City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Address:	1004 Bellevue Way SE
Proposal Description:	Amend the approved Planned Unit Development (PUD)/Design Review decision to reduce the building foot-prints, revise façade designs, add decks/patios to the rear yards and make minor changes to the site layout.
File Number:	**09-129875-LI, 09-122996-LJ**
Planner:	Kenneth A. Thiem, Senior Planner
Applicant:	D.R. Horton
Decisions:	Amend the PUD and Design Review decisions,
State Environmental Policy Act Threshold Determination:	Exempt. The proposed changes to the approved project are exempt from SEPA.
Director's Decision	**Approval with Conditions** Michael A. Brennan, Director Development Services Department

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

Application Date:	November 10, 2009
Notice of Application Date:	December 10, 2009
Public Meeting Date:	December 17, 2007
Decision Date:	March 4, 2010
Appeal Deadline Date:	March 18, 2010, 5 PM

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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ATTACHMENTS:

Exhibit A: Location & Zoning Maps
Exhibit B: Project Plans & Drawings
Exhibit C: Planning Commission Meeting Minutes, 05-29-1996
Exhibit D: Environmental Checklist

I. REQUEST and REVIEW PROCESSES

A. Request

The applicant requests approval to amend the original PUD/Design Review decision (06-105832-LK/06-120824-LD). The proposed changes include smaller building footprints and floor areas, revised façade designs, deeper rear yard setbacks, deck/patio additions to the rear yards, elimination of a bench from the recreation area (next to Bellevue Way) and reduced driveway depths. The focus of this amendment is on those elements which are determined through the PUD process, including structure bulk and placement, open space, recreation facilities, conservation of natural features, aesthetic features and harmonious design. The focus of the Design Review exemption is on meeting the applicable decision criteria, which require consistency with the Comprehensive Plan, compliance with the applicable code requirements, addressing the applicable design guidelines, responding to the site context and having adequate public facilities, such as streets and fire protection.

B. Review Process

The PUD Amendment is a Process II decision by the Director of the Development Services Department (LUC 20.30D.285). The amendment may be appealed to the Hearing Examiner by a party of record. The proposed modifications to the Design Review decision are reviewed through the Land Use Exemption process (LUC 20.30F.175), which may <u>not</u> be administratively appealed to the Hearing Examiner.

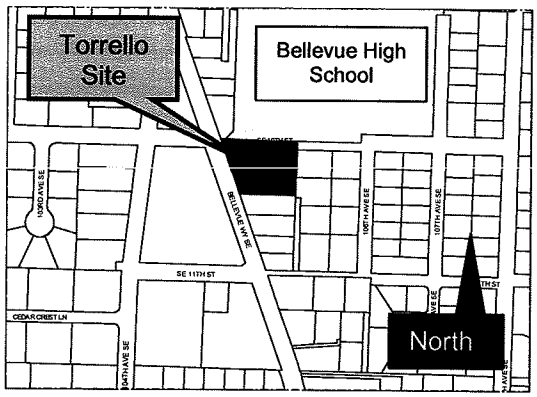
II. SITE CONTEXT and DESCRIPTION

A Site Context

The site is located on the east side of Bellevue Way, between SE 10th Street (vacated) and SE 11th Street. The abutting zoning/uses are:
North: R-30 w/ daycare, R-5 w/ Bellevue High School;
East: R-4, a single-family residential home and lot;
South: R-10, a single-family residential home;
West: R-4, Pilgrim Lutheran Church, on the western side of Bellevue Way

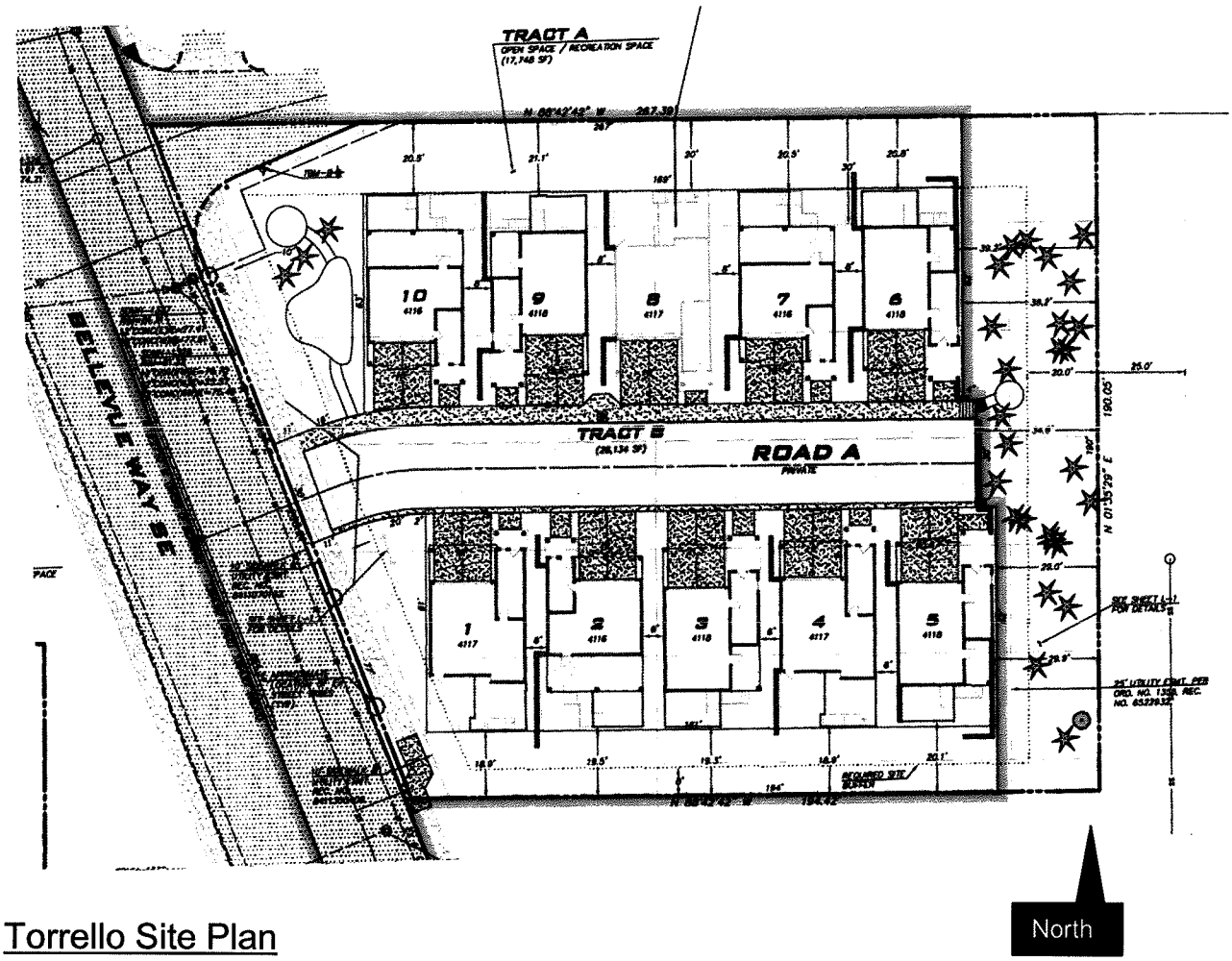
B. Existing Site Condition

The site consists of three lots with two addresses: 1004 Bellevue Way SE and 1012 Bellevue Way SE. The site also includes the southern half of SE 10th Street, which was vacated per Ordinance 1355. Access to the site is from Bellevue Way. A house was demolished and the site was cleared and rough graded for construction of the approved project. A Boundary Line adjustment to combine the lots is currently in review (09-124495-LW).



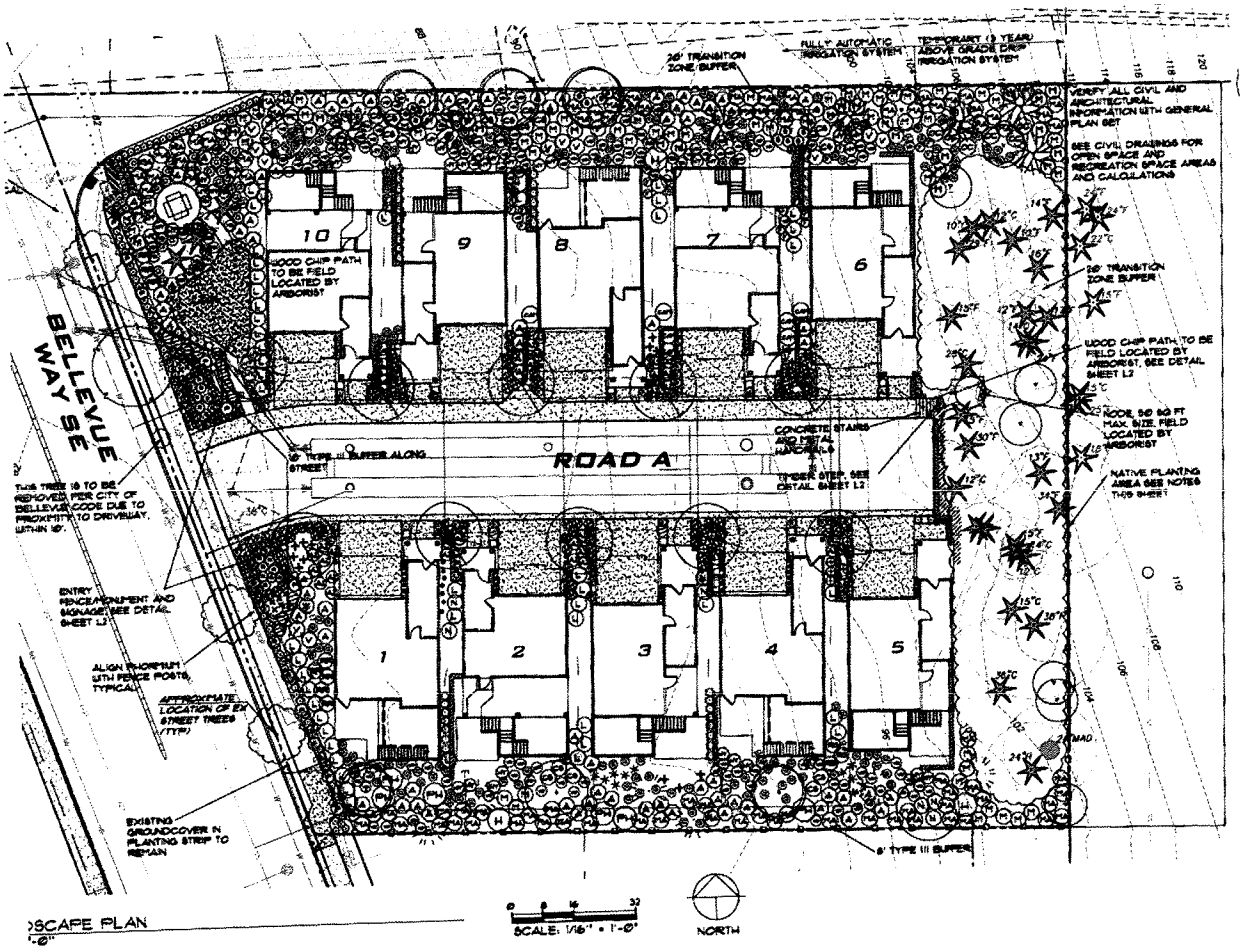
C. Site Design

Per the original approval, all of the open space/recreation space is required to be in Tract A, and the development footprint is to be located entirely within Tract B. The proposed amendment maintains Tracts A and B.



Torrello Site Plan

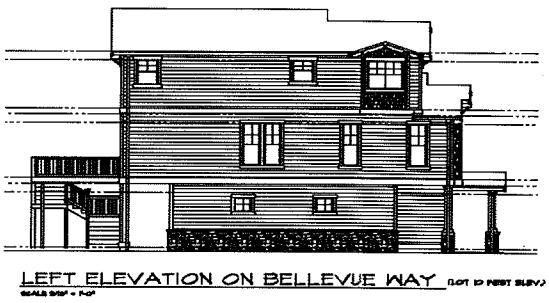
The smaller building footprints allow for deeper rear yard building setbacks and the addition of rear yard decks/patios without intrusion into the required buffer dimensions (minimum 20' north side and 18' south side). The proposed driveway depths have also been slightly reduced to a minimum of 18-feet and an average depth of 19.26 feet. This minimum dimension is sufficient for two visitor parking stalls per driveway without blocking the sidewalk. The required landscape buffer along the eastern boundary will remain unchanged. This amendment initially included a request to move the retaining walls on the east side of homes 5 & 6 to the east by approximately 2-feet. This request was dropped after meeting with the community. The buffer must conform to the Hearing Examiner's original decision: 6,270 square feet total adjacent to the site's eastern boundary plus minimum widths of 38-feet for the northern 80-feet, 28-feet for the southern 80-feet and 30-feet for the (30') center section. All existing significant trees are required to be protected. All work within the buffer must be accomplished by hand tools, based on the written recommendations of the project Arborist. The site's remaining landscape perimeter buffer areas are to remain consistent with the Hearing Examiner Decision, except for the deletion of a bench from the recreation area (near Bellevue Way).



Torrello Landscape Plan

Building Design

The proposed townhomes are still three stories in height, with pitched roofs and exterior lines and materials suggesting traditional northwest residential design. The exterior materials include lap siding, shingles and board and batten. The building elevations facing Bellevue Way (units 1 and 10) include "rock" veneer at the base plus increased modulation and glazed area for visual interest. The garage entrances are recessed to emphasize the main entrance. As an example, the proposed building elevation facing Bellevue Way (Lot 10) is shown below, at left, along with the façade elevation design for that structure. All of the proposed design changes are consistent with the original decision and respectful of the site context.



III. CONSISTENCY WITH THE LAND USE CODE / ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

All standard dimensional requirements may be modified through the PUD process.

BASIC INFORMATION			
Zoning	R-10 / Multi-Family Residential		
Gross Site Area	43,882 Square Feet (SF), or 1.007 Acres		
Pvt. Roadway Area	3,600 SF, or .08 Acre (max. roadway area = 20% of site area)		
Protected Site Area	0-SF		
Buildable Site Area	26,127 SF, or approximately 60% of site area.		
Rec./Open Space	17,753 SF, or just over 40% of site area		
ITEM	**REQ'D/ ALLOWED**	**ORIGINAL PUD APPROVAL**	**PROPOSED AMENDMENT**
Dwelling Units/Acre	10.07 w/out bonus, 10.99 w/bonus.	10-units	Per PUD approval
Open Space	17,553 SF, or 40% of the site area.	17,755 SF, or 40.2% of gross site area.	Per PUD approval
Maximum Site Disturbance	40,082 SF/0.92 Acres	All except 6,270 SF buffer adjacent to SF	Per PUD approval
Exterior Recreation Space	4,388 SF (10% of site area)	4,400 SF (10% of site area)	Per PUD approval
Minimum Lot Area	8,500 SF	43,882 SF.	Per PUD approval
Building Setbacks for R-10 in Transition	Front: 20' Rear: 30'. Side: 30'.(N), 5' (S)	Front: 13 Ft. (unit 1) Rear: 30 Ft. (unit 5) Side: 20-feet (N), 18-feet (S)	Per PUD approval " " "
Landscape Buffers N. side E. side S. side	8' min., 20' (adj to SF) 28' min.; 33-feet avg. 8-feet	20' 28' min., 33' avg. 18'	Per PUD approval " "
Dist. Between Bldgs.	20'	6'	Per PUD approval
Building Height (measured from avg. *existing* grade to mid-point of pitched roof).	30-feet	30'. max. for units 5 and 6 32.86' max. for units 1-4 and 7-10	32.46 ' max. for units 1-4 and 7-10.
Lot Coverage by Structure	35 Percent	30-Percent	31.9% (less flr.area, more deck area)
Impervious surface area as % of site area	80%	Approx.55%	46.6%
Significant Tree Retention	100% within the site landscape perimeter area, or 18 trees with a total of 344 diameter inches; plus 15% of the diameter inches within the site interior, or a total of 167 diameter inches.	100% within the site landscape perimeter area, or 18 trees with a total of 344-diameter inches; plus 19% of the diameter inches within the site interior, or a total of 214 diameter inches (12 trees).	Per PUD approval

IV. SUMMARY OF TECHNICAL REVIEWS

The proposed revisions to the originally approved PUD do not involve technical issues. All conditions of approval imposed through the technical section apply to the proposed amendment.

V. ENVIRONMENTAL REVIEW

SEPA review is not required for the proposed amendment. All conditions of approval that were imposed to mitigate environmental impacts of the project apply to the proposed amendment as well.

VI. PUBLIC COMMENTS

Application Date: 11-09-2009
Completeness Date: 11-30-2009
Notice of Application: 12-10-2009
Public Meeting: 12-17-2009
Min. Comment Date: 12-24-2009

The Notice of Application was published in the City of Bellevue Weekly Permit Bulletin and Seattle Times. A public meeting was held at City Hall to give citizens the opportunity to review the proposal and learn about the review process. The meeting was attended by approximately five citizens. Comments were submitted from two citizens. The comments received are summarized below, followed by a response from City staff.

1. **Comment:** There is no link in the permit bulletin to the associated permit materials. Can the materials be added to the Permit Bulletin so they can be accessed by the public?

Response: The only link to permit materials which is typically provided is the SEPA checklist. This project is exempt from SEPA. For specific information about the proposal you can contact the reviewer (contact information is provided in the public notice for the application) or make a records request (425-452-7914). In addition, discretionary decisions such as this one typically include a public meeting shortly after publication of the notice of application. The meeting for this application occurred on Thursday, December 17th at City Hall. This decision includes a summary of all proposed changes to the original decision. None of the proposed changes are substantive.

2. **Comment:** We neighbors to the Torrello project object to any reduction in the size of the originally approved buffers, including the proposed extension of the retaining wall approximately 2-feet further east than shown on the originally approved PUD.

Response: The proposed buffer widths and areas remain as approved with the original PUD. Initially, this proposal included a request to shift the retaining walls on the east side of homes 5 & 6 by approximately 2-feet to the east. However, the request was dropped when it was clear that neither the City nor the community supported the intrusion.

3. **Comment:** Nothing has been done on site to prevent erosion between the edge of the buffer on the eastern side of the property and the future home sites.

Response: Shortly after receiving this comment, the applicant's project manager took the necessary steps to protect this exposed slope with Visqueen, a Best Management Practice for erosion control. Second, the clearing and grading inspector assigned to this project inspected the site to make sure there were no other erosion control issues.

4. Comment: The neighbors want to make sure that everyone working on the Torrello PUD project is made aware of all of the Hearing Examiner's conditions of approval, particularly after a backhoe was used to remove a shed from the buffer.

Response: The Hearing Examiner's conditions of approval on the PUD (06-105832-LK) are referenced in the permit tracking system for all permits related to site work. The conditions will also be referenced in the permit tracking system for the future building permits. The conditions were sent to the D. R. Horton's project manager for the Torrello project. The City approved plans for this project are required to be kept on-site during construction.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. Initially, the proposal included concrete walls that encroached two feet into the Transition Area buffer. The encroachment was eliminated. Consequently, all buffer areas and dimensions match that required for the original PUD approval;
2. The design for the home proposed on Lot 1 was slightly revised to make the building elevations facing Bellevue Way closer to the original PUD approval.

VIII. DECISION CRITERIA

A. Administrative Amendment of a Planned Unit Development

This section includes the Decision Criteria for Amending a Planned Unit Development per (LUC 20.30D.285). The Director may approve modifications to a Planned Unit Development as an administrative amendment subject to the procedures set forth in LUC 20.35.200 et seq. (Process II: Administrative decisions), if the following criteria are met:.

1. *The amendment maintains the design intent or purpose of the original approval.*

The proposed amendment does maintain the design intent or purpose of the original approval. It is a residential project with a slightly smaller development footprint in response to the current market conditions.

2. *The amendment maintains the quality of design or product established by the original approval.*

The proposed amendment does maintain the quality of design or product established by the original approval. The landscape buffer areas and dimensions match the original PUD. The building façade designs have been slightly revised, but the materials and lines remain similar to the original approval.

3. *The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.*

The proposed amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property. All conditions of approval required by the original decision on this PUD (06-06-105832-LK) still apply.

B. Land Use Exemption for Design Review Approval

The proposed changes to the approved Design Review (06-120824-LD) comply with the criteria for a modifying a previously approved project (LUC 20.30F.175.C.1.a-e), as follows:

a. *The proposal would not result in any significant adverse impact beyond the site.*

Yes, none of the proposed changes would result in adverse impacts beyond the site.

b. *The proposal is consistent with the general scope of the purpose and intent of the original approval.*

Yes, the proposed changes to the site layout and building design are consistent with the general scope of the purpose and intent of the original approval. It remains a residential project with a slightly smaller development footprint in response to the current market conditions. The proposed façade designs are consistent with the character and quality of the original approval.

c. *The proposal complies with applicable Land Use Code requirements.*

Yes, the proposal complies with all requirements of the Land Use Code, as amended by the original PUD decision. The changes are also consistent with the development parameters allowed by the original approval, as shown in section III.A.

d. *The proposal does not add more than 20% gross square footage to the approved project.*

Yes, the proposal does not add more than 20% to the gross square footage. And, actually, it reduces the total floor area.

e. *If an addition or expansion has been approved within the preceding 24-month period, the combined additions will not exceed 20 Percent gross square footage.*

There has been no other addition or expansion proposed to this PUD within the last 24-months.

IX. CONCLUSION AND DECISION/RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency and City Code and compliance reviews, the Director of the Development Services Department **APPROVES** the **Torrello PUD Amendment** and **Exemption from Design Review,** with the following conditions:

X. CONDITIONS OF APPROVAL

The following conditions are imposed by referenced Permit Authorities to ensure compliance with the Planned Unit Development and Preliminary Plat criteria, with provisions of Code as cited.

A. GENERAL CONDITIONS

1. CONDITIONS OF APPROVAL

All conditions of approval for the original PUD decision, 06-105832-LK/06-120824-LD, apply to this PUD amendment/Exemption from Design Review.

EXHIBITS

A. Site Vicinity & Zoning Map
B. Plans and Drawings

EXHIBIT A

Site Vicinity Map

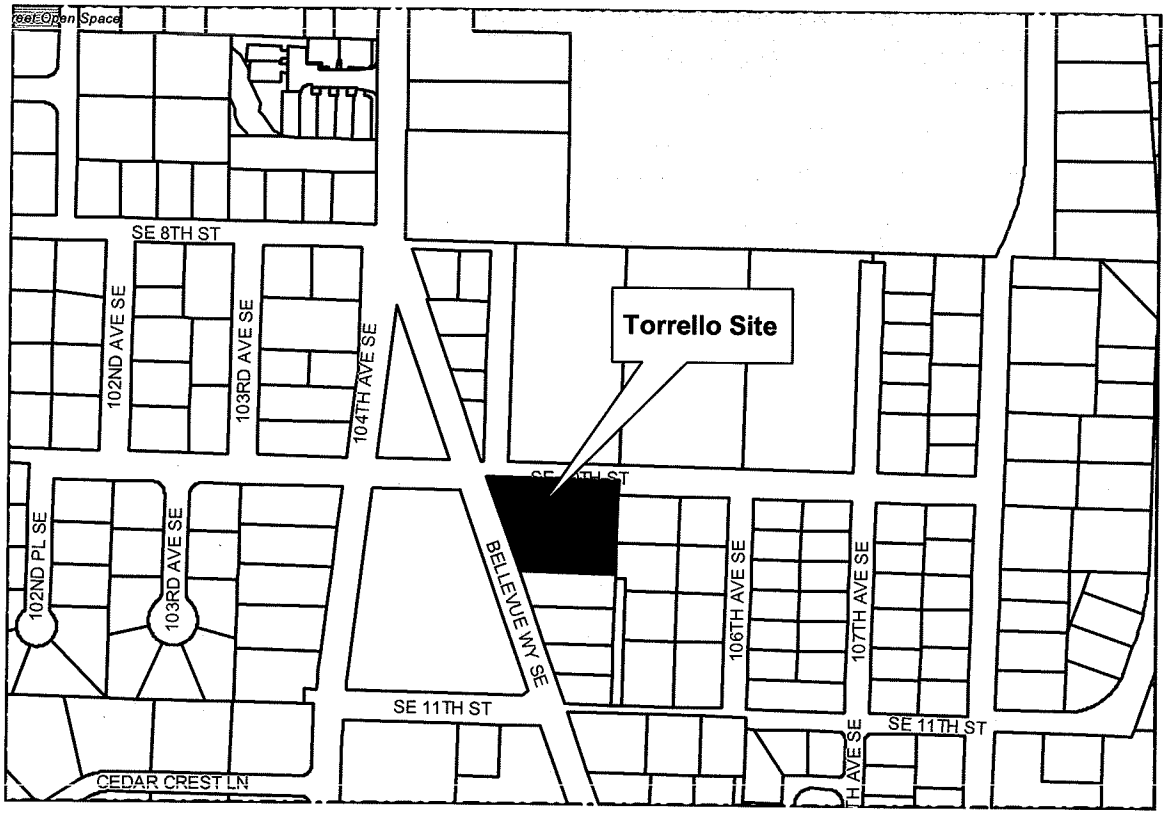
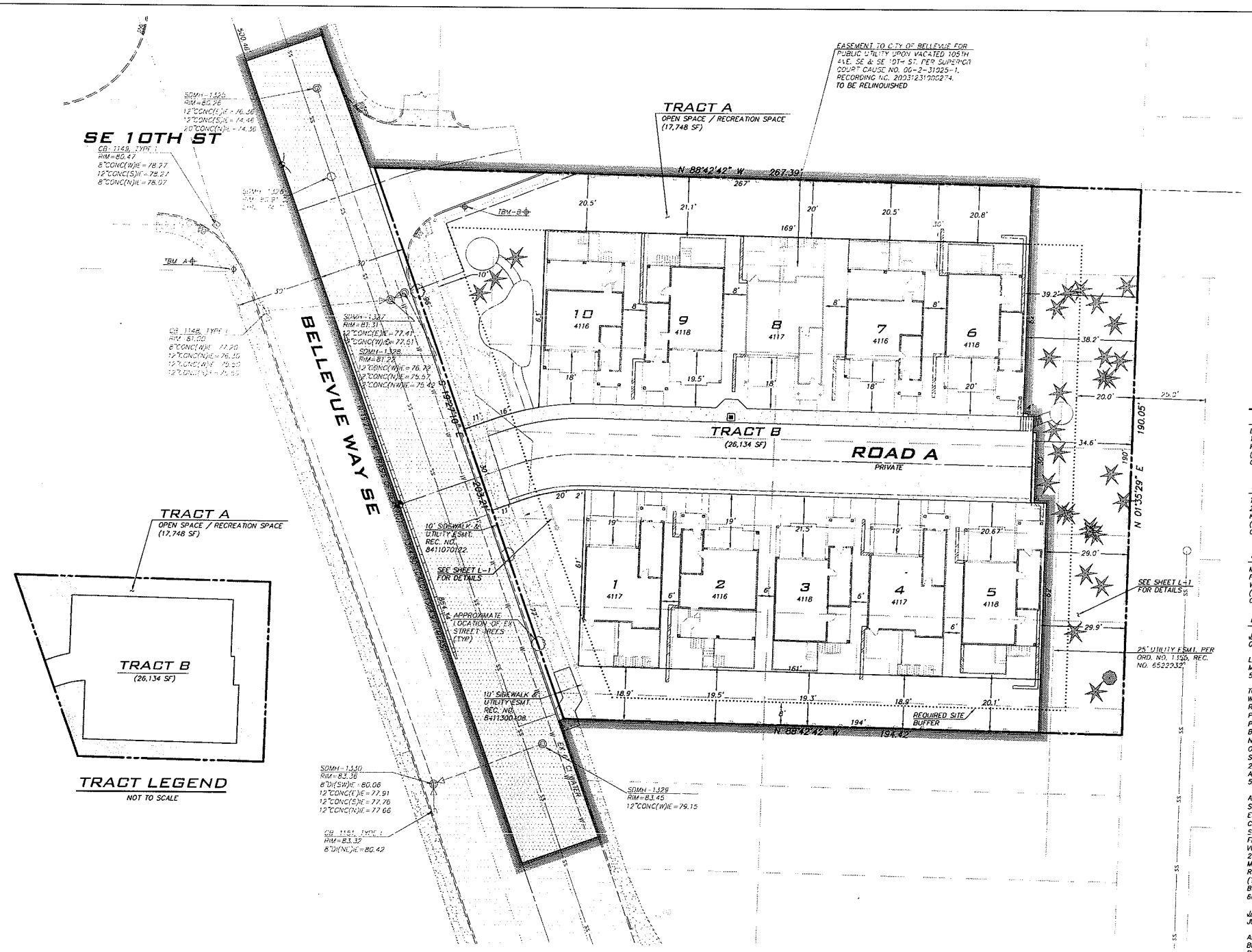


EXHIBIT B

Plans & Drawings

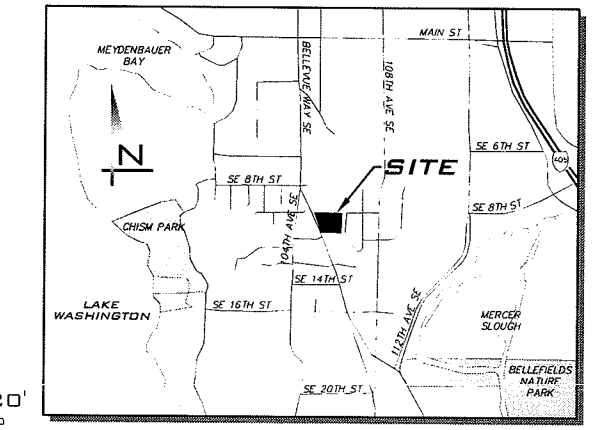


TRACT LEGEND

NOT TO SCALE

SCALE: 1" = 20'

0 10 20 40



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION:

OWNER/APPLICANT

DR HORTON
12931 NE 126TH PLACE
KIRKLAND, WA 98034
(425) 821-3400
CONTACT: TIA BROTHERTON HEIM

CIVIL ENGINEER

THE BLUELINE GROUP, LLC
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051 X224
CONTACT: TODD A. OBERG, PE

SURVEYOR

MEAD GILMAN & ASSOCIATES
PO BOX 289
WOODINVILLE, WA 98072
(425) 486-1252
CONTACT: SHANE BARNES, PLS

LEGAL DESCRIPTION:

JACOBSON: (PER CHICAGO TITLE SUPPLEMENTAL COMMITMENT, ORDER NO. 001162756, DATED 04/28/05 AT 8:00 A.M.)

LOTS 1, 2, 3, 26, 27 AND 28, BLOCK 14, C.R. MYERS 1ST ADDITION TO MOORLAND, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 25 FEET OF VACATED BOONE AVENUE SOUTHEAST WHICH ATTACHES BY OPERATION OF LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 6522932; TOGETHER WITH THAT PORTION OF 105TH AVENUE S.E. (SELDEN ST.) WHICH WOULD ATTACH TO SAID PREMISES BY OPERATION OF LAW LYING EASTERLY OF BELLEVUE WAY (THAT BEING 30 FEET ON EACH SIDE OF THAT ROAD WITH CENTERLINE DESCRIBED AS NORTH 19°25'01" WEST) AND LYING SOUTH OF THE WESTERLY PROLONGATION OF THE SOUTH MARGIN OF S.E. 10TH STREET (ZORAYDA ST.) THAT BEING THE SOUTH 30 FEET OF SAID ROAD WITH CENTERLINE DESCRIBED AS NORTH 88°42' 28" WEST AND ABUTTING LOTS 1, 2 & 3 OF BLOCK 14, C.R.MYERS FIRST ADDITION TO MOORLAND ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, KING COUNTY, WASHINGTON;

AND ALSO THE SOUTH 30 FEET OF THAT PORTION OF S.E. 10TH ST. (ZORAYDA ST.) WHICH WOULD ATTACH TO SAID PREMISES BY OPERATION OF LAW LYING EASTERLY OF BELLEVUE WAY (THAT BEING 30 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS NORTH 19°25'01" WEST) CROSSING 105TH AVENUE S.E. (SELDON ST.) AND ABUTTING LOTS 1 & 28 OF BLOCK 14 TO C.R. MYERS FIRST ADDITION TO MOORLAND ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON AND THE WEST 25 FEET OF VACATED BOONE AVENUE SOUTHEAST ADJOINING BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON (THE LATTER BOONE AVENUE SOUTHEAST BEING VACATED BY THE CITY OF BELLEVUE PER ORDINANCE NO. 1355, RECORDED UNDER RECORDING NUMBER 6622932).

JACKLIN: (PER CHICAGO TITLE ALTA COMMITMENT, ORDER NO. 1169082, DATED JUNE 29, 2005 AT 8:00 A.M.)

ALL OF LOTS 4, 5, 24 AND 25, AND THE NORTH 9 FEET OF LOTS 6 AND 23, BLOCK 14, C.R. MYERS 1ST ADDITION TO MOORLAND, ACCORD- ING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN LAKE WASHINGTON BOULEVARD;

TOGETHER WITH THE WEST 25 FEET OF VACATED BOONE AVENUE SOUTHEAST WHICH ATTACHES BY OPERATION OF LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 6522932.

LANDUSE DISTRICT CLASSIFICATION

R-10

MERIDIAN

NAD 83/91 WASHINGTON NORTH ZONE, (CITY OF BELLEVUE)

DATUM:

NAVD 88 (CITY OF BELLEVUE)

BENCHMARK

ORIGINAL BM: CITY OF BELLEVUE BENCHMARK #377
BRASS CAP IN CURB IN SE QUAD. INTX.
SE 16TH ST. & 108TH AVE SE
ELEVATION = 112.16

TBM-A: SCRIBED "X" ON SIDEWALK ±2' NORTHWEST OF NORTHEAST CORNER OF POWER VAULT IN SW QUADRANT OF INTERSECTION OF SE 10TH ST AND BELLEVUE WAY SE
ELEVATION = 81.20

TBM-B CHISLED BOX IN EAST END TOP OF CURB IN SE QUADRANT OF INTERSECTION BELLEVUE WAY SE AND SE 10TH ST
ELEVATION = 83.52

REFERENCES

1. PLAT OF C.R. MYERS FIRST ADD. TO MOORLAND, VOL. 5/5.
2. RECORD OF SURVEY, VOL. 122/49.
3. RECORD OF SURVEY, VOL. 60/288.
4. RECORD OF SURVEY, VOL. 97/206.

OPEN SPACE* (SEE OPEN SPACE EXHIBIT)

REQUIRED	PROVIDED
17,553 SF	17,755 SF

NOTE:
BOUNDARY AND TOPOGRAPHY FROM A SURVEY BY MEAD GILMAN & ASSOCIATES DATED 10-04-05 (INCLUDED IN SUBMITTAL PACKAGE)

CHRISTOPHER SHANE BARNES
STATE OF WASHINGTON
35145
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 5/19/11
01/19/2010

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NO	DATE	BY	APPR	REVISIONS
1	7/19/06	DLG	TAO	REVISED PER CITY COMMENTS
2	8/18/06	DLG	TAO	REVISED PER CLIENT COMMENTS
3	10/5/06	DLG	TAO	REVISED TREE CALCS PER ARBORIST REPORT
4	03/30/07	DLG	TAO	REVISED PER CLIENT COMMENTS
5	07/05/07	DLG	TAO	REVISED PER CLIENT COMMENTS
6	11/09/09	TAO	TAO	REVISED PER CLIENT CHANGING BUILDINGS
7	01/04/10	TAO	TAO	REVISED PER CLIENT CHANGING BUILDINGS
8	01/13/10	DLW	TAO	REVISED PER CITY COMMENTS

JACOBSON & JACKLIN PROPERTY

BLUELINE

25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
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TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
01/19/2010

APPROVED BY

SCALE:
HORIZ: 1"=20' VERT.NA

TODD A. OBERG, PE
PROJECT MANAGER
TODD A. OBERG, PE
DESIGNED BY
ADAM D. KAY
DRAWN BY

TORELLO PUD

1004 BELLEVUE WAY SE

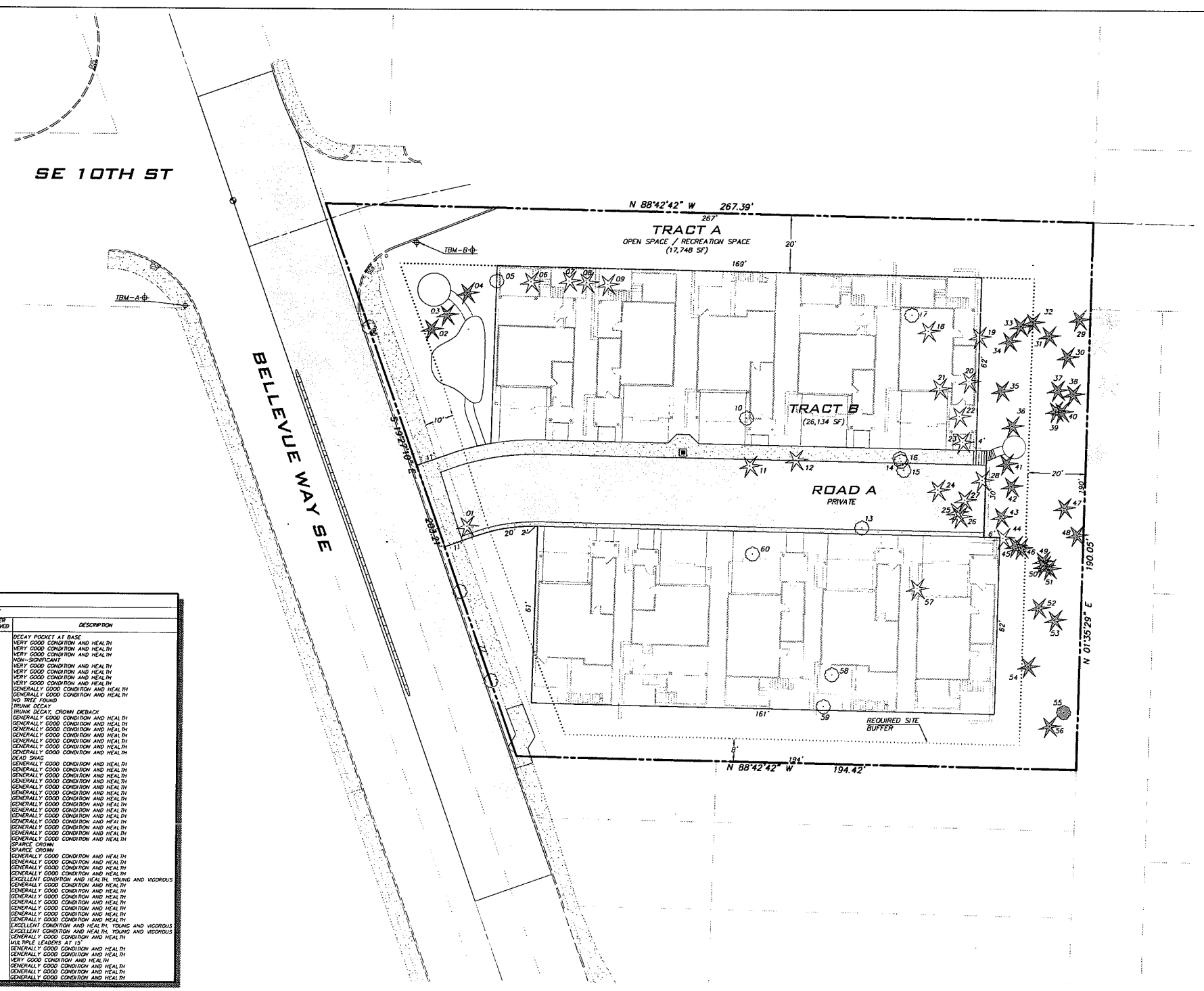
CITY OF BELLEVUE, WASHINGTON

DRAINAGE MAP # E9

SITE PLAN

JOB NUMBER: 05-076

SEC 5 TWP 24 RGE 5 | SHT 1 OF 1



TREE LEGEND

- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE SAVED
- EXISTING CONIFEROUS TREE TO BE SAVED
- OFFSITE TREES

EXISTING SIGNIFICANT TREES

TREE NO.	SPECIES	DIAMETER (IN)	TREES WITHIN SURVEYED BOUNDARY: WEIGHTING FACTOR	WEIGHTED DIAMETER (")	LOCATION	INTERIOR TREES SAVED	PERIMETER TREES SAVED	DESCRIPTION
01	WESTERN RED CEDAR	38	1.0	38	PERIMETER			DECAY POCKET AT BASE
02	DOUGLAS FIR	14	1.0	14	INTERIOR	14		VERY GOOD CONDITION AND HEALTH
03	DOUGLAS FIR	8	1.0	8	INTERIOR	8		VERY GOOD CONDITION AND HEALTH
04	WESTERN RED CEDAR	22	1.0	22	INTERIOR	22		VERY GOOD CONDITION AND HEALTH
05	BLACK COTTONWOOD		1.0	0.0	INTERIOR			NON-SIGNIFICANT
06	WESTERN RED CEDAR	23	1.0	23	INTERIOR			VERY GOOD CONDITION AND HEALTH
07	WESTERN RED CEDAR	24	1.0	24	INTERIOR			VERY GOOD CONDITION AND HEALTH
08	WESTERN RED CEDAR	18	1.0	18	INTERIOR			VERY GOOD CONDITION AND HEALTH
09	WESTERN RED CEDAR	15	1.0	15	INTERIOR			VERY GOOD CONDITION AND HEALTH
10	JAPANESE MAPLE	14	1.0	14	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
11	WESTERN RED CEDAR	8	1.0	8	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
12	WESTERN RED CEDAR				INTERIOR			DEAD SNAG
13	APPLE	8	0.0	0.0	INTERIOR			TRUNK DECAY
14	BLACK COTTONWOOD	30	0.0	0.0	INTERIOR			TRUNK DECAY, CROWN DIEBACK
15	BLACK COTTONWOOD	30	0.5	15	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
16	BLACK COTTONWOOD	30	0.5	15	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
17	BIG-LEAF MAPLE	13	1.0	13	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
18	WESTERN RED CEDAR	30	1.0	30	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
19	WESTERN RED CEDAR	18	1.0	18	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
20	DOUGLAS FIR	19	1.0	19	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
21	WESTERN RED CEDAR	16	1.0	16	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
22	HEMLOCK	20	0.0	0.0	INTERIOR			DEAD SNAG
23	WESTERN RED CEDAR	16	1.0	16	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
24	WESTERN RED CEDAR	17	1.0	17	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
25	WESTERN RED CEDAR	17	1.0	17	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
26	DOUGLAS FIR	15	1.0	15	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
27	DOUGLAS FIR	14	1.0	14	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
28	WESTERN RED CEDAR	18	1.0	18	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
29	DOUGLAS FIR	14	1.0	14	PERIMETER		14	GENERALLY GOOD CONDITION AND HEALTH
30	DOUGLAS FIR	16	1.0	16	PERIMETER		16	GENERALLY GOOD CONDITION AND HEALTH
31	DOUGLAS FIR	10	1.0	10	PERIMETER		10	GENERALLY GOOD CONDITION AND HEALTH
32	DOUGLAS FIR	12	1.0	12	PERIMETER		12	GENERALLY GOOD CONDITION AND HEALTH
33	DOUGLAS FIR	10	1.0	10	INTERIOR	10		GENERALLY GOOD CONDITION AND HEALTH
34	WESTERN RED CEDAR	19	1.0	19	INTERIOR	19		GENERALLY GOOD CONDITION AND HEALTH
35	DOUGLAS FIR	15	1.0	15	INTERIOR	15		GENERALLY GOOD CONDITION AND HEALTH
36	WESTERN RED CEDAR	28	1.0	28	INTERIOR	28		GENERALLY GOOD CONDITION AND HEALTH
37	DOUGLAS FIR	12	1.0	12	PERIMETER		12	SPARSE CROWN
38	DOUGLAS FIR	17	1.0	17	PERIMETER		17	SPARSE CROWN
39	WESTERN RED CEDAR	14	1.0	14	PERIMETER		14	GENERALLY GOOD CONDITION AND HEALTH
40	DOUGLAS FIR	24	1.0	24	PERIMETER		24	GENERALLY GOOD CONDITION AND HEALTH
41	DOUGLAS FIR	15	1.0	15	INTERIOR	15		GENERALLY GOOD CONDITION AND HEALTH
42	DOUGLAS FIR	30	1.0	30	INTERIOR	30		GENERALLY GOOD CONDITION AND HEALTH
43	WESTERN RED CEDAR	12	1.0	12	INTERIOR	12		EXCELLENT CONDITION AND HEALTH, YOUNG AND VIGOROUS
44	WESTERN RED CEDAR	12	1.0	12	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
45	WESTERN RED CEDAR	17	1.0	17	INTERIOR	17		GENERALLY GOOD CONDITION AND HEALTH
46	WESTERN RED CEDAR	14	1.0	14	INTERIOR	14		GENERALLY GOOD CONDITION AND HEALTH
47	DOUGLAS FIR	13	1.0	13	PERIMETER		13	GENERALLY GOOD CONDITION AND HEALTH
48	DOUGLAS FIR	34	1.0	34	PERIMETER		34	GENERALLY GOOD CONDITION AND HEALTH
49	DOUGLAS FIR	15	1.0	15	PERIMETER		15	GENERALLY GOOD CONDITION AND HEALTH
50	DOUGLAS FIR	15	1.0	15	PERIMETER		15	GENERALLY GOOD CONDITION AND HEALTH
51	WESTERN RED CEDAR	14	1.0	14	PERIMETER		14	EXCELLENT CONDITION AND HEALTH, YOUNG AND VIGOROUS
52	WESTERN RED CEDAR	15	1.0	15	PERIMETER		15	EXCELLENT CONDITION AND HEALTH, YOUNG AND VIGOROUS
53	DOUGLAS FIR	38	1.0	38	PERIMETER		38	GENERALLY GOOD CONDITION AND HEALTH
54	WESTERN RED CEDAR	36	1.0	36	PERIMETER		36	MULTIPLE LEADERS AT 15'
55	PACIFIC DOGWOOD	24	1.0	24	PERIMETER		24	GENERALLY GOOD CONDITION AND HEALTH
56	DOUGLAS FIR	24	1.0	24	PERIMETER		24	GENERALLY GOOD CONDITION AND HEALTH
57	DOUGLAS FIR	24	1.0	24	INTERIOR			VERY GOOD CONDITION AND HEALTH
58	SILVER BIRCH	8	1.0	8	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
59	SILVER MAPLE	15	1.0	15	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH
60	BLACK COTTONWOOD	8	0.5	4	INTERIOR			GENERALLY GOOD CONDITION AND HEALTH

TREES SAVED	INTERIOR REQUIRED	INTERIOR PROPOSED	PERIMETER REQUIRED	PERIMETER PROPOSED
DIAMETER INCHES SAVED	90	214	347	347
TOTAL DIAMETER INCHES	602	602	347	347
% OF DIAMETER SAVED	15%	35.6%	100%	100%

EASTERLY BUFFER	REQUIRED	PROPOSED
AREA	6,477 SF	6,477 SF
TOTAL DIAMETER INCHES	347"	347"

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NO	DATE	BY	APPR	REVISIONS
1	7/10/06	DLG	TAO	REVISED PER CITY COMMENTS
2	8/16/06	DLG	TAO	REVISED PER CLIENT COMMENTS
3	10/5/06	DLG	TAO	REVISED TREE CALCS PER ARBORIST REPORT
4	03/30/07	DLG	TAO	REVISED PER CLIENT COMMENTS
5	07/05/07	DLG	TAO	REVISED PER CLIENT COMMENTS
6	12/10/07	TAO	TAO	UPDATED TREE CALCULATIONS
7	11/08/09	TAO	TAO	UPDATED PER CLIENT CHANGING BUILDINGS
8	01/04/10	TAO	TAO	UPDATED PER CLIENT CHANGING BUILDINGS
9	01/13/10	DLM	TAO	UPDATED PER CITY COMMENTS

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P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

TODD A. OBERG, STATE OF WASHINGTON, 37406, REGISTERED PROFESSIONAL ENGINEER
01/13/2010

APPROVED BY

SCALE: HORIZ: 1"=20' VERT.NA

TODD A. OBERG, PE
PROJECT MANAGER
TODD A. OBERG, PE
DESIGNED BY
ADAM D. KAY
DRAWN BY

TORELLO PUD
1004 BELLEVUE WAY SE
CITY OF BELLEVUE, WASHINGTON

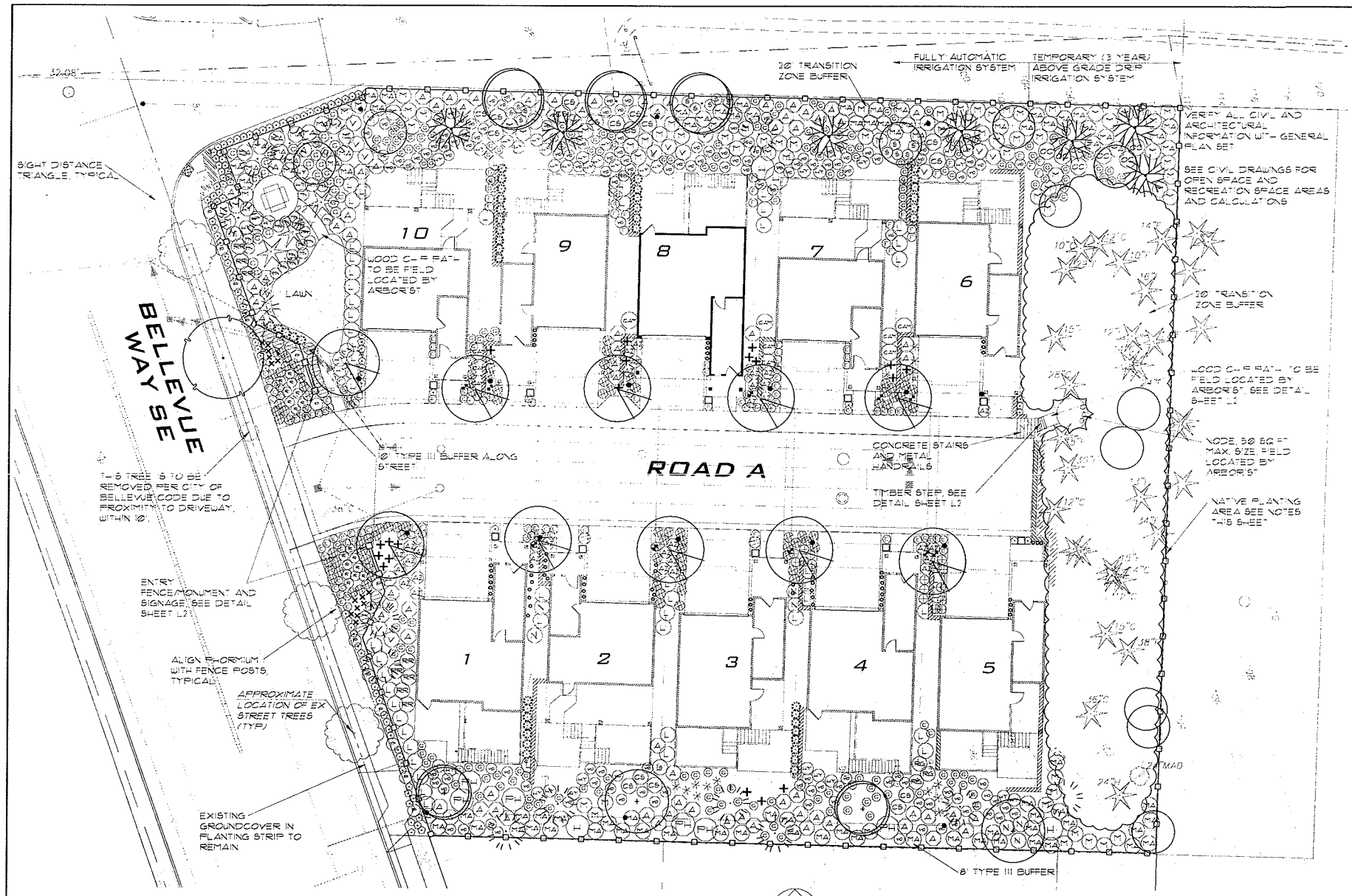
DRAINAGE MAP # E9

TREE RETENTION PLAN

JOB NUMBER: 05-076

SEC 5 TWP 24 RGE 5 | SHT 1 OF 1

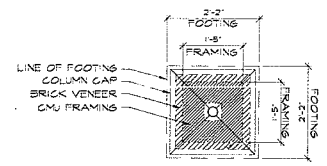
JACOBSEN & JACKLIN PROPERTY

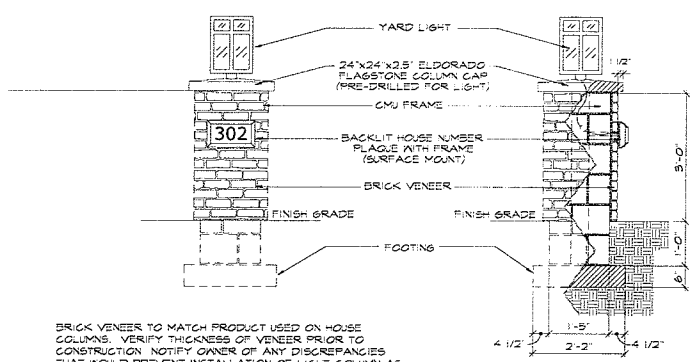


1 LANDSCAPE PLAN
1" = 16'-0"

SCALE: 1/16" = 1'-0"

NORTH





BRICK VENEER TO MATCH PRODUCT USED ON HOUSE COLUMNS. VERIFY THICKNESS OF VENEER PRIOR TO CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES THAT WOULD PREVENT INSTALLATION OF LIGHT COLUMN AS DESIGNED. VERIFY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

2 YARD LIGHT
NTS

PLANT SCHEDULE

QUANT.				
11	ACER CIRCINATUM	VINE MAPLE, MULTI STEM	7-8	2-3 STEMS
	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	3 GAL	
	VERIFY THAT THIS TREE MATCHES VARIETY OF EXISTING STREET TREES			
3	CORNUS KOUSA 'CHINA GIRL'	CHINA GIRL FLOWERING DOGWOOD	2 1/2" CAL	12' MIN HT
2	MALUS 'SUGAR TYME'	SUGAR TYME FLOWERING CRABAPPLE	2" CAL	
14	PINUS CONTORTA	SHORE PINE	12'	
2	PRUNUS 'OKAME'	OKAME FLOWERING CHERRY	2" CAL	
7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR, UNCLIPPED	12'	
12	PYRUS 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	2" CAL	
47	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	7-8	
SHRUBS				
78	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	5 GAL	42" MIN HT
75	ARCTOSTAPHYLOS UVA URSI	KINNIKINNICK MASSACHUSETTS	1 GAL	24" OC
33	AZALEA 'PURPLE SPLENDOUR'	EVERGREEN AZALEA	2 GAL	
20	BUXUS 'WINTER GEM'	SEMI-DWARF BOXWOOD	2 GAL	
84	BUXUS 'WINTER GEM' (PLANTED ALONG BELLEVUE WAY)		5 GAL	
12	CAMELLIA SASANQUA 'APPLE BLOSSOM'	WINTER FLOWERING CAMELLIA	2 GAL	
11	CORNUS S. 'MIDWINTER FIRE'	MIDWINTER FIRE RED TWIG DOGWOOD	5 GAL	42" MIN HT
187	ERICA 'SPRINGWOOD WHITE'	WINTER HEATHER	1 GAL	
282	GAULTHERIA SHALLON	SALAL	1 GAL	
5	HAMAMELIS MOLLIS	WITCH HAZEL	4'	42" MIN HT
63	HOSTA	HOSTAS	1 GAL	
	SELECT VARIEGATED VARIETIES FOR SHADY LOCATIONS, AND SELECT MORE SUN TOLERANT VARIETIES LIKE 'ROYAL STANDARD' FOR SUNNIER LOCATIONS			
42	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN HYDRANGEA	2 GAL	
54	LIGUSTRUM TEXANUM	WAXLEAF PRIVET	5 GAL	42" MIN HT
20	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	42" MIN HT
32	MAHONIA AQUIFOLIUM, FOR NATIVE AREA	OREGON GRAPE	1 GAL	
292	MAHONIA NERVOSA	LOW OREGON GRAPE	1 GAL	
16	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	42" MIN HT
12	MYRICA CALIFORNICA, FOR NATIVE AREA	PACIFIC WAX MYRTLE	2 GAL	
16	NANDINA 'MOON BAY'	SEMI DWARF NANDINA	2 GAL	
7	NANDINA COMPACTA	COMPACT NANDINA	5 GAL	42" MIN HT
6	OEMLERIA CERASIFORMIS	INDIAN PLUM	1 GAL	
18	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL	
14	PENNISETUM 'RED BUNNY'	RED BUNNY FOUNTAIN GRASS	2 GAL	
7	PHILADELPHUS 'MINNESOTA SNOWFLAKE'	MOCK ORANGE	5 GAL	42" MIN HT
16	PHORMIUM 'PLATT'S BLACK'	PLATT'S BLACK, NEW ZEALAND FLAX	5 GAL	
160	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	
20	POTENTILLA ABBOTSWOOD WHITE	WHITE FLOWERING POTENTILLA	1 GAL	
95	PRUNUS MT VERNON	MT VERNON LAUREL	2 GAL	
15	PRUNUS OTTO LUYKEN	OTTO LUYKEN LAUREL	2 GAL	
3	RH GOMER WATERER	RHODODENDRON	30-36	
7	ROSA FLORAL CARPET WHITE	CARPET ROSE, WHITE	2 GAL	
8	ROSA RUGOSA 'ALBA'	RUGOSA ROSE	2 GAL	
12	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RUBUS	1 GAL	
30	RUBUS SPECTABILIS	SALMON BERRY	1 GAL	
15	SAMBUCUS RACEMOSA	RED ELDERBERRY	1 GAL	
14	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL	
130	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
15	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	1 GAL	
16	VIBURNUM P. T. 'SUMMER SNOWFLAKE'	DOUBLEFILE VIBURNUM	5 GAL	42" MIN HT

PLANTS NOTED WITH 42" HT MIN. MUST BE PROVIDE AT THAT MINIMUM HEIGHT, UPSIZE CONTAINER SIZING OR PROVIDE B&B MATERIAL IF NECESSARY. REQUIRED DUE TO CITY OF BELLEVUE TYPE III LANDSCAPING.

PLANT QUANTITIES AS LISTED IN SCHEDULE OR AS SHOWN ON PLAN, WHICHEVER IS GREATER.

LAWN TO BE PREMIUM SOD

YARD LIGHT SEE DETAIL THIS PAGE

UPLIGHT AT ENTRY MONUMENTS

EXISTING TREE TO BE SAVED, SHOWN WITH DRIP LINE

EXISTING TREE OFFSITE

QUANTITY (1) GAMETIME #8019 PICNIC TABLE, SET IN CONCRETE FOOTING PER MANUFACTURER'S SPECIFICATIONS. SET LEVEL. AVAILABLE AT SITELINES 1-800-235-2440.

TWO MAN GRANITE ROCK SEAT ROCKS. BURY ENOUGH OF ROCK TO PROVIDE STABLE SEAT, 12" MINIMUM. WHEN BRINGING ROCKS IN THROUGH BUFFER, THEY MUST BE BROUGHT IN BY A ROCK DOLLY. SET DOWN PLYWOOD PLANKS TO DISTRIBUTE WEIGHT OF DOLLY AND ROCKS WHEN BRINGING IN ROCKS. COORDINATE WITH ARBORIST TO MINIMIZE IMPACT ON EXISTING TREES AND NATIVE UNDERSTORY.

ESTATE STYLE FENCE, SEE DETAIL SHEET L2, STAIN COLOR TO BE SELECTED BY OWNER

NATIVE PLANTINGS. RETAIN EXISTING NATIVE PLANT MATERIAL AND TREES. NEW PLANTINGS TO BE A COMBINATION OF SALAL (80), SWORD FERN (80), LOW OREGON GRAPE (80), SALMON BERRY (30), ELDERBERRY (15), TALL OREGON GRAPE (30), RED HUCKLEBERRY (15) AND MYRICA (16). PLANT 3' TO 5' ON CENTER IN NATURALISTIC PATTERNS AND DRIFTS AS DIRECTED BY ARBORIST OR LANDSCAPE ARCHITECT. SEE SPECIAL PLANTING NOTES SHEET L2 FOR THIS AREA. QUANTITIES FOR EACH PLANT IN THIS AREA ARE INDICATED AFTER EACH PLANT NAME IN THIS NOTE. THESE QUANTITIES ARE ALSO INCLUDED ON THE SCHEDULE ABOVE.

PROPOSED CONTOUR

EXISTING CONTOUR

THE PROJECT LANDSCAPE ARCHITECT SHALL INSPECT THE BUFFER DURING THE FALL OF EACH YEAR (FOR THREE YEARS AFTER PLANTING) AND SUBMIT A LETTER TO THE CITY PROJECT MANAGER WHICH SUMMARIZES THE EXACT NUMBER AND TYPE OF PLANTS THAT NEED TO BE REPLACED. PLANTS THAT ARE IDENTIFIED FOR REPLACEMENT SHALL BE REPLACED WITH THE SAME SIZE AND TYPE OF PLANT BEFORE THE FIRST WEEK OF MARCH OF THE FOLLOWING YEAR.

REVISIONS	BY
11-30-07	
8-31-09	
11-6-09	
1-4-2010	
1-12-2010	

This land-scape plan is diagrammatic, all dimensions are approximate and must be field verified.

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D·R·HORTON DHI NYSE America's Builder

TORELLO PLAT
SE 10TH ST AND BELLEVUE WAY SE, BELLEVUE
LANDSCAPE PLAN

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 11-29-07
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

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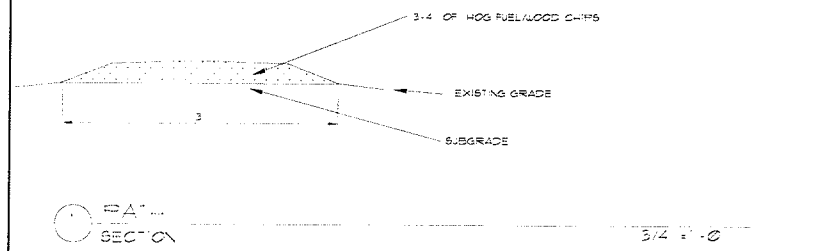
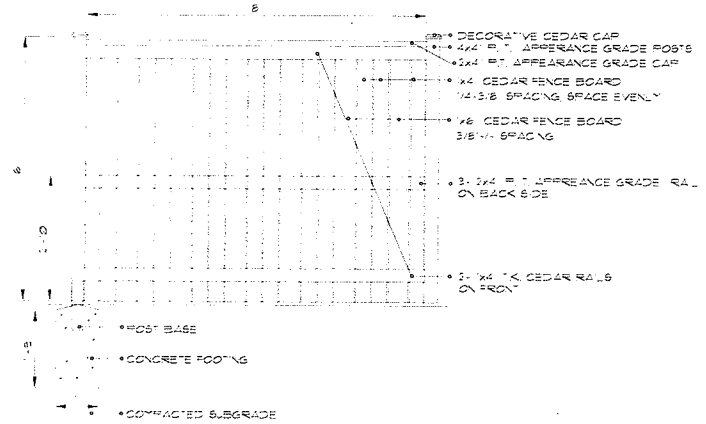
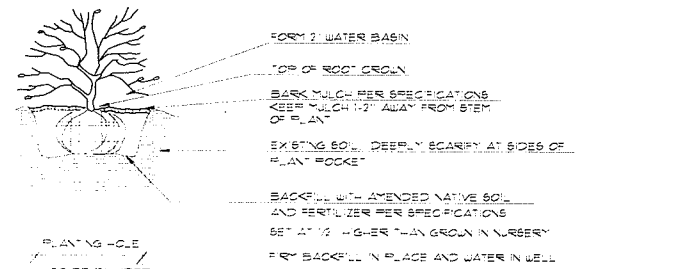
of 4



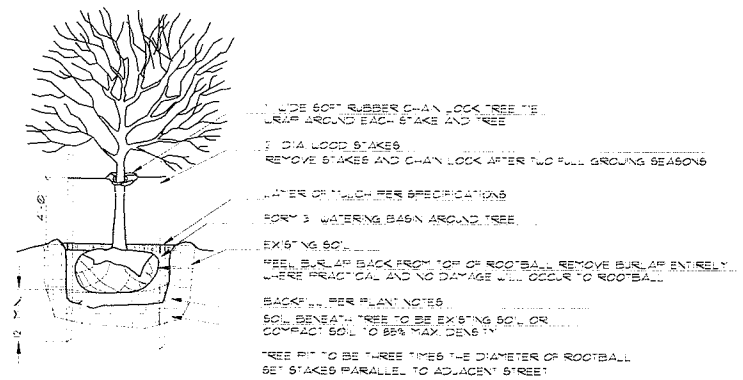
1 PLAT
SECTION 3/4" = 1'-0"



2 ESTATE FENCE
ELEVATION 1/2" = 1'-0"



3 SHRUB PLANTING DETAIL N.T.S.
SECTION



4 TREE STAKING DETAIL N.T.S.
SECTION

CONSTRUCTION NOTES:

CONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE PROJECT AS WELL AS ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE SPECIAL NOTES BELOW FOR NATIVE AREA ON EAST PORTION OF THE SITE.

ALL BEDS TO BE WEED AND DEBRIS FREE PRIOR TO SOIL PREPARATION. ALL SHRUB BEDS TO BE 6" BELOW FINISHED GRADE TO ALLOW FOR TOPSOIL AND MULCH. LAWN AREAS TO BE 4" BELOW GRADE. FILL BEDS TO A DEPTH OF 18". REMOVE ROCKS OVER 1" IN DIAMETER.

IN LAWN AND PLANTING AREAS: ADD 4" OF 1/3 CEDAR GROVE COMPOST AND 1/3 COARSE SAND MIX OR EQ. TILL INTO TOP 8" OF EXISTING SOIL. RAKE SMOOTH AND LIGHTLY COMPACT. ALSO CONFORM TO GRADING PLAN. AVOID DISTURBING MAJOR ROOTS OF EXISTING TREES.

NOTIFY OWNER IF EXISTING SOIL CONDITIONS WILL PROVE DETRIMENTAL TO PLANT HEALTH EVEN AFTER SOIL PREP SUCH AS EXCESSIVE CLAY SOIL, HARDPAN SOIL, POOR DRAINAGE OR EXCESSIVE GRAVEL.

IN PLANTER AREAS IF SOIL IS BENEATH OR BELOW FINISHED GRADE, ADD SANDY LOAM SOIL AS NECESSARY. PLANT TREES PER DETAIL #4 ON SHEET. PLANT SHRUBS PER DETAIL #3 ON SHEET BACKFILL WITH NATIVE SOIL AS AMENDED ABOVE. MULCH BEDS WITH 2" FINE BARK MULCH. PLANTS IN WELL. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL FINAL ACCEPTANCE OF THE WORK.

MULCH TO BE FREE OF GARBAGE AND WEEDS AND MAY NOT CONTAIN EXCESSIVE RESIN, TANNIN, OR OTHER MATERIAL DETRIMENTAL TO PLANT GROWTH.

GENTLY LOOSEN ROOTS OF CONTAINER STOCK THAT IS ROOTBOUND PRIOR TO PLANTING.

FERTILIZE WITH BEST-PAKS FERTILIZER AVAIL. HORIZON 425.868.4554

ONE PACKET PER 1 GALLON, 2 PER 2 GAL, 3 PER 5 gal., 4 PER TREE. EVENLY SPACE PACKS AROUND ROOTBALL 6-8" FROM SOIL SURFACE

ALL PLANTS SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI

PROVIDE ONE YEAR WARRANTY STARTING FROM DATE OF FINAL ACCEPTANCE

COORDINATE ALL WORK WITH GENERAL CONTRACTOR

PLANTINGS WILL REQUIRE SUPPLEMENTAL WATER THROUGH AT LEAST THEIR FIRST GROWING SEASON

SPECIAL NOTES FOR NATIVE AREA ON EAST PORTION OF SITE

ALL WORK IN THIS AREA TO BE DONE BY HAND NO POWER EQUIPMENT. ALL WORK TO BE DONE IN THIS AREA IS TO BE COORDINATED WITH ARBORIST.

CLEAR AND GRUB NON NATIVE SPECIES. DO NOT REMOVE NATIVE VEGETATION OR TREES. HAND GRUB WITHIN THE DRIPLINE OF EXISTING TREES TO BE RETAINED. GRUB UNDER EXISTING SHRUBS. DO NOT DISTURB MAJOR ROOTS OF EXISTING PLANTS TO REMAIN. VERIFY EXTENT OF AREA TO BE GRUBBED AND TECHNIQUES WITH ARBORIST.

REMOVAL ALL TRASH AND OLD BUILDING MATERIALS FROM AREA.

LEAVE IN PLACE THE ONE LARGE DECAYING LOG ON THE GROUND ALONG THE NORTH-EAST PROPERTY LINE. LEAVE OTHER LARGE (8" DIB+) OR LARGER LOGS PRESENTLY ON THE GROUND IN THE OPEN SPACE TRACT. RELOCATE IN OPEN SPACE PER ARBORIST'S DIRECTION IF NECESSARY.

NEW PLANTS SPECIFIED FOR THIS AREA SHOULD BE PLANTED IN NATURALISTIC DRIFTS AND AS APPROVED BY ARBORIST. SET PLANTS A MINIMUM 4' FROM EXISTING TREES ROOT GROUND AND 3' FROM EXISTING SHRUB STEMS. PLANT IN NATIVE SOIL. PLANT PIT TO BE SAME SIZE AS CONTAINER. DO NOT DISTURB MAJOR ROOTS OF EXISTING MATERIAL.

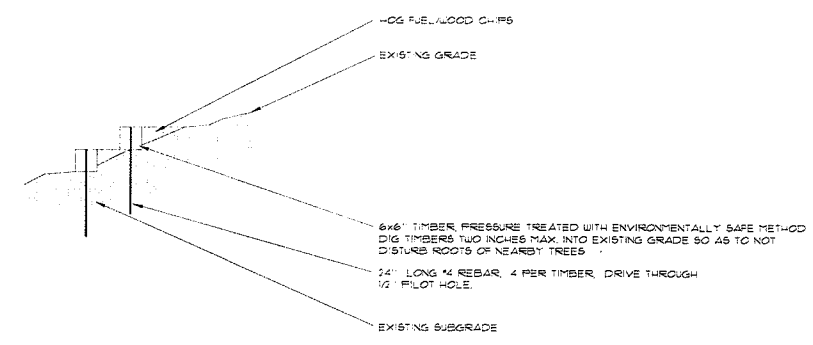
MULCH IN 3' DIAMETER AREA AROUND EACH NEW PLANT WITH SHREDDED FIR BARK MULCH OR COMPOST. DO NOT COVER STEM OF NEW PLANT.

PLANTS AND MULCH SHALL BE CERTIFIED TO BE FREE OF ROOT ROT PATHOGENS

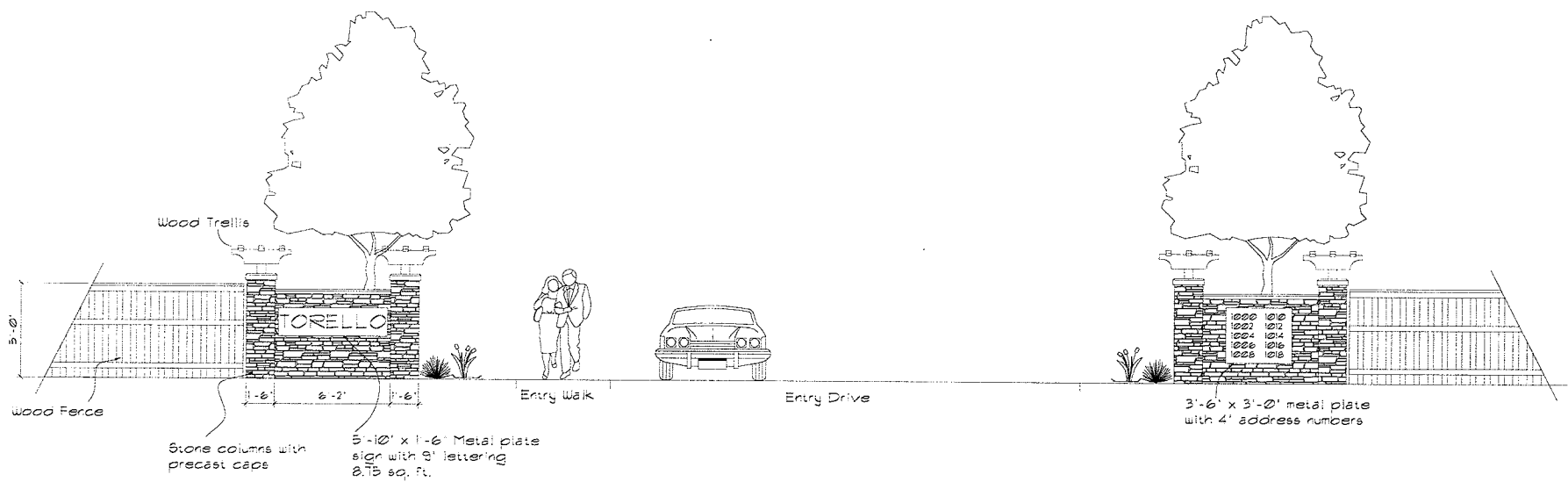
ANY PROPOSED IRRIGATION IN NATIVE AREA SHALL BE A TEMPORARY ABOVE GROUND SYSTEM.
NOTE: SPECIAL WATERING SCHEDULE IN NATIVE AREA. ALLOW SOIL TO DRY OUT IN BETWEEN WATERINGS TO DISCOURAGE GROWTH OF ROOT PATHOGENS.

ARBORIST TO INSPECT ROOT SYSTEMS OF ALL NEW PLANT MATERIAL THAT IS USED IN NATIVE AREA PRIOR TO PLANTING

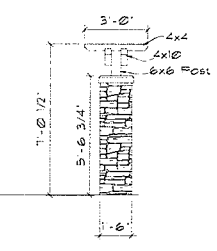
COORDINATE ALL WORK WITH ARBORIST AND ARBORIST'S REPORT TO AVOID DAMAGE TO EXISTING PLANTS AND THEIR ROOT SYSTEMS.



5 TIMBER STEPS
SECTION 1/2" = 1'-0"



6 ENTRY FENCE AND SIGNAGE
ELEVATION 1/4" = 1'-0"



SIDE ELEVATION VIEW

REVISIONS	BY
8-26-09	
11-6-09	
1-4-2010	
1-12-2010	

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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Seattle, WA 98107
Tel: 206.522.2334 FAX 206.522.9667

D·R·HORTON DHI NYSE
America's Builder

TORELLO PLAT
SE 10TH ST AND BELLEVUE WAY SE, BELLEVUE
PANTING NOTES AND LANDSCAPE CONSTRUCTION DETAILS

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 545

DATE: 11-12-07
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

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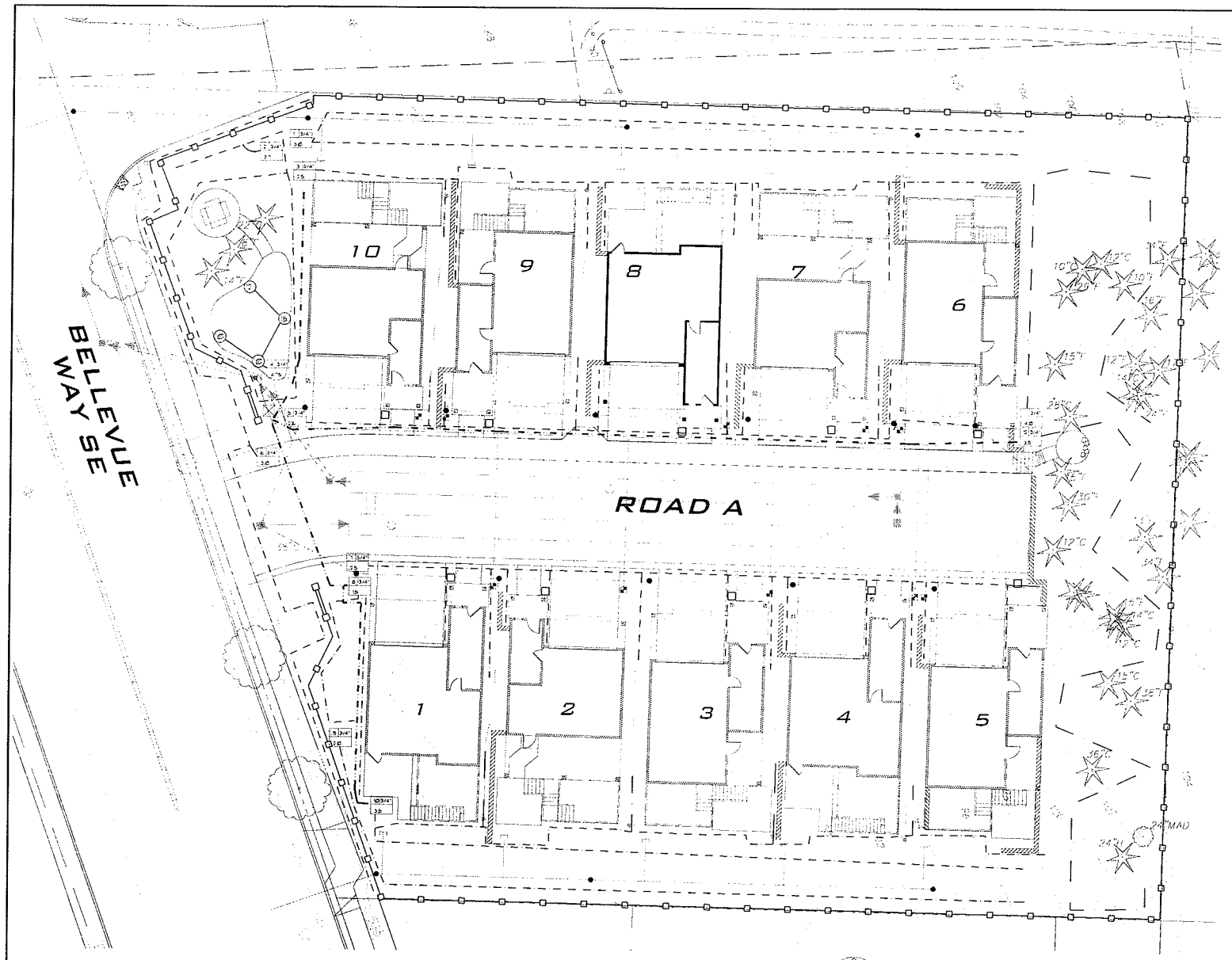
of 4



1 IRRIGATION PLAN
1"=16'-0"

0 8 16 32
SCALE: 1/16" = 1'-0"

NORTH

IRRIGATION SCHEDULE

SYM	ITEM	RADIUS	GPM @ 35 psi	FULL HEAD
	RAINBIRD 1806 POP-UP SPRAY HEADS			
(9)	RAINBIRD 1804-9	9	3.85	
(7)	RAINBIRD 1804-7	7	2.60	
(6)	RAINBIRD 1804-6	6	2.0	
(8)	RAINBIRD 1804-8S	8	3	

LATERN METER 3/4" WITH 1 1/4" SERVICE LINE
TEFEN
3/4" FEBCO 880 DOUBLE CHECK VALVE (DCVA)
RAINBIRD 33DRC QUICK COUPLER

CONTROLLER WEATHERMATIC SL 6/12 12 ZONE CONTROLLER AND SLAVE WEATHER STATION COORDINATE LOCATION WITH GENERAL CONTRACTOR

VALVE SIZE
VALVE
RAINBIRD 9QA SERIES ELECTRONIC VALVES
LOCATE VALVES TOGETHER IN SHRUB BEDS WHERE POSSIBLE

CL 200 PVC LATERAL LINE 3/4" DIAMETER 12" DEEP
SCH 40 PVC MAIN LINE 2" DEEP 1" DIA UNLESS MARKED ON PLAN

SCH 40 PVC SLEEVE, 2 1/2 TIMES DIAMETER AS PIPE TRAVELING THROUGH SLEEVING IS NOT SHOWN ON PLAN PROVIDE AS NECESSARY

VALVES IN AMTECK 910 BOX OR EQ. WITH LOCKING LIDS
PLACE 3" DEPTH OF PEA GRAVEL BELOW IRRIGATION PARTS IN VALVE BOXES, LEAVING 3" CLEAR
USE RAINBIRD 1806 SWING JOINTS TO CONNECT HEADS TO LATERALS
USE PRESSURE REDUCING VALVE BEFORE DCVA IF OVER 125 PSI
PROVIDE ONE EXTRA LOOP OF PIPE TO END OF MAIN LINE
PROVIDE RAINBIRD RSD SERIES RAIN SENSOR OR EQUAL
SYSTEM SHALL NOT BE OPERATED DURING TIMES OF RAIN OR HIGH WIND
USE JOINT COMPOUND OR TEFLON TAPE WITH THREADED JOINTS

IRRIGATION PLAN IS DIAGRAMMATIC, INSTALL PER INDUSTRY AND MANUFACTURER'S STANDARDS AND SPECIFICATIONS AND FOLLOWING CODES OF LOCAL JURISDICTION
SET VALVE BOXES IN SHRUB BEDS WHERE POSSIBLE

PROVIDE ONE YEAR GUARANTEE FOR SYSTEM
PROVIDE AS BUILT AND OPERATIONS MANUAL TO OWNER

GENERAL IRRIGATION NOTES:

1. CONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH ALL EXISTING AND PROPOSED ITEMS ON SITE, INCLUDING BUT NOT LIMITED TO WALLS, PLANTINGS, ROADS, UTILITIES AND GRADING.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. MINOR FIELD ADJUSTMENTS COULD BE NECESSARY BASED ON EXISTING AND PROPOSED CONDITIONS.
3. ANY CONFLICTS BETWEEN THE DESIGNED PLAN AND ON SITE CONDITIONS, BOTH EXISTING AND PROPOSED, THAT WILL NECESSITATE A CHANGE ORDER SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
4. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AND AVAILABLE GPM PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WHAT IS NECESSARY TO INSTALL THE DESIGNED PLAN AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS REPONSIBLE FOR ALL IRRIGATION SLEEVING. INSTALL SLEEVING AS SHOWN ON PLAN AND IN OTHER AREAS IF NECESSARY TO INSTALL PROPOSED SYSTEM.
6. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
7. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
8. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.
10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
11. THE IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS WHERE POSSIBLE. ADJUSTMENTS SHOULD INCLUDE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
12. CONTRACTOR SHALL INSTALL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES. BRING ANY CONFLICTS BETWEEN PLAN AND CODE TO ATTENTION OF OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.

SLEEVING IS NOT SHOWN ON PLAN, PROVIDE AS NECESSARY

VALVES 11 AND 12 ARE TEMPORARY, THE DRIP LINE FOR THOSE ZONES WILL NOT BE BURIED, SEE ADDITIONAL NOTES ON THIS SHEET

DRIP ZONE

VALVE NUMBER
GPM
DRIP ZONE AT EA DRIP VALVE
RAINBIRD XF-700 DISTRIBUTION TUBING

RAINBIRD XERI-BUG EMITTERS, CONNECT DIRECTLY TO 5/8" I.D. DRIP LINE OR USE UP TO 36" OF 1/4" DISTRIBUTION TUBING, CONNECT EMITTER TO END OF 1/4" TUBING.
USE ONE 1 GPH EMITTERS PER SHRUB, AND ONE 2 GPH EMITTER PER TREE

RAINBIRD PSI-75BX-100B INLET PRESSURE 100PSI MAX OUTLET PRESSURE 50 PSI
USE IF WORKING PRESSURE AT VALVE IS OVER 50 PSI
RAINBIRD RBY-100-C FILTER WITH 50 100 150 55 SCREEN, FILTER WITH 150-MESH
RAINBIRD DV(X) 3/4" ELECTRIC VALVE

PLACE RAINBIRD AUTOMATIC FLUSH END CAP AT END OF DRIP LINE, PROVIDE 12" OF GRAVEL SUMP AT END

BURY DRIP LINE 2" BELOW TOP OF MULCH, STAKE AS NECESSARY

REFER TO RAINBIRD DRIP DESIGN GUIDE FOR MORE INFORMATION. DRIP SYSTEM LAYOUT IS DIAGRAMMATIC, ADJUST AS NECESSARY

MAXIMUM 240 GALLONS PER HOUR PER ZONE
MAXIMUM LENGTH FROM VALVE TO END OF ANY ONE LINE IS 300' AT 30 PSI

IF RUN OF DRIP PIPE IS ANTICIPATED TO BE LONGER THAN 300', USE 1/2" CL 200 PVC PIPE AS A CENTRAL LINE AND T OFF OF IT WITH 5/8" DRIP LINE. MAXIMUM LENGTH FOR PVC PLUS DRIP LINE IS 350'

USE BARBED OR COMPRESSION FITTINGS TO CONNECT PIPE. USE HOSE CLAMPS WITH BARBED CONNECTIONS IF PRESSURE IS OVER 40 PSI

VALVE SCHEDULE

#	GPM	VALVE SIZE
1	3.0	DRIP
2	2.7	DRIP
3	2.9	DRIP
4	4.75	3/4"
5	2.6	DRIP
6	3.0	DRIP
7	2.9	DRIP
8	1.9	DRIP
9	2.0	DRIP
10	3.9	DRIP
11	4.0	DRIP
12	3.5	DRIP

PIPE SIZING CHART

GPM	SIZE
0-8	3/4"
8-15	1"
16-26	1 1/4"
27-35	1 1/2"

MAXIMUM PRESSURE LOSS IN ANY ONE ZONE IS 20% FROM VALVE TO LAST HEAD IN ZONE. ADJUST LINE SIZE TO NEXT LARGER SIZE IF NECESSARY TO MINIMIZE PRESSURE LOSS

NOTE: ZONES 11 AND 12 ARE TEMPORARY. IT IS ANTICIPATED THAT THEY WILL BE IN PLACE FOR THREE YEARS OR LESS. AFTER THE PLACEMENT OF THE DRIP ZONE VALVE TIE IN. THE DRIP LINE SHALL BE SET ON THE SURFACE OF THE SOIL SO AS TO NOT DISTURB THE ROOT OF EXISTING TREES. VERIFY THE LAYOUT OF THE DRIP LINE WITH ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

REVISIONS	BY
8-26-09	
11-6-09	
1-4-2010	
1-12-2010	

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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GHL LANDSCAPE ARCHITECTS
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TEL 206.523.2154 FAX 206.526.1667

D·R·HORTON® DHI NYSE
America's Builder

TORELLO PLAT
SE 10TH ST AND BELLEVUE WAY SE, BELLEVUE
IRRIGATION PLAN

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
NO. 362 (HAN)
EXPIRATION DATE 12-31-10

DATE: 11-29-07
SCALE: ON PLAN
DRAWN BY: NS
JOB:
SHEET:

L - 3
of 4

Hydrozones

Zone	Item	May	June	July	August	September		May–Oct Zones Total Gallons
Zone 1	Precip. Rate gals/min	3	3	3	3	3		
	Length-cycle mins.	60	58	83	66	66		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	784	1516	2170	1726	863		7,058.34 Gallons
Zone 2	Precip. Rate gals/min	2.6	2.6	2.6	2.6	2.6		
	Length-cycle mins.	46	44	63	51	51		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	521	997	1427	1155	578		4,678.55 Gallons
Zone 3	Precip. Rate gals/min	2.5	2.5	2.5	2.5	2.5		
	Length-cycle mins.	61	60	85	68	68		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	664	1307	1852	1481	741		6,045.34 Gallons
Zone 4	Precip. Rate gals/min	4.75	4.75	4.75	4.75	4.75		
	Length-cycle mins.	11	15	21	17	13		
	# of Cycles Per Week	2	3	3	3	2		
	Total Water Use for Month	455	931	1304	1055	548		4,284.02 Gallons
Zone 5	Precip. Rate gals/min	2.6	2.6	2.6	2.6	2.6		
	Length-cycle mins.	41	40	63	34	34		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	[illegible]	651	914	[illegible]	385		3,160.57 Gallons
Zone 6	Precip. Rate gals/min	3.2	3.2	3.2	3.2	3.2		
	Length-cycle mins.	27	26	38	30	30		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	376	725	1060	837	418		3,415.89 Gallons
Zone 7	Precip. Rate gals/min	2.5	2.5	2.5	2.5	2.5		
	Length-cycle mins.	23	23	32	26	26		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	251	501	697	566	283		2,298.32 Gallons
Zone 8	Precip. Rate gals/min	1.4	1.4	1.4	1.4	1.4		
	Length-cycle mins.	28	27	39	31	31		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	[illegible]	329	476	378	189		1,543.25 Gallons
Zone 9	Precip. Rate gals/min	2	2	2	2	2		
	Length-cycle mins.	[illegible]	54	77	61	61		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	479	941	1342	1063	532		4,357.00 Gallons
Zone 10	Precip. Rate gals/min	3.5	3.5	3.5	3.5	3.5		
	Length-cycle mins.	51	50	71	57	57		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	776	1525	2165	1738	869		7,075.77 Gallons
Zone 11	Precip. Rate gals/min	4	4	4	4	4		
	Length-cycle mins.	58	56	81	64	64		
	# of Cycles Per Week	2	3	3	3	2		
	Total Water Use for Month	2022	2928	4245	3346	2231		14,761.52 Gallons
Zone 12	Precip. Rate gals/min	3.5	3.5	3.5	3.5	3.5		
	Length-cycle mins.	76	74	105	84	84		
	# of Cycles Per Week	1	2	2	2	1		
	Total Water Use for Month	1159	2257	3202	2562	1281		10,461.16 Gallons

System Sub Total, Monthly

	May	June	July	August	September		Irrigation System Total May – October
Gallons	8,011.65	14,637.56	20,904.23	16,678.81	8,907.45		69,139.71

Torello							03-Nov-09
WB = (Eto*AF*LA*CF)							
	Eto (constant)	AF (constant)	LA	CF			
WATER BUDGET	14.49	0.8	18499	0.62		132,953	gallons per year
WATER USE							
EWU = (Eto*PF*HA*CF)/IE	Eto	PF	Area	CF	IE	Total Gallons	
Spray heads (Lawn)	14.49	0.65	360	0.62	0.625	4,396	
Spray heads (Shrubs)	14.49	0.5	0	0.62	0.675	0	
Drip	14.49	0.35	18139	0.62	0.925	61,659	
	Total area		18499			66,055	gallons per year
Requirements per week in July	Eto in inches	PF	Area one sq ft	CF		Weekly water required in gallons per square foot	
Rotating Spray heads (Lawn)	1.00	0.65	1.00	0.62	0.625	0.64	
Rotating Spray heads (Shrubs)	1.00	0.5	1.00	0.62	0.675	0.46	
Drip	1.00	0.35	1.00	0.62	0.930	0.23	

Zone #1	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	2780	3	60	1	60	176.85
June 70% of July	0.16	2780	3	116	2	58	347.76
July	0.23	2780	3	166	2	83	496.83
Aug 80% of July	0.18	2780	3	132	2	66	397.44
Sept 40% of July	0.09	2780	3	66	1	66	198.72
Oct							

Zone #2	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	[illegible]	2.6	46	1	46	118.65
June 70% of July	0.16	[illegible]	2.6	[illegible]	2	44	230.[illegible]
July	0.23	[illegible]	2.6	[illegible]	2	63	329.50
Aug 80% of July	0.18	[illegible]	2.6	[illegible]	2	51	263.67
Sept 40% of July	0.09	[illegible]	2.6	[illegible]	1	[illegible]	[illegible]
Oct							

Zone #3	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	[illegible]	2.5	[illegible]	1	[illegible]	[illegible]
June 70% of July	0.16	[illegible]	2.5	[illegible]	2	[illegible]	[illegible]
July	0.23	[illegible]	2.5	[illegible]	2	[illegible]	[illegible]
Aug 80% of July	0.18	[illegible]	2.5	[illegible]	2	[illegible]	[illegible]
Sept 40% of July	0.09	[illegible]	2.5	[illegible]	1	[illegible]	[illegible]
Oct							

Zone #4	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	[illegible]	4.75	[illegible]	[illegible]	[illegible]	[illegible]
June 70% of July	0.16	[illegible]	4.75	[illegible]	[illegible]	[illegible]	[illegible]
July	0.23	[illegible]	4.75	[illegible]	[illegible]	[illegible]	[illegible]
Aug 80% of July	0.18	[illegible]	4.75	[illegible]	[illegible]	[illegible]	[illegible]
Sept 40% of July	0.09	[illegible]	4.75	[illegible]	[illegible]	[illegible]	[illegible]
Oct							

Zone #5	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	962	2.6	31	1	31	79.65
June 70% of July	0.16	962	2.6	60	2	30	154.86
July	0.23	962	2.6	85	2	43	221.26
Aug 80% of July	0.18	962	2.6	68	2	34	177.01
Sept 40% of July	0.09	962	2.6	34	1	34	88.50
Oct							

Zone #6	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	1047	3.2	27	1	27	86.69
June 70% of July	0.16	1047	3.2	53	2	26	168.47
July	0.23	1047	3.2	75	2	38	240.81
Aug 80% of July	0.18	1047	3.2	60	2	30	192.65
Sept 40% of July	0.09	1047	3.2	30	1	30	96.32
Oct							

Zone #7	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	700	2.5	23	1	23	57.96
June 70% of July	0.16	700	2.5	45	2	23	112.70
July	0.23	700	2.5	64	2	32	161.00
Aug 80% of July	0.18	700	2.5	52	2	26	128.80
Sept 40% of July	0.09	700	2.5	26	1	26	64.40
Oct							

Zone #8	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	475	1.4	28	1	28	39.33
June 70% of July	0.16	475	1.4	55	2	27	76.46
July	0.23	475	1.4	78	2	39	109.25
Aug 80% of July	0.18	475	1.4	62	2	31	87.40
Sept 40% of July	0.09	475	1.4	31	1	31	43.70
Oct							

Zone #9	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	1333	2	55	1	55	110.37
June 70% of July	0.16	1333	2	107	2	54	214.61
July	0.23	1333	2	153	2	77	306.59
Aug 80% of July	0.18	1333	2	123	2	61	245.27
Sept 40% of July	0.09	1333	2	61	1	61	122.64
Oct							

Zone #10	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	2167	3.5	51	1	51	179.43
June 70% of July	0.16	2167	3.5	100	2	50	348.89
July	0.23	2167	3.5	142	2	71	498.41
Aug 80% of July	0.18	2167	3.5	114	2	57	398.73
Sept 40% of July	0.09	2167	3.5	57	1	57	199.36
Oct							

Zone #11	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	2803	4	58	1	58	232.09
June 70% of July	0.16	2803	4	113	2	56	451.28
July	0.23	2803	4	161	2	81	644.69
Aug 80% of July	0.18	2803	4	129	2	64	515.75
Sept 40% of July	0.09	2803	4	64	1	64	257.88
Oct							

Zone #12	Gallons per sq ft weekly	Sq ft	GPM for Zone	total min	times	duration in minutes	gallons used per week
Apr							
May 36% of July	0.08	3203	3.5	76	1	76	265.21
June 70% of July	0.16	3203	3.5	147	2	74	515.66
July	0.23	3203	3.5	210	2	105	736.69
Aug 80% of July	0.18	3203	3.5	168	2	84	589.35
Sept 40% of July	0.09	3203	3.5	84	1	84	294.68
Oct							

sub total gallons per week	14,586.4[illegible]
average weeks per month	4.37
total gallons used per this schedule	63,742.77

This schedule is intended as a general outline, some adjustments may be necessary give soil, plant, exposure, and climatic conditions.

REVISIONS BY
8-26-09
11-6-09
1-4-2010
1-12-2010

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

G-A Landscape Architects

D·R·HORTON® DHI Listed NYSE America's Builder

TORELLO PLAT

SE 10TH ST AND BELLEVUE WAY SE, BELLEVUE

IRRIGATION SCHEDULE AND CALCULATIONS

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

DATE: 11-29-07
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L - 4
of 4

FLOOR AREAS	
1ST FLOOR	130 SF
2ND FLOOR	913 SF
3RD FLOOR	771 SF
TOTAL	1814 SF
GARAGE	540 SF

PLAN 4116
TORELLO, BELLEVUE WA

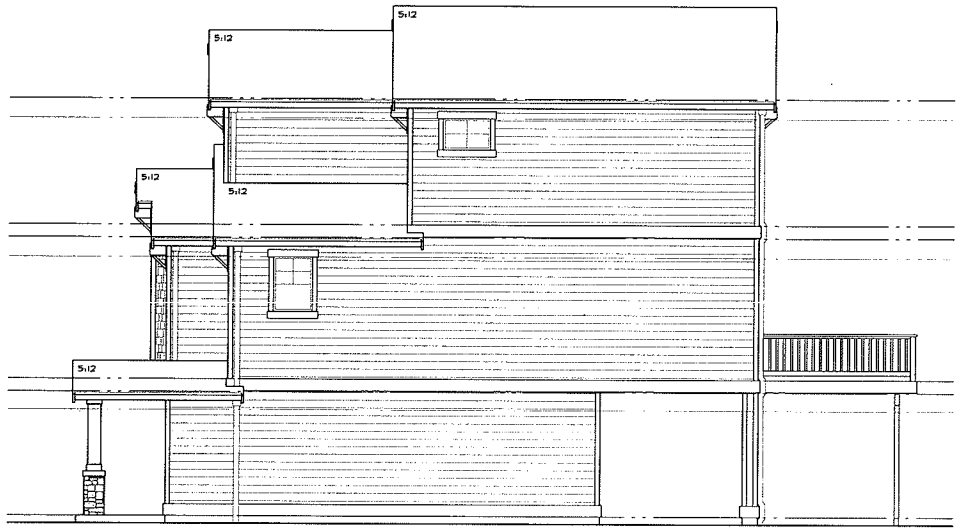
D.R. HORTON
America's Builder

D.R. HORTON
12931 NE 126th Place
Kirkland, WA 98034
425-821-3400

STRUCTURAL DESIGN

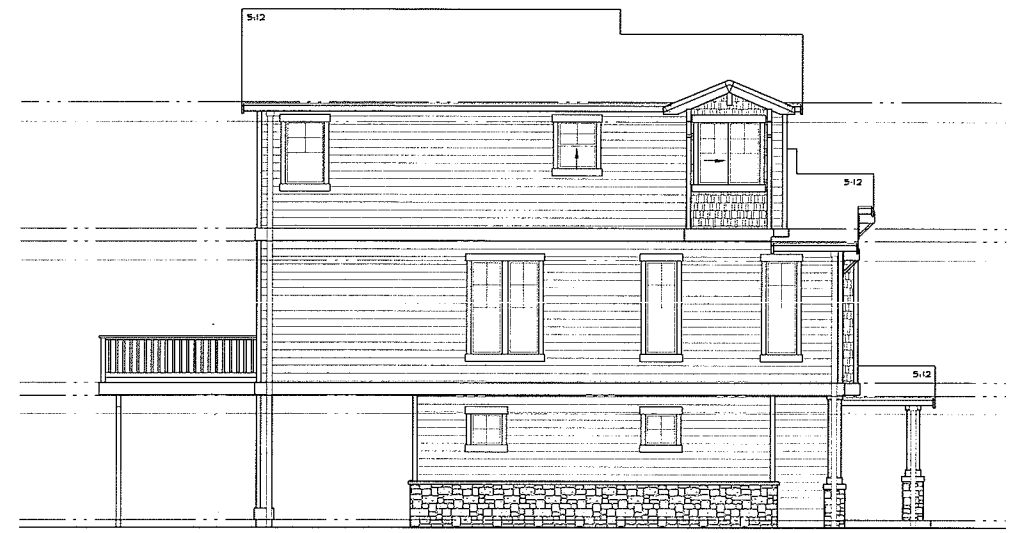
A.1

XX/XX/XXXX

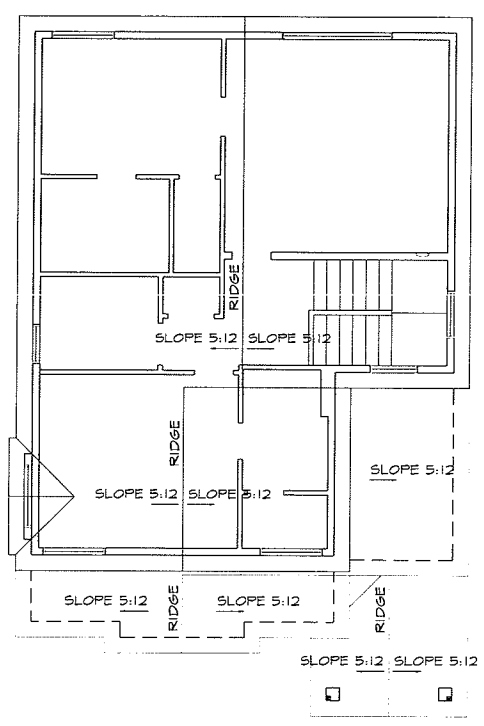


RIGHT ELEVATION (LOT 10 EAST ELEV.)
SCALE: 3/16" = 1'-0"

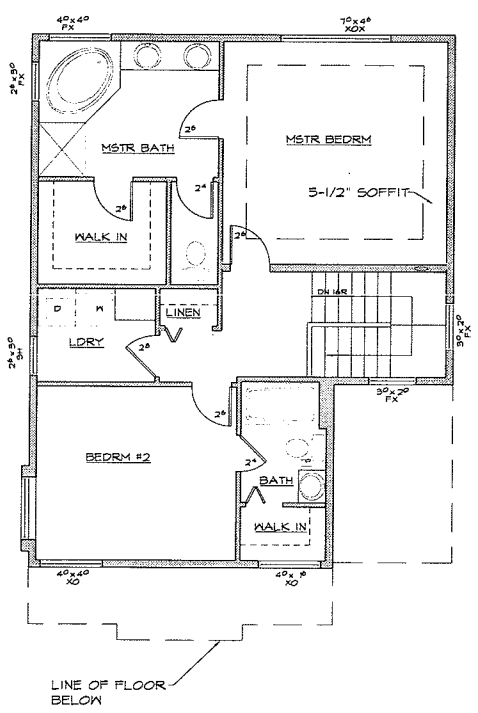
REAR ELEVATION (LOT 10 NORTH ELEV.)
SCALE: 3/16" = 1'-0"



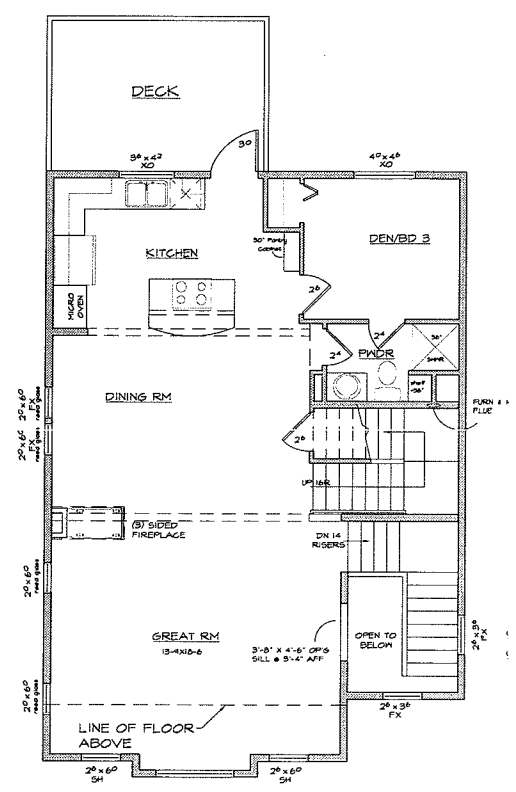
LEFT ELEVATION (ON BELLEVUE WAY) (LOT 10 WEST ELEV.)
SCALE: 3/16" = 1'-0"



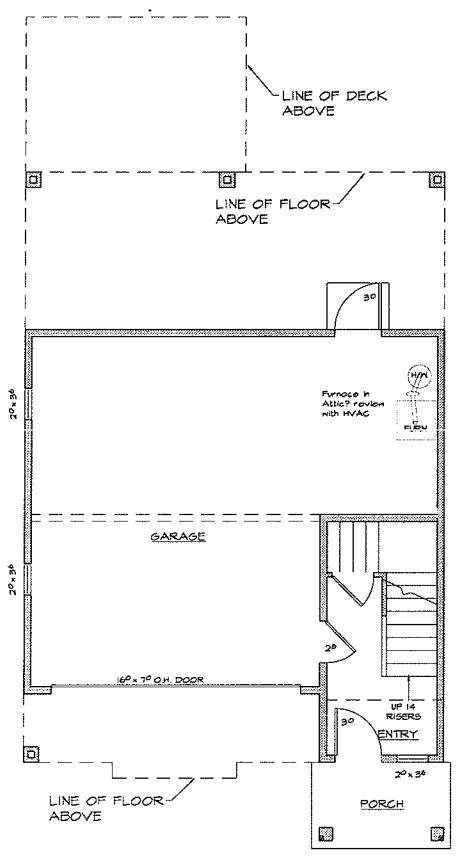
ROOF PLAN
SCALE: 3/16" = 1'-0"



3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"

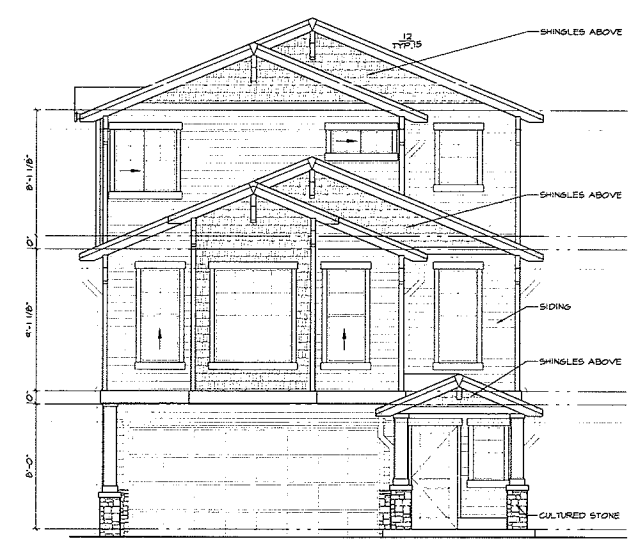


2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREAS:		
1ST FLOOR	130	SF
2ND FLOOR	913	SF
3RD FLOOR	771	SF
TOTAL	1814	SF
GARAGE	540	SF



FRONT ELEVATION (LOT 10 SOUTH ELEV.)
SCALE: 3/16" = 1'-0"

STRUCTURAL DESIGN

BUILDER/DESIGNER:
D.R. HORTON
12931 NE 126th Place
Kirkland, WA 98034
425-821-3400

PLAN 4116
TORELLO, BELLEVUE WA

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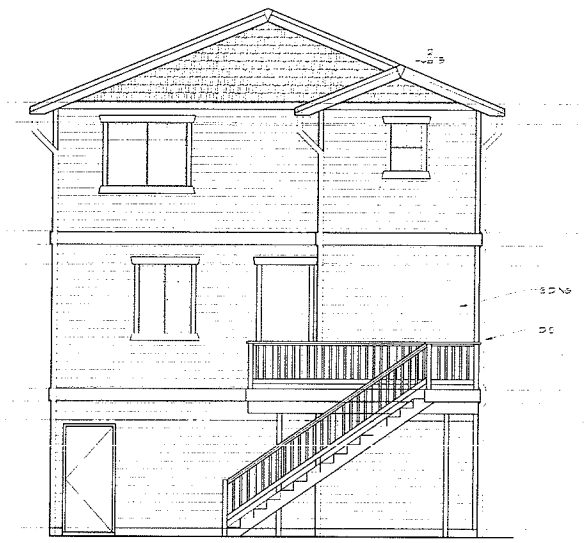
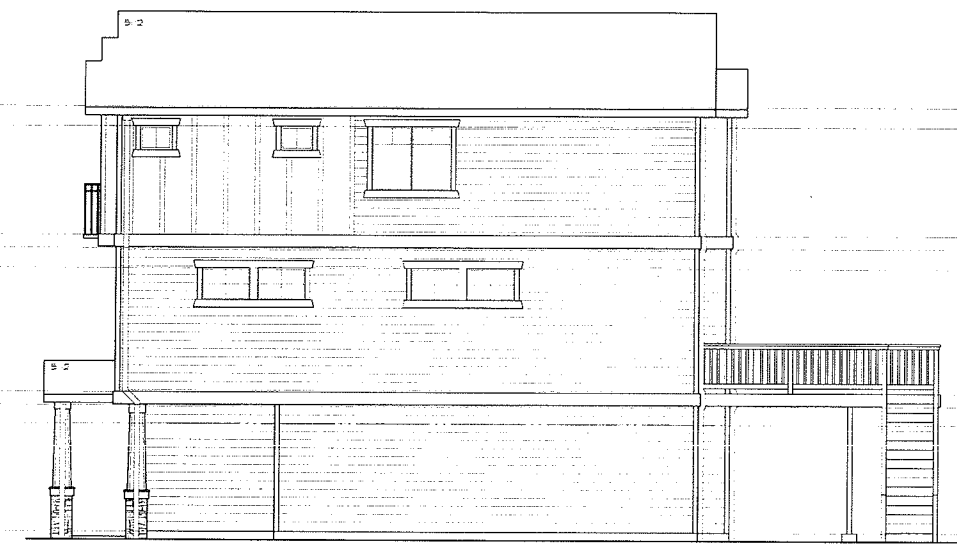
XX/XX/XXXX

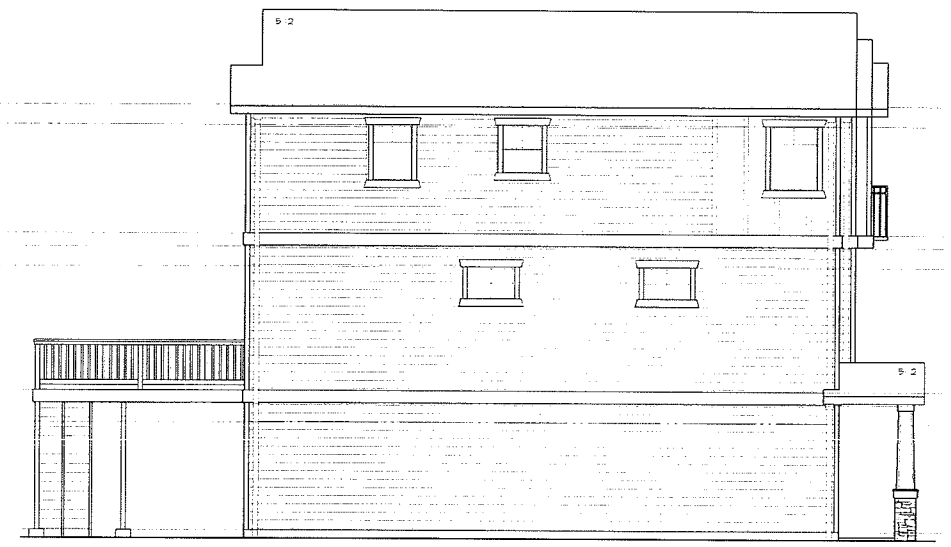
A.2



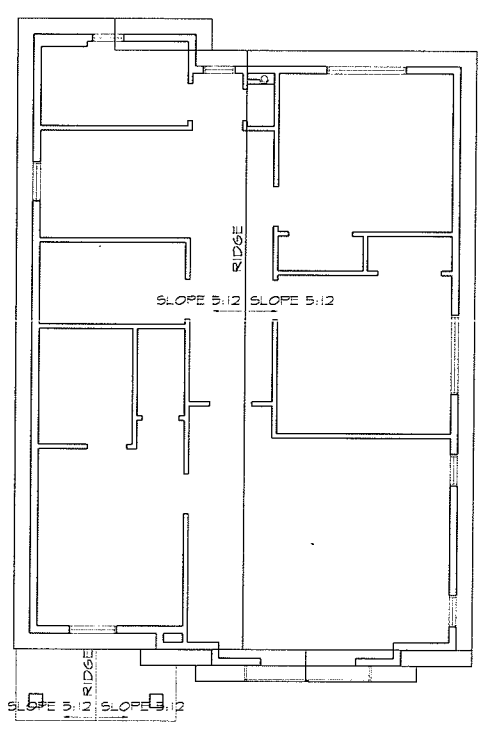
REAR ELEVATION (LOT 4 SOUTH ELEV.) (LOT 8 NORTH ELEV.)
SCALE: 3/16" =1'-0"



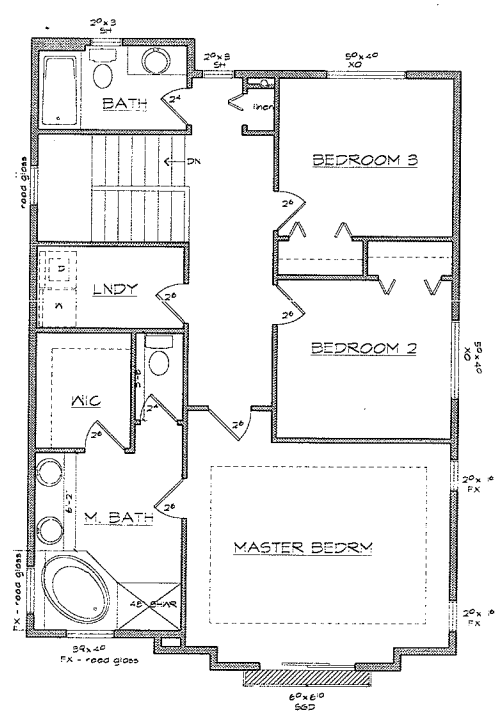
RIGHT ELEVATION (LOT 4 WEST ELEV.) (LOT 8 EAST ELEV.)
SCALE: 3/16" =1'-0"



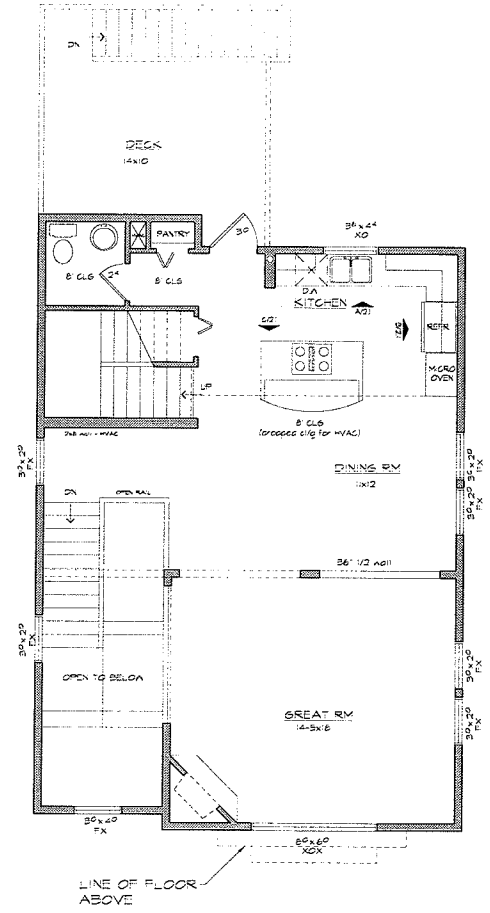
LEFT ELEVATION (LOT 4 EAST ELEV.) (LOT 8 WEST ELEV.)
SCALE: 3/16" =1'-0"



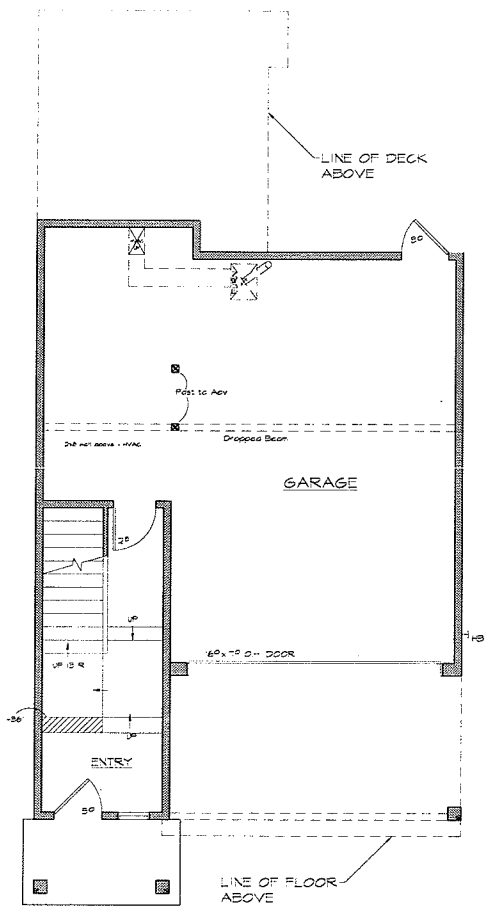
ROOF PLAN
SCALE: 3/16" =1'-0"



3RD FLOOR PLAN
SCALE: 3/16" =1'-0"

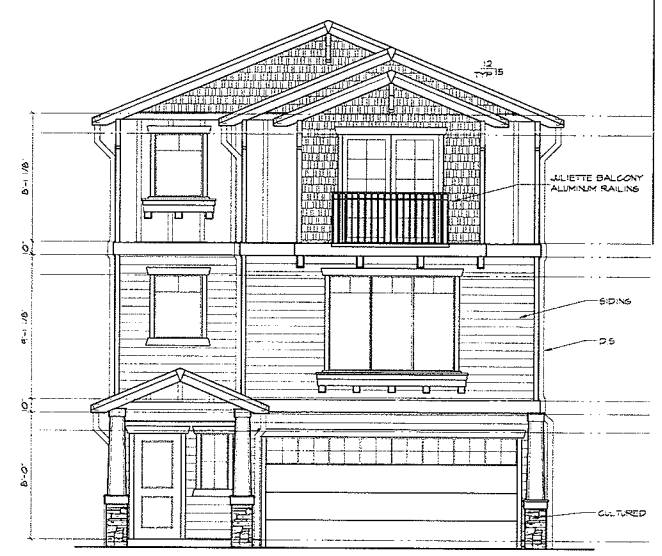


2ND FLOOR PLAN
SCALE: 3/16" =1'-0"



1ST FLOOR PLAN
SCALE: 3/16" =1'-0"

FLOOR AREAS	
1ST FLOOR	170 SF
2ND FLOOR	871 SF
3RD FLOOR	962 SF
TOTAL	2003 SF
GARAGE	649 SF



FRONT ELEVATION (LOT 4 NORTH ELEV.) (LOT 8 SOUTH ELEV.)
SCALE: 3/16" =1'-0"

STRUCTURAL DESIGN

BUILDER/DESIGNER:
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12931 NE 126th Place
Kirkland, WA 98034
425-821-3400

PLAN 4117
TORELLO, BELLEVUE WA

D.R.HORTON America's Builder

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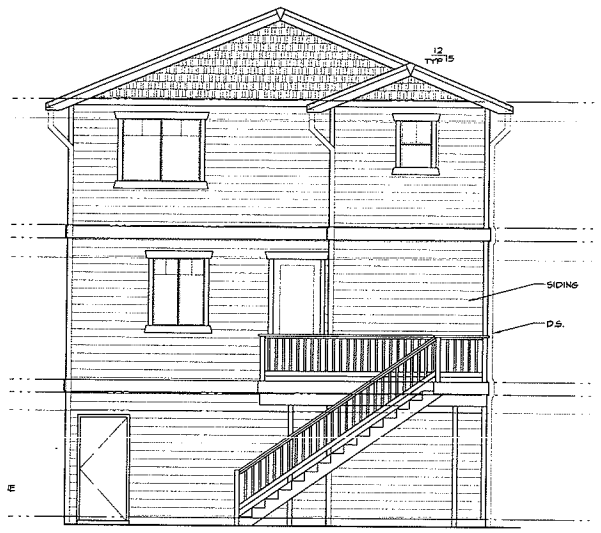
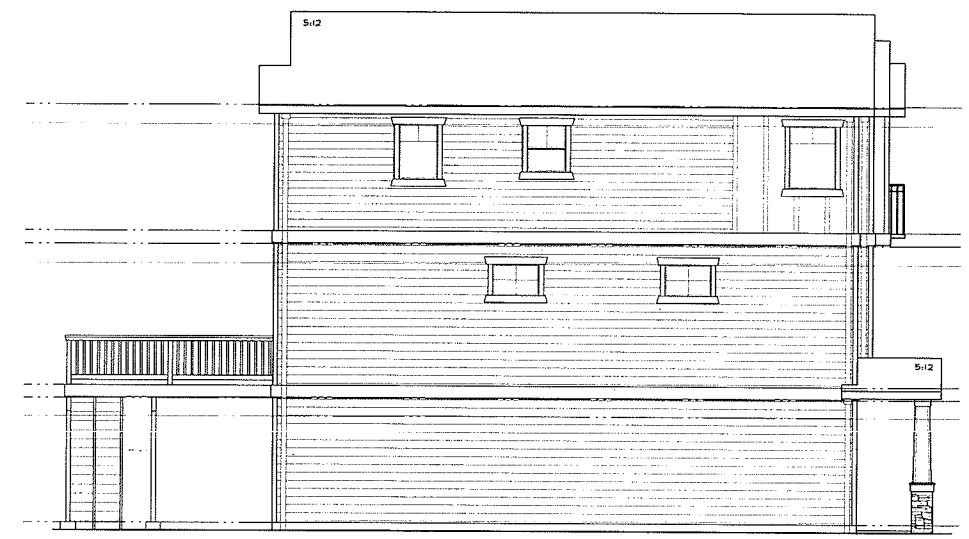
A.3

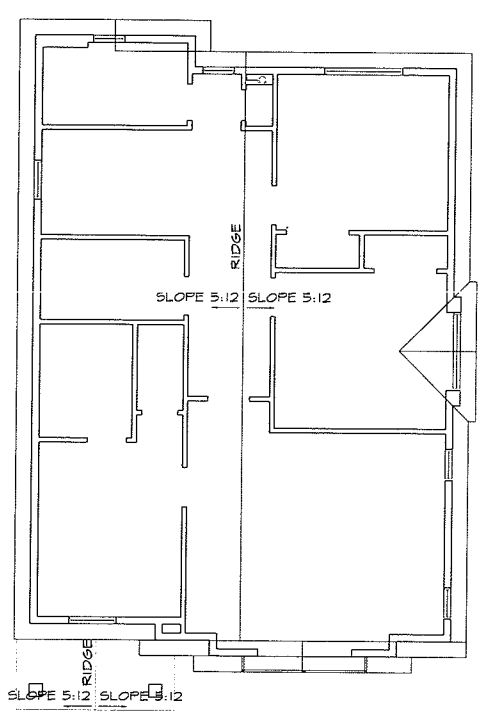


REAR ELEVATION (LOT 1 SOUTH ELEV.)
SCALE: 3/16" =1'-0"

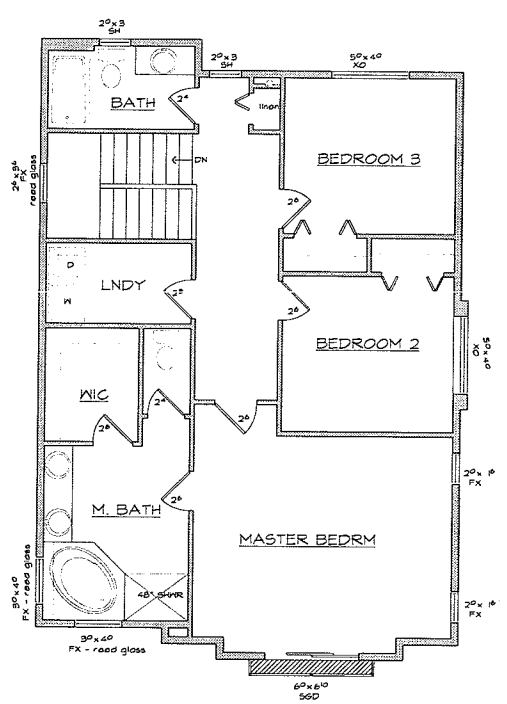
RIGHT ELEVATION (ON BELLEVUE WAY) (LOT 1 WEST ELEV.)
SCALE: 3/16" =1'-0"



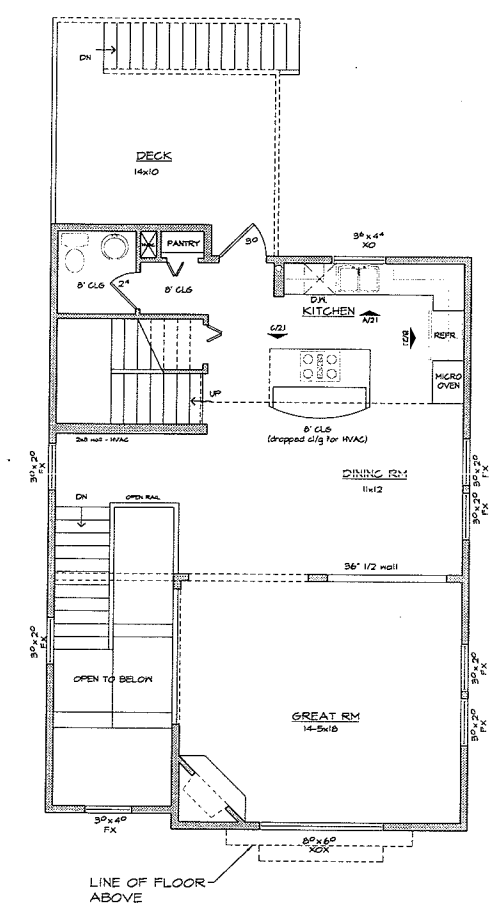
LEFT ELEVATION (LOT 1 EAST ELEV.)
SCALE: 3/16" =1'-0"



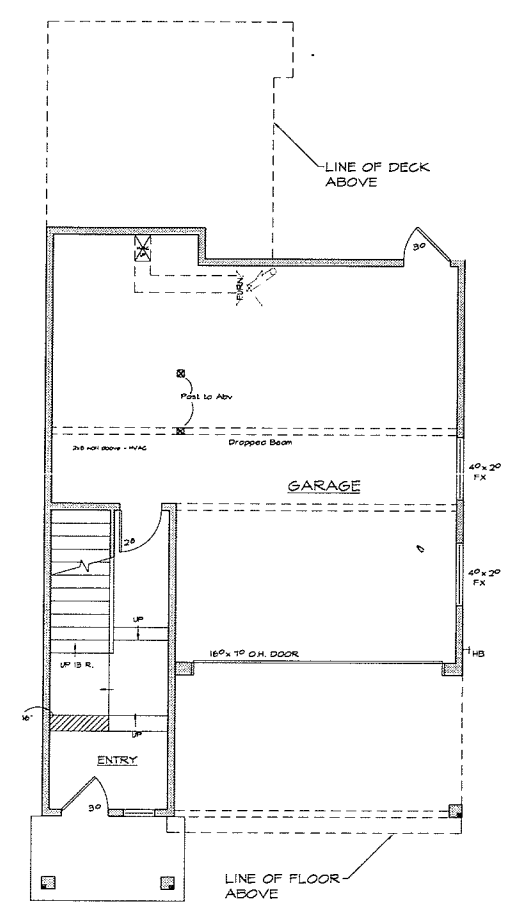
ROOF PLAN
SCALE: 3/16" =1'-0"



3RD FLOOR PLAN
SCALE: 3/16" =1'-0"

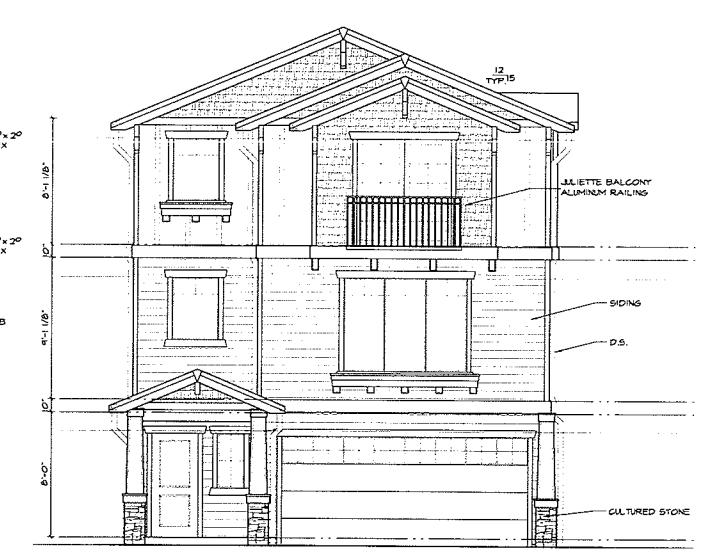


2ND FLOOR PLAN
SCALE: 3/16" =1'-0"



IST FLOOR PLAN
SCALE: 3/16" =1'-0"

FLOOR AREAS:	
1ST FLOOR	170 SF
2ND FLOOR	871 SF
3RD FLOOR	962 SF
TOTAL	2003 SF
GARAGE	649 SF



FRONT ELEVATION (LOT 1 NORTH ELEV.)
SCALE: 3/16" =1'-0"

STRUCTURAL DESIGN

DESIGN BY: R/D: STRUCTURE:
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Kirkland, WA 98034
425-821-3400

PLAN 4117
TORELLO, BELLEVUE WA

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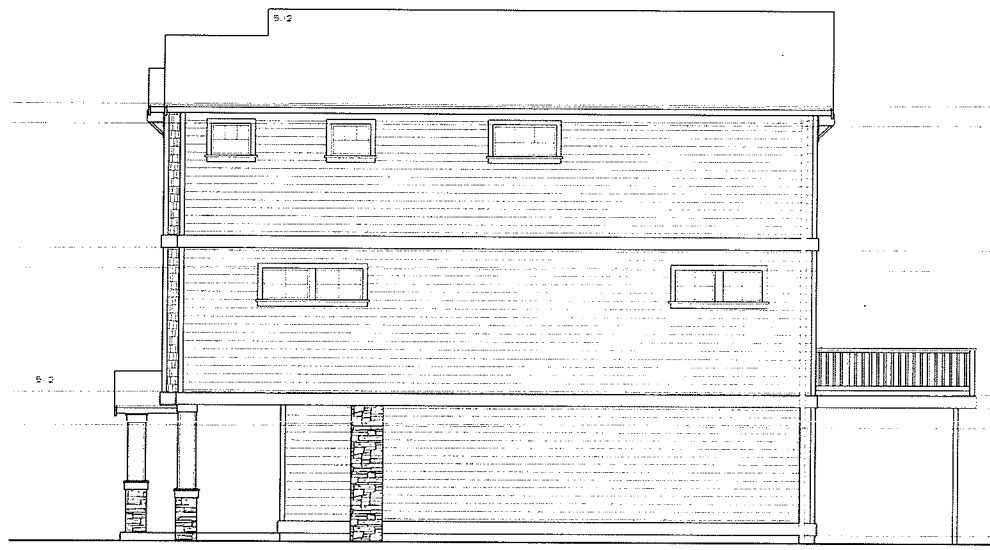
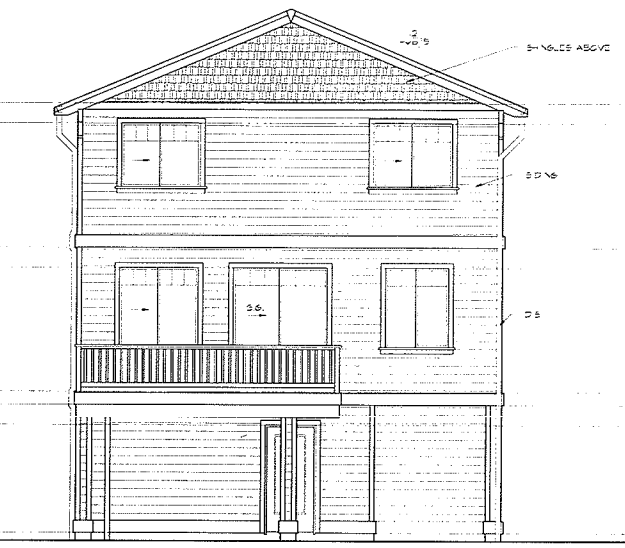
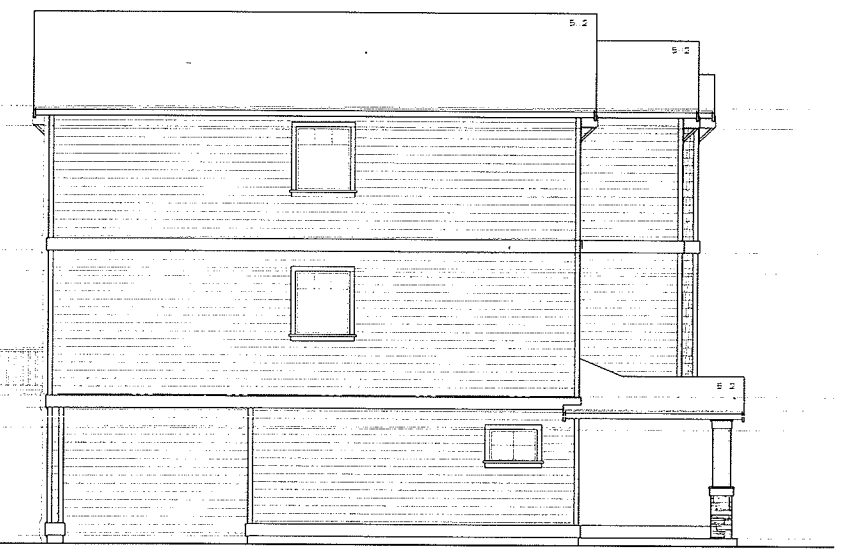
A.4



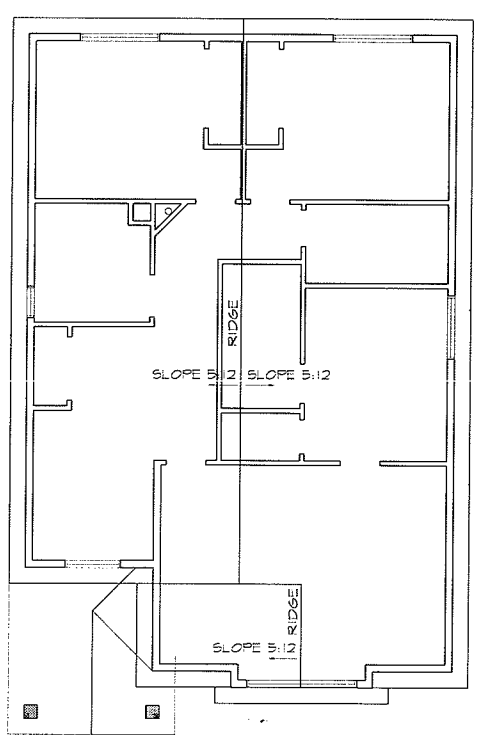
RIGHT ELEVATION (LOT 3 & 5 WEST ELEV.) (LOT 6 & 8 EAST ELEV.)
SCALE: 3/16" =1'-0"



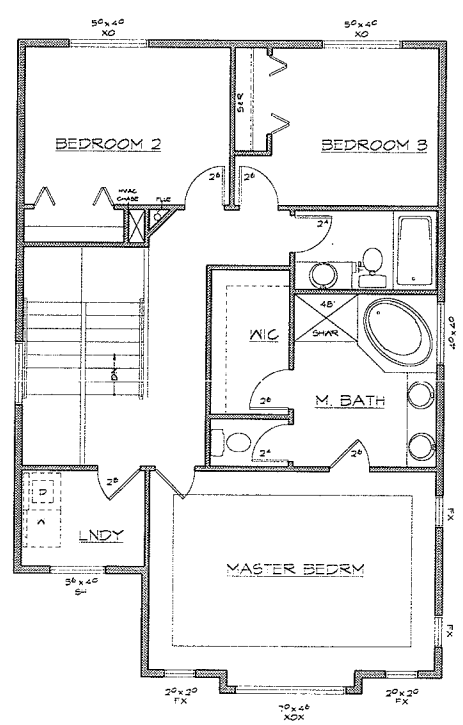
REAR ELEVATION (LOT 3 & 5 SOUTH ELEV.) (LOT 6 & 8 NORTH ELEV.)
SCALE: 3/16" =1'-0"



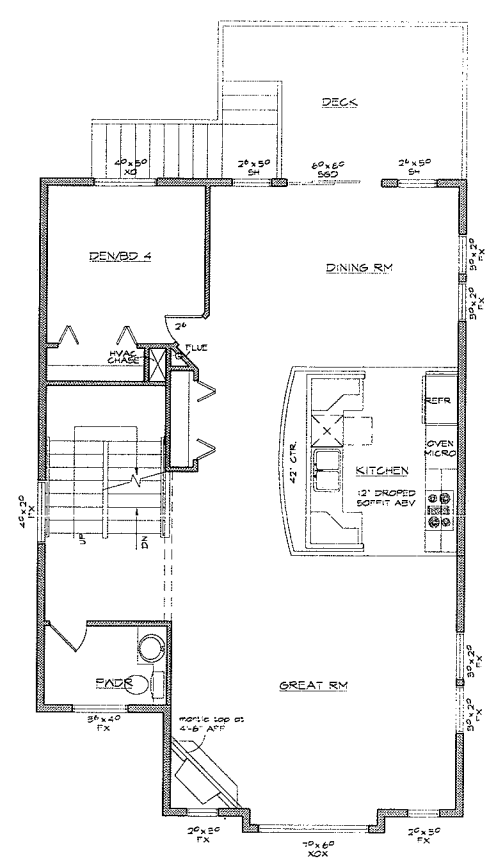
LEFT ELEVATION (LOT 3 & 5 EAST ELEV.) (LOT 6 & 8 WEST ELEV.)
SCALE: 3/16" =1'-0"



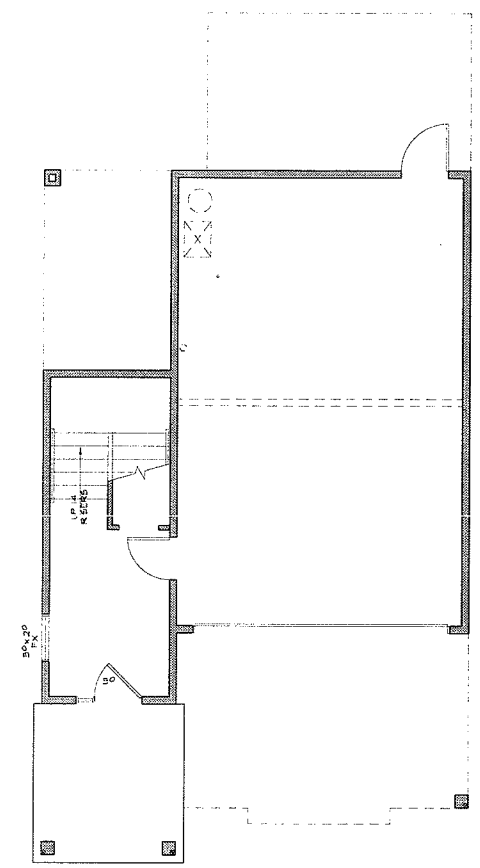
ROOF PLAN
SCALE: 3/16" =1'-0"



3RD FLOOR PLAN
SCALE: 3/16" =1'-0"

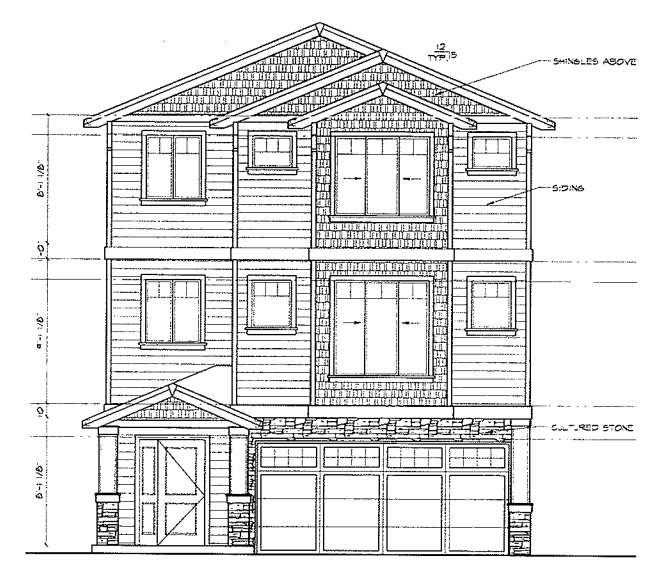


2ND FLOOR PLAN
SCALE: 3/16" =1'-0"



1ST FLOOR PLAN
SCALE: 3/16" =1'-0"

FLOOR AREAS:	
1ST FLOOR	222 SF
2ND FLOOR	985 SF
3RD FLOOR	955 SF
TOTAL	2162 SF
GARAGE	347 SF



FRONT ELEVATION (LOT 3 & 5 NORTH ELEV.) (LOT 6 & 8 SOUTH ELEV.)
SCALE: 3/16" =1'-0"

STRUCTURAL DESIGN

BUILDER/DESIGNER:
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425-821-3400

PLAN 4118
TORELLO, BELLEVUE WA

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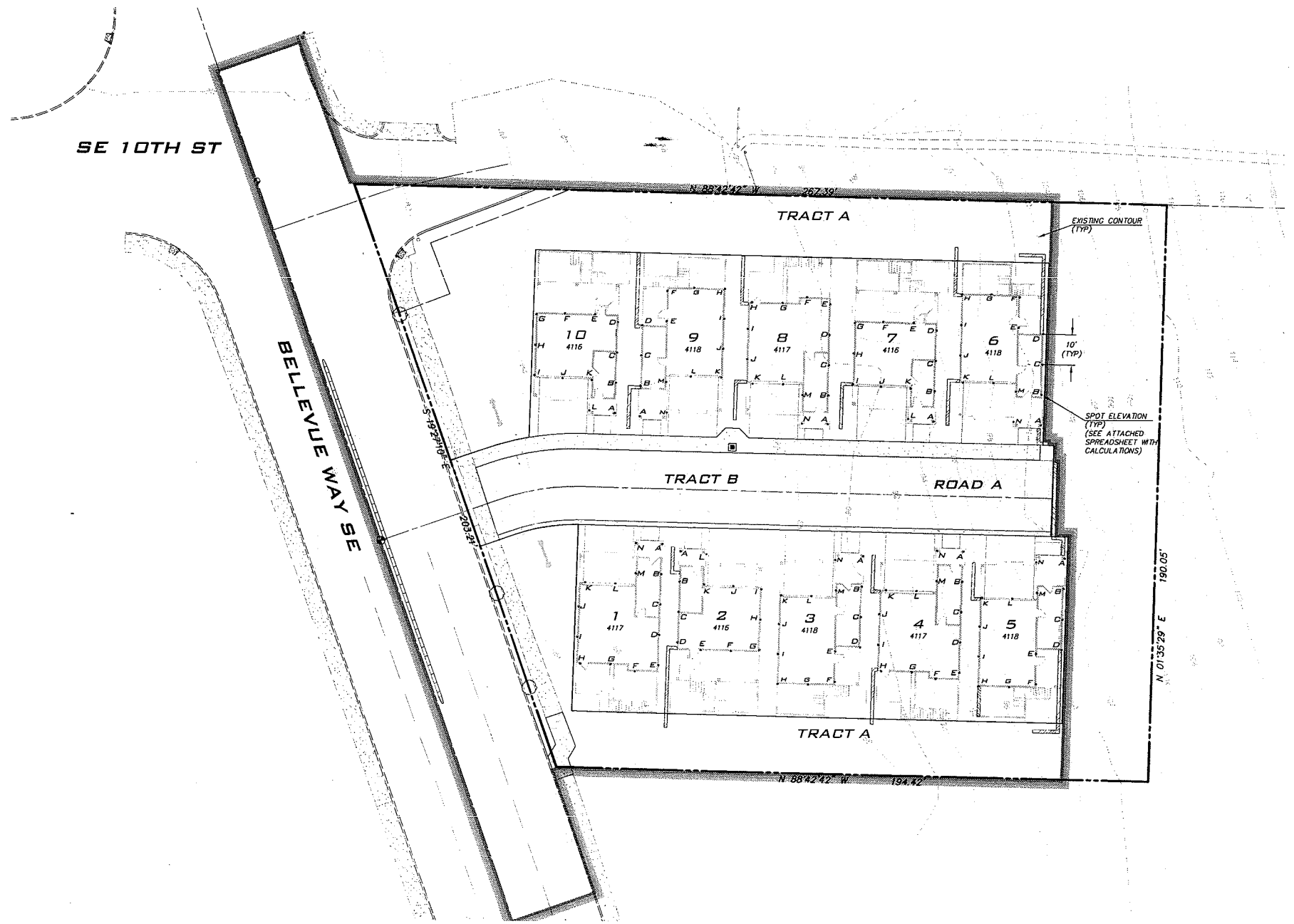
A.5



NOTE:
AVERAGE BUILDING ELEVATIONS WERE CALCULATED PER CITY OF BELLEVUE DEVELOPMENT SERVICES HANDOUT L-10, "CALCULATING BUILDING HEIGHT IN TRANSITION AREA DESIGN DISTRICT".

N

SCALE: 1" = 20'
0 10 20 40

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NO	DATE	BY	APPR	REVISIONS
1	03/30/07	DLG	TAO	REVISED PER CLIENT COMMENTS
2	07/05/07	DLG	TAO	REVISED PER CLIENT COMMENTS
3	11/08/09	DLG	TAO	REVISED PER CLIENT CHANGING BUILDINGS
4	01/04/10	DLG	TAO	REVISED PER CLIENT CHANGING BUILDINGS
5	01/13/10	DLG	TAO	REVISED PER CITY COMMENTS

JACOBSEN & JACKLIN PROPERTY

BLUELINE

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KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
01/13/2010

APPROVED BY

SCALE: HORIZ: 1"=20' VERT.NA

TODD A. OBERG, PE
PROJECT MANAGER
TODD A. OBERG, PE
DESIGNED BY
ADAM D. KAY
DRAWN BY

TORELLO PUD
1004 BELLEVUE WAY SE

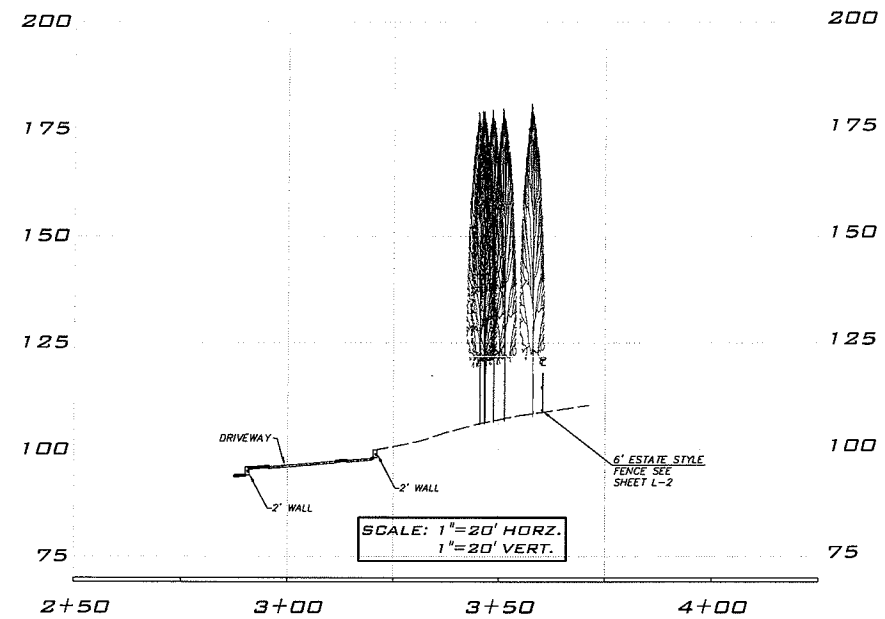
CITY OF BELLEVUE, WASHINGTON

DRAINAGE MAP # E9

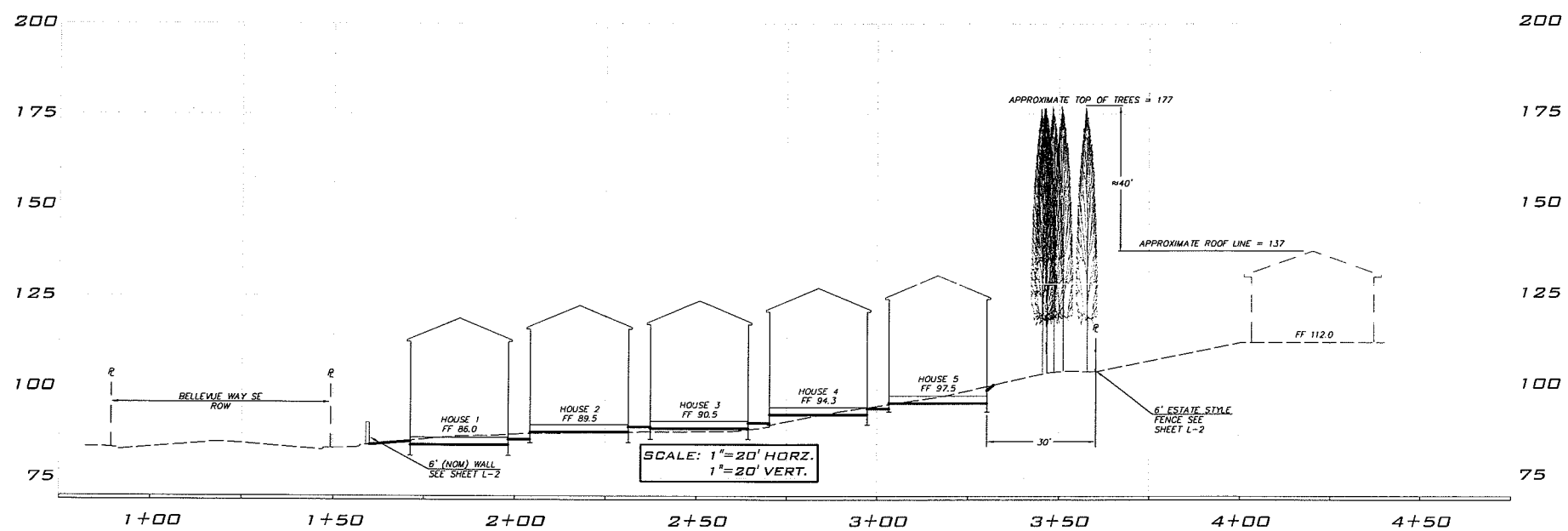
AVERAGE BUILDING ELEVATION EXHIBIT

JOB NUMBER: 05-076

SEC 5 TWP 24 RGE 5 | SHT 1 OF 1



SECTION A-A



SECTION B-B

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NO	DATE	BY	APPR	REVISIONS
1	03/30/07	DLG	TAO	REVISED PER CLIENT COMMENTS
2	07/03/07	DLG	TAO	REVISED PER CLIENT COMMENTS
3	11/09/09	DLG	TAO	REVISED PER CLIENT CHANGING BUILDINGS
4	01/04/10	DLG	TAO	REVISED PER CLIENT CHANGING BUILDINGS
5	01/13/10	DLG	TAO	REVISED PER CITY COMMENTS

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TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
01/13/2010

APPROVED BY

SCALE:
HORIZ: 1"=20' VERT.NA

TODD A. OBERG, PE
PROJECT MANAGER
TODD A. OBERG, PE
DESIGNED BY
ADAM D. KAY
DRAWN BY

TORELLO
PUD
1004 BELLEVUE WAY SE
CITY OF BELLEVUE, WASHINGTON

DRAINAGE MAP # E9

SITE CROSS SECTION

JOB NUMBER: 05-076

SEC 5 TWP 24 RGE 5 | SHT 3 OF 3

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