PRELIMINARY COVER SHEET
FOR

TRAVARA PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 50' 100' 200'
SCALE: 1"=100'

SURVEY INFORMATION

HORIZONTAL DATUM:
NAD 83/11
CITY OF BELLEVUE PUBLISHED MONUMENTS. CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 0068 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 0068 AND CONTROL POINT NO. 0062 WAS HELD FOR ROTATION, BEING NORTH 43°07'04" EAST.

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NAVD88
VERTICAL CONTROL PUBLISHED BY CITY OF BELLEVUE. VERTICAL CONTROL POINT NO. 845 WAS HELD FOR ELEVATION.
BENCHMARK ELEVATION = 431.90 USFT

PROJECT BENCHMARK(S) ESTABLISHED: SET MAGNAIL & WASHER #303 IN THE PARKING LOT NORTH OF THE WEST END OF THE BUILDING, WITH AN OBSERVED ELEVATION OF 429.73 FEET (NAVD 88).

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THIS SURVEY IS A RETRACEMENT OF THE RECORDS OF SURVEY FILED UNDER REC. NO. 8705199003 & REC. NO. 9611259004. FOUND CONTROL FOR THIS SURVEY AGREES WITH SAID SURVEY UNLESS OTHERWISE NOTED.

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2. BOUNDARY LINE ADJUSTMENT No. 86-33 – REC. No. 8705199003
3. RECORD OF SURVEY – REC. No. 9611259004
4. PLAT OF SONARA – REC. No. 20061013001920

TAX PARCEL NUMBER / ADDRESS / LOT AREA:
TITLE PARCEL A: APN. 2625059259 / 16035 NORTHRUP WAY / 114,727± S.F. (2.63± ACRES)
TITLE PARCEL B: APN. 2625059075 & 2625059119 / NO SITE ADDRESS / 54,305± S.F. (1.25± AC)
COMBINED PARCEL AREA: 169,032± S.F. (3.88± ACRES)

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THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON JULY 2, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED IN FEBRUARY OF 2024.

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THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE S5 ROBOTIC TOTAL STATION, A TRIMBLE TSC-7 DATA COLLECTOR, AND A TRIMBLE GPS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

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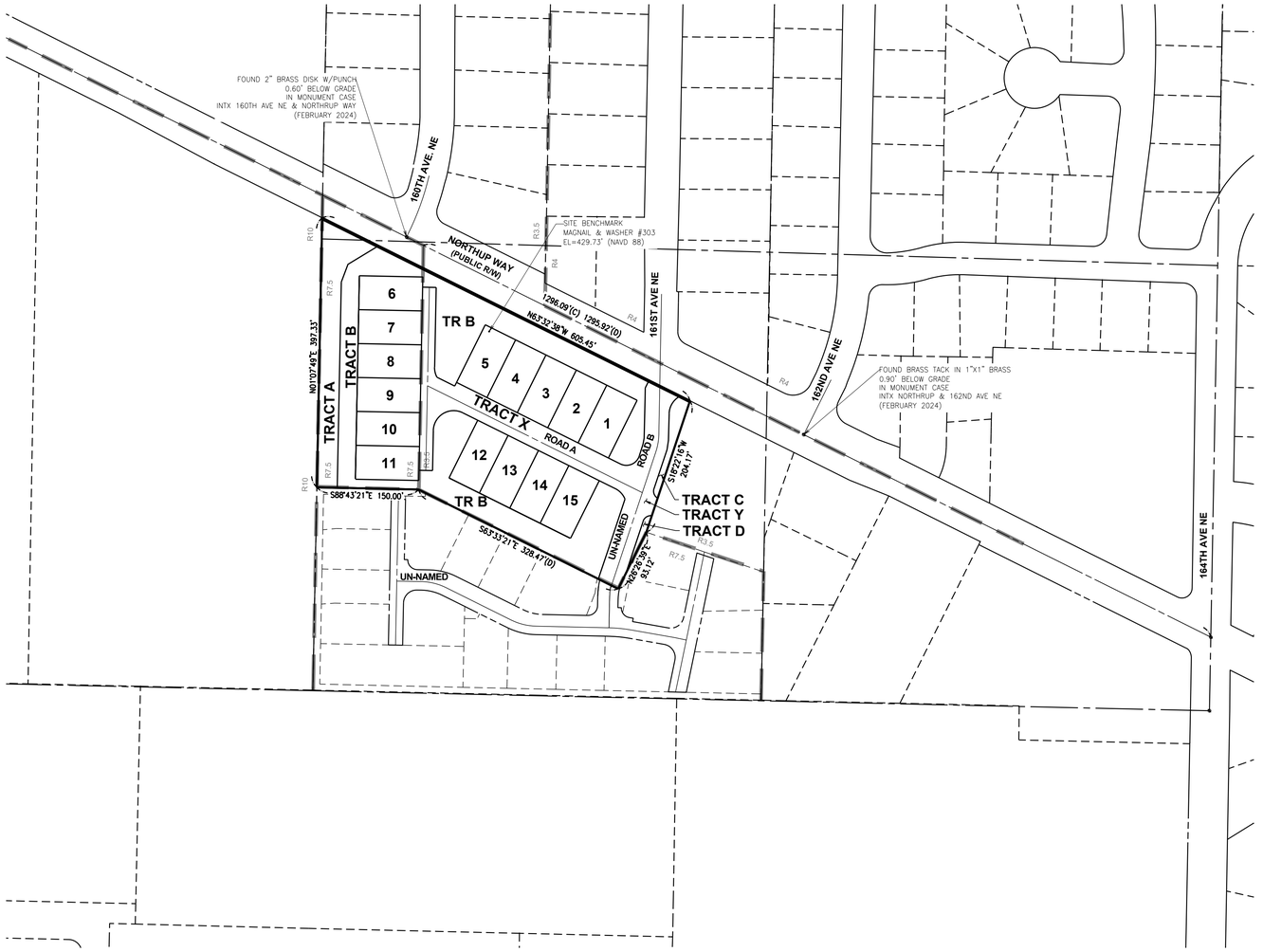
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (2'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.
- THIS SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL PRECISION REQUIREMENTS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.
- THIS SURVEY DOESN'T PURPORT TO SHOW ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SITE.
- THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE REPORT AND DOESN'T PURPORT TO SHOW ALL EASEMENTS OF RECORD.



OWNER
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE RM 2225
SALT LAKE CITY UT 84150

DEVELOPER
TRI POINTE HOMES WASHINGTON, INC.
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

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TRANSPORTATION ENGINEERING NORTHWEST
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PHONE: 206-396-8286
CONTACT: JEFF SCHRAMM

LIDAR DISCLAIMER:

NOTE: PORTIONS OF THE INFORMATION ON THIS DRAWING HAVE BEEN CREATED USING A SUBSET OF DATA OBTAINED FROM THE PUGET SOUND LIDAR CONSORTIUM AND/OR WASHINGTON DEPARTMENT OF NATURAL RESOURCES, AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THIS DATA IS PROVIDED FOR YOUR INFORMATION ONLY. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT ASSUME ANY LIABILITY FOR ANY ERRORS, OMISSIONS OR INACCURACIES IN THE LIDAR INFORMATION SHOWN HEREON OR THE USE THEREOF.

NOTES:
LIDAR DATA EXTRACTED FROM THE WESTERN KING COUNTY LIDAR PROJECT (2021), AND PROVIDED BY THE WADNR.

PARCEL SHAPE AND LOCATION EXTRACTED FROM THE KING COUNTY GIS PARCEL SHAPEFILE (JUNE 2023), AND SHOULD BE CONSIDERED INACCURATE DUE TO THE LIMITATIONS OF GIS.

HORIZONTAL DATUM: NAD83 (PER WADNR)
VERTICAL DATUM: NAVD88 (PER WADNR)

2' MINOR CONTOURS AND 10' MAJOR CONTOURS

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITIES/SERVICES:

WATER/SEWER:
CITY OF BELLEVUE
450 110TH AVE NE,
BELLEVUE, WA 98004
(425) 452-6932

POWER/GAS:
PUGET SOUND ENERGY
8001 SOUTH 212TH STREET
KENT, WA 98032
(253) 395-7065

SCHOOL:
BELLEVUE SCHOOL DISTRICT #405
12111 NE 1ST ST,
BELLEVUE, WA 98005
(425) 456-4000

FIRE:
BELLEVUE FIRST FIRE
450 110TH AVE NE
PO BOX 90012
BELLEVUE, WA 98009
(425) 452-6892

JAMES S. MONTOYA
EXPIRES 10/13/2025
43676
REGISTERED
PROFESSIONAL LAND SURVEYOR
1/3/2025

SHEET INDEX

1	OF	2	PRELIMINARY COVER SHEET
2	OF	2	PRELIMINARY SITE PLAN

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY COVER SHEET FOR *TRAVARA PLANNED UNIT DEVELOPMENT*

For: TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

NOT FOR CONSTRUCTION
JAMES S. MONTOYA
43676
REGISTERED
PROFESSIONAL ENGINEER
1/3/2025

Scale: Horizontal 1"=100' Vertical N/A

Designed IH | Drawn AJ | Checked IH | Approved IH | Date 1/3/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225

Sheet 1 of 2

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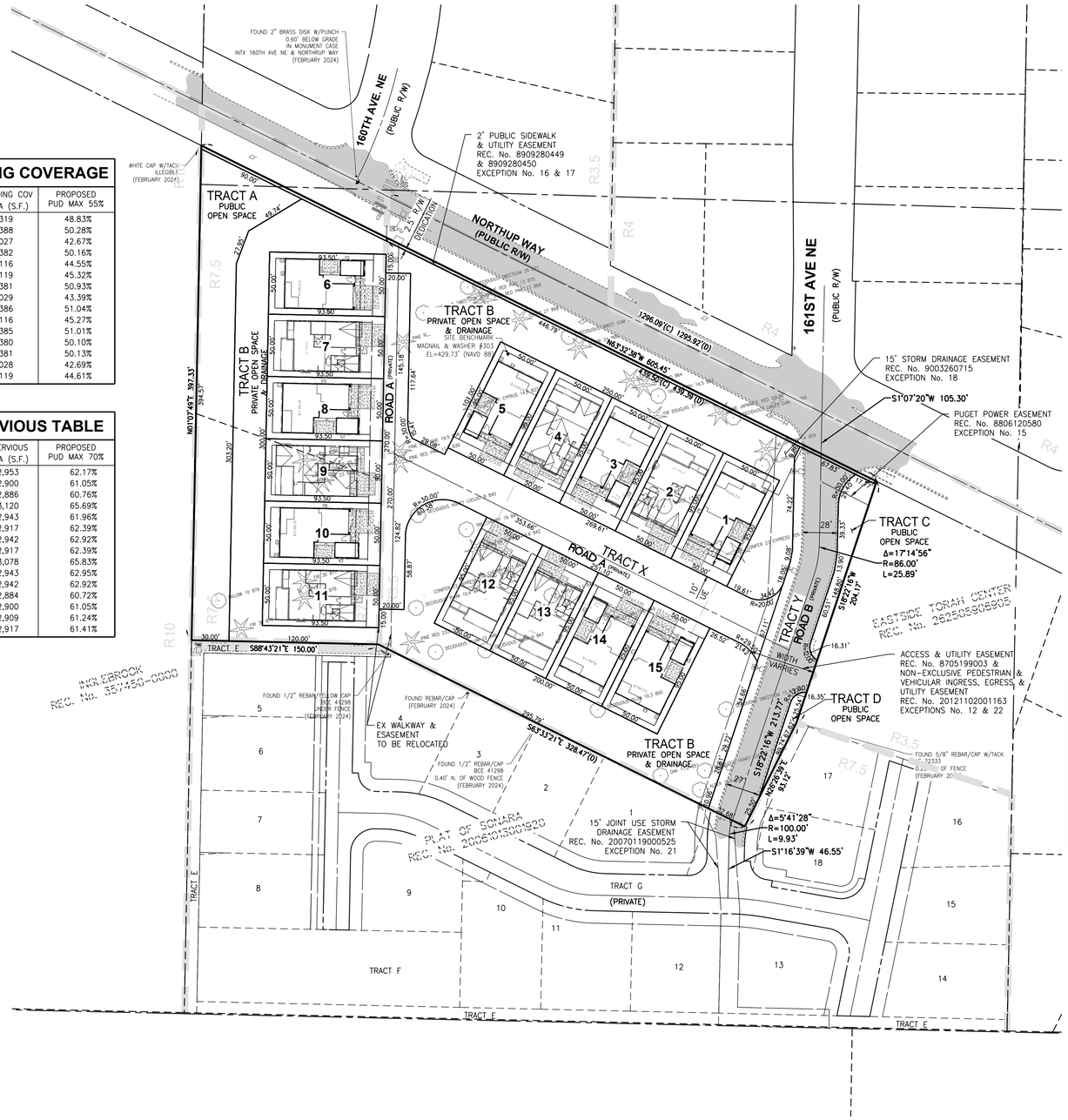

GREEN SPACE TABLE

PERCENTAGE OF 20' FRONT YARD SETBACK

LOT #	AREA IN FRONT YARD SETBACK (S.F.)	GREEN SPACE PROVIDED (S.F.)	PERCENT
1	1,000	568	56.80%
2	1,000	589	58.89%
3	1,000	607	60.71%
4	1,000	526	52.60%
5	1,000	571	57.10%
6	1,000	572	57.19%
7	1,000	588	58.80%
8	1,000	608	60.80%
9	1,000	535	53.50%
10	1,000	573	57.29%
11	1,000	588	58.80%
12	1,000	589	58.89%
13	1,000	589	58.89%
14	1,000	616	61.56%
15	1,000	567	56.69%

BUILDING COVERAGE

LOT #	BUILDING COV AREA (S.F.)	PROPOSED PUD MAX 55%
1	2,319	48.83%
2	2,388	50.28%
3	2,027	42.67%
4	2,382	50.16%
5	2,116	44.55%
6	2,119	45.32%
7	2,381	50.93%
8	2,029	43.39%
9	2,386	51.04%
10	2,116	45.27%
11	2,385	51.01%
12	2,380	50.10%
13	2,381	50.13%
14	2,028	42.69%
15	2,119	44.61%

HARD SURFACE TABLE

LOT #	HARD SURFACE AREA (S.F.)	PROPOSED PUD MAX 70%
1	2,953	62.17%
2	2,900	61.05%
3	2,886	60.76%
4	3,120	65.69%
5	2,943	61.96%
6	2,917	62.39%
7	2,942	62.92%
8	2,917	62.39%
9	3,078	65.83%
10	2,943	62.95%
11	2,942	62.92%
12	2,884	60.72%
13	2,900	61.05%
14	2,909	61.24%
15	2,917	61.41%

IMPERVIOUS TABLE

LOT #	IMPERVIOUS AREA (S.F.)	PROPOSED PUD MAX 70%
1	2,953	62.17%
2	2,900	61.05%
3	2,886	60.76%
4	3,120	65.69%
5	2,943	61.96%
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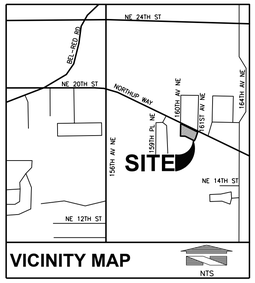

VICINITY MAP
NTS

NOTES

1. TAX #: 262505-9259, -9075, -9119
2. SITE AREA: 54,305 (1.25 AC(R-7.5)) + 114,727 (2.63 AC(R-3.5)) = 169,032 S.F. (3.88 AC)
3. SITE ADDRESS: 16035 NORTHUP
4. EXISTING USE: CHURCH AND VACANT PROPERTY
5. PROPOSED USE: 15-LOT SINGLE FAMILY DETACHED SUBDIVISION
6. EXISTING ZONING: R3.5 (CHURCH PARCEL); R7.5 (VACANT PARCELS)
7. ADJACENT NEARBY ZONING/COMP PLAN: R-10/MULTI FAMILY
8. COMPREHENSIVE PLAN: SINGLE FAMILY RESIDENTIAL

	R-3.5 (CHURCH)	R-7.5 (VACANT)	PUD PROPOSED
9. ALLOWED DENSITY (LOTS)	3.5 DU/AC (2.63x3.5=9 LOTS)	7.5 DU/AC (1.25x7.5=9 LOTS)	15 LOTS
10. MIN LOT AREA	10,000 SF (8,500 WITH AVG)	4,700 SF	4,675 SF
11. MIN AVERAGE LOT AREA	10,000 SF	N/A	N/A
12. PROPOSED AVERAGE LOT AREA	N/A	N/A	4,720 SF
13. MIN LOT WIDTH	70 FEET; NO AREA AVERAGE (5%(66.5 FEET)FOR UP TO 20% OF LOTS)	50 FEET	50 FEET
14. MIN DEPTH	80 FEET	80 FEET	93.5 FEET
15. MIN FRONTAGE	30 FEET	30 FEET	35 FEET
16. REQUIRED SETBACKS:			
STREET:	20 FEET	20 FEET	10 FEET (20 FEET GARAGE)
SIDE TOTAL:	15 FEET (5 FEET MIN)	10 FEET	5 FEET, TOTAL 10 FEET
REAR:	25 FEET	–	5 FEET
17. MIN GREENSPACE	50% OF FRONT SETBACK	50% OF FRONT SETBACK	50% OF FRONT SETBACK
18. MAX BASE HEIGHT OF BUILDINGS:	30/35 FEET	30/35 FEET	30/35 FEET
19. MAX BUILDING COVERAGE:	35 PERCENT	40 PERCENT	55 PERCENT
20. MAX HARD COVERAGE:	75 PERCENT	85 PERCENT	70 PERCENT
21. MAX IMPERVIOUS COVERAGE:	45 PERCENT	55 PERCENT	70 PERCENT
22. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY:	BARGHAUSEN CONSULTING ENGINEERS, INC. FEBRUARY 2024		
23. ALL EXISTING IMPROVEMENTS TO BE REMOVED			
24. NORTHRUP WAY 2.5' RIGHT OF WAY DEDICATION: 1,513 SF			

PUD

MIN CONSERVATION FEATURE CREDITS 40% GSA 20.30D.160.B	67,613 SF
PROVIDED IN TRACTS A, B, C, & D:	67,961 SF (40.21%)

LOT AREA TABLE

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	4,750	9	4,675
2	4,750	10	4,675
3	4,750	11	4,675
4	4,750	12	4,750
5	4,750	13	4,750
6	4,675	14	4,750
7	4,675	15	4,750
8	4,675		
TOTAL LOT AREA	70,800 SF	1.63 AC.	
AVERAGE LOT AREA	4,720 SF		

TRACT TABLE

TRACT	USE	AREA (S.F.)	% OF GSA
A	PUBLIC OPEN SPACE	13,179	7.80%
B	PRIVATE OPEN SPACE / DRAINAGE	52,185	30.87%
C	PUBLIC OPEN SPACE	2,064	1.22%
D	PUBLIC OPEN SPACE	533	0.32%
X	PRIVATE ROAD A	17,325	10.25%
Y	PRIVATE ROAD B	11,254	6.65%
TOTAL AREA	96,531 SF (2.22 AC)		

ABBREVIATIONS

BSBL	BUILDING SETBACK LINE
PSE	PRIVATE SANITARY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
R/W	RIGHT OF WAY
TYP	TYPICAL
UE	UTILITY EASEMENT

JAMEY S. MONTOYA — STATE OF WASHINGTON — 42678 — REGISTERED PROFESSIONAL LAND SURVEYOR
1/3/2025

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425.251.6222 barghausen.com

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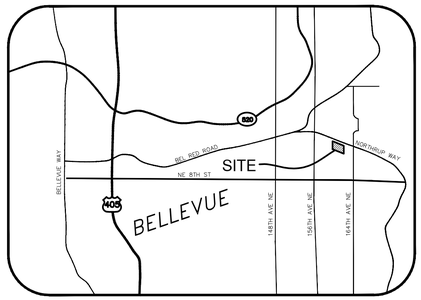
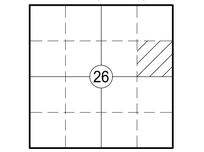


VICINITY MAP

NOT TO SCALE



INDEXING INFORMATION
N.T.S.

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- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE TITLE REPORT REFERENCED HEREON UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (I.E. FENCE LINES, BUILDINGS, WALLS, ETC. – SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (2'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.
- THIS SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL PRECISION REQUIREMENTS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.
- THIS SURVEY DOESN'T PURPORT TO SHOW ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SITE.
- THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE REPORT AND DOESN'T PURPORT TO SHOW ALL EASEMENTS OF RECORD.

TITLE INFORMATION

TITLE COMMITMENT:
ALL TITLE INFORMATION SHOWN ON THIS MAP, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY, HAS BEEN EXTRACTED FROM OLD REPUBLIC TITLE, LTD. ALTA POLICY UNDER ORDER NO. 5226016680-PA, THIRD REVISION, DATED FEBRUARY 12, 2024, AT 8:00 AM. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION
(PER ABOVE REFERENCED TITLE REPORT)

PARCEL A:
THAT PORTION OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. LOCATED IN KING COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26;
THENCE NORTH 1° 03' 30" EAST 108.54 FEET ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 26;
THENCE NORTH 63° 33' 21" WEST 1,295.92 FEET;
THENCE SOUTH 1° 07' 50" WEST 33.19 FEET TO THE SOUTHERLY MARGIN OF NORTHRUP WAY AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 63° 33' 21" EAST 439.39 FEET ALONG SAID SOUTHERLY MARGIN OF NORTHRUP WAY;
THENCE SOUTH 18° 22' 16" WEST 204.00 FEET;
THENCE SOUTH 26° 26' 39" WEST 93.12 FEET;
THENCE NORTH 63° 33' 21" WEST 328.47 FEET; THENCE NORTH 1° 07' 50" EAST 326.45 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A, CITY OF BELLEVUE BOUNDARY LIND ADJUSTMENT NO. 86-33, RECORDED UNDER RECORDING NO. 8705199003 RECORDS OF KING COUNTY, WASHINGTON).

PARCEL B:
THAT PORTION OF THE WESTERLY 150 FEET OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, LYING SOUTH OF NORTHRUP REV. ROAD NO. 1431 AND NORTH OF A LINE WHICH IS 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION SUBDIVISION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:
(PER ABOVE REFERENCED TITLE REPORT)
EXCEPTIONS 1 THROUGH 7 ARE GENERAL OR FINANCIAL IN NATURE, AND NOT SURVEY RELATED.

8. A SLOPE EASEMENT AS FOLLOWS:
INSTRUMENT: KING COUNTY CONDEMNATION
RECORDED: IN OFFICIAL RECORDS UNDER KING COUNTY SUPERIOR COURT CAUSE NO.233307
(COPY OF DOCUMENT UNAVAILABLE)

9. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED: SHORT PLAT NO. 79-21
RECORDED: JUNE 25, 1979 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7906250824
(PROPERTY LINE SHOWN HEREON) LOT LINE ADJUSTMENT FOR A PORTION OF THE EAST LINE OF TITLE PARCEL A.

10. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED: CONCOMITANT AGREEMENT
EXECUTED BY: CITY OF BELLEVUE, WASHINGTON
RECORDED: APRIL 6, 1984 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8404060760
(NOT PLOTTABLE) AGREEMENT CONTAINING MULTIPLE CONDITIONS AND RESTRICTIONS RELATED TO PRIOR DEVELOPMENT, SEE DOCUMENT FOR FULL PARTICULARS.

11. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED: CONCOMITANT AGREEMENT
EXECUTED BY: CITY OF BELLEVUE, WASHINGTON
RECORDED: AUGUST 18, 1986 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8608180693
(NOT PLOTTABLE) AGREEMENT CONTAINING MULTIPLE CONDITIONS AND RESTRICTIONS RELATED TO PRIOR DEVELOPMENT, SEE DOCUMENT FOR FULL PARTICULARS.

12. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED: BOUNDARY LINE ADJUSTMENT NO. 86-33
RECORDED: MAY 19, 1987 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8705199003
(PLOTTED HEREON) ACCESS & UTILITY EASEMENT SHOWN ON BOUNDARY LINE ADJUSTMENT.

13. AGREEMENT FOR: AGREEMENT REGARDING CONDITIONS TO BUILDING PERMIT
EXECUTED BY: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, SOLE
AND BETWEEN: THE CITY OF BELLEVUE
ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN,
RECORDED: OCTOBER 12, 1987 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8710121142
(NOT PLOTTABLE) AGREEMENT CONTAINING MULTIPLE CONDITIONS AND RESTRICTIONS RELATED TO PRIOR DEVELOPMENT, SEE DOCUMENT FOR FULL PARTICULARS.

14. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT: EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDED: JUNE 13, 1988 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8806130351
(NOT PLOTTABLE) BLANKET IN NATURE OVER EXISTING FACILITIES, UTILITY LOCATING WAS NOT PERFORMED FOR THIS SURVEY.

15. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT: EASEMENT
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
RECORDED: AUGUST 12, 1988 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8808120580
(PLOTTED HEREON)

16. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT: SIDEWALK AND UTILITIES EASEMENT
GRANTED TO: CITY OF BELLEVUE, A WASHINGTON MUNICIPAL CORPORATION
FOR: PUBLIC SIDEWALK AND PEDESTRIAN PURPOSES AND FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING UTILITIES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES
RECORDED: SEPTEMBER 28, 1989 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8909280449
(PLOTTED HEREON)

17. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT: SIDEWALK AND UTILITIES EASEMENT
GRANTED TO: CITY OF BELLEVUE, A WASHINGTON MUNICIPAL CORPORATION
FOR: PUBLIC SIDEWALK AND PEDESTRIAN PURPOSES AND FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING UTILITIES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES
DATED: APRIL 18, 1989
RECORDED: SEPTEMBER 28, 1989 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 8909280450
(PLOTTED HEREON) EASEMENT NOW LIES ENTIRELY WITHIN TRACT E OF THE PLAT OF SONARA.

18. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT: EASEMENT GRANT
GRANTED TO: WESTERN REAL ESTATE GROUP, INC., A WASHINGTON CORPORATION
FOR: TO INSTALL, MAINTAIN, OPERATE, REPAIR, ALTER, INSPECT, PROTECT, REMOVE AND REPLACE SEWERS, STORM DRAINS AND OTHER LIKE
RECORDED: MARCH 26, 1990 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9003260715
ASSIGNMENT OF EASEMENT RIGHT DATED FEBRUARY 22, 1991, RECORDED MARCH 1, 1991 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9103011115.
(PLOTTED HEREON)

19. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED: SURVEY
RECORDED: NOVEMBER 25, 1996 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9611259004 WHICH, AMONG OTHER THINGS, PROVIDES: FENCE DOES NOT ACCURATELY REPRESENT LOT LINE
(ALL EXISTING IMPROVEMENTS ARE SHOWN HEREON) SURVEY SHOWS POTENTIAL DIRT PATH AND FENCE ENCROACHMENTS.

20. AGREEMENT FOR: EASEMENT AGREEMENT
EXECUTED BY: CROSSROADS CREST HOMES, LLC
AND BETWEEN: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN,
RECORDED: APRIL 19, 2006 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20060419000757
(NOT PLOTTABLE) AGREEMENT FOR GRADING PURPOSES WITHIN THE EASEMENT NOTED IN EXCEPTION No. 16, APPLICABLE DURING THE PLAT OF SONARA DEVELOPMENT.

21. AGREEMENT FOR: JOINT USE STORM DRAINAGE EASEMENT MAINTENANCE AGREEMENT
EXECUTED BY: CROSSROADS CREST, LLC, AND BENNETT SHERMAN CONSTRUCTION LLC
AND BETWEEN: THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN,
RECORDED: JANUARY 19, 2007 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20070119000525
THIS JOINT USE STORM DRAINAGE EASEMENT MAINTENANCE AGREEMENT SUPERSEDES AND REPLACES THAT CERTAIN JOINT USE STORM DRAINAGE EASEMENT MAINTENANCE AGREEMENT PREVIOUSLY RECORDED UNDER KING COUNTY RECORDING NO. 20060419000759.
(PLOTTED HEREON) EASEMENT LIES WITHIN THE PLAT OF SONARA.

22. AGREEMENT FOR: EASEMENT AGREEMENT
EXECUTED BY: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
AND BETWEEN: EASTSIDE TORAH CENTER, A WASHINGTON NONPROFIT CORPORATION ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN,
RECORDED: NOVEMBER 2, 2012 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20121102001163
(PLOTTED HEREON)

23. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT: TEMPORARY CONSTRUCTION AGREEMENT
GRANTED TO: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
RECORDED: NOVEMBER 14, 2019 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20191114001547
(NOT PLOTTABLE) BLANKET IN NATURE OVER TITLE PARCEL B. DOCUMENT CONTAINS LANGUAGE SUGGESTING THE TERM OF EASEMENT MAY HAVE EXPIRED.

EXCEPTIONS 24-33 WERE INTENTIONALLY DELETED OR NOT SURVEY RELATED.

SURVEYOR'S CERTIFICATION:

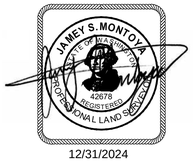
TO: TRIPOINTE HOMES, AND
OLD REPUBLIC TITLE, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 7(A), 7(B)(1), 8, 9, 11(B), 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 31, 2024

DATE OF PLAT OR MAP: DECEMBER 31, 2024

12/31/2024

JAMEY S. MONTOYA
WASHINGTON REGISTRATION NO.
JMONTOYA@BARGHAUSEN.COM



12/31/2024

No.	Date	By	Ckd.	Appr.	Revision
2	12/31/24	STM	JSM	JSM	ADD TREE TYPES AND TREE TAGS LABELS
1	7/11/24	STM	RDL	RDL	ADD UNDERGROUND LOCATES, AND TREE ON WEST PARCEL

Title: ALTA/NSPS LAND TITLE SURVEY
PTN. OF THE SE1/4, OF THE NE1/4 OF SEC. 26, TWP. 25 N., RGE. 5 E., W. M.
CITY OF BELLEVUE, KING COUNTY, STATE OF WASHINGTON

For: TRIPOINTE HOMES
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008

Scale: Horizontal 1"=40' Vertical –

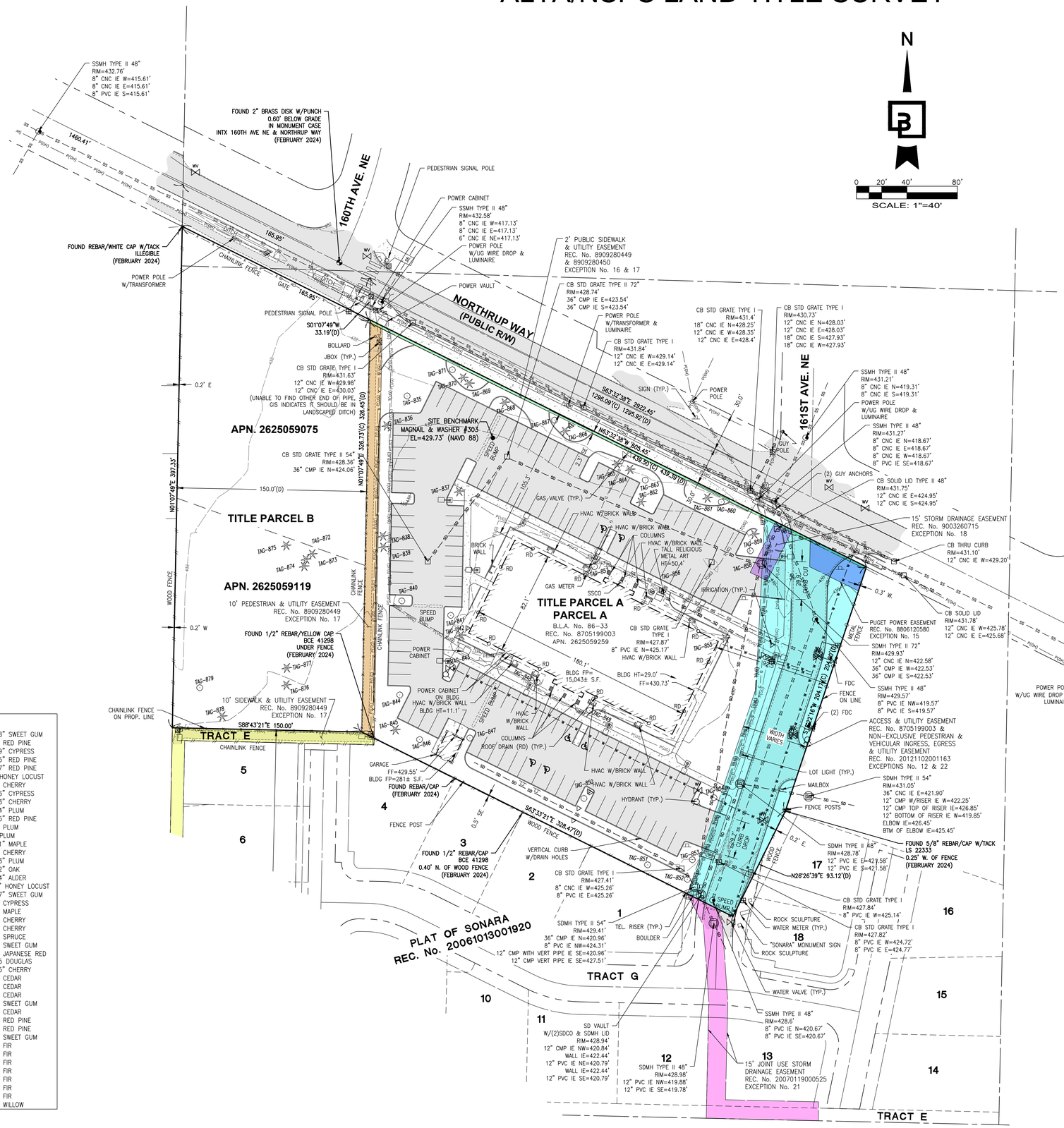
Designed – Drawn STM Checked JSM Approved JSM Date 12/31/24

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225 Sheet 1 of 2

File: P:\23000s\23225\survey\23225-TA01.dwg Date/Time: Dec 31, 2024 – 10:34am Scale: 1"=10' smoy Xrefs: jmontoya-Wo.dwg

ALTA/NSPS LAND TITLE SURVEY



LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	SET REBAR/CAP (AS NOTED))
	FOUND REBAR/CAP (AS NOTED)
	SET 2"X2" HUB/TACK LINE STAKE
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	BENCHMARK
	LUMINAIRE (LUM.)
	YARD LIGHT
	ORNAMENTAL LIGHT
	TRAFFIC SIGNAL LIGHTS
	POWER METER
	POWER POLE
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FAUCET
	FIRE HYDRANT(FH) / CONNECTION(FDC)
	WATER MANHOLE
	WATER METER
	BLOW-OFF / AIRVAC
	MONITOR WELL
	SIGN
	IRRIGATION SPRINKLER
	DIRECTIONAL ARROW
	ADA SYMBOL

	CHAIN LINK FENCE
	WOOD FENCE
	HOGWIRE FENCE
	SILT FENCE
	METAL/IRON FENCE
	GUARD RAIL/CABLE FENCE
	BARBED WIRE FENCE
W	WATER LINE
G	GAS LINE
STEAM	STEAM LINE
T(XX)	TELEPHONE LINE (OH) OR (UG)
P(XX)	POWER LINE (OH) OR (UG)
SD	STORM LINE
SS	SEWER LINE
	ROCKERY
	KEYSTONE WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
90	MAJOR CONTOUR LINE
92	MINOR CONTOUR LINE
	CONCRETE
	GRAVEL/SAND (AS NOTED)
	ASPHALT
	BUILDING LINE

ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

TREE TABLE

TAG 835 20.8" SWEET GUM
TAG 836 25" RED PINE
TAG 837 14.9" CYPRESS
TAG 838 19.5" RED PINE
TAG 839 11.7" RED PINE
TAG 840 8" HONEY LOCUST
TAG 841 19" CHERRY
TAG 842 16.6" CYPRESS
TAG 843 11.3" CHERRY
TAG 844 10.4" PLUM
TAG 845 23.5" RED PINE
TAG 846 12" PLUM
TAG 847 9" PLUM
TAG 848 13.1" MAPLE
TAG 849 16" CHERRY
TAG 850 10.3" PLUM
TAG 851 17.2" OAK
TAG 852 15.4" ALDER
TAG 853 7.3" HONEY LOCUST
TAG 854 15.7" SWEET GUM
TAG 855 23" CYPRESS
TAG 856 13" MAPLE
TAG 857 11" CHERRY
TAG 858 11" CHERRY
TAG 859 14" SPRUCE
TAG 860 16" SWEET GUM
TAG 861 20" JAPANESE RED
TAG 862 27.5 DOUGLAS
TAG 863 16.5" CHERRY
TAG 864 20" CEDAR
TAG 865 22" CEDAR
TAG 866 24" CEDAR
TAG 867 17" SWEET GUM
TAG 868 27" CEDAR
TAG 869 13" RED PINE
TAG 870 13" RED PINE
TAG 871 26" SWEET GUM
TAG 872 25" FIR
TAG 873 25" FIR
TAG 874 23" FIR
TAG 875 25" FIR
TAG 877 30" FIR
TAG 876 25" FIR
TAG 878 30" FIR
TAG 879 10" WILLOW

No.	Date	By	Ckd.	Appr.	Revision
2	12/31/24	STM	JSM	RDL	ADD TREE TYPES AND TREE TAGS LABELS
1	7/11/24	STM	JSM	RDL	ADD UNDERGROUND LOCATES, AND TREE ON WEST PARCEL

Title: ALTA/NSPS LAND TITLE SURVEY
PTN. OF THE SE1/4, OF THE NE1/4 OF SEC. 26, TWP. 25 N., RGE. 5 E., W. M.
CITY OF BELLEVUE, KING COUNTY, STATE OF WASHINGTON

For: TRIPOINTE HOMES
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98088

Scale: Horizontal 1"=40' Vertical —
Designed — Drawn STM Checked RDL Approved RDL Date 12/31/24

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225
Sheet 2 of 2

JAMEY S. MONTOYA
STATE OF WASHINGTON
42678
REGISTERED PROFESSIONAL LAND SURVEYOR

12/31/2024

File: P:\23000s\23225\survey\23225-ALT01.dwg Date/Time: Dec 31, 2024 - 10:37am Scale: 1"=10' smay Xrefs: Jmontoya-Wo.dwg

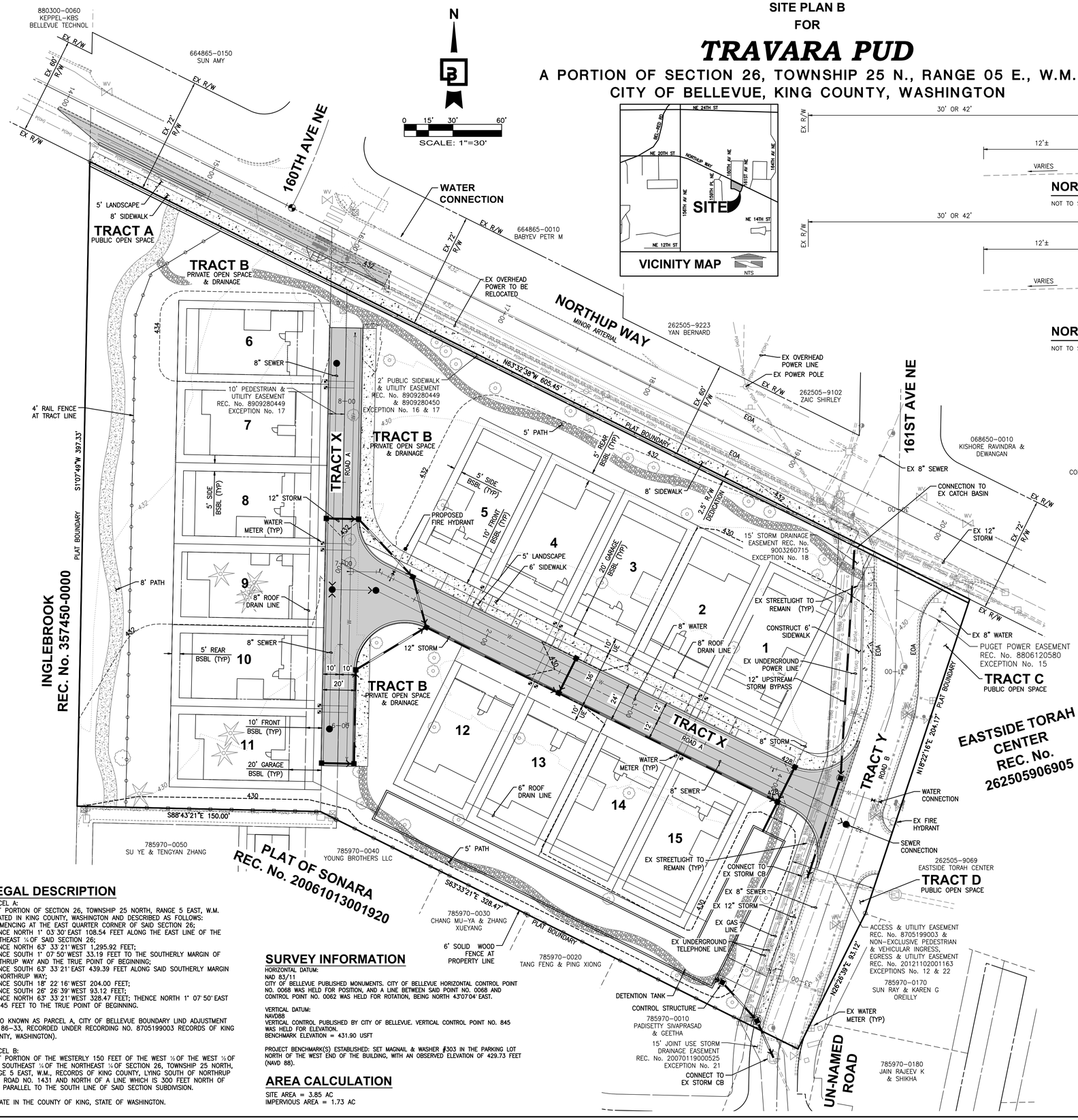
SITE PLAN B
FOR

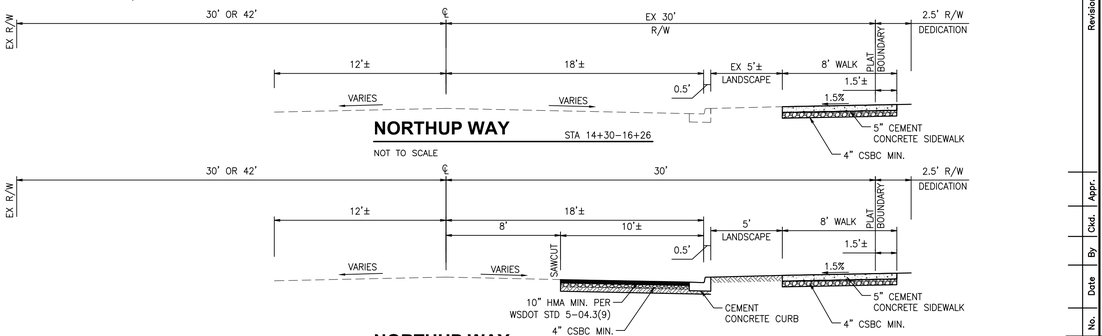
TRAVARA PUD

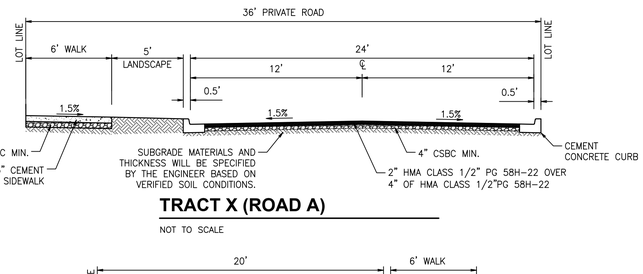
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

OWNER
TRI POINTE HOMES
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
(425) 452-6546
CONTACT: BARBARA YARINGTON

ENGINEER /SURVEYOR/ LANDSCAPE ARCHITECT
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: TRENTON SKODA, PE/
RYAN LEE, PLS/ JEFF VARLEY

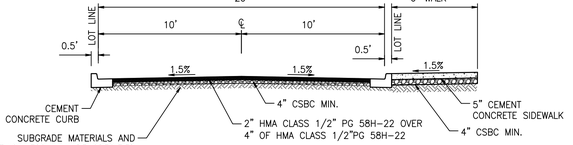






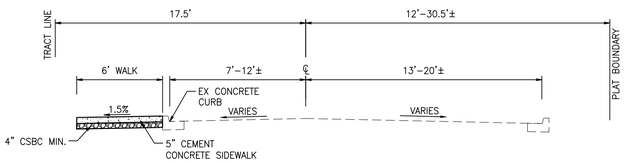
TRACT X (ROAD A)

NOT TO SCALE



TRACT X (ROAD A) HAMMERHEAD

NOT TO SCALE



TRACT Y (ROAD B)

NOT TO SCALE

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. LOCATED IN KING COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26;
THENCE NORTH 1° 03' 30" EAST 108.54 FEET ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 26;
THENCE NORTH 63° 33' 21" WEST 1,295.92 FEET;
THENCE SOUTH 1° 07' 50" WEST 33.19 FEET TO THE SOUTHERLY MARGIN OF NORTHRUP WAY AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 63° 33' 21" EAST 439.39 FEET ALONG SAID SOUTHERLY MARGIN OF NORTHRUP WAY;
THENCE SOUTH 18° 22' 16" WEST 204.00 FEET;
THENCE SOUTH 26° 26' 39" WEST 93.12 FEET;
THENCE NORTH 63° 33' 21" WEST 328.47 FEET; THENCE NORTH 1° 07' 50" EAST 326.45 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A, CITY OF BELLEVUE BOUNDARY LIND ADJUSTMENT NO. 86-33, RECORDED UNDER RECORDING NO. 8705199003 RECORDS OF KING COUNTY, WASHINGTON).

PARCEL B:
THAT PORTION OF THE WESTERLY 150 FEET OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, LYING SOUTH OF NORTHRUP REV. ROAD NO. 1431 AND NORTH OF A LINE WHICH IS 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION SUBDIVISION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY INFORMATION

HORIZONTAL DATUM:
NAD 83/11
CITY OF BELLEVUE PUBLISHED MONUMENTS. CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 0068 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 0068 AND CONTROL POINT NO. 0062 WAS HELD FOR ROTATION, BEING NORTH 43°07'04" EAST.

VERTICAL DATUM:
NAVD88
VERTICAL CONTROL PUBLISHED BY CITY OF BELLEVUE. VERTICAL CONTROL POINT NO. 845 WAS HELD FOR ELEVATION.
BENCHMARK ELEVATION = 431.90 USFT

PROJECT BENCHMARK(S) ESTABLISHED: SET MAGNAIL & WASHER #303 IN THE PARKING LOT NORTH OF THE WEST END OF THE BUILDING, WITH AN OBSERVED ELEVATION OF 429.73 FEET (NAVD 88).

AREA CALCULATION

SITE AREA = 3.85 AC
IMPERVIOUS AREA = 1.73 AC

STATISTICAL INFORMATION

LAND USE ZONE: R 3.5 (CHURCH PARCEL) AND R 7.5 (VACANT PARCELS)

SITE AREA IN SQUARE FEET AND ACRES: 168,862 S.F. / 3.88 AC

SITE DATA SUMMARY

	REQUIRED/ALLOWED	PROPOSED
NUMBER OF DWELLING UNITS PER ACRE	3.5/7.5 DU/AC	3.9
TOTAL NUMBER OF DWELLING UNITS	9 LOTS/9 LOTS	9 LOTS/6 LOTS
AREA OF EACH PROPOSED STRUCTURE:		
NET	–	±3,400 SF/UNIT AVG
GROSS	–	~51,000 S.F.
FLOOR AREA RATIO (F.A.R.)	N/A FOR PLATTED LOTS	N/A FOR PLATTED LOTS
PERCENTAGE OF LOT COVERAGE	35%/40% PER LOT	55% PER LOT (PUD)
AMOUNT OF IMPERVIOUS AREA (SQ. FT.)	47,250 S.F. MAX	44,150 S.F.
CUT/FILL (CUBIC CARDS)	N/A	2,000/8,700 CY
BUILDING HEIGHT	30/35 FEET	30/35 FEET
SHORELINE & TRANSITION AREAS: MEASURED FROM AVERAGE EXISTING GRADE ALL OTHER AREAS: MEASURED FROM AVERAGE FINISHED GRADE		
PARKING		
TOTAL NUMBER OF SPACES FOR THE PROJECT	2/UNIT = 30	2/UNIT = 30 (MIN.)
SIGNIFICANT TREES TO BE RETAINED	0	2

No.	Date	By	Ckd.	Appr.	Revision

Title: SITE PLAN B FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

TRENTON SKODA — STATE OF WASHINGTON — 20100241 — REGISTERED PROFESSIONAL ENGINEER
11/12/2024

Scale: Horizontal 1"=30' Vertical N/A
Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225
Sheet 1 of 1

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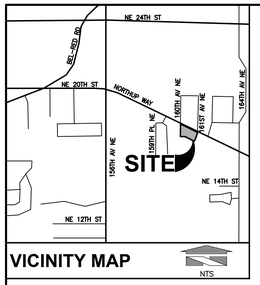
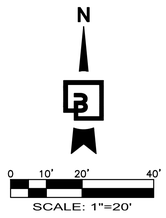
PRELIMINARY COVER SHEET
FOR

TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



VICINITY MAP NTS



UTILITIES/SERVICES

SEWER:	CITY OF BELLEVUE 450 110TH AVE NE BELLEVUE, WA 98004 (425) 452-6800
WATER:	CITY OF BELLEVUE 450 110TH AVE NE BELLEVUE, WA 98004 (425) 452-6800
POWER:	PUGET SOUND ENERGY 355 110TH AVE NE BELLEVUE, WA 98004 (888) 225-5773
GAS:	PUGET SOUND ENERGY 355 110TH AVE NE BELLEVUE, WA 98004 (888) 225-5773
TELEPHONE:	COMCAST XFINITY 408 BELLEVUE SQUARE BELLEVUE, WA 98004 (800) 934-6489
CABLE:	COMCAST XFINITY 408 BELLEVUE SQUARE BELLEVUE, WA 98004 (800) 934-6489
FIRE:	CITY OF BELLEVUE, FIRE DEPARTMENT 450 110TH AVE NE BELLEVUE, WA 98004 (425) 452-6800

OWNER

TRI POINTE HOMES
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
(425) 452-6546
CONTACT: BARBARA YARINGTON

ENGINEER /SURVEYOR/ LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: TRENTON SKODA, PE / RYAN LEE, PLS/ JEFF VARLEY

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC
15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
(425) 449-4704
CONTACT: KYLER T. KELLY, L.G.
KEVEN D. HOFFMANN, PE

ARBORIST

CASCARA TREE CONSULTING
17023 72ND AVE NE
KENMORE, WA 98028
CONTACT: KATIE HOGAN, ISA
CERTIFIED ARBORIST

WETLAND BIOLOGIST

WETLAND RESOURCES, INC.
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3174
CONTACT: SCOTT BRAINARD, PWS

SOILS REPORT NOTES:

1. THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

   GEOTECHNICAL ENGINEERING STUDY
   LDS CHURCH – NORTHUP
   16035 NORTHUP WAY
   BELLEVUE, WASHINGTON
   PROJECT NO. ES-9710

   PREPARED BY: EARTH SOLUTIONS NW, LLC
   DATED: APRIL 4, 2024

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.

3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DETERMINATION.

4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.

5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

6. SOILS PLACED IN STRUCTURAL AREAS SHOULD BE PLACED IN LOOSE LIFTS OF 12 INCHES OR LESS AND COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT, BASED ON THE LABORATORY MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D-1557). FOR SOIL PLACED IN UTILITY TRENCHES UNDERLYING STRUCTURAL AREAS, COMPACTION REQUIREMENTS ARE DICTATED BY THE LOCAL CITY, COUNTY, OR UTILITY DISTRICT, AND IN GENERAL ARE SPECIFIED AS 95 PERCENT RELATIVE COMPACTION. STRUCTURAL FILL PLACED WITHIN THE UPPER 12 INCHES OF SLAB-ON-GRADE AND PAVEMENT SUBGRADE AREAS SHOULD BE COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95 PERCENT.

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.

2. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.

6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.

7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.

8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.

10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.

12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.

13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

SHEET INDEX

C1 OF 12	PRELIMINARY COVER SHEET
C2 OF 12	PRELIMINARY ROAD CROSS SECTIONS
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C5 OF 12	PRELIMINARY DRIVEWAY PLAN AND PROFILE
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C7 OF 12	INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN
C8 OF 12	INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN
C9 OF 12	INTERSECTION SIGHT DISTANCE - TRACT Y
C10 OF 12	INTERSECTION SIGHT DISTANCE - TRACT Y
C11 OF 12	PRELIMINARY VEHICLE TURNING EXHIBIT
C12 OF 12	PRELIMINARY VEHICLE TURNING EXHIBIT

LEGEND:

EXISTING:	PROPOSED:	
P — POWER VAULT		
LUMINAIRE (LUM.)		WATER LINE
POWER METER		SANITARY SEWER LINE
POWER POLE JUNCTION BOX (AS NOTED)		STORM DRAINAGE LINE
CATCH BASIN (CB)		GAS LINE
STORM MANHOLE (SDMH)		TELEPHONE UNDERGROUND
SANITARY SEWER MANHOLE (SSMH)		POWER UNDERGROUND POWER OVERHEAD
GAS VALVE		CHAIN LINK FENCE
WATER VALVE (WV)		BARBED WIRE FENCE
FIRE HYDRANT (FH)		WOOD FENCE
WATER METER		ROCKERY RETAINING WALL
SIGN		LOCK AND LOAD RETAINING WALL
WELL		CONTOUR (MAJOR)
GUARD POST (GP) FLAG POLE (FP)		CONTOUR (MINOR)
MAILBOX		GUARD RAIL/CABLE FENCE
SURVEY MONUMENT (AS NOTED)		PROJECT BOUNDARY LINE
BENCHMARK		SECTION LINE
SECTION CORNER (AS NOTED)		RIGHT-OF-WAY
FOUND REBAR/CAP (AS NOTED) FOUND LEAD/TACK		CENTERLINE
CONCRETE		PROPOSED LOT LINE
GRAVEL		EASEMENT LINE
		PHASE LINE
HEAVY DUTY PAVEMENT		SAWCUT
LIGHT DUTY PAVEMENT		HOGWIRE FENCE

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. LOCATED IN KING COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26;
THENCE NORTH 1° 03' 30" EAST 108.54 FEET ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 26;
THENCE NORTH 63° 33' 21" WEST 1,295.92 FEET;
THENCE SOUTH 1° 07' 50" WEST 33.19 FEET TO THE SOUTHERLY MARGIN OF NORTHRUP WAY AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 63° 33' 21" EAST 439.39 FEET ALONG SAID SOUTHERLY MARGIN OF NORTHRUP WAY;
THENCE SOUTH 18° 22' 16" WEST 204.00 FEET;
THENCE SOUTH 26° 26' 39" WEST 93.12 FEET;
THENCE NORTH 63° 33' 21" WEST 328.47 FEET; THENCE NORTH 1° 07' 50" EAST 326.45 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A, CITY OF BELLEVUE BOUNDARY LIND ADJUSTMENT NO. 86-33, RECORDED UNDER RECORDING NO. 8705199003 RECORDS OF KING COUNTY, WASHINGTON).

PARCEL B:
THAT PORTION OF THE WESTERLY 150 FEET OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, LYING SOUTH OF NORTHRUP REV. ROAD NO. 1431 AND NORTH OF A LINE WHICH IS 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION SUBDIVISION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY INFORMATION

HORIZONTAL DATUM:
NAD 83/11
CITY OF BELLEVUE PUBLISHED MONUMENTS. CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 0068 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 0068 AND CONTROL POINT NO. 0062 WAS HELD FOR ROTATION, BEING NORTH 43°07'04" EAST.

VERTICAL DATUM:
NAVD88
VERTICAL CONTROL PUBLISHED BY CITY OF BELLEVUE. VERTICAL CONTROL POINT NO. 845 WAS HELD FOR ELEVATION.
BENCHMARK ELEVATION = 431.90 USFT

PROJECT BENCHMARK(S) ESTABLISHED: SET MAGNAIL & WASHER #303 IN THE PARKING LOT NORTH OF THE WEST END OF THE BUILDING, WITH AN OBSERVED ELEVATION OF 429.73 FEET (NAVD 88).

SECTION SUBDIVISION:
THIS SURVEY RELIED UPON THE SECTION SUBDIVISION BY WILLIAM WORKMAN FOR THE PLAT OF SONARA FILED UNDER RECORDING NO. 20061013001920. FOUND CONTROL FOR THIS SURVEY WAS USED FOR COMPARISON WITH POSITIONS OF CONTROLLING CORNERS SHOWN ON SAID SUBDIVISION.

BOUNDARY NARRATIVE:
THIS SURVEY IS A RETRACEMENT OF THE RECORDS OF SURVEY FILED UNDER REC. NO. 8705199003 & REC. NO. 9611259004. FOUND CONTROL FOR THIS SURVEY AGREES WITH SAID SURVEY UNLESS OTHERWISE NOTED.

REFERENCE SURVEYS:
1. LOT LINE REVISION / S.P. No. 79-21 – REC. No. 7906250824
2. BOUNDARY LINE ADJUSTMENT No. 86-33 – REC. No. 8705199003
3. RECORD OF SURVEY – REC. No. 9611259004
4. PLAT OF SONARA – REC. No. 20061013001920

TAX PARCEL NUMBER / ADDRESS / LOT AREA:
TITLE PARCEL A: APN. 2625059259 / 16035 NORTHRUP WAY / 114,727± S.F. (2.63± ACRES)
TITLE PARCEL B: APN. 2625059075 & 2625059119 / NO SITE ADDRESS / 54,305± S.F. (1.25± AC)
COMBINED PARCEL AREA: 169,032± S.F. (3.88± ACRES)

DATE OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON JULY 2, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED IN FEBRUARY OF 2024.

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY COVER SHEET FOR *TRAVARA PUD*

For: TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

TRENTON SKODA — STATE OF WASHINGTON — 20100241 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY
11/5/2024

Scale: Horizontal 1"=50' Vertical N/A
Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225 Sheet C1 of 12

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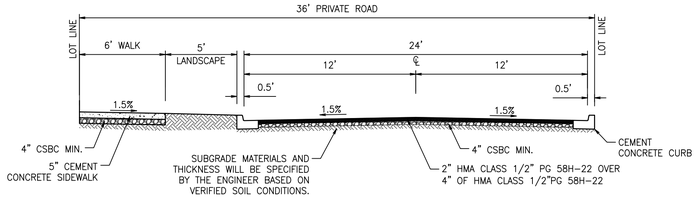
PRELIMINARY ROAD CROSS SECTIONS
FOR

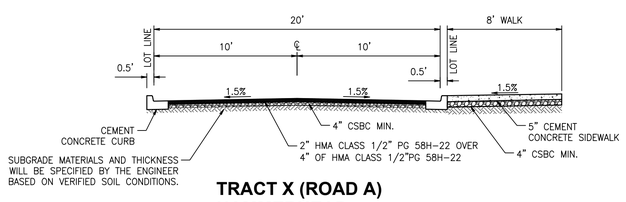
TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



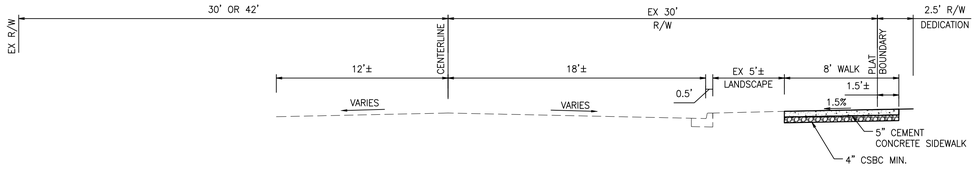
TRACT X (ROAD A)

NOT TO SCALE



TRACT X (ROAD A) HAMMERHEAD

NOT TO SCALE



NORTHUP WAY STA 14+30–16+26

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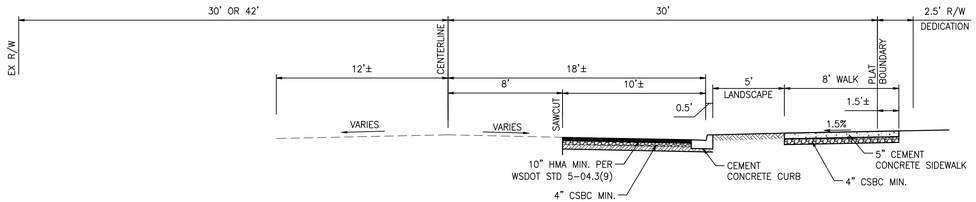
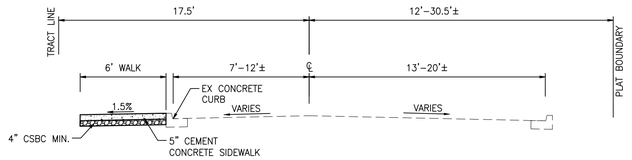


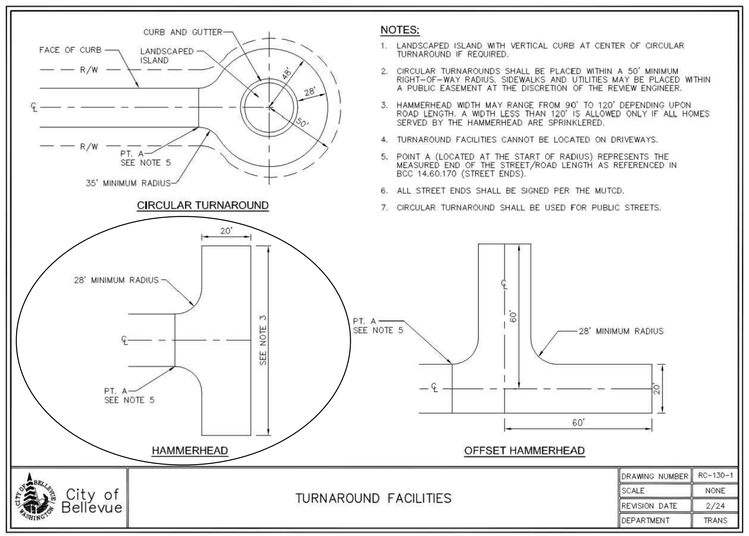
NORTHUP WAY STA 16+26–19+55

NOT TO SCALE



TRACT Y (ROAD B)

NOT TO SCALE



NOTES:

1. LANDSCAPED ISLAND WITH VERTICAL CURB AT CENTER OF CIRCULAR TURNAROUND IF REQUIRED.
2. CIRCULAR TURNAROUNDS SHALL BE PLACED WITHIN A 50' MINIMUM RIGHT-OF-WAY RADIUS. SIDEWALKS AND UTILITIES MAY BE PLACED WITHIN A PUBLIC EASEMENT AT THE DISCRETION OF THE REVIEW ENGINEER.
3. HAMMERHEAD WIDTH MAY RANGE FROM 90' TO 120' DEPENDING UPON ROAD LENGTH. A WIDTH LESS THAN 120' IS ALLOWED ONLY IF ALL HOMES SERVED BY THE HAMMERHEAD ARE SPRINKLERED.
4. TURNAROUND FACILITIES CANNOT BE LOCATED ON DRIVEWAYS.
5. POINT A (LOCATED AT THE START OF RADIUS) REPRESENTS THE MEASURED END OF THE STREET/ROAD LENGTH AS REFERENCED IN BCC 14.60.170 (STREET ENDS).
6. ALL STREET ENDS SHALL BE SIGNED PER THE MUTCD.
7. CIRCULAR TURNAROUND SHALL BE USED FOR PUBLIC STREETS.

City of Bellevue

TURNAROUND FACILITIES

DRAWING NUMBER	RC-130-1
SCALE	NONE
REVISION DATE	2/24
DEPARTMENT	TRANS.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY ROAD CROSS SECTIONS FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

PRENTON SKILLMAN — STATE OF WASHINGTON — 20100241 — REGISTERED PROFESSIONAL ENGINEER
11/5/2024

Scale:		
	Horizontal	N/A
	Vertical	N/A

Designed	TJS	Date	10/31/24
Drawn	RK		
Checked	BJT		
Approved	TJS		

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number	Sheet
23225	C2 of 12

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PRELIMINARY ROAD AND DRAINAGE PLAN
FOR
TRAVARA PUD
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'

STORMWATER FACILITY

DETENTION VAULT
VOLUME REQUIRED = 28,000 CF
VOLUME PROVIDED = 29,000 CF

FG=431.50
BOTTOM OF VAULT LID = 428.50
DESIGN WATER SURFACE EL = 427.00
ACTIVE WATER SURFACE EL = 422.00
BOTTOM OF VAULT = 421.50

WATER QUALITY VIA CONTECH STORMFILTER DOWNSTREAM OF DETENTION.

KEYNOTES

(1) SPOT ELEVATION BEHIND SIDEWALK/CURB AT CENTER OF LOTS

880300-0060
KEPPEL-KBS
BELLEVUE TECHNOL

664865-0150
SUN AMY

664865-0010
BABYEV PETR M

262505-9223
YAN BERNARD

262505-9102
ZAIC SHIRLEY

068650-0010
KISHORE RAVINDRA & DEWANGAN

160TH AVE NE

161ST AVE NE

NORTHUP WAY
MINOR ARTERIAL

EX R/W

EX 60' R/W

EX 72' R/W

EX 30' PAVEMENT

EOA

5' LANDSCAPE
8' SIDEWALK

EX OVERHEAD POWER TO BE RELOCATED

TRACT A
PUBLIC OPEN SPACE

TRACT B
PRIVATE OPEN SPACE & DRAINAGE

INGLEBROOK
REC. No. 357450-0000

PLAT BOUNDARY

S1°07'49"W 397.33'

N63°32'38"W 605.45'

TRACT X
ROAD A

TRACT Y
ROAD B

TRACT C
PUBLIC OPEN SPACE

TRACT D
PUBLIC OPEN SPACE

6 434.30 — 434.14
7 433.50 — 433.39
8 432.70 — 432.64
9 432.10 — 431.96
10 431.60 — 431.46
11 431.10 — 430.96
12 430.90
13 430.30
14 429.70
15 429.10
1 429.10
2 429.70
3 430.30
4 430.90
5 431.50
431.51
430.91
430.31
429.71
429.11
428.91
430.71
430.11
429.51

8" SEWER
8" ROOF DRAIN LINE
WATER METER (TYP)
BEARING PAD (TYP)
12" STORM
6" ROOF DRAIN LINE
8" WATER
6" SIDEWALK
12" UPSTREAM STORM BYPASS
CONSTRUCT 6' SIDEWALK.
8' SIDEWALK
2.5' R/W DEDICATION
EX 8" SEWER
CONNECTION TO EX CATCH BASIN
EX 12" STORM
EX 8" WATER
WATER CONNECTION
EX FIRE HYDRANT
SEWER CONNECTION
CONNECT TO EX STORM CB
DETENTION VAULT
WATER QUALITY FILTER UNIT

EASTSIDE TORAH CENTER
REC. No. 262505906905
262505-9069
EASTSIDE TORAH CENTER

N18°22'16"E 204.17'

S88°43'21"E 150.00'

S63°33'21"E 328.47'

N28°26'39"E 83.12'

PLAT OF SONARA
REC. No. 20061013001920

UN-NAMED ROAD

785970-0050
SU YE & TENGYAN ZHANG

785970-0060
PARVATHANENI LATHA

785970-0040
YOUNG BROTHERS LLC

785970-0030
CHANG MU-YA & ZHANG XUEYANG

785970-0020
TANG FENG & PING XIONG

785970-0010
PADISETTY SIVAPRASAD & GEETHA

785970-0170
SUN RAY & KAREN G OREILLY

785970-0180
JAIN RAJEEV K & SHIKHA

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY ROAD AND DRAINAGE PLAN FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

TRENTON S. JACKA — STATE OF WASHINGTON — 20100241 — REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
11/5/2024

Scale: Horizontal 1"=30' Vertical N/A
Designed TJS Drawn RK Checked BJT Approved TJS Date 11/1/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

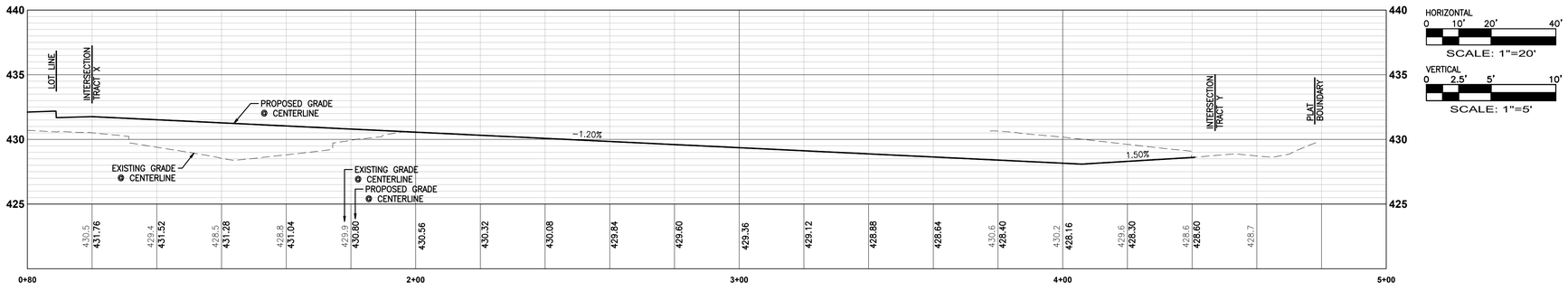
Job Number 23225
Sheet C3 of 12

P:\23000s\23225\preliminary\23225-pdr1.dwg 11/5/2024 5:04 PM RKUSAKABE

PRELIMINARY ROAD PROFILES
FOR

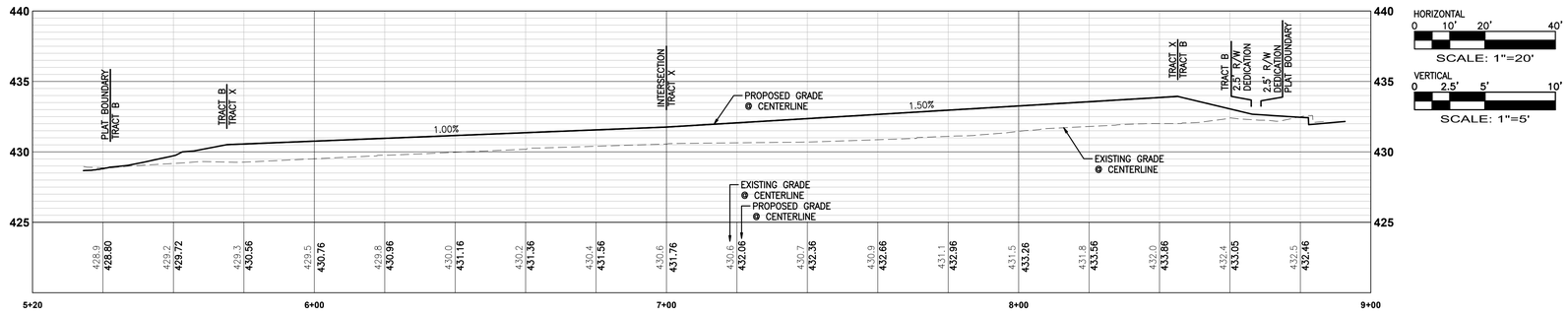
TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



TRACT X

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



TRACT X (HAMMERHEAD)

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

HORIZONTAL
0 10' 20' 40'
SCALE: 1"=20'

VERTICAL
0 2.5' 5' 10'
SCALE: 1"=5'

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Revision	Date	By	Ckd.	Appr.

Title: PRELIMINARY ROAD PROFILES FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

TRENTON S. KUNKEL
STATE OF WASHINGTON
21100241
REGISTERED PROFESSIONAL ENGINEER
11/5/2024

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225

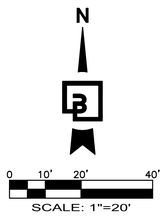
Sheet C4 of 12

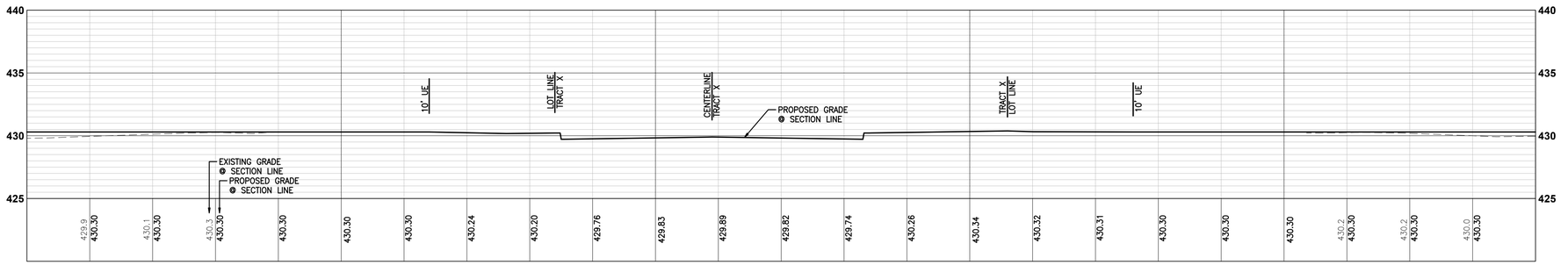
P:\23000s\23225\preliminary\23225-pdf2.dwg 10/31/2024 12:17 PM RKUSKABE

PRELIMINARY DRIVEWAY PLAN AND PROFILE
FOR

TRAVARA PUD

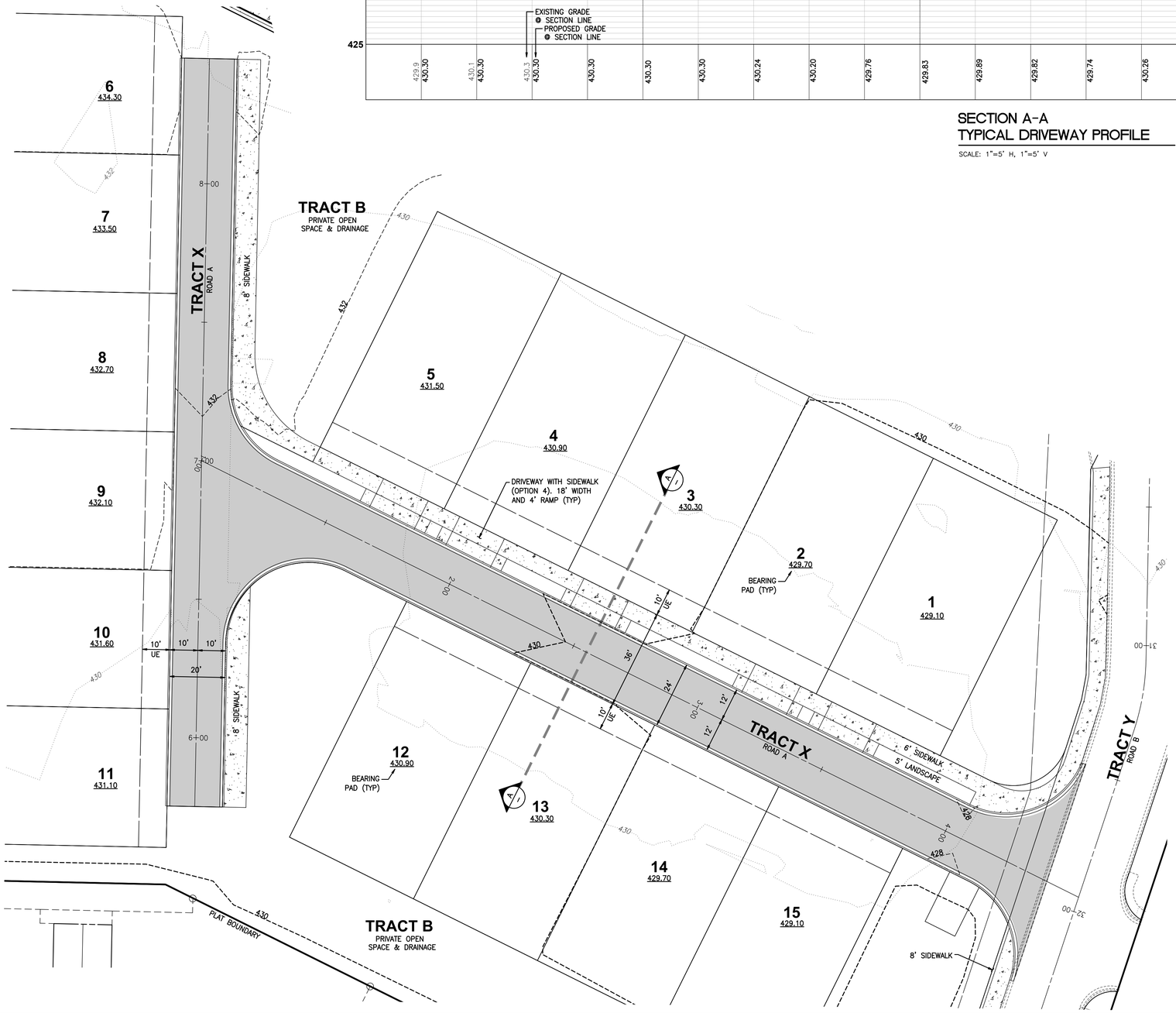
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON





SECTION A-A
TYPICAL DRIVEWAY PROFILE

SCALE: 1"=5' H, 1"=5' V

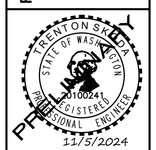


CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY DRIVEWAY PLAN AND PROFILE FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON



Scale: Horizontal 1"=20' (PLAN); 1" = 5' (PROFILE) Vertical 1"=5'

Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225

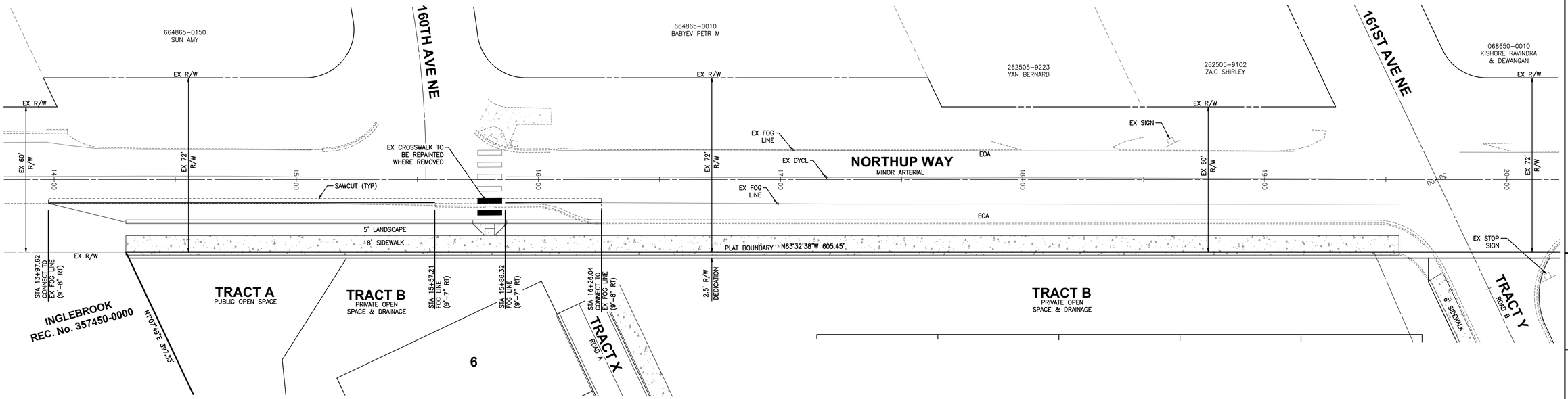
Sheet C5 of 12

P:\23000s\23225\preliminary\23225--pdr3.dwg 11/5/2024 5:15 PM RKUSAKABE

PRELIMINARY CHANNELIZATION PLAN
FOR
TRAVARA PUD
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 10' 20' 40'
SCALE: 1"=20'



CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY CHANNELIZATION PLAN FOR *TRAVARA PUD*

For: TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

STATE OF WASHINGTON
TRENTON S. HOLT
20100241
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
11/5/2024

Scale: Horizontal 1"=20' Vertical N/A

Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

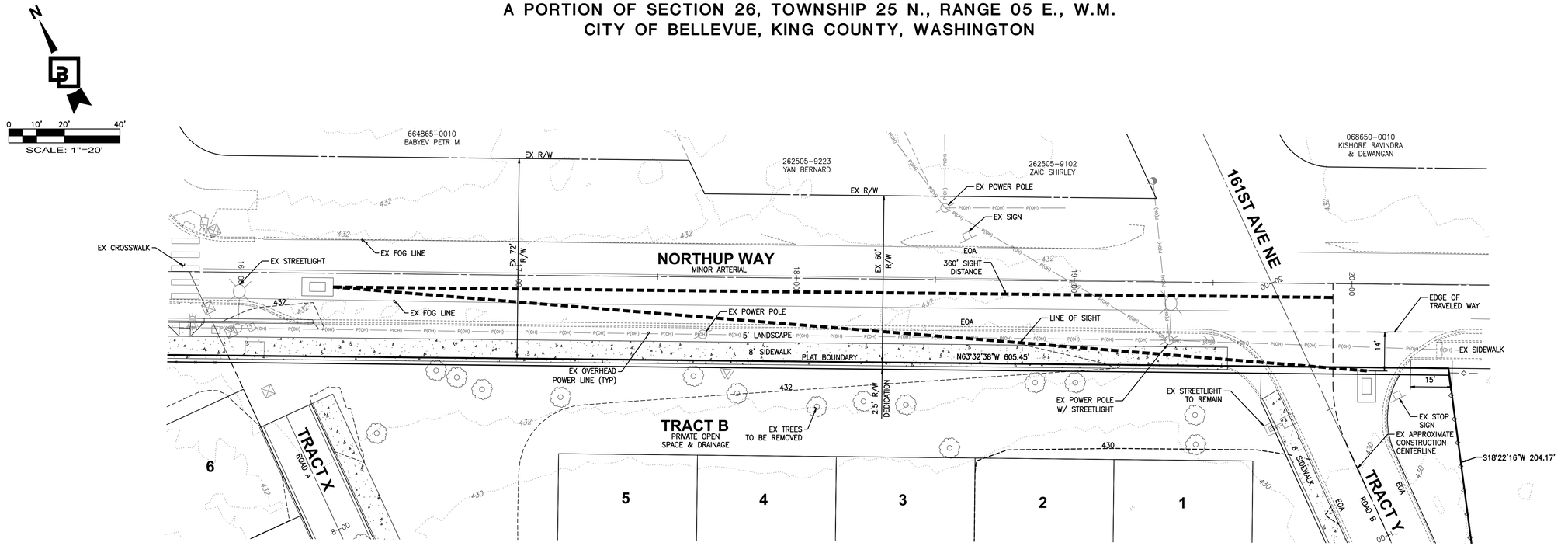
Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

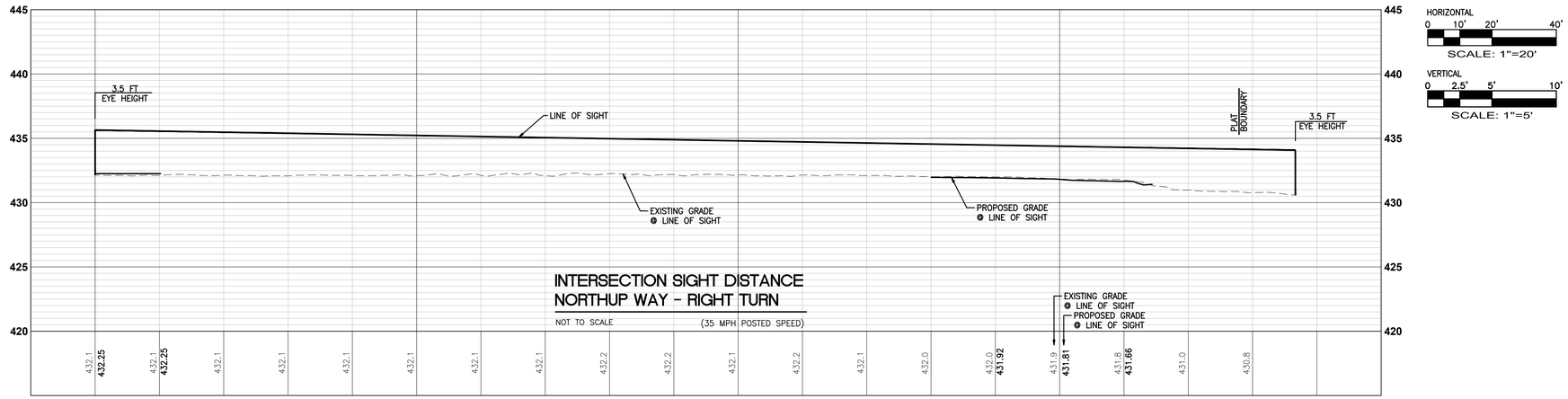
Job Number 23225

Sheet C6 of 12

P:\23000s\23225\preliminary\23225-c1.dwg 10/31/2024 1:46 PM RKUSAKABE

INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN
FOR
TRAVARA PUD
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON





NOTE:
BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM KING COUNTY GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANTY THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE TO SUBMIT FOR ANY PERMIT OR FOR CONSTRUCTION.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

TRENTON SKELTON
STATE OF WASHINGTON
21100241
REGISTERED PROFESSIONAL ENGINEER
11/5/2024

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS. Drawn RK. Checked BJT Approved TJS. Date 11/1/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225

Sheet C7 of 12

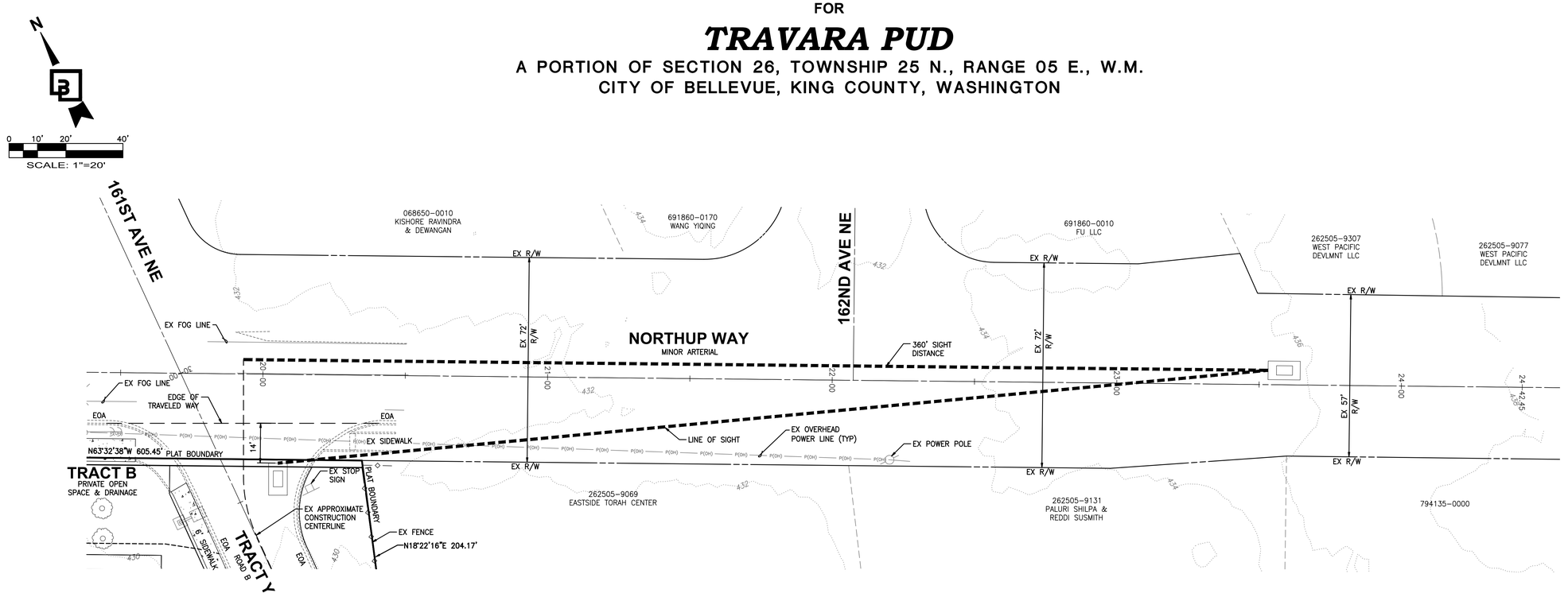
P:\23000s\23225\exhibit\preliminary\23225-x1.dwg 11/1/2024 10:19 AM RKUSAKABE

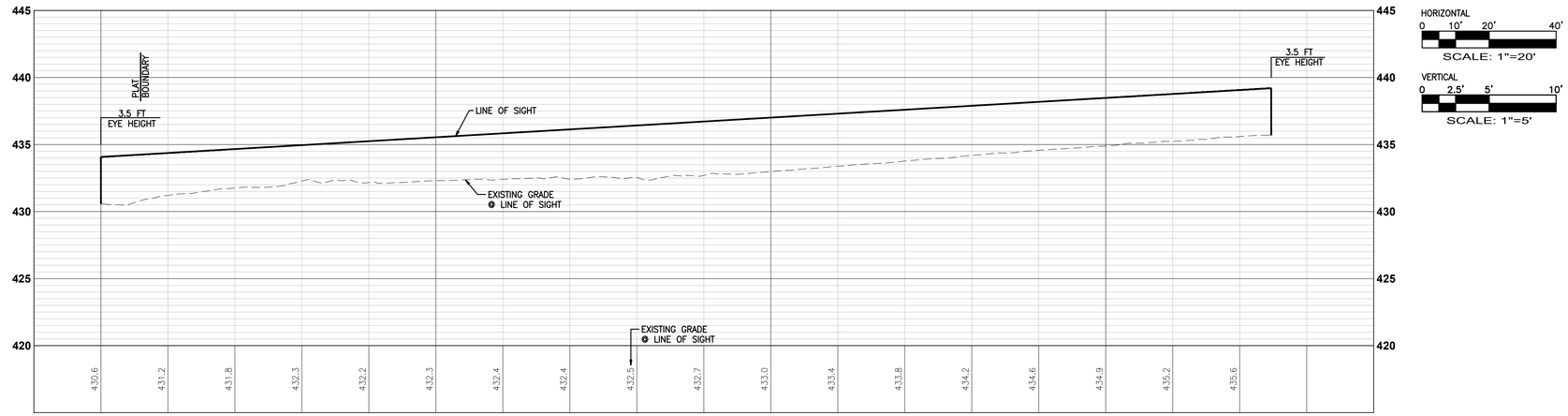
INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN

FOR

TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON





INTERSECTION SIGHT DISTANCE
NORTHUP WAY - LEFT TURN

NOT TO SCALE (35 MPH POSTED SPEED)

NOTE:

BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM KING COUNTY GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANTY THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE TO SUBMIT FOR ANY PERMIT OR FOR CONSTRUCTION.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Revision	Date	By	Ckd.	Appr.

Title: INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN FOR *TRAVARA PUD*

For: TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

PRELIMINARY — NOT FOR CONSTRUCTION — STATE OF WASHINGTON — TRENTON S. HOA — 20100241 — REGISTERED PROFESSIONAL ENGINEER
11/5/2024

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

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Kent, WA 98032
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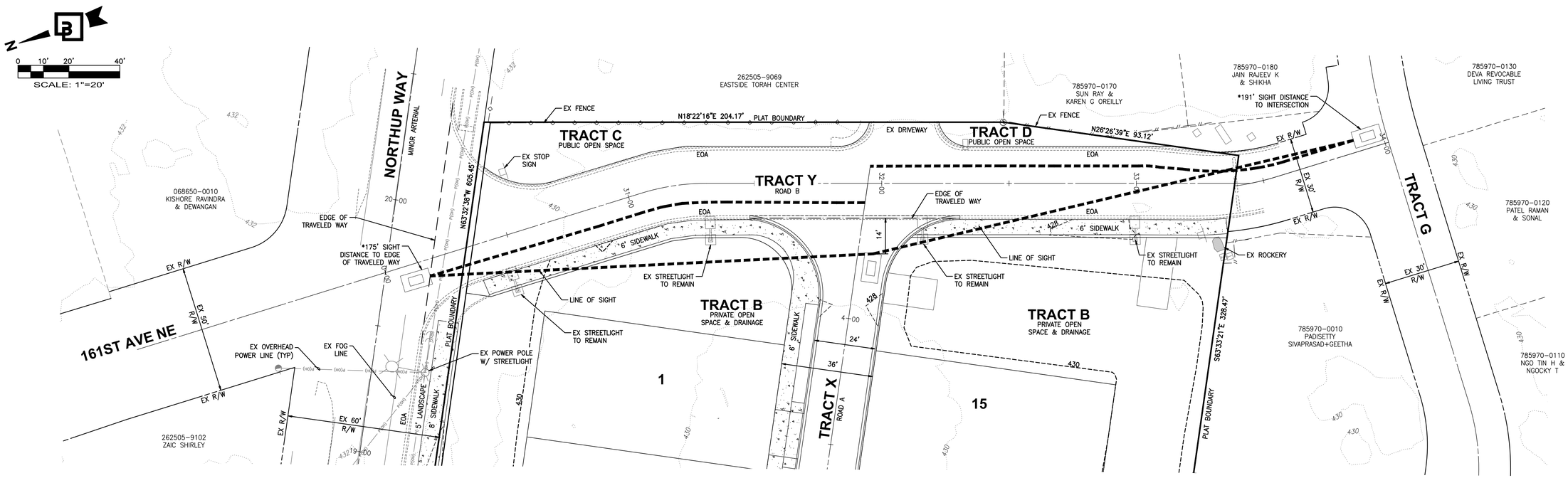
Job Number 23225

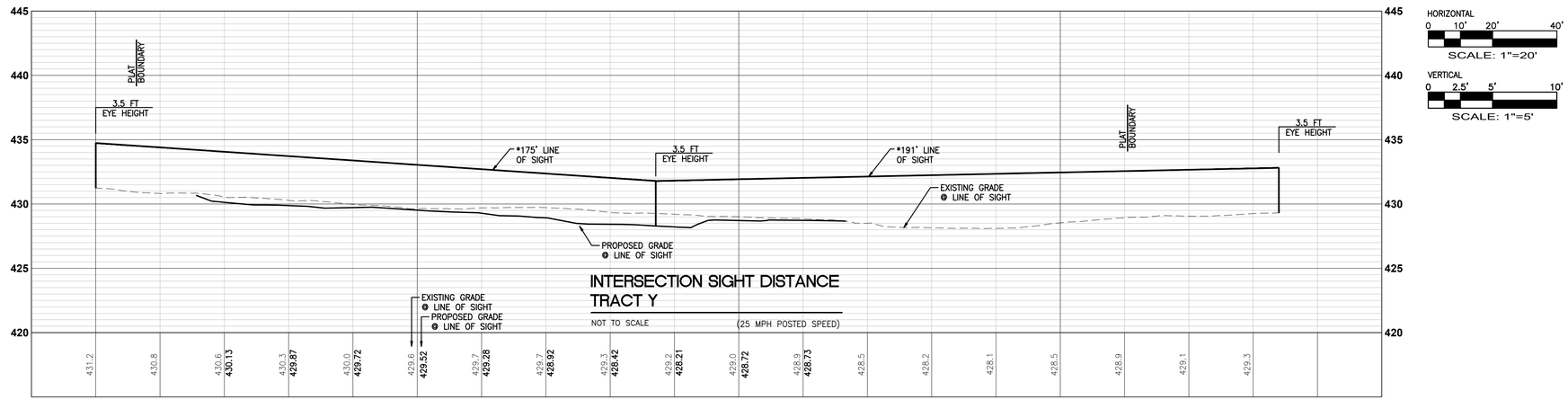
Sheet C8 of 12

P:\23000s\23225\exhibit\preliminary\23225-x2.dwg 10/31/2024 1:47 PM RKUSAKABE

INTERSECTION SIGHT DISTANCE - TRACT Y
FOR
TRAVARA PUD
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

SIGHT DISTANCE NOTE:
*SIGHT DISTANCE (REQUIRED 250') IS CONFINED BY THE EXISTING PRIVATE ROAD TO THE EAST AND NORTHUP WAY TO THE WEST.





INTERSECTION SIGHT DISTANCE
TRACT Y
NOT TO SCALE (25 MPH POSTED SPEED)

NOTE:
BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM KING COUNTY GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANTY THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE TO SUBMIT FOR ANY PERMIT OR FOR CONSTRUCTION.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: INTERSECTION SIGHT DISTANCE - TRACT Y FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

PROFESSIONAL ENGINEER
TRENTON SKOG
STATE OF WASHINGTON
21100241
REGISTERED
11/5/2024

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS. Drawn RK. Checked BJT Approved TJS. Date 11/1/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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barghausen.com

Job Number 23225

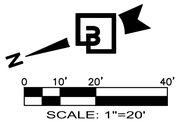
Sheet C9 of 12

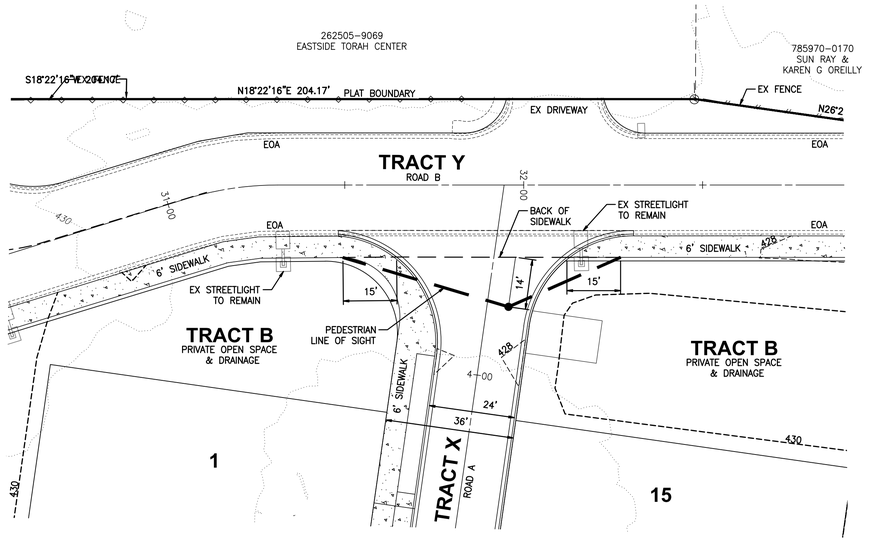
P:\23000s\23225\exhibit\preliminary\23225-x2.dwg 11/1/2024 10:14 AM RKUSAKABE

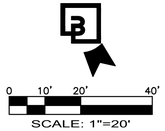
PEDESTRIAN SIGHT LINES
FOR

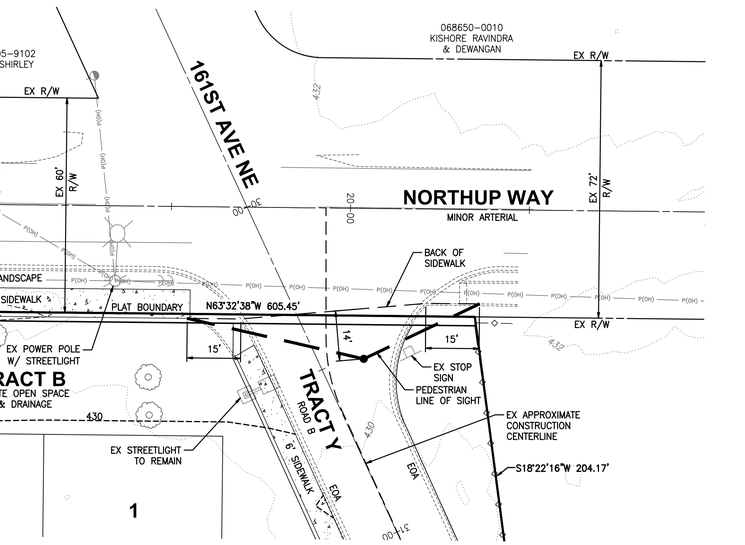
TRAVARA PUD

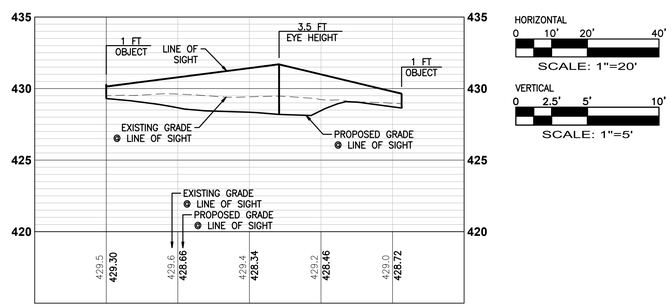
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON





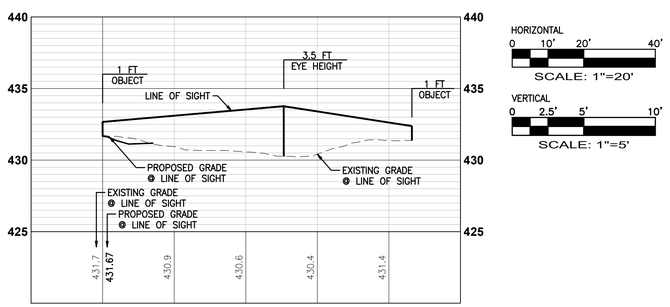






PEDESTRIAN SIGHT LINES
TRACT Y

NOT TO SCALE



PEDESTRIAN SIGHT LINES
NORTHUP WAY

NOT TO SCALE

NOTE:

BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM KING COUNTY GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANTY THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE TO SUBMIT FOR ANY PERMIT OR FOR CONSTRUCTION.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PEDESTRIAN SIGHT LINES FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

PRENTON SHEDA YOUNG
STATE OF WASHINGTON
20100241
REGISTERED PROFESSIONAL ENGINEER
11/5/2024

Scale:		Designed	TJS	Date	10/31/24
Horizontal	1"=20'	Drawn	RK		
Vertical	1"=5'	Checked	BJT		
		Approved	TJS		

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225

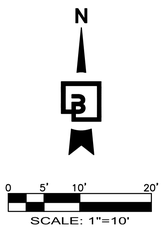
Sheet C10 of 12

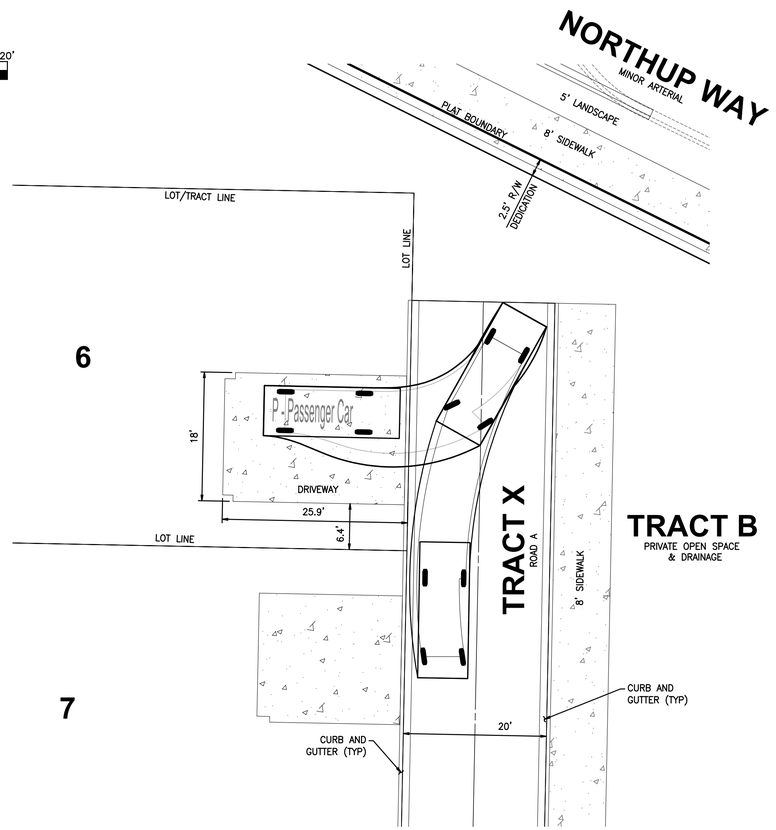
P:\23000s\23225\exhibit\preliminary\23225-x4.dwg 11/1/2024 10:14 AM RKUSAKABE

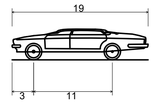
PRELIMINARY VEHICLE TURNING EXHIBIT
FOR

TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



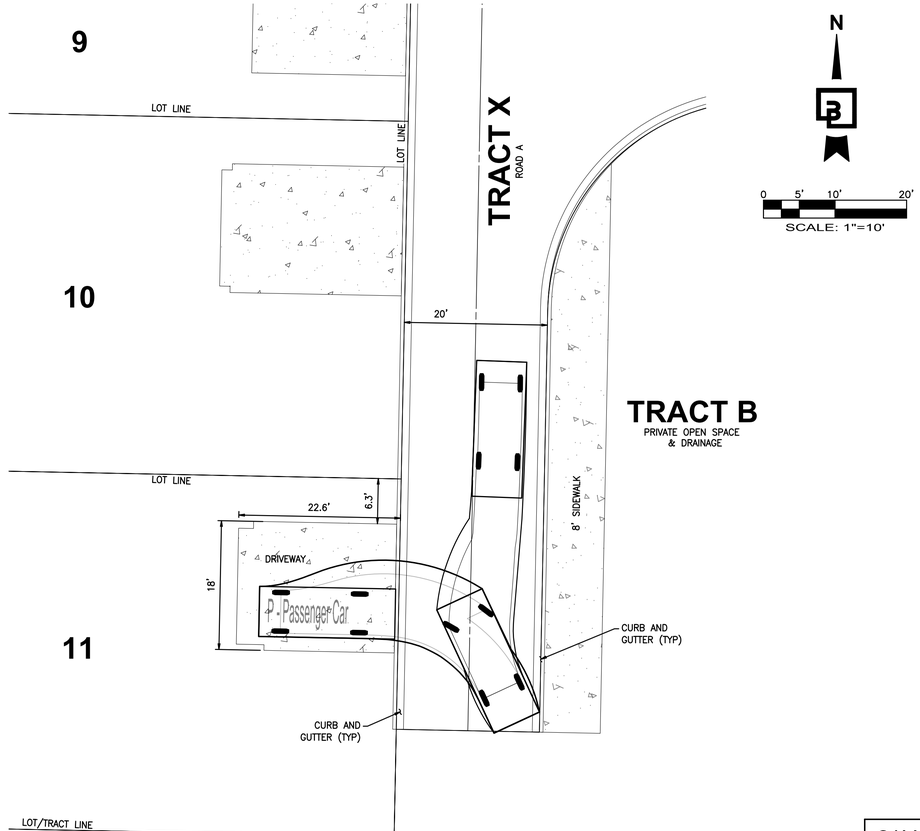




P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

TYPE OF VEHICLE

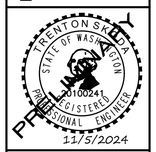


CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY VEHICLE TURNING EXHIBIT FOR *TRAVARA PUD*

For: TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON



Scale: Horizontal 1"=10' Vertical N/A

Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225

Sheet C11 of 12

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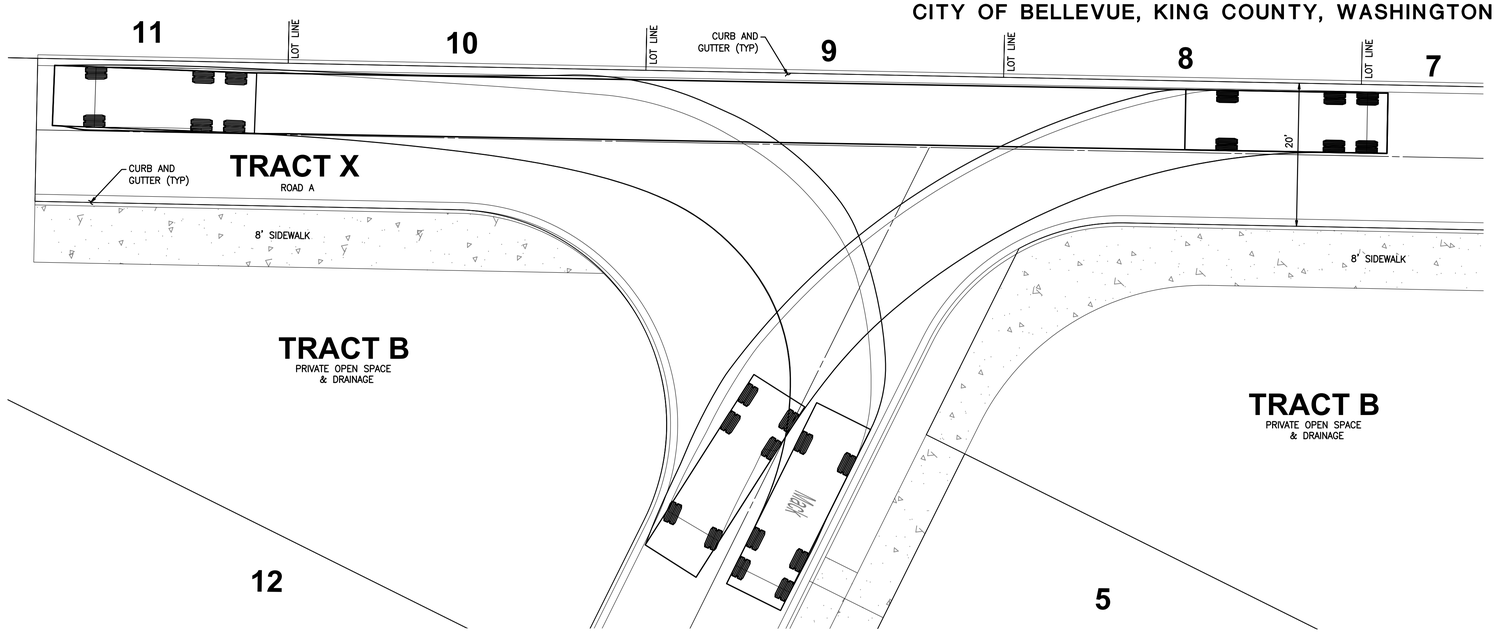
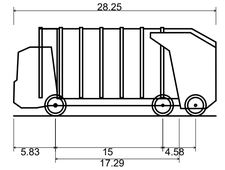
PRELIMINARY VEHICLE TURNING EXHIBIT
FOR
TRAVARA PUD
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

0 5' 10' 20'
SCALE: 1"=10'



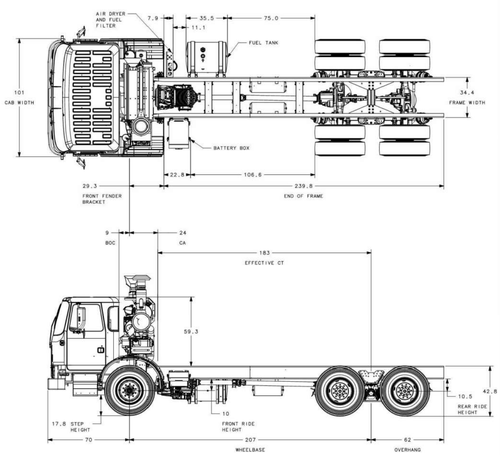
TYPE OF VEHICLE

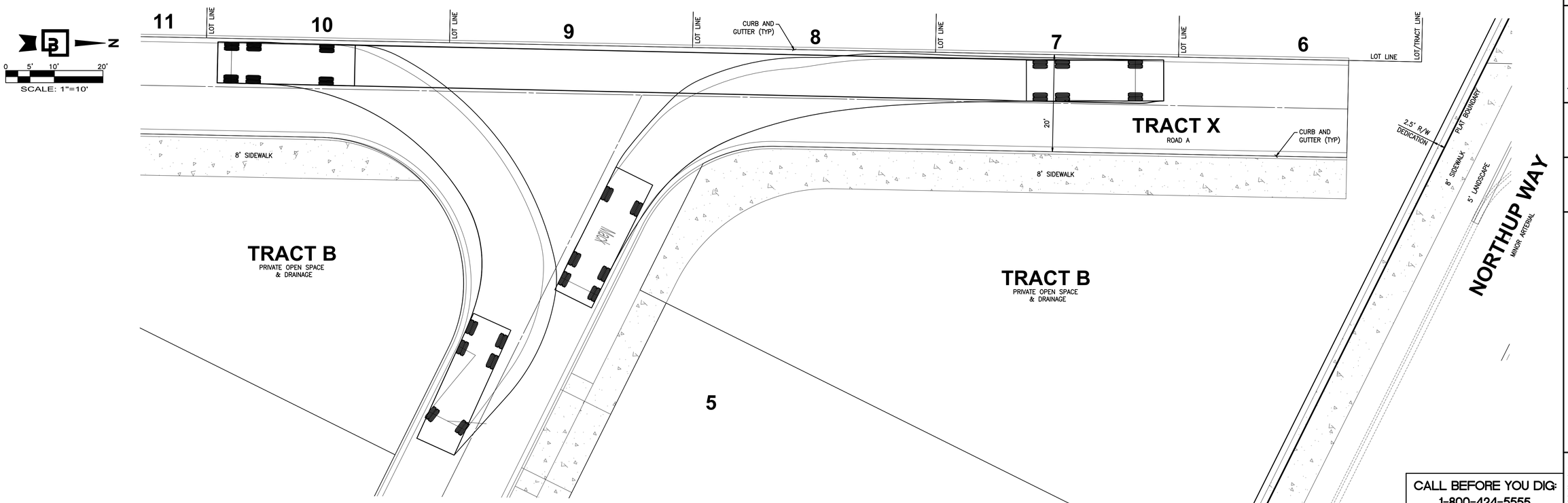


Mack	
Overall Length	28.250ft
Overall Width	8.420ft
Overall Body Height	12.345ft
Min Body Ground Clearance	1.034ft
Track Width	8.420ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	38.000ft

AUTOCAR
XPEDITOR

ACX 6X4 TYPICAL
CUMMINS ISL ENGINE
ALLISON 4500 TRANSMISSION
MERITOR 20K STEER AXLE
MERITOR RT46 REAR AXLE
HENDRICKSON HMX 46K REAR SUSPENSION
207" WHEELBASE
62" OVERHANG
ALL DIMENSIONS IN INCHES





CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY VEHICLE TURNING EXHIBIT FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

PROFESSIONAL ENGINEER
STATE OF WASHINGTON
TRENTON S. JOHNSON
21100241
REGISTERED
11/5/2024

Scale: Horizontal 1"=10' Vertical N/A
Designed TJS Drawn RK Checked BJT Approved TJS Date 10/31/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225
Sheet C12 of 12

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TESC PLAN
FOR

TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'

880300-0060
KEPPEL-KBS
BELLEVUE TECHNOL

664865-0150
SUN AMY

664865-0010
BABYEV PETR M

262505-9223
YAN BERNARD

262505-9102
ZAIC SHIRLEY

068650-0010
KISHORE RAVINDRA &
DEWANGAN

262505-9069
EASTSIDE TORAH CENTER

785970-0050
SU YE & TENGYAN ZHANG

785970-0060
PARVATHANENI LATHA

785970-0040
YOUNG BROTHERS LLC

785970-0030
CHANG MU-YA & ZHANG
XUEYANG

785970-0020
TANG FENG & PING XIONG

785970-0010
PADISETTY SIVAPRASAD
& GEETHA

785970-0170
SUN RAY & KAREN G OREILLY

785970-0180
JAIN RAJEEV K & SHIKHA

160TH AVE NE

161ST AVE NE

NORTHUP WAY
MINOR ARTERIAL

TRACT Y
ROAD B

EX R/W

EX 60' R/W

EX 72' R/W

EX 30' PAVEMENT

EOA

PLAT BOUNDARY

INGLEBROOK
REC. No. 357450-0000

PLAT OF SONARA
REC. No. 20061013001920

EASTSIDE TORAH CENTER
REC. No. 262505906905

FOUND REBAR/WHITE CAP W/TACK
ILLEGIBLE
(FEBRUARY 2024)

FOUND 2" BRASS DISK W/PUNCH
0.60' BELOW GRADE
IN MONUMENT CASE
INTX 160TH AVE NE & NORTHRUP WAY
(FEBRUARY 2024)

N83°32'38"W 605.45'

S12°07'38"W 497.35'

S88°43'21"E 150.00'

S83°33'21"E 335.47'

N26°26'39"E 93.12'

N18°22'16"E 204.17'

FOUND 1/2" REBAR/YELLOW CAP
BCE 41298
UNDER FENCE
(FEBRUARY 2024)

FOUND REBAR/CAP
(FEBRUARY 2024)

FOUND 1/2" REBAR/CAP
BCE 41298
0.40' N. OF WOOD FENCE
(FEBRUARY 2024)

FOUND 5/8"
REBAR/CAP W/TACK
LS 22333
0.25' W. OF FENCE
(FEBRUARY 2024)

TESC SEDIMENT POND
SURFACE AREA REQUIRED=1,260 SF
SURFACE AREA PROVIDED=1,540 SF

PEDESTRIAN SIGNAL POLE

SSMH TYPE II 48"
RIM=432.58'
8" CNC IE W=417.13'
8" CNC IE E=417.13'
6" CNC IE NE=417.13'

POWER POLE
W/UG WIRE DROP &
LUMINAIRE

POWER POLE
W/TRANSFORMER

POWER
VAULT

PEDESTRIAN
SIGNAL POLE

POWER CABINET

EX JBOX TO
BE REMOVED

CB STD GRATE TYPE I
RIM=431.63'
12" CNC IE W=429.98'
12" CNC IE E=430.03'
(UNABLE TO FIND OTHER END OF PIPE,
GIS INDICATES IT SHOULD BE IN
LANDSCAPED DITCH)

EX OVERHEAD
POWER TO BE
RELOCATED

POWER POLE
W/TRANSFORMER &
LUMINAIRE

CB STD GRATE TYPE I
RIM=431.84'
12" CNC IE W=429.14'
12" CNC IE E=429.14'

CB STD GRATE TYPE I
RIM=430.73'
12" CNC IE N=428.03'
12" CNC IE E=428.03'
18" CNC IE S=427.93'
18" CNC IE W=427.93'

POWER
POLE

SIGN (TYP.)

CB STD GRATE TYPE I
RIM=431.4'
18" CNC IE N=428.25'
12" CNC IE W=428.35'
12" CNC IE E=428.4'

EX 8" SEWER

SSMH TYPE II 48"
RIM=431.21'
8" CNC IE N=419.31'
8" CNC IE S=419.31'

POWER POLE
W/UG WIRE DROP &
LUMINAIRE

SSMH TYPE II 48"
RIM=431.27'
8" CNC IE N=418.67'
8" CNC IE E=418.67'
8" CNC IE W=418.67'
8" PVC IE SE=418.67'

CB THRU CURB
RIM=431.10'
12" CNC IE W=429.20'

(2) GUY ANCHORS

CB SOLID LID TYPE II 48"
RIM=431.75'
12" CNC IE E=424.95'
12" CNC IE S=424.95'

EX 12"
STORM

EX 8" WATER

CATCH BASIN INLET
PROTECTION (TYP)

CB SOLID LID
RIM=431.78'
12" CNC IE W=425.78'
12" CNC IE E=425.68'

SSMH TYPE II 48"
RIM=429.57'
8" PVC IE NW=419.57'
8" PVC IE S=419.57'

28'

EX 8" WATER

EX FIRE
HYDRANT

LOT LIGHT (TYP.)

MAILBOX

SDMH TYPE II 54"
RIM=431.05'
36" CNC IE E=421.90'
12" CMP W/RISER IE W=422.25'
12" CMP TOP OF RISER IE=426.85'
12" BOTTOM OF RISER IE W=419.85'
ELBOW IE=426.45'
BTM OF ELBOW IE=425.45'

SDMH TYPE II 48"
RIM=428.78'
12" PVC IE E=421.58'
12" PVC IE S=421.58'

EX 8" SEWER

CB STD GRATE TYPE I
RIM=427.82'
8" PVC IE W=424.72'
8" PVC IE E=424.77'

ROCK SCULPTURE
WATER METER (TYP.)

SDMH TYPE II 48"
RIM=428.98'
12" PVC IE NW=419.88'
12" PVC IE SE=419.78'

12" TEMPORARY
CMP STORM
CULVERT (TYP)

EX 12" STORM

SSMH TYPE II 48"
RIM=428.6'
8" PVC IE N=420.67'
8" PVC IE SE=420.67'

CB STD GRATE TYPE I
RIM=427.41'
8" CNC IE W=425.26'
8" PVC IE E=425.26'
TO BE REMOVED

SDMH TYPE II 54"
RIM=429.41'
36" CMP IE N=420.96'
8" PVC IE NW=424.31'
12" CMP WITH VERT PIPE IE SE=420.96'
12" CMP VERT PIPE IE SE=427.51'
TO BE REMOVED

SD VAULT
W/(2)SDCO & SDMH LID
RIM=428.94'
12" CMP IE NW=420.84'
WALL IE=422.44'
12" PVC IE NE=420.79'
WALL IE=422.44'
12" PVC IE SE=420.79'

BOULDER

CB STD GRATE TYPE I
RIM=427.87'
8" PVC IE N=425.17'
TO BE REMOVED

SDMH TYPE II 72"
RIM=429.93'
12" CNC IE N=422.58'
36" CMP IE W=422.53'
36" CMP IE S=422.53'
TO BE REMOVED

CB STD GRATE TYPE II 72"
RIM=428.74'
36" CMP IE E=423.54'
36" CMP IE S=423.54'
TO BE REMOVED

CB STD GRATE TYPE II 54"
RIM=428.36'
36" CMP IE N=424.06'
TO BE REMOVED

EX ASPHALT
PARKING LOT TO
BE CLEARED

EX STORM TO
BE REMOVED

EX GAS LINE
TO BE REMOVED

EX BUILDING TO
BE REMOVED

EX STREETLIGHT TO
BE REMOVED (TYP)

EX UNDERGROUND
TELEPHONE LINE
TO BE REMOVED

EX WATER LINE
TO BE REMOVED

EX UNDERGROUND
POWER LINE TO
BE REMOVED

EX FENCE TO BE
REMOVED (TYP)

EX TREES TO BE
REMOVED (TYP)

INSTALL V-DITCH W/
ROCK CHECK DAMS

INSTALL SILT
FENCE AS SHOWN

CLEARING LIMITS
ALONG SILT FENCE

12" UPSTREAM
STORM BYPASS

TEMPORARY
CONSTRUCTION
ENTRANCE

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title:

TESC PLAN
FOR
TRAVARA PUD

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

PATRICK W. TRENTON SHEA
STATE OF WASHINGTON
20100241
REGISTERED
PROFESSIONAL ENGINEER
11/7/2024

Scale: Horizontal 1"=30' Vertical N/A

Designed TJS Drawn RK Checked BJT Approved TJS Date 11/7/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225

Sheet 1 of 1

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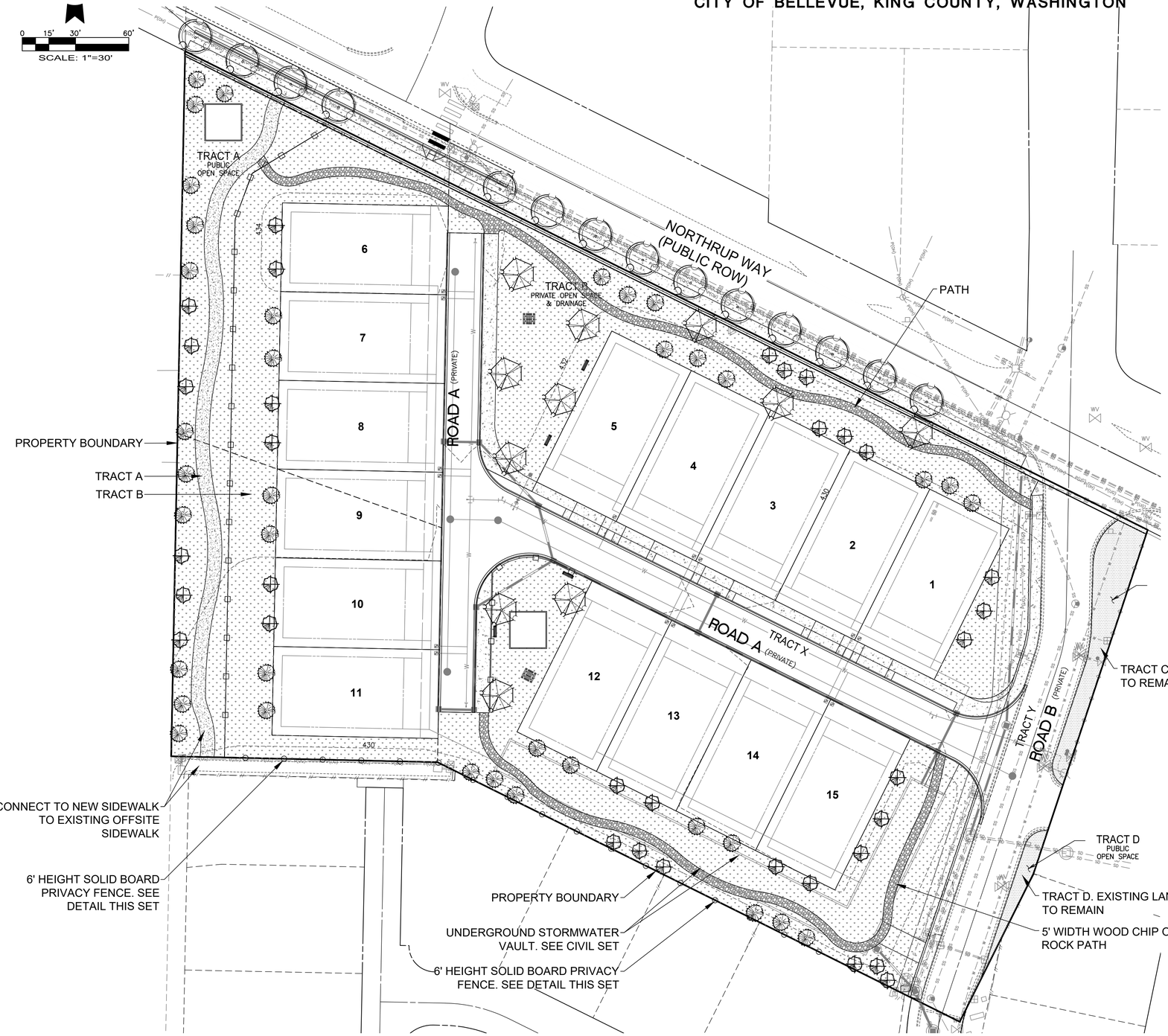
PRELIMINARY RECREATION PLAN
FOR

TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
TREES				
	ACER X FREEMANII `JEFFSRED` TM / AUTUMN BLAZE FREEMAN MAPLE NURSERY GROWN FOR STREET TREE USE. STAKE AND GUY FOR ONE SEASON.	B & B	2.5" CAL	14
	FRAXINUS PENNSYLVANICA `SUMMIT` / SUMMIT GREEN ASH OR OTHER BROADLEAF DECIDUOUS SHADE TREE	B & B	2" CAL	11
	PINUS CONTORTA / SHORE PINE OR SIMILAR CONIFEROUS EVERGREEN TREE	B & B	6` MIN. HT.	37
	THUJA PLICATA `EXCELSA` / WESTERN RED CEDAR OR SIMILAR CONIFEROUS EVERGREEN TREE	B & B	6` MIN. HT.	34

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY RECREATION PLAN FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

STATE OF WASHINGTON
JEFF M. VARLEY
LICENSED NO. 774 EMPLOYEE
LICENSED LANDSCAPE ARCHITECT

Scale: Horizontal 1"=50' Vertical N/A

Designed JMV Drawn JMV Checked JMV Approved JMV Date 11/6/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

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Job Number 23225

Sheet L-1 of 3

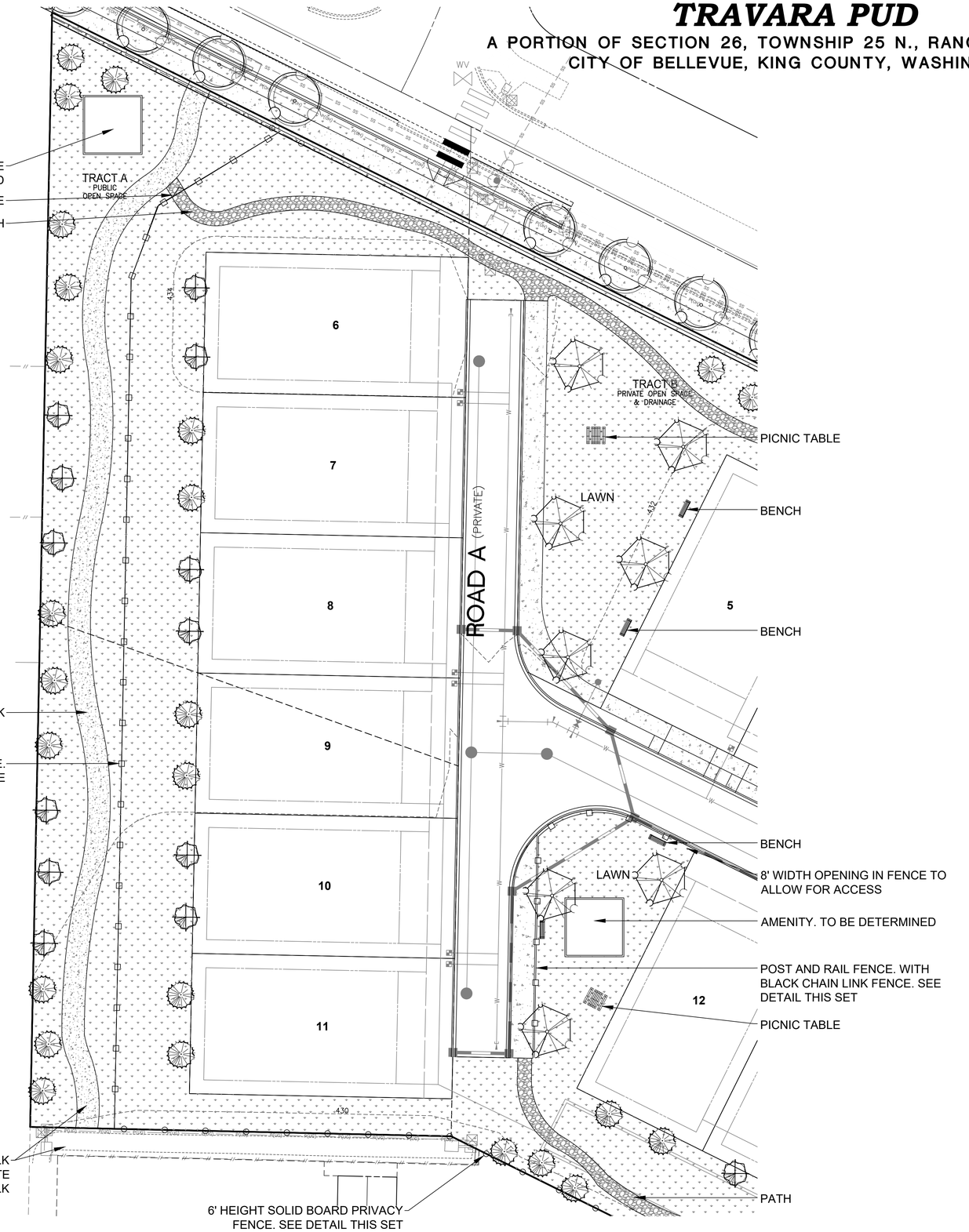
PRELIMINARY RECREATION PLAN
FOR

TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 10' 20' 40'
SCALE: 1"=20'



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No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY RECREATION PLAN FOR *TRAVARA PUD*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

STATE OF WASHINGTON
JEFF M. VARLEY
LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 774 EXP. 05-25-25

Scale: Horizontal 1"=20' Vertical N/A

Designed JMV Drawn JMV Checked JMV Approved JMV Date 11/6/24

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Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225

Sheet L-2 of 3

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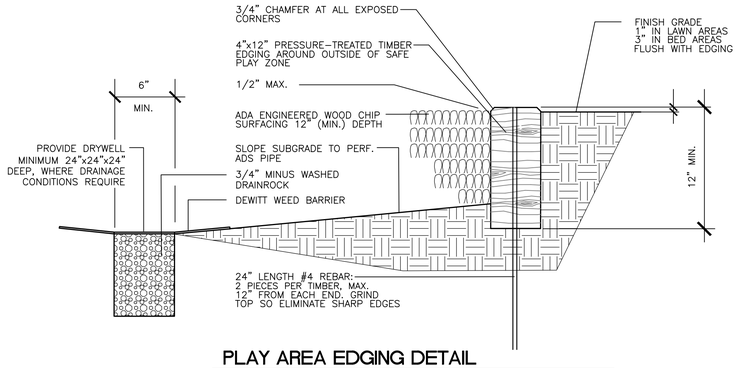
PRELIMINARY RECREATION PLAN
FOR

TRAVARA PUD

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



PLAY AREA EDGING DETAIL

NOT TO SCALE

SE-5165 6ft Poly Bench

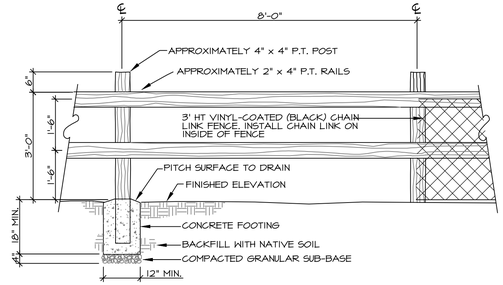
BENCH

MAKE & MODEL T.B.D.

SE-5330 J-Frame Table

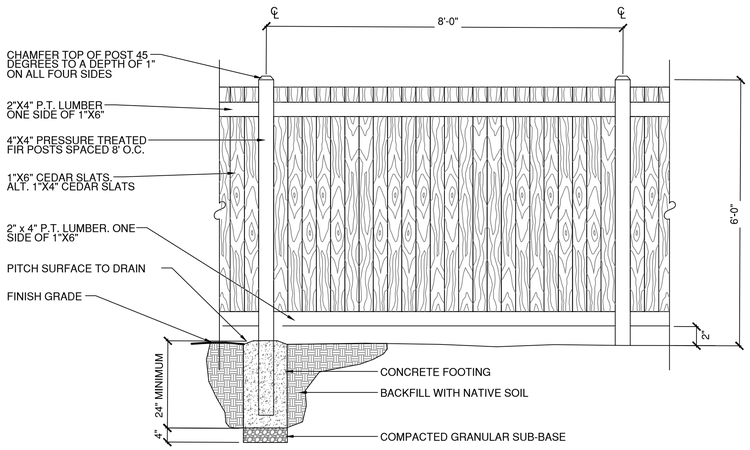
PICNIC TABLE

MAKE & MODEL T.B.D.



POST AND RAIL FENCE

NOT TO SCALE



SOLID BOARD WOOD FENCE

NOT TO SCALE

PE-7745

- Activities 5
- Capacity 10 - 14 kids
- Age Range 2 to 5
- Safe Use Area 20' x 20'

AMENITY EXAMPLE. ACTUAL SELECTIONS T.B.D. BY DEVELOPER

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY RECREATION PLAN FOR *TRAVARA PUD*

For: TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008
CONTACT: BARBARA YARINGTON

STATE OF WASHINGTON · JEFF M. VARLEY · LICENSE NO. 774 EXP. 05/25/25 · LICENSED LANDSCAPE ARCHITECT

Scale: Horizontal N/A Vertical N/A

Designed JMV Drawn JMV Checked JMV Approved JMV Date 11/6/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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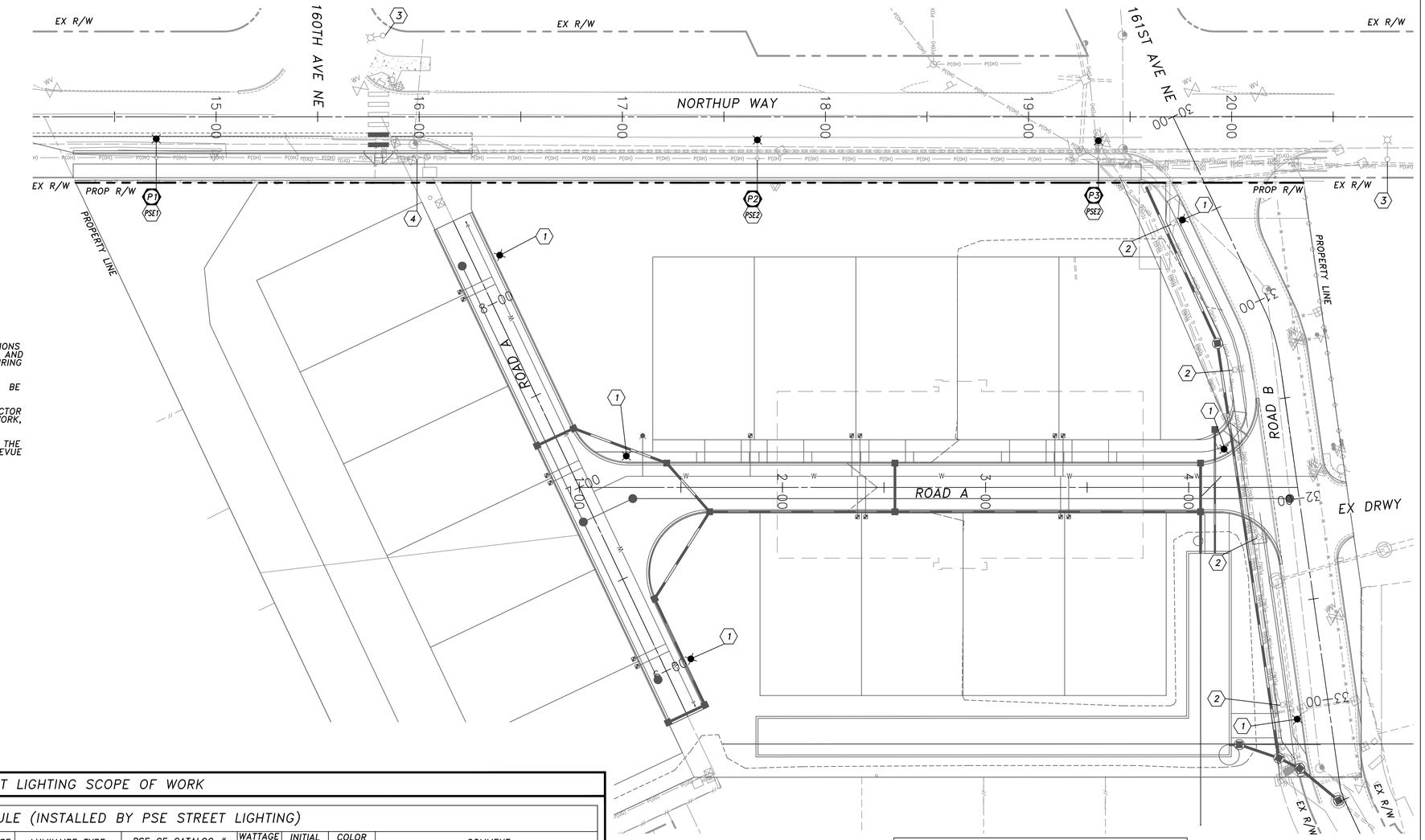
Job Number 23225

Sheet L-3 of 3

SECTION 26, TOWNSHIP 25 NORTH, RANGE 05 E., W.M.



GENERAL NOTES

1. ALL WORK MATERIALS SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BELLEVUE AND THE LATEST EDITION OF THE WSDOT STANDARDS AND SPECIFICATIONS. A SET OF APPROVED PLANS SHALL BE KEPT ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. THE LOCATIONS OF FEATURES AND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL CONTACT ALL PERTINENT UTILITY AGENCIES 48 HOURS BEFORE COMMENCING WORK, AND SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AND THE CITY OF BELLEVUE IMMEDIATELY UPON DAMAGE.

CONSTRUCTION NOTES

1. FURNISH AND INSTALL PRIVATE ON-SITE PEDESTRIAN SCALE FOUNDATION, POLE, AND LUMINAIRE. SEE SHEET PC-01 FOR DETAIL.
2. REMOVE EXISTING LUMINAIRE POLE AND FOUNDATION. FILL AND COMPACT VOID.
3. EXISTING LUMINAIRE POLE TO REMAIN.
4. EXISTING UTILITY POLE AND LUMINAIRE TO REMAIN.

PSE STREET LIGHTING SCOPE OF WORK

ILLUMINATION POLE SCHEDULE (INSTALLED BY PSE STREET LIGHTING)

LUM. POLE NO.	STREET	STATION	OFFSET	POLE HEIGHT	MOUNTING HEIGHT	ARM LENGTH	POLE	BASE	LUMINAIRE TYPE	PSE GE CATALOG #	WATTAGE /TYPE	INITIAL LUMENS	COLOR TEMP	COMMENT
P1	NORTHUP WAY	EX	EX	EX	25' *	6'	EX WOODEN UTILITY POLE	N/A	GE-ERL1-04B340	ERL1004B340AGRAY	31 LED	4,000	4000K	EXISTING UTILITY POLE TO REMAIN. INSTALL NEW LUMINAIRE AND LUMINAIRE ARM.
P2	NORTHUP WAY	EX	EX	EX	EX 27'	EX 6'	EX WOODEN UTILITY POLE	N/A	GE-ERL1-04B340	ERL1004B340AGRAY	31 LED	4,000	4000K	EXISTING UTILITY POLE AND LUMINAIRE ARM TO REMAIN. INSTALL NEW LUMINAIRE.
P3	NORTHUP WAY	EX	EX	EX	EX 26'	EX 6'	EX WOODEN UTILITY POLE	N/A	GE-ERL1-04B340	ERL1004B340AGRAY	31 LED	4,000	4000K	EXISTING UTILITY POLE AND LUMINAIRE ARM TO REMAIN. INSTALL NEW LUMINAIRE.

* PSE SHALL DETERMINE FINAL MOUNTING HEIGHT OF LUMINAIRE.

PSE STREET LIGHTING CONSTRUCTION NOTES

PSE1 EXISTING UTILITY POLE TO REMAIN. PSE SHALL INSTALL NEW LUMINAIRE AND LUMINAIRE ARM PER ILLUMINATION POLE SCHEDULE, THIS SHEET.

PSE2 EXISTING UTILITY POLE AND LUMINAIRE ARM TO REMAIN. PSE SHALL REMOVE EXISTING LUMINAIRE AND INSTALL NEW LUMINAIRE PER ILLUMINATION POLE SCHEDULE, THIS SHEET.

PSE STREET LIGHTING GENERAL NOTE

1. PROJECT CONTRACTOR SHALL COORDINATE WITH DEVELOPER AND PSE STREET LIGHTING TO SCHEDULE INSTALLATION, INCLUDING COMPLETING ALL FORMS, PAYMENT OF ALL FEES, ETC. ASSOCIATED WITH THE INSTALLATION. PSE STREET LIGHTING SHALL FURNISH AND INSTALL ALL MATERIALS BY CONTRACT WITH THE DEVELOPER.

LEGEND

EXIST.	NEW	DESCRIPTION
○		UTILITY POLE
	●	UTILITY POLE MOUNTED LUMINAIRE
○—		LIGHT STANDARD
	●	PRIVATE PEDESTRIAN LIGHT
	⬡	CONSTRUCTION NOTE
	⬡	LUMINAIRE POLE NUMBER

N

0 15 30 60 90

SCALE IN FEET

△	REVISION	DATE	BY

TREVIN D. ROLETTO — STATE OF WASHINGTON — 41861 — REGISTERED PROFESSIONAL ENGINEER

11/12/2024

TENW CONTACT:

TREVIN ROLETTO, P.E.
SENIOR PROJECT MANAGER
ROLETTO@TENW.COM
425-250-0583

ISSUE DATE:	11-12-2024
JOB NO.:	TENW #2024-197
DESIGNED BY:	TDR / BL
DRAWN BY:	TDR / BL
APPROVED BY:	TDR

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520 KIRKLAND WAY, SUITE 100, KIRKLAND, WA, 98033

TRIPOINTE HOMES
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@TRIPOINTEHOMES.COM
BARBARA YARINGTON

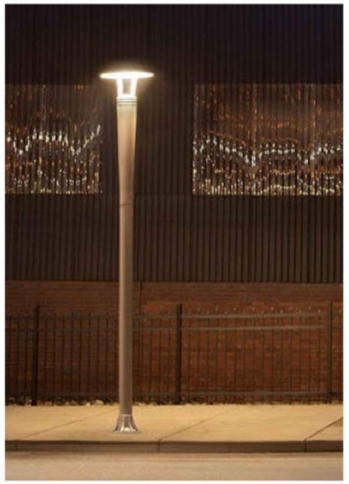
TRAVARA LDS-NORTHUP
BELLEVUE, WA

FRONTAGE & ON-SITE ILLUMINATION PLAN

IL-01

SHEET: 1 OF 2

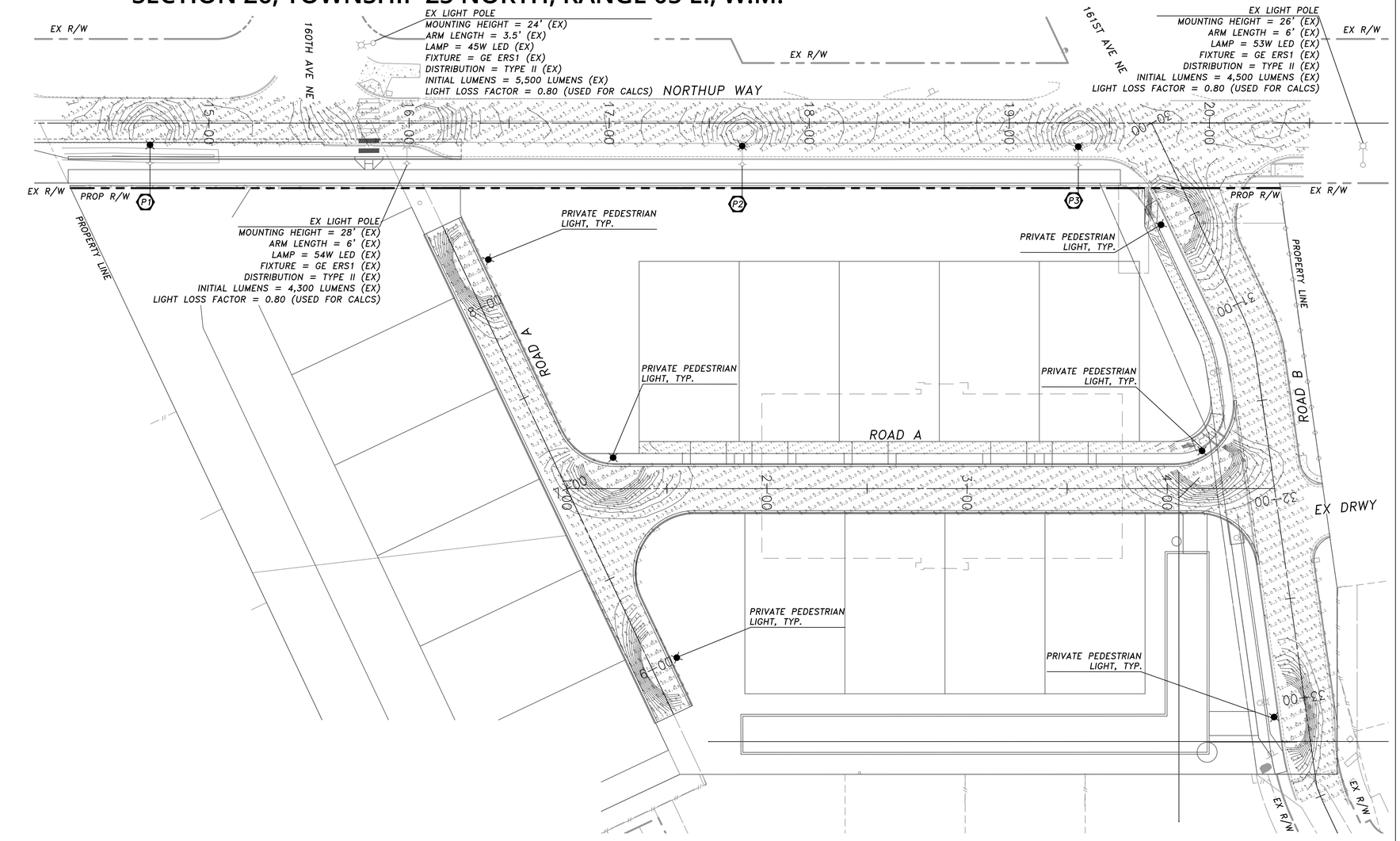
SECTION 26, TOWNSHIP 25 NORTH, RANGE 05 E., W.M.



PRIVATE PEDESTRIAN LIGHT

CALCULATION SUMMARY	TARGET / ACTUAL	
	DESIGN CRITERIA	
CALCULATION AREA	MIN. AVG. MAINTAINED (LUX)	MAX. UNIFORMITY RATIO (AVG./MIN.)
NORTHUP WAY (TERTIARY)	5.00 / **5.59***	4.00:1 / **3.99:1***
INTERNAL ROADWAY (PRIVATE)	N/A / **3.08**	N/A / **N/A**
INTERNAL PEDESTRIAN PATHWAY (PRIVATE)	N/A / **1.18**	N/A / **N/A**

* FRONTAGE LIGHTING PHOTOMETRIC CALCS ARE BASED ON FRONTAGE LIGHTING FIXTURES ONLY; ON-SITE LIGHTING FIXTURES ARE EXCLUDED.



PSE STREET LIGHTING SCOPE OF WORK

ILLUMINATION POLE SCHEDULE (INSTALLED BY PSE STREET LIGHTING)

LUM. POLE NO.	STREET	STATION	OFFSET	POLE HEIGHT	MOUNTING HEIGHT	ARM LENGTH	POLE	BASE	LUMINAIRE TYPE	PSE GE CATALOG #	WATTAGE /TYPE	INITIAL LUMENS	COLOR TEMP	COMMENT
P1	NORTHUP WAY	EX	EX	EX	25' *	6'	EX WOODEN UTILITY POLE	N/A	GE-ERL1-04B340	ERL1004B340AGRAY	31 LED	4,000	4000K	EXISTING UTILITY POLE TO REMAIN. INSTALL NEW LUMINAIRE AND LUMINAIRE ARM.
P2	NORTHUP WAY	EX	EX	EX	EX 27'	EX 6'	EX WOODEN UTILITY POLE	N/A	GE-ERL1-04B340	ERL1004B340AGRAY	31 LED	4,000	4000K	EXISTING UTILITY POLE AND LUMINAIRE ARM TO REMAIN. INSTALL NEW LUMINAIRE.
P3	NORTHUP WAY	EX	EX	EX	EX 26'	EX 6'	EX WOODEN UTILITY POLE	N/A	GE-ERL1-04B340	ERL1004B340AGRAY	31 LED	4,000	4000K	EXISTING UTILITY POLE AND LUMINAIRE ARM TO REMAIN. INSTALL NEW LUMINAIRE.

* PSE SHALL DETERMINE FINAL MOUNTING HEIGHT OF LUMINAIRE.

LEGEND

EXIST.	NEW	DESCRIPTION
○		UTILITY POLE
	●	UTILITY POLE MOUNTED LUMINAIRE
○——		LIGHT STANDARD
	●	PRIVATE PEDESTRIAN LIGHT
	⬡	LUMINAIRE POLE NUMBER

N

0 15 30 60 90

SCALE IN FEET

△	REVISION	DATE	BY

TREVIN D. ROLETTO — STATE OF WASHINGTON — 41881 — REGISTERED PROFESSIONAL ENGINEER

11/12/2024

TENW CONTACT:

TREVIN ROLETTO, P.E.
SENIOR PROJECT MANAGER
ROLETTO@TENW.COM
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BELLEVUE, WA

FRONTAGE & ON-SITE ILLUMINATION PHOTOMETRIC CALCULATIONS

PC-01

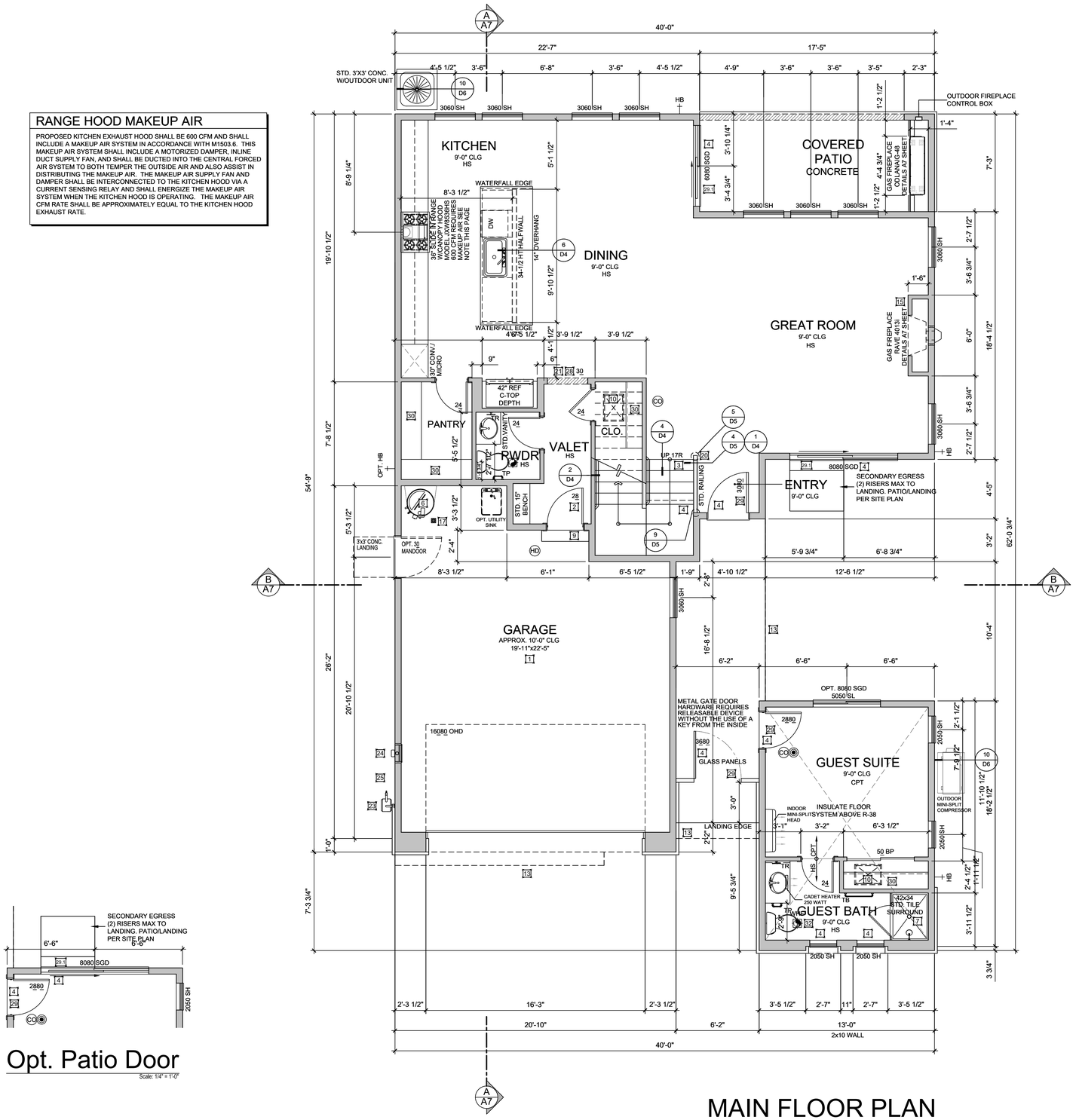
SHEET: 2 OF 2

SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,268 SF
UPPER FLOOR	1,976 SF
TOTAL FLOOR	3,244 SF
GARAGE	489 SF
COVERED PORCH	138 SF
STD. COVERED PATIO	126 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

RANGE HOOD MAKEUP AIR

PROPOSED KITCHEN EXHAUST HOOD SHALL BE 600 CFM AND SHALL INCLUDE A MAKEUP AIR SYSTEM IN ACCORDANCE WITH M1503.6. THIS MAKEUP AIR SYSTEM SHALL INCLUDE A MOTORIZED DAMPER, INLINE DUCT SUPPLY FAN, AND SHALL BE DUCTED INTO THE CENTRAL FORCED AIR SYSTEM TO BOTH TEMPER THE OUTSIDE AIR AND ALSO ASSIST IN DISTRIBUTING THE MAKEUP AIR. THE MAKEUP AIR SUPPLY FAN AND DAMPER SHALL BE INTERCONNECTED TO THE KITCHEN HOOD VIA A CURRENT SENSING RELAY AND SHALL ENERGIZE THE MAKEUP AIR SYSTEM WHEN THE KITCHEN HOOD IS OPERATING. THE MAKEUP AIR CFM RATE SHALL BE APPROXIMATELY EQUAL TO THE KITCHEN HOOD EXHAUST RATE.



Opt. Patio Door

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

MAIN FLOOR PLAN

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER. III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX. CONT. RUN w/ 4 OR MORE RISER. HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

(HD) HEAT DETECTOR OR HEAT ALARM @ GARAGE
(CO) CO MONITOR W/SMOKE DETECTOR
SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	11/8/2023
CITY REVIEW	PDH	12/18/2023
PRELIM FRAMEWALK	PDH	4/17/2024
TPH FRAMEWALK	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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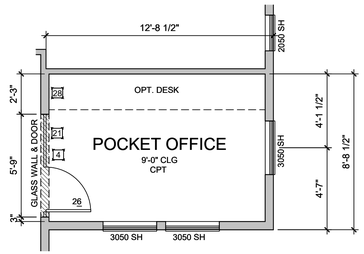
Engineering:
FELTON GROUP
18321 N. Allied Way, Suite #200
Phone: 425.882.1550

Designer:
TriPointe Homes
15900 SE Eastgate Way, Suite 300
Bellevue, Washington 98008
(425)-450-5900

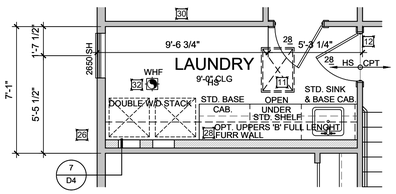
PLAN ID:
AT01

SHEET
A3
ELEVATION A



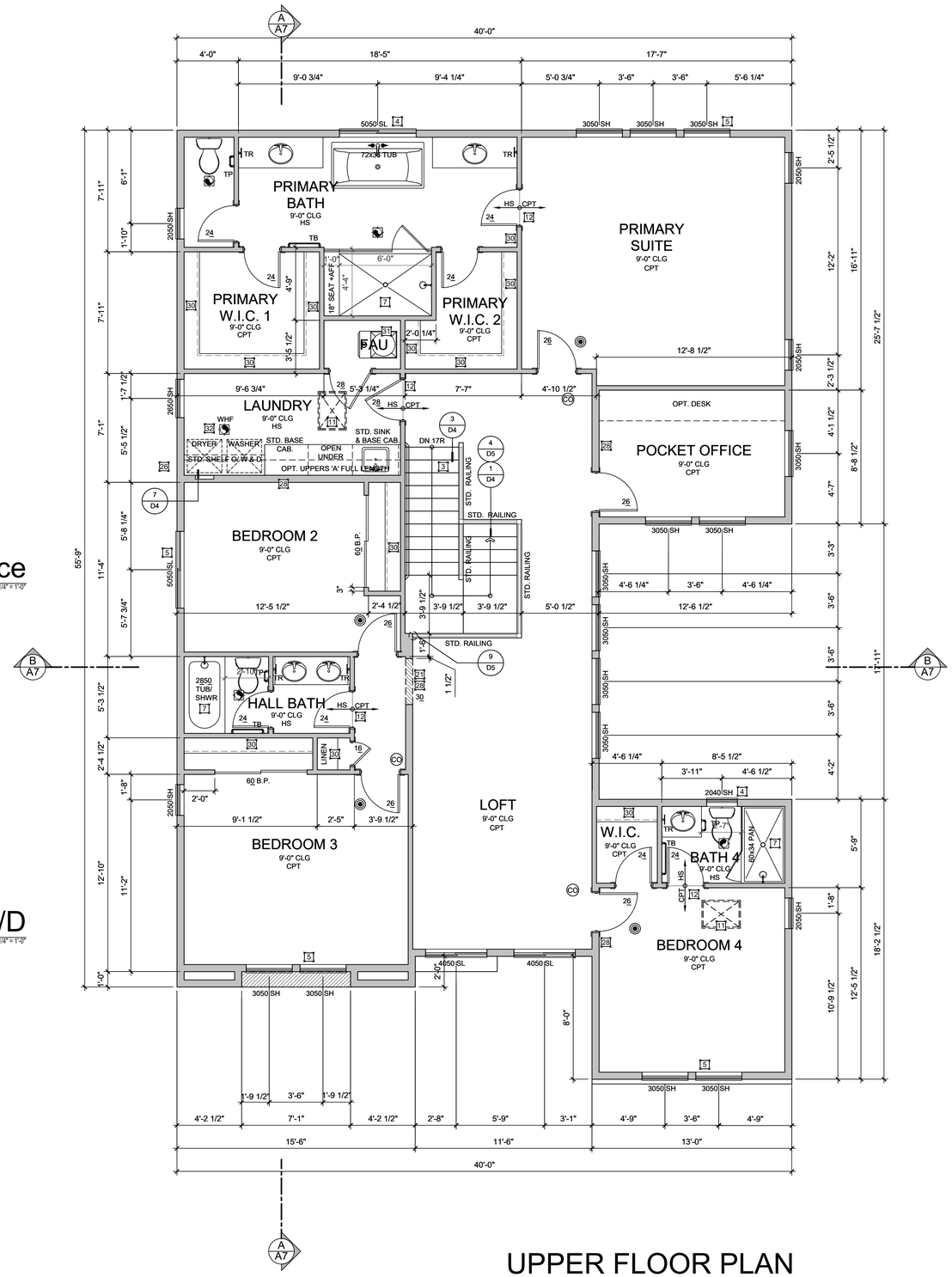
Opt. Glass Enclosure @ Office

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



Opt. Laundry Double Stack W/D

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



UPPER FLOOR PLAN

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
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FLOOR PLAN KEY NOTES 1

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20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
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22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
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    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

(HD) HEAT DETECTOR OR HEAT ALARM @ GARAGE
(CO) CO MONITOR W/SMOKE DETECTOR
SMOKE DETECTOR

Description	By	Date
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CITY REVIEW	PDH	11/9/2023
PERMIT SET	PDH	12/13/2023
PRELIM FRAME/WALK	PDH	4/17/2024
TPH FRAME/WALK	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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Engineering:
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18325 N. Allied Way, Suite #200
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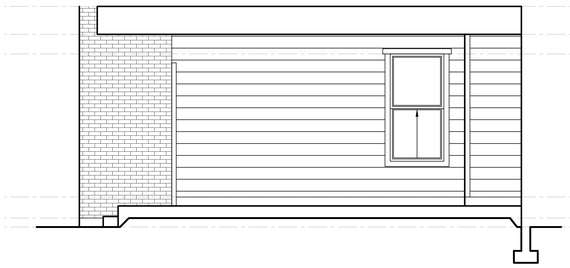
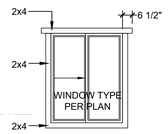
Phone: 602.867.2500

Designer:
TriPointe Homes
15900 SE Eastgate Way, Suite 300
Bellevue, Washington 98008
(425) 450-3500

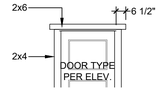
PLAN ID:
AT01

SHEET
A4
ELEVATION A

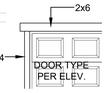




WINDOW TRIM



SWING DOOR TRIM



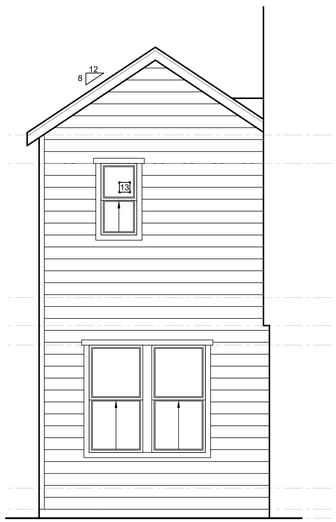
GARAGE DOOR TRIM

SIDING C

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

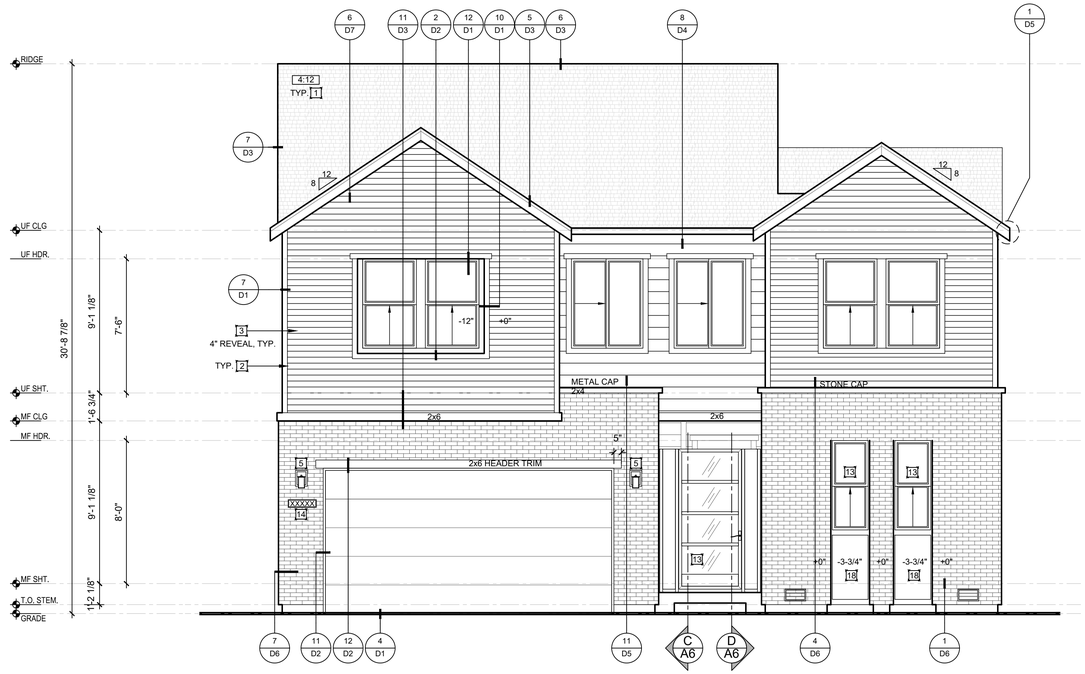
SIDING D

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



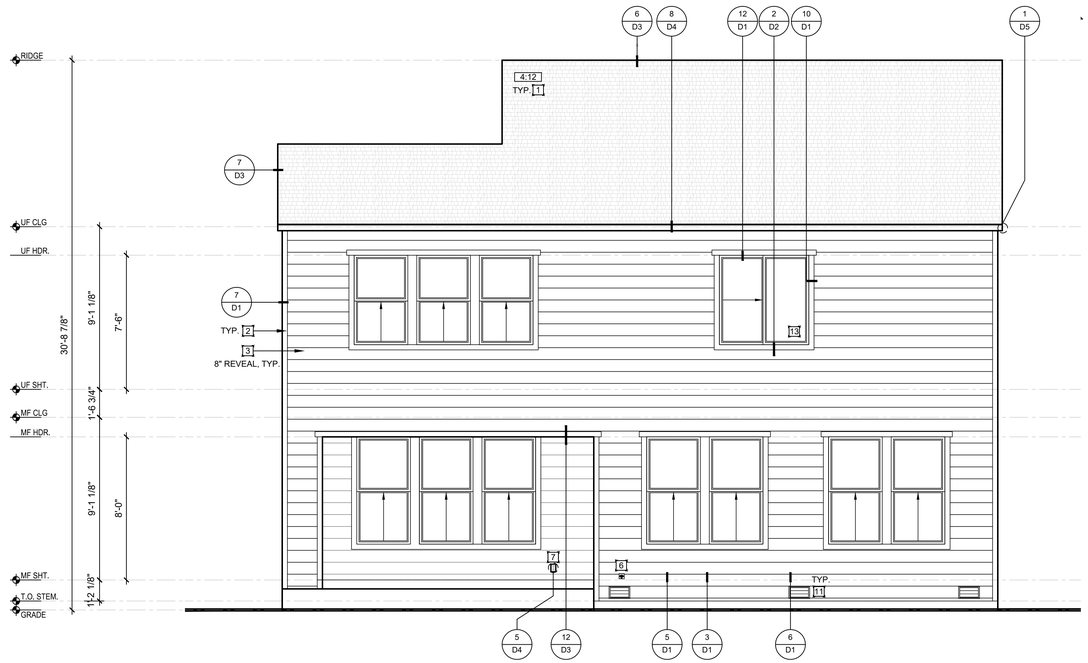
SIDING E

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



FRONT ELEVATION - NORTHWEST CRAFTSMAN

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



REAR ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- XXXXX — ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- X / XX — DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

Date	By	Description
8/2/2023	PDH	2018 IRC
11/8/2023	PDH	CITY REVIEW
12/18/2023	PDH	CITY REVIEW
4/11/2024	PDH	PRELIM FRAMEWALK
5/2/2024	PDH	TPH FRAMEWALK

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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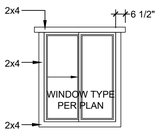
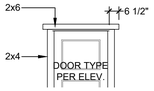
(425) 455-2000

PLAN ID:
AT01

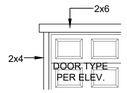
SHEET
A6
ELEVATION A



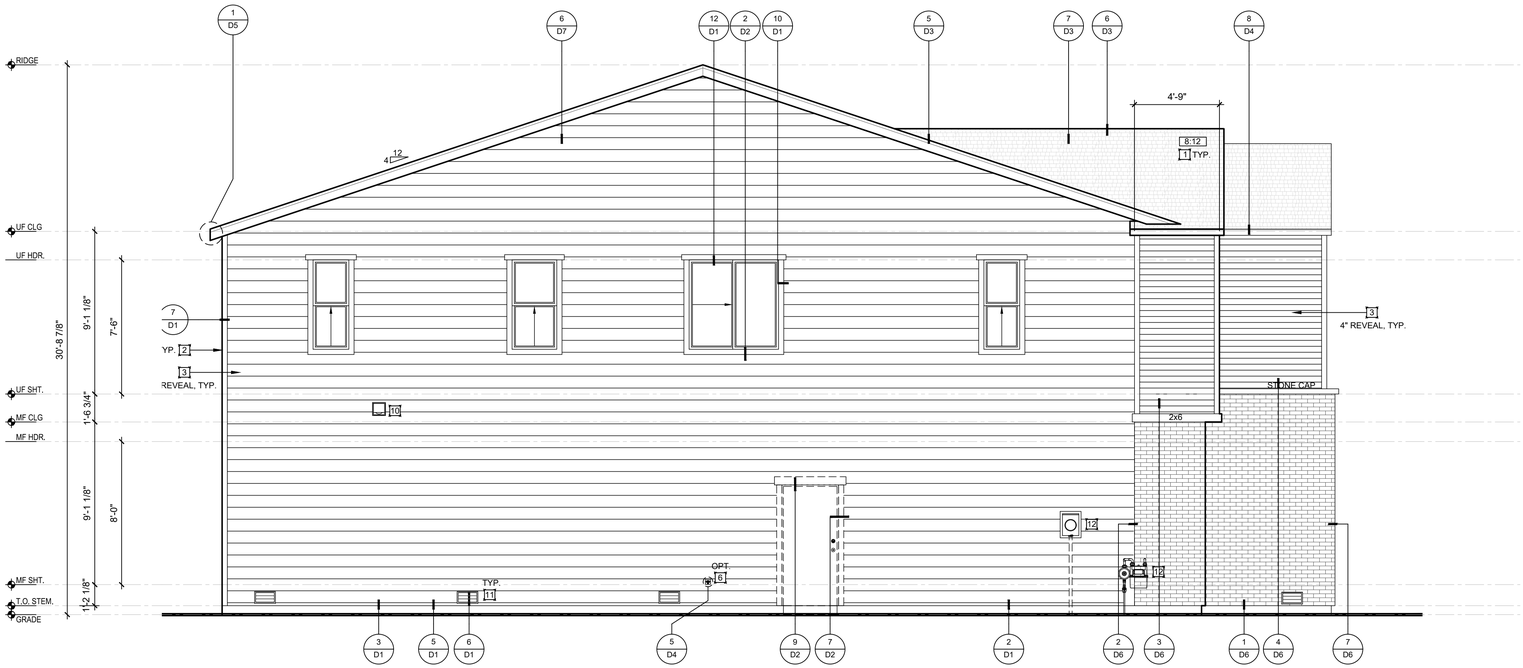
WINDOW TRIM



SWING DOOR TRIM



GARAGE DOOR TRIM



SIDE ELEVATION

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

SIDE ELEVATION

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

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5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
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9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

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9. DRYER EXHAUST VENT LOCATION
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11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
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Date	By	Description
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5/2/2024	PDH	TPH FRAMEWALK

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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Designer:
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Bellevue, Washington 98008
(425)-455-3900

PLAN ID:
AT01

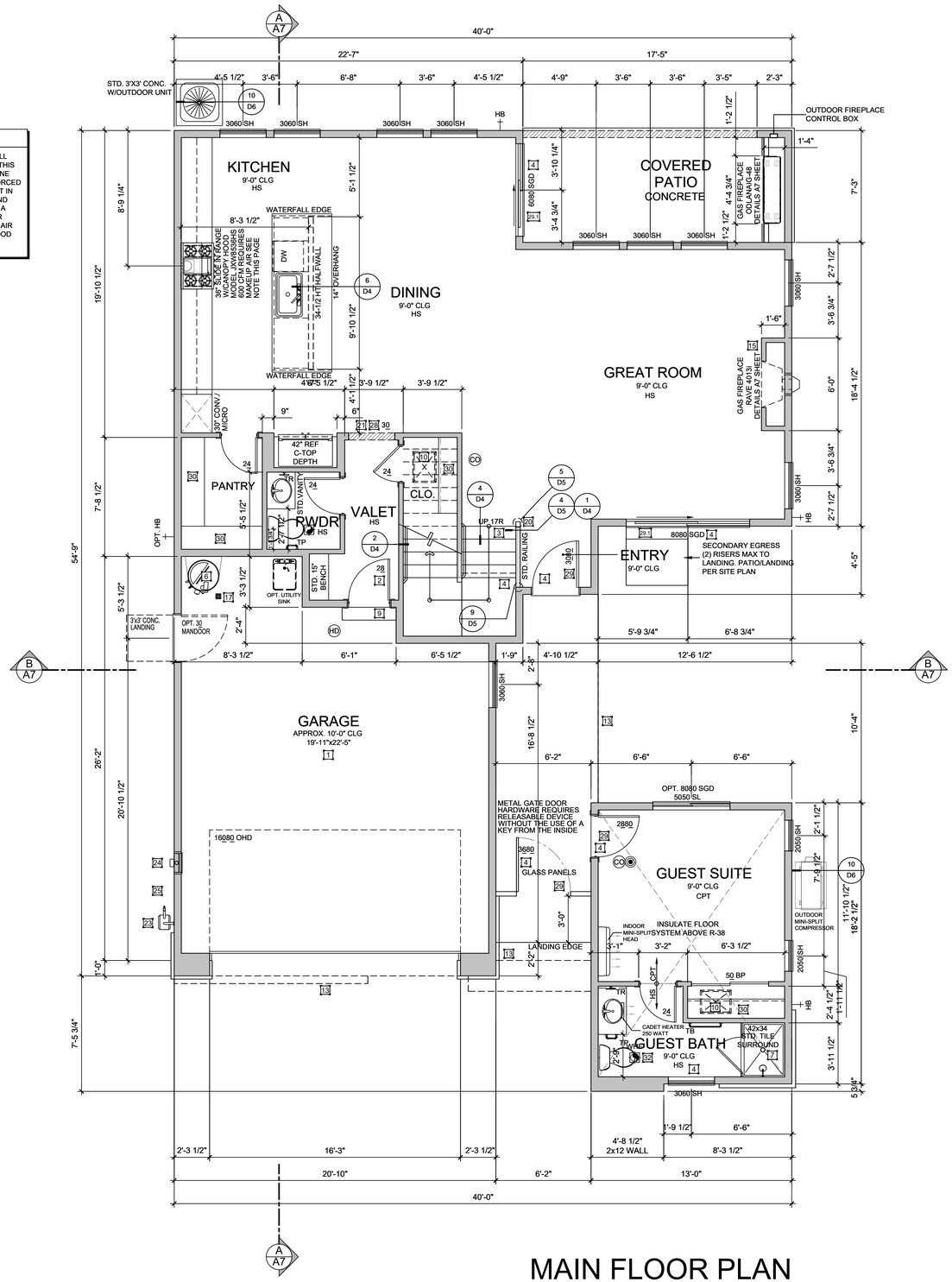
SHEET
A6.1
ELEVATION A

SQUARE FOOTAGE (B ELEVATION)	
MAIN FLOOR	1,268 SF
UPPER FLOOR	1,976 SF
TOTAL FLOOR	3,244 SF
GARAGE	489 SF
COVERED PORCH	138 SF
STD. COVERED PATIO	126 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

RANGE HOOD MAKEUP AIR

PROPOSED KITCHEN EXHAUST HOOD SHALL BE 600 CFM AND SHALL INCLUDE A MAKEUP AIR SYSTEM IN ACCORDANCE WITH M1503.6. THIS MAKEUP AIR SYSTEM SHALL INCLUDE A MOTORIZED DAMPER, INLINE DUCT SUPPLY FAN, AND SHALL BE DUCTED INTO THE CENTRAL FORCED AIR SYSTEM TO BOTH TEMPER THE OUTSIDE AIR AND ALSO ASSIST IN DISTRIBUTING THE MAKEUP AIR. THE MAKEUP AIR SUPPLY FAN AND DAMPER SHALL BE INTERCONNECTED TO THE KITCHEN HOOD VIA A CURRENT SENSING RELAY AND SHALL ENERGIZE THE MAKEUP AIR SYSTEM WHEN THE KITCHEN HOOD IS OPERATING. THE MAKEUP AIR CFM RATE SHALL BE APPROXIMATELY EQUAL TO THE KITCHEN HOOD EXHAUST RATE.



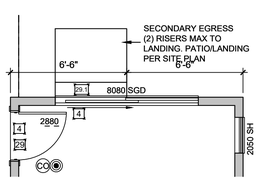
GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES [1]

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER. III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX. CONT. RUN w/ 4 OR MORE RISER. HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

HD HEAT DETECTOR OR HEAT ALARM @ GARAGE
CO CO MONITOR W/SMOKE DETECTOR
SMOKE DETECTOR



Opt. Patio Door
Scale: 1/4" = 1'-0"

MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

Description	Date	By
2018 IRC	8/2/2023	PDH
CITY REVIEW	11/8/2023	PDH
CITY REVIEW	12/18/2023	PDH
PRELIM FRAMEWALK	4/17/2024	PDH
TPH FRAMEWALK	5/2/2024	PDH

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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Phone 602.867.2500

Designer:
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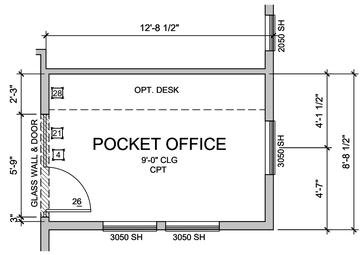
15900 SE Eastgate Way, Suite 300
Bellevue, Washington 98008
(425) 450-3900

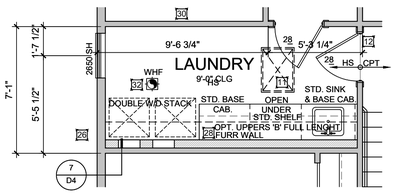
PLAN ID:
AT01

SHEET
A3
ELEVATION B



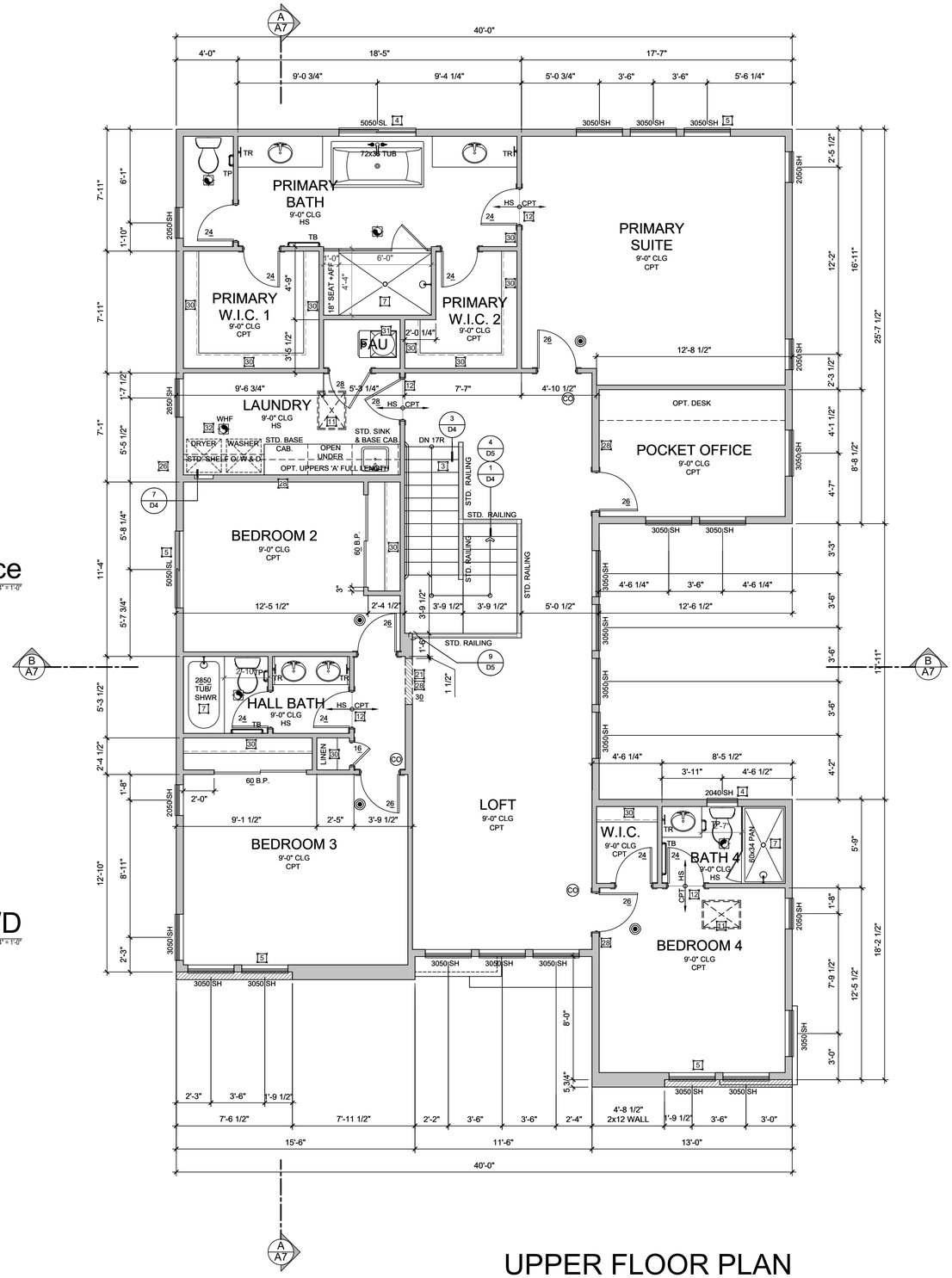
Opt. Glass Enclosure @ Office

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



Opt. Laundry Double Stack W/D

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



UPPER FLOOR PLAN

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

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   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER, III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX.
   CONT, RUN w/ 4 OR MORE RISER, HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

HD HEAT DETECTOR OR HEAT ALARM @ GARAGE
CO CO MONITOR W/SMOKE DETECTOR
SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	11/8/2023
CITY REVIEW	PDH	12/18/2023
PRELIM FRAMEWALK	PDH	4/11/2024
TPH FRAMEWALK	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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Designer:
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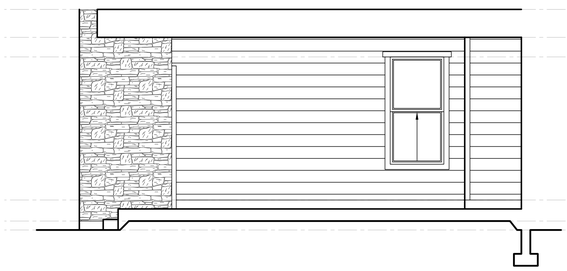
(425) 455-2900

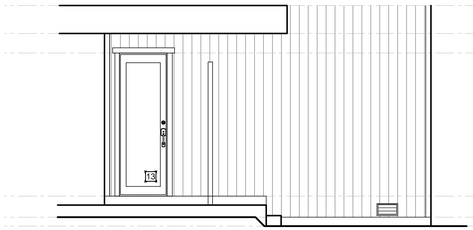
PLAN ID:
AT01

SHEET
A4
ELEVATION B



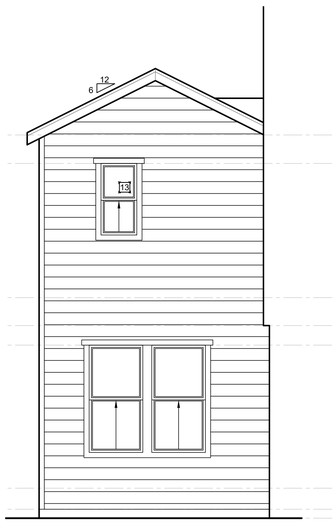
SIDING C

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



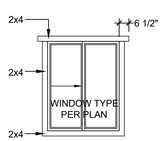
SIDING D

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

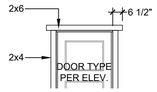


SIDING E

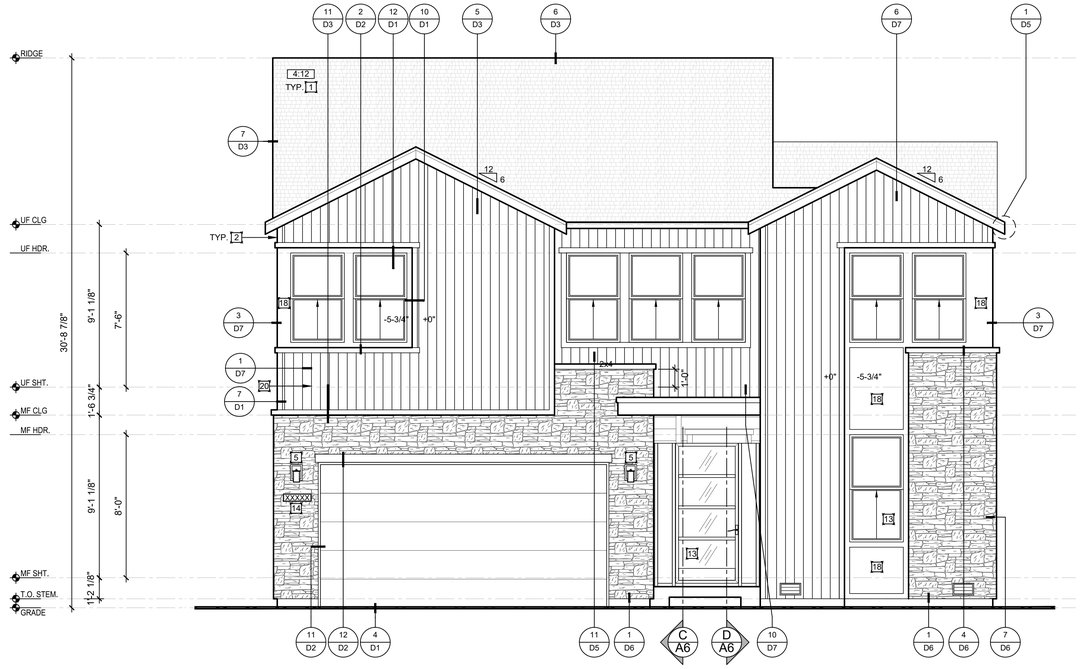
Scale: 1/4" = 1'-0"



WINDOW TRIM



SWING DOOR TRIM



FRONT ELEVATION - TRANSITIONAL FARMHOUSE

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

ELEVATION NOTES

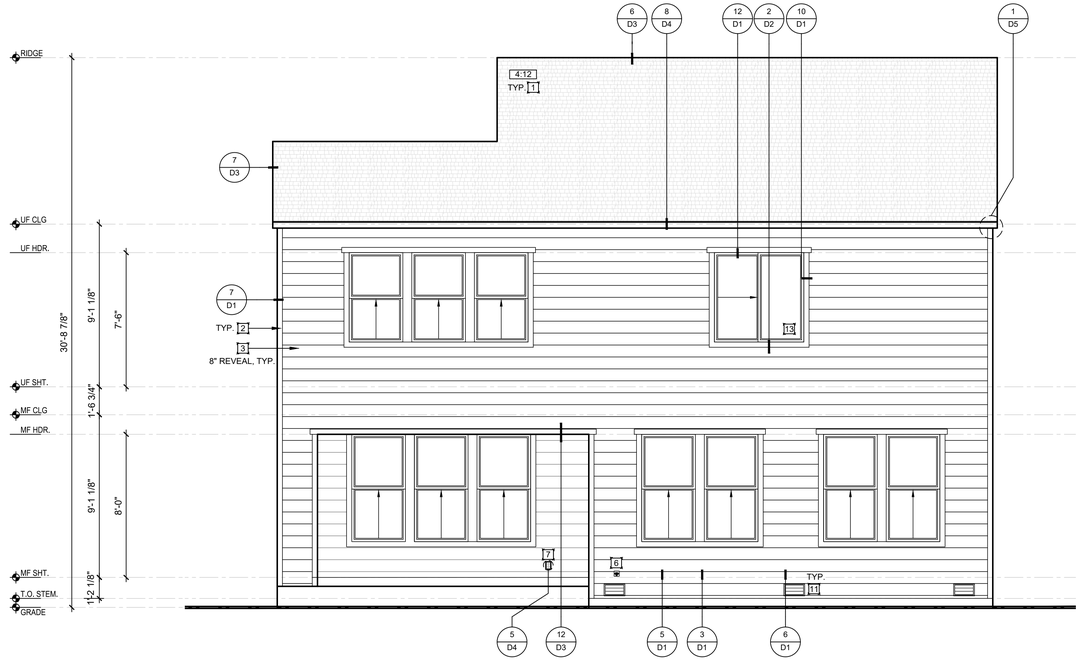
1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT



REAR ELEVATION

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

Date	By	Description
8/2/2023	PDH	2018 IRC
11/8/2023	PDH	CITY REVIEW
12/18/2023	PDH	CITY REVIEW
4/11/2024	PDH	PRELIM FRAMEWALK
5/2/2024	PDH	TPH FRAMEWALK

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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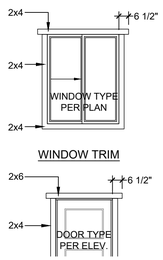
Designer:
TriPointe Homes
15600 SE Eastgate Way, Suite 300
Bellevue, Washington 98008
(425) 455-2000

PLAN ID:
AT01

SHEET
A6
ELEVATION B



WINDOW TRIM

SWING DOOR TRIM

SIDE ELEVATION

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

SIDE ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- XXXXX — ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- X / XX — DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

Description	Date	By
2018 IRC	8/2/2023	PDH
CITY REVIEW	11/8/2023	PDH
CITY REVIEW	12/18/2023	PDH
PRELIM FRAMEWALK	4/11/2024	PDH
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tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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(425) 455-3900

PLAN ID:
AT01

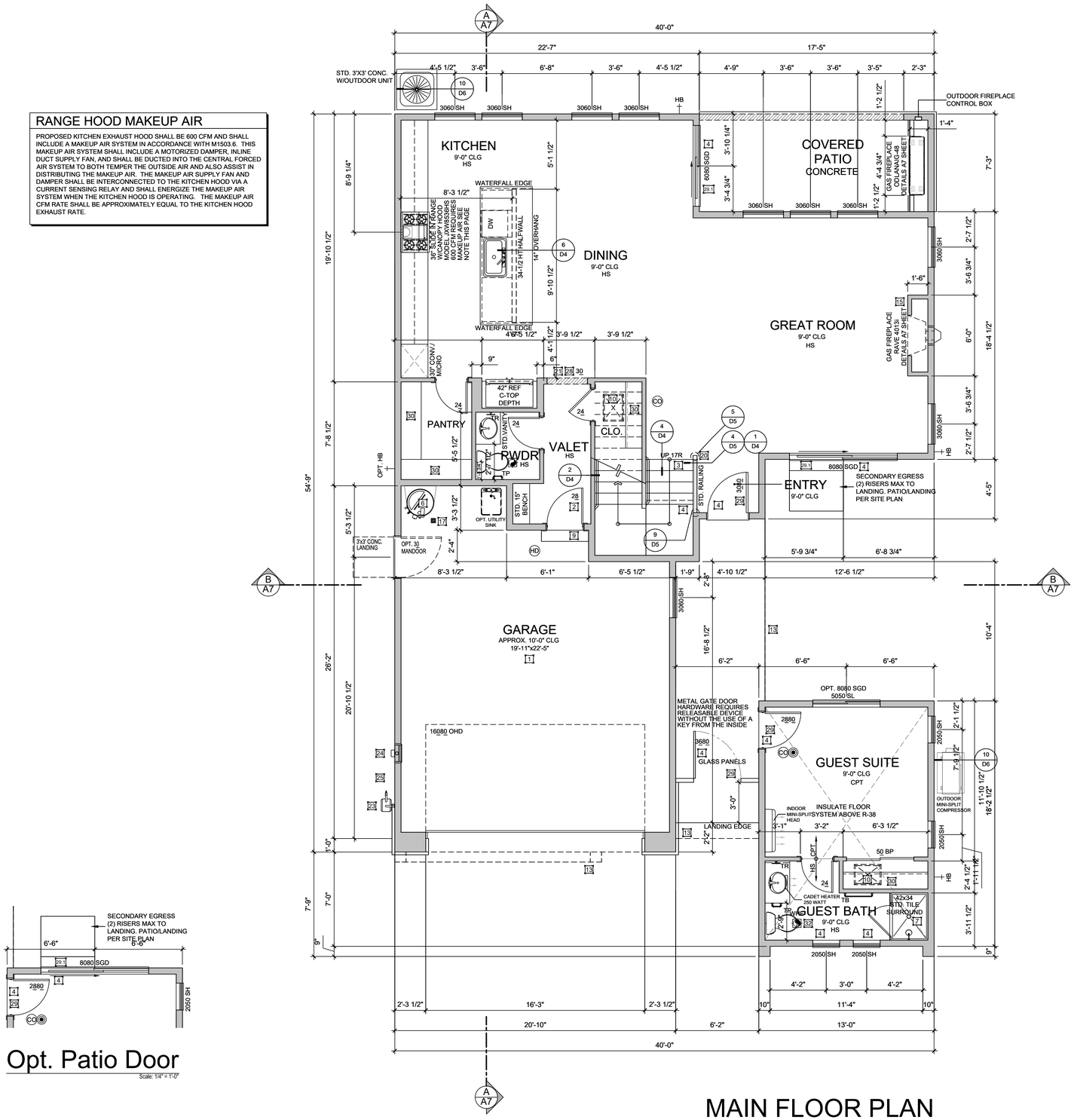
SHEET
A6.1
ELEVATION B

SQUARE FOOTAGE (C ELEVATION)	
MAIN FLOOR	1,268 SF
UPPER FLOOR	1,976 SF
TOTAL FLOOR	3,244 SF
GARAGE	489 SF
COVERED PORCH	138 SF
STD. COVERED PATIO	126 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

RANGE HOOD MAKEUP AIR

PROPOSED KITCHEN EXHAUST HOOD SHALL BE 600 CFM AND SHALL INCLUDE A MAKEUP AIR SYSTEM IN ACCORDANCE WITH M1503.6. THIS MAKEUP AIR SYSTEM SHALL INCLUDE A MOTORIZED DAMPER, INLINE DUCT SUPPLY FAN, AND SHALL BE DUCTED INTO THE CENTRAL FORCED AIR SYSTEM TO BOTH TEMPER THE OUTSIDE AIR AND ALSO ASSIST IN DISTRIBUTING THE MAKEUP AIR. THE MAKEUP AIR SUPPLY FAN AND DAMPER SHALL BE INTERCONNECTED TO THE KITCHEN HOOD VIA A CURRENT SENSING RELAY AND SHALL ENERGIZE THE MAKEUP AIR SYSTEM WHEN THE KITCHEN HOOD IS OPERATING. THE MAKEUP AIR CFM RATE SHALL BE APPROXIMATELY EQUAL TO THE KITCHEN HOOD EXHAUST RATE.



Opt. Patio Door

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

MAIN FLOOR PLAN

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES [1]

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER. III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX. CONT. RUN w/ 4 OR MORE RISER. HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
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18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

HD HEAT DETECTOR OR HEAT ALARM @ GARAGE
CO CO MONITOR W/SMOKE DETECTOR
SMOKE DETECTOR

Description	Date	By
2018 IRC	8/2/2023	PDH
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PRELIM FRAMEWALK	4/17/2024	PDH
TPH FRAMEWALK	5/2/2024	PDH

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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FELTON GROUP
18321 N. Allied Way, Suite #200
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TriPointe Homes
15900 SE Eastgate Way, Suite 300
Bellevue, Washington 98008
(425)-450-5900

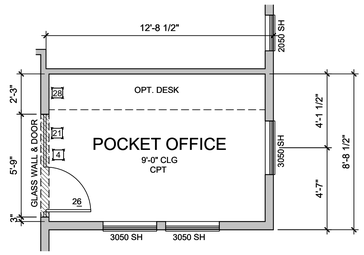
PLAN ID:

AT01

SHEET

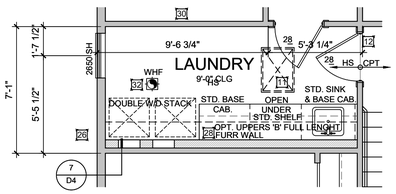
A3

ELEVATION C



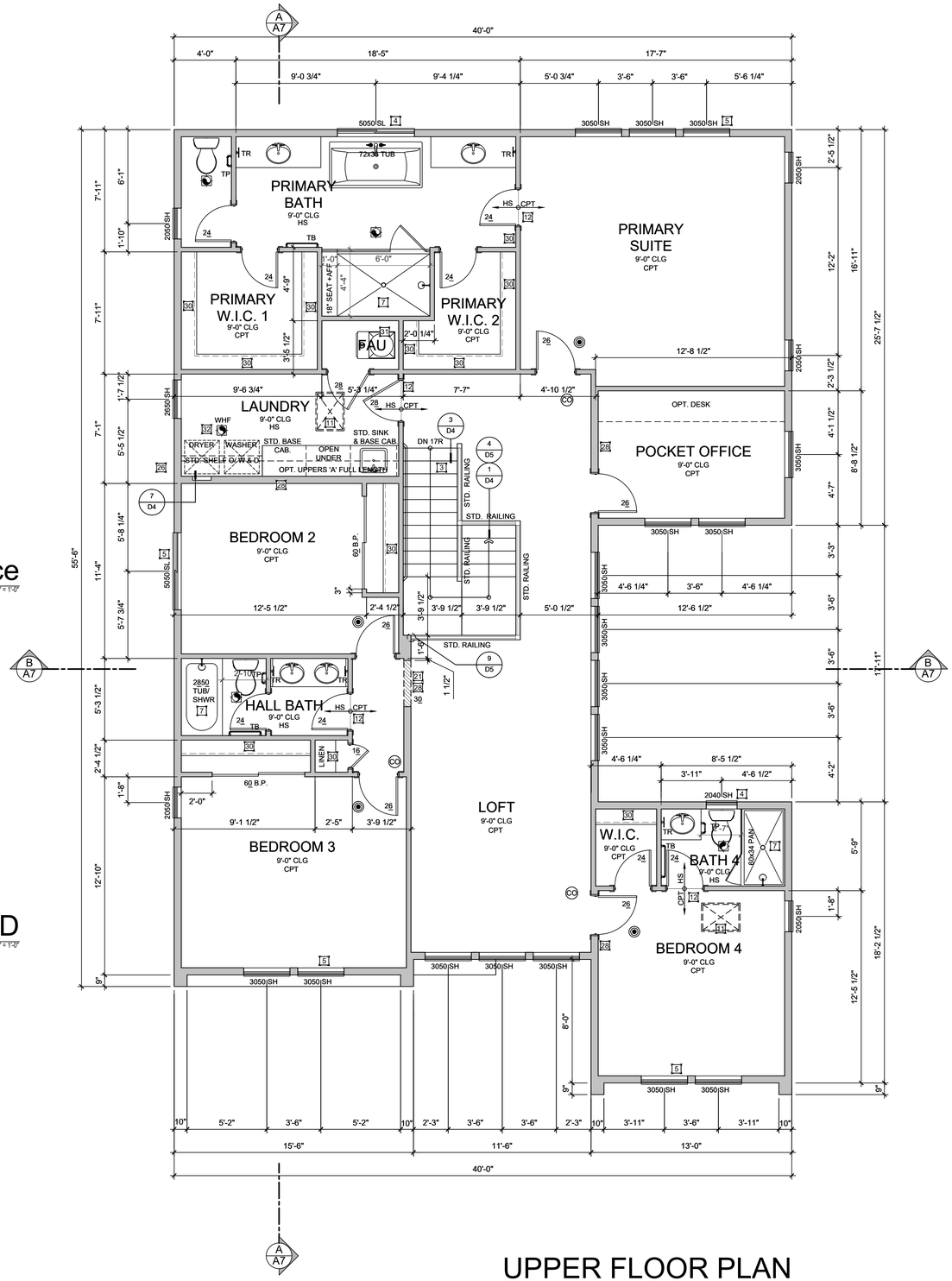
Opt. Glass Enclosure @ Office

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



Opt. Laundry Double Stack W/D

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



UPPER FLOOR PLAN

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES 1

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" OFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER, III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX.
   CONT, RUN w/ 4 OR MORE RISER, HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
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(HD) HEAT DETECTOR OR HEAT ALARM @ GARAGE
(CO) CO MONITOR W/SMOKE DETECTOR
(◉) SMOKE DETECTOR

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TPH FRAMEWALK	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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Designer:
TriPointe Homes
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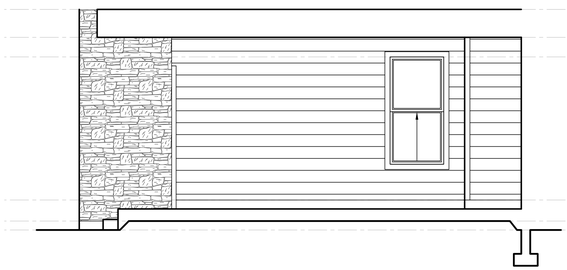
Bellevue, Washington 98008
(425) 455-2900

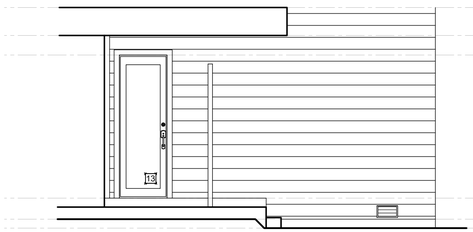
PLAN ID:
AT01

SHEET
A4
ELEVATION C



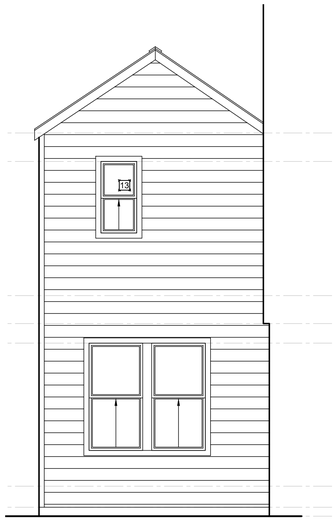
SIDING C

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



SIDING D

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



SIDING E

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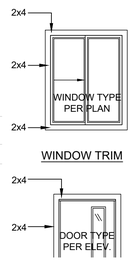
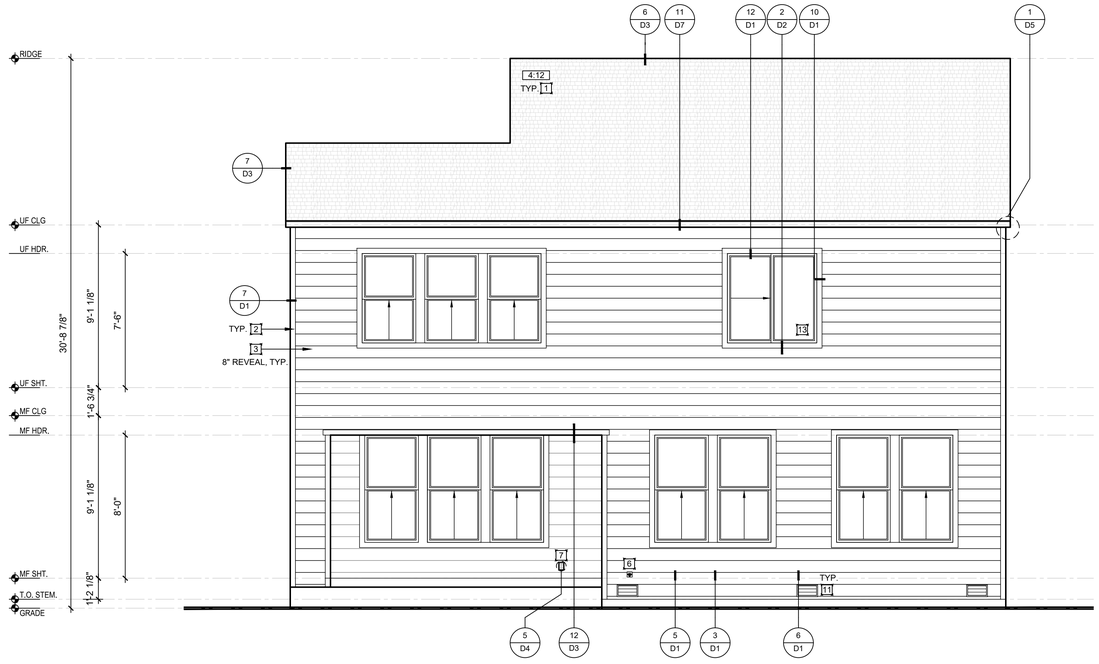


WINDOW TRIM

SWING DOOR TRIM

FRONT ELEVATION - MID-CENTURY MODERN

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



REAR ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- XXXXX — ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- X / XX — DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

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tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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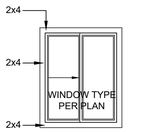
AT01

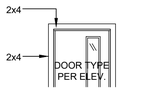
SHEET

A6

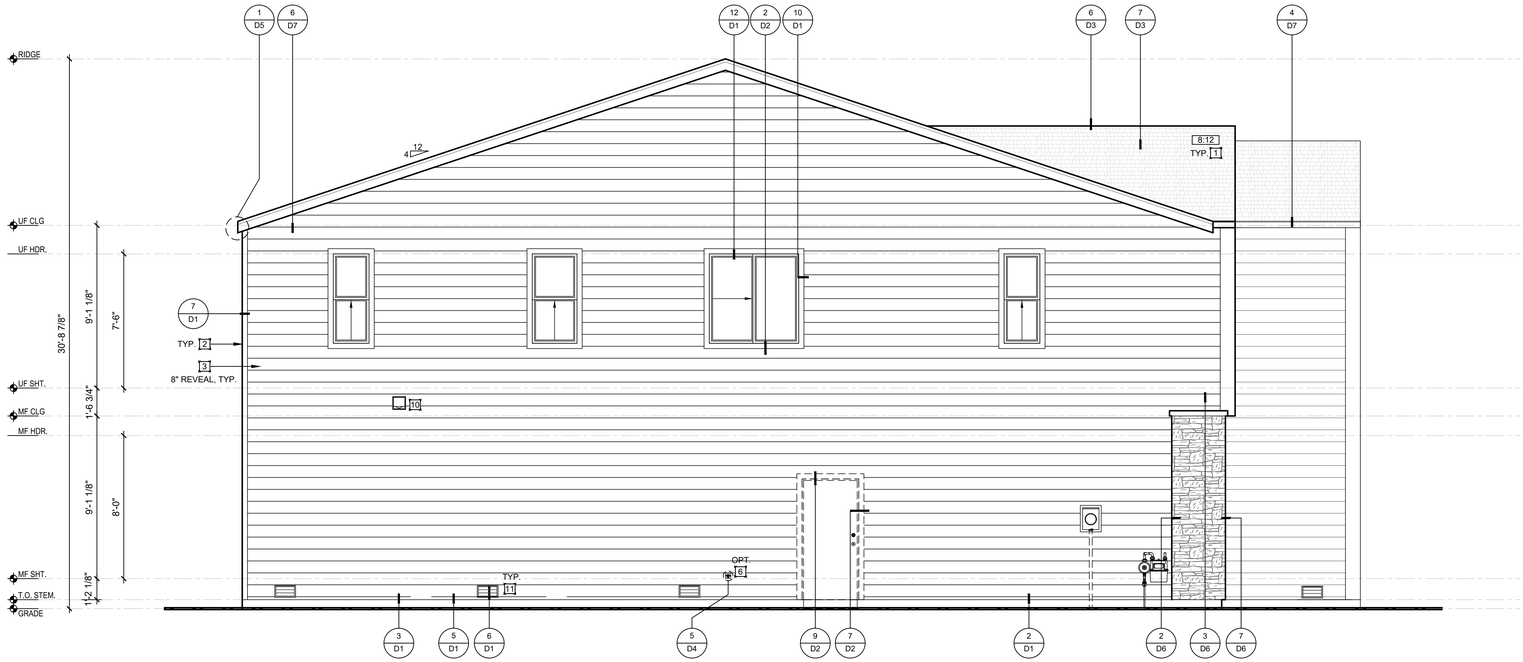
ELEVATION C



WINDOW TRIM



SWING DOOR TRIM



SIDE ELEVATION

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

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tri pointe HOMES

ALTERRA

40' SERIES - PLAN: PLAN 1, LEFT (STANDARD)

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(425) 455-2000

PLAN ID:

AT01

SHEET

A6.1

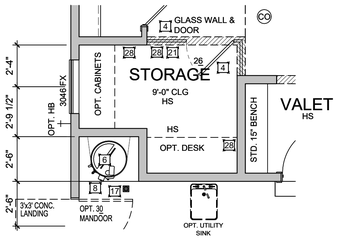
ELEVATION C

SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,314 SF
UPPER FLOOR	2,046 SF
TOTAL FLOOR	3,360 SF
GARAGE	470 SF
COVERED PORCH	136 SF
STD. COVERED PATIO	170 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

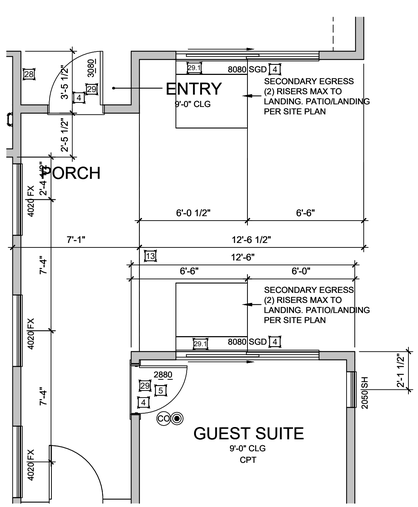
RANGE HOOD MAKEUP AIR

PROPOSED KITCHEN EXHAUST HOOD SHALL BE 600 CFM AND SHALL INCLUDE A MAKEUP AIR SYSTEM IN ACCORDANCE WITH M1503.6. THIS MAKEUP AIR SYSTEM SHALL INCLUDE A MOTORIZED DAMPER, INLINE DUCT SUPPLY FAN, AND SHALL BE DUCTED INTO THE CENTRAL FORCED AIR SYSTEM TO BOTH TEMPER THE OUTSIDE AIR AND ALSO ASSIST IN DISTRIBUTING THE MAKEUP AIR. THE MAKEUP AIR SUPPLY FAN AND DAMPER SHALL BE INTERCONNECTED TO THE KITCHEN HOOD VIA A CURRENT SENSING RELAY AND SHALL ENERGIZE THE MAKEUP AIR SYSTEM WHEN THE KITCHEN HOOD IS OPERATING. THE MAKEUP AIR CFM RATE SHALL BE APPROXIMATELY EQUAL TO THE KITCHEN HOOD EXHAUST RATE.



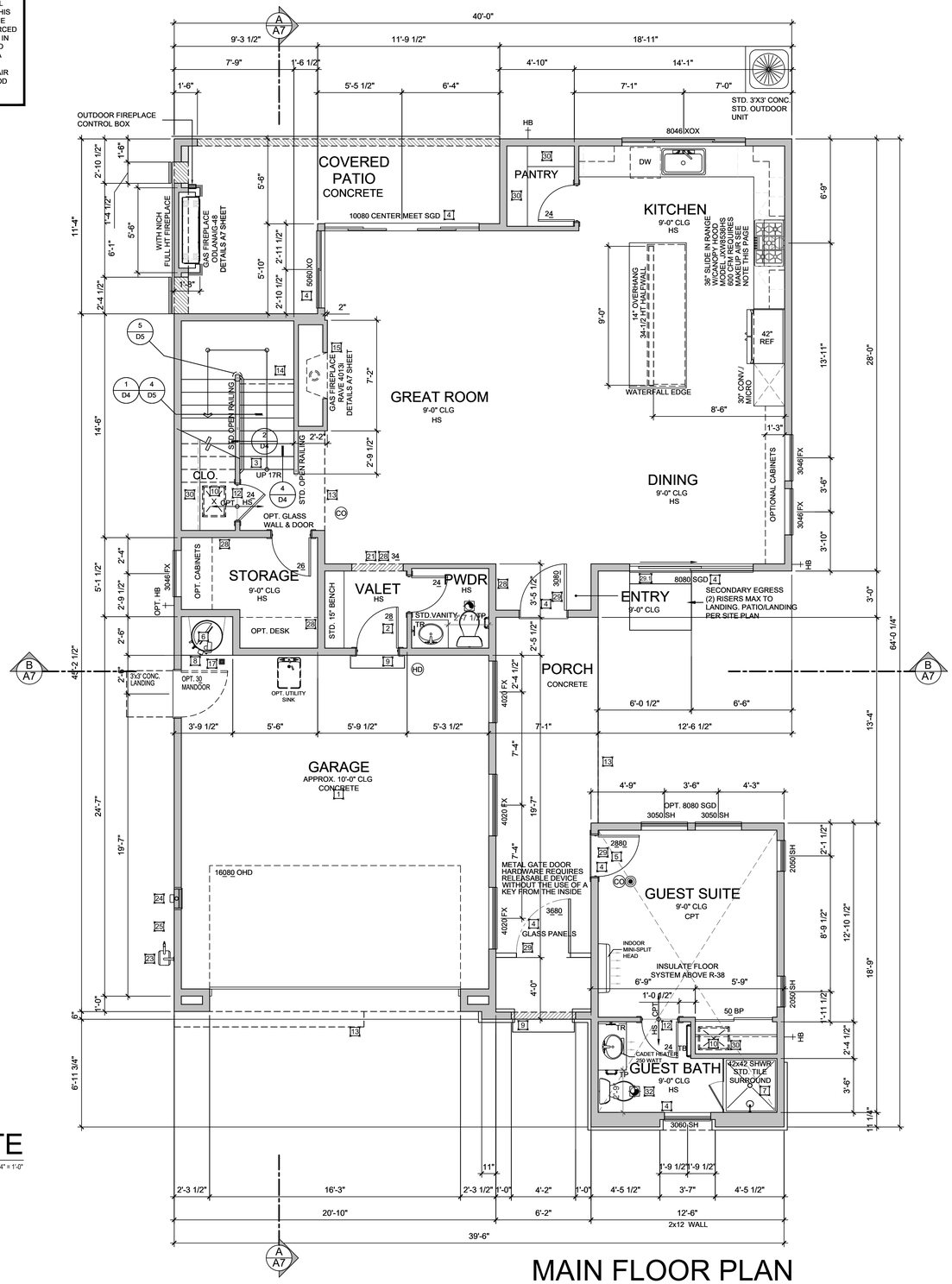
OPT. GLASS DOOR

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



OPT. PATIO DOOR @ GUEST SUITE

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



MAIN FLOOR PLAN

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES [1]

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER, III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX. CONT. RUN w/ 4 OR MORE RISER. HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

(HD) HEAT DETECTOR OR HEAT ALARM @ GARAGE
(CO) CO MONITOR W/SMOKE DETECTOR
(◉) SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAME/WALK TPH	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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(425)-455-2900

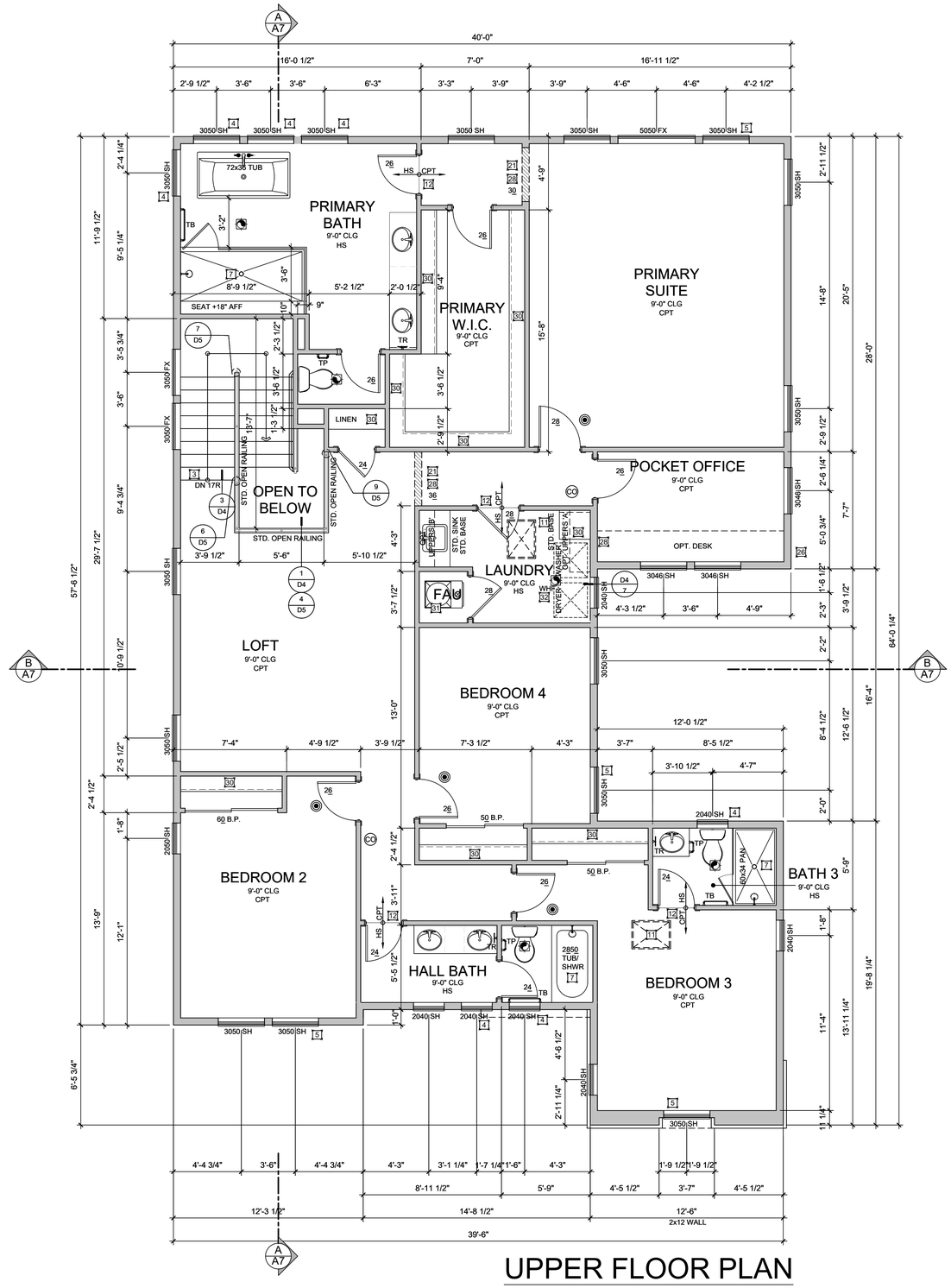
PLAN ID:

AT02

SHEET

A3

ELEVATION A



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(HD) HEAT DETECTOR OR HEAT ALARM @ GARAGE
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SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
PERMIT SET	PDH	5/1/2024
POCKET OFFICE/OPT. RETREATS	PDH	5/29/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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Designer:
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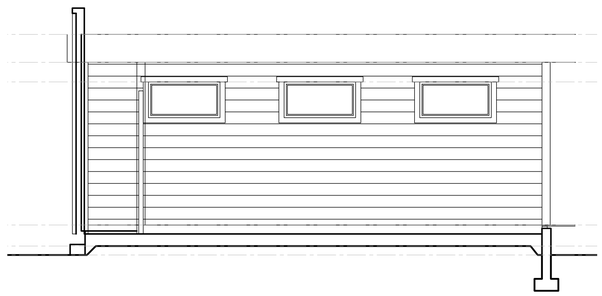
Bellevue, Washington 98008
(425) 580-0909

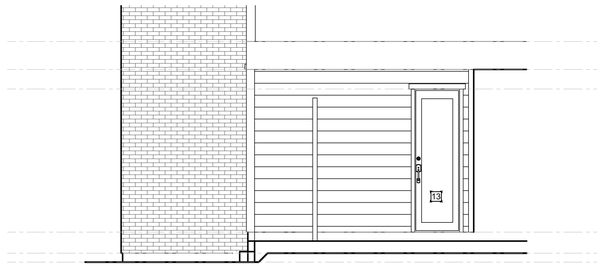
PLAN ID:
AT02

SHEET
A4
ELEVATION A



SIDING C

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



SIDING D

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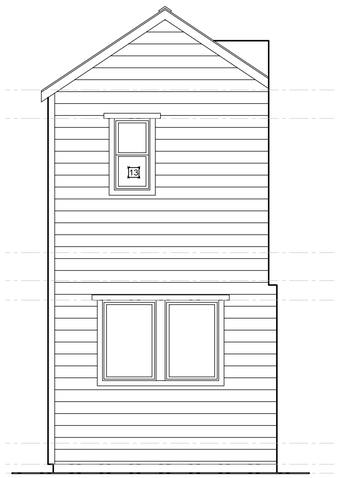
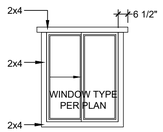


SIDING E

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



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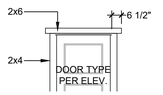
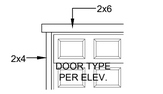
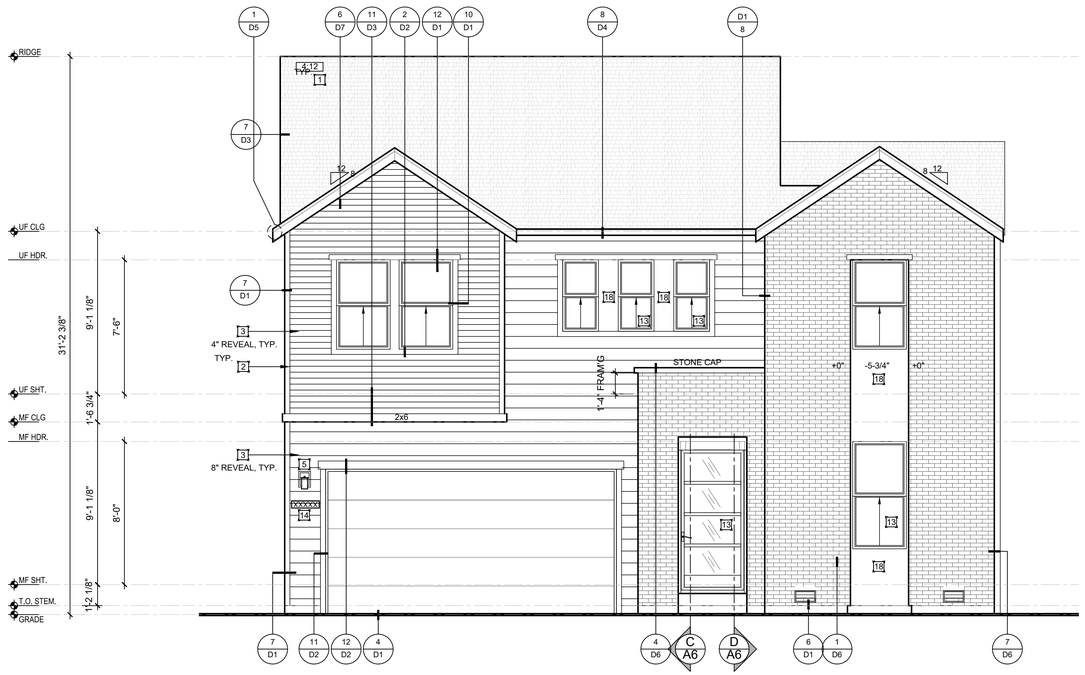


SWING DOOR TRIM



GARAGE DOOR TRIM



FRONT ELEVATION - NORTHWEST CRAFTSMAN

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

REAR ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

Date	By	Description
8/2/2023	PDH	2018 IRC
1/11/2024	PDH	CITY REVIEW
5/2/2024	PDH	FRAME/WALK TPH

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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18325 N. Allied Way, Suite #200
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(425) 455-2000

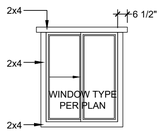
PLAN ID:

AT02

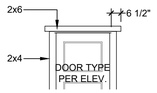
SHEET

A6

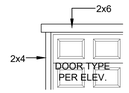
ELEVATION A



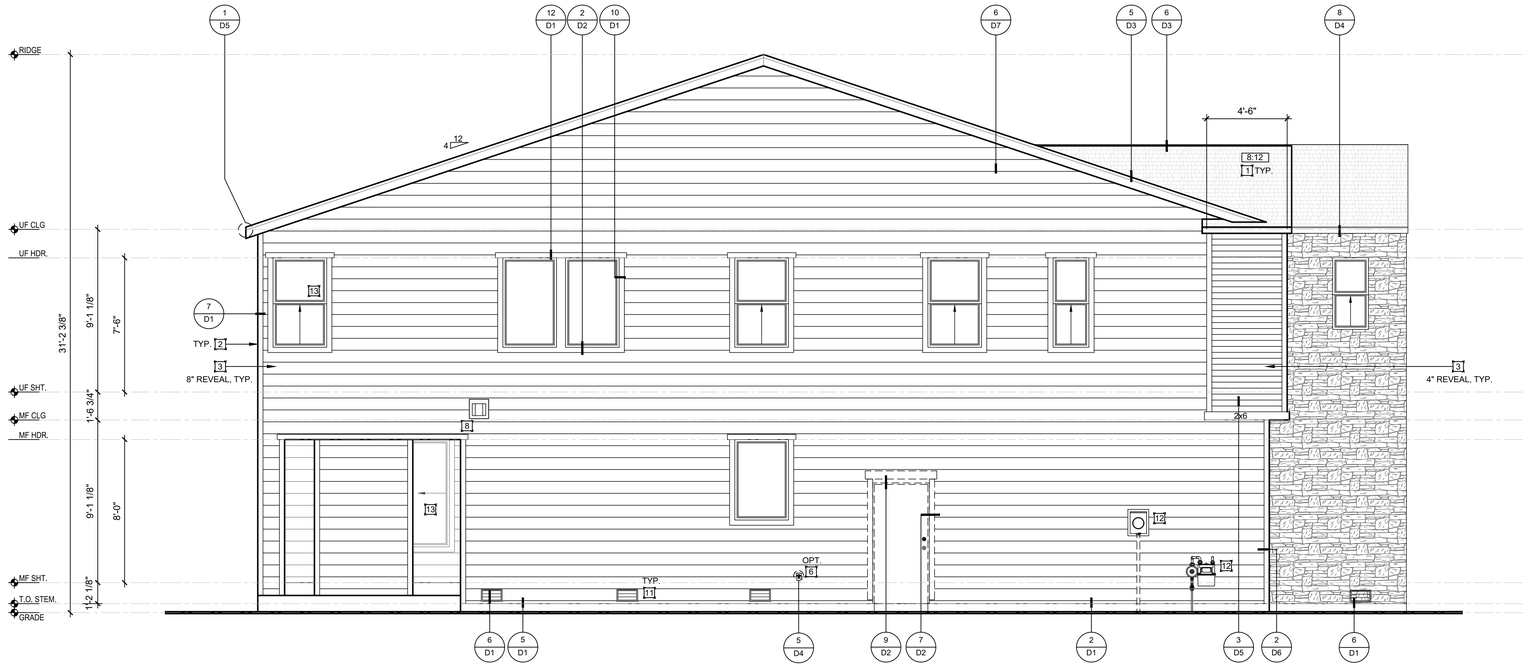
WINDOW TRIM



SWING DOOR TRIM



GARAGE DOOR TRIM



SIDE ELEVATION

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

SIDE ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- XXXXX — ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- X/XX — DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

Date	By	Description
8/2/2023	PDH	2018 IRC
1/11/2024	PDH	CITY REVIEW
5/2/2024	PDH	FRAME/WALK TPH

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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Phone: 602.867.2300

Designer:

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15900 SE Eastgate Way, Suite 300
Bellevue, Washington 98008
(425) 455-3900

PLAN ID:

AT02

SHEET

A6.1

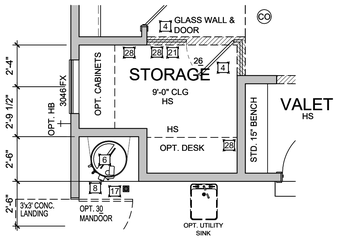
ELEVATION A

SQUARE FOOTAGE (B ELEVATION)	
MAIN FLOOR	1,314 SF
UPPER FLOOR	2,046 SF
TOTAL FLOOR	3,360 SF
GARAGE	470 SF
COVERED PORCH	136 SF
STD. COVERED PATIO	170 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

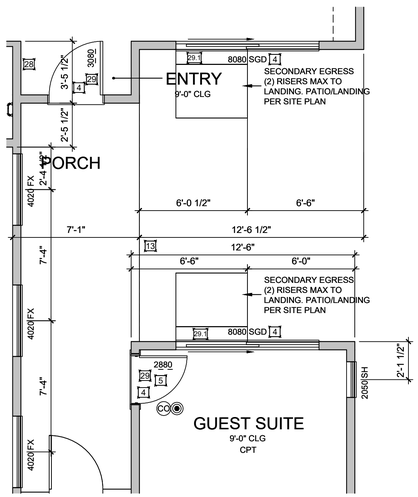
RANGE HOOD MAKEUP AIR

PROPOSED KITCHEN EXHAUST HOOD SHALL BE 600 CFM AND SHALL INCLUDE A MAKEUP AIR SYSTEM IN ACCORDANCE WITH M1503.6. THIS MAKEUP AIR SYSTEM SHALL INCLUDE A MOTORIZED DAMPER, INLINE DUCT SUPPLY FAN, AND SHALL BE DUCTED INTO THE CENTRAL FORCED AIR SYSTEM TO BOTH TEMPER THE OUTSIDE AIR AND ALSO ASSIST IN DISTRIBUTING THE MAKEUP AIR. THE MAKEUP AIR SUPPLY FAN AND DAMPER SHALL BE INTERCONNECTED TO THE KITCHEN HOOD VIA A CURRENT SENSING RELAY AND SHALL ENERGIZE THE MAKEUP AIR SYSTEM WHEN THE KITCHEN HOOD IS OPERATING. THE MAKEUP AIR CFM RATE SHALL BE APPROXIMATELY EQUAL TO THE KITCHEN HOOD EXHAUST RATE.



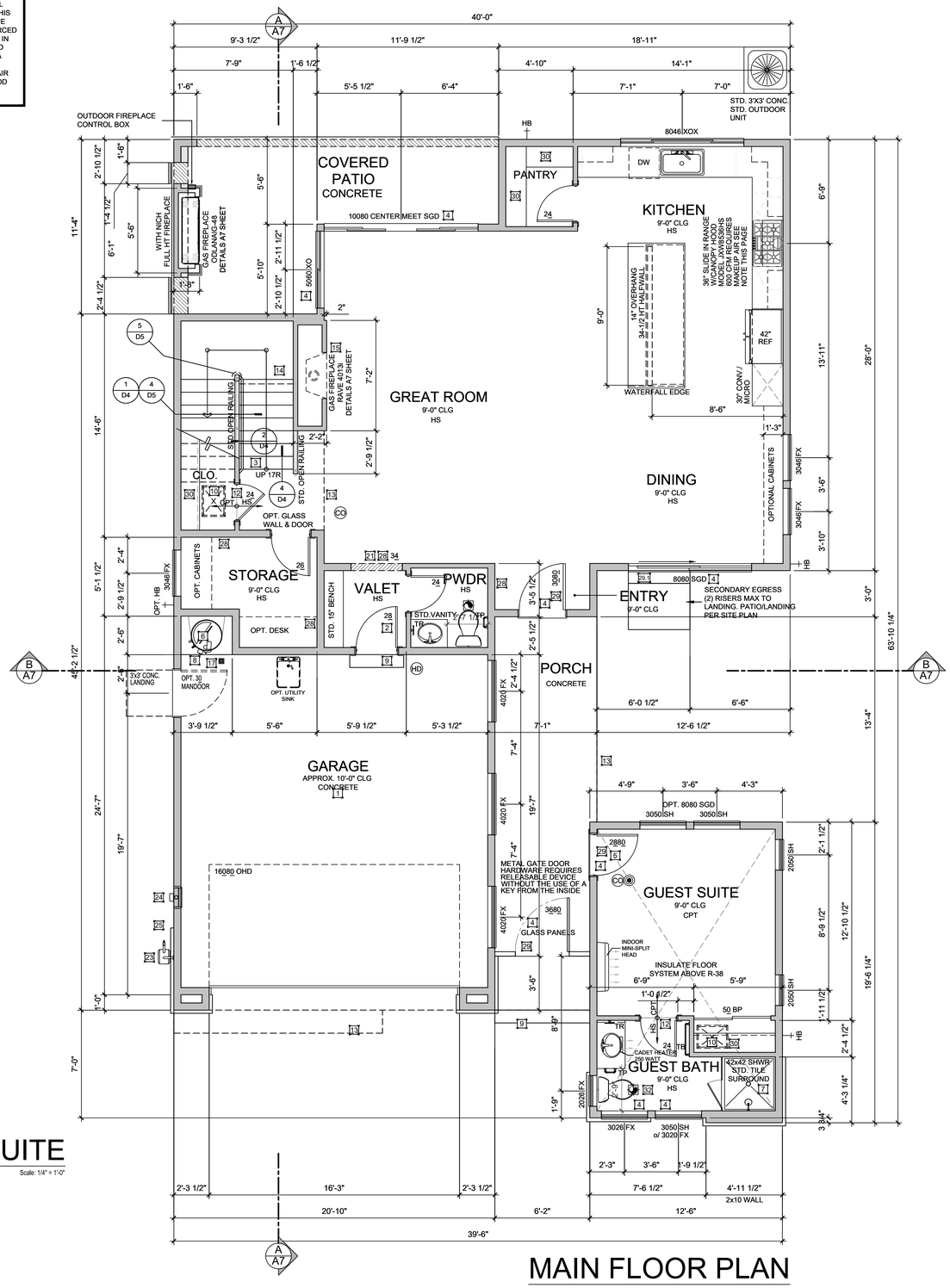
OPT. GLASS DOOR

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



OPT. PATIO DOOR @ GUEST SUITE

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



MAIN FLOOR PLAN

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES 1

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER, III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX. CONT. RUN w/ 4 OR MORE RISER. HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

HD HEAT DETECTOR OR HEAT ALARM @ GARAGE
CO CO MONITOR W/SMOKE DETECTOR
SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAME/WALK TPH	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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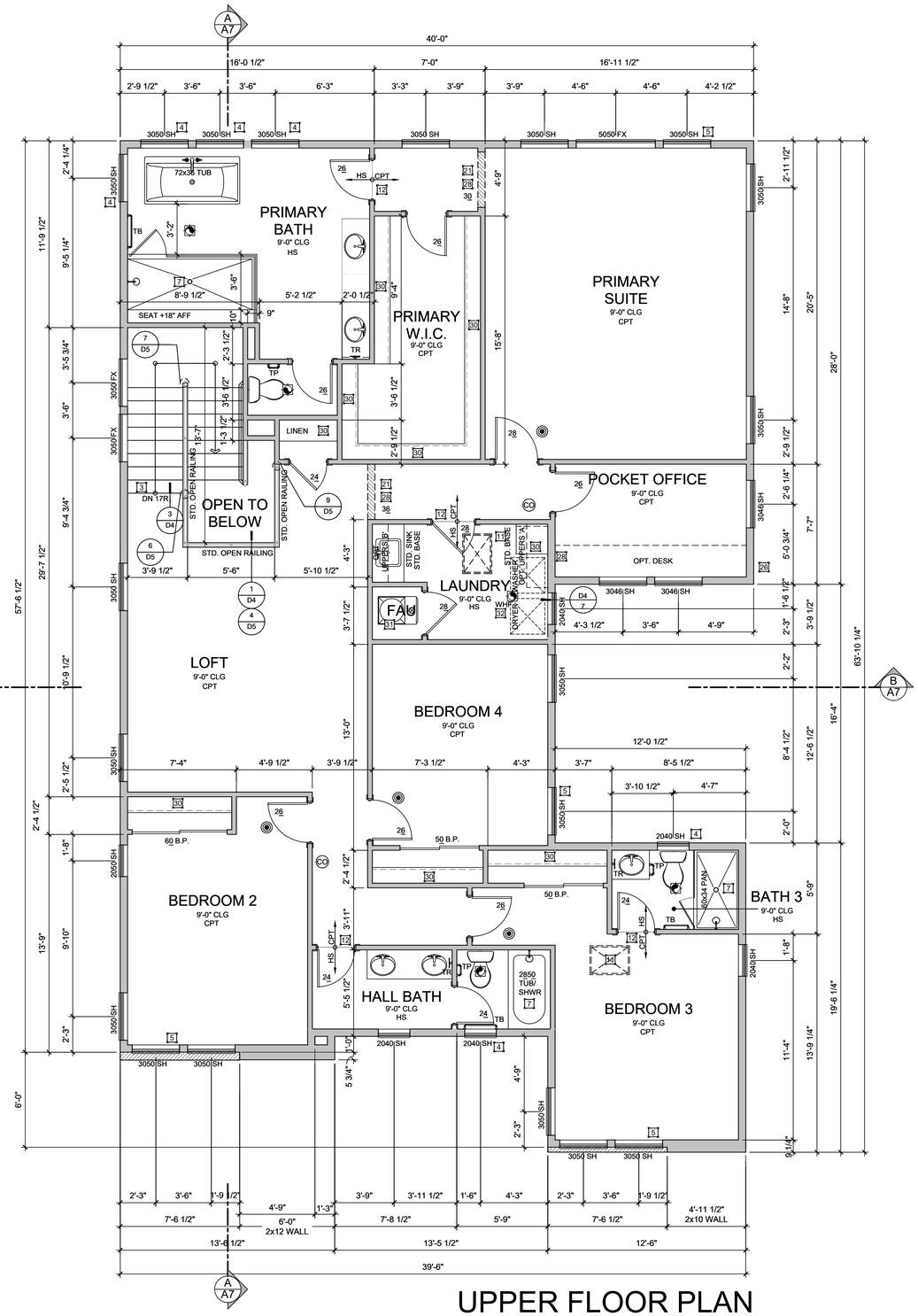
PLAN ID:

AT02

SHEET

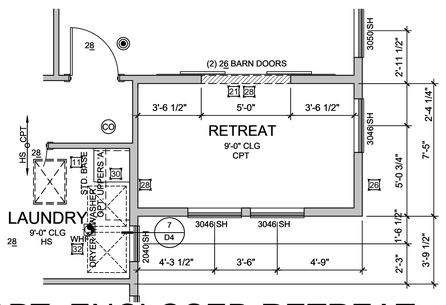
A3

ELEVATION B



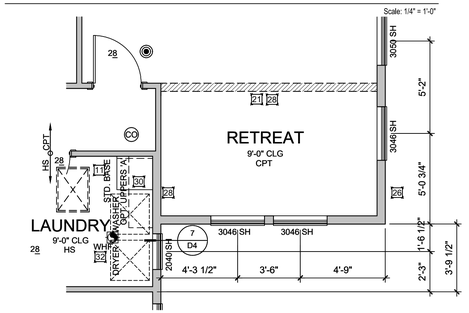
UPPER FLOOR PLAN

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



OPT. ENCLOSED RETREAT

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



OPT. RETREAT

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES [1]

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER. III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX.
   CONT. RUN w/ 4 OR MORE RISER, HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

HD HEAT DETECTOR OR HEAT ALARM @ GARAGE
CO CO MONITOR W/SMOKE DETECTOR
SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAME/WALK TPH	PDH	5/2/2024
POCKET OFF/EGOPT. RETREATS	PDH	5/29/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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Bellevue, Washington 98008
(425) 455-2900

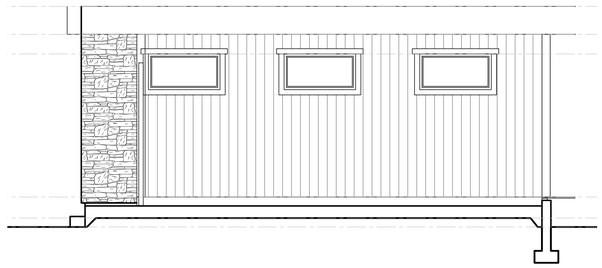
PLAN ID:

AT02

SHEET

A4

ELEVATION B

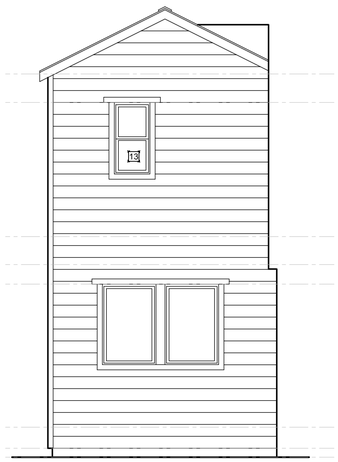


SIDING C

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

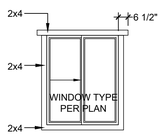
SIDING D

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

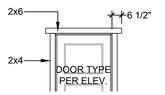


SIDING E

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



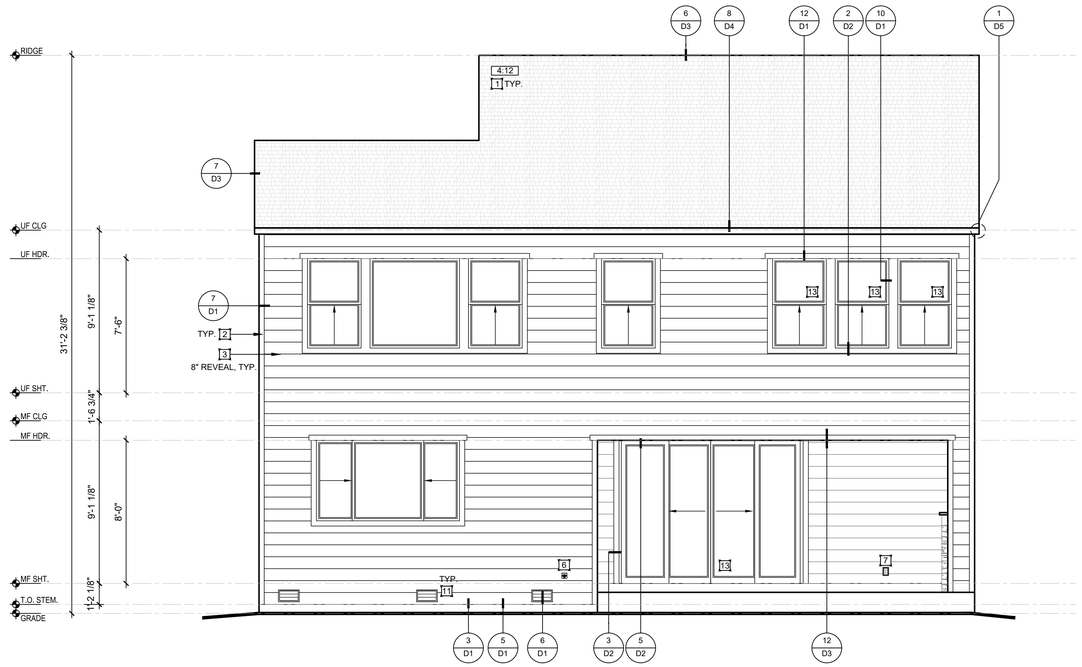
WINDOW TRIM



SWING DOOR TRIM

FRONT ELEVATION - TRANSITIONAL FARMHOUSE

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



REAR ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAMEWALK TPH	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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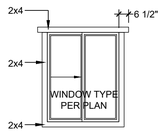
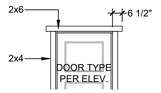
PLAN ID:
AT02

SHEET
A6
ELEVATION B



WINDOW TRIM



SWING DOOR TRIM

SIDE ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- XXXXX — ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- X / XX — DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

SIDE ELEVATION

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

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAME/WALK TPH	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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(425)-455-3900

PLAN ID:
AT02

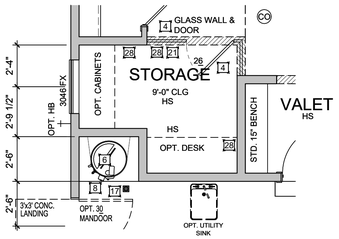
SHEET
A6.1
ELEVATION B

SQUARE FOOTAGE (C ELEVATION)	
MAIN FLOOR	1,314 SF
UPPER FLOOR	2,046 SF
TOTAL FLOOR	3,360 SF
GARAGE	470 SF
COVERED PORCH	136 SF
STD. COVERED PATIO	170 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

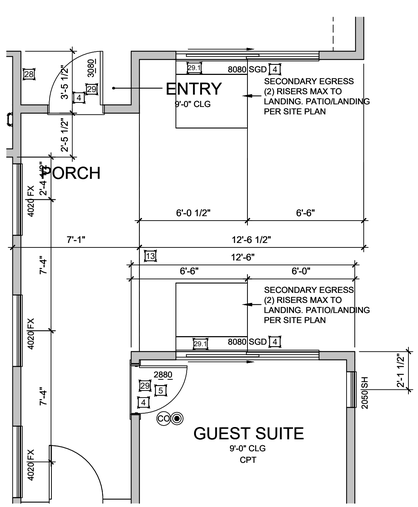
RANGE HOOD MAKEUP AIR

PROPOSED KITCHEN EXHAUST HOOD SHALL BE 600 CFM AND SHALL INCLUDE A MAKEUP AIR SYSTEM IN ACCORDANCE WITH M1503.6. THIS MAKEUP AIR SYSTEM SHALL INCLUDE A MOTORIZED DAMPER, INLINE DUCT SUPPLY FAN, AND SHALL BE DUCTED INTO THE CENTRAL FORCED AIR SYSTEM TO BOTH TEMPER THE OUTSIDE AIR AND ALSO ASSIST IN DISTRIBUTING THE MAKEUP AIR. THE MAKEUP AIR SUPPLY FAN AND DAMPER SHALL BE INTERCONNECTED TO THE KITCHEN HOOD VIA A CURRENT SENSING RELAY AND SHALL ENERGIZE THE MAKEUP AIR SYSTEM WHEN THE KITCHEN HOOD IS OPERATING. THE MAKEUP AIR CFM RATE SHALL BE APPROXIMATELY EQUAL TO THE KITCHEN HOOD EXHAUST RATE.



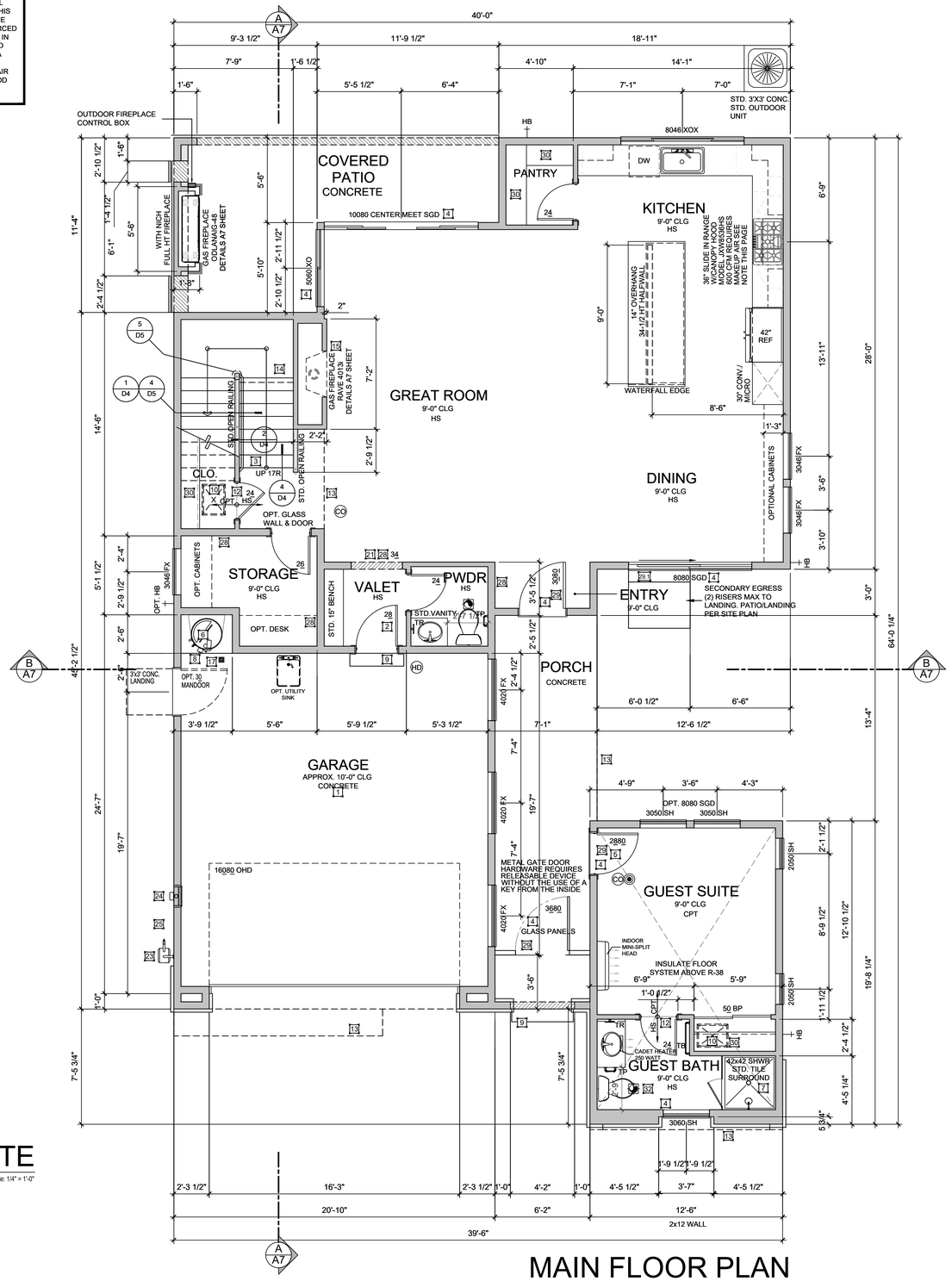
OPT. GLASS DOOR

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



OPT. PATIO DOOR @ GUEST SUITE

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



MAIN FLOOR PLAN

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES [1]

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
   R308.4.6 GLAZING ADJACENT TO STAIRS OR RAMPS IF SILL IS LESS THAN 36" AFF OR WALKING SURFACE
   R308.4.7-GLAZING ADJACENT TO BOTTOM OF STAIRS IF SILL IS LESS THAN 36" AND EDGE IS WITHIN 60" OF BOTTOM TREAD.
5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER, III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX. CONT. RUN w/ 4 OR MORE RISER. HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

(HD) HEAT DETECTOR OR HEAT ALARM @ GARAGE
(CO) CO MONITOR W/SMOKE DETECTOR
(◉) SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAMEWALK TPH	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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Designer:
TriPointe Homes
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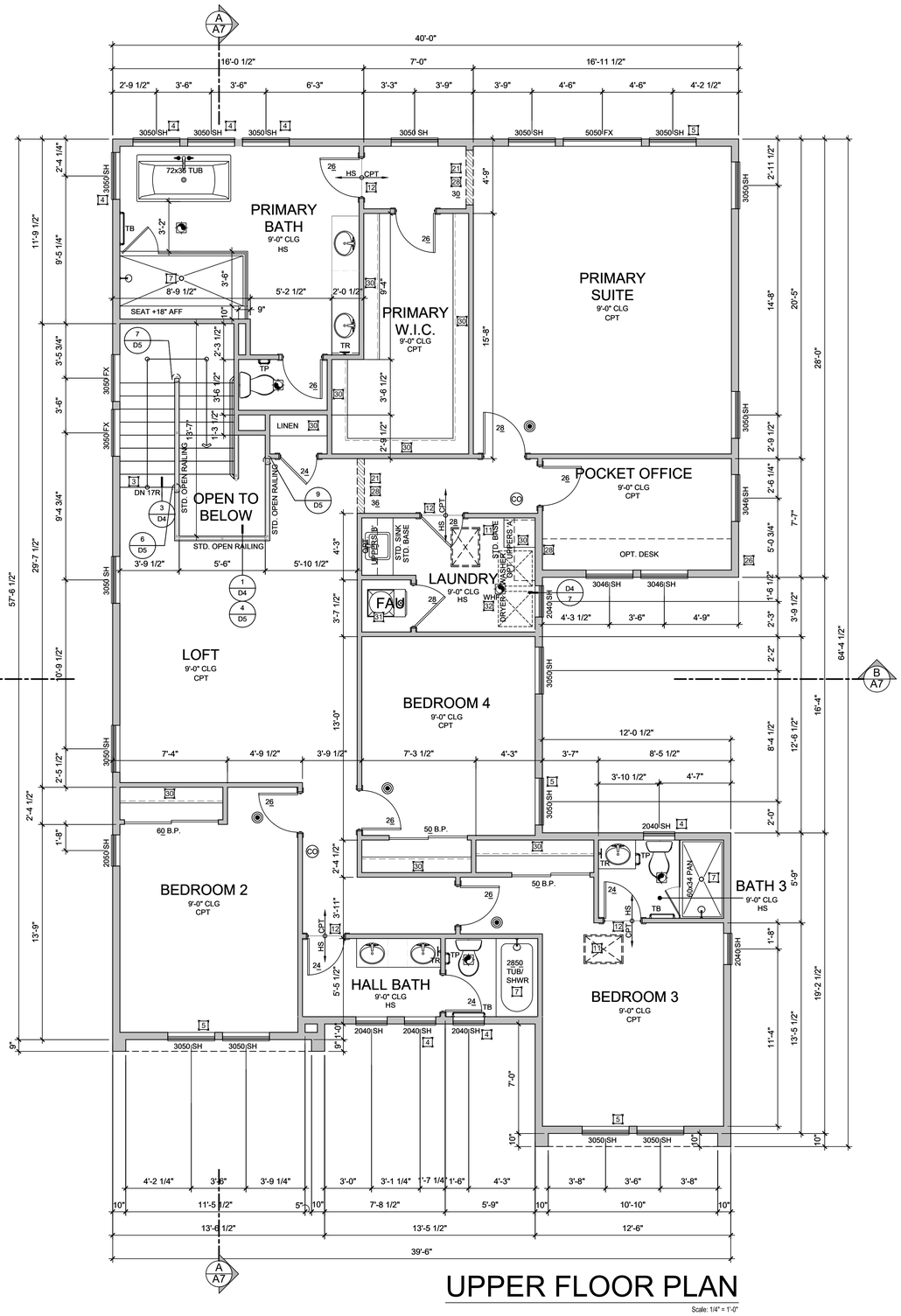
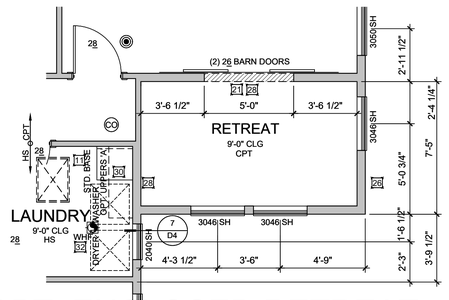
(425) 455-2600

PLAN ID:
AT02

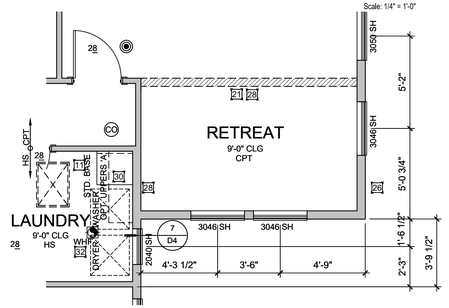
SHEET
A3
ELEVATION C





OPT. ENCLOSED RETREAT

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



OPT. RETREAT

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

GENERAL PLAN NOTES

1. SEE SHEET A1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION
   *SEE SHEET A1 FOR COMPLIANCE
   *WATER SUPPLY FIXTURES SUPPLY STANDARDS:
   -SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.5 gpm AT 80 psi.
   -SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.2 gpm AT 60 psi.
3. SEE SHEET A1, A1.1 AND ELECTRICAL LAYOUT NOTES FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING AND ELECTRICAL.

FLOOR PLAN KEY NOTES 1

1. OCCUPANCY SEPARATION:
   APPLY (1) LAYER 5/8" TYPE "X" G.W.B. TO GARAGE CEILING AND BEAMS. APPLY (1) LAYER OF 1/2" GYP. TO GARAGE WALLS ON GARAGE SIDE. (per IRC R302.6).
   PENETRATIONS AT 1-HOUR FIRE RATED WALLS TO BE SEALED TO 3/4" DEPTH WITH FS-ONE. PENETRATIONS WITHIN 3'-0" OF ONE ANOTHER TO BE SEALED WITH FIRESTOP PUTTY PAD. (per IRC R302.4).
2. 1 3/8" MIN. SOLID WOOD OR 1 3/8" MIN. SOLID HONEYCOMB STEEL DOOR WITH SELF CLOSING HINGE OR AUTOMATIC-CLOSING DEVICE (per IRC R302.5.1.).
3. STAIR ASSEMBLY (per IRC R311.7)
   A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0"
   B. TREADS 10" MIN. DEPTH, RISERS 7 3/4" MAX. HT.
   C. HANDRAIL-MIN 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL GRIP SIZE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL.RETURN RAILS ENDS. INSTALL HANDRAIL WHERE THERE ARE 4 OR MORE STEPS.
   D. INSTALL FIRE BLOCKING AT STRINGERS TOP AND BOTTOM AND ADJACENT WALL(S).
   E. COVER USABLE SPACE UNDER STAIR w/ 1/2" GWB.
   F. INTERMEDIATE BALUSTERS SHALL BE SPACED w/ LESS THAN 4" BETWEEN BALUSTERS.
4. SAFETY GLAZING IN HAZARDOUS LOCATIONS (PER IRC R308.4)
   R308.4.1-ALL GLAZING IN FIXED OR OPERABLE DOORS
   R308.4.2-ADJACENT TO DOORS (WITHIN 24" OF OPERABLE PANEL IF SILL IS LESS THAN 60"AFF.)
   R308.4.3 GLAZING IN IDENTIFIED HAZARDOUS CONDITIONS (AS OUTLINED IN LIST 1-4)
   R308.4.4-GLAZING IN GUARDS OR RAILINGS
   R308.4.5-GLAZING OVER WET SURFACES/EXPOSED EDGE IS LESS THAN 60" ABOVE WET (TUBS, SHOWERS, ETC) STANDING OR WALKING SURFACE
   EXCEPTION-GLAZING GREATER THAN 60" MEASURED HORIZ. AND IN A STRAIGHT LINE FROM WATER'S EDGE OF A TUB.
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5. EGRESS WINDOW (PER IRC R310)
   A. MINIMUM OPENING AREA = 5.7 SQ. FT.
   B. MINIMUM OPENING HEIGHT = 24"
   C. MINIMUM OPENING WIDTH = 20"
   D. MAX. SILL HT. ABOVE FIN. FLOOR = 44"
6. HYBRID WATER HEATER. III TIER 65 GAL. NOT DUCTED REQUIRE MIN. 700 CUFT VOLUME SPACE.
7. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH CEMENT BACKBOARD AND NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (per IRC R307.2) OR USE FIBERGLASS INSERT UNITS.
   NOTE WATER PAN TEST RQD. W/ TILED SHOWER PAN OPTIONS PER UPC 408.7.5
8. (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
9. TREADS 10" MIN., RISERS 7 3/4" MAX. CONT. RUN w/ 4 OR MORE RISER. HANDRAIL REQUIRED. (per IRC R311.7.8). LANDINGS 36" MIN. IN DIRECTION OF TRAVEL (per IRC R311.3). SLOPE 1/4" PER FOOT TO DRAIN.
10. 18"x24" CRAWL SPACE ACCESS (per IRC R408.4). INSULATE AND WEATHER STRIP.
11. 22"x30 ATTIC SPACE ACCESS w/ 30" HEAD CLEARANCE (per IRC R807). INSULATE AND WEATHER STRIP.
12. FLOOR MATERIAL BREAK LINE.
13. WALL LINE ABOVE.
14. WALL LINE BELOW.
15. FIREPLACE ASSEMBLY (HORIZONTAL DIRECT VENT). SEE SHEET A1. SUMMARY 8.
16. PROVIDE COMBUSTION-AIR OPENINGS IN ACCORDANCE w/ IMC 701.1, IFGC 304.7 & IFGC 304.6.2
17. 3" DIAMETER STEEL POST BOLTED IN PLACE.
18. 'B' VENT FOR MECHANICAL. (IRC TABLE G2427.6) CLEARANCE TO COMBUSTIBLES ON ALL SIDES PER MANUFACTURER SPECIFICATIONS.
19. RETURN AIR INTAKES FOR HVAC TO BE LOCATED MINIMUM OF 10" FROM ALL APPLIANCE VENTS (IMC 401)
20. STANDARD OPEN RAILING.
21. SOFFIT AREA.
    8'-2 1/2" @ 9' PLATE , 7'-6" @ 8' PLATE. U.N.O PER PLAN.
22. 2x6 STUDS @ 16" O.C.
23. GAS METER 2'-0" MIN. FROM CORNER.
24. ELECTRICAL METER-WSEC CERTIFICATE POSTED WITHIN 3'-0" OF ELECTRICAL PANEL PER WSEC R401.3.
25. 3'-0" MIN. BETWEEN GAS AND ELECTRICAL METER.
26. DRYER VENT: INSTALLED PER MANUFACTURER. FASTENERS ARE NOT TO EXTEND INTO DUCT. LENGTH IS NOT TO EXCEED 35' (MAX. LENGTH REDUCTION PER TABLE M1502.4.5.1).
27. OPTIONAL WALL, SEE PLAN FOR WALL OPTION LABEL
28. 2x6 WALL, U.O.N.
29. EGRESS DOOR MUST BE MIN. CLEAR 2'-8"X6'-6" OPENING AND BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IRC R311.2).
    LANDING WIDTH AND DEPTH TO BE NO LESS THAN 36" AND NO MORE THAN 7¾" LOWER THAN TOP OF THRESHOLD (IRC R311., 311.3.1 EXC).
    29.1 (per IRC R311.3.2 EXC.) EXTERIOR SIDE MAX. 2 RISERS WITH MAX HEIGHT OF 7-3/4" FOR EACH RISER.
30. SHELVING
    LINEN - 16" DEPTH SHELVES U.O.N.
    PANTRY - 16" DEPTH SHELVES U.O.N.
    CLOSETS - 12" DEPTH SHELF
    LAUNDRY - 16" DEPTH SHELF U.O.N.
31. FURNACE/FURNACE ROOM:
    *FORCED AIR FURNACE WITH ACCESSIBLE AUTOMATIC OR MANUAL SHUT OFF SWITCH. INSTALL PER MANUFACTURER SPECIFICATIONS. FURNACE SHALL BE LISTED FOR INSTALLATION IN CLOSET SPACE (G2406.2) OVER COMBUSTIBLE MATERIALS.
    *PROVIDE VENTING PER IRC M1701
32. WHOLE HOUSE EXHAUST VENTILATION
    REFER TO HVAC DESIGN SHEETS FOR SIZING AND RUN TIME.

HD HEAT DETECTOR OR HEAT ALARM @ GARAGE
CO CO MONITOR W/SMOKE DETECTOR
SD SMOKE DETECTOR

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAME/WALK TPH	PDH	5/2/2024
POCKET OFF/DEOPT. RETREATS	PDH	5/29/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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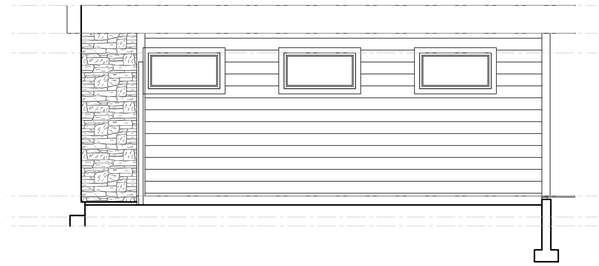
Designer: TriPointe Homes
19900 SE Eastgate Way, Suite 300
Bellevue, Washington 98008
(425)-455-2000

PLAN ID:
AT02

SHEET
A4
ELEVATION C



SIDING C

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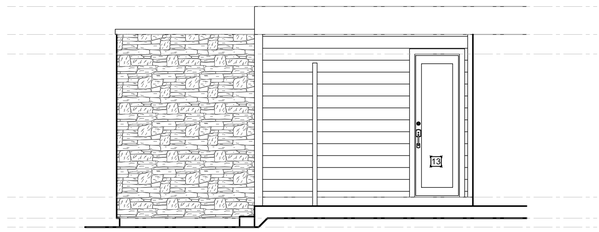

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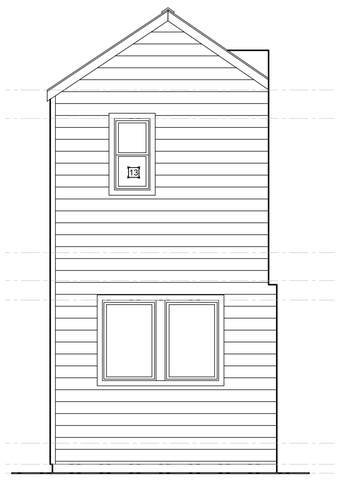

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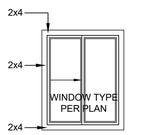
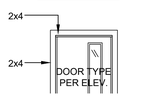


WINDOW TRIM



SWING DOOR TRIM

FRONT ELEVATION - MID-CENTURY MODERN

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

REAR ELEVATION

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

ELEVATION NOTES

1. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 WAC 51-51.
2. SEE R905 FOR ASPHALT SHINGLE INSTALLATION.
3. DRIP EDGE REQUIRED AT ALL EAVES & RAKE EDGES R905.2.8.5
4. VINYL WINDOWS TYPICAL. INSTALLATION PER MANUFACTURE.
5. WINDOW TRIM STANDARD ON FRONT ONLY. U.N.O. SEE ELEVATIONS WITH KEYNOTE #.
6. 1X3 O/ 2X8 BARGE BOARD TYPICAL. U.N.O.
7. 5" CONTINUOUS METAL GUTTERS.
8. SEE ROOF PAGE FOR EAVE & RAKE OVERHANGS.
9. GARAGE STANDARD DOOR STYLE PER ELEVATION. SEE SPECIFICATIONS FOR DOOR MANUFACTURE.

KEYNOTES [#]

1. COMPOSITE ROOF SHINGLES INSTALLATION PER MANUFACTURE. & R905
2. 2X4 WOOD CORNERS.
3. HORIZONTAL LAP SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR REVEAL SIZE.
4. BOARD AND BATTEN SIDING INSTALLATION PER MANUFACTURE. SEE ELEVATION KEYNOTE FOR BATTEN O.C. SPACING.
5. EXTERIOR WALL MOUNTED LIGHTING. 2X WOOD CHAMFERED EDGE MOUNTING BLOCK REQUIRED. WIDTH & HEIGHT PER LIGHTING SPECIFICATIONS.
6. HOSE BIB LOCATIONS.2X DEPTH W/6" SQ. CHAMFERED MOUNTING BLOCK.
7. EXTERIOR WATERPROOF OUTLET LOCATION.
8. FIREPLACE DIRECT VENT LOCATION
9. DRYER EXHAUST VENT LOCATION
10. RANGE HOOD VENT LOCATION
11. CRAWL VENT. SEE FOUNDATION PAGE FOR VENT REQUIREMENTS AND LOCATIONS.
12. ELECTRICAL AND GAS METER LOCATIONS.
13. WINDOW/DOOR SAFETY GLAZING REQUIRED.
14. ADDRESS BLOCK IDENTIFICATION. R318. SEE ELEVATION KEYNOTE FOR BLOCK SIZE. LOCATION AND HEIGHT PER ELEVATION.
15. STANDARD WINDOW TRIM LOCATIONS OTHER THAN FRONT.
16. STANDARD GRIDS LOCATIONS OTHER THAN FRONT.
17. WOOD HORIZONTAL TRIM BANDS. FLASH ALL HORIZONTALS. SIZE PER ELEVATION.
18. PAINTED EXTERIOR PANEL.
19. SHAKE SIDING INSTALLATION PER MANUFACTURE.
20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

Description	By	Date
2018 IRC	PDH	8/2/2023
CITY REVIEW	PDH	1/11/2024
FRAMEWALK TPH	PDH	5/2/2024

tri pointe HOMES

ALTERRA

40' SERIES SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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(425) 455-5900

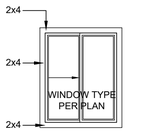
PLAN ID:

AT02

SHEET

A6

ELEVATION C



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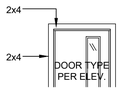

SWING DOOR TRIM

SIDE ELEVATION

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

ELEVATION NOTES

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KEYNOTES [#]

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20. VERTICAL SIDING. REFER TO DETAIL CALLOUTS.

LEGEND & SYMBOLS

- RANGE AND DRYER EXHAUST VENT TERMINATION
- FIREPLACE DIRECT VENT TERMINATION
- HOSE BIB
- XXXXX — ADDRESS IDENTIFICATION BLOCK
- EXTERIOR WALL MOUNT LIGHT
- EXTERIOR WATERPROOF OUTLET
- X / XX — DETAIL & SECTION CALL OUTS
- CEDAR CRAWL VENT

SIDE ELEVATION

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

Date	By	Description
8/2/2023	PDH	2018 IRC
1/11/2024	PDH	CITY REVIEW
5/2/2024	PDH	FRAME/WALK TPH

tri pointe HOMES

ALTERRA

40' SERIES - PLAN: PLAN 2, LEFT (STANDARD)

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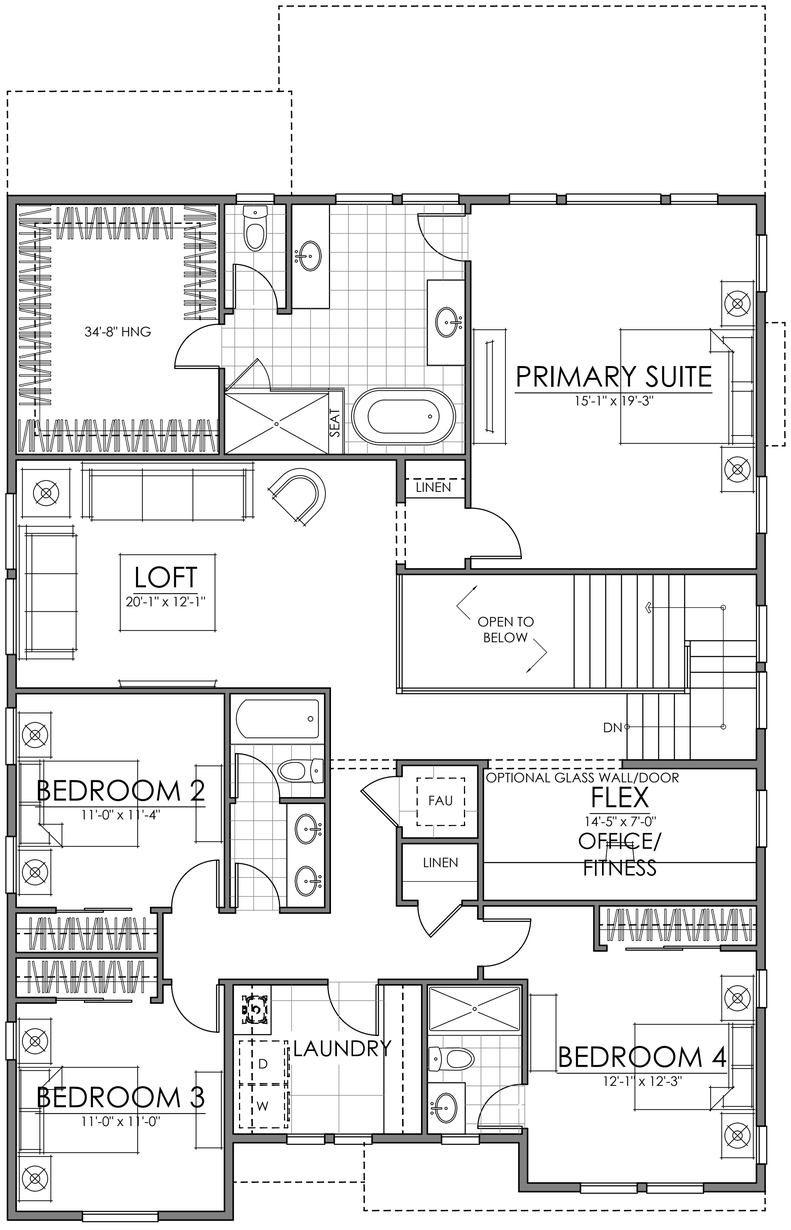
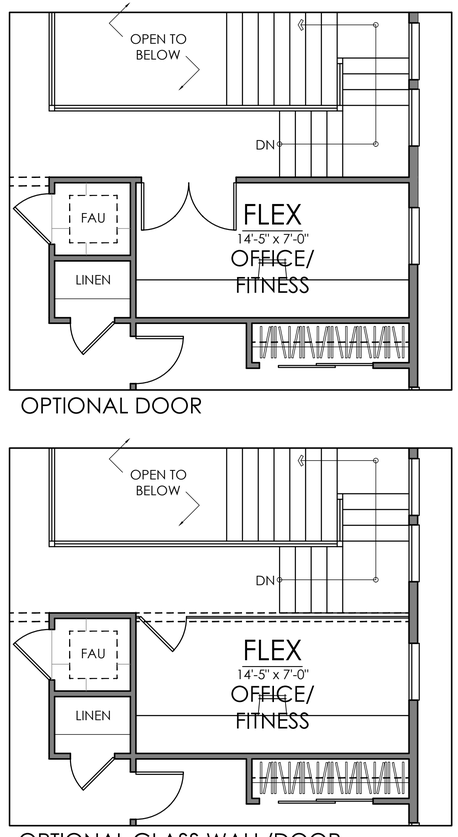
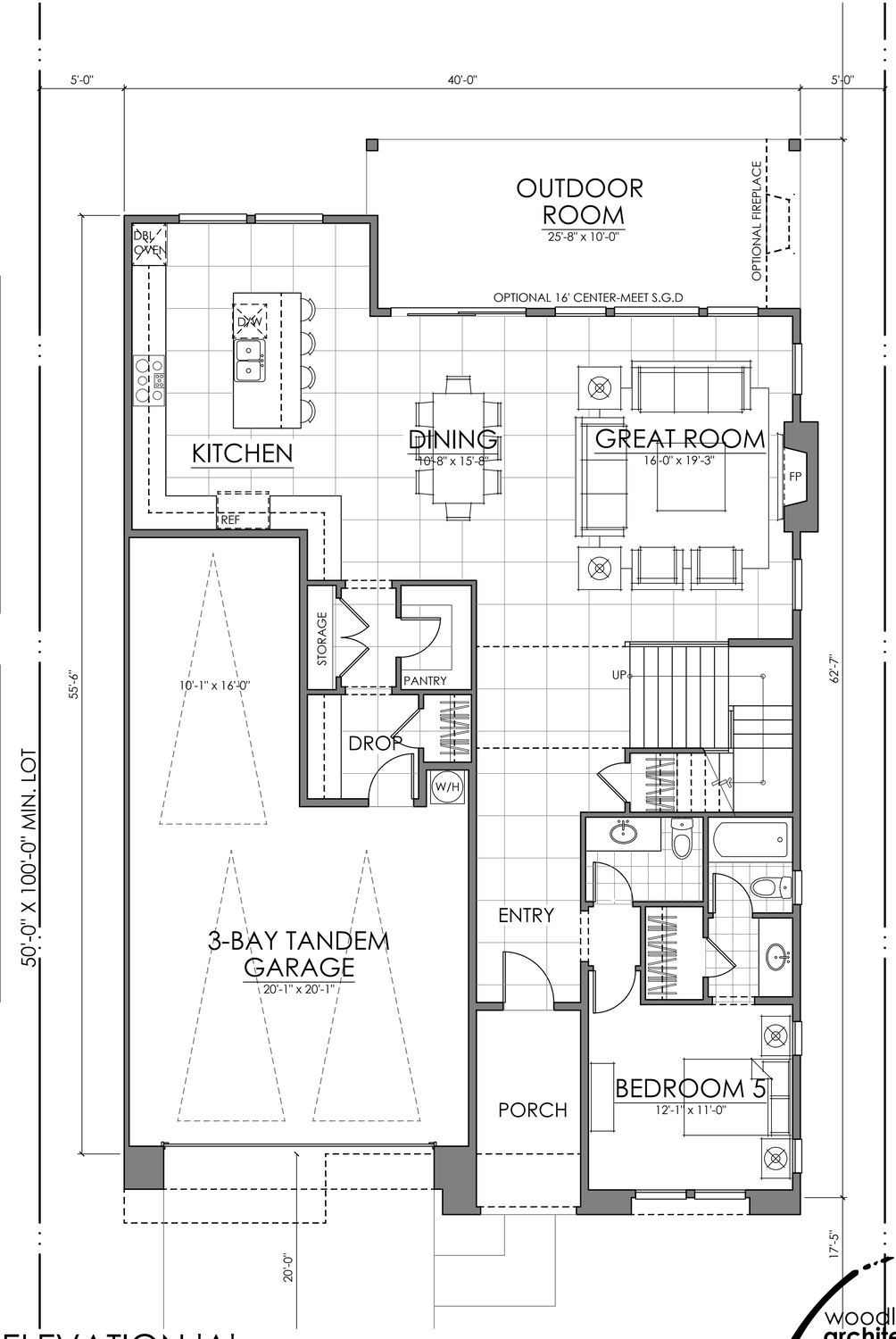
PLAN ID:
AT02

SHEET
A6.1
ELEVATION C







FIRST FLOOR	1471 SQ. FT.
SECOND FLOOR	1940 SQ. FT.
TOTAL LIVING	**3411 SQ. FT.**
TARGET	*3400 SQ. FT.*

06.07.24

PLAN ONE | 3411 SQ. FT. | ELEVATION 'A'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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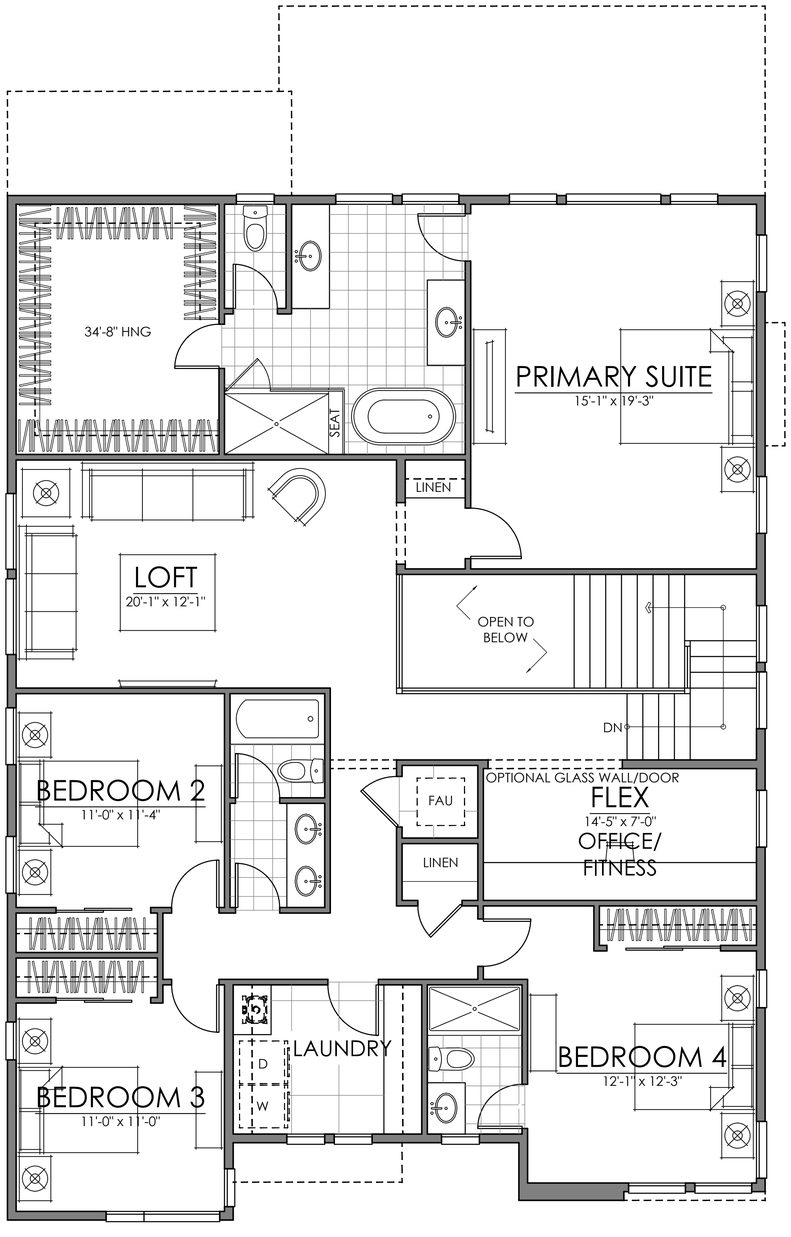

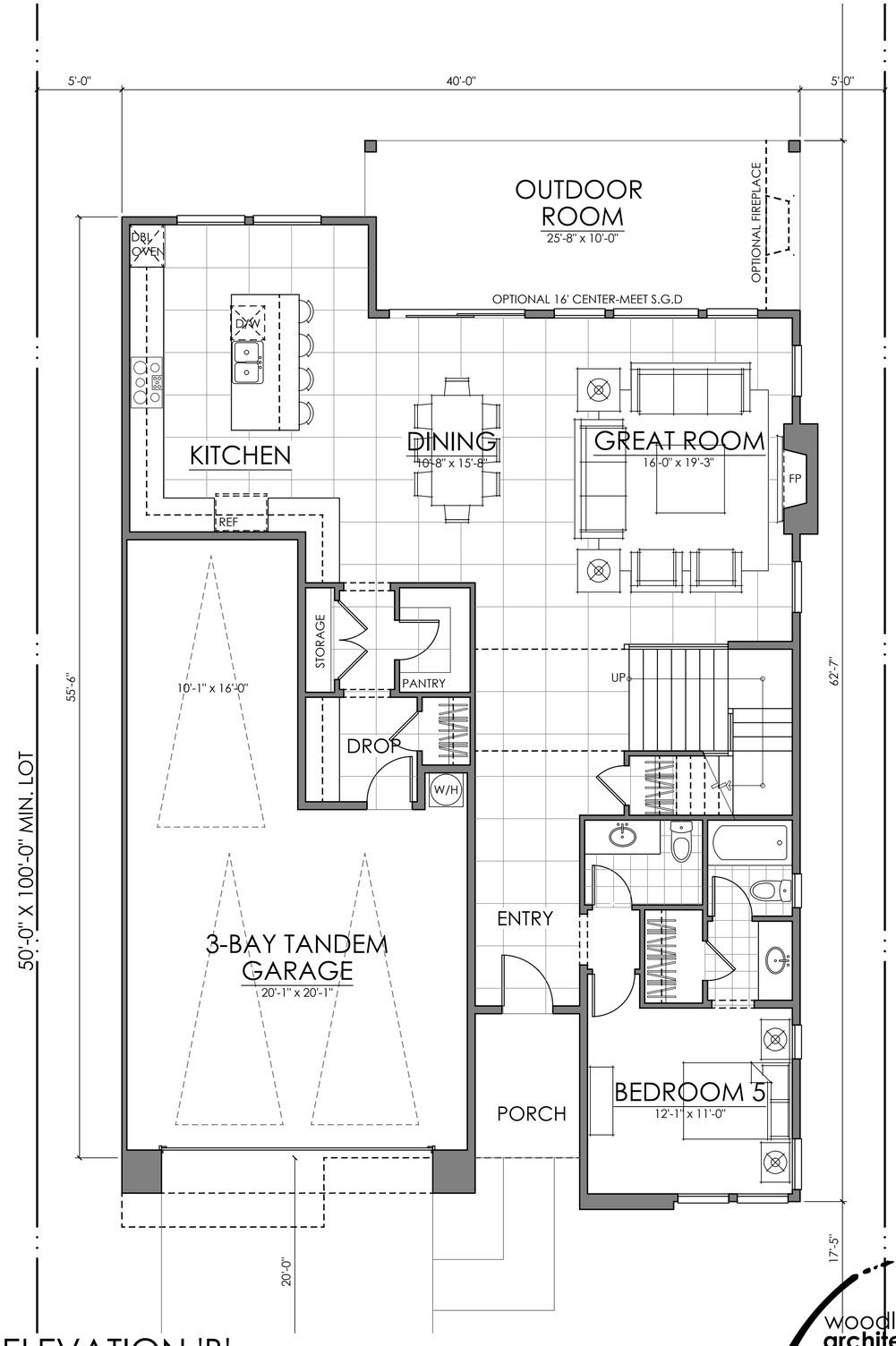

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PLAN ONE | 3411 SQ. FT. | ELEVATION 'B'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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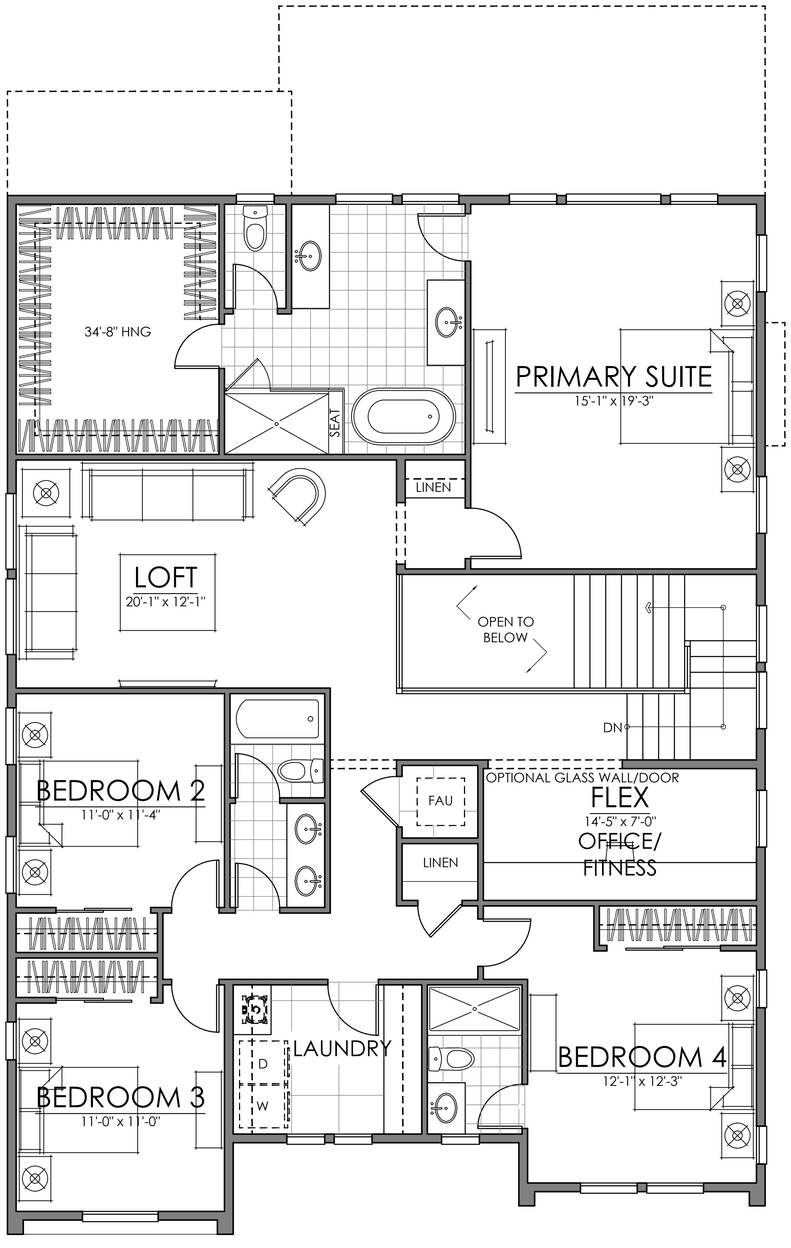

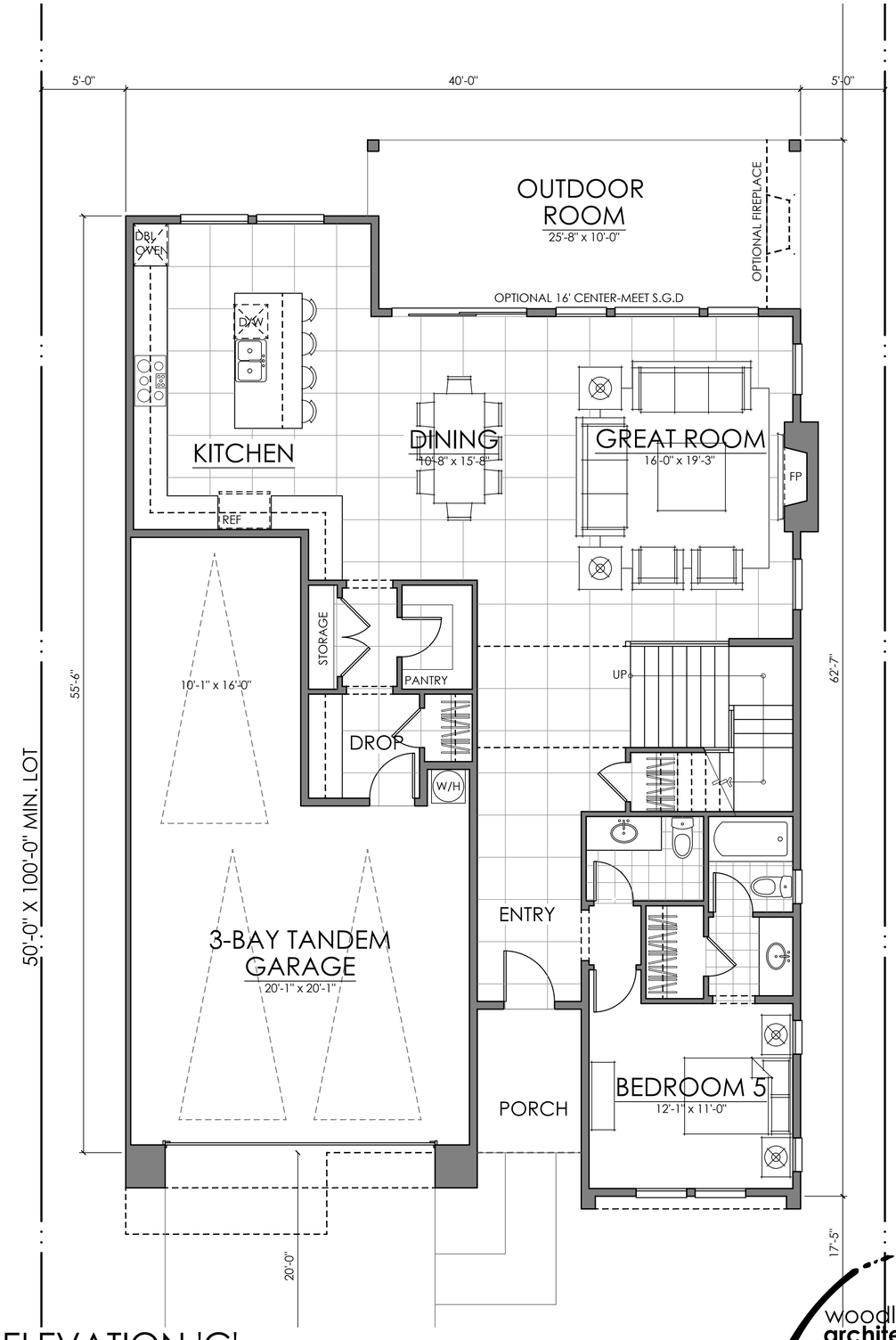

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TOTAL LIVING	**3411 SQ. FT.**
TARGET	*3400 SQ. FT.*

06.07.24

PLAN ONE | 3411 SQ. FT. | ELEVATION 'C'

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FRONT ELEVATION

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

ELEVATION 'A'

FRONT ELEVATION

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

ELEVATION 'B'

FRONT ELEVATION

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

ELEVATION 'C'

06.07.24

PLAN ONE | FRONT ELEVATIONS

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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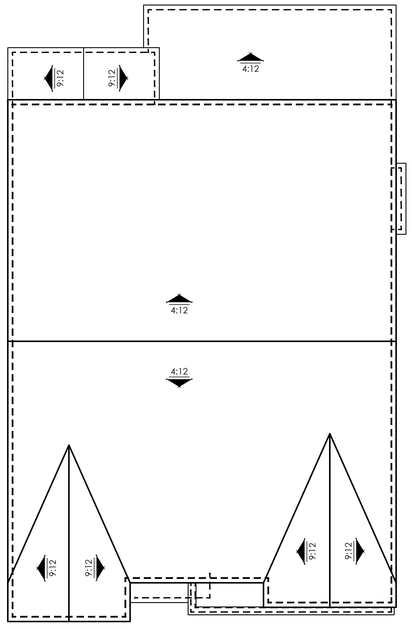


ROOF PLAN

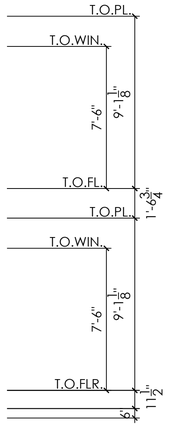
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

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

REAR ELEVATION

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



LEFT ELEVATION

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

06.07.24

PLAN ONE | ELEVATION 'A'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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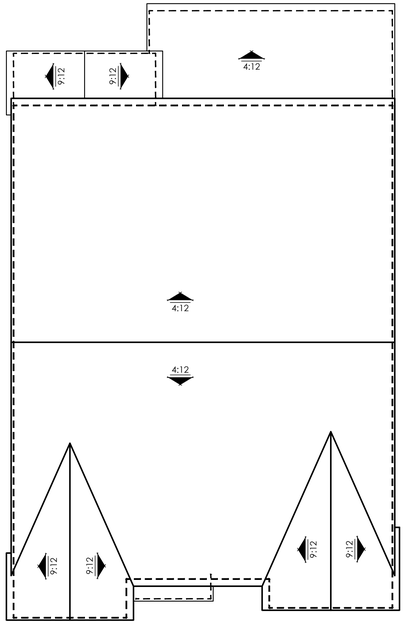


ROOF PLAN

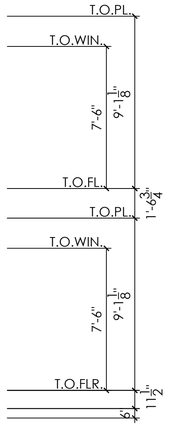
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

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

REAR ELEVATION

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



LEFT ELEVATION

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

06.07.24

PLAN ONE | ELEVATION 'B'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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california // 2943 pullman st. suite A
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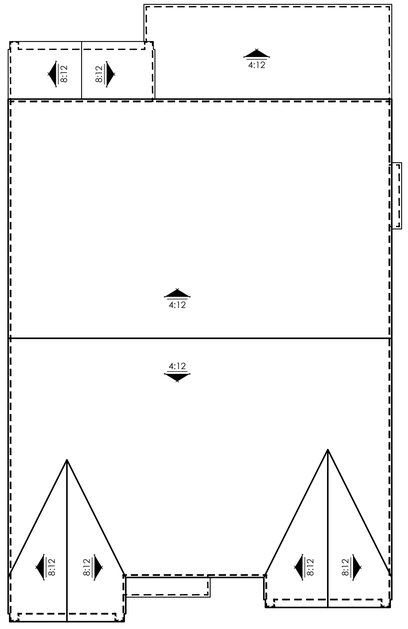


ROOF PLAN

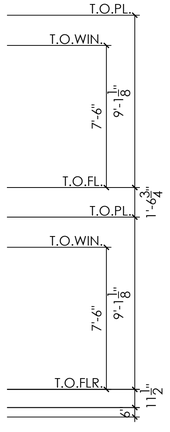
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

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

REAR ELEVATION

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



LEFT ELEVATION

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

06.07.24

PLAN ONE | ELEVATION 'C'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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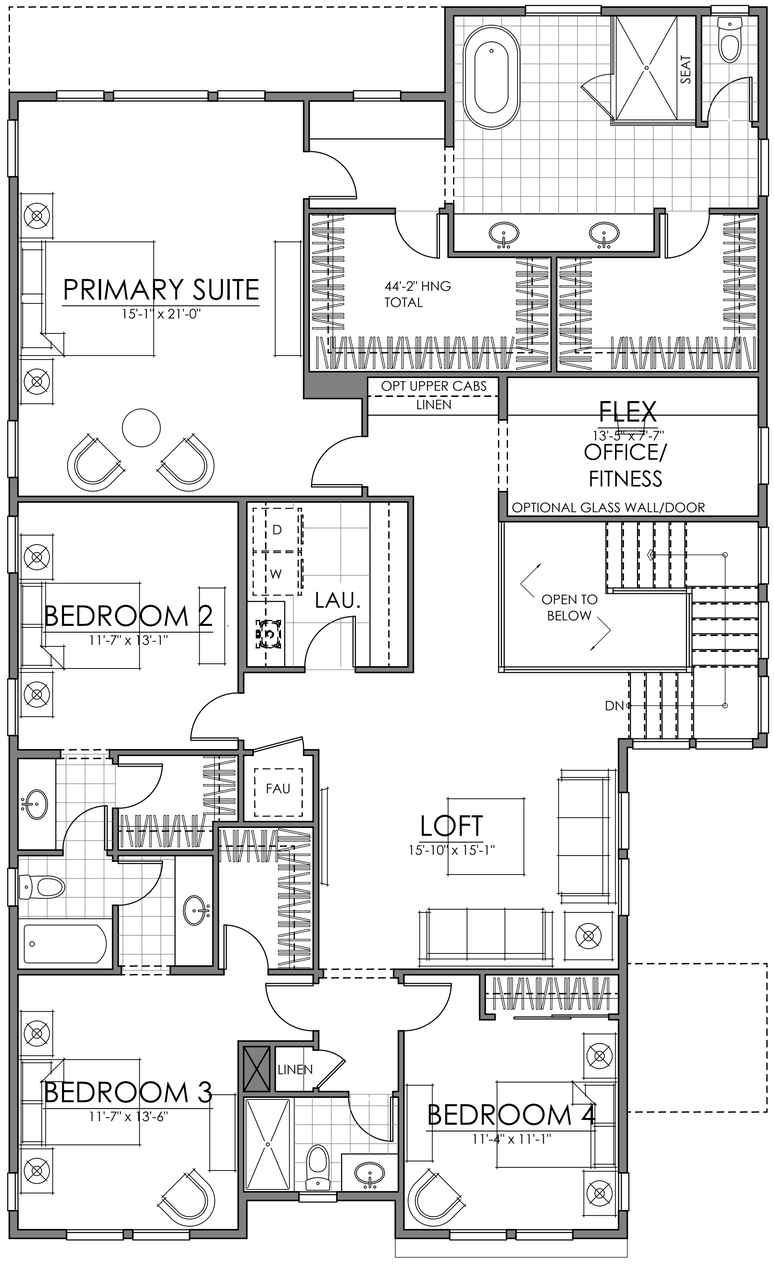
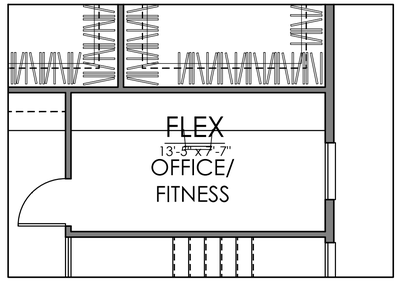
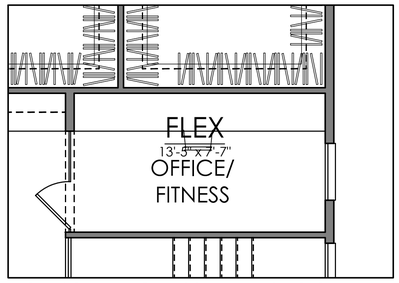
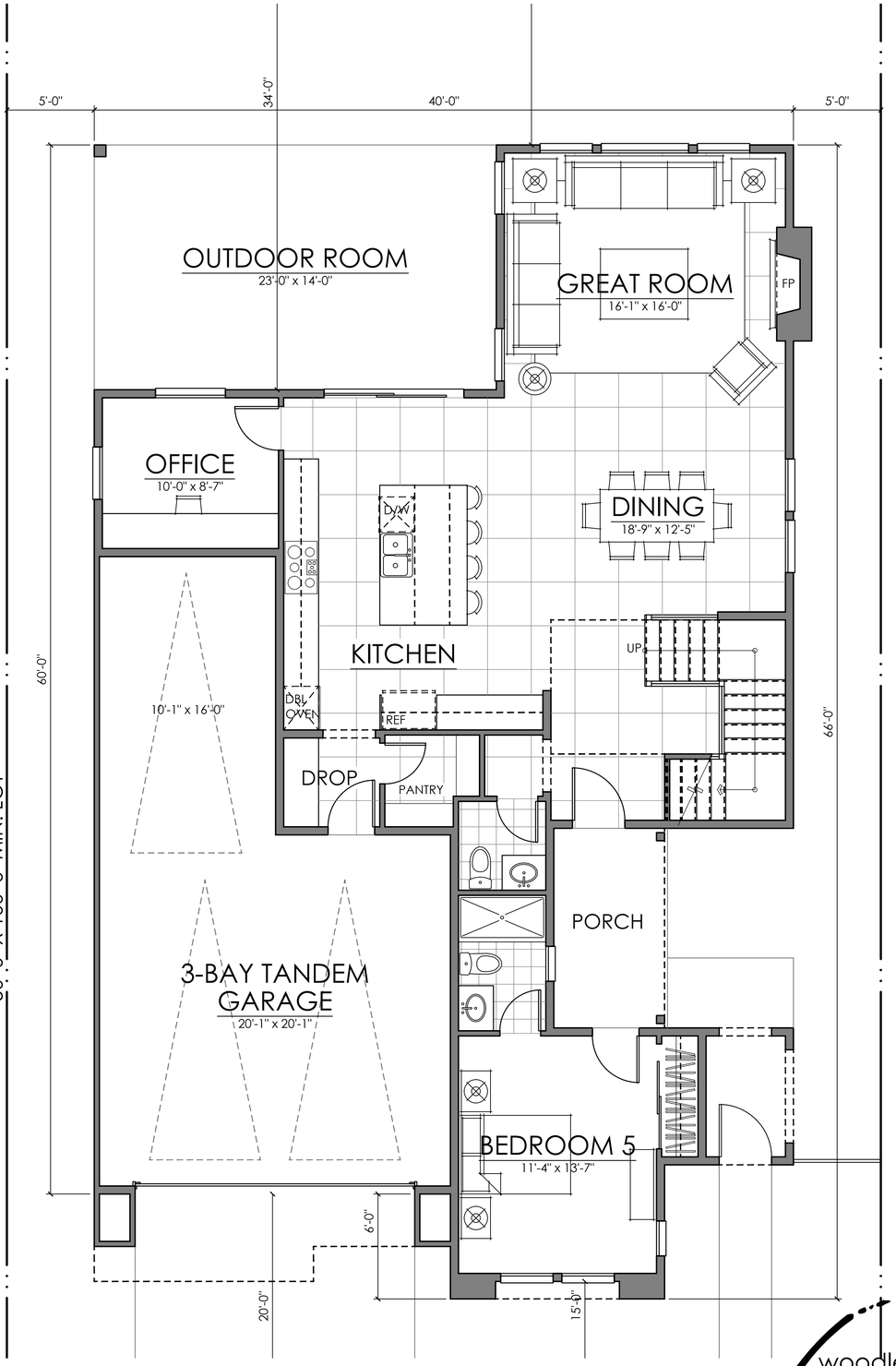




OPTIONAL DOOR



OPTIONAL GLASS WALL/DOOR



FIRST FLOOR	1348 SQ. FT.
SECOND FLOOR	2152 SQ. FT.
TOTAL LIVING	**3507 SQ. FT.**
TARGET	*3500 SQ. FT.*

06.07.24

PLAN TWO | 3507 SQ. FT. | ELEVATION 'A'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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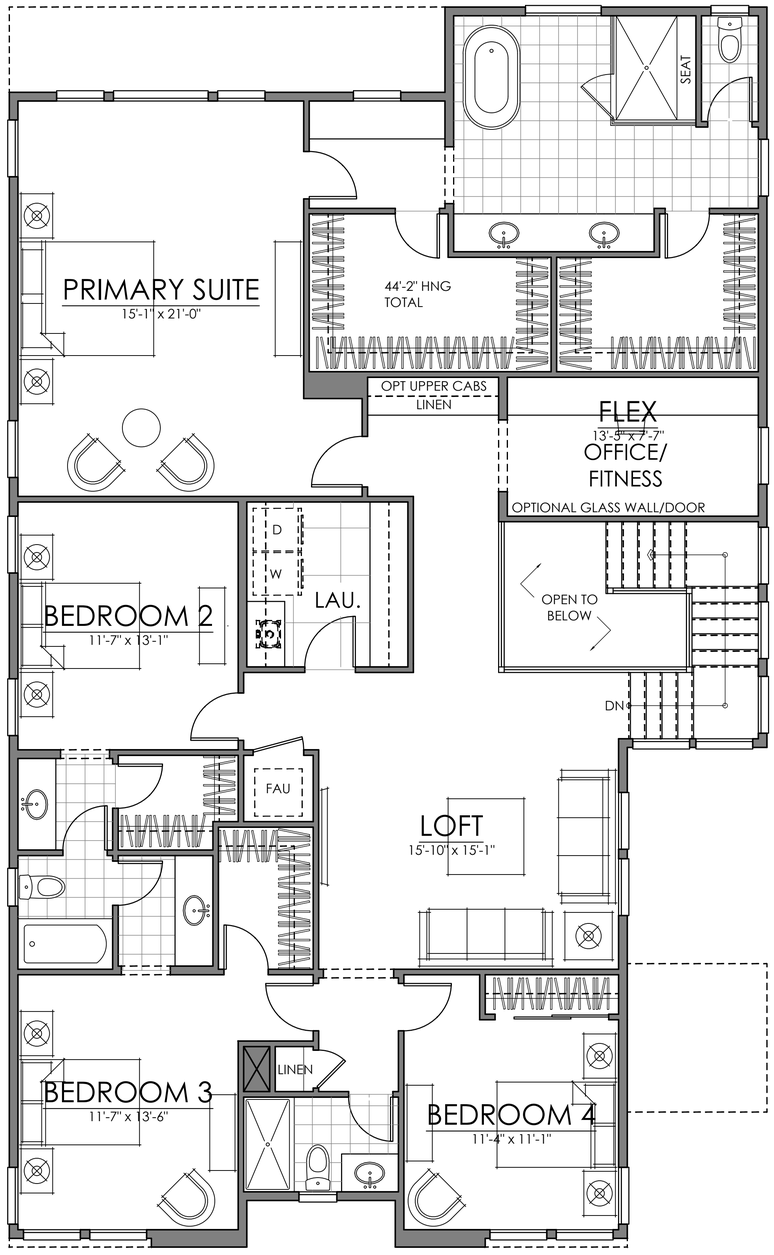

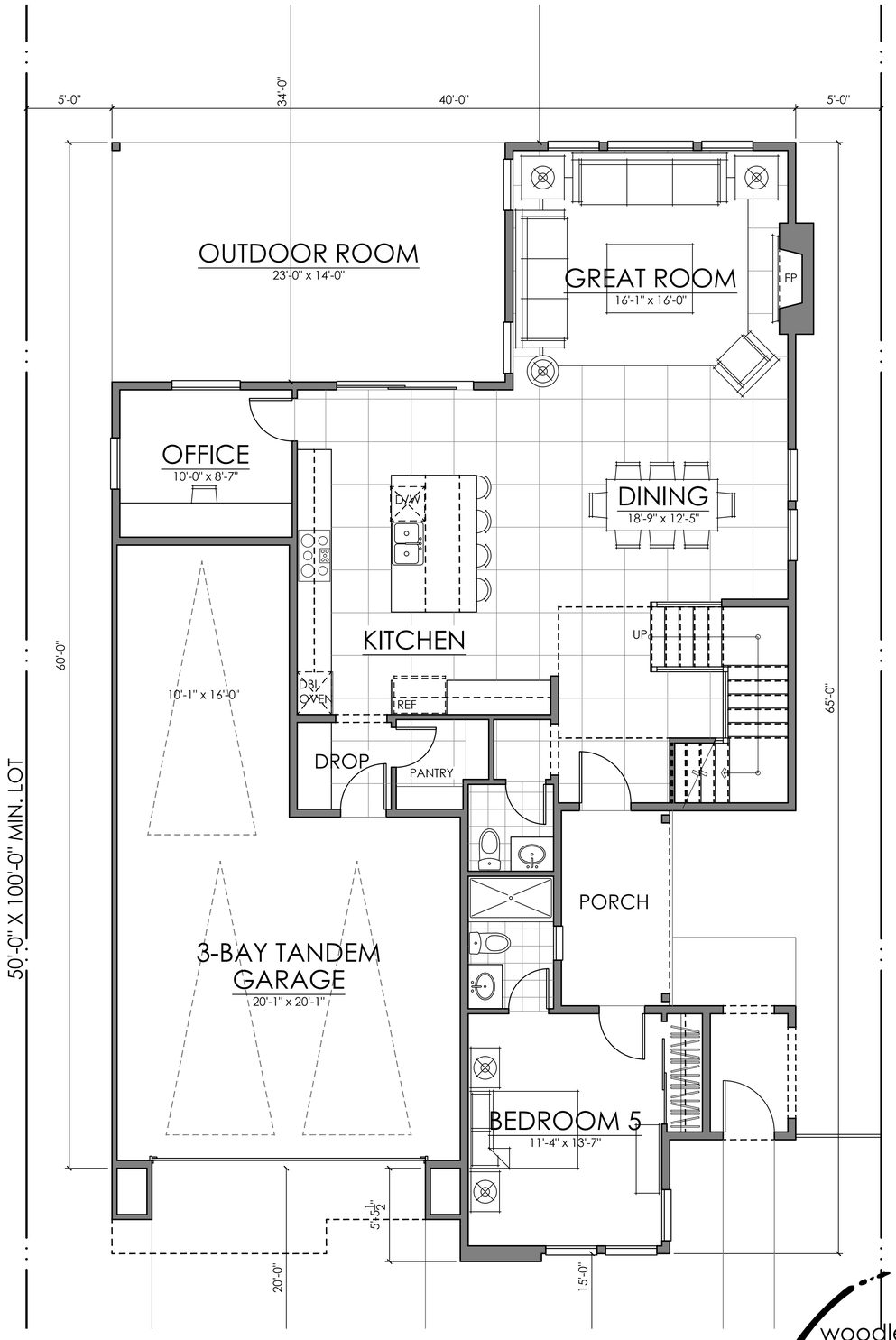

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SECOND FLOOR	2152 SQ. FT.
TOTAL LIVING	**3507 SQ. FT.**
TARGET	*3500 SQ. FT.*

06.07.24

PLAN TWO | 3507 SQ. FT. | ELEVATION 'B'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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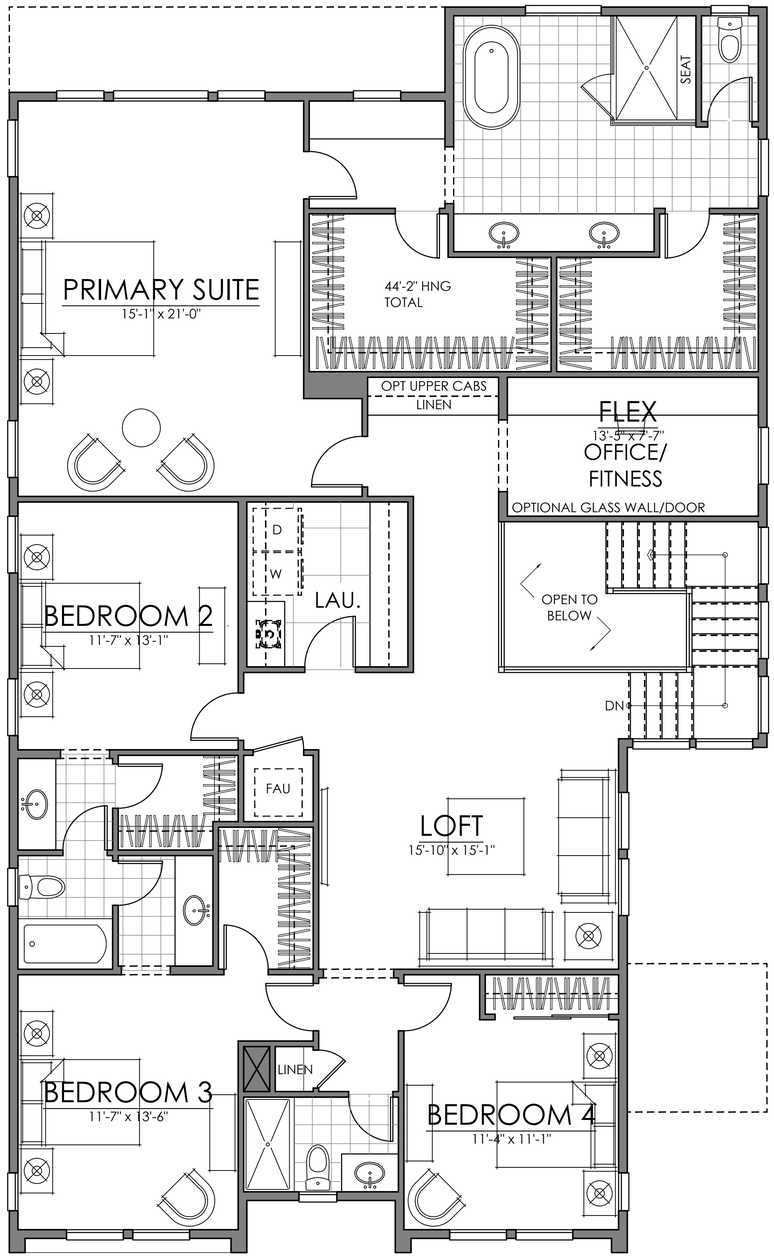

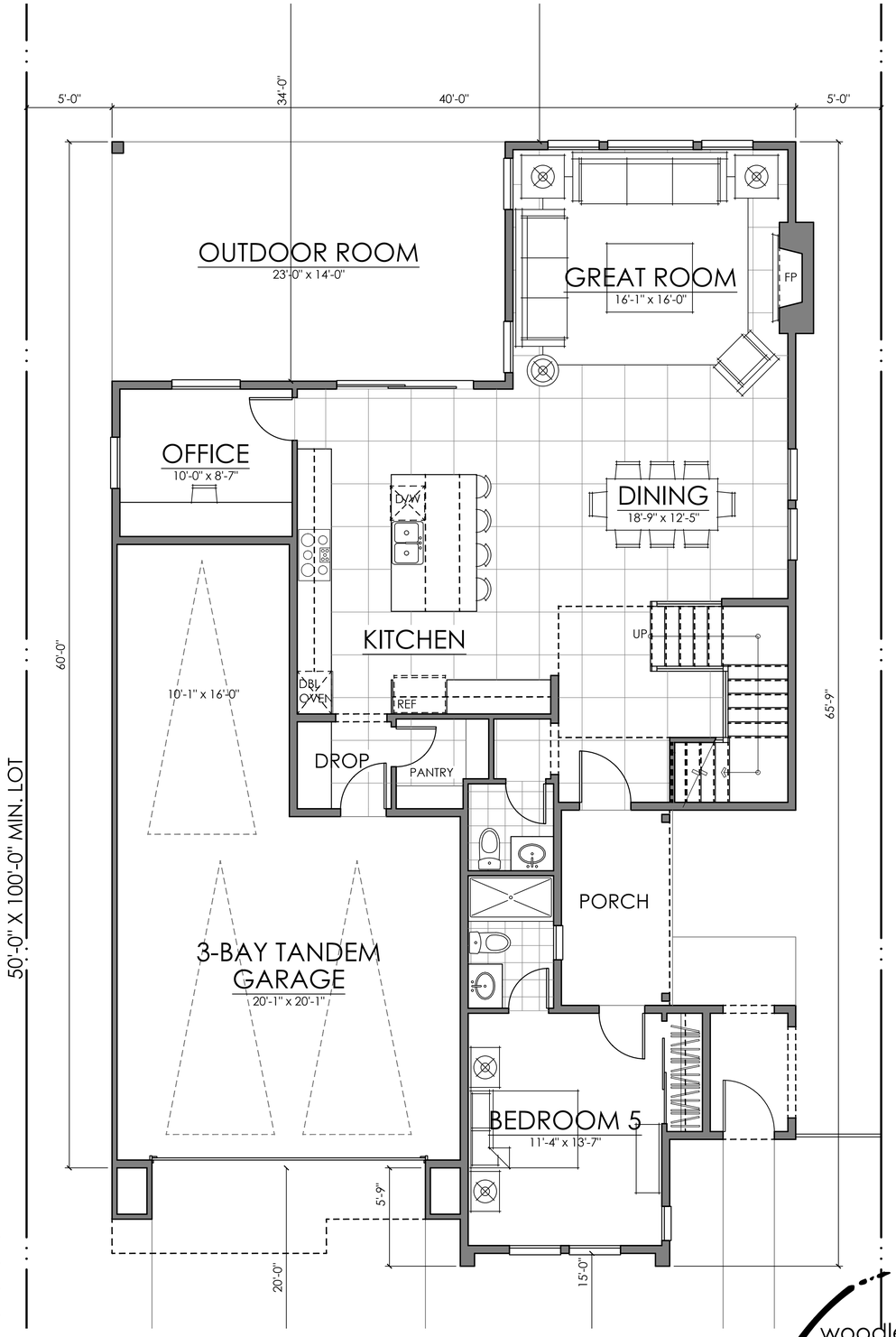

FIRST FLOOR	1348 SQ. FT.
SECOND FLOOR	2152 SQ. FT.
TOTAL LIVING	**3507 SQ. FT.**
TARGET	*3500 SQ. FT.*

06.07.24

PLAN TWO | 3507 SQ. FT. | ELEVATION 'C'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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FRONT ELEVATION

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

ELEVATION 'A'

FRONT ELEVATION

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

ELEVATION 'B'

FRONT ELEVATION

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

ELEVATION 'C'

06.07.24

PLAN TWO | FRONT ELEVATIONS

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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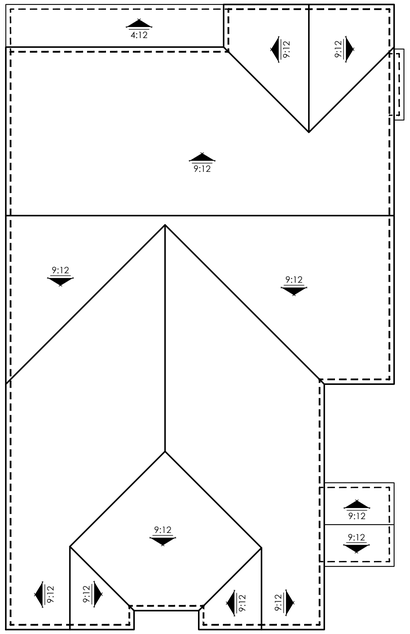


ROOF PLAN

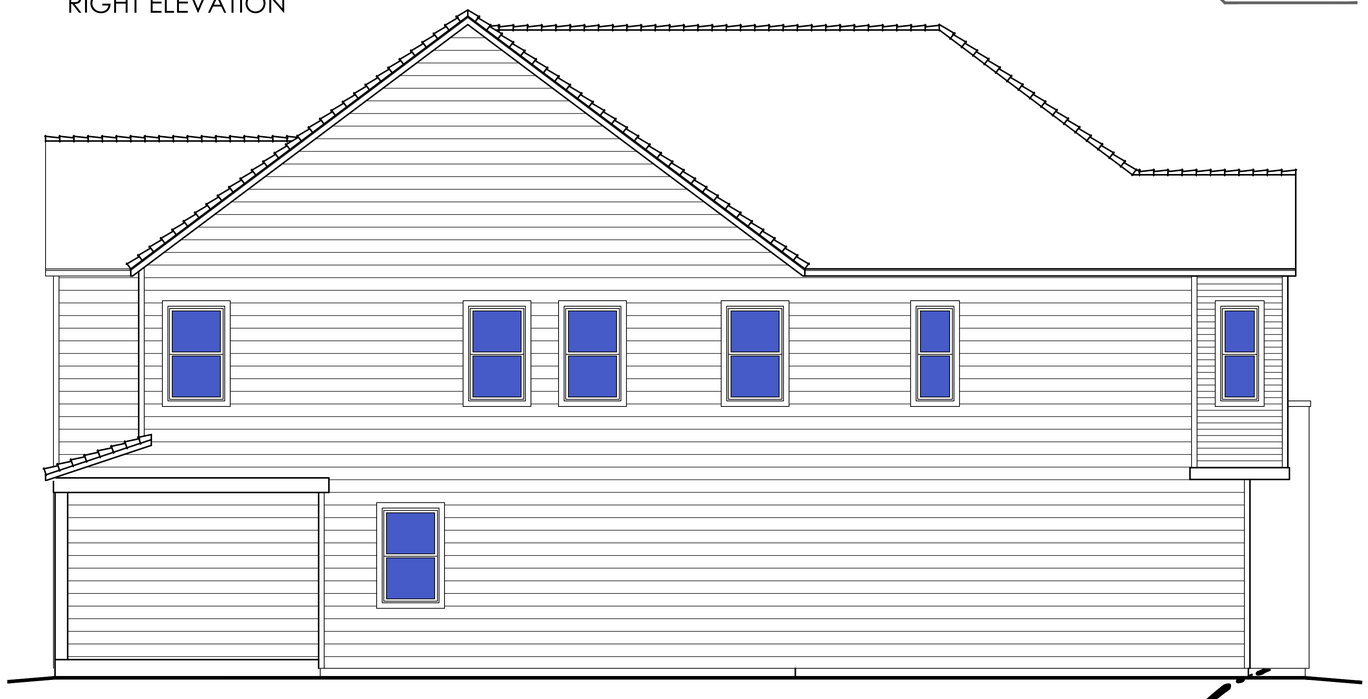
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

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

REAR ELEVATION

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



LEFT ELEVATION

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

06.07.24

PLAN TWO | ELEVATION 'A'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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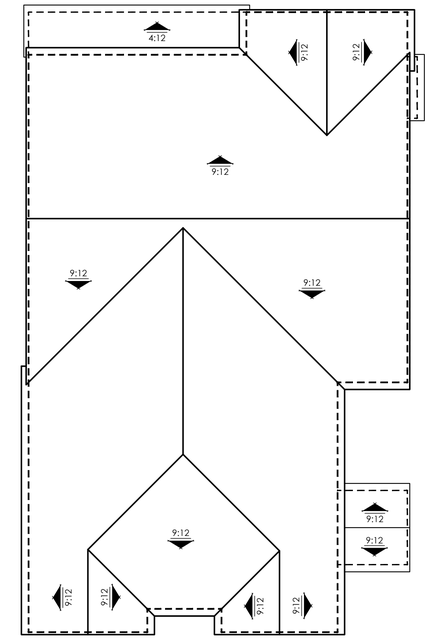

ROOF PLAN

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

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

REAR ELEVATION

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

LEFT ELEVATION

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

06.07.24

PLAN TWO | ELEVATION 'B'

BUXTON | TRIPOINTE HOMES

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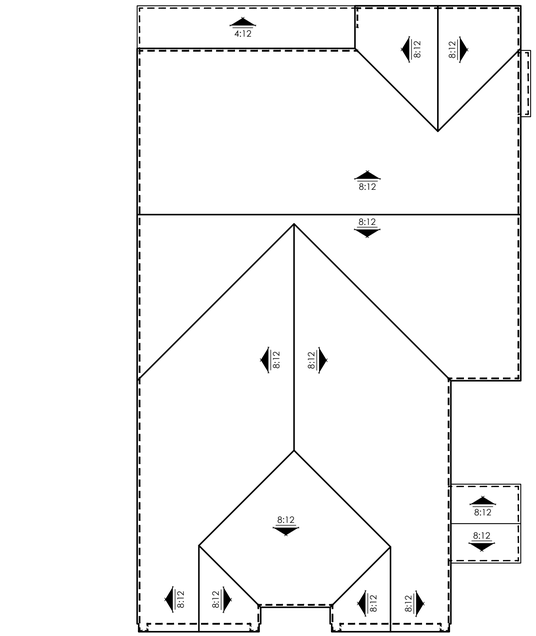

ROOF PLAN

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

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

REAR ELEVATION

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

LEFT ELEVATION

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

06.07.24

PLAN TWO | ELEVATION 'C'

BUXTON | TRIPOINTE HOMES

RENTON, WASHINGTON

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Earth Solutions NW LLC

Geotechnical Engineering
Construction Observation/Testing
Environmental Services

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
LDS CHURCH – NORTHUP WAY
16035 NORTHUP WAY
BELLEVUE, WASHINGTON

ES-9710

15365 NE 90th Street, Suite 100 • Redmond, WA 98052 • (425) 449-4704
3130 Varney Lane, Suite 105 • Pasco, WA 99301 • (509) 905-0275
esnw.com

PREPARED FOR

TRI POINTE HOMES WASHINGTON, INC.

April 4, 2024

Kyler T. Kelly, L.G.
Project Geologist

KEVEN D. HOFFMANN
STATE OF WASHINGTON
53724
REGISTERED
PROFESSIONAL ENGINEER

04/04/2024

Keven D. Hoffmann, P.E.
Associate Principal Engineer

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

April 4, 2024
ES-9710

Tri Pointe Homes Washington, Inc.
15900 Southeast Eastgate Way, Suite 300
Bellevue, Washington 98008

Attention: Barbara Yarington
John Potts

Dear Barbara and John:

Earth Solutions NW, LLC (ESNW) is pleased to present this geotechnical engineering study regarding the subject project. Based on the results of the study, the proposed residential development is feasible from a geotechnical standpoint. The study indicates the site is underlain primarily by glacial till deposits.

The site will be graded to create an access roadway and building pads. New structural fill should be placed on competent native soil. If earthwork activities occur during wet weather, additional drainage measures, cement treatment of native soil, and the use of select fill material will likely be necessary. After completing earthwork activities in accordance with the recommendations provided in this report, the proposed structures can be supported on conventional spread and continuous foundations bearing on undisturbed and competent native soil, compacted native soil, or new structural fill. If structural building pads are disturbed during wet weather, remediation measures (such as cement treatment or overexcavation and replacement with crushed rock) may be necessary in some areas. Existing fill exposed during grading and foundation preparation should be evaluated by ESNW during construction.

In our opinion, the native glacial till deposits should be considered unsuitable for infiltration purposes from a geotechnical standpoint due to appreciable fines contents, the relatively dense in-situ condition, and the expected removal of the upper weathered zone during earthwork and grading activities.

The opportunity to be of service to you is appreciated. If you have any questions regarding the content of this geotechnical engineering study, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC

Kyler T. Kelly, L.G.
Project Geologist

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GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL DEVELOPMENT
LDS CHURCH – NORTHUP WAY
16035 NORTHUP WAY
BELLEVUE, WASHINGTON

ES-9710

INTRODUCTION

General

This geotechnical engineering study (study) was prepared for the proposed residential development to be constructed at 16035 Northup Way, in Bellevue, Washington. To complete this study, ESNW performed the following:

- Subsurface exploration to characterize soil and groundwater conditions.
- Laboratory testing of soil samples collected at the test pit locations.
- Engineering analyses.
- Preparation of this report.

Project Description

Based on the referenced Lidar exhibit, project objectives include removal of existing improvements and construction of 14 new single-family residential lots and associated improvements. Access to the plat will likely be provided off of Northup Way and a public access road along the eastern site margin.

Grading plans were not available at the time this report was prepared; however, we anticipate grading activities will include cuts and fills of up to about four feet to establish building pad and roadway alignments.

Based on our experience with similar projects, the proposed residential structures will likely be two to three stories in height and constructed utilizing relatively lightly loaded wood framing supported on conventional foundations. We anticipate perimeter footing loads of 1 to 2 kips per linear foot, isolated footing loads of less than 20 kips, and slab-on-grade loading of 150 pounds per square foot (psf) will be incorporated into the design.

If the above design assumptions either change or are incorrect, ESNW should be contacted to review the recommendations provided in this report. ESNW should be afforded the opportunity to review the final design to verify the geotechnical recommendations provided in this report have been incorporated into the plans.

SITE CONDITIONS

Surface

The subject site is located along the south side of Northup Way, directly south of the intersection with 160th Avenue Northeast, in Bellevue, Washington, as illustrated on the Vicinity Map (Plate 1). The site consists of three tax parcels (King County parcel numbers 262505-9075, -9119, and -9259) and totals approximately 3.88 acres of land. The site is currently developed with a church and asphalt parking areas along the eastern portion of the site. Vegetation surrounding the structure consists of grass landscaping areas with scattered trees. The western portion of the site consists of an undeveloped grass field. Per the referenced Lidar exhibit, site topography is relatively flat.

Subsurface

An ESNW representative observed, logged, and sampled five test pits on February 9, 2024. The test pits were excavated within accessible portions of the property using a trackhoe and operator retained by ESNW. The test pits were completed to evaluate and classify soil and groundwater conditions within the proposed development area. The approximate locations of the test pits are depicted on Plate 2 (Test Pit Location Plan). Please refer to the test pit logs provided in Appendix A for a more detailed description of subsurface conditions. Representative soil samples collected at the test pit locations were evaluated in general accordance with Unified Soil Classification System (USCS) and United States Department of Agriculture (USDA) methods and procedures.

Topsoil

Topsoil was observed extending to depths of approximately three to six inches below the existing ground surface (bgs). The topsoil thickness was variable, with vegetation roots extending below the topsoil zone and into the underlying weathered native soil. The topsoil was characterized by dark brown color and the presence of fine organic material.

Fill

Fill was encountered within test locations TP-1 and TP-2 extending to depths of about two-and-one-half to three-and-one-half feet bgs. The fill was characterized as medium dense silty sand and contained wood debris and gravel. The fill was generally encountered in a moist to wet condition.

Native Soil

Underlying topsoil and fill, native soil consisted of silty sand with varying gravel content (USCS: SM), consistent with the typical makeup of glacial till. Native soil relative density generally increased with depth and became dense and weakly cemented (hardpan) beginning at depths of roughly two to three feet (where fill was not present) and at depths of about five and one-half to six feet bgs (where fill was present). The native soil was generally encountered in a moist to wet condition. The maximum exploration depth was approximately nine feet bgs.

Geologic Setting

The referenced geologic map identifies Vashon glacial till (Qvt) across the site and surrounding area. According to the geologic map resource, glacial till is comprised of a nonsorted mixture of clay, silt, sand, pebbles, and cobbles in varying amounts. The till was deposited directly from the glacier as it advanced over bedrock and older Quaternary sediment. The material typically becomes very dense and cemented near-surface as a result of glacial overburden and is commonly referred to as hardpan.

The referenced Web Soil Survey (WSS) identifies Alderwood gravelly sandy loam (Map Unit: AgB) as the primary soil unit underlying the site and surrounding areas. The Alderwood series was formed in ridges and hills and is derived from glacial drift and/or glacial outwash over dense glaciomarine deposits.

Based on the subsurface observations, the native soil is generally consistent with local mapping designations of glacial till and Alderwood series soil.

Groundwater

Light perched groundwater seepage was encountered within test pit locations TP-3, TP-4, and TP-5 ranging between depths of about one-and-one-half to seven feet bgs. Zones of perched groundwater seepage are common within glacial till deposits, and in our opinion, such seepage zones should be anticipated depending on the time of year grading operations take place. Groundwater seepage rates and elevations fluctuate depending on many factors, including precipitation duration and intensity, the time of year, and soil conditions. In general, groundwater flow rates are higher during the winter, spring, and early summer months.

Geologically Hazardous Areas Review

ESNW reviewed City of Bellevue (City) mapping and Bellevue Land Use Code (LUC) Chapter 20.25H, which focuses on designations, definitions, and regulations of geologically hazardous areas, to evaluate the presence of such hazardous areas (if any) on site. Geologically hazardous areas recognized in LUC 20.25H include landslide hazard areas, steep slope hazard areas, coal mine hazard areas, and seismic hazard areas. Based on our review, the subject site is not mapped within, or adjacent to, geologically hazardous areas. Based on the fieldwork performed at the subject site and our site-specific observations, it is our opinion the site is not within, or adjacent to, any geologically hazardous areas recognized by the LUC.

DISCUSSION AND RECOMMENDATIONS

General

Based on the investigation, construction of the proposed residential development is feasible from a geotechnical standpoint. The primary geotechnical considerations for the proposal are associated with structural fill placement and compaction, utility trench support and backfill, drainage, and foundation support.

The site will be graded to create an access roadway and building pads. New structural fill should be placed on competent native soil. If earthwork activities occur during wet weather, additional drainage measures, cement treatment of native soil, and the use of select fill material will likely be necessary. After completing earthwork activities in accordance with the recommendations provided in this report, the proposed structures can be supported on conventional spread and continuous foundations bearing on undisturbed and competent native soil, compacted native soil, or new structural fill. If structural building pads are disturbed during wet weather, remediation measures (such as cement treatment or overexcavation and replacement with crushed rock) may be necessary in some areas. Existing fill exposed during grading and foundation preparation should be evaluated by ESNW during construction.

Site Preparation and Earthwork

Initial site preparation activities will consist of installing temporary erosion control measures, establishing grading limits, and performing clearing and site stripping. Subsequent earthwork activities will involve mass site grading and related infrastructure improvements. If earthwork activities occur during wet weather, additional drainage measures, cement treatment of native soil (where allowed by the presiding jurisdiction), and/or the use of select fill material may be necessary during construction.

Temporary Erosion Control

The following temporary erosion and sediment control Best Management Practices (TESC BMPs) should be considered:

- Temporary construction entrances and drive lanes, consisting of at least six inches of quarry spalls, should be considered to both minimize off-site soil tracking and provide a stable access entrance surface. Placing geotextile fabric underneath the quarry spalls will provide greater stability, if needed.

- Silt fencing should be placed around the site perimeter.

- When not in use, soil stockpiles should be covered or otherwise protected to reduce the potential for soil erosion, especially during periods of wet weather.

- Temporary measures for controlling surface water runoff, such as interceptor trenches, sumps, or interceptor swales, should be installed prior to beginning earthwork activities.

- Dry soils disturbed during construction should be wetted to minimize dust and airborne soil erosion.

- When appropriate, permanent planting or hydroseeding will help to stabilize site soils.

Additional TESC BMPs, as specified by the project civil engineer and indicated on the plans and/or as required by the permitting jurisdiction, should be incorporated into construction activities. TESC BMPs may be modified during construction as site conditions require and as recommended by the site erosion control lead.

Stripping

Topsoil was typically encountered within the upper three to six inches at the test locations, and root intrusions generally extended below the topsoil and into the upper weathered soil horizon. The organic-rich topsoil should be stripped and segregated into a stockpile for later use on site or to be exported off site. The soil remaining immediately below the topsoil may have some root zones and will likely be variable in composition, density, and/or moisture content. The soil exposed after initial stripping may not be suitable for direct structural support and may need to either be compacted in place or stripped and stockpiled for reuse as fill. Depending on the time of year stripping occurs, the soil exposed below the topsoil may be too wet to compact and may need to be aerated or treated.

ESNW should be contacted to observe initial stripping activities such that recommendations regarding stripping depths and soil suitability can be provided, where necessary.

In-situ and Imported Soils

Based on the conditions observed during the subsurface exploration, the on-site soil is highly moisture sensitive. Successful use of the on-site soil as structural fill will largely be dictated by the moisture content at the time of placement and compaction. Given the limited site area, on-site remediation efforts (such as aeration) may not be practicable. If the on-site soil cannot be successfully compacted, the use of an imported soil may be necessary. In our opinion, a contingency should be provided in the project budget for export of soil that cannot be successfully compacted as structural fill, particularly if structural backfill take place during periods of extended rainfall activity. In general, soils with fines contents greater than 5 percent typically degrade rapidly when exposed to periods of rainfall.

Imported structural fill should consist of well-graded, granular soil that can achieve a suitable working moisture content. During wet weather conditions, imported soil intended for use as structural fill should consist of a well-graded, granular soil with a fines content of 5 percent or less (where the fines content is defined as the percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction).

Structural Fill

Structural fill placed and compacted during site grading activities should meet the following specifications and guidelines:

- Structural fill material — Granular soil
- Moisture content — At or slightly above optimum
- Relative compaction (minimum) — 95 percent (Modified Proctor)
- Loose lift thickness (maximum) — 12 inches

The existing soil may not be suitable for use as structural fill unless the material is at (or slightly above) the optimum moisture content at the time of placement of and compaction. Soil shall not be placed dry of the optimum moisture content and should be evaluated by ESNW during construction. A minimum relative compaction of 90 percent may be feasible in certain areas of mass grading (e.g., non-structural or tract areas) from a geotechnical standpoint but should be evaluated by ESNW at the time of construction and confirmed with the permitting jurisdiction.

With respect to underground utility installations and backfill, local jurisdictions may dictate the soil type(s) and compaction requirements. Unsuitable material or debris must be removed from structural areas, if encountered.

Wet-Season Grading

If earthwork activities occur during wet weather, additional drainage measures, cement treatment of native soil (if approved by the presiding jurisdiction), and/or the use of select fill material may be necessary. Additionally, measures to protect structural subgrades should be considered if exposed during wet weather. Site-specific recommendations can be provided at the time of construction and may include leaving cut areas several inches above design subgrade elevations, covering working surfaces with crushed rock, protecting structural fill soil from adverse moisture conditions, and additional TESC recommendations. ESNW can assist in obtaining a wet-season grading permit if required by the governing jurisdiction.

Excavations and Slopes

Based on the soil conditions observed at the test pit locations, the following allowable temporary slope inclinations, as a function of horizontal to vertical (H:V) inclination, may be used. The applicable Federal Occupation Safety and Health Administration and Washington Industrial Safety and Health Act soil classifications are also provided:

- Areas exposing groundwater seepage 1.5H:1V (Type C)
- Loose soil, including fill 1.5H:1V (Type C)
- Medium dense to dense native soil 1H:1V (Type B)
- Dense to very dense, cemented native soil 0.75H:1V (Type A)

Steeper temporary excavations within hardpan (undisturbed, very dense, and cemented glacial till) may be feasible from a geotechnical standpoint based on the exposed soil and groundwater conditions. If steeper temporary slopes are desired in hardpan, ESNW should be contacted to review site conditions on a case-by-case basis during earthwork and grading activities.

The presence of groundwater may cause sloughing of temporary slopes. An ESNW representative should be contacted to observe temporary and permanent slopes to confirm the slope inclinations are suitable for the exposed soil conditions and to provide additional excavation and slope recommendations, as necessary. If the recommended temporary slope inclinations cannot be achieved, temporary shoring may be necessary to support excavations. Permanent slopes should be planted with vegetation to enhance stability and to minimize erosion and should maintain a gradient of 2H:1V or flatter.

Foundations

The proposed residential structures can be supported on conventional spread and continuous footings bearing on undisturbed and competent native soil, compacted native soil, or new structural fill. Provided site earthwork activities are completed in accordance with our recommendations, suitable soil conditions should be exposed in building pad structural subgrade areas. Due to the high moisture sensitivity of the site soil, foundation subgrade areas should be protected from wet weather or areas of remediation should be anticipated; a layer of crushed rock can be considered to protect foundation subgrade areas. If structural building pads are disturbed during wet weather, remediation measures such as cement treatment (where allowed) or overexcavation and replacement with rock may be necessary in some areas. Existing fill exposed during foundation preparation should be evaluated by ESNW during construction.

Provided the structures will be supported as described above, the following parameters can be used for design of the new foundations:

- Allowable soil bearing capacity 2,500 psf
- Passive earth pressure 300 pcf (equivalent fluid)
- Coefficient of friction 0.40

A one-third increase in the allowable soil bearing capacity may be assumed for short-term wind and seismic loading conditions. The above passive earth pressure and coefficient of friction values include a factor-of-safety of 1.5. With structural loading as expected, total settlement in the range of one inch and differential settlement of about one-half inch is anticipated. Most settlement should occur during construction when dead loads are applied.

Seismic Design

The 2018 International Building Code (2018 IBC) recognizes the most recent edition of the Minimum Design Loads for Buildings and Other Structures manual (ASCE 7-16) for seismic design, specifically with respect to earthquake loads. Based on the soil conditions encountered at the test pit locations, the parameters and values provided below are recommended for seismic design per the 2018 IBC.

Parameter	**Value**
Site Class	C*
Mapped short period spectral response acceleration, S_S (*g*)	1.293
Mapped 1-second period spectral response acceleration, S_1 (*g*)	0.451
Short period site coefficient, F_a	1.2
Long period site coefficient, F_v	1.5
Adjusted short period spectral response acceleration, S_{MS} (*g*)	1.552
Adjusted 1-second period spectral response acceleration, S_{M1} (*g*)	0.677
Design short period spectral response acceleration, S_{DS} (*g*)	1.035
Design 1-second period spectral response acceleration, S_{D1} (*g*)	0.451

* *Assumes dense to very dense soil conditions, encountered to a maximum depth of nine feet bgs during the February 2024 field exploration, remain dense to very dense to at least 100 feet bgs. Based on our experience with the geologic setting (glacial till) across the Puget Sound region, site soils are likely consistent with this assumption.*

Liquefaction Susceptibility

The referenced liquefaction susceptibility map indicates the subject site maintains very low to low liquefaction susceptibility. Liquefaction is a phenomenon where saturated, loose, and cohesionless sand or silt soil suddenly loses internal strength and behaves as a fluid. This behavior is in response to increased pore water pressures resulting from an earthquake or another intense ground shaking. Based on our field observations, it is our opinion site susceptibility to liquefaction may be considered negligible. The composition and relatively dense characteristics of the native soil were the primary bases for this opinion.

Slab-on-Grade Floors

Slab-on-grade floors for the proposed residential structures should be supported on well-compacted, firm, and unyielding subgrades. Where feasible, the native soil exposed at the slab-on-grade subgrade levels can likely be compacted in situ to the specifications of structural fill if groundwater seepage does not interfere with compaction activities. Unstable or yielding subgrade areas should be recompacted or overexcavated and replaced with suitable structural fill prior to slab construction.

A capillary break consisting of at least four inches of free-draining crushed rock or gravel should be placed below the slabs. The free-draining material should have a fines content of 5 percent or less (where the fines content is defined as the percent passing the Number 200 sieve, based on the minus three-quarter-inch fraction). In areas where slab moisture is undesirable, installation of vapor barriers below the slabs should be considered. If a vapor barrier is to be utilized, it should be a material specifically intended for use as a vapor barrier and should be installed per the specifications of the manufacturer.

Retaining Walls

Retaining walls must be designed to resist earth pressures and applicable surcharge loads. The following parameters may be used for design:

- Active earth pressure (unrestrained condition) 35 pcf (equivalent fluid)
- At-rest earth pressure (restrained condition) 55 pcf
- Traffic surcharge (passenger vehicles) 70 psf (rectangular distribution)*****
- Passive earth pressure 300 pcf (equivalent fluid)
- Coefficient of friction 0.40
- Seismic surcharge 8H psf******

* *Where applicable.*
** *Where H equals the retained height (in feet).*

The passive earth pressure and coefficient of friction values include a safety factor of 1.5. The above design parameters are based on a level backfill condition and level grade at the wall toe. Revised design values will be necessary if sloping grades are to be used above or below retaining walls. Additional surcharge loading from adjacent foundations, sloped backfill, or other relevant loads should be included in the retaining wall design.

Retaining walls should be backfilled with free-draining material that extends along the height of the wall and a distance of at least 18 inches behind the wall. The upper 12 inches of the wall backfill may consist of a less permeable soil if desired. A perforated drainpipe should be placed along the base of the wall and connected to an approved discharge location. A typical retaining wall drainage detail is provided on Plate 3. If drainage is not provided, hydrostatic pressures should be included in the wall design.

Drainage

Groundwater seepage should be anticipated in site excavations depending on the time of year grading operations take place, particularly within excavations for utilities. Temporary measures to control surface water runoff and groundwater during construction would likely involve interceptor trenches, interceptor swales, and sumps; however, active dewatering may be necessary depending on the depth of excavation and the time of year the excavations take place. ESNW should be consulted during preliminary grading to both identify areas of seepage and provide recommendations to reduce the potential for seepage-related instability.

Finish grades must be designed to direct surface drain water away from the structures and slopes. Water must not be allowed to pond adjacent to the structures or slopes. Grades adjacent to the structures should be sloped away at a gradient of either at least 2 percent for a horizontal distance of 10 feet or the maximum allowed by adjacent structures. In our opinion, foundation drains should be installed along building perimeter footings. A typical foundation drain detail is provided on Plate 4.

Infiltration Feasibility

Per City of Bellevue mapping, the subject site is located within an area that requires an infiltration evaluation for new construction projects. As such, an infiltration evaluation was performed at the subject site to determine infiltration feasibility in general accordance with applicable requirements and procedures of the 2023 Bellevue Storm and Surface Water Engineering Standards (2023 SSWES), to the extent practicable.

As indicated in the *Subsurface* section of this report, native soils encountered during the fieldwork were primarily classified as silty sand with varying amounts of gravel (USCS: SM), consistent with glacial till deposits. In general, the relatively dense, weakly cemented, and unweathered glacial till soils (hardpan) were observed beginning at depths of about two to three feet bgs (where fill was not present) and at depths of about five and one-half to six feet bgs (where fill was present). Per Chapter D5-03.2.3 of the 2023 SSWES, the relatively shallow depth to hydraulically restrictive material (or groundwater) will not satisfy the minimum vertical separation requirements for full infiltration or bioretention systems; as such, full infiltration is not feasible from a geotechnical standpoint. With regard to limited infiltration applications, the upper weathered horizon (above the hardpan) will be removed as part of site earthwork and grading activities. In our opinion, removal of the weathered horizon renders limited infiltration applications (and bioretention) infeasible from a geotechnical standpoint, as the underlying impermeable soil would likely create saturated conditions within one foot of the bottom of the infiltration facility and/or lowest gravel base course.

In summary, it is our opinion that infiltration is infeasible for the subject project from a geotechnical standpoint. The in-situ condition of the native soil would impede the long-term performance and intended function of infiltration devices on site.

Preliminary Stormwater Vault Design

We understand a stormwater detention vault may be necessary for the proposed project. Vault foundations should be supported on competent native soil or crushed rock placed on competent native soil. We anticipate dense to very dense native soil will be exposed at the anticipated vault subgrade elevation.

Final storm vault designs must incorporate adequate buffer space from property boundaries such that temporary excavations to construct the vault structure can be successfully completed in compliance with the recommendations presented in this study. Failure to adhere to the recommendations for temporary excavations may result in the necessity for temporary shoring.

Perimeter drains should be installed around the vault and conveyed to an approved discharge point. The presence of perched groundwater seepage should be anticipated during excavation activities for the vault.

The following preliminary parameters may be used for stormwater vault design:

- Allowable soil bearing capacity 5,000 psf (dense native soil)
- Active earth pressure (unrestrained) 35 pcf
- Active earth pressure (unrestrained, hydrostatic) 80 pcf
- At-rest earth pressure (restrained) 55 pcf
- At-rest earth pressure (restrained, hydrostatic) 100 pcf
- Coefficient of friction 0.40
- Passive earth pressure 350 pcf
- Seismic surcharge 8H psf*

* *Where H equals the retained height (in feet).*

Vault retaining walls should be backfilled with free-draining material or suitable sheet drainage that extends along the height of the walls. The upper one foot of the wall backfill may consist of a less permeable soil, if desired. Perforated drainpipes should be placed along the bases of the walls and connected to an appropriate discharge location. If the elevation of the vault bottom is such that gravity flow to an outlet is not possible, the drain pipe must be raised until gravity flow can occur, and the portion of the vault below the drain must be designed to include hydrostatic pressure.

ESNW should be contacted to observe grading operations for the vault and subgrade conditions prior to concrete forming and pouring. If the soil conditions encountered during construction differ from those anticipated, supplementary recommendations may be necessary. Should overexcavation(s) be necessary at the vault foundation subgrade elevation, as evaluated by ESNW at the time of construction, quarry spalls should be used for grade restoration. ESNW should be contacted to review the final vault design to confirm that appropriate geotechnical parameters have been incorporated. As previously mentioned, the contractor should be prepared to manage groundwater conditions exposed within the vault and other underground utility installations.

Utility Support and Trench Backfill

The native soil should generally be suitable for utility support. However, remedial measures may be necessary in some areas to provide support for utilities, such as overexcavation and replacement with structural fill and/or placement of geotextile fabric. Groundwater seepage may be encountered within utility excavations, and caving of trench walls may occur where groundwater is encountered.

The on-site soil may not be suitable for use as structural backfill throughout utility trench excavations unless the soil is at (or slightly above) the optimum moisture content at the time of placement and compaction. If utility installation occurs during the wet season, site soils will likely be saturated and therefore difficult to use as utility backfill without treatment or aeration. Each section of the utility lines must be adequately supported in the bedding material. Utility trench backfill should be placed and compacted to the specifications of structural fill, as previously detailed in this report, or to the applicable specifications of the presiding jurisdiction.

Preliminary Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications previously detailed in this report. Soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas containing unsuitable or yielding subgrade conditions will require remedial measures, such as overexcavation and replacement with crushed rock or structural fill, prior to pavement.

For lightly loaded pavement areas subjected primarily to passenger vehicles, the following preliminary pavement sections may be considered:

- A minimum of two inches of hot-mix asphalt (HMA) placed over four inches of crushed rock base (CRB).

- A minimum of two inches of HMA placed over three inches of asphalt-treated base (ATB).

For pavement areas subjected to occasional truck traffic, the following preliminary pavement sections may be considered:

- A minimum of three inches of HMA placed over six inches of CRB.

- A minimum of three inches of HMA placed over four and one-half inches of ATB.

A representative of ESNW should be requested to observe subgrade conditions prior to placement of CRB or ATB. As necessary, supplemental recommendations for achieving subgrade stability and drainage can be provided. If on-site roads will be constructed with an inverted crown, additional drainage measures may be recommended to assist in maintaining road subgrade and pavement stability.

Final pavement design recommendations, including recommendations for heavy traffic areas, access roads, and frontage improvement areas, can be provided once final traffic loading has been determined. Road standards utilized by the governing jurisdiction may supersede the recommendations provided in this report. The HMA, ATB, and CRB materials should conform to WSDOT specifications. All soil base material should be compacted to a relative compaction of 95 percent, based on the laboratory maximum dry density as determined by ASTM D1557.

LIMITATIONS

This geotechnical evaluation report has been prepared for the exclusive use of Tri Pointe Homes Washington, Inc. and its representatives. The recommendations and conclusions provided in this geotechnical engineering study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. A warranty is not expressed or implied. Variations in the soil and groundwater conditions observed at the test locations may exist and may not become evident until construction. ESNW should reevaluate the conclusions provided in this geotechnical engineering study if variations are encountered.

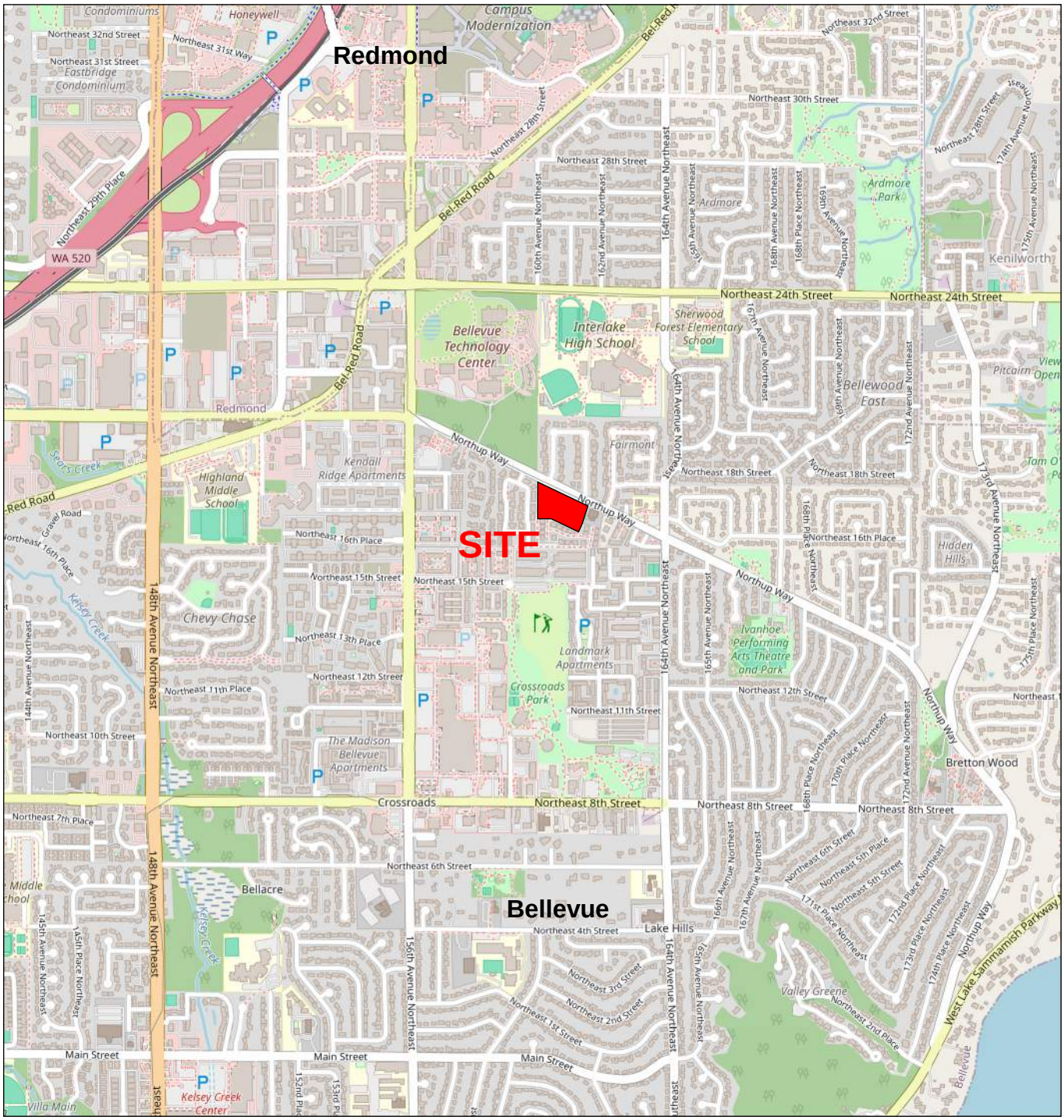
Additional Services

ESNW should have an opportunity to review the final design with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.

REFERENCES

The following documents and resources were reviewed as part of the report preparation:

- Lidar Exhibit, prepared by Barghausen Consulting Engineers, Inc., Job No. 23087, dated September 22, 2023
- Geologic Map of King County, compiled by D.B. Booth et al., dated March 2007
- WSS, maintained by the Natural Resources Conservation Service under the USDA
- LUC Chapter 20.25H
- 2023 SSWES
- Liquefaction Susceptibility Map, prepared by King County, dated May 2010



Reference:
King County, Washington
OpenStreetMap.org

NORTH

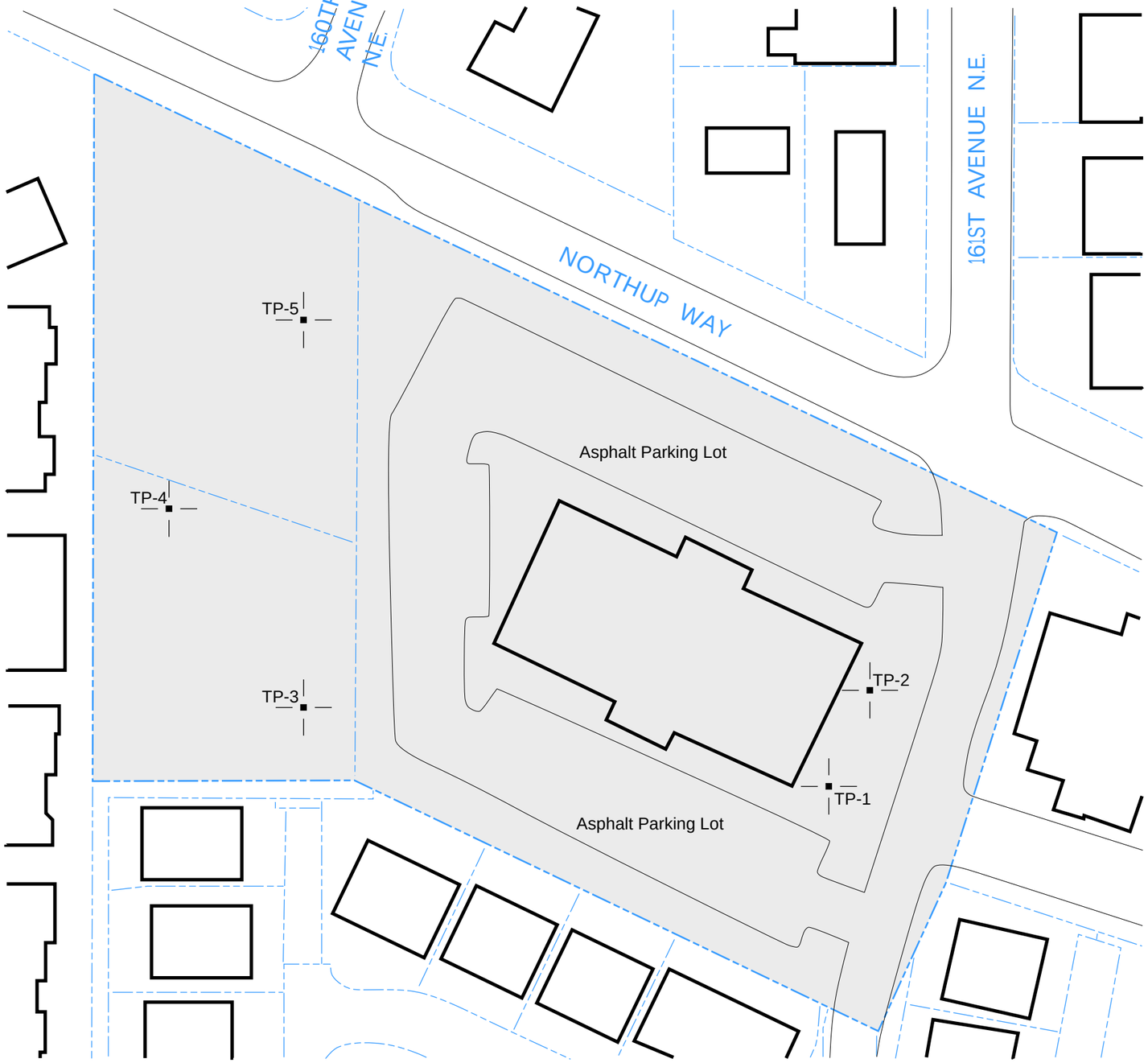
NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Vicinity Map
LDS Church - Northup Way
Bellevue, Washington

Drawn MRS	Date 02/27/2024	Proj. No. 9710
Checked KTK	Date Feb. 2024	Plate 1



LEGEND

TP-1 — Approximate Location of ESNW Test Pit, Proj. No. ES-9710, Feb. 2024

Subject Site

Existing Building

NORTH

1"=60'

0 30 60 120

Scale in Feet

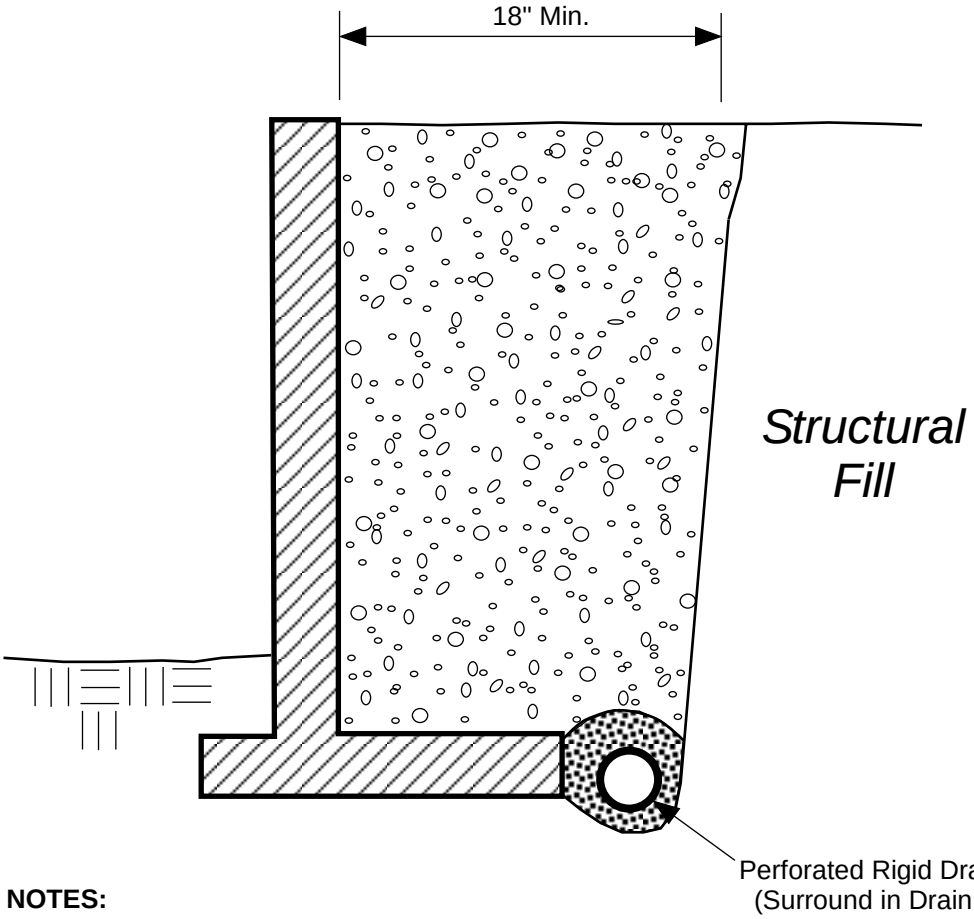
NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

Test Pit Location Plan
LDS Church - Northup Way
Bellevue, Washington

Earth Solutions NW LLC
Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Drawn	MRS
Checked	KTK
Date	02/27/2024
Proj. No.	9710
Plate	2



NOTES:

- Free-draining Backfill should consist of soil having less than 5 percent fines. Percent passing No. 4 sieve should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free-draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1-inch Drain Rock.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Free-draining Structural Backfill

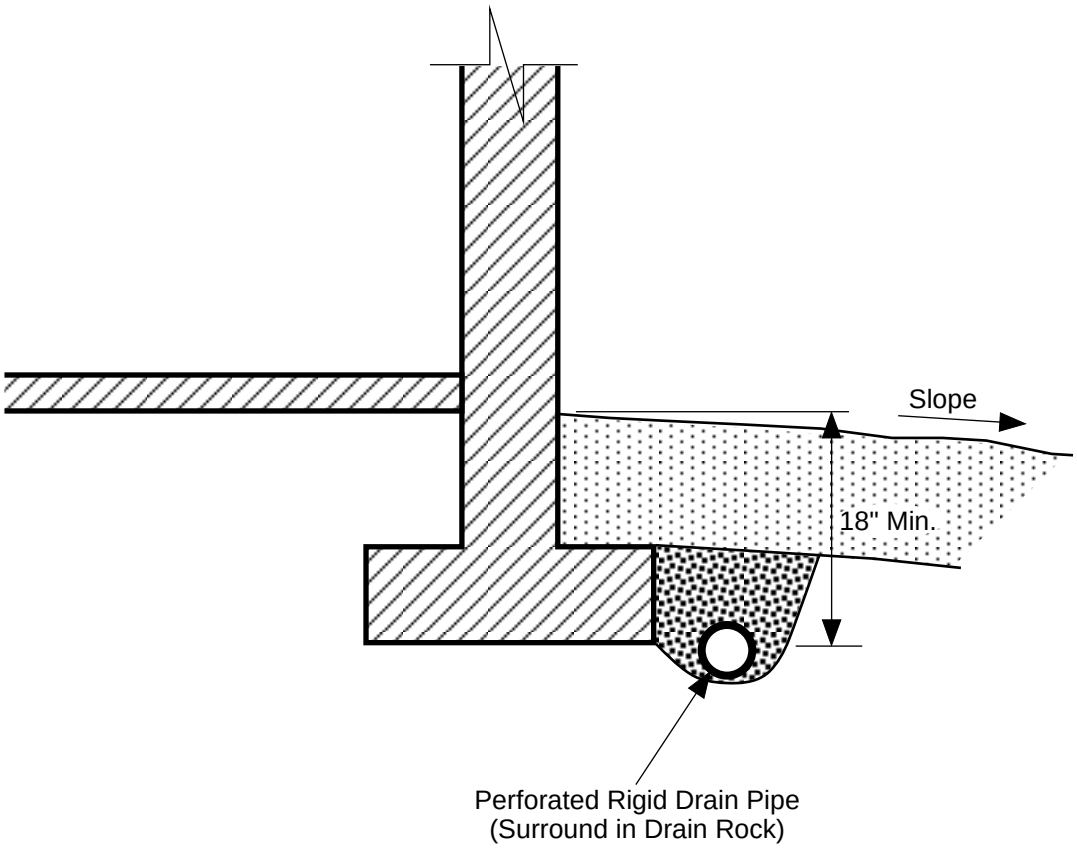
1-inch Drain Rock

Earth Solutions NW LLC

Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Retaining Wall Drainage Detail
LDS Church - Northup Way
Bellevue, Washington

Drawn MRS	Date 02/27/2024	Proj. No. 9710
Checked KTK	Date Feb. 2024	Plate 3



NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

Surface Seal: native soil or other low-permeability material.

1-inch Drain Rock

Earth Solutions NW LLC
Geotechnical Engineering, Construction Observation/Testing and Environmental Services

Footing Drain Detail
LDS Church - Northup Way
Bellevue, Washington

Drawn MRS	Date 02/27/2024	Proj. No. 9710
Checked KTK	Date Feb. 2024	Plate 4

Appendix A

Subsurface Exploration Logs

ES-9710

The subsurface conditions at the site were explored on February 9, 2024, by excavating five test pits using a mini-trackhoe and operator retained by ESNW. The approximate locations of the test pits are illustrated on Plate 2 of this study. The test pit logs are provided in this Appendix. The test pits were advanced to a maximum depth of approximately nine feet bgs.

The final logs represent the interpretations of the field logs and the results of laboratory analyses. The stratification lines on the logs represent the approximate boundaries between soil types. In actuality, the transitions may be more gradual.

Coarse-Grained Soils - More Than 50% Retained on No. 200 Sieve	Gravels - More Than 50% of Coarse Fraction Retained on No. 4 Sieve	< 5% Fines	GW	Well-graded gravel with or without sand, little to no fines
			GP	Poorly graded gravel with or without sand, little to no fines
		> 12% Fines	GM	Silty gravel with or without sand
			GC	Clayey gravel with or without sand
	Sands - 50% or More of Coarse Fraction Passes No. 4 Sieve	< 5% Fines	SW	Well-graded sand with or without gravel, little to no fines
			SP	Poorly graded sand with or without gravel, little to no fines
		> 12% Fines	SM	Silty sand with or without gravel
			SC	Clayey sand with or without gravel
Fine-Grained Soils - 50% or More Passes No. 200 Sieve	Silts and Clays Liquid Limit Less Than 50		ML	Silt with or without sand or gravel; sandy or gravelly silt
			CL	Clay of low to medium plasticity; lean clay with or without sand or gravel; sandy or gravelly lean clay
			OL	Organic clay or silt of low plasticity
	Silts and Clays Liquid Limit 50 or More		MH	Elastic silt with or without sand or gravel; sandy or gravelly elastic silt
			CH	Clay of high plasticity; fat clay with or without sand or gravel; sandy or gravelly fat clay
			OH	Organic clay or silt of medium to high plasticity
Highly Organic Soils			PT	Peat, muck, and other highly organic soils
Fill			FILL	Made Ground

Moisture Content

Dry - Absence of moisture, dusty, dry to the touch

Damp - Perceptible moisture, likely below optimum MC

Moist - Damp but no visible water, likely at/near optimum MC

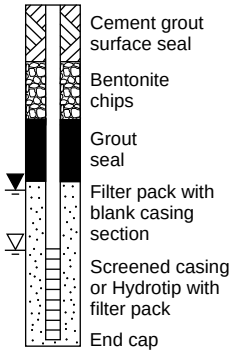
Wet - Water visible but not free draining, likely above optimum MC

Saturated/Water Bearing - Visible free water, typically below groundwater table

Symbols

ATD = At time of drilling

Static water level (date)



Terms Describing Relative Density and Consistency

Coarse-Grained Soils:

Density	SPT blows/foot
Very Loose	< 4
Loose	4 to 9
Medium Dense	10 to 29
Dense	30 to 49
Very Dense	≥ 50

Fine-Grained Soils:

Consistency	SPT blows/foot
Very Soft	< 2
Soft	2 to 3
Medium Stiff	4 to 7
Stiff	8 to 14
Very Stiff	15 to 29
Hard	≥ 30

Test Symbols & Units

Fines = Fines Content (%)

MC = Moisture Content (%)

DD = Dry Density (pcf)

Str = Shear Strength (tsf)

PID = Photoionization Detector (ppm)

OC = Organic Content (%)

CEC = Cation Exchange Capacity (meq/100 g)

LL = Liquid Limit (%)

PL = Plastic Limit (%)

PI = Plasticity Index (%)

Component Definitions

Descriptive Term	Size Range and Sieve Number
Boulders	Larger than 12"
Cobbles	3" to 12"
Gravel	3" to No. 4 (4.75 mm)
Coarse Gravel	3" to 3/4"
Fine Gravel	3/4" to No. 4 (4.75 mm)
Sand	No. 4 (4.75 mm) to No. 200 (0.075 mm)
Coarse Sand	No. 4 (4.75 mm) to No. 10 (2.00 mm)
Medium Sand	No. 10 (2.00 mm) to No. 40 (0.425 mm)
Fine Sand	No. 40 (0.425 mm) to No. 200 (0.075 mm)
Silt and Clay	Smaller than No. 200 (0.075 mm)

Modifier Definitions

Percentage by Weight (Approx.)	Modifier
< 5	Trace (sand, silt, clay, gravel)
5 to 14	Slightly (sandy, silty, clayey, gravelly)
15 to 29	Sandy, silty, clayey, gravelly
≥ 30	Very (sandy, silty, clayey, gravelly)

Classifications of soils in this geotechnical report and as shown on the exploration logs are based on visual field and/or laboratory observations, which include density/consistency, moisture condition, grain size, and plasticity estimates, and should not be construed to imply field or laboratory testing unless presented herein. Visual-manual and/or laboratory classification methods of ASTM D2487 and D2488 were used as an identification guide for the Unified Soil Classification System.

Earth Solutions NW LLC
Geotechnical Engineering, Construction Observation/Testing and Environmental Services

EXPLORATION LOG KEY

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-1

PROJECT NUMBER ES-9710 **PROJECT NAME** LDS Church - Northup Way
DATE STARTED 2/9/24 **COMPLETED** 2/9/24 **GROUND ELEVATION** 430 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 47.62498 **LONGITUDE** -122.12537
LOGGED BY KTK **CHECKED BY** KDH **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0			TPSL		Dark brown TOPSOIL (Fill)	429.5
				0.5	Gray silty SAND with gravel, medium dense, moist to wet (Fill)	
			SM			
	GB	MC = 38.5			-probed 10"	
2.5				2.5		427.5
			TPSL		Relic TOPSOIL Horizon	
				3.0		427.0
	GB	MC = 14.4			Brown silty SAND, medium dense, moist	
					-probed 6"	
5.0					-light iron oxide staining	
			SM		-becomes gray, dense, weakly cemented	
	GB	MC = 16.4				
7.5						
	GB	MC = 11.9		8.5		421.5

Test pit terminated at 8.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-2

PROJECT NUMBER ES-9710 **PROJECT NAME** LDS Church - Northup Way
DATE STARTED 2/9/24 **COMPLETED** 2/9/24 **GROUND ELEVATION** 430 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 47.62514 **LONGITUDE** -122.12527
LOGGED BY KTK **CHECKED BY** KDH **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0			TPSL		Dark brown TOPSOIL (Fill)	
				0.5		429.5
			SM		Gray silty SAND with gravel, medium dense, moist to wet (Fill)	
2.5					-wood debris -probed 6" -gravel	
				3.5		426.5
			TPSL		Relic TOPSOIL Horizon	
				4.0		426.0
			SM		Brown silty SAND, medium dense, moist to wet	
5.0					-probed 6"	
	GB	MC = 19.1 Fines = 28.7			-infiltration test, light iron oxide staining to 6.5'	
					[USDA Classification: gravelly sandy LOAM]	
	GB	MC = 18.2 Fines = 27.6			-becomes gray, dense, weakly cemented	
					[USDA Classification: gravelly sandy LOAM]	
7.5						
	GB	MC = 12.4 Fines = 30.8			[USDA Classification: gravelly sandy LOAM]	
				9.0		421.0

Test pit terminated at 9.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-3

PROJECT NUMBER ES-9710 **PROJECT NAME** LDS Church - Northup Way
DATE STARTED 2/9/24 **COMPLETED** 2/9/24 **GROUND ELEVATION** 430 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 47.62512 **LONGITUDE** -122.12657
LOGGED BY KTK **CHECKED BY** KDH **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			TPSL		Dark brown TOPSOIL
0.5					429.5
					Brown silty SAND, loose to medium dense, wet
	GB	MC = 18.4			-light groundwater seepage to 2'
2.5					-becomes gray, dense, weakly cemented
					-becomes moist
	GB	MC = 10.4	SM		
5.0					
	GB	MC = 9.3			
7.5					
	GB	MC = 9.5			
8.5					421.5

Test pit terminated at 8.5 feet below existing grade. Groundwater seepage encountered at 1.5 to 2.0 feet during excavation. Caving observed at 1.5 feet.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-4

PROJECT NUMBER ES-9710 **PROJECT NAME** LDS Church - Northup Way
DATE STARTED 2/9/24 **COMPLETED** 2/9/24 **GROUND ELEVATION** 432 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 47.62551 **LONGITUDE** -122.12686
LOGGED BY KTK **CHECKED BY** KDH **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			TPSL		Dark brown TOPSOIL
0.5					431.5
					Brown silty SAND, medium dense, moist to wet
2.5	GB	MC = 20.3 Fines = 33.2	SM		[USDA Classification: gravelly sandy LOAM] -light groundwater seepage, light iron oxide staining -probed 8" -becomes gray, dense, weakly cemented
5.0	GB	MC = 12.2			
7.5	GB	MC = 12.3			
8.0					424.0

Test pit terminated at 8.0 feet below existing grade. Groundwater seepage encountered at 2.5 feet during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 9710.GPJ - GINT US.GDT - 4/4/24

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

TEST PIT NUMBER TP-5

PROJECT NUMBER ES-9710 **PROJECT NAME** LDS Church - Northup Way
DATE STARTED 2/9/24 **COMPLETED** 2/9/24 **GROUND ELEVATION** 432 ft
EXCAVATION CONTRACTOR NW Excavating **LATITUDE** 47.62573 **LONGITUDE** -122.12653
LOGGED BY KTK **CHECKED BY** KDH **GROUND WATER LEVEL:**
NOTES ▽ **AT TIME OF EXCAVATION**
SURFACE CONDITIONS Grass **AFTER EXCAVATION**

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			TPSL		Dark brown TOPSOIL
				0.5	431.5
					Brown silty SAND with gravel, medium dense, moist to wet
	GB	MC = 27.3			-light iron oxide staining to 3' -probed 6"
2.5					
					-becomes gray, dense, weakly cemented
	GB	MC = 11.8			
			SM		-probed 4"
5.0					
					-light groundwater seepage
7.5					
					[USDA Classification: gravelly sandy LOAM]
	GB	MC = 9.1 Fines = 26.5		9.0	423.0

Test pit terminated at 9.0 feet below existing grade. Groundwater seepage encountered at 7.0 feet during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

Appendix B

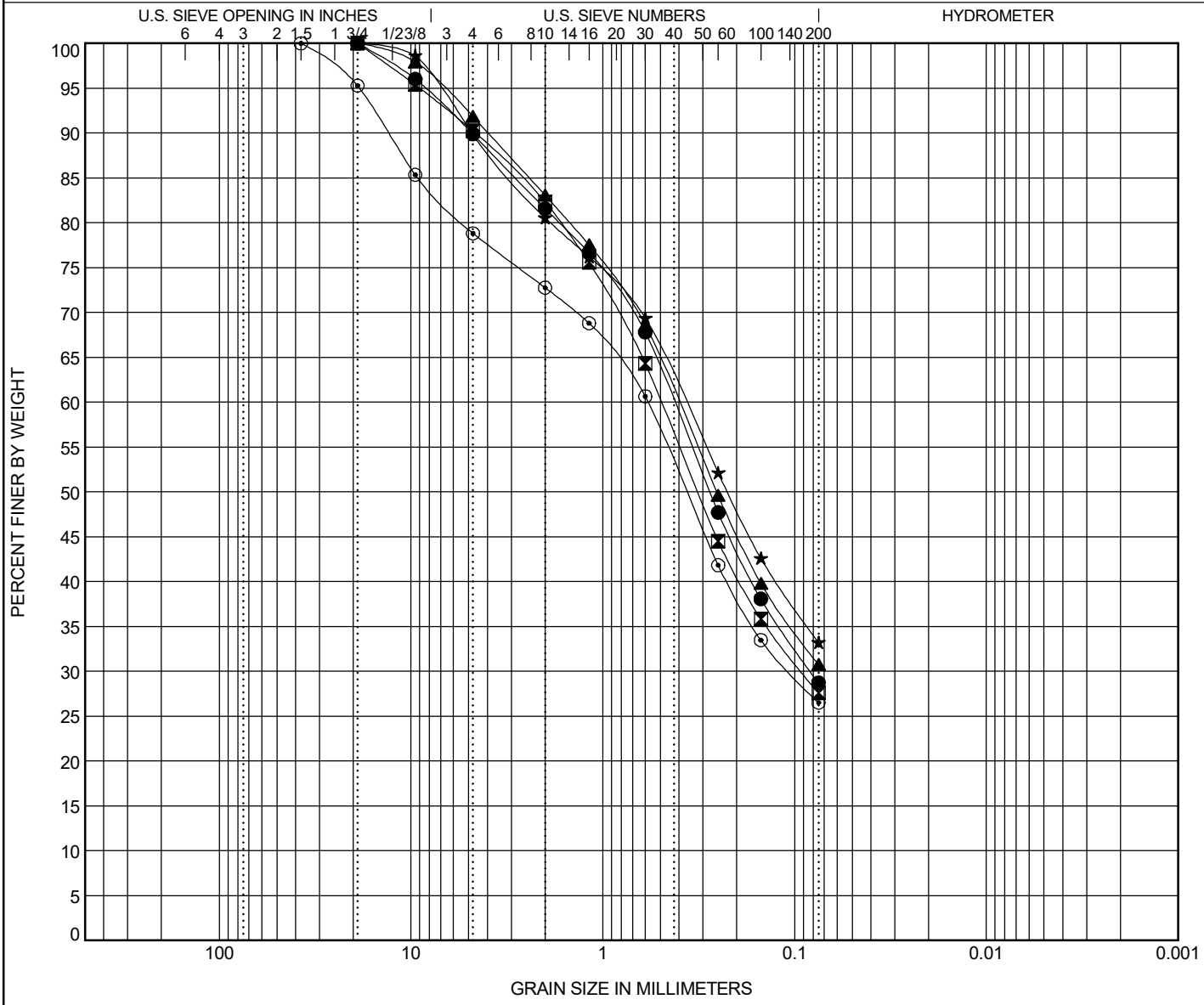
Laboratory Test Results

ES-9710

Earth Solutions NW LLC
15365 NE 90th Street, Suite 100
Redmond, WA 98052
Office (425) 449-4704 | esnw.com
Branch Office: Pasco, WA

GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-9710 **PROJECT NAME** LDS Church - Northup Way



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification			Classification	Cc	Cu
●	TP-02	5.00ft.	USDA: Brown Gravelly Sandy Loam. USCS: SM.		
⊠	TP-02	6.00ft.	USDA: Gray Gravelly Sandy Loam. USCS: SM.		
▲	TP-02	9.00ft.	USDA: Gray Gravelly Sandy Loam. USCS: SM.		
★	TP-04	2.00ft.	USDA: Brown Gravelly Sandy Loam. USCS: SM.		
⊙	TP-05	9.00ft.	USDA: Gray Gravelly Sandy Loam. USCS: SM with Gravel.		

Specimen Identification			D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
●	TP-02	5.0ft.	19	0.427	0.082					28.7	
⊠	TP-02	6.0ft.	19	0.495	0.092					27.6	
▲	TP-02	9.0ft.	19	0.403						30.8	
★	TP-04	2.0ft.	19	0.372						33.2	
⊙	TP-05	9.0ft.	37.5	0.582	0.106					26.5	

MEMORANDUM

DATE: August 16, 2024

TO: Darwin Li
City of Bellevue Transportation Department

FROM: Curtis Chin, P.E.
TENW

SUBJECT: Level 1 TIA
Travara – Bellevue, WA (24-101912 DC)
TENW Project No. 2024-197

This memorandum documents the Level 1 Traffic Impact Analysis for the proposed *Travara* project. This memo includes a project narrative, trip generation estimate, sight distance assessment, and concurrency determination results.

Project Narrative

The proposed *Travara* project is located at 16035 Northup Way as shown in Attachment A (vicinity map).

The proposed project includes the development of fifteen (15) detached single-family dwelling units (DU). Vehicular access is proposed via a new driveway on an existing private road aligned with 161st Ave NE. A preliminary site plan is included as Attachment B.

Based on King County Assessor building area information, the existing/prior use on the site includes a 15,654 SF church that will be removed as part of the proposed project. The King County Assessor information for the current building on the site is included in Attachment C.

Vehicular Trip Generation Estimate

The weekday PM peak hour trips for the proposed and existing uses were estimated based on standard City of Bellevue trip generation rates included in the City's *Multimodal Concurrency Implementation Guide* (September 2022).

Table 1 summarizes the net new weekday PM peak hour trip generation estimates for the *Travara* project, accounting for the removal of the existing church on-site.

Table 1
Travara – Trip Generation Summary

	Size	Trip Rate	Trips Generated In	Out	Total
Proposed Use:					
Single-Family Detached Housing	15 DU	1.00	9	6	15
Less Existing Use:					
Religious Institution	15,654 SF	0.49	-4	-4	-8
Net New PM Peak Hour Trips =			**5**	**2**	**7**

Vehicle and Pedestrian Sight Distance

A pedestrian and vehicle sight distance assessment were conducted at the following locations:

- Northup Way / Private Road (Road B)
- Proposed Site access (Road A) / Private Road (Road B)

Pedestrian sight distance standards are based on City of Bellevue *Transportation Design Manual* Section 3.2.2 (Sight Distance – Pedestrians) and Standard Drawing RL-120-1. Vehicle sight distance standards are based on *Design Manual* Section 3.2.1 (Sight Distance – Vehicles) and Standard Drawing RL-100-1.

For pedestrian sight distance, the driver of an exiting vehicle shall be able to view a one-foot-high object 15 feet away from the edge of the driveway when the driver's eye is 14 feet behind the back of the sidewalk. Vehicle sight triangles are measured from a point 14 feet behind the edge of the traveled way and the length of the triangle along the road varies depending on posted speed.

The pedestrian and vehicle sight triangle exhibits were provided by *Barghausen Consulting Engineers* and are included in Appendix D.

Garbage Truck Vehicle Turning Studies

Vehicle turning studies for garbage trucks were evaluated to ensure adequate circulation through the site. The vehicle turning studies provided by *Barghausen Consulting Engineers* are shown in Attachment E.

Transportation Concurrency Determination Results

Based on the City's multimodal concurrency analysis dated February 28, 2024, no concurrency reservation is required. The City's Concurrency Determination is included in Attachment F.

If you have any questions regarding the information presented in this memo, please contact me at 425-250-5003 or chin@tenw.com.

cc: Barbara Yarington – TriPointe Homes
Jeff Schramm – Principal TENW

Attachments

ATTACHMENT A

Site Vicinity Map

Attachment A: Project Site Vicinity

N
NOT TO SCALE

ATTACHMENT B

Preliminary Site Plan

PRELIMINARY ROAD AND DRAINAGE PLAN
FOR
TRAVARA
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 15' 30' 60'

SCALE: 1"=30'

STORMWATER FACILITY

STORMBRIXX SD TANK
VOLUME REQUIRED = 36,300 CF
VOLUME PROVIDED = 37,800 CF

FG=430
BOT OF TANK = 428.0
MAX. WATER ELEVATION = 427.5
WQ ELEVATION= 424.5
BOT OF VAULT = 420.5

PRETREATMENT VIA CONTECH CDS UPSTREAM OF THE WATER QUALITY UNIT.

WATER QUALITY VIA CONTECH STORM FILTER UPSTREAM OF DETENTION.

KEYNOTES

① SPOT ELEVATION AT TOP OF CURB AT CENTER OF LOTS

880300-0060
KEPPEL-KBS
BELLEVUE TECHNOL

664865-0150
SUN AMY

160TH AVE NE

664865-0010
BABYEV PETR M

WATER CONNECTION

5' LANDSCAPE
8' SIDEWALK

EX 8" WATER

EX OVERHEAD POWER TO BE RELOCATED

NORTHUP WAY

N63°32'38"W 605.45'

262505-9223
YAN BERNARD

262505-9102
ZAIC SHIRLEY

161ST AVE NE

068650-0010
KISHORE RAVINDRA & DEWANGAN

CONNECTION TO EX CATCH BASIN

EX 8" SEWER

8' SIDEWALK

5' R/W DEDICATION

EX 12" STORM

EX 8" WATER

EX 8" SEWER

6' SIDEWALK

TRACT A
OPEN SPACE/
DETENTION FACILITY

ROAD A

ROAD B

PLAT BOUNDARY S1°07'49"W 397.33'

INGLEBROOK
REC. No. 357450-0000

6 434.30 — ① 434.12
7 433.50 — ① 433.37
8 432.70 — ① 432.62
9 432.10 — ① 431.97
10 431.60 — ① 431.47
11 431.10 — ① 430.97
12 430.90
13 430.30
14 429.70
15 429.10
5 431.50
4 430.90 — ① 431.42
3 430.30
2 429.70 — ① 430.22
1 429.10

8" SEWER
BEARING PAD (TYP)
WATER METER (TYP)
8" ROOF DRAIN LINE
12" STORM
6" ROOF DRAIN LINE
8" WATER ① 430.82
6' SIDEWALK
8" ROOF DRAIN LINE ① 429.62
12" UPSTREAM STORM BYPASS ① 429.02
① 430.28
① 429.68
① 429.08
① 428.48
8" STORM
8" SEWER
PRETREATMENT UNIT
WATER QUALITY FILTER UNIT
CONSTRUCT 6' SIDEWALK WITH 5' PLANTER.

S88°43'21"E 150.00'

S63°33'21"E 328.47'

PLAT BOUNDARY

N18°22'16"E 204.17'

EASTSIDE TORAH CENTER
REC. No. 262505906905

262505-9069
EASTSIDE TORAH CENTER

785970-0050
SU YE & TENGYAN ZHANG

785970-0060
PARVATHANENI LATHA

785970-0040
YOUNG BROTHERS LLC

785970-0030
CHANG MU-YA & ZHANG XUEYANG

785970-0020
TANG FENG & PING XIONG

785970-0010
PADISETTY SIVAPRASAD & GEETHA

785970-0170
SUN RAY & KAREN G OREILLY

785970-0180
JAIN RAJEEV K & SHIKHA

PLAT OF SONARA
REC. No. 20061013001920

DETENTION TANK
CONTROL STRUCTURE

CONNECT TO EX STORM CB

N26°26'59"E 93.12'

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY ROAD AND DRAINAGE PLAN FOR *TRAVARA*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA
CONTACT: BARBARA YARINGTON

STATE OF WASHINGTON
TORRENTON SHEA
20100241
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
8/16/2024

Scale: Horizontal 1"=30' Vertical N/A

Designed TJS Drawn RK Checked BJT Approved TJS Date 8/16/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225

Sheet 4 of 14

P:\23000s\23225\preliminary\23225-pdr1.dwg 8/16/2024 1:19 PM RKUSAKABE

ATTACHMENT C

King County Assessor's Data

BUILDING

Building Number	1
Building Description	CHURCH
Number Of Buildings Aggregated	1
Predominant Use	CHURCH (309)
Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	GOOD
Stories	1
Building Gross Sq Ft	15,654
Building Net Sq Ft	15,654
Year Built	1988
Eff. Year	2000
Percentage Complete	100
Heating System	HEAT PUMP
Sprinklers	No
Elevators	

Click the camera to see more pictures.

Picture of Building 1

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	CHURCH (309)	Church	1	13		15,147	15,147

Section Feature(s) Of Section Number: 1

Feature Type	Gross Sq Ft	Net Sq Ft
MEZZANINES-DISPLAY (760)	507	507

Accessory

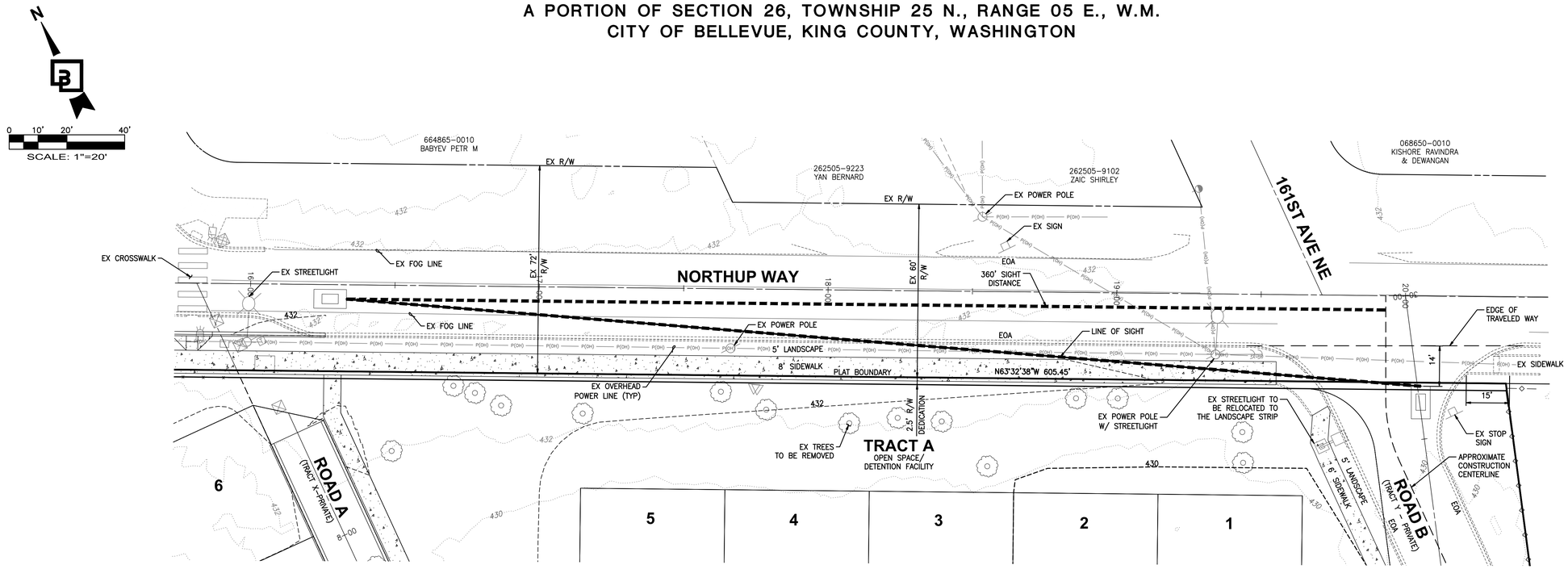
Accessory Type	Picture	Description	Qty	Unit Of Measure	Size	Grade	Eff Yr	%	Value	Date Valued
Miscellaneous		DET SHED	1	Square Feet	280	LOW COST	1988	100	4500	2/4/1998

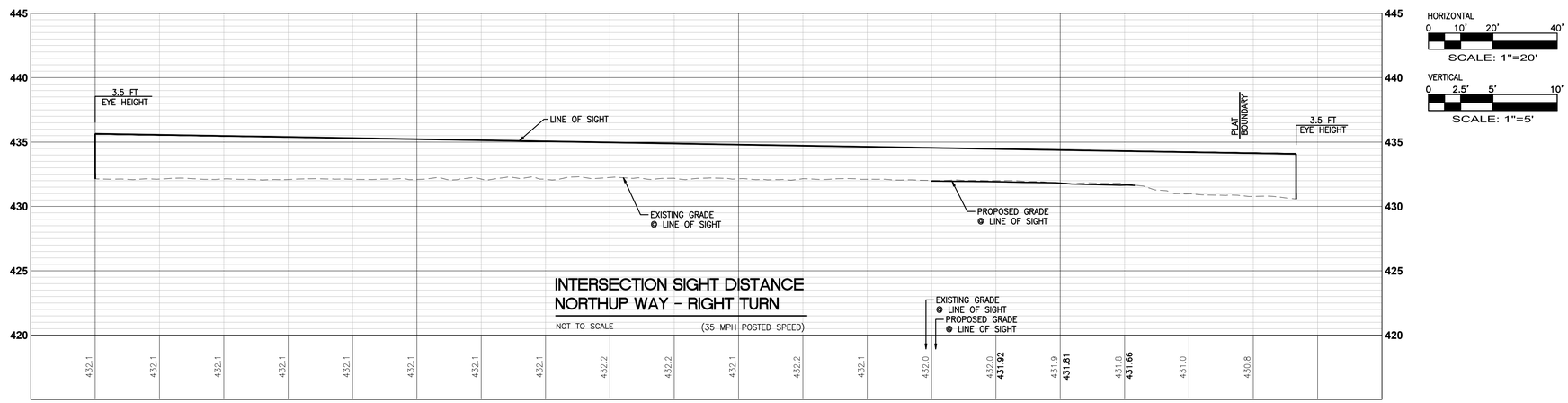
ATTACHMENT D

Vehicle and Pedestrian Sight Distance Exhibits

(Provided by Barghausen Consulting Engineers)

INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN
FOR
TRAVARA
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON





HORIZONTAL
0 10' 20' 40'
SCALE: 1"=20'

VERTICAL
0 2.5' 5' 10'
SCALE: 1"=5'

NOTE:

BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM KING COUNTY GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANTY THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE TO SUBMIT FOR ANY PERMIT OR FOR CONSTRUCTION.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN FOR *TRAVARA*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA
CONTACT: BARBARA YARINGTON

KRISTEN T. SKELTON
STATE OF WASHINGTON
20100241
REGISTERED PROFESSIONAL ENGINEER
8/13/2024

Scale:	Horizontal 1"=20'	Vertical 1"=5'
Designed TJS	Drawn RK	
Checked BJT	Approved TJS	
Date 8/13/24		

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225

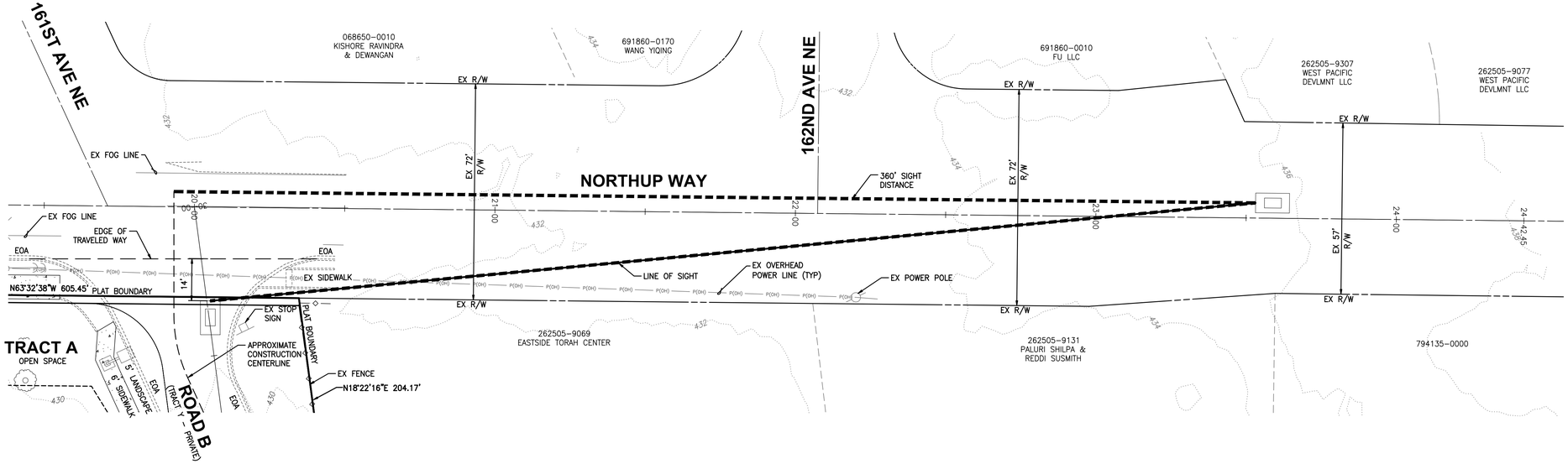
Sheet FIG-1

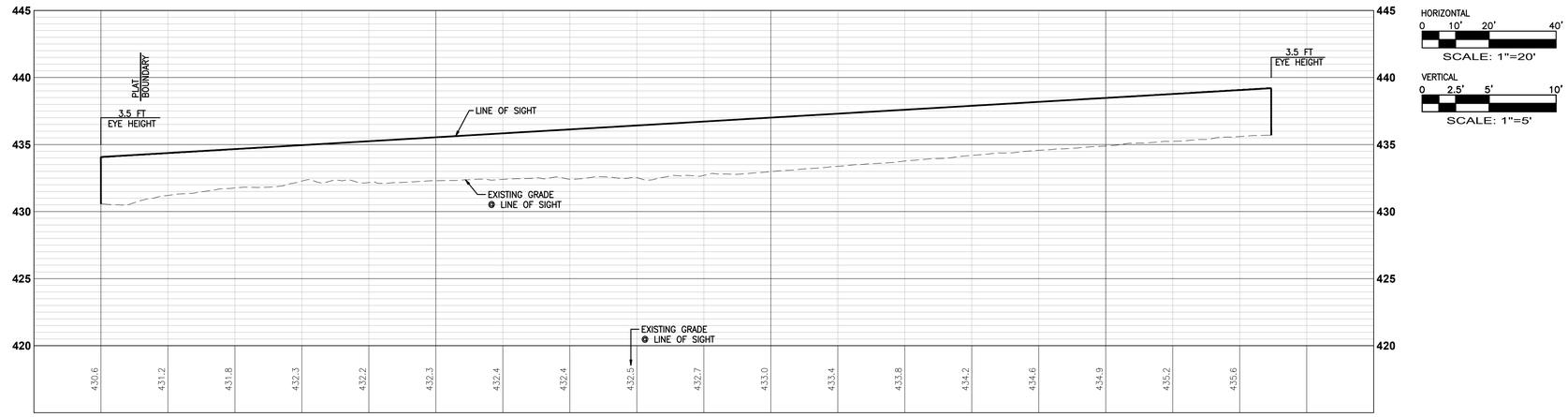
P:\23000s\23225\exhibit\preliminary\23225-x1.dwg 8/13/2024 1:09 PM RKUSAKABE

INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN
FOR
TRAVARA
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

N

0 10' 20' 40'
SCALE: 1"=20'





INTERSECTION SIGHT DISTANCE
NORTHUP WAY - LEFT TURN

NOT TO SCALE (35 MPH POSTED SPEED)

NOTE:

BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM KING COUNTY GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANTY THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE TO SUBMIT FOR ANY PERMIT OR FOR CONSTRUCTION.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Revision	Date	By	Ckd.	Appr.

Title: INTERSECTION SIGHT DISTANCE - NORTHUP WAY RIGHT TURN FOR *TRAVARA*

For: TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA
CONTACT: BARBARA YARINGTON

STATE OF WASHINGTON
TRENTON S. MOLTON
20100241
REGISTERED PROFESSIONAL ENGINEER
8/13/2024

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS Drawn RK Checked BJT Approved TJS Date 8/13/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225

Sheet FIG-2

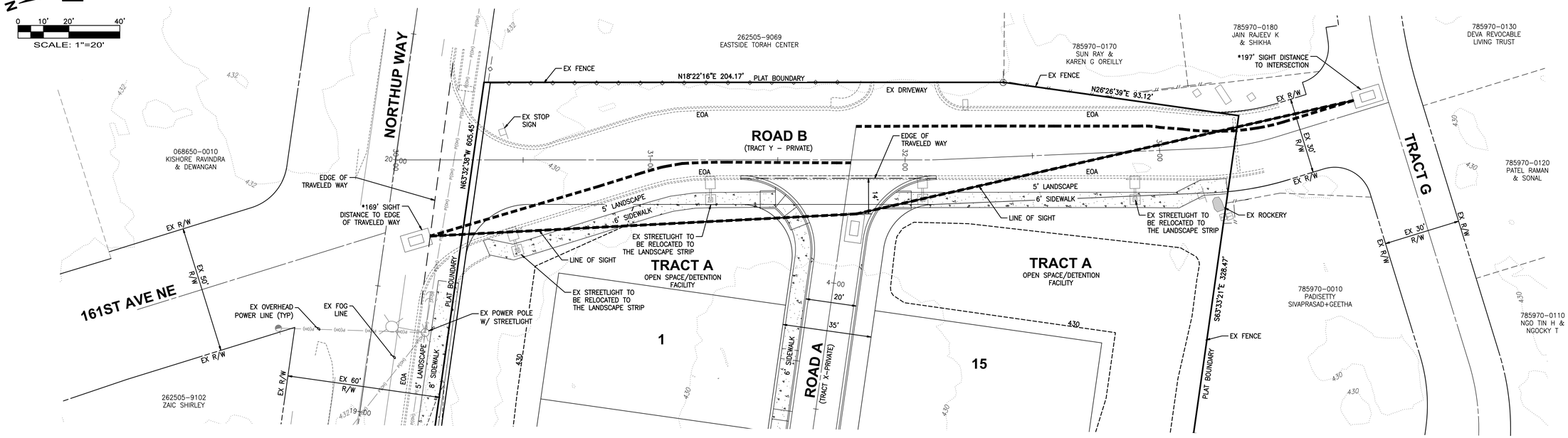
P:\23000s\23225\exhibit\preliminary\23225-x2.dwg 8/13/2024 1:03 PM RKUSAKABE

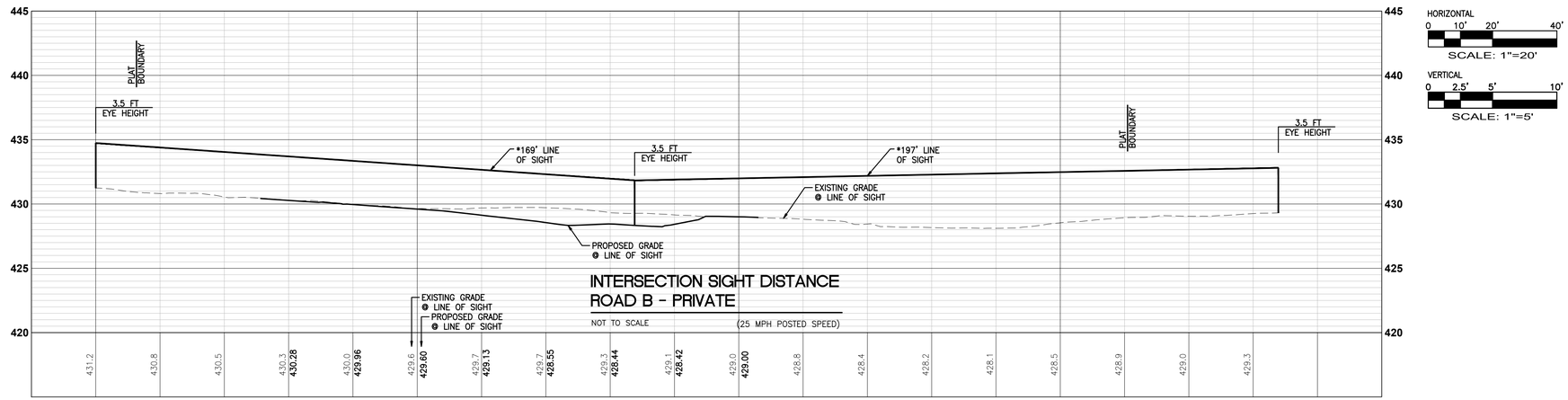
INTERSECTION SIGHT DISTANCE - 45' PUBLIC ROAD
FOR
TRAVARA

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

SIGHT DISTANCE NOTE:

*SIGHT DISTANCE (REQUIRED 250') IS CONFINED BY THE EXISTING PRIVATE ROAD TO THE EAST AND NORTHUP WAY TO THE WEST.





NOTE:

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CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: INTERSECTION SIGHT DISTANCE - 45' PUBLIC ROAD FOR *TRAVARA*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA
CONTACT: BARBARA YARINGTON

TRENTON S. KUSKABE — STATE OF WASHINGTON — 20100241 — REGISTERED PROFESSIONAL ENGINEER
8/13/2024

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS. Drawn RK. Checked BJT Approved TJS. Date 8/13/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23225

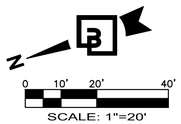
Sheet FIG-3

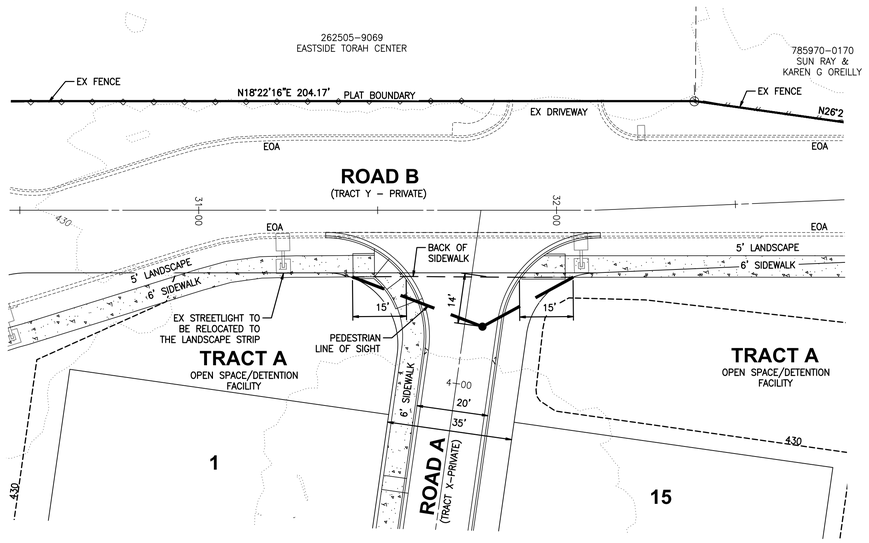
P:\23000s\23225\exhibit\preliminary\23225-x3.dwg 8/13/2024 1:03 PM RKUSKABE

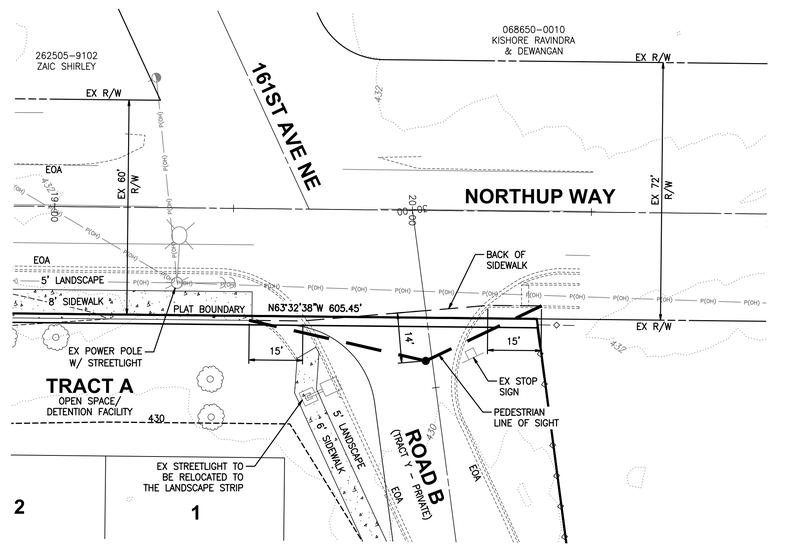
PEDESTRIAN SIGHT LINES
FOR

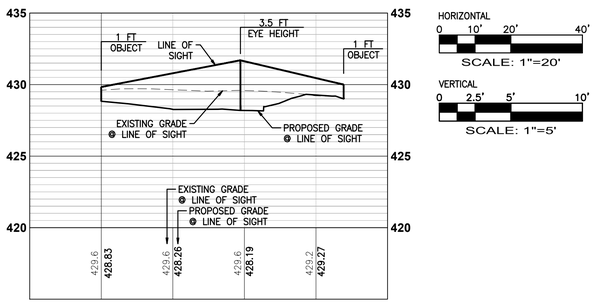
TRAVARA

A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



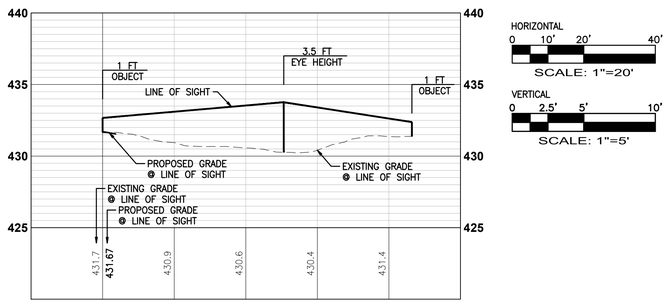






PEDESTRIAN SIGHT LINES
ROAD B

NOT TO SCALE



PEDESTRIAN SIGHT LINES
NORTHUP WAY

NOT TO SCALE

NOTE:

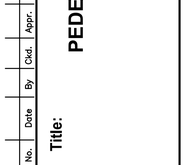
BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM KING COUNTY GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANTY THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE TO SUBMIT FOR any PERMIT OR FOR CONSTRUCTION.

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision

Title: PEDESTRIAN SIGHT LINES FOR *TRAVARA*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA
CONTACT: BARBARA YARINGTON



Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS Drawn RK Checked BJT Approved TJS Date 8/13/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23225

Sheet FIG-4

P:\23000s\23225\exhibit\preliminary\23225-x4.dwg 8/13/2024 1:03 PM RKUSAKABE

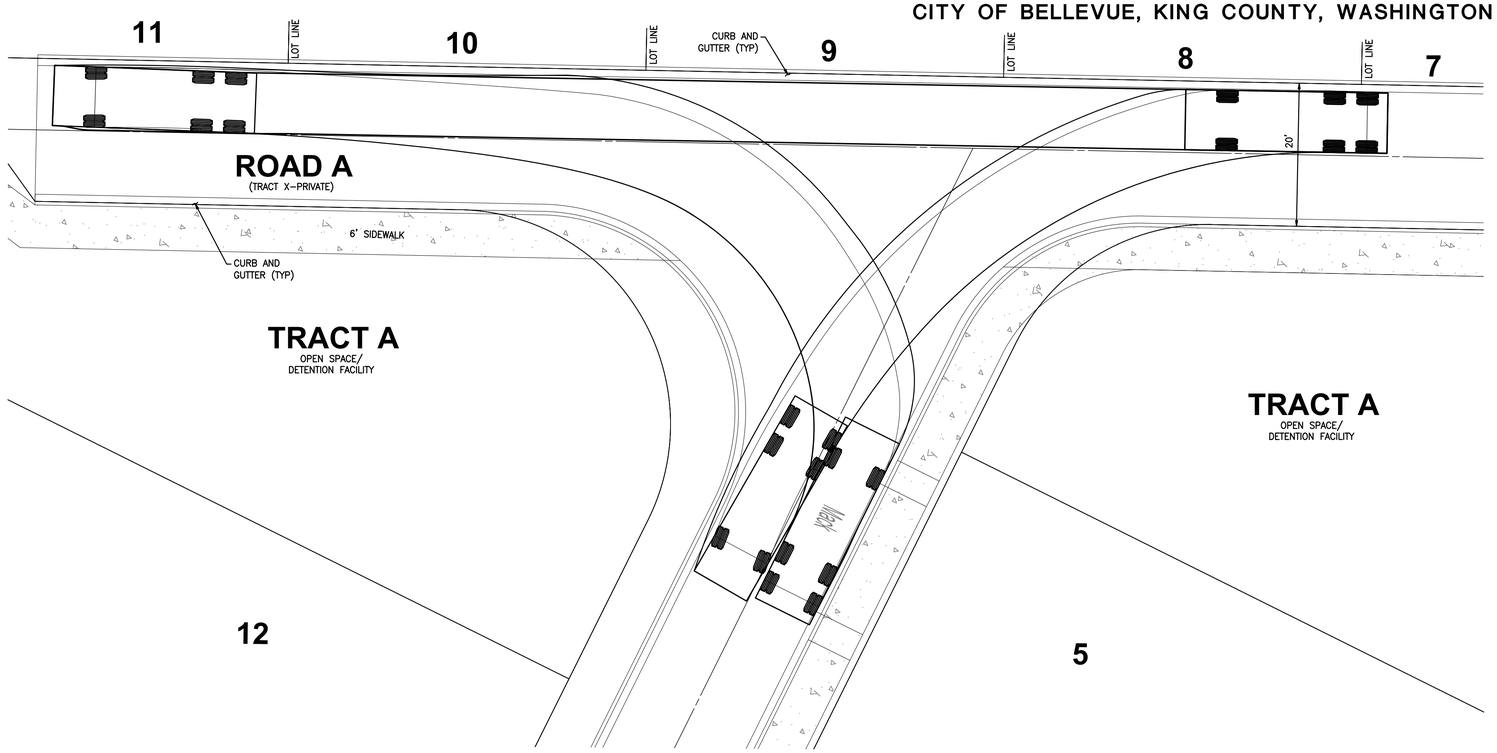
ATTACHMENT E

Vehicle Turning Studies

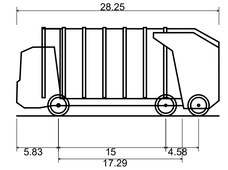
(Provided by Barghausen Consulting Engineers)

PRELIMINARY VEHICLE TURNING EXHIBIT
FOR
TRAVARA
A PORTION OF SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

0 5' 10' 20'
SCALE: 1"=10'



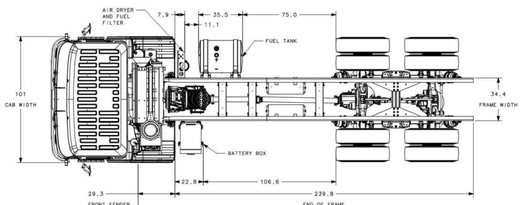
TYPE OF VEHICLE

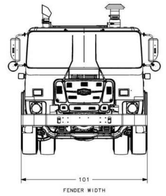


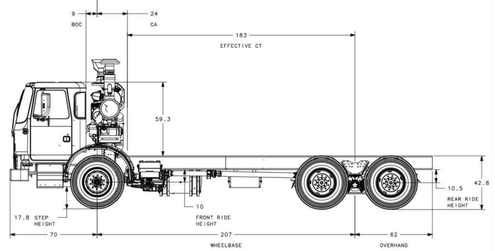
Mack	
Overall Length	28.250ft
Overall Width	8.420ft
Overall Body Height	12.345ft
Min Body Ground Clearance	1.034ft
Track Width	8.420ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	38.000ft

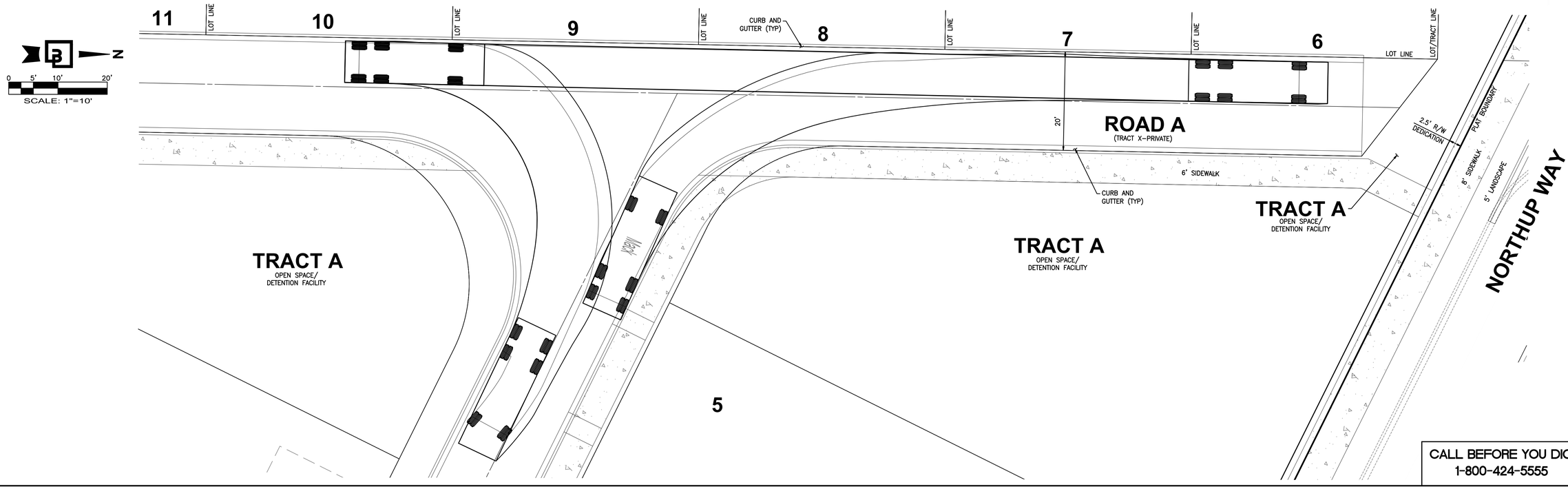
AUTOCAR
XPEDITOR

ACX 6X4 TYPICAL
CUMMINS ISL ENGINE
ALLISON 4500 TRANSMISSION
MERITOR 20K STEER AXLE
MERITOR RT46 REAR AXLE
HENDRICKSON HMX 46K REAR SUSPENSION
207" WHEELBASE
62" OVERHANG
ALL DIMENSIONS IN INCHES









0 5' 10' 20'
SCALE: 1"=10'

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Revision	Date	By	Ckd.	Appr.

Title: PRELIMINARY VEHICLE TURNING EXHIBIT FOR *TRAVARA*

For:
TRI POINTE HOMES WASHINGTON, INC
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA
CONTACT: BARBARA YARINGTON

TRENTON S. JOHNSON
STATE OF WASHINGTON
20100241
REGISTERED PROFESSIONAL ENGINEER
8/13/2024

Scale:	Horizontal 1"=10'	Vertical N/A
Designed TJS	Drawn RK	
Checked BJT	Approved TJS	Date 8/13/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number	Sheet
23225	FIG-6

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ATTACHMENT F

Concurrency Determination

Transportation

Concurrency Determination

Submit this determination with the land use permit application for this project.

Date: 2/28/2024

Project Name: LDS Northup Property

Permit Number: 24-101912 DC

Contact/Applicant Name: Ivana Halvorsen

Email: ihalvorsen@barghausen.com

Project Address: 16035 Northup Way

Concurrency Reviewer: Darwin Li

Mobility Units required for proposal: 8

☐ This serves as a Concurrency reservation for _____ Mobility Units.

☑ This project generates 25 or fewer mobility units and does not require a concurrency reservation.

Notes:

1. This form must be submitted for all Land Use permit applications regardless of concurrency reservation status.
2. This reservation expires one year from the date above. A one-year extension may be requested if an accompanying Land Use permit is in review.
3. Mobility Units may not be transferred to another property or applicant.

Determination Output Report

Project Name: LDS Northup Property Project Address: 16035 Northup Way Date: 2-28-24
Permit # 24-101912 DC Prepared by: Darwin Li

PMA 2

Proposed

Land Use	Size	Units	Vehicle Trips	Person Trips	Person Trip Types By Mode						Total Mobility Units Generated					
					SOV	HOV2+	Walk	Bike	Transit	Total	SOV	HOV2+	Walk	Bike	Transit	Total
Single Family	15	dwelling	15	25	11	10	1	1	2	25	11	4	0.1	0.2	0.2	16
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
Subtotal			**15**	**25**	**11**	**10**	**1**	**1**	**2**	**25**	**11**	**4**	**0.1**	**0.2**	**0.2**	**16**

Existing

Land Use	Size	Units	Vehicle Trips	Person Trips	Person Trip Types Broken Down						Total Mobility Units Generated					
					SOV	HOV2+	Walk	Bike	Transit	Total	SOV	HOV2+	Walk	Bike	Transit	Total
Religious Institution	15.654	1,000 sf / GFA	8	19	2	14	2	0	1	19	2	5.6	0.2	0	0.1	8
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
0	0		0							0						0
Subtotal			**8**	**19**	**2**	**14**	**2**	**0**	**1**	**19**	**2**	**5.6**	**0.2**	**0**	**0.1**	**8**

Net New	**7**	**6**	**9**	**-4**	**-1**	**1**	**1**	**6**	**9**	**-1.6**	**-0.1**	**0.2**	**0.1**	**8**

No Concurrency Reservation is Required