.J for Alternative Tree Retention and Alternative Landscaping Options.
- Modifications to the building design to comply with development standards.

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 Southeast Bellevue Subarea Plan. Staff have reviewed the policies which apply to the project and have determined that those applicable policies will be implemented through the application of City Codes and the adopted Design Guidelines identified in the Transition Area section 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 Southeast Bellevue Plan:

1) ***Land Use Goals:*** *To maintain the existing variety of sub-neighborhoods within Southeast Bellevue.*

POLICY S-SE-2: Enhance or improve the existing residential character through landscaping, building orientation, and building design for all new development and physical improvements.

Finding: The subject site is zoned R-10 – medium density multi-family and is within a transition area design district. The project utilizes several elements to contribute to the residential character of the neighborhood including pitched roof, covered front porches, and local materials. Each residence faces the cul-de-sac with clear entries and tiered landscaping to create an inviting entry sequence. **Refer to Section X.A for Condition of Approval regarding Project Plans.**

2) ***ENVIRONMENTAL GOALS AND POLICIES***:
To provide continued access to trees and green spaces throughout Southeast Bellevue.

POLICY LU-3. *Prioritize the redevelopment of under-developed land over vacant land, open space and environmentally sensitive areas.*

POLICY UD-44. *Integrate low impact development principles early in the site design and development to reduce the environmental impact of impervious surfaces and integrate into the design of the adjacent area.*

Finding: The three residences will be built on a previously developed lot. The single-family residence will be removed to provide more appropriate density to the neighborhood, while maintaining the character of the surrounding buildings. The project also provides new landscaped buffers offering a variety of native plants, shrubs and trees throughout the site. New street trees will also be provided along SE 8th Street.

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.

Regarding noise related to construction, it is allowed from 7:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. Construction noise is prohibited on all Sundays and WA state holidays. Posting construction hours is required. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C.1&2 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. To minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control

Code during the construction period. To vary construction noise hours, the applicant shall apply for a noise permit that must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such requests may be required to include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction. **Refer to Section X.A for related condition regarding construction noise.**

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 and I.C, Design Intent, for discussions on overall design of the proposal. In addition, refer to Section III, Consistency with Land Use Code/Zoning Requirements.

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 Cannon Multi-Family Development Permit No. 24-104929 LD.

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	Savina Uzunow	425-452-7860
Bellevue Development Standards	Savina Uzunow	425-452-7860
Transportation Code - BCC 14.60	Lily Gebremedhin	425-452-4889
Trans. Development Review - BCC.22.16	Lily Gebremedhin	425-452-4889
Right-of-Way Use Permit - BCC 14.30	Right-of-Way	425-425-4189
Bellevue Utilities Code - BCC Title 24	Roy Andresen	425-452-5206
Construction Codes - BCC Title 23	Charles Miller	425-452-7243
Structural Codes – BCC Title 23	Charles Miller	425-452-7243

Land Use Code - BCC Title 20	Genesis Hill	425-452-6112
Sign Code - BCC Title 22B	Genesis Hill	425-452-6112
Noise Control - BCC 9.18	Genesis Hill	425-452-6112
Uniform Fire Code - BCC 23.11	Keith W. Gordon	425-452-6034
Transportation Department Design Manual	Lily Gebremedhin	425-452-4889
Addressing	Jami Fairleigh	425-452-4276

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

1. **Project Plans**
The project is subject to the plans submitted April 30, 2025, and attached.

AUTHORITY: Bellevue City Code 20.35.230
REVIEWER: Genesis Hill, 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: Genesis Hill, 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: Genesis Hill, Land Use

4. **SEASONAL CLEARING AND GRADING RESTRICTIONS**
The Clearing & Grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

AUTHORITY: Clearing & Grading Code 23.76
REVIEWER: Savina Uzunow, Clearing & Grading

5. **CLEARING AND GRADING PERMIT REQUIRED**

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).

AUTHORITY: Clearing & Grading Code 23.76.035
REVIEWER: Savina Uzunow, Clearing & Grading

6. **HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS**

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

AUTHORITY: BCC 14.30.060
REVIEWER: ROW Use Reviewer, Transportation Department (RightofWayUse@bellevuewa.gov)

7. **VEHICULAR ACCESS RESTRICTIONS**

The 3 three driveway access to this Project site from 143rd Place SE will be accessed with no turn restrictions as specified in the final civil engineering plans for the development.

AUTHORITY: BCC 14.60.150
REVIEWER: Yanet (Lily) Gebremedhin, Transportation Department

8. **UTILITIES CONCEPTUAL APPROVAL**

Utility Department approval of the design review application is based on the conceptual design only. Minor changes to the site layout may be required to accommodate the utilities after land use design review 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 construction plan review, approval, and field inspection is performed under the Utility Developer Extension Agreement (UE). A water and storm Developer Extension Agreement will be required for the project. Minor connection permits for building sewer connection UA and meter drop-ins under a UC application will be required. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

Building Temporary Occupancy will not be granted until all the utilities constructed under the UE permit have been inspected and accepted by the Utilities Department.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Roy Andresen, Utilities

9. **CONSTRUCTION HOURS**

Noise related to construction is allowed from 7:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. Construction noise is prohibited on all Sundays and WA state holidays. Posting construction hours is required. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C.1&2 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. To minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. To vary construction noise hours, the applicant shall apply for a noise permit that must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such requests may be required to include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

AUTHORITY: Land Use Code 9.18.020 & 9.18.040
REVIEWER: Genesis Hill, Land Use

B. PRIOR TO CLEARING & GRADING PERMIT: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. **RIGHT-OF-WAY USE PERMIT**

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable Right-of-Way Use permits from the City's Transportation Department, which may include:

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

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.

pplicant 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: ROW Use Reviewer, Transportation Department (RightofWayUse@bellevuewa.gov)

2. **CIVIL ENGINEERING PLANS – TRANSPORTATION**

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all transportation infrastructure and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the City of Bellevue Transportation Development Code, Transportation Design Manual and Complete Streets Guide, and specific requirements stated elsewhere in this document.

All proposed infrastructure improvements within the right-of-way shall conform to current WSDOT Standard Specifications for Road, Bridge and Municipal Construction and to the City of Bellevue Special Provisions (BSP's).

All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.

Prior to approval of Clearing and Grading permit, requirements for the engineering plans include, but are not limited to:

1. **143rd Place SE Frontage:**
    a. New standard concrete curb and gutter along the site's frontage.
    b. A minimum 6-foot-wide concrete sidewalk
    c. A minimum of 5-foot-wide planter strip at the back of curb.
    d. 3 new minimum 18-foot-wide residential driveways.

2. **SE 8th Street Frontage:**
    a. New standard concrete curb and gutter along the site's frontage.
    b. A minimum 5-foot-wide planter strip at the back of curb.
    c. A minimum 8-foot-wide concrete sidewalk.
    d. Curb ramp at the northeast corner of the intersection of SE 8th Street/143rd Place SE for the east-west crossing.
    e. Install new street lighting fixtures per Bellevue Standards to meet Bellevue's minimum photometric values.

Additional infrastructure requirements:

1. Pedestrian and vehicular sight lines shall be met at all driveways and intersections. If not met a design deviation justification must be approved prior to the Clear and Grading permit approval. Any proposed landscaping, signing, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

2. Channelization and signing are required as needed to meet MUTCD,

Bellevue Standards, and as directed by the review engineer. A separate channelization and signing plan is required.

3. City fiber design including communication vaults, junction boxes, conduits and wiring per City's Fiber Optic Design Requirements.

4. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways.

5. The new landscaping planter strip within the public sidewalk and utility easement shall include:

    a. Spray Irrigation system from a private meter. A city meter may need to be installed by the developer if one is not present and if the Parks Department agrees to maintain the frontage.
    b. Soil preparation and root barrier.
    c. Street trees, ground cover, and landscaping.
    d. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the City.
    e. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection.
    f. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

6. Utilities
    a. No new overhead utility lines will be allowed within or across any right-of-way or sidewalk easement, and existing overhead lines must be relocated underground.
    b. All existing and new franchise utility distribution systems, including power, telephone, and TV cable, fronting or serving the commercial development site shall be underground. No above ground utilities shall be permitted within the planter strip, sidewalk, or multi-purpose path. Transformers and utility vaults to serve the development shall be placed inside the building or behind the sidewalk or multipurpose path easement.
    c. Vaults serving a broader public purpose may be located within a public easement or right-of-way as approved the review engineer. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.
    d. All new and existing utilities lids within the sidewalk must have non-slip lids installed.

Construction of all transportation infrastructure 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: Chapter 14.60 BCC; Transportation Design Manual
REVIEWER: Yanet (Lily) Gebremedhin, Transportation Department

3. **PROPOSED NEW EASEMENTS**
The applicant shall provide sidewalk and utility easements to the City along 143rd Place SE such that sidewalks facilities outside of the City right-of-way along the property frontage are located within a public easement area.

AUTHORITY: BCC 14.60.100
REVIEWER: Yanet (Lily) Gebremedhin, Transportation Department

4. **FINAL LANDSCAPE PLAN**
A final landscape plan and irrigation plan shall be submitted with the clearing and grading permit 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: Genesis Hill, Land Use

5. **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 20.25B.050.E
REVIEWER: Genesis Hill, Land Use

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. **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. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16.070; .090
REVIEWER: Yanet (Lily) Gebremedhin, Transportation Department

2. **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 civil engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the civil engineering plans.

AUTHORITY: BCC 14.60.060; .110; .120; .150; .180; .181; .190; .240; .241
REVIEWER: Yanet (Lily) Gebremedhin, Transportation Department

3. **ABOVE GRADE RIGHT-OF-WAY HOLD HARMLESS AND INDEMNITY AGREEMENT**

A right-of-way hold harmless and indemnity agreement for awnings/weather protection, pet relief areas, street furniture, specialized paving materials, and other landscape amenities permanently placed in the right-of-way or sidewalk and utility easement must be submitted and recorded prior to issuance of any certificate of occupancy. A right-of-way use permit may be required for these elements.

AUTHORITY: BCC 14.30.160
REVIEWER: Yanet (Lily) Gebremedhin, Transportation Department

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. **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

2. **TRANSPORTATION INFRASTRUCTURE**

All transportation infrastructure, street frontage improvements, and other required transportation elements, including streetlight and traffic signal revisions, must be constructed by the applicant, and accepted by the Transportation Department inspector. All existing streetlights and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per the direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction unless the City requires a delay.

AUTHORITY: Chapter 14.60 BCC; Transportation Design Manual
REVIEWER: Yanet (Lily) Gebremedhin, Transportation Department

3. **PAVEMENT RESTORATION**

Pavement restoration associated with construction of transportation infrastructure or repairing damaged street surfaces shall be completed. NE 8th Street and 143rd Place SE are both classified as Grind and Overlay required.

AUTHORITY: BCC 14.60.250; Transportation Design Manual

REVIEWER: ROW Use Reviewer, Transportation Department (RightofWayUse@bellevuewa.gov)

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

AUTHORITY: Land Use Code 20.20.520, 20.25B
REVIEWER: Genesis Hill, Land Use

5. **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.

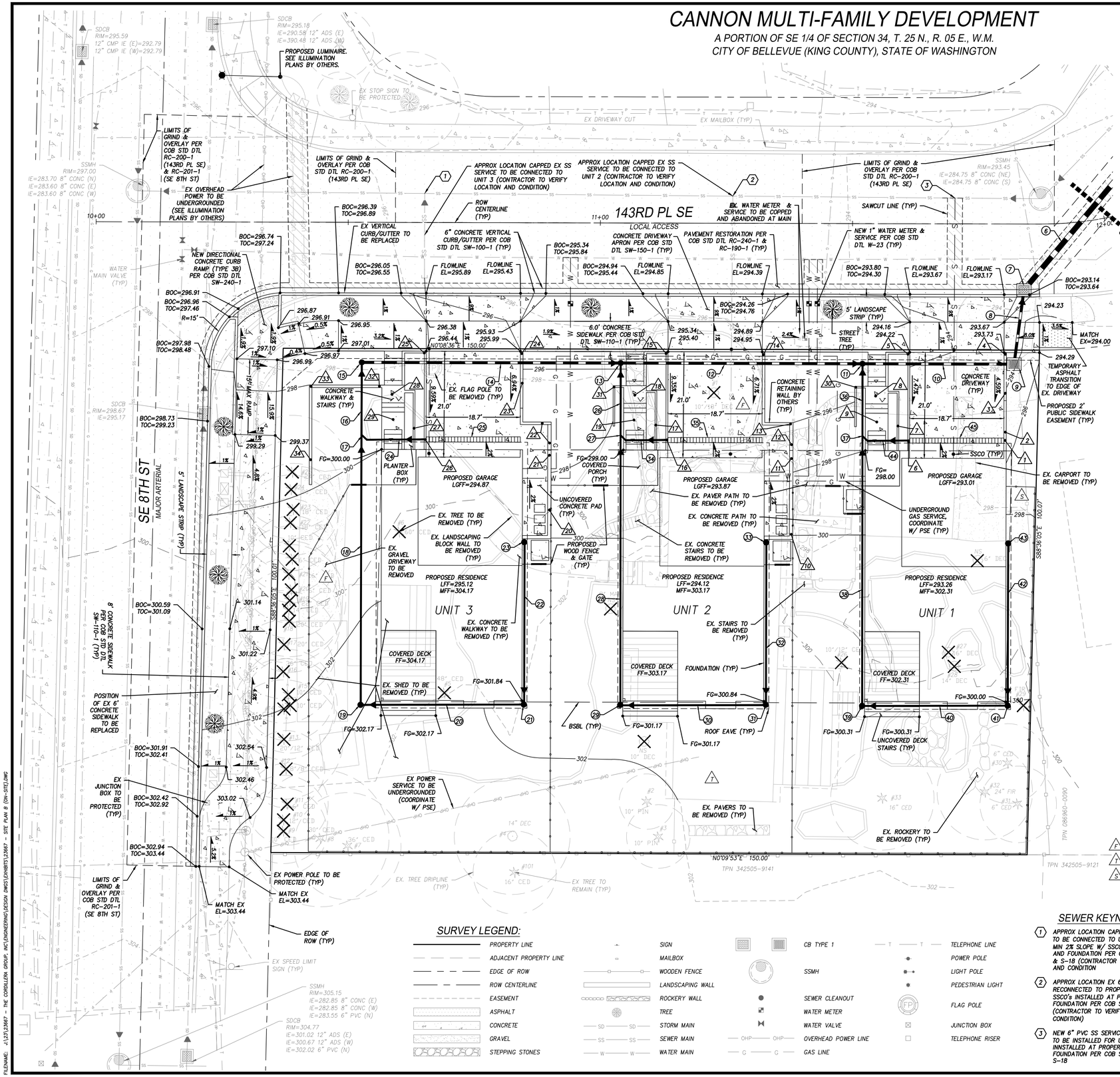
AUTHORITY: Land Use Code 20.40.490
REVIEWER: Genesis Hill, Land Use

6. **LANDSCAPE MAINTENANCE ASSURANCE DEVICE**
The applicant shall file with DSD a landscape maintenance assurance device for a one-year period from the date of final inspection in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: Land Use Code 20.40.490
REVIEWER: Genesis Hill, Land Use

CANNON MULTI-FAMILY DEVELOPMENT

A PORTION OF SE 1/4 OF SECTION 34, T. 25 N., R. 05 E., W.M.
CITY OF BELLEVUE (KING COUNTY), STATE OF WASHINGTON



SURVEY LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF ROW
- ROW CENTERLINE
- EASEMENT
- ASPHALT
- CONCRETE
- GRAVEL
- STEPPING STONES
- SIGN
- MAILBOX
- WOODEN FENCE
- LANDSCAPING WALL
- ROCKERY WALL
- TREE
- STORM MAIN (SD)
- SEWER MAIN (SS)
- WATER MAIN (W)
- CB TYPE 1
- SSMH
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- OVERHEAD POWER LINE (OHP)
- GAS LINE (G)
- TELEPHONE LINE (T)
- POWER POLE
- LIGHT POLE
- PEDESTRIAN LIGHT
- FLAG POLE (FP)
- JUNCTION BOX
- TELEPHONE RISER

SEWER KEYNOTES

1. APPROX LOCATION CAPPED EX SS SERVICE TO BE CONNECTED TO UNIT 3 VIA 6" PVC @ MIN 2% SLOPE W/ SSCO's AT PROPERTY LINE AND FOUNDATION PER COB STD DTLS S-16 & S-18 (CONTRACTOR TO VERIFY LOCATION AND CONDITION
2. APPROX LOCATION EX 6" SS SERVICE TO BE RECONNECTED TO PROPOSED UNIT 2 W/ SSCO's INSTALLED AT PROPERTY LINE AND FOUNDATION PER COB STD DTLS S-16 (CONTRACTOR TO VERIFY LOCATION AND CONDITION)
3. NEW 6" PVC SS SERVICE AT MIN 2% SLOPE TO BE INSTALLED FOR UNIT 1 W/ SSCO's INNSTALLED AT PROPERTY LINE AND FOUNDATION PER COB STD DTLS S-16 AND S-18

UTILITY CROSSINGS NOTE:

CONTRACTOR TO POTHOLE AND VERIFY DEPTH OF ALL EXISTING UTILITIES AT ALL UTILITY CROSSING LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF ANY CONFLICTS ARISE.

PROJECT TEAM:

OWNER / APPLICANT:	THE CORDILLERA GROUP, INC CANNON 2023, LLC 805 KIRKLAND AVE, SUITE 200 KIRKLAND, WA 98033 (425) 750-4000
CIVIL ENGINEER:	BRIANA CANNON, PE ENCOMPASS ENGINEERING & SURVEYING 165 NE JUNIPER STREET, SUITE 201 ISSAQUAH, WA 98027 (425) 392-0250
SURVEYOR:	STEVE MCCASKEY, PLS ENCOMPASS ENGINEERING & SURVEYING 165 NE JUNIPER STREET, SUITE 201 ISSAQUAH, WA 98027 (425) 392-0250
ARCHITECT:	MEDICHI ARCHITECTS 11711 SE 8TH ST, SUITE 100 BELLEVUE, WA 98005 (425) 453-9298
GEOTECHNICAL ENGINEER:	RICKY R. WANG, PHD, PE RILEY GROUP 17522 BOTHELL WAY NE BOTHELL, WA 98011 (425) 415-0551
ARBORSIT:	LAYTON TREE CONSULTING, LLC BOB LAYTON PO BOX 572 SNOHOMISH, WA 982919-0572 (425) 220-5711

SITE DATA:

SITE ADDRESS:	732 143RD PL SE BELLEVUE, WA 98007
SITE AREA:	15,001± SF (0.34 AC) – AS SURVEYED
TAX PARCEL:	342505-9170

PROPOSED ON-SITE IMPERVIOUS SURFACE:

ROOF EAVES/BALCONIES/OVERHANGS:	4,740 SF
UNCOVERED CONCRETE WALKWAYS/PADS:	522 SF
UNCOVERED DECK STEPS:	49 SF
UNCOVERED CONCRETE DRIVEWAYS:	1,037 SF
TOTAL:	6,348 SF (42.32%)

PROPOSED OFF-SITE IMPERVIOUS SURFACE:

TEMPORARY ASPHALT RAMP:	32 SF
CONCRETE SIDEWALK/RAMPS:	1,561 SF
CONCRETE DRIVEWAY APRONS:	664 SF
TRENCH/PAVEMENT RESTORATION:	917 SF
TOTAL:	3,174 SF

TOTAL PROPOSED IMPERVIOUS SURFACE = 9,522 SF

LEGAL DESCRIPTION:

THE EAST 100 FEET OF THE SOUTH 175 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON

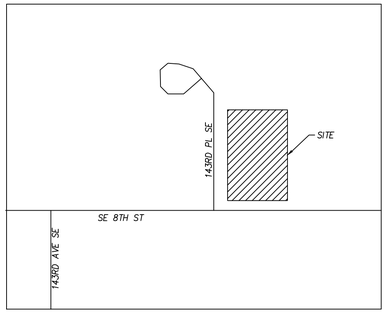
SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

ZONING INFORMATION:

ZONING:	R-10
F FRONT YARD SETBACK:	20'
T TRANSITION SETBACK:	30'
S SIDE SETBACK:	5'
MAX. IMPERVIOUS COVERAGE:	65%

VICINITY MAP

NTS



WALL KEYNOTES

1 TOW=295.45 BOW=292.95 H=2.50'	10 TOW=300.12 BOW=294.17 H=5.95'	18 TOW=298.02 BOW=298.02 H=0.00'	26 TOW=297.25 BOW=294.81 H=2.44'
2 TOW=295.45 BOW=293.07 H=2.38'	11 TOW=300.12 BOW=293.83 H=6.29'	19 TOW=299.94 BOW=298.02 H=1.92'	27 TOW=299.03 BOW=297.25 H=1.78'
3 TOW=294.73 BOW=293.29 H=1.44'	12 TOW=296.33 BOW=293.83 H=2.50'	20 TOW=299.62 BOW=294.83 H=4.79'	28 TOW=299.03 BOW=299.03 H=0.00'
4 TOW=294.73 BOW=293.73 H=1.00'	13 TOW=296.33 BOW=293.97 H=2.36'	21 TOW=299.62 BOW=294.83 H=4.79'	29 TOW=300.94 BOW=299.03 H=1.91'
5 TOW=295.22 BOW=294.22 H=1.00'	14 TOW=295.95 BOW=294.95 H=1.00'	22 TOW=297.48 BOW=294.98 H=2.50'	30 TOW=297.40 BOW=295.25 H=2.15'
6 TOW=295.22 BOW=292.95 H=2.27'	15 TOW=296.31 BOW=295.40 H=0.90'	23 TOW=296.99 BOW=295.20 H=1.79'	31 TOW=298.02 BOW=296.31 H=1.71'
7 TOW=297.40 BOW=295.22 H=2.18'	16 TOW=296.31 BOW=293.81 H=2.50'	24 TOW=296.99 BOW=295.99 H=1.00'	32 TOW=299.03 BOW=298.00 H=1.03'
8 TOW=297.40 BOW=297.40 H=0.00'	17 TOW=298.02 BOW=296.31 H=1.71'	25 TOW=297.25 BOW=296.44 H=0.81'	33 TOW=299.00 BOW=298.00 H=1.00'
9 TOW=299.23 BOW=297.40 H=1.83'			34 TOW=299.00 BOW=299.00 H=0.00'

STORM KEYNOTES

1. SEE SHEET 2 OF 2
2. SEE SHEET 2 OF 2
3. SEE SHEET 2 OF 2
4. SEE SHEET 2 OF 2
5. SEE SHEET 2 OF 2
6. 54 LF 12" PVC @ 2.8%
7. CB #3 STA:11+84.03, 13.08 RT TYPE 1L CB W/ VANED GRATE RIM=293.08 6" PVC IE=288.58 (E) 12" PVC IE=288.08 (NW)
8. 15 LF 6" PVC @ 2.8%
9. CB #4 STA:11+82.11, 27.79 RT TYPE 1L CB W/ SOLID LOCKING LID RIM=294.00 6" PVC IE=289.00 (S) 6" PVC IE=289.00 (W)
10. 30 LF 6" PVC @ 2.1%
11. SDCO #1 STA:11+52.07, 27.78 RT SDCO W/6"x4" PVC WYE RIM=294.52 6" PVC IE=289.64 (S) 4" PVC IE=289.72 (E) 6" PVC IE=289.64 (N)
12. 48 LF 6" PVC @ 2.0%
13. SDCO #2 STA:11+04.11, 27.77 RT SDCO W/6"x4" PVC WYE RIM=295.60 6" PVC IE=290.60 (S) 4" PVC IE=290.68 (E) 6" PVC IE=290.60 (N)
14. 51 LF 6" PVC @ 2.0%
15. SDCO #3 STA:10+52.76, 27.75 RT SDCO W/6"x4" PVC WYE RIM=296.86 4" PVC IE=291.70 (E) 6" PVC IE=291.62 (N)
16. 14 LF 4" PVC @ 8.0%
17. 4" WYE IE=292.82
18. 52 LF 4" PVC @ 8.0%
19. SDCO RIM=302.15 4" IE=296.98
20. 32 LF 4" PVC @ 2.3%
21. SDCO RIM=301.84 4" IE=297.72
22. 31 LF 4" PVC @ 2.0%
23. SDCO RIM=300.67 4" IE=298.34
24. 11 LF 4" PVC @ 9.0%
25. TRENCH DRAIN RIM=294.81 IE=293.81
26. 14 LF 4" PVC @ 9.1%
27. 4" WYE IE=291.95
28. 52 LF 4" PVC @ 9.1%
29. SDCO RIM=301.00 4" IE=296.68
30. 29 LF 4" PVC @ 2.0%
31. SDCO RIM=300.84 4" IE=297.26
32. 31 LF 4" PVC @ 2.0%
33. SDCO RIM=300.17 4" IE=297.88
34. 8 LF 4" PVC @ 10.8%
35. TRENCH DRAIN RIM=293.81 IE=292.81
36. 14 LF 4" PVC @ 7.9%
37. 4" WYE IE=290.83
38. 52 LF 4" PVC @ 7.9%
39. SDCO RIM=300.00 4" IE=294.94
40. 29 4" PVC @ 2.0%
41. SDCO RIM=300.00 4" IE=295.52
42. 31 LF 4" PVC @ 2.0%
43. SDCO RIM=298.48 4" IE=296.14
44. 8 LF 4" PVC @ 14.0%
45. TRENCH DRAIN RIM=292.95 4" IE=291.95

811 Know what's below. Call before you dig.

REVISIONS		
DESCRIPTION	BY	DATE
PER CITY COMMENTS #1	BLB	06/28/2024
PER CITY COMMENTS #2	BLB	09/16/2024
PER CITY COMMENTS #3	BLC	02/24/2025
PER CITY COMMENTS #4	BLC	04/21/2025

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BRIANA CANNON — STATE OF WASHINGTON — 21036187 — REGISTERED PROFESSIONAL ENGINEER
04/21/2025

CANNON MULTI-FAMILY DEVELOPMENT
732 143RD PL SE
SITE PLAN B

Encompass ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Western Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	23667
DATE	04/21/2025
SCALE	1" = 10'
DESIGNED	PLC
DRAWN	NWP
CHECKED	BLC
APPROVED	BLC
SHEET	1 of 2

FILENAME: J:\23\23667 - THE CORDILLERA GROUP, INC\ENGINEERING\DESIGN (MKS)\EXHIBITS\23667 - SITE PLAN B (ON-SITE).DWG

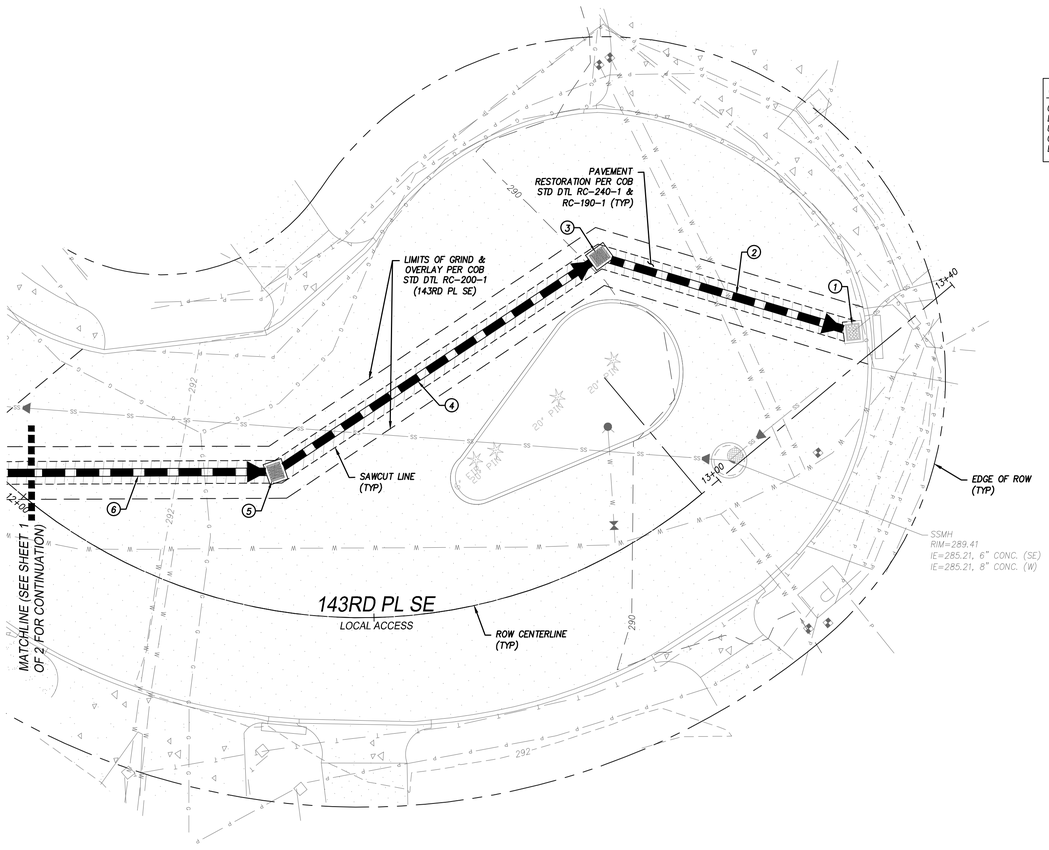
CANNON MULTI-FAMILY DEVELOPMENT

A PORTION OF SE 1/4 OF SECTION 34, T. 25 N., R. 05 E., W.M.
CITY OF BELLEVUE (KING COUNTY), STATE OF WASHINGTON

NORTH

0 5 10

SCALE 1" = 10'



UTILITY CROSSINGS NOTE:

CONTRACTOR TO POTHOLE AND VERIFY DEPTH OF ALL EXISTING UTILITIES AT ALL UTILITY CROSSING LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF ANY CONFLICTS ARISE.

STORM KEYNOTES

1. EX. CB #1
   STA:13+26.10, 3.64 LT
   EX. TYPE 1 CB W/VANED GRATE
   RIM=288.16
   12" PVC IE=284.66 (SE)
   EX. 12" CMP IE=284.66 (W)
2. 35 LF 12" PVC @ 0.7%
3. CB #1
   STA:13+06.83, 32.67 LT
   TYPE 1L CB W/ SOLID LOCKING LID
   RIM=289.92
   12" PVC IE=284.92 (E)
   12" PVC IE=284.92 (NW)
4. 51 LF 12" PVC @ 3.2%
5. CB #2
   STA:12+32.96, 18.02 LT
   TYPE 1L CB W/ SOLID LOCKING LID
   RIM=291.58
   12" PVC IE=286.58 (SE)
   12" PVC IE=286.58 (W)
6. 54 LF 12" PVC @ 2.8%

SURVEY LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF ROW
- ROW CENTERLINE
- EASEMENT
- ASPHALT
- CONCRETE
- GRAVEL
- STEPPING STONES
- SIGN
- MAILBOX
- WOODEN FENCE
- LANDSCAPING WALL
- ROCKERY WALL
- TREE
- SD — STORM MAIN
- SS — SEWER MAIN
- W — WATER MAIN
- CB TYPE 1
- SSMH
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- OHP — OVERHEAD POWER LINE
- G — GAS LINE
- T — TELEPHONE LINE
- POWER POLE
- LIGHT POLE
- PEDESTRIAN LIGHT
- FLAG POLE
- JUNCTION BOX
- TELEPHONE RISER

811 Know what's **below.** **Call** before you dig.

REVISIONS

DESCRIPTION	BY	DATE
PER CITY COMMENTS #1	BLB	06/28/2024
PER CITY COMMENTS #2	BLB	09/16/2024
PER CITY COMMENTS #3	BLC	02/24/2025
PER CITY COMMENTS #4	BLC	04/21/2025

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BRIANA CANNON — STATE OF WASHINGTON — 21036187 — REGISTERED PROFESSIONAL ENGINEER

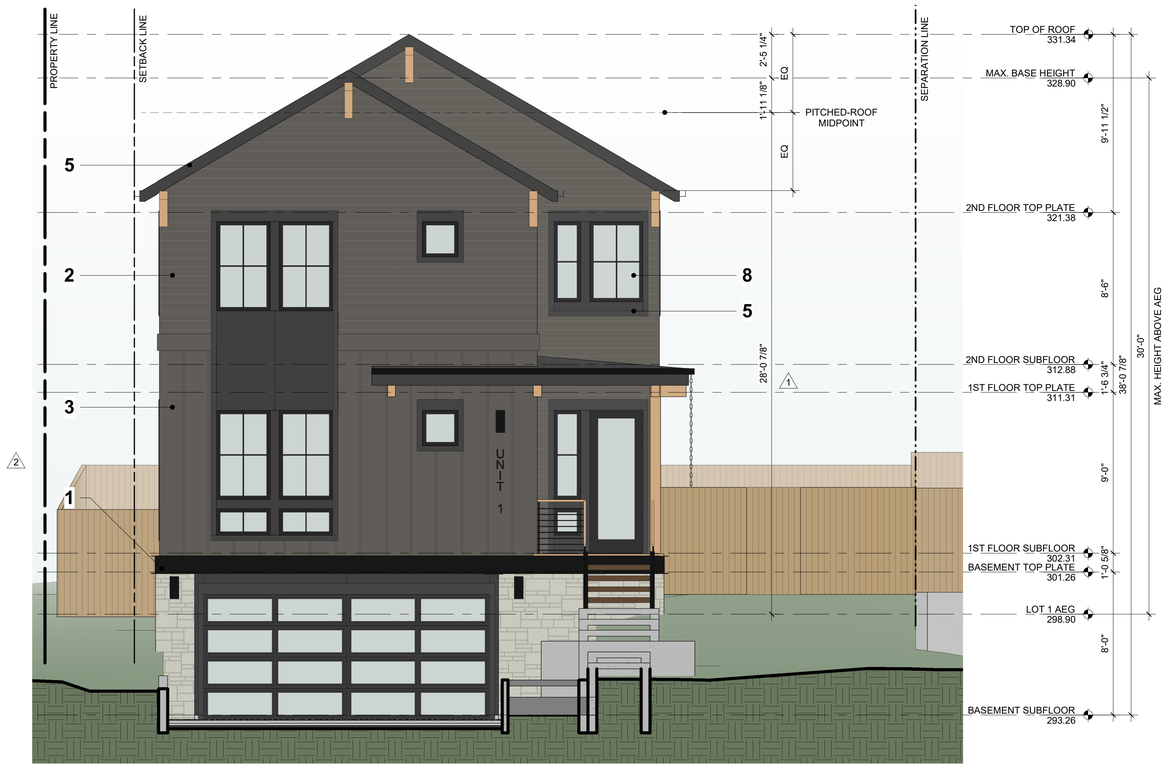
04/21/2025

CANNON MULTI-FAMILY DEVELOPMENT
732 143RD PL SE
SITE PLAN B

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	23667
DATE	04/21/2025
SCALE	1" = 10'
DESIGNED	PLC
DRAWN	NWP
CHECKED	BLC
APPROVED	BLC
SHEET	2 of 2

FILENAME: J:\23\23667 - THE CORDILLERA GROUP, INC\ENGINEERING\DESIGN DWGS\EXHIBITS\23667 - SITE PLAN B (OFF-SITE).DWG



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

MATERIALS LEGEND

1 **THIN STONE VENEER**
COLOR: MUTUAL MATERIALS
SCULPTED ASHLAR
(GROUSE)

2 **FIBER CEMENT LAP - 6" HORIZONTAL**
COLOR: SHERWIN WILLIAMS
URBAN BRONZE
(SW7048)

3 **BOARD & BATT SIDING - 16" VERTICAL**
COLOR: SHERWIN WILLIAMS
URBAN BRONZE
(SW7048)

4 **BELLY BAND**
COLOR: SHERWIN WILLIAMS
URBAN BRONZE
(SW7048)

5 **FIBER CEMENT PANEL / TRIM / FASCIA**
COLOR: SHERWIN WILLIAMS
BLACK MAGIC
(SW6991)

6 **TONGUE & GROOVE CEDAR - 4" HORIZONTAL**
STAIN: LIGHT BROWN

7 **COMPOSITION ROOF**
COLOR: DARK GREY

8 **VINYL WINDOW**
COLOR: BLACK

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT STATE OF WASHINGTON
FOR REFERENCE ONLY

INTAKE DATE: 03/08/2024

REVISIONS:		DATE:
1	CITY COMMENT LETTER	5/16/2024
2	CITY COMMENT LETTER	8/16/2024

PROJECT / CLIENT:

732 143RD PL SE

THE CORDILLERA GROUP

PROJECT ADDRESS:
732 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

ELEVATIONS - LOT #1

DRAWN BY: JM, AS

CHECKED BY: ST

PHASE:

DESIGN REVIEW

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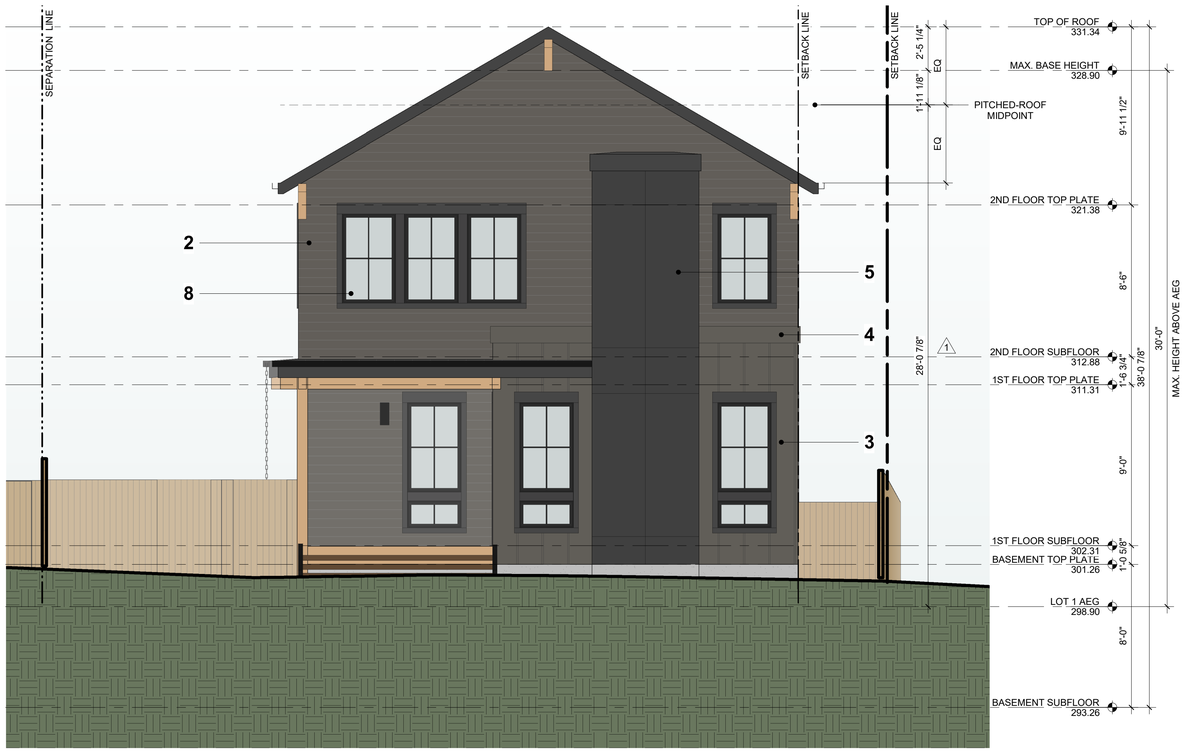
APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 212

DATE: 2/3/2025

PLOT SCALE: 1:1

DR2.0



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND

1 **THIN STONE VENEER**
COLOR: MUTUAL MATERIALS
SCULPTED ASHLAR
(GROUSE)

2 **FIBER CEMENT LAP - 6" HORIZONTAL**
COLOR: SHERWIN WILLIAMS
URBAN BRONZE
(SW7048)

3 **BOARD & BATT SIDING - 16" VERTICAL**
COLOR: SHERWIN WILLIAMS
URBAN BRONZE
(SW7048)

4 **BELLY BAND**
COLOR: SHERWIN WILLIAMS
URBAN BRONZE
(SW7048)

5 **FIBER CEMENT PANEL / TRIM / FASCIA**
COLOR: SHERWIN WILLIAMS
BLACK MAGIC
(SW6991)

6 **TONGUE & GROOVE CEDAR - 4" HORIZONTAL**
STAIN: LIGHT BROWN

7 **COMPOSITION ROOF**
COLOR: DARK GREY

8 **VINYL WINDOW**
COLOR: BLACK

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT
FOR REFERENCE ONLY
STATE OF WASHINGTON

INTAKE DATE: 03/08/2024

REVISIONS:		DATE:
1	CITY COMMENT LETTER	5/16/2024
2	CITY COMMENT LETTER	8/16/2024

PROJECT / CLIENT:

732 143RD PL SE

THE CORDILLERA GROUP

PROJECT ADDRESS:
732 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

ELEVATIONS - LOT #1

DRAWN BY: JM, AS

CHECKED BY: ST

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 212

DATE: 2/3/2025

PLOT SCALE: 1:1

DR2.1



NORTH WEST CORNER PERSPECTIVE



SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT
FOR REFERENCE ONLY
STATE OF WASHINGTON

INTAKE DATE: 03/08/2024

REVISIONS:		DATE:
2	CITY COMMENT LETTER	8/16/2024

PROJECT / CLIENT:

732 143RD PL SE

THE CORDILLERA GROUP

PROJECT ADDRESS:
732 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

PERSPECTIVES LOT #1

DRAWN BY: JM, AS

CHECKED BY: ST

PHASE:

DESIGN REVIEW

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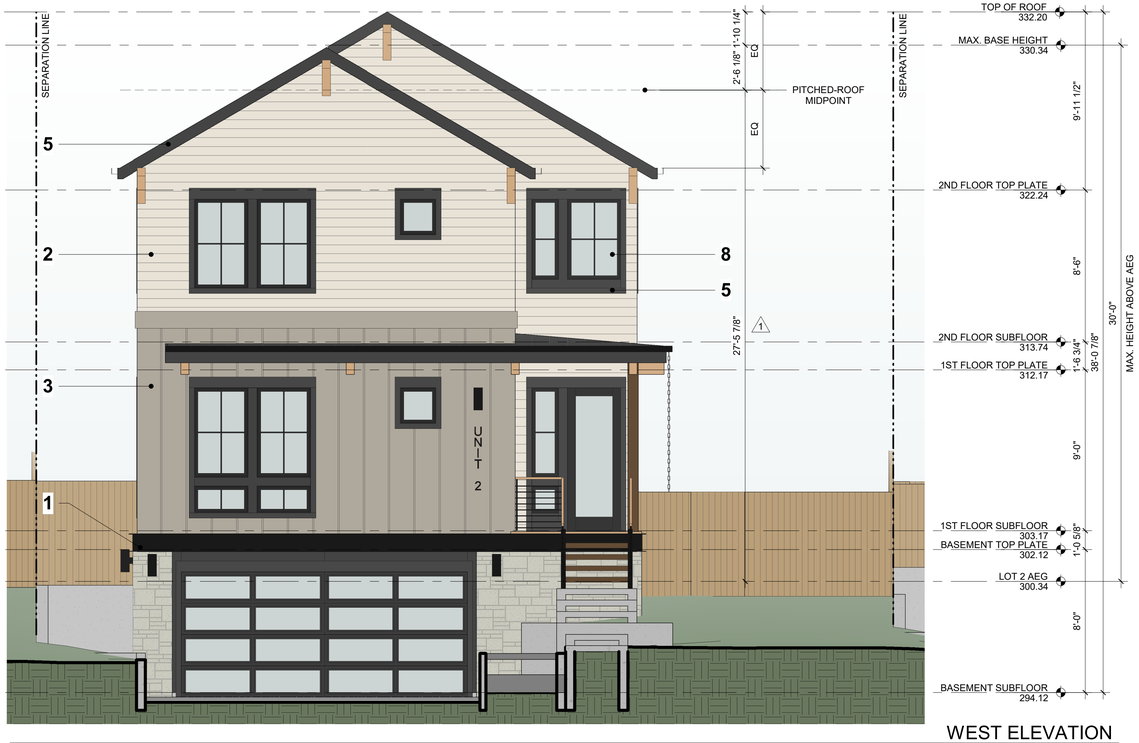
APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 212

DATE: 2/3/2025

PLOT SCALE: 1:1

DR2.2



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND

1 **THIN STONE VENEER**
COLOR: MUTUAL MATERIALS
SCULPTED ASHLAR
(GROUSE)

2 **FIBER CEMENT LAP - 6" HORIZONTAL**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

3 **BOARD & BATT SIDING - 16" VERTICAL**
COLOR: SHERWIN WILLIAMS
INTELLECTUAL GRAY
(SW7045)

4 **BELLY BAND**
COLOR: SHERWIN WILLIAMS
INTELLECTUAL GRAY
(SW7045)

5 **FIBER CEMENT PANEL / TRIM / FASCIA**
COLOR: SHERWIN WILLIAMS
BLACK MAGIC
(SW6991)

6 **TONGUE & GROOVE CEDAR - 4" HORIZONTAL**
STAIN: LIGHT BROWN

7 **COMPOSITION ROOF**
COLOR: DARK GREY

8 **VINYL WINDOW**
COLOR: BLACK

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT STATE OF WASHINGTON
FOR REFERENCE ONLY

INTAKE DATE: 03/08/2024

REVISIONS:		DATE:
1	CITY COMMENT LETTER	5/16/2024
2	CITY COMMENT LETTER	8/16/2024

PROJECT / CLIENT:

732 143RD PL SE

THE CORDILLERRA GROUP

PROJECT ADDRESS:
732 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

ELEVATIONS - LOT #2

DRAWN BY: JM, AS

CHECKED BY: ST

PHASE:

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 213

DATE: 2/4/2025

PLOT SCALE: 1:1

DR2.3



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND

1 **THIN STONE VENEER**
COLOR: MUTUAL MATERIALS
SCULPTED ASHLAR
(GROUSE)

2 **FIBER CEMENT LAP - 6" HORIZONTAL**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

3 **BOARD & BATT SIDING - 16" VERTICAL**
COLOR: SHERWIN WILLIAMS
INTELLECTUAL GRAY
(SW7045)

4 **BELLY BAND**
COLOR: SHERWIN WILLIAMS
INTELLECTUAL GRAY
(SW7045)

5 **FIBER CEMENT PANEL / TRIM / FASCIA**
COLOR: SHERWIN WILLIAMS
BLACK MAGIC
(SW6991)

6 **TONGUE & GROOVE CEDAR - 4" HORIZONTAL**
STAIN: LIGHT BROWN

7 **COMPOSITION ROOF**
COLOR: DARK GREY

8 **VINYL WINDOW**
COLOR: BLACK

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT
FOR REFERENCE ONLY
STATE OF WASHINGTON

INTAKE DATE: 03/08/2024

REVISIONS:		DATE:
1	CITY COMMENT LETTER	5/16/2024
2	CITY COMMENT LETTER	8/16/2024

PROJECT / CLIENT:

732 143RD PL SE

THE CORDILLERRA GROUP

PROJECT ADDRESS:
732 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

ELEVATIONS - LOT #2

DRAWN BY: JM, AS

CHECKED BY: ST

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 213

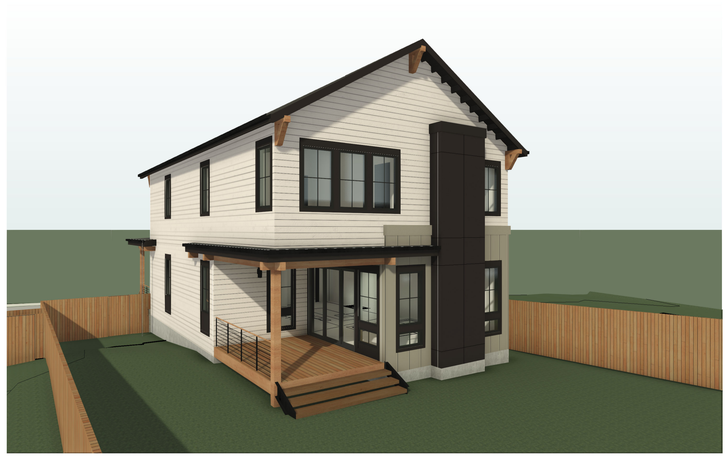
DATE: 2/4/2025

PLOT SCALE: 1:1

DR2.4



NORTH WEST CORNER PERSPECTIVE



SOUTH EAST CORNER PERSPECTIVE



SOUTH WEST CORNER PERSPECTIVE

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT STATE OF WASHINGTON
FOR REFERENCE ONLY

INTAKE DATE: 03/08/2024

REVISIONS:		DATE:

PROJECT / CLIENT:

732 143RD PL SE

THE CORDILLERRA GROUP

PROJECT ADDRESS:
732 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

PERSPECTIVES - LOT #2

DRAWN BY: JM, AS

CHECKED BY: ST

PHASE:

DESIGN REVIEW

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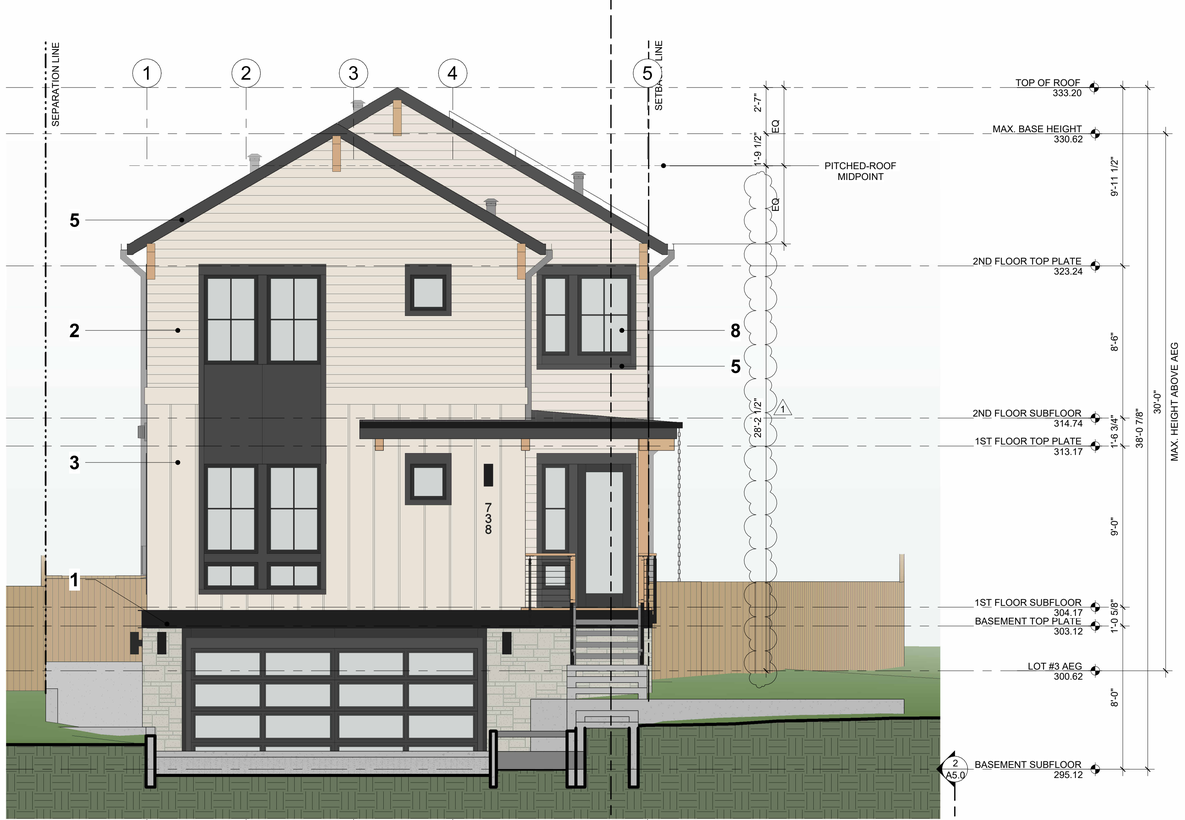
APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 213

DATE: 2/4/2025

PLOT SCALE: 1:1

DR2.5



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

MATERIALS LEGEND

1 **THIN STONE VENEER**
COLOR: MUTUAL MATERIALS
SCULPTED ASHLAR
(GROUSE)

2 **FIBER CEMENT LAP - 6" HORIZONTAL**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

3 **BOARD & BATT SIDING - 16" VERTICAL**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

4 **BELLY BAND**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

5 **FIBER CEMENT PANEL / TRIM / FASCIA**
COLOR: SHERWIN WILLIAMS
BLACK MAGIC
(SW6991)

6 **TONGUE & GROOVE CEDAR - 4" HORIZONTAL**
STAIN: LIGHT BROWN

7 **COMPOSITION ROOF**
COLOR: DARK GREY

8 **VINYL WINDOW**
COLOR: BLACK

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

6926 REGISTERED ARCHITECT STATE OF WASHINGTON
FOR REFERENCE ONLY

INTAKE DATE: 10/18/2024

REVISIONS:

		DATE:
1	CORRECTION LETTER	01/21/25

PROJECT / CLIENT:

CANNON (LOT #3)

THE CORDILLERA GROUP

PROJECT ADDRESS:
798 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

ELEVATIONS - LOT #3

DRAWN BY: DRA

CHECKED BY: BM

PHASE:

CONSTRUCTION DOCUMENTS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 214

DATE: 4/28/2025

DR2.6

PLOT SCALE: 1:1



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND

1 **THIN STONE VENEER**
COLOR: MUTUAL MATERIALS
SCULPTED ASHLAR
(GROUSE)

2 **FIBER CEMENT LAP - 6" HORIZONTAL**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

3 **BOARD & BATT SIDING - 16" VERTICAL**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

4 **BELLY BAND**
COLOR: SHERWIN WILLIAMS
SHOJI WHITE
(SW7042)

5 **FIBER CEMENT PANEL / TRIM / FASCIA**
COLOR: SHERWIN WILLIAMS
BLACK MAGIC
(SW6991)

6 **TONGUE & GROOVE CEDAR - 4" HORIZONTAL**
STAIN: LIGHT BROWN

7 **COMPOSITION ROOF**
COLOR: DARK GREY

8 **VINYL WINDOW**
COLOR: BLACK

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

6926 REGISTERED ARCHITECT STATE OF WASHINGTON
FOR REFERENCE ONLY

INTAKE DATE: 10/18/2024

REVISIONS:

		DATE:
1	CORRECTION LETTER	01/21/25

PROJECT / CLIENT:

CANNON (LOT #3)

THE CORDILLERA GROUP

PROJECT ADDRESS:
798 143RD PL SE
BELLEVUE, WA 98007

DRAWING NAME:

ELEVATIONS - LOT #3

DRAWN BY: DRA

CHECKED BY: BM

PHASE:

CONSTRUCTION DOCUMENTS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A23 214

DATE: 4/28/2025

DR2.7

PLOT SCALE: 1:1



NORTH WEST CORNER PERSPECTIVE



SOUTH EAST CORNER PERSPECTIVE



SOUTH WEST CORNER PERSPECTIVE

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

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REGISTRATION:

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DR2.8