NEWPORT YACHT BASIN CONDO VOL 15 / PG 7-10
PHASE 2 VOL 33 / PG 25-28
AMEND VOL 22 / PG 72-75
AMEND VOL 15 / PG 25

2
163,390.0567 SF± 3.75 acres±

EXIST. FH TO REMAIN

WATER LEVEL 9-24-07 1:50PM ELEV. 17.8 FEET

N87°57'30"W 385.22'

PROPOSED OPEN STORAGE

PROPOSED COVERED STORAGE

CANOPY RACK STORAGE

SHOP 1 STORY FFE=21.33±

PART/SERVICE OFFICE 2 STORY FFE=21.33±

PROPOSED COVERED STORAGE

PROPOSED COVERED STORAGE

PROPOSED COVERED STORAGE

PROPOSED OPEN STORAGE

SOIL BORING TE = 20.52

10' SETBACK

NO PARKING

4' DOCK

PROPOSED DOCKS, REFERENCE ARCHITECTURAL PLANS

HAUL OUT SLIPS

16' DOCK

22' DOCK

WATER LEVEL 9-25-07 10:00AM ELEV. 17.8 FEET

SEATTLE BOAT SLIP 1

SEATTLE BOAT SLIP 2

N87°57'30"E 94.00'

N87°57'30"E 39.00'

N02°02'30"E 134.40'

N02°02'30"E 34.00'

S87°57'30"E 286.13'

S02°06'47"W 182.40'

N87°57'30"W 196.32'

5-FOOT PAINTED PEDESTRIAN WALK

PAINTED PEDESTRIAN WALK

"NO PARK SIGN"

"NEWPORT YACHT BASIN"

N02°02'30"E 36.00'

N02°02'30"E 36.00'

N87°57'28"W 36.00'

EXIST. FH TO REMAIN

SE 40TH STREET
(PUBLIC RIGHT OF WAY)

MATCHLINE – REFERENCE C3-2

THESE PLANS ARE FOR REVIEW ONLY AND ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF BELLEVUE

SITE PLAN KEYNOTES

1. PCC POST CURB, REFERENCE DETAIL SHEET(S)
2. PCC FLUSH POST CURB, REFERENCE DETAIL SHEET(S)
3. PCC WALL, REFERENCE DETAIL SHEET(S)
4. LONGITUDINAL VALLEY GUTTER, REFERENCE DETAIL SHEET(S)
5. PCC SIDEWALK, REFERENCE DETAIL SHEET(S)
6. LANDSCAPING, REFERENCE LANDSCAPING PLANS
7. ASPHALT PAVEMENT, REFERENCE NOTE THIS SHEET
7A. PCC PAVEMENT, REFERENCE NOTE THIS SHEET
8. PAVEMENT STRIPING, REFERENCE DETAIL SHEET(S)
9. DRAINAGE SWALE, REFERENCE DETAIL SHEET(S)
10. TRASH ENCLOSURE, REFERENCE REFUSE CO. DETAIL.

INSTALL 6"ø BOLLARDS AT EACH OVERHEAD DOOR, REFERENCE ARCHITECTS PLAN

LEGEND

- ADA PARKING SPACE
- (5) ONSITE PARKING (m1) MARINA PARKING (v1) VALET/TEMP PARKING
- 6" ASPHALT OVER 9" AGG BASE, MIN 95% MDD COMPACTION, MIRAFI 600X GEOTEXTILE (REFERENCE GEOTECHNICAL REPORT)
- 8" FIBER-REINFORCED PCC W/ #5 REBAR @ 14" OC OVER 6" AGG BASE, MIN 95% MDD COMPACTION, MIRAFI 600X GEOTEXTILE (REFERENCE GEOTECHNICAL REPORT)
- BUILDING ENVELOPE
- 2 PARKING STALL WITHIN SEATTLE BOAT BOUNDARY
- 2 VALET PARKING
- (2) 25' OHW BUFFER
- (3) 25' BUILDING SETBACK LINE
- TREE TO REMAIN
- PROPOSED DUMPSTER
- PROPOSED SITE LIGHTING

STATISTICAL INFORMATION

1. LAND USE ZONE: RESIDENTIAL	R2.5 SUBURBAN
2. SITE AREA, IN SQUARE FEET AND ACRES	77,417 sf / 1.77 acres
3. SITE DATA SUMMARY	
a. EXISTING BUILDINGS (SF):	7,940
b. PROPOSED BUILDINGS (SF):	14,795
c. PROPOSED OPEN RACK AREA:	1,484
4. EXISTING PERCENTAGE OF BLDG. LOT COVERAGE:	10.3%
5. PROPOSED PERCENTAGE OF BLDG. LOT COVERAGE:	21.0%
6. AMOUNT OF EXISTING IMPERVIOUS AREA IN SF:	69,086 SF
7. AMOUNT OF PROPOSED IMPERVIOUS AREA IN SF:	68,614 SF
8. BUILDING HEIGHT: MEASURED FROM AVERAGE: EXISTING GRADE IN SHORELINE & TRANSITION AREAS; FINISHED GRADE FOR OTHER AREAS	30
9. PARKING: TOTAL # OF SPACES FOR PROJECT:	
a. EXISTING	N/A
b. PROPOSED:	
STANDARD	58
COMPACT	5
TOTAL	63
d. SIGNIFICANT TREES TO BE RETAINED:	ALL

PROJECT TEAM

OWNER/APPLICANT
SEATTLE BOAT COMPANY
659 NE NORTHLAKE WAY
SEATTLE, WA 98105
PHONE: (206) 633-2628, EXT. 100
FAX: (206) 633-1004
CONTACT: ALAN W. BOHLING

CIVIL ENGINEER
POGGEMEYER DESIGN GROUP
512 6TH STREET SOUTH, STE 202
KIRKLAND, WA 98033
PHONE: 425-827-5995
FAX: 425-828-4850
CONTACT: TODD A. POPELKA, PE

ENVIRONMENTAL/LANDSCAPE
THE WATERSHED COMPANY
750 6TH STREET SOUTH
KIRKLAND, WA 98033
PHONE: 425-822-5242
FAX: 425-827-8136
CONTACT: SUZANNE TOMASSI

SURVEYOR
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102
PHONE: 206-323-4144
FAX: 206-323-7135
CONTACT: DAKIN BELL, PLS

ARCHITECT
KRANNITZ GEHL ARCHITECTS
765 N.E. NORTHLAKE WAY
SEATTLE, WA 98105
PHONE: 206-547-8233
FAX: 206-547-8219
CONTACT: BARRY GEHL, AIA

VICINITY MAP

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SECTION 9 T24N, R5E, WM

POGGEMEYER DESIGN GROUP
512 Sixth St. South
Seattle, WA 98040
p) 425.827.5995
f) 425.828.4850
www.poggemeyer.com

BY	REVISION	DATE

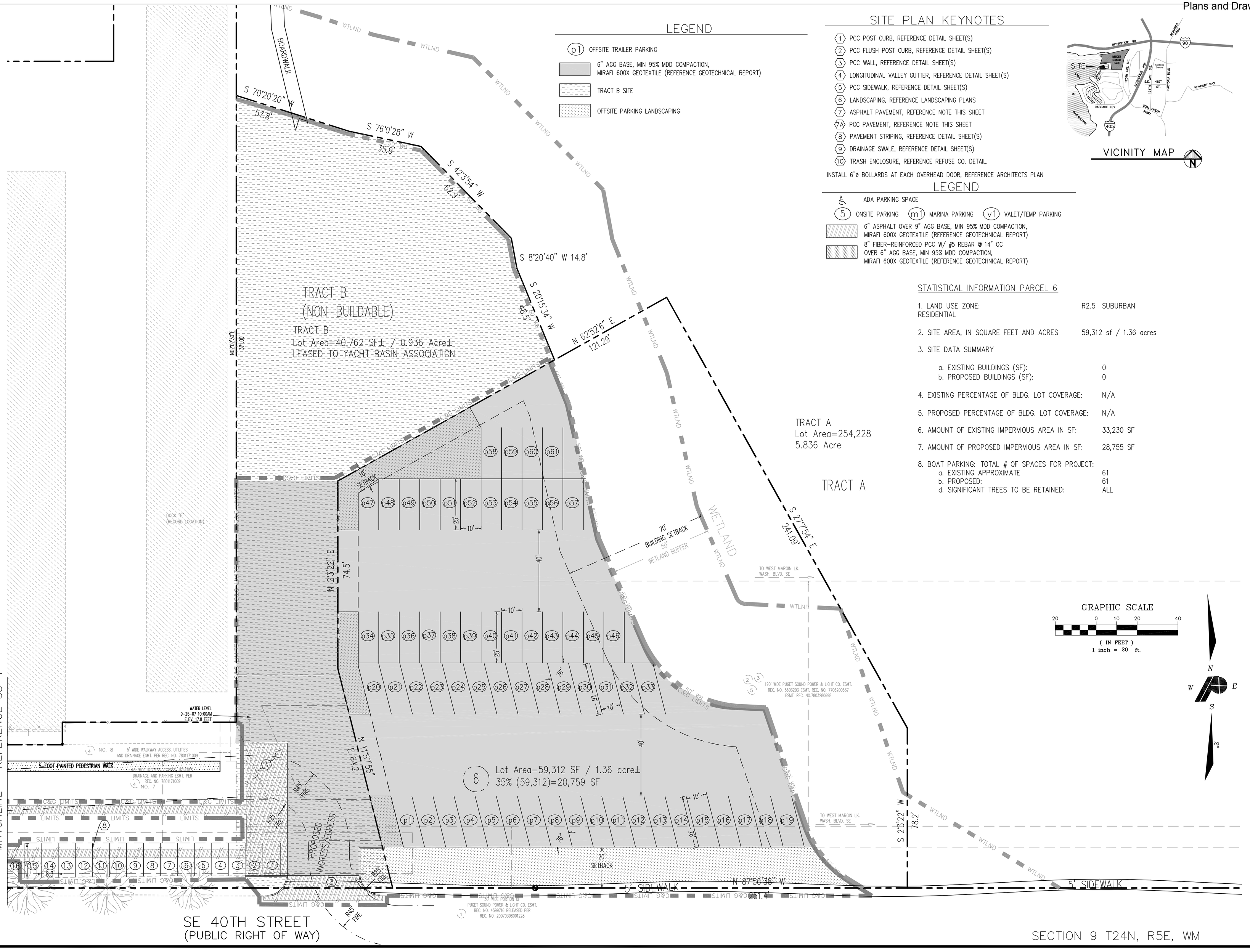
ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM, CORPORATION, OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

SITE PLAN "B"

SEATTLE BOAT – IMPROVEMENT PLANS
3911 LAKE WASHINGTON BLVD.
SEATTLE, WA 98040

JOB NUMBER	06151WA
DESIGNED BY	CAP
DRAWN BY	CAP
CHECKED BY	TAP
DATE	FEBRUARY 2008
SHEET NUMBER	SP-1
	OF 19

P:\Current Projects\151 - Seattle Boat\Dwg\Site Plan B.dwg 29-Feb-08 4:31 PM



LEGEND

- p1 OFFSITE TRAILER PARKING
- 6" AGG BASE, MIN 95% MDD COMPACTION, MIRAFI 600X GEOTEXTILE (REFERENCE GEOTECHNICAL REPORT)
- TRACT B SITE
- OFFSITE PARKING LANDSCAPING

SITE PLAN KEYNOTES

1. PCC POST CURB, REFERENCE DETAIL SHEET(S)
2. PCC FLUSH POST CURB, REFERENCE DETAIL SHEET(S)
3. PCC WALL, REFERENCE DETAIL SHEET(S)
4. LONGITUDINAL VALLEY GUTTER, REFERENCE DETAIL SHEET(S)
5. PCC SIDEWALK, REFERENCE DETAIL SHEET(S)
6. LANDSCAPING, REFERENCE LANDSCAPING PLANS
7. ASPHALT PAVEMENT, REFERENCE NOTE THIS SHEET
7A. PCC PAVEMENT, REFERENCE NOTE THIS SHEET
8. PAVEMENT STRIPING, REFERENCE DETAIL SHEET(S)
9. DRAINAGE SWALE, REFERENCE DETAIL SHEET(S)
10. TRASH ENCLOSURE, REFERENCE REFUSE CO. DETAIL.

INSTALL 6"ø BOLLARDS AT EACH OVERHEAD DOOR, REFERENCE ARCHITECTS PLAN

LEGEND

- ADA PARKING SPACE
- 5 ONSITE PARKING
- m1 MARINA PARKING
- v1 VALET/TEMP PARKING
- 6" ASPHALT OVER 9" AGG BASE, MIN 95% MDD COMPACTION, MIRAFI 600X GEOTEXTILE (REFERENCE GEOTECHNICAL REPORT)
- 8" FIBER-REINFORCED PCC W/ #5 REBAR @ 14" OC OVER 6" AGG BASE, MIN 95% MDD COMPACTION, MIRAFI 600X GEOTEXTILE (REFERENCE GEOTECHNICAL REPORT)

VICINITY MAP

STATISTICAL INFORMATION PARCEL 6

1. LAND USE ZONE: RESIDENTIAL	R2.5 SUBURBAN
2. SITE AREA, IN SQUARE FEET AND ACRES	59,312 sf / 1.36 acres
3. SITE DATA SUMMARY	
a. EXISTING BUILDINGS (SF):	0
b. PROPOSED BUILDINGS (SF):	0
4. EXISTING PERCENTAGE OF BLDG. LOT COVERAGE:	N/A
5. PROPOSED PERCENTAGE OF BLDG. LOT COVERAGE:	N/A
6. AMOUNT OF EXISTING IMPERVIOUS AREA IN SF:	33,230 SF
7. AMOUNT OF PROPOSED IMPERVIOUS AREA IN SF:	28,755 SF
8. BOAT PARKING: TOTAL # OF SPACES FOR PROJECT:	
a. EXISTING APPROXIMATE	61
b. PROPOSED:	61
d. SIGNIFICANT TREES TO BE RETAINED:	ALL

POGGEMEYER DESIGN GROUP
512 Sixth St. South
Seattle, WA 98040
p) 425.827.5995
f) 425.828.4850
www.poggemeyer.com

BY	REVISION	DATE

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM, CORPORATION, OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

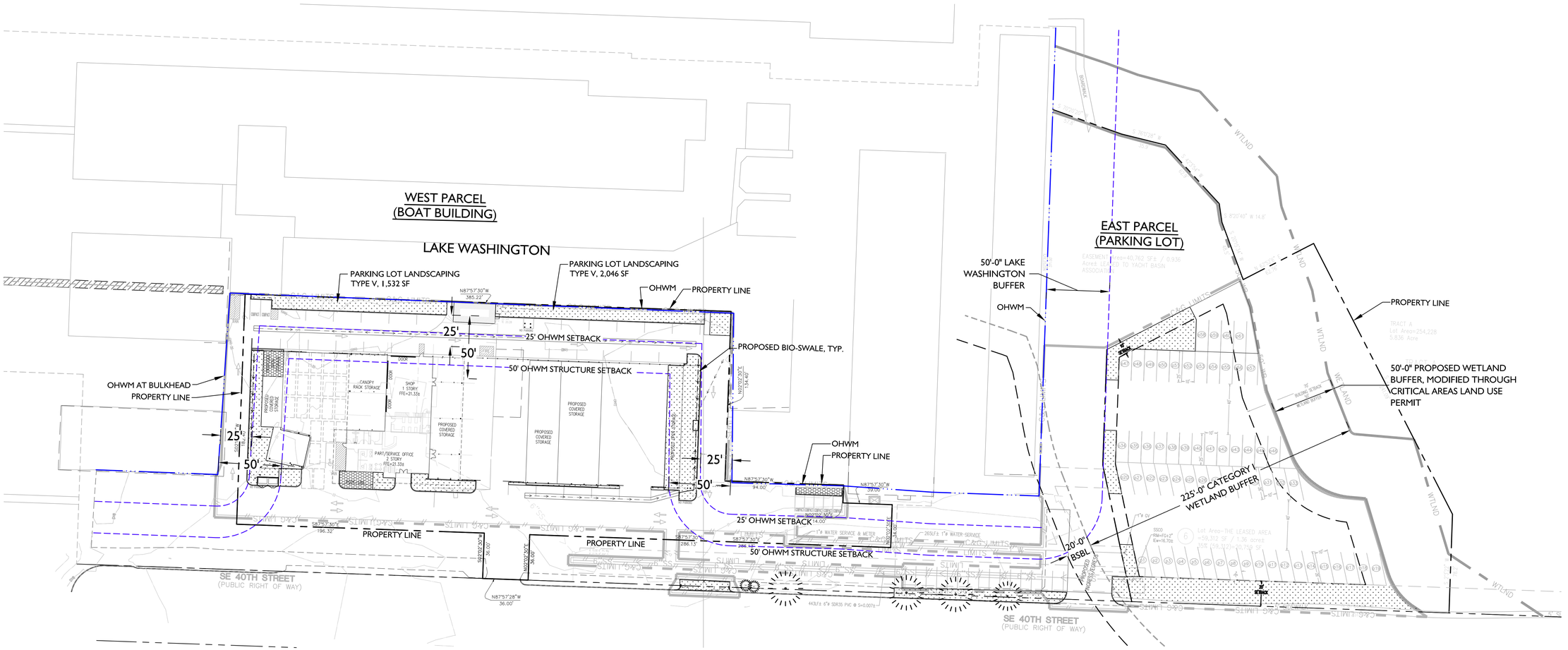
THESE PLANS ARE FOR REVIEW ONLY AND ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF BELLEVUE

SITE PLAN "B"

SEATTLE BOAT – IMPROVEMENT PLANS
3911 LAKE WASHINGTON BLVD.
SEATTLE, WA 98040

JOB NUMBER	06151WA
DESIGNED BY	CAP
DRAWN BY	CAP
CHECKED BY	TAP
DATE	FEBRUARY 2008
SHEET NUMBER	SP–2
OF	19

P:\Current Projects\6151 Seattle Boat\dwg\Site Plan B.dwg 29-Feb-08 4:30 PM



OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80' 160'

SHEET INDEX:

1. OVERALL LANDSCAPE LAYOUT
2. PLANTING PLAN WEST & NOTES
3. PLANTING PLAN EAST
4. DETAILS AND SPECIFICATIONS

PLANTING KEY/ NOTES:

LANDSCAPE PLANTING AREA, SEE SHEET L2

GRASSPAVE OR EQUIVALENT PERMEABLE PAVING SYSTEM WITH LAWN SEEDING, SEE CIVIL DRAWINGS FOR INSTALLATION DETAIL

WEST PARCEL (BOAT BUILDING)

TOTAL LOT SIZE= 77,419 S.F.
EXISTING LANDSCAPE (PERMEABLE SURFACE) AREA = APPROX. 8,331 S.F.
PROPOSED PERMEABLE SURFACE AREA = 9,812 S.F.

TOTAL NUMBER PARKING STALLS = 42
TYPE V PARKING AREA LANDSCAPE REQUIRED = 42 X 17.5 SF = 735 S.F.
TYPE V OR BETTER PARKING AREA LANDSCAPE PROVIDED = 8,674 S.F.

AREA OF PROPOSED LANDSCAPING = 9,048 S.F.
AREA OF PROPOSED LANDSCAPING ADJACENT TO RIGHT OF WAY = 0 S.F.
AREA OF PROPOSED LANDSCAPING ADJACENT TO INTERIOR PROPERTY LINES =3,579 S.F.
AREA OF PROPOSED LANDSCAPING WITHIN THE PARKING AREA = 8,674 S.F.
SIGNIFICANT TREES EXISTING = 0
EXISTING TREES TO BE RETAINED = 0

EAST PARCEL (PARKING LOT & TRACT B)

TOTAL LOT SIZE = 100,074 S.F.
EXISTING LANDSCAPE (PERMEABLE SURFACE) AREA = APPROX. 4,390 S.F.
PROPOSED PERMEABLE SURFACE AREA = 28,390 S.F.

TOTAL NUMBER PARKING STALLS = 61
TYPE V PARKING AREA LANDSCAPE REQUIRED = 64 X 26.25 SF = 1,601 S.F.
TYPE V (OR BETTER) PARKING AREA LANDSCAPE PROVIDED = 6,413 S.F.

AREA OF PROPOSED LANDSCAPING = 7,551 S.F.
AREA OF PROPOSED LANDSCAPING ADJACENT TO RIGHT OF WAY = 5,560 S.F.
AREA OF PROPOSED LANDSCAPING ADJACENT TO INTERIOR PROPERTY LINES =6,413 S.F.
AREA OF PROPOSED LANDSCAPING WITHIN THE PARKING AREA = 6,413 S.F.
SIGNIFICANT TREES EXISTING = 4
EXISTING TREES TO BE RETAINED = 4

ALTERNATIVE SITE LANDSCAPING OPTION REQUESTED

DESCRIPTION OF SITE IMPROVEMENTS:

1. THE SITE IMPROVEMENTS WILL MAINTAIN AND PROTECT PROPERTY VALUES. THE SITE WILL BE REDEVELOPED FOR THE SAME LAND USE, WITH IMPROVED SITE EFFICIENCY, BUILDING AND PARKING LAYOUT, AND VISUAL AESTHETICS.
2. THE SITE LANDSCAPE IMPROVEMENTS INCLUDE AN INCREASE OF 1,481 S.F. OF PERMEABLE SURFACE AREA IN THE WEST PARCEL, AND 24,000 S.F. OF PERMEABLE SURFACE IN THE EAST PARCEL. THE PROPOSAL ALSO INCLUDES REMOVAL OF ALL LAWN AND NON-NATIVE PLANT MATERIAL IN THE LANDSCAPE AREAS, AND REPLACEMENT WITH A PACIFIC NORTHWEST NATIVE PLANT PALETTE, INCLUDING TREES, SHRUBS AND GROUNDCOVERS.
3. THE SITE LANDSCAPE IMPROVEMENTS INCLUDE 3,579 S.F. OF NATIVE PLANTING ADJACENT AND OVERHANGING THE LAKE WASHINGTON OHWM,PROVIDING SHADE AND IMPROVING FISH HABITAT IN THE AREA.
4. THE SITE IMPROVEMENTS WILL REDUCE THE IMPACTS OF DEVELOPMENT ON THE STORM DRANAGE SYSTEM AND WATER RESOURCES. CURRENTLY THE STORMWATER IS DISCHARGED DIRECTLY INTO THE LAKE. PROPOSED STORMWATER RUNOFF WILL BE COLLECTED IN A SERIES OF CATCH BASINS AND ROUTED THROUGH COMPOST FILTERS FOR WATER QUALITY TREATMENT. TREATED WATER WILL DISCHARGE TO LAKE WASHINGTON. WATER QUALITY OF DISCHARGED WATER WILL MEET OR EXCEED WATER QUALITY STANDARDS. WATER USED FOR BOAT SERVICING AND WASHING WILL BE COLLECTED SEPARATELY FROM STORMWATER AND OTHER RUNOFF. IT WILL BE RECYCLED USING A WASHWATER RECYCLING SYSTEM THAT DOES NOT RELEASE WATER. SLUDGE DISTILLED DURING RECYCLING WILL BE DISPOSED OF OFF-SITE.
5. THE SITE IMPROVEMENTS WILL PROVIDE ADDITIONAL AESTHETIC, VISUAL, AND FUNCTIONAL AMENITIES TO ADJACENT SITE/ PROPERTY OWNERS.
6. THE ENTIRE WELTNAD BUFFER (16,909 S.F.) ALONG THE EAST PARKING LOT WILL BE RESTORED WITH NATIVE PLANTS.

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

PRELIMINARY LANDSCAPE PLAN

SEATTLE BOAT/ NEWPORT MARINA REDEVELOPMENT
3911 LAKE WASHINGTON BLVD.
BELLEVUE, WA

PHASE:
PERMIT REVISION

NO.	DATE	ISSUE
1	3/16/07	PERMIT SET
2	10/22/07	REVISED PERMIT
3	1/30/08	REVISED PERMIT
4	3/18/08	REVISED PERMIT

REMARKS/NOTES:
ORIGINAL PLAN 24" X 36"
ADJUST SCALES ACCORDINGLY

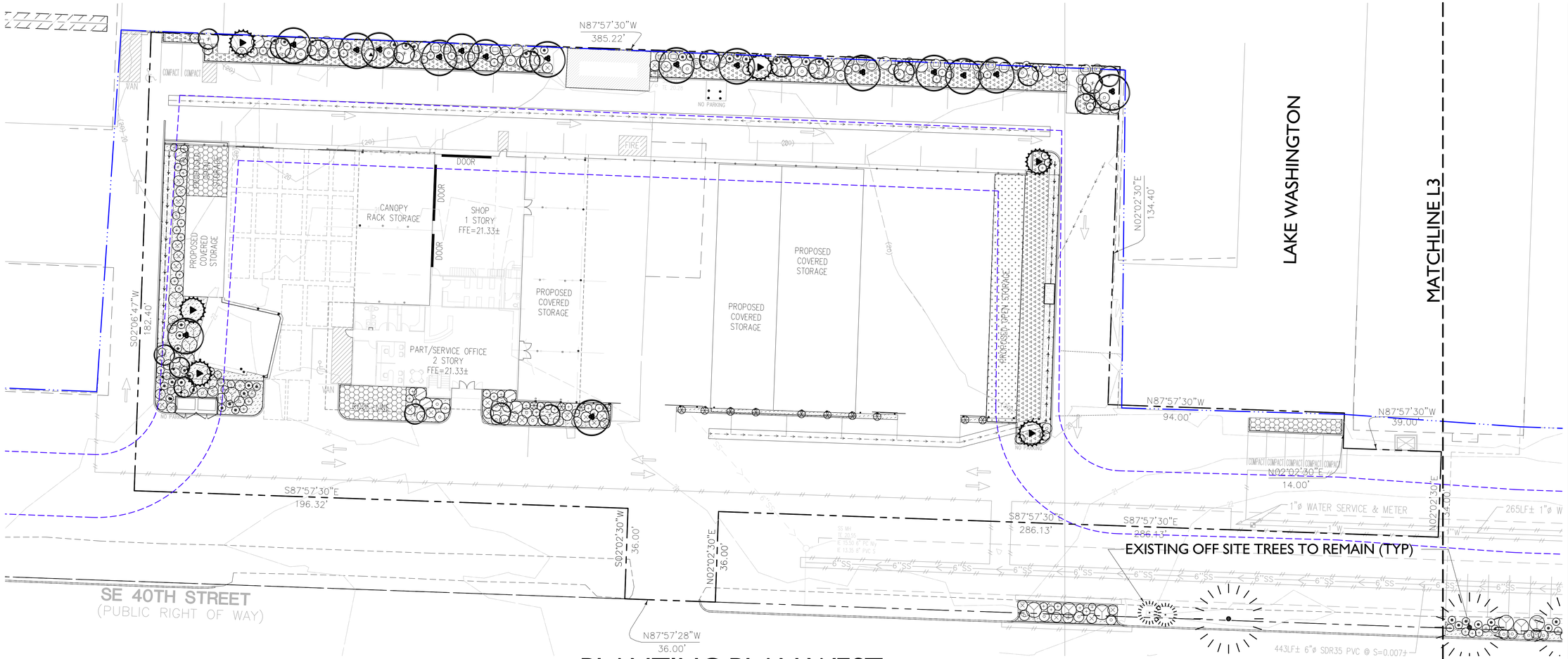
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK S. GARFF
CERTIFICATE NO. 888

Project Manager: ST
Designed: MG,GL
Drafted: MG,GL
Checked: ST
File name:
LANDSCAPE.REV.2008-4.DWG

JOB NUMBER:
070213

SHEET NUMBER:
L1 OF 4

Seattle Boat Newport - Attachment II
Plans and Drawings



PLANTING PLAN WEST

SCALE: 1" = 20'-0" 0 10' 20' 40' 80'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	TREES				
	ACER CIRCINATUM	VINE MAPLE	6'-8' HT CONTAINER	29	MULTI-STEM, WELL-BRANCHED
	BETULA PAPYRIFERA	PAPER BIRCH	2" Cal./10' HT. CONTAINER	29	WELL BRANCHED, STRAIGHT TRUNK
	PINUS CONTORTA	SHORE PINE	10' HT. (MIN) CONTAINER	16	FULL GROWTH HABIT, FULL & BUSHY
	PINUS STROBUS	EASTERN WHITE PINE	6'-10' HT. CONTAINER	15	FULL GROWTH HABIT, FULL & BUSHY
	SHRUBS				
	CORNUS SERICEA	REDTWIG DOGWOOD	2 GAL.	21	ALL SHRUBS FULL AND VIGOROUS, WELL BRANCHED
	ARBUTUS UNEDO	STRAWBERRY TREE	10 GAL.	44	
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL	123	
	MYRICA CALIFORNICA	CALIFORNIA WAX MYRTLE	5 GAL.	21	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL.	115	
	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL.	88	
	SYMPHORICARPOS ALBUS	SNOWBERRY	5 GAL.	99	
	GROUND COVERS AND VINES				
	ARCTOSTAPHYLLOS UVA-URSI	KINIKINNICK	4" POTS	432	24" O.C. TRIANGULAR SPACING
	ASARUM CAUDATUM	WILD GINGER	4" POTS	376	24" O.C. TRIANGULAR SPACING
	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	4" POTS	1,135	24" O.C. TRIANGULAR SPACING
	MAHONIA (BERBERIS) NERVOSA	LOW OREGON GRAPE	1 GAL.	338	PLANT IN DRIFTS OF SAME SPECIES
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	338	24" O.C. TRIANGULAR SPACING
	PASSIFLORA xBELOTII	PASSION FLOWER	2 GAL.	14	WELL BRANCHED, STAKED

GRASSPAVE WITH LAWN SEEDING, 3,040 S.F., SEE CIVIL DRAWINGS FOR INSTALLATION DETAILS

PRO-TIME 840 NATIVE BIOFILTER SEED MIX (SEE SHEET L4 FOR MIX SPECIFICATIONS)

X SECURITY FENCING: BLACK VINYL CHAIN LINK W/ AUTOMATIC SLIDING GATES; MNFR. TO BE SELECTED

SECURITY FENCING: WOOD POSTS AND WOOD SURROUND W/ GALV. STEEL WIRE MESH INSERTS SEE DETAIL "A" SHEET L4

PLANTING NOTES: SPECIFIC

1. REMOVE ALL INVASIVE NON-NATIVE PLANT SPECIES (ENGLISH IVY, HIMALAYAN BLACKBERRY, SCOT'S BROOM, BITTERSWEET, NIGHTSHADE, REED CANARYGRASS, ETC) THROUGHOUT THE PROJECT AREA. GRUB OUT ALL ROOTS AND RHIZOMES.
2. PRIOR TO PLANT LAYOUT, AMEND SOIL ACROSS ENTIRE PROJECT AREA WITH 6" DEPTH CEDAR GROVE COMPOST (OR APPROVED EQUAL), TILLED TO 9" DEPTH. IF COMPACTED GRAVEL/CRUSHED ROCK EXISTS IN PROPOSED PLANTING AREAS, THIS MATERIAL MUST BE REMOVED AND (CEDAR GROVE OR EQUIV.) 3-WAY TOPSOIL IMPORTED TO BRING PLANTING BEDS BACK TO ORIGINAL GRADE.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY ADVERSE DRAINAGE CONDITIONS THAT MAY AFFECT PROPER PLANT GROWTH AND ESTABLISHMENT. CONTRACTOR TO NOTIFY OWNER OF ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
4. THE LANDSCAPE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK AND IS RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
5. FINISH GRADES SHALL BE 1/2" BELOW TOP OF ADJACENT PAVED SURFACE.
6. PLANTING AREAS SHALL BE CROWNED AT 1/2" PER FOOT, UNLESS OTHERWISE NOTED.
7. PROVIDE A BIDDER-DESIGNED FULLY AUTOMATIC IRRIGATION SYSTEM W/ AUTO-OFF RAIN SENSOR. PROVIDE AS-BUILT PLANS TO THE OWNER AND THE CITY OF BELLEUVE.
8. INSTALL PLANT MATERIAL AS LAID OUT ON THE PLAN. FIELD ADJUST AS NECESSARY FOR LOCAL MICROSITE CONDITIONS.
9. EACH PLANT IS TO RECEIVE 4" DEPTH CERTIFIED WEED-FREE COARSE WOOD CHIP MULCH.
10. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
11. PLANT MATERIAL AND LAYOUT SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL.
13. ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.
14. ALL PLANTINGS TO RECEIVE ORGANIC, SLOW-RELEASE FERTILIZER, OSMOCOTE OR PERFECT BLEND 4-4-4.
15. INSTALL MATERIAL PER PLANTING DETAILS ON SHEET L4 OF THIS PLAN SET
16. READ AND COMPLY WITH THE "PLANT MATERIAL SPECIFICATIONS" ON SHEET L4 OF THIS PLAN SET.

LANDSCAPE NOTES: GENERAL

1. THE LANSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK; AND TO PROTECT SAID UTILITIES FROM DAMAGE DURING PLANT INSTALLATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.
4. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
5. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT AND THE CITY OF BELLEVUE DESIGNATED INSPECTOR.
6. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". SEE PLANTING NOTES FOR MORE SPECIFIC SOIL REQUIREMENTS.
7. CONTRACTOR SHALL PERFORM AN ON-SITE VISUAL ANALYSIS OF THE SOILS. VERIFY THE NEED FOR ADDITIONAL SOIL AMENDMENTS. APPROPRIATE AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
8. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR THE CITY OF BELLEVUE. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS.
9. ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI 260.1) REQUIREMENTS. PLANT SIZES FOR BUFFERS AND PARKING LOTS SHALL CONFORM TO STANDARDS OUTLINED IN THE CITY OF BELLEVUE LAND USE CODE.
10. THE LANDSCAPE ARCHITECT SHALL INSPECT ALL PLANT MATERIAL AT THE TIME OF DELIVERY. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. TREE PITS SHALL BE A MINIMUM OF THREE TIMES (3X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED.
12. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
13. STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH THE CITY OF BELLEVUE LAND USE CODE. ADDITIONALLY:
    a. TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
    b. TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS OR TO OBSTRUCT STREET LIGHTING, SIGNAGE OR TO RESULT IN A SAFETY CONCERN.
15. TURF AREAS, IF ANY, SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION. SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED USE OF THE PLANTING AREA.
16. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED.
17. EACH PLANT TO RECEIVE 4" DEPTH CERTIFIED WEED-FREE COARSE WOOD CHIP MULCH.

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

PRELIMINARY LANDSCAPE PLAN

SEATTLE BOAT/ NEWPORT MARINA REDEVELOPMENT
3911 LAKE WASHINGTON BLVD.
BELLEVUE, WA

PHASE:
PERMIT REVISION

NO.	DATE	ISSUE
1	3/16/07	PERMIT SET
2	10/22/07	REVISED PERMIT
3	1/30/08	REVISED PERMIT
4	3/18/08	REVISED PERMIT

REMARKS/NOTES:
ORIGINAL PLAN 24" X 36"
ADJUST SCALES ACCORDINGLY

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK S. GARFF
CERTIFICATE NO. 888

Project Manager: ST
Designed: MG
Drafted: MG
Checked: ST
File name: LANDSCAPE.REV.2008-4.DWG

JOB NUMBER:
070213

SHEET NUMBER:
L2 OF 4

Seattle Boat Newport - Attachment II
Plans and Drawings

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	TREES				
	ACER CIRCINATUM	VINE MAPLE	6'-8' HT CONTAINER	29	MULTI-STEM, WELL-BRANCHED
	BETULA PAPYRIFERA	PAPER BIRCH	2" Cal./10' HT. CONTAINER	29	WELL BRANCHED, STRAIGHT TRUNK
	PINUS CONTORTA	SHORE PINE	10' HT. (MIN) CONTAINER	16	FULL GROWTH HABIT, FULL & BUSHY
	PINUS STROBUS	EASTERN WHITE PINE	6'-10' HT. CONTAINER	15	FULL GROWTH HABIT, FULL & BUSHY
	SHRUBS				
	CORNUS SERICEA	REDTWIG DOGWOOD	2 GAL.	21	ALL SHRUBS FULL AND VIGOROUS, WELL BRANCHED
	ARBUTUS UNEDO	STRAWBERRY TREE	10 GAL.	44	
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL	123	
	MYRICA CALIFORNICA	CALIFORNIA WAX MYRTLE	5 GAL.	21	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL.	115	
	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL.	88	
	SYMPHORICARPOS ALBUS	SNOWBERRY	5 GAL.	99	
	GROUND COVERS AND VINES				
	ARCTOSTAPHYLLOS UVA-URSI	KINIKINNICK	4" POTS	432	24" O.C. TRIANGULAR SPACING
	ASARUM CAUDATUM	WILD GINGER	4" POTS	376	24" O.C. TRIANGULAR SPACING
	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	4" POTS	1,135	24" O.C. TRIANGULAR SPACING
	MAHONIA (BERBERIS) NERVOSA	LOW OREGON GRAPE	1 GAL.	338	PLANT IN DRIFTS OF SAME SPECIES
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	338	24" O.C. TRIANGULAR SPACING
	PASSIFLORA xBELOTII	PASSION FLOWER	2 GAL.	14	WELL BRANCHED, STAKED

GRASSPAVE WITH LAWN SEEDING, 3,040 S.F., SEE CIVIL DRAWINGS FOR INSTALLATION DETAILS

PRO-TIME 840 NATIVE BIOFILTER SEED MIX (SEE SHEET L4 FOR MIX SPECIFICATIONS)

SECURITY FENCING: BLACK VINYL CHAIN LINK W/ AUTOMATIC SLIDING GATES; MNFR. TO BE SELECTED

SECURITY FENCING: WOOD POSTS AND WOOD SURROUND W/ GALV. STEEL WIRE MESH INSERTS SEE DETAIL "A" SHEET L4

PLANTING PLAN EAST

SCALE: 1" = 20'-0"

0 10' 20' 40' 80'

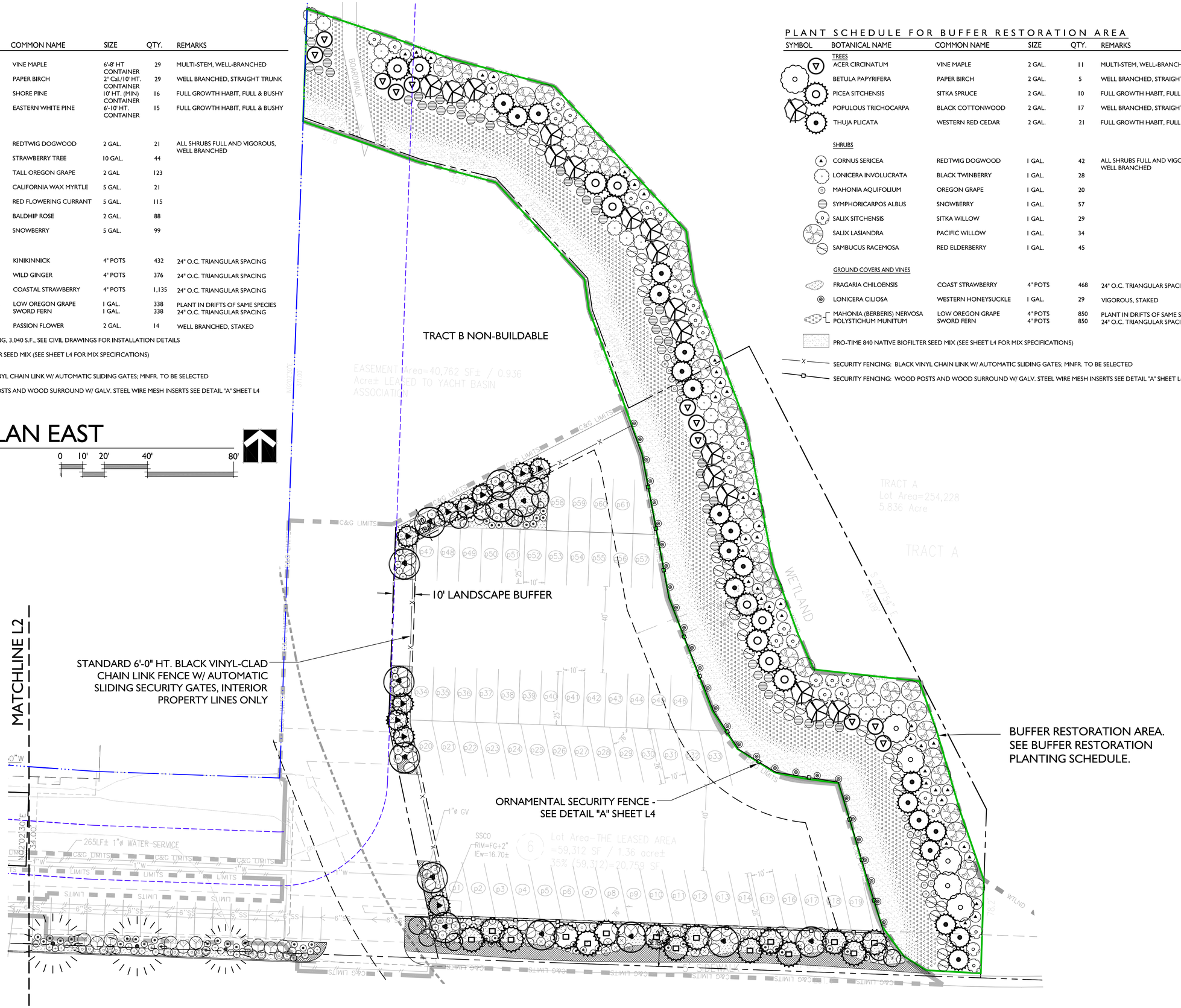
PLANT SCHEDULE FOR BUFFER RESTORATION AREA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	TREES				
	ACER CIRCINATUM	VINE MAPLE	2 GAL.	11	MULTI-STEM, WELL-BRANCHED
	BETULA PAPYRIFERA	PAPER BIRCH	2 GAL.	5	WELL BRANCHED, STRAIGHT TRUNK
	PICEA SITCHENSIS	SITKA SPRUCE	2 GAL.	10	FULL GROWTH HABIT, FULL & BUSHY
	POPULOUS TRICHOCARPA	BLACK COTTONWOOD	2 GAL.	17	WELL BRANCHED, STRAIGHT TRUNK
	THUJA PLICATA	WESTERN RED CEDAR	2 GAL.	21	FULL GROWTH HABIT, FULL & BUSHY
	SHRUBS				
	CORNUS SERICEA	REDTWIG DOGWOOD	1 GAL.	42	ALL SHRUBS FULL AND VIGOROUS, WELL BRANCHED
	LONICERA INVOLUCRATA	BLACK TWINBERRY	1 GAL.	28	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL.	20	
	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	57	
	SALIX SITCHENSIS	SITKA WILLOW	1 GAL.	29	
	SALIX LASIANDRA	PACIFIC WILLOW	1 GAL.	34	
	SAMBUCUS RACEMOSA	RED ELDERBERRY	1 GAL.	45	
	GROUND COVERS AND VINES				
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	4" POTS	468	24" O.C. TRIANGULAR SPACING
	LONICERA CILIOSA	WESTERN HONEYSUCKLE	1 GAL.	29	VIGOROUS, STAKED
	MAHONIA (BERBERIS) NERVOSA	LOW OREGON GRAPE	4" POTS	850	PLANT IN DRIFTS OF SAME SPECIES
	POLYSTICHUM MUNITUM	SWORD FERN	4" POTS	850	24" O.C. TRIANGULAR SPACING

PRO-TIME 840 NATIVE BIOFILTER SEED MIX (SEE SHEET L4 FOR MIX SPECIFICATIONS)

SECURITY FENCING: BLACK VINYL CHAIN LINK W/ AUTOMATIC SLIDING GATES; MNFR. TO BE SELECTED

SECURITY FENCING: WOOD POSTS AND WOOD SURROUND W/ GALV. STEEL WIRE MESH INSERTS SEE DETAIL "A" SHEET L4



THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

PRELIMINARY LANDSCAPE PLAN

SEATTLE BOAT/ NEWPORT MARINA REDEVELOPMENT
3911 LAKE WASHINGTON BLVD.
BELLEVUE, WA

PHASE:
PERMIT REVISION

NO.	DATE	ISSUE
1	3/16/07	PERMIT SET
2	10/22/07	REVISED PERMIT
3	1/30/08	REVISED PERMIT
4	3/18/08	REVISED PERMIT

REMARKS/NOTES:
ORIGINAL PLAN 24" X 36"
ADJUST SCALES ACCORDINGLY

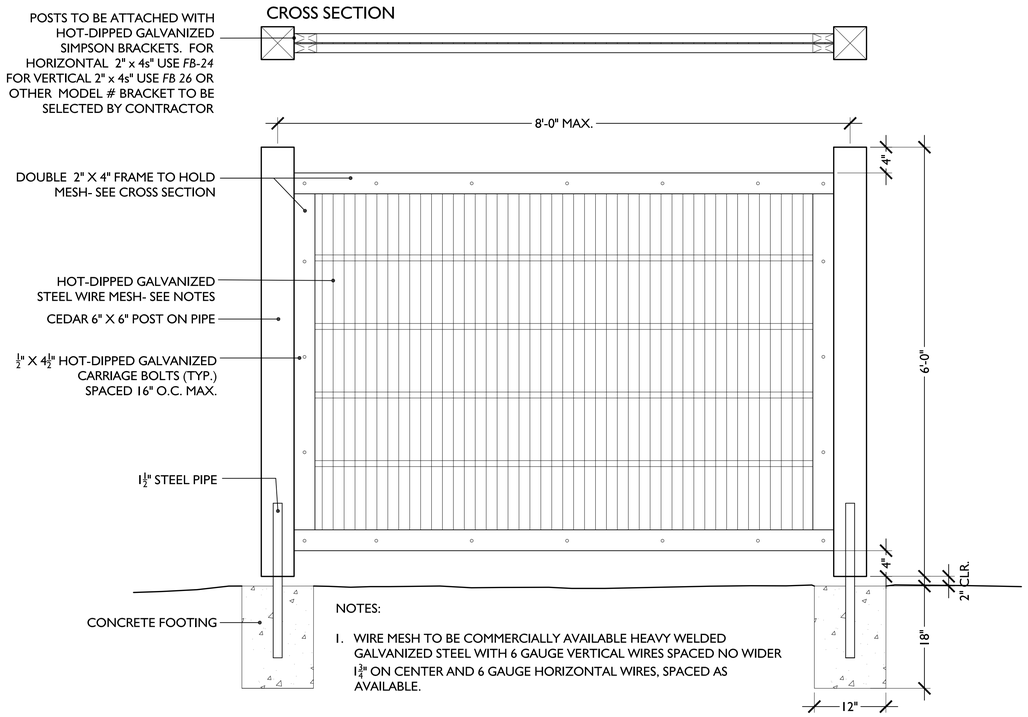
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK S. GARFF
CERTIFICATE NO. 888

Project Manager: ST
Designed: MG
Drafted: MG
Checked: ST
File name: LANDSCAPE.REV.2008-4.DWG

JOB NUMBER:
070213

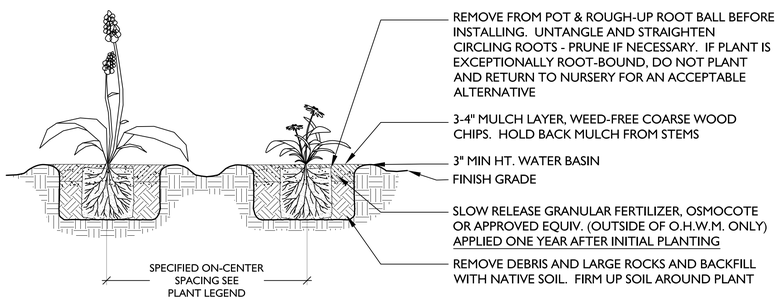
SHEET NUMBER:
L3 OF 4

Seattle Boat Newport - Attachment II
Plans and Drawings



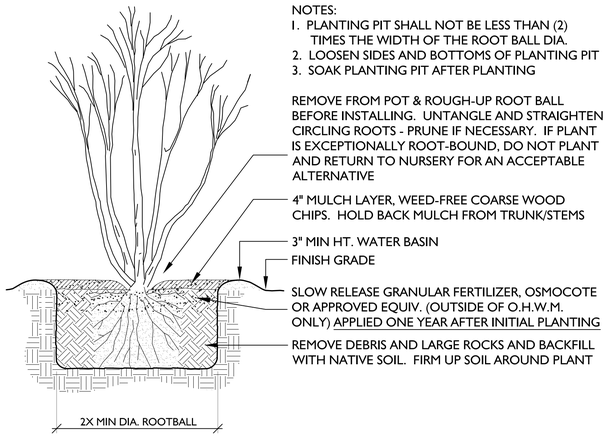
A ORNAMENTAL SECURITY FENCE
1" = 1'-0"

NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING



B PERENNIAL/FERN/GROUNDCOVER PLANTING DETAIL
NTS

NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING



C TREE & SHRUB PLANTING DETAIL
NTS

PLANT MATERIAL SPECIFICATIONS

NOTE: THESE SPECIFICATIONS ARE A LEGALLY BINDING CONTRACT.

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS
1. PLANTS/PLANT MATERIALS: PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN: CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.
3. B&B: BALLED AND BURLAP PLANTING STOCK IS NOT ALLOWED ON THIS PROJECT.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE LANDSCAPE ARCHITECT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE LANDSCAPE ARCHITECT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENTS OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED.

PLANT MATERIAL

GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE POT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

PROTIME 840 NATIVE BIOFILTER SEED MIX

LATIN NAME	*COMMON NAME*	
ELYMUS GLAUCUS	BLUE WILDRYE	47%
FESTUCA RUBRA RUBRA	RED FESCUE	40%
DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	10%
GLYCERIA OCCIDENTAILS	WESTERN MANNAGRASS	2%
BECKMANNIA SYZIGACHNE	AMERICAN SLOUGHGRASS	1%

SEED AT A RATE OF 1 LB PER 1000 SF.

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

PRELIMINARY LANDSCAPE PLAN
SEATTLE BOAT/ NEWPORT MARINA REDEVELOPMENT
3911 LAKE WASHINGTON BLVD.
BELLEVUE, WA

PHASE:
PERMIT REVISION

NO.	DATE	ISSUE
1	3/16/07	PERMIT SET
2	10/22/07	REVISED PERMIT
3	1/30/08	REVISED PERMIT
4	3/18/08	REVISED PERMIT

REMARKS/NOTES:
ORIGINAL PLAN 24" X 36"
ADJUST SCALES ACCORDINGLY

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK S. GARFF
CERTIFICATE NO. 888

Project Manager: ST
Designed: MG
Drafted: MG
Checked: ST
File name: LANDSCAPE.REV.2008-4.DWG

JOB NUMBER:
070213

SHEET NUMBER:
L4 OF 4

Seattle Boat Newport - Attachment II
Plans and Drawings

SEATTLE BOAT, NEWPORT SHORES

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT
BARRY GEHL
STATE OF WASHINGTON

SEATTLE BOAT
NEWPORT SHORES
BELLEVUE, WA.

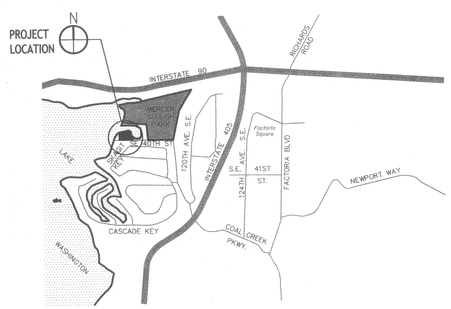
GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE INCLUDING DIMENSIONS AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION AS WELL AS ALL OTHER GOVERNING CITY, COUNTY AND STATE BUILDING CODES AS REQUIRED.
3. THE CONTRACTOR SHALL BE GOVERNED BY ALL CONDITIONS AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
4. IF THE CONTRACTOR IS AWARE OF ANY DISCREPANCY BETWEEN THE WORK AS SHOWN AND REQUIREMENTS OF CODES AND GOVERNING AGENCIES, NOTIFY THE ARCHITECT AND AWAIT HIS DIRECTION.
5. ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2005 INTERNATIONAL ELECTRICAL CODE.
6. MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2003 INTERNATIONAL MECHANICAL CODE.
7. THE CONTRACTOR SHALL KEEP AREAS UNDER CONSTRUCTION SECURE AND CLEAR OF DIRT AND DEBRIS.
8. THE CONTRACTOR SHALL SCHEDULE WORK, AS MUCH AS POSSIBLE, TO AVOID INCONVENIENCES OF EXISTING NEIGHBORHOOD PROPERTY.
9. DIMENSION ON DRAWINGS ARE TAKEN TO FACE OF MASONRY AND/OR CONCRETE WALLS, TO FACE OF STUD PARTITIONS, U.N.O., REFER TO PLANS.
10. REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
11. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING, AND THE HEALTH AND SAFETY OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING CONSTRUCTION.
12. FOLLOW RECOMMENDATIONS OF GEOTECH REPORT FOR ALL SUBGRADE WORK.
13. THE CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES AS REQUIRED BY CODE.
14. ALL SIGNAGE TO BE UNDER SEPARATE PERMIT
15. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. ALL CHANGES IN PLANS AND FIELD MODIFICATIONS SHALL BE APPROVED BY THE LOCAL JURISDICTION.
16. THE ARCHITECT SHALL PREPARE DRAWINGS AS REQUIRED FOR APPROVAL. THE CONTRACTOR SHALL VERIFY ROUGH-OPENING REQUIREMENTS FOR ALL FIXTURES AND EQUIPMENT PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL PROVIDE ALL BLOCKING AS REQUIRED FOR HANGING OR BACKING OF CABINETRY
18. NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM BUILDING DEPARTMENT.
19. ALL WORK TO CONFORM TO NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION. NO DEVIATIONS FROM OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE WITHOUT APPROVAL OF
20. ARCHITECT AND ENGINEER.
21. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS RULE.
22. LIGHT FIXTURES ON EXTERIOR TO BE WATERPROOF/GASKETED. UL LISTED. PROVIDE 2A/10BC FIRE EXTINGUISHER AT RATE OF 1/3,000 S.F. MAX. AREA WITH 75' MAX TRAVEL DISTANCE.
23. FIRE MARSHAL SHALL APPROVE FINAL LOCATIONS. THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL OCCUPANCY, SEWER, STORM, WATER, ELECTRICAL, AND OTHER PERMITS EXCEPT BUILDING PERMIT. CONTRACTOR SHALL PAY ALL NECESSARY FEES AND POST
24. BONDS REQUIRED.
25. OBTAIN PLUMBING AND GAS PIPING PERMITS FROM CITY OF BELLEVUE.
26. PROVIDE PIPE INSULATION PER THE WASHINGTON STATE NON-RESIDENTIAL ENERGY CODE.
27. CONTACT THE PROJECT GEOTECH ONCE EXCAVATION IS COMPLETE TO EVALUATE THE NEED FOR UNDER SLAB DRAINAGE.

PILE DRIVING NOTES

1. CONTRACTOR TO TEMPORARILY INSTALL SEISMOGRAPHS ALONG THE PROPERTY BOUNDARIES TO MONITOR GROUND VIBRATIONS RESULTING FROM PILE DRIVING.
2. MAXIMUM VIBRATION LEVELS DURING PILE DRIVING ARE NOT TO EXCEED A PEAK PARTICLE VELOCITY OF 0.5 IN/SEC.
3. CONTRACTOR TO PERFORM A PRE-CONSTRUCTION SURVEY OF ADJACENT PROPERTIES TO DOCUMENT EXISTING CONDITIONS. SURVEY TO INCLUDE BOTH VISUAL AND WRITTEN RECORD OF THE STRUCTURES IN THE VICINITY.

VICINITY MAP



PROJECT DATA

SCOPE OF WORK: A NEW, TWO STORY SHOWROOM, OFFICE AND BOAT SERVICE BUILDING WITH DRY STORAGE RACKS FOR BOATS AND RELATED SITE WORK.

PROJECT ADDRESS: 3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA.

CODES: 2006 I.B.C. WITH WA. STATE AMENDMENTS, CITY OF BELLEVUE ZONING, IFC, WSEC, UMC, UPC, VIAQC, IEC, IMC, STATE SHORELINE MANAGEMENT ACT.

ZONE: R 2.5 - SINGLE FAMILY RESIDENTIAL

LOT AREA WEST PARCEL:
77,419 SF (SEE SITE PLAN SHT A0.1)

PROPOSED BUILDINGS FOOT PRINT:	15,080 SF
PROPOSED OPEN RACK AREA:	1,338 SF
PROPOSED LOT COVERAGE:	21.2%
EXISTING IMPERVIOUS:	69,086 SF
PROPOSED IMPERVIOUS:	68,081 SF

LOT AREA EAST PARCEL:
100,074 SF (SEE SITE PLAN SHT A0.2)

PROPOSED BUILDINGS FOOT PRINT:	0 SF
PROPOSED OPEN RACK AREA:	0 SF
PROPOSED LOT COVERAGE:	0%
EXISTING IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	0 SF

PARKING WEST PARCEL:
42 SEATTLE BOAT (INCLUDES 5 COMPACT)
21 SEATTLE BOAT VALET PARKING SPOTS
63 TOTAL

PARKING EAST PARCEL:
61 SEATTLE BOAT
61 TOTAL

BUILDING AREA SEE KEY PLAN FOR BUILDING AND RACK LOCATIONS

BUILDING 'A':	10,917 GROSS S.F.
FIRST FLOOR =	8,551 GROSS S.F.
SECOND FLOOR =	2,366 GROSS S.F.
RACK 'A':	
COVERED =	1,000 S.F.
OPEN =	320 S.F.
RACK 'B' COVERED =	5,529 S.F.
RACK 'C' OPEN =	1,018 S.F.

OCCUPANCY
BOAT STORAGE RACKS A, B AND C: S-2

BUILDING 'A' FIRST FLOOR:			
GROUP B	OFFICE:	2,590 GROSS S.F. / 100 SF =	26 OCCUPANTS
GROUP S-1	BOAT SERVICE (INDOORS):	1,754 GROSS S.F. / 200 SF =	9 OCCUPANTS
GROUP S-2	BOAT SERVICE (EXTERIOR):	1,807 GROSS S.F. / 200 SF =	9 OCCUPANTS
GROUP S-2	BOAT STORAGE:	2,400 GROSS S.F. / 500 SF =	5 OCCUPANTS
	TOTAL FIRST FLOOR:	8,551	49 OCCUPANTS
BUILDING 'A' SECOND FLOOR:			
GROUP B	OFFICE:	1,843 GROSS S.F. / 100 SF =	18 OCCUPANTS
GROUP S-2	STORAGE MEZZANINE:	460 GROSS S.F. / 500 SF =	1 OCCUPANT
	TOTAL SECOND FLOOR:	2,303	19 OCCUPANTS

OCCUPANCY SEPARATION NOT REQUIRED PER IBC 508.3.2:
S-1 MOST RESTRICTIVE OCCUPANCY; ALLOWS ONE FLOOR, 9,000 SF.
SECOND FLOOR PERMITTED PER 504.2 BECAUSE BUILDING HAS AUTOMATIC SPRINKLER SYSTEM.
506.2 ALLOWS DOUBLING OF AREA DUE TO SPRINKLER SYSTEM, THEREFORE TWO FLOORS, 18,000 SF/ FLOOR ALLOWED.

CONSTRUCTION TYPE: VB

SPRINKLERS: BUILDING 'A' AND ALL COVERED BOAT RACKS.

SEISMIC ZONE: 3

ALLOWABLE BUILDING HEIGHT= 30'-0"
PROPOSED BUILDING HEIGHT 30'-0"

DEFERRED SUBMITTALS/ PERMITS

1. MECHANICAL SYSTEM IS DESIGN/BUILD DEFERRED SUBMITTAL UNDER SEPARATE PERMIT. SYSTEM SHALL BE DESIGNED BY A WASHINGTON STATE LICENSED ENGINEER. SYSTEM IS TO CONFORM TO REQUIREMENTS OF WASHINGTON STATE ENERGY CODE AND WASHINGTON STATE VENTILATION & INDOOR AIR QUALITY CODE. MOUNTING HEIGHT OF CONTROLS SHALL COMPLY WITH WAC 1106.3.2 FOR ACCESSIBILITY.

2. ELECTRICAL SYSTEM IS DESIGN/BUILD DEFERRED SUBMITTAL UNDER SEPARATE PERMIT. SYSTEM IS TO CONFORM TO REQUIREMENTS OF STATE ENERGY CODE. SYSTEM SHALL BE DESIGNED BY A WASHINGTON STATE LICENSED ENGINEER. MOUNTING HEIGHT OF CONTROLS AND RECEPTACLES SHALL COMPLY WITH WAC 1106.3.2 FOR ACCESSIBILITY. COORDINATE INSPECTIONS AND FINAL INSPECTION WITH CITY OF BELLEVUE.

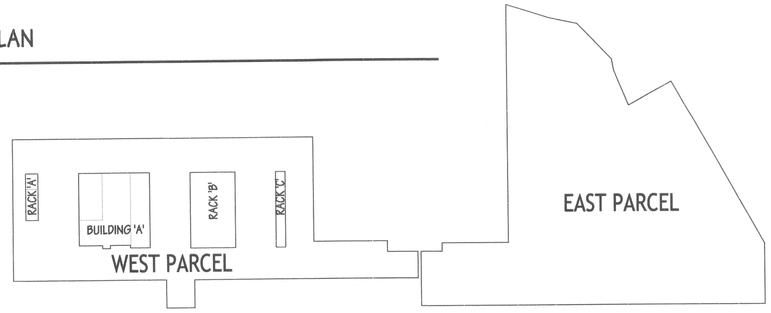
3. SPRINKLER SYSTEM IS DESIGN/BUILD DEFERRED SUBMITTAL UNDER SEPARATE PERMIT. SYSTEM SHALL BE DESIGNED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE SUBMITTED TO PROJECT STRUCTURAL ENGINEER FOR APPROVAL POINT LOADS ONLY. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL. SYSTEM IS TO MEET REQUIREMENTS OF IBC, UFC, NFPA 13, & CITY OF BELLEVUE. COORDINATE INSPECTIONS AND FINAL INSPECTION WITH CITY OF BELLEVUE FIRE DEPARTMENT.

4. THE BOAT DRY STORAGE RACK SYSTEM IS A DESIGN/BUILD DEFERRED SUBMITTAL UNDER SEPARATE PERMIT. SYSTEM SHALL BE DESIGNED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE SUBMITTED TO PROJECT STRUCTURAL ENGINEER FOR APPROVAL OF FOUNDATION POINT LOADS ONLY. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL. SYSTEM IS TO MEET REQUIREMENTS OF IBC, UFC, & CITY OF BELLEVUE.

5. CONTRACTOR TO APPLY FOR AND SECURE SEPARATE PERMIT FOR DEMOLITION OF EXISTING STRUCTURES.

6. THE NEW DOCKS AND ASSOCIATED BULKHEAD WORK ARE UNDER SEPARATE PERMIT

KEYPLAN



ENVELOPE/ ENERGY DATA

CALCULATIONS & SUMMARY BY FRANKLIN ENGINEERING. VALUES LISTED ARE MINIMUM FOR COMPLIANCE.

HEATED SPACE: ENTIRE ENCLOSED BUILDING ENVELOPE. HEATING BY OTHER FUELS

VERTICAL GLAZING TYPE 1: DOUBLE PANE, 1/2" AIR SPACE, LOW-E, ALUMINUM FRAMES W/ THERMAL BREAK. OR CERTIFIED TESTED ASS'Y PER NFRC. U=0.50, DEFAULT. SHGC = 0.45.

VERTICAL GLAZING, TYPE 2 (OVERHEAD DOOR GLASS): DOUBLE PANE. U = 0.90, DEFAULT. SHGC = 0.45.

DOORS (OPAQUE): INSULATED METAL, U=0.60, DEFAULT.

ROOF TYPE 1: BUILT UP ROOF W/ R-38 RIGID INSULATION.. U=0.025, DEFAULT.

ROOF TYPE 2: METAL ROOF OVER STEEL PURLINS, 32 " OC, WITH R-38 INSULATION. U = 0.049, CALCULATED.

WALL TYPE 1 (OPAQUE, EXTERIOR): WOOD STUDS, 2X6, 16" OC W/ R-21 BATT INSULATION.

WALL TYPE 2 (OPAQUE, EXTERIOR, EAST OF SHOP): WOOD STUDS, 2X8, 16" OC W/ R-25 BATT INSULATION, U = 0.051, DEFAULT.

SLAB ON GRADE: R-10 INSULATION, 4 FT HORIZONTAL W/ NO THERMAL BREAK, F = 0.64, DEFAULT.

NOTE: THESE VALUES ARE MINIMUM INSULATION REQUIREMENTS FOR CODE COMPLIANCE. HIGHER INSULATION VALUES MAY BE INSTALLED.

SHGC = SOLAR HEAT GAIN COEFFICIENT.

EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF AND WALL PANELS; OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS; AND ALL OTHER OPENINGS IN THE BUILDING SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE - PER WA ENERGY CODE 1314.1

DRAWING SHEET INDEX

ARCHITECTURAL

T 0.0	TITLE SHEET
T 0.1	SURVEY
A 0.1	ARCHITECTURAL SITE PLAN - WEST PARCEL
A 0.2	ARCHITECTURAL SITE PLAN - EAST PARCEL
A 0.3	DOOR AND WINDOW SCHEDULE
A 1.0	FLOOR PLANS
A 1.1	ROOF PLAN
A 3.0	REFLECTED CEILING PLANS
A 4.0	ELEVATIONS
A 5.0	BUILDING SECTIONS
A 5.1	SITE SECTIONS
A 6.0	WALL SECTIONS

CIVIL

C 1	TITLE/NOTE SHEET
CT1	TESC PLAN/SWPP
CT2	TESC PLAN/SWPP
C 2-1	DEMOLITION PLAN
C2-2	DEMOLITION PLAN
CB-1	SITE PLAN B
CB-2	SITE PLAN B
C 3-1	CIVIL SITE PLAN
C3-2	CIVIL SITE PLAN
C 4-1	GRADING PLAN
C4-2	GRADING PLAN

CIVIL (continued)

C 5.1A	UTILITY PLAN - STORMWATER
C 5.1B	UTILITY PLAN - STORMWATER
C 5.2A	UTILITY PLAN - SEWER
C 5.2B	UTILITY PLAN - SEWER
C 5.3A	UTILITY PLAN - WATER
C 5.3B	UTILITY PLAN - WATER
C 6.1	DETAILS
C 6.2	DETAILS
C 6.3	DETAILS

LANDSCAPE

L 1	LANDSCAPE PLAN WITH NOTES.
L 2	LANDSCAPE PLAN WITH LEGEND.

STRUCTURAL

D 01	STEEL DOCK PLAN
D 01A	CONCRETE DOCK PLAN (OPTION)
S 01	FOUNDATION PLAN
S 02	FRAMING PLANS
S 03	SECTIONS AND DETAILS

LEGAL DESCRIPTION / TAX NO.

TAX ACCOUNT NUMBER: 0924050144

LEGAL DESCRIPTION: SEE CIVIL SHEET C1

FEMA

THE PROJECT SITE IS LOCATED IN ZONE "X" (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP #53033C0658F, EFFECTIVE DATE: MAY 16, 1995. (ZONE 'X' (UNSHADED): AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.)

PEDESTRIAN PROTECTION PLAN

NOT REQUIRED PER TABLE 3306.1: THE DISTANCE FROM THE BUILDING TO PEDESTRIAN AREAS WILL BE GREATER THAN 1/2 THE HEIGHT OF CONSTRUCTION.

PROJECT TEAM

OWNER	SEATTLE BOAT ATTN: ALAN BOHLING 659 NE NORTHLAKE WAY SEATTLE, WA 98105	T: 206 633 2628 F: 206 633 1004
ARCHITECT	KRANNITZ GEHL ARCHITECTS ATTN: BARRY GEHL, AIA 765 NE NORTHLAKE WAY SEATTLE, WA 98105	T: 206 547 8233 F: 206 547 8219
CONTRACTOR:	HODGE CONSTRUCTION ATTN: ROBERT WILL 30414 SE 40TH ST FALL CITY, WA 98024	T: 425 222 5011 F: 425 222 5019
CIVIL ENGINEER:	POGGEMEYER DESIGN GROUP ATTN: TODD POPELKA 512 SIXTH ST SOUTH, SUITE 202 KIRKLAND, WA 98033	T: 425 827 5995
GEOTECH:	ZZA - TERRACON ATTN: DAVE BASKA 14405 SE 36TH ST, SUITE 210 BELLEVUE, WA 98006	T: 425 746 1869 F: 425 746 1296
LANDSCAPE:	THE WATERSHED COMPANY ATTN: MARK GARFF, ASLA/RLA 750 SIXTH STREET SOUTH KIRKLAND, WA 98033	T: 425 822 5242 F: 425 827 8136
SHORELINE PERMITTING:	KEELY CONSULTING ATTN: KEVIN KEELY 3104 TAHOMA PL W. UNIVERSITY PLACE, WA 98466	T: 253 377 5246 F: 253 460 6891
STRUCTURAL:	EI61 CONSULTING ENGINEERS ATTN: DOUG CONDIT, P.E. 1900 W. EMERSON PL, SUITE 200 SEATTLE, WA 98119	T: 206 284 1161 F: 206 284 1236

PERMIT SET			03/20/08
SCHEMATIC PRICING SET			01/28/08
Number	Date	By	Description of Revisions

Sheet Title

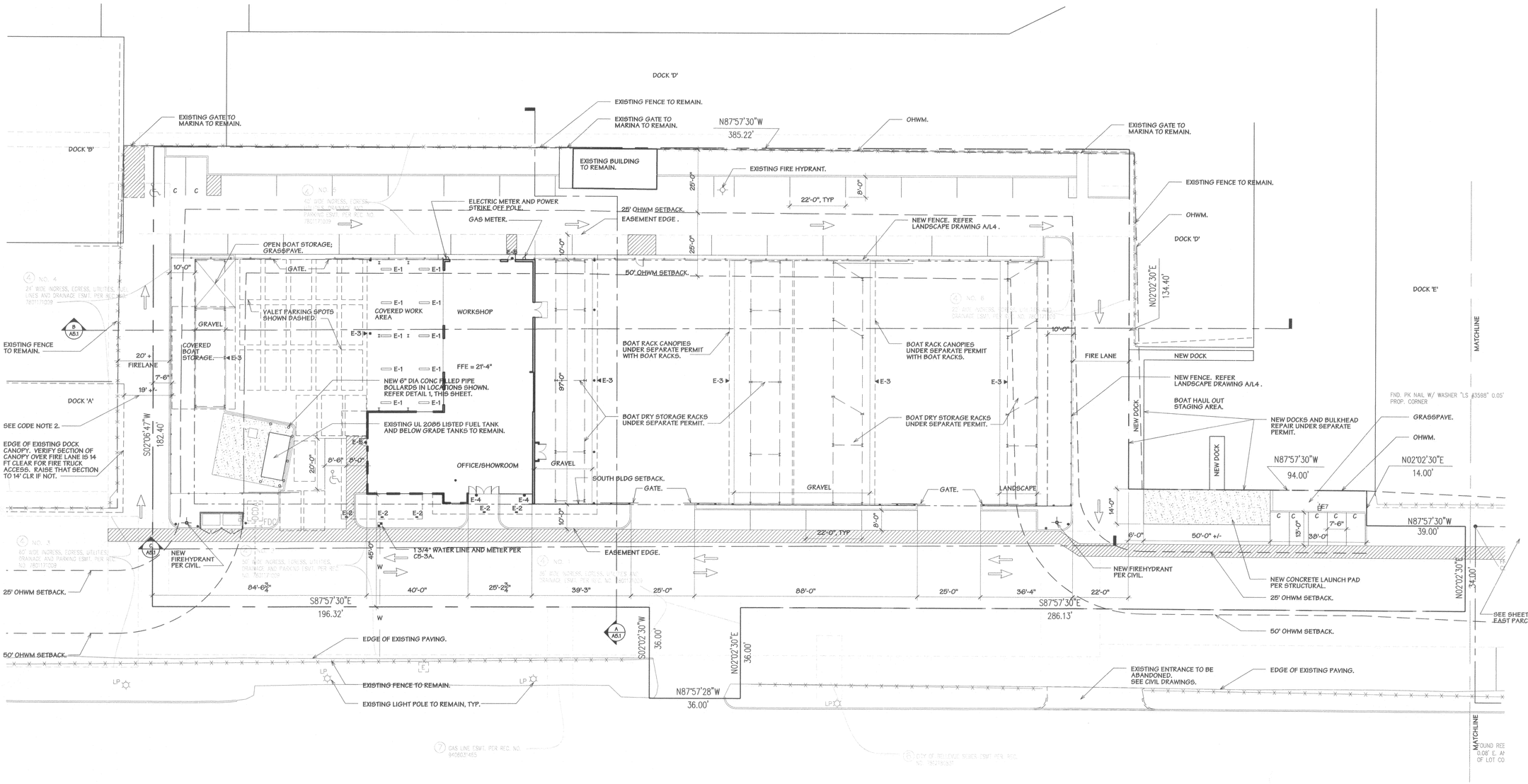
Scale
Designed KGA Drawn KGA
Date 3/20/08 Checked KGA
Approved Job Number

Sheet Number

T0.0

RECEIVED
MAR 2 1 2008
PERMIT PROCESSING

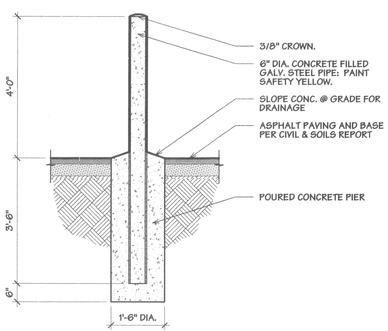
Seattle Boat Newport - Attachment II
Plans and Drawings



N

SITE PLAN

SCALE: 1" = 20' - 0"



1 BOLLARD DETAIL

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

EXTERIOR LIGHT FIXTURE SCHEDULE SEE NOTE 3.

MARK	DESCRIPTION	REMARKS
E-1	METALUX VT3-254T5DR-UNV-EBTI-WL-U. EXTERIOR FLUOR. FIXTURE.	
E-2	PRISMA LIGHTING 'FOCUS3' #073341 EXTERIOR FLUOR. FIXTURE.	
E-3	GARDCO 'GULLWING' G1B -4XL-400MH-UNVL-NP-PC METAL HALIDE FIXTURE.	NOTE 4
E-4	WALL MOUNT FLUOR 32W. GREEN LENS ON WEST FIXTURE; RED ON EAST.	
E-5	SPECTRUM LIGHTING PENDANT MOUNT PIER LIGHT W/ GLASS JAR, 32W COMP FLUOR; UL WET LOCATION.	
E-6	GARDCO 'GULLWING' G1B -1-4XL-400P5MH-UNVL-NP-PC METAL HALIDE FIXTURE.	POLE MOUNT AT 30'
E-7	GARDCO 'GULLWING' G1B -4XL-400P5MH-UNVL-NP-H5-PC METAL HALIDE FIXTURE WITH HOUSESIDE SHIELD.	POLE MOUNT AT 30'

LIGHTING NOTES - EXTERIOR

1. ALL EXTERIOR LIGHTS TO SHIELD DIRECT LIGHT FROM ADJACENT PROPERTIES.
2. EXTERIOR LIGHTING NOT INTENDED FOR 24-HOUR CONTINUOUS USE SHALL BE AUTOMATICALLY SWITCHED BY TIMER, PHOTOCELL OR A COMBINATION THEREOF. TIMERS SHALL HAVE 10 HOUR BACKUP POWER PER WSEC 1513.5.
3. SEE ATTACHED ENERGY CALC FORMS FOR WATTAGE AND FIXTURE QUANTITIES.
4. REFER TO BUILDING ELEVATIONS, SHEET A4.0 FOR TYPICAL MOUNTING LOCATIONS OF LIGHTS AT BOAT RACKS.
5. SITE LIGHTING STANDARDS TO BE 30'-0" HIGH.

SITEPLAN CODE NOTES

1. SEE CIVIL DRAWING C8-1 FOR SITEPLAN B REQUIRED INFORMATION.
2. THE CLOSEST USE IN THE BUILDING CODE TO THE BOAT STORAGE RACKS IS THAT OF AN OPEN PARKING STRUCTURE. TABLE 704.8, FOOTNOTE D, STATES THAT "THE AREA OF OPENINGS IN AN OPEN PARKING STRUCTURE WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL NOT BE LIMITED." SEPARATION DISTANCE NOTED ON THE PLANS IS IN A RECORDED ACCESS EASEMENT, AS WELL AS A FIRE LANE. NO FUTURE CONSTRUCTION WOULD BE ALLOWED IN THIS AREA.

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.

Number	Date	By	Description of Revisions
	PERMIT SET		03/20/08
	SCHEMATIC PRICING SET		01/28/08

Sheet Title

ARCHITECTURAL SITE PLAN
WEST PARCEL

Scale

Designed KGA Drawn KGA

Date 3/20/08 Checked KGA

Approved Job Number

Sheet Number

A0.1

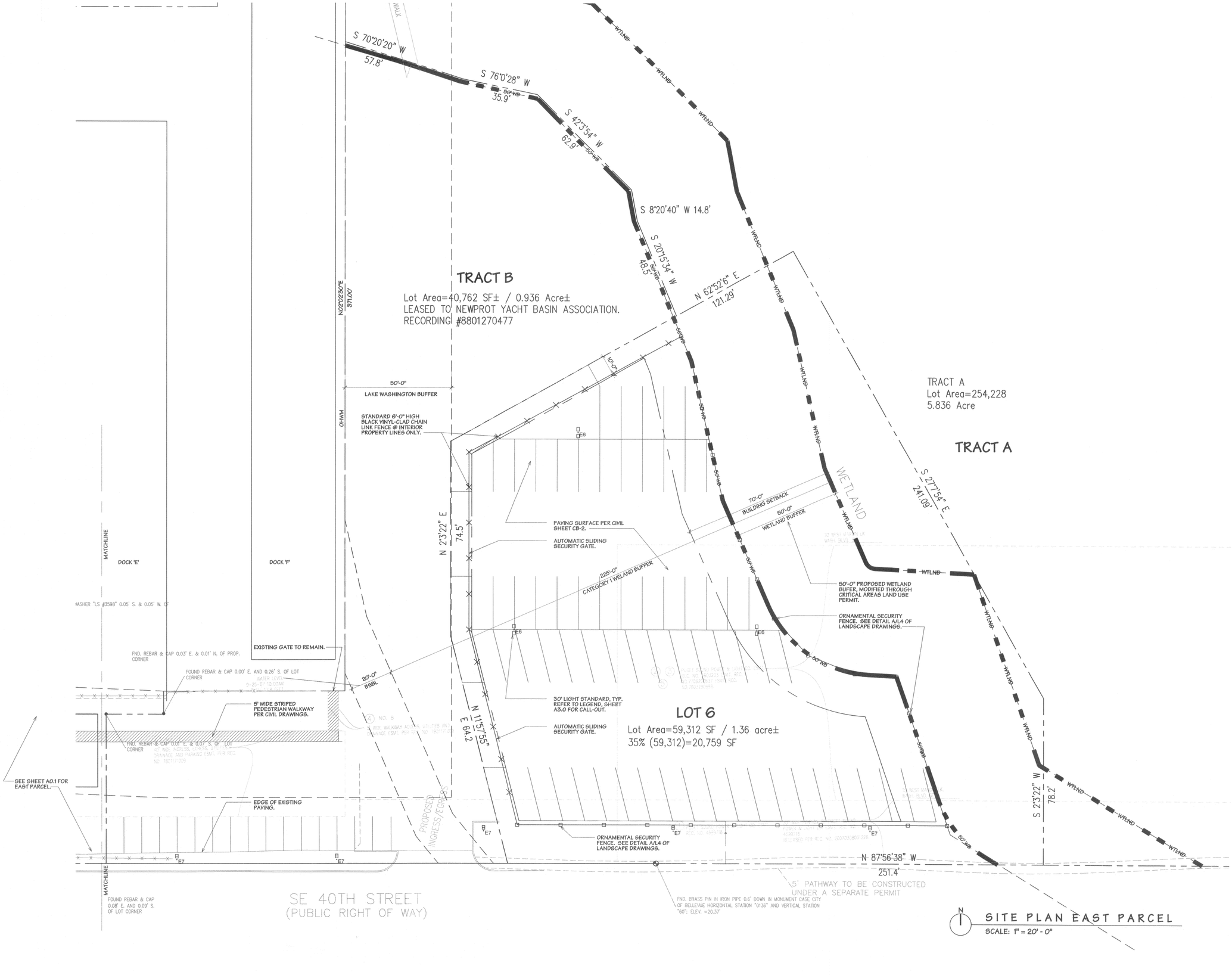
RECEIVED
APR 17 2008
PERMIT PROCESSING

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.



SITE PLAN EAST PARCEL

SCALE: 1" = 20'-0"

PERMIT SET			03/20/08
SCHEMATIC PRICING SET			01/28/08
Number	Date	By	Description of Revisions

Sheet Title

ARCHITECTURAL SITE PLAN
EAST PARCEL

Scale			
Designed	KGA	Drawn	KGA
Date	3/20/08	Checked	KGA
Approved		Job Number	

Sheet Number

A0.2

RECEIVED
MAR 21 2008
PERMIT PROCESSING

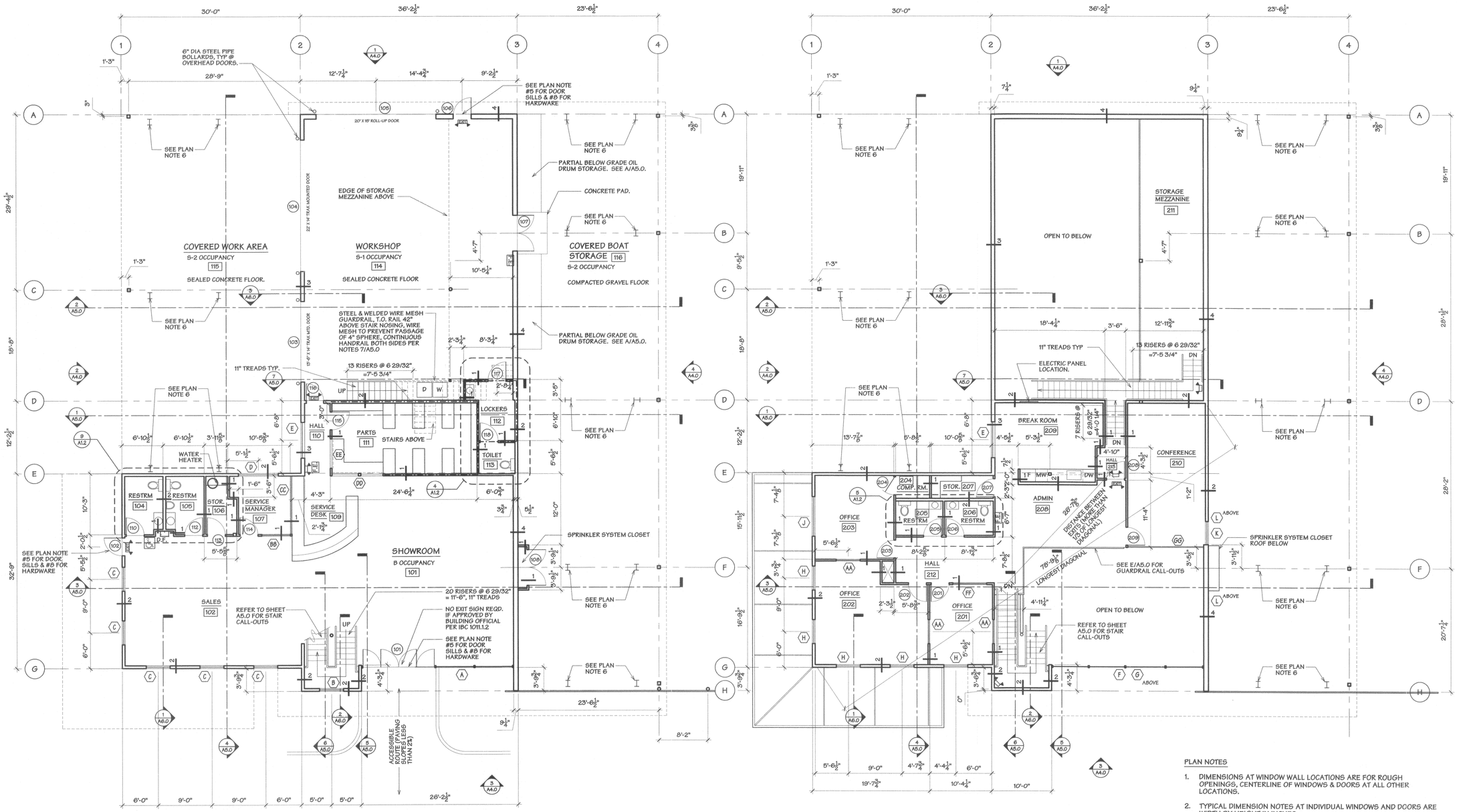
Seattle Boat Newport - Attachment II
Plans and Drawings

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.



FIRST FLOOR PLAN

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

SECOND FLOOR PLAN

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

NOTE: SEE SHEET T0.0 FOR SQUARE FOOTAGE SUMMARY

LEGEND

1-HR FIRE PROTECTION (5/8" TYPE 'X' GWB) FOR UNDER-STAIR SPACES PER IBC 1009.5.3	
EXIT SIGN	EXIT
INTERNATIONAL SYMBOL OF ACCESS	
FIRE EXTINGUISHER	F.E.
SMOKE DETECTOR	S.D.
DRINKING FOUNTAIN	D.F.

WALL TYPES

1. 2X4 STUDS
2. 2X6 STUDS
3. 2X8 STUDS
4. 1-3/4" X 9 1/4" LVL STUDS

PLAN NOTES

1. DIMENSIONS AT WINDOW WALL LOCATIONS ARE FOR ROUGH OPENINGS, CENTERLINE OF WINDOWS & DOORS AT ALL OTHER LOCATIONS.
2. TYPICAL DIMENSION NOTES AT INDIVIDUAL WINDOWS AND DOORS ARE WIDTH BY HEIGHT IN INCHES.
3. DOOR LOCATIONS NOT DIMENSIONED ON PLANS ARE 3" FROM FACE OF STUD WALL TO CLEAR OPENING ON HINGE SIDE TYP.
4. FLOOR LEVELS AT DOOR SILLS AND OTHER LOCATIONS (EXCLUDING RAMPS) TO HAVE A MAXIMUM VERTICAL LEVEL CHANGE OF 1/4". LEVEL CHANGES UP TO 1/2" MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
5. REF 2/A8.0 FOR SIGNAGE REQUIREMENTS.
6. BOAT RACK STRUCTURES TO BE INSTALLED UNDER SEPARATE PERMIT
7. REF. SHEET A1.2 FOR NOTES ON FIXTURE LOCATIONS & CLEARANCES.
8. REF. DOOR SCHEDULE & NOTES SHEET A0.3 FOR DOOR HARDWARE REQUIREMENTS

PERMIT SET	03/20/08
SCHEMATIC PRICING SET	01/28/08

Number	Date	By	Description of Revisions

Sheet Title

FLOOR PLANS

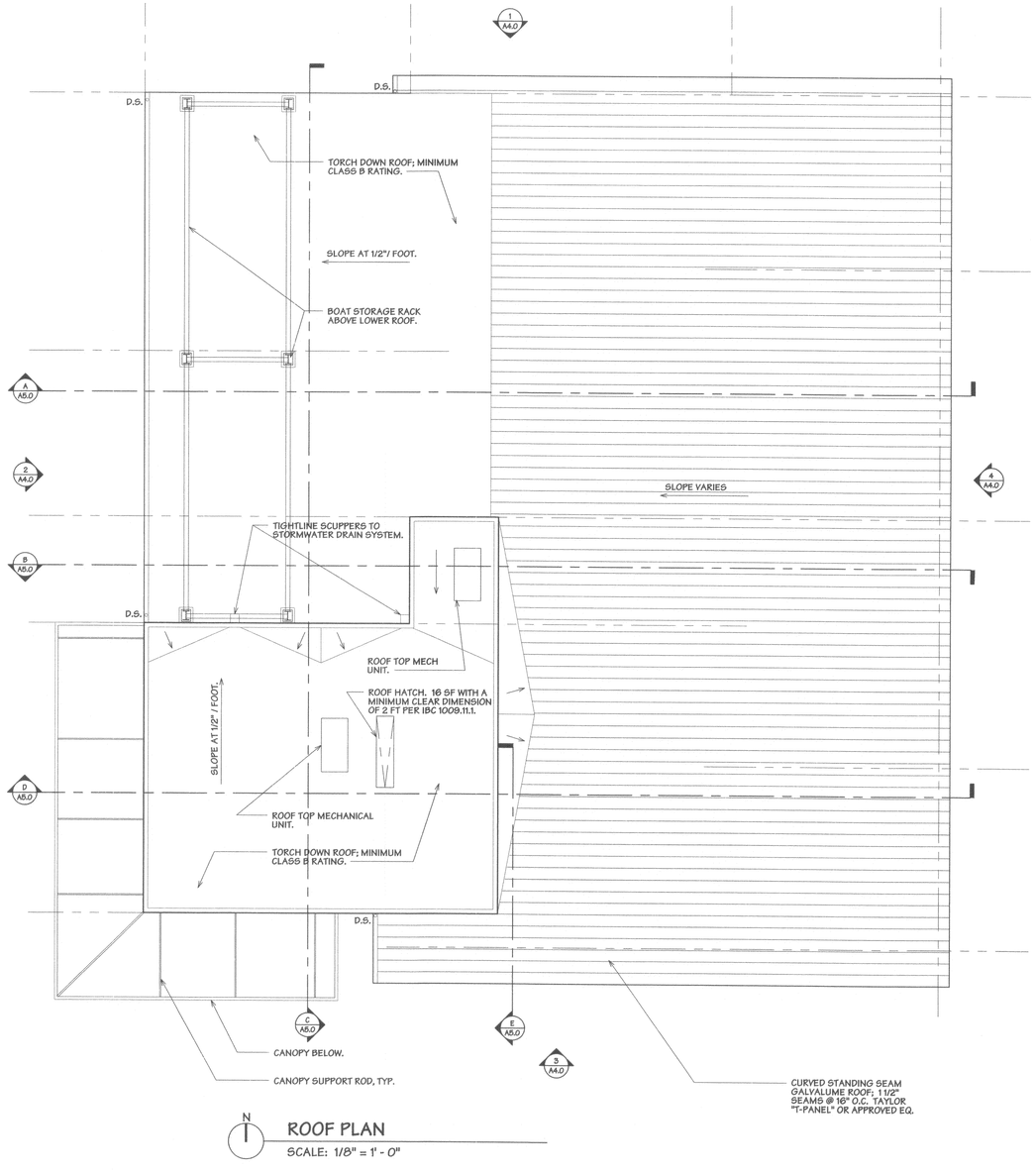
Scale			
Designed	KGA	Drawn	KGA
Date	3/20/08	Checked	KGA
Approved		Job Number	

Sheet Number

A1.0

RECEIVED
MAR 27 2008
PERMIT PROCESSING

Seattle Boat Newport - Attachment II
Plans and Drawings



N

ROOF PLAN

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

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.

Number	Date	By	Description of Revisions
	PERMIT SET		03/20/08
	SCHEMATIC PRICING SET		01/28/08

Sheet Title

ROOF PLAN

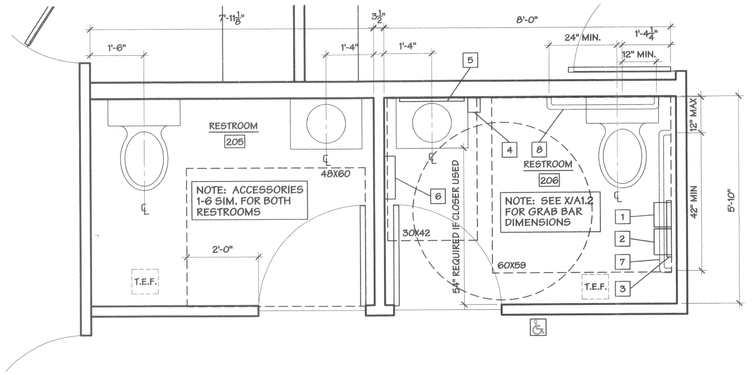
Scale

Designed	BGG	Drawn	KGA
Date	3/20/08	Checked	KGA
Approved		Job Number	

Sheet Number

A1.1

RECEIVED
MAR 21 2008
PERMIT PROCESSING



N 5 ENLARGED RESTROOM PLAN

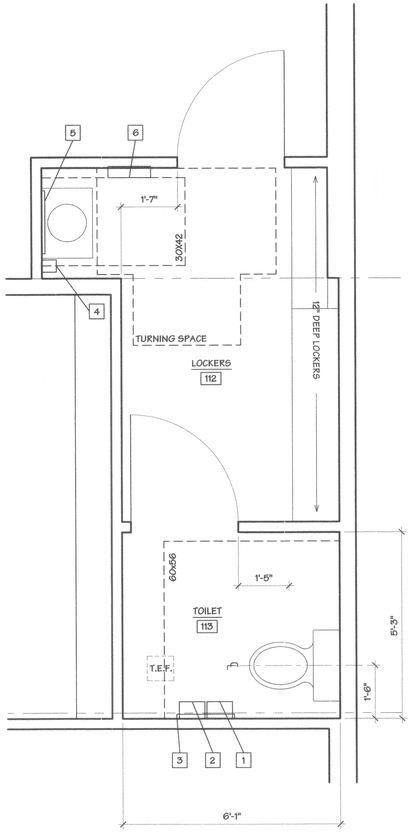
SCALE: 1/8" = 1' - 0"

BATHROOM FIXTURE KEY

1. TOILET PAPER DISPENSER
2. SANITARY NAPKIN DISPOSAL
3. SEAT COVER DISPENSER
4. SOAP DISPENSER
5. MIRROR
6. PAPER TOWEL DISPENSE
7. 42" GRAB BAR
8. 36" GRAB BAR

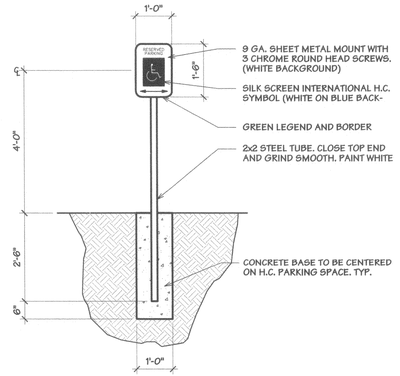
LEGEND

EXIT SIGN	EXIT
INTERNATIONAL SYMBOL OF ACCESS	
FIRE EXTINGUISHER	F.E.
SMOKE DETECTOR	S.D.
DRINKING FOUNTAIN	D.F.
TOILET EXHAUST FAN	T.E.F.



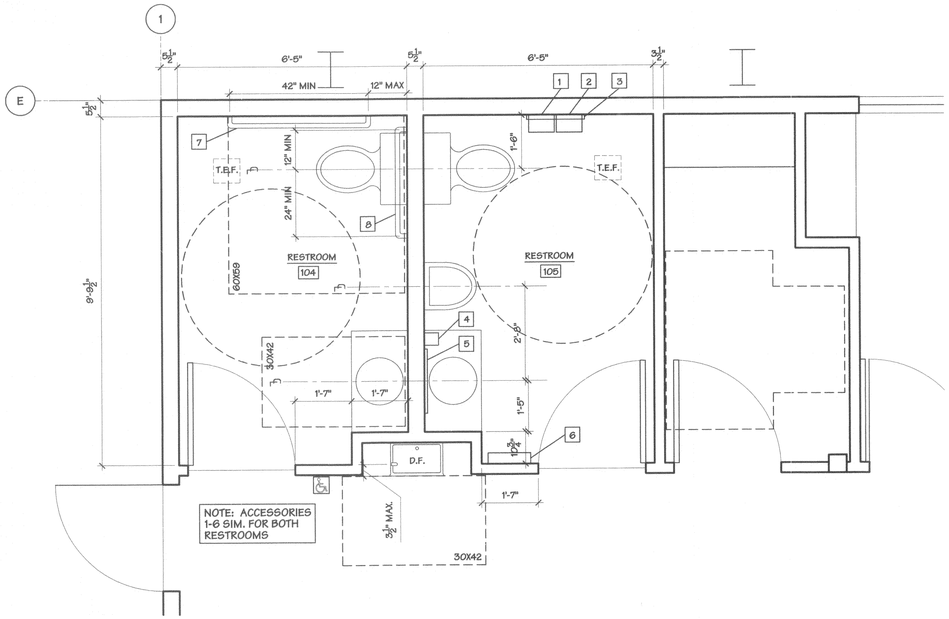
N 4 ENLARGED RESTROOM PLAN

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



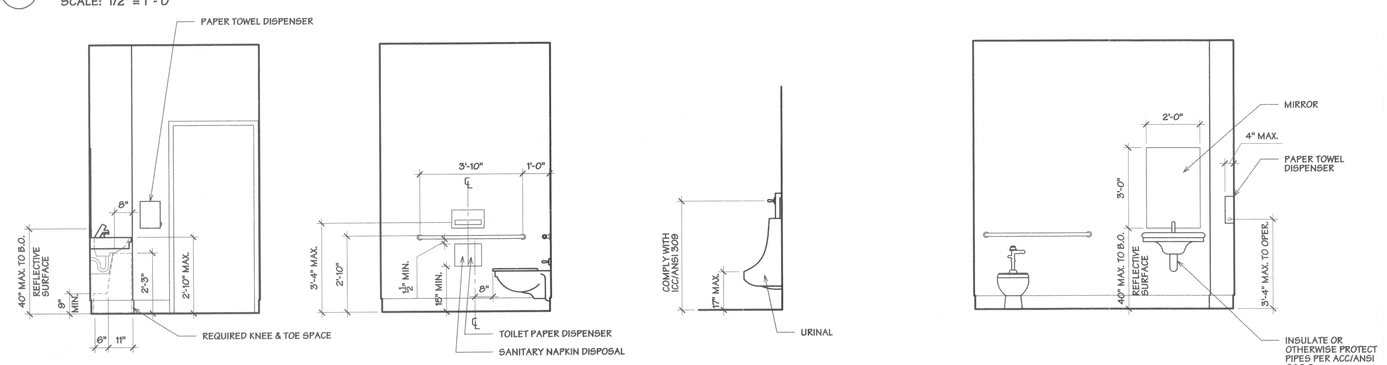
1 PARKING SIGN

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



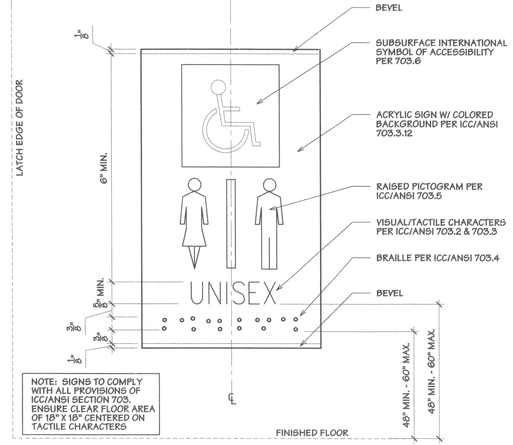
N 9 ENLARGED RESTROOM PLAN

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



11 ACCESSIBILITY STANDARDS

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



6 SIGNAGE STANDARDS

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

PLAN NOTES

1. ALL WALLS ARE 2X6, UNLESS DIMENSIONED OTHERWISE.
2. DIMENSIONS AT WINDOW WALL LOCATIONS ARE FOR ROUGH OPENINGS, CENTERLINE OF WINDOWS & DOORS AT ALL OTHER LOCATIONS.
3. TYPICAL DIMENSION NOTES AT INDIVIDUAL WINDOWS AND DOORS ARE WIDTH BY HEIGHT IN INCHES.
4. DOOR LOCATIONS NOT DIMENSIONED ON PLANS ARE 3" FROM STUD WALL ON HINGE SIDE
5. FLOOR LEVELS AT DOOR SILLS AND OTHER LOCATIONS (EXCLUDING RAMPS) TO HAVE A MAXIMUM VERTICAL LEVEL CHANGE OF 1/4". LEVEL CHANGES UP TO 1/2" MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
6. REF. 2/A8.0 FOR SIGNAGE REQUIREMENTS

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.

PERMIT SET			03/20/08
SCHEMATIC PRICING SET			01/28/08
Number	Date	By	Description of Revisions

Sheet Title

FLOOR PLANS

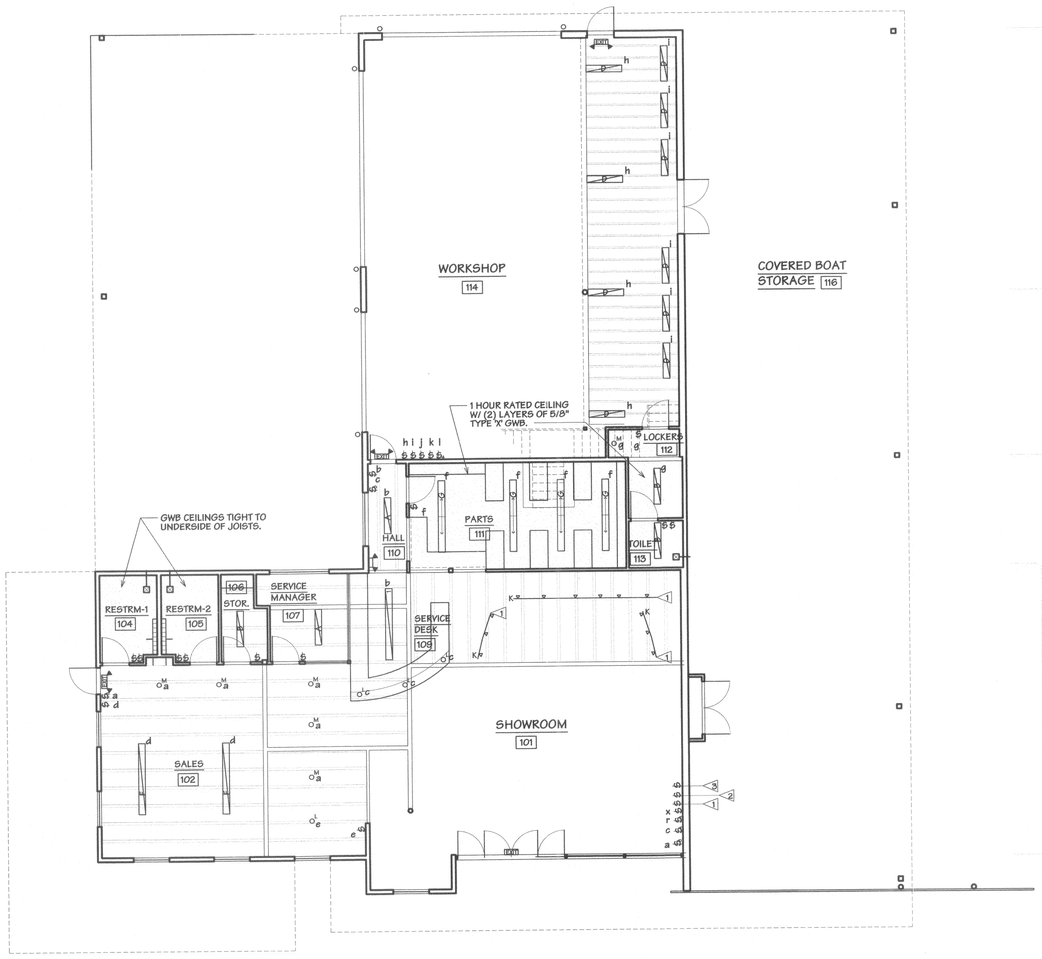
Scale			
Designed	KGA	Drawn	KGA
Date	3/20/08	Checked	KGA
Approved		Job Number	

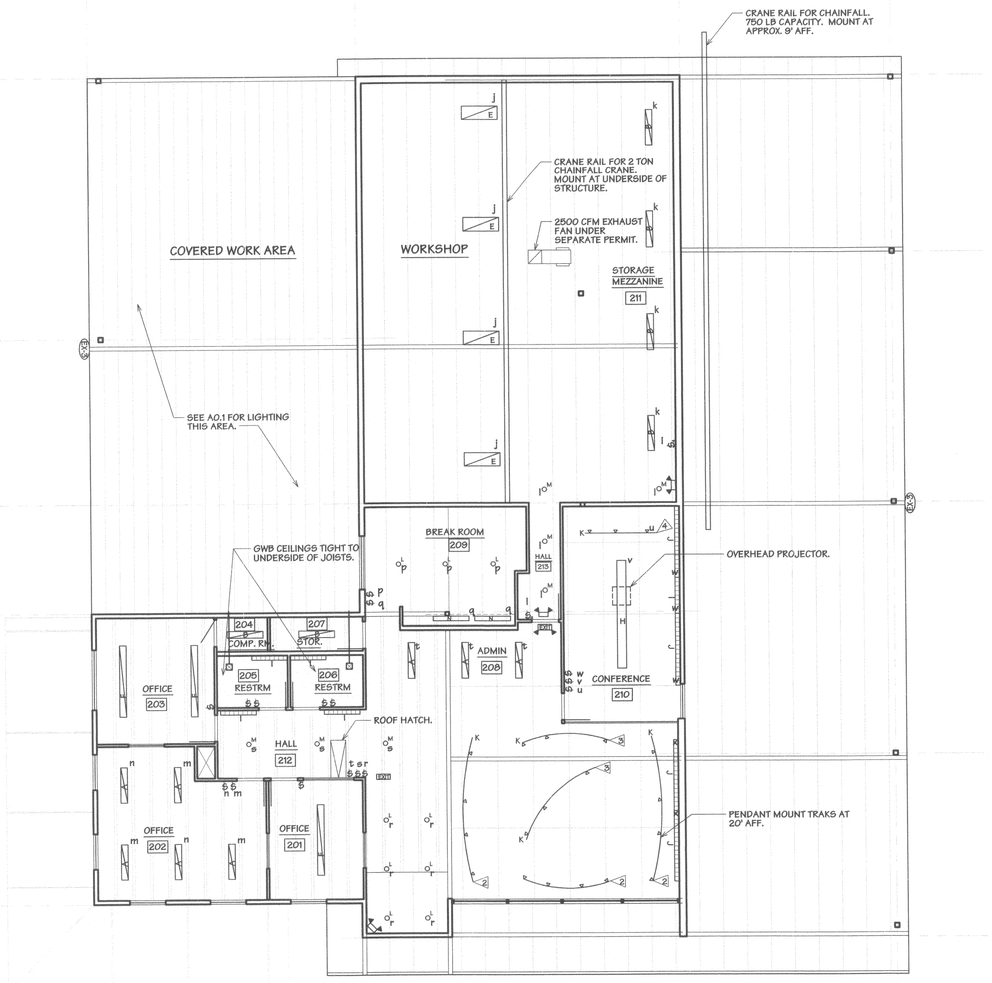
Sheet Number

A1.2

RECEIVED
MAR 27 2008
PERMIT PROCESSING

Seattle Boat Newport - Attachment II
Plans and Drawings





N

FIRST FLOOR R.C.P.

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

N

SECOND FLOOR R.C.P.

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

INTERIOR LIGHT FIXTURE SCHEDULE

NOTE: SEE ATTACHED ENERGY CALC FORMS FOR WATTAGES AND FIXTURE QUANTITIES.

MARK	DESCRIPTION
A	PRUDENTIAL VADOR #VDR-2T8-04'-RBL-GLY-SC-120-CA48.
B	ECONOMY 1X4 TWO LAMP T8 FLUORESCENT.
C	NOT USED.
D	METALUX IA-232.
E	METALUX HB-454T5-UNV-EBT2-UPL.
F	PRUDENTIAL VADOR #VDR-2T8-08'-RBL-GLY-SC-120-CA48.
G	METALUX 8TMB-132-TB-UNV-EBT1
H	PRUDENTIAL LEGEND #LGD-P-2T8-12'-SPL-GLY-SC-120-CA96
I	PRUDENTIAL WAL 6-2T8-04'-SPL-GLY-D3-120-WM.
J	PRUDENTIAL WAL 6-2T8-08'-SPL-GLY-D3-120-WM.
K	LBL LOW VOLTAGE MONORAIL W/ 1 600W & (3) 300W MAGNETIC XFORMERS (MINIMUM CLASS 1 EFFICIENCY LEVEL).
L	SPECTRUM LIGHTING PENDANT MOUNT PIER LIGHT W/ GLASS JAR, 32W COMP FLUOR
M	SPECTRUM LIGHTING PENDANT MOUNT VAPOR-TIGHT FIXTURE; 32W COMPACT FLUOR.
N	JUNO FLUORESCENT T5 UNDERCABINET LIGHT #UFL46-SL.

EMERGENCY FIXTURE SCHEDULE

NOTE: SEE ATTACHED ENERGY CALC FORMS FOR WATTAGES AND FIXTURE QUANTITIES.

MARK	DESCRIPTION
EXIT	LITHONIA EXIT SIGN #LQM-S-W-1-G-120-ELN. BATTERY BACK-UP.
EXIT	LITHONIA EXIT SIGNW/ EMER LIGHT. #LHQM-S-W-1-G-120-K-N. BATTERY BACK-UP.
	LITHONIA EMERGENCY LIGHT #ELM2.

(X) INDICATES BATHROOM EXHAUST FAN. PANASONIC MODEL FV-08VKM1; 0.3 SONES, 80 CFM W/ INTEGRAL OCCUPANCY SENSOR.

LIGHTING NOTES - INTERIOR

1. SEE SHEET A0.1 AND A0.2 FOR EXTERIOR BUILDING AND SITE LIGHTING.
2. ALL EXTERIOR LIGHTS TO SHIELD DIRECT LIGHT FROM ADJACENT PROPERTIES.
3. EXTERIOR LIGHTING NOT INTENDED FOR 24-HOUR CONTINUOUS USE SHALL BE AUTOMATICALLY SWITCHED BY TIMER, PHOTOCELL OR A COMBINATION THEREOF. TIMERS SHALL HAVE 10 HOUR BACKUP POWER PER WSEC 1513.5.
4. FIRE ALARM AND DETECTION SYSTEM TO BE BIDDER DESIGNED. CONSTRUCTION DOCUMENTS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY ARCHITECT AND BUILDING OFFICIAL PRIOR TO SYSTEM INSTALLATION. SYSTEM TO INCLUDE AUDIBLE/VISIBLE ALARMS AS REQUIRED BY CODE.
5. THE MAXIMUM POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A 20 AMP CIRCUIT LOADED TO 80%.
6. ALL ROOMS LESS THAN 3000SF, AND THE CONFERENCE ROOM TO BE EQUIPPED WITH AN OCCUPANCY SENSOR. MODEL: WATT STOPPER WS200 SERIES (MODIFY SERIES AS REQUIRED FOR LOAD)
7. LIGHTING CONTROLS SHALL BE TESTED PER WSEC 1513.7. A COMPLETE REPORT OF TEST PROCEDURES AND RESULTS SHALL BE PREPARED AND FILED WITH THE OWNER.
8. TRANSFORMERS TO BE DIMMED WITH LUTRON MAGNETIC LOW VOLTAGE DIMMING SWITCHES, SIZED FOR LOAD.

FLAG NOTES - INTERIOR

1. TO 600W TRANSFORMER IN PARTS ROOM, RM 111.
2. TO 600W TRANSFORMER IN HALL, RM 213.
3. TO 300W TRANSFORMER IN HALL, RM 213.
4. TO 150W TRANSFORMER IN HALL, RM 213.

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.

Number	Date	By	Description of Revisions
PERMIT SET			03/20/08
SCHEMATIC PRICING SET			01/28/08

Sheet Title

REFLECTED CEILING PLANS

Scale

Designed	KGA	Drawn	KGA
Date	3/20/08	Checked	KGA
Approved		Job Number	

Sheet Number

A3.0

RECEIVED
MAR 2008
PERMIT PROCESSING

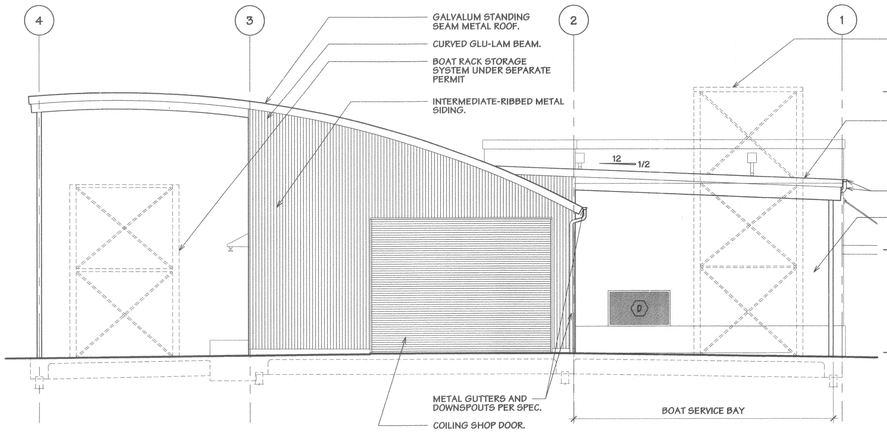
Seattle Boat Newport - Attachment II
Plans and Drawings

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

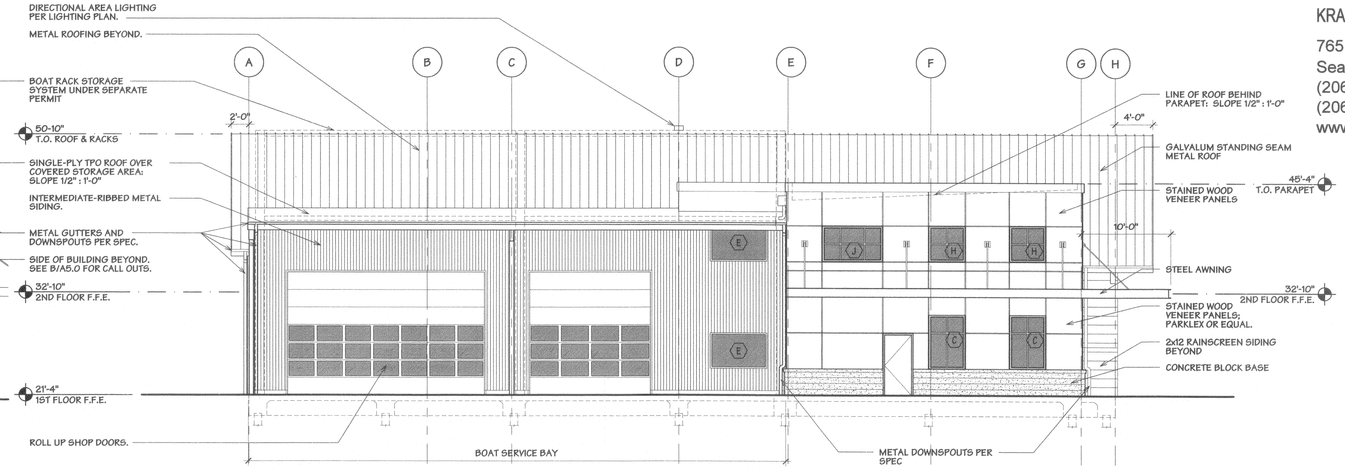
SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.

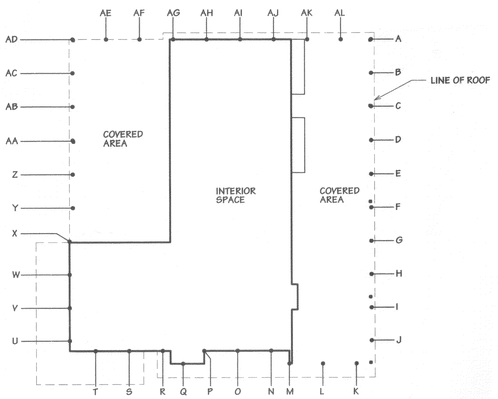


1 NORTH ELEVATION

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



NOTE: SEE CIVIL DRAWINGS FOR MAXIMUM SITE SLOPE.



N

1 ELEVATION CALCS KEY PLAN

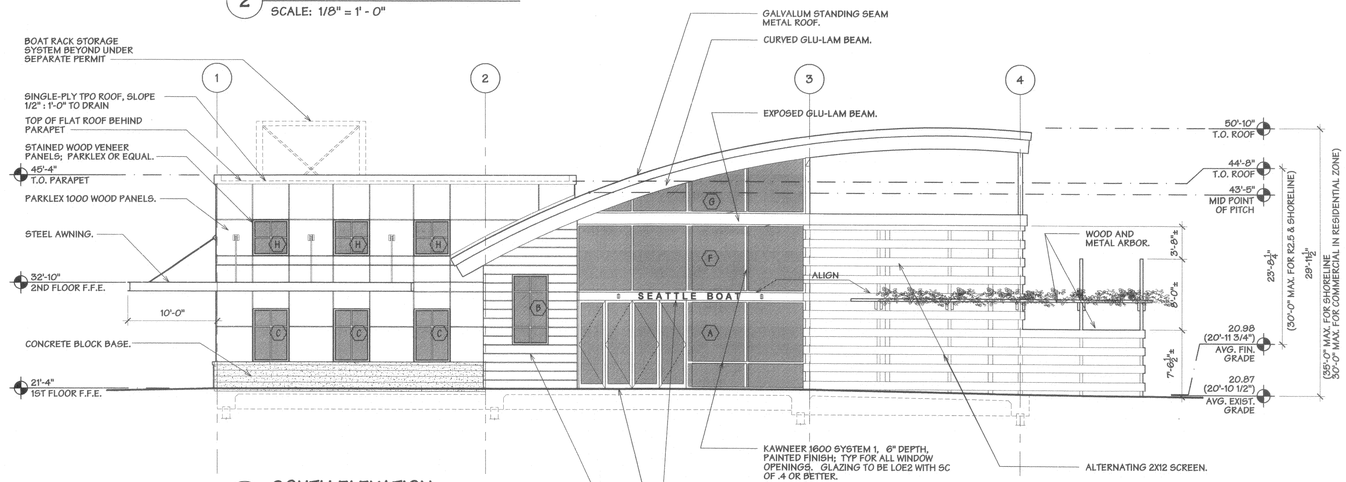
SCALE: 3/64" = 1' - 0"

SHORELINE ZONING BUILDING HEIGHT CALCULATIONS

POINT	TOP OF BUILDING	EXISTING GRADE	FINISHED GRADE	HEIGHT ABV. EXIST.	HEIGHT ABV. FINISHED
A	50.33	20.4	20.85	29.93	29.48
B	50.33	20.4	20.85	29.93	29.48
C	50.33	20.4	20.85	29.93	29.48
D	50.33	20.4	20.85	29.93	29.48
E	50.33	20.4	20.85	29.93	29.48
F	50.33	20.5	20.85	29.83	29.48
G	50.33	20.5	20.85	29.83	29.48
H	50.33	20.7	20.85	29.63	29.48
I	50.33	20.9	20.85	29.43	29.48
J	50.33	21.0	20.85	29.33	29.48
K	50.74	21.1	20.84	29.64	29.90
L	50.70	21.2	21.13	29.50	29.57
M	49.73	21.3	20.83	28.43	28.90
N	48.81	21.4	20.83	27.41	27.98
O	46.36	21.5	21.3	24.86	25.06
P	42.85	21.6	20.83	21.25	22.02
Q	40.07	21.7	20.83	18.37	19.24
R	45.33	21.8	20.83	23.53	24.50
S	45.33	21.8	20.83	23.53	24.50
T	45.33	21.8	20.83	23.53	24.50
U	45.33	21.8	21.3	23.53	24.03
V	45.33	21.7	21.3	23.63	24.03
W	45.33	21.5	21.26	23.83	24.07
X	45.33	21.3	20.85	24.03	24.48
Y	40.71	21.2	20.85	19.51	19.86
Z	40.71	21.1	20.85	19.61	19.86
AA	40.71	21.0	20.85	19.71	19.86
AB	40.71	20.7	20.85	20.01	19.86
AC	40.71	20.3	20.85	20.41	19.86
AD	40.71	20.1	20.85	20.61	19.86
AE	41.08	20.1	21.01	20.98	20.07
AF	41.58	20.1	21.16	21.48	20.42
AG	42.00	20.2	21.3	21.80	20.7
AH	43.27	20.2	21.3	23.07	21.97
AI	46.66	20.2	21.3	26.46	25.36
AJ	49.01	20.3	21.3	28.71	27.71
AK	50.39	20.3	21.21	30.09	29.18
AL	50.84	20.3	21.02	30.54	29.82
AVERAGE		20.87	20.98	25.41	25.31

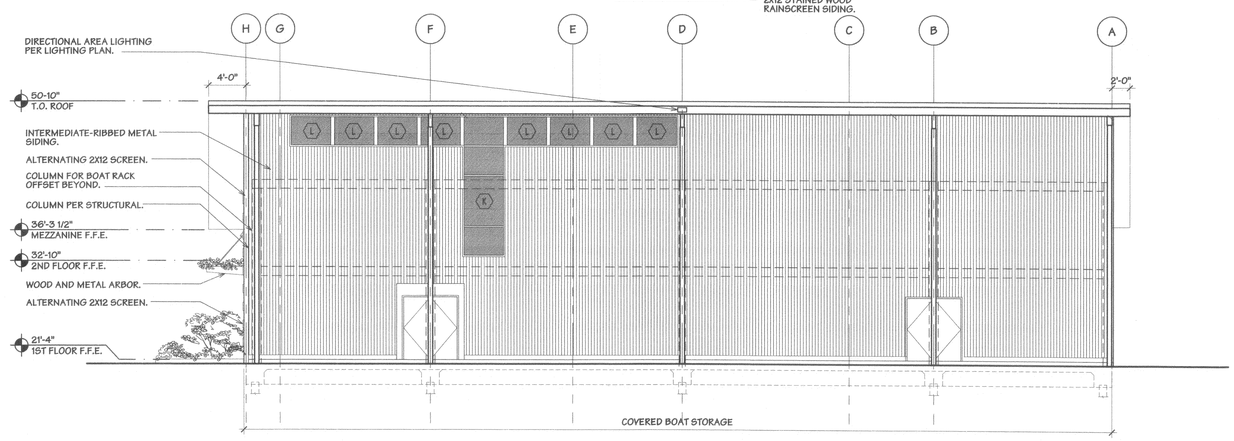
2 WEST ELEVATION

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



3 SOUTH ELEVATION

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



4 EAST ELEVATION

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

PERMIT SET			03/20/08
SCHEMATIC PRICING SET			01/28/08
Number	Date	By	Description of Revisions

Sheet Title

BUILDING ELEVATIONS

Scale

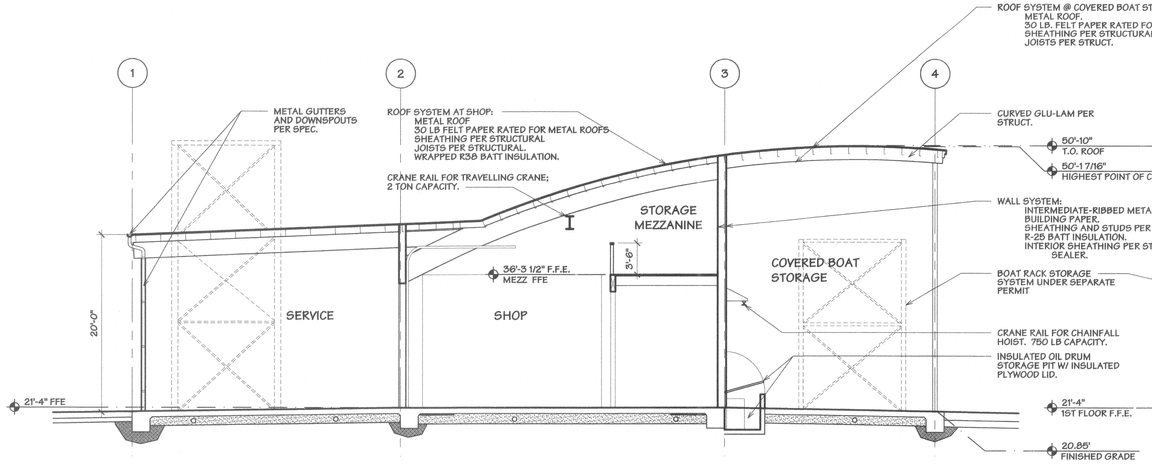
Designed	BG	Drawn	BG
Date	3/20/08	Checked	KGA
Approved		Job Number	

Sheet Number

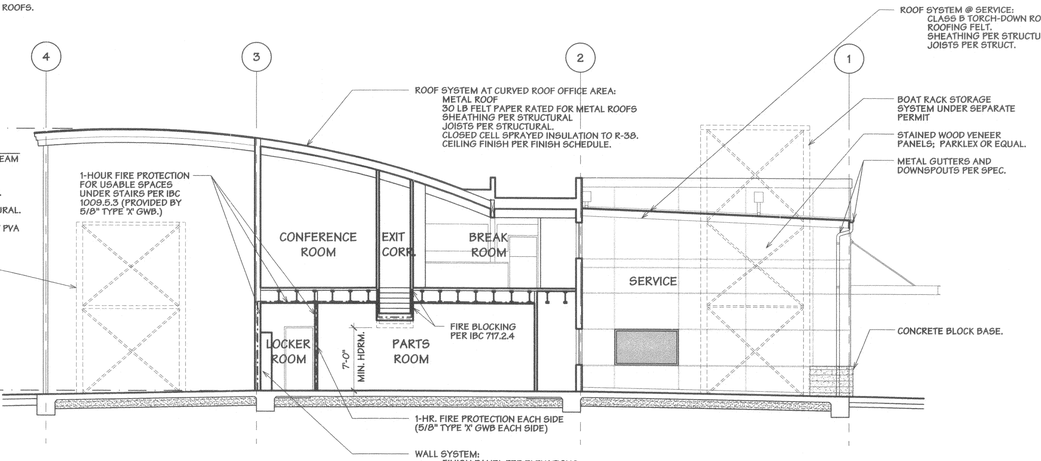
A4.0

RECEIVED
APR 2 1 2008
PERMIT PROCESSING

Seattle Boat Newport - Attachment II
Plans and Drawings



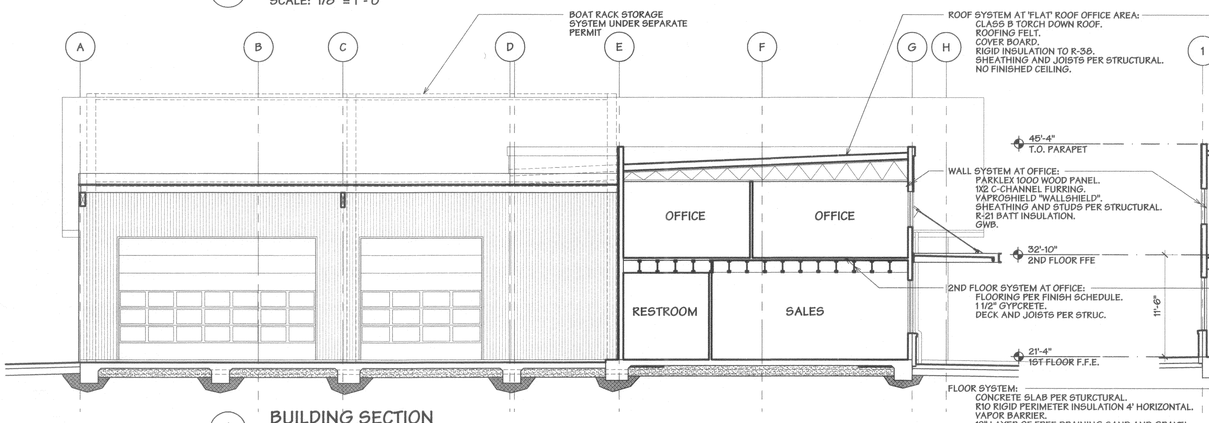
2 BUILDING SECTION
SCALE: 1/8" = 1' - 0"



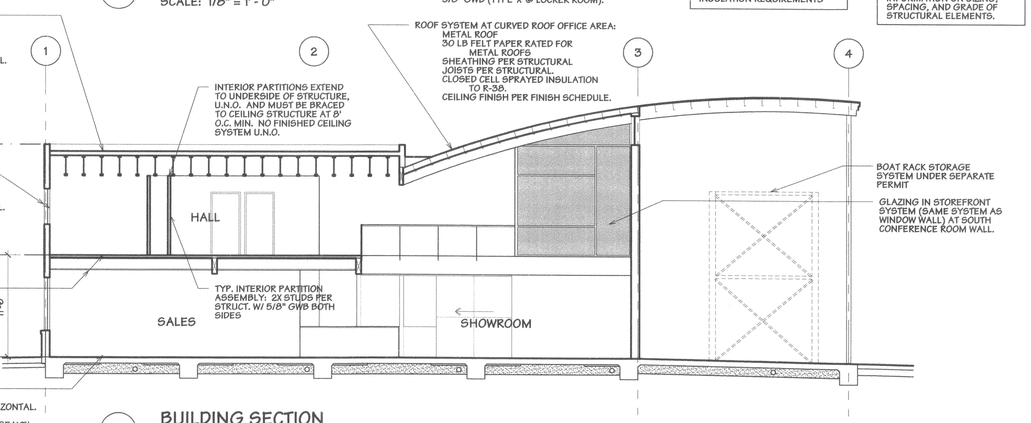
1 BUILDING SECTION
SCALE: 1/8" = 1' - 0"

NOTE: REFER WALL SECTIONS & ASSEMBLY NOTES A6.0 FOR INSULATION REQUIREMENTS

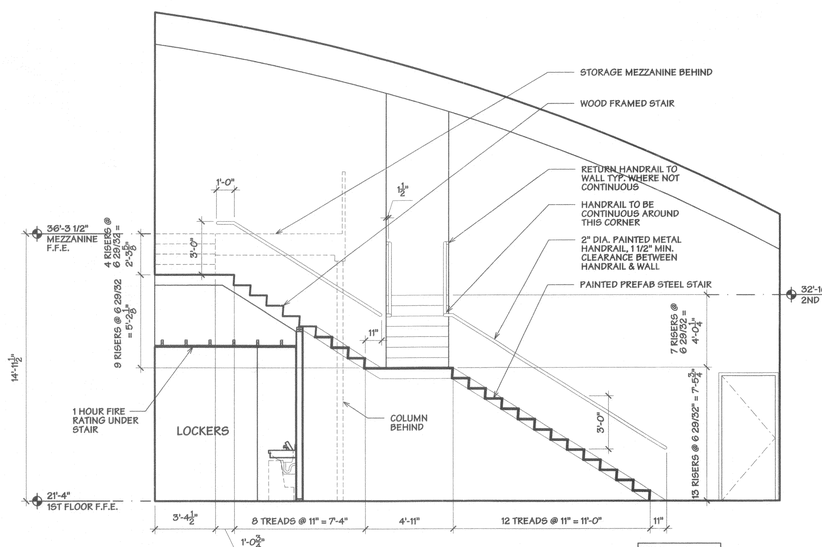
NOTE: REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION ON SIZING, SPACING, AND GRADE OF STRUCTURAL ELEMENTS.



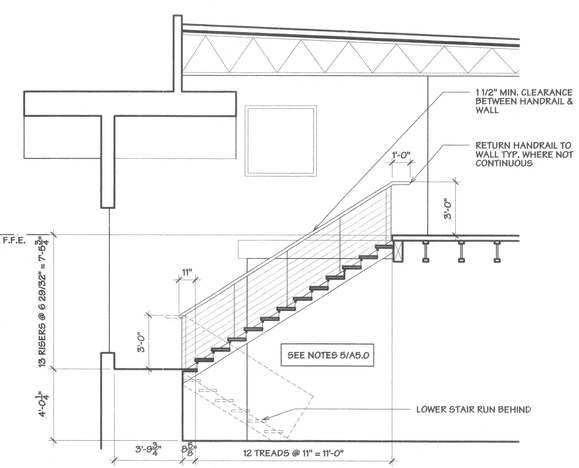
4 BUILDING SECTION
SCALE: 1/8" = 1' - 0"



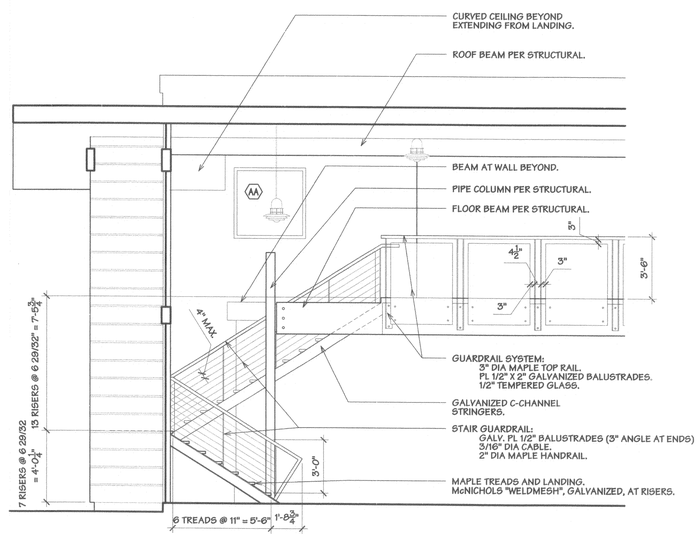
3 BUILDING SECTION
SCALE: 1/8" = 1' - 0"



7 BUILDING SECTION AT BACK STAIR
SCALE: 1/4" = 1' - 0"



6 BUILDING SECTION AT MAIN STAIR
SCALE: 1/4" = 1' - 0"



5 BUILDING SECTION AT MAIN STAIR
SCALE: 1/4" = 1' - 0"

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT
BARRY GEHL
STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES
BELLEVUE, WA.

PERMIT SET			03/20/08
SCHEMATIC PRICING SET			01/28/08
Number	Date	By	Description of Revisions

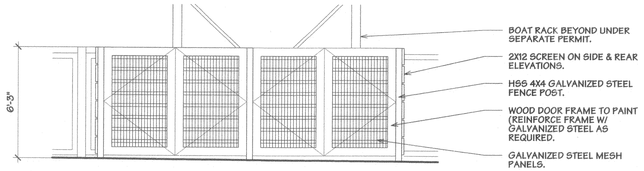
Sheet Title
BUILDING SECTIONS

Scale
Designed BG Drawn BG
Date 3/20/08 Checked KGA
Approved Job Number

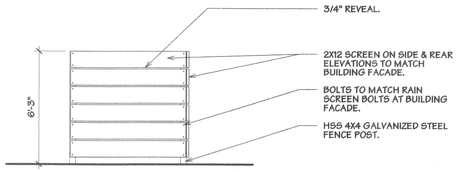
Sheet Number
A5.0

RECEIVED
MAR 31 2008
PERMIT PROCESSING

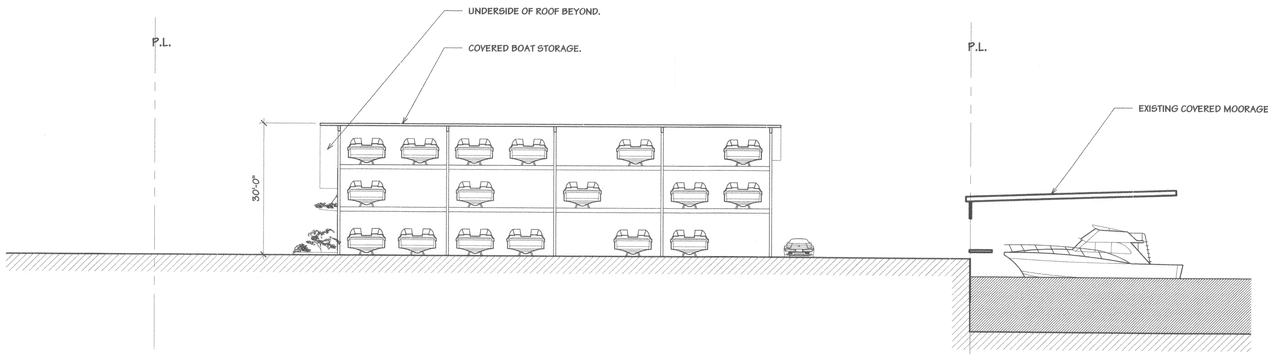
Seattle Boat Newport - Attachment II
Plans and Drawings



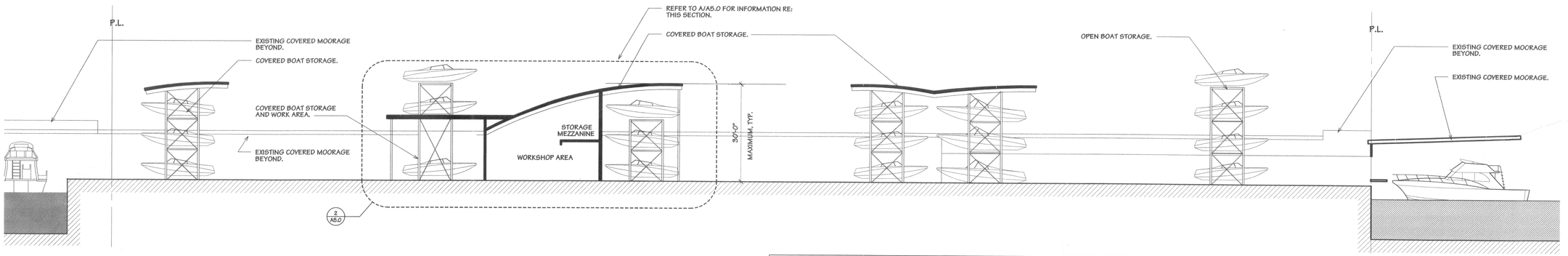
2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



3 TRASH ENCLOSURE SIDE ELEV. (REAR ELEV. SIM.)
SCALE: 1/4" = 1' - 0"

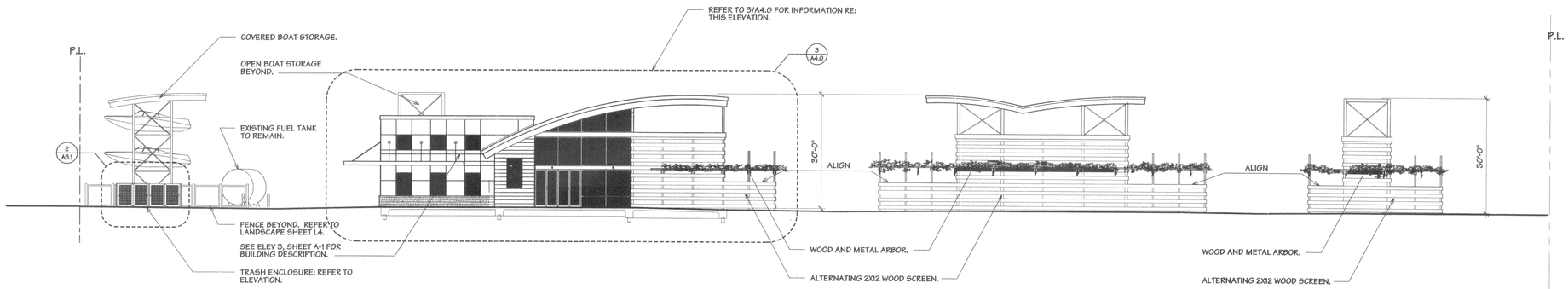


1 TRANSVERSE SITE SECTION LOOKING WEST
SCALE: 1/16" = 1' - 0"



4 LONGITUDINAL SITE SECTION LOOKING NORTH
SCALE: 1/16" = 1' - 0"

NOTE: ALL BOAT STORAGE RACKS ARE UNDER SEPARATE PERMIT.



5 SOUTH SITE ELEVATION
SCALE: 1/16" = 1' - 0"

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6683 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES
BELLEVUE, WA.

Number	Date	By	Description of Revisions
			PERMIT SET 03/20/08
			SCHEMATIC PRICING SET 01/28/08

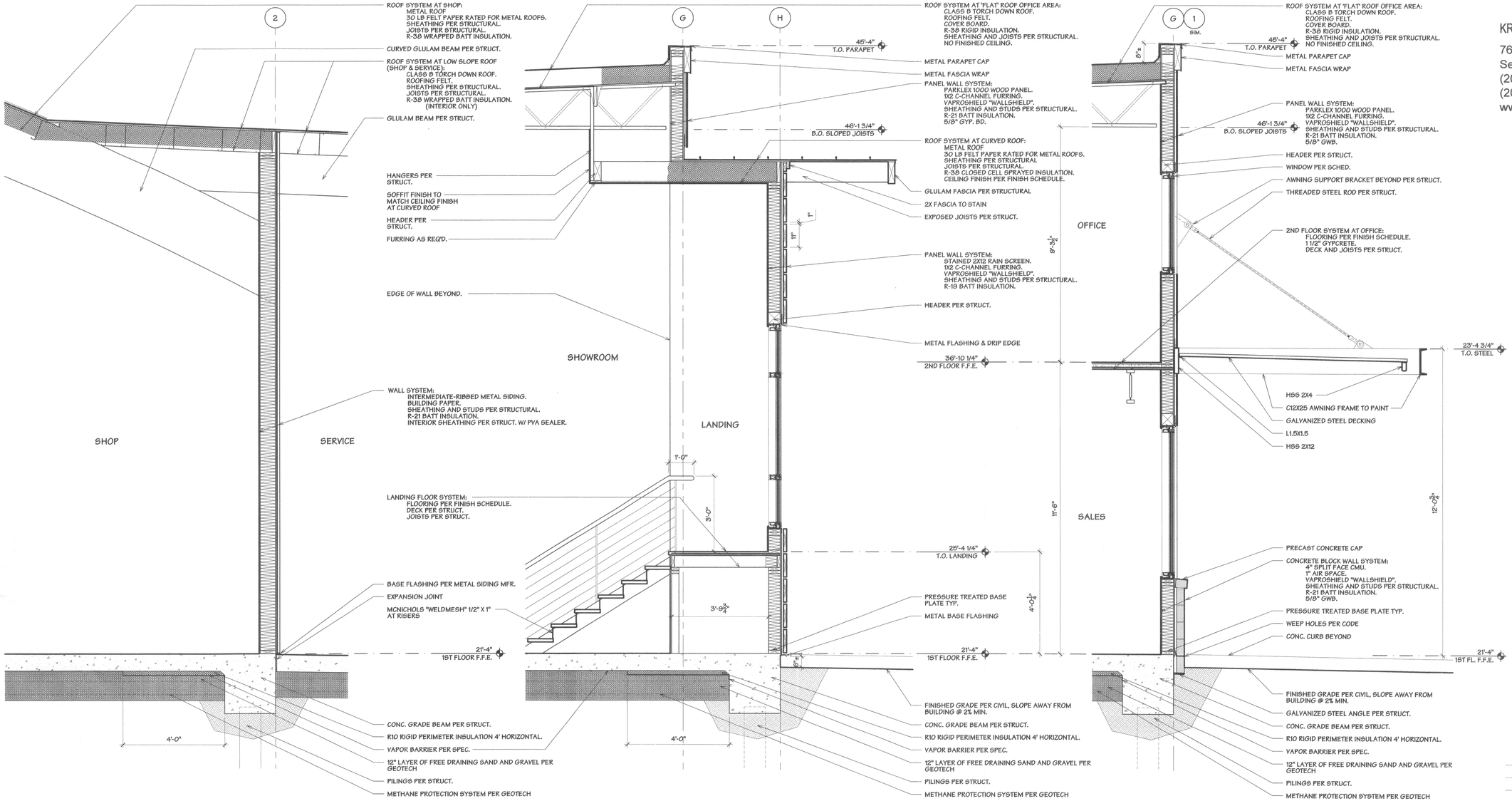
Sheet Title: SITE SECTIONS & ELEVATIONS

Scale
Designed BG Drawn BG
Date 3/20/08 Checked KGA
Approved Job Number

Sheet Number: A5.1

RECEIVED
MAR 21 2008
PERMIT PROCESSING

Seattle Boat Newport - Attachment II
Plans and Drawings



3 WALL SECTION @ METAL SIDING
SCALE: 1/2" = 1' - 0"

2 WALL SECTION @ 2X12 RAINSCREEN
SCALE: 1/2" = 1' - 0"

1 WALL SECTION @ RAINSCREEN PANELS
SCALE: 1/2" = 1' - 0"

NOTE: REFER TO STRUCTURAL PLANS AND DETAILS FOR INFORMATION ON SIZING, SPACING, AND GRADE OF STRUCTURAL ELEMENTS.

KRANNITZ GEHL ARCHITECTS
765 N.E. Northlake Way
Seattle, WA 98105
(206) 547-8233
(206) 547-8219 Fax
www.krannitzgehl.com

6883 REGISTERED ARCHITECT BARRY GEHL STATE OF WASHINGTON

SEATTLE BOAT NEWPORT SHORES

BELLEVUE, WA.

PERMIT SET			03/20/08
SCHEMATIC PRICING SET			01/28/08
Number	Date	By	Description of Revisions

Sheet Title

Scale

Designed	KGA	Drawn	KGA
Date	3/20/08	Checked	KGA
Approved		Job Number	

Sheet Number

A6.0

RECEIVED
APR 1 2008
PERMIT PROCESSING

Seattle Boat Newport - Attachment II
Plans and Drawings