



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Anderegg-Evans Addition

**Proposal Address:** 1002 W Lake Sammamish Pkwy. NE

**Proposal Description:** Land Use review of a proposal to expand an existing house and reduce the toe-of-slope setback from a steep slope critical area to create a garage. Also included is a request to reduce the structure setback from the shoreline critical area buffer of Lake Sammamish to replace a deck, add a stair, and replace a patio with pervious pavers.

**File Number:** 15-116401-LO

**Applicant:** Amy Shuster, Coates Design

**Decisions Included** Critical Areas Land Use Permit  
(Process II. 20.30P)

**Planner:** Reilly Pittman, Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** Exempt

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

By:   
Carol V. Helland, Land Use Director

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**Application Date:** September 3, 2015  
**Notice of Application Date:** October 8, 2015  
**Decision Publication Date:** March 10, 2016  
**Project Appeal Deadline:** March 24, 2016

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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### Attachments

1. Project Plans – Enclosed
2. Critical Areas Plans, Studies, Geotech, Mitigation Plan – In File
3. Critical Areas Handbook Planting Templates – Enclosed
4. Forms and Application Materials – In File

## I. Proposal Description

The proposal is to add onto an existing house to provide an enclosed garage and living space in the toe-of-slope setback and replace a deck, add a stair, and replace a patio in the setback from Lake Sammamish.

- The applicant proposes to reduce the required 75-foot steep slope toe-of-slope setback by 35 feet with a total reduction area of 1,980 square feet.
- Similarly the applicant proposes to reduce the structure setback from Lake Sammamish to accommodate location of a 131 square feet of deck and stair in the setback. However the total structure encroachment into the shoreline setback is reduced from the current condition. In addition, the setback is mostly improved by walls and patio. The existing patio is proposed to be replaced with 420 square feet of pervious pavers in the existing location.

These improvements require approval of a Critical Areas Land Use Permit.

## II. Site Description, Zoning, Land Use and Critical Areas

### A. Site Description

The project site is located at 1002 W Lake Sammamish Pkwy NE in the Northeast Bellevue subarea. The property is adjacent to Lake Sammamish to the southeast and W Lake Sammamish Parkway to the northwest. The property and those adjacent obtain vehicular access to the parkway from a private road, Rosemont Beach Rd. The private road is upslope of the homes along the lake. Steep slope critical areas are located above the private road, in between the parkway and the private road. The toe of slope is just above the existing private road. See figure 1 for existing site condition.

Figure 1



**B. Zoning**

The property is zoned R-2.5, Single Family Residential.

**C. Land Use Context**

The property has a Comprehensive plan Land Use Designation SF-M, Single-Family Medium Density

**D. Critical Areas On-Site and Regulations**

**i. Geologic Hazard Areas**

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

**ii. Shorelines**

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

**III. Consistency with Land Use Code Requirements:**

**A. Zoning District Dimensional Requirements:**

Based on the submitted plans the proposal conforms to the zoning requirements of the R-2.5 zone. The setback from the private road easement was verified by survey and the resulting 10-foot setback from the edge of the easement was shown on the plans. The proposed garage appears to meet this setback, however there are other improvements that appear to

be proposed in the setback. All structures taller than 30 inches are required to be located outside of the 10-foot setback from the easement. Conformance with all zoning requirements will be confirmed as part of the building permit review. Survey for conformance with setbacks or other zoning requirements may be required as part of the inspection process during construction. **See Conditions of Approval in Section X of this report.**

**B. Critical Areas Requirements LUC 20.25H:**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project area is within the 75-foot toe-of-slope setback from a steep slope critical area and 25-foot structure setback from Lake Sammamish and is subject to the performance standards found below.

**i. Consistency with LUC 20.25H.125**

The project is not located in the steep slope critical areas or slope buffer and does not remove significant trees or vegetation. The proposal locates the development in the area of existing disturbance and allows the house to have a garage, which it currently does not have. No retaining walls supporting the house are proposed. As found in the submitted Geotech report, the project does not “result in greater risk or a need for increased buffers” on adjacent properties (Geotech report, pg. 2).

**ii. Consistency with LUC 20.25H.145**

The Geotech has found that the proposed modification of the slope setback will not “increase the risk of damage to adjacent properties,” will not adversely impact other critical areas and that the proposed design and existing roadway will allow for catchment of any debris that may slide from the slope (Geotech report, pg. 5). The Geotech is a certified engineer who is qualified to make determinations as to slope stability. Provided the project is constructed per the Geotech’s recommendations the engineer finds that the project can be constructed as proposed. Since there is no slope modification or significant vegetation removal proposed there is no impact to habitat.

**iii. Consistence with LUC 20.25H.250**

The proposed impacts to the slope and shoreline setback are proposed through a Critical Areas Report which requires a demonstration that a site is degraded ecologically and that the site function and value can be improved as part of the project. The applicant proposes mitigation on the steep slope and along the shoreline in order to improve the site function and value. A 2,400 square-foot area on the slope is proposed to be restored to native vegetation. The plan proposes to remove an area of English Ivy and to plant the area with Red Currant, Kinnickinick, Vine Maple, and Salmonberry. Staff finds that this proposed planting is insufficient and that the plan does not provide enough detail. The submitted mitigation plan will be approved as a conceptual plan with a final plan required as part of the building permit. At a minimum, the planting is required to meet the plant species and density as found on the planting templates for steep slopes and in areas of invasive species coverage found on attachment 3. Based on a dense planting pattern of 3-foot spacing for shrubs and 1-foot spacing for groundcovers, a 2,400 square foot planting area

can expect to contain 143 shrubs and a couple thousand small ground covers. The number of plants will depend upon existing vegetation and size at installation. The 131 square feet of planting along the shoreline also needs to be planted per the shoreline planting templates for species. Trees are not necessarily required for any planting but should be incorporated where convenient, however vine maple is not counted a tree species per the City's planting templates. Based on the submitted plans, required mitigation planting and conversion of impervious to pervious, the site function and value will be improved above the existing condition. **See Conditions of Approval in Section X of this report.**

#### **IV. Public Notice and Comment**

Application Date:	September 3, 2015
Public Notice (500 feet):	October 8, 2015
Minimum Comment Period:	October 22, 2015

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on October 8, 2015. It was mailed to property owners within 500 feet of the project site. No comments were received.

#### **V. Summary of Technical Reviews**

##### **A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff approved the application.

#### **VI. State Environmental Policy Act (SEPA)**

The proposed addition is exempt from SEPA in WAC 197-11-800. No improvements are proposed within a critical area or exceed a categorical exemption.

#### **VII. Changes to Proposal Due to Staff Review**

Changes were requested to clarify the proposal to ensure that sufficient mitigation was proposed. Clarification on the location of the private road easement was also required in order to determine that the proposed addition met the required 10-foot setback from the edge of the easement.

#### **VIII. Decision Criteria**

##### **A. 20.25H.255 Critical Areas Report – Decision Criteria – General**

**The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:**

- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

The performance standards related to steep slopes are being met by this proposal as no critical area or critical area buffer is proposed to be modified. As reviewed in Section III above, the project complies with all required performance standards and the functions and values of the site will be improved above the existing site condition by removal of invasive species coverage and providing native vegetation on the slope and along the shoreline where none currently exists.

**2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

The mitigation monitoring is sufficient as proposed. The planting is required to be monitored for five years. Staff inspection of the planting is required after installation and to end the monitoring. Monitoring may be done by the property owner which requires an annual report submitted to Land Use staff. **See Conditions of Approval in Section X of this report.**

**3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site;**

The proposed project complies with the required performance standards. No work is proposed in the steep slope critical area or buffer. The proposal is not detrimental to the functions and values of the critical areas.

**4. The resulting development is compatible with other uses and development in the same land use district.**

The proposed construction expands an existing single-family house to provide a garage, deck, stairs, and patio replacement. These improvements are compatible with the existing house and adjacent residential uses as these improvements are normally associated with residential development. Therefore, the proposal is allowed in this land use district and is compatible.

**B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria**

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

**1. The proposal obtains all other permits required by the Land Use Code;**

The applicant must obtain a building permit and any associated permits. **See Conditions of Approval in Section X of this report.**

**2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

The critical area is avoided and the proposed small increase in impervious surface will aid access immediately around the house and provide a garage which the house currently does not have. Approximately 420 square feet of impervious patio will also be converted to pervious pavers.

- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**  
As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.
- 4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**  
The proposed activity will be served by adequate public facilities.
- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**  
The mitigation planting is required to conform to the species and spacing requirements of the City's Critical Area Notebook planting templates for steep slopes, invasive plant area, and shorelines.
- 6. The proposal complies with other applicable requirements of this code.**  
As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

**IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the reduction of the 75-foot toe-of-slope structure setback and disturbance within the 25-foot shoreline setback. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clearing and grading permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

**X. Conditions of Approval**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

1. **Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

2. **10-foot setback:** No structures tall than 30 inches are allowed in the setback from the private road. Eaves are allowed to project into the setback as allowed in LUC 20.20.025

Authority: Land Use Code 20.20.025  
Reviewer: Reilly Pittman, Development Services Department

3. **Land Use Inspection:** Following installation of mitigation planting, the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

4. **Final Mitigation Planting Plan:** The submitted mitigation plan is considered as conceptual. A final mitigation plan is required that confirms that plant species and spacing is consistent with the City's planting templates. The applicable planting templates are found as Attachment 3.

Authority: Land Use Code 20.25H.220  
Reviewer: Reilly Pittman, Development Services Department

5. **Maintenance and Monitoring:** The planting behind the wall and along the shoreline is required to be monitored for five years to ensure the plants successfully establish. Land Use inspection is required by Land Use staff to end the plant monitoring. Annual monitoring reports with photos of the planting area are required to be submitted. Monitoring reporting and maintenance can be done by the property owner from locations established by the City. Monitoring reports and questions can be emailed to Reilly Pittman at [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

6. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done at least one week in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
Reviewer: Reilly Pittman, Development Services Department

# ANDEREGG-EVANS RESIDENCE

## PERMIT SET - JUNE 08, 2015

### PROJECT INFORMATION

ADDRESS: 1002 WEST LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

ASSESSOR'S PARCEL NO: 743050-0431

ZONE: R2.5 SHORELINE OVERLAY DISTRICT

SITE AREA: KING COUNTY PARCEL AREA = 23,256 SF  
SURVEY PARCEL AREA = 19,790 SF

BUILDING AREA: LOWER LEVEL 1,285 GROSS SF  
MAIN LEVEL 1,285 GROSS SF  
UPPER LEVEL 1,583 GROSS SF  
TOTAL 4,153 GROSS SF

UNCONDITIONED STORAGE 300 GROSS SF  
GARAGE 454 GROSS SF  
MAIN LEVEL DECK 288 GROSS SF  
TOTAL 1,042 GROSS SF

MAX. BUILDING HEIGHT: 30' - 0" BASED ON AVERAGE EXISTING GRADE

CONSTRUCTION TYPE: TYPE VB

GARAGE PARKING: 2

PROJECT DESCRIPTION: TO RENOVATE AN EXISTING 2 STORY HOME, ADDING A 3RD LEVEL AND GARAGE. PROJECT WILL INCLUDE PAVER AND GRASS RE-SEEDING AND WILL NEED TO FOLLOW BEST MANAGEMENT PRACTICES FOR SHORELINE PROPERTIES. DECONSTRUCTION PROCESS TO LOOK AT RESPONSIBLE WAYS TO RECYCLE/REDUCE WASTE FOR COST SAVING OPPORTUNITIES

FIRE SPRINKLERS: OTC REVIEW SAID REQUIRED DUE TO ACCESS ROAD

### LEGAL DESCRIPTION

THE SOUTHWESTERLY HALF OF TRACT 84 AND ALL OF TRACT 85, ROSEMONT BEACH, ACCORDING TO THE PLAT RECORDED IN VOL. 34 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTHEASTERLY 5 FEET OF THE SOUTHWESTERLY HALF OF LOT 84 OF SAID ADDITION.

SUBJECT TO A 40' EASEMENT FOR EXISTING PRIVATE ROAD AND UTILITIES ACROSS THE ABOVE DESCRIBED PROPERTY AS RECORDED UNDER A.F. NO. 3577970.

### CODE REQUIREMENTS

BUILDING CODE: 2012 IRC, WAC 51-51

ENERGY CODE: 2012 WSEC, WAC 51-11  
2012 INTERNATIONAL ENERGY CONSERVATION CODE, WAC 51-11R,

MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE, WAC 51-52

PLUMBING CODE: 2012 UNIFORM PLUMBING CODE, WAC 51-56 AND 51-57

**COATES DESIGN ARCHITECTS**  
Responsible Architecture.

900 WINSLOW WAY E SUITE 210  
BAINBRIDGE ISLAND WA 98110  
P 206.780.0876

### ABBREVIATIONS

ABV	ABOVE	EMER	EMERGENCY	INSUL	INSULATION	SCHED	SCHEDULE
ACC	ACCESSIBLE	E.M.S	EXPOSED METAL STRUCTURE	IN	INCHES	SECT	SECTION
ADJ	ADJUSTABLE			KIT	KITCHEN	S.G.	SAFETY GLASS
AES	ARCH EXPOSED STEEL	E.O.C.	EDGE OF CONCRETE	MARM	MARMOLEUM	S.G.F.T.	STRUCTURAL GLAZED FACING TILE
AFF	ABOVE FINISH FLOOR	EP	ELECTRICAL PANEL	MATL	MATERIAL	SH	SHELF
ALUM	ALUMINUM	EJ	EXPANSION JOINT	MDO	MAXIMUM	SHT	SHT
A.P.	ACCESS PANEL	EQ	EQUAL	MECH	MECHANICAL	SHTG	SHEATHING
APPROX	APPROXIMATE	EQPT	EQUIPMENT	MFR	MANUFACTURER	SIM	SIMILAR
AUTO	AUTOMATIC	EXP	EXPOSED	MIN	MINIMUM	SL	SLIDER
BD	BOARD	ES	EXPOSED STRUCTURE	MO	MASONRY OPENING	SOG	SLAB ON GRADE
BF	BRACE FRAME	EXT	EXTERIOR	MR	MIRROR	S.S.	STAINLESS STEEL
BLDG	BUILDING	EXST	EXISTING	MTD	MOUNTED	ST	STAIR
BLKG	BLOCKING	FA	FIRE ALARM	MTL	METAL	STD	STANDARD
BLW	BELOW	F.A	FALL ARREST	MUL	MULLION	STL	STEEL
BM	BEAM	F.D.	FLOOR DRAIN	N.J.C.	NOT IN CONTRACT	STRUCT	STRUCTURE OR STRUCTURAL
B/S	BUILDING STANDARD	F.E.C.	FIRE EXTINGUISHER CABINET	N.L.	NOMINAL	SUSP	SUSPENDED
BTWN	BETWEEN	FEVC	FIRE EXTINGUISHER/ VALVE CABINET	NOM	NOMINAL	T&G	TONGUE-AND-GROOVE
B.O.	BOTTOM OF			N.T.S.	NOT TO SCALE	TELE	TELEPHONE
BYD	BEYOND	FAC FIN	FACTORY FINISH	O/	OVER	TER	TERRAZZO
C	CONDUIT	FLR	FLOOR	O.D.	OUTSIDE DIAMETER	TERM	TERMINATION
CAB	CABINET	FLUR	FLUORESCENT	O.F.	OUTSIDE FACE	THRESH	THRESHOLD
CB	CATCH BASIN	FIN	FINISH	O.H.	OPPOSITE HAND	THR'D	THREADED
CIP	CAST IN PLACE	FF	FINISH FLOOR	OPNG	OPENING	T.O.	TOP OF
C.J.	CONTROL JOINT	FOIC	FURNISHED BY OWNER	OPP	OPPOSITE	T.O.B.	TOP OF BENCH
CL	CENTER LINE	PA	INSTALLED BY CONTRACTOR	PA	PLANTING AREA	T.O.C.	TOP OF CONCRETE/ CURB
CLG	CEILING	FOIO	FURNISHED BY OWNER	PART	PARTITION	T.O.P.	TOP OF PLANTER
CMU	CONCRETE MASONRY UNIT	PCST	INSTALLED BY OWNER	PCST	PRECAST	TS	TUBE STEEL
COL	COLUMN	PERIM	FURNISHED BY CONTRACTOR	PERIM	PERIMETER	TX	TRANSFORMED
CON	CONNECTED	P-LAM	INSTALLED BY CONTRACTOR	P-LAM	PLASTIC LAMINATE	TYP	TYPICAL
CONC	CONCRETE	PLAS	FIRE RESISTANT	PLAS	PLASTER	U.C.	UNDER COUNTER
CONT	CONTINUOUS	PLT	FOOT OR FEET	PLT	PLATE	UG	UNDERGROUND
CORR	CORRIDOR	PLYWD	FOOTING	PLYWD	PLYWOOD	VCT	VINYL COMPOSITION TILE
CORR	CORRIDOR	POLY	FREEZER	POLY	POLYETHYLENE	VERT	VERTICAL
CPEP	CORRUGATED POLYETHYLENE PIPE	PNT	FURRING	PNT	PAINT	W/	WITH
		PR	GALV	PR	PAIR	WD	WOOD
CPT	CARPET	PRFIN	GALVANIZED	PRFIN	PREFINISHED	WDW	WINDOW
CNTR	COUNTER	P.T.	GENERAL CONTRACTOR	P.T.	PRESSURE TREATED	WH	WATER HEATER
CTR	CENTER	PT	GLASS	PT	POINT	W/O	WITHOUT
CUST	CUSTOM	PTD	GLUE-LAMINATED BEAM	PTD	PAINTED	WOG	WALK OFF GRATE
D.E.F.S.	DIRECT EXTERIOR FINISH SYSTEM	RAD	GYPSSUM WALL BOARD	RAD	RADIUS	WOM	WALK OFF MAT
		R&S	HOSE BIB	R&S	COAT ROD & SHELF	W.P.	WORK POINT
DET	DETAIL	RB	HARDWOOD	RB	RUBBER	WR	WATER RESISTANT
DF	DRINKING FOUNTAIN	RD	HARDWARE	RD	ROOF DRAIN	WRGWB	WATER RESISTANT GYPSSUM WALL BOARD
DIAG	DIAGONAL	REF	HOLLOW METAL	REF	REFERENCE	WT	WEIGHT
DIA	DIAMETER	REFL	HORIZONTAL	REFL	REFLECTED	U.N.O.	UNLESS NOTED OTHERWISE
DIM	DIMENSION	REFR	H.OSE/ FIRE EXTINGUISHER CABINET	REFR	REFRIGERATOR		
DWG	DRAWING	REQ'D	H.OSE/ FIRE EXTINGUISHER CABINET	REQ'D	REQUIRED		
EA	EACH	RET	HR	RET	RETAINING		
E.C.S.	EXPOSED CONCRETE BEAM/ STRUCTURE	RM	HT	RM	ROOM		
		RO	ID	RO	ROUGH OPENING		
EL	ELEVATION	S.A.C.T.	INT	S.A.C.T.	SUSPENDED ACOUSTICAL CEILING TILE		
ELEC	ELECTRICAL		IF	IF	INSIDE FACE		

SHEET INDEX - ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
G0.01	COVER SHEET
G0.02	SCHEDULES
1 OF 1	TOPOGRAPHIC SURVEY
1 of 3	CIVIL - SITE PLAN
2 of 3	CIVIL - DETAILS
3 of 3	CIVIL - DETAILS
A0.01	ZONING PLAN
A1.00	SITE PLAN
A1.01	ENLARGED SITE PLAN
A1.02	BUILDING HEIGHT SITE PLAN
A1.03	BUILDING HEIGHT ELEVATIONS
A2.01	LOWER LEVEL FLOOR PLAN
A2.02	MAIN LEVEL FLOOR PLAN
A2.03	UPPER LEVEL FLOOR PLAN
A2.04	ROOF PLAN
A2.11	REFLECTED CEILING PLAN LOWER LEVEL
A2.12	REFLECTED CEILING PLAN MAIN LEVEL
A2.13	REFLECTED CEILING PLAN UPPER LEVEL
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS
A4.03	BUILDING SECTIONS
A4.11	WALL SECTIONS
A4.12	WALL SECTIONS
A5.01	EXTERIOR DETAILS
A6.01	ENLARGED STAIR DETAILS
S-1.0	STRUCTURAL NOTES / SCHED.
S-2.0	FOUNDATION PLAN
S-3.0	LOWER LEVEL FLOOR PLAN / MAIN LEVEL FRAMING PLAN
S-4.0	MAIN LEVEL FLOOR PLAN / UPPER LEVEL FRAMING PLAN
S-5.0	UPPER LEVEL FLOOR PLAN / ROOF FRAMING PLAN
S-6.0	STRUCTURAL DETAILS
S-6.1	STRUCTURAL DETAILS
S-7.0	STRUCTURAL DETAILS
S-8.0	STRUCTURAL DETAILS

Grand total: 36

### ARCHITECT

COATES DESIGN ARCHITECTS  
900 WINSLOW WAY E SUITE 210  
BAINBRIDGE ISLAND WA 98110  
Tel: 206-780-0876 EXT 305  
Contact: AMY SHUSTER

### STRUCTURAL ENGINEER

CK ENGINEERING LLC.  
19229 38TH PL NE  
LAKE FOREST PARK, WA 98155  
Tel: 206 417 0670  
Contact: PASKO KESOVJUA-PE

### GEOTECHNICAL ENGINEERING

EARTH SOLUTIONS NW LLC  
1805 - 136TH PLACE NE, SUITE 201  
BELLEVUE WA 98005  
Tel: 425-449-4704  
Contact: STEVE AVRIL, STAFF GEOLOGIST

### CIVIL ENGINEER

LITCHFIELD ENGINEERING  
12840 - 81ST AVENUE NE  
KIRKLAND, WA 98034  
Tel: 425-821-5038  
Contact: KEITH A. LITCHFIELD, P.E.

### BIOLOGIST

H & S CONSULTING  
P.O. BOX 731695  
PUYALLUP, WA 98373  
Tel: 253-732-6515  
Contact: MARK HECKERT

### OWNER

KENDALL ANDEREGG & DAN EVANS  
1002 W LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008  
Tel: 206-720-8509  
Contact: DAN EVANS

### ENERGY CODE COMPLIANCE

CLIMATE ZONE 4 MARINE

PRESCRIPTIVE ENERGY CODE COMPLIANCE PER WSEC TABLES R402.1.1 AND R402.1.3

REQUIRED CREDITS: 1.5 POINTS  
ENERGY CREDIT 5B:

FENESTRATION (DOORS, WINDOWS, SKYLIGHTS) U FACTOR MAX = 0.30

### INSULATION:

R-49 AT ROOF; R-38 AT SINGLE RAFTER OR JOIST-VAULTED CEILINGS  
R-21 AT EXTERIOR WALLS  
R10/15/21 INT + TB AT EXTERIOR WALLS BELOW GRADE  
R-30 AT FLOORS  
R-10 AT SLAB ON GRADE  
R-15 CONTINUOUS INSULATION UNDER HEATED SLAB ON GRADE FLOORS (MIN. R-10 CONTINUOUS INSULATION REQ'D, SEE R402.2.9.1.)

### MECHANICAL SYSTEM

FORCED AIR HEATING SYSTEM, GAS FURNACE 96% EFFICIENCY FOR THE MAIN FLOOR AND UPPER FLOOR. FRESH AIR IS INTRODUCED INTO THE FURNACE AND DISTRIBUTED THROUGHOUT THE ENTIRE HOUSE.

SEPARATE HEATING SYSTEM FOR THE BASEMENT; GAS BOILER, 95% EFFICIENCY, WITH HYDRONIC TUBING IN THE CONCRETE FLOOR. FRESH AIR IS SUPPLIED BY THE HOUSE FORCED AIR SYSTEM THROUGH GRILLS IN THE BASEMENT CEILING.

MECHANICAL VENTILATION TO COMPLY WITH SECTION M1507

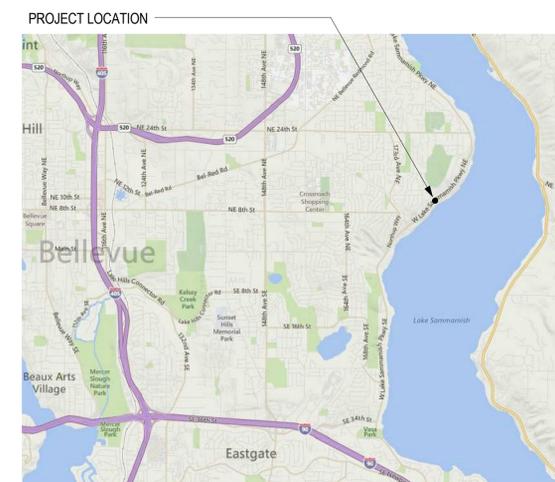
### SYMBOLS

ELEVATION	INTERIOR ELEVATION	EXHAUST FAN
<b>BUILDING SECTION</b>	<b>ROOM NAME &amp; NUMBER</b>	<b>COLUMN GRID</b>
	INDICATES ROOM NAME	
<b>WALL SECTION</b>	INDICATES ROOM NUMBER	<b>WINDOW TAG</b>
	INDICATES ROOM AREA	
<b>DETAIL KEY</b>	INDICATES DOOR TYPE	<b>SMOKE DETECTOR</b>
	INDICATES DOOR NUMBER	
<b>ALIGN</b>	INDICATES DOOR SECURITY	<b>CARBON MONOXIDE DETECTOR</b>
	INDICATES DOOR HARDWARE GROUP	
<b>ELEVATION DATUM</b>	INDICATES PARTITION TYPE	<b>POINT OF EGRESS</b>
	INDICATES PARTITION FIRE RATING	
	INDICATES PARTITION STUD SIZE	
	<b>DRAWING NUMBER</b>	
	TITLE	
	INDICATES DRAWING TITLE	
	SCALE	
	INDICATES DRAWING SCALE	
	<b>REVISION CLOUD</b>	
	INDICATES REVISION NUMBER	
	WORK POINT	

### MATERIALS LEGEND

	GYPSUM WALL BOARD		STEEL
	EXTERIOR SHEATHING (REF. DRAWINGS) - PLYWOOD SHEATHING AS NOTED		SOLID WOOD BLOCKING
	BATT INSULATION SEE NOTE FOR R VALUE		WOOD FRAMING, CONTINUOUS WOOD
	RIGID INSULATION		WOOD TRIM
	CONCRETE		METAL STUD FRAMING
	CONCRETE MASONRY UNITS (CMU)		NATIVE OR COMPACTED SOIL
	GRAVEL		BACK FILL

### VICINITY MAP

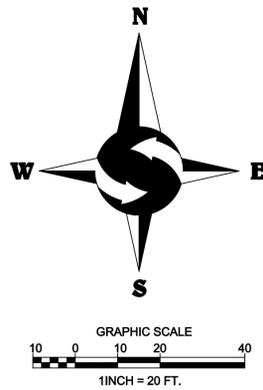


### ANDEREGG-EVANS RESIDENCE

1002 W LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

### COVER SHEET

G0.01



**LEGAL DESCRIPTION**

THE SOUTHWESTERLY HALF OF TRACT 84 AND ALL OF TRACT 85, ROSEMONT BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 5 FEET OF THE SOUTHWESTERLY HALF OF SAID ADDITION; SUBJECT TO A 40' EASEMENT FOR EXISTING PRIVATE ROAD AND UTILITIES ACROSS THE ABOVE DESCRIBED PROPERTY AS RECORDED UNDER AF #: 35779707  
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

**FLOOD ZONE DESIGNATION**

FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 530330080 F, COMMUNITY NO. 530074 (CITY OF BELLEVUE), PANEL 0880, SUFFIX F, REVISED MAY 16, 1995, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). A PORTION OF THE LOT IS ALSO WITHIN FLOOD ZONE DESIGNATION = AE (BFE 33' NGVD 29 - 36.59' NAVD 88)

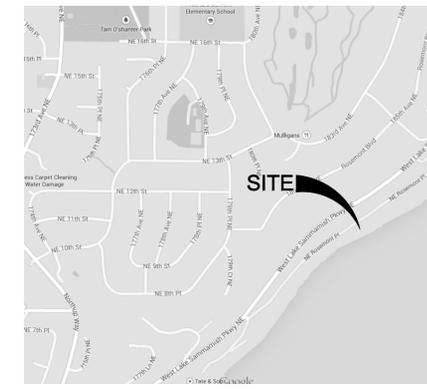
**GENERAL NOTES**

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**VERTICAL DATUM & CONTOUR INTERVAL**



ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF BELLEVUE.  
POINT ID NO. 0512  
MONUMENT IN CASE WEST SIDE OF WEST LAKE SAMMAMISH PARKWAY.  
ELEVATION: 126.794 FEET (NAVD 88).  
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP  
NTS

**LEGEND**

- FOUND MONUMENT IN CASE
- FOUND PROPERTY CORNER AS DESCRIBED
- POWER METER
- GAS METER
- OVERHEAD UTILITY LINE
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ELECTRICAL VAULT
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- CHAINLINK FENCE
- CONCRETE / BRICK WALL
- WOOD FENCE
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- MP MAPLE
- DS DECIDUOUS
- CE CEDAR
- DF DOUGLAS FIR
- AL ALDER
- MD MADRONA
- \* INDICATES MULTI-TRUNK

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH STREET  
SAMMAMISH, WA 98074  
PHONE: 425.298.4412

**PROPERTY OWNER:** KENDALL ANDEREGG  
1002 W LAKE SAMMAMISH PARKWAY NE  
BELLEVUE, WA 98008

**TAX PARCEL NUMBER:** 743050-0431

**PROJECT ADDRESS:** 1002 W LAKE SAMMAMISH PARKWAY NE  
BELLEVUE, WA 98008

**ZONING:** R-2.5

**JURISDICTION:** CITY OF BELLEVUE

**PARCEL ACREAGE:** 19,790 S.F. (± 0.454 ACRES) UPLAND OF OHWM AS SURVEYED

SW 1/4, SW 1/4, SEC 30, TWP 25N, RNG 6E, W.M.



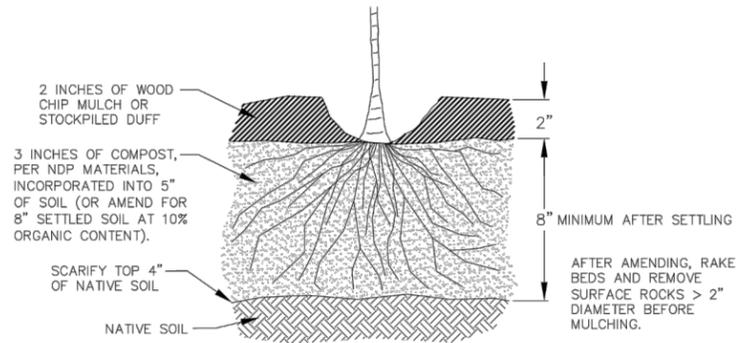
DATE	REVISION	DRN

**TOPOGRAPHIC SURVEY**  
KENDALL ANDEREGG  
1002 W LAKE SAMMAMISH PARKWAY NE  
BELLEVUE, WA 98008

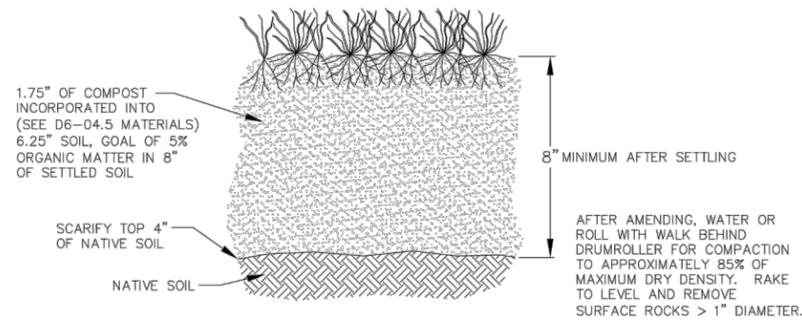
**PROJECT NO.** 14-541  
**DRAWN BY:** EFJ  
**CHECKED BY:** TNW  
**DATE:** 01/06/16  
**SHEET** 1 OF 1



**AMENDMENT FOR LANDSCAPED AREAS**



**SOIL AMENDMENT FOR GRASS OR TURF AREAS**



**NOTES:**

1. AMEND SOILS PER ECOLOGY MANUAL, VOL. V, 5.3.1, BMP T5.13, (2005 OR CURRENT) OR WWW.SOILSFORSALMON.ORG.
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ONSITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.



**City of Bellevue**

STORM AND SURFACE WATER UTILITY

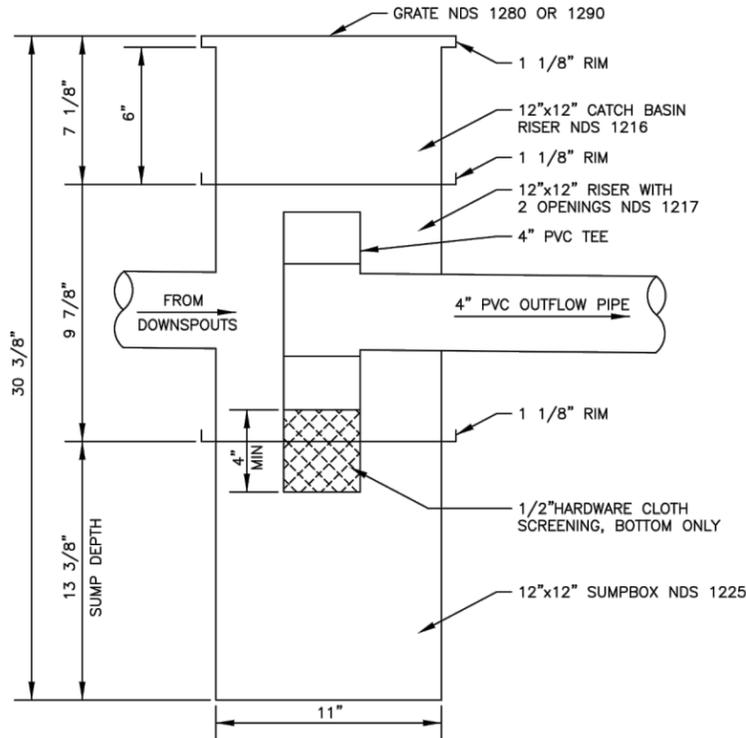
TITLE

AMENDED SOILS

JANUARY 2015

NO SCALE

NO. NDP-1



**NOTES:**

1. THIS DETAIL USES NDS PRODUCTS TO CREATE A LIGHT WEIGHT YARD CATCH BASIN FOR USE IN NON-ROADWAY AREAS. OTHER PRODUCTS MAY BE ACCEPTABLE AS APPROVED BY BELLEVUE UTILITIES.
2. SUMP DEPTH MUST BE A MINIMUM OF 2x DIAMETER OF INLET PIPE.
3. PVC SDR35 OR EQUAL FOR TEE AND PIPE.
4. GRATE SHALL BE ATRIUM STYLE.
5. A SUMP BOX WITH ONE OPENING MAY BE SUBSTITUTED INSTEAD OF TWO OPENINGS.
6. A MINIMUM FREEBOARD OF 3" SHALL BE PROVIDED BETWEEN THE TOP OF THE TEE AND THE GRATE.



**City of Bellevue**

STORM AND SURFACE WATER UTILITY

TITLE

RESIDENTIAL YARD CATCH BASIN

JANUARY 2015

NO SCALE

NO. NDP-24



**LITCHFIELD ENGINEERING**

12840 81ST AVENUE NE  
Kirkland, Washington 98034  
(425) 821-5038 FAX (425) 821-5739

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**ANDEREGG EVANS CONSTRUCTION DETAILS**  
SEC 30, TWN 25 N, RNG 6 E, W.M.

DWN. BY	DATE	JOB NO.
KAL	5-19-15	
CHKD. BY	SCALE	SHEET
KAL	1" = 30'	2 OF 3

**FRAME AND GRATE, SEE APPLICABLE STANDARD DETAILS**

**6" RISER SECTION**

**12" RISER SECTION**

**PRECAST BASE SECTION (MEASUREMENT AT THE TOP OF THE BASE)**

**NOTES:**

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS AND FRAMES.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
- ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
- THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 4'-0".
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- VERTICAL EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

**City of Bellevue** STORM AND SURFACE WATER UTILITY

TITLE: CATCH BASIN TYPE I

JANUARY 2015 NO SCALE NO. D-2

**OUTSIDE OF R.O.W. OR EASEMENT**

**RIGHT-OF-WAY OR EASEMENT**

**PAVED**      **UNPAVED**

**3000 P.S.I. CONCRETE COLLAR, CAST-IN-PLACE**

**P.V.C. SLEEVE MIN. 12" LONG FOR SLEEVE DIAMETER SEE TABLE**

**CLASS "C" CONCRETE**

**FILL WITH SAND OR CRUSHED SURFACING TOP COURSE MATERIAL**

**RISER**

**COMPACTED BACKFILL**

**IF CLEANOUT IS AT THE HEAD OF THE SYSTEM, INSTALL GASKETED CAP**

**6" OR 8" STORM PIPE**

C.O. PIPE DIAMETER	MID-STATES PLASTIC BOX
4"	MSBCF-1118-18XL
6"	MSBCF-1324-12
8"	MSBCF-1730-12

C.O. PIPE DIAMETER	RING AND COVER DIAMETER	P.V.C. SLEEVE DIAMETER
4"	12"	12"
6"	14"	15"
8"	14"	15"

**NOTES:**

- BOLT-LOCKING CAST IRON RING AND COVER SHALL BE USED IN RIGHT-OF-WAY AND EASEMENTS AND MUST BE RATED HS-20 IF USED IN PAVED AREAS. SEE TABLE FOR SIZES.
- MID-STATES PLASTIC BOX OR EQUAL MAY BE USED IF C.O. IS OUTSIDE OF RIGHT-OF-WAY OR EASEMENT. SEE TABLE FOR SIZES. THE COVER FOR THE PLASTIC BOX SHALL BE DUCTILE IRON AND READ "DRAIN" OR BE BLANK (NO LABEL).
- CAST IRON COVER SHALL READ "DRAIN."
- LOCKING BOLTS SHALL BE 5/8"-11 N.C. 304 STAINLESS STEEL SOCKET (ALLEN) HEAD, 2" LONG.
- 14" BOLT-LOCKING CAST IRON COVER SHALL BE EQUAL TO INLAND FOUNDRY NUMBER 209, OR 210.
- SPECIAL "DECORATIVE" CASTING MAY BE USED IF PREAPPROVED BY CITY.

**City of Bellevue** STORM AND SURFACE WATER UTILITY

TITLE: CLEANOUT TO GRADE

JANUARY 2015 NO SCALE NO. D-52



**LITCHFIELD ENGINEERING**  
 12840 81ST AVENUE NE  
 Kirkland, Washington 98034  
 (425) 821-5038 FAX (425) 821-5739

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**ANDEREGG EVANS CONSTRUCTION DETAILS**  
**SEC 30, TWN 25 N, RNG 6 E, W.M.**

DWN. BY KAL	DATE 5-19-15	JOB NO.
CHKD. BY KAL	SCALE 1" = 30'	SHEET 3 OF 3



### PROJECT INFORMATION

ADDRESS: 1002 WEST LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

ASSESSOR'S PARCEL NO: 743050-0431

ZONE: R2.5 SHORELINE OVERLAY DISTRICT

SITE AREA: KING COUNTY PARCEL AREA = 23,256 SF  
SURVEY PARCEL AREA = 19,790 SF

BUILDING AREA:  
LOWER LEVEL 1,285 GROSS SF  
MAIN LEVEL 1,285 GROSS SF  
UPPER LEVEL 1,583 GROSS SF  
TOTAL 4,153 GROSS SF

UNCONDITIONED STORAGE 300 GROSS SF  
GARAGE 454 GROSS SF  
MAIN LEVEL DECK 288 GROSS SF  
TOTAL 1,042 GROSS SF

MAX. BUILDING HEIGHT: 30' - 0" BASED ON AVERAGE EXISTING GRADE

CONSTRUCTION TYPE: TYPE VB

GARAGE PARKING: 2

PROJECT DESCRIPTION: TO RENOVATE AN EXISTING 2 STORY HOME, ADDING A 3RD LEVEL AND GARAGE. PROJECT WILL INCLUDE PAVER AND GRASS RE-SEEDING AND WILL NEED TO FOLLOW BEST MANAGEMENT PRACTICES FOR SHORELINE PROPERTIES. DECONSTRUCTION PROCESS TO LOOK AT RESPONSIBLE WAYS TO RECYCLE/REDUCE WASTE FOR COST SAVING OPPORTUNITIES

FIRE SPRINKLERS: OTC REVIEW SAID REQUIRED DUE TO ACCESS ROAD

### LEGAL DESCRIPTION

THE SOUTHWESTERLY HALF OF TRACT 84 AND ALL OF TRACT 85, ROSEMONT BEACH, ACCORDING TO THE PLAT RECORDED IN VOL. 34 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTHEASTERLY 5 FEET OF THE SOUTHWESTERLY HALF OF LOT 84 OF SAID ADDITION.

SUBJECT TO A 40' EASEMENT FOR EXISTING PRIVATE ROAD AND UTILITIES ACROSS THE ABOVE DESCRIBED PROPERTY AS RECORDED UNDER A.F. NO. 3577970.

### CODE REQUIREMENTS

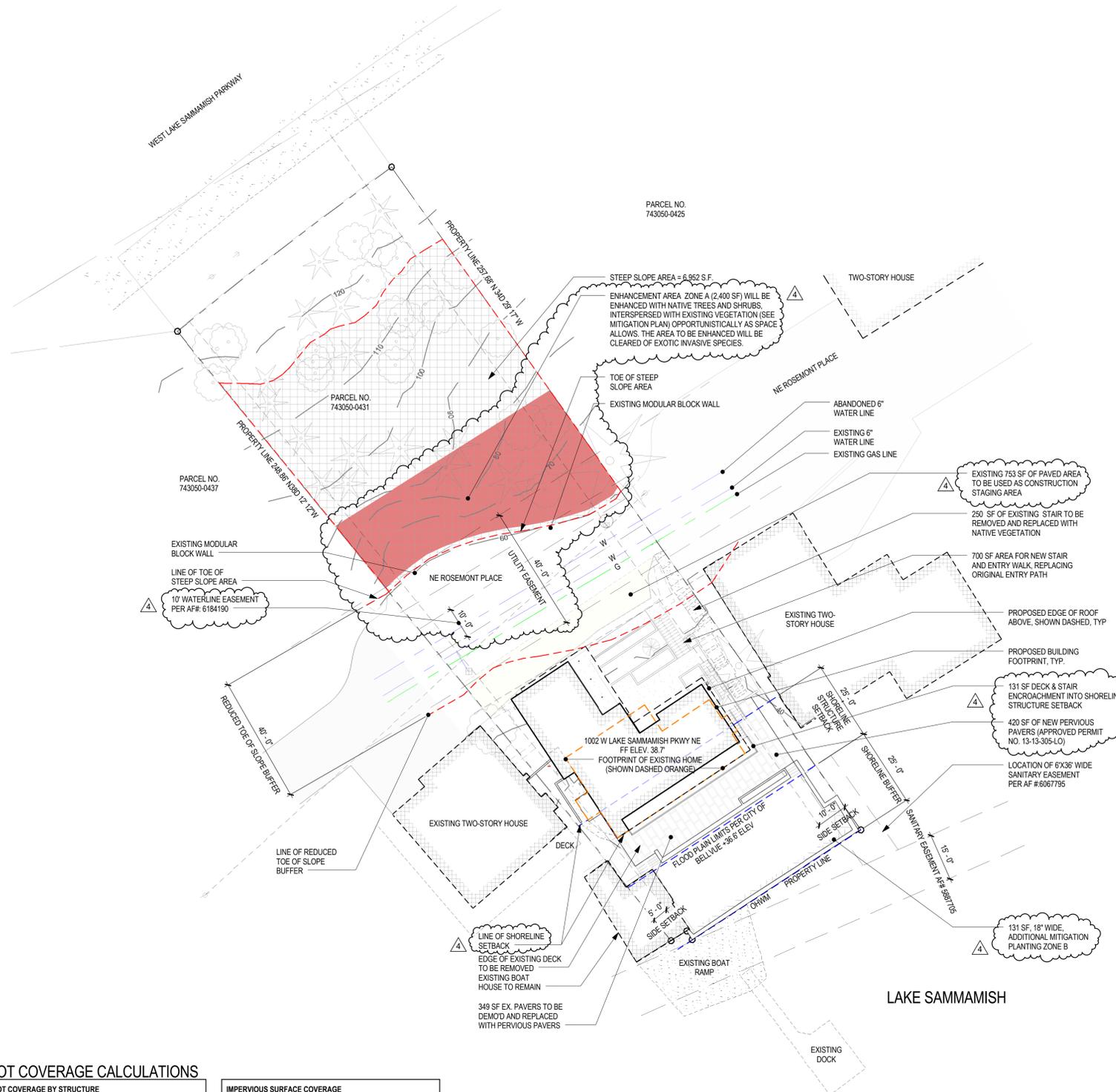
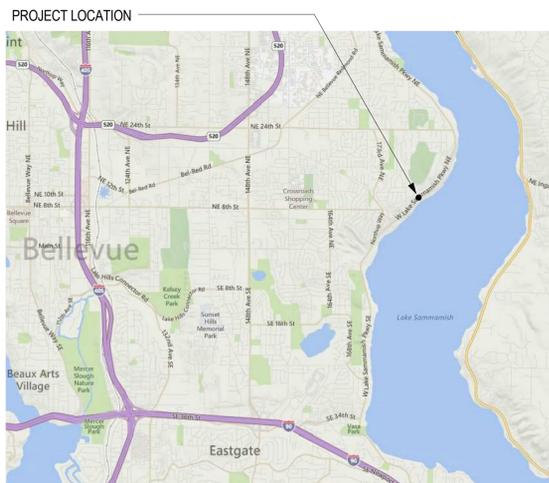
BUILDING CODE: 2012 IRC, WAC 51-51

ENERGY CODE: 2012 WSEC, WAC 51-11  
2012 INTERNATIONAL ENERGY CONSERVATION CODE, WAC 51-11R,  
ENERGY CREDIT 5B - HIGH EFFICIENCY WATER HEATING

MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE, WAC 51-52

PLUMBING CODE: 2012 UNIFORM PLUMBING CODE, WAC 51-56 AND 51-57

### VICINITY MAP



#### LOT COVERAGE CALCULATIONS

LOT COVERAGE BY STRUCTURE	
LOT AREA	19,970 SF
MINUS <STEEP SLOPE CRITICAL AREA>	5,952 SF
MINUS <FLOODPLAIN>	1,754 SF
NET LOT SQ. FT.	11,264 SF
EXISTING HOME	1,340 SF
DECKS > 30" ABOVE GRADE	288 SF
EXTERIOR STAIRS	93 SF
BOATHOUSE (WITHIN PROPERTY LINES)	196 SF
ADDITIONAL RESIDENTIAL FOOTPRINT	584 SF
3RD FLOOR CANTILEVERED ADDITION	119 SF
TOTAL	2,547 SF
PERCENTAGE OF NET LOT SQ. FT.	23%

IMPERVIOUS SURFACE COVERAGE	
PROPOSED HOUSE / GARAGE ROOF	2,232 SF
EXISTING BOATHOUSE ROOF	215 SF
REAR PATIO (PERVIOUS PAVERS)	769 SF
FRONT PATIO AND WALKWAYS	700 SF
EASEMENT	3,180 SF
TOTAL	7,096 SF
PERCENTAGE OF LOT	36%

### 1 SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'



ISSUED FOR: DATE:

REVISION 4, LO PERMIT CORRECTIONS	01/25/2016
REVISION 3, PERMIT CORRECTIONS	10/19/2015
REVISION 2, PERMIT CORRECTIONS	09/16/2015
REVISION 1, PERMIT CORRECTIONS	06/25/2015
PERMIT SET	06/08/2015

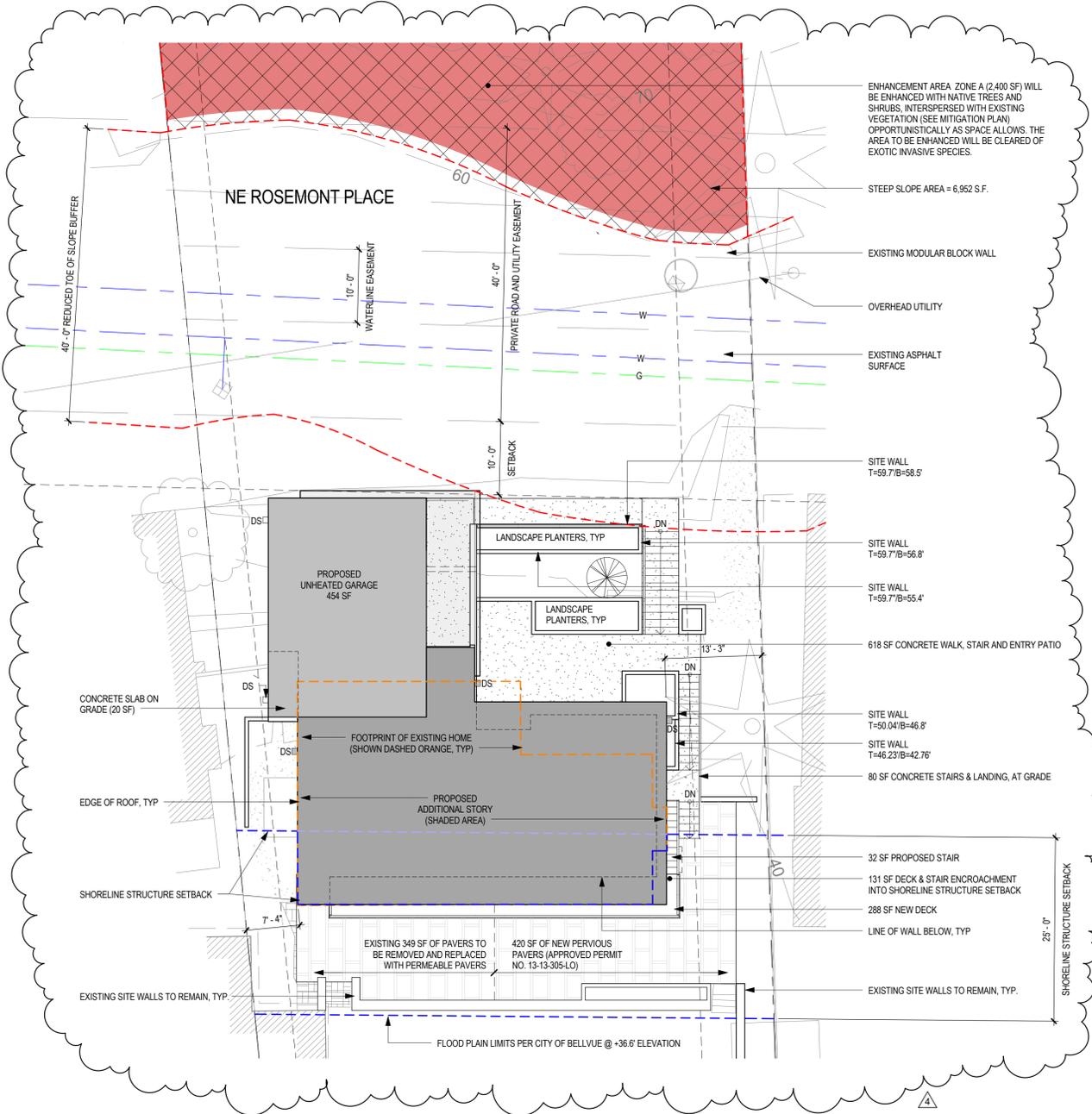
9092 REGISTERED ARCHITECT  
*Matthew Coates*  
MATTHEW G. COATES  
STATE OF WASHINGTON

### ANDEREGG-EVANS RESIDENCE

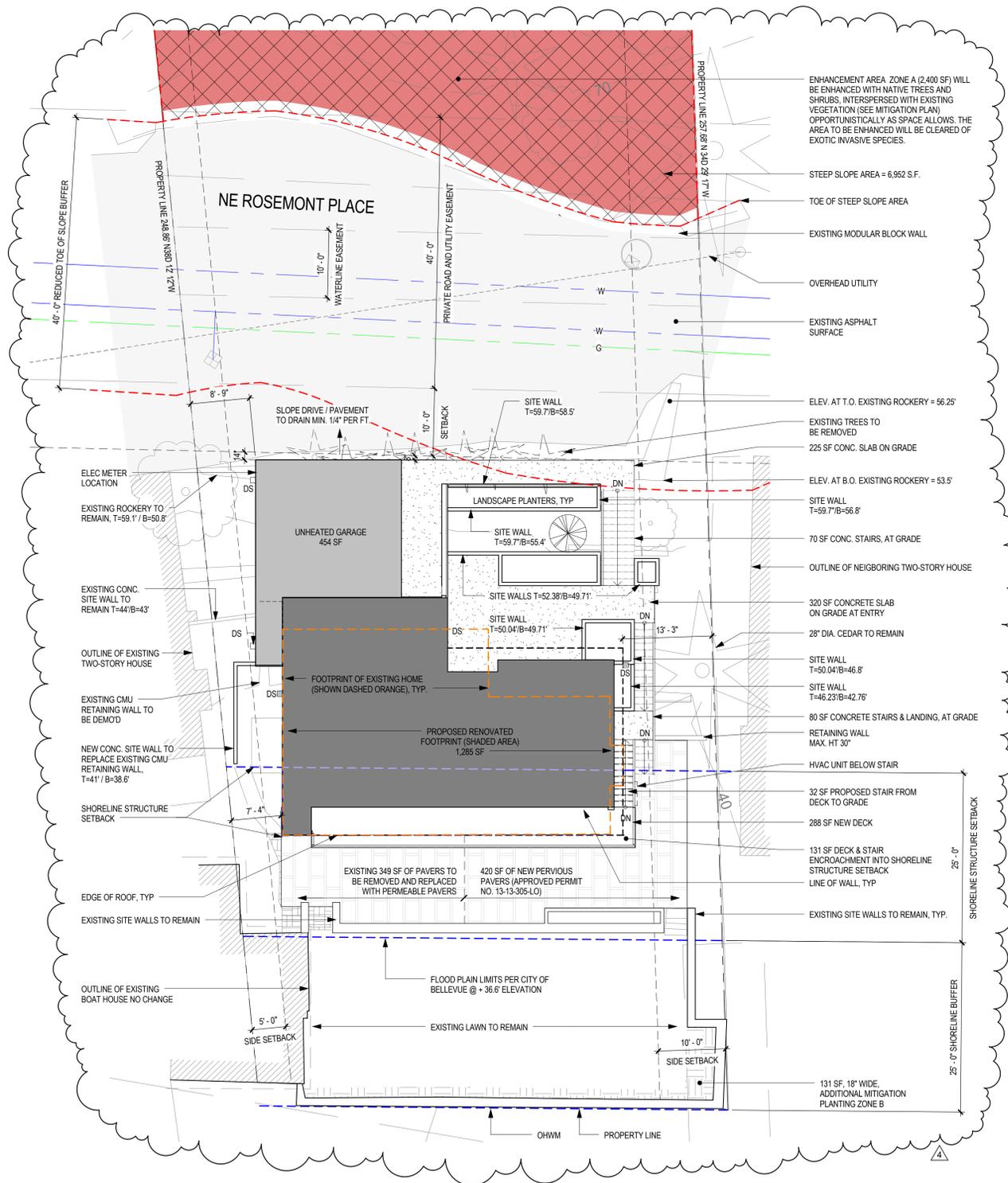
1002 W LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

### SITE PLAN

# A1.00



**2 ENLARGED SITE PLAN - ROOF PLAN**  
SCALE: 1" = 10'-0"



**1 ENLARGED SITE PLAN - MAIN LEVEL**  
SCALE: 1" = 10'-0"

ISSUED FOR: DATE:

REVISION 4, LO PERMIT CORRECTIONS	01/25/2016
REVISION 3, PERMIT CORRECTIONS	10/19/2015
REVISION 2, PERMIT CORRECTIONS	09/16/2015
REVISION 1, PERMIT CORRECTIONS	06/25/2015
PERMIT SET	06/08/2015

9092 REGISTERED ARCHITECT  
*Matthew G. Coates*  
MATTHEW G. COATES  
STATE OF WASHINGTON

**ANDEREGG-EVANS RESIDENCE**

1002 W LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

**ENLARGED SITE PLAN**

**A1.01**



Oceanspray



Thimbleberry



Mock Orange



Douglas-fir

## Geological Hazards

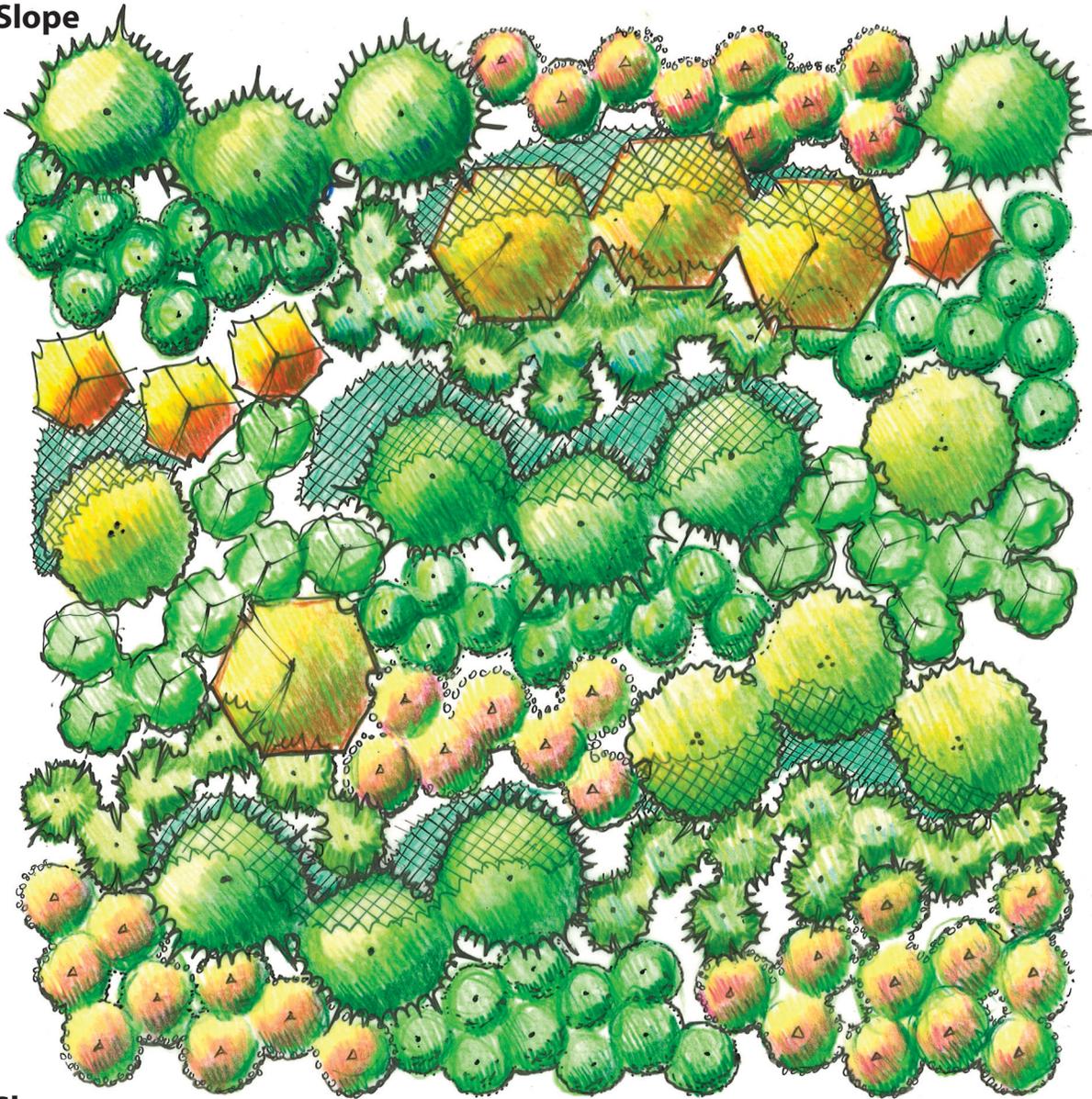
**Steep Slope Planting Template**  
for *Sunny* and *Shady* Sites

**A1**

## GEOLOGICAL HAZARDS (STEEP SLOPE) PLANTING TEMPLATE

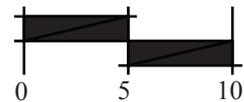
60' X 60' TYPICAL PLANTING

Top of Slope



Toe of Slope

SCALE 1"=10'



Steep slopes commonly have fragile, erodible soils. Planting can be difficult to establish in these areas as gravity, wind, and rain have a tendency to pull nutrient-rich soil down the slope. In addition, sunny sites require drought-tolerant plants, while both sunny and shady sites require plants with strong, root systems to keep soil intact. On the next two pages you will find one legend designed for sunny, steep sites and one designed for shady, steep sites. The plants chosen for these templates are known for drought tolerance and soil-binding characteristics. With the successful establishment of plants on steep slopes, the potential for erosion decreases. For additional information on Steep Slopes, refer to the section on *Geological Hazard Areas* in *Chapter One* and the City's *Critical Areas Ordinance*. Note, these templates are to be used for stable and undisturbed sloping sites. If your site has experienced a landslide or substantial erosion, do not use this template; consult a professional.

## PLANT LEGEND FOR SUNNY SITES

### LATIN NAME/ COMMON NAME

### TYPICAL SPACING/ AVERAGE HEIGHT

### CHARACTERISTICS

#### TREES

*Acer macrophyllum*/  
Big-leaf maple

9 feet on center/  
75 feet

Yellow fall color, provides  
understory shade, largest leaf  
of all maples

*Alnus rubra*/  
Red alder

9 feet on center/  
60 feet

Vigorous grower, provides  
cover quickly for other plants

*Pseudotsuga menziesii*/  
Douglas-fir

9 feet on center/  
100 feet

Highly adaptable, fast grower

#### SHRUBS

*Corylus cornuta*/  
Beaked hazelnut

6 feet on center/  
11 feet

Edible acorn, wildlife food.  
Small understory tree,  
yellowish fall color

*Holodiscus discolor*/  
Oceanspray

4.5 feet on center/  
7 feet

Spectacular blossom; attracts  
hummingbirds and butterflies

*Philadelphus lewisii*/  
Mock orange

4.5 feet on center/  
8 feet

Fragrant white blossom

*Rubus parviflorus*/  
Thimbleberry

4 feet on center/  
8 feet

Delicious edible berries, fast  
grower, likes sun

*Symphoricarpos albus*/  
Snowberry

4.5 feet on center/  
5 feet

White berries, proven  
performer in tough conditions

#### GROUNDCOVERS & PERENNIALS

*Arctostaphylos uva-ursi*/  
Kinnikinnick

\*24 in. on center/  
6-8 in.

Evergreen groundcover, great  
for rockeries and full sun areas

*Fragaria chiloensis*/  
Coastal strawberry

\*24 in. on center/  
4-6 in.

Tough, highly adaptable  
groundcover w/ red stems  
and edible berries

*Festuca idahoensis*/  
Idaho fescue

\*24 in. on center/  
2.5 feet

Bluish leaves, clumping

*Polystichum munitum*/  
Sword fern

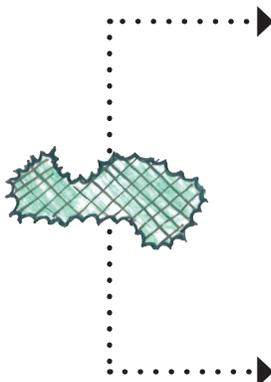
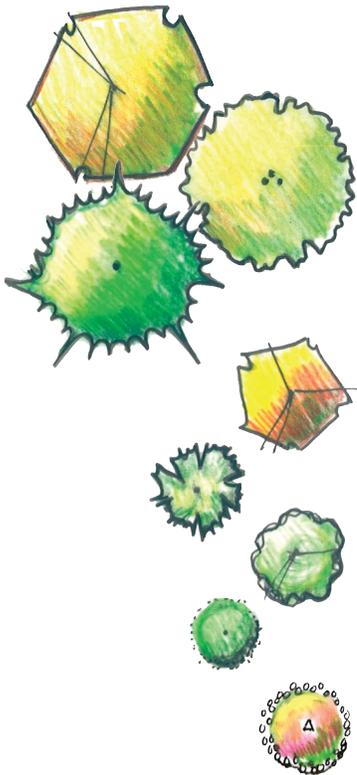
\*24 in. on center/  
5 feet once mature

Semi-evergreen fern, highly  
adaptable

*Epilobium angustifolium*/  
Fireweed

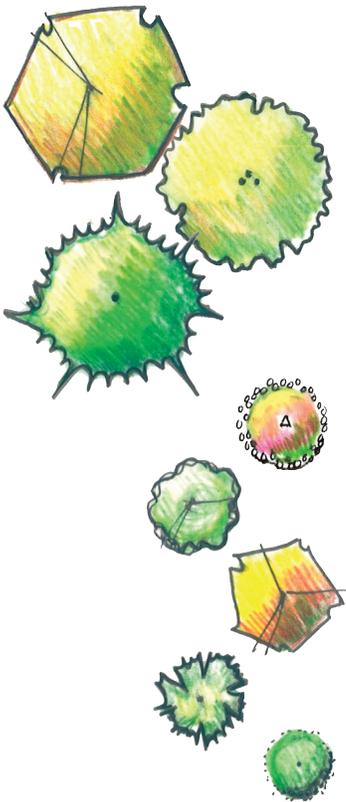
\*24 in. on center/  
1.5-2 feet

Big purple flowers on a tall  
stem



\* Indicates plants are to be triangularly spaced for the area shown. See page 23 for triangular spacing.

## PLANT LEGEND FOR SHADY SITES



LATIN NAME/  
COMMON NAME

TYPICAL SPACING/  
AVERAGE HEIGHT

CHARACTERISTICS

### TREES

*Acer macrophyllum*/  
Big-leaf maple

9 feet on center/  
75 feet

Yellow fall color, provides understory shade, largest leaf of all maples

*Alnus rubra*/  
Red alder

9 feet on center/  
60 feet

Vigorous grower, provides cover quickly for other plants

*Thuja plicata*/  
Western red cedar

9 feet on center/  
150 feet

Fragrant, adaptable to many sites

### SHRUBS

*Acer circinatum*/  
Vine maple

4.5 feet on center/  
20 feet

Bright red fall color, small understory tree, grows well in shade

*Amelanchier alnifolia*/  
Western serviceberry

4.5 feet on center/  
20 feet

Fragrant flowers, edible red to purple berries

*Corylus cornuta*/  
Beaked hazelnut

6 feet on center/  
11 feet

Edible acorn, wildlife food, small understory tree, yellowish fall color

*Oemleria cerasiformis*/  
Osoberry

4.5 feet on center/  
10 feet

Berries attract birds, first shrub to leaf out in spring

*Sambucus racemosa*/  
Red elderberry

4 feet on center/  
15 feet

Edible berries, fast grower, graceful form with age

### GROUNDCOVERS & PERENNIALS

*Arctostaphylos uva-ursi*/  
Kinnikinnick

\*24 in. on center/  
6-8 in.

Evergreen groundcover, great for rockeries and full sun areas

*Asarum caudatum*/  
Wild ginger

\*24 in. on center/  
6-8 in.

Tough groundcover, great for planting under shrubs and trees

*Polystichum munitum*/  
Sword fern

\*24 in. on center/  
5 feet once mature

Semi-evergreen fern, highly adaptable

\* Indicates plants are to be triangularly spaced for the area shown. See page 23 for triangular spacing.



Red Alder



Thimbleberry



Sword Fern



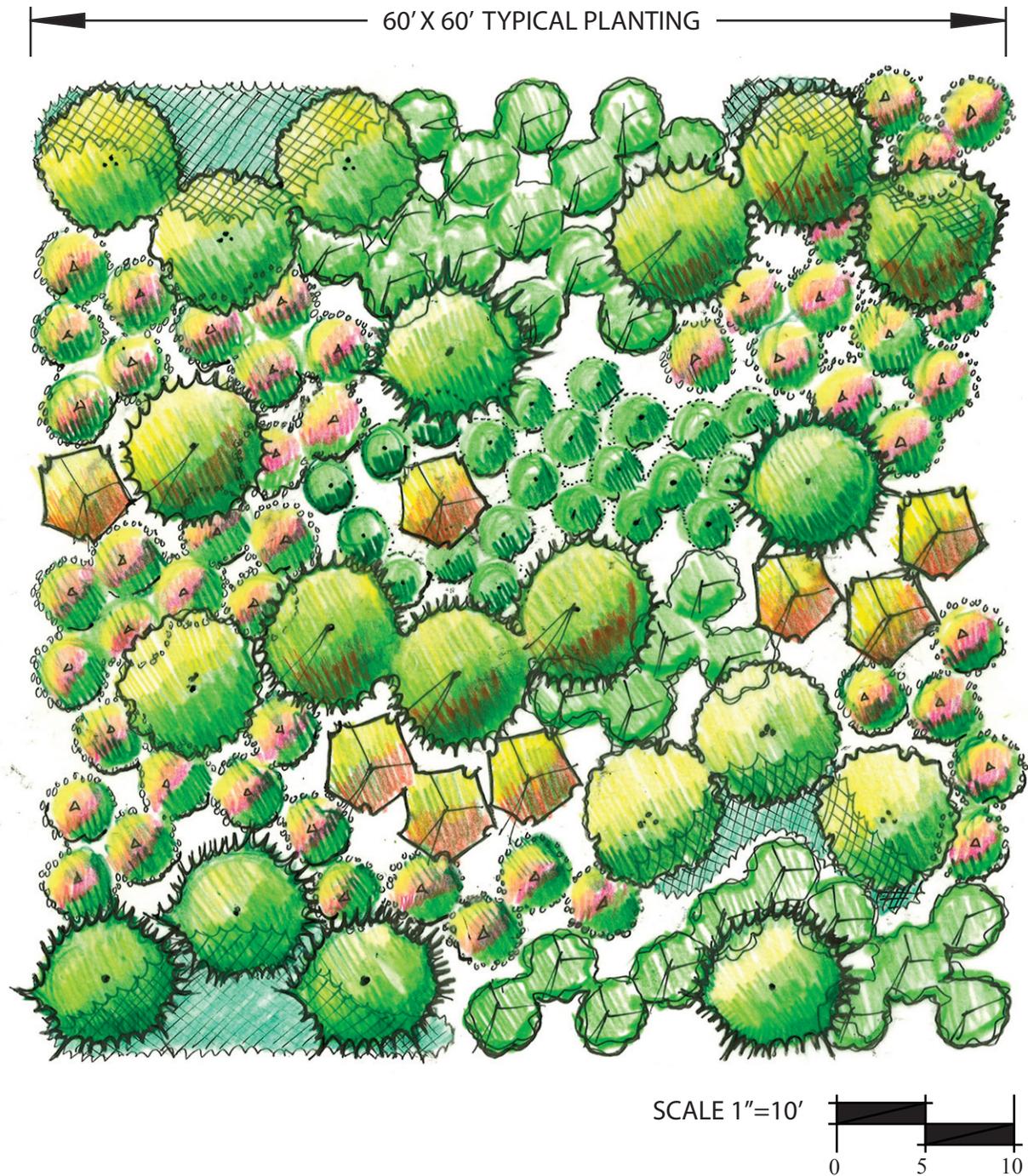
Baldhip Rose

## Dry Sites

With Invasive Weeds Planting Template  
for *Sunny* and *Shady* Sites

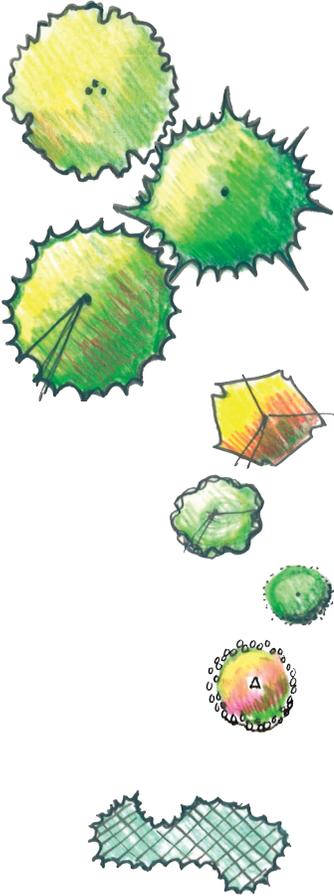
E2

## DRY SITES WITH INVASIVE WEEDS PLANTING TEMPLATE



Like wet sites, invasive weeds can be found on dry sites, too. Common invaders include Himalayan blackberry, English ivy, Scotch broom, Japanese knotweed, and birdsfoot trefoil to name a few. As mentioned in the previous template, once you have removed the invasive species (see *Chapters Two* and *Four* for further information), the best way to prevent reoccurrence is through a dense planting that will shade out the invasives. While shade cover is being established, invasives will need ongoing maintenance (See *Chapter Five, Maintenance and Monitoring*). The plants chosen for this template have been selected for their tolerance of dry sites and their ability to establish quickly, providing necessary shade cover.

## PLANT LEGEND FOR SUNNY SITES



**LATIN NAME/  
COMMON NAME**

**TYPICAL SPACING/  
AVERAGE HEIGHT**

**CHARACTERISTICS**

### TREES

*Alnus rubra*/  
Red alder

9 feet on center/  
60 feet

Vigorous grower, provides cover quickly for other plants

*Picea sitchensis*/  
Sitka spruce

9 feet on center/  
125 feet

Bluish-green foliage year round

*Thuja plicata*/  
Western red cedar

9 feet on center/  
125 feet

Fragrant, adaptable to many sites

### SHRUBS

*Corylus cornuta*/  
Beaked hazelnut

6 feet on center/  
11 feet

Edible acorn, wildlife food. Small understory tree, yellowish fall color

*Rosa gymnocarpa*/  
Baldhip rose

4.5 feet on center/  
5 feet

Wild rose, pink flowers, bright red rosehips

*Rubus parviflorus*/  
Thimbleberry

4 feet on center/  
8 feet

Delicious edible berries, fast grower, likes sun

*Symphoricarpos albus*/  
Snowberry

4.5 feet on center/  
5 feet

White berries, proven performer in tough conditions

### GROUNDCOVERS & PERENNIALS

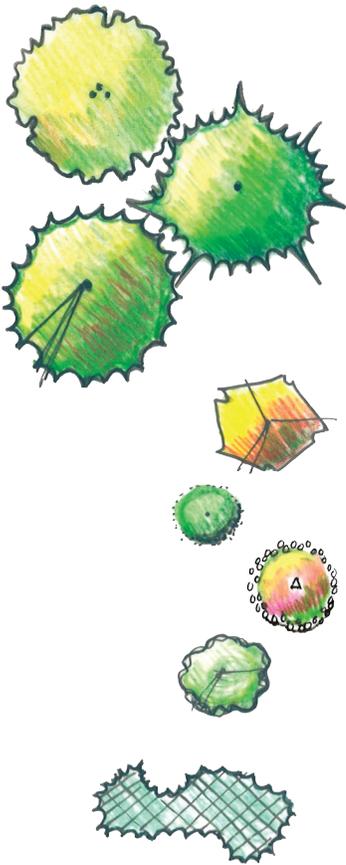
*Polystichum munitum*/  
Sword fern

\*24 in. on center/  
5 feet once mature

Semi-evergreen fern, highly adaptable

\* Indicates plants are to be triangularly spaced for the area shown. See page 23 for triangular spacing.

## PLANT LEGEND FOR SHADY SITES



### LATIN NAME/ COMMON NAME

### TYPICAL SPACING/ AVERAGE HEIGHT

### CHARACTERISTICS

#### TREES

*Alnus rubra*/  
Red alder

9 feet on center/  
60 feet

Vigorous grower, provides cover quickly for other plants

*Pseudotsuga menziesii*/  
Douglas-fir

9 feet on center/  
150 feet

Highly adaptable, fast grower

*Thuja plicata*/  
Western red cedar

9 feet on center/  
125 feet

Fragrant, adaptable to many sites

#### SHRUBS

*Oemleria cerasiformis*/  
Osoberry

4.5 feet on center/  
10 feet

Berries attract birds, first shrub to leaf out in spring

*Mahonia aquifolium*/  
Tall Oregon grape

3.5 feet on center/  
5 feet

Yellow flowers in Spring; edible dark purple berries

*Ribes sanguineum*/  
Red-flowering currant

4.5 feet on center/  
6 feet

Big reddish pink blossom in spring, bluish-black berries

*Sambucus racemosa*/  
Red elderberry

4.5 feet on center/  
15 feet

Edible berries, fast grower, graceful form with age

#### GROUNDCOVERS & PERENNIALS

*Polystichum munitum*/  
Sword fern

\*24 in. on center/  
5 feet once mature

Semi-evergreen fern, highly adaptable

\* Indicates plants are to be triangularly spaced for the area shown. See page 23 for triangular spacing.