



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

Proposal Name: Brancato Garage and Guest Cottage

Proposal Address: 6021 173rd Avenue SE

Proposal Description: Land Use review of a proposal to reduce a 75-foot toe-of-slope structure setback from a steep slope critical area to construct a detached guest cottage. Temporary disturbance of a steep slope critical area is included.

File Number: 15-123384-LO

Applicant: Myloan Nguyen, Mark Travers Architect

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

Application Date: September 22, 2015
Completeness Date: October 1, 2015
Notice of Application Date: October 8, 2015
Decision Publication Date: December 3, 2015
Project Appeal Deadline: December 17, 2015

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the 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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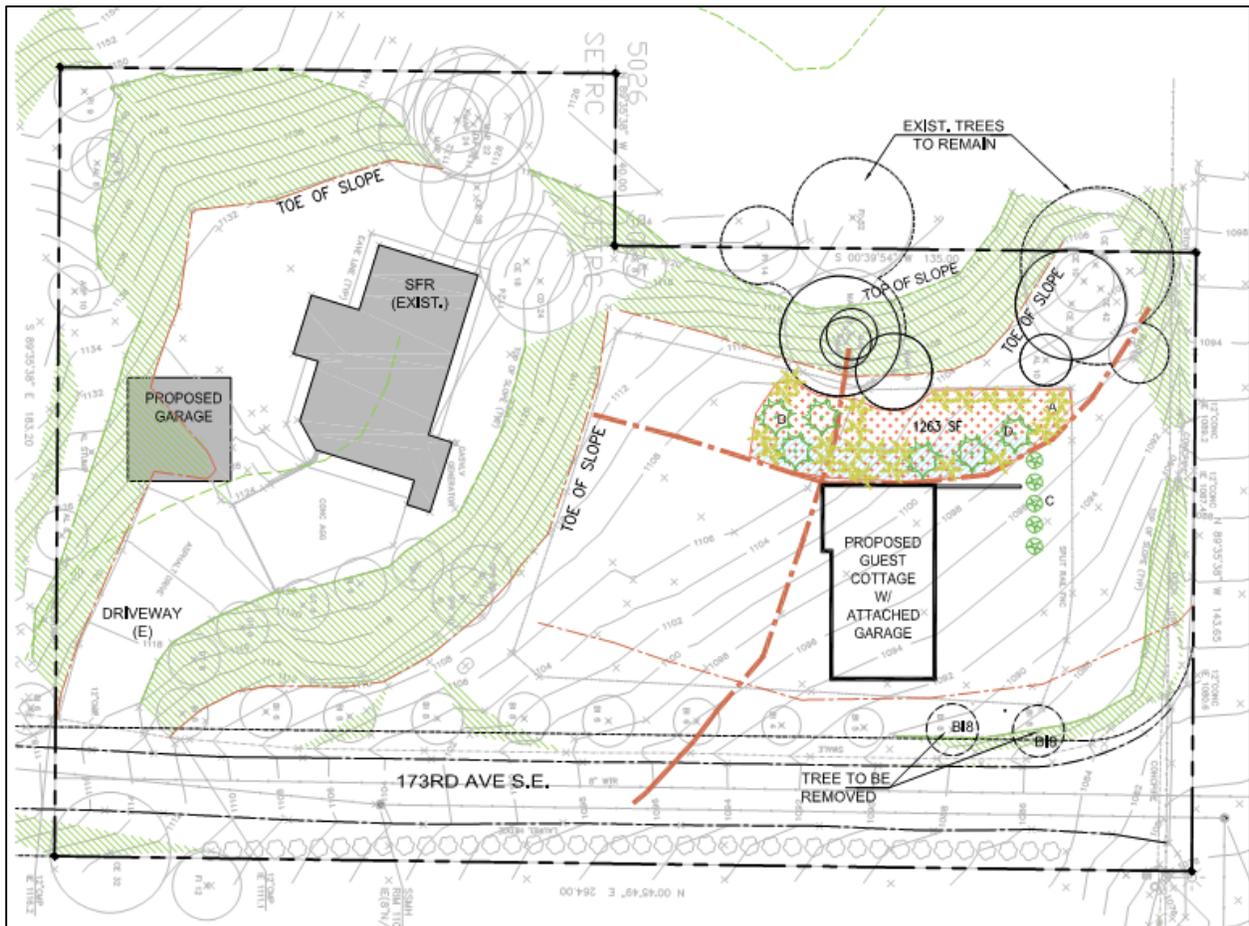
Attachments

1. Site Plans and Mitigation Planting Plan – Enclosed
2. Geotech Report and Letter prepared Geotech Consultants – In File
3. Critical Areas Report – In File
4. Forms, Application Materials, SEPA Checklist – In File

I. Proposal Description

The applicant proposes to construct a detached guest cottage in a 75-foot toe-of-slope structure setback from a steep slope critical area. This proposal was approved previously in 2012 as part of a prior application that included construction of a detached garaged in a slope buffer. The cottage proposed under this application was not constructed and the approval expired. This application is to reapprove the reduction of the slope setback for the guest cottage. A Critical Area Land Use Permit is required to approve modification of the toe-of-slope setback. See Figure 1 below for a site plan.

Figure 1



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

A. Site Description

The project site is located at 6021 173rd Avenue SE in the Newcastle subarea of the City. The site and vicinity are all developed and zoned single family residential. Vehicle access is obtained from SE 60th Street to the north via a shared private driveway. From SE 60th Street the grade rises to a flatter pasture area on the property and then slopes steeply up to the house area which flattens again. The slopes then rise steeply south of the house in the southwest corner of the property. See figure 2 for existing site condition.

Figure 2



B. Zoning

The property is zoned R-1, which allows structures associated with single-family development.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low 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.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-1 zoning dimensional requirements found in LUC 20.20.010 apply to the proposed construction. The plans submitted generally demonstrate conformance with zoning dimensional standards, however conformance will be verified during building permit review.

As proposed, the detached guest cottage meets all setbacks and other zoning requirements. Guest cottages are only allowed on properties with at least 13,500 square feet of lot area. A guest cottage is not allowed to be rented as a separate dwelling unit. As part of the building permit the owner will be required to record a guest cottage agreement with King County that will limit use of the cottage to only non-paying guests, domestic employees, or the residents of the main residence, and restricts the cottage from being rented or sublet. The recorded agreement is in place for the life of the structure. **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 a 75-foot toe-of-slope setback from a steep slope critical area and is subject to the performance standards found in LUC 20.25H.125 below.

i. Consistency with LUC 20.25H.125

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

No structures are located within steep slope critical areas. The proposed cottage is within an existing pasture area.

2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The proposed structures on the property are located outside of any steep slope critical areas and vegetation is retained on the steep slope. The temporary excavation required will disturb pasture grasses and some ornamental trees along the driveway. The guest cottage is located in an existing pasture area that has been maintained with minimal vegetation as it was a septic drain field that has been decommissioned as the property is served by sewer. The project will be required to provide mitigation planting that will include trees and shrubs.

3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

The project geotechnical engineer provided a report in 2012 and updated the report in 2015. In both cases, the geotech found that the "proposed project will not increase the geologic hazards on the neighboring property" if the project is constructed per their recommendations (Geotech Letter, Pg.1).

4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

No rockeries or retaining walls are proposed within steep slope critical areas. A small three to five foot wall is proposed at the end of the driveway that serves the garage to allow for the grade change resulting from the driveway.

5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

The cottage is within a structure setback from the toe-of-slope and no impervious surfaces will be in a buffer. The site complies with the allowed 50 percent coverage.

6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

The foundation of the cottage is being stepped into the contour of the land.

7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

The foundation proposed complies with this standard.

8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic

modification;

No structures are to be located in steep slope critical areas.

- 9. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

No structures are located in steep slope critical areas.

- 10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

The project will provide 1,263 square feet of mitigation planting for the modification of the slope setback requested. Non-significant trees are proposed for removal.

The planting is required to be maintained and monitored for a period of at least five years per to achieve the following:

Year 1 (from date of plant installation)

- *100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%*
- *0% coverage of invasive plants in planting area*

Year 2 (from date of plant installation)

- *At least 90% survival of all installed material*
- *Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation*

Year 3, 4, & 5 (from date of plant installation)

- *At least 85% survival of all installed material*
- *At least 35%(Yr3), 50%(Yr4), 70%(Yr5) coverage of the planting area by native plants in each year respectively*
- *Less than 10% coverage by invasive species or non-native/ornamental vegetation*

Annual monitoring reports are required to be sent to the Land Use division. These reports must contain photos of the planting from established locations that will be the same for the five years of monitoring. The report must also document the status of the planting per the performance standards stated above for each year.

See Conditions of Approval in Section X of this report.

ii. Consistency with LUC 20.25H.140 and LUC 20.25H.145

Modification of a toe-of-slope setback requires a critical areas report as part of the application for a Critical Area Land Use Permit. The applicant has obtained the services of a qualified geotechnical engineering company to study the site and document the observed conditions. Staff has reviewed the following documents:

- Geotech Report dated March 2, 2012 prepared by Geotech Consultants
- Supplemental geotech letter prepared dated September 17, 2015

This geotechnical analysis finds that the proposal does not increase risk to adjacent properties and is not altering the steep slopes. The geotech finds that the construction proposed has been designed so that the “potential hazard from the critical areas has been mitigated” and that the structures are “safe as designed” under anticipate conditions (September 17 letter, pg. 1).

IV. Public Notice and Comment

| | |
|---------------------------|--------------------|
| Application Date: | September 22, 2015 |
| Completeness Date: | October 1, 2015 |
| Public Notice (500 feet): | October 8, 2015 |
| Minimum Comment Period: | October 22, 2015 |

Once the project application was determined complete 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 project is exempt from SEPA under WAC 197-11-800 as the work does not exceed a categorical exemption and the work is not occurring in a critical area.

VII. Changes to Proposal Due to Staff Review

A consolidated mitigation planting area was required to be shown on the plans.

VIII. Decision Criteria

A. 20.25H.255.A Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site 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 proposal will not impact the functions and values of the steep slope or the area of the proposed construction which was a septic drain field and pasture.

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

The planting will be required to be installed prior to final inspection. **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; and

The modifications and performance measures in this proposal are not detrimental to the functions and values of the steep slope. The proposed structure avoids the steep slopes.

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

Detached accessory structures are commonly associated with single-family development. Noise generated by construction is limited to 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. **See Conditions of Approval in Section X of this report.**

A. 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 utility 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 proposed structure avoids steep slope critical areas. Development is located in already disturbed areas. The mitigation planting proposed will improve vegetation coverage on the site in an area that has provided minimal vegetation diversity.

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 proposed to be consistent with the City's planting templates for steep slopes. The planting and conditions in this staff report make the project consistent with LUC 20.25H.210.

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 to allow construction of a guest cottage and associated improvements as seen on Attachment 1. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility 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 | Savina Uzunow, 425-452-7860 |
| 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. Guest Cottage Agreement:** A guest cottage agreement, provided by the City is required to be completed prior to building permit issuance. The agreement is required to ensure the cottage is not rented.

Authority: Land Use Code 20.20.250
Reviewer: Reilly Pittman, Development Services Department

- 3. Monitoring Performance Standards:** The planting area shall be maintained and monitored for 5 years. Annual monitoring reports are to be submitted to Land Use each of the five years. The owner or hired consultant can take photos and send reports on the status of the planting via email. The following schedule and performance standards as found on the template apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

- *100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%*
- *0% coverage of invasive plants in planting area*

Year 2 (from date of plant installation)

- *At least 90% survival of all installed material*
- *Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation*

Year 3, 4, & 5 (from date of plant installation)

- *At least 85% survival of all installed material*
- *At least 35%(Yr3), 50%(Yr4), 70%(Yr5) coverage of the planting area by native plants in each year respectively*
- *Less than 10% coverage by invasive species or non-native/ornamental vegetation*

The reports, along with a copy of the planting plan, can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

4. **Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area. At the end of 5 years inspection by Land Use staff is required. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established performance standards in the monitoring plan.

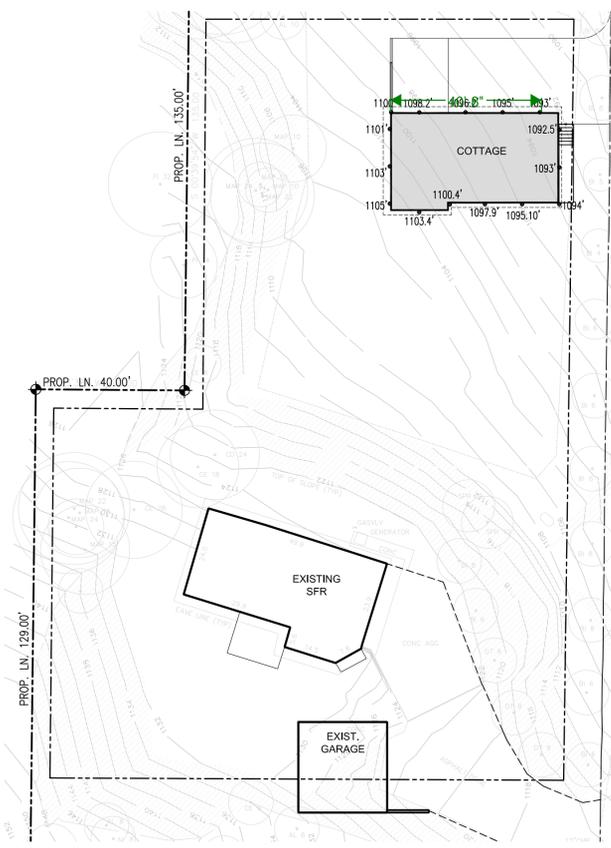
Authority: Land Use Code 20.30P.140

Reviewer: Reilly Pittman, Development Services Department

5. **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 in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department



BUILDING HEIGHT PER LUC 20.20.010 (ZONE R-1, NOTE 43):
 AVERAGE EXISTING GRADE FOR COTTAGE
 = (1100+1098.2+1096.2+1095+1093+1092.5+11093+1094
 +1095.10+1097.9+1100.4+1103.4+1105+1103+1101)' / 15
 = 16,467.7/15 = 1097.84'
 HEIGH LIMIT FOR A PITCHED ROOF = 1097.84' + 35' = 1132.84'
 HIGHEST POINT OF COTTAGE AT THE RIDGE OF PITCHED ROOF
 PROPOSED: 1115.5' < 1132.84'

Building Height Calculation

PER LUC 20.25H.120 DESIGNATION OF CRITICAL AREA & BUFFERS:
 20.25H.120.B-1b: STEEP SLOPES TOP OF SLOPE BUFFER OF 50 FEET
 20.25.120H.C-2b: STEEP SLOPES TOE-OF-SLOPE STRUCTURESETBACK OF 75 FEET

Critical Area & Buffer

PER LUC 20.20.250:
 DETACHED COTTAGE FOR USE OF GUESTS OR DOMESTIC EMPLOYEES OR THE RESIDENCE OF THE MAIN RESIDENCE MAY BE PERMITTED ON ANY LOT HAVING AT LESS 13,500 SQ.FT. IN LOT AREA AND HAVING A SFR AS THE PRINCIPAL USE OF THE LOT.

OTHER REGULATION COMPLY WITH LUC 20.20.010

Permitted Use

LOT COVERGARE PER 20.25.010-FOOTNOTE 13:
 LOT AREA = 43,025 SF
 CRITICAL AREA = (2864+1574+2068) SF = 6506 SF (SEE A1.1)
 LOT COVERAGE CALCULATION: 43,025 SF - 6506 SF = 36519 SF
 LOT COVERAGE BY STRUCTURE: MAX. 35%

LOT COVERAGE PROPOSED:

EXISTING DETACHED GARAGE: BUILDING CONSTRUCTED PARTIALLY BELOW GRADE PER LUC 20.50.010 FOOTNOTE 16 ARE NOT COUNTED AS STRUCTURAL LOT COVERAGE.

EXISTING SFR: BLDG FOOTPRINT: 1460 SF
 EXISTING GARAGE (ABOVE GRADE): 106.08 SF 24'-0"x4'-5"
 PROPOSED GUEST COTTAGE: 1170 SF (26'-0"x45'-0")
 TOTAL: 2730.08 SF

LOT COVERAGE: 2630SF / 36519 SF = 7.5% < 35% (MAX. ALLOWABLE)

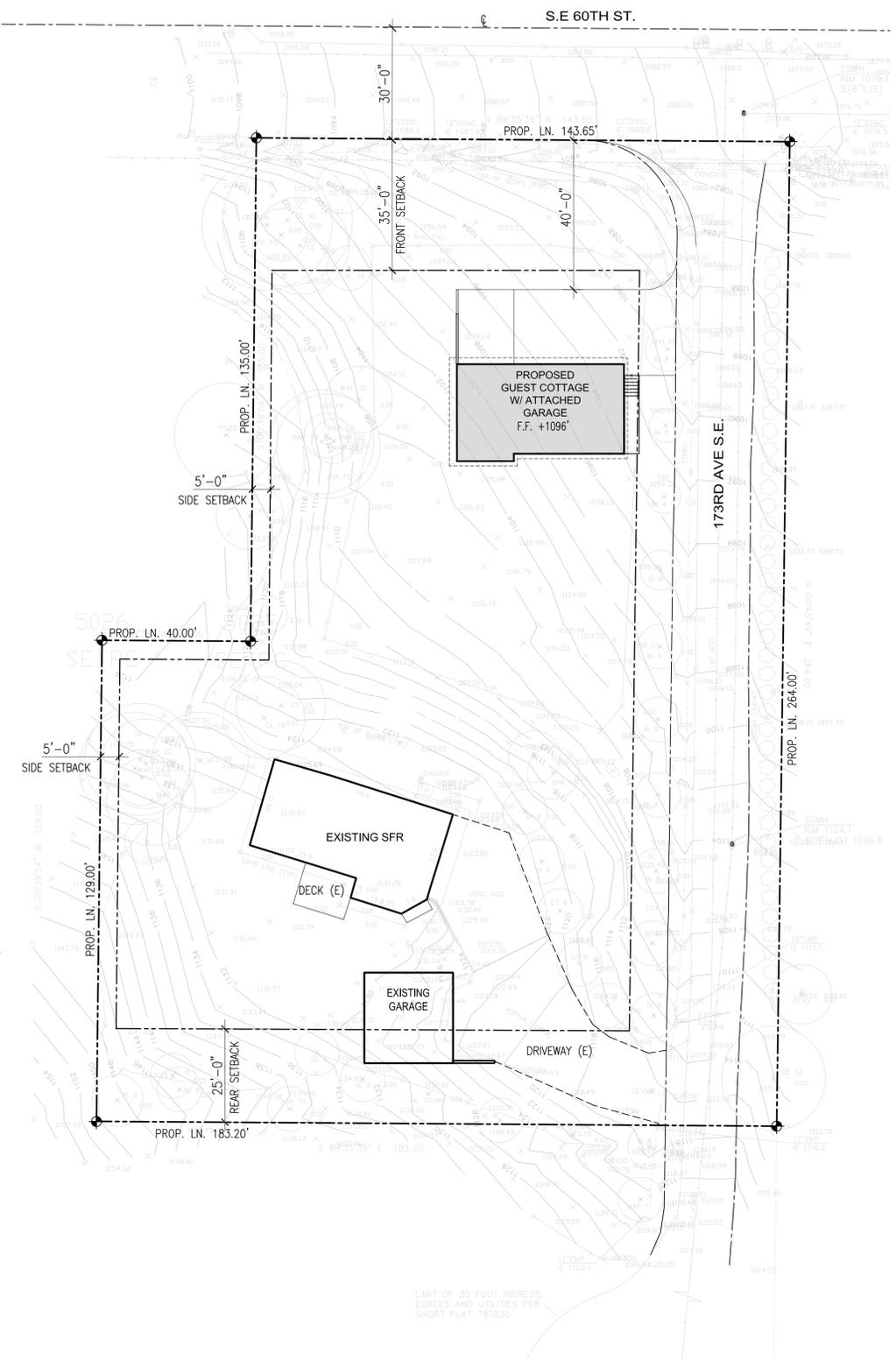
PROPOSED IMPERVIOUS SURFACES:

EXISTING IMPERVIOUS SURFACE:
 EXIST. DRIVEWAY: 2384 SF
 EXIST. SFR: 1460 SF
 EXIST. GARAGE: 576 SF
 TOTAL: 4420 SF

PROPOSED NEW IMPERVIOUS SURFACES:
 NEW DRIVEWAY & WALKWAY: 1264 SF
 COTTAGE WITH ATTACHED GARAGE: 1170 SF
 TOTAL: 2434 SF

NET INCREASE IN IMPERVIOUS AREA OF 2434 SF FOR A TOTAL IMPERVIOUS AREA OF (4420 + 2434) SF = 6854 SF
 OR (6854 SF/43,025 SF) = 15.93% < 50% (MAX. ALLOWED)

Lot Coverage Calculations



Site Plan

Scale: 1"=20'-0"

PROJECT: 6021 173RD AVE SE BELLEVUE, WA 98006

OWNER: LAURA BRANCATO 6021 173RD AVE SE BELLEVUE, WA 98006 (206) 369-3214 CONTACT: LAURA BRANCATO

ARCHITECT/AGENT: MARK TRAVERS ARCHITECT 2315 E PIKE ST SEATTLE, WA 98122 (206) 763-8496 CONTACT: MARK TRAVERS

SCOPE OF WORK: CONSTRUCT A GUEST COTTAGE WITH ATTACHED GARAGE IN THE FRONT YARD PER PLAN.

CONSTRUCTION TYPE: V-B
 ZONE: R-1
 LOT SIZE: 43,025 SF
 OCCUPANCY: R-3, U-1
 TYPE OF HEAT: ELECT.

APPLICABLE CODES: CITY OF BELLEVUE MUNICIPAL CODES
 2012 IBC
 2012 IFC
 2012 UPC
 2012 WSEC

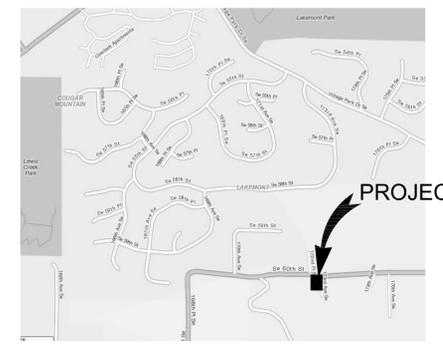
Project Information

TAX ID#: 242405-9131

LEGAL DESCRIPTION:

LOT 1 KC SHORT PLAT NO 781030 REC NO 8202010467 SD PLAT DAF - POR OF W 1/2 OF NW 1/4 OF SW 1/4 BEG NW COR OF SD SUBD TH S 00-39-32 W ALG W LN THOF 165 FT TO TPOB TH CONTG S 00-39-32 W 242.56 FT TH S 89-35-42 E PLT N LN SD SUBD 318 FT TO E LN SD SUBD TH N 00-45-27 E ALG E LN OF SUBD 377.56 FT TO S MGN SE 60TH ST TH N 89-35-42 W 143.65 FT TH S 00-39-32 W 135 FT TH N 89-35-42 W 175 FT TO TPOB

Legal Description



Vicinity

SURVEY
 A1 SITE PLAN, PROJECT DATA
 A1.1 STEEP SLOPE CALCULATION
 A1.2 SITE PLAN DETAIL
 A2.0 GARAGE PLAN, COTTAGE FLOOR PLAN
 A3.0 COTTAGE ELEVATIONS

Sheet Index

Stamp of Record



Mark Travers Architect, AIA
 www.marktraversarchitect.com
 Seattle, WA 98122
 2315 East Pike Street
 Tel: 206-763-8496
 Fax: 206-328-3238

Drawn: MTT
 Checked: MTT
 Date: 9-17-2015

Brancato Cottage
 6021 173rd Ave SE
 Bellevue, WA 98006
 Site Information

Submital / Revisions



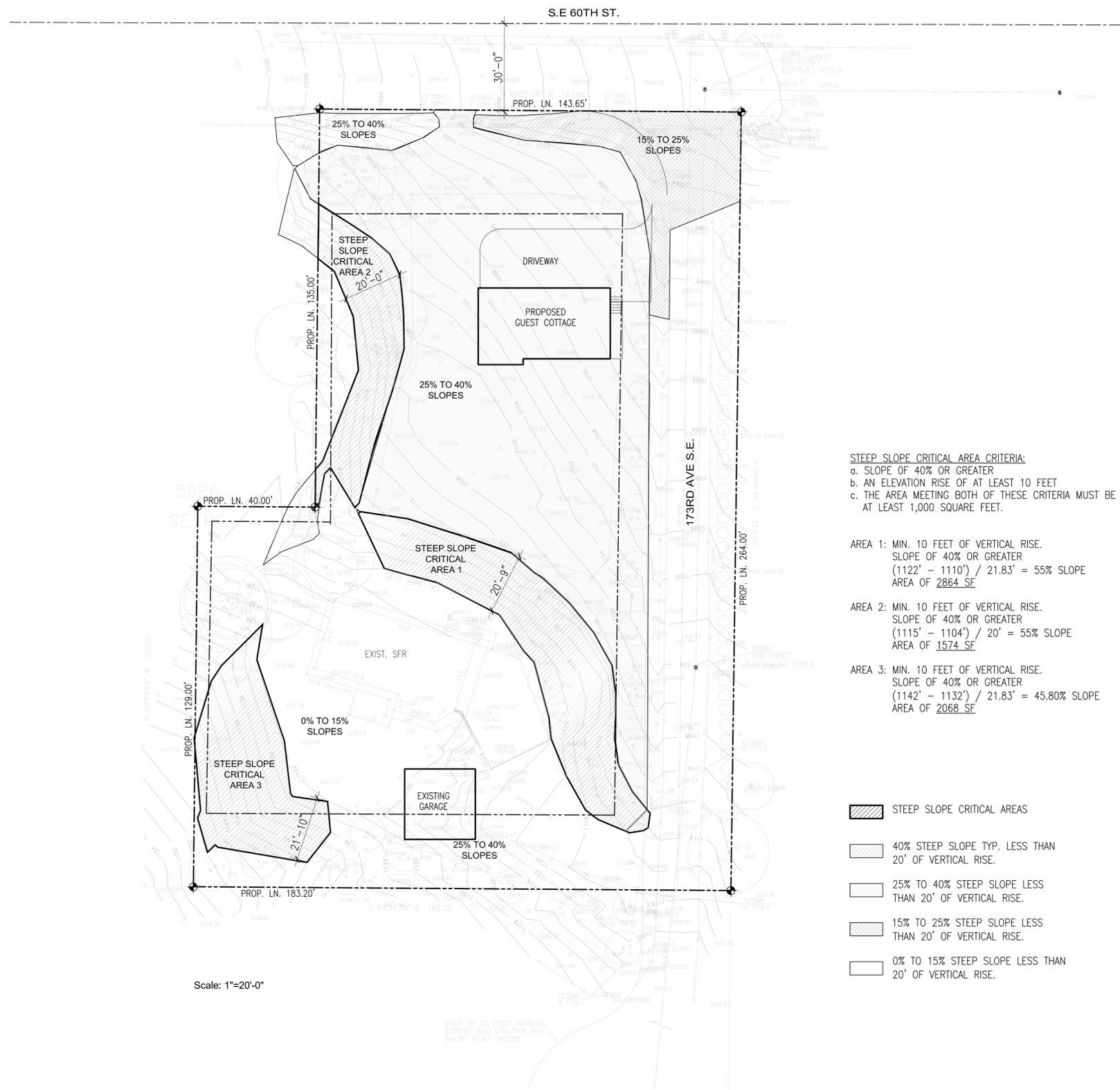
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Brancato Cottage
 6021 173rd Ave SE
 Bellevue, WA 98006
 Steep Slope Calculation

Submittal / Revisions

A1.1

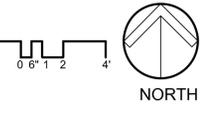


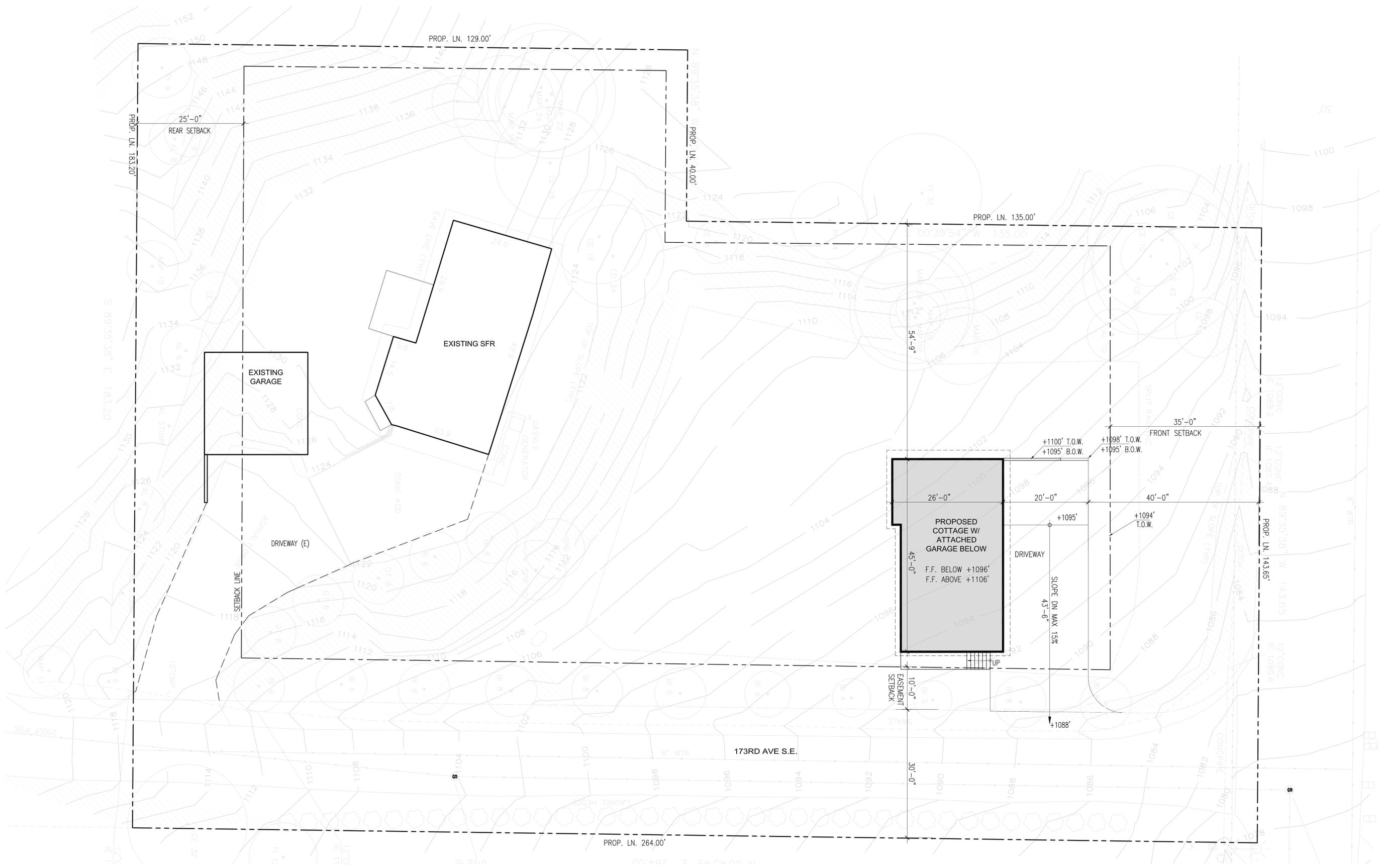
STEEP SLOPE CRITICAL AREA CRITERIA:
 a. SLOPE OF 40% OR GREATER
 b. AN ELEVATION RISE OF AT LEAST 10 FEET
 c. THE AREA MEETING BOTH OF THESE CRITERIA MUST BE AT LEAST 1,000 SQUARE FEET.

- AREA 1: MIN. 10 FEET OF VERTICAL RISE. SLOPE OF 40% OR GREATER
 $(1122' - 1110') / 21.83' = 55\%$ SLOPE
 AREA OF 2864 SF
- AREA 2: MIN. 10 FEET OF VERTICAL RISE. SLOPE OF 40% OR GREATER
 $(1115' - 1104') / 20' = 55\%$ SLOPE
 AREA OF 1574 SF
- AREA 3: MIN. 10 FEET OF VERTICAL RISE. SLOPE OF 40% OR GREATER
 $(1142' - 1132') / 21.83' = 45.80\%$ SLOPE
 AREA OF 2068 SF

- STEEP SLOPE CRITICAL AREAS
- 40% STEEP SLOPE TYP. LESS THAN 20' OF VERTICAL RISE.
- 25% TO 40% STEEP SLOPE LESS THAN 20' OF VERTICAL RISE.
- 15% TO 25% STEEP SLOPE LESS THAN 20' OF VERTICAL RISE.
- 0% TO 15% STEEP SLOPE LESS THAN 20' OF VERTICAL RISE.

Steep Slope Calculation
 Scale: 1"=20'-0"





Site Plan Detail
Scale: 1"=10'-0"



S.E. 60TH ST.

Consultants

Stamp of Record



Mark Travers Architect, AIA
www.marktraversarchitect.com
Seattle, WA 98122
2315 East Pike Street
Tel: 206-763-8486
Fax: 206-328-3238

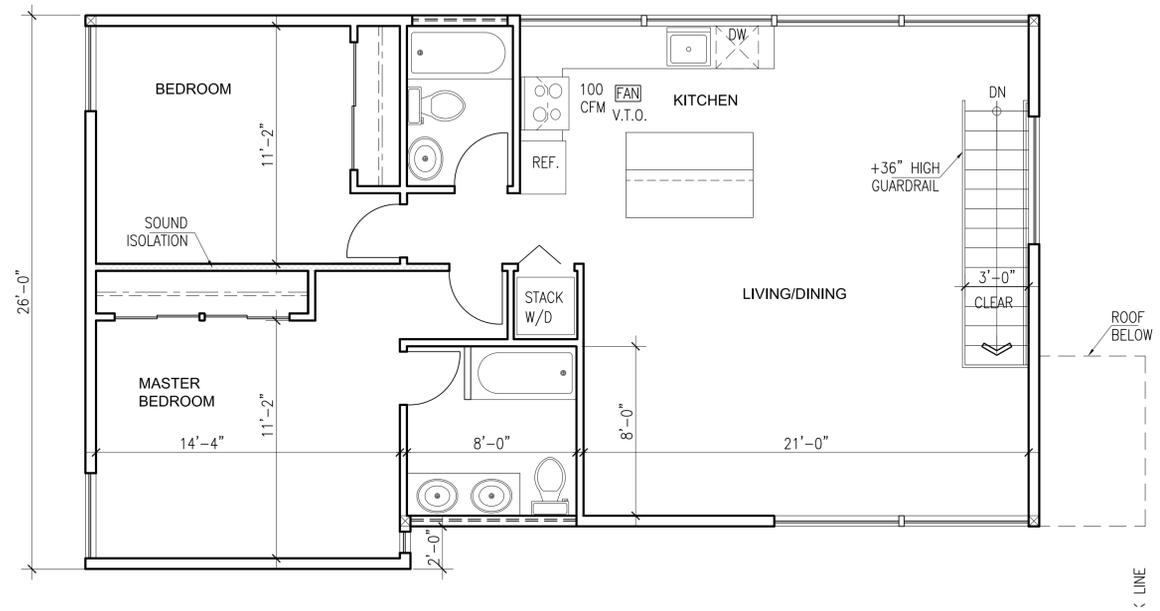
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Checked: MTT
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Brancato Cottage
6021 173rd Ave SE
Bellevue, WA 98006
Site Plan Details

Submittal / Revisions

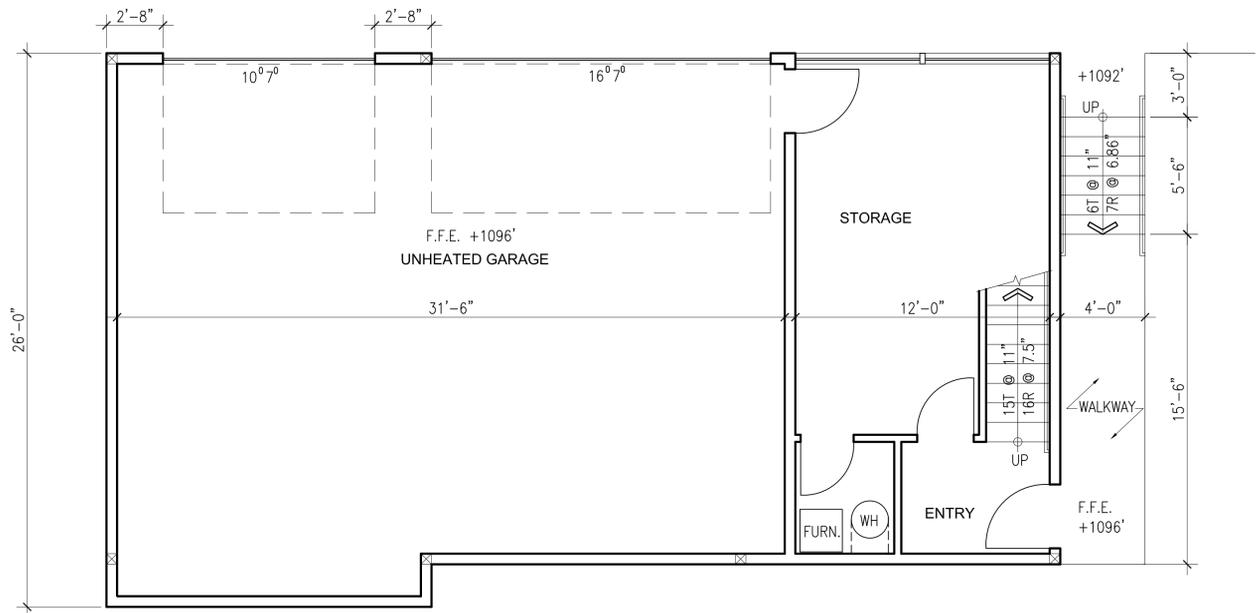
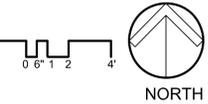
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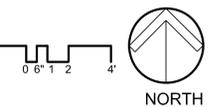
Upper Level

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



Low Level - Garage

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



Seattle, WA 98122
2315 East Pike Street
Tel: 206-263-8486
Fax: 206-328-3238

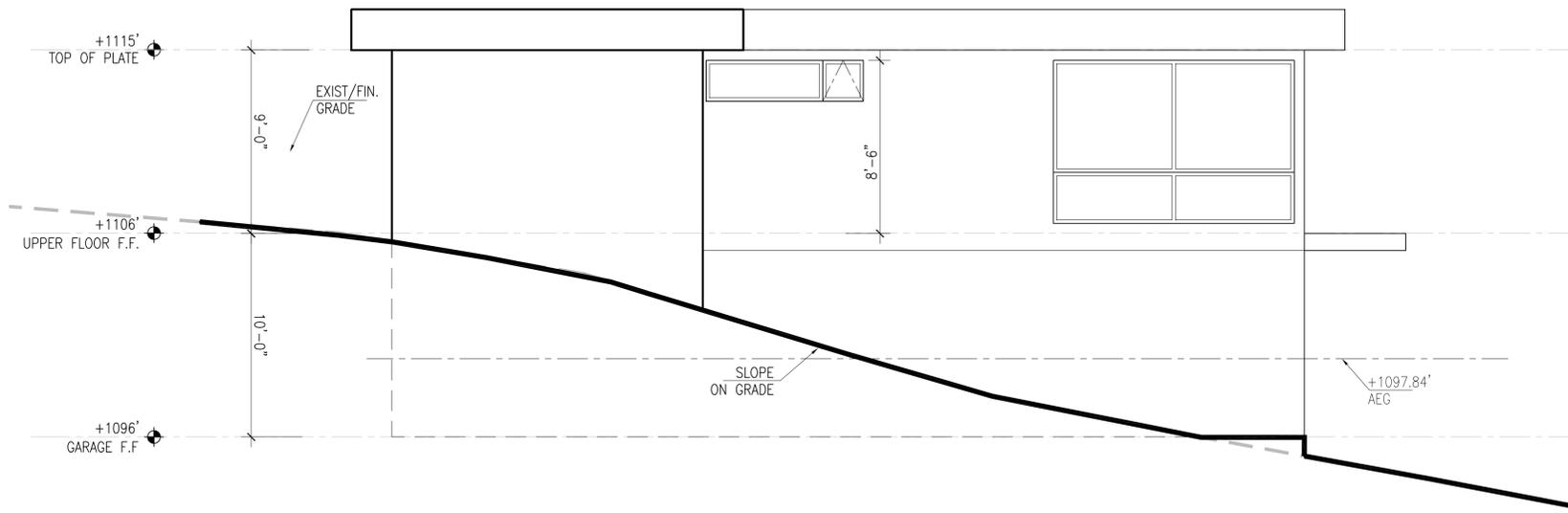
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Checked: MTT
Date: 9-17-2015

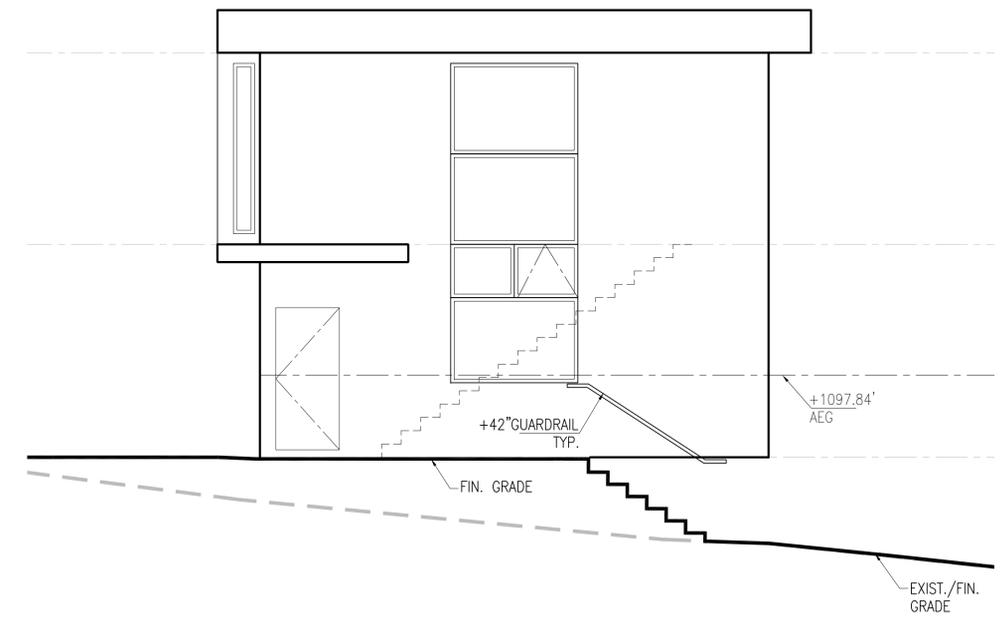
Brancato Cottage
6021 173rd Ave SE
Bellevue, WA 98006
Guest Cottage Floor Plan w/ Attached Garage

Submittal / Revisions

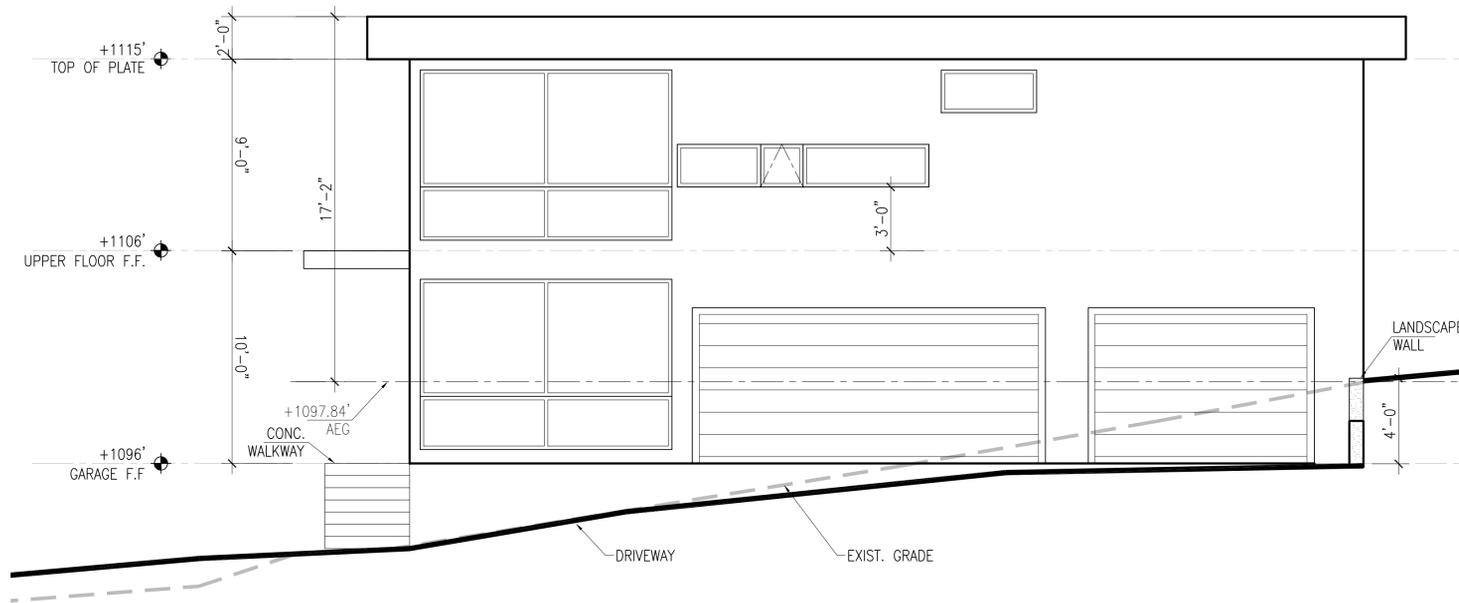
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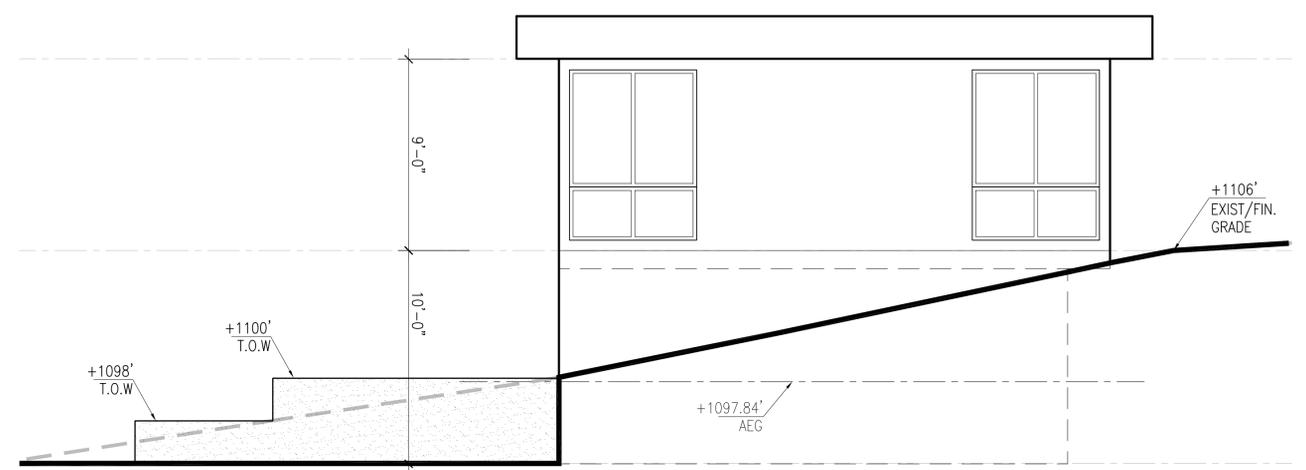
South Elevation
Scale: 1/4"=1'-0"



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



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



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

Stamp of Record



Mark Travers
Architect, AIA
www.marktraversarchitect.com
Seattle, WA 98122
2315 East Pike Street
Tel: 206-263-8406
Fax: 206-328-3238

Drawn: MN
Checked: MTT
Date: 9-17-2015

Brancato Cottage
6021 173rd Ave SE
Bellevue, WA 98006
Guest Cottage Elevations

Submittal / Revisions

| |
|--|
| |
| |
| |

 SLOPE RETORATION/ENHANCEMENT PROPOSED:
 APPROX 1263 SF
 PLANTING DENSITY: 13 TREES, 22 (OR MORE) SHRL
 ON GROUND COVERS PER SCHEDULES.

NOTES:

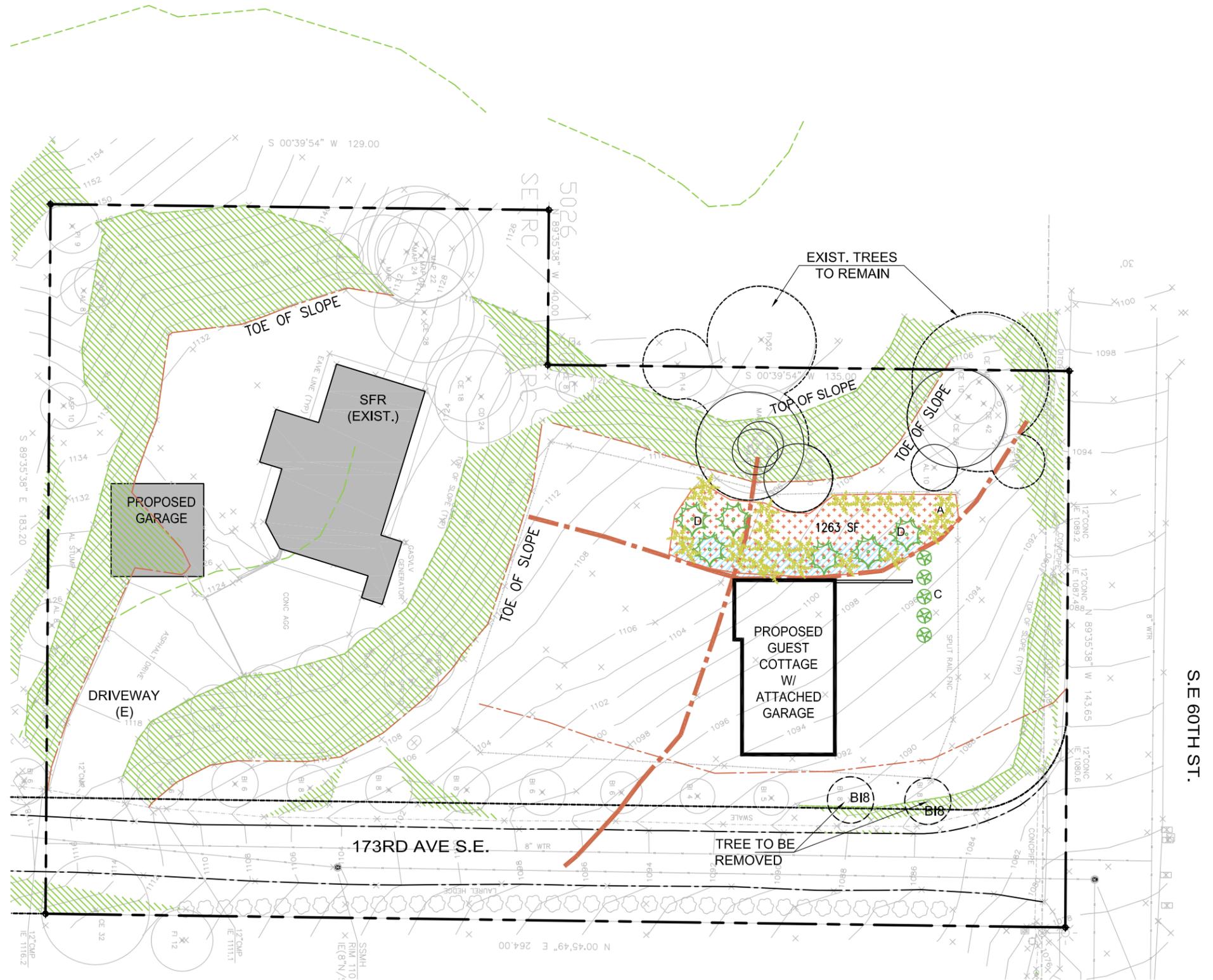
- RESTORE ALL TEMPORARILY IMPACTED AREAS WITH 4" TOPSOIL.
- NATIVE WOODY VEGETATION SHALL BE PRESERVED. PROTECT THE SIGNIFICANT TREES SHOWN TO REMAIN AND MAINTAIN PROTECTION THROUGHOUT CONSTRUCTION.
- ALL EXCAVATED MATERIALS (WHEN OCCURS) SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND HAULED TO AN APPROVED DUMP SITE.
- CONNECT ALL FOOTING DRAINS AND TIGHTLINE DIRECT TO DAYLIGHT OUTFALL AT EDGE OF WATER.
- CONNECT ALL ROOF DRAINS (SEPARATE FROM FOOTING DRAINS) AND TIGHTLINE TO DAYLIGHT OUTFALL AT EDGE OF WATER.
- CONNECT ALL CATCH BASINS AND TIGHTLINE THROUGH THE OIL/WATER SEARATOR INTO THE ROOF DRAIN SYSTEM.
- ALL ROOF DRAINS AND FOOTING DRAINS SHALL BE SEPARATED. TIGHTLINE EACH TO STORM DRAINAGE SYSTEM AS REQUIRED.
- SEE ATTCHED DRAWING SETS FOR ADDITIONAL INFORMATION REGARDING BUILDING PLAN, ELEVATION, BLDG HEIGHT.
- THE MITIGATION AREA TO BE PLANTED WITH NATIVE PLANTING PER THE CITY'S PLANTING TEMPLATES FOR STEEP SLOPE.

Groundcovers

| KEY | COMMON NAME | BOTANICAL NAME | NOTES |
|---|--------------|-------------------------|-------------------------|
|  | KINNIKINNICK | ARCTOSTAPHYLOS UVA-URSI | AS NEEDED WITH 24" O.C. |
|  | SWORD FERN | POLYSTICHUM MUNITUM | AS NEEDED WITH 4' O.C. |

Plant Schedule

| KEY | COMMON NAME | BOTANICAL NAME | QTY. | SIZE | NOTES |
|---|----------------|------------------------|------|------|---------------------------|
| A  | BEAKED HAZEL | CORYLUS CORNUTA | 22 | | NEW SHRUB @ 6' O.C. |
| BI8 | BIRCH | BETULUS SP. | 2 | 8"Ø | EXIST. TREE TO BE REMOVED |
| C  | CYPRESS | CUPRESSUS-SEMPERVIRENS | 7 | 3"Ø | NEW TREES WITH 5' O.C. |
| D  | BIG-LEAF MAPLE | ACER-MACROPHYLLUM | 6 | 3"Ø | NEW TREES WITH 9' O.C. |



Restoration Plan
 Scale: 1"=30'-0"

