DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 – 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Breva Design Review

LOCATION OF PROPOSAL: 16229 Northup Way

DESCRIPTION OF PROPOSAL: To demolish an existing 9,872-square-foot Masonic Lodge building and construct 29 townhomes within 8 structures. Total proposed square footage is 70,834 square feet. Project includes associated parking, site landscaping, a children's play area, and site utilities.

FILE NUMBER: 15-111397-LD

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 5:00 p.m. on April 28, 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 5:00 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a 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

April 14, 2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner, NW Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

Chamlia 4/14/16

City of Bellevue Submittal Requirements	27

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:

APR 2 2 2015

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.

ish ✓

BACKGROUND INFORMATION

Property Owner: Quadrant Homes

Proponent: Quadrant Homes

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

Address: 2106 - Pacific Ave. #300, Tacoma, WA 98402

Phone: 253-627-4367

Proposal Title: Breva Townhomes

Proposal Location: 16229 Northup Way
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: Construction of 29 3-story townhouses on single parcel along with site development such as landscaping, children's play area, frontage improvements and utilities.
2. Acreage of site: 1.6 A
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 8
5. Square footage of buildings to be demolished: 9,872 SF
6. Square footage of buildings to be constructed: 70,834 SF
7. Quantity of earth movement (in cubic yards): 3400 CY
8. Proposed land use: multi-family townhouses
9. Design features, including building height, number of stories and proposed exterior materials:
   3 stories; balconies and bay window elements; hardie panel & lap siding; accent colors
10. Other

Estimated date of completion of the proposal or timing of phasing:
From May 2016 to May 2017

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

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

Geotechnical Evaluation; prepared by Associated Earth Sciences; January 2015
Preliminary Storm Drainage Report; prepared by BCRA; April 2015

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.

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.

Typical Building and Site Development Permits, inlcuding Clearing & Grading and Utility permits. City of Bellevue
Right-of-way Use Permit from City of Bellevue Transportation Dept
Developer Extension Agreement for Water, Sewer & Storm
Demolition permit through Puget Sound Clean Air Agency (PSCAA)

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

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

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

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

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

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

b. What is the steepest slope on the site (approximate percent slope)? 50% slope SW corner

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.

Glacial till per geotech report of record

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

None indicated per geotech report of record

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

Cut: 100 Cu. Yd.
Fill: 3,300 Cu. Yd. The source of fill is not yet known but will be from an approved location.

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

Short term during construction

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

Approximately 61% of the site will be covered with buildings and impervious surfaces after the project is completed.

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

Temporary Erosion Control Plan + recommendations per geotech if record 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.

Some emissions are anticipated as a direct result of the construction workers use of personal and company vehicles to and from the subject site and from the operation of construction equipment. Once the buildings are occupied, resident automobile exhaust will be the main source of emissions.

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

NO

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

Construction dust suppression measures per BCC 23.76 and RCW 46.61.655 for covered loads.

3. WATER

a. Surface

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

NO

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

NO

(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.

NA

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

NA

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

NO

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

NO

b. Ground

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

During the soils testing, slight to moderate ground water seepage occured in the SW corner of the site and is likely perched groundwater due to the somewhat impermeable barrier of lodgement till soils. A temporary stormwater pump may be used to manage groundwater during construction. No water is anticipated be discharged to ground water.

(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.

c. Water Runoff (Including storm water)

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

Stormwater from the private road that provides access to the site will flow to Filterra units for treatment. Some of the sidewalks and landscaped areas on the site will sheet flow to the private road and flow to the Filterra units. The treated stormwater will then be conveyed to an underground detention vault. Stormwater from the roofs and the remaining sidewalks and landscaped areas will be collected by a system of pipes, ditches and catch basins that will convey them directly to the detention vault. Retains

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

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

per BCC 23.76.090
CSWPPP and
BLC 24.06 Utility Code

4. Plants

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

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

Some trees along property lines in setbacks and a minimum of 15% of the trees interior to the site will be retained. Much of the remaining existing vegetation internal to the site and the low lying landscaping along the property lines will be cleared from site in preparation for development.

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

None

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

proposed landscaping per
LUC 20.20.520.F
LUC 20.20.900
BCC 14.60

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: **Birds such as jays, crows, sparrows etc.**
- [x] Mammals: deer, bear, elk, beaver, other: **Small mammals such as rodents/squirrels, raccoons**
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

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

NA

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

NA

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

NA

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.

Electric, gas, HVAC

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

NO

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

NA

7. Environmental Health

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

No

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

NA

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

NA

b. Noise

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

Adjacent streets - vehicular noise

(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 noise and traffic noise

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

Restrict hours of construction BCC 9.18
Sound muffling equipment per BCC 9.19

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Masonic Temple, adjacent uses include SF, MF, Medina School

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

NO

c. Describe any structures on the site.

1 building - Masonic Temple
9,872 SF

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

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

R-3.5, R-20, R-30

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

SF-M, MF-M, H

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

NA

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?

There will be 13 3-bedroom & 16 4-bedroom townhouses. There could potentially be anywhere from 80-130 occupants.

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

None, as the Masonic temple did not house people and is currently not in use.

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

NA

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

Design Review to review compatability with adjacent SF, MF LUC 20.30F.145 LUC 20.25B

9. Housing

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

29 units

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

None

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

None

10. Aesthetics

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

Buildings will not be taller than 30'. Materials for building envelope will be hardie panel siding, hardie lap siding, t&g cedar siding. Guardrails, entry lids and post will be steel. Windows & doors will be vinyl. Roof waterproof wil

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

Tree removal will open up views of the property

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

Buildings will be designed to meet design standards. Building elevations are modulated with balconies and projections, multiple sloping roofs, and accent colors to help break up massing of elements.

Design Review LUC 20.30F.145 LUC 20.25B

ajh

11. Light and Glare

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

Typical from MF complex

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

Not anticipated

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

None known

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

Cutoff shields or the equivilent LMC 20.20.522

12. Recreation

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

Crossroads Park Walking, biking – designated sidewalks bike lane

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:

The project will include an on-site fenced children's play area.

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.

NO

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

NA

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

NA

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.

Northup Way 164th Ave NE
Site plan attached to staff report

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

yes - 42 feet to north on 164th Ave NE

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

All existing parking areas will be eliminated prior to development. Each townhome unit would have 2 parking

2 stalls per unit x 29 units
58 stalls +
6 guest stalls

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

No

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

Transit - 92 feet to north is a bus stop

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

169 daily trips per ITE, 16 PM Peak Hour Trips

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

BCC 14.60, 14.10

Traffic impact fees

BCC 14.60

15. Public Services

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

Yes - increase all public services

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

Meet applicable codes & requirements

16. Utilities

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

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

See above - typical construction activities for installation

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..... Justin Gould .....Date Submitted..... 04/21/2015

Apr 20 2015 8:18 PM

cosign

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Breva Design Review
Proposal Address:	16229 Northup Way
Proposal Description:	To demolish an existing 9,872-square-foot Masonic Lodge building and construct 29 townhomes within 8 structures (3 stories in height). Total proposed square footage is 70,834 square feet. Project includes associated parking, site landscaping, a children's play area, and site utilities.
File Number:	15-111397-LD
Applicant:	Justin Goroch, BCRA Design
Decisions Included:	Process II, Combined Design Review and SEPA Determination
Planner:	Carol Hamlin, Senior Planner CHamlin

State Environmental Policy Act (SEPA) Threshold Determination:
Determination of Non-Significance (DNS) with incorporation by reference of the 2016-2027 Transportation Facilities Plan Final Environmental Impact Statement Addendum

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

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

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

Notice of Application:	05-28-2015
Notice of Decision:	04-14-2016
Bulletin Publication Date:	04-14-2016
SEPA Appeal Deadline:	04-28-2016
Decision Appeal Deadline:	04-28-2016
Vesting for Decision:	2 years from final approval per LUC 20.40.500

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's Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

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Attachment:
A – Project Plans
B – City of Bellevue, Type 2 Soil Preparation

I. REQUEST/PROPOSAL DESCRIPTION

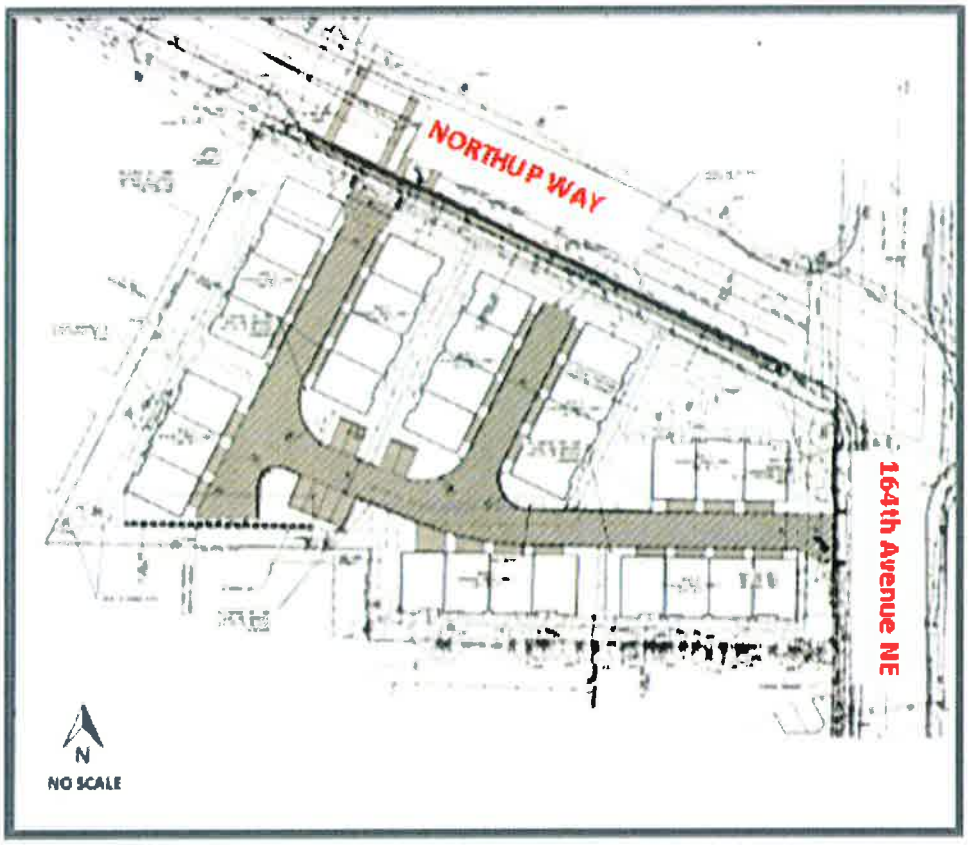
The applicant requests Design Review approval and threshold review under the State Environmental Policy Act (SEPA) to demolish an existing 9,872 square-foot Masonic Lodge building and construct 29 townhomes within 8 structures. The total proposed square footage is 70,834 square feet. The project includes associated parking, site landscaping, a children's play area, and site utilities.

PROPOSAL

A. Site Design

Breva Townhomes is a 29-unit townhome development. The building site is located on the corner of Northup Way and 164th Avenue NE. There are eight buildings, containing 3-units and 4-units. The structures will be 3-story wood construction over slab-on-grade. The project contains 29 units (3 or 4-bedroom), each with an attached 2-car garage and outdoor decks. The project includes 6 additional on-site guest parking stalls, open recreational space, landscaping, and common walkways. The project can be accessed off of both Northup Way and 164th Avenue NE. The property is 72,000 square feet in size in a unique trapezoidal shape. The property is split zoned: R3.5 – Single Family, R-20 and R-30 – Multifamily, and within the Transition Area Design District. The project use and site development were designed to be consistent with each underlying zoning district. The site is generally flat at a less than 5% slope from north to south.

SITE PLAN



B. Building Design

The design is based on a "Northwest Contemporary" style, with exterior siding of painted smooth fiber-cement panels and painted fiber-cement lap siding. Specific areas are accented with aluminum wood-look siding. It gives the look and warmth of wood, but without the maintenance. (The preferred manufacturers are Longboard and Knotwood.) Exterior colors have been selected to be natural and fitting to the environment, while still having select pops of bright color for interest. Powder-coated steel is used throughout the buildings and site as part of the contemporary language and to convey the quality of construction and permanence. The building facades incorporate architectural modulation to create a variety of material and color changes, while also breaking down the scale to be appropriate for the residential nature of this project. Large windows are placed on all sides of the buildings to provide an abundance of natural light and also to create appealing elevations on all sides as the buildings are sited to be seen from all directions. The roofline is created by low-slope shed roofs that further emphasize the contemporary aesthetic. Each unit is designed with a spacious outdoor covered deck.

The project is subject to the plans submitted with the Design Review (attached to this staff report). See condition X.A.6.

BUILDING A
(from Northup Way & 164th Avenue SE, looking SW)

BUILDING D
(from Northup Way & 164th Avenue SE, looking W)

A material samples board is available in the project file in the Records Room, Development Services Department, City Hall, 450 110th Avenue NE. See condition X.C.1.

C. Design Intent

Breva Townhomes are designed in a Northwest Contemporary style to provide a denser townhome housing type. Individual units provide 3 or 4-bedroom layouts with open indoor and outdoor living spaces, natural light, and a private 2-car garage. Buildings are kept to a residential scale by only attaching a maximum of 4 units. Units are accessed from front and back and provided with well-lit walkways and directional signage to entrances on the rear. In keeping with the northwest theme, the applicant has provided a generous planting plan with native and ornamental plants.

D. Review Processes

Any modification to this approval after construction shall be documented as an Amendment to this Design Review per LUC 20.30.F.175.C. The modification will be processed as a new application or as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project. See condition X.A.1.

II. SITE DESCRIPTION, ZONING AND LAND USE CONTEXT

A. Site Description

The site is located in the Crossroads Subarea. The site is 72,000 square feet in size. One building (Masonic Hall) will be demolished for the proposal. The site is essentially flat (less than 5% slope). There are typical native plantings adjacent to the building and along the perimeter. There are numerous evergreen and deciduous trees onsite.

The site has two street frontages, 164th Avenue NE and Northup Way. There is also a wireless antenna facility located on an adjacent PSE pole in the right-of-way. The associated ground-mounted equipment and screening (fencing) is located on this site and will be relocated for the new project. Screening of the ground-mounted equipment will be required. See condition X.C.3.

VICINITY MAP

B. Zoning

The site has split zoning. A small portion in the northwest corner of the site is zoned R-3.5. (Note: There are no buildings in this area.) The balance of the property is zoned R-20 and R-30. The site is located in a Transition Area since single family zoning districts are located adjacent to the site (to the west) and across both rights-of-way, Northup Way (to the north) and 164th Avenue NE (to the east). As noted on the zoning map below, this site is located at the transition between established single family homes to the north and east, and multi-family more intense uses to the south and west. Medina Academy, a private school, is located immediately to the north in the R-5 zoning district.

C. Land Use Context

ZONING MAP

The following are the adjacent land uses and zoning to the site:

- North: Medina Academy, R-5
- South: Multi-family complex, R-30
- West: Multi-family complex, R-20
- East: Single family, R-5

The site previously housed a Masonic Hall that was constructed in 1962 and approved under a previous conditional use permit. In 1985, the Masonic Temple applied to the city to remove the west 150 feet of the property from the boundaries of the conditional use permit. The city approved the request in Ordinance No. 3725, subject to the Temple's agreement to execute a concomitant agreement (recording #8611251190). The concomitant agreement imposed specific landscaping and frontage improvements on the Masonic Temple site (not the west 150 feet), that were required to be implemented prior to final short plat approval separating the Masonic Temple site from the 150' site to the west. The short plat was approved in 1988 (recording #8804019003), and the 150' site to the west is now Lot 2, the Springtree

Lane Condominium. All the conditions in the concomitant agreement (landscaping and frontage improvements) were satisfied in 1988 prior to final short plat recording. The conditions in the concomitant agreement have no further force or effect on the subject property. Copies of the applicable documents are available in the file.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

The proposed multi-family development is permitted outright in the R-20 and R-30 zoning districts (LUC 20.10.440). As noted above, no portion of the buildings will be located on the small R-3.5 portion of the site.

2. Dimensional Requirements

Table 1
Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	n/a	72,000 square feet	
Residential Density	R-20: 20 units/acre maximum 27 units. R-30: 30 units/acre, maximum 8 units.	R-20: 21 units proposed. R-30: 8 units proposed.	R-20 and R-30 portions meet code. Not applicable to the R-3.5 zoning since there are no buildings proposed in this area.
Building Height	R-20 and R-30: 40 feet (w/bonus) Buildings B & C must have a height of no more than 30 feet if within the 20' side yard setback. Land Use Code 20.20.010, Footnote (1).[1]	R-20 and R-30: 35 feet. Buildings B & C = 27'6". The applicant must document that Buildings B & C have a height of no more than 30 feet if within the 20' side yard setback.	Meets code. 5 foot bonus for underbuilding parking. 5 foot bonus for no mechanical equipment on the roof. LUC 20.25B.040.A.3.
Floor Area Ratio (FAR)	n/a	n/a	

[1] Land Use Code 20.20.010, Footnote (1): Side yard setback in R-30 Districts increases to 20 feet on any side yard where structure exceeds 30 feet above finished grade.

Item	Permitted/Required	Proposed	Comments/Conditions
Total Gross Floor (GFA) Area for FAR	n/a	n/a	
Impervious Surface	R-20 and R-30: 80%	65.5%	Meets code. LUC 20.20.010
Lot Coverage	35%	34.9%	Meets code. LUC 20.20.010
Setbacks			
Front(s)	R-20 and R-30: 20 feet (No portion of the buildings will be located on the R-3.5 portion of the site, therefore R-3.5 setbacks are not indicated here.)	Northup Way = 25 feet 164th Avenue NE = 20 feet	Meets code. LUC 20.20.010
Side	R-20 and R-30: 5 feet, R-30 subject to Footnote (1) 2 sides = 15 feet (No portion of the buildings will be located on the R-3.5 portion of the site, therefore R-3.5 setbacks are not included here.)	R-20 and R-30: 15 feet 2 sides = n/a since not a second side	Meets code. LUC 20.20.010
Rear	R-20 and R-30: 25 feet (No portion of the buildings will be located on the R-3.5 portion of the site, therefore R-3.5 setbacks are not included here.)	R-20 and R-30: 25 feet	Meets code. LUC 20.20.010
Recycling & Solid Waste Multi-family exceeding 4 units	1.5 square feet per dwelling unit	12 square feet per dwelling unit (Recycling and Solid Waste)	Meets code. LUC 20.20.725.
Sidewalk Width	Northup Way = 6 feet 164th Avenue NE = 6 feet	Northup Way = 6 feet 164th Avenue NE = 6 feet	Meets code. LUC 20.25B BCC 14.60
Street Tree Type	Northup Way = No code requirement. 164th Avenue NE: No code requirement.	Northup Way =. China Snow Tree Lilac 164th Avenue NE: Vine Maple	China Snow Tree Lilac along Northup Way is acceptable as it will be compatible with the overhead electrical transmission wires above.

Item	Permitted/Required	Proposed	Comments/Conditions
Planting Strip Width ROW	Both Rights-of-Way: 4 foot planting strip.	Northup Way =. n/a (existing) 164th Street = 4 feet planting strip.	BCC 14.60
Onsite Landscaping – Street Frontage Interior	10' wide planting area street 8' wide interior	10' wide planting area Interior 10' wide	LUC 20.20.520.F
Tree retention	100% perimeter, 15% interior	91.5% perimeter, 20% interior (Sheet L1.2)	LUC 20.20.900 See Section III regarding Alternative Tree Retention Option
Multi-family Play Area	1,750 square feet	1,750 square feet	Meets code. LUC 20.20.540

Table 2
Parking and Loading

Item	Required	Proposed	Comments/ Conditions
Parking NSF = Net Square Feet	Minimum Parking Spaces	Proposed Parking Stalls	
Residential: Multi-Unit Structures	1.8 per unit (3 or more bedroom unit).	2 per unit (private garage). Additional 6 visitor parking spaces provided.	Meets code. LUC 20.20.590
Compact Stalls:	Maximum 50%	0% compact stalls. All stalls will be standard size.	Meets code. LUC 20.20.590
Loading Area:	Must be located onsite.	Loading area is located within individual driveways or adjacent at the internal drive.	Meets code. LUC 20.20.590

B. Other Land Use Issues

1. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project. See condition X.A.2.

2. Wireless Equipment

The existing wireless at-grade equipment enclosure will be reduced in size from 600 square feet to 544 square feet. It will be relocated 25 feet closer to the Puget Sound Energy pole with the associated wireless carrier equipment. The design and color of the fence enclosure shall be architecturally integrated with the site development. Screening from above shall be required (i.e. wire mesh). Appropriate permits for the relocated at-grade wireless equipment enclosure shall be approved prior to issuance of this building permit. See condition X.C.3.

3. Irrigation and Soil Preparation

Proper soil preparation will be required. In addition, new plants will require irrigation. The applicant shows irrigation in the landscaping adjacent to Northup Way. (The applicant needs to contact the Parks & Community Services Department regarding feasibility.) Plantings along 164th Avenue NE can hook up to the existing city irrigation system. The plans show that interior plants will be maintained with irrigation until established. The interior plants will not have permanent irrigation.

a. Contact Tom Kuykendall at the Parks & Community Services Department (425-452-7924 or tkuykendall@bellevuewa.gov) regarding irrigation service along Northup Way.

b. To ensure that interior plants will thrive, provide a water schedule to show how plants will be cared for during the establishment period (per Sheet L1.0, Note 6) and thereafter.

c. The applicant shall include a detail for soil preparation on the clearing and grading permit plans, City of Bellevue, Type 2 Soil Preparation, Attachment B.

See condition X.B.1, Attachment B.

4. Design Guidelines

The proposal complies with applicable design guidelines of the Land Use Code for the Transition Area Design District (LUC 20.25.B), including:

a. Site Design Guidelines (LUC 20.25B.050.A)

1) Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.

2) Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback.

3) In addition to the minimum requirements of LUC 20.20.520, site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.

4) Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.

Finding: Vehicular access will not be through or abutting residential districts of lower intensity. The site design layout, with buildings located along an internal driveway, provides a more compatible development to single family neighborhoods. There is only one driveway access from each of Northup Way and 164th Avenue NE which will help to control traffic impacts. The proposal retains significant trees along the site perimeter and interior to help keep the vegetated character of the neighborhood. New plantings (native and ornamental) will provide a rich palate for site landscaping compatible with existing residential development. These plantings will soften the visual impact of this development on adjacent residential uses. The proposal meets the site design guidelines of LUC 20.25B.050.A.

b. Building Design Guidelines (LUC 20.25B.050.B)

1) Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lighting.

2) Building facades should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.

3) Pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.

4) Communication dishes greater than one meter (3.28 feet) in diameter should not be visible from adjacent residential districts.

5) Materials and colors used on the building facades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be approved.

Finding: The "Northwest Contemporary" style of the project is compatible with adjacent single family and multi-family home designs. Colors are earth tones with accents of orange/green. Building surfaces abutting residential districts are clad with materials that are compatible and which minimize reflected lighting. Fiber-cement panels/lap siding and aluminum wood-look siding will be compatible with adjacent buildings. Powder-coated steel will help minimize reflected lighting.

The building facades incorporate architectural modulation to help break down the scale of the building. The roof forms are not flat, but with low-slope shed roofs to provide architectural interest. There are no communication dishes proposed with this application. The proposal meets the building design guidelines of LUC 20.25B.050.B.

5. Alternative Tree Retention Option (Land Use Code 20.20.900.G)

The applicant requests an Alternative Tree Retention Option in order to reduce the required perimeter diameter inches of significant tree retention from 100% to 91.5%. The applicant proposes to retain 9 existing perimeter trees (91.5%) and install 40 new perimeter trees.

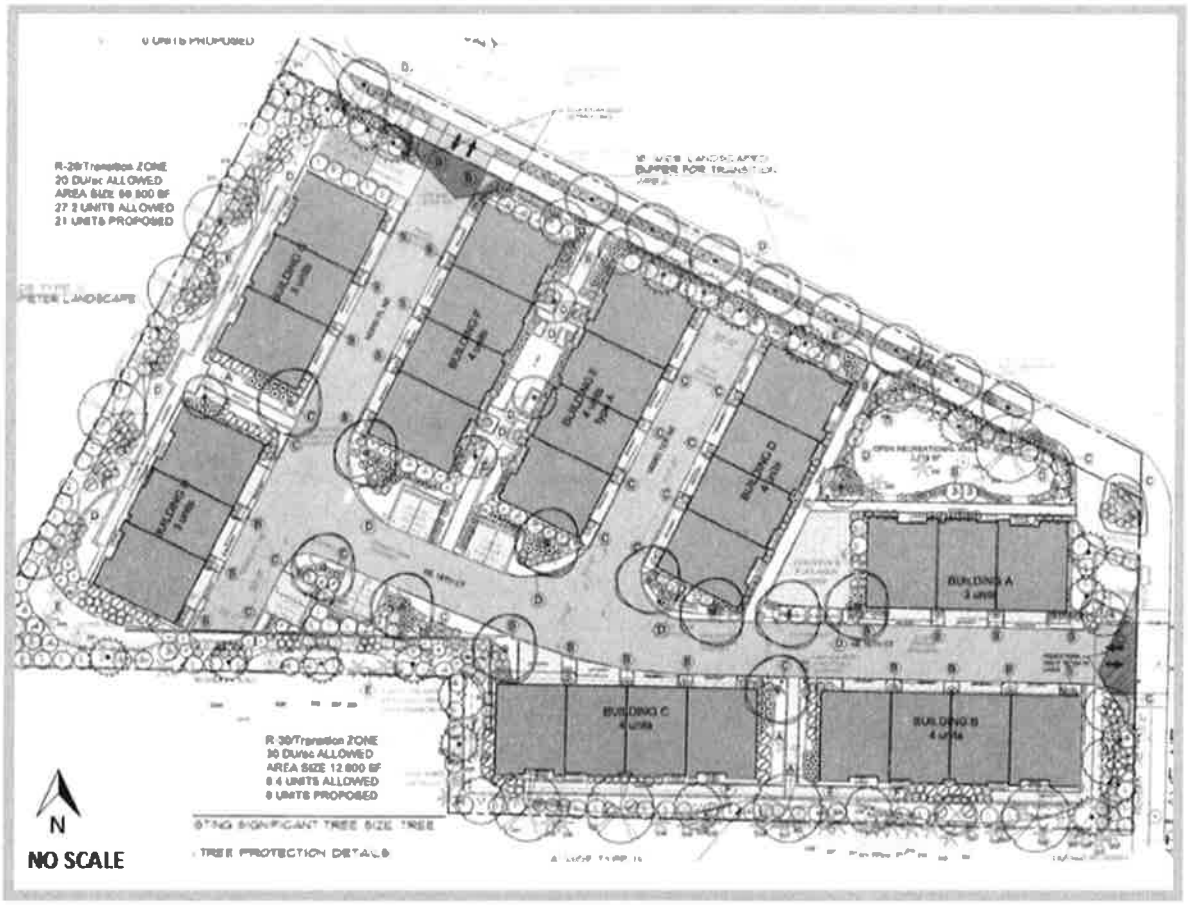
The applicant proposes to save 20% (96 diameter inches) of the interior diameter inches of significant trees, which exceeds the code requirement of 15% retention for the interior.

The applicant provided an arborist report by certified arborist, Susan Prince, dated September 10, 2015. The report provided an inventory and hazard/health status of existing significant trees onsite.

Key Points

- 9 healthy existing perimeter trees retained (162.5 diameter inches) and 1 tree removed (15 diameter inches) for a 91.5% retention while the code requires 100% (ALO request).
- 4 healthy interior trees retained (96 diameter inches) for 20% retention while the code requires a minimum of 15% retention of diameter inches of significant trees.
- 40 new perimeter trees and 16 new interior trees.
- 7 different tree species proposed.
- On-site tree species selected to add seasonal interest and be of a residential scale. Lower-growing street tree species selected under existing electrical wires along Northup Way, reviewed with the City of Bellevue Parks and Community Services Department.

LANDSCAPE PLAN



Alternative Tree Retention Option Land Use Code 20.20.900.G.2:
The Director may administratively approve a modification of the tree retention requirements of this section if:

a. The modification is consistent with the stated purpose of this section;

Finding: The stated purpose of this Land Use Code Section 20.20.900 is:

> Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City.

The modification is consistent with the purpose of this section since it will enhance the visual appearance of the City and provide a better transition between the various land uses permitted in the City. The proposal will enhance perimeter and interior landscaping with native and ornamental plant material.

b. The modification proposal either:

i. Incorporates the retention or replacement of significant trees equal in equivalent diameter inches or incorporates the increased retention or replacement of significant trees and naturally occurring undergrowth to what would otherwise be required; or

ii. Incorporates the retention or replacement of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site and neighborhood including use as pasture land or for agricultural uses.

Finding: This proposal meets criteria (b)(i) above. The proposed plan includes the removal of a 15 diameter inch tree (1 Douglas fir) along the perimeter for site development. [2] The applicant provides mitigation by installing 40 new trees (2" caliper each) for a total of 80 diameter inches of new trees along the perimeter. This exceeds the 15 diameter inch tree to be removed. And overtime, the new trees will grow and provide a rich tree canopy.

The applicant provided an arborist report by Susan Prince, Certified Arborist, dated September 10, 2015. Approximately ¼ of the trees onsite have potential problems ranging from damage due to pruning/topping, low tolerance to construction activities, or potential hazard. These trees will be replaced by new healthy trees.

As noted above, 40 new perimeter trees will be installed along with 15 new interior trees. This includes 7 different tree species. The tree species range from a variety of ornamental flowering trees that provide year-round seasonal interest, to conifers with evergreen foliage low to the ground at maturity. Smaller ornamental trees are selected to add seasonal interest throughout the site, and to complement the scale and rhythm of the proposed three-story buildings. The applicant proposes generous shrubbery and groundcover to soften the hardscape.

The applicant has provided a rich palate of plant materials (ornamental and native) and seasonal color which represents an equal or better result than that which could be achieved by strictly following the requirements of the code.

iii. Where a modification proposal includes supplemental or replacement trees in lieu of retention, the applicant shall utilize plant materials which complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site.

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[2] The Land Use Code does not consider number of street trees or other offsite trees in meeting the landscaping requirements. The Land Use Code uses diameter inches of significant trees. The information about the street trees is for illustrative purposes only.

Finding: The applicant is requesting removal of a 15 diameter inch tree along the perimeter for site development. [3] The applicant provides mitigation by installing 40 new trees (2" caliper each) along the perimeter. New plant materials will be typical for the Pacific Northwest climate, including shore pine, cypress and maple trees. Native shrubs and groundcover include huckleberry, Oregon grape, and deer fern.

At full maturity, the new trees will provide a superior result (more caliper inches of trees at maturity) to that which could be achieved by strictly following the code. The proposed planting plan will provide an abundance of trees, native and ornamental, as well as seasonal color.

Landscape Installation/Maintenance documents will be required prior to Certificate of Occupancy. See conditions X.D.1, 2. The applicant will be required to show soil preparation on the clearing and grading plans. See condition X.B.1.

Based upon compliance with the above criteria, the requested Alternative Tree Retention Option is approved. The project is subject to the plans submitted with the Design Review (attached to this staff report) and the landscaping plan as approved with this Alternative Tree Retention Option. See condition X.A.6.

IV. PUBLIC NOTICE, COMMENT AND RESPONSE

The Design Review application was received on April 22, 2015. On May 28, 2015, Notice of Application was mailed to all property owners within 500 feet of the project site. Two Public Information Signs for this proposal were installed on adjacent public rights-of-way. A public meeting was held on June 17, 2015. There was no attendance by the public.

As a result of public notice, the city received several emails/calls from three neighbors. One adjacent neighbor had concerns about privacy and tree removal adjacent to her unit. The city and developer met onsite with this neighbor and reviewed the plans in regards to her unit. Another neighbor called to ask about removing shrubs before demolition. The city recommended she call the applicant. The third neighbor called about timing of construction.

V. SUMMARY OF TECHNICAL REVIEWS

A. Transportation Department

Site Access
Access to the proposed project will be provided by two driveways, one connecting to Northup Way and one connecting to 164th Avenue NE. The existing site has two driveways in roughly the same locations as the proposed driveways. However, the proposed driveway on Northup Way will be approximately 30 feet east of the existing

[3] The Land Use Code does not consider number of street trees or other offsite trees in meeting the landscaping requirements. The Land Use Code uses diameter inches of significant trees. The information about the street trees is for illustrative purposes only.

driveway and the proposed driveway on 164th Avenue NE is approximately 20 feet north of the existing access. The driveways will be 26 feet wide and then taper down to a width of 20 feet for internal circulation.

Due to the proximity to the intersection of 164th Avenue NE/ Northup Way, access at the 164th Avenue driveway shall be restricted to right in, right out only. This will be achieved through installation of a precast mountable curb or "c-curb" per Standard Drawing TE-9C and signage, as specified in the final civil engineering plans for the development. Restricting access to right in, right out will prevent left-turning vehicles from blocking the southbound lane on 164th Avenue NE.

There is an existing above-grade utility transformer located north of the proposed driveway on 164th Avenue NE. The utility transformer is approximately 7.5 feet from the driveway edge, which is less than the requirement for ten feet of separation between fixed objects and the driveway edge. However, the utility transformer is located approximately 15 feet back from the face of curb on 164th Avenue NE. Sight distance triangle analysis demonstrates that sight distance for exiting right-turning vehicles meets requirements.

The channelization on Northup Way will be configured to add a westbound left-turn pocket. The turn pocket will provide a storage length of approximately 35 feet so that vehicles waiting to turn left into the site will not stop westbound traffic. All loading and unloading, delivery, garbage and recycling services must be contained within the project site. No portion of the city right of way may be used for these services. See Section X for related Condition of Approval.

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. See Section X for related conditions of approval.

1. The existing curb, gutter, and sidewalk on Northup Way shall be completely removed and reconstructed with a six feet wide sidewalk and four feet wide continuous planter with street trees. Planter strips along Northup Way shall be irrigated with a metered water source. As shown on the approved plans, the face of curb shall be located five feet south of the existing location to provide for a future five feet wide bike lane as planned for in the 2009 Pedestrian and Bicycle project B-117-S. Approximately five feet of right of way shall be dedicated to the back of curb for the widened roadway. An access easement shall be provided for the sidewalk. At the corner, the face of curb will not be set back since improvements at Northup Way/ 164th Avenue NE were recently completed by the city. Installation of a curb ramp to facilitate safe merging by eastbound bicyclist may be required and will be determined during review of the clearing and grading permit. Existing signs on Northup Way must be relocated with the placement of the new sidewalk as directed by the Inspector.

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.

   ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway and must be located so as not to interfere with the main pedestrian path. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

3. The applicant is required to modify the channelization on Northup Way to install a westbound left-turn pocket as shown on the approved plans.

4. The project proposes the removal of two street trees from the city right of way on 164th Avenue NE in the location of the proposed driveway. The developer shall replace the trees according to city standards. If replacement is not physically or practically possible, payment for the value of the two removed trees will be required. The value of the street trees is calculated using the International Society of Arboriculture Trunk Formula Method, which is the industry standard for valuing trees in landscape settings (BCC 14.60.120). The Parks department uses the funds collected to plant trees in the city right of way.

5. On 164th Avenue NE, in the location of the removed driveway, street frontage improvements matching adjacent improvements must be provided including sidewalk and planter strip. The new planter strip within the sidewalk along 164th Avenue NE shall be irrigated with a metered water source. Installation of the proposed planter shall include extending the city irrigation system, soil preparation, and planting. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.

6. The driveways on Northup Way and 164th Avenue NE shall have approach widths of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7F.

7. Access at the 164th Avenue NE driveway shall be restricted to right in, right out only. The applicant is required to install precast mountable curb "c-curb" on 164th Avenue NE to prevent left turns in accordance with approved plans and Standard Drawing TE-9C. Signing for right in, right out will be required.

8. Street lighting on 164th Avenue was addressed in the lighting design for the City's LED conversion project, and is therefore not a requirement. There are two existing street lights on the Northup Way frontage, including one located at the west property line and one located approximately 180 feet west of the 164th Avenue intersection.

The applicant is removing the latter street light, which is on a wooden pole and replacing it with a 55W LED luminaire on a concrete pole. The proposed location is approximately 30 feet west of the existing location. 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-7F or equivalent).

9. 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.

10. An end of road object marker sign shall be installed at the dead end between buildings D and E.

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

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

13. No new overhead utility distribution lines will be allowed within or across any right of way or sidewalk easement, and existing overhead distribution lines that can be undergrounded must be relocated underground. The required extent of undergrounding will be determined during review of the clearing and grading permit.

14. The developer must install a private road street name sign. The applicant has the option of paying the City to provide the street name sign at a cost of $110 per blade or having one manufactured by a private vendor. The specifics of the street name sign will be determined during the clearing and grading permit.

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. The applicant shall also provide a nine feet wide access easement from the west property line to 164th Avenue NE to accommodate a future pedestrian path called the Crossroads east-west connection as described in the 2009 Pedestrian and Bicycle Plan project O-115. There are utility easements contained on this site which may be affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

The applicant shall provide easements to the City for street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within

the landscape area on the Northup Way frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. See Section X for related conditions of approval.

Right of Way Dedication
To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, and to accommodate the street widening described elsewhere in this document, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way. Widening on Northup Way is required to accommodate a future five foot wide bicycle lane. Approximately five feet of right of way shall be dedicated to the back of curb to accommodate the widening. See Section X for related conditions of approval.

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. See Section X for related conditions of approval.

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.

Near this project, Northup Way and 164th Avenue NE have been classified as "Standard Trench Restoration." 164th Avenue NE is listed as a pavement overlay candidate in 2016. If the street is resurfaced prior to the applicant's work in the right of way, permission to cut into 164th Avenue NE will be required. If approved, the pavement restoration requirement may be a full grind and overlay for a minimum of 50 feet as specified in the right of way use permit. See Section X for related conditions of approval.

See related conditions of approval in Sections X.A-D.

B. Utilities Department

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 applicant has addressed all surface water minimum requirements and proposes an underground injection well and Filterra units with presettlement prior to discharge to the wells.

2. Water

The development proposes all of the multifamily buildings fire, irrigation and domestic water connections to an 8" water main looped through the site connecting in 164th Ave NE and Northup Way. 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 main connecting to the public sewer system in Northup Way. There is adequate capacity in the sewer main to serve the site.

See condition X.A.7.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

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

- 2016-2027 Transportation Facilities Plan Final Environmental Impact Statement Addendum

This document is available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #15-111397-LD.

Adverse impacts which are less than significant are typically subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

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

A. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Breva Townhomes lies within MMA #5, which has a 2027 total growth projection of 544 multi-family dwelling units. This development proposes 29 multi-family dwelling 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. For the purpose of impact fee calculation, credit will be given for the previous use, the Masonic Lodge building, which is being demolished. Information as to previous use will be will required.

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 29 multi-family dwelling units, the Breva Townhomes development will generate approximately 16 p.m. peak hour trips and therefore will not trigger concurrency requirements.

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 p.m. peak hours. Issues that were analyzed included access location and design, sight distance, and onsite circulation.

There are currently two existing driveways along the project site street frontage, one driveway connects to Northup Way and the other driveway connects to 164th Avenue NE. These existing driveways will be removed and replaced with two driveways in approximately the same locations. The details of the access design are addressed elsewhere in this Staff Report under Summary of Technical Reviews, Site Access. City staff have analyzed existing sight distance and found that sight distance is satisfactory. The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. No operational impacts are anticipated. Design of the pedestrian areas and driveways must meet the requirements of BCC 14.60.240 and 14.60.241.

B. SURFACE WATER

The site is a split storm water drainage basin. The west portion of the site drains to Sears Creek Basin and the east portion drains to Redmond 400 basin. The majority of the site will drain to Sears Creek Basin and the connection point will be in Northup Way at the northwest corner of the site. Storm water impacts for the project will trigger Washington Department of Ecology minimum requirements 1-9 of the storm and surface water standards and 2005 DOE Stormwater Management Manual for Western Washington. Original drainage patterns are required to be maintained with this project. Minimum requirement 5 (onsite storm water management) will be mitigated by using native infiltration through a deep injection well authorized by DOE. Water quality for minimum requirement 6 (Water Quality) will be mitigated by the use of Filterra units with presettlement. Minimum requirement 7 (Flow Control) will be mitigated with the use of deep injection wells. See condition X.A.7.

C. LIGHT AND GLARE

There is the potential for light and glare with the lights at night. In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent glare spillover. See condition X.C.2.

D. NOISE

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction. See condition X.A.3. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. See condition X.A.4.

Interior Noise: Bellevue 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 City 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. See conditions X.C.4., X.D.3.

E. AIR POLLUTION

There is the potential for air pollution from dirt and sand dissipating from unsecured loads of construction vehicles and heavy construction equipment. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. See condition X.A.5.

VII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

Changes to the proposal as a result of staff review include:

- The bike lane/sidewalk along Northup Way was relocated.
- The children's play area was relocated to a more central location.
- Elevations facing the street frontages (Northup and 164th Avenue NE) were revised to appear more outward focused.

VIII. DECISION CRITERIA

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

A. The proposal is consistent with the Comprehensive Plan.

The proposal is consistent with the Comprehensive Plan and Crossroads Subarea Plan. Staff has reviewed the policies which apply to the project and determined that those applicable policies will be implemented through the application of City Codes and policies.

The following are applicable policies of the Crossroads Subarea Plan:

POLICY S-CR-1. Maintain land uses as depicted on the Land Use Plan (Figure S-CR-1).
Finding: As a multi-family development, the proposal is consistent with Multi-Family Medium Density land use designation on the Crossroads Land Use Plan (Figure S-CR-1).

POLICY S-CR-2. Protect existing single family neighborhoods from encroachment by more intense uses.
Finding: The proposal conforms to the Transition Area designation of the property and does not encroach multi-family units into existing single family neighborhoods.

POLICY *S-CR-3.* Encourage land use density that will not intensify vehicular congestion.
Finding: The proposal has a combined density of 17.5 units per acre which is below the R-20 and R-30 densities for the property. Given these densities, the City of Bellevue Transportation Department has reviewed the proposal for consistency with city transportation requirements and standards. Conditions of approval (see Sections X.A, X.B, X.C) have been imposed to provide mitigation for any anticipated intensified vehicular congestion.

POLICY S-CR-11. Limit multifamily development to those locations designated on the Land Use Plan (Figure S-CR.1).
Finding: The proposal is consistent with this policy as it is located within a multi-family land use designation on the Crossroads Land Use Plan (Figure S-CR-1).

POLICY S-CR-14. Encourage the preservation of open space and existing vegetation within new residential development.
Finding: The proposal is consistent with this policy by preserving existing vegetation onsite. The applicant proposes to save 91.5% and 20%, respectively, of the diameter inches of significant trees within the perimeter and interior of the site. In addition, the applicant proposes a total of 3,570 square feet of open space area (multi-family play area). See Section III.B.5, Alternative Tree Retention Option.

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

The proposal complies with applicable requirements of the Land Use Code:

- Dimensional requirements.
- Parking/Loading requirements.
- Building and Site Design requirements.
- Use charts.
- Street tree and sidewalk requirements.

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

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

The proposal complies with applicable design guidelines of the Land Use Code for the Transition Area Design District (LUC 20.25.B). See Section III.B. Consistency with Land Use Code/Zoning Requirements, summarized below:

Site Design Guidelines (LUC 20.25B.050.A)

The site design layout, with buildings located along an internal driveway, provides a more compatible development to single family neighborhoods. There is only one driveway access from each of Northup Way and 164th Avenue NE which will help to control traffic impacts. The proposal retains significant trees along the perimeter and interior to help keep the vegetated character of the neighborhood. New plantings (native and ornamental) will provide a rich palate for site landscaping compatible with existing residential development. These plantings will soften the visual impact of this development on adjacent residential uses.

Building Design Guidelines (LUC 20.25B.050.B)

The "Northwest Contemporary" style of the project is compatible with adjacent single family and multi-family home designs. Colors are earth tones with accents of orange/green. The building facades incorporate architectural modulation to help

break down the scale of the building. The roof forms are not flat, but with low-slope shed roofs to provide architectural interest.

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

The proposal is compatible with and responds to the intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. The proposal provides new housing units to the neighborhood. The housing units are in 3-unit and 4-unit buildings which are smaller scale than other multi-family buildings. The proposal has a "Northwest Contemporary" appearance which is compatible with the neighborhood. Significant trees are retained and new healthy trees will be planted. The new native and ornamental plantings (trees, shrubs, groundcover) will provide seasonal color.

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

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

IX. DECISION OF THE DIRECTOR

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

X. CONDITIONS OF APPROVAL

The following conditions are imposed under authority referenced:

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

Clearing and Grading Code - BCC 23.76	Tom McFarlane, 425-452-5207 tmcfarlane@bellevuewa.gov
Bellevue Development Standards	Tom McFarlane, 425-452-5207 tmcfarlane@bellevuewa.gov
Transportation Code - BCC 14.60	Vanessa Humphreys, 425-452-2569 vhumphreys@bellevuewa.gov
Trans. Improvement Program - BCC.22.16	Molly Johnson, 425-452-6175 majohnson@bellevuewa.gov

Right-of-Way Use Permit - BCC 14.30	Tim Stever, 425-452-4294 tstever@bellevuewa.gov
Bellevue Utilities Code - BCC Title 24	Mark Dewey, 425-452-6179 mdewey@bellevuewa.gov
Construction Codes - BCC Title 23	Atul Shoery, 425-452-2818 ashoery@bellevuewa.gov
Structural Codes – BCC Title 23	Atul Shoery, 425-452-2818 ashoery@bellevuewa.gov
Land Use Code - BCC Title 20	Carol Hamlin, 425-452-2731 chamlin@bellevuewa.gov
Sign Code - BCC Title 22B	Carol Hamlin, 425-452-2731 chamlin@bellevuewa.gov
Noise Control - BCC 9.18	Carol Hamlin, 425-452-2731 chamlin@bellevuewa.gov
Uniform Fire Code - BCC 23.11	Adrian Jones, 425-452-6032 akjones@bellevuewa.gov

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

LAND USE DIVISION CONDITIONS (GENERAL)

1. Modification to the Design Review Plans

Any modification to this approval after construction shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I.C. of this report. Conditions of Approval run for the life of the project.

Authority: Land Use Code 20.30F.175
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

2. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

Authority: Land Use Code 20.50.500
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. Construction Noise Hours

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

Authority: Bellevue City Code 9.18.020, .040
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

4. Use of Best Available Noise Abatement Technology

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

Authority: Bellevue City Code 9.18.020F
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

5. Air Pollution from Construction Vehicles and Equipment

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution possible. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

Authority: State Environmental Policy Act, Bellevue City Code 23.76, Revised Code of Washington 46.61.65
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

6. Project Plans

The project is subject to the plans submitted with the Design Review (attached to this staff report), including the landscaping plan as approved with the Alternative Tree Retention Option (Section III.B.6).

Authority: LUC 20.30.F
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

UTILITY DEPARTMENT CONDITIONS (GENERAL)

7. 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) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project. A registration and rule authorization letter will be required from Department of Ecology UIC program prior to approval and construction of the deep injection wells under the Developer Extension Agreement. All necessary public and private utility easements are required to be recorded prior to final acceptance of the utility improvements.

Authority: BCC 24.02, 24.04, 24.06
Reviewer: Mark Dewey, 425-452-6179, mdewey@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

8. Vehicular Access Restrictions

Access to this site from 164th Avenue NE will be restricted to right-turn-in and right-turn-out only. This will be achieved through installation of a c-curb and signage, as specified in the final civil engineering plans for the development.

Authority: BCC 14.60.150
Reviewer: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

9. Provisions for Loading

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

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

B. PRIOR TO CLEARING & GRADING (GD) 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 (GD) or Demolition permit application:

LAND USE DIVISION CONDITIONS (GD)

1. Landscape Plan

(a) Contact Tom Kuykendall at the Parks & Community Services Department (425-452-7924 or tkuykendall@bellevuewa.gov) regarding irrigation service along Northup Way.

(b) To ensure that interior plants will thrive, provide a water schedule to show how plants will be cared for during the establishment period (per Sheet L1.0, Note 6) and thereafter.

(c) The applicant shall include a detail for soil preparation on the clearing and grading permit plans, City of Bellevue, Type 2 Soil Preparation, Attachment B.

Authority: LUC 20.20.520
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (GD)

2. 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, 425- 452-4294, tstever@bellevuewa.gov

3. 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) The construction of the 20 feet wide access road shall have pavement depths and subgrades per Standard Drawing DEV-8.

b) The construction of the driveway approaches per Standard Drawing DEV-7F. The access driveways must be a minimum of 26 feet wide for the first 20 feet and may taper down to the proposed 20 feet width thereafter. The existing driveways must be removed.

c) The applicant is required to remove the existing sidewalk on Northup Way and install a six feet wide sidewalk and four feet wide continuous planter with street trees. Planter strips along Northup Way shall be irrigated with a metered water source. As shown on the approved plans, the face of curb shall be set to allow for a future five feet wide bike lane as planned for in the 2009 Pedestrian and Bicycle project B-117-S. Installation of a curb ramp to facilitate safe merging by eastbound bicyclist may be required and will be determined during review of the clearing and grading permit. The relocation of the existing signs on Northup Way shall be shown on the clearing and grading plans.

d) Modifications to the channelization on Northup Way and 164th Avenue NE, including the left-turn pocket on Northup and the installation of the c-curb on 164th Avenue, must be shown on the clearing and grading plans.

e) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

f) Sight distance. Show the required sight triangles, as described in Standard Drawings TE-1 and TE-3, 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. Above-grade utilities and other roadside

appurtenances must be relocated as needed to ensure sight distance requirements are met. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

g) Design Standard 15 requires a separation distance of a minimum of ten feet between fixed objects and the driveway edge. A utility transformer is currently located such that the new driveway onto 164th Avenue NE is approximately 7.5 feet of the driveway edge. However, the utility transformer is set back approximately 15 feet from the face of curb on 164th Avenue NE and left turns in and out are restricted. Therefore, the required sight distance is met with the access design. The applicant will be required to submit a Design Justification Form for approval by the Transportation Department.

h) The trenching for undergrounding of existing overhead utility lines, should be coordinated with adjacent sites, if necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

i) Installation or relocation of streetlights and related equipment on Northup Way.

j) Trench restoration within any right of way or access easement.

k) The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans.

l) The developer must install a private road street name sign. The applicant has the option of paying the city to provide the street name sign at a cost of $110 per blade or have one manufactured by a private vendor. The specifics of the street name sign will be determined during the clearing and grading permit.

m) An end of road object marker sign must be installed at the dead end near buildings D and E. Signing for the right turn in, right turn out driveway on 164th Avenue NE is required.

n) 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.

o) The project proposes the removal of two street trees from the city right of way on 164th Avenue NE in the location of the proposed driveway. The developer shall replace the trees according to city standards. If replacement is not physically or practically possible, payment for the value of the two removed trees will be required. The value of the street trees is calculated using the International Society of Arboriculture Trunk Formula Method, which is the industry standard for valuing trees in landscape

settings (BCC 14.60.120). The Parks department uses the funds collected to plant trees in the city right of way.

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: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

C. PRIOR TO BUILDING PERMIT (BB)

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:

LAND USE DIVISION CONDITIONS (BB)

1. Building Materials/Details and Color Samples

The development is subject to the building materials/details and color samples as submitted with the Design Review application.

Authority: Land Use Code 20.30F
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

2. Light and Glare

In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent light and glare spillover.

Authority: Land Use Code 20.20.522
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. Wireless Equipment Enclosure

The design and color of the wireless equipment fence enclosure shall be architecturally integrated with the site development. Screening from above shall be required (i.e. wire mesh). Appropriate permits for the relocated at-grade

wireless equipment enclosure shall be approved prior to issuance of this building permit.

Authority: LUC 20.20.195
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

4. 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.

Authority: BCC 9.18
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (BB)

5. 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 the existing building will be eligible for impact fee credit. Information as to the extent of the previous use will be needed in order to determine the credit amount. The impact fee is currently $2,587 per multi-family dwelling unit. 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: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

6. 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: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

7. 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: Tim Stever (425) 452-4294, tstever@bellevuewal.gov

8. Easements for Street Light Vaults

The applicant shall provide easements to the City for street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

Authority: BCC 14.60.100
Reviewer: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

9. 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. In addition, a nine feet wide access easement from the west property line to 164th Avenue NE is required for a future pedestrian path connection called the Crossroads east-west connection.

Authority: BCC 14.60.100
Reviewer: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

10. Dedication of Right of Way

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

Authority: BCC 14.60.100
Reviewer: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

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

LAND USE DIVISION CONDITIONS (CO)

1. Landscape Installation Assurance Device

If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation the applicant shall file with DSD a landscape installation

assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: Land Use Code 20.40.490
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

2. Landscape Maintenance Assurance Device

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

Authority: Land Use Code 20.40.490
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. 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: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (CO)

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

Authority: BCC 14.60; Comprehensive Plan Policy UT-58; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
Reviewer: Vanessa Humphreys, 425-452-2569, vhumpherys@bellevuewa.gov

5. Pavement Restoration

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

a) Northup Way: Standard trench restoration is required on this street.

b) 164th Avenue NE: The City plans to resurface this street in the year 2016 after which a 5-year no-street-cut moratorium will be in effect. All necessary trenching and street cuts must be completed by that time. If the street surfaces become damaged as a result of this development after the City resurfaces this street, a full street width grind and overlay will be required for a minimum of 50 feet.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294, tstever@bellevuewa.gov

ATTACHMENT A
PROJECT PLANS

BREVA TOWNHOMES DESIGN REVIEW

VICINITY MAP

SURVEY INFORMATION

FROM LANGTALE LAND SURVEYING INC.

LEGAL DISCRIPTION

LOT 1, CITY OF BELLEVUE SHORT PLAT NUMBER 1SP-88-1503, RECORDED UNDER RECORDING NO 8804018003, IN KING COUNTY, WASHINGTON

BASIS OF BEARING NAD83(2011) PER CITY OF BELLEVUE

NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING THE CALCULATED BEARING BETWEEN A FOUND 2" BRASS PLUG IN CASE AT THE INTERSECTION OF NE 8TH STREET AND 164TH AVENUE NE, KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL STATION 0065, BEING THE SOUTHEAST CORNER OF S26-T25N-R05E AND A FOUND 2" BRASS CAP IN THE 1600 BLOCK OF 156TH AVE NE, KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 2249. BEARING BETWEEN THESE MONUMENTS WAS CALCULATED AS NORTH 43°54'08" WEST

VERTICAL DATUM NAVD88 PER CITY OF BELLEVUE

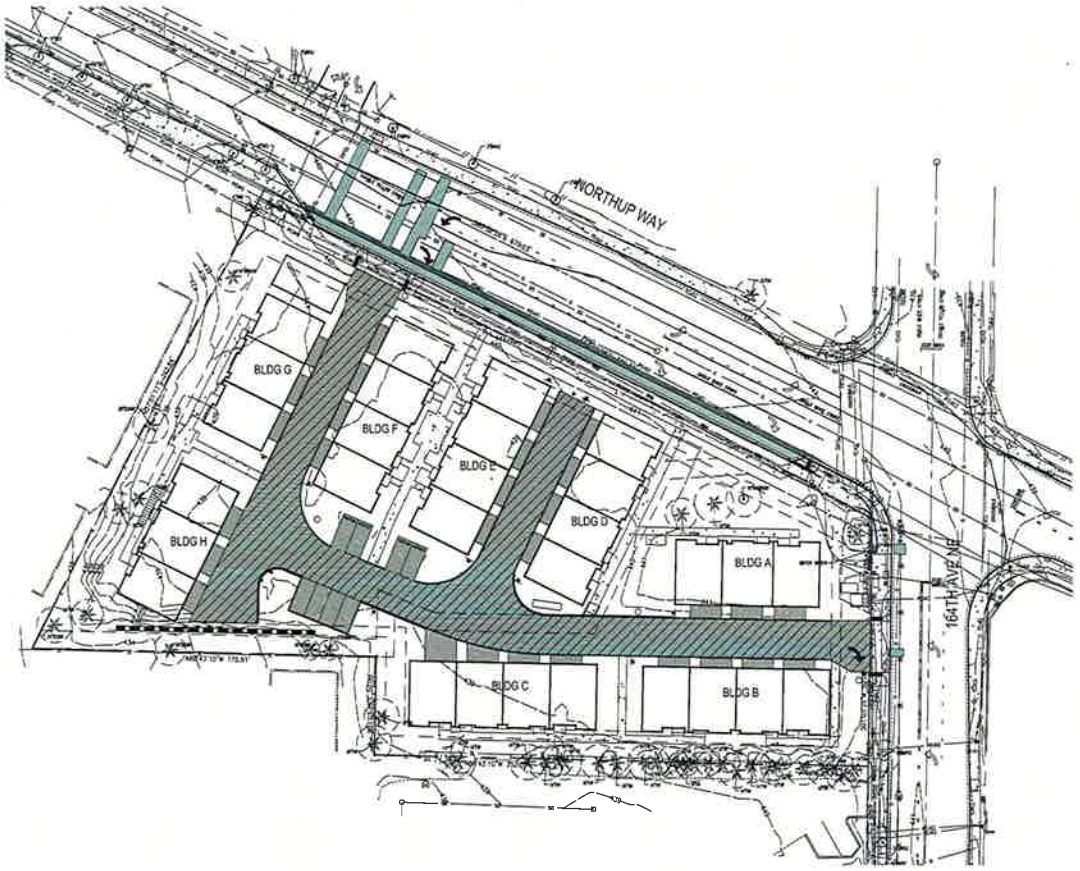
NAVD88 VERTICAL DATUM WAS ESTABLISHED BY HOLDING THE CALCULATED ELEVATION OF A FOUND 2" BRASS PLUG IN CASE AT THE INTERSECTION OF NE 8TH STREET AND 164TH AVENUE NE, KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL STATION 0065, BEING THE SOUTHEAST CORNER OF S26-T25N-R05E AND CHECKED TO A FOUND 2" BRASS CAP IN THE 1600 BLOCK OF 156TH AVE NE KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 2249.
NAVD88 PROJECT ELEVATION OF C.O.B. POINT 0065 = 438.68'
NAVD88 PROJECT ELEVATION OF C.O.B. POINT 2249 = 357.48'
NAVD88 PROJECT ELEVATION OF C.O.B. POINT 0059 = 297.96'

GPS TO GROUND COMPUTATION

GPS OBSERVATIONS USING GEOKON WERE USED TO COLLECT A PORTION OF THE CONTROL USED FOR THIS PROJECT. GROUND COORDINATE CONVERSION FOR THIS PROJECT:
NAD83(2011) BASE POINT
NORTHING: 2204463.8834'
EASTING: 1322725.0494'
ELEV: 438.84'
COMBINED SCALE FACTOR: 1.000038202

REFERENCE SURVEYS

1. CITY OF BELLEVUE SHORT PLAT 88-1503, REC NO. 8804018003
2. PLAT OF PRYDE ADDITION, REC NO. 19641018579772
3. PLAT OF HIGHLAND HILLS NO 2, REC NO 19580804306389
4. CITY OF BELLEVUE SEWER PERMIT NO 560 FOR SEWER STUB



SCALE: 1" = 30'

CONTACTS:

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EMAIL: EMILY@MEDICIARCHITECTS.COM

CIVIL ENGINEER
BCRA, INC.
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402
CONTACT: JUSTIN GOROCH
PHONE: 253.627.4367
EMAIL: JGOROCH@BCRADESIGN.COM

LANDSCAPE ARCHITECT
JGM LANDSCAPE ARCHITECTS INC
12610 NE 104TH ST.
KIRKLAND, WA 98033
PHONE: 425.454.5723
EMAIL: CRAIG@JGM-INC.COM

DEVELOPER
QUADRANT HOMES
14725 SE 36TH ST, SUITE 200
BELLEVUE, WA 98006
PHONE: 425.452.6542
EMAIL: BARBARA.RODGERS@QUADRANTHOMES.COM

SHEET INDEX

SHEET NUMBER	TITLE
C1.01	COVER SHEET
1 OF 2	ALTA - ASCM LAND TITLE SURVEY
2 OF 2	ALTA - ASCM LAND TITLE SURVEY
C2.01	SITE PLAN
C3.01	GRADING AND STORM DRAINAGE
C4.01	UTILITY PLAN
C5.01	ROAD PLAN
C5.02	ROAD PLAN SIGHT TRIANGLES
A1.0	BIRD'S EYE PERSPECTIVES
A1.1	BIRD'S EYE PERSPECTIVES
A1.2	PERSPECTIVES
A2.0.1	FIRST FLOOR PLAN
A2.1.1	SECOND FLOOR PLAN
A2.2.1	THIRD FLOOR PLAN
A3.0.1	EAST & SOUTH ELEVATIONS
A3.1.1	WEST & NORTH ELEVATIONS
A3.2.1	PERSPECTIVES
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A2.1.2	SECOND FLOOR PLAN
A2.2.2	THIRD FLOOR PLAN
A3.0.2	EAST & SOUTH ELEVATIONS
A3.1.2	WEST & NORTH ELEVATIONS
A3.2.2	PERSPECTIVES
A2.0.3	FIRST FLOOR PLAN
A2.1.3	SECOND FLOOR PLAN
A2.2.3	THIRD FLOOR PLAN
A3.0.3	EAST & SOUTH ELEVATIONS
A3.1.3	WEST & NORTH ELEVATIONS
A3.2.3	3D VIEWS
AA.0	NORTHUP WAY & 164TH AVE NE ELEVATIONS
I1.0	IRRIGATION PLAN
I1.1	IRRIGATION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	TREE PRESERVATION PLAN
L1.2	TREE PRESERVATION SCHEDULE
L2.2	SITE DETAILS
SL1	ILLUMINATION PLAN

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

BCRA

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT: BREVA TOWNHOMES
16229 NORTHUP WAY
BELLEVUE, WA 98008

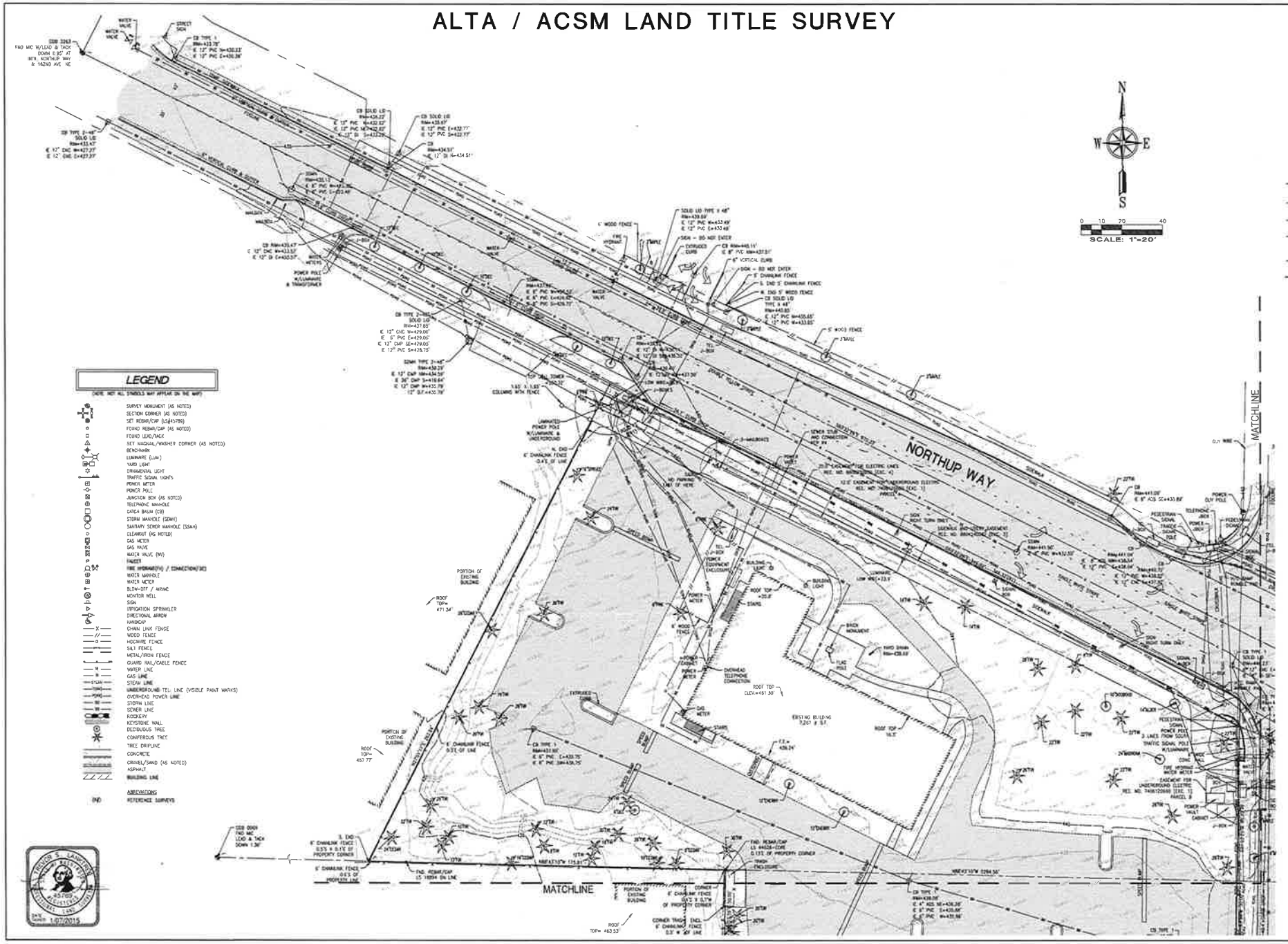
COVER SHEET

C1.01

DESIGN REVIEW

Date Plotted: 3/28/2016 11:11:25 AM Filename: \\JUPITER\PROJECTS\14000\1432B.00 - BELLEVUE MASONS TOWNHOMES FEASIBILITY\CIVIL\07-CAD\BCRA\PRODUCTION DWGS\FINAL DESIGN REVIEW\PRODUCTION DWGS\1432BC-C101 By: JROMERO

ALTA / ACSM LAND TITLE SURVEY



Title: ALTA / ACSM LAND TITLE SURVEY
PORTIONS OF THE SE1/4 OF THE NE1/4
AND THE NE 1/4 OF THE SE 1/4 OF SECTION 26,
TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY STATE OF WASHINGTON

For:
JUSTIN GOROCH
BCRA DESIGN
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale: Horizontal 1"=20' Vertical
Designed
Drawn BCM
Checked TSL
Approved TSL
Date 1/6/15

LANKTREE
LAND SURVEYING, INC.
32320 111TH PLACE S.E., AUBURN, WA 98092
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

Job Number 1668
Sheet 1 of 2

ALTA / ACSM LAND TITLE SURVEY

BASIS OF BEARING– NAD83(2011) PER CITY OF BELLEVUE

NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING THE CALCULATED BEARING BETWEEN A FOUND 2" BRASS PLUG IN CASE AT THE INTERSECTION OF NE 8TH STREET AND 164TH AVENUE NE, KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL STATION 0085, BEING THE SOUTHEAST CORNER OF 526-729H-805C AND A FOUND 2" BRASS CAP IN THE 1600 BLOCK OF 156TH AVE NE, KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 2249 BEARING BETWEEN THESE MONUMENTS WAS CALCULATED AS NORTH 4°34'08" WEST

BASIS OF ELEVATION– NAVD88 PER CITY OF BELLEVUE

NAVD88 VERTICAL DATUM WAS ESTABLISHED BY HOLDING THE CALCULATED ELEVATION OF A FOUND 2" BRASS PLUG IN CASE AT THE INTERSECTION OF NE 8TH STREET AND 164TH AVENUE NE, KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL STATION 0085, BEING THE SOUTHEAST CORNER OF 526-729H-805C AND A FOUND 2" BRASS CAP IN THE 1600 BLOCK OF 156TH AVE NE, KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 2249
NAVD88 PROJECT ELEVATION OF C.O.B. POINT 0085 = 429.69'
NAVD88 PROJECT ELEVATION OF C.O.B. POINT 2249 = 397.48'
NAVD88 PROJECT ELEVATION OF C.O.B. POINT 0068 = 297.96'

GPS TO GROUND COMPUTATION

GPS OBSERVATIONS USING GEOID12A WERE USED TO COLLECT A PORTION OF THE CONTROL USED FOR THIS PROJECT. GROUND COORDINATE CONVERSION FOR THIS PROJECT:
NAD83(2011) BASE POINT
NORTHING: 232442.8628'
EASTING: 1222725.0594'
ELEV: 438.84'
COMBINED SCALE FACTOR 1.0000382202

REFERENCE SURVEYS (R#)

1. CITY OF BELLEVUE SHORT PLAT 88-1303, REC. NO. 8804019003
2. PLAT OF PRYCE ADDITION, REC. NO. 19547015379772
3. PLAT OF HIGHLAND HILLS NO. 2, REC. NO. 19550305065899
4. CITY OF BELLEVUE SEWER PERMIT NO. 560 FOR SEWER STUB

NOTES

1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FEET
2. OFFSITE RIGHT-OF-WAYS ARE SHOWN PER ASSESSOR'S MAPS AND ROUGHLY AVAILABLE DATA. NO TITLE REPORTS FOR ADJACENT LANDS WERE OBTAINED.
3. TITLE INFORMATION FOR THIS SURVEY WAS OBTAINED FROM CTT ORDER NO. 8028772-08, DATED DECEMBER 3, 2014
4. WATER MAIN IS NOT LOCATABLE AND IS SHOWN PER AVAILABLE PLANS AND SURFACE DESCRIPTIONS

LEGAL DESCRIPTION

LOT 1, CITY OF BELLEVUE SHORT PLAT NUMBER 'SP-88-1303, RECORDED UNDER RECORDING NO. 8804019003, IN KING COUNTY, WASHINGTON

SPECIAL EXCEPTIONS

1. UNDERGROUND UTILITY EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
RECORDING DATE: JUNE 12, 1974
RECORDING NO.: 7406120680
AFFECTS: PORTION OF SAID PREMISES (AS SHOWN)

2. UNDERGROUND UTILITY EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
RECORDING DATE: OCTOBER 3, 1974
RECORDING NO.: 7410030047
AFFECTS: A RIGHT OF WAY 7 FEET IN WIDTH HAVING 3.5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED UPON A SOUTHERLY PORTION OF SAID PREMISES AND OTHER PROPERTY. (BLANKET 7' EASEMENT OVER FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED OVER PORTION OF THE PROPERTY IN THE SOUTHEAST QUARTER)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF BELLEVUE
PURPOSE: PUBLIC WALKWAY AND PEDESTRIAN PURPOSES, AND UTILITIES
RECORDING DATE: APRIL 14, 1988
RECORDING NO.: 8804140382
AFFECTS: A NORTHERLY PORTION OF SAID PREMISES (AS SHOWN)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES
RECORDING DATE: JUNE 23, 1966
RECORDING NO.: 6606230930
AFFECTS: NORTHERLY PORTION OF SAID PREMISES (AS SHOWN)

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: CITY OF BELLEVUE AND BELLEVUE MASONIC TEMPLE, INC
RECORDING DATE: NOVEMBER 25, 1986
RECORDING NO.: 8611251180
WHICH PROVIDES FOR AMONG OTHER THINGS: CONDOMINIUM AGREEMENT
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT PLOTTABLE– AFFECTS SUBJECT PROPERTY LOCATED IN THE NE QUARTER AND CONDOMINIUM PROPERTY TO THE WEST KNOW AS LOT 2 OF SHORT PLAT REC NO. 8804019003)

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: CITY OF BELLEVUE ORDINANCE NUMBER 3725, AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: NOVEMBER 25, 1986
RECORDING NO.: 8611251181
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(NOT PLOTTABLE– AFFECTS SUBJECT PROPERTY LOCATED IN THE NE QUARTER AND CONDOMINIUM PROPERTY TO THE WEST KNOW AS LOT 2 OF SHORT PLAT REC NO. 8804019003)

7. TERMS AND CONDITIONS OF NOTICE OF CHARGES OF WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 8612200838. (NOT PLOTTABLE WITHIN EXTENTS OF SURVEY)

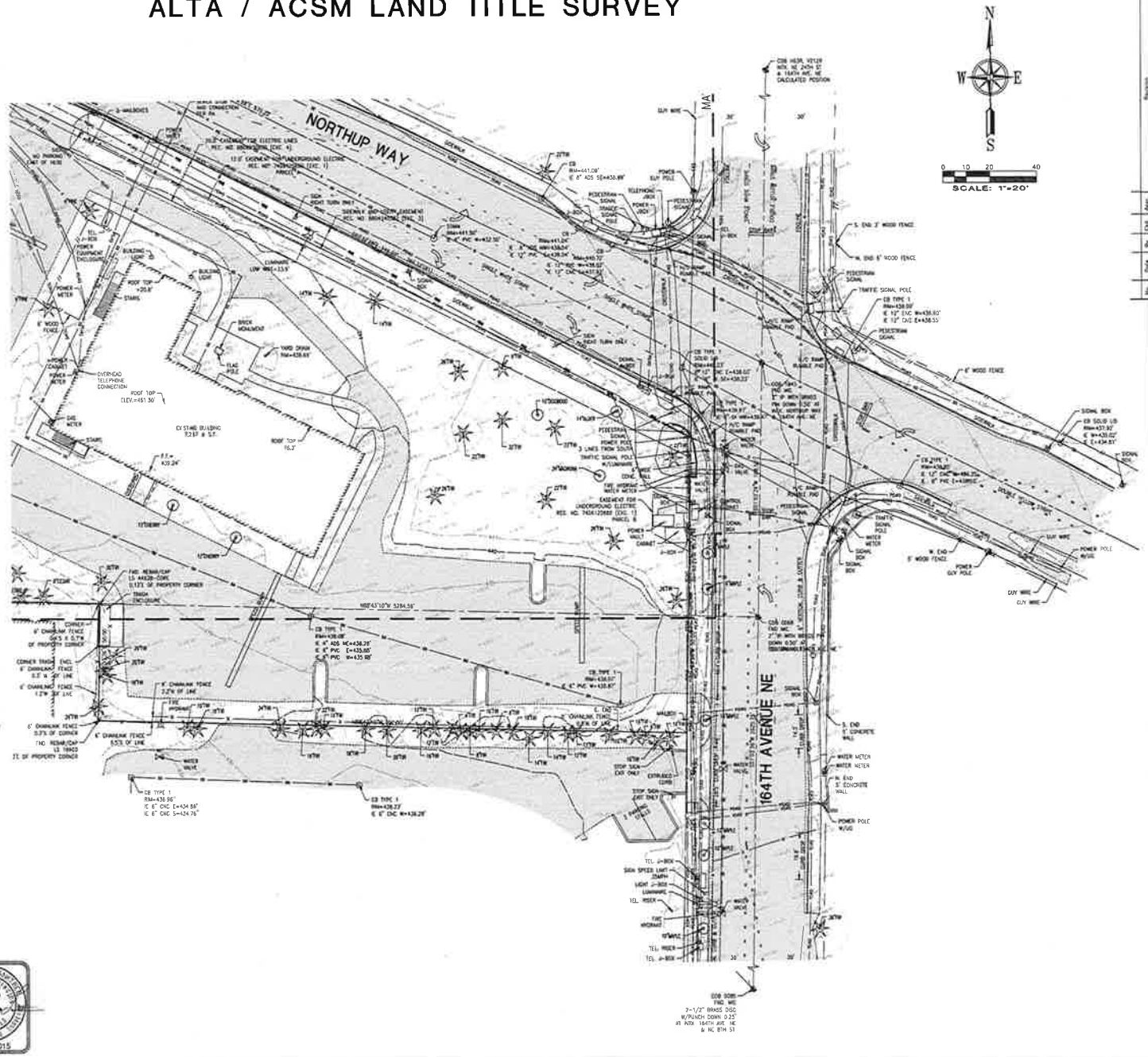
8. THIS EXCEPTION THAT IS NOT APPLICABLE TO BE SHOWN ON THIS SURVEY

9. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING

10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF AGREEMENT
LESSOR: THE BELLEVUE MASONIC CENTER, INC., A WASHINGTON NONPROFIT CORPORATION
LESSEE: PACIFIC BELL WIRELESS NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A/ CINGULAR WIRELESS
RECORDING DATE: FEBRUARY 25, 2004
RECORDING NO.: 20040225000975 (NOT PLOTTABLE– AFFECTING ENTIRE SUBJECT PARCEL)

11. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LEASE
LESSOR: BELLEVUE MASONIC CENTER, INC., A WASHINGTON NON-PROFIT CORPORATION
LESSEE: VOICESTREAM PCS III CORPORATION
RECORDING DATE: JUNE 28, 2007
RECORDING NO.: 20070628000914 (NOT PLOTTABLE– AFFECTING ENTIRE SUBJECT PARCEL)

12-16. ARE GENERAL EXCEPTIONS THAT ARE NOT APPLICABLE TO THIS SURVEY



SURVEYOR'S CERTIFICATION

TO THE SUNDRAM CORPORATION, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10(A), 10(B), 11(A), 11(B), 12, 13, 14, 16, 17, 18, 19, 20(A), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 30, 2014

DATE OF PLAT OR MAP: JANUARY 7, 2015

1/07/2015
TREVOR S. LANKTREE, P.L.S.
WASHINGTON REGISTRATION NO. 43789
DATE

DATE SIGNED 1/07/2015

No.	Date	By	Chk	Appr.	Revisions

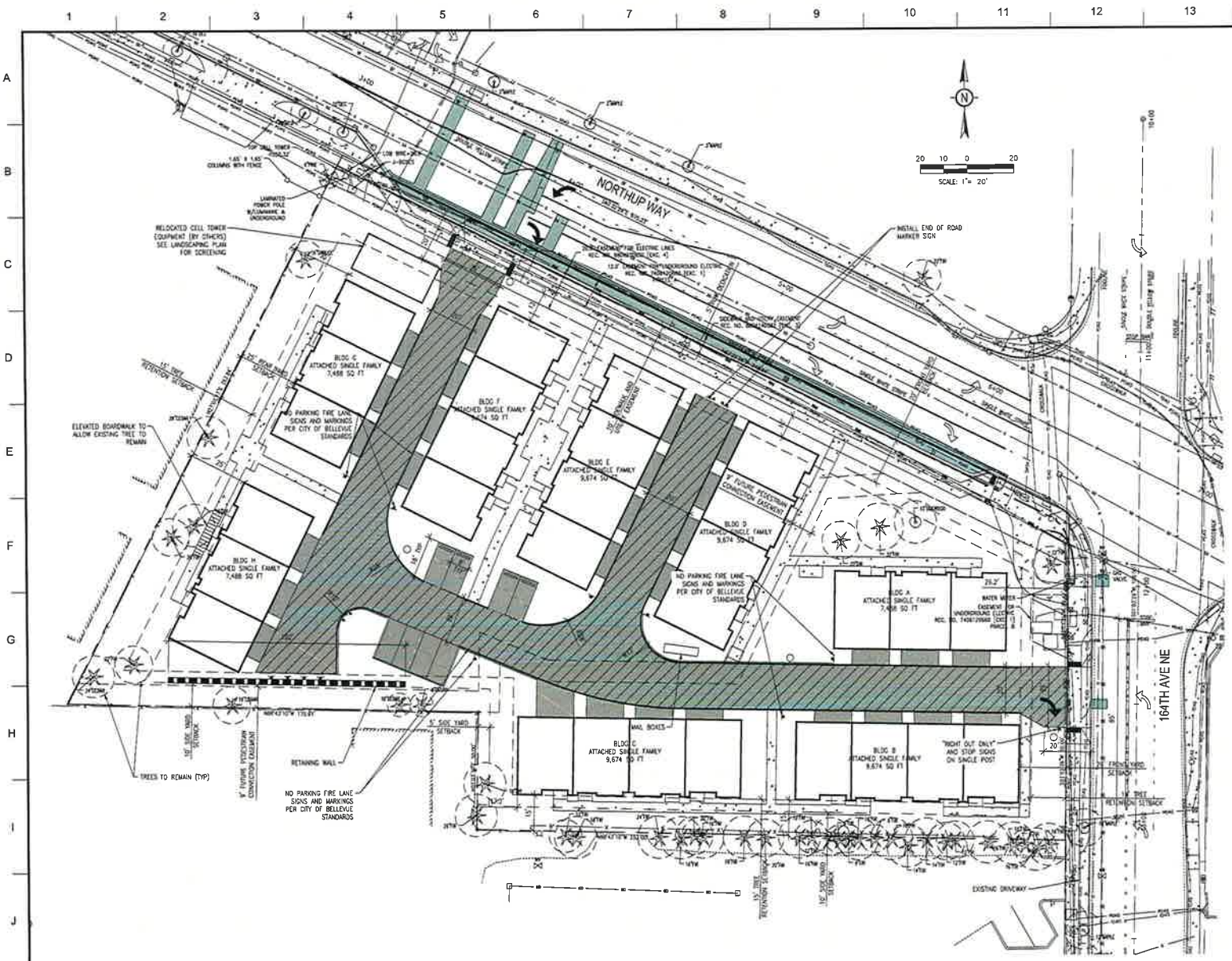
Title: ALTA / ACSM LAND TITLE SURVEY
AMERICAN LAND TITLE ASSOCIATION / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
PORTIONS OF THE SE1/4 OF THE NE1/4
AND THE NE 1/4 OF THE SE 1/4 OF SECTION 28,
TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY STATE OF WASHINGTON

For:
JUSTIN GOROCH
BCRA DESIGN
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale: Horizontal 1"=20' Vertical
Designed: —BGM
Drawn: —BGM
Checked: TTL
Approved: TTL
Date: 1/6/15

LANKTREE
LAND SURVEYING, INC.
32320 11TH PLACE S.E., AUBURN, WA 98092
PHONE: (253) 653-8423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

Job Number: 1668
Sheet: 2 of 2



LEGEND

- PROPERTY/BOUNDARY LINE
- TREE SETBACK LINE
- BUILDING SETBACK LINE
- BUILDING FOOTPRINT
- STANDARD DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- CEMENT CONCRETE SIDEWALK
- EC — EXTRUDED CURB
- EC / NC — CURB TYPE CHANGING POINT
- X — FENCE
- CEMENT CONCRETE WHEEL STOPS
- BOLLARD / GUARD POST

TOTAL IMPERVIOUS AREA: 44,000 SF

NOTES:
1. REFER TO LANDSCAPE PLAN FOR REQUIRED LANDSCAPING AND SCREENING FOR MECHANICAL EQUIPMENT.
2. ANY EXISTING STREET TREES IMPACTED BY NEW DRIVEWAYS SHALL BE RELOCATED OR REPLACED.
3. PROTECT EXISTING TREES TO REMAIN PER CITY OF BELLEVUE BMP T101

Know what's below. Call before you dig.

BCRA

PROJECT
BREVA TOWNHOMES
16229 NORTHUP WAY
BELLEVUE, WA 98008

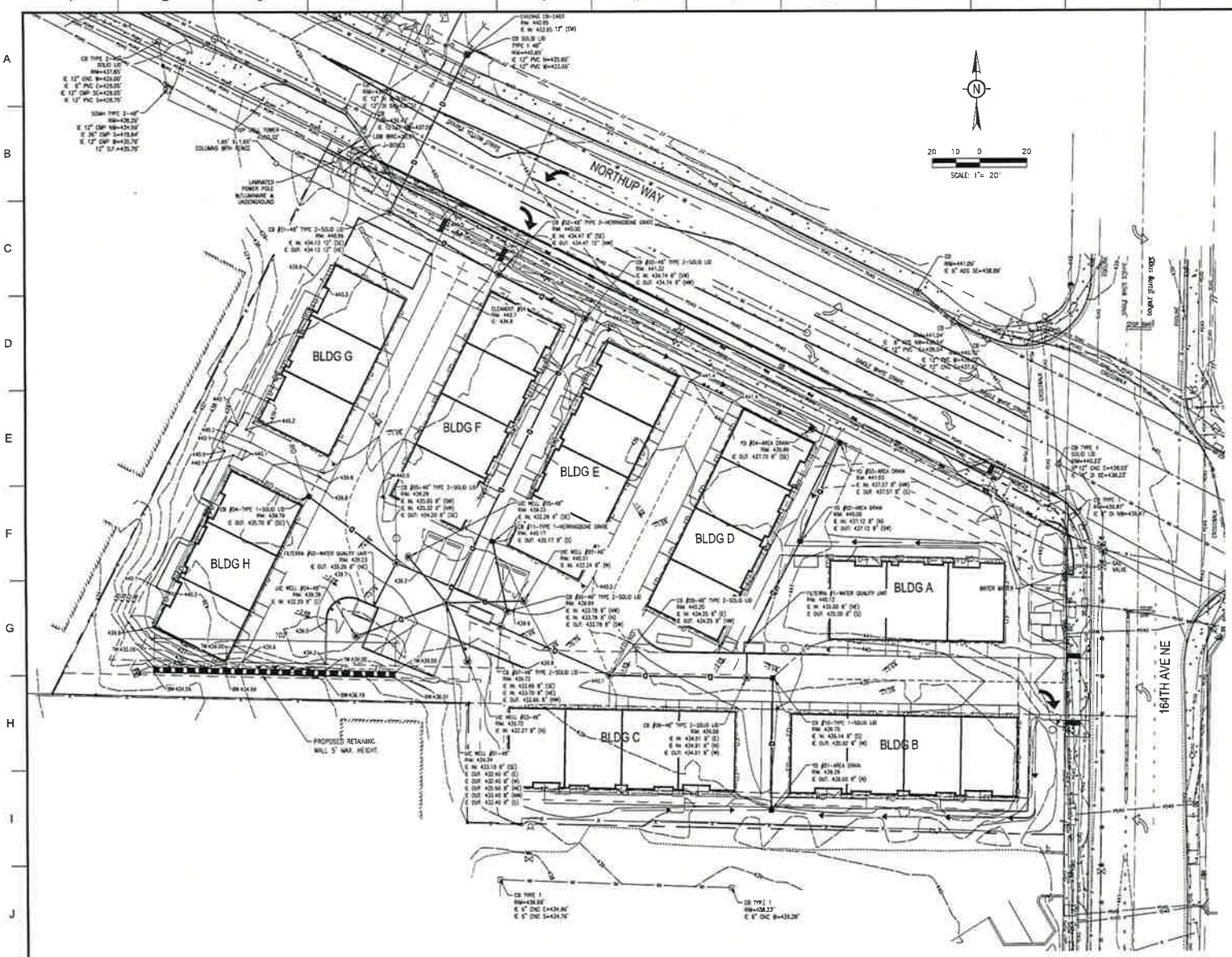
SHEET TITLE
SITE AND SURFACING PLAN

BCRA

SHEET
C2.01

DESIGN REVIEW

Date Plotted: 12/1/2015 12:04:02 PM Filename: X:\PROJECTS\14000\14328.CE.00 – BELLEVUE MASONS TOWNHOMES FEASIBILITY\CIVIL\07-CAD\BCRA\PRODUCTION DWGS\FINAL DESIGN REVIEW\PRODUCTION DWGS\14328C-C201 By: BBEALS



LEGEND

—D—	STORM DRAIN LINE
	STORM DRAIN FORCE MAIN LINE
—RD—	ROOF DRAIN LINE
—FD— —FD—	FOOTING DRAIN LINE
•	STORM/ROOF DRAIN CLEAN OUT
■	CATCH BASIN TYPE 1
◉	CATCH BASIN TYPE 2
•DS	DOWNSPOUT
—◄—	SWALE/DITCH

UIC WELL CONSTRUCTION NOTE

UIC WELLS SHOULD BE CONSTRUCTED USING AIR-ROTARY DRILLING METHODS TO A DEPTH OF APPROXIMATELY 110 FT BELOW GROUND SURFACE. THE PROPOSED FINAL WELL CONFIGURATION WOULD INCLUDE 8-IN DIAMETER CASING EXTENDING FROM GROUND SURFACE TO APPROXIMATELY 75 FT BELOW GROUND SURFACE WITH 8-IN PIPE STAINLESS STEEL 20-SLOT SCREEN EXTENDING FROM 75 FT TO A TOTAL DEPTH OF 110 FT. THE BORING WOULD BE DRILLED A SUFFICIENT DIAMETER TO INSTALL TEMPORARY 12-IN CASING TO ALLOW PLACEMENT OF A SAND PACK IN THE ANNULUS BETWEEN THE SCREEN AND NATIVE FORMATION. A SURFACE SEAL EXTENDING A MINIMUM 5 FEET BEYOND THE BASE OF THE VASHON LODGEMENT TILL WILL BE REQUIRED RESULTING IN A SURFACE SEAL APPROXIMATELY 65 FEET DEEP BELOW THE EXISTING GROUND SURFACE.

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

BCRA

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT

BREVA TOWNHOMES
16227 NORTHUP WAY
BELLEVUE, WA 98008

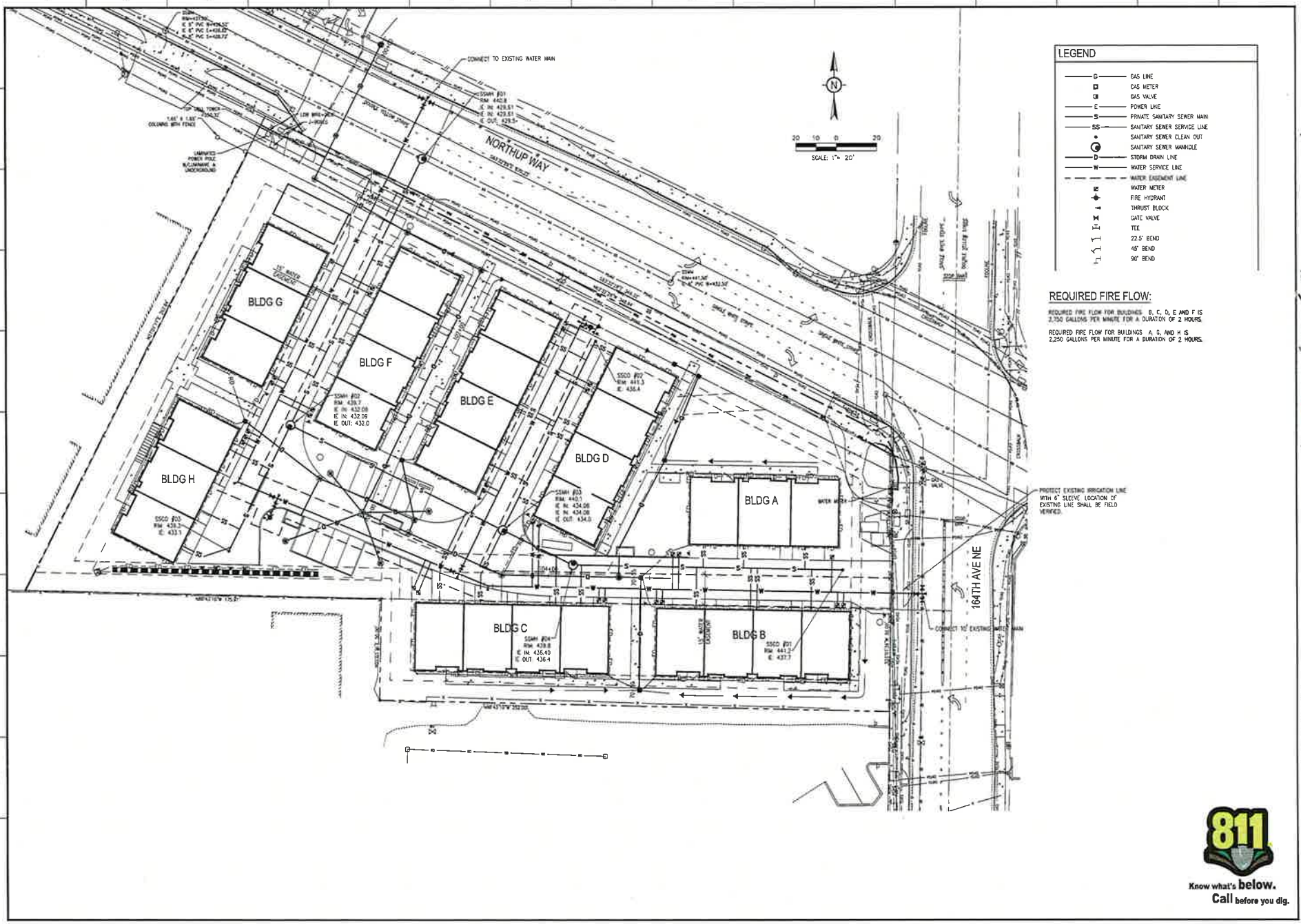
GRADING AND STORM DRAINAGE PLAN

BCRA

C3.01

DESIGN REVIEW

Date Plotted: 12/1/2015 12:04:33 PM Filename: X:\PROJECTS\14000\14328.00.00 - BELLEVUE MAGONS TOWNHOMES FEASIBILITY\CIVIL\07-CAD\BCRA\PRODUCTION DWGS\FINAL DESIGN REVIEW\PRODUCTION DWGS\14328C-C301 By: BBEALS



REQUIRED FIRE FLOW:

REQUIRED FIRE FLOW FOR BUILDINGS B, C, D, E AND F IS 2,750 GALLONS PER MINUTE FOR A DURATION OF 2 HOURS.

REQUIRED FIRE FLOW FOR BUILDINGS A, G, AND H IS 2,250 GALLONS PER MINUTE FOR A DURATION OF 2 HOURS.

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

BCRA

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT
BREVA TOWNHOMES
16225 NORTHUP WAY
BELLEVUE, WA 98006

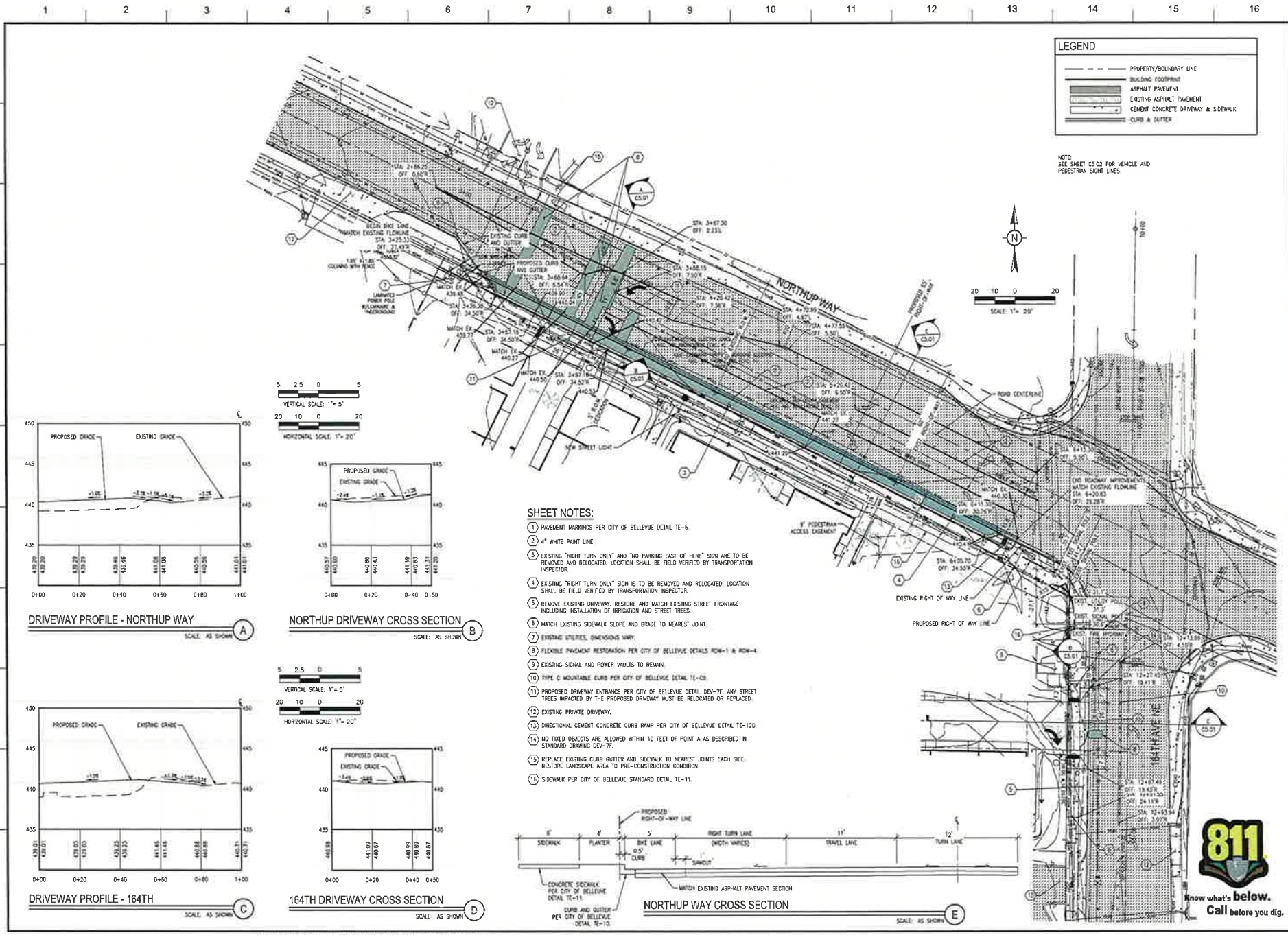
UTILITY PLAN

BCRA

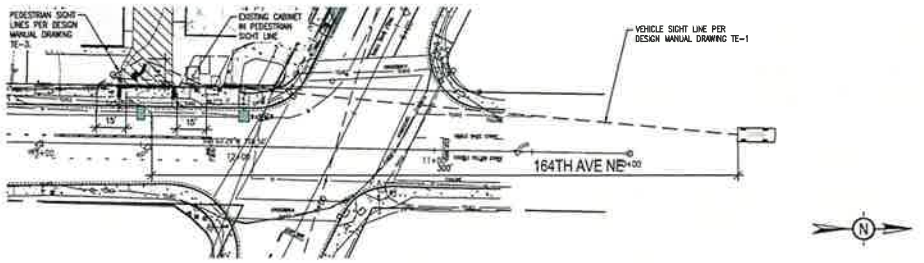
C4.01

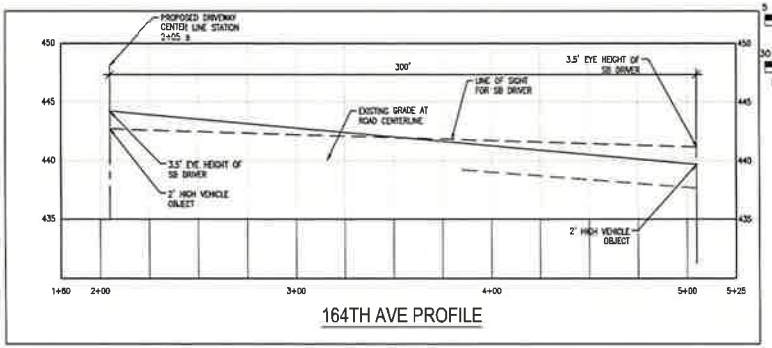
DESIGN REVIEW

Date Plotted: 12/1/2015 12:05:16 PM Filename: X:\PROJECTS\14000\14328.CE 00 - BELLEVUE MASONS TOWNHOMES FEASIBILITY\CIVIL\07-CAD\BCRA\PRODUCTION DWGS\FINAL DESIGN REVIEW\PRODUCTION DWGS\14328C-C401 By: BBEALS



Date Plotted: 12/1/2015 7:41:02 AM Filename: K:\PROJECTS\14000\14328.00 - BELLEVUE MASONS TOWNHOMES FEASIBILITY\CIVIL\07-CAD\BCRA\PRODUCTION DWGS\14328C-C501 By: BBEALS

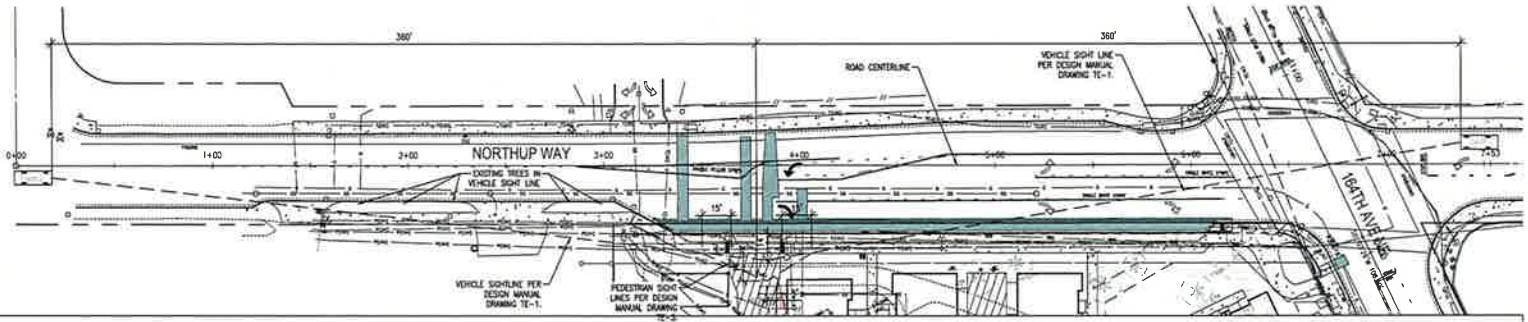


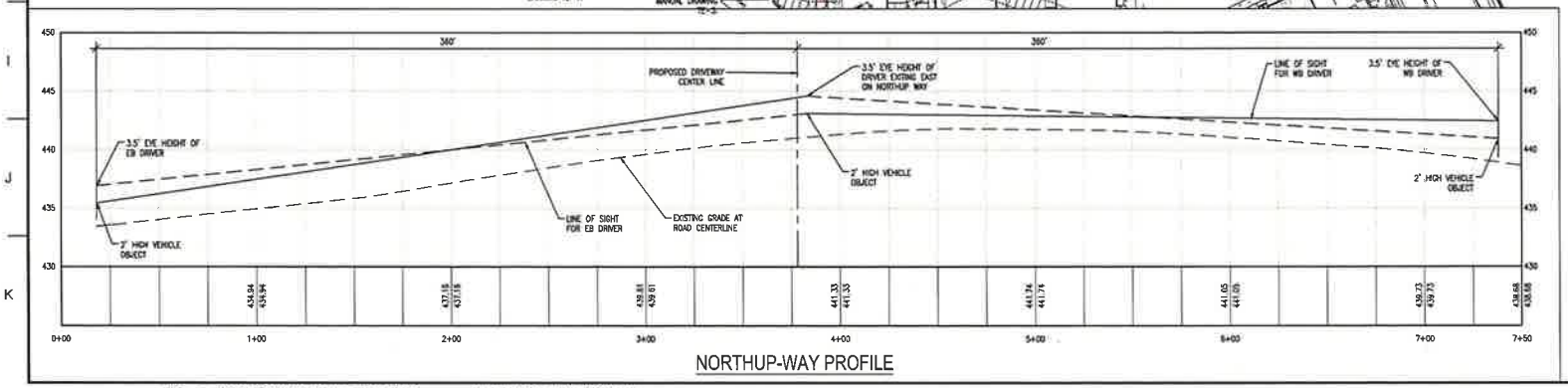


164TH AVE PROFILE

VERTICAL SCALE: 1"= 5'

HORIZONTAL SCALE: 1"= 30'





NORTHUP-WAY PROFILE

VERTICAL SCALE: 1"= 5'

HORIZONTAL SCALE: 1"= 30'

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

BCRA

PROJECT
BREVA TOWNHOMES
15229 NORTHUP WAY
BELLEVUE, WA 98008

ROAD PLAN
SIGHT TRIANGLES

BCRA

C5.02

DESIGN REVIEW

Date Plotted: 12/1/2015 1:41:51 PM Filename: X:\PROJECTS\14000\14328.00 - BELLEVUE MASONS TOWNHOMES FEASIBILITY\CIVIL\07-CAD\BCRA\PRODUCTION DWGS\FINAL DESIGN REVIEW\PRODUCTION DWGS\14328C-SIGHT-LINE-EXH By: BBEALS

① BIRD'S EYE PERSPECTIVE 1
POINT OF VIEW FROM NORTH UP WAY & 164TH AVE NE INTERSECTION

MEDICI ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9296
Fax: (425) 452-8448

REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE:	04-21-15

REVISIONS:	DATE:
1. DRC REVISION LETTER	06-26-15
2.	
3.	
4.	
5.	

PROJECT / CLIENT:
BREVA TOWNHOMES

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
15229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
BIRD'S EYE PERSPECTIVES

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014131
DATE: 3/28/2016

A1.0

PLOT SCALE: 1:1

① BIRD'S EYE PERSPECTIVE 2
POINT OF VIEW FROM NORTH UP WAY - NORTH WEST CORNER OF PARCEL

MEDICI ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design

11861 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9296
Fax: (425) 452-8446

REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE:	04-21-15

REVISIONS:	DATE:
1. DRC REVISION LETTER	06-26-15
2.	
3.	
4.	
5.	

PROJECT / CLIENT:
BREVA TOWNHOMES

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
BIRD'S EYE PERSPECTIVES

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014131
DATE: 3/28/2016

A1.1

PLOT SCALE: 1:1

1 PERSPECTIVE 1
POINT VIEW FROM 164TH AVE NE ENTRY

3 PERSPECTIVE 2
POINT VIEW FROM 164TH AVE NE & NORTH UP WAY INTERSECTION LOOKING SOUTH WEST

2 PERSPECTIVE 3
POINT VIEW FROM NORTH UP WAY ENTRY

4 PERSPECTIVE 4
POINT VIEW FROM 164TH AVE NE & NORTH UP WAY INTERSECTION LOOKING WEST

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9299
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REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE:	04-21-15

REVISIONS:	DATE:
1. DRC REVISION LETTER	06-26-15
2.	
3.	
4.	
5.	

PROJECT / CLIENT:
BREVA TOWNHOMES

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
PERSPECTIVES

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE
DESIGN REVIEW

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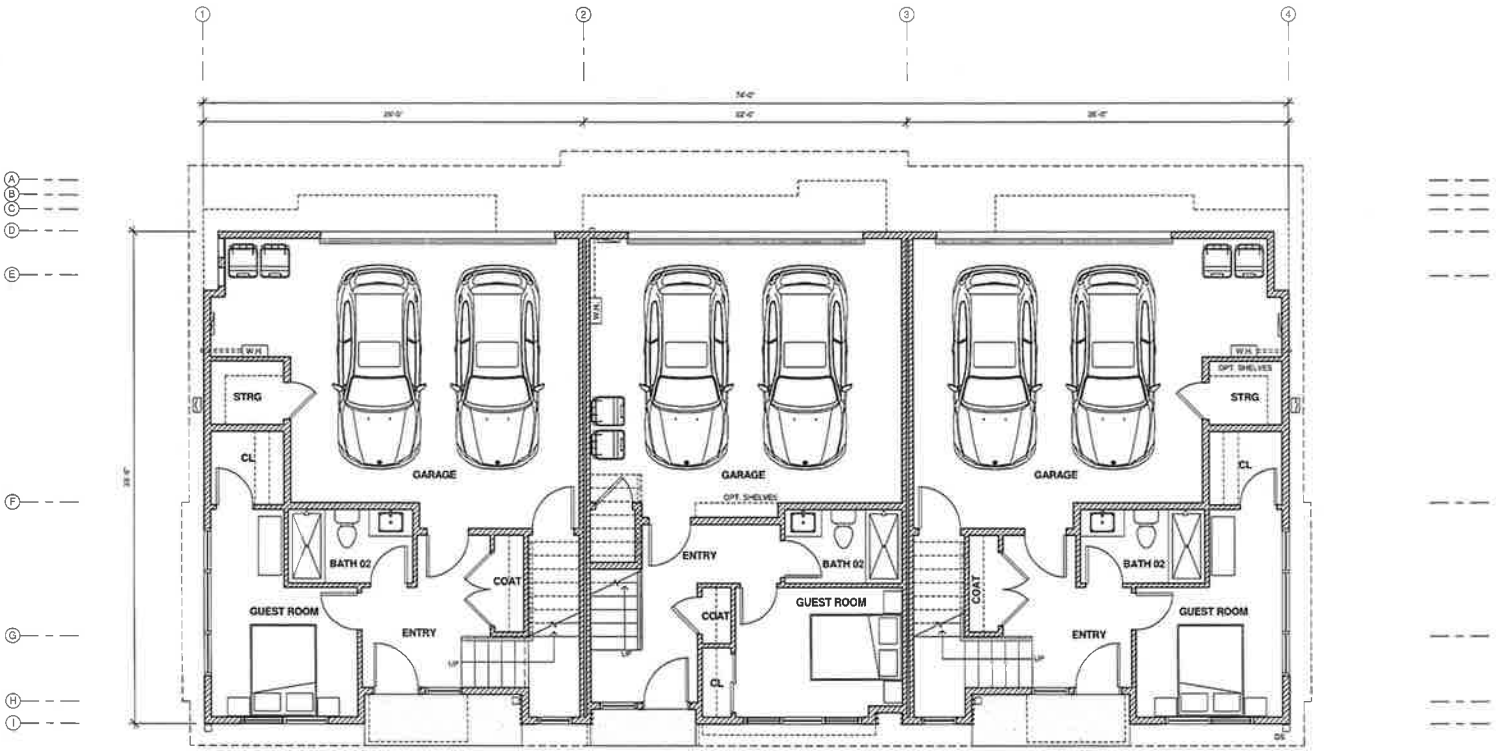
A1.2

PLOT SCALE: 1:1



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-9448

REGISTRATION:

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EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: MM-DD-YY

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1.	MM-DD-YY
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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG A-G-H

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
FIRST FLOOR PLAN

Drawn By: OTR + EP
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Owner Approval:

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PROJECT No.: 2014131
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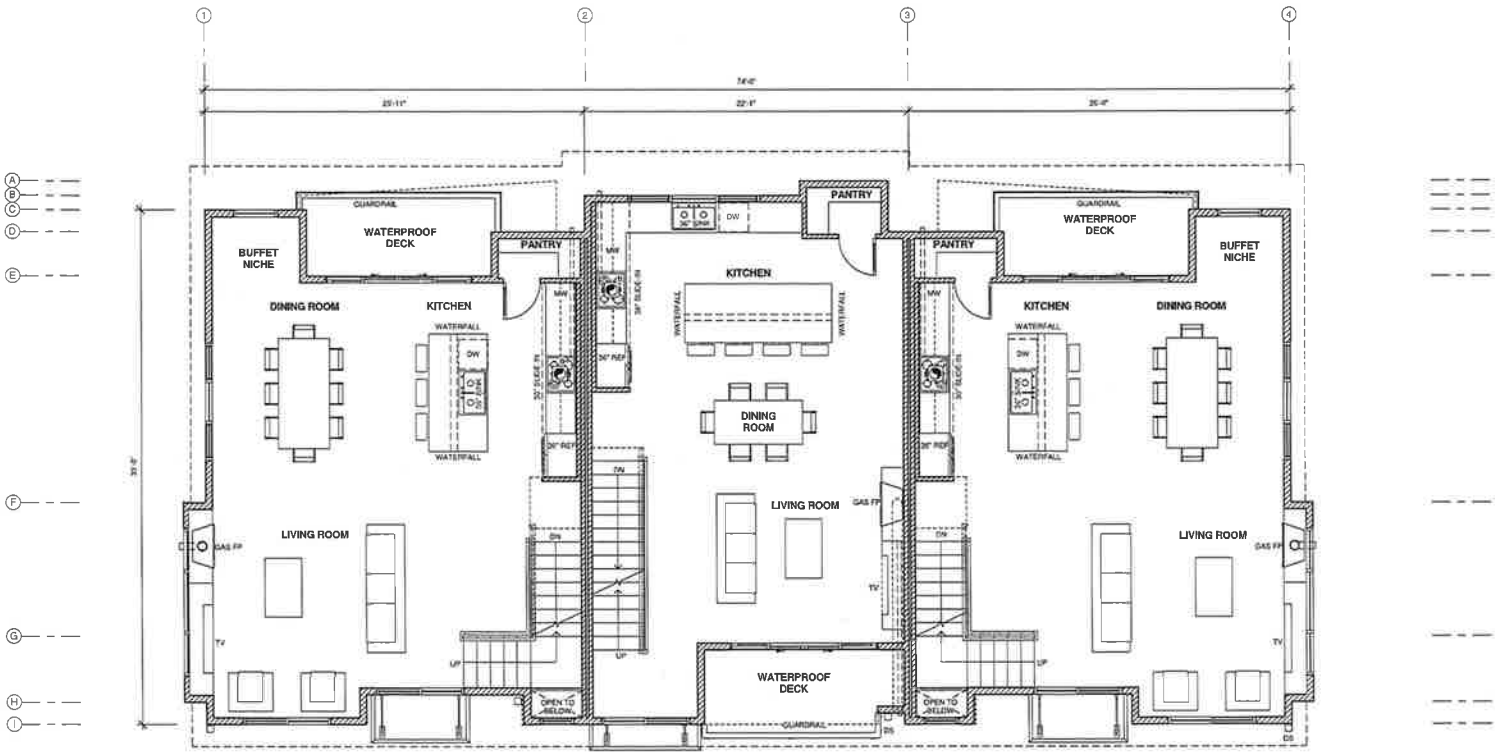
A2.0.1

PLOT SCALE: 1:1



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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STATE OF WASHINGTON

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG A-G-H

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
SECOND FLOOR PLAN

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

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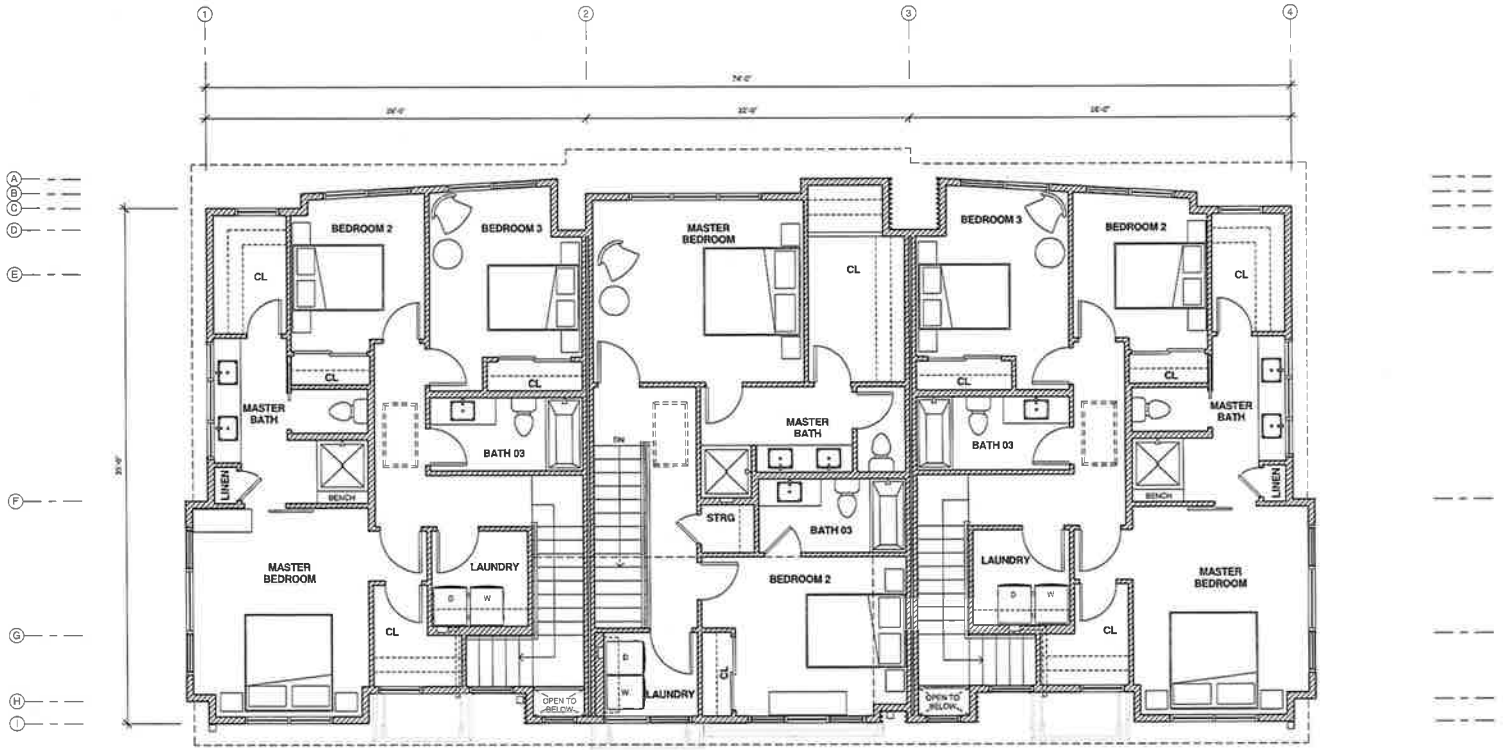
PROJECT No.: 2014131
DATE: 3/28/2016

A2.1.1

PLOT SCALE: 1:1



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG A-G-H

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98006

DRAWING NAME:
THIRD FLOOR PLAN

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

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PROJECT No.: 2014131
DATE: 3/28/2018

A2.2.1

PLOT SCALE: 1:1

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

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEME

HARDIE LAP SIDING
HARDIE PANEL
PAINT -SHERWIN WILLIAMS (SW)
CEDAR BOARD SIDING

SCHEME 1:
- SW 7017 DORIAN GRAY
- SW 7046 ANONYMOUS
- SW 7047 PORPOISE
- SW 6636 HUSKY ORANGE
- NATURAL WOOD COLOR

SCHEME 2:
- SW 7023 REQUISITE GRAY
- SW 7673 PEWTER CAST
- SW 7674 PEPPERCORN
- SW 6250 RAINSTORM
- NATURAL WOOD COLOR

SCHEME 3:
- SW 7045 INTELLECTUAL GRAY
- SW 7025 BACKDROP
- SW 9258 TRICORN BLACK
- SW 9411 BENGAL GRASS
- NATURAL WOOD COLOR

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG A-G-H

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
NORTH & EAST ELEVATIONS

Drawn By: OTR + EP
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Owner Approval:

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PROJECT No.: 2014131
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A3.0.1

PLOT SCALE: 1:1

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

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEME

HARDIE LAP SIDING
HARDIE PANEL
PAINT- SHERWIN WILLIAMS (SW)
CEDAR BOARD SIDING

SCHEME 1:
- SW 7017 DOVIAN GRAY
- SW 7046 ANONYMOUS
- SW 7047 PORPOISE
- SW 6639 HUSKY ORANGE
- NATURAL WOOD COLOR

SCHEME 2:
- SW 7023 REQUISITE GRAY
- SW 7673 PEWTER CAST
- SW 7674 PEPPERCORN
- SW 6230 RAINSTORM
- NATURAL WOOD COLOR

SCHEME 3:
- SW 7045 INTELLECTUAL GRAY
- SW 7025 BACKDROP
- SW 6258 TRICORN BLACK
- SW 6411 BENGAL GRASS
- NATURAL WOOD COLOR

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG A-G-H

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
SOUTH & WEST ELEVATIONS

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A3.1.1

PLOT SCALE: 1:1

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG A-G-H

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
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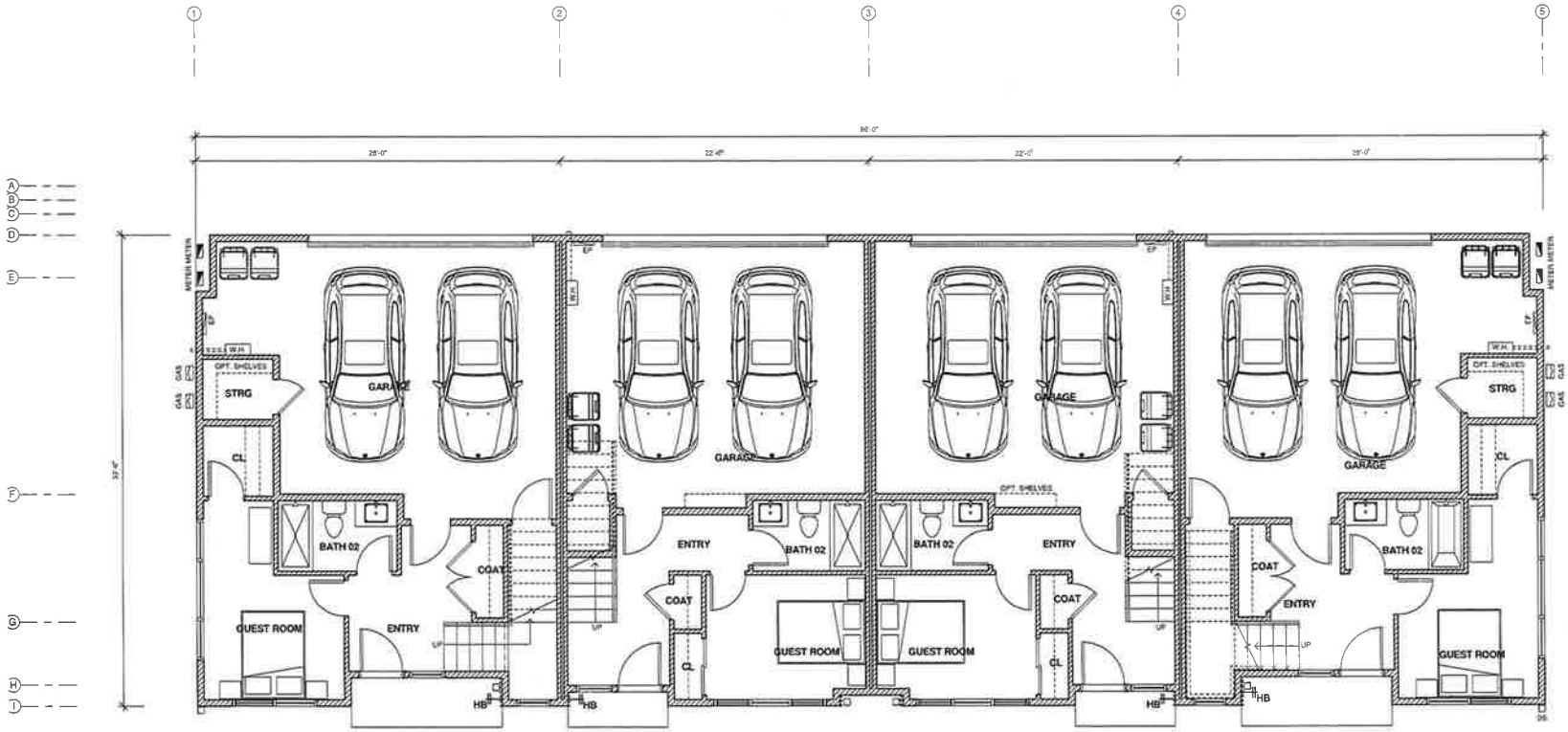
A3.2.1

PLOT SCALE: 1:1



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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EMILY D. BUCHWALTER
STATE OF WASHINGTON

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG B-C

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
FIRST FLOOR PLAN

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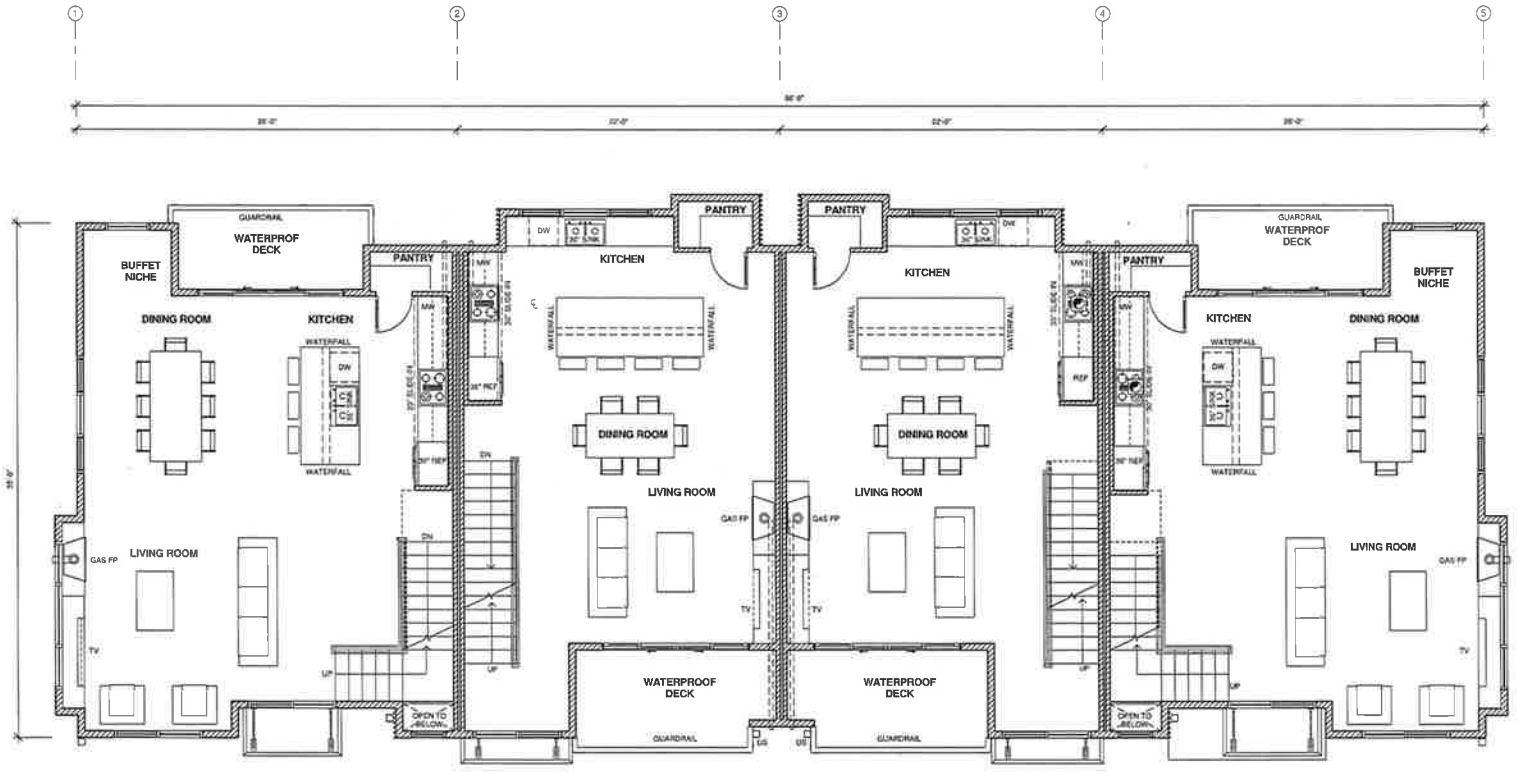
A2.0.2

PLOT SCALE: 1:1



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG B-C

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
SECOND FLOOR PLAN

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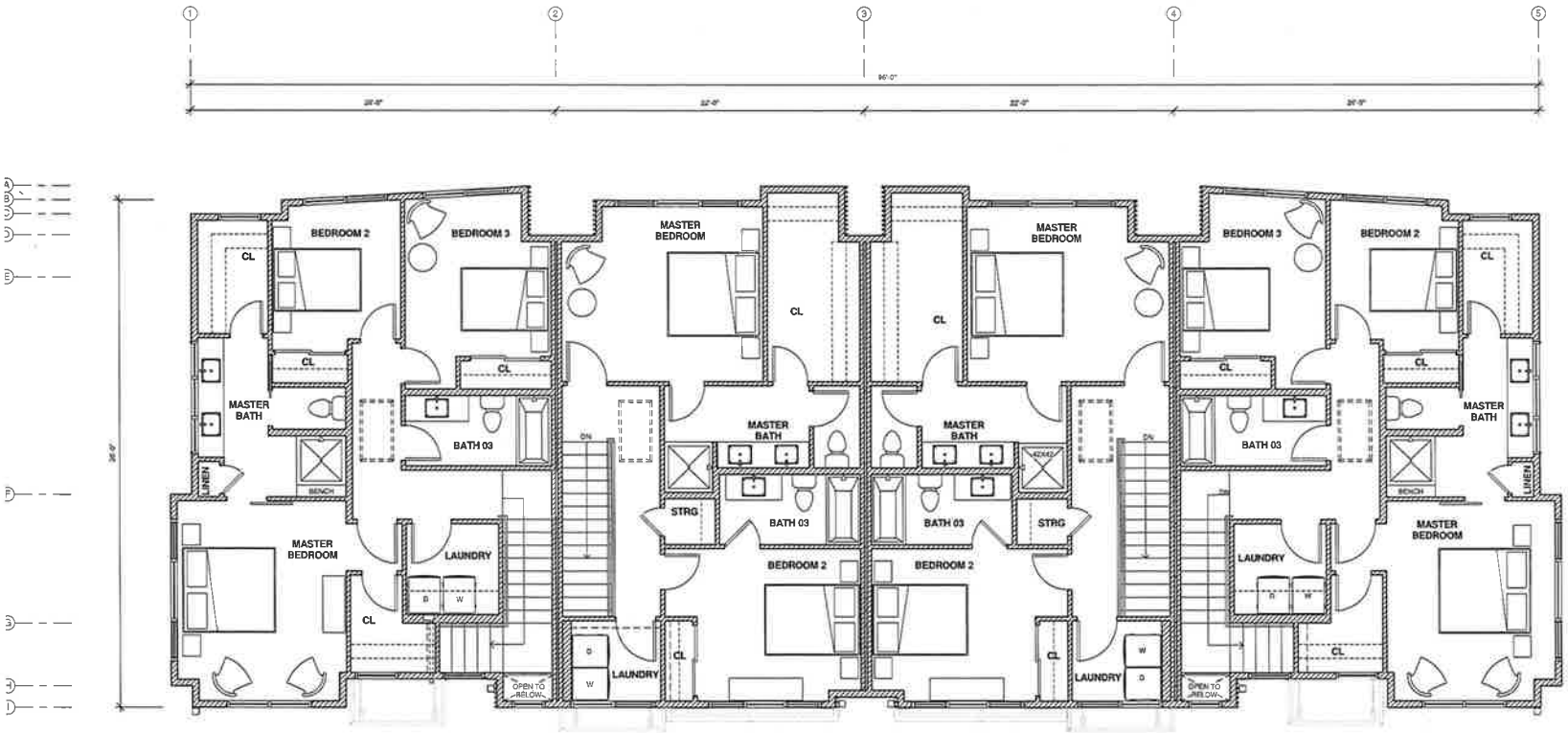
A2.1.2

PLOT SCALE: 1:1



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG B-C

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98006

DRAWING NAME:
THIRD FLOOR PLAN

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

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PROJECT No.: 2014131
DATE: 3/29/2016

A2.2.2

PLOT SCALE: 1:1

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

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEME

HARDIE LAP SIDING
HARDIE PANEL
PAINT -SHERWIN WILLIAMS (SW)
CEDAR BOARD SIDING

SCHEME 1:
- SW 7017 DORIAN GRAY
- SW 7046 ANONYMOUS
- SW 7047 PORPOISE
- SW 6898 HUSKY ORANGE
- NATURAL WOOD COLOR

SCHEME 2:
- SW 7023 REQUISITE GRAY
- SW 7673 PEWTER CAST
- SW 7674 PEPPERCORN
- SW 6230 RAINSTORM
- NATURAL WOOD COLOR

SCHEME 3:
- SW 7046 INTELLECTUAL GRAY
- SW 7025 BACKDROP
- SW 6258 TRICORN BLACK
- SW 6411 BENGAL GRASS
- NATURAL WOOD COLOR

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG B-C

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98006

DRAWING NAME:
SOUTH & WEST ELEVATIONS

Drawn By: OTR + EP
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A3.0.2

PLOT SCALE: 1:1

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

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEME

HARDIE LAP SIDING
HARDIE PANEL
PAINT - SHERWIN WILLIAMS (SW)
CEDAR BOARD SIDING

SCHEME 1:
- SW 7017 DORIAN GRAY
- SW 7048 ANONYMOUS
- SW 7047 PORPOISE
- SW 6636 HUSKY ORANGE
- NATURAL WOOD COLOR

SCHEME 2:
- SW 7023 REQUISITE GRAY
- SW 7673 PEWTER CAST
- SW 7674 PEPPERCORN
- SW 6230 RAINSTORM
- NATURAL WOOD COLOR

SCHEME 2:
- SW 7045 INTELLECTUAL GRAY
- SW 7025 BACKDROP
- SW 6258 TRICORN BLACK
- SW 6411 BENGAL GRASS
- NATURAL WOOD COLOR

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STATE OF WASHINGTON

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG B-C

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
NORTH & EAST ELEVATIONS

Drawn By: OTR + EP
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A3.1.2

PLOT SCALE: 1:1

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STATE OF WASHINGTON

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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG B-C

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
3D VIEWS

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

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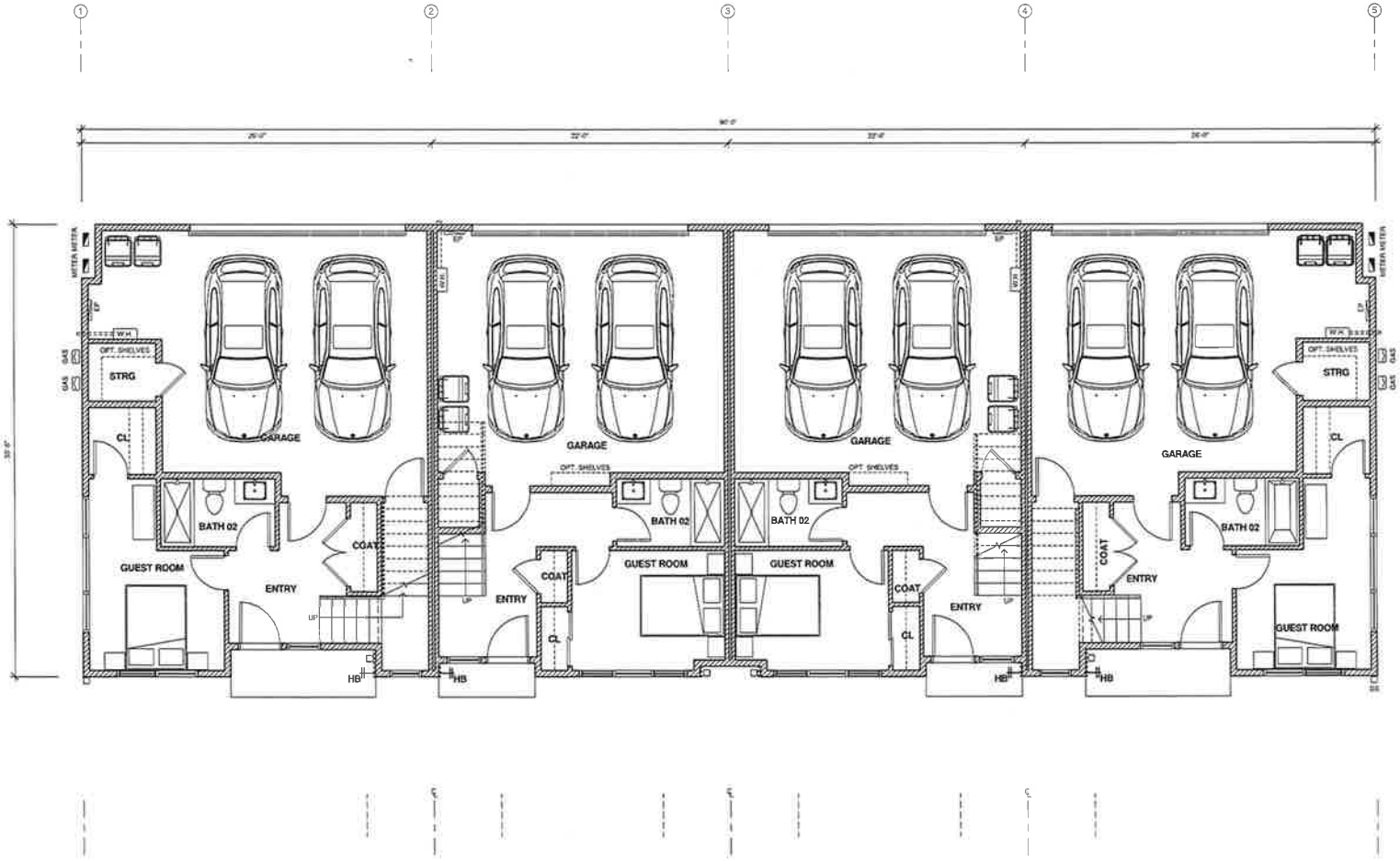
PROJECT No.: 2014131
DATE: 3/28/2016

A3.2.2

PLOT SCALE: 1:1



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MEDICI ARCHITECTS

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STATE OF WASHINGTON

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BREVA TOWNHOMES BDLG D-E-F

QUADRANT HOMES
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BELLEVUE, WA 98006

JOB ADDRESS:
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BELLEVUE, WA 98008

DRAWING NAME:
FIRST FLOOR PLAN

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

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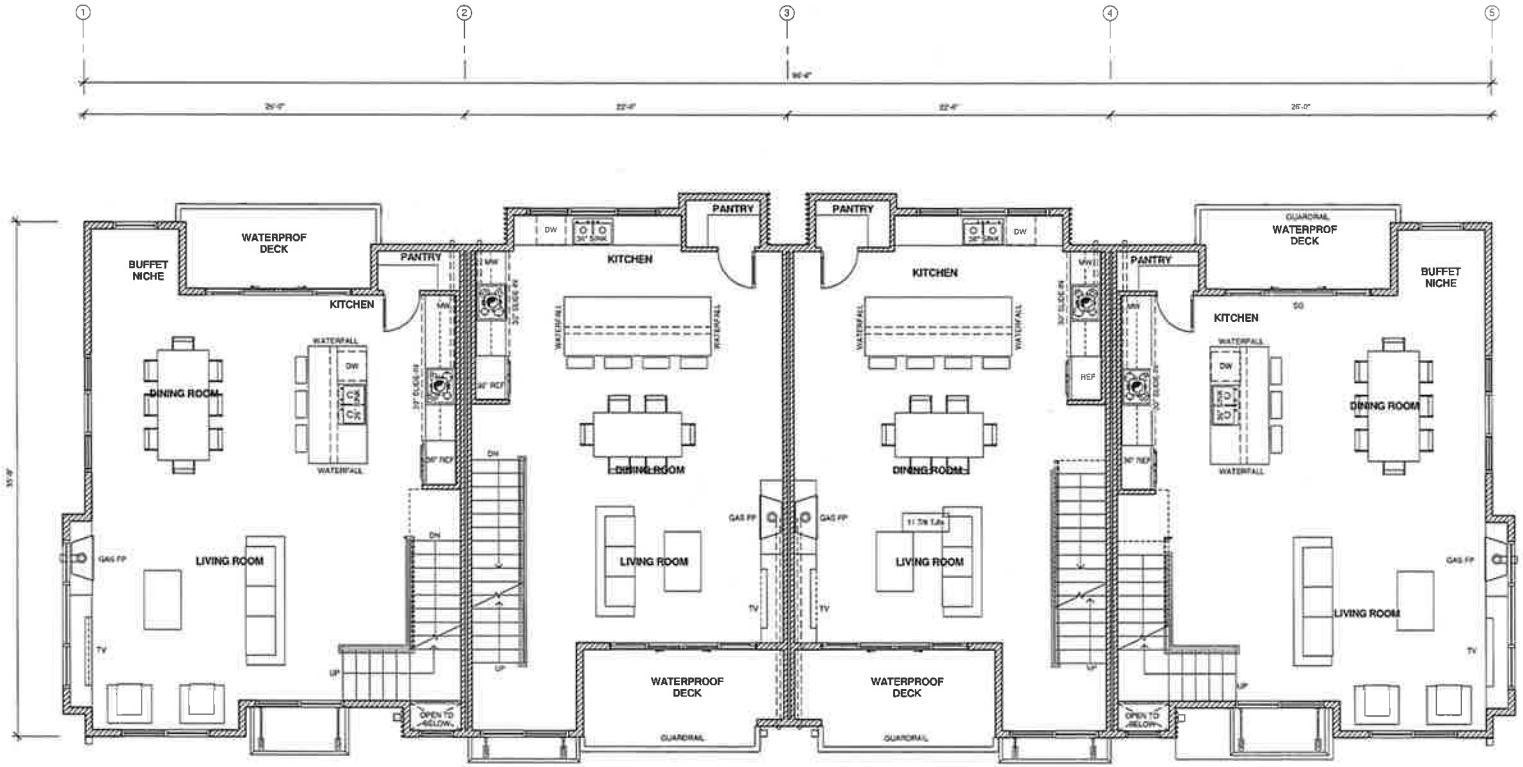
DATE: 3/28/2016

A2.0.3

PLOT SCALE: 1:1



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT / CLIENT:
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QUADRANT HOMES
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BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
SECOND FLOOR PLAN

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

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PROJECT No.: 2014131
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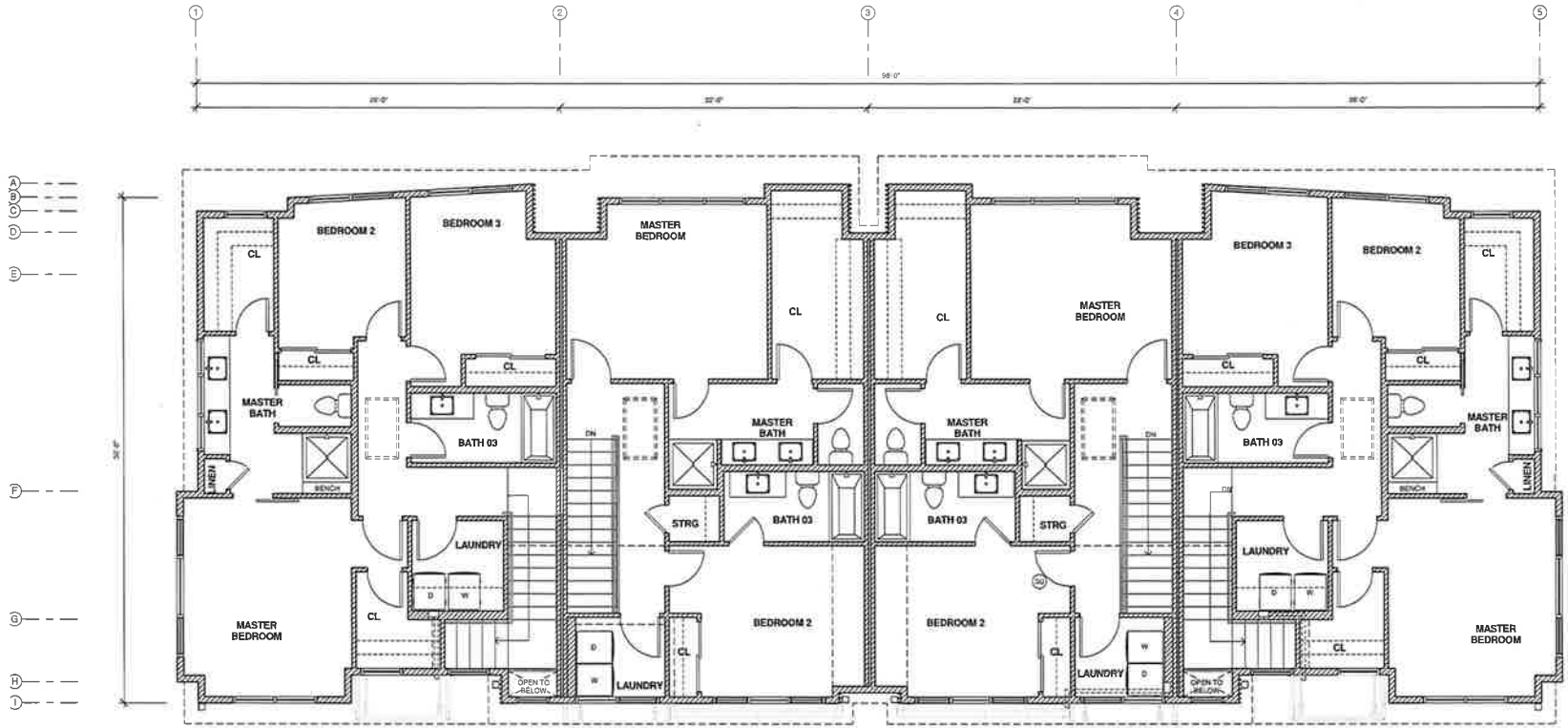
A2.1.3

PLOT SCALE: 1:1



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
THIRD FLOOR PLAN

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014131
DATE: 3/28/2016

A2.2.3

PLOT SCALE: 1:1

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

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEME

HARDIE LAP SIDING
HARDIE PANEL
PAINT: SHERWIN WILLIAMS (SW)
CEDAR BOARD SIDING

SCHEME 1:
- SW 7017 DORIAN GRAY
- SW 7046 ANONYMOUS
- SW 7047 PORPOISE
- SW 6636 HUSKY ORANGE
- NATURAL WOOD COLOR

SCHEME 2:
- SW 7023 REQUISITE GRAY
- SW 7673 PEWTER CAST
- SW 7674 PEPPERCORN
- SW 6230 RAINSTORM
- NATURAL WOOD COLOR

SCHEME 3:
- SW 7045 INTELLECTUAL GRAY
- SW 7025 BACKDROP
- SW 6258 TRICORN BLACK
- SW 6411 BENGAL GRASS
- NATURAL WOOD COLOR

MEDICI ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUDMORTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS:	DATE:
1.	MM-DD-YY
2.	
3.	
4.	
5.	

PROJECT / CLIENT:
BREVA TOWNHOMES BDLG D-E-F

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
EAST & SOUTH ELEVATIONS

Drawn By: OTR + EP
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Owner Approval:

PHASE:
DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014131
DATE: 3/28/2016

A3.0.3

PLOT SCALE: 1:1

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

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEME

HARDIE LAP SIDING
HARDIE PANEL
PAINT -SHERWIN WILLIAMS (SW)
CEDAR BOARD SIDING

SCHEME 1.
- SW 7017 DORIAN GRAY
- SW 7046 ANONYMOUS
- SW 7047 PORPOISE
- SW 6606 HUSKY ORANGE
- NATURAL WOOD COLOR

SCHEME 2.
- SW 7023 REQUISITE GRAY
- SW 7673 PEWTER CAST
- SW 7674 PEPPERCORN
- SW 6238 RAINSTORM
- NATURAL WOOD COLOR

SCHEME 3:
- SW 7045 INTELLECTUAL GRAY
- SW 7025 BACKDROP
- SW 6258 TRICORN BLACK
- SW 6411 BENGAL GRASS
- NATURAL WOOD COLOR

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REGISTERED ARCHITECT
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STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1. MM-DD-YY
2.
3.
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PROJECT / CLIENT:
BREVA TOWNHOMES BDLG D-E-F

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
WEST & NORTH ELEVATIONS

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

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PROJECT No.: 2014131
DATE: 3/28/2016

A3.1.3

PLOT SCALE: 1:1

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EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE:	11-25-14
REVISIONS:	DATE:
1.	MM-DD-YY
2.	
3.	
4.	
5.	

PROJECT / CLIENT:
BREVA TOWNHOMES BDLG D-E-F

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
3D VIEWS

Drawn By: QTR + EP
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014131
DATE: 3/28/2016

A3.2.3

PLOT SCALE: 1:1

① ELEVATION 164TH AVE NE
1 : 150

② ELEVATION NORTHUP WAY
1 : 150

MEDICI ARCHITECTS

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REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE:	04-21-15

REVISIONS:	DATE:
1. DRC REVISION LETTER	06-26-15
2.	
3.	
4.	
5.	

PROJECT / CLIENT:
BREVA TOWNHOMES

QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:
16229 NORTHUP WAY
BELLEVUE, WA 98008

DRAWING NAME:
NORTH UP WAY & 164TH AVE NE ELEVATIONS

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

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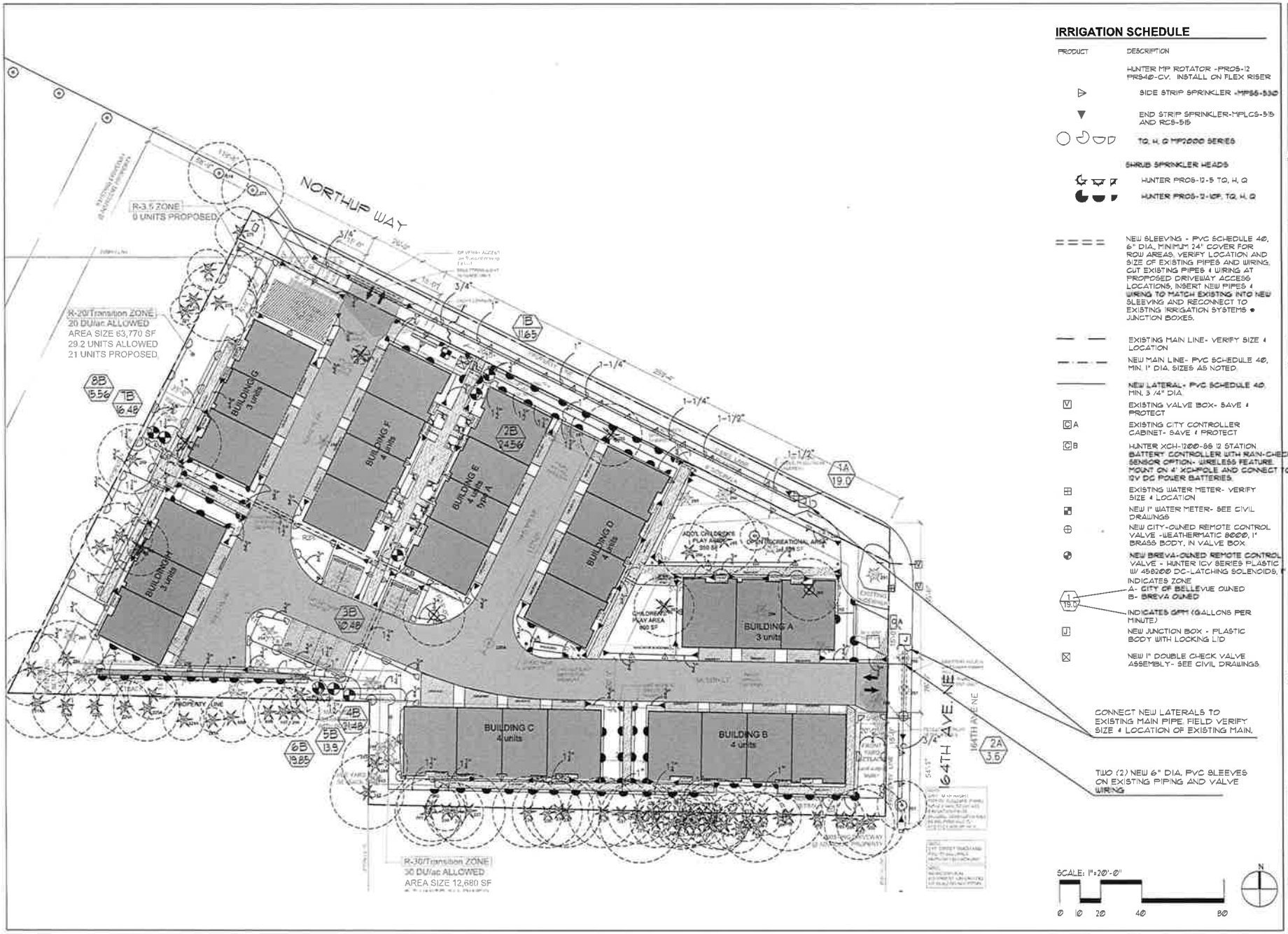
APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014131
DATE: 3/28/2016

A4.0

PLOT SCALE: 1:1



IRRIGATION SCHEDULE

PRODUCT	DESCRIPTION
	HUNTER MP ROTATOR -PROS-12 PRS40-CV. INSTALL ON FLEX RISER
▷	SIDE STRIP SPRINKLER -MPSS-530
▼	END STRIP SPRINKLER-MPLCS-515 AND RCS-515
○ ◔ ▭ ▭	TQ, H, Q MP2000 SERIES
	SHRUB SPRINKLER HEADS
	HUNTER PROS-12-5 TQ, H, Q
	HUNTER PROS-12-10F, TQ, H, Q
====	NEW SLEEVING - PVC SCHEDULE 40, 6" DIA., MINIMUM 24" COVER FOR ROW AREAS. VERIFY LOCATION AND SIZE OF EXISTING PIPES AND WIRING. CUT EXISTING PIPES & WIRING AT PROPOSED DRIVEWAY ACCESS LOCATIONS, INSERT NEW PIPES & WIRING TO MATCH EXISTING INTO NEW SLEEVING AND RECONNECT TO EXISTING IRRIGATION SYSTEMS & JUNCTION BOXES.
— —	EXISTING MAIN LINE- VERIFY SIZE & LOCATION
—·—·—	NEW MAIN LINE- PVC SCHEDULE 40, MIN. 1" DIA. SIZES AS NOTED.
———	NEW LATERAL- PVC SCHEDULE 40, MIN. 3 /4" DIA.
V	EXISTING VALVE BOX- SAVE & PROTECT
CA	EXISTING CITY CONTROLLER CABINET- SAVE & PROTECT
CB	HUNTER XCH-1200-SS 12 STATION BATTERY CONTROLLER WITH RAIN-CHECK SENSOR OPTION- WIRELESS FEATURE. MOUNT ON 4' XCH-POLE AND CONNECT TO 12V DC POWER BATTERIES.
⊞	EXISTING WATER METER- VERIFY SIZE & LOCATION
▪	NEW 1" WATER METER- SEE CIVIL DRAWINGS
⊕	NEW CITY-OWNED REMOTE CONTROL VALVE -WEATHERMATIC 8000, 1" BRASS BODY, IN VALVE BOX
◕	NEW BREVA-OWNED REMOTE CONTROL VALVE - HUNTER ICV SERIES PLASTIC W/ 458200 DC-LATCHING SOLENOIDS, 1"
1 / 19.0	INDICATES ZONE A- CITY OF BELLEVUE OWNED B- BREVA OWNED INDICATES GPM (GALLONS PER MINUTE)
J	NEW JUNCTION BOX - PLASTIC BODY WITH LOCKING LID
⊠	NEW 1" DOUBLE CHECK VALVE ASSEMBLY- SEE CIVIL DRAWINGS

CONNECT NEW LATERALS TO EXISTING MAIN PIPE. FIELD VERIFY SIZE & LOCATION OF EXISTING MAIN.

TWO (2) NEW 6" DIA. PVC SLEEVES ON EXISTING PIPING AND VALVE WIRING

SCALE: 1"=20'-0"

0 10 20 40 80

N

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BREVA TOWNHOMES, BELLEVUE WA

REVISIONS/DRAWING ISSUES:
1 12-10-2015

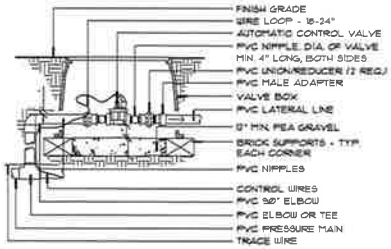
Drawn by: SC
Checked by: CL

PERMIT SET

DATE: 9-24-2015
LAST UPDATE: 2-26-2016
CAD FILE:

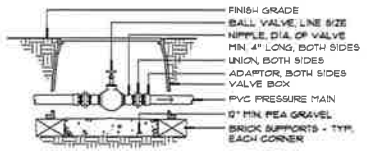
DRAWING TITLE
IRRIGATION PLAN

SHEET NUMBER
L1.0



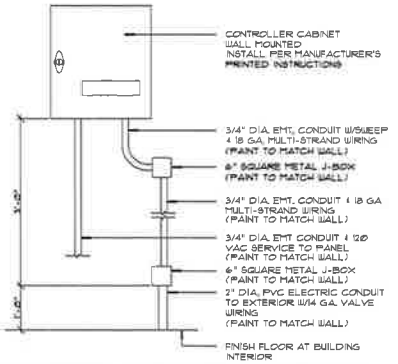
NOTE:
SEAL ALL THREADED JOINTS WITH TEFLON TAPE ON MALE THREADS ONLY
ONE VALVE PER VALVE BOX

A TYPICAL AUTOMATIC CONTROL VALVE
NOT TO SCALE

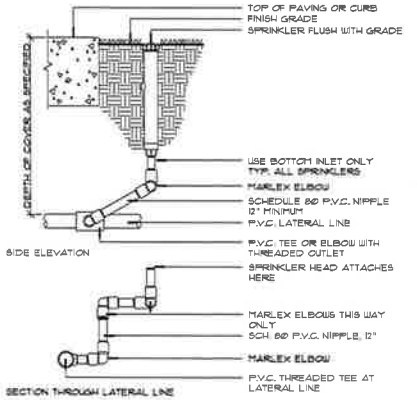


NOTE:
SEAL ALL THREADED JOINTS WITH TEFLON TAPE ON MALE THREADS ONLY
ONE VALVE PER VALVE BOX

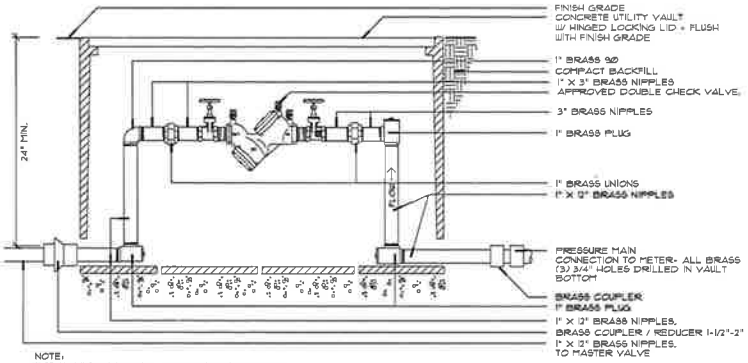
B TYPICAL BALL VALVE
NOT TO SCALE
BALVLVKC



C TYPICAL IRRIGATION CONTROLLER
NOT TO SCALE
CONTROL-2



D TYPICAL SPRAY HEAD
NOT TO SCALE
SPRAY-2



NOTE:
1. SEAL INLET AND OUTLET OF VAULT WITH GROUT
2. ALL BRASS FITTINGS TO METER ASSEMBLY
3. (5" WASHED ROCK BACKFILL (6" DEPTH). INSTALL VAULT DRAIN AS NEEDED

E TYPICAL DOUBLE CHECK VALVE ASSEMBLY
NOT TO SCALE

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BREVA
TOWNHOMES,
BELLEVUE WA

REVISIONS/DRAWING ISSUES
1 12-10-2015

Drawn by SC
Checked by CL

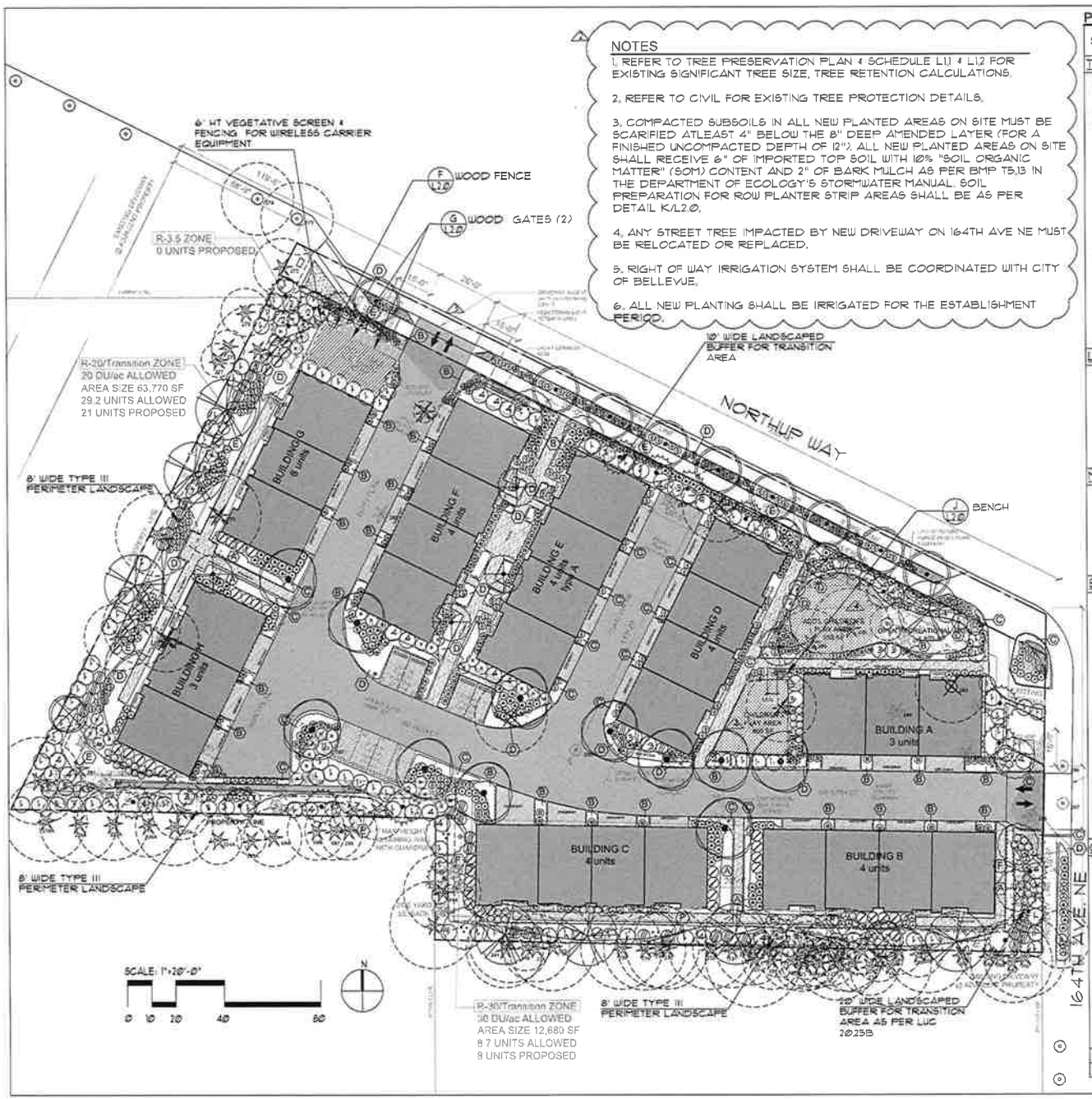
PERMIT SET

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Craig A. Klein
CERTIFICATE NO. 446

DATE: 9-24-2015
LAST UPDATE: 2-23-2016
CAD FILE:

DRAWING TITLE
IRRIGATION
DETAILS

SHEET NUMBER
11.1



NOTES

1. REFER TO TREE PRESERVATION PLAN & SCHEDULE L1.1 & L1.2 FOR EXISTING SIGNIFICANT TREE SIZE, TREE RETENTION CALCULATIONS.

2. REFER TO CIVIL FOR EXISTING TREE PROTECTION DETAILS.

3. COMPACTED SUBSOILS IN ALL NEW PLANTED AREAS ON SITE MUST BE SCARIFIED ATLEAST 4" BELOW THE 8" DEEP AMENDED LAYER (FOR A FINISHED UNCOMPACTED DEPTH OF 12"). ALL NEW PLANTED AREAS ON SITE SHALL RECEIVE 6" OF IMPORTED TOP SOIL WITH 10% "SOIL ORGANIC MATTER" (SOM) CONTENT AND 2" OF BARK MULCH AS PER BMP T5.13 IN THE DEPARTMENT OF ECOLOGY'S STORMWATER MANUAL. SOIL PREPARATION FOR ROW PLANTER STRIP AREAS SHALL BE AS PER DETAIL K/L2.0.

4. ANY STREET TREE IMPACTED BY NEW DRIVEWAY ON 164TH AVE NE MUST BE RELOCATED OR REPLACED.

5. RIGHT OF WAY IRRIGATION SYSTEM SHALL BE COORDINATED WITH CITY OF BELLEVUE.

6. ALL NEW PLANTING SHALL BE IRRIGATED FOR THE ESTABLISHMENT PERIOD.

PLANTING LEGEND

SYMBOL	PLANT TYPE	SIZE AT PLANTING	SPACING	NATIVE
TREES				
	EXISTING TREE TO BE SAVED AND PROTECTED			
	PINUS CONTORTA VAR. CONTORTA/ SHORE PINE	10' HT., 2" CAL., B&B	AS INDICATED	YES
	CHAMAECYPARIS OBTUSA GRACILIS 'COMPACTA'/ COMPACT HINOKI CYPRESS	10' HT., 2" CAL., B&B	AS INDICATED	YES
	SYRINGA PEKINENSIS 'MORTON'/ CHINA SNOW TREE LILAC	2" CALIPER, 10' HT.	AS INDICATED	NO
	TILIA CORDATA 'HALKA'/ SUMMER SPRITE LINDEN	2" CALIPER, 10' HT.	AS INDICATED	NO
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/ SERVICEBERRY	2" CAL., 10' HT., MULTI STEMMED	AS INDICATED	YES
	ACER CIRCINATUM/ VINE MAPLE	10' HT., 2" CAL., MULTI STEMMED	AS INDICATED	YES
	HAMAMELIS INTERMEDIA 'DIANE'/ DIANE WITCH HAZEL	10' HT., MULTI STEMMED	AS INDICATED	YES
LARGE SHRUBS				
1	VACCINIUM OVATUM/ EVERGREEN HUCKLEBERRY	42" HT.	3'-0" O.C.	YES
2	RIBES SANGUINEUM/ WINTER CURRANT	42" HT.	3'-0" O.C.	YES
3	PHILADELPHUS LEWISII/ MOCK APPLE	42" HT.	3'-0" O.C.	YES
4	MAHONIA AQUIFOLIUM/ OREGON GRAPE	42" HT.	3'-0" O.C.	YES
MEDIUM SHRUBS				
	SARCOCOCCA RUSCIFOLIA/ SWEETBOX	18" HT.	3'-0" O.C.	NO
	LONICERA NITIDA 'BAGESEN'S GOLD'/ GOLDEN LEAF HONEYSUCKLE	18" HT.	3'-0" O.C.	NO
	SYMPHORICARPUS ALBUS/ SNOWBERRY	18" HT.	3'-0" O.C.	YES
SMALL SHRUBS				
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'/ LAVENDER	2 GAL	2'-0" O.C.	NO
	CORNUS STOLONIFERA 'KELSEYI'/ DWARF-FORM RED TWIG DOGWOOD	2 GAL	2'-0" O.C.	NO
	SPIRAEA X BUMALDA 'MAGIC CARPET'/ MAGIC CARPET SPIRAEA	2 GAL	2'-0" O.C.	NO
	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	2 GAL	2'-0" O.C.	YES
	POLYSTICHUM MUNITUM/ SWORD FERN	2 GAL	2'-0" O.C.	YES
	HELICTOTRICHON SEMPERVIRENS/ BLUE OAT GRASS	2 GAL	2'-0" O.C.	NO
	KALMIA LATIFOLIA 'ELF'	2 GAL	2'-0" O.C.	NO
	LIRIOPE MUSCARI 'AZTEC GRASS'/AZTEC GRASS	2 GAL	2'-0" O.C.	NO
GROUNDCOVERS & PERENNIALS				
A	BLECHNUM SPICANT/ DEER FERN	4" CONTAINER	1'-0" O.C.	YES
B	SEDUM DIVERGENS/ SPREADING STONECROP	4" CONTAINER	1'-0" O.C.	YES
C	LIRIOPE SPICATA/ CREEPING LILYTURF	4" CONTAINER	1'-0" O.C.	NO
D	RUBUS CALYCINOIDES/ CREEPING BRAMBLE	4" CONTAINER	1'-0" O.C.	YES
E	GAULTHERIA PROCUMBENS/ CREEPING WINTERGREEN	4" CONTAINER	1'-0" O.C.	NO
F	OXALIS ORAGANA/ OREGON OXALIS	4" CONTAINER	1'-0" O.C.	YES
	GERANIUM MACRORRHIZUM 'ALBUM'/ CRANESBILL	4" CONTAINER	1'-0" O.C.	NO
	BARK MULCH ONLY	3" DEPTH		
	SOFT SURFACING A	3" DEPTH		

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BREVA TOWNHOMES, BELLEVUE WA

REVISIONS/DRAWING ISSUES:
1. 12-10-2015
2. 1-14-2016
3. 2-22-2016
4. 3-18-2016

Drawn by: SC
Checked by: CL

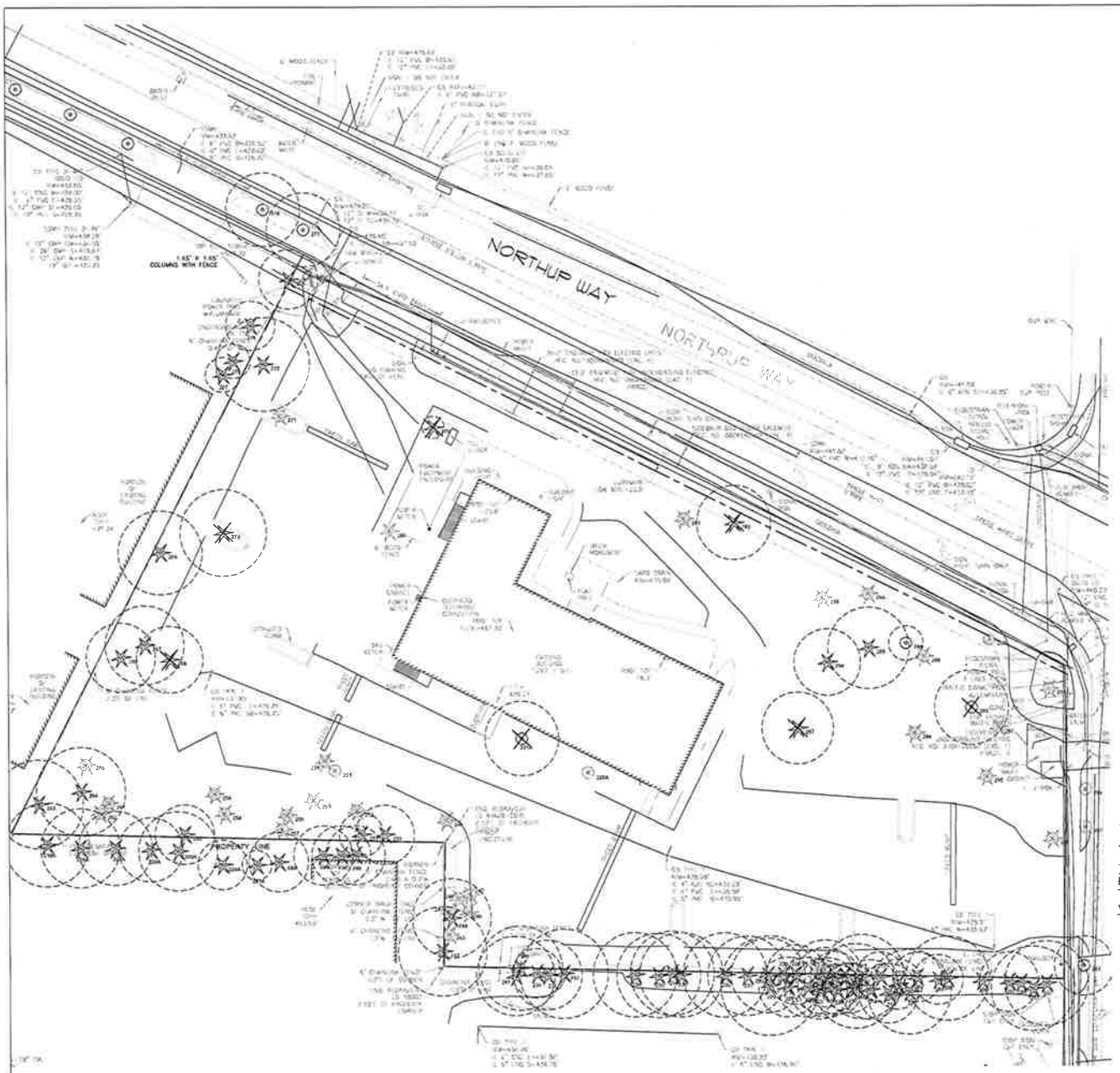
PERMIT SET

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 442

DATE: 9-24-2015
LAST UPDATE:
CAD FILE:

DRAWING TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0



PLANTING LEGEND

SYMBOL	DESCRIPTION
TREES	
	EXISTING SIGNIFICANT TREE TO BE SAVED AND PROTECTED
	EXISTING NON-VIABLE SIGNIFICANT TREE TO BE REMOVED
	EXISTING VIABLE SIGNIFICANT TREE TO BE REMOVED

NOTES

1. REFER TO SHEET L1.2 FOR EXISTING SIGNIFICANT TREE SIZE, SPECIES AND TREE RETENTION CALCULATIONS.
2. REFER TO ARBORIST REPORT & CIVIL DRAWINGS FOR EXISTING TREE PROTECTION DETAILS.

SCALE: 1"=10'-0"

0 10 20 40 80

N

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BREVA TOWNHOMES, BELLEVUE WA

REVISIONS/DRAWING ISSUES:

Drawn by: SC
Checked by: CL

PERMIT SET

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

DATE: 9-24-2015
LAST UPDATE:
CAD FILE:

DRAWING TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L1.1

ON SITE TREE INVENTORY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip line Radius feet	Health	Defects/Comments	Retained	Non-viable	Removed	N	W	E	S	Value	Interior/Perimeter
1	243	Douglas fir	8	8	8	Poor	[illegible]		1		8	8	8	8	9	P
2	244	Douglas fir	18	14	18	OK	[illegible]	1			18	18	18	18	16	P
3	245	Douglas fir	27	27	21	Fair	[illegible]		1		21	21	21	21	27	P
4	246	Douglas fir	17	17	16	Poor	[illegible]		1		16	16	16	16	17	P
5	247	Douglas fir	21	21	21	Fair	[illegible]		1		21	21	21	21	21	P
6	248	Douglas fir	22	22	21	Fair	[illegible]		1		21	21	21	21	22	P
7	249	Douglas fir	36	36	24	Poor	[illegible]		1		24	24	24	24	36	P
8	250	Douglas fir	8	8	12	OK	exposed roots, thin canopy	1			12	12	12	12	8	P
9	251	Douglas fir	9.5	9.5	9	Good	Exposed roots	1			9	9	9	9	9.5	P
10	252	Douglas fir	26	26	22	Fair	Epicormic branch formation, ivy, popping bark, previous top loss, [illegible]		1		22	22	22	22	26	P
11	254	Douglas fir	25	25	23	Fair	Ivy, popping bark, asymmetric canopy, dead wood, broken branches, column of decay on south side, [illegible]		1		23	23	23	23	25	I
12	255	Douglas fir	28	28	28	Fair	[illegible]		1		28	28	28	28	28	I
13	256	Douglas fir	18	18	12	Fair	[illegible]		1		12	12	12	12	18	P
14	257	Douglas fir	10	10	8	Poor	[illegible]		1		8	8	8	8	10	P
15	258	Douglas fir	8	8	6	Poor	[illegible]		1		6	6	6	6	8	P
16	253	Douglas fir	13	13	18	Poor	Ivy, abnormal bark, shedding bark, co-dominant leader reduced to 1, decay, healed wound [illegible]		1		18	18	18	18	13	I
17	260	Western red cedar	15	15	12	Good	Typical of species	1			12	12	12	12	15	P
18	261	Douglas fir	9	9	12	Poor	Large 2" diameter ropes of ivy, mostly dead, broken branches, abnormal shedding bark, asymmetric canopy		1		12	12	12	12	9	I
19	262	Douglas fir	13	13	16	Poor	[illegible]		1		16	16	16	16	13	P
20	263	Western red cedar	29	29	14	Good	Typical of species	1			18	18	14	18	35	P
21	264	Douglas fir	22	22	18	OK	Ivy, dead wood, broken branches	1			18	18	18	18	22	I
22	265	Douglas fir	25	25	24	Poor	Ivy, broken branches, typical of species		1		24	24	24	24	25	P
23	266	Douglas fir	17	17	14	OK	"S" shaped trunk, epicormic branch formation, two scars at 20' and 25'	1			14	14	8	8	17	P
24	267	Douglas fir	16	16	14	OK	[illegible]	1			14	14	8	8	16	P
25	268	Douglas fir	27	27	21	OK	Abnormal popping bark, roots disrupting asphalt, previous top loss			1	21	21	21	21	27	I
26	269	Western red cedar	36	36	17	Good	Typical of species	1			17	17	17	17	36	P
27	219	Douglas fir	35	35	16	Good	No taper, previous top loss, epicormic branch [illegible]		1		16	16	16	16	35	I
28	211	Douglas fir	29	29	16	Fair	[illegible]		1		16	16	16	16	29	I
29	272	Western red cedar	16	16	19	OK	Typical of species, broken large branch @ 27'	1			19	19	19	19	16	P
30	270	White pine	6	6	6	Excellent	Typical of species			1	6	6	6	6	6	I
31	281	Douglas fir	22	22	17	Fair	Multiple topping events, [illegible] co-dominant leaders with included bark		1		17	17	17	17	22	P
32	282	Douglas fir	15	15	15	OK	[illegible] poor pruning with decay, topped, girdled wire @ 6', strong laterals, exposed roots			1	15	15	15	15	15	P
33	283	Douglas fir	24	24	16	Poor	Popping bark, column of decay on north side, cavity		1		16	16	16	16	24	I
34	284	Douglas fir	13	13	12	Fair	[illegible]		1		12	12	12	12	13	I
35	285	Douglas fir	33	33	18	OK	Co-dominant leader reduced to 1 @ 40', previous top loss, exposed roots, severed roots, some red ring rot, dead wood, popping bark	1			18	18	18	18	33	I
36	286	Douglas fir	27	27	15	OK	Sap, crack @10', none, self corrected lean to south, bulge @1', asymmetric canopy, dead wood	1			15	15	15	15	27	I
37	287	Douglas fir	29	29	21	OK	[illegible]			1	21	21	21	21	29	I
38	288	Maple	14	14	13	OK	Column of decay on west side, [illegible]	1			13	13	13	13	14	I
39	289	Douglas fir	25	25	14	Poor	[illegible]		1		14	14	14	14	25	I
40	290	Red alder	14	14	20	Fair	Topped multiple times, typical of species, dead wood, broken branches, decay		1		20	20	20	20	14	P
41	291	Douglas fir	26	26	21	Poor	Abnormal popping shedding bark, roots severed for sidewalks @ 10-15' from root crown, topped, decay, carpenter ants, conks, stress crop of cones		1		21	21	21	21	26	P
42	292	Maple	4/5/12/7/8/4/6	18	24	Fair	Co-dominant leaders with included bark X6, typical of species, dead wood, decay crack in largest diameter stem		1		24	24	24	24	18	I
43	293	Madrona	28	28	28	Excellent	[illegible]			1	28	28	28	28	28	I
44	294	Douglas fir	25	25	16	Fair	Sap, [illegible] abnormal popping bark, self corrected lean, crack @ 12' horizontal, girdled root south side, probable crack @ 6', some evidence of red ring rot		1		16	16	16	16	25	I
45	295	Douglas fir	35	35	17	Poor	Crack at 40', sap, abnormal shedding popping bark, bad knees, epicormic branch formation		1		17	17	17	17	35	I
46	298	Douglas fir	3	3	21	Poor	Abnormal shedding bark, topped, very poor condition		1		21	21	21	21	3	P
47	2204	Cherry	14	14	18	Fair	Co-dominant leaders with included bark X3, typical of species, galls, gummosis, dead scaffold		1		18	18	18	18	14	I
48	221A	Cherry	13	13	18	OK	Co-dominant leaders with included bark X4, galls, gummosis			1	18	18	18	18	13	I

OFF SITE TREE INVENTORY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip line Radius feet	Health	Defects/Comments	Retained	Non-viable	Removed	N	W	E	S	Interior/Perimeter	Value
1	201	Maple	9	9	12	Good	Typical of species	1			12	12	12	12		9
2	202	Douglas fir	17	17	17	Fair	Topped, tapo, hollow, broken branches, dead wood, [illegible]		1		17	17	17	17		17
3	203	Douglas fir	19	19	17	Fair	Suppressed canopy, dead wood, asymmetric canopy, abnormal shedding bark		1		17	17	17	17		19
4	204	Maple	10	10	8	Poor	Mostly dead, multi trunked with dead spurs, broken top, decay, carpenter ants		1		8	8	8	8		10
5	205	Douglas fir	8	8	12	Fair	Suppressed canopy, dead wood, asymmetric canopy, abnormal shedding bark		1		12	12	12	12		8
6	207	Douglas fir	14	14	17	OK	[illegible]	1			17	17	17	17		14
7	210	Douglas fir	14	14	17	OK	[illegible] broken branches, low live crown ratio, previous top loss	1			17	17	17	17		14
8	212	Douglas fir	13	13	12	OK	Co-dominant leaders @ canopy, dead wood, broken branches, asymmetric canopy to south	1			12	12	12	12		13
9	213	Douglas fir	14	14	18	OK	[illegible]	1			18	18	18	18		14
10	214	Douglas fir	20	20	12	OK	[illegible] column of decay on west side, dead wood, broken branches, low live crown ratio	1			12	12	12	12		20
11	215	Douglas fir	15	15	17	OK	[illegible]	1			17	17	17	17		15
12	216	Douglas fir	20	20	17	Fair	Abnormal bark, sap, crack @ 4', "S" shaped trunk, asymmetric canopy		1		17	17	17	17		20
13	217	Douglas fir	9	9	10	OK	[illegible]	1			10	10	10	10		9
14	219	Douglas fir	20	20	17	OK	Exposed roots, self corrected lean, epicormic branch formation, dead wood, low live crown ratio	1			17	17	17	17		20
15	220	Douglas fir	6	6	10	OK	Dead wood, suppressed canopy, asymmetric canopy	1			10	10	10	10		9
16	221	Douglas fir	13	13	13	OK	[illegible] asymmetric canopy, dead wood, broken branches	1			13	13	13	13		13
17	222	Douglas fir	16	16	12	OK	Typical of species, self corrected lean, [illegible]	1								16
18	222A	Douglas fir	11	11	15	OK	[illegible] broken branches	1			15	15	15	15		11
19	225	Douglas fir	15	15	16	OK	Suppressed canopy, dead wood, broken branches, epicormic branch formation, asymmetric canopy	1			16	16	16	16		15
20	226	Douglas fir	16	16	13	OK	[illegible]	1			13	13	13	13		16
21	227	Douglas fir	15	15	13	OK	[illegible]	1			13	13	13	13		15
22	228	Douglas fir	12	12	16	Fair	Abnormal bark, healed wound @ 18', unhealed wound with early red ring rot 15', epicormic branch formation, dead wood, asymmetric canopy		1		16	16	16	16		12
23	229	Douglas fir	11	11	20	Poor	[illegible] unhealed wound with decay and red ring rot, previous top loss		1		20	20	20	20		11
24	230	Douglas fir	11	11	15	OK	[illegible]	1			15	15	15	15		11
25	231	Douglas fir	24	24	16	OK	Exposed roots, poor pruning with decay, broken branch, dead wood, asymmetric canopy, slight bulge @ 3'	1			16	16	16	16		24
26	232	Douglas fir	17	17	17	Fair	Abnormal popping bark, sap, column of decay on east side, column of decay at 12', asymmetric canopy, epicormic branch formation, dead wood		1		17	17	17	17		17
27	233	Douglas fir	14	14	17	OK	Suppressed canopy, asymmetric canopy to SE, abnormal popping bark, column of decay to east	1			17	17	17	17		14
28	234	Douglas fir	20	20	17	Good	Epicormic branch formation, broken branches, asymmetric canopy	1			17	17	17	17		20
29	235	Douglas fir	18	18	17	OK	[illegible] reduced to one with decay, sap, self corrected lean, broken branches, dead wood	1			17	17	17	17		18
30	236	Douglas fir	29	29	17	Good	Poor pruning with decay, epicormic branch formation, dead wood, broken branches, dead wood	1			17	17	17	17		29
31	237	Douglas fir	20	20	16	OK	Epicormic branch formation, broken branches, dead wood, asymmetric canopy	1			16	16	16	16		20
32	238	Douglas fir	12	12	14	Fair	Self corrected lean to SE, sap, asymmetric canopy to SE, broken branches, dead wood		1		14	14	14	14		12
33	239	Douglas fir	11	11	10	OK	[illegible]	1			10	10	10	10		11
34	240	Douglas fir	14	14	17	OK	Exposed roots, asymmetric canopy to south, broken branches, dead wood, co-dominant leaders with included bark	1			17	17	17	17		14
35	241	Douglas fir	16	16	16	OK	Self-corrected lean, poor wound healing @ 6', dead wood, broken branches, asymmetric canopy	1			16	16	16	16		16
36	242	Douglas fir	18	18	18	Good	[illegible]	1			18	18	18	18		18
37	299	Douglas fir	9	9	12	OK	[illegible]	1			12	12	12	12		9
38	697	Douglas fir	15	15	12	Fair	Self corrected lean, ivy, internal crack @ 30' topped to north from that point, previous top loss, exposed roots		1		12	12	12	12		15
39	698	Douglas fir	19	19	12	OK	[illegible]	1			12	12	12	12		19
40	699	Douglas fir	18	18	12	Fair	[illegible] "S" shaped trunk, asymmetric canopy to the south, dead wood		1		12	12	12	12		18
41	222	Douglas fir	10	10	12	OK	[illegible] typical of species, [illegible]	1			12	12	12	12		10
42	225	Douglas fir	15	15	12	OK	Typical of species	1			12	12	12	12		15
43	226	Douglas fir	17	17	12	OK	Typical of species	1			12	12	12	12		17
44	227	Douglas fir	14	14	12	OK	Typical of species	1			12	12	12	12		14
45	218	Douglas fir	9	9	10	Poor	Girdled wire @ [illegible], topped		1		10	10	10	10		9
46	273	Plum	16	16	15	Fair	Exposed, girdled root, typical of species, water sprouts, codominant leaders with included bark, cavity [illegible]		1		15	15	15	15		16
47	274	Plum	14	14	15	Poor	[illegible] poor pruning with decay, dead wood, decay @ root crown		1		15	15	15	15		14
48	276	White pine	8	8	7	Good	Typical of species	1			7	7	7	7		8
49	278	White pine	8	8	10	Fair	Dead wood, [illegible]		1		10	10	10	10		8

SIGNIFICANT TREE PRESERVATION CALCULATIONS

Total number of tree credits	969.5
Viable Tree credits	416.5
Non-Viable tree Credits	553
Required retention of healthy perimeter trees 100%	162.5
Required retention of interior trees 15% (485 * .15)	73
Actual retained interior trees	96
Healthy trees removed for proposed improvements (7)	158
Retained trees (13)	258.5
Required Retention: 30% of trees (969.5 X 30%)	291
Required mitigation 291-258.5=	33

△ AS PER LANDSCAPE PLAN L1.0, PROPOSED TREES WITH 2" CALIPER SIZE: △
STREET TREES= 9
LANDSCAPE PERIMETER TREES= 40
INTERIOR TREES= 16

TOTAL NUMBER OF PROPOSED TREES= 9+40+16= 65
TOTAL NUMBER OF PROPOSED CALIPER INCHES= 65 X 2"= 130"

THUS, TREE CREDITS FROM PROPOSED TREE PLANTING (130") EXCEEDS TREE CREDITS REQUIRED FOR MITIGATION (33").

NOTES

1. REFER TO TREE PRESERVATION PLAN L1.1 PLAN FOR EXISTING SIGNIFICANT TREE LOCATIONS.

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BREVA
TOWNHOMES,
BELLEVUE WA

REVISIONS/DRAWING ISSUES:
△ 12-10-2015

Drawn by: SC
Checked by: CL

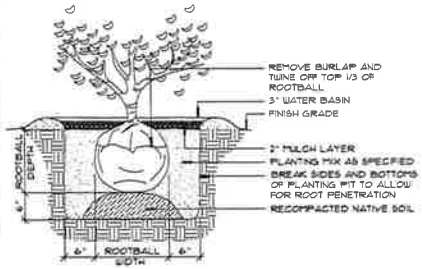
PERMIT SET

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

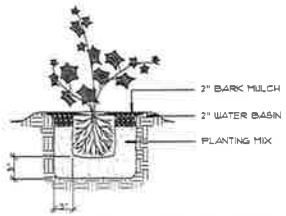
DATE: 9-24-2015
LAST UPDATE:
CAD FILE:

DRAWING TITLE
TREE PRESERVATION SCHEDULE

SHEET NUMBER
L1.2



A TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



B GROUNDCOVER PLANTING
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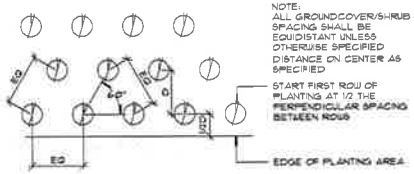
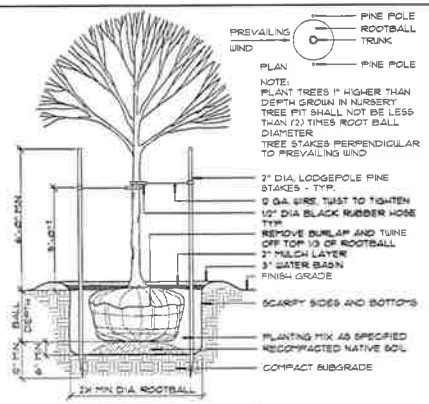


C TRIANGULAR PLANT SPACING
NOT TO SCALE



D TYPICAL DECIDUOUS TREE PLANTING
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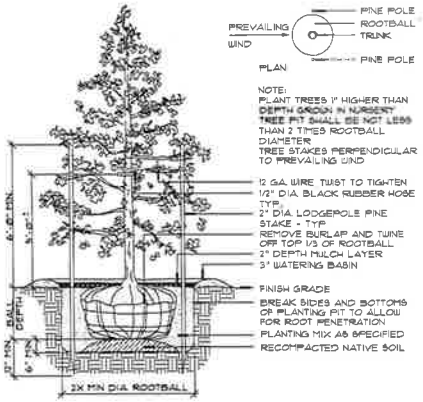

E TYPICAL CONIFEROUS TREE PLANTING
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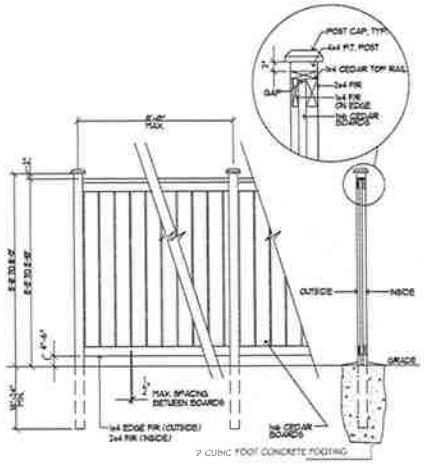

F TYPICAL WOOD FENCE
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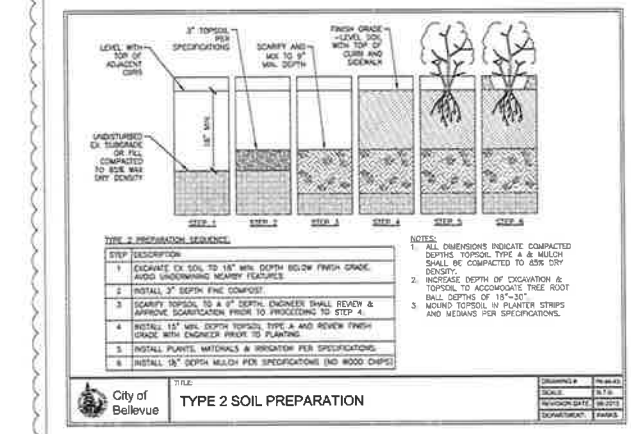
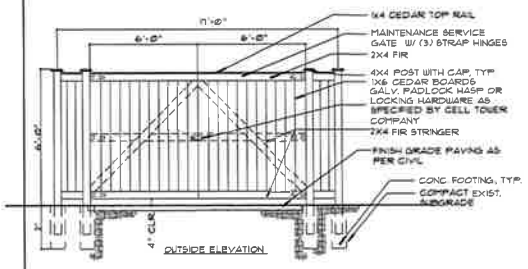


K ROW PLANTER STRIP SOIL PREPARATION
NOT TO SCALE



G TYPICAL WOOD GATE
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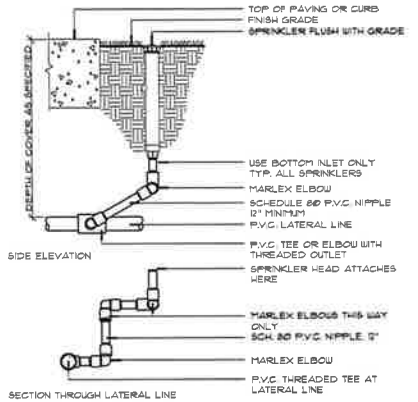

H TYPICAL SPRAY HEAD
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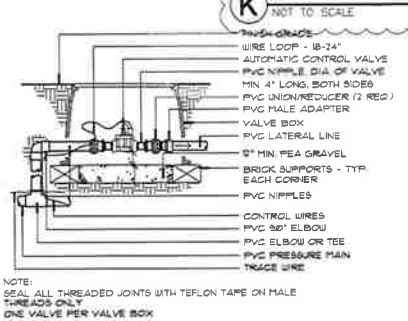
SPRAY-3



I TYPICAL AUTOMATIC CONTROL VALVE
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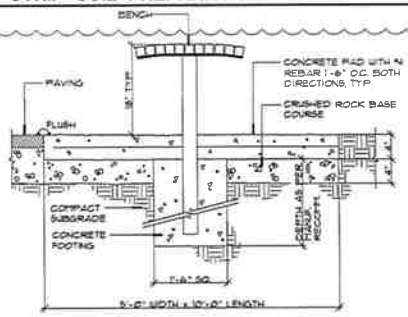

J TYPICAL BACKLESS BENCH INSTALLATION
NOT TO SCALE
BENCHBACKLESS

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E: jgm@jgm-ne.com

BREVA TOWNHOMES, BELLEVUE WA

REVISIONS/DRAWING ISSUES:
1 12-10-2015
2 1-14-2016

Drawn by: SC
Checked by: CL

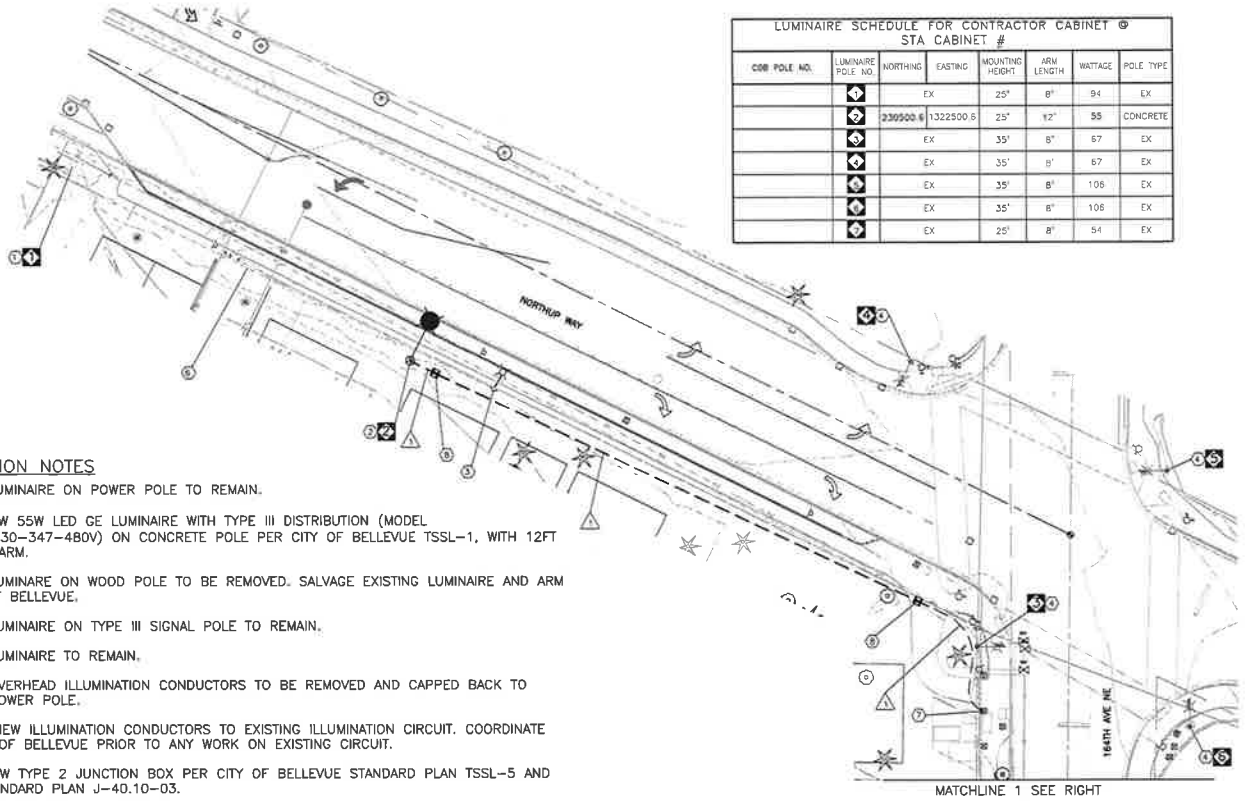
PERMIT SET

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

DATE: 9-24-2015
LAST UPDATE:
CAD FILE:

DRAWING TITLE
SITE DETAILS

SHEET NUMBER
L2.0

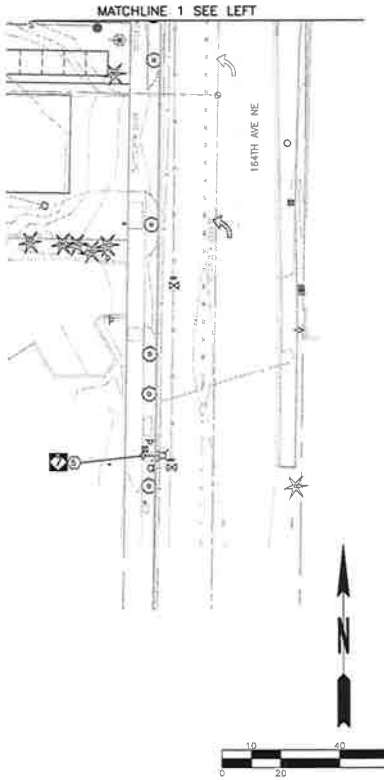


LUMINAIRE SCHEDULE FOR CONTRACTOR CABINET @ STA CABINET #

CDB POLE NO.	LUMINAIRE POLE NO.	NORTHING	EASTING	MOUNTING HEIGHT	ARM LENGTH	WATTAGE	POLE TYPE
	1	EX		25'	8'	94	EX
	2	230500.6	1322500.6	25'	12'	55	CONCRETE
	3	EX		35'	8'	67	EX
	4	EX		35'	8'	67	EX
	5	EX		35'	8'	106	EX
	6	EX		35'	8'	106	EX
	7	EX		25'	8'	94	EX

ILLUMINATION WIRING SCHEDULE

△ NO	RACEWAY CONDUIT SIZE	CONDUCTOR	COMMENTS
1	2" SCH80	3-#8	ILLUMINATION+GROUND



CONSTRUCTION NOTES

① EXISTING LUMINAIRE ON POWER POLE TO REMAIN.

② INSTALL NEW 55W LED GE LUMINAIRE WITH TYPE III DISTRIBUTION (MODEL ERL1-C7D130-347-480V) ON CONCRETE POLE PER CITY OF BELLEVUE TSSL-1, WITH 12FT LUMINAIRE ARM.

③ EXISTING LUMINARE ON WOOD POLE TO BE REMOVED. SALVAGE EXISTING LUMINAIRE AND ARM TO CITY OF BELLEVUE.

④ EXISTING LUMINAIRE ON TYPE III SIGNAL POLE TO REMAIN.

⑤ EXISTING LUMINAIRE TO REMAIN.

⑥ EXISTING OVERHEAD ILLUMINATION CONDUCTORS TO BE REMOVED AND CAPPED BACK TO EXISTING POWER POLE.

⑦ CONNECT NEW ILLUMINATION CONDUCTORS TO EXISTING ILLUMINATION CIRCUIT. COORDINATE WITH CITY OF BELLEVUE PRIOR TO ANY WORK ON EXISTING CIRCUIT.

⑧ INSTALL NEW TYPE 2 JUNCTION BOX PER CITY OF BELLEVUE STANDARD PLAN TSSL-5 AND WSDOT STANDARD PLAN J-40.10-03.

LEGEND

	EXISTING	PROPOSED
CONSTRUCTION NOTE		⟨x⟩
WIRE NOTE		#△
OVERHEAD LUMINAIRE		
TYPE 2 JUNCTION BOX		
ELECTRICAL CONDUIT		

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF BELLEVUE STANDARDS AND SPECIFICATIONS.
2. LIGHT POLE FOUNDATIONS SHALL NOT BE EXCAVATED OR POURED BEFORE STAKED LOCATIONS ARE APPROVED BY THE ENGINEER.
3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO EXCAVATION. CONTACT THE UTILITIES UNDERGROUND LOCATION CENTER (1-800-424-5555) A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

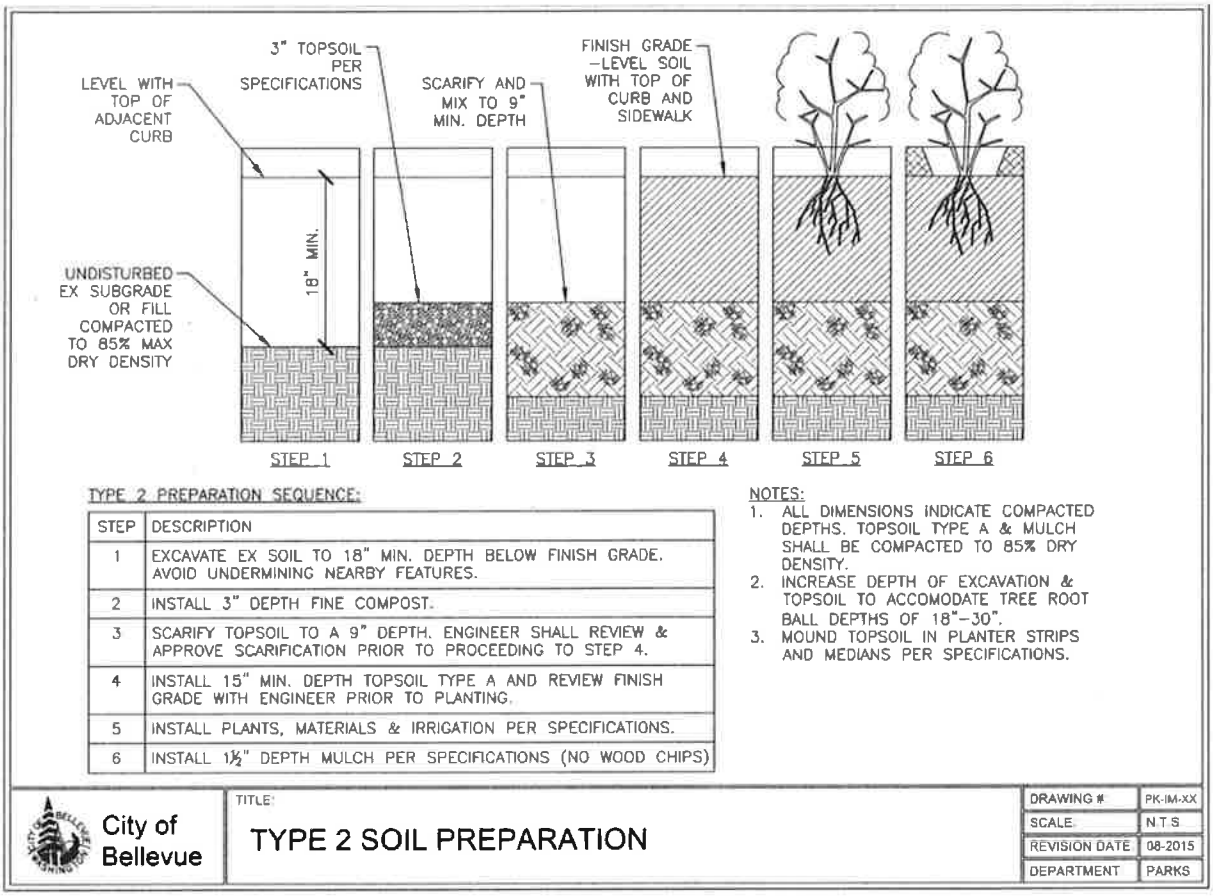
	DATE	REVISION	BY	DATE
DESIGNED BY RDM	07/20/15			
DRAWN BY RDM	07/20/15			
REVIEWED BY SIB	07/20/15			

transpoGROUP
11730 118TH AVENUE NE, SUITE 600
KIRKLAND, WASHINGTON 98034
(TEL) 425 821-3665
(FAX) 425 825-8434

BREVA TOWNHOMES
16229 NORTHUP WAY
ILLUMINATION PLAN
07/20/15

IL1
1 OF 1

ATTACHMENT B
CITY OF BELLEVUE, TYPE 2 SOIL PREPARATION



TYPE 2 PREPARATION SEQUENCE:

STEP	DESCRIPTION
1	EXCAVATE EX SOIL TO 18" MIN. DEPTH BELOW FINISH GRADE. AVOID UNDERMINING NEARBY FEATURES.
2	INSTALL 3" DEPTH FINE COMPOST.
3	SCARIFY TOPSOIL TO A 9" DEPTH. ENGINEER SHALL REVIEW & APPROVE SCARIFICATION PRIOR TO PROCEEDING TO STEP 4.
4	INSTALL 15" MIN. DEPTH TOPSOIL TYPE A AND REVIEW FINISH GRADE WITH ENGINEER PRIOR TO PLANTING.
5	INSTALL PLANTS, MATERIALS & IRRIGATION PER SPECIFICATIONS.
6	INSTALL 1½" DEPTH MULCH PER SPECIFICATIONS (NO WOOD CHIPS)

NOTES:
1. ALL DIMENSIONS INDICATE COMPACTED DEPTHS. TOPSOIL TYPE A & MULCH SHALL BE COMPACTED TO 85% DRY DENSITY.
2. INCREASE DEPTH OF EXCAVATION & TOPSOIL TO ACCOMODATE TREE ROOT BALL DEPTHS OF 18"–30".
3. MOUND TOPSOIL IN PLANTER STRIPS AND MEDIANS PER SPECIFICATIONS.

City of Bellevue

TITLE: TYPE 2 SOIL PREPARATION

DRAWING #	PK-IM-XX
SCALE:	N.T.S
REVISION DATE	08-2015
DEPARTMENT	PARKS