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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Security Properties, Inc.
Michael Nanney, (206) 628-8003

LOCATION OF PROPOSAL: 1209 124th Avenue NE

DESCRIPTION OF PROPOSAL: Construction of three residential buildings (279 units) with ground-floor uses, including retail, restaurant, office, fitness center, bike club, and Wi-Fi café. The buildings will be between 6 and 9 stories in height, with a total of approximately 261,059 gross square feet, excluding the parking areas. There will be 2 levels of underground parking with 246 parking stalls. Site improvements to include, but are not limited to: ROW improvements, site utility connections, landscaping, and installation of a multi-family play area. The subject property is currently undeveloped. This secondary phase of residential construction is a continuation of the Phase 1 residential construction, located west of the subject site. The project site area is comprised of 1.9 acres (parcels 22-23) of the 36 acre "The Spring District" Master Development Plan.

FILE NUMBERS: 15-119249-LD **PLANNER:** Laurie Tyler, Associate Land Use Planner

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **5/19/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland — Environmental Coordinator

5/5/16 — Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

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ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

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

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

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

Received
JUL 29 2015
Permit Processing

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

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BACKGROUND INFORMATION

Property Owner: Security Properties

Proponent:

Contact Person: Michael Nanny
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 701 Fifth Ave. Suite 5700
Seattle, WA 98104-7097

Phone: (206) 628-8002

Proposal Title: Spring District Residential Phase 2

Proposal Location: 1209 124TH AVENUE NE BELLEVUE, WASHINGTON 98005
(Street address and nearest cross street or intersection) Provide a legal description if available.
See attached.
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: SEE ATTACHED.
2. Acreage of site: 1.9
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 279
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: ~~370,100~~ **261,059 GSF**
7. Quantity of earth movement (in cubic yards): 50,000
8. Proposed land use: Residential, retail, restaurant
9. Design features, including building height, number of stories and proposed exterior materials:
   See attached. **Located within project file.**
10. Other

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

Estimated date of construction complete March 1, 2018.

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

No

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

None

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

The Spring District Master Development Plan, 11-125943-LP

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Administrative Design Approval in accordance with the DA, MDP & LUC 20.25D for the Bel-Red area including Major Major Project (BB), Clearing & Grading (GD), Utility Extension (UE) if warranted, ROW Use & Shoring, MEP including SS & SD connection, Fire & Sign

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? +/-40% (small area) **80 sq. ft. - does not trigger CALUP**

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Fill overlying glacially consolidated soils (Vashon Till)

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

There are no known indications or history of unstable soils in the immediate vicinity.

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

Proposed earthwork includes the excavation of approximately 50,000 CY of existing grade for the construction of a common sub-grade parking garage. Unsuitable soil or spoils will be exported to a licensed waste site. Structural fill, as needed and specified, will be trucked to the site from approved suppliers.

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

Yes, erosion is possible during clearing & grading and Construction of the project site.

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

74%

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

Erosion & Sediment Control (ESC) Plan along with a Turbidity Monitoring Plan (TMP) and a Construction Surface Water Pollution Prevention Plan (CSWPPP) per COB C&G Development Standards including BMP's & engineer of record recommendations. General techniques proposed during clearing & grading and construction: sediment ponds, fiber rolls, nets and blankets, wattle and silt fencing. Post Construction:

2. AIR

Preliminary Geotechnical Report prepared by GeoEngineers, dated June 5, 2015 was submitted with this application.

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Potential emissions: Dust & auto/construction equipment emissions beyond what BMP dust and pollution control measures are able to capture/contain.

Quantities: Indeterminable.

After project completion, emissions from vehicles to and from project site will occur.

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

No

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

Limited & bulk deliveries, recommended use of high tier equipment, dust control through a proposed single point of entry to the site and quarry spall wheel wash station(s), sweeping and vacuuming of impervious surfaces on and immediately adjacent to the site per BCC 23.76.

Construction dust mitigation measures per Clear & Grade Code: BCC 23.76

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No

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(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

The proposal will not require surface water withdraws or diversions. A February of 2013 geotechnical engineering report did not encounter groundwater during boring explorations and concluded that the site has a relatively deep groundwater table.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, stormwater from impervious surfaces, e.g. rooftops, courtyards and a private drive will be collected, treated and conveyed through approved systems that eventually discharge into Lake Bellevue.

b. Ground

Project subject to Utility Code BCC 24.06 and any required Utility permits.

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

This proposal will not involve withdrawals of, or discharges to groundwater.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. This proposal does not include the discharge of waste materials into the ground from septic tanks or other sources. Residential, commercial and future retail uses within the project will be served by the City's public sewer system.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be generated by roads, driveways, rooftops and other on site impervious surfaces. Collected runoff will be treated and will outfall via City storm to Lake Bellevue by means of an approved/engineered on-site drainage system designed in accordance with the Stormwater Management Manual for Western Washington and City of Bellevue regulations.

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

Not anticipated.

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

Pervious paving, rain and rooftop gardens, landscaping and engineered bioretention systems complying with all applicable requirements of the 2012 version of the Stormwater Management Manual for Western Washington (SWMMWW) and City of Bellevue Stormwater Management Guidelines.

4. Plants

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

- ☐ deciduous tree: alder, maple, aspen, other
- ☑ evergreen tree: fir, cedar, pine, other
- ☑ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

100% of existing vegetation along edges of the existing warehouse slab and paved areas to be removed.

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

None known

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

21,900 sf of plantings and vegetated roof including native and adaptive plants per LUC 20.25D.

Landscape development required per LUC 20.25D.110

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

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

None known

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

Unknown

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

Future/permanent landscaping including use of native plantings to support small urban animals and fowl.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Energy sourcing: Electricity & natural gas

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

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

HE/Energy star appliances, dual-paned vinyl windows, and use of natural light where feasible.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

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

None. Proposed project uses are limited to residential, commercial future retail and parking of personal vehicles only.

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

Spill Prevention, Control & Countermeasure Plan to be utilized by constructors of the project.

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b. Noise

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

None. No affects anticipated by existing noise.

Construction noise will be limited to the City's Noise Ordinance BCC 9.18

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction related activities, traffic to and from the site and use of heavy equipment.
Sound levels: Indeterminable.
Note: The Bel-Red Corridor FEIS states that long-term noise impacts would be similar to the No-Action Alternative (70-72 dBA) in areas proposed for residential development.

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

Appropriate hours of operation, confirmation that sound dampening devices required for all construction related equipment are performing as engineered and adherence to noise control requirements per BCC 9.18.

8. Land and Shoreline Use

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

The site is vacant with no active uses. Adjacent properties include retail & warehouse uses.

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

No

c. Describe any structures on the site.

None

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

None

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

BR-OR-2, BR-OR-1

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

Bel-Red Subarea

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

N/A

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

No

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

+/- 420

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

None

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

N/A

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

Adherence to the 2007 Bel-Red Corridor Project Steering Committee Recommendation, The Spring District Development Agreement, Master Development Plan and support throughout City of Bellevue Development Services

9. Housing

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

~~+/- 282~~ middle income units

279

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

None

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

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height proposed is for Building A ~~91' 8"~~ **87'-0"**. The principal exterior material is fiber cement panel.

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

The immediate vicinity is vacant at this time. This residential project will by smaller in scale than the proposed commercial office buildings and will have minimal impact of views.

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

The development is broken into 3 buildings to reduce the scale of the project. Careful detailing and articulation of the exterior facade further helps to break down the scale of the structures.

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11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The project will have exterior security lighting and entry lighting typical of a residential apartment building. Lighting will be shielded from the sky and aimed towards adjacent properties.

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

No.

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

None

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

Shielded site & building lighting on photocells, dark sky compliant where feasible and no use of reflective glazing. The project shall also adhere to applicable Light & Glare requirements per LUC 20.20.522.

12. Recreation

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

Wilburton sports fields to the south, Hidden Valley sports park to the west and Cherry Crest Park to the North.

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

No

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

Play area, Picnic area, bike club for residents, public plaza

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known

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

None known

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Existing NE 12th St. & 120th Ave NE are near the site. NE District Way, 121st Ave NE. 122nd Ave NE (private) and 123rd Ave NE (private) will be adjacent to the site in the future

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

No. Approximately 150 feet to transit stops along NE 12th Street

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

~~269~~, none

246

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d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No, existing streets to remain.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

Refer to Transportation section in Staff Report for full analysis of impacts.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic demand for this project included in the traffic analysis presented for the Master Development Plan

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

Ease of access from bike parking through the project to public streets & existing public transportation.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes; however, a negligible impact to schools and public services considering the project type and demographic.

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

none.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, sanitary, storm - COB
Electricity & gas - PSE

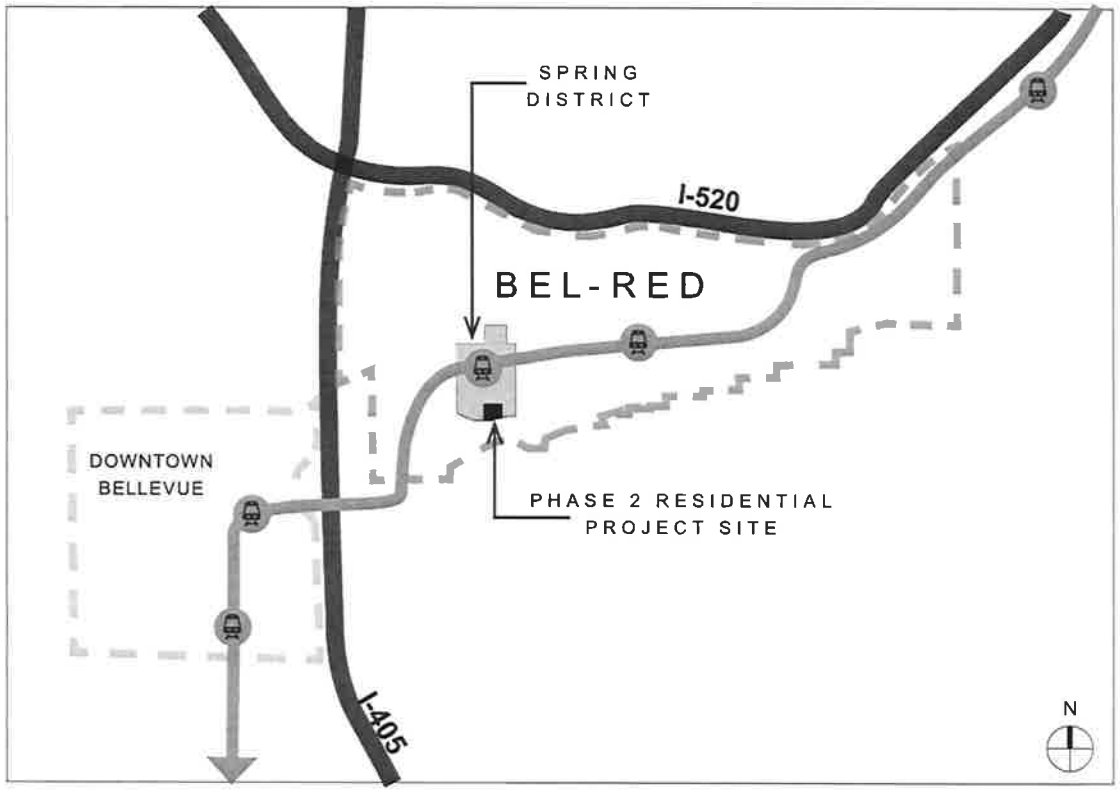
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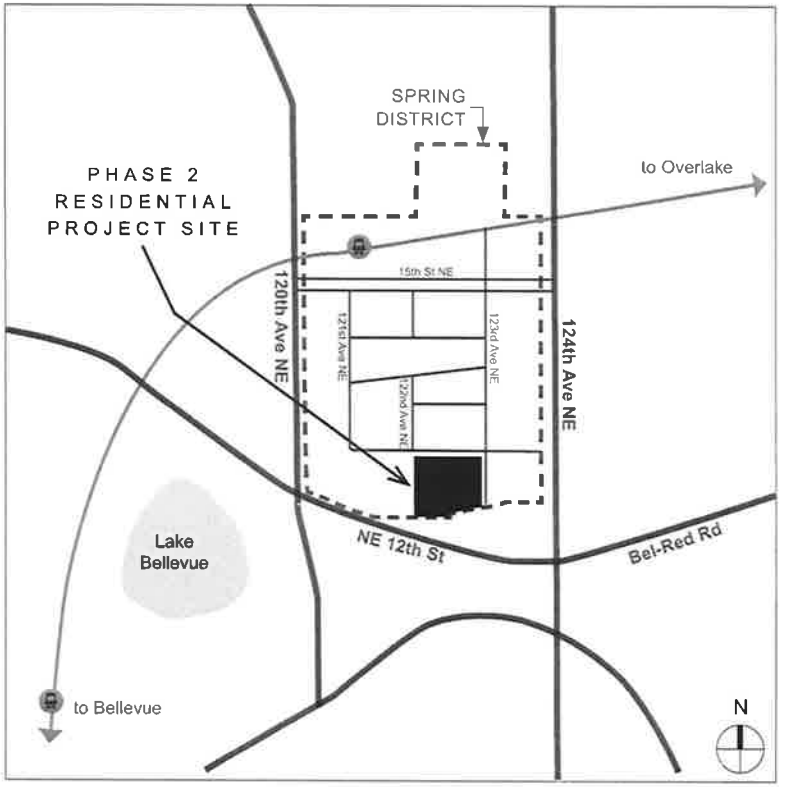
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Date Submitted..... 7/28/15

LT 5/5/16

Vicinity Map





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5/5/16

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Spring District Residential (SDR) Phase 2 (Parcels 22, 23)**
Proposal Address:	1209 124th Avenue NE

Proposal Description: Construction of three residential buildings (279 units) with ground-floor uses, including retail, restaurant, office, fitness center, bike club, and Wi-Fi café. The buildings will be between 6 and 9 stories in height, with a total of approximately 261,059 gross square feet, excluding the parking areas. There will be 2 levels of underground parking with 246 parking stalls. Site improvements to include, but are not limited to: ROW improvements, site utility connections, landscaping, and installation of a multi-family play area. The subject property is currently undeveloped. This secondary phase of residential construction is a continuation of the Phase 1 residential construction, located west of the subject site. The project site area is comprised of 1.9 acres (parcels 22-23) of the 36 acre "The Spring District" Master Development Plan.

File Numbers:	**15-119249-LD** (Design Review)
Applicant:	Security Properties
Decisions Included:	Combined Design Review and SEPA Determination
Process:	Process II, (LUC 20.35.200)
Planner:	Laurie Tyler, Associate Land Use Planner, 425-452-2728
Threshold Determination:	State Environmental Policy Act (SEPA): Determination of Non-Significance with incorporation by reference of the Bel-Red Corridor Project Draft and Final Environmental Impact Statements issued July 19, 2007

Carol V Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

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

Carol V Helland
By Carol V. Helland, Land Use Director

Application Dates:	07-29-2015
Completeness Date:	08-26-2015
Notice of Decision Date:	05-05-2016
SEPA Appeal Deadline:	05-05-2016 at 5pm
Appeal Deadline:	05-19-2016 at 5pm

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

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Attachments:
A - Project Plans
B - Environmental Checklist
C - Geotechnical Report by GeoEngineers dated June 5, 2015 (located in project file)
D -Development Agreement signed on July 10, 2009 and recorded September 11, 2009 (located in project file)
E - FAR Amenity Incentive System (Land Use Code 20.25D.090)
F - Concurrency Certificate

I. REQUEST and REVIEW PROCESS

The applicant requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to develop Spring District Residential (SDR) Phase 2, comprised of 279 units within 3 buildings (Buildings A-C) of The Spring District Master Development Plan (MDP).[1] This project is a continuation of the Phase 1 residential project located west of the subject site, currently under construction. The total square footage is 261,059 gross square feet,[2] excluding the parking areas. There will be 2 levels of underground parking for 246 parking stalls. The total site area for the three buildings and associated improvements is 82,764 square feet (1.9 acres).

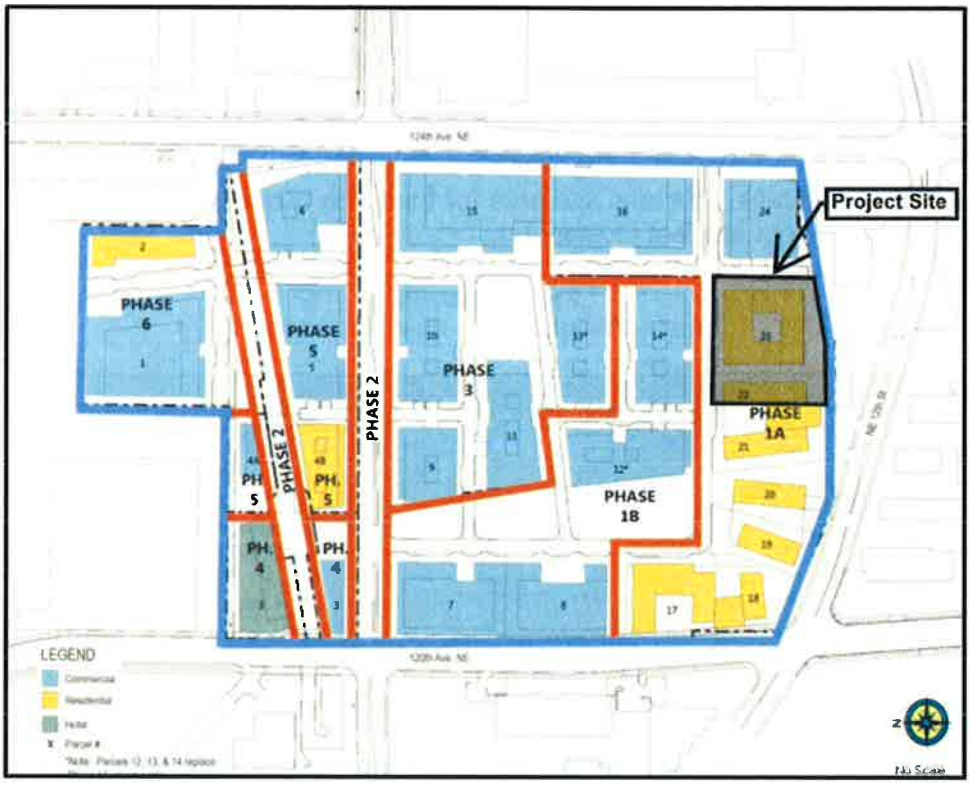
Spring District
Master Development Plan Boundary



[1] The Spring District Master Development Plan was affirmed on appeal by the Hearing Examiner on October 8, 2012. Development Services file reference 11-125943-LP; Hearing Examiner reference: AAD 12-41.

[2] Land Use Code 20.50.022 Gross Square Feet. Total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding vent shafts, outdoor courts and parking.

Project Site within Master Development Plan Boundary



The design consists of three distinct buildings of varying scale and design. All buildings will be located above a podium and underground parking garage. Retail, restaurant, live/work and townhouses will front NE District Way and 123rd Ave NE to activate and create vibrant and friendly streets. Amenity spaces, townhouses and family flats will open onto a central public courtyard and other exterior public spaces. The proposed design incorporates a mixture of public and private exterior spaces that are designed to connect to the Phase 1 pedestrian plaza and streetscape, and continues a fully landscaped public midblock connection through Phase 1 and Phase 2 for the Spring District neighborhood. Landscaping will be integrated into the ground plane and rooftops, in order to create a fluid experience between open spaces and adjacent sites. Two levels of underground parking with approximately 246 parking stalls and 76 bicycle spaces will be shared by all three residential buildings and for the retail/restaurant uses.

Through the varying heights of each building proposed, the scale of the new residential community will be integrated with the Phase 1 residential development to the west, and the future adjacent buildings to the east and north of the site. Diversity is further enhanced by having varying heights of the buildings themselves, and by creating a unique architectural character for each building that is distinct, yet related. A highly glazed special corner at the intersection of NE District Way and 123rd Avenue NE emphasizes the urban design context of the intersection.

Building A: Fronts NE District Way – 9 story residential building with 118 residential units, ground level live/work, retail and a leasing office.

Building B: Fronts 123rd Avenue NE – 6 story residential building with 101 units, ground level townhouses, restaurant, fitness center and Wi-Fi café.

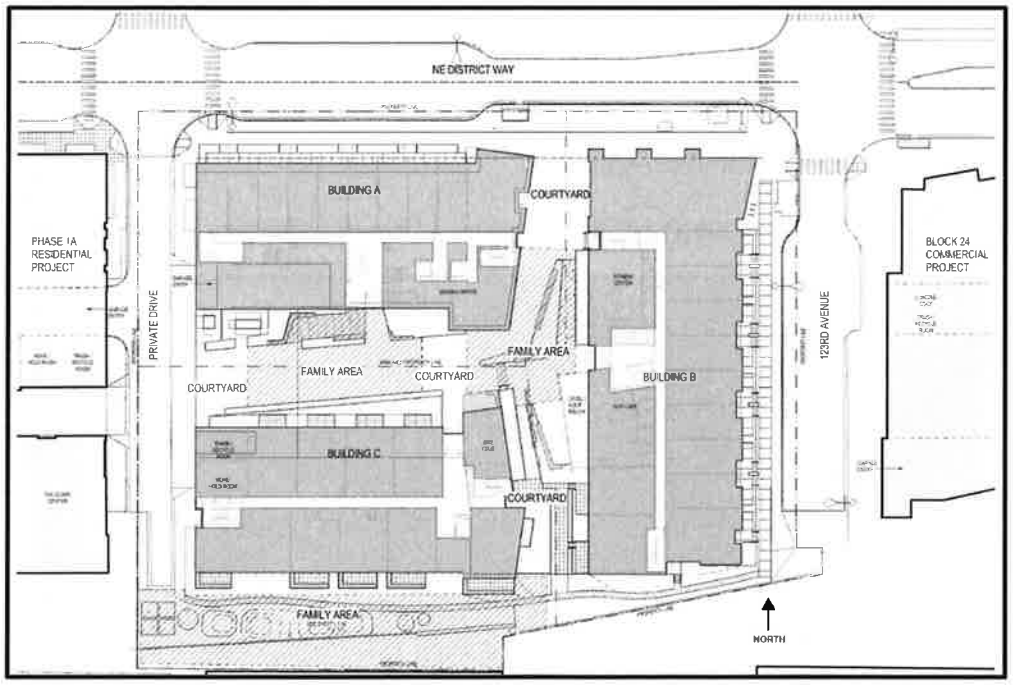
Building C: Located on Southern portion of site – 6 story residential building with 60 units, ground level family flats, bike facility for residents, and a south facing rooftop amenity space.

Building heights vary from 56'-8" to 92'-10" (top of parapet). The height of Building A steps up from 87'-10" at the west to 92'-10" on the east. Building B steps down from 75'-1" on the north to 72'-4" on the south. Building C steps down from 72'-8" on the east, to 69'-8" on the north, to 56'-8" on the southwest. The increase in height from south to north and east to west helps to provide a graceful transition between this phase of construction to the adjacent buildings anticipated across NE District Way, and across 123rd Avenue NE, and to provide a variety of building profiles for the overall neighborhood.

A. Site Design

The project site was originally part of Phase 1A of The Spring District Master Development Plan. Through a recent MDP Amendment, the project site now lies within Phase 1B of The Spring District MDP. The subject Design Review application is for only part of the proposed improvements for Phase 1B, and includes buildings located only on parcels 22 and 23 (Residential Buildings A-C), and continued construction of a private drive to the west of the development, between Phase 1 residential (under construction) and Phase 2 (subject site). In addition, the construction of 123rd Avenue NE to the east, also a private street, will be required to serve Building B.

Site Plan



The project site is generally flat and is roughly rectangular, measuring approximately 319 feet from east to west and varying from approximately 273 feet to 213 feet from north to south. The applicant recorded a Binding Site Plan (April 23, 2014, King County recording number 20140423000863) which allows flexibility in site development, including building location, shared open space, and shared parking.

While the Spring District Master Development Plan anticipated one large building on the site, this project creates three distinct buildings. The Building A site is approximately 125 feet (north-south) by 208 feet (east-west). The Building B site is approximately 252 feet (north-south) by 111 feet (east-west). The Building C site is approximately 148 feet (north-south) by 203 feet (east-west). The three buildings are sited to create vibrant and friendly pedestrian experiences along NE District Way and 123rd Avenue NE, interior public pedestrian courtyards, and an accessible pedestrian connection to the Phase 1 residential public plaza. The flow of the pedestrian environment through these public spaces encourages social interaction for the residents of The Spring District and the surrounding community.

The concealed, underground parking garage will be accessed from a single location along the private drive of 122nd Avenue NE, accessed on the west side of Building A, consistent with the street plan approved in The Spring District MDP.

Building A will be primarily visible from NE District Way, while Building B will be primarily visible from 123rd Avenue NE, and Building C from NE 12th Street.

NE District Way:

Ground level live/work units face onto a pedestrian friendly, walkable street which connects to adjacent amenities such as the park, future light rail, commercial buildings and retail/restaurants on the prominent corner at 123rd Avenue NE. The streetscape meets the Master Development Plan standards for width of sidewalk, street lighting, planting areas, and tree and planting species. Entering from NE District Way, a public courtyard is created between Building A & B that provides café seating with overhead catenary lights. This courtyard will provide a public connection access point from NE District Way through the site to the Phase 2 pedestrian courtyard, and further into the pedestrian plaza of Phase 1. Views of public and semipublic zones are visible from NE District Way into the courtyard, where resident and guest amenities spill outside from the interior common space.

View along NE District Way – Live Work Units



View from NE District Way into Public Courtyard



123rd Avenue NE:

Ground level townhouses with stoops face a commercial office building and ground floor retail on a quiet dead-end street to create a friendly pedestrian experience. The streetscape meets the Master Development Plan standards for width of sidewalk, street lighting, planting areas, and tree and planting species. The building has been carefully sited to elevate the stoops above the adjacent sidewalk, providing security and privacy for the units. The height above the street and sidewalk decreases along 123rd Avenue NE. The stoops are buffered with layered planting in metal planters and plantings at grade. Human scaled attractive detailing will be created through canopies and railings. This streetscape connects to the multi-family play area located on the south side of the site, with an accessible trail at the end of the street.

View along 123rd Avenue



Shared Use Private Driveway at 122nd Avenue NE:

Between Phase 1 and Phase 2 of the residential developments, a private driveway with a pedestrian connection to the multi-family play area on the south side is proposed. For vehicular traffic, this driveway accommodates fire access, utility access, access to the below grade parking structures, and access to refuse collection areas and move/hold rooms for residents. This driveway will also be a safe and pleasant pedestrian experience, with special paving treatments and plantings incorporated to enhance this neighborhood feature and define zones of use. A strong pedestrian connection to the Phase 1 project is created across this driveway between Building A and Building C, encouraging a feeling of continuity of open spaces and connections for residents and visitors. This connection links the courtyards and amenities between buildings in this phase with the previously designed residential areas, furthering the "neighborhood" and urban village goals of The Spring District Master Plan.

View from West of Interior Courtyard (Looking East)



Multi-Family Play Area South of Building B & C:

The area south of Building B and C contains the multi-family play area as well as private residential patios. The private patios are slightly elevated above the adjacent landscape and are surrounded by gabion seat walls with individual fences and gates. These areas will be buffered from public zones with a variety of landscaping, including trees and shrubs. An ADA accessible path will connect to the interior courtyard, and adjacent streets. Play spots are created with small play structures, mounded landforms and natural surfacing. Demarcated play courts are painted brightly for informal play zones at the south end of the private drive. All existing trees will be protected in keeping with the character of the existing Spring District.

B. Building Design

Spring District Phase 2 Residential is a mixed-use project that will construct residential structures identified in The Spring District MDP. The Spring District Residential Phase 2

(Parcels 22, 23) includes three buildings. All buildings are primarily residential, but also include ground floor uses such as retail, restaurant, live/work, fitness, leasing office and bike club.

Table 1
Individual Building Square Footage Information for Buildings A-C
Based upon Gross Square Feet

Gross Square Feet per LUC 20.50.020: Total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding vent shafts, outdoor courts and parking.

Building A

Building A Building/Use	Gross Square Feet	Number of Residential Units	Comments
Residential	97,967	118 units	18 Live/Work Units
Ground Floor Retail, other	2,577		Retail, Leasing Office
Total	**100,544**		

Building B

Building B Building/Use	Gross Square Feet	Number of Residential Units	Comments
Residential	88,799	101 units	
Ground Floor Retail, other	6,838		Restaurant, Wi-Fi Café, Fitness Center
Total	**95,637**		

Building C

Building C Building/Use	Gross Square Feet	Number of Residential Units	Comments
Residential	62,837	60 units	
Ground Floor Retail, other	2,041		Resident Bike Club, Rooftop Amenity
Total	**64,878**		

Total Project Gross Square Feet = 261,059

Underground Parking Garage
Based upon Gross Floor Area

Floor Area, Gross per LUC 20.50.020: The area included within the inside finished wall surface of the surrounding exterior walls of a building, excluding interior openings in floor plates (e.g., vent shafts, stair wells, and interior atriums), outdoor courts and exterior balconies.

Level	Gross Floor Area	Number of parking stalls	Comments
P1 Level	53,236	109	
P2 Level	53,236	137	
Total	106,472	246	All 3 buildings share the parking provided within P1 and P2 levels.

Building Descriptions

Building A
Building A has a proposed height of 92'-10" to the top of the parapet, which is below the 125-foot maximum building height permitted in the BR-OR-2 land use district. The exterior cladding/finish of the building will include urban appropriate, durable materials such as cement and prefinished metal panels and concrete. Glazing is comprised of vinyl windows and doors at residential uses and commercial aluminum storefront at retail, residential lobbies and live/work units. The building will be nine stories in height over two levels of shared underground parking. The ground floor will include live/work units, a retail space and an office/leasing space. The remaining stories will be for residential use. The residential entry will be accessed from the courtyard, while the retail and live/work entries are accessed from NE District Way. The single point of entry for the underground parking garage is from the west side of the building via the private drive between Phase 1 and Phase 2.

Building B
Building B has a proposed height of 75'-2" to the top of the parapet, which is below the 125-foot maximum building height in the BR-OR-2 and below the 150-foot maximum building height in the BR-OR-1 land use districts. The exterior cladding/finish of the building will include urban appropriate, durable materials such as cement panels, concrete and prefinished metal panels. Glazing is comprised of vinyl windows and doors at residential uses and commercial aluminum storefront at retail, residential lobbies, amenities and townhouse units. The building will be six stories in height with a second level mezzanine and two levels of shared underground parking. The ground floor will include amenity, residential townhouse and retail/restaurant uses. The remaining stories will be for residential use. The residential entry will be accessed from the courtyard, while the retail/restaurant space is accessed from NE District Way. The townhomes are accessed from the private street of 123rd Avenue NE.

Building C
Building C has a proposed height of 56'-9" to the top of the parapet on the south side, and approximately 72'-9" to the top of the parapet for the remaining building. Both of these heights are below the 125-foot maximum building height permitted in the BR-OR-2 land use district. The exterior cladding/finish of the building will include urban appropriate, durable materials such as concrete, cement panels and prefinished metal panels. The building will be five to six stories in height with two levels of shared underground parking. Glazing is comprised of vinyl windows

and doors at residential units and commercial aluminum storefront at residential lobbies and amenity spaces. The ground floor will include amenity and residential/service uses. The remaining stories will be for residential use. Level five includes a residential amenity space that opens up to the landscaped rooftop deck which will include active and passive areas for the residents. The northern half of the building roof area will provide a green roof which will be visible from the upper levels of Building A. The primary residential entry will be accessed from the courtyard.

Building Massing

The subject site includes three buildings which will have a variety of heights ranging from 56'-9" on the south side of the property, to 92'-10" and 72'-8" on the northern half of the property along NE District Way and 123rd Avenue NE. The height differential of the three buildings (34'-10") along with each buildings unique articulation and modulation help to break down the scale appropriately for each of the building frontages. The massing provides a tiered height similar to Phase 1 to the west, but is less pronounced due to the topography of the site being relatively level.

In addition to the varying heights, each building is designed with a unique architectural character that is related but distinct. This is achieved through the use of forms anchoring each end of the building in contrasting materials and color to the main body of the building. Each building will have different articulated bays and balconies, unique accent colors, different canopy designs fronting streets, and varied glazing patterns on retail/restaurant spaces. Building A will have live/work units along NE District Way, while Building B will have townhouses along 123rd Avenue NE, along with unique family flats on the ground floor of the building. Building C will also have family flats away from the public streets facing the multi-family play/park area on the south side of the building and fronting the interior courtyard.

All three buildings will have similar materials to form a contextual relationship, but colors, modulation, detail elements, unique bays, canopies, glazing patterns, and ground level uses of the buildings will give each its own separate identity. Paying homage to the history of the site as an industrial use, the materials and detailing will be straightforward and honest, but refined for the new Spring District neighborhood and looking ahead to the future.

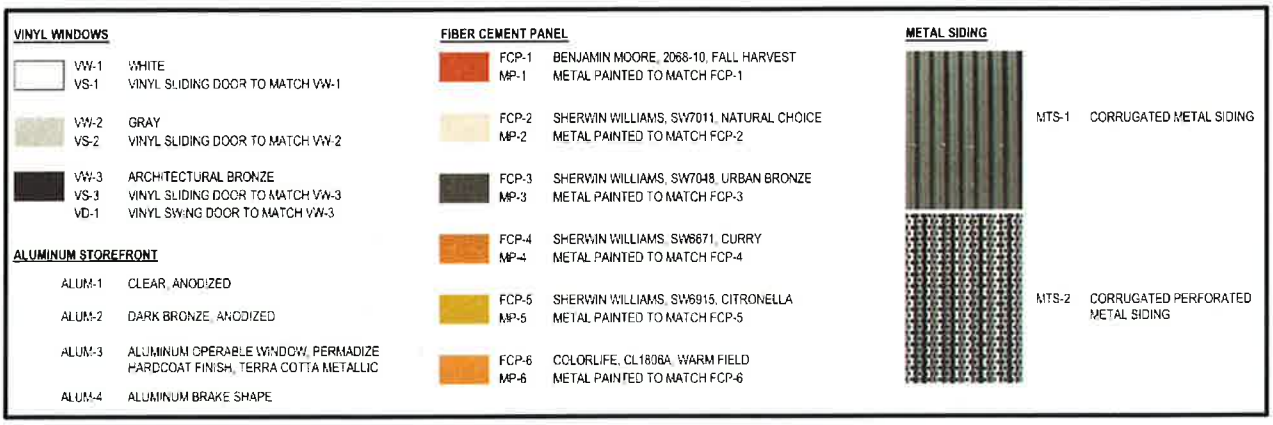
Birdseye View of Buildings A-C from South West Corner



View from Corner of 123rd Avenue NE and NE District Way



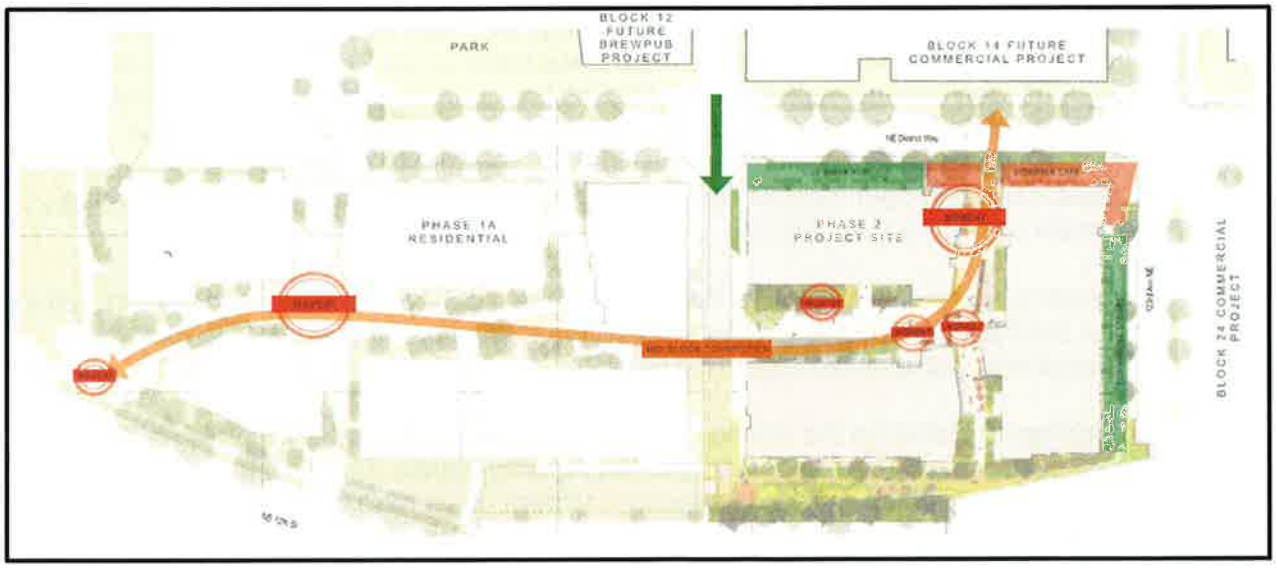
Building Materials and Colors



C. Design Intent

The proposed project was designed to meet the requirements of the approved Spring District MDP and advance the goals of the adopted Bel-Red Subarea Plan.

The site lies at the southern edge of the Spring District MDP property, between the Phase 1 residential property to the west and office properties to the north and east. The northwest corner of the site is within the line of sight to the proposed light rail station to the north through the proposed linear park (to be completed over time by Wright-Runstad).



Realizing the Spring District's vision, this phase of residential design creates an urban, walkable and environmentally sustainable community. The design concept is to create "Vibrant & Friendly Streets" through highly transparent retail, live/work and townhouse uses fronting NE District Way and 123rd Avenue NE. An additional "Hub" of activity connects NE District Way to the east-west pedestrian circulation through the Phase 1 residential development. Ground level pedestrian activity is formed by three buildings with distinct characteristics, building heights, and street frontages. A lively and active NE District Way is created with street-facing ground level live/work, retail and restaurant uses while providing a pedestrian friendly experience. Within the "Hub", residential amenities will promote-semi private activities intermingled with public

pedestrian circulation from NE District Way to the Phase 1 residential project to the west. These uses along with the building massing create a vibrant, interesting sense of place and connection with the greater community of the Spring District.

As stated in the MDP staff report (page 5 of 74), The Spring District goals are as follows:

- Develop a new urban community, composed of high quality regional business, commercial, retail, residential, and open spaces. Achieve compact and sustainable urban growth that is consistent with Bellevue's vision for nodes in the Bel-Red corridor.

  Finding: The Phase 2 residential project provides an urban residential and retail project that will provide a diverse mix of approximately 279 units. The urban community and pedestrian activity is supported by "Vibrant & Friendly" street level live/work units along NE District Way and residential townhouses along 123rd Avenue NE. A centralized "Hub" of residential amenities is connected to the street fronting retail spaces on NE District Way, and to the public midblock connection through this phase of development, linked with Phase 1 that will help create a sense of place and support this new urban community.

- Establish a new neighborhood identity that is inclusive and responsive to its surrounding context. The neighborhood will encompass approximately 1200 residential units.

  Finding: The entire neighborhood will encompass approximately 1200 residential units, 279 of which will be included in this Phase 2 residential project. Neighborhood identity will be enhanced by the unique transitional edge conditions existing on this site between commercial office buildings to the north and east, and the Phase 1 residential property to the west. Phase 2 contributes to a new neighborhood identity that is diverse, inclusive and responsive to its surrounding context of office, residential, and open spaces by providing a pedestrian friendly experience on the streets and throughout the site.

- Creating a world class project that will become a catalyst for new development within the Bel-Red Corridor, helping to achieve the City's goal of creating a vibrant new district with a diversified economic base.

  Finding: Building on the Spring District Phase 1A residential goals, this phase of development will provide a variety of high quality, dense urban living options, amenities and retail spaces to support a vibrant new urban district. As the neighborhood continues to develop and transform, opportunities to convert the live/work units along NE District Way will provide new leasing opportunities for future retail/office uses.

- Create a project that does not compete with, but complements downtown Bellevue by providing an attractive alternative consistent with the planning goals of the Bel-Red Subarea Plan.

  Finding: This project of 279 multi-family residential units with amenity spaces, retail, restaurant and fitness center spaces will be complimentary to Downtown Bellevue. With a building height of six to nine stories in a dense urban configuration, this

project provides a complementary living option to a Downtown Bellevue residential tower development of up to 40 stories.

- Create a new business environment that is flexible for future market demands and achieves an economically sustainable future.

  Finding: As future demands of the neighborhood change, new business opportunities for the live/work spaces are possible. The live/work units may be combined to create larger spaces, or may be converted into many smaller retail spaces. This will help meet future market demands and contribute to an economically sustainable future for the Spring District MDP.

- Provide vibrant new parks, plazas, and open spaces that are environmentally responsive and encourage social interaction.

  Finding: This phase of residential construction continues the network of open spaces created by the Phase 1 residential project by continuing the pedestrian midblock connections through the landscaped courtyard and connecting the amenity spaces to the overall neighborhood. Native planting, storm water treatment, and a green roof on Building C all contribute to the sustainability of the site.

D. Review Processes

Design Review applications are Process II applications (LUC 20.35.200) with an administrative decision by the Director of Development Services (LUC 20.30F). The SEPA Determination is also a Process II decision with an administrative decision by the Environmental Coordinator. Appeals are heard and decided by the Hearing Examiner for Process II applications.

Any modification to this approval shall be documented as an Amendment to this Design Review or as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code consistent with the Governing Regulations section of the Development Agreement. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project. **Refer to Section XI.A.7 for Condition of Approval regarding Modification to the Design Review Plans.**

II. SITE DESCRIPTION AND CONTEXT

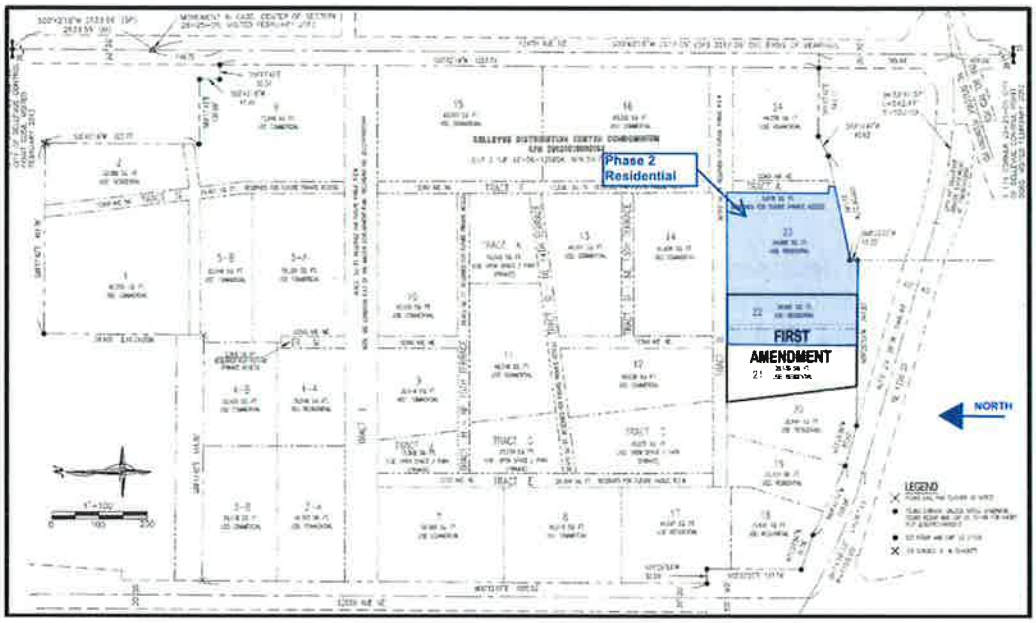
A. Site Description

The proposal site consists of approximately 1.9 acres of the entire 36-acre Spring District Master Development Plan. The MDP is located in the southwestern portion of the City's Bel-Red Corridor, east of downtown, approximately ½ mile east of Interstate 405 and 1/3 mile south of State Route 520. The Spring District is bounded by 120th Avenue NE, NE 12th Street, and 124th Avenue NE. The proposal site for this application is located in The Spring District Phase 1B which is approximately the southern central portion of The Spring District MDP boundary corresponding to parcels 22-23.

Vicinity Map



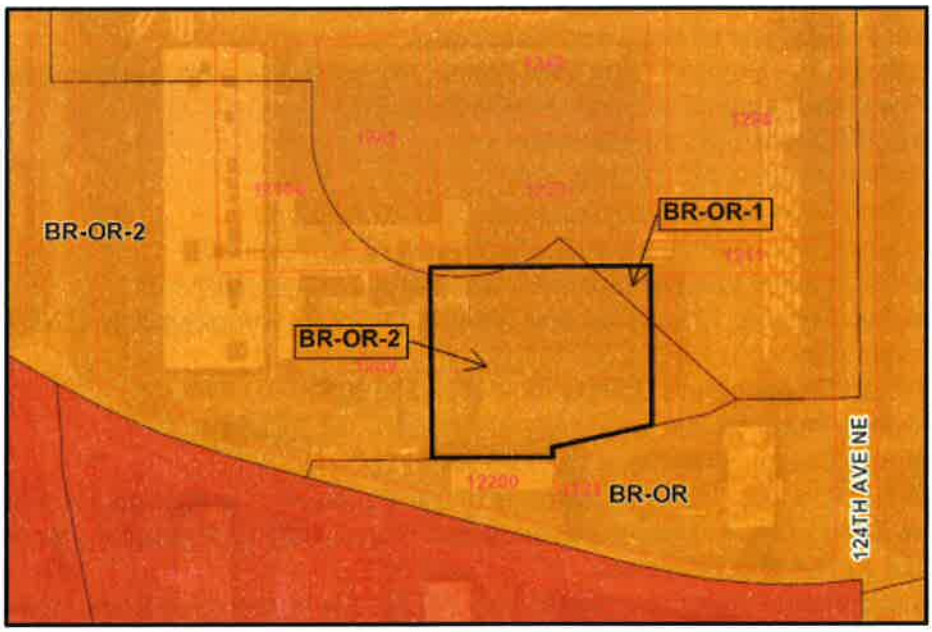
Binding Site Plan
Parcels 22-23 for Spring Residential MDP



The Phase 2 site area is generally flat, although there is an existing artificially created step in the topography along the southern boundary as a result of the previously existing buildings. The site is currently unimproved, as several of the existing buildings were demolished as part of The Spring District MDP site infrastructure permit. North of The Spring District is the existing Safeway Ice Cream and Milk production buildings. Coca-Cola is located to the east, across 124th Avenue NE. The Safeway/Albertsons main distribution office is located southeast of the subject site, as well as a small Enterprise vehicle rental business. Office and light industrial uses are located to the northeast and west of the MDP. Retail uses are located south of NE 12th Street. The Lake Bellevue neighborhood (restaurants, retail, office, multi-family uses) is located to the southwest of the MDP. Residential neighborhoods (Wilburton Subarea) are located to the south and southeast of the site.

The subject site is primarily located within the Bel-Red-Office/Residential-2 (BR-OR-2) land use district; however a small portion of the northeast corner of the property is located within the Bel-Red-Office/Residential-1 (BR-OR-1) land use district. The site has a Comprehensive Plan Designation of Bel-Red-Office/Residential-2 and is located within the Bel-Red Subarea.

Zoning Map



B. Site Context

The Spring District Master Development Plan was approved as a catalyst project under The Spring District MDP per LUC 20.25D.035. This residential project is a portion of the overall Master Development Plan proposal. Through a long planning process, the city created a framework to transform the Bel-Red Corridor to meet the city's future residential and economic needs. This proposal is the second residential development under the City's adopted Bel-Red Subarea Plan and related development regulations.

Wright Runstad & Company has received approval to develop office Buildings 16 and 24 adjacent to 124th Avenue NE, east of the current residential proposal site. A brewpub and the Global Innovation Exchange (GIX) School are currently in review for parcels located directly north of the subject site. Security Properties is currently developing an approximately 300 unit residential project immediately west of the subject site, known as Phase 1 Residential.

C. Site History

Beginning in the 1910s, The Spring District property and adjacent areas contained several single-family homes with the balance of the land being used for agricultural purposes. Beginning in the 1950s, Safeway Inc. substantially graded the site to flatten it and facilitate the development of distribution and processing plants. Additions and improvements to the warehouses continued into the 1970s. In 2005, Safeway relocated much of their operation to a new plant in Auburn, WA. At the same time, the City began a process to rezone the 900-acre Bel-Red corridor from industrial to mixed-use. In 2007, Wright Runstad & Company in partnership with Shorenstein Properties purchased 36 acres of surplus Safeway land located

around the future 122nd Avenue development node. In 2009, the City completed its rezone of the entire Bel-Red Subarea and executed a Development Agreement with The Spring District to be implemented through a new Master Development Plan for the property. The current Design Review application is the second residential application associated with the 2012-approved Spring District Master Development Plan.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

The site is located in the Bel-Red Land Use district. As such, the proposal is subject to the following Bel-Red requirements of Land Use Code 20.25D:

- Design Review LUC 20.25D.140
- Catalyst Project LUC 20.25D.035
- Bel Red Dimensional Requirements LUC 20.25D.080
- Bel Red FAR Amenity Incentive System LUC 20.25D.090
- Bel Red Landscape Development Standards LUC 20.25D.110
- Bel Red Parking, Circulation and Internal Walkway Requirements LUC 20.25D.120
- Bicycle Parking LUC 20.25D.120.G
- Bel Red Development Standards LUC 20.25D.130
- Bel-Red Street Development Standards LUC 20.25D.140
- Bel Red Design Guidelines LUC 20.25D.150
- Bel-Red Corridor Plan (Appendix B of the Transportation Design Manual)
- The Spring District Master Development Plan File #11-125943-LP, issued October 8, 2012 by Hearing Examiner
- Development Agreement signed July 10, 2009 and recorded September 11, 2009

The buildings proposed under this application are located within the BR-OR-1 and BR-OR-2 land use districts. The Spring District was rezoned in 2009 as part of the City's major initiative to transform the Bel-Red corridor to "a major mixed use employment and residential area characterized by a transit-oriented, nodal development pattern, over time replacing the area's original low intensity light industrial and commercial past." The Spring District Development Agreement (2009) and Master Development Plan (2012) both apply to the site.

The Land Use Code states the following purpose for the BR-OR-1 zoning which **applies to a small portion of Building B:**

> Bel-Red-Office/Residential Node 1 (BR-OR-1). The purpose of the Bel-Red-OR-1 Land Use District is to provide an area for a mix of office, housing and retail uses within the core of a nodal area, with offices as the predominant use. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the Bel-Red area.

The Land Use Code states the following purpose for the BR-OR-2 zoning which **applies to Buildings A, B & C**:

> Bel-Red-Office/Residential Node 2 (BR-OR-2). The purpose of the Bel-Red-OR-2 Land Use District is to provide an area for a mix of office, housing and retail uses, with office the predominant use. The district is located within a node but outside the node's core, and building heights provide for a transition between the node's core and areas outside the node.

Adjacent development and zoning are as follows:

North: Remainder of The Spring District (BR-OR-1) and Safeway Ice Cream/Milk Plant (BR-OR-1 and BR-OR-2).
South/Southwest: Offices (BR-OR), Brierwood Center offices and retail (BR-CR), Lake Bellevue condos, offices, and retail (BR-R, BR-GC).
West: Spring Residential Phase 1 (BR-OR-2).
East: Coca-Cola Bottling, warehouses (BR-OR).

Table 2
Dimensional Requirements

Item	Required	Proposed	Comments
Land Use Designation	Bel-Red OR-1 Bel-Red OR-2	Bel-Red OR-1 Bel-Red OR-2	No Change
Project Limit	No minimum indicated	1.9 acres (82,764 sq. ft.)	Not applicable
Permitted Land Uses Land Use Code 20.25D.070	Multi-Family Residential, Office, Retail, Services & Restaurant	Residential with ground level retail, office, live/work, restaurant	Uses within proposed structures are compliant with Land Use Code
Building Height Land Use Code 20.25D.080.A	**BR-OR-1** Base= 45'-0" Maximum= 150'-0" **BR-OR-2** Base=45'-0" Maximum=125'-0"	Building A = 87'-0" Building B = 69'-8" Building C (varies) = 68'-10"/54'-8" Note: These #'s reflect top of building, not top of parapet. See Section I.B above, for top of parapet height.	Heights of proposed structures are compliant with Land Use Code. An additional 15' of height is allowed for rooftop mechanical equipment per LUC 20.50.012. Building height shall not exceed 125' or 150'.
Floor Area Ratio (FAR) Land Use Code 20.25D.080.A, Development Agreement, Master Development Plan	Per the Development Agreement, development across the MDP property shall have a minimum 2.5 FAR. Land Use Code maximum is 4.0 FAR.	3.01 FAR	Meets the Land Use Code, Development Agreement (DA) and Master Development Plan (MDP). (File # 11-1259943-LP) **See condition XI.A.3.**
Total Gross Square Feet (GSF)	MDP: 784,000 SF and minimum 5.8 acres designated residential. Phase 1B: Minimum 306,310 SF designated residential and minimum 14,778 SF designated as retail development within MDP (per MDP File #11-125943-LP and Development Agreement & 15-129285-LJ)	261,059 GSF Buildings A-C. 1.9 acres of the project limit towards the required 5.8 acres (Phase 1 Residential is only other MDP residentially-restricted parcels currently under development)	Meets MDP & DA with parcels within the Phase 1B boundary. Note: MDP shows 6.9 acres total as residentially-restricted parcels which exceeds the minimum 5.8 acres required. **See condition XI.D.43**

Item	Required	Proposed	Comments
Gross Square Feet/ Floor (GSF/F) Above 40 Feet Land Use Code 20.25D.080.A	28,000 GSF for residential buildings less than 80'	Building A = 11,434 GSF Building B = 14,646 GSF Building C = 10,865 GSF	Proposed structures are compliant with Land Use Code
Gross Square Feet/ Floor (GSF/F) Above 80 Feet Land Use Code 20.25D.080.A	9,000 GSF	Not applicable	No occupiable floor level above 80 feet within the project limit
Front, Rear & Side Setbacks Land Use Code 20.25D.080.A	Front 0'-0" (2)	Building A (varies) = 18'-2"/25'-6" Building B (varies) = 19'-5"/26'-3" Building C (varies) = 29'-8"/20'-0"	No setback required.
	Rear 0'-0" (14)	Building A (varies) = 28'-0"/17'-8" Building B (varies) = 11'-0"/15'-8" Building C (varies) = 47'-0"/26'-11"	No setback required. Footnote 14 is not applicable.
	Side 0'-0" (14)	Building A = 28'-0" Building B (varies) = 18'-6"/23'-0" Building C = 28'-0"	No setback required. Footnote 14 is not applicable.
Façade Setbacks Upper level Land Use Code 20.25D.080.A	(2) Where building height exceeds 45 feet, and the building is located within 15 feet of the front property line, the building shall incorporate a 15-foot-deep stepback in that facade at a height no more than 40 feet above the average finished grade along that façade	No buildings located within 15 feet of the front property line. See setback dimensions noted above under "Front, Rear & Side Setbacks."	Setbacks for proposed structures provided as required by Land Use Code
Façade Setbacks Upper Level Land Use Code 20.25D.080.A	(5) A building façade on any street identified as a Required Sidewalk-Oriented Development pursuant to LUC 20.25D.130.C shall incorporate a 15-foot deep stepback in that façade at a height no more than 40 feet above the average finished grade along that façade.	Building A and Building B are located on a Required Sidewalk-Oriented Development street (NE District Way & 123rd Avenue NE); however, these building facades are shifted further than 15' from the front property line, as noted above in "Front, Rear & Side Setbacks." Therefore, this meets the intent of this footnote to provide a wide open streetscape.	Meets Land Use Code

Item	Required	Proposed	Comments
Maximum Impervious Surface Area/Lot Coverage Land Use Code 20.25D.080.A	Maximum 75%	74% (61,245 sq. ft.) Phase 1 & 2 Cumulative = 73.7%	Maximum impervious surface/lot coverage shall not exceed 75%. **See condition XI.C.20**
Item	**Required**	**Proposed**	**Comments**
Site Landscaping			
Street frontage and Sidewalk Width	Street frontage required per Land Use Code 20.25D.110 for local streets (street trees, 5' planter strip). Minimum 6' sidewalk.	Site landscaping provided per Land Use Code 20.25D.110 for local streets (street trees, 5' planter strip). This work, including street trees, has been constructed independently as part of the MDP site infrastructure by Wright-Runstad, under permit # 13-104267-GD.	Meets Land Use Code Landscape assurance devices will be required. **See conditions XI.D.39, 40.**
Street Tree Caliper and Species	Village Green Zelkova, minimum 2.5" caliper.	Village Green Zelkova, minimum 3" caliper.	Meets Land Use Code

Table 3
Recycling and Solid Waste Collection Areas
Based upon Gross Square Feet (GSF)

Item	Required	Proposed	Comments
Recycling and Solid Waste Collection Areas LUC 20.20.725	Total from below = 443 SF Required	1,158 SF Provided throughout P1 and P2 parking levels. Refuse room located at base of Building C for pick up by Republic Services.	Republic Services has approved proposed storage and pick up location, see file for letter. **See Condition X.C.29.**
Building A Recycling and Solid Waste Collection Areas	118 Residential Units x 1.5 SF per unit = 177 GSF 1,110 GSF Retail / 1000 x 5 SF = 6 SF Total = 183 SF	267 GSF	Meets Land Use Code
Building B Recycling and Solid Waste Collection Areas	101 Residential Units x 1.5 SF per unit = 152 SF 2,808 GSF Retail / 1000 x 5 SF = 14 SF Total = 166 SF	184 GSF 475 GSF Recycle Room	Separate recycle room is provided for all three buildings to share. Meets Land Use Code.
Building C Recycling and Solid Waste Collection Areas	60 Residential Units x 1.5 SF = 90 SF	232 GSF	Meets Land Use Code. Refuse Room for pick-up by Republic

			Services located on west side of building.

Table 4
Parking and Loading

Item	Minimum Required	Maximum Required	Proposed	Comments
Parking LUC 20.25D.120.B.2				Parking is shared for all uses on P1 and P2
Building A Parking	118 Residential Units x 0.75 Min stalls/unit = 89 Stalls 1,042 GSF Retail/1000 SF x 2.0 min = 2 stalls Total= 91 Stalls	118 Residential Units x 2 Max stalls/unit = 236 Stalls 1,042 GSF Retail = Not required per note (4)* Total= 236 Stalls	96 Stalls	Parking is shared for all uses on P1 and P2. Retail stalls shall be identified with signage. **See Condition XI.C.34**
Building B Parking	101 Residential Units x 0.75 Min stalls/unit = 76 Stalls 2,739 SF Restaurant/1000 x 5= 14 Stalls Total= 90 Stalls	101 Residential Units x 2 Max stalls/unit = 202 Stalls 2,739 SF Restaurant/1000 x 15 = 41 Stalls Total= 243 Stalls	96 Stalls	Parking is shared for all uses on P1 and P2. Restaurant stalls shall be identified with signage. **See Condition XI.C.34**
Building C Parking	60 Residential Units x 0.75 Min Stalls/Unit= 45 Stalls	60 Residential Units x 2 Max stalls/unit= 120 Stalls	54 Stalls	Parking is shared for all uses on P1 and P2.
Total Parking	Minimum required = 226 stalls	Maximum required = 599 stalls	**Total Provided = 246 Stalls**	Within P1 and P2 parking levels. Not visible from street. Meets Land Use Code.

*** Footnote (4): Inside nodes, no parking is required for retail and restaurant and/or bar uses under 2,000 nsf when the use is: directly adjacent to a public on-street parking supply of at least 20 spaces within 500 feet, or within 1,000 feet of a public parking garage, or within 500 feet of a light rail or bus rapid transit station.**

Item	Permitted Min. & Max. Ratios	Proposed	Comments
Compact Stalls 20.20.950.K.9.	Max. 50% of provided parking	123 stalls 50%	Compliant with Land Use Code
Loading 20.20.950.K.4.	Required on-site & not in ROW	Loading provided off 122nd Avenue NE (private drive east of the site)	Compliant with Land Use Code

Other Land Use Code Topics:

B. Street-Level Build-to Lines

According to LUC 20.25D.130.B, build-to lines occur along select block faces to help establish a continuous "street wall"' providing a sense of enclosure and visual interest for pedestrians. Build-to lines also contribute to the economic viability of retail and commercial uses by providing direct pedestrian access and visual exposure to potential drive-by customers. Buildings A and B are subject to and are in compliance with the build-to lines. **Refer to Section XI.C.25 for Condition of Approval regarding Build-to Lines.**

C. Required Sidewalk-Oriented Development

Sidewalk-oriented development is characterized as ground floor building frontages with direct entries from the sidewalk and/or building frontages with a high degree of transparency and activating land use. This increased visual and physical interaction between the people inside and outside the buildings results in "eyes on the street" while creating a greater degree of safety and a vibrant public realm. Buildings A and B are subject to and are in compliance with development standards for required sidewalk-oriented development. **Refer to Section XI.C.26 for Condition of Approval regarding Sidewalk-Oriented Development.**

D. Bicycle Parking

According to LUC 20.25D.120.G, nonresidential uses greater than 20,000 nsf shall provide one bicycle space per 10,000 nsf, and one bicycle space for every 10 residential units. Therefore, the proposed project is required to provide a minimum of 28 bicycle spaces. 50% of the required bicycle spaces are required to be located indoors.

The project will provide a total of 89 bicycle stalls. 76 bicycle stalls will be located at level P1, with an additional 10 bike lockers provided at the bike club in Building C. Building A will have 3 exterior bicycle spaces near the building entrance for retail use. Overall, the 89 spaces provided will exceed the code requirement of 28 bicycle stalls. **Refer to Section XI.C.31 for Condition of Approval regarding Bicycle Parking.**

E. Restaurant and Garage Exhaust Vents

Restaurant and garage exhaust vents shall be located and designed to avoid pedestrian impacts. **Refer to Section XI.C.21 for Condition of Approval regarding Restaurant and Garage Exhaust Vents.** The applicant shall provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA, and a determination that the velocity and direction of airflow from the exhaust system within pedestrian areas will not exceed 500 CFM. This documentation shall be submitted and reviewed with the application for a building permit. **Refer to Section XI.C.22 for Condition of Approval regarding Certification by a Noise Consultant.**

F. Mechanical Screening

Roof plans submitted for the building permit application shall indicate locations of mechanical equipment, including any communication equipment such as satellite dishes. The applicant shall demonstrate that screening for rooftop mechanical equipment is architecturally integrated with the building. Screening shall be provided so that rooftop mechanical equipment is not visible from adjacent streets, public

sidewalks, or above. All HVAC rooftop equipment shall be consolidated and screened, including painting of equipment/screening as necessary.

Power, telephone, traffic control, or other equipment shall not be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in a building, or substantially screened per the approval of the Development Services Department.

Any at grade grills/grates or panels shall be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed. Review and approval of these locations and grates will be through the building permit review process. **Refer to Section XI.C.28 for Condition of Approval regarding Mechanical Equipment Screening.**

G. Garage Entries and Soffits

The proposed garage entry is located to minimize pedestrian-vehicular conflicts at the base of building A. Although the garage entry is located across from the garage entrance to the Phase 1 development, pedestrian-vehicular impacts are not anticipated as the roadway is a private drive which dead-ends to the south. In addition, this private roadway will act as a pedestrian connection between the two phases of development, as well as providing pedestrian access to the rest of the Spring District development to the north. Therefore, a high volume of traffic is not anticipated between the two phases of development. It should be noted that the garage entries and soffits shall be finished to provide pedestrian and vehicles a view that is consistent with the level of architectural detailing found on the rest of the buildings. **Refer to Section XI.C.32 for Condition of Approval regarding Garage Soffit Views.**

IV. CONSISTENCY WITH THE SPRING DISTRICT DEVELOPMENT AGREEMENT (DA) & MASTER DEVELOPMENT PLAN (MDP)

In addition to consistency with the Land Use Code and Zoning Requirements, the project must also be consistent with The Spring District Development Agreement (DA) and Master Development Plan (MDP). **Refer to Section XI.A.3 for Condition of Approval regarding Development Agreement and Master Development Plan.** Below each item from the DA and MDP is an explanation of how the subject Design Review application complies for Buildings A-C.

The Spring District Development Agreement (DA) Requirements

On July 10, 2009, a Development Agreement (DA) was signed between the City of Bellevue and WR-SRI 120th LLC. The Development Agreement was recorded on September 11, 2009. This agreement required specific items for the development of the property known as "The Spring District."

Note: Items are listed in the order of the Development Agreement:

A. 1 and 2 Catalyst Project Criteria and Minimum Contents of MDP

Finding: The Spring District MDP met the catalyst project criteria in LUC 20.25D.035 and contains the minimum contents required under the DA to be granted the benefits of the Development Agreement, including extended vesting and specific governing regulations. *See* The Spring District Master Development Plan at pages 25-27.

B. Development Standards and Vesting Period

Finding: Pursuant to the terms of the Development Agreement, the MDP is vested for fifteen years from its effective date, October 8, 2012 (date of the City's final administrative decision). *See* LUC 20.35.045. The Spring Residential Phase 2 application meets the conditions to be reviewed under the Development Agreement, including the DA's Governing Regulations.

C. Governing Regulations

Finding: Pursuant to the terms of the DA, the Spring Residential Phase 2 application is reviewed under the Governing Regulations, Title 20 (Land Use Code) and Title 21 (Comprehensive Plan) as they existed on the effective date of the DA, July 10, 2009, with certain limited exceptions. The City shall not exercise its substantive SEPA authority to impose conditions on Land Use Code approvals issued during the Vesting Period in a manner that is inconsistent with the Governing Regulations. Neither Sound Transit's East Link Project, nor any other high-capacity transit operating within a dedicated transit-only right-of-way has begun service to a transit station within The Spring District. Therefore, the governing regulations provision of the DA is inapplicable.

D-E. Consistency with DA, Proportional Compliance

Finding: The proposal is consistent with DA requirements. Proportional compliance is not applicable since the subject Design Review application is for three new residential buildings.

F. FAR Amenity Bonus System

Finding: The Spring District is a Catalyst Project consistent with the terms of the DA and Chapter 20.25D LUC. Accordingly, the FAR Amenity Bonuses are calculated pursuant to Paragraphs F.1 of the DA that is included below for reference. The proposal meets the requirements of the FAR Amenity Bonus System.

> F.1. Adjustment of Tier 1 Fee-in-lieu Rate. For a Catalyst Project on the Property, the Owner may choose to comply with the LUC 20.25D.090 requirements for Tier 1 amenities by paying a fee-in-lieu at a rate of $3.75 for each square foot of floor area for the first 750,000 square feet of development under the MDP, and by paying a fee-in-lieu rate of $4.00 for each square foot of floor area above 750,000 square feet. In the alternative, this Development Agreement provision shall not bar the Owner, at its choice, from utilizing the LUC 20.25D.090 standards as of the Effective Date to provide required amenities.

G. Concurrency.

Finding: Pursuant to the Development Agreement, traffic concurrency analysis was conducted for all of the proposed Spring District Phase 1B development, and a Certificate of Concurrency for all of Phase 1B is issued on May 5, 2016. Per the Development Agreement, that Certificate of Concurrency covers this Residential Development for five years until May 5, 2021, and may be extended consistent with the provisions of BCC 14.10.040.F.1.

H. Catalyst Project Residential Requirements and Delay Penalty.

Finding: The MDP designated 6.9 acres of residentially-restricted property, which exceeded the DA requirement of 5.8 acres. Buildings A-C contain approximately 249,603 gross square feet of residential development that will count toward the minimum DA requirement of 784,000 square feet of residential use in The Spring District. Under the DA, residential uses must be developed proportionally to commercial uses no later than the date which Sound Transit's East Link Project or other high-capacity transit operating within a dedicated transit-only right-of-way, begins regularly scheduled passenger-carrying service to a transit station within The Spring District.

No such service has begun so this requirement is not yet applicable; however, this project advances a substantial portion of the required residential development.

The Spring District Master Development Plan Conditions

Note: Items are listed in the order of the Master Development Plan:

Compliance with MDP Conditions: X.A. GENERAL CONDITIONS

1. **Vested Status of the Master Development Plan.**
Finding: The MDP is vested for 15 years from October 8, 2012 and this application was received within the vesting period.

2. **Development Agreement (DA) between the City and Applicant:**

(a) Residential Property.

Finding: Buildings A-C contain approximately 279 residential units and therefore meet the intent of the MDP. The applicant shall record a covenant restricting the property to residential use. **Refer to Condition of Approval in Section XI.D.43 regarding Residential Restricted Property Recording.**

(b) Parks:

- **Within Phase 1, the project shall include development of a public mini-park a minimum of one acre in size (designated as project M-3 in the Bel-Red Parks and Open Space Project List in the Comprehensive Plan) and an activated park or recreation space of at least 30,000 contiguous square feet.**

Finding: The future public mini park is not part of this application, but remains as part of the Phase 1 development of the MDP. The activated park of at least 30,000 square feet is also not part of this application, but has been installed northwest of the subject site, and remains as part of the Phase 1 development of the MDP.

- **All park tracts developed as a condition of the Development Agreement shall, if owned and maintained by the applicant, record an easement securing public access over the park tracts.**

Finding: The future public mini park and existing activated park are not part of this application.

- **Future design and development of the one acre public park (M-3), per the Development Agreement, shall be approved by the Parks & Community Services Department and be consistent with BCC 3.43.**

Finding: The future public mini park is not part of this application.

3. **Review Process for Parks/Plaza/Gateways: Review and approval of all park/plaza/gateway areas shall be conducted under Design Review approval, with input by the City of Bellevue into the design of these areas.**

Finding: The applicant designed an interior courtyard plaza which connects to the Phase 1 residential development to the west of the subject site. The proposed design of the plaza with this phase of development is included with this Design Review application and meet the intent of the MDP.

4. **Phasing Plan: The Phasing Plan shall be followed per the Conceptual Phasing Plan (Attachment F). Modifications to the phasing plan may occur, per LUC 20.30V.160.**

Finding: This application for Buildings A-C is within the maximum contemplated build out for The Spring District Phase 1A as shown in the MDP.

5. **City Council Approval of NE 15th Street/NE 16th Street and portrayal on the Binding Site Plan:**

If shifting of the NE 15th Street/NE 16th Street alignment (horizontal/vertical) at a later date is in conflict with the recorded BSP, the applicant shall amend the BSP to match the City Council approved alignment (horizontal/vertical) of NE 15th Street/NE 16th Street. Such amendment of the BSP shall occur prior to submittal of the next Design Review application for the MDP site after the final alignment is approved. The vested status of final street locations does not occur until an adjacent DR is issued.

Finding: This condition does not apply to this application because NE 15th/NE 16th Street is not located within or adjacent to the subject parcels.

6. **Public Plaza at the Light Rail Station: As a part of the master planning process for the Sound Transit 120th East Link Station, the applicant shall coordinate with the City of Bellevue and Sound Transit regarding the design of a public plaza adjacent to Sound Transit's 120th East Link subterranean light rail station. The applicant shall designate the plaza as a "public plaza" on the recorded Master Development Plan.**

Finding: This condition does not apply to this application because the station is not within Phase 1A of the MDP.

7. **Pedestrian Amenities:**

- **Multi-purpose trail: A multi-purpose trail (12-14 feet in width) shall be provided along the entire length of the Spring District's property along 124th Avenue NE to connect to the multi-purpose trail on NE 16th Street as shown on the MDP plans. See Attachment A. For Phase 1a, the applicant shall design the entire trail (for both Phase 1a and Phase 1b) and construct the Phase 1a trail adjacent to any Phase 1a development. For Phase 1b, the applicant shall complete construction of the entire trail.**

- **Landscaping along 124th Avenue NE: The area within the Seattle City Light easement (adjacent to 124th Avenue NE) shall be landscaped along with a multi-purpose trail. Vehicular parking areas, vehicular lanes or load/unload areas will be prohibited within this easement area. This landscaping shall be installed as a part of Phase 1.**

Finding: This condition does not apply to this application because this area of The Spring District is not part of the subject site, nor is it adjacent to the subject site.

- **Mid-block Public Pedestrian Connection: A mid-block public pedestrian connection (12-14' wide) between Buildings 15 & 16 (as shown on the MDP plans, Attachment A) shall be provided from 123rd Avenue NE to 124th Avenue NE and shall meet ADA accessibility requirements and the intent of the Green Streets Development Standards. The location and design shall meet the intent of LUC 20.25D.140.D. This mid-block public pedestrian connection with its associated easement and signage shall be installed as a part of Phase 1.**

Finding: This condition does not apply to this application because this area of the The Spring District is not part of the subject site, nor is it adjacent to the subject site.

- **Green Streets: The modification approval to relocate the Green Street from NE 13th Street to the loop roads is applicable to future reviews of Design Review applications. The applicant shall provide a mid-block public pedestrian connection between Buildings 15 & 16. See the condition above: Mid-block Public Pedestrian Connection.**

Finding: This condition does not apply to this application because the Green Streets, as modified by the Spring District Master Development Plan approval, are not adjacent to the subject site.

- **Sidewalks: The applicant shall provide sidewalks along all city/private streets within the project limits.**

Finding: The applicant is providing sidewalks, as required, fronting NE District Way, 123rd Avenue NE and the private road between Phase 1 and this Phase of development, which will be constructed as part of this application.

- **"Pedestrian" Gateway Connection: A "Pedestrian" Gateway Connection shall be located at the southwest corner of the property between Buildings 18 & 19 as shown on the MDP plans. See Attachment A. The gateway shall provide pedestrian access from the site (approximately NE 13th Street and 121st Avenue NE) to the adjacent city street at NE 12th Street (near 120th Avenue NE). The pedestrian connection shall be designed and permitted during the Design Review process for the first adjacent building to the gateway.**

Finding: This condition does not apply to this application because this area of The Spring District is not part of the subject site. However, the proposed interior courtyard designed as part of this application will provide a direct connection through the Phase 1 residential courtyard, down to the gateway "hillclimb" at the intersection of NE 12th Street and 120th Avenue NE.

8. **Other Gateway Opportunities: The applicant will be required to provide a gateway entrance at the street level for pedestrians, motorists, and those passing by the site. The location and timing of the construction of this gateway entrance at street level shall be determined during Phase 1. Likely locations would be the entrance to the site at NE 13th Street (from 124th Avenue NE) or NE 15th Street (from 120th**

Avenue NE or 124th Avenue NE). Such location shall be reviewed and approved under Design Review and approved by the Transportation Department.

Finding: This condition does not apply to this application because these gateway areas of The Spring District are not part of the subject site, nor are they adjacent to the subject site.

9. **Sign Master Plan: The applicant shall submit a sign master plan for the entire MDP project. The sign master plan may be submitted with the first Design Review application or separately as a Land Use Exemption to the approved Master Development Plan. Proposed signs on-site for individual buildings will not be approved until found consistent with the approved sign master plan.**

Finding: The Sign Master Plan will be submitted as a separate application as allowed under this condition. The applicant for this project is encouraged to submit a Pre-Development Services (DC) application for review of sign program, instead of a Land Use Exemption. A Land Use Exemption is only for the MDP sign master plan. **Refer to Condition of Approval in Section XI.E.45 regarding Sign Master Plan.**

10. **Recycling and Solid Waste Collection: With each Design Review application, the applicant shall document how recycling and solid waste will be collected. Recycling and solid waste receptacles may not be pulled out to the adjacent street/sidewalk. Refuse and recycling areas may not be located within adjacent public/private streets or adjacent rights-of-way. These activities must be located on each individual building site and screened from public view. The applicant shall coordinate the location of receptacles with Republic Services or any successor in interest to the Bellevue Waste Hauling franchise.**

Finding: The underground parking garage has areas that will be used for recycling and solid waste collection below each building. A common trash room in Building C will hold all trash for the five buildings and there will be a waste loading area just outside the trash room. Trucks will temporarily pull into the waste loading area. The design meets the MDP requirements.

11. **Street Development: Future street development must be approved by the Transportation Department and be consistent with LUC 20.25D.140.**

Finding: The streets proposed in this application are consistent with the street development standards in LUC 20.25D.140 and have been approved by the Transportation Department.

12. **Access to Underground Parking Garages: In order to provide alternate vehicular routes to city streets (due to the modification of the NE 12th Street local street), the applicant shall provide two vehicular access points to the underground parking garages, one along NE 12th Street and the other along 120th Avenue NE (signalized). The exact location of these parking garage driveways shall be determined at the Design Review stage of the subject buildings/phases.**

Finding: This condition does not apply to this application as the access point to the proposed underground garage is via 122nd Avenue NE (private). This condition is applicable to Phase 1, currently under construction.

13. **Modification to MDP: The applicant shall submit a modification to the Master Development Plan for minor changes to the approved MDP. Modifications can be processed as a Land Use Exemption application (LUC 20.30V.160.B). Minor changes include updates to road configurations, FAR calculations, the Amenity Chart, impervious surface/lot coverage and the Sign Master Plan. It will still be necessary to record the updated MDP.**

Finding: Any modification to this approval will require a revision to this Design Review or Land Use Exemption. **Refer to Section XI.A.7 for Condition of Approval regarding Modification to the Design Review Plans.**

14. **Binding Site Plan: The Binding Site Plan shall be recorded upon the final decision of the Master Development Plan before the sale or lease of any lot, tract or parcel. The BSP shall include all required dedications and easements per the MDP conditions of approval at the time of each DR application for each project.**

Finding: The Binding Site Plan was recorded on November 1, 2012 under King County Recording No. 20121101000274. An Amended Binding Site Plan related to this application was recorded on April 23, 2014 under King County Recording No. 20140423000863, and on February 17, 2016 under King County Recording No. 20160217000684.

15. **Preliminary Design, Utility Codes and Engineering Standards: Utility review has been completed on the preliminary information submitted at the time of this application. The review of this application has no implied approvals for water, sewer and storm drainage components of the project. Final plan approval will occur under a Utility Extension Agreement which will be required for review and approval of the utility design. Submittal of the utility extension will coincide with future clearing & grading permit review. Final civil engineering may require some changes to the site layout to accommodate the utilities.**

Finding: A utility extension agreement will be submitted by the applicant. Approval of the utility extension agreement is required prior to the issuance of Clearing & Grading permits. **Refer to Section XI.A.1 for Condition of Approval regarding Preliminary Design, Utility Codes and Engineering Standards.**

16. **Art Concept: An art concept is required to be consistent with LUC 25D.150.B.5.a. Such art shall be installed within one of the public parks/plaza/gateways and reviewed under the subject Design Review application. Review/approval by the City of Bellevue Arts Commission is not required. The art concept shall be installed prior to completion/final certificate of occupancy of The Spring District.**

Finding: Not applicable, as this site does not contain a required public park, plaza or gateway per the MDP. The installation of an art concept was implemented under the Phase 1 residential development, located west of the subject site, which was the bicycle wall art located on Building E.

17. Addressing of Buildings/Tracts:

Finding: The applicant will be required to contact Parcel and Addressing Coordinator, Jami Carter, Information Technology Department, phone 425-452-4310 regarding the addressing of buildings/tracts. **Refer to Section XI.D.41 for Condition of Approval regarding Addressing of Lots, Buildings and Storefronts.**

18. Restricted Driveway Access: With each new Design Review application, the applicant shall document how the driveway access of that development meets the restricted driveway access intent of LUC 20.25D.140.F.

Finding: A shared driveway access between Phase 1 and Phase 2 to Buildings A-C is restricted to a private side street (122nd Street) to minimize conflicts with transit, autos, bicycles, and pedestrians and to reinforce active edge continuity along commercial and retail frontages. In particular, the driveway for this phase of development is located away from the main pedestrian entries and retail stores. Accordingly, the DR application and submitted plans demonstrate that the driveway access meets the intent of LUC 20.25D.140.F.

19. Arterial Street Design Standards: The applicant shall meet the intent of the "Arterial Street Design Standards within the Bel-Red Subarea." (This is now approved as part of Appendix B of the Transportation Department Design Manual, referred to as The BelRed Corridor Plan.)

Finding: Not applicable, as there are no arterial streets adjacent to this development.

20. Right of Way and Easements: The applicant shall dedicate to the City all necessary right of way such that street improvements including on-street parking to the back of curb are located within the fee public right of way. The applicant shall also grant any necessary construction, pedestrian, landscaping and utility easements. The applicant shall provide easements to the City for location of signal and street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

Finding: The applicant will dedicate all necessary rights of way and grant any necessary easements consistent with applicable city requirements.

21. Vehicular Access Restrictions: All non-signalized driveways and private roads adjacent to 120th Avenue NE, NE 15th Street, 124th Avenue NE and NE 12th Street will be restricted to right in/right out. No left turns will be allowed at the signalized intersection of NE 15th Street/ 123rd Avenue NE. The applicant will purchase and post "No Left Turn" signs at the subject street and/or driveway locations, when and if necessary as directed by the City. All access is subject to additional restrictions based on traffic operations conditions as determined by the Transportation Department.

Finding: Not applicable, as the access to this development is via a private shared access road (122nd Avenue NE) between Phase 1 and the subject development, which connects to NE District Way.

22. Local Improvement District (LID): The applicant shall not protest the city's formation of a LID or Transportation Improvement District.

Finding: This condition was recorded as part of the Master Development Plan dated October 16, 2012 under King County recording number 20121016001049.

Compliance with MDP Conditions: X.B. PRIOR TO ANY DESIGN REVIEW APPROVAL FOR A BUILDING, PHASE, AND/OR PARK/PLAZA/GATEWAY: The following conditions must be complied with prior to any Design Review approval for a building, phase, and/or park/plaza/gateway:

1. **Design Review: Each new site development (i.e. building, parks, plaza, gateway) shall require Design Review approval. If appropriate, Design Review applications may be combined.**

   Finding: This application is for administrative Design Review approval for buildings and other related site improvements, and is consistent with this MDP condition.

2. **Outward Focus of Perimeter Buildings: During the Design Review of individual buildings on the perimeter (124th Avenue NE, NE 12th Street, 120th Avenue NE), the applicant shall provide building designs that convey an outward focus toward the city streets as well as toward the interior of the development. The applicant shall incorporate the design guidelines of LUC 20.25D.150. The use of blank walls or flat nondescript walls that are not articulated by any visual interest is not consistent with applicable design criteria.**

   Finding: This application does not provide building frontage on 124th Avenue NE, NE 12th Street or 120th Avenue NE. However, the application incorporates design features consistent with this condition and ensures a high quality building design facing NE District Way, in addition to any views from 124th Avenue NE and NE 12th Street toward the development. The orientation of the site plan to include a central east-west plaza allows the buildings to face each other and the adjacent Phase 1 residential development to the west. View corridors to the north and south are maintained through the MDP with the extension of both 122nd Avenue NE and 123rd Avenue NE in the form of pedestrian ways through the proposed project. The scale and size of the buildings are appropriate for the concept approved in the MDP.

3. **Coordinated Landscaping Plan along Site Perimeter: With the first perimeter Design Review submittal along 124th Avenue NE and the first perimeter Design Review submittal along 120th Avenue NE, a coordinated perimeter landscaping plan shall be submitted for the length of The Spring District property along each right-of-way. Note: This coordinated landscaping plan is for on-site landscaping and not off-site landscaping associated with any city right-of-way project.**

   Finding: Not applicable, as the subject site is located interior to The Spring District, and does not contain frontage on 120th Avenue NE or 124th Avenue NE.

4. **Impervious Surface/Lot Coverage: The maximum impervious surface/lot coverage is 75% MDP area-wide. This calculation shall be provided upon each Design Review application to keep track towards the final phase of the MDP.**

   Finding: The applicant provided the city with an updated calculation for this review. The total impervious surface/lot coverage of the area redeveloped under this application is 74.1%, which is below the maximum threshold. The cumulative impervious surface/lot

coverage for both the Phase 1 and Phase 2 residential projects is 73.7%, which is still below the 75% threshold required under the MDP. **Refer to Section XI.C.20 for Condition of Approval regarding Maximum Impervious Surface/Lot Coverage.**

5. **Parking Stall Calculations: Each building shall submit parking stall calculations to document how it meets the Land Use Code requirements for onsite parking.**

Finding: The application includes parking stall calculations showing compliance with on-site parking requirements. Refer to Table 4 in Section III.A above which summarizes parking for the development.

6. **Amenities and FAR for each Design Review:**

- **The phasing plan for the MDP shall provide for proportionate installation of amenities that must be included when each phase of development is constructed.**
- **Required amenities for each individual building shall be provided at the time of that building construction. In-lieu fees shall be assessed and collected at building permit issuance. Required amenities cannot be "borrowed" from future buildings or phases.**
- **The applicant shall meet the amenities outlined in the Development Agreement as well as the Land Use Code. The applicant shall use the attached Amenity calculation sheet (Attachment E) to show compliance with the DA and Land Use Code.**
- **The calculations shall show that for the overall MDP at full build-out, there is at least a minimum 2.5 FAR overall (per the Development Agreement) with a maximum 4.0 FAR overall (per the Land Use Code).**
- **With each Design Review application submitted under the MDP, the applicant shall include the physical FAR of the proposed project, as well as the calculated FAR of the project as part of the overall MDP rolling average. At no time shall the averaged MDP FAR fall below 2.5 (DA) or exceed 4.0 (LUC).**
- **Use of an alternate MDP FAR calculation or a change to the target MDP FAR must be reviewed and approved by the City of Bellevue as a modification, processed as a Land Use Exemption application to Design Review or as a modification request with the subject Design Review application.**

Finding: As shown below, the FAR for this application is 3.01 (Buildings A-C together), which is within the required range of 2.5 to 4.0 under the Development Agreement and the Land Use Code. The application does not include an alternate FAR calculation or change to the target FAR.

The proposed FAR Amenity calculations, below, are consistent with the requirements of the Development Agreement, MDP, and Chapter 20.25D of the LUC. Fees will be collected at the time of building permit issuance. **Refer to Section XI.E.33 for Condition of approval regarding Payment of Fee-In-Lieu of Floor Area Amenities.**

The Development Agreement stipulates fees-in-lieu of amounts for amenity payments for this specific Master Development Plan. Each phase of development is required to provide the installation of amenities through payments in-lieu of installation (to be paid at building permit issuance). For this specific Master Development Plan, the first 750,000 square feet is paid at $3.75 per square foot. After 750,000 square feet, the fee is $4.00 per square foot. Upon issuance of this project (assuming building permits for this project are issued prior to the next issued spring project i.e. GIX, Brewpub, etc.), all future development will be at the $4.00 rate.

The applicant intends to meet the FAR Amenity Incentive System (20.25D.090) code requirements through payment of fee-in-lieu to satisfy all tiered bonus categories triggered. These categories include Affordable Housing (Tier 1a) and Parks and Streams (Tier 1b). Based on the current building design and based on the terms of the Spring District Development Agreement, the estimated amount to be paid is $656,948.50. Of that, $403,235.50 will satisfy the Tier 1a Affordable Housing requirements and $253,713.00 will satisfy the Tier 1b Parks and Streams requirements. These estimated fee calculations are included as Attachment E. Per 20.25D.090.C.6, in-lieu fees shall be assessed and collected at building permit issuance. The fees will be re-calculated at that time, prior to collection. Should a different Spring District project (GIX) pull building permits prior to the issuance of permits for this project, the amenity fees may have to be recalculated using only the $4.00 rate.

The Spring District Development Agreement provides a two-tiered discount rate for fee-in-lieu payments made under the amenity incentive zoning system. The first 750,000 Gross Square Feet (GSF) of development can make fee-in-lieu payments at $3.75 per square foot of Gross Floor Area (GFA). The first development under the MDP (office buildings) used 344,363 of the available GSF and therefore pays 100% of their GFA fee-in-lieu obligation at the $3.75 rate. The Phase 1 Residential project used 320,924 of the available GSF and therefore paid 100% of their GFA fee-in-lieu obligation at the $3.75 rate.

The Spring Phase 2 Residential project will use the remaining 84,713 GSF eligible for the $3.75 rate, which is 32% of the projects total GSF. Therefore, 32% of the projects GFA to be paid at the $3.75 rate is 54,398, which equates to an amenity fee of $203,992.50 within the Tier 1A Affordable Housing program. The remaining 68% of the projects GFA (113,239) will be paid at the fee-in-lieu rate of $4.00, which equates to $199,243.00 for the Tier 1A Affordable Housing program and $253,713.00 for the Tier 1B Parks and Streams program. See tables below.

Residential Development

Aggregate Parcel Size (sf)	83,367 square feet
Total Allowed SF at max FAR (4.0)	333,468 square feet
GFA of Proposed Development*	251,004 square feet
Base FAR Allowed (1.0)	83,367 square feet
GFA subject to Incentive System	167,637 square feet
GFA in Tier 1a (up to 1.25 FAR)	104,209 square feet
GFA in Tier 1b (up to 1.25 FAR)	63,428 square feet
GFA in Tier 2 (up to 0.5 FAR)	-

Average FAR 3.01 (251,004 square feet divided by 83,367 square feet = 3.01 FAR)

Amenity Fee-in-Lieu Payment Calculation - Summary

GSF* paid at $3.75	54,398
Tier 1A [Res]: affordable housing	$203,992.50
Tier 1 [Cml] or Tier B [Res]: parks and streams	0
GSF paid at $4.00	113,239
Tier 1A: affordable housing	$199,243.00
Tier 1 [Cml] or Tier 1B [Res]: parks and streams	$253,713.00
Total:	**$656,948.50**

Res= Residential Use
Cml= Commercial Use

* Gross Floor Area (GFA) – the area included within the inside finished wall surface of the surrounding exterior walls of a building excluding interior openings in floor plates (e.g. vent shafts, stair wells, and interior atriums), outdoor courts and exterior balconies.
* Gross Square Feet (GSF) – total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding vent shafts, outdoor courts and parking.

See Attachment E for detailed amenity calculations.

Compliance with prior MDP Conditions: X.C, D, and E. PRIOR TO CLEARING & GRADING PERMIT, BUILDING PERMIT, AND ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:

Response: Conditions contained in this section of the MDP are required by City Code and the MDP and therefore must be met before clearing & grading permits, building permits, or certificates of occupancy, respectively, are issued under this Design Review approval.
Refer to Section XI for Conditions of Approval XI.B.9 through XI.D.44

V. PUBLIC NOTICE AND COMMENTS

The applicant and the city held a public meeting on September 22, 2015 at City Hall. The purpose of the meeting was to discuss and clarify the proposal and listen to neighbor concerns. Approximately 7 people attended this meeting. Comments were accepted during and after this public meeting as well as up to the date of this decision. During the review of the project, the City received one email

officially commenting on the project; however, several emails were received with general questions about the project regarding parking ratio and building height requirements and the need for traffic impact analysis.

The following comments received are summarized below, followed by a response from staff:

1. Comment: **Reduce the height of Building 'A' to 5 stories; reduce the height of Buildings 'B' and 'C' to 3 stories. These changes will help reduce the appearance of the structures to a penitentiary.**
   Response: If the height of Building 'A' is reduced to 5 stories, and the height of Buildings 'B' and 'C' are reduced to 3 stories, the project would have a total FAR of approximately 1.5, which is below the minimum 2.5 FAR required by The Spring District Development Agreement. The project, as proposed, will have an FAR of 3.01, which meets the FAR threshold under the Development Agreement, while still being below the maximum FAR of 4.0 per the Land Use Code. In addition, the allowable building heights for the BR-OR-1 and BR-OR-2 are 150' and 125', which the proposed buildings are well below. The proposed building heights are staggered to provide variation amongst the buildings themselves, and in relation to the residential project to the west. The heights of the buildings also provide a natural increase in density when viewed from NE 12th Street, up through the interior of The Spring District.

2. Comment: **Change the roof structures/profiles of Buildings 'A', 'B' and 'C' to provide some interesting architectural features (rather than the flat-roof designs proposed); this will also help reduce the appearance of the buildings to a penitentiary.**
   Response: The massing and roof structures of the buildings have been carefully designed to comply with the goals for The Spring District, and will be architecturally integrated with the residential development to the west, and the rest of the Spring District neighborhood.

3. Comment: **Reduce the number of rentable units in each of the buildings by 30%.**
   Response: The city does not have the authority to require a development to designate units as either for sale or for lease/rent.

4. Comment: **Provide increased on-street parking provisions.**
   Response: The on-street parking was previously installed as part of the infrastructure improvements provided by the master developer, Wright Runstad, under a separate permit. This project does not propose to modify the existing streetscape or roadway improvements.

5. Comment: **Increase the spacing/areas between the buildings to provide more area for recreation space for residents.**
   Response: The spacing between the three structures meets both the Land Use Code and Building Code requirements. Any increase to the spacing between structures would prohibit the number of buildings as proposed. During the design review process, staff requested modification of an area adjacent to the main entrance to Building 'A' in order to provide an additional outdoor gathering space which complements the central plaza area.

VI. TECHNICAL REVIEW

A. Clearing & Grading

The Clear and Grade reviewer has reviewed the plans and materials submitted for this project and has determined that the clearing and grading portion of this land use application can be approved. The future Clearing and Grading Permit application for this development must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

B. Utilities

Utility review of the Spring District Residential Phase 2 Administrative Design Review was reviewed based on materials submitted at the time of this application and is approved for this application. No construction will occur under this permit. The approval of this application has been evaluated against City of Bellevue Utility Engineering Codes and Standards. Final utility engineering construction review and approval will be completed under a Developer Extension Agreement (UE) application. Slight design changes may occur under the Developer Extension Agreement. **Refer to Section XI.A.1 for Condition of Approval regarding Preliminary Design, Utility Codes and Engineering Standards.**

Water

The domestic and fire connections for Spring District Residential Phase II will connect to existing water main stubs provided by Phase 1 infrastructure. The water system has adequate capacity to serve the site.

Sewer

Sewer is available to Spring District Residential at the south end of the project through an existing 15" sewer main conveying through 12th Ave NE and a public sewer easement running through 12150 NE Bel-Red Rd.

Storm

The development proposes to meet all the minimum requirements triggered for the site as required in the City of Bellevue Surface Water Engineering Standards and 2005 DOE manual. Based on information submitted with this permit the site will trigger storm drainage minimum requirements 1-9 of the Storm and Surface Water Engineering Standards. After a review of the materials submitted it is feasible for the development to mitigate storm water impacts to the site under the required Developer Extension Agreement permit. There will be an overall decrease in impervious area for the site and enough room exists on site to implement onsite and water quality Best Management Practices (BMP). See SEPA section for proposed BMPs. Flow control (Minimum Requirement 7) will not be required because site improvements will not exceed the DOE or Storm and Surface Water Engineering Standard threshold for flow control. The Spring District Residential Phase II development exceeds the amount of replaced impervious surface requiring water quality treatment (Minimum Requirement 6) and proposes to use Filterra planter units to mitigate for the impact. Onsite storm water management (Minimum Requirement 5) using amended soil in landscape areas.

C. Transportation

Site Access

This project is situated on Blocks 22 and 23 in the Spring District Master Development Plan, and is in Phase 1B according to the current phasing plan for the development. The MDP proposes a grid comprising public and private streets with extensive pedestrian connections to meet the intent of the Bel-Red Street Development Standards. Access to the project is provided by NE

District Way, a public street, on the north side, 123rd Avenue NE, a private street, on the east side, and a private shared driveway aligning with 122nd Avenue NE on the west side.

Most of the required improvements for NE District Way are under construction with the Phase 1A infrastructure grading permit, and this street is planned to be dedicated as a public street during the construction of the building. The dedication of the right-of-way is a condition of approval for the Spring District Residential Phase 1 project west of the Phase 2 project. Phase 2 will be required to complete the construction of the sidewalk on the south side of NE District Way across their frontage and also dedicate sidewalk easements.

On the west side of the building, the eastern portion of the shared driveway is under construction with the Phase 1 residential development to the west. Phase 2 will complete the west side of the driveway adjacent to the project, providing a minimum width of 20 feet of vehicle travel area and a pedestrian walkway with a minimum width of 5 feet. This project will also provide a treatment at the driveway approach to indicate that it is a private driveway rather than an extension of the road to the north. This may be a raised pedestrian crossing, pavement treatment, or other design element, and will be reviewed and approved with the grading permit for this project.

East of the building, 123rd Avenue NE will be extended south from NE District Way as a private road. This project is responsible for constructing frontage improvements and half of the final street width, or sufficient pavement width to meet fire access requirements if greater. Most of this road was intended to be constructed with the approved project on Block 24; however, since no grading permit was issued for that project, 123rd Avenue NE frontage improvements are required to be constructed as a condition of this project. This road must be included in the grading permit plans for the project unless it is shown on another permit application that has been submitted and is under review prior to grading permit approval for this project. Completion of the construction of the frontage and half street is required prior to occupation of the project. This street will remain private, however, granting of public sidewalk easements will be required on the project frontage per the MPD conditions.

Vehicular access to the underground garage will be provided via a driveway on 122nd Avenue NE. The building design at the garage access to the shared driveway limits sight distance to the pedestrian walkway. To improve pedestrian sight distance for drivers exiting from the driveway, the walkway was pushed out to the west, away from the building, and mirror(s) will be installed to supplement vision. **Refer to Section XI.C.19 for Condition of Approval regarding Driveway Mirrors.**

A loading area will be provided adjacent to the project at the south end of the shared driveway. Vehicles using this area will be allowed to turn around using the fire access/pedestrian plaza opening in order to enter NE District Way facing forward. No loading or unloading, including vehicle turnaround, is allowed on public right-of-way. **Refer to Section XI.A.2 for Condition of Approval regarding Provisions for Loading.**

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Frontage improvements are required for this project on both public and private streets as laid out in the Spring District MDP. Much of the frontage improvements required on NE District Way for this site are being permitted and constructed by the master developer through an infrastructure permit approved for Phase 1A. These are expected to be complete and accepted into the City system in late 2016 or early 2017, but must be complete and accepted prior to occupancy of this project. Sidewalk construction was not included in the previous permit and will be required with this approval, as well as curb ramps and crosswalks that are not completed through the infrastructure permit. **Refer to Section XI.D.36 for Condition of Approval regarding Street Frontage Improvements.**

Some of the frontage improvements for 123rd Avenue NE that are required for this project were previously included in another permit that was never issued. Completion of curb, gutter and sidewalk and at least half of the street section (or wider as needed for fire access) will be required as a condition of approval for this project. Since this street segment is longer than 150 feet, a turnaround is also required. The turnaround may be temporary if a permanent one is to be provided in another project approval.

Frontage improvements for the western part of the shared driveway have been approved under a separate permit. Completion of the driveway improvements and a pedestrian facility will be included in this permit. **Refer to Section XI.B.10 and XI.C.14 for Conditions of Approval regarding Civil Engineering Plans – Transportation and Building and Site Plans - Transportation.**

1. A street light plan for NE District Way is required for review and approval prior to completion of engineering and landscape plans showing any relocated fixture(s) along with street tree location and driveway separation (ten feet from Point A in standard drawing DEV-7E or equivalent).

2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

   ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with

Design Manual standard drawings.

ADA-compliant curb ramps shall be installed on NE District Way at the intersections with 123rd Avenue NE and 122nd Avenue NE if not provided by others, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

3. Sidewalk along 123rd Avenue NE and NE District Way shall be constructed to a width of at least 6 feet with a planter strip of at least 5 feet, not including the curb width.

4. A pedestrian facility, such as a shared sidewalk or path, shall be provided on the west side of the project in the shared driveway area. The approach to NE District Way shall have a feature or features to differentiate it from the street system.

5. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

6. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

7. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

8. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawings. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

9. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site on NE District Way, and for the sidewalk adjacent to the private street, 123rd Avenue NE, according to the MDP conditions. A pedestrian easement in the shared driveway corridor west of the building shall also be provided. A vehicle access easement shall be provided for the portion of 123rd Avenue NE that is on the project property. **Refer to Section XI.C.15 & XI.C.16 for Condition of Approval regarding Existing Easements and Sidewalk/Utility/Access Easements.**

Right of Way Dedication

To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, and to accommodate the street widening described elsewhere in

this document, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way.

Future rights-of-way for Spring District roadway alignments are shown in tracts on the Binding Site Plan for the development. These will be dedicated by the master developer for required infrastructure for each phase of the development. These tracts are narrow and require additional right-of-way to be dedicated on the street frontages of adjacent blocks, including Blocks 22 and 23 where this project is located, in order to provide sufficient right-of-way width for street elements such as on-street parking bays and bio retention cells. For this project, right-of-way shall be dedicated to a line that extends from the back of the curbline adjacent to the parking bays on NE District Way. MDP condition X.D.2.E. requires that the right-of-way be dedicated prior to the issuance of the project building permit. **Refer to Section XI.C.17 for Condition of Approval regarding Dedication of Right of Way.**

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. **Refer to Section XI.B.9 for Condition of Approval regarding Right of Way Use Permit.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. NE District Way will be classified as a "No Cut" street when accepted into the City system. **Refer to Section XI.D.37 for Condition of Approval regarding Pavement Restoration.**

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. **Refer to Section XI.C.18 and XI.D.38 for Condition of Approval regarding Transportation Management Program and Implement the Transportation Management Program.**

D. Building Division

The plans for this decision have not been sufficiently developed for a thorough review under the International Building Code requirements. This review will occur during review of the Building Permits. The plans generally conform to the requirements applicable to this stage of the design process.

E. Fire

The fire Department has reviewed this proposal and recommends approval subject to conditions. **Refer to Section XI.C.35 for Conditions of Approval regarding Fire Department Conditions.**

F. Addressing

The proposed addresses for the Spring District Phase 2 Residential project are the following:

- 12258 NE 12TH LN – Building A (building shell, apartment units, and leasing office)
- 12288 NE 12TH LN – Building B (building shell and apartment units)
- 12269 NE 12TH LN – Building C (building shell and apartment units)
- 12271 NE District Way – Retail in Building A
- 12291 NE District Way – Restaurant in Building B
- 12299 NE District Way – Restaurant in Building B
- 1212 122ND AVE NE – Parking Garage Entrance

Permits associated with the construction of the parking garage should use the Parking Garage Entrance address. The building permit submittal for Building A should use the Building A address. The building permit submittal for Building B should use the Building B address. The building permit submittal for Building C should use the Building C address. The initial tenant build out permits should each be applied for under the corresponding commercial address listed above. Because the City does not allow the use of Suite numbers for retail spaces, such as those proposed in Buildings A and B, should the retail space in Building A be split into two spaces, the City will assign a new street address for the new space at that time. Similarly, if the WI-FI café/lounge space in Building B transitions from a tenant-only amenity to a retail/restaurant space open to the public, a new street address will be assigned by the City. If the restaurant space in Building B is occupied by single tenant, the City will retire one of the restaurant addresses from the database. Please also note that NE 12TH LN (central courtyard between the three buildings) is a fire access lane that will only be used for Fire and resident/pedestrian/bicycle access. It is not intended to be driven on by the public. **Refer to Section XI.D.41 for Condition of Approval regarding Addressing of Lots, Buildings and Storefronts.**

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposed Design Review approval that are beyond those identified in the Bel-Red Corridor EIS and the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 and addendum.
- Final Environmental Impact Statement, 2016-2027, Transportation Facilities Plan, December 2015.

These documents are available in the City of Bellevue, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #05-127994-LE.

Adverse impacts which are less than significant are typically subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less

than significant, Bellevue City Code, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

The following amendments to the Environmental Checklist are provided by the City of Bellevue.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Spring District Residential Phase 2 lies within MMA #12, which has a 2027 total growth projection of 3,713 multi-family dwelling units, 2,854,930 square feet of retail development, and 1,841,131 square feet of other development. This development proposes 279 residential units, 1,042 square feet of retail, and 2,739 square feet of restaurant. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. **Refer to Section XI.C.13 for Condition of Approval regarding Transportation Impact Fee.**

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The Spring District Development Agreement and Master Development Plan allow concurrency to be analyzed by phase. This project is located on Blocks 22 and 23 and is part of MPD Phase 1B, along with the development of Block 12 and Block 14. A concurrency analysis and traffic impact analysis were prepared for Phase 1B by Parametrix in March 2016.

Phase 1B will generate approximately 357 new p.m. peak hour trips, with 175 of them associated with this project. These trips were distributed and then assigned to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected Phase 1B trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, 35 system intersections received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be

exceeded as a result of traffic generated from this proposal. Therefore, Phase 1B passes the concurrency test and complies with the Traffic Standards Code. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination for Phase 1B is issued on the date of issuance of the first land use decision for this phase. The Phase 1B Certificate of Concurrency is issued May 5, 2016 in conjunction with this project (see Attachment F).

The development agreement for The Spring District allows the concurrency approval for each phase to be vested for a period of five years. At the time of a complete building permit application for each project in the phase, the concurrency reservation for each building will remain in effect for the life of the building permit, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E.

Short Term Operational Impacts and Mitigation

A traffic impact analysis was prepared for Phase 1B to determine if impacts would be created that would require mitigation. The TIA analyzed traffic operations during the p.m. peak hours for the 35 intersections in the system that are expected to receive 20 or more trips from this phase. With Phase 1B, 16 of the 20 study intersections will operate at LOS D or better. Two intersections, 148th Avenue NE/NE Bel-Red Road and 116th Avenue NE/NE 4th Street will operate at LOS E with and without the project. Two intersections, 134th Avenue NE/NE 8th Street and 132nd Avenue NE/NE 8th Street will operate at LOS F with and without the project. Phase 1B trips will cause minor increases in delays, but are not expected to adversely impact traffic operations at any of the study intersections. The trips associated with this project were accounted for in the Phase 1B TIA, and no traffic mitigation is required for this project.

Earth

The affected geographic area is relatively level, with the exception of a graded artificial slope located at the western edge of the site along the 120th Ave. NE. The slope is up to 50 percent in places.

According to the geotechnical report of record, by GeoEngineers dated June 5, 2015, the soil on the Spring District Residential Phase 2 site consists of fill of medium dense to dense silty sand with variable gravel content in depths of 4 to 25 feet, increasing to the west. Recent deposits and glacial till were encountered below the fill at depts. of 2 to 20 feet thick along the western portion of the site. According to the geotechnical findings of the report, the project area is stable and capable of supporting the proposed development, with some soil improvements recommended for the west portion of the development.

Proposed earthwork includes grading of approximately 50,000 cubic yards. Unsuitable soil or spoils will be exported to a licensed waste site. Structural fill, as needed and specified, will be trucked from the site by approved supplies.

There is potential for erosion and sedimentation impacts as a result of the earth movement activities. Applicants, permittees and contractors are responsible for preventing erosion and discharge of sediment and other pollutants into the storm and surface water system and receiving waters. A Construction Stormwater Pollution Prevention Plan (CSWPPP) prepared according to the Washington State Department of Ecology Stormwater Management minimum technical requirement # 2, will be required at time of clearing & grading permit application for each of the development phases (Bellevue City Code 23.76).

By incorporating the requirements of existing codes and standards, the recommendations included in the geotechnical report (including site management techniques), use of Best Management Practices for temporary erosion and sedimentation control, and rainy season restrictions, it is expected that anticipated impacts to earth resources will be adequately mitigated.

Water

Domestic and fire service will connect to existing stubs provided to the site during the Phase 1A infrastructure for Spring District.

Sewer

Sewer service will connect to sewer stubs provided to the site during the Phase 1A infrastructure for Spring District.

Storm Water Controls

The existing project limit area is within an area currently used for light industry. This area is already paved for automobile use and storage of dry/cold consumer goods. The proposed development is expected to decrease overall adverse impacts to the quality of surface water leaving the site. Stormwater from rooftops and roadways will be collected, treated, and conveyed through the Phase 1A constructed storm systems and water quality BMPs construction under Spring District Residential Phase I that eventually discharge to Lake Bellevue. Water quality treatment will be required and LID Best Management Practices are proposed to meet the requirement. Filterra tree planters will be used to treat areas of pollution generating impervious surfaces and are in accordance with 2005 DOE enhanced treatment requirements. The site proposes to decrease the amount of existing impervious surface from 89% impervious lot coverage to 75%. No detention facility will be required since the 100 year peak storm water threshold will not be exceeded which is a .10 cubic foot per second increase in the 100 year developed peak runoff. The City's Utility Codes and Engineering Standards provide adequate direction to mitigate for water quality treatment for pollutants for any impacts related to the proposal. See utility code 24.06 and 2012 Utility Engineering Standards.

Air Quality

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Following construction, emissions from residents' and office workers vehicles will be released.

Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust. These are standard practices imposed on the Clearing & Grading permit. (Bellevue City Code 23.76)

Construction vehicles and heavy construction equipment shall emit the least amount of air

pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. **Refer to Section XI.B.11 for Condition of Approval regarding Air Pollution from Construction Vehicles and Equipment.**

The Bel-Red Corridor DEIS states that to the extent that pollutant-generating land uses (i.e. repair shops, drycleaners) redevelop over time within the Bel-Red Corridor, overall emissions would be lower in the future than they are now. And, that despite the predicted increase in traffic volumes and emissions, the Bel-Red Corridor redevelopment is not likely to result in any exceedance of the air quality standards. Maintaining traffic flow will reduce vehicles idling and, therefore, reduce pollutant emissions from vehicles. With the future light rail trips, pollutant emissions from vehicles are assumed to be further reduced.

The applicant provided a technical memorandum which describes the anticipated greenhouse gas emissions associated with the construction and operation of the proposed residential development.

Need for Qualitative or Quantitative Disclosure

Washington State Department of Ecology (Ecology) has jurisdiction over air quality in Washington State. The City of Bellevue does not have code authority to regulate air quality which is under the jurisdiction of Ecology. Ecology provides thresholds based on building type and square footage to estimate the annual CO2e from the buildings and associated traffic. These thresholds are used to determine the need for either a qualitative or quantitative analysis of CO2e for a project. Ecology's screening table, below, was used to determine the need for a qualitative or quantitative analysis.

Qualitative Disclosure

Ecology guidance suggests projects expected to produce an average estimate of 10,000 to 25,000 MTCO2e annually should provide a qualitative disclosure of emissions associated with the project. The expected sources of emissions for The Spring District Residential include embodied emissions created through the manufacturing, transportation, construction, and disposal of building materials as well as emissions created through landscape disturbance will be below that estimate.

Ecology GHG Screening Table – Spring Residential

Phase 2 Residential		**Ecology Threshold Determination**	
Building Types	Units or SF	Qualitative Analysis (10,000 MTCO2e Annually)	Quantitative Analysis (25,000 MTCO2e Annually)
Multi-family Units	261,059 SF	> 399,000 SF	> 998,000 SF

Ecology's Guidance for including Greenhouse Gas Emissions in SEPA states that for projects that are expected to annually produce an average estimate of at least 10,000 but less than 25,000 metric tons CO2e, proponents should at least qualitatively disclose the GHG emissions caused by the project. A qualitative disclosure should include a general description of the project's expected source(s) of the emissions, as well as any proposed GHG mitigation measures incorporated or designed into the project. This residential development project does

not meet either the qualitative or quantitative analysis square footage thresholds to warrant the need for further analysis. However, the applicant has provided the following mitigation options:

GHG Emissions Information

The Spring District Phase 2 Residential project is committed to providing environmentally responsible, low impact development techniques as a standard practice. This project has identified several low impact development techniques it is using to reduce project emissions. The mitigation measures are described next, as well as the approximate percent reduction in new emissions that each option can achieve.

#1: Transit-Oriented Development
The Spring District Phase 2 Residential project will be located within the transit-oriented development with a future light rail station, bus lines, a walkable community layout and mixed use development. The estimated MTCO2e reduction associated with the reduction of vehicle dependency in a transit-oriented development is 25%*.
The elements of a transit oriented development that result in reductions of CO2 emissions include the following:

- High employment concentrations
- Mixed-use development (retail, office, residential)
- Significant public transportation accessibility
  ** Source: The Transportation Research Board, Special Report 298: Driving and the Built Environment – The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions, 2009*

#2: Building Lifespan
While the GHG Calculator used in this evaluation has lifespan estimates for buildings based on use, the developer, Security Properties, has a large portfolio of built work that shows their commitment to ecological construction, green building management and a practice of energy conservation. By employing adaptive building reuse, sustainably grown and regionally produced products and high-performance systems, Security Properties promotes waste reduction as well as reuse and recycling in all of their new and existing projects. By selecting durable and less energy consuming building components, they have a proven history of sustainable buildings. Using the GHG Calculator with the 80.5 -year lifespan for just the new multifamily buildings, this mitigation is able to reduce the greenhouse gas emissions associated with the project.

Other Mitigation Measures
While it is difficult to quantify the MTCO2e reductions of many low impact development techniques, these features will certainly provide additional emissions reductions. The Spring District Phase 2 Residential project is implementing the following measures for this project:

Bike and Pedestrian Facilities – bike and pedestrian facilities provided in and around the project will encourage non-motorized transportation that will further reduce the number of vehicle miles trips.
Low Impact Development (LID) – the site will include several low impact development techniques to reduce land use change impacts. These techniques may include, but are not limited to:

- Rain gardens
- Bio retention cells

- Roof gardens and green roofs

Plants and Animals

Upon completion of the Design Review proposal, the overall impervious surface will be reduced from 89% to 74% for the project limit, which is below the 75% maximum as required by the Land Use Code. With the installation of site landscaping i.e. perimeter/interior, streetscape, plaza, there will be the opportunity for new plant material (native/ornamental). It is anticipated that small urban animals and native birds will occupy the site area.

Noise

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. **Refer to Section XI.A.5 and XI.A.6 for Condition of Approval regarding Construction Noise Hours and Use of Best Available Noise Abatement Technology.**

In addition, per BCC 9.18.045B, noise levels in sleeping areas shall not exceed 40 dBA. The applicant will be required to submit certification by an acoustical consultant prior to construction of the residential buildings, that the construction methods and materials for the residential units will meet this threshold. If the threshold is exceeded, then noise attenuation measures will be required to be incorporated into the construction design. Once construction is complete, noise levels will be required to be measured inside a random sample of units to ensure sleeping areas do not exceed the 40 dBA threshold. **Refer to Section XI.C.23 and XI.D.44 for Conditions of Approval regarding Noise Levels and Noise Levels/Measurements in Sleeping Areas.**

Light and Glare

There is the potential for light and glare with the lights at night from any residential units and commercial tenant spaces. Potential light and glare impacts will extend to adjacent businesses that operate after dark, in addition to vehicular/pedestrian traffic along adjacent streets. In order to mitigate potential impacts to adjacent vehicular drivers/businesses/residents, any light source emitting from the project area shall incorporate cutoff shields and be designed so as not to provide light and glare and spillover offsite. **Refer to Section XI.C.30 for Condition of Approval regarding Shielded Lights.**

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

The applicant addressed these comments, questions, and concerns and made clarifications or changes to the proposal due to City review.

A. Transportation Department

The Transportation Department reviewed the proposal and requested the following:

- Changes were required for the garage entry to improve pedestrian sight distance for drivers.

B. Land Use Division

The Land Use Division reviewed the proposal and requested the following:

- Provide greater articulation/interest in building design. The use of the high verticality of concrete at the base of elevations appeared dreary and monotonous. Applicant modified base of buildings to break up/reduce concrete material use.
- Modified blank walls by incorporating more visual interest in color and materiality.
- Further enhanced an outdoor bench area adjacent to the main entrance of building A by incorporating multiple bench areas and landscaping, which provides an additional outdoor gathering area for the development, and in turn helps to screen a portion of the blank façade of the south elevation of building A.

IX. DECISION CRITERIA

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

A. The proposal is consistent with the Comprehensive Plan.

Finding: The proposal, as conditioned, is consistent with the Comprehensive Plan and Bel-Red Subarea Plan. Staff has reviewed the policies which apply to the project and determined that those applicable policies will be implemented through the application of City Codes and the adopted Design Guidelines identified in the Bel-Red Chapter of the Land Use Code. Conditions of approval imposed on the project include building design, site design, landscaping, vision glass and master sign permit package. **Refer to Section XI.A.4, XI.B.12, XI.C.24, XI.C.27, XI.E.45, and XI.F.46 for Conditions of Approval regarding Project Plans, Final Landscape Plan, Vision Glass, Building Material/Details and Color Samples, Sign Master Plan, and Future Tenant/Storefront Improvements.**

The proposal is consistent with the Comprehensive Plan, including the following goals and policies from the Bel-Red Subarea Plan:

1) ***Bel Red Subarea Vision:***

- *The Bel-Red corridor in 2030 will be an area that is unique within the city of Bellevue and the entire Puget Sound region. It will be an area where thriving businesses will be adjacent to, and sometimes mixed with, livable neighborhoods, all served by a multi-modal transportation system that connects the area to the greater city and region. The area will also be distinguished by environmental and community amenities that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city. The area will transition gracefully over time, with existing businesses being accommodated while new types of development will occur as conditions warrant.*

- *Vibrant, diverse and walkable neighborhoods: Bel-Red will contain a broad range of housing types to meet the needs of a diverse population of varied income levels. Neighborhoods will have a pedestrian friendly and walkable character, with convenient access to shopping, jobs, and community amenities, and will also be well connected to the larger city and region.*

Finding:
The proposed Spring District Phase 2 Residential project is consistent with the goals and policies of the Bel-Red Subarea Plan. The project helps to implement the vision of the Bel-Red Subarea Plan by providing new residential units in the neighborhood, as well as small retail and restaurant spaces. As the residential population increases with the construction of these new units, activation of the sidewalk, parks, retail/restaurant spaces and other outdoor gathering spaces will result. The project will also further enhance pedestrian activity and movement along new city streets.

2) ***Land Use Goal:*** *To develop a land use pattern that is environmentally sustainable and economically vibrant, and that creates distinctive new commercial and residential neighborhoods for the Eastside.*

POLICY S-BR-6. *Concentrate the majority of future Bel-Red growth into a series of mixed use, pedestrian-friendly and transit-oriented development nodes, with higher density and height therein, as enabled through a land use incentive system. Within each node, provide for tiered building heights, with maximums at the center.*

POLICY S-BR-8. *Encourage mixed use development, promoting opportunities to live, work, shop, and recreate within close proximity.*

Findings:
The proposed Spring District Phase 2 Residential project meets the Land Use goals and policies of the Bel-Red Subarea plan noted above. The residential buildings will be the second phase of residential units to be constructed in the 36-acre MDP area. These buildings will help to provide the anchor for The Spring District MDP and beginning of this future mixed use development.

The height of the buildings tier down from north to south, and complement the tiered nature of the buildings of the Phase 1 development to the west. There will be opportunities for live/work units along NE District Way, along with retail and restaurant establishments. In addition, a convenient connection to the existing public park on the corner of NE District Way and 121st Avenue NE will be established.

3) ***Urban Design Goal:*** *To achieve a design character that results in aesthetically beautiful, distinctive, and long-lasting places that evoke a strong sense of Bellevue and the Northwest, and a dynamic public realm that encourages social interaction.*

POLICY S-BR-14*. Use design guidelines to promote pedestrian-friendly and transit-oriented design, ensure quality and a sense of permanence, promote*

environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.

Discussion: Design review should pay special attention to creating a pedestrian-friendly environment, by helping to create vibrant, interesting, safe, walkable and interconnected sites.

POLICY S-BR-16. *Encourage place-making and a dynamic public realm by integrating publicly accessible plazas, open spaces and other gathering places with development, in public and private projects.*

POLICY S-BR-18. *Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floor plates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.*

POLICY S-BR-23. *Reinforce neighborhood character and identity through the use of gateways and neighborhood signage. Prohibit signage that is out of scale with or detracts from the public realm.*

POLICY S-BR-25. *Design and develop an outstanding street environment that promotes streets as key urban places, sensitive to their context and providing an interesting and aesthetically rich experience. Apply a street hierarchy with design guidelines and street standards that provides an appropriate combination of the following elements:*

a. Strong consideration of character and aesthetics in the design and implementation of all street projects;
b. Integration of open space and landscaping, including street trees;
c. Environmentally sensitive practices, including natural drainage systems where appropriate;
d. Sidewalk development standards that promote pedestrian functionality and interest, and avoid obstructions;
e. Ground floor differentiation, including preferred uses, visual and physical access;
f. Mid-block pedestrian crossings; and
g. On-street parking, where it contributes to pedestrian convenience and safety.

Findings:

The Urban Design goals and policies of the Bel-Red Subarea Plan are incorporated into the Spring District Phase 2 Residential project. The proposed residential buildings will continue to create a distinct sense of place at the southern edge of the Spring District. The project is subject to the plans submitted and attached. **Refer to Section XI.A.4 for Condition of Approval regarding Project Plans.**

The design of the buildings will create a distinct sense of place, while

complementing the Phase 1 Residential project located west of the site, in both architectural style, massing and scale. The Phase 1 project contains a central plaza area, which serves as a larger pedestrian connection through the Spring District, beginning at the intersection of NE 12th and 120th Avenue NE, up through the Hill climb, through the Phase 1 plaza, and into the central plaza area of the subject site, and out to NE District Way. Public access signage will be required to be installed to clearly indicate this public connection through the project site. **Refer to Section XI.D.42 for Condition of Approval regarding Public Access Signage for Pedestrian Connections.**

The central plaza area will provide a unique pedestrian friendly environment as well as two outdoor gathering spaces for residents of the three buildings. A vibrant landscaping palette will also help to enhance the central plaza area and outdoor gathering spaces. To ensure the accessibility of the plaza, the applicant shall provide movable tables and chairs. In addition, a public courtyard at the prominent corner of NE District Way and 123rd Avenue, between buildings 'A' and 'B' will provide café seating and overhead catenary lights.

This project also intends to create pedestrian-friendly sidewalks along NE District Way and 123rd Avenue NE. NE District Way will connect to adjacent amenities, such as the park to the northeast, future light rail to the north, and retail/restaurant uses on the corner at NE 123rd Avenue NE. 123rd Avenue NE will include ground level townhouse units with stoops which are buffered with layered plantings in both metal planters and planting at grade. This streetscape will connect to the family play area located on the south side of the site, with an ADA accessible trail at the end of the street. Overall, the sidewalk layout, including streetscape planter design will continue to match those currently existing along NE District Way and those approved under the master clear and grade infrastructure permit for The Spring District.

The applicant will provide a master sign package for consistency in signage within the project. **Refer to Section XI.E.45 for Condition of Approval regarding Sign Master Plan.**

4) ***Environment:*** *To redevelop the Bel-Red area as a model of environmental sustainability, realizing opportunities provided by new development to achieve significant improvements over current conditions.*

Policy S-BR-28. *Encourage natural drainage practices where feasible in public and private projects, as an alternative to traditional stormwater treatment and control. Allow natural drainage practices to offset traditional treatment and control standards to the extent practicable, and provide other incentives to promote their use if needed.*

Finding:
Along the streets within The Spring District, low impact development techniques in the form of stormwater bio retention facilities are located within streetscape planter areas.

5) ***Parks and Open Space Goal:*** *To create a robust, aesthetically beautiful, and functional parks and open space system that serves the needs of Bel-Red and the broader community, and that connects with and complements the larger Bellevue parks and open space system.*

POLICY S-BR-39. *Promote the development of "green streets" throughout the corridor, with an abundance of street trees and areas of landscaping to improve and reduce the amount of storm water runoff, be aesthetically pleasing, and provide an attractive pedestrian experience.*

Finding:
Along the streets within The Spring District, the original developer, Wright-Runstad, has provided the required local street landscaping, which includes street tree, planting strips, tree wells and rain gardens. In addition, a public park has been created north-west of the project site, which will provide recreational opportunities for residents of the development.

6) ***Transportation Goal:*** *To create a more complete, connected, and well balanced transportation system, while protecting neighborhoods from spillover traffic impacts and while ensuring that transportation investments contribute to the area's sense of place and sustainability.*

POLICY S-BR-57. *Encourage garage and service vehicle access via local and secondary streets and alleys. Limit access points along arterial streets.*

POLICY S-BR-63. *Improve pedestrian connectivity and the quality of the pedestrian environment with a comprehensive sidewalk and trail system, including through-block pedestrian connections, and mid-block crossings. Include pedestrian amenities such as pedestrian-scaled lighting, seating, transit shelters and weather protection.*

Finding:
The original developer, Wright-Runstad, has provided the required local streets for the subject site. The proposed project will include a singular garage access point off a private shared access road (122nd Ave NE) between the subject site and the Phase 1 development to the west. General loading and deliveries will also be located within this private access road to minimize impacts to NE District Way, which fronts the development. A significant pedestrian connection will continue through the center of the subject development, which connects through the Phase 1 development to the west and out the gateway/hillclimb entrance at the corner of NE 12th and 120th Ave NE.

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

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

- Dimensional requirements.
- Parking/Loading requirements.
- Building and Site Design requirements.

- FAR Amenity Incentive System.
- Use charts.
- Catalyst Project.
- Bel-Red Corridor Plan.
- The Spring District Master Development Plan.
- The Spring District Development Agreement.

See Section III, Consistency with Land Use Code/Zoning Requirements.
See Section V, Technical Review.

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

As conditioned, the proposal complies with applicable requirements of the Land Use Code. Refer to Section I.B, Building Design and I.C, Design Intent, for discussions on overall design of the proposal. In addition, refer to Section III, Consistency with Land Use Code/Zoning Requirements and Section IV, Consistency with the Spring District Development Agreement (DA) and Master Development Plan (MDP for additional design requirements.

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

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

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

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

X. DECISION

After reviewing the proposal for consistency with applicable City of Bellevue requirements, policies, development standards, and State Environmental Policy Act (SEPA), the Director hereby **APPROVES WITH CONDITIONS THE DESIGN REVIEW APPLICATION FOR THE SPRING DISTRICT RESIDENTIAL PHASE 2 PROJECT.**

XI. CONDITIONS OF APPROVAL

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:

NOTE – Vested Status of the Design Review approval: The vested status of the Design Review approval is per Land Use Code 20.25D.035.B and the Development Agreement, signed July 10, 2009 and recorded September 11, 2009, recording number #20090911000269. These provisions allow for extended vesting up to a maximum of 15 years from the date of the City's final decision, unless a completed building permit application is filed before the end of the 15

year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES: The applicant shall comply with all applicable Bellevue City Codes (BCC) and Ordinances including but not limited to:

Clearing & Grading Code - BCC 23.76	Savina Uzunow	425-452-7860
Bellevue Development Standards	Savina Uzunow	425-452-7860
Transportation Development Code - BCC 14.60	Molly Johnson	425-452-6175
Transp. Impact Fee Program - BCC.22.16	Molly Johnson	425-452-6175
Right-of-Way Use Permit - BCC 14.30	Tim Stever	425-425-4294
Bellevue Utilities Code - BCC Title 24	Mark Dewey	425-452-6179
Construction Codes - BCC Title 23	Mark Chang	425-452-6997
Structural Codes – BCC Title 23	Mark Chang	425-452-6997
Land Use Code - BCC Title 20	Laurie Tyler	425-452-2728
Sign Code - BCC Title 22B	Laurie Tyler	425-452-2728
Noise Control - BCC 9.18	Laurie Tyler	425-452-2728
Uniform Fire Code - BCC 23.11	Travis Ripley	425-452-6042
Transportation Department Design Manual	Molly Johnson	425-452-6175
The Bel-Red Corridor Plan Streetscape Character, Guidelines, and Standards	Molly Johnson	425-452-6175
Addressing	Jami Carter	425-452-4310

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

UTILITIES DEPARTMENT (GENERAL)

1. PRELIMINARY DESIGN, UTILITY CODES AND ENGINEERING STANDARDS
Utility review has been completed on the preliminary information submitted at the time of this application. The review of this application has no implied approvals for water, sewer and storm drainage components of the project for construction purposes. Final construction plan approval will occur under a Utility Developer Extension Agreement. Final civil engineering may require some changes to the site layout to accommodate the utilities. The plan submittal will be required to comply with all engineering codes and standards in place at the time of this application. Easements will be required under the Developer Extension Agreement for water, sewer, and storm water infrastructure.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities Department

TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

2. PROVISIONS FOR LOADING
The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading in the public right-of-way will not be permitted.

AUTHORITY: Land Use Code 20.20.590.K.4, Bellevue City Code 14.60.180
REVIEWER: Laurie Tyler, Development Services Department,
Molly Johnson, Transportation Department

LAND USE DIVISION CONDITIONS (GENERAL)

3. DEVELOPMENT AGREEMENT AND MASTER DEVELOPMENT PLAN

The applicant is subject to relevant conditions and requirements of the Development Agreement between the City and the The Spring District, signed July 10, 2009 and recorded September 11, 2009 recording number #20090911000269. The applicant is also subject to relevant approval conditions of the Master Development Plan (File number 11-125943 LP) approved May 3, 2012 by Development Services and affirmed by the Hearing Examiner on October 8, 2012 (File number AAD 12-41).

AUTHORITY: Development Agreement, signed July 10, 2009 and recorded September 11, 2009, recording number #20090911000269, Master Development Plan (File number 11-125943 LP) approved May 3, 2012 by Development Services and affirmed by the Hearing Examiner on October 8, 2012 (File number AAD 12-41).
REVIEWER: Laurie Tyler, Development Services Department

4. PROJECT PLANS

The project is subject to the plans as attached (dated 2/12/16).

AUTHORITY: Land Use Code 20.35.230
REVIEWER: Laurie Tyler, Development Services Department

5. CONSTRUCTION NOISE HOURS

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity.

AUTHORITY: Bellevue City Code 9.18.020, .040
REVIEWER: Laurie Tyler, Development Services Department

6. USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020.F
REVIEWER: Laurie Tyler, Development Services Department

7. MODIFICATION TO THE DESIGN REVIEW PLANS

Any modification to this approval shall be documented as a Post Issuance Revision to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code consistent with the Governing Regulations section of the Development Agreement. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I.C of this report. Conditions of Approval run for the life of the project.

AUTHORITY: Land Use Code 20.30F.175, Development Agreement Section C

REVIEWER: Laurie Tyler, Development Services Department

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

AUTHORITY: Land Use Code 20.35.230
REVIEWER: Laurie Tyler, Development Services Department

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

TRANSPORTATION DEPARTMENT CONDITIONS (prior to CG issuance)

9. RIGHT-OF-WAY USE PERMIT
Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

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

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

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

AUTHORITY: Bellevue City Code 11.70 & 14.30
REVIEWER: Tim Stever, Right of Way Department

10. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, and driveway approach design for the frontage improvement modifications. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
c) Curb ramps and crosswalk revisions.
d) Installation or relocation of streetlights and related equipment.
e) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
f) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
g) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
h) Location of fixed objects in the sidewalk or near the driveway approach.
i) Trench restoration within any right of way or access easement.

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

AUTHORITY:	Bellevue City Code 14.60, Transportation Department Design Manual, and Americans with Disabilities Act
REVIEWER:	Molly Johnson, Transportation Department

LAND USE DIVISION CONDITIONS (prior to CG issuance)

11. AIR POLLUTION FROM CONSTRUCTION VEHICLES AND EQUIPMENT
Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code, 23.76, Revised Code of Washington 46.61.655
REVIEWER: Laurie Tyler, Development Services Department

12. FINAL LANDSCAPE PLAN
A Final Landscape Plan and irrigation plan shall be submitted with the Clearing and Grading application for review by Land Use and the Parks Department. Provide details for any electrical outlets that are proposed to be located within the planting strips.

AUTHORITY: Land Use Code 20.20.520.I
REVIEWER: Laurie Tyler, Development Services Department

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

TRANSPORTATION DEPARTMENT CONDITIONS (prior to BP issuance)

13. TRANSPORTATION IMPACT FEE
Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16
REVIEWER: Molly Johnson, Transportation Department

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

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

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

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Tim Stever, Right of Way Department

16. SIDEWALK/UTILITY/ACCESS EASEMENTS
The applicant shall provide sidewalk, utility, and access easements to the City such that sidewalks and pedestrian paths outside of the City right of way are located within a pedestrian easement area. This includes the sidewalks on NE District Way and 123rd Avenue NE, and the pedestrian corridor on the west side of the building.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Molly Johnson, Transportation Department

17. DEDICATION OF RIGHT OF WAY
The applicant shall dedicate right of way to the City along the property frontage such that street improvements to the back of curb are located within the public right of way, prior to the issuance of the primary above grade building permit.

AUTHORITY: Bellevue City Code 14.60.090
REVIEWER: Molly Johnson, Transportation Department

18. TRANSPORTATION MANAGEMENT PROGRAM
The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070.

AUTHORITY: Bellevue City Code 14.60.070
REVIEWER: Molly Johnson, Transportation Department

19. DRIVEWAY MIRRORS
Plans submitted for building permits shall indicate driveway mirrors to improve pedestrian sight distance for drivers existing from the driveway.

AUTHORITY: Transportation Design Manual
REVIEWER: Molly Johnson, Transportation Department

LAND USE DIVISION CONDITIONS (prior to BP issuance)

20. MAXIMUM IMPERVIOUS SURFACE/LOT COVERAGE
The maximum impervious surface/lot coverage shall be 75% per Land Use Code 20.25D.080.

AUTHORITY: Land Use Code 20.25D.080
REVIEWER: Laurie Tyler, Development Services Department

21. RESTAURANT AND GARAGE EXHAUST VENTS
Restaurant and garage exhaust vents shall be located and designed to avoid pedestrian impacts.

AUTHORITY: Land Use Code 20.25D.150.D
REVIEWER: Laurie Tyler, Development Services Department

22. CERTIFICATION BY A NOISE CONSULTANT
The applicant shall provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA and a determination from the noise consultant that the velocity and direction of airflow from the exhaust system within pedestrian areas not exceed 500 CFM.

AUTHORITY: Bellevue City Code 9.18.030 and Land Use Code 20.30F.145
REVIEWER: Laurie Tyler, Development Services Department

23. NOISE LEVELS
Noise levels in sleeping areas shall not exceed 40 dBA. The applicant shall measure the noise levels in a random sample of the rooms and submit the findings to the City. If the maximum threshold is exceeded, additional noise mitigation will be required to meet the threshold prior to the issuance of any Occupancy Permit.

AUTHORITY: Bellevue City Code 9.18 & Land Use Code 20.30F.145
REVIEWER: Laurie Tyler, Development Services Department

24. VISION GLASS
The applicant shall provide vision glass along the lobbies, ground-level office, and retail frontage to provide a high level of pedestrian interest. Lobbies, ground-level office, and retail frontage shall not be substantially closed or blocked from view. In order to have the portal function as anticipated, there shall be transparency provided through the building on both sides of the portal as per the attached project drawings.

AUTHORITY: Land Use Code 20.25D.150.D
REVIEWER: Laurie Tyler, Development Services Department

25. BUILD-TO-LINES
The attached plans shall be considered the adopted design for purposes of build-to-line requirements in accordance with Land Use Code 20.25D.130.B.

AUTHORITY: Land Use Code 20.25D.130.B.3.b, 20.25D.020
REVIEWER: Laurie Tyler, Development Services Department

26. SIDEWALK-ORIENTED DEVELOPMENT
The attached plans shall be considered the adopted design for purposes of sidewalk-oriented development requirements in accordance with Land Use Code 20.25D.130.C.4.

AUTHORITY: Land Use Code 20.25D.130.C.4
REVIEWER: Laurie Tyler, Development Services Department

27. BUILDING MATERIALS/DETAILS AND COLOR SAMPLES
The development is subject to the building materials/details and color samples as indicated on the attached plans.

AUTHORITY: Land Use Code 20.25D.150.D
REVIEWER: Laurie Tyler, Development Services Department

28. MECHANICAL EQUIPMENT SCREENING
Roof plans submitted for the building permit application shall indicate locations of mechanical equipment, including any communication equipment such as satellite dishes. The applicant shall demonstrate that screening for rooftop mechanical equipment is architecturally integrated with the building. Screening shall be provided so that rooftop mechanical equipment is not visible from above, adjacent streets and public sidewalks. All HVAC rooftop equipment shall be consolidated and screened, including painting of equipment/screening as necessary.

Power, telephone, traffic control, or other equipment shall not be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults or in a building or substantially screened per the approval of the Development Services Department.

Any at grade grills/grates or panels shall be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed. Review and approval of these locations and grates will be through the building permit review process.

AUTHORITY: Land Use Code 20.25D.150.D, 20.20.525.C.5
REVIEWER: Laurie Tyler, Development Services Department

29. SOLID WASTE/RECYCLING COLLECTION FACILITIES REQUIRED
Prior to the issuance of any construction permit, the applicant shall provide a written document demonstrating that Republic Services (City's waste hauler service) has been contacted and has approved the proposed sizing of and access to the recycling and solid waste collection area(s) for this building using current standards. In addition, all rights of way and public easement shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items. Collection and storage facilities for recyclable materials shall be shown on building and site plan drawings. This area shall not be visible from the street.

AUTHORITY: Land Use Code 20.20.720
REVIEWER: Laurie Tyler, Development Services Department

30. SHIELDED LIGHTS
In order to mitigate potential impacts to adjacent vehicular drivers/businesses/residents, any light source emitting from the project area shall be designed so as not to provide light and glare and spillover offsite. Cutoff shields shall be used.

AUTHORITY: Land Use Code 20.20.522
REVIEWER: Laurie Tyler, Development Services Department

31. BICYCLE PARKING
The applicant shall provide a minimum of 28 bicycle parking stalls in accordance with the Bel-Red Land Use Code 20.25D.120.G.

AUTHORITY: Land Use Code 20.25D.120
REVIEWER: Laurie Tyler, Development Services Department

32. GARAGE SOFFIT VIEWS
Sections submitted for building permit applications shall provide finish for any soffits at the second floor under the slab insulation where it may be visible to public. Any sections of the soffit insulation that will be visible when the garage door is open must be finished at the entry in a manner consistent with the design of the building.

AUTHORITY: Land Use Code 20.25D.150.C
REVIEWER: Laurie Tyler, Development Services Department

33. PAYMENT OF FEE-IN-LIEU OF FLOOR AREA AMENITIES
The applicant intends to meet the FAR Amenity System (LUC 20.25D.090) code requirements through payment of fee-in-lieu to satisfy all tiered bonus categories triggered. The applicant shall pay the city the fee-in-lieu of the floor area amenities at building permit issuance. Final fee amount to be re-assessed at time of building permit issuance.

AUTHORITY: Land Use Code 20.25D.090.C.6; Development Agreement, Paragraph F.1, Recording Number 20090911000269
REVIEWER: Laurie Tyler, Development Services Department

34. NON-RESIDENTIAL PARKING STALL IDENTIFICATION
Plans submitted for building permits shall indicate the locations of retail and restaurant parking stalls for this development. Prior to Temporary Certificate of Occupancy (TCO), the applicant shall install signs which clearly designate the commercial parking stalls within the parking garage.

AUTHORITY: Land Use Code 20.20.590 & 20.25D.120
REVIEWER: Laurie Tyler, Development Services Department

FIRE DEPARTMENT CONDITIONS (prior to BP issuance)

35. (a) SMOKE CONTROL
Smoke control will be required in Buildings A & C due to 5 levels of type VA construction. (AUTHORITY: Bellevue Amended IFC 909)

(b) ADDRESSING
Provide addressing to access all units from streets and interior court. Note: Live/Work and Townhouse units do not have to be addressed from street. (AUTHORITY: International Fire Code 505)

(c) HOSE LENGTH
Provide drawings showing hose reach from intermediate stair landings for each floor including garage. (AUTHORITY: International Fire Code 904)

(d) FIRE ACCESS LANE
Provide details on Fire access lane control and access to interior courtyard.
(AUTHORITY: International Fire Code 503)

(e) FIRE SPRINKLERS
Provide automatic fire sprinklers designed per NFPA 13 throughout the building.
(AUTHORITY: International Fire Code 903)

(f) FIRE ALARM
Provide a fire alarm notification system throughout the buildings designed per NFPA 72.
(AUTHORITY: International Fire Code 907)

(g) FIRE DEPARTMENT CONNECTION
Provide a fire department connection at an approved location.
(AUTHORITY: International Fire Code 903 & 912)

(h) EMERGENCY RESPONDER RADIO
Provide an emergency responder radio coverage system in the garage and buildings.
(AUTHORITY: Bellevue Amended IFC 510)

(i) GENERATOR
Indicate on the plans the location of the generator, fuel tank size and other requirements to meet IFC Chapter 57 and IMC.

(j) 123RD AVENUE NE
Tract 'A', 123rd Avenue NE, shall be constructed as part of this project for Fire Access to the east side of Building B.

AUTHORITY: As noted above.
REVIEWER: Travis Ripley, Fire Department

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

TRANSPORTATION DEPARTMENT CONDITIONS (prior to issuance of any CO)

36. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements must be constructed by the applicant or others and accepted by the Transportation Department inspector. This includes all frontage improvements for NE District Way and 123rd Avenue NE that may be constructed through permits by others.

All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of

assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

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

37. PAVEMENT RESTORATION

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

NE District Way: This street was recently paved and a five year no-street cut moratorium will be in effect after the construction accepted into the system. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

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

38. IMPLEMENT THE TRANSPORTATION MANAGEMENT PROGRAM

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: Bellevue City Code 14.60.070
REVIEWER: Molly Johnson, Transportation Department

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

39. LANDSCAPE INSTALLATION ASSURANCE DEVICE

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

AUTHORITY: Land Use Code 20.40.490
REVIEWER: Laurie Tyler, Development Services Department

40. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

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

AUTHORITY: Land Use Code 20.40.490
REVIEWER: Laurie Tyler, Development Services Department

41. ADDRESSING OF LOTS, BUILDINGS, AND STOREFRONTS

The applicant shall contact Jami Carter, Information Technology Department, regarding the addressing of lots, buildings, and storefronts. Addressing shall be approved by the Fire Department and Transportation Department.

AUTHORITY: Uniform Fire Code 505
REVIEWER: Jami Carter, Information Technology Department
Travis Ripley, Fire Department
Molly Johnson, Transportation Department

42. PUBLIC ACCESS SIGNAGE FOR PEDESTRIAN CONNECTIONS

"Public Access" signage as depicted in the Bellevue Wayfinding Manual shall be prominently located to clearly convey the message that the public is welcome in all plazas and pedestrian connections. Prior to Temporary Certificate of Occupancy, the specific locations and sign designs shall be determined and installed.

AUTHORITY: Land Use Code 20.25D.150.C
REVIEWER: Laurie Tyler, Development Services Department

43. RESIDENTIAL RESTRICTED PROPERTY RECORDING

Per the conditions of the Master Development Plan, the applicant shall record the appropriate covenant for "residentially-restricted property".

AUTHORITY: Development Agreement, signed July 10, 2009 and recorded September 11, 2009, recording #200909110002269, paragraph H
REVIEWER: Laurie Tyler, Development Services Department

44. NOISE LEVELS/MEASUREMENTS IN SLEEPING AREAS

Noise levels in sleeping areas shall not exceed 40 dBA. The applicant shall measure the noise levels in a random sample of the rooms and submit the findings to the City. If the maximum threshold is exceeded, additional noise mitigation will be required to meet the threshold prior to the issuance of an Occupancy Permit.

AUTHORITY: Bellevue City Code 9.18.045B & Land Use Code 20.30F.145
REVIEWER: Laurie Tyler, Development Services Department

E. PRIOR TO ISSUANCE OF ANY SIGN PERMITS (SIGN)

LAND USE DIVISION CONDITION (prior to issuance of a SIGN permit)

45. SIGN MASTER PLAN

A comprehensive sign package shall be submitted to the Development Services Department for review and approval through a Pre-Development Services (DC) application. Contents shall include but is not limited to:

a. Location
b. Lighting
c. Color Palate
d. Materials
e. Design concept

Signage shall be the minimum necessary to convey information and shall be architecturally compatible and integrated with the building. Maximum letter and sign size shall be determined based on proposed location and other design criteria. Sign Code limitations are not a guaranteed maximum and cannot be exceeded. Final design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

No freestanding signs, cabinet signs or signs above the rooftop are permitted except as permitted in the Sign Code Bellevue City Code 22B.10.

AUTHORITY: Bellevue City Code 22B.10 and Land Use Code 20.25D.150.F
REVIEWER: Laurie Tyler, Development Services Department

F. PRIOR TO ISSUANCE OF TENANT IMPROVEMENT (TI) PERMITS

LAND USE DIVISION CONDITION (prior to issuance of TI permits)

46. FUTURE TENANT/STOREFRONT IMPROVEMENTS

Future retail/commercial tenant improvements shall reflect the design intent shown on the attached preliminary design. Vision glass is required to provide pedestrian access to interior spaces. Fire Control Room doors shall look like retail/office storefronts. Each tenant improvement or revision to this proposal shall be approved by the City.

AUTHORITY: Land Use Code 20.30F
REVIEWER: Laurie Tyler, Development Services Department

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SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE
PERMIT SET
2 / 12 / 2016

1212 122nd AVE NE
BELLEVUE, WA
98005
USA



MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

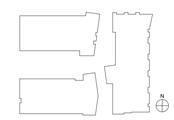
SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES

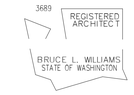


DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB

ARCHITECT SEAL



FOR PERMIT ONLY

THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

TITLE
COVER SHEET

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
G0.00
ADR SET - REV 2

ORIGINAL SHEET SIZE 36" x 42"

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2/10/2016 10:24:18 AM

PROJECT TEAM

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PERMITTING AGENCY

CITY OF BELLEVUE
DEVELOPMENT SERVICES DEPARTMENT (DSD), LAND USE DIVISION
450 110TH AVENUE NE
BELLEVUE, WA 98004
(425) 452-6800

CODE INFORMATION

APPLICABLE CODES:

ZONING: LAND USE CODE OF THE CITY OF BELLEVUE
BUILDING: 2012 INTERNATIONAL BUILDING CODE (IBC) WAC 51-50 WITH 2012 CITY OF BELLEVUE AMENDMENTS
ACCESSIBILITY: 2009 ICC / ANSI 117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ENERGY: 2012 WASHINGTON STATE ENERGY CODE (WSEC) WAC 51-11
MECHANICAL: 2012 INTERNATIONAL MECHANICAL CODE (IMC) WAC 51-52
GAS: 2012 INTERNATIONAL NATIONAL FUEL AND GAS CODE (IFGC)
PLUMBING: 2012 UNIFORM PLUMBING CODE (UPC) WAC 51-56 & 51-57
FIRE: 2012 INTERNATIONAL FIRE CODE (IFC) WAC 51-54
ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70)

ALL AS AMENDED AND ADOPTED BY THE 2012 WASHINGTON STATE AMENDMENTS AND THE 2012 BELLEVUE CITY CODE.

ZONE CLASSIFICATION: BEL-RED-OR-1 / BEL-RED-OR-2

ZONE DISTRICT: BEL-RED OFFICE / RESIDENTIAL NODE 2

PERMIT INFORMATION

BUILDING PERMIT PHASING: LAND USE: DESIGN REVIEW (DR) WITH SEPA
PRE-APPLICATION CONFERENCE: PERMIT #15-107933DB
DC APPLICATION: PERMIT #15-111520DC
BUILDING: BB PERMIT
PHASE 1 - BELOW GRADE STRUCTURED PARKING
PHASE 2 - ABOVE GRADE BUILDING A, BUILDING B, AND BUILDING C AS SEPARATE PERMITS.

RELATED PERMITS: CLEARING AND GRADING: GD PERMIT
UTILITIES: DEVELOPER EXTENSION AGREEMENTS
FIRE: FIRE SPRINKLERS; FIRE ALARM SYSTEM
TRANSPORTATION: ROW USE PERMIT
SHORING

DEFERRED SUBMITTAL

1. STEEL STAIRS, GUARDS, AND HANDRAILS.
2. FIRE-STOPPING SYSTEMS

PROJECT SUMMARY

THE SCOPE OF THE PROJECT IS TO BUILD THREE MIXED-USE BUILDINGS CONTAINING RESIDENTIAL RENTAL UNITS, GROUND FLOOR COMMERCIAL SPACE, ROOF TOP AMENITY SPACE, AND TWO LEVELS OF BELOW GRADE PARKING STRUCTURE.

PHASE 1 PERMIT - TWO LEVELS OF BELOW GRADE PARKING WITH APPROXIMATELY 246 VEHICLE PARKING STALLS AND 79 BICYCLE PARKING SPACES WILL BE SHARED BY ALL THREE BUILDINGS.

PHASE 2 PERMIT - BUILDING A, FRONTING ON NE DISTRICT WAY, IS A NINE STORY RESIDENTIAL BUILDING WITH 118 RESIDENTIAL UNITS, GROUND LIVE/WORK UNITS, RETAIL AND LEASING OFFICE.

PHASE 2 PERMIT - BUILDING B, FRONTING ON 123RD AVE NE, IS A SIX STORY RESIDENTIAL BUILDING WITH 101 RESIDENTIAL UNITS, GROUND LEVEL TOWNHOUSES, RETAIL, FITNESS CENTER AND WI-FI CAFE.

PHASE 2 PERMIT - BUILDING C, ON THE SOUTHERN PORTION OF THE SITE, IS A SIX STORY RESIDENTIAL BUILDING WITH 60 RESIDENTIAL UNITS WITH GROUND FAMILY FLATS, BIKE FACILITY FOR THE RESIDENTS, AND A SOUTH FACING ROOFTOP AMENITY SPACE.

PROJECT ADDRESS

1212 122ND AVENUE NE, BELLEVUE, WA 98005 - PARKING GARAGE ENTRANCE
12258 NE 12TH LN, BELLEVUE, WA 98005 - BUILDING A (BUILDING SHELL, APARTMENT UNITS, LEASING OFFICE)
12288 NE 12TH LN, BELLEVUE, WA 98005 - BUILDING B (BUILDING SHELL AND APARTMENT UNITS)
12269 NE 12TH LN, BELLEVUE, WA 98005 - BUILDING C (BUILDING SHELL AND APARTMENT UNITS)

12271 NE DISTRICT WAY, BELLEVUE, WA 98005 - RETAIL IN BUILDING A
12291 NE DISTRICT WAY, BELLEVUE, WA 98005 - RESTAURANT IN BUILDING B
12299 NE DISTRICT WAY, BELLEVUE, WA 98005 - RESTAURANT IN BUILDING B

TAX ASSESSOR'S PARCEL NO.

TPN 7933300000

LEGAL DESCRIPTION

UNITS 18, 19, 20, 21, 22, AND 23 OF THE SPRING DISTRICT MASTER CONDOMINIUM, A CONDOMINIUM, PER CONDOMINIUM DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20131025000704 AND AMENDMENTS THERETO; SAID UNITS ARE LOCATED ON SURVEY MAP AND PLANS RECORDED IN VOLUME 278 OF CONDOMINIUMS AT PAGES 94 AND 95, IN KING COUNTY, WASHINGTON.

(NOTE: PARCEL 18, 19, 20, & 21 NOT PART OF SURVEY)

SITE AREA

SITE AREA: 83,367 SF / 1.9 ACRES

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
2. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30" x 42".
3. HORIZONTAL DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O. STUD, CENTERLINE OF COLUMN GRIDLINE, UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS INDICATE TOP OF (T.O.) SLAB, T.O. SUBFLOOR, UNLESS OTHERWISE NOTED.
4. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO THE WORK PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES WITH THE DOCUMENTS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
6. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF MITHUN, INC. AND HAVE BEEN PREPARED FOR USE IN THE EXECUTION OF THE ENCLOSED PROJECT. USE OR REPRODUCTION FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC. IS PROHIBITED.

ACCESSIBILITY

FACILITY TO BE FULLY ACCESSIBLE PER IBC CHAPTER 11 AND ICC/ANSI 117.1

ACCESSIBLE ROUTE
AN ACCESSIBLE ROUTE IS BEING PROVIDED FROM THE PUBLIC WAY TO THE PRIMARY ENTRANCE PER IBC 1104.1. SEE SHEET A1.01.

GENERAL :
1. AN ELEVATOR IS PROVIDED FOR ACCESS TO ALL FLOOR LEVELS
2. ALL LOCATIONS: LOCK AND LATCH SETS TO BE LEVER TYPE PER CODE.
3. ALL LOCATIONS: FAUCETS IN KITCHENS AND BATHS (SINKS, LAVS, TUBS) TO BE LEVER TYPE.
4. ALL COMMON AREA RESTROOMS AND BATHING FACILITIES ARE ACCESSIBLE.
5. PROVIDE FULLY INSTALLED GRAB BARS IN ALL BATHING AND TOILET FACILITIES LOCATED IN THE COMMON AREAS.

RESIDENTIAL UNITS
1. REQUIRED ACCESSIBLE / BARRIER FREE RESIDENTIAL UNITS TYPE 'A' UNITS REQUIRED = 5% OF ALL UNITS (283 X 5% = 15 UNITS) ALL OTHER UNITS TO BE TYPE 'B' ACCESSIBLE UNITS.
2. BOTH TYPE 'A' AND 'B': UNITS SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BLDG CODE.
3. BOTH TYPE 'A' AND 'B': GRAB BARS TO BE OMITTED IN BATHING AND TOILET FACILITIES BUT BLOCKING MUST BE PROVIDED. PROVIDE PHOTOS DOCUMENTING INSTALLED BLOCKING IN EACH UNIT BEFORE COVERING THE WALLS.
4. TYPE 'A' AND 'B' ONLY: WHERE A 30" X 48" CLEAR FLOOR AREA POSITIONED FOR A PARALLEL APPROACH IS NOT PROVIDED, CABINETS TO BE INSTALLED UNDER SINKS AND LAVATORIES SHALL BE PERMANENT SO LONG AS THEY ARE EASILY REMOVABLE WITHOUT REMOVING OR REPLACING THE LAVATORY. FINISH FLOORING SHALL CONTINUE UNDER THE CABINETS.
5. TYPE 'A' ONLY: BATHTUBS TO BE PROVIDED WITH PORTABLE, REMOVABLE SEATS, 12" WIDE AND AN ADJUSTABLE SHOWER SPRAY UNIT WITH A 60" HOSE.
6. TYPE 'A' ONLY: INSULATE EXPOSED (INCL. THOSE INSIDE TEMPORARY CABINETS) DRAIN PIPES AND HOT WATER PIPES UNDER ACCESSIBLE SINKS AND LAVS.

ENERGY NOTES

PER 2012 INTERNATIONAL ENERGY CONSERVATION CODE SECTION 1314.6.2: CONTINUOUS AIR BARRIER THE CONTRACTOR SHALL CONDUCT A WHOLE BUILDING AIR LEAKAGE TEST IN ACCORDANCE WITH TEST METHOD ASTM E 779, OR SIMILAR. COMPLIANCE PER 1314.6.3 OPTION 1. CONTINUOUS AIR BARRIER SHALL BE INSPECTED BY A QUALIFIED PERSON NOT ASSOCIATED WITH THE CONSTRUCTION COMPANY AND INSPECTION REPORT BY THAT PERSON SUBMITTED TO THE BUILDING OFFICIAL.

FIRE NOTES

1. SUBMIT SHOP DRAWINGS FOR THE FOLLOWING FIRE PROTECTION SYSTEM TO THE CITY OF BELLEVUE FOR PLAN APPROVAL PRIOR TO INSTALLATION:
   A. AUTOMATIC SPRINKLER - PLANS SHALL INCLUDE WATER SUPPLY INFORMATION
   B. FIRE ALARM
   C. FIRE STOP PROGRAM
2. AUTOMATIC SPRINKLER SYSTEM TO BE MONITORED BY AN APPROVED CENTRAL STATION SERVICE. DESIGN AND INSTALL IN ACCORDANCE WITH NFPA 13 (STANDARD 9-1)
3. PROVIDE FIRE ALRM SYSTEM THAT MEETS NFPA 72, IFC SECTION 907 AND CITY OF BELLEVUE, INCLUDING ZONING OF INITIATING DEVICES BY FLOOR, LOCATION OF THE CONTROL PANEL OR REMOTE ANNUNCIATOR AT THE MAIN BUILDING ENTRANCE, SMOKE DETECTION IN RESIDENTIAL CORRIDORS, AUDIBILITY OF 15 DBA ABOVE AMBIENT SOUND LEVELS OR 75 DBA MIN. THROUGHOUT ALL NORMALLY OCCUPIED AREAS AND 70 DBA MIN AT ANY POINT IN BEDROOMS WITH DOOR CLOSED, VISUAL ALARMS IN COMMON-USE AREAS AS REQUIRED BY CITY OF SEATTLE, ELEVATOR RECALL, AND CONNECTION OF SPRINKLER WATER FLOW AND VALVE TAMPER INDICATORS.
4. PROVIDE A CLASS 2A FIRE EXTINGUISHER WITH RECESSED CABINET FOR EVERY 6,000 SF. MAX. TRAVEL DISTANCE TO FIRE EXTINGUISHER CABINETS TO BE 75' WITHIN ALL AREAS AND FROM UNIT ENTRY DOORS. WRAP OPENING WITH GWB TO MAINTIAN FIRE RATING OF WALL.
6. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ANY EXIT OR IMPAIR FLOOR TO FLOOR FIRE SEPARATION WHILE THE BUILDING IS OCCUPIED.
7. STANDBY POWER TO BE PROVIDED TO THE ELEVATOR SYSTEMS AND AUTOMATIC FIRE DETECTION SYSTEMS.
8. ALL COMBUSTIBLE CONCEALED SPACES NOT PROTECTED WITH FIRE SPRINKLERS SHALL BE TREATED WITH AN APPROVED FIRE RETARDANT THAT IS LISTED BY ICC WITH AN ES REPORT; SUCH AREAS SHALL ALSO BE FILLED WITH AN APPROVED NON-COMBUSTIBLE INSULATION AFTER THE FIRE RETARDANT TREATMENT, ALLOWING FOR AIR CIRCULATION ABOVE THE INSULATION.

OCCUPANCY VENTILATION

1. RESIDENTIAL: PROVIDE NATURAL VENTILATION AT HABITABLE ROOMS BY MEANS OF OPENABLE EXT. OPENINGS WITH AN AREA NOT LESS THAN 1/20TH OF THE FLOOR AREA WITH A MINIMUM SIZE AS REQUIRED BY CODE OR MECHANICAL VENT NOTED IN THIS SECTION.
2. EXHAUST FANS: DUCTS TO TERMINATE OUTSIDE THE BUILDING WITH BACKDRAFT DAMPERS.
3. EACH UNIT SHALL HAVE A WHOLE HOUSE VENTILATION FAN.

GARAGE - PROJECT DESIGN DATA

OCCUPANCY TYPE (SEC 302)	GARAGE (S-2), STORAGE (S-1)
MIXED USE AND OCCUPANCY (SEC 508.3)	NONSEPARATED OCCUPANCIES
TYPE OF CONSTRUCTION (SEC 602):	TYPE IA
FIRE PROTECTION (SEC 903.3.1.1):	AUTOMATIC SPRINKLER SYSTEM (NFPA 13)
ALLOWABLE BUILDING HEIGHT (TABLE 503):	11 STORIES AND 160 FEET
ACTUAL BUILDING HEIGHT:	**2 STORIES BELOW GRADE**
ALLOWABLE BUILDING AREA (TABLE 503):	UNLIMITED
ACTUAL BUILDING AREA PER STORY:	
LEVEL P1	53,236 SF
LEVEL P2	53,236 SF
TOTAL BUILDING AREA:	**106,472 SF < UNLIMITED**
TOTAL PARKING:	**246**

BUILDING A - PROJECT DESIGN DATA (FOR REFERENCE ONLY)

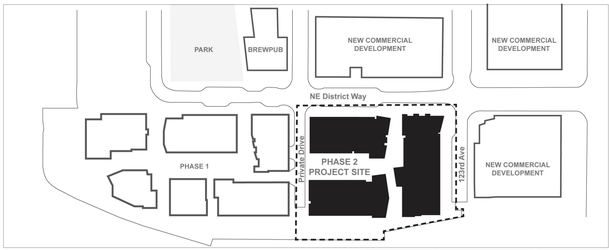
OCCUPANCY TYPE (SEC 302)	BUSINESS (B), MERCANTILE (M), RESIDENTIAL (R-2), AND STORAGE (S-1)	
MIXED USE AND OCCUPANCY (SEC 508.3)	NONSEPARATED OCCUPANCIES	
SEPARATION EXCEPTION (SEC 508.3.3)	GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM WITH THE REQUIREMENTS OF SECTION 420.	
TYPE OF CONSTRUCTION (SEC 602):	TYPE IA	TYPE IB
FIRE PROTECTION (SEC 903.3.1.1):	AUTOMATIC SPRINKLER SYSTEM (NFPA 13)	AUTOMATIC SPRINKLER SYSTEM (NFPA 13)
ALLOWABLE BUILDING HEIGHT (TABLE 503):	UNLIMITED	11 STORIES AND 160 FEET
ACTUAL BUILDING HEIGHT:	**9 STORIES AND 85'-7"**	
ALLOWABLE BUILDING AREA (TABLE 503):	UNLIMITED	UNLIMITED
ACTUAL BUILDING AREA PER STORY:		
LEVEL 1	9,652 SF < UNLIMITED	
LEVEL 2	7,679 SF < UNLIMITED	
LEVEL 3	11,888 SF < UNLIMITED	
LEVEL 4	11, 888 SF < UNLIMITED	
LEVEL 5	11, 888 SF < UNLIMITED	
LEVEL 6	11, 888 SF < UNLIMITED	
LEVEL 7	11, 888 SF < UNLIMITED	
LEVEL 8	11, 888 SF < UNLIMITED	
LEVEL 9	11, 888 SF < UNLIMITED	
TOTAL BUILDING AREA:	**100,544 SF < UNLIMITED**	
TOTAL NO. OF RESIDENTIAL UNITS:	**118**	

BUILDING B - PROJECT DESIGN DATA (FOR REFERENCE ONLY)

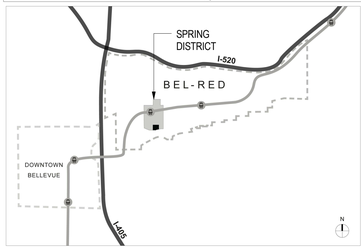
OCCUPANCY TYPE (SEC 302)	ASSEMBLY (A-2), RESIDENTIAL (R-2), AND STORAGE (S-1)	
MIXED USE AND OCCUPANCY (SEC 508.3)	NONSEPARATED OCCUPANCIES	
SEPARATION EXCEPTION (SEC 508.3.3)	GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM WITH THE REQUIREMENTS OF SECTION 420.	
TYPE OF CONSTRUCTION (SEC 602):	TYPE IA	TYPE VA
FIRE PROTECTION (SEC 903.3.1.1):	AUTOMATIC SPRINKLER SYSTEM (NFPA 13)	AUTOMATIC SPRINKLER SYSTEM (NFPA 13)
ALLOWABLE BUILDING HEIGHT (TABLE 503):	UNLIMITED	3 STORIES AND 50 FEET
AUTOMATIC SPRINKLER INCREASE (SEC 504.2):	N/A	1 STORY AND 20 FEET
STAIR PRESSURIZATION INCREASE (SEC 504.3):	N/A	1 STORY
TOTAL ALLOWABLE BUILDING HEIGHT:	UNLIMITED	5 STORIES AND 70 FEET
ACTUAL BUILDING HEIGHT:	1 STORY	5 STORIES AND 70 FEET
ACTUAL TOTAL BUILDING HEIGHT:	**6 STORIES AND 69'-7 3/8"**	
ALLOWABLE BUILDING AREA (TABLE 503):	UNLIMITED	12,000 SF
BUILDING AREA MODIFICATION (SEC 506.1): Aa = {At + [At x If] + [At x Is]}		36,000 SF = {12,000 + [12,000 x 0] + [12,000 x 2]}
ACTUAL BUILDING AREA PER STORY:		
LEVEL 1	14,966 SF	< 36,000 SF
LEVEL 1 MEZZANINE	5,838 SF	< 36,000 SF
LEVEL 2	14,409 SF	< 36,000 SF
LEVEL 3	15,106 SF	< 36,000 SF
LEVEL 4	15,106 SF	< 36,000 SF
LEVEL 5	15,106 SF	< 36,000 SF
LEVEL 6	15,106 SF	< 36,000 SF
TOTAL BUILDING AREA:	**95,637 SF**	
TOTAL NO. OF RESIDENTIAL UNITS:	**101**	

BUILDING C - PROJECT DESIGN DATA (FOR REFERENCE ONLY)

OCCUPANCY TYPE (SEC 302)	BUSINESS (B), RESIDENTIAL (R-2), AND STORAGE (S-1)	
MIXED USE AND OCCUPANCY (SEC 508.3)	NONSEPARATED OCCUPANCIES	
SEPARATION EXCEPTION (SEC 508.3.3)	GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM ACCESSORY OCCUPANICES CONTIGUOUS TO THEM WITH THE REQUIREMENTS OF SECTION 420.	
TYPE OF CONSTRUCTION (SEC 602):	TYPE IA	TYPE VA
FIRE PROTECTION (SEC 903.3.1.1):	AUTOMATIC SPRINKLER SYSTEM (NFPA 13)	AUTOMATIC SPRINKLER SYSTEM (NFPA 13)
ALLOWABLE BUILDING HEIGHT (TABLE 503):	UNLIMITED	3 STORIES AND 50 FEET
AUTOMATIC SPRINKLER INCREASE (SEC 504.2):	N/A	1 STORY AND 20 FEET
STAIR PRESSURIZATION INCREASE (SEC 504.3):	N/A	1 STORY
TOTAL ALLOWABLE BUILDING HEIGHT:	UNLIMITED	5 STORIES AND 70 FEET
ACTUAL BUILDING HEIGHT:	1 STORY	5 STORIES AND 70 FEET
ACTUAL TOTAL BUILDING HEIGHT:	**6 STORIES AND 68'-9 1/2"**	
ALLOWABLE BUILDING AREA (TABLE 503):	UNLIMITED	12,000 SF
BUILDING AREA MODIFICATION (SEC 506.1): Aa = {At + [At x If] + [At x Is]}		36,000 SF = {12,000 + [12,000 x 0] + [12,000 x 2]}
ACTUAL BUILDING AREA PER STORY:		
LEVEL 1	10,859 SF	< 36,000 SF
LEVEL 2	11,251 SF	< 36,000 SF
LEVEL 3	11,251 SF	< 36,000 SF
LEVEL 4	11,251 SF	< 36,000 SF
LEVEL 5	11,251 SF	< 36,000 SF
LEVEL 6	9,014 SF	< 36,000 SF
TOTAL BUILDING AREA:	**64,878 SF**	
TOTAL NO. OF RESIDENTIAL UNITS:	**60**	



LOCATION MAP



VICINITY MAP



SHEET INDEX GENERAL ADR

SHEET NUMBER	SHEET NAME
G0.00DR	COVER SHEET
G0.01DR	PROJECT INFORMATION
G0.04	ZONING / LAND USE SUMMARY
G0.06	BLDG A - FLOOR AREA RATIO PLAN DIAGRAM
G0.07	BLDG B - FLOOR AREA RATIO PLAN DIAGRAM
G0.08	BLDG C - FLOOR AREA RATIO PLAN DIAGRAM
G0.09	SITE AMENITY PLAN
G0.10	SITE LIGHTING PLAN - CONCEPTUAL
G1.01	FIRE DEPARTMENT SITE ACCESS PLAN
G1.02	AVERAGE GRADE PLANE

SHEET INDEX CIVIL ADR

W	SHEET NAME
1 OF 15	SITE PLAN B / COVER SHEET
2 OF 15	TOPOGRAPHIC SURVEY
3 OF 15	HARDSCAPE AND EX. UTILITY DEMOLITION PLAN
4 OF 15	EROSION AND SEDIMENTATION CONTROL PLAN
5 OF 15	SITE GRADING SECTIONS
6 OF 15	SITE GRADING SECTIONS
7 OF 15	EROSION CONTROL DETAILS AND NOTES
8 OF 15	COMPOSITE UTILITY PLAN
9 OF 15	ROAD AND STORM DRAINAGE PLAN
10 OF 15	STORM DRAINAGE PROFILE
11 OF 15	ROAD AND STORM DRAINAGE DETAILS AND NOTES
12 OF 15	SANITARY SEWER AND WATER PLAN
13 OF 15	SANITARY SEWER AND WATER DETAILS AND NOTES
14 OF 15	GRADING PLAN
15 OF 15	ROAD, STRIPING AND SIGNAGE PLAN 122ND AVE NE

SHEET INDEX LANDSCAPE ADR

W	SHEET NAME
.L1.00	ZONING SITE PLAN
.L1.01	MATERIALS & ON STRUCT- GRADING PLAN
.L4.00	PLANTING PLAN
.L4.01	PLANTING SCHEDULE

SHEET INDEX ARCHITECTURAL ADR

W	SHEET NAME
A2.01DR	PARKING LEVEL P2 FLOOR PLAN
A2.11DR	PARKING LEVEL P1 FLOOR PLAN
A2.31DR	LEVEL 1 OVERALL FLOOR PLAN
A2.41DR	LEVEL 2 / MEZZANINE OVERALL FLOOR PLAN
A2.51DR	LEVEL 3-5 OVERALL FLOOR PLAN
A2.61DR	LEVEL 6 / 7 OVERALL FLOOR PLAN
A2.71DR	LEVEL 8-9 OVERALL FLOOR PLAN
A2.81DR	ROOF PLAN
A3.01DR	NORTH ELEVATION / SECTION
A3.02DR	BUILDING B - EAST / WEST ELEVATION / SECTION
A3.03DR	SOUTH ELEVATION / SECTION
A3.04DR	WEST ELEVATION / SECTION
A3.05DR	NORTH / SOUTH ELEVATION / SECTION
AA5.11	EXTERIOR ROOF DETAILS

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

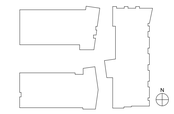
SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

FOR PERMIT ONLY
THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

TITLE
PROJECT INFORMATION

PROJECT NO
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
G0.01DR
ADR SET - REV 2

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ORIGINAL SHEET SIZE 30" x 42"

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ZONING CODE SUMMARY

APPLICABLE CODE: CITY OF BELLEVUE TITLE 20 LAND USE CODE
ZONING / LAND USE CLASSIFICATION: BR-OR-1 / BR-OR-2
SPECIAL REVIEW DISTRICT / OVERLAY DISTRICT: BEL-RED DISTRICT

LUC 20.25D.070 USES ALLOWED
RESIDENTIAL - FIVE OR MORE DWELLING UNITS PER STRUCTURE (5)
(5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.

FOOD AND CONVENIENCE STORE (RETAIL) (5,6)
EATING/DRINKING ESTABLISHMENTS (3, 6, 9)
MISCELLANEOUS RETAIL TRADE: DRUGS, LIQUOR, BOOKS, VIDEO RENTALS) (3)
(3) ANY NEW BUSINESS WHICH COMBINES THREE OR MORE PERMITTED RETAIL SALES USES SHALL BE LIMITED IN SIZE TO 50,000 SQUARE FEET. THIS NOT DOES NOT APPLY TO USES THAT EXCEE THE SIZE LIMIT BUT ARE DOCUMENTED EXISTING USES PURSUANT TO LUC 20.25D.060
(5) FOOD AND CONVENIENCE STORES (RETAIL) SHALL CONTAIN AT LEAST 75 PERCENT SQUARE FOOTAGE OF RETAIL FOOD SALES NOT FOR CONSUMPTION ON PREMISES.
(6) DRIVE-IN WINDOWS ARE NOT ALLOWED EXCEPT AS REGULATED BY LUC 20.25D.060
(9) MICROBREWERY MANUFACTURING IS PERMITTED AS A COMPONENT OF AN EATING AND DRINKING ESTABLISHMENT; PROVIDED, THAT THE MANUFACTURING USE OCCUPIES NOT MORE THAN 50 PERCENT OF THE TOTAL SQUARE FOOTAGE OF THE COMBINED ESTABLISHMENT.

BUSINESS SERVICES, ADMINISTRATIVE OFFICE - GENERAL, PROFESSIONAL SERVICES AND MEDICAL CLINICS (10)
(10) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120 G.

PROPOSED: MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND BELOW GRADE PARKING.

LUC 20.25D.080 DIMENSIONAL REQUIREMENTS

CHART 20.25D.080.A

BEL-RED LAND USE DISTRICT (19)	TOWER TYPE (1) (17)	MINIMUM SETBACKS/STEPBACKS (3) (5) (7) (8) (10)			GROSS SF/FLOOR ABOVE 40 FT. (GSF/F) (16) (20) (21)	MAXIMUM IMPERVIOUS SURFACE/LOT COVERAGE (6)	BUILDING HEIGHT (4) (22)		FLOOR AREA RATIO (4) (9)	
		FRONT	REAR	SIDE			BASE	MAX.	BASE	MAX.
OR-1	NONRESIDENTIAL RESIDENTIAL	0 (2)	0 (14)	0 (14)	28,000 28,000/12,000	75%	45	150	1	4
OR-2	NONRESIDENTIAL RESIDENTIAL	0 (2)	0 (14)	0 (14)	28,000 28,000/12,000	75%	45	125	1	4

SETBACK REQUIREMENTS: FRONT: 0' (PROPOSED 18'-2")
REAR: 0' (PROPOSED 11'-0")
SIDE: 0' (PROPOSED 28'-0)
SEE SHEET A1.01 SITE PLAN

GROSS FLOOR AREA ABOVE 40': **BUILDING A = SEE GROSS FLOOR AREA CHART**
BUILDING B = SEE GROSS FLOOR AREA CHART
BUILDING C = SEE GROSS FLOOR AREA CHART

BUILDING HEIGHT MAXIMUM 125': **BUILDING A 85'-7" TOP OF ROOF**
BUILDING B 69'8" TOP OF ROOF
BUILDING C 68'-10" TOP OF ROOF

SEE BUILDING ELEVATIONS A3.01 - A3.05 FOR HEIGHT INFORMATION

FAR AMENITY CALCULATION		
TOTAL AGGREGATE PARCEL SF	83,367	
TOTAL ALLOWED SF AT MAX FAR (4.0)	333,468	
BASE FAR ALLOWED (1.0)	83,367	
GFA SUBMIT TO INCENTIVE SYSTEM	164,147	
GFA IN TIER 1A (UP TO 1.25 FAR)		104,209
GFA IN TIER 1B (UP TO 1.25 FAR)		59,938
GFA OF PROPOSED DEVELOPMENT	**247,514**	
PROPOSED FAR	**2.97**	

FEE IN LIEU PAYMENT REQUIRED FOR AFFORDABLE HOUSING PER THE SPRING DISTRICT MASTER DEVELOPMENT PLAN

SEE F.A.R. PLANS G0.06, G0.07, AND G0.08

LUC 20.25D.110 LANDSCAPE DEVELOPMENT, OUTDOOR STORAGE, RETAIL DISPLAY AND FENCE STANDARDS.
SEE LANDSCAPE DRAWINGS.

LUC 20.25D.120 PARKING, CIRCULATION, AND INTERNAL WALKWAY REQUIREMENTS.

CHART 20.25D.120.B.2 - PARKING STANDARDS FOR BEL-RED (6) (7)

USE		UNIT OF MEASURE	MO-1, OR-1, **OR-2**, RC-1, RC-2	
			MIN.	MAX.
e.	OFFICE: BUSINESS SERVICES/ PROFESSIONAL SERVICES/ GENERAL OFFICE	PER 1,000 NSF	**2**	**3.0/3.5 (1)**
g.	RESIDENTIAL (5)	PER UNIT	**0.75**	**2**
h.	RESTAURANT AND BAR (3)	PER 1,000 NSF	**5.0 (4)**	**15**
j.	RETAIL AND PERSONAL SERVICE IN MIXED-USE DEVELOPMENT (2, 3)	PER 1,000 NSF	**2**	**3.5**

NOTES APPLICABLE TO PARKING STANDARDS FOR BEL-RED (CHART 20.25D.120.B.2):

(4) INSIDE NODES, NO PARKING IS REQUIRED FOR RETAIL AND RESTAURANT AND/OR BAR USES UNDER 2,000 NSF WHEN THE USE IS: DIRECTLY ADJACENT TO A PUBLIC ON-STREET PARKING SUPPLY OF AT LEAST 20 SPACES WITHIN 500 FEET, OR WITHIN 1,000 FEET OF A PUBLIC PARKING GARAGE, OR WITHIN 500 FEET OF A LIGHT RAIL OR BUS RAPID TRANSIT STATION.

PROPOSED:

ITEM	MIN. REQUIRED	MAX. REQUIRED	PROPOSED	COMMENTS
PARKING LUC 20.25D.120.B.2			**246 COMPLIANT PARKING STALLS**	
BUILDING A PARKING	118 RESIDENTIAL UNITS X 0.75 MIN. STALLS/UNIT = 89 STALLS 1,045 GSF RETAIL = NOT REQUIRED PER NOTE (4) TOTAL = 89 STALLS	118 RESIDENTIAL UNITS X 2.0 MAX. STALLS/UNIT = 236 STALLS 1,045 GSF RETAIL = NOT REQUIRED PER NOTE (4) TOTAL = 236 STALLS	96 STALLS	PARKING IS SHARED FOR ALL USES ON P1 AND P2
BUILDING B PARKING	101 RESIDENTIAL UNITS X 0.75 MIN. STALLS/UNIT = 76 STALLS 2,706 GSF RESTAURANT / 1,000 X 5.0 MIN. = 14 STALLS TOTAL = 90 STALLS	101 RESIDENTIAL UNITS X 2.0 MAX. STALLS/UNIT = 76 STALLS 2,706 GSF RESTAURANT / 1,000 X 15.0 MIN. = 41 STALLS TOTAL = 244 STALLS	96 STALLS	PARKING IS SHARED FOR ALL USES ON P1 AND P2
BUILDING C PARKING	60 RESIDENTIAL UNITS X 0.75 MIN. STALLS/UNIT = 45 STALLS TOTAL = 45 STALLS	60 RESIDENTIAL UNITS X 2.0 MAX. STALLS/UNIT = 120 STALLS TOTAL = 120 STALLS	54 STALLS	PARKING IS SHARED FOR ALL USES ON P1 AND P2

G. BICYCLE PARKING
OFFICE, RESIDENTIAL, INSTITUTIONAL, RETAIL, AND EDUCATION USES ARE REQUIRED TO PROVIDE BICYCLE PARKING PURSUANT TO THE FOLLOWING STANDARDS:

1. RATIO
   a. ONE SPACE PER 10,000 NSF FOR NONRESIDENTIAL USES GREATER THAN 20,000 NSF.
   b. ONE SPACE PER EVERY 10 DWELLING UNITS FOR RESIDENTIAL USES.
2. LOCATION. MINIMUM BICYCLE PARKING REQUIREMENT SHALL BE PROVIDED ON SITE.
3. COVERED SPACES. AT LEAST 50 PERCENT OF REQUIRED PARKING SHALL BE PROTECTED FROM RAINFALL BY COVER.
4. RACKS. THE RACK(S) SHALL BE SECURELY ANCHORED AND A BICYCLE SIX FEET LONG CAN BE SECURELY HELD WITH ITS FRAME SUPPORTED SO THE BICYCLE CANNOT BE PUSHED OR FALL IN A MANNER THAT WILL DAMAGE THE WHEELS OR COMPONENTS.
5. SIZE REQUIREMENT. EACH REQUIRED BICYCLE PARKING SPACE SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

PROPOSED: 29 BICYCLE SPACES REQUIRED
79 BICYCLE SPACES PROVIDED

	USE	AREA/QUANTITY	REQUIRED	PROVIDED
BUILDING A:	RETAIL	1,042 SF	0	0
	RESIDENTIAL	118 UNITS	12	26
BUILDING B:	RESTAURANT	2,739 SF	0	3
	RESIDENTIAL	101 UNITS	11	26
BUILDING C:	RESIDENTIAL	60 UNITS	6	24
TOTAL:		ABOVE GRADE	0	3
		BELOW GRADE	29	76

LUC 20.25D.150 LIGHTING - EXTERIOR LIGHTS/PARKING AREA LIGHTS MUST CONFORM TO LUC 20.25D.150.
NOTED.
SEE CIVIL DRAWINGS FOR STREET LIGHTING.

LUC 20.20.525 MECHANICAL EQUIPMENT.
C.4 MECHANICAL EQUIPMENT SHALL BE VISUALLY SCREENED BY A SOLID, NONREFLECTIVE VISUAL BARRIER THAT EQUALS OR EXCEEDS THE HEIGHT OF THE MECHANICAL EQUIPMENT; PROVIDED, THAT THE FUNCTION OF A LARGE SATELLITE DISH ANTENNA OR AN TENNA ARRAY MAY NOT BE COMPROMISED BY THE SCREENING REQUIREMENT. THE BARRIER MAY BE PROVIDED BY ANY OF THE FOLLOWING:

a. ARCHITECTURAL FEATURES, SUCH AS PARAPETS OR MECHANICAL PENTHOUSES;
b. WALLS OR SOLID FENCING, OF A HEIGHT AT LEAST AS HIGH AS THE EQUIPMENT IT SCREENS;
c. VEGETATION AND / OR A COMBINATION OF VEGETATION AND VIEW-OBSCURING FENCING, OF A TYPE AND SIIZE WHICH WILL PROVIDE A DENSE VISUAL BARRIER AT LEAST AS HIGH AS THE EQUIPMENT IT SCREENS WITHIN TWO YEARS FROM THE TIME OF PLANTING; OR
d. THE NATURAL TOPOGRAPHY OF THE SITE OR THE ADJOINING PROPERTY OR RIGHT-OF-WAY.

C.5 WHERE SCREENING FROM ABOVE IS REQUIRED, MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING ONE OF THE FOLLOWNG MEASURES:
a. A SOLID NONREFLECTIVE ROOF. THE ROOF MAY INCORPORATE NONREFLECTIVE LOUVERS, VENTS OR SIMILAR PENETRATIONS TO PROVIDE NECESSARY VENTILATION OR EXHAUST OF THE EQUIPMENT BEING SCREENED; OR
b. PAINTING OF THE EQUIPMENT TO MATCH OR APPROXIMATE THE COLOR OF THE BACKGROUND AGAINST WHICH THE EQUIPMENT IS VIEWED.

PROPOSED: MECHANICAL EQUIPMENT WILL BE CONSOLIDATED TO THE MAXIMUM EXTENT REASONABLE AND WILL BE VISUALLY SCREENED BY A SOLID, NONREFLECTIVE VISUAL BARRIER THAT EQUALS OR EXCEEDS THE HEIGHT OF THE MECHANICAL EQUIPMENT.

LUC 20.20.540 MULTIFAMILY PLAY AREAS.
NEW MULTIFAMILY DEVELOPMENTS OF 10 UNITS OR MORE SHALL BE REQUIRED, AS A CONDITION OF BUILDING PERMIT APPROVAL, TO PROVIDE A MINIMUM OF 800 SQUARE FEET OF UNPAVED, USABLE OPEN SPACE WITH LAWN OR OTHER SOFT SURFACING FOR AN OUTDOOR CHILDREN'S PLAY AREA, PLUS AN ADDITIONAL 50 SQUARE FEET OF USABLE OPEN SPACE FOR EACH ADDITIONAL UNIT BEYOND THE INITIAL 10 UNITS, UP TO A MAXIMUM OF 10,000 SQUARE FEET, EXCEPT THAT THIS REQUIREMENT DOES NOT APPLY TO MULTIFAMILY DEVELOPMENT DOWNTOWN OR TO DEVELOPMENTS DEVOTED EXCLUSIVELY TO SENIOR CITIZEN DWELLINGS AS DEFINED AT LUC 20.50.046.

PROPOSED: SEE LANDSCAPE DRAWINGS FOR PLAY AREA MEETING 10,000 SF REQUIREMENT.

LUC 20.20.725 RECYCLING AND SOLID WASTE COLLECTION
ALL NEW DEVELOPMENT FOR MULTIFAMILY HOUSING EXCEEDING FOUR UNITS, COMMERCIAL, OFFICE, AND MANUFACTURING USES SHALL PROVIDE ON-SITE COLLECTION AREAS FOR RECYCLABLE MATERIALS AND SOLID WASTE, AS THOSE TERMS ARE USED IN CHAPTER 9.26 BCC, AS FOLLOWS:

A. THE RECYCLING AND SOLID WASTE COLLECTION AREAS SHALL BE ACCESIBLE TO RESIDENTS AND/OR WORKERS OF THE PROPOSED DEVELOPMENT;
B. THERE SHALL BE AT LEAST ONE SOLID WASTE COLLECTION AREA PROVIDED IN EACH DEVELOPMENT;
C. THERE SHALL BE ONE RECYCLING COLLECTION AREA PER 30 DWELLING UNITS IN MULTIFAMILY COMPLEXES;
D. THE RECYCLING COLLECTION AREA SHALL BE AT LEAST:
   1. ONE AND ONE-HALF SQUARE FEET PER DWELLING UNIT IN MULTIFAMILY DEVELOPMENTS EXCEEDING FOUR UNITS;
   3. FIVE SQUARE FEET PER 1,000 GROSS SQUARE FEET IN RETAIL DEVELOPMENT,

PROPOSED: THE AREA AND LOCATION OF THE GARBAGE AND RECYCLE COLLECTION IS LOCATED ON THE NORTHWEST CORNER OF THE FIRST FLOOR OF BUILDING C. THIS IS AN ENCLOSED SPACE FROM WHICH THE TRUCK WILL COLLECT THE GARBAGE AND RECYCLE FROM THE COLLECTION ROOMS LOCATED ON P1.

TRASH WILL NOT BE STORED AT THE CURB OR PRIVATE DRIVE FOR COLLECTION.

RESIDENTIAL = 279 * 1.5 SF = 419 SF REQUIRED
TRASH ROOM = 681 SF PROVIDED ON LEVEL P1
RECYCLE ROOM = 475 SF PROVIDED ON LEVEL P1

COMMERCIAL = 3,781 SF / 1,000 SF = 3.92 X 5 = 20 SF REQUIRED
428 SF PROVIDED

SEE SHEETS A2.11 AND A2.31 FOR LOCATIONS

GROSS FLOOR AREA FOR ALL BUILDINGS

RESIDENTIAL	247,253	SF
RETAIL	3,751	SF
GARAGE LEVEL P1	53,236	SF
GARAGE LEVEL P2	53,236	SF
GRAND TOTAL	**357,476**	**SF**

FLOOR AREA, GROSS. THE AREA INCLUDED WITHIN THE INSIDE FINISHED WALL SURFACE OF THE SURROUNDING EXTERIOR WALLS OF A BUILDING, EXCLUDING INTERIOR OPENINGS IN FLOOR PLATES (E.G., VENT SHAFTS, STAIR WELLS, AND INTERIOR ATRIUMS), OUTDOOR COURTS AND EXTERIOR BALCONIES.

FLOOR AREA RATIO (FAR). A MEASURE OF DEVELOPMENT INTENSITY EQUAL TO THE GROSS FLOOR AREA, EXCLUDING PARKING AND MECHANICAL FLOORS OR AREAS, DIVIDED BY NET ON-SITE LAND AREA (SQUARE FEET). NET ON-SITE LAND AREA INCLUDES THE AREA OF AN EASEMENT BUT DOES NOT INCLUDE PUBLIC RIGHT-OF-WAY EXCEPT IN THE DOWNTOWN AS PROVIDED FOR IN LUC 20.25A.020.D.

BUILDING A - GROSS FLOOR AREA

LEVEL	AREA	MAX GSF
A-LEVEL 01	9,119 SF	< 12,000 GSF
A-LEVEL 02	7,194 SF	< 12,000 GSF
A-LEVEL 03	11,434 SF	< 12,000 GSF
A-LEVEL 04	11,434 SF	< 12,000 GSF
A-LEVEL 05	11,434 SF	< 12,000 GSF
A-LEVEL 06	11,434 SF	< 12,000 GSF
A-LEVEL 07	11,434 SF	< 12,000 GSF
A-LEVEL 08	11,434 SF	< 12,000 GSF
A-LEVEL 09	11,434 SF	< 12,000 GSF
	96,352 SF	

BUILDING B - GROSS FLOOR AREA

LEVEL	AREA	MAX GSF
B - LEVEL 01	14,481 SF	< 28,000 GSF
B - LEVEL 01 MEZZ.	5,096 SF	< 28,000 GSF
B - LEVEL 02	13,948 SF	< 28,000 GSF
B - LEVEL 03	14,646 SF	< 28,000 GSF
B - LEVEL 04	14,646 SF	< 28,000 GSF
B - LEVEL 05	14,646 SF	< 28,000 GSF
B - LEVEL 06	14,646 SF	< 28,000 GSF
TOTAL	92,110 SF	

BUILDING C - GROSS FLOOR AREA

LEVEL	AREA	MAX GSF
C-LEVEL 01	10,471 SF	< 28,000 GSF
C-LEVEL 02	10,862 SF	< 28,000 GSF
C-LEVEL 03	10,861 SF	< 28,000 GSF
C-LEVEL 04	10,861 SF	< 28,000 GSF
C-LEVEL 05	10,861 SF	< 28,000 GSF
C-LEVEL 06	8,628 SF	< 28,000 GSF
TOTAL	62,543 SF	

GROSS SQUARE FEET FOR ALL BUILDINGS

NAME	AREA
BIKE CLUB	620 SF
FITNESS	1,666 SF
LEASING	2,040 SF
P1 GARAGE	53,236 SF
P2 GARAGE	53,236 SF
RESIDENTIAL	249,096 SF
RETAIL	3,751 SF
ROOFTOP AMENITY	1,421 SF
WIFI CAFE	2,465 SF
GRAND TOTAL	367,532 SF

GROSS SQUARE FEET. TOTAL NUMBER OF SQUARE FEET WITHIN THE INSIDE FINISHED WALL SURFACE OF THE OUTER BUILDING WALLS OF A STRUCTURE, EXCLUDING VENT SHAFTS, OUTDOOR COURTS AND PARKING.

BUILDING A - GROSS SQUARE FEET

LEVEL	NAME	AREA
A-LEVEL 01	LEASING	1,532 SF
A-LEVEL 01	RESIDENTIAL	7,075 SF
A-LEVEL 01	RETAIL	1,045 SF
		9,652 SF
A-LEVEL 02	LEASING	508 SF
A-LEVEL 02	RESIDENTIAL	7,171 SF
		7,679 SF
A-LEVEL 03	RESIDENTIAL	11,888 SF
		11,888 SF
A-LEVEL 04	RESIDENTIAL	11,888 SF
		11,888 SF
A-LEVEL 05	RESIDENTIAL	11,888 SF
		11,888 SF
A-LEVEL 06	RESIDENTIAL	11,888 SF
		11,888 SF
A-LEVEL 07	RESIDENTIAL	11,888 SF
		11,888 SF
A-LEVEL 08	RESIDENTIAL	11,888 SF
		11,888 SF
A-LEVEL 09	RESIDENTIAL	11,888 SF
		11,888 SF
GRAND TOTAL		100,544 SF

BUILDING B - GROSS SQUARE FEET

LEVEL	NAME	AREA
B - LEVEL 01	FITNESS	1,001 SF
B - LEVEL 01	RESIDENTIAL	9,470 SF
B - LEVEL 01	RETAIL	2,706 SF
B - LEVEL 01	WIFI CAFE	1,790 SF
		14,966 SF
B - LEVEL 01 MEZZ.	FITNESS	666 SF
B - LEVEL 01 MEZZ.	RESIDENTIAL	4,342 SF
B - LEVEL 01 MEZZ.	RESIDENTIAL	155 SF
B - LEVEL 01 MEZZ.	WIFI CAFE	675 SF
		5,838 SF
B - LEVEL 02	RESIDENTIAL	14,409 SF
		14,409 SF
B - LEVEL 03	RESIDENTIAL	15,106 SF
		15,106 SF
B - LEVEL 04	RESIDENTIAL	15,106 SF
		15,106 SF
B - LEVEL 05	RESIDENTIAL	15,106 SF
		15,106 SF
B - LEVEL 06	RESIDENTIAL	15,106 SF
		15,106 SF
GRAND TOTAL		95,637 SF

BUILDING C - GROSS SQUARE FEET

LEVEL	NAME	AREA
C-LEVEL 01	BIKE CLUB	620 SF
C-LEVEL 01	RESIDENTIAL	10,239 SF
		10,859 SF
C-LEVEL 02	RESIDENTIAL	11,251 SF
		11,251 SF
C-LEVEL 03	RESIDENTIAL	11,251 SF
		11,251 SF
C-LEVEL 04	RESIDENTIAL	11,251 SF
		11,251 SF
C-LEVEL 05	RESIDENTIAL	11,251 SF
		11,251 SF
C-LEVEL 06	RESIDENTIAL	7,592 SF
C-LEVEL 06	ROOFTOP AMENITY	1,421 SF
		9,014 SF
GRAND TOTAL		64,878 SF

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES

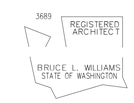


DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB

ARCHITECT SEAL



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TITLE
ZONING / LAND USE SUMMARY

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
G0.04
ADR SET - REV 2

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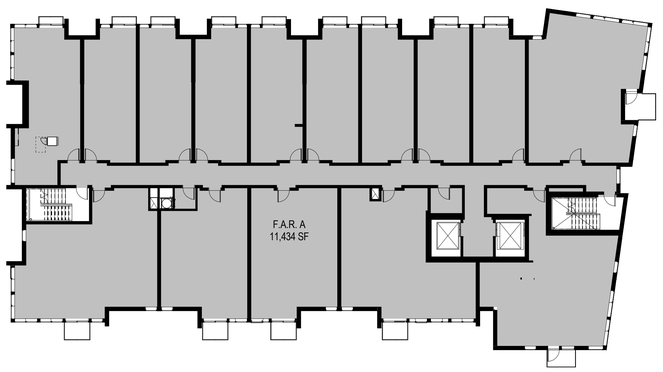
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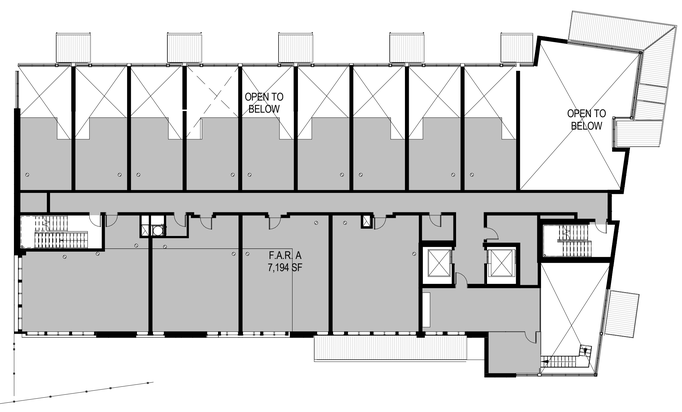
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BLDG A FLOOR AREA RATIO

LEVEL	AREA	MAX GSF
A-LEVEL 01	9,119 SF	< 12,000 GSF
A-LEVEL 02	7,194 SF	< 12,000 GSF
A-LEVEL 03	11,434 SF	< 12,000 GSF
A-LEVEL 04	11,434 SF	< 12,000 GSF
A-LEVEL 05	11,434 SF	< 12,000 GSF
A-LEVEL 06	11,434 SF	< 12,000 GSF
A-LEVEL 07	11,434 SF	< 12,000 GSF
A-LEVEL 08	11,434 SF	< 12,000 GSF
A-LEVEL 09	11,434 SF	< 12,000 GSF
	96,352 SF	



3 BUILDING A - F.A.R. DIAGRAM - LEVEL 3-9
1/16" = 1'-0"



2 BUILDING A - F.A.R. DIAGRAM - LEVEL 2
1/16" = 1'-0"



1 BUILDING A - F.A.R. DIAGRAM - LEVEL 1
1/16" = 1'-0"

N 0' 4' 8' 16'

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ORIGINAL SHEET SIZE 30" x 42"

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - BUILDING A

LOCATION
12258 NE 12th LN, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER

PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
KB, BG

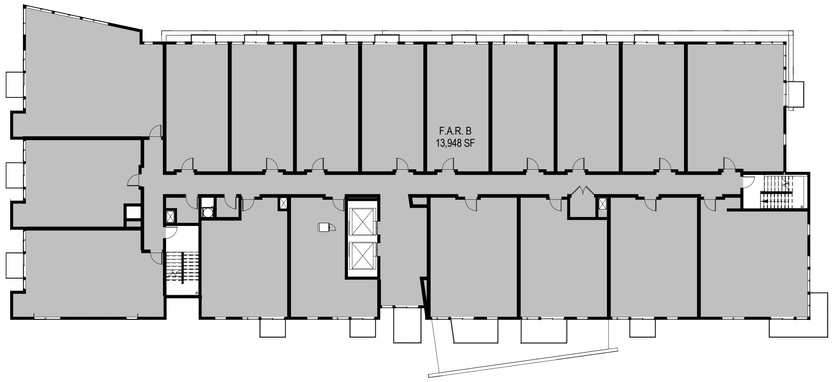
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BUILDING A - FLOOR AREA RATIO DIAGRAM

PROJECT NO.
1423713
DATE
DECEMBER 4, 2015

SHEET NUMBER
G0.06
100% DD SET

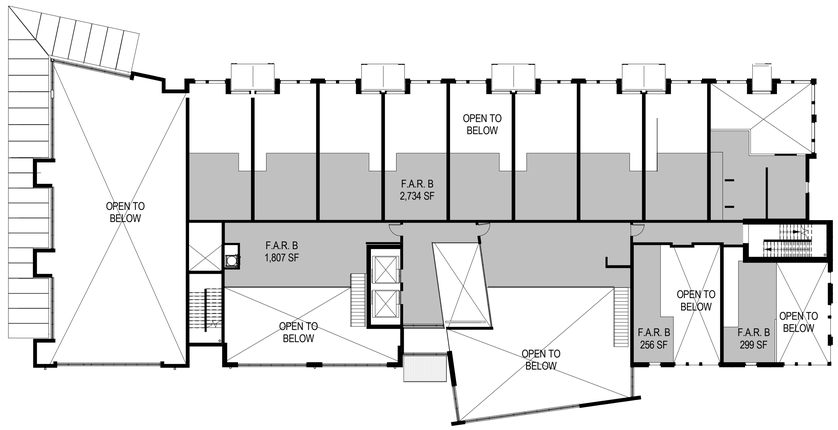
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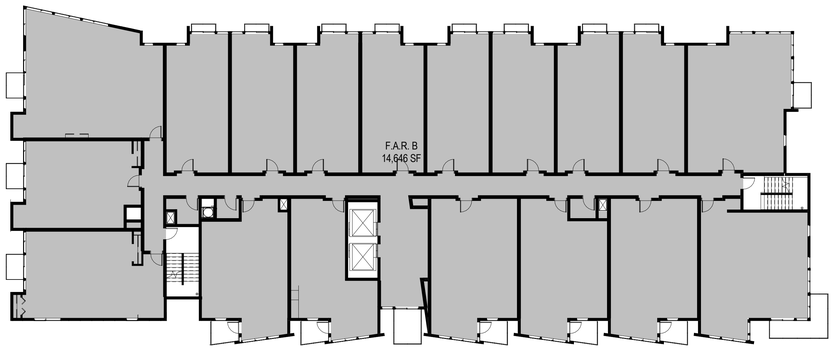
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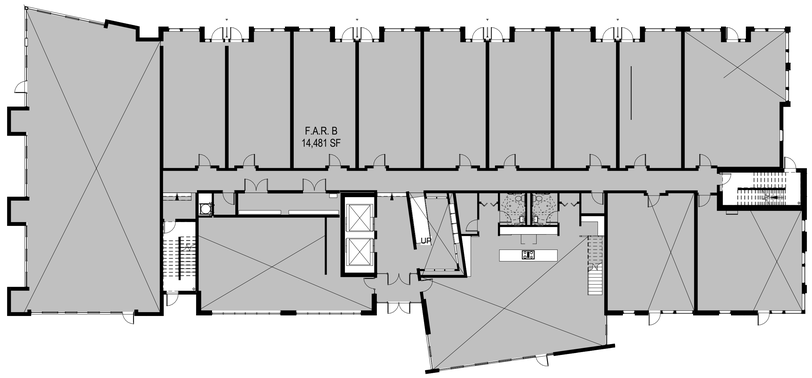
N 0' 4' 8' 16'



2 BUILDING B - F.A.R. DIAGRAM - LEVEL 01 MEZZ.
1/16" = 1'-0"

N 0' 4' 8' 16'





4 BUILDING B - F.A.R. DIAGRAM - LEVEL 03-06
1/16" = 1'-0"

N 0' 4' 8' 16'

1 BUILDING B - F.A.R. DIAGRAM - LEVEL 01
1/16" = 1'-0"

N 0' 4' 8' 16'

BLDG B FLOOR AREA RATIO

LEVEL	AREA	MAX GSF
B - LEVEL 01	14,481 SF	< 28,000 GSF
B - LEVEL 01 MEZZ.	5,096 SF	< 28,000 GSF
B - LEVEL 02	13,948 SF	< 28,000 GSF
B - LEVEL 03	14,646 SF	< 28,000 GSF
B - LEVEL 04	14,646 SF	< 28,000 GSF
B - LEVEL 05	14,646 SF	< 28,000 GSF
B - LEVEL 06	14,646 SF	< 28,000 GSF
TOTAL	92,110 SF	

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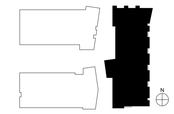
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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - BUILDING B

LOCATION
12288 NE 12th LN, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
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NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
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PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER

PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
KB, BG

TITLE
BUILDING B - FLOOR AREA RATIO DIAGRAM

PROJECT NO
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
G0.07
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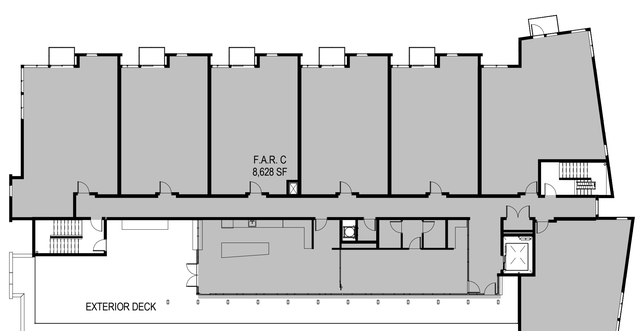
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ORIGINAL SHEET SIZE: 36" x 42"

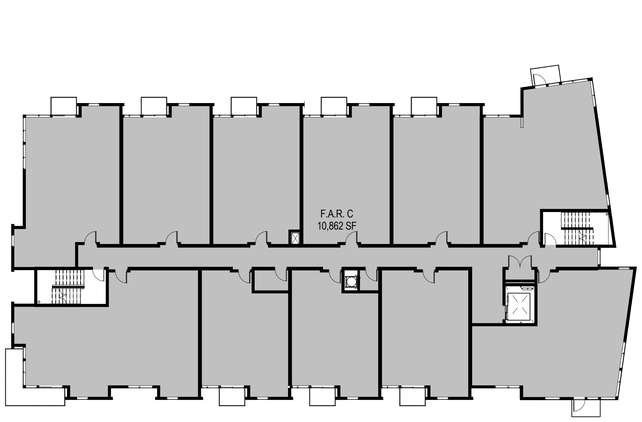
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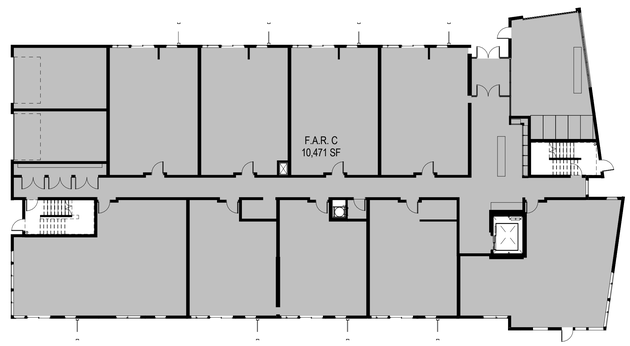
BLDG C FLOOR AREA RATIO		
LEVEL	AREA	MAX GSF
C-LEVEL 01	10,471 SF	< 28,000 GSF
C-LEVEL 02	10,862 SF	< 28,000 GSF
C-LEVEL 03	10,861 SF	< 28,000 GSF
C-LEVEL 04	10,861 SF	< 28,000 GSF
C-LEVEL 05	10,861 SF	< 28,000 GSF
C-LEVEL 06	8,628 SF	< 28,000 GSF
TOTAL	62,543 SF	



3 BUILDING C - F.A.R. DIAGRAM - LEVEL 6
1/16" = 1'-0"



2 BUILDING C - F.A.R. DIAGRAM - LEVEL 2-5
1/16" = 1'-0"



1 BUILDING C - F.A.R. DIAGRAM - LEVEL 1
1/16" = 1'-0"

N 0' 4' 8' 16'

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You can find the described model, plan, or elevation at accession # [illegible]

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Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688
mithun.com

PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - BUILDING C

LOCATION
12269 NE 12th LN, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2

NO	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER

PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
KB, BG

TITLE
BUILDING C - FLOOR AREA RATIO DIAGRAM

PROJECT NO
1423713
DATE
JANUARY 29, 2015

SHEET NUMBER
G0.08
10% CD SET
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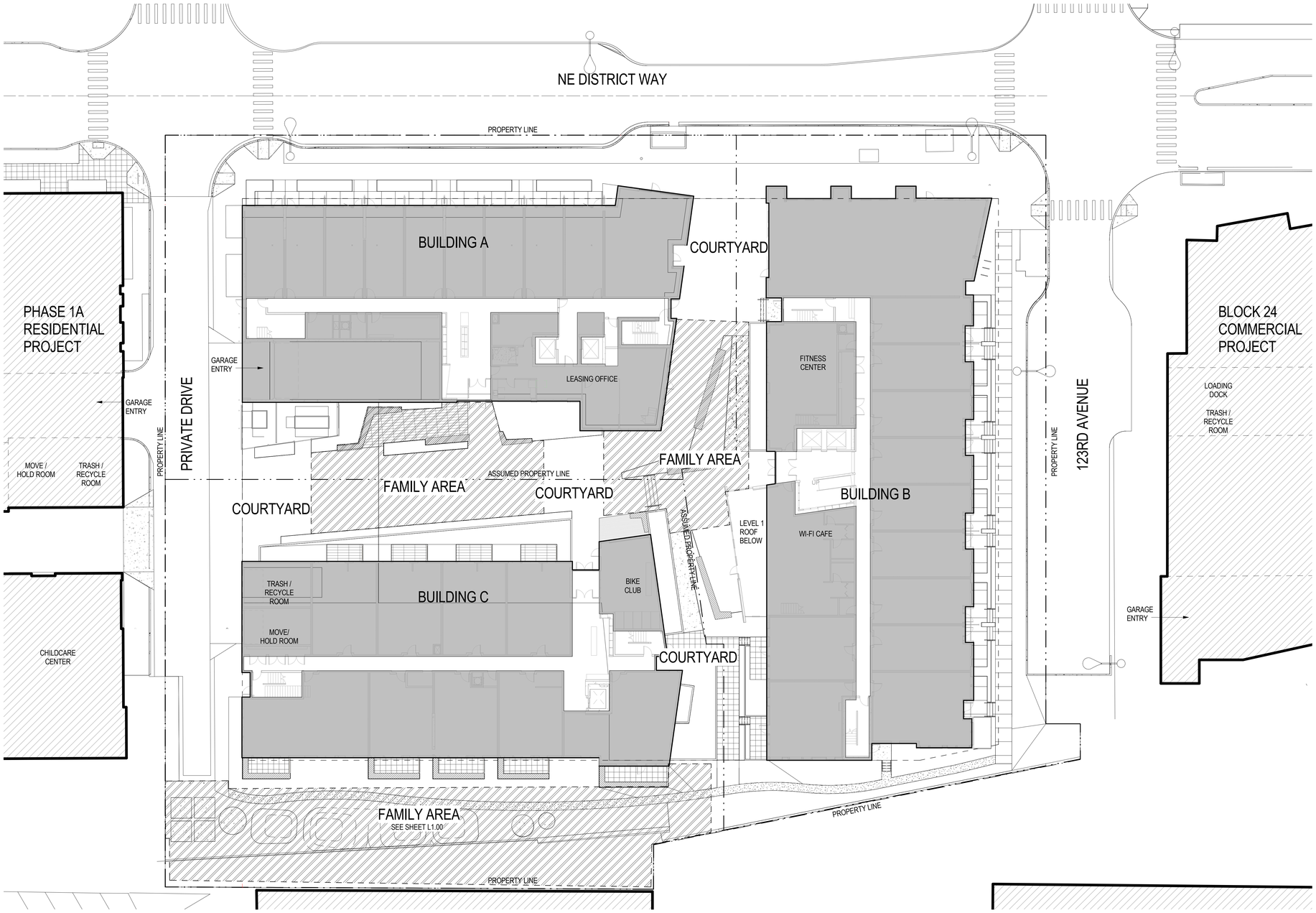
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1 SITE AMENITY PLAN
1/16" = 1'-0"

N 0' 4' 8' 16'

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San Francisco, CA 94104 / 415.956.0688

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES

DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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TITLE
SITE AMENITY PLAN

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
G0.09
ADR SET - REV 2

ORIGINAL SHEET SIZE 36" x 42"

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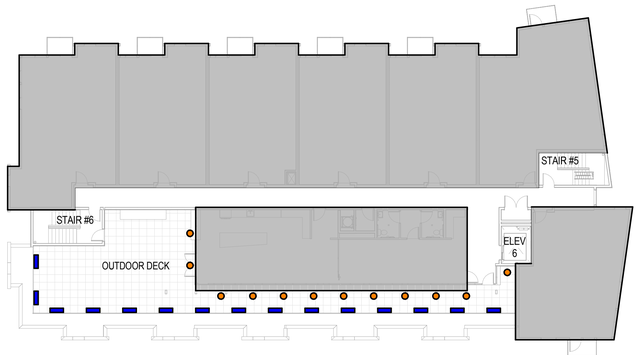
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1 LIGHTING SITE PLAN - CONCEPTUAL
1/16" = 1'-0"

N 0' 4' 8' 16'



2 BUILDING C - LEVEL 6
1/16" = 1'-0"

N 0' 4' 8' 16'

LIGHTING LEGEND:

SYMBOL:	FIXTURE TYPE:	GOAL:	INTENT:
	STREETLIGHT - BY OTHERS	STREET CIRCULATION	CREATE SENSE OF SECURITY
	PEDESTRIAN POLE LIGHT	PROVIDE AMBIENT LIGHT	CREATE SAFE ENVIRONMENT
	SIGN LIGHT	PROVIDE AMBIENT LIGHT	CREATE VISUAL INTEREST
	CATENARY LIGHT	PROVIDE AMBIENT LIGHT	CREATE OUTDOOR SPACE

SYMBOL:	FIXTURE TYPE:	GOAL:	INTENT:
	BUILDING MOUNTED DOWNLIGHT	PROVIDE AMBIENT LIGHT	CREATE SAFE ENVIRONMENT
	TAPE LIGHT IN CHANNEL	DEFINE CIRCULATION	ILLUMINATE BENCH
	LINEAR CANOPY LIGHT	PROVIDE AMBIENT LIGHT	CREATE EXTERIOR LIGHTING AT RESTAURANT / RETAIL
	RECESSED WALL LIGHT	DEFINE CIRCULATION	CREATE SAFE ENVIRONMENT

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Seattle, WA 98101 / 206.623.3344

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES

DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
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02.12.2016	ADR SET - REV. 2

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

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PROJECT MANAGER
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PROJECT ARCHITECT
CS
PROJECT DESIGNER
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TITLE
SITE LIGHTING PLAN - CONCEPTUAL

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
G0.10
ADR SET - REV 2

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ORIGINAL SHEET SIZE 30" x 42"

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BLOCK 12
FUTURE BREWPUB
PROJECT
(N.I.C.)

BLOCK 14
FUTURE COMMERCIAL
PROJECT
(N.I.C.)

BLOCK 16
FUTURE
COMMERCIAL
PROJECT (N.I.C.)

NE DISTRICT WAY

PROPERTY LINE

PRIVATE DRIVE

EGRESS PATH OF TRAVEL

BUILDING A

BUILDING B

BUILDING C

STAIR #1

STAIR #2

STAIR #3

STAIR #5

STAIR #6

STAIR #7

GARAGE ENTRY

PROPOSED SCREENED ELEC. TRANSFORMER

PROPOSED SCREENED EMER. GENERATOR

ELEV 1

ELEV 2

ELEV 3

ELEV 4

ELEV 5

ELEV 6

UP

LEVEL 1 ROOF BELOW

42' - 0" (150'-0" FIRE HOSE)

ASSUMED PROPERTY LINE

58' - 0"

39' - 0"

28' - 0"

22' - 0"

75' - 10"

124' - 3"

200' - 1"

146' - 0"

92' - 0"

40' - 0"

123RD AVENUE

MID PT. OF FIRE TRUCK EL 179.39

LOW PT. EL 178.64

FIRE TRUCK - 10'x48'

PHASE 1A RESIDENTIAL PROJECT (N.I.C.)

CHILDCARE CENTER

MOVING TRUCK - 7'-0" x 22'-0" (USED FOR 2 BD MOVES)

155' - 0" (200'-0" FIRE HOSE)
(200' MAX.) 2012 IFC SEC 503.1.1, EXC #1

26' - 0"
(150'-0" FIRE HOSE)

26' - 0"
(150'-0" FIRE HOSE)

73' - 0" (165'-0" FIRE HOSE)
(200' MAX.) 2012 IFC SEC 503.1.1, EXC #1

BLOCK 24
COMMERCIAL
PROJECT
(N.I.C.)

(E) PARKING LOT

(E) COMMERCIAL BUILDING

(E) SAFEWAY ADMINISTRATIVE OFFICE

FIRE ACCESS LEGEND

- (E) FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE LENGTH IFC 503.1.1 EXCEPTION #1 - 200' MAX.
- BUILDING ENTRANCE
- RETAIL ENTRANCE
- EGRESS PATH OF TRAVEL

1 FIRE ACCESS PLAN
1/16" = 1'-0"

N 0' 4' 8' 16'

ORIGINAL SHEET SIZE 30" x 42"

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PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
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STATE OF WASHINGTON

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TITLE
FIRE DEPARTMENT SITE ACCESS PLAN

PROJECT NO
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
G1.01
ADR SET - REV 2

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1 AVERAGE GRADE PLANE
1/16" = 1'-0"

N 0' 4' 8' 16'

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AVERAGE GRADE PLANE

BUILDING A		BUILDING B		BUILDING C	
AVG.	179.95	AVG.	181.59	AVG.	180.02
1	179.98	1	180.59	1	181.48
2	179.98	2	180.88	2	181.48
3	179.98	3	181.34	3	181.48
4	179.98	4	181.4	4	181.48
5	179.98	5	181.4	5	179.98
6	179.98	6	182.46	6	179.98
7	179.98	7	182.46	7	179.98
8	179.98	8	182.46	8	179.98
9	179.98	9	182.46	9	179.98
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49	179.98	49	181.48	49	179.98
50	179.98	50	181.48	50	179.98
51	179.98	51	181.48	51	179.98
52	179.9	52	180.6	52	179.88
53	179.94	53	180.42	53	179.98
54	179.98	54	180.24		9541.08
55	179.98	55	180.06		
	9897.46	56	179.88		
		57	179.7		
		58	179.87		
		59	179.95		
		60	180.03		
		61	180.11		
		62	180.19		
		63	180.27		
		64	180.35		
		65	180.43		
		66	180.51		
			11985.21		

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES

DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
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PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
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BP, KP, NH
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TITLE
AVERAGE GRADE PLANE

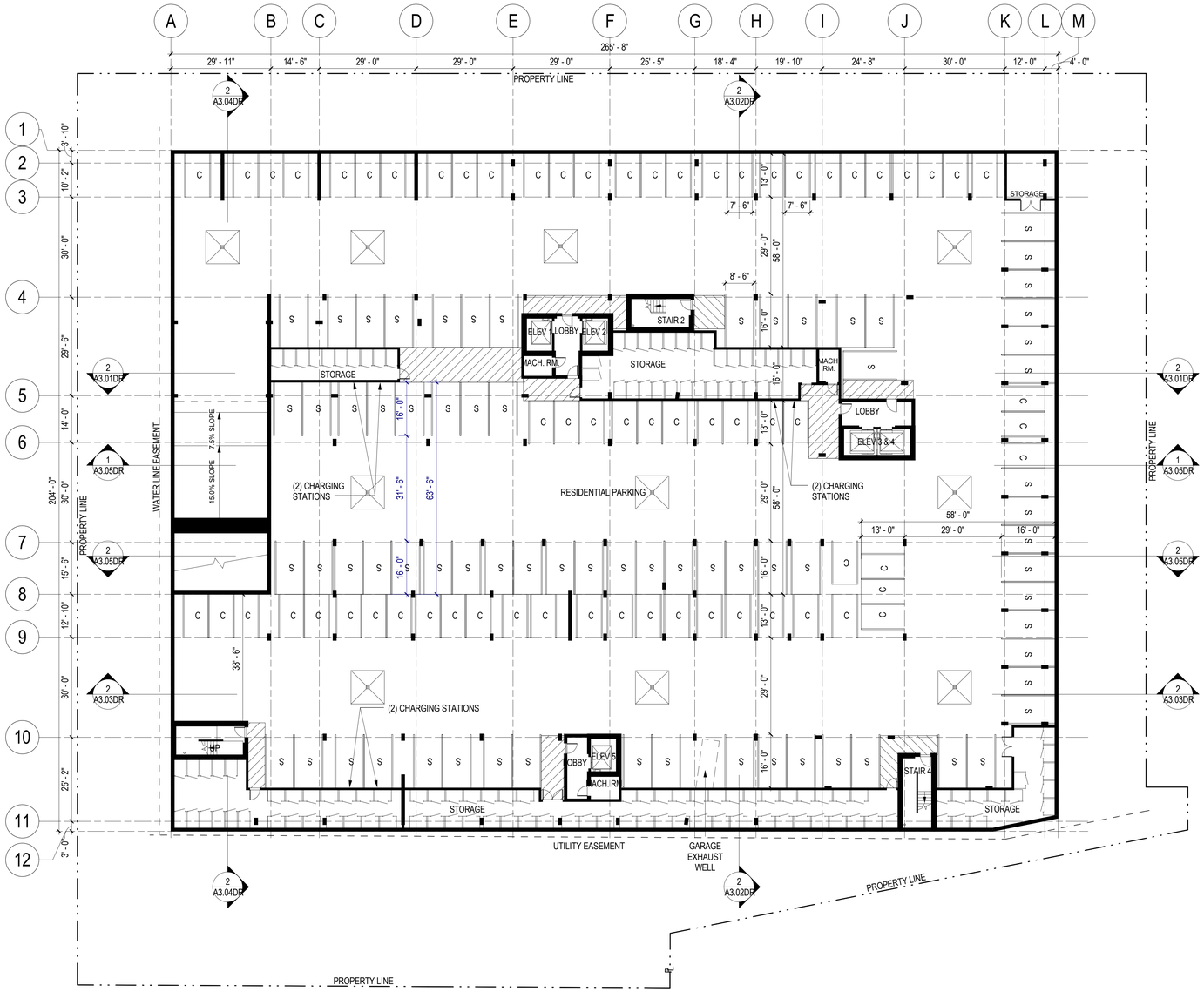
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DATE
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SHEET NUMBER
G1.02
ADR SET - REV 2

ORIGINAL SHEET SIZE: 36" x 42"

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1 ADR - PARKING LEVEL P2 FLOOR PLAN
1/16" = 1'-0"

N 0' 4' 8' 16'

PLAN NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

2. CRITICAL CLEARANCES ARE DESIGNATED "CLEAR", "CLR" AND ARE TO FINISH FACE OF PARTITION.

3. PROVIDE/VERIFY A 3" CLEAR MIN. DIMENSION BETWEEN R.O. AND NEAREST PERPENDICULAR WALL AT ALL INTERIOR DOORS, U.O.N. OR WHERE DOOR IS INTENDED TO BE CENTERED.

4. DIFFERING PARTITION TYPES SHALL ALIGN SO WALL FINISH PLANES CONTINUE UNBROKEN WITHIN ROOMS, U.O.N.

5. DOORS, WINDOWS, AND RELITES ARE TYPICALLY DIMENSIONED TO THE CENTERLINE OF THE OPENING.

6. PROVIDE/VERIFY A 3" CLEAR MIN DIMENSION BETWEEN R.O. AND NEAREST PERPENDICULAR WALL AT ALL INTERIOR DOORS, UNLESS NOTED OTHERWISE, OR WHERE DOOR IS INTENDED TO BE CENTERED.

7. MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS TO COMPLY WITH FIREBLOCKING AND FIRE STOPPING REQUIREMENTS AT ALL PENTRATIONS OF RATED WALLS.

8. LOCATE WASHING MACHINE VALVE BOX IN WALL AT SIDE OF WASHER FOR SHUT OFF ACCESS.

9. ALL UNIT REFRIGERATORS TO FREELY OPEN AT 110 DEGREES.

10. PROVIDE 2-WAY COMMUNICATION DEVICE INSIDE ELEVATOR LOBBY AT EACH FLOOR (EXCEPT STREET LEVEL).

ALL EXTERIOR WALLS TYPE

W/S UNLESS NOTED OTHERWISE

ALL INTERIOR PARTITIONS TYPE

P/9 UNLESS NOTED OTHERWISE

FEC FULLY RECESSED FIRE EXTINGUISHER CABINET, (MAX. TRAVEL DISTANCE 75 FEET)

P2 PARKING CALCULATIONS

STALL TYPE	MARK	QUANTITY
LEVEL P2		
COMPACT	C	66
STANDARD	S	71
LEVEL P2		137

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PROJECT
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DATE	ISSUE
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TITLE
PARKING LEVEL P2 FLOOR PLAN

PROJECT NO
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
A2.01DR
ADR SET - REV 2

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1 ADR - PARKING LEVEL P1 FLOOR PLAN
1/16" = 1'-0"

N 0' 4' 8' 16'

PLAN NOTES

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10. PROVIDE 2-WAY COMMUNICATION DEVICE INSIDE ELEVATOR LOBBY AT EACH FLOOR (EXCEPT STREET LEVEL).

ALL EXTERIOR WALLS TYPE

W 5 — UNLESS NOTED OTHERWISE

ALL INTERIOR PARTITIONS TYPE

P 9 — UNLESS NOTED OTHERWISE

FEC — FULLY RECESSED FIRE EXTINGUISHER CABINET, (MAX. TRAVEL DISTANCE 75 FEET)

PARKING CALCULATIONS

STALL TYPE	MARK	QUANTITY
LEVEL P1		
ACCESSIBLE	A	5
COMPACT	C	59
STANDARD	S	43
VAN	V	2
LEVEL P1		109
LEVEL P2		
COMPACT	C	66
STANDARD	S	71
LEVEL P2		137
TOTAL		246

BIKE STORAGE UNIT

TYPE	QUANTITY
Horizontal Bike Rack	39
Vertical Bike Rack	37
Grand total	76

STORAGE UNIT

TYPE	QUANTITY
Storage Unit	52
Storage Unit 5' W X 3'-6 D	156
Grand total	208

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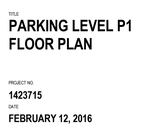
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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

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DATE	ISSUE
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02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

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PROJECT ARCHITECT
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TITLE
PARKING LEVEL P1 FLOOR PLAN

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
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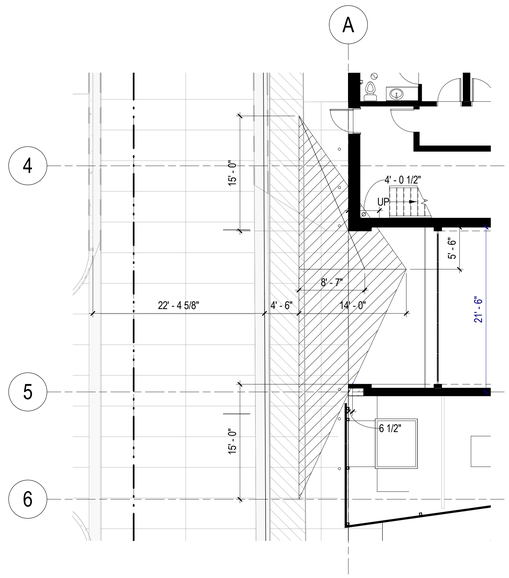
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1 ADR - LEVEL 1 OVERALL FLOOR PLAN
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2 SITE TRIANGLE
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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES

DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
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TITLE
LEVEL 1 OVERALL FLOOR PLAN

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
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1 ADR - LEVEL 2 / MEZZANINE OVERALL FLOOR PLAN

1/16" = 1'-0"

N

0' 4' 8' 16'

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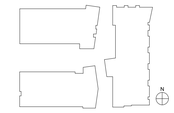
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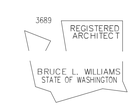


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TITLE
LEVEL 2 / MEZZANINE OVERALL FLOOR PLAN

PROJECT NO.
1423715
DATE
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SHEET NUMBER
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N 0' 4' 8' 16'

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ARCHITECT SEAL

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TITLE
LEVEL 3-5 OVERALL FLOOR PLAN

PROJECT NO
1423715
DATE
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1 ADR - LEVEL 6 / 7 OVERALL FLOOR PLAN
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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
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DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
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STATE OF WASHINGTON

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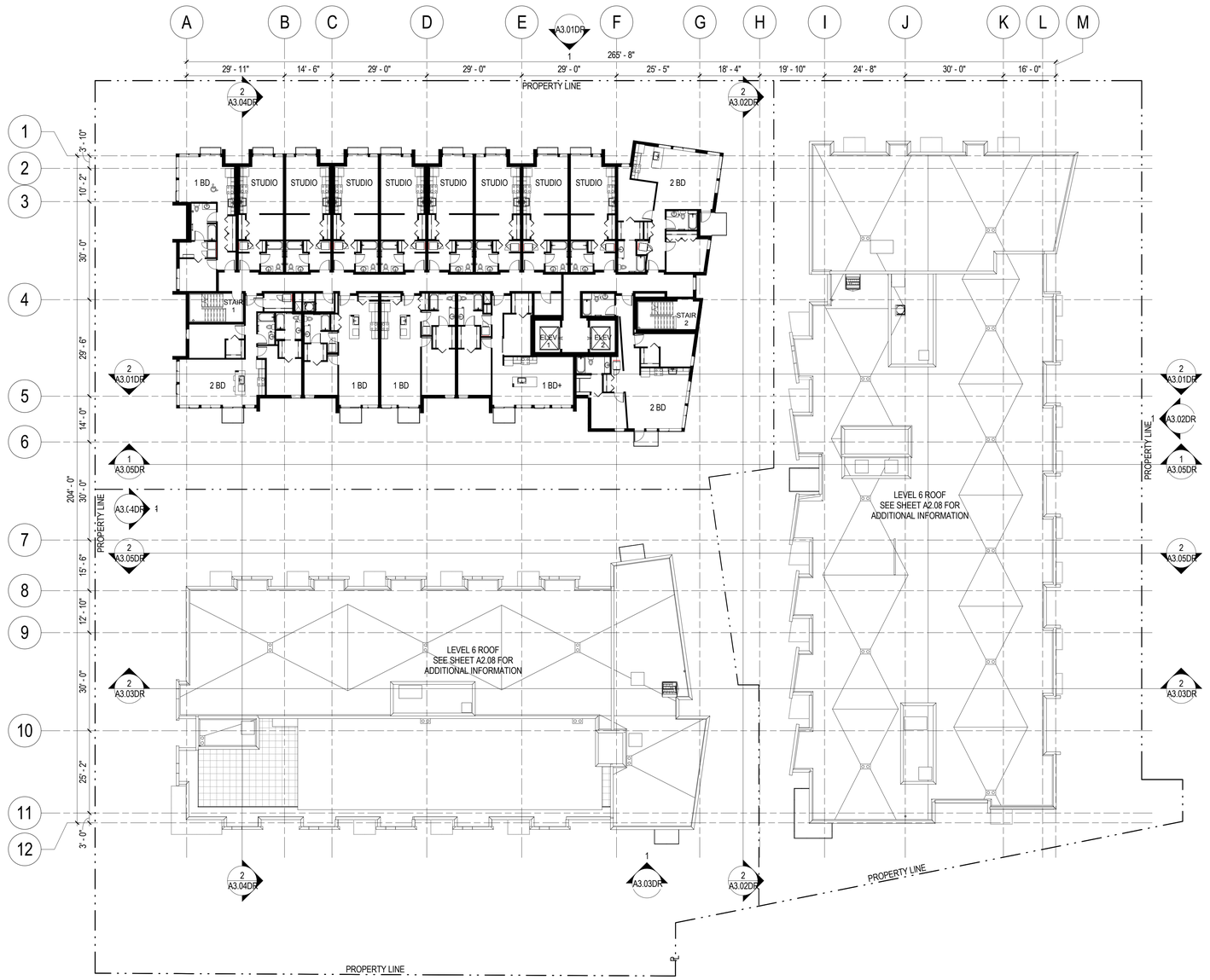
TITLE
LEVEL 6 / 7 OVERALL FLOOR PLAN

PROJECT NO
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
A2.61DR
ADR SET - REV 2

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ORIGINAL SHEET SIZE 36" x 42"



1 ADR - LEVEL 8-9 OVERALL FLOOR PLAN
1/16" = 1'-0"

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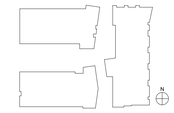
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San Francisco, CA 94104 / 415.956.0688

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
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02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
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PROJECT MANAGER
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PROJECT ARCHITECT
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PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
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TITLE
LEVEL 8-9 OVERALL FLOOR PLAN

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
A2.71DR
ADR SET - REV 2

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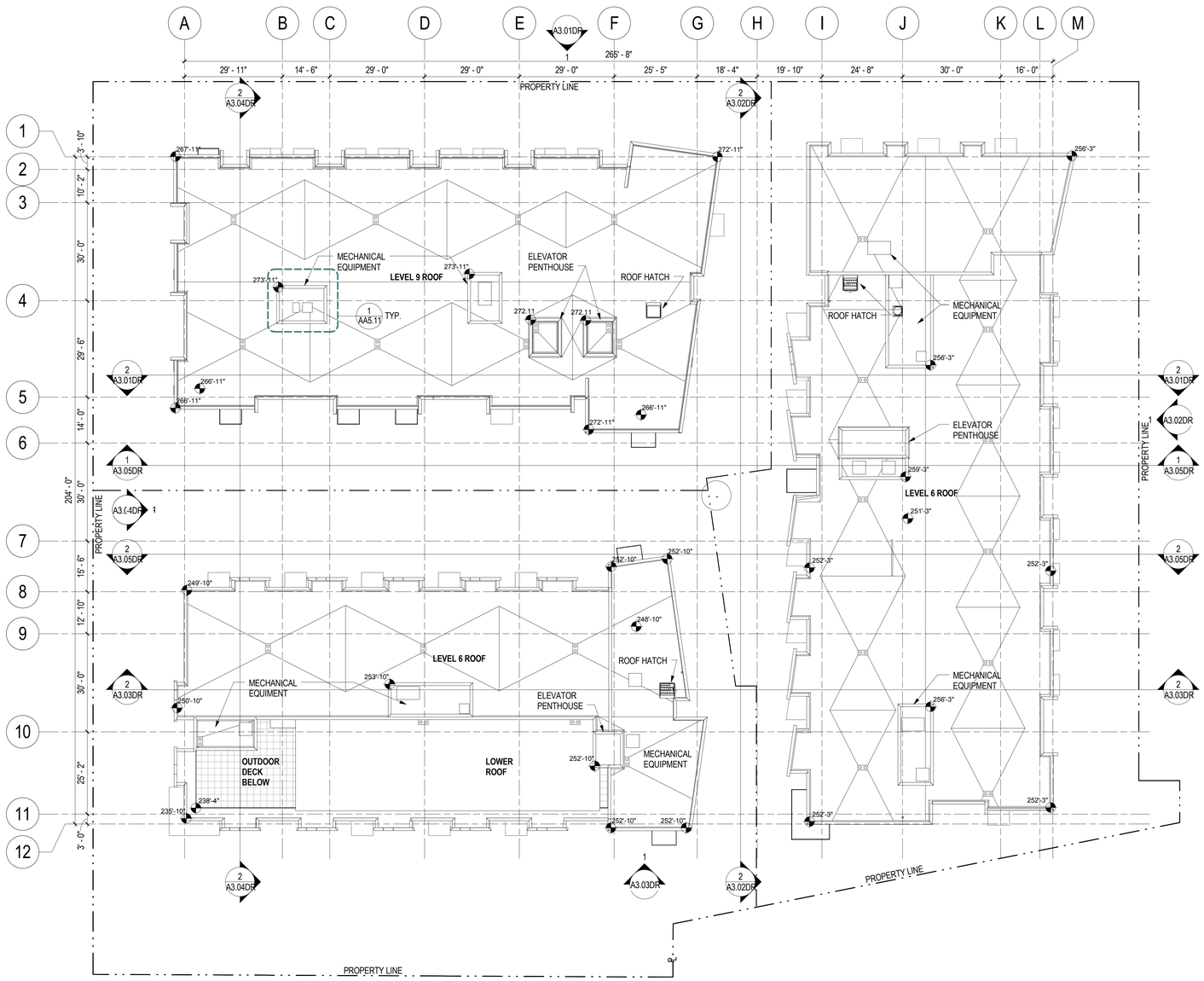
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1 ADR - ROOF LEVEL
1/16" = 1'-0"

N 0' 4' 8' 16'

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
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07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
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CHECK
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TITLE
ROOF PLAN

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
A2.81DR
ADR SET - REV 2

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ORIGINAL SHEET SIZE 30" x 42"

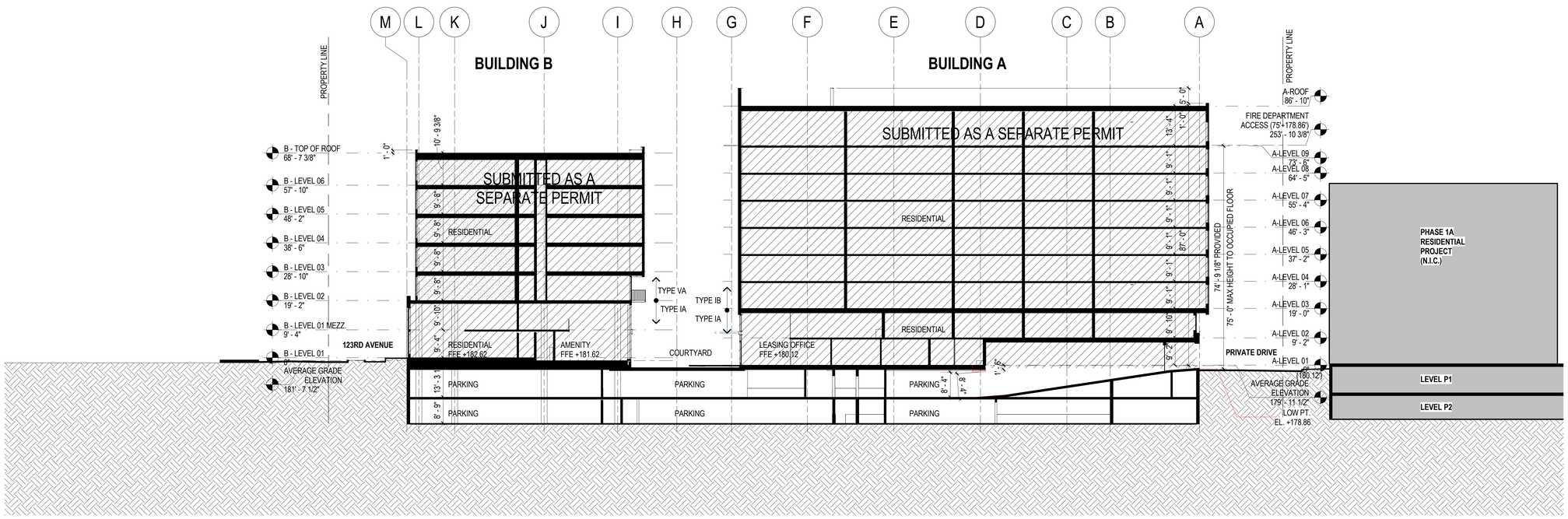
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1 BUILDING A AND B - NORTH ELEVATION

1/16" = 1'-0"

0' 4' 8' 16'



2 BUILDING A AND B - LONGITUDINAL SECTION

1/16" = 1'-0"

0' 4' 8' 16'

BUILDING ELEVATION MATERIAL LEGEND:

VINYL WINDOWS

	VW-1	WHITE
	VS-1	VINYL SLIDING DOOR TO MATCH VW-1
	VW-2	GRAY
	VS-2	VINYL SLIDING DOOR TO MATCH VW-2
	VW-3	ARCHITECTURAL BRONZE
	VS-3	VINYL SLIDING DOOR TO MATCH VW-3
	VD-1	VINYL SWING DOOR TO MATCH VW-3

ALUMINUM STOREFRONT

ALUM-1	CLEAR, ANODIZED
ALUM-2	DARK BRONZE, ANODIZED
ALUM-3	ALUMINUM OPERABLE WINDOW, PERMADIZE HARDCOAT FINISH, TERRA COTTA METALLIC
ALUM-4	ALUMINUM BRAKE SHAPE

FIBER CEMENT PANEL

	FCP-1	BENJAMIN MOORE, 2068-10, FALL HARVEST
	MP-1	METAL PAINTED TO MATCH FCP-1
	FCP-2	SHERWIN WILLIAMS, SW7011, NATURAL CHOICE
	MP-2	METAL PAINTED TO MATCH FCP-2
	FCP-3	SHERWIN WILLIAMS, SW7048, URBAN BRONZE
	MP-3	METAL PAINTED TO MATCH FCP-3
	FCP-4	SHERWIN WILLIAMS, SW6671, CURRY
	MP-4	METAL PAINTED TO MATCH FCP-4
	FCP-5	SHERWIN WILLIAMS, SW6915, CITRONELLA
	MP-5	METAL PAINTED TO MATCH FCP-5
	FCP-6	COLORLIFE, CL1806A, WARM FIELD
	MP-6	METAL PAINTED TO MATCH FCP-6

METAL SIDING



MTS-1 CORRUGATED METAL SIDING



MTS-2 CORRUGATED PERFORATED METAL SIDING



MTL-1 PREFABRICATED BOLT-ON BALCONY WITH METAL RAILING



MTL-2 PREFABRICATED BOLT-ON BALCONY WITH GLASS RAILING



MTL-3 PREFABRICATED BOLT-ON JULIETTE DECK WITH METAL RAILING



MTL-4 GLASS OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-5 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-6 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED, WITH WOOD SOFFIT, STAINED

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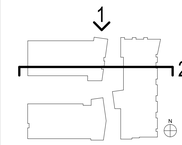
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San Francisco, CA 94104 / 415.956.0688

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
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ARCHITECT SEAL

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STATE OF WASHINGTON

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TITLE
NORTH ELEVATION / SECTION

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
A3.01DR
ADR SET - REV 2

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1 BUILDING B - EAST ELEVATION
1/16" = 1'-0"

0' 4' 8' 16'



2 BUILDING B - WEST ELEVATION / SECTION
1/16" = 1'-0"

0' 4' 8' 16'

BUILDING ELEVATION MATERIAL LEGEND:

VINYL WINDOWS

	VW-1	WHITE
	VS-1	VINYL SLIDING DOOR TO MATCH VW-1
	VW-2	GRAY
	VS-2	VINYL SLIDING DOOR TO MATCH VW-2
	VW-3	ARCHITECTURAL BRONZE
	VS-3	VINYL SLIDING DOOR TO MATCH VW-3
	VD-1	VINYL SWING DOOR TO MATCH VW-3

ALUMINUM STOREFRONT

ALUM-1	CLEAR, ANODIZED
ALUM-2	DARK BRONZE, ANODIZED
ALUM-3	ALUMINUM OPERABLE WINDOW, PERMADIZE HARDCOAT FINISH, TERRA COTTA METALLIC
ALUM-4	ALUMINUM BRAKE SHAPE

FIBER CEMENT PANEL

FCP-1	MP-1	BENJAMIN MOORE, 2068-10, FALL HARVEST METAL PAINTED TO MATCH FCP-1
FCP-2	MP-2	SHERWIN WILLIAMS, SW7011, NATURAL CHOICE METAL PAINTED TO MATCH FCP-2
FCP-3	MP-3	SHERWIN WILLIAMS, SW7048, URBAN BRONZE METAL PAINTED TO MATCH FCP-3
FCP-4	MP-4	SHERWIN WILLIAMS, SW6671, CURRY METAL PAINTED TO MATCH FCP-4
FCP-5	MP-5	SHERWIN WILLIAMS, SW6915, CITRONELLA METAL PAINTED TO MATCH FCP-5
FCP-6	MP-6	COLORLIFE, CL1806A, WARM FIELD METAL PAINTED TO MATCH FCP-6

METAL SIDING



MTS-1 CORRUGATED METAL SIDING



MTS-2 CORRUGATED PERFORATED METAL SIDING



MTL-1 PREFABRICATED BOLT-ON BALCONY WITH METAL RAILING



MTL-2 PREFABRICATED BOLT-ON BALCONY WITH GLASS RAILING



MTL-3 PREFABRICATED BOLT-ON JULIETTE DECK WITH METAL RAILING



MTL-4 GLASS OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-5 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-6 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED, WITH WOOD SOFFIT, STAINED

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

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SECURITY PROPERTIES

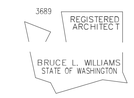


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NO.	DATE	REVISION

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TITLE
BUILDING B - EAST / WEST ELEVATION / SECTION

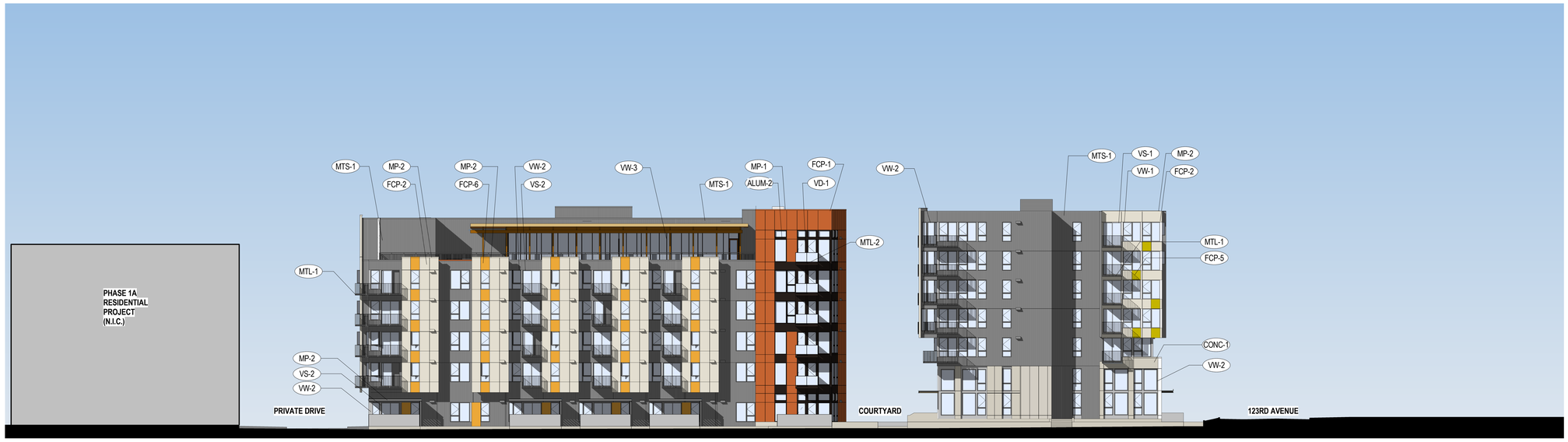
PROJECT NO
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
A3.02DR
ADR SET - REV 2

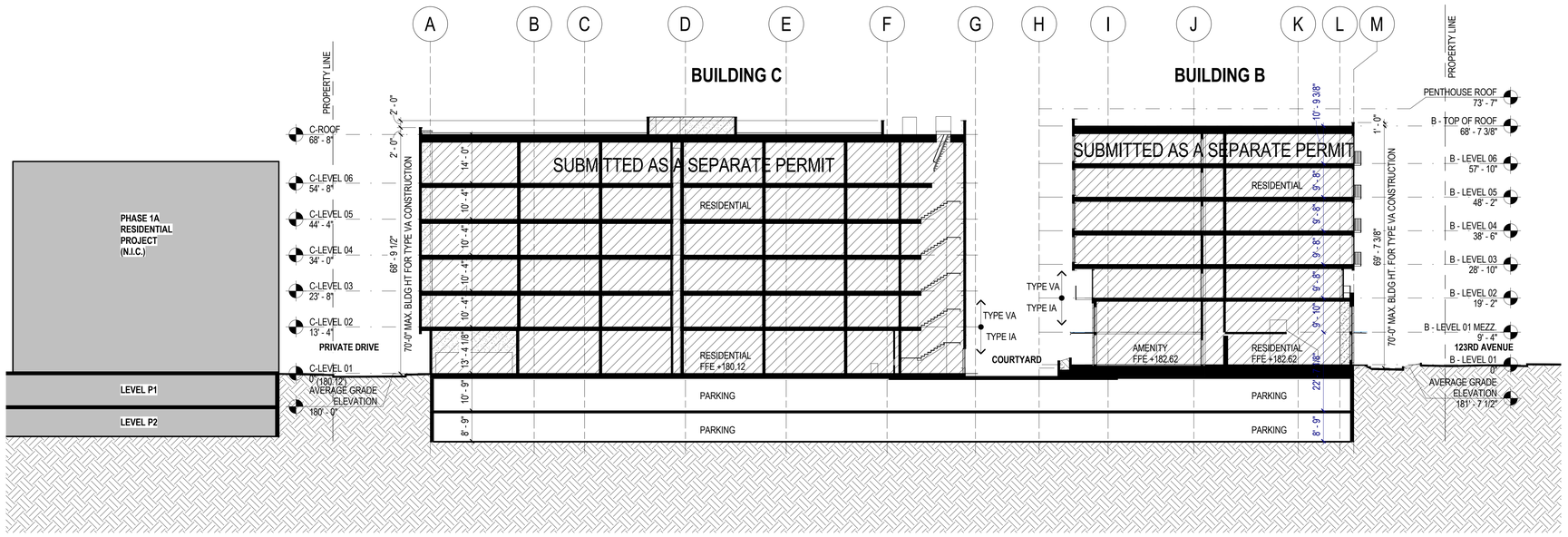
ORIGINAL SHEET SIZE: 36" x 42"

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1 BUILDING B AND C - SOUTH ELEVATION
1/16" = 1'-0"



2 BUILDING B AND C - LONGITUDINAL SECTION
1/16" = 1'-0"

BUILDING ELEVATION MATERIAL LEGEND:

VINYL WINDOWS

VW-1	WHITE	
VS-1	VINYL SLIDING DOOR TO MATCH VW-1	
VW-2	GRAY	
VS-2	VINYL SLIDING DOOR TO MATCH VW-2	
VW-3	ARCHITECTURAL BRONZE	
VS-3	VINYL SLIDING DOOR TO MATCH VW-3	
VD-1	VINYL SWING DOOR TO MATCH VW-3	

ALUMINUM STOREFRONT

ALUM-1	CLEAR, ANODIZED
ALUM-2	DARK BRONZE, ANODIZED
ALUM-3	ALUMINUM OPERABLE WINDOW, PERMADIZE HARDCOAT FINISH, TERRA COTTA METALLIC
ALUM-4	ALUMINUM BRAKE SHAPE

FIBER CEMENT PANEL

FCP-1	BENJAMIN MOORE, 2068-10, FALL HARVEST	
MP-1	METAL PAINTED TO MATCH FCP-1	
FCP-2	SHERWIN WILLIAMS, SW7011, NATURAL CHOICE	
MP-2	METAL PAINTED TO MATCH FCP-2	
FCP-3	SHERWIN WILLIAMS, SW7048, URBAN BRONZE	
MP-3	METAL PAINTED TO MATCH FCP-3	
FCP-4	SHERWIN WILLIAMS, SW6671, CURRY	
MP-4	METAL PAINTED TO MATCH FCP-4	
FCP-5	SHERWIN WILLIAMS, SW6915, CITRONELLA	
MP-5	METAL PAINTED TO MATCH FCP-5	
FCP-6	COLORLIFE, CL1806A, WARM FIELD	
MP-6	METAL PAINTED TO MATCH FCP-6	

METAL SIDING



MTS-1 CORRUGATED METAL SIDING



MTS-2 CORRUGATED PERFORATED METAL SIDING



MTL-1 PREFABRICATED BOLT-ON BALCONY WITH METAL RAILING



MTL-2 PREFABRICATED BOLT-ON BALCONY WITH GLASS RAILING



MTL-3 PREFABRICATED BOLT-ON JULIETTE DECK WITH METAL RAILING



MTL-4 GLASS OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-5 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-6 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED, WITH WOOD SOFFIT, STAINED

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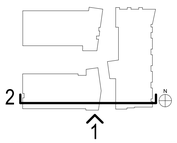
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San Francisco, CA 94104 / 415.956.0688

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

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NO.	DATE	REVISION

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PROJECT ARCHITECT
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TITLE
SOUTH ELEVATION / SECTION

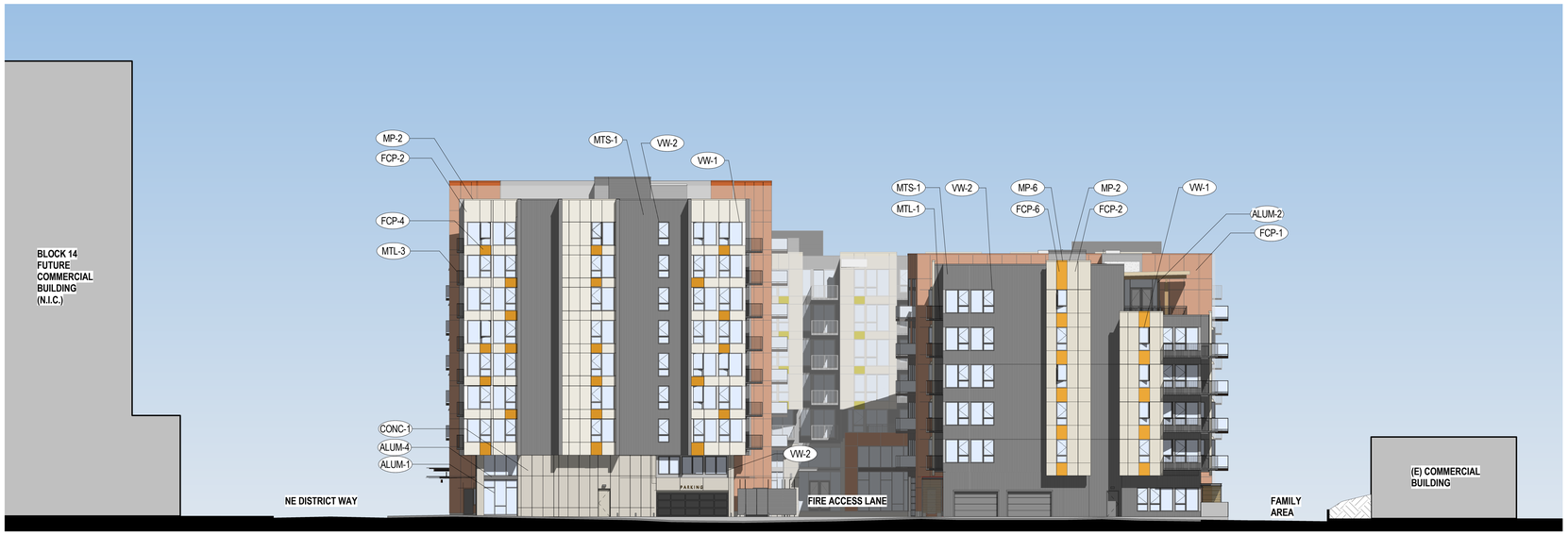
PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

SHEET NUMBER
A3.03DR
ADR SET - REV 2

ORIGINAL SHEET SIZE 30" x 42"
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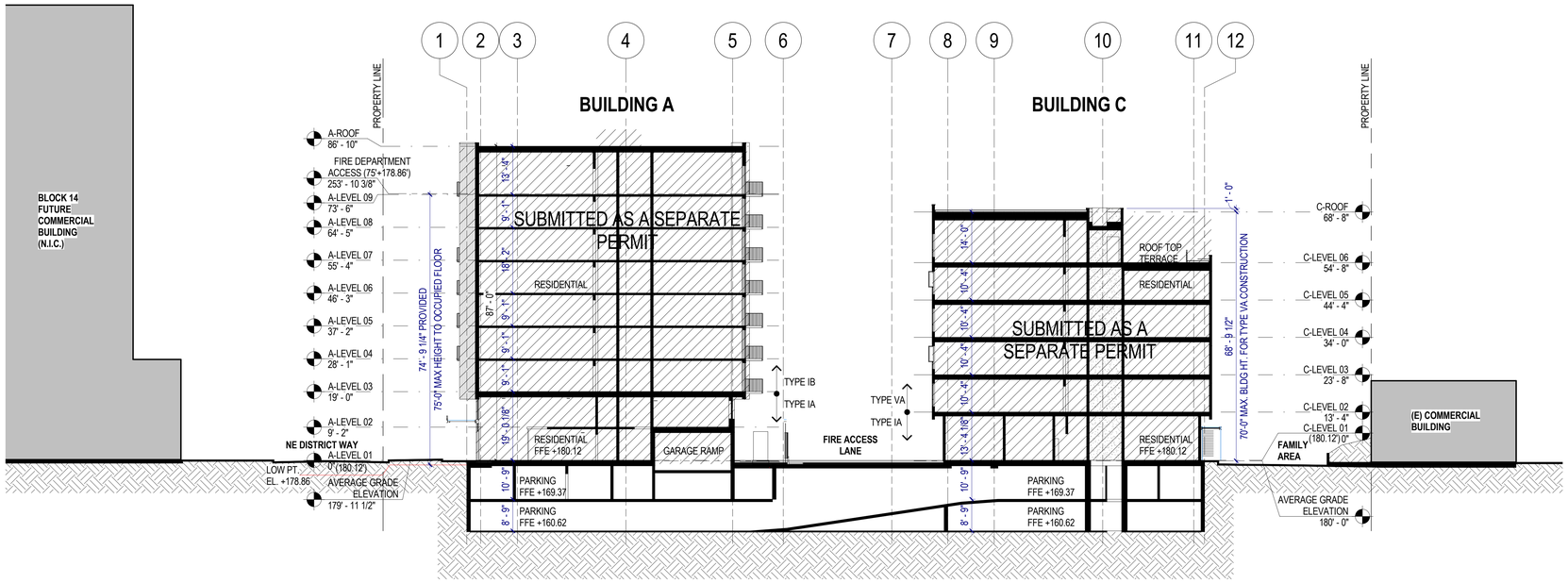
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2/10/2016 11:00:06 AM



1 BUILDING A AND C - WEST ELEVATION
1/16" = 1'-0"

0' 4' 8' 16'



2 BUILDING A AND C - TRANSVERSE SECTION
1/16" = 1'-0"

0' 4' 8' 16'

BUILDING ELEVATION MATERIAL LEGEND:

VINYL WINDOWS

VW-1 / VS-1	WHITE	VINYL SLIDING DOOR TO MATCH VW-1
VW-2 / VS-2	GRAY	VINYL SLIDING DOOR TO MATCH VW-2
VW-3 / VS-3 / VD-1	ARCHITECTURAL BRONZE	VINYL SLIDING DOOR TO MATCH VW-3 VINYL SWING DOOR TO MATCH VW-3

ALUMINUM STOREFRONT

ALUM-1	CLEAR, ANODIZED
ALUM-2	DARK BRONZE, ANODIZED
ALUM-3	ALUMINUM OPERABLE WINDOW, PERMADIZE HARDCOAT FINISH, TERRA COTTA METALLIC
ALUM-4	ALUMINUM BRAKE SHAPE

FIBER CEMENT PANEL

FCP-1 / MP-1	BENJAMIN MOORE, 2068-10, FALL HARVEST	METAL PAINTED TO MATCH FCP-1
FCP-2 / MP-2	SHERWIN WILLIAMS, SW7011, NATURAL CHOICE	METAL PAINTED TO MATCH FCP-2
FCP-3 / MP-3	SHERWIN WILLIAMS, SW7048, URBAN BRONZE	METAL PAINTED TO MATCH FCP-3
FCP-4 / MP-4	SHERWIN WILLIAMS, SW6671, CURRY	METAL PAINTED TO MATCH FCP-4
FCP-5 / MP-5	SHERWIN WILLIAMS, SW6915, CITRONELLA	METAL PAINTED TO MATCH FCP-5
FCP-6 / MP-6	COLORLIFE, CL1806A, WARM FIELD	METAL PAINTED TO MATCH FCP-6

METAL SIDING



MTS-1 CORRUGATED METAL SIDING



MTS-2 CORRUGATED PERFORATED METAL SIDING



MTL-1 PREFABRICATED BOLT-ON BALCONY WITH METAL RAILING



MTL-2 PREFABRICATED BOLT-ON BALCONY WITH GLASS RAILING



MTL-3 PREFABRICATED BOLT-ON JULIETTE DECK WITH METAL RAILING



MTL-4 GLASS OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-5 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-6 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED, WITH WOOD SOFFIT, STAINED

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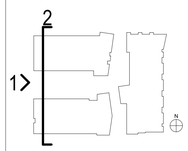
SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES

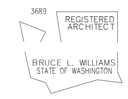


DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB

ARCHITECT SEAL



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TITLE
WEST ELEVATION / SECTION

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

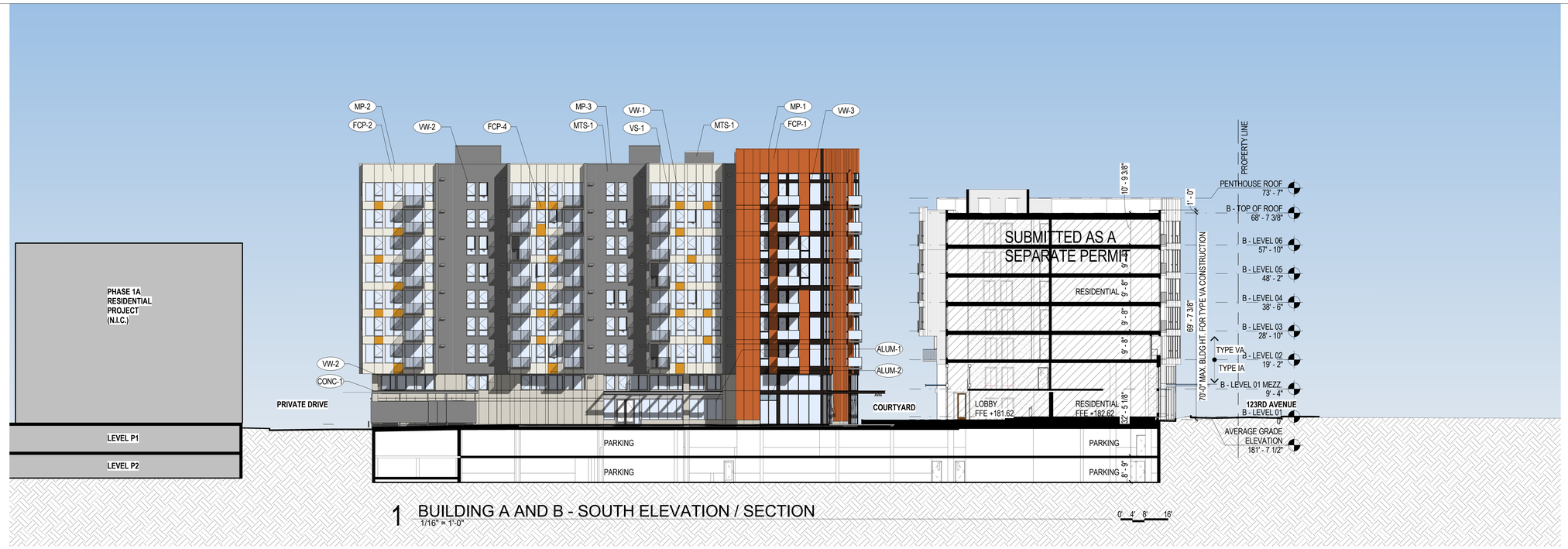
SHEET NUMBER
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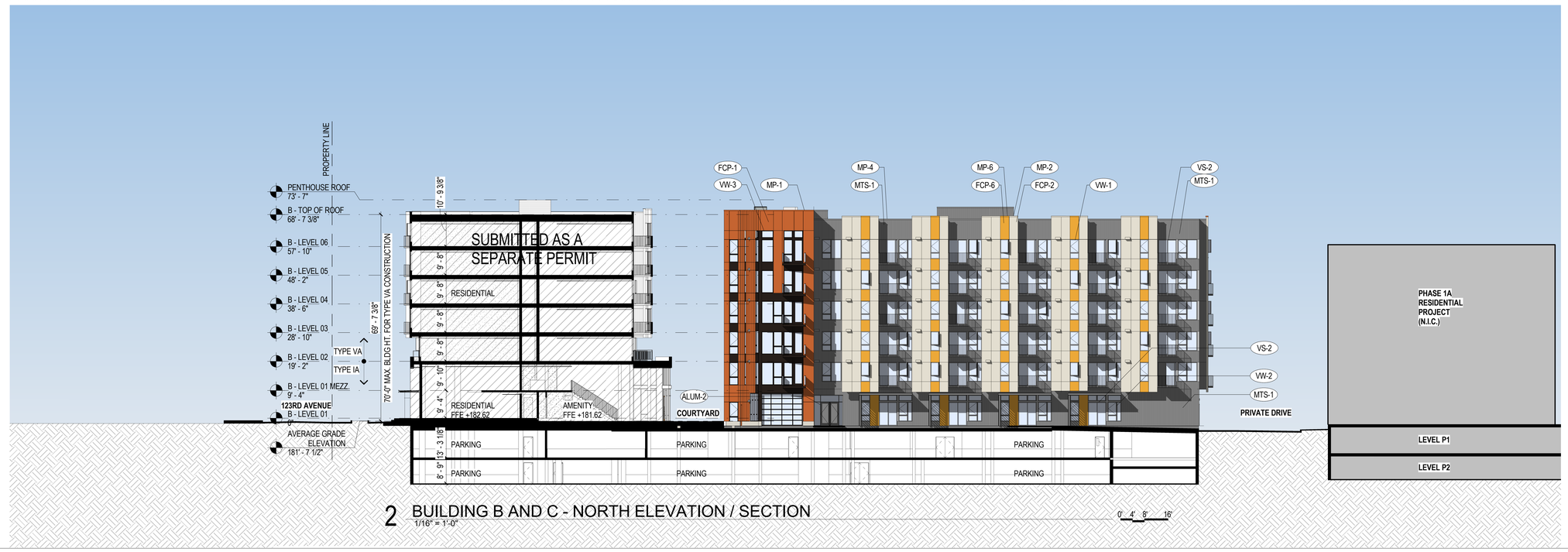
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1 BUILDING A AND B - SOUTH ELEVATION / SECTION
1/16" = 1'-0"



2 BUILDING B AND C - NORTH ELEVATION / SECTION
1/16" = 1'-0"

BUILDING ELEVATION MATERIAL LEGEND:

VINYL WINDOWS

- VW-1 / VS-1 — WHITE — VINYL SLIDING DOOR TO MATCH VW-1
- VW-2 / VS-2 — GRAY — VINYL SLIDING DOOR TO MATCH VW-2
- VW-3 / VS-3 / VD-1 — ARCHITECTURAL BRONZE — VINYL SLIDING DOOR TO MATCH VW-3 — VINYL SWING DOOR TO MATCH VW-3

ALUMINUM STOREFRONT

- ALUM-1 — CLEAR, ANODIZED
- ALUM-2 — DARK BRONZE, ANODIZED
- ALUM-3 — ALUMINUM OPERABLE WINDOW, PERMADIZE HARDCOAT FINISH, TERRA COTTA METALLIC
- ALUM-4 — ALUMINUM BRAKE SHAPE

FIBER CEMENT PANEL

- FCP-1 / MP-1 — BENJAMIN MOORE, 2068-10, FALL HARVEST — METAL PAINTED TO MATCH FCP-1
- FCP-2 / MP-2 — SHERWIN WILLIAMS, SW7011, NATURAL CHOICE — METAL PAINTED TO MATCH FCP-2
- FCP-3 / MP-3 — SHERWIN WILLIAMS, SW7048, URBAN BRONZE — METAL PAINTED TO MATCH FCP-3
- FCP-4 / MP-4 — SHERWIN WILLIAMS, SW6671, CURRY — METAL PAINTED TO MATCH FCP-4
- FCP-5 / MP-5 — SHERWIN WILLIAMS, SW6915, CITRONELLA — METAL PAINTED TO MATCH FCP-5
- FCP-6 / MP-6 — COLORLIFE, CL1806A, WARM FIELD — METAL PAINTED TO MATCH FCP-6

METAL SIDING



MTS-1 CORRUGATED METAL SIDING



MTS-2 CORRUGATED PERFORATED METAL SIDING



MTL-1 PREFABRICATED BOLT-ON BALCONY WITH METAL RAILING



MTL-2 PREFABRICATED BOLT-ON BALCONY WITH GLASS RAILING



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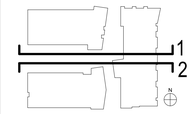
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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - GARAGE

LOCATION
1212 122nd AVE NE, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2
02.19.2016	PHASE 1 PERMIT SET

NO.	DATE	REVISION

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS STATE OF WASHINGTON

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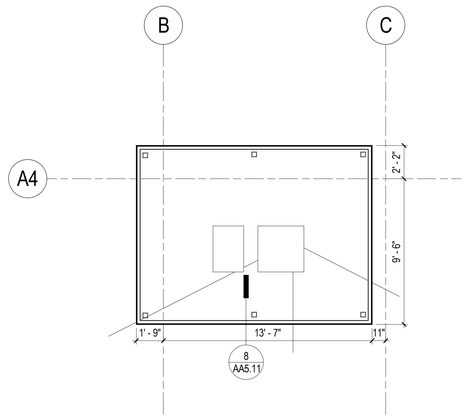
TITLE
NORTH / SOUTH ELEVATION / SECTION

PROJECT NO.
1423715
DATE
FEBRUARY 12, 2016

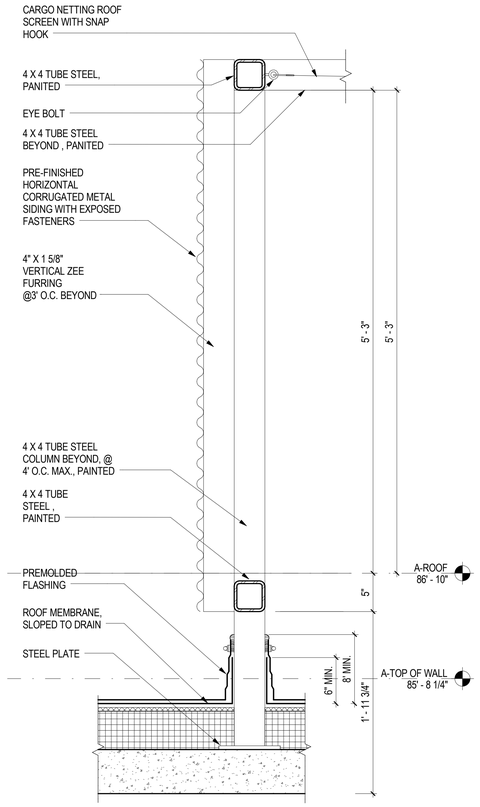
SHEET NUMBER
A3.05DR
ADR SET - REV 2

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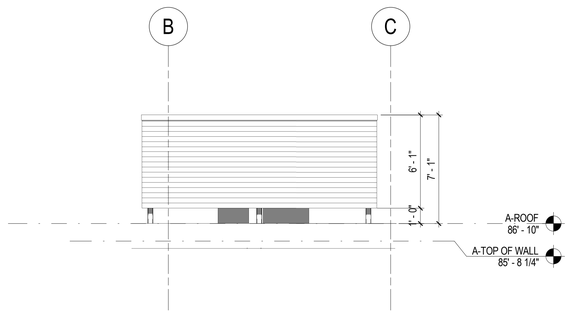
ORIGINAL SHEET SIZE 30" x 42"



6 PLAN - MECHANICAL SCREEN AT ROOF
1/4" = 1'-0"



8 SECTION - MECHANICAL SCREEN AT ROOF
1 1/2" = 1'-0"



11 ELEVATION - MECHANICAL SCREEN AT ROOF
1/4" = 1'-0"

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Seattle, WA 98101 / 206.623.3344

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San Francisco, CA 94104 / 415.956.0688

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PROJECT
SPRING DISTRICT RESIDENTIAL PHASE 2 - BUILDING A

LOCATION
12258 NE 12th LN, BELLEVUE, WA 98005 U.S.A.

PREPARED FOR
SECURITY PROPERTIES



DATE	ISSUE
06.05.2015	SCHEMATIC DESIGN SET
07.17.2015	ADR SET
11.06.2015	60% DESIGN DEVELOPMENT SET
11.17.2015	ADR SET - REV. 1
12.04.2015	100% DESIGN DEVELOPMENT SET
02.12.2016	ADR SET - REV. 2

NO.	DATE	REVISION
1	11.17.15	ADR RESPONSE

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT ARCHITECT
CS
PROJECT DESIGNER

PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
KB, BG

TITLE
EXTERIOR ROOF DETAILS

PROJECT NO
1423713
DATE
DECEMBER 4, 2015

SHEET NUMBER
AA5.11
100% DD SET
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NOT FOR CONSTRUCTION

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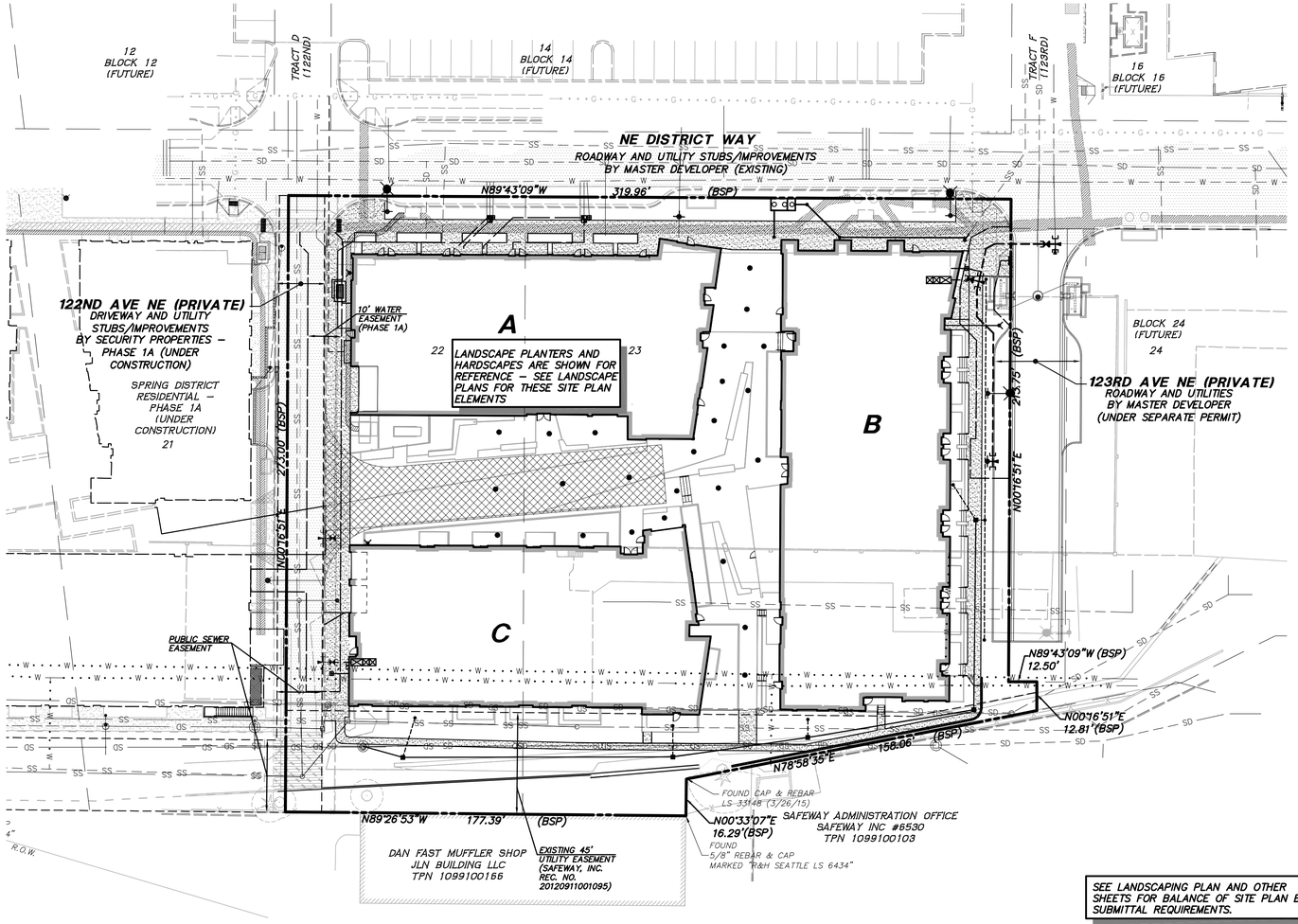
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SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

ADR RESUBMITTAL #2



N

SCALE: 1" = 30'

0 15 30 60

NOTE TO CONTRACTOR: RECORD DRAWINGS

PRIOR TO FINAL ACCEPTANCE OF INFRASTRUCTURE IMPROVEMENTS, RECORD DRAWINGS MUST BE PREPARED BY THE ENGINEER AND SUBMITTED TO THE PERMITTING AGENCY FOR REVIEW/APPROVAL. THE CONTRACTOR SHALL ANTICIPATE NEED FOR AS-BUILT FIELD SURVEY AND NOTIFY THE SURVEYOR WHEN FACILITIES ARE CONSTRUCTED, ACCESSIBLE AND READY FOR SURVEY.

TO AVOID DELAY AND COSTS ASSOCIATED WITH RE-EXCAVATION, OR ADDITIONAL SERVICES TO SATISFY OSHA REQUIREMENTS FOR WORK WITHIN CONFINED SPACE, THE CONTRACTOR SHALL:

PROVIDE ADEQUATE NOTICE TO THE SURVEYOR TO ENABLE SCHEDULING OF AS-BUILT SURVEY OF THOSE FACILITIES NOT VISIBLE FROM THE SURFACE PRIOR TO BACKFILL (WHEN POSSIBLE), AND PRIOR TO THE INSTALLATION OF THE TOPS OF DRAINAGE VAULTS (ALWAYS). ALL BURIED UTILITIES REQUIRED TO BE AS-BUILT SHALL BE REFERENCED BY APPROPRIATE MARKERS SUCH AS SHOWN WITHIN THE STANDARD DETAILS OF THESE PLANS. IF A UTILITY MARKER IS DESTROYED OR REMOVED BEFORE AS-BUILT INFORMATION IS ACQUIRED BY THE SURVEYOR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO EXPOSE SUCH UTILITY FOR MEASUREMENT.

OR, BUT ONLY IF ACCEPTABLE TO THE PERMITTING AGENCY

OTHERWISE MAINTAIN AN ACCURATE RECORD OF DRAINAGE VAULT/FLOW RESTRICTOR DIMENSIONS, PENETRATIONS AND INVERT ELEVATIONS; SANITARY SEWER AND STORM DRAINAGE TEE LOCATIONS, STUB CLEANOUT LOCATIONS AND STUB INVERT ELEVATIONS; ALSO WATER BEND AND WATER TEE LOCATIONS, IF REQUIRED; ADDITIONALLY, IF REQUIRED, THE TOP OF WATER MAIN ELEVATIONS AT 50' O.C. SHALL BE RECORDED. THESE RECORDS SHALL BE PROVIDED TO TRIAD ASSOCIATES UPON COMPLETION OF UTILITY/DRAINAGE WORK.

LEGEND

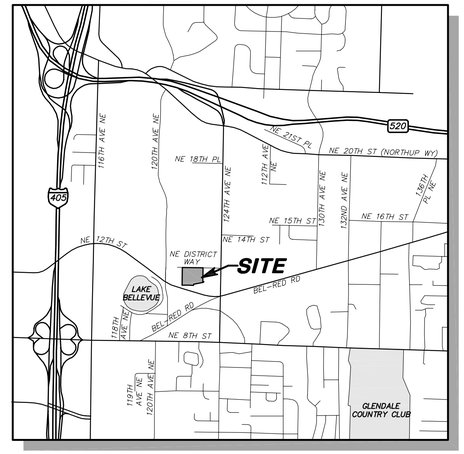
PROPOSED UTILITIES

WATER MAIN	CATCH BASIN, TYPE 2
WATER SERVICE	CATCH BASIN, TYPE 1
SEWER SERVICE	FIRE HYDRANT
STORM MAIN	PIPE FLOW
STORM SERVICE	AREA DRAIN

PROPOSED FEATURES

BOUNDARY	10' PROPOSED CONTOURS
GUTTER, FLOW, & CURB LINE	2' PROPOSED CONTOURS
CENTER LINE	EASEMENT

© 2015 TRIAD ASSOCIATES



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

APPLICANT:	SECURITY PROPERTIES 1201 3RD AVENUE, SUITE 5400 SEATTLE, WA 98101 (206) 628-8002 CONTACT: MICHAEL NANNEY	ENGINEER/ SURVEYOR:	TRIAD 20300 WOODINVILLE-SNOHOMISH RD NE, SUITE A WOODINVILLE, WA 98072 (425) 415-2032 CONTACT: DONALD J. HILL, PE
ARCHITECT:	MITHUN 1201 ALASKAN WAY, #200 SEATTLE, WA 98101 (206) 971-5663 CONTACT: BEN GIST	GEOTECH:	GEOENGINEERS 8410 154TH AVENUE NE REDMOND, WA. 98052 (425) 861-6005 CONTACT: WHITNEY L. CIANI

LEGAL DESCRIPTION:

UNITS 22 AND 23 OF THE SPRING DISTRICT MASTER CONDOMINIUM, A CONDOMINIUM, PER CONDOMINIUM DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20131025000704, AND AMENDMENTS THERETO; SAID UNITS ARE LOCATED ON SURVEY MAP AND PLANS RECORDED IN VOLUME 278 OF CONDOMINIUMS AT PAGES 94 AND 95, IN KING COUNTY, WASHINGTON.

(NOTE: PARCEL 18, 19, 20, & 21 NOT PART OF SURVEY)

DATUM:

CITY OF BELLEVUE SURVEY CONTROL BASED ON NAVD 88

HORIZONTAL DATUM:

NAD83 (2011) - WASHINGTON NORTH ZONE (BASED ON SURVEY CONTROL AS ESTABLISHED BY CITY OF BELLEVUE)

CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL)

WALSH CONSTRUCTION CO.
509 FAIRVIEW AVENUE NORTH
SEATTLE, WA 98109
(206) 963-2278
CONTACT: MATT HOLCOM

SHEET INDEX

1	SITE PLAN B / COVER SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	HARDSCAPE AND EX. UTILITY DEMOLITION PLAN
4	EROSION AND SEDIMENTATION CONTROL PLAN
5-6	SITE GRADING SECTIONS
7	EROSION AND SEDIMENTATION DETAILS AND NOTES
8	COMPOSITE UTILITY PLAN
9	ROAD AND STORM DRAINAGE PLAN
10	STORM DRAINAGE PROFILE
11	ROAD AND STORM DRAINAGE DETAILS AND NOTES
12	SANITARY SEWER AND WATER PLAN
13	SANITARY SEWER AND WATER DETAILS AND NOTES
14	GRADING PLAN
15	ROAD, STRIPING AND SIGNAGE PLAN

CITY PROJECT #15-119249-LD

THESE PLANS INDICATE THE HEIGHT AND EXTENT OF SITE WALLS BUT DO NOT SHOW OR PROVIDE INFORMATION TO PREPARE, CONSTRUCT AND/OR STABILIZE THE SOIL. SITE WALLS SHALL BE INSTALLED PER THE DESIGN/REPORT BY THE PROJECT STRUCTURAL ENGINEER (CKC) AND/OR PROJECT GEOTECHNICAL ENGINEER (GEOENGINEERS) AND SHALL BE PER SEPARATE BUILDING PERMIT (BY OTHERS).

SEE LANDSCAPING PLAN AND OTHER SHEETS FOR BALANCE OF SITE PLAN B SUBMITTAL REQUIREMENTS.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

ADR RESUBMITTAL #2

REVIEWED BY:				DATE:
NO	DATE	BY	APPR	REVISIONS
1	11/17/15	DAM	DJH	REVISED PER CITY ADR COMMENTS
2	2/10/16	DAM	DJH	PER CITY COMMENTS LETTER DATED 12-21-15

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059

STATE OF WASHINGTON · DONALD J. HILL · 15390 · REGISTERED PROFESSIONAL ENGINEER

2/10/16

DONALD J. HILL, PE
PROJECT MANAGER

LONNIE E. CARLSON, PLS
PROJECT SURVEYOR

DONALD J. HILL, PE
PROJECT ENGINEER

LANDSCAPE ARCH DATE

SCALE:
HORIZ: 1"=30' VERT. N/A

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

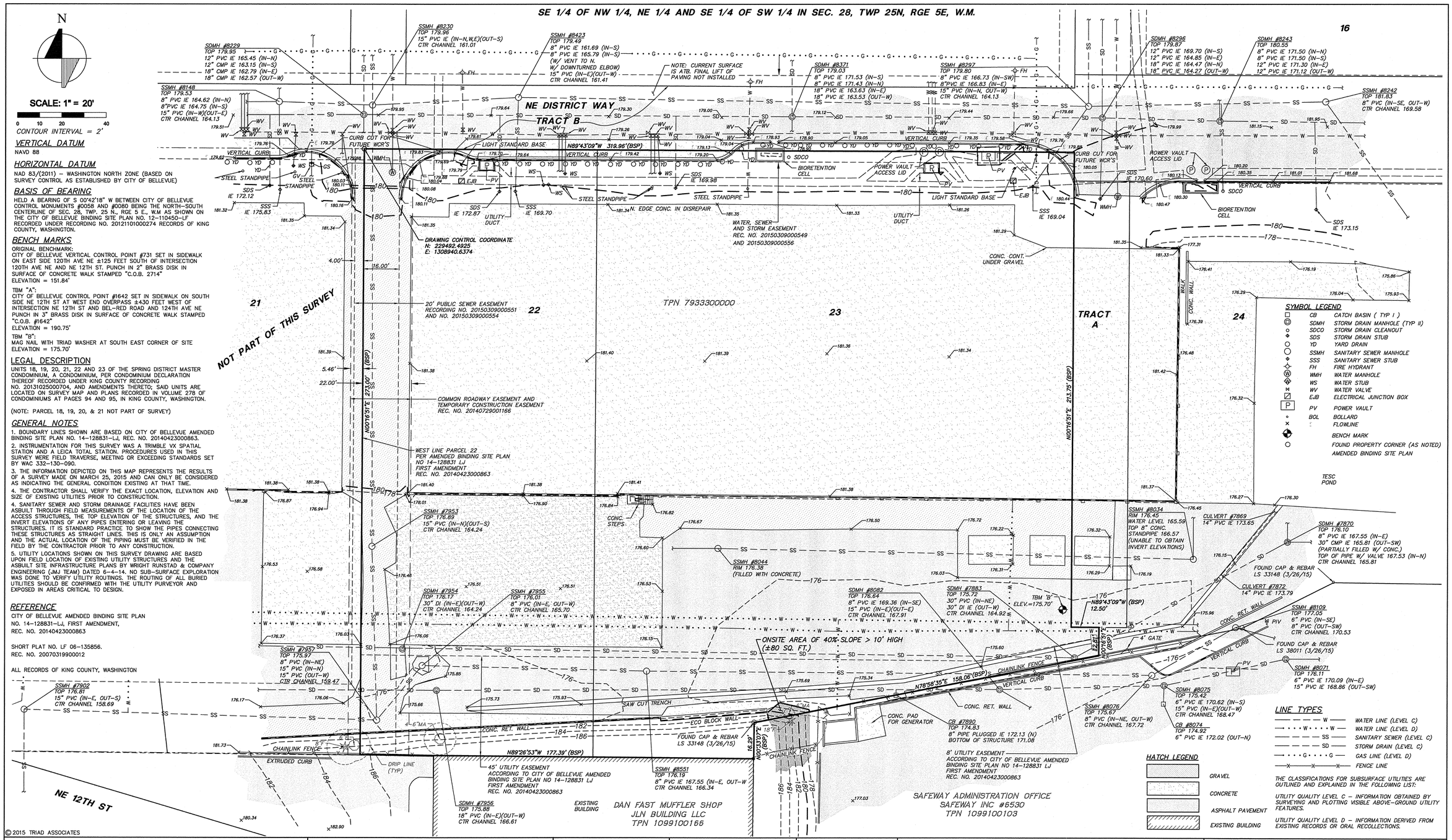
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

SITE PLAN B / COVER SHEET

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 1 OF 15

Drawing: 2/11/2016 1:47 PM, G:\2014\095\01\14095-Drafting\Drawings\14095_CVR_ADR.dwg, 01-COVER
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NO	DATE	BY	APPR	REVISIONS
1	04/23/15	LMM	LEC	ADDED SPOT ELEVATION ALONG CURB AT N. END SITE AND REVISED SURFACE ALONG SAID AREA
2	06/04/15	ARJ	LEC	ADDED EASEMENTS

STATE OF WASHINGTON DONALD J. HILL 21402 REGISTERED PROFESSIONAL LAND SURVEYOR
6/4/15

DONALD J. HILL, PE
PROJECT MANAGER
LONNIE E. CARLSON, PLS
PROJECT SURVEYOR
DONALD J. HILL, PE
PROJECT ENGINEER
06/04/15
LANDSCAPE ARCH DATE
SCALE:
HORIZ: 1"=20' VERT. N/A

SPRING DISTRICT RESIDENTIAL
SECURITY PROPERTIES - PHASE 2
CITY OF BELLEVUE, WASHINGTON

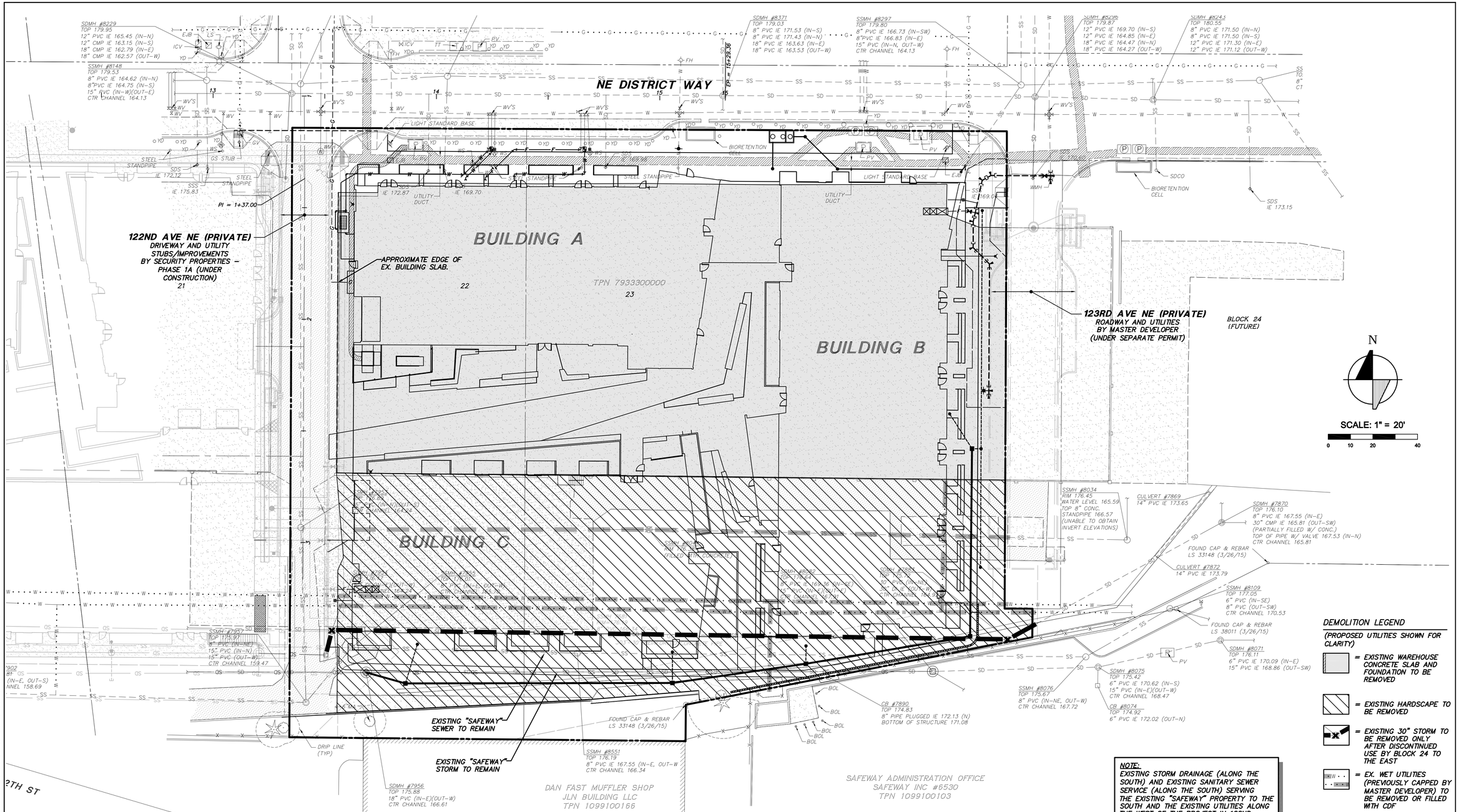
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS 04/10/15

JOB NUMBER: 14-095

SEC 28 TWP 25N RGE 5E | SHT 2 OF 5

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STATE OF WASHINGTON DONALD J. HILL 15390 REGISTERED PROFESSIONAL ENGINEER
2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
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SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

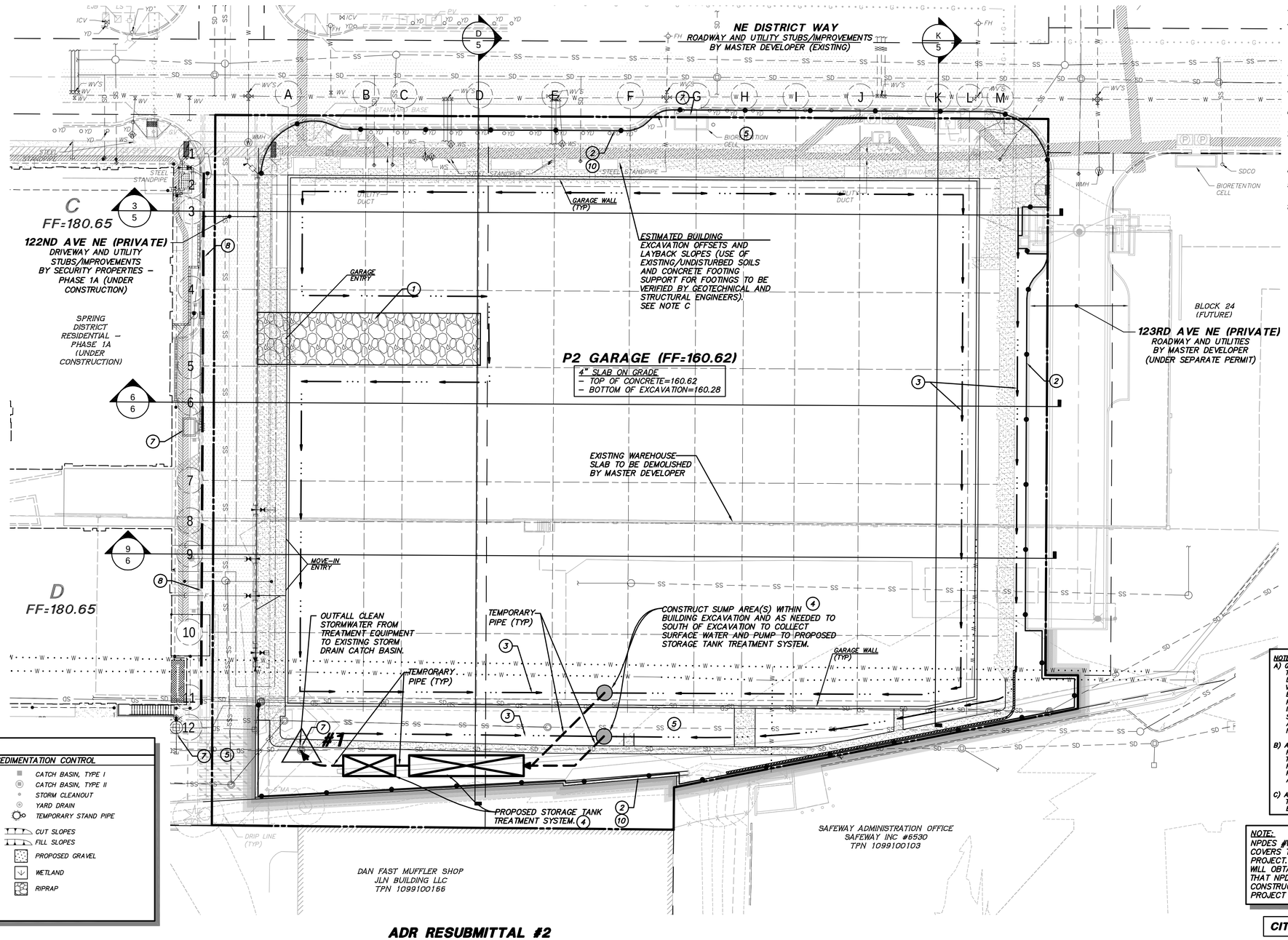
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

HARDSCAPE AND EXISTING UTILITY DEMOLITION PLAN

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 3 OF 15

Drawings: 2/11/2016 3:10 PM, E:\1JOBS\2015\14095\Drafting\Preliminary\14095-DWG-ADR.dwg, 03-RAH-HSD
14095-BSRT-ADR 14095-BSRT 14095-TOPO 12137-XR1 12137-BSRT 12137-CL 12137-FG1 14095P-EL Adj ARY 14095P-CL1



(#) TESC NOTES:

1. MAINTAIN CONSTRUCTION ENTRANCE AND WHEEL WASH.
2. INSTALL SILT FENCE PER CITY OF BELLEVUEW AND ECOLOGY STANDARDS.
3. INSTALL TEMPORARY DITCH WITH ROCK CHECK DAMS PER ECOLOGY STANDARD PLANS. 2' DEEP X 5' WIDE. DITCHES TO BE REVISED AS NECESSARY DURING PHASES OF CONSTRUCTION. INSTALL RIPRAP IN TEMPORARY DITCH WHEN ROUTED OVER EXCAVATED SLOPES.
4. INSTALL TEMPORARY STORAGE TANK TREATMENT SYSTEM (BY OTHERS)
5. ALL DISTURBED PERVIOUS AREAS SHALL BE STABILIZED. SOILS AMENDED, AND HYDROSEEDED OR STRAWED.
6. AREAS OF PROPERTY THAT ARE NOT IMPROVED TO BE COVERED WITH 2–INCHES OF CRUSHED SURFACING BASE COURSE.
7. INSTALL STORM DRAIN INLET PROTECTION IN ALL PROPOSED AND EXISTING CATCH BASINS WITHIN THE PROJECT VICINITY INCLUDING NE NE DISTRICT WAY AND 122ND AVENUE NE PER CITY STANDARD DETAIL.
8. INSTALL STRAW BALE BARRIERS, WATTLES, AND OTHER TESC MEASURES AS NECESSARY.
9. EXPOSED SOILS SHALL BE WATERED AS NECESSARY TO PREVENT DUST FROM LEAVING THE SITE.
10. INSTALL CONSTRUCTION FENCE AROUND PERIMETER OF SITE WHERE SILT FENCE IS NOT REQUIRED.

(#) = PROPOSED TURBIDITY MONITORING POINTS

NOTES:

A) GRADING ACTIVITIES ALONG THE PERIMETER OF THE SITE EXCAVATION SHALL LIMIT DISTURBANCE TO EXISTING NEARBY UTILITIES, VAULTS AND IMPROVEMENTS (INCLUDING EXISTING MANHOLES, RAIN GARDEN VAULTS AND POWER VAULTS ALONG NE DISTRICT WAY). INSTALL TEMPORARY SHORING OR OTHER SUPPORT (DESIGN AND APPROVAL BY OTHERS) AS NECESSARY TO LIMIT DISTURBANCE DURING NEARBY GRADING ACTIVITIES.

B) ALL INDICATED SUBGRADE ELEVATIONS AND FOOTING DEPTHS ARE ESTIMATED AND SUBJECT TO REVISION TO CONFORM TO FOUNDATION, FOOTING, SLAB AND GROUND IMPROVEMENTS PLANS BY PROJECT STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER.

C) ALL INDICATED EXCAVATION LAYBACK SLOPES TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER.

NOTE:
NPDES #WAR XXXXX (BY MASTER DEVELOPER) COVERS THE SPRING DISTRICT PHASE 2 PROJECT. THE SDR PHASE 2 CONTRACTOR WILL OBTAIN A TRANSFER OF COVERAGE FROM THAT NPDES WHICH WILL BE FOR CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT SITE.

LEGEND

GRADING AND TEMPORARY EROSION AND SEDIMENTATION CONTROL

- BOUNDARY
- RIGHT–OF–WAY
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- 10' PROPOSED CONTOURS
- 2' PROPOSED CONTOURS
- EDGE OF WETLAND
- BUFFER LINE
- FILTER FENCE
- CLEARING — LIMITS OF CLEARING
- TEMPORARY INTERCEPTOR SWALE
- TEMPORARY INTERCEPTOR CULVERT
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- STORM CLEANOUT
- YARD DRAIN
- TEMPORARY STAND PIPE
- CUT SLOPES
- FILL SLOPES
- PROPOSED GRAVEL
- WETLAND
- RIPRAP

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DONALD J. HILL — STATE OF WASHINGTON — 13390 — REGISTERED PROFESSIONAL ENGINEER
2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=20' VERT. N/A

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

CITY PROJECT #15-119249-LD

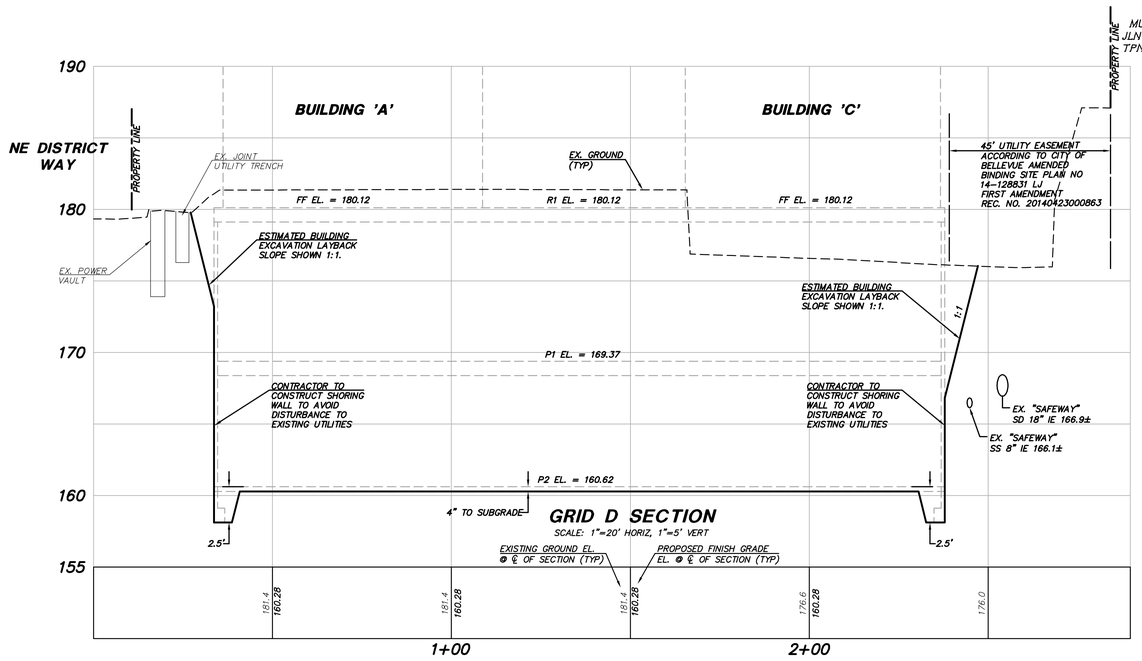
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

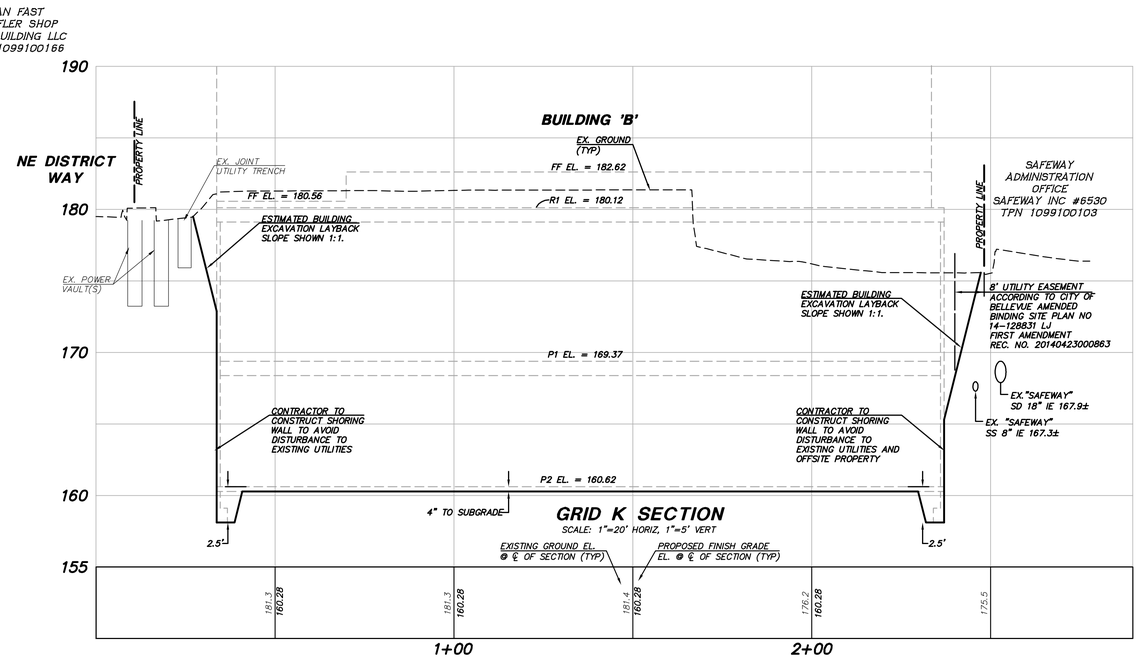
EROSION AND SEDIMENTATION CONTROL PLAN

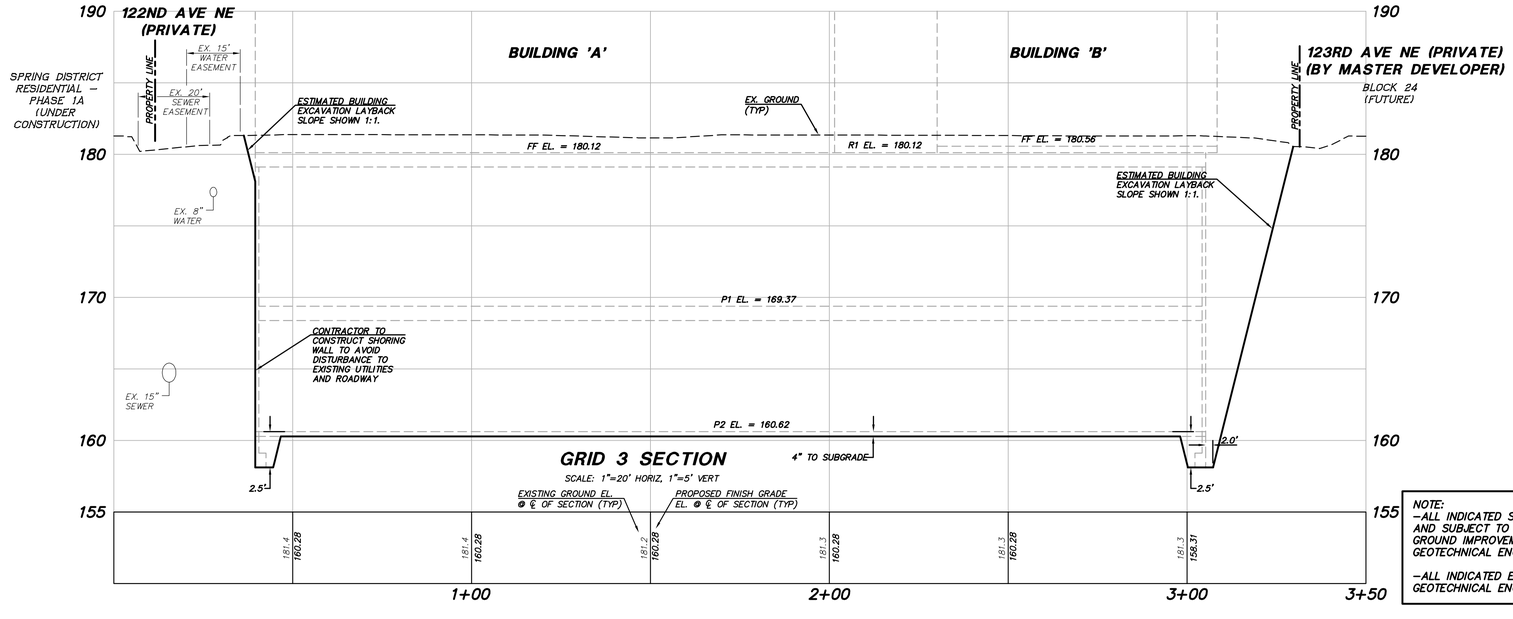
JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 4 OF 15

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14095P–BS01 14095P–ADR 14095P–TOPO 12157–ARTERIAL 12157–BS1 12157–CU 12157–F01 14095P–GI– Adj ARI 14095P–BS1 14095P–ARI,







NOTE:
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–ALL INDICATED EXCAVATION LAYBACK SLOPES TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER.

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DONALD J. HILL — STATE OF WASHINGTON — 22390 — REGISTERED PROFESSIONAL ENGINEER
2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=20' VERT 1"=5'

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

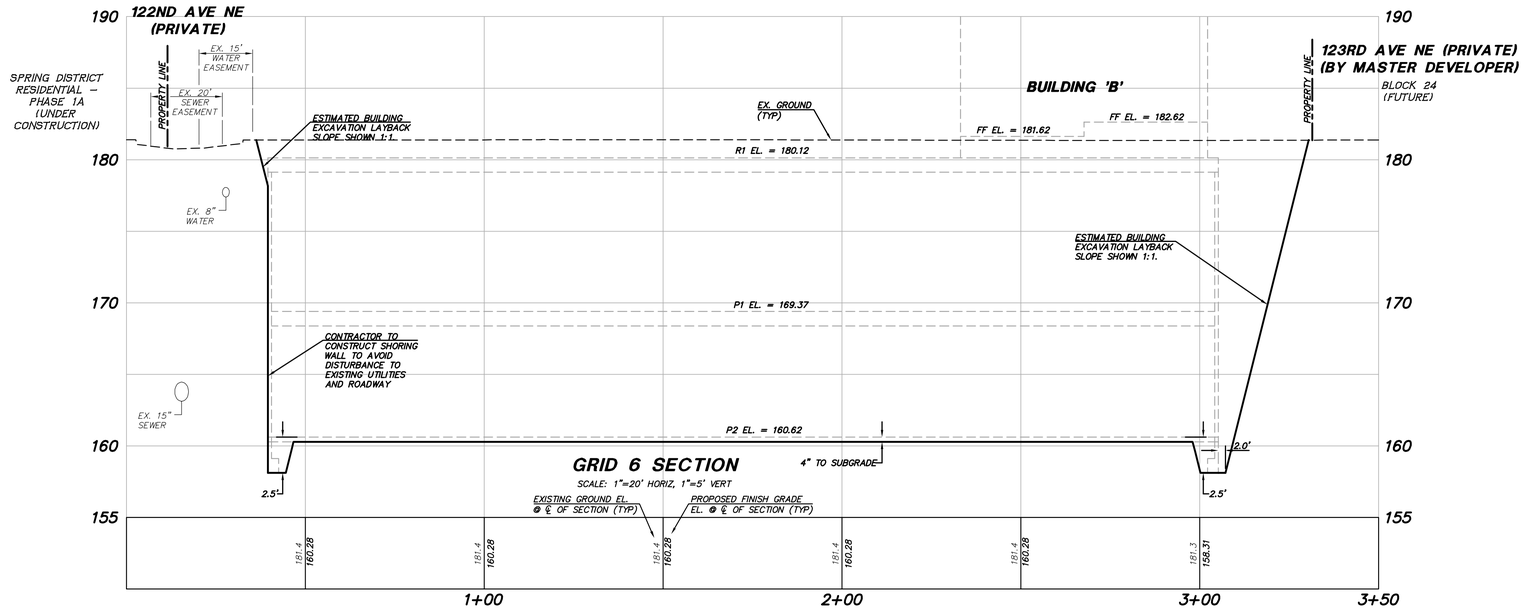
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

SITE GRADING SECTIONS

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 5 OF 15

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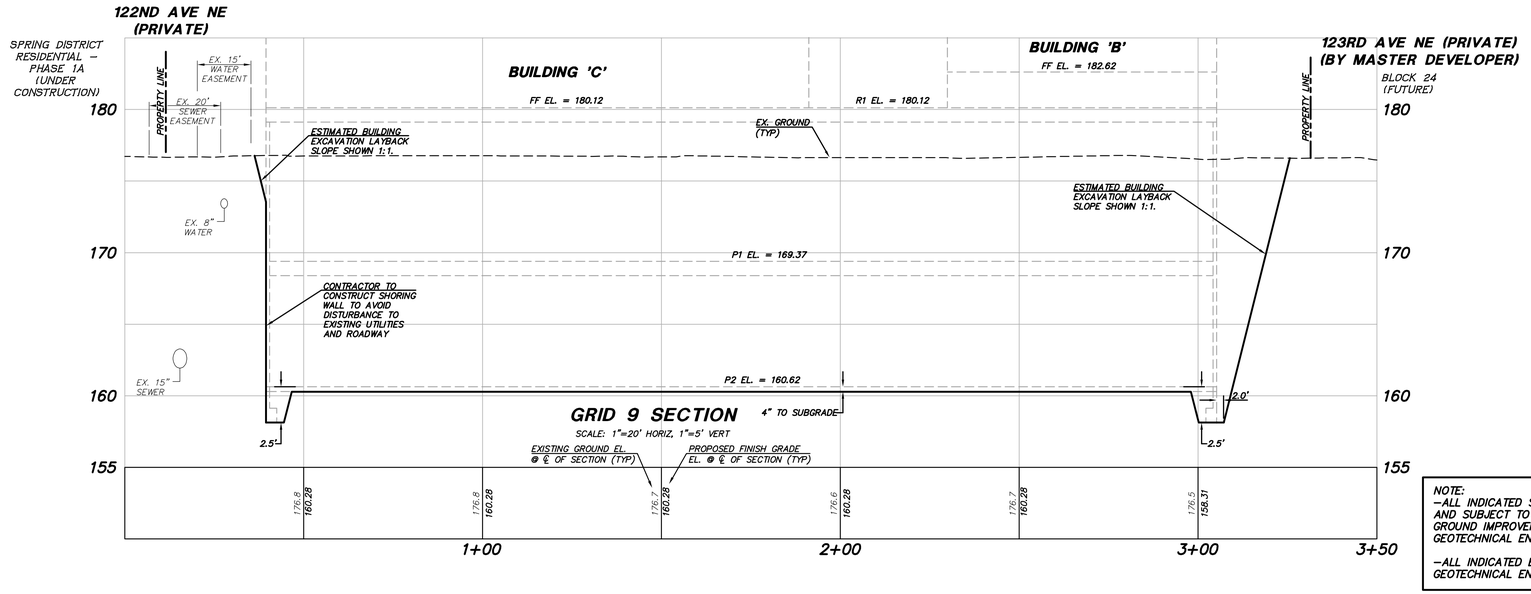


GRID 6 SECTION

SCALE: 1"=20' HORIZ, 1"=5' VERT

EXISTING GROUND EL. @ ℄ OF SECTION (TYP)

PROPOSED FINISH GRADE EL. @ ℄ OF SECTION (TYP)



GRID 9 SECTION

SCALE: 1"=20' HORIZ, 1"=5' VERT

EXISTING GROUND EL. @ ℄ OF SECTION (TYP)

PROPOSED FINISH GRADE EL. @ ℄ OF SECTION (TYP)

NOTE:
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CITY PROJECT #15-119249-LD

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2	2/10/16	DAM	DJH	PER CITY COMMENTS LETTER DATED 12-21-15

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DONALD J. HILL — STATE OF WASHINGTON — 23390 — REGISTERED PROFESSIONAL ENGINEER

2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=20' VERT 1"=5'

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

DRAINAGE MAP #
WATER GRID #
SEWER GRID #

SITE GRADING SECTIONS

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 6 OF 15

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14095-BOB1-ADR 14095-TB1-ADR

BMP C105: Stabilized Construction Entrance

Purpose Construction entrances are stabilized to reduce the amount of sediment transported onto paved roads by vehicles or equipment by constructing a stabilized pad of quarry spalls at entrances to construction sites.

Conditions of Use Construction entrances shall be stabilized wherever traffic will be leaving a construction site and traveling on paved roads or other paved areas within 1,000 feet of the site.

On large commercial, highway, and road projects, the designer should include enough extra materials in the contract to allow for additional stabilized entrances not shown in the initial CSWPPP. It is difficult to determine exactly where access to these projects will take place; additional materials will enable the contractor to install them where needed.

Design and Installation Specifications

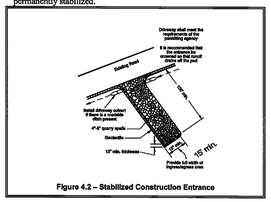
- See Figure 4.2 for details. Note: the 100' minimum length of the entrance shall be reduced to the maximum practicable size when the size or configuration of the site does not allow the full length (100').
- A separation geotextile shall be placed under the spalls to prevent fine sediment from pumping up into the rock pad. The geotextile shall meet the following standards:

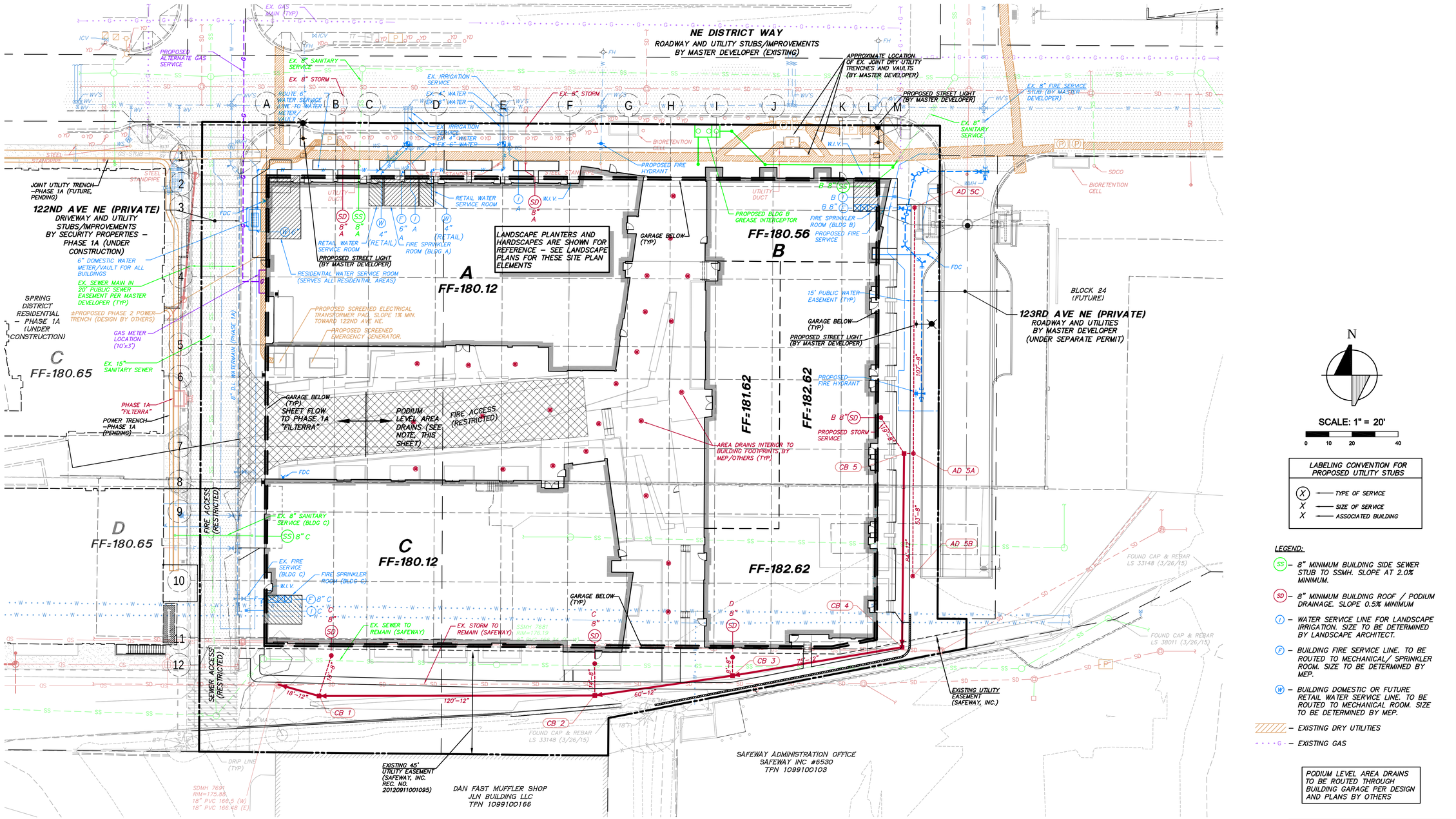
Grab Tensile Strength (ASTM D4751)	200 psi min.
Grab Tensile Elongation (ASTM D4632)	30% max.
Mullen Burst Strength (ASTM D3786-80a)	400 psi min.
AOS (ASTM D4751)	20-45 (U.S. standard sieve size)

- Consider early installation of the first lift of asphalt in areas that will paved; this can be used as a stabilized entrance. Also consider the installation of excess concrete as a stabilized entrance. During large concrete pours, excess concrete is often available for this purpose.
- Hog fuel (wood-based mulch) may be substituted for or combined with quarry spalls in areas that will not be used for permanent roads. Hog fuel is generally less effective at stabilizing construction entrances and should be used only at sites where the amount of traffic is very limited. Hog fuel is not recommended for entrance stabilization in urban areas. The effectiveness of hog fuel is highly variable and it generally requires more maintenance than quarry spalls. The inspector may at any time require the use of quarry spalls if the hog fuel is not preventing sediment from being tracked onto pavement or if the hog fuel is being carried onto pavement. Hog fuel is prohibited in permanent roadbeds because organics in the subgrade soils cause degradation of the subgrade support over time.
- Fencing (see BMPs C103 and C104) shall be installed as necessary to restrict traffic to the construction entrance.

Maintenance Standards

- Whenever possible, the entrance shall be constructed on a firm, compacted subgrade. This can substantially increase the effectiveness of the pad and reduce the need for maintenance.
- Quarry spalls (or hog fuel) shall be added if the pad is no longer in accordance with the specifications.
- If the entrance is not preventing sediment from being tracked onto pavement, then alternative measures to keep the streets free of sediment shall be used. This may include street sweeping, an increase in the dimensions of the entrance, or the installation of a wheel wash.
- Any sediment that is tracked onto pavement shall be removed by shoveling or street sweeping. The sediment collected by sweeping shall be removed or stabilized on site. The pavement shall not be cleaned by washing down the street, except when sweeping is ineffective and there is a threat to public safety. If it is necessary to wash the streets, the construction of a small sump shall be considered. The sediment would then be washed into the sump where it can be controlled.
- Any quarry spalls that are loosened from the pad, which end up on the roadway shall be removed immediately.
- If vehicles are entering or exiting the site at points other than the construction entrance(s), fencing (see BMPs C103 and C104) shall be installed to control traffic.
- Upon project completion and site stabilization, all construction accesses intended as permanent access for maintenance shall be permanently stabilized.


Driveway shall meet the requirements of the governing agency
It is recommended that the entrance be constructed the full paved width of the road
Existing Road
Wheel cleaning system if there is a roadside ditch present
4"-8" quarry spalls
Geotextile
12" min. thickness
50' min.
8' min.
Provide full width of ingress/egress area
Fence
Gate
Sediment control fence
Sediment control fence
Sediment control fence



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DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=20' VERT. N/A

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

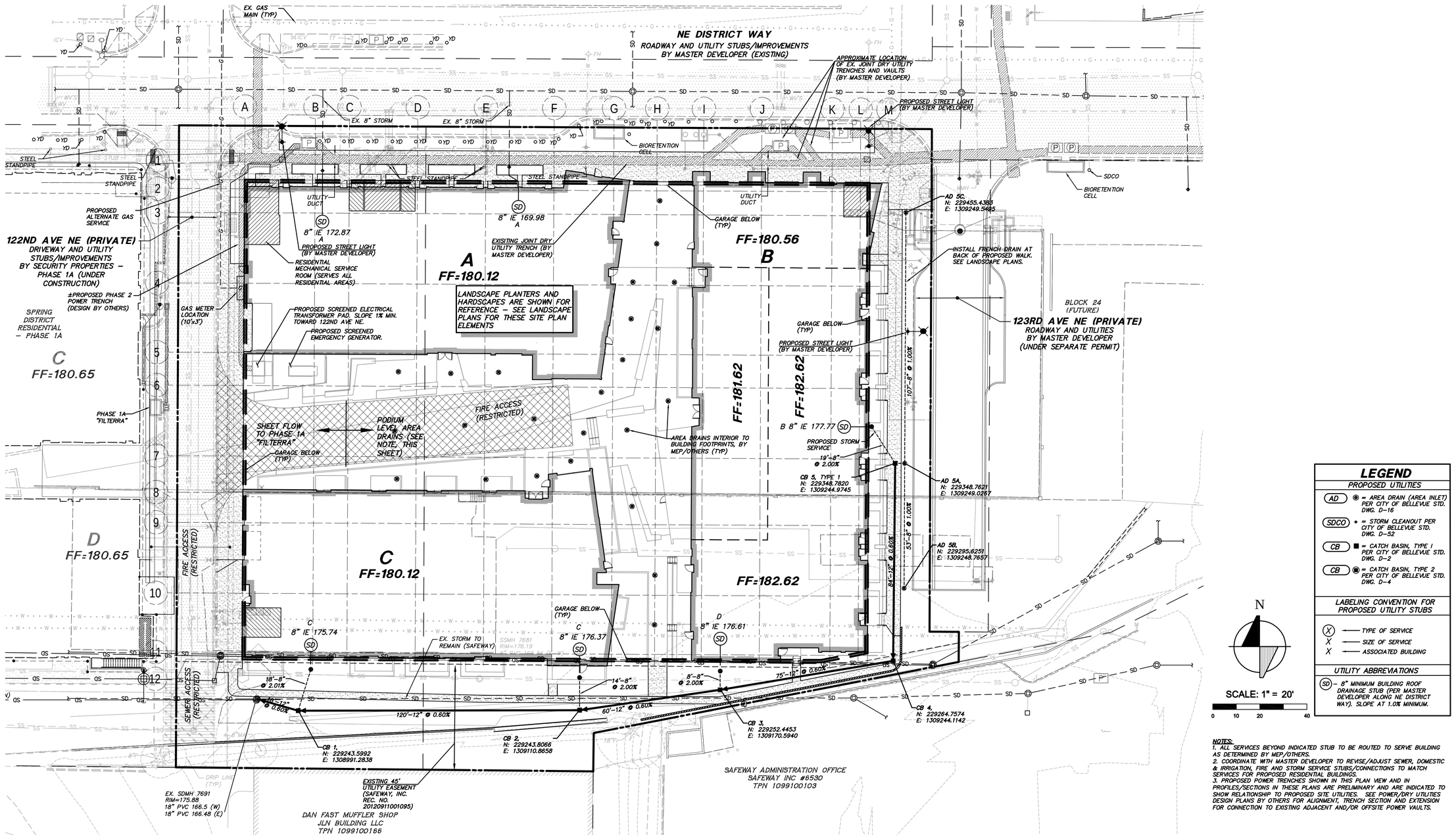
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

COMPOSITE UTILITY PLAN

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 8 OF 15

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14095-SUP1-ADR 14095-TSP1 12157-ART 12157-BS1 12157-CL1 12157-GD1 14095P-EX Adj ART 14095P-BS1 14095P-UP1,



LEGEND

PROPOSED UTILITIES

- (AD) ◉ = AREA DRAIN (AREA INLET) PER CITY OF BELLEVUE STD. DWG. D-16
- (SDCO) • = STORM CLEANOUT PER CITY OF BELLEVUE STD. DWG. D-52
- (CB) ■ = CATCH BASIN, TYPE I PER CITY OF BELLEVUE STD. DWG. D-2
- (CB) ▣ = CATCH BASIN, TYPE 2 PER CITY OF BELLEVUE STD. DWG. D-4

LABELING CONVENTION FOR PROPOSED UTILITY STUBS

- (X) —— TYPE OF SERVICE
- X —— SIZE OF SERVICE
- X —— ASSOCIATED BUILDING

UTILITY ABBREVIATIONS

- (SD) – 8" MINIMUM BUILDING ROOF DRAINAGE STUB (PER MASTER DEVELOPER ALONG NE DISTRICT WAY). SLOPE AT 1.0% MINIMUM.

NOTES:
1. ALL SERVICES BEYOND INDICATED STUB TO BE ROUTED TO SERVE BUILDING AS DETERMINED BY MEP/OTHERS.
2. COORDINATE WITH MASTER DEVELOPER TO REVISE/ADJUST SEWER, DOMESTIC & IRRIGATION, FIRE AND STORM SERVICE STUBS/CONNECTIONS TO MATCH SERVICES FOR PROPOSED RESIDENTIAL BUILDINGS.
3. PROPOSED POWER TRENCHES SHOWN IN THIS PLAN VIEW AND IN PROFILES/SECTIONS IN THESE PLANS ARE PRELIMINARY AND ARE INDICATED TO SHOW RELATIONSHIP TO PROPOSED SITE UTILITIES. SEE POWER/DRY UTILITIES DESIGN PLANS BY OTHERS FOR ALIGNMENT, TRENCH SECTION AND EXTENSION FOR CONNECTION TO EXISTING ADJACENT AND/OR OFFSITE POWER VAULTS.

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SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

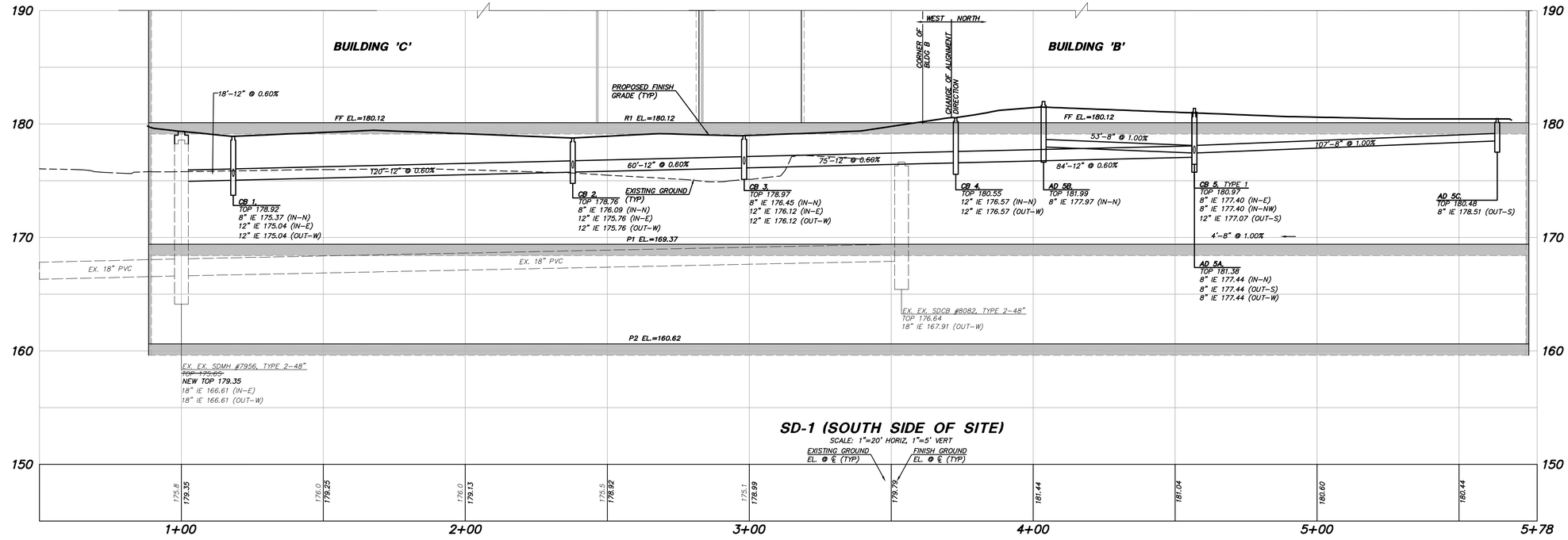
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

ROAD AND STORM DRAINAGE PLAN

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 9 OF 15

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ADR RESUBMITTAL #2

CITY PROJECT #15-119249-LD

REVIEWED BY:				DATE:
NO	DATE	BY	APPR	REVISIONS
1	11/17/15	DAM	DJH	REVISED PER CITY ADR COMMENTS
2	2/10/16	DAM	DJH	PER CITY COMMENTS LETTER DATED 12-21-15

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DONALD J. HILL — STATE OF WASHINGTON — 15390 — REGISTERED PROFESSIONAL ENGINEER

2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=20' VERT. 1"=5'

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

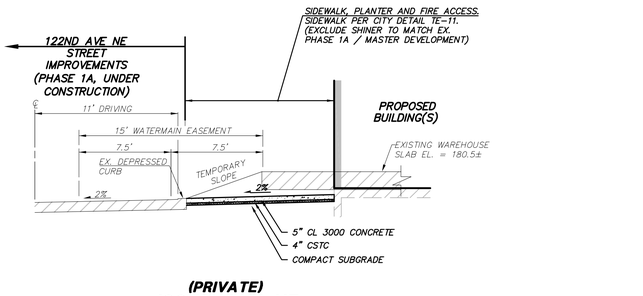
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WATER GRID #
SEWER GRID #

STORM DRAINAGE PROFILE

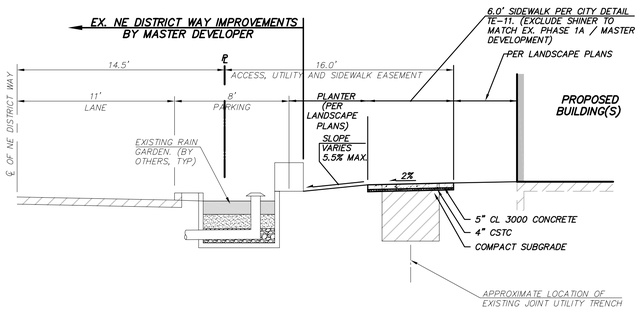
JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 10 OF 15

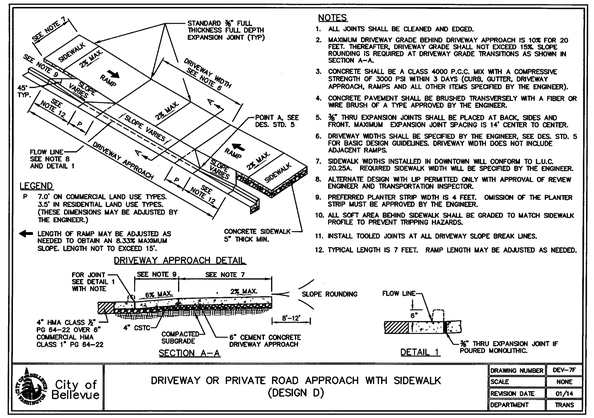
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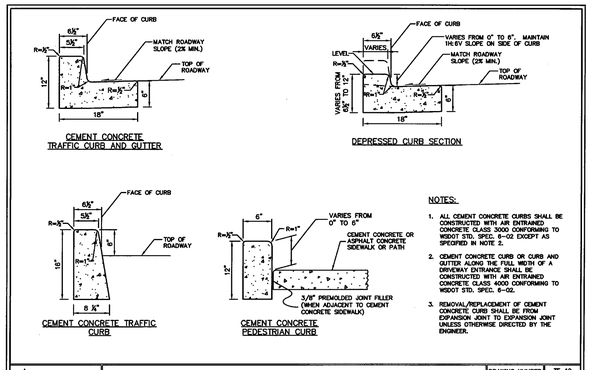


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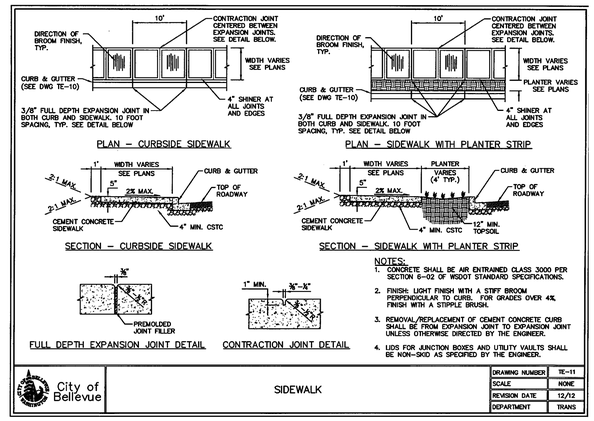
NOTES
1. ALL JOINTS SHALL BE CLEANED AND EDGED.
2. MAXIMUM DRIVEWAY GRADE BEHIND DRIVEWAY APPROACH IS 10% FOR 20 FEET. THEREAFTER, DRIVEWAY GRADE SHALL NOT EXCEED 15%. SLOPE ROUNDING IS REQUIRED AT DRIVEWAY GRADE TRANSITIONS AS SHOWN IN SECTION A-A.
3. CONCRETE SHALL BE A CLASS 4000 P.C.C. MIX WITH A COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 3 DAYS (CURB, GUTTER, DRIVEWAY APPROACH, RAMPS AND ALL OTHER ITEMS SPECIFIED BY THE ENGINEER).
4. CONCRETE PAVEMENT SHALL BE BRUSHED TRANSVERSELY WITH A FIBER OR WIRE BRUSH OF A TYPE APPROVED BY THE ENGINEER.
5. ½" THRU EXPANSION JOINTS SHALL BE PLACED AT BACK, SIDES AND FRONT. MAXIMUM EXPANSION JOINT SPACING IS 14' CENTER TO CENTER.
6. DRIVEWAY WIDTHS SHALL BE SPECIFIED BY THE ENGINEER, SEE DES. STD. 5 FOR BASIC DESIGN GUIDELINES. DRIVEWAY WIDTH DOES NOT INCLUDE ADJACENT RAMPS.
7. SIDEWALK WIDTHS INSTALLED IN DOWNTOWN WILL CONFORM TO L-U.C. 20.25A. REQUIRED SIDEWALK WIDTH WILL BE SPECIFIED BY THE ENGINEER.
8. ALTERNATE DESIGN WITH LIP PERMITTED ONLY WITH APPROVAL OF REVIEW ENGINEER AND TRANSPORTATION INSPECTOR.
9. PREFERRED PLANTER STRIP WIDTH IS 4 FEET. OMISSION OF THE PLANTER STRIP MUST BE APPROVED BY THE ENGINEER.
10. ALL SOFT AREA BEHIND SIDEWALK SHALL BE GRADED TO MATCH SIDEWALK PROFILE TO PREVENT TRIPPING HAZARDS.
11. INSTALL TOOLED JOINTS AT ALL DRIVEWAY SLOPE BREAK LINES.
12. TYPICAL LENGTH IS 7 FEET. RAMP LENGTH MAY BE ADJUSTED AS NEEDED.

City of Bellevue	DRIVEWAY OR PRIVATE ROAD APPROACH WITH SIDEWALK (DESIGN D)	DRAWING NUMBER	DEV-7F
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS



NOTES:
1. ALL CEMENT CONCRETE CURBS SHALL BE CONSTRUCTED WITH AIR ENTRAINED CONCRETE CLASS 3000 CONFORMING TO WSDOT STD. SPEC. 6-02 EXCEPT AS SPECIFIED IN NOTE 2.
2. CEMENT CONCRETE CURB OR CURB AND GUTTER ALONG THE FULL WIDTH OF A DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED WITH AIR ENTRAINED CONCRETE CLASS 4000 CONFORMING TO WSDOT STD. SPEC. 6-02.
3. REMOVAL/REPLACEMENT OF CEMENT CONCRETE CURB SHALL BE FROM EXPANSION JOINT TO EXPANSION JOINT UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

City of Bellevue	CEMENT CONCRETE CURBS	DRAWING NUMBER	TE-10
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS



NOTES:
1. CONCRETE SHALL BE AIR ENTRAINED CLASS 3000 PER SECTION 6-02 OF WSDOT STANDARD SPECIFICATIONS.
2. FINISH: LIGHT FINISH WITH A STIFF BROOM PERPENDICULAR TO CURB. FOR GRADES OVER 4% FINISH WITH A STIPPLE BRUSH.
3. REMOVAL/REPLACEMENT OF CEMENT CONCRETE CURB SHALL BE FROM EXPANSION JOINT TO EXPANSION JOINT UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. LIDS FOR JUNCTION BOXES AND UTILITY VAULTS SHALL BE NON-SKID AS SPECIFIED BY THE ENGINEER.

City of Bellevue	SIDEWALK	DRAWING NUMBER	TE-11
		SCALE	NONE
		REVISION DATE	12/12
		DEPARTMENT	TRANS

TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-6080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
10. PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
11. THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
12. ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
14. STREET SIGNS, IF ANY, ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4499 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
16. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL.
17. THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
18. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE
19. THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
20. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
21. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.
22. WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND CUL-DE-SAC RADIUS POINTS. THE PIPE MONUMENTS SHALL BE A BERTSEN A130 ALUMINUM STANDARD MONUMENT (30" LONG) OR EQUIVALENT, TOGETHER WITH STANDARD IRON CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B).

STORM DRAINAGE GENERAL NOTES:

1) ALL WORK SHALL CONFORM TO THE 2013 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.

2) STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"H -15"H) OR ASTM F-679 (18"H-27"H). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.

3) THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.

4) THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES. SURFACE WATER ENGINEERING STANDARDS JANUARY 2014 D2-16

5) PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.

6) PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.

7) ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.

8) ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.

9) VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.

10) ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48"H AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.

11) SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.

12) ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

13) ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.

14) ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.

15) STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.

16) ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS. SURFACE WATER ENGINEERING STANDARDS JANUARY 2014 D2-17

17) ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.

18) THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.

19) STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.

20) MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.

21) PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.

22) CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.

23) THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.

24) CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "GPRIVATE"H AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).

25) ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.

26) MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.

27) TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.

28) CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN. SURFACE WATER ENGINEERING STANDARDS JANUARY 2014 D2-18

29) CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

30) SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OFWAY USE PERMIT.

31) THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.

32) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.

33) BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.

34) MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.

35) AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.

36) AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.

37) WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.

38) THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED. SURFACE WATER ENGINEERING STANDARDS JANUARY 2014 D2-19

39) WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

CITY PROJECT #15-119249-LD

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ADR RESUBMITTAL #2

NO	DATE	BY	APPR	REVISIONS
2	2/10/16	DAM	DJH	PER CITY COMMENTS LETTER DATED 12-21-15

REVIEWED BY: DATE:

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DONALD J. HILL — STATE OF WASHINGTON — 23390 — REGISTERED PROFESSIONAL ENGINEER
2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
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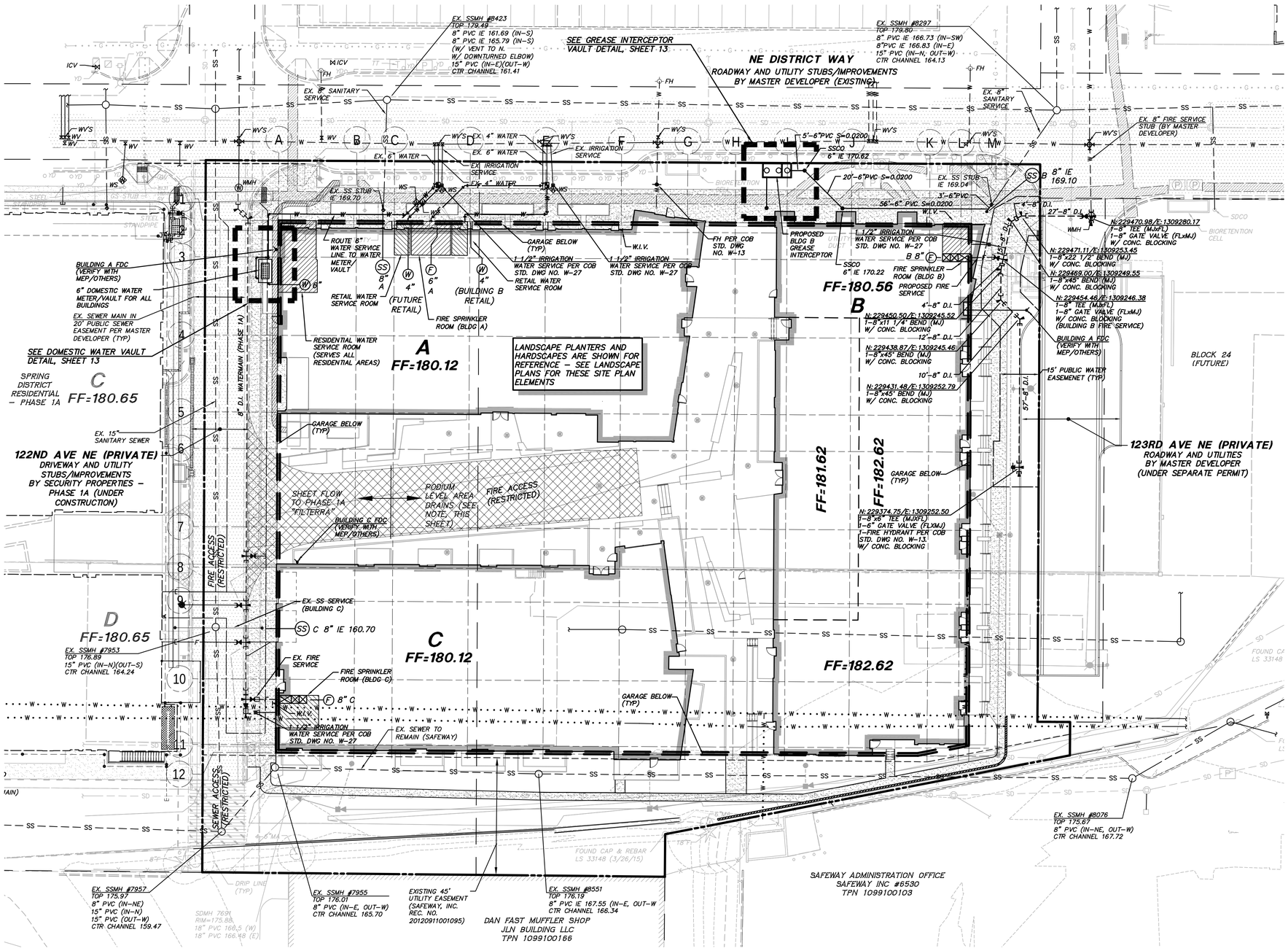
SPRING DISTRICT RESIDENTIAL
SECURITY PROPERTIES-PHASE 2
CITY OF BELLEVUE, WASHINGTON

DRAINAGE MAP #
WATER GRID #
SEWER GRID #

ROAD AND STORM DRAINAGE DETAILS AND NOTES

JOB NUMBER: **14-095**
SEC ___ TWP ___ RGE ___
SHT **11** OF **15**

Drawings: G:\PJ\2095.14 SD_PM_E\PRODUCTION\14095-ROW\Preliminary\ADR\14095-ROW-ADR.dwg, 11-ADR
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LEGEND

PROPOSED UTILITIES

(SSCO) • = SEWER CLEANOUT PER CITY OF BELLEVUE STD. DWG. S-16

——— = SANITARY SEWER SERVICE PER CITY OF BELLEVUE STD. DWG. S-17

LABELING CONVENTION FOR PROPOSED UTILITY STUBS

(X) —— TYPE OF SERVICE

X —— SIZE OF SERVICE

X —— ASSOCIATED BUILDING

UTILITY ABBREVIATIONS

(SS) – 8" MINIMUM BUILDING SIDE SEWER STUB TO SSMH (PER MASTER DEVELOPER ALONG NE DISTRICT WAY). SLOPE AT 2.0% MINIMUM. SIDE SEWER PERMIT TO BE APPLIED FOR AND ISSUED AS PART OF BUILDING PERMIT.

(IR) – IRRIGATION SERVICE FOR LANDSCAPING (PER MASTER DEVELOPER ALONG NE DISTRICT WAY). SIZE OF SERVICE LINE AND METER TO BE DETERMINED BY LANDSCAPE ARCHITECT.

(F) – BUILDING FIRE SERVICE STUB (PER MASTER DEVELOPER ALONG NE DISTRICT WAY). TO BE ROUTED TO MECHANICAL/ SPRINKLER ROOM BY OTHERS. SIZE AND WALL MOUNTED FDC, PIV LOCATIONS AND INTERIOR DVCA TO BE DETERMINED BY MEP/OTHERS.

(W) – BUILDING DOMESTIC WATER SERVICE LINE (PER MASTER DEVELOPER ALONG NE DISTRICT WAY). TO BE ROUTED TO MECHANICAL/ SPRINKLER ROOM BY OTHERS. SIZE TO BE DETERMINED BY MEP/OTHERS.

NOTES:
1. ALL SERVICES BEYOND INDICATED STUB TO BE ROUTED TO SERVE BUILDING AS DETERMINED BY MEP/OTHERS.

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ADR RESUBMITTAL #2

CITY PROJECT #15-119249-LD

REVIEWED BY: DATE:

NO	DATE	BY	APPR	REVISIONS
2	2/10/16	DAM	DJH	PER CITY COMMENTS LETTER DATED 12-21-15

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059

STATE OF WASHINGTON DONALD J. HILL 23390 REGISTERED PROFESSIONAL ENGINEER
2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 20' VERT. N/A

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

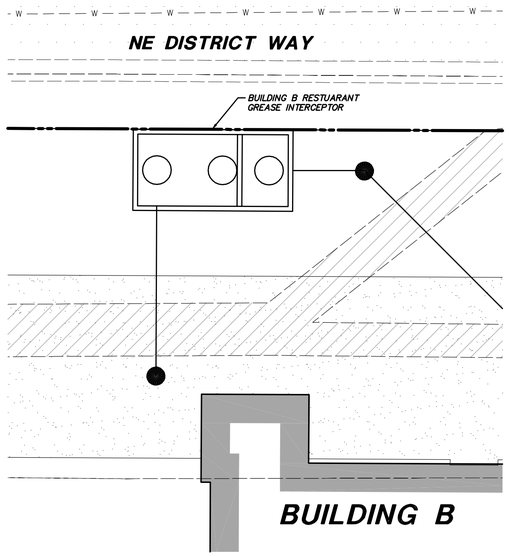
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WATER GRID #
SEWER GRID #

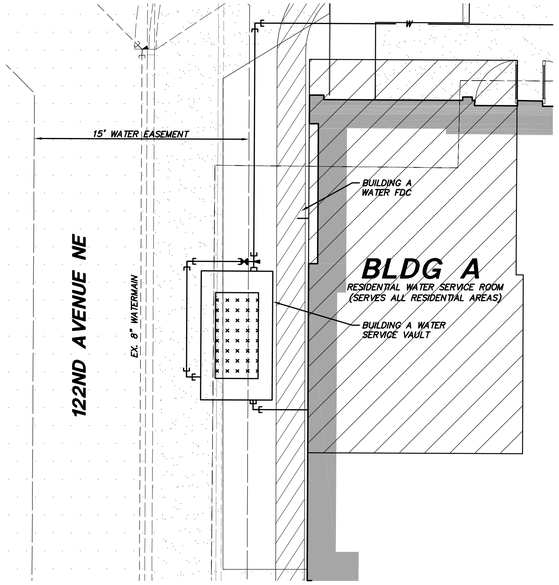
SANITARY SEWER AND WATER PLAN

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 12 OF 15

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GALLON CAPACITY	600	750	1000	1500	2000	2500	3000	4000	5000	6000
UV CO. MODEL No.	577–GA	577–GA	4484–GA	5106–GA	612–GA	612–GA	712–GA	712–GA	818–GA	818–GA
LENGTH DIM "A"	7'–0"	7'–0"	9'–0"	11'–2"	12'–8"	12'–8"	15'–7"	15'–7"	19'–11"	19'–11"
WIDTH DIM "B"	4'–8"	5'–4"	5'–4"	6'–4"	6'–4"	6'–8"	9'–2"	6'–7"	9'–11"	9'–11"
HEIGHT DIM "C"	7'–0"	7'–0"	7'–2"	7'–2"	8'–0"	8'–6 1/2"	8'–6 1/2"	8'–6 1/2"	8'–11"	10'–5"
DIM "D"	3'–6"	4'–3"	4'–2"	4'–4"	4'–7"	5'–6"	5'–0"	6'–3"	6'–2"	7'–2"
WATER DEPTH DIM "E"	3'–2"	3'–11"	3'–10"	4'–0"	3'–10"	4'–9"	3'–9"	5'–0"	4'–9"	5'–9"

NOTES:
1. USE UTILITY VAULT COMPANY INC. PRECAST CONCRETE VAULT OR EQUAL. SEE CHART ABOVE FOR DIMENSIONS REQUIRED FOR EACH GALLON CAPACITY. PRECAST VAULT SHALL HAVE KNOCKOUTS AT ALL PIPE OPENINGS. IF KNOCKOUTS ARE NOT PRESENT, THEN PIPE OPENINGS SHALL BE CORE–DRILLED. PIPE OPENINGS SHALL BE 2" LARGER THAN THE PIPE DIAMETER.
2. IF VAULT IS NOT SLOTTED TO ACCEPT PRECAST CONCRETE BAFFLE THEN BAFFLE SHALL BE HELD IN PLACE BY (2) 3"x3"x3/8" ANGLE 4FT. LONG ON EACH SIDE. ALL 4 PIECES OF ANGLE SHALL BE HELD IN PLACE WITH 4 – 1/2" BOLTS WITH WASHERS SPACED 14" ON CENTER. ANGLE AND FASTENERS SHALL BE STAINLESS STEEL OR GALVANIZED AND ASPHALT COATED.
3. LOCATE VAULT WITHIN 20' OF DRIVE FOR ACCESS BY MAINTENANCE VEHICLES.
4. P.V.C. INSPECTION AND SAMPLING TEE SHALL BE THE SAME SIZE AS THE OUTLET PIPE FOR 6" OUTLET OR GREATER. USE 6" P.V.C. TEE WHERE OUTLET PIPE SIZE IS LESS THAN 6". INSTALL GASKETED CAP ON TOP OF THE SAMPLING TEE.
5. POSITION RISERS BELOW ACCESS OPENINGS TO ALLOW CLEAR ACCESS TO RISER AND VAULT CHAMBER.
6. ALL RINGS AND COVERS SHALL BE AIR AND GAS TIGHT BOLT–LOCKING TYPE, RATED FOR H20 LOAD MINIMUM.
7. FOR 1000 GALLON INTERCEPTOR, SUBSTITUTE 12" RING AND COVER FOR "CENTER MANHOLE". LOCATE 12" RING AND COVER DIRECTLY ABOVE TEE AND RISER.
8. FOR 600 AND 700 GALLON INTERCEPTOR, SUBSTITUTE 20" RING AND COVER FOR THE TWO 24" MANHOLES LOCATED AT THE OUTLET END OF THE VAULT. CENTER OF 30" RING AND COVER SHALL BE LOCATED 2 FT. FROM THE OUTLET FACE OF VAULT.
9. FILL WITH CLEAN WATER PRIOR TO START–UP OF THE SYSTEM.
10. GRAY WATER ONLY. BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER.
11. PIPE CONNECTION TO VAULT: KOR–N–SEAL OR EQUAL FOR CORE–DRILLED OPENINGS, OR SAND COLLAR FOR KNOCKOUT OPENING. SEAL ALL PIPE CONNECTIONS WITH NONSHRINK GROUT.
12. INTERIOR GREASE INTERCEPTORS SHALL HAVE VENTING PER 2009 UNIFORM PLUMBING CODE REQUIREMENTS.
13. PRIOR TO STARTUP, GREASE INTERCEPTOR SHALL PASS 1% PER DAY LEAK TEST WHERE ONLY A MAXIMUM OF 1% OF DEAD STORAGE REDUCTION IS ALLOWED WITHIN A 24 HOUR PERIOD PER THE 2009 UNIFORM PLUMBING CODE 712.2

City of Bellevue — SEWER UTILITIES

TITLE: GREASE INTERCEPTOR

JANUARY 2013 — NO SCALE — NO. S–31

MATERIALS LIST – (ALL SIZES ARE SAME AS METER UNLESS OTHERWISE LISTED)
(1) 1–MECH. CPLG. TO FIT, EQUAL TO ROMAC 501
(2) 1–4"x3" REDUCER, P.E.xM.J. (FOR 3" SERVICE ONLY)
(3) 1–GATE VALVE, F.L.x M.J. (W/VALVE BOX & COVER)
(5) 3–D.I. PIPE, P.E., LENGTH AS REQUIRED
(7) 2–90° BEND, M.J.
(7) 2–D.I. PIPE, P.E.xF.L., LENGTH AS REQUIRED.
(8) 1–EPOXY OR NYLON COATED SERVICE SADDLE, FORD FC202 (TAP POINTED UP AT 12–O'CLOCK) OR EQUAL, 1–CORPORATION STOP, AWWA TAPER(CC) x M.I.P.T., FORD FB400–7; WITH 2" F.I.P.T. x 2 1/2" M.N.S.T. ADAPTOR AND CAP (2 1/2" F.N.S.T.)
(9) 3–GATE VALVE, FL.
(10) SENSUS OMNI C2 METER W/ INTERNAL STRAINER, W/ELECTRONIC RESOLUTION (100'S OF CUBIC FEET FOR 3" METER, 100 CUBIC FEET FOR 4–6" METER) REGISTER).
(11) 1–D.I. ADAPTER FL. x P.E., LENGTH TO FIT.
(12) 2–FL.xCPLG. ADAPTER, EQUAL TO SMITH–BLAIR 912.
(13) WELDED FL. RESTRAINT OR MEGA–LUG MID–SPAN RESTRAINT AND THRUST BLOCK ADJACENT TO VAULT SEE STANDARD DETAIL W–36.
(14) PRECAST CONC. VAULT BY UTILITY VAULT CO. (SEE TABLE FOR MODEL NO.) W/TWO DIAMOND PLATE DOORS RATED FOR H–30 LOADING.
(15) 1–2" BRASS NIPPLE, M.I.P.T., 6" LONG, CONNECT TO TEST PORT OF COMPOUND METER, BALL VALVE FORD FB1000 FIPTxFIPT SIZED TO FIT OMNI C2 FLUSHPORT.
(16) 2" M.I.P.T. x 2 1/2" MNST ADAPTOR AND CAP (2 1/2" FNST).
(17) TR/PL SENSOR (TO MOUNT IN VAULT ACCESS DOOR).
(18) 2–ADJUSTABLE STANCHION BOLTED TO FLOOR.
(19) 1–GALVANIZED STEEL LADDER TO BE ATTACHED TO VAULT. THE FIRST STEP SHALL BE 6" BELOW TOP OF COVER.
(20) 1–BILCO LADDER UP, LU–2 MODEL AT TOP OF THE LADDER.
(21) 1–FT. TEE, FL.

NOTES:
1. ALL MATERIALS, INCLUDING METER SHALL BE FURNISHED BY CONTRACTOR.
2. ALL PIPE & FITTINGS 3" & LARGER SHALL BE CEMENT LINED DUCTILE IRON CLASS 52 MINIMUM.
3. TEE WITH (3) GATE VALVES REQUIRED AT DISTRIBUTION MAIN.
4. VAULTS SHALL NOT BE INSTALLED IN AREAS W/ HIGH VEHICULAR TRAFFIC.
5. IN CENTRAL BUSINESS DISTRICT, 3" THROUGH 6" METERS SHALL CONNECT TO WATER MAIN W/6" PIPE (SUBSTITUTE 6"xSERVICE SIZE REDUCER M.J.xP.E., AT UPSTREAM SIDE OF ITEM (3)).
6. VAULT COVER SHALL INCLUDE 2 LOCKING ALUMINUM LW HATCH DOORS (PART NO. HHD–36"x72") DOORS SHALL HAVE SLIP RESISTANT TREATMENT PER SECTION 9–16–17 OF THE ENGINEERING STANDARDS. DOORS SHALL BE CAST IN COVER WITH 8" SPECIAL OFFSET FROM VAULT WALL AS SHOWN. COVER TO READ "WATER".
7. PROVIDE 24" CLEARANCE BETWEEN VAULT FLOOR & BOTTOM OF COMPOUND METER WHERE ELEVATION OF VAULT FLOOR IS TOO LOW TO DRAIN TO DAYLIGHT OR STORM SYSTEM, THIS CLEARANCE CAN BE REDUCED TO A MINIMUM OF 12" BY SUBSTITUTION OF A SHORTER VAULT ALLOWS FLOOR TO DRAIN TO DAYLIGHT OR STORM SYSTEM (APPROVED BY THE UTILITY ON A CASE BY CASE BASIS ONLY). SUBSTITUTE VAULTS ARE AS FOLLOWS: 3" 575–LA WITH CDC 3329" COVER (WITH SPECIAL OFFSET + LW ALUM. HATCH) 4" 675–WA WITH 675–TW–2–3329" COVER (WITH SPECIAL OFFSET + LW ALUM. HATCH)
8. PROVIDE 2 1/4" DIAM. OPENING IN ALUMINUM DOOR FOR TR/PL SENSOR.
9. LADDER TO BE BOLTED TO VAULT FLOOR AND TO VAULT WALL AT THREE LOCATIONS. RUNGS SHALL BE SPACED AT 12" ON CENTER.
10. ALL FITTINGS OUTSIDE VAULT SHALL INCLUDE THRUST BLOCKING AND JOINT RESTRAINT DEVICES.
11. PIPE, FITTINGS, VALVES OUTSIDE VAULT SHALL BE 4" FOR 3" SERVICE INSTALLATION.
12. MINIMUM 2' OF LEVEL, UNOBSTRUCTED AREA AROUND HATCHES.

METER MAIN–SIZE	LINE	BYPASS	CORP. STOP FOR 1"SERVICE PORT SIZE	MIN. CLEARANCES A	B	C	D	VAULT MODEL	VAULT COVER * (W/SPECIAL OFFSET)
3"	4"DI.	4" DI.	2"	10"	8'–2"	8'–8"	6"	577–LA	575–2–3329"
4"	4"DI.	4" DI.	2"	12"	8'–2"	8'–8"	6"	675–WA	675–TW–2–3329"
6"	6"DI.	6" DI.	2"	12"	8'–5"	9'–2"	6"	4484–LA	4484–TL2–3329"

* COVER MODIFIED PER NOTE 6.

City of Bellevue — WATER UTILITY

TITLE: 3" TO 6" DOMESTIC METER INSTALLATION

JANUARY 2013 — NO SCALE — NO. W–33

SANITARY SEWER GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2014 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48"± AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D–3034 SDR 35 (4"±–15"±) OR ASTM F–679 (18"±–27"±). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6"± DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER"± AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8–GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED. SANITARY SEWER ENGINEERING STANDARDS JANUARY 2014 S2 – 5
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS–OF–WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT–OF–WAY OR IN EASEMENTS MUST BE "STAKED"± BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE"± AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT–OF–WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. IT SHALL BE THE CONTRACTOR"S RESPONSIBILITY TO INSURE THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE. SANITARY SEWER ENGINEERING STANDARDS JANUARY 2014 S2 – 6
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT–OF–WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W–8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 1–800–424–5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT–REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296–809 WAC.
30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE–LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN. THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS: OH–NREMOTE–FOCUS STATIONARY LENS CAMERAS; OH–NROTATING LENS CAMERAS; OR OH–NPAN–AND–TILT CAMERAS. THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES–PERINCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. SANITARY SEWER ENGINEERING STANDARDS JANUARY 2014 S2 – 7 THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW–FLOW LEVEL CONDITIONS, AS PRE–APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN–FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE SURVEY. IF THE QUALITY OF THE VIDEO IS DEEMED UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE–TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN–OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT–OF–WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

WATER GENERAL NOTES:

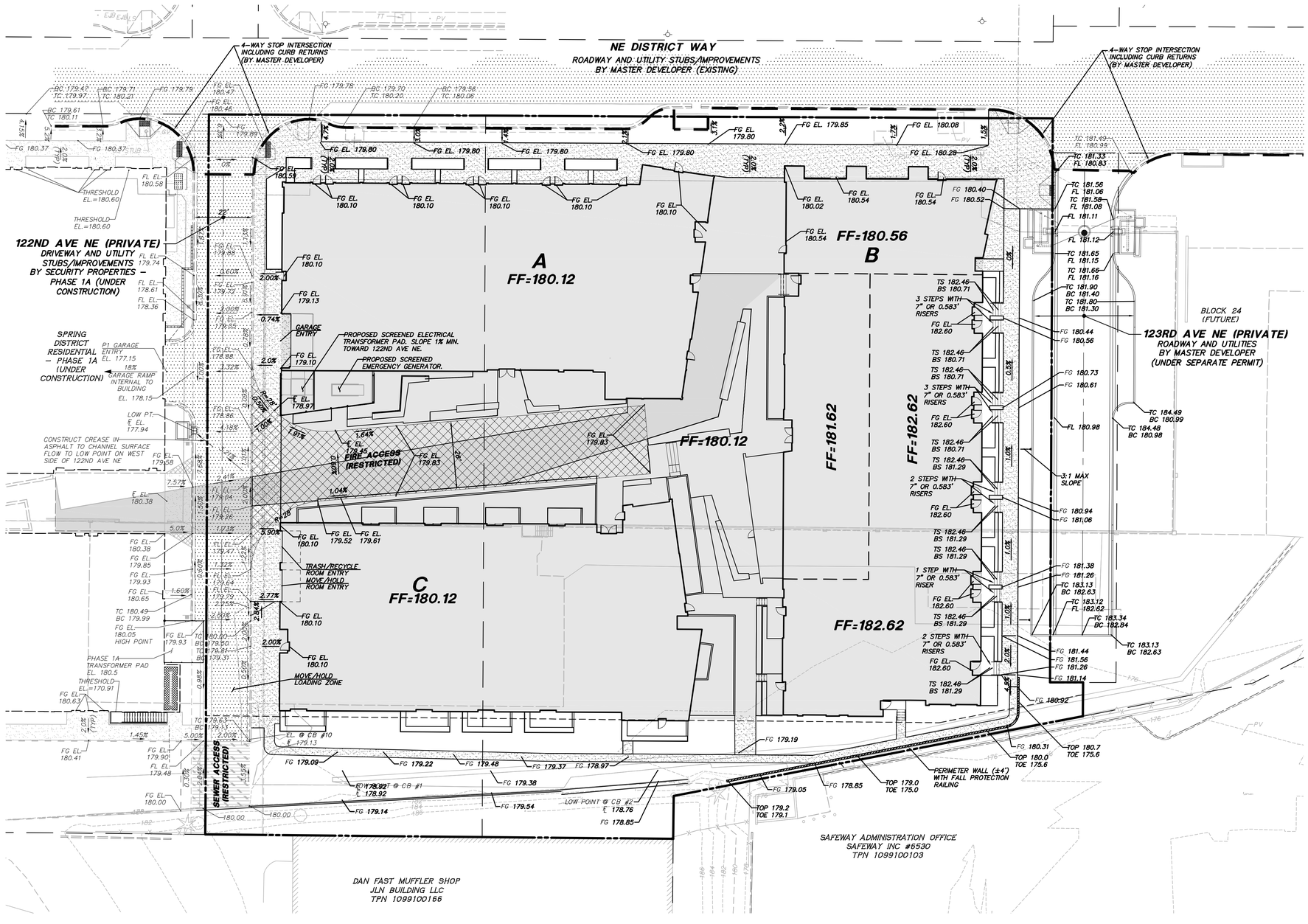
1. ALL WORK SHALL CONFORM TO THE 2014 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT. WATER ENGINEERING STANDARDS JANUARY 2014 W2 – 4
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W–9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT–OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT–OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8–MIL. POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT–OF–WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4"METERS SHALL BE USED WHERE APPLICABLE. WATER ENGINEERING STANDARDS JANUARY 2014 W2 – 5
14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS'EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296–62–07705.
15. CALL 1–800–424–5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS:
A. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).
B. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.
C. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.
D. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W–8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION. WATER ENGINEERING STANDARDS JANUARY 2014 W2 – 6
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN OOB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT–REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296–809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT–OF–WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

CITY PROJECT #15–119249–LD

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ADR RESUBMITTAL #2

REVIEWED BY:			DATE:	
NO	DATE	BY	APPR	REVISIONS



N

SCALE: 1" = 20'

0 10 20 40

LEGEND

FIRE ACCESS ON PODIUM

CONCRETE SIDEWALK

NOTE:
FIRE ACCESS ROADS SHALL BE POSTED AND MARKED "FIRE LANE-NO PARKING" PER CITY OF BELLEVUE STANDARDS.

NOTE:
CROSS SLOPE ALL SIDEWALKS AT 2% MIN AWAY FROM BUILDINGS AND/OR TO ADJACENT LANDSCAPE AREA UNLESS OTHERWISE NOTED.

SCOPE OF GRADING LEGEND

= TRIAD GRADING SCOPE

= MITHUN GRADING SCOPE

= MASTER DEVELOPER SCOPE (TO NORTH-NE DISTRICT WAY)

SPOT ELEVATIONS SHOWN ON THIS PLAN THAT ARE WITHIN SCOPE "BY OTHERS" ARE SHOWN FOR CLARITY. REFER TO PLANS "BY OTHERS" FOR CONFIRMATION.

CITY PROJECT #15-119249-LD

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ADR RESUBMITTAL #2

REVIEWED BY:			DATE:	
NO	DATE	BY	APPR	REVISIONS
1	11/17/15	DAM	DJH	REVISED PER CITY ADR COMMENTS
2	2/10/16	DAM	DJH	PER CITY COMMENTS LETTER DATED 12-21-15

triad
20300 Woodinville Snohomish Rd NE
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p: 425.415.2000 f: 425.486.5059

DONALD J. HILL STATE OF WASHINGTON 15390 REGISTERED PROFESSIONAL ENGINEER

2/10/16

DONALD J. HILL, PE — PROJECT MANAGER
LONNIE E. CARLSON, PLS — PROJECT SURVEYOR
DONALD J. HILL, PE — PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=20' VERT. N/A

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

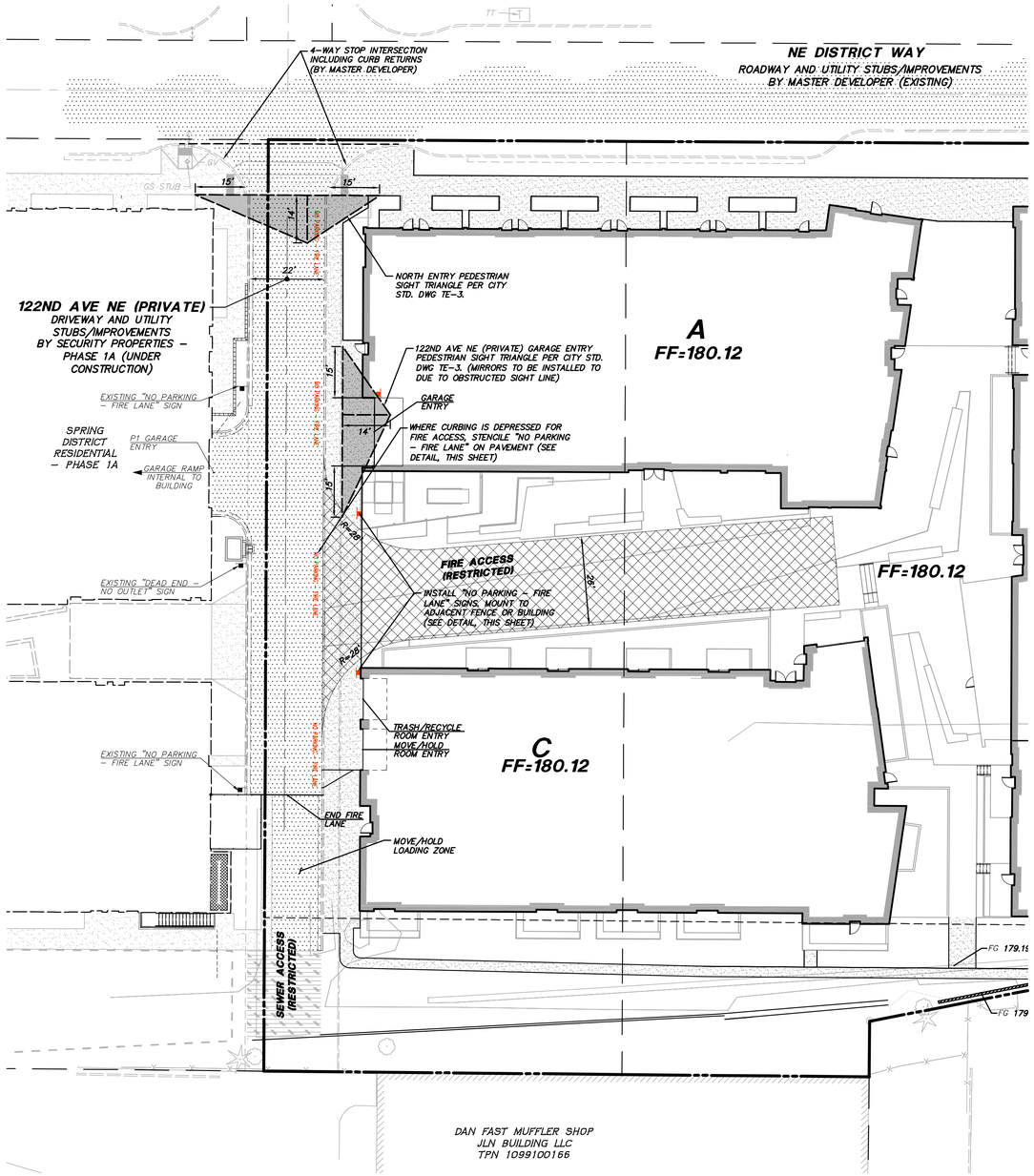
DRAINAGE MAP #
WATER GRID #
SEWER GRID #

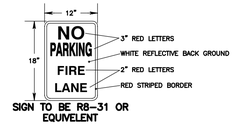
GRADING PLAN

JOB NUMBER: 14-095

SEC ___ TWP ___ RGE ___ SHT 14 OF 15

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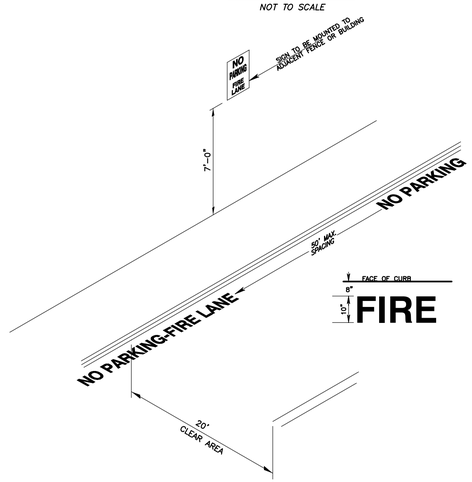




SIGN TO BE R8-31 OR EQUIVELENT

SIGN DETAIL

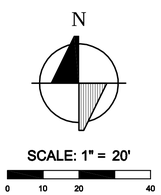
NOT TO SCALE



WHERE NO CURBING EXISTS, STECILING SHALL BE PLACED ON PAVEMENT WITH MINIMUM 10" WHITE BLOCK LETTERING ON CONTINUOUS 16" RED BACKGROUND READING: "NO PARKING - FIRE LANE" PER CITY OF BELLEVUE PUBLIC HANDOUT F-11

FIRE LANE MARKING AND SIGNAGE DETAIL

NOT TO SCALE



LEGEND

FIRE ACCESS ON PODIUM

NOTES:
1) 122ND AVE NE (PRIVATE) SHALL BE CONCRETE WITH SCORING PATTERN PER LANDSCAPE PLANS, SHALL PROVIDE A RAISED SIDEWALK ALONG NE DISTRICT WAY, AND SHALL HAVE A DEPRESSED/"AT GRADE" CURB ALONG THE EAST SIDE FROM NE DISTRICT WAY TO THE SOUTH SIDE OF THE MOVE/HOLD ROOM ENTRY.

2) PROVIDE A MOUNTED MIRROR AND "CAUTION PEDESTRIAN" SIGN AT THE GARAGE ENTRY TO ALERT EXITING DRIVERS.

CITY PROJECT #15-119249-LD

ADR RESUBMITTAL #2

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REVIEWED BY:			DATE:	
NO	DATE	BY	APPR	REVISIONS
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p: 425.415.2000 f: 425.486.5059

DONALD J. HILL STATE OF WASHINGTON 23580 REGISTERED PROFESSIONAL ENGINEER

2/10/16

DONALD J. HILL, PE
PROJECT MANAGER
LONNIE E. CARLSON, PLS
PROJECT SURVEYOR
DONALD J. HILL, PE
PROJECT ENGINEER
LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=20' VERT. N/A

SPRING DISTRICT RESIDENTIAL

SECURITY PROPERTIES-PHASE 2

CITY OF BELLEVUE, WASHINGTON

DRAINAGE MAP #
WATER GRID #
SEWER GRID #

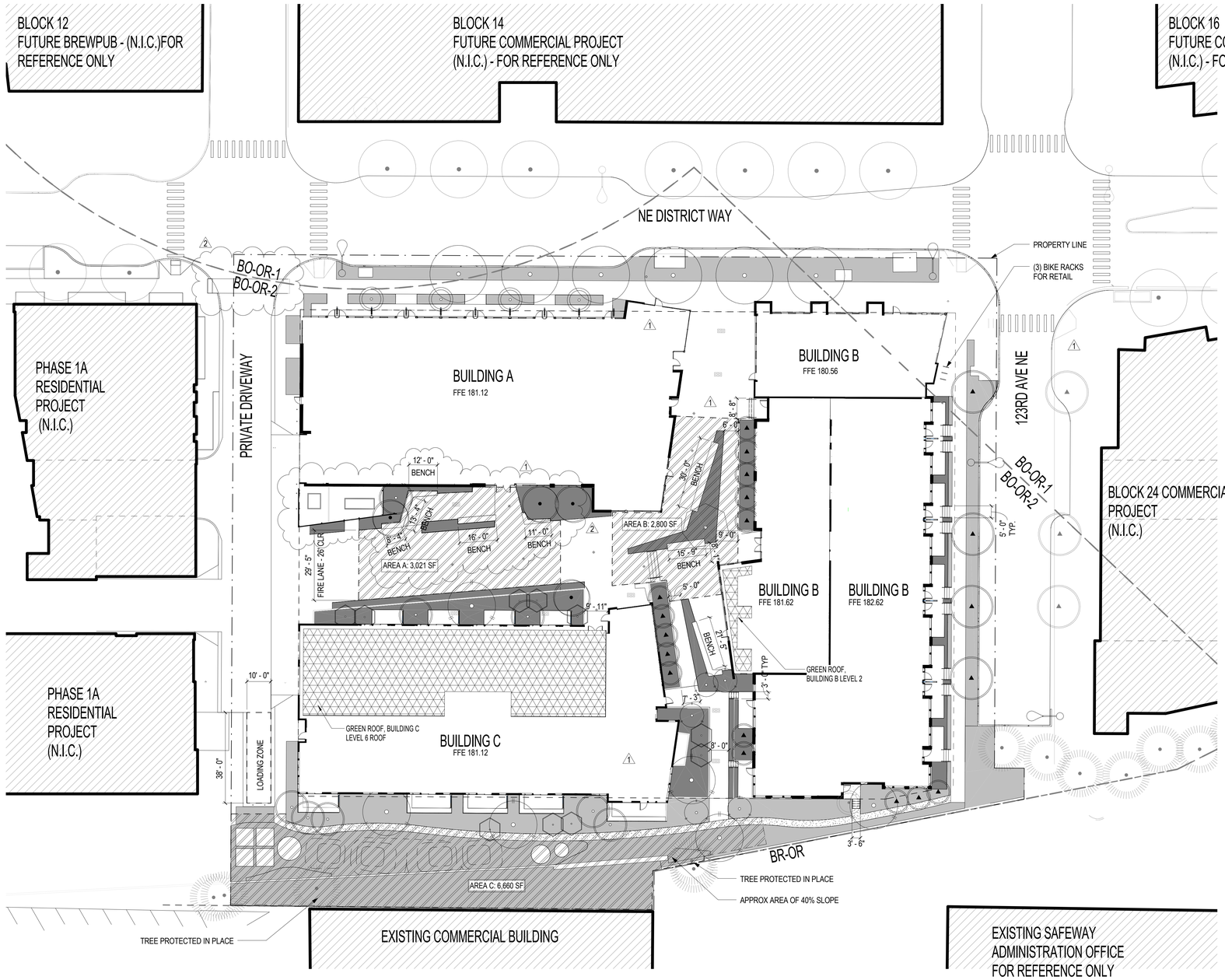
ROAD, STRIPING AND SIGNAGE PLAN 122ND AVENUE NE

JOB NUMBER: 14-095

SEC ___ TWP___ RGE___ SHT 15 OF 15

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16 ZONING & CONTEXT SITE PLAN
1" = 20'-0"

0' 5' 10' 20'

N

SHEET INDEX

SHEET NUMBER	SHEET NAME
L1.00DR	ZONING & CONTEXT SITE PLAN
L1.01DR	MATERIALS AND ON STRUCTURE GRADES PLAN
L4.00DR	PLANTING PLAN
L4.01DR	PLANTING SCHEDULE

PERVIOUS CALCULATION & LEGEND

TOTAL SITE AREA - 83, 393 SF
REQUIRED PERVIOUS AREA - 20,848 SF - (25% OF TOTAL SITE)

- GREEN ROOF - 4,796 SF
- RAISED PLANTERS ON STRUCTURE- 4,401 SF
- PERVIOUS AREA AT GRADE - 12,948 SF
- PERVIOUS WALKING SURFACE GRADE - 851 SF

TOTAL PERVIOUS AREA PROVIDED - 22,607 SF - (27.1% OF TOTAL SITE)

LAND USE CODE LEGEND

EXTENT OF MULTI-FAMILY PLAY AREA -
TOTAL: 12,481 SF
AREA A: 3,021 SF
AREA B: 2,800 SF
AREA C: 6,660 SF

NOTES:
1. SEE 16/L1.00 FOR LAND USE DISTRICT ZONING BOUNDARY.

2. SEE L4.00 & L4.01 FOR COMPLIANCE WITH LANDSCAPE REQUIREMENTS BLUC 20.25D.110.

3. PER BLUC 20.25D.120 - 3 BICYCLE PARKING RACKS PROVIDED FOR RETAIL AREAS.
BUILDING A RETAIL- 1110 SQ FEET
BUILDING B RETAIL - 2800 SQ FEET
SEE G0.02 FOR PARKING REQUIREMENT CALCULATION TABLE.

5. APPROXIMATE AREA OF 40% SLOPE IS LESS THAN 100 SF. THIS AREA IS NOT REGULATED PER BLUC 20.25H.120(A.2) BECAUSE AREA DOES NOT EXCEED 1000 SF.

6. SEE G.0.04 -EXTERIOR LIGHTING PLAN - CONCEPTUAL FOR COMPLIANCE WITH LUC 20.25D.150.

7. SEE G1.01 FOR FIRE DEPARTMENT SITE ACCESS PLAN.

NOTES

1. EXISTING CONDITIONS VARY. SEE SITE SURVEY FOR CURRENT EXISTING CONDITIONS. TRACT 24 BUILDING, STREET AND STREET PARKING UNDER SEPARATE PERMIT. SECURITY PROPERTIES PHASE 1A UNDER SEPARATE PERMIT. STREET CURB, LANDINGS AND BIORETENTION UNDER MASTER USE PERMIT.

MITHUN
SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

PROJECT
SPRING DISTRICT
PHASE 2
LOCATION
1209 124TH AVE NE,
BELLEVUE WA 98005

PREPARED FOR
SECURITY PROPERTIES

KEYMAP

NO.	DATE	REVISION
1	11.17.15	ADR SET - REV. 1
2	02.12.16	ADR SET - REV. 2

PROJECT DIRECTOR
DG
PROJECT MANAGER
DF
PROJECT ARCHITECT
DF
PROJECT TEAM MEMBERS
SB
CHECK
BS

ARCHITECT SEAL

STATE OF WASHINGTON
REGISTERED
ARCHITECT

DEBRA GUENTHER
CERTIFICATE NO. 1022

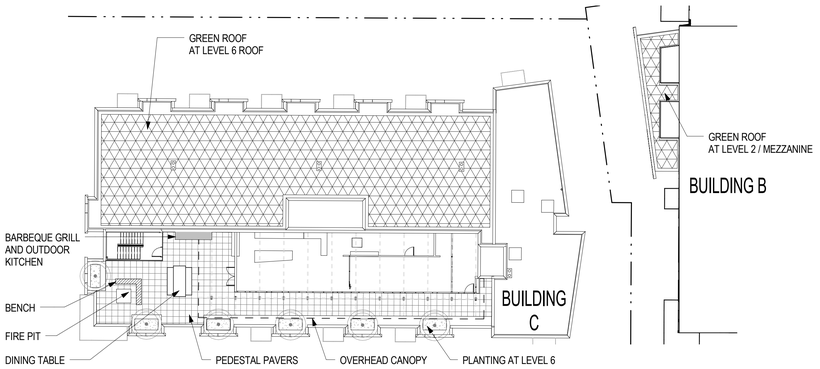
TITLE
ZONING SITE PLAN

PROJECT NO.
1423700.00
DATE
FEBRUARY 12, 2016

SHEET NUMBER
L1.00DR
ADR SET - REV. 2

ORIGINAL SHEET SIZE 30" x 42"

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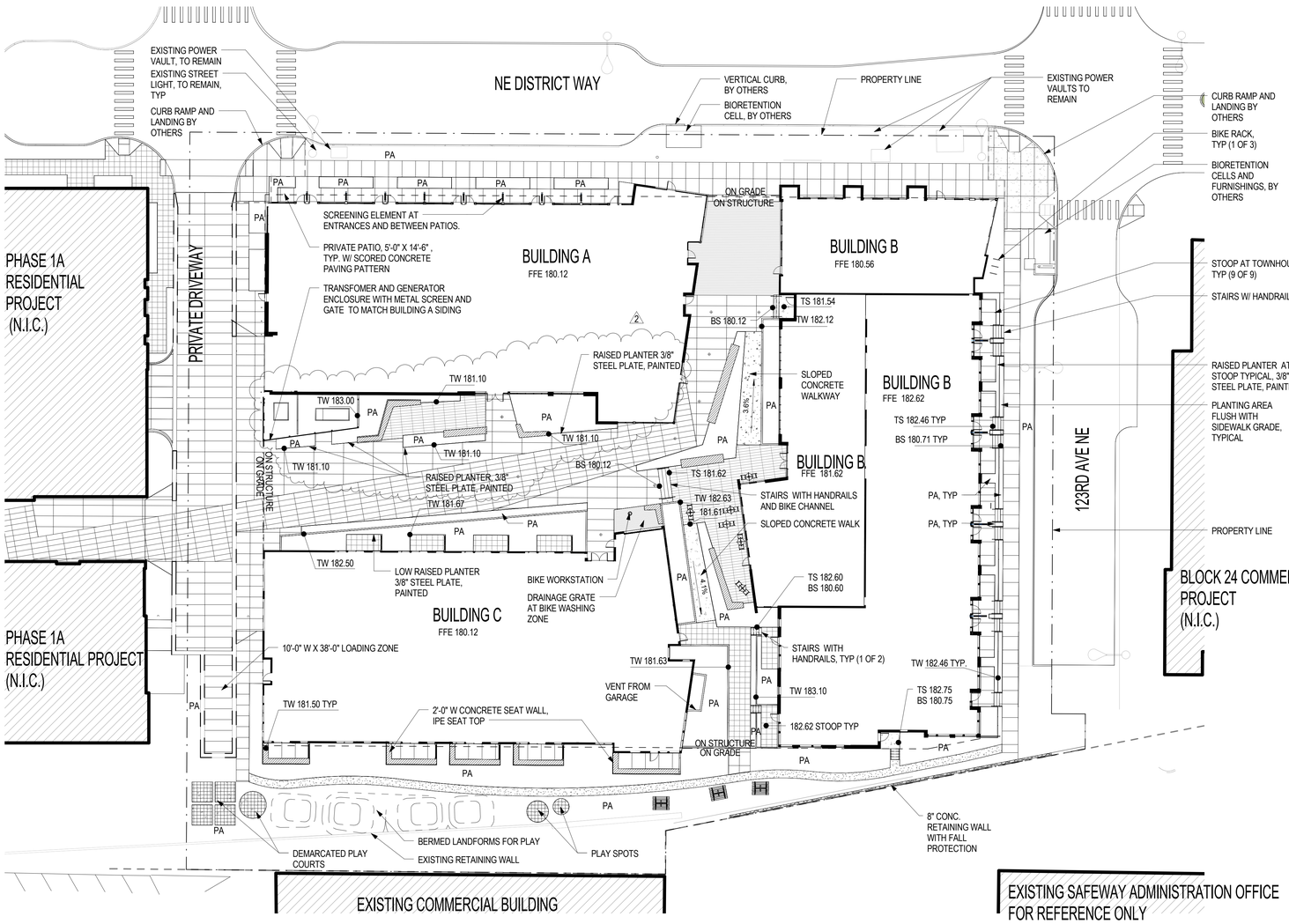


6 BUILDING B LEVEL 2 AND BUILDING C LEVEL 6 MATERIALS PLAN

1" = 20'-0"

0' 5' 10' 20'

N



16 MATERIALS PLAN

1" = 20'-0"

0' 5' 10' 20'

N

MATERIALS LEGEND:

- CONCRETE SIDEWALK LIGHT BROOM FINISH, JOINT PATTERN PER CITY OF BELLEVUE MDP STANDARDS
- 6"W CONCRETE PLANTER WALL, ARCHITECTURAL FINISH ON ALL EXPOSED SIDES
- 18" WIDE ROLLED CURB AND GUTTER
- 18" WIDE FLUSH CURB WITH DETECTABLE WARNING CONCRETE
- **PAVING TYPE A:** CONCRETE PAVING, FINISH TO MATCH PHASE 1, SAWCUT JOINTS 2' X 6' ALIGN WITH DIRECTION AND SPACING OF PHASE 1'S PAVING
- **PAVING TYPE B:** CONCRETE PAVING, LIGHT BROOM FINISH, PEDESTRIAN SURFACES: SAWCUT JOINTS 4' X 10', ALIGN PER PLAN VEHICULAR SURFACES: 8' X 10', ALIGN PER PLAN
- 2 PEDESTAL SET CONCRETE UNIT PAVERS: 2' X 2' WITH AREAS OF 1' X 4' UNIT PAVERS
- LOOP PATH, STABILIZED CRUSHED ROCK SURFACING WITH METAL EDGING
- DEMARCATED PLAY COURTS AND PLAY SPOTS. CONCRETE WITH INTEGRAL COLOR : DRY SHAKE HARDENER.
- 3/8" STEEL PLATE WALL, PAINTED
- BENCH TYPE 1, BOD PICNIK BY EXTREMIS (10) COLOR TBD
- BENCH TYPE 2, BOD HOPPER BY EXTREMIS (6) COLOR TBD
- WOOD BENCHES - CUMARU SEAT TOPS

ROOF MATERIALS LEGEND:

- 1/2" STEEL PLATE WALL, PAINTED
- MODULAR CUMARU AND CONCRETE UNIT PAVERS, PEDESTAL SET, 2X2
- GREEN ROOF PLANTING, LIGHT WEIGHT SOIL, AVERAGE 8" DEPTH
- BENCH TYPE 1, BOD PICNIK BY EXTREMIS (6) COLOR TBD

NOTE:
1. ASSUME FALL PROTECTION ANCHORS AND LIFELINE SYSTEMS ARE REQUIRED FOR PRICING PURPOSES.
2. REFER TO L4.00 AND L4.01 FOR PLANTING AND PLANT SCHEDULE.

ABBREVIATIONS:

BR - BOTTOM OF RAMP
TR - TOP OF RAMP
TB - TOP OF BENCH
FFE - FINISH FLOOR ELEVATION
PA - PLANTING AREA
TW - TOP OF WALL
TS- TOP OF STAIRS
BS- BOTTOM OF STAIRS
WW - WELDED WIRE
TYP- TYPICAL
W/ - WITH
TBD- TO BE DETERMINIED
CLR- CLEAR

NOTES

1. EXISTING CONDITIONS VARY. SEE SITE SURVEY FOR CURRENT EXISTING CONDITIONS. TRACT 24 BUILDING, STREET AND STREET PARKING UNDER SEPARATE PERMIT. SECURITY PROPERTIES PHASE 1A UNDER SEPARATE PERMIT. STREET CURB, LANDINGS AND BIORETENTION UNDER MASTER USE PERMIT.
2. SEE CIVIL GRADING PLAN, SHEET 4 OF 5, FOR ADDITIONAL GRADING INFORMATION.

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Seattle, WA 98101 / 206.623.3344

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PROJECT
SPRING DISTRICT
PHASE 2
LOCATION
1209 124TH AVE NE,
BELLEVUE WA 98005

PREPARED FOR
SECURITY PROPERTIES

KEYMAP

NO.	DATE	REVISION
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2	02.12.16	ADR SET - REV. 2

PROJECT DIRECTOR
DG
PROJECT MANAGER
DF
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PROJECT TEAM MEMBERS
SB
CHECK
BS

ARCHITECT SEAL

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
MATERIALS & ON STRUCT- GRADING PLAN
PROJECT NO
1423700.00
DATE
FEBRUARY 12, 2016

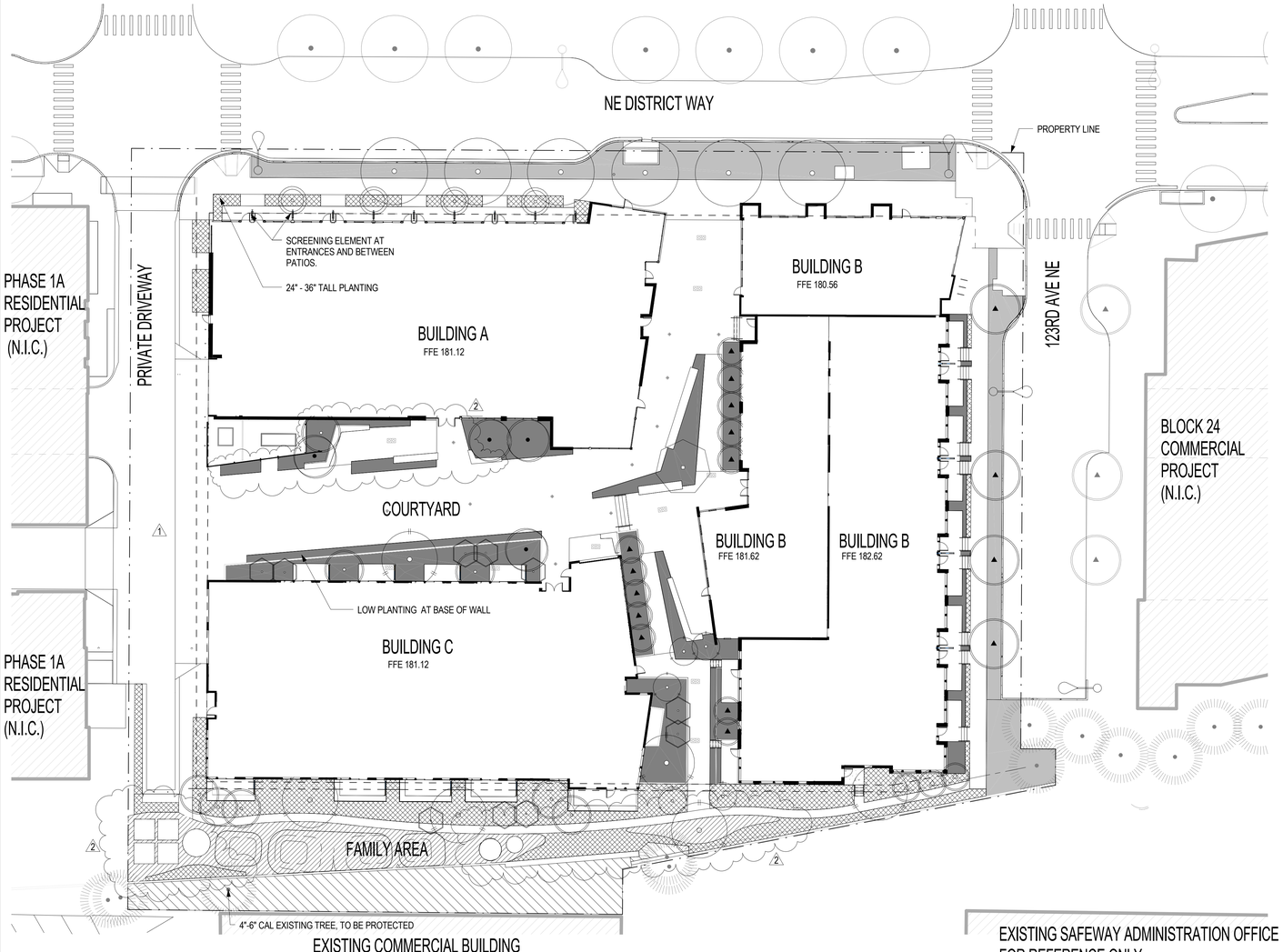
SHEET NUMBER
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ORIGINAL SHEET SIZE 30" x 42"

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16 PLANTING PLAN
1" = 20'-0"

0' 5' 10' 20'

N

PLANTING LEGEND:

EXISTING TREES AND TREES BY OTHER

PROPOSED TREES AND LARGE SHRUBS

PLANTING AREAS ON STRUCTURE. LIGHTWEIGHT PLANTING SOIL 30" AVERAGE DEPTH - 4,401 SF

SEEDED AREA - DROUGHT TOLERANT LAWN. STANDARD PLANTING SOIL AND AMENDMENTS - 2,177 SF

PLANTING AREAS ON GRADE. STANDARD PLANTING SOIL AND AMENDMENTS PER SOIL PREPARATION NOTES ON L4.01 - 7,763 SF

NE DISTRICT WAY & 123RD AVE NE APPROVED GROUNDCOVER PER MDP. STANDARD PLANTING SOIL - 3,281 SF
(390 SF OUTSIDE OF PROPERTY LINE)

EXISTING TREES AND PLANT PROTECTION ZONE - 2,672 SF

GREEN ROOF - NOT ILLUSTRATED ON THIS PLAN, REFER TO L1.00 AND L1.01 - 4,796 SF

TOTAL PERVIOUS AREA PROVIDED - 22,607 SF - (27.1% OF TOTAL SITE)

NOTE:
1. REFER TO L4.01 FOR PLANT SCHEDULE
2. REFER TO L1.01 FOR PLANTING AT ROOF BLD. C & BLD . B.

NOTES

1. EXISTING CONDITIONS VARY. SEE SITE SURVEY FOR CURRENT EXISTING CONDITIONS. TRACT 24 BUILDING, STREET AND STREET PARKING UNDER SEPARATE PERMIT. SECURITY PROPERTIES PHASE 1A UNDER SEPARATE PERMIT. STREET LIGHTS, CURB, LANDINGS AND BIORETENTION UNDER MASTER USE PERMIT.

2. ALL PLANTING SHALL MEET CITY OF BELLEVUE LUC 20.25D.110 REQUIREMENTS.

3. ALL PLANT MATERIALS TO BE STAKED IN THE FIELD FOR ACCEPTANCE BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

3. ALL PLANT SPECIES ARE CHOSEN AND PLACED ON THE SITE SPECIFICALLY FOR THEIR CULTURAL NEEDS TO ENSURE GOOD HEALTH.

4. ALL STREET TREES WILL BE A MINIMUM OF 3" CALIPER AT INSTALLATION. ALL OTHER TREES WILL BE A MINIMUM OF 2" CALIPER AT INSTALLATION.

5. MULTI-STEMMED TREES WILL HAVE AT LEAST THREE (3) STEMS AND BE A MINIMUM OF SIX (6) FEET AT INSTALLATION.

6. ALL PLANT BEDS TO RECEIVE SOIL PREPARATION.
AT SHRUB BEDS - 18" DEPTH.
AT TREE AND GROUNDCOVER AREAS AND 24" DEPTH,.
AT OTHER CONDITIONS- 12" DEPTH.

7. ALL SHRUBS TO BE A MINIMUM OF 42" HEIGHT WHEN PLANTED WITH GROUND COVERS BELOW. ALL GROUNDCOVER TO BE SPACED TO COVER WITHIN 3 YEARS.

8. ALL GROUNDCOVERS, FERNS, AND GRASSES ARE SPACED TO PROVIDE SOIL COVERAGE WITHIN 3 YEARS. ALL SHRUBS TO BE A MINIMUM OF 1 GALLON AT TIME OF PLANTING.

9. PLANT LIST IS FOR SCHEMATIC PURPOSES ONLY. FINAL PLANT SCHEDULE TO BE DETERMINED.

10. ALL TREES ONSITE TO BE RETAINED. PRUNING FOR HEALTH OF TREES TO BE DETERMINED. PRUNING TO COMPLY WITH MEET CITY OF BELLEVUE LUC 20.25D.110 REQUIREMENTS. NO EXISTING SIGNIFICANT TREES ONSITE.

11. SITE LANDSCAPE AREAS TO COMPLY WITH C.O.B. WATER CODE SECTION 24.02.205 AND UTILITIES DEPARTMENTS ENGINEERING STANDARDS.

12. ALL COMPONENTS OF THE PROPOSED IRRIGATION SYSTEM TO COMPLY WITH C.O.B. WATER CODE SECTIONS 24.02.201.

13. PROVIDE IRRIGATION CONTROLLER AND SENSOR. LOCATION TBD. POINT OF CONNECTION TBD.

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PROJECT
SPRING DISTRICT
PHASE 2
LOCATION
1209 124TH AVE NE,
BELLEVUE WA 98005

PREPARED FOR
SECURITY PROPERTIES

KEYMAP

NO.	DATE	REVISION
1	11.17.15	ADR SET - REV. 1
2	02.12.16	ADR SET - REV. 2

PROJECT DIRECTOR
DG
PROJECT MANAGER
DF
PROJECT ARCHITECT
DF
PROJECT TEAM MEMBERS
SB
CHECK
BS

ARCHITECT SEAL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
PLANTING PLAN

PROJECT NO
1423700.00
DATE
FEBRUARY 12, 2016

SHEET NUMBER
L4.00DR
ADR SET - REV. 2

ORIGINAL SHEET SIZE: 36" X 42"

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STREETSCAPE PLANTING SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	ON-CENTER SPACING	NOTES
	6	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	3" CAL	B & B	AS SHOWN	NE DISTRICT WAY APPROVED TREE PER MDP
	4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL	B & B	AS SHOWN	123RD AVE NE APPROVED TREE PER MDP
	3,100 SF	LIRIOPE SPP.	LILYTURF	1 GALLON	CONTAINER	TBD	NE DISTRICT WAY & 123RD AVE NE APPROVED GROUNDCOVER PER MDP

COURTYARD & FAMILY AREA TREE SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	SPACING
TREE					
5	ACER CIRCINATUM	VINE MAPLE	2" CAL	B & B	AS SHOWN
8	ACER GRISEUM	PAPERBARK MAPLE	2" CAL	B & B	AS SHOWN
12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6-8' HT	B & B	AS SHOWN
4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL	B & B	AS SHOWN
1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL	B & B	AS SHOWN
18	HAMAMELIS X INTERMEDIA 'DIANE'	HYBRID WITCH HAZEL	2" CAL	B & B	AS SHOWN
4	STEWARTIA MONADELPHA	STEWARTIA	2" CAL	B & B	AS SHOWN
6	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL	B & B	AS SHOWN

COURTYARD & FAMILY AREA PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	ON-CENTER SPACING	NOTES
16,000 SF	**SHRUB, GROUNDCOVER, PERENNIAL & VINE PLANT SCHEDULE**					
	AKEBIA QUINATA	FIVE LEAF AKEBIA	2 GALLON MIN.	CONTAINER	TBD	
	ANEMONE X HYBRIDA 'HONORINE JOBERT'	HONORINE JOBERT JAPANESE ANEMONE	*	*	*	
	ARCTOSTAPHYLOS UVA- URSI	KINNIKINNICK	*	*	*	
	ARUNCUS DIOICUS	GOAT'S BEARD	*	*	*	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	*	*	*	
	CAMPSIS × TAGLIABUANA 'MADAME GALEN'	HYBRID TRUMPET CREEPER	*	*	*	
	CAREX SPP	SEDGE	*	*	*	
	CEANOTHUS 'VICTORIA'	CALIFORNIA LILAC	*	*	*	
	CLEMATIS SP.	CLEMATIS	*	*	*	
	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	*	*	*	
	ELAEAGNUS PUNGENS	ELAEAGNUS	*	*	*	
	FRAGERIA VESCA	NATIVE WOOD STRAWBERRY	*	*	*	
	GARRYA X ISSAQUAHENSIS 'PAT BALLARD'	PAT BALLARD SILK TASSEL TREE	*	*	*	
	GARRYA X ISSAQUAHENSIS' GLASNEVIN WINE'	GLASNEVIN WINE SILK TASSEL TREE	*	*	*	
	HAKONECHLOA MACRA'ABORARIEGATE'	VARIEGATED JAPANESE FOREST GRASS	*	*	*	
	HAMAMELIS VIRGINIANA	WITCH HAZEL	*	*	*	
	HUMULUS LUPULUS 'AUREUS'	GOLDEN HOP VINE	*	*	*	
	HYDRANGEA ANOMALA SSP. PETIOLARIS	CLIMBING HYDRANGEA	*	*	*	
	HYDRANGEA INTEGRIFOLIA	EVERGREEN CLIMBING HYDRANGEA	*	*	*	
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	*	*	*	
	GAULTHERIA SHALLON	SALAL	*	*	*	
	LONICERA CILIOSA	TALL OREGON GRAPE	*	*	*	
	MAIANTHEMUM RACEMOSUM	FALSE SOLOMON'S SEAL	*	*	*	
	MAHONIA AQUAFOLIUM	HYBRID MAHONIA	*	*	*	
	MAHONIA x MEDIA 'CHARITY'	CREEPING OREGON GRAPE	*	*	*	
	MAHONIA REPENS	HYBRID RHODODENDRON	*	*	*	
	MAHONIA × MEDIA 'WINTER SUN'	HYBRID MAHONIA	*	*	*	
	OENOTHERA LINDHEIMERI 'SPARKLE WHITE'	*'SPARKLE WHITE' GAURA*	*	*	*	
	OSMANTHUS × BURKWOODII	HYBRID SWEET OLIVE	*	*	*	
	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	*	*	*	
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	*	*	*	
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	*	*	*	
	RHODODENDRON 'VULCAN'S FLAME'	HYBRID RHODODENDRON	*	*	*	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	*	*	*	
	RUBUS PENTALOBUS 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	*	*	*	
	SYMPHORICARPOS ALBUS	SNOWBERRY	*	*	*	
	SARCOCOCCA HOOKERIANA	SWEETBOX	*	*	*	
	TRILLIUM OVATUM	TRILLIUM	*	*	*	
	VANCOUVERIA HEXANDRA	INSIDE-OUT FLOWER	*	*	*	
2,282 SF	SEEDED AREA					

PLANT LIST AND SIZING IS SCHEMATIC DESIGN ONLY, FINAL PLANT SPECIES TBD

GREEN ROOF, GROUNDCOVER, PERENNIAL PLANT MIX SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	ON-CENTER SPACING
5,780 SF	*ACHILLEA TOMENTOSA 'KING EDWARD'*	DWARF WOOLY YARROW	1 GALLON MIN.	CONTAINER	TBD
	ACHILLEA TOMENTOSA 'LEMON'	'LEMON' YARROW	1 GALLON MIN	*	*
	ARCTOSTAPHYLOS UVA URSI 'VANCOUVER'	KINNIKINNICK	1 GALLON MIN	*	*
	ARMERIA MARTIMA 'RUBRIFOLIA'	SEA PINK	1 GALLON MIN	*	*
	CAREX BUCHANII	EVERBROWN GRASS	1 GALLON MIN	*	*
	EUPHORBIA MYRSINITES	BLUE SPURGE	1 GALLON MIN	*	*
	ELYMUS GLAUCUS	BLUE WILD RYE	1 GALLON MIN	*	*
	JUNCUS EFFUSUS VAR. PACIFICUS	TUFTED HAIR GRASS	1 GALLON MIN	*	*
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON MIN	*	*
	GERANIUM SANGUINEUM	BLOODY GERANIUM	1 GALLON MIN	*	*
	DESCHAMPSIA CAESP. 'NORTHERN LIGHTS	NORTHERN LIGHTS GRASS	1 GALLON MIN	*	*
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE GRASS ELIJAH BLUE	4" POT	PLUG & SOWN	TBD
	OPHIOPOGON JAPONICUS 'NANUS'	MONDO GRASS	4" POT	*	*
	SEDUM SPP.	SEDUM	4" POT	*	*
	THYMUS SPP.	THYME			
8 - APPROX	**SMALL TREE & LARGE SHRUB SPECIES AT GREEN ROOF**				
	ACER CIRCINATUM	VINE MAPLE	2" CAL MIN - OR 6' HEIGHT	B&B	AS SHOWN
	AMELANCHIER 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	*	*	*
	CORYLUS CORNUTA	WESTERN HAZELNUT	*	*	*
	COTINUS COGGYGRIA 'FLAME'	FLAME SMOKETREE	*	*	*
	STYRAX OBASSIA	FRAGRANT STYRAX	*	*	*

PLANTING NOTES

1. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE CONDITIONS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, CONTRACTOR SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS PRACTICABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, BY THE LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. ALL PLANTS SHALL BE ANA #1 OR BETTER (ACCORDING TO "AMERICAN STANDARDS FOR NURSERY STOCK") AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL THAT DOES NOT CONFORM TO SPECIFICATIONS.
6. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
7. CONTRACTOR TO SUBMIT TO OWNER'S REPRESENTATIVE THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL ONE WEEK BEFORE COMMENCEMENT OF WORK.
8. CONTRACTOR TO STAKE BED LINES IN FIELD FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.
9. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
10. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
11. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
12. INSTALLATION: ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES, WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCE AND CODE REQUIREMENTS.
13. THERE SHALL BE NO CHAINS OR CABLES USED ON TREES. HANDLE WITH 2" MINIMUM WIDTH NYLON STRAPS OR EQUAL.
14. CONTRACTOR SHALL ASSURE DRAINAGE AND INFILRATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND INFILRATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE ADEQUATE INFILTRATION RATES. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
15. ALL PLANTED AREAS SHALL BE MULCHED WITH 3" LOOSE MEASURE OF APPROVED WOOD MULCH.
16. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO WEEKS OF NOTICE.
17. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE LANDSCAPE ARCHITECT SHALL DECLARE THE PROJECT SUBSTANTIALLY COMPLETE.
18. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.

SOIL PREPARATION AND SOIL MIX

1. ALL PLANTS NOTED FOR REMOVAL SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
2. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1" DIAMETER AND LARGER), DEBRIS, RUBBISH, AND REMAINING ROOTS FROM REMOVED PLANT MATERIAL.
3. SCARIFY SUBSOIL TO A MINIMUM DEPTH OF EIGHT INCHES (8"). SPREAD 2-INCHES OF COMPOST OVER ALL SUBSOIL AREAS, TILL IN TO A DEPTH OF 6", AND RAKE AND COMPACT TO 85% PROCTOR.
4. PLANTING SOIL MIX FOR TREES, SHRUBS AND GROUNDCOVER SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF: (A) 1/5 APPROVED COMPOST, (B) 2/5 APPROVED SAND, (C) 2/5 CLEAN TOPSOIL
5. PLANTING SOIL DEPTH: IN ALL SHRUB BEDS PLANTING SOIL DEPTH SHALL BE 18-INCHES. GROUNDCOVER AREAS PLANTING SOIL DEPTH SHALL BE 12-INCHES. TURF AREAS PLANTING SOIL DEPTH SHALL BE 6-INCHES. DEPTHS ARE NOT INCLUSIVE OF MULCH. PLACE AND COMPACT PLANTING SOIL TO 85% DENSITY IN 6-INCHES LIFTS
6. CHEMICAL DESIGNATION OF GRANULAR FERTILIZER SHALL BE 12-8-8. APPLY PER MANUFACTURER'S RATES AND SPECIFICATIONS. AT LEAST 50% OF NITROGEN SHALL BE FROM NON-WATER SOLUBLE ORGANIC SOURCE. FERTILIZER SHALL MEET FEDERAL SPECIFICATION O-D-241 TYPE 1, GRADE A OR B.
7. TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES AND LUMPS, (1" DIAMETER AND LARGER), LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER.
8. ELIMINATE ALL FOREIGN MATERIAL PRIOR TO ANY PLANTING. THE CONTRACTOR IS EXPECTED TO FURNISH ANY ADDITIONAL BLACK DIRT NEEDED.
9. THE TOPSOIL PH SHALL BE IN THE RANGE OF PH 5.5 TO 7.5. TOPSOIL SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH.
10. FINISH GRADE ALL TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE, ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER, AND IN ACCORDANCE WITH THE GRADING PLANS.
11. CONTRACTOR SHALL ASSURE INFILTRATION RATES AND DRAINAGE OF ALL PLANTING PITS PRIOR TO PLANTING. CONTRACTOR WILL BE RESPONSIBLE FOR ALL PLANTS LOST DUE TO LACK OF INFILTRATION.
12. CONTRACTOR TO REMOVE DEBRIS AND EXCESS MATERIAL IMMEDIATELY FROM JOB SITE.

GENERAL NOTES FOR LANDSCAPE INSTALLATION

1. ALL BASE INFORMATION PROVIDED BY TRIAD. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS.
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60. NAME: TRUE TO BOTANICAL NAME, COMMON NAME AND VARIETY AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, STANDARDIZED PLANT NAMES, LATEST EDITION, WHICH ARE TRUE TO TYPE AND SPECIES. HEALTH: COMPLY WITH LOCAL, STATE AND FEDERAL LAWS PERTAINING TO THE INSPECTION FOR DISEASES AND INSECT INFESTATION, SCALE AND SHIPMENT OF PLANT MATERIALS.
8. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
9. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
10. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
11. ANY TREE WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED PER ANSI Z 60.1.
12. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUNDCOVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1.
13. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE PLANT LIST.
14. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
15. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
16. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.
17. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
18. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
19. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
20. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
21. LANDSCAPE CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.

SEE ALL GRADING PLANS, PAVEMENT, WALLS AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION INFORMATION AND OTHER PERTINENT INFORMATION.

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PROJECT
SPRING DISTRICT
PHASE 2
LOCATION
1209 124TH AVE NE,
BELLEVUE WA 98005

PREPARED FOR
SECURITY PROPERTIES

NO.	DATE	REVISION
1	11.17.15	ADR SET - REV. 1
2	02.12.16	ADR SET - REV. 2

PROJECT DIRECTOR
DG
PROJECT MANAGER
DF
PROJECT ARCHITECT
DF
PROJECT TEAM MEMBERS
SB
CHECK
BS

ARCHITECT SEAL

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
PLANTING SCHEDULE

PROJECT NO.
1423700.00
DATE
FEBRUARY 12, 2016

SHEET NUMBER
L4.01DR
ADR SET - REV. 2

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ORIGINAL SHEET SIZE 30" x 42"

KEYMAP

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Instructions: Fill in grey cells only

Line	FAR Incentive System for Bel-Red		Test	Submittal 1 Office Lot 16	Submittal 2 Resi Lots 18-21	Submittal 3 Resi 2 Lot 22-23	Submittal 4 GIX Lot 14	Submittal 5 Brewpub Lot 12
1								
2								
3								
4	**Non-Residential Development**							
5		Aggregate Parcel Size (sf)	100,000	112,373	-		59,527	40,038
6		Total Allowed SF at max FAR (4.0)	400,000	449,492	-	-	238,108	160,152
7		GFA of Proposed Development	375,000	300,962	-	-	176,843	24,035
8		Sub: Retail *(only if FAR exempt)*	75,000	-	-	-	-	-
9		Sub: Commercial (incl Hotel)	300,000	300,962	-		176,843	24,035
		FAR	3.75	2.68		#DIV/0!	2.97	0.60
10		Base FAR Allowed (1.0)	100,000	112,373	-	-	59,527	40,038
11		GFA subject to Incentive System	200,000	188,589	-	-	117,316	-
12		GFA in Tier 1 (up to 2.5 FAR)	200,000	188,589	-	-	117,316	-
13		GFA in Tier 2 (up to 0.5 FAR)	75,000	-	-			
14								
15	**Residential Development**							
16		Aggregate Parcel Size (sf)	100,000		110,000	83,367		
17		Total Allowed SF at max FAR (4.0)	400,000	-	440,000	333,468	-	-
18		GFA of Proposed Development	375,000		298,737	251,004		
		FAR	3.75		2.72	3.01		
19		Base FAR Allowed (1.0)	100,000	-	110,000	83,367	-	-
20		GFA subject to Incentive System	275,000	-	188,737	167,637	-	-
21		GFA in Tier 1a (up to 1.25 FAR)	125,000	-	137,500	104,209	-	-
22		GFA in Tier 1b (up to 1.25 FAR)	125,000	-	51,237	63,428	-	-
23		GFA in Tier 2 (up to 0.5 FAR)	25,000	-	-	-	-	-
24		**Site FAR**		2.68	2.72	3.01	2.97	0.60
25		**Overall Average MDP FAR**			2.70	2.78	2.81	2.59
26								
27	**Amenity Fee-in-Lieu Payment Calculation**							
28		Gross square feet (GSF) of development		344,363	320,924	261,059	93,863	
29		GSF for DA $3.75 discount rate available		750,000	405,637	84,713	-	-
30		GSF for DA $3.75 discount rate used		344,363	320,924	84,713	93,863	-
31		GSF for DA $3.75 discount rate remaining		405,637	84,713	-	(93,863)	-
32								
33		% Floor Area eligible for DA $3.75 rate		100%	100%	32%	0%	0%
34		% Floor Area eligible for DA $4.00 rate		0%	0%	68%	100%	100%
35								
36		Total floor area subject to Amenity System (20.25D.090.C)		188,589	188,737	167,637	117,316	-
37		Total square feet of Amenity System provided on-site		0	0	0	0	0
38		Remaining square feet subject to fee-in-lieu		188,589	188,737	167,637	117,316	-
39								
40		Square feet paid at $3.75		*100%* 188,589	*100%* 188,737	*32%* 54,398	*0%* -	*0%* -
41		Tier 1A [Res]: affordable housing			$ 515,625.00	$ 203,992.50	$ -	$ -
42		Tier 1 [Cml] or Tier 1B [Res]: parks and streams		$ 707,208.75	$ 192,138.75	$ -	$ -	$ -
43								
44		Square feet paid at $4.00		0	*0%* -	*68%* 113,239	*100%* 117,316	*100%* -
45		Tier 1A [Res]: affordable housing			$ -	$ 199,243.00	$ -	$ -
46		Tier 1 [Cml] or Tier 1B [Res]: parks and streams		$ -	$ -	$ 253,713.00	$ 469,264.00	$ -
47								
48		Total fee		$ 707,208.75	$ 707,763.75	$ 656,948.50	$ 469,264.00	$ -

Spring Residential 1 GSF per building

Buildi	GSF	% of total	Portion of fee-in-lieu
A	62,875	19.6%	$ 138,664.13
B	102,749	32.0%	$ 226,601.99
C	50,370	15.7%	$ 111,085.68
D	80,435	25.1%	$ 177,390.84
E	24,495	7.6%	$ 54,021.12
Total	320,924		$ 707,763.75

Individual fees per building will be deposited into the Affordable Housing Fund first until the obligation of $515,625 is met, then remaining funds to Parks & Streams Fund

Spring Residential 2 GSF per building

Buildi	GSF	% of total	Portion of fee-in-lieu
A	100,544	38.5%	$ 253,016.48
B	95,637	36.6%	$ 240,668.14
C	64,878	24.9%	$ 163,263.88
Total	261,059		$ 656,948.50

Individual fees per building will be deposited into the Affordable Housing Fund first until the obligation of $515,625 is met, then remaining funds to Parks & Streams Fund

CERTIFICATE OF CONCURRENCY

SPRING DISTRICT PHASE 1B

This certificate documents the Transportation Department Director's decision that the development project at 1227 124th Avenue NE (File No. 11-125943 LP) complies with the requirements of the Traffic Standards Code (BCC 14.10). Under the terms of the Development Agreement for the Spring District, this decision reserves 357 p.m. peak hour trips to Phase 1B of the Spring District Master Development Plan, subject to Process II appeal of either the concurrency determination or the land use decision for the first project in Phase 1B. The concurrency approval issued for Phase 1B shall expire five years from the date of issuance, provided that such five year period shall be extended consistent with the provisions of BCC 14.10.040.F; and further provided that in no event may development in the Spring District consisting of more than 1,000,000 square feet of commercial development be vested at any given time.

Director, Transportation Department

5/5/2016

Date

Certificate No. 102