



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 15-124509-LD

Project Name/Address: Bosa – Bellevue Way/120 Bellevue Way NE & 10429 NE 2<sup>nd</sup> St.

Planner: Toni Pratt

Phone Number: (425)-452-5374

**Minimum Comment Period: November 5, 2015, 5PM**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**ENVIRONMENTAL CHECKLIST**

10/9/2009

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

**INTRODUCTION****Purpose of the Checklist:**

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

**Instructions for Applicants:**

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

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

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

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

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

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

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

## BACKGROUND INFORMATION

Property Owner: Bosa Development Washington, Inc

Proponent: Nat Bosa

Contact Person: Derik Giner

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 100, 1515 W 7th Avenue  
Vancouver, BC, Canada

Phone: (604) 433-9812

Proposal Title: BOSA - 120 Bellevue Way

120 Bellevue Way NE &  
10429 NE 2nd Street

Proposal Location: SE Corner of NE 2nd Street and Bellevue Way NE

(Street address and nearest cross street or intersection) Provide a legal description if available.

See attachments A and B

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. Attached

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

1. General description: A residential high-rise tower over a 4 story podium and 2 levels of below grade parking. 55 parking stalls located above grade.
2. Acreage of site: 1.159 Acres
3. Number of dwelling units/buildings to be demolished: 2 Building
4. Number of dwelling units/buildings to be constructed: 1 Building
5. Square footage of buildings to be demolished: 9,670 square feet
6. Square footage of buildings to be constructed: 252,560
7. Quantity of earth movement (in cubic yards): 35,000 CY
8. Proposed land use: Multifamily residential with street-level retail.
9. Design features, including building height, number of stories and proposed exterior materials:  
See Administrative Design Review (ADR) application.
10. Other

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

Construction commencement in about December 2016. 18 months construction duration.

Subject to change.

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

No

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

Boundary and Topography Surveys, Geotechnical Report, Level One Hazardous Materials Report

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.

No

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.

Design Review, Building Permit and associated permits.

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 Retaining Wall

b. What is the steepest slope on the site (approximate percent slope)? 10% max, 2% average

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.

Superficial fill and silty sand underlain by outwash sand and deeper silt lacustrine deposits.

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

No

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

No fill anticipated. Excavation and export of materials for the underground parking garage. 35,000 CY

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

No, appropriate construction stormwater BMPs will be implemented.

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

95%

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

During construction, Temporary Erosion and Sedimentation Control measures (Best Management Practices) will be put into place. After completion, the site will be stabilized with structures, pavements, landscaping, and stormwater runoff conveyance systems.

## 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.

During construction: normal construction activities associated with excavation and high-rise construction.

After completion: normal activities for a large mixed-use development. Parking is all underground, minimizing the visual impact of parking.

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

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

No.

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

None anticipated to be required or necessary.

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

## 3. WATER

- a. Surface

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

No.

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

No.

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

None.

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

No.

- (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.

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

b. Ground

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

No, unless ground water is located within our excavation. The geotechnical report indicates that the excavation may find water, and the report describes measures to be taken if that is the case. Our proposed design will be above the elevation that water was observed in the geotechnical report.

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

None.

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.

From roofs, it will be collected via a system of roof drains and conveyed offsite to a municipal stormwater system. From the site, it will be collected and transported via a series of curbs, gutters, catchbasins, and underground storm drainage pipes to a municipal stormwater system.

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

No.

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

The proposed on-site grading, paving, storm drainage and buildings will be designed and constructed in general accordance with the City of Bellevue regulations.

#### 4. Plants

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

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

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

All of the vegetation currently on site will be removed.

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:

Street trees and on-site landscaping will be provided. Native plantings will be used where appropriate.

**Street scape landscaping and street trees required, per LUC 20.25A.060**

#### 5. ANIMALS

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

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

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

None.

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

No.

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

None.

## 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 and natural gas for heating, cooling, and residential uses.

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:

Efficient glass will be used. Large balconies shade large portions of the elevation.

## 7. Environmental Health

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

No.

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

None beyond typical safety measures during construction and during occupancy.

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

None anticipated to be required.

b. Noise

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

Traffic and typical noise generated from a downtown environment.

- (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.

Short term: noise from construction activity M-F 7am-6pm, Sat, 9am-6pm per Bellevue construction noise guidelines.

Long term: traffic generation, typical of a downtown mixed use development.

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

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

Loading will be within the building, off of Bellevue Way.

**8. Land and Shoreline Use**

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

Residential, retail, parking.

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

Not in recent history.

- c. Describe any structures on the site.

A restaurant and a jewelry store, both one story are the only buildings currently on site.

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

Yes, the existing buildings will be demolished.

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

DNTN MU Downtown Office District Mixed Use **Downtown-Mixed Use**

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

City Center South **Downtown (DNTN)**

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

Not applicable.

- 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?

350 residents, 20 retail staff

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

None.

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

None.

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

The proposals meets the zoning and land use goals indicated for the vicinity, and is compatible with adjacent uses and zoning.

## 9. Housing

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

142, middle to high.

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:

The proposal adds housing to the downtown core, which is a stated goal of the Comprehensive Plan.

## 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?

21 stories, 260 feet. Materials: Glass, metal, stone.

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

Those of the residential building two blocks to the east.

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

The site massing has placed the proposed building to the west of the subject site, minimizing impacts to the proposed neighboring residential building to the east. Proportion of the tower has the short direction facing the adjacent development to minimize impact. The project will be designed with high quality materials and features, sympathetic to the surrounding conditions.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
None beyond that typically associated with a high-rise development.
- 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?  
Neighboring buildings, and roads.
- d. Proposed measures to reduce or control light or glare impacts, if any:  
Appropriate materials and underground parking.

Project subject  
to Light and  
Glare  
requirements  
of LUC  
20.20.522

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Retail shopping and the Downtown Bellevue Park
- 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 proposal includes an on-site amenity package that includes a swimming pool, fitness area, spa, and pet amenities.

## 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.  
None.
- c. Proposed measures to reduce or control impacts, if any:  
None.

## 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.  
NE 2nd Street and Bellevue Way NE. See attachment C - Level 1 Plan.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Not directly adjacent, however there is transit existing, and light rail is proposed, within few blocks. Further information will be provided in the project traffic report.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
284 new, 69 existing eliminated.

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).

Roadway widening on both frontages and sidewalks (Public)

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

No.

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

Information will be provided in the project traffic report.

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

Information will be provided in the project traffic report.

**15. Public Services**

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

None beyond the typical demand of a high-rise mixed use project.

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

None required.

**16. Utilities**

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

All except septic.

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.

All listed above. Connections, Vaults (Manhole/handholes) pavement restoration.

**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.

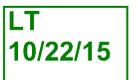
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email=mail@amanatarchitect.com,  
c=CA  
Date: 2015.09.28 12:02:49 -07'00'

Signature.....Date Submitted.....

09/23/2015





ATTACHMENT A





1.3<sup>rd</sup> LEVEL 1 PLAN

Loading: 5,888 s.f.  
 Parking: 14, 1740 s.f.  
 Residential: 2,440 s.f.  
 Commercial GFA: 17,650 s.f.  
 Commercial Sellaide: 13,589 s.f.

1 STORY RETAIL

1 STORY RESTAURANT

7 STORY RESIDENTIAL

1 STORY RETAIL

PHASE 1 OPEN SPACE

1 STORY RETAIL

MECH

BIKES / STORAGE

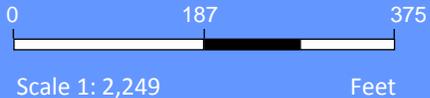
RETAIL

SEE UDR WEBER THOMPSON DRAWING

<p><b>AMANN ARCHITECT</b></p> <p>120 BELLEVUE WAY        SUITE 1000        SEASIDE, WA 98148        TEL: 206.465.1300        FAX: 206.465.1301        WWW.AMANNARCHITECT.COM</p>		<p><b>ISSUES FOR REVIEW NOT FOR CONSTRUCTION</b></p> <p>REVISION 1: 11/11/2011        REVISION 2: 11/11/2011        REVISION 3: 11/11/2011        REVISION 4: 11/11/2011        REVISION 5: 11/11/2011        REVISION 6: 11/11/2011        REVISION 7: 11/11/2011        REVISION 8: 11/11/2011        REVISION 9: 11/11/2011        REVISION 10: 11/11/2011        REVISION 11: 11/11/2011        REVISION 12: 11/11/2011        REVISION 13: 11/11/2011        REVISION 14: 11/11/2011        REVISION 15: 11/11/2011        REVISION 16: 11/11/2011        REVISION 17: 11/11/2011        REVISION 18: 11/11/2011        REVISION 19: 11/11/2011        REVISION 20: 11/11/2011        REVISION 21: 11/11/2011        REVISION 22: 11/11/2011        REVISION 23: 11/11/2011        REVISION 24: 11/11/2011        REVISION 25: 11/11/2011        REVISION 26: 11/11/2011        REVISION 27: 11/11/2011        REVISION 28: 11/11/2011        REVISION 29: 11/11/2011        REVISION 30: 11/11/2011        REVISION 31: 11/11/2011        REVISION 32: 11/11/2011        REVISION 33: 11/11/2011        REVISION 34: 11/11/2011        REVISION 35: 11/11/2011        REVISION 36: 11/11/2011        REVISION 37: 11/11/2011        REVISION 38: 11/11/2011        REVISION 39: 11/11/2011        REVISION 40: 11/11/2011        REVISION 41: 11/11/2011        REVISION 42: 11/11/2011        REVISION 43: 11/11/2011        REVISION 44: 11/11/2011        REVISION 45: 11/11/2011        REVISION 46: 11/11/2011        REVISION 47: 11/11/2011        REVISION 48: 11/11/2011        REVISION 49: 11/11/2011        REVISION 50: 11/11/2011        REVISION 51: 11/11/2011        REVISION 52: 11/11/2011        REVISION 53: 11/11/2011        REVISION 54: 11/11/2011        REVISION 55: 11/11/2011        REVISION 56: 11/11/2011        REVISION 57: 11/11/2011        REVISION 58: 11/11/2011        REVISION 59: 11/11/2011        REVISION 60: 11/11/2011        REVISION 61: 11/11/2011        REVISION 62: 11/11/2011        REVISION 63: 11/11/2011        REVISION 64: 11/11/2011        REVISION 65: 11/11/2011        REVISION 66: 11/11/2011        REVISION 67: 11/11/2011        REVISION 68: 11/11/2011        REVISION 69: 11/11/2011        REVISION 70: 11/11/2011        REVISION 71: 11/11/2011        REVISION 72: 11/11/2011        REVISION 73: 11/11/2011        REVISION 74: 11/11/2011        REVISION 75: 11/11/2011        REVISION 76: 11/11/2011        REVISION 77: 11/11/2011        REVISION 78: 11/11/2011        REVISION 79: 11/11/2011        REVISION 80: 11/11/2011        REVISION 81: 11/11/2011        REVISION 82: 11/11/2011        REVISION 83: 11/11/2011        REVISION 84: 11/11/2011        REVISION 85: 11/11/2011        REVISION 86: 11/11/2011        REVISION 87: 11/11/2011        REVISION 88: 11/11/2011        REVISION 89: 11/11/2011        REVISION 90: 11/11/2011        REVISION 91: 11/11/2011        REVISION 92: 11/11/2011        REVISION 93: 11/11/2011        REVISION 94: 11/11/2011        REVISION 95: 11/11/2011        REVISION 96: 11/11/2011        REVISION 97: 11/11/2011        REVISION 98: 11/11/2011        REVISION 99: 11/11/2011        REVISION 100: 11/11/2011</p>	<p><b>ATTACHMENT C</b></p> <p>1.3<sup>rd</sup> LEVEL 1 PLAN</p>
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# Vicinity Map 15-124509-LD





1.9 CONTEXT SITE - BIRD'S EYE VIEW LOOKING NORTHEAST



1.10 CONTEXT SITE - VIEW LOOKING SOUTHWEST



# 3.1 BUILDING ELEVATIONS- NORTH ELEVATION (2<sup>nd</sup> STREET N.E.)



- GLASS**
- (G1) TOWER VISION GLASS - GREY/BLUE - AG43
  - (G2) TOWER SPANDREL - TIMBERWOLF- FRCLT6/0-109-3
  - (G3) RECESSED SPANDREL - BLUE GRAY #358
  - (G4) RETAIL VISION GLASS - STARPHIRE ULTRA CLEAR
  - (G5) SPANDREL GLASS -4" WIDE & 2" CLEAR
  - (G6) RETAIL CANOPY SPANDREL - VIRACON V175
- STONE**
- (S1) RETAIL PILAR - GRAY BASALT (SPLIT FACE)
  - (S2) RETAIL GROUND LEVEL - GRAY BASALT (HONED)
- PAINT**
- (P1) BALCONY SOFFIT AND SOUTH WALL - BM #1481
  - (P2) TOWER MULLION - BM #1566
  - (P3) RECESSED MULLION - PANTONE 7545 C
  - (P4) SOUTH WALL - BM #1482
- METAL**
- (M1) SIGNAGE ALUMINUM - A008 ALU BROSE

105TH AVENUE NE

ROOF	170 00	
L6	161 00	10'-4"
L5	150 67	11'-4"
L4	139 33	10'-4"
L3	129 00	10'-4"
L2	126 00 116 00	10'-4"
L1	106 00 (GEO 106.00) 100 00 (GEO 102.00)	10'-4"

65'-7" STREET WALL HEIGHT

MEP	330 00	15'
L21 PENTHOUSE	318 00	12'
L20	306 67	11'-4"
L19 TYPICAL	296 33	10'-4"
L18 TYPICAL	286 00	10'-4"
L17 TYPICAL	275 67	10'-4"
L16 TYPICAL	265 33	10'-4"
L15 TYPICAL	255 00	10'-4"
L14 TYPICAL	244 67	10'-4"
L13 TYPICAL	234 33	10'-4"
L12 TYPICAL	224 00	10'-4"
L11 TYPICAL	213 67	10'-4"
L10 TYPICAL	202 33	10'-4"
L9 TYPICAL	193 00	10'-4"
L8 TYPICAL	182 67	10'-4"
L7 TYPICAL	172 33	10'-4"
L6 TYPICAL	162 00	10'-4"
L5 TYPICAL	151 67	10'-4"
L4	139 33	12'-4"
L3	129 00	10'-4"
L2	126 00 116 00	10'-4"
L1	106 00 (GEO 106.00) 100 00 (GEO 100.00)	10'-4"

201'  
232'

46'-4" STREET WALL HEIGHT

AVERAGE GRADE

BELLEVUE WAY NE