DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Evergreen Plaza Apartments

LOCATION OF PROPOSAL: 10961 NE 2nd Place

DESCRIPTION OF PROPOSAL:

Proposal to construct an eight-story residential building with 154 residential units over three and a half levels of underground parking for 168 cars, located in the DNTN-MU (Downtown Mixed Use) land use district. Includes a variance request to reduce the width of the sidewalk on NE 2nd Place from eight feet to six feet.

FILE NUMBERS: 15-103553-LD (Design Review) and 16-122105-LS (Variance)

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 **February 25, 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 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposal's 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

2/11/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Ecology,
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Evergreen Plaza Apartments**
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File Number:	**15-103553-LD (Design Review)** **16-122105-LS (Variance)**
Applicant:	Evergreen Point
Decisions Included:	Process II, Combined Design Review Decision and SEPA Determination
Planner:	Sally Nichols
State Environmental Policy Act Threshold Determination:	Determination of Non-significance (DNS) Carol V Helland Carol V. Helland, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

Date of Application:	January 23, 2015
Notice of Application:	February 19, 2015
Public Meeting:	March 12, 2015
Decision:	February 11 2016
Appeal Deadline:	February 25, 2016
Design Review Expiration:	February 25, 2018

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE, or call (425) 452-6800. Comments on State Environmental Act Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for appeal of the decision.

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I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests a State Environmental Policy Act (SEPA) Threshold Determination and Design Review and Variance approval to construct a multi-family residential building comprised of 154 residential units and three and a half stories of underground parking with 168 stalls on a .6-acre site. Nine of the units will be live/work units with access off the public sidewalk on NE 2nd Street. The site is located in the DNTN-MU (Downtown – Mixed Use) Land Use District.

A. Site Design

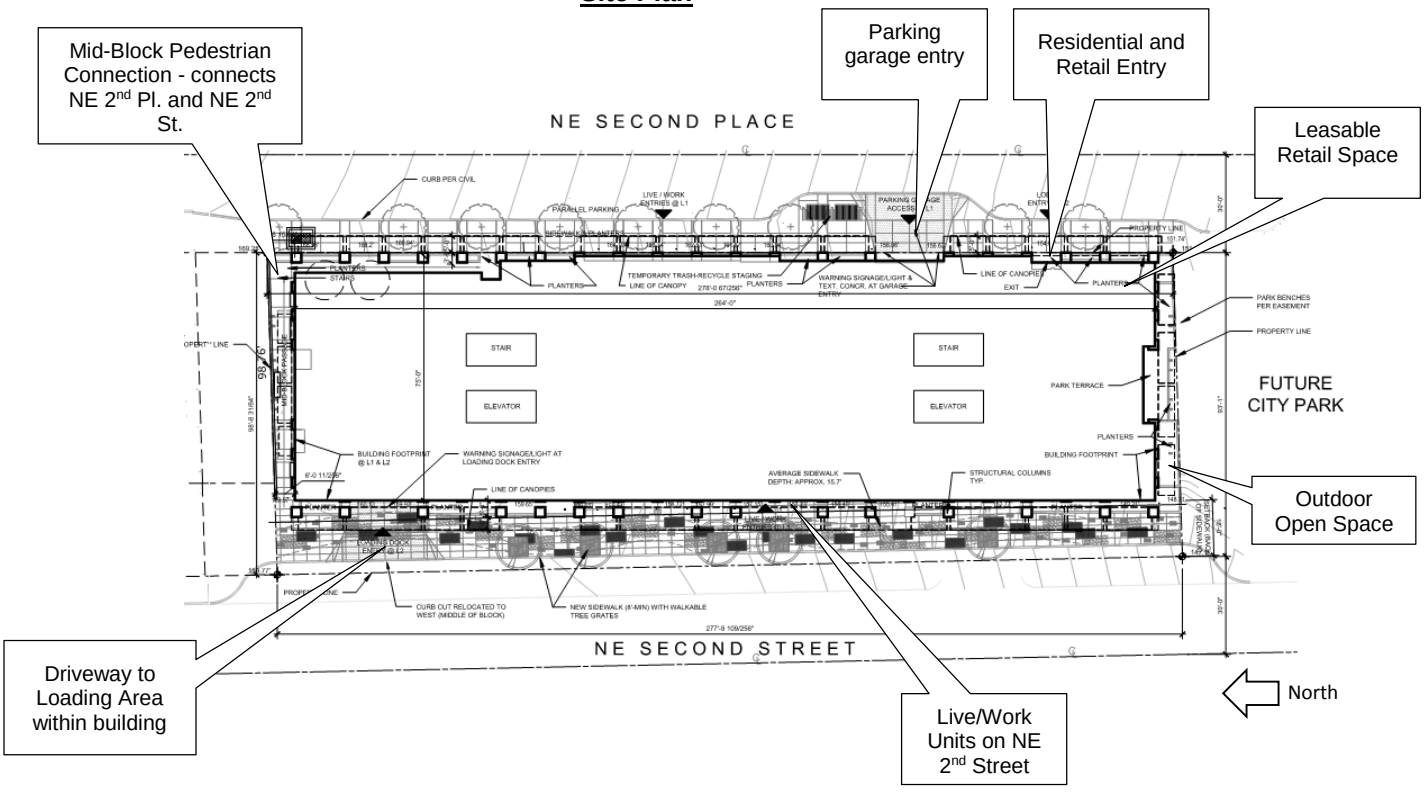
The proposal site for this development is a very narrow 0.6 acre lot that is one of only three lots that make up this small city block. The site has street frontage on two public streets - NE 2nd Street to the south and NE 2nd Place to the north. NE 2nd Street is classified as a minor arterial street and NE 2nd Place is considered a local street. The main residential entry to the building and the vehicular entry to the underground parking garage will be off NE 2nd Place on the eastern end of the building. The vehicular entry to the internal loading area will be off the NE 2nd Street on the western end of the building. In addition, nine live/work units will face onto NE 2nd Street and each will have individual front entries that will exit onto the public sidewalk.

NE 2nd Street: The width of the sidewalk on NE 2nd Street varies due to the configuration of the proposed curbline and the placement of the building parallel to NE 2nd Place on a lot/site that is not a perfect rectangle. At a minimum, there will be an eight-foot wide sidewalk with street trees placed in tree grates. In some cases, to accommodate the eight-foot paved travel surface, the sidewalk serpentines between the building and the tree grates. The lane of travel will be highlighted with decorative paving. Final landscape plans will need to demonstrate that the tree grates will not interrupt this eight-foot sidewalk. The building edge will be softened with planters, a small colonnade, the live/work unit front doors, and continuous weather protection. All of these elements will further enhance the pedestrian experience.

NE 2nd Place: Currently there are no sidewalks on the south side of NE 2nd Place (proposal building frontage). The improved pedestrian streetscape along this frontage will include a four-foot wide planting strip along the curb and a six-foot wide sidewalk. A variance request to reduce the width of the sidewalk from eight feet to six feet is being reviewed concurrently with this Design Review. **Refer to the discussion regarding how the variance has met the variance decision criteria Section IX.B of this report.** The interface between the building and the sidewalk will also be softened and the pedestrian experience will be enhanced with planters placed along the building edge and continuous overhead weather protection.

Along the western property line, there will be a mid-block pedestrian connection to allow public access between NE 2nd Place and NE 2nd Street. The eastern property line forms the edge between the project site and a City-owned lot that is part of a four-lot future mini-park. The park will be made up of all four corner lots bordering the 110th NE and NE 2nd Place intersection. Currently there are no development plans for this mini-park site and the property will be used for construction staging during the Sound Transit tunnel construction. However, to provide an interesting interface between the proposed building and the future park, the building façade will be pulled back from the property line approximately twenty feet. There will be outdoor open space along the entire eastern property line that can be accessed from the resident's fitness room and from the retail space located in the northeast corner of the building. There will also be opportunity for connections between this open space and the future city park when it is developed. In addition, the planter wall along the common property line has been designed to be attractive when viewed from the park site and it could accommodate park furnishings such as hanging benches on the wall in the future.

Site Plan

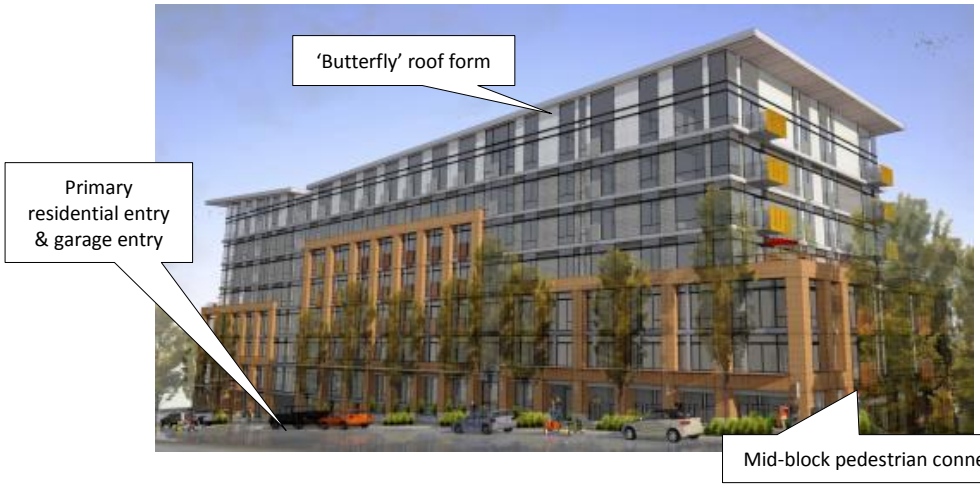


B. Building Design

The building itself has been designed to take advantage of the narrow site, optimal sun exposure, and views to the south, east and west. The proposed building will be eight stories tall over three and a half levels of underground parking with 168 parking stalls for tenants, guests, and the retail space. There will be 154 units that will be a mix of studio, 1-bedroom, 2-bedroom, and two-story live/work units.

The design concept for the architectural design is to draw from many of the surrounding buildings which express structure as part of their exterior design. The framework is most prominently expressed at the building ends (eastern and western facades). The building form is further punctuated with balconies, Juliette balconies, and a tri-partite organization that will highlight the base, middle and top via color, materials, and architectural detailing.

The building will be held back from the eastern and western property lines by approximately twenty feet. At level 5, the building will step back even further to provide outdoor terraces at either end for use by the residents.



A 'butterfly' roof form will create an interesting silhouette against the skyline and provide visual interest when viewed from adjacent properties. The forms of the mechanical penthouses will be modest in size and the roof forms on the penthouses will mimic the slopes of the building roof.

Southwest Building Corner on NE 2nd Street

Southeast Building Corner on NE 2nd Street

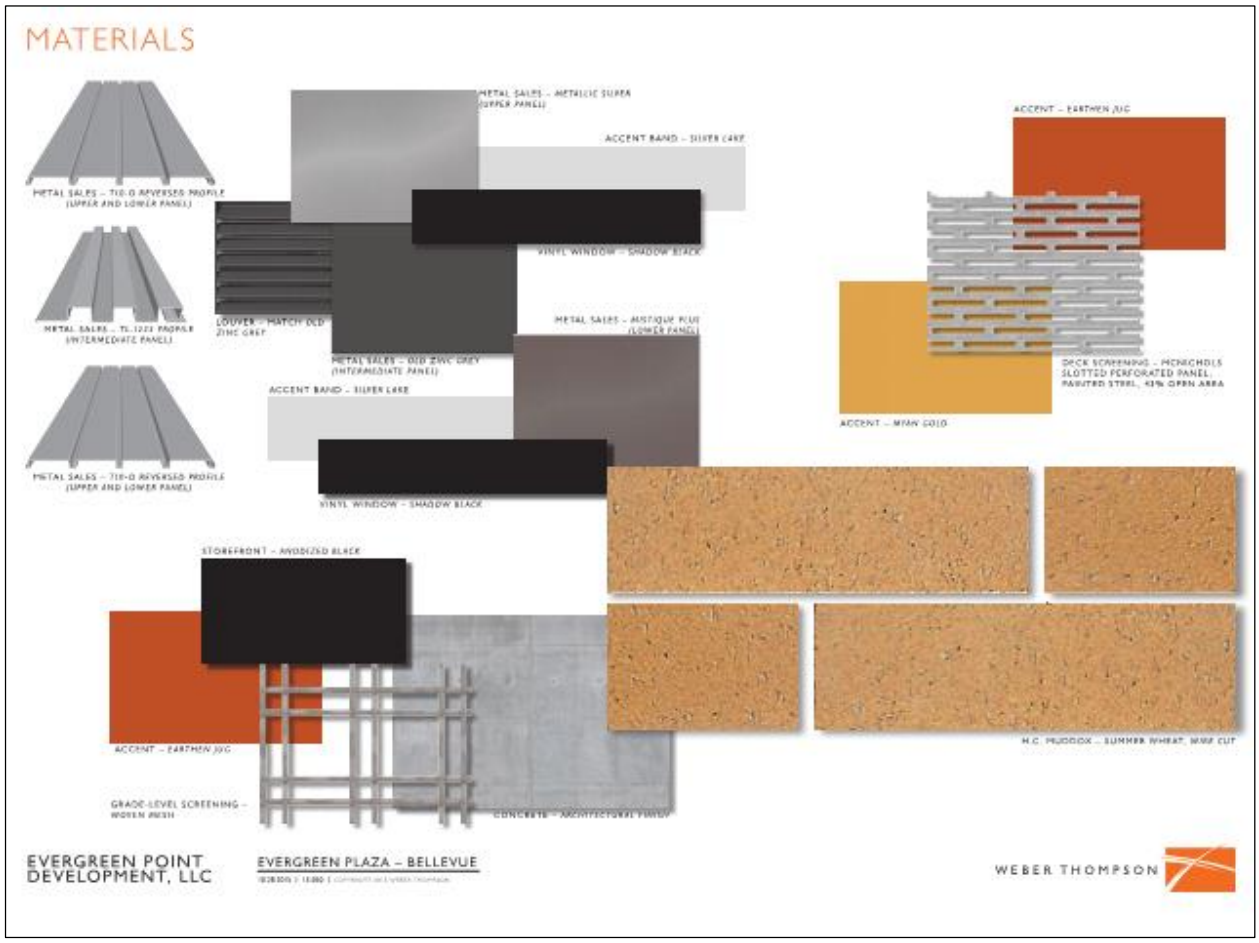
Residential Entry on NE 2nd Place

Color and Materials: The project will utilize high-quality urban materials with simple forms to provide texture, character and visual interest. The materials will include concrete, brick, metal panels and black vinyl windows. Finishes and colors will complement the earthtones found in the surrounding neighborhood. The building will be organized with a tri-partite theme with the

Concrete, brick, and glass marquees at building base

masonry grid found at the first several levels to create a base, the darker horizontal siding will form the middle, and the lighter finished top floor and 'butterfly' roof will form the crown.

Building Materials and Colors



C. Process

Design Review for Downtown proposals is required by Land Use Code (LUC) 20.25A.010.C. Review of a variance to reduce the width of the sidewalk on NE 2nd Place has also been requested and is being reviewed concurrently with the Design Review. The Design Review, variance request, and SEPA Threshold Determination are all Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Development Services issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

II. SITE DESCRIPTION, CONTEXT & ZONING

A. Site Description (Existing)

The 26,662 SF project site was initially composed of three separate parcels that lie between NE 2nd Place and NE 2nd Street. Through an approved Boundary Line Adjustment (Permit #15-116760-LW), the three lots were combined into one lot and this lot is the project 'site' in this report. Three older, one-story residential buildings housing commercial uses are located the site and they have been most recently used as field offices for nearby construction projects. These buildings and the surrounding vegetation will be demolished for this proposal.

The site slopes down from the highpoint in the northwest corner to the southeast corner for a combined average of between six and seven percent. From the site, there are territorial views to the south and southwest, Cascade Mountain Range views to the east, and Mount Rainier can be seen to the southeast.

Aerial Photograph – Existing Conditions

B. Site Context

The proposed site sits between NE 2nd Place and NE 2nd Street near the heart of Bellevue's Downtown. The surrounding properties to the east, west, south, and north are all located in the same land use district, DNTN-MU (Downtown – Mixed Use) and include residential, retail, office and hotel uses. Specific uses on the surrounding properties are as follows (also refer to aerial photograph on page 8):

North: DNTN-MU: Across NE 2nd Place is the Pinnacle at Bell Centre residential building, which extends along the entire length of the north side of NE 2nd Place and also includes ground floor retail and underground parking.

East: DNTN-MU: Directly adjacent to the proposal site is the southwest quadrant of the designated future city park consisting for four corner lots.

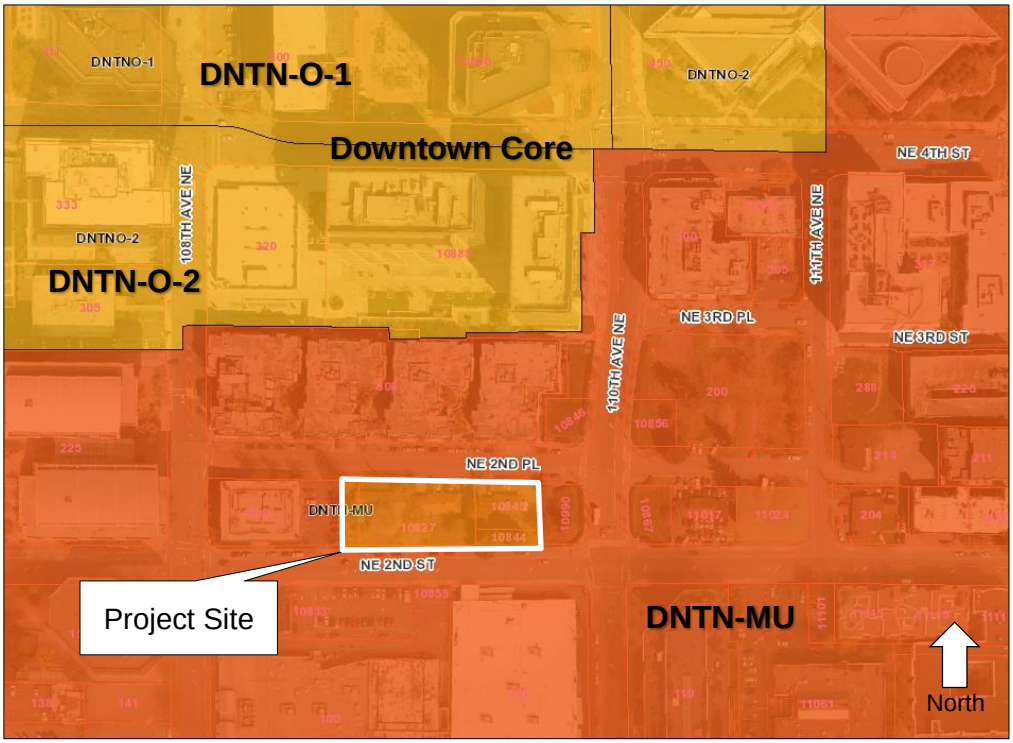
West: DNTN-MU: Directly adjacent to the proposal site is a one-story retail building which was formerly a bank building. The surface parking lot lies along the shared property line with the proposal.

South: DNTN-MU: Across NE 2nd Street is a one story bank building (Bank of America) with surface parking and drive-thru. The rest of the NE 2nd Street frontage consists of the rear façades of one story retail buildings (Toys R Us, Petco, Office Depot, and H Mart).

C. Site Zoning

A site zoning map is provided below. The site is zoned DNTN-MU (Downtown Mixed-Use) land use district and lies just south of the Downtown Core. The site was rezoned in 1981 through Ordinance 3013 to implement the 1979 Downtown Subarea Plan Map. The proposed residential use is a permitted use in the DNTN-MU zone.

Land Use Districts (Zoning)



III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

The proposed mixed-use residential uses are permitted in the Downtown-MU (DNTN-MU) land use district.

2. Dimensional Requirements

The dimensional/area requirements that apply to this project in DNTN-MU are listed below and the proposal is evaluated for compliance with these requirements.

Table 1: Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	26,662 SF	Located in DNTN-MU,
Building Height	200 FT – measured from average *finished* grade, does not include 15 feet allowed for rooftop mechanical equipment Ave. finish grade: 157.2 FT Permitted Ht. Elevation: 357.2	84.37 FT (plus approx. 6 FT for rooftop mechanical) as measured from average finished grade (elevation 241.57) Note that this height calculation is per the LUC and is not used for building code purposes.	Measured from average finish grade to the rooftop excluding 15-FT allowed for rooftop mechanical equip. Roof & mechanical penthouses well below the 215 FT (200 + 15) 200 FT + 15 FT allowed. LUC 20.25A.090 & 20.50.012 Meets requirement.
Building Coverage	100% Site = 26,662 SF	19,591 SF = 73.5%	LUC 20.25A.090.D and LUC 20.25A.020.B.5 Meets requirement.
Floor Area Ratio (FAR) **Total GSF for FAR**	Residential: 2.0 Min. 5.0 Max. Maximum: 5.0 FAR = 133,249 GFA for FAR	131,407 GFA for FAR = 4.93 FAR	Meets requirements through FAR Amenity Incentive System. Refer to Section III.B below. Also meets the criteria of LUC 20.25A.030 and 20.50.020 Note per LUC 20.50.020, GFA for FAR excludes vent shafts, stairwells, parking, mechanical areas, outdoor courts and balconies.
Floor Area per Floor Above 40 Feet	20,000 GSF/FLR* *Floorplates on residential building may be increased by 10%.	17,510 to 17,578 GSF/FLR for all floors above 40 feet.	Exceptions are allowed per LUC 20.25A.020.B.1. c Meets requirement.

Item	Permitted/Required	Proposed	Comments/Conditions
Setbacks – Building greater than 75 feet	Fronts: NE 2nd Street & NE 2nd Place = 0 FT Rear : Western property line = 0/20 FT* Side: Eastern property line = 0/20 FT* * LUC 20.25A.020 Footnote (25) - 20' setbacks apply only if building over 75 FT Building ht. is 84.37 FT	Front: 0 FT Rear: Varies from approx. 18.5 to 21 FT Side: Varies from approx. 18 to 20.5 FT	The minor reduction in the side and rear setback at the northeast and southwest corners can be approved because the setback is met along most of the facades, there will be plenty of room to provide adequate light and air (particularly to the east where the building is adjacent to a future park), and the proposal can still meet all the requirements of LUC 20.25A.110. **Refer to discussion of 20.25A.100 design criteria in Section IV.B.** Meets requirement.
Refuse & Recycling	Required: Residential: 1.5 SF/unit @ 154 units = 231 SF Commercial/Retail: 5 SF/1000 SF with 1,103 SF retail = 6 SF Total Min. Area Required: 293 SF	Provided: 446 SF trash room, exceeding minimum of 160 SF by 286 SF.	LUC 20.20.725 Meets requirement. Republic Services has reviewed the proposal plans and supports the access to the refuse and recycling area.
Loading Area/Refuse Collection Area	One 10 FT x 55 FT dedicated loading space – Dimensions may be modified through Design Review	One 20 FT x 55 FT (approx.) dedicated loading area is provided in the building (Level 2), accessed off NE 2nd Street. Trucks will be required to turn around within the building.	Meets requirement **Refer to Condition of Approval regarding solid waste/recycling containers in Section XI of this report.**
Sidewalk Width	NE 2nd Street: 12.5 FT (includes 4 FT planting strip & 6" curb) NE 2nd Place: 12.5 FT (includes 4 FT planting strip and 6" curb)	NE 2nd Street: 12.5 FT (8 FT sidewalk, 4 FT planting strip & 6" curb) NE 2nd Place: 10.5 FT Requires variance.	LUC 20.25A.060 NE 2nd Street: Meets requirement NE 2nd Place: Meets variance criteria – **Refer to discussion in Section IX.B.**
Landscaping - Street Tree Caliper & Species	NE 2nd Street: 4 FT wide planting area/tree grates NE 2nd Place: 4 FT wide planting strip Tree species on both streets:	NE 2nd Place: 4 Ft- wide planting strip with street trees, shrubs, groundcover, and irrigation NE 2nd Street: Street Trees planted in tree grates. Note that tree	LUC 20.25A.060.B, Plate B Street Tree Map Through application of criteria for an Alternative Landscape Option (ALO), the change of street trees species and size is approved because it will result in healthier and more robust

Item	Permitted/Required	Proposed	Comments/Conditions
	Quercus rober – min. 3 inch diameter at time of planting	grates size shall be changed and reviewed under C&C permit to allow clear eight foot wide paved walking surface. NE 2nd Street: English Oak/Quercus robur 'Pyramich' NE 2nd Place: Persian Ironwood/ Parrotia persica 'Vanessa' Street trees to be 2 ½" caliper at time of planting. Species determined on recommendation of Parks Department.	street trees than would occur via strict application of the existing requirements of the LUC. **Refer to Conditions of Approval regarding the final landscape and irrigation plans, streetscape irrigation (right-of-way), planting in right-of-way/streetscape, landscape installation and maintenance assurance devices, and maintenance agreement with the Parks Department in Section XI of this report.**
Parking Residential Parking – 154 units Compact Stalls	Min.1/unit: 154 Max. 2/unit: 308 No Compact stalls required. Up to 65% of required parking stalls may be compact = 109 stalls Retail/Commercial: 10/1000 SF: 10 stalls *using requirement for a restaurant use*	168 Stalls Residential: 154 Retail: 10* Extra/Guest : 4 Total: 168 89 compact stalls = 53% * Note that as shown, retail and guest parking will be shared * Note too that bicycle and motorcycle parking will be provided in the garage.	Meets requirements LUC 20.25A.050 Meets LUC 20.25A.050.F.2 **Refer to Condition of Approval regarding allocation of parking for commercial/retail use in Section XI of this report.**

B. Floor Area Ratio (FAR) and Amenity Incentive System Requirements

1. BASIC FAR: The BASIC FAR requirement equals: 20% of the project limit in square feet (SF) multiplied by the BASIC FAR permitted for a non-residential building in the DNTN-MU: (0.2 X 26,662 SF) X 0.5 = 2,666 SF). The amount of BASIC FAR Amenity Earned is 5,010 SF (see Tables 2 and 3 below). This amount exceeds the minimum BASIC requirement of 3,422 SF by 2,344 SF.

2. NON-BASIC FAR: In order to develop to the proposed FAR of 4.93, the total amount of points (BASIC and NON-BASIC) required is 80,749 SF (2,666 SF + 78,083 SF). The proposed amenity package has earned a total of 265,748 SF of FAR amenity points as shown in Table 3 below. There will be an overall excess of

184,999 SF and the proposal meets all FAR amenity requirements.

Table 2: Bonus Amenity Area Earned

Project Area (Site) in DNTN-MU		**26,662 SF**
Project Gross Floor Area (GFA) Proposed		**205,132 GFA**
Project **Gross Floor Area (GFA) for FAR** Proposed *(Project GFA – Floor Area Exempt from FAR)*		**131,407 GFA** *205,132 GFA – 73,725 GFA = 131,407 GFA*
BASIC Permitted Floor Area (FAR) for Residential DNTN-MU *(Basic Residential FAR (2.0) X Project Area)*		**53,324 GFA** *2.0 X 26,662 SF = 53,324 SF*
MAXIMUM Permitted Floor Area (FAR) for Residential DNTN-MU *(Maximum Residential FAR (5) X Project Area)*		**133,310 SF** *5 x 26,662 SF = 133,310 SF*
BASIC FAR	**BASIC** FAR Amenity Required *(Basic Non-Residential FAR (.5) x 20% of the Project Area)*	**2,666 SF** *0.5 x (0.2 x 26,662) = 2,666 SF* * * 2,666 "buys" 53,325 GSF
	BASIC FAR Amenity Earned (See Table 4 below)	**5,010 SF** 5,010 SF > 2,666 SF – Meets requirement of LUC 20.25A 020.C
	Excess BASIC *(BASIC earned – BASIC required)*	**2,344 SF** *5,010 SF – 2,666 SF = 2,344 SF*
***Non-* BASIC FAR**	**NON-BASIC** Earned (see Table 4 below)	**260,738 SF**
	Remaining **NON-BA**SIC FAR Amenity to Earn *(GFA – Basic Permitted FAR of 2.0)*	**78,083 SF** *131,407 SF – 53,324 SF = 78,083 SF*
	Remaining FAR Available **after BASIC** ***(Excess BASIC Points + NON-BASIC Earned)***	**263,082 SF** *2,344 SF + 260,738 SF = 263,082 SF* 263,082 > 78,083 SF – Meets requirement of LUC 20.25A.030
Total FAR Amenity Earned BASIC FAR Amenity Earned + NON-BASIC FAR Amenity Earned		**265,748 SF** (Refer to Table 4 below) *5,010 SF + 260,738 SF = 265,748 SF*
Excess FAR Amenity Earned (Total FAR Earned – BASIC FAR Amenity Required – Remaining FAR Amenity to Earn)		**184,999 SF** *265,748 SF – 2,666 SF – 78,083 SF = 184,999 SF*
Proposed FAR (Total GFA for FAR divided by Site Area)		**4.93 FAR** *131,407 SF – 26,662 SF = 4.93 FAR*

Table 3: Far Bonus Amenities

Amenity		Units of Measure	Bonus Ratio	Bonus Floor Area Earned	How it Meets the Design Criteria & Benefits the Public
BASIC Amenities	Marquees	2,505 SF	2:1	5,010 (2,505 x 2)	Height varies, but is less than 12 FT & is coordinated with the building design
	Sub-Total BASIC			**5,010 SF**	
Non-BASIC Amenities	Underground Parking	66,645 SF	.5:1	33,323 SF (66,645 x .5)	All of the parking area is below Average Finish Grade
	Residential Use	112,338 SF	2:1	224,676 SF	
	Active Recreation	2,739 SF	1:1	2,739 SF	
	Sub-Total Non-BASIC			**260,738 SF**	
	COMBINED TOTAL (BASIC + Non-BASIC)			**265,748 SF**	

As part of the building permit application, the applicant shall submit a detailed design for each proposed FAR amenity and a statistical summary for each amenity. Prior to Temporary Certificate of Occupancy (TCO), the floor area earned through the FAR Amenity Incentive System, and the total bonus floor area actually utilized for the project, including project drawings and conditions of approval, must be recorded with King County, Division of Records (LUC 20.25A.030.D). **Refer to Condition of Approval regarding amenity designs and statistics and bonus system recording in Section XI of this report.**

C. Variance Request

The applicant has requested approval of a variance to allow the reduction of the width of the public sidewalk on NE 2nd Place from eight feet to six feet. The required four-foot wide planting strip between the sidewalk and the back of the curb will be provided, along with on-street parking. This request is made due to the narrowness of this site, which is unusual in the Downtown, and the fact that the allowed building envelope for the site was further reduced due to the required reconfiguration of NE 2nd Street per the City's NE 2nd Street Roadway Improvement Project. **Refer to Section IX.B for a discussion of how the project has met the variance criteria of LUC 20.30G.140.**

IV. DESIGN GUIDELINES & DESIGN CRITERIA

A. Design Guidelines Building/Sidewalk Relationships - LUC 20.25A.115

Both the NE 2nd Street and NE 2nd Place street frontages have the streetscape designation of 'D/R' in the Design Guidelines for Building/Sidewalk Relationships, LUC 20.25A.115.

> *"Rights-of-way designated 'D/R' shall have low to moderate orientation to pedestrians and shall complement residential uses. This shall be achieved by designing some relationship between exterior and interior activities with respect to visual access, and by incorporating landscape features that soften the urban edge. Design attention should be given to amenities that complement these areas' residential character and moderate the urban environment, while providing attractive visual access for pedestrians and other passersby."*

The streetscape on both street frontages will be focused on providing a pleasant pedestrian oriented experience. Along NE 2nd Street, the sidewalk will be a minimum of eight feet wide and the entire sidewalk experience will be punctuated with street trees in grates. Special paving will invite the pedestrian to meander along the sidewalk. The streetscape will be further enhanced with a narrow arcade and live/work units with front doors exiting directly onto the public sidewalk. An active recreation space (fitness room) will be located near the street level in the southeastern corner of the building. Large windows will provide visual access into the space for pedestrians on the sidewalk. Planters placed along approximately half of the building façade will provide additional softening of the building edge.

Along NE 2nd Place, the sidewalk will be narrowed to six feet with a four foot wide planting strip per the variance request in this report. The planting strip will be punctuated with street trees and landscaping. The main residential entry for the entire building will be off this street. Planters will also be placed along a majority of this building façade to provide softening of the façade and visual interest. There will also be a small retail space located in the northeast corner of the building that will be accessed from the public sidewalk. Large windows with clear glazing will provide visual access into the space.

Refer to discussion regarding the variance request in Section IX.B and Conditions of Approval regarding the final landscape and irrigation plans, streetscape irrigation (right-of-way), planting in the right-of-way/streetscape, and street level glazing for retail and active recreation spaces in Section XI of this report.

B. Design Review Criteria – LUC 20.25A.110

The proposal meets the Design Review Criteria of LUC 20.25A.110 for ***SITE DESIGN*** and ***DOWNTOWN PATTERNS AND CONTEXT***.

1. SITE DESIGN (LUC 20.25A.110.A)

a. Vehicular Circulation and Parking

Parking Areas: All required parking will be accommodated within the three

and a half story underground parking garage. The single access to the garage will be off NE 2nd Place near the northeast corner of the building to take advantage of the drop in grade from west to east. There will be on-street parking in front of the building along the southern side of NE 2nd Place and there will be no on-street parking on NE 2nd Street.

Solid Waste and Recycling: Solid waste and recycling containers will be stored in a trash room that will be access off NE 2nd Place. Waste containers will be placed on the street for pick in a manner similar to that currently use for the Bell Centre residential building directly to the north. Immediately after pick up, the containers must be taken back into the building.

Loading: All loading and delivery functions (other than the solid waste and recycling pick-up) will take place inside the building in the loading area along the western end of the building. Vehicles will access the loading area/dock from NE 2nd Street and the space has been designed such that the vehicles will then be able to turn around within the building, eliminating the need to back over the public sidewalk.

Refer to Condition of Approval regarding provisions for loading and solid waste/recycling containers in Section XI of this report.

b. Pedestrian Circulation and Amenities (LUC 20.25A.060):

Frontage Sidewalks: The frontage sidewalk on NE 2nd Street will be eight feet wide with an additional four-foot wide area between the sidewalk and the curb for street trees and tree grates. Additional landscaping will be placed in planters between the sidewalk and the building base to soften the interface between the building wall and the pedestrian realm. Front doors for the live/work units along this building façade will also open directly onto the public sidewalk.

The frontage sidewalk on NE 2nd Place will be six feet wide with an additional four foot wide planting strip for street trees and ornamental landscaping. This reduction of the width of the sidewalk has been reviewed as a variance request in this report. The main residential entry as well as a small commercial/retail space in the northeast corner of the building will be accessed off the new public sidewalk. Landscaping in planters will also be placed along the NE 2nd Street building base/façade to soften the interface between the building wall and the sidewalk.

Refer to discussion regarding the variance request in Section IX.B and Condition of Approval regarding the final landscape and irrigation plans in Section XI of this report.

Pedestrian Connection: The project will provide a public pedestrian mid-block connection along the western end of the site, connecting NE 2nd Place with NE 2nd Street. **Refer to Condition of Approval regarding public access signage for pedestrian mid-block connection in Section XI of this report.**

Street Trees: Although street trees for the Downtown are identified in LUC 20.25A.060 - Plate B, Land Use has been working with City of Bellevue Parks Department to identify more robust and successful street tree species. The applicant, working with Land Use and the Parks Department, is proposing to use the following street trees via the Alternative Landscape Option. These trees will be more successful in this project location than the trees currently identified in Plate B.

NE 2nd Street: English Oak, Quercus robur 'Pyramich'
NE 2nd Place: Persian Ironwood, Parrotia persica 'Vanessa'

In addition, the street trees shall be planted with a 2 1/2-inch caliper instead of the 3-inch caliper in the LUC. This smaller caliper at time of planting has been shown to result in higher tree survival and growth rates.

Refer to Conditions of Approval regarding the final landscape and irrigation plans, streetscape irrigation (right-of-way), planting in the right-of-way/streetscape, landscape installation and maintenance assurance devices, and maintenance agreement with the City of Bellevue in Section XI of this report.

c. Wind and Sun

The applicant will provide three outdoor spaces located on the eastern and western ends of the building. These spaces will take advantage of territorial views and views into the future park to the east. They will also provide spaces of calm, depending the time of the year. Pedestrian scaled marquees will provide year-round weather protection along both street frontages.

d. Open Space

Because this is a relatively small and very narrow site, there was little opportunity to provide public open space other than along the public sidewalks. However, the applicant has provided some semi-public outdoor open space on the ground level, facing east onto the adjacent future city park. This open space will be accessed from the residents' active recreation space. It also is envisioned to be outdoor space that can be used by the patrons of the retail space in the northeast corner of the building.

The applicant has also provided additional open space through the provision of terraces on the eastern and western ends of the building on level 5 for the use by building residents. These terraces will provide valuable gathering space with territorial views. The majority of the residents will also have private open space via either full or Juliette balconies.

e. Light and Glare

The specific materials proposed for the building have been chosen for their low reflectivity. Additionally, at the ground level, well over half of the length of the public sidewalk on both street frontages will have glass marquees which will provide continuous weather protection as well as diffuse light. The applicant will also use landscaping (street trees, shrubs and groundcover) to

mitigate against potential glare on the public streets and provide pleasant pedestrian spaces. These street trees will also help to mitigate the heat island effect from paving on the public sidewalk.

All exterior building lighting will be required to include cut-off shields to minimize the impacts of light to the future residents and to off-site properties. **Refer to Condition of Approval regarding exterior lighting in Section XI of this report.**

1. DOWNTOWN PATTERNS AND CONTEXT (LUC 20.25A.110.B)

a. Natural Setting and Topography

The bulk of the proposed project is on a moderately sloping site within the urban context. The property drops approximately 18-22 feet from the northwestern corner to the eastern property lines. The proposed building will take advantage of this grade change by tucking the loading area into the slope in the southwestern corner of the building and placing the parking garage entry near the eastern end of the site off NE 2nd Place. The orientation of the residential units will take advantage of the territorial views.

b. Landscape Design

Street Frontage:

NE 2nd Place: The proposed street frontage development will include continuous four-foot wide planting strips between the sidewalk and the curb. The plant materials, which include street trees, shrubs and groundcover, will visually soften the building and improve separation between vehicles and pedestrians. There will also be paved 'bridges' across the planting strip to accommodate people exiting from cars in the on-street parking spaces. Along the building base, there will also be planters with shrubs and groundcover.

NE 2nd Street: The streetscape landscaping along this street frontage will consist of street trees in grates and the planters along the base of the building. The planting strips and tree grates will also be required to have irrigation on a separate system with its own meter to facilitate future maintenance by the City of Bellevue. **Refer to Conditions of Approval regarding the final landscape and irrigation plans, streetscape irrigation (right-of-way), and planting in the right-of-way/streetscape in Section XI of this report.**

Residential Outdoor Space: In addition to the plantings within the city streetscapes, the applicant will provide landscaped outdoor open spaces on the ground floor and on the 5th floor.

Utility Vaults: Above-ground mechanical equipment (boxes and vaults) will not be allowed in any public sidewalks. If they are placed in planting areas, they shall be adequately screened with vegetation. **Refer to Condition of Approval regarding ground-mounted mechanical equipment, screening, and street furniture in Section XI of this report.**

c. Views

Private views and the impact of proposals on those views from adjacent properties are not regulated by the Land Use Code. However, the views from surrounding properties were considered and the building was designed to be interesting and attractive from all directions and blank walls were kept to a minimum. The building was also able to take advantage of territorial views by providing open space along the western and eastern ends of the building.

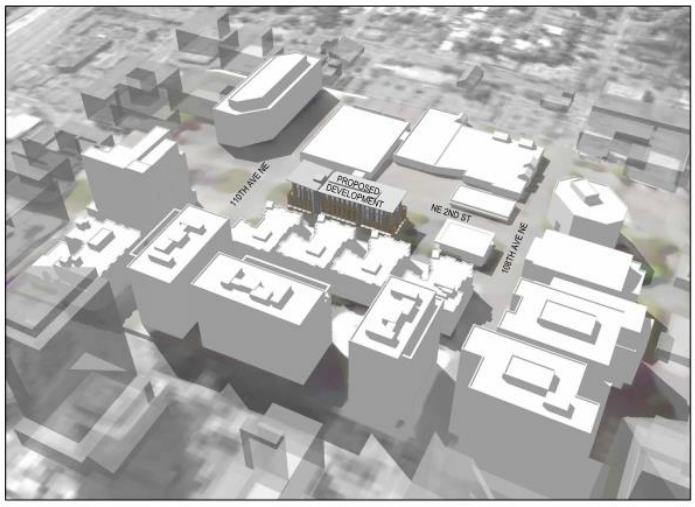
More importantly, the building will be approximately 115 feet lower than the maximum height of 200 feet allowed in this land use district. In addition, the adjacent property to the east, which is the last property on the block, will be a future city park, thus keeping this piece of the block open in perpetuity. Therefore, the project will have a minimal impact on existing views from adjacent properties and from views from any future development.

d. Building Height and Bulk

i. Mass & Void:

Although the building takes up most of the site, it will be over 100 feet below the maximum building height allowed for this land use district. Building modulation, a variety of colors and materials, tri-partite organization of the building, vertical architectural accents, an interesting roof form, and landscaping will help to reduce the apparent mass of the building on all four facades.

Site Massing from the Southeast



Site Massing from the Northwest

ii. Rooftop Modulation: The 'butterfly' form of the roof will provide a modulated rooftop and a visually interesting silhouette against the Downtown skyline that minimizes the appearance of mechanical penthouses.

e. Transitions

The orientation of the building entry, live/work entries, and the provision of improved pedestrian-oriented streetscapes and interesting, high-quality architectural features will draw pedestrians along both street frontages. The eastern end of the building has been pulled back from the property line and an open space at the ground level has been provided with landscaping and decorative concrete walls to provide a pleasant edge with the future city park to the east. The western end of the building has also been pulled back from the property line to provide a public pedestrian connection linking both street frontages.

f. Patterns of Activity

Because this is a relatively small Downtown site, the pedestrian activity is directed along the street frontages. The project will provide a greatly improved streetscape along both NE 2nd Street and NE 2nd Place with new sidewalks (there currently is no sidewalk on NE 2nd Place) on both street frontages. There will be a four-foot wide planting strip with street trees on NE 2nd Place and street trees in grates on NE 2nd Street. **Refer to Conditions of Approval regarding garage exhaust and certification and ground-mounted mechanical equipment, screening, and street furniture in Section XI of this report.**

g. Signage

The conceptual design for building signage has been reviewed as part of this Design Review. All signs must be an integral part of the architectural design, and scaled to the pedestrian environment. However, **no specific signage has been approved through this Design Review.** Each sign will require sign-specific design review approval through a sign permit and must meet the requirements of the Bellevue Sign Code. **Refer to Condition of Approval regarding individual sign permits in Section XI of this report.**

V. PUBLIC NOTICE AND COMMENT

Application Date:	January 23, 2015
Notice of Application:	February 19, 2015
Public Meetings:	March 12, 2015
Minimum Comment Period:	March 5, 2015

The minimum required public comment period ended on March 5, 2015, but written

comments were accepted up to the date of this decision. In addition, one public meeting was held at Bellevue City Hall on March 12, 2015. No one from the public attended the public meeting and only one written comment from a citizen requesting to become a party of record was submitted to Land Use.

VI. TECHNICAL REVIEW

A. Transportation

Site Access
The access to the underground parking garage will be provided on NE 2nd Place. A second access will lead to the building's loading and delivery area on NE 2nd Street. This area will allow larger vehicles, including trucks, to enter and turn around onsite. **Refer to Condition of Approval regarding provisions for loading in Section XI of this report.**

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. **Refer to Conditions of Approval regarding civil engineering plans for transportation and street frontage improvements in Section XI of this report.**

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7D or equivalent). In addition to standard streetlighting, NE 2nd Place is required to have pedestrian-scale lighting as well.

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 City and WSDOT standard drawings. If an approved standard cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

3. The existing curb, gutter, and sidewalk on NE 2nd Street shall be completely removed and reconstructed with a sidewalk width of at least twelve feet, not including the curb, except where approved by Land Use. Any planters or tree wells are included in the twelve-foot width. A dedication of four feet additional right-of-way, further discussed in the "Right-of-Way Dedication" section, is required with the back of the curb set at this location. Transitions to the existing curbs to the east and west shall be provided. Delineation striping shall be provided on the north side of the street to define the travel lane, on-street parking area, and driveway.

4. Curb, gutter, and sidewalk shall be constructed on NE 2nd Place along the project frontage. The sidewalk shall be a minimum of six feet in width free of obstructions, and a minimum of 10 feet total including landscaping. The face of the curb on this street shall be set to allow a 13-foot travel lane and an 8-foot parking bay in addition to the curb, gutter and sidewalk. Transitions to the existing curbs to the east and west shall be provided.

5. The design and appearance of the sidewalk and landscaping on NE 2nd Street and NE 2nd Place shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with four-foot by six-foot tree wells, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

   Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. See section on Alternative Paving Materials for further details.

   If the developer requests alternative paving materials, samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be

installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

6. Tree wells and other landscaping within the sidewalk along NE 2nd Street and NE 2nd Place shall be irrigated with a private metered water source. Electrical connections for lighting in tree wells (or planter strips) may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

7. The driveway on NE 2nd Street shall have an approach width, as defined in standard drawing DEV-7D, of a minimum of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7D. The ramp shall be a minimum of six feet and the sidewalk behind the ramp shall be a minimum of six feet between the ramp and any obstacles. Pedestrian sight triangles shall be provided per standard drawing TE-3.

8. The driveway on NE 2nd Place shall have an approach width, as defined in standard drawing DEV-7D, of a minimum of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7D. The ramp shall be a minimum of six feet and the sidewalk behind the ramp shall be a minimum of six feet between the ramp and any obstacles. Pedestrian sight triangles shall be provided per standard drawing TE-3.

9. 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.

10. To the extent feasible, no new underground 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 underground utility vaults may be located within the primary walking path in any sidewalk.

11. 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. Any object over a sidewalk in public right-of-way is required to have an indemnification agreement.

12. 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 drawing DEV-7D. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

13. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Refer to Conditions of Approval regarding civil engineering plans for transportation, building and site plans for transportation, and street frontage improvements in Section XI of this report.

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. **Refer to Conditions of Approval regarding existing easements and sidewalk/utility easements in Section XI of this report.**

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 required by the 2016-2027 Transportation Facilities Plan, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way. The TFP lists project TFP-190 NE 2nd Street/Bellevue Way to 112th Avenue NE, which calls for widening this roadway from three lanes to five lanes. Four feet of additional right-of-way width will be required on NE 2nd Street along the full length of the property frontage to accommodate TFP-190. **Refer to Condition of Approval regarding dedication of the right-of-way in Section XI of this report.**

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

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 Condition of Approval regarding the right-of-way use permit in Section XI of this report.**

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to

produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Both NE 2nd Street and NE 2nd Place have been classified as "Overlay Required". **Refer to Condition of Approval regarding pavement restoration in Section XI of this report.**

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. and 14.60.080. **Refer to Conditions of Approval regarding the transportation management program and implementation of the transportation management program in Section XI of this report.**

B. Utilities

1. Surface Water

The surface water design for this application has been reviewed against City of Bellevue Storm and Surface Water Engineering standards and is technically feasible for the development proposed. The project is located In the Sturtevant creek Basin which qualifies as a 40/20 rule basin. Storm water modelling has been completed and the site will not increase the 100 year storm event by greater than .1cfs, therefore a detention facility will not be required. The site will not trigger the requirement for water quality treatment and will only need to implement minimum requirement 5 to the maximum extent practicable.

2. Water

The development proposes all of the mixed use building fire, irrigation and domestic water connections to an 8" water main in NE 2nd Place. There is adequate capacity in the water main to serve the site.

3. Sewer

The development proposes to supply sewer service to the development by an 8" private sewer stub connecting to the public sewer system in NE 2nd Place. There is adequate capacity in the sewer main to serve the site.

Refer to Condition of Approval regarding utilities conceptual approval in Section XI of this report.

C. Clearing and Grading

The Clear and Grade reviewer has reviewed the plans and materials submitted for this project and determined that 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 City of Bellevue Clearing and Grading Code (BCC 23.76).

D. Parks Department

All new street trees are required to be planted per the Parks Department Best Management Practices in place at time of construction. The irrigation for the right-of-way plantings shall be on a separate meter to allow accessibility for any necessary maintenance work by the City of Bellevue. Lastly, prior to the release of the landscape maintenance assurance device, the applicant and the City of Bellevue shall enter into an agreement regarding future maintenance of the streetscape and right-of-way. **Refer to Conditions of Approval regarding streetscape irrigation (right-of-way), planting in the right-of-way/streetscape, and maintenance agreement with the City of Bellevue in Section XI of this report.**

E. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and standards. As conditioned, this proposal will conform to these requirements. **Refer to Condition of Approval regarding Fire Department requirements in Section XI of this report.**

F. Building

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 Permit. The plans generally conform to the requirements applicable to this stage of the design process.

G. Addressing

The address for the new building will be 10961 NE 2nd Place and this address shall be used for all future permits. **Refer to Condition of Approval regarding addressing in Section XI of this report.**

VII. STATE ENVIRONMENTAL POLICY ACT

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see annotated Environmental Checklist attached to this staff report). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2016-2027 Transportation Facilities Plan Environmental Impact Statement (TFP EIS) Addendum. Specifically regarding the 2016-2027 TFP, it was determined that a new Addendum to the 2013-2024 TFP EIS would adequately address the required review under SEPA. The Addendum for the 2016-2027 TFP Update was published on October 8, 2015. These documents analyze the transportation and air quality impacts of the City's Transportation Commission recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals. The Transportation Facilities Plan was subsequently adopted December 7, 2015 via Resolution 9032. All referenced documents above are available in the Records Office at City Hall.

This section of the staff report is an addendum to the adopted EIS referenced above and the environmental checklist (Attachment B). Adverse impacts which are less than significant are usually subject to City Code 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. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section XI of this report.

A. Surface Water

As described in the Utilities technical review, the surface water design for this application has been reviewed against City of Bellevue Storm and Surface Water Engineering standards and is technically feasible for the development proposed. The project is located In the Sturtevant creek Basin which qualifies as a 40/20 rule basin. Storm water modelling has been completed and the site will not increase the 100 year storm event by greater than .1cfs, therefore a detention facility will not be required. The site will not trigger the requirement for water quality treatment and will only need to implement minimum requirement 5 to the maximum extent practicable.

B. Air

Impacts to the air will primarily be due to the construction activities on the site. Dust suppression techniques via the Clearing and Grading section of the City code (BCC 23.76) and a condition of approval requiring all construction vehicles to meet the RCW codes regarding covered loads will apply. **Refer to Condition of Approval regarding air pollution from construction vehicles and equipment in Section XI of this report.**

C. Noise

Construction Noise: The Bellevue Noise Control Ordinance BCC 9.18 limits noise levels at the property line to 60 dBA (A-weighted sound level), except from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays that are not legal holidays. Expanded hours may be approved by the Land Use Director under two conditions: to accommodate traffic mitigation and/or for construction of essential public facilities. The site is located near residential uses to the north and east. Restricting the construction hours will reduce noise impacts to neighboring properties. Expanded construction hours during evening or early morning hours should be avoided to minimize noise impacts to nearby residents. In addition, the contractor must use the best available noise abatement technology consistent with feasibility during construction. **Refer to Conditions of Approval regarding construction hours and use of best available noise abatement technology in Section XI of this report.**

Interior Noise: Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceed Ldn (day-night average sound level) of 65 dBA anywhere along the site boundary, unless the construction can achieve *interior* noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. *Prior to the issuance of any building permit*, the applicant must submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels must be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds. **Refer to Conditions of Approval regarding the acoustical engineer's report and noise measurements prior to TCO**

in Section XI of this report.

Garage Exhaust Noise/Air: The garage exhaust vents must be designed and located to prevent adverse impacts to the pedestrian environment and to the people living in or near the project. The applicant must provide certification by a noise consultant that the operation of the garage exhaust fans will not exceed 60 dBA at the public sidewalk and that the velocity and direction of airflow will not adversely affect the pedestrian environment or the residents of the project/neighborhood. **Refer to Conditions of Approval regarding garage exhaust and certification in Section XI of this report.**

D. 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 2013 – 2024 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. Evergreen Plaza lies within MMA #3, which has a 2027 total growth projection of 4,645 multi-family units. This development proposes 154 units. 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 Condition of Approval regarding the transportation impact fee in Section XI of this report.**

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.

With 154 apartments, this development will generate approximately 70 new p.m. peak hour trips. That number was used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated 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, six 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, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency (refer to Attachment C).

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. At issuance of building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100.

Short Term Operational Impacts and Mitigation
City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included the operation of the intersection at NE 2nd Street and 110th Avenue NE, which will receive 57 additional trips from this project. The results of the short-term traffic analysis are published in the NE 2nd Street Apartments Traffic Impact Study, January 2016, by Jake Traffic Engineering. The study is included in the Transportation Department file for this development, and shows that the project will not significantly impact the level of service at this intersection.

The Evergreen Plaza project is near the alignment of Sound Transit's EastLink light rail construction, and is adjacent to a property that Sound Transit is using as a staging area. Easements, road closures, and air rights have been granted to Sound Transit as part of their construction process. This project will be required to work under these conditions and may be required to alter plans and elements of construction as such.

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

The following changes were made as a result of this Design Review:

- The loading and delivery area was created in the southwest corner of the building to support all loading functions. Pick up of solid waste and recycling will be allowed to take place on NE 2nd Place in the same manner as pick up for the Bell Centre building to the north.
- The elevator and stair penthouses were designed to be better integrated into the overall building design.
- The required realignment of the curbline on NE 2nd Street resulted in a further narrowing of the project site. It was determined that the applicant could request a variance to narrow the width of the sidewalk on NE 2nd Place, a non-arterial street,

from eight to six feet, while still accommodating a continuous planting strip, street trees, on-street parking, and continuous weather protection.

IX. DECISION CRITERIA

Below is a discussion of how the proposal has met the decision criteria for both the Design Review and Variance request.

A. Design Review: The Director may approve, or approve with modifications, an application for Design Review under LUC 20.30F.145 if:

1. The proposal is consistent with the Comprehensive Plan.
This project is consistent with the Comprehensive Plan, which includes policies for the provision of housing along with policies that address the goals of site and building design in the Downtown. The addition of new residential units is consistent with the City's goal of creating housing for its population and the region under the State's Growth Management Act. The most relevant Comprehensive Plan Policies related to this proposal are outlined below:

Housing Policies
Policy HO-2: *Promote quality, community-friendly single family, multifamily and mixed use development, through features such as enhanced open space and pedestrian connectivity.*
Policy HO-11: *Encourage housing opportunities in mixed residential/commercial settings throughout the city.*

Finding: The proposed project adds housing within the Downtown – an area that is expected to accommodate a large share of the projected housing growth anticipated over the next 20 years. The proposed building will be placed on an under-utilized site that currently is occupied with older, existing one story structures and has an overall development density that is significantly less than allowed by code on the site.

The residential use is compatible with the emerging surrounding development in the Downtown and will help to create a community-friendly development by providing enhanced streetscapes with improved sidewalks and planting areas and a mid-block pedestrian connection that will link NE 2nd Place with NE 2nd Street. The provision of live/work units along NE 2nd Street will also provide a new unit type/opportunity within the stock of downtown residential housing.

Urban Design Policies
Policy UD-1: *Enhance the appearance, image and design character to make Bellevue an inspiring place to be.*
Policy UD-4: *Create a safe, engaging and attractive pedestrian environment throughout the city using appropriate urban design features.*
Policy UD-10: *Encourage rooflines that create interesting and distinctive forms against the sky within Downtown and other mixed use areas.*
Policy UD-12: *Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.*

Policy UD-23: *Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.*
Policy UD-25: *Ensure that site and building design relates and connects from site to site.*
Policy UD-29: *Integrate rooftop mechanical equipment screening with building architecture.*
Policy UD-34*: Provide both weather protection and access to sunlight in pedestrian areas using architectural elements.*
Policy UD-43: *Permit high intensity development subject to design criteria that assures a livable urban environment.*
Policy UD-48: *Link increased intensity of development with increased pedestrian amenities, pedestrian-oriented building design, through-block connections, public spaces, activities, openness, sunlight, and view preservation.*
Policy UD-63*: Ensure continuous and safe sidewalks wide enough to service current and planned uses along arterials that are integrated with abutting land uses.*

Finding: The design of the building, using articulation, varying planes, and a thoughtful mix of durable, high-quality building materials will result in a building that will fit well within the Downtown context and will contribute to the overall liability of the Downtown. The project will provide enhance public sidewalks with street trees landscaping, and continuous weather protection. There will be a new mid-block pedestrian connection on the west end of the building to take pedestrians from NE 2nd Street to NE 2nd Place.

The building itself will have a visually interesting, high quality design that uses a mix of urban materials and colors to complement surrounding development. The mechanical equipment screening will be integral to the overall building design through the use of the same materials that are found on the building and a roof pitch that matches the building's interesting 'butterfly' roof form.

Amenities within the project will include active recreation spaces, outdoor terraces for all residents, and a retail space in the northeast corner. Improved streetscapes and pedestrian scaled site features such as marquees and planters at the base of the building will not only provide benefit to the residents, but will add to the overall livability of this part of the Downtown.

Downtown Subarea Policies
Policy S-DT-40. *Enhance the appearance of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, paving treatments medians, or other softening treatments as appropriate.*
Policy UD-75. *Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.*

Finding: The proposal enhances the pedestrian right-of-way along both street frontages through the provision of pedestrian-oriented marquees, landscaped

planting strips, street trees, pedestrian-scaled lighting, and planters at the base of the building wall.

2. **The proposal complies with the applicable requirements of this Code.**
Finding*:* The tables in Sections III.A and B of this report summarize the applicable requirements, and analyze the proposed project for consistency with the applicable code requirements. The proposal complies with the LUC requirements for building height, lot coverage, floor area ratio and parking. The proposal also conforms to the applicable design guidelines and decision criteria for Design Review and a Variance, as described in Section IV of this report.

3. **The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**
Finding: Refer to Section IV of this report, which includes information on how the design guidelines and criteria have been met.

4. **The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.**
Finding: The proposal is compatible with the scale and character of development that is beginning to emerge in the surrounding neighborhood. The proposed exterior materials are visually harmonious with the surrounding development and the proposed frontage development is consistent with the character of the surrounding Downtown streets.

5. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities.**
Finding: The proposal site has access to water, sewer and electrical services.

B. Variance: The Director may approve or approve with modification an application for a variance from the provisions of the Land Use Code per LUC 20.30G.140 if:

1. **The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property; and**
Finding: The subject property is unique because of its very narrow width and the fact that it lies between two public streets. This condition exists in only one other location in the Downtown. This condition is further exacerbated by the required new curbline and street configuration on NE 2nd Street, which resulted in moving the southern façade of the building further north into the subject property. Therefore, the variance is to address a very specific and unique condition and would not be considered a granting of special privilege.

2. **The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use right and privileges permitted to other properties in the vicinity and in the land use district of the subject property; and**

Finding: The proposal site is unique within the Downtown. It is not part of a larger superblock but is instead on a particularly narrow lot, with a depth of approximately

94 feet. The site is also unique because it lies directly between two street frontages - an arterial street, NE 2nd Street to the south, and a local street, NE 2nd Place to the north. There are very few local streets in the Downtown and they typically have significantly lower traffic and pedestrian volumes that the rest of the Downtown streets. The shape is further compromised because these two bordering streets are not parallel, making the eastern end of the site narrower than the western end.

The existing condition along the site's southern property line on NE 2nd Street includes on-street parking and a sidewalk directly behind the curb. With development of the site, the street frontage along NE 2nd Street was required to meet the current design plans for the city's NE 2nd Street Roadway Improvements project. This resulted in eliminating the on-street parking and moving the existing curbline along the northern side of the street northward. This realignment resulted in a dedication for the right-of-way of approximately 5,500 square feet from the proposal property/site and a reduction in the useable depth of the lot for the building by approximately 15 feet to approximately 79 feet. After the realignment, the southern property line will actually extend into the public roadway by approximately four feet. The applicant was able to place the northern façade of the building on the northern property line. However, since the property line will now extend into the roadway of NE 2nd Street, the southern façade of the building was required to move approximately 15 feet northward. After the required streetscape improvements are provided, the depth of the building will be reduced to approximately 72 feet. With this reduced building width, it also became difficult to provide enough depth for the residential units – all of which are organized around a central east-west corridor. Without this variance, the applicant would be required to further reduce the width of the building by at least two feet, which in turn would impact the functionality and marketability of the units – particularly as they are compared to the many other residential developments recently completed or under construction in the Downtown. By reducing the width of the sidewalk on NE 2nd Place, a local street, from eight feet to six feet, the applicant would not be required to further reduce the width of the building by two feet. The reduced sidewalk will also allow for on-street parking on NE 2nd Place, which was supported by the applicant and encouraged by the City on local streets. The sidewalk, planting strip and on-street parking will also complement the existing condition on the northern side of the street in front of the Pinnacle at Bell Centre residential building.

3. The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property; and

Finding: The reduced with of the sidewalk will be along one of the few non-arterial streets in the Downtown. There will still be a greatly improved pedestrian environment over what exists today, with planters along the base of the building, continuous weather protection, the six foot wide sidewalk, and a four-foot wide planting strip with street trees and landscaping. This streetscape development will complement and enhance the streetscape on the northern side of NE 2nd Place, thereby giving the pedestrian multiple pedestrian-scaled routes along this relatively quiet, pedestrian oriented street.

4. The variance is not inconsistent with the Comprehensive Plan.

Finding: The variance is consistent with the Comprehensive Plan. Even with a reduced sidewalk width, the streetscape on NE 2nd Place will still provide a visually stimulating pedestrian environment that is consistent with the Housing, Urban Design and Downtown Subarea policies in the Comprehensive Plan, as outlined in Section IX.A.1 of this report. The sidewalk will be enhanced with a landscape strip between the curb and the sidewalk, street trees, planters along the building base, and continuous weather protection via glass marquees. These improvements will be located along a street frontage that currently has an undeveloped streetscape and no sidewalk.

X. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, City Code & Standard compliance reviews, and SEPA, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal.

XI. CONDITIONS OF APPROVAL:

The following conditions are imposed on the applicant under the authority referenced:

A. GENERAL:

The following conditions are per each phase of the development:

Compliance with Bellevue City Codes and Ordinances
Compliance with all applicable Bellevue City Codes and Ordinances including but not limited to the following is required:

Clearing and Grading Code - BCC 23.76	Janney Gwo,	425-452-6190
Bellevue Development Standards	Molly Johnson,	425-452-7915
Transportation Code - BCC 14.60	Molly Johnson,	425-452-7915
Trans. Improvement Program - BCC.22.16	Molly Johnson,	425-452-7915
Right-of-Way Use Permit - BCC 14.30	Tim Stever,	425-452-4294
Bellevue Utilities Code - BCC Title 24	Mark Dewey,	425-452-6179
Construction Codes - BCC Title 23	Lee Kranz,	425-452-2732
Code - BCC Title 20	Sally Nichols,	425-452-2727
Sign Code - BCC Title 22B	Sally Nichols,	425-452-2727
Noise Control - BCC 9.18	Sally Nichols,	425-452-2727
Uniform Fire Code - BCC 23.11	Sean Nichols,	425-452-2926
Parks Department	Tom Kuykendall,	425-452-7924

1. Construction 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. 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. Prolonged exposure to noise

created by extended hour construction activity would likely have a significant impact on the surrounding residents. In order to minimize detriment to nearby residential uses, the contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. *Requests for exemption from the Noise Control Code must be submitted in writing two weeks prior to the scheduled onset of extended hour construction activity*.

AUTHORITY: BCC 9.18.040
REVIEWER: Sally Nichols, Land Use

2. 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: BCC 9.18.020F
REVIEWER: Sally Nichols, Land Use

3. 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 (RCW) 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code 23.76, Revised Code of Washington 46.61.655
REVIEWER: Sally Nichols, Land Use

4. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) for water, and sewer and storm UA and UB permits. A water Developer Extension Agreement will be required along with separate UA and UB permits. All necessary public and private utility easements are required to be recorded prior to final acceptance of the utility improvements. All connection charges are required to be paid prior to UE permit approval.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities

5. Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am

due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

AUTHORITY: BCC 14.30.060
REVIEWER: Tim Stever, Transportation

6. Property Address

The future address for the proposed building will be 10961 NE 2nd Place. This address should be used on all subsequent permits for this proposal.

AUTHORITY: LUC 20.45B.260
REVIEWER: Sally Nichols, Land Use
Jami Carter, Addressing

7. Fire Department Conditions

Provide the street level elevations on sheet A3.04-DR to confirm this is not a High Rise building. Average grade plane per the LUC is not used by Building/Fire for this determination. We use the center of the closest vehicle travel lane to the highest floor plate to make this determination.

The 2012 Bellevue amended IBC Definition of HIGH-RISE BUILDING - Buildings having occupied floors or an occupied roof located more than 75 feet above the lowest level of fire department vehicle access.

However, even if the building height is acceptable, if the underground parking is more than 30 feet below the lowest level of fire department vehicle access per IBC 405.1 (City of Bellevue Amendment) pressurized stairwells are required.

These issues can be addressed in subsequent building permit review.

AUTHORITY: International Fire Code (IFC) 506, 903, 905, 907, & 912, IFC Chapters 27 and 34, IBC 503 (e) & 3002.4, and BCC 5749, Bellevue Fire Department Development Standards (BFDDS)
REVIEWER: Sean Nichols, Fire

8. Provisions For Loading

The property owner shall provide an off-street loading space, shown in the garage accessed via NE 2nd Place. On-street loading and unloading or maneuvering will not be permitted.

AUTHORITY: LUC 20.20.590.K.4 and BCC 14.60.180
REVIEWER: Sally Nichols, Land Use
Molly Johnson, Transportation

B. PRIOR TO CLEARING & GRADING PERMIT:

The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

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: BCC 11.70 & 14.30
REVIEWER: Tim Stever, Transportation

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. 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, crosswalk revisions, and crosswalk equipment such as pushbuttons. Reference ADA compliance or provision of a Design Justification Form.
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, including pedestrian 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) City standards for driveway widths range from 30 to 36 feet on arterial streets, and 26 to 30 feet for local streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-7D.

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 any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60, Transportation Department Design Manual, Americans with Disabilities Act
REVIEWER: Molly Johnson, Transportation

11. Final Landscape and Irrigation Plans

a) General: Final Landscape and Irrigation Plans shall be submitted with the Clearing and Grading Permit application for review by Land Use, the Parks Department, and the Utilities Department. See Condition of Approval regarding the streetscape irrigation (right-of-way) below.

b) NE 2nd Street: The Final Landscape Plan shall be revised to include a redesigned streetscape on NE 2nd Street to ensure that there is a continuous, uninterrupted ADA-compliant sidewalk and, where technically feasible, a continuous eight-foot wide walking path. Tree grates must be flush with the sidewalk paving per the Transportation Department standards and be able to accommodate pedestrian foot traffic. The size of the tree grates shown may need to be adjusted to achieve an approvable sidewalk, which will be reviewed under the Clearing and Grading Permit.

c) Final Landscape and Irrigation Plans approved under the Clearing and Grading Permit shall be included in the Building Permit set, but each sheet shall be labeled "**FOR REFERENCE ONLY – REFER TO CLEARING AND GRADING PERMIT FOR APPROVED LANDSCAPE AND IRRIGATION PLANS**".

AUTHORITY: LUC 20.20.520, LUC 20.25A.060.B 110.B
REVIEWER: Sally Nichols, Land Use

12. Streetscape Irrigation (Right of Way)

a) Right-of-Way: Any irrigation system for all landscaping within the City right-of-way will be on **a separate meter and controller** which can be accessed 24 hours a day by the City and shall remain separate from the on-site systems. The irrigation system shall include automatic operations and rain sensors to override the automatic cycle if needed. Coordinate the exact location with the Parks Department prior to irrigation installation and submit proof that the irrigation design for the right-of-way has been approved by the Parks Department prior to building permit issuance. If the irrigated area exceeds 500 square feet, then the landscape irrigation budgeting section of the Water Code applies.

b) A private irrigation service line(s) is required for all on-site landscape areas.

c) Drip irrigation will **not** be allowed in the right-of-way planting strip. Schedule 40 irrigation pipe is required in the right-of-way and there shall be a minimum 4-inch diameter sleeves under all new sidewalks and driveways.

d) Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

e) Parks Department Contacts:
- Tom Kuykendall, tkuykendall@bellevuewa.gov or (425) 452-7925; or
- Melissa Kerson, mkerson@bellevuewa.gov or (425) 45204100

AUTHORITY: BCC 24.02.205, LUC 20.25A.040 and 060, and 20.25A.520
REVIEWER: Sally Nichols, Land Use

13. Planting in Right-of-Way/Streetscape

a) All landscaping in the right-of-way shall be done according to the Parks Department Best Management Practices and Design Standards in place at the time of construction.

b) The following street trees are to be used:
NE 2nd Street: English Oak/Quercus robur 'Pyramich'
NE 2nd Place: Persian Ironwood/Parrotia persica 'Vanessa'

Street Trees to be 2 1/2" caliper at time of planting.

c) *Prior to ordering*, confirm cultivar with City of Bellevue Parks Department. Contacts are:
- Tom Kuykendall, tkuykendall@bellevuewa.gov, 425-452-7924, or
- Melissa Kerson, mkerson@bellevuewa.gov, 425-452-4100

d) A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation.

Contact Parks Department Resource Management at (425) 452-6855 or the contacts above at least 24 hours before planting to schedule the inspection.

AUTHORITY: LUC 20.25A.060
REVIEWER: Sally Nichols, Land Use

C. PRIOR TO BUILDING PERMIT:

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:

14. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. The impact fee is estimated to be $285,363.70, which includes credit for the existing uses on the site. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16
REVIEWER: Molly Johnson, Transportation

15. 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

16. Existing Easements

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

AUTHORITY: BCC 14.60.100
REVIEWER: Molly Johnson, Transportation
Tim Stever, Transportation

17. Sidewalk/Utility Easements

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

AUTHORITY: BCC 14.60.100
REVIEWER: Molly Johnson, Transportation

18. Dedication of Right-of-Way

The applicant shall dedicate right of way to the City along the property frontage on NE 2nd Street such that street improvements to the back of curb are located within the public right of way.

AUTHORITY: BCC 14.60.090
REVIEWER: Molly Johnson, Transportation

19. 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 and 14.60.080.

AUTHORITY: BCC 14.60.070; 080
REVIEWER: Molly Johnson, Transportation

20. Street Level Glazing

To ensure visibility from the sidewalk into any commercial/retail use spaces and the active recreation space in the southeast corner of the building, clear (non-tinted, non-reflective) window glass shall be used. A sample of the glass shall be submitted to the Land Use Division of DSD for review and approval prior to building permit issuance. The storefront windows shall not be obstructed with devices such as curtains, blinds, etc. to allow continuous visual access into the spaces.

AUTHORITY: LUC 20.25A.030.C.1, 20.25A.090.E, 20.30F.145
REVIEWER: Sally Nichols, Land Use

21. Ground-Mounted Mechanical Equipment, Screening, and Street Furniture

No mechanical equipment (including power, telephone, traffic control, etc.) shall be located in above ground cabinets in a "pedestrian travel zone." Such equipment shall be located in underground vaults, in a building, or substantially screened in planting areas per the approval of the Transportation Department and Land Use. No street furniture shall be located within the "pedestrian travel zone."

AUTHORITY: LUC 20.20.650, 20.25A.110.B.6
REVIEWER: Sally Nichols, Land Use

22. Garage Exhaust and Certification

Garage vents shall be located such that exhaust and odors are directed away from pedestrians. All vents shall be architecturally integrated to the building.

Provide certification by a noise consultant or mechanical engineer prior to issuance of any mechanical permits that the noise from the exhaust fans will not exceed 60 dBA at the public sidewalk and the southern property line and a determination by the City's Mechanical Plans Examiner that the velocity and direction of airflows from the exhaust system within pedestrian areas not exceed 500 CFM.

AUTHORITY: BCC 9.18.045
REVIEWER: Sally Nichols, Land Use

23. Amenity Designs and Statistics

The building permit submittal plans and drawings shall include a detailed design for each proposed FAR amenity with a design component and a statistical summary for each amenity.

AUTHORITY: LUC 20.25A.030
REVIEWER: Sally Nichols, Land Use

24. Exterior Lighting

The applicant shall submit a detailed design for all building exterior lighting. Lighting shall be contained to this site and not be permitted to spill-over to adjacent sites. All exterior building lighting is required to include cut-off shields to minimize impacts of light and glare.

AUTHORITY: LUC 20.25A.110.A.5
REVIEWER: Sally Nichols, Land Use

25. Acoustical Engineer's Report

The applicant shall submit an Acoustical Engineer's report on the proposed construction and the *anticipated* maximum noise thresholds inside the units facing the street frontage. Verification of the noise levels will be required prior to TCO. See Condition of Approval D.32.

AUTHORITY: BCC 9.18
REVIEWER: Sally Nichols, Land Use

D. PRIOR TO ANY TCO:

The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

26. Street Frontage Improvements

All street frontage improvements and other required transportation elements, including street light revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light apparatus affected by this development 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

27. Pavement Restoration

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

- NE 2nd Street and NE 2nd Place: Based on these streets' condition, they are classified with the City's overlay program as "Overlay Required". Street cutting is permitted only with extraordinary pavement restoration. Pavement restoration requirements are outlined in the right-of-way use permit.

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

28. Solid Waste/Recycling Containers

The methodology for solid waste/recycling pick-up shall the review and approved by Land Use and the applicant shall sign and record with King County an agreement that runs with the property which requires all recycling bins, refuse containers and similar items to be moved out of the building immediately prior to pick up by building staff, and moved back into the building ***within 30 minutes of the completion of pick-up***. No trash containers will be allowed to remain in and/or block the public right-of-way on NE 2nd Place.

AUTHORITY: LUC 20.20.725 and 20.25A.110.B
REVIEWER: Sally Nichols, Land Use

29. Public Access Signage for Pedestrian Mid-Block Connection

Two "Public Access" signs (one on NE 2nd Place and one on NE 2nd Street),as depicted in the Bellevue Wayfinding Manual, shall be prominently located to convey the message that pedestrians may use the alleys as mid-block pedestrian connections. The exact location of these signs (generally placed on building or planter walls) shall be coordinated with and approved by Land Use. At a minimum, the hours that the connection shall be open are 7:00 am to 9:00 pm.

AUTHORITY: LUC 20.25A.060 and 20.30F.145
REVIEWER: Sally Nichols, Land Use

30. Bonus System Recording

The applicant shall record the following with the King County Office of Records and Elections. Prior to recording, submit all materials to Land Use for final review.

a) Signed Design Review Staff Report.
b) FAR bonus point calculations on FAR Worksheet.
c) Project Drawings reduced to 8 ½ x 11 black and white for recording.
d) Planning Floor Plates that show the location and associated gross square footages per floor of all uses in building. Should be color coded for file, although a black and white copy will required for recording.
e) Planning Floor Plates that show the location and size of all amenities provided.

AUTHORITY: LUC 20.25A.020.D.3
REVIEWER: Sally Nichols, Land Use

31. Landscape Installation Assurance Device

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the following may be submitted: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation, inspection and approval by the land use reviewer for the project.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

32. Landscape Maintenance Assurance Device

File with the Development Services Department a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: LUC 20.20.520.K and 20.40.490
REVIEWER: Sally Nichols, Land Use

33. Maintenance Agreement with the City of Bellevue

After one-year, the landscape shall be inspected by Land Use and the Parks Department. Prior to the release of the Landscape Maintenance Assurance Device, the applicant and the City of Bellevue shall enter into an agreement to determine future maintenance responsibilities for the streetscape and streetscape plantings.

AUTHORITY: LUC 20.25A.060
REVIEWER: Sally Nichols, Land Use

34. Noise Measurements

The noise levels must be measured inside a random sample of the residential units facing each street and the original acoustical report shall be revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds.

AUTHORITY: BCC 9.18
REVIEWER: Sally Nichols, Land Use

35. Allocation of Parking for Commercial/Retail Use

Parking provided for the leasable space in the northeast corner of the building has been approved with the assumption that it is a retail space. Prior to TCO, applicant shall submit plans of the parking garage to Land Use, identifying the exact location of the parking stalls to be assigned to the commercial/retail space in the northeast corner of the building, all parking stalls available only for residents, and identify any conditions and/or restrictions for all spaces. All spaces for the retail uses must be available during business hours and shall not be obstructed from use by gates. All parking spaces for retail and/or shared uses shall be painted with this designation.

During review of any tenant improvements for this space, the parking allocation will be reviewed. Note that if a use other than retail should ever be proposed for the commercial/retail space, this change of use would require approval by Land Use that may include a recalculation of the parking allotment for the entire building and possibly a parking study.

AUTHORITY: LUC 20.25A.050
REVIEWER: Sally Nichols, Land Use

36. Implement the Transportation Management Program
The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: BCC 14.60.070, 14.60.080
REVIEWER: Molly Johnson, Transportation

E. PRIOR TO ISSUANCE OF SIGN PERMITS

37. Individual Sign Permits
Signage has been reviewed on a ***conceptual design basis only*** and not for compliance with the Bellevue Sign Code. All signage shall be pedestrian oriented. Design review of individual signs and compliance with the approved sign package and the requirements of the Sign Code will occur through review of each sign permit application. The sign package plans, elevations, and/or sketches shall include but are not limited to:

1. Location
2. Illumination
3. Color and Materials
4. Design (no cabinet or freestanding signs are permitted)

AUTHORITY: LUC 20.25A.110, LUC 20.30F, BCC 22B.10.025.B.4
REVIEWER: Sally Nichols, Land Use

Attachments:
A. Design Review Submittal Drawings
B. Environmental Checklist
C. Certificate of Concurrency

Attachment A - Design Review Submittal Drawings

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).

New sidewalks and road alterations (curbs/gutters, paving, etc.) will occur at NE 2nd St and NE 2nd Pl.

Variance to reduce sidewalk on NE 2nd Pl. from 8 to 6 ft.

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. 70 new peak pm.

PM peak time vehicle trips: ~~48-50~~ (40-41 by other mode). AM peak time: approximately 32 vehicle trips.

Certificate of Concurrency issued w/ D.R.

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

Proximity to mass transit and downtown will help mitigate vehicle trip impacts. Paving patterns, sight lines, etc. will be implemented where vehicle and pedestrian traffic interact to help mitigate conflict. Loading dock and trash/recycle areas are located within the building and away from main garage entry (on different street).

See Trans. section of staff report.

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.

Project will result in the need for fire protection, police protection, health care, and schools.

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

Those required per local jurisdictions.

16. Utilities

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

(All noted except septic; plus cable provider)

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.

Electricity/Gas: PSE; Water & sanitary sewer: Bellevue Utilities; Cable/phone: Comcast, DISH, Frontier, Century Link, Verizon, Sprint, DirectTV, etc.; Trash/cecycle, yard waste: Republic

Signature

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.

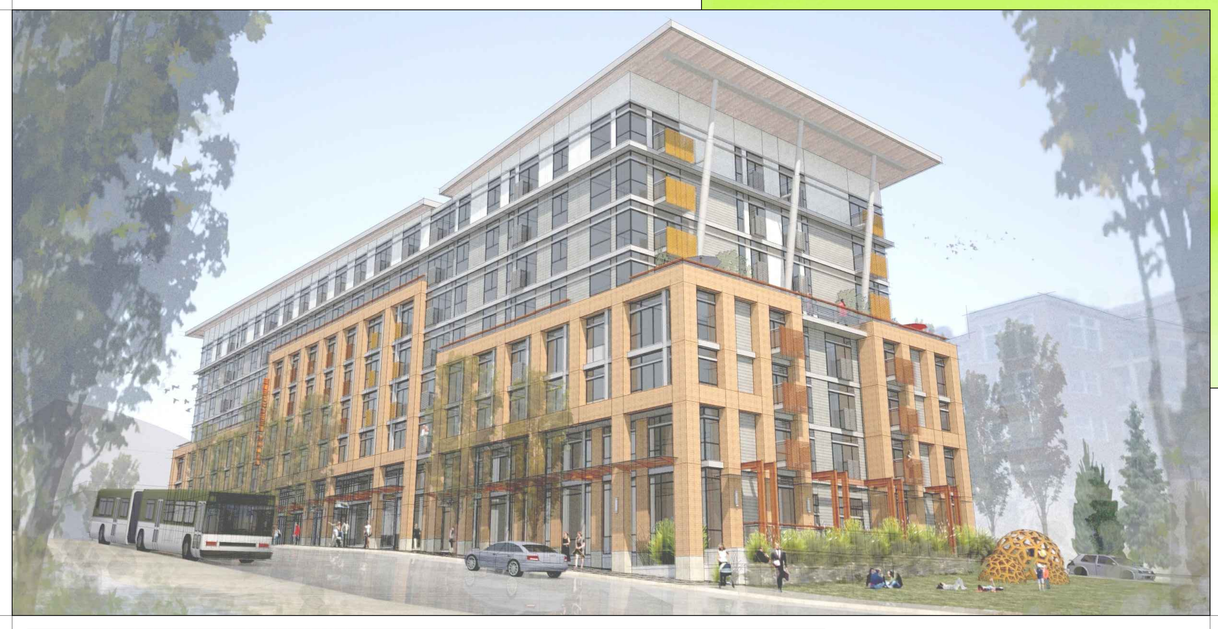
Signature..... Date Submitted 12/19/2014

GN

EVERGREEN POINT DEVELOPMENT, LLC

EVERGREEN PLAZA

11.06.15 DESIGN REVIEW RESUBMITTAL 01
10845 NE 2ND PL APARTMENTS
BELLEVUE, WA 98004
13-050



WEBER THOMPSON

13-050 EVERGREEN PLAZA - EVERGREEN POINT DEVELOPMENT, LLC - 11.06.2015 DESIGN REVIEW RESUBMITTAL 01

WEBER THOMPSON

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* RUSHING M.E.P. SCOPE IS TO 100% SCHEMATIC DESIGN; M.E.P. WORK BEYOND SD WILL BE BIDDER DESIGNED AND SUBMITTED TO CITY OF BELLEVUE AS DEFERRED SUBMITTALS

SHEET INDEX

SHEET NO.	SHEET TITLE	SD 10.13.2014	DESIGN REVIEW 01.09.2015	REVISIONS 11.06.2015
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G0.01	SHEET INDEX	●	●	●
G0.02	GENERAL INFORMATION AND ABBREVIATIONS	●	●	●
G1.00	ZONING AND PROJECT CRITERIA			●
G1.01	EXITING & OCCUPANCY DIAGRAMS			●
G1.02	F.A.R. DIAGRAMS			●
G1.03	AREA SUMMARIES			●
G2.00	BUILDING COMPOSITION DIAGRAMS ~~LAND USE CODE INFO.~~	●	●	●
G2.01	SITE MASSING (BIRD'S EYE VIEWS)	●	●	●
G2.02	SIGNAGE & CANOPY DIAGRAMS	●	●	●
G2.03	EXTERIOR LIGHTING DIAGRAMS	●	●	●
G2.04	PROJECT VIGNETTES	●	●	●
G2.05	PROJECT VIGNETTES	●	●	●
G2.06	PROJECT VIGNETTES	●	●	●
1-Jan	SURVEY	●	●	●
	CIVIL	~~2~~	~~2~~	7
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C002	SITE PLAN 'B'	●	●	●
C200	GRADING AND DRAINAGE PLAN ~~PRELIM. CLEARING & GRADING~~	●	●	●
C300	WATER AND SEWER PLAN			●
C400	ROAD IMPROVEMENT PLAN			●
C500	GENERAL NOTES			●
C501	GENERAL DETAILS			●
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L1.01	~~LEVEL L5 LANDSCAPE PLAN~~	●	●	●
L2.00	STREET LEVEL IRRIGATION PLAN			●
L2.01	LEVEL L5 IRRIGATION PLAN			●
L2.02	IRRIGATION DETAILS			●
L3.00	PLANT SCHEDULE AND DETAILS			●
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A2.00	LEVEL P3/P4 PLANS	●	●	●
A2.01	LEVEL P2 PLAN	●	●	●
A2.02	LEVEL P1 PLAN	●	●	●
A2.03	LEVEL 1 PLAN	●	●	●
A2.04	LEVEL 2 PLAN	●	●	●
A2.05	LEVEL 3 PLAN	●	●	●
A2.06	LEVEL 4 PLAN	●	●	●
A2.07	~~LEVEL 5 PLAN~~	●	●	●
A2.08	LEVEL 6 PLAN ~~LEVELS 6-8 PLAN~~	●	●	●
A2.09	LEVEL 7 PLAN ~~ROOF PLAN~~	●	●	●
A2.10	LEVEL 8 PLAN			●
A2.11	ROOF PLAN			●
A3.00	~~EXTERIOR ELEVATION: SOUTH~~			●
A3.01	EXTERIOR ELEVATION: NORTH			●
A3.02	EXTERIOR ELEVATION: EAST			●
A3.03	EXTERIOR ELEVATION: WEST			●
A3.04	COLOR ELEVATIONS	●	●	●
A4.00	BUILDING SECTIONS	●	●	●
A4.01	BUILDING SECTIONS	●	●	●
A4.02	BUILDING SECTIONS	●	●	●
A5.00	WALL SECTIONS			●
A9.60	CANOPY DETAILS			●
	TOTAL SHEETS	**30**	**30**	**50**

UNDER SEPARATE SUBMISSION SHEET SET

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CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

4717 REGISTERED ARCHITECT SCOTT C. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT

SHEET INDEX

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G0.01

PROJECT NO. 13-050

DR RESUBMITTAL 1 | 11.06.2015

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DEFERRED & SEPARATE SUBMITTALS

-MECHANICAL PERMIT
-ELECTRICAL PERMIT
-PLUMBING PERMIT
-SPRINKLER SYSTEM
-SHORING PERMIT
-PREFABRICATED STAIRS
-BOLT-ON BALCONIES / GUARD RAILS
-CANOPIES / MARQUEES / SIGNAGE

ABBREVIATIONS

A/C	AIR CONDITIONING	DMPR	DAMPER	INT	INTERIOR	RT	RIGHT
AB	ANCHOR BOLT	DMR	DIMMER	ISO	ISOMETRIC	RV	ROOF VENT
ACC	ACCESSIBLE	DN	DOWN			RL	RAIN WATER LEADER
ACOUS INSUL	ACOUSTICAL INSULATION	DOC	DOCUMENT	J-BOX	JUNCTION BOX		
ACS DR	ACCESS DOOR	DR	DOOR	JST	JOIST	S&P	SHELF & POLE
ACS PNL	ACCESS PANEL	DR	DRAIN	JT	JOINT	SAT	SUSPENDED ACOUSTICAL TILE
ACT	ACOUSTICAL CEILING TILE	DR	DRIVE			SB	SPLASH BLOCK
AD	AREA DRAIN	DR CL	DOOR CLOSER	KB	KNEE BRACE	SCH	SCHEDULE
ADDL	ADDITIONAL	DR FR	DOOR FRAME	KIT	KITCHEN	SCP	SCUPPER
ADDM	ADDENDUM	DR OP	DOOR OPENING			SCRN	SCREEN
ADJ	ADJACENT	DRST	DOOR STOP	LAM	LAMINATE	SCWD	SOLID CORE WOOD DOOR
ADMIN	ADMINISTRATION	DS	DOWNSPOUT	LAV	LAVATORY	SD	STORM DRAIN
AFC	ABOVE FINISHED COUNTER	DW	DISHWASHER	LB(S)	POUND(S)	SD	SMOKE DETECTOR
AFF	ABOVE FINISHED FLOOR	DWG	DRAWING	LF	LINEAR FOOT / FEET	SDG	SIDING
AFG	ABOVE FINISHED GRADE	DWR	DRAWER	LINO	LINOLEUM	SECT	SECTION
AHU	AIR HANDLING UNIT			LRG	LARGE	SF	SQUARE FOOT / FEET
ALM	ALARM	EA	EACH	LT	LIGHT	SG	SAFETY GLASS
ALT	ALTERNATE	EXP JNT	EXPANSION JOINT	LTG	LIGHTING	SGD	SLIDING GLASS DOOR
ALUM	ALUMINUM	EL	ELEVATION	LVL	LEVEL	SHR	SHOWER
APPRX	APPROXIMATE	ELAST	ELASTOMERIC	LVR	LOUVER	SHT	SHEET
APT	APARTMENT	ELEC	ELECTRICAL			SH	SHELVING
ARCH	ARCHITECT(URAL)	ELEV	ELEVATOR	MACH	MACHINE	SIM	SIMILAR
ASSY	ASSEMBLY	EMER	EMERGENCY	MAINT	MAINTENANCE	SL	SLIDING WINDOW/DOOR
AUTO	AUTOMATIC	EPDM	ETHYLENE PROPLYLENE	MANUF	MANUFACTURED	SM	SMALL
AVE	AVENUE		DIENE MONOMER	MAT	MATERIAL	SND	SANITARY NAPKIN DISPENSER
AWT	ACOUSTICAL WALL	EQ	EQUAL	MAX	MAXIMUM	SPEC	SPECIFICATIONS
	TREATMENT	EQUIP	EQUIPMENT	MECH	MECHANICAL	SQ	SQUARE
		ESMT	EASEMENT	MED	MEDIUM	SS	STANDING SEAM (ROOF)
B PL	BASE PLATE	ETC	ET CETERA	MEZZ	MEZZANINE	SSTL	STAINLESS STEEL
BALC	BALCONY	EVAC	EVACUATE	MFG	MANUFACTURING	ST	STREET
BATH	BATHROOM	EX	EXISTING	MFR	MANUFACTURE(R)	STR	STAIRS
BB	BASEBOARD	EXH	EXHAUST	MGT	MANAGEMENT	STD	STANDARD
BD	BOARD	EXH DT	EXHAUST DUCT	MID	MIDDLE	STL	STEEL
BDRM	BEDROOM	EXH FN	EXHAUST FAN	MIN	MINIMUM	STOR	STORAGE
BDRY	BOUNDARY	EXH HD	EXHAUST HOOD	MISC	MISCELLANEOUS	STRUCT	STRUCTURAL
BF	BIFOLD	EXIST	EXISTING	MLWK	MILLWORK	SV	SHEET VINYL
BKG	BACKING	EXP	EXPANSION	MTL	METAL	SW	SWITCH
BLDG	BUILDING	EXP BT	EXPANSION BOLT	MUA	MAKE UP AIR UNIT	SYM	SYMBOL
BLKG	BLOCKING			MULL	MULLION		
BLR	BOILER	EXT	EXTERIOR			T&B	TOP & BOTTOM
BLT IN	BUILT-IN	EXT	EXTINGUISHER	NA	NOT APPLICABLE	T&G	TONGUE & GROOVE
BLVD	BOULEVARD			NIC	NOT IN CONTRACT	T/S	TUB/SHOWER
BLW	BELOW	FAB	FABRICATOR	NO	NUMBER	TB	TOWEL BAR
BM	BEAM	FAR	FLOOR AREA RATIO	NOM	NOMINAL	TD	TOWEL DISPENSER
BOS	BOTTOM OF STEEL	FAS	FASCIA	NTS	NOT TO SCALE	TD	TRENCH DRAIN
BOT	BOTTOM	FD	FLOOR DRAIN			TEL	TELEPHONE
BP	BUILDING PAPER	FDN	FOUNDATION	O/	OVER	TEMP	TEMPORARY
BRCG	BRACING	FEC	FIRE EXTINGUISHER CABINET	OA	OUTSIDE AIR	TFA	TO FLOOR ABOVE
BRDG	BRIDGING	FF	FINISH FACE	OC	ON CENTER	TFB	TO FLOOR BELOW
BRG	BEARING	FF&E	FURNITURE, FIXTURES &	OFD	OVERFLOW DRAIN	TFF	TOP OF FINISH FLOOR
BSMT	BASEMENT		EQUIPMENT	OH	OVERHEAD	THRU	THROUGH
BTWN	BETWEEN	FG	FINISHED GRADE	OPG	OPENING	TI	TENANT IMPROVEMENT
BP	BY PASS	FIN	FINISHED	OPT	OPTIONAL	TO FDN	TOP OF FOUNDATION
		FIN FLR	FINISH FLOOR	ORD	ORDINANCE	TOB	TOP OF BEAM
C&G	CURB & GUTTER	FIN GR	FINISH GRADE	ORD	OVERFLOW ROOF DRAIN	TOC	TOP OF CONCRETE
C&P	CARPET & PAD	FIX	FIXTURE	ORIG	ORIGINAL	TOC	TOP OF CURB
CAB	CABINET	FL	FLOORLINE	OVFL	OVERFLOW	TOF	TOP OF FLOOR
CALC	CALCULATE	FL OUT	FLOOR OUTLET			TOP	TOP OF PARAPET
CANT	CANTILEVER	FLASH	FLASHING	PAR	PARALLEL	TOS	TOP OF SLAB
CB	CATCH BASIN	FLG	FLOORING	PAT	PATTERN	TOW	TOP OF WALL
CB	CERAMIC BASE	FLR	FLOOR	PED	PEDESTAL	TP	TOILET PAPER DISPENSER
CEM	CEMENT	FLUOR	FLUORESCENT	PEND	PENDANT	TR	TOWEL RACK
CER	CERAMIC	FOC	FACE OF CONCRETE	PERF	PERFORATED	TSTAT	THERMOSTAT
CERT	CERTIFY	FOF	FACE OF FINISH	PERIM	PERIMETER	TV	TELEVISION
CF	CONTRACTOR FURNISHED	FOS	FACE OF STUD	PERP	PERPENDICULAR	TYP	TYPICAL
CF/OI	CONTRACTOR FURNISHED/	FPL	FIREPLACE	PKWY	PARKWAY		
	OWNER INSTALLED	FR	FIRE RATING	PREFAB	PREFABRICATE		
CFM	CUBIC FEET PER MINUTE	FT	FOOT / FEET	PREFIN	PREFINISH	VAR	VARIES
CG	CORNER GUARD	FT	FIRE TREATED	PRELIM	PRELIMINARY	VB	VINYL BASE
CHFR	CHAMFER	FTG	FOOTING	PREP	PREPARATION	VCT	VINYL COMPOSITION TILE
CIP	CAST IN PLACE	FURN	FURNACE	PRKG	PARKING	VEN	VENEER
CJ	CONTROL JOINT	FURN	FURNITURE	PROJ	PROJECT	VERT	VERTICAL
CL	CENTERLINE			PROP	PROPERTY	VEST	VESTIBULE
CLG	CEILING	GA	GAUGE	PSI	POUNDS PER SQUARE INCH	VIC	VICINITY
CLO	CLOSET	GALV	GALVANIZED	PT	PAINT	VIF	VERIFY IN FIELD
CLR	CLEAR	GB	GRAB BAR	PT	POST TENSIONED	VOL	VOLUME
CMU	CONCRETE MASONRY UNIT	GEN	GENERAL	PT	PRESSURE TREATED	VER	VERIFY
CNR	CORNER	GEN	GENERATOR	PVG	PAVING	VTO	VENT TO ROOF
CNTR	COUNTER	GFCI	GROUND FAULT CIRCUIT	PWR	POWER	VTR	VENT THROUGH ROOF
CO	CLEANOUT		INTERRUPTER			VWC	VINYL WALL COVERING
COL	COLUMN	GL	GLASS	QRY	QUARRY		
CONC	CONCRETE	GLZ	GLAZING	QTR	QUARTER	W/	WITH
CONN	CONNECTION	GLU LAM	GLUED LAMINATED WOOD	QTY	QUANTITY	W/D	WASHER / DRYER
CONST	CONSTRUCTION	GR	GRADE			W/O	WITHOUT
CONT	CONTINUOUS	GRAN	GRANITE	R	RISER	WB	WOOD BASE
CORR	CORRIDOR	GRL	GRILLE	R&S	ROD & SHELF	WC	WATER CLOSET
CPT	CARPET	GYP	GYPSUM	RAD	RADIUS	WC	WALL COVERING
CSMT	CASEMENT	GWB	GYPSUM BOARD	RB	RUBBER BASE	WD	WOOD
CSWK	CASEWORK			RB	RESILIENT BASE	WEEP	WEEP HOLE
CT	CERAMIC TILE	HB	HOSE BIBB	RCP	REFLECTED CEILING PLAN	WDW	WINDOW
CTB	CERAMIC TILE BASE	HC	HANDICAP	RECEP	RECEPTION	WH	WATER HEATER
CTF	CERAMIC FLOOR	HOWD	HOLLOW CORE WOOD DOOR	RD	ROOF DRAIN	WHF	WHOLE HOUSE FAN
CTR	CENTER	HDR	HEADER	RD	ROAD	WIC	WALK IN CLOSET
CTV	CABLE TELEVISION	HDWR	HARDWARE	REC ROOM	RECREATION ROOM	WM	WATER METER
CU FT	CUBIC FEET	HD	HOLDDOWN	RECD	RECEIVED	WP	WATERPROOFING
		HM	HOLLOW METAL	RECPT	RECEPTACLE	WRB	WEATHER RESISTANT
D	DRYER	HNDRL	HANDRAIL	REF	REFRIGERATOR		BARRIER
DBL	DOUBLE	HORIZ	HORIZONTAL	REQ	REQUIRE	WSCT	WAINSCOT
DEG	DEGREE	HR	HOUR	REQD	REQUIRED	WT	WEIGHT
DEMO	DEMOLITION	HS	HAND SINK	RES	RESIDENTIAL	WTR	WATER
DEPT	DEPARTMENT	HT	HEIGHT	RESIL	RESILIENT		
DET	DETAIL	HVAC	HEATING / VENTILATION /	REST	RESTROOM	X BRACE	CROSS BRACE
DETN	DETENTION		AIR CONDITIONING	REV	REVISION	XFMR	TRANSFORMER
DEV	DEVELOPMENT	HW	HOT WATER	RFG	ROOFING		
DF	DRINKING FOUNTAIN			RIG	RIGID	YD	YARD
DH	DOUBLE HUNG	IAQ	INDOOR AIR QUALITY	RM	ROOM	YR	YEAR
DIA	DIAMETER	ID	IDENTIFICATION	RO	ROUGH OPENING		
DIAG	DIAGONAL	ID	INTERIOR DESIGN	ROW	RIGHT OF WAY		
DIM(S)	DIMENSION(S)	IIC	IMPACT ISOLATION CLASS				
DISP	DISPOSAL	INCL	INCLUDE(ING, D)				
DIST	DISTANCE	INFO	INFORMATION				
DIV	DIVISION	INSUL	INSULATION				

BUILDING CODES

-2012 INTERNATIONAL BUILDING CODE (IBC) WITH CITY OF BELLEVUE AMENDMENTS
-2010 ASCE 7 - MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES (AS REFERENCED BY THE IBC)
-2012 INTERNATIONAL FIRE CODE
-2010 NFPA 130
-2012 INTERNATIONAL MECHANICAL CODE (IMC)
-2012 INTERNATIONAL FUEL GAS CODE (IFGC)
-2012 UNIFORM PLUMBING CODE (UPC)
-2014 NATIONAL ELECTRIC CODE (NEC)
-2012 WASHINGTON STATE ENERGY CODE (WSEC)
-2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
-CITY OF BELLEVUE CONSTRUCTION CODES, TITLE 23

RCW 64.55.020(2)
THIS PROJECT IS DESIGNED AS FOR-RENT APARTMENT UNITS AND DOES NOT INCLUDE ANY CONDOMINIUMS INTENDED FOR SALE. THE PROJECT SHALL NOT BE CONVERTED TO CONDOMINIUM UNITS FOR A PERIOD OF AT LEAST 5 YEARS.

FIRE RESISTANCE REQUIREMENTS

FIRE RESISTANCE REQUIREMENTS:

PER IBC TABLE 601	TYPE IB
BEARING WALLS	
EXTERIOR	2
INTERIOR	2
NON-BEARING WALLS	0*
STRUCTURAL FRAME	2
PARTITIONS	0
FLOOR / CEILING	2
ROOF / CEILING	1

SHAFTS AND STAIR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH TABLE 715.3.

*WHERE FIRE SEPARATION IS > 30' NO RATING IS REQUIRED BY TYPE 1B CONSTRUCTION, BUT WHERE FIRE SEPERATION IS < 30, NON-BEARING EXTERIOR WALLS SHALL BE RATED FOR 1 HR (PER IBC TABLE 602).

REFERENCE INDICATIONS

NORTH ARROW

GRID BUBBLE (LETTERS I AND O OMITTED) — 00.0

DETAIL (IDENTIFIED ON PLAN & SECTION) — X A0.00

DETAIL (IDENTIFIED ON ELEVATION) — X A0.00

BUILDING SECTION (IDENTIFIED ON PLAN) — X A0.00

WALL SECTION (IDENTIFIED ON PLAN OR ELEVATION, NOT BOTH) — X A0.00

EXTERIOR ELEVATION — X A0.00

WORK POINT, CONTROL POINT OR DATUM POINT

MATCH LINE

BREAK, STRAIGHT

STANDPIPE

FIRE EXTINGUISHER CABINET w/FIRE EXTINGUISHER — F.E.

DENOTES CHANGE IN ELEVATION — 7'-0" / 9'-0"

BREAK, ROUND (USER DEFINED SIZE)

PROPERTY LINE

REVISION CLOUD

REVISION NOTATION — 1

FLOORING TRANSITION DESIGNATION — WD-1 / ST-1

WINDOW OR LOUVER TYPE INDICATOR — W2
W = WINDOW
L = LOUVER
3 = TYPE

DOOR OPENING / BORROWED LITE MARK — R001
DOOR / BORROWED LITE NUMBER TO CORRESPOND TO ROOM ENTERING UNO

PARTITION REFERENCE — PARTITION TYPE FLAG - SEE A8.00 FOR PARTITION DETAILS — D / A1.65

RATED HOURS OF CONST. — FRAMING SIZE DESIGNATION

KEY NOTE — 1

ROOM — 100A — ROOM IDENTIFICATION

INTERIOR ELEVATION(S) ELEVATION IDENTIFICATION (UNFOLDS CLOCKWISE) — 1 / 4 / 2 / 3 — A8.10

SHEET WHERE ELEVATION IS DRAWN

MATERIAL KEY

EARTHWORK PATTERN
COMPACTED FILL
AUTOCAD: "EARTH" HATCH PATTERN
SCALE: USER DEFINED

BASE COURSE, CUSHION FILL, SUB-BASE, CRUSHED GRAVEL, POROUS FILL

CONCRETE
AUTOCAD: "AR-CONC"
HATCH PATTERN
SCALE: USER DEFINED

BRICK MASONRY
AUTOCAD: "ANSI31" HATCH PATTERN
SCALE-ANGLE: USER DEFINED

CONCRETE UNIT MASONRY
AUTOCAD: "ANSI31" HATCH PATTERN
SCALE-ANGLE: USER DEFINED
SCALE DOUBLE TO BRICK
ANGLE OPPOSITE TO BRICK

NATURAL STONE, GRANITE, MARBLE, TERRAZZO

STEEL, ALUMINUM
AUTOCAD: "STEEL" HATCH PATTERN
SCALE-ANGLE: USER DEFINED

CARPET
SCALE: 1 1/2" = 1'-0" OR LARGER

SEALANT AND BACKER ROD

WOOD FRAMING THROUGH MEMBER

WOOD FRAMING INTERMITTENT MEMBER

PLYWOOD
AUTOCAD: "DOLOMITE"
HATCH PATTERN
SCALE: USER DEFINED

GYPSUM BOARD
LARGE SCALE DETAILS ONLY

RIGID INSULATION
AUTOCAD: "ANSI37"
SCALE: USER DEFINED

THERMAL BATT INSULATION, ACOUSTIC BATT INSULATION

WOOD FINISH

CERAMIC TILE, PORCELAIN TILE, RESILIENT FLOORING (PROFILE SHOWN ONLY)

ASPHALTIC CONCRETE OR ASPHALT PAVING (PROFILE SHOWN ONLY)

GLASS (PLAN)

GLASS (ELEVATION)

GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL CURRENT CODES INLCUDING BUT NOT LIMITED TO: THE 2012 IBC WITH CITY OF BELLEVUE AMENDMENTS, AND THE CURRENT ACCESSIBILITY CODE AMENDMENTS. CONSTRUCTION SHALL ALSO COMPLY WITH THE WASHINGTON STATE ENERGY CODE, THE INTERNATIONAL ELECTRICAL CODE. THE 2010 NFPA 130, THE INTERNATIONAL MECHANICAL CODE, THE UNIFORM PLUMBING CODE, THE INTERNATIONAL FIRE CODE, THE FEDERAL GLAZING STANDARDS, THE AMERICAN WITH DISABILITIES ACT AND WITH ANY STATE OR LOCAL AMENDMENTS.
2. WORK IS GOVERNED BY AND SHALL BE CONDUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CURRENT EDITION. A NONMODIFIED DRAFT COPY VERSION OF THIS DOCUMENT IS AVAILABLE FROM THE ARCHITECT UPON REQUEST. READ IN CONJUNCTION WITH SUPPLEMENTARY GENERAL CONDITIONS WHERE APPLICABLE.
3. EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THE CONTRACTOR HAS VISITED THE SITE AND BECOME GENERALLY FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
4. INSPECT PORTIONS OF WORK ALREADY PERFORMED UNDER THIS CONTRACT TO DETERMINE THAT SUCH PORTIONS ARE IN PROPER CONDITIONS TO RECEIVE SUBSEQUENT WORK. WHERE A COMPLEX ASSEMBLY INVOLVING SEVERAL TRADES IS CALLED FOR ON DRAWINGS, SUBMIT SHOP DRAWINGS SHOWING THE PROPOSED INTERACTION OF RELATED ELEMENTS FOR ARCHITECT'S REVIEW. CONTRACTOR RESPONSIBLE FOR PROPER OPERATION OF ALL SYSTEMS.
5. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. CONSULT ARCHITECT FOR REQUIRED DIMENSIONAL CLARIFICATION. CAREFULLY REVIEW DIMENSIONS INDICATED ON DRAWINGS AS WELL AS SITE CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR PROBLEMS, PRIOR TO CONSTRUCTING THE WORK.
6. PRIOR TO ORDERING MATERIALS FOR EACH PORTION OF THE WORK, INVESTIGATE AND VERIFY SITE CONDITIONS AND DIMENSIONS TO ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN. IMMEDIATELY NOTIFY ARCHITECT OF PROBLEMS WITH SITE CONDITIONS.
7. HORIZONTAL DIMENSIONS ARE TO BUILDING GRID LINES, OR FACE OF WALL UNLESS NOTED OTHERWISE.
8. HORIZONTAL CLEAR DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
9. HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB IN CONCRETE AND STEEL CONSTRUCTION UNLESS NOTED OTHERWISE. VERIFY SLAB CONDITIONS.
10. GLAZING SYSTEM DIMENSIONS ARE TO CENTER OF MULLION UNLESS NOTED OTHERWISE. VERIFY AS-BUILT ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
11. HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB UNLESS NOTED OTHERWISE.
12. LOCATE DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS WITH EDGE OF FINISHED OPENINGS A MINIMUM FOUR INCHES FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
13. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
14. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY DOCUMENTS USED BY THE ARCHITECT TO DESCRIBE THE BUILDING PROJECT AND BY THE CONTRACTOR TO DEVELOP AN UNDERSTANDING OF THE ARCHITECT'S INTENT AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE PROJECT MANUAL AND THESE DRAWINGS. REPORT DISCREPANCIES, ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED BY THE CONTRACTOR PROMPTLY TO ARCHITECT AS A REQUEST FOR INTERPRETATION (RFI).
15. DRAWINGS OF LARGER SCALE SHALL GOVERN OVER THOSE OF SMALLER SCALE OF THE SAME DATE.
16. DIMENSIONS SHOWN IN DRAWINGS SHALL GOVERN OVER DIMENSIONS SCALED FROM DRAWINGS.
17. LATER DATED DOCUMENTS SHALL GOVERN OVER EARLIER DOCUMENTS OF THE SAME TYPE.
18. STRUCTURAL DRAWINGS GOVERN OVER ARCHITECTURAL IN MATTERS OF STRUCTURAL DESIGN.
19. NOTIFY ARCHITECT IF BUILDING CODE REQUIREMENTS CONFLICT WITH OTHER PROJECT REQUIREMENTS.
20. COORDINATE SIZES AND LOCATIONS OF FLOOR AND WALL OPENINGS, PENETRATIONS AND SLEEVE LOCATIONS FOR WORK PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL WORK.
21. PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL SYSTEMS ARE DELEGATED BIDDER-DESIGNED SYSTEMS. OBTAIN REQUIRED SEPARATE CONSTRUCTION PERMITS FOR EACH SYSTEM. COORDINATE DESIGN AND INSTALLATION OF DELEGATED BIDDER-DESIGNED SYSTEMS.
22. PROVIDE A WEATHER-TIGHT AND WATERPROOFED BUILDING ENVELOPE COMPLETE WITH REQUIRED WEATHER BARRIERS, FLASHINGS, SEALANTS, WATERPROOF MEMBRANES, ROOFING MEMBRANE AND EXTERIOR CLADDING IN ACCORDANCE WITH BUILDING CODE, INDUSTRY STANDARDS, MANUFACTURER SPECIFICATIONS AND THE REQUIREMENTS OF THE OWNER'S BUILDING ENVELOPE CONSULTANT.
23. INSTALL FIRE EXTINGUISHERS, STANDPIPES AND CONNECTIONS AT LOCATIONS INDICATED UNLESS OTHERWISE REQUIRED BY LOCAL BUILDING INSPECTION JURISDICTION OR FIRE DEPARTMENT. PROMPTLY NOTIFY THE ARCHITECT AND OWNER IN WRITING IN THE EVENT INDICATED LOCATIONS ARE UNACCEPTABLE TO THE LOCAL BUILDING INSPECTION JURISDICTION OR FIRE DEPARTMENT.
24. INSTALL FIRE STOPPING IN STRICT ACCORDANCE WITH JURISDICTIONAL AUTHORITY, INTERNATIONAL BUILDING CODE, DOCUMENTED AND FIRE TESTED WALL, FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES, AND IN PRECISE ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
25. THE ARCHITECT HAS AUTHORITY TO ACT ON BEHALF OF THE OWNER ONLY TO THE EXTENT PROVIDED IN THE CONTRACT DOCUMENTS. IN MATTERS WHERE THE ARCHITECT HAS NOT BEEN ENGAGED BY THE OWNER TO CONDUCT CONSTRUCTION ADMINISTRATION DUTIES, THE OWNER SHALL FULFILL THE ROLE OF THE ARCHITECT AND SHALL BE RESPONSIBLE FOR ENSURING FAITHFUL PERFORMANCE OF THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
26. THE ARCHITECT IS NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON SITE INSPECTIONS TO CHECK QUALITY OR QUANTITY OF THE WORK.
27. THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF, AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE DUTIES BELONG EXCLUSIVELY TO THE CONTRACTOR.
28. WHEN CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR PARTS OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. IF QUESTIONS CANNOT BE RESOLVED IN THIS MANNER, CONTACT THE ARCHITECT PRIOR TO PROCEEDING.
29. REPETITIVE FEATURES NOT SHOWN IN DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
30. TRADE CONTRACTORS AND DELEGATED DESIGN-BUILD CONTRACTORS ARE RESPONSIBLE FOR THE LAYOUT THEIR OWN WORK, AND TO SEE THAT ITS WORK COMES TOGETHER WITH THAT OF OTHERS. REPORT DISCREPANCIES ON DRAWINGS TO THE ARCHITECT FOR DECISIONS.
31. TRADE CONTRACTORS AND DELEGATED DESIGN-BUILD CONTRACTORS ARE RESPONSIBLE FOR AQUIRING THE LATEST DRAWINGS ISSUED FOR CONSTRUCTION IN THE CONTRACTOR'S SITE OFFICES.
32. CLEAN AND PREPARE SUBSTRATE SURFACES PRIOR TO INSTALLATION OF SELF-ADHESIVE MEMBRANE FLASHINGS IN ACCORDANCE WITH MEMBRANE MANUFACTURER'S RECOMMENDATIONS OR AS DIRECTED BY BUILDING ENVELOPE CONSULTANT.
33. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SEALING OFF OCCUPIED AREAS FROM CONSTRUCTION DUST, DEBRIS, AND NOISE RELATED TO THE IMPROVEMENT WORK INCLUDING BUT NOT LIMITED TO DOOR OPENINGS, CORE DRILLS AND WALL PENETRATIONS.
34. THE CONTRACTOR SHALL VERIFY THE LOCATIONS FOR ALL FOOD SERVICE EQUIPMENT AND COORDINATE THE LOCATIONS FOR FLOOR SINKS, FLOOR DRAINS, TRENCH DRAINS, RAISED SLABS, UTILITY STUB-OUTS, AND ALL OTHER ITEMS ASSOCIATED WITH THE SCOPE OF WORK FOR THIS EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING, ROUGH-INS AND FINAL HOOK-UP/CONNECTIONS REQUIRED FOR ALL FOOD SERVICE EQUIPMENT. ALL FIXTURES AND FOOD SERVICE EQUIPMENT REQUIRED BY APPLICABLE CODES AND ORDINANCES SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE FOOD SERVICE EQUIPMENT INSTALLER. ELECTRICAL CONNECTIONS AND DISCONNECTS REQUIRED BY APPLICABLE CODES AND ORDINANCES ARE TO BE SUPPLIED WITH THE FOOD SERVICE EQUIPMENT.
35. EXISTING FIRE PROOFING FOR STRUCTURAL ELEMENTS SHALL NOT BE DISTURBED OR SHALL BE REPAIRED.
36. THE BOND STRENGTH OF THE SFRM INSTALLED THROUGHOUT THE BUILDING SHALL BE A MINIMUM OF 430 PSF, PER IBC TABLE 403.2.4.
37. TENANT IMPROVEMENTS SHALL NOT INTERFERE WITH THE ORIGINAL SMOKE CONTROL SYSTEM DESIGN OR ZONE CONFIGURATION.
38. WEATHERPROOFING / BUILDING ENVELOPE DRAWINGS GOVERN OVER ARCHITECTURAL IN MATTERS OF THESE SCOPES OF WORK
39. THE ELEVATORS SHALL BE CONNECTED TO EMERGENCY POWER SUPPLIED BY A CONNECTION AHEAD OF THE SERVICE DISCONNECTING MEANS, PER IBC 1007.4 & BCC AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1, STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3003 AND NFPA 70 (NEC ARTICLE 701 LEGALLY REQUIRED STANDBY POWER) FOR POWER TRANSFER WITHIN 60 SECONDS AND FUEL SUPPLY OF 2 HOURS.
40. ALL ELEVATOR CABS WILL BE SIZED TO ACCOMMODATE A 24" X 84" AMBULANCE STRETCHER IN THE HORIZONTAL OPEN POSITION.
41. DURING CONSTRUCTION, PEDESTRIAN PROTECTION MUST BE PROVIDED PER IBC 3306.
42. PO1 FLEXIBLE POLYVINYL-CHLORIDE MEMBRANE ROOFING. TO COMPLY WITH IBC 1507.13 THERMOPLASTIC SINGLE-PLY ROOFING
43. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING PER IBC 703.7
44. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE. NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT, PER IBC 1004.3.

WASHINGTON STATE ENERGY CODE: GENERAL NOTES

AIR LEAKAGE: THE BUILDING WILL HAVE AIR BARRIER LEAKAGE TESTING DONE IN COMPLIANCE WITH SECTION C402.1.2.3, WITH AN AIR LEAKAGE RATE NOT TO EXCEED .4 CFM/FT2.

ENERGY METERING: ENERGY METERING IS NOT REQUIRED PER C409.1 AS THE NON-DWELLING UNIT GROSS CONDITIONED AREAS IS NOT GREATER THAN 20,000 SQUARE FEET.

COMMISSIONING: COMMISSIONING OF THE MECHANICAL, SERVICE WATER, ELECTRICAL, LIGHTING, AND ENERGY METERING SYSTEMS SHALL BE COMPLETED PER C408

WHOLE HOUSE FAN VENTILATION: VENTILATION TO EACH RESIDENTIAL UNIT IS PROVIDED BY WHOLE HOUSE EXHAUST FANS IN ACCORDANCE WITH 2012 WASHINGTON STATE MECHANICAL CODE (WSMC) SECTION 403.8.6 AND SHALL OPERATE CONTINUOUSLY. MINIMUM DESIGN VENTILATION RATES SHALL BE PROVIDED IN ACCORDANCE WITH WSMC TABLE 403.8.1 FOR CONTINUOUSLY OPERATING SYSTEMS. THE WHOLE HOUSE EXHAUST FAN SHALL HAVE A MAXIMUM SOUND RATING OF 1.0 SONE MEASURED AT 0.10 IN WG IN ACCORDANCE WITH SECTION 403.8.6.5. CONTINUOUS WHOLE HOUSE EXHAUST FAN SIZING AS FOLLOWS:

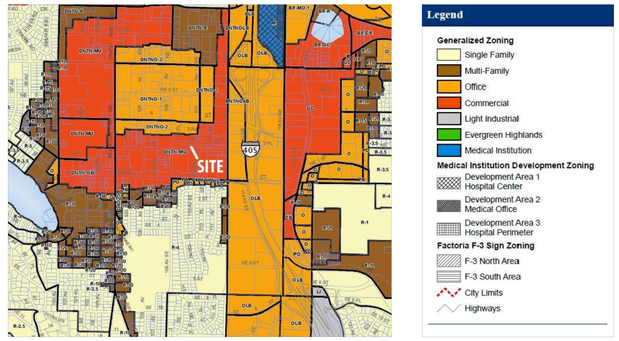
	NUMBER OF ROOMS		
FLOOR AREA (SF)	0 TO 1	2 TO 3	4 TO 5
< 1500	30	45	60
1501 - 300	45	60	75

MAKEUP AIR FOR THE WHOLE HOUSE EXHAUST SYSTEM SHALL BE PROVIDED THROUGH OPERABLE OPENINGS WITHIN THE WINDOW SYSTEM (TRICKLE VENTS) IN ACCORDANCE WITH WSMC SECTION 403.8.6.1. A MINIMUM OF 4 SQUARE INCH OF NET FREE AREA SHALL BE PROVIDED FOR EVERY 10 CFM OF OUTDOOR AIR IN ACCORDANCE WITH WSMC SECTION 403.8.6.1.1.4. TRICKLE VENTS MAY BE COMBINED INTO LARGER VENTS OF EQUIVALENT AREA. EACH EXTERIOR OCCUPIABLE LIVING SPACE SHALL BE PROVIDED WITH A MINIMUM OF (1) 4 SQUARE INCH TRICKLE VENT.

SOURCE SPECIFIC EXHAUST SHALL BE PROVIDED FOR KITCHEN AND LAUNDRY AREAS IN ACCORDANCE WITH TABLE 403.3 AND SECTION 403.8.4. LAUNDRY AREAS CONTAINED WITHIN A KITCHEN OR BATHROOM ARE NOT REQUIRED TO HAVE SOURCE SPECIFIC EXHAUST. WHEN DOORS SEPARATE THE LAUNDRY AREA FROM THE KITCHEN OR BATHROOM, THE DOORS SHALL BE LOUVERED.

PROJECT V

CITY OF BELLEVUE ZONING MAP PROJECT ZONE: COMMERCIAL



PARKING CALCULATIONS

PARKING CALCULATIONS

Use	Load Factor		Stall Count
Live/Work	1 per unit		
Residential	1 per unit		154
Visitor Parking	7% x 154		11
Restaurant Parking*	10 per 1000 SF		10
Total Required Parking			165
Total Provided Parking			166
65% Max Compact Parking Allowed			109
Total Compact Parking Provided			89
Accessible Residential Stalls Required per IBC 1106.2		168 x 2%	4
Accessible Stalls Provided			4
Accessible Van Stalls Required per IBC 1106.5		1 per every 6 accessible stalls provided	1
Accessible Van Stalls Provided			1
*10 Shared parking stalls at P1 visitor stalls			

LAND USE CODE INFORMATION

TITLE 20 - BELLEVUE LAND USE CODE
SECTIONS: 20.20, 20.25a, 20.30F

ZONE: DNTN-MU (DOWNTOWN MULTIPLE USE DISTRICT)

PROJECT LIMIT/SITE AREA: 26,662 SF

SETBACKS: FRONT = 0'
REAR = 0'
SIDE = 0'

UPPER LEVEL SETBACKS*: 20'

MAX FLOOR AREA ABOVE 40': 20,000 GSF (plus 10% bonus)

* FOR RESIDENTIAL BUILDINGS, MAX FLOOR AREA ABOVE 40' MAY BE INCREASED BY 10% THROUGH DESIGN REVIEW.

MAX LOT COVERAGE : 100% RES. AND NON-RES., 75% FOR PARKING

BUILDING HEIGHT: 150' MIN, 200' MAX FOR RESIDENTIAL USE
PROPOSED HEIGHT: (VARIES PER ELEVATIONS)
FLOOR AREA RATIO: BASIC 2.0 - RESIDENTIAL
(SEE FAR WORKSHEET) MAX 5.0 - RESIDENTIAL
BASIC 0.5 - NON-RESIDENTIAL
MAX 3 - NON-RESIDENTIAL
PARKING - N/A

PROPOSED STRUCTURE: MID-RISE

FLOOR AREA RATIO (FAR): EQUAL TO THE GROSS FLOOR AREA, EXCLUDING PARKING AND MECHANICAL FLOORS OR AREAS

TOTAL GROSS SF (GFA): MEASURED FROM THE INSIDE FINISHED WALL SURFACE OF THE SURROUNDING EXTERIOR WALLS OF A BUILDING, EXCLUDING INTERIOR OPENINGS IN FLOOR PLATES (VENT SHAFTS, STAIRWELLS, ATRIUMS, ETC.), OUTDOOR COURTS AND EXTERIOR BALCONIES

AVERAGE GRADE : ELV.: 157.23'

AMENITY AREA REQUIRED: BASIS FAR = 0.20 X PROJECT LIMIT AREA BASIC NON-RESIDENTIAL FAR

PARKING**
OFFICE: 2.5/1,000 NSF MIN, 3.0/1,000 NSF MAX
RESIDENTIAL: 1 PER UNIT MIN. 2 PER UNIT MAX
RESTAURANT: 10/1,000 NSF MINIMUM***
LOADING: 1 OFF-STREET SPACE, 55' X 10'
GARAGE CLEARANCE: 7'-6" MIN. O.H. CLEARANCE TOP PARKING LEVEL; 7'-0" BELOW.
9'-6" CLEAR WHERE REQUIRED FOR VAN ACCESSIBLE STALLS
7% OF TOTAL NUMBER OF STALLS IN ADDITION TO MEETING MIN. PARKING REQUIREMENTS

**THE DIRECTOR OF DEVELOPMENT SERVICES MAY APPROVE THE DESIGN AND DESIGNATION OF UP TO 65% OF THE SPACES FOR USE BY COMPACT CARS

***THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT MAY APPROVE SHARED DEVELOPMENT OR USE OF PARKING FACILITIES

MID-BLOCK CONNECTION: REQUIRED

RIGHT-OF-WAY REQUIREMENTS:

THE ABUTTING RIGHTS OF WAY ARE DESIGNATED D/R AND THEREFORE AT LEAST 50% OF THE STREET WALL SHALL INCORPORATE ONE OR MORE OF THE FOLLOWING: SERVICE AND COMMERCIAL ACTIVITIES, LANDSCAPE FEATURES, TERRACED PLANTERS, RESIDENTIAL ENTRY COURTYARDS OR PLAZAS.

RESIDENTIAL RECYCLING: 1.5 SF/UNIT @ 154 UNITS = 231SF

RESIDENTIAL TRASH: 1 COLLECTION CENTER MINIMUM

SIDEWALK WIDTH: VARIES PER PLAN / DESIGN REVIEW

FLOOR AREA RATIO:

LOT SIZE: 26,662 SF x 5.0 = 133,310 MAXIMUM RESIDENTIAL SF*

PROPOSED RESIDENTIAL FAR: SEE CITY OF BELLEVUE MATRIX THIS SHEET

50% LIVE-WORK UNIT SQUARE FOOTAGE TO BE INCLUDED IN RESIDENTIAL FAR CALCULATIONS

NOTE:

REFER TO AREA SUMMARY SHEET G1.03 FOR ADDITIONAL INFORMATION

CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

WEBER THOMPSON

225 Terry Ave N, Suite 200
Seattle WA 98109
p 206 344 5700
f 206 508 3507

www.weberthompson.com

4717 REGISTERED ARCHITECT SCOTT C. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
2 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT

ZONING
CRITERIA

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G1.00

PROJECT NO. 13-050

2 DR RESUBMITTAL 11.06.2015

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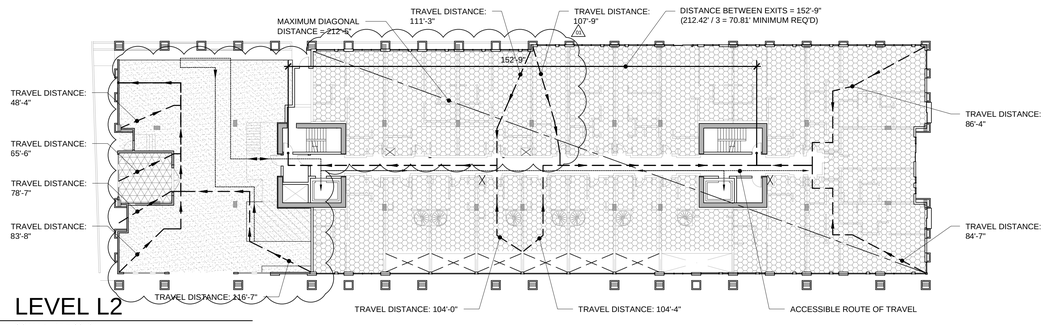
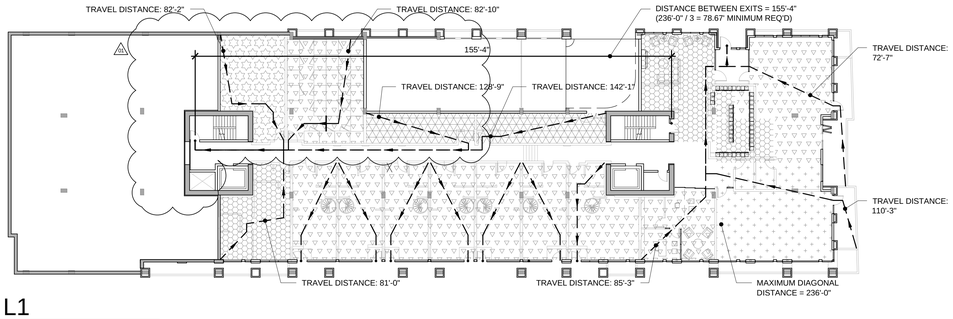


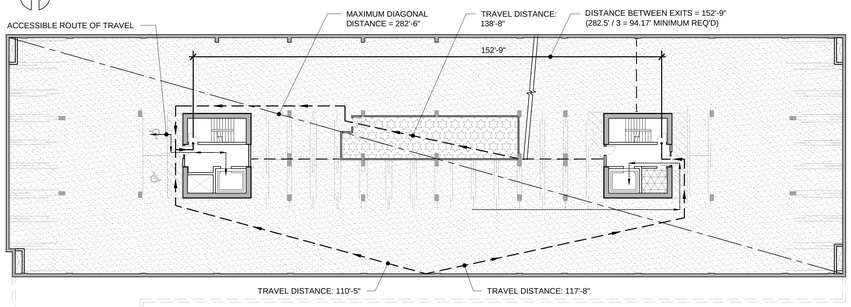
5 LEVEL L2

SCALE: 1" = 20'-0"



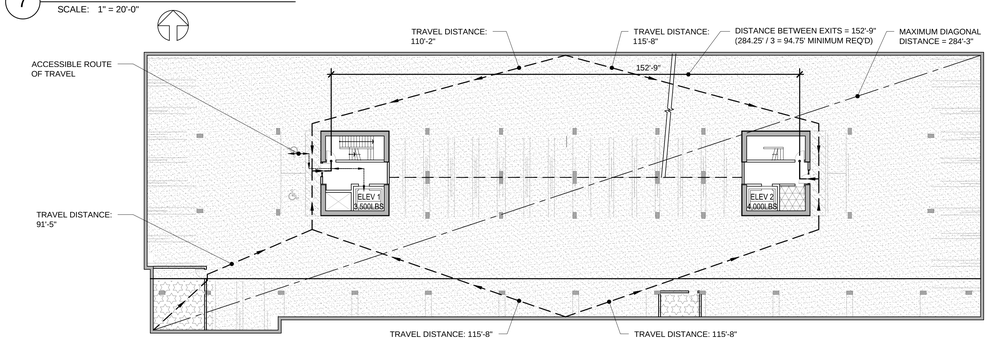
6 LEVEL L1

SCALE: 1" = 20'-0"



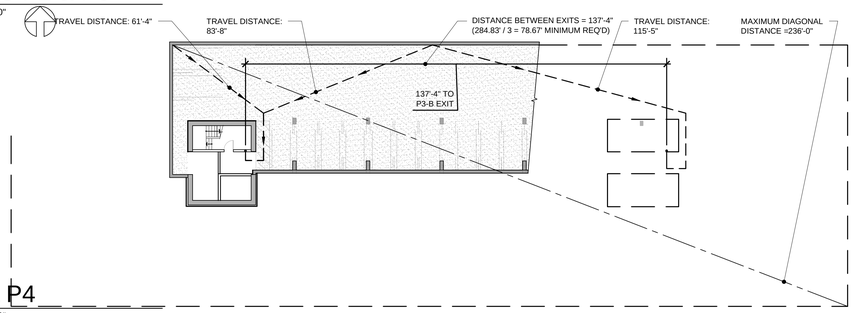
7 LEVEL P1

SCALE: 1" = 20'-0"



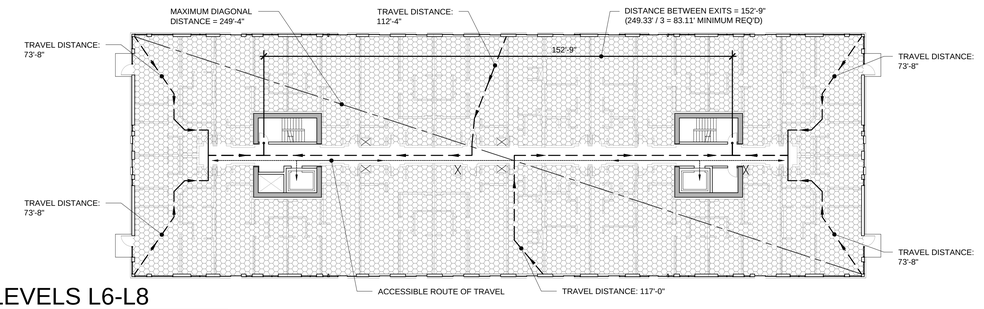
8 LEVELS P2 & P3

SCALE: 1" = 20'-0"



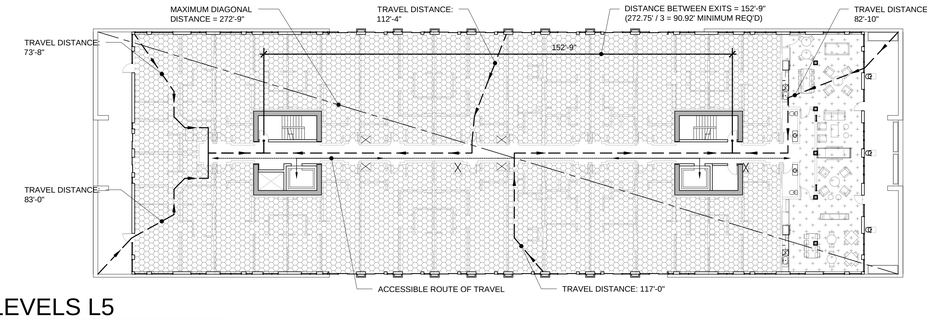
9 LEVEL P4

SCALE: 1" = 20'-0"



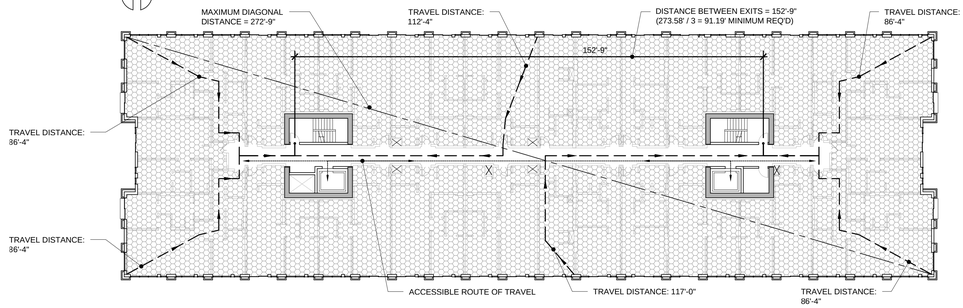
1 LEVELS L6-L8

SCALE: 1" = 20'-0"



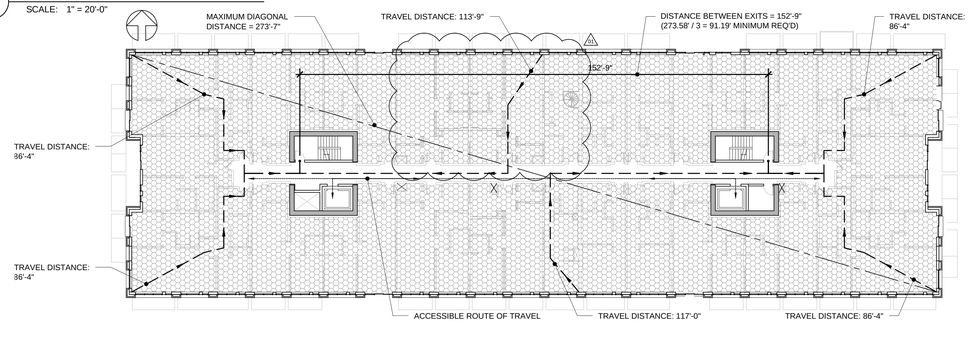
2 LEVELS L5

SCALE: 1" = 20'-0"



3 LEVEL L4

SCALE: 1" = 20'-0"



4 LEVEL L3

SCALE: 1" = 20'-0"

LEGEND

OCCUPANCY LOADS PER IBC TABLE 1004.1.1- REFERENCE ATTACHED LOAD FACTOR CALCULATIONS

- OCCUPANCY A3: ASSEMBLY (COMMUNITY ROOMS, UNCONCENTRATED)
- OCCUPANCY B: BUSINESS
- OCCUPANCY R-2: RESIDENTIAL
- ACCESSORY STORAGE, MECHANICAL, ELECTRICAL AND DATA ROOMS
- OCCUPANCY S-1: STORAGE
- OCCUPANCY S-2: PARKING GARAGE
- PATH OF TRAVEL
- ACCESSIBLE ROUTE

CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

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4717 REGISTERED ARCHITECT SCOTT C. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT.

1 EXITING AND OCCUPANCY DIAGRAMS

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G1.01

PROJECT NO. 13-050

DR RESUBMITTAL 11.06.2015

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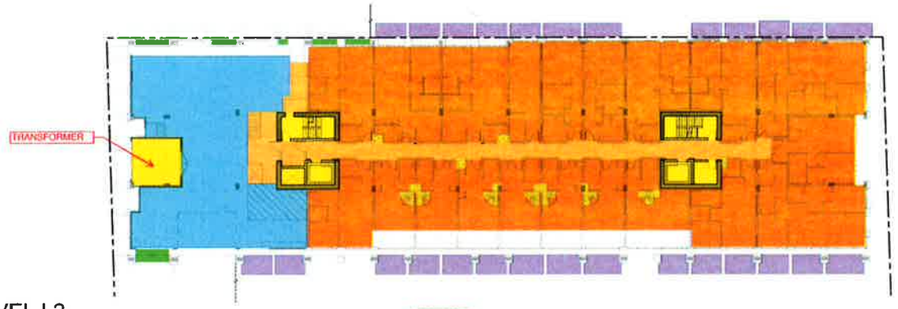
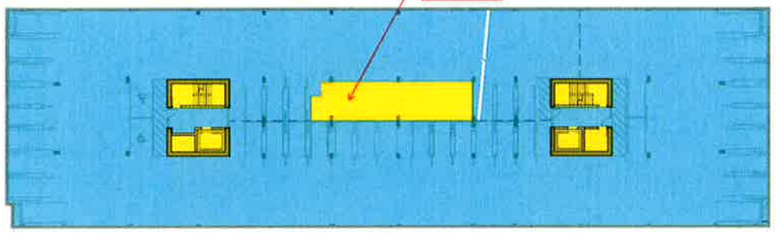


5 LEVEL L2
SCALE: 1" = 20'-0"

6 LEVEL L1
SCALE: 1" = 20'-0"



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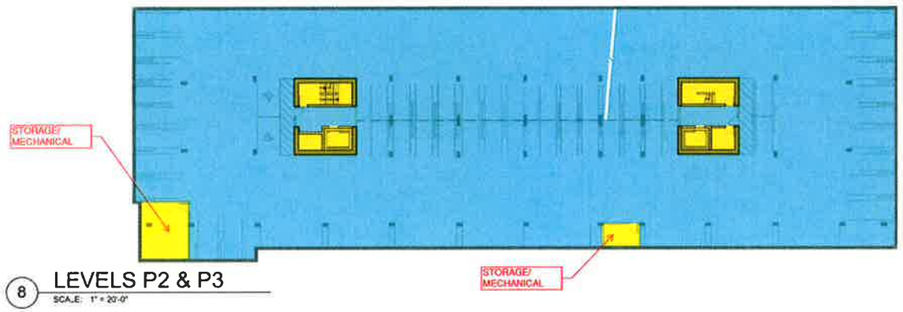
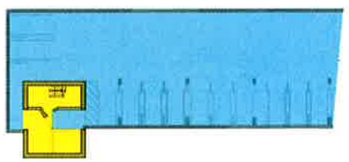
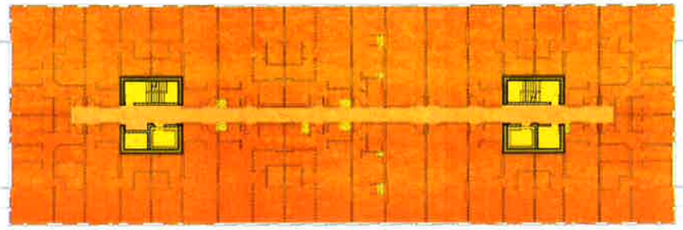
SCALE: 1" = 20'-0"



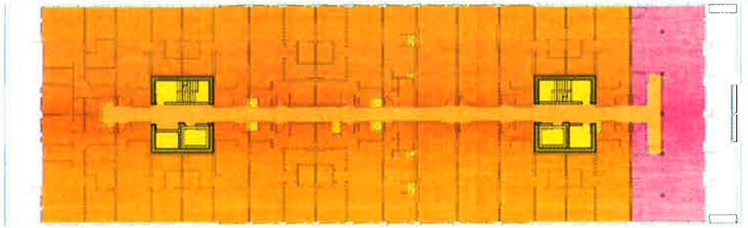
8 LEVELS P2 & P3
SCALE: 1" = 20'-0"



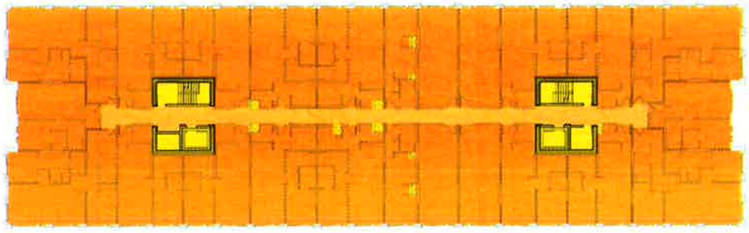
9 LEVEL P4
SCALE: 1" = 20'-0"



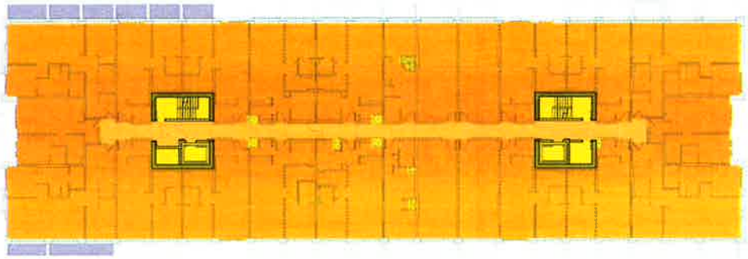
1 LEVELS L6-L8
SCALE: 1" = 20'-0"



2 LEVELS L5
SCALE: 1" = 20'-0"



3 LEVEL L4
SCALE: 1" = 20'-0"



4 LEVEL L3
SCALE: 1" = 20'-0"

LEGEND

REFERENCE ATTACHED FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL

- MARQUEE
- LANDSCAPE AREA
- ACTIVE RECREATION AREA
- RESIDENTIAL USES
- UNDERGROUND PARKING
- RETAIL FOOD
- EXEMPT
- COMMON AREA

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PROJECT
EVERGREEN PLAZA

BELLEVUE, WA

OWNER
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE
BUILDING PERMIT SET PHASE I 11.24.15
BUILDING PERMIT SET PHASE II 05.26.15
BP SET PHASE I – REVISION 1 12.04.15
BP SET PHASE II – REVISION 1 12.04.15

CONSTRUCTION REVISION

Phase	Client Approval	Quality Assurance
Schematic		
Design Dev		
Permit Doc		
Bid Doc		
Const. Doc		

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BUILDING PERMIT PHASE II – REVISION 1 – 12.04.2015

FAR DIAGRAMS

DRAFTED BY: JK
PROJECT MGR: JK
PRINCIPAL: ST

SHEET NO.
G1.02

PROJECT AREA SUMMARY

PROJECT AREA SUMMARY - CITY OF BELLEVUE CALCULATIONS

	FLOOR LEVEL	FLOORS #	CITY OF BELLEVUE TOTAL GROSS GFA	COMMON RECREATION SPACE: EXTERIOR AMENITY (Common Recreation) GSF	COMMON RECREATION SPACE: INTERIOR AMENITY (Common recreation) GSF	RESIDENTIAL USE: RESIDENTIAL USE (EXCLUDES 50% L/W AREA) GSF	OTHER USES: STORAGE GSF	PARKING (FAR EXEMPT) GSF	COMMERCIAL (INCLUDES 50% L/W AREA) GSF	COMMON AREA, LOBBY, CORRIDOR, ETC. GSF	MECHANICAL, BOH, MISC. (GFA/FAR EXEMPT) GSF	VENT SHAFTS, STAIR WELLS INTERIOR ATRIUMS (GFA/FAR EXEMPT) GSF	EXEMPT FROM GFA FOR FAR GSF	EXEMPT FROM ALL GFA CALCS GSF
0-85' BASE FLOORS	ROOF	1	**0**	0	0	0	0	0	0	0			**0**	**977**
	8 RESIDENTIAL	1	**17,510**	0	0	16,358	0	0	0	1,152	101	876	**0**	**977**
	7 RESIDENTIAL	1	**17,510**	0	0	16,358	0	0	0	1,152	101	876	**0**	**977**
	6 RESIDENTIAL	1	**17,578**	0	0	16,426	0	0	0	1,152	101	876	**0**	**977**
	5 RESIDENTIAL	1	**17,514**	756	1,879	14,336	0	0	0	1,299	101	876	**0**	**977**
	4 RESIDENTIAL	1	**19,198**	0	0	18,007	0	0	0	1,191	101	880	**0**	**981**
	3 RESIDENTIAL	1	**19,225**	0	0	18,034	0	0	0	1,191	101	854	**0**	**955**
	2 RESIDENTIAL	1	**16,956**	0	0	10,734	0	3,436	1,400	1,386	388	832	**3,436**	**1,220**
	1 RESIDENTIAL	1	**10,876**	394	860	2,085	0	1,524	3,154	3,253	2,395	792	**1,524**	**3,187**
ABOVE GRADE SUBTOTAL	SUBTOTAL 1 - 8 + ROOF	**9**	**136,367**	**1,150**	**2,739**	**112,338**	**0**	**4,960**	**4,554**	**11,776**	**3,389**	**6,862**	**4,960**	**10,251**
BELOW GRADE PARKING	P1	1	**19,526**				372	18,825		329	459	869	**19,526**	**1,328**
	P2	1	**22,012**				99	21,584		329	381	873	**22,012**	**1,254**
	P3	1	**22,420**				436	21,650		334	68	774	**22,420**	**842**
	P4	1	**4,807**				0	4,586		221	0	222	**4,807**	**222**
	SUBTOTAL P1-P4	**4**	**68,765**	**0**	**0**	**0**	**907**	**66,645**	**0**	**1,213**	**908**	**2,738**	**68,765**	**3,646**
	GRAND TOTALS	**9**	**205,132**	**1,150**	**2,739**	**112,338**	**907**	**71,605**	**4,554**	**12,989**	**4,297**	**9,600**	**73,725**	**13,897**

UNIT AREA SUMMARY

Unit Distribution by Floor

Unit Name	Description	GSF*	NSF**	Unit Count By Floor L1	L2	L3	L4	L5	L6	L7	L8	Total	% of Mix	% Type	ADA
A1	**STUDIO**	431	380	0	0	1	2	2	2	2	2	**11.00**	7.14%	24%	2
A2-A	**OPEN 1BR** *(TYPE A)*	553	502	0	2	0	0	0	0	0	0	**2.00**	16.88%		
A2	**OPEN 1BR**	554	509	0	0	4	4	4	4	4	4	**24.00**			
B1-A	**1BR - CORE**	749	690	0	2	0	0	0	0	0	0	**2.00**			
B1-A *ALT*	**1BR - CORE**	730	652	0	1	0	0	0	0	0	0	**1.00**	32.47%		
B1	**1BR - CORE**	756	691	0	0	8	8	8	8	8	8	**48.00**			
B2-A	**1BR - END**	672	611	0	1	0	0	0	0	0	0	**1.00**			
B2	**1BR - END**	677	607	0	0	2	2	0	0	0	0	**4.00**	3.25%	38%	3
B3	**1BR + STUDY** *(TYPE A)*	892	824	0	0	4	4	4	4	4	4	**24.00**			
B3-B	**1BR + STUDY**	849	775	0	2	0	0	0	0	0	0	**2.00**	17.53%		
B4	**1BR - CORE - L1**	653	600	1	2	0	0	0	0	0	0	**3.00**	1.95%		
C1-A	**2BR - CORNER** *(TYPE A)*	1185	1095	0	1	0	0	0	0	0	0	**1.00**	5.84%		
C1	**2BR - CORNER**	1191	1076	0	0	4	4	0	0	0	0	**8.00**		16%	1
C2	**2BR - END**	1056	972	0	0	0	0	2	4	4	4	**14.00**	9.09%		
C3	**2BR - CORNER - L1/L2**	1025	948	0	1	0	0	0	0	0	0	**1.00**	0.65%		
D2	**L-W LOFT-MEDIUM (L1)**	494	447	6	0							**6.00**	3.90%		
	L-W LOFT-MEDIUM (L2)	368	337	*0*	*6*										
D3	**L-W LOFT-LARGE (L1)**	654	592	1	0							**1.00**	0.65%	5%	0
(TYPE A)	*L-W LOFT-LARGE (L2)*	*474*	*434*	*0*	*1*										
D4-A****	**L-W LOFT-SMALL (L2)*****	443	394		1	0						**1.00**	0.65%		
	*L-W LOFT-SMALL (L3)****	445	398		*0*	*1*									
	Total Quantity by Floor			8	13	23	24	20	22	22	22	**154.00**	**100.00%**	**82.47%**	**6**
	Net Square Feet by Floor			3,874	11,290	17,156	17,138	13,564	15,508	15,508	15,508	**109,546**			
	Gross Square Feet By Floor			4,271	12,345	18,826	18,812	14,806	16,918	16,918	16,918	**119,814**			
												8	ADA REQ'D (5%)		

Average Unit Size*: **778 GSF**

* Per NW For Rent Industry standard: leasable area measured from center line of party walls, corridor side of corridor walls and outside face of exterior walls

** Floor area inside face of unit walls ("paint to paint")

*** Average square footage listed: varies based on location at grade (stair requirement). At this matrix, loft square footage has been tallied with ground floor (L1) for total unit SF (see Building Stats matrix for gross floor plate numbers).

**** No off-street access L/W unit

Denotes Type A unit

PROJECT AREA SUMMARY BOMA

PROJECT AREA SUMMARY - BOMA CALCULATIONS

	FLOOR LEVEL	TOTAL CONSTRUCTION GROSS (CGA) GSF	INTERIOR CONSTRUCTION GROSS AREA GSF	LIMITED COMMON AREA (LCA): RESIDENTIAL BALCONIES / DECKS / TERRACES GSF	LCA: # OF RESIDENTIAL DECKS	COMMON AREAS (CA): EXTERIOR AMENITY GSF	CA: INTERIOR AMENITY GSF	CA: RESIDENTIAL LOBBY GSF	CA: MANAGEMENT OFFICES GSF	CA: CORRIDOR GSF	CA: TRASH / RECYCLE / COMPOST / MISC. BOH GSF	CA: MECH, PLUMB, ELEC GSF	CA: TOTAL GSF	LIVING UNIT (LU): APARTMENT LEASEABLE GSF	LU: # UNITS	LU: AVERAGE UNIT SIZE GSF	LU: FLOORPLATEE FFICIENCY	LU: WORK STUDIO LEASABLE GSF	LU: # UNITS	LU: AVERAGE UNIT SIZE GSF	STRUCTURED PARKING (SP): AREA GSF	SP: # UNITS	SP: ACTUAL AREA IN STORAGE USE	SP: VEHICLE PARKING AREA GSF	SP: # STALLS	SP: BICYCLE PARKING AREA GSF	SP: # BICYCLE	COMMERCIAL GSF	MAJOR VERTICAL PENETRATIONS (MVP) GSF
0-85' BASE FLOORS	ROOF	**0**	**0**	0	0	0	0	0	0	0	0	0	**0**								0	0	0	0	0	0	0	0	0
	8 RESIDENTIAL	**19,204**	**19,043**	161	4	0	0	0	0	1,152	0	104	**1,256**	**16,918**	**22**	769.00	88.84%	**0**	**0**	-	0	0	0	0	0	0	0	0	869
	7 RESIDENTIAL	**19,204**	**19,043**	161	4	0	0	0	0	1,152	0	104	**1,256**	**16,918**	**22**	769.00	88.84%	**0**	**0**	-	0	0	0	0	0	0	0	0	869
	6 RESIDENTIAL	**19,204**	**19,043**	161	4	0	0	0	0	1,152	0	104	**1,256**	**16,918**	**22**	769.00	88.84%	**0**	**0**	-	0	0	0	0	0	0	0	0	869
	5 RESIDENTIAL	**21,081**	**19,044**	1,020	2	1,017	1,998	0	0	1,267	0	104	**3,369**	**14,806**	**20**	740.30	77.75%	**0**	**0**	-	0	0	0	0	0	0	0	0	869
	4 RESIDENTIAL	**21,113**	**20,970**	143	4	0	0	0	0	1,185	0	104	**1,289**	**18,812**	**24**	783.83	89.71%	**0**	**0**	-	0	0	0	0	0	0	0	0	869
	3 RESIDENTIAL	**21,372**	**21,338**	34	4	0	0	0	0	1,192	0	101	**1,293**	**18,826**	**23**	818.52	88.23%	**445**	**0**	-	0	0	0	0	0	0	0	0	774
	2 RESIDENTIAL	**18,955**	**18,938**	17	2	0	0	0	0	1,647	372	312	**2,331**	**9,220**	**12**	768.33	48.69%	**3,125**	**1**	-	0	0	0	3,397	1	0	0	0	865
	1 RESIDENTIAL	**15,638**	**15,227**	0	0	411	912	748	572	1,361	1,096	1,088	**5,777**	**653**	**1**	653.00	4.29%	**3,618**	**7**	-	927	23	460	2,186	0	0	0	1,289	777
ABOVE GRADE SUBTOTAL	SUBTOTAL 1 - 8 + ROOF	**147,656**	**144,531**	**1,697**	**24**	**1,428**	**2,910**	**748**	**572**	**10,108**	**1,468**	**2,021**	**17,827**	**113,071**	**146**	**774.46**	**81%**	**7,188**	**8**	**898.50**	**927**	**23**	**460**	**5,583**	**1**	**0**	**0**	**1,289**	**6,761**
BELOW GRADE PARKING	P1	**21,597**	**21,597**							**334**		**523**	**857**								**-**			**19,424**	**40**	**400**			**916**
	P2	**24,181**	**24,181**							**334**		**605**	**939**								**104**			**22,222**	**57**				**916**
	P3	**24,031**	**24,031**							**334**		**131**	**465**								**503**			**22,292**	**57**				**771**
	P4	**5,473**	**5,473**							**177**		**0**	**177**											**4,850**	**12**				**446**
	SUBTOTAL P1-P4	**75,282**	**75,282**	**0**	**0**	**0**	**0**	**0**	**0**	**1,179**	**0**	**1,259**	**2,438**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**607**	**0**	**0**	**68,788**	**166**	**400**	**0**	**0**	**3,049**
	GRAND TOTALS	**222,331**	**219,206**	**1,697**	**24**	**1,428**	**2,910**	**748**	**572**	**11,287**	**1,468**	**3,280**	**20,265**	**113,071**	**146.00**	**774.46**	**-**	**7,188**	**7**	**1,026.86**	**1,534**	**23**	**460**	**74,371**	**167**	**400**	**0**	**1,289**	**9,810**

FAR WORKSHEET

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL

PROJECT NAME:	**Evergreen Plaza**	**District: DNTN-MU**		**Project Number:**	**15-103556-LD**
Location:	NE 2nd	Residential/Non Residential: Residential		Date Prepared:	2016.01.21
Lot Area (SF): 26,662		Project Limits (Net On-Site Land Area) (SF):	26,662		

FAR CALCULATIONS		Basic		Maximum (Y)	
Allowable Floor Area Ratio, Residential (FAR)		2.0		5.0	
Allowable Floor Area		**53,324**		133,310	
Minimum Basic Required Amenity Floor Area (2 x .5 x Project Limit)		2,666			
AMENITIES (See LUC, Design Criteria, Pp 124-132)					
BASIC REQUIRED AMENITIES	Unit of Measure	Bonus Per Unit	Maximum Points (B)	Area or Value	
Pedestrian Oriented Frontage*	1 lf	100.0	n/a	0	0
Pedestrian Oriented Frontage**	1 lf	50.0	n/a	0	0
Landscape Feature	1 sf	8.0	8,000	0	0
Landscape Feature off Intersection	1 sf	4.0	4,000	0	0
Arcade	1 sf	4.0	n/a	0	0
Arcade Level 2	1 sf	2.0	n/a	0	0
Marquee	1 sf	2.0	n/a	2,505	5,010
Awning	1 sf	0.5	n/a	0	0
Sculpture or Artwork	$100	5.0	n/a	$0	0
Water Feature	$100	8.0	n/a	$0	0
Earned Basic Amenity Points					5,010
MAJOR PUBLIC OPEN SPACE / PEDESTRIAN CORRIDOR BONUS					
Major Public Open Space	1 sf	16.0	n/a	0	0
Major Pedestrian Corridor Bonus	1 sf	16.0	n/a	0	0
					0
ADDITIONAL BONUS AMENITIES					
Exterior Plaza	1 sf	6.0	30,000	0	0
Enclosed Plaza	1 sf	4.0	n/a	0	0
Landscape Area	1 sf	1.0	n/a	0	0
Active Recreation Area	1 sf	1.0	n/a	2,739	2,739
Residential Uses***	1 sf	2.0	n/a	112,338	224,676
Underground Parking	1 sf	0.5	n/a	66,645	33,323
Above Grade Parking, Residential	1 sf	4.0	n/a	0	0
Public Meeting Rooms	1 sf	2.0	n/a	0	0
Child Care Services*	1 sf	8.0	n/a	0	0
Retail Food*	1 sf	2.0	60,000	0	0
Public Restrooms	1 sf	4.0	n/a	0	0
Performing Arts Space	1 sf	10.0	100,000	0	0
Space for Non-Profit Social Services	1 sf	4.0	20,000	0	0
Park Property Donation	1 sf	4.0	n/a	0	0
Residential Entry Courtyard	1 sf	4.0	6,000	0	0
TOTAL EARNED ADDITIONAL AMENITY BONUS POINTS					260,738
TOTAL EARNED AMENITY POINTS					265,748

PROJECT PROGRAM		
Proposed Building Gross Floor Area	**205,132**	
Floor Area Exempt from FAR	73,725	
Gross Floor Area for FAR Calculation	**131,407**	
Maximum Allowable Building Floor Area		133,310

ANALYSIS OF AMENITY BONUS POINTS	
Earned Basic Amenity Points	5,010
Required Basic Amenity Points	2,666
Surplus Basic Amenity Points	2,344
Earned Public Open Space / Pedestrian Corridor Points	0
Earned Additional Amenity Points	260,738
Total Bonus Points Provided (Surplus Basic + Earned Additonal)	263,082
Bonus Points Required (GFA - Basic Allowable Floor Area)	78,083
Total Surplus Amenity Bonus Points	184,999
Transferable Bonus Points Available	
MPOS Points Available for Transfer after fulfilling Basic Requirements	0
Major Pedestrian Corridor Points Available for Transfer	0
Additional Bonus Amenities Available for Transfer	184,999
Total Amenity Bonus Points for Transfer	184,999
FAR for Project	4.93

* POF Located on the ground level or upper level within the City Center District

** POF located at the upper level outside the City Center District

*** See LUC 20.25A.090.E.7 for special bonus provisions for Perimeter Design District Subdistrict C.

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CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

BUILDING PERMIT SET PHASE I	05.29.15
BUILDING PERMIT SET PHASE II	05.29.15
BP SET PHASE I – REVISION 1	12.10.15
BP SET PHASE II – REVISION 1	12.10.15
DESIGN REVIEW – FINAL FAR	01.21.16

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

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FOR REFERENCE ONLY - 12.15.2015

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AREA SUMMARY

DRAFTED BY:
PROJECT MGR.:
PRINCIPAL I. C.:

SHEET NO.:

G1.03

PROJECT NO. 13-050

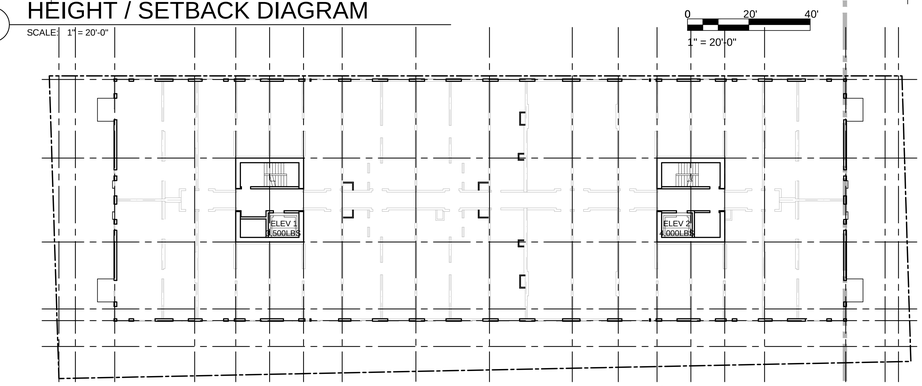
NE SECOND STREET FROM SOUTH

1 HEIGHT / SETBACK DIAGRAM

SCALE: 1" = 20'-0"

0 20' 40'

1" = 20'-0"



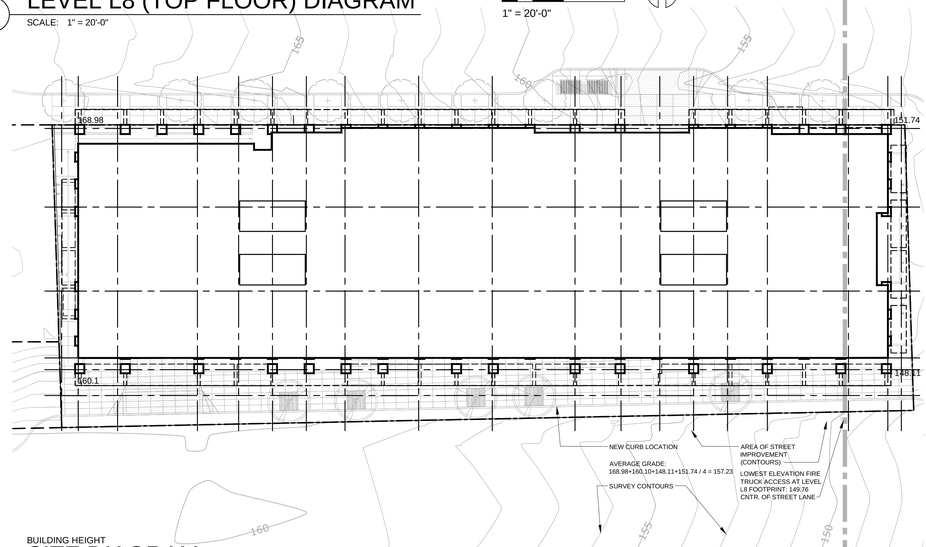
BUILDING HEIGHT

2 LEVEL L8 (TOP FLOOR) DIAGRAM

SCALE: 1" = 20'-0"

0 20' 40'

1" = 20'-0"



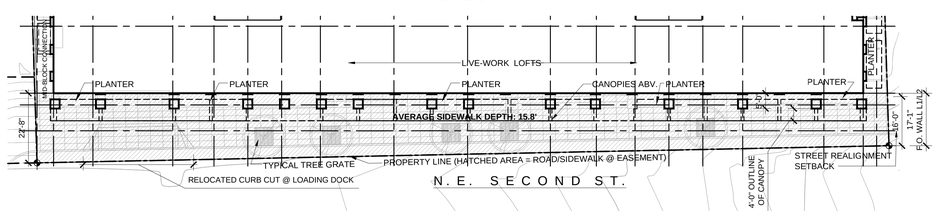
BUILDING HEIGHT

3 SITE DIAGRAM

SCALE: 1" = 20'-0"

0 20' 40'

1" = 20'-0"



NE 2ND STREET

4 SETBACK DIAGRAM AT EASEMENT

SCALE: 1" = 20'-0"

0 20' 40'

1" = 20'-0"

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
2 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

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2 DR RESUBMITTAL 11.06.2015

BUILDING COMPOSITION DIAGRAMS

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G2.00

PROJECT NO. 13-050

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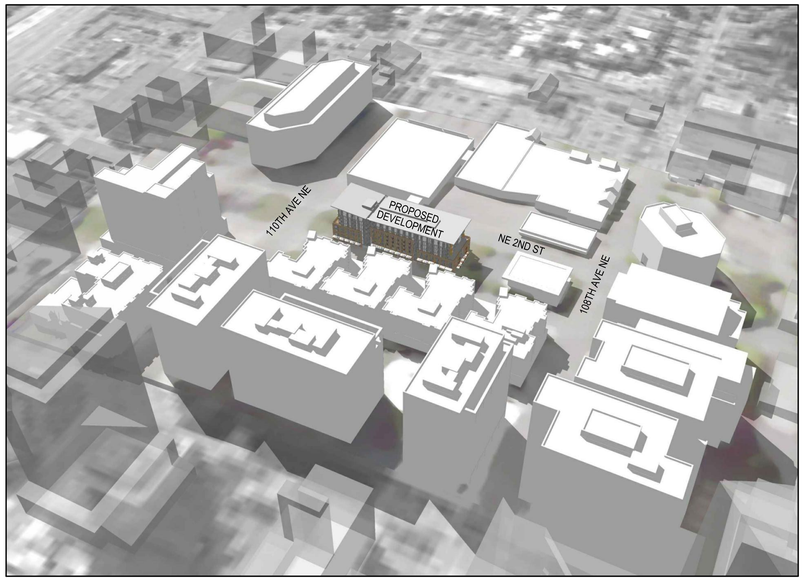
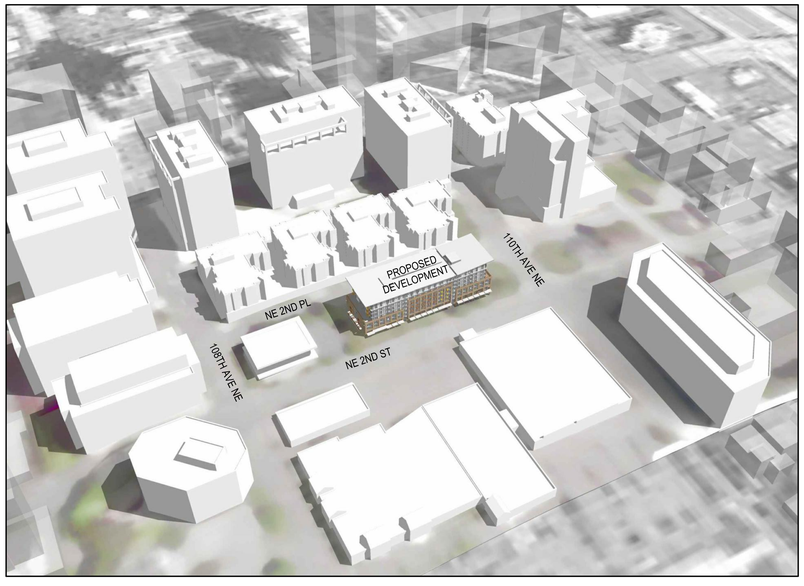


3 SITE MASSING FROM NW
SCALE: NS

1 SITE MASSING FROM SE
SCALE: NS



4 SITE MASSING FROM SW
SCALE: NS

2 SITE MASSING FROM NE
SCALE: NS

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CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

4717 REGISTERED ARCHITECT SCOTT C. THOMPSON STATE OF WASHINGTON

PROJECT:
EVERGREEN PLAZA
BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

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Schematics		
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Bid Doc.		
Const. Doc.		

ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT

BIRD'S EYE VIEWS OF SITE MASSING

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G2.01

PROJECT NO. 13-050

DR RESUBMITTAL 1 | 11.06.2015

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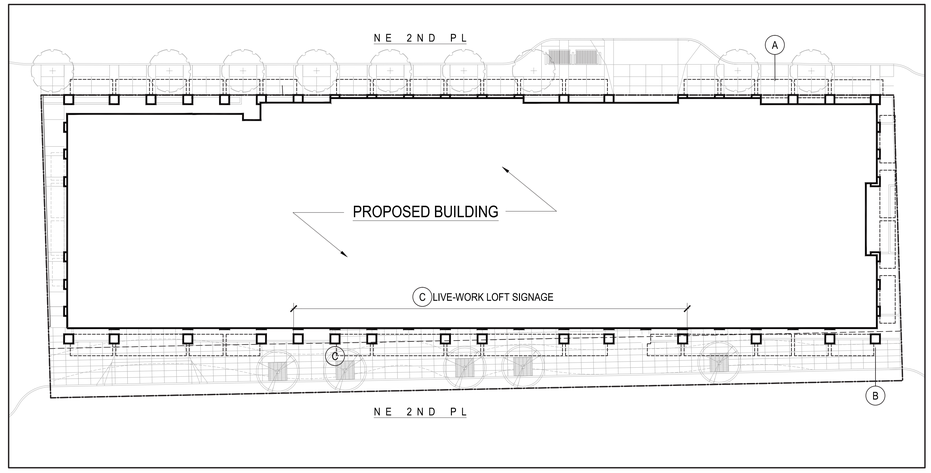
POWDER COATED EXTRUDED METAL
LETTERS. APPROX HEIGHT: 12"-15"
FONT: SWISS 721 BLKOUL BT

POSTION: SW CORNER BETWEEN LEVELS L1 & L2

B BUILDING MONIKER SIGNAGE CONCEPT

SCALE: NS



1 SIGNAGE PLAN

SCALE: 1" = 20'-0"

0 20' 40'
1" = 20'-0"

BOLT-ON POWDER COATED STEEL CANOPY FRAME WITH TRANSLUCENT WEATHER PROTECTION MATERIAL (ALTERNATE: CORRUGATED METAL SOME LOCATIONS). FRAME CONFIGURATIONS VARY PER LOCATION (SEE ALSO SHEET A9.60)

GALVANIZED OR SILVER 6" MTL CHANNEL FRAME
OR SIMILAR SECURED TO CANOPY ABOVE

SEE ALSO SHEET A9.60 FOR CANOPY DETAILS

C LIVE-WORK LOFT SIGNAGE AND CANOPY CONCEPT

SCALE: NS

POWDER COATED HOLLOW METAL LETTERS: APPROX HEIGHT: 12"-15";
FONT SIMILAR TO BUILDING MONIKER SIGNAGE AT DETAIL 'B'.

POWDER COATED HOLLOW METAL LETTERS: APPROX. HEIGHT:
12"-15". FONT SIMILAR TO BUILDING MONIKER SIGNAGE

CONCEPT AT LOBBY ENTRANCE

A BUILDING MONIKER & ADDRESS SIGNAGE

SCALE: NS

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4717 REGISTERED ARCHITECT SCOTT C. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

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2 DESIGN REVIEW RESUBMITTAL	11.06.15

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SIGNAGE & CANOPY CONCEPT DIAGRAMS

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G2.02

PROJECT NO. 13-050

DR RESUBMITTAL 2 | 11.06.2015

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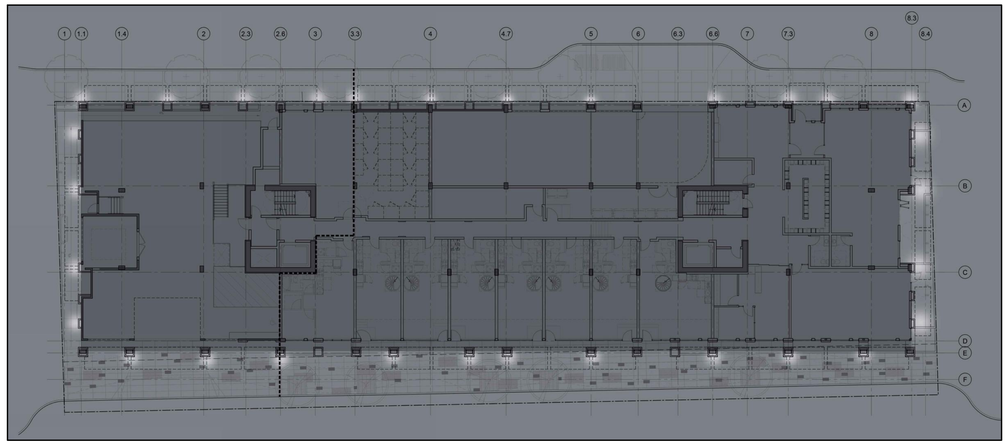
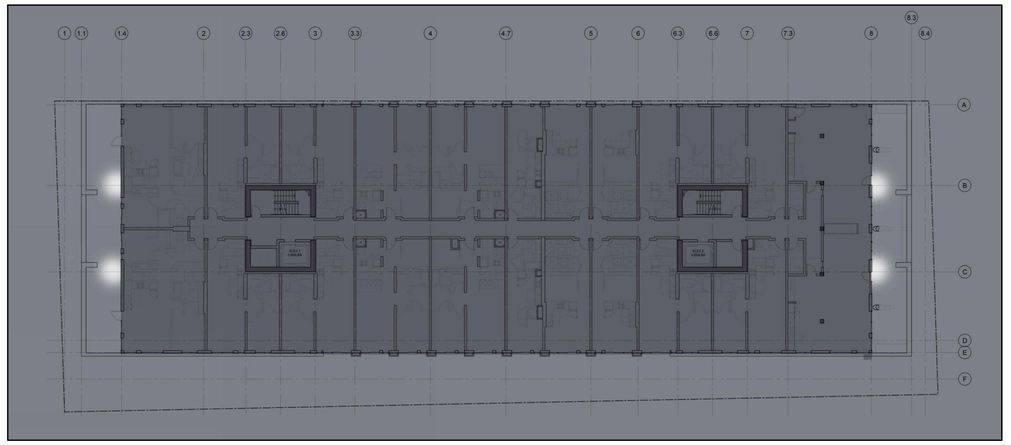


2 EXTERIOR LIGHTING DIAGRAM L1/L2

SCALE: 1" = 20'-0"

0 20' 40'

1" = 20'-0"



1 EXTERIOR LIGHTING DIAGRAM L5

SCALE: 1" = 20'-0"

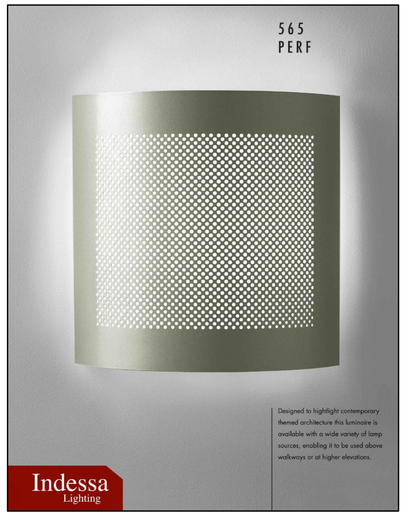
0 20' 40'

1" = 20'-0"

△5

LIGHT SCONCE 'A':
LEVELS L1 & L2 TYP.

PERFORATED METAL; COLOR STAINLESS STL. OR SILVER;
CUSTOM SIZE (APPROXIMATE):
30"H x 6"W x 5.5"D



LIGHT SCONCE 'B':
LEVEL L5 TERRACE TYP.

PERFORATED METAL; COLOR STAINLESS STL. OR SILVER; SIZE:
14"H x 14" W x 5.5"D

3 LIGHTING FIXTURES

SCALE: N/A

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X717 REGISTERED ARCHITECT JACOB E. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
△5 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
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EXTERIOR LIGHTING DIAGRAMS

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I.C.: ST

SHEET NO.

G2.03

PROJECT NO. 13-050

DR RESUBMITTAL △5 | 11.06.2015

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3 SE VIGNETTE @ GRADE
SCALE: NS

1 SE PERSPECTIVE
SCALE: NS

4 NE VIGNETTE @ GRADE
SCALE: NS

2 NE PERSPECTIVE
SCALE: NS

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X717 REGISTERED ARCHITECT JACOB S. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
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2 DESIGN REVIEW RESUBMITTAL	11.06.15

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Phase:	Client Approval:	Quality Assurance:
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PROJECT VIGNETTES

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G2.04

PROJECT NO. 13-050

DR RESUBMITTAL 2 | 11.06.2015

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3 NW VIGNETTE @ GRADE
SCALE: NS

1 NW PERSPECTIVE
SCALE: NS

4 SW VIGNETTE @ GRADE
SCALE: NS

2 SW PERSPECTIVE
SCALE: NS

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X717 REGISTERED ARCHITECT JACOB THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
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PROJECT VIGNETTES

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G2.05

PROJECT NO. 13-050

DR RESUBMITTAL 2 | 11.06.2015

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NORTH SIDE, NE 2ND PL

1 VIGNETTE OUTSIDE BUILDING LOBBY

SCALE: NS

SOUTH SIDE, NE 2ND ST

2 VIGNETTE AT COLONNADE

SCALE: NS

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
2 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

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Schematics		
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ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT

PROJECT VIGNETTES

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

G2.06

PROJECT NO. 13-050

DR RESUBMITTAL 2 | 11.06.2015

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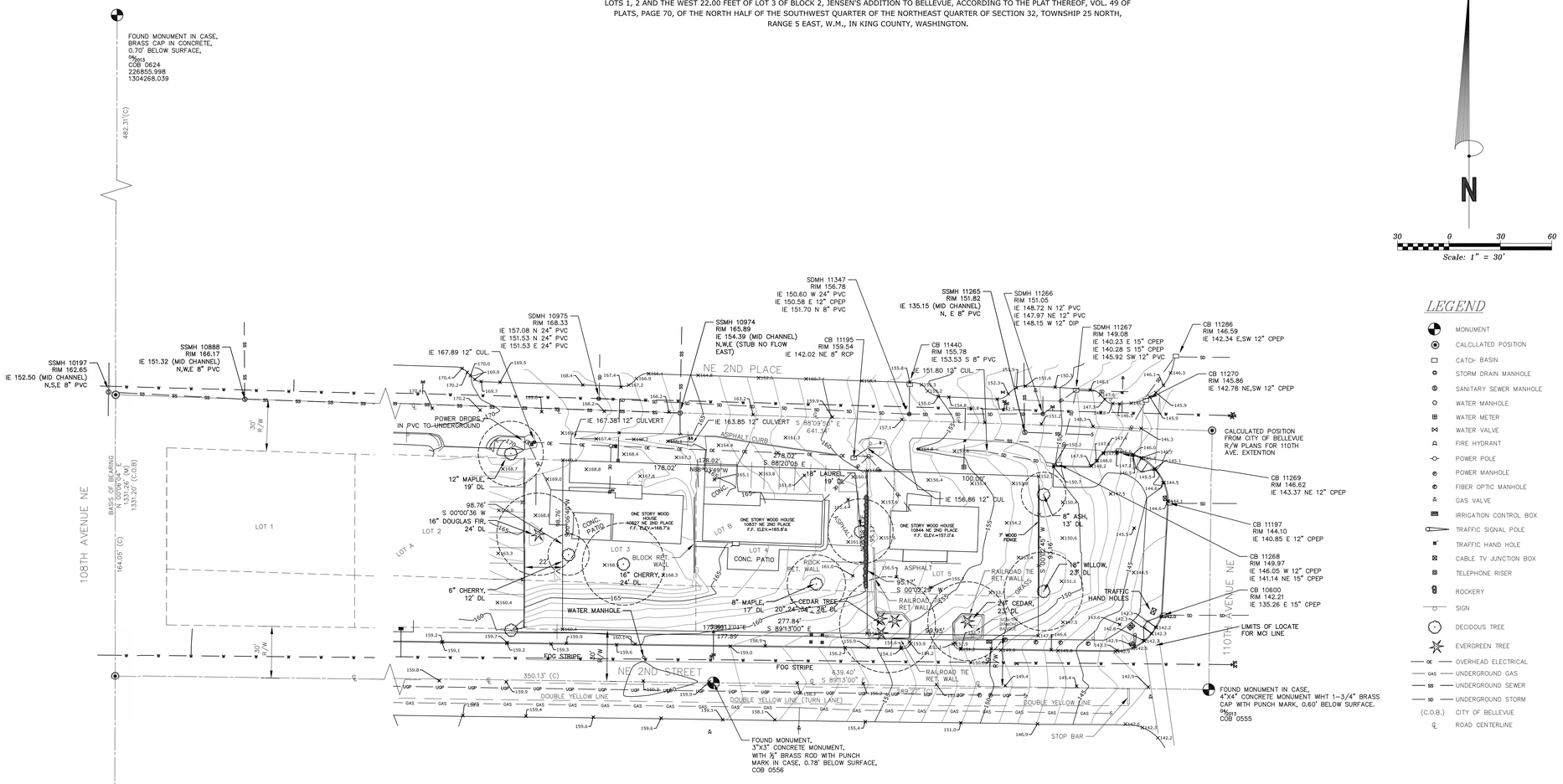
TOPOGRAPHIC SURVEY

LOTS 1, 2 AND THE WEST 22.00 FEET OF LOT 3 OF BLOCK 2, JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF, VOL. 49 OF PLATS, PAGE 70, OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.



N

30 0 30 60

Scale: 1" = 30'

LEGEND

- MONUMENT
- CALCULATED POSITION
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- POWER MANHOLE
- FIBER OPTIC MANHOLE
- GAS VALVE
- IRRIGATION CONTROL BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC HAND HOLE
- CABLE TV JUNCTION BOX
- TELEPHONE RISER
- ROCKERY
- SIGN
- DECIDOUS TREE
- EVERGREEN TREE
- OE — OVERHEAD ELECTRICAL
- GAS — UNDERGROUND GAS
- SS — UNDERGROUND SEWER
- SD — UNDERGROUND STORM
- (C.O.B.) CITY OF BELLEVUE
- ℄ ROAD CENTERLINE

LEGAL DESCRIPTION

PER TITLE REPORT FROM TICOR TITLE COMPANY, COMMITMENT NO. 6383080-E, DATED: DECEMBER 5, 2006.

PARCEL A:

LOT 5, BLOCK 2, JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, JENSEN'S ADDITION OF BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 100 FEET OF THE SOUTHWEST CORNER THEREOF;
THENCE SOUTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF SAID LOT 5, A DISTANCE OF 24.49 FEET, MORE OR LESS, TO THE NORTH LINE OF NORTHEAST 2ND STREET, AS CONVEYED TO THE CITY OF BELLEVUE, RECORDED UNDER RECORDING NUMBER 5652687;
THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY PROLONGATION OF EAST LINE OF SAID LOT 5;
THENCE NORTHERLY 22.51 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

NEW LEGAL DESCRIPTION

PER CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20090722900001.

LOT A:

LOTS 1, 2 AND THE WEST 22.00 FEET OF LOT 3 OF BLOCK 2, JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 70, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; LYING SOUTHERLY OF THE SOUTH LINE OF SAID JENSEN'S ADDITION TO BELLEVUE; AND NORTHERLY O THE NORTH MARGIN OF NORTHEAST 2ND STREET, ESTABLISHED BY DEED TO THE CITY OF BELLEVUE RECORDED UNDER AUDITOR'S FILE NUMBER 5652687; AND LYING WESTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE WESTERLY 22.00 FEET OF LOT 3 OF SAID PLAT; AND LYING EASTERLY OF THE WESTERLY MARGIN OF 108TH AVENUE NORTHEAST.

LOT B:

LOT 3 OF BLOCK 2, JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 70, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 22.00 FEET THEREOF;

AND TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; LYING SOUTHERLY OF THE SOUTH LINE OF JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON; AND NORTHERLY OF THE NORTH MARGIN OF NORTHEAST 2ND STREET, ESTABLISHED BY DEED TO THE CITY OF BELLEVUE RECORDED UNDER AUDITOR'S FILE NUMBER 5652687; AND WESTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 3 OF SAID PLAT; AND EASTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE WESTERLY 22.00 FEET OF SAID LOT 3.

BASIS OF BEARING

HORIZONTAL DATUM:

NAD 83-91; CITY OF BELLEVUE

USED HORIZONTAL CONTROL POINTS:

-0624 MONUMENT IN CASE AT THE INTERSECTION OF NE 4TH STREET AND 108TH AVENUE NORTHEAST.

-540R MONUMENT IN CASE AT THE INTERSECTION OF 108TH AVENUE NORTHEAST AND MAIN STREET.

VERTICAL DATUM:
NAVD 88: CITY OF BELLEVUE USED STATION 373R
ELEVATION=132.971'.

REFERENCES

1. PLAT OF JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON.

2. CITY OF BELLEVUE BOUNDARY LINE ADJUSTEMENT NUMBER BLA 08-13415?LB, RECORDED UNDER RECORDING NUMBER 20090722900001, IN KING COUNTY, WASHINGTON.

EQUIPMENT AND PROCEDURES

CONVENTIONAL CLOSED LOOP TRAVERSE AND RADIAL TIES WITH A TRIMBLE S-6. A MINIMUM CLOSURE OF 1:10000 WAS ACCOMPLISHED.

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BASED ON OBSERVABLE SURFACE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

2. BUILDING SHOTS WERE TAKEN ON THE EXTERIOR CORNERS OF THE BUILDING, AND ARE ACCURATE TO THE NEAREST TWO TENTHS OF A FOOT.

3. FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 530330656F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

4. NO EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

5. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS DELINEATED AND/OR DESCRIBED ON THE PLAT RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 70 IN KING COUNTY, WASHINGTON.

6. TELECOMMUNICAITONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. OEI HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE OEI DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATION/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH LOCAL JURISDICTION.

STATE OF WASHINGTON
GARY L. VAN WESTEN
21964
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/10/2014

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

SHEET TITLE: TOPOGRAPHIC SURVEY
PARK METRO
2013-007

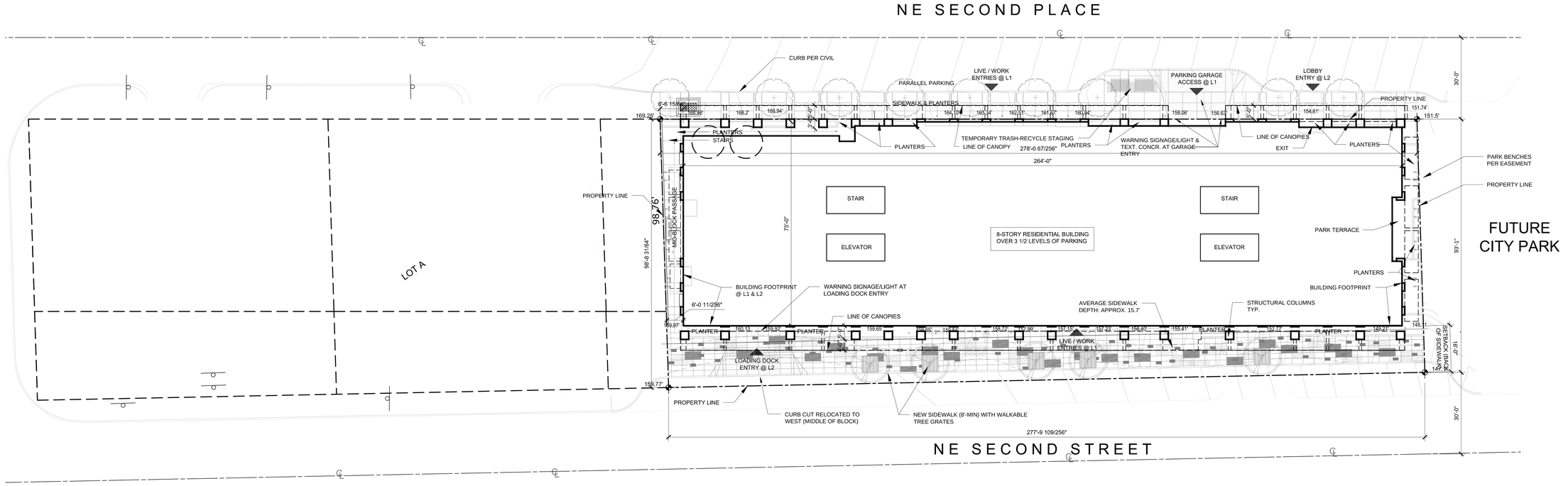
CLIENT: EVERGREEN POINT DEVELOPMENT, LLC.

O'Bunco Engineering (OEI)
Engineering, Surveying & Construction Management
10245 West James Street, Suite 201
Kent, Washington 98031
Ph: (425) 451-7300, Fax: (425) 452-9192

DRAWN BY: EJS	CHECKED BY: GLV
SCALE: 1" = 30'	DATE: 12/10/2014
JOB NO: 2013-007	
DRAWING NAME: PARK METRO TOPO	

SHEET
1 OF 1

File: Z:\2013\2013-007 Park Metro - Evergreen Dev-Completed\1000\2013-007-1000-SURVEY-TOPO.dwg Date: 12-10-14 By: B. Smelser



EXISTING CURB AND SIDEWALK

TRUE NORTH

0' 8' 16' 32'

1/16" = 1'-0"

LEGAL DESCRIPTION

PER CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 2009072290001.

LOT A:

LOTS 1, 2 AND THE WEST 22.00 FEET OF LOT 3 OF BLOCK 2, JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 70, IN KING COUNTY, WASHINGTON.

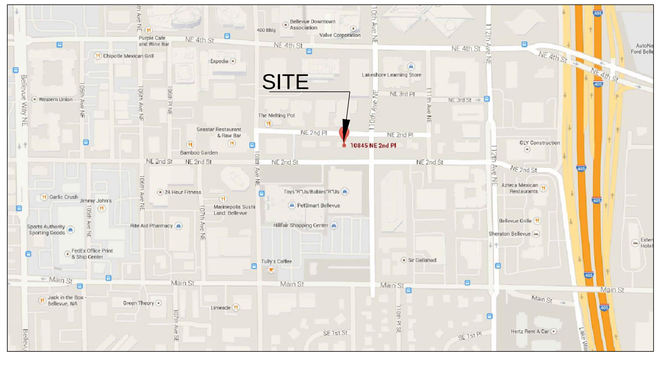
TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
LYING SOUTHERLY OF THE SOUTH LINE OF SAID JENSEN'S ADDITION TO BELLEVUE; AND NORTHERLY O THE NORTH MARGIN OF NORTHEAST 2ND STREET, ESTABLISHED BY DEED TO THE CITY OF BELLEVUE RECORDED UNDER AUDITOR'S FILE NUMBER 5652687; AND LYING WESTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE WESTERLY 22.00 FEET OF LOT 3 OF SAID PLAT; AND LYING EASTERLY OF THE WESTERLY MARGIN OF 108TH AVENUE NORTHEAST.

LOT B:

LOT 3 OF BLOCK 2, JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 70, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 22.00 FEET THEREOF;

AND TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; LYING SOUTHERLY OF THE SOUTH LINE OF JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON; AND NORTHERLY OF THE NORTH MARGIN OF NORTHEAST 2ND STREET, ESTABLISHED BY DEED TO THE CITY OF BELLEVUE RECORDED UNDER AUDITOR'S FILE NUMBER 5652687; AND WESTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 3 OF SAID PLAT; AND EASTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE WESTERLY 22.00 FEET OF SAID LOT 3.



PROJECT VICINITY MAP

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CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

4717 REGISTERED ARCHITECT SCOTT C. THOMPSON STATE OF WASHINGTON

110TH AVENUE NE

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
2 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

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SITE PLAN

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

A1.00

PROJECT NO. 13-050

DR RESUBMITTAL 2 | 11.06.2015

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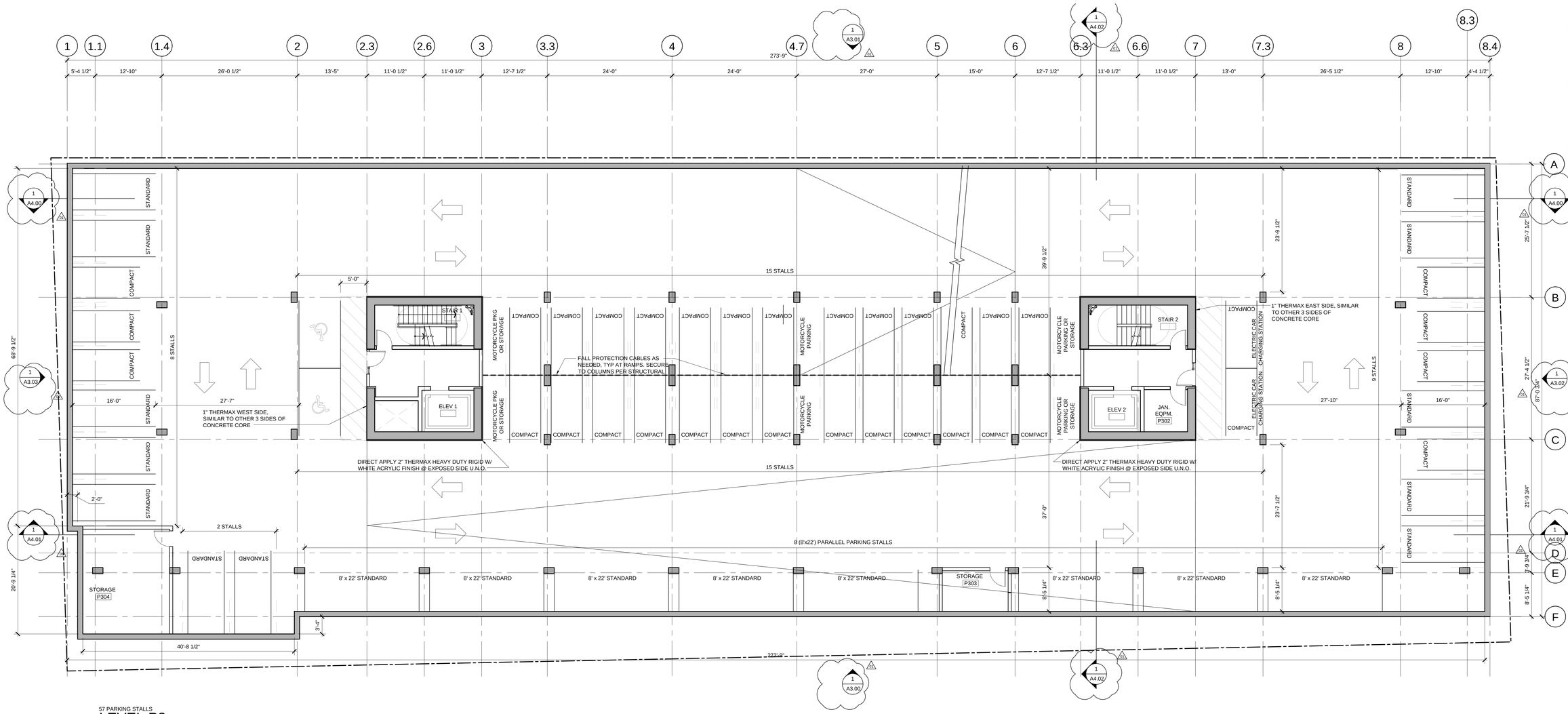
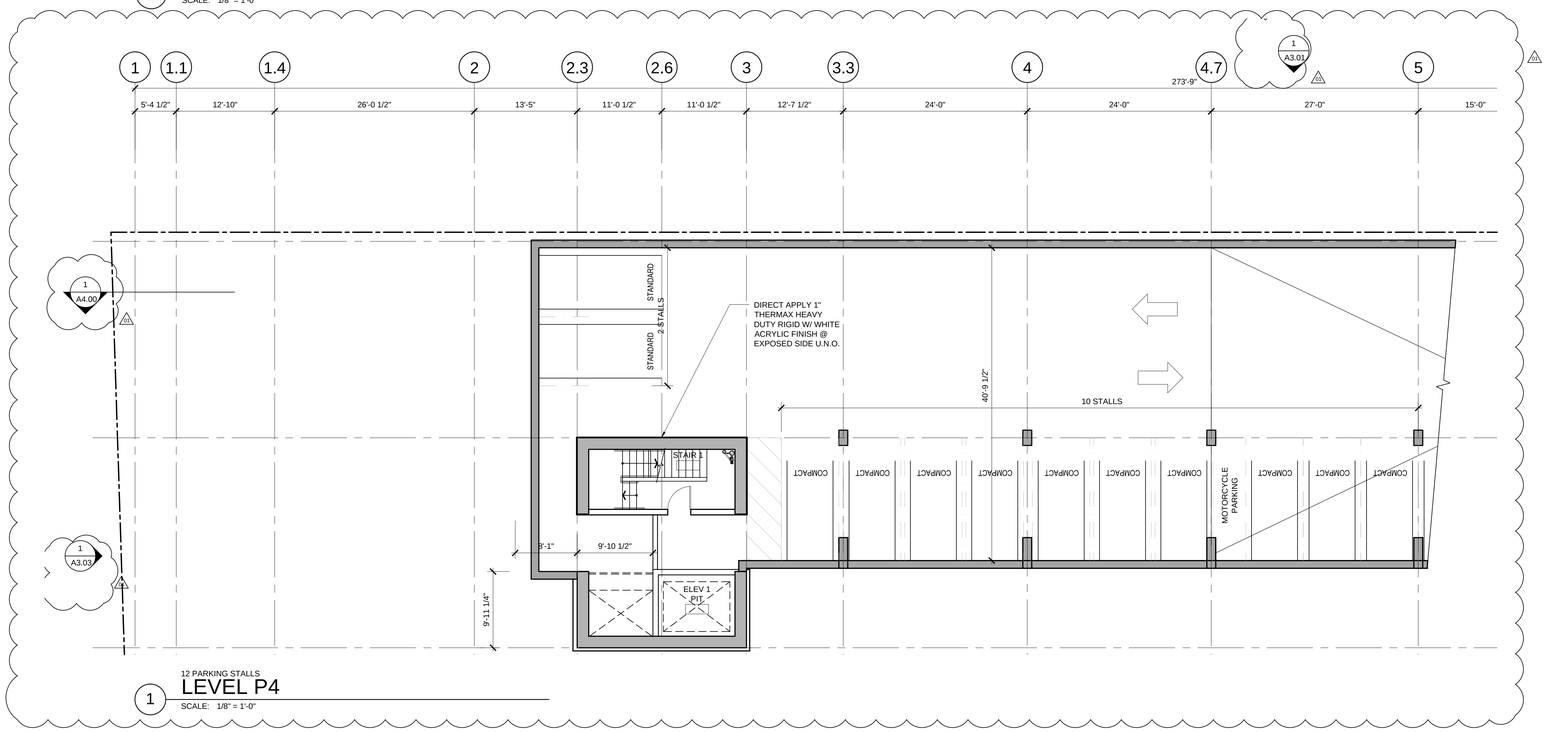


57 PARKING STALLS

1 LEVEL P3

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



12 PARKING STALLS

1 LEVEL P4

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
- FE-A — CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.
- FEC
- SECURITY CAMERA
- CR — CARD READER (ELEC. STRIKE)
- ELEC. CAR CHARGING STATION

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4717 REGISTERED ARCHITECT SCOTT E. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

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LEVEL P3 & P4 PLANS

1

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PRINCIPAL I. C.: ST

SHEET NO.

A2.00

PROJECT NO. 13-050

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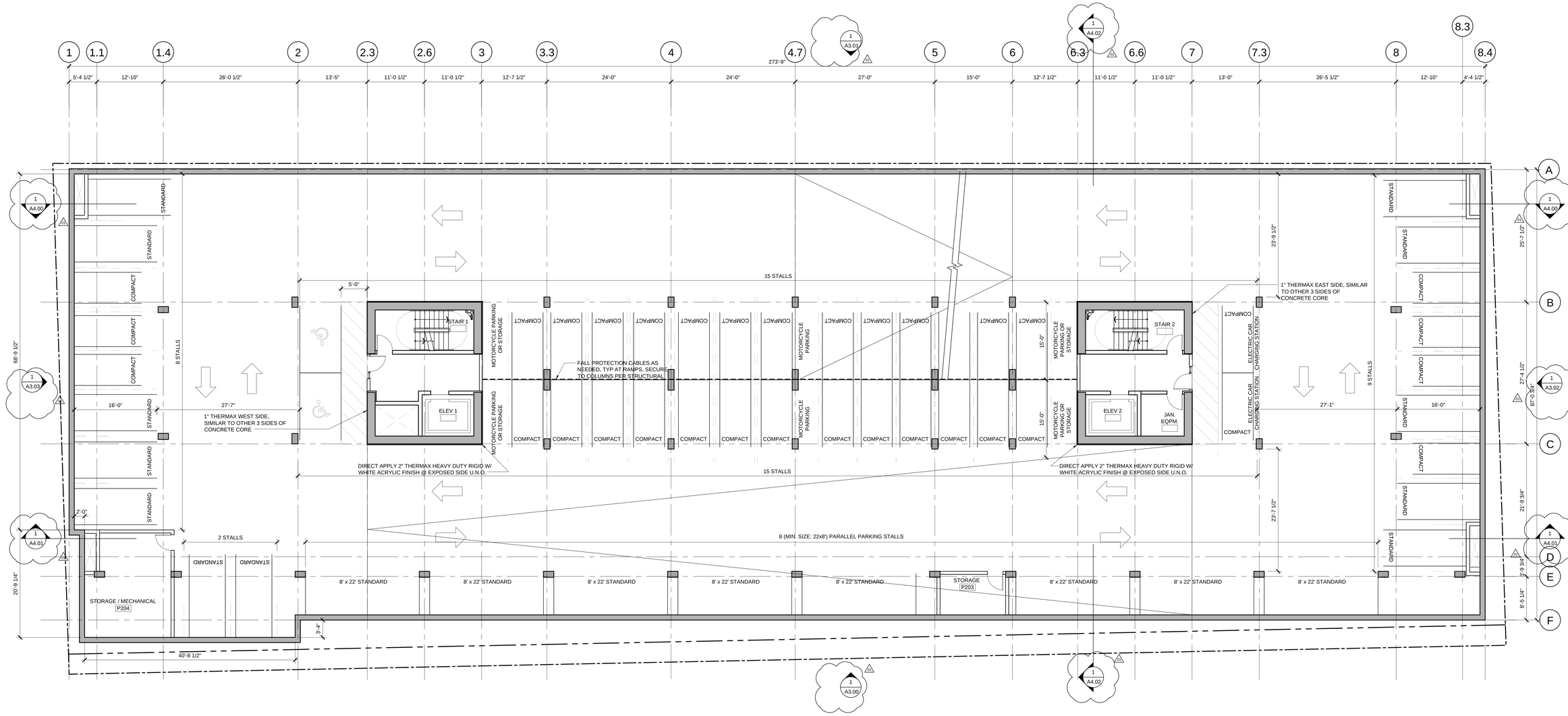

57 PARKING STALLS

1 LEVEL P2

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
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#7717 REGISTERED ARCHITECT JACOB C. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

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DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

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LEVEL P2
PLAN

DRAFTED BY:
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PRINCIPAL I. C.: ST

SHEET NO.

A2.01

PROJECT NO. 13-050

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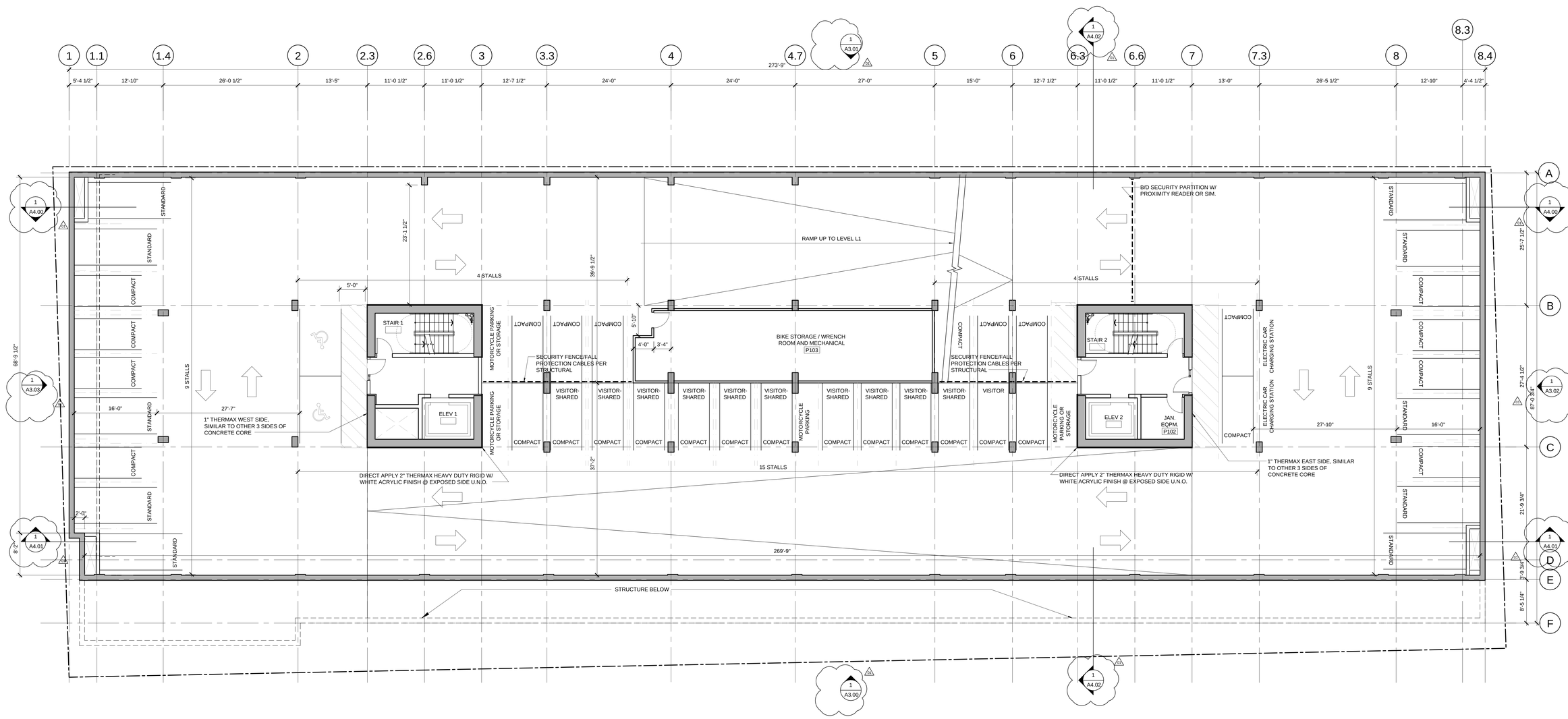

1 39 PARKING STALLS
LEVEL P1
SCALE: 1/8" = 1'-0"

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
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X717 REGISTERED ARCHITECT JACOB K. THOMPSON STATE OF WASHINGTON

PROJECT:
EVERGREEN PLAZA
BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

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LEVEL P1
PLAN

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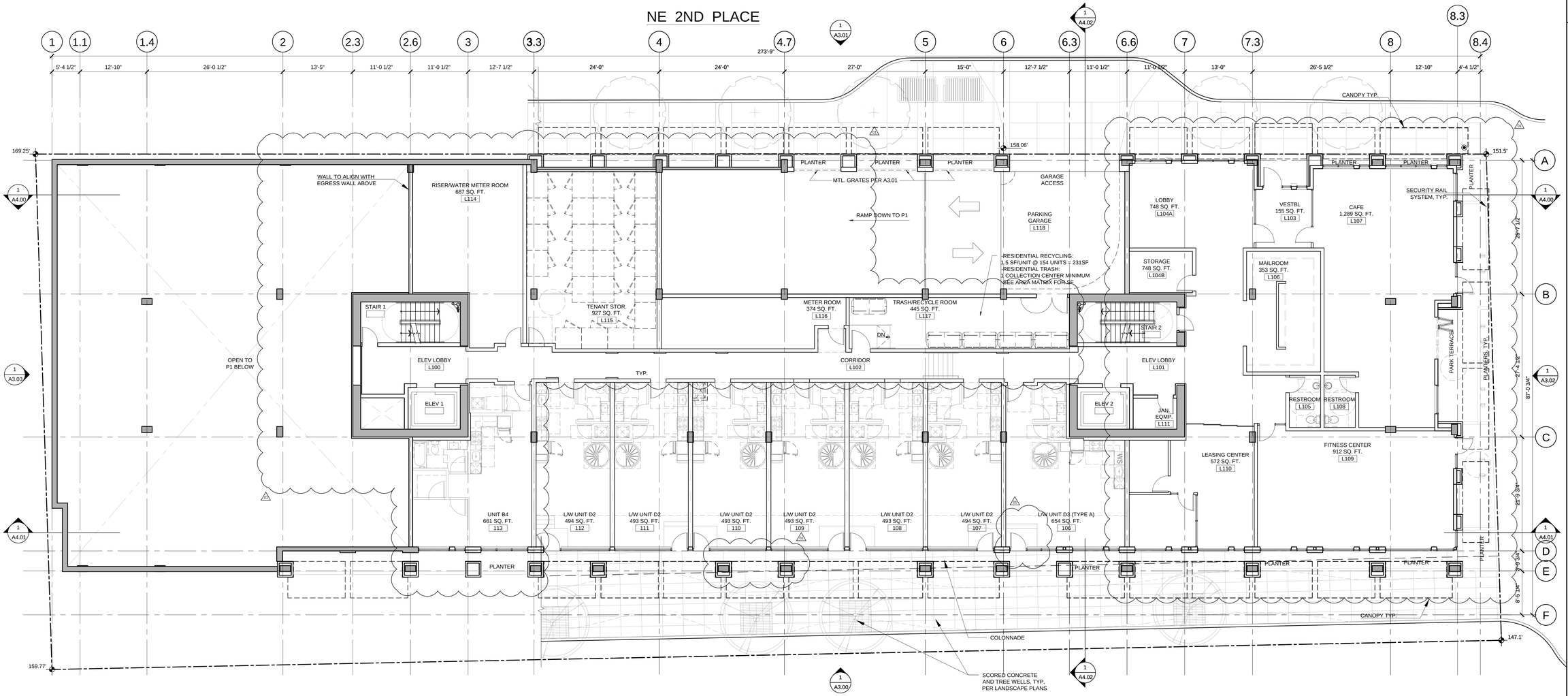
PROJECT NO. 13-050

NE 2ND PLACE



NE 2ND STREET

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
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4717 REGISTERED ARCHITECT JACQUE C. THOMPSON STATE OF WASHINGTON

PROJECT:
EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

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LEVEL 1
PLAN

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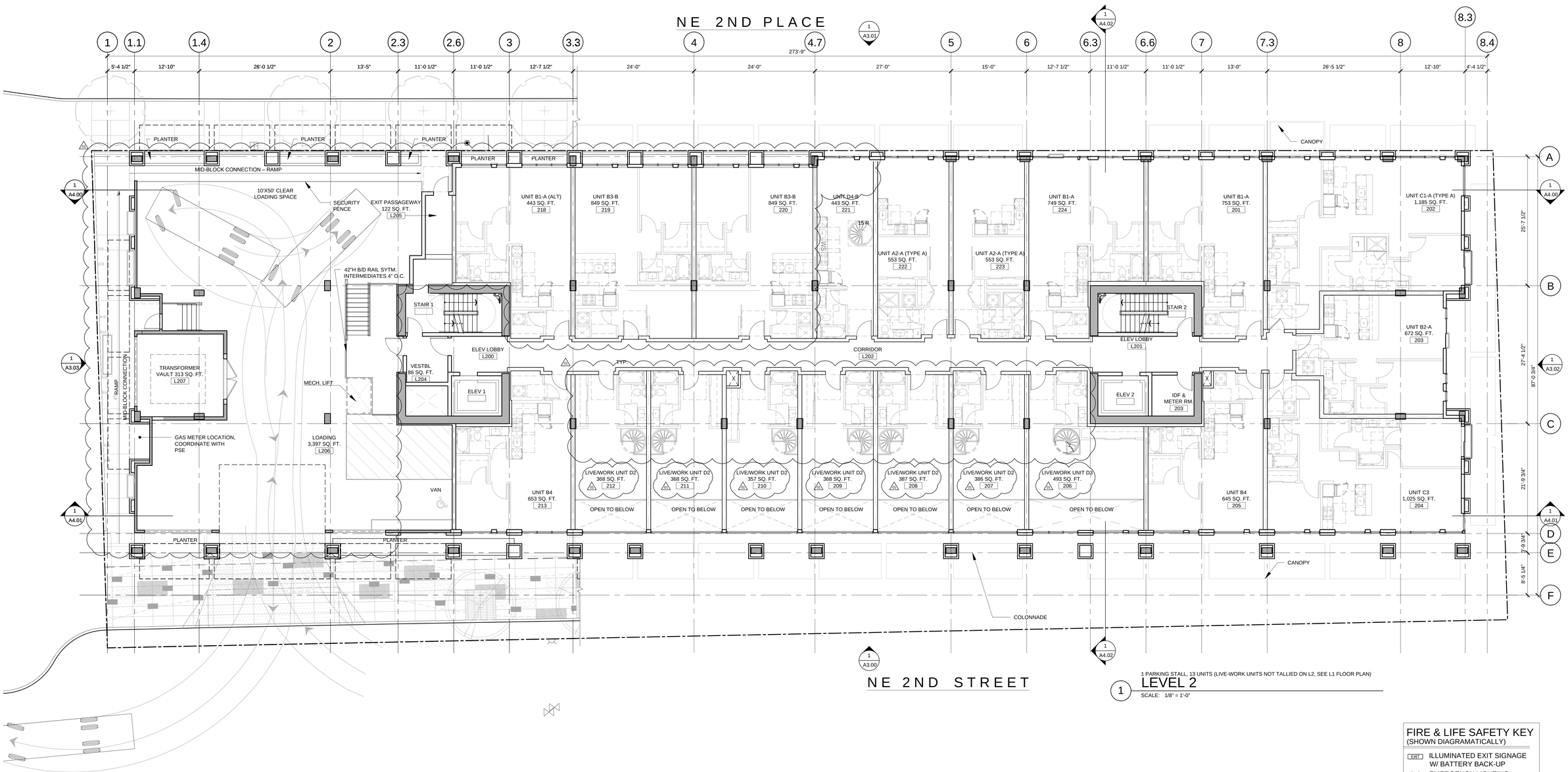
SHEET NO.

A2.03

PROJECT NO. 13-050



1 PARKING STALL, 13 UNITS (LIVE-WORK UNITS NOT TALLIED ON L2, SEE L1 FLOOR PLAN)

1 LEVEL 2

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
- FE-A — CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.
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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

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LEVEL 2 PLAN

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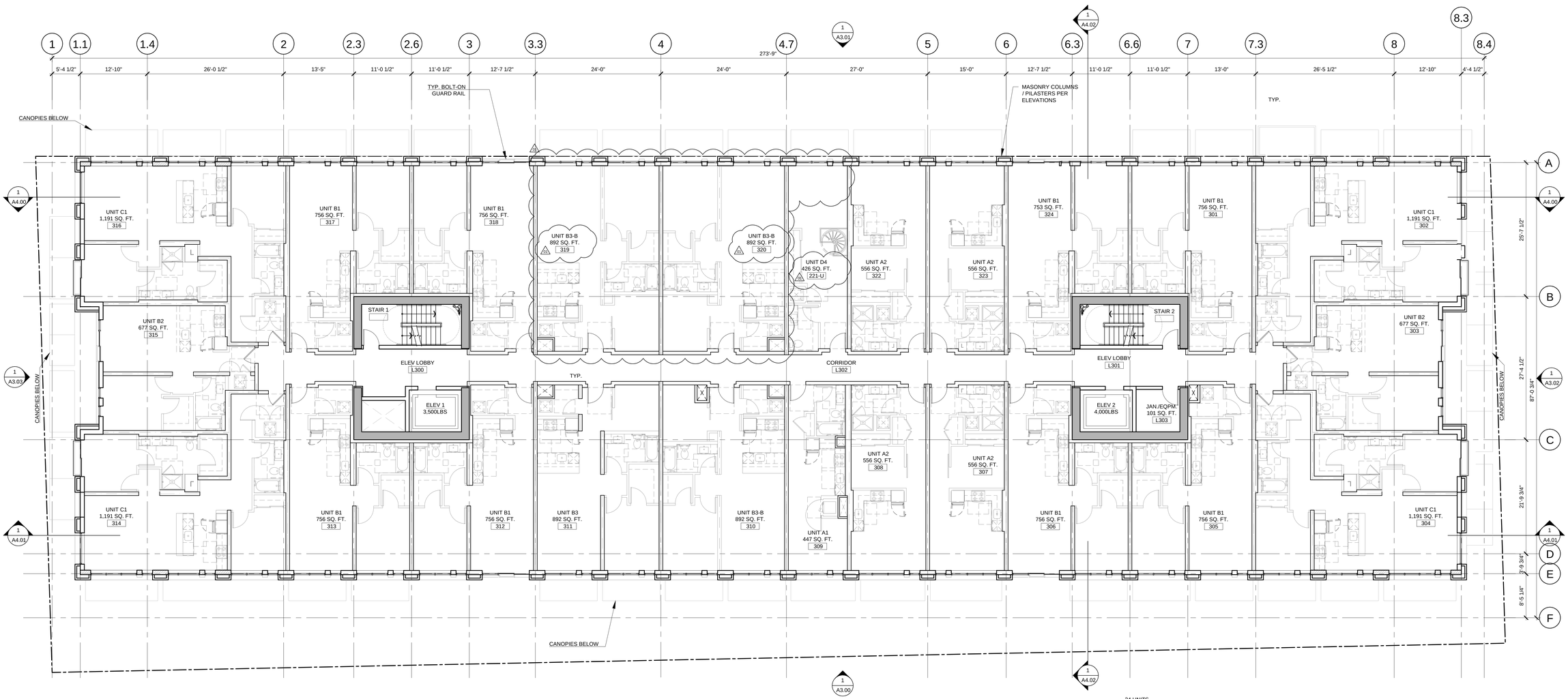
PROJECT NO. 13-050



24 UNITS

1 LEVEL 3

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
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- FEC
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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
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LEVEL 3
PLAN

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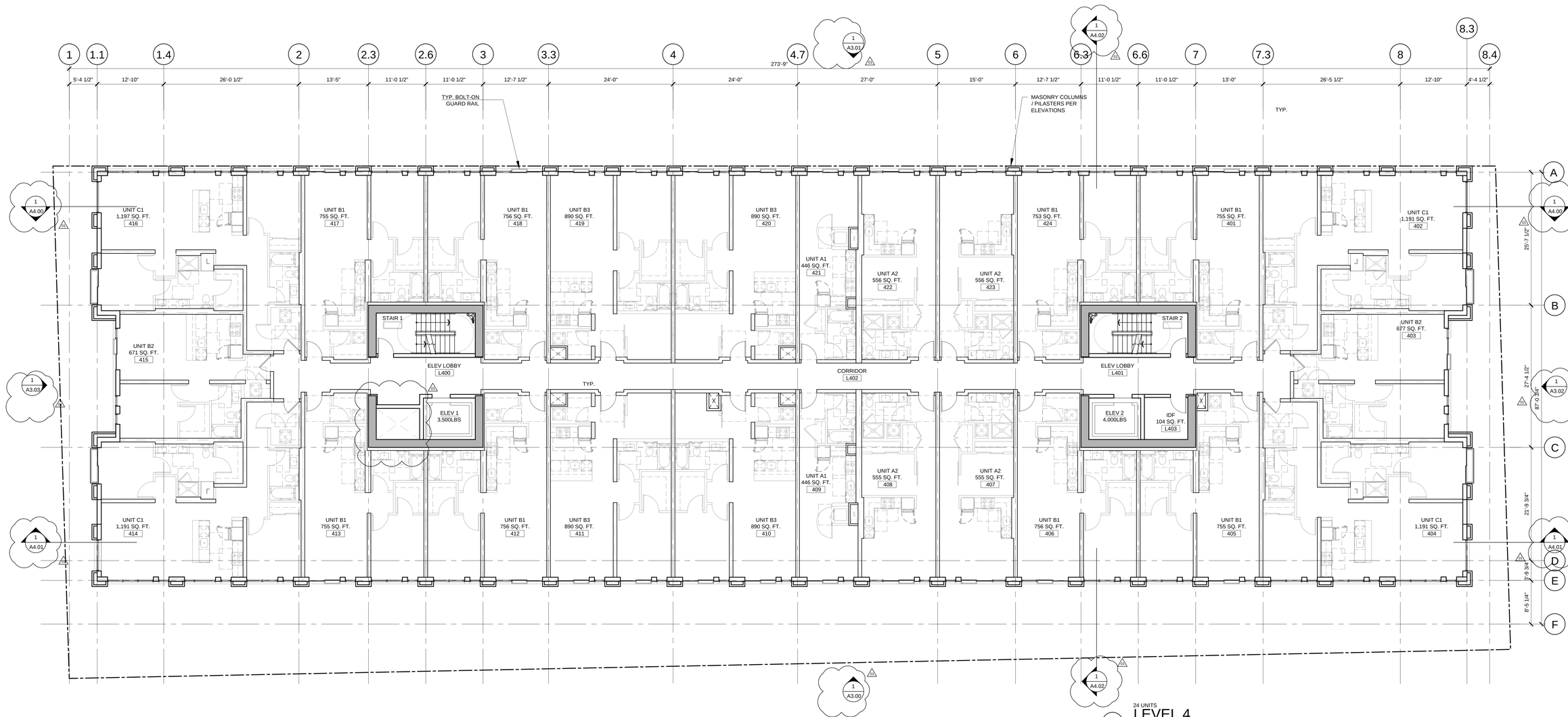

24 UNITS

1 LEVEL 4

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
- FE-A — CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT
- FEC — GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.
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X717 REGISTERED ARCHITECT JACK K. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

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LEVEL 4
PLAN

DRAFTED BY:
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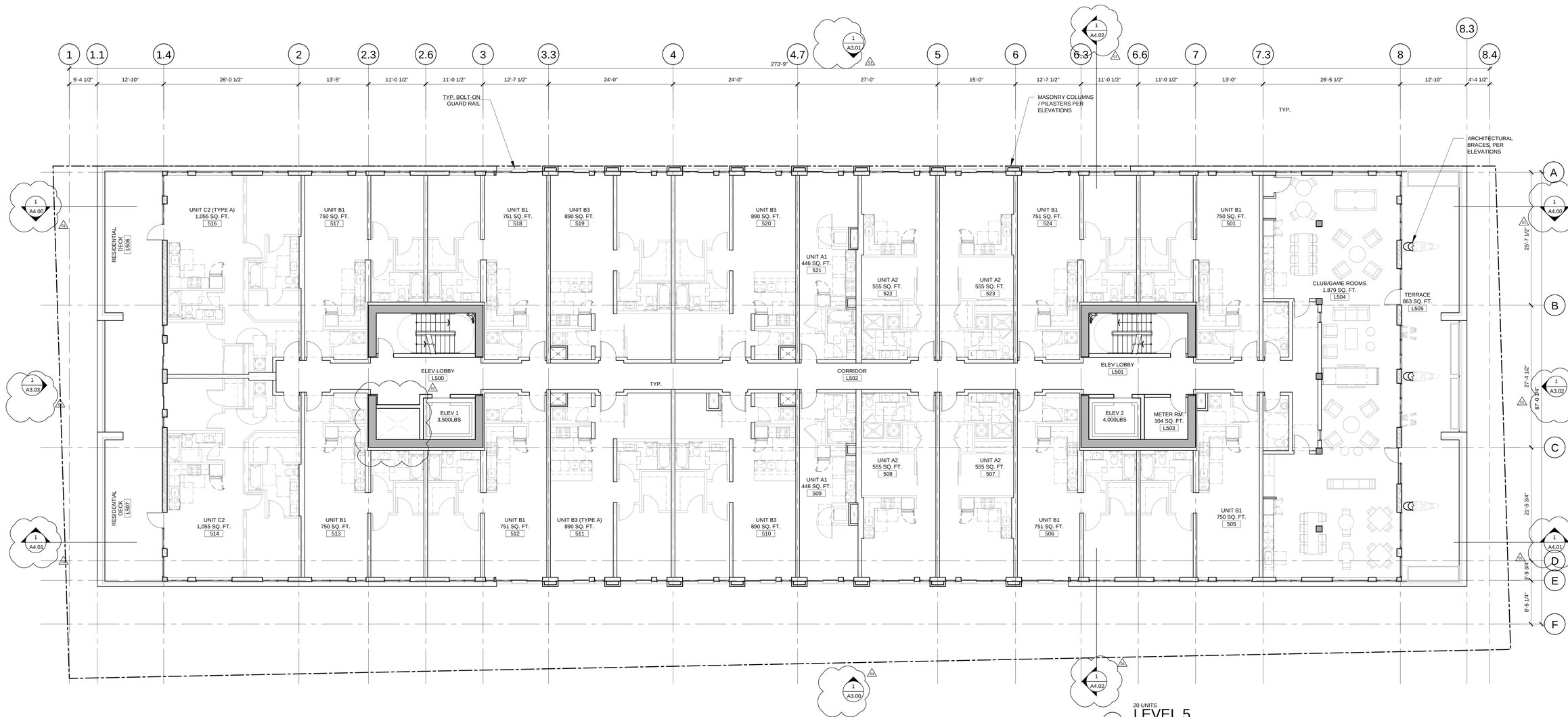
SHEET NO.

A2.06

PROJECT NO. 13-050



20 UNITS

1 LEVEL 5

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP

EMERGENCY LIGHTING W/ BATTERY BACK-UP

EGRESS LIGHTING FOR OTHER FIXTURE

CLASS I STANDPIPE

CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.

SECURITY CAMERA

CARD READER (ELEC. STRIKE)

ELEC. CAR CHARGING STATION

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X717 REGISTERED ARCHITECT JACOB E. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

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1 DR-RESUBMITTAL 11.06.2015

LEVEL 5
PLAN

DRAFTED BY:
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PRINCIPAL I C.: ST

SHEET NO.

A2.07

PROJECT NO. 13-050

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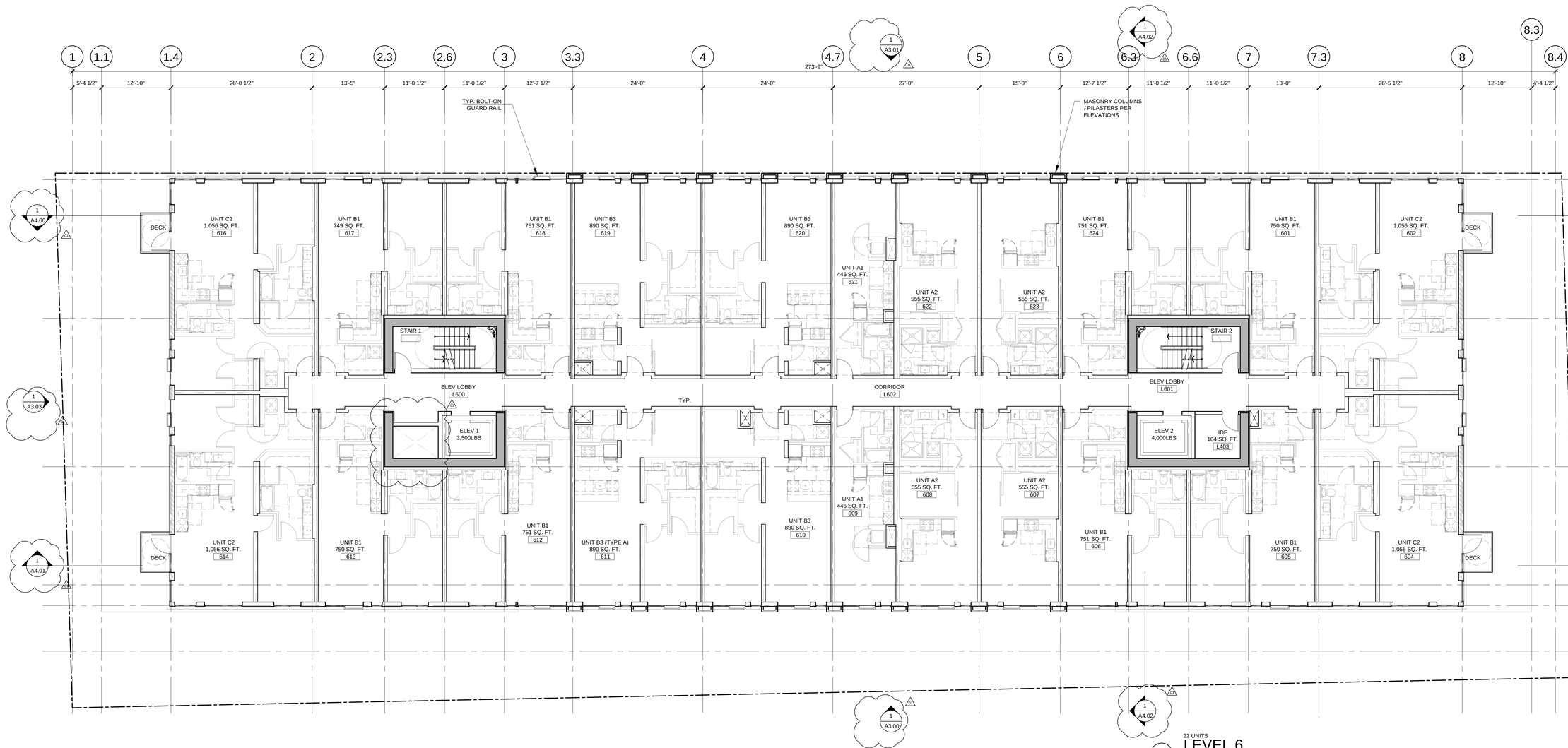

22 UNITS

1 LEVEL 6

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
- FE-A — CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT
- FEC — GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.
- SECURITY CAMERA
- CR — CARD READER (ELEC. STRIKE)
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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

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1 DR RESUBMITTAL 11.06.2015

LEVEL 6
PLAN

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PRINCIPAL I. C.: ST

SHEET NO.

A2.08

PROJECT NO. 13-050

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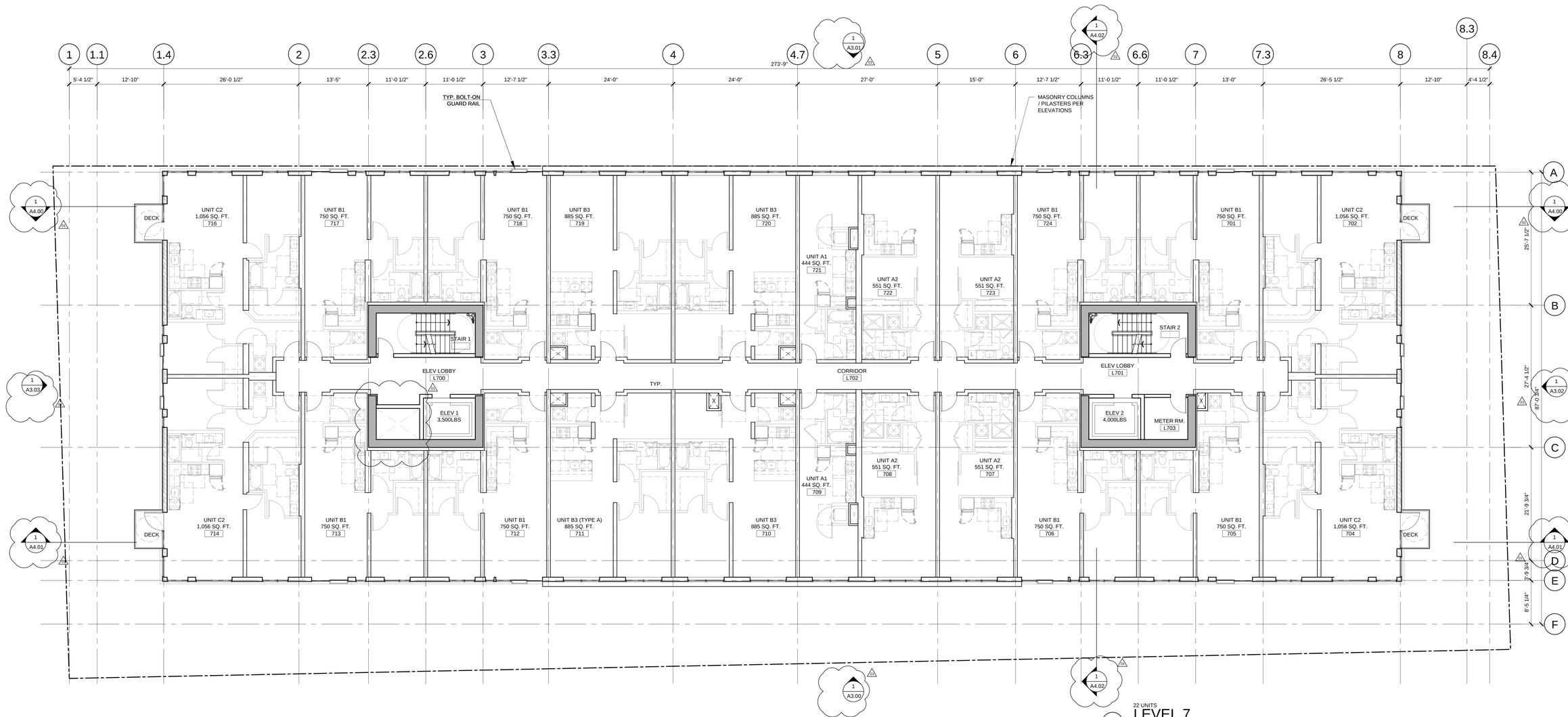

22 UNITS

1 LEVEL 7

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
- FE-A — CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT
- FEC — GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.
- SECURITY CAMERA
- CR — CARD READER (ELEC. STRIKE)
- ELEC. CAR CHARGING STATION

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X717 REGISTERED ARCHITECT JACK K. THOMPSON STATE OF WASHINGTON

PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

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LEVEL 7
PLAN

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PRINCIPAL I C.: ST

SHEET NO.

A2.09

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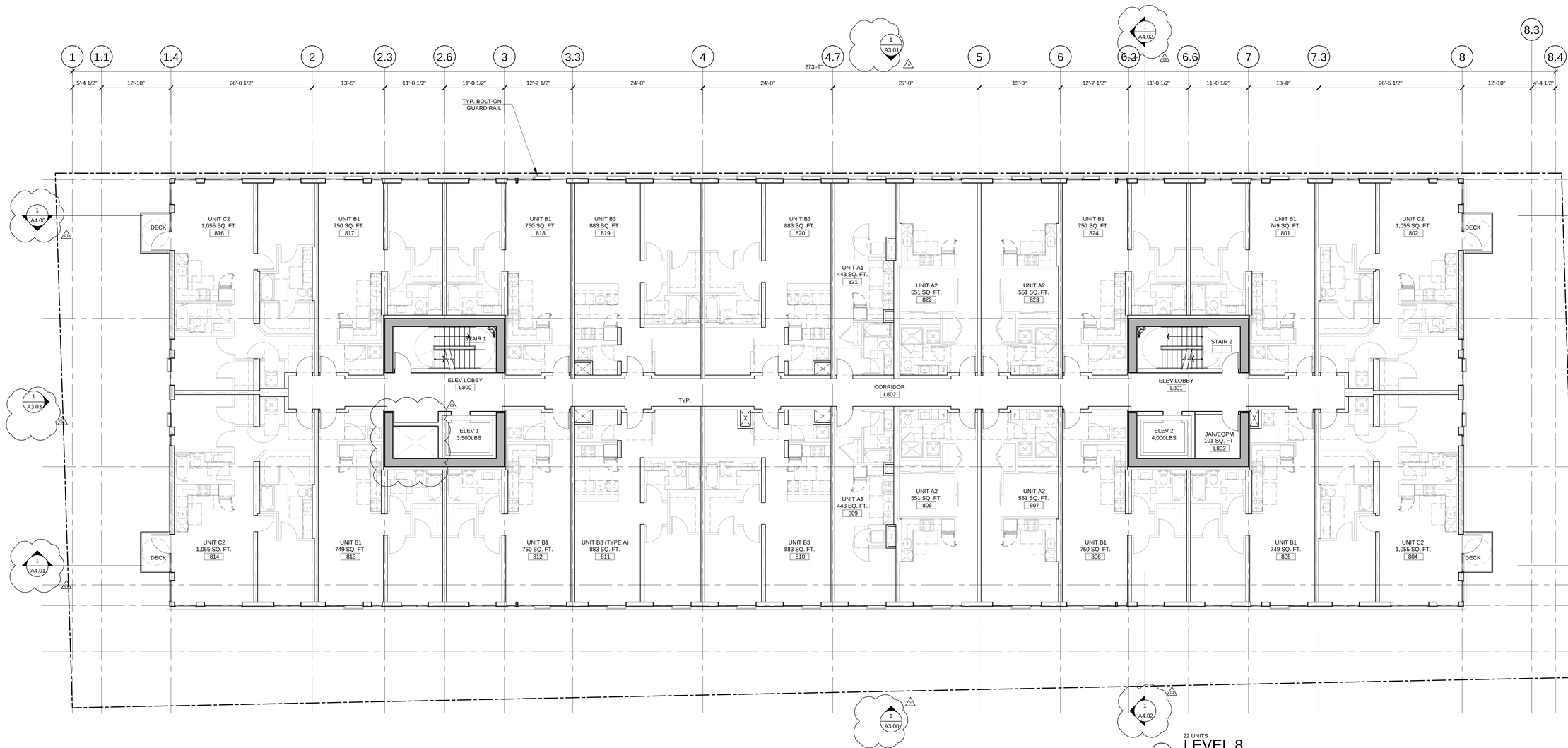

22 UNITS

1 LEVEL 8

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
- FE-A — CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT
- FEC — GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.
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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
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LEVEL 8
PLAN

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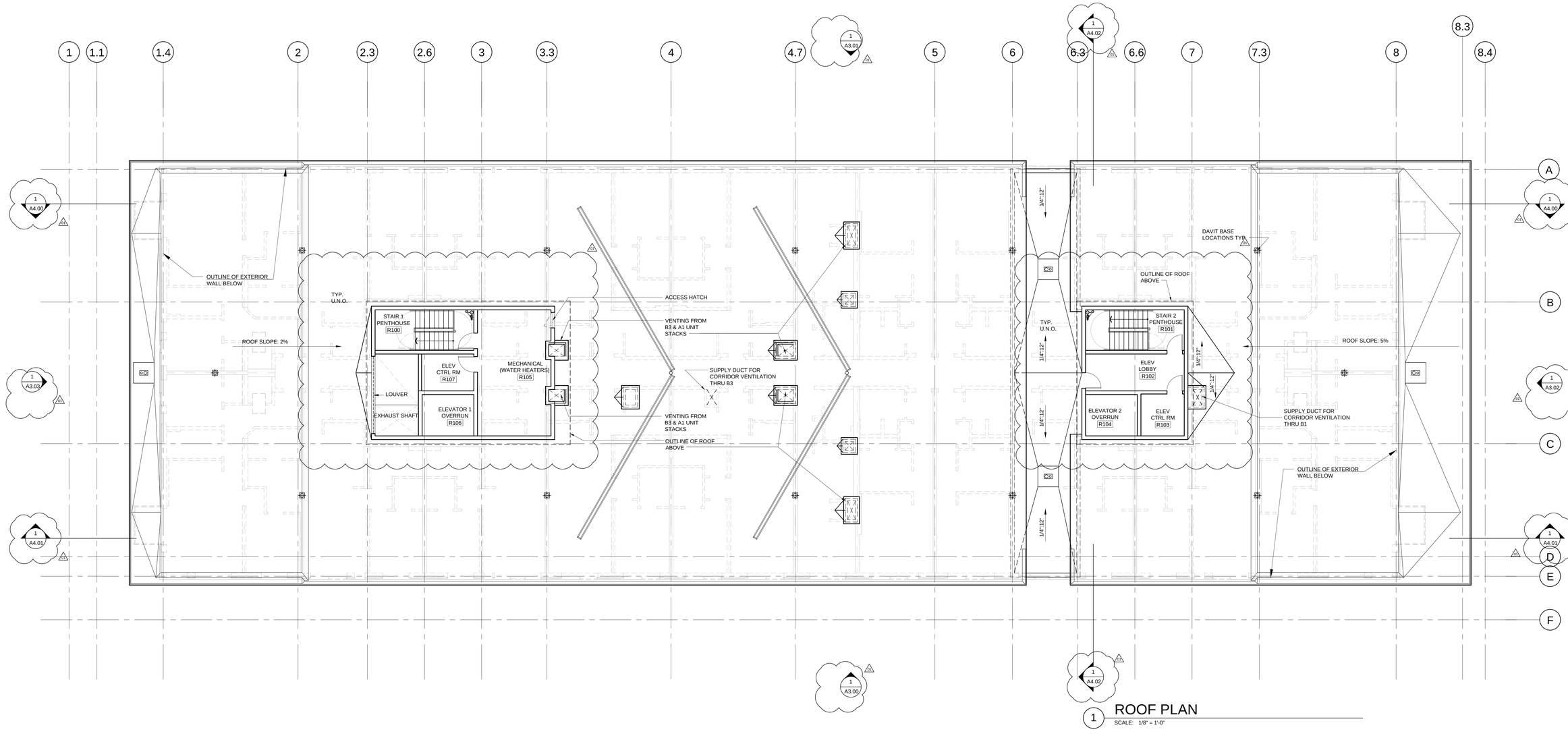

1 ROOF PLAN

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

FIRE & LIFE SAFETY KEY
(SHOWN DIAGRAMATICALLY)

- EXIT — ILLUMINATED EXIT SIGNAGE W/ BATTERY BACK-UP
- EMERGENCY LIGHTING W/ BATTERY BACK-UP
- EGRESS LIGHTING FOR OTHER FIXTURE
- CLASS I STANDPIPE
- FE-A — CLASS 2A10BC FIRE EXTINGUISHER. SURFACE MOUNT GARAGE & UTILITY AREAS ONLY. FULLY RECESSED CABINETS IN ALL OTHER LOCATIONS. LOCATE EVERY 75'-0" MAX.
- FEC
- SECURITY CAMERA
- CR — CARD READER (ELEC. STRIKE)
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ROOF PLAN

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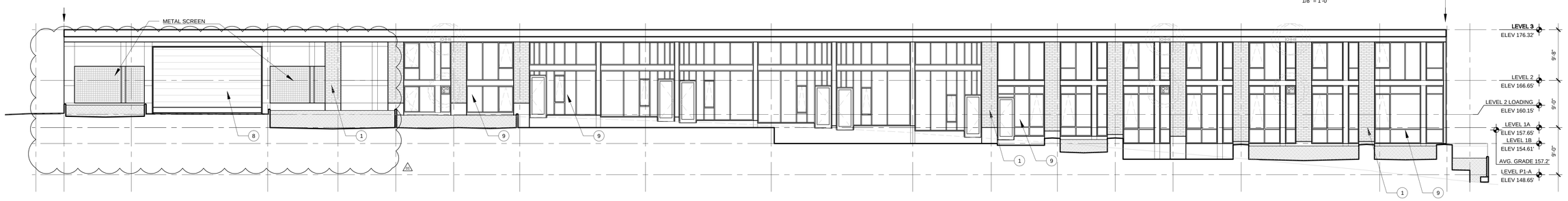
1 SOUTH ELEVATION

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

NOTE:
SEE SLAB PLANS FOR PLANTER CURB HEIGHTS

0' 4' 8' 16'
1/8" = 1'-0"



2 SOUTH ELEVATION BEYOND COLONNADE

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

MATERIAL KEY

1	MASONRY - "SUMMER WHEAT" WIRE CUT
2	METAL SIDING 1
3	METAL SIDING 2
4	VINYL WINDOW
5	SLIDING GLASS DOOR - VINYL
6	BIDDER DESIGNED BOLT-ON DECK & GUARD RAILS
7	BIDDER DESIGNED MARQUEE / CANOPY
8	GARAGE DOOR
9	STOREFRONT
10	METAL SIDING 3
11	METAL BANDING
12	NANAWALL OR SIMILAR
13	METAL SIDING 4

NOTE: ARCHITECTURAL CONCRETE TYP. WHERE VISIBLE AT BUILDING EXTERIOR PER SPECIFICATIONS U.N.O.

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PROJECT:

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BELLEVUE, WA

CLIENT:

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SOUTH ELEVATION

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A3.00

PROJECT NO. 13-050

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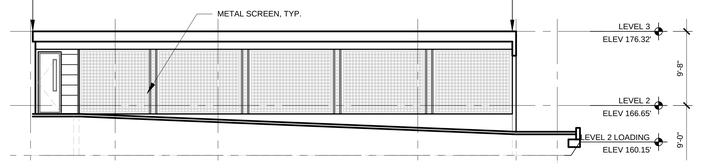
1 NORTH ELEVATION

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

0' 4' 8' 16'
1/8" = 1'-0"

NOTE:
SEE SLAB PLANS FOR PLANTER CURB HEIGHTS



MATERIAL KEY

1	MASONRY - "SUMMER WHEAT" WIRE CUT
2	METAL SIDING 1
3	METAL SIDING 2
4	VINYL WINDOW
5	SLIDING GLASS DOOR - VINYL
6	BIDDER DESIGNED BOLT-ON DECK & GUARD RAILS
7	BIDDER DESIGNED MARQUEE / CANOPY
8	GARAGE DOOR
9	STOREFRONT
10	METAL SIDING 3
11	METAL BANDING
12	NANAWALL OR SIMILAR
13	METAL SIDING 4

NOTE: ARCHITECTURAL CONCRETE TYP. WHERE VISIBLE AT BUILDING EXTERIOR PER SPECIFICATIONS U.N.O.

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PROJECT:

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CLIENT:

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NORTH ELEVATION

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NOTE:
IBC 705.8.2 PROTECTED OPENINGS EXCEPTION: OPENING PROTECTIVES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.

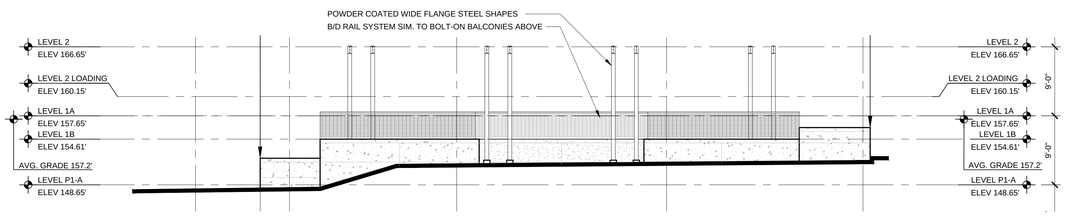
AREA OF EXTERIOR OPENINGS:

L1 THRU L4 @ SOUTH SECTION:	28% (MAXIMUM 25% FACADE OPENING)
L1 THRU L4 @ CENTER SECTION:	50% (MAXIMUM 45% FACADE OPENING)
L1 THRU L4 @ NORTH SECTION:	32% (MAXIMUM 25% FACADE OPENING)
L5-L8 UPPER SECTION:	43% (MAXIMUM 75% FACADE OPENING)

NOTE:
SEE SLAB PLANS FOR PLANTER CURB HEIGHTS

1 EAST ELEVATION

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



2 EAST ELEVATION DETAIL @ PLANTERS / PATIO

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

0' 4' 8' 16'
1/8" = 1'-0"

MATERIAL KEY

1	MASONRY - "SUMMER WHEAT" WIRE CUT
2	METAL SIDING 1
3	METAL SIDING 2
4	VINYL WINDOW
5	SLIDING GLASS DOOR - VINYL
6	BIDDER DESIGNED BOLT-ON DECK & GUARD RAILS
7	BIDDER DESIGNED MARQUEE / CANOPY
8	GARAGE DOOR
9	STOREFRONT
10	METAL SIDING 3
11	METAL BANDING
12	NANAWALL OR SIMILAR
13	METAL SIDING 4

NOTE: ARCHITECTURAL CONCRETE TYP. WHERE VISIBLE AT BUILDING EXTERIOR PER SPECIFICATIONS U.N.O.

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

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PROGRESS DOCUMENTS 8.6.15

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EAST ELEVATION

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SHEET NO.

A3.02

PROJECT NO. 13-050

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1 WEST ELEVATION

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

0' 4' 8' 16'

1/8" = 1'-0"

NOTE:
SEE SLAB PLANS FOR PLANTER CURB HEIGHTS

NOTE:
IBC 705.8.2 PROTECTED OPENINGS EXCEPTION: OPENING PROTECTIVES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.

AREA OF EXTERIOR OPENINGS:

L1 THRU L4 @ SOUTH SECTION:	20% (MAXIMUM 25% FACADE OPENING)
L1 THRU L4 @ CENTER SECTION:	26% (MAXIMUM 45% FACADE OPENING)
L1 THRU L4 @ NORTH SECTION:	19% (MAXIMUM 25% FACADE OPENING)
L5-L8 UPPER SECTION:	39% (MAXIMUM 75% FACADE OPENING)

MATERIAL KEY

1	MASONRY - "SUMMER WHEAT" WIRE CUT
2	METAL SIDING 1
3	METAL SIDING 2
4	VINYL WINDOW
5	SLIDING GLASS DOOR - VINYL
6	BIDDER DESIGNED BOLT-ON DECK & GUARD RAILS
7	BIDDER DESIGNED MARQUEE / CANOPY
8	GARAGE DOOR
9	STOREFRONT
10	METAL SIDING 3
11	METAL BANDING
12	NANAWALL OR SIMILAR
13	METAL SIDING 4

NOTE: ARCHITECTURAL CONCRETE TYP. WHERE VISIBLE AT BUILDING EXTERIOR PER SPECIFICATIONS U.N.O.

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

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WEST
ELEVATION

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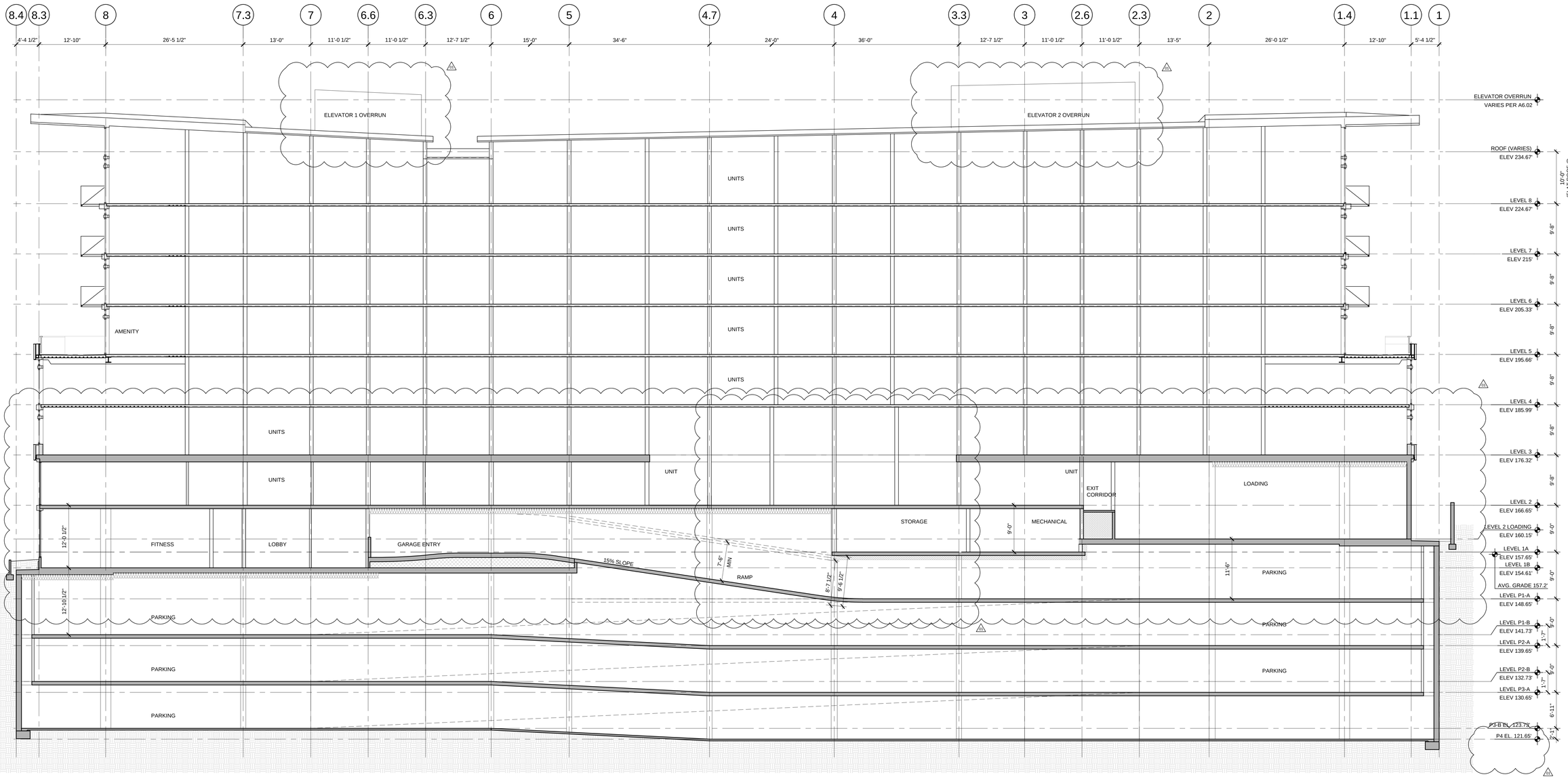
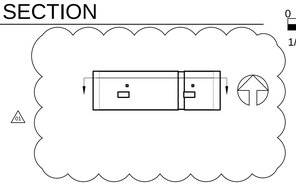


1 BUILDING SECTION

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

0 4' 8' 16'

1/8" = 1'-0"



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PROJECT:

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BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

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BUILDING SECTIONS

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SHEET NO.

A4.00

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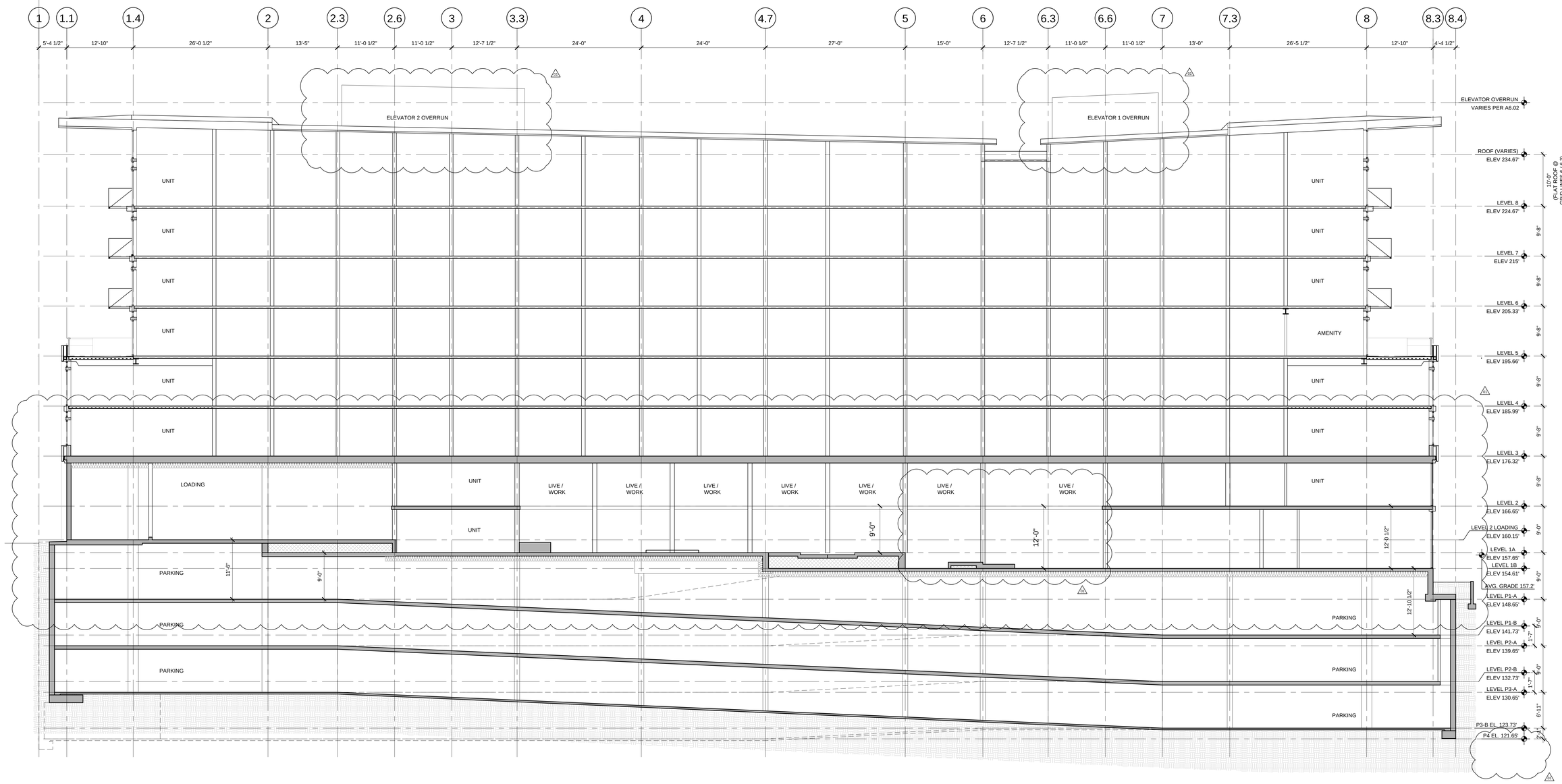
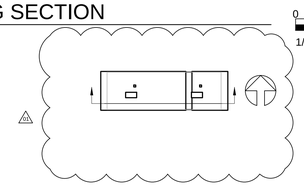


1 BUILDING SECTION

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

0 4' 8' 16'

1/8" = 1'-0"



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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

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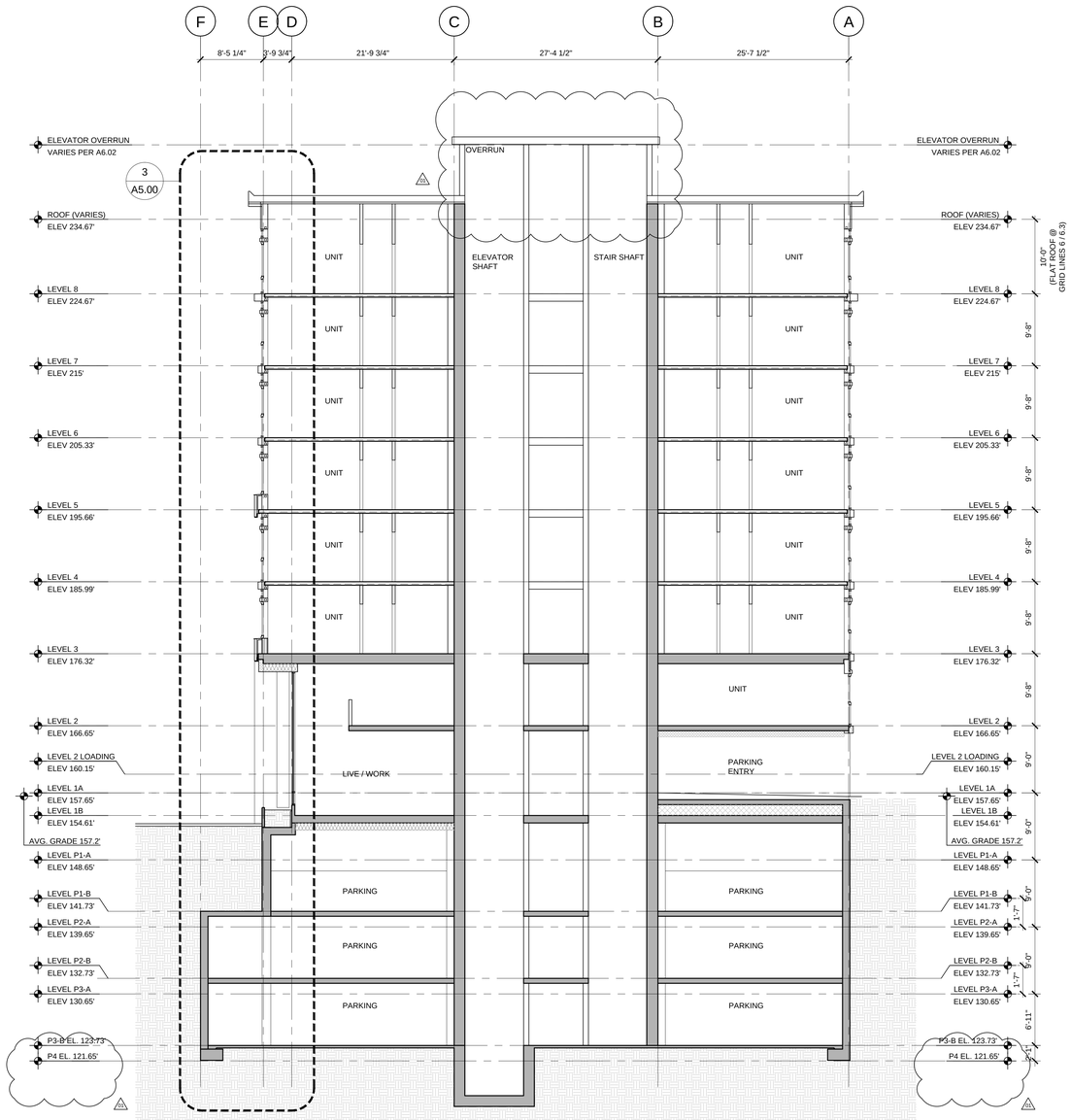
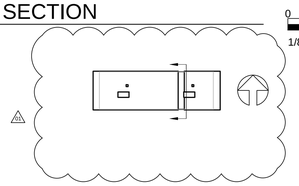


1 BUILDING SECTION

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

0 4' 8' 16'

1/8" = 1'-0"



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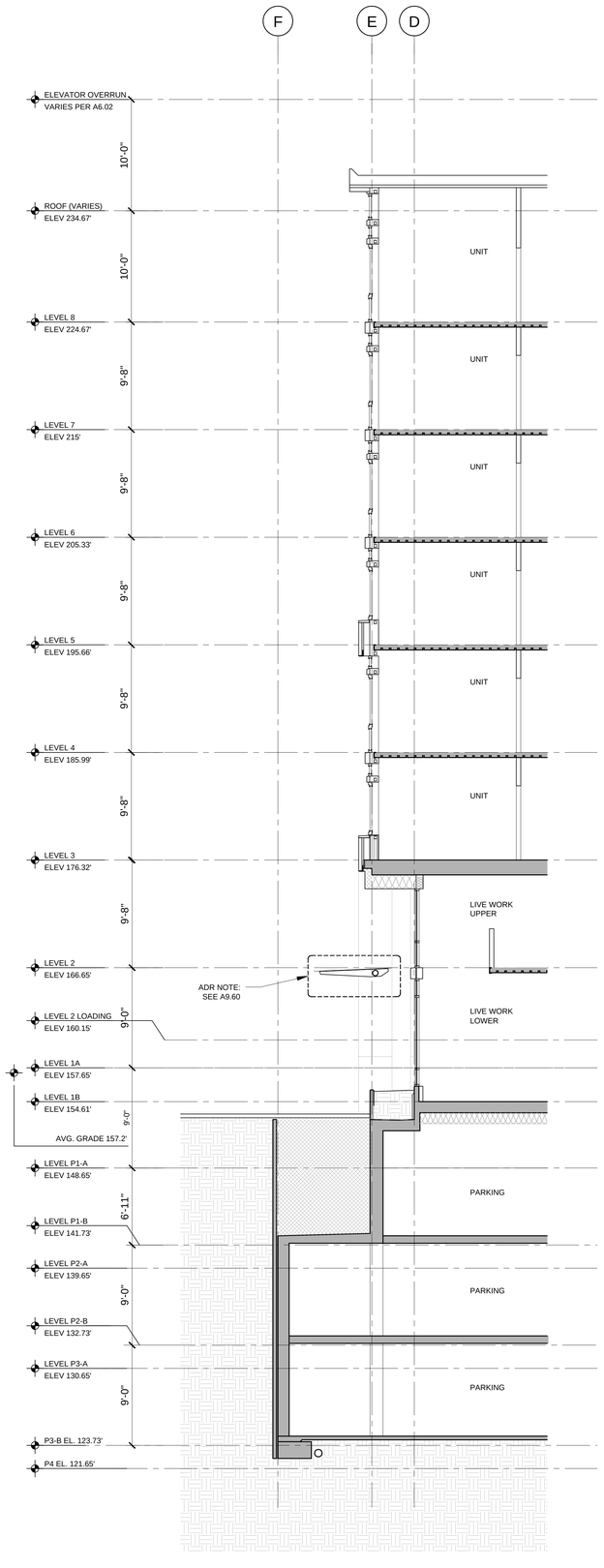
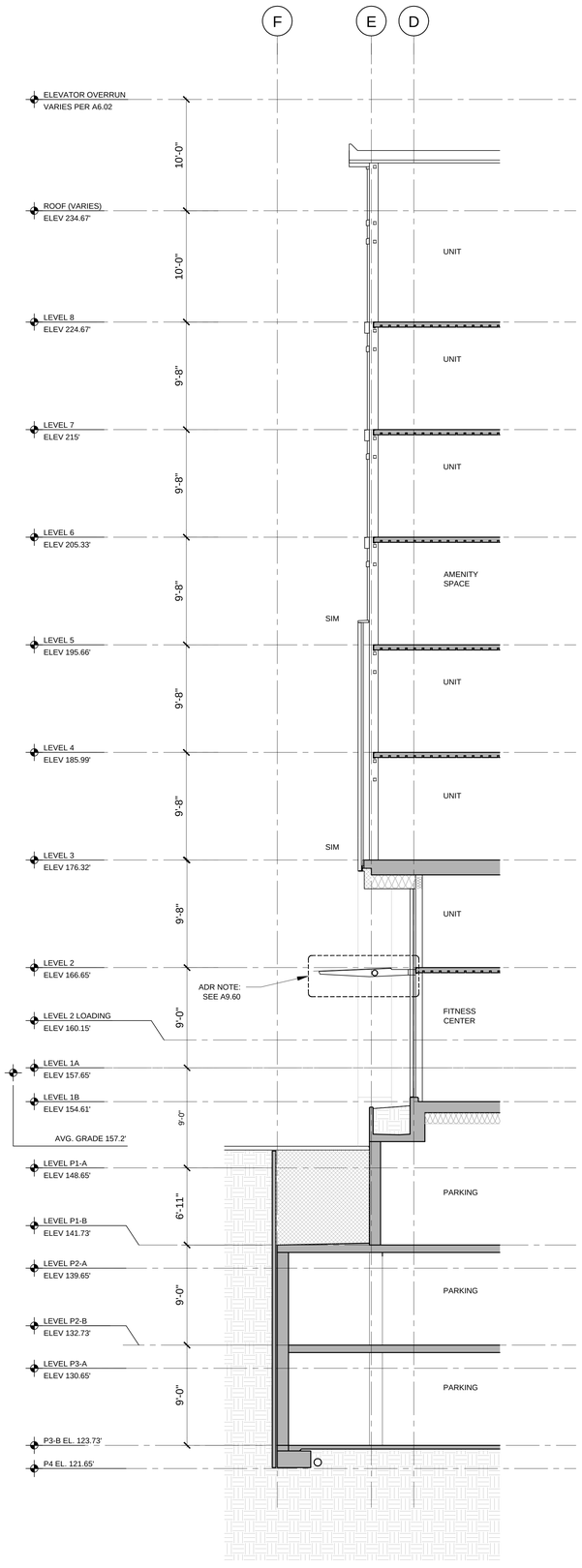
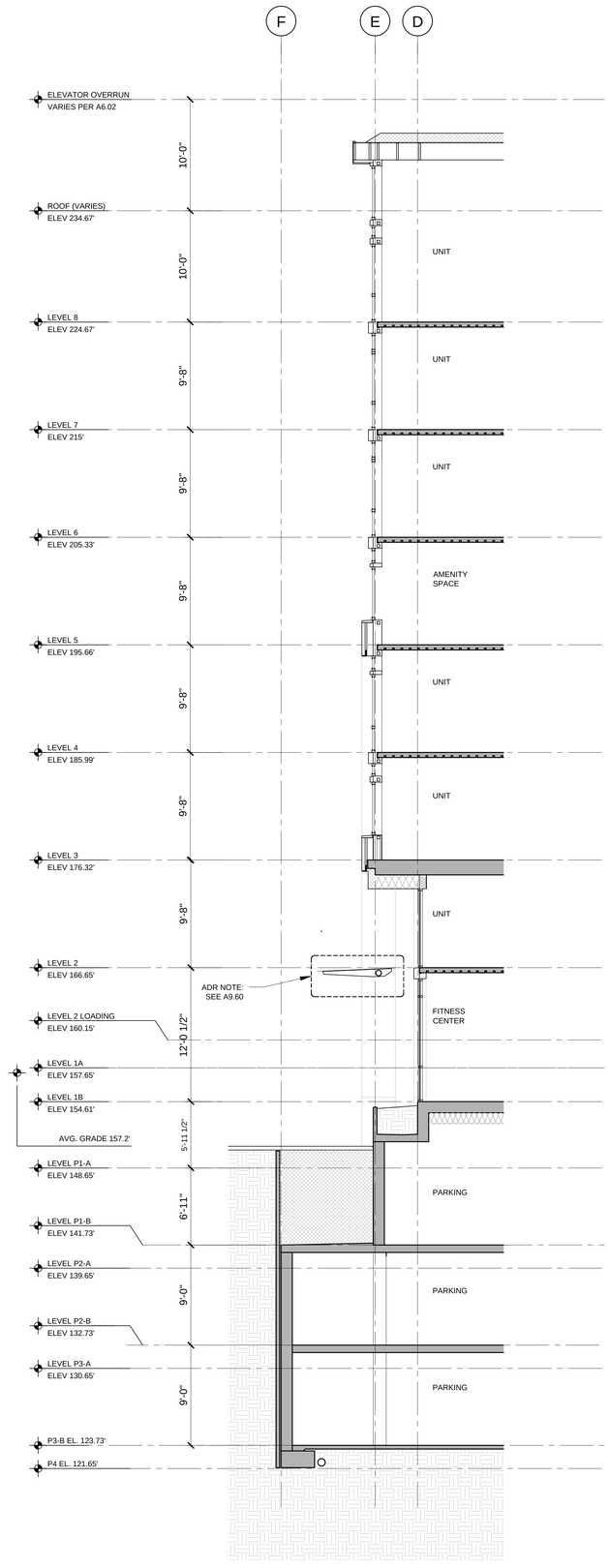


SOUTH WALL
3 WALL SECTION
SCALE: 3/16" = 1'-0" REF A3.01



SOUTH WALL
2 WALL SECTION
SCALE: 3/16" = 1'-0" REF A3.01



SOUTH WALL
1 WALL SECTION
SCALE: 3/16" = 1'-0" REF A3.00

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

Phase:	Client Approval:	Quality Assurance:
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Const. Doc.		

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WALL SECTIONS

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

A5.00

PROJECT NO. 13-050

DR RESUBMITTAL 1 | 11.06.2015

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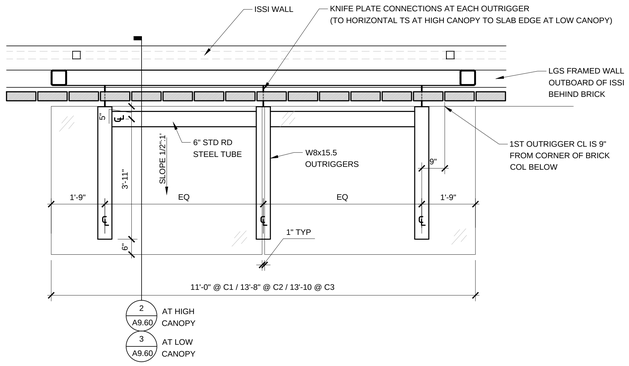
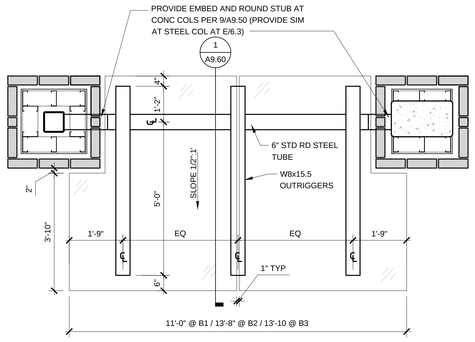


HIGH CANOPY & LOW CANOPY PLAN

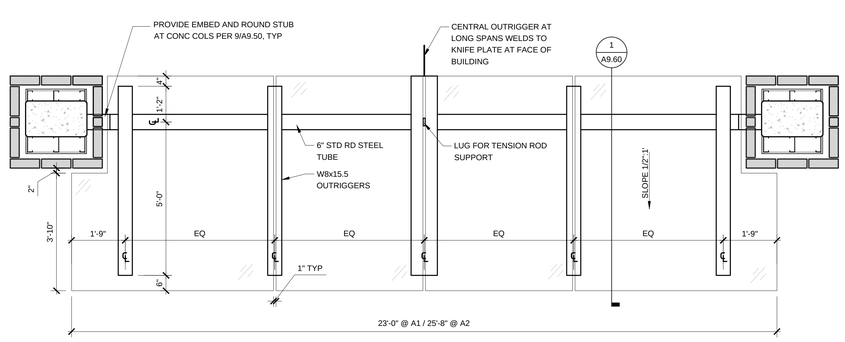
C NORTH SIDE CANOPY @ L3 BRICK

SCALE: 1/2" = 1'-0" QTY:13



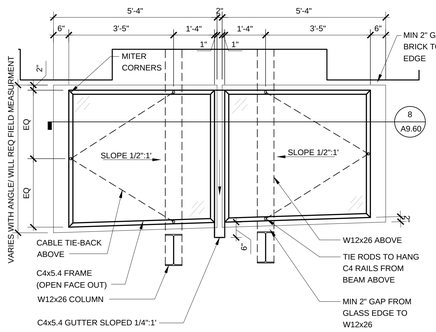
B SOUTH SIDE TYP SHORT CANOPY

SCALE: 1/2" = 1'-0" QTY:6



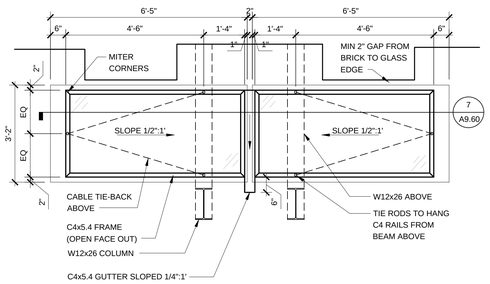
A SOUTH SIDE TYP LONG CANOPY

SCALE: 1/2" = 1'-0" QTY:6



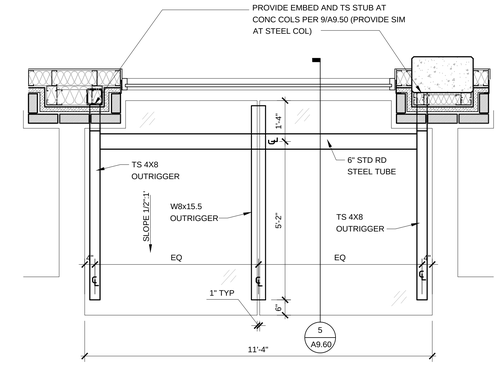
G WEST END BUTTRESS CANOPY

SCALE: 1/2" = 1'-0" QTY:4



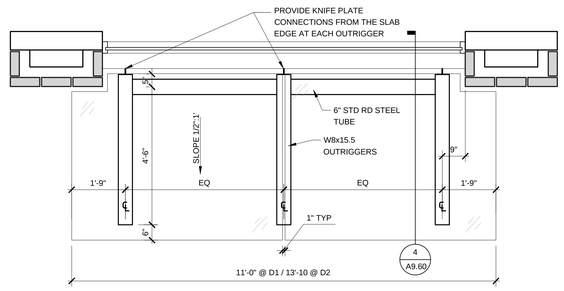
F EAST END BUTTRESS CANOPY

SCALE: 1/2" = 1'-0" QTY:4



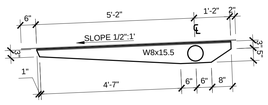
E NORTH SIDE MAIN ENTRY CANOPY

SCALE: 1/2" = 1'-0" QTY:1

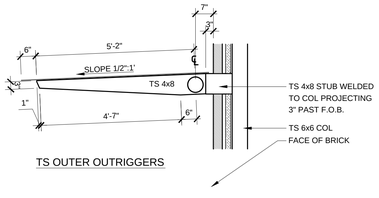


D NORTH SIDE CANOPY @ L2

SCALE: 1/2" = 1'-0" QTY:4



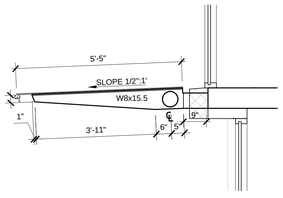
CENTER OUTRIGGERS



TS OUTER OUTRIGGERS

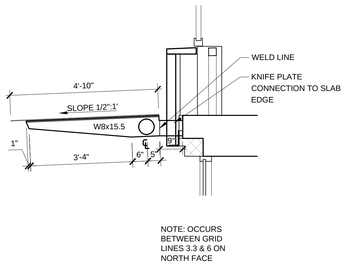
5 NORTH SIDE CANOPY @ ENTRY

SCALE: 1/2" = 1'-0"



4 NORTH SIDE CANOPY @ L2

SCALE: 1/2" = 1'-0"

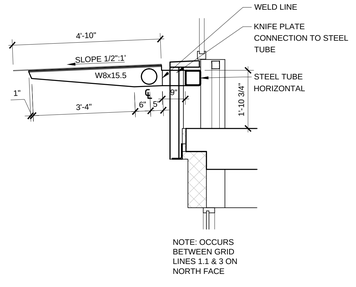


NOTE: OCCURS
BETWEEN GRID
LINES 3.3 & 6 ON
NORTH FACE

LOW CANOPY

3 NORTH SIDE CANOPY @ L3 BRICK

SCALE: 1/2" = 1'-0"

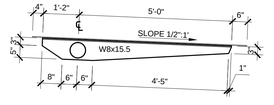


NOTE: OCCURS
BETWEEN GRID
LINES 1.1 & 3 ON
NORTH FACE

HIGH CANOPY

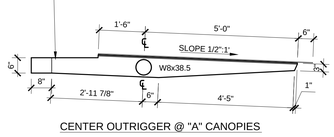
2 NORTH SIDE CANOPY @ L3 BRICK

SCALE: 1/2" = 1'-0"



TYPICAL OUTRIGGERS @ "A" AND "B" CANOPIES

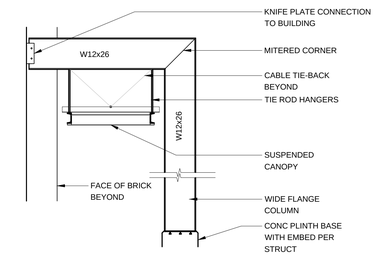
KNIFE PLATE CONNECTION. NOTE: THERE ARE 3 CONDITIONS FOR THIS KNIFE PLATE. THROUGH THE FLAT BRICK IN S/A9.10 TO THE SLAB EDGE, TO THE HORIZONTAL STEEL IN THE PLANE OF THE STOREFRONT AT THE SOUTH LIVE WORKS, AND TO THE FACE OF THE ARCHITECTURAL CONC WALL ADJACENT TO LOADING



CENTER OUTRIGGER @ "A" CANOPIES

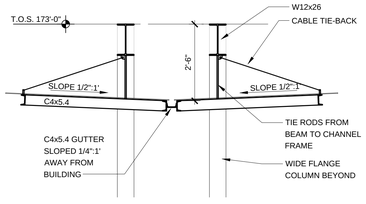
1 SOUTH SIDE OUTRIGGERS

SCALE: 1/2" = 1'-0"



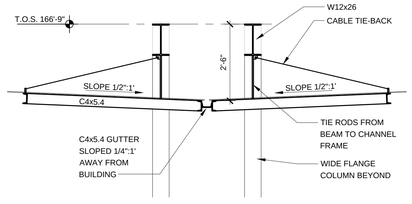
9 WIDE FLANGE BUTTRESS

SCALE: 1/2" = 1'-0"



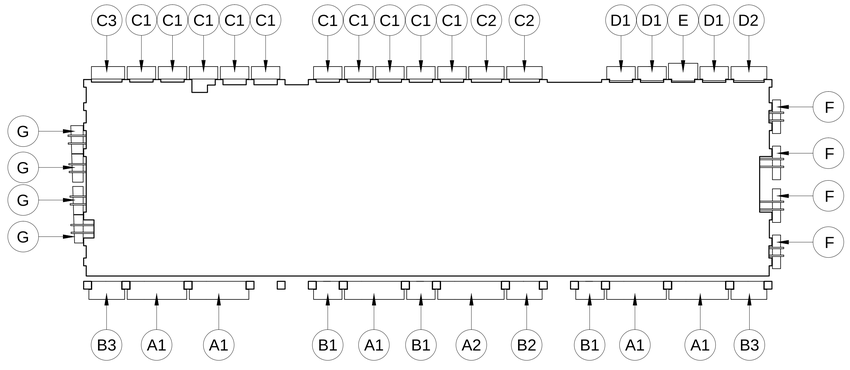
8 WEST SIDE CANOPY @ BUTTRESS

SCALE: 1/2" = 1'-0"



7 EAST SIDE CANOPY @ BUTTRESS

SCALE: 1/2" = 1'-0"



6 CANOPY KEY PLAN

SCALE: N.T.S

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT
DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

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Schematics		
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Permit Doc.		
Bid Doc.		
Const. Doc.		

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CANOPY
DETAILS

DRAFTED BY: JH
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

A9.60

PROJECT NO. 13-050

DR RESUBMITTAL 1 | 11.06.2015

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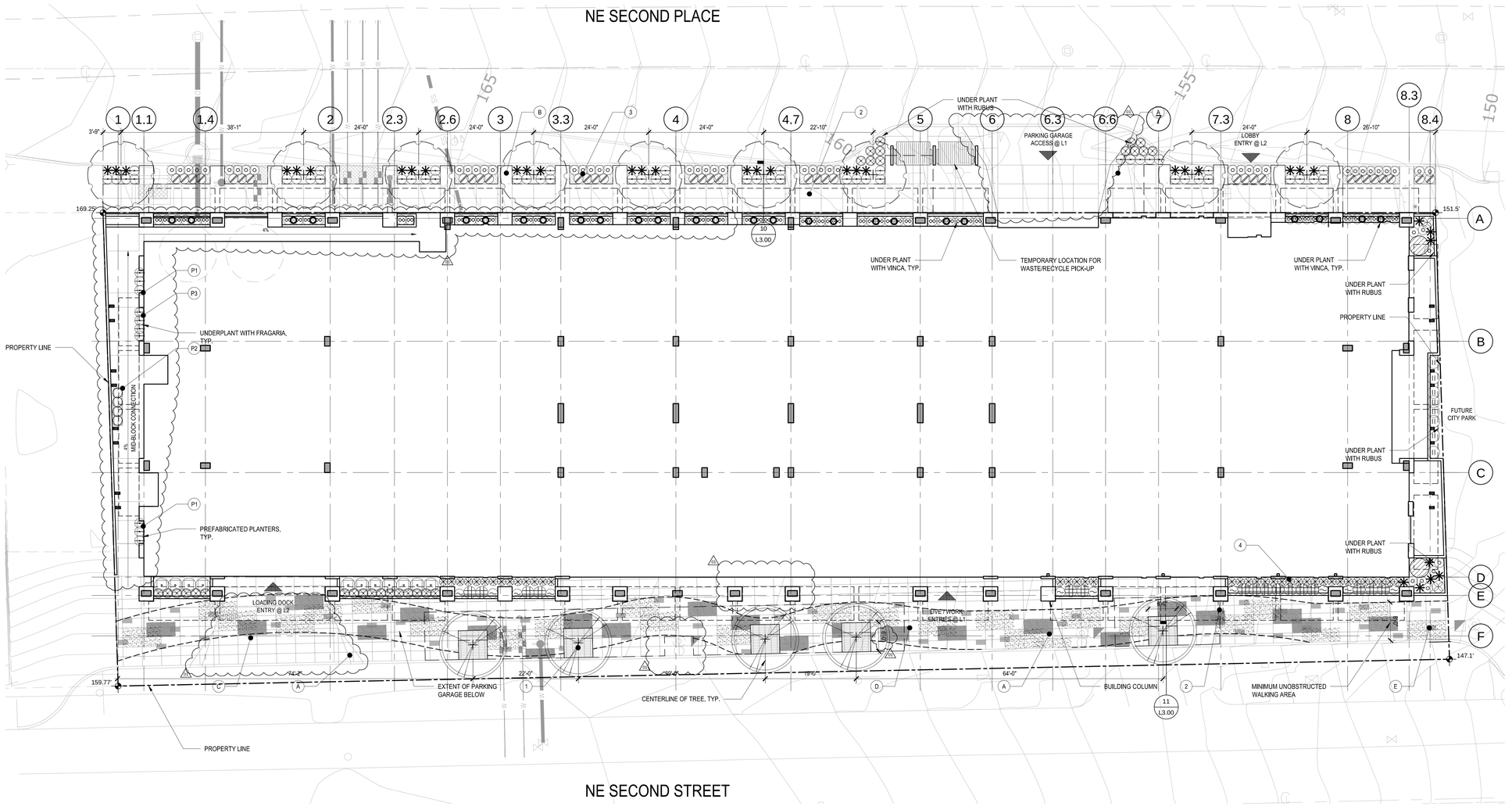

1 LANDSCAPE PLAN

SCALE: 1/10" = 1'-0"

0' 10' 20'

1" = 10'-0"

TRUE NORTH

NOTES:

1. LABELS, SYMBOLS AND HATCHES INDICATE PLANT MATERIALS, REFER TO SHEET L3.00 PLANT SCHEDULE.
2. ALL PLANTING AREA TO BE IRRIGATED WITH WATER EFFICIENT SYSTEM. SEE SHEET L2.00

KEY AND LEGEND

KEY AND LEGEND	
A	CIP SCORED CONC. PAVING, PATTERNS PER PLAN. MEDIUM BROOM FINISH.
B	CIP SCORED CONC. PAVING, PATTERNS PER PLAN. SPECIAL PAVING
C	CIP SCORED CONC. PAVING, LIGHT SANDBLAST
D	CIP SCORED CONC. PAVING, MEDIUM SANDBLAST
E	CIP SCORED CONC. PAVING, HEAVY SANDBLAST
HARDSCAPE	
1	6x6 TREE GRATE BY URBAN ACCESSORIES. MODEL - JAMISON
2	EXTENT OF STRUCTURAL SOIL
3	PLANTER AREA ON GRADE
4	PLANTER AREA ON STRUCTURE
PX	PREFABRICATED PLANTER - SEE SHEET L1.01 FOR PLANTER SCHEDULE

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

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CONSTRUCTION REVISION:

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT L. CATHERINE BENOTTO CERTIFICATE NO. 907

Phase:	Client Approval:	Quality Assurance:
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LANDSCAPE PLAN

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I.C.: ST

SHEET NO.

L1.00

PROJECT NO. 13-050

DR RESUBMITTAL 1 | 11.06.2015

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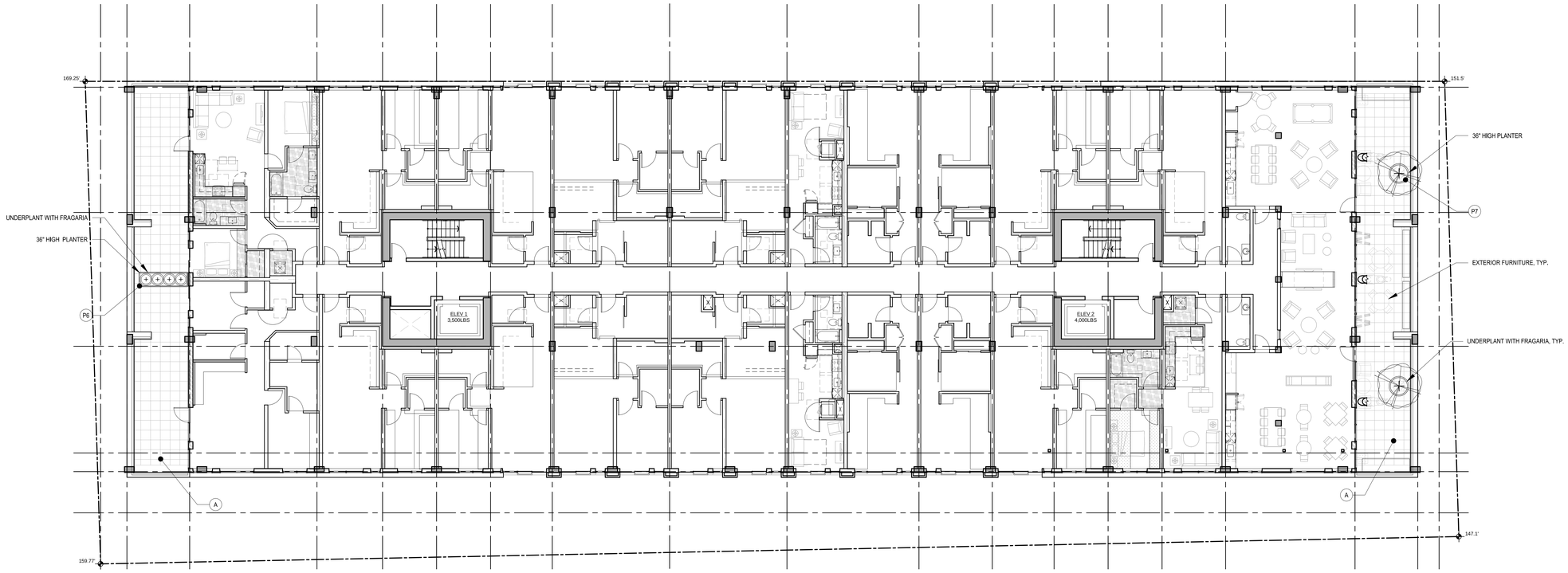

1 LEVEL 5 LANDSCAPE PLAN

SCALE: 1/10" = 1'-0"

0' 4' 8' 16'
1/8" = 1'-0"

PRE-FAB PLANTER SCHEDULE

SYB	LOCATION	QTY	SIZE	MANUFACTURER	MATERIAL	MODEL	COLOR/FINISH	REMARKS
P1	AT GRADE	1	18" x 57"X30" HT	PLANTERWORX	ALUMINUM	EMPIRE	PEWTER	CUSTOM SIZE
P2	AT GRADE	1	24" X 96" X30" HT	PLANTERWORX	ALUMINUM	EMPIRE	PEWTER	CUSTOM SIZE
P3	AT GRADE	1	18" X 84" X 30" HT	PLANTERWORX	ALUMINUM	EMPIRE	PEWTER	CUSTOM SIZE
~~P4~~	~~AT GRADE~~	~~2~~	~~15" X 108" X 30" HT~~	~~PLANTERWORX~~	~~ALUMINUM~~	~~EMPIRE~~	~~PEWTER~~	~~CUSTOM SIZE~~
~~P5~~	~~AT GRADE~~	~~1~~	~~18" X 108" X 30" HT~~	~~PLANTERWORX~~	~~ALUMINUM~~	~~EMPIRE~~	~~PEWTER~~	~~CUSTOM SIZE~~
P6	L5	1	36" X 120" X 36" HT	PLANTERS UNLIMITED	FIBERGLASS	MODERN FIBERGLASS	DARK GREY TEXTURED	CUSTOM SIZE
P7	L5	2	48" DIA. X 36" HT	PLANTERS UNLIMITED	FIBERGLASS	MODERN FIBERGLASS	DARK GREY TEXTURED	CUSTOM SIZE

NOTE: PROVIDE DRAINAGE HOLES PER DETAILS.

NOTES:

1. LABELS, SYMBOLS AND HATCHES INDICATE PLANT MATERIALS, REFER TO SHEET L3.00 PLANT SCHEDULE.
2. ALL PLANTING AREA TO BE IRRIGATED WITH WATER EFFICIENT SYSTEM. SEE SHEET L2.00

KEY AND LEGEND

KEY AND LEGEND	
(A)	24"x24" CONCRETE PEDESTAL PAVERS
HARDSCAPE	
(PX)	PREFABRICATED PLANTER, SEE PLANTER SCHEDULE

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PROJECT:

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BELLEVUE, WA

CLIENT:

EVERGREEN POINT
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CONSTRUCTION REVISION:

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT L CATHERINE REGISTRATION CERTIFICATE NO'S HOT

Phase:	Client Approval:	Quality Assurance:
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LEVEL 5
LANDSCAPE
PLAN

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

L1.01

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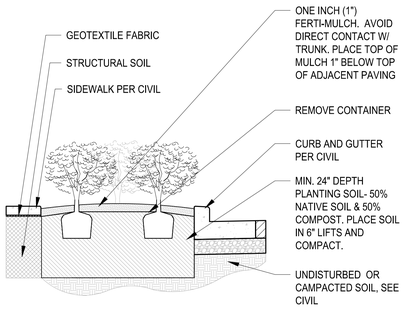
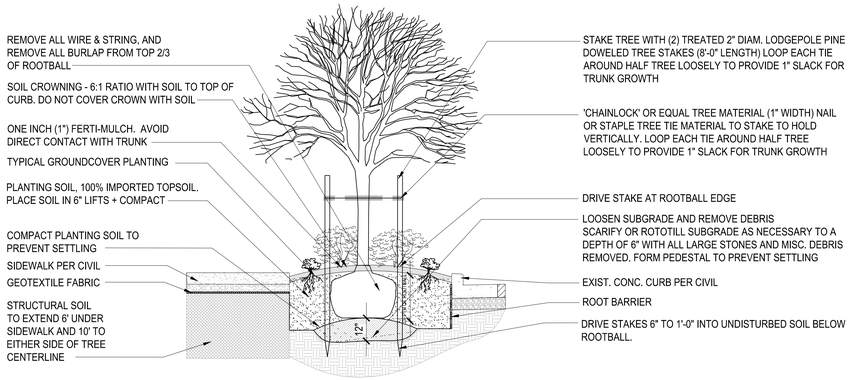


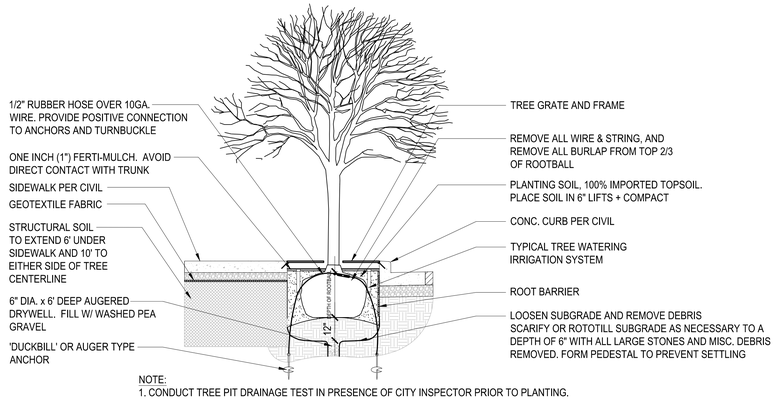
11 SHRUB PLANTING - R.O.W.

SCALE: 1/2" = 1'-0"



10 STREET TREE DETAIL ON STRUCTURAL SOIL

SCALE: 3/8" = 1'-0"



NOTE:
1. CONDUCT TREE PIT DRAINAGE TEST IN PRESENCE OF CITY INSPECTOR PRIOR TO PLANTING.

2. VERIFY UTILITY LOCATIONS PRIOR TO INSTALLING ANCHORS AND AUGERING DRYWELL.

3. IN AREAS WHERE UTILITY CONDUITS CROSS UNDER TREE PITS SEE CIVIL FOR PLANTING OVER CONC. CAP.

11 STREET TREE WITH TREE GRATE

SCALE: 3/8" = 1'-0"

PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS/SPACING	*NATIVE AND/OR DROUGHT TOLERANT
TREES						
PP	PARROTIA PERSICA 'VANESSA'	PERSIAN IRONWOOD	9	3" CAL.	SPACING PER PLAN, MATCHED, BRANCHED AT 6' HT.	
QR	QUERCUS ROBUR 'PYRAMICH'	SKYMASTER OAK	6	3" CAL	SPACING PER PLAN, MATCHED	
SHRUBS / GROUND COVERS / VINES						
AU	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	2	6' HT,	SPACING PER PLAN	
BS	BUXUS SEMPERVIRENS 'UNRAVELED'	WEEPING BOXWOOD		1 GAL.	SPACING PER PLAN	
CS	CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD		2 GAL.	SPACING PER PLAN	
FL	FATSHEDERA LIZEI 'ANNEMIEKE'	GOLDEN VARIEGATED FATSHEDERA		2 GAL.	SPACING PER PLAN	
GS	GAULTHERIA SHALLON	SALAL		2 GAL.	24" O.C.	YES
E	ESCALLONIA X 'NEWPORT DWARF'	COMPACT ESCALLONIA		5 GAL	30" O.C.	
FL	FRAGARIA 'LIPSTICK'	ORNAMENTAL STRAWBERRY		4" POT	12" O.C.	
LM	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF		2 GAL	12" O.C.	
MR	LONICERA NITIDA 'LEMON BEAUTY'	LEMON BEAUTY BOX HONEYSUCKLE		2 GAL.	24" O.C.	
MDE	MICROBIOTA DECUSSATA	SIBERIAN CYPRESS		3 GAL	24" O.C.	
ND	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF HEAVENLY BAMBOO		2 GAL.	24" O.C.	YES
OH	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	VARIEGATED FALSE HOLLY		5 GAL.	SPACING PER PLAN	
PA	PENNISETUM ALOPECUROIDES 'RED HEAD'	FOUNTAIN GRASS		2 GAL.	SPACING PER PLAN	
PT	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED JAPANESE PITTOSPORUM			SPACING PER PLAN	YES
OP	POLYSTICHUM MUNITUM	SWORD FERN		1 GAL.	SPACING PER PLAN	YES
RC	RUBUS CALYCINOIDES	CREEPING BRAMBLE		4" POT	18" O.C.	YES
SH	SARCOCOCCA HOOKERIANA HUMILIS 'FRAGRANT VALLEY'	FRAGRANT VALLEY SWEETBOX		1 GAL	SPACING PER PLAN	
TJ	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL		1 GAL.	SPACING PER PLAN	YES
SS	SOLEIROLIA SOLEIROLII	BABY'S TEARS		4" POT	12" O.C.	
TM	TAXUS X MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER YEW		5 GAL.	SPACING PER PLAN	
VP	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'	DOUBLEFILE VIBURNUM		5 GAL.	SPACING PER PLAN	
VM	VINCA MINOR 'VARIEGATA'	VARIEGATED PERIWINKLE		4" POT	12" O.C.	YES

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SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

CONSTRUCTION REVISION:

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
L. CATHERINE BENOTTO
CERTIFICATE NO. 947

Phase:	Client Approval:	Quality Assurance:
Schematics		
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ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT

PLANT SCHEDULE AND DETAILS

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

L3.00

PROJECT NO. 13-050

DR RESUBMITTAL 1 | 11.06.2015

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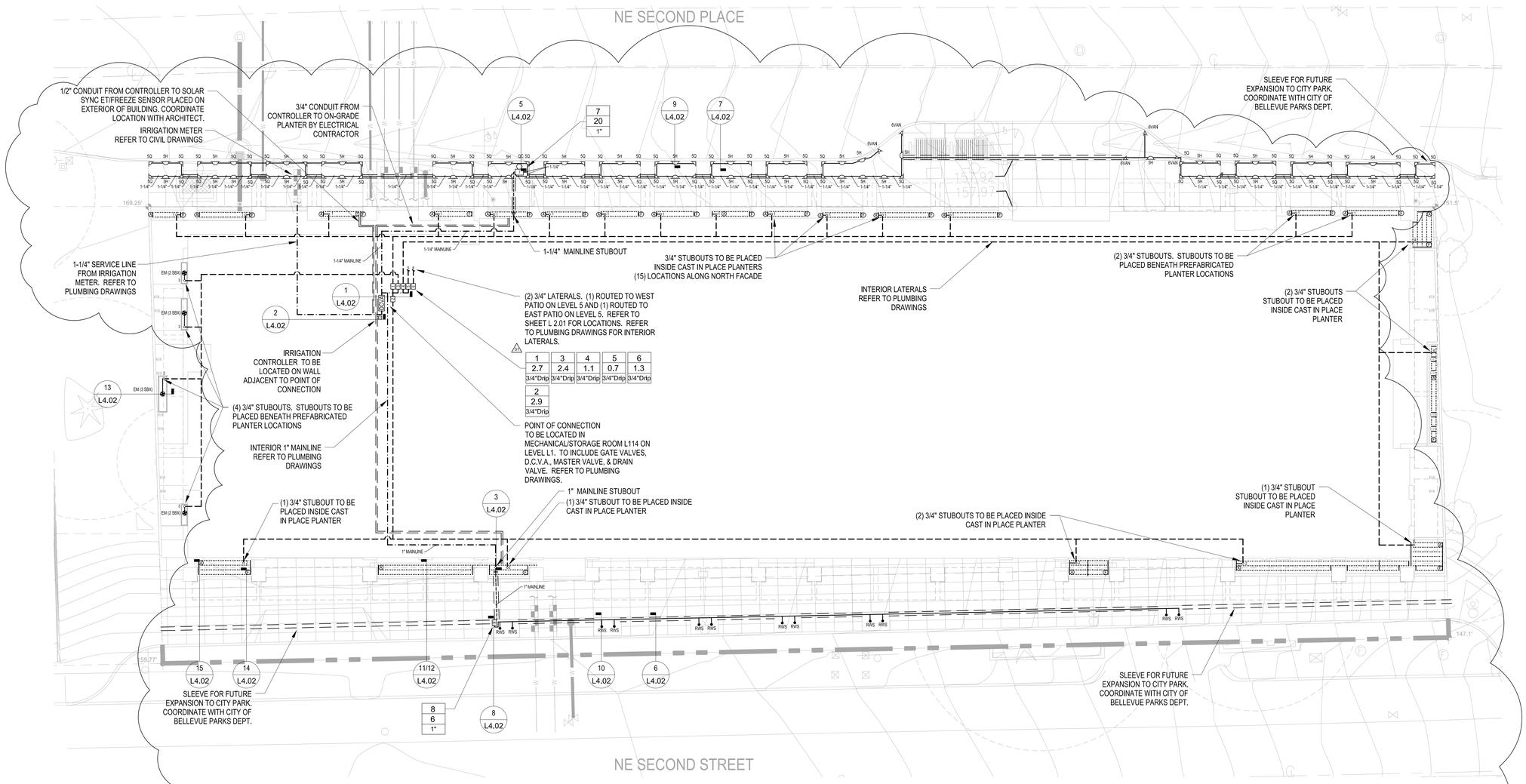

1 IRRIGATION PLAN

SCALE: 1/10" = 1'-0"

0' 10' 20'

1" = 10'-0"

TRUE NORTH

NOTES:

1. REFER TO SHEET 4.01 FOR LEVEL 5 IRRIGATION AND SHEET 4.02 FOR IRRIGATION DETAILS.
2. COORDINATE INTERIOR PIPING AND STUBOUT LOCATION WITH PLUMBING.
3. IRRIGATION FOR VALVE ZONES 1 & 2 TO BE ACTIVATED ALL YEAR. ALL EXTERIOR PIPING FOR THESE VALVES TO BE INSULATED OR PROVIDED WITH HEAT TRACE. ALL OTHER VALVE ZONES TO BE WINTERIZED.
4. INSTALL ET/RAIN/FREEZE SENSOR PER MANUFACTURERS RECOMMENDATIONS AT A LOCATION APPROVED BY ARCHITECT. PROVIDE 1/2" CONDUIT FROM CONTROLLERS TO THAT LOCATION.
5. VALVES 7 & 8 ARE TO BE SUPPLIED WITH WATER AND CONTROLLED BY THE CITY OF BELLEVUE PARKS DEPARTMENT. PROVIDE SLEEVES AS NEEDED. FIELD VERIFY CONDITIONS WITHIN R.O.W. BEFORE BEGINNING INSTALLATION OF IRRIGATION

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
DCVA	POINT OF CONNECTION (REFER TO MECH. DRAWINGS):
1	(1) 1" BRONZE GATE VALVE
2	(1) 1" WILKENS 500, 1" PRESSURE REDUCING VALVE
3	(1) 1" WILKENS 950XLS, 1" DOUBLE CHECK VALVE ASSEMBLY
4	(1) RAIN BIRD XCZ-075-PRF, 3/4" DRIP CONTROL ZONE
5	(1) RAIN BIRD XCZ-075-PRF, 3/4" DRIP CONTROL ZONE
6	(1) BRONZE MANUAL DRAIN VALVE (PIPED TO FLOOR DRAIN)
	(1) RAIN BIRD XCZ-075-PRF, 3/4" DRIP CONTROL ZONE
	(1) RAIN BIRD XCZ-075-PRF, 3/4" DRIP CONTROL ZONE
	(1) RAIN BIRD XCZ-075-PRF, 3/4" DRIP CONTROL ZONE
	(1) RAIN BIRD XCZ-075-PRF, 3/4" DRIP CONTROL ZONE
	IRRIGATION CONTROLLER #1 HUNTER IC-600-M-CMA-900, 12 STATION SMART CONTROLLER W/ SOLAR-SYNC-SEN, WIRED ET, RAIN AND FREEZE SHUTOFF
	HUNTER SOLAR SYNC ET, RAIN, AND FREEZE SENSOR
7 8	RAIN BIRD 100-PEB-PRS, 1" AUTOMATIC VALVE
	RAIN BIRD 44-LRC, 1" QUICK COUPLING VALVE
	1-1/4" GATE VALVE

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	P.S.I.	RADIUS	G.P.M.
5	RAIN BIRD 1812-SAM-PRS-5H, 12" POP-UP SPRAY	30	5'	0.20
5	RAINBIRD 1812-SAM-PRS-5Q, 12" POP-UP SPRAY	30	5'	0.10
6VAN	RAINBIRD 1812--SAM-PRS-6VAN, 12" POP-UP SPRAY	30	6'	1.20
RWS	RAIN BIRD RWS-B-C-1402, ROOT WATERING SYSTEM WITH 1402 BUBBLER			
EM	RAIN BIRD EMT-6XERI, 6 OUTLET DRIP MANIFOLD W/ 1/4" DISTRIBUTION TUBING & SBX-360 BUBBLERS ON XERI-BUBBLER SPIKE			
	NETAFIM TLCV9-18, DRIPLINE WITH 0.90 GPH EMITTERS 18" O.C.			
	NETAFIM TLAVRV, AIR/VACUUM RELIEF VALVE			
	NETAFIM TLFV-1, DRIPLINE AUTOMATIC FLUSH VALVE			
	1-1/4" MAINLINE			
	SCHEDULE 40 PVC, LATERAL (3/4" UNLESS NOTED OTHERWISE)			
	SCHEDULE 40 PVC, 4" SLEEVING			
	HARDPIPE THREADED CONNECTION POINT (REFER TO PLUMBING DRAWINGS)			
	INTERIOR PIPE MAINLINE (SCHEMATIC ROUTE, REFER TO PLUMBING DRAWINGS)			
	INTERIOR LATERAL (SCHEMATIC ROUTE, REFER TO PLUMBING DRAWINGS)			

VALVE SCHEDULE

STA.#	VALVE SIZE/TYPE	G.P.M.	IRRIGATION TYPE / LOCATION
* 1	RAIN BIRD XCZ-075-PRF	2.7 G.P.M.	DRIPLINE / ON-GRADE NORTH
* 2	RAIN BIRD XCZ-075-PRF	2.9 G.P.M.	DRIPLINE / ON-GRADE SOUTH
3	RAIN BIRD XCZ-075-PRF	2.4 G.P.M.	XERI-BUBBLERS / ON-GRADE WEST
4	RAIN BIRD XCZ-075-PRF	1.1 G.P.M.	DRIPLINE / ON-GRADE EAST
5	RAIN BIRD XCZ-075-PRF	0.7 G.P.M.	XERI-BUBBLERS / LEVEL 5-WEST
6	RAIN BIRD XCZ-075-PRF	1.3 G.P.M.	XERI-BUBBLERS / LEVEL 5-EAST
7	RAIN BIRD 100-PEB	20 G.P.M.	SPRAY / R.O.W. PLANTERS NORTH
8	RAIN BIRD 100-PEB	6 G.P.M.	BUBBLERS / TREES R.O.W. SOUTH
9	-	-	-
10	-	-	-
11	-	-	-
12	-	-	-

* VALVES 1 AND 2 TO BE ACTIVE ALL YEAR. ALL OTHER VALVES TO BE WINTERIZED

5 STATION NUMBER
0.8 G.P.M.
3/4"Drip VALVE SIZE / TYPE

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PROJECT:
EVERGREEN PLAZA
BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:

SCHEMATIC DESIGN	10.13.14
DESIGN REVIEW	01.09.15
1 DESIGN REVIEW RESUBMITTAL	11.06.15

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STREET LEVEL IRRIGATION PLAN

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.
L4.00

PROJECT NO. 13-050

DR RESUBMITTAL 1 | 11.06.2015 | NOT FOR CONSTRUCTION

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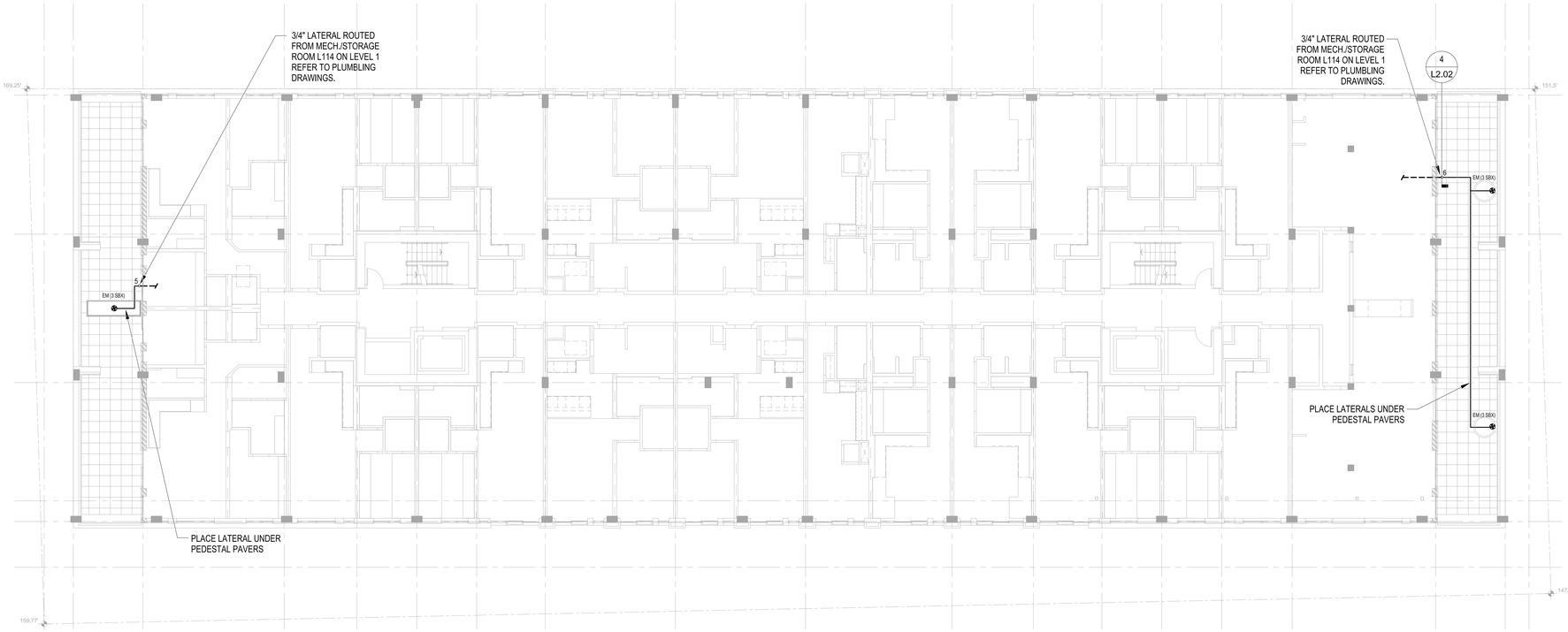
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
WILLIAM A. BROWN
CERTIFICATE NO. 501



1 LEVEL 5 IRRIGATION PLAN

SCALE: 1/10" = 1'-0"

0' 4' 8' 16'

1/8" = 1'-0"

IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
EM	RAIN BIRD EMT-6XERI, 6 OUTLET DRIP MANIFOLD W/ 1/4" DISTRIBUTION TUBING & SBX BUBBLERS ON XERI-BUBBLER SPIKE
	SCHEDULE 40 PVC, LATERAL (3/4" UNLESS NOTED OTHERWISE)
○	HARD PIPE THREADED CONNECTION POINT (REFER TO PLUMBING DRAWINGS)
	INTERIOR LATERAL (SCHEMATIC ROUTE, REFER TO PLUMBING DRAWINGS)

NOTES:

1. REFER TO SHEET L4.00 FOR LOCATION OF AUTOMATIC VALVES FOR LEVEL 5 LOCATED ON LEVEL 1 AND SHEET L4.02 FOR IRRIGATION DETAILS.
2. COORDINATE INTERIOR PIPE AND STUBOUT LOCATIONS WITH PLUMBER.

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PROJECT:

EVERGREEN PLAZA

BELLEVUE, WA

CLIENT:

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ISSUE:

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2 DESIGN REVIEW RESUBMITTAL	11.06.15

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LEVEL 5 IRRIGATION PLAN

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.

L4.01

PROJECT NO. 13-050

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WILLIAM A. BROWN
CERTIFICATE NO. 501

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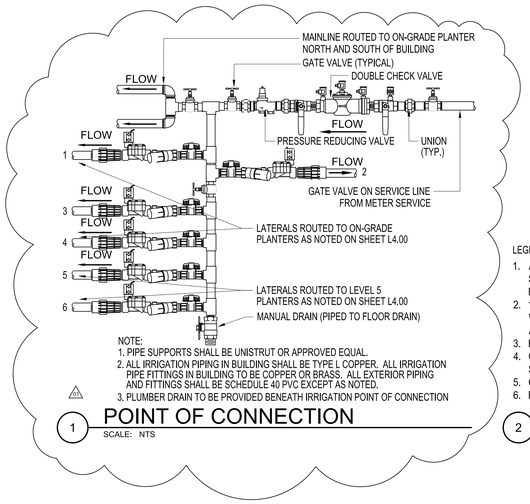
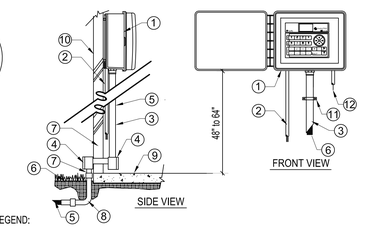


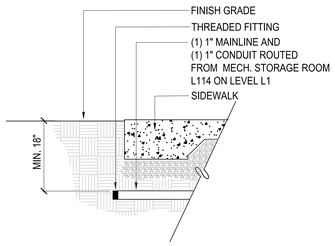
NOTE:
1. PIPE SUPPORTS SHALL BE UNISTRUT OR APPROVED EQUAL.
2. ALL IRRIGATION PIPING IN BUILDING SHALL BE TYPE L COPPER. ALL IRRIGATION PIPE FITTINGS IN BUILDING TO BE COPPER OR BRASS. ALL EXTERIOR PIPING AND FITTINGS SHALL BE SCHEDULE 40 PVC EXCEPT AS NOTED.
3. PLUMBER DRAIN TO BE PROVIDED BENEATH IRRIGATION POINT OF CONNECTION

1 POINT OF CONNECTION
SCALE: NTS

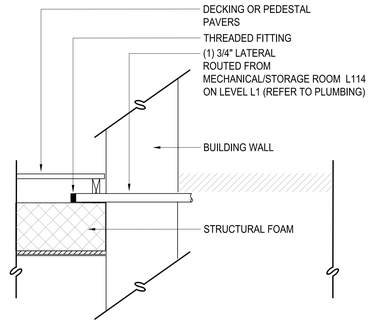


LEGEND:
1. AUTOMATIC IRRIGATION CONTROLLER. SECURED TO WALL WITH APPROPRIATE FASTENERS
2. 120 VOLT ELECTRICAL POWER WIRES WITH GROUND WITHIN CONDUIT FOR AUTOMATIC CONTROLLER.
3. P.V.C. CONDUIT - SIZE AS NOTED.
4. CONDUIT OUTLET BODY JUNCTION BOX. SIZE AS REQUIRED.
5. CONTROL WIRING TO VALVES
6. FINISH GRADE.
7. HOLE THRU WALL FOR CONDUIT. WATER PROOF AS REQUIRED.
8. PVC ELECTRICAL SWEEP ELL - SAME SIZE AS CONTROL WIRE CONDUIT.
9. FLOOR
10. WALL.
11. SECURE CONDUIT TO WALL WITH "C" OR "U" CLAMP. SIZE AS REQUIRED.
12. 3/4" CONDUIT WITH #6 BARE COPPER WIRE TO GROUND ROD OR PLATE.

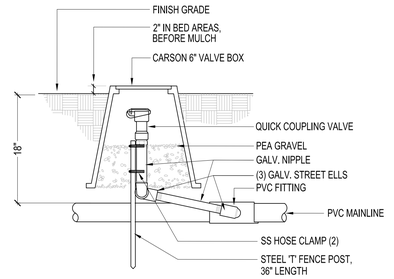
2 IRRIGATION CONTROLLER
SCALE: NTS



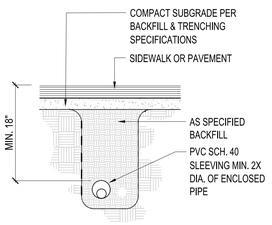
3 STUB OUT / ON-GRADE
SCALE: NTS



4 STUB OUT / LEVEL 5
SCALE: NTS

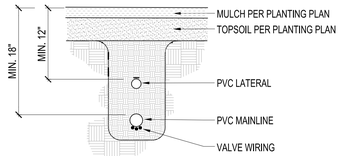


5 QUICK COUPLER
SCALE: NTS



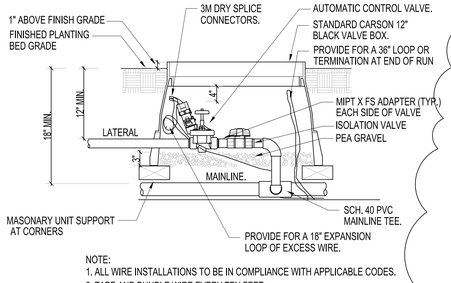
NOTE:
1. BACKFILL TO BE FREE OF ROCK OR DEBRIS LARGER THAN 1" DIA. ABSOLUTELY NO ROCK OR DEBRIS SHALL BE PLACED DIRECTLY ADJACENT TO ANY PIPE.

6 SLEEVING
SCALE: NTS



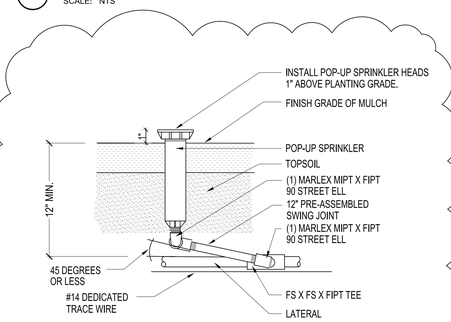
NOTE:
1. BACKFILL TO BE FREE OF ROCK OR DEBRIS LARGER THAN 1" DIA. ABSOLUTELY NO ROCK OR DEBRIS SHALL BE PLACED DIRECTLY ADJACENT TO ANY PIPE.

7 TRENCHING
SCALE: NTS



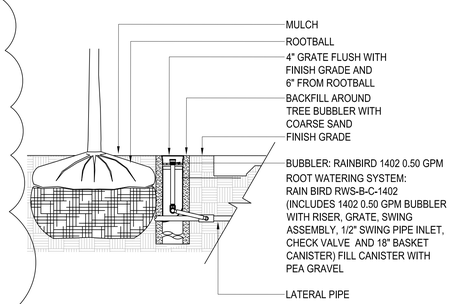
NOTE:
1. ALL WIRE INSTALLATIONS TO BE IN COMPLIANCE WITH APPLICABLE CODES.
2. TAPE AND BUNDLE WIRE EVERY TEN FEET.
3. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX.
4. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
5. ALL PIPE AND FITTINGS TO BE SCHEDULE 40 PVC.
6. VALVE BOX SHALL NOT REST ON PIPES. SEE SPECIFICATIONS.

8 AUTOAMTIC VALVE / ON-GRADE
SCALE: NTS

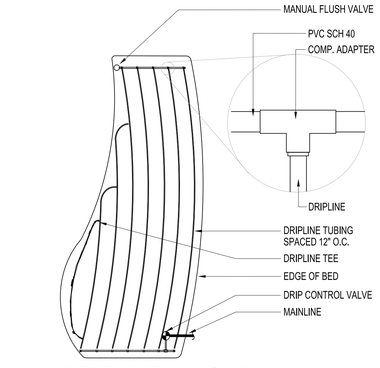


NOTE:
PLACE HEADS 2" MIN. TO 4" MAX. FROM EDGE OF BED.

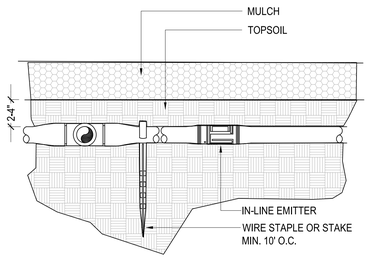
9 POP-UP SPRINKLER
SCALE: NTS



10 ROOT WATERING SYSTEM
SCALE: NTS

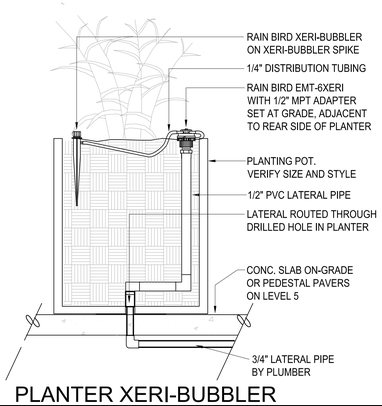


11 DRIPLINE LAYOUT
SCALE: NTS

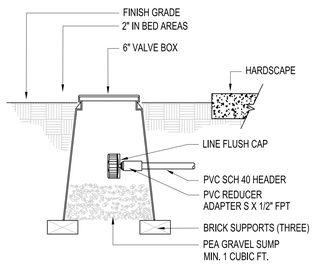


NOTE:
1. NO DRIPLINE SHALL BE VISABLE ON THE SURFACE.

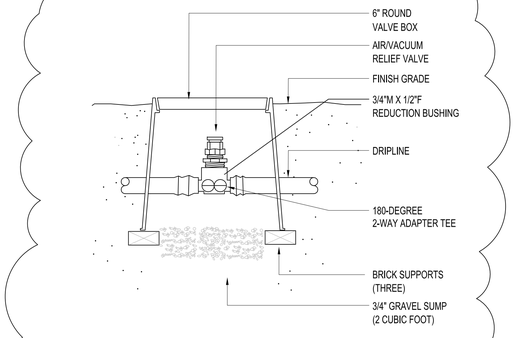
12 DRIPLINE DETAIL
SCALE: NTS



13 PLANTER XERI-BUBBLER
SCALE: NTS



14 AUTOMATIC FLUSH VALVE
SCALE: NTS



15 AIR /VACUUM RELIEF VALVE
SCALE: NTS

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IRRIGATION DETAILS

DRAFTED BY:
PROJECT MGR.: JK
PRINCIPAL I. C.: ST

SHEET NO.
L4.02

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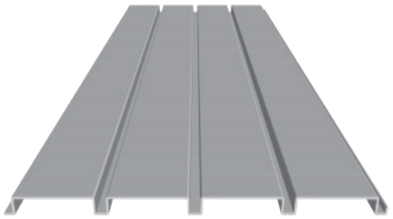
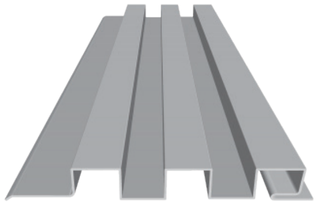
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
WILLIAM A. BROWN
CERTIFICATE NO. 501

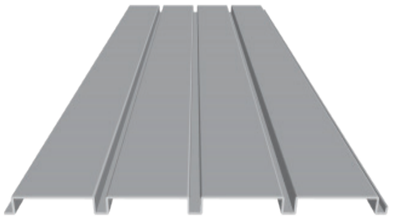
MATERIALS



METAL SALES – *T10-D REVERSED PROFILE*
(UPPER AND LOWER PANEL)



METAL SALES – *TL-1222 PROFILE*
(INTERMEDIATE PANEL)



METAL SALES – *T10-D REVERSED PROFILE*
(UPPER AND LOWER PANEL)

METAL SALES – *METALLIC SILVER*
(UPPER PANEL)

ACCENT BAND – *SILVER LAKE*

VINYL WINDOW – *SHADOW BLACK*

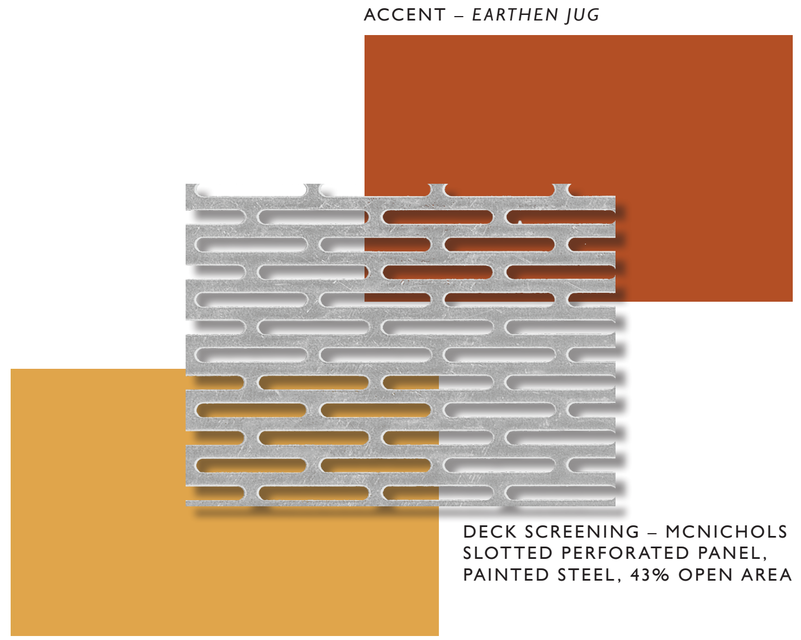
LOUVER – MATCH *OLD ZINC GREY*

METAL SALES – *OLD ZINC GREY*
(INTERMEDIATE PANEL)

METAL SALES – *MISTIQUE PLUS*
(LOWER PANEL)

ACCENT BAND – *SILVER LAKE*

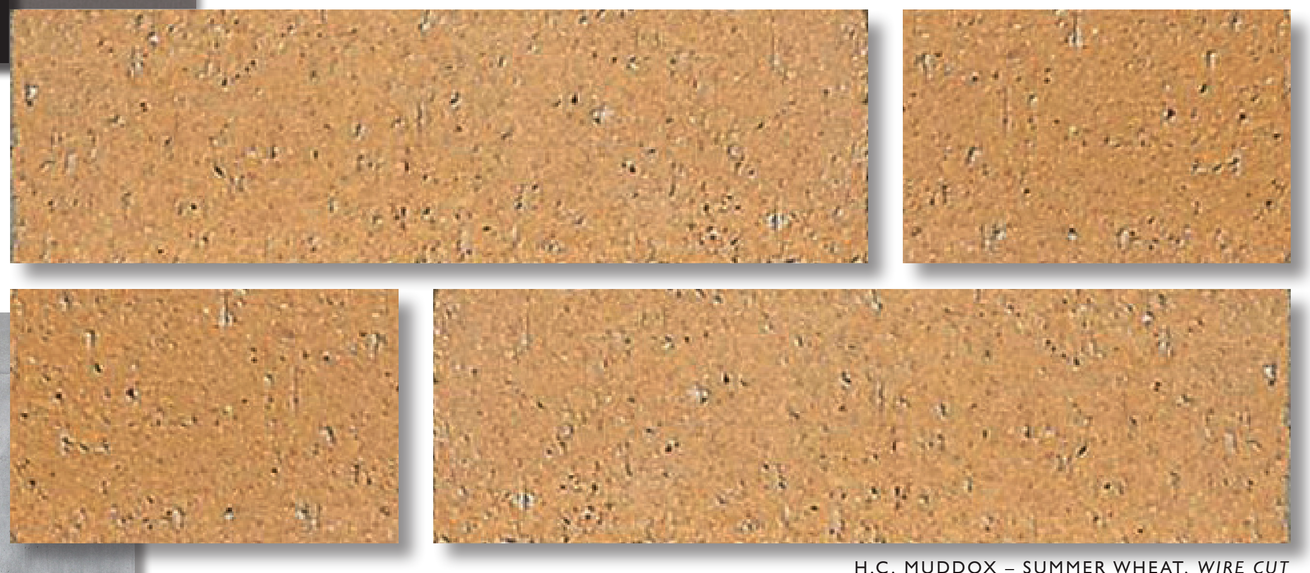
VINYL WINDOW – *SHADOW BLACK*



ACCENT – *EARTHEN JUG*

DECK SCREENING – MCNICHOLS
SLOTTED PERFORMATED PANEL,
PAINTED STEEL, 43% OPEN AREA

ACCENT – *MYAN GOLD*



H.C. MUDDOX – SUMMER WHEAT, *WIRE CUT*

STOREFRONT – *ANODIZED BLACK*

ACCENT – *EARTHEN JUG*

GRADE-LEVEL SCREENING –
WOVEN MESH

CONCRETE – *ARCHITECTURAL FINISH*

EVERGREEN POINT
DEVELOPMENT, LLC

EVERGREEN PLAZA – BELLEVUE

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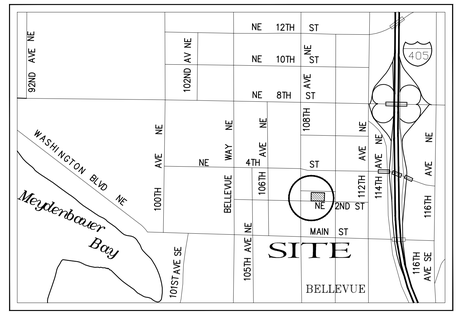

VICINITY MAP

NOT TO SCALE

ABBREVIATIONS

&	And	DWY	Driveway	MIN	Minimum
@	At	EC	Electrical Conduit	MISC	Miscellaneous
ABV	Above	ECC	Extuded Concrete Curb	N	North
ACP	Asphaltic Concrete Pavement	EL	Elevation	NO (#)	Number
ADD'L	Additional	EOP	Edge of Pavement	P	Power
ADJ	Adjacent	EVA	Emergency Vehicle Access	PL	Property Line
ANSI	American National Standards Institute	EXIST OR EX	Existing	PROP	Proposed
APP	Approximate(ly)	FD	Floor Drain	PSF	Pounds Per Square Foot
ARCH	Architect(ural)	FDC	Fire Department Connection	PSI	Pounds Per Square Inch
ASSY	Assembly	FDN	Foundation	PT	Public Telephone
B or BOT	Bottom	FFE	Finish Floor Elevation	PVC	Polyvinyl Chloride
BFP	Back Flow Preventor	FIN	Finish(ed)	QTY	Quantity
BEL	Below	FL or ℄	Flow Line (spot elev.)	RAD (R)	Radius
BLDG	Building	FLR	Floor	RCP	Reinforced Concrete Pipe
BM	Benchmark	FOC	Face of Curb	RD	Roof Drain
BNDRY	Boundary	FS	Finished Surface	REF	Reference
BTWN	Between	FT (')	Foot (feet)	REQD	Required
C&G	Curb and Gutter	FTG	Footing	SHT	Sheet
CB	Catch Basin	G	Gas Main	SIM	Similar
CC	Concrete Curb	GRD	Grade	SPC	Space(s)(ing)
CD	Concrete Drive	HB	Hose Bibb	SPEC	Specification(s)
CF	Cubic Feet (Foot)	HDPE	High Density Polyethylene	SQ	Square
CI	Cast Iron	HGR	Hanger	SS	Sanitary Sewer
CJ	Construction Joint	HORIZ(H)	Horizontal	ST	Storm
CL	Center Line	HP	High Point	STD	Standard
CMP	Corrugated Metal Pipe	HT	Height	T	Telephone Wire
COB	City of Bellevue	HYD	Hydrant	TBSW	Top Back SideWalk (spot elev.)
CONC	Concrete	ID	Inside Diameter	TOE	Toe of Wall, or Slope
CONST	Construction	IE	Invert Elevation	TC	Telephone Conduit
CPEP	Corrugated Polyethylene Pipe	IN (")	Inch(es)	TOC	Top of Curb
CR	Concrete Ramp	INV	Invert	TG	Top of Grate
CS	Concrete Slab	IRR	Irrigation Water	TMP	Temporary
CTR	Center(ed)	LB (#)	Pound(s)	TOP	Top of Wall, or Slope
CY	Cubic Yard	LGTH	Length	TV	Television Wire
DDCVA	Double Check Valve Assembly	CPE	Lined Corrugated Polyethylene Pipe	TYP	Typical
DEPT	Department	LOC	Lip of Gutter	UNO	Unless Noted
DET	Detail	LT WT	Light Weight	VERT(V)	Vertical
DI	Ductile Iron	MAT'L	Material	WM	Water Meter
DIA (ø)	Diameter	MAX	Maximum	w/	With
DIM	Dimension	MFR	Manufacturer	WT	Weight
DS	Down Spout	MH	Manhole	WWF	Welded Wire Fabric

AREAS

TOTAL ON-SITE AREA	26,662 SF (BEFORE DEDICATION)
EXISTING IMPERVIOUS AREA	15,072 SF
EXISTING PERVIOUS AREA	11,590 SF
LIMITS OF CONSTRUCTION	42,573 SF (INCL. GRIND AND OVERLAY)
FINAL SITE AREA AFTER DEDICATION	25,546 SF
IMPERVIOUS AREA	26,646 SF
PERVIOUS AREA	988 SF
VOLUME OF EXCAVATION	±30,850 CY (CUT)

LEGEND

EXISTING		NEW	
	MONUMENT		GROUND-LEVEL FOOTPRINT OF PROPOSED BUILDING
	CALCULATED POSITION	SS	SIDE SEWER
	CATCH BASIN	D	STORM DRAIN
	STORM DRAIN MANHOLE	W	WATER LINE
	SANITARY SEWER MANHOLE	GAS	GAS SERVICE
	WATER MANHOLE		
	WATER METER		
	WATER VALVE	ECD	UNDERGROUND POWER
	FIRE HYDRANT	COM	UNDERGROUND COMMUNICATIONS
	POWER POLE		FIRE HYDRANT
P	POWER MANHOLE		WATER METER / DOUBLE CHECK VALVE ASSEMBLY
F	FIBER OPTIC MANHOLE		
	GAS VALVE		NEW ELECTRIC POLE VAULT BY PSE
IRR	IRRIGATION CONTROL BOX		
	TRAFFIC SIGNAL POLE		NEW TREE
	TRAFFIC HAND HOLE		
	CABLE TV JUNCTION BOX		FULL DEPTH PAVEMENT REPLACEMENT
	TELEPHONE RISER		
	ROCKERY		
	SIGN		2" GRIND AND OVERLAY
	EX. TREES TO BE REMOVED		
OE	OVERHEAD ELECTRICAL		CONCRETE DRIVEWAY CUT
G G	UNDERGROUND GAS		
SS	UNDERGROUND SEWER		CONCRETE SIDEWALK
SD	UNDERGROUND STORM		
(C.O.B.)	CITY OF BELLEVUE		
	ROAD CENTERLINE		

VERTICAL DATUM – BASIS OF ELEVATION

NAVD 88: CITY OF BELLEVUE USED STATION 373R
ELEVATION 132.971

BASIS OF BEARINGS

HORIZONATL DATUM:
NAD 83-91; CITY OF BELLEVUE

USED HORIZONTAL CONTROL POINTS:
-0624 MONUMENT IN CASE AT THE INTERSECTION OF NE 4TH STREET AND 108TH A

-540R MONUMENT IN CASE AT THE INTERSECTION OF 108TH AVE NE AND MAIN STREET

LEGAL DESCRIPTION

LOT B OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 08-134157-LB, RECORDED JULY 22, 2009 UNDER RECORDING NO. 20090722900001, IN KING COUNTY, WASHINGTON, SAID BOUNDARY LINE ADJUSTMENT BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, AND LOTS 1 THROUGH 4, BLOCK 2, JENSENS ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 49 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON.

CONTRACTOR NOTE

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OWNER/ DEVELOPER

EVERGREEN POINT DEVELOPMENT 12TH, LLC
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FAX (425) 646-4399
CONTACT: FAOUZI SEFRIOUI/ALEX MORCOS

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CONTACT:

SHEET INDEX – GD

TITLE SHEET & VICINITY MAP..... C001
SITE PLAN B..... C002
TESC & DEMOLITION PLAN..... C100
TESC & DEMOLITION NOTES AND DETAILS..... C101
GRADING AND DRAINAGE PLAN..... C200
GRADING DETAILS..... C201
WATER & SEWER PLAN..... C300
ROAD IMPROVEMENT PLAN..... C400
GENERAL NOTES..... C500
GENERAL DETAILS..... C501

SHEET INDEX – UE

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GENERAL NOTES..... C500

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NO	DATE	BY	APPR	REVISIONS
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STATE OF WASHINGTON · DARREN A. SIMPSON · 27856 · REGISTERED PROFESSIONAL ENGINEER
10/29/15

15-111823 UE
15-111821 GD

DAS — PROJECT MANAGER
MJF — DRAWN BY
RH / IPF — CHECKED BY
14012-0037 — JOB NUMBER

EVERGREEN PLAZA
10845 NE 2nd PL.
BELLEVUE, WA

CITY OF BELLEVUE *WASHINGTON*

DRAINAGE MAP # F-7
WATER GRID # F-7
SEWER GRID # F-7

TITLE SHEET & VICINITY MAP

SEC 32 TWP 25N RGE 5E | SHT C001 OF 10

File Location: O:\Dci-Civil\2014\14012-0037-2nd-St-Apt-Bellevue\dwg\14037dsh-GD_UE.dwg
Plot Date: 2015-10-29

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PROJECT:
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BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:
ADR SET — BUILDING PERMIT SET PHASE I — 10.29.15
NOT FOR CONSTRUCTION

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

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TITLE SHEET & VICINITY MAP

DRAFTED BY: RH / IPF
PROJECT MGR.: MJF
PRINCIPAL I. C.: DAS

SHEET NO.
C001

PROJECT NO. 13-050

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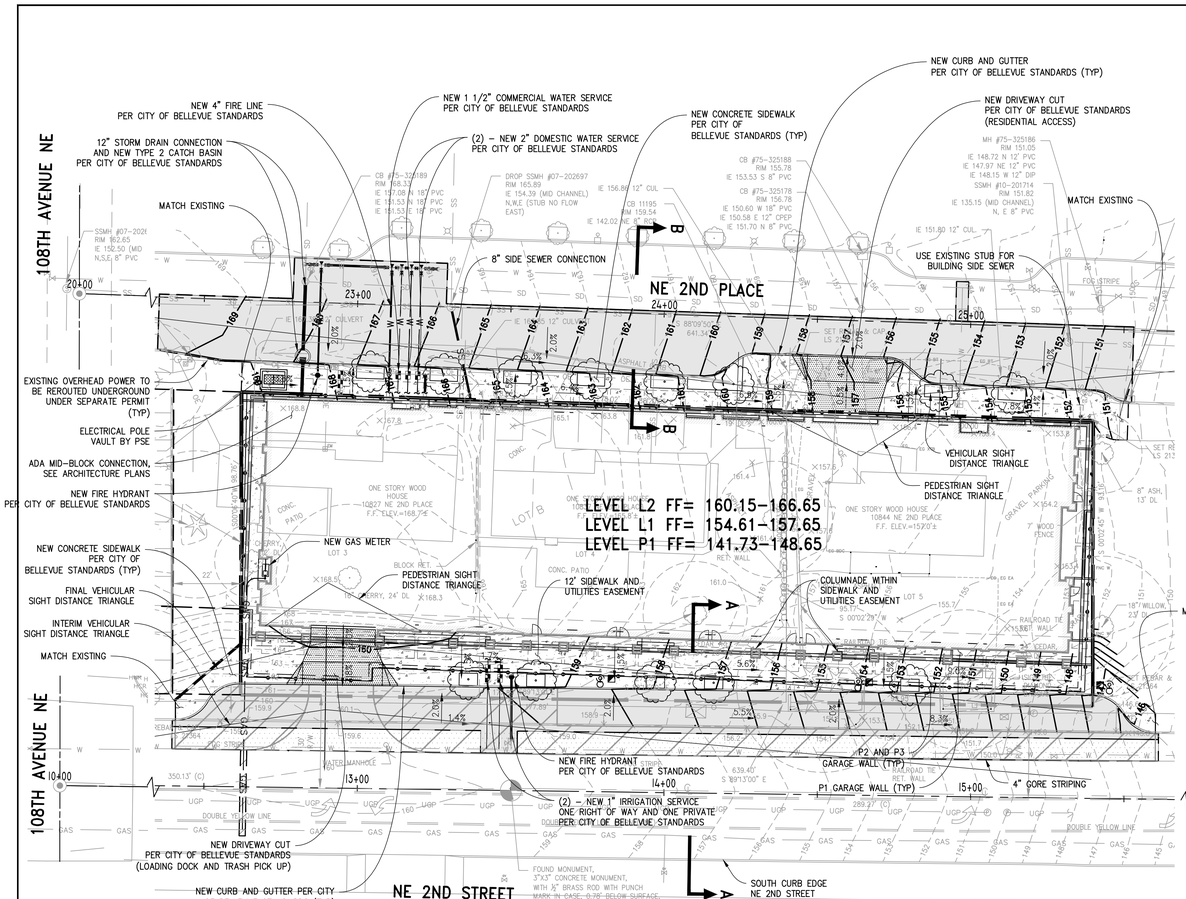
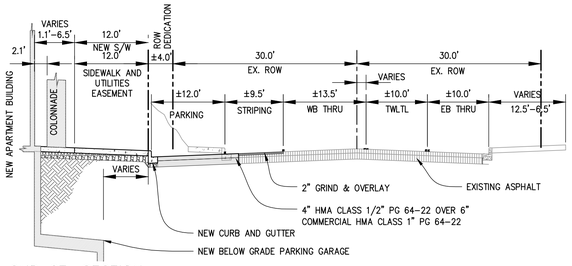
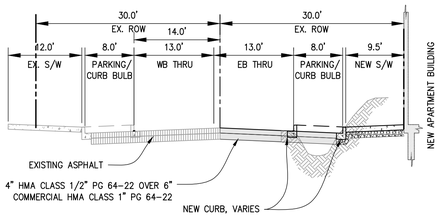




NE 2ND ST. SECTION
(LOOKING EAST)
SCALE : 1:10
A–A



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B–B

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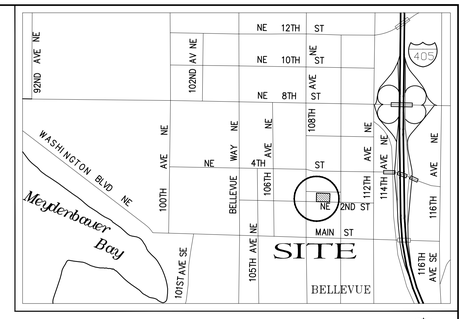

VICINITY MAP
NOT TO SCALE

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NAVD 88: CITY OF BELLEVUE USED STATION 373R
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STORM DRAINAGE NOTE
THE SITE IS WITHIN AN ECOLOGY APPROVED 40/20 BASIN. PRELIMINARY STORM CALCULATIONS INDICATE THE INCREASE IN FLOWS FROM THIS SITE IN A FULLY DEVELOPED CONDITION IS 0.088 CFS. THE PROJECT WILL APPLY FOR A EXEMPTION TO FLOW CONTROL. SEE THE PRELIMINARY DRAINAGE REPORT.

SEWER NOTE
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ISSUED FOR ROW/TCP RELEASE
REFER TO GD PERMIT FOR STREET IMPROVEMENTS
REFER TO UE PERMIT FOR UTILITY IMPROVEMENTS

PLAN NOTE
THIS PLAN IS INCLUDED AS A REGULATORY REQUIREMENT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

CALL 72 HOURS BEFORE YOU DIG 1–800–424–5555

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15–111823 UE
15–111821 GD

DAS — PROJECT MANAGER
MJF — DRAWN BY
RH / IPF — CHECKED BY
14012–0037 — JOB NUMBER

EVERGREEN PLAZA
10845 NE 2nd PL.
BELLEVUE, WA
CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F–7
WATER GRID # F–7
SEWER GRID # F–7

SITE PLAN B

SEC 32 TWP 25N RGE 5E | SHT C002 OF 10

File Location: O:\Dci-Civil\2014\14012-0037-2nd-St-Apt-Bellevue\dwg\14037pln-GD_UE.dwg
Plot Date: 2015-10-29

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PROJECT:
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BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:
ADR SET 10.29.15
BUILDING PERMIT SET PHASE I 10.29.15
NOT FOR CONSTRUCTION

Phase:	Client Approval:	Quality Assurance:
Schematics		
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SITE PLAN B

DRAFTED BY: RH / IPF
PROJECT MGR.: MJF
PRINCIPAL I. C.: DAS

SHEET NO.
C002

PROJECT NO. 13-050

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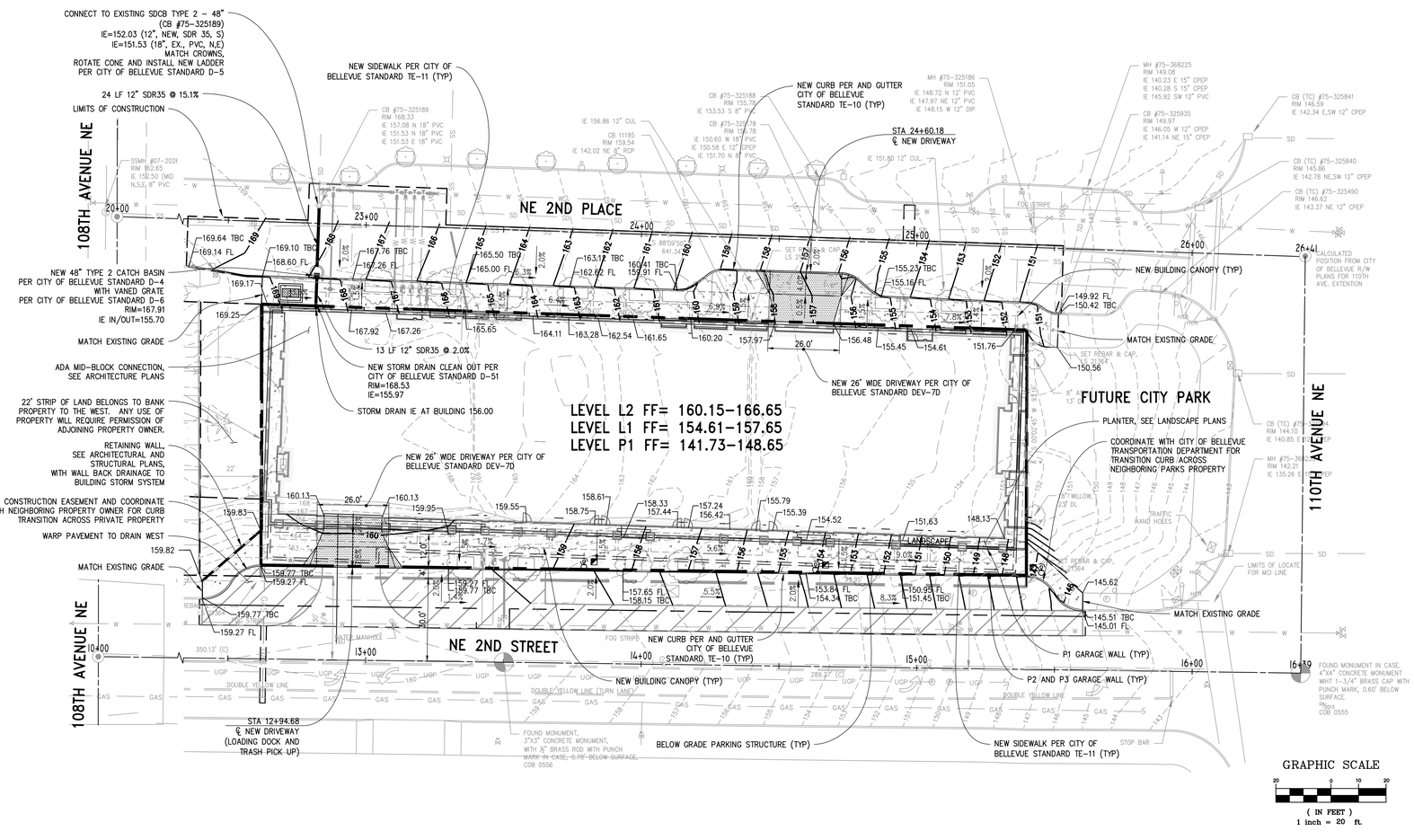

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NOTE:

COORDINATE FOOTING/ WALL DRAINAGE WITH MEP, SHORING, ARCHITECT & CIVIL DISCIPLINES.

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DARREN A. SIMPSON — STATE OF WASHINGTON — 21858 — REGISTERED PROFESSIONAL ENGINEER — 10/29/15

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EVERGREEN PLAZA
10845 NE 2nd PL.
BELLEVUE, WA

CITY OF BELLEVUE — WASHINGTON

DRAINAGE MAP # F-7
WATER GRID # F-7
SEWER GRID # F-7

GRADING AND DRAINAGE PLAN

SEC. 32 TWP 25N RGE 5E — SHT C200 OF 10

File Location: O:\Doc+Civil\2014\14012-0037-2nd-St+Ave-Bellevue\dwg\14037gtn-GD_UE.dwg
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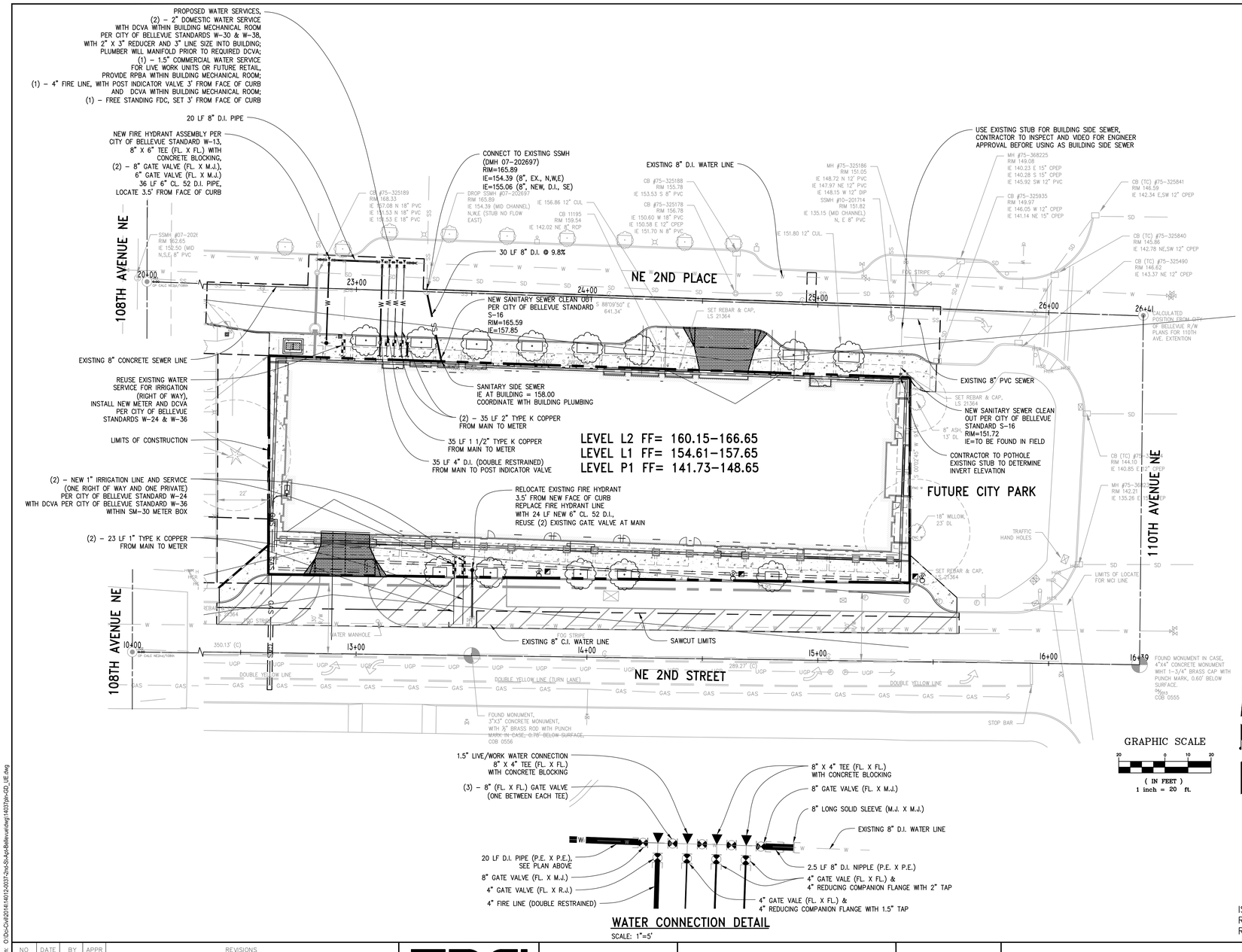

WATER CONNECTION DETAIL

SCALE: 1"=5'

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THE CITY OF BELLEVUE UTILITIES DEPARTMENT HAS ADVISED THAT THE SEWER MAIN THAT FLOWS TO THE WEST HAS A CAPACITY FOR 70 UNITS FROM THIS DEVELOPMENT. THE SEWER MAIN THAT FLOWS TO THE EAST HAS ENOUGH CAPACITY FOR THE REMAINING UNITS FROM THIS DEVELOPMENT.

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DARREN A. SIMPSON — STATE OF WASHINGTON — 27858 — REGISTERED PROFESSIONAL ENGINEER
10/29/15

15-111823 UE
15-111821 GD

DAS — PROJECT MANAGER
MJF — DRAWN BY
RH / IPF — CHECKED BY
14012-0037 — JOB NUMBER

EVERGREEN PLAZA
10845 NE 2nd PL.
BELLEVUE, WA

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F-7
WATER GRID # F-7
SEWER GRID # F-7

WATER AND SEWER PLAN

SEC 32 TWP 25N RGE 5E | SHT C300 OF 10

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CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

PROJECT:
EVERGREEN PLAZA
BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:
ADR SET - BUILDING PERMIT SET PHASE I 10.29.15
NOT FOR CONSTRUCTION

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT

DRAFTED BY: RH /IPF
PROJECT MGR.: MJF
PRINCIPAL I. C.: DAS

SHEET NO.
C300

PROJECT NO. 13-050

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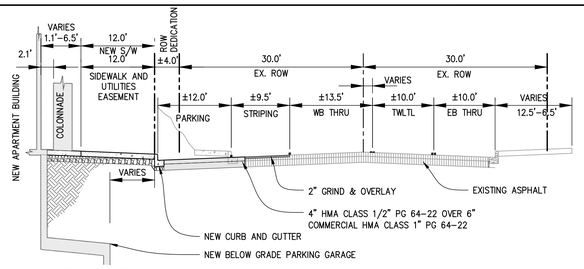
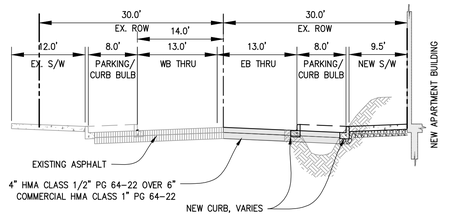
File Location: O:\13-Civil\2014\14012-0037-25x5-Apt-Bellevue\dwg\14037sh-GD_UE.dwg
Plot Date: 2015-10-29



NE 2ND ST. SECTION

(LOOKING EAST)

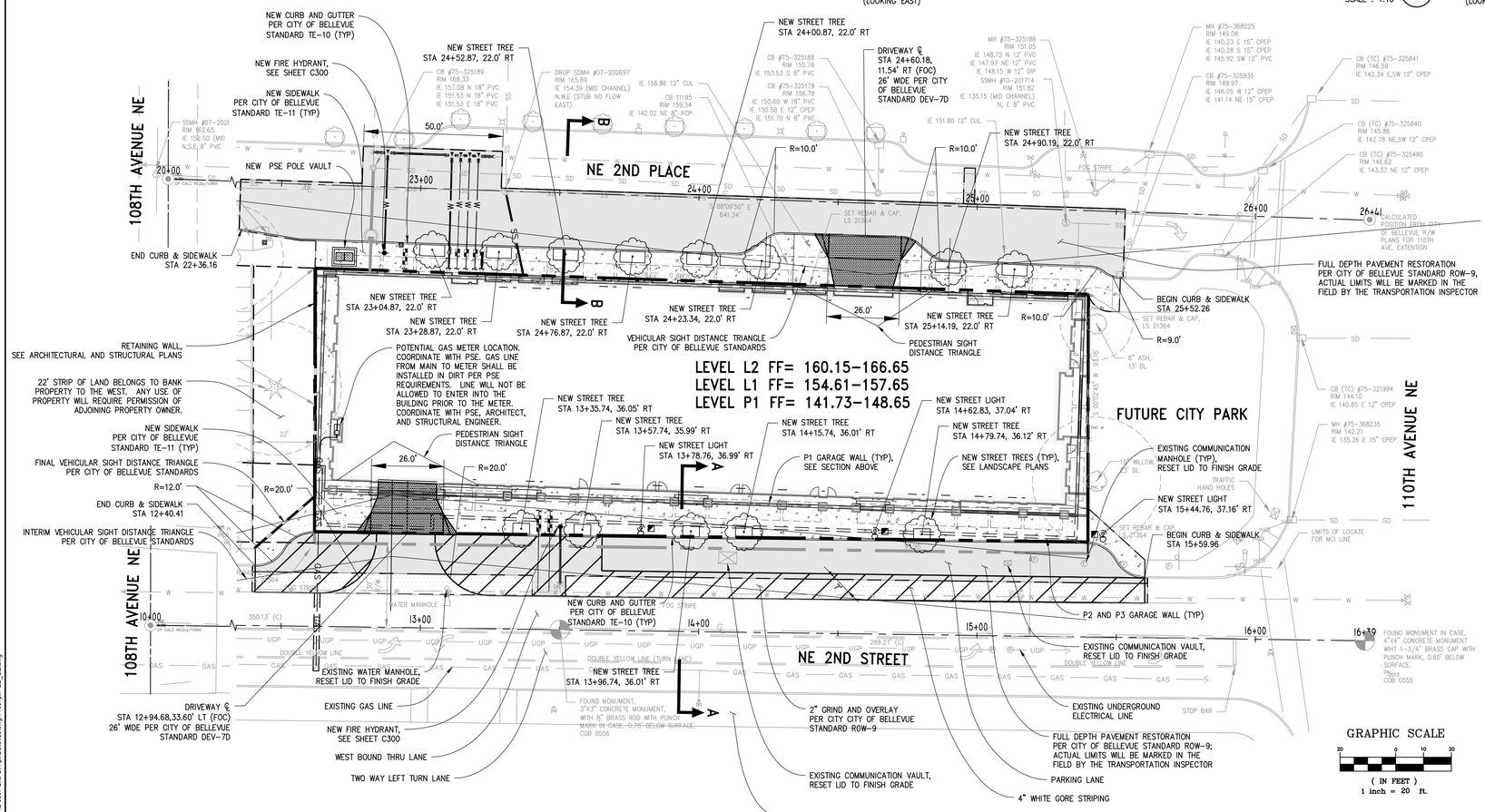
SCALE : 1:10 (A–A)



NE 2ND PLACE SECTION

(LOOKING EAST)

SCALE : 1:10 (B–B)



NOTE:

SEE LANDSCAPE PLANS FOR SCORING PATTERN, STRUCTURAL SOIL DETAILS, PLANTING REQUIREMENTS, IRRIGATION LINES & STREET TREES.

ISSUED FOR ROW/TCP RELEASE
REFER TO GD PERMIT FOR STREET IMPROVEMENTS
REFER TO UE PERMIT FOR UTILITY IMPROVEMENTS

CALL 72 HOURS BEFORE YOU DIG 1-800-424-5555

NO.	DATE	BY	APPR	REVISIONS
1	9/29/15	RH	DAS	RESPONSE TO CITY OF BELLEVUE GD COMMENTS.
2	10/29/15	IPF	DAS	RESPONSE TO CITY OF BELLEVUE UE COMMENTS.

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10/29/15

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DRAINAGE MAP # F-7
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SEWER GRID # F-7

ROAD IMPROVEMENT PLAN

SEC 32 TWP 25N RGE 5E | SHT C400 OF 10

File Location: O:\Dci-Civil\2011\4012-0037-2nd-St-Add-Bellevue\dwg\140372ph-GD_UE.dwg
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ROAD IMPROVEMENT PLAN

DRAFTED BY: RH / IPF
PROJECT MGR.: MJF
PRINCIPAL I. C.: DAS

SHEET NO.
C400

PROJECT NO. 13-050

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2015 SANITARY SEWER GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2013 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 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 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.
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.
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 A VIDEOTAPE (DVD OR VHS FORMAT, STANDARD MODE) OF THE SEWER 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.
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.

2015 STORM DRAINAGE GENERAL NOTES

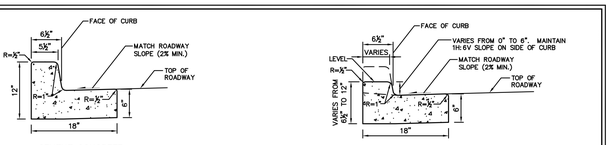
1. ALL WORK SHALL CONFORM TO THE 2013 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD 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 HEREON 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.
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" 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 A 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.
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 "PRIVATE" 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.
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 (5') 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.
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.

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 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 425-864-8080 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 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) 452-2741 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. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
17. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
18. 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.
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE
20. 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.
21. 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.
22. 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.

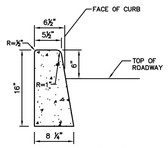
2015 GENERAL WATER NOTES:

1. ALL WORK SHALL CONFORM TO THE 2013 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
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 TH

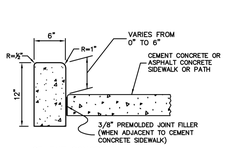


CEMENT CONCRETE TRAFFIC CURB AND GUTTER

DEPRESSED CURB SECTION



CEMENT CONCRETE TRAFFIC CURB

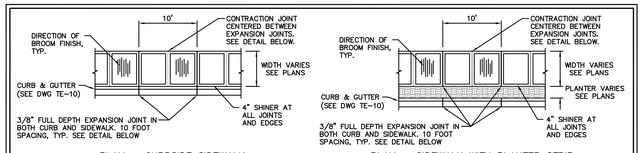


CEMENT CONCRETE PEDESTRIAN CURB

NOTES:

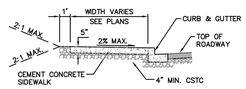
1. ALL CEMENT CONCRETE CURBS SHALL BE CONSTRUCTED WITH AIR ENTRAINED CONCRETE CLASS 3000 CONFORMING TO WSDOT STD. SPEC. 6-02 EXCEPT AS SPECIFIED IN NOTE 2.
2. CEMENT CONCRETE CURB OR CURB AND GUTTER ALONG THE FULL WIDTH OF A DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED WITH AIR ENTRAINED CONCRETE CLASS 4000 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

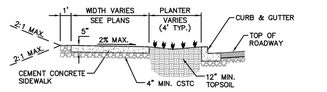


PLAN – CURBSIDE SIDEWALK

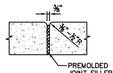
PLAN – SIDEWALK WITH PLANTER STRIP



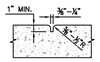
SECTION – CURBSIDE SIDEWALK



SECTION – SIDEWALK WITH PLANTER STRIP



FULL DEPTH EXPANSION JOINT DETAIL

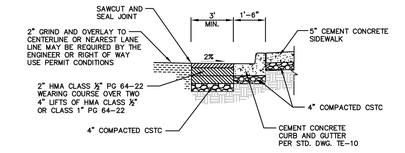


CONTRACTION JOINT DETAIL

NOTES:

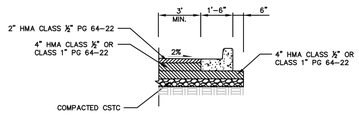
1. CONCRETE SHALL BE AIR ENTRAINED CLASS 3000 PER SECTION 6-02 OF WSDOT STANDARD SPECIFICATIONS.
2. FINISH: LIGHT FINISH WITH A STIFF BROOM PERPENDICULAR TO CURB. FOR GRADES OVER 4% FINISH WITH A STIPPLE BRUSH.
3. REMOVAL/REPLACEMENT OF CEMENT CONCRETE CURB SHALL BE FROM EXPANSION JOINT TO EXPANSION 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



TYPICAL ASPHALT PAVEMENT DETAIL AT CURB/GUTTER INSTALLATION

NTS



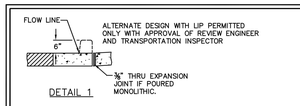
NOTES:

1. NO PLATE COMPACTION ALLOWED. COMPACTION BY ROLLER ONLY.
2. WIDTH OF SAWCUT FROM GUTTER LINE OR CURB FACE MAY BE INCREASED AT THE DISCRETION OF THE ENGINEER.

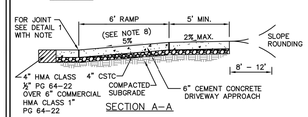
TYPICAL ASPHALT PAVEMENT DETAIL FOR CURB/GUTTER ADJACENT TO PLANTER STRIP OR NDP FEATURE

NTS

City of Bellevue	TYPICAL ASPHALT PAVEMENT DETAILS	DRAWING NUMBER	ROW-9
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS



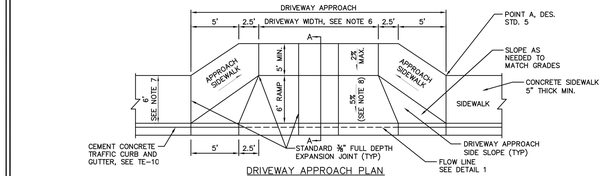
DETAIL 1



SECTION A–A

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. ¾" 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 WIDTH SHOWN IS TYPICAL. REQUIRED SIDEWALK WIDTH WILL BE SPECIFIED BY THE ENGINEER.
8. RAMP SLOPE MAY BE INCREASED TO 8.33% MAXIMUM WITH APPROVAL BY THE REVIEW ENGINEER.



DRIVEWAY APPROACH PLAN

City of Bellevue	DRIVEWAY OR PRIVATE ROAD APPROACH WITH SIDEWALK (DESIGN B)	DRAWING NUMBER	DEV-7D
		SCALE	NONE
		REVISION DATE	01/15
		DEPARTMENT	TRANS

CALL 72 HOURS BEFORE YOU DIG 1-800-424-5555

NO.	DATE	BY	APPR	REVISIONS
1	9/29/15	RH	DAS	RESPONSE TO CITY OF BELLEVUE GD COMMENTS.
2	10/29/15	IPF	DAS	RESPONSE TO CITY OF BELLEVUE UE COMMENTS.

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818 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
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DARREN A. SIMPSON — STATE OF WASHINGTON — 27855 — REGISTERED PROFESSIONAL ENGINEER
10/29/15

15-111823 UE
15-111821 GD

DAS — PROJECT MANAGER
MJF — DRAWN BY
RH / IPF — CHECKED BY
14012-0037 — JOB NUMBER

EVERGREEN PLAZA
10845 NE 2nd PL.
BELLEVUE, WA

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # F-7
WATER GRID # F-7
SEWER GRID # F-7

GENERAL DETAILS

SEC 32 TWP 25N RGE 5E | SHT C501 OF 10

WEBER THOMPSON
225 Terry Ave N, Suite 200
Seattle WA 98109
p 206 344 5700
f 206 508 3507
www.weberthompson.com

CORPORATE MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

PROJECT:
EVERGREEN PLAZA
BELLEVUE, WA

CLIENT:
EVERGREEN POINT DEVELOPMENT, LLC

ISSUE:
BUILDING PERMIT SET PHASE I 10.29.15
ADR SET 10.29.15
NOT FOR CONSTRUCTION

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const. Doc.		

ACCEPTANCE OF THE ELECTRONIC FILE VERSION OF THIS DRAWING ACKNOWLEDGES THE RECEIPT AND CONSENT TO THE TERMS OF THE WEBER THOMPSON ELECTRONIC MEDIA RECEIPT AGREEMENT

GENERAL DETAILS

DRAFTED BY: RH / IPF
PROJECT MGR.: MJF
PRINCIPAL I. C.: DAS

SHEET NO.
C501

PROJECT NO. 13-050

ADR SET - 10.29.2015 - NOT FOR CONSTRUCTION
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File Location: O:\Dci-Civil\2014\14012-0037-2nd-St-Add-Bellevue\dwg\14037pln-GD_UE.dwg
Plot Date: 2015-10-29

Attachment B - Environmental Checklist

City of Bellevue Submittal Requirements | 27

Sally Nichols Jan 20, 2015

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.

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

Received
JAN 23 2015
Permit Processing

BACKGROUND INFORMATION

Property Owner: Evergreen Point Development, LLC ✓

Proponent: Weber Thompson ✓

Contact Person: Joseph Kolmer ✓
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Address: 225 Terry Ave N, Suite 200, Seattle, WA 98109

Phone: (206) 344-5700 ✓

Proposal Title: 10845 NE 2nd Place apartments ✓ aka Evergreen Plaza

Proposal Location: ~~10845~~ NE 2nd Place ✓ 10961 NE 2nd Pl.
(Street address and nearest cross street or intersection) Provide a legal description if available.
2009072290001
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: Proposal consists of 8 stories of residential apartment construction over 3½ levels of structured sub-grade parking. ✓
2. Acreage of site: .61 acres ✓
3. Number of dwelling units/buildings to be demolished: 3 ✓ ddu single fam. homes used as construction offices
4. Number of dwelling units/buildings to be constructed: ~~Apprx.~~ 154 ✓
5. Square footage of buildings to be demolished: Apprx. 4,300 ✓
6. Square footage of buildings to be constructed: Apprx. 216,450 (205,132 GSF per LUC definition)
7. Quantity of earth movement (in cubic yards): Apprx. 4,800 ✓
8. Proposed land use: DNTN-MU (Downtown Multiple Use) ✓
9. Design features, including building height, number of stories and proposed exterior materials:
   Building height varies but uppermost portion of butterfly roof structure extends approximately 86' above average grade (8 stories). ✓
10. Other
    Exterior materials will be metal siding, masonry, architectural concrete, and possibly some fiber cement siding. ✓

Estimated date of completion of the proposal or timing of phasing: ✓
Spring 2018

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None known beyond proposal. ✓

SN

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

Soils report; no others known. ✓

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. ✓

None known.

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.

None known. All construction permits, incl. building, clearing & grading... 15-111823-DE 15-111821-GD 15-115339 337 BB 15-115343-BV all cannot be issued until DR appeal period over

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) 15-103556-LD (staff report)
  Site plan
  Clearing & grading plan and variance request 16-122105-LS to reduce width sidewalk on NE 2nd St.
- ☐ 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)? Approximately 6% ✓

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.

Weathered, silty-sand soils with gravel; dry to slightly moist, loose condition to approximately 4' below surface. Below this: dense glacial till; fine to medium silty sand with gravel and likely cobbles. ✓

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

None known.

SN

e. Describe the purpose, typ id approximate quantities of any filling o ling proposed. Indicate source of fill.

Approximately 4,800cy grading proposed for building foundation and sub-grade structured parking. ✓

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

Temporary erosion typical for this project type; none known beyond that. ✓

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

Greater than 90% ✓

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

Measures typical to those required for permitting a project of this type and size: project will utilize connections to City stormwater system (temporary erosion plan will be submitted with civil documents for permit).

Clearing and Grading & Erosion Control measures per BCC 23.76

2. AIR

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.

Emissions will be typical for this project type: exhaust from construction vehicles and equipment during construction; exhaust from tenant vehicles once building is occupied. ✓

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

None known, though

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

None beyond those required for permitting the project.

Construction Dust suppression per BCC 23.76 & conditions of Approval re covering of loads, RCW 46.61.655

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. ✓

None known.

(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. ✓

N/A

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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.

Measures typical to those required for permitting a project of this type and size: project will utilize connections to City stormwater system (temporary erosion plan will be submitted with civil documents for permit).

(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.

None known.

b. Ground

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

Primarily discharged via existing city stormwater system.

(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 known.

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.

See above.

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

N/A

SN

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

See above.

Requirements per Utilities Code BCC 24.06 - storm and surface water

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] 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? ✓

All vegetation will be removed. Street trees, sidewalk planting strips, and on-site planters are proposed.

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:

Landscape documents will be provided as part of the permitting process. Native plants and those required by city design guidelines will be incorporated into the project design.

LUC 20.20.520 | 20.25A.060

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:

- [x] 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.

Not known.

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

None beyond municipal requirements for this project type.

Pacific Flyway which includes entire Puget Sound region

Downtown, urban site

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.

Gas, for backup generators (possibly appliances or other equipment); electric power for apartment appliances/fixtures, building equipment, etc.

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

Proposal would not prohibit use of solar energy. Project site is zoned for high-rise; proposal is a mid-rise building.

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:

Energy Star appliances will be used, and Built Smart strategies will be explored.

will not block solar access for surround. properties 100' less than allowed ht. in DNTN-MU.

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.

None known.

C&S code BCC 23.76

DOE chapters in WAC

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

None beyond those typical for this project type.

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

Those required by local jurisdictions.

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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)?

Proximity to I-405 which is approximately .25 miles to the east; noise typical to collector streets and arterials.

Noise code BLC 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 equipment during construction; vehicles entering exiting the building. Trash/recycle collection vehicles.

noise measurements required as conditions of Approval - for bldg residents & use of noise suppression equip during construction

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

Those required by local municipality. All required parking for the project is at structured, sub-grade garage.

8. Land and Shoreline Use

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

Commercial use.

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

No

c. Describe any structures on the site. ✓

Single family residential structures.

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

All (3) residential structures

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

DNTN-MU

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

200

includes live/work units / 154 units total / one retail space

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

10 business owners/employees

(homes used as construction offices. At time of DR approval, construc. project will be completed (Marriott Hotel)

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Those typical of this project type: glazing at doors and windows of apartment units and auxiliary spaces.

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

No safety hazards known. Glare from windows on sunny days could temporarily interfere with views.

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

Glare at glazing from adjacent buildings.

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

If any, those required by local jurisdiction.

cut-off shields
C of Approval
low reflect. materials
Landscaping w/ st. trees
light and glare - LUC 20.20.522

12. Recreation

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

A City park is planned for the property immediately to the east. Other city parks can be found within walking distance, as well as restaurants, fitness centers, and retail shopping.

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:

N/A

addtl rec opportun. w/in bldg for residents

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

See Traffic Analysis - Jake Traffic Eng. prepared Jan 6, 2015

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.

I-405; NE 2nd Place, NE 2nd Street, 110th Ave NE, 108th Ave NE

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

Nearest transit stop is less than 300 feet from the site.

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

167 stalls proposed (may vary during permitting process); ~~approximately 20 stalls will be eliminated.~~

on street parking on 2nd St. eliminated.

will also be on st. parking on 2nd Place

SW

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

Those required by local jurisdiction.

none. businesses already moved out.

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

Those required by local jurisdictions (i.e. design review, building permits, etc.).

Design Review LUC 20.25A.110 DNTN design criteria

9. Housing

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

154 middle-income units; it's possible a small percentage of these could be low-income units.

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

While originally constructed as residential buildings, structures being eliminated are currently utilized for commercial use.

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

Those required by local jurisdictions.

exist houses were used as businesses - do not count 154 units - including 9 live/work

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?

See above.

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

Territorial views, partial views to Cascade Mountains and Mt. Rainier.

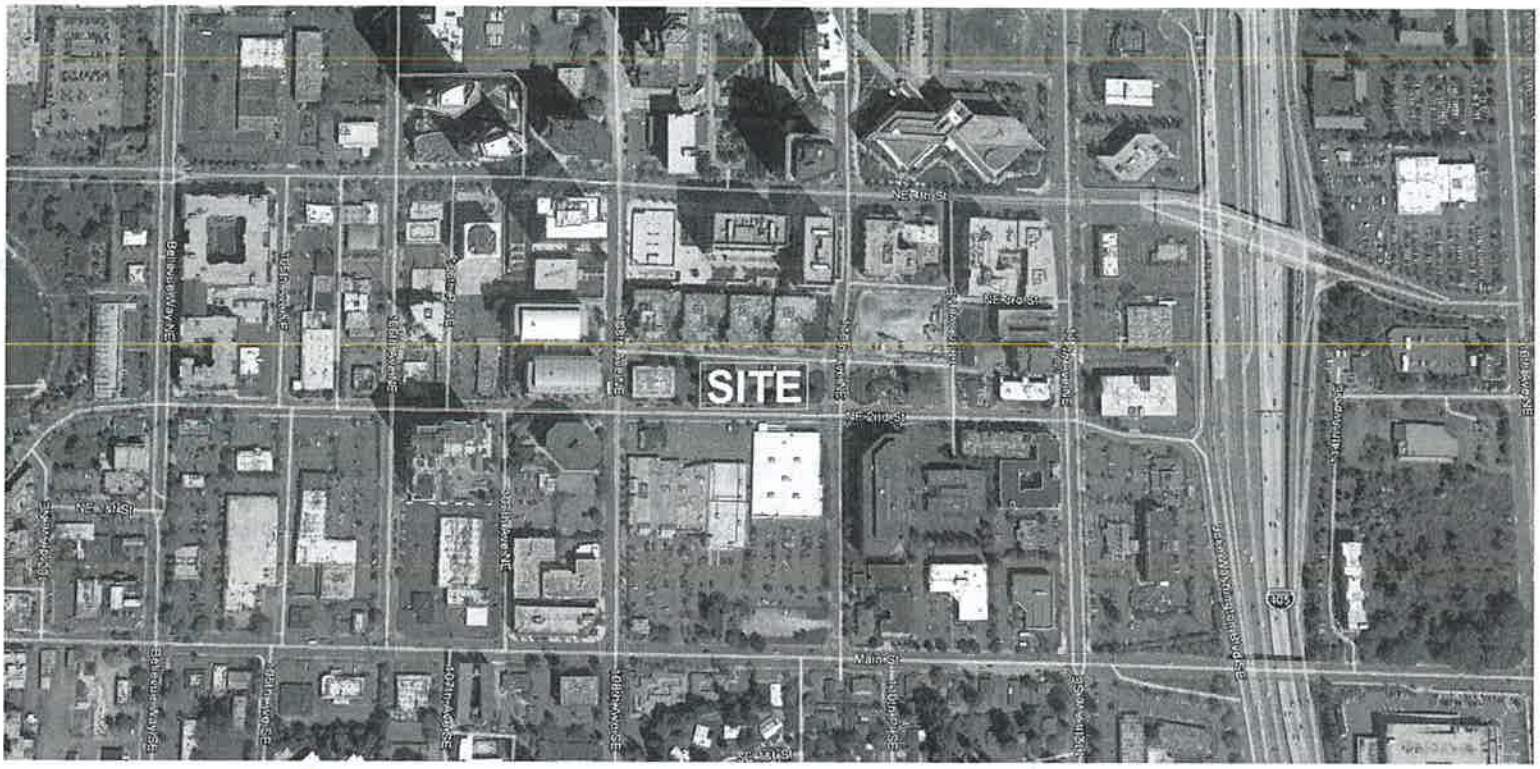
low profile allows views from surrounding development ht. 85' (max 200' in MU)

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

Those required by local municipality; setbacks/step-backs at west & east ends of building have been incorporated into the design to help mitigate view corridor impacts.

LUC 20.25A dimensional requirements

SN



Vicinity map for ~~10845~~ 10961 NE 2nd Place

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WEBER THOMPSON

Attachment C - Certificate of Concurrency

CERTIFICATE OF CONCURRENCY

EVERGREEN PLAZA APARTMENTS

This certificate documents the Transportation Department Director's decision that the development project at 10845 NE 2nd Street (Design Review File No. 15 103556 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 70 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the SEPA determination. Building permits have been filed for the project and deemed complete. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for the life of the building permit (BCC 23.05.100.E).

Director, Transportation Department

2/11/2016

Date

Certificate No. 96