



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Wade's Gun Shop

LOCATION OF PROPOSAL: 13570 NE Bel-Red Road

DESCRIPTION OF PROPOSAL: To add a second story addition above the south portion of the existing one-story building for additional shooting lanes and meeting room.

FILE NUMBER: 11-104748 LD

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on August 4, 2011.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Care Utellad
Environmental Coordinator

7/21/11
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



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

Proposal Name: **Wade's Gun Shop**

Proposal Address: 13570 NE Bel-Red Road

Proposal Description: To add a second story addition above the south portion of the existing one-story building for additional shooting lanes and meeting room.

File Number: **11-104748 LD**

Planner: Antoinette Pratt, Senior Planner

Applicant: Ruhl-Parr/Moran Architects

Decisions Included: Design Review, Process II Application

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance (DNS)**

Carol V. Helland

Carol V. Helland, Environmental Coordinator

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: March 1, 2011
Public Notice (500 feet): March 17, 2011
Public Meetings: Not Required
Minimum Comment Period: March 31, 2011
Bulletin Publication Date: July 21, 2011
Appeal Deadline: August 4, 2011

I. Request/Review Process

A. Request

Ruhl-Parr/Moran Architects request Design Review approval to add a second story addition to an existing 24-lane shooting range/retail gun sales building. The addition will increase the shooting range capacity to 33-lanes, a nine lane increase with this application. Existing building area is 15,495 square feet. The second story addition will add 9,840 square feet for a total new building square footage of 25, 335 square feet. Minor modifications will occur to the existing landscaping and parking lot.

B. Review Process

Design Review is required by Land Use Code (LUC) 20.30F. The Design Review and SEPA Determinations are all Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Development Services issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

II. SITE DESCRIPTION AND ZONING

A. Site Description



This proposal is located north of Bel-Red Road, west of 136th Avenue NE and south of NE 16th Street. The site currently contains a one story structure that is oriented north-south on the existing lot. Vehicular access is located along the north and west property lines from 136th Avenue NE and NE 16th Street which are public rights of way. The site contains landscape buffers at its south, east and north property boundaries. The existing building appears to be located on the west property boundary.

The topography on this site is generally level with the exception of the southeast corner which slopes down approximately 10 feet to Bel-Red Road.

There currently is an espresso stand located at the northwest corner of this site adjacent to the existing driveway to NE 16th Street. This stand will be removed with this application. There are also five storage containers of various lengths that are located south and west of the espresso stand. These containers will remain with this application.

B. Zoning

The property is zoned BR-CR within the Bel-Red zoning district that was recently amended from Light Industrial to BR-CR, in May of 2009. Three uses are conducted from this facility: 1) retail firearm sales, 2) wholesale sales and storage of firearms, and 3) shooting lanes. This business has been in operation approximately 16 years and the primary use is classified as sporting goods. All of the uses located on this site are permitted but retail sales of firearms are limited to 20,000 square feet within the BR-CR zoning district. Wade's currently contains 2,635 square feet of area for retail sales thus meeting this requirement.

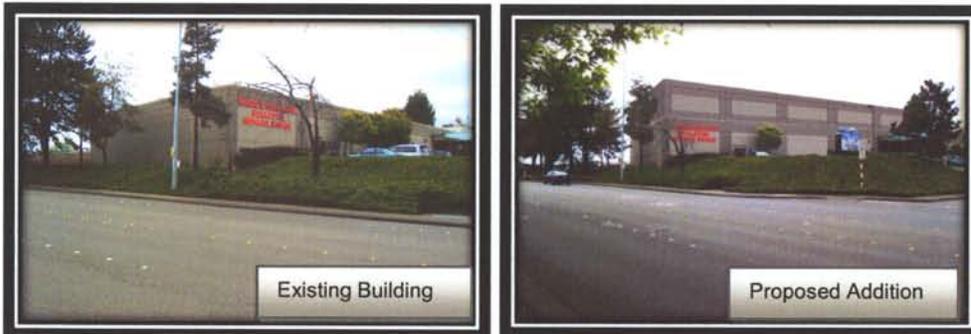
III. PROPOSED PROJECT DESIGN

A. Site Design

Site layout for this proposal will primarily remain the same with minor changes to the parking lot and landscaping areas adjacent to the building. The existing parking lot contains 62 stalls. It will be re-striped in various locations as necessary to accommodate four additional parking stalls for a total of 66 parking stalls for this proposal. A traffic study was conducted by the applicant under permit #10-120479 DC. It was determined at that time that 66 parking stalls is the appropriate amount of parking for this facility. However, it was noted that the owner was leasing out several of his on-site parking stalls to his adjacent neighbors; thus creating an existing parking shortage. The owner was required to cease lease arrangements with his neighbors so that his facility would have its full complement of parking stalls. See Section X for related condition.

B. Building Design

The current building is composed of six inch tilt-up concrete, painted a brown/beige coloring with horizontal and vertical reveals. It was structurally designed to add another story to the building.



The second story addition cannot be composed of the same concrete materials due to connection issues between the first and second floors. The addition will be composed of six inch concrete masonry units (CMU). The new walls will be supported by the existing walls and have enough mass to stop any bullets that miss the bullet trap in the firing range. Use of CMU's also allows the owner to maintain operation while under construction. The second story addition will contain similar reveal lines at the base to create continuity between building floors. Colors will be the same as the existing structure.

Staff anticipates that new signage will be proposed for this facility. As a condition of approval, the applicant shall file a separate sign permit application for staff review and approval. See Section X for related condition.

(See attached project plans.)

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts resulting from the proposal. Issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory requirements correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. See project file for SEPA checklist.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2020 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Wade's Gun Shop lies within MMA # 12, which has a 2020 total growth projection of 521,400 new square feet of retail space. This development proposes 9,840 new square feet of retail space. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. By adding 9,840 new square feet of miscellaneous retail space at 2.24 new trips per 1000 sq ft, this development will generate approximately 22 new PM peak hour trips; therefore, no concurrency test is required.

Short Term Operational Impacts and Mitigation

City staff considered the short term operational impacts of the existing site and concluded that the addition of 22 new PM peak hour trips will not create any significant operational impacts and will not require any mitigation beyond payment of the transportation impact fee.

Noise

Exterior Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C for expanded hours of operation as authorized by the applicable department director to accommodate construction which cannot be undertaken except during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit application shall be required for exemption from the Noise Control Code and must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with the Bellevue City Code – BCC 9.10 – Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off are required to be done at night by the Utility Dept, public school construction)
- Work to accommodate transportation mitigation
- Required evening haul routes
- Work that has been previously determined by sound level monitoring to not exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities. See Section X for related condition.

V. APPLICABLE LAND USE CODE DECISION CRITERIA

The Director may approve or approve with modifications an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

This proposal is located within the Bel-Red Subarea. The Comprehensive Plan designation for this site is BR-CR, which is consistent with the zoning classification of BR-CR for this property. The proposal complies with the Comprehensive Plan as identified with the following policies below:

Policy S-BR-2. *Promote a differentiated economic niche for Bel-Red, retaining many existing businesses while attracting new businesses in a form not found elsewhere in Bellevue. Take advantage of opportunities afforded by Bel-Red's strategic location between Downtown Bellevue and Redmond's Overlake employment center, as well as the opportunities brought about by light rail and high capacity transit coming through the area.*

Policy S-BR-10. *Accommodate the continued operation of existing, and allow new, service uses that are compatible with planned future land uses. Accommodate existing service uses that are less compatible with residential and higher intensity, mixed use development (i.e., those that create noise, odor, fumes, aesthetic or other impacts), but preclude the new establishment of these types of service uses in transit nodes and in stand-alone residential areas.*

Response: Allowing expansion of Wade's at its current location preserves firearm usage for both recreational and training purposes in the City of Bellevue.

Policy S-BR-8. *Encourage mixed use development, promoting opportunities to live, work, shop, and recreate within close proximity.*

Response: The expansion of Wade's allows this business to meet the recreational needs of shooting enthusiasts in the community. The expansion also accommodates law enforcement needs from Bellevue and other local law enforcement officers who desire training facilities.

B. The proposal complies with the applicable requirements of this Code.

Finding: This proposal complies with the requirements of the LUC. The second story addition has been designed to complement the existing first floor addition while maintaining the structural integrity for a shooting range. Minor changes will occur with the parking and landscaping to maintain compliance with the LUC.

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

Finding: The proposal meets the applicable design guidelines of the Code in a manner which fulfills their purpose and intent.

D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

As conditioned, the project fulfills the criterion above. This facility will be compatible with the scale and appearance of the existing facility while maintaining the safety and structural integrity as a shooting range.

E. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

VI. SUMMARY OF TECHNICAL REVIEWS

A. Transportation Department

Site Access

Access to the proposed project will be provided via an existing driveway off a dead-end segment of 136th Ave NE a short distance north of Bel-Red Road, and by an existing driveway off NE 16th Street.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. However, for the proposed development, the Transportation Department has determined that existing street frontage improvements are adequate, and the minimal traffic impacts of the proposed development do not warrant any further improvements. If the nature or size of the proposed development should change, then the Transportation Department may reconsider that determination. If any work is done in any street right of way, then such work must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual. In addition, the following apply to any utility or landscaping work that the developer may do in or adjacent to any street right of way.

1. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.
2. No new fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge where the driveway meets the street. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.
3. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground, depending on the conditions of the Right-of-Way use permits for the utility companies.

Use of the Right-of- Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right-of-Way Use Permit for such activities

must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right-of-Way Use Permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project, Bel-Red Road, NE 16th Street, and 136th Ave NE are all classified as "Overlay Required." Any trenching or construction related damage in any of the adjacent street surfaces will require a grind and overlay at least 50 feet long for the full width of any affected lane. The exact extent of the required pavement restoration will be specified in the Right-of-Way Use permit for the project.

See Section X for related conditions.

B. Utility Department

The Utilities Department reviewed the conceptual design only. There are no implied approvals of the utility engineering. All water, sewer & storm drainage design review, plan approval and field inspection shall be done through the over the counter permit process. A storm UB permit will be required for MR-5 onsite drainage requirements. See Section X for related condition.

C. Fire Department

The Fire Department approves the design review application. Further review of fire code issues will take place with the associated building permit for this proposal. See Section X for related conditions.

D. Clear & Grade

The Clear and Grade Division has approved this proposal and will complete its review through the necessary clearing and grading permit.

VII. PUBLIC COMMENT

As of the date of this report, no written comments have been received regarding this project.

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

- ✓ Previously this site consisted of two lots with the building straddling over a property line in the center of the lot. A Boundary Line Adjustment was required (11-104732 LW) and recently filed with King County's Recorder's Office per recording number 20110525900002.
- ✓ The applicant proposed red reveal lines to accentuate the proposed second story addition. Staff reviewed the proposed images and determined that red reveal lines were too bold for the addition. The applicant has since modified the application so that tan reveal lines will be used to match the existing lines on the first floor level.
- ✓ A proposed rain garden at the southeast corner of the building was modified per Parks Department request given concerns regarding excessive water spillage which would impact the sidewalk below. The applicant has reduced the size of this landscape buffer to avoid excessive water impacts.

IX. DECISION OF THE DIRECTOR

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and Standard compliance reviews, the Director of Development Services does hereby **APPROVE WITH CONDITIONS** the subject proposal.

X. CONDITIONS OF APPROVAL:

A. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. **Right-of-Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable Right-of-way Use permits from the City's Transportation Department, which may include:
 - a. Designated truck hauling routes.
 - b. Truck loading/unloading activities.
 - c. Location of construction fences.
 - d. Hours of construction and hauling.
 - e. Requirements for leasing of right of way or pedestrian easements.
 - f. Provisions for street sweeping, excavation and construction.
 - g. Location of construction signing and pedestrian detour routes.
 - h. All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant will secure sufficient off-street parking for construction workers before the issuance of clearing and grading, building, foundation or demolition permits.

Authority: BCC 11.70 & 14.30
Reviewer: Ron Kessack (425) 452-4631

B. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. **Transportation Impact Fee:** Payment of the transportation impact fee will be required at the time of building permit issuance. The impact fee for a "miscellaneous retail" use is presently \$1.90 per new square foot, which would total \$18,696 for 9,840 new square feet. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Carl Wilson, 425-452-4228

2. **Site Plans—Transportation:** Landscaping plans and architectural site plans must comply with vehicle and pedestrian sight distance requirements where any driveway connects to any public street.

Authority: BCC 14.60.110, 120, 150, 181, 240, 241
Reviewer: Carl Wilson, 425-452-4228

3. **Utilities Approval:** This approval is for the Design Review application only. There are no implied approvals of the utility engineering. All water, sewer & storm drainage design review, plan approval and field inspection shall be done through the over the counter permit process. A storm UB permit will required for MR-5 onsite drainage requirements.

Authority: BCC Title 24.06
Reviewer: Mark Dewey, (425) 452-6179

4. **Exterior Noise:** As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C for expanded hours of operation as authorized by the applicable department director to accommodate construction which cannot be undertaken except during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit application shall be required for exemption from the Noise Control Code and must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with BCC 9.10—Noise Control, Land Use will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e. water connections that require a main shut off are required to be done at night by the Utility Dept, public school construction)

- Work to accommodate transportation mitigation
- City required evening haul routes
- Work that has been previously determined by sound level monitoring to not exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities.

Authority: BCC 9.18.040
Reviewer: Antoinette Pratt (425) 452-5374

5. **Demolition:** Demolition & construction shall conform to the requirements of International Fire Code.

Authority: IFC, Chapter 14
Reviewer: Adrian Jones (425) 452-6032

6. **Sprinkler and Fire Alarm System:** A separate permit is required for revision or extensions of the following: Automatic sprinkler or other suppression system (per NFPA standards) and fire alarm system.

Authority: 2010 NFPA 13, 2009 Bellevue City Code Amendments. (BCCA), 2010 NFPA 72 and BCCA
Reviewer: Adrian Jones (425) 452-6032

7. **Fire Watch and Fire Inspection:** will be required during shutdown of any of the fire protection systems. Fire protection shall be placed back in service during all periods of non-work. Inspection and testing of all fire systems is required when revised or modified. Call the Fire Inspection Request line at 425-452-6875 at least 24 hours in advance (FA systems=48 hrs.). Before a fire protection system is taken out of service notify the Bellevue Fire Department with the following information: name of caller & phone number, company caller with, building name, address, permit # (if one), contact name & phone # (if different), reason for out of service & estimated time to back in service. Call 425-452-2050 or e- mail impairmentnotification@bellevuewa.gov

Authority: BCCA, see Public Information Handout F-20
Reviewer: Adrian Jones (425) 452-6032

C. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. **Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, (425) 452-5374

2. **Landscape Maintenance Assurance Device:** A one-year maintenance assurance device (assignment of savings) equal to 20 percent of the cost of all project landscaping (excluding irrigation is required prior to issuance of the Temporary Certificate of Occupancy. One year after the installation is complete and inspected, the City will release the maintenance device in full provided that the landscaping conforms to the City approved plan, and all of the plants are alive and well.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, (425) 452-5374

3. **On-Site Parking Availability:** To ensure the full complement of parking on this site, the owner shall not enter into any on-site lease arrangements for parking.

Authority: LUC 20.20.590.F.2
Reviewer: Antoinette Pratt, (425) 452-5374

4. **Pavement Restoration:** Pavement restoration associated with utility connections, street frontage improvements, or to repair street surfaces damaged during construction shall be provided as required by the Transportation Department Inspector and as specified in the Right-of-Way use permit for the project. Near this site, Bel-Red Road, NE 16th Street, and 136th Ave NE are all classified as "Overlay Required." Any trenching or damage in any of the adjacent street surfaces will require a grind and overlay at least 50 feet long for the full width of any affected lane.

Authority: BCC 14.60. 250; Design Manual Design Standard #21
Reviewer: Ron Kessack (425) 452-4631

5. **Signs:** A comprehensive sign package shall be submitted to DSD for review and approval prior to issuance of any sign permits. The sign package plans, elevations, and other sketches shall include but are not limited to:

- A. Location
- B. Lighting
- C. Color Palate
- D. Material
- E. Design (No cabinet or can signs are permitted)

Signage shall be the minimum size necessary to convey information and shall be architecturally compatible and integrated with the building. See Sign Code limitations or other design criteria. Design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

Authority: LUC 20.25A.110, LUC 20.30F, BCC 22B
Reviewer: Antoinette Pratt, (425) 452-5374

Wade's Gun Shop
11-104748 LD
Page 13 of 13

ATTACHMENTS

Project Plans and Drawings

DESIGN TEAM

OWNER:
WADE GAUGHAN
13570 BEL-RED ROAD
BELLEVUE, WA 98005
WADE GAUGHAN (425) 644-8313

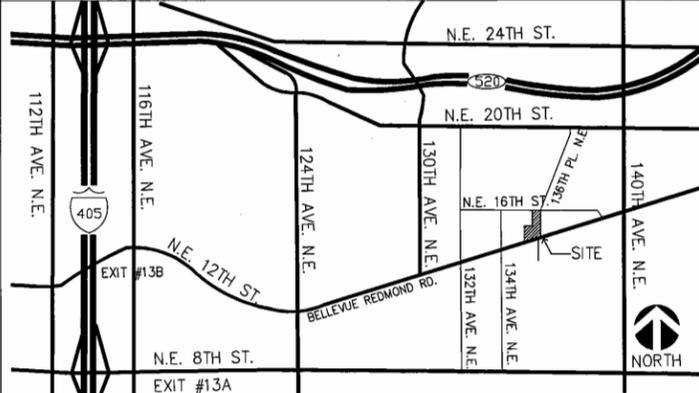
PROJECT ARCHITECT:
RUHL-PARR/MORAN ARCHITECTS LLC
2200 - 6TH AVE, SUITE 780
SEATTLE, WA 98121
JOHN MORAN (206) 349-4001 FAX (206) 281-4386

STRUCTURAL ENGINEER:
SHUTLER CONSULTING ENGINEERS
12503 BEL-RED ROAD, SUITE 100
BELLEVUE, WA 98005
JOHN HEADLAND (425) 450-4075 FAX (425) 450-4076

CIVIL ENGINEER:
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVE. EAST
SEATTLE, WA 98102
TED DIMOF (206) 323-4144 FAX (206) 323-7135

LANDSCAPE ARCHITECT:
KEN LARGE LANDSCAPE ARCHITECTS
21803 NE 17TH COURT
SAMMAMISH, WA 98074
KEN LARGE (425) 836-4578 FAX (425) 642-8026

VICINITY MAP



PROJECT DATA

SITE AREA: 59,833 SF
ZONE: BR-CR
CONSTRUCTION TYPE: TYPE III-B SPRINKLERED
EXISTING BUILDING AREA: 15,495 SF
NEW BUILDING AREA:
CONTROL: 149 SF
RESTROOMS: 120 SF
CLASSROOM: 691 SF
CIRCULATION: 1,127 SF
LUNCHROOM: 283 SF
LANES: 7,470 SF
TOTAL NEW BUILDING AREA: 9,840 SF
TOTAL BUILDING AREA: 25,335 SF

ALLOWABLE AREA:
M OCCUPANCY (MOST RESTRICTIVE - NON SEPARATED USES): 12,500 SF
SPRINKLER INCREASE: 25,000 SF
TOTAL ALLOWED: 37,500 SF

BUILDING SITE COVERAGE: 35%

EXISTING IMPERVIOUS AREA: 41,692 SF (69.7%)
NEW IMPERVIOUS AREA ADDED: 79 SF (0.1%)
TOTAL IMPERVIOUS AREA: 41,771 SF (69.8%)

BUILDING HEIGHT: 37

EXISTING LANDSCAPING AREA: 12,888 SF
SIGNIFICANT TREES: 10 PINES

PARKING REQ'D
EXISTING BUILDING:
RETAIL: 2635 SF / 200 SF (5/1000) = 13
WAREHOUSE/STOR: 2128 SF / 666 SF (1.5/1000) = 3
OFFICE: 352 SF / 225 SF (4.5/1000) = 2
CLASSROOM: 744 SF / 225 SF (4.5/1000) = 3
RANGE: 24 LANES x 1.0 PER = 24
TOTAL REQUIRED EXISTING = 45
NOTE: EXISTING CLASSROOM AREA WILL BE REPLACED BY STAIRS & ELEVATOR AREA = (-3)
NEW TOTAL REQ'D EXISTING = 42

NEW SECOND FLOOR ADDITION:
ANCILLARY SPACE (CORRIDORS/ STAIRS/ ELEVATOR/ LUNCH ROOM) = 0
CONTROL DESK: 149 SF / 222 SF (4.5/1000) = 1
CLASS ROOM: 691 SF / 222 SF (4.5/1000) = 3
RANGE: 2 LANES x 1.0 PER = 2
NEW ADDITIONAL REQUIRED PARKING = 13
TOTAL REQUIRED PARKING = 65

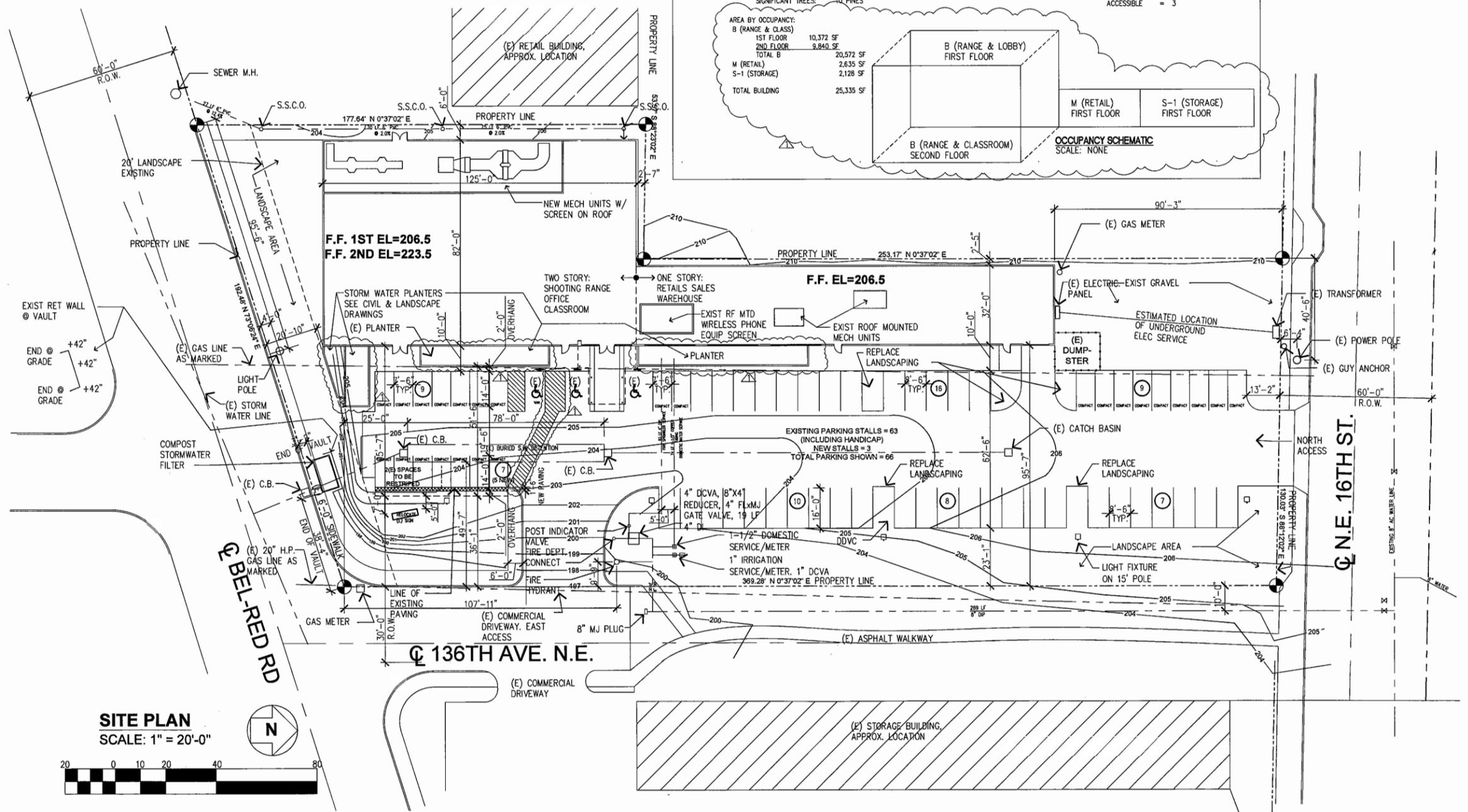
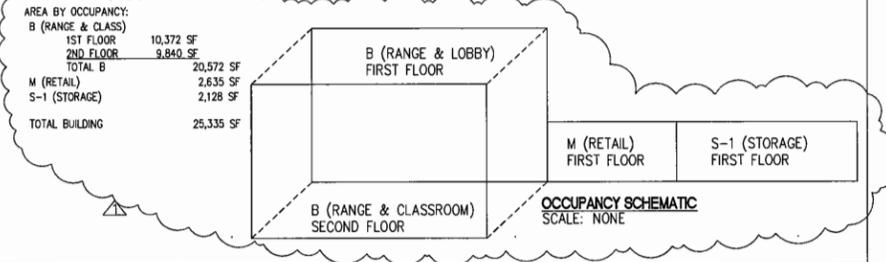
EXISTING PARKING = 62
NEW STALLS = 4
TOTAL PARKING = 66
COMPACT = 25
STANDARD = 38
ACCESSIBLE = 3

INDEX

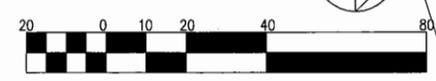
SHT.	CONTENTS
A1-0	GENERAL NOTES, VICINITY MAP, SITE PLAN
A2-1	1ST FLOOR PLAN
A2-2	2ND FLOOR PLAN
A3-1	EXTERIOR ELEVATIONS
A4-1	NOT USED
A5-1	1ST FLOOR REFLECTED CEILING PLAN
A5-2	2ND FLOOR REFLECTED CEILING PLAN

LEGAL DESCRIPT.

PARCEL NO: 0672100176,
LEGAL DESCRIPTION: BELLEVUE GARDENS ADD E. 183.56 FT LY NLY OF REDMOND-BELLEVUE ROAD SUBJECT TO TRAN LN ESMIT
PARCEL NO: 0672100180,
LEGAL DESCRIPTION: BELLEVUE GARDENS ADD E. 130 FT ESMIT PSP&I CO TRANS LN.
ADDRESS: 13570 BEL-RED ROAD, BELLEVUE, WA 98005



SITE PLAN
SCALE: 1" = 20'-0"



GAUGHAN BUILDING ADDITION

13570 BEL RED ROAD
BELLEVUE, WA 98005

5/13/11	DESIGN REVIEW RESUBMIT	
	DESIGN REVIEW	
REV	DATE	DESCRIPTION
	JLA	
	JLA	
	RPMA	
	JWM	

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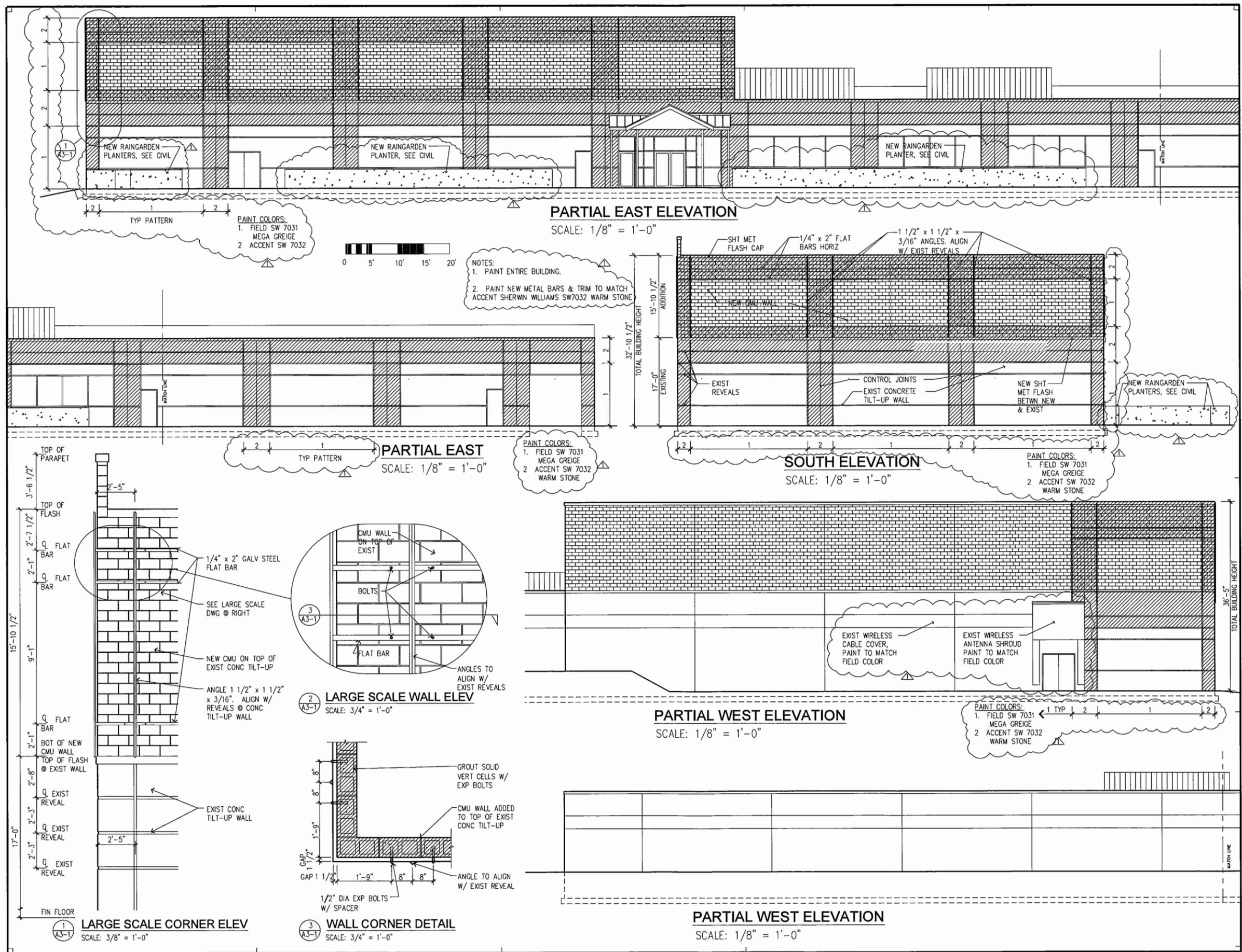
2679 REGISTERED ARCHITECT
JOHN W. MORAN
STATE OF WASHINGTON

Ruhl-Parr / Moran Architects, LLC
ARCHITECTS
2200 - 6th Ave, Suite 780
Seattle, WA 98121 (206) 349-4001 (425) 994-0211

DRAWING TITLE	DRAWING NO
GENERAL NOTES, VICINITY MAP, SITE PLAN	A1-0
JOB NUMBER	PRINT DATE
10-104	05/12/11

GAUGHAN BUILDING ADDITION

13570 BEL RED ROAD
BELLEVUE, WA 98005



REV	DATE	DESCRIPTION
△		
△		
△		
△	5/13/11	DESIGN REVIEW REVISIONS
		DESIGN REVIEW
PROJECT MANAGER	JLA	
ARCHITECT/ENGINEER	JLA	
DRAWN BY	RPMA	DATE
CHECKED BY	JWM	DATE

Ruhl-Parr / Moran Architects, LLC
Architects

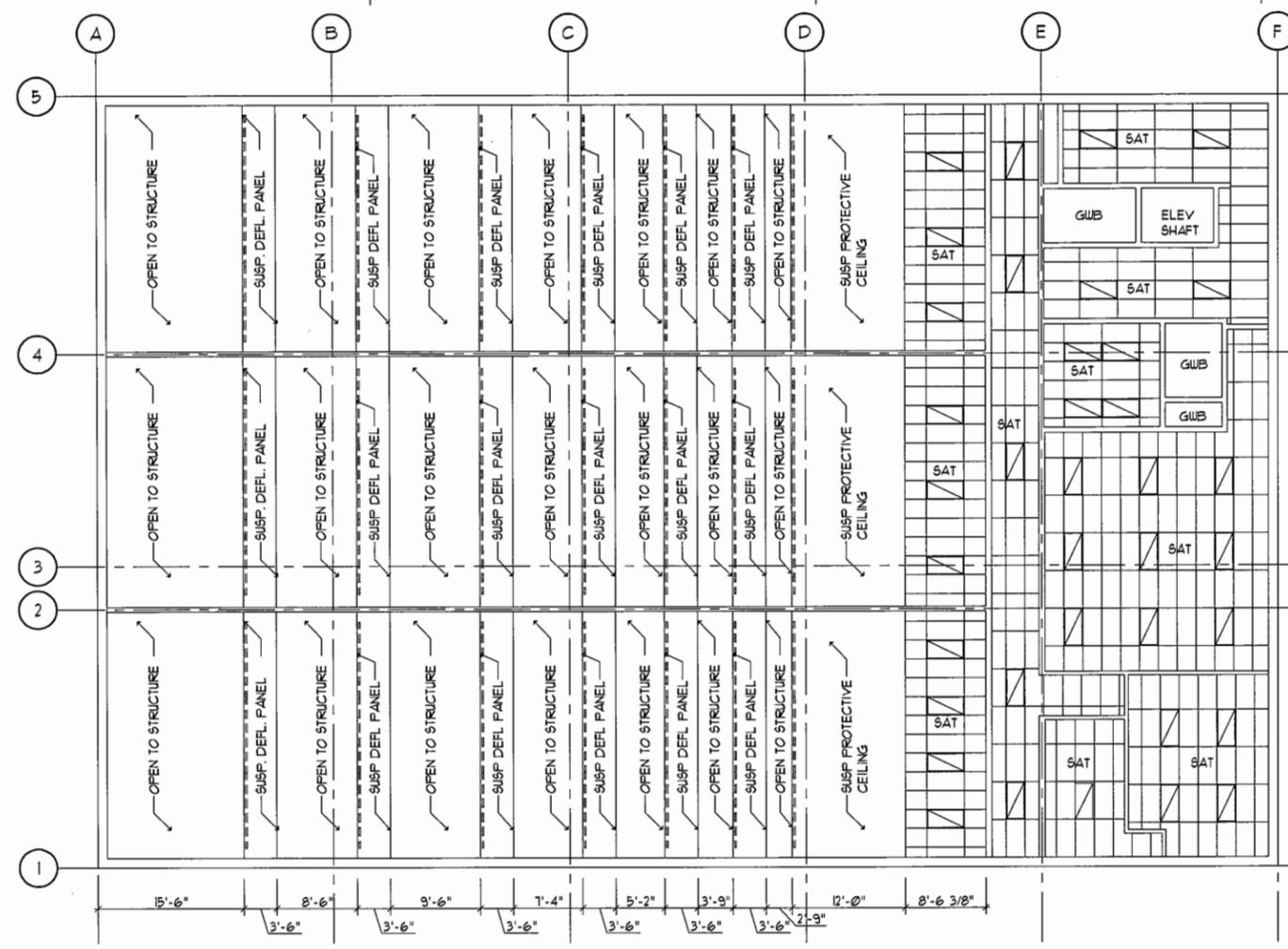
2200 - 6th Ave, Suite 700
Bellevue, WA 98005 (206) 464-0211 (425) 959-4311

DRAWING TITLE: **EXTERIOR ELEVATIONS ELEVATION DETAILS**

DRAWING NO: **A3-1**

JOB NUMBER: **10-104**

PRINT DATE: **05/12/11**



LIGHT FIXTURE LEGEND

-  2'x4', THREE TUBE FLUORESCENT WITH ELECTRONIC BALLAST
-  8', ONE TUBE FLUORESCENT WITH ELECTRONIC BALLAST
-  WALL MOUNTED COMPACT FLUORESCENT W/ ELECTRONIC BALLAST



2ND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



GAUGHRAN BUILDING ADDITION

13570 BEL RED ROAD
BELLEVUE, WA 98005

△		
△		
△		
△		
△		
		DESIGN REVIEW
REV	DATE	DESCRIPTION
PROJECT MANAGER		JLA
ARCHITECT/ENGINEER		JLA
DRAWN BY	RFMA	DATE
CHECKED BY	JLM	DATE

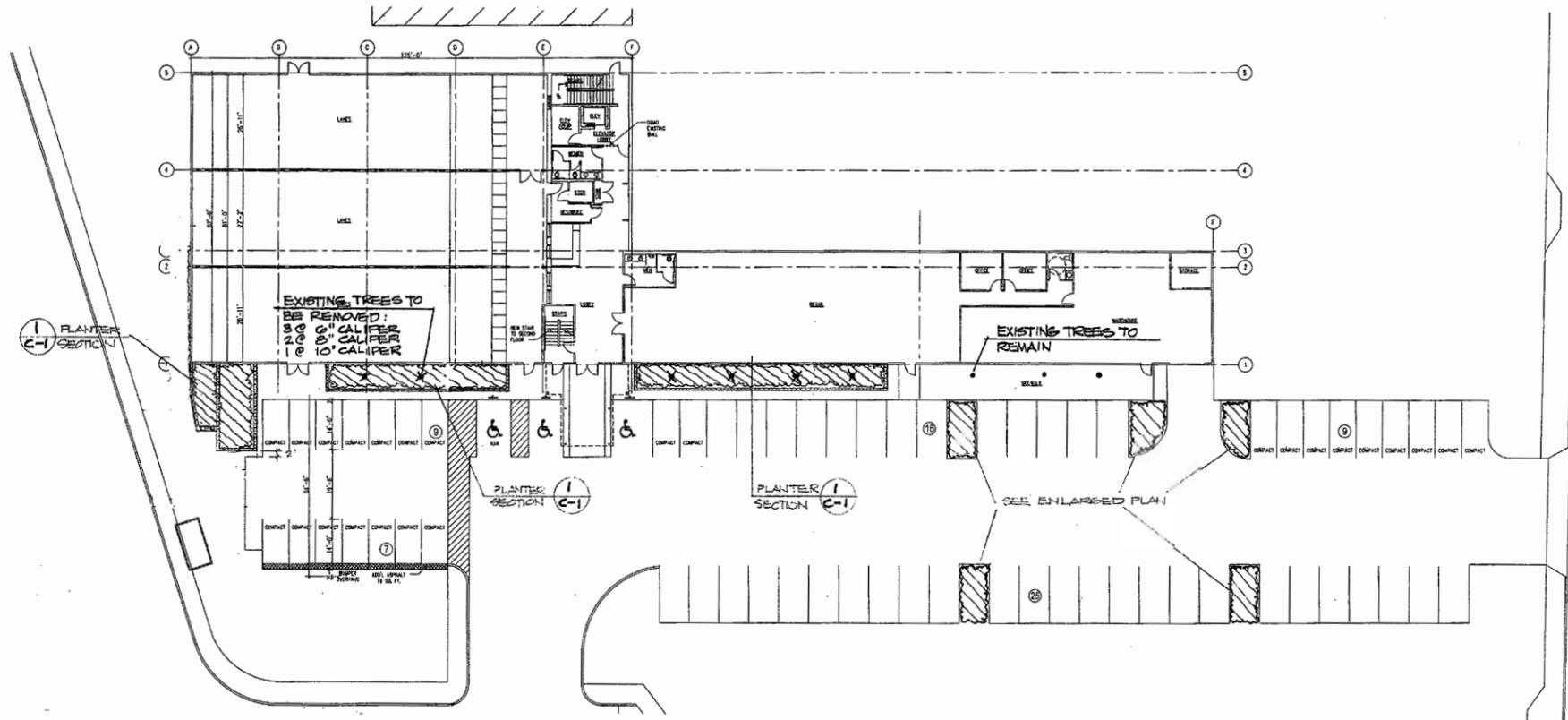
Ruhl-Parr / Moran Architects, LLC
Architects
2200 - 6th Ave, Suite 700
Seattle, WA 98121 (206) 369-4201 (425) 939-0211

DRAWING TITLE	DRAWING NO
2ND FLOOR REFL. CEIL. PLAN LIGHT FIXTURE SCHEDULE	A5-2
JOB NUMBER 10-104	PRINT DATE 02/15/11

PLANT LIST

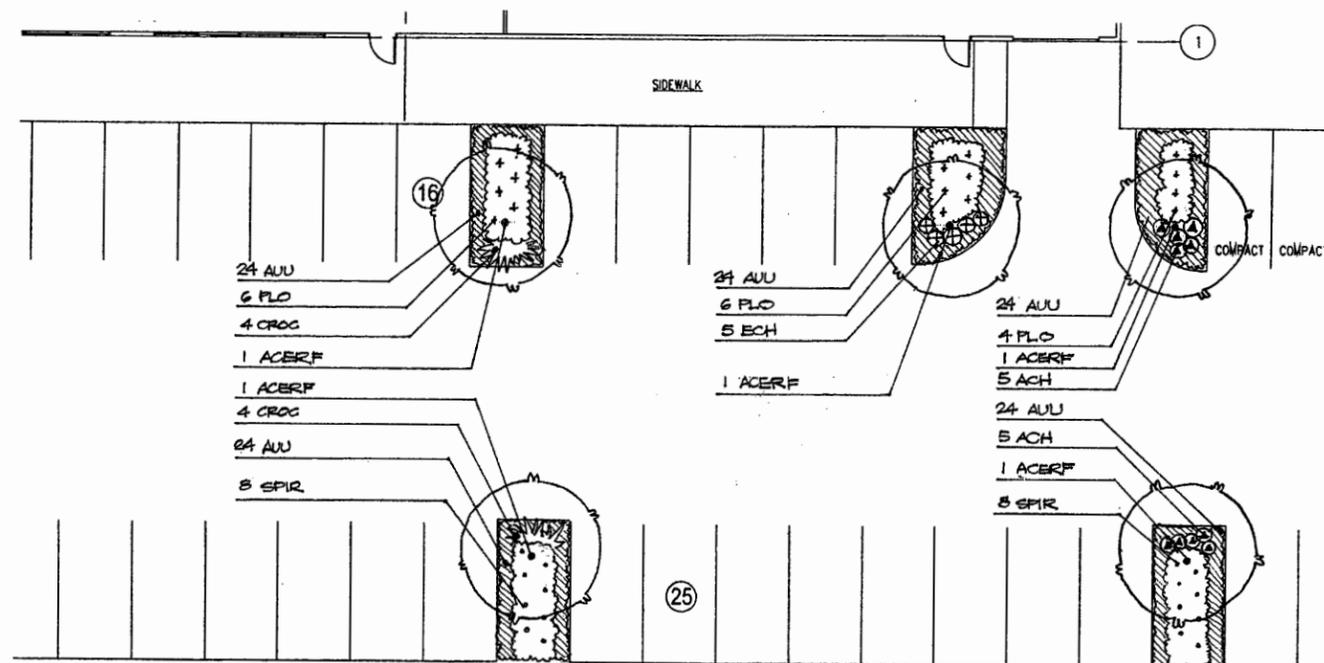
QUANTITY	SYMBOL	PLANT NAME	SIZE/SPACING
5	ACER	ACER FAIRVIEW FLAME/ FAIRVIEW FLAME MAPLE	1-1/2" CALIPER SPECIMEN
120	AUU	ARCTOSTAPHYLOS UVA URSI/ KINNINNECK	1 GALLON CAN
16	PLO	PRUNUS LAUROCERACUS OTTOLUYKEN/ OTTOLUYKEN LAUREL	18-21" B/B
8	CROC	CROCOSMIA SULFURE DAVIDSON/ GOLDEN CROCOSMIA	1 GALLON
16	SPIR	SPIRAEA GOLDMOUND	2 GALLON
5	ECH	ECHINACEA DOUBLE DECKER/ ECHINACEA	1 GALLON
10	ACH	ACHILLEA MILLEFOLIUM APPLEBLOSSOM/ YARROW	1 GALLON

NOTE:
Disturbed soils on site will be amended per BMP T5-13 Post-Construction Soil Quality and Depth.



**PLANTER SITE PLAN/
TREE REMOVAL PLAN**

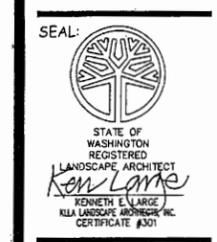
1" = 20'



**PARKING LOT PLANTING
PLAN**

1/8" = 1'-0"

KEN LARGÉ
Landscape Architect
21803 NE 17th Court
Sammamish, Wa. 98074
Office: 425-836-4578, Cell: 206-396-7617
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FAX: 425-896-8923

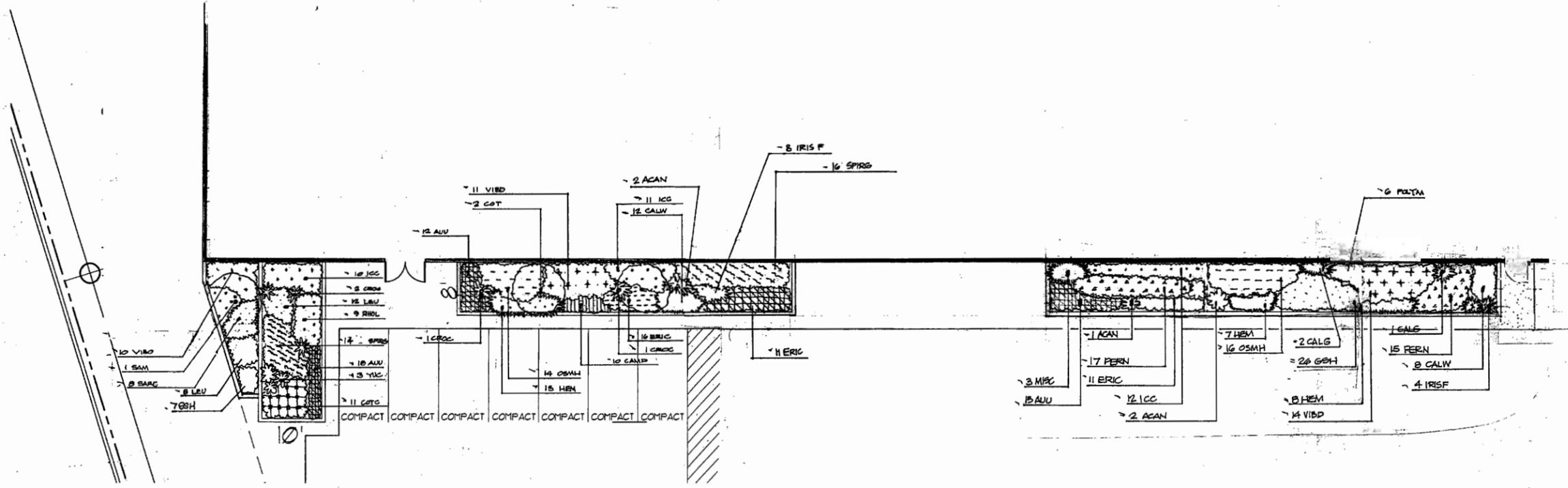
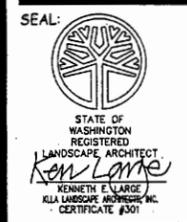


WADES EASTSIDE GUNS
13570 Dal Red Road Bellevue, WA 98005

JOB NUMBER:
DRAWN: KEL
CHECKED:
DATE:
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

PERMIT SET
SHEET NUMBER:
L-1



**RAISED PLANTER
LANDSCAPE PLAN**
Scale: 1/8" = 1' - 0"

PLANTER PLANT LIST

QUANTITY	SYMBOL	PLANT NAME	SIZE/SPACE
25	ACAN	ACANTHUS MOLLIS/ BEARS BREACH	1 GALLON CAN
12 45	AUU	ARCTOSTAPHYLOS UVA URSI MASSACHUSETTES	1 GALLON CAN
3	CALG	CALAMAGROSTIS X KARL FOERSTER/ FEATHER REED GRASS	1 GALLON
20	CALW	CALLUNA V. CON BRIO	1 GALLON CAN
12	CALWC	CALLUNA WHITE CHOCOLATE	1 GALLON
10	CAMP	CAMPANULA PORTENSCHLAGIANA BELLFLOWER	4 POT
2	COT	COTINUS COGEGYRIA GRACE/ GRACE SMOKEBUSH	5 GALLON
11	COTC	COTONEASTER MICROPHYLLA COOPERII/ COOPERI COTONEASTER	1 GALLON
7	COTP	COTONEASTER PARNEYI/ BARNEY COTONEASTER	2 GALLON
4	CROC	CROCOSMIA SULPHER MONTBRETIA	1 GALLON CAN

33	ERICA	ERICA WINTERFREUNDE	1 GALLON
30	6SH	GAULTHERIA SHALLON SALAL	1 GALLON CAN
12	HEM	HEMEROCALLIS GOLIATH DAYLILY	1 GALLON
12	ICC	ILEX CRENATA CONVEXA JAPANESE HOLLY	12-15" B/B
12	IRISF	IRIS FOETIDISSIMA	1 GALLON CAN
12	LEU	LEUCOTHOE GATESBAEI	1 GALLON
3	MISCYJ	MISCANTHUS YAKU JIMA	1 GALLON
12	OSM	OSMANTHUS DELEVAYEE	1 GALLON
12	OSMH	OSMANTHUS GOSHIKI	1 GALLON
12	OSMU	OSMUNDA REGALES/ ROYAL FERN	1 GALLON CAN
32	PERN	PERNETTYA ROSA	1 GALLON CAN
12	POLYB	POLYSTICHUM POLYBLEPHARUM TASSEL FERN	1 GALLON CAN
12	POLYM	POLYSTICHUM MUNITUM SWORD FERN	1 GALLON CAN

9	RHOL	RHODODENDRON OCEAN LAKE	12-15" B/B
1	SAM	SAMBUCUS RACEMOSA SOUTHERLAND GOLD	5 GALLON CAN
8	SARC	SARCOCOCCA RUSKIFOLIA FRAGRANT SARCOCOCCA	1 GALLON CAN
12	SPIRG	SPIRAEA GOLDMOUND	2 GALLON CAN
25	VIBD	VIBURNUM DAVIDII	1 GALLON
10	VIBO	VIBURNUM OPULAS NANA/ DWARF HIGH BUSH CRANBERRY	1 GALLON
3	YUC	YUCCA COLOR GUARD	2 GALLON

WADES EASTSIDE GUNS
13970 Bel Fred Road - Bellevue, WA 98005

JOB NUMBER:
DRAWN: KEL
CHECKED:
DATE:
REVISIONS:
1st print May 10, 11

SHEET TITLE:
LANDSCAPE PLAN

PERMIT SET:
SHEET NUMBER:
L-2