



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

Proposal Name: Modification of the Cole Planned Unit Development

Proposal Address: 6114 164th Ave. SE

Proposal Description: To amend the prior approved Cole Planned Unit Development to allow an additional house plan consisting of additional bedrooms/bonus room over the garage. There will be no increase in lot coverage, impervious surface or total building height. There will be no change in setbacks. The plat layout will not change.

File Number: 11-119062-LI

Applicant: CanWest Development, LLC

Decisions Included: Administrative Amendment to Planned Unit Development Process II, Land Use Code 20.35.200

Planner: Carol Hamlin, Senior Planner *CHamlin*

State Environmental Policy Act Threshold Determination: Prior Determination of Non-Significance (DNS) was issued on October 8, 2008, incorporated by reference

Director's Decision: **Approval with one condition**
Michael A. Brennan, Director
Development Services Department

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

Notice of Application: 08-18-2011
Notice of Decision: 11-03-2011
Bulletin Publication Date: 11-03-2011
Decision Appeal Deadline: 11-17-2011

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE or call 425-452-6800. Appeal of the decision must be received in the City's Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

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ATTACHMENTS

- A - Existing House Plan
- B - Modified House Plan

I. PROPOSAL DESCRIPTION AND REVIEW PROCESS

Proposal Description

The applicant requests approval to amend the prior approved Cole Planned Unit Development (PUD)¹. The house plan will be amended to increase the size of the living area by adding additional bedrooms/bonus room over the garage. There will be no increase in lot coverage, impervious surface or total building height. There will be no change in setbacks. The plat layout will not change. The applicant is requesting this modification to provide more flexibility to potential buyers of future homes.

The original Cole PUD was approved on October 16, 2009, along with a preliminary plat of 17 underlying lots for single family homes. After clearing & grading permit approval and infrastructure construction, the final plat was recorded with King County on April 22, 2011 (recording number 20110422000090). Five (5) of the 17 lots have received building permits and are under construction. Two (2) permits are in process, including Lot 9 which is pending approval of this modification.



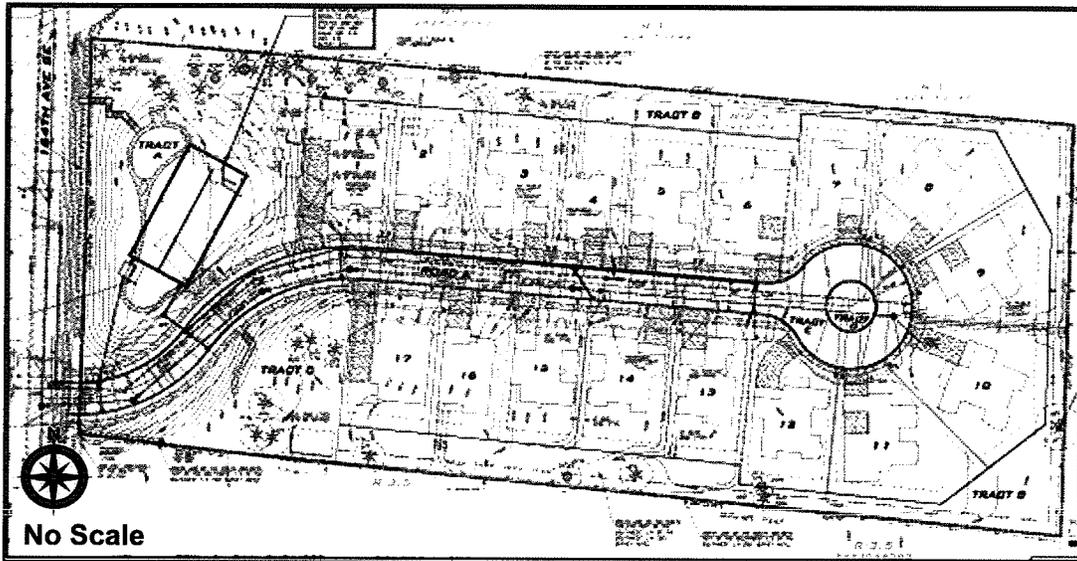
Original approved house plan under file 06-121249-LK.

¹ The prior PUD file is 06-121249-LK.



Proposed modification with additional bedrooms/bonus room over the garage

See Attachments A and B for full plan sets.



Recorded Cole Plat Layout (unchanged)

The PUD process was used to reduce the 13,500 square foot minimum lot size in the R-2.5 single family zoning district to lots ranging in size from 6,188 square feet to 9,740 square feet. All PUD requirements were met under the previous file 06-121249-LK.

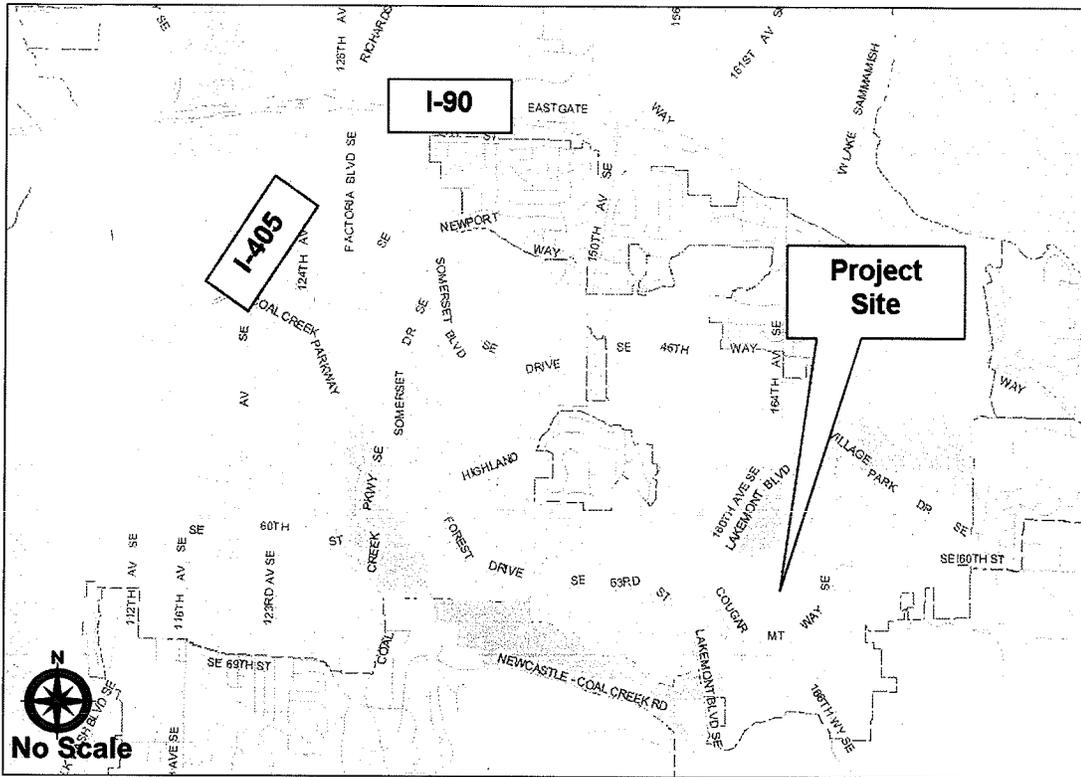
The underlying plat covers 5.54 acres with 17 lots. Overall, the slope within the plat is about 13%, although the western portion of the property where access is gained is steeper. There are no critical areas onsite. New landscaping was installed as required by the prior preliminary plat approval. The site is essentially a grassy field which is now being converted to upscale single family homes. There are no changes to the site layout with this modification.

Review Process

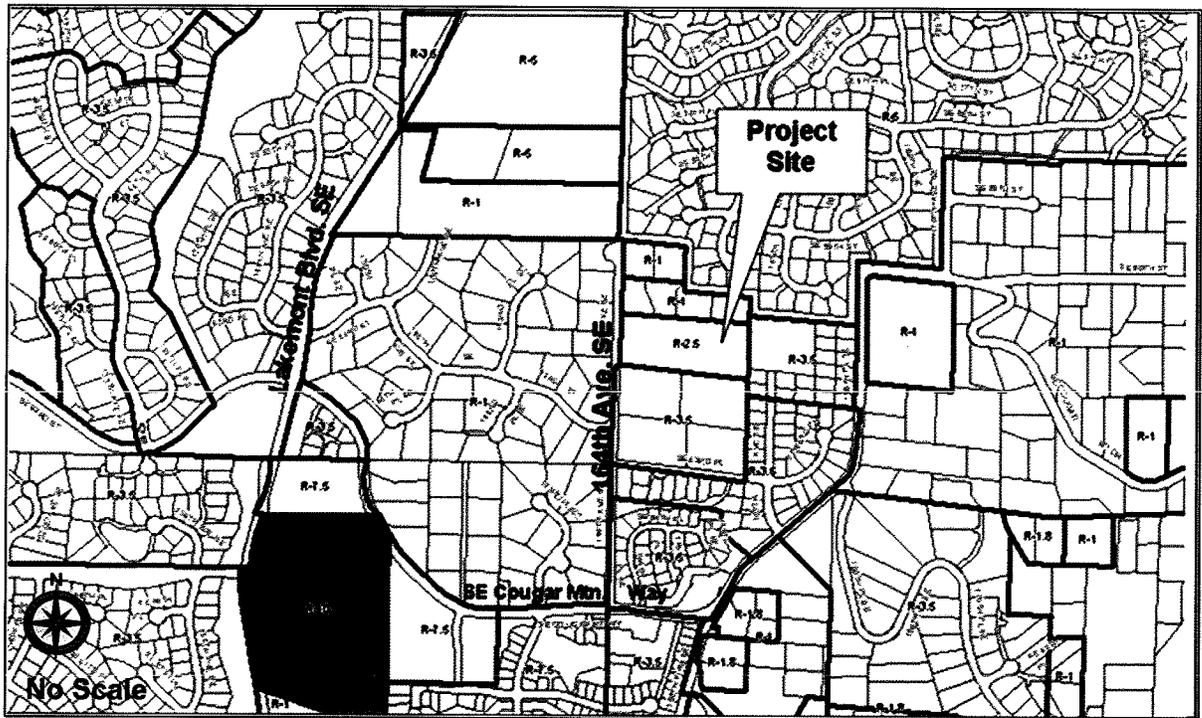
Modification of an approved Planned Unit Development is a Process II application, with decision by the Director of the Development Services Department. The Process II review process includes public notice (application and decision) with an optional public meeting. In this case, a public meeting was not requested or deemed necessary by staff. Appeals of the decision by the Director are appealable to the Hearing Examiner (LUC 20.35.200).

II. SITE DESCRIPTION AND CONTEXT

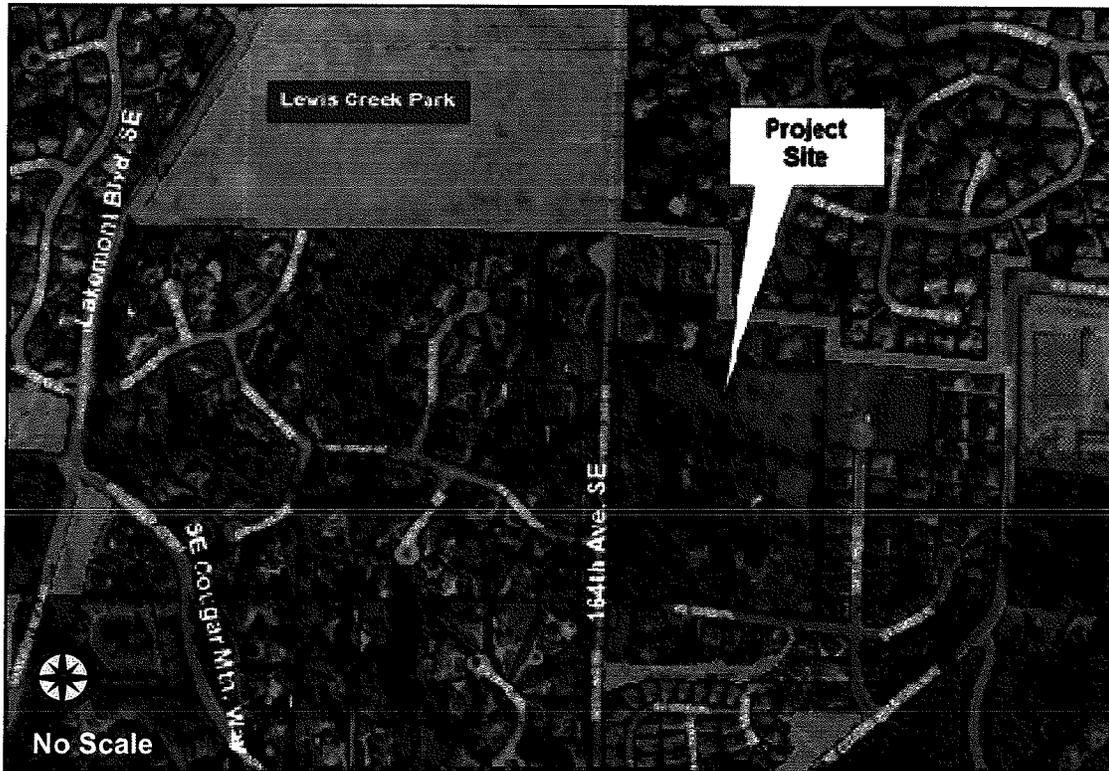
The site is located in the Newcastle Subarea of Bellevue. This is an area of Bellevue (Cougar Mountain) that has previously experienced substantial subdivision activity with construction of larger new homes. The site is surrounded by single family residential neighborhoods on all sides. There are no multi-family homes or commercial uses in the immediate vicinity.



Vicinity Map



Zoning Map



Aerial Photograph

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS LUC 20.20.010

The proposal complies with the Land Use Code requirements for the R-2.5 zoning district, as applicable. The proposal to modify the house plans to add additional bedrooms/bonus room will not affect compliance with dimensional requirements of the Land Use Code. The height of the addition is 23 feet which is under the 30 foot height limit in the R-2.5 zoning district.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

A prior Determination of Non-Significance (DNS) was issued on October 8, 2008 for the PUD/Preliminary Plat (06-121249-LK). This DNS is incorporated by reference to the subject final plat amendment. Documents are available in the Development Services Department, Records Room, Bellevue City Hall, 450 110th Ave NE.

V. SUMMARY OF TECHNICAL REVIEW

This proposed modification has been reviewed for compliance with Fire, Utilities, Clearing & Grading, Transportation, and Land Use Codes and standards. There are no concerns with this proposal as it pertains to these codes and standards.

VI. PUBLIC NOTICE AND COMMENT

Application Date: July 15, 2011
Completion Date: August 4, 2011

Notice of Application Date: August 18, 2011
Mailing Public Notice (500 feet): August 18, 2011
Minimum Comment Period: September 1, 2011
Public Meeting: None required

The Notice of Application for this project was published on August 18, 2011. On this date, the notice was mailed to property owners within 500 feet of the project site and the public information sign was installed.

One phone call was received in regards to a subcontractor speeding within the neighborhood. This issue was resolved, but not germane to the review of this application. No other phone calls were received. No written comments were received from the public as of the writing of this staff report. There are no parties of record.

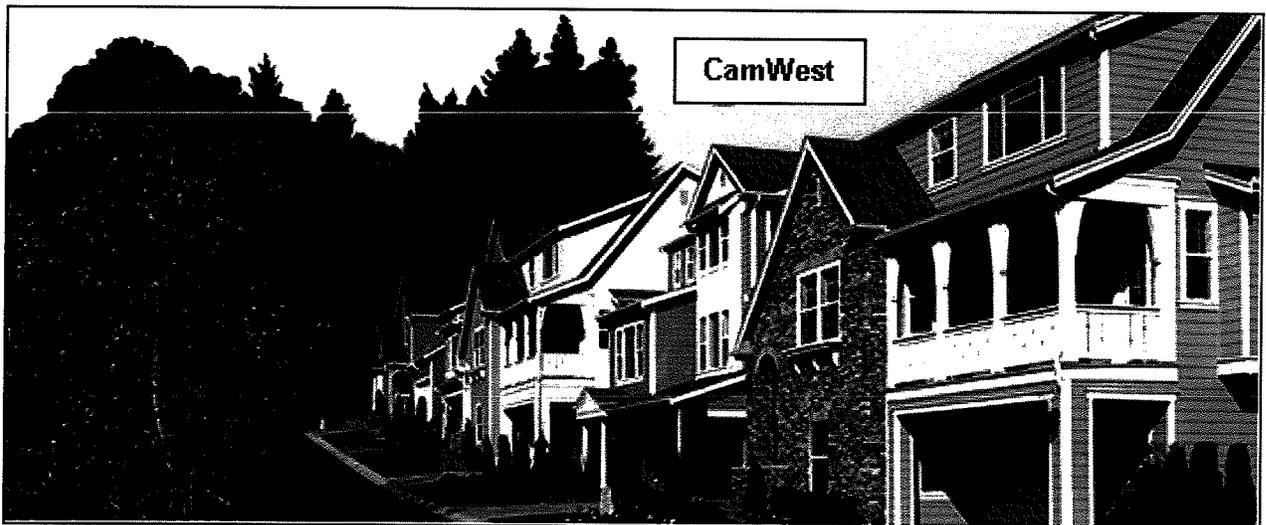
VII. DECISION CRITERIA

Land Use Code 20.30D.285.D Amendment of an approved Planned Unit Development:

The Director may approve modifications to an approved Planned Unit Development as an administrative amendment subject to the procedures set forth in LUC 20.35.200 et seq., if the following criteria are met:

- A. The amendment maintains the design intent or purpose of the original approval.

Finding: The amendment maintains the design intent or purpose of the original approval. The proposal is to add additional bedrooms/bonus room over the garage. The design of the modification is consistent with the existing home designs. The design of the homes in the PUD are traditional suburban "Northwest" architecture, 2-3 stories in height, and include a variety of exterior materials (stone, brick, vertical and horizontal siding and shake), decorative dormers, varied roof lines and pitches, shutters, window grids, and significant articulation on all sides. Each home has a two-car garage with space for two to four vehicles. The variety of home types and exterior elevations (colors, materials, rooflines and details) help to provide an interesting streetscape. Exterior colors will include various shades of northwest colors (beige, brown, grey, greens, etc.) along with natural wood, stone and brick, typical of other CamWest projects.



Typical CamWest development

- B. The amendment maintains the quality of design or product established by the original approval.

Finding: The amendment maintains the quality of design or product established by the original approval. As noted above in Section #VII.1, the design of the modification is consistent with the existing home designs. Quality of design and product will match the existing homes. The applicant shall indicate, on applicable single family home plans, a modification was approved under PUD Modification, 11-119062-LI. See condition IX.A.

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

Finding: The proposed amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property. The proposal is changing the floor plan on the second level to add additional bedrooms/bonus room over the garage.

VIII. CONCLUSION AND DECISION

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 hereby **APPROVES the Modification of the Cole Planned Unit Development with one condition.**

IX. CONDITION OF APPROVAL

The following condition is imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – Bellevue City Code 23.76	Savina Uzunow, 425-452-7860
Construction Codes – Bellevue City Code Title 23	Building Division, 425-452-4121
Fire Code – Bellevue City Code 23.11	Adrian Jones, 425-452-6032
Land Use Code – Bellevue City Code Title 20	Carol Hamlin, 425-452-2731
Noise Control – Bellevue City Code 9.18	Carol Hamlin, 425-452-2731
Sign Code – Bellevue City Code Title 22B	Carol Hamlin, 425-452-2731
Transportation Code – Bellevue City Code 14.60	Rohini Nair, 425-452-2569
Right of Way Use Code – Bellevue City Code 14.30	Tim Stever, 425-452-4294
Design Manual, Transportation Dept.	Rohini Nair, 425-452-2569
Utility Code – Bellevue City Code Title 24	Don Rust, 425-452-4856

CONDITION OF APPROVAL:

- A. Single Family Home Plans:** The applicant shall indicate, on applicable single family home plans, a modification was approved under PUD Modification, 11-119062-LI.

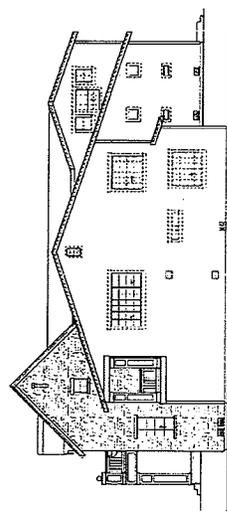
Authority: Land Use Code 20.30D.285.D

Reviewer: Carol Hamlin, Development Services

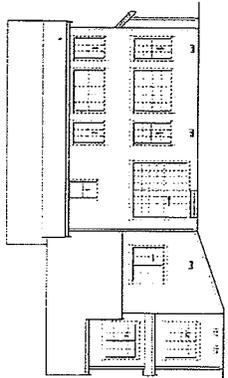
Attachment A
Existing House Plan

MATERIAL LEGEND

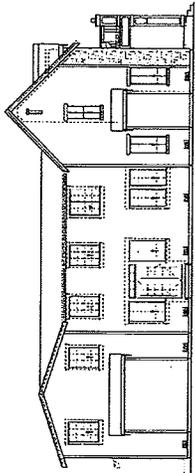
- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- I. 'SMOOTH' FIBER CEMENT BOARD
- J. WOOD POTSHLF
- K. WOOD CORBELS
- L. CULTURED STONE VENEER
- M. BRICK VENEER
- N. WOOD-PANEL COLUMNS
- O. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- P. WOOD SHUTTER BOARD
- Q. 'ROUGH SAWN'
- R. 1x LAP SIDING BOARDS
- S. WOOD LATTICE OVER
- T. 'SMOOTH' FIBER CEMENT BOARD



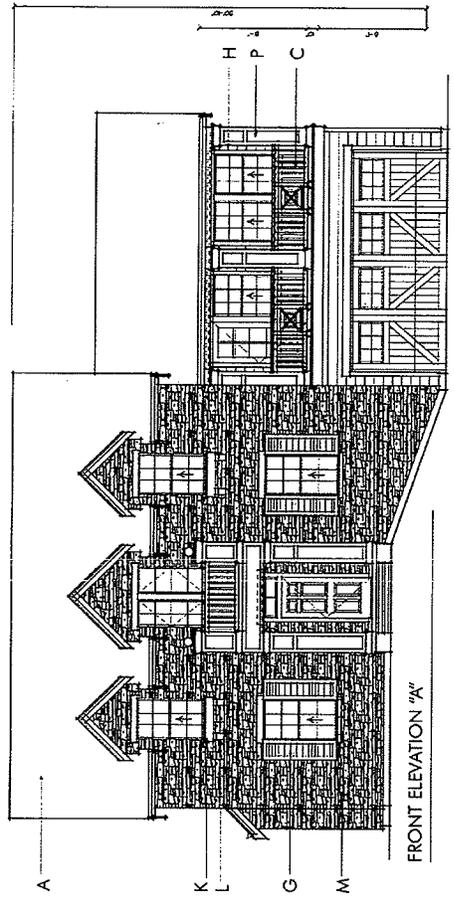
RIGHT



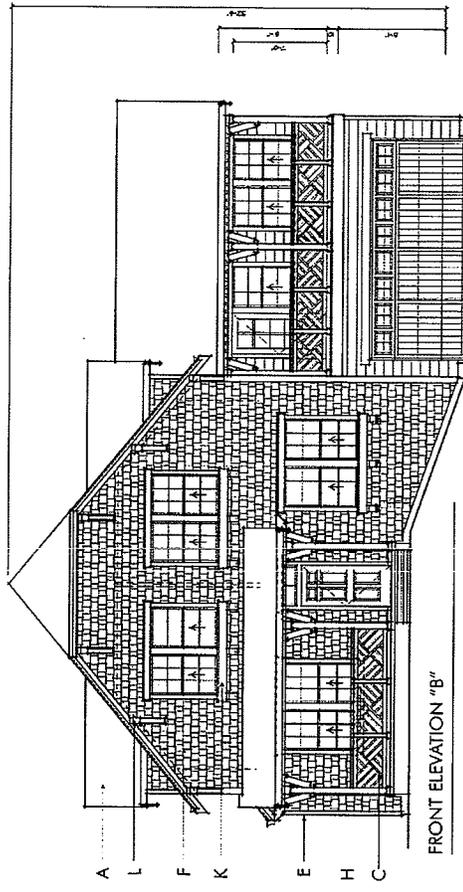
REAR



LEFT



FRONT ELEVATION "A"



FRONT ELEVATION "B"



**PLAN 1226-1
ELEVATIONS**

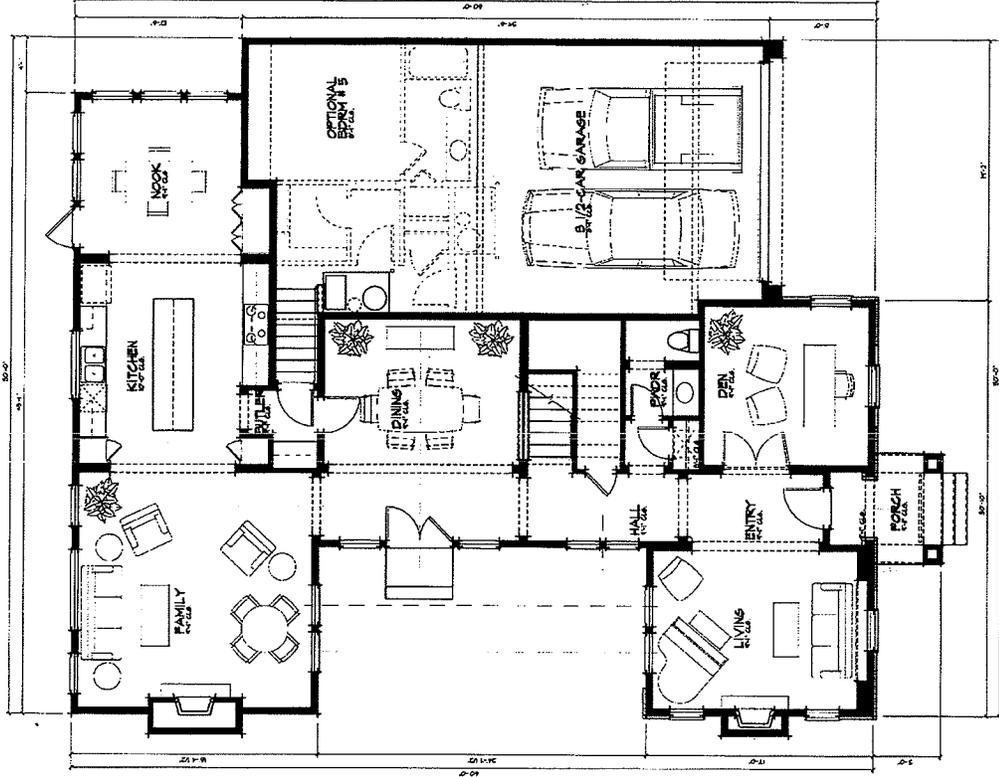
November 9, 2007 Project No.: 133,172



5866 Orient Drive
Presession, CA 94586
925.251.2280
925.251.7261

BELLEVUE, WASHINGTON

COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



FIRST FLOOR

1,639 SQ. FT.
TOTAL 3,707 SQ. FT.
PLAN 1226-1

Project No.: 113,172

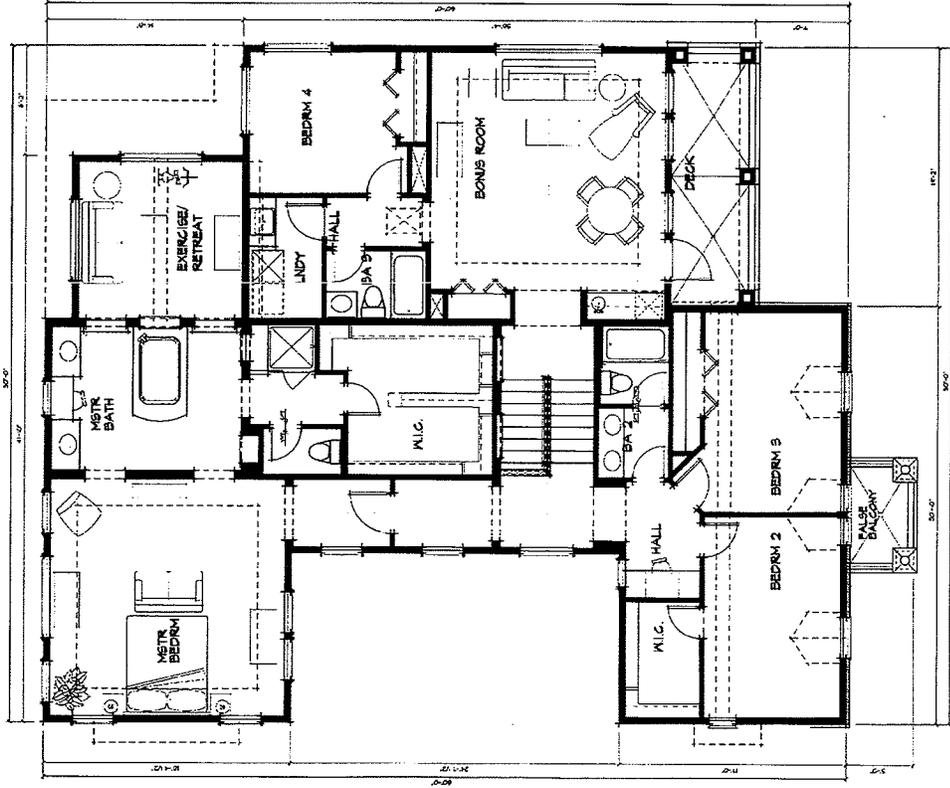
16

0 7 8

DAHLIN GROUP

5855 - Coast Drive
Bellevue, WA 98003
952.261.7200
952.261.7201

A.8



SECOND FLOOR

2,068 SQ. FT.

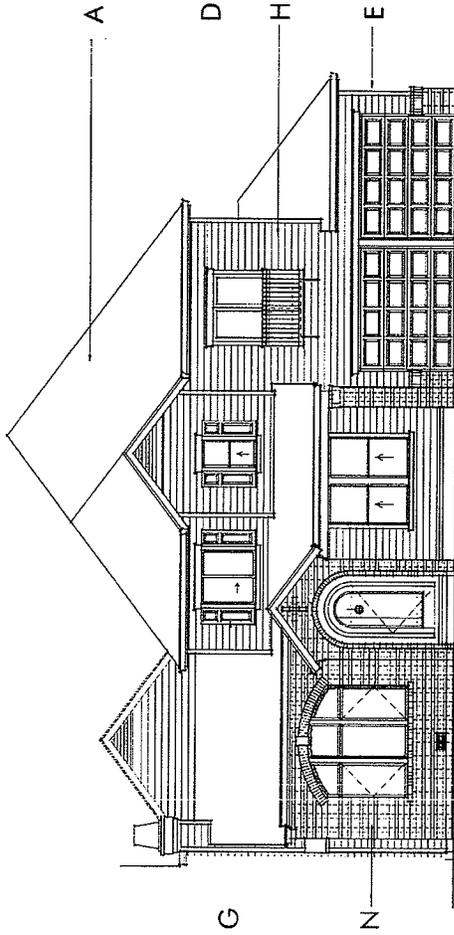
COLE PROPERTY

CAMWEST DEVELOPMENT, INC.

BELLEVUE, WASHINGTON

MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- I. 'SMOOTH' FIBER CEMENT BOARD
- J. WOOD POTSHelf
- K. WOOD CORBELS
- L. CULTURED STONE VENEER
- M. BRICK VENEER
- N. WOOD-PANEL COLUMNS
- O. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- P. WOOD SHUTTER BOARD
- Q. 'ROUGH' SAWN"
- R. 1x LAP SIDING BOARDS
- S. WOOD LATTICE OVER
- T. 'SMOOTH' FIBER CEMENT BOARD



FRONT ELEVATION "C"



**PLAN 1127-1
ELEVATIONS**

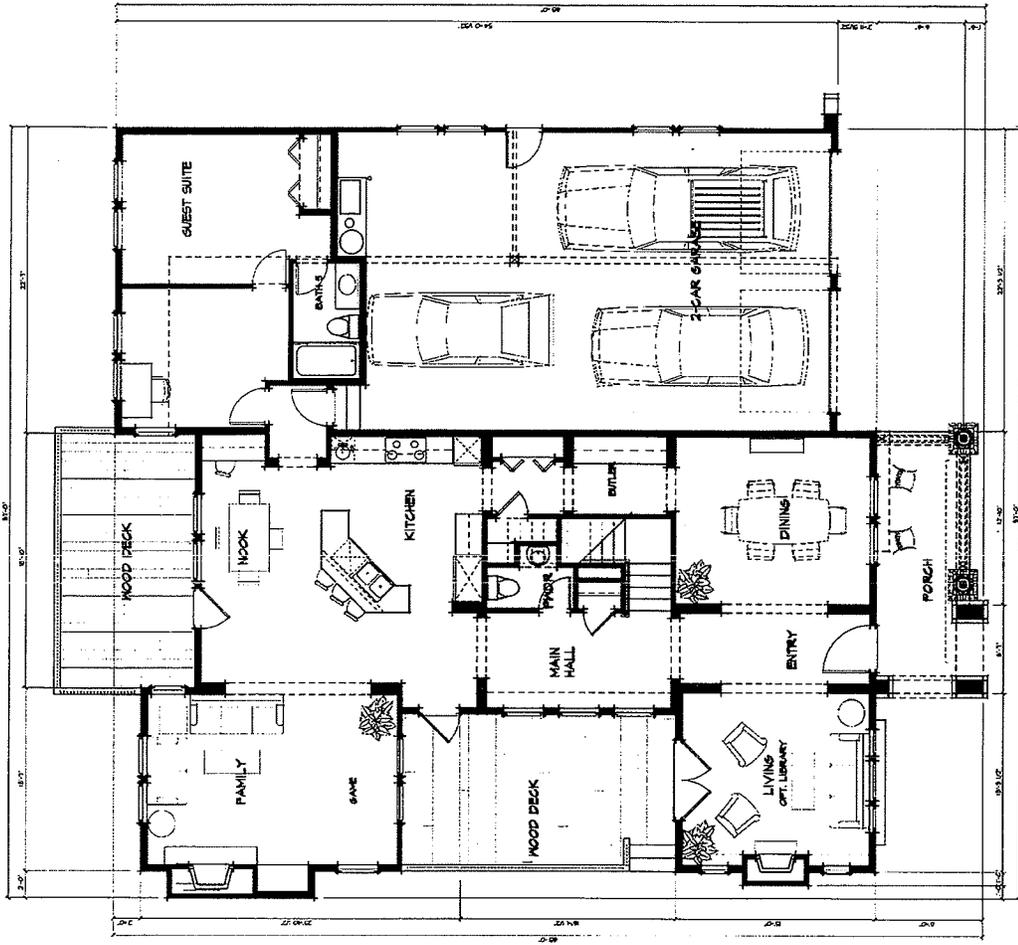
November 9, 2007 Project No. 113.177



5845 Chart Dr.
Pasadena, CA 91288
925.251.7200
925.251.7201

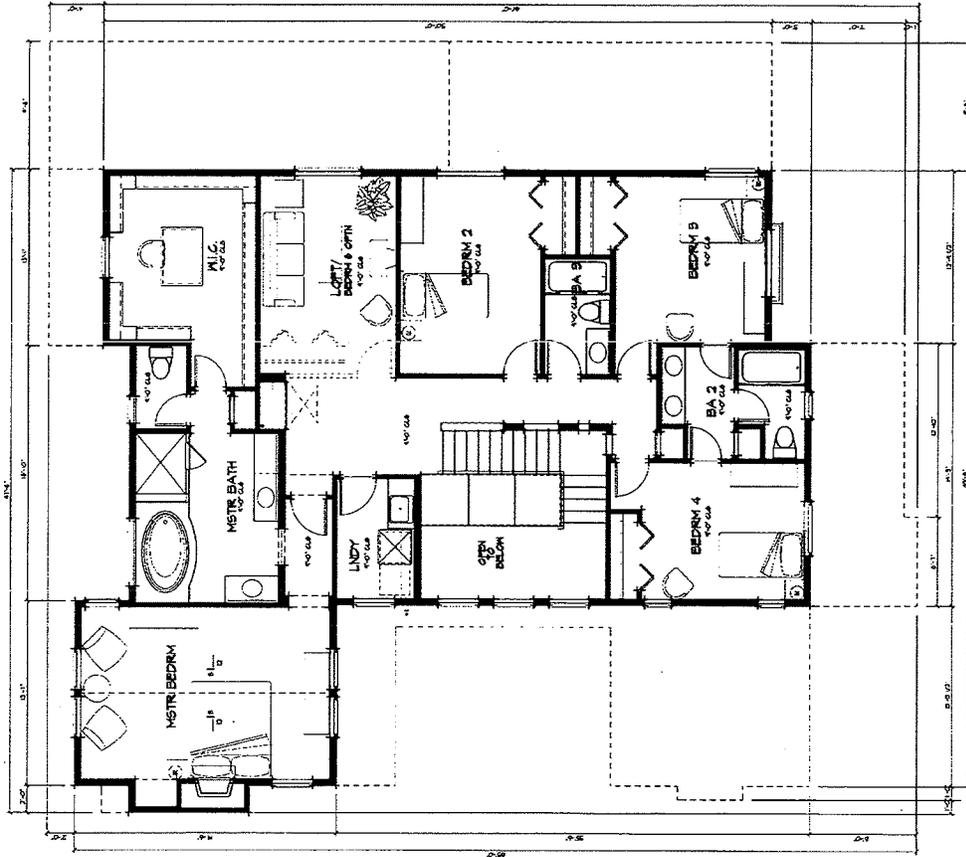
COLE PROPERTY
CAMWEST DEVELOPMENT, INC.

BELLEVUE, WASHINGTON



FIRST FLOOR

SECOND FLOOR



TOTAL 1,246 SQ. FT.
TOTAL 2,669 SQ. FT.

PLAN 1127-1



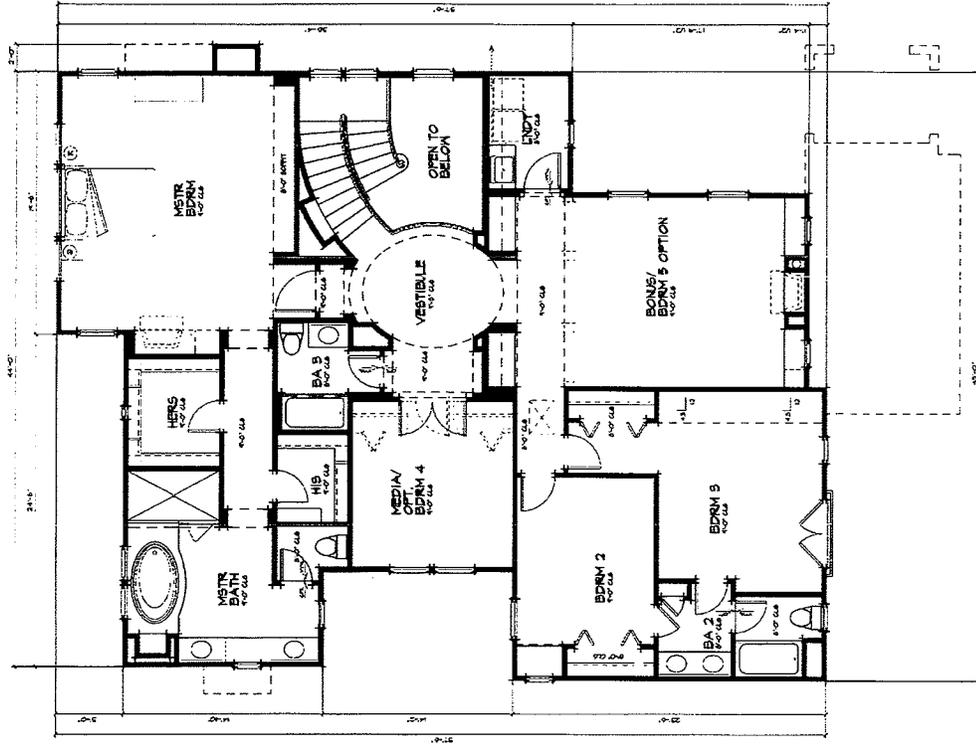
Project No: 112-173

DAHLIN GROUP
ARCHITECTS

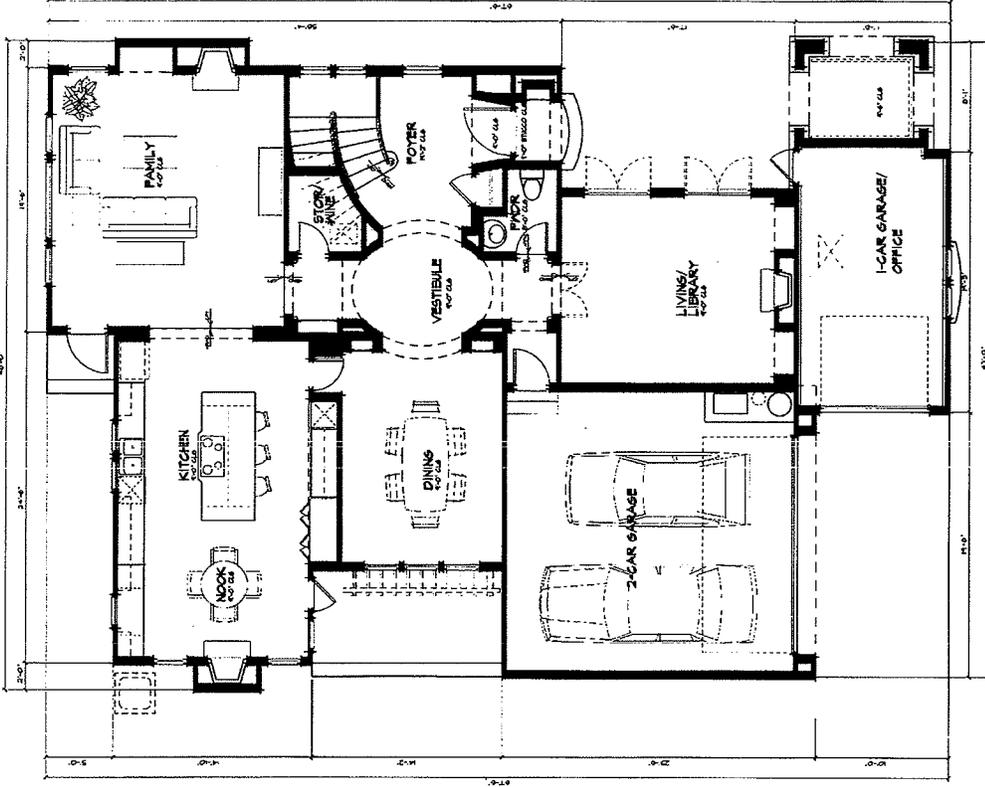
5855 Orient Drive
Bellevue, WA 98004
973.251.7200
973.251.7201

BELEVUE, WASHINGTON

COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



SECOND FLOOR

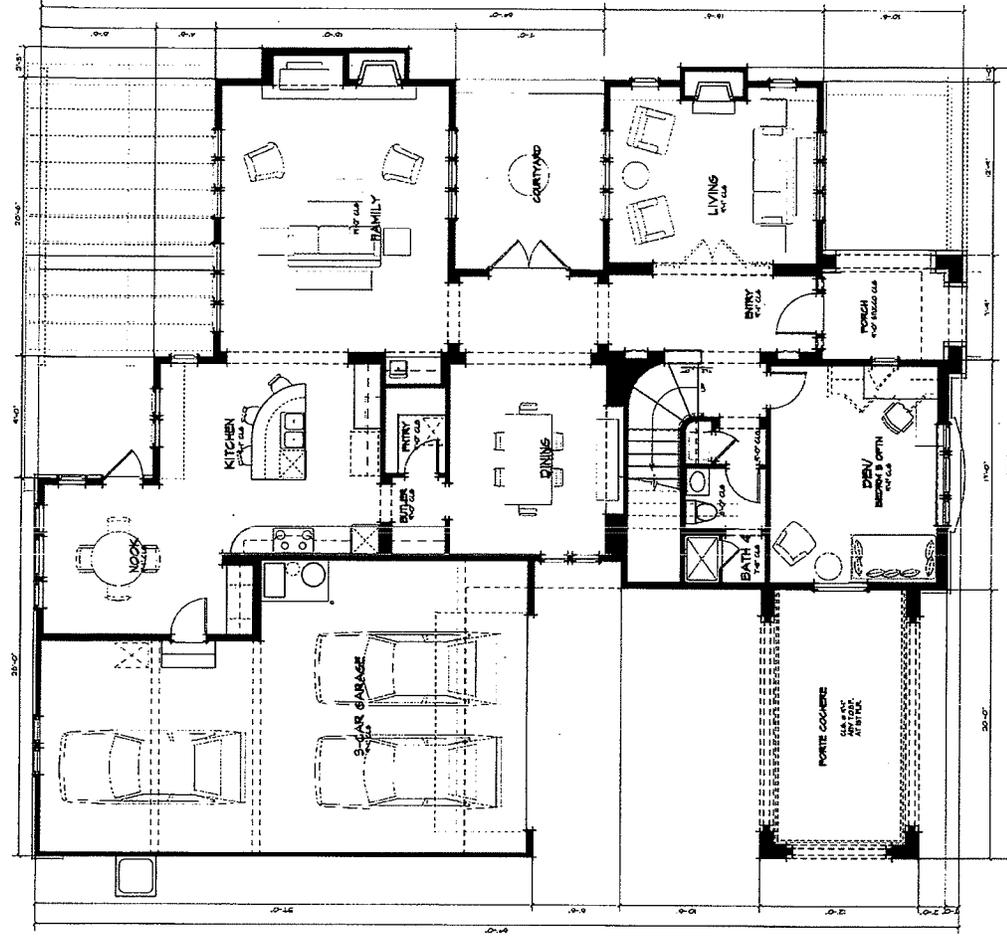
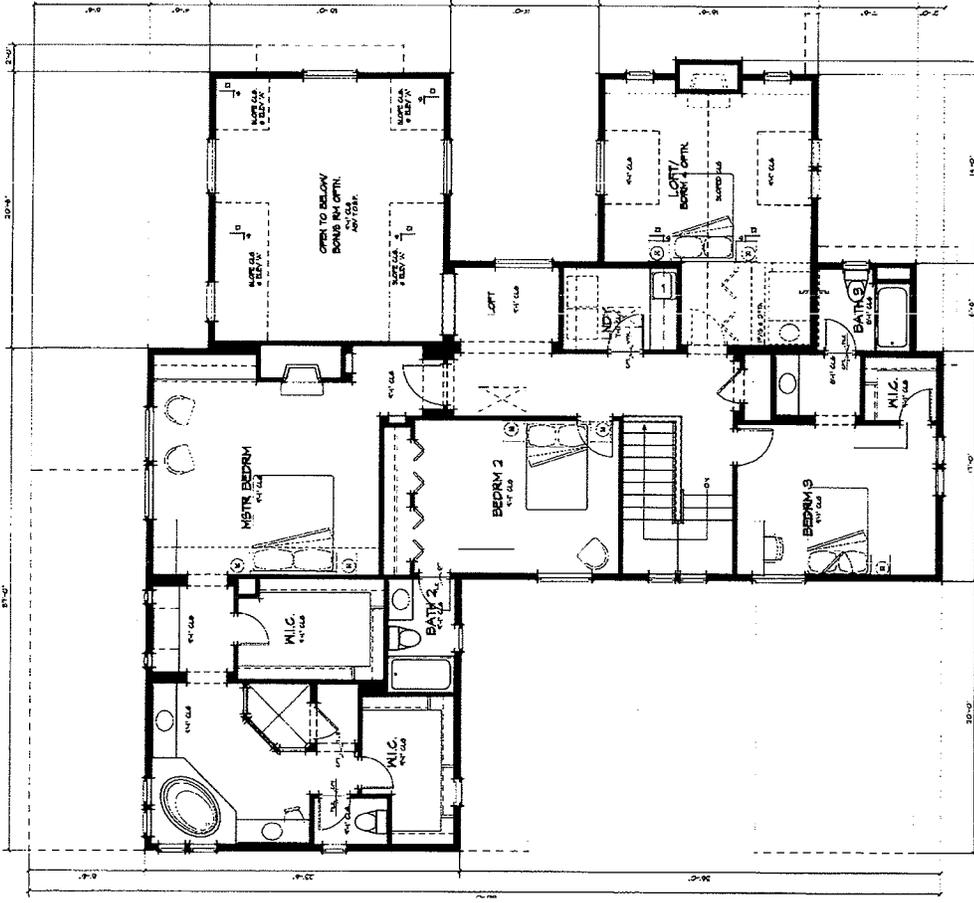


FIRST FLOOR

COLE PROPERTY
CAMWEST DEVELOPMENT, INC.

BELLEVUE, WASHINGTON

DAHLLIN GROUP
ARCHITECTS
5862 Aurora Drive
923.951.7200
923.251.1701

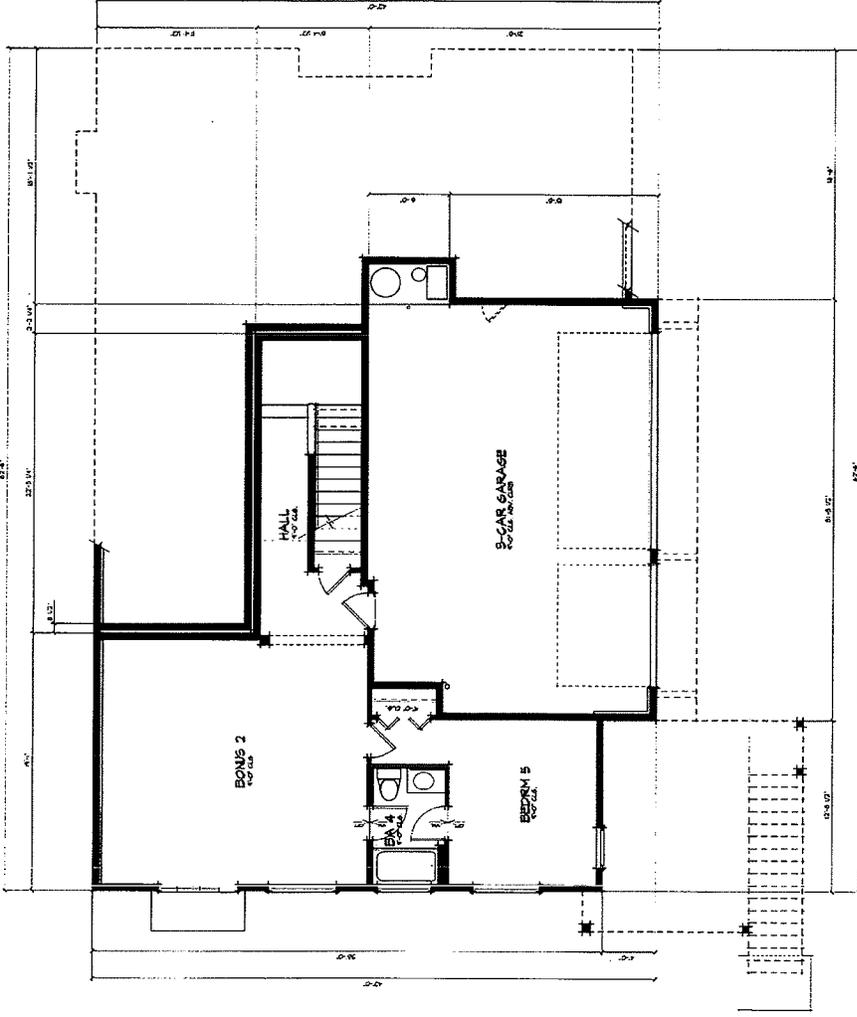


BELLEVUE, WASHINGTON
 COLE PROPERTY
 CAMWEST DEVELOPMENT, INC.

BELLEVUE, WASHINGTON
 DAHLIN GROUP
 5855 O'neill Drive
 Redmond, CA 94088
 425.751.7171
 425.231.7200

Project No.: 1129-123

A.6



BASEMENT FLOOR

824 SQ. FT.
TOTAL 4,680 SQ. FT.

PLAN 1233-1



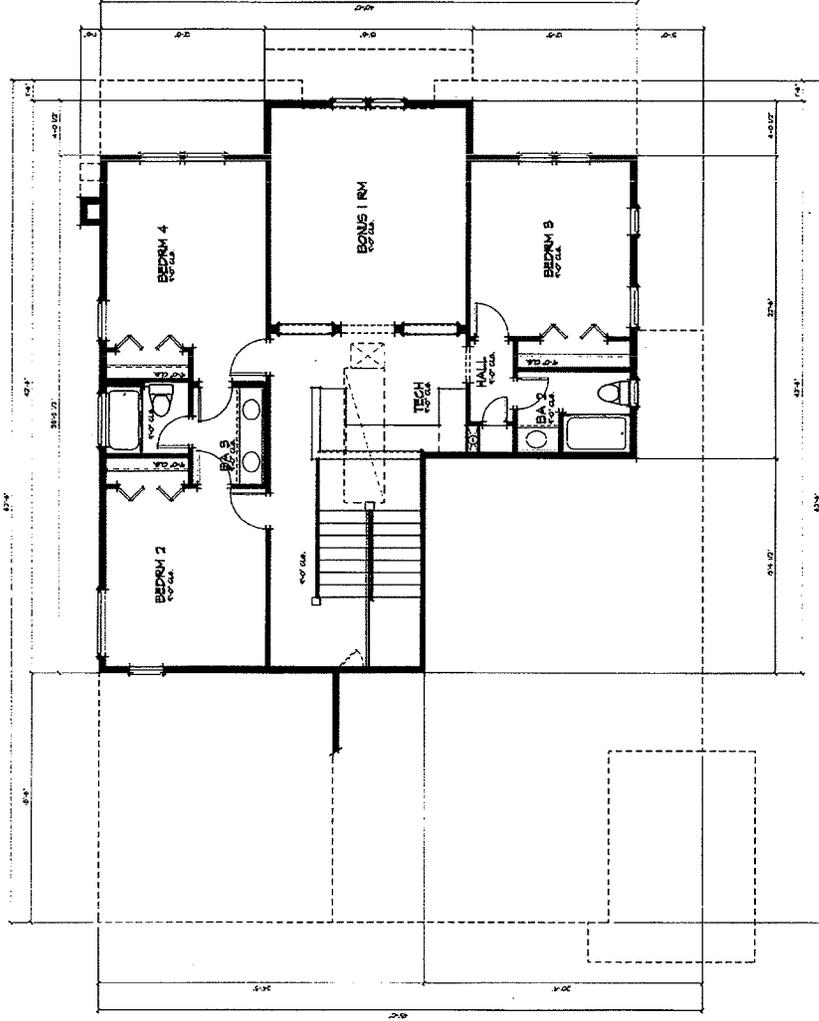
Project No. 113.137

DAHLIN GROUP
ARCHITECTS

5855 Central Drive
Bellevue, WA 98008
923.251.7200
923.251.7281

BELLEVUE, WASHINGTON

COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



SECOND FLOOR

1,245 SQ. FT.

PLAN 1233-1



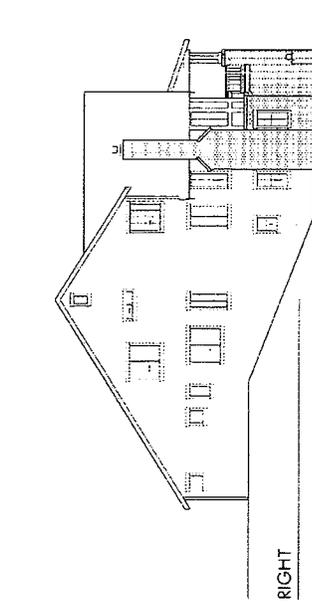
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DAHLIN GROUP
ARCHITECTS

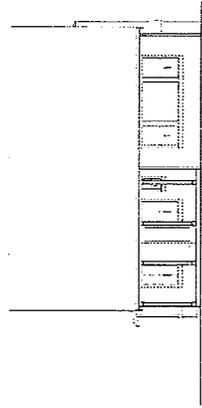
5855 Olympic Drive
Bellevue, WA 98003
925.851.2300
925.251.1700

BELLEVUE, WASHINGTON

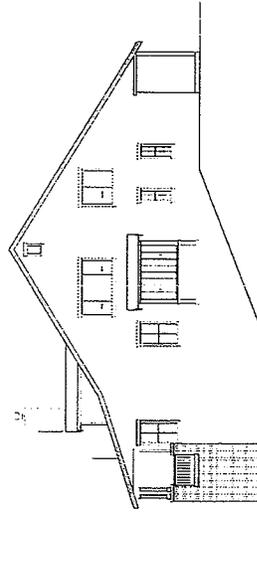
COLE PROPERTY
CAMWEST DEVELOPMENT, INC.



RIGHT



REAR

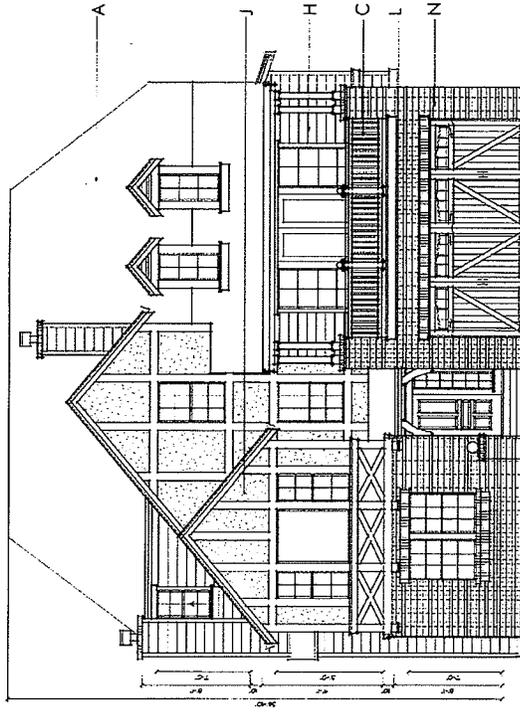


LEFT



COLE PROPERTY

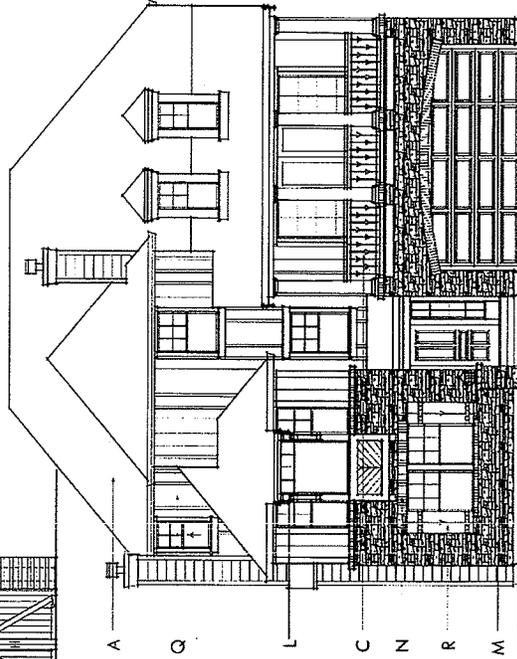
CAMWEST DEVELOPMENT, INC.



FRONT ELEVATION "A"

MATERIAL LEGEND

- A. COMPOSITION ROOF SHINGLE
- B. ROUND WOOD COLUMNS
- C. WOOD RAILING
- D. 2x WOOD TRIM
- E. 1x WOOD CORNER BOARD TRIM
- F. WOOD SHINGLE SIDING
- G. WOOD SHUTTERS
- H. 8" LAP SIDING
- J. 'SMOOTH' FIBER CEMENT BOARD
- K. WOOD FOTSHELF
- L. WOOD CORBELS
- M. CULTURED STONE VENEER
- N. BRICK VENEER
- P. WOOD-PANEL COLUMNS
- Q. 1x BATT OVER 'SMOOTH' FIBER CEMENT BOARD
- R. WOOD SHUTTER BOARD
- S. 'ROUGH SAWN' 1x LAP SIDING BOARDS
- T. WOOD LATTICE COVER 'SMOOTH' FIBER CEMENT BOARD



FRONT ELEVATION "B"



**PLAN 1260-0
ELEVATIONS**

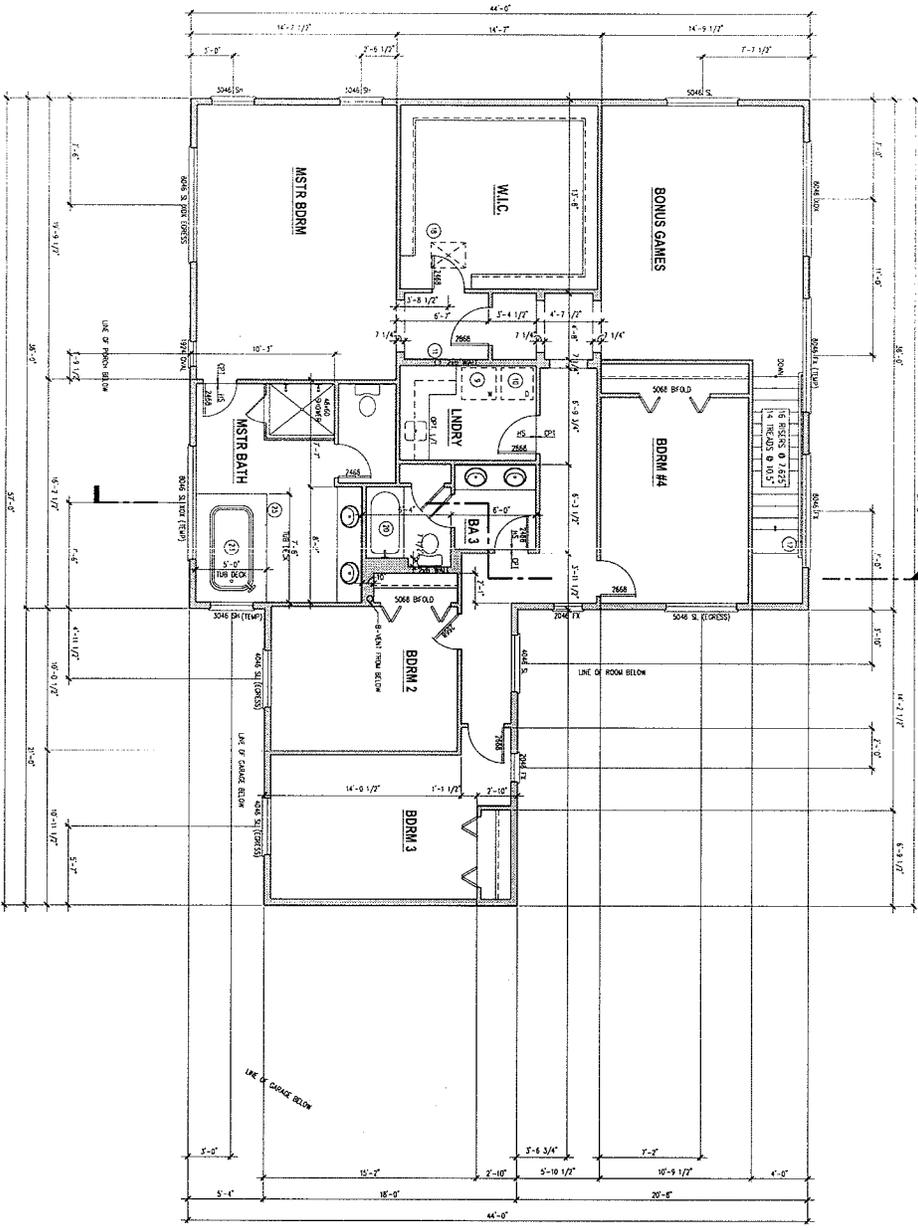
November 9, 2007
Project No. 113.132

DAHLIN GROUP
ARCHITECTS

5885 Co-met Drive
Pasadena, CA 91108
953.251.7200
953.251.7201 fax

BELLEVUE, WASHINGTON

**Attachment B
Modified House Plan**



SECOND FLOOR PLAN "A"

FLOOR PLAN LEGEND

- INTERIOR SLOTT HEIGHTS AS FOLLOWS:
- FIRST FLOOR: 8'-0" (0.0A)
- SECOND FLOOR: 7'-4" (0.0A)
- CEILING HEIGHT

FLOOR PLAN KEYNOTE

1. DIS-WASHER W/GRAB TO DISPOSAL (VERIFY BUS W/WH)
2. RITCHIE SINK W/GARBAGE DISPOSAL
3. REGENERATION SPACE W/ FOOD WASTE SINK OUT-TO-ROR EXHAUST (VERIFY SIZE W/WH)
4. BUILT-IN DOUBLE OVEN OR BUILT-IN OVEN/WARMER ABOVE PER BUILDER (VERIFY VENTILATION & DIMENSIONS W/WH)
5. SLOPE-IN RAISE /OVEN COMBINATION W/HOOD OR WARMER ABOVE PER BUILDER VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER - SEE ALSO W/WH/WH - PROVIDE AIRFLOW FOR PROPER VENTILATION (VERIFY VENTILATION & DIMENSIONS W/WH)
6. PAINTER W/ FROD SHELVES (VERIFY NUMBER)
7. NOT USED
8. REPAIR SPACE PROVIDE NOT A COOL WATER SERVICE & WATER LINE
9. REPAIR SPACE PROVIDE SMOOTH WITH VENT TO EXTERIOR. REST ROOM SHALL COMPLY W/WH SPECIFICATIONS AND REC SECTION W/WH OR REC SECTION 504
10. 2x6 WALL FOR WH AND 7'x4" T-VENTS
11. 2x4 WALL FOR WH AND 7'x4" T-VENTS
12. 2x4 WALL FOR WH AND 7'x4" T-VENTS
13. 2x4 WALL FOR WH AND 7'x4" T-VENTS
14. 2x4 WALL FOR WH AND 7'x4" T-VENTS
15. 2x4 WALL FOR WH AND 7'x4" T-VENTS
16. 2x4 WALL FOR WH AND 7'x4" T-VENTS
17. 2x4 WALL FOR WH AND 7'x4" T-VENTS
18. 2x4 WALL FOR WH AND 7'x4" T-VENTS
19. 2x4 WALL FOR WH AND 7'x4" T-VENTS
20. 2x4 WALL FOR WH AND 7'x4" T-VENTS
21. 2x4 WALL FOR WH AND 7'x4" T-VENTS
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27. 2x4 WALL FOR WH AND 7'x4" T-VENTS
28. 2x4 WALL FOR WH AND 7'x4" T-VENTS
29. 2x4 WALL FOR WH AND 7'x4" T-VENTS
30. 2x4 WALL FOR WH AND 7'x4" T-VENTS
31. 2x4 WALL FOR WH AND 7'x4" T-VENTS

GENERAL NOTES

1. ALL VERTICAL WALLS OTHER THAN 80" SHALL BE 4" (0.0A)
2. ALL DISPERSED GLASS SHALL BE FINISH WITH PERMANENT LABEL PER REC SECTION 504
3. PROVIDE ACoustICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES
4. ALL PROTECTIVE SHALL COMPLY W/APPLICABLE SECTIONS OF THE BUILDING STANDARDS
5. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, NON-ABSORBENT SURFACE, CONTINUOUS SPACER BEAD AND UNDERLIE TO A HEIGHT OF 4'-7" MIN. ABOVE DRAIN HELL. REFERENCE REC SECTION 504 & 508
6. CONCRETE FLOOR FINISHING (SLOPE AWAY FROM HINDER @ 1/4" - 1'-0" MIN. U.O.A.)
7. 1.5" MIN. HIGH WALL
8. ALL VERTICAL WALLS OTHER THAN 80" SHALL BE 4" (0.0A)
9. ALL DISPERSED GLASS SHALL BE FINISH WITH PERMANENT LABEL PER REC SECTION 504
10. PROVIDE ACoustICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES
11. ALL PROTECTIVE SHALL COMPLY W/APPLICABLE SECTIONS OF THE BUILDING STANDARDS
12. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, NON-ABSORBENT SURFACE, CONTINUOUS SPACER BEAD AND UNDERLIE TO A HEIGHT OF 4'-7" MIN. ABOVE DRAIN HELL. REFERENCE REC SECTION 504 & 508
13. CONCRETE FLOOR FINISHING (SLOPE AWAY FROM HINDER @ 1/4" - 1'-0" MIN. U.O.A.)
14. 1.5" MIN. HIGH WALL
15. ALL VERTICAL WALLS OTHER THAN 80" SHALL BE 4" (0.0A)
16. ALL DISPERSED GLASS SHALL BE FINISH WITH PERMANENT LABEL PER REC SECTION 504
17. PROVIDE ACoustICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES
18. ALL PROTECTIVE SHALL COMPLY W/APPLICABLE SECTIONS OF THE BUILDING STANDARDS
19. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, NON-ABSORBENT SURFACE, CONTINUOUS SPACER BEAD AND UNDERLIE TO A HEIGHT OF 4'-7" MIN. ABOVE DRAIN HELL. REFERENCE REC SECTION 504 & 508
20. CONCRETE FLOOR FINISHING (SLOPE AWAY FROM HINDER @ 1/4" - 1'-0" MIN. U.O.A.)
21. 1.5" MIN. HIGH WALL
22. ALL VERTICAL WALLS OTHER THAN 80" SHALL BE 4" (0.0A)
23. ALL DISPERSED GLASS SHALL BE FINISH WITH PERMANENT LABEL PER REC SECTION 504
24. PROVIDE ACoustICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES
25. ALL PROTECTIVE SHALL COMPLY W/APPLICABLE SECTIONS OF THE BUILDING STANDARDS
26. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, NON-ABSORBENT SURFACE, CONTINUOUS SPACER BEAD AND UNDERLIE TO A HEIGHT OF 4'-7" MIN. ABOVE DRAIN HELL. REFERENCE REC SECTION 504 & 508
27. CONCRETE FLOOR FINISHING (SLOPE AWAY FROM HINDER @ 1/4" - 1'-0" MIN. U.O.A.)
28. 1.5" MIN. HIGH WALL
29. ALL VERTICAL WALLS OTHER THAN 80" SHALL BE 4" (0.0A)
30. ALL DISPERSED GLASS SHALL BE FINISH WITH PERMANENT LABEL PER REC SECTION 504
31. PROVIDE ACoustICAL PIPE WRAP AT ALL SECOND FLOOR WASTE LINES
32. ALL PROTECTIVE SHALL COMPLY W/APPLICABLE SECTIONS OF THE BUILDING STANDARDS
33. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, NON-ABSORBENT SURFACE, CONTINUOUS SPACER BEAD AND UNDERLIE TO A HEIGHT OF 4'-7" MIN. ABOVE DRAIN HELL. REFERENCE REC SECTION 504 & 508
34. CONCRETE FLOOR FINISHING (SLOPE AWAY FROM HINDER @ 1/4" - 1'-0" MIN. U.O.A.)
35. 1.5" MIN. HIGH WALL

CAMWEST DEVELOPMENT, INC.

PLAN 1337-0

DATE	DESCRIPTION
01/09/17	ISSUE FOR PERMIT
01/09/17	ISSUE FOR PERMIT

1/4" = 1'-0"

SECOND FLOOR PLAN "A"

A1.1