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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	12-115899-LD
Project Name/Address:	The Spring District Office Buildings 16 & 24 1227 124th Avenue NE
Publish:	August 16, 2012
Minimum Comment Period:	**August 30, 2012**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [x] Site Plan/Plan Sheets
- [ ] Other:

THE SPRING DISTRICT

Administrative Design Review
Permit # 12-111805DB
1227 124th Ave NE

May 23, 2012

WRIGHT
RUNSTAD
&COMPANY

SHORENSTEIN

Chapter 1

Chart
Application
"Bill To" Form

Chapter 2

Description of Proposal & Design Intent

Chapter 3

Sign Master Plan

Chapter 4

Geotechnical Report

Chapter 5

Environmental Checklist

Chapter 6

Bird's Eye Perspective
Building Materials & Color Samples

Chapter 7

Amenity Plan & Amenity Chart

Chapter 8

Traffic Impact Analysis

Chapter 9

Storm Drainage Memo
Impervious Coverage Memo

Tab Location
DO NOT ADD TO FINAL BINDING
SEE TOC for Tab Name

1/01/2012

DESIGN REVIEW, MASTER DEVELOPMENT PLAN, PRELIMINARY SEPA and VARIANCE APPROVALS

X **Design Review**: Review of a proposed project to ensure that site development, structures, and signs conform to the design criteria and requirements of that particular land use district. **(LD)**

_____ **Master Development Plan:** Review the site development and building envelope components of a phased development proposal to ensure conformance with the Comprehensive Plan, consistency with the design guideline, and compliance with the development standards and requirements. **(LP)**

_____ **Preliminary SEPA** : State Environmental Policy Act (SEPA) threshold determination when not associated with another permit, as determined by the environmental coordinator. **(LM)**

_____ **Variance**: Permission to vary from the *Bellevue City Code* or the *Land Use Code*. Required for noise exceptions where no other development permits exist. Also includes one-time exception for intrusion into a riparian corridor on a single-family lot. For Construction Noise Variance, see sheet #38, *Exceptions to Noise Limits/Hours*. **(LS)**

_____ **Land Use Code Exemption, Minor**: An activity, structure, minor addition, or site modification to a previously approved project or decision exempt from further Design Review as determined by the director—such as an awning; canopy; fence; mechanical equipment screening; exterior color, material, or minor window/door location; skylight; stairs; flagpole; chimney; deck; or substitution of landscape materials. **(LJ)**

_____ **Land Use Code Exemption, Major**: An activity, structure, or site modification exempt from further Design Review as determined by the director—such as facade redesign or replacement; adjustments to site access, parking layout, master sign plan, or landscape area; modifications of the conditions of a previously approved project or decision; or expansion of use. **(LJ)**

APPLICATION DOCUMENTS: Submit the document copies specified for your application type.

Initial for waiver by City of Bellevue Planner		Design Review*	Master Development Plan	Preliminary SEPA	Variance	Land Use Code Exemption Minor or Major
	This Chart	1	1	1	1	1
	Application	1	1	1	1	1
	"Bill To" Form	1	1	1	1	1
	Preapplication Conference Letter	1	1			
	Boundary & Topographic Survey	5	5	5	2	
	Site Plan A					2
	Site Plan B[A]	6	5	5	3	
	Vicinity Map (8 1/2" x 11")			5		
	Floor Plan	3	2		2	
	Building Elevations[A]	5	5	5	2	2
	Preliminary Clearing & Grading Plan	4	4	5		
	Road Plan	4	4			
	Preliminary Landscape Plan[B]	6	6	5		Footnote B
	Description of Proposal & Design Intent[C]	1	1	5		

* For Downtown projects the land use planner will provide detailed submittal requirements with the preapplication letter.

	Design Review	Master Development Plan	Preliminary SEPA	Variance	Land Use Code Exemption Minor or Major
Sign Master Plan	1				1
Statistical Information Sheet				1	
Exterior Lighting Plan	1				
Preliminary Street Lighting Plan	2	2			
Geotechnical Report	2	2			
Environmental Checklist	3	3	3		
Written Description of Proposal[C]	1	1			1
Amenity Plan and Amenity Chart[C]	1	1			
Bird's Eye Perspective[C]	1				
Noticing Requirements	Footnote D	Footnote D		Footnote D	
Bldg Materials & Color Samples[C]	1				1
Narrative Addressing Variance Criteria				1	
Other Requirements	Footnote E Wetland Report may be required (2 copies)	During review you may be asked to submit a Transportation Impact Analysis, a Geotechnical Report, a Wetland Report, a Coal Mine Report, etc.	During review you may be asked to submit a Transportation Impact Analysis, a Geotechnical Report, a Wetland Report, a Coal Mine Report, etc.	Footnote E	
Fees	Permit Processing provides current fee information (425-452-4898). **Fees are due at submittal**; additional fees may be due at issuance and/or in monthly billings.				

Footnotes

[A] Show on Site Plan B all existing and proposed utilities, Building Elevations and the proposed location(s) for all signs. Provide conceptual details of the number, sizes, and the design, including overall dimensions. All signs must be obtained by separate permit and meet the *Bellevue Sign Code* (BCC 22B.10).

[B] Preliminary Landscape Plan only required when there are changes to landscaping, **3 copies**.

[C] See sheet #18 for details.

[D] The City of Bellevue provides mailed noticing (including labels) to all property owners with 500 feet of any boundary of the subject property. In conjunction with publishing the notice of application, the city will install a 2-sided public information sign on the site for projects requiring Design Review. The applicant will pay $195 per sign.

[E] Reviewer will contact you prior to final approval to submit **2 sets** of original drawings reduced to 8 ½" x 11".

Please Note

The property owner bears the responsibility for the accuracy and completeness of all information provided with or affecting the application submittal.

If the property contains or is adjacent to critical areas (streams and stream buffers, wetlands, floodplains, and geologic hazard areas) additional information may be required. See a planner for handouts.

The city may require additional information as needed. If you have any questions concerning your application submittal, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.).

The city will provide reasonable assistance with physical access, communication, or other needs related to a disability. Assistance for the hearing impaired: Dial 711.

Development Services
Permit Processing 425-452-4898

Application for
LAND USE APPROVAL

APPLICATION DATE	TECH	CIP PROJ #	PROJECT FILE #

☐ Administrative Conditional Use-LA ☐ Boundary Line Adjustment-LW ☐ Planned Unit Development-LK ☐ Planned Unit Dev Combined w/Plat-LK ☐ Conditional Use-LB ☐ Conditional Use Shoreline Mgmt-WA/WG ☐ Design Review-LD ☐ Final Plat-LG	☐ Binding Site Plan-LF ☐ Final Short Plat-LF ☐ Land Use Approval Amendment-LI ☐ Land Use Exemption-LJ ☐ Critical Land Use Permit Admin-LO ☐ Preliminary Plat-LL ☐ Antenna no Building Permit w/SEPA-CA	☐ Preliminary Short Plat-LN ☐ Preliminary SEPA Review-LM ☐ Shoreline Development-WG ☐ Shoreline Exemption w/o SEPA-WD ☐ Shoreline Exemption w/SEPA-WE ☐ Shoreline Variance-WF ☐ Variance-LS
	NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.	

1. **Property Address** 1227 124th Avenue NE Zoning BR-OR-1 / BR-OR-2

   Project Name (if applicable) The Spring District Tax Assessor # 109910-0102

2. **Applicant** WR-SRI 120th LLC Phone (206) 805-5886

   Address c/o WR&C (see below) City, State, Zip

3. **Contact Person** Cindy Edens Phone (206) 805-5886

   E-Mail Address cedens@wrightrunstad.com FAX # (206) 223-8791

   Address 1201 Third Avenue, Suite 2700 City, State, Zip Seattle, WA 98101

4. **Engineer/Architect/Surveyor** NBBJ c/o Randy Benedict Phone (206) 223-5555

   Address 223 Yale Avenue North City, State, Zip Seattle, WA 98109

5. Description of proposed project, use, exemption, or variance
   (see attached)

   Proposed Building Gross Square Footage Approx. 476,000 GSF Proposed Structure Parking Gross Square Footage Approx. 400,300

6. **Nature of Project (if applicable)**
   Current use of property and existing improvements Warehouse and storage

   Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property.
   Category III wetland located west of proposed warehouse partial demolition

7. If **SHORT PLAT or SUBDIVISION** Application: Total Acreage _____ Number of Proposed Lots _____

   Has this property been previously subdivided? If yes, Date _____ Recording # _____

   If this is a Final Plat or Final Short Plat, what is the Preliminary project file # _____

8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) $ _____

   If a single family residence or pier is proposed, is it intended for the owner's own personal use? ☐Yes ☐No

   If Shoreline Variance, the development will be located:
   ☐ Landward ☐ Waterward of the ordinary high water mark. **AND/OR** ☐ Outside ☐ Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature _____ Date _____
(Owner or Owners Agent)

Revised 10/17/08

Application for
LAND USE APPROVAL
Page 2

5. Description of proposed project, use, exemption, or variance

Development of Blocks 16 & 24, office buildings, infrastructure improvements including roads, parks, utilities and surface parking. Partial demolition of an existing warehouse.

City of Bellevue

Bill To Form

Permit/Approval #

Your application is a type that requires deposit(s) and may have billable hours.
This means you may receive bills in the mail for review or inspection time spent on your project, in addition to the fees you pay at submittal or will be required to pay at or prior to issuance.

Please send the bills to:

Name/Company: Wright Runstad & Company

Attention: Cindy Edens

Billing Address: 1201 Third Avenue, Suite 2700

City, State and Zip: Seattle, WA 98101

10-digit Phone #: 206-805-5886

- For address changes: Notify Billing Customer Service (425-452-6860)
- For ownership changes: The new owner must provide Billing Customer Service with the ownership transfer date before any billing information can be changed.
- For billing liability changes: Contact Billing Customer Service (425-452-6860)
- City/School/Agency Projects: Please use "City Applicant / Other Agency Form"

Signature:_____ Date:_____

Bill To Form 3/14/12

City of Bellevue

City Applicant / Other Agency Form

Permit/Approval #

This form is only applicable if you are a City of Bellevue Department, or an outside agency listed below, and you are requesting to be billed for submittal and issuance fees. Check the appropriate agency on the list below. If you are not listed below, all application fees must be paid by check, cash, or credit card at the time of application.

CIP / Work Order / Purchase Order / Reference Number:	

City Project Information / **Other Agency Project Information**

Check One	Department	Row Sequence #	Check One	Agency	PO #	Row Sequence #
	COB Parks	294978		Bellevue Schools		114044
	COB Transportation	295060		KC Dept Of Trans	KC 100	541675
	COB Fire	295099		KC Solid Waste	KC 200	568614
	COB Utilities	295034		KC Wastewater	KC 300	749926
	COB Info Services	532938		City of Redmond		541621
	COB Arts	532935		Issaquah Schools		308963
	COB Info Tech	552341		Sound Transit		552268
	COB Facilities	295032		PO 98884 for Stage III, Linda Smith		206 689-4922
	COB PCD	744833				
	COB Police	903897				

Project Manager:_____ Phone Number:_____

Internal Use Only: If the application requires a deposit, create a second line in the AMANDA People Screen and add the "Bill To" using the same People RSN as above.

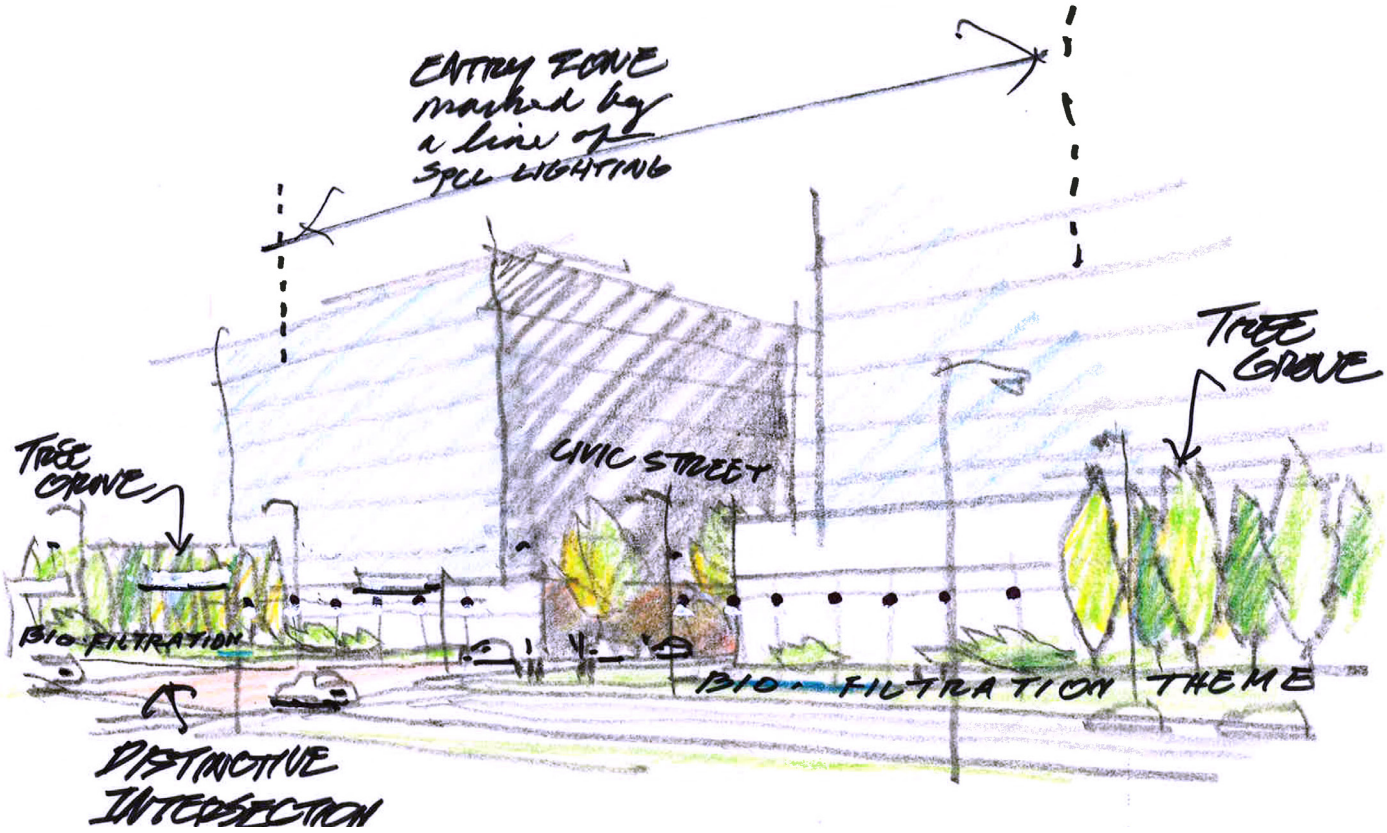
Tab Location
DO NOT ADD TO FINAL BINDING
SEE TOC for Tab Name

Concept:

Situated off of the Bel-Red corridor, Block 16 and 24 are adjacent parcels located on either side of the intersection of 13th Street between 124th and 123rd Avenues in the Spring District. Currently this land is a light industrial campus of warehouses, storage facilities, and transportation staging areas. The site is within a storm water catchment area that empties directly into Lake Bellevue.

Conceptually, Block 16 and 24, taken together form the entry portal into the new urban neighborhood of the 36 acre mixed use Spring District. This gateway is articulated by the canted facades along 13th Street that welcome visitors into the new development. Both buildings are office buildings and have tower facades that reinforce the gateway concept by acting as beacons for the new neighborhood. The towers are constructed primarily of glass with dark colored aluminum accents. Block 16 is 11 stories tall while Block 24 is ten. The street level facades along 13th Street and 123rd Avenue are articulated to reduce the overall mass to a pedestrian scale that fosters activity along the retail uses and the building entry. These facades include infill of richer textural materials in locations engaging pedestrians.

Block 16 has an FAR of 3.18 while Block 24 is 3.9. These two buildings when combined with the remainder of the Spring District Phase I development will yield an FAR of 2.12.



Tab Location
DO NOT ADD TO FINAL BINDING
SEE TOC for Tab Name

THE**SPRING**DISTRICT
BLOCK 16 & 24

ARCHITECTURAL GRAPHICS PACKAGEFOR PERMITTING
05/2012

PREPARED FOR

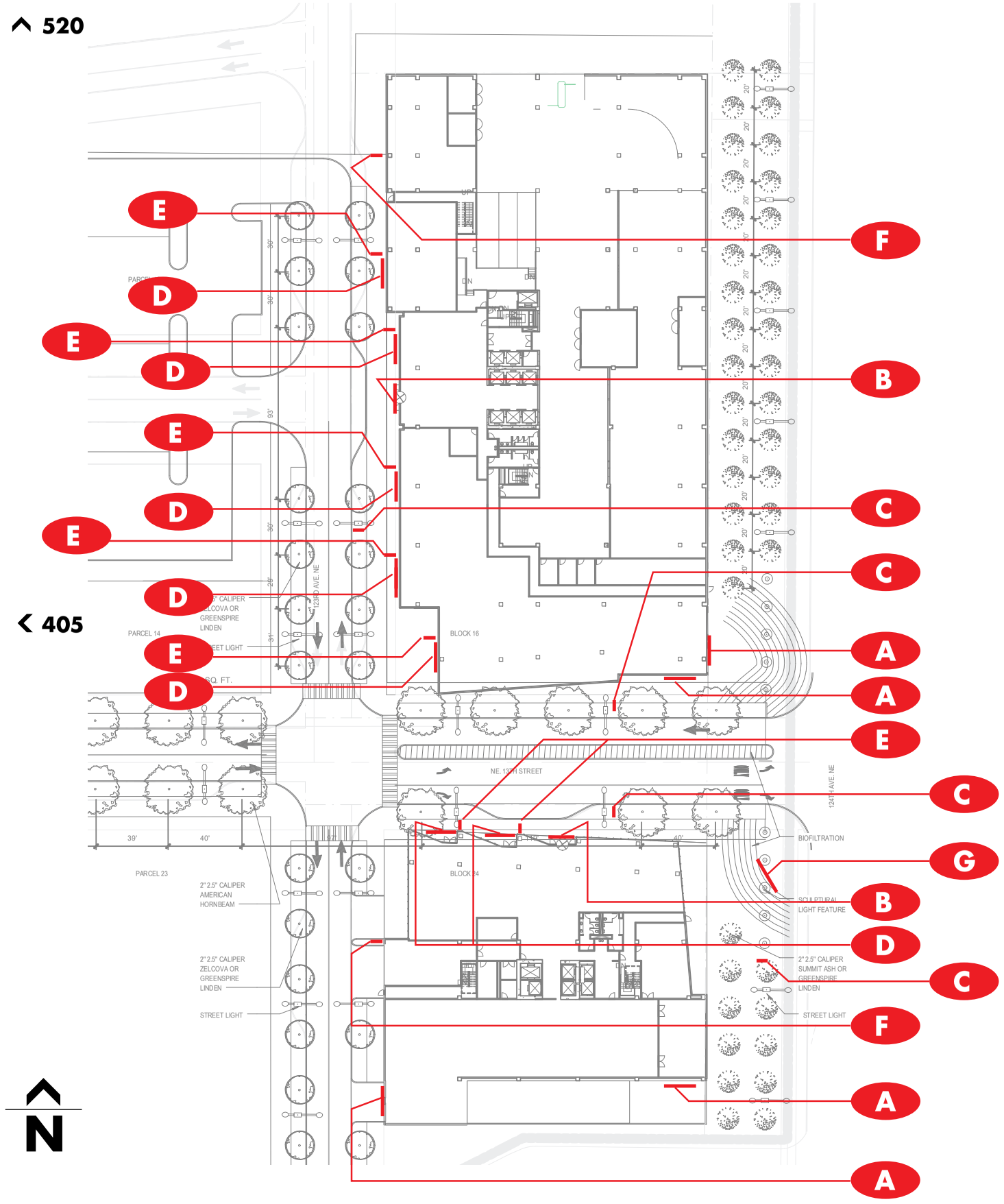
WRIGHT RUNSTAD & COMPANY
1201 3rd Avenue, Suite 2700
Seattle, WA 98101
206 447.9000

ARCHITECT

NJJB
223 Yale Avenue North
Seattle, WA 98109
206 223.5555

ARCHITECTURAL GRAPHICS

OLIVE|DESIGN
1125 Picasso Drive
Fort Worth, TX 76107
924 324.6806



KEY

- **A** Anchor Tenant (Enterprise occupying 180,000+ sq ft)
  2 per building based on vehicular visibility
- **B** Building ID @ Main Entry and Adjacent Street
  size: sign to be of scale for entry, visibility to address pedestrian and vehicular orientation
- **C** Freestanding Building ID with Tenants
  Size varies based on mounting location, 2 per building based on vehicular visibility
- **D** Primary Retail Tenant with Entry ID sign parallel to street - vehicular orientation
- **E** Primary Retail Tenant blade perpendicular to street - pedestrian orientation
- **F** Garage Entry ID
- **G** Primary Site ID sign panel, 1 complex ID allowed at each right of way providing access to the complex

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RUNSTAD
& COMPANY

OLIVE | DESIGN

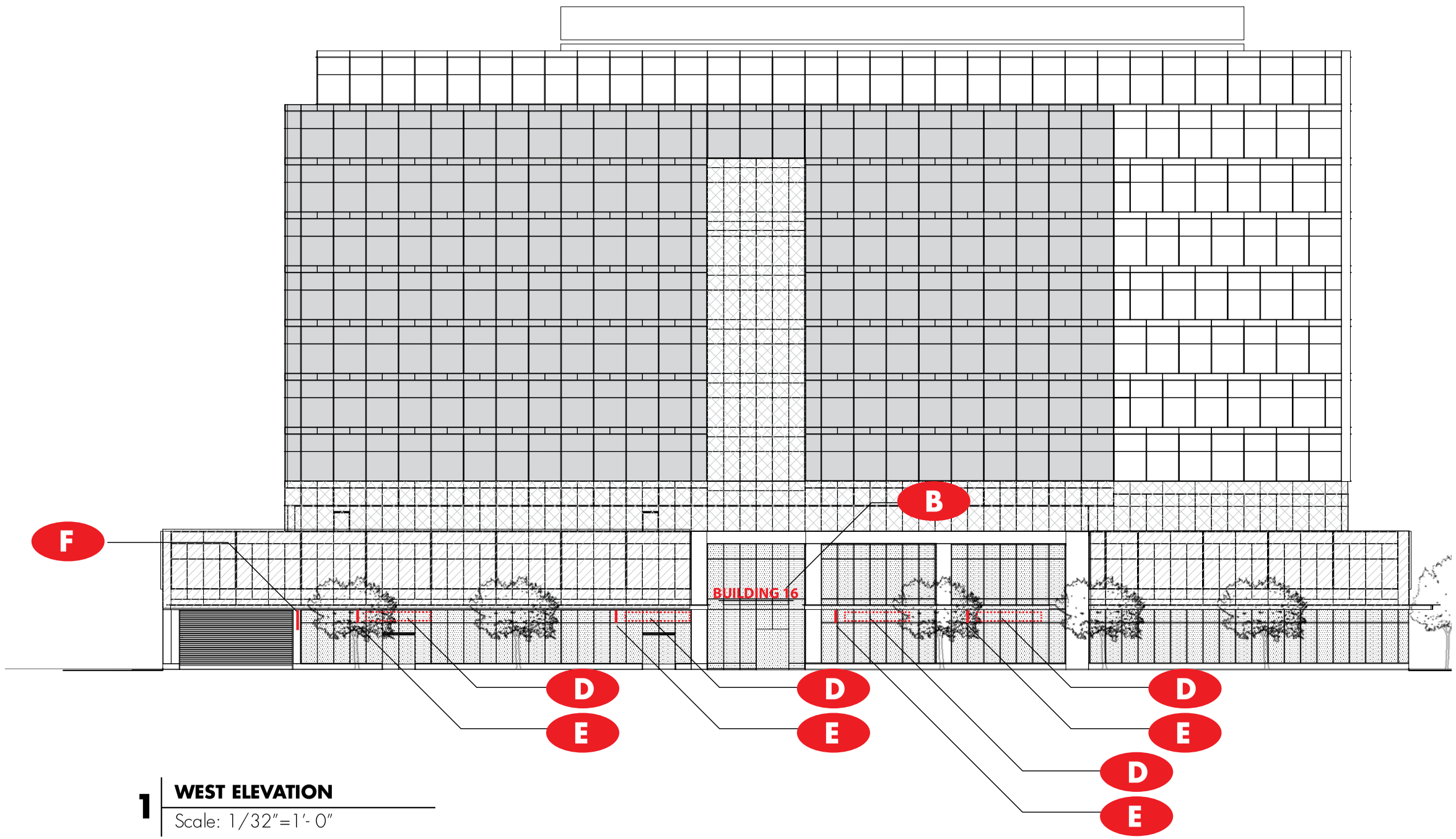
1125
Picasso Drive
Fort Worth TX
925.324.6806

THESPRING
DISTRICT

Location Plan

PERMIT SET
05/12

01



1 **WEST ELEVATION**
Scale: 1/32"=1'-0"

Sign Type B
Building Identity
qty: 1

Sign Type D
Primary Retail Tenant ID
vehicular orientation
qty: 4

Sign Type E
Primary Retail Tenant ID
pedestrian orientation
qty: 4

Sign Type F
Garage Entry ID
qty: 1

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& COMPANY

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1125
Picasso Drive
Fort Worth TX
925.324.6806

THE SPRING DISTRICT

Block 16
WEST ELEVATION

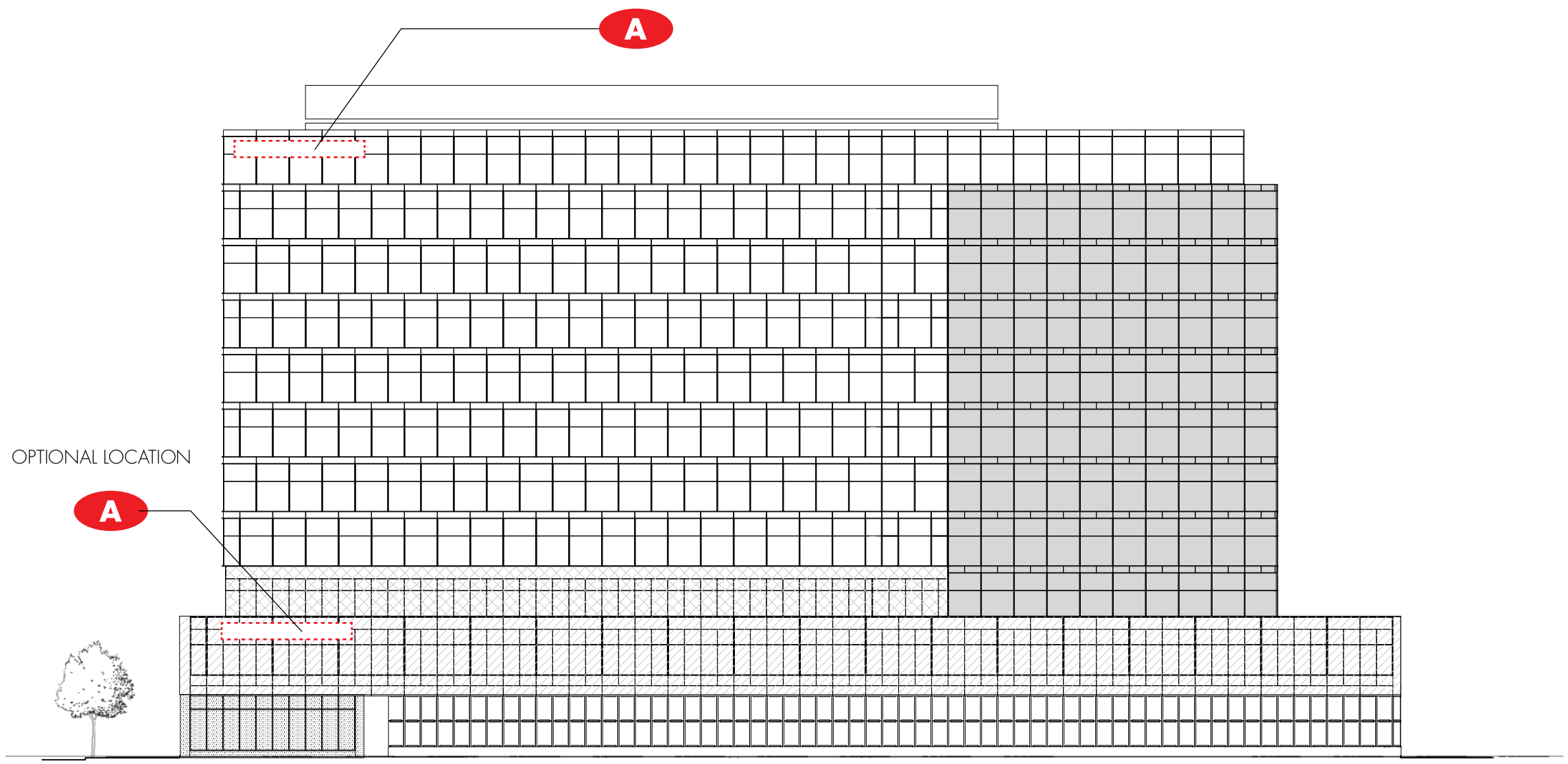
PERMIT SET
05/12

02

Sign Type A
Anchor Tenant ID
qty: 1 per 2 bldg elevations total.
EAST and SOUTH shown in this submittal.

2 options shown. Final location will depend on optimal visibility and preference by tenant and owner prior to fabrication.

Final location and layout to be submitted to City of Bellevue for review and approval



1 **EAST ELEVATION**
Scale: 1/32"=1'-0"

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& COMPANY

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1125
Picasso Drive
Fort Worth TX
925.324.6806

THESPRING
DISTRICT

Block 16
EAST ELEVATION

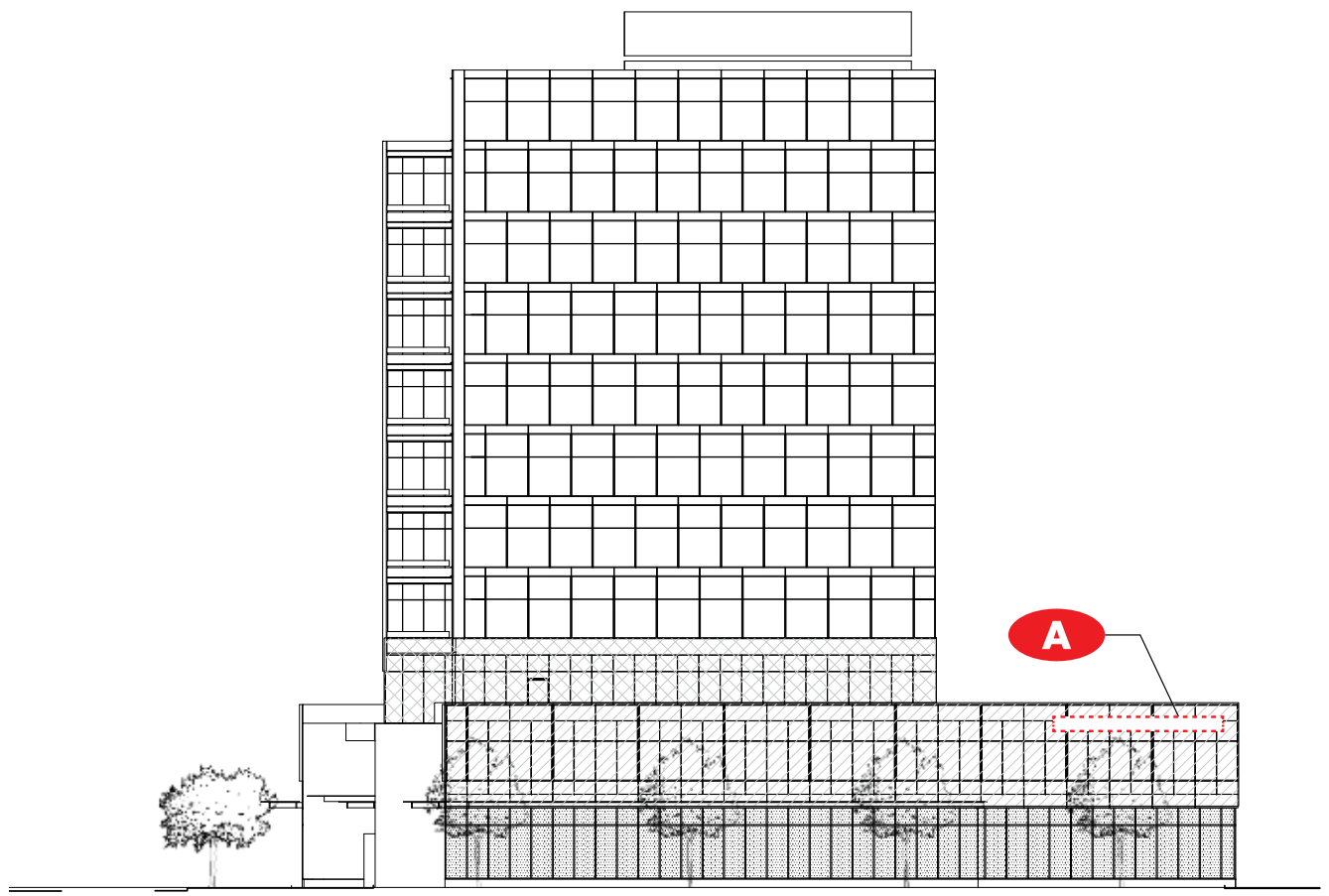
PERMIT SET
05/12

03

Sign Type A
Anchor Tenant ID
qty: 1 per 2 bldg elevations total.
EAST and SOUTH shown in this submittal.

1 option shown. Final location will depend on optimal visibility and preference by tenant and owner prior to fabrication.

Final location and layout to be submitted to City of Bellevue for review and approval



2 **SOUTH ELEVATION**
Scale: 1/32"=1'- 0"

WRIGHT
RUNSTAD
& COMPANY

OLIVE | DESIGN

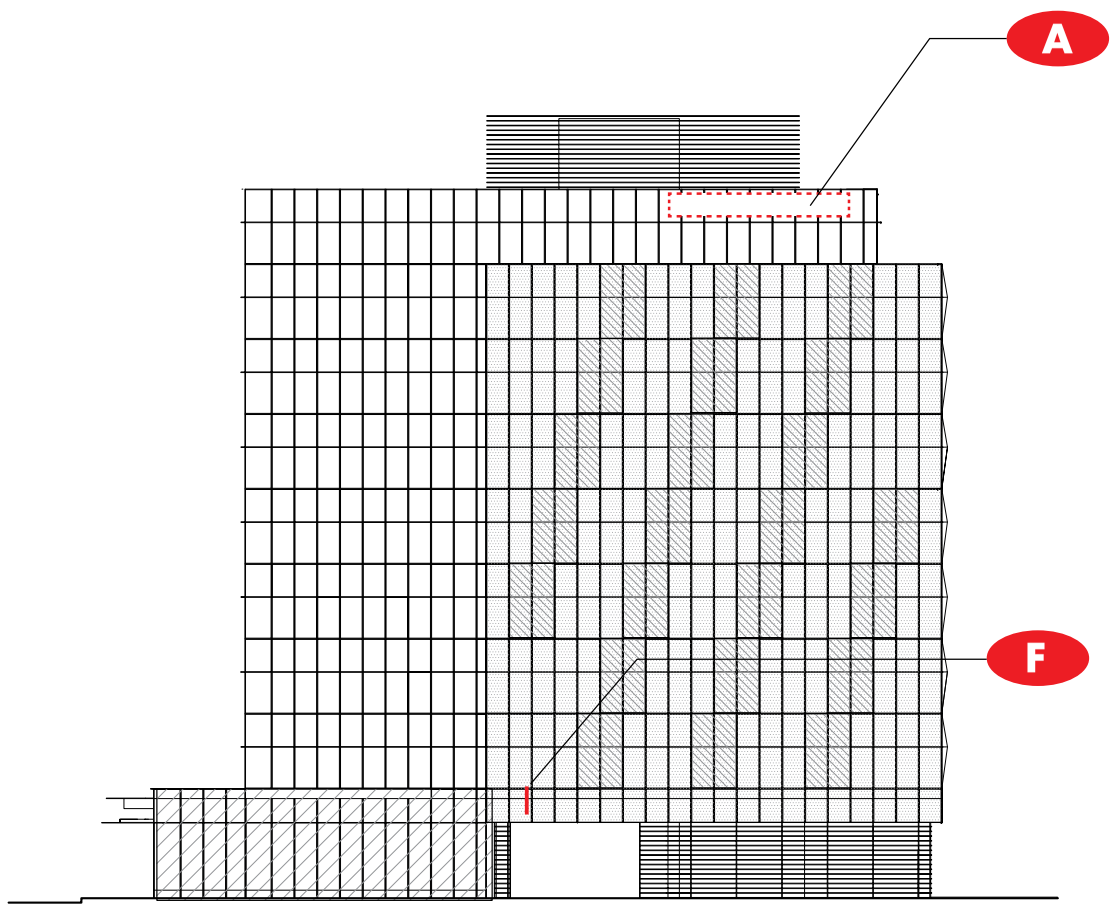
1125
Picasso Drive
Fort Worth TX
925.324.6806

THE SPRING
DISTRICT

Block 16
SOUTH ELEVATION

PERMIT SET
05/12

04



1 **WEST ELEVATION**
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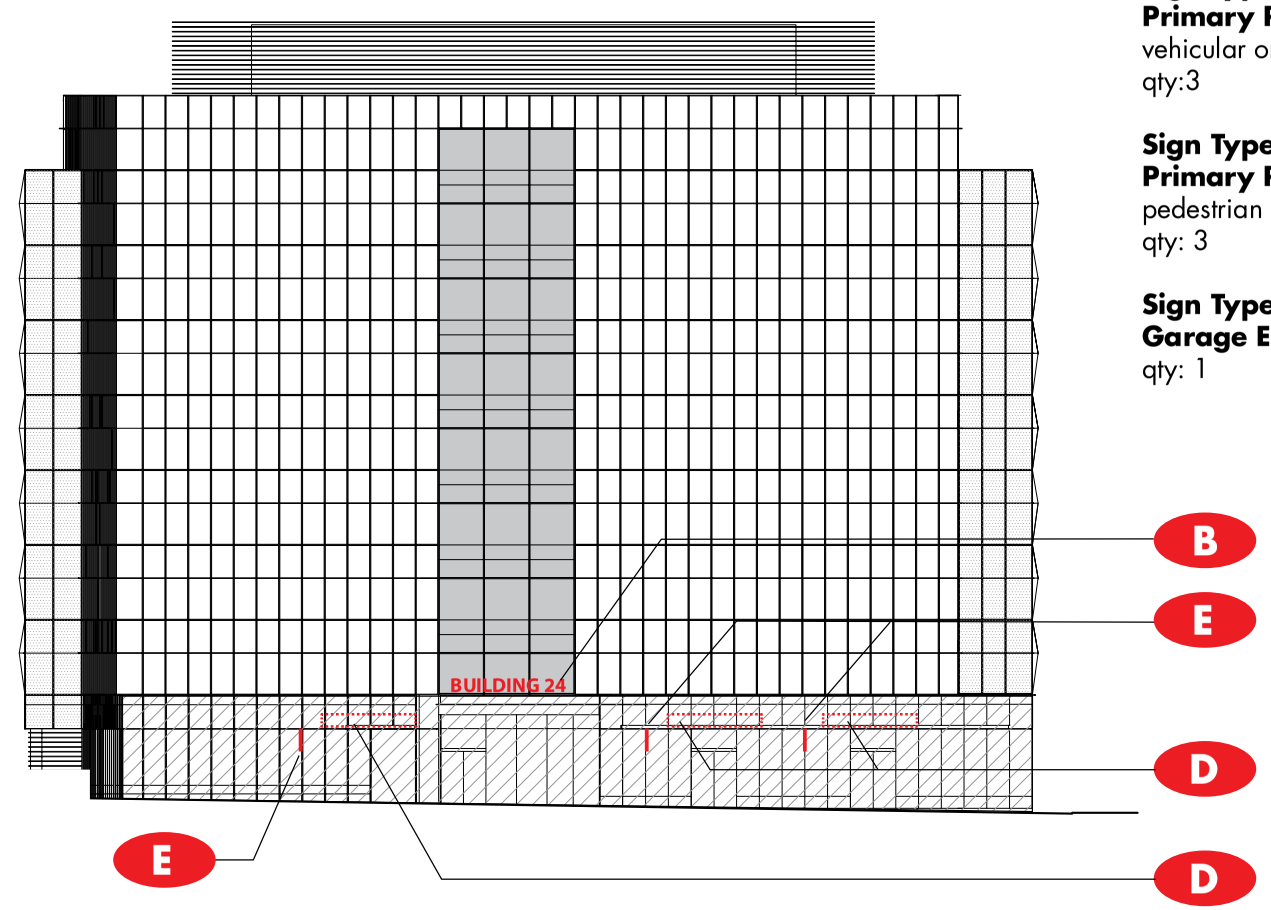

2 **NORTH ELEVATION**
Scale: 1/32"=1'- 0"

Sign Type A
Anchor Tenant ID
qty: 1 per 2 bldg elevations total.
WEST and SOUTH shown in this submittal.

Final location will depend on optimal visibility and preference by tenant and owner prior to fabrication.

Final location and layout to be submitted to City of Bellevue for review and approval

Sign Type B
Building Identity
qty: 1

Sign Type D
Primary Retail Tenant ID
vehicular orientation
qty:3

Sign Type E
Primary Retail Tenant ID
pedestrian orientation
qty: 3

Sign Type F
Garage Entry ID
qty: 1

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& COMPANY

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Picasso Drive
Fort Worth TX
925.324.6806

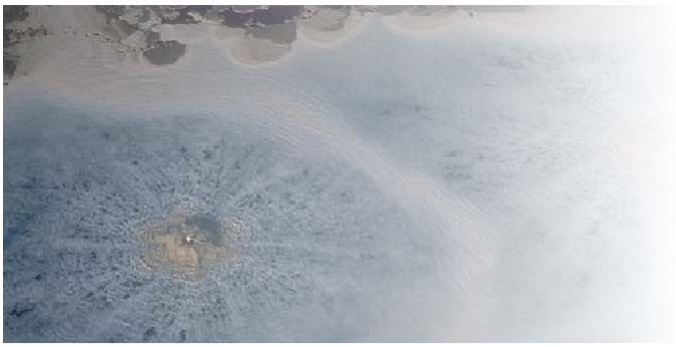
THESPRING
DISTRICT

Block 24
W & N ELEVATION

PERMIT SET
05/12

05

Tab Location
DO NOT ADD TO FINAL BINDING
SEE TOC for Tab Name



Geotechnical Engineering
Design Study
Spring District Phase 1A
Bellevue, Washington

Prepared for
Wright Runstad & Company

April 6, 2012
17860-00

HARTCROWSER

THE SPRING DISTRICT
MASTER DEVELOPMENT PLAN

HARTCROWSER

www.hartcrowser.com

Geotechnical Engineering
Design Study
Spring District Phase 1A
Bellevue, Washington

Prepared for
Wright Runstad & Company

April 6, 2012
17860-00

Prepared by
Hart Crowser, Inc.

Matthew Veenstra, PE
Project
Geotechnical Engineer

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Vice President

1700 Westlake Avenue North, Suite 200
Seattle, Washington 98109-6212
Fax 206.328.5581
Tel 206.324.9530

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GEOTECHNICAL ENGINEERING DESIGN STUDY
SPRING DISTRICT PHASE 1A
BELLEVUE, WASHINGTON

INTRODUCTION

This report presents our geotechnical engineering design recommendations for Building Parcels 16 and 24 of Phase 1A of the Spring District Development in Bellevue Washington (Figures 1 and 2).

This report contains the following main sections:

- Introduction;
- Purpose, Scope, and Use of This Study;
- Site and Project Description;
- Subsurface Conditions;
- Geotechnical Engineering Design Recommendations; and
- Recommended Additional Geotechnical Services.

Figures follow the main text to illustrate the project vicinity, exploration locations, subsurface cross sections, and geotechnical design recommendations. Appendices present boring logs, laboratory test results, and shoring monitoring and testing recommendations.

PURPOSE, SCOPE, AND USE OF THIS STUDY

Purpose

The purpose of our work has been to:

- Assess subsurface conditions;
- Assist the structural engineer in developing foundation and seismic design criteria; and
- Provide geotechnical recommendations and consultation relevant to design and construction.

Scope

Our scope of work included the following:

- Drill six borings to depths of about 40 to 60 feet across the building areas;
- Install two groundwater monitoring wells to depths of 30 to 40 feet;

- Test selected soil samples collected from our explorations;
- Develop geotechnical recommendations for building design and construction including:
  - Excavation retention, including recommendations for open cuts, alternative shoring systems, performance requirements, and monitoring and testing during construction;
  - Lateral soil pressure on temporary and permanent subgrade walls, including earthquake loading;
  - Allowable bearing pressure on spread foundations and estimated settlement;
  - Slab-on-grade design modulus, subgrade preparation, and installation of drains;
  - Groundwater monitoring during construction and long term; and
  - Structural fill placement and compaction, including potential reuse of excavated soils.

Use of this Study

We completed this work in general accordance with our proposal dated January 13, 2012. Our report is for the exclusive use of Wright Runstad & Company and their design consultants for specific application to the subject project and site. We completed this study in accordance with generally accepted geotechnical practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. We make no other warranty, express or implied.

SITE AND PROJECT DESCRIPTION

Site Location

The project site is located northwest of the intersection of 124th Ave NE and NE 12th Street in Bellevue, Washington (Figure 1). The building site includes Building Parcels 16 and 24, located at the southeast corner of the project site (Figure 2).

Historic and Current Site Use

Based on our review of a previous geotechnical report (Dames & Moore 1957), we understand that before 1954 the site was used for agriculture. During 1954 and 1955 the site was graded for construction of a Safeway Stores, Inc., distribution center. Grading included cutting high areas and filling low areas. The Dames & Moore (1957) report indicates that fill was placed on the west and

northeast portions of the project site (Figure 3). Based on this information and our current explorations, we do not expect fill thickness to exceed about 3 feet within the footprints of Building Parcels 16 and 24.

The project site is currently occupied by a distribution center and includes several buildings. The existing buildings are single story with shallow footing foundations. The building site is relatively level and is paved with asphalt and concrete.

Proposed Site Use

We understand the proposed buildings will be mid-rise office buildings with a combined area of about 440,000 square feet and about 1,100 parking stalls. We understand that the excavation(s) will be as deep as five levels below grade and will require temporary shoring.

SUBSURFACE CONDITIONS

Interpretation of Subsurface Conditions

Our interpretation of the subsurface conditions in the building area is based on materials encountered in our explorations, laboratory testing of soil samples, and our field observations. We advanced six borings (HC-1 to HC-6) to depths of about 40 to 60 feet and installed groundwater monitoring wells in borings HC-1 and HC-3. Exploration locations are shown on Figure 2. Historical documentation of fill across the project site is shown on Figure 3. Cross sections illustrating the interpreted subsurface conditions across the building site are shown on Figures 4 and 5.

The conclusions and recommendations in this report are based on subsurface conditions interpreted from explorations at the site and soil properties inferred from field observations and laboratory tests. The nature and extent of variations between the explorations may not become evident until construction begins. If variations exist, it may be necessary to re-evaluate the recommendations in this report.

Details of the conditions observed at the exploration locations are shown on the boring logs included in Appendix A and should be referred to for specific information. Results of the laboratory tests for this study are presented in Appendix B.

Subsurface Soil Conditions

We divided the subsurface into general soil units 1 to 5 according to their relative density, texture, and geologic interpretation. The units are presented from the ground surface downward.

- **Unit 1.** Unit 1 consists of medium to very dense, moist, gray, slightly gravelly SAND with trace silt and poorly graded SAND. This unit may include fill comprised of site soils and/or recessional outwash deposits. This unit was encountered in borings HC-2 and HC-5.

- **Unit 2.** Unit 2 consists of Vashon till (Qvt) deposits characterized by very dense, moist, gray, silty, gravelly SAND.

- **Unit 3.** Unit 3 consists of Vashon advance outwash (Qva) deposits characterized by very dense, wet, gray, silty, gravelly SAND. Groundwater was encountered in this unit.

- **Unit 4.** Unit 4 consists of pre-Vashon nonglacial (paleosol) (Qpns) deposits characterized by very dense, moist, gray, very sandy SILT with occasional layers of dark brown PEAT (overconsolidated and not compressible).

- **Unit 5.** Unit 5 consists of pre-Vashon glacial till deposits (Qpgt) characterized by very dense, moist, gray, slightly gravelly, silty SAND to GRAVEL. Drilling resistance of the test borings increased considerably in this unit.

Groundwater Conditions

At the time of drilling, groundwater was noted in all the borings. Borings HC-1 and HC-3 were completed as piezometers to measure water levels. Water level readings were taken on March 14, 2011. The water level depths are shown in Table 1.

Table 1 - Observed Groundwater Depths

Boring ID	Time of Drilling (feet)	Depth on 3-14-2012
HC-1	34	29.8
HC-2	35	n.a.
HC-3	25	24.1
HC-4	21	n.a.
HC-5	25	n.a.
HC-6	26	n.a.

The observed groundwater was encountered in Unit 3, outwash deposits, and is likely perched on Unit 5 glacial till deposits. Isolated perched water-bearing zones are often encountered in these soils and should be anticipated during construction.

Water levels were measured at the times and under the conditions stated on the boring logs. Fluctuations in the groundwater conditions, including depth and volume, may be caused by variations in rainfall, temperature, season, and other factors.

GEOTECHNICAL ENGINEERING DESIGN RECOMMENDATIONS

This section of the report presents our conclusions and recommendations for geotechnical aspects of design and construction. We have developed our recommendations based on our current understanding of the project and the subsurface conditions encountered in our explorations. If the nature or location of the proposed facilities are different than we have assumed, Hart Crowser should be notified so we can change or confirm our recommendations.

Site Preparation

General Site Preparation

Site preparation will involve removal of existing pavement and sidewalks and abandoning or removing any existing underground utilities within the new building area.

Abandoned underground utilities should be removed or completely grouted. Ends of remaining abandoned utility lines should be sealed to prevent piping of soil or water into the pipe.

Site preparation for footings, slabs-on-grade, and pavement sections should include the following procedures to provide a firm and non-yielding subgrade:

- Remove all visible organic materials, debris, and other deleterious materials from subgrade areas.
- Proof roll all paved areas with a heavy vibratory compactor or fully loaded dump truck before filling to delineate soft or loose areas. It is important that this condition be verified by a geotechnical engineer from Hart Crowser.

- Overexcavate and replace soft and loose, wet, or yielding soils under paved areas with structural fill as described in the ***Fill Selection, Placement, and Compaction*** section.

- Prepare footing subgrade areas as indicated in the ***Foundation Design Recommendations*** section.

Site Dewatering

As previously stated, groundwater was encountered in Unit 3 outwash soils, perched on Unit 5 till soils. Allowances should be made for temporary dewatering to handle perched water and wet weather conditions. We expect that conventional trench and sump methods will be sufficient for temporary dewatering. The use of wellpoints and soil berms may be necessary in some areas to stabilize the face of the excavation. The contractor should be prepared to provide temporary drainage, such as sumps, to maintain excavations in a workable condition.

Temporary Cuts

We understand that open cuts may be used in some areas. The stability and safety of cut slopes depend on a number of factors, including:

- The type and density of the soil;
- The presence and amount of any seepage;
- Depth of cut;
- Proximity of the cut to any surcharge loads near the top of the cut, such as stockpiled material, traffic loads, structures, etc.;
- Duration of the open excavation; and
- Care and methods used by the contractor.

Based on these factors, we recommend:

- Use plastic sheeting to protect slopes from erosion; and
- Limit the duration of the open excavation to the shortest time possible.

Because of the variables involved, actual slope grades required for stability in temporary cut areas can only be estimated before construction. We recommend that stability of the temporary slopes used for construction be the sole responsibility of the contractor, since the contractor is in control of the construction operation and is continuously at the site to observe the nature and condition of the subsurface. Excavations should be made in accordance with all local, state, and federal safety requirements.

Support of Excavation/Shoring

We understand that the excavation will be as deep as 50 feet below ground surface, and that soil nails and soldier pile/tieback shoring systems are being considered. Subsurface conditions encountered in our explorations indicate that soil nails with shotcrete facing or soldier piles with tiebacks are technically feasible.

Soil Nail Support of Excavation

General Considerations

Soil nailing consists of a series of small diameter (typically 6- to 8-inch) holes drilled in a regular grid pattern, filled with reinforcing steel and structural grout, and connected to or covered by a shotcrete wall. The pattern and length of the nails vary depending on the soil type, the depth of cut, and other factors. The nails and shotcrete are installed sequentially as the excavation deepens. Exposed soil needs to be nailed and shotcrete applied on the same day that the lift is excavated. On large sites with good access, soil nail shoring can be installed faster and cost less than other methods.

It is the responsibility of the Contractor to consider or verify actual ground conditions at the site and determine the construction methods and procedures for installation of the soil nails and facing. Cobbles, boulders, or debris may be encountered and could impact construction. Loose soils near the surface could necessitate use of vertical elements or backslopes for stability. Face stability in gravelly soil or soils with groundwater may also require special measures for safe and efficient excavation, nail installation, and shotcreting.

Design Recommendations

A design for a soil nail system, including plans and specifications, is best completed after the owner and design team have finalized the proposed excavation geometry. Hart Crowser can complete the design or the excavation subcontractor can do it as a design-build with Hart Crowser's review.

We recommend the following for soil nail design:

- Design methods should be in accordance with FHWA "Geotechnical Engineering Circular No. 7, Soil Nail Walls" (2003).
- The design should consider surface loading from traffic and site equipment, and loads from adjacent structures.

- Permanent wall drainage should be incorporated to relieve potential hydrostatic pressures, intercept and divert water away from the wall (and toe of the wall), and convey water to the permanent drainage system. Typically this drainage and pressure relief is provided via Miradrain (or equivalent) strips affixed to the soil behind the shotcrete. Surface water runoff should be directed away from the top of the wall.

- Nails should be steel bars without couplers, splices, or welds, and should be installed with centralizers.

- Soil nail spacing should be a minimum of 3 feet and a maximum of 6 feet horizontally;

- Soil nail lengths should also be plotted and compared with any underground support elements of the adjacent structures.

The soil nail system should be designed to performance specifications, and the designer should be able to demonstrate that:

- No failure surface exists through or outside the nails with a factor of safety less than 1.35 against sliding;

- The nails are not stressed in excess of 80 percent of their yield stress; and

- The mobilized bond stress is less than half the ultimate adhesion between the grout and the soil. Ultimate adhesion is determined by the soil shear strength and must be justified by both pullout testing before nail installation and by limited production nail testing.

Construction and Testing Recommendations

Construction sequencing is especially important in soil nail construction. Soil nail wall systems are designed so that the excavation proceeds in staged cuts, i.e., a single row of nails around the excavation. We recommend the contractor:

- Test each soil type to demonstrate the unsupported face will be stable over the proposed time period;

- Control surface water during construction;

- Limit excavation height to the minimum necessary for practical and timely application of shotcrete, typically no more than an unsupported height of about 6 feet;

- Allow no soil nail holes to remain ungrouted overnight;
- Grout the hole as soon as possible after drilling;
- Pump structural grout into the hole through the auger or through a tube extended to the bottom of the hole;
- Verify the soil nail lengths by field testing, and adjust lengths as needed in response to changing soil and conditions;
- Reduce "stand-up time" of cuts and limit the total area of wall constructed during one shift to preserve face stability. We recommend that the initial stand-up time be limited to one shift unless the contractor's demonstration test for each soil type shows that longer stand-up times are possible, and as approved by the shoring designer and Hart Crowser;
- Expect cobbles, boulders, debris, and/or groundwater seepage to be encountered;
- Take care not to "mine out" large cavities in granular soils if drilling with a continuous flight auger;
- Drill soil nail holes in a manner that will minimize loss of ground and not disturb previously installed anchors. During soil nail drilling, wet or saturated zones may be encountered, and caving or "blow in" could occur. Drilling with a casing would reduce the potential for these conditions and loss of ground;
- Maintain continuous cutting return if using pneumatic drilling techniques so that air pressure is not "channeled" to nearby utility vaults, corridors, or subgrade slabs, which may damage such structures;
- Note the presence of existing facilities adjacent to the project site, including buried utilities and foundations, as these may affect the location and the length of the soil nail holes; and
- Monitor potential movement of the shoring system and potential ground settlement adjacent to the excavation, as we describe in Appendix C.

To allow for latitude in method of installation, we recommend that selection of the materials and the installation technique be left to the shoring contractor. The selected soil nail installation method must be subject to field verification with performance testing and proof testing as discussed below and in Appendix C.

Soil nail adhesion is highly dependent on soil conditions encountered during construction and on installation techniques. We recommend that a performance-based specification be used and the shoring contractor be responsible to determine the installation techniques to achieve the design anchor adhesion.

- The soil nail specifications should include an appropriate number of verification load tests (200 percent) and proof load tests (150 percent) on production nails. Typically, one verification test is required for each soil type, whereas proof testing is normally required on 5 percent of the production nails;

- Verification test nails should have a unbounded length of at least 3 feet but not longer than a maximum length such that the nail load does not exceed 90 percent of the nail bar tensile allowable load. The nail hole should be fully grouted after testing;

- For testing, a load reaction system must be provided by the Contractor, and is subject to the designer's approval.

- We recommend that Hart Crowser select the test locations based on observation of the soil conditions as the excavation proceeds.

Typical horizontal movement for soil nail walls is approximately 0.1 to 0.5 percent of the excavation depth. To minimize horizontal movement, nails may be pre-stressed.

Soldier Pile/Tieback Support of Excavation

The geotechnical criteria for the design of a conventional soldier pile/tieback shoring wall are lateral soil pressures and vertical bearing capacity of soldier piles. Figure 6 provides recommended parameters as discussed in this section.

Lateral Earth Pressures

Lateral earth pressures for the design of conventional shoring depend on the type of shoring, its ability to deform, and the presence or absence of structures within the "deformation zone." This zone can be defined by a line extending into the retained soil from the base of the wall at a slope of about 1H:1V. If the top of the shoring is allowed to deform at least 0.001 to 0.002 times the height and if no settlement-sensitive structures or utilities are located in the deformation zone, shoring may be designed using active earth pressures. If settlement-sensitive structures or utilities exist within the potential deformation zone, or

where the shoring system is too stiff to allow sufficient lateral movement to develop an active condition, at-rest earth pressures should be used to design the shoring. Theoretically, little movement should occur behind shoring properly designed and installed for at-rest conditions.

The main shoring walls will require multiple rows of tieback anchors. The walls should be designed using the apparent earth pressures given below. An apparent earth pressure diagram for soldier pile/tieback shoring is shown on Figure 6.

- For flexible walls (i.e., deflection at least 0.001 times the height of the shoring), use an equivalent active fluid weight of 17H pcf, where H is the effective height of the wall, as shown on Figure 6. For sloped areas above the shoring, calculate active pressures by assuming the top of the wall is located one-half of the way up the height of the adjacent slope. For street loads assume an equivalent height equal to 2 feet of soil.

- For non-yielding walls use equivalent fluid weights of 30H pcf.

- Multiple-braced shoring should be designed using a trapezoidal apparent earth pressure distribution, as shown on Figure 6.

- If soil and equipment will *not* be stockpiled on the uphill side of the excavation, it will not be necessary to include a surcharge load in the design. If material and equipment will be stockpiled, a surcharge load should be included in the design.

Additional lateral pressures due to surcharge loads (e.g., buildings, footings, heavy equipment, large material stockpiles) should be calculated using the methods shown on Figure 7. These additional loads would be additive to those calculated for the shoring walls. We recommend Hart Crowser review or complete the estimated surcharge loads when surcharge loads, footprints, and foundation plans of adjacent structures are available.

Soldier Pile Design and Installation

Soldier piles must be designed to carry bending stresses from earth pressures. Also, the embedded portion of the piles must be embedded deeply enough to resist lateral kickout and vertical loads.

- Design soldier piles in accordance with recommendations on Figure 6.

- Design soldier piles for bending using a uniform load equivalent to 80 percent of the design values. Analyze for shear using the total load.

- For design against kickout, compute the lateral resistance on the basis of passive pressure acting over twice the diameter of the soldier pile section or the pile spacing, whichever is less. Use a factor of safety no less than 1.5 for calculation of passive resistance.

- Embed soldier piles or sheet piles a minimum of 8 feet below the base of the excavation or required structural depth, whichever is greater.

Conditions such as caving soil and groundwater can loosen soil at the bottom of the soldier pile borehole reducing the bearing capacity. Tieback destressing and shoring failure could occur if soldier pile bearing capacity is inadequate and soldier piles settle under the vertical component of the inclined tieback load. We recommend that a Hart Crowser representative closely monitor soldier pile installation for these conditions so that construction methods can be adjusted accordingly.

- The contractor should be prepared to case the soldier pile installations. The need for casing should be determined in the field at the time of installation.

- The contractor should be prepared to tremie concrete from the bottom of the hole to displace groundwater or drilling mud used to maintain an open hole.

- The contractor should be prepared to excavate the soldier piles in a manner that prevents “heave” or “boiling” at the bottom of the soldier pile excavation. It may be necessary to over-drill the borehole and backfill the bottom of the borehole with structural concrete bearing on undisturbed soil.

- Drilling mud should not be used unless the mix is reviewed and approved by the geotechnical and structural engineer.

Gravel, cobbles and large boulders are common in these soils and could adversely impact constructability. Soldier pile shoring system construction may be difficult if cobbles or loose sand and gravel are encountered in the excavation. If these conditions are encountered, substantial raveling of the soil could occur. The Contractor should be prepared to place lagging in small vertical increments and should also be prepared to backfill voids behind the shoring system during construction due to loss of ground.

Timber lagging is often used to prevent loss of ground between the soldier piles. The lagging is inserted between the webs of the soldier piles and is designed for some fraction of the applied pressure on the wall.

Prompt and careful installation of lagging, particularly in areas of seepage and loose soil, is important to maintain the integrity of the excavation. The proper installation should be the responsibility of the shoring contractor to prevent soil failure, sloughing and loss of ground, and to provide safe working conditions.

We recommend that the temporary timber lagging thickness (rough cut) be sized using the values below. These lagging sizes are based on recommendations in FHWA GEC 4 (FHWA 1999) and our experience from similar excavations in Bellevue.

Excavation Depth (feet)	Recommended Lagging Thickness (rough-cut) for Clear Spans of:					
	5 feet	6 feet	7 feet	8 feet	9 feet	10 feet
0 to 25	2 inches	3 inches	3 inches	3 inches	4 inches	4 inches
25 to 130	3 inches	3 inches	3 inches	4 inches	4 inches	5 inches

- Backfill voids greater than 1 inch using sand, pea gravel, or a porous slurry. Backfill the void spaces progressively as the excavation deepens. The backfill must not allow potential hydrostatic pressure buildup behind the wall. Drainage behind the wall must be maintained or hydrostatic water pressure should be added to the recommended lateral earth pressures.

- If there is a slope above the wall, we recommend installing extra lagging above the shoring wall to provide a partial barrier for material that could ravel down from the slope face and fall into the excavation.

Drainage Recommendations

Groundwater seepage may occur across the excavation and so it is appropriate to install wall drainage on the shoring wall and behind the permanent wall. The recommended lateral earth pressures herein do not include a hydrostatic increment.

- Install a continuous drainage medium (or a layer of Miradrain) directly to the lagging between each pair of soldier piles or soil nails, as recommended by the shoring designer; and

- Include filter fabric protection between the drainage medium and the retained soil or lagging.

Tieback Anchor Design and Testing

Tieback anchors used for external lateral support of the soldier pile walls should be designed using the following recommendations:

- Design anchors in accordance with Figure 6.
- Locate anchors no closer to each other than three tieback diameters.
- Pump structural concrete into the anchor zone either using the drill casing as it is withdrawn, or from a grout hose/tremie hose placed at the bottom of the anchor.
- Fill the portion of the tieback within the no-load zone using a sand-pozzolan-water mixture, or equivalent non-cohesive mixture. Or, install a bond breaker such as plastic sheathing or a PVC pipe around the tie rods within the no-load zone.
- Grout and backfill drilled installations immediately after drilling; do not leave holes open overnight. This will help prevent possible collapse of the holes, loss of ground, and surface subsidence.
- Care should be taken not to "mine out" large cavities in granular soil if drilling with a continuous flight auger.
- Maintain continuous cutting return if using pneumatic drilling techniques so that air pressure is not "channeled" to nearby utility vaults, corridors, or subgrade slabs, which may damage such structures.
- Anchor lengths should also be plotted and compared with any underground support elements of the adjacent structures.
- The shoring contractor should particularly note the presence of existing facilities adjacent to the project site, including buried utilities and foundations, as these may affect the location and the length of the anchor holes.
- To allow for latitude in method of installation, we recommend that selection of the materials and the installation technique be left to the shoring contractor. The selected tieback anchor installation method must be subject to field verification with performance testing and proof testing as discussed in Appendix C.

- Install the anchor holes in a manner that will minimize ground loss and not disturb previously installed anchors. During tieback drilling, wet or saturated zones may be encountered, and caving or "blow in" could occur. Drilling with a casing would reduce the potential for these conditions and ground loss.

- Hart Crowser should review the design for anchor locations, capacities, and related criteria prior to implementation.

For anchor pullout, we recommend a factor of safety of at least 2.0. This factor of safety provides for a reasonable additional load capacity should an unforeseen increase in unit soil load develop because of irregularities that can occur during anchor installation. The variable soil conditions and unit friction values mean that some field changes in anchor length may be necessary.

Foundation Design Recommendations

The proposed buildings can be supported on spread footings. This section includes our geotechnical recommendations for foundation design and construction.

Vertical Foundation Design

- We understand that the footings may bear between about 10 and 50 feet below ground surface. Continuous and isolated spread footings may bear on the native very dense sand and gravel or structural fill compacted to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) bearing on the native very dense sand and gravel.

- Recommended allowable bearing pressures:
  - 5 kips per square foot (ksf) for shallow footings bearing less than 10 feet below ground surface;
  - 14 kips per square foot (ksf) for shallow footings bearing more than 10 feet below ground surface.

- Isolated spread and continuous (i.e., strip) footings should have a minimum width of 2.5 and 1.5 feet, respectively.

- For at-grade structures, interior spread footings should bear a minimum of 12 inches below adjacent slab-on-grade and exterior spread footings and perimeter strip footings should bear a minimum of 18 inches below adjacent grade.

- Allowable soil bearing pressures may be increased by up to one-third for loads of short duration, such as those caused by wind or seismic forces.

Vertical Spring Constants for Foundations

Foundation settlement models under loading conditions often use vertical spring constants applicable to the soils on which the foundations bear. Depending on the elevation of the foundation elements, the underlying soil may vary in its density and consistency. Loading type, such as static or dynamic loading, can have an effect on the stiffness of the springs.

We recommend using a vertical subgrade modulus (K_{V1}) of 300 pounds per cubic inch (pci) for shallow foundations, mat foundations, and slabs-on-grade bearing on the very dense/hard, glacially overridden Sand/Silt. Note that the spring constant provided is based on a 1-foot by 1-foot vertically loaded plate, and obtained from standard charts and references. Subgrade moduli tend to decrease with increasing area of a foundation element. For this reason, the subgrade modulus will need to be reduced based on the actual dimensions of the foundation modeled.

We recommend that the initial subgrade modulus for individual foundation elements be calculated using the following equations (U.S. Navy 1982):

$K_v = K_{V1}\ (B+1)^2/(4B^2)$ for footings for $B \leq 20$ feet

$K_v = K_{V1}\ (B+1)^2/(2B^2)$ for footings for $B \geq 40$ feet

Where B = foundation width in feet. Interpolate for intermediate values of B.

Although many formulas calculate the reduced subgrade modulus, final determination of the subgrade modulus value to be used will depend on:

- The structural and geotechnical engineer's experience designing similar foundations in similar soil conditions;
- The quantity, magnitude, and area of the footings under various loads; and
- Back-checking settlement predictions from structural modeling with geotechnical settlement estimates for given foundation geometries.

The structural engineer should consider the value of the spring constant given above as a starting point for an iterative design process. Hart Crowser should review the final deformation estimates from the structural model, revise

settlement estimates for final foundation geometry and loading (if necessary), and confirm that estimated settlement is compatible with modeled deformations. Based on these settlement evaluations, modifications to the spring constant used in the structural model may be required.

Vertical Foundation Settlement

We expect the native load-bearing soil and structural fill to generally behave elastically, with settlement occurring as the design loads are applied or shortly thereafter. Based on our allowable bearing pressures, we estimate that settlement of shallow footings constructed on bearing soils as described herein will be less than about 3/4 inch. Based on variations in subsurface soil conditions and construction practices across a particular structure, we estimate that differential settlement between adjacent footings could be approximately one-half of the total settlement.

Foundation Resistance to Lateral Loads

Shallow foundation resistance to lateral loads is from passive soil resistance against the side(s) of the footing and/or frictional resistance along the base of the footing. For foundation resistance to lateral loads we recommend:

- Footings should be founded outside an imaginary 1H:1V plane projected upward from the bottom edge of adjacent footings or utility trenches.

- For passive resistance to lateral loads, use an equivalent fluid density to represent the passive resistance of the soil. For a typical footing poured against *in situ* very dense, glacially overridden soils, we recommend an allowable passive equivalent fluid density of 400 pounds per cubic foot (pcf) in a triangular pressure distribution. Ignore passive resistance in the upper 2 feet below adjacent ground surface. A factor of safety of 1.5 has been applied to this these values.

- Use an allowable coefficient of friction to resist sliding of 0.25 (including a factor of safety of 1.5) for footings poured neat on the granular structural fill or the native medium dense to very dense sand and gravel.

These recommendations are based on expected conditions and need to be confirmed in the field. We recommend having a qualified geotechnical engineer or geologist observe exposed subgrades before footing construction to verify suitable bearing surfaces.

Foundation Construction Considerations

The estimated foundation settlement assumes that careful preparation and protection of the exposed subgrade will occur before concrete placement as discussed herein. Any loosening of the materials during construction could result in larger settlement. It is important that foundation excavations be cleaned of loose or disturbed soil prior to placing any concrete and that there is no standing water in any foundation excavation.

- It may be necessary to locally overexcavate beneath individual footings to expose the acceptable bearing soil layer. Localized overexcavation may be required if unacceptable soil conditions (i.e., loose, wet, or organic soil) are observed below the proposed base of the footing during construction. If overexcavation beneath footings is necessary, backfill the overexcavated zone with lean mix concrete or structural fill placed in accordance with the recommendations in the ***Structural Fill*** section of this report.

- Where structural fill is used to replace the overexcavated material, the overexcavation, at a minimum, should extend outward and downward from the outer edges of the footing to the bearing layer at an angle no steeper than 1 horizontal to 1 vertical (1H:1V). For example, a 4-foot by 4-foot footing with 2 feet of overexcavation will require an 8-foot by 8-foot bearing area at the base of the overexcavation.

- Footings should be founded outside of an imaginary 1H:1V plane projected upward from the bottom edge of adjacent footings or utility trenches.

- Hart Crowser should observe and document exposed subgrades before foundation construction.

If the foundation excavations are to be left open for any length of time (more than a few hours) or if there is a chance of disturbance from construction activities or water infiltration, we recommend the excavations be protected by one of the following methods:

- Excavating to near-finished subgrade elevation, then immediately before placing steel and concrete, remove disturbed soil to establish final grades; or

- Placing a nominal 2- to 4-inch-thick “mud mat” consisting of lean concrete at the bottom of the footing excavations. This should be completed immediately after the excavation has been checked and approved by Hart Crowser.

Lateral Pressures on Permanent Subgrade Walls

Permanent walls constructed immediately adjacent to temporary shoring should be designed for the same earth pressures used in the design of the shoring system.

Walls backfilled on only one side will require drainage or must be designed for full hydrostatic pressure.

Subgrade walls backfilled on only one side may be used in some areas. For typical granular fill soils, active and at-rest pressures may be determined using equivalent fluid unit weights of 30 and 55 pcf, respectively. For wall footings founded on the very dense native soils, an allowable passive equivalent fluid pressure of 400 pcf may be used. For wall footings backfilled with granular structural fill, an allowable passive equivalent fluid pressure of 300 pcf may be used. These passive pressures include a factor of safety equal to 1.5. Note that the equivalent fluid density does not include any surface loading conditions or loading due to groundwater hydrostatic pressure.

The use of active and passive pressure is appropriate if the subgrade wall is allowed to yield a minimum 0.1 percent of the height. For a non-yielding wall, at-rest conditions should be used.

For base sliding resistance, an allowable coefficient of friction of 0.25 is suitable for the *in situ* dense native soils and structural fills.

Seismic Loading Against Permanent Walls. The lateral earth pressures for permanent walls must include a seismic earth pressure increment. This additional lateral earth pressure can be approximated as a rectangular uniform load of 14·H for a yielding wall with a flat backslope at the top of wall. This increment is calculated using the IBC hazard level for the site location.

Floor Slab Design Recommendations

Floor slabs can be designed as slab-on-grade structures above a free-draining capillary break drainage layer and native medium dense to very dense, sandy gravel or structural fill. Note that in some areas of the site, the underlying clean native sand and gravel may serve as a natural capillary break. This should be assessed during construction. Do not construct near-grade floor slabs directly on the existing topsoil or other loose fill soil. Unsuitable soil must be overexcavated and replaced with compacted structural fill.

We recommend that slabs-on-grade be constructed on a minimum thickness of 12 inches of dense material. This 12-inch zone can consist of:

- Dense to very dense native material;
- Densely compacted structural fill;
- Native loose material that is compacted to a dense condition; or
- A combination of the above.

As part of this 12-inch zone, we recommend that the upper 4 inches consist of free-draining material (less than 3 percent fines based on minus 3/4-inch fraction) to serve as a capillary break layer. On-site soil that meets the criteria may be used as this capillary break material. This layer is intended to reduce the potential for moisture migrating up through the slab.

For the design and construction of slab-on-grade floors, we recommend the following:

- Compact the drainage layer to the criteria discussed in the ***Structural Fill*** section of this report.
- Use a modulus of subgrade reaction of 300 pci for design of floor slabs on the very dense native sand and gravel, and/or compacted structural fill (see commentary on modulus of subgrade reaction in **Vertical Foundation Support** section); and
- Perform a grain size analysis on any soil that is proposed as capillary break material. Hart Crowser can perform the gradational analysis if it is not available from the material source.

Following excavation and footing construction, the proposed slab-on-grade areas should be observed by Hart Crowser to determine whether loosening of the soil near the ground surface has occurred. If loose areas are observed, they should be re-compacted or removed and replaced to provide a dense, non-yielding surface for the placement of the drainage layer and slab-on-grade. We recommend proof rolling the subgrade area for slabs-on-grade with a heavy vibratory roller or fully loaded dump truck.

Structural fill should be placed only after unsuitable soil has been removed and the exposed subgrade compacted in place to a dense condition. Hart Crowser should assess the suitability of the subgrade during construction.

Seismic Design Recommendations

In this section we provide seismic design recommendations including input to construct a code-based design response spectrum and a discussion of seismically-induced geotechnical hazards.

Code-Based Response Spectrum

The structural engineer uses the design response spectrum to seismically analyze the proposed structure. Two methods may be used to obtain the design response spectrum: (1) a design method based on generic soil properties to develop the spectrum at the ground surface, or (2) a site-specific method that develops the response spectrum based on site-specific soil properties calculated at the depth of interest to the structural engineer. For this project, we understand the structural engineer is using the code-based response spectrum based on generic soil properties.

We understand that the seismic design of the proposed buildings will be performed in accordance with the 2009 International Building Code (IBC). The basis of design for this code is two-thirds of the hazard associated with an earthquake with 2 percent probability of exceedance in 50 years, which corresponds to an average return period of 2,475 years. We obtained the seismic hazard from the United States Geologic Survey 2002 National Seismic Hazard Maps (USGS 2002) for Latitude 47.622 and Longitude –122.176. Below, we provide parameters for seismic design in accordance with this code.

- Maximum Considered Earthquake Spectral Response Acceleration at Short Periods, S_s = 1.340 g;
- Maximum Considered Earthquake Spectral Response Acceleration at Periods of One Second, S_1 = 0.453 g; and
- Site Class C.

Seismically Induced Geotechnical Hazards

Based on inspection of the site soils, the risk of liquefaction or significant ground deformation, including lateral spreading and landslides, from the design earthquake is vey low.

The site lies about 2.5 miles north of the mapped Seattle Fault Zone. Because there are not any known faults underlying the site, the hazard associated with surface rupture at the site during the structure's design life is very low.

Structural Fill Selection and Placement

Structural fill should be used beneath structures, surrounding utilities, and below paved areas. Structural fill may be selected from on-site excavated soil or imported soil provided the soil meets the gradation and moisture content requirements below and can be suitably compacted to provide a firm and unyielding surface. The following provides our recommendations for structural fill selection and placement.

Structural Fill Selection

Use of On-Site Excavated Soils as Structural Fill

The suitability of on-site excavated site soil for use as structural fill depends on the gradation and moisture content of the soil when it is placed. As the amount of fines (that portion passing the No. 200 sieve) increases, the soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult to achieve. Soil containing more than about 5 percent fines cannot be consistently compacted to a dense non-yielding condition when the water content is greater than about 2 percent above or below optimum. Reusable soil must also be free of organic and other compressible material.

Generally, soil units 1 through 3 are suitable for reuse as structural fill. However, the fines content of these soils may vary across the site and could have a fines content high enough to be moisture-sensitive, which could impact construction.

Use of Imported Soil as Structural Fill

Using imported soil for structural fill is recommended in areas where the native soil cannot be sufficiently compacted. For imported soil to be used as structural fill, we recommend using a non-silty, well-graded sand or sand and gravel with less than 5 percent fines for placement during wet weather. Compaction of material containing more than about 5 percent fines may be difficult if the material is wet or becomes wet during rainy weather. During dry weather, imported soil can contain 20 to 30 percent by weight fines, provided it is compacted at a moisture content within 2 percent of the optimum moisture content.

Structural Fill Placement

- Structural fill should only be placed on a dense and non-yielding subgrade.

- Before placing structural fill, samples of the fill need to be tested using a modified Proctor test conforming to the ASTM D 1557 test procedure, including determination of optimum and natural moisture content, maximum dry density, and gradation. The samples must be representative of the material that will be placed on the job site.

- Compaction of soil containing more than about 5 percent fines content may be difficult if the soil is wetter than the optimum moisture content. If fill soil becomes too wet to compact it can increase construction duration, result in unusable soil that needs to be hauled off site, and require importing additional soil. During dry grading conditions, the fines content may be increased provided that the soil is compacted near its optimum moisture content.

- Place and compact all structural fill in lifts with a loose thickness no greater than 10 inches. If small, hand-operated compaction equipment is used to compact structural fill, fill lifts should not exceed 6 inches in loose thickness.

- In areas of general site filling, compact structural fill to a minimum of 90 percent below an elevation corresponding to 2 feet below final subgrade. Below all structures and/or within 2 feet of final subgrade, the compaction requirement should be at least 95 percent. The minimum dry densities recommended here are a percentage of the modified Proctor maximum dry densities as determined by the ASTM D 1557 test procedure.

- The compacted densities of each lift should be verified by a qualified geotechnical engineer or engineering geologist.

Drainage Considerations

We encountered groundwater in all of our test borings. Therefore, groundwater control should be considered including installation of drainage under slabs and behind walls and foundations, waterproofing under slabs and behind walls, and overall site drainage.

Beneath Slabs-on-Grade

- Provide subslab drainage using a combination of perimeter and cross drains. This drainage layer also serves as a capillary break and is intended to eliminate the buildup of hydrostatic pressure beneath the slab and to provide permanent control of groundwater beneath the floor slab and behind the perimeter walls.

- The capillary break/drainage layer should consist of at least 6 inches of drainage material, with perforated drainage pipe embedded at the base of this layer. Note that a minimum of 2 inches of drainage material should surround cross drain pipes. We recommend using drainage material conforming to Section 9-03.12(4) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.

- Cross drains should be spaced on about 50-foot centers and perimeter drains should extend around the perimeter of the building. Cross and perimeter drains (with cleanouts) should consist of at least 4-inch-diameter perforated pipe surrounded by at least 2 inches of drainage material. The cross drains and the perimeter drains should be tied together and drain to a suitable discharge point. The drainage pipes should be sloped to drain and outlet at a suitable discharge location.

- A layer of polyethylene sheeting (visqueen) should be used to protect the drainage layer from concrete as the floor slab is poured.

- Drainage material should consist of well-graded sand and gravel with a fine-grained fraction of less than 3 percent by dry weight (percentage of material passing the US No. 200 sieve based on the minus 3/4-inch fraction).

- Any soil that is to be considered as capillary break or drainage material should be submitted to Hart Crowser for gradation analysis and approval.

- Drainage material should conform to Section 9-03.12(4) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.

Behind Basement Walls

Below-grade walls should have adequate drainage to prevent the buildup of hydrostatic pressure. We recommend the following.

- Drainage can consist of drainage composite panels (i.e., a Miradrain-type system) laid flush on the outside of the timber or against the soil face and connected to a collector pipe that runs along the footing at an elevation lower than the bottom of the floor slab. This will allow water collected outside the wall to be tight-lined beneath the slab and into a perimeter drain.

- Additional drainage and protection may be locally necessary if significant groundwater seepage is encountered during site excavation. Provisions should be available to supplement the recommended drainage system. Such additions may include weep holes through temporary or permanent walls.

Behind Backfilled Walls

Walls backfilled with soil on only one side will require drainage or must be designed for full hydrostatic pressure. We recommend the following:

- Place at least 18 inches of free-draining, well-graded sand and gravel (less than 3 percent fines based on minus 3/4-inch fraction) against walls to prevent hydrostatic pressure buildup.

- The backfill/drainage medium should be continuous and envelop the perimeter drains behind the walls so that they are in direct hydraulic connection to each other. We recommend that drains (with cleanouts) consist of 4-inch-diameter perforated pipe that is bedded in free-draining material. The drain holes or slots in the pipe should be compatible with the surrounding drainage material.

- Alternatively, drainage composite material can be used in lieu of granular drainage material.

Around Foundations

- For permanent foundation drainage, perimeter drains should be installed near the base of the perimeter or wall footings.

- The perimeter drains should be a minimum 4-inch-diameter perforated pipe and should be surrounded by 6 inches of drainage material.

- All drainage pipe should be sloped to drain.

Waterproofing

Note that the subslab and basement wall drainage system recommendations are intended to prevent hydrostatic pressure buildup that could damage the structure. The recommended systems may not result in a totally dry wall or slab.

If a more water-resistant finish is required below grade, we recommend that a waterproofing system such as a heavy plastic membrane liner, bentonite clay panels (i.e., Volclay or equivalent), or other interior or exterior sealants be used. A waterproofing expert should be consulted for more detailed information.

Site Drainage

Final grades should be sloped to carry surface water runoff away from structures to prevent water from infiltrating near the foundation walls. Roof drainage and new pavement drainage should not be tied into the subdrain system.

Pavement Design Recommendations

Parking Lot Pavement Sections

We recommend a parking lot pavement section of 3 inches of hot-mix asphalt (HMA) over 6 inches of crushed surfacing base course (CSBC). This recommendation assumes a minimum subgrade resilient modulus of 20,000 psi.

Roadway Pavement Sections

We used the 1993 AASHTO Guide for Design of Pavement Structures and Supplements empirical equation for flexible pavement design to calculate several pavement section thicknesses for a range of maximum Equivalent Single Axle Loads (ESALs) and provide the results in Table 2.

Assumed design input parameters as required in the 1993 AASHTO Guide for Design of Pavement Structures and Supplements are summarized as follows:

- **Design Life:** 25 years
- **Design Equivalent Single Axle Loads (ESALs):** Not specified.
- **Reliability Value:** 85 to 90 percent
- **Combined Standard Error of Traffic Prediction and Performance Prediction:** 0.5
- **Initial and Terminal Serviceability Index:** 4.5 and 3.0, respectively
- **Layer Coefficients:** 0.44 for Hot-Mix Asphalt (HMA) and 0.13 for Crushed Surfacing Base Course (CSBC).
- **Drainage Coefficient:** 1.0
- **Resilient Modulus:** 28,000 psi for CSBC and 22,500 psi for subgrade soils

Table 2 - Flexible Pavement Recommendations

Reliability (%)	CSBC Thickness (inches)	Asphalt Thickness (inches)	Max ESALs
85	6	2	10,000
90	6	2	8,000
85	6	3	76,000
90	6	3	57,000
90	6	4	275,000
90	6	5	1,000,000
90	6	6	2,600,000
90	6	7	6,500,000
90	6	8	14,000,000
90	6	10	66,000,000

Note that the City of Bellevue minimum pavement thickness for typical public streets requires 4 inches of hot mix asphalt class 1/2 inch PG 64-22 over 6 inches of hot mix asphalt class 1-inch PG 64-22.

These pavement section recommendations assume that the subgrade is properly prepared and has a minimum resilient modulus of 22,500 psi and that the CSBC is compacted to 95 percent of the maximum dry density as determined by the modified Proctor test (ASTM D 1557).

RECOMMENDED ADDITIONAL GEOTECHNICAL SERVICES

Before construction begins, we recommend that Hart Crowser:

- Meet with the design team periodically as the design plans become more complete;
- Review the surface loads of adjacent buildings on the shoring and permanent walls;
- Review final foundation plans, shoring design plans and specifications; and
- Review applicable civil elements to see that the geotechnical engineering recommendations are properly interpreted and implemented into the design.

During the construction phase of the project, we recommend that Hart Crowser observe the following activities:

- Installation of shoring systems;
- Review of shoring system displacement and monitoring results;
- Excavation, subgrade preparation, and placement of foundations and slabs-on-grade;
- Placement and compaction of structural fill;
- Installation of subslab and wall drainage, if necessary; and
- Other geotechnical considerations which may arise during the course of construction.

The purpose of this work is to observe compliance with the design concepts, specifications, and recommendations, and to allow design changes or evaluation of appropriate construction measures in the event that subsurface conditions differ from those anticipated before construction starts.

REFERENCES

Dames & Moore 1957. Report of Foundation Investigation, Structures and Parking Areas, Proposed Distribution Center, Bellevue, Washington.

Federal Highway Administration 1999. Geotechnical Engineering Circular No. 4 – Ground Anchors and Anchored Systems, June 1999, Report No. FHWA-IF-99-015.

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Post Tensioning Institute 2004. Recommendations for Prestressed Rock and Soil Anchors, Third Edition.

USGS 2002. USGS Earthquakes Hazards Program - National Seismic Hazard Mapping Project, USGS Web Site. Last Retrieved September 29, 2005, from http://eqhazmaps.usgs.gov/

US Navy 1982. Soil Mechanics, Design Manual 7.1, NAVFAC DM-7.1/7.2.

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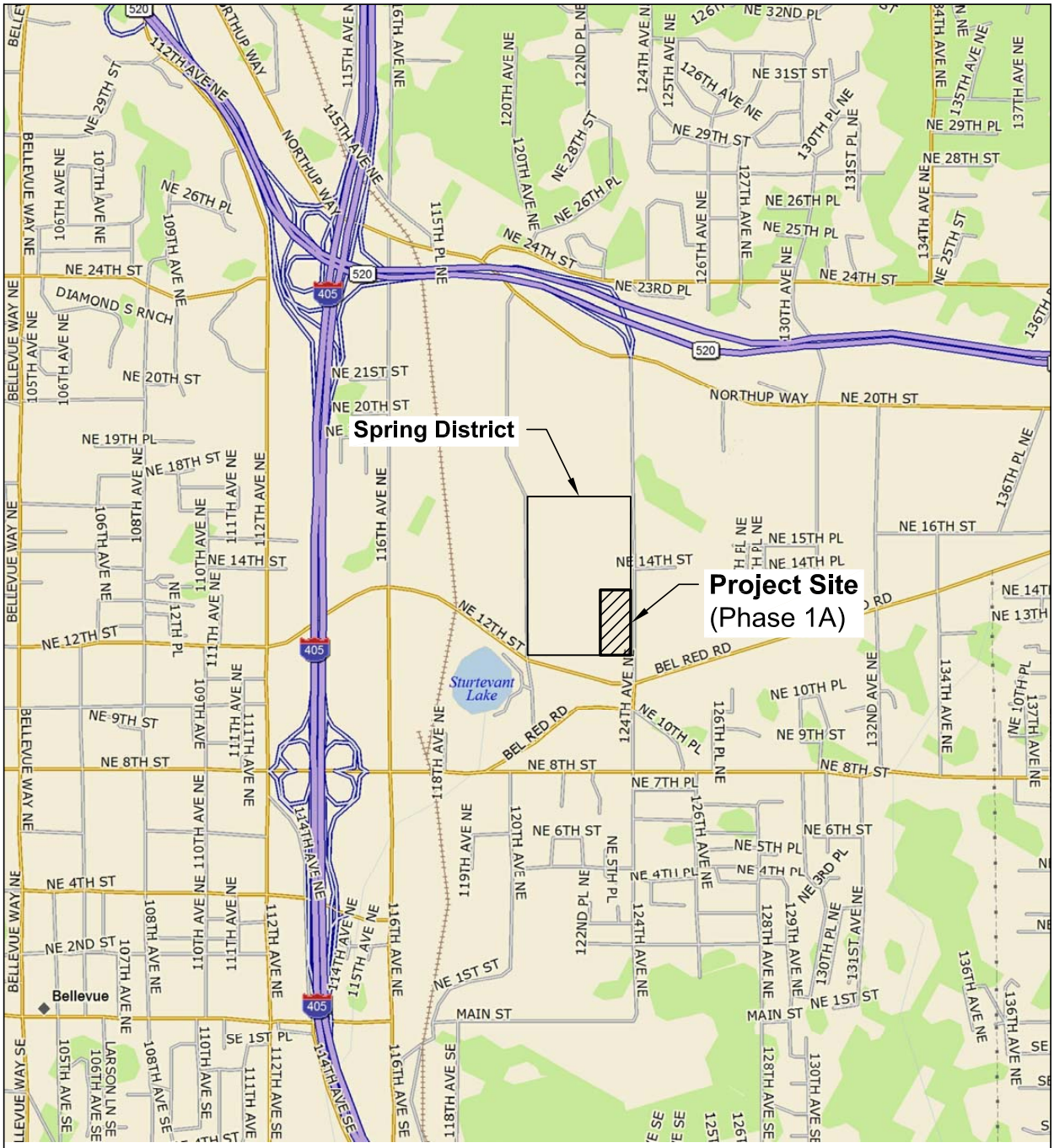

Source: Base map prepared from DeLorme Topo 7.0, 2007.

0 1500 3000
Scale in Feet

N

Spring District Phase 1A Bellevue, Washington	
Vicinity Map 17860-00 4/12	
HARTCROWSER	Figure **1**

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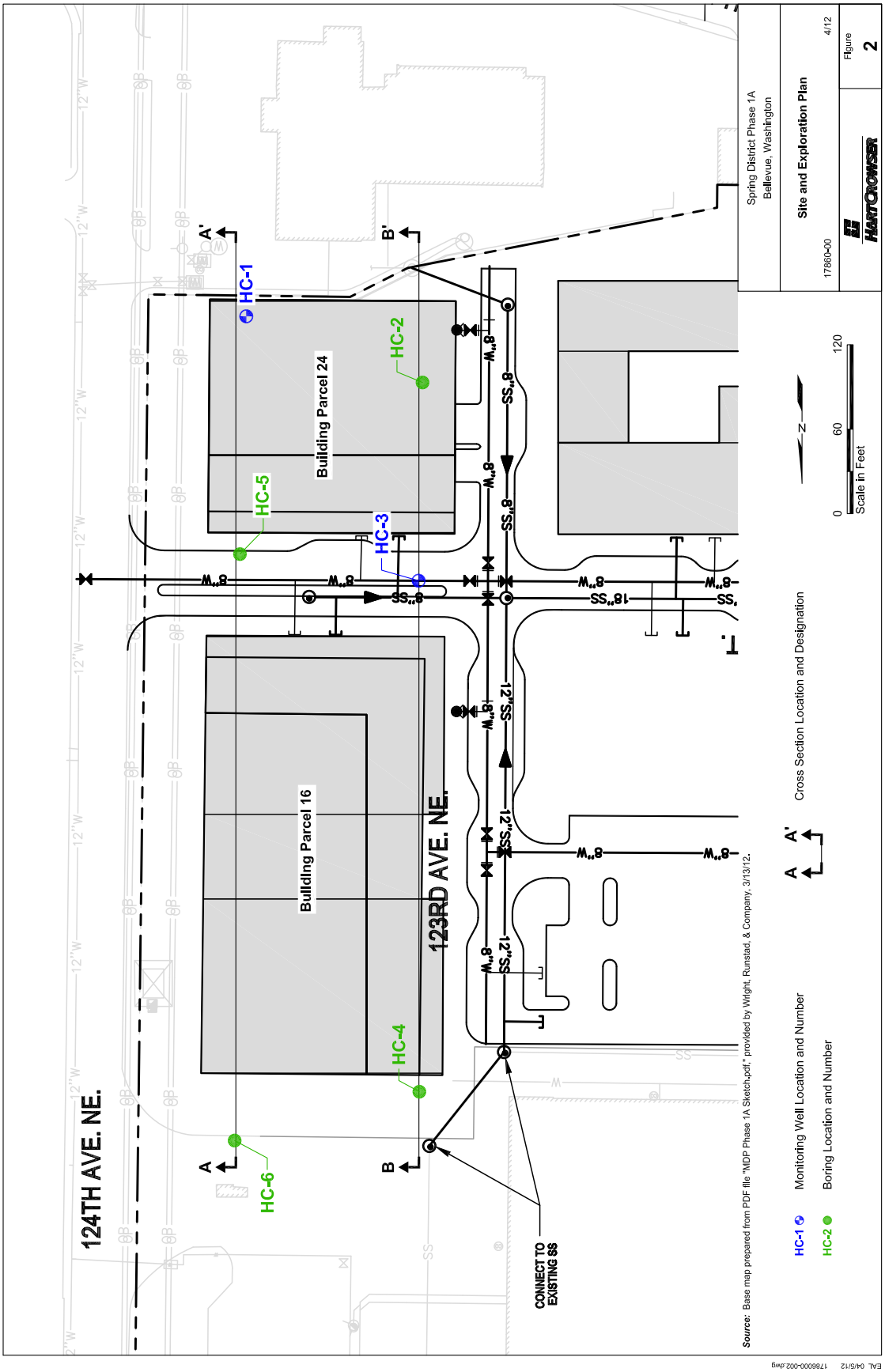
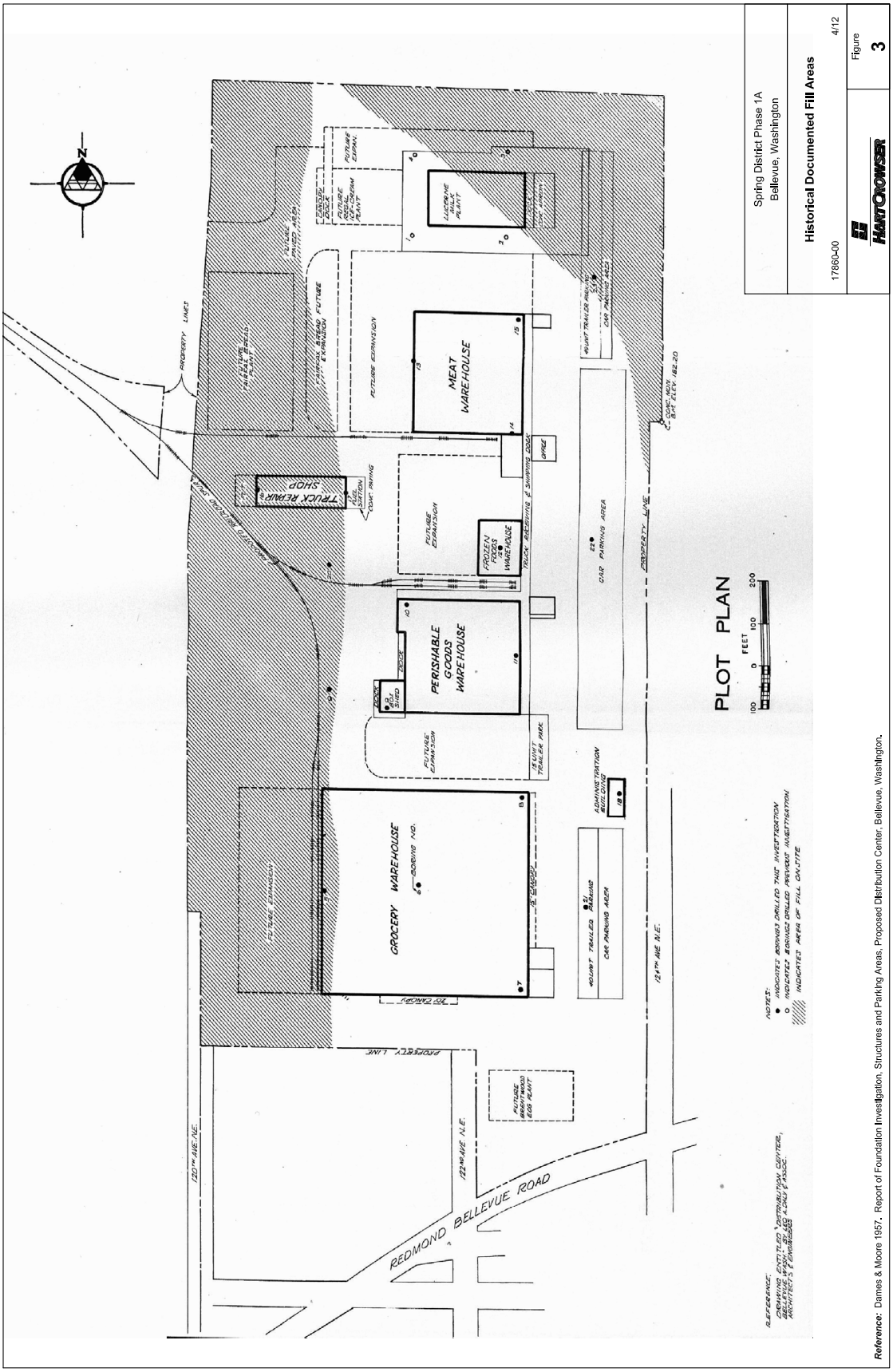

124TH AVE. NE.
123RD AVE. NE.
Building Parcel 16
Building Parcel 24
HC-1
HC-2
HC-3
HC-4
HC-5
HC-6
A
A'
B
B'
CONNECT TO EXISTING SS
Source: Base map prepared from PDF file "MDP Phase 1A Sketch.pdf", provided by Wright, Runstad, & Company, 3/13/12.
HC-1 Monitoring Well Location and Number
HC-2 Boring Location and Number
A A' Cross Section Location and Designation
0 60 120
Scale in Feet
N
Spring District Phase 1A
Bellevue, Washington
Site and Exploration Plan
17860-00
4/12
HARTCROWSER
Figure
2
EAL 04/5/12 17860000-002.dwg



Spring District Phase 1A
Bellevue, Washington

Historical Documented Fill Areas

17860-00 4/12

HARTCROWSER

Figure **3**

Reference: Dames & Moore 1957. Report of Foundation Investigation, Structures and Parking Areas, Proposed Distribution Center, Bellevue, Washington.

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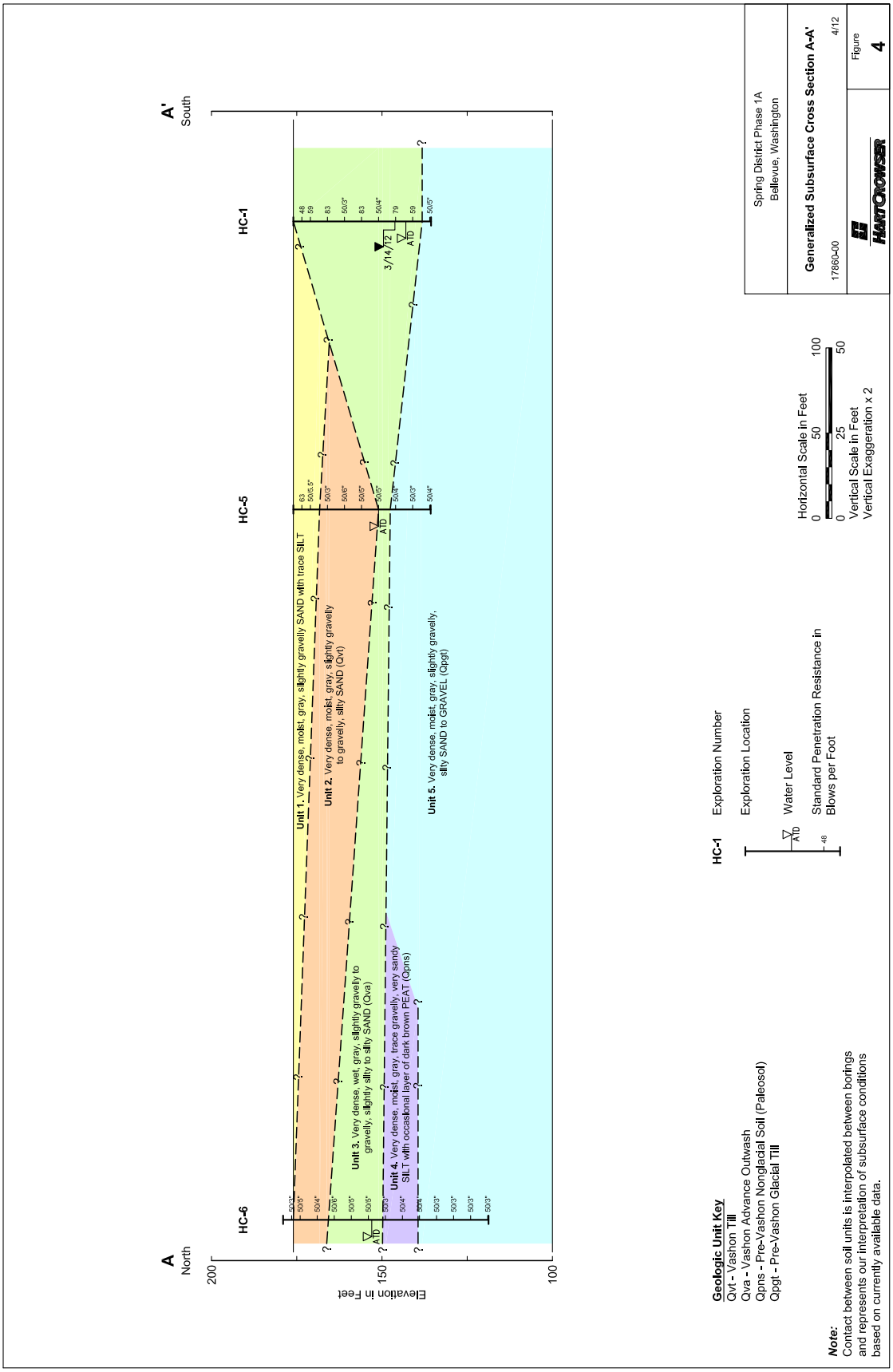
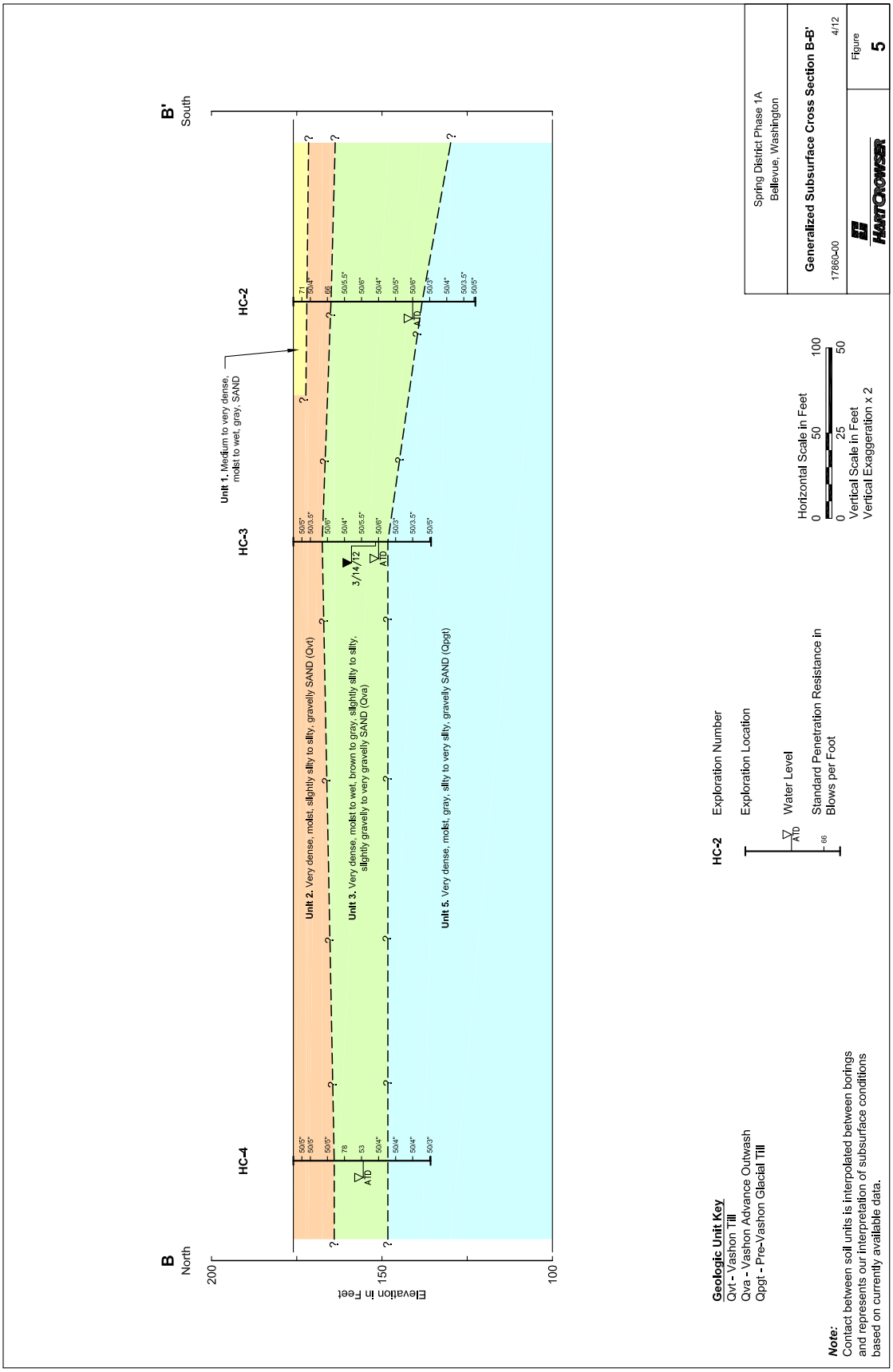
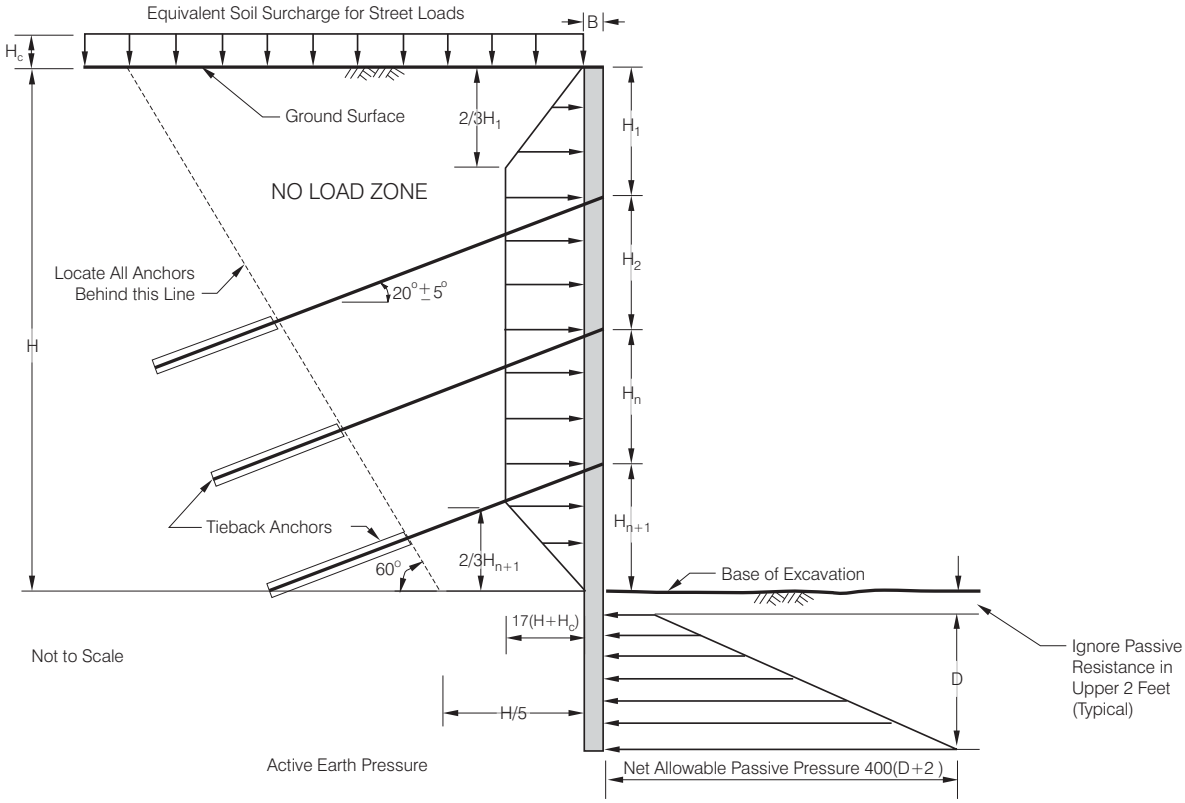
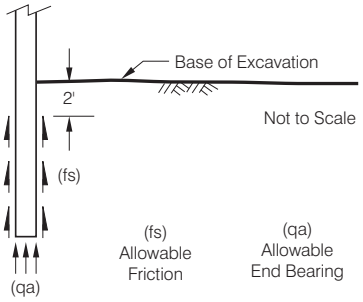

A
North
A'
South
HC-6
HC-5
HC-1
Elevation in Feet
200
150
100
Unit 1. Very dense, moist, gray, slightly gravelly SAND with trace SILT
Unit 2. Very dense, moist, gray, slightly gravelly to gravelly, silty SAND (Qvt)
Unit 3. Very dense, wet, gray, slightly gravelly to gravelly, slightly silty to silty SAND (Qva)
Unit 4. Very dense, moist, gray, trace gravelly, very sandy SILT with occasional layer of dark brown PEAT (Qpns)
Unit 5. Very dense, moist, gray, slightly gravelly, silty SAND to GRAVEL (Qpgt)
3/14/12
ATD
Geologic Unit Key
Qvt - Vashon Till
Qva - Vashon Advance Outwash
Qpns - Pre-Vashon Nonglacial Soil (Paleosol)
Qpgt - Pre-Vashon Glacial Till
Note:
Contact between soil units is interpolated between borings and represents our interpretation of subsurface conditions based on currently available data.
HC-1 Exploration Number
Exploration Location
Water Level
Standard Penetration Resistance in Blows per Foot
Horizontal Scale in Feet
0 50 100
Vertical Scale in Feet
0 25 50
Vertical Exaggeration x 2
Spring District Phase 1A
Bellevue, Washington
Generalized Subsurface Cross Section A-A'
17860-00
4/12
HARTCROWSER
Figure
4
EAL 04/5/12 1786000-003.dwg


B
North
B'
South
Elevation in Feet
200
150
100
HC-4
HC-3
HC-2
Unit 1. Medium to very dense, moist to wet, gray, SAND
Unit 2. Very dense, moist, slightly silty to silty, gravelly SAND (Qvt)
Unit 3. Very dense, moist to wet, brown to gray, slightly silty to silty, slightly gravelly to very gravelly SAND (Qva)
Unit 5. Very dense, moist, gray, silty to very silty, gravelly SAND (Qpgt)
3/14/12
AID
Geologic Unit Key
Qvt - Vashon Till
Qva - Vashon Advance Outwash
Qpgt - Pre-Vashon Glacial Till
HC-2 Exploration Number
Exploration Location
Water Level
Standard Penetration Resistance in Blows per Foot
Horizontal Scale in Feet
0 50 100
Vertical Scale in Feet
0 25 50
Vertical Exaggeration x 2
Note:
Contact between soil units is interpolated between borings and represents our interpretation of subsurface conditions based on currently available data.
Spring District Phase 1A
Bellevue, Washington
Generalized Subsurface Cross Section B-B'
17860-00
4/12
Figure
5
HARTCROWSER
EAL 04/5/12 1786000-004.dwg

A. General Soil Pressures - No Load Zone



B. Vertical Capacity of Soldier Pile



	(fs) Allowable Friction	(qa) Allowable End Bearing
SAND/GRAVEL	2 KSF	$\frac{6\,D}{B} \leq 60$ KSF

Recommended Minimum Embedment Depth
8 Feet below Base of Excavation

C. Preliminary Anchor Pullout Resistance

	Ultimate Adhesion in KSF	Ultimate Pullout in KLF
SAND/GRAVEL	6.4	10.0

Verify with load test to 200 percent of allowable values. Recommended anchor pullout safety factor of 2.0. Ultimate pullout for 0.5-foot-diameter, straight-shaft, pressure-grouted anchor. See text.

Legend

H_c = Equivalent Surcharge Height
H = Excavation Height
D = Embedment Depth

Notes

1. Determine depth of embedment (D) to prevent soldier pile kickout and provide sufficient vertical capacity.
2. Active pressure assumed to act over pile spacing.
3. Passive pressures assumed to act over twice the grouted soldier pile diameter or the pile spacing, whichever is smaller. Passive pressures include Factor of Safety of 1.5.
4. Recommended pressure distribution adjacent to significant surcharge loads (i.e., buildings, crane) should include additional lateral pressures as described in report text and on Figure 7.
5. It is assumed that the site is drained during construction, and hydrostatic pressures do not act on the walls.
6. All dimensions in feet. Pressures and surcharge in pounds per square foot.

Spring District Phase 1A
Bellevue, Washington

Soldier Pile/Tieback Shoring - General Design

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HARTCROWSER

Figure
6

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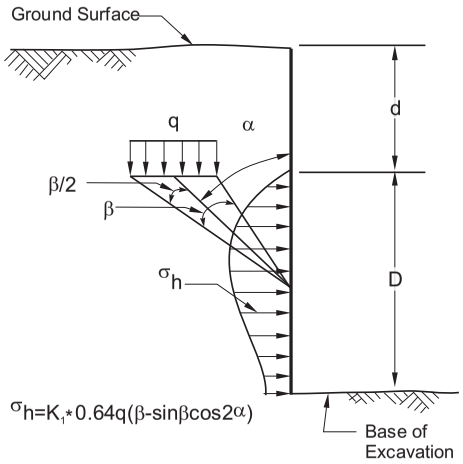
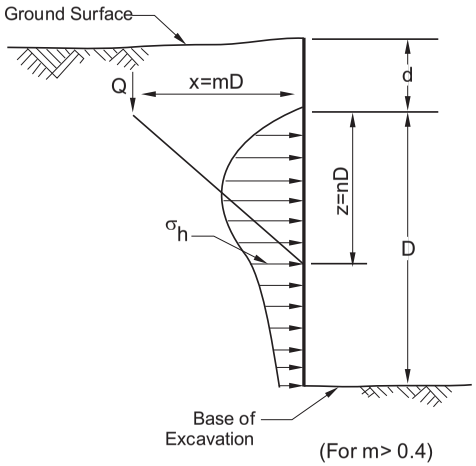
EAL 04/05/12 1786000-AA.cdr

A. Strip Footing Cross Section View



$\sigma_h = K_1 * 0.64q(\beta - \sin\beta\cos 2\alpha)$

B(1). Small Isolated Footing (Point Load) Cross Section View



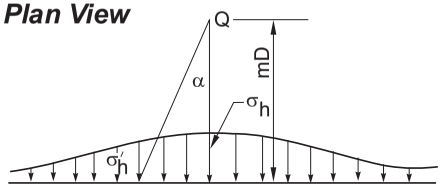
(For m> 0.4)

$$\sigma_h = K_1 * \frac{1.77Q}{D^2} \frac{m^2 n^2}{(m^2+n^2)^3}$$

(For m≤ 0.4)

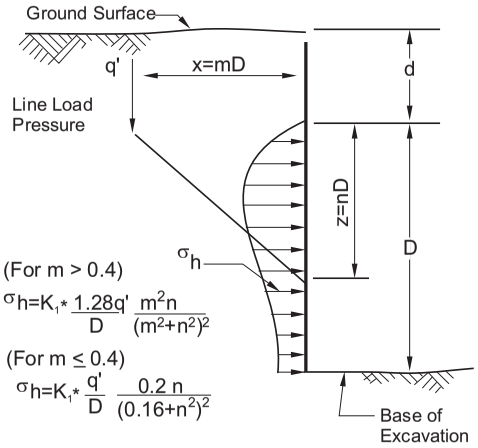
$$\sigma_h = K_1 * \frac{0.28Q}{D^2} \frac{n^2}{(0.16+n^2)^3}$$

B(2). Plan View



$$\sigma'_h = K_1 * \sigma_h \cos^2(1.1\alpha)$$

C. Narrow Continuous Wall Footing (Line Load) Parallel to Excavation Cross Section View



(For m > 0.4)

$$\sigma_h = K_1 * \frac{1.28q'}{D} \frac{m^2 n}{(m^2+n^2)^2}$$

(For m ≤ 0.4)

$$\sigma_h = K_1 * \frac{q'}{D} \frac{0.2\,n}{(0.16+n^2)^2}$$

Definition and Units

Q	Footing Load in Pounds
D	Excavation Depth below Footing in Feet
d	Depth to Base of Footing in Feet
σ_h	Lateral Soil Pressure in PSF
q	Unit Loading Pressure in PSF
q'	Footing Load in Pounds per Foot
α, β	Radians

K_1	Conditions
0.35	Active earth pressures on a flexible wall (e.g., shoring)
0.5	At-rest conditions, where surcharge loads exist before excavation
1.0	At-rest conditions, where surcharge loads are applied after construction of permanent wall

Notes:

1. Lateral pressures due to adjacent structures should be added to lateral pressures on Figures 6.
2. Wall footings acting other than parallel to the excavation can be treated as series of discrete point loads, using approach B.
3. Contact Hart Crowser for surcharge recommendations if necessary.

Spring District Phase 1A
Bellevue, Washington

Determination of Lateral Pressure Acting on Adjacent Shoring from Surcharge Loads

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HARTCROWSER

Figure 7

APPENDIX A
FIELD EXPLORATION METHODS AND ANALYSIS

Hart Crowser
17860-00 April 6, 2012

APPENDIX A
FIELD EXPLORATION METHODS AND ANALYSIS

This appendix documents the processes Hart Crowser used to determine the nature of the soils underlying the project site addressed by this report. The discussion includes information on the following subjects:

- Interpretation of Explorations;
- Location of Explorations;
- Soil Borings; and
- Standard Penetration Test (SPT) Procedures.

Interpretation of Explorations

The boring logs in this appendix show our interpretation of the drilling, sampling, and testing data. In the field, we classified the samples taken from the borings according to the methods presented on Figure A-1 - Key to Exploration Logs. The logs indicate the soil types and the depths where the soils change; note that the change may be gradual.

Location of Explorations

Subsurface explorations for this project include six hollow-stem auger borings across the site. Figure 2 shows the location of explorations, located by hand taping or pacing from existing physical features. The ground surface elevations at these locations were interpreted from elevations shown on the survey titled *Safeway, Inc., Bellevue Distribution Center, Lot 3, ALTA / ACSM Land Title Survey,* dated March 22, 2007, and performed by W&H Pacific. The method used determines the accuracy of the location and elevation of the explorations.

Soil Borings

The soil borings used a 3-3/8-inch inside diameter hollow-stem auger and were drilled with a truck-mounted drill rig subcontracted by Hart Crowser. The drilling was continuously observed by an engineering geologist from Hart Crowser. Detailed field logs were prepared for each boring. We obtained samples at 2-1/2- to 5-foot-depth intervals using the Standard Penetration Test (SPT) and split-spoon samplers.

The boring logs are presented on Figures A-2 through A-7 at the end of this appendix.

Standard Penetration Test (SPT) Procedures

This test is an approximate measure of soil density and consistency. To be useful, the results must be used with engineering judgment in conjunction with other tests. The SPT (as described in ASTM D 1586) was used to obtain disturbed samples. This test employs a standard 2-inch outside diameter split-spoon sampler. Using a 140-pound hammer, free-falling 30 inches, the sampler is driven into the soil for 18 inches. The number of blows required to drive the sampler the last 12 inches only is the Standard Penetration Resistance. This resistance, or blow count, measures the relative density of granular soils and the consistency of cohesive soils. The blow counts are plotted on the boring logs at their respective sample depths.

Soil samples are recovered from the split-barrel sampler, field classified, and placed into water-tight jars. They are then taken to Hart Crowser's laboratory for further testing.

In the Event of Hard Driving

Very dense materials may preclude driving the total 18-inch sample. When this happens, the penetration resistance is entered on logs as follows:

Penetration less than 6 inches. The log indicates the total number of blows over the number of inches of penetration.

Penetration greater than 6 inches. The blow count noted on the log is the sum of the total number of blows completed after the first 6 inches of penetration. This sum is expressed over the number of inches driven that exceed the first 6 inches. The number of blows needed to drive the first 6 inches are not reported. For example, a blow count series of 12 blows for 6 inches, 30 blows for 6 inches, and 50 (the maximum number of blows counted within a 6-inch increment for SPT) for 3 inches would be recorded as 80/9.

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Key to Exploration Logs

Sample Description

Classification of soils in this report is based on visual field and laboratory observations which include density/consistency, moisture condition, grain size, and plasticity estimates and should not be construed to imply field nor laboratory testing unless presented herein. Visual-manual classification methods of ASTM D 2488 were used as an identification guide.

Soil descriptions consist of the following:
Density/consistency, moisture, color, minor constituents, MAJOR CONSTITUENT, additional remarks.

Density/Consistency

Soil density/consistency in borings is related primarily to the Standard Penetration Resistance. Soil density/consistency in test pits and probes is estimated based on visual observation and is presented parenthetically on the logs.

SAND or GRAVEL Density	Standard Penetration Resistance (N) in Blows/Foot	SILT or CLAY Consistency	Standard Penetration Resistance (N) in Blows/Foot	Approximate Shear Strength in TSF
Very loose	0 to 4	Very soft	0 to 2	<0.125
Loose	4 to 10	Soft	2 to 4	0.125 to 0.25
Medium dense	10 to 30	Medium stiff	4 to 8	0.25 to 0.5
Dense	30 to 50	Stiff	8 to 15	0.5 to 1.0
Very dense	>50	Very stiff	15 to 30	1.0 to 2.0
		Hard	>30	>2.0

Sampling Test Symbols

- 1.5" I.D. Split Spoon
- Grab (Jar)
- 3.0" I.D. Split Spoon
- Shelby Tube (Pushed)
- Bag
- Cuttings
- Core Run

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS (MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE)	GRAVEL AND GRAVELLY SOILS (MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE)	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS (MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE)	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS (MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE)	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

Moisture

Dry	Little perceptible moisture
Damp	Some perceptible moisture, likely below optimum
Moist	Likely near optimum moisture content
Wet	Much perceptible moisture, likely above optimum

Minor Constituents

Minor Constituents	Estimated Percentage
Trace	<5
Slightly (clayey, silty, etc.)	5 - 12
Clayey, silty, sandy, gravelly	12 - 30
Very (clayey, silty, etc.)	30 - 50

Laboratory Test Symbols

GS	Grain Size Classification
CN	Consolidation
UU	Unconsolidated Undrained Triaxial
CU	Consolidated Undrained Triaxial
CD	Consolidated Drained Triaxial
QU	Unconfined Compression
DS	Direct Shear
K	Permeability
PP	Pocket Penetrometer Approximate Compressive Strength in TSF
TV	Torvane Approximate Shear Strength in TSF
CBR	California Bearing Ratio
MD	Moisture Density Relationship
AL	Atterberg Limits

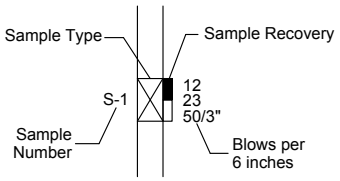
Water Content in Percent
Liquid Limit
Natural
Plastic Limit

PID	Photoionization Detector Reading
CA	Chemical Analysis
DT	In Situ Density in PCF
OT	Tests by Others

Groundwater Indicators

- Groundwater Level on Date or (ATD) At Time of Drilling
- Groundwater Seepage (Test Pits)

Sample Key



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17860-00 *3/12*

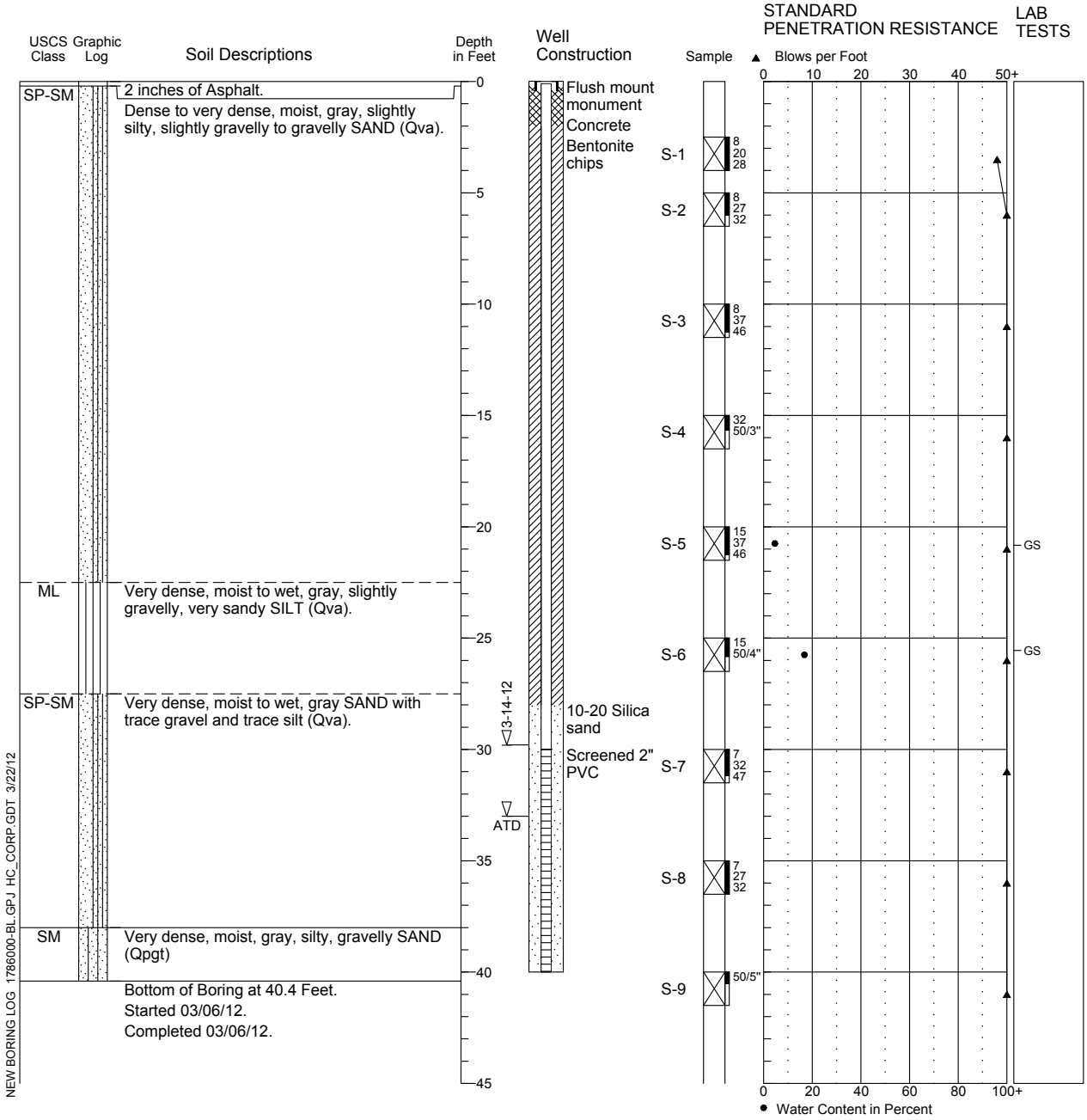
Figure A-1

KEY SHEET 1786000-BL.GPJ HC_CORP.GDT 3/22/12

Boring Log & Construction Data for Monitoring Well HC-1

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

17860-00 ***3/12***

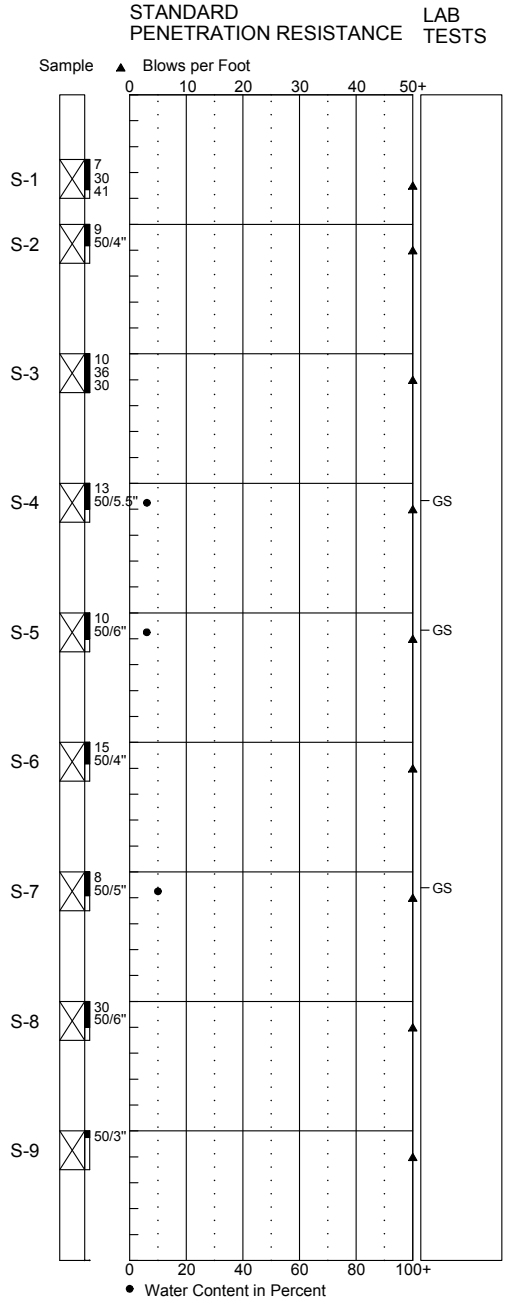
Figure A-2

Boring Log HC-2

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra

USCS Class	Soil Descriptions	Depth in Feet
SP	2 inches of Asphalt. Medium to very dense, moist to wet, gray SAND.	0
SM	Very dense, moist, gray, gravelly, silty SAND (Qvt).	5
SP-SM	Very dense, moist, brown to gray, slightly silty to silty, slightly to very gravelly SAND (Qva).	10, 15, 20, 25, 30, 35 ATD
SM	Very dense, moist, gray, gravelly, silty to very silty SAND (Qpgt). Increased drilling resistance.	40, 45



NEW BORING LOG 1786000-BL.GPJ HC_CORP.GDT 3/22/12

1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

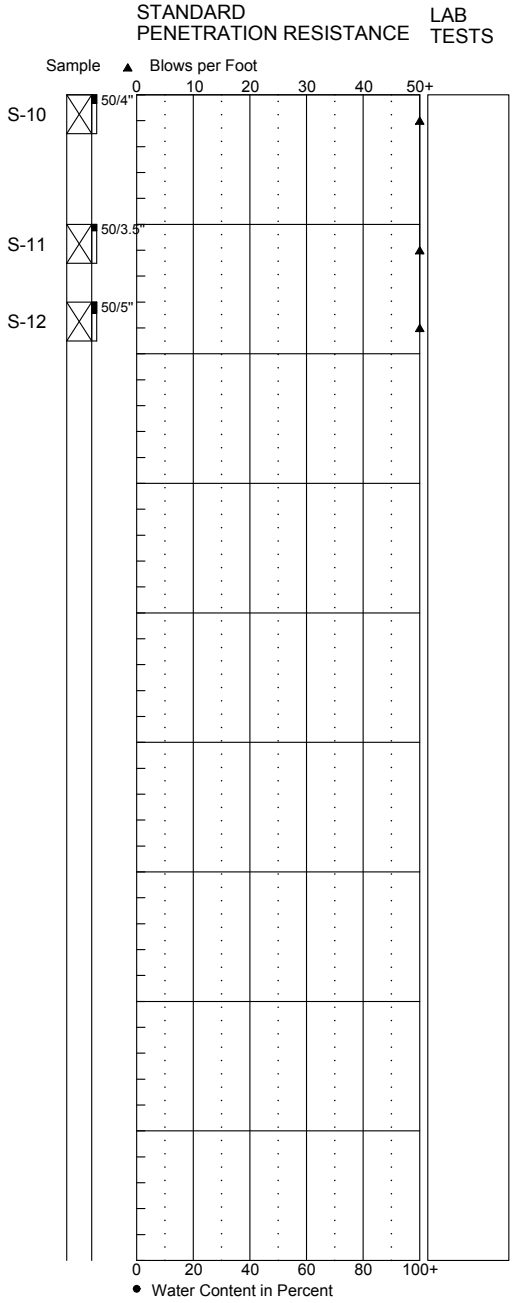
17860-00 *3/12*
Figure A-3 *1/2*

Boring Log HC-2

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra

USCS Class	Graphic Log	Soil Descriptions	Depth in Feet
SM		Very dense, moist, gray, gravelly, silty to very silty SAND (Qpgt). (cont'd)	45
			50
		Bottom of Boring at 53.4 Feet. Started 03/06/12. Completed 03/06/12.	55
			60
			65
			70
			75
			80
			85
			90



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

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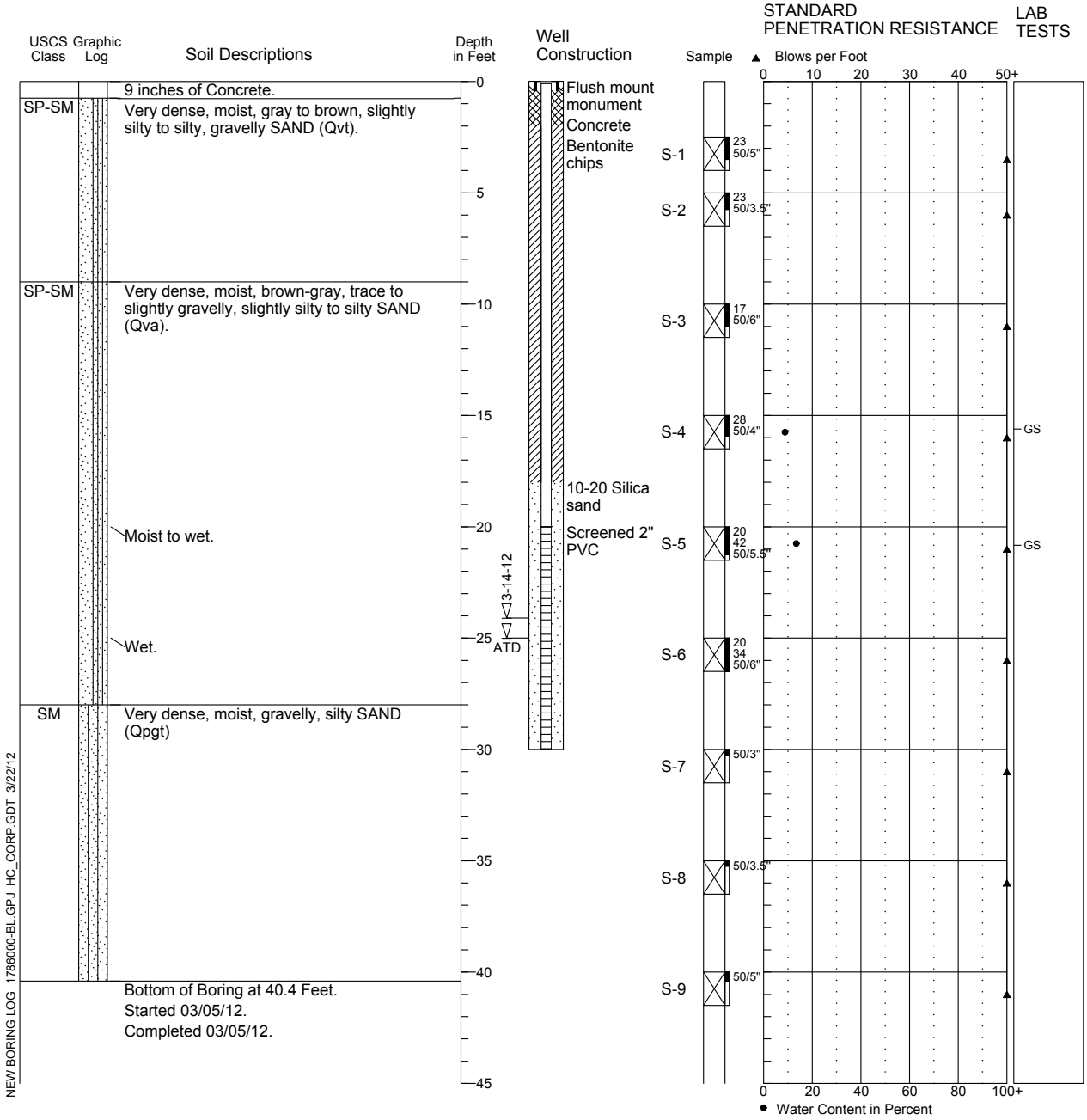
17860-00 *3/12*
Figure A-3 *2/2*

NEW BORING LOG 1786000-BL.GPJ HC_CORP.GDT 3/22/12

Boring Log & Construction Data for Monitoring Well HC-3

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

17860-00 ***3/12***

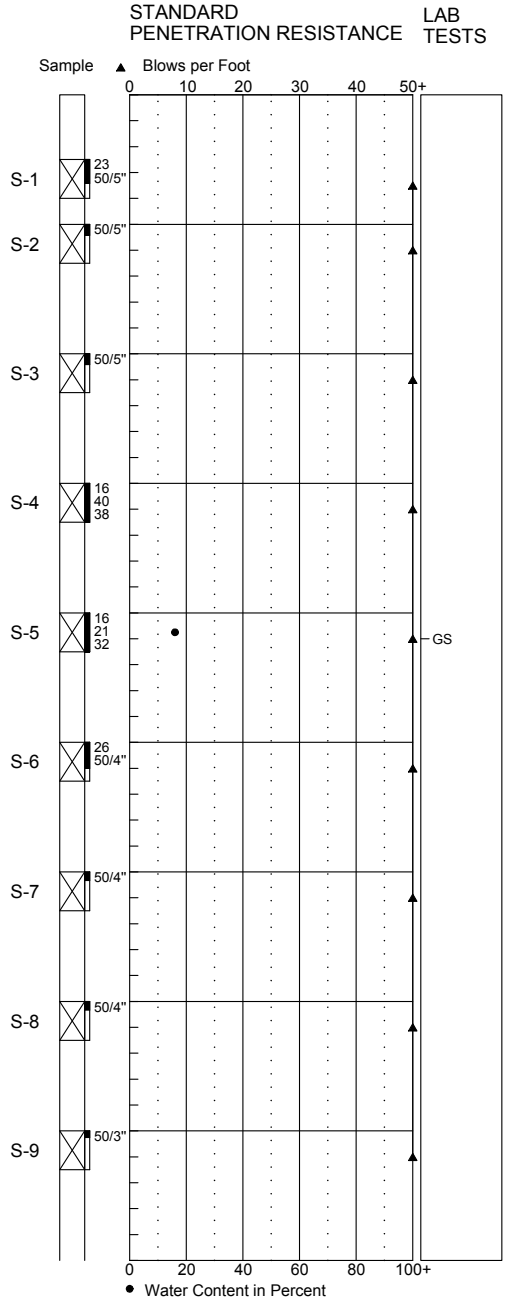
Figure A-4

Boring Log HC-4

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra

USCS Class	Graphic Log	Soil Descriptions	Depth in Feet
		9 inches of Concrete.	0
SM		Very dense, moist, gray, silty, gravelly SAND (Qvt).	
		Cobbles.	
		Very gravelly.	5
			10
SM		Very dense, moist, gray, slightly gravelly to gravelly, slightly to very silty SAND (Qva).	
			15
			20 ATD
			25
SM		Very dense, moist, gray, silty, gravelly SAND (Qpgt)	
			30
			35
			40
		Bottom of Boring at 40.3 Feet. Started 03/07/12. Completed 03/07/12.	45



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

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Figure A-5

NEW BORING LOG 1786000-BL.GPJ HC_CORP.GDT 3/22/12

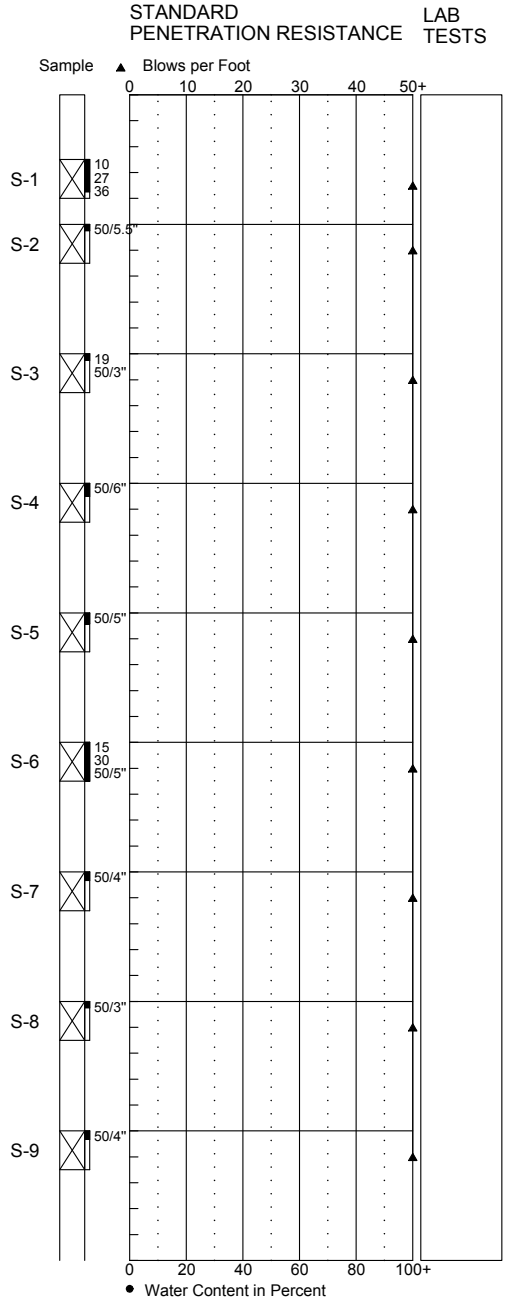
Boring Log HC-5

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra

USCS Class	Soil Descriptions	Depth in Feet
SP-SM	2 inches of Asphalt. Very dense, moist, gray, slightly gravelly SAND with trace silt.	0 – 5
SM	Very dense, moist, gray, slightly gravelly to gravelly, silty SAND (Qvt). Cobbles.	5 – 25
SM	Very dense, wet, gray, silty SAND (Qva).	25 – 30
SM	Very dense, moist, gray, slightly gravelly to gravelly, silty SAND (Qpgt). Increasing drilling resistance.	30 – 40
	Bottom of Boring at 40.3 Feet. Started 03/05/12. Completed 03/05/12.	40 – 45

ATD



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

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Figure A-6

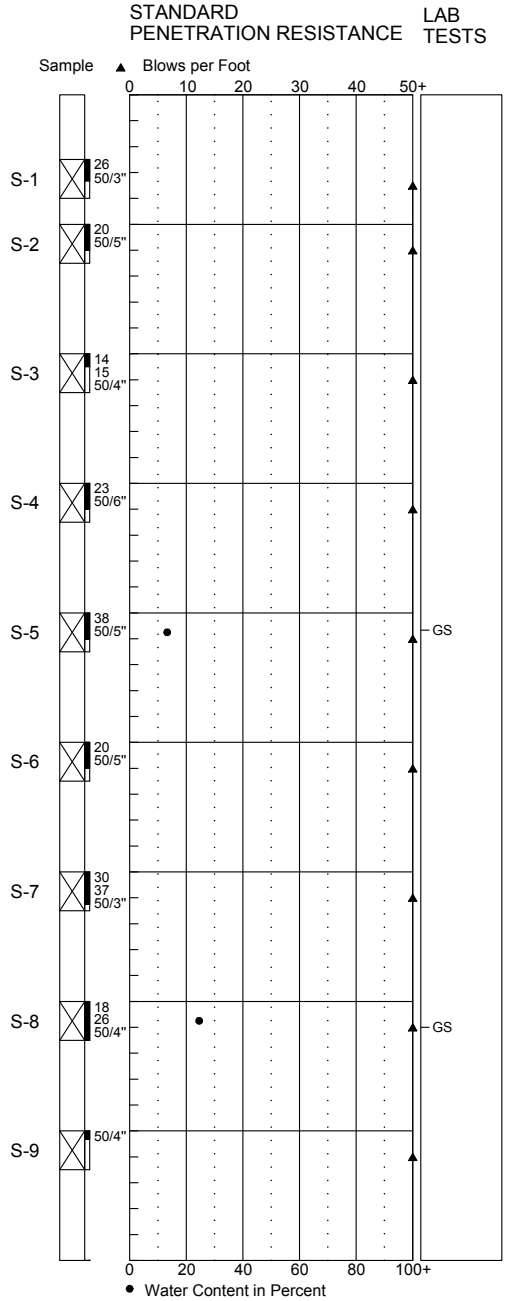
NEW BORING LOG 1786000-BL.GPJ HC_CORP.GDT 3/22/12

Boring Log HC-6

Location: See Figure 2
Approximate Ground Surface Elevation: 179 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger/Mud Rotary
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra

USCS Class	Graphic Log	Soil Descriptions	Depth in Feet
		9 inches of Concrete.	0
SM		Very dense, moist, gray, gravelly, silty SAND (Qvt).	5, 10
SP-SM		Very dense, wet, gray, gravelly SAND with trace silt and cobbles (Qva).	15
SM		Very dense, wet, gray, slightly gravelly to gravelly, slightly silty to silty SAND (Qva).	20, 25 ATD
ML		Very dense, moist, gray, trace gravelly, very sandy SILT with occasional layer of dark brown, consolidated PEAT (Qpns). 3-inch thick consolidated peat layer.	30, 35
GP		Very dense, wet, gray GRAVEL (Qpgt). (No samples recovered.)	40, 45



NEW BORING LOG 1786000-BL.GPJ HC_CORP.GDT 3/22/12

1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

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Figure A-7 *1/2*

Boring Log HC-6

Location: See Figure 2
Approximate Ground Surface Elevation: 179 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger/Mud Rotary
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra

USCS Class	Graphic Log	Soil Descriptions	Depth in Feet
GP		Very dense, wet, gray GRAVEL (Qpgt). (No samples recovered.) (cont'd)	45, 50, 55, 60
		Bottom of Boring at 60.3 Feet. Started 03/07/12. Completed 03/07/12.	60, 65, 70, 75, 80, 85, 90

STANDARD PENETRATION RESISTANCE — LAB TESTS

Sample ▲ Blows per Foot (0, 10, 20, 30, 40, 50+)

Sample	Blows
S-10	50/3"
S-11	50/3"
S-12	50/3"
S-13	50/3"

● Water Content in Percent (0, 20, 40, 60, 80, 100+)

NEW BORING LOG 1786000-BL.GPJ HC_CORP.GDT 3/22/12

1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

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Figure A-7 *2/2*

APPENDIX B
LABORATORY TESTING PROGRAM

Hart Crowser
17860-00 April 6, 2012

APPENDIX B
LABORATORY TESTING PROGRAM

A laboratory testing program was performed for this study to evaluate the basic index and geotechnical engineering properties of the site soils. Disturbed samples were tested. The tests performed and the procedures followed are outlined below.

Soil Classification

Field Observation and Laboratory Analysis. Soil samples from the explorations were visually classified in the field and then taken to our laboratory where the classifications were verified in a relatively controlled laboratory environment. Field and laboratory observations include density/consistency, moisture condition, and grain size and plasticity estimates.

The classifications of selected samples were checked by laboratory tests such as Atterberg limits determinations and grain size analyses. Classifications were made in general accordance with the Unified Soil Classification (USC) System, ASTM D 2487, as presented on Figure B-1.

Water Content Determinations

Water contents were determined for most samples recovered in the explorations in general accordance with ASTM D 2216, as soon as possible following their arrival in our laboratory. The results of these tests are plotted or presented at their respective sample depth on the exploration logs. In addition, water contents are routinely determined for samples subjected to other testing. These are also presented on the exploration logs.

Grain Size Analysis (GS)

Grain size distribution was analyzed on representative samples in general accordance with ASTM D 422. Wet sieve analysis was used to determine the size distribution greater than the U.S. No. 200 mesh sieve. The size distribution for particles smaller than the No. 200 mesh sieve was determined by the hydrometer method for a selected number of samples. The results of the tests are presented as curves plotting percent finer by weight versus grain size.

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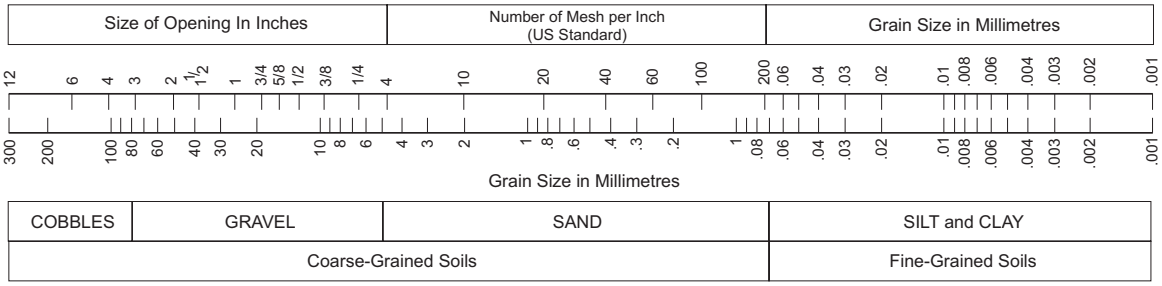
Unified Soil Classification (USC) System
Soil Grain Size



Coarse-Grained Soils

G W	G P	*	G M	G C	S W	S P	*	S M	S C
Clean GRAVEL <5% fines			GRAVEL with >12% fines		Clean SAND <5% fines			SAND with >12% fines	
GRAVEL >50% coarse fraction larger than No. 4					SAND >50% coarse fraction smaller than No. 4				
Coarse-Grained Soils >50% larger than No. 200 sieve									

G W and S W $\left(\frac{D_{60}}{D_{10}}\right)$ >4 for G W, >6 for S W & $1 \leq \left(\frac{(D_{30})^2}{D_{10} \times D_{60}}\right) \leq 3$

G P and S P Clean GRAVEL or SAND not meeting requirements for G W and S W

G M and S M Atterberg limits below A line with PI <4

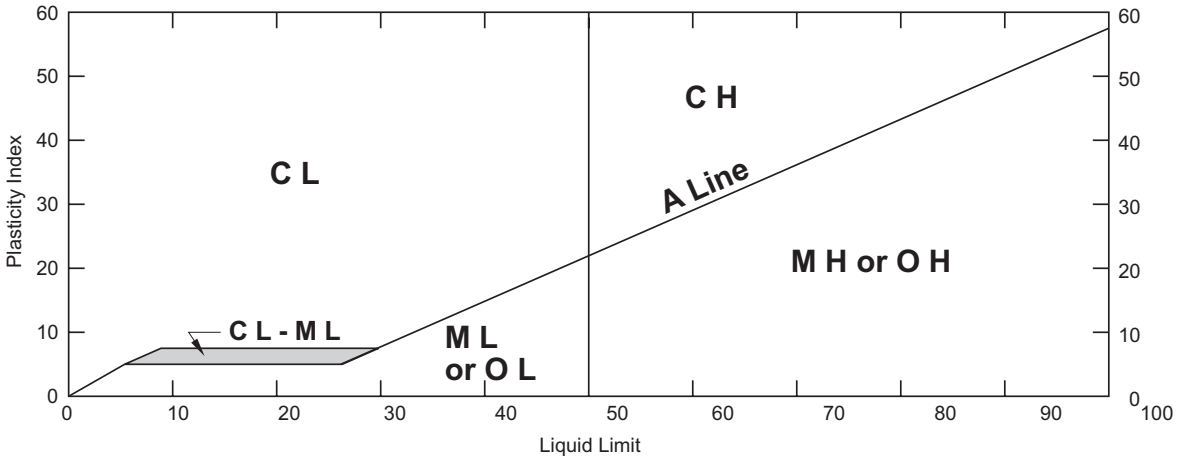
G C and S C Atterberg limits above A Line with PI >7

* Coarse-grained soils with percentage of fines between 5 and 12 are considered borderline cases requiring use of dual symbols.

D_{10}, D_{30}, and D_{60} are the particles diameter of which 10, 30, and 60 percent, respectively, of the soil weight are finer.

Fine-Grained Soils

M L	C L	O L	M H	C H	O H	Pt
SILT	CLAY	Organic	SILT	CLAY	Organic	Highly Organic Soils
Soils with Liquid Limit <50%			Soils with Liquid Limit >50%			
Fine-Grained Soils >50% smaller than No. 200 sieve						



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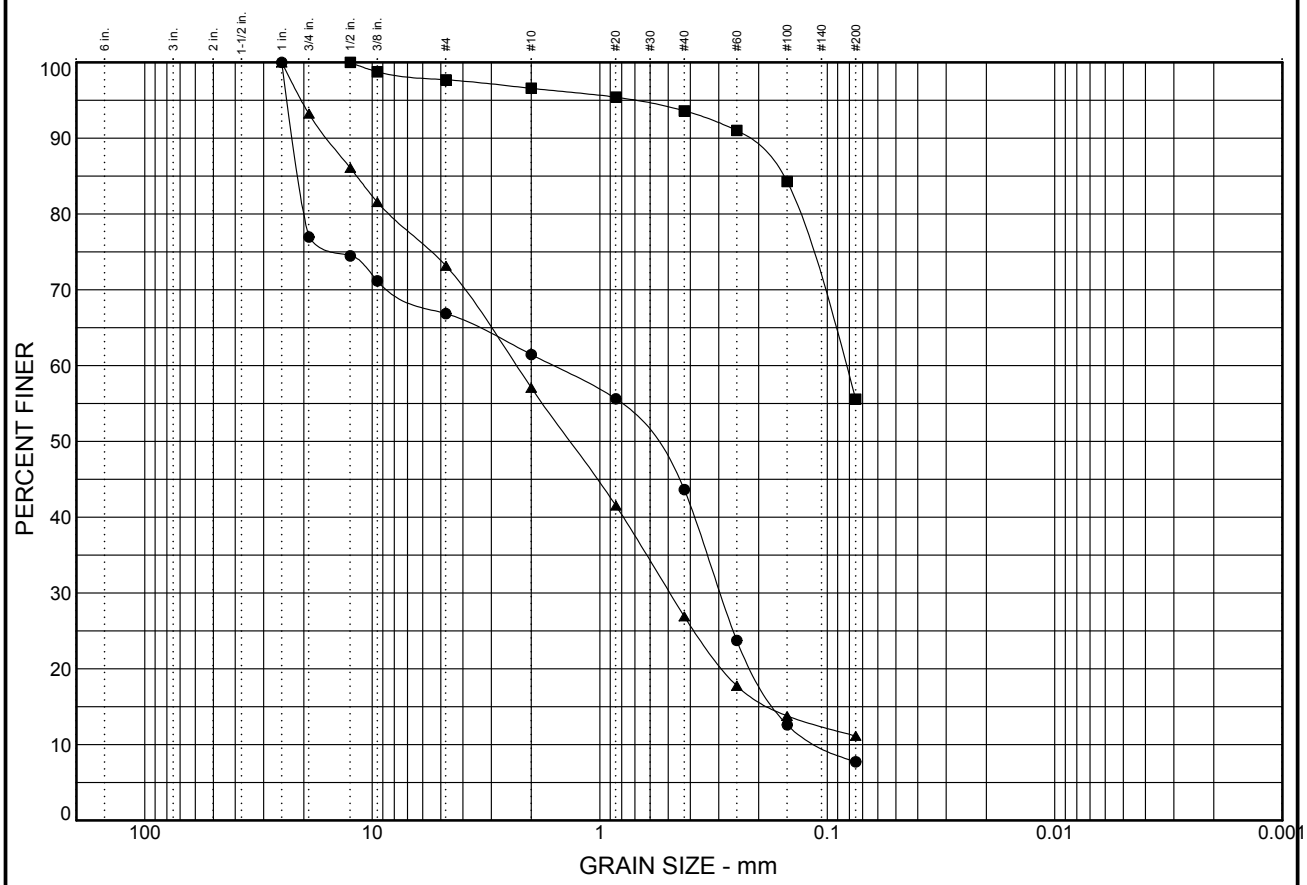
17860-00 *3/12*

Figure B-1

SRF Grain Size (B-1).cdr 3/06

Particle Size Distribution Test Report



	% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
●	0.0	33.1	59.1	7.7	
■	0.0	2.3	42.1	55.6	
▲	0.0	26.8	62.0	11.2	

	LL	PI	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
●			20.909	1.615	0.614	0.295	0.167	0.103	0.52	15.60
■			0.158	0.083						
▲			11.7	2.339	1.354	0.492	0.175		1.87	42.39

	MATERIAL DESCRIPTION	USCS	NAT. MOIST.
●	slightly silty, very gravelly SAND	SP-SM	4.6%
■	very sandy SILT, trace gravel	ML	16.8%
▲	slightly silty, gravelly SAND	SW-SM	6.1%

Remarks:

●

■ Classification based on MA results only.

▲

Project: Spring District

Client:

● Source: HC-1 Sample No.: S-5 Depth: 20.0 to 21.5
■ Source: HC-1 Sample No.: S-6 Depth: 25.0 to 26.5
▲ Source: HC-2 Sample No.: S-4 Depth: 15.0 to 16.5

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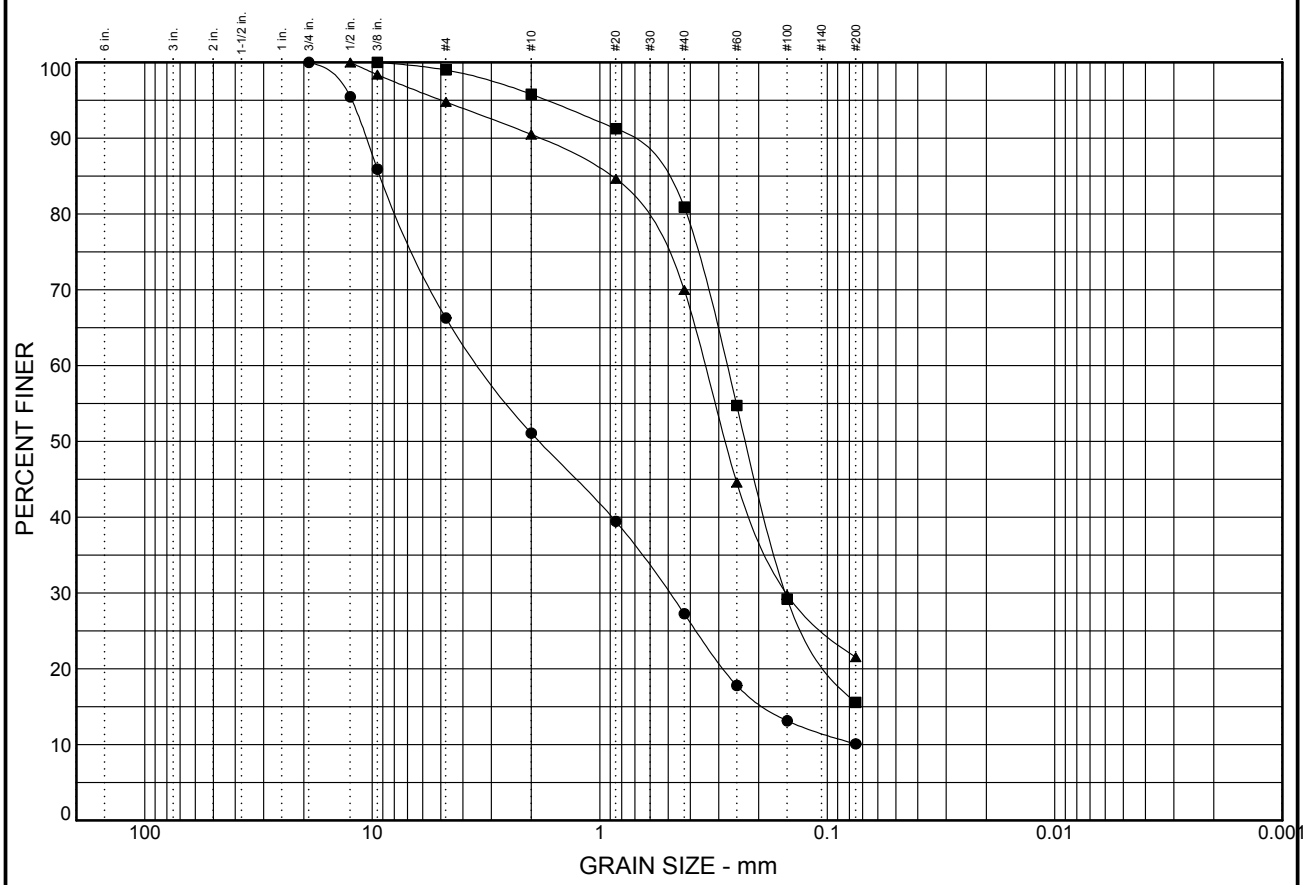
17860-00 *3/12*

Figure B-2

GRAIN SIZE 1786000-BL.GPJ HC_CORP.GDT 3/22/12

Particle Size Distribution Test Report



	% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
●	0.0	33.7	56.2	10.1	
■	0.0	1.0	83.4	15.6	
▲	0.0	5.2	73.2	21.5	

	LL	PI	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
●			9.195	3.321	1.846	0.496	0.184		1.01	45.33
■			0.559	0.278	0.227	0.152				
▲			0.894	0.345	0.28	0.151				

MATERIAL DESCRIPTION	USCS	NAT. MOIST.
● slightly silty, very gravelly SAND	SW-SM	6.1%
■ silty SAND, trace gravel	SM	10.0%
▲ slightly gravelly, silty SAND	SM	8.8%

Remarks:

●

■

▲

Project: Spring District

Client:

● Source: HC-2 Sample No.: S-5 Depth: 20.0 to 21.5
■ Source: HC-2 Sample No.: S-7 Depth: 30.0 to 31.5
▲ Source: HC-3 Sample No.: S-4 Depth: 15.0 to 16.5

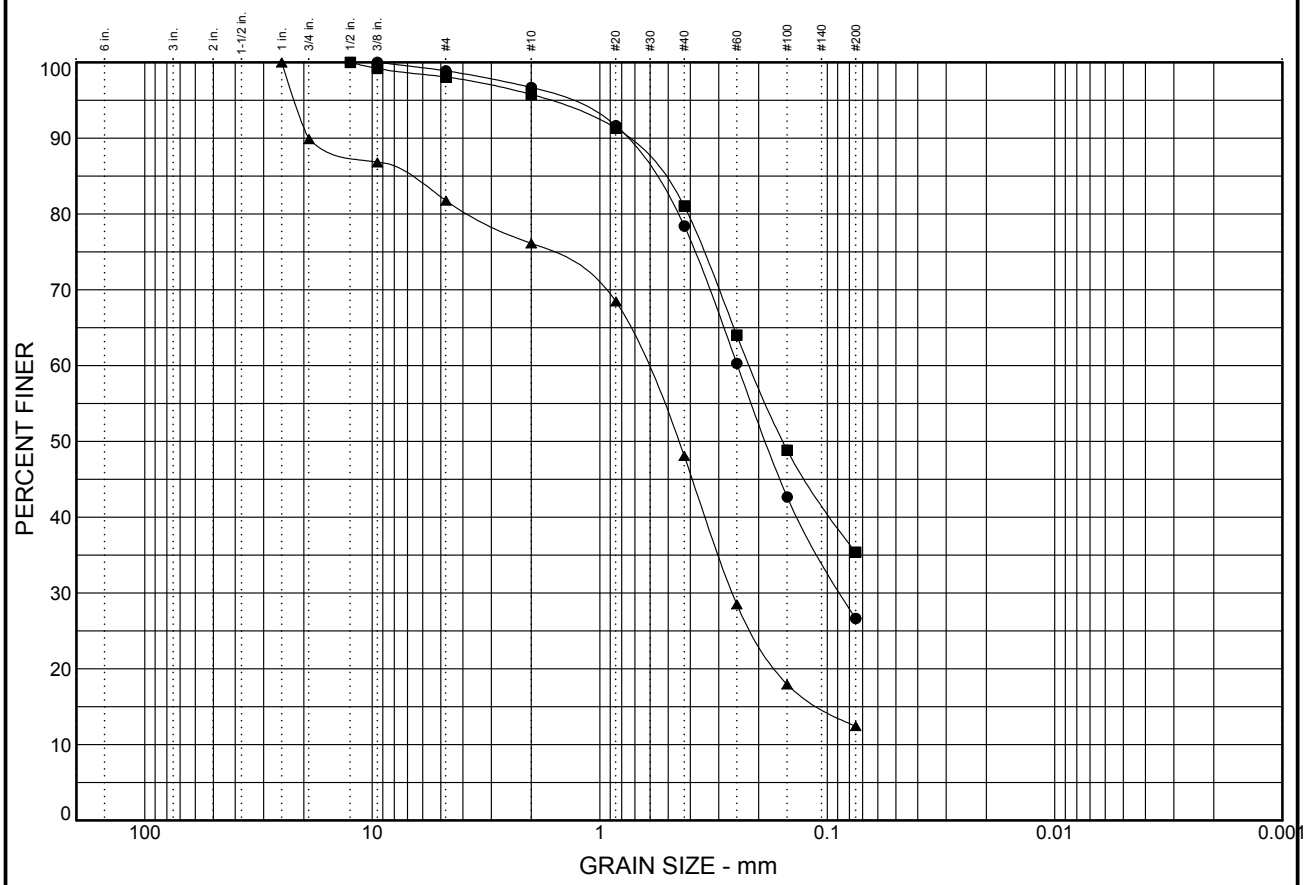
HARTCROWSER

17860-00 *3/12*

Figure B-3

GRAIN SIZE 1786000-BL.GPJ HC_CORP.GDT 3/22/12

Particle Size Distribution Test Report



	% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
●	0.0	1.1	72.2	26.6	
■	0.0	1.9	62.7	35.4	
▲	0.0	18.2	69.3	12.4	

	LL	PI	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
●			0.6	0.248	0.186	0.087				
■			0.555	0.218	0.156					
▲			7.405	0.637	0.454	0.26	0.103		1.93	11.55

MATERIAL DESCRIPTION	USCS	NAT. MOIST.
● silty SAND, trace gravel	SM	13.4%
■ very silty SAND, trace gravel	SM	16.0%
▲ silty gravelly SAND	SW-SM	13.3%

Remarks:

●

■ Classification based on MA results only.

▲

Project: Spring District

Client:

● Source: HC-3 Sample No.: S-5 Depth: 20.0 to 21.5
■ Source: HC-4 Sample No.: S-5 Depth: 20.0 to 21.5
▲ Source: HC-6 Sample No.: S-5 Depth: 20.0 to 21.5

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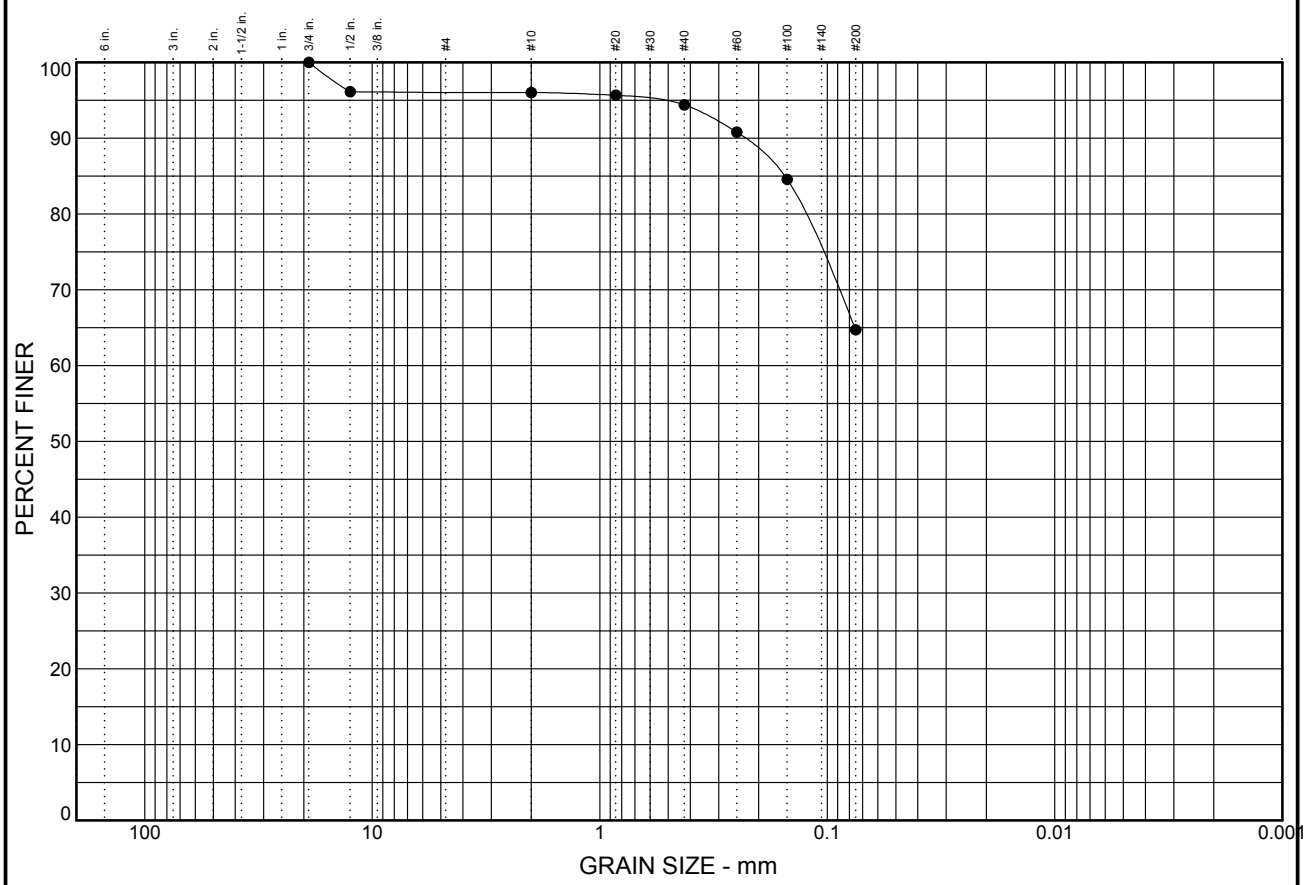
17860-00 *3/12*

Figure B-4

GRAIN SIZE 1786000-BL.GPJ HC_CORP.GDT 3/22/12

Particle Size Distribution Test Report



	% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
●	0.0	3.9	31.4	64.7	

	LL	PI	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
●			0.155							

MATERIAL DESCRIPTION	USCS	NAT. MOIST.
● very sandy SILT, trace gravel	ML	24.6%

Remarks:
● Classification based on MA results only.

Project: Spring District

Client:
● Source: HC-6 Sample No.: S-8 Depth: 35.0 to 36.5

HARTCROWSER

17860-00 *3/12*

Figure B-5

GRAIN SIZE 1786000-BL.GPJ HC_CORP.GDT 3/22/12

APPENDIX C
SHORING MONITORING AND ANCHOR TESTING PROGRAM

Hart Crowser
17860-00 April 6, 2012

APPENDIX C
SHORING MONITORING AND ANCHOR TESTING PROGRAM

Shoring Monitoring Program

The intent of the shoring monitoring program is to provide early warning if the shoring does not perform as anticipated. We recommend that the following components be included in the shoring monitoring program during construction:

- Adjacent property surveys, if applicable;
- Optical surveying; and
- Geotechnical instrumentation.

All data should be submitted weekly to the shoring designer, geotechnical engineer, and structural engineer for review. Details of our expectations for shoring monitoring are included in the following paragraphs.

Permitting agencies typically require that shoring monitoring plans establish displacement limits and associated remedial actions. We have found that the following approach has typically been acceptable. If more than 0.5 inch of displacement occurs, Hart Crowser, the shoring designer, and the structural engineer should determine the cause of displacement and develop remedial measures with the owner and contractor, if warranted. If displacements greater than about 1 inch, unacceptable performance, or other adverse impacts occur, the contractor should notify Hart Crowser, the shoring designer, and the structural engineer immediately to determine whether contingency measures should be implemented. If warranted, the project team should confirm and the contractor should implement remedial measures specific to the situation. Remedial measures may include more frequent shoring monitoring/surveying, construction and/or design changes to limit and/or correct detrimental displacements. Construction may need to be stopped until remedial measures are implemented. When adjacent property or right-of-way (ROW) could be affected, the appropriate agency and property/ROW owner should be notified of the proposed remedy to gain approval before implementation.

Adjacent Property Surveys

We recommend that adjacent property (structures, sidewalks, utilities, etc.) be surveyed before, during, and after construction. The pre-construction survey will establish the baseline documentation of existing conditions, such as identifying the size and locations of any cracks. The surveys should consist of a videotape

and/or photographs of adjacent facilities and detailed mapping of all cracks. Any existing cracks could be monitored with a crack gage placed across the crack.

Optical Surveying

We recommend optical surveying of horizontal and vertical movement of the following: (1) the surface of the adjacent streets; (2) adjacent parking areas as applicable; and (3) the shoring system itself. The contractor should establish two reference lines adjacent to the excavation at horizontal distances back from the excavation face of about 1/3H and H, where H is the final excavation height. Typically, these lines will be established near the curb line and across the street from the excavation face. The points on the adjacent facilities should be set on sound points not prone to movement by normal traffic/use, preferably in areas not obstructed during construction. The surface and adjacent facility points should be spaced at about 50 feet horizontally, but each side of the excavation should have at least four equally spaced points. Points on the shoring wall should be placed at every other soldier pile or at about every 25 feet for soil nail walls.

The measuring system for the shoring monitoring should have a system accuracy (i.e., accounting for all factors) of at least 0.01 foot. All reference points on the ground surface and existing adjacent facilities should be installed and read before excavation. The frequency of readings will depend on the results of previous readings and the rate of construction. At a minimum, readings on surface streets and adjacent facilities should be taken every other week, or as recommended by Hart Crowser, until the permanent structure is completed to street grades. Readings on the top of the wall should be taken at least twice and preferably three times a week. We recommend that the contractor conduct most readings and that their data be verified by an independent surveyor at least once per week.

Survey Points. Survey markers are typically used throughout the project site, on adjacent facilities and streets, and on soldier piles or other shoring elements. Routine surveying can show progressive movement in the shoring system due to soil movement behind the wall, and can provide an early warning in the event that adjacent roads or structures settle as a result of the excavation. Survey markers should be sufficiently permanent to last until the permanent structure is completed up to surrounding street grades. The contractor should be responsible to reset/replace damaged survey points. It is recommended that reflective sticker “cross-hairs” be scribed on the wall to facilitate easy survey point replacement.

Geotechnical Instrumentation

Inclinometers. Inclinometers are typically used to monitor lateral earth movement below the ground surface. This device consists of a hollow casing placed in a borehole that is typically placed behind the shoring wall at selected locations around the excavation. Inclinometers are monitored regularly during construction. An instrument is lowered down the casing to measure casing deflections at discrete elevations for the entire profile of the casing. Inclinometer casings should extend below the base of the excavation so that the bottom is fixed in soil that will not deform due to the shoring system, typically at least about 15 feet.

Based on the soils, setting, and depth we don't think inclinometers will be needed.

Anchor Testing Program

In this section anchors refer to both tiebacks and soil nails.

Performance Test

A minimum of two performance tests per soil type should be completed before installation of production anchors. Each performance test should be conducted according to the following procedure:

1. The geotechnical engineer will select the testing locations with input from the shoring subcontractor.

2. The maximum stress in the anchor steel should not exceed 80 percent of the ultimate tensile strength for grade 150 ksi steel, or 90 percent of the yield strength for grade 60 or 75 ksi steel during performance testing. (Based on Post Tensioning Institute [PTI] manual.) The soldier piles, vertical elements, shotcrete facing, and/or anchor may require extra reinforcement to permit stressing to 200 percent of design load as required for the performance test.

3. The performance test will measure anchor stress and displacement incrementally to values of unit skin friction equal to 200 percent of the design stress. Load the anchor and measure deflections as follows:

   Load the anchor in increments of 25 percent of the design load (DL) and unload to the aligning load (AL) before incrementally loading to the next load increment (e.g., AL, 0.25 DL, AL, 0.25 DL, 0.50 DL, AL, 0.25 DL, 0.50 DL, 0.75 DL). Ensure that deflection readings stabilize for intermediate load

increments (i.e., 0.25 DL and 0.50 DL, when the new maximum is 0.75 DL) before increasing the load to the next increment. Obtain and record deflection measurements for loading at intervals of 30 seconds, 1 minute, 2 minutes, 3 minutes, and 5 minutes. Measurements shall be made to an accuracy of 0.01 inch.

4. Perform a creep test at 200 percent of design stress reading by holding the load constant to within 50 psi and recording readings at 30 seconds, 1 minute, 2 minutes, 3 minutes, 5 minutes, 6 minutes, and 10 minutes; also record at 20 minutes, 30 minutes, 50 minutes, and 60 minutes, if creep criteria are not met at 10-minute interval.

5. A successful test is one that exhibits a linear or near-linear relationship between unit stress and movement over the entire 200 percent stress range, holds the maximum test unit stress without noticeable creep, and satisfies the apparent free length criteria. Noticeable creep is defined as a rate of movement of more than 0.04 inch between the 1- and 10-minute readings, or not more than 0.08 between the 6- and 60-minute readings. If the reading does not stabilize to 0.08 inch or less per log cycle, the test shall be considered to fail the creep criteria. Apparent free length criteria are as follows:

   - Minimum apparent free length, based on the measured elastic and residual movement, should be greater than 80 percent of the designed free length plus the jack length; and

   - Maximum apparent free length, based on the measured elastic and residual movement, should be less than 100 percent of the designed free length plus 50 percent of the bond length plus the jack length.

6. Perform tests without backfill ahead of the anchor, if the hole will remain open, to avoid any contributory resistance by the backfill. If the hole will not remain open during testing, provide a bond breaker on the anchor steel and backfill the no-load zone specified on the plans with a non-cohesive mixture.

Proof Test

Five percent of production anchors should be tested following the proof testing procedures outlined below:

1. Load each anchor to 130 percent of the design load in increments of approximately 25 percent of the design load (i.e., 0.25 DL, 0.50 DL, 0.75 DL, 1.00 DL, and 1.30 DL). The maximum stress in the anchor steel should not

exceed 80 percent of the ultimate tensile strength for grade 150 ksi steel, or 90 percent of the yield strength for grade 60 or 75 ksi steel during testing.

2. Hold each incremental load for a period long enough to obtain a stable deflection measurement while recording deflections at each load increment. Hold the 130 percent load for a minimum of 5 minutes, recording the movement at times of 30 seconds, 1 minute, 2 minutes, and 5 minutes.

3. A successful test is one that exhibits a linear or near-linear relationship between unit stress and movement over the entire stress range, holds the maximum test unit stress without noticeable creep, and satisfies the apparent free length criteria as indicated for the performance testing. Note that the creep portion of the test need not exceed 10 minutes if the 10-minute creep criteria is met.

   Typically, movement of the anchor in excess of about 3 inches is indicative of deficiencies in installation. Typically, total movement in excess of 12 inches is considered a failure requiring replacement. For total movements between 3 and 12 inches, the geotechnical and structural engineers will determine if a replacement or supplement is required.

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Tab Location
DO NOT ADD TO FINAL BINDING
SEE TOC for Tab Name

SEPA CHECKLIST

BACKGROUND INFORMATION

Property owner: WR – SRI 120th LLC

Proponent: WRC

Contact person: Cindy Edens, Wright Runstad & Company

Address: 1201 3rd Avenue, Suite 2700, Seattle, WA 98101

Phone: (206) 447-9000

Proposal Title: The Spring District Master Development Plan

Proposal Location: BelRed Corridor, Bellevue, WA

Vicinity Map: Attached

General description:

The proposal (The Spring District Phase 1A) is the first phase of the 36.01-acre transit-oriented mixed-use development. The proposal includes the construction of two buildings for office and commercial retail as well as the remodel of an existing warehouse that will remain light industrial with commercial/retail space. The development will include associated infrastructure, including streets and utilities, for the buildings' operation.

1. Acreage of site: 14.8 acres
2. Number of dwelling units/buildings to be demolished: Two buildings
3. Number of dwelling units/buildings to be constructed: Two buildings and one building remodel
4. Square footage of buildings to be demolished: 346,489 SF
5. Square footage of buildings to be constructed: 476,000 SF
6. Quantity of earth movement (in cubic yards): 145,000 CY
7. Proposed land use: Office and commercial/retail
8. Design features, including building height, number of stories, and proposed exterior materials:

   This proposal includes the construction of two office buildings—Buildings 16 and 24—each with ground-floor retail and underground parking totaling approximately 1,100 parking stalls. In accordance with the BelRed zoning, the maximum building height is 150-feet, plus 15-feet for HVAC.

   Building 16 will be an 11-story building and approximately 315,000 SF. The exterior will be horizontally faceted (saw tooth), which will provide tall and wide office openings. Approximately 12,600 SF of this building will be ground-floor retail.

   Building 24 will have nine stories and 161,000 SF. The exterior will have a vertically faceted facade that provides shading and refraction of light upon its vertical surface to add visual interest. Approximately 5,400 SF of this building will be ground-floor retail.

In addition, the west wall of the existing grocery warehouse will be retained and the building will be remodeled into a 12,000 SF light industrial brewery with approximately 3,000 SF of commercial retail space.

Infrastructure to support this proposal includes roadways and utilities to the new buildings and remodeled warehouse.

9. Other

None.

Estimated date of completion of the proposal or timing of phasing:

Construction of the proposal is expected to begin as early as the fourth quarter 2012 with completion in 2014.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future development will be completed in phases, as described generally next.

- Phase 1b includes the addition of more office development and ground-floor retail space; and residential buildings on the south side of the property.
- Phase 2 includes City roadway improvements, the arrival of the Sound Transit Light Rail Transit (LRT) station, and the permanent placement of the active and passive park spaces;
- Phase 3 includes additional office and retail space;
- Phase 4 adds a landmark hotel that will provide an additional entry to the LRT station;
- Phase 5 adds development north of NE 16th Street including residential and office/retail space; and
- Phase 6 adds the final office building and residential complex.

Each phase of development will go through Administrative Design Review and will be subject to applicable regulations and policies in effect at the time of application.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

An FEIS for the BelRed Corridor Project was issued by the City of Bellevue in July of 2007. The FEIS designates a Preferred Alternative, identified by the BelRed Steering Committee in May 2007, which would increase density in the western half of the BelRed Corridor by including three closely spaced development nodes in the vicinity of Overlake Hospital Medical Center (OHMC), 122nd, and 130th Avenues NE.

The wetland along 120th Avenue NE has been delineated and plans for mitigation associated with the 120th Avenue NE widening project has been documented in the following: NE 4th/120th Avenue NE Corridor Project Wetland and Stream Delineation Technical Report (April 2011).

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other proposals would directly affect the property covered in this proposal.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

In addition to the Administration Design Approval in accordance with the Master Development Plan, the development will require local permits, including building, clearing and grading, and utilities as well as coverage under Ecology's stormwater general NPDES permit.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary plat map
- Clearing and Grading Permit
- Plan of existing and proposed grading
- Development Plans
- Building Permit (or Design Review)
- Site Plan *See accompanying Administrative Design Review (ADR) submittal documents
- Clearing and Grading Plan
- Shoreline Management Permit
- Site Plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a) General description of the site (circle one): ***Flat***, rolling, hilly, steep slopes, mountainous, other….

b) What is the steepest slope on the site (approximate percent slope)?

The affected geographic area is generally flat, with the exception of a man made steep slope located at the western edge of the site along 120th Avenue NE. The slope is up to 50-percent in places.

c) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck?) If you know the classification of agricultural soils, specify them and note any prime farmland.

The land is currently developed and does not include any prime farmland. A geotechnical engineering report dated November 11, 2005 found significant fill exists on site consisting of medium dense sand to silty sand and medium stiff to hard sandy silt with varying amounts of gravel and organics. Glacial till was encountered at depths of about 13 feet.

d) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known indications of or history of unstable soils in the immediate vicinity. The slope along the east side of 120th Ave NE at the intersection with NE 12th Street is a man-made slope with no visible or known history of instability.

e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Proposed earthwork includes the excavation of approximately 145,000 CY of material for construction. It is anticipated 8,000 CY of soil will be used for fill on-site, if suitable. Fill trucked in from off-site will come from approved suppliers.

f) Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal site. The excavation and grading of the proposal area has the potential to cause erosion if construction stormwater is not properly managed.

g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
After construction, the Phase 1a project area will be covered in 66% impervious surface.

h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The proposal will employ Best Management Practices (BMPs), to minimize stormwater flows, prevent soil erosion, campture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Bellevue standards and the Stormwater Management Manual for Western Washington. The City of Bellevue Storm and Surface Water Engineering Standards provides guidance to prevent erosion downstream of construction sites. accordance with the City's NPDES permit, a Certified Erosion Control Lead (CERCL) will be on-site during construction. Some measures that may be implemented during construction to manage source control and runoff conveyance and treatment include: road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing, sediment traps, and construction stormwater chemical treatment. Additional devices and methods may be employed to ensure the erosion potential is minimized.

In addition to measures during construction, the proposal's design includes the reduction of impervious surfaces on-site from 89% to 66% within the project boundary. This increase in pervious surfaces will allow more stormwater to infiltrate on site and reduce the risk of erosion.

2. Air

a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Following construction, emissions from vehicle traffic within the development will be released. Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation would include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off.

The BelRed Corridor FEIS (2007) predicts that as a result of increased traffic in the study area (BelRed), carbon monoxide emissions would increase by about 40 percent over the No-Action Alternative, and emissions of particulates would increase by about 30 percent. It also states these emissions are not expected to violate air quality standards. The greenhouse gas emissions calculations and mitigation options are described in the Technical Memorandum at the end of this checklist.

b) Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that would affect this proposal.

c) Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust.

3. Water

1. Surface:

a) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The proposal area is approximately 400 feet northeast of Lake Bellevue. There is one Category III wetland (0.19-acre) located directly to the southwest of the proposal along 120th Avenue NE. The wetland is discussed in the BelRed Corridor Study FEIS (City of Bellevue, 2007) and the Wetland and Stream Delineation Technical Report (2011) for the 120th Avenue NE widening project. As a Class III wetland with limited functions, the wetland has a 60-foot buffer per City code. The 2011 report states that flow from the wetland exits through a series of underground conveyances that direct stormwater to the West Tributary of Kelsey Creek.

b) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposal's connection to the water line that runs down 120th Avenue NE will impact the wetland buffer. The City of Bellevue mitigation requirement for Class III wetland buffer impacts is 1:1. After construction, the impacted buffer will be restored to its previous condition. This wetland buffer impact is discussed in the Critical Areas Technical Memorandum dated May 23, 2012 and included in the Phase 1a ADR documentation.

c) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Approximately 75 CY of material will be removed from the wetland buffer to place the water line. When the water line is installed, clean material from a WSDOT-approved source will be used to replace the dredged soil and restore the wetland buffer.

d) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
The proposal will not require surface water withdrawals or diversions. A 2005 geotechnical engineering report did not encounter groundwater during boring explorations and concluded the site has a relatively deep groundwater table.

e) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
According to FEMA Flood Insurance Rate Maps, Community Panel numbers 53033C0368F and 53033C0656F (eff. May 16, 1995), the affected geographic area is not within the 100-year floodplain.

f) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No waste materials will be discharged to surface waters. Stormwater from rooftops and roadways will be collected, treated, and conveyed through approved systems that eventually discharge to Lake Bellevue.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
This proposal does not involve withdrawals of or discharges to groundwater.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
This Proposal does not include the discharge of waste materials into the ground from septic tanks or other sources. The offices, light industrial brewery, and commercial/retail space within the development will be served by the City's public sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Stormwater runoff will be generated by rooftops, sidewalks, and drive surfaces. Non-pollution generating surfaces, such as sidewalks, will drain to planter strips and given the opportunity to infiltrate. All pollution-generating surface runoff will be collected, treated, and will outfall to NE 12th Street, which then flows to Lake Bellevue by means of an existing drainage system.

2) Could waste materials enter ground or surface waters? If so, generally describe.
It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibly of waste materials entering ground or surface waters during construction.

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The proposal will comply with all applicable requirements of the Drainage Design & Erosion Control Manual and applicable stormwater manual. During construction, contractors will be required to have a Spill Prevention Control and Countermeasure plans and a Stormwater Pollution Prevention Plan (SWPPP) in place.

Stormwater systems will be designed and operated in accordance with relevant standards and requirements and will be treated prior to discharge into an approved system. In addition, the proposal is implementing enhanced stormwater treatment, including rain gardens and pervious concrete.

As stormwater from various sites enters Lake Bellevue, sources of phosphorus levels in the lake were investigated and documented in the Lake Bellevue Water Quality Study and Management Recommendations Report (December 2006). A technical memorandum dated May 23, 2012 and included in the ADR submittal for Phase 1a includes details of this report. The report finds that sources of phosphorous in Lake Bellevue are mostly attributed to internal sources (76%). The Spring District accounts for 26% of the total stormwater runoff within the Lake Bellevue Sub-basin, which is 61% of the total inflow to Lake Bellevue. While the proposal is not a major contributor of flow to Lake Bellevue, the proposal's construction of low impact development techniques as well as the overall reduction in impervious surfaces will further reduce its discharge to Lake Bellevue.

Pollution-generating surfaces with the proposal, such as roads, will be treated through enhanced treatment providing phosphorous and sediment treatment as defined by Washington Department of Ecology.

4. Plants

a. Check or circle types of vegetation found on the site:

_X_ deciduous tree: alder, maple, aspen, other
_X_ evergreen tree: fir, cedar, pine, other
_____ shrubs
_____ grass
_____ pasture
_____ crop or grain
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Various deciduous trees and shrubs, including nine sequoia trees, will be removed.

c. List threatened or endangered species known to be on or near the site.

There are no threatened or endangered species known to occur on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

There is limited vegetation currently on the site. While development of the site will require the removal of deciduous trees and shrubs, the proposed development includes significant landscaping, including mature street trees, open spaces, and parks. In particular, the design of this phase includes the planting of 90 trees, two parks, and a tree nursery to mature an additional 115 trees on-site for future phases of development.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
There are no threatened or endangered species known to occur on or near the site.

c. Is the site part of a migration route? If so, explain.
Yes, however, most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any:
As there is no known wildlife on the site, no preservation measures are needed.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
The office buildings and existing warehouse remodel will require electricity and natural gas energy for heating/cooling associated with office, commercial retail, and light industrial needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
It is not likely the development will affect the potential use of solar energy by adjacent properties. The proposal will not produce shadows to the north nor shade other adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
The buildings will be constructed to obtain Leadership in Energy and Environmental Design (LEED) certification. This certification ensures low impact design is used to minimize the energy use. A few examples of LEED features include LED lighting, sustainable or renewable materials, and purchasing local building materials to limit truck transit.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
Several underground storage sites were previously removed and no groundwater contamination was identified. The site received a No Further Action determination from Ecology in 2009. As with all sites, there may be a risk of spills during construction.

1) Describe special emergency services that might be required.
The need for special emergency services is not anticipated. The buildings are limited to offices, commercial retail, and existing light industrial use. Facilities storing or processing toxic chemicals

are not part of this proposal.

2) Proposed measures to reduce or control environmental health hazards, if any:
Spill Prevention and Control Plans will be utilized by contractors working on-site during construction.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise from nearby roadways exists, including freeways I-405 and SR-520 and arterials 124th Avenue NE and NE 12th Street. Noise from these facilities and other surrounding uses is standard roadway noise and will not affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
During construction, the site will produce temporary construction noise. The BelRed Corridor FEIS states that long-term noise impacts from the BelRed Corridor would be similar to the No-Action Alternative (70 to 72 dBA) in areas proposed for residential development. Noise created by the proposal would be typical vehicle noise associated with office and commercial retail uses.

3) Proposed measures to reduce or control noise impacts, if any:
Motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise. For long-term noise control, the site could employ building and site design measures, including landscaped buffers and other sound-proofing techniques.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
The development area currently contains a warehouse, administration building, and a small auxiliary structure. The uses on-site include warehouse, distribution, and accessory uses. Adjacent properties include warehouse, office, commercial, and residential uses.

b. Has the site been used for agriculture? If so, describe.
Prior to the 1960's when Safeway became the first urban user, the BelRed Corridor area was used for agricultural production. Since that time, the site has been used for light industrial uses.

c. Describe any structures on the site.
There are currently two buildings within the Phase 1a project boundary. A 354,429 SF grocery warehouse (12,000 SF of which will be retained and remodeled) and a 3,881 SF administration building. There is also a 179 SF auxiliary structure.

d. Will any structures be demolished? If so, what?
The grocery warehouse (minus 12,000 SF to be retained and remodeled) and the administration building will be demolished as part of this phase of development. The 179 SF auxiliary structure will also be removed.

e. What is the current zoning classification of the site?
In 2009 the site was rezoned from light industrial to office/residential.

f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation is mixed-use office/residential.

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No, other than a potentially steep slope in the vicinity as described earlier in this checklist.

i. Approximately how many people would reside or work in the completed project?
There are no residential units during this phase of development. When the two office buildings are complete, they will accommodate approximately 1,830 office and 32 retail employees.

j. Approximately how many people would the completed project displace?
The Proposal will not displace any residents as the current use of the site is industrial with no residences. The grocery warehouse and administration building currently employ approximately 179 employees that will be displaced as the buildings are demolished.

k. Proposed measures to avoid or reduce displacement impacts, if any:
The applicant is not proposing any measures to avoid displacement impacts. The Spring District's site and utility design will support the continued use of the industrial buildings until such time as each building is demolished. In the BelRed Corridor FEIS, the City considers potential mitigation for the displacement of industrial workers to include City assistance in finding relocation opportunities in the corridor or elsewhere in Bellevue.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This Proposal is compatible with the City's existing comprehensive plan and the FEIS for the BelRed Corridor Project. Alignment with these plans ensures compatibility with existing and projected land use plans. Any future development that may be proposed within the BelRed Corridor and/or the affected geographic area would be reviewed for compliance with existing regulations in place at the time of the application.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No residential housing will be constructed during this phase of the proposal.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
This Proposal will not eliminate any existing housing units as none are currently on-site.

c. Proposed measures to reduce or control housing impacts, if any:
The Proposal will not have an impact on existing housing units, and therefore no housing impact reduction or control is necessary.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Land use zoning within the project site allows buildings up to 150 feet tall. The project will follow

existing Bellevue Land Use Code along with any future code amendments.

Building 16 will be an 11-story building and approximately 315,000 SF. The exterior will be horizontally faceted (saw tooth). Building 24 will have nine stories and 161,000 SF. The exterior will have a vertically faceted facade that provides interesting shading and refraction of light along the surface of the structure to add visual interest.

In addition, the west wall of the existing grocery warehouse will be retained and the building will be remodeled into a 12,000 SF light industrial brewery with commercial retail space.

b. What views in the immediate vicinity would be altered or obstructed?
The BelRed Corridor FEIS included a view/visual analysis component. The analysis found that taller buildings on the ridgetop location of The Spring District would be prominently visible from several public vantage points. From City Hall and the western terminus of the SR-520 Trail at NE 24th Street, these buildings would intersect the distant ridge lines but would not block significant views, such as of Mount Rainier. At the public vantage points on BelRed Road and on 124th Avenue NE, the buildings would be prominent but would not block significant views.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Streetscapes, buildings, and accesses to and views of specific natural environments on the site have been carefully considered. The construction of Phase 1a includes approximately 77,000 SF of usable park space, as well as more than 30,000 SF of “nursery” for maturing trees to be used during future phases of development. In addition to these amenities, the roadways will include street trees, planters, and rain gardens that will add aesthetic qualities to the proposal. The buildings are designed with screening to mask the mechanical equipment on the roof and the buildings’ design reflect modern architecture details.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The new office buildings along with street lighting and traffic on the roadway network will increase light and glare at night. However, since the site currently has warehouses and lighting from semi-truck traffic, the additional light and glare produced by the project is minimal.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that light or glare from this project will be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?
There are no known off-site sources of light or glare that would affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
Exterior lighting will meet City design standards and cast light downward.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately ¾ miles to 1 mile from the Spring District site.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The development will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
This phase will include approximately 77,000 SF of park space. This is in compliance with the Development Agreement to create at least one acre of park and 30,000 SF of contiguous active space during Phase 1a.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
The Washington State Department of Archaeology and Historic Preservation online GIS map tool does not indicate there are any places or objects listed on any registers within the immediate vicinity of the project site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.

c. Proposed measures to reduce or control impacts, if any:
The development will not have any impact on historical or cultural landmarks.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The project site is generally served by NE 12th Street, 124th Avenue NE, and 120th Avenue NE. Freeway access includes SR-520 located north of the site and I-405 to the west.

Primary site access will be from 124th Avenue NE to the new NE 13th Street. A minimum 20-foot fire/emergency access route will be maintained from 120th Avenue NE. This route will provide emergency access to both the new buildings as well as the cold storage warehouse, which will remain in operation.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The project site is not served by public transit, but public transit, King County Metro, serves the vicinity with bus service, including:

- Route MT 226-O: - approximately 0.1 miles from the project site
- Route MT 249-O: approximately 0.3 miles from the project site
- Route MT 672-O, MT 889-O: approximately 0.3 miles from the project site
- King County Rapid Ride B-Line: approximately 0.3 miles from the project site

c. How many parking spaces would the completed project have? How many would the project eliminate?
Approximately 146 existing parking spaces and five 300-foot parking “lanes” will be eliminated. The construction of Phase 1a will create approximately 1,100 underground parking spaces and approximately 150 surface parking spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
New roads associated with this proposal include NE 13th Street (public); southern portion of 121st Avenue NE (public), 123rd Avenue NE (public to the north of 13th, private to the south).

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The development does not use or occur in the immediate vicinity of current water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Phase 1a is forecasted to generate up to 6,000 vehicle trips on a weekday and up to approximately 598 trips during the PM peak hour.

g. Proposed measures to reduce or control transportation impacts, if any:
The proposal will implement a Transportation Management Program in accordance with City of Bellevue Code 14.60.070. In addition, the proposal includes the construction of a signalized intersection at 124th Avenue NE / NE 13th Street and left and right turn lanes from NE 13th Street onto 124th Avenue NE.

Roadway improvements adjacent to the proposal include:

1. 120th Avenue NE project - currently in the design stage, this City of Bellevue project will widen the roadway along the west side of the project site. This widening project, identified in the City's BelRed Corridor FEIS, will accommodate increased density and vehicle trips associated with new development nodes in the corridor, including The Spring District.

2. 124th Avenue NE project - this City of Bellevue project includes improvements to 124th Ave NE between the planned NE 15th/16th Street and Northup Way by widening to a four-lane arterial with a two-way left-turn lane, sidewalks, and landscaping.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
There will be an increase in demand for fire and police protection services associated with two new buildings and existing building remodel. As there will be no residential development as part of this proposal, no additional students will be added to local schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Increased tax base from the buildings will offset the financial impact of the additional public services needed.

16. Utilities

a. Circle utilities currently available at the site: ***electricity, natural gas, water, refuse service, telephone, sanitary sewer,*** septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
City sewer and water will be extended to serve the demands of the proposal. The sewer lines will connect to existing City lines that run to NE 12th Street. The water line will connect to the City's water line along 120th Avenue NE. Telephone service will be provided by a local communications provider

and electricity and natural gas will be provided by Puget Sound Energy.

The BelRed Corridor FEIS predicts increases are not expected to result in the need for significant capacity increases by utility providers.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

Parametrix

TECHNICAL MEMORANDUM

Project:	The Spring District – Phase 1a	From:	Joleen Fuson Justin Jones, PE
Reviewer:	City of Bellevue	Date:	May 23, 2012

GREENHOUSE GAS EMISSIONS – PHASE 1A UPDATE

Summary

A technical memorandum dated March 28, 2012 both qualitatively and quantitatively described the new greenhouse gas (GHG) emissions associated with The Spring District Master Development Plan. As an update to that memo, The Spring District is submitting this GHG emissions memo for Phase 1a of development. Though the phase does not meet the Ecology threshold of 25,000 MTCO2e of new emissions to trigger a quantitative analysis, the mitigation measures described in the 3/28/12 memo apply to the entire Spring District site, including Phase 1a.

Phase 1a – Qualitative Disclosure

Ecology guidance suggests projects expected to produce an average estimate of 10,000 to 25,000 MTCO2e annually should provide a qualitative disclosure of emissions associated with the project.

Phase 1a of The Spring District development includes the construction of two office buildings totaling 476,000 SF, 77,000 SF of park space, a 12,000 SF existing building remodel, and associated roadways, utilities, and landscaping. The expected sources of emissions for Phase 1a include embodied emissions created through the manufacturing, transportation, construction, and disposal of building materials as well as emissions created through landscape disturbance. Emissions associated with the operation of the project include building energy usage and maintenance as well as vehicle trips accessing the site.

Mitigation measures proposed for The Spring District development include transit-oriented development (light rail station, walkable community, multi-use path with regional connection, and mixed-use development), low impact development techniques, which may include: rain gardens, bioretention, porous concrete, and LEED® certified buildings. These techniques can reduce the emissions by at least 11% compared to the no-mitigation option.

GHG Screening Table
The Phase 1a GHG annual emissions (including transportation and operation) are below the 25,000 MTCO2e threshold, as shown in the screening table below:

Ecology GHG Screening Table – Phase 1a

Phase 1a		Ecology Threshold Determination	
Building Types	**Units or SF**	**10,000 MTCO2e Annually (Qualitative analysis)**	**25,000 MTCO2e Annually (Quantitative analysis)**
General Retail	18,000 SF	> 185,000 SF	> 463,000 SF
Office Space	458,000 SF	> 399,000 SF	> 998,000 SF

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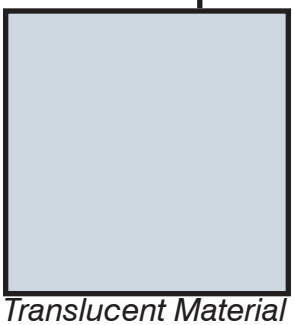
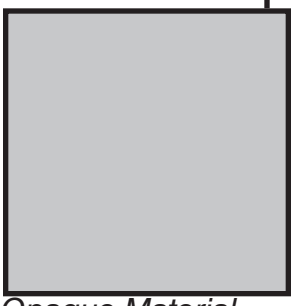


Translucent Material

Ultra-clear, transparent aesthetic low-e glass to provide high visible light transmittance, exceptional clarity and superior solar control performance.

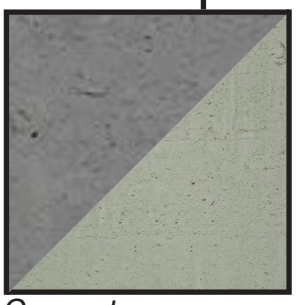


Opaque Material

Clear, strong color and a matte surface finish

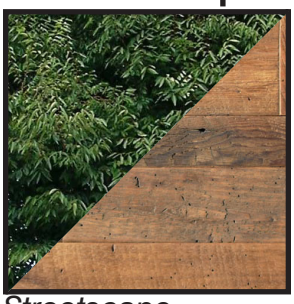
Canopy

Transparent glass to provide light and organic material to provide a compliment to human scale along the pedestrian corridor



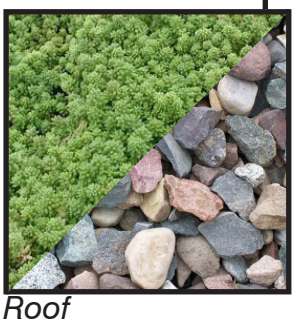
Concrete

A combination of contrasting light and dark concrete along the street level facades to articulate the overall mass and emphasize the pedestrian scale that fosters activity along the retail uses and the building entry.



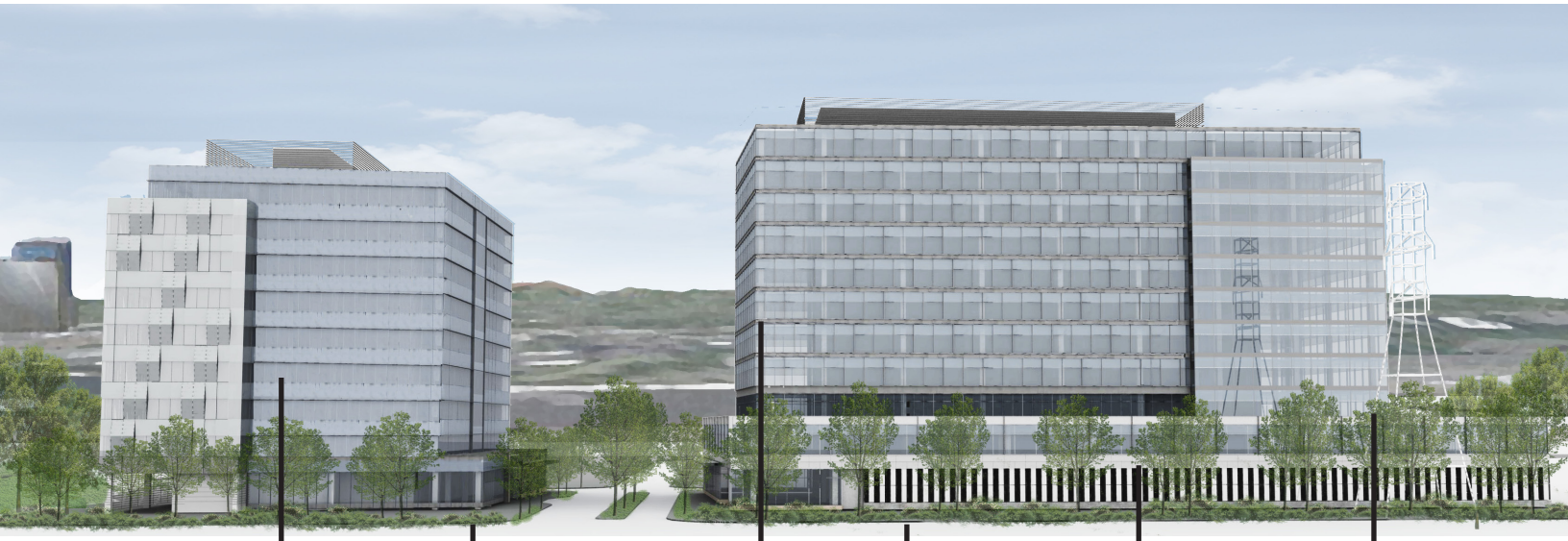
Streetscape

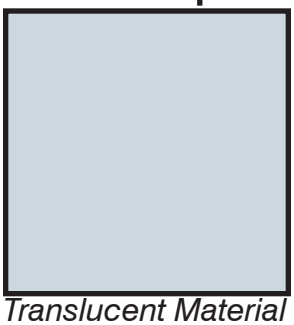
Promote vibrant parks, plazas, and open spaces that are environmentally responsive and encourage social interaction while creating transition area between open space, residential edge and the semi public workplaces.



Roof

To develop a dynamic public realm with a variety of open spaces that promotes pedestrian connections to the surrounding neighborhood , the roof plane must positively enhance the ground plane





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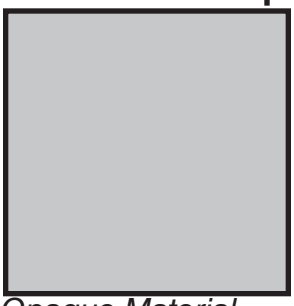

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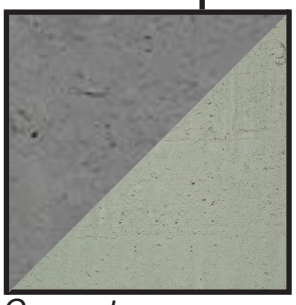

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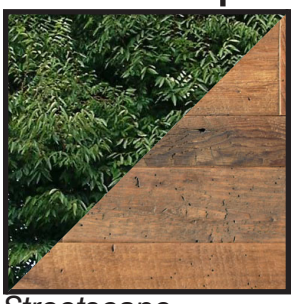

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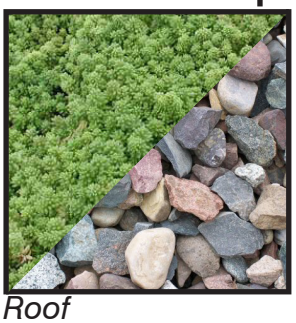

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TSI
Transportation Solutions, Inc.
8250 - 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

May 23, 2012

Abdy Farid, Senior Development Review Engineer
City of Bellevue
450 110th Ave NE
PO Box 90012
Bellevue, WA 98009

Subject: Spring District – Phase 1a Traffic

Dear Mr. Farid:

This letter includes project description and trip generation information for Phase 1a of the Spring District. Its purpose is to provide you with the information required to test for transportation concurrency and establish the scope of the required traffic analysis.

Project Description

The project includes construction of Buildings 16 and 24 of the MDP and the demolition of an existing administration building that serves the grocery warehouse along with demolition of most of the warehouse. A portion of the warehouse will be retained and remodeled into a restaurant with attached brewery. The building GSF, excluding structured parking, associated with the project are listed below:

1. Construction of Building 16 includes:
    a. 323,400 GSF of office space
    b. 12,600 GSF of retail space
2. Construction of Building 24 includes:
    a. 169,600 GSF of office space
    b. 5,400 GSF of retail space
3. Demolition and remodeling of existing buildings includes:
    a. Demolition of 342,429 GSF of warehouse space and a 179 GSF auxiliary structure
    b. Remodeling of 12,000 GSF of existing warehouse space to provide:
        i. 3,000 GSF of commercial/retail (tasting room/sales) space
        ii. 9,000 GSF of light industrial (brewery) space
    c. Demolition of 3,881 GSF of office space

The project will also provide approximately 1,100 parking stalls, construction of NE 13th Street, and construction of a new intersection at NE 13th Street/ 124th Avenue NE. In addition, frontage improvements will be provided as per MDP conditions.

Trip Generation

TSI
Transportation Solutions, Inc.

Abdy Farid
May 23, 2012
Page 2 of 2

Based on the non-downtown new trip generation rates from Table 4 (Page 16) of the *City of Bellevue Transportation Impact Fee Program, 2009 Update*, the project would exhibit the following trip generation characteristics:

		Land Use	Gross Square Feet	COB New Trip Rate	PM Peak Hour Trips
Building 16					
	New	office	323,400	1.34	433
	New	retail	12,600	2.24	28
Building 24					
	New	office	169,600	1.34	227
	New	retail	5,400	2.24	12
Existing					
	Demolish	Warehouse	-354,429	0.32	-113
	Demolish	Office	-3,881	1.34	-5
	Remodel	Misc. Retail	3,000	2.24	7
	Remodel	Warehouse	9,000	0.32	9
Total					**598**

Based on current COB trip generation rates, the project would generate approximately 598 new PM peak hour trips and 6,000 weekday trips. It is understood that traffic model will determine the actual number of trips to be analyzed in the traffic impact analysis (TIA).

All project generated trips will access 124th Ave NE at a new intersection; NE 13th St/ 124th Ave NE. Following the concurrency test we will need to establish the scope of the TIA and confirm the areas that should be addressed to ensure consistency with the conditions of the MDP.

If you have any questions regarding this project description or trip generation forecast please do not hesitate to contact me.

Sincerely,
Transportation Solutions, Inc.

David W. Johnson
Principal

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Parametrix

TECHNICAL MEMORANDUM

Project:	The Spring District Phase 1a ADR	From:	Justin Jones, PE
RE:	Phase 1a Storm Drainage	Date:	May 23, 2012

Existing Conditions

The existing 36.01-acre Spring District site is largely impervious with the exception of landscaped areas around the perimeter of the property. The result is an 89-percent impervious site. The current site discharges untreated stormwater to the corner of NE 12th Street and 120th Avenue NE, then on to Lake Bellevue, which is approximately one-quarter-mile downstream. Lake Bellevue has been categorized as a Class III wetland by the City of Bellevue.

Water Quality in Lake Bellevue

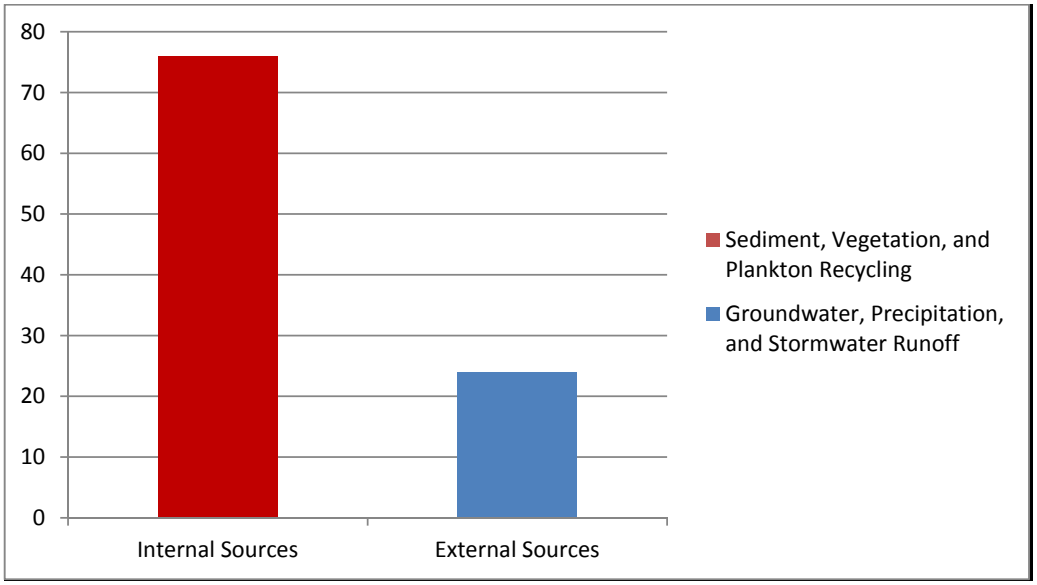
Total Phosphorus Levels

The Lake Bellevue Water Quality Report (Lake Bellevue Water Quality Study and Management Recommendations, TetraTech, Inc., December 2006), documents the water quality in Lake Bellevue. The report finds that the lake has too much phosphorus, a nutrient that promotes cyanobacteria growth (i.e., algae), which diminishes the lake's ability to support its beneficial uses. The levels in the lake are two to ten times higher than the recommended State of Washington phosphorus concentration.

Sources of Phosphorus

The report explains the phosphorus concentrations in the lake are the result of a combination of both external and internal phosphorus sources, and that 76% of the phosphorus concentrations in Lake Bellevue are generated by in-lake (internal) sources. The primary source is internal loading by the recycling of sediment phosphorus. Only 24% of the phosphorus concentrations in Lake Bellevue are a result of external sources (watershed stormwater runoff, precipitation, and groundwater). The contribution of internal and external sources is illustrated in the graphic below.

Figure 1: Sources of Phosphorus in Lake Bellevue



Inflow to Lake Bellevue

As shown in Figure 2, stormwater runoff accounts for approximately 61% of the total inflow to Lake Bellevue. Stormwater runoff comes from the Lake Bellevue Sub-Basin, of which The Spring District accounts for approximately 43% (Figure 3). Therefore, The Spring District makes up approximately 26% of the total inflow from stormwater runoff. It is important to note, however, that the percentage of inflow does not correlate to the site's percentage of phosphorus contribution through stormwater runoff.

Figure 2: Components of Inflow to Lake Bellevue

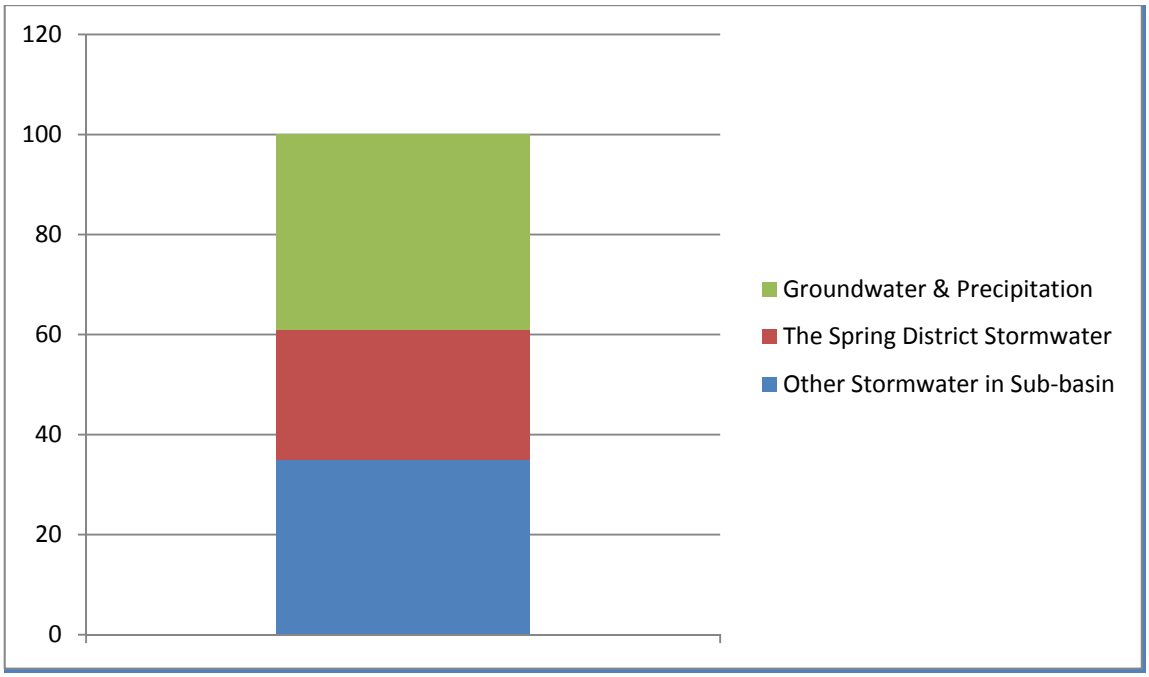
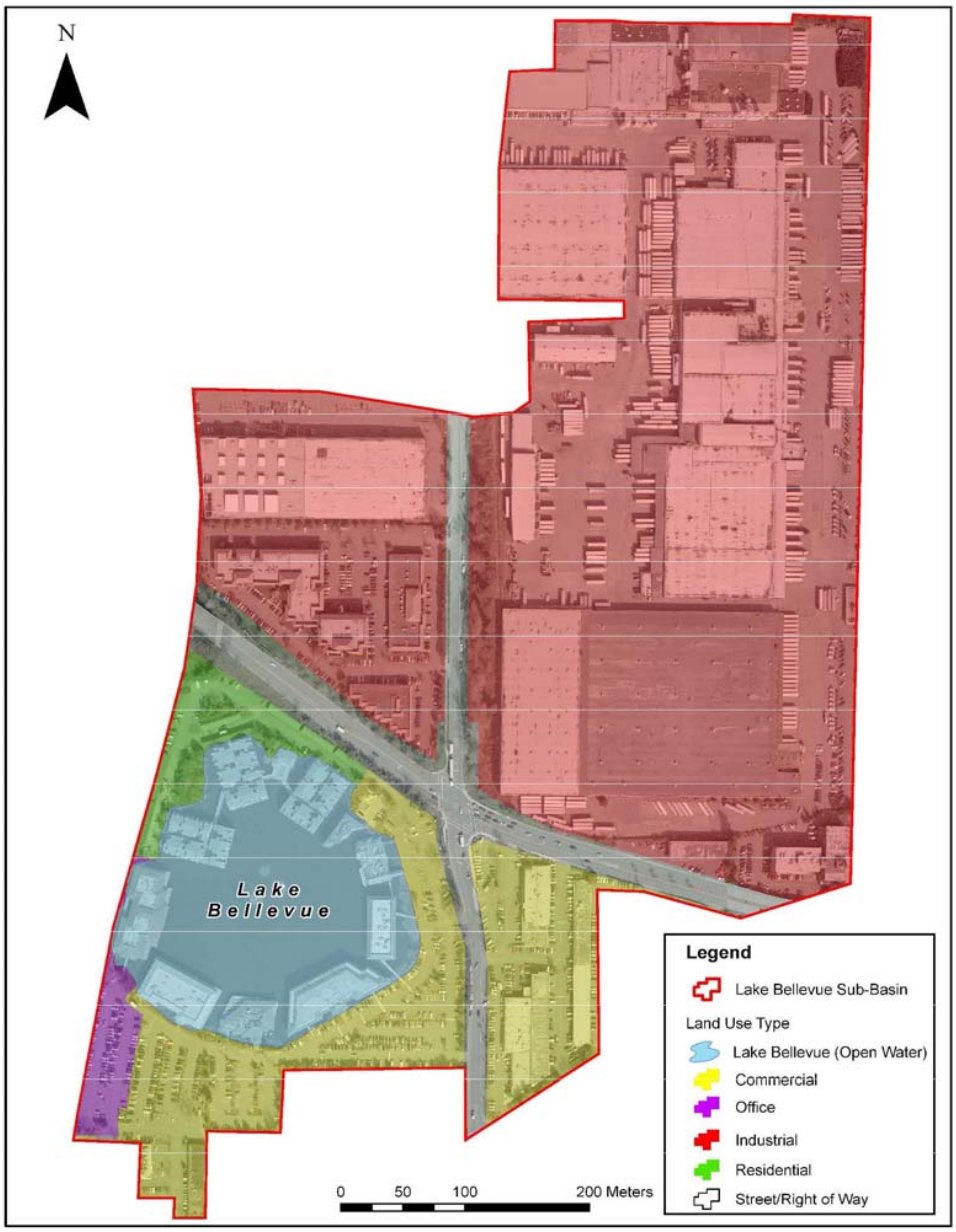


Figure 3: Lake Bellevue Sub-basin



Methods to Reduce Phosphorus in Lake Bellevue

The report's primary recommendation is for internal treatment of Lake Bellevue since internal sources account for the majority (76%) of phosphorus levels in the lake. This internal treatment includes Alum treatment for controlling the phosphorus content. Treatment for external sources of phosphorus includes implementing Washington Department of Ecology approved Best Management Practices on redevelopment within the Lake Bellevue Sub-basin. The Spring District is committed to using these BMPs as a standard practice.

In addition to using BMPs, The Spring District site is going from its existing 89% impervious condition to no more than 75% impervious at full build-out. This reduction in impervious surfaces will decrease stormwater runoff to Lake Bellevue. The stormwater quality will also benefit from the enhanced treatment in the project's design. Enhanced

treatment uses low impact development techniques, which may include pervious pavement, rain gardens, and roof gardens, to treat pollution generating stormwater on-site for contaminates including sediment and phosphorus.

Proposed Site Conditions

The proposed Phase 1A Spring District site will transform the industrial site into a mixed-use development of office, residential, commercial, and open space in accordance with LUC 20.20.460F. The developed Phase 1A will redevelop 10.10 acres of the 36.01-acre site. The existing site is made up of 0.4 acres of pervious area and 9.7 acres of impervious area, resulting in 96% impervious lot coverage. The proposed site will be made up of 3.4 acres of pervious area and 6.7 acres of impervious area, resulting in 66% impervious lot coverage. The proposed site will be made up of two office buildings, a remodeled portion of the existing warehouse, surface parking lot, roadway infrastructure, and park space. Due to the reduction in impervious surface, stormwater flows will be reduced from the site. In addition, enhanced treatment will be provided for all pollution-generating surfaces.

Applicable City Codes

Applicable City Codes used for the storm drainage analysis are listed below:

Bellevue City Code 24.06.065: stormwater management at development and redevelopment sites in accordance with the City's Western Washington Phase II Municipal Stormwater Permit, including Appendix 1, Minimum Technical Requirements, the Stormwater Management Manual for Western Washington (2005) and supplemented by the 2011 Bellevue "Storm and Surface Water Engineering Standards," where applicable.

Because the site will be removing all impervious surfaces and replacing them with equal or less impervious area, Minimum Requirements 1 through 9 from the 2011 Bellevue "Storm and Surface Water Engineering Standards" will need to be met for final design. Minimum Requirements 5 through 7 are discussed in more detail below.

On-Site Stormwater Management – MR 5

An on-site stormwater management plan is required for all redevelopment when new, replaced, or new plus replaced impervious surface areas are equal to or greater than 2,000 square feet. This requirement will be met using Best Management Practices (BMPs) outlined in Section D6-01.1 of the City of Bellevue's Surface Water Engineering Standards.

Minimum Requirement 5 goals are to reduce stormwater runoff from the site, reduce peak flows, and treat stormwater before leaving the site. The Spring District site provides 26% of the inflow to Lake Bellevue through surface water runoff. Also, the Spring District is exempt from flow control as it is located within a stormwater basin that has been over 40% impervious since 1985. Due to these factors, stormwater detention will not be provided onsite. Measures will be taken to reduce peak flows and to treat stormwater prior to leaving the site. Below are the preliminary analyses for each of the required MR 5 tiers.

Tier 1 – Minimize Runoff Generation BMPs:

- Smart Site Design – Proposed impervious surfaces will be kept at or below the zoning limit. Phase 1A will have 66% impervious surface area compared to the zoning limit of 75% impervious.
- Preserve Natural Vegetation – Native vegetation will be incorporated into the pervious areas as applicable including raingardens.
- Amended Soils – Soils within disturbed pervious areas will be amended.

- Non-pollution generating surfaces, such as sidewalks, will drain to planter strips providing an opportunity for infiltration.

Tier 2 – Retain Runoff On-Site BMPs:

- Bioretention – Rain gardens with underdrains will be used to treat stormwater from pollution generating surfaces.

- Pervious Pavement – Pervious pavement with underdrains will be used to treat stormwater from pollution generating surfaces.

- Amended Soils – Amended soils within the rain gardens and pervious pavement sections will control the flow rate through the water quality devices, which will reduce peak flows.

- Sidewalk Slope – Sidewalks will be designed to flow to pervious areas to the extent possible.

Tier 3 – Infiltrate or Disperse Runoff Prior to Discharge BMPs:

- Infiltration of stormwater will take place through the increase in pervious area within the Spring District. Since the Spring District site stormwater makes up 26-percent of the inflow to Lake Bellevue, infiltration has been kept to a minimum.

Stormwater Runoff Treatment – MR 6

Stormwater treatment is required on all pollution-generating surfaces including roads and driveways per the City of Bellevue Code. The current design intent is for this stormwater to be collected, treated within the roadway corridor using natural drainage practices then discharged offsite as treated stormwater. The total required rain garden and pervious pavement size to treat the required water quality storm runoff from the roadway corridors and surface parking lot is 6,000 square feet. Discharge from the rain garden facilities or other treatment systems will be conveyed to a clean water conveyance system. These enhanced stormwater treatment facilities will meet stormwater code and should contribute to the health of Lake Bellevue by removing contaminates such as phosphorus.

Stormwater treatment will be through pervious concrete crosswalks with amended soils and rain gardens designed to the requirements of the Department of Ecology Stormwater Management Manual. The treatment cells will contain underdrain pipes to convey the treated stormwater to the conveyance system within the roadway. Below are the sizing criteria used for the Phase 1A treatment facilities:

- 100% runoff treated from pollution generating surfaces
- 2-inches per hour infiltration rate
- 1.5-feet filter material depth
- Run as a sand filter in WWHM v3

The table below shows the required Phase 1A stormwater treatment facilities:

Roadway	Area (SF)	Area (Ac)	Required Rain Garden / Porous Concrete (SF)
121st Avenue NE	13,930	0.32	1,200
NE 13th Street	17,611	0.40	1,500
13th Entry & 123rd	17,505	0.40	1,500
123rd Avenue NE	8,281	0.19	600
Parking Lot	65,113	1.49	1,140
Total	122,440	2.81	6,000

These treatment facilities will fit within the crosswalks and planter strips of Phase 1A.

Stormwater Flow Control (Detention) – MR 7

Minimum requirements for flow control for new development and redevelopment states that if:

"The drainage area of the immediate stream and all subsequent downstream basins have at least 40-percent total impervious surface area since 1985. In this case, the predeveloped condition to be matched shall be the existing land cover condition."

b. Standard Requirements
ii. Stormwater discharges shall match developed discharge durations to predeveloped durations for the range of predevelopment condition discharge rates from 50 percent of the two-year peak flow up to the full 50-year flow, as directed in the engineering standards. The predeveloped condition to be matched shall be a forested land cover unless:

(a) Reasonable, historic information is available that indicates the site was prairie prior to settlement (modeled as "pasture" in the western Washington hydrology model); or

(b) The drainage area of the immediate stream and all subsequent downstream basins have at least 40 percent total impervious surface area since 1985. In this case, the predeveloped condition to be matched shall be the existing land cover condition. Where basin-specific studies determine a stream channel to be unstable, even though the above criterion is met, the predeveloped condition assumption shall be the "historic" land cover condition, or a land cover condition commensurate with achieving a target flow regime identified by an approved basin study.

Since more than 40-percent of the project site has been impervious since 1985, this stormwater rule applies, allowing the stormwater model to use the existing impervious surface as the existing condition, instead of pre-development conditions as stated in Ecology's 2005 Stormwater Manual. See Table 1 below for the existing and proposed conditions. Furthermore, total impervious surface will not result in net new area totaling 5,000 square feet and the 100-year peak flow rate will not be increased by more than 0.1 CFS. As a result, minimum requirement number 7, Flow Control, will not be required.

Table 2, below, shows preliminary stormwater runoff modeling resulting in the redeveloped site producing much lower stormwater discharge flows from Phase 1A through the change in land use.

Table 2. Stormwater Discharge Flows

	Total Area (Acres)	Impervious Area (Acres)	Pervious Area (Acres)	2-year Storm Discharge (CFS)	10-year Storm Discharge (CFS)	50-year Storm Discharge (CFS)	100-year Storm Discharge (CFS)
Phase 1A Existing Site	10.1	9.7	0.4	2.4	3.3	4.1	4.4
Phase 1A Proposed Site	10.1	6.7	3.4	1.8	2.6	3.2	3.5
Change	0.0	-3.0	3.0	-0.6	-0.7	-0.9	-0.9
% Change	-	-31%	750%	-25%	-21%	-22%	-20%

Stormwater Conveyance Plan

The proposed stormwater conveyance plan is to continue discharging the site stormwater to the existing city stormwater system located at the corner of NE 12th Street and 120th Avenue NE. This system discharges to Lake Bellevue, which is approximately one-quarter-mile downstream of the site. The stormwater conveyance system for Phase 1A of the Spring District will be separated from the remaining distribution center stormwater conveyance system. Both systems will continue to discharge to the City stormwater system along 120th Avenue NE and NE 12th Street.

Since the impervious surface area is decreasing from existing conditions and the site discharge flows are decreasing over 20%, there will be no adverse effects to the downstream structures in regard to stormwater conveyance.

The proposed stormwater conveyance system within Phase 1A will be made up of a trunk line system ranging in size from 12-inches to 24-inches. The system will run within the proposed streets conveying treated and non-pollution generating stormwater offsite. The streets and surface parking lot will be treated through bioretention cells that will be conveyed to the trunk line system. Stormwater stub outs will be provided to each lot for connection of non-pollution generating stormwater such as roofs, landscaping, and area drains.

The stormwater system for the distribution center will be revised as part of this project in order to maintain a separated system from the Spring District Phase 1A. This work includes installing a storm drain line along the south edge of the distribution center, connecting to the existing distribution center outfall along 120th Avenue NE.

Below are the preliminary storm drainage line linear footage and number of manholes anticipated for Phase 1A of the development. These numbers will be refined as construction drawings are produced.

Phase	LF	Manholes
1A	2,000	8

Parametrix

TECHNICAL MEMORANDUM

Project:	The Spring District Phase 1a ADR	From:	Joleen Fuson Justin Jones, PE
RE:	Impervious Coverage	Date:	May 23, 2012

IMPERVIOUS COVERAGE

Existing & Future Conditions

The existing 36.01-acre site is largely impervious—with the exception of landscaped areas around the perimeter of the property—resulting in an 89% total impervious site.

As a condition of Master Development Plan approval, The Spring District is not to exceed 75% impervious coverage at full build-out per BelRed LUC 20.25D.080. At each phase of design review, The Spring District will provide an update of the site's impervious surface coverage to ensure it is on track to meet the 75% impervious requirement.

The project boundary is defined as any areas that will be redeveloped as part of this phase of development. Phase 1a includes development of 10.1 acres, including Parcels 16 and 24, roads, sidewalks, and the 12,000 SF building remodel and auxiliary structures (deck, parking lot). Phase 1a impervious surfaces include roadways, buildings, and sidewalks. Pervious surfaces include parks, landscaped areas including planters, rain gardens, and pervious pavement used in the crosswalks and drop-offs. Figure 1 identifies these pervious and impervious surfaces.

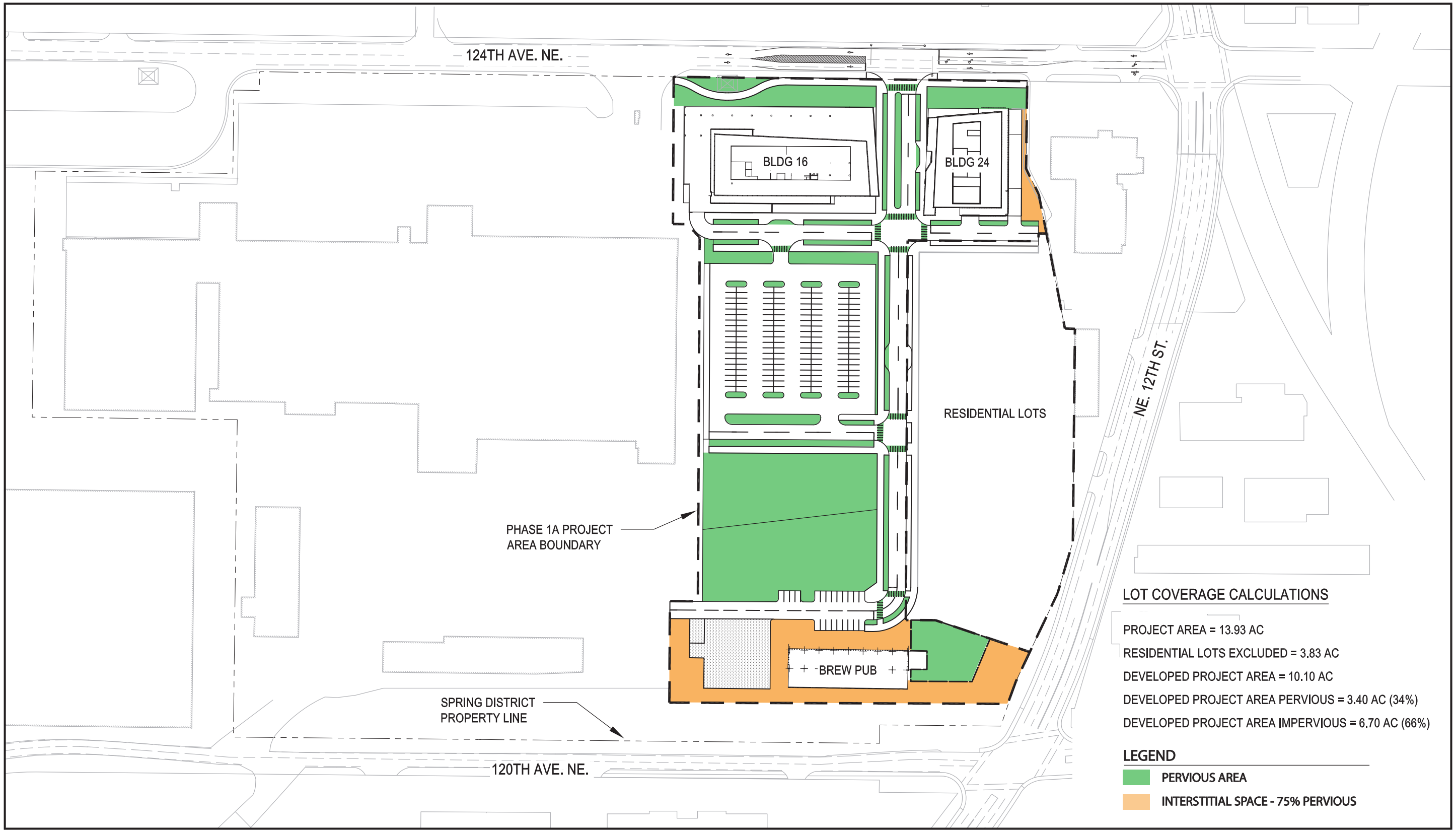
Residential Parcels

Residential parcels, extending to the back of curb, are not included in this impervious surface calculation as these will be purchased and developed by others. These parcels within Phase 1a include 19, 20, 21, 22, and 23. The residential developers will not be allowed to exceed 75% impervious coverage per lot. These lots, therefore, will not affect the overall percentage of impervious coverage for The Spring District.

Phase 1a Impervious Surface

The table below shows the calculation of impervious coverage of Phase 1a development, which totals 6.7 acres or 66% of the Phase 1a development area. This is within the 75% impervious coverage limit in the BelRed Land Use Code.

Surface Type	Impervious Area (Acres)	Pervious Area (Acres)
Roads	1.5	
Buildings	2.6	
Sidewalks	1.0	
Parking Lot	1.6	
Planters, Pervious Drop-offs and Crosswalks, Rain Gardens		1.6
Park Spaces		1.8
Total of Phase 1a area (10.1 acres)	**6.7**	**3.4**
	66%	**34%**



Parametrix DATE: May 20, 2012 FILE: PU4575002C-FIG- LOT COVERAGE

N

0 150'

SCALE IN FEET

The Spring District
Phase 1A Lot Coverage

THE SPRING DISTRICT

Boundary & Topographic Survey

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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A

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

WRIGHT RUNSTAD & COMPANY

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THE SPRING DISTRICT

Site Infrastructure

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DWG.

NOTES, ABBREVIATIONS, LEGENDS

DWG.

SI G0-010

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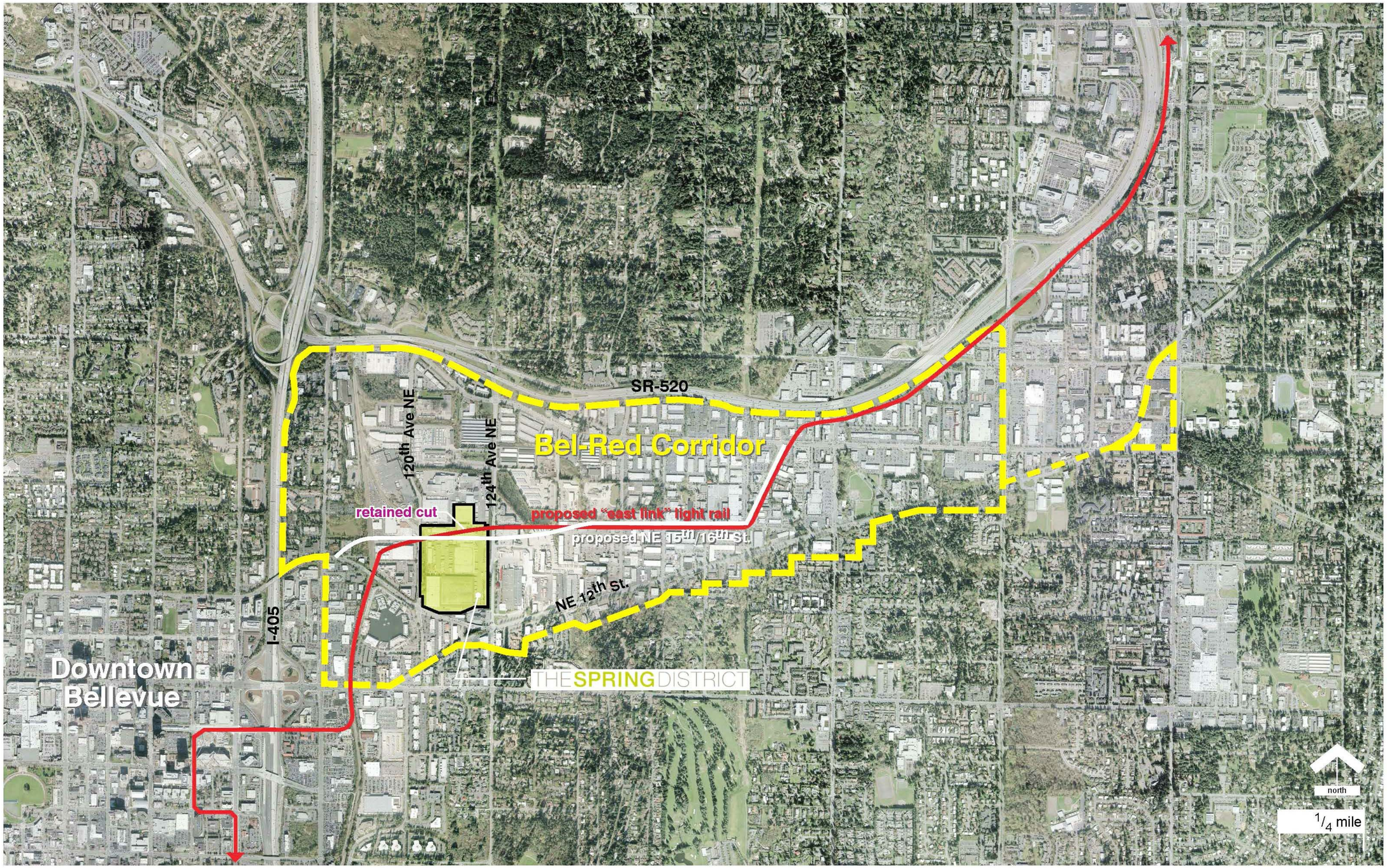

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VICINITY MAP

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SI G0-500

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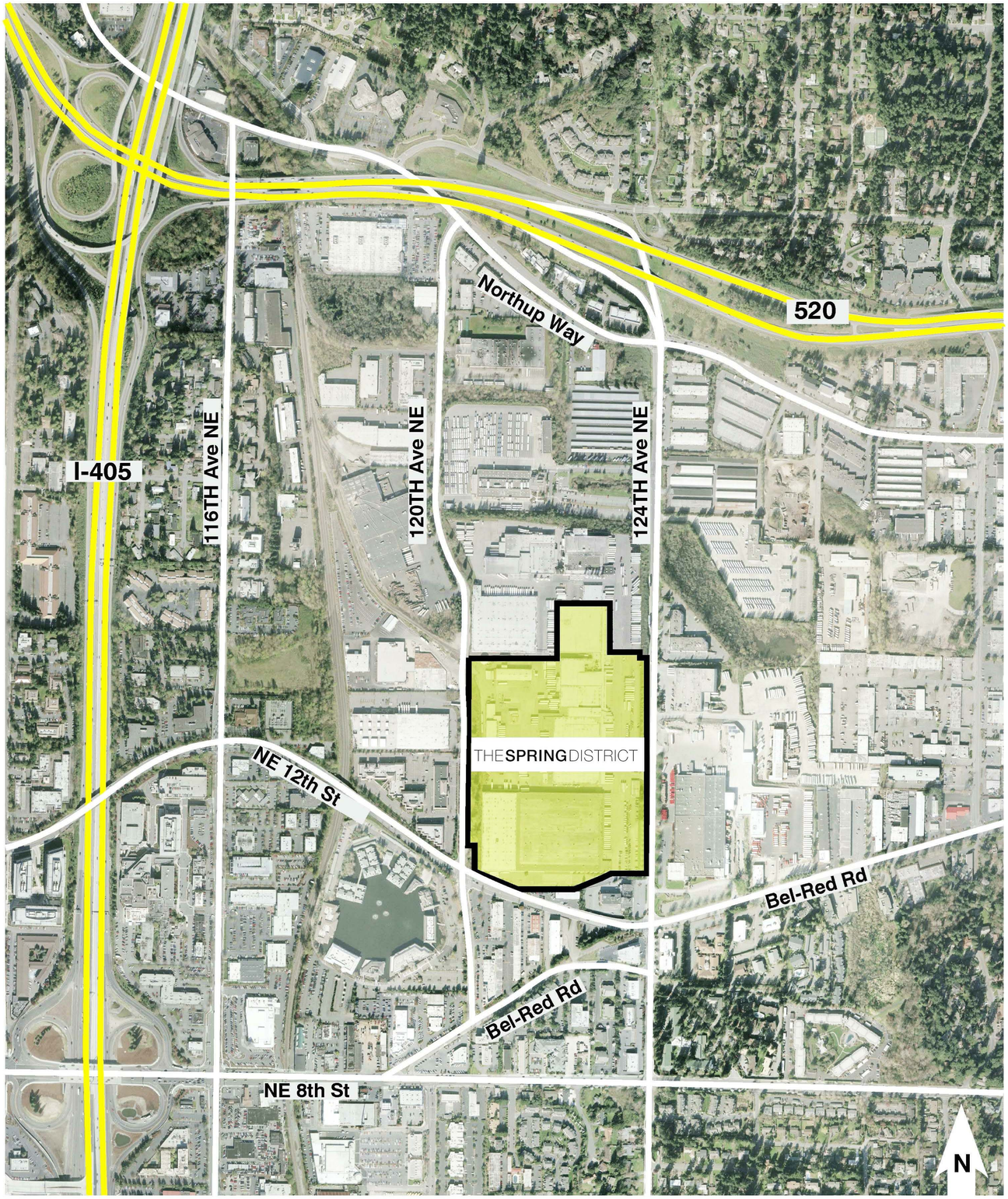

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VICINITY MAP

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SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

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&COMPANY

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-502

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

WRIGHT
RUNSTAD
&COMPANY

SHORENSTEIN

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-503

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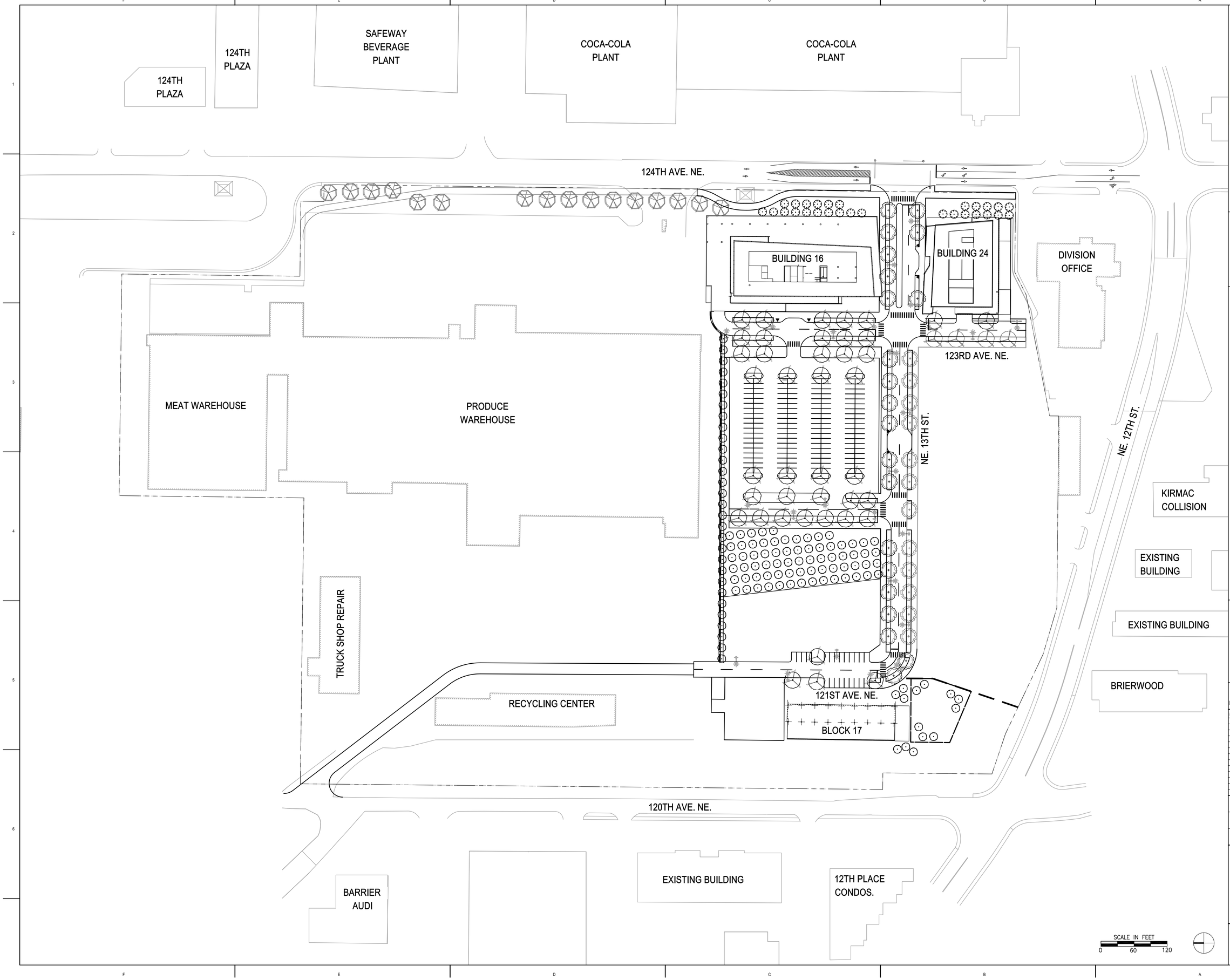

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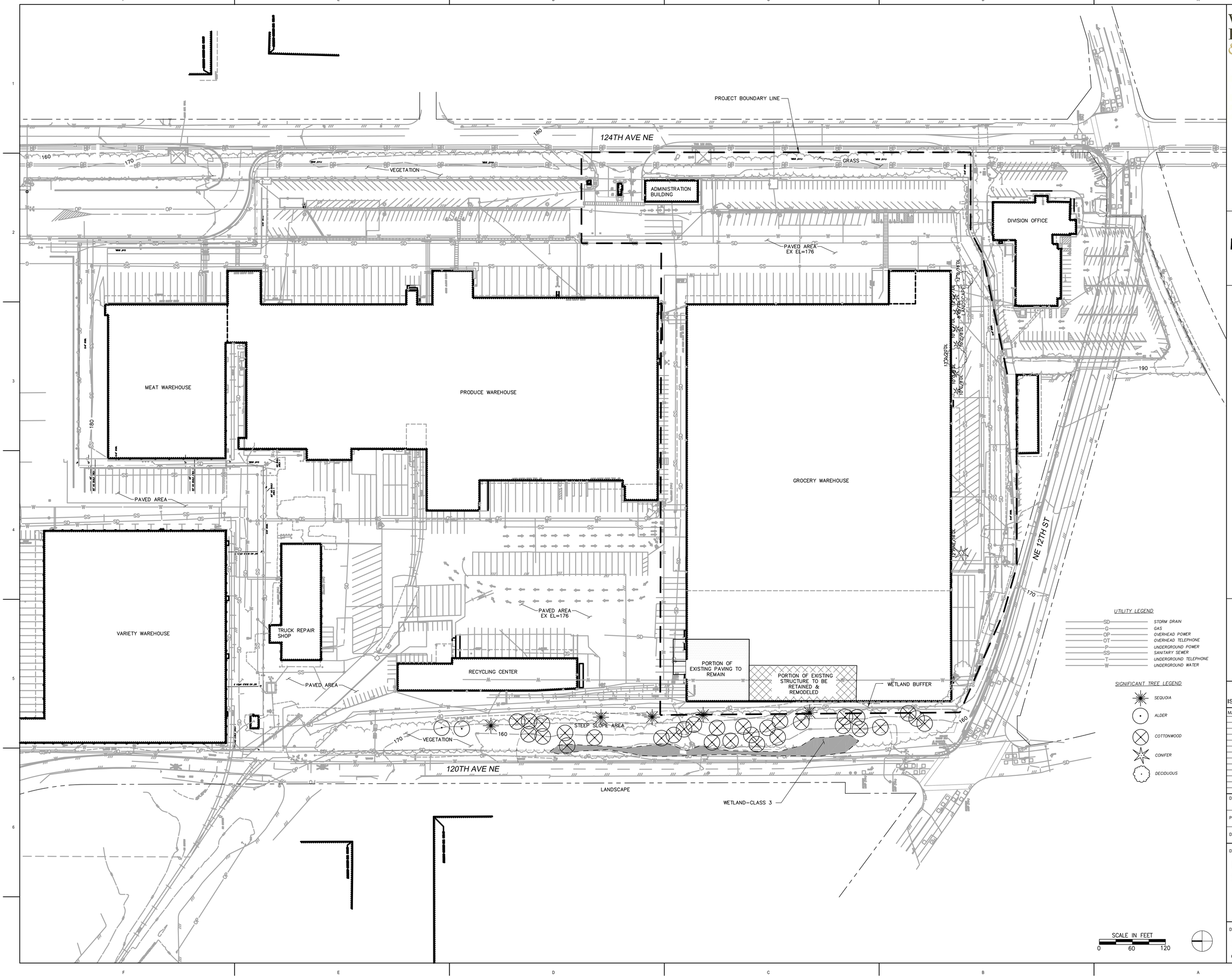
DWG.
ARCHITECTURAL SITE MAP

DWG.
G0-600
COB DCP 12-111805-DB



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DWG.

EXISTING SITE SURVEY

DWG.

SI C1-001

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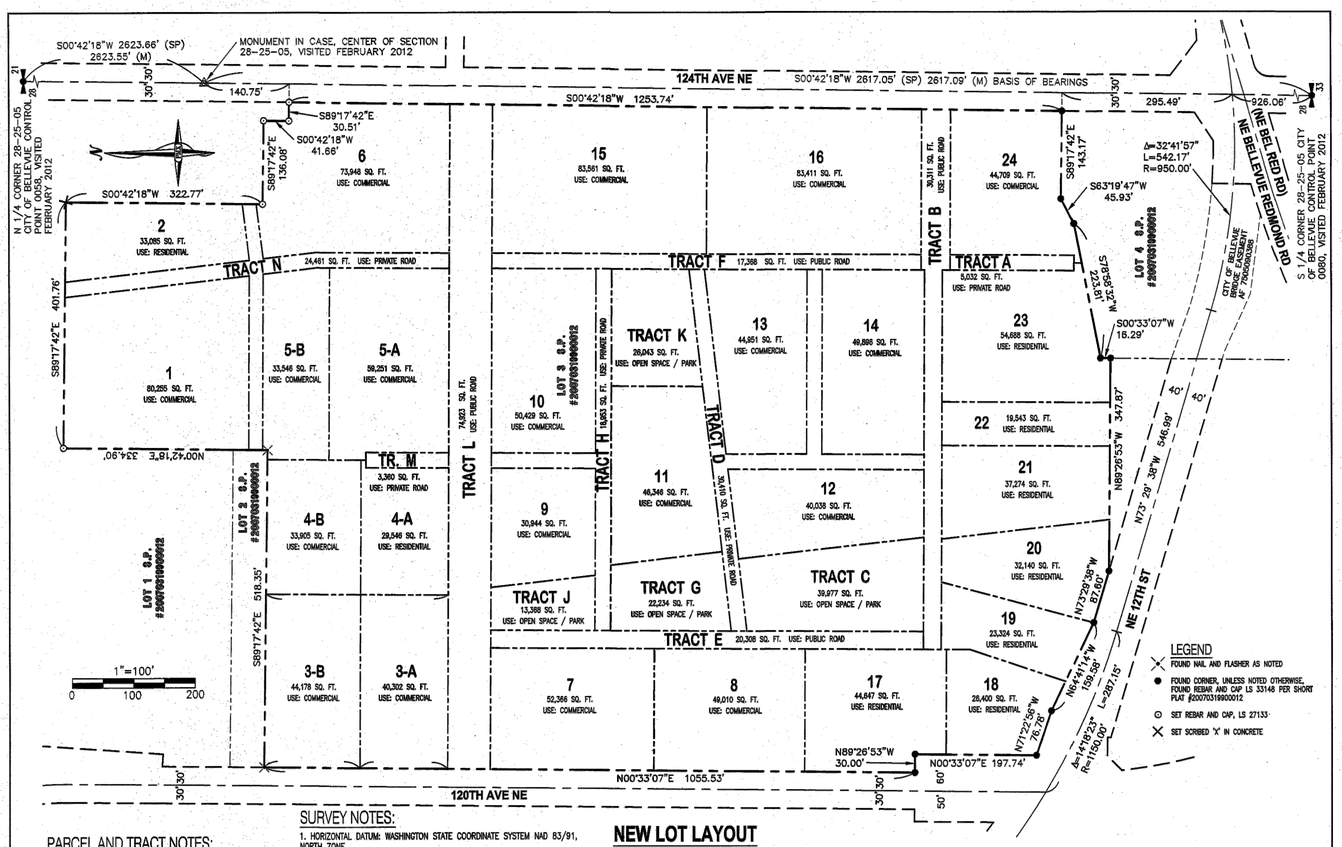

LEGEND

- FOUND NAIL AND FLASHER AS NOTED
- FOUND CORNER, UNLESS NOTED OTHERWISE, FOUND REBAR AND CAP LS 33148 PER SHORT PLAT #20070319000012
- SET REBAR AND CAP, LS 27133
- SET SCRIBED 'X' IN CONCRETE

PARCEL AND TRACT NOTES:

1. THE LETTER I (EYE) WAS NOT USED FOR A TRACT ID.

2. TOTAL AREAS:
PARCELS.....1,241,692 SQ. FT.
TRACTS.....326,748 SQ. FT.
SITE.....1,568,440 SQ. FT.
(1,568,439 PER RECORD DATA, SEE NOTE #1, SHEET #1)

3. OWNERSHIP OF TRACTS:
TRACTS A THROUGH N ARE RETAINED AND WHOLLY OWNED BY WR-SRI 120TH, LLC UPON RECORDING OF THIS BINDING SITE PLAN. SEE DEVELOPMENT NOTE ON SHEET 1.

SURVEY NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE COORDINATE SYSTEM NAD 83/91, NORTH ZONE.

2. BASIS OF BEARINGS: THE NORTH-SOUTH CENTER LINE OF SECTION 28, T. 25 N., R. 5 E., W.M. (BETWEEN CITY OF BELLEVUE CONTROL MONUMENTS 0058 AND 0080) BEARS S 00°42'18" W.

3. DATA FOR EXTERIOR BOUNDARY, NE 12TH ST. AND NE BEL RED RD. SHOWN HEREON IS ACCORDING TO CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, RECORDING NUMBER 20070319000012.

4. METHOD: TOPCON GR-3 FOR GPS TIES TO MONUMENTS AND SOME CORNERS, LEICA 1203 TOTAL STATION FOR CONVENTIONAL SURVEY.

5. THIS SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

6. INTERIOR CORNERS FOR PARCELS (LOTS) AND TRACTS HAVE NOT BEEN SET FOR THIS BINDING SITE PLAN BUT MAY BE REQUIRED AS PART OF THE DEVELOPMENT PROCESS FOR EACH PARCEL AND TRACT.

NEW LOT LAYOUT

ABBREVIATIONS

S.P.	SHORT PLAT
(SP)	PER SHORT PLAT #20070319000012
(M)	MEASURED

3/14/12
KAYNALEEN D. CARSOT
STATE OF WASHINGTON
27133
REGISTERED
PROFESSIONAL LAND SURVEYOR

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
1019 39TH AVENUE SE, SUITE 100
PUYALLUP, WASHINGTON 98374
T. 253.604.6600 F. 253.604.6799
www.parametrix.com

247-4575-002 02/03 MARCH 2012 DGP

CITY OF BELLEVUE WASHINGTON
City of Bellevue

BINDING SITE PLAN NO.

SHEET 2 OF 5

WRIGHT RUNSTAD & COMPANY

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DWG.
BINDING SITE PLAN

DWG.
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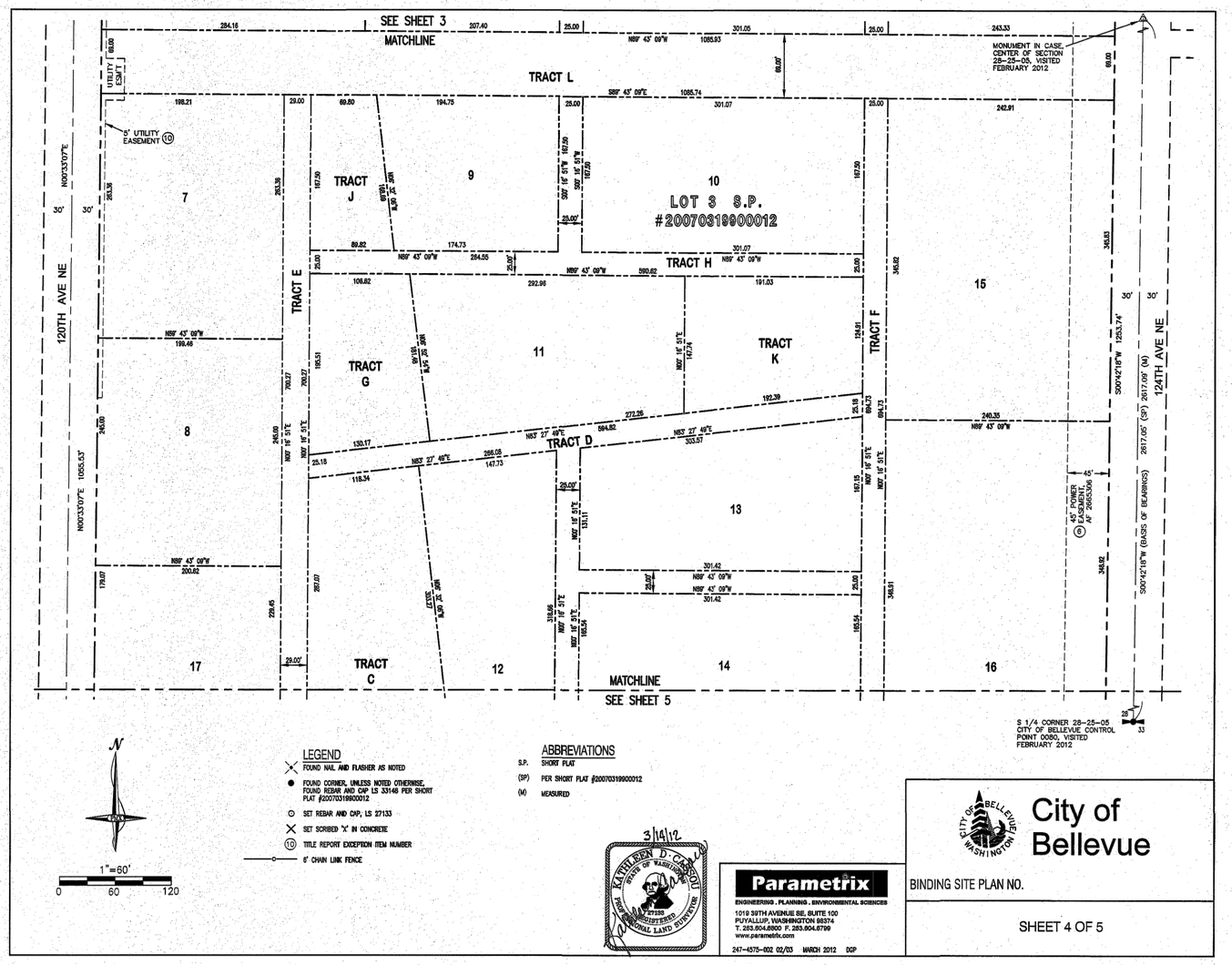

DESCRIPTION

(PER SUBDIVISION GUARANTEE G-6329-1585, ORDER NO. 1033092 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 29, 2012)

LOT 3 OF CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, ACCORDING TO SHORT PLAT RECORDED UNDER RECORDING NUMBER 20070319900012, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH:
AN EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING STORM, SANITARY SEWER, WATER AND OTHER UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED, AS ESTABLISHED IN THE CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, ACCORDING TO SHORT PLAT RECORDED UNDER RECORDING NUMBER 20070319900012.

AND TOGETHER WITH:
AN EASEMENT FOR PUMP AND PUMP LINES FOR FIRE SUPPRESSION AS ESTABLISHED PURSUANT TO SHORT PLAT AGREEMENT RECORDED UNDER RECORDING NUMBER 20070501001186.

ALL SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES:

1. REFERENCE: CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, RECORDING NUMBER 20070319900012.

2. SUBDIVISION GUARANTEE G-6329-1585, ORDER NO. 1033092 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 29, 2012.

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BINDING SITE PLAN

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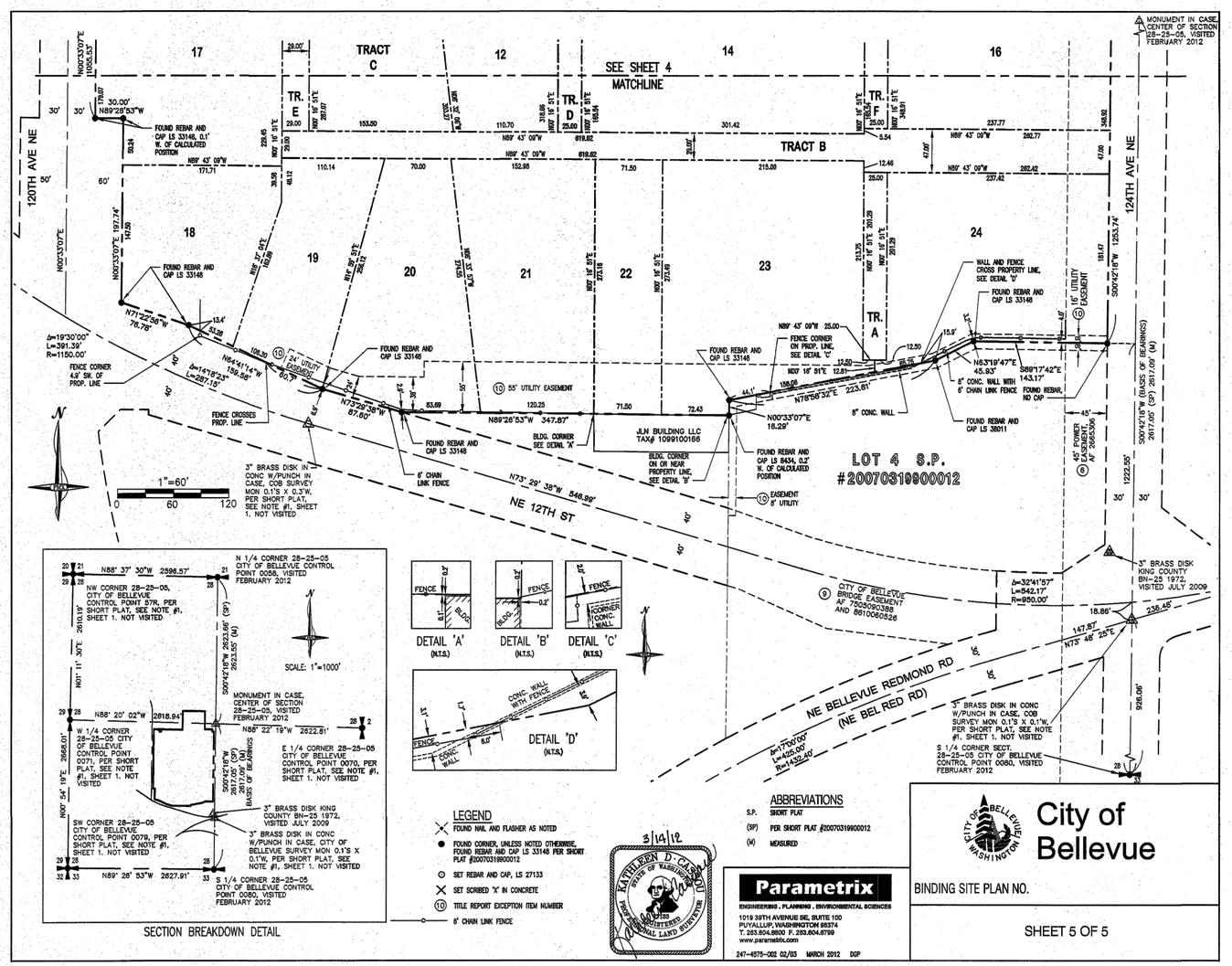

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THE SPRING DISTRICT

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DWG.

BINDING SITE PLAN

DWG.

SI C1-004.3

COB DCP 12-111805-DB

THE SPRING DISTRICT

Site Plan B

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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Suite 1600
Seattle, WA 98101
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MECHANICAL:
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f: 206.365.1580

ELECTRICAL:
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Seattle, WA 98199
t: 206.270.3300

CURTAIN WALL:
Walters & Wolf
4725 116th Street South West
Mukilteo, WA 98275
t: 425.583.1323

ELEVATOR:
Lerch Bates
19515 North Creek Parkway
Suite 304
Bothell, WA 98011
t: 425.205.2205

B

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

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THE SPRING DISTRICT

Site Infrastructure

SI

ADR Submittal

May 23, 2012

ISSUE

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PROJ. NO.: 100908.00	
DATE: 05/23/2012	

DWG.

NOTES, ABBREVIATIONS, LEGENDS

DWG.

SI G0-010

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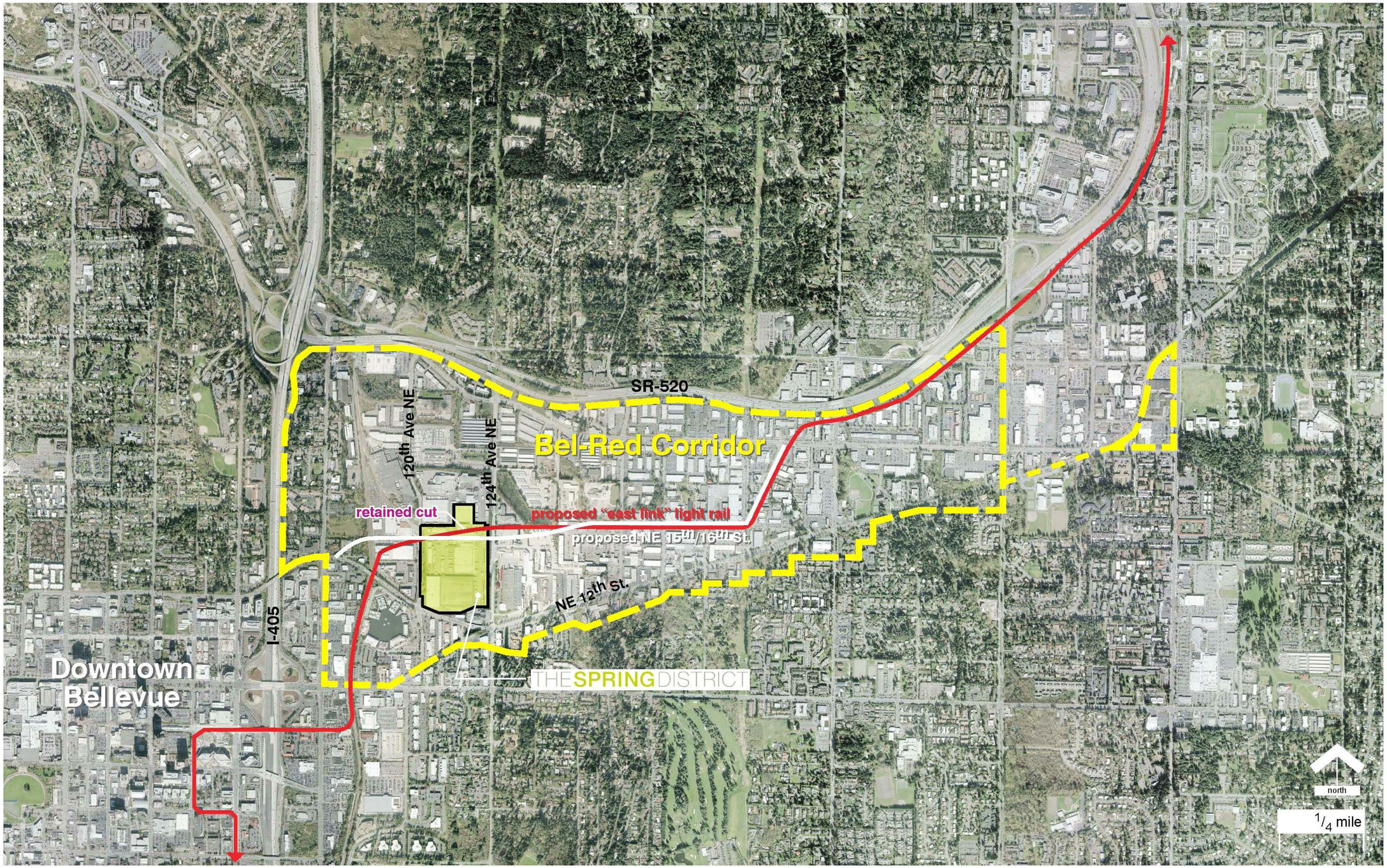

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VICINITY MAP

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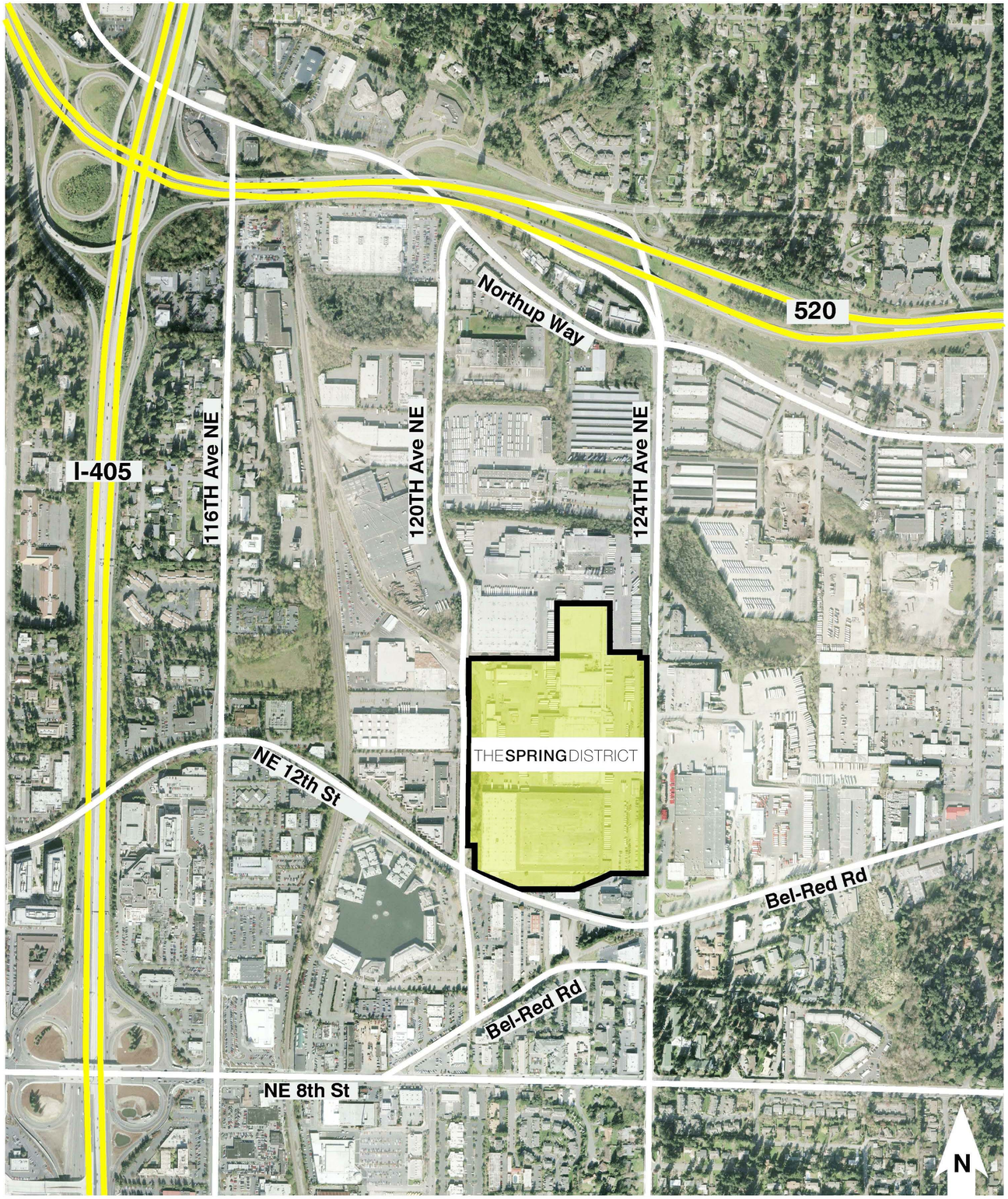

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VICINITY MAP

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SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

WRIGHT
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&COMPANY

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THE**SPRING**DISTRICT

Site Infrastructure

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-502

COB DCP 12-111805-DB

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

WRIGHT
RUNSTAD
&COMPANY

SHORENSTEIN

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THE**SPRING**DISTRICT

Site Infrastructure

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-503

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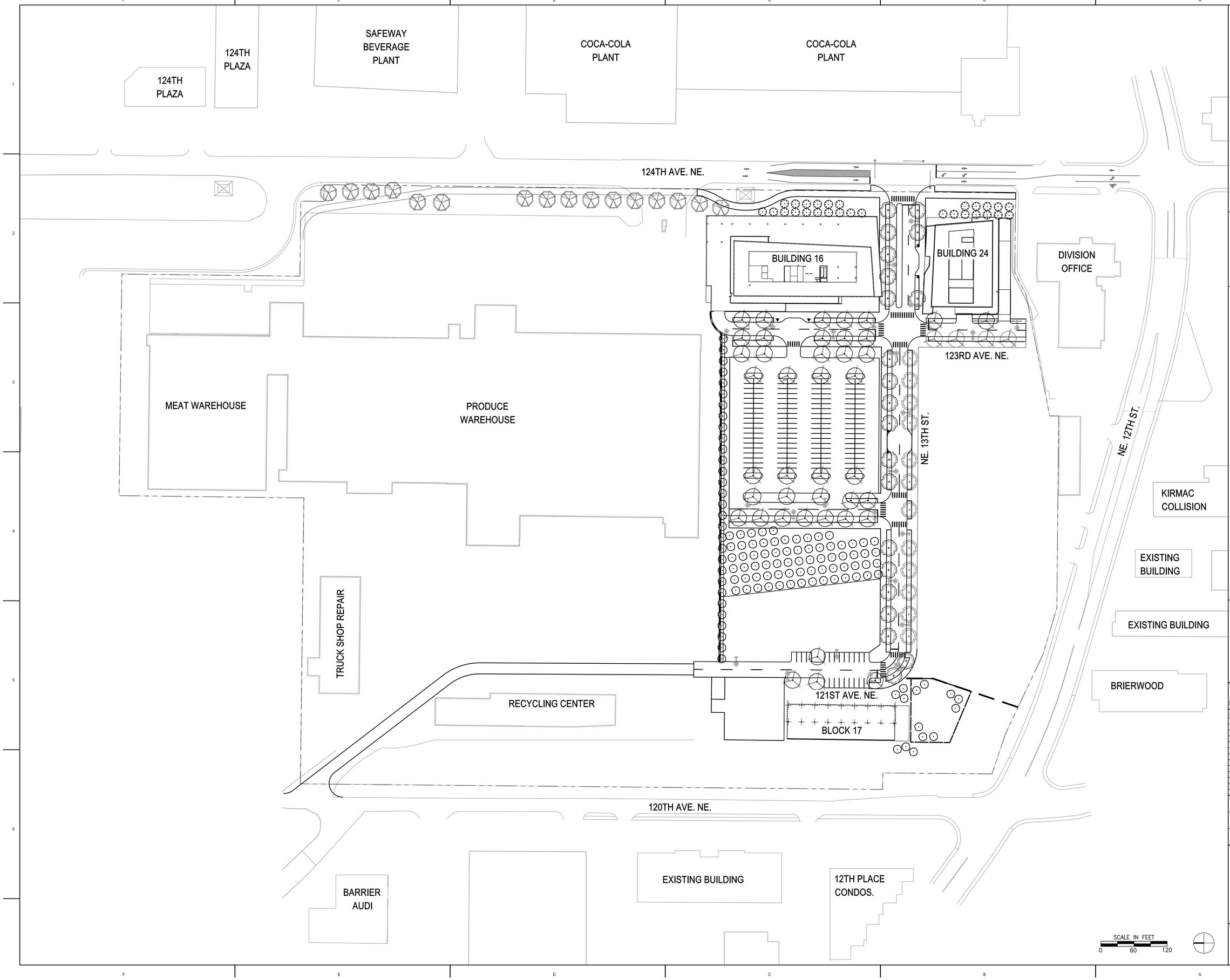

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DWG.
ARCHITECTURAL SITE MAP

DWG.
G0-600
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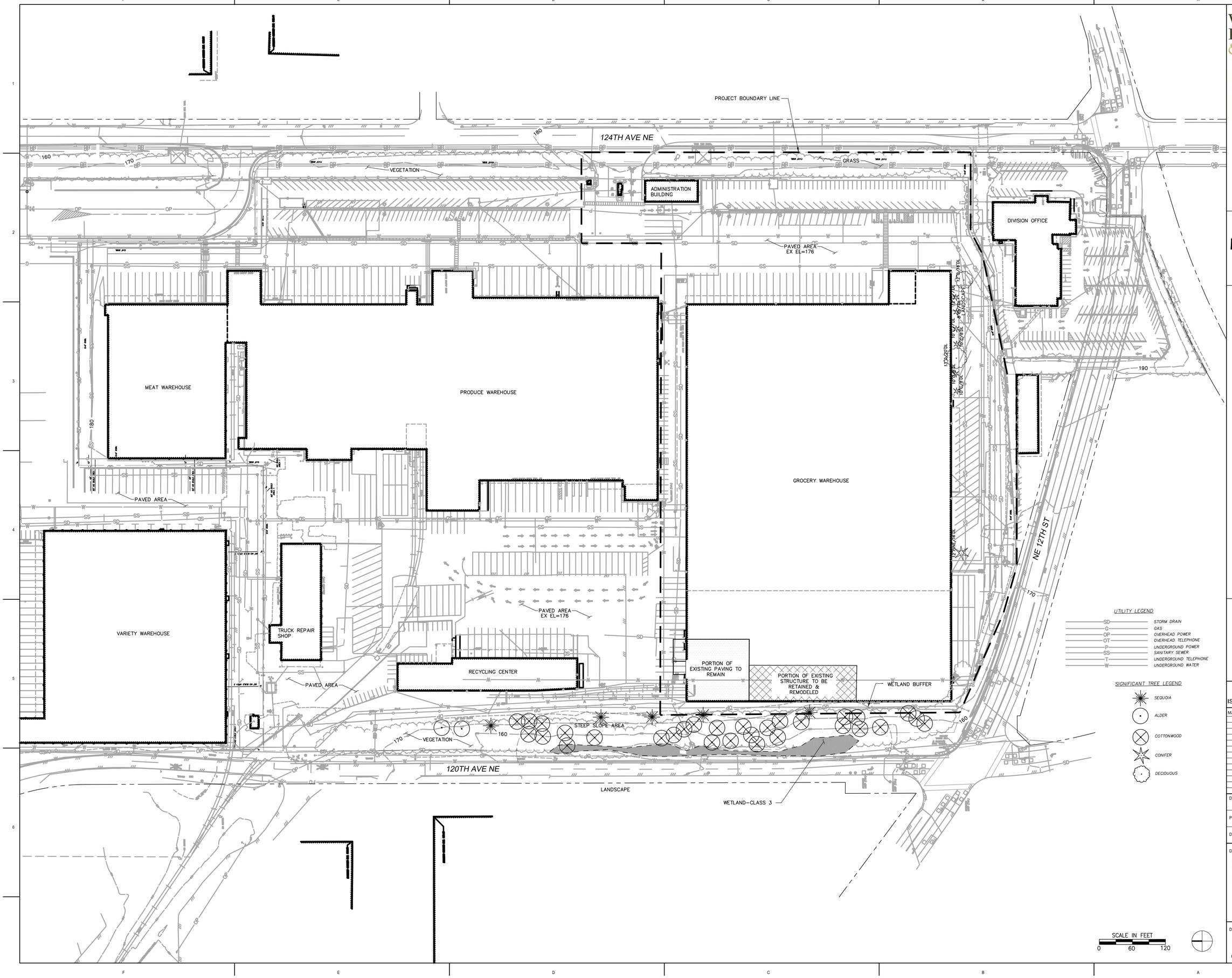

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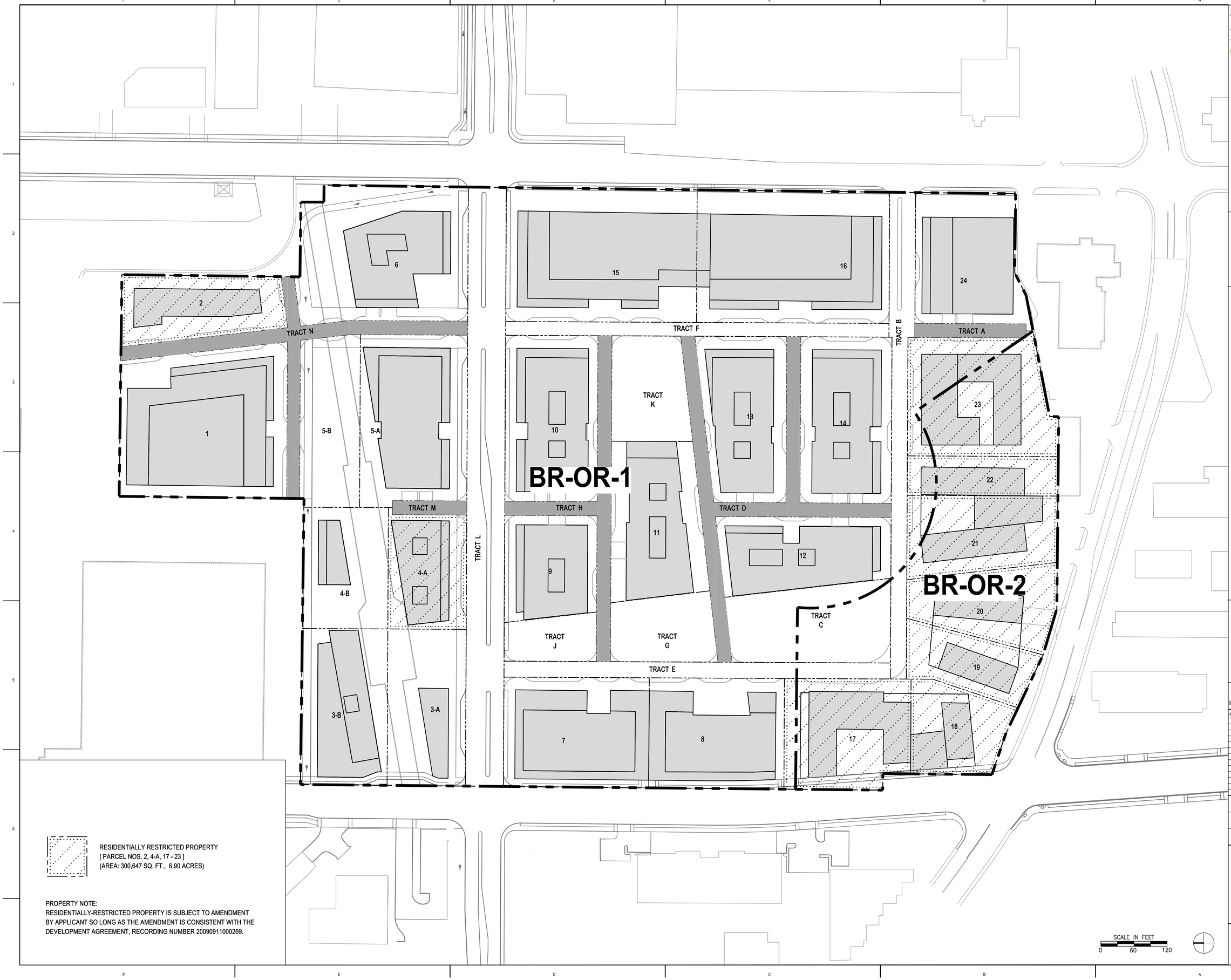
DWG.

EXISTING SITE SURVEY

DWG.

SI C1-001

COB DCP 12-111805-DB



RESIDENTIALLY RESTRICTED PROPERTY
[PARCEL NOS. 2, 4-A, 17 - 23]
(AREA: 300,647 SQ. FT., 6.90 ACRES)

PROPERTY NOTE:
RESIDENTIALLY-RESTRICTED PROPERTY IS SUBJECT TO AMENDMENT BY APPLICANT SO LONG AS THE AMENDMENT IS CONSISTENT WITH THE DEVELOPMENT AGREEMENT, RECORDING NUMBER 20090911000269.

WRIGHT RUNSTAD & COMPANY

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Site Infrastructure

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ADR Submittal

ISSUE

MARK	DATE	DESCRIPTION

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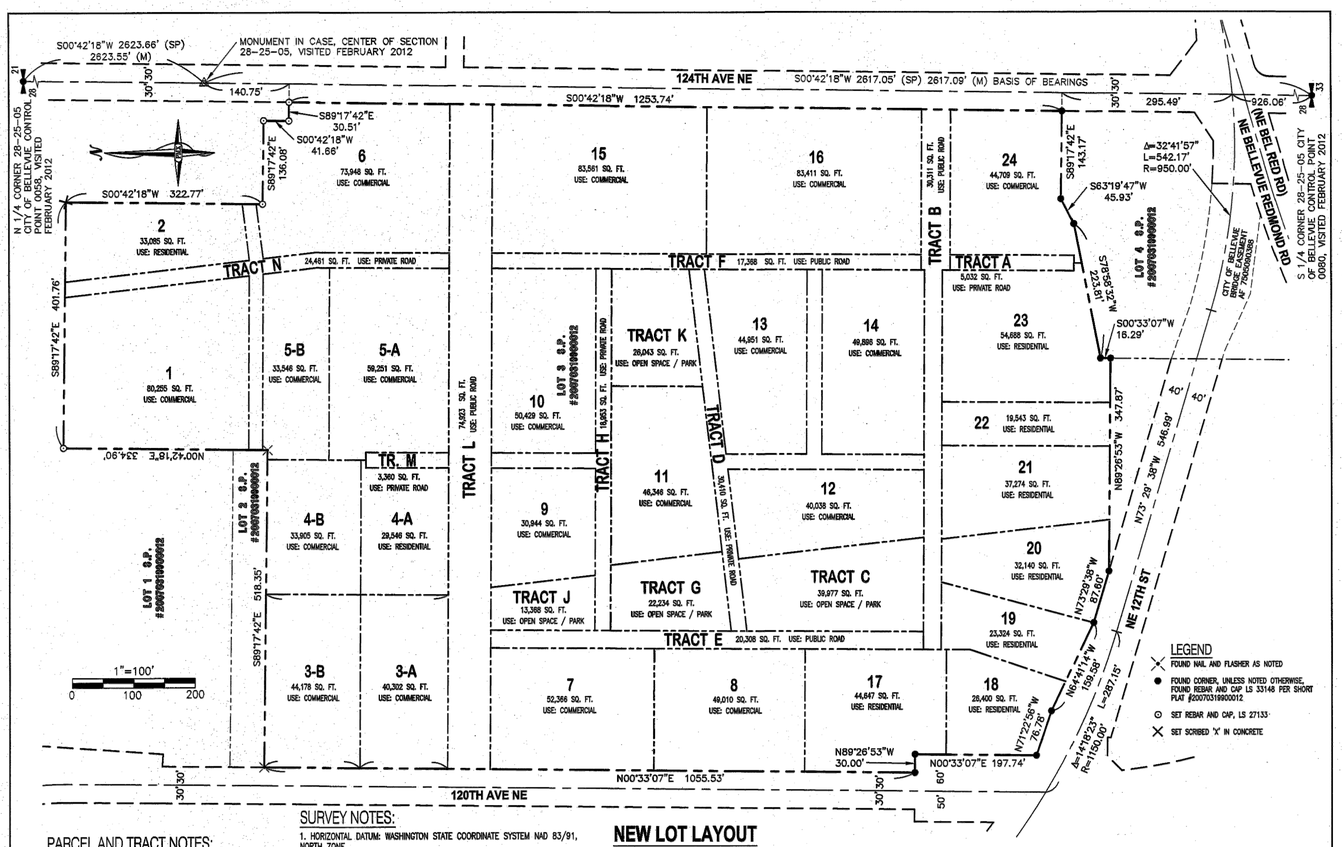
PROJ. NO.:	100908.00
DATE:	05/23/2012

DWG.
ZONING PLAN

DWG.
SI C1-003
COB DCP 12-111805-DB



LEGEND

- FOUND NAIL AND FLASHER AS NOTED
- FOUND CORNER, UNLESS NOTED OTHERWISE, FOUND REBAR AND CAP LS 33148 PER SHORT PLAT #20070319000012
- SET REBAR AND CAP, LS 27133
- SET SCRIBED 'X' IN CONCRETE

PARCEL AND TRACT NOTES:

1. THE LETTER I (EYE) WAS NOT USED FOR A TRACT ID.

2. TOTAL AREAS:
PARCELS.....1,241,692 SQ. FT.
TRACTS.....326,748 SQ. FT.
SITE.....1,568,440 SQ. FT.
(1,568,439 PER RECORD DATA, SEE NOTE #1, SHEET #1)

3. OWNERSHIP OF TRACTS:
TRACTS A THROUGH N ARE RETAINED AND WHOLLY OWNED BY WR-SRI 120TH, LLC UPON RECORDING OF THIS BINDING SITE PLAN. SEE DEVELOPMENT NOTE ON SHEET 1.

SURVEY NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE COORDINATE SYSTEM NAD 83/91, NORTH ZONE.

2. BASIS OF BEARINGS: THE NORTH-SOUTH CENTER LINE OF SECTION 28, T. 25 N., R. 5 E., W.M. (BETWEEN CITY OF BELLEVUE CONTROL MONUMENTS 0058 AND 0080) BEARS S 00°42'18" W.

3. DATA FOR EXTERIOR BOUNDARY, NE 12TH ST. AND NE BEL RED RD. SHOWN HEREON IS ACCORDING TO CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, RECORDING NUMBER 20070319000012.

4. METHOD: TOPCON GR-3 FOR GPS TIES TO MONUMENTS AND SOME CORNERS, LEICA 1203 TOTAL STATION FOR CONVENTIONAL SURVEY.

5. THIS SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

6. INTERIOR CORNERS FOR PARCELS (LOTS) AND TRACTS HAVE NOT BEEN SET FOR THIS BINDING SITE PLAN BUT MAY BE REQUIRED AS PART OF THE DEVELOPMENT PROCESS FOR EACH PARCEL AND TRACT.

NEW LOT LAYOUT

ABBREVIATIONS

S.P.	SHORT PLAT
(SP)	PER SHORT PLAT #20070319000012
(M)	MEASURED

3/14/12
KAYNALEEN D. CARSOT
STATE OF WASHINGTON
27133
REGISTERED
PROFESSIONAL LAND SURVEYOR

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
1019 39TH AVENUE SE, SUITE 100
PUYALLUP, WASHINGTON 98374
T. 253.604.6600 F. 253.604.6799
www.parametrix.com

247-4575-002 02/03 MARCH 2012 DGP

CITY OF BELLEVUE WASHINGTON
City of Bellevue

BINDING SITE PLAN NO.

SHEET 2 OF 5

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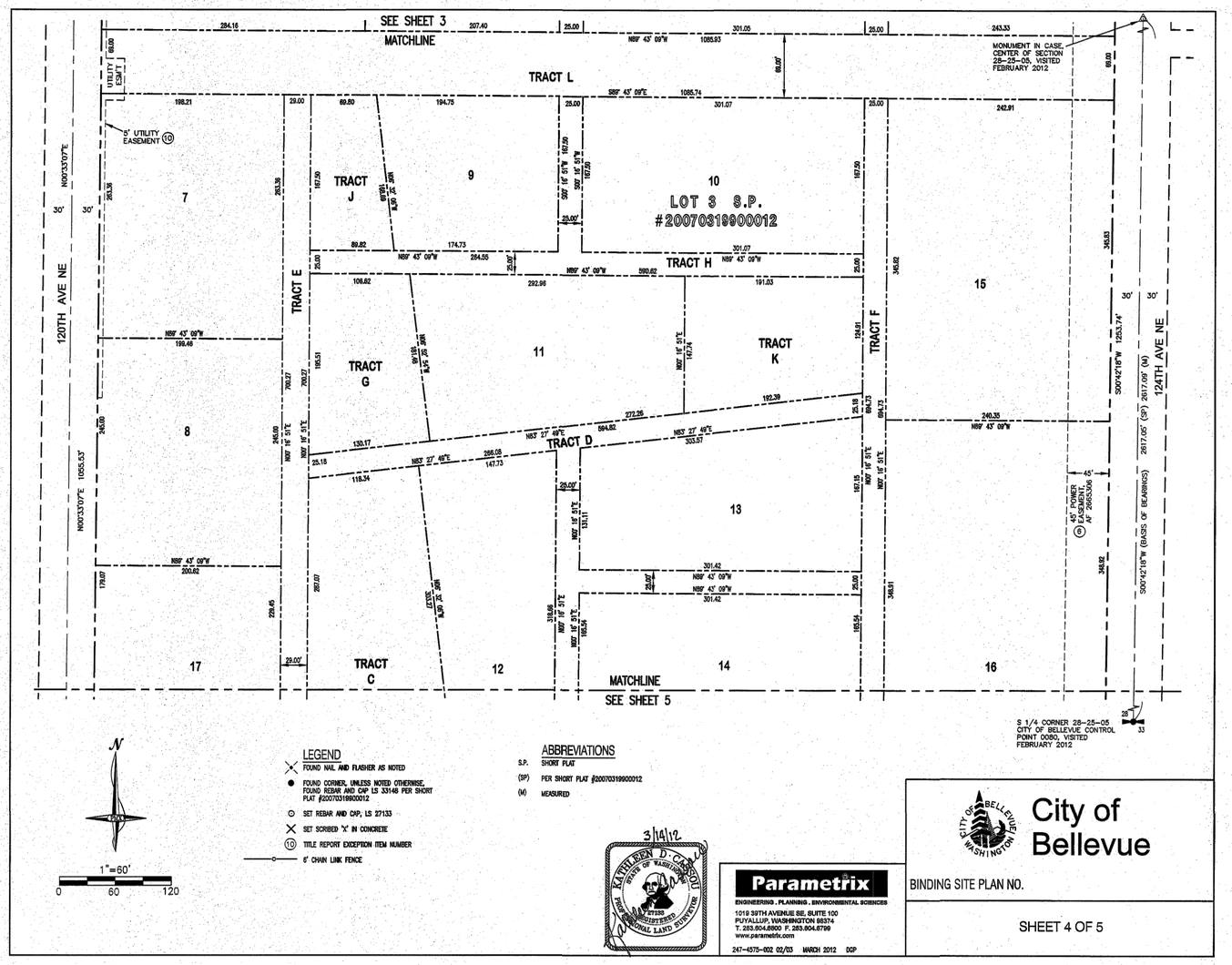
DWG.
BINDING SITE PLAN

DWG.
SI C1-004.1
COB DCP 12-111805-DB



DESCRIPTION

(PER SUBDIVISION GUARANTEE G-6329-1585, ORDER NO. 1033092 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 29, 2012)

LOT 3 OF CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, ACCORDING TO SHORT PLAT RECORDED UNDER RECORDING NUMBER 20070319900012, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH:
AN EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING STORM, SANITARY SEWER, WATER AND OTHER UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED, AS ESTABLISHED IN THE CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, ACCORDING TO SHORT PLAT RECORDED UNDER RECORDING NUMBER 20070319900012.

AND TOGETHER WITH:
AN EASEMENT FOR PUMP AND PUMP LINES FOR FIRE SUPPRESSION AS ESTABLISHED PURSUANT TO SHORT PLAT AGREEMENT RECORDED UNDER RECORDING NUMBER 20070501001186.

ALL SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES:

1. REFERENCE: CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, RECORDING NUMBER 20070319900012.

2. SUBDIVISION GUARANTEE G-6329-1585, ORDER NO. 1033092 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 29, 2012.

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DWG.
SI C1-004.2
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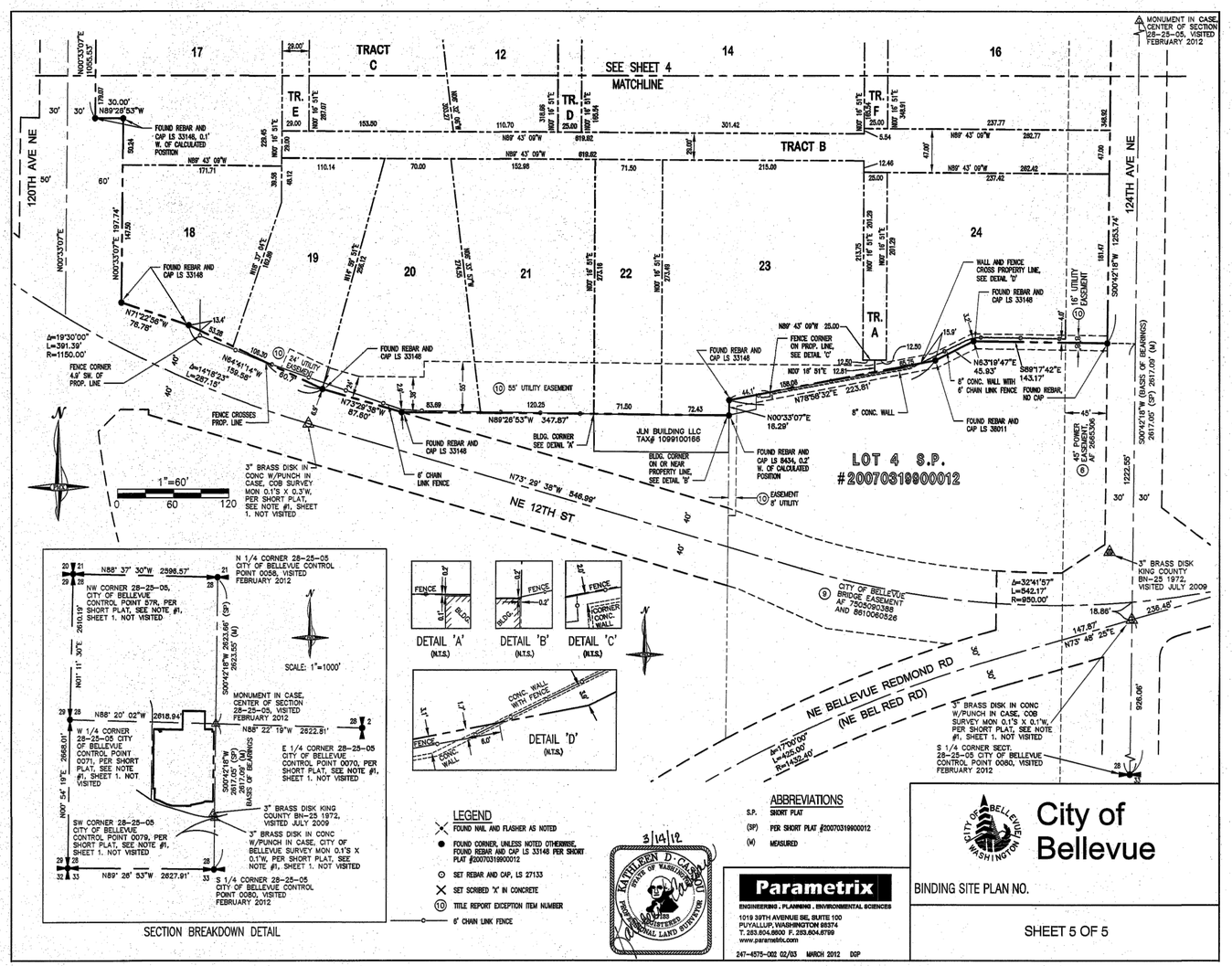

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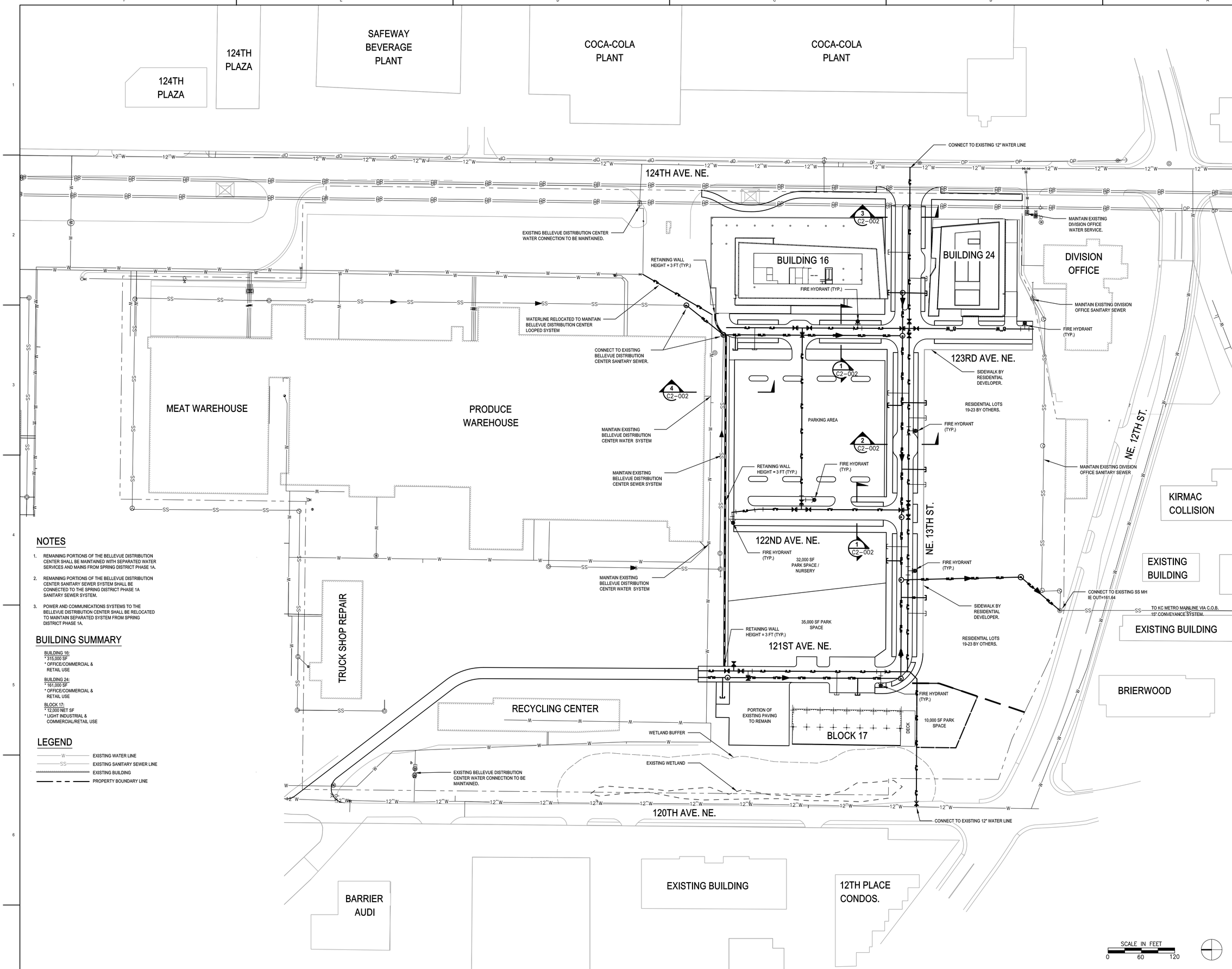
DWG.

BINDING SITE PLAN

DWG.

SI C1-004.3

COB DCP 12-111805-DB



NOTES

1. REMAINING PORTIONS OF THE BELLEVUE DISTRIBUTION CENTER SHALL BE MAINTAINED WITH SEPARATED WATER SERVICES AND MAINS FROM SPRING DISTRICT PHASE 1A.
2. REMAINING PORTIONS OF THE BELLEVUE DISTRIBUTION CENTER SANITARY SEWER SYSTEM SHALL BE CONNECTED TO THE SPRING DISTRICT PHASE 1A SANITARY SEWER SYSTEM.
3. POWER AND COMMUNICATIONS SYSTEMS TO THE BELLEVUE DISTRIBUTION CENTER SHALL BE RELOCATED TO MAINTAIN SEPARATED SYSTEM FROM SPRING DISTRICT PHASE 1A.

BUILDING SUMMARY

BUILDING 16:
* 315,000 SF
* OFFICE/COMMERCIAL & RETAIL USE

BUILDING 24:
* 161,000 SF
* OFFICE/COMMERCIAL & RETAIL USE

BLOCK 17:
* 12,000 NET SF
* LIGHT INDUSTRIAL & COMMERCIAL/RETAIL USE

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING BUILDING
- PROPERTY BOUNDARY LINE

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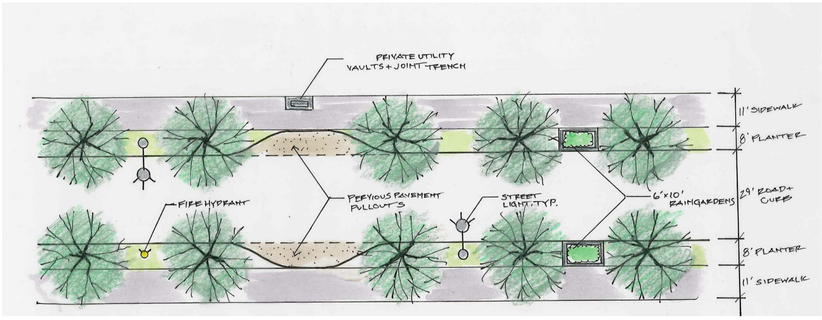
DWG.

SITE PLAN - PHASE 1A

DWG.

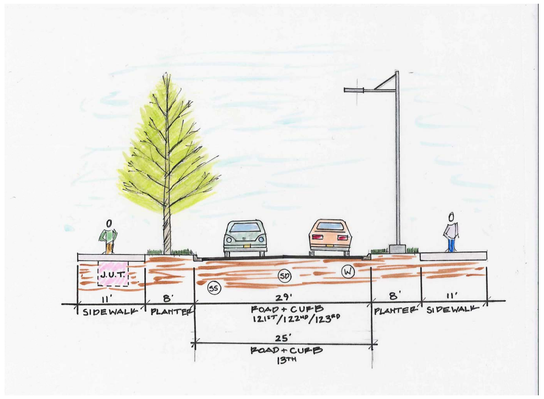
SI C2-001

COB DCP 12-111805-DB



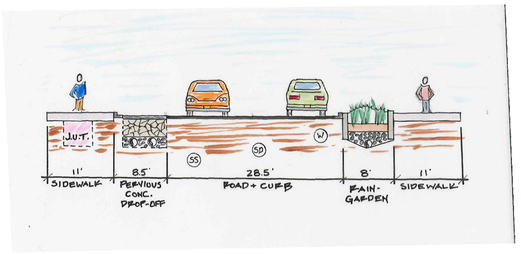
TYPICAL ROAD SECTION
ELEMENTS

1" = 20'



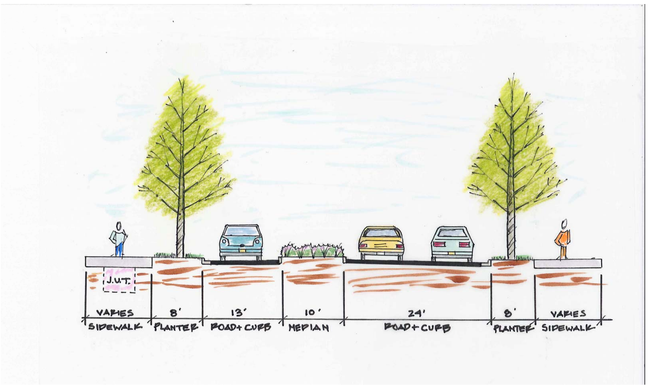
1 TYPICAL ROAD SECTION
121st, 125nd, 123rd, 13th

1" = 10'



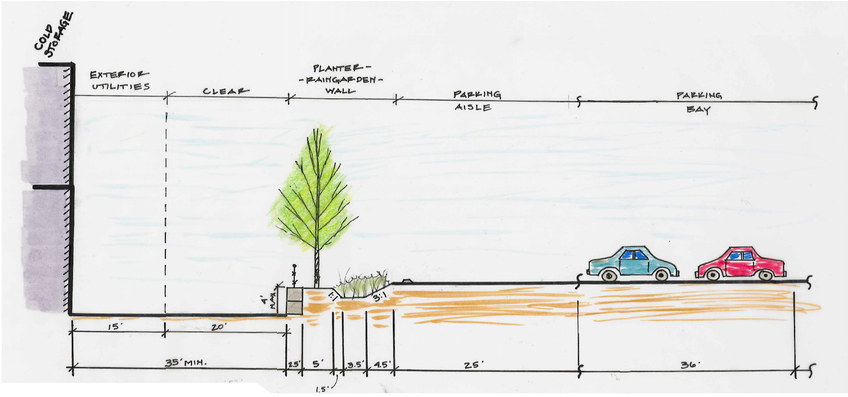
2 TYPICAL ROAD SECTION
WITH DROP-OFF

1" = 10'



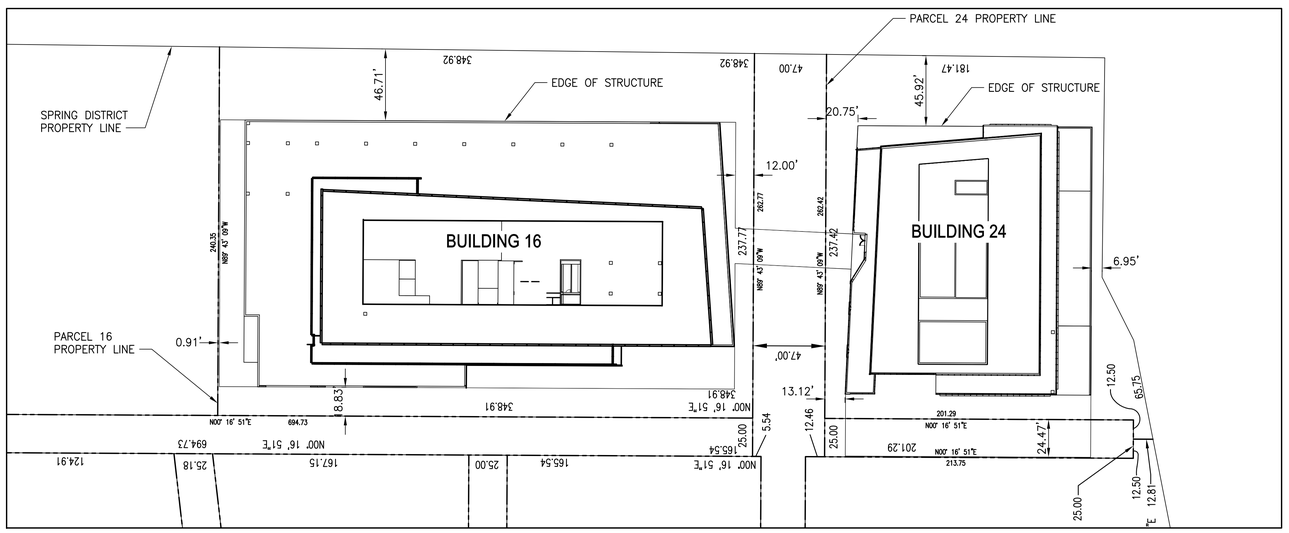
3 TYPICAL ROAD SECTION
13th ENTRY

1" = 10'



4 COLD STORAGE ACCESS/
PHASE 1A PARKING SECTION

1" = 10'



BUILDING 16 & 24 LOCATIONS
ON PARCELS

1" = 60'

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DWG.
STANDARD DETAILS

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SI C2-002
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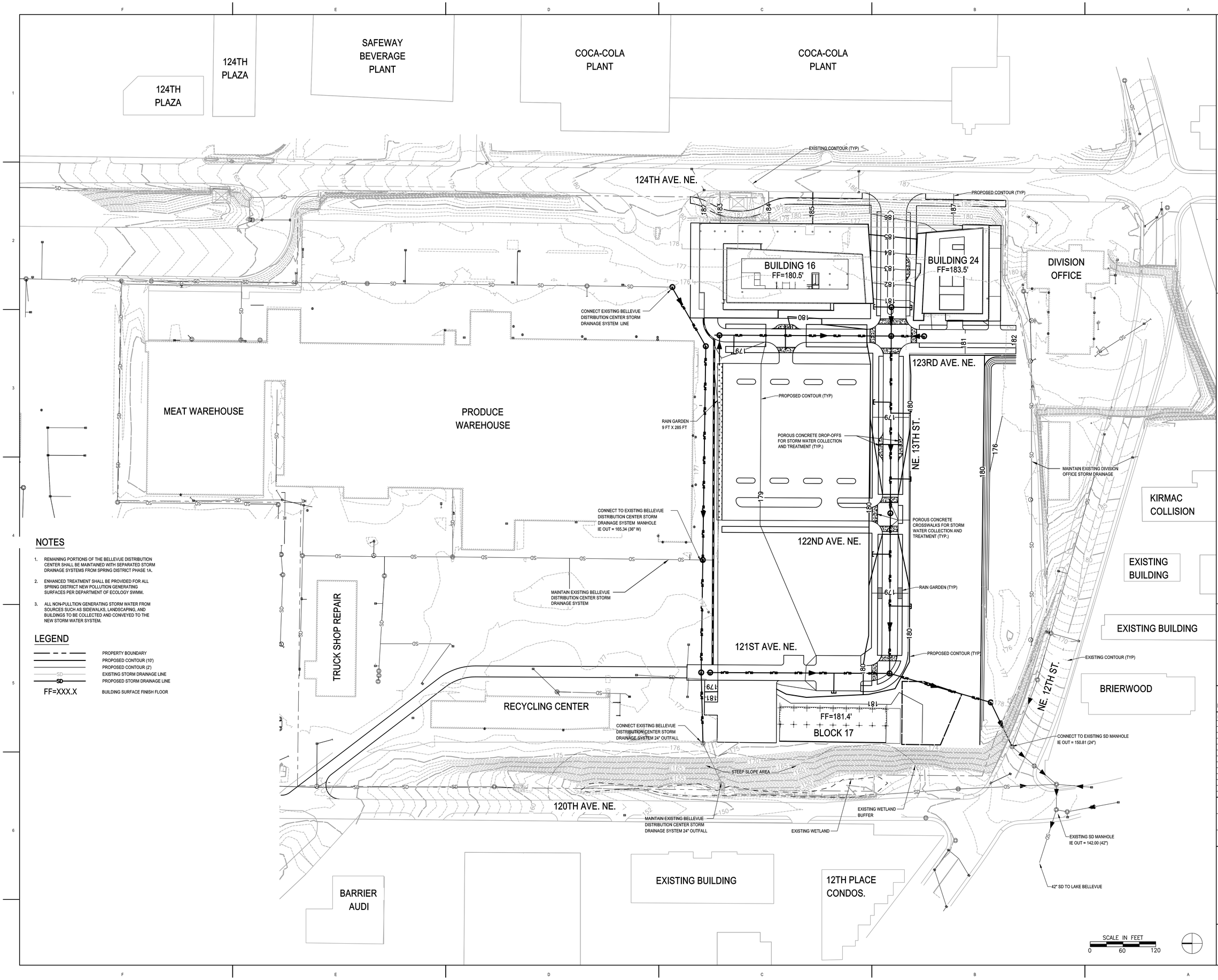

NOTES

1. REMAINING PORTIONS OF THE BELLEVUE DISTRIBUTION CENTER SHALL BE MAINTAINED WITH SEPARATED STORM DRAINAGE SYSTEMS FROM SPRING DISTRICT PHASE 1A.
2. ENHANCED TREATMENT SHALL BE PROVIDED FOR ALL SPRING DISTRICT NEW POLLUTION GENERATING SURFACES PER DEPARTMENT OF ECOLOGY SWMM.
3. ALL NON-PULLTION GENERATING STORM WATER FROM SOURCES SUCH AS SIDEWALKS, LANDSCAPING, AND BUILDINGS TO BE COLLECTED AND CONVEYED TO THE NEW STORM WATER SYSTEM.

LEGEND

	PROPERTY BOUNDARY
	PROPOSED CONTOUR (10')
	PROPOSED CONTOUR (2')
SD	EXISTING STORM DRAINAGE LINE
SD	PROPOSED STORM DRAINAGE LINE
FF=XXX.X	BUILDING SURFACE FINISH FLOOR

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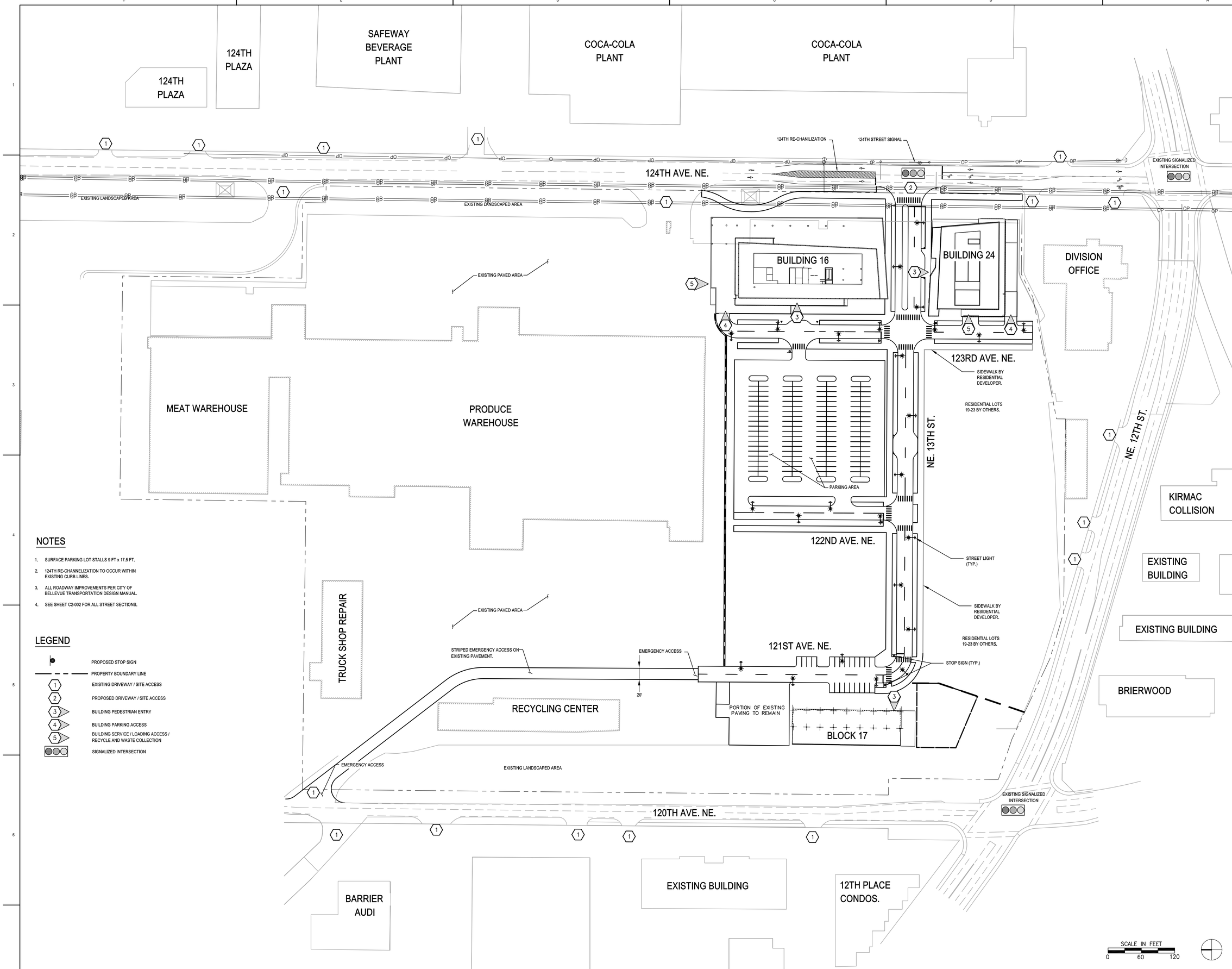
DWG.

PRELIMINARY CLEARING & GRADING - PROPOSED PHASE 1A

DWG.

SI C2-004

COB DCP 12-111805-DB



NOTES

1. SURFACE PARKING LOT STALLS 9 FT x 17.5 FT.
2. 124TH RE-CHANNELIZATION TO OCCUR WITHIN EXISTING CURB LINES.
3. ALL ROADWAY IMPROVEMENTS PER CITY OF BELLEVUE TRANSPORTATION DESIGN MANUAL.
4. SEE SHEET C2-002 FOR ALL STREET SECTIONS.

LEGEND

- PROPOSED STOP SIGN
- PROPERTY BOUNDARY LINE
- (1) EXISTING DRIVEWAY / SITE ACCESS
- (2) PROPOSED DRIVEWAY / SITE ACCESS
- (3) BUILDING PEDESTRIAN ENTRY
- (4) BUILDING PARKING ACCESS
- (5) BUILDING SERVICE / LOADING ACCESS / RECYCLE AND WASTE COLLECTION
- SIGNALIZED INTERSECTION

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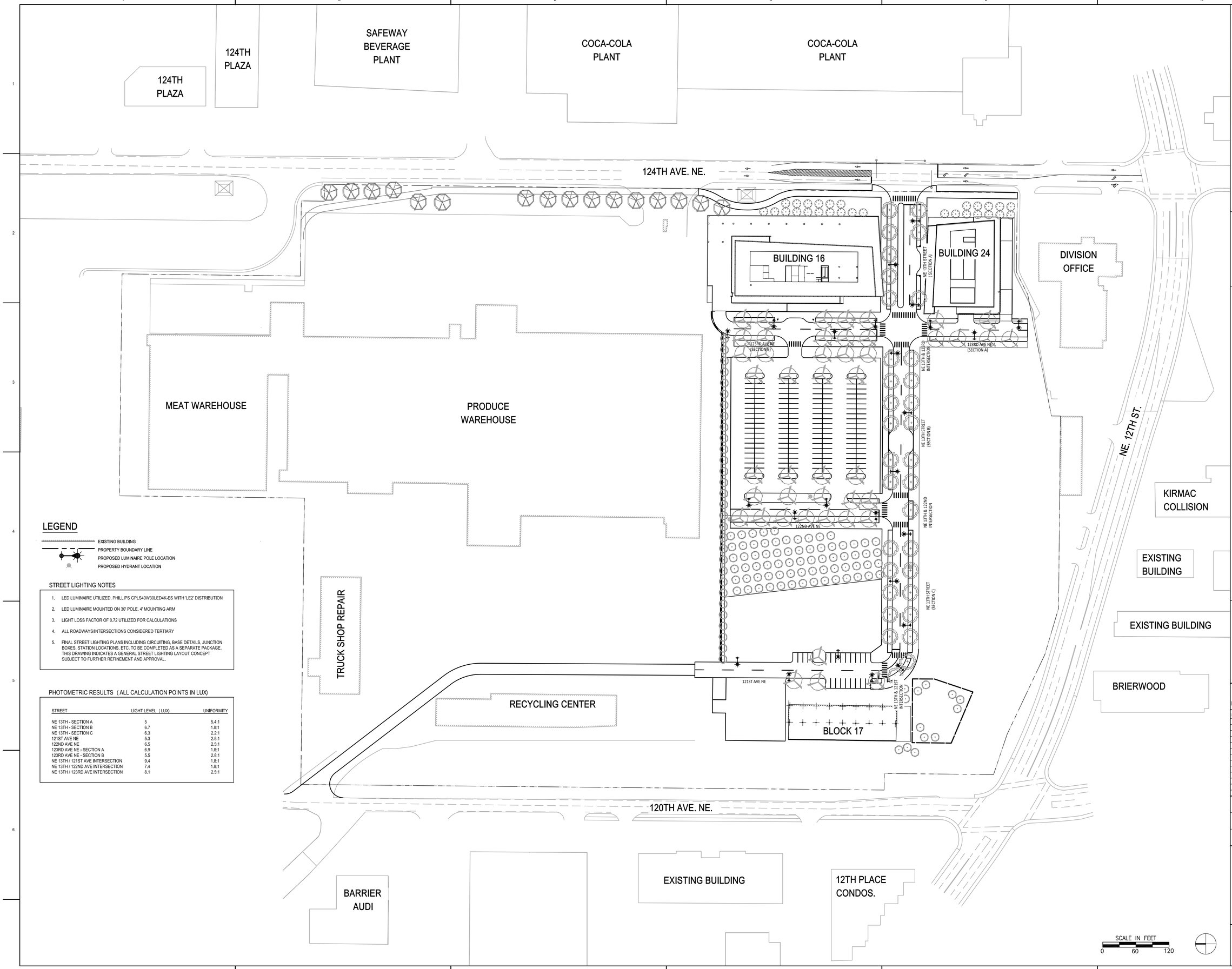
DWG.
ROAD PLAN

DWG.
SI C2-005
COB DCP 12-111805-DB



LEGEND

- EXISTING BUILDING
- PROPERTY BOUNDARY LINE
- PROPOSED LUMINAIRE POLE LOCATION
- PROPOSED HYDRANT LOCATION

STREET LIGHTING NOTES

1. LED LUMINAIRE UTILIZED, PHILLIPS GPLS40W30LED4K-ES WITH 'LE2' DISTRIBUTION
2. LED LUMINAIRE MOUNTED ON 30' POLE, 4' MOUNTING ARM
3. LIGHT LOSS FACTOR OF 0.72 UTILIZED FOR CALCULATIONS
4. ALL ROADWAYS/INTERSECTIONS CONSIDERED TERTIARY
5. FINAL STREET LIGHTING PLANS INCLUDING CIRCUITING, BASE DETAILS, JUNCTION BOXES, STATION LOCATIONS, ETC. TO BE COMPLETED AS A SEPARATE PACKAGE. THIS DRAWING INDICATES A GENERAL STREET LIGHTING LAYOUT CONCEPT SUBJECT TO FURTHER REFINEMENT AND APPROVAL.

PHOTOMETRIC RESULTS (ALL CALCULATION POINTS IN LUX)

STREET	LIGHT LEVEL (LUX)	UNIFORMITY
NE 13TH - SECTION A	5	5.4:1
NE 13TH - SECTION B	6.7	1.8:1
NE 13TH - SECTION C	6.3	2.2:1
121ST AVE NE	5.3	2.5:1
122ND AVE NE	6.5	2.5:1
123RD AVE NE - SECTION A	6.9	1.8:1
123RD AVE NE - SECTION B	5.5	2.8:1
NE 13TH / 121ST AVE INTERSECTION	9.4	1.8:1
NE 13TH / 122ND AVE INTERSECTION	7.4	1.8:1
NE 13TH / 123RD AVE INTERSECTION	8.1	2.5:1

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DWG.
PRELIMINARY STREET LIGHTING PLAN

DWG.
SI C2-006
COB DCP 12-111805-DB

124TH PLAZA

124TH PLAZA

SAFEWAY BEVERAGE PLANT

COCA-COLA PLANT

COCA-COLA PLANT

124TH AVE. NE.

FUTURE 124TH FRONTAGE IMPROVEMENTS

BUILDING 16

BUILDING 24

DIVISION OFFICE

123RD AVE. NE.

SIDEWALK BY RESIDENTIAL DEVELOPER.

NE. 13TH ST.

NE. 12TH ST.

RESIDENTIAL LOTS 19-23 BY OTHERS.

MEAT WAREHOUSE

PRODUCE WAREHOUSE

KIRMAC COLLISION

32,000 SF PARK SPACE / NURSERY

EXISTING BUILDING

SIDEWALK BY RESIDENTIAL DEVELOPER.

35,000 SF PARK SPACE

EXISTING BUILDING

TRUCK SHOP REPAIR

BRIERWOOD

RECYCLING CENTER

PORTION OF EXISTING PAVING TO REMAIN

121ST AVE. NE.

10,000 SF PARK SPACE

DECK

BLOCK 17

120TH AVE. NE.

BARRIER AUDI

EXISTING BUILDING

12TH PLACE CONDOS.

LEGEND

- EXISTING BUILDING
- PROPERTY BOUNDARY LINE
- LUMINAIRE POLE LOCATION
- ENTRY/PEDESTRIAN LIGHTING

TREE SYMBOLOGY

- *41 - Tilia cordata 'Greenspire'* 'Greenspire' Linden - 40' o.c.
- *21 - Zelkova serrata 'Village Green'* 'Village Green' Zelkova - 40' o.c.
- *28 - Betula utilis Jacquemontii* Himalayan Birch - 15'/20' o.c.
- 115 - Street Trees for future phases - 20' o.c.
- *12 - Zelkova serrata 'Village Green'* 'Village Green' Zelkova - 40' o.c. by Residental Developer
- *4 - Tilia cordata 'Greenspire'* 'Greenspire' Linden - 40' o.c. by Residental Developer
- 16 - *Fraxinus pennsylvanica 'Summit'* 'Summit' Green Ash - 40' o.c.

SCALE IN FEET 0 60 120

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DWG.

LANDSCAPE PLAN

DWG.

SI L1-001

COB DCP 12-111805-DB

THE SPRING DISTRICT

Floor Plan

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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San Francisco, CA 94104
t: 428.816.6904

nbbj
223 Yale Avenue North
Seattle, WA 98109
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f: 206.223.5000

CONSTRUCTION MANGER:
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501 Eastlake Avenue East
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Seattle, WA 98109
t: 206.447.7656

CIVIL ENGINEER:
Parametrix
1019 39th Avenue South East
Suite 100
Puyallup, WA 98374
t: 253.604.6600

STRUCTURAL ENGINEER:
KPFF
1601 5th Avenue
Suite 1600
Seattle, WA 98101
t: 206.662.5822

MECHANICAL:
UMCI
11611 49th Place West
P.O. Box 67
Mukilteo, WA 98275
t: 206.364.9000
f: 206.365.1580

ELECTRICAL:
Highley Group
4221 23rd Avenue West
Suite 101
Seattle, WA 98199
t: 206.270.3300

CURTAIN WALL:
Walters & Wolf
4725 116th Street South West
Mukilteo, WA 98275
t: 425.583.1323

ELEVATOR:
Lerch Bates
19515 North Creek Parkway
Suite 304
Bothell, WA 98011
t: 425.205.2205

C

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

WRIGHT RUNSTAD & COMPANY

SHORENSTEIN

nbbj
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THE SPRING DISTRICT

Site Infrastructure

SI

ADR Submittal

May 23, 2012

ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: Author	PROJ. ARCH.: Designer
PROJ. NO.: 100908.00	
DATE: 05/23/2012	

DWG.

NOTES, ABBREVIATIONS, LEGENDS

DWG.

SI G0-010

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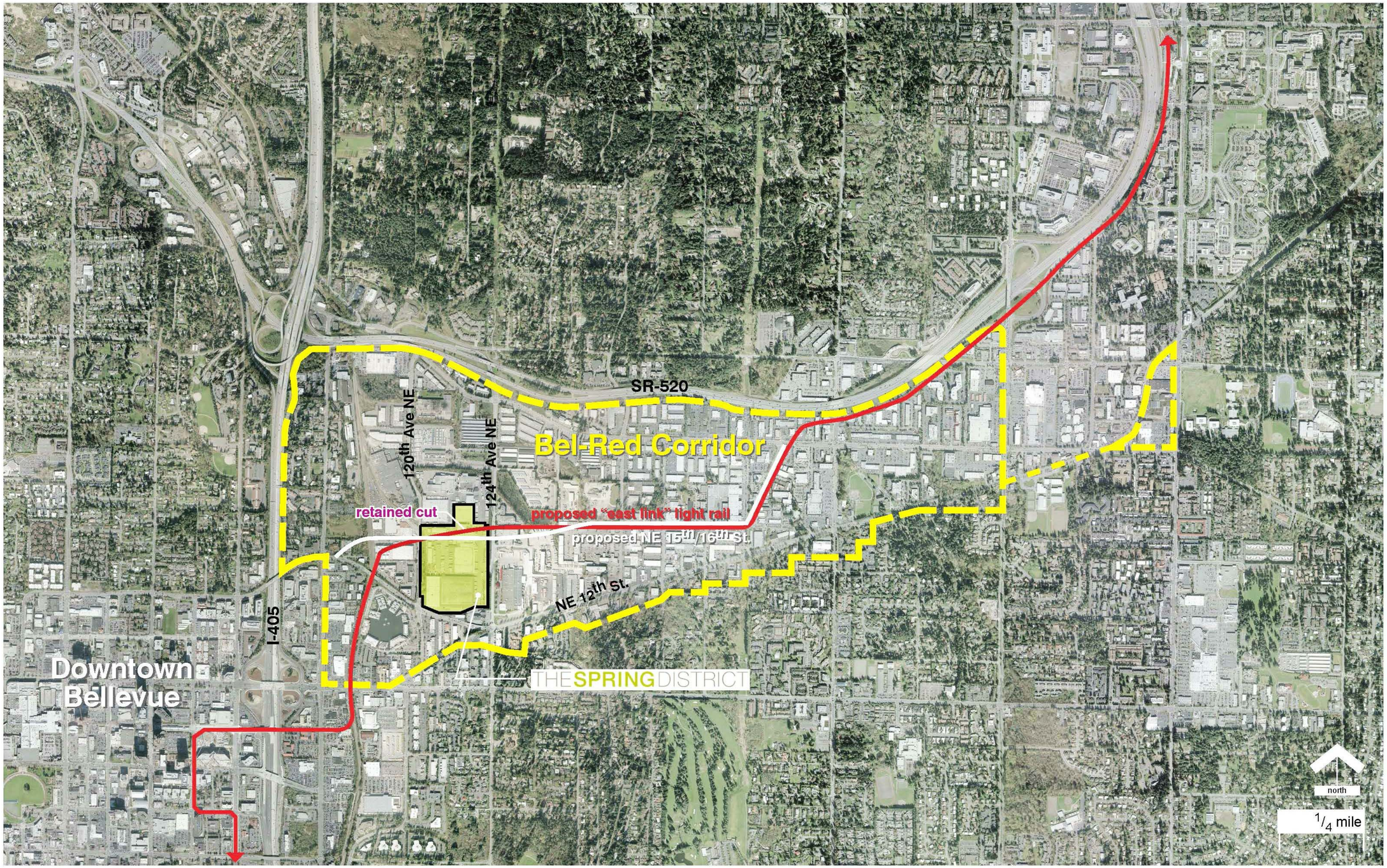

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VICINITY MAP

DWG.

SI G0-500

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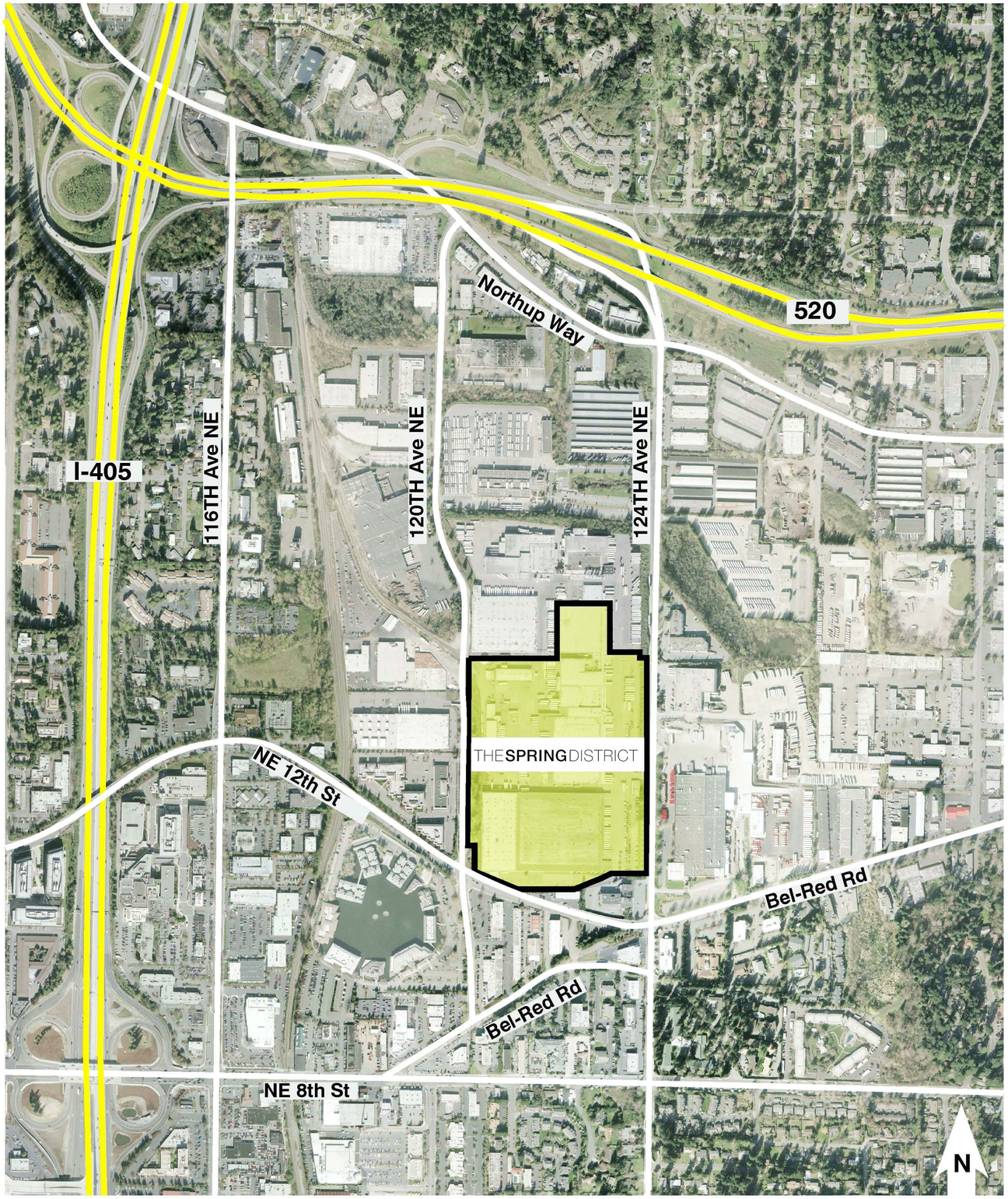

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VICINITY MAP

DWG.

SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

WRIGHT
RUNSTAD
&COMPANY

SHOREBSTEIN

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THE**SPRING**DISTRICT

Site Infrastructure

SI

ADR Submittal

May 23, 2012

ISSUE

MARK	DATE	DESCRIPTION

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-502

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

WRIGHT
RUNSTAD
&COMPANY

SHORENSTEIN

nbbj

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SEATTLE, WASHINGTON 98109
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THE**SPRING**DISTRICT

Site Infrastructure

SI

ADR Submittal

May 23, 2012

ISSUE

MARK	DATE	DESCRIPTION

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PROJ. NO.:	100908.00
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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-503

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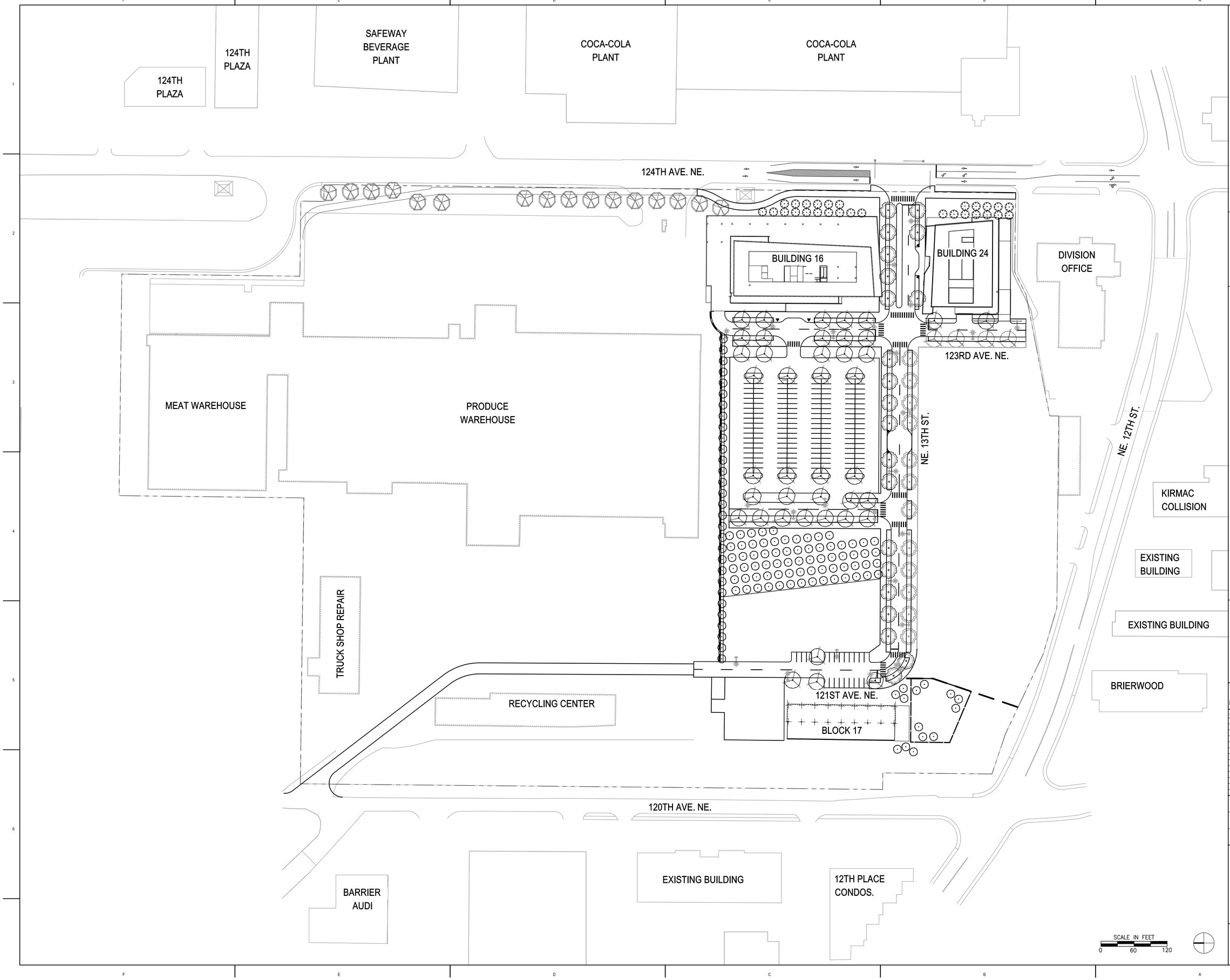

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THE SPRING DISTRICT
Site Infrastructure

SI

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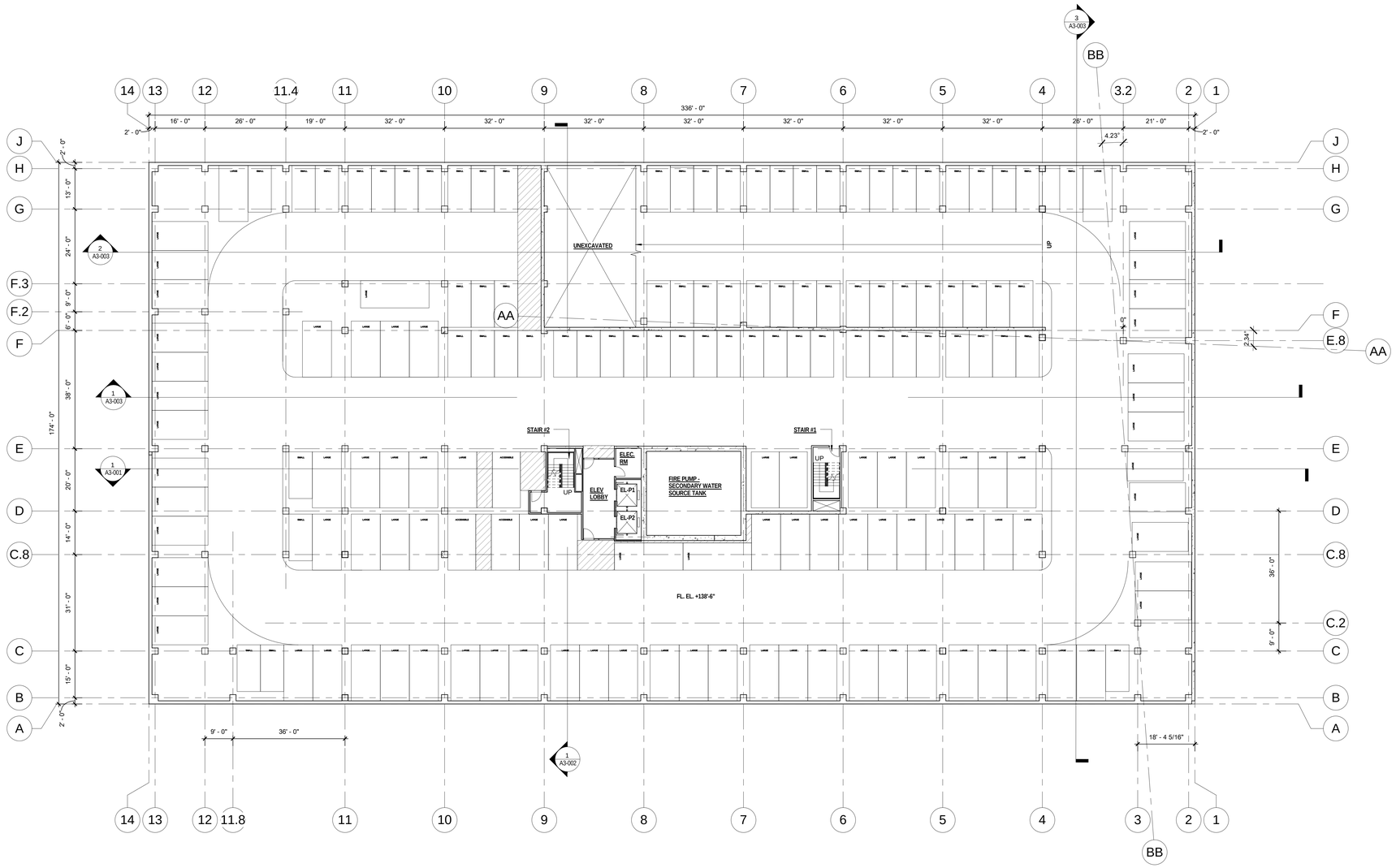
DRAWN BY: AUTHOR
PROJ. ARCH.: AUTHOR
PROJ. NO.: 100908.00
DATE: 05/23/2012

DWG.
ARCHITECTURAL SITE MAP

DWG.
G0-600
COB DCP 12-111805-DB

PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	35	12	4	*51*
A	79	83	3	*165*
B	79	89	3	*171*
C	98	84	3	*185*
D	75	87	3	*165*
total	*366*	*355*	*16*	*737*



1 LEVEL D PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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THE SPRING DISTRICT

Block 16

16

ADR Submittal

May 23, 2012

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PROJ. ARCH.: **Designer**

PROJ. NO.: **100908.00**

DATE: **05/23/2012**

DWG.

PARKING LEVEL - D

DWG.

16A1-00D

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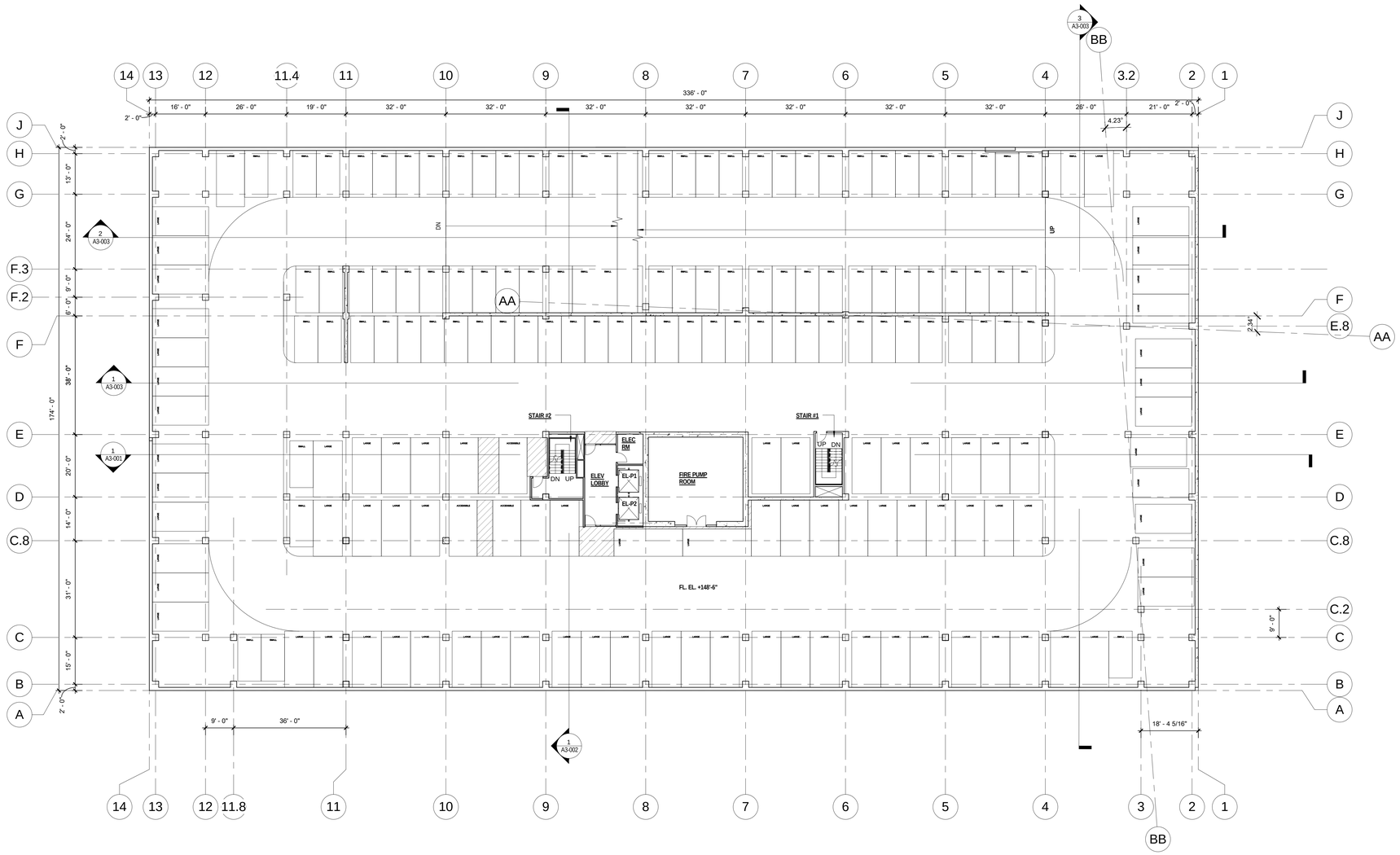
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	35	12	4	*51*
A	79	83	3	*165*
B	79	89	3	*171*
C	98	84	3	*185*
D	75	87	3	*165*
total	*366*	*355*	*16*	*737*



1 LEVEL C PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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PROJ. NO.: 100908.00	
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DWG.

PARKING LEVEL - C

DWG.

16A1-00C

COB DCP 12-111805-DB

5/24/2012 2:36:19 PM
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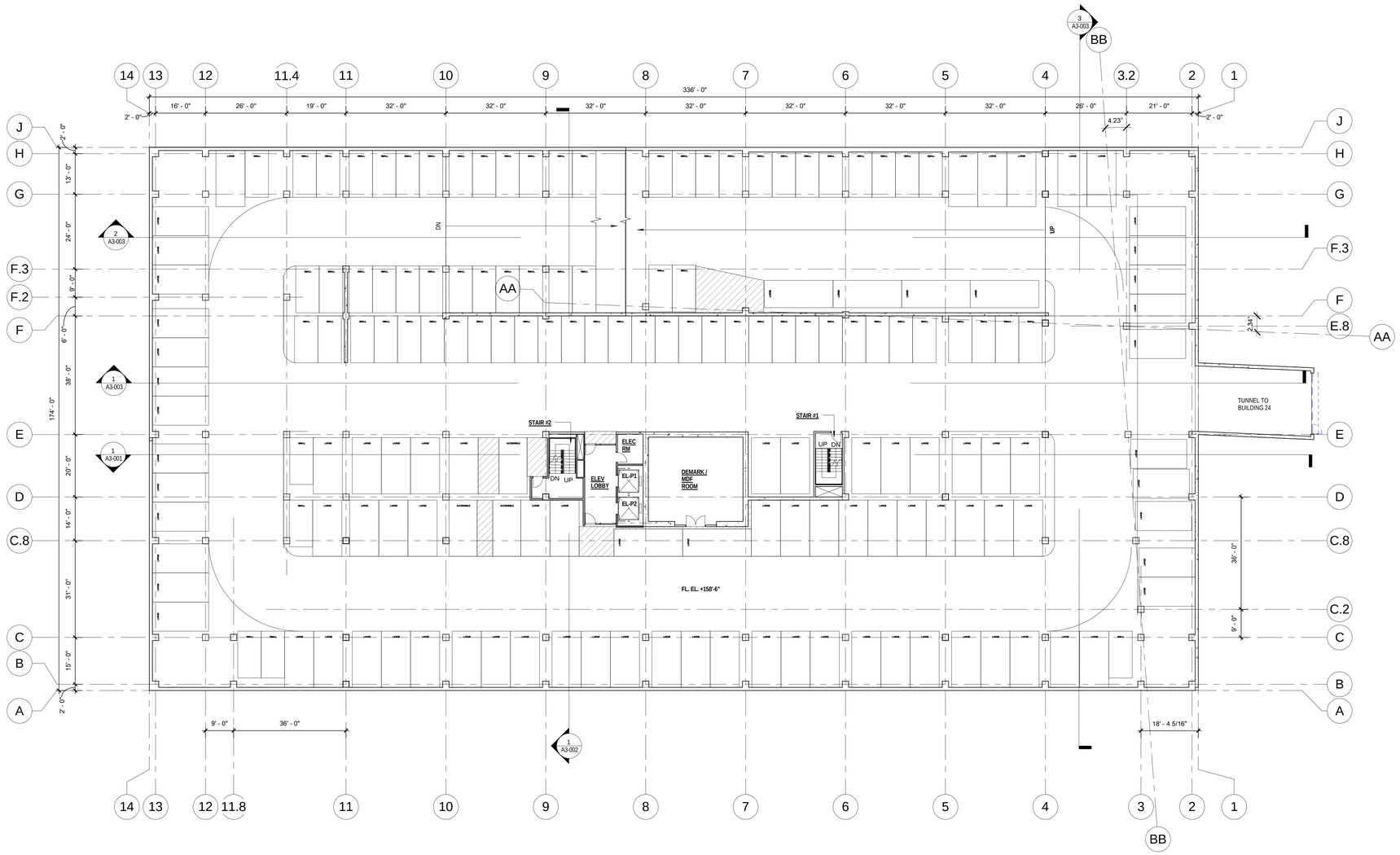
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	35	12	4	*51*
A	79	83	3	*165*
B	79	89	3	*171*
C	98	84	3	*185*
D	75	87	3	*165*
total	*366*	*355*	*16*	*737*



1 LEVEL B PLAN
1/16" = 1'-0"

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

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PROJ. NO.:	100908.00
DATE:	05/23/2012

DWG.

PARKING LEVEL - B

DWG.

16A1-00B

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5/24/2012 2:36:05 PM
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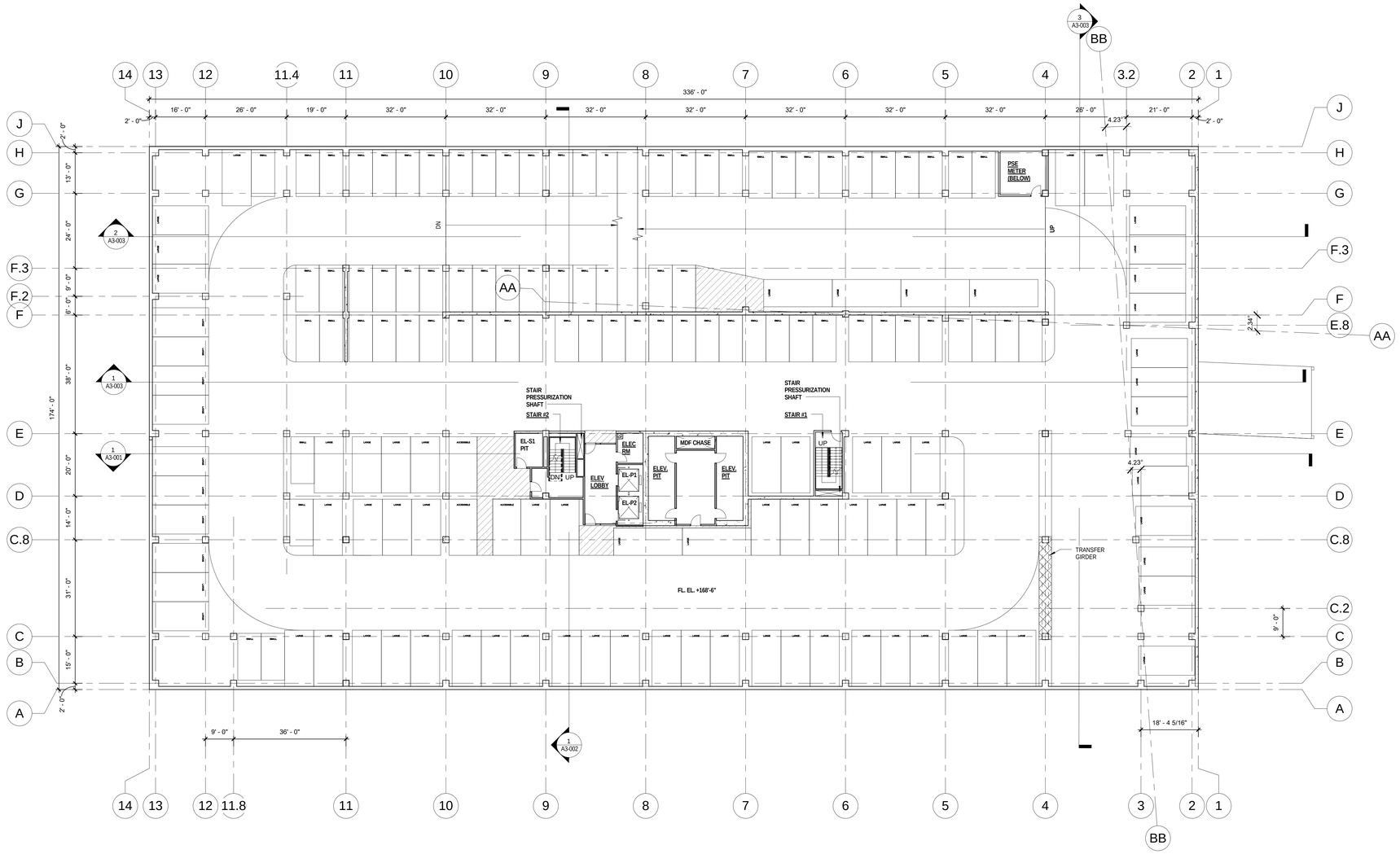
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	35	12	4	*51*
A	79	83	3	*165*
B	79	89	3	*171*
C	98	84	3	*185*
D	75	87	3	*165*
total	*366*	*355*	*16*	*737*



1 LEVEL A PLAN
1/16" = 1'-0"

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

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DATE: **05/23/2012**	

DWG.

PARKING LEVEL - A

DWG.

16A1-00A

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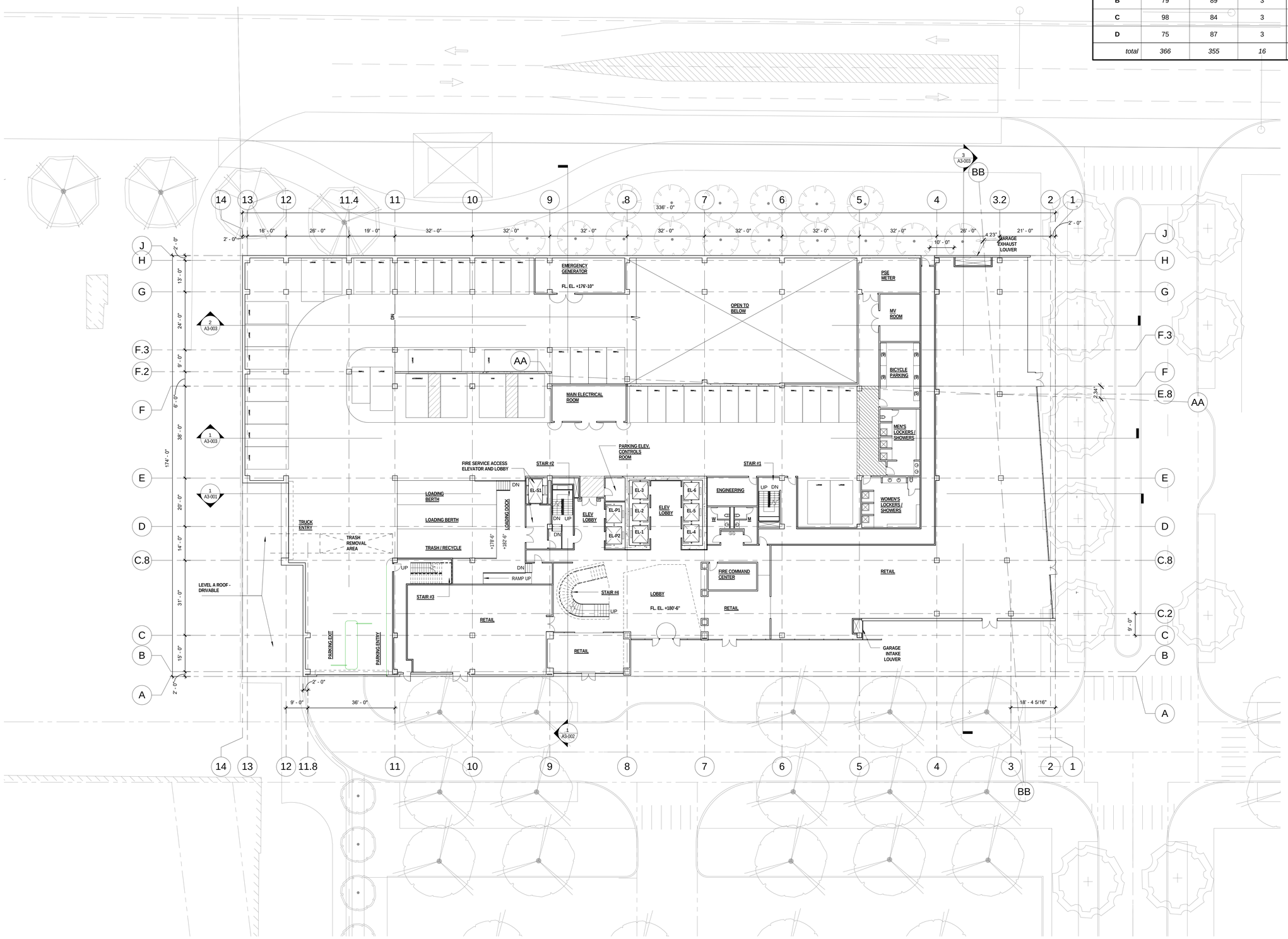
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	35	12	4	*51*
A	79	83	3	*165*
B	79	89	3	*171*
C	98	84	3	*185*
D	75	87	3	*165*
total	*366*	*355*	*16*	*737*



1 LEVEL 1 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 1 - FLOOR PLAN

DWG.

16A1-001

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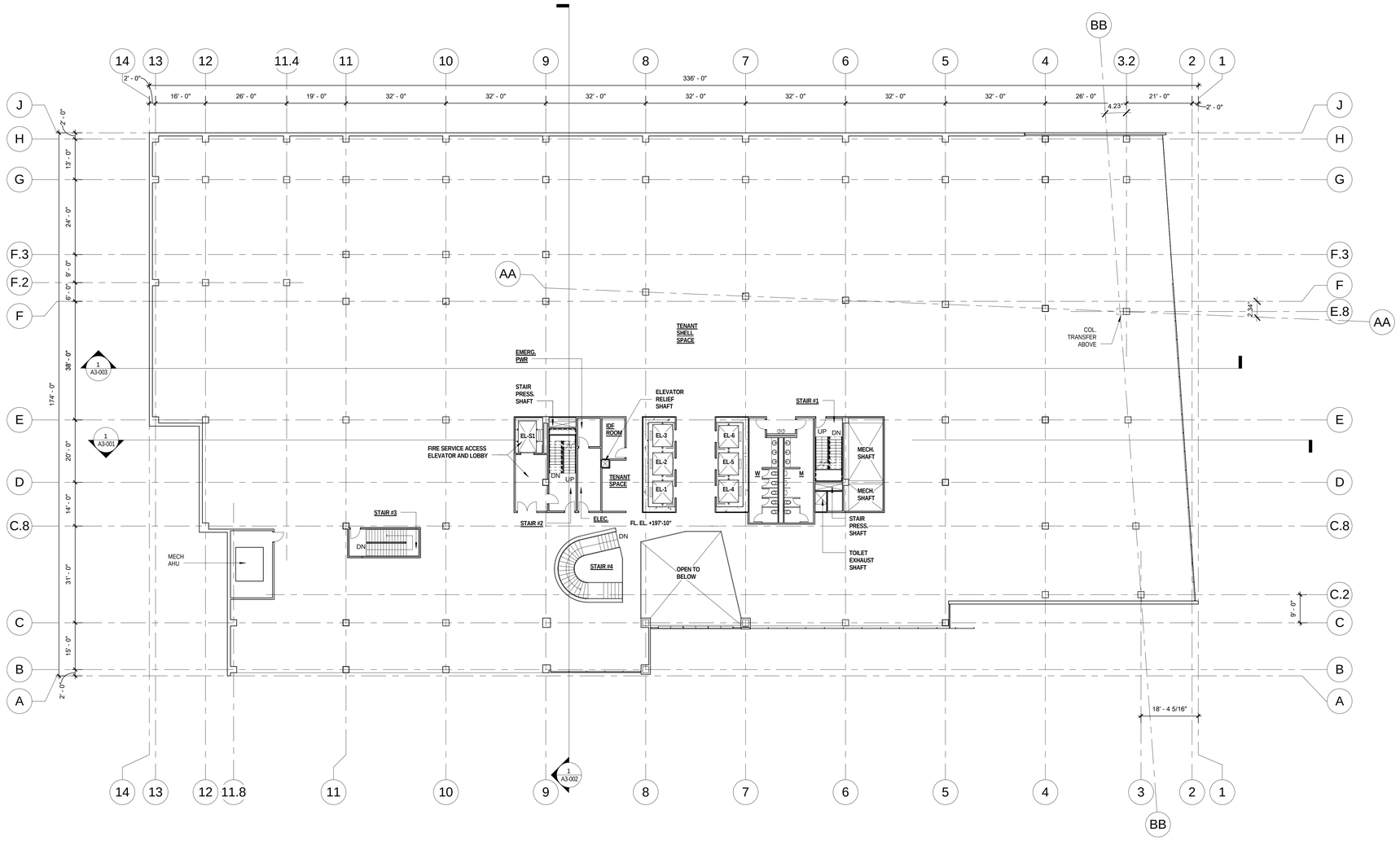

1 LEVEL 2 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 2 - FLOOR PLAN

DWG.

16A1-002

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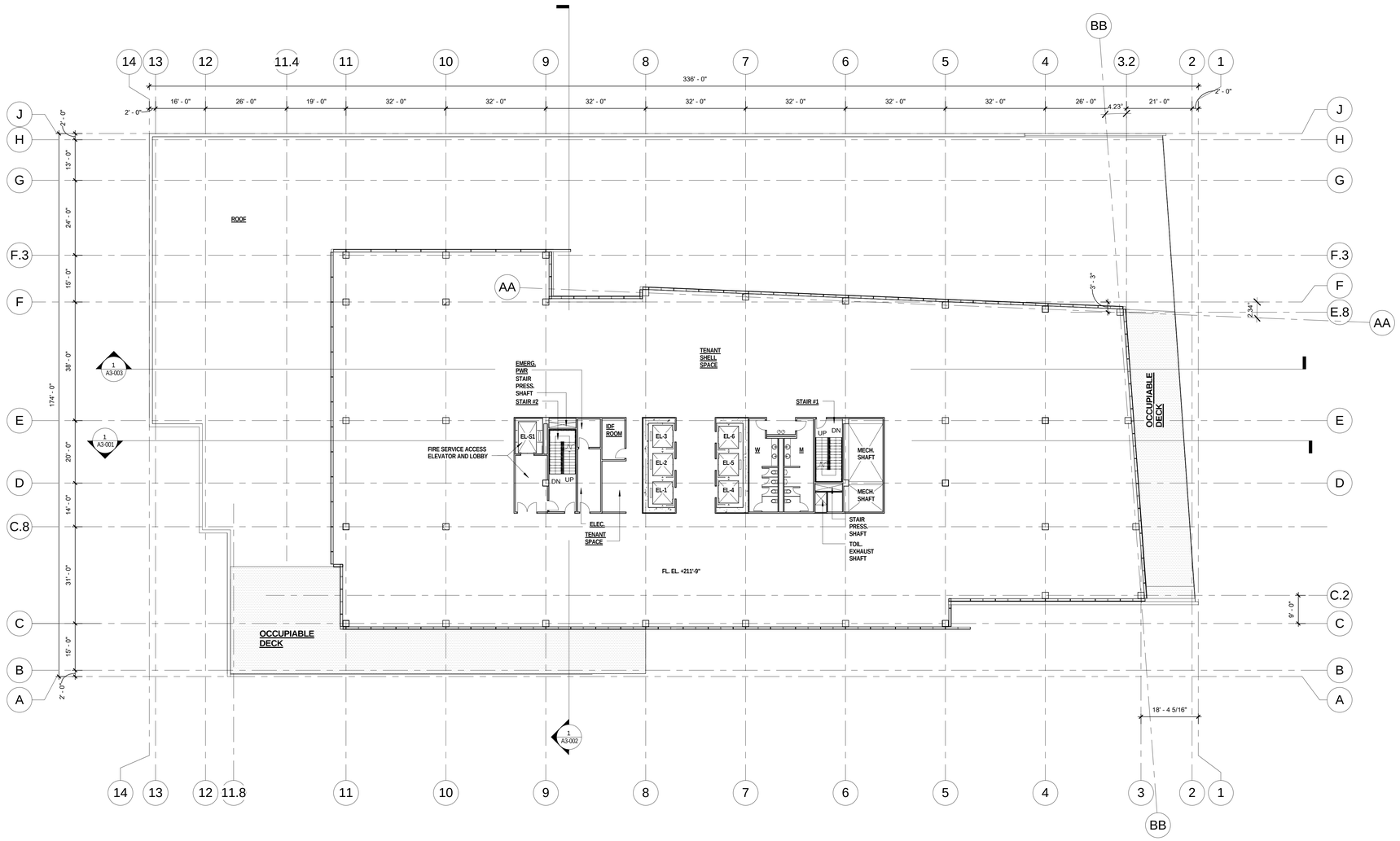

1 LEVEL 3 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 3 - FLOOR PLAN

DWG.

16A1-003

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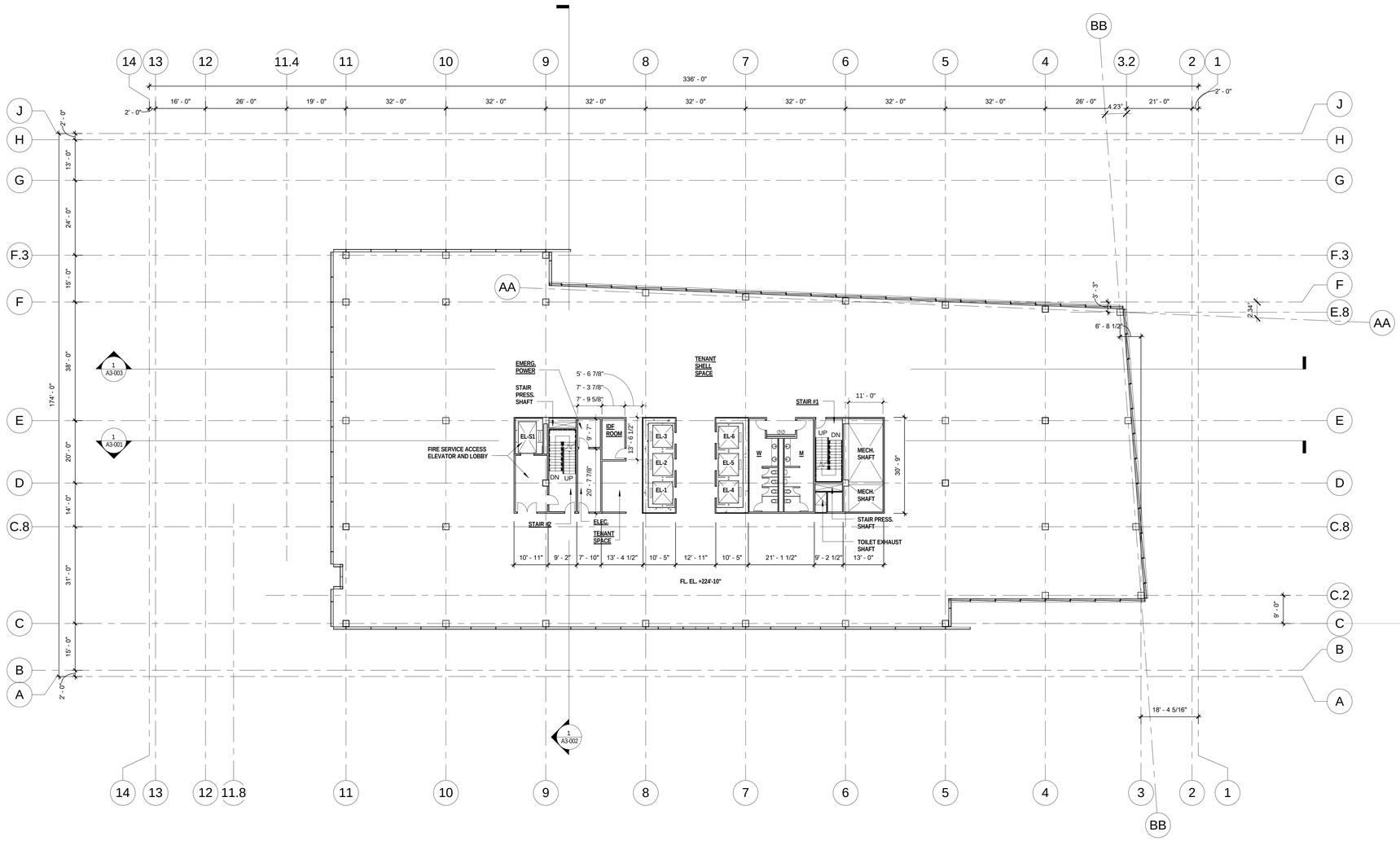

1 LEVEL 4 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 4 - TYPICAL TOWER FLOOR PLAN

DWG.

16A1-004

COB DCP 12-111805-DB

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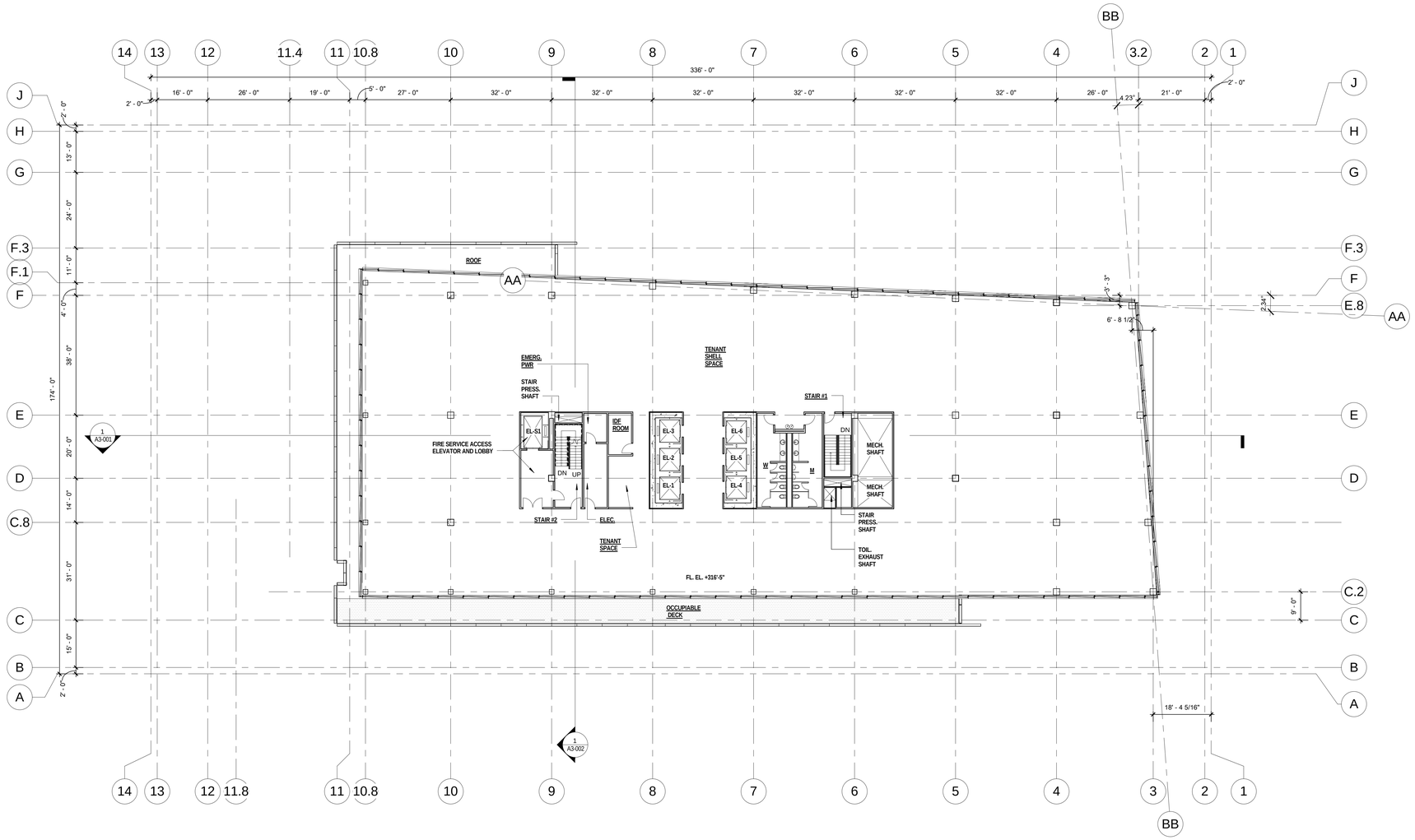

1 LEVEL 11 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 11 - FLOOR PLAN

DWG.

16A1-011

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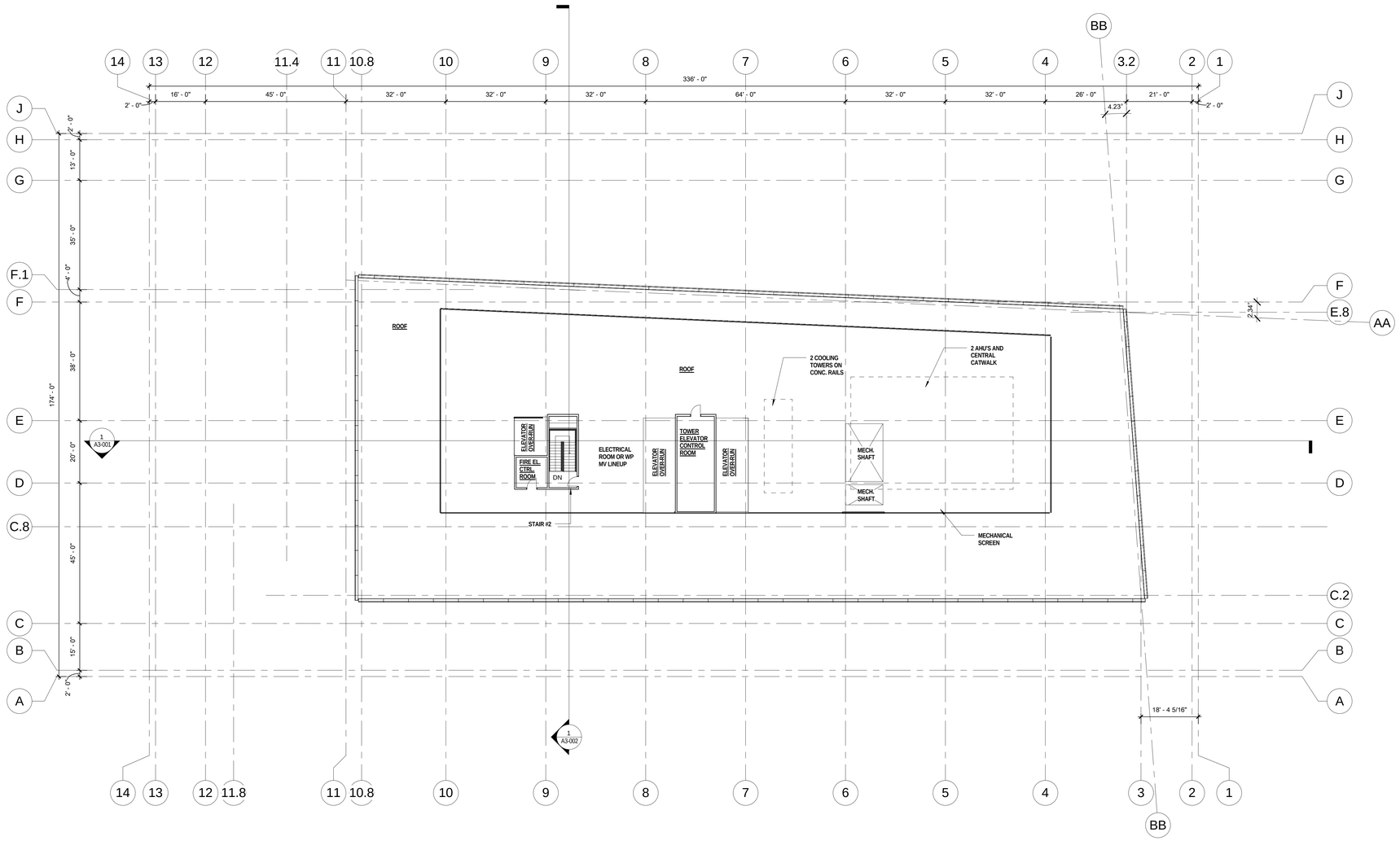

1 MAIN ROOF PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 12 - MAIN ROOF LEVEL PLAN

DWG.

16A1-R12

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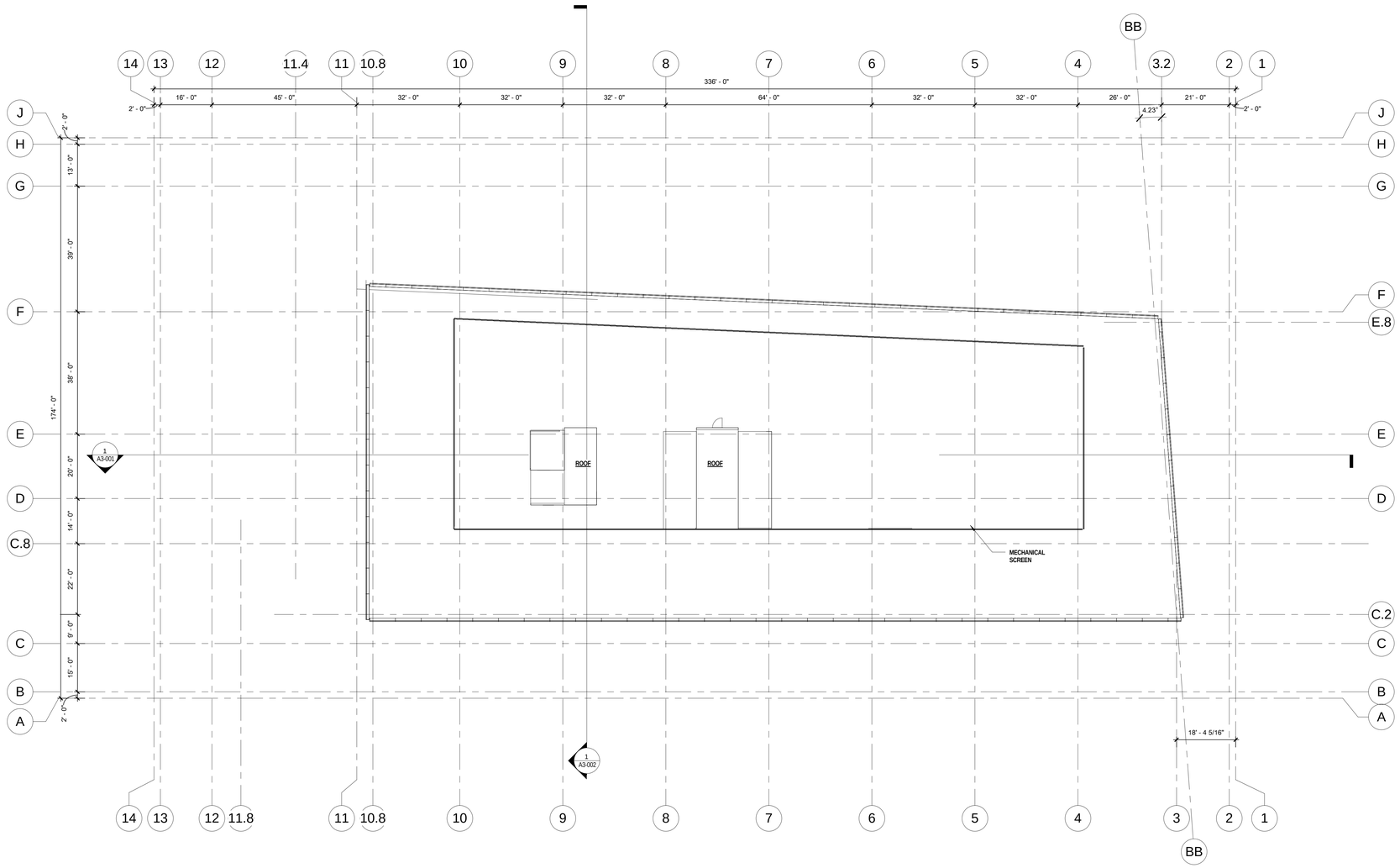

1 PENTHOUSE ROOF PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN

DWG.

16A1-R13

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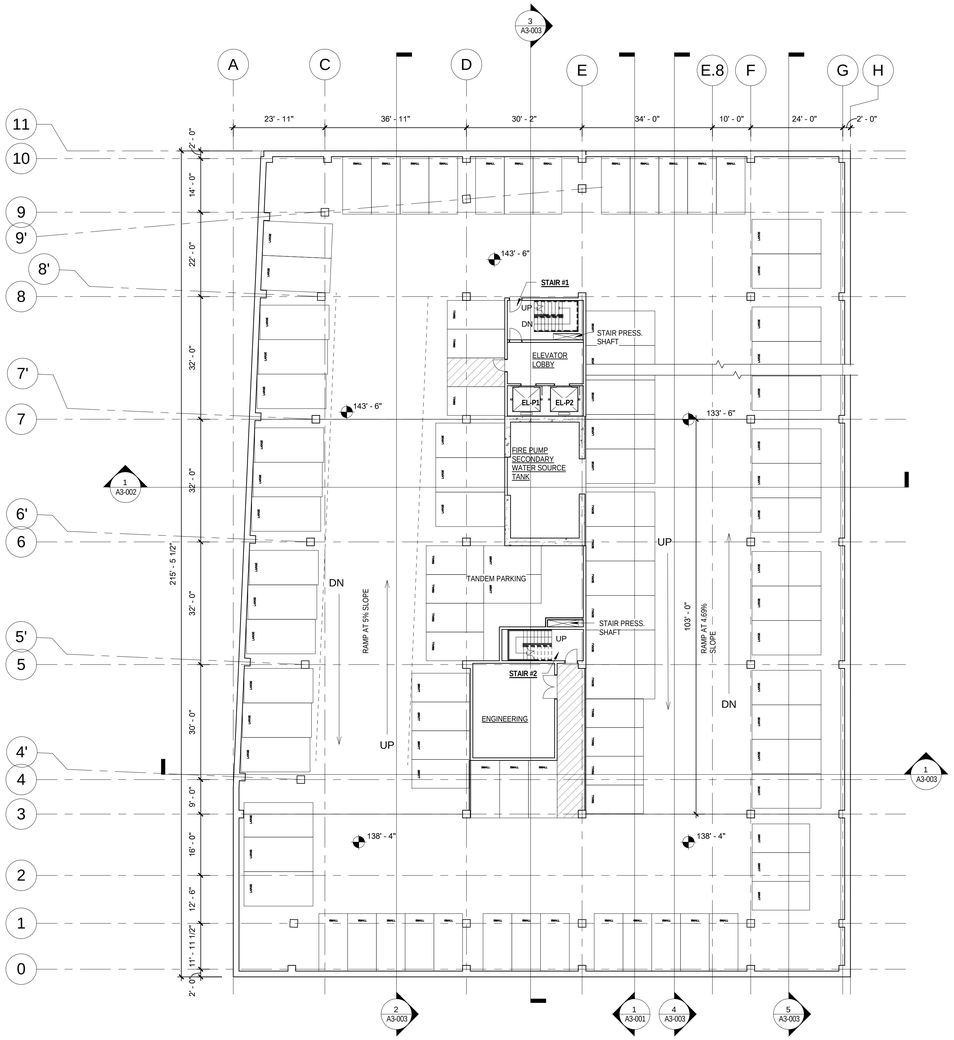
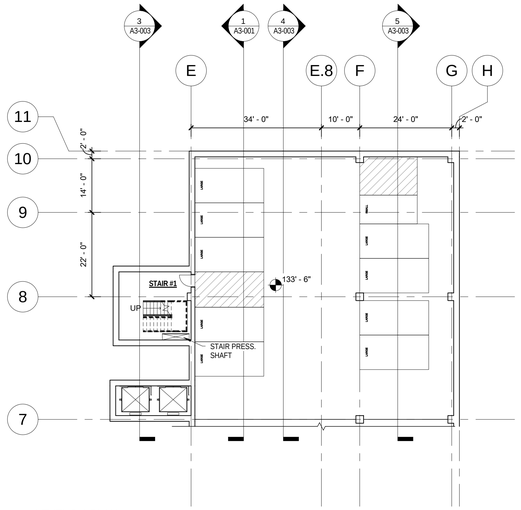
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	1	5	6	*12*
A	19	37	2	*58*
B	53	40	0	*93*
C	51	43	0	*94*
D	48	56	0	*104*
total	*172*	*181*	*8*	*361*



1 LEVEL D PLAN
1/16" = 1'-0"



2 LEVEL D.1 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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Block 24

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ADR Submittal

May 23, 2012

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MARK	DATE	DESCRIPTION

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PROJ. NO.:	**100908.00**
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DWG.

PARKING LEVEL - D

DWG.

24A1-00D

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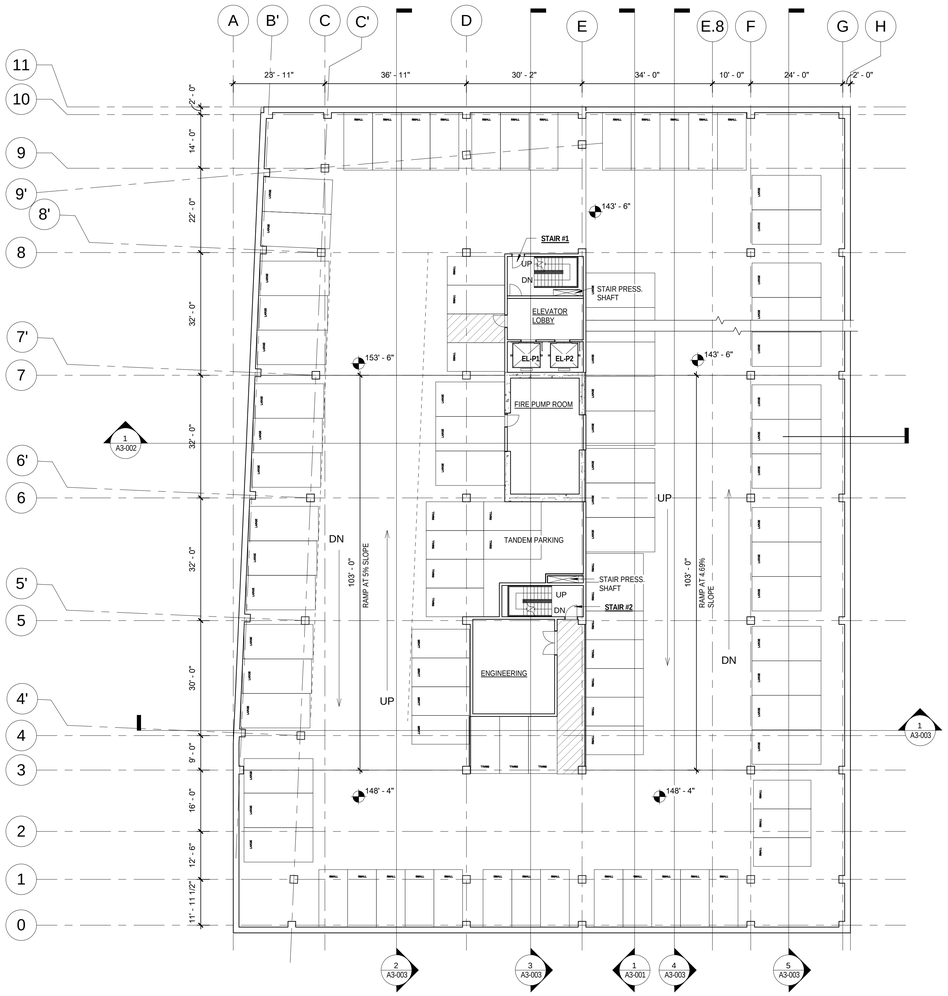
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	1	5	6	*12*
A	19	37	2	*58*
B	53	40	0	*93*
C	51	43	0	*94*
D	48	56	0	*104*
total	*172*	*181*	*8*	*361*



2 LEVEL C PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DRAWN BY: Author	PROJ. ARCH.: Designer
PROJ. NO.: 100908.00	
DATE: 05/23/2012	

DWG.

PARKING LEVEL - C

DWG.

24A1-00C

COB DCP 12-111805-DB

5/24/2012 2:47:17 PM
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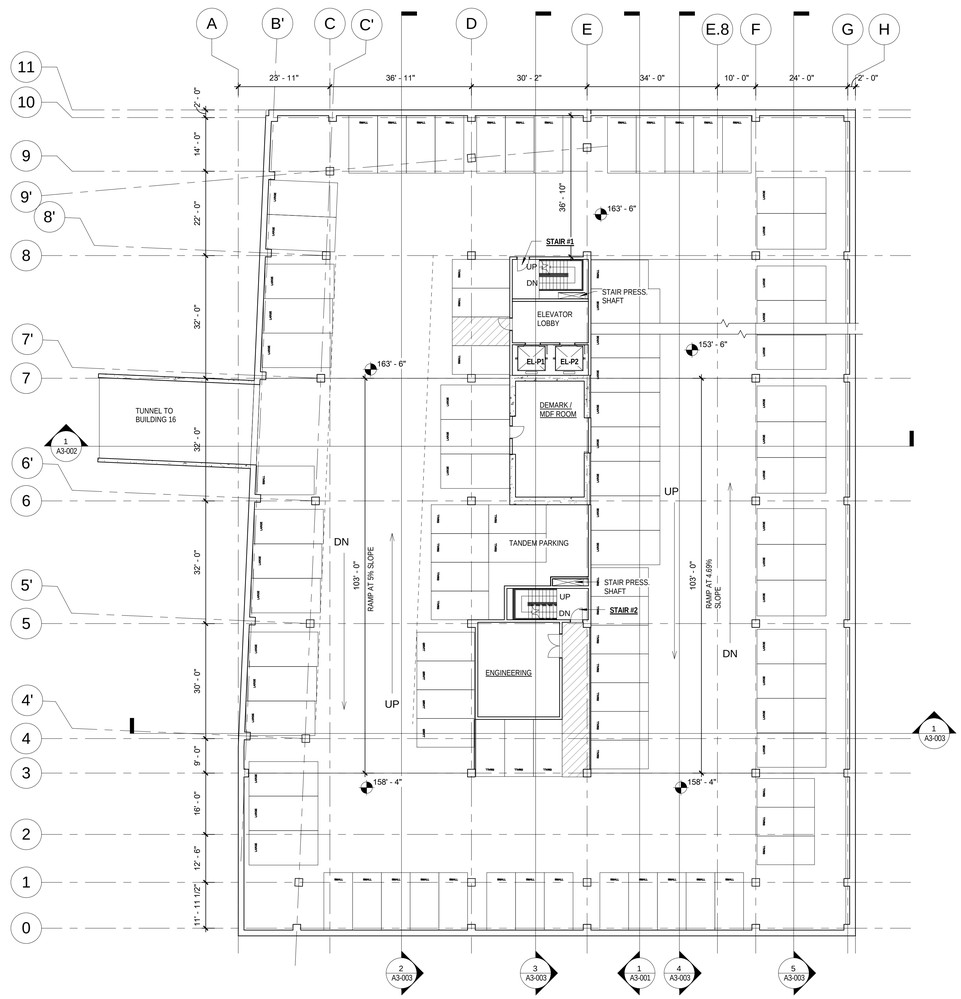
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	1	5	6	*12*
A	19	37	2	*58*
B	53	40	0	*93*
C	51	43	0	*94*
D	48	56	0	*104*
total	*172*	*181*	*8*	*361*



2 LEVEL B PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DRAWN BY: **Author**	PROJ. ARCH.: **Designer**
PROJ. NO.:	**100908.00**
DATE:	**05/23/2012**

DWG.

PARKING LEVEL - B

DWG.

24A1-00B

COB DCP 12-111805-DB

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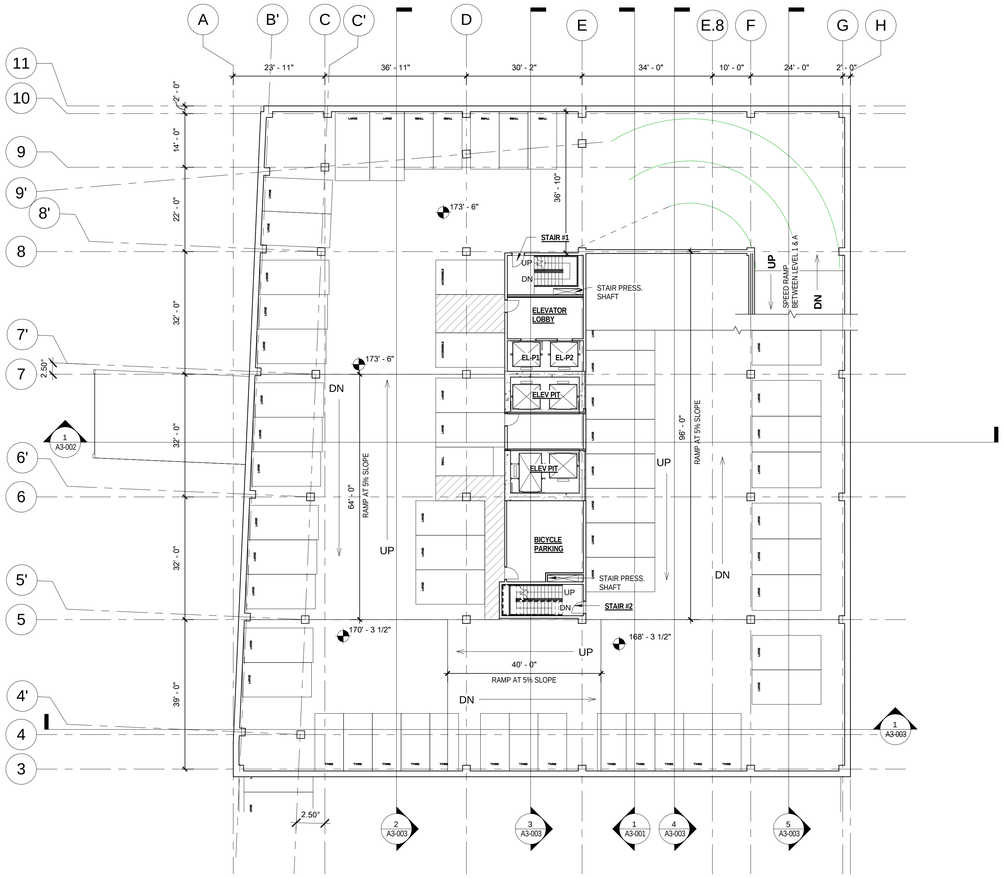
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	1	5	6	*12*
A	19	37	2	*58*
B	53	40	0	*93*
C	51	43	0	*94*
D	48	56	0	*104*
total	*172*	*181*	*8*	*361*



1 LEVEL A PLAN
1/16" = 1'-0"

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

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May 23, 2012

ISSUE

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DRAWN BY: Author	PROJ. ARCH.: Designer
PROJ. NO.:	100908.00
DATE:	05/23/2012

DWG.

PARKING LEVEL - A

DWG.

24A1-00A

COB DCP 12-111805-DB

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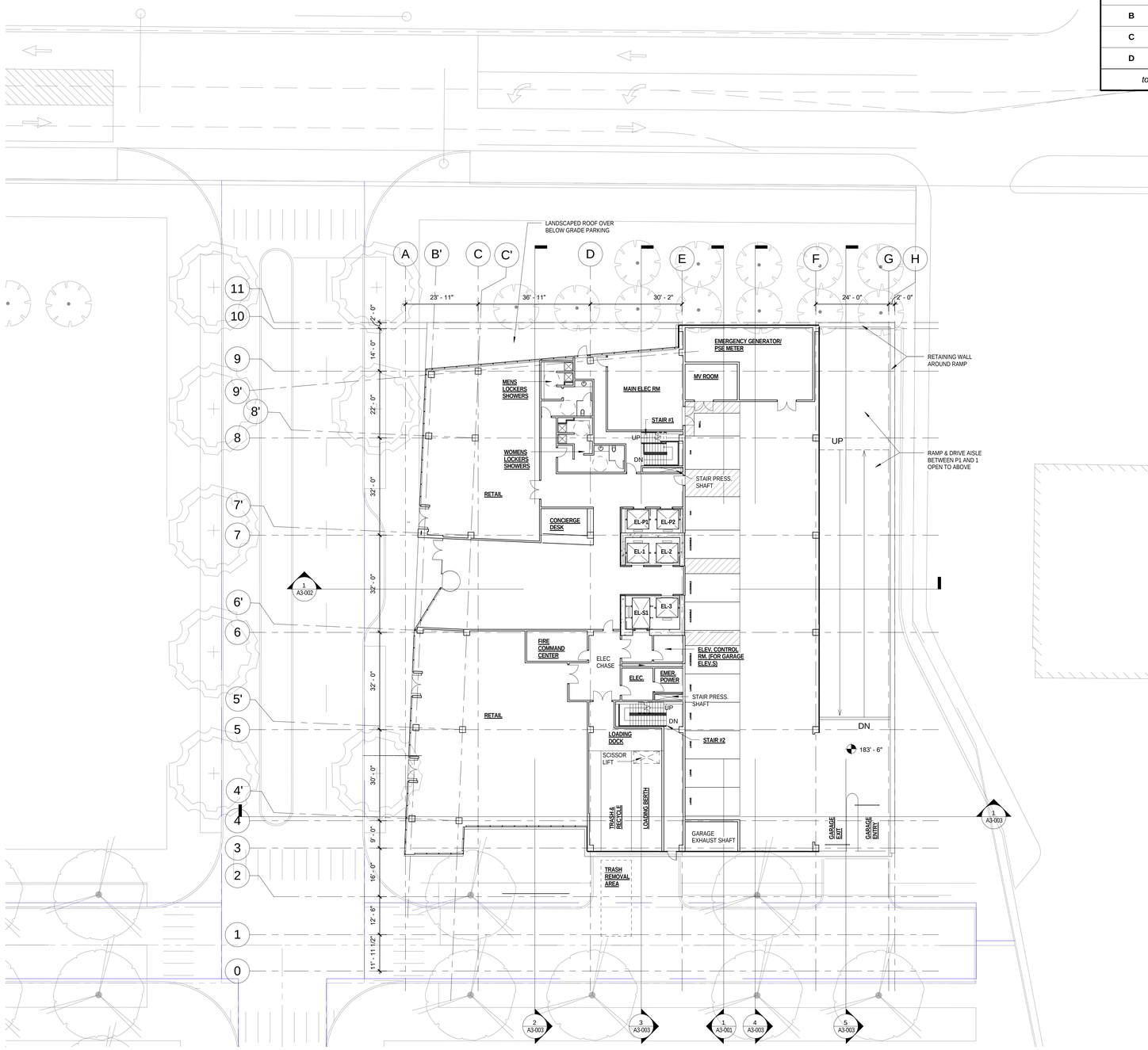
PARKING COUNT				per Bellevue Land Use Code
Level	Small	Large	Accessible	*total*
1	1	5	6	*12*
A	19	37	2	*58*
B	53	40	0	*93*
C	51	43	0	*94*
D	48	56	0	*104*
total	*172*	*181*	*8*	*361*



1 LEVEL 1 PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

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DRAWN BY: **Author**	PROJ. ARCH.: **Designer**
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DWG.

LEVEL - 1 - FLOOR PLAN

DWG.

24A1-001

COB DCP 12-111805-DB

5/24/2012 2:47:39 PM
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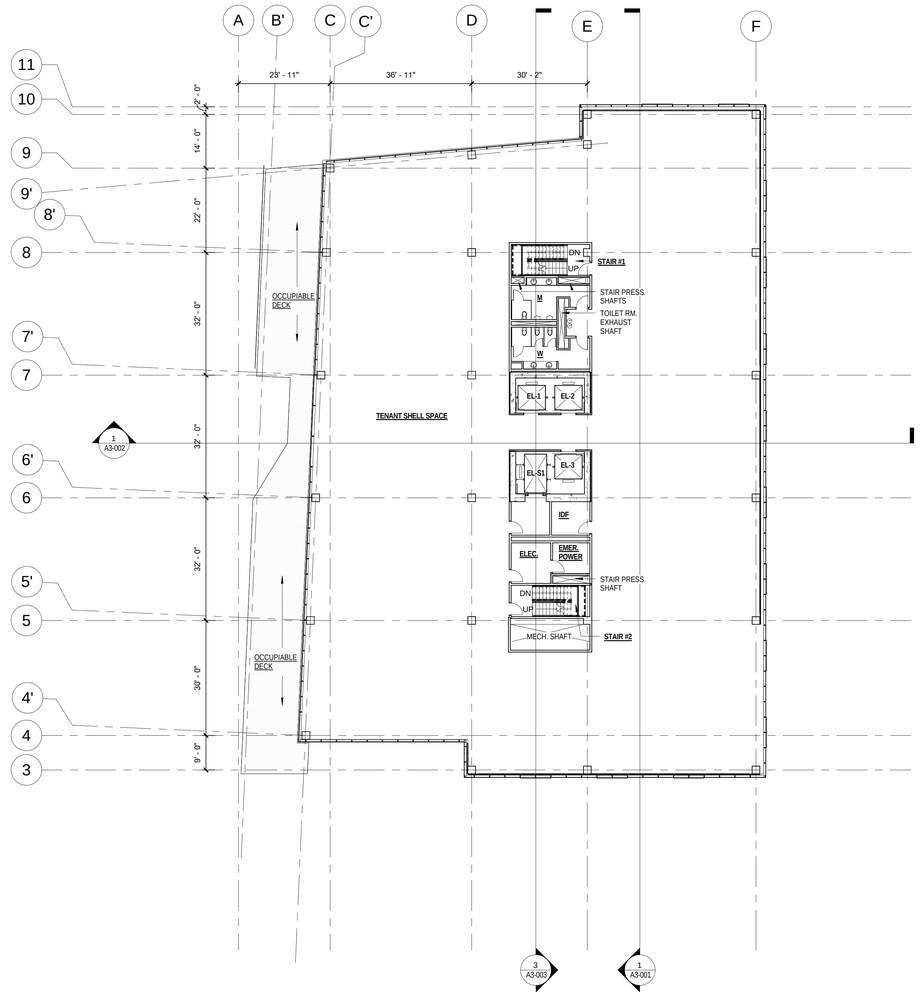

1 LEVEL 2 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

WRIGHT RUNSTAD & COMPANY

SHOREBSTEIN

nbbj

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THE SPRING DISTRICT

Block 24

24

ADR Submittal

May 23, 2012

ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: Author	PROJ. ARCH.: Designer
PROJ. NO.:	100908.00
DATE:	05/23/2012

DWG.

LEVEL - 2 - FLOOR PLAN

DWG.

24A1-002

COB DCP 12-111805-DB

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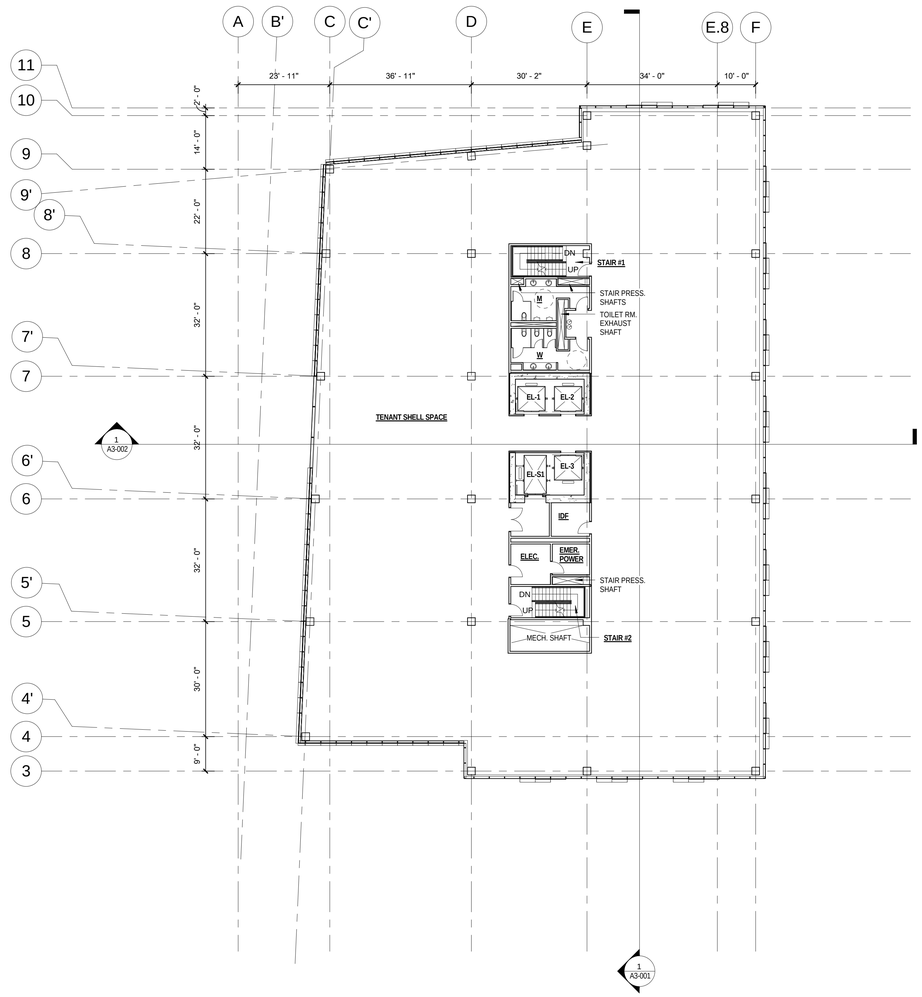

1 LEVEL 3 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

WRIGHT RUNSTAD & COMPANY

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DATE: 05/23/2012	

DWG.

LEVEL - 3 - FLOOR PLAN

DWG.

24A1-003

COB DCP 12-111805-DB

5/24/2012 2:48:04 PM
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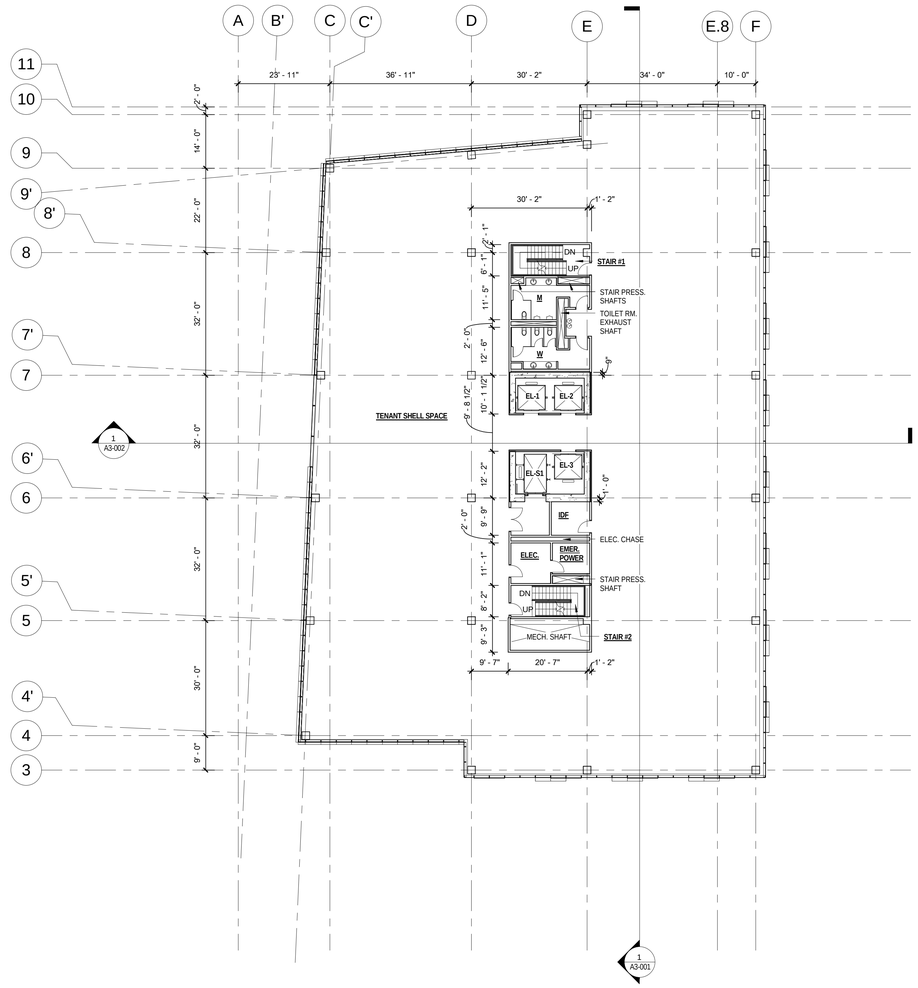

1 LEVEL 4 PLAN
1/16" = 1'-0"

0' 8' 16' 32' 64'

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

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MARK	DATE	DESCRIPTION

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DATE:	05/23/2012

DWG.

LEVEL - 4 - TYPICAL TOWER FLOOR PLAN

DWG.

24A1-004

COB DCP 12-111805-DB

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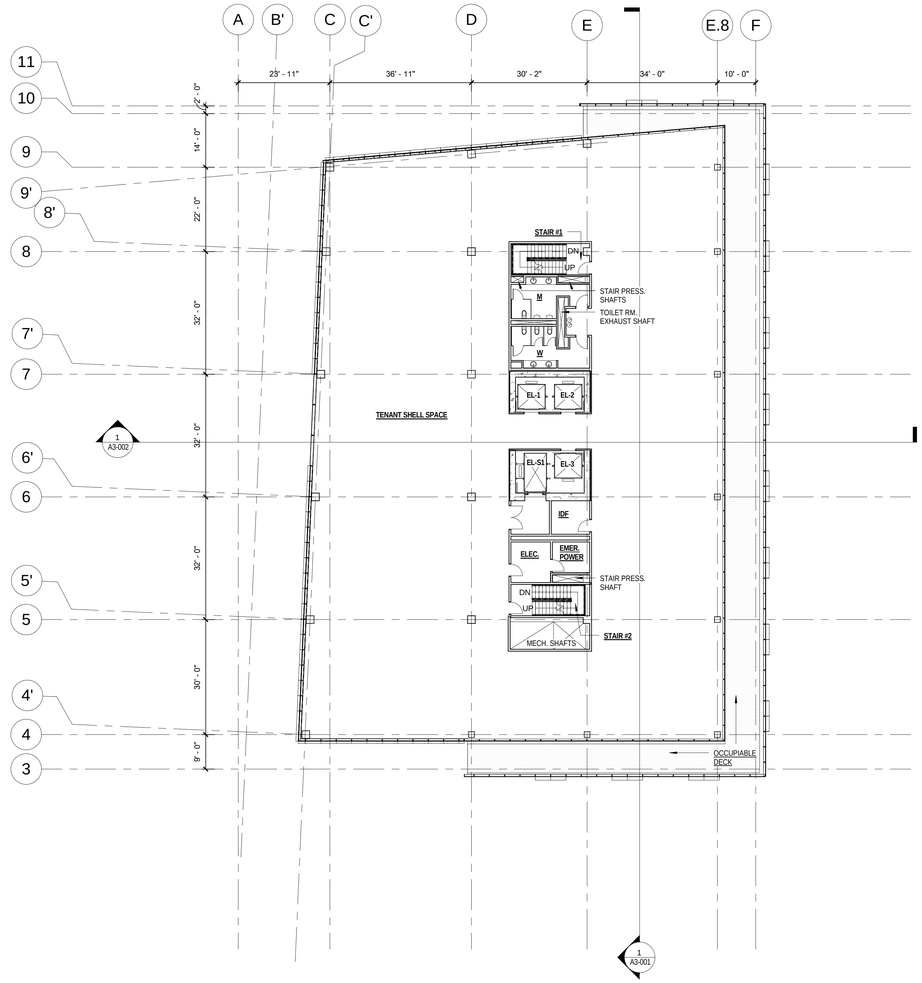

1 LEVEL 9 PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DWG.

LEVEL - 9 - FLOOR PLAN

DWG.

24A1-009

COB DCP 12-111805-DB

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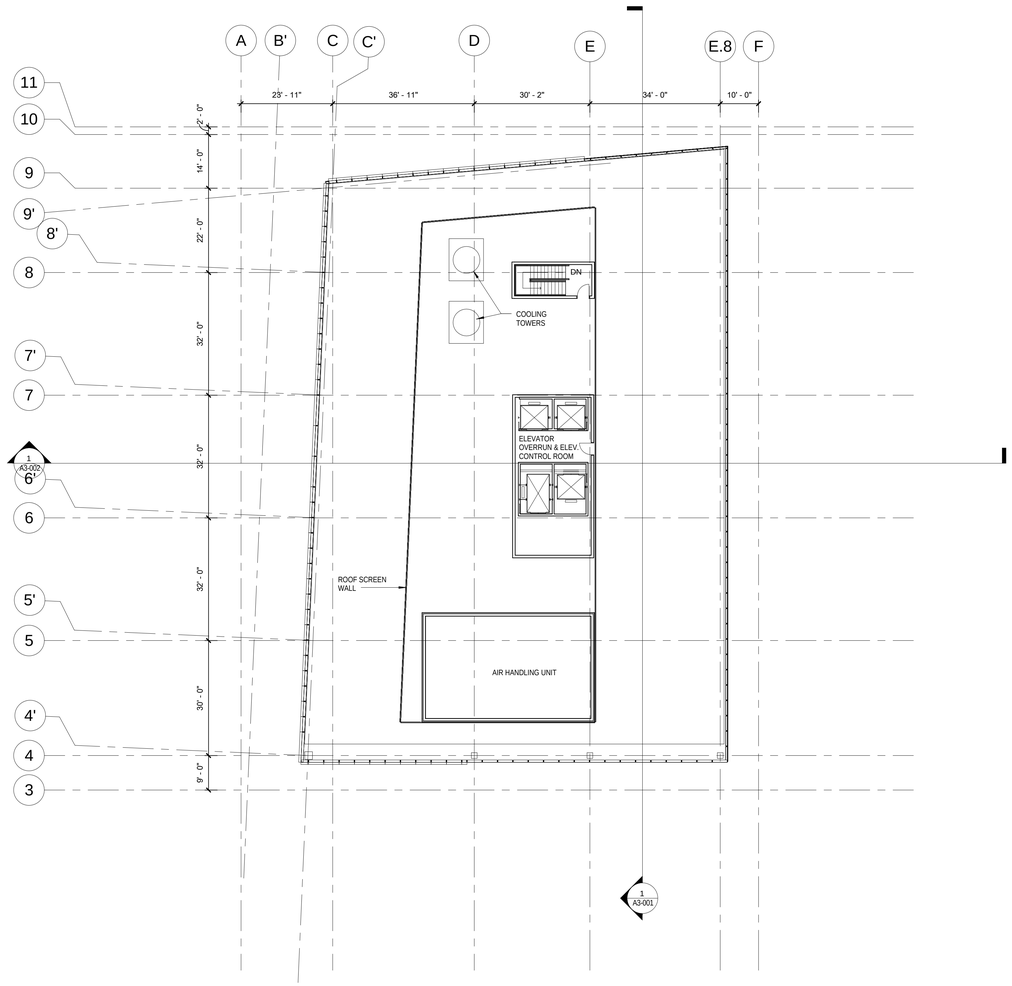

1 MAIN ROOF PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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DATE:	05/23/2012

DWG.

LEVEL - 10 - MAIN ROOF LEVEL PLAN

DWG.

24A1-R10

COB DCP 12-111805-DB

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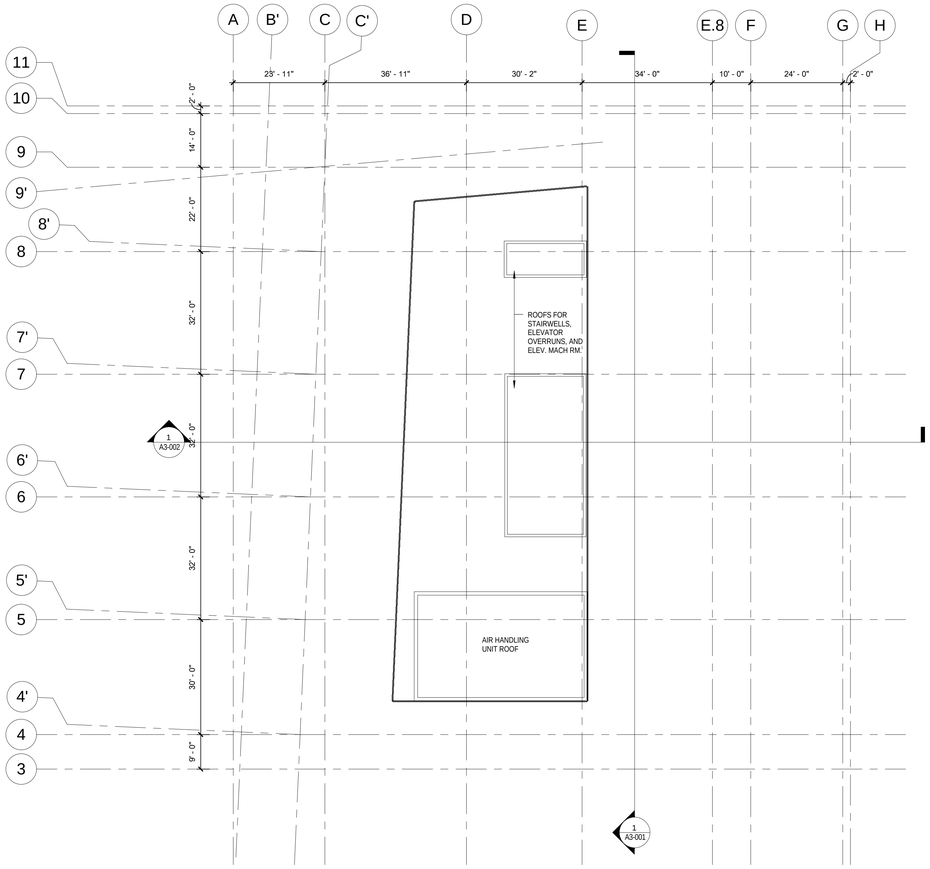

1 PENTHOUSE ROOF PLAN
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

5/24/2012 2:48:38 PM
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DWG.

LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN

DWG.

24A1-R11

COB DCP 12-111805-DB

THE SPRING DISTRICT

Building Elevations

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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Lerch Bates
19515 North Creek Parkway
Suite 304
Bothell, WA 98011
t: 425.205.2205

D

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

WRIGHT RUNSTAD & COMPANY

SHORENSTEIN

nbbj
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THE SPRING DISTRICT

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DWG.

NOTES, ABBREVIATIONS, LEGENDS

DWG.

SI G0-010

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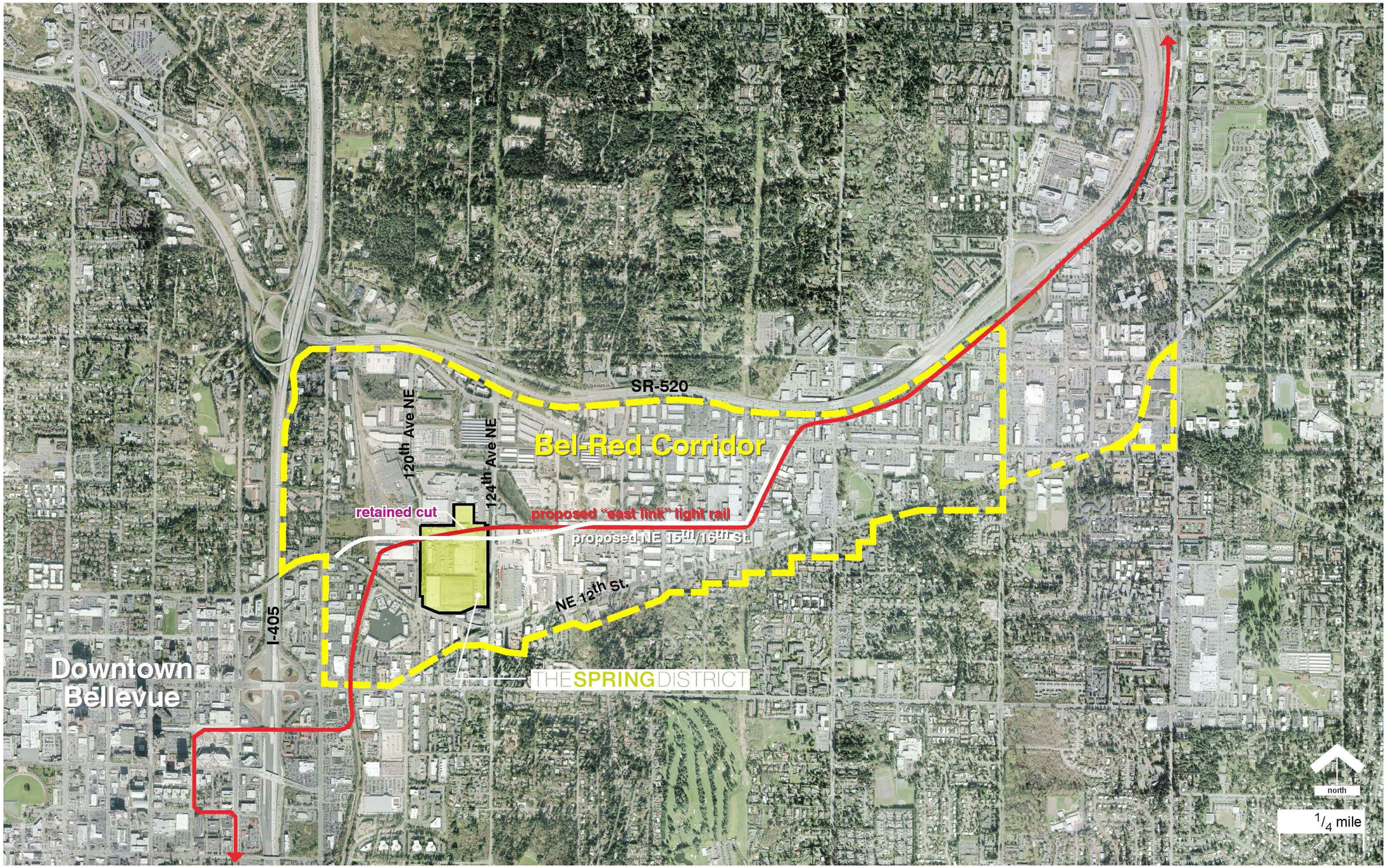

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VICINITY MAP

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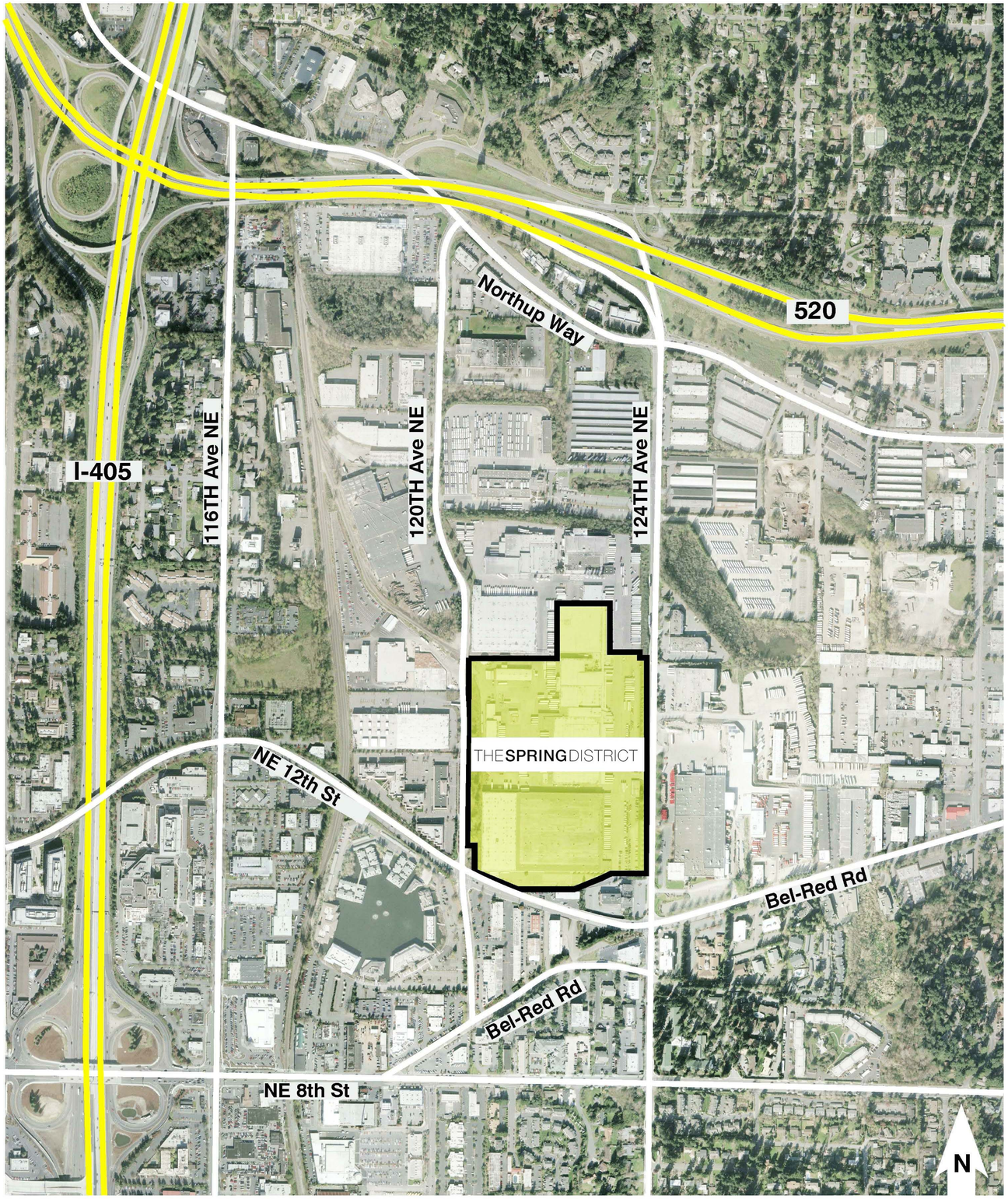

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VICINITY MAP

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SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

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&COMPANY

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EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-502

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

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EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-503

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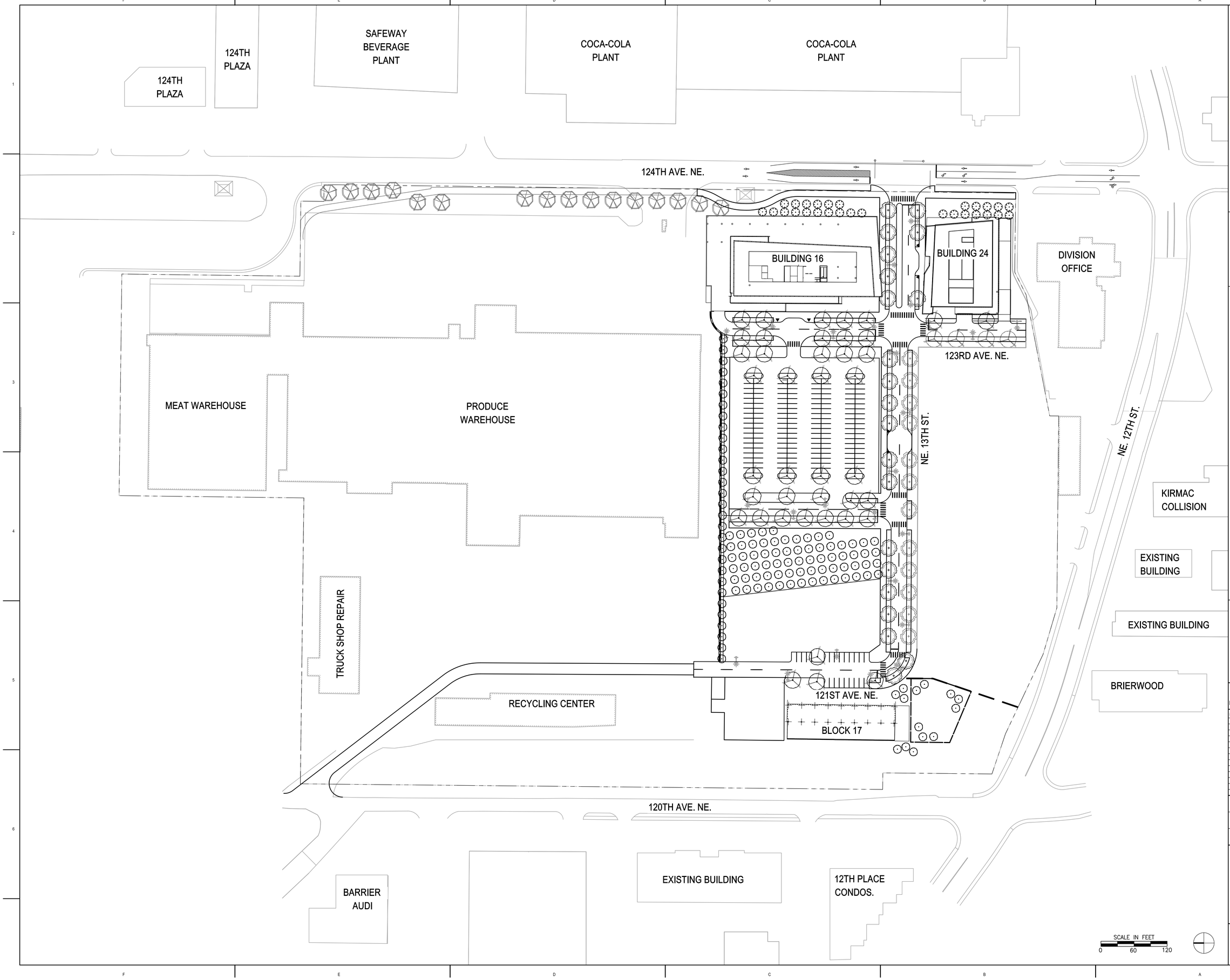

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DWG.
ARCHITECTURAL SITE MAP

DWG.
G0-600
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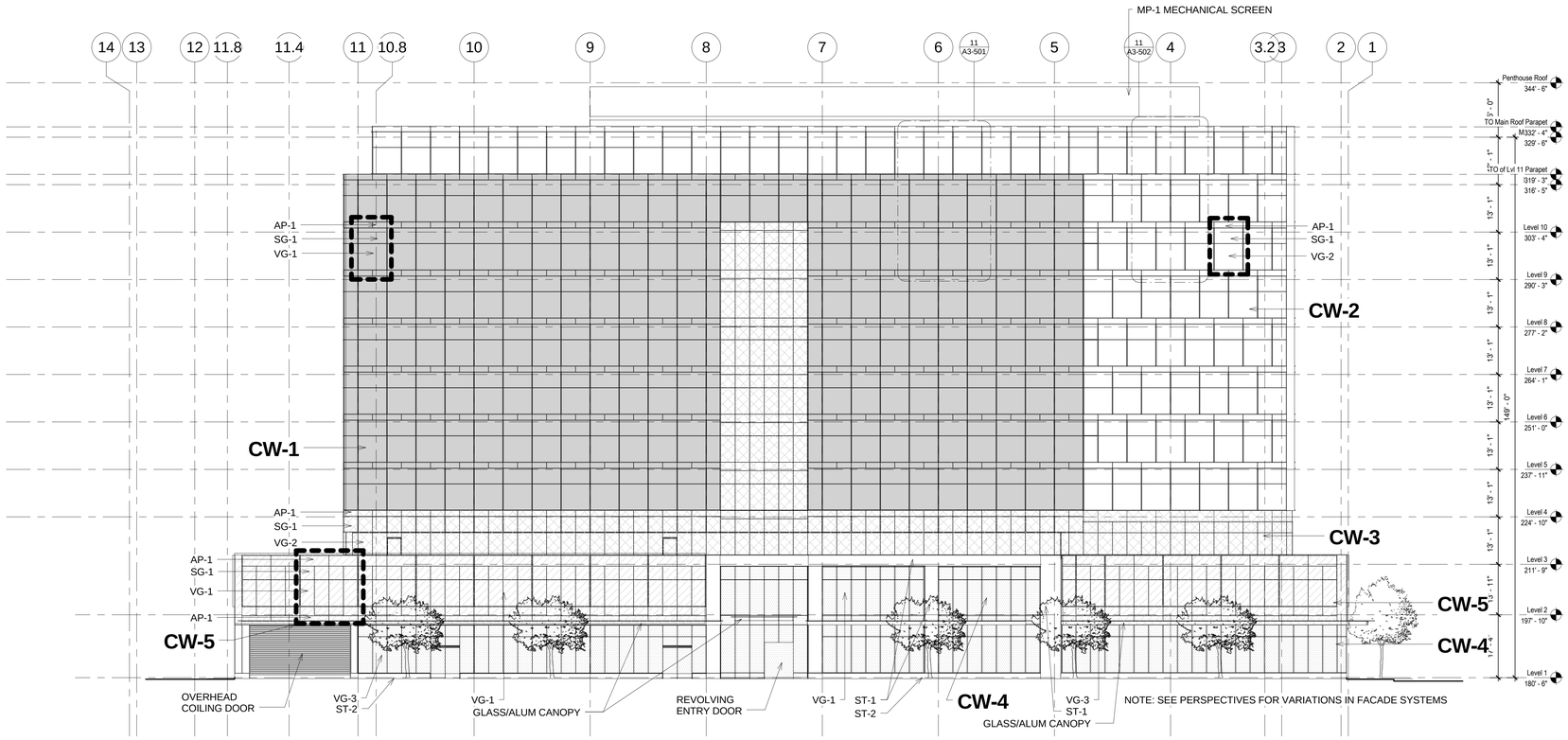

1 WEST ELEVATION
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

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BUILDING ELEVATIONS

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16A2-001

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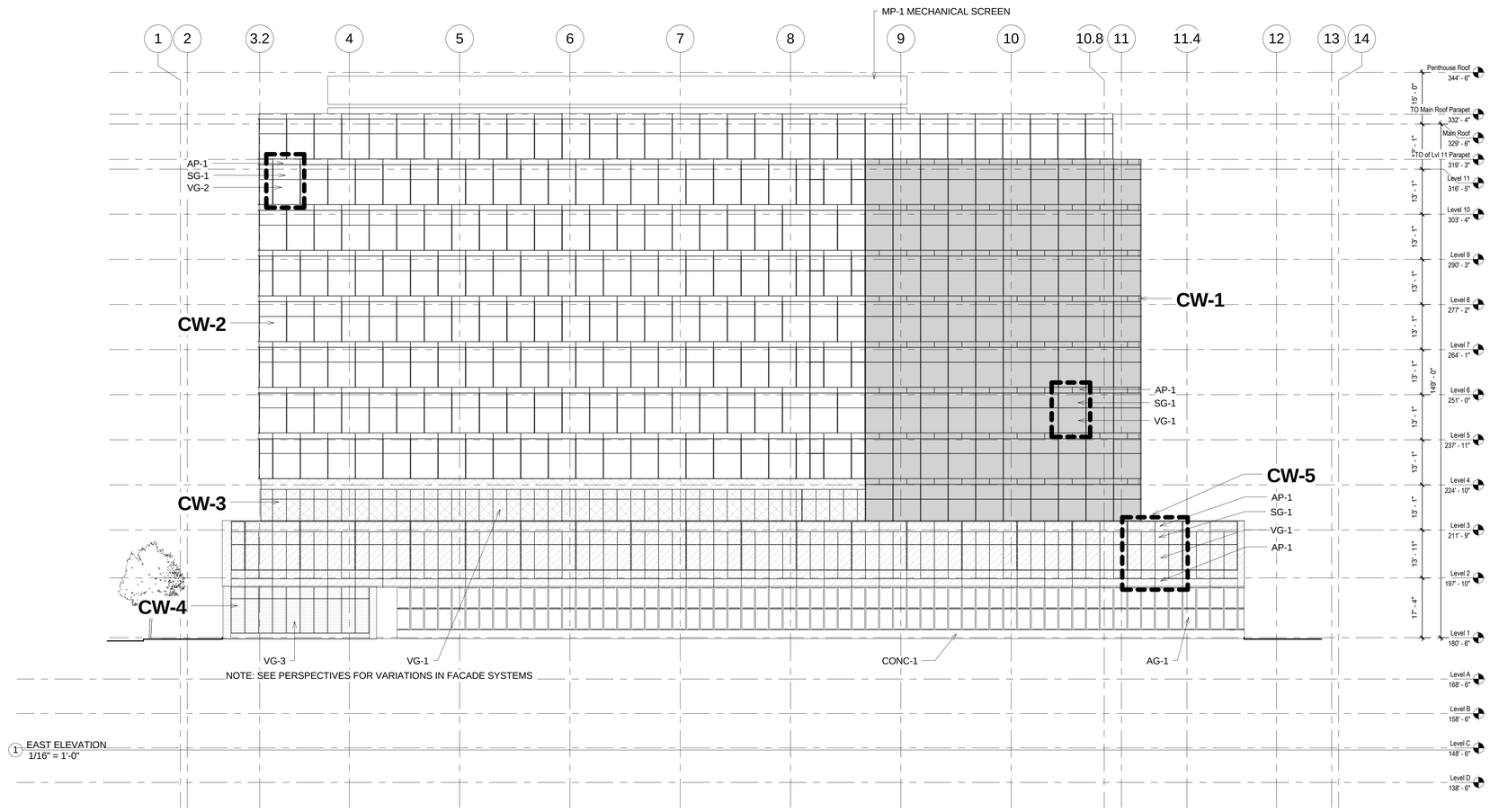

SCALE: 1/16" = 1'-0"

0' 8' 16' 32' 64'

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BUILDING ELEVATIONS

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16A2-002

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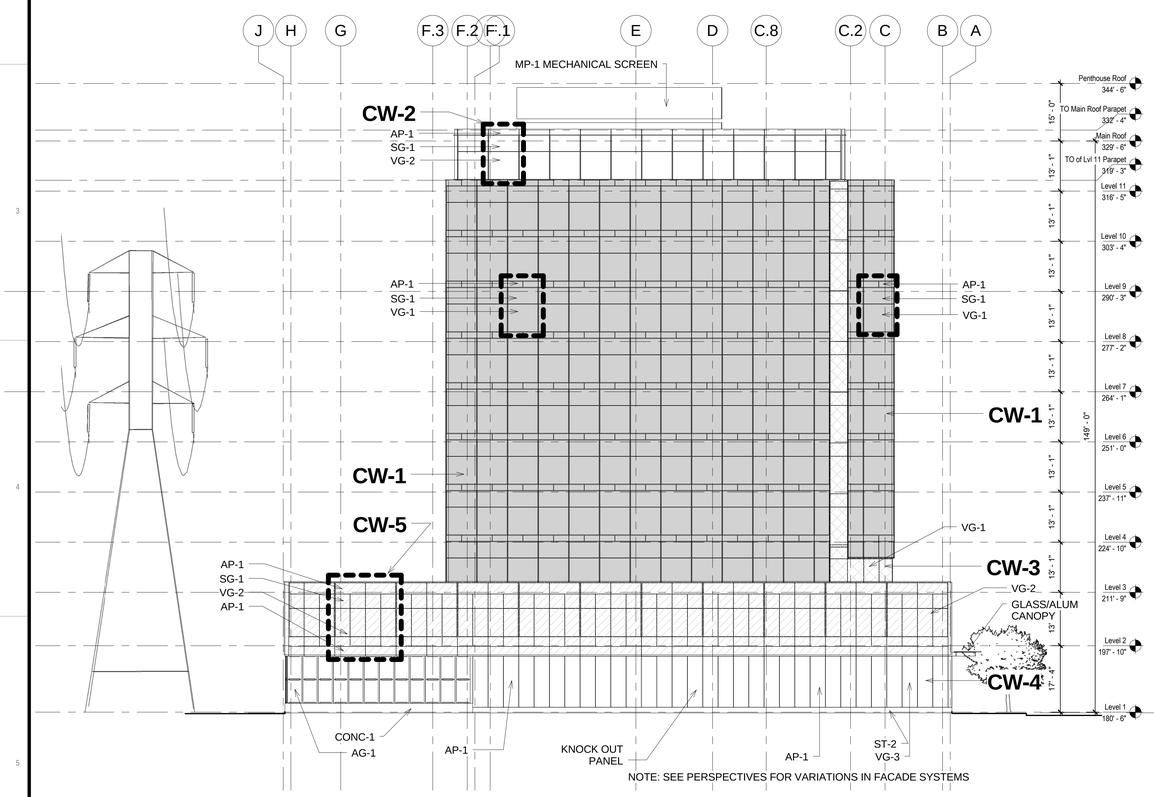
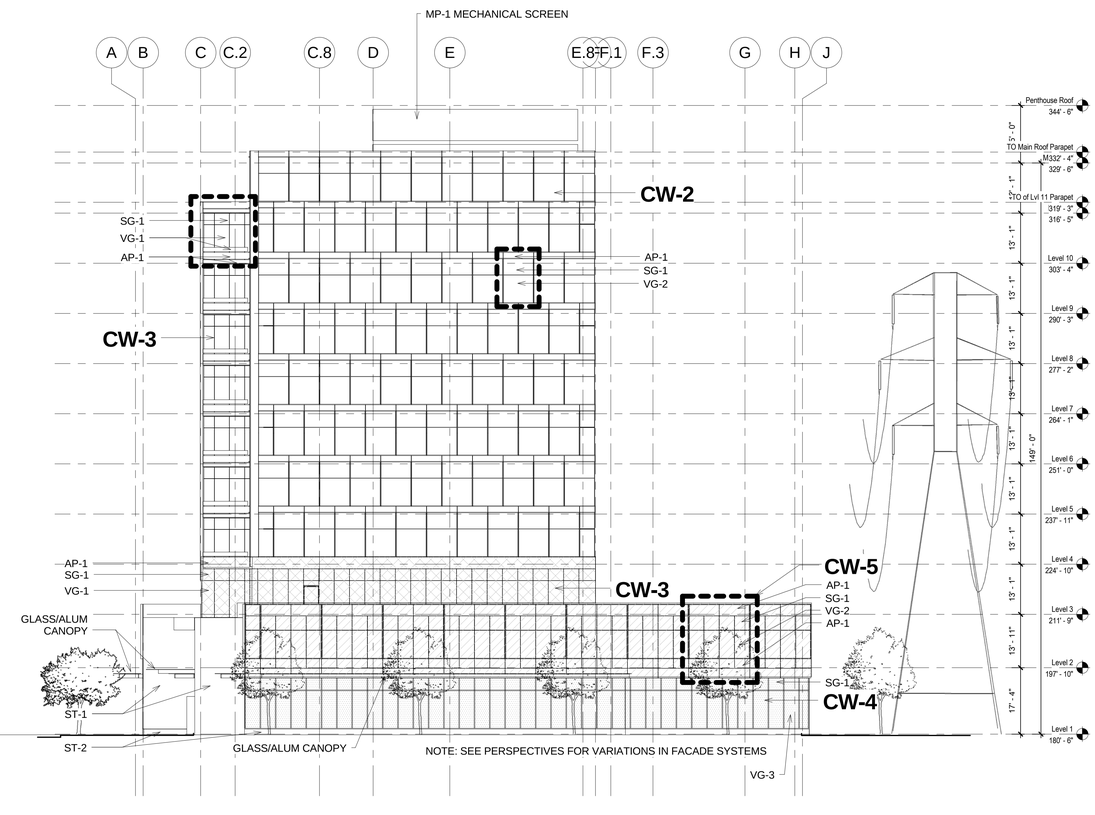


2 NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

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BUILDING ELEVATIONS

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16A2-003

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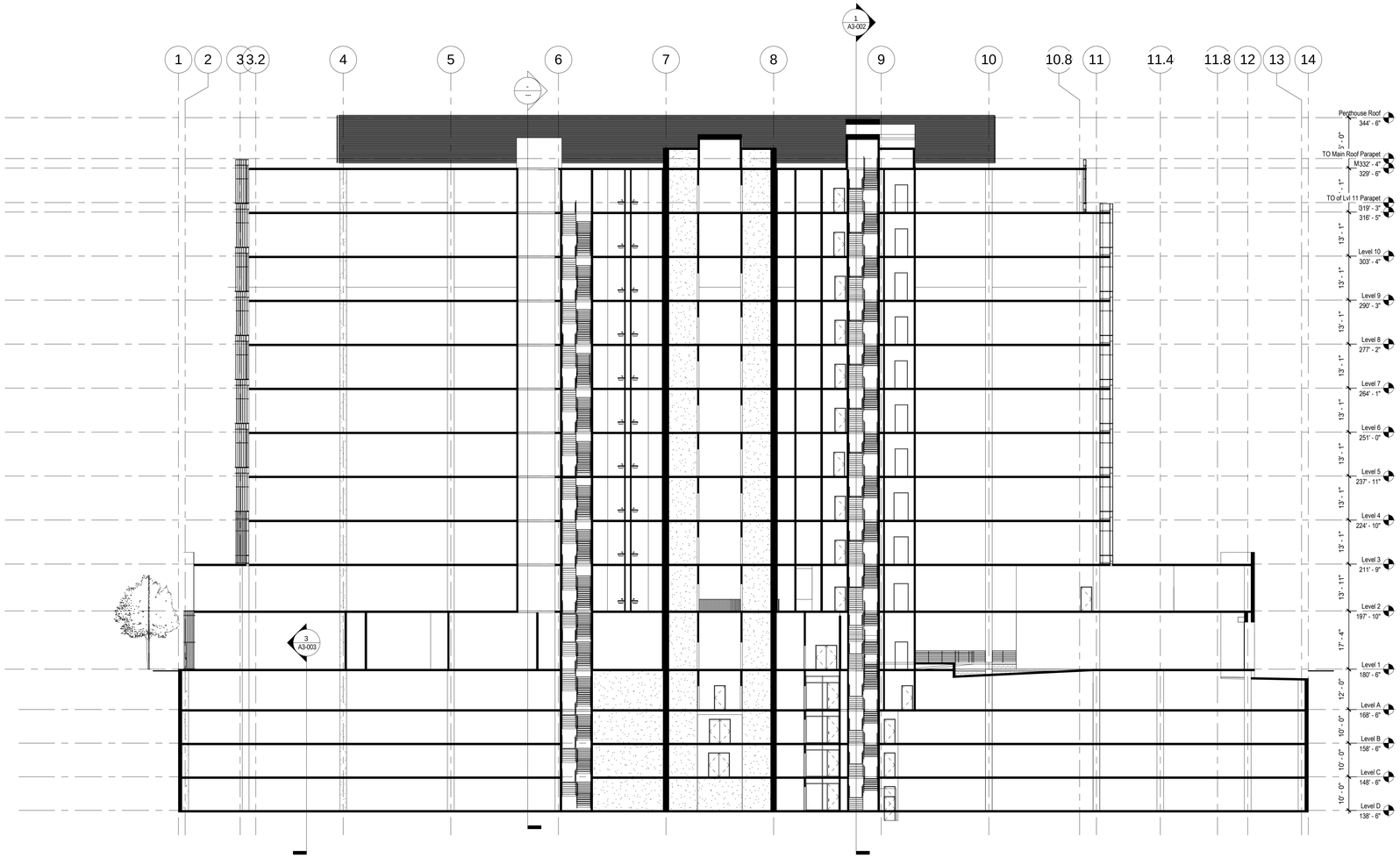

1 NORTH-SOUTH BUILDING SECTION
1/16" = 1'-0"

0' 8' 16' 32' 64'

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

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BUILDING SECTIONS

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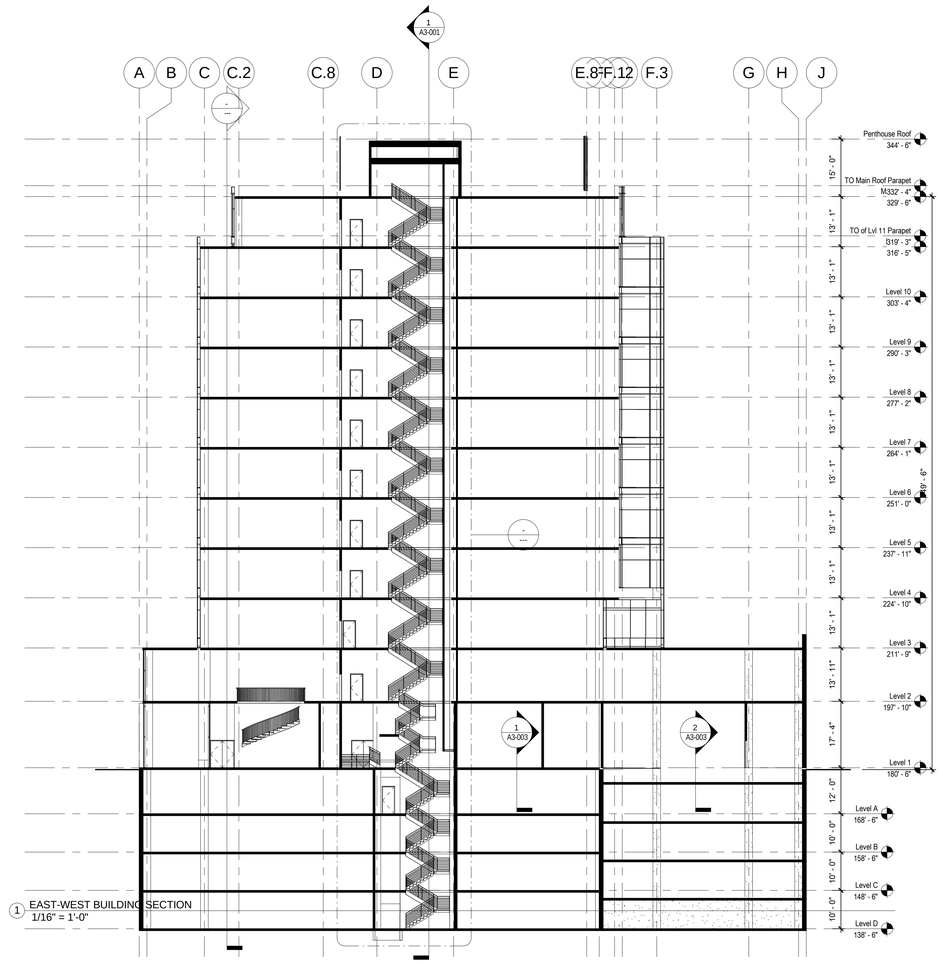

1 EAST-WEST BUILDING SECTION
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

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BUILDING SECTIONS

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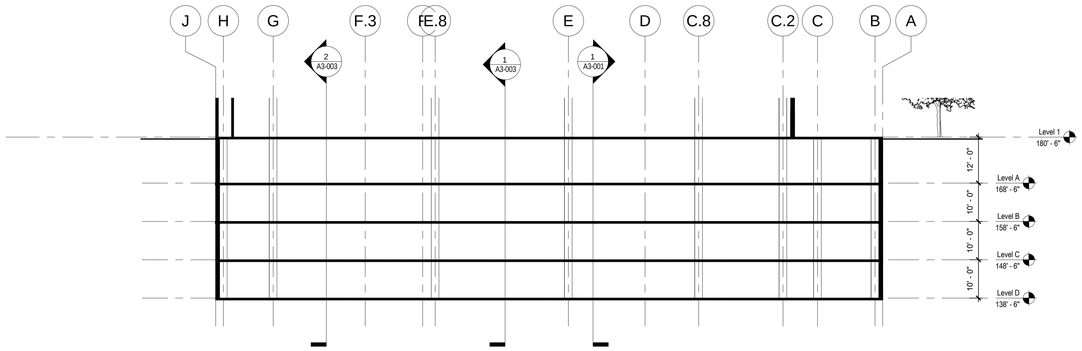
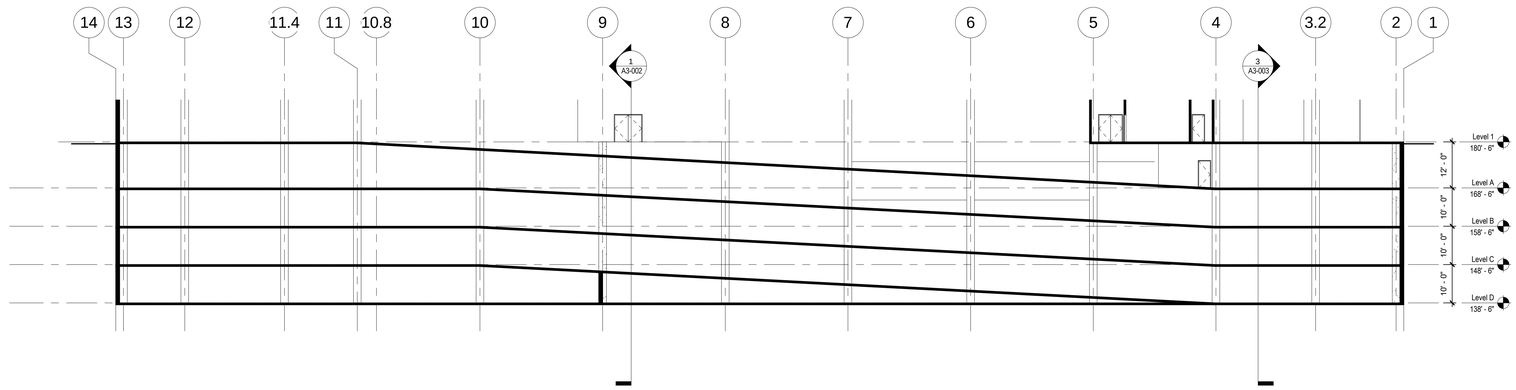
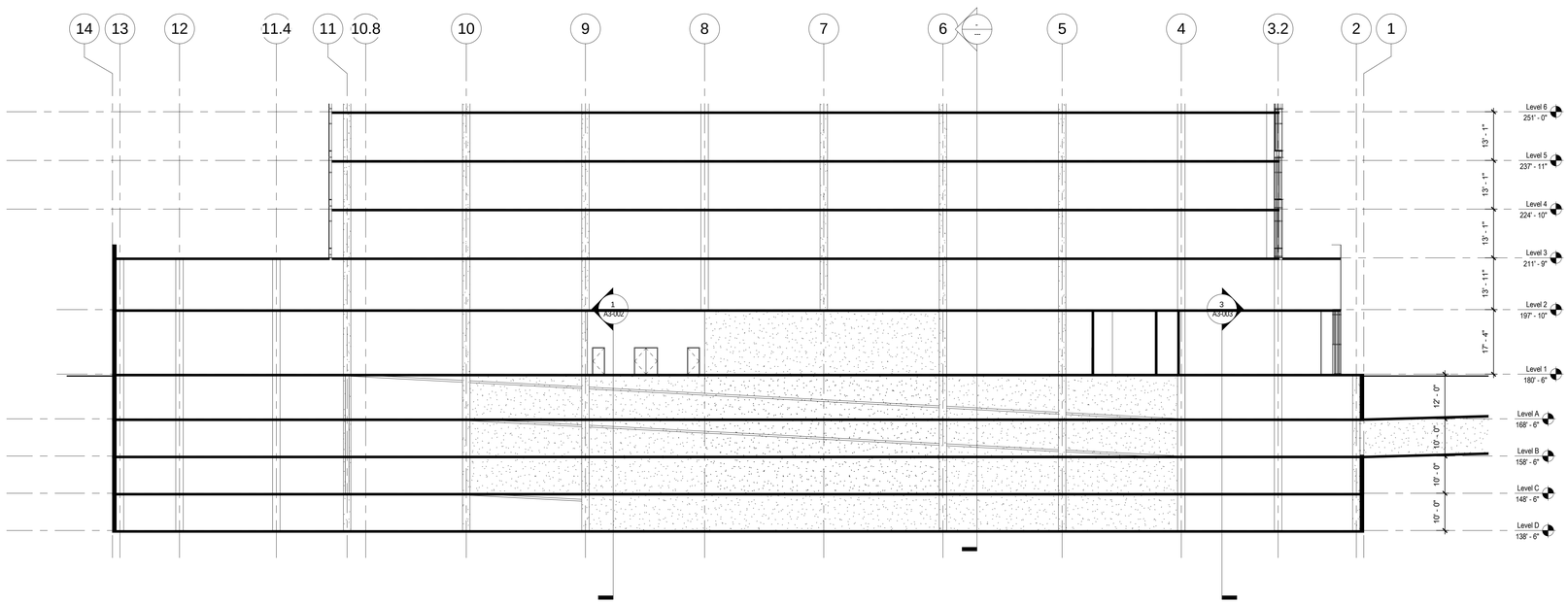


3 SOUTH PARKING SECTION
1/16" = 1'-0"



2 EAST PARKING SECTION 1
1/16" = 1'-0"



1 EAST PARKING SECTION 2
1/16" = 1'-0"

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

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PARKING SECTIONS

DWG.

16A3-003

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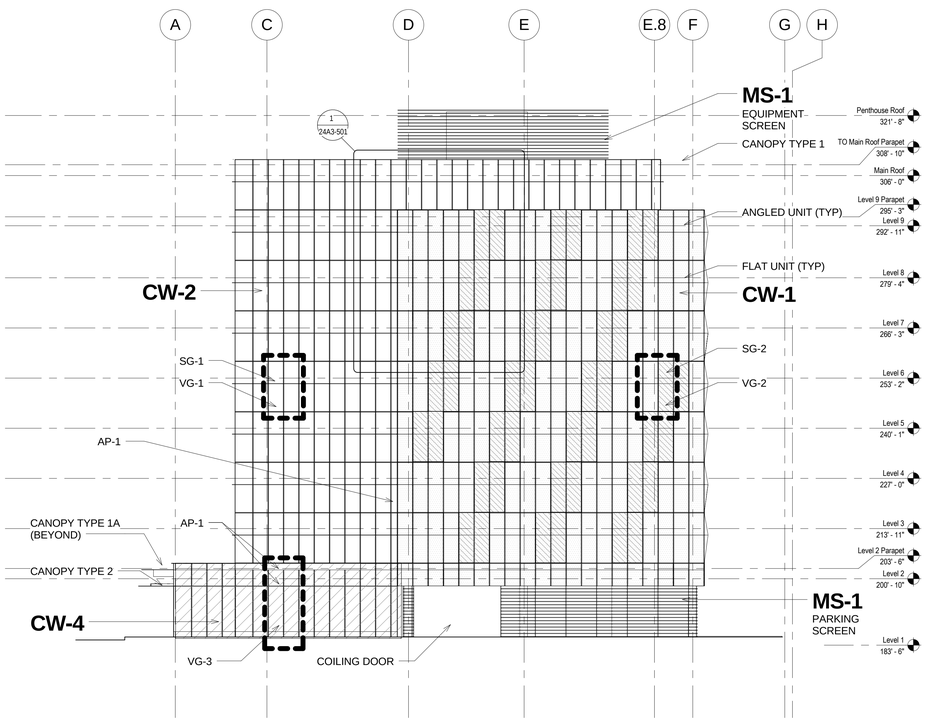
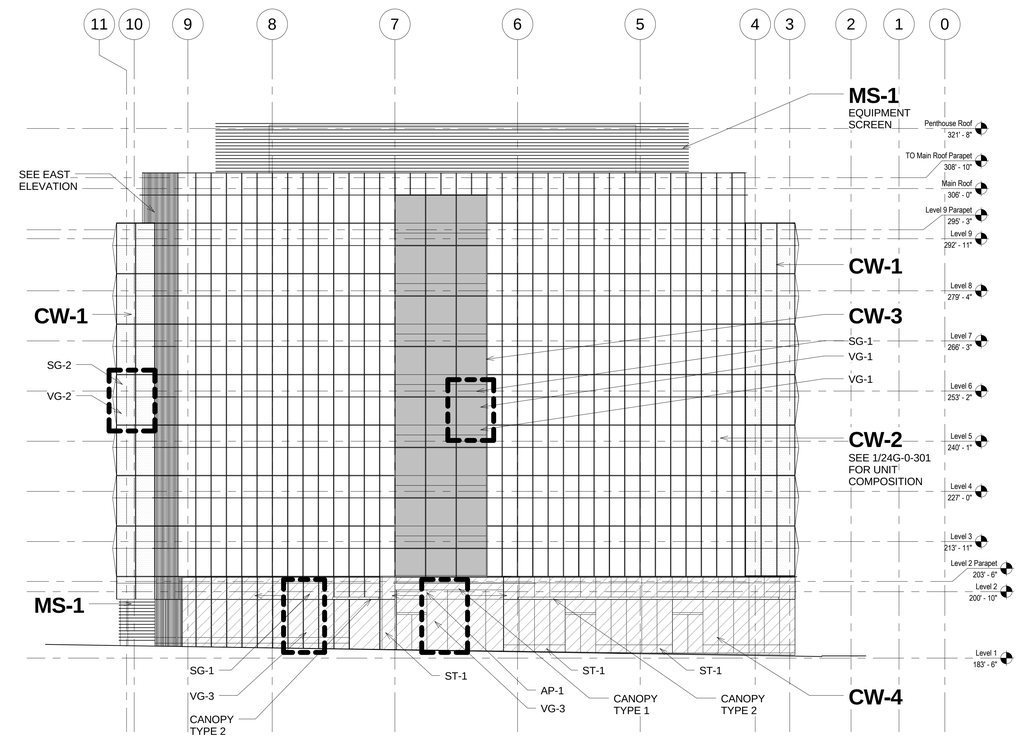


1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

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Block 24

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BUILDING ELEVATIONS

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24A2-001

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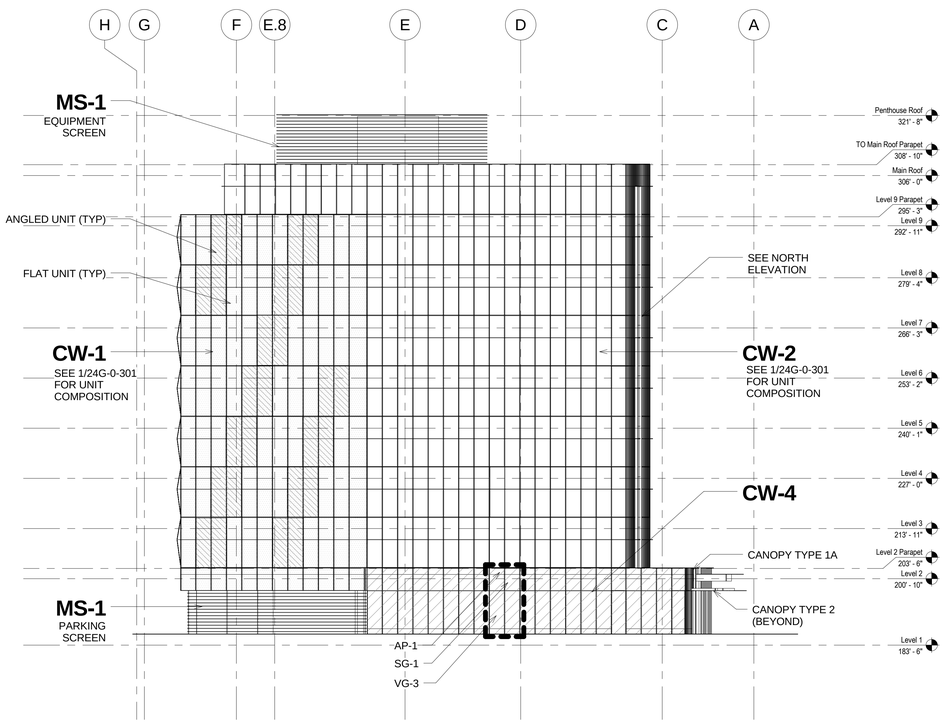
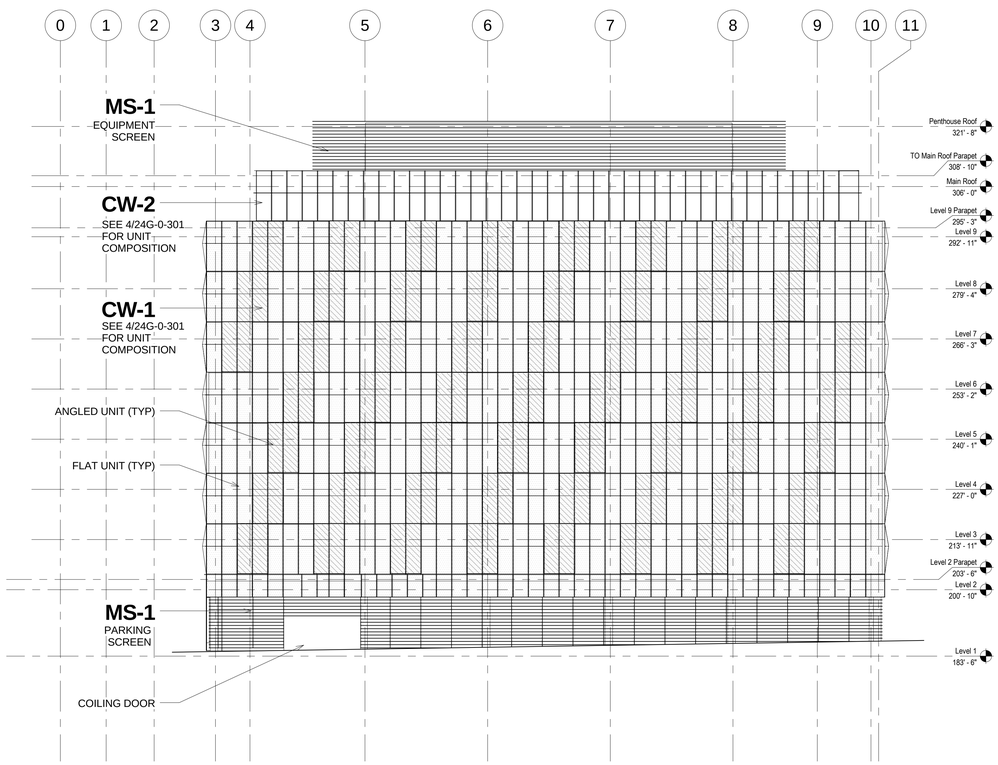


1 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

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BUILDING ELEVATIONS

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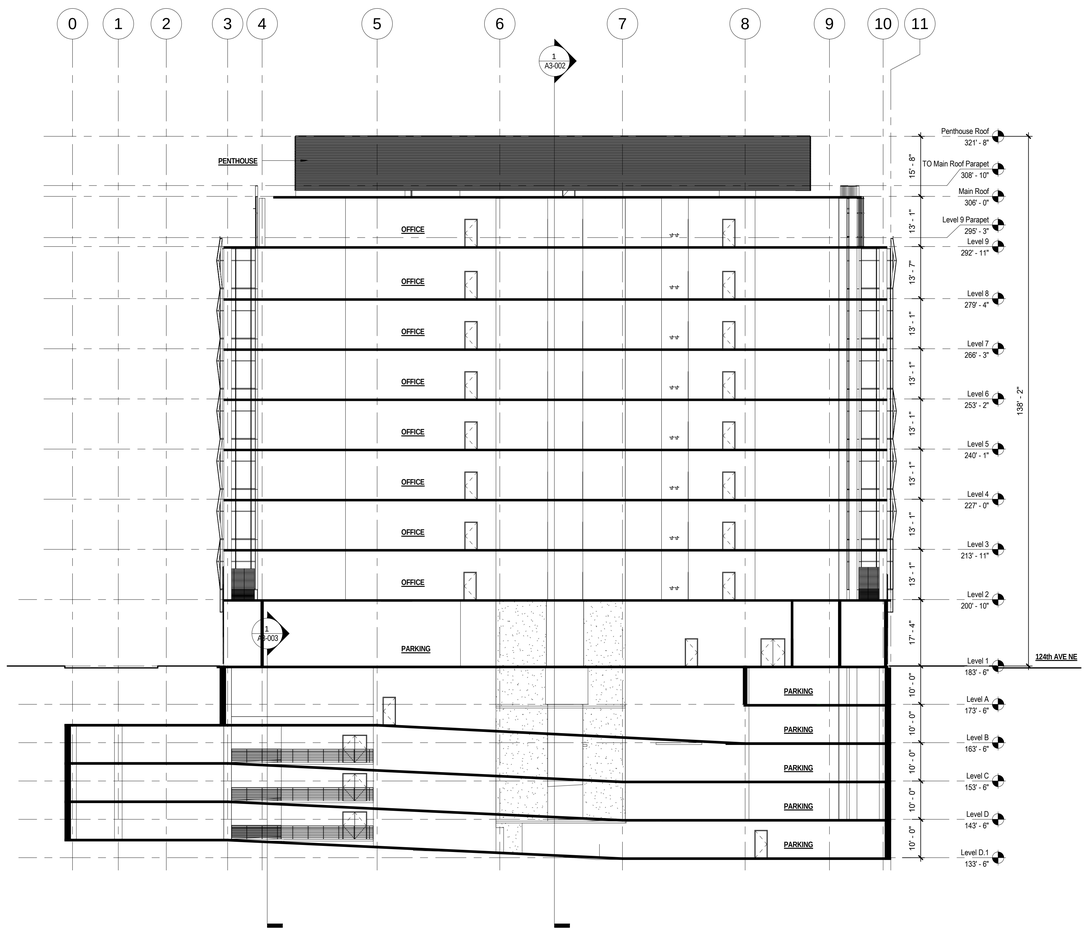

1 EAST-WEST BUILDING SECTION - LOOKING NORTH
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

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BUILDING SECTIONS

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1 NORTH-SOUTH BUILDING SECTION - LOOKING EAST
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

WRIGHT RUNSTAD & COMPANY

SHOREBSTEIN

nbbj

223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

THE SPRING DISTRICT

Block 24

24

ADR Submittal

May 23, 2012

ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: Author	PROJ. ARCH.: Designer
PROJ. NO.: 100908.00	
DATE: 05/23/2012	

DWG.

BUILDING SECTIONS

DWG.

24A3-002

COB DCP 12-111805-DB

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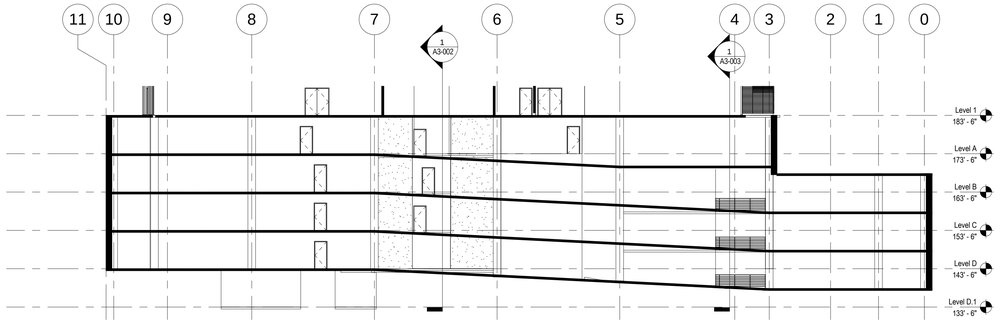
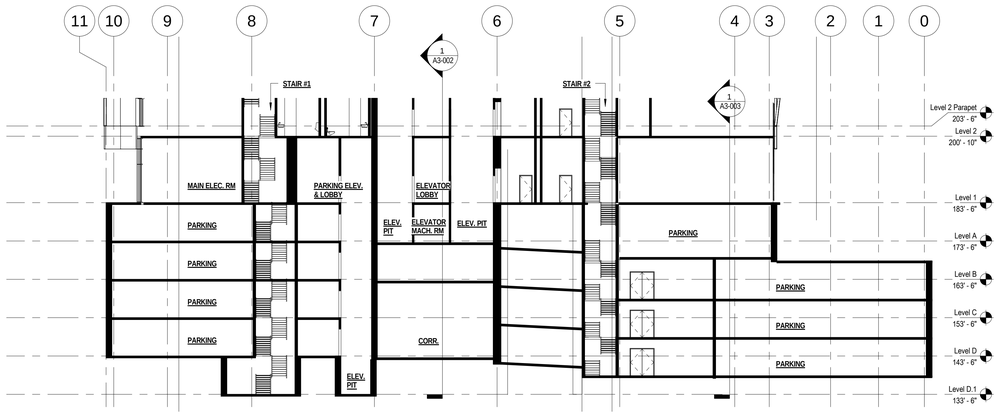
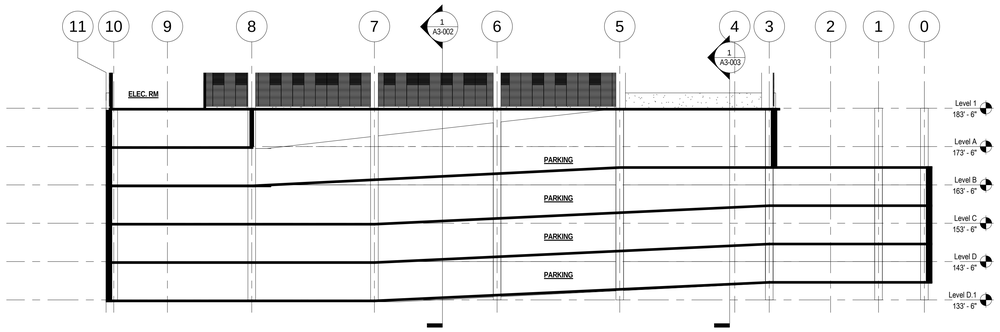


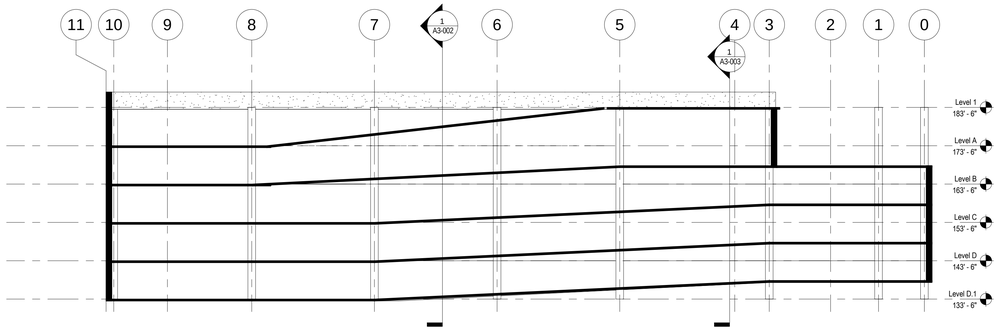
2 EAST-WEST PARKING SECTION
1/16" = 1'-0"



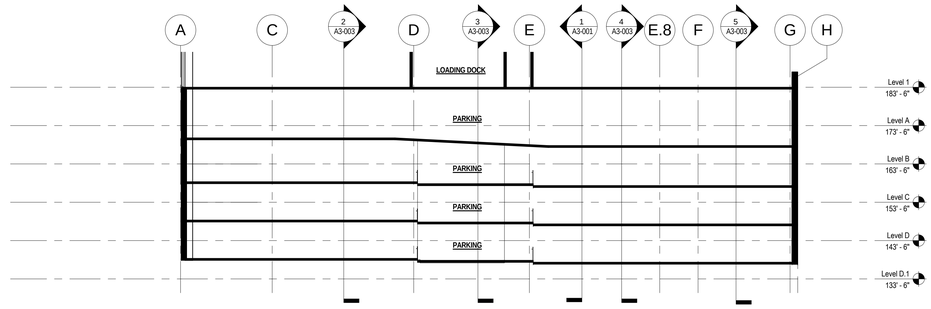
3 EAST-WEST PARKING SECTION
1/16" = 1'-0"



4 EAST-WEST PARKING SECTION
1/16" = 1'-0"



5 EAST-WEST PARKING SECTION
1/16" = 1'-0"



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THE SPRING DISTRICT

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DWG.

PARKING SECTIONS

DWG.

24A3-003

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THE SPRING DISTRICT

Preliminary Clearing & Grading Plan

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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Seattle, WA 98101
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t: 206.270.3300

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Walters & Wolf
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t: 425.583.1323

ELEVATOR:
Lerch Bates
19515 North Creek Parkway
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Bothell, WA 98011
t: 425.205.2205

E

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

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THE SPRING DISTRICT

Site Infrastructure

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ADR Submittal

May 23, 2012

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DATE: 05/23/2012	

DWG.

NOTES, ABBREVIATIONS, LEGENDS

DWG.

SI G0-010

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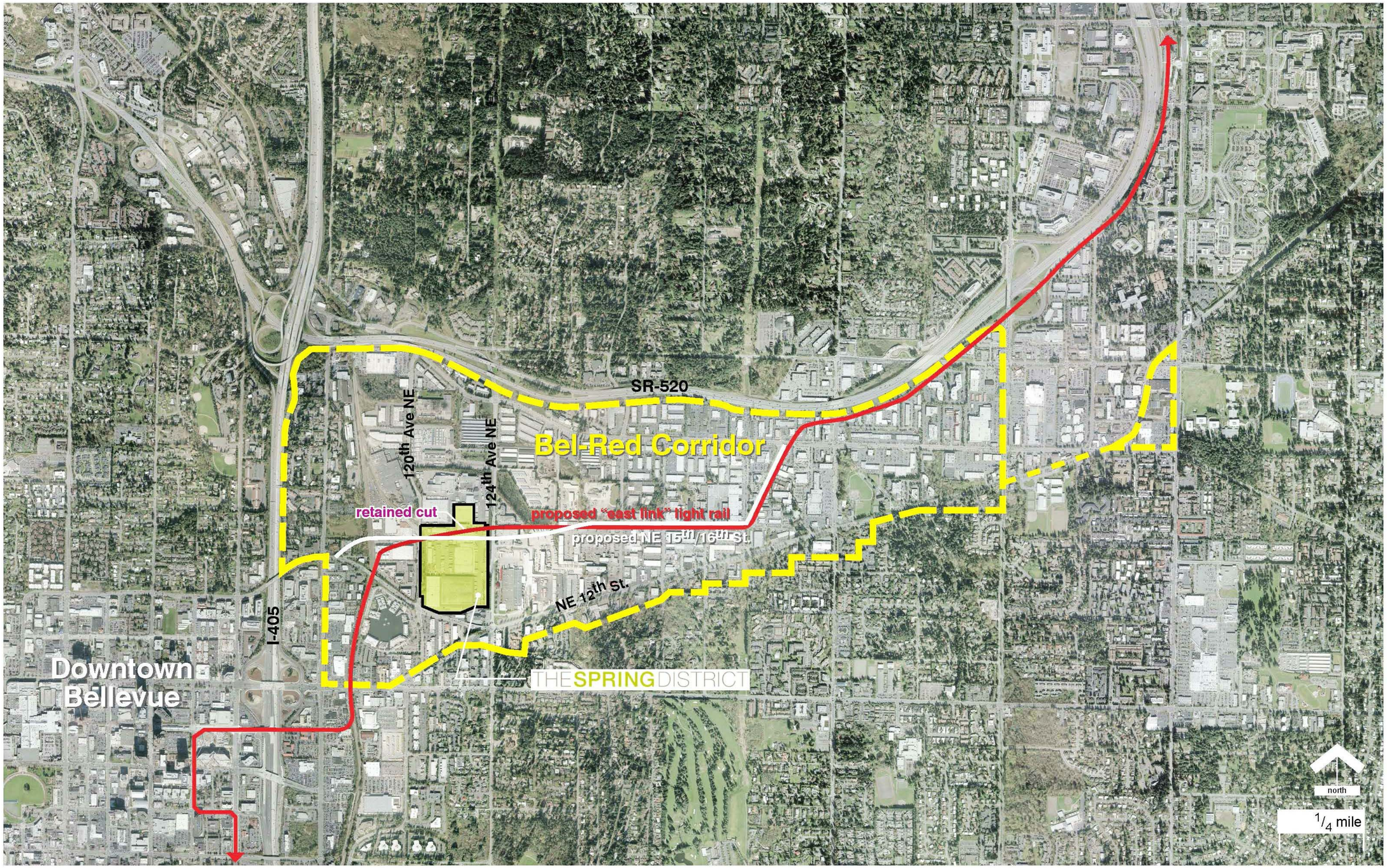

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VICINITY MAP

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SI G0-500

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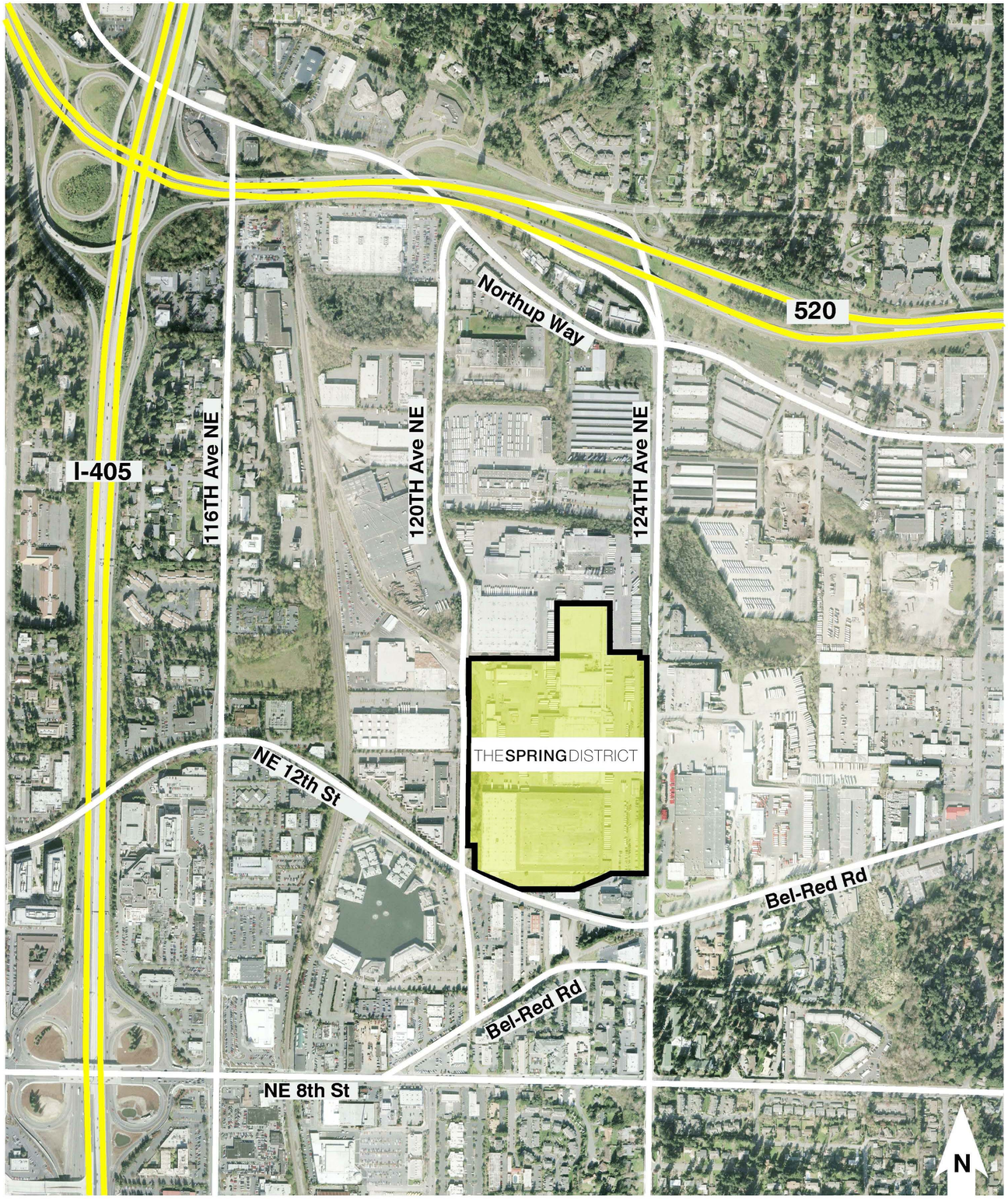

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VICINITY MAP

DWG.

SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

WRIGHT
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&COMPANY

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THE**SPRING**DISTRICT

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-502

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

WRIGHT
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&COMPANY

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-503

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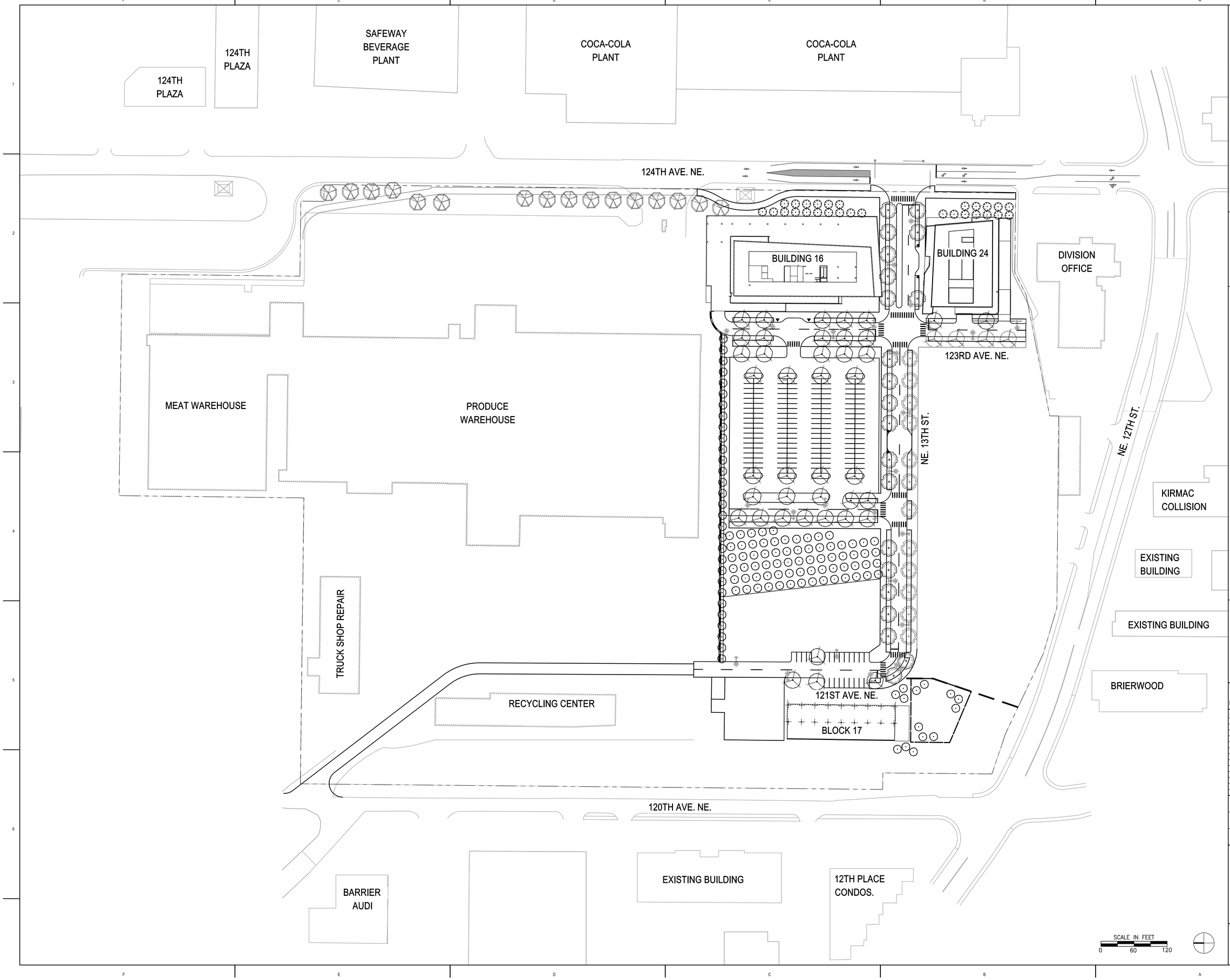

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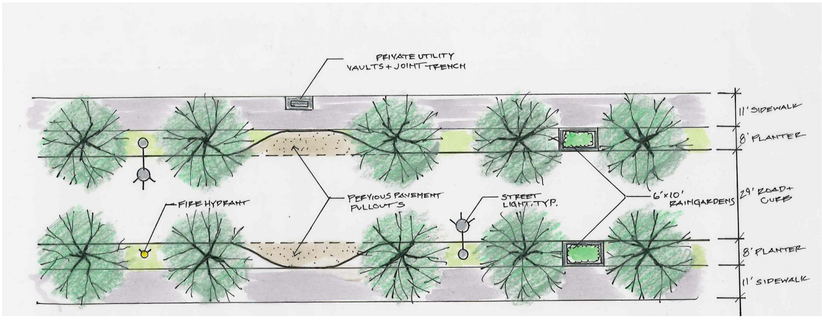
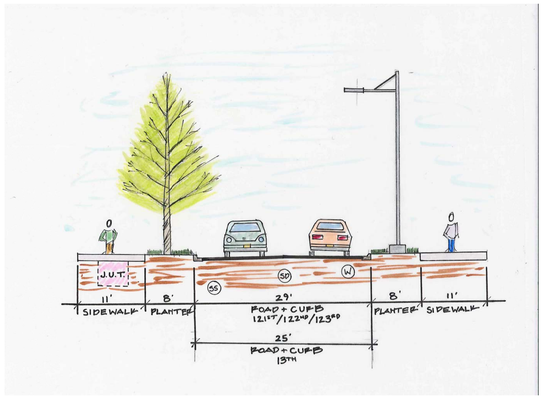
DWG.
ARCHITECTURAL SITE MAP

DWG.
G0-600
COB DCP 12-111805-DB



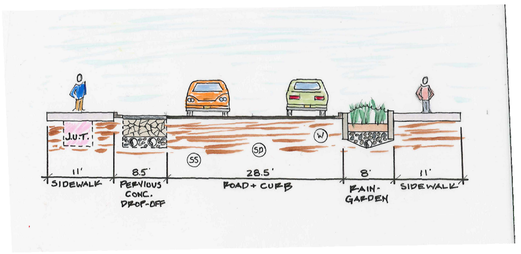
TYPICAL ROAD SECTION
ELEMENTS

1" = 20'



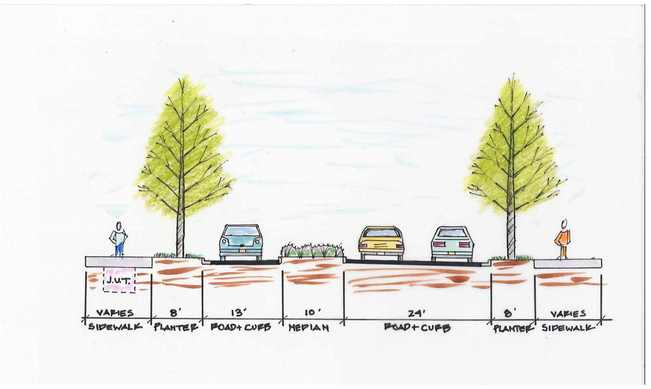
1 TYPICAL ROAD SECTION
121st, 125nd, 123rd, 13th

1" = 10'



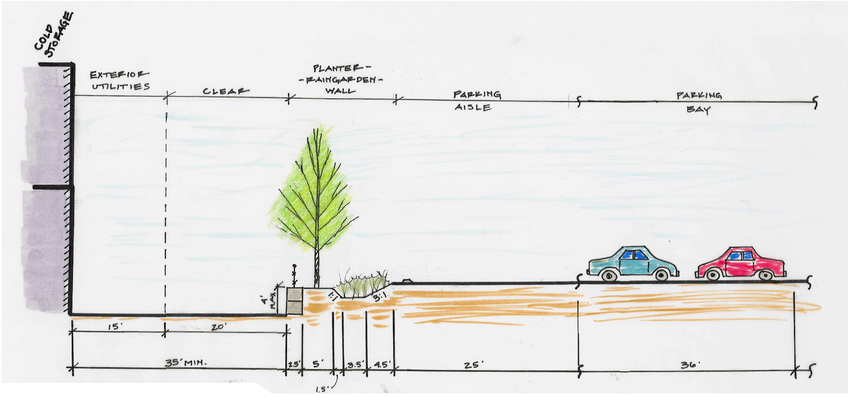
2 TYPICAL ROAD SECTION
WITH DROP-OFF

1" = 10'



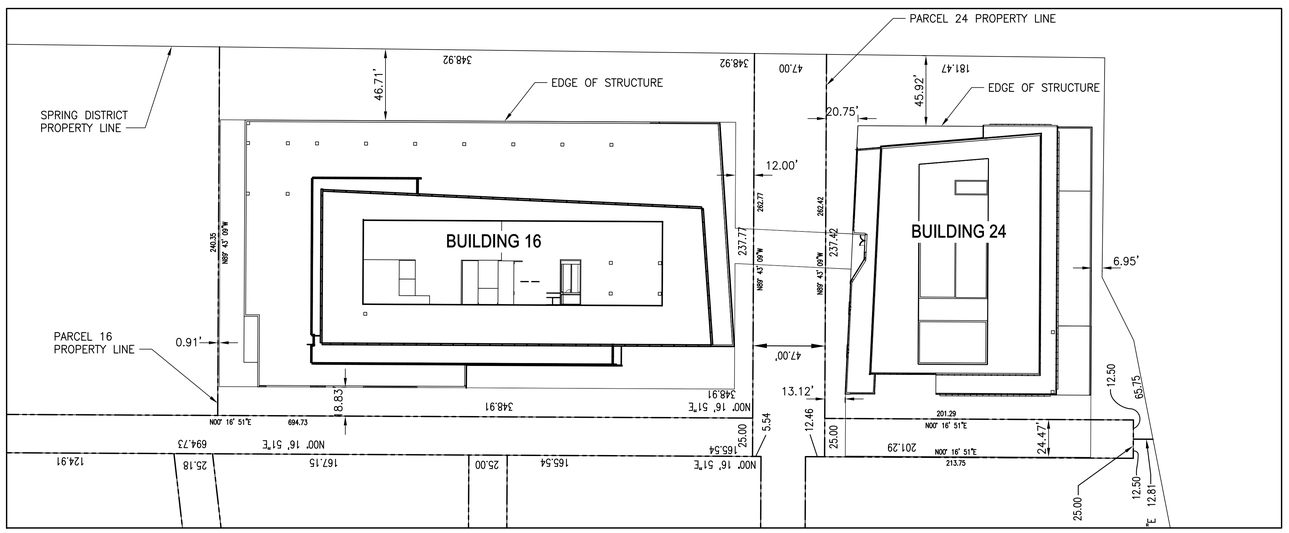
3 TYPICAL ROAD SECTION
13th ENTRY

1" = 10'



4 COLD STORAGE ACCESS/
PHASE 1A PARKING SECTION

1" = 10'



BUILDING 16 & 24 LOCATIONS
ON PARCELS

1" = 60'

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Parametrix

THE SPRING DISTRICT
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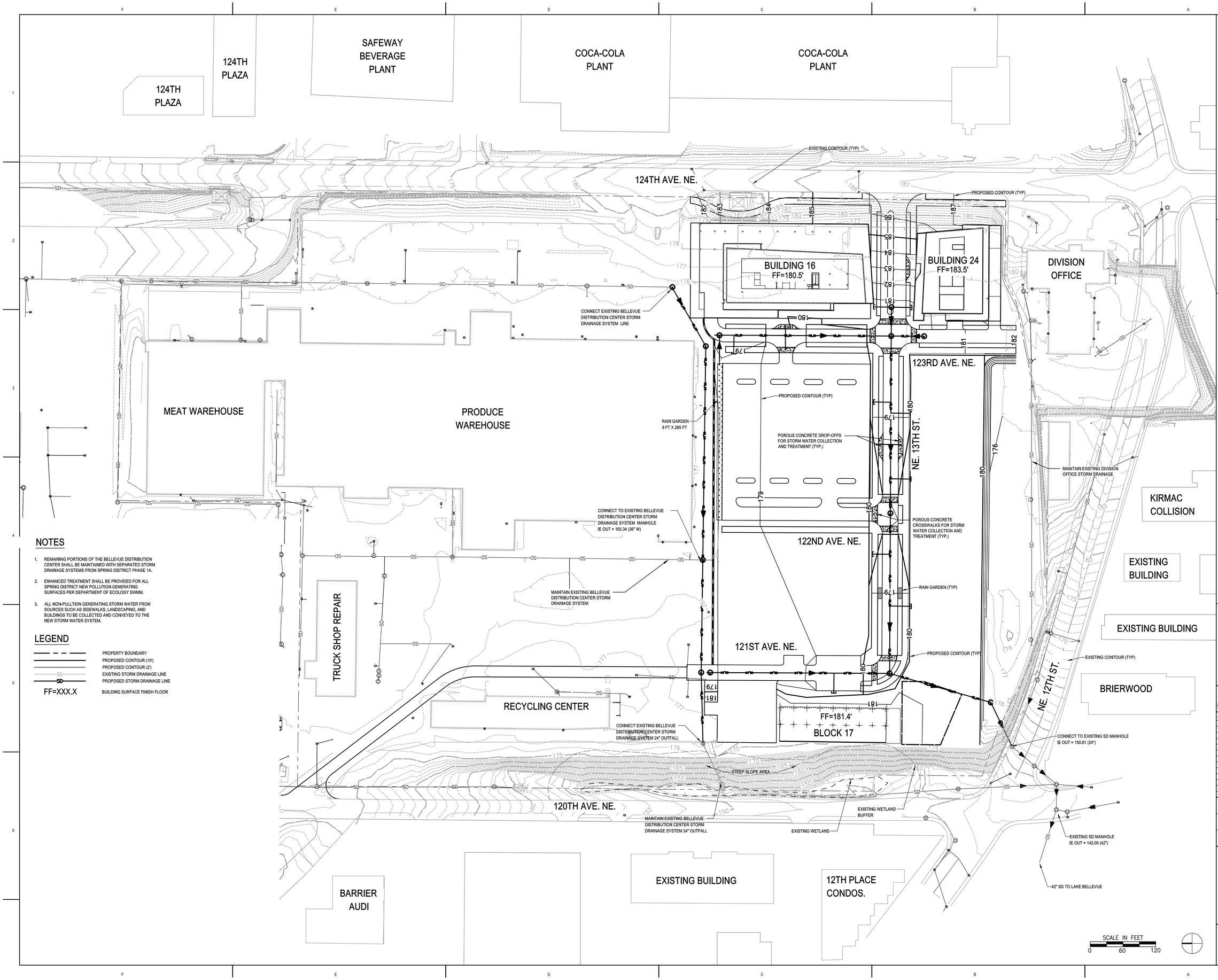
DWG.
STANDARD DETAILS

DWG.
SI C2-002
COB DCP 12-111805-DB



NOTES

1. REMAINING PORTIONS OF THE BELLEVUE DISTRIBUTION CENTER SHALL BE MAINTAINED WITH SEPARATED STORM DRAINAGE SYSTEMS FROM SPRING DISTRICT PHASE 1A.
2. ENHANCED TREATMENT SHALL BE PROVIDED FOR ALL SPRING DISTRICT NEW POLLUTION GENERATING SURFACES PER DEPARTMENT OF ECOLOGY SWMM.
3. ALL NON-PULLTION GENERATING STORM WATER FROM SOURCES SUCH AS SIDEWALKS, LANDSCAPING, AND BUILDINGS TO BE COLLECTED AND CONVEYED TO THE NEW STORM WATER SYSTEM.

LEGEND

	PROPERTY BOUNDARY
	PROPOSED CONTOUR (10')
	PROPOSED CONTOUR (2')
SD	EXISTING STORM DRAINAGE LINE
SD	PROPOSED STORM DRAINAGE LINE
FF=XXX.X	BUILDING SURFACE FINISH FLOOR

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DWG.

PRELIMINARY CLEARING & GRADING - PROPOSED PHASE 1A

DWG.

SI C2-004

COB DCP 12-111805-DB

THE SPRING DISTRICT

Road Plan
Preliminary Street Lighting Plan

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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Suite 1600
Seattle, WA 98101
t: 206.662.5822

MECHANICAL:
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Mukilteo, WA 98275
t: 206.364.9000
f: 206.365.1580

ELECTRICAL:
Highley Group
4221 23rd Avenue West
Suite 101
Seattle, WA 98199
t: 206.270.3300

CURTAIN WALL:
Walters & Wolf
4725 116th Street South West
Mukilteo, WA 98275
t: 425.583.1323

ELEVATOR:
Lerch Bates
19515 North Creek Parkway
Suite 304
Bothell, WA 98011
t: 425.205.2205

F

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

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THE SPRING DISTRICT

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SI

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May 23, 2012

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PROJ. NO.: 100908.00	
DATE: 05/23/2012	

DWG.

NOTES, ABBREVIATIONS, LEGENDS

DWG.

SI G0-010

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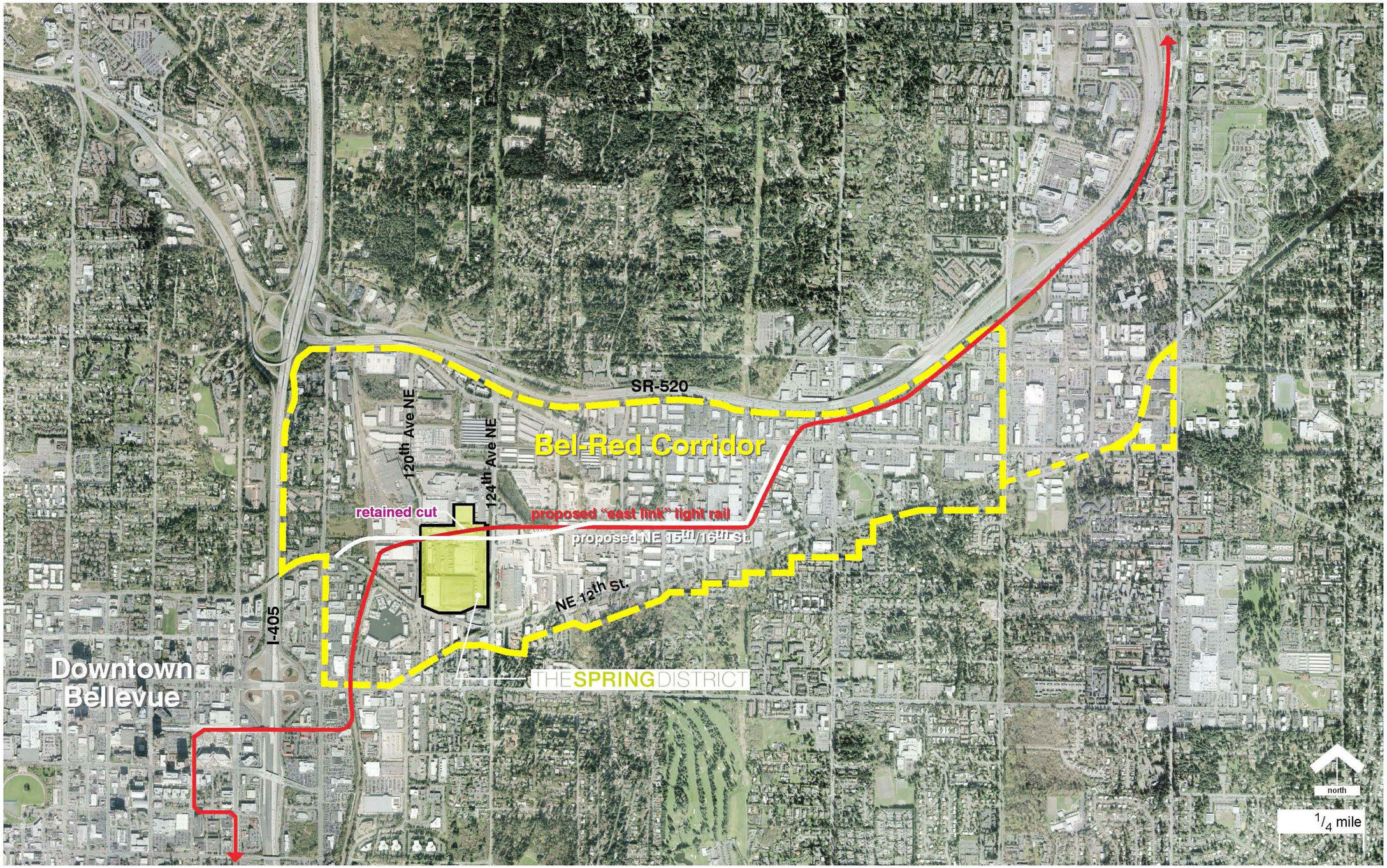

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VICINITY MAP

DWG.

SI G0-500

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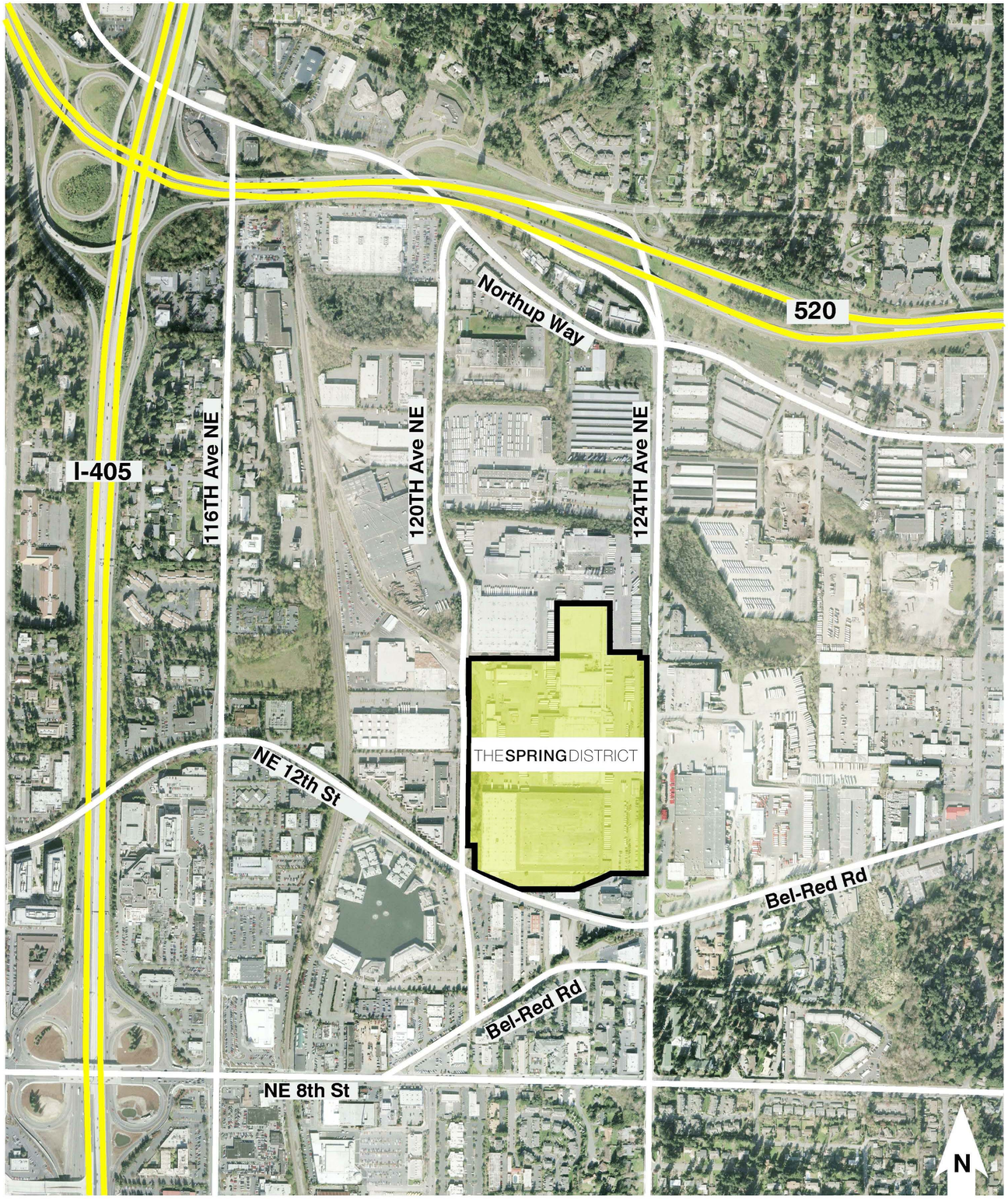

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VICINITY MAP

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SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-502

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

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&COMPANY

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

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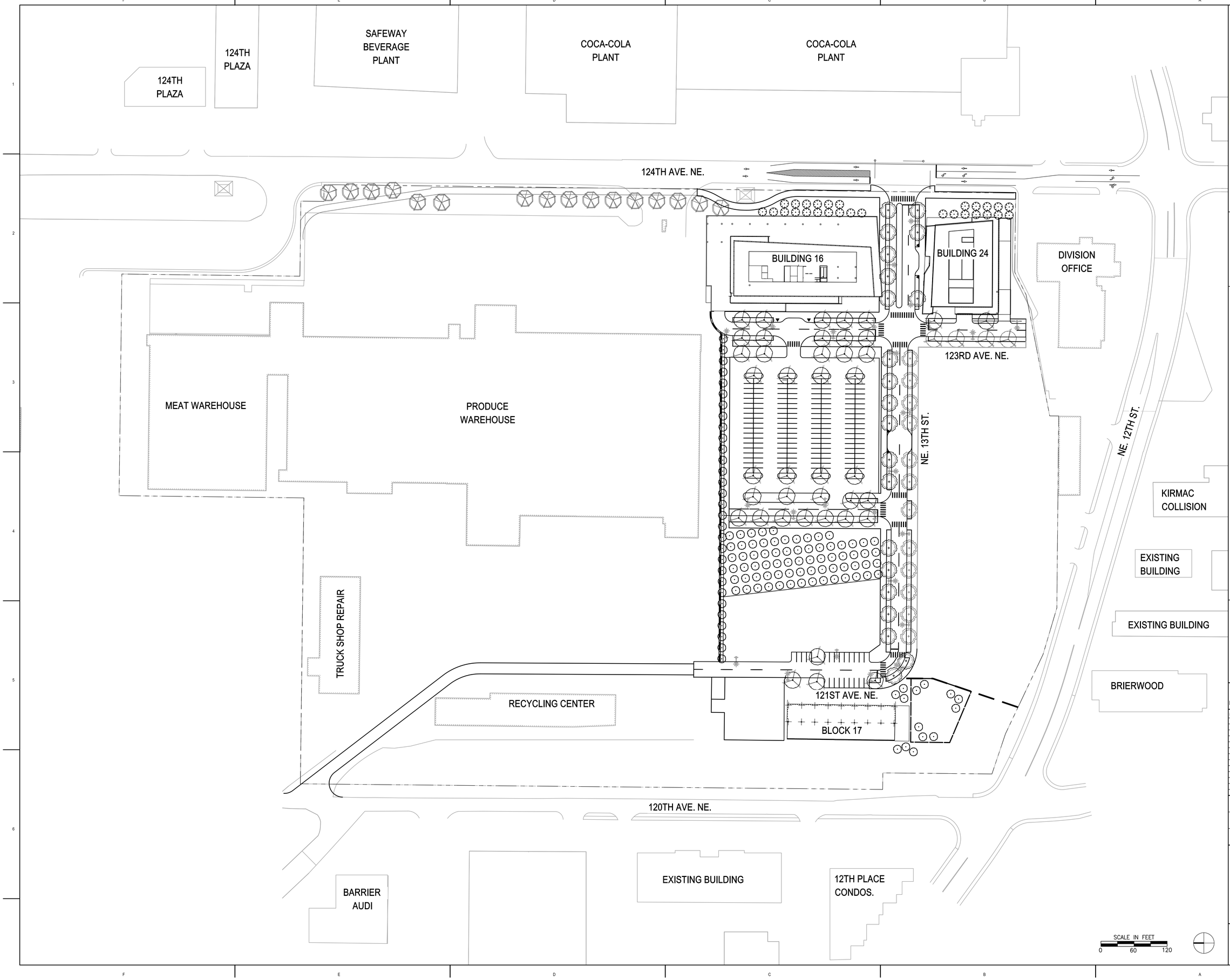

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DWG.
ARCHITECTURAL SITE MAP

DWG.
G0-600
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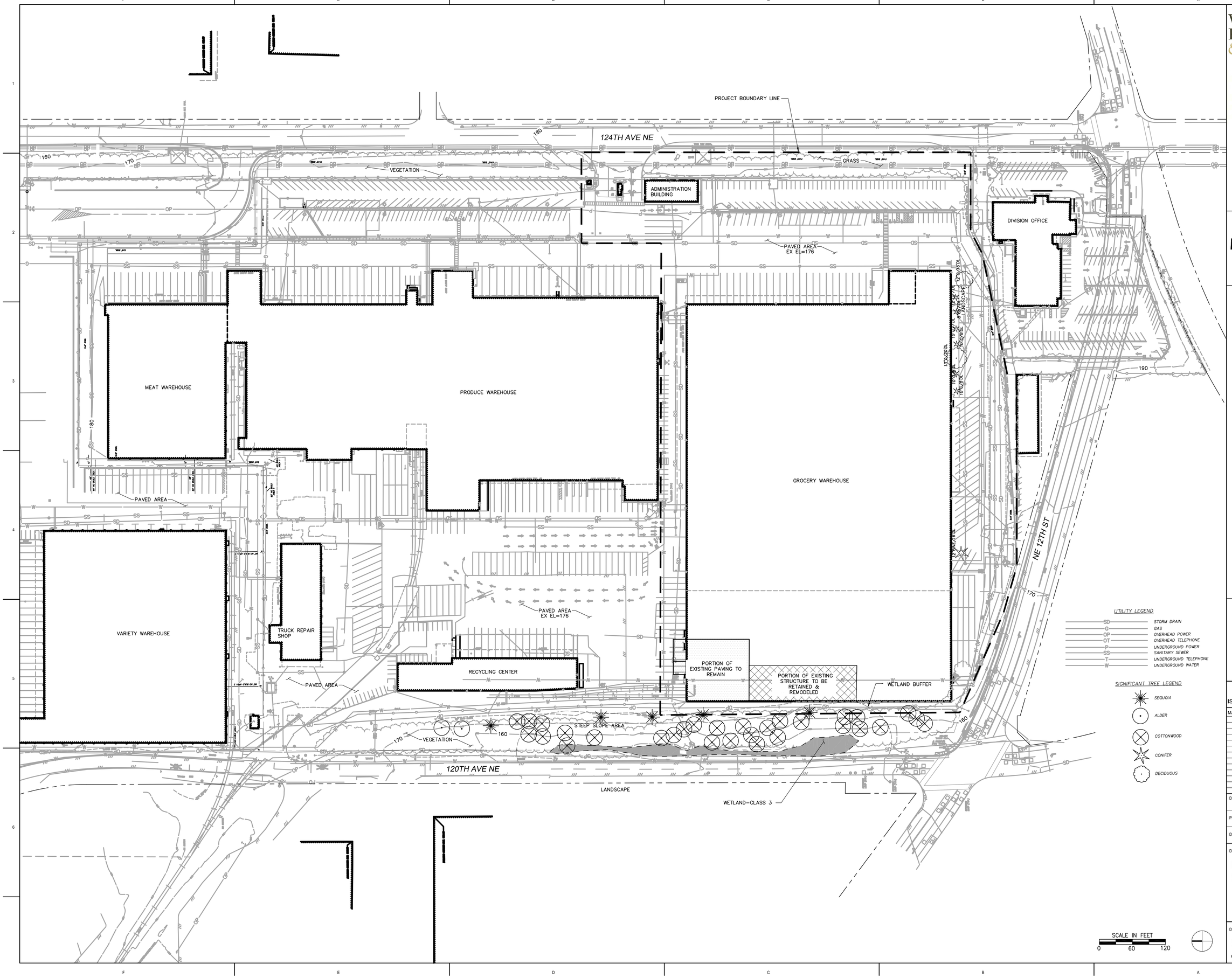

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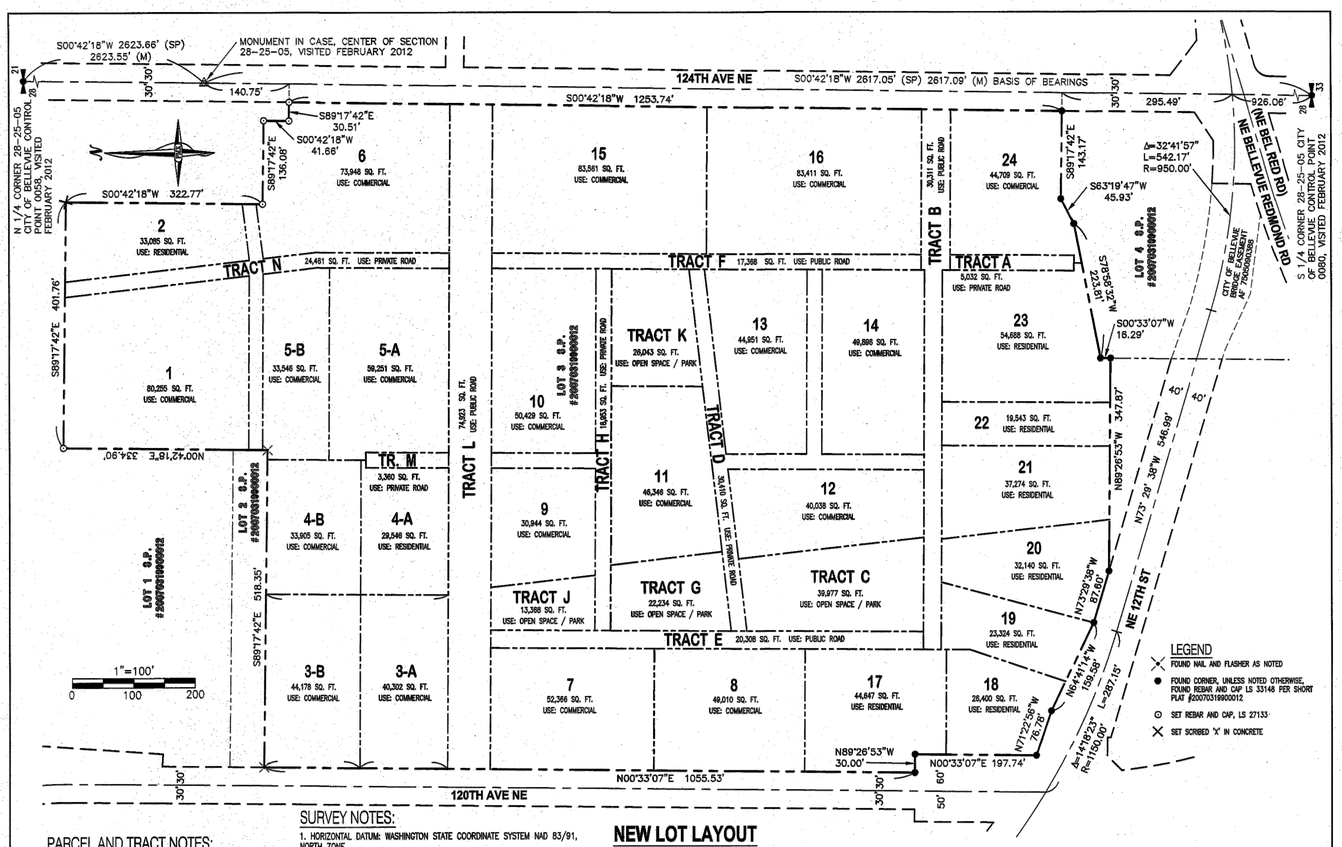
DWG.

EXISTING SITE SURVEY

DWG.

SI C1-001

COB DCP 12-111805-DB



LEGEND

- FOUND NAIL AND FLASHER AS NOTED
- FOUND CORNER, UNLESS NOTED OTHERWISE, FOUND REBAR AND CAP LS 33148 PER SHORT PLAT #20070319000012
- SET REBAR AND CAP, LS 27133
- SET SCRIBED 'X' IN CONCRETE

PARCEL AND TRACT NOTES:

1. THE LETTER I (EYE) WAS NOT USED FOR A TRACT ID.

2. TOTAL AREAS:
PARCELS.....1,241,692 SQ. FT.
TRACTS.....326,748 SQ. FT.
SITE.....1,568,440 SQ. FT.
(1,568,439 PER RECORD DATA, SEE NOTE #1, SHEET #1)

3. OWNERSHIP OF TRACTS:
TRACTS A THROUGH N ARE RETAINED AND WHOLLY OWNED BY WR-SRI 120TH, LLC UPON RECORDING OF THIS BINDING SITE PLAN. SEE DEVELOPMENT NOTE ON SHEET 1.

SURVEY NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE COORDINATE SYSTEM NAD 83/91, NORTH ZONE.

2. BASIS OF BEARINGS: THE NORTH-SOUTH CENTER LINE OF SECTION 28, T. 25 N., R. 5 E., W.M. (BETWEEN CITY OF BELLEVUE CONTROL MONUMENTS 0058 AND 0080) BEARS S 00°42'18" W.

3. DATA FOR EXTERIOR BOUNDARY, NE 12TH ST. AND NE BEL RED RD. SHOWN HEREON IS ACCORDING TO CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, RECORDING NUMBER 20070319000012.

4. METHOD: TOPCON GR-3 FOR GPS TIES TO MONUMENTS AND SOME CORNERS, LEICA 1203 TOTAL STATION FOR CONVENTIONAL SURVEY.

5. THIS SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

6. INTERIOR CORNERS FOR PARCELS (LOTS) AND TRACTS HAVE NOT BEEN SET FOR THIS BINDING SITE PLAN BUT MAY BE REQUIRED AS PART OF THE DEVELOPMENT PROCESS FOR EACH PARCEL AND TRACT.

NEW LOT LAYOUT

ABBREVIATIONS

S.P.	SHORT PLAT
(SP)	PER SHORT PLAT #20070319000012
(M)	MEASURED

3/14/12
KAYNALEEN D. CARSOT
STATE OF WASHINGTON
27133
REGISTERED
PROFESSIONAL LAND SURVEYOR

Parametrix
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247-4575-002 02/03 MARCH 2012 DGP

CITY OF BELLEVUE WASHINGTON
City of Bellevue

BINDING SITE PLAN NO.

SHEET 2 OF 5

WRIGHT RUNSTAD & COMPANY

SHORENSTEIN

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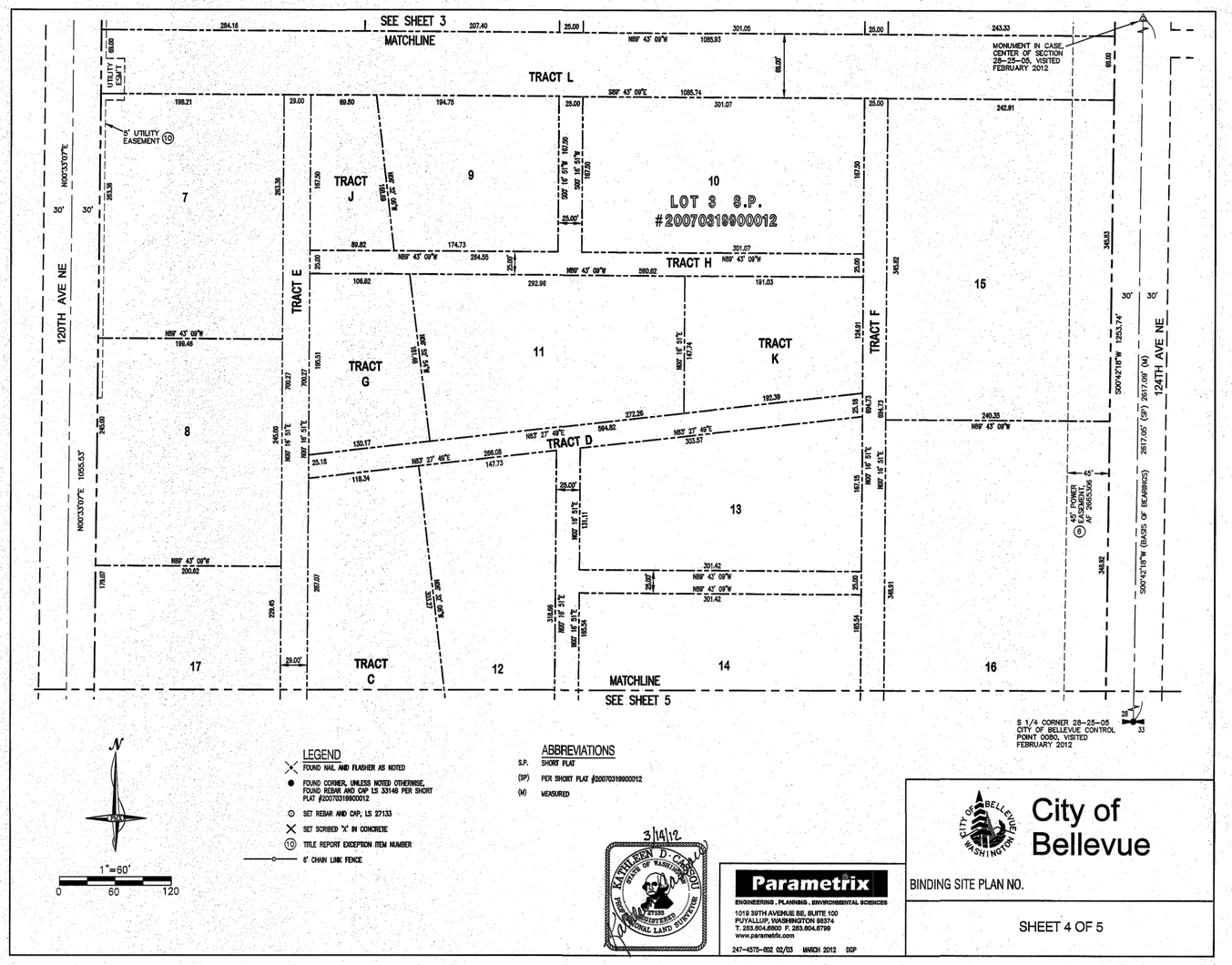
DWG.
BINDING SITE PLAN

DWG.
SI C1-004.1
COB DCP 12-111805-DB



DESCRIPTION

(PER SUBDIVISION GUARANTEE G-6329-1585, ORDER NO. 1033092 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 29, 2012)

LOT 3 OF CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, ACCORDING TO SHORT PLAT RECORDED UNDER RECORDING NUMBER 20070319900012, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH:
AN EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING STORM, SANITARY SEWER, WATER AND OTHER UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED, AS ESTABLISHED IN THE CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, ACCORDING TO SHORT PLAT RECORDED UNDER RECORDING NUMBER 20070319900012.

AND TOGETHER WITH:
AN EASEMENT FOR PUMP AND PUMP LINES FOR FIRE SUPPRESSION AS ESTABLISHED PURSUANT TO SHORT PLAT AGREEMENT RECORDED UNDER RECORDING NUMBER 20070501001186.

ALL SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES:

1. REFERENCE: CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, RECORDING NUMBER 20070319900012.

2. SUBDIVISION GUARANTEE G-6329-1585, ORDER NO. 1033092 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE FEBRUARY 29, 2012.

WRIGHT RUNSTAD & COMPANY

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Parametrix

THE SPRING DISTRICT
Site Infrastructure

SI

ADR Submittal

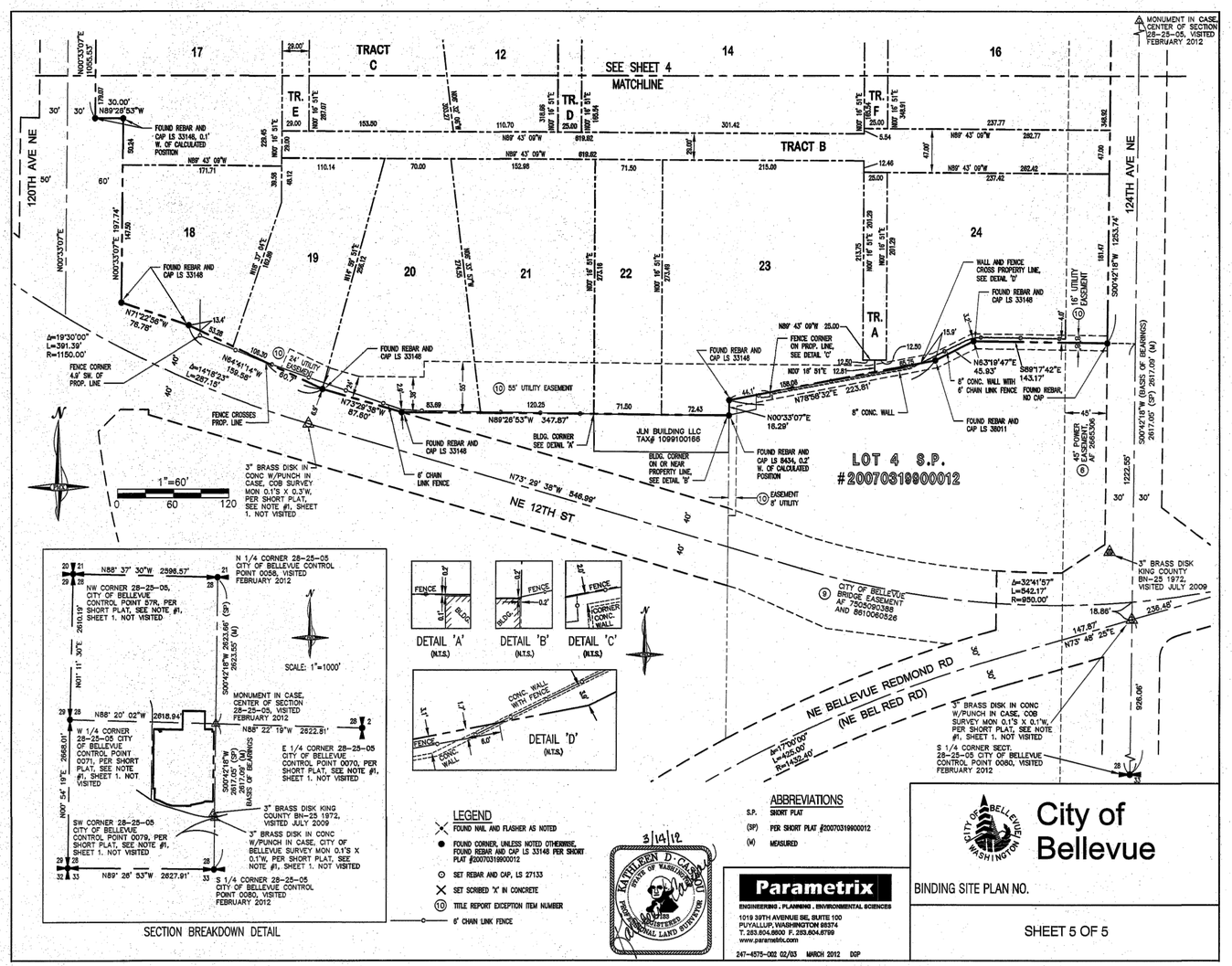
ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: KC	PROJ. ARCH.: JJ
PROJ. NO.:	100908.00
DATE:	05/23/2012

DWG.
BINDING SITE PLAN

DWG.
SI C1-004.2
COB DCP 12-111805-DB



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DATE: 05/23/2012	

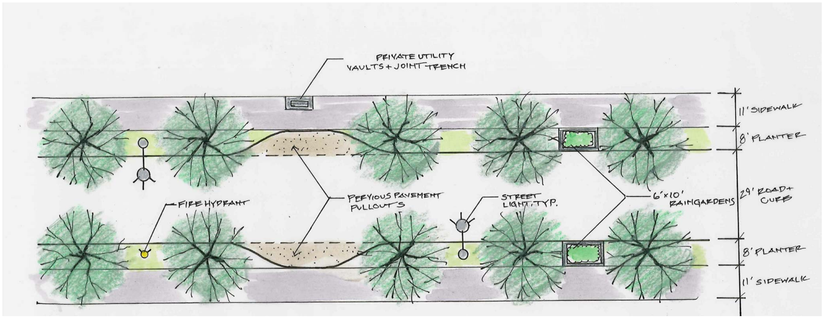
DWG.

BINDING SITE PLAN

DWG.

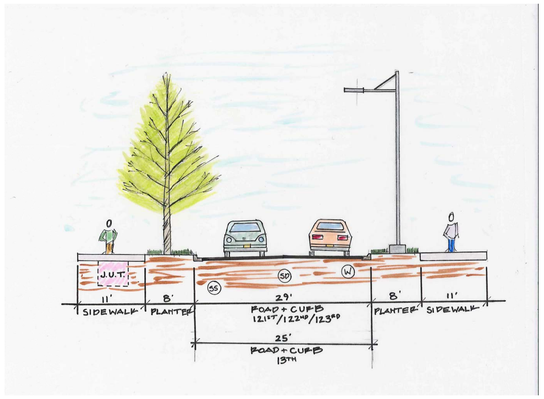
SI C1-004.3

COB DCP 12-111805-DB



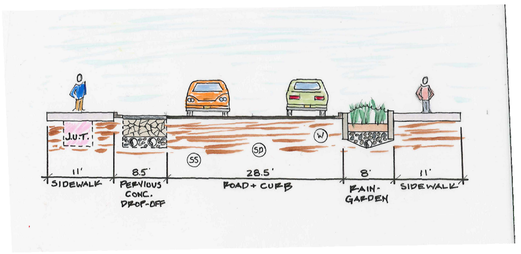
TYPICAL ROAD SECTION
ELEMENTS

1" = 20'



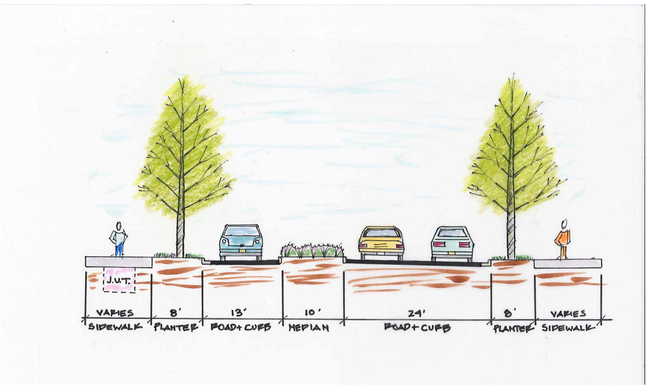
1 TYPICAL ROAD SECTION
121st, 125nd, 123rd, 13th

1" = 10'



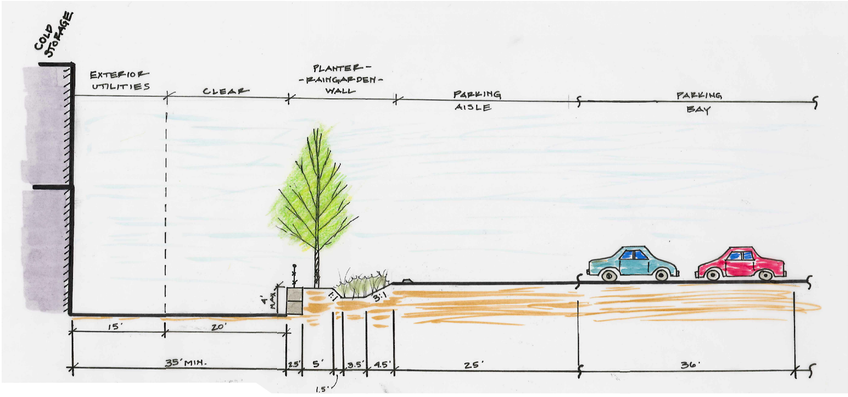
2 TYPICAL ROAD SECTION
WITH DROP-OFF

1" = 10'



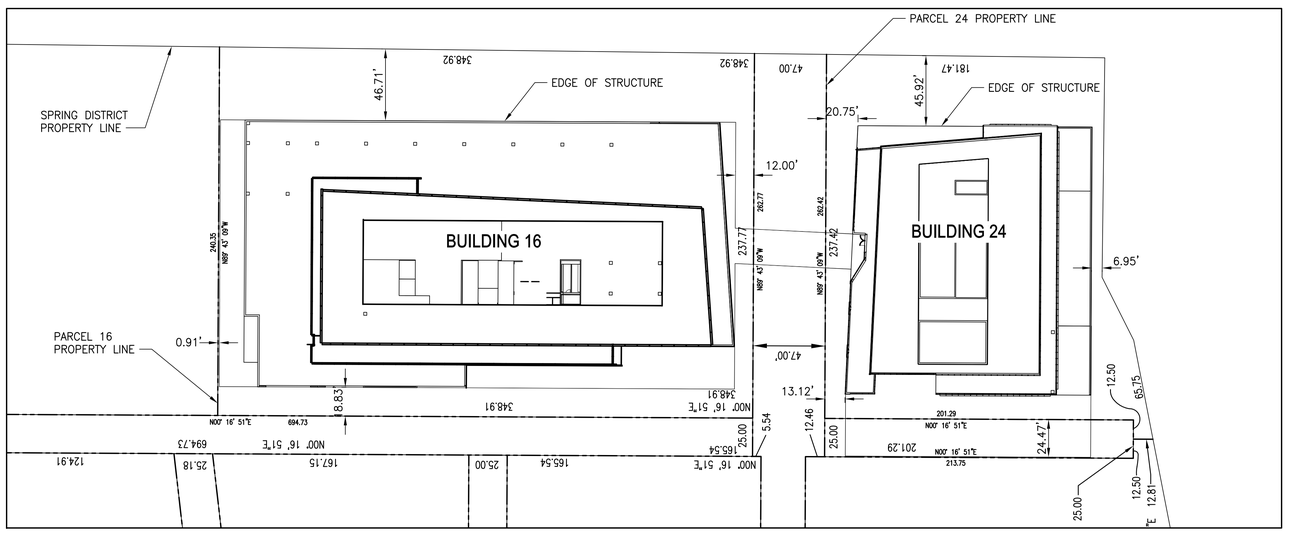
3 TYPICAL ROAD SECTION
13th ENTRY

1" = 10'



4 COLD STORAGE ACCESS/
PHASE 1A PARKING SECTION

1" = 10'



BUILDING 16 & 24 LOCATIONS
ON PARCELS

1" = 60'

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THE SPRING DISTRICT
Site Infrastructure

SI

ADR Submittal

ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: DS	PROJ. ARCH.: JJ
PROJ. NO.: 100908.00	
DATE: 05/23/2012	

DWG.
STANDARD DETAILS

DWG.
SI C2-002
COB DCP 12-111805-DB

THE SPRING DISTRICT

Preliminary Landscape Plan
Exterior Lighting Plan

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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ELEVATOR:
Lerch Bates
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Bothell, WA 98011
t: 425.205.2205

G

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

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THE SPRING DISTRICT

Site Infrastructure

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ADR Submittal

May 23, 2012

ISSUE

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DWG.

NOTES, ABBREVIATIONS, LEGENDS

DWG.

SI G0-010

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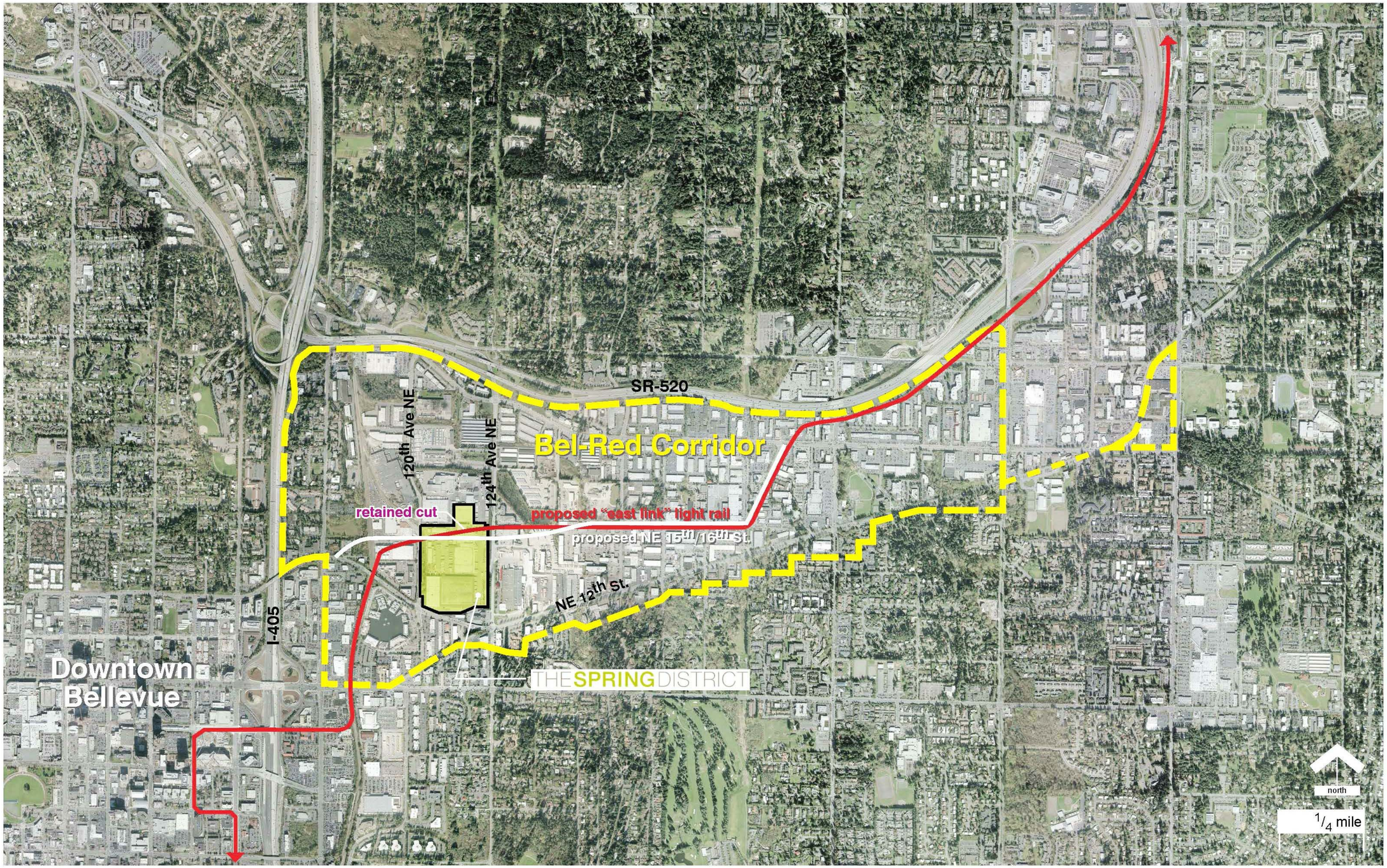

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VICINITY MAP

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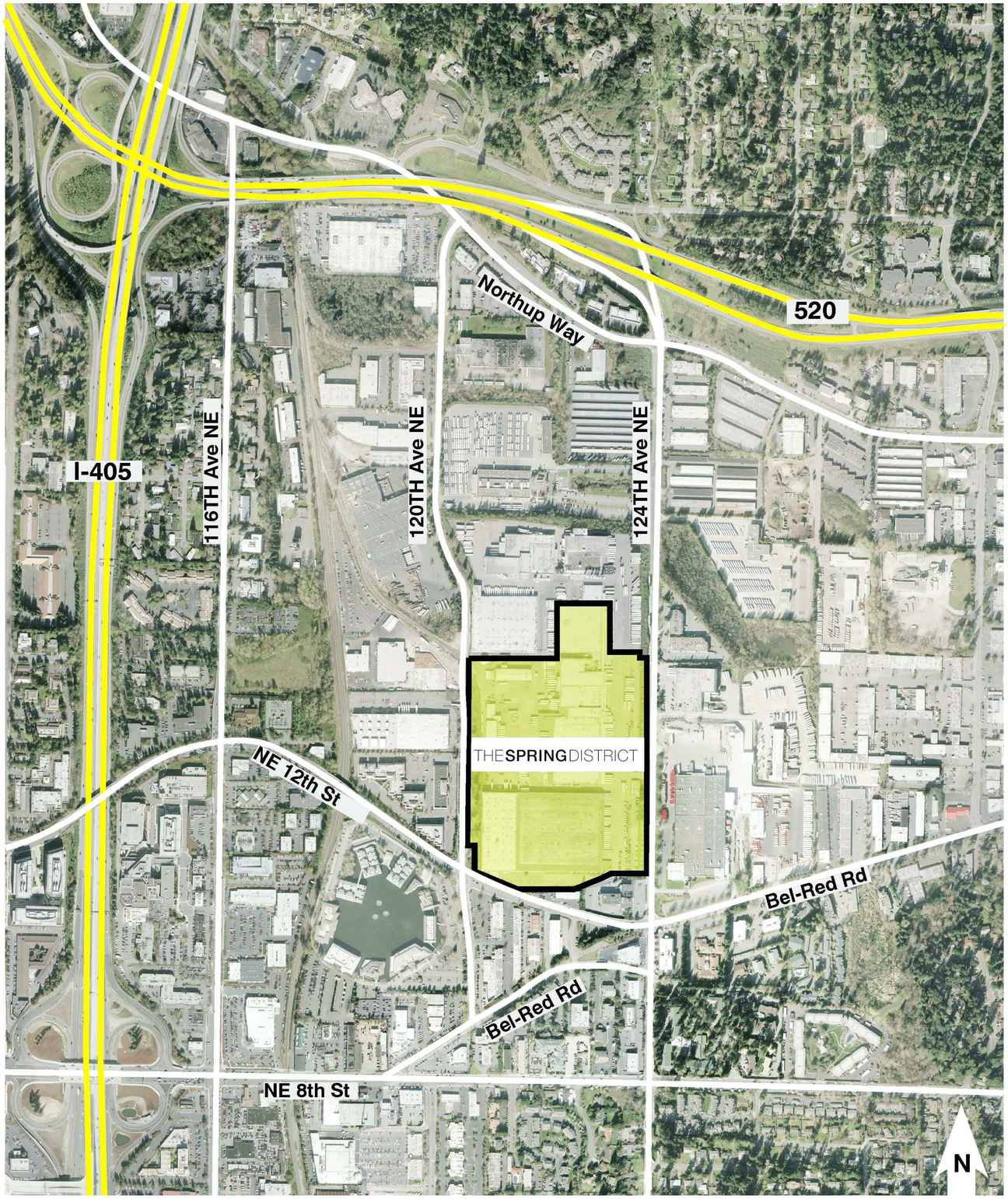

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VICINITY MAP

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SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

WRIGHT
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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-502

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

WRIGHT
RUNSTAD
&COMPANY

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DWG.

EXISTING SITE PHOTOGRAPHS

DWG.

SI G0-503

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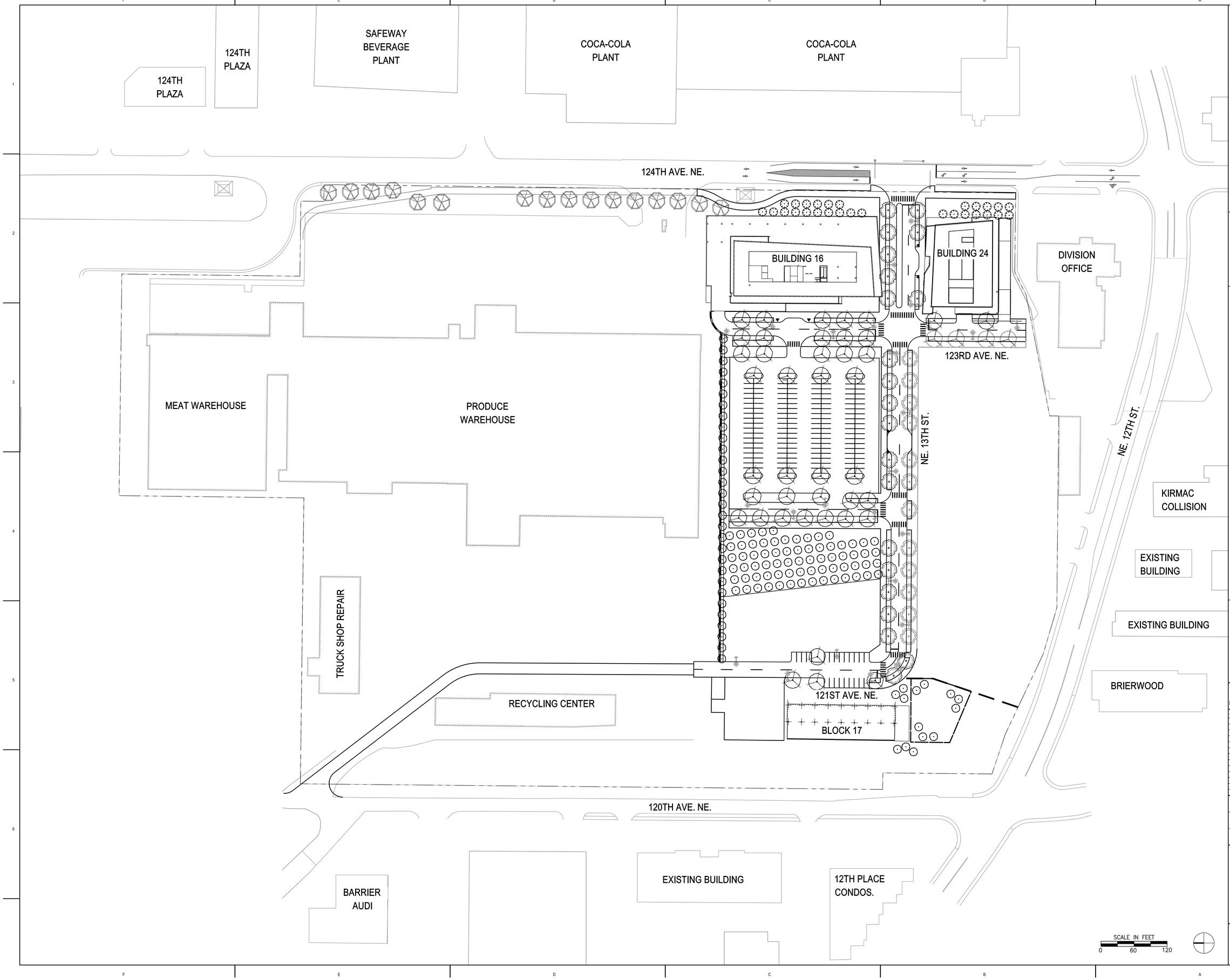

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DWG.
ARCHITECTURAL SITE MAP

DWG.
G0-600
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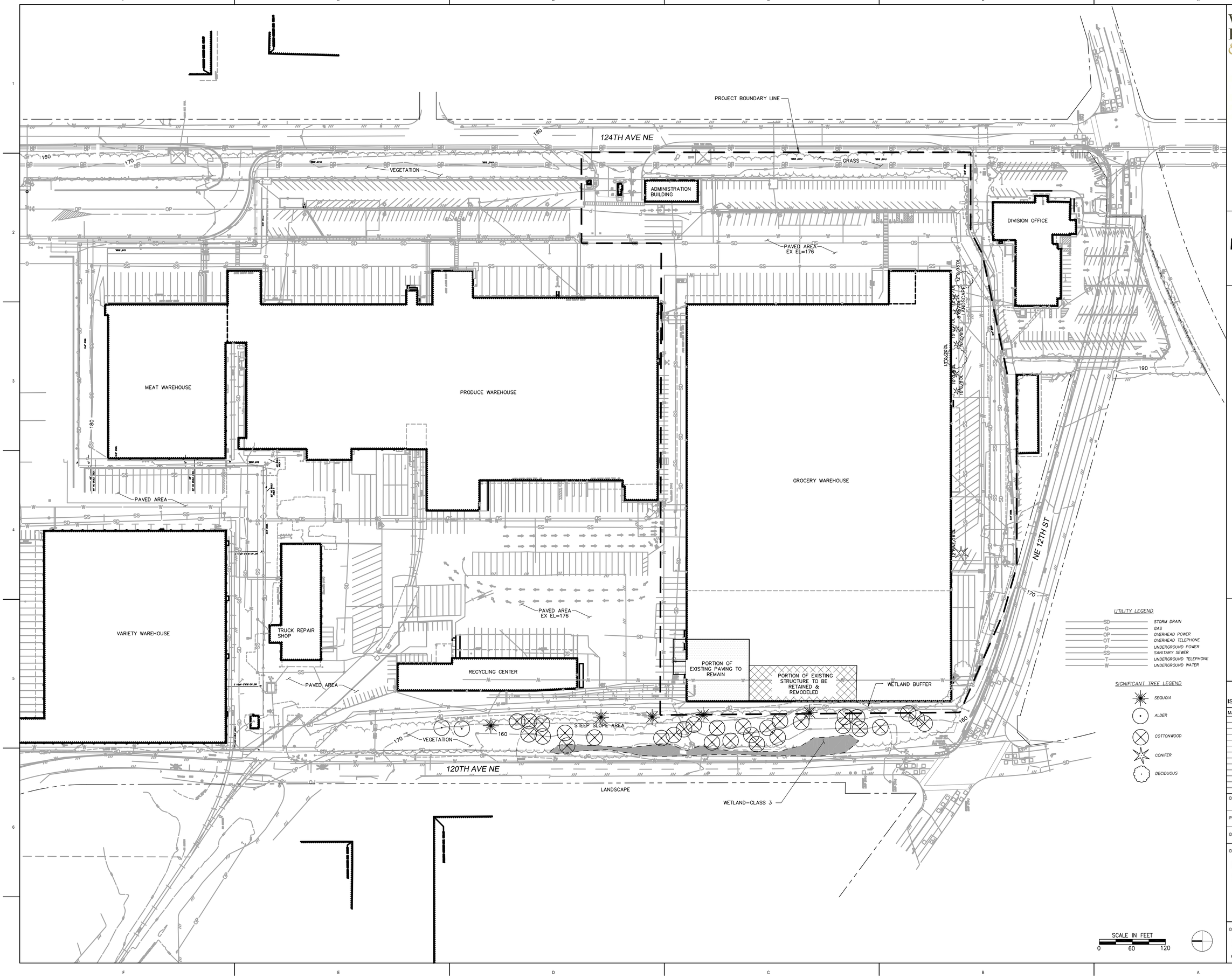

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EXISTING SITE SURVEY

DWG.

SI C1-001

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124TH PLAZA

124TH PLAZA

SAFEWAY BEVERAGE PLANT

COCA-COLA PLANT

COCA-COLA PLANT

124TH AVE. NE.

FUTURE 124TH FRONTAGE IMPROVEMENTS

BUILDING 16

BUILDING 24

DIVISION OFFICE

123RD AVE. NE.

SIDEWALK BY RESIDENTIAL DEVELOPER.

NE. 13TH ST.

NE. 12TH ST.

RESIDENTIAL LOTS 19-23 BY OTHERS.

MEAT WAREHOUSE

PRODUCE WAREHOUSE

KIRMAC COLLISION

32,000 SF PARK SPACE / NURSERY

EXISTING BUILDING

SIDEWALK BY RESIDENTIAL DEVELOPER.

35,000 SF PARK SPACE

EXISTING BUILDING

TRUCK SHOP REPAIR

BRIERWOOD

RECYCLING CENTER

PORTION OF EXISTING PAVING TO REMAIN

121ST AVE. NE.

10,000 SF PARK SPACE

DECK

BLOCK 17

120TH AVE. NE.

BARRIER AUDI

EXISTING BUILDING

12TH PLACE CONDOS.

LEGEND

- EXISTING BUILDING
- PROPERTY BOUNDARY LINE
- LUMINAIRE POLE LOCATION
- ENTRY/PEDESTRIAN LIGHTING

TREE SYMBOLOGY

- *41 - Tilia cordata 'Greenspire'* 'Greenspire' Linden - 40' o.c.
- *21 - Zelkova serrata 'Village Green'* 'Village Green' Zelkova - 40' o.c.
- *28 - Betula utilis Jacquemontii* Himalayan Birch - 15'/20' o.c.
- 115 - Street Trees for future phases - 20' o.c.
- *12 - Zelkova serrata 'Village Green'* 'Village Green' Zelkova - 40' o.c. by Residental Developer
- *4 - Tilia cordata 'Greenspire'* 'Greenspire' Linden - 40' o.c. by Residental Developer
- 16 - *Fraxinus pennsylvanica 'Summit'* 'Summit' Green Ash - 40' o.c.

SCALE IN FEET 0 60 120

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LANDSCAPE PLAN

DWG.

SI L1-001

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THE SPRING DISTRICT

Bird's Eye Perspective

ADR Submittal
May 23, 2012

GENERAL

G0-001	COVER SHEET
G0-010	NOTES, ABBREVIATIONS, LEGENDS
G0-500	VICINITY MAP
G0-501	VICINITY MAP
G0-502	EXISTING SITE PHOTOGRAPHS
G0-503	EXISTING SITE PHOTOGRAPHS
G0-600	ARCHITECTURAL SITE MAP

SITE INFRASTRUCTURE

CIVIL

C1-001	EXISTING SITE SURVEY
C1-003	ZONING PLAN
C1-004.1	BINDING SITE PLAN
C1-004.2	BINDING SITE PLAN
C1-004.3	BINDING SITE PLAN
C2-001	SITE PLAN - PHASE 1A
C2-002	STANDARD DETAILS
C2-004	PRELIMINARY CLEARING & GRADING PLAN - PROPOSED PHASE 1A
C2-005	ROAD PLAN
C2-006	PRELIMINARY STREET LIGHTING PLAN

LANDSCAPE

L1-001	LANDSCAPE PLAN & EXTERIOR LIGHTING PLAN

BUILDING 16

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-011	LEVEL - 11 - FLOOR PLAN
A1-R12	LEVEL - 12 - MAIN ROOF LEVEL PLAN
A1-R13	LEVEL - 13 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A2-003	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

BUILDING 24

ARCHITECTURAL

A1-00D	PARKING LEVEL - D
A1-00C	PARKING LEVEL - C
A1-00B	PARKING LEVEL - B
A1-00A	PARKING LEVEL - A
A1-001	LEVEL - 1 - FLOOR PLAN
A1-002	LEVEL - 2 - FLOOR PLAN
A1-003	LEVEL - 3 - FLOOR PLAN
A1-004	LEVEL - 4 - TYPICAL TOWER FLOOR PLAN
A1-009	LEVEL - 9 - FLOOR PLAN
A1-R10	LEVEL - 10 - MAIN ROOF LEVEL PLAN
A1-R11	LEVEL - 11 - PENTHOUSE ROOF LEVEL PLAN
A2-001	BUILDING ELEVATIONS
A2-002	BUILDING ELEVATIONS
A3-001	BUILDING SECTIONS
A3-002	BUILDING SECTIONS
A3-003	PARKING SECTIONS
A9-001	PERSPECTIVES

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CURTAIN WALL:
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ELEVATOR:
Lerch Bates
19515 North Creek Parkway
Suite 304
Bothell, WA 98011
t: 425.205.2205

H

ABREVIATIONS

A	
AB	ANCHOR BOLT
AC	ALTERNATING CURRENT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADDN	ADDITION
ADJ	ADJUSTABLE / ADJACENT
AF	ACCESS FLOORING
AFF	ABOVE FINISHED FLOOR
AFP	ACOUSTIC FABRIC PANEL
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE, ALTERATION
ALUM	ALUMINUM
AMP	AMPERES
AMPL	AMPLIFIER
ANCH	ANCHOR
ANOD	ANODIZER
AP	ACCESS PANEL
APPVD	APPROVED
APROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASST	ASSIST(ANT)
ASSY	ASSEMBLY
AST	ASTRAGAL
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVE	AVENUE
AVG	AVERAGE
AWC	ACOUSTIC WALL PANEL
B	
BAL	BALANCE
BCS	BABY CHANGING STATION
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BLKT	BLANKET
BLVD	BOULEVARD
BM	BENCHMARK, BEAM
BOT	BOTTOM
BRKT	BRACKET
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
BW	BOTTOM OF WALL, BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN, CHALKBOARD
CCTV	CLOSED CIRCUIT TV
CD	CUP DISPENSER
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED & CONTRACTOR INSTALLED
CG	CORNER GUARD, CENTER OF GRAVITY
CH	COAT HOOK
CHEM	CHEMICAL, CHEMISTRY
CIP	CAST IN PLACE (CONCRETE)
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR, COLOR
CLS	CLOSER
CMPTR	COMPUTER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION, COMBUSTIBLE
COMM	COMMUNICATION
COMP	COMPOSITE(ION), COMPOSED
COMP	COMPRESS(ED)(ION), COMPACT(OR)(ED)(ION)
CONC	CONCRETE
COND	CONDUIT, CONDITION
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVENTIONAL, CONVECTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CRL	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK, COUNTERSINK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	COLD WATER, CLOCKWISE
CY	CUBIC YARD
D	
D	DEEP, DATA (OUTLET)
DB	DECIBEL
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIAM	DIAMETER
DIFF	DIFFUSER, DIFFERENCE
DIM	DIMENSION
DIR	DIRECTOR, DIRECTION
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVISION, DIVIDER
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DPG	DECORATIVE PLASTIC GLAZING
DR	DOOR, DRAIN, DRIVE
DS	DOWNSPOUT
DSPL	DISPOSAL
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DX	DUPLEX
E	
E	EAST, ELECTRICAL (OUTLET)
EA	EACH
EG	END GUARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR, ELEVATION
ELIM	ELIMINATE
EM	ENTRY MAT
EMER	EMERGENCY
EMP	EMERGENCY POWER
ENAM	ENAMEL(ED)
ENCL	ENCLOSED, ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EPOX	EPOXY FLOORING
EPOX PNT	EPOXY PAINT
EPRF	EXPLOSION PROOF
EQ	EQUAL, EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EYE WASH, EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXAM	EXAMINATION
EXC	EXCAVATED, EXCAVATION, EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED, EXPANSION
EXP BT	EXPANSION BOLT
EXT	EXTERIOR
F	
F	FAHRENHEIT, FILE DRAWER
F TO F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE, FABRICATOR, FABRIC
FACIL	FACILITY
FB	FLAT BAR
FBD	FIBERBOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT, FUME HOOD, FLAT HEAD
FHC	FIRE HOSE CABINET
FHEC	FIRE HOSE AND EXTINGUISHER CABINET
FIN	FINISH(ED)
FL	FLOOR LINE, FLOOR
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
FO...	FACE OF...
FP	FIREPROOF(ING) FULL PENETRATION
FR	FRAME
FREQ	FREQUENCY
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE, FLOOR SINK
FSS	FOLDING SHOWER SEAT
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
G	
G	GAS (OUTLET)
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZE(D)
GALV STL	GALANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GKT	GASKET
GL	GLASS, GLAZING, GLAZED
GLI	GLASS (INTERIOR)
GLU LAM	GLUE LAMINATED
GND	GROUND
GOVT	GOVERMENT
GR	GRANITE
GT	GROUT
GWB	GYPSUM WALLBOARD
GWB/PNT	GYPSUM WALLBOARD PAINTED
GYP	GYPSUM
H	
H	HIGH, HEIGHT
HB	HOSE BIB
HC	HOSE CABINET, HOLLOW CORE
HD	HAND DRYER
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSE POWER, HIGH PRESSURE, HIGH POINT
HPC	HIGH PERFORMANCE COATING
HR	HOUR
HRL	HANDRAIL
HS	HOOK STRIP, HIGH STRENGTH
HSKPG	HOUSEKEEPING
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HVC	HOSE VALVE CABINET
HW	HOT WATER, HARDWARE
HWY	HIGHWAY
HYD	HYDRANT
I	
IBC	INTERNATIONAL BUILDING CODE
ICB	INTEGRAL COVER BASE
ID	INSIDE DIAMETER, INSIDE DIMENSION, IDENTIFICATION
IE	INVERT ELEVATION, THAT IS
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(ING)
IND	INDUSTRIAL
INFO	INFORMATION
INL	INLET
INSTL	INSTALLATION, INSTALL
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INTER	INTERSECTION, INTERMEDIATE
INV	INVERT
ISOL	ISOLATION
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JT	JOINT
K	
KO	KNOCK OUT
KPL	KICK PLATE
KS	KNEE SPACE
L	
L	LEAD
L&P	LATH AND PLASTER
LA	LABORATORY AIR
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT, POUND
LBR	LUMBER
LF	LINEAR FOOT
LIN	LINEAR
LKR	LOCKER
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LV	LABORATORY VACUUM, LOW VOLTAGE
LVR	LOUVER
M	
M&S	MIRROR AND SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT, MARKER BOARD
MBL	MARBLE
MBR	MEMBER
MC	MEDICINE CABINET, MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MOD	MODULAR, MODIFIED, MODIFICATION, MODEL
MON	MONITOR
MOT	MOTOR
MS	MACHINE SCREW, MOP SINK
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING, MEETING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NEG	NEGATIVE
NFPA	NATIONAL FIRE PROTECTION ASS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NON-COMB	NON-COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NS	NON SLIP
NTS	NOT TO SCALE
O	
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER, OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD, OVERHANG
OPER	OPERATING
OPH	OPPOSITE HAND
OPN(G)	OPEN(ING)
OPP	OPPOSITE
OZ	OUNCE
P	
P	PHONE, POWER (OUTLET)
P-TUBE	PNEUMATIC TUBE
P/THRU	PASS-THROUGH
PA	PUBLIC ADDRESS
PASS	PASSENGER
PAT	PATTERN(ED)
PB	PANIC BAR, PUSH BUTTON, PEGBOARD
PBD	PARTICLE BOARD
PC	PULL CHAIN
PCC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PNL(G)	PANEL(ING)
PNT	PAINT(ED)
POL	POLISHED
PORT	PORTABLE
PP	PUSH PLATE
PR	PAIR
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PROJ	PROJECT(ION)
PROP	PROPERTY
PROT	TOP OF WALL
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT, PRESSURE TREATED
PTD	PAPER TOWL DISPENSER
PTDR	PAPER TOWL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PRINTER
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWC	PROTECTIVE WALL COVERING
PWR	POWER
Q	
QT	QUARRY TILE, QUART
QTR	QUATER
QTY	QUANTITY
R	
R	RADIUS, RISER
R&S	ROD AND SHELF
RAD	RADIATOR
RADN	RADIATION
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCWY	RACEWAY
RD	ROOF DRAIN, ROAD
REC	RECESS, RECEIVING
RECEPT	RECEPTACLE, RECEPTION
RECIRC	RECIRCULATION
RECT	RECTANGULAR
REF	REFERENCE, REFRIGERATOR
REG	REGULATOR, REGLET, REGISTER
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
RES	RESINOUS (WALL OR FLOORING)
RESIL	RESILIENT
RET	RETURN
REV	REVERSE, REVISE, REVISION
RF	RADIO FREQUENCY
RFG	ROOFING
RH	RIGHT HAND, ROOF HATCH
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RRL	RUB RAIL
RSD	RECESSED SOAP DISH
RWL	RAINWATER LEADER
S	
S	SOUTH
SAN	SANITARY
SB	SPLASH BLOCK
SC	SOLID CORE, SHADING COEFFICIENT
SCD	SEAT COVER DISPENSER
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SCONC	SEALED CONCRETE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER, SOAP DISH, STORM DRAIN, SMOKE DETECTOR
SE	SELF EDGE
SECT	SECTION
SF	SQUARE FEET
SFP	SPRAY-ON FIREPROOFING
SG	SHARPS GUARD
SGL	SINGLE
SH	SHADE
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SK	SINK, SKETCH
SKLT	SKYLIGHT
SLNT	SEALANT
SLR	SEALER
SM	SHEET METAL, SMALL
SND	SANITARY NAPKIN DISPENSER
SNW	SANITARY NAPKIN WASTE
SP	STANDPIPE
SPC	SPECIALTY CEILING
SPCL	SPECIAL
SPEC	SPECIFICATION, SPECIFIED
SPF	SPECIALTY FLOORING
SPKLR	SPRINKLER
SPKR	SPEAKER
SPLY	SUPPLY
SPRT	SUPPORT
SPS	SOLID POLYMER SURFACING
SQ	SQUARE
SS	SERVICE SINK, STANDING SEAM
SST	STAINLESS STEEL
ST	STREET, STAIR
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STM	STEAM
STN	STONE
STOR	STORAGE
STR	STRAIGHT, STRIKE, STRINGER
STRUCT	STRUCTURE, STRUCTURAL
SUBFL	SUBFLOOR(ING)
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYMM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TOP, TRAD, TELEPHONE (OUTLET), TEMPERED GLASS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK(NESS)
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO...	TOP OF...
TOC	TOP OF CURB, TOP OF CONCRETE
TOIL	TOILET
TOL	TOLERANCE
TOP	TOPPING
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPD&S	TOILET PAPER DISPENSER & SHELF
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRK	TRACK
TS	TUBE STEEL, TRANSITION (FLOORING)
TSTAT	THERMOSTAT
TV	TELEVISION
TWC	TEXTILE WALL COVERING
TYP	TYPICAL
U	
UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY, INC.
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
UV	ULTRAVIOLET
V	
V	VOLT, VACUUM (OUTLET)
VAP	VAPOR
VAR	VARIABLE, VARNISH, VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VENT	VENTILATION, VENTILATE, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VG	VERTICAL GRAIN
VIB	VIBRATION
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENEER PLASTER
VWC	VINYL WALL COVERING
W	
W	WATTS, WIDE, WEST, WASTE, WATER
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD, WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE (STEEL). wOOD FLOORING
WG	WALL GRILL
WGL	WIRE GLASS
WH	WALL HUNG
WK	WORK
WL	WATER LINE
WP	WATERPROOF, WEATHERPROOF
WPM	WATERPROOF MEMBRANE
WPNL	WOOD PANELING
WR	WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT
WRB	WARDROBE
WS	WOOD SCREW, WATERSTOP, WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT, WATERTIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC
Y	
YD	YARD, YARD DRAIN

MATERIALS LEGEND

ALUMINUM
CONCRETE
GLASS
RIGID INSULATION
BRICK IN SECTION
CONCRETE MASONRY UNIT
EARTH
GYPSUM / PLASTER
STEEL
PEA GRAVEL
STONE
CROSS
DIAMONDS
DASH
BATT INSULATION
PRECAST
GRAVEL
SAND
WOOD - SOLID
PLYWOOD
BRICK
CULTURED STONE
EXTERIOR COMPOSITE PANEL
WOOD BLOCKING
WOOD SHIM
DOTS
HOUNDSTOOTH
GRASS

SYMBOLOGY LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A-101 — SHEET No.; Sheet No. Sequence; Sheet Type; Discipline

SHEET NUMBER

NORTH ARROW

X-X / XX-X — GRID BUBBLES

X-X / XX-X — EXISTING GRID BUBBLES

PLAN OR DETAIL TITLE; 1 View Name; 1/8" = 1'-0"; PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

0' 6" 1' 2' 2'-8" — SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALE

EXTERIOR ELEVATION CALLOUT — 1 A301 — SHEET ON WHICH ELEVATION IS DRAWN

ELEVATION REFERENCE

INTERIOR ELEVATION CALLOUT — A B C D A601 — SHEET ON WHICH ELEVATION IS DRAWN

INTERIOR ELEVATION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

BUILDING SECTION REFERENCE

BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

WALL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL SECTION REFERENCE

DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; 1 SIM A101

DETAIL CALLOUT REFERENCE

Room Name — ROOM TAG

Room Name 101 — W / ROOM NUMBER

Room Name 101 — W / AREA

101 101 A.10 — DOOR TAG

XX — WINDOW TAG

0000000 — EQUIPMENT TAG

AD13A — WALL TAG

20 R @ 7 1/2" — STAIR TAG

1i 1'-0" A.F.F. — CEILING TAG

1i — CASEWORK TAG

000 — FURNITURE TAG

F? B? W? C? — FINISH TAG

EL: +10'-0" — SPOT ELEVATION

LEVEL ELEVATION — LEVEL HEADS

MATCHLINE SEE: 1 / A101 — MATCHLINE REFERENCE

CENTERLINE TAG

REVISION CALLOUT AND CLOUD

FLOW ARROW REFERENCE

1 KEYNOTE TAG - DIAMOND — DETAIL SECTION REFERENCE

1 KEYNOTE - ROOF — DETAIL CALLOUT REFERENCE

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THE SPRING DISTRICT

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DWG.

NOTES, ABBREVIATIONS, LEGENDS

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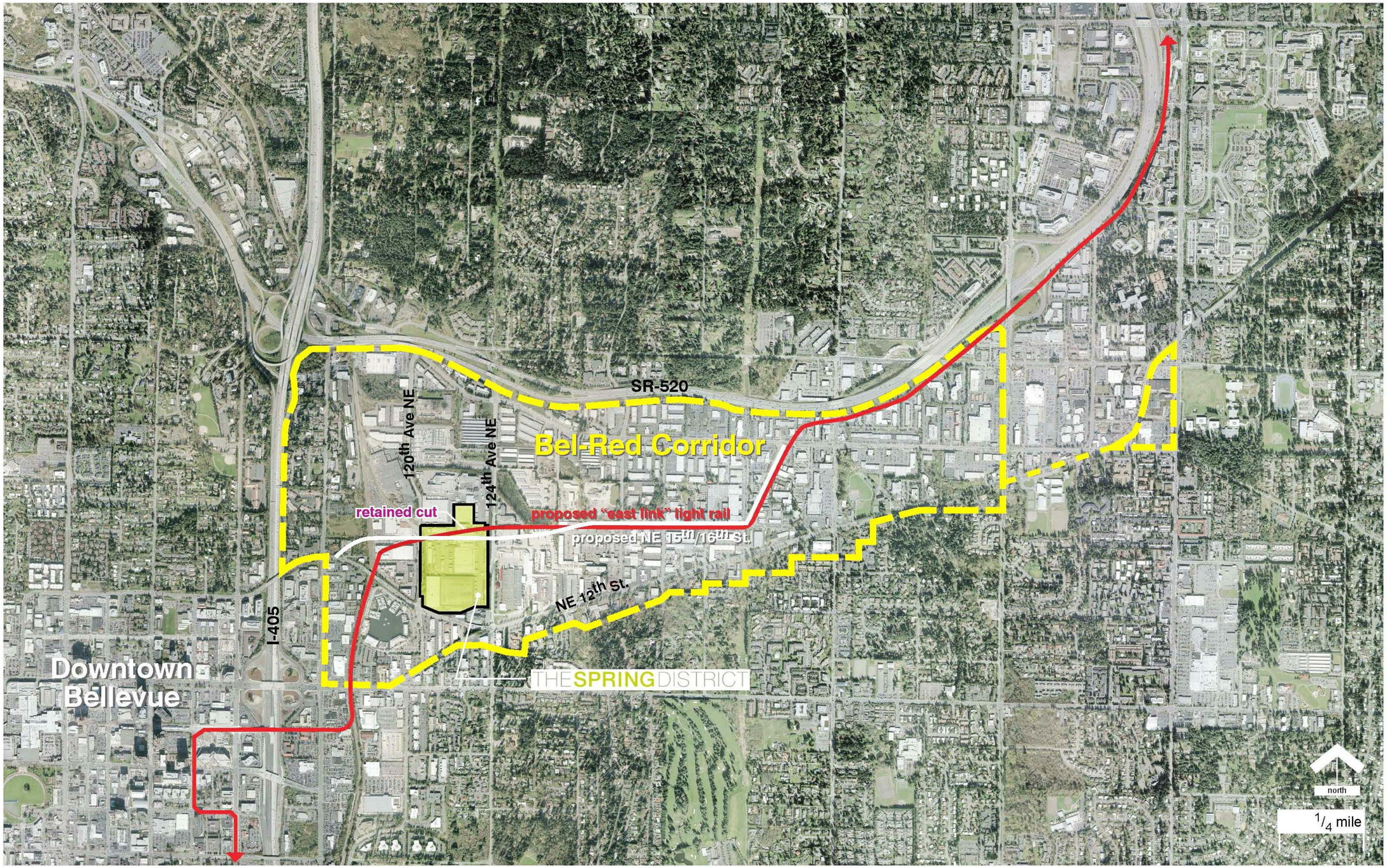

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VICINITY MAP

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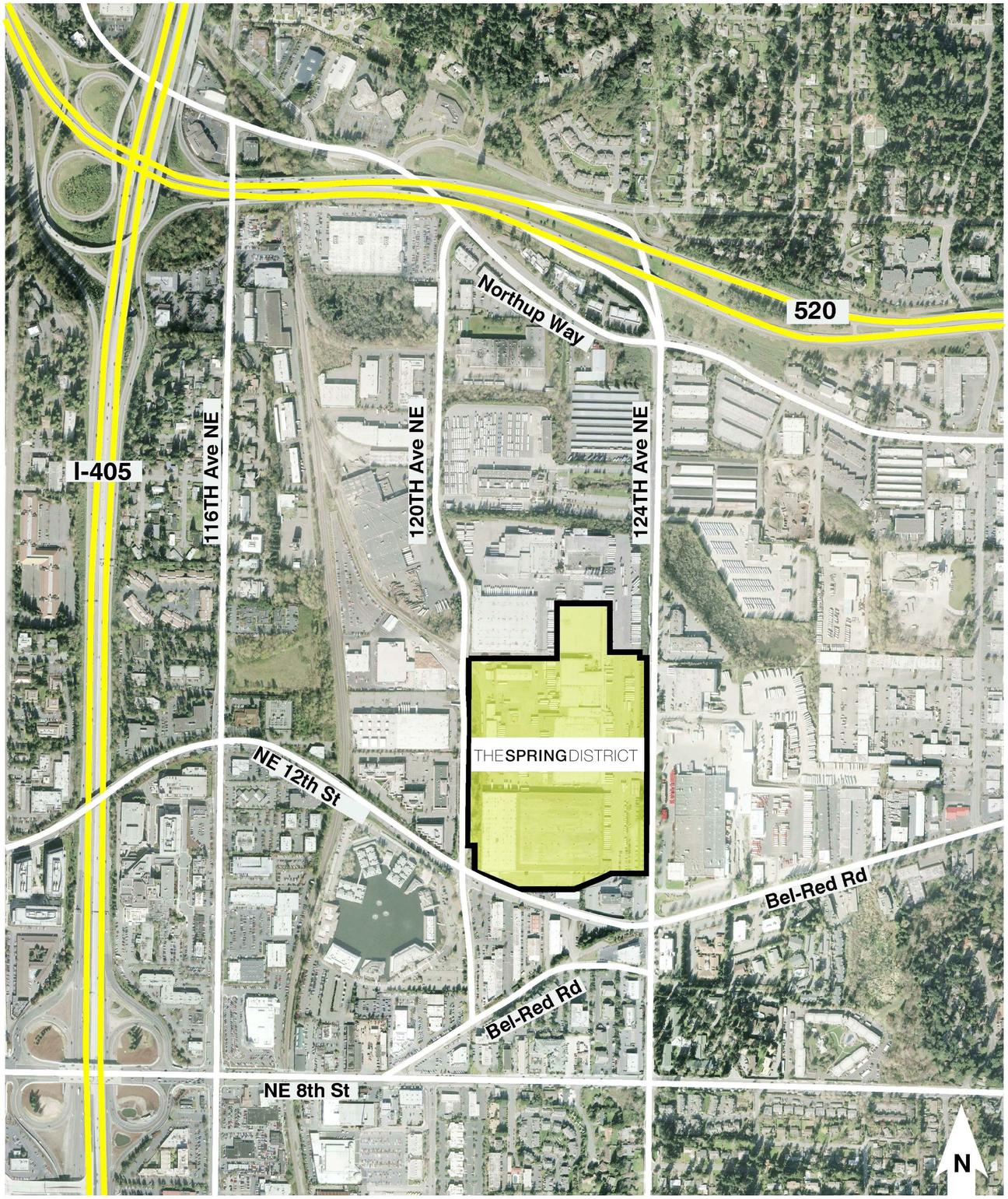

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VICINITY MAP

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SI G0-501

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ON NE 124TH LOOKING @ SITE

LOOKING EAST ALONG NE 12TH ST

AT INTERSECTION OF NE 120TH AND NE 12TH LOOKING NE @ SITE

LOOKING NORTH ALONG NE 120TH

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING EAST AT SITE

AT INTERSECTION OF NE 12TH AND
NE 120TH LOOKING NORTH AT SITE

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EXISTING SITE PHOTOGRAPHS

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SI G0-502

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LOOKING WEST ALONG NE 12TH ST

ON NE 120TH LOOKING AT SITE

AUTO DEALERSHIP ACROSS NE 120TH FROM SITE

LOOKING NORTH ALONG 124TH AVE NE

WRIGHT
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EXISTING SITE PHOTOGRAPHS

DWG.

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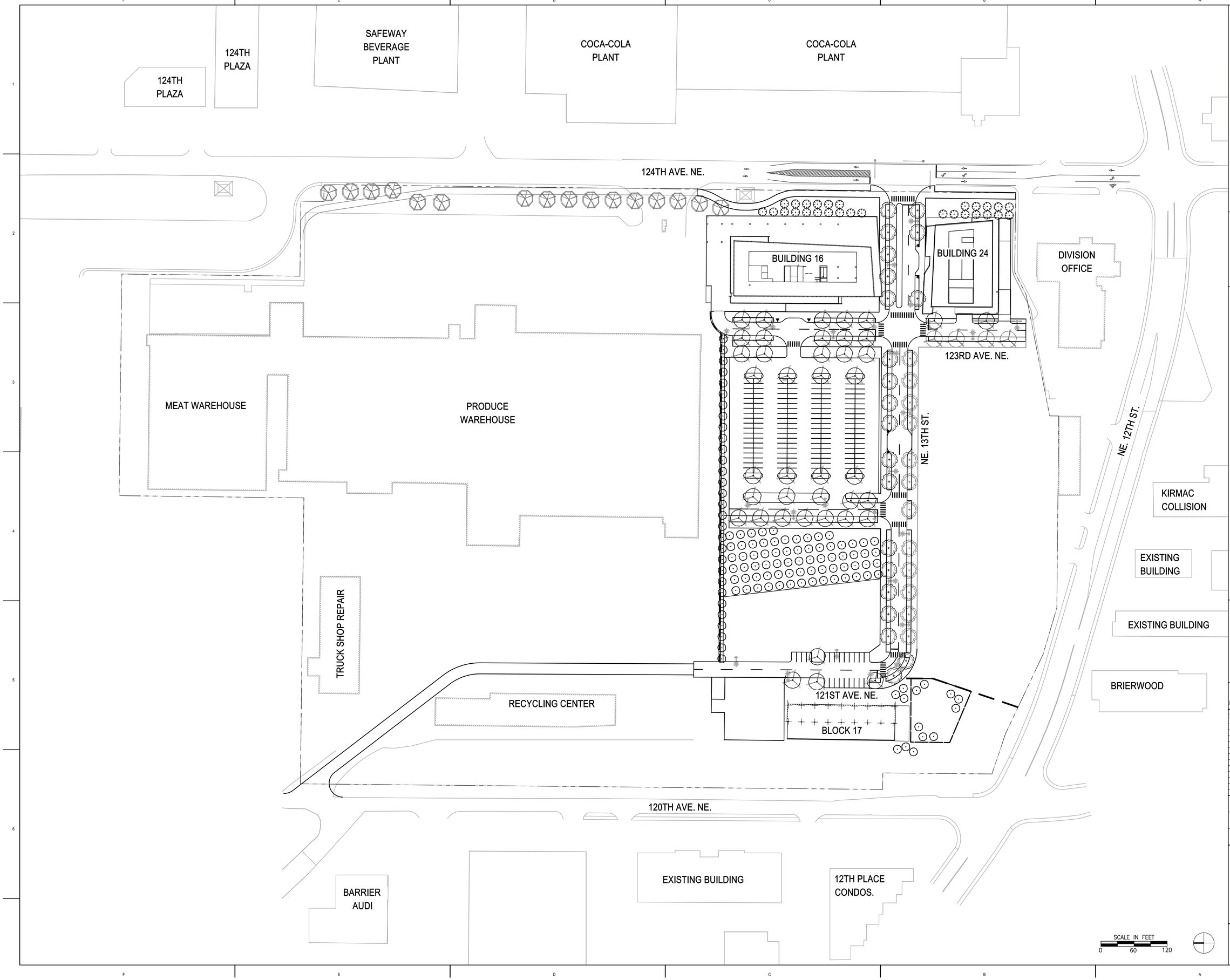

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ARCHITECTURAL SITE MAP

DWG.
G0-600
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PERSPECTIVE - 1

PERSPECTIVE - 2

PERSPECTIVE - 3

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THE SPRING DISTRICT

Block 16

16

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PERSPECTIVES

DWG.

16A9-001

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PERSPECTIVE - 1

PERSPECTIVE - 2

PERSPECTIVE - 3

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THE SPRING DISTRICT

Block 24

24

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PERSPECTIVES

DWG.

24A9-001

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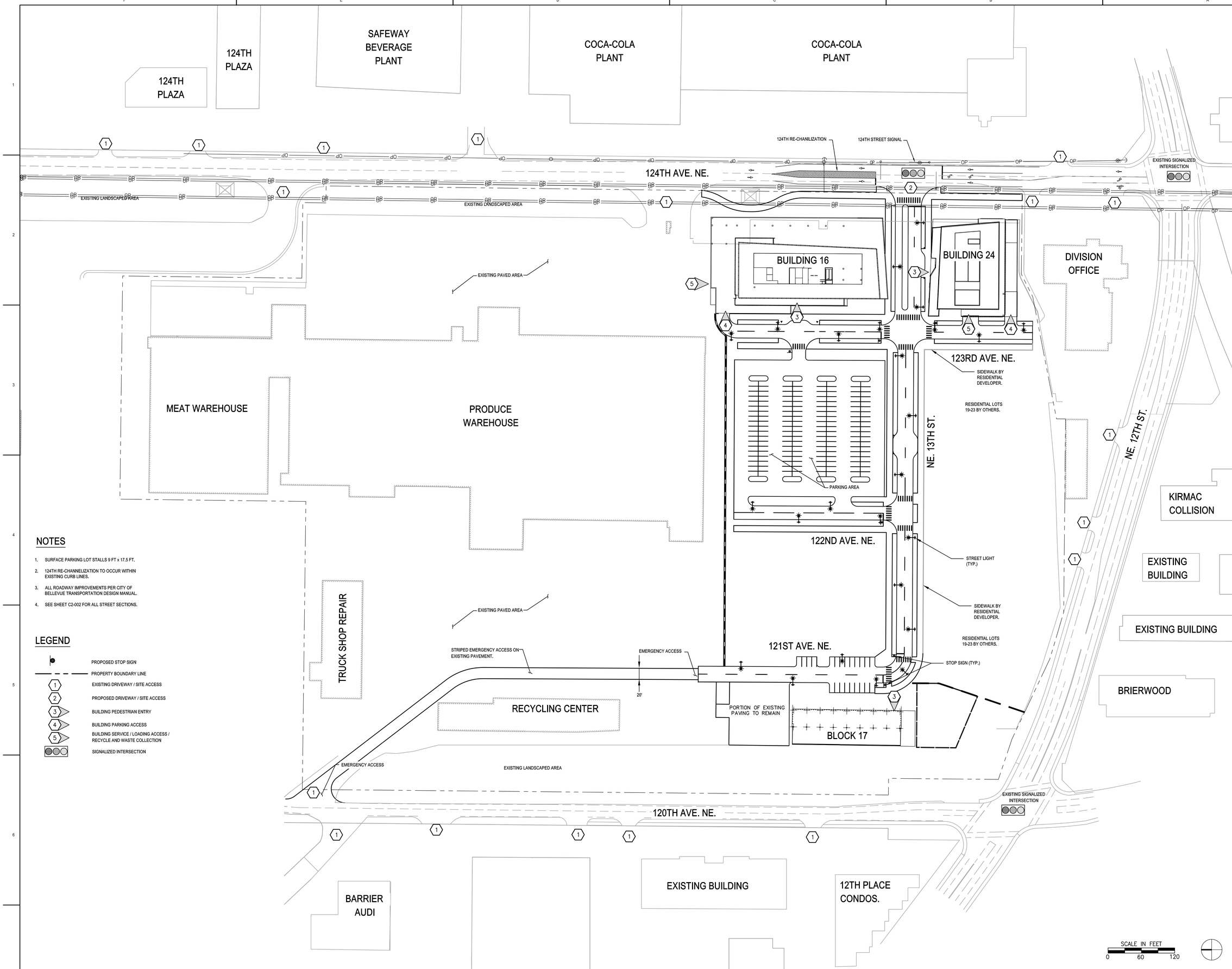

NOTES

1. SURFACE PARKING LOT STALLS 9 FT x 17.5 FT.
2. 124TH RE-CHANNELIZATION TO OCCUR WITHIN EXISTING CURB LINES.
3. ALL ROADWAY IMPROVEMENTS PER CITY OF BELLEVUE TRANSPORTATION DESIGN MANUAL.
4. SEE SHEET C2-002 FOR ALL STREET SECTIONS.

LEGEND

- PROPOSED STOP SIGN
- PROPERTY BOUNDARY LINE
- (1) EXISTING DRIVEWAY / SITE ACCESS
- (2) PROPOSED DRIVEWAY / SITE ACCESS
- (3) BUILDING PEDESTRIAN ENTRY
- (4) BUILDING PARKING ACCESS
- (5) BUILDING SERVICE / LOADING ACCESS / RECYCLE AND WASTE COLLECTION
- SIGNALIZED INTERSECTION

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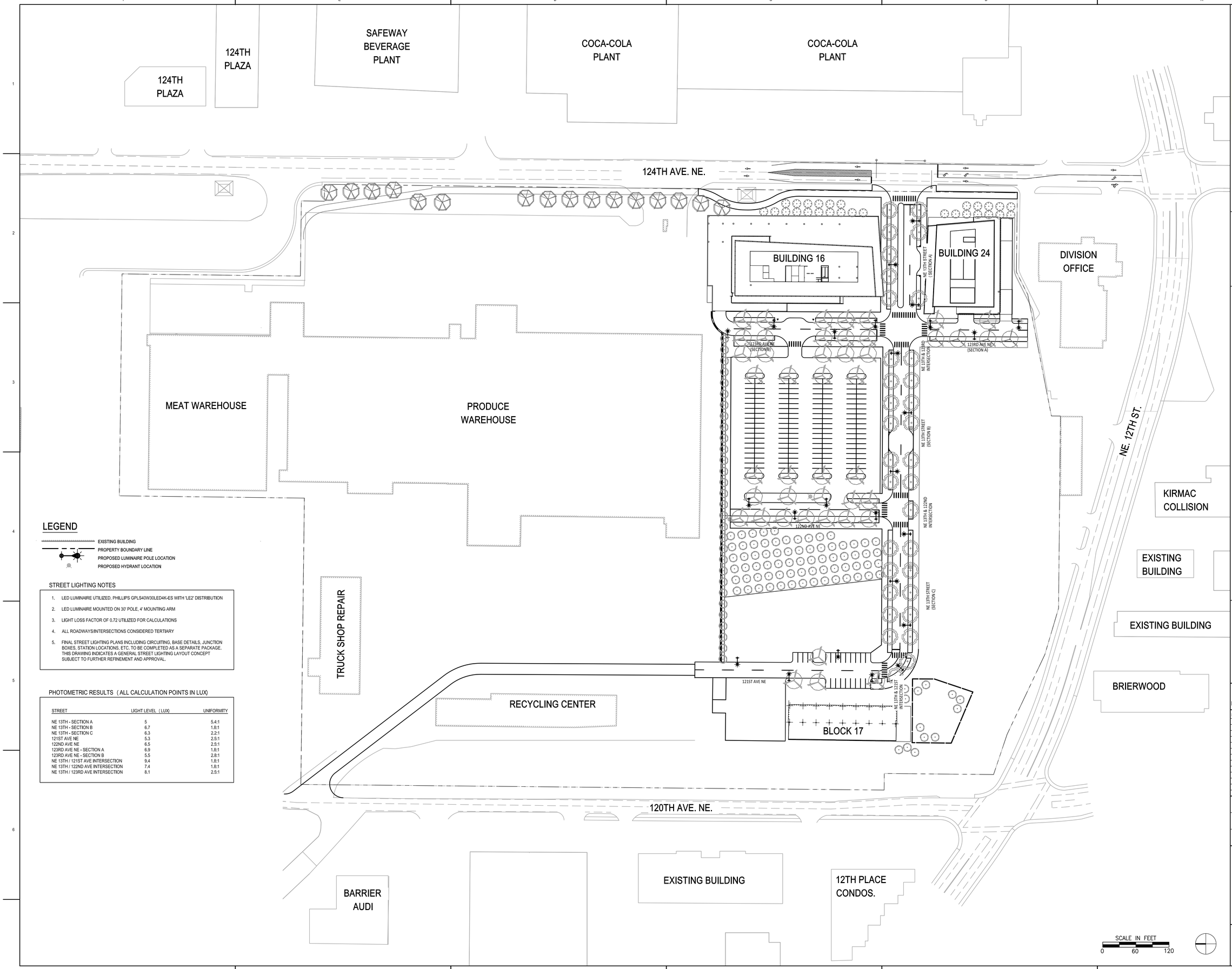
DWG.
ROAD PLAN

DWG.
SI C2-005
COB DCP 12-111805-DB



LEGEND

- EXISTING BUILDING
- PROPERTY BOUNDARY LINE
- PROPOSED LUMINAIRE POLE LOCATION
- PROPOSED HYDRANT LOCATION

STREET LIGHTING NOTES

1. LED LUMINAIRE UTILIZED, PHILLIPS GPLS40W30LED4K-ES WITH 'LE2' DISTRIBUTION
2. LED LUMINAIRE MOUNTED ON 30' POLE, 4' MOUNTING ARM
3. LIGHT LOSS FACTOR OF 0.72 UTILIZED FOR CALCULATIONS
4. ALL ROADWAYS/INTERSECTIONS CONSIDERED TERTIARY
5. FINAL STREET LIGHTING PLANS INCLUDING CIRCUITING, BASE DETAILS, JUNCTION BOXES, STATION LOCATIONS, ETC. TO BE COMPLETED AS A SEPARATE PACKAGE. THIS DRAWING INDICATES A GENERAL STREET LIGHTING LAYOUT CONCEPT SUBJECT TO FURTHER REFINEMENT AND APPROVAL.

PHOTOMETRIC RESULTS (ALL CALCULATION POINTS IN LUX)

STREET	LIGHT LEVEL (LUX)	UNIFORMITY
NE 13TH - SECTION A	5	5.4:1
NE 13TH - SECTION B	6.7	1.8:1
NE 13TH - SECTION C	6.3	2.2:1
121ST AVE NE	5.3	2.5:1
122ND AVE NE	6.5	2.5:1
123RD AVE NE - SECTION A	6.9	1.8:1
123RD AVE NE - SECTION B	5.5	2.8:1
NE 13TH / 121ST AVE INTERSECTION	9.4	1.8:1
NE 13TH / 122ND AVE INTERSECTION	7.4	1.8:1
NE 13TH / 123RD AVE INTERSECTION	8.1	2.5:1

WRIGHT RUNSTAD & COMPANY

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DWG.
PRELIMINARY STREET LIGHTING PLAN

DWG.
SI C2-006
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