



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

Proposal Name: Hunter-Lindor PUD

Proposal Address: 2100 140th Place SE (multiple owners)

Proposal Description: Land Use approval to modify a previously approved Planned Unit Development (PUD) by adding a new home plan to the approved palette of homes, and redistributing the lot coverage by structure and impervious surface percentages across the entire PUD.

File Number: 12-104527-LI

Applicant: Toll WA LP,
Bruce Knowlton

Decisions Included: Amendment of Planned Unit Development (Process II, LUC 20.35.200)

Planner: Sally Nichols, Land Use Planner

**State Environmental Policy Act
Threshold Determination** EXEMPT

Director's Decision: **Administrative Approval with Conditions**

Michael A. Brennan, Director
Development Services Department

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

Application Date: January 30, 2012
Notice of Application Date for PUD Amendment: February 16, 2012
Decision Publication Date: March 22, 2012
PUD Amendment Appeal Deadline: April 15, 2012

Appeal of the PUD Amendment Decision must be filed with the City Clerk no later than 5 PM on the date noted for appeal of the decision.

I. REQUEST AND REVIEW PROCESS

A. Background

The Hunter-Lindor Preliminary Plat (Plat) and Planned Unit Development (PUD), including the State Environmental Policy Act Threshold Determination (07-122186-LK), was approved on February 28, 2008 by the City's Hearing Examiner.

Plat engineering, including clearing and grading and road construction was completed and the Final Plat was issued in April of 2011 (08-113037-LG) and recorded with King County - #20110422000116. At the time of this writing, homes on Lots 1-2, 4, 5-6, and 13-15 are complete and construction on the home on Lot 8 is well under way. The development has been renamed Park Lane.

B. Request

The applicant is requesting minor modifications to the original PUD approval due to conditions that have arisen once construction began, including changes in market demand and buyer requests. Refer to Section III of this report for additional information. Changes proposed are internal to the site and for the most part will not be noticeable to the outside observer. The revisions are the following:

1. Addition of a new home plan (No. 1305-0) to the approved palette of homes for the PUD. This plan is replacing the previously approved No. 1305-0 due to a complete reconfiguration of the first floor plan. This home plan is for Lots 11 and 12 only, and has similar architectural design details to all other approved home designs. Refer to Section III.B below for further discussion of the new plan.
2. Redistribution of the lot coverage by structure percentages for all lots. This request will correct a discrepancy in the original proposal whereby the percentages approved in the staff report were not the final percentages desired by the applicant. The changes will more accurately represent the current home plans and correct some minor errors in the original calculations prepared by the applicant. The overall lot coverage by structure for all 15 lots will not increase from the approved overall percentage.
3. Redistribution of the impervious surface percentages for all lots. This too is being requested to correct a discrepancy in the original proposal whereby the percentages approved in the staff report were not the final percentages desired by the applicant. The overall percentage of impervious surface for all 15 lots will not increase from the approved overall percentage.

C. Approvals Required

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.

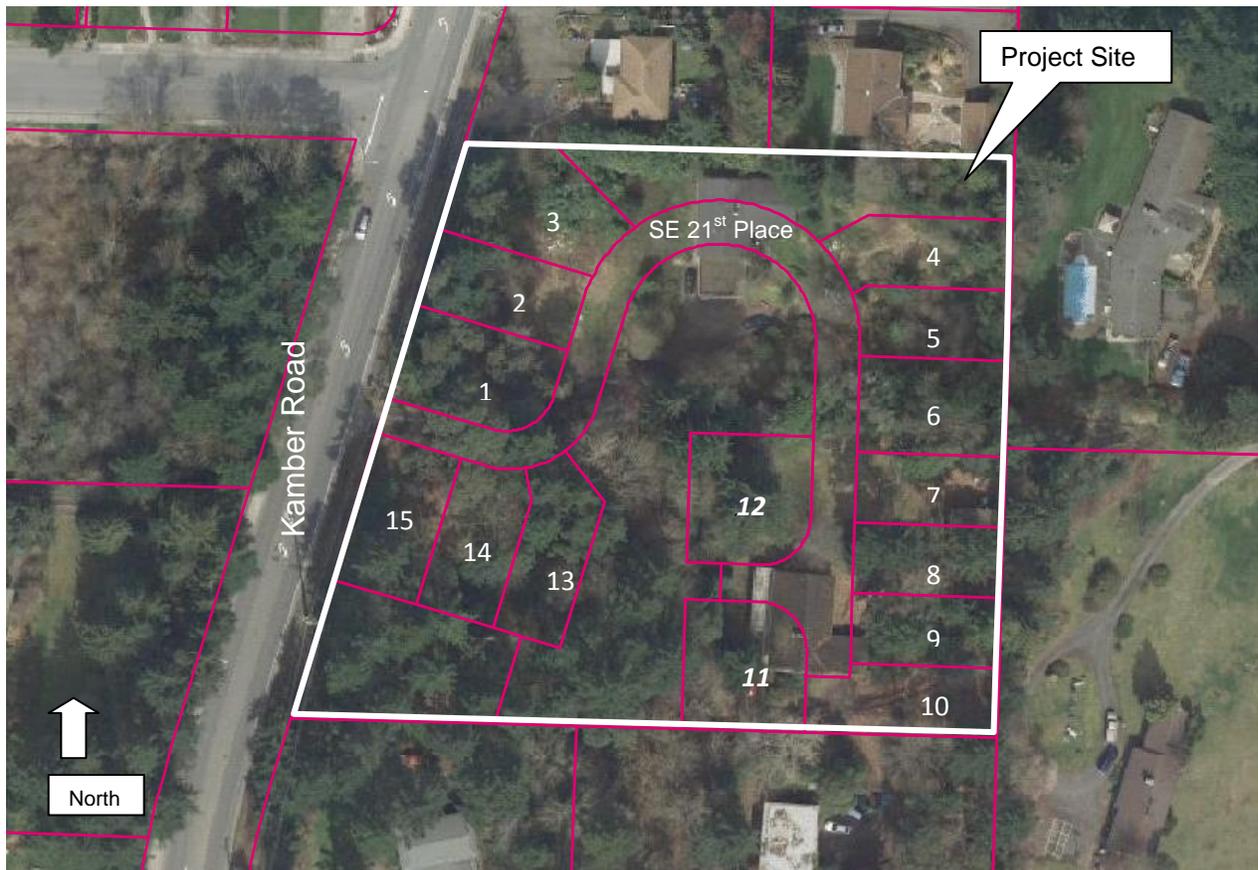
II. CURRENT SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. Existing Site

The Hunter-Lindor PUD has been developed with 15 detached single-family lots ranging from 3,379 square feet to 5,436 square feet. The PUD process was used to reduce the 7,200 square foot minimum lot size in an R-5 single family zoning district, and to allow for

flexibility in dimensional requirements such as structure setbacks, lot coverage by structure and impervious surface coverage.

**Figure 1 - Aerial Photograph
(new lots superimposed over original single family home lots)**



The only access to the site off of Kamber Road is via the new private road – SE 21st Place. All of the 15 homes (either completed, under construction or proposed) face onto SE 21st Place. No driveways are necessary directly off Kamber Road.

A large recreation / common open space area has been created to provide attractive and safe areas for both active and passive recreation – refer to Figure 2 below. The required 40% open space is comprised of three separate Tracts, two landscape easements, and landscaped easements on the building lots. Tract A is a Storm Drainage/Recreation Space that includes open space over the buried stormwater detention vault. Tracts B and C are designated as Open Space. Over 33% of the site is maintained in just these three open space tracts, which are outside of the lot areas. This common open space area also creates a focal point for the new community and it is integrated throughout the site. The open space system features a centrally located recreation node that includes a play area, seating and enhanced native landscaping. The applicant has also saved a significant stand of trees that are integrated within the entire open space system. Eleven of the

fifteen homes have either a direct physical and/or visual connection to the interior open space.

Overall, the topography of the PUD site slopes from a high point at an elevation of approximately 344 feet in the northeast corner to a low point of 284 feet in the southwest corner. The large stand of mature, significant trees mentioned above lies on the steepest portion of the site, containing some slopes over 40 percent. However, due to the limited size of these areas, they do not qualify as steep slopes under the City of Bellevue Critical Areas designation (Land Use Code 20.25H.120.A.2).

**Figure 2 - Site Plan
(highlighting open space)**



B. Existing (Approved) Building Design

The previously approved homes range in size from approximately 2,700 to 3,700 gross square feet – including garages. There are currently five different building types and there are two variations for each type; each incorporating different exterior finishes and colors. The structures (see five of the homes in the photo below) are what the applicant calls classic “Northwest” architecture and include elements such as varied exterior materials (stone, brick, vertical and horizontal siding and shake), decorative gables, varied roof lines

and pitches, shutters, window grids, and articulation on all sides of the home. The variety of home types and exterior elevations (materials, rooflines and details) helps to provide an interesting and varied streetscape. All homes are or will be painted with earth tones to harmonize with the surrounding trees, natural open space, and the surrounding residential neighborhoods. The homes have been designed and oriented with the interior open space in mind. Facades facing onto the proposed open space incorporate interesting forms, decks and variety of materials that enhance the natural open spaces.

At the time of this writing, eight homes have been constructed and one home is being framed. Of the remaining six lots, two have been sold. The photograph below is taken on the private road, SE 21st Place, near the park and playground in the heart of the site. The view is looking southwest at homes constructed on Lots 1-2 and 13-15.



View looking southwest at homes on
Lots 1-2 and 13-15

C. Land Use Context and Zoning

The site is located in an older residential neighborhood in an R-5 zoning district in the Southeast Bellevue subarea. The project site originally contained two single family home lots.

Adjacent properties are all in single family neighborhoods and all adjacent lots contain one single family home each. To the east, the lots are zoned R-1, and the adjacent property to the north is zoned R-2.5. Properties to the south and the properties across Kamber Road to the west are all zoned R-5. Kamber Road is a busy arterial connection between Richards Road to the west and 145th Place S.E. to the east.

Figure 3 - Zoning Map

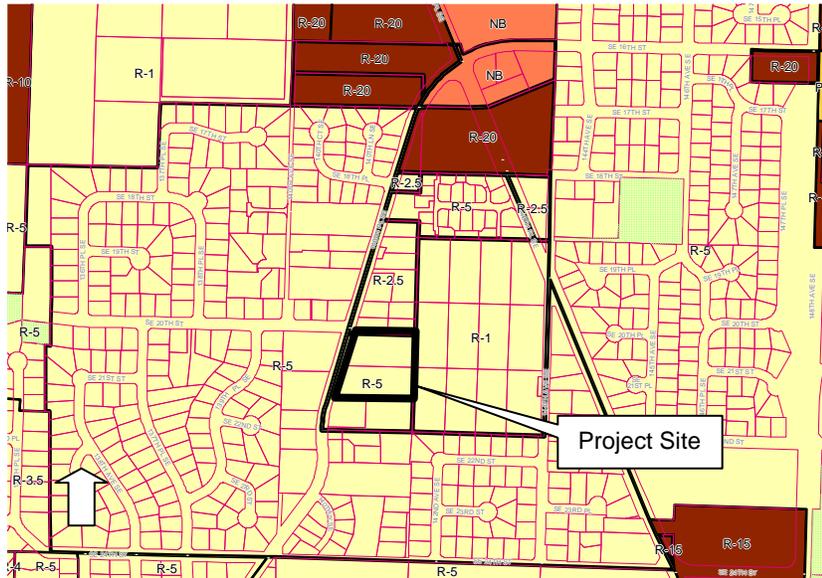
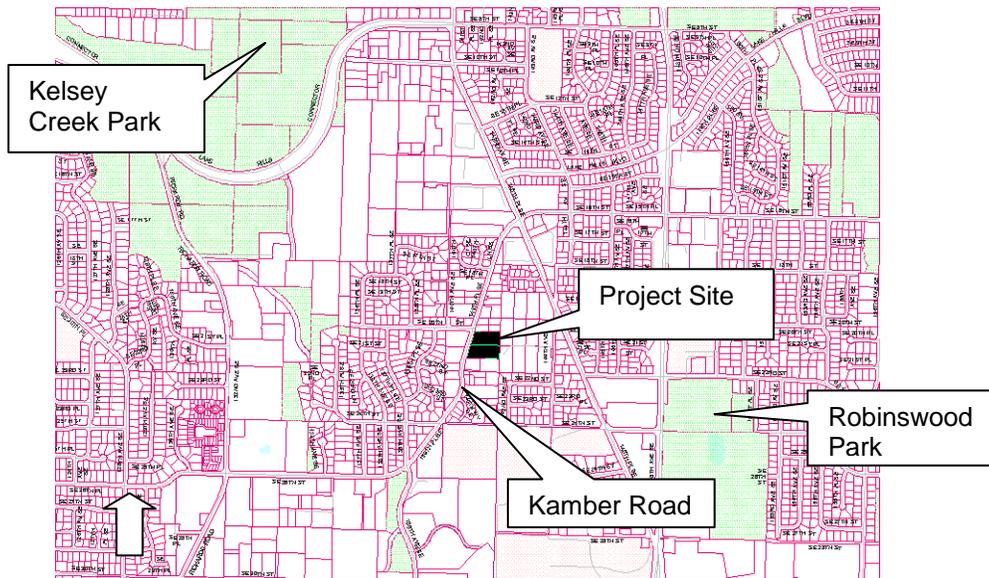


Figure 4 - Vicinity Map/Site Context



III. PROPOSED SITE AND BUILDING CHANGES

A. Dimensional Requirements – Proposed Changes

The applicant has proposed revising the percentage of lot coverage by structure and impervious surface percentage for each lot as shown in Tables 1. and 2. below. However, the cumulative percentages for all 15 lots will not increase over the amount previously approved in the original PUD. The requested changes better reflect market demand and correct discrepancies between the original approval and the actual construction of the approved home plans.

1. Lot Coverage by Structure

	Lot SF* (Final Plat)	% Approved with PUD	SF Approved with PUD	% Proposed with Amend.	SF Proposed with Amend.
Lot 1	4767 SF	44%	2097 SF	38.91%	1855 SF
Lot 2	4060 SF	57%	2314 SF	50.79%	2062 SF
Lot 3	5404 SF	39%	2108 SF	38.16%	2062 SF
Lot 4	3954 SF	39%	1542 SF	38.69%	1530 SF
Lot 5	3438 SF	33%	1135 SF	32.87%	1130 SF
Lot 6	4646 SF	45%	2091 SF	32.93%	1530 SF
Lot 7	3379 SF	45%	1521 SF	45.28%	1530 SF
Lot 8	3379 SF	45%	1521 SF	45.28%	1530 SF
Lot 9	3379 SF	45%	1521 SF	45.28%	1530 SF
Lot 10	4196 SF	36%	1511 SF	36.46%	1530 SF
Lot 11	4998 SF	34%	1699 SF	34.13%	1706 SF
Lot 12	4991 SF	34%	1697 SF	34.18%	1706 SF
Lot 13	4049 SF	50%	2025 SF	37.79%	1530 SF
Lot 14	3932 SF	59%	2320 SF	52.44%	2062 SF
Lot 15	4354 SF	43%	1872 SF	42.60%	1855 SF
TOTAL*					
	62926 SF		26855 SF 26%*		25148 SF 25%*

*Calculated after subtracting private road from gross land area: 117874-15480=102395 SF

2. Impervious Surface

	Lot SF* (Final Plat)	% Approved with PUD	SF Approved with PUD	% Proposed with Amend.	SF Proposed with Amend.
Lot 1	4767 SF	57%	2717	61.88%	2950
Lot 2	4060 SF	67%	2720	60.69%	2464
Lot 3	5404 SF	46%	2486	46.00%	2486
Lot 4	3954 SF	60%	2372	57.41%	2270
Lot 5	3438 SF	48%	1650	55.26%	1900
Lot 6	4646 SF	64%	2973	45.70%	2123
Lot 7	3379 SF	67%	2264	67.00%	2264
Lot 8	3379 SF	64%	2163	64.01%	2163
Lot 9	3379 SF	67%	2264	65.11%	2200
Lot 10	4196 SF	56%	2350	53.62%	2250
Lot 11	4998 SF	44%	2199	50.46%	2522
Lot 12	4991 SF	44%	2196	53.10%	2650
Lot 13	4049 SF	64%	2591	54.33%	2200
Lot 14	3932 SF	68%	2674	59.61%	2344
Lot 15	4354 SF	52%	2264	52.89%	2303
Subtotal	62926 SF		35883 SF		35089 SF
Road	15,480 SF		15480		15480
			51363		50569
TOTAL IMPERVIOUS:			51363 SF 43%		50569 SF 43%

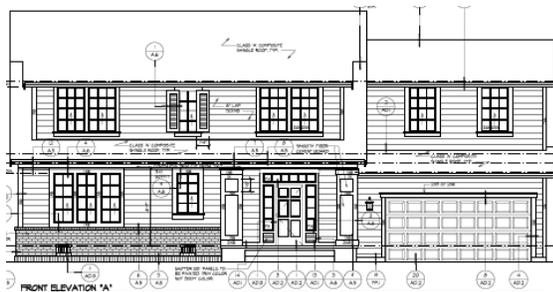
It should be noted that the actual lot sizes shown above were revised slightly from the PUD approval staff report due to field conditions. Lot sizes shown are the final lot sizes show on the recorded PUD/Final Plat, King County Recording #20110422000116. **Refer to Condition of Approval regarding recording and building permits – single family home plans in Section X of this report.**

B. Building Design – Proposed Changes

The applicant is proposing to add one more housing plan, #1305-0, to the approved home plans, thereby eliminating the previously approved #1305-0 Elevation “B”. These two home plans will be used on Lots 11 and 12 only - refer to Figure 1 – Aerial Photograph. The request was made due to market conditions dictating an additional, more open floor plan. Two different versions (“A” and “B”) for the same floor plans were submitted with this proposal. Version “A” had a gambrel roof system and exterior materials and colors found in the other previously approved home plans. Version “B” has pitched roof forms, particularly along the street facade, decorative windows, and other architectural details that are also in keeping with the original building design concept and approval. **Refer to Condition of Approval regarding building permits – single family home plans in Section X of this report.**

Proposed New House Plans

Proposed Versions “A” and “B”– Front Elevations (for both Sloped and Flat Lots)



Versions “A”



Version “B”

Proposed Version “A” - Side Elevations:



Examiner's Decision, dated February 28, 2008). No revisions are requested that would change the consistency of the PUD with the Comprehensive Plan.

The proposal complies with the requirements of the Land Use Code and includes a request to modify the dimensional requirements of the R-5 land use district within the context of a previously approved Planned Unit Development, as allowed under LUC 20.30D.285.

V. COMPLIANCE WITH APPLICABLE LAND USE CODE REQUIREMENTS

A. Land Use Code Dimensional Requirements

The Hunter-Lindor Plat/PUD was originally reviewed for consistency with the dimensional standards of the Land Use Code under files 07-122186LK. In order to approve this PUD amendment, any changes to the previously approved PUD decision must be consistent with the Land Use Code. The changes proposed under this request for revision are limited changes in the lot coverage by structure and impervious coverage percentages for each lot and inclusion of a new house plan into the previously approved palette of homes. No changes to the site's landscaping, amount of open space, recreation space, access and circulation, or other amenities are proposed. No changes to the minimum lot size, minimum required setbacks, maximum building height or any other dimensional requirements (other than the ones outlined above) of the Land Use Code are proposed as part of this action. Changes to the dimensional requirements of LUC 20.20.010 are allowed through the PUD process and the requested changes to the previously approved PUD dimensional requirements are allowed through the PUD amendment process – LUC 20.30.D.185.

VI. STATE ENVIRONMENTAL POLICY ACT

Environmental impacts to surrounding community due to the construction activity approved under 07-122186-LK have been analyzed during the original Hunter-Lindor PUD project review and a SEPA DNS was issued. Potential impacts have not changed as a result of this proposal and are within the range of impacts previously reviewed under 07-122186-LK. No additional SEPA review is required.

VII. SUMMARY OF TECHNICAL REVIEWS

A. Utility Code

No changes that would affect the original City Utilities review are proposed with this Administrative Amendment. The Utility Department conditions of approval associated with 05-103350-LK still apply and remain unchanged by this proposed Rezone and Preliminary Plat/PUD amendment.

B. Transportation Review

No changes that would affect the original Transportation review are proposed with this Administrative Amendment. The Transportation Department conditions of approval associated with 05-103350-LK still apply and remain unchanged by this proposed Rezone and Preliminary Plat/PUD amendment.

C. Fire Code

No changes that would affect the original Fire Department review are proposed with this Administrative Amendment. The Fire Department conditions of approval associated with 05-103350-LK still apply and remain unchanged by this proposed Rezone and Preliminary Plat/PUD amendment.

VIII. PUBLIC NOTICE AND COMMENT

The Notice of Application for this proposed Administrative Amendment was published in the City's Weekly Permit Bulletin on February 16, 2012, and circulated to property owners within 500 feet of the project site. No comment letters, emails, or phone calls were received during the 14 day comment period, which ended on March 1, 2012. In addition, no comments were received up to the time of this writing.

IX. LUC 20.30D.285.D - ADMINISTRATIVE AMENDMENT OF A PUD - DECISION CRITERIA.

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 if the following criteria are met:

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

RESPONSE: The lot coverage by structure and the impervious area percentage changes are a redistribution of the originally approved totals. There will be no net increase in either measurement. The building design for the new home style is consistent with the other homes within the development and both versions will be similar to the originally approved plans for Lots 11 and 12. Overall, the requested revisions will not change the overall design concept of the project and will enhance the livability of the project.

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

RESPONSE: The overall design and construction of the units will remain consistent with the original approval. The approved new building plan will be consistent with the "Northwest" style of the existing buildings, yet will provide another option for homebuyers in the PUD and contribute to a variety of housing types. The changes to the lot coverage by structure better reflects the buildings as constructed and the changes to the impervious surface coverage percentages will allow homeowners the flexibility to add small improvements to their lots such as patios. The cumulative percentages of lot coverage by structure and impervious surface coverage over the 15 lots will not be increased from the original PUD approval cumulative totals.

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

RESPONSE: No changes to the previously approved Plat/PUD are proposed that would affect the surrounding area. The new building design, if used, will be applied to a lots 11 and 12. Both lots are well within the interior of the site. Changes to the lot coverage by structure and impervious surface coverage will be minimal. By distributing the changes over all 15 lots, the changes will not be detected by the casual observer. The cumulative totals will also not exceed the previously approved totals.

X. DECISION OF DIRECTOR WITH CONDITIONS

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH CONDITIONS** the Preliminary Plat/PUD amendment application.

A. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes – BCC Title 23	Building Review Desk, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-4122
Land Use Code – BCC Title 20	Sally Nichols, 425-452-2727
Noise Control Code – BCC 9.18	
Sign Code – BCC Title 22	
Transportation Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Utility Code – BCC Title 24	Mark Dewey, 425-452-6179

B. GENERAL CONDITIONS

1. Conditions of Approval

All conditions of approval for the original PUD decision (07-122186-LK) still apply unless specifically amended by this PUD Amendment.

AUTHORITY: COB File # 07-122186-LK Hearing Examiners Report Dated February 28, 2012

REVIEWER: Sally Nichols, Land Use

2. Recording

The revised lot coverage by structure and impervious surface calculations for each lot and the cumulative totals shall be recorded with King County and the recorded document shall be given to each homeowner and the Park Lane HOA.

AUTHORITY: LUC 20.30D

REVIEWER: Sally Nichols, Land Use

3. Building Permit – Single Family Home Plans

The applicant shall indicate on all single family home building permits that a modification was approved under PUD modification, 11-104527-LI. The maximum allowed lot coverage by structure and impervious surface percentages shall be as approved under this Amendment and those percentages shall be shown on the building permit plans.

AUTHORITY: LUC 20.30D.285.D

REVIEWER: Sally Nichols, Land Use

Attachments:

- 1. Revised Lot Coverage by Structure and Impervious Surface Calculations**
- 2. Original House Plan – (PUD Approval 07-122186-LK)**
- 3. Revised Home Plan 1305-0 – Versions “A” and “B”**

**Attachment 1 - Lot Coverage by
Structure and Impervious Surface
Calculations**

1. Lot Coverage by Structure

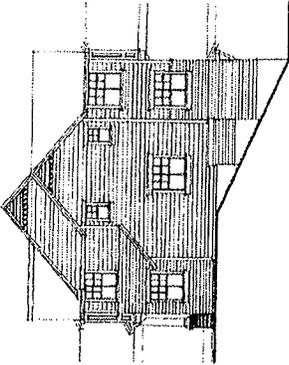
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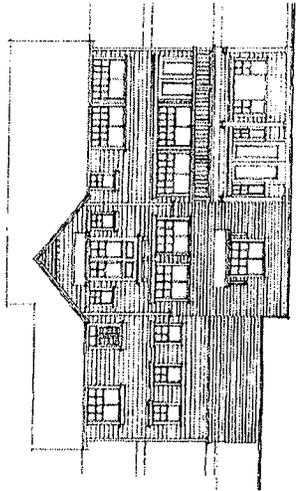
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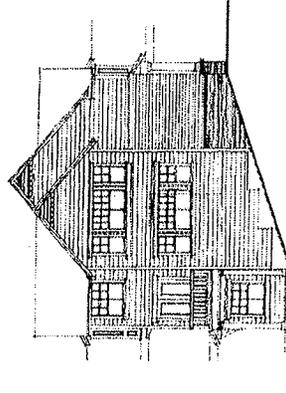
Attachment 2. - Original House Plan
(PUD approval 07-122186-LK)



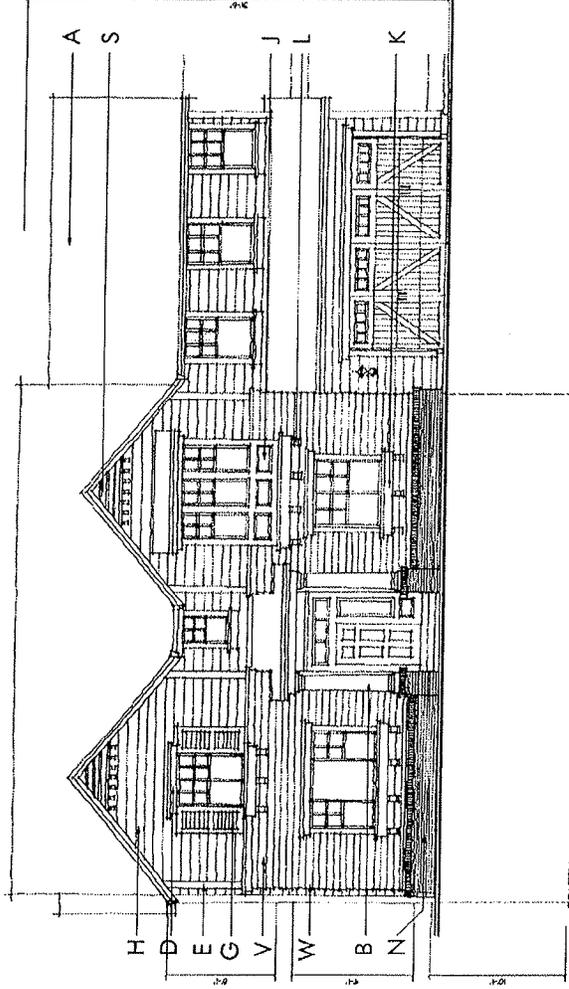
RIGHT



REAR



LEFT



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 POTSHELF
- 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 OVER SMOOTH FIBER CEMENT BOARD
- U. 1x BOARDS OVER SMOOTH FIBER CEMENT BOARD
- V. 8" LAP SIDING
- W. GSM COVERED MITERED CORNER

PLAN 1305-0
ELEVATION "A"



5445 Olympic Blvd.
Bellevue, WA 98006
952.251.2260
952.231.1721 Fax

HUNTER LINDOR PROPERTY
CAM WEST DEVELOPMENTS, INC. BELLEVUE, WASHINGTON

Attachment 3. - Proposed House Plans

DAHIN GROUP
ARCHITECTS
1000 S. GARDEN ST.
SANTA ANA, CA 92705
949.441.1111
www.dahingroup.com

1305-0
PLANNING COMMUNICATION
CamWest Development, Inc.

EXTERIOR ELEVATION NOTES

1. SEE ALL EXTERIOR FINISHES FOR MATERIALS AND COLORS.
2. SEE ALL EXTERIOR FINISHES FOR MATERIALS AND COLORS.
3. SEE ALL EXTERIOR FINISHES FOR MATERIALS AND COLORS.
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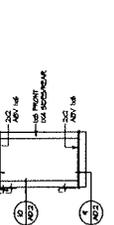
ARCHITECTURAL DETAIL NOTES

1. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 5/8" EXTERIOR INSULATION UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 5/8" EXTERIOR INSULATION UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 5/8" EXTERIOR INSULATION UNLESS OTHERWISE NOTED.
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FIRE RATED DETAILS

1. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 101.
2. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 102.
3. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 103.
4. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 104.
5. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 105.
6. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 106.
7. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 107.
8. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 108.
9. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 109.
10. FOR FIRE RATED WALLS & PARTITIONS, SEE DETAIL 110.

TYP. OPENING TRIMS



REVISIONS

NO.	DESCRIPTION	DATE	BY

PLAN '1505-0'

FRONT ELEVATION 'A' & DETAILS
SCALE: 1/4" = 1'-0"

JOB NO. 0192026 SHEET
DRAWN BY J
CHECKED BY J
DATE 02/24/21

A.5

<p>10 WINDOW SILL AT BRICK SCALE: 1/2" = 1'-0"</p>	<p>2 INTERIOR CORNER SCALE: 1/2" = 1'-0"</p>
<p>4 BRICK TO SIDING TRANSITION SCALE: 1/2" = 1'-0"</p>	<p>3 SQUARE CORNER-MASONRY SCALE: 1/2" = 1'-0"</p>
<p>6 BRICK MAINSCOTT SCALE: 1/2" = 1'-0"</p>	<p>5 PORCH SCALE: 1/2" = 1'-0"</p>
<p>13 FIBER CEMENT BOARD COLUMN SCALE: 1/2" = 1'-0"</p>	<p>1 BRICK BASE SCALE: 1/2" = 1'-0"</p>

<p>12 CLOSED SOFFIT AT CANTILEVER SCALE: 1/2" = 1'-0"</p>	<p>7 CLOSED SOFFIT SCALE: 1/2" = 1'-0"</p>
<p>8 FIBER CEMENT BD. COLUMN BASE SCALE: 1/2" = 1'-0"</p>	<p>11 RAFTER AT SOFFIT SCALE: 1/2" = 1'-0"</p>

FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"

