DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Madison of Bellevue Land, LLC

LOCATION OF PROPOSAL: 15420 NE 8th Street and 825 156th Street

DESCRIPTION OF PROPOSAL: To construct three multifamily buildings, a fitness center and leasing office at the Madison of Bellevue, formerly known as the Lamplighter Apartments. Modifications to parking and landscaping will occur with this application. The site lies within the Single Family Transition Area Design District.

FILE NUMBER: 12-104786-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 March 28, 2013.

☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Matthew Jenkins for
Environmental Coordinator

3/14/13
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 Staff Report

Proposal Name:	The Madison of Bellevue
Proposal Address:	15420 NE 8th Street and 825 156th Street
Proposal Description:	Application for Design Review approval to construct three multifamily buildings, a fitness center and leasing office at the Madison of Bellevue, formerly known as the Lamplighter Apartments. Modifications to parking and landscaping will occur with this application. The site lies within the Single Family Transition Area Design District.
File Number:	12-104786 LD
Applicant:	The Madison of Bellevue Land, LLC
Decisions Included:	Design Review and SEPA, Process II
Planner:	Antoinette Pratt, Senior Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland, Land Use Director Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department Carol V. Helland, Land Use Director

Application Date:	February 3, 2012
Public Notice (500 feet):	July 12, 2012
Minimum Comment Period:	July 26, 2012
Bulletin Publication Date:	**March 14, 2012**
Appeal Deadline:	**March 28, 2013**

For information on how to appeal a proposal, visit the Development Services Permit Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. REQUEST/PROPOSAL DESCRIPTION

The Madison of Bellevue Land, LLC has applied for Design Review approval to construct three multifamily buildings, a fitness center and leasing office at the Madison of Bellevue, formerly known as the Lamplighter Apartments. Modifications to parking and landscaping will occur with this application. The southern half of the site lies within the Single Family Transition Area Design District.

Perspective north from internal driveway

A. Review Process

Because the southern portion of the site is located within a Single Family Transition Area Design District, Administrative Design Review for the entire development is required. The southern portion of the R-30 and all of the Office zoned property are subject to the transition area development standards (LUC 20.25B.030). Design Review is a Process II, administrative land use decision requiring public notice and approval by the Director. The Director issues the Design Review decision.

B. Site Design

The site design will be organized within the existing building fabric of seven two and three-story apartment buildings. Existing amenities on the interior of the site will be demolished and redesigned in order to accommodate the construction of 107 new apartment units, which will be distributed among three, three-story "U" shaped buildings. In addition, a new Leasing Building, accessed from NE 8th Street, a new Fitness Building, and Pool Area will be centrally located for connectivity from both existing and new apartment units on site. Resident and guest parking will be provided on-grade and distributed throughout the site, adjacent to the new and existing buildings.

SITE PLAN

Existing Apartment Buildings: 174 existing apartment units are distributed between seven buildings that are situated around the perimeter of the site. Each individual apartment building is arranged in a "bar" layout with units double loaded around a central interior corridor. Stairs on either end of the corridor provide vertical circulation. Existing apartment building exteriors are undergoing renovations in order to complement the new apartment buildings' architecture.

New Apartment Buildings: 107 new apartment units will be primarily distributed between three "U" shaped buildings, with a manager's unit included in the Leasing Building. The buildings will be three stories in height and include 41 individual garages in a tuck under configuration. Stairs will be used for vertical circulation. The "U" shape building design will create courtyards which provide a social setting for outdoor activities and interaction between current and new apartment residents. Two buildings on the western side of the site (Buildings 1A and 1B) are mirrored plans of each other that step down in response to the sloping site topography. Building 2 is located on the eastern side of the site where grade is relatively flat.

New Leasing Building: The new centralized Leasing Building will provide excellent visibility as well as a welcoming architecture to potential tenants. With clear circulation from the NE 8th Street project entry, potential tenants will be presented with an inviting contemporary building design. A shed roof will allow for clerestory glass and a high volume interior space. Transparent glazing and south-east orientation will welcome potential residents with an abundance of light into the leasing center during the day and

act as a wayfinding lantern in the evening. The Leasing Building will also hold additional management office space as well as a second story manager's unit.

New Fitness Building and Pool Area: The centrally located Fitness Building, with the adjacent Pool Area to its north, will be the social focus for the apartment community. The building sits on axis with the NE 8th Street entry and will provide an impressive visual terminus for potential residents who will be visiting the Leasing Building. The facility will include a fitness room, pool bathrooms, and a multi-purpose room that can be rented out by residents for gatherings. The multi-purpose room, adjacent to the play equipment area to its west, will provide an ideal environment for youth events. Adjacent to the east of the Fitness Building, a standalone mail room will provide a single centralized location for mail pick-up by all new apartment tenants. The Pool Area provides a pool enclosure with operable glass doors on the east and west to provide climatic flexibility and access to the open deck, depending on weather conditions. The shed roof structures of both the Fitness Building and the Pool enclosure reach up to the south, allowing for each building to benefit from their solar orientation.

C. Building Design

Conceptually, the exterior architectural design for the project investigates a contemporary aesthetic, integrating character and conditions specific to the Pacific Northwest into its vernacular. A variety of fiber cement siding textures and colors, including detailed reveal panel types and lap siding types, comprise the building forms. Standing seam metal roofs will be featured as accent elements for the predominantly flat roof elevation. The Leasing, Fitness, and Pool Area Buildings will be predominately comprised of shed standing seam metal roofs to maximize solar orientation and create larger volumes of interior space. The design of the new apartment units will include individual washer/dryers in the units, a private patio/deck and a percentage of single enclosed garage parking spaces with direct access into the building.

D. Landscape Design

The landscape design will provide pedestrian urban trails connecting the entire site to adjacent NE 8th Street, 156th Avenue NE, and project amenities and courtyards throughout. Landscaped courtyards will provide opportunities for social interaction between apartment residents, while a playground area just west of the Fitness Building will provide children a safe place to play. All plant species specified are native to the Pacific Northwest. Perimeter landscaping along NE 8th Street and 156th Avenue NE will blend with the existing street design.

View of Interior Courtyards

Alternative Landscape Option (ALO)
The applicant has requested an ALO for area located east of Building 1B and the leasing office. LUC 20.25B.040.C.2 requires a 20 foot landscape where an interior property line abuts a district receiving transition. Residential and Office zoning meet at this portion of the site. Rather than isolate the leasing office from the development, the applicant prefers to reduce the amount of landscaping in favor of walking paths and smaller areas of landscaping (seven feet in width) that connect existing and future residents to the property manager. Building 1B and the leasing office are 25 feet apart. Wood arbors will be used to accentuate this area for wayfinding to this office.

The eastern portion of Building 1 (existing) will have a 20 foot landscape buffer to protect residents from the revised parking lot on the Office zoned portion of the property. This area has been densely landscaped with a combination of overstory and understory materials.

Staff finds the ALO acceptable based on the above provisions. Sheets L1 through L-5, landscaping have been reviewed and approved with this application.

Puget Sound Energy Substation Improvements (Landscape Impacts)

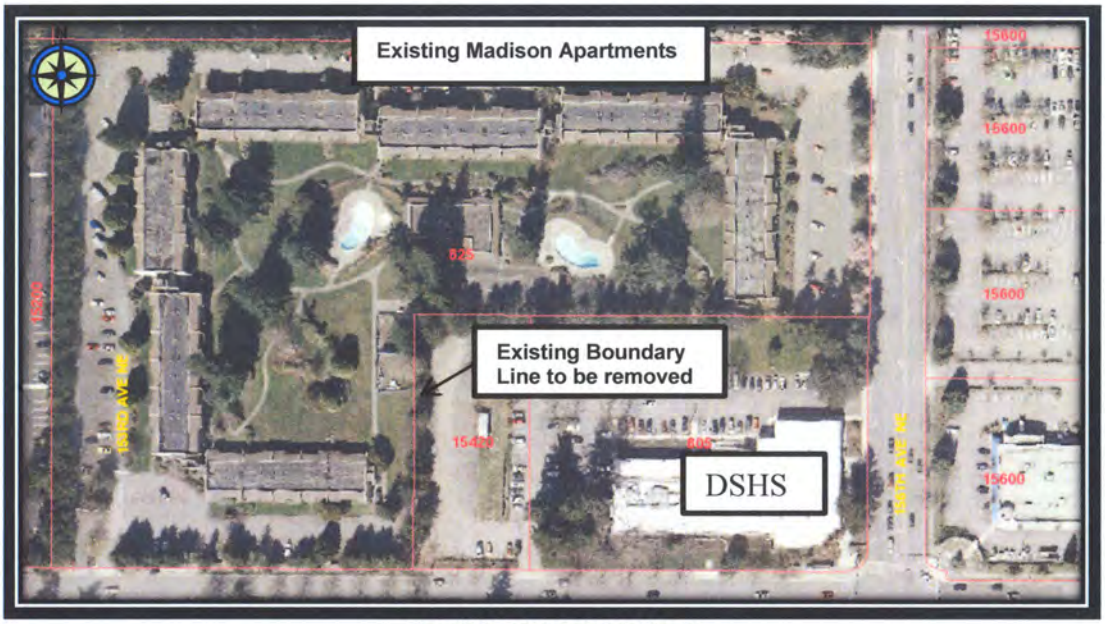
Puget Sound Energy (PSE) has submitted a Conditional Use Application (11-113123 LB) to the City of Bellevue to upgrade their existing substation equipment. The Madison of Bellevue will be affected by their application. Existing landscaping along NE 8th Street both in the right-of-way and on this parcel may be impacted by this work. Depending upon the amount of disturbance, re-landscaping will be required for the right-of-way and this site. This has been noted on Sheet L-1 of the submitted plans.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description
The proposal site lies within the Crossroad neighborhood, west of 156th Avenue NE from the Crossroad Mall. It is located at the northwest corner of the intersection of N.E. 8th Street and 156th Avenue N.E.

The proposal is a split zoned site that is comprised of two tax parcels one of which is located within the R-20 and R-30 land use districts while the second parcel is located in the Office land use district. There are seven existing three-story multifamily units on the site along with a club house and two pools (see aerial below). Scattered vegetation exists across the site along with walking paths to various locations of the site. Existing topography for the site slopes gently to the west with approximately five feet of change throughout the site. No critical areas exist on the site. The City of Bellevue has previously installed a sidewalk, sound wall (in front of R-zoned but not O-zoned parcel) and planting strip along N.E. 8th Street.

It should be mentioned that prior to the submittal of this design review application, the Madison owner purchased the Office zoned parcel from the owner of the DSHS site. Because of the setback requirements of the R-30/Office Districts, the owner will remove the property line to fully incorporate this lot into the residential design scheme (see aerial below). Without this BLA, Building 1B and the leasing office would be non-compliant to the LUC for setbacks. A BLA has not been submitted as of the date of this report. See Section X.C for related condition.



AERIAL PHOTOGRAPH

Zoning and Land Use Context

The proposal site is directly adjacent to an existing R-5 single family zoning district to the south and therefore the southerly portion of the site lies within a Single Family Transition Design District.

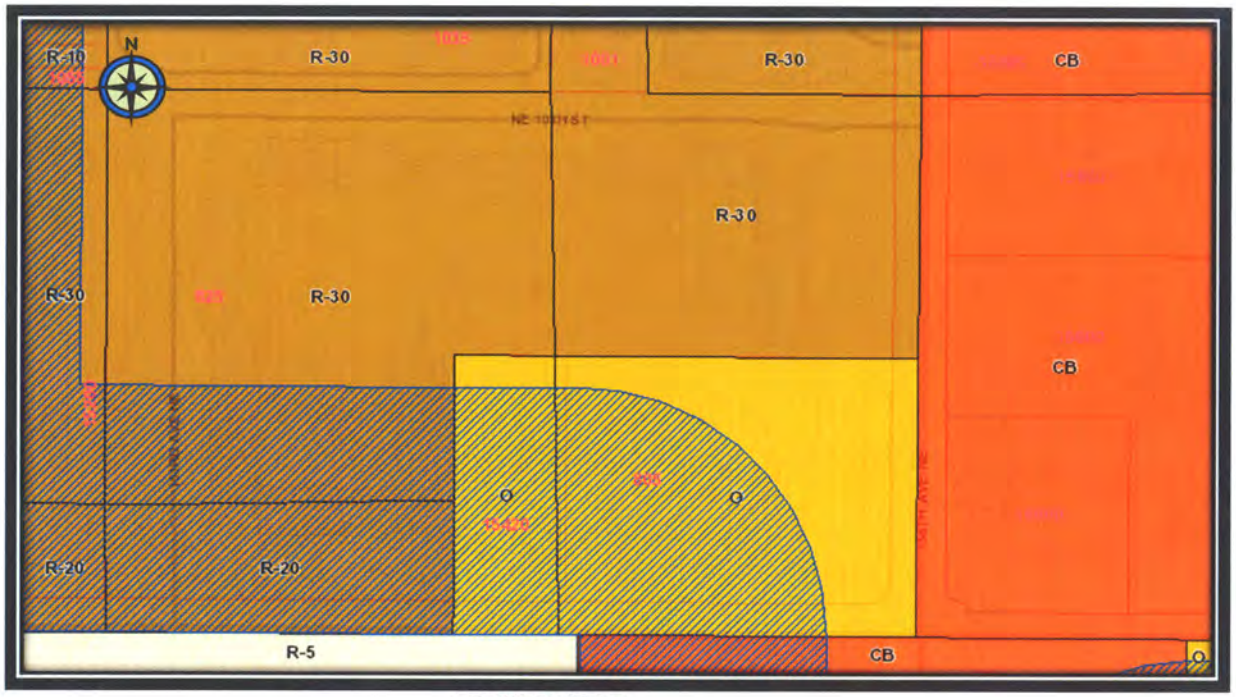
Zoning on Adjacent Property:

East: DSHS complex in an Office land use district and the Crossroads Mall in a Community Business District.

South: Existing single-family units in an R-5 land use district.

West: Existing condominium complex in an R-20/R-30 land use districts.

North: Existing condominium complexes in an R-30 land use district.



ZONING MAP

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Cod

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts) and LUC 20.25B - Transition Area Design District. The multi-family residential use proposed for this project is permitted in the R-30 Transition Area Design District with Design Review approval.

2. Dimensional Requirements

As conditioned, all applicable dimensional requirements of the Land Use Code would be met. Refer to the following table for further information.

Table 1 – Dimensional Requirements
LUC 20.10.010

	Permitted/Required	Proposed
Zoning	R-20/R-30/Office**(1)**	No change to zoning**(2)**
Lot Size (Area)	R-20 = 8,500 R-30 = 8,500 Office = N/A	Parcel 1: 9.9 acres or 435,164 square feet**(3)** Parcel 2 (Office): .93 acres or 40,511 square feet
Lot Coverage	R-20 = 35% R-30 = 35% Office = 35%	R-20 = 16% R-30 = 27% Office = 6%
Impervious Surface	80% all zones	R-20 = 63% R-30 = 58% Office = 75%
Parking LUC 20.20.590	Residential Use: One Bedroom: 1.2:unit Two Bedroom: 1.6:unit	287 existing stalls (236 req. originally) 41 parking garages 115 new surface parking stalls **443 parking stalls provided**
Building Height LUC 20.25B.040.A LUC20.25B.040A.3	R-30/Office in Transition Design District: 30 FT as measured from average existing grade	Building 1B and Leasing Office: (in Single Family Transition Design District): 30 FT Height Increases in Transition: 5 feet for pitched roof form 5 feet for no mechanical on the roof Maximum Building height: 40 feet Proposed: 39'-7"
Setbacks	In an R-30 zoning district: Front: 20 FT Rear: 25 FT Side: 5/15 FT**(4)** In an Office district: Front: 30 FT Rear: 25 FT Side: 5/15 FT	Boundary Line Adjustment required between R-30 and Office parcels. Mitigates land use setback requirements. See Section 2.A above for BLA discussion.

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1 Currently there are 154 residential units on the R-30 zoned parcel. This proposal will add 106 new units for a total of 260 which is the maximum permitted for this district. There are 20 existing residential units on the R-20 zoned parcel. No new units are proposed for that area. A manager's unit will be added over the leasing office on the Office zoned parcel. See Section VIII.1.A for further discussion regarding this unit.
2 There is an existing Concomitant Agreement on this site, #10561 per Ordinance 5535. There are no additional conditions of approval that are applicable other than the City's standard noise requirements.
3 The R-20 land use district is comprised of 1.3 acres while the R-30 land use district is comprised of 8.69 acres.
4 LUC 20.20.010, subnote (1) requires a 20 foot side yard setback when a structure increases height beyond 30 feet. The applicant has opted to remove the property line to eliminate this requirement.

	Permitted/Required	Proposed
Tree Retention	**Perimeter:** 100% tree retention on site perimeter **Interior:** 15% diameter inches tree retention on site interior 706 diameter inches total x 0.15 = 105.9 diameter inches LUC 20.20.900 and 20.25B.	As conditioned, meets LUC requirements. Interior: Removing 17 trees. Total diameter saved: 527 or 75% of interior trees. Fulfills LUC requirement.
Mechanical Equipment LUC 20.20.525.C.5 & 6.	Mechanical equipment located on the roof or at grade shall be visually screened from public view.	No mechanical equipment is located on the roof with exception of venting shafts on roof for kitchens/chimneys. No further mechanical equipment shown. Any mechanical located at grade shall meet requirements of LUC. See Section X.C for related condition.
Refuse Containers/ Recycling	All refuse and recycling containers shall be contained within an enclosed structure.	There are five existing garbage enclosures on site. A new enclosure will be added at the southeast corner of the project, north of the DSHS building. Republic Services, the hauler for this area, has reviewed and approved this application on October 17, 2012.
Signage	Signage shall be architecturally integrated.	A separate sign permit will be required for all project signage. See Section X.A for related condition.

IV. PUBLIC NOTICE AND COMMENT

As of the date of this report, staff has received two comments on this proposal.

To date, staff has received emails from two individuals on this project.

1. One letter was received from a development firm representing the parcel southeast of this site (DSHS). The applicant provided a Reciprocal Access and Parking Easement that has a King County file number 20080925001146 (see project file for full document) between the Madison and DSHS. The questions below are from the development firm representative along with City response.

   Response:

   1. *Confirm that the Joint Access off of NE 8th works for vehicles and emergency vehicles for both properties.*
   Response: The Transportation and Fire Departments have reviewed and approved the NE 8th Street access.

2. *Confirm that the "Y" driveway configuration just north of the NE 8th curb cut works for 2 way traffic, emergency vehicles and our existing trash enclosure for both properties.*
   Response: The Transportation and Fire Departments have reviewed and approved the NE 8th Street access.

3. *Confirm that the drive way that is created on our property along our joint property line (our west property line) works for 2 way traffic and emergency vehicles from NE 8th and through our property.*
   Response: The Transportation and Fire Departments have reviewed and approved the NE 8th Street access.

4. *Confirm that the "emergency vehicle only" access point along our north property line works for emergency vehicles and will be gated appropriately to allow emergency vehicles but prevent cars and pedestrians from crossing.*
   Response: The Fire Department has reviewed the access to NE 8th and the proposed secondary access. The Fire Department requires confirmation that the secondary access will remain open in perpetuity. See Section X.C for related condition.

5. *Confirm that the landscaping in the planter area along the joint property line (both our west and north sides) is adequate and appropriate for screening the two uses.*
   Response: The provided landscaping is acceptable for this site. However, Puget Sound Energy (PSE) has submitted a Conditional Use Application (11-113123 LB) to the City of Bellevue to upgrade their existing substation equipment. The Madison of Bellevue will be affected by their application as will the DSHS site.

6. *Confirm that the parking works for both sites based on the changes.*
   Response: The City has evaluated access at NE 8th Street and find that it allows access for emergency vehicles while limiting queuing onto NE 8th Street. The Departments of Fire, Transportation and Land Use find the redesign acceptable.

7. *Confirm that the appropriate revisions are made to the storm system and detention facilities given the final agreed upon changes.*
   Response: The City's Utilities Department will review storm water with submittal of a Utilities Extension (UE) Agreement. As of the date of this report, a UE permit has not been submitted.

8. *Document the changes once finalized and record a new amendment to the current Reciprocal Easement Agreement (REA) between the two properties.*
   Response: This is a private arrangement between DSHS and the Madison. The existing agreement can be amended at any time.

2. The remaining email was received from an individual who had concerns about vehicular access along 156th Street. His concerns were based on the fact that currently people are driving down 156th Avenue NE then turning left to make U-turns into the condo complex at the northeast corner of this site.

   Response: Staff received a phone call from this individual who reiterated his concerns stated via email about driving and U-turns along 156th Avenue NE. Staff

heard his concerns and discussed with the caller that the three new multifamily buildings are being built internal to the existing site. Vehicular access for these units will be from NE 8th Street as the parking lot will be closest to the proposed units from this location. Residents living in these units will be less inclined to use the 156th Avenue NE access for parking when the NE 8th Street access will place them closest to their vehicles—especially during inclement weather conditions. Once this information was discussed, it reduced the individuals concerns about vehicular impacts to his condo complex.

V. TECHNICAL REVIEW

The Clear and Grade Division has approved this project as proposed with no further conditions of approval. The Departments of Transportation, Utilities and Fire have the following comments regarding this proposal:

Transportation Department

Site Access
As seen in figure 3, the new apartment buildings will access city streets via two full access driveways on NE 8th Street (driveways #3, #4) and one right in / right out only driveway on 156th Avenue NE. This access design maximizes available onsite queuing capacity as well as creates ample, safe areas for loading / unloading. The applicant is advised that loading and unloading from city right of way will not be authorized at any time.

Street Frontage Improvements
Existing frontage improvements surrounding the site are adequate and in satisfactory condition. There are no city plans for expansion of the existing frontage improvements adjacent to the project site. Therefore, this project will not be required to provide new street frontage improvements other than those necessary to complete the transportation related improvements as required in this report.

Easements
The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of sidewalks located outside the city right of way fronting this site.

Holiday Construction & Traffic Restrictions
From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

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. This project is located adjacent to NE 8th Street and 156th Avenue NE. Corresponding pavement restoration requirements are as follows:

- NE 8th Street: Standard Trench Restoration required. Pavement restoration for this type of street classification consists of an asphalt patch per applicable transportation details (ROW-1 through ROW-9).
- 156th Avenue NE: Full Grind and Overlay Required. Pavement restoration for this type of street classification consists of a full grind and overlay extending 50 feet from both sides the street cut for the full width of the street.

Exact limits of required restoration will be specified in the right of way permit issued for this project.

Transportation Management Program
In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070.F.1.a and BCC14.60.070.F.1.B.

Specifically, the property owner will post ridesharing and transit information from Metro in a central location to the apartment complex (most likely the rental office, the fitness building and the mailbox areas). The informational materials must be reviewed and approved by the City prior to posting.

Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section X.B for conditions.

Fire Department

The Fire Department has reviewed and approved this permit. Technical review will occur under associated building permits for this proposal.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The annotated environmental checklist is in the project file. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the SEPA requirements, with incorporation by reference of the *2009-2020 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated March 2009. This document is available in the Development Services Department Records Room, Bellevue City Hall, 450 110th Ave NE. Transportation-related impacts associated with the Madison of Bellevue proposal are consistent with the potential projected impacts analyzed in the 2009-2020 TFP EIS.

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 items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X of this report.

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 (MMA's) for analysis purposes. The Madison Apartments project lies within MMA #5 (Crossroads Area). MMA #5 has a 2020 total growth projection of 440 Multi-Family Dwelling Units (MFDU). This development proposes 107 new MFDU. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic 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 new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development proposes to build 107 additional MFDU housed in three new buildings using the same access locations. Using the city's trip generation rate for MFDU (0.49 per new MFDU) total new p.m. peak hour trips came to 52. This amount exceeds the threshold of 30 new p.m. peak hour trips and therefore a concurrency analysis was performed by city staff. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, one system intersection received 20 or more p.m. peak hour trips (#49 – NE 8th Street & 148th Avenue NE). Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. (The concurrency analysis spread sheet is available in the project file.) Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated July 21, 2011. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency.

Vesting of the concurrency determination expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.010.D and 14.10.040.F). At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. At issuance of the building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100. See Attachment B for this certificate.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included driveway operations at the existing driveways on 156th Avenue NE and NE 8th Street, potential impacts to the existing adjacent traffic flow on NE 8th Street, 156th Avenue NE and the intersection of NE 8th Street & 156th Avenue NE.

Earth

Existing topography descends gently on this site to the west with approximately five feet or less of total elevational change. There are no Critical Areas or environmental issues associated with this site. Site vegetation consists of several mature evergreen trees that are scattered throughout the center of the site with walking paths and amenities. Vegetation at the site exterior will be maintained with exception of modification for the NE 8th driveway and the future PSE expansion.

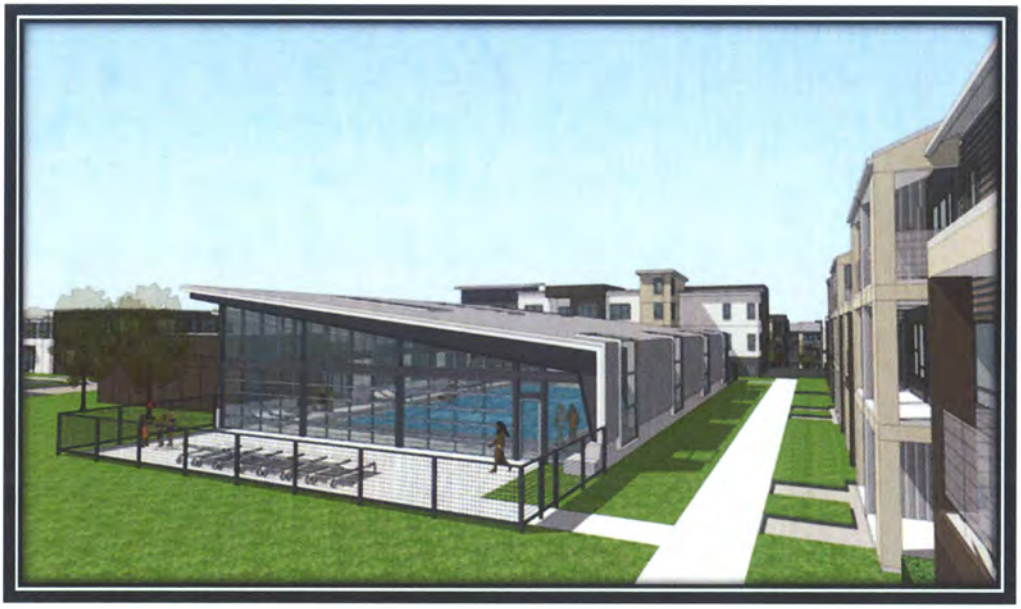
Noise

Noise related to construction is allowed 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 related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken 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 residential properties during the proposed timeline for construction. In order to minimize detriment to residential uses in the immediate vicinity of the project, the applicant and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of construction, **the applicant must apply for a separate noise permit for review and approval by staff**. See Section X for related condition.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Site Design

- The Fire Department required a turnaround south of Building 2. The turnaround was removed and a through lane was added to connect the new parking area to an existing parking lot to the east. The through lane straddles the DSHS parcel to the south. The existing parking agreement between the Madison and the owner of the DSHS lot was amended to acknowledge this condition in perpetuity for fire access. The applicant and owner of the DSHS lot have revised the existing parking agreement but it is in a draft form. See file for parking agreement and subsequent amendment. This agreement shall be completed and recorded with King County prior to building permit issuance. See Section X.C for related condition.
- A pedestrian connection from NE 8th to the leasing office has been provided along with pathways to and through the complex.
- The applicant was required to designate a children's play area with this addition. This area will be placed adjacent to the fitness building (west elevation) and Building 1A).
- The applicant will be removing two existing pools with this application. A new pool will be constructed north of the fitness building. At the time of submittal, this pool was uncovered. During review of this proposal, weather protection was suggested for outdoor amenities. An enclosure was added to cover the pool to allow resident usage at all times of the year. See below:



View of Pool Building

Building Design

- The applicant revised the north elevation of the Fitness building to add visual interest to a segment of wall. This area of the building will house mechanical equipment. This wall segment needed to be solid but scoring lines were added to provide visual interest opposite large vision glass on the remaining elevation.

Transportation Issues

The initial proposal from the developer limited access for the new three new apartment buildings to one shared driveway on NE 8th Street (shared with the DSHS building located at 805 156th Avenue NE; see driveway #3 in figure 1 below). Onsite parking circulation was to remain unchanged as well. See figure 1 below.

(Figure 1: Initial Access Proposal)

Transportation concerns regarding the initial access proposal were:

i. Inadequate queue lane length on site at driveway #3.

ii. Inadequate separation distance from opposing driveways on NE 8th Street.

ii. Inadequate center turn lane length on NE 8th Street opposite driveway #3. This was confirmed via field observations at the site during p.m. peak hours. Demand for left turns from NE 8th Street to 156th Avenue NE periodically exceeded the available the storage capacity of the center turn lane on NE 8th Street.

See figure 2 below:

(Figure 2: Transportation Concerns on NE 8th Street)

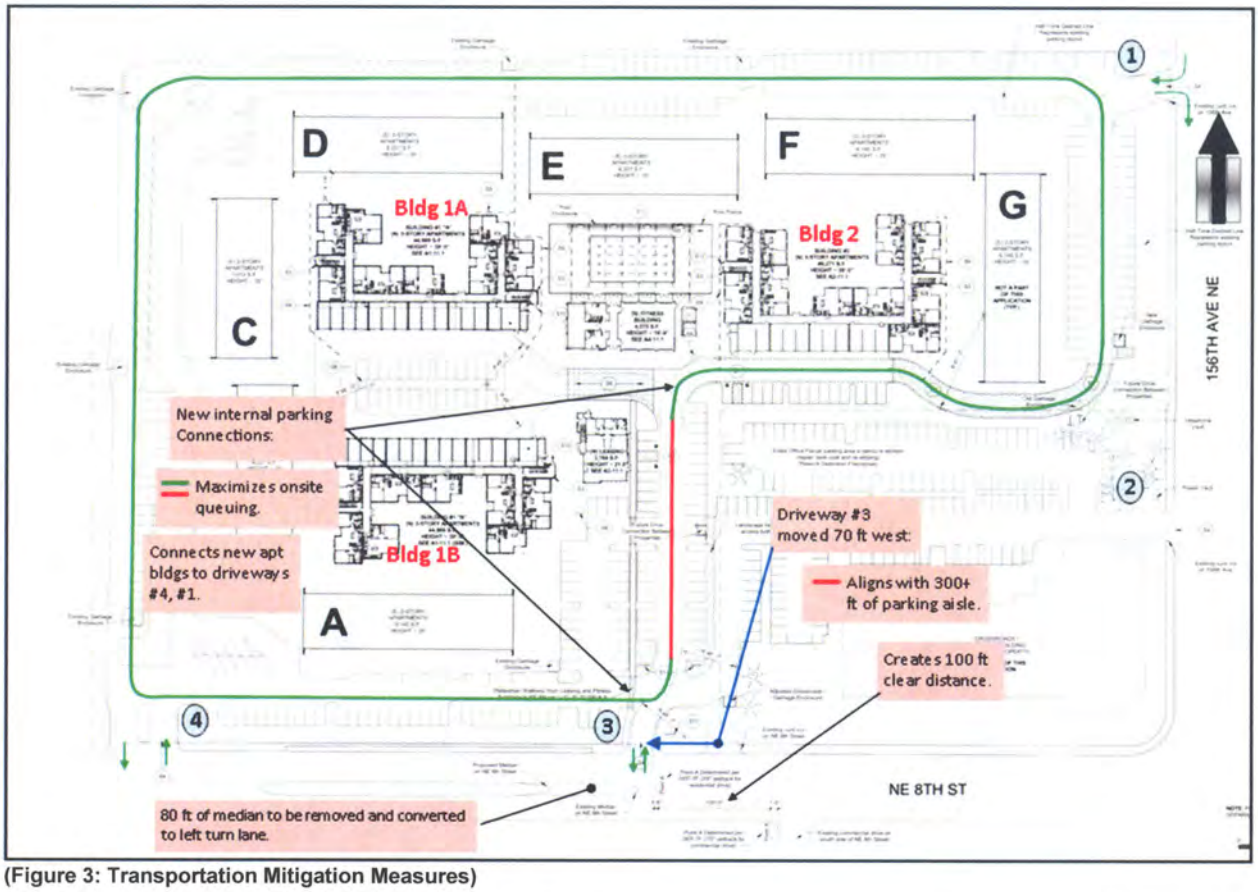
To mitigate for these concerns:

i. Driveway #3 was shifted 70 feet to the west. This relocation aligns driveway #3 with 300 plus feet of straight parking aisle and creates the required 100 foot clear distance from opposing driveways.

ii. 80 feet (approx.) of the NE 8th Street median will be removed and converted to a left turn lane for left turn movements into driveway #3.

iii. New internal connections between the parking areas of the Madison Apartments complex and the DSHS building will maximize on site queuing and connect the new apartment buildings to driveways #1 and #4.

See figure:



(Figure 3: Transportation Mitigation Measures)

Concurrency modeling showed minimal impacts to system intersection #49 (NE 8th Street & 148th Avenue NE) and a small improvement to Level of Service at the intersection of NE 8th Street and 156th Avenue NE.

VIII. DECISION CRITERIA

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

1. ***The proposal is consistent with the Comprehensive Plan.***
   The project is consistent with the Comprehensive Plan's General Elements and the Crossroads Subarea Plan.

   The Comprehensive Plan designations for this site are as follows: Multifamily Medium, Multifamily High and Office which is consistent with the split zone classification of R-20, R-30 and Office for this property respectively. The proposed development supports the following Comprehensive Plan Policies:

A. Land Use Policy

Policy S-CR-1: *Maintain land uses as depicted on the Land Use Plan (Figure S-CR.1).*

Policy S-CR-11: *Limit multifamily development to those locations designated on the Land Use Plan (Figure S-CR.1).*

Response: No changes will be made to the existing Comprehensive Plan or land use designation for this site. As noted above, this site is located within the Crossroads Subarea. The R-zoned parcel noted above is located within Planning District F of the Comprehensive Plan. However, the O-zoned parcel is located within Planning District E of the Comprehensive Plan. Planning District E has a multifamily prohibition that is listed as follows per LUC 20.10.440, Residential, Subnotes 6 and 7:

> (6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street is not allowed. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E. (Emphasis added)
>
> (7) In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.

No new residential development is proposed for the R-20 zoned portion of the site (Planning District F). Most of the development will occur on the R-30 portion of the site. There are 154 existing units on the R-30 portion of the site and 20 existing units in the R-20 area. The applicant has maximized the R-30 portion with the addition of the 106 one and two bedroom units.

Construction of a leasing office with a manager's unit on the Office parcel is permitted within Planning District E. It was determined during review of 11-110632 DC that the leasing office may have a manger's unit above the leasing office. This unit is classified as a single-family unit; thus avoiding the multifamily prohibition that exists for Planning District E. No expansion of use may occur on the Office portion of the site. This includes pools, saunas, etc. due to this restriction. See Section X.D for related condition.

B. Housing Policies

Policy HO-5: *Assure that site and building design guidelines create an effective transition between substantially different land uses and densities;*

Response: Through compliance with the site and building design guidelines for a Transition Area Design District, the proposal project will fit well within the context of the varied surrounding residential zoning districts. The use of extensive landscaping will create an effective transition between this multi-family

site and the adjacent single family homes. See Section I.D, landscaping for further discussion.

Policy HO-17: *Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*
Response: The proposal development will result in an infill project on a currently underutilized site. There are existing, adequate urban services and the design of the project will ensure neighborhood compatibility.

C. Environmental Policy

Policy EN-93: *Evaluate the benefit of measures designed to mitigate arterial noise, particularly noise walls, along with impacts on the pedestrian environment and neighborhood character*
Response: The proposed residential buildings will be oriented to face away from the surrounding arterial streets. The proposed sound wall will also help to mitigate noise impacts to the proposal project as well as to the surrounding neighborhood from NE 8th Street. New landscaping and additional street trees will further soften the impact of this wall and help to create a more pleasant pedestrian experience than presently exists.

2. The proposal complies with the applicable requirements of this Code.
As conditioned, the proposal complies with applicable requirements of the Land Use Code, including requirements for the Transition Area Overlay District. Refer to Section III of this report for further information on compliance with the Land Use Code.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.
As conditioned, the proposal complies with the Development Standards (LUC 20.25B.040) and Design Guidelines for multi-family development in a Transition Area Design District (LUC 20.25B.050). Refer to Section III of this report for how the proposal has met the Dimensional Requirements and Development Standards. The applicable Design Guidelines are summarized below:

1. *Site Design Guidelines – Transition Area Design District LUC 20.25B.050*

1) Vehicular Access
Transportation has determined that the existing driveway that straddles the DSHS site and the Office zoned parcel cannot continue in its current form. The applicant will be required to close this driveway in favor of a driveway that will be moved to the west to wholly reside on the Office portion of the property. This modification requires that the applicant modify the existing landscape buffer to enlarge the left turn pocket on NE 8th Street.

2) Loading and Refuse Collection
There are five existing garbage enclosures on site. A new enclosure will be added at the southeast corner of the project, north of the DSHS building. Republic Services, the hauler for this area, has reviewed and approved this application on October 17, 2012. The applicant will need to submit a detail of the enclosure to ensure compatibility with existing enclosures on-site. See Section X.D for related condition.

3) Tree Retention
The project will retain 527 diameter inches of the significant trees within the site perimeter. Seventeen of the 42 trees will be removed leaving 527 diameter inches internal to the site.

4) Contextual Compatibility
This project will fit into the existing residential neighborhood context. The adjacent properties are multi-family buildings (condominiums) that are similar in height, size, scale, materials and building type. There will be 41 parking garages for residents along with surface parking. The proposed landscaping and planned amenities will make the infill development a pleasant addition to this development.

It should also be mentioned that the facades of the existing buildings will be updated to match the additional housing units. The façade modifications were approved through 12-111384 LJ as noted below:

- Color and material changes to the exterior structures. A color board has been submitted showing a neutral color palette.
- New roofing, metal and Hardieplank siding will be used to update the exterior elevations and roof.
- All balconies will receive new aluminum railing systems.
- Panel siding in gray and various shades of beige/brown are proposed.
- New raised roof sections (14-inches) at various intervals on buildings.
- The work will be phased on a building per building basis with no more than three buildings under remodeling at one time, so as to reduce the construction impact on the occupants and neighboring properties. There will be no period of construction inactivity during the project, which is anticipated to be completed (all exterior remodeling finished) by March 2013.

B. Building Design Guidelines

1) Exterior Surfaces
All materials are chosen to reduce reflectivity and fit well within the residential context. Furthermore, they will reflect the recently approved color and materials for the existing apartments under permit number 12-111384 LJ. See Section 1.B above for further discussion of building materials.

2) Building Façade
The façade is residential in character due to a modulated building exterior, variation in the exterior materials, windows, trim work, decks, porches, chimneys and other projections that help break down the scale of each building. See Section I.C above for further discussion regarding building design.

3) Roof Form
The proposal will have varying roof forms and heights for the three story multifamily units. A majority of the roof forms are flat with pitched roof forms at the ends of buildings to provide height and visual interests. The ancillary buildings such as the fitness and leasing office mimic these roof forms stepping them down to a pedestrian level. No mechanical equipment is mounted on these roofs with exception of chimneys and necessary venting for kitchens, laundry facilities, etc.

4) Communication Dishes
No communication dishes greater than one meter in diameter are proposed for this project.

5) Exterior Materials and Colors
The applicant has submitted materials and colors as shown on
Sheet A13. The colors and materials are all earth tones and will be compatible with the existing units which are being modified. Furthermore, the new development will complement the existing condominiums north and west of these parcels.

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

As conditioned, the proposal and its residential use will be compatible with the surrounding multi-family development and the single family residential homes to the south. The height and scale of the apartments are similar to the existing units and other multi-family developments in the neighborhood. The use of residential materials, windows, balconies and articulation allow the building to fit well into the residential context. Earth tone colors will be harmonious with surrounding condominiums to the north and west.

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

All required public services and facilities are available to the site.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, City Code & Standard compliance reviews

and SEPA review, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal.

X. CONDITIONS OF APPROVAL:

Compliance with City Codes and Documents
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 – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Atul Shoery, 425-452-2818
Fire Code – BCC 23.11	Kevin Carolan, 425-452-7832
Land Use Code – BCC Title 20	Antoinette Pratt, 425-452-5374
Environmental Procedures Code – BCC Title 22.02	Antoinette Pratt, 425-452-5374
Noise Control – BCC 9.18	Antoinette Pratt, 425-452-5374
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4594
Sign Code – BCC Title 22	Antoinette Pratt, 425-452-5374
Transportation Code – BCC 14.60	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Don Rust, 425-452-4856

The following conditions are imposed on the applicant under the authority referenced:

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. Noise & Construction Hours
Noise related to construction is allowed 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 related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken 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 residential properties during the proposed timeline for construction. In order to minimize detriment to residential uses in the immediate vicinity of the project, the applicant and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of construction, **the applicant must apply for a separate noise permit for review and approval by staff**.

AUTHORITY: BCC 9.18.020.C & 9.18.040
REVIEWER: Antoinette Pratt, Land Use

2. Holiday Construction and Traffic Restrictions
Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

AUTHORITY: BCC 14.30.060
REVIEWER: Ray Godinez, Transportation Department

3. Vehicular Access Restrictions
Access to this site from the driveway located at the northeast corner of the site (identified as driveway #1 in figures 1 and 3) will continue to be restricted to right-turn-in and right-turn-out only. The applicant will be required to replace damaged c-curb currently enforcing this restriction.

AUTHORITY: BCC 14.60.150
REVIEWER: Ray Godinez, Transportation Department

4. Provisions for Loading
The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4
REVIEWER: Ray Godinez, Transportation Department

5. Project Signage
If additional signs are added to the site or modifications are made to the existing signs, a Sign Master Plan package in compliance with the Sign Code shall be submitted to the Development Services Department for review and approval.

AUTHORITY: BCC 22B.10.010 and BCC 22B.10.025 and LUC 20.25A.115
REVIEWER: Antoinette Pratt, Land Use

B. PRIOR TO CLEARING & GRADING PERMIT: These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

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 prevents access. General materials storage and contractor convenience are not reasons for preventing access.

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

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Tim Stever, Transportation/Right-of-Way

2. Solid Waste/Recycling
Five garbage enclosures exist on site. A new enclosure will be added at the southeast corner of the project, north of the DSHS building. Republic Services, the hauler for this area, has reviewed and approved this application on October 17, 2012. The applicant shall submit a detail of the enclosure to ensure compatibility with existing enclosures on-site.

AUTHORITY: LUC 20.20.725
REVIEWER: Antoinette Pratt, Land Use

3. Final Utilities Approval
The Utilities Department approval of the Design Review application is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Brad Ayers (425) 452-6054

4. Developer Extension Agreement
The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, (425) 452-6054

5. Civil Engineering Plans – Transportation
Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this

document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a. Traffic signs, markings and channelization.

b. Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)

c. Location of fixed objects in the sidewalk or near the driveway approach.

d. Trench restoration within any right of way or access easement.

e. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Specific requirements are detailed below:

f. Replacement of damaged c-curb enforcing left turn restrictions for the driveway located at the northeast corner of the site connection to 156th Avenue NE. (Identified as driveway #1 in figures 1 and 3).

g. Relocation of the existing driveway located midway between the DHSH building and the Madison Apartment complex. (Identified as driveway #3 in figures 1 and 3). This work will include replacing the old driveway with matching sidewalk, curb and gutter.

h. Reduction of 80 foot (approx.) of the median island on NE 8th St. This work will also include the installation of replacement curb and gutter at the nose of the median, new landscaping inside the median and new pavement with subgrade per DEV-9.

i. Installation of new channelization to mark the additional length of center turn lane on NE 8th Street.

j. Installation of appropriate pavement markings and signing at all driveway locations (identified as driveways #1, #3, #4 in figures 1 and 3) for safety and allowed ingress, egress movements.

k. Construction of on-site connections between the DHSH building and the Madison Apartments parking areas as shown in figure 3. This work will include removal of existing landscaping, curbing and paved areas and the creation of new parking aisles as shown in figure 3.

Miscellaneous:

l. City standards for driveway widths range from 30 to 36 feet on arterial streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing 7A.

m. Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

n. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

AUTHORITY: BCC 14.60; Transportation Department Design Manual
REVIEWER: Ray Godinez, Transportation Department

C. PRIOR TO ISSUANCE OF BUILDING PERMIT: Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit Application:

1. Transportation Impact Fee
Payment of the traffic impact fee will be required at the time of building permit issuance. The impact fee is estimated to be $1360.00 per new MFDU. This fee will increase to $2,266.00 per MFDU on January 1, 2016. The applicant will be responsible for the impact fee per the fee schedule in effect at the time of building permit issuance.

AUTHORITY: BCC 22.16
REVIEWER: Ray Godinez, Transportation Department

2. Building and Site Plans – Transportation
The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Ray Godinez, Transportation Department

3. Pedestrian Easements
The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: BCC 14.60.100
REVIEWER: Ray Godinez, Transportation Department

4. Boundary Line Adjustment
Prior to the issuance of any construction permits, the applicant shall submit and receive City approval of a Boundary Line Adjustment (LW Permit) to create one project site.

AUTHORITY: LUC 20.45B.260
REVIEWER: Antoinette Pratt, Land Use

5. Mechanical Equipment
No mechanical equipment is located on the roof with exception of venting shafts on roof for kitchens/chimneys. No further mechanical equipment is shown. If any mechanical equipment is proposed, the applicant shall identify such items and screen them from public view.

AUTHORITY: LUC 20.20.525 and 20.25B.040.A.1
REVIEWER: Antoinette Pratt, Land Use

6. Modification of Existing Parking Agreement and Recording with King County
A new interior through lane was added to satisfy Fire Department requirements. The through lane straddles onto the DSHS parcel below. The existing parking agreement between the Madison and the owner of the DSHS lot is being amended to acknowledge this condition in perpetuity for fire access. The applicant and owner of the DSHS lot have revised the existing parking agreement but it is in draft form. This agreement shall be completed and recorded with King County prior to building permit issuance.

AUTHORITY: LUC 20.20.590.I and IFC 503.4 and 503.4.3
REVIEWER: Antoinette Pratt, Land Use and Kevin Carolan, Fire

D. PRIOR TO TCO: The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with <u>prior to issuance of the Temporary Certificate of Occupancy (TCO)</u>:

1. Landscape Installation Assurance Device
All site landscaping, including all streetscape landscaping, shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following:

a) a red-marked plan identifying which landscape areas are incomplete;
b) an estimate for the total cost to complete these areas; and

c) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation, inspection approval and rededication of the plaza property to the City filed with King County Records Office.

AUTHORITY: LUC 20.40.490
REVIEWER: Antoinette Pratt, Land Use

2. Landscape Maintenance Assurance Device

File a landscape maintenance assurance device with the Development Services Department (DSD) for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping. One-year maintenance shall include all right-of-way planning areas.

AUTHORITY: LUC 20.40.490
REVIEWER: Antoinette Pratt, Land Use

3. Transportation Improvements

All required transportation improvements as documented in this report must be constructed by the applicant and accepted by the City Inspector prior to final occupancy certification of the new apartment buildings. Power sources, must be relocated as necessary. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual.
REVIEWER: Ray Godinez, Transportation Department

4. Pavement Restoration

Pavement restoration associated with the required transportation improvements, utility connections, or to repair damaged street surfaces shall be provided as follows:

a) 156th Avenue NE: Full Grind and Overlay Required. Pavement restoration for this type of street classification consists of a full grind and overlay extending 50 feet from both sides the street cut for the full width of the street.

b) NE 8th Street: Standard Trench Restoration required. Pavement restoration for this type of street classification consists of an asphalt patch per applicable transportation details (ROW-1 through ROW-9).

Exact pavement restoration requirements will be specified in the right of way permit issued for this application.

AUTHORITY: BCC 14.60. 250; Transportation Department Design Manual
REVIEWER: Ray Godinez, Transportation Department

5. Transportation Management Program
The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by applicable city code.

AUTHORITY: BCC 14.60.070
REVIEWER: Ray Godinez, Transportation Department

6. Managers Unit
Construction of a leasing office with a manager's unit on the Office parcel is permitted. This unit is classified as a single-family unit; thus avoiding the multifamily prohibition that exists for Planning District E. No expansion of use shall occur on the Office portion of the site. This includes pools, saunas, etc. due to this restriction.

AUTHORITY: LUC 20.10.440, Residential, Subnotes 6 and 7
REVIEWER: Antoinette Pratt, Land Use

ATTACHMENT A
(Plans and Drawings)

THE MADISON BELLEVUE

Permit Number: 12-104786 LD
15420 NE 8th Street
Bellevue, WA

PROJECT SHEET INDEX

ARCHITECTURE:

A0 Project Tabulations and Zoning
A1 Site Plan
A2 Building 1 Typical First Level Floor Plan
A3 Building 1 Typical 2nd and 3rd Level Floor Plan
A4 Building 2 First Level Floor Plan
A5 Building 2 Typical 2nd and 3rd Level Floor Plan
A6 Typical Apartment Building Elevations
A7 Leasing Building Plans
A8 Leasing Building Elevations and 3D Perspectives
A9 Fitness Building Plan
A10 Fitness Building Elevations and 3D Perspectives
A10.1 Pool Enclosure 3D Perspectives
A11 Typical Unit Enlarged Plans
A12 Typical Unit Enlarged Plans
A13 Material and Color Images

CIVIL:

C1 Preliminary Grading and Storm Drainage Plan
C2 Preliminary Grading and Storm Drainage Notes and Details
C3 Existing Boundary and Topographic Survey

LANDSCAPE:

L1 Composite Landscape/ Open Space Plan
L2 Landscape/ Open Space Plan
L3 Landscape/ Open Space Plan
L4 Open Space Layout Plan
L5 Landscape Schedules and Notes

ELECTRICAL:

E1 Lighting/ Power Site Plan

PROJECT DIRECTORY

OWNER:
THE MADISON BELLEVUE, LLC
23622 CALABASAS ROAD, SUITE #200
CALABASAS, CA 91302
(T) 818-223-3500

ARCHITECT:
MCLARAND VASQUEZ EMSIEK & PARTNERS, INC.
1900 MAIN STREET, SUITE 600
IRVINE, CA 92614
(T) 949-809-3388 (F) 949-809-3399

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
CORE DESIGN, INC.
14711 NE 29TH PLACE, SUITE 101
BELLEVUE, WA 98007
(T) 425-885-7877 (F) 425-885-7963

STRUCTURAL ENGINEER/ BUILDING ENVELOPE CONSULTANT:
CROSS 2 DESIGN GROUP
2478 WESTLAKE AVE N., SUITE 102
SEATTLE, WA 98109
(T) 206-283-0066 (F) 206-283-0972

MECHANICAL/PLUMBING/ ELECTRICAL ENGINEER:
ROBISON ENGINEERING
20300 19TH AVE NE
SHORLINE, WA 98155
(T) 206-364-3343 (F) 206-364-3363

VICINITY MAP

APPLICABLE CODES

CODES ADOPTED BY THE CITY OF BELLEVUE:

NOTE: ALL CODES INCLUDE RESPECTIVE AMENDMENTS BY THE STATE OF WASHINGTON AND CITY OF BELLEVUE

2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL MECHANICAL CODE
2008 NATIONAL ELECTRICAL CODE
2009 UNIFORM PLUMBING CODE
2009 WASHINGTON STATE ENERGY CODE
2009 NATIONAL FUEL GAS CODE 58

THE MADISON BELLEVUE APARTMENTS
THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE
TITLE SHEET

SHEET NUMBER
GEN1

DESIGN REVIEW - 10/18/2012

PARKING COUNT

PARKING REQUIRED

EXISTING BUILDINGS

UNIT TYPE	NO. UNITS	SF/ADJUSTMENT	SPACES
1-BR UNIT	4	1.2	5
1-BR UNIT	108	1.7	130
2-BR UNIT	65	1.5	159
TOTAL	114	-	294

NEW BUILDINGS

UNIT TYPE	NO. UNITS	SF/ADJUSTMENT	SPACES
1R 1ST UNIT	10	1.2	12
1-BR UNIT	89	1.7	151
2-BR UNIT	48	1.5	72
MANAGER (1-BR)	1	1.5	2
TOTAL	127	-	146

TOTAL PARKING SPACES REQUIRED: 294

PARKING PROVIDED

297 EXISTING PARKING SPACES ON-SITE
41 NEW GARAGE PARKING SPACES PROVIDED
118 NEW SURFACE PARKING SPACES PROVIDED (REFER TO SITE PLAN)

443 PARKING SPACES PROVIDED

ACCESSIBLE & PARKING

FOR NEW PARKING ONLY (129 SPACES), PER IBC TABLE 1106.1,
6 ACCESSIBLE SPACES ARE REQUIRED.
7 ACCESSIBLE SPACES HAVE BEEN PROVIDED (2 ACCESSIBLE GARAGE SPACE FOR EACH OF THE 7 NEW APARTMENT BUILDINGS AND 4 SURFACE SPACES).

ACCESSIBLE UNITS

TYPE "A" UNITS

PER STATE OF WASHINGTON AMENDMENT, SEE SECTION 1107.6.2.1.1, AT LEAST 5 PERCENT OF TOTAL UNITS SHALL BE TYPE "A" UNITS.

EXISTING UNITS: 114 UNITS
NEW UNITS: 109 UNITS
TOTAL: 380 UNITS
ROUND TYPE "A" UNITS: (380 X 5% = 19 TYPE "A" UNITS

PROVIDED TYPE "A" UNITS:

BUILDING 1 (OCCURS AT TWO LOCATIONS)
(E) 3-BR TYPE "A" UNITS
(N) 3-BR TYPE "A" UNITS
TYPE "A" UNITS IN BLDG 1 TOTAL

BUILDING 2
(E) 3-BR TYPE "A" UNITS
(E) 1-BR TYPE "A" UNITS
(N) TYPE "A" UNITS TOTAL

20 TOTAL TYPE "A" UNITS PROVIDED.

TYPE "B" UNITS

PER IBC SECTION 1107.7.1 FOR BUILDINGS WITHOUT ELEVATOR SERVICE, ONLY THOSE UNITS ON THE GROUND FLOOR (SERVED BY THE ACCESSIBLE ENTRY) ARE REQUIRED TO BE TYPE "B" UNITS. THE MAJORITY OF THE GROUND FLOOR UNITS ARE TYPE "A" UNITS PER ABOVE, AND THE REMAINING (4) GROUND FLOOR UNITS ARE TYPE "B" 1-BR UNITS PER THIS REQUIREMENT. ALL UNITS ON SECOND AND THIRD LEVELS ARE NOT REQUIRED TO BE TYPE "B" UNITS.

MANAGER'S UNIT (SECOND FLOOR OF LEASING BUILDING)
THIS IS A SINGLE STORY UNIT IN THE BUILDING PER IBC SECTIONS 1107.6.2.C. FOR A BUILDING WITH ONE SINGLE UNIT, NEITHER TYPE "A" NOR TYPE "B" IS REQUIRED.

CODE ANALYSIS

BUILDING INFORMATION

BUILDING #	1	2	3	4
OCCUPANCIES	R-2, S-2	R-2, S-2	R, S-2	A-3
# OF STORIES	3	3	3	1
CONSTRUCTION TYPE	V-A	V-A	V-B	V-B
FIRE SPRINKLERS	NFPA 13R	NFPA 13R	NFPA 13	-

NOTE: ALL ALLOWABLE AREA ANALYSES ARE BASED UPON NONSEPARATED OCCUPANCIES (IBC SECTION 508.3) AND BASED UPON ...MIT'S OF THE MOST RESTRICTIVE OCCUPANCY.

BUILDING #1 (OCCURS AT TWO LOCATIONS)

BASIC ALLOWABLE AREA (IBC TABLE 503) = At = 12,000 SF PER STORY
ALLOWABLE NUMBER OF STORIES (IBC TABLE 503) = 3

AREA MODIFICATION EQUATION (EQUATION 5-1)
Aa = At + (At x Af) + (At x Is)

FRONTAGE AREA INCREASE PER IBC SECTION 506.2 -
F = (W - 30)/W/30
F = (738.69/0 - 0.25)/30/30
F = 0.67

Aa = 12,000 + (12,000 x 0.67) + 0 + 19,560 SF PER STORY
TOTAL ALLOWABLE (IBC SECTION 506.2.1) = 19,440 x 3 = 58,320 SF

LEVEL 1 = 19,213 SF < 19,440 SF
LEVEL 2 = 19,526 SF < 19,440 SF
LEVEL 3 = 19,526 SF < 19,440 SF
TOTAL AREA = 48,271 SF < 58,320 SF.

BUILDING #2

BASIC ALLOWABLE AREA (IBC TABLE 503) = At = 12,000 SF PER STORY
ALLOWABLE NUMBER OF STORIES (IBC TABLE 503) = 3

AREA MODIFICATION EQUATION (EQUATION 5-1)
Aa = At + (At x Af) + (At x Is)

FRONTAGE AREA INCREASE PER IBC SECTION 506.2 -
F = (W - 30)/W/30
F = (1,218/0 - 0.25)/30/30
F = 1.23

Aa = 12,000 + (12,000 x 0.67) + 0 = 19,560 SF PER STORY
TOTAL ALLOWABLE (IBC SECTION 506.2.1) = 19,560 x 3 = 58,680 SF

LEVEL 1 = 14,679 SF < 19,560 SF.
LEVEL 2 = 15,205 SF < 19,560 SF
LEVEL 3 = 15,205 SF < 19,560 SF.
TOTAL AREA = 44,560 SF < 58,680 SF.

BUILDING #3

BASIC ALLOWABLE AREA (IBC TABLE 503) = At = 12,000 SF PER STORY
ALLOWABLE NUMBER OF STORIES (IBC TABLE 503) = 2

AREA MODIFICATION EQUATION (EQUATION 5-1)
Aa = At + (At x Af) + (At x Is)

FRONTAGE AREA INCREASE PER IBC SECTION 506.2 -
F = (W - 30)/W/30
F = (738.69/0 - 0.25)/30/30
F = 0.67

Aa = 12,000 + (12,000 x 0.67) + 0 = 19,440 SF PER STORY
TOTAL ALLOWABLE (IBC SECTION 506.2.1) = 19,440 x 2 = 38,880 SF

LEVEL 1 = 19,213 SF < 19,440 SF
LEVEL 2 = 19,526 SF < 19,440 SF
TOTAL AREA = 46,271 SF < 38,880 SF.

TYPICAL BUILDINGS 1 & 2

CONSTRUCTION CLASSIFICATION TYPE V-A (IBC TABLE 601):

PRIMARY STRUCTURAL FRAME	1 HR.
BEARING WALLS (EXTERIOR & INTERIOR)	1 HR.
NONBEARING WALLS (INTERIOR)	0
FLOOR CONSTRUCTION	1 HR.
ROOF CONSTRUCTION	1 HR.

OPENING PROTECTION

THROUGH	20% UNPROTECTED ALLOWABLE
20 THROUGH 25	45% UNPROTECTED ALLOWABLE
25 THROUGH 30	70% UNPROTECTED ALLOWABLE
30 AND GREATER	UNLIMITED

BUILDING #3

BASIC ALLOWABLE AREA (IBC TABLE 503) = At = 9,000 SF (A-3 OCCUPANCY)
ALLOWABLE NUMBER OF STORIES (IBC TABLE 503) = 2

FIRST FLOOR AREA	2,365 SF
SECOND FLOOR AREA	1,368 SF
ROOF OVERHANG AREA	240 SF
TOTAL AREA	4,000 SF < 9,000 SF...OK.

BUILDING #4

BASIC ALLOWABLE AREA (IBC TABLE 503) = At = 9,000 SF (A-3 OCCUPANCY)
ALLOWABLE NUMBER OF STORIES (IBC TABLE 503) = 1

BUILDING AREA	3,375 SF
ROOF OVERHANG AREA	295 SF
TOTAL AREA	3,841 SF < 9,000 SF...OK.

TYPICAL BUILDINGS 3 & 4

CONSTRUCTION CLASSIFICATION TYPE V-B (IBC TABLE 601):

PRIMARY STRUCTURAL FRAME	0 HR.
BEARING WALLS (EXTERIOR & INTERIOR)	0 HR.
NONBEARING WALLS (INTERIOR)	0
FLOOR CONSTRUCTION	0 HR.
ROOF CONSTRUCTION	0 HR.

OPENING PROTECTION
NOT REQUIRED ON NONRATED WALLS (IBC TYS 5, EXCPTION 3)

SETBACK REQUIREMENTS

R-20 Land Use Classification:

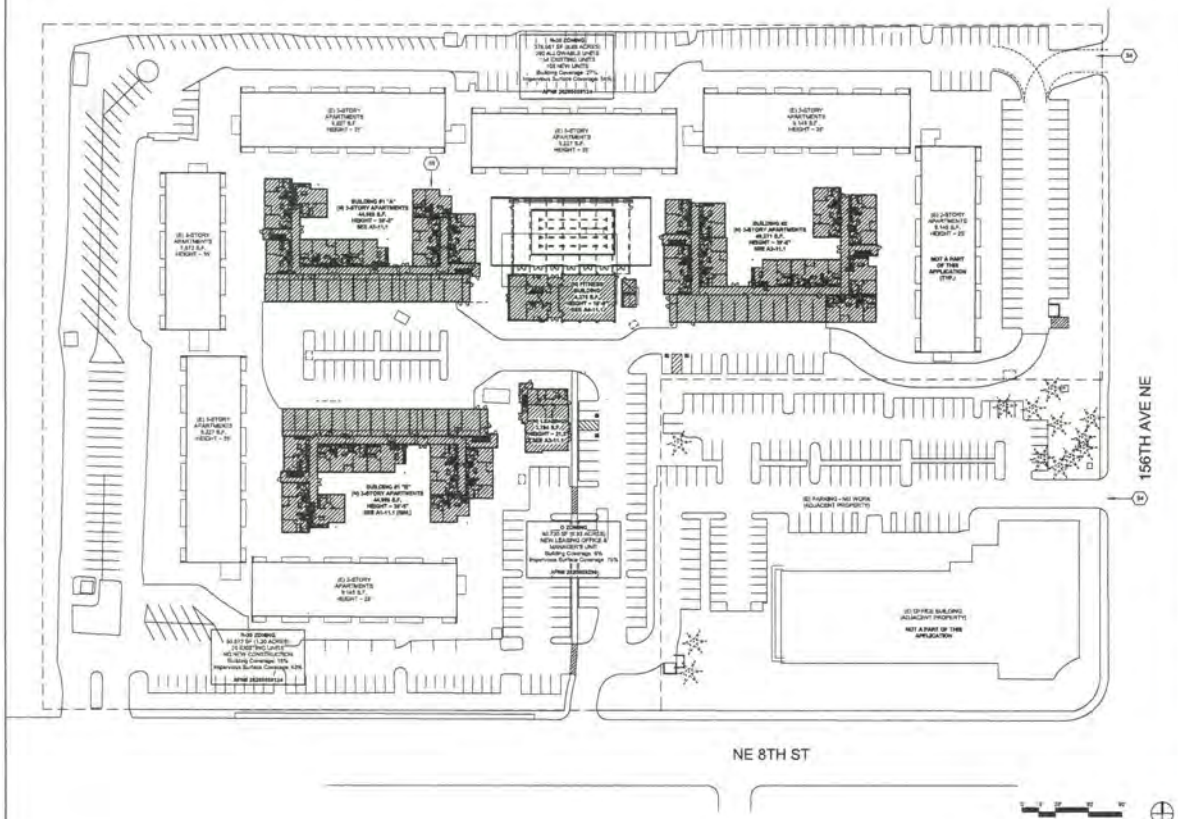
Front Yard Setback:	20'-0"
Rear Yard Setback:	20'-0"
Side Yard Setback:	7'-0"
2 Side Yards Setback:	15'-0"

R-30 Land Use Classification:

Front Yard Setback:	20'-0"
Rear Yard Setback:	20'-0"
Side Yard Setback:	7'-0"
2 Side Yards Setback:	15'-0"

O Land Use Classification:

Front Yard Setback:	30'-0"
Rear Yard Setback:	20'-0"
Side Yard Setback:	20'-0"
2 Side Yards Setback:	40'-0"



CODE ANALYSIS SITE PLAN

1" = 40'-0" | 1

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

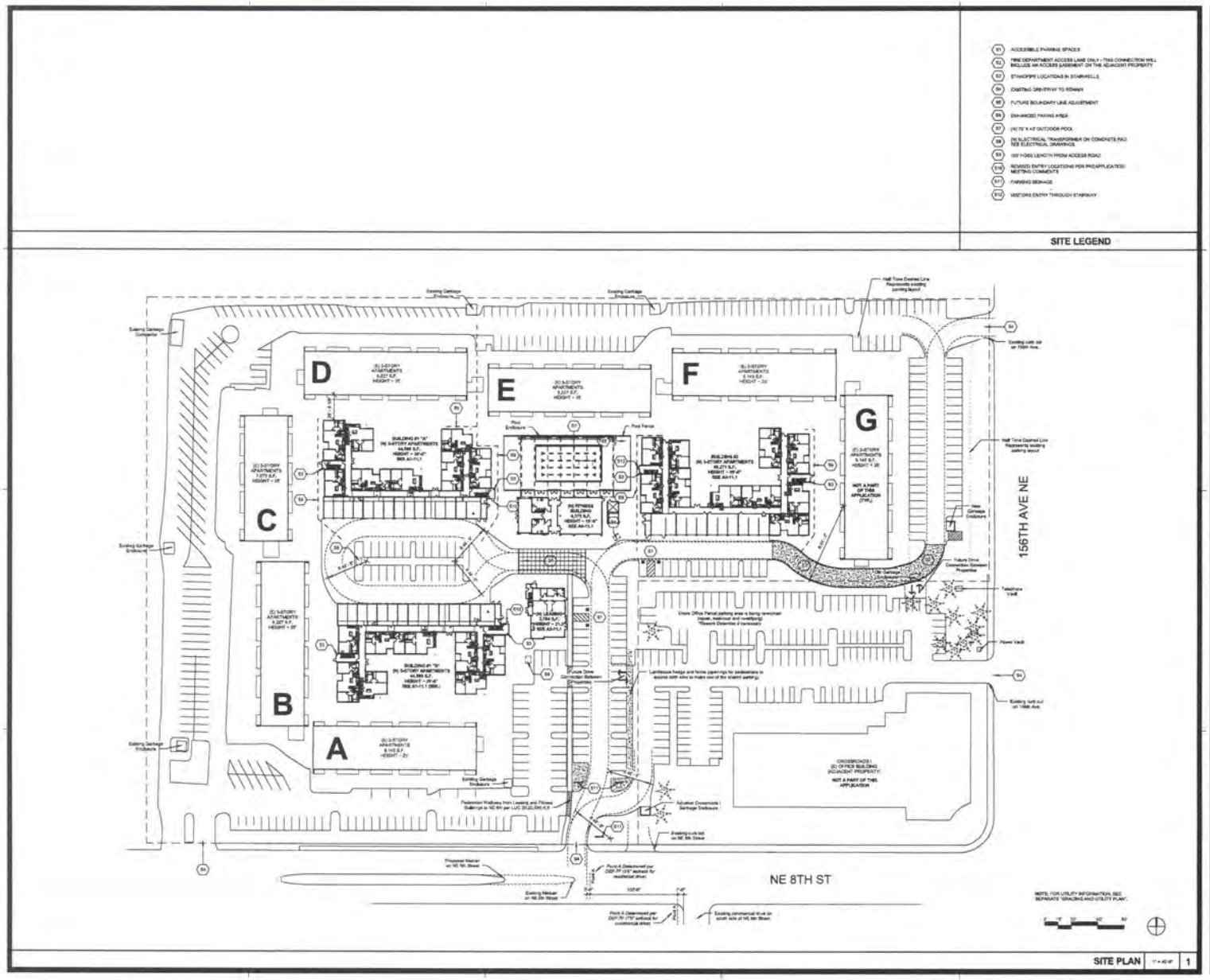
REVISIONS

DESCRIPTION	DATE

SHEET TITLE
PROJECT TABULATIONS & ZONING

SHEET NUMBER
A0

DESIGN REVIEW - 10/18/2012



THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1

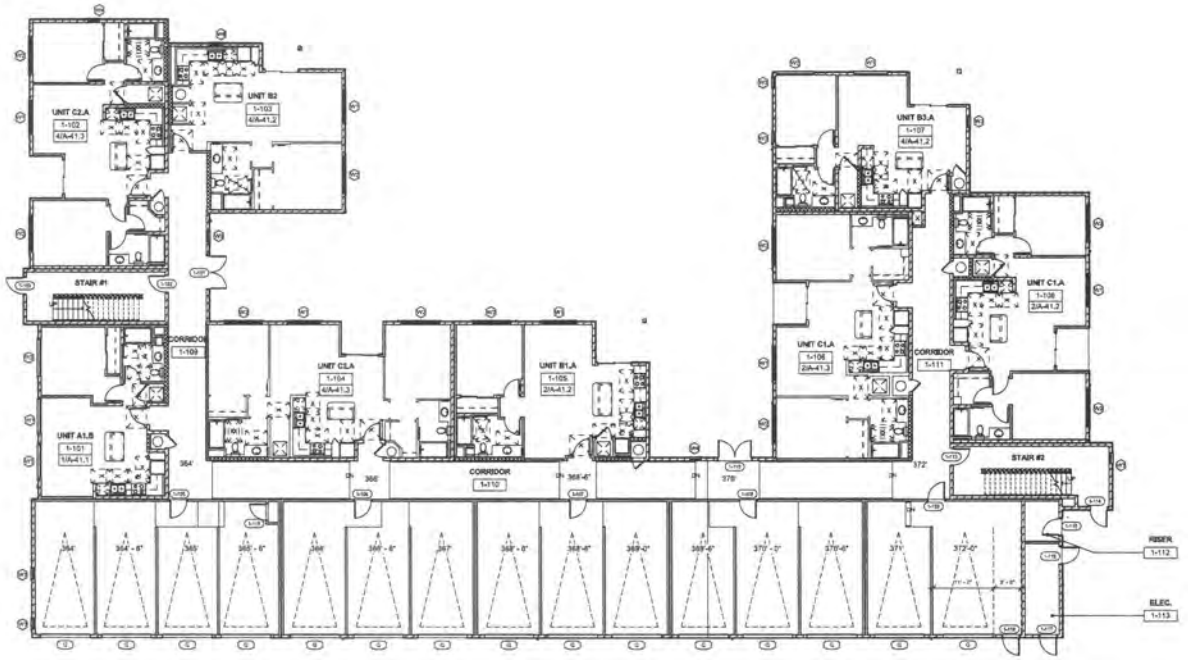
DESIGN REVIEW - 10/18/2012

PLAN LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x6 STUD WALL
- FIRE WALL
- FIRE WALL
- FIRE BARRIER
- 1 HOUR RATED PARTY WALL
- TYPICAL INTERIOR WALL
- TYPICAL EXTERIOR WALL
- 1 HR WALL
- BAR/SHARP LINE BETWEEN TWO BUILDINGS PER CRC 70-2
- DECK DRAIN (PROVIDE SEPARATE OVERFLOW SCUPPER)
- UNIT A — UNIT TYPE
- 101 — UNIT NUMBER
- 4-A/X — ENLARGED PLAN SHEET NUMBER
- XX — DOOR NUMBER SEE DOOR SCHEDULE SEE ALSO ENLARGED UNIT PLANS
- WINDOW TYPES, SEE WINDOW SCHEDULE
- FIRE EXTINGUISHER REQUIRED PER FIRE DEPARTMENT
- ATTIC ACCESS 30" x 30" MIN. RATCH OPENING
- LOCATION AND CLEARANCES SHALL COMPLY WITH IBC SECTION 1209.2
- FD FLOOR DRAIN
- SC SCUPPER
- DS DOWNSPOUT
- OF OVERFLOW SCUPPER

PLAN NOTES

1. BUILDING PLANS ARE TO SHOW UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNIT AND STAIR PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A TWO-INCH AIRSPACE.
3. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
4. REFER TO LANDSCAPE PLANS FOR LANDSCAPE AND LANDSCAPE PLANTERS.
5. FOR TYPICAL PENETRATION ASSEMBLIES REFER TO SHEET
6. PROVIDE VAPOR RETARDER BELOW SLAB ON GRADE, WHERE RECOMMENDED BY GEOTECHNICAL REPORT.
7. REFER TO ENLARGED UNIT PLANS FOR TYPICAL DOOR CALLOUTS @ DECKS/PATIOS.
8. PLYWOOD AND FRAMING SHALL BE SET TO SLOPE PER SPOT ELEVATIONS AT ALL EXTERIOR BALCONIES. SPOT ELEVATIONS ON EXTERIOR BALCONIES AND CATWALKS SHOW THE FINISH FLOOR ELEVATION AND ARE RELATIVE TO THE FINISH FLOOR BETWEEN THE UNITS ON EACH LEVEL. THE UNIT FINISH FLOOR AS IT RELATES TO THE SPOT ELEVATIONS IS ZERO.



FLOOR PLAN - LEVEL 1 | 1

MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

BUILDING 1 TYPICAL FIRST LEVEL FLOOR PLAN

SHEET NUMBER

A2

Project Number
DATE 10/18/2012
SCALE 1/8" = 1'-0"

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MIDLAND WESTERN ENGINEERS & PARTNERS, INC.
1300 Bristol Street, Suite 200
Irvine, California 92612
T 949.854.1300 F 949.854.1700
info@mwe-architects.com
www.mwe-architects.com
Architecture Planning Interiors

DESIGN REVIEW - 10/18/2012

PLAN LEGEND

- 2nd STUD WALL
- 2nd STUD WALL
- 2nd STUD WALL
- FIRE WALL (1 HR)
- FIRE WALL (1 HR)
- FIRE BARRIER (1 HR)
- 1 HOUR RATED PARITY WALL (1 HR)
- TYPICAL INTERIOR WALL
- TYPICAL EXTERIOR WALL (2 HR)
- 1 HR WALL

IMAGINARY LINE BETWEEN TWO BUILDINGS PER CBC 704.3

DECK DRAIN (PROVIDE SEPARATE OVERFLOW SCUPPER)

UNIT A — UNIT TYPE
101 — UNIT NUMBER
A4.0/8 — ENLARGED PLAN SHEET NUMBER

101 — DOOR NUMBER SEE DOOR SCHEDULE SEE ALSO ENLARGED UNIT PLANS

A — WINDOW TYPES, SEE WINDOW SCHEDULE

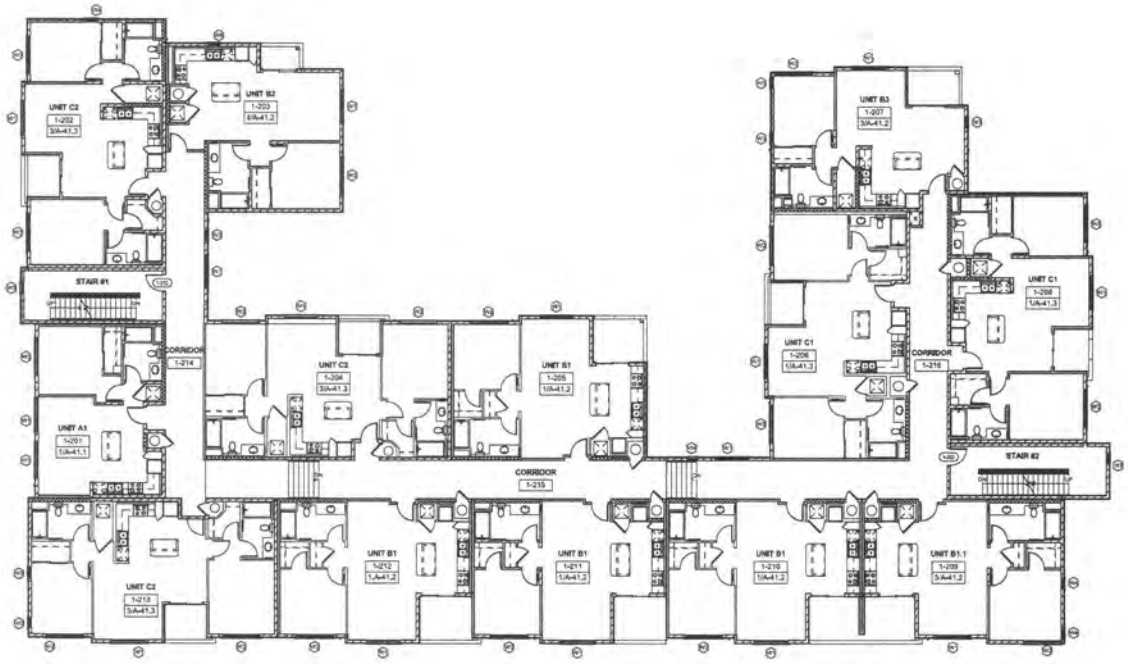
FIRE EXTINGUISHER REQUIRED PER FIRE DEPARTMENT

ATTIC ACCESS
20" X 30" MIN. HATCH OPENING
LOCATION AND CLEARANCES SHALL COMPLY WITH IBC SECTION 1209.2

FD — FLOOR DRAIN
SC — SCUPPER
DS — DOWNSPOUT
OF — OVERFLOW SCUPPER

PLAN NOTES

1. BUILDING PLANS ARE TO SHOW UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNIT AND STAIR PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A TWO-INCH AIRSPACE.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE PLANTERS.
5. FOR TYPICAL PENETRATION ASSEMBLIES REFER TO SHEET
6. PROVIDE VAPOR RETARDER BELOW SLAB ON GRADE WHERE RECOMMENDED BY GEOTECHNICAL REPORT.
7. REFER TO ENLARGED UNIT PLANS FOR TYPICAL DOOR CALLOUTS @ DECK/PATIOS.
8. PLYWOOD AND FRAMING SHALL BE SET TO SLOPE PER SPOT ELEVATIONS AT ALL EXTERIOR BALCONIES. SPOT ELEVATIONS ON EXTERIOR BALCONIES AND CATWALKS SHOW THE FINISH FLOOR ELEVATION AND ARE RELATIVE TO THE FINISH FLOOR WITHIN THE UNITS ON EACH LEVEL. THE UNIT FINISH FLOOR AS IT RELATES TO THE SPOT ELEVATIONS IS ZERO.



FLOOR PLAN - LEVEL 2 — 1

MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

SHEET TITLE
BUILDING 1 TYPICAL 2ND AND 3RD LEVEL FLOOR PLAN

SHEET NUMBER
A3

Project Number
DATE 10/18/2012
SCALE 1/8" = 1'-0"

MVL & PARTNERS

DESIGN REVIEW - 10/18/2012

PLAN LEGEND

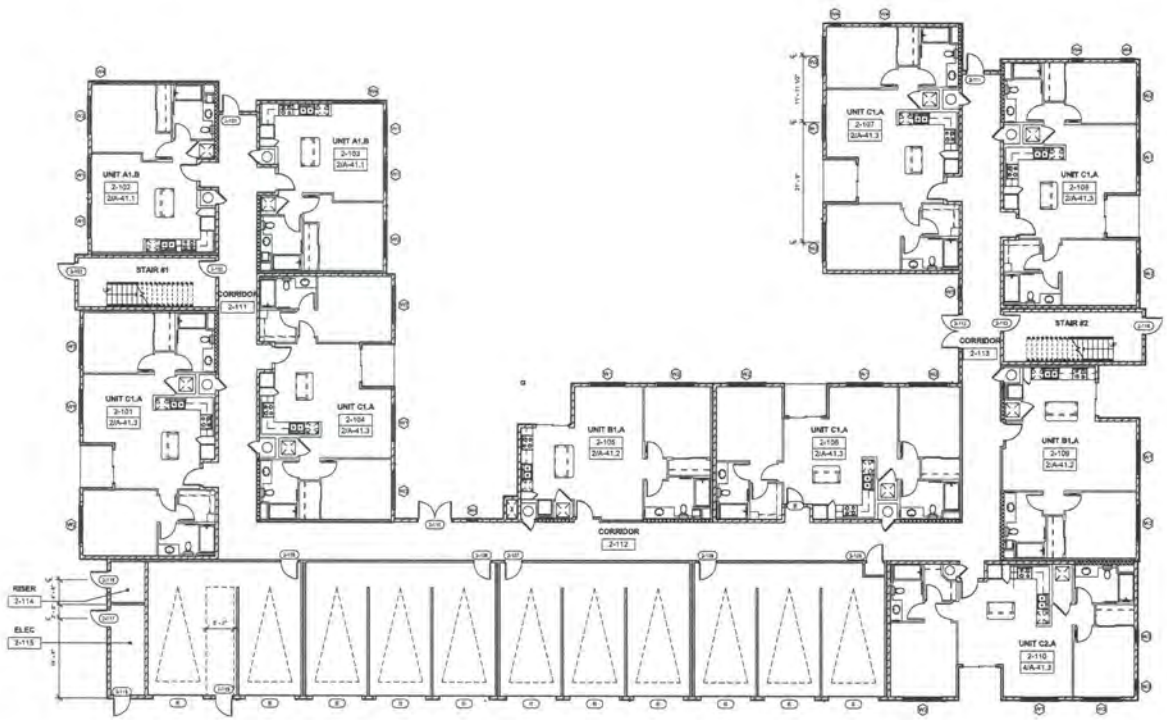
- 2x4 STUD WALL
- 2x6 STUD WALL
- FIRE WALL
- FIRE BARRIER
- 1 HOUR RATED PARTY WALL
- TYPICAL INTERIOR WALL
- TYPICAL EXTERIOR WALL
- 1 HR WALL

- IMAGINARY LINE BETWEEN TYP2 BUILDINGS PER CBC 704.3
- DECK DRAIN (PROVIDE SEPARATE OVERFLOW SCUPPER)
- UNIT A — UNIT TYPE
- 101 — UNIT NUMBER
- A4.XX — ENLARGED PLAN SHEET NUMBER
- XX — DOOR NUMBER SEE DOOR SCHEDULE SEE ALSO ENLARGED UNIT PLANS
- 2 — WINDOW TYPE SEE WINDOW SCHEDULE
- FE — FIRE EXTINGUISHER REQUIRED PER FIRE DEPARTMENT
- ATTIC ACCESS 22" x 30" MIN. HATCH OPENING LOCATION AND CLEARANCES SHALL COMPLY WITH IBC SECTION 1209.2

- FD FLOOR DRAIN
- SC SCUPPER
- DS DOWNSPOUT
- OF OVERFLOW SCUPPER

PLAN NOTES

1. BUILDING PLANS ARE TO SHOW UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNIT AND STAIR PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A TWO-BOX AIRSPACE.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE PLANTERS
5. FOR TYPICAL PENETRATION ASSEMBLIES REFER TO SHEET
6. PROVIDE VAPOR RETARDER BELOW SLAB ON GRADE WHERE RECOMMENDED BY GEOTECHNICAL REPORT
7. REFER TO ENLARGED UNIT PLANS FOR TYPICAL DOOR CALLOUTS @ DECKS/PATIOS
8. PLYWOOD AND FRAMING SHALL BE SET TO SLOPE PER SPOT ELEVATIONS AT ALL EXTERIOR BALCONIES. SPOT ELEVATIONS ON EXTERIOR BALCONIES AND CATWALKS SHOW THE FINISH FLOOR ELEVATION AND ARE RELATIVE TO THE FINISH FLOOR WITHIN THE UNITS ON EACH LEVEL. THE UNIT FINISH FLOOR A.F.F. RELATES TO THE SPOT ELEVATIONS IS ZERO.



FLOOR PLAN - LEVEL 1 | 1/8" = 1'-0" | 1

MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE
BUILDING 2 FIRST LEVEL FLOOR PLAN

SHEET NUMBER
A4

Project Number
10/18/2012
1/8" = 1'-0"

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DESIGN REVIEW - 10/18/2012

PLAN LEGEND

- 2x6 STUD WALL
- 2x8 STUD WALL
- 2x8 STUD WALL
- FIRE WALL (1 / A41.0)
- FIRE WALL (1 / A41.1)
- FIRE BARRIER (1 / A41.0)
- 1 HOUR RATED PARTY WALL (1 / A41.0)
- TYPICAL INTERIOR WALL (1 / A41.0)
- TYPICAL EXTERIOR WALL (1 / A41.0)
- (100 MIN)
- BIAGRAMS LINE BETWEEN TWO BUILDINGS PER CBC 1704.2
- DECK DRAIN (PROVIDE SEPARATE OVERFLOW SCUPPER)
- UNIT A — UNIT TYPE
- 101 — UNIT NUMBER
- A-4.00 — ENLARGED PLAN SHEET NUMBER
- 2.5 — DOOR NUMBER SEE DOOR SCHEDULE SEE ALSO ENLARGED UNIT PLANS
- 4 — WINDOW TYPES, SEE WINDOW SCHEDULE
- 7/8 — FIRE EXTINGUISHER REQUIRED PER FIRE DEPARTMENT. (7 / A41.0)
- ATTIC ACCESS 30" x 30" MIN. HATCH OPENING (1 / A41.0) LOCATION AND CLEARANCES SHALL COMPLY WITH 2ND SECTION 1209.2
- FD FLOOR DRAIN (1 / A41.0)
- SC SCUPPER (1 / A41.0)
- DS DOWNSPOUT (1 / A41.0)
- OF OVERFLOW SCUPPER (1 / A41.0)

PLAN NOTES

1. BUILDING PLANS ARE TO SHOW UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNIT AND STAIR PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO PROCESSING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A TWO-INCH AIRSPACE.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE PLANTERS.
5. FOR TYPICAL PENETRATION ASSEMBLIES REFER TO SHEET (1 / A41.1)
6. PROVIDE VAPOR RETARDER BELOW SLAB OR GRADE WHERE RECOMMENDED BY GEOTECHNICAL REPORT.
7. REFER TO ENLARGED UNIT PLANS FOR TYPICAL DOOR CALLOUTS @ DECKS/PATIOS.
8. PLYWOOD AND FRAMING SHALL BE SET TO SLOPE PER SPOT ELEVATIONS AT ALL EXTERIOR BALCONIES. SPOT ELEVATIONS ON EXTERIOR BALCONIES AND CATWALKS SHOW THE FINISH FLOOR ELEVATION AND ARE RELATIVE TO THE FINISH FLOOR WITHIN THE UNITS ON EACH LEVEL. THE UNIT FINISH FLOOR ASLT RELATES TO THE SPOT ELEVATIONS IS ZERO.

FLOOR PLAN - LEVELS 2 & 3 | 1/8" = 1'-0" | 1

MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE
△		
△		
△		
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SHEET TITLE

BUILDING 2 TYPICAL 2ND AND 3RD LEVEL FLOOR PLAN

SHEET NUMBER

A5

Project Number
Date 10/18/2012
Scale 1/8" = 1'-0"

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McLenan Hartford Tinsley & Partners, Inc.
1200 Main Street, Suite 200
Kirkland, Washington 98033
T 425.828.1200 F 425.828.1208
info@mcleanhartford.com
www.mcleanhartford.com
Architecture Planning Interiors

DESIGN REVIEW - 10/18/2012

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

TYPICAL APARTMENT BUILDING ELEVATIONS

SHEET NUMBER

A6

JOB NO.
Project Number
DATE
01/18/2012
SCALE
1/8" = 1'-0"

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McLarland Vasquez Emsiek & Partners, Inc.
1900 Main Street, Suite 800
Irvine, California 92614
T 949.854.3300 F 949.854.3399
info@mve-architects.com
www.mve-architects.com
Architecture Planning Interiors

DESIGN REVIEW - 10/18/2012

PLAN LEGEND

UNIT A — UNIT TYPE
101 — UNIT NUMBER
A4.XX — ENLARGED PLAN SHEET NUMBER

FD FLOOR DRAIN
SC SCUPPER
DS DOWNSPOUT
OF OVERFLOW SCUPPER

XX DOOR NUMBER SEE DOOR SCHEDULE ON A-63.1 ALSO SEE ENLARGED UNIT PLANS

W WINDOW TYPES, SEE WINDOW SCHEDULE ON A-63.1

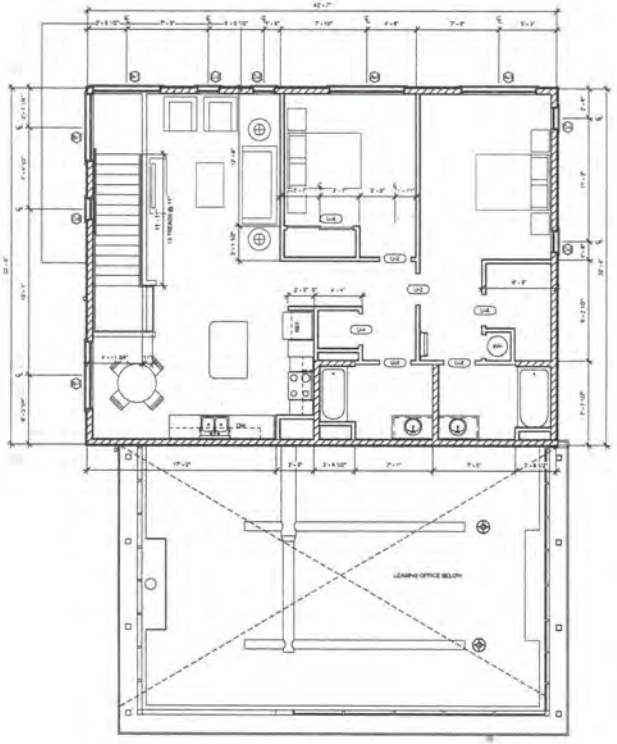
S STOREFRONT TYPES, SEE STOREFRONT SCHEDULE ON A-63.2

FE FIRE EXTINGUISHER REQUIRED PER FIRE DEPARTMENT.

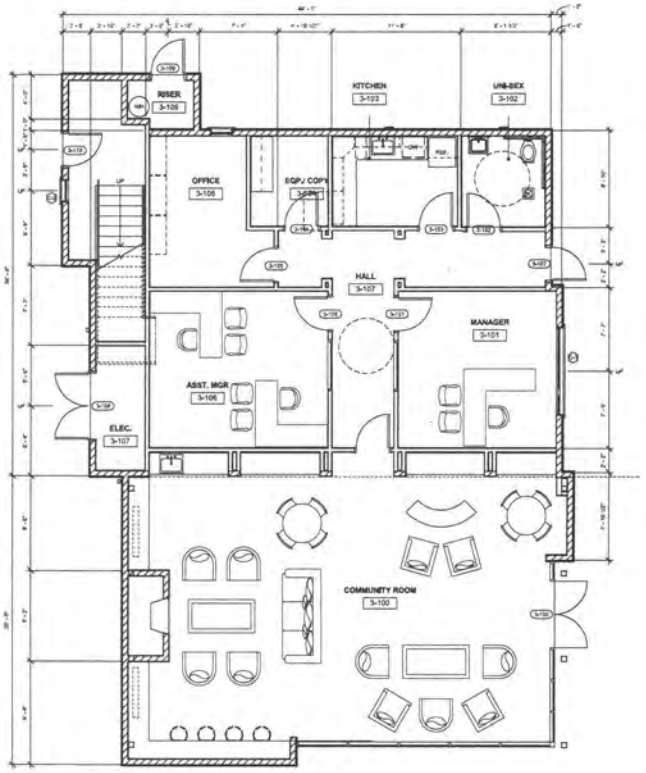
ATTIC ACCESS
30" x 30" MIN. HATCH OPENING
LOCATION AND CLEARANCES SHALL COMPLY WITH IBC SECTION 1209.2

PLAN NOTES

1. BUILDING PLANS ARE TO SHOW UNIT TO UNIT RELATIONSHIPS, REFER TO ENLARGED UNIT AND STAIR PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION NOT SHOWN. WHEN CONFLICTS EXIST ON INFORMATION IS UNCLEAR, CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A TYVEK(r) AIRSPACE.
3. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE PLANTERS
5. FOR TYPICAL PENETRATION ASSEMBLIES REFER TO SHEET
6. PROVIDE VAPOR RETARDER BELOW SLAB ON GRADE WHERE RECOMMENDED BY GEOTECHNICAL REPORT
7. REFER TO ENLARGED UNIT PLANS FOR TYPICAL DOOR CALL OUTS @ DOOR/PARTIOS
8. PLYWOOD AND FRAMING AT UPPER LEVELS SHALL BE SET TO SLOPE PER SPOT ELEVATIONS AT ALL EXTERIOR BALCONIES. SPOT ELEVATIONS ON EXTERIOR BALCONIES ARE TO THE FINISH FLOOR ELEVATION AND ARE RELATIVE TO THE FINISH FLOOR WITHIN THE UNITS ON EACH LEVEL. THE UNIT FINISH FLOOR AS IT RELATES TO THE SPOT ELEVATIONS IS ZERO.



LEASING BUILDING - LEVEL 2 FLOOR PLAN 1/4"=1'-0" 2



LEASING BUILDING - LEVEL 1 FLOOR PLAN 1/4"=1'-0" 1

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

SHEET TITLE
LEASING BUILDING PLANS

SHEET NUMBER
A7

JOB NO. 2011-0078
DATE 01/19/2012
SCALE 1/4" = 1'-0"

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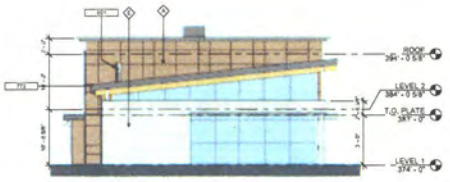
MILLER HAYASHI ARCHITECTS & PARTNERS INC.
1145 Main Street, Suite 201
Sisters, California 97759
T 541.549.3284 F 541.549.1364
info@mha-architects.com
www.mha-architects.com
Architecture, Planning, Interiors

DESIGN REVIEW - 10/18/2012

LEASING BUILDING - NORTHWEST 3D PERSPECTIVE (MANAGER'S UNIT) | 6

LEASING BUILDING - SOUTHEAST 3D PERSPECTIVE (LEASING ENTRY) | 5

LEASING BUILDING - WEST ELEVATION | 4



LEASING ELEVATION - SOUTH ELEVATION | 3

	DESCRIPTION
02	STAINLESS STEEL SURROUND FOR CHIMNEY FLUE W/ PERFORATED TOP SECTION
172	PRECOATED METAL GUTTER

KEYNOTES

LEASING BUILDING - EAST ELEVATION | 2

LEASING BUILDING - NORTH ELEVATION | 1

	DESCRIPTION
A	FIBER CEMENT PANEL SIDING - COLOR A
B	FIBER CEMENT PANEL SIDING - COLOR B
C	FIBER CEMENT PANEL SIDING - COLOR C
D	FIBER CEMENT LAP SIDING - COLOR D
E	FIBER CEMENT LAP SIDING - COLOR E
F	STANDING SEAM METAL ROOFING

MATERIAL LEGEND

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
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SHEET TITLE

LEASING BUILDING ELEVATIONS AND 3D PERSPECTIVES

SHEET NUMBER

A8

JOB NO. 3011+1078
DATE 01/18/2013
SCALE As indicated

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MV&P PARTNERS

Mithun-Vertrees Smallen & Partners, Inc.
1750 Mount Street, Suite 300
Seattle, Washington 98101
T 1 425 828 1381 F 1 425 828 3096
email@mithun-architects.com
www.mithun-architects.com
Architecture Planning Interiors

DESIGN REVIEW - 10/19/2012

PLAN LEGEND

2x6 STUD WALL

2x6 STUD WALL

2x8 STUD WALL

1 HOUR RATED PARTY WALL — 6 / A11.01

TYPICAL INTERIOR WALL — 11 / A11.01

TYPICAL EXTERIOR WALL — 13 / A11.01

1 HR WALL — 2 / A11.01

UNIT A — UNIT TYPE
121 — UNIT NUMBER
AxA1.XX — ENLARGED PLAN SHEET NUMBER

XX — DOOR NUMBER SEE DOOR SCHEDULE ON A-6.1 ALSO SEE ENLARGED UNIT PLANS

X — WINDOW TYPES. SEE WINDOW SCHEDULE ON A-6.1

X — STORAGE/PORTY TYPES. SEE STORAGE/PORTY SCHEDULE ON A-6.1

FE — FIRE EXTINGUISHER REQUIRED PER FIRE DEPARTMENT.

AT — ATTIC ACCESS
22" x 30" MIN. HATCH OPENING
LOCATION AND CLEARANCES SHALL COMPLY WITH IBC SECTION 1202.2

FD FLOOR DRAIN

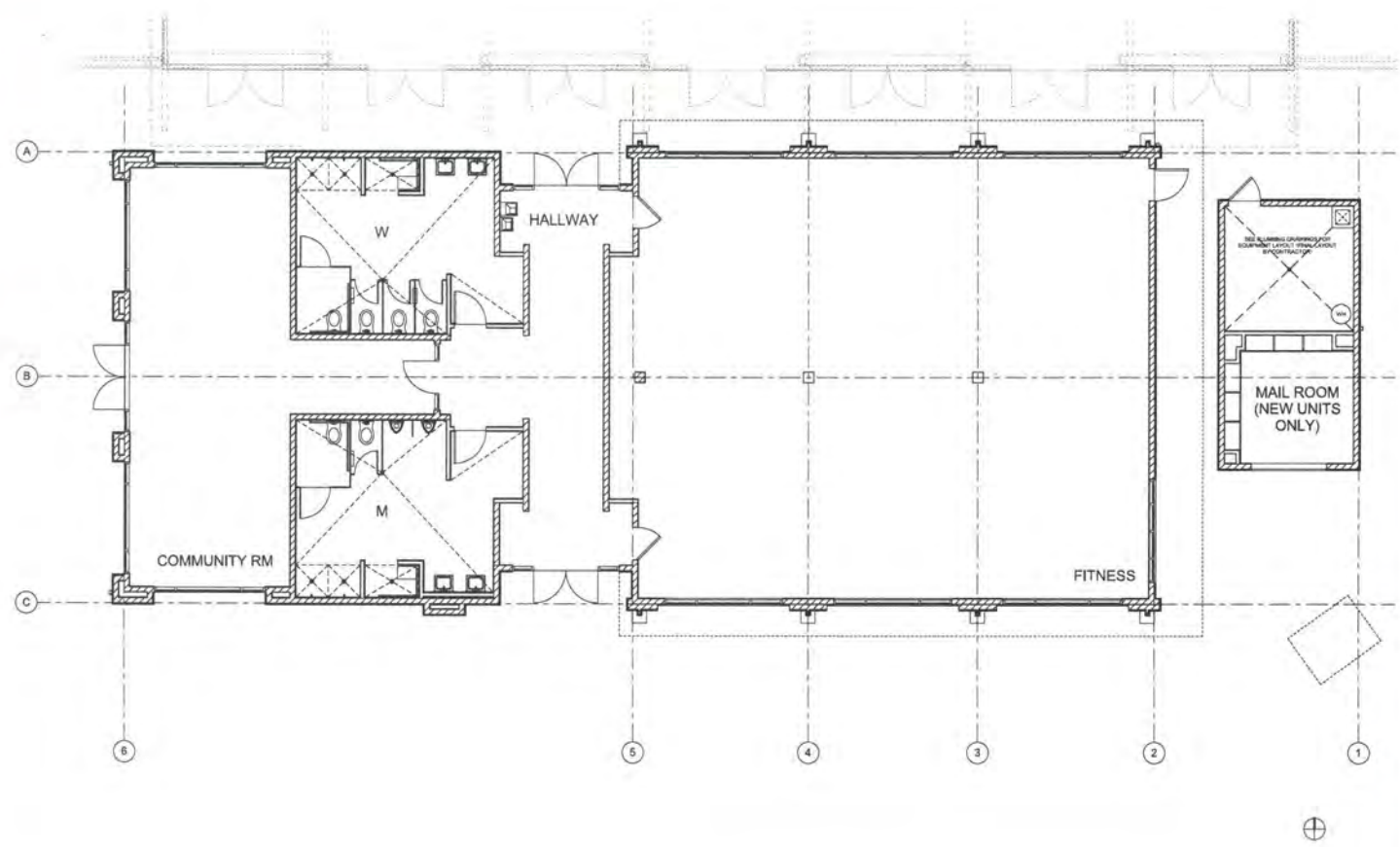
SC SCUPPER

DS DOWNSPOUT

OF OVERFLOW SCUPPER

PLAN NOTES

1. BUILDING PLANS ARE TO SHOW UNIT TO UNIT RELATIONSHIPS. REFER TO ENLARGED UNIT AND STAIR PLANS FOR LAYOUT AND PLAN SPECIFIC INFORMATION. NOT SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR, CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
2. ALL PARTY WALLS ARE SEPARATED BY A TWO-INCH AIRSPACE.
3. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE PLANTERS.
5. FOR TYPICAL PENETRATION ASSEMBLIES REFER TO SHEET 1 / A11.01
6. PROVIDE VAPOR RETARDER BELOW SLAB ON GRADE WHERE RECOMMENDED BY GEOTECHNICAL REPORT.
7. REFER TO ENLARGED UNIT PLANS FOR TYPICAL DOOR CALLOUTS @ DECKS/PATIOS.
8. PLYWOOD AND FRAMING AT UPPER LEVELS SHALL BE SET TO SLOPE PER SPOT ELEVATIONS AT ALL EXTERIOR BALCONIES. SPOT ELEVATIONS ON EXTERIOR BALCONIES ARE TO THE FINISH FLOOR ELEVATION AND ARE RELATIVE TO THE FINISH FLOOR WITHIN THE UNIT'S ON EACH LEVEL. THE UNIT FINISH FLOOR AS IT RELATES TO THE SPOT ELEVATIONS IS ZERO.



FITNESS BUILDING FLOOR PLAN | 1/4" = 1'-0" | 1

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

FITNESS BUILDING PLAN

SHEET NUMBER

A9

JOB NO. 2011-0179
DATE 01/19/2012
SCALE 1/4" = 1'-0"

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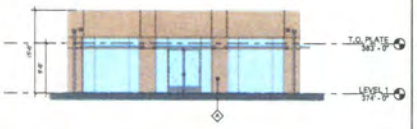
MICHAEL DEMARCO & PARTNERS, INC.
1000 Main Street, Suite 300
Lowell, Massachusetts 01852
T: 978-934-1244 F: 978-934-1246
www.mdeparchitects.com
Architecture Planning Interiors

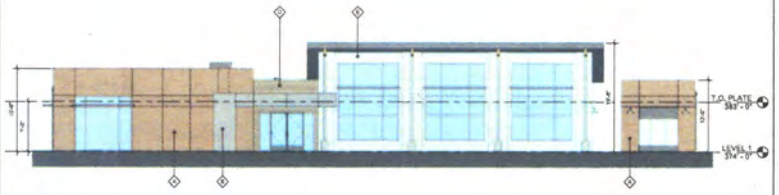
DESIGN REVIEW - 10/18/2012

FITNESS BUILDING - NORTHWEST 3D PERSPECTIVE | 6

FITNESS BUILDING - SOUTHWEST 3D PERSPECTIVE | 5



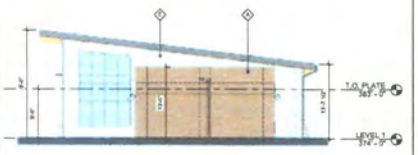
FITNESS BUILDING - WEST ELEVATION | 1/8" = 1'-0" | 4



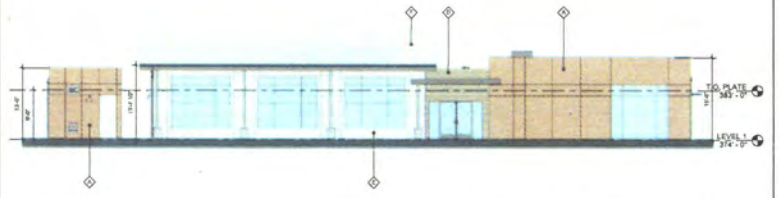
FITNESS BUILDING - SOUTH ELEVATION | 1/8" = 1'-0" | 3

DESCRIPTION

KEYNOTES



FITNESS BUILDING - EAST ELEVATION | 1/8" = 1'-0" | 2



FITNESS BUILDING - NORTH ELEVATION | 1/8" = 1'-0" | 1

DESCRIPTION

A FIBER CEMENT PANEL SIDING - COLOR A

B FIBER CEMENT PANEL SIDING - COLOR B

C FIBER CEMENT PANEL SIDING - COLOR C

D FIBER CEMENT LAP SIDING - COLOR D

E FIBER CEMENT LAP SIDING - COLOR E

F STANDING SEAM METAL ROOFING

MATERIAL LEGEND

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE

SHEET TITLE

FITNESS BUILDING ELEVATIONS AND 3D PERSPECTIVES

SHEET NUMBER

A10

JOB NO. 2011-10179
DATE 01/10/2012
SCALE As indicated

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MVL & PARTNERS

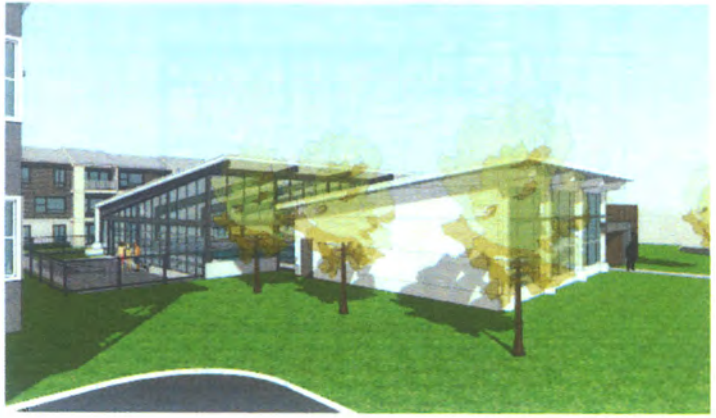
McLarand Vasquez Emsiek & Partners, Inc.
1700 Main Street, Suite 800
Irvine, California 92614
T 949.854.3540 F 949.854.3086
info@mvle-architects.com
www.mvle-architects.com

Architecture Planning Interiors

DESIGN REVIEW - 10/18/2012

POOL ENCLOSURE - NORTHWEST 3D PERSPECTIVE VIEW 4 | 4

POOL ENCLOSURE - SOUTHWEST 3D PERSPECTIVE VIEW 2 | 2



POOL ENCLOSURE - SOUTHEAST 3D PERSPECTIVE VIEW 3 | 3

POOL ENCLOSURE - NORTHWEST 3D PERSPECTIVE VIEW 1 | 1

THE MADISON BELLEVUE

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE
1		
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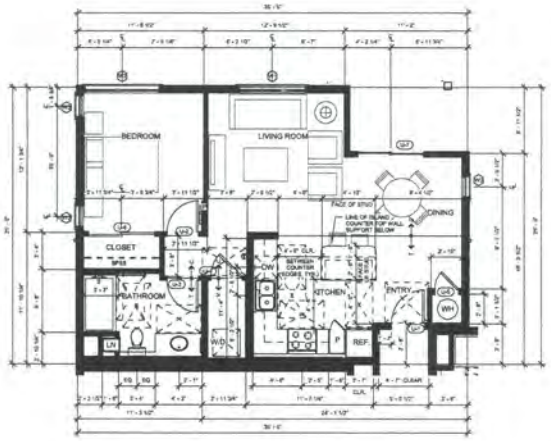
SHEET TITLE
POOL ENCLOSURE
3D PERSPECTIVES

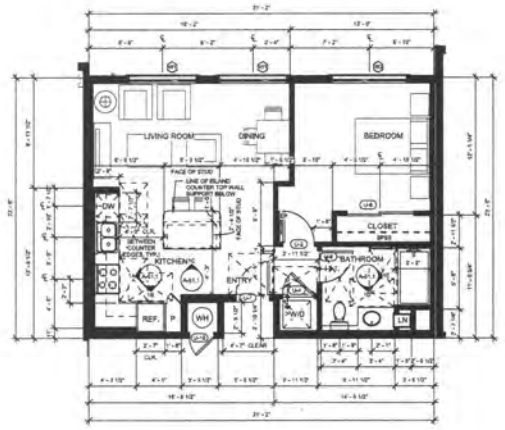
SHEET NUMBER
A10.1

MV & PARTNERS

DESIGN REVIEW - 10/18/2012

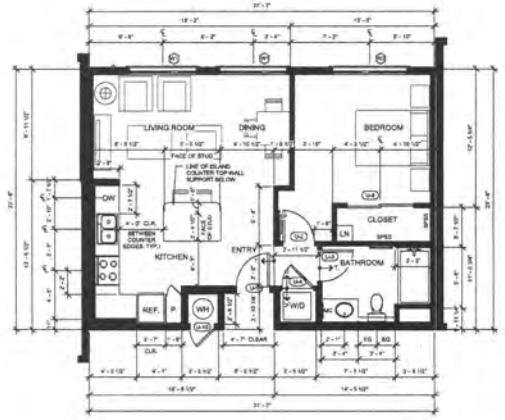


ENLARGED PLAN - 1-BR (TYPE A) | 4



ENLARGED PLAN - JR 1-BR (TYPE B) | 2

ENLARGED PLAN - 1-BR | 3



ENLARGED PLAN - JR 1-BR | 1

MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

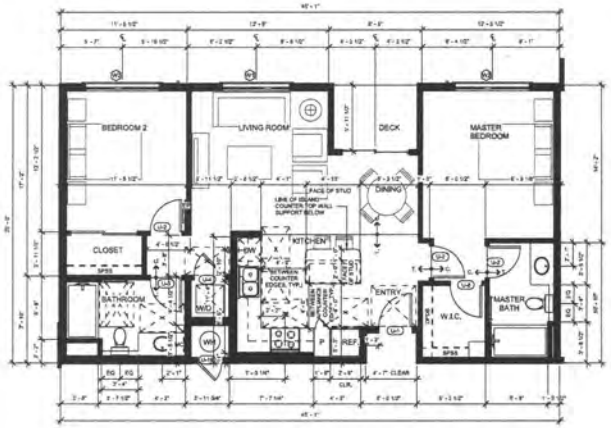
SHEET TITLE

TYPICAL UNIT ENLARGED PLANS

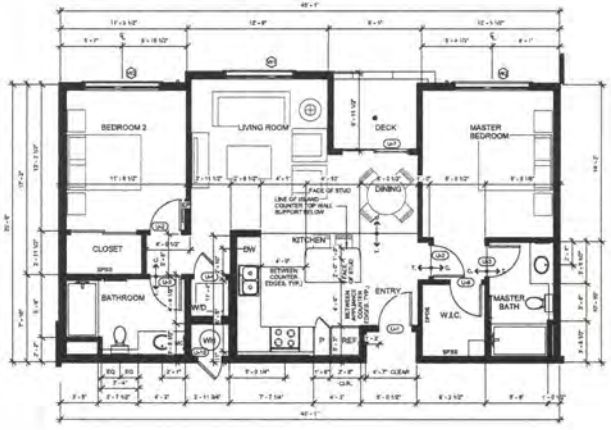
SHEET NUMBER

A11

DESIGN REVIEW - 10/18/2012



ENLAGRED PLAN - 2-BR (TYPE A) | 2



ENLARGED PLAN - 2-BR | 1

MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE

SHEET TITLE

TYPICAL UNIT ENLARGED PLANS

SHEET NUMBER

A12

DESIGN REVIEW - 10/18/2012

NOTE. THESE COLORS HAVE BEEN PREVIOUSLY APPROVED FOR THE EXISTING BUILDING AS PART OF APPLICATION 12-11384 LJ

METAL ROOFING
STANDING SEAM TYPE - ACCENT ROOFS

FIBER CEMENT SIDING
REVEAL PANEL TYPE

COLOR A

COLOR B

COLOR C

FIBER CEMENT SIDING
LAP SIDING TYPE

COLOR D

COLOR E

THE MADISON BELLEVUE

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE
1		
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SHEET TITLE
MATERIAL & COLOR IMAGES

SHEET NUMBER
A13

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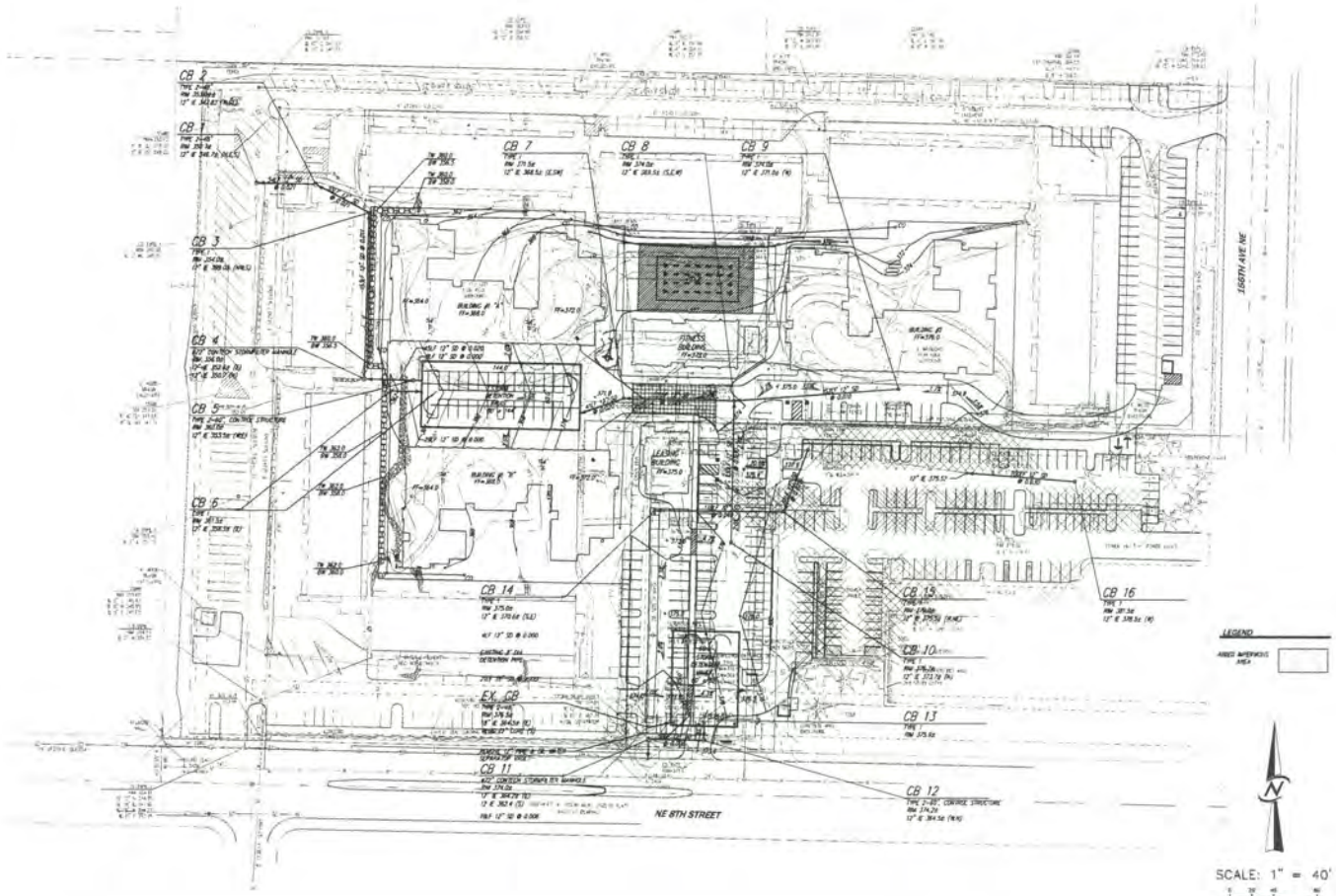


UTILITY EXTENSION # | SEC 26, TWN 25N, RG 5E | UTILITY GRID: K-6

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE
GRADING AND STORM DRAINAGE PLAN

SHEET NUMBER
C1

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING PLANNING SURVEYING

DESIGN REVIEW - 10/18/2012

STORM DRAINAGE GENERAL NOTES

(1) ALL WORK SHALL CONFORM TO THE 2012 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.

(2) STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.

(3) THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY, OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.

(4) THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.

(5) PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED ESCPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, BOTH INLETS AND MUTH MUST BE PROTECTED WITH CATCH BASIN INSERTS, SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.

(6) PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.

(7) ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE SHALL BE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.

(8) ALL DRAINS IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, HINGED GRATES PER THE STANDARD DETAILS. STRUCTURES IN BIKE LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.

(9) VEGETATION/LANDSCAPING IN THE DETENTION POND, BIOFILTRATION FACILITY, INFILTRATION POND AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.

(10) ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.

(11) SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/CATCH BASIN.

(12) ALL STORM AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

(13) ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.

(14) ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #15 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.

(15) STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.

(16) ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.

(17) ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "SURVEYED BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.

(18) THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.

(19) STORM DRAINAGE MANIFOLDS, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MANIFOLD WILL BE MADE WITH A "FIT" FITTING. "FIT" FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MANIFOLD.

(20) MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.

(21) PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.

(22) CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.

(23) THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR (FOR THE CITY'S REVIEW). THE VIDEO SHALL PROVIDE A MINIMUM OF 10 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE OF 30 FT/MIN. LIGHTING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING, TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.

(24) CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).

(25) ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.

(26) MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.

(27) TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.

(28) CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RING TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.

(29) CONTRACTOR SHALL INSTALL AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

(30) SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.

(31) THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.

(32) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.

(33) BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.

(34) MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.

(35) AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.

(36) AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 3 FEET.

(37) WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED ONTO THE MASTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.

(38) THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S), AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

(39) WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8 (ALTERNATIVE I). WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN. (12-08 ATS-BUC) SUBSTITUTION

UTILITY EXTENSION # | SEC 26, TWN 25N, RG 5E | UTILITY GRID: K-6

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS		
	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

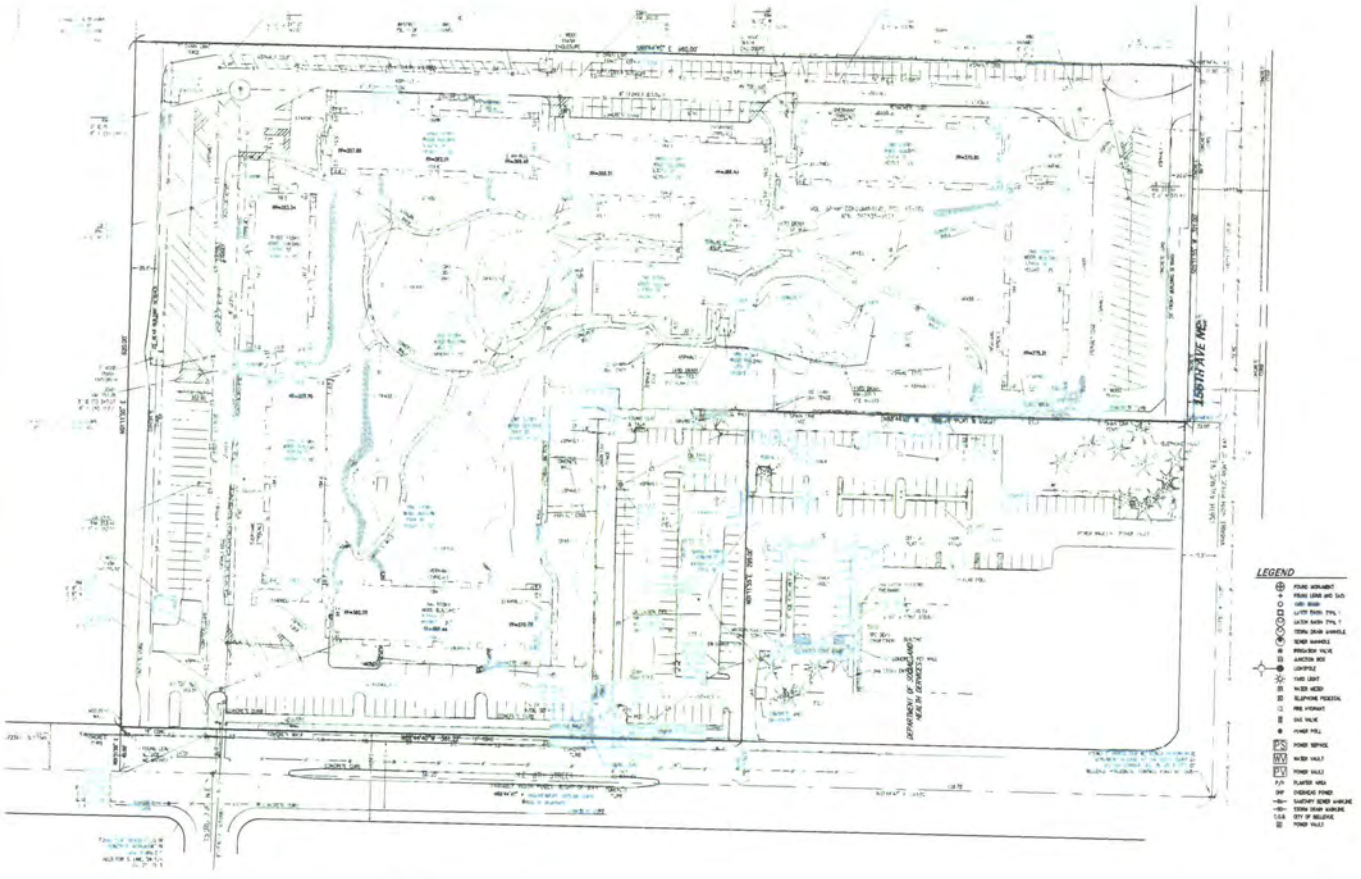
SHEET TITLE
GRADING AND STORM NOTES AND DETAILS

SHEET NUMBER
C2

JOB NO. 11068
DATE 12/16/2011
SCALE AS SHOWN

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING PLANNING SURVEYING

DESIGN REVIEW - 10/19/2012



LEGEND

REFERENCES

1. D.T. 8 BELLEVUE SHORT PLAT NO. 87-116567-LK RECORDING NO. 8208160149 (SP)
2. PLAT OF SHERWYWOOD, RECORDED IN VOLUME 69 OF PLATS, PAGE 64, RECORDING NO. 5378518 (PLAT).

BENCHMARK

BRASS DISK W/ PUNCH STAMPED "KING COUNTY SURVEY" IN CONCRETE MONUMENT IN CASE AT INTERSECTION NE 8TH ST AND 156TH AVENUE, CITY OF BELLEVUE VERTICAL CONTROL POINT 167
ELEVATION = 384.26

VERTICAL DATUM

NAVD 88

BASIS OF BEARINGS

NORTH 88°44'40" WEST BETWEEN MONUMENTS FOUND IN PLACE ON THE SOUTH LINE, SW¼ SE¼ SEC. 8 (E NE 8TH ST.) PER OVERWOOD, VOL. 69, PG. 64.

NOTES

1. ALL SITE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM A.L.T.A. SURVEYS PREPARED BY WILLIAMS SURVEY, INC. UNDER PROJECT NOS. 08-0-0-1 (E NE 8TH ST.) PER OVERWOOD, VOL. 69, PG. 64. THE FIELD SURVEY WORK, AND MAPS COMPILED BY AN INDEPENDENT FIELD SURVEY FOR CORE DESIGN, INC. MANY OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY EXIST THAN THOSE SHOWN ON THE MAP. CORE DESIGN, INC. HAS RELIED WHOLLY ON WILLIAM'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND PROVIDING CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS BY THAT EXTENT.
2. UNDERGROUND IMPROVEMENTS VISIBLY PHYSICAL IMPROVEMENT CONCERNS EXISTING ON AUGUST 3, 2011. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2011.
3. PROPERTY AREA = 475,865± SQUARE FEET (10.9287± ACRES).
4. ALL DISTANCES ARE IN FEET.

NOTES CON'T

5. [illegible] A FIELD TRAVERSE SURVEY, A MINIMUM FIVE [illegible] ELECTRONIC TOTAL STATION WAS USED TO ACHIEVE THE RATIO PER [illegible] NO ADJUSTMENTS WERE MADE TO THE OBSERVED MEASUREMENTS AS [illegible] SHOWN. ALL CONTROLLING MONUMENTATION AS SHOWN, IS UNLESS NOTED, OF THE TWO-PIECE IRON PIPE OR CONCRETE TYPE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS ACCURATELY AS POSSIBLE BASED ON LOCATIONS OF ANY VISIBLE ABOVE GROUND APPURTENANCES. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM UTILITY COMPANY RECORDS. CORE DESIGN, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
7. CONTOUR INTERVAL = 2.50 FEET
8. PORTIONS OF THE PLUMBERING DATA SHOWN HEREON PROVIDED BY CLIENT AND VERIFIED BY CORE DESIGN, INC.

LEGAL DESCRIPTION

PARCEL A:

LOT 2, CITY OF BELLEVUE SHORT PLAT NO. 87-116567-LK ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8208160149 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, STATE OF WASHINGTON.

TOGETHER WITH AN EASEMENT FOR PARKING AND ACCESS AS DELINEATED ON THE FACE OF CITY OF BELLEVUE SHORT PLAT NO. 87-116567-LK ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8208160149, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING WITHIN SAID LOT 2.

LEGAL DESCRIPTION CON'T

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 88°44'40" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 660.00 FEET;
THENCE NORTH 01°15'20" EAST, PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 40.00 FEET TO THE NORTH MARGIN OF N.E. 8TH STREET, AS CONVEYED TO THE CITY OF BELLEVUE BY INSTRUMENT RECORDED UNDER RECORDING NO. 5378518, RECORDS OF KING COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°15'20" EAST ALONG THE WEST MARGIN OF 156TH AVENUE N.E. AS NOW ESTABLISHED, 660.00 FEET TO THE NORTH MARGIN OF 156TH AVENUE N.E. AS NOW ESTABLISHED, 660.00 FEET IN WIDTH;
THENCE SOUTH 01°15'20" WEST 4.0 [illegible] SAID STREET MARGIN 301.00 FEET;
THENCE NORTH 88°44'40" WEST 505.00 FEET;
THENCE SOUTH 01°15'20" WEST 660.00 FEET, MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF SAID N.E. 8TH STREET;
THENCE NORTH 88°44'40" WEST FOR 425.00 FEET TO THE TRUE POINT OF BEGINNING.

UTILITY EXTENSION #	SEC 26, TWN 25N, RG 5E	UTILITY GRID: K-6

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

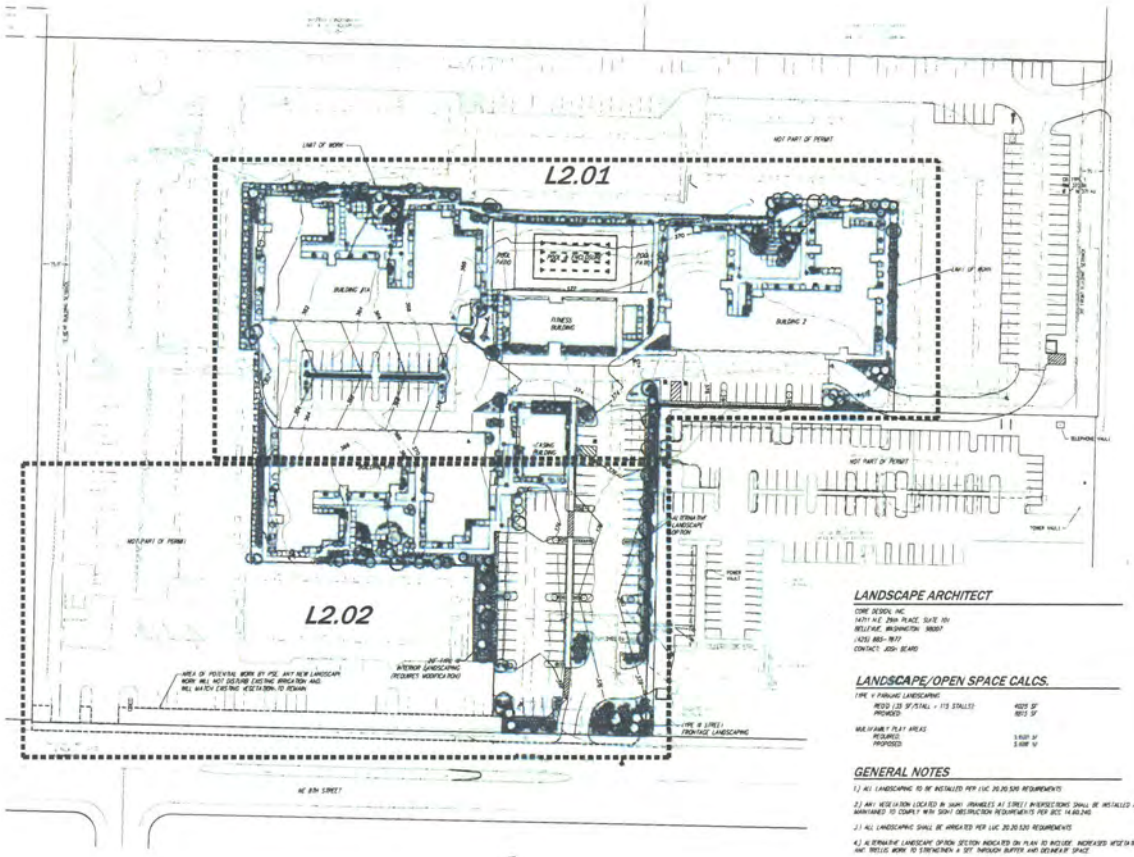
EXISTING BOUNDARY AND TOPO

SHEET NUMBER

C3

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

DESIGN REVIEW - 10/18/2012



LANDSCAPE ARCHITECT

CORE DESIGN, INC.
14711 N.E. 29th PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007
(425) 885-7877
CONTACT: JOSH BEARD

LANDSCAPE/OPEN SPACE CALCS.

TYPE V PARKING LANDSCAPING:

REQD (25 SF/STALL x 175 STALLS):	4375 SF
PROVIDED:	6813 SF

WALKWAY/PLAY AREAS

REQUIRED:	3,825 SF
PROPOSED:	3,888 SF

GENERAL NOTES

1.) ALL LANDSCAPING TO BE INSTALLED PER LUC 20.20.520 REQUIREMENTS

2.) ANY VEGETATION LOCATED IN SIGHT TRIANGLES AT STREET INTERSECTIONS SHALL BE INSTALLED AND MAINTAINED TO COMPLY WITH SIGHT OBSTRUCTION REQUIREMENTS PER SECT. 14.60.240.

3.) ALL LANDSCAPING SHALL BE IRRIGATED PER LUC 20.20.520 REQUIREMENTS

4.) ALTERNATIVE LANDSCAPE OPTION SECTION INDICATED ON PLAN TO INCLUDE INCREASED VEGETATION AND TRELLIS WORK TO STRENGTHEN A 10' THROUGH BUFFER AND DECREASE SPACE.

SHEET INDEX

L1.01	COMPOSITE LANDSCAPE/OPEN SPACE PLAN
L2.01	LANDSCAPE/OPEN SPACE PLAN
L2.02	LANDSCAPE/OPEN SPACE PLAN
L2.03	OPEN SPACE LAYOUT PLANS
L2.04	LANDSCAPE SCHEDULE & NOTES
L2.21	LANDSCAPE DETAILS
L3.01	IRRIGATION PLAN (RESERVED)
L3.02	IRRIGATION PLAN (RESERVED)
L3.03	IRRIGATION SCHEDULE & NOTES (RESERVED)
L3.21	IRRIGATION DETAILS (RESERVED)

SCALE: 1" = 40'

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

	DESCRIPTION	DATE

SHEET TITLE

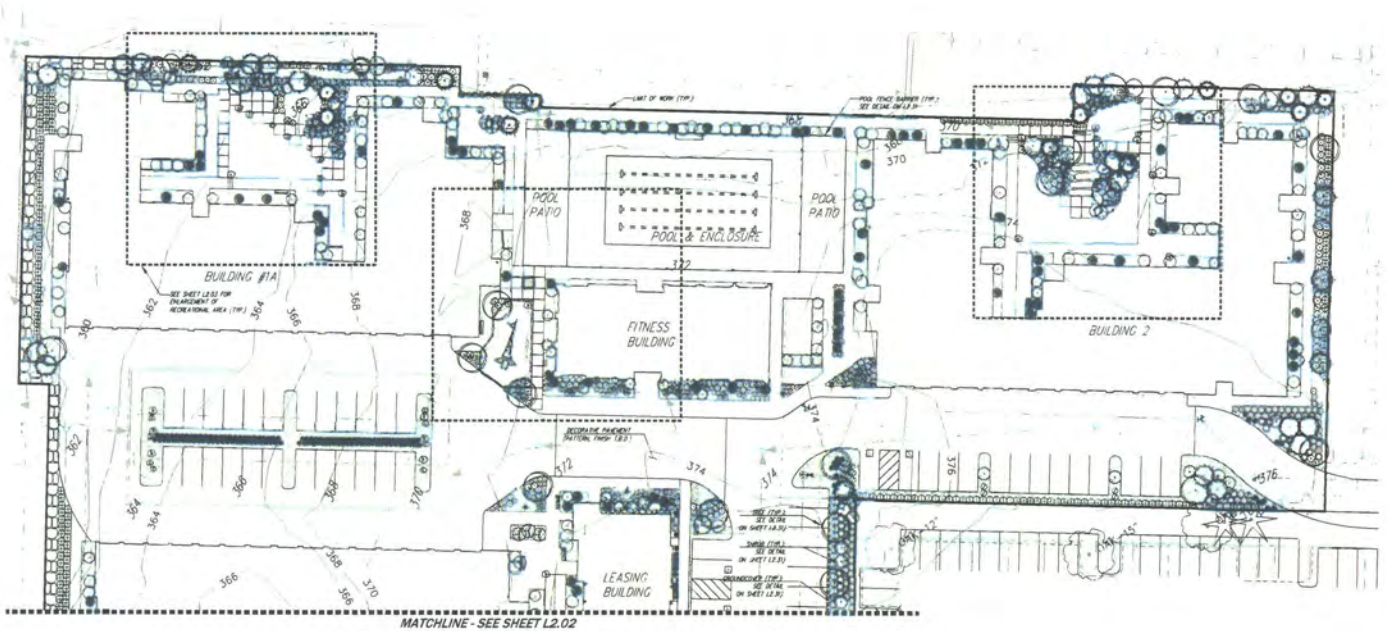
COMPOSITE LANDSCAPE / OPEN SPACE PLAN

SHEET NUMBER

L1

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

DESIGN REVIEW - 10/16/2012



SCALE: 1" = 20'

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

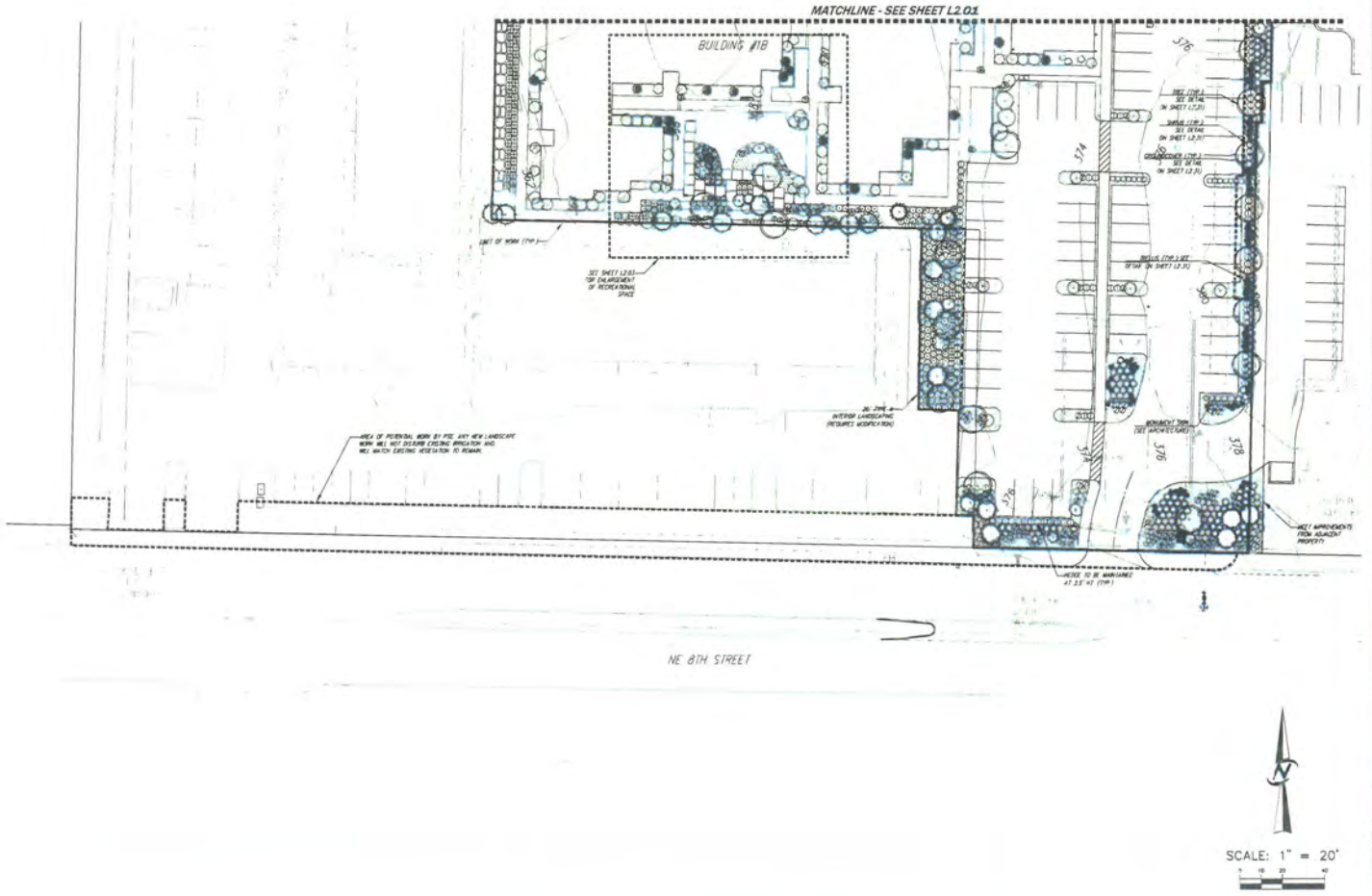
LANDSCAPE / OPEN SPACE PLAN

SHEET NUMBER

L2

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING PLANNING SURVEYING

DESIGN REVIEW - 10/18/2012



THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

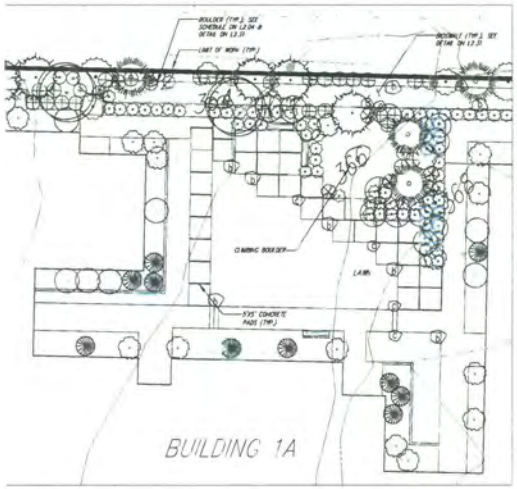
LANDSCAPE / OPEN SPACE PLAN

SHEET NUMBER

L3

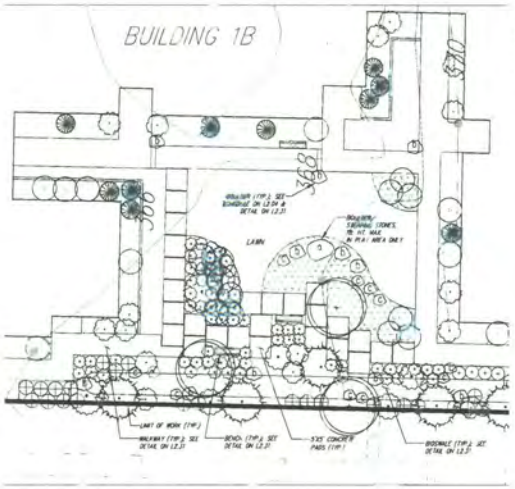
CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING PLANNING SURVEYING

DESIGN REVIEW - 10/18/2012



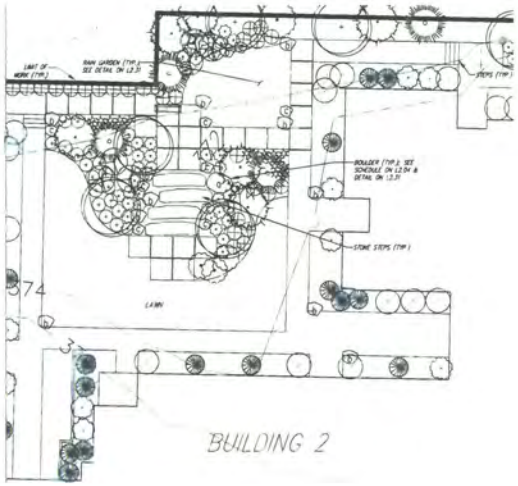
BUILDING 1A OPEN SPACE

1.) 25'X32' MIN. OF PASSIVE RECREATION
2.) PATH
3.) LANDSCAPE BOULDER
4.) ORNAMENTAL PLANTING
5.) BENCH
6.) ARTWORK



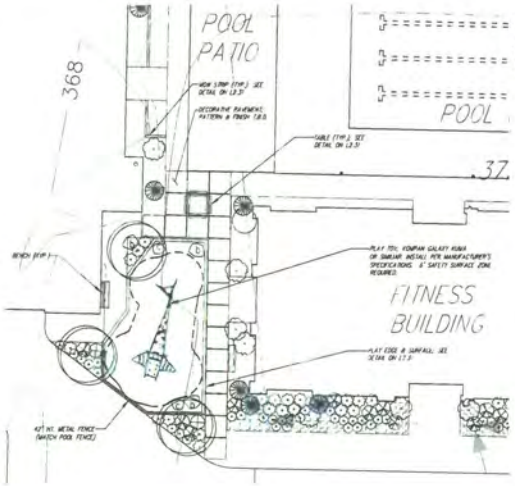
BUILDING 1B OPEN SPACE

1.) 25'X32' MIN. OF PASSIVE RECREATION
2.) PATH
3.) LANDSCAPE BOULDER
4.) ORNAMENTAL PLANTING
5.) BENCH
6.) ARTWORK



BUILDING 2 OPEN SPACE

1.) 25'X32' MIN. OF PASSIVE RECREATION
2.) PATH
3.) BENCH
4.) ORNAMENTAL PLANTING
5.) ARTWORK



PLAY AREA

1.) 75'X32' MIN. OF RECREATION
2.) RUBBER PLAY SURFACING
3.) PLAY SET (KOMPAN GALAXY)
4.) BENCH
5.) PICNIC TABLE
6.) POSSIBLE WEATHER PROTECTION (TENT/CANOPY)

SCALE: 1" = 10'

THE MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
15420 8TH STREET NE
BELLEVUE, WA

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

OPEN SPACE LAYOUT PLAN

SHEET NUMBER

L4

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

DESIGN REVIEW - 10/18/2012

PLANT SCHEDULE

SYMBOL	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES	DECIDUOUS					
		ACER CIRCINATUM	VINE MAPLE	6'-8' HT. MIN.		NATIVE TO PACIFIC NORTHWEST
		ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2-1/2" CAL.		
		BETULA UTILIS JACQUEMONTII	JACQUEMONTII BIRCH	1-1/2" CAL.		
		CORNUS 'EDDIES WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	2" CAL.		
		GINKGO BILOBA 'SENTRY'	SENTRY GINKGO	2" CAL.		
	CONIFEROUS					
		CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6' HT. MIN.		
		PINUS CONTORTA VAR. CONTORTA	SHORE PINE	6' HT. MIN.		NATIVE TO PACIFIC NORTHWEST
		THUJA PLICATA 'FASTIGIATA'	HOGAN CEDAR	7' HT. MIN.		NATIVE TO PACIFIC NORTHWEST
		TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6' HT. MIN.		NATIVE TO PACIFIC NORTHWEST
SHRUBS						
		ARCTOSTAPHYLOS COLUMBIANA	HAIRY MANZANITA	2 GAL.		NATIVE TO PACIFIC NORTHWEST
		BLECHNUM SPICANT	DEER FERN	1 GAL.		NATIVE TO PACIFIC NORTHWEST
		CORNUS SERICEA	RED-OSIER DOGWOOD	2 GAL.		NATIVE TO PACIFIC NORTHWEST
		CORNUS STOLONIFERA 'KELSEYI'	DWARF REDTWIG DOGWOOD	1 GAL.		NATIVE TO PACIFIC NORTHWEST
		MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL.		NATIVE TO PACIFIC NORTHWEST
		MAHONIA NERVOSA	LOW-GROWING OREGON GRAPE	1 GAL.		NATIVE TO PACIFIC NORTHWEST
		POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.		NATIVE TO PACIFIC NORTHWEST
		POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP CINQUEFOIL	2 GAL.		NATIVE TO PACIFIC NORTHWEST
		RIBES SANGUINEUM 'KING EDWARD VII'	KING EDWARD VII FLOWERING CURRANT	2 GAL.		NATIVE TO PACIFIC NORTHWEST
		SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	2 GAL.		
		SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	2 GAL.		NATIVE TO PACIFIC NORTHWEST
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL.		NATIVE TO PACIFIC NORTHWEST, MAINTAIN AS HEDGE
GROUNDCOVER/ PERENNIALS						
		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	12" O.C.	NATIVE TO PACIFIC NORTHWEST
		DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL.	24" O.C.	
		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	18" O.C.	NATIVE TO PACIFIC NORTHWEST
		FRAGARIA CHILOENSIS	SAND STRAWBERRY	1 GAL.	12" O.C.	NATIVE TO PACIFIC NORTHWEST
		GAULTHERIA SHALLON	SALAL	1 GAL.	18" O.C.	NATIVE TO PACIFIC NORTHWEST
		JUNCUS EFFUSUS	SOFT RUSH	1 GAL.	18" O.C.	NATIVE TO PACIFIC NORTHWEST
		MAHONIA REPENS	CREEPING OREGON GRAPE	1 GAL.	12" O.C.	NATIVE TO PACIFIC NORTHWEST
		OXALIS OREGANA	REDWOOD SORREL	1 GAL.	12" O.C.	NATIVE TO PACIFIC NORTHWEST
TURF						
		HYDROSEED				

BOULDER SCHEDULE

[illegible] WEATHERED GRANITE BOULDERS	QUANTITY
(A) 3' x 3' x 4' BOULDERS	#
(B) 4' x 4' x 4' BOULDERS	#
(C) 2' x 2' x 4' BOULDERS	#

NOTES:

1. REUSE EXISTING BOULDERS ON SITE WHEN POSSIBLE. IF EXISTING BOULDERS NOT ADEQUATE, BOULDERS SHALL BE A LOCALLY AVAILABLE GRANITE, WEATHERED AND SUB-ROUND IN SHAPE. LANDSCAPE ARCHITECT TO APPROVE BOULDERS AT HOLDING AREA PRIOR TO SET DELIVERY.
2. LANDSCAPE ARCHITECT TO FIELD ARRANGE ALL BOULDER LOCATIONS.
3. BOULDERS ADJACENT TO PED WALKS TO BE FLAT TOPPED.

GENERAL LANDSCAPE NOTES

1.) THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.

2.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.

3.) [illegible]

4.) [illegible]

5.) [illegible]

6.) [illegible]

7.) THE LANDSCAPE CONTRACTOR SHALL DELIVER, [illegible] PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.

8.) THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION.

9.)–26.) [illegible]

THE MADISON BELLEVUE APARTMENTS
THE MADISON BELLEVUE, LLC 15420 8TH STREET NE BELLEVUE, WA

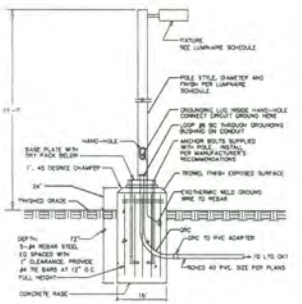
REVISIONS	
DESCRIPTION	DATE

SHEET TITLE: LANDSCAPE SCHEDULES & NOTES

SHEET NUMBER: L5

CORE
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING PLANNING SURVEYING

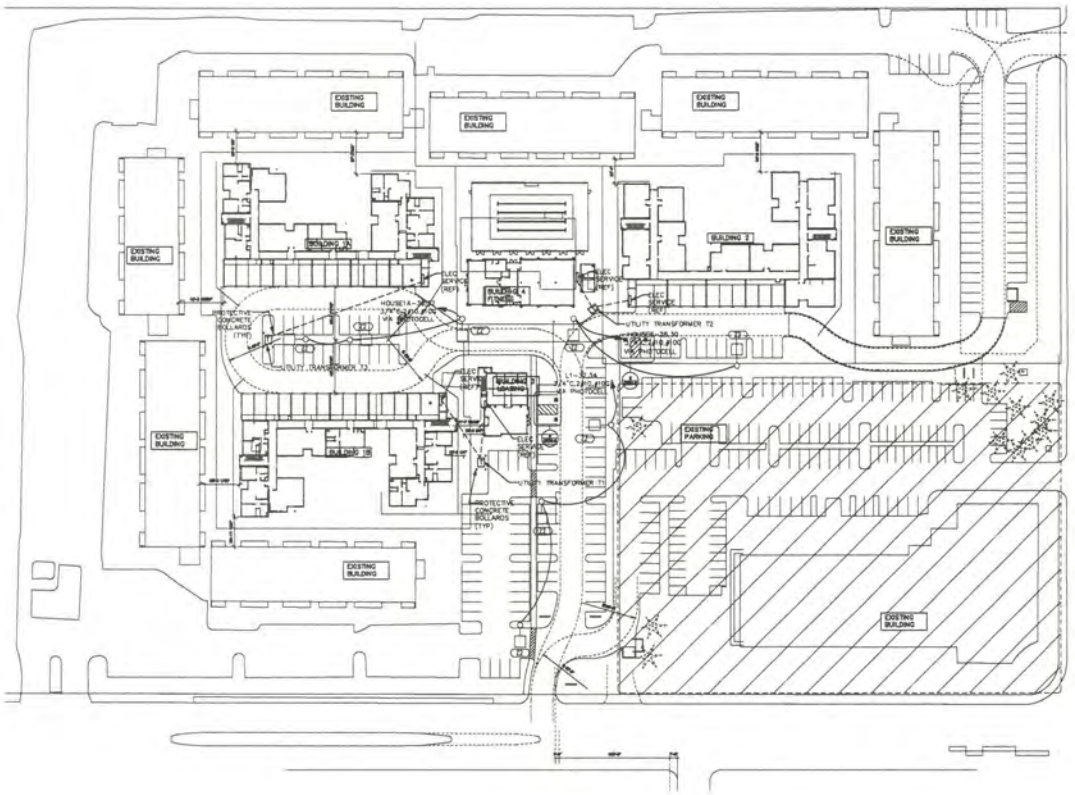
DESIGN REVIEW - 10/18/2012



NOTES:
1. IN PARKING AREAS, ALIGN POLES BETWEEN CAR STALLS

SITE LIGHTING BASE DETAIL (1)

SCALE: NONE



SITE PLAN LIGHTING/POWER

SCALE: 1" = 40'

N

MADISON BELLEVUE APARTMENTS

THE MADISON BELLEVUE, LLC
825 156TH AVE NE
BELLEVUE, WA

KEY PLAN

REVISIONS

	DESCRIPTION	DATE

SHEET TITLE

SITE PLAN LIGHTING/POWER

SHEET NUMBER

E-10.0

JOB NO. 529-001
DATE 03/13/12
SCALE PER PLANS

ROBISON ENGINEERING, INC
20030 NE 16TH AVENUE N.T. JOHNSTOWN, WA 98155
PHONE 206-364-3143 FAX 206-364-3363

ADAM C. FRENCH
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON

ATTACHMENT B
(Certificate of Concurrency)

CERTIFICATE OF CONCURRENCY

MADISON APARTMENTS

This certificate documents the Transportation Department Director's decision that the development project at 15420 NE 8th Street (Design Review File No. 12-104786 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 52 net new p.m. peak hour trips to that project, subject to Process II appeal of the concurrency determination. This reservation will expire one year from the effective date of this action unless a complete building permit application is filed prior to that date (BCC 14.10.010F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).

Director, Transportation Department

3/14/2013

Date

Certificate No. 75