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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Carmel Partners

LOCATION OF PROPOSAL: 15500 NE 20th Street

DESCRIPTION OF PROPOSAL: Construct 618 apartments in four buildings on a 5.95-acre (259,194 square feet) site. Also included are 738 parking spaces in an underground garage. The project includes demolition of a small one story retail shopping center.

FILE NUMBERS: 15-107220 LD **PLANNER:** Sally Nichols

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

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **4/21/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Carol Mitelland
Environmental Coordinator

4/21/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:
☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Hyde Square Apartments
Proposal Address:	15500 NE 20th Street
Proposal Description:	Design Review approval request to construct 618 apartments in four buildings on a 5.95-acre (259,194 square feet) site. Also included are 738 parking spaces in an underground garage.
File Number:	15-107220 -LD
Applicant:	Carmel Partners
Decisions Included:	Combined Design Review and SEPA Threshold Determination (Process II)
Planner:	Sally Nichols
State Environmental Policy Act Threshold Determination:	Determination of Non-significance (DNS)

Carol V. Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

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

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

Notice of Application:	June 4, 2015
Notice of Decision:	April 7, 2016
Appeal Deadline	April 21, 2016
Design Review Expiration Date:	April 7, 2018

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for appeal of the decision.

CONTENTS

I. Request/Proposal Description ..... Pg. 2

II. Site Description, Zoning & Land Use Context ..... Pg. 7

III. Consistency with Land Use Code/Zoning Requirements ..... Pg. 9

IV. Public Notice & Comment ..... Pg. 15

V. Technical Review ..... Pg. 17

VI. State Environmental Policy Act (SEPA) ..... Pg. 22

VII. Changes as a Result of Design Review ..... Pg. 25

VIII. Decision Criteria ..... Pg. 25

IX. Decision ..... Pg. 36

X. Conditions of Approval ..... Pg. 36

ATTACHED:

A. Project Drawings (includes Average Grade Calculation Worksheets)
B. SEPA Checklist
C. Certificate of Concurrency

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to construct a residential apartment project which will include 618 residential apartment units and 730 parking spaces in an underground parking garage and 8 surface parking spaces in the interior of the site. The residential units will be distributed between four buildings and 35 affordable housing units will be provided. The 5.95 acre site lies within the BR-CR (Bel-Red Commercial/ Residential) land use district. It is currently occupied with vacant one-story retail buildings and an associated surface parking lot. All will be demolished with this proposal.

Southeast Corner of Site - Intersection of NE 20th Street and 156th Avenue NE

A. Review Process

Design Review is required by Land Use Code (LUC) 20.30F because the site lies within the Bel-Red Design District. The Design Review and SEPA Determination are both Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of the Development Services Department issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner. **Refer to Condition of Approval regarding modifications to the design review plans in Section X of this report.**

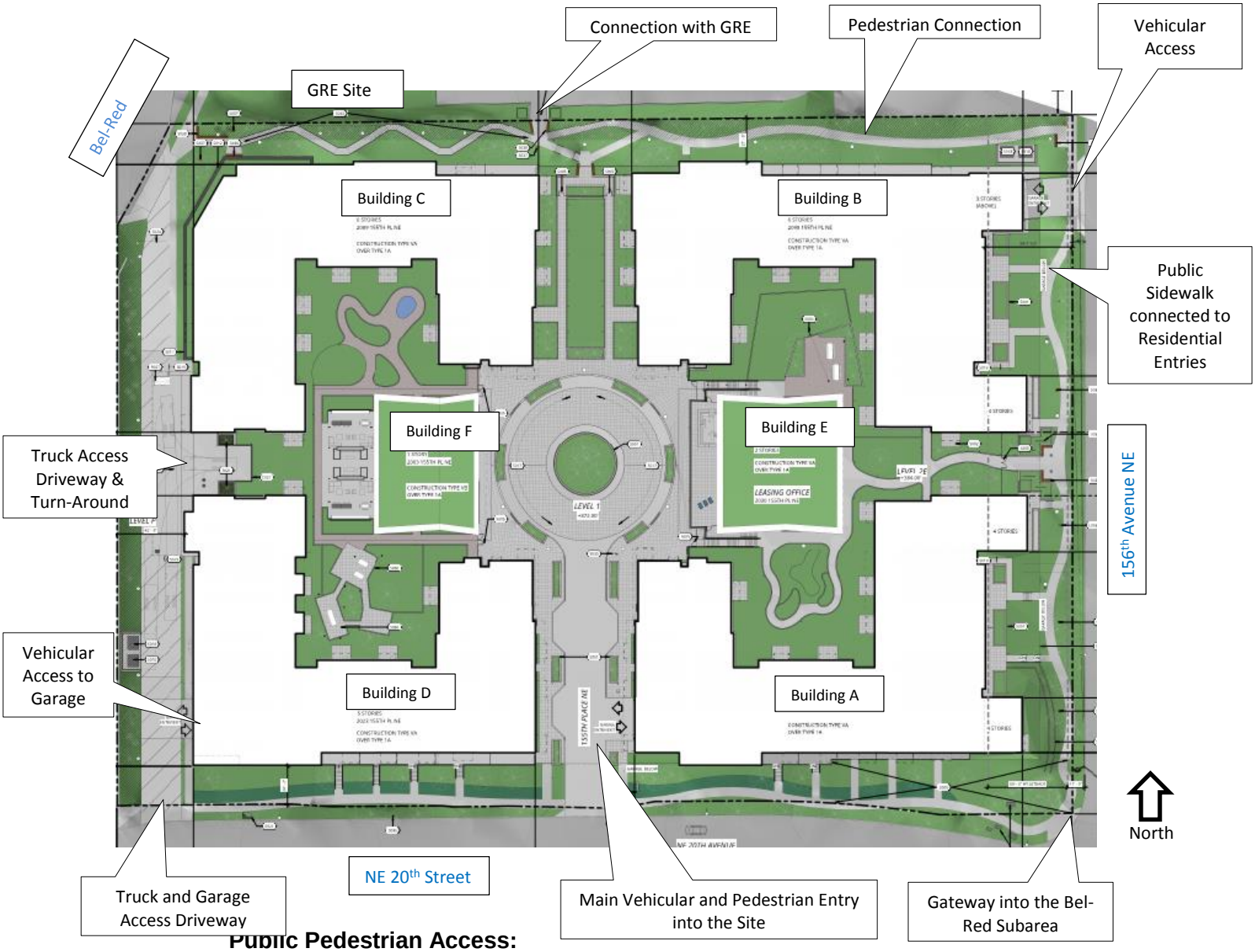
B. Site Design

Building Placement/Vehicular Access:

The four buildings will be distributed in each of the four corners of the site. The main vehicular driveway into the site will be off NE 20th Street. This driveway provides access to the parking garage under Building A and terminates in a turn-around in the center of the site. The driveway and turn-around also provide for vehicular drop-off

and short term parking. A second access point will be located off NE 20th Street along the western property line. This driveway will provide access for loading and garbage trucks and a slot between Buildings C and D will allow trucks to turn around and exit back onto NE 20th Street. The applicant has also provided access to NE Bel-Red Road for the occasional semi-trucks that will access the site. This exit onto NE Bel-Red Road will have a controlled egress via gates or bollards. There will be two additional access points into the residential garage; one in the northeast corner of Building B and one in the southwest corner of Building D. The soffits at each of these garage entries entry must be finished such that they have the same level of design as the building exterior. The existing bus stop on NE 20th Street will also be relocated along the street frontage. **Refer to Conditions of Approval regarding the final bus stop location and design and the garage soffit view in Section X of this report.**

Illustrative Site Plan



Public Pedestrian Access:

Public access will be provided in multiple locations and will be identified with public access signage. The primary Pedestrian Connection between 156th Avenue NE and NE Bel-Red Road will be provided along the northern edge of the site and will include an accessible pedestrian route punctuated with landscaping, seating and pedestrian scaled lighting. This Pedestrian Connection will also provide direct access to the Goodman Real Estate (GRE) development to the north.

The public may also get from NE 20th Street to NE Bel-Red Road via a sidewalk adjacent to the driveway that will run along the western edge of the site. The public will also be allowed to travel from NE 20th Street through the site to the mid-point of the Pedestrian Connection and the connection with the GRE project. This access may be limited to daylight hours and will be controlled via a gate between Buildings B and C. **Refer to Condition of Approval regarding the site interior pedestrian access easements and public access signage for pedestrian access in Section X of this report.**

Street Frontages:
By pulling the building back from the street, the applicant will provide wide public streetscapes along both building street frontages. A meandering public sidewalk will provide a direct connection between the residential front doors on the ground floors to the public sidewalk – particularly along 156th Avenue NE, which must have pedestrian-oriented development. The generous streetscapes will also be landscaped and include small public spaces for resting and seating. The streetscape will also be highlighted with public art in the form of laser cut metal art columns. A gateway feature at the corner of NE 20th Street and 156th Avenue NE will be provided to highlight the entry into the Bel-Red Subarea. **Refer to Condition of Approval regarding the gateway corner design in Section X of this report.**

Internal Open Space:
Internal, outdoor open space for the project residents will be provided in the four interior courtyards. Each of the courtyards will have private tenant patios at grade around the communal spaces. Soft surface play spaces, as required for multi-family developments, are dispersed throughout these interior spaces. The interior spaces will include gathering spaces, eating areas, seating, areas, barbeques and other amenities that provide for interaction between residents. A leasing building and amenity building will also complement the outdoor open space activities and provide active recreation opportunities.

C. Building Design

The proposed development will consist of three six-story buildings and one five-story building arranged in the four quadrants of the site. The overall mass of each building is an L-shape. Each will have its main lobby located directly off the central turn-around in the center of the site. The lobbies are heavily glazed, allowing visual access in to the interior spaces.

The clean lines of the building design will be enhanced through contrasting colored materials, building modulations and a variety of deck and window configurations. Each street frontage will have a slightly different architectural treatment and the change in materials and colors will help to break down the overall mass of building and will accentuate each building's base, middle and top. The use of warmer materials such as western red cedar (wood) on the ground floor of the building will further highlight unit entries and provide a warmer face to the public street.

1 OVERALL NORTH ELEVATION

2 OVERALL WEST ELEVATION

1 OVERALL SOUTH ELEVATION

2 OVERALL EAST ELEVATION

Color and Materials:
The siding for the main body of all four buildings will be painted fiber cement panels in four different colors. The variation in color and materials wil help to break up the mass of the building and create a strong base, middle and top. The colors, as shown below, will be earthtones that complement each other. The building base will be a combination of dark brick veneer and western red cedar horizontal tongue and groove siding to create interest and warmth at the base of the building. Railings near the base of the building will also be cable guardrails with a black finish. The balconies will have an aluminum and glass guardrail system with a black frame. Any vents will be required to be painted the color of the wall to which they are affixed. **Refer to Condition of Approval regarding painting all vents in Section X of this report.**

1 – painted fiber cement panel

2 – painted fiber cement panel

3 – painted fiber cement panel

4 – painted fiber cement panel

5 – Horizontal wood siding/western red cedar tongue and groove

11 – brick veneer wall/running bond

23 – cast-in –place concrete wall

Not Shown Above:

7 – Vinyl window/white
21 – Cable Guardrail/black

D. Addressing

This project has designated the internal street to be 155th Place NE. The building addresses will not be mailable. The units within each building will share the building address and have a unit designator. Permits for building shells should not be submitted under a primary project or parcel address but under the individual building addresses below. **Refer to Condition of Approval regarding addressing in Section X of this report.**

The following addresses will then be assigned to each building:

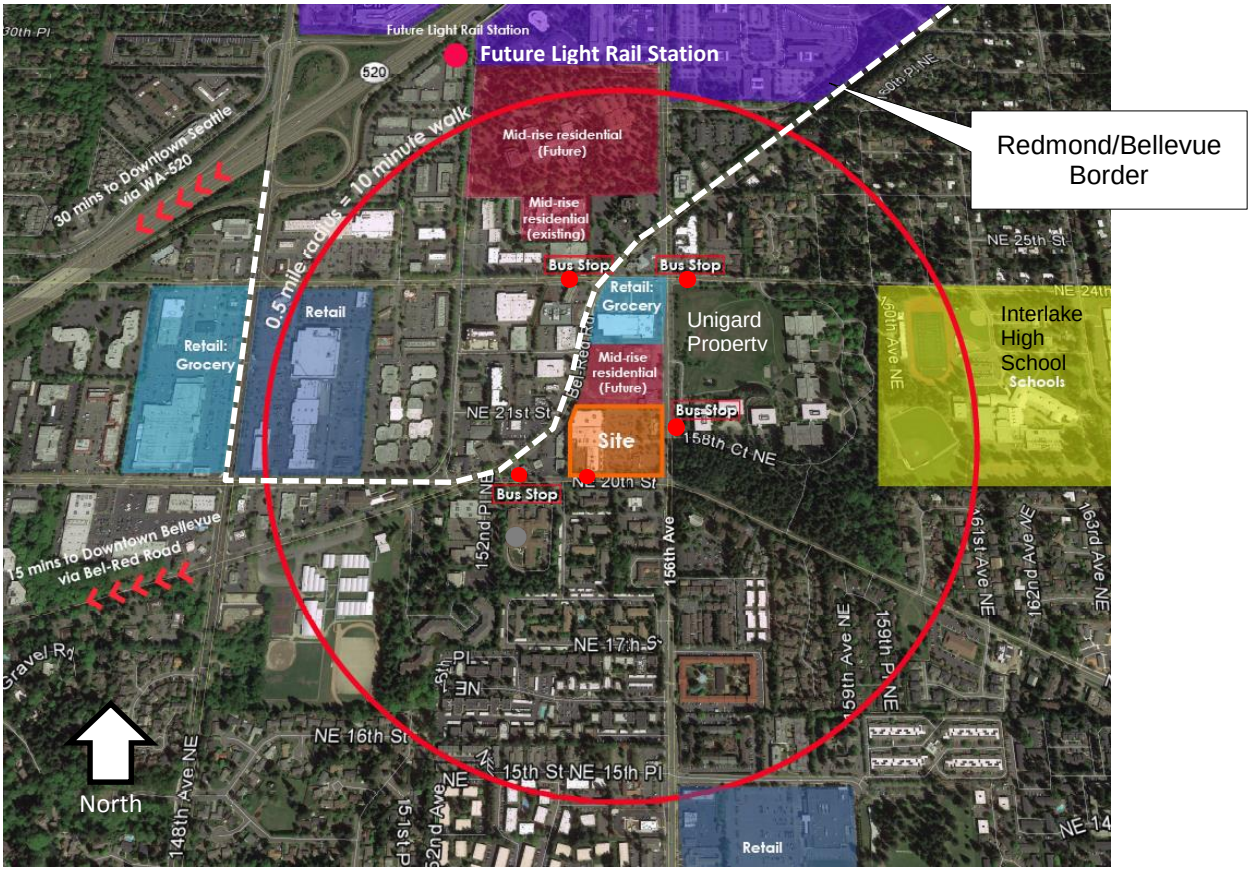
- New Parcel Address: 15500 NE 20TH ST
- Building A (SE Building) - 2038 155TH PL NE
- Building B (NW Building) - 2089 155TH PL NE
- Building C (NE Building) - 2098 155TH PL NE
- Building D (SW Building) - 2023 155TH PL NE
- West Amenity Building - 2063 155TH PL NE
- East Amenity Building - 2074 155TH PL NE
- Leasing Office - 2030 155TH PL NE

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description/Context

The project lies in the northeast corner of the Bel-Red Subarea and will be a gateway into the district. The project is also a little over 0.5 miles from the proposed

Aerial Vicinity Map



future light rail station in the City of Redmond. There are also multiple bus stops on or near the site which will connect residents with employment centers to the north (including the nearby Microsoft campus), Downtown Bellevue, and Seattle.

The site is surrounded by multi-family housing to the south, commercial development and single family neighborhoods to the east, and commercial development to the north and west. The site was formerly a small strip retail center consisting of one-story buildings. The buildings on the site are currently vacant. The GRE multi-family project, which was recently completed, lies directly to the north.

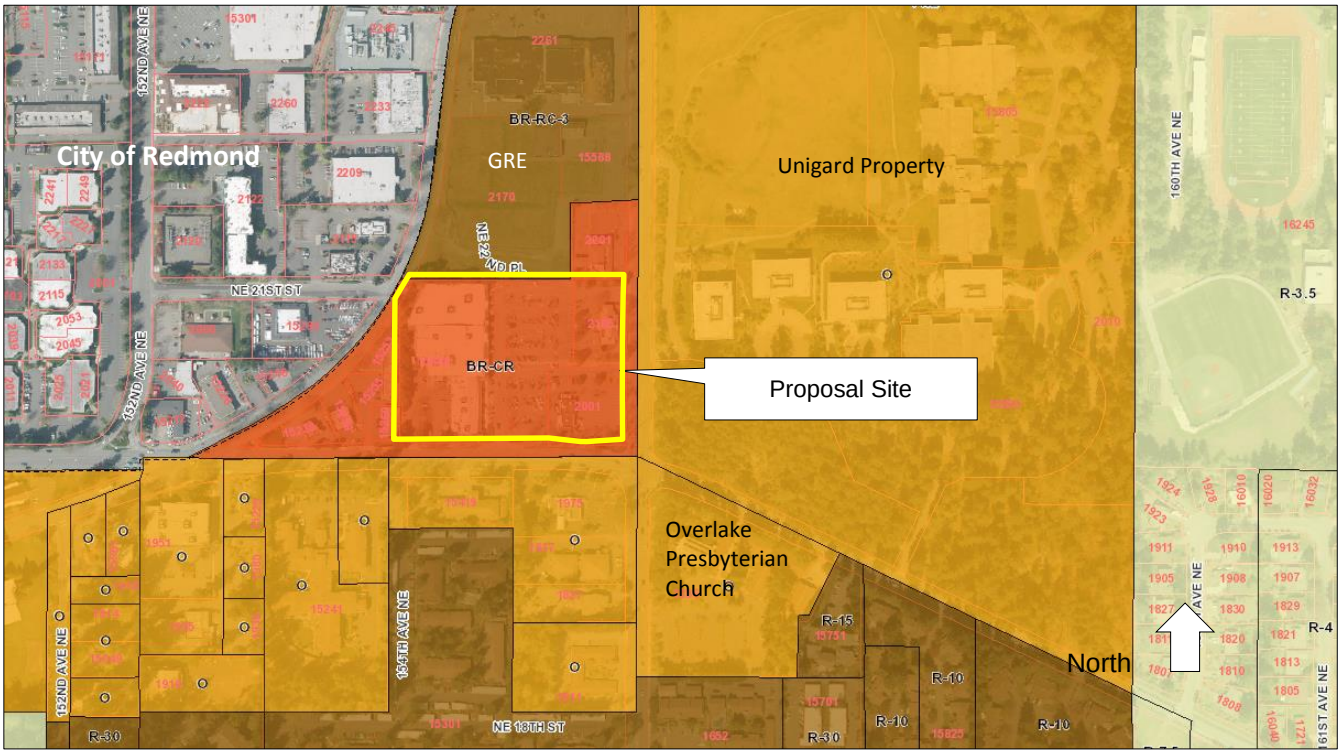
B. Zoning

The site lies within the Bel-Red Commercial/Residential (BR-CR) land use district in the northeast corner of the Bel-Red Subarea. Properties within this land use district are subject to Design Review.

Adjacent Land Use Districts and Uses include the following:

North: BR-RC-3: (Node 3): GRE residential development.
South: O (Office): One and two story commercial buildings including a bank.
West: O (Office): Unigard property, which includes open space and commercial buildings, and Overlake Presbyterian Church.
East: BR-CR (Bel-Red Commercial/Residential): One story retail complex and small retail buildings in the City of Redmond across NE Bel-Red Road.

Zoning Map



III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.25D.070 (Bel-Red Subarea Use Charts) The residential use proposed for this project is permitted in the BR-CR (Bel-Red Commercial/Residential) land use district and the project is subject to Design Review approval because it lies within the Bel-Red Design District.

2. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project Plans in Attachment A.

Dimensional Chart

	Permitted/Required	**Proposed**
Site Area/Zone	259,194 SF Bel-Red Commercial/Residential Design District (BR-R)	
Site Density measured as FAR	Min. 1.0 FAR Max. 2.0 FAR BR-CR Land Use District LUC 20.25D.080	Proposed: 1.99 FAR (Refer to Section III.6 below) Meets LUC requirement.
Building Height	BR-CR Land Use District: Max. building height is 70 FT, as measured from Average Finish Grade. The two eastern and two western buildings will have different average finish grades. Max. building height on 156th Avenue NE within the first 50 feet, from back of sidewalk is 45 FT, as measured from sidewalk grade adjacent to building front. LUC 20.25D.080.A	West Building: Average Finish Grade = 365.65 Top of Building = 435.40 Building Height = 69.75 FT East Building: Average Finish Grade = 378.62 Top of Building = 446.5 Building Height = 67.88 FT Buildings A and B on 156th Avenue NE within first 50 FT: The lowest point of the sidewalk is 381.85. With a building height of 424.33, the max. building height for the portion of the building within the first 50 feet is 42.48 FT. Meets LUC requirement.

	Permitted/Required	Proposed
Max. Building Length on 156th Avenue NE	Max. façade length on 156th Avenue NE is 150 FT, using façade length definition in LUC 20.25D.020 LUC 20.25D.080.A	Per the façade length definition, Buildings A and B each have three facades and no one façade is longer than 150 FT. Meets LUC requirement.
Minimum Building Separation	Minimum building separation on 156th Avenue NE is 40 FT. LUC 20.25D.080.A	Buildings A and B are separated by 40 FT. Meets LUC requirement.
Maximum Façade Length	On 156th Avenue NE: Maximum façade length on 156th Avenue NE is 150 FT Min. distance between structures on 156th Avenue NE: 40 FT LUC 20.25D.020 and .080 Footnote (15)	Per the definition of building façade in LUC 20.25D.020, the longest façade length on 156th Avenue NE is approximately 92 feet. Min. distance between Buildings A and B is 40 FT Meets LUC requirement.
Maximum Floorplate	Maximum floorplate above 40 feet on buildings less than 80 feet is 28,000 GSF/floor LUC 20.25D.120	Proposed: Building A = 25,738 gsf/f Building B = 25,688 gsf/f Building C = 23,771 gsf/f Building D = 24,044 gsf/f Meets LUC requirement.
Parking	**Residential:** Minimum: 1 per unit = 618 stalls Maximum: 2 per unit = 1236 stalls Max. Compact Stalls = 50% LUC 20.25D.120	**Residential Proposed:** Standard Stalls/Handicapped Stalls = 371 Compact Stalls = 367 (49%) **Total:** 738 stalls (120 stalls above minimum) Meets LUC requirements.
Bicycle Parking	**1 space per 10 dwelling units: 618 x .1 = 62 spaces** **LUC 20.25D.120.G**	Provided: 267 spaces in the underground garage. Meets LUC requirement.

	Permitted/Required	Proposed
Maximum Impervious Surface/Lot Coverage by Structure	**75% of 259,194 SF = 194,396 SF** **LUC 20.20.010**	Proposed: 174,187 SF = 67% Max. impervious surface/lot coverage by structure will be achieved through the use of innovative low impact development techniques, including green roofs and planted roof deck. **Refer to Conditions of Approval regarding low impact development techniques in Section X of this report.** As conditioned, meets LUC requirement.
Loading	Minimum one 10' x 55' area accessible to a public right of way. LUC 20.20.590.K.4	Loading via larger vehicles (trucks) will take place in the private driveway along the western property line. Loading from cars and small vans may also take place in the garage and on the interior driveway/turn-around. No loading will be allowed within the public right of way. **Refer to Transportation comments in Section VI.E and Condition of Approval regarding provisions for loading in Section X of this report.** As conditioned, meets LUC requirement.
Landscaping	Arterial Landscaping on both street frontages: Min. 6 FT sidewalk and 5FT planting strip with street trees and underplanting. Luc 20.25D.110.B.d	Because the buildings are pulled back from the street, the proposal will provide 6 FT sidewalks and generous landscaped areas in excess of 6 FT between the curb and the sidewalk. This space will contain underplantings and street trees. Meets LUC requirements.
Tree Retention	Perimeter Landscape Requirements: 100% retention = 460 diameter inches	Proposed: 141 diameter inches retained = 31% NE 20th Street: 96 diameter inches removed (100%) due to required transportation

	Permitted/Required	Proposed
Tree Retention (Cont'd)	Site Interior: 15% of 827 diameter inches = 124 diameter inches Compliance with LUC 20.20.900 and 20.25D.020 and 110	improvements, which include moving curbline north to accommodate bike lane. 156th Avenue NE: 45 diameter inches removed of a total 131 diameter inches = 65%, due to streetscape improvements and conflicts with overhead transmission line. Site Interior: All site interior trees will be removed. **Refer to discussion of Alternative Tree Retention Option (ALO) in Section III.3 below and Condition of Approval regarding final landscape and irrigation plans, & planting and irrigation in the right-of-way/streetscape in Section X of this report.** Per compliance with ALO criteria, meets LUC requirements.
Multi-Family Play Areas	800 SF for 1st 10 units and additional 50 SF for each additional 10 units up to a maximum of 10,000 SF: 618 units = 800 SF + 30,400 SF = 31,200 SF > 10,000 SF Therefore, 10,000 SF unpaved, usable open space required LUC 20.20.540	The required soft surface play area space will be provided in the four internal courtyard open spaces and in between Buildings B and C. **Refer to Condition of Approval regarding the multi-family play areas in Section X of this report.** Meets LUC requirement.
Recycling & Solid Waste Collection Area	LUC 20.25B.040.F	Solid waste & recycling will be stored in individual trash rooms and picked in a designed location between Buildings C and D, accessed via the driveway along the western property line. Republic Services (City's contracted waste hauler) has reviewed and approved this

	Permitted/Required	Proposed
Recycling & Solid Waste Collection Area (Cont'd)		pick-up plan. The Republic Services letter is in project file. **Refer to Condition of Approval regarding solid waste/recycling in Section X of this report.** Meets LUC Requirement

3. Alternative Tree Retention Option (LUC 20.20.900)

Interior: The applicant was unable to preserve 15% of the interior trees on site due to the construction of the underground parking garage/podium and the associated regrading and excavation. However, the podium level will have extensive landscaping on the podium roof deck that will more than make up for the loss of the required 124 diameter inches. The proposed plantings will include a minimum of 300 new trees (includes street trees), 1,000 shrubs and 60,000 square feet of perennials and groundcovers. The replacement plantings will incorporate increased replacement of trees and undergrowth than would otherwise be required and can thus be approved.

Perimeter: On NE 20th Street, all of the existing street trees, which are planted close to the existing curbline, will need to be removed because transportation improvements will necessitate moving the existing curbline further northward to accommodate a bike lane. On 156th Avenue NE, most of the street trees will be removed due to utilities and streetscape improvements. However, a robust street tree replacement plan has been submitted that will provide healthy new trees that can better withstand the conditions on each street frontage.

Refer to Conditions of Approval regarding the final landscape and Irrigation plans, planting and irrigation in right-of-way/streetscape, and landscape installation and maintenance installation devices in Section X of this report.

4. Alternative Landscaping Option (LUC 20.20.520)

Using the Alternative Landscaping Option, the applicant is proposing a different street species than that required in LUC 20.25D.110. The LUC requires the use of Summit Ash as an arterial street tree. However, because the Emerald Ash Borer insect has been killing Ash trees, the applicant has proposed Acer rubrum 'Red Sunset' along NE 20th Street and Acer grandidentatum 'Schmidt' on 156th Avenue NE in between the maple street trees that will remain. This tree species should not reach the overhead transmission lines running along 156th Avenue NE and thus will be less likely to be subject to topping and inappropriate pruning by Puget Sound Energy (PSE) in the future. The required shrubs and groundcovers required in the LUC have also been supplemented with complementary plantings that will help buffer the sidewalk from the busy arterials – particularly on 156th Avenue NE – and will provide seasonal color and visual interest. Land Use and Parks staff have reviewed this proposal and have approved the change in street tree species and will review the final landscape plans and species selection for the entire site during the clearing and grading permit review.

Refer to Conditions of Approval regarding the final landscape and irrigation

plans and landscape installation and maintenance installation devices in Section X of this report.

5. Sidewalk-Oriented Development (LUC 20.25D.130.C)

All development along 156th Avenue NE, as delineated in the LUC in Figure 20.25D.130.C: Required Sidewalk Oriented Development is required to be developed with increased visual and physical interaction between the people inside and outside the buildings.

The applicant has proposed to orient all of the front doors (primary entrances) for the ground floor units toward 156th Avenue NE. A minimum of 40 percent of the ground floor façade shall be transparent glass windows. The doors will exit onto patios and the public sidewalk will have a serpentine design that will bring it (and the public realm) as close as possible to these front doors. The public sidewalk and building unit entries have also been designed such that no door is separated from the public sidewalk by more than 36 vertical inches.

6. Floor Area Ratio (FAR)

Table 1 – FAR Amenities Earned

General Information	
BASE Permitted Floor Area (Base FAR of 1.0 x Project Limit)	1.0 x 259,194 = 259,194 GFA
Max. Permitted Floor Area (Max. FAR of 2.0 x Project Limit)	2.0 x 259,194 = 518,388 GFA
Gross Floor Area for FAR	516,606 GFA
FAR Earned Amenity Information	
TIER 1a	
GFA ***Required*** Tier 1a Amenities (Affordable Housing)	129,597 GFA
GFA Earned with Affordable Housing – Tier 1a (.5 FAR)	Required: 129,597 GFA Provided: 28,177 SF x 4.6 bonus = 129,614 GFA (35 units total) Meets LUC requirement. (Square footage of affordable housing x 4.6 SF bonus building area)
TIER 1b	
GFA ***Required*** Tier 1b Amenities (Regional Transfer of Development)	129,597 GFA
GFA Earned for Tier 1b • Regional TDR (max. 75 credits); and • Purchase of remaining SF via fee in lieu	• 100,000 SF - Per Bellevue-King County TDR Interlocal Agreement, purchase of 23 regional TDR credits at purchase price of $14/square foot. • Purchase of remaining FAR bonus via fee in lieu for Park Dedication at a cost of $15.00 per square foot. Actual amount to be purchased will be based on the final GFA submitted under the building permit. Max. square footage that can be purchased is 29,597 SF. (e.g. $15.00 x 29,597 = $443,955.00)
Total GFA Earned	516,606 GFA
Project FAR	1.99
	Meets LUC Requirements

a. Tier 1a – Affordable Housing:
.5 FAR above the basic 1.0 FAR will be provided at a rate of 4.6 bonus building area per SF of affordable rental housing at 80% median income.

The applicant proposes to provide 28,177 gross square feet of affordable rental housing units (35 units total) at 80% of medium income.
28,177 x 4.6 = 129,614 gross square feet bonus, which will "buy" .5 FAR of Tier 1a FAR points and satisfy the Tier 1a requirements.

Refer to Condition of Approval regarding affordable housing and bonus system recording in Section X of this report.

b. Tier 1b – Regional Transfer of Development Rights (TDR's):
100,000 SF of the required 129,597 Tier 1b FAR points will be acquired through the purchase of 23 regional Transfer of Development Rights (TDR) credits through the Bellevue-King County TDR Interlocal Agreement, adopted by the City of Bellevue City Council via Resolution 7954.

The TDR available through King County is priced at $60,870.00 per TDR. The Interlocal Agreement states that if the cost for TDR's exceed $20,000 per TDR, then the bonus building area allowed per TDR is calculated by dividing the amount of the TDR cost by $14 per square foot. $60,870 divided by $14 is 4,348 square feet. Hyde Square will be purchasing 23 TDR credits for a total cost of $1,400,010.00. This will result in 100,000 square feet of bonus area, which is the maximum allowed through the purchase of TDR's per the LUC.

The remaining square footage of Tier 1b amenities (maximum 29,597 SF) will be acquired through the payment of a fee in lieu of $15.00 per square foot for the purchase of Park Dedication bonus points. The final square footage and cost of these remaining amenity points fill be calculated based on the final GFA submitted in the Building Permit drawings. In combination with the purchase of the TDR's, Tier 1b requirements will be satisfied. **Refer to Condition of Approval regarding Tier 1b amenities - King County Regional TDR's & fee-in-lieu and bonus system recording in Section X of this report.**

IV. PUBLIC NOTICE AND COMMENT

Application Date: March 13, 2015 (Design Review/SEPA)
Notice of Application and Public Meeting: April 16, 2015
Public Notice Sign installed: April 16, 2015
Minimum Comment Period ended: April 30, 2015 (Design Review/SEPA)
Public Meeting: May 6, 2015

A Public Meeting for the project was held on May 6, 2015. It was attended by approximately 40 citizens, most of whom were concerned about the impact of over 600 new residential units on traffic in the immediate neighborhood.

The concerns of the citizens are outlined below with responses from City reviewers:

1. Transportation:
   - Transportation infrastructure must be improved to accommodate the increased traffic.
   - 618 units will adversely impact the traffic in the area, which is already horrible.
   - Has the City considered widening 156th Avenue NE?
   - Is the existing street infrastructure adequate to handle this project and the others newly constructed and/or planned for the area?

   Response: A traffic study was prepared for the project to analyze potential impacts in the area. A total of 198 new trips are expected to be generated by the project in the pm peak hour, and these trips were assigned to the surrounding street system using the City's traffic model. It was found that with these trips, the study intersections would be operating at level of service D or better.

   The City of Bellevue has no expansion plans for 156th Avenue NE in the current Transportation Facilities Plan.
   Refer to additional Transportation discussions in in Section V.C (Technical Review) and Section VI.E (State Environmental Policy Act) of this report.

2. Additional units will impact schools in the area with overcrowding.
   Response: The public schools serve *all* residents of the City of Bellevue. The Bellevue School District analyzes population changes within the attendance areas of each school on an ongoing basis to ensure that attendance is spread across the District evenly. The District will also add schools as the demand increases. Currently the District is planning for two new elementary schools. School reconstructions over the last decade have also expanded middle school and high school capacities with flexible space to accommodate swings in student populations. Concerns regarding student populations in the schools should be directed to the Bellevue School District 405.

3. This proposal does not meet Comprehensive Plan policy to create livable neighborhoods.
   Response: Refer to discuss in Section VIII.1 of this report regarding how the project responds to the Comprehensive Plan.

4. Structure is out of character with the park-like nature of this part of the City.
   Response: The allowed development density was anticipated by the City Council through policies in the Bel-Red Subarea section of the Comprehensive Plan and the adoption of the Bel-Red part of the Land Use Code (LUC 20.25D). These densities also ensure that the City can meet required Growth Management targets.

   The breaking up of the buildings and the extensive landscaping along the site perimeters will help to soften the apparent mass of the building and provide a vegetated setting that will complement the surrounding development. **Also refer to discussion in Section VIII.3 of this report for how the project has addressed the Bel-Red Design Guidelines.**

5. Concern regarding noise impacts from the project on surrounding neighborhoods.
   Response: The Bellevue City Code (BCC) 9.18 addresses noise impacts by regulating construction hours and prescribing allowable noise levels that can be generated from projects post-construction. The project will be required to comply with these codes.
   Refer to the discussion regarding interior noise in Section VI.A and Conditions of Approval regarding noise and construction hours, the use of noise abatement

technology, the acoustical engineer's report, and noise measurements prior to TCO in Section X of this report.

6. Can City infrastructure handle the increased capacity? How much will water pressure drop?
   Response: As proposed, the City infrastructure can handle the increased capacity of this project. **Refer to additional discussion in the Utilities review in Section V.B of this report.**

7. Will cell and electrical service be impacted?
   Response: The proposal will not affect cell or electrical service in the surrounding neighborhoods.

8. There are no open spaces for the new tenants to enjoy.
   Response: There are over 10,000 square feet of open space provided within the project interior for use by the project residents. In addition, the streetscapes and Pedestrian Connection will provide areas of public open space for use by the public as well as the residents.

V. TECHNICAL REVIEW

A. Clearing & Grading

The Clear and Grade Reviewer has reviewed the plans and materials submitted for this project and determined that the clearing and grading portion of this Design Review application can be approved. The future Clearing and Grading Permit application for this development must comply with City of Bellevue Clearing and Grading Code (BCC 23.76). In addition, the Final Landscape and Irrigation Plans must be submitted and approved under the Clearing and Grading Permit application. **Refer to Condition of Approval regarding the final landscape and irrigation plans in Section X of this report.**

B. Utilities

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy of all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06.

Off-site sewer improvements (sewer upgrade) were necessary to accommodate this proposal. Utility Department approval of the Design Review application is based on final acceptance of these off-site sewer improvements, which are being constructed under a separate Utility Developer Extension Agreement. The sewer upgrade in NE Bel-Red Road extends from 148th Ave NE to NE 20th Street. **Refer to Condition of Approval regarding the utilities conceptual approval and the sanitary sewer in Section X of this report.**

C. Transportation

Site Access

Access to the proposed project will be provided via four driveways, one on 156th Avenue NE, two on NE 20th Street, and one on NE Bellevue-Redmond Road (NE

Bel-Red Road). The driveway on 156th Avenue NE, located at the northern edge of the project, will provide access to the underground parking garage for project residents. This driveway will be restricted to right-in and right-out movements only through installation of a c-curb and signage. The eastern driveway on NE 20th Street will provide access to the interior plaza in the development and to the visitor area of the parking garage. The western driveway on NE 20th Street will provide two-way resident access to the parking garage, then continue as a service drive providing access to the loading area on the west side of the project. The driveway on NE Bel-Red Road serves as a one-way exit for the service drive, and will be gated to restrict use. All access points will meet pedestrian and vehicle sight distance requirements, as well as City standards for width and construction.

Pedestrian access is provided via the sidewalks on the street frontages as well as public pedestrian easements through the site to meet the intent of the Bel-Red street development standards. Pedestrian facilities, sidewalks or paths, will be constructed along the northern edge of the property between 156th Avenue NE and NE Bel-Red Road, through the center of the site between NE 20th Street and the northern path, and at the western edge of the site with the service road between NE 20th Street and NE Bel-Red Road.

Refer to Condition of Approval regarding vehicular access restrictions and provisions for loading in Section X of this report.

Street Frontage Improvements
In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. Installation of new streetlights or relocation of existing streetlights will be required on NE 20th Street and 156th Avenue NE. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7D or equivalent).

2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be consistent with standard drawings.

ADA-compliant curb ramps shall be installed where needed, including at the corner of NE 20th Street and 156th Avenue NE, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification form to be filed with the Transportation Department.

3. The existing curb, gutter, and sidewalk on 156th Avenue NE shall be completely removed and reconstructed with a sidewalk width of at least six feet and a planter strip width of at least five feet, not including the curb. The sidewalk on this frontage will meander toward the building to facilitate the Land Use Code requirements for sidewalk-oriented development on this street.

4. The existing curb, gutter, and sidewalk on NE 20th Street shall be completely removed and reconstructed with a sidewalk width of at least six feet and a planter strip width of at least five feet, not including the curb. In addition, this street will be widened to add a five-foot bicycle lane adjacent to the project on the north side on NE 20th Street, per the City's Pedestrian and Bicycle Transportation Plan. The existing bus stop shall be relocated to the east of the current location and designed to meet Metro Transit requirements for access. The curb and sidewalk alignment will continue through the frontage and transition to match the existing improvements to the west of the frontage. **Refer to Condition of Approval regarding the final bus stop location and design in Section X of this report.**

5. The existing curb, gutter, and sidewalk on NE Bel-Red Road shall be completely removed and reconstructed through the site frontage with a sidewalk width of at least six feet and a planter strip width of at least five feet, not including the curb. This street will be widened to match the newly constructed curbline to the north, and meet the requirements of the City's Transportation Facilities Plan project to widen this road to five lanes. This widening will act as an extension to the existing interim right-turn pocket constructed in conjunction with the project to the north, and will require reconstruction of the curbline and sidewalk directly north of the frontage to match the new alignment. To the south, the new improvements will transition to the existing curbline and sidewalk south of the frontage.

6. The intersection of 156th Avenue NE and NE 20th Street is designated as a gateway intersection to the Bel-Red Subarea. In addition to meeting engineering standards and ADA requirements, this intersection shall provide gateway design elements per the Bel-Red design guidelines, which may include widening or realignment of the sidewalk. Other modifications needed to meet ADA requirements associated with the improvements at this intersection, such as

relocation of crosswalks, signal poles and equipment, or signal loop detectors, will be the responsibility of the developer.

7. The design and appearance of the sidewalk and landscaping on all frontages shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. The gateway intersection at NE 20th Street and 156th Avenue NE will be required to have an enhanced sidewalk and landscaping design, to be reviewed and approved under the Clearing and Grading Permit. **Refer to Condition of Approval regarding the gateway corner design in Section X of this report.**

   Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. All materials and installation methods must meet typical construction requirements.

8. Planter strips and other landscaping adjacent to the sidewalk along all frontages shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

9. The driveways on 156th Avenue NE and NE 20th Street shall have a driveway width, as defined in standard drawing DEV-7F, of a minimum of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7F. The driveway on NE Bel-Red Road shall be one-way, exit only. The driveway width shall be sufficient to accommodate the approach angle for a single-lane of traffic.

10. No new building structure or garage shall be constructed under a street right-of-way or existing public sidewalk/utility easement. No soil nailing is allowed under a street right-of-way or sidewalk/utility easement without an indemnification agreement that protects the city.

11. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. No utility vaults may be located within the primary walking path in any sidewalk.

12. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

13. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in the standard drawings. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

14. No new overhead utility distribution lines will be allowed within or across any right-of-way or sidewalk easement, and existing overhead distribution lines must be relocated underground.

Refer to Condition of Approval regarding street frontage improvements, civil engineering plans for transportation, and building and site plans for transportation in Section X of this report.

Transit Facilities

In conjunction with improvements to NE 20th Street, Metro Transit has requested relocation of the existing bus stop to the east, closer to the intersection with 156th Avenue NE. Since this is a heavily used stop, Metro has also requested that a bus shelter be added at the stop. The exact location of the stop will be determined during the review of the Clearing and Grading Permit. In addition, review of any necessary revised landscape drawings to address additional paving and/or the new bus shelter will also occur under the Clearing and Grading Permit. **Refer to Condition of Approval regarding the final bus stop location and design in Section X of this report.**

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right-of-way fronting this site. Easements shall also be provided for all public pedestrian facilities/connections. **Refer to Conditions of Approval regarding existing easements, sidewalk/utility easements, and site interior pedestrian access easements in Section X of this report.**

Use of Right-of-Way during Construction

Applicants often request use of the right-of-way and/or pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right-of-way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right-of-way Use Permit. **Refer to Condition of Approval regarding the right-of-way use permit in Section X of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, NE Bel-Red Road and 156th Avenue NE are currently classified as "Standard Trench Restoration", and NE 20th Street is currently classified as "No Cut". The Right-of-Way Use permit obtained for this project will delineate specific restoration requirements. **Refer to Condition of Approval regarding pavement restoration in Section X of this report.**

Transportation Management Program
In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070 and 14.60.080. **Refer to Conditions of Approval regarding the transportation management program and implementation of the transportation management program in Section X of this report.**

D. Fire

The Fire Reviewer has reviewed the plans and materials submitted for this project and determined that the fire-related portion of this Design Review application can be approved. **Refer to Conditions of Approval regarding Fire in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see annotated Environmental Checklist attached to this staff report). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the July 19, 2007 Final Environmental Impact Statement for the City of Bellevue Bed-Red Corridor Project and the 2016-2027 Transportation Facilities Plan Environmental Impact Statement (TFP EIS) Addendum. Specifically regarding the 2016-2027 TFP, it was determined that a new Addendum to the 2013-2024 TFP EIS would adequately address the required review under SEPA. The Addendum for the 2016-2027 TFP Update was published on October 8, 2015. These documents analyze the transportation and air quality impacts of the City's Transportation Commission recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals. The Transportation Facilities Plan was subsequently adopted by the City Council December 7, 2015 via Resolution 9032. All referenced documents above are available in the Records Office at City Hall.

This section of the staff report is an addendum to the adopted EIS documents referenced above. Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below, together with any specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific Conditions of Approval contained in Section X of this report.

A. NOISE

Construction Noise: The Bellevue Noise Control Ordinance BCC 9.18 limits noise levels at the property line to 55 dBA (A-weighted sound level), except from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays that are not legal holidays. Expanded hours may be approved by the Land Use Director per BCC 9.18.020.B and approval via an LY permit. However, restricting the construction

hours will reduce noise impacts to neighboring properties. Expanded construction hours during evening or early morning hours should be avoided to minimize noise impacts to nearby residents. In addition, the contractor must use the best available noise abatement technology consistent with feasibility during construction. **Refer to Condition of Approval regarding noise and construction hours and use of best available noise abatement technology in Section XI of this report.**

Interior Noise: Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceed Ldn (day-night average sound level) of 65 dBA anywhere along the site boundary, unless the construction can achieve *interior* noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. *Prior to the issuance of any building permit*, the applicant must submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels must be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds. **Refer to Conditions of Approval regarding the acoustical engineer's report and noise measurements prior to TCO in Section X of this report.**

B. PLANTS

Most of the 100 existing trees on the site will be removed. However, these trees will be replaced with a minimum of 300 trees. The replacement trees will be located throughout the site. **Refer to discussion in Section III.A.3 regarding the Alternative Tree Retention Option and Condition of Approval regarding the final landscape and irrigation plans in Section X of this report.**

C. AIR

Insignificant construction-related emissions (diesel exhaust from construction equipment) are expected for the short term. Such impacts are only expected for the initial grading period. No mitigation is recommended. **Refer to Condition of Approval regarding air pollution from construction vehicles and equipment in Section X of this report.**

D. WATER/UTILITIES

1. Surface Water

The site currently drains west/northwest towards NE Bel-Red Road before heading southwesterly along NE Bel-Red Road to Sears Creek, which flows into Valley Creek and in turn Kelsey Creek before discharging into Lake Washington.

2. Water and Sewer

Domestic water will be provided by a connection to an existing 8" main in 156th Ave NE.

Sanitary sewer will be provided by a connection to an existing 8" main located in NE Bel-Red Road.

Refer to Condition of Approval regarding the sanitary sewer in Section X of this report.

E. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Hyde Square site lies within MMA #12, which has a 2027 total growth projection of 3,357 multifamily dwelling units. This development proposes 618 multifamily dwelling units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

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

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

For concurrency review, the Hyde Square development was conservatively assumed to generate approximately 202 new p.m. peak hour trips. Project-generated trips were distributed and assigned to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, 19 system intersections received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency. **Refer to Attachment C for Certificate of Concurrency.**

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination was reserved to this project on January 29, 2016, when the building permit application was deemed to be complete. At the time of a complete building permit application, the concurrency reservation will

remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E.

Short Term Operational Impacts and Mitigation
The short term operational impacts of this proposal were analyzed in order to determine if mitigation is necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included project trip generation and distribution, and future traffic operations and level of service. The results of the short-term traffic analysis are published in the final Sherwood Center Traffic Impact Study, March 2016, by Transpo Group. The study is included in the Transportation Department file for this development.
The Traffic Impact Study shows that the project will generate about 340 total pm peak hour trips. The previous shopping center use generated about 142 trips, resulting in a net of 198 new trips. Five major intersections in the project area were analyzed with the project trips added for the 2017 future condition. All of the intersections are expected to operate at level of service of D or better. The site's three access driveways were also analyzed, and are expected to operate at level of service A or B.

This analysis shows that no significant traffic impacts are expected as a result of this project, and no additional mitigation is needed.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Changes to the project as a result of Design Review include the following:

- The streetscape along 156th Avenue NE and how the building interfaces with the streetscape were redesigned to ensure that the project met the requirements for a sidewalk-oriented development.
- Gross Floor Areas was recalculated, which resulted in reducing Building D from six to five stories.
- A stronger Pedestrian Connection between 156th Avenue NE and NE Bel-Red Road was designed to include enhanced landscaping, an accessible route, and stronger connection with the GRE project to the north.
- As a result of the required realignment of NE Bel-Red Road (curb moved eastward) and provision of a new sidewalk, existing trees on the GRE site needed to be removed. The applicant worked with the GRE property owner to the north to redesign the street frontage. The streetscape will now include new landscaping on the proposal site as well as tree removal and new landscaping on the GRE site to create a unified street frontage.
- The building façade was revised to lessen the apparent mass of the building and create more interesting facades.
- A turn-around was provided for use by vehicles, including garbage trucks, using the western driveway. A control barrier at the end of this driveway will allow the occasional full-size semi-truck to exit onto NE Bel-Red Road.

VIII. DECISION CRITERIA

Below is a discussion of how the proposal has met the decision criteria for the Design Review request.

Design Review: The Director may approve, or approve with modifications, and application for Design Review under LUC 20.30F.145.A–E if:

1. **The proposal is consistent with the Comprehensive Plan.**
   This project is consistent with the Comprehensive Plan, which includes policies for the provision of housing along with policies that address the goals of site and building design. The addition of new residential units is consistent with the City's goal of creating housing for its population and the region under the State's Growth Management Act. This project is also in alignment with the City's commitment to maintain, strengthen, protect and enhance its existing residential neighborhoods.

   Comprehensive Plan Policies most relevant to this proposal include the following:

   Housing:

   Policy HO-2: *Promote quality, community-friendly single family, multifamily and mixed use development, through features such as enhanced open space and pedestrian connectivity.*

   ***Policy HO-7**: Encourage development of affordable housing through incentives and other tools consistent with state-enabling legislation.*
   ***Policy HO-11**: Encourage housing opportunities in mixed residential/commercial settings throughout the city.*
   Policy HO-13: *Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.*

   Finding: The proposal involves residential infill on an under-utilized site in the Bel-Red Subarea. Additional residential units are beneficial to the City's housing goals and the region's promotion of jobs/housing balance under the State's Growth Management Act. A development in this location will provide additional housing opportunities for people who choose to live in an area that is close to services, retail centers, regional transportation, and employment centers.

   The proposal also fulfills the city's desire to provide a larger range of housing options that are available to a wide range of citizens by providing 35 units of affordable housing that will be distributed throughout the four buildings.

   The use, site, and building design of the proposed development are compatible with the commercial and residential uses in the surrounding neighborhoods and will provide additional pedestrian connectivity between the project site and the surrounding residential neighborhoods to the south and east and to the rest of the Bel-Red Subarea. Additional open space will be provided for the residents on the interior of the site and for the general public along the generous street frontages and along the Pedestrian Connection.

   Urban Design:

   Policy UD-12: *Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.*
   Policy UD-21: *Explore opportunities to enhance pedestrian and other mobility connections between buildings and developments.*
   Policy UD-25: *Ensure that site and building design relates and connects from site to site.*

Policy UD-45: *Ensure that perimeter areas of more intense developments use site and building designs that are compatible with and connect to surrounding development where appropriate.*

Finding: Refer to Section VIII.3 of this report for a discussion of how the proposal has met the Bel-Red Architectural Guidelines. Through adherence to the guidelines and requirements of the Land Use Code, the proposed development will provide multiple, pedestrian-friendly connections through the site, providing pedestrian connections between 156th Avenue NE, NE 20th Street, and NE Bel-Red Roads and with the GRE development to the north.

Bel-Red Subarea:

Policy S-BR-16: *Encourage place-making and a dynamic public realm by integrating publicly accessible plazas, open spaces and other gathering places with development in public and private projects.*

Policy S-BR-18: *Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floorplates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.*
Policy S-BR-19: *Encourage the use of building materials that are of high quality and durability, are appropriate for the area climate, and that have a sense of permanence.*

Finding: The placemaking and design objectives of the Comprehensive Plan have been met through application of the Bel-Red Architectural Design Guidelines. Refer to discussion in Section VIII.3 regarding how the proposal has responded to the Bel-Red Architectural Design Guidelines.

Policy S-BR-24: *Encourage private and public use of public art to enrich design aesthetics and add character, identity and sense of place.*
Policy S-BR-25: *Design and develop an outstanding street environment that promotes streets as key urban places, sensitive to their context and providing an interesting and aesthetically rich experience. Apply a street hierarch with design guidelines and street standards that provides an appropriate combination of the elements.*

Finding: Through application of the design guidelines found in LUC 20.25D.150, the applicant has provided the following:

- Rich streetscape environments that include an integration of open space, art, and landscaping with new street trees;
- Sidewalks that are pulled away from the surrounding arterial streets to provide a pleasant walking experience and gathering spaces;
- Ground floor differentiation via a change in materials, architectural detailing, the provision of front doors facing the street; and
- Mid-block connections including the Pedestrian Connection between 156th Avenue NE and NE Bel-Red Road and publically accessible walkways that will connect NE 20th Street with NE Bel-Red Road and the GRE project to the north.

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

Finding: The proposal complies with all applicable requirements of the Land Use

Code. Refer to Section III of this report for specific information regarding how the proposal has complied with the requirements of the Land Use Code.

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

Finding:
As conditioned, the proposal complies with all applicable Design Guidelines contained in LUC 20.25D.150 for the Bel-Red Subarea as discussed below:

A. CHARACTER AND SITE DESIGN GUIDELINES (LUC 20.25D.150.B)

1. Integrate the Natural Environment

a. Intent:
Reinforce linkages and orient buildings to the Bel-Red Subarea's natural and landscape features.

b. Guideline:
Site design should capitalize on significant elements of the natural environment, such as planned and open space and natural features, such as stream and wetlands. Development should include open space amenities for residents, employees and visitors.

Finding: The 156th Avenue NE sidewalk and landscaping have been redesigned to provide a meandering sidewalk that allows for large areas of landscaping between the street and the building façade. The character of this public walkway complements the vegetated character of adjacent properties, particularly those to the east. Pedestrian linkages with significant landscaping have also been provided between 156th Avenue NE and NE Bel-Red Road and from NE 20th Street to NE Bel-Red Road along the western driveway and from NE 20th Street, through the interior of the site, to the existing residential development to the north.

2. Promote Architectural Compatibility

a. Intent:
New buildings should contribute to the quality and character of their architectural context.

b. Guideline:
Buildings should "fit" with their architectural surroundings – relating to nearby buildings rather than calling attention to themselves through design excesses or novel variations. Architectural elements should enhance, not detract from, the area's overall character.

Finding: The recently completed GRE project to the north set a design precedent that meets the goals of the Bel-Red Subarea Design Guidelines. Hyde Square will provide a design with complementary aesthetics and massing. The project will have clean, contemporary design which maintaining a warm character through the use of rich materials, including Western Red Cedar siding and complementary earthtone colors.

3. Establish and Strengthen Gateways

a. Intent:
Use architectural and landscape elements to mark transitions and

entrances.

b. Guideline:
Entrances to and within the Bel-Red Subarea should be celebrated at many levels. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of 'entering' or moving into the area as well as entry into unique districts or neighborhoods within the subarea.

Finding: The corner of NE 20th Street and 156th Avenue NE is a major gateway into the Bel-Red Subarea from the eastern and southern neighborhoods of Bellevue. This corner is encumbered by a PSE easement and numerous mechanical equipment cabinets. As a placeholder, the applicant has proposed a grove of white 'Jacquemontii' birch trees to provide visual interest, particularly at night when up-lit with landscape lighting. However, further development of this gateway design will be required during Clearing and Grading Permit review. Among other things, special paving, art and wayfinding should be incorporated into the design. **Refer to Condition of Approval regarding the gateway corner design in Section X of this report.**

4. Protect and Enhance Water Resources

a. Intent:
Conserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of water bodies, wetlands and natural hydrological systems.

b. Guideline:
Natural water systems regulate water supply, provide biological habitat and may provide recreational opportunities. Undeveloped ecosystems absorb the precipitation and convey only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the site, adjacent and regional natural water systems.

Finding: The project calls for measures to address protection of surface water and thereby protect the natural water systems downstream from the project site. The site areas beyond the building limits will be heavily landscaped to encourage infiltration and slow runoff. The two amenity buildings will have green roofs and the amenity plaza decks will have landscaped areas to slow runoff and encourage evapotranspiration. Stormwater will be collected on-site and routed to an on-site detention facility that will help to reduce the flow rates as stormwater is discharged from the site. The reduced flowrates will represent the site conditions as a forested site. In addition, filterra structure will be provided to capture runoff water from the central drive and turnaround.

5. Integrate Art

a. Intent:
Art should complement the character of the site, building or district as a whole, and be integrated into the design of the building or outdoor space.

b. Guideline:
Larger pieces of art should bring focus to an outdoor space, smaller pieces should bring detail to the pedestrian realm. Art should not overwhelm outdoor spaces or render buildings mere backdrops.

Finding: Art has been integrated into the overall landscape design of the project – particularly along the 156th Avenue NE streetscape and the pedestrian connection along the northern property line. In these locations, laser cut metal

panels will be integrated into the landscape to serve as wayfinding as well as to add visual interest. Art will also be incorporated into the railings and paving patterns found on the pedestrian walkway along the northern property line. Actual design and approval of the art pieces will occur under both Clearing and Grading Permit and Building Permit review. **Refer to Condition of Approval regarding art and street furniture in Section X of this report.**

B. PEDESTRIAN EMPHASIS GUIDELINES (LUC 20.25D.150.C)

1. Define the Pedestrian Environment

a. Intent:
A building should provide a continuous, visually rich pedestrian experience along its ground floor street front.

b. Guideline:
The most important part of a building to a pedestrian is its ground floor – the lowest 15 feet of the façade, which a person experiences walking past or entering the building. This 'pedestrian experience zone' should provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground floor building transparency should foster interaction between the public and private realms.

Finding: A lot of attention has been paid to the creation of interesting and varied pedestrian spaces through and around the proposal buildings. A meandering public sidewalk along 156th Avenue NE with extensive plantings, gathering spaces with seating, and street-oriented front doors on the ground floor residential units will all work together to create an interesting pedestrian-oriented streetscape. Along NE 20th Street, unit entries are also oriented to the street and physically connected to the public sidewalk via stairs due to significant grade changes between the sidewalk and the ground floor unit floorplates. A new public sidewalk and landscaping with new street trees in a continuous planting strip will create a pleasant pedestrian environment. The existing bus stop on NE 20th Street will also be relocated along this frontage with new landing pads and shelter. **Refer to Condition of Approval regarding the final bus stop location and design in Section X of this report.**

The use of architectural details will also help to enrich the pedestrian experience. Incorporation of horizontal wood siding and brick along the ground floor units below an overhanging wood soffit will provide additional definition to the base of the building and a warmth to the ground floor façades.

2. Enhance the Pedestrian System

a. Intent:
Establish the pedestrian as the priority, eliminating pedestrian barriers and ensuring that walking routes are convenient, direct and pleasant.

b. Guideline:
Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, café tables and chairs, permanent planters, tree grates or other obstructions and clutter.

Finding: In addition to the public sidewalk, numerous pedestrian routes will be provided through and around the proposal. A through-block Pedestrian Connection will be provided along the northern property line; connecting 156th Avenue NE and NE Bel-Red Road. The pathway itself will be accessible via ramps and will feature seating, art in the form of laser cut panels, railings and paving patterns, and pedestrian-scaled landscaping.

There will also be a mid-block pedestrian connection through the site (between the eastern building and western building) from NE 20th Street, linking up with the pedestrian connection above and an existing connection point with the GRE development on the adjacent property to the north.

Lastly, there will be a walkway provided along the western driveway to connect NE 20th Street with NE Bel-Red Road.

3. Protect Pedestrians from the Elements

a. Intent

Provide pedestrians with protection from wind, sun, rain, sleet and snow.

b. Guideline:

Awnings and canopies are encouraged along the ground floor of buildings to protect pedestrians from rain and snow and provide shade in summer.

The design of awnings and canopies should be an integral component of the building façade. Awnings should be in proportion to the building and sidewalk, and not so large as to impact street trees, light fixtures or other street furniture.

Finding: Because all building facades are set back from the street frontages, there is no opportunity to provide weather protection along the public sidewalks. Overhead weather protection will be provided at all of the building entries. In addition, the ground floor facades are set back approximately six feet from the upper floors to provide an overhanging soffit at the 'front doors'.

4. Create a Variety of Successful Outdoor Spaces

a. Intent:

Provide comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons.

b. Guideline:

Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well-defined, inviting, secure, easy to maintain. They may be intimate and quiet or active and boisterous. All areas should work well for pedestrians and provide space for special events as well as passive activities.

Finding: The proposed development will provide outdoor spaces for both the public and the building residents. Along the street frontages and the Pedestrian Corridor, small gathering spaces will allow opportunities for the public to pause and rest.

Interior to the site, there will be four distinct outdoor courtyards. Two of the courtyards are designed to be more active spaces and the other two are envisioned as more passive, quiet spaces. The northeast courtyard will have

communal barbeques and large outdoor eating spaces because it will receive afternoon and evening sunlight. All four courtyards will have private tenant patios at grade that are separated via planters for the general open spaces

5. Provide Places for Stopping and Viewing

a. Intent:
Provide comfortable and inviting places where people can stop to sit, rest and visit.

b. Guidelines:
People-watching, socializing and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment.

Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or awkward spots.

Finding: Opportunities for resting and people-watching have been provided throughout the proposal for both the public and building residents. On the public street frontages, seating opportunities have been provided via seat walls and benches that will be tucked into small, intimate gathering spaces connected to the sidewalk. Seating opportunities are also provided along the Pedestrian Connection at the entry point on 156th Avenue NE, at the mid-point connection with the GRE project to the north, and at the entry point on NE Bel-Red Road.

Outdoor amenity spaces internal to the site in each of the four courtyards will include amenities such as fireplaces, outdoor dining areas, and barbeques.

C. ARCHITECTURAL GUIDELINES (LUC 25D.150.D)

1. Encourage High-Quality Materials

a. Intent:
Create a sense of permanence in the Bel-Red Subarea through the use of high-quality building materials.

b. Guideline:
Quality wall materials can provide a sense of permanence and bring life and warmth to a neighborhood. Wall and building materials must enhance the street environment while maintaining compatibility with adjacent buildings. Articulation of wall materials should be bold, with materials that show depth, quality and durability. It should be apparent that the materials have substance and mass, and are not artificial, thin 'stage set' applied only to the building's surface.

Finding: The clean lines of the building are enhanced through the use of contrasting colored materials and a variety of deck and window configurations. The exterior materials are durable and high-quality and also help to break up the mass of the buildings and create a well-modulated façade. They include metal panels, cementitious panels, cast-in-place concrete, dark brick masonry, and horizontal wood siding. Steel stairs and horizontal cable rails will further add to the rich palette of materials at the ground level.

2. Provide Interesting Building Massing

a. Intent:
Use scale-defining devices to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure by establishing an uninterrupted street edge.

b. Guideline:
The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and indentations. This allows an overly large building to appear as smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a human scale and form a coherent pattern providing visual interest to the pedestrian.

Finding: Materials, color, and architectural detailing will be used around the building to break up the massing of the building and to create an interesting and well-modulated façade both horizontally and vertically. The base will be a mix of dark brick masonry and horizontal wood siding at the recessed ground floor units. The body and upper floors are differentiated by variation in cementitious panels, window patterning, panel modulation and balcony expression. Vertical modulation will be expressed through balconies, corner recesses and color variation to create a rhythm and pattern language to provide visual interest to the façade.

While the building does not present a pure tripartite arrangement, the building will clearly have a defined base, middle, and upper arrangement in a composition that will provide variety and visual interest within each building and between the buildings. Differences in height between Buildings A and D on NE 20th Street, articulated corners, a variety of building heights on 156th Avenue NE, and modulated bays within the building facades will provide additional architectural interest and reduction of apparent scale and mass.

3. Create Attractive Building Silhouettes and Rooflines

a. Intent:
Building rooflines should enliven the pedestrian experience and provide visual interest with details that create forms and shadows.

b. Guideline:
A building's silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form, such as a tower, to emphasize the significant of the building entry. Roof massing should be simple yet detailed and articulated. For example, flat roofs may be appropriate if they have a cornice designed with depth and detail expressing the top of the building wall. Dormers set into sloped roofs may be appropriate. These forms provide visual interest and bring additional living space, light and ventilation to upper floor and attic spaces.

Finding: Modulation on building facades will provide varied cornice line silhouettes. Special building features such as rooftop decks and highlighted with special roofs or canopies that complement the overall building architecture. The prominent corners of the buildings have been set back at the southwest (gateway) corner and the vehicular entry off NE 20th Street to provide a varied, top floor penthouse effect. The buildings will step down along

NE 20th Street, following the slope of the site, and a floor has been removed on Building D to provide more variation along the roofline and open up views to the west.

4. **Foster Attractive Rooftops**
   a. **Intent:**
      Integrate rooftop elements into the building design.
   b. **Guideline:**
      Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. LUC 20.20.525 provides guidance for rooftop mechanical equipment.

Finding: Rooftop structures have been grouped together as much as possible and mechanical equipment screening will be incorporated into elevator and stair shaft extensions. There will be two 'skylounge' roof decks on the two eastern structures. They will provide additional building silhouette interest. Green roofs on the lower amenity buildings will complement the four, heavily landscaped roofdecks that make up the interior of the site.

5. **Promote Welcoming Residential Entries**
   a. **Intent:**
      Residential entries should provide a graceful transition between the public and private realms.
   b. **Guideline:**
      Residential entries should be substantial enough to suggest privacy yet welcoming to those who approach and enter. The overall character of the entry treatments will vary depending on street type. Entries on street where sidewalk-oriented development is required will have a higher degree of transparency, orientation towards the street, and design detail than other portions of the subarea.

Finding: The main entry into the project is via the driveway off NE 20th which is designed to be shared between pedestrians and vehicles. Each of the four buildings will have a main residential entry off of the internal open space/arrival court.

The ground floor residential units facing 156th Avenue NE will all have front doors facing the street and will be physically connected to the public sidewalk via secondary walkways and the interface between the public and private realm will be enhanced with landscaping and art.. The ground floor units on NE 20th will also have a physical connection to the public streetscape via stairs and walkways, although the front doors of the units will be off internal corridors in the buildings.

6. **Promote Visually Interesting Upper Floor Residential Windows**
   a. **Intent:**
      Upper floor residential windows should create an open and inviting atmosphere that adds visual interest and enhances the experience of the building both inside and out.
   b. **Guideline:**
      The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.

Finding: The scale of the residential fenestration is consistent with the recently-completed residential project to the north and a variety of window treatments create an interesting rhythm and consistency between the four buildings.

D. LIGHTING GUIDELINES (LUC 25D.150.E)

1. Orient Lighting Toward Sidewalks and Public Spaces

a. Intent:
Pedestrian-scaled lighting should be used to highlight sidewalks, street trees and other features, and harmonize with other visual elements in the subarea.

b. Guideline:
Pedestrian-scaled lighting should be provided along pedestrian walkways and public open spaces. A single fixture type should be used throughout an area with slight variations allowed to identify smaller districts. Fixtures should be visually quiet as to not overpower or dominate the streetscape.

Finding: Integrated lighting design will provide overall site security while creating safe and inviting gathering areas within the central courtyards and open spaces. The lighting concept is to provide consistent pathway lighting fixtures within the center of the site and accent lighting within the four individual courtyards. Pathway lighting will also be provided along the pedestrian connection. New city-approved street lights will be installed along NE 20th Street in conjunction with required street improvements. The existing lighting on 156th Avenue NE will remain. **Refer to Conditions of Approval regarding exterior lighting in Section X of this report.**

2. Integrate Building Lighting

a. Intent:
Architectural lighting that enhances and helps articulate building design, including illumination of cornices and entries, uplighting and other effects.

b. Guideline:
Exterior lighting of buildings should be an integral component of the façade composition. Lighting should be used to create effect of shadow, relief and outline that add visual interest and highlight aspects of the building. Lighting should not cast glare into residential units or onto adjacent lots or streets in any way that decreases the safety of pedestrians and vehicles.

Finding: The building lighting approach will be to provide accent lighting for the amenity buildings on the site interior; supplementing the site lighting while accenting select architectural elements of the buildings and landscape features. Wall sconces will be used to further define the residential entries and key architectural components.

E. SIGN GUIDELINES (LUC 20.25D.150.F)

1. Consider Size and Placement of Wall Signs

a. Intent:
Signs that are sized and placed so that they are compatible with a

building's architectural design and contribute to the character of the subarea.

b. Guideline:
Signs should not overwhelm the building or its special architectural features. Signs should not render the building a mere backdrop for advertising or building identification. Signs should be good neighbors; they should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting or movement.

Finding: Because there will be no retail uses in the project, wayfinding signage will be consistent with the overall design and character of the building and will consist of entry monuments on each street frontage, building identification, directions signage for site amenities and management offices. The design intent for signage is to provide overall project identification and directional information without competing or dominating the architecture of the project. **Refer to Condition of Approval regarding signage in Section X of this report.**

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

Finding: Through compliance with the codes and requirements of the Land Use Code, including adherence to the Bel-Red Design Guidelines, the proposal will be of a high quality that is consistent with the surrounding development. Refer to discussions in Section III (Consistency with Land Use Code/Zoning Requirements), Section V (Technical Reviews), Section VI (SEPA), and Section VIII.1 and 3 (Comprehensive Plan and Design Guidelines Analysis) for further information.

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

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

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, City Code & Standard compliance reviews and SEPA review, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal, which includes Design Review and SEPA threshold determination.

X. CONDITIONS OF APPROVAL:

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

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Bldg. Desk, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-7832
Land Use Code – BCC Title 20	Sally Nichols, 425-452-2727
Environmental Procedures Code – BCC Title 22.02	Sally Nichols, 425-452-2727
Noise Control – BCC 9.18	Sally Nichols, 425-452-2727
Right-of-way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Sign Code – BCC Title 22	Sally Nichols, 425-452-2727
Transportation Code – BCC 14.60	Molly Johnson, 425-452-6178
Utility Code – BCC Title 24	Brad Ayers, 425-452-6054

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

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

1. Noise & Construction Hours
The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: BCC 9.18.020.C & 9.18.040
REVIEWER: Sally Nichols, Land Use

2. Use of Noise Abatement Technology
The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020.F
REVIEWER: Sally Nichols, Land Use

3. Air Pollution From Construction Vehicles and Equipment
Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code, 23.76, Revised Code of Washington 46.61.655
REVIEWER: Sally Nichols, Land Use

4. Provisions For Loading

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180
REVIEWER: Molly Johnson, Transportation

5. Vehicular Access Restrictions

Access to this site from 156th Avenue NE will be restricted to right-turn-in and right-turn-out only. This will be achieved through installation of a c-curb and signage, as specified in the final civil engineering plans for the development.

AUTHORITY: BCC 14.60.150
REVIEWER: Molly Johnson, Transportation

6. Utilities Conceptual Approval

Utility Department approval of the Design Review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under Utilities Permit Processes. All connection charges will be due with Utility permits prior to issuance.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, Utilities

7. Sanitary Sewer

Utility Department approval of the Design Review application is based on final acceptance of the off-site sewer improvements constructed under a separate Utility Developer Extension Agreement. The sewer upgrade in NE Bel-Red Road extends from 148th Ave NE to NE 20th Street. The off-site improvements are necessary to support the proposed development. The sanitary sewer system shall be designed to current Bellevue Utility Codes and Utility Engineering Standards.

AUTHORITY: BCC 24.04
REVIEWER: Brad Ayers, Utilities

8. Modification to the Design Review Plans

Any modification to this approval shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report and as long as the project remains vested. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section III.B of this report. Conditions of Approval run for the life of the project.

AUTHORITY: LUC 20.30F.175
REVIEWER: Sally Nichols, Land Use

9. Addressing

Addresses for the buildings and residential units have assigned by the City's Address Coordinator and will be the following:

New Parcel Address: 15500 NE 20TH ST

Building A (SE Building) - 2038 155TH PL NE
Building B (NW Building) - 2089 155TH PL NE
Building C (NE Building) - 2098 155TH PL NE
Building D (SW Building) - 2023 155TH PL NE
West Amenity Building - 2063 155TH PL NE
East Amenity Building - 2074 155TH PL NE
Leasing Office - 2030 155TH PL NE

Permits for building shells should not be submitted under a primary project or parcel address, but rather under the addresses above.

AUTHORITY: BCC 14.02
REVIEWER: Jani Carter, Address Coordinator

10. Solid Waste/Recycling

All pick-up functions will be handled on-site and all rights of way and public easements shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.

AUTHORITY: LUC 20.20.725
REVIEWER: Sally Nichols, Land Use

11. Fire

In subsequent construction permits, the following fire requirements must be met:

a) Fire Department access must be designed in accordance with chapter 5 of the IFC. You can view City of Bellevue code amendments to the IFC at http://www.bellevuewa.gov/fire_marshal_message.htm

Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

b) Fire hydrants must be located in accordance with IFC chapter 5.

c) Fire Protection Requirements:
Provide life safety systems to include fire alarm (IFC 907), automatic fire sprinklers (IFC 903), standpipes (BA IFC 905.3.8), shaft pressurization systems (Numbered Description Sheet 42 & IBC 909), Emergency Responder Radio Coverage system (BA IFC 510. This radio system will require a separate permit (**FE permit**)).

Automatic Sprinkler Systems

1. The sprinkler and standpipe system is addressed IFC 903 & 905 with Bellevue Amendments.
2. Adequate heat to maintain 40 deg. F must be provided. Heat tracing is

not a substitute where other engineering options can be used.
3. A separate permit is required for the sprinkler system including standpipes (**FB permit**) and the underground fire line (**FD permit**)

Standpipes / FDC

1. Standpipe systems shall be provided in accordance with BA IFC 905. In particular:
   a. The standpipe risers shall be interconnected and have an isolation valve for each standpipe.
   b. Fire department connections shall be provided on two separate sides of this project, the NE and SW.
   c. A Fire hydrant must be located within 100ft of the FDC
   d. FDC must be labeled in accordance with Amended IFC 912.4
   e. All roof and floor remote areas must be within 200 feet of hose travel distance from a protected standpipe hose connection as the route of the hose will travel through the building in accordance with BA IFC 905.4
   f. All parking garage remote areas must be within 240 feet of hose travel distance from a protected standpipe hose connection as routed in the normal travel lanes. (BA IFC 905.4).
2. Location of Class I standpipe hose connections must be in accordance with BA IFC 905.4.

Fire Alarms

1. Fire Alarm systems shall be provided in accordance with IFC 907, and NFPA 72. In particular:
   a. Smoke detectors shall be installed to comply with IFC 907. They shall be connected to the Fire Alarm system.
   b. Sprinkler zoning by floor is required.
   c. Wiring for the fire alarm systems shall meet the requirements of NFPA 72 with regards to Survivability, and IBC 909.20.6 as relates to shaft pressurization control wiring.
   d. Single/multi station smoke alarms in R occupancies.
   e. Low frequency for R occupancies in accordance with NFPA 72.
2. A separate permit is required for the fire alarm system (FA permit)

Smoke Control- shaft pressurization system

1. A smoke control system that complies with IBC 909 and NDS 42 shall be provided.
2. Submittal requirements are detailed in Number Sheet 42
3. Permit timing. Permit application and approval timing is as follows:
   a. The Smoke Control Concept (see number sheet 42A) must be approved prior to submittal of the garage building permit (BB for the garage).
   b. The Smoke control Detailed Design (see number sheet 42B) must be submitted prior to issuance of the garage building permit (BB for garage).
   c. The Smoke Control Permit (FH Detailed Design see number sheet 42B) must be approved before the above grade building permit (BB for podium/tower) will be issued.
   d. Work associated with the smoke control permit, except for a slab-only pre-wire, cannot occur until the Smoke Control permit (FH) is issued. An electrical Pre-Construction meeting is required before garage slab-

only permit is issued.

4. Provide 2hr protection of control and power wiring for stair and elevator pressurization systems per BA 909.20.6.1. Wiring for the fire alarm systems shall meet the requirements of NFPA 72 on Survivability, and IBC 909.20.6 as relates to shaft pressurization.

d) Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

e) Other Special Processes or Subjects:
Generator
The installation of generators, fuel tanks and fuel piping shall require a review and approval by both the fire and mechanical departments. (**BL permit**).

The installation shall meet the requirements of IBC 403 & IFC 603 & 604.

Additional Requirements

1. Provide a construction standpipe as required by Chapter 33 of the IFC.
2. Provide fire extinguishers in accordance with IFC 1415 IFC 906. Verify that all portions of the building are within 75 feet of foot travel of a fire extinguisher.
3. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided, the superintendent shall be responsible for the guard service. This person will regularly report his findings and observations to the Fire Inspector.
4. Use of Parking Garages Prior to TCO: Private vehicles will not be allowed to be parked in buildings under construction until the fire sprinkler system is placed in service (including water flow notification) and the parking garage has been approved by the building official and fire marshal.

AUTHORITY: IFC 503.3 Bellevue Amended
REVIEWER: Travis Ripley, Fire

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

12. Right-of-Way Use Permit
Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right-of-way or pedestrian easements.

f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

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

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

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

13. Civil Engineering Plans - Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
c) Gateway features that will be constructed in the right-of-way or sidewalk easements.
d) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons. All improvements not meeting ADA requirements will require an approved Design Justification Form.
e) Installation or relocation of streetlights and related equipment, and relocation of signal equipment as needed.
f) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
g) Sight distance. Show the required vehicle and pedestrian sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
h) Landings on sloping driveway approaches are not to exceed a 7% slope for

a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

i) Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-7F.
j) Location of fixed objects in the sidewalk or near the driveway approach.
k) Trench restoration within any right-of-way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right-of-way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60; Transportation Department Design Manual, Americans with Disabilities Act
REVIEWER: Molly Johnson, Transportation

14. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: BCC 14.60.100
REVIEWER: Tim Stever, Right-of-Way/Transportation

15. Sidewalk/Utility Easements

The applicant shall provide sidewalk, utility, and access easements to the City such that sidewalks and other pedestrian paths outside of the City right-of-way along the property frontage are located within a pedestrian easement area. In addition to sidewalks in the street frontages, easements will also include the Pedestrian Connection along the northern property line from 156th Avenue NE to NE Bel-Red Road and the pedestrian walkway along the western property line from NE 20th Street to NE Bel-Red Road.

AUTHORITY: BCC 14.60.100
REVIEWER: Molly Johnson, Transportation

16. Gateway Corner Design

The applicant shall work with the City to refine the design for the gateway corner at the intersection of 156th Avenue NE and NE 20th Street. The final design for the gateway corner shall be reviewed and approved under the Clearing and Grading Permit. The design shall include, but not be limited to, the following:

- Expanded area of special paving at the corner.
- Markers or inlaid art treatment in the sidewalk paving to strengthen sense of entry into the Bel-Red Subarea.
- Enhancement of the landscaping shown with lighting, art elements, and/or

additional plantings to create a stronger sense of a gateway. Landscape elements shall highlight the different seasons.

- To the extent feasible, seating and/or weather protection for pedestrians waiting to cross the street should be provided.

AUTHORITY: LUC 20.25D.150.B.3
REVIWER: Sally Nichols, Land Use

17. Final Bus Stop Location and Design

Review and approval of the final location of the Metro bus stop and the design of the landing pads, shelter placement, and any landscaping necessary to accommodate these improvements shall take place under the Clearing and Grading Permits. The Final Landscape and Irrigation Plans shall reflect the new bus stop location and design.

AUTHORITY: LUC 20.25D.150.C
REVIWER: Sally Nichols, Land Use

18. Final Landscape and Irrigation Plans

a) Final Landscape **and** Irrigation Plans shall be submitted with the Clearing and Grading Permit application for review by Clearing and Grading, Land Use, the Parks Department, and the Utilities Department.

In addition, the Final Landscape Plan shall also be submitted FOR REFERENCE ONLY with all building permits – and shall be marked as such.

b) Final Landscape and Irrigation Plans shall include the Gateway Corner Design and Final Bus Stop Location and Design – as revised, reviewed and approved under the Clearing and Grading Plan.

c) Final Landscape and Irrigation Plans shall also include any areas of grading and landscaping on the GRE development site required to complete the Bel-Red street frontage.

d) Plant species shall be chosen to minimize irrigation demands and reduce maintenance requirements.

e) The applicant will be required to plant a **minimum** of 300 replacement trees on the proposal site.

AUTHORITY: LUC 20.20.520 and 20.25D.150
REVIEWER: Sally Nichols, Land Use

19. Planting and Irrigation in Right-of-Way/Streetscape

a) All landscaping in the right-of-way shall be done according to the Parks Department Best Management Practices and Design Standards in place at the time of construction.

b) All new *street* trees shall have a minimum caliper at time of planting of between 2 and 2 ½ inches.

c) Right-of-Way Irrigation:
Drip irrigation will not be allowed in the right-of-way planting areas between the front of the public sidewalk and the back of curb on both street frontages.

Any irrigation system for all landscaping within the City right-of-way will be on **a separate meter and controller** which can be accessed 24 hours a day by the City and shall remain separate from the on-site systems. The irrigation system shall include automatic operations and rain sensors to override the automatic cycle if needed. Coordinate the exact location with the Parks Department prior to irrigation installation and submit proof that the irrigation design for the right-of-way has been approved by the Parks Department prior to building permit issuance. If the irrigated area exceeds 500 square feet, then the landscape irrigation budgeting section of the Water Code applies.

Schedule 40 irrigation pipe is required in the right-of-way and there shall be a minimum 4-inch diameter sleeves under all new sidewalks and driveways.

A private irrigation service line(s) is required for all on-site landscape areas.

d) Electrical connections for lighting for street trees in right of way may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

e) *Prior to ordering*, confirm street tree cultivars with City of Bellevue Parks Department.

f) A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 or the contacts above at least 24 hours before planting to schedule the inspection.

g) Parks Department contacts are the following:
- Tom Kuykendall, tkuykendall@bellevuewa.gov, 425-452-7924, or
- Melissa Kerson, mkerson@bellevuewa.gov, 425-452-4100

AUTHORITY: LUC 20.25D.110
REVIEWER: Sally Nichols, Land Use

20. Art and Street Furniture
All street furniture (benches, etc.) shall be shown on a site plan in the Clearing and Grading Permit submittal drawings. Also include manufacturer's cut sheets for each item.

All art features (laser cut metal panels) shall be shown on a site plan in the Clearing and Grading Permit submittal drawings.

AUTHORITY: LUC 20.25D.150
REVIEWER: Sally Nichols, Land Use

21. Multi-Family Play Areas

On the plans submitted for the Clearing and Grading Permit, the applicant must delineate locations and square footages of the required unpaved, soft surface multi-family play areas. The play areas must meet the requirements in LUC 20.20.540.

AUTHORITY: LUC 20.20.540
REVIWER: Sally Nichols, Land Use

22. Exterior Lighting

As part of the building permit, applicant shall submit manufacturers' cut-sheets/information for all exterior lighting fixtures to demonstrate that cutoff shield or other appropriate measures are being used to conceal the light source from adjacent properties.

Because LED lights have been shown to have a longer life, better lighting metrics, and decreased spill-over, it is suggested that the applicant use LED light.

AUTHORITY: LUC 20.25A.110.A.5a and b
REVIEWER: Sally Nichols, Land Use

23. Low Impact Development Techniques

Surfaces paved with pervious pavement, green roof, and any other innovative technique designed to minic the function of a pervious surface must be designed by a professional engineer licensed by the Washington.

The property owner will be required to provide a maintenance plan and set up a long-term performance assurance device to ensure the continued function of the pervious pavement or other technique.

AUTHORITY: LUC 20.20.470.G
REVIEWER: Sally Nichols, Land Use

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

24. Affordable Housing

In order to meet the requirements for the Tier 1a 0.5 FAR above the base FAR of 1.0, the applicant will be required to provide 28,177 gross square feet of affordable housing in 35 residential units that will be spread throughout the project. These affordable units and their gross square footage shall be CLEARLY designated on the building permit plans prior to issuance of ***any*** building permit. *<u>Prior to Building Permit issuance</u>*, the applicant shall record with King County an agreement in a form approved by the City requiring all of the affordable units to remain affordable for the life of the project. This agreement must be a covenant on the property title that will run with the life of the project.

Contact regarding Affordable Requirements and Documentation, including approval of affordable unit designations:

Mike Stanger, ARCH (A Regional Coalition for Housing)
425-861-3677, mstanger@bellevuewa.gov

AUTHORITY: LUC 20.20.128, 20.50.010, 20.25D.090.C
REVIEWER: ally Nichols, Land Use

25. Tier 1b Amenities - King County Regional TDR's & Fee-in-Lieu

King County Regional TDR's: In order the meet the requirements for Tier 1b 0.5 FAR above the base FAR of 1.0, the applicant will purchase 23 Regional Transfer of Development Rights credits from King County for a total purchase price of $1,400,010.00. This will result in a bonus FAR of 100,000 gross square feet. *Prior to Building Permit issuance,* the purchase of the TDR's from King County must have been completed and recorded.

Fee-in-Lieu for Park Dedication: In addition, the applicant will be required to pay a fee in lieu for any additional bonus gross square feet above the amount paid for the purchase of Regional TDR's. The applicant has elected to pay a fee in lieu price of $15.00 per square foot to purchase Park Dedication bonus points. The exact gross square footage of the building shall be provided on Building Permit drawings and based on this figure, the final fee amount to be paid as a fee-in-lieu will be recalculated. The fee must be paid to the City of Bellevue *prior to or at building permit issuance*.

AUTHORITY: LUC 20.25D.090
REVIEWER: Sally Nichols, Land Use

26. Interior Pedestrian Access Easement

The applicant shall provide pedestrian public access easement for daylight hours only in the following location:

- Walkway through the middle of the project site from NE 20th Street to the Pedestrian Connection.

This walkway shall be clearly delineated on the project plans.

AUTHORITY: LUC 20.25D.120, BCC 14.60.100
REVIEWER: Sally Nichols, Land Use

27. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16
REVIEWER: Molly Johnson, Transportation

28. Building and Site Plans – Transportation

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

specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Molly Johnson, Transportation

29. Transportation Management Program

The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

AUTHORITY: BCC 14.60.070; 080
REVIEWER: Molly Johnson, Transportation

30. Acoustical Engineer's Report

The applicant shall submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing each street frontage, including the alleys.

AUTHORITY: BCC 9.18
REVIEWER: Sally Nichols, Land Use

31. Vents

All exterior vents shall be painted the same color as the wall and/or roof to which they are attached. A note to this effect shall be placed on all applicable Building Permit drawings.

AUTHORITY: LUC 20.25D.150
REVIEWER: Sally Nichols, Land Use

32. Garage Soffit View

Sections and/or elevations submitted for building permit application shall provide information regarding the finish for any soffits above each of the garage entries, inlcuding under-slab insulation, where they may be visible to the public. Any sections of soffit insulation what will be visible when the garage door is open must be finished at the entry in a manner consistent with the design of buiding, including the use of exterior materials.

AUTHORITY: LUC 20.25A.110.A.5
REVIEWER: Sally Nichols, Land Use

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

33. Street Frontage Improvements

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the

applicant and accepted by the Transportation Department inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead distribution lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual and Transportation Department Design Manual Standard Drawings.
REVIEWER: Molly Johnson, Transportation

34. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as required in the City's Trench Restoration Program. NE 20th Street and 156th Avenue NE are currently classified as "Standard Trench Restoration", and NE 20th Street is currently classified as "No Cut". The Right-of-Way Use permit obtained for this project will delineate specific restoration requirements.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
REVIEWER: Tim Stever, Right-of-Way/Transportation

35. Implementation of the Transportation Management Program

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: BCC 14.60.070, 14.60.080
REVIEWER: Molly Johnson, Transportation

36. Noise Measurements Prior to TCO

The noise levels must be measured inside a random sample of the residential units facing each street and the original acoustical report shall be revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds.

AUTHORITY: BCC 9.18
REVIEWER: Sally Nichols, Land Use

37. Bonus System Recording

After final review and approval by Land Use, the applicant shall record a copy of the following with the King County Office of Records and Elections:

a) All Affordable Housing Agreements (see Condition of Approval 23).
b) The Conditions of Approval from this Design Review staff report.
c) The TDR Agreements (see Condition of Approval 24).
d) Agreements/Bill of Sale to Purchase Park Dedication Amenity Points.

A copy of the recorded document(s) shall be submitted to Land Use for incorporation into the Design Review file.

AUTHORITY: LUC 20.25A.030.D
REVIEWER: Sally Nichols, Land Use

38. Landscape Installation Assurance Device

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation and inspection approval by Land Use and Clearing and Grading.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

39. Landscape Maintenance Assurance Device

A landscape maintenance assurance device must be filed with the Development Services Department for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

40. Public Access Signage for Pedestrian Access

The "Public Access" signage as depicted in the Bellevue Wayfinding Manual shall be prominently located to clearly convey the message that the public is welcome to use the pedestrian access walkways in the following locations:

- Pedestrian Connection along the northern property line between 156th Avenue NE and NE Bel-Red Road;
- Connection along the western property line between NE 20th Street and NE Bel-Red Road;
- Connection through the site from NE 20th Street to the Pedestrian Connection along the northern property line and access to the GRE project to the north. Note: At the owner's discretion, the access to this connection through the site may be limited to, but not be less than, daylight hours.

  Prior to Temporary Certificate of Occupancy (TCO), the six public access signs (one at each end of all three pedestrian walkways) shall be installed. <u>The exact location shall be determined between the applicant and Land Use prior to installation.</u>

AUTHORITY: LUC 20.25D.120 and 150, LUC 20.30F.145
REVIEWER: Sally Nichols, Land Use

41. Signage

This Design Review approval addresses the conceptual design of signage and does not include approval of any specific sign(s). Design review of each sign and

compliance with the sign Code will occur through review of each sign permit application. The sign permit submittal package plans, elevations, and/or sketches shall include but are not limited to:

- Location
- Illumination
- Color and Materials
- Design (no cabinet or freestanding signs are permitted)

AUTHORITY: Sign Code, BCC 22B.10
REVIEWER: Sally Nichols, Land Use

Attachments

A. Project Drawings
B. SEPA Checklist
C. Certificate of Concurrency

ATTACHMENT A – Project Drawings

11/19/2015 4:25:07 PM

HYDE SQUARE APARTMENTS

15500 NE 20TH STREET, BELLEVUE, WASHINGTON

DESIGN REVIEW SUBMITTAL II
19 NOVEMBER 2015

SHEET LIST

GENERAL
CS ADR COVER & SHEET LIST

ARCHITECTURAL
A0.01 OVERALL PERSPECTIVE FROM SOUTHEAST
A0.02 OVERALL PERSPECTIVE FROM NORTHWEST
A0.03a SITE PLAN A
A0.03b ARCHITECTURAL SITE PLAN
A0.04 155TH PLACE NE
A0.05 155TH PLACE NE ELEVATION & SECTION
A0.06 E 20TH AVE & 156TH AVE NE - SE CORNER
A0.07 156TH AVE NE - PLAZA
A0.08 156TH AVE NE ELEVATION & SECTION
A0.09 NORTH CONNECTION
A0.10 BEL-RED CONNECTION
A0.11 20TH AVENUE
A0.12 INTERIOR DRIVE COURT
A1.00 SITE CONTEXT
A1.11 BEL-RED DESIGN GUIDELINES I
A1.12 BEL-RED DESIGN GUIDELINES II
A1.21 AMENITY PLAN
A1.31 PLANNING SUMMARY & ANALYSIS
A1.41 PLANNING ANALYSIS - FAR
A1.42 AREA ANALYSIS
A1.43 ACCESSIBILITY ANALYSIS
A1.51 PLANNING ANALYSIS - BUILDING HEIGHT
A1.61 FIRE DEPARTMENT ACCESS PLAN
A1.71 LIGHTING SITE PLAN
A1.72 SITE LIGHTING PLAN - NIGHT
A1.81 PLANNING ANALYSIS - IMPERVIOUS AREA
A2.01 OVERALL LEVEL P FLOOR PLAN
A2.11 OVERALL LEVEL 1 FLOOR PLAN
A2.21 OVERALL LEVEL 2 FLOOR PLAN
A2.31 OVERALL LEVEL 3-5 FLOOR PLANS
A2.61 OVERALL LEVEL 6 FLOOR PLAN
A2.71 OVERALL LEVEL 7 FLOOR PLAN
A2.81 OVERALL ROOF PLAN
A3.11 LEVEL 1 FIRE & LIFE SAFETY PLAN
A3.21 LEVEL 2 FIRE & LIFE SAFETY PLAN
A3.31 LEVEL 3 FIRE & LIFE SAFETY PLAN
A4.01 MATERIALS & COLOR SAMPLES
A4.21 OVERALL ELEVATIONS
A4.31 OVERALL ELEVATIONS
A4.41 OVERALL SITE SECTIONS
A4.42 OVERALL SITE SECTIONS
A4.43 OVERALL SITE SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN
L1.1 LANDSCAPE PLAN SOUTHEAST
L1.2 LANDSCAPE PLAN NORTHEAST
L1.3 LANDSCAPE PLAN NORTHWEST
L1.4 LANDSCAPE PLAN SOUTHWEST
L1.5 TREE RETENTION PLAN
L2.0 PLANTING PLAN
L2.1 PLANTING PLAN SOUTHEAST
L2.2 PLANTING PLAN NORTHEAST
L2.3 PLANTING PLAN NORTHWEST
L2.4 PLANTING PLAN SOUTHWEST
L2.5 PLANT LIST
L3.0 IRRIGATION PLAN
L3.1 IRRIGATION PLAN - HYDROZONES
L4.0 IRRIGATION DETAILS
L4.1 LANDSCAPE DETAILS
L4.2 LANDSCAPE DETAILS
L5.0 OVERALL GRADING AND DRAINAGE ON PODIUM PLAN
L5.1 SOUTHEAST GRADING AND DRAINAGE ON PODIM PLAN
L5.2 NORTHEAST GRADING AND DRAINAGE ON PODIM PLAN
L5.3 NORTHWEST GRADING AND DRAINAGE ON PODIM PLAN
L5.4 SOUTHWEST GRADING AND DRAINAGE ON PODIM PLAN

CIVIL
C0.1 SITE PLAN 'B'
C1.0 COVER SHEET
C3.0 GRADING PLAN
C3.1 GRADING DETAILS I
C3.2 GRADING DETAILS II
C3.3 GRADING DETAILS III
C3.4 GRADING DETAILS IV
C3.5 GRADING DETAILS V
C4.0 DRAINAGE PLAN
C4.1 DETENTION VAULT PLAN
C5.0 WATER PLAN
C5.1 WATER PLAN AND PROFILE
C5.2 SEWER PLAN AND PROFILE
C8.0 156TH AVE NE ROAD PLAN
C8.1 NE 20TH STREET ROAD PLAN
C8.2 NE 20TH STREET ROAD PLAN
C8.3 NE BEL-RED ROAD PLAN
C8.4 NE 20TH AND 156TH AVE NE INTERSECTION FRONTAGE
C8.5 NE 20TH AND 156TH AVE NE INTERSECTION GRADING
C8.6 ROAD CROSS SECTIONS
C8.7 NE 20TH VEHICULAR & PEDESTRIAN SIGHT DISTANCE EXHIBIT
C8.8 156TH VEHICULAR & PEDESTRIAN SIGHT DISTANCE EXHIBIT
C8.9 BEL-RED VEHICULAR & PEDESTRIAN SIGHT DISTANCE EXHIBIT
C8.10 CITY OF BELLEVUE ROAD DETAILS I
C8.11 CITY OF BELLEVUE ROAD DETAILS II
C8.12 CITY OF BELLEVUE ROAD DETAILS III
IL1.0 ILLUMINATION PLAN
IL1.1 ILLUMINATION NOTES AND SCHEDULES
IL1.2 ILLUMINATION DETAILS

TEAM DIRECTORY

CARMEL PARTNERS

Owner/Developer
Carmel Partners
525 Market Street, 4th Floor
San Francisco, CA 94105

Eric Snow
415 231-0204
esnow@carmelpartners.com

Survey
GeoDimensions, Inc.
10801 Main Street Suite 102
Bellevue WA 98004

David Livingston
425 458-4488
davidl@geodimensions.net

Landscape
Murase Associates
200 East Boston Street
Seattle, WA 98102

Mark Tilbe
206-322-4937
mtilbe@murase.com

Geotechnical
Riley Group
17522 Bothell Way Northeast
Bothell WA 98011

Kristina Weller, PE
425.415.0551

Traffic
Transpo Group
11730 118th Avenue NE, Suite 600
Kirkland WA 98034

Kurt Gahnberg
425.821.3665
kurt.gahnberg@transpogroup.com

ANKROM MOISAN ARCHITECTS

Architect
Ankrom Moisan Architects
117 South Main Street, Suite 400
Seattle WA 98104

Mack Selberg
206 576-1645
macks@ankrommoisan.com

Civil
David Evans and Associates, Inc.
415 118th Avenue SE
Bellevue, WA 98005

Angela Chung
425-519-6504
achung@deainc.com

Structural
DCI
818 Stewart St Suite 1000
Seattle WA 98101

Roger Heeringa
206 332-1900
rheeringa@dci-engineers.com

Mechanical, Electrical, Plumbing Design Assistance
Glumac
1601 Fifth Ave, Suite 2210
Seattle WA 98101

Scott Vollmoeller
206 262-1010
svollmoeller@glumac.com

Energy Model
Glumac
1601 Fifth Ave, Suite 2210
Seattle WA 98101

Max Wilson
206 262-1010
mwilson@glumac.com

Life Safety
Code Consultants Inc. CCI
2043 Woodland Pkwy, Ste 300
St. Louis MO 63146-4235

Dave Lewis
314.991.2633
davel@codeconsultants.com

Acoustics
SSA Acoustics
222 Etruria St
Seattle WA 98109

Mohamed Ait-Allaoua
206 839-0819
mohamed@ssaacoustics.com

Waste Management
American Trash Management
1900 Powell Street, Sduite 890
Emeryville CA 94608

Scott Brown
414.292.5400
sbrown@trashmanage.com

Signage
The Design Factor
26432 Los Alturas Avenue
Laguna Hills, CA 92653

Gary Underwood
949 235-8796
thedesignfactor@cox.net

Interiors
Robin Chell Design
1631 15th Avenue W
Suite 205
Seattle WA 98119

Robin Chell
206 760-0849
robinchell@robinchelldesign.com

Building Envelope
Allana, Buick & Bers, Inc.
2025 First Avenue, Suite 310
Seattle, WA 98121

Petersen Lambert
206.443.6499 x201
plambert@abbae.com

Addressing & Mail Delivery
Gannon Design
360 South Glassell, Suite A
Orange CA 92866

Moira J Boynton
714 538-5591
moira@gannondesign.com

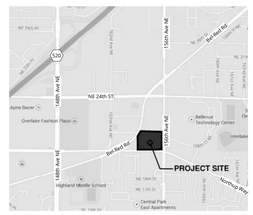
Lighting
Studio Lux, LLC
2284 W Commodore Way
Suite 300
Seattle WA 98199

Christopher Thompson
206 504-7270
cthompson@StudioLux.com

Accessibility
Endelman & Associates
600 University Street
Suite 1715
Seattle WA 98101

William Endelman
206 324-6462
bill@endelman.com

VICINITY MAP



Ankrom Moisan
6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007
CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

ADR COVER & SHEET LIST

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015

PROJECT NUMBER 143040
SHEET NUMBER CS
SCALE As indicated

C:_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jobnb.rvt

11/19/2015 4:25:08 PM

1 OVERALL PERSPECTIVE FROM SOUTHWEST
2 | 12" = 1'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

OVERALL PERSPECTIVE FROM SOUTHEAST

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.01
SCALE 12" = 1'-0"	

C:_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnlh.rvt

11/19/2015 4:25:10 PM

1 OVERALL PERSPECTIVE FROM NORTHWEST
3 | 12" = 1'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

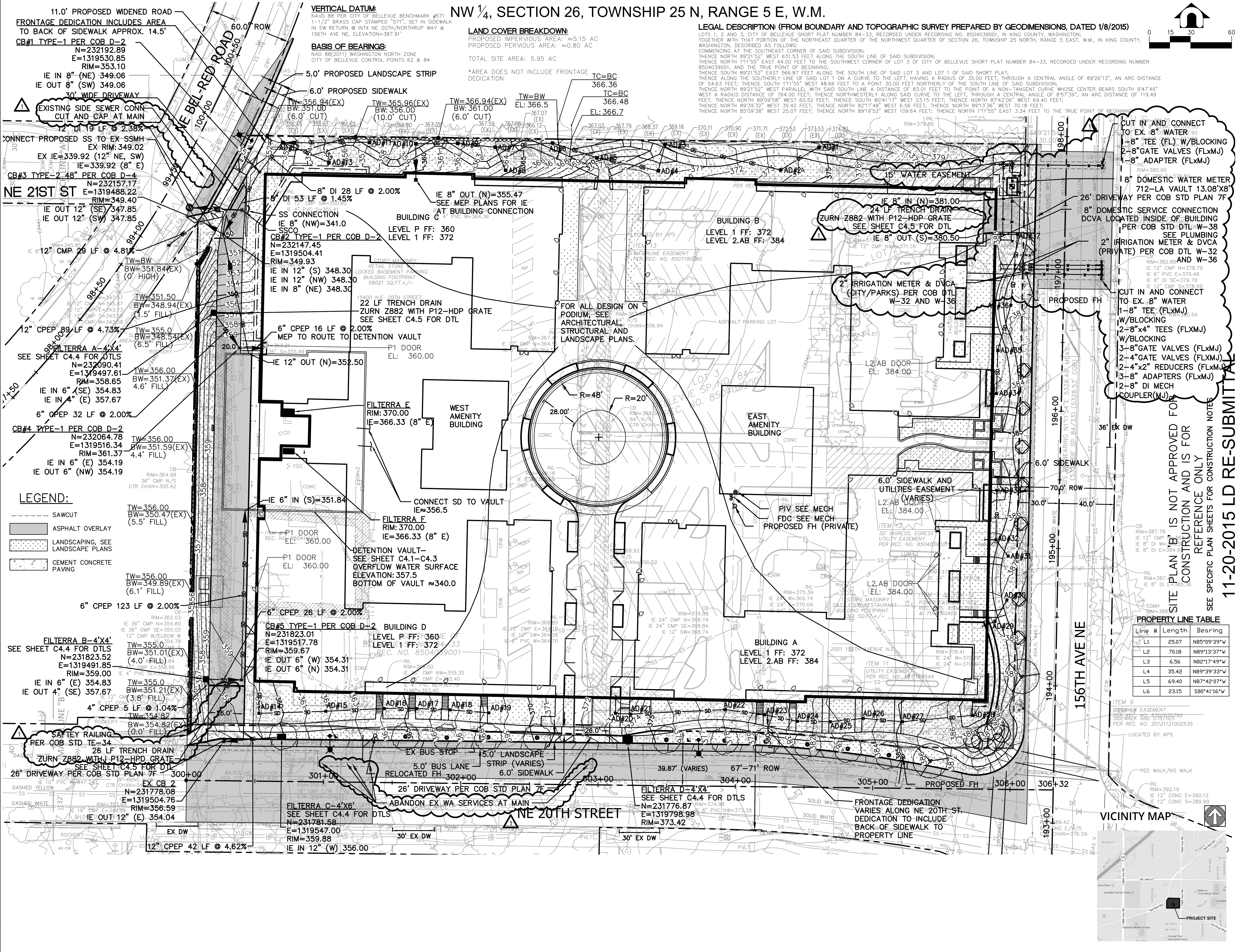
DPD APPROVAL STAMP

OVERALL PERSPECTIVE FROM NORTHWEST

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.02
SCALE 12" = 1'-0"	

3_ C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt



Line #	Length	Bearing
L1	25.07	N85°09'39"W
L2	70.18	N89°13'37"W
L3	6.56	N82°17'49"W
L4	35.42	N89°39'33"W
L5	69.40	N87°42'07"W
L6	23.15	S80°41'16"W

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

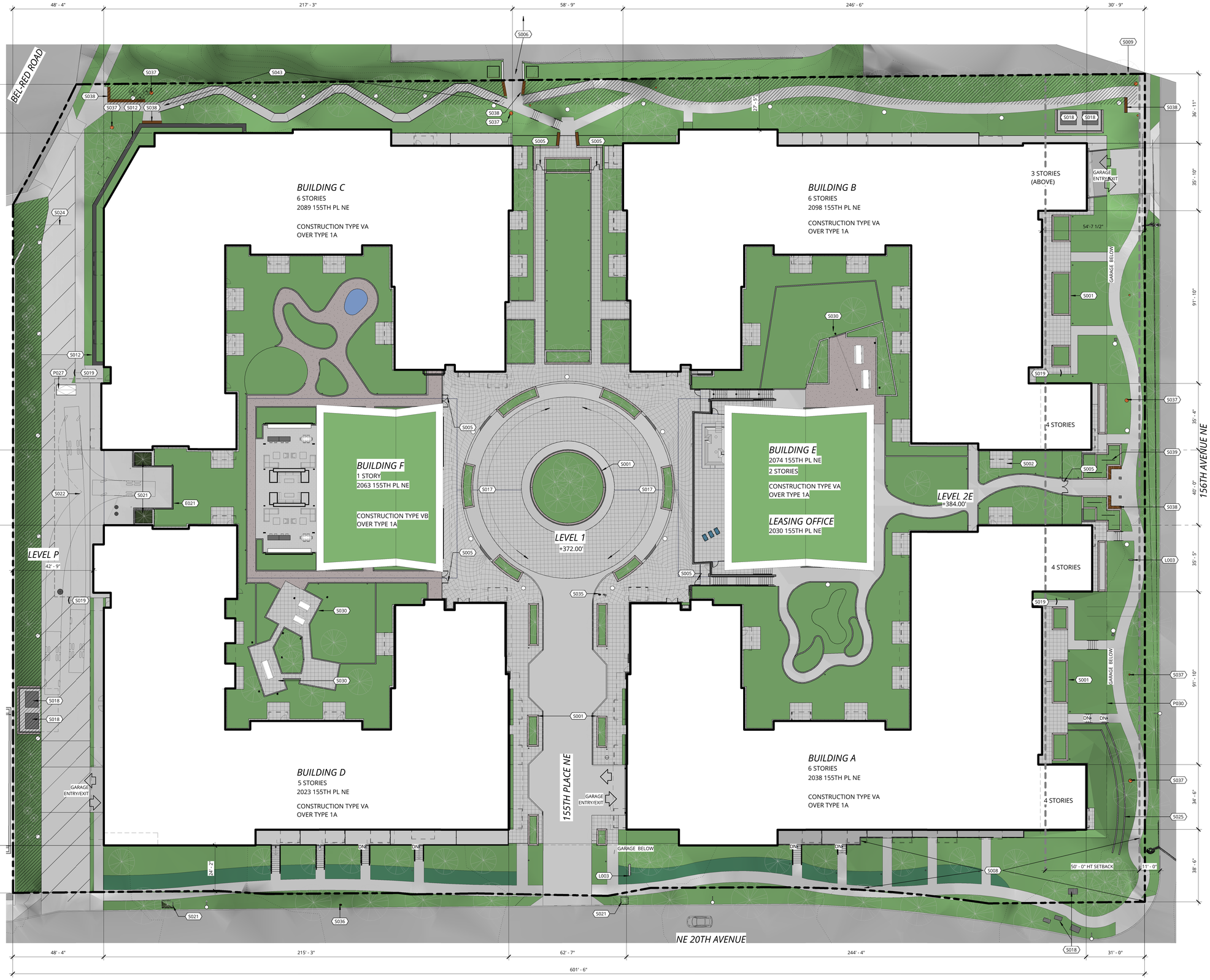
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

SITE PLAN A

REVISION
DATE 19 NOV 2015
PROJECT NUMBER 143040
SHEET NUMBER A0.03a
SCALE 1/2" = 1'-0"

11/9/2015 6:29:02 PM



GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PER OWNER'S RENTABLE AREA CALCULATION CRITERIA . SEE SHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE

D SEE LANDSCAPE PLANS FOR PEDWAY ALIGNMENT, PLANTER WALLS, SIGNIFICANT TREE LOCATIONS, IMPERVIOUS AREA, LANDSCAPING

E 5'-0" WALKWAY PATH WIDTH, TYP UON

F DEFINITION OF FACADE LENGTH PER 20.25D.020 DEFINITIONS SPECIFIC TO BEL-RED:
THE LENGTH OF A BUILDING FROM PERPENDICULAR WALL TO PERPENDICULAR WALL INCLUDING OFFSETS, BAYS, ANDOTHER MINOR MODULATING TREATMENTS NOT MORE THAN FIVE FEET DEEP.

KEYED NOTES

E021 CABLE GUARDRAIL, BLACK POWDER-COATED FINISH

L003 INTERNALLY ILLUMINATED MONUMENT SIGN

P027 FLOOR ACCESS DOOR, 5'-0" X 10'-0" H-20 LOADING, SEE CIVIL SHEET

P030 PARKING GARAGE BELOW

S001 PLANTER BOX/TREE WELL

S002 PRIVATE PATIO, TYP

S005 ACCESS-CONTROLLED 6' GATE/FENCE

S006 ROUTE TO ADJACENT DEVELOPMENT

S008 ELECTRICAL EASEMENT

S009 PROPERTY LINE

S012 GABIAN LANDSCAPE RETAINING WALL

S017 PASSENGER DROP-OFF

S018 ELECTRICAL TRANSFORMER

S019 EXIT ACCESS TO PUBLIC WAY

S021 STORMWATER BIFILTRATION/RETENTION SYSTEM

S022 TRUCK TURNAROUND

S024 SINGLE ARM BARRIER GATE/OPERATOR

S025 CONCRETE RETAINING WALL

S030 COVERED ARBOR

S035 PRIVATE FIRE HYDRANT

S036 PUBLIC FIRE HYDRANT

S037 PUBLIC ARTWORK - LIGHTED COLUMN

S038 PUBLIC BENCH

S039 PUBLIC ARTWORK - LIGHTED SCREEN

S043 RAMP WITH HANDRAIL AND EDGE PROTECTION, 1:12 MAX SLOPE

LEGEND

2'-0" x 2'-0" CONCRETE PAVERS

10' MIN REQ'D LANDSCAPE BUFFER AT ADJACENT LOTS

AC PAVING

1 SITE PLAN

A-100 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

DPD APPROVAL STAMP

ARCHITECTURAL SITE PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.03b
SCALE As indicated	

11/9/2015 4:25:21 PM

1 155TH PLACE NE
5 | 12" = 1'-0"

2 155TH PLACE NE
5 | 12" = 1'-0"

3 155TH PLACE NE
5 | 1/16" = 1'-0"

KEYED NOTES

E021 CABLE GUARDRAIL, BLACK POWDER-COATED FINISH

S001 PLANTER BOX/TREE WELL

S021 STORMWATER BIFILTRATION/RETENTION SYSTEM

S034 EXTERIOR LIGHT FIXTURE, SEE SITE LIGHTING PLAN SHEET

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

155TH PLACE NE

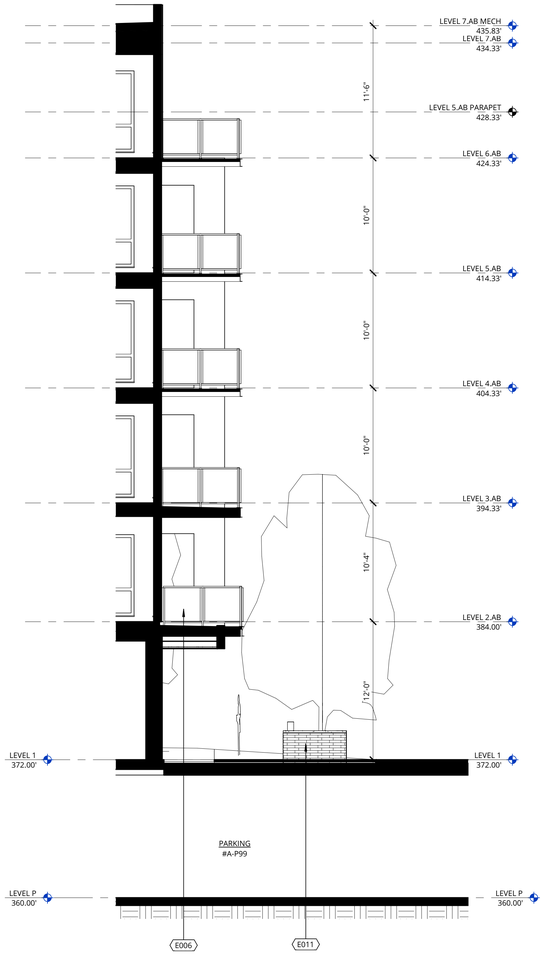
DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.04
SCALE As indicated	

C:\ Revit Projects\Sherwood-CR-Central\143040-15-Sherwood Arch_johnlh.rvt

11/9/2015 4:25:36 PM

1 155TH PLACE NE
6 | 3/16" = 1'-0"



2 SECTION AT 155TH PLACE NE
6 | 3/16" = 1'-0"

3 BUILDING A SW CORNER AT 155TH PLACE NE
6 |

KEYED NOTES

E001 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 1

E002 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 2

E003 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 3

E005 HORIZONTAL WOOD SIDING & SOFFIT, 6" WESTERN RED CEDAR TONGUE & GROOVE

E006 ALUMINUM & GLASS GUARDRAIL SYSTEM, BLACK POWDER-COATED FINISH

E007 VINYL CASEMENT/FIXED WINDOW AND DOORS, WHITE FRAME, TYP

E010 GARAGE ENTRY/EXIT

E011 BRICK VENEER WALL, ENDICOTT MANGANESE IRONSPOT, VELOUR TEXTURE, NORMAN 1/3 RUNNING BOND

S001 PLANTER BOX/TREE WELL

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

155TH PLACE NE
ELEVATION & SECTION

DESIGN REVIEW SUBMITTAL II

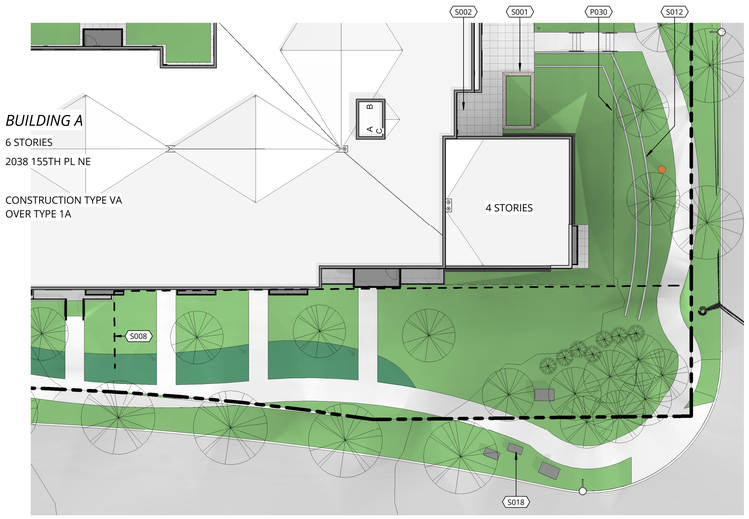
REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.05
SCALE 3/16" = 1'-0"	

6 - C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/9/2015 6:28:16 PM

1 E 20TH AVE & NE 156TH AVE NE - SE CORNER
7 | 12" = 1'-0"

2 E 20TH AVE & 156TH AVE NE - SE CORNER
7 | 12" = 1'-0"



3 E 20TH AVE & NE 156TH AVE NE - SE CORNER
7 | 1/16" = 1'-0"

KEYED NOTES

P030 PARKING GARAGE BELOW

S001 PLANTER BOX/TREE WELL

S002 PRIVATE PATIO, TYP

S008 ELECTRICAL EASEMENT

S012 GABIAN LANDSCAPE RETAINING WALL

S018 ELECTRICAL TRANSFORMER

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

E 20TH AVE & 156TH AVE NE - SE CORNER

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.06
SCALE As indicated	

7 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_brandonf.rvt

11/19/2015 4:26:15 PM

1 156TH AVE NE - PLAZA
8 |

2 156TH AVE NE - PLAZA
8 |

3 156TH AVE NE - PLAZA
8 | 1" = 10'-0"

KEYED NOTES

L003	INTERNALLY ILLUMINATED MONUMENT SIGN
S001	PLANTER BOX/TREE WELL
S002	PRIVATE PATIO, TYP
S005	ACCESS-CONTROLLED 6' GATE/FENCE
S019	EXIT ACCESS TO PUBLIC WAY
S037	PUBLIC ARTWORK - LIGHTED COLUMN
S038	PUBLIC BENCH
S039	PUBLIC ARTWORK - LIGHTED SCREEN

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

156TH AVE NE - PLAZA

DESIGN REVIEW SUBMITTAL II

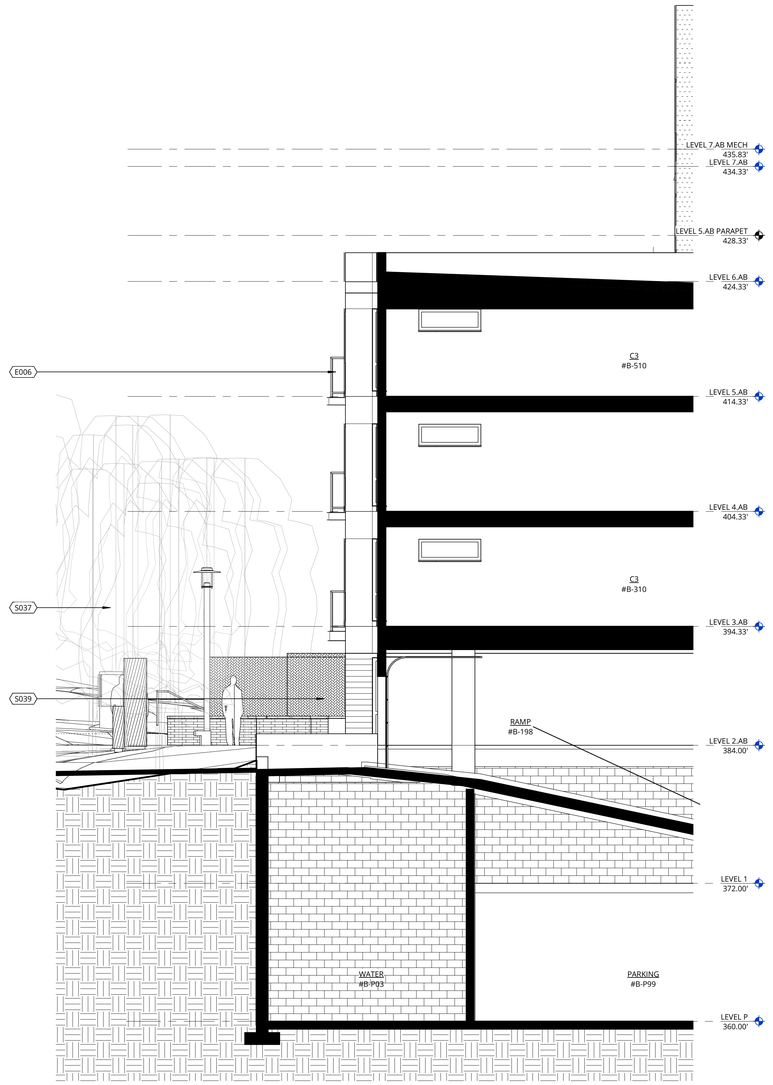
REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.07
SCALE 1" = 10'-0"	

C:_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/19/2015 4:26:38 PM

1 156TH AVE NE AT BUILDING B

9 | 3/16" = 1'-0"



2 156TH AVE NE AT BUILDING B

9 | 3/16" = 1'-0"

3 156TH AVE NE AT BUILDING B

9 |

KEYED NOTES

E001 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 1

E002 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 2

E003 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 3

E005 HORIZONTAL WOOD SIDING & SOFFIT, 6" WESTERN RED CEDAR TONGUE & GROOVE

E006 ALUMINUM & GLASS GUARDRAIL SYSTEM, BLACK POWDER-COATED FINISH

E007 VINYL CASEMENT/FIXED WINDOW AND DOORS, WHITE FRAME, TYP

E010 GARAGE ENTRY/EXIT

E011 BRICK VENEER WALL, ENDICOTT MANGANESE IRONSPOT, VELOUR TEXTURE, NORMAN 1/3 RUNNING BOND

E021 CABLE GUARDRAIL, BLACK POWDER-COATED FINISH

S037 PUBLIC ARTWORK - LIGHTED COLUMN

S039 PUBLIC ARTWORK - LIGHTED SCREEN

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

156TH AVE NE
ELEVATION & SECTION

DESIGN REVIEW SUBMITTAL II

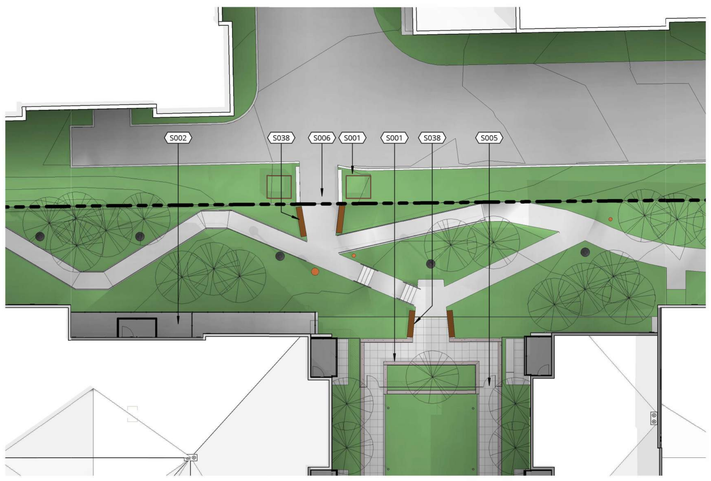
REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.08
SCALE 3/16" = 1'-0"	

C:\Revit Projects\Sherwood CP-Central\143040-15-Sherwood_Arch_jphtb.rvt
9

11/19/2015 4:26:51 PM

1 NORTH CONNECTION
10 | 12" = 1'-0"

2 NORTH CONNECTION
10 |



3 NORTH CONNECTION
10 | 1/16" = 1'-0"

KEYED NOTES

S001 PLANTER BOX/TREE WELL

S002 PRIVATE PATIO, TYP

S005 ACCESS-CONTROLLED 6' GATE/FENCE

S006 ROUTE TO ADJACENT DEVELOPMENT

S038 PUBLIC BENCH

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

NORTH CONNECTION

DESIGN REVIEW SUBMITTAL II

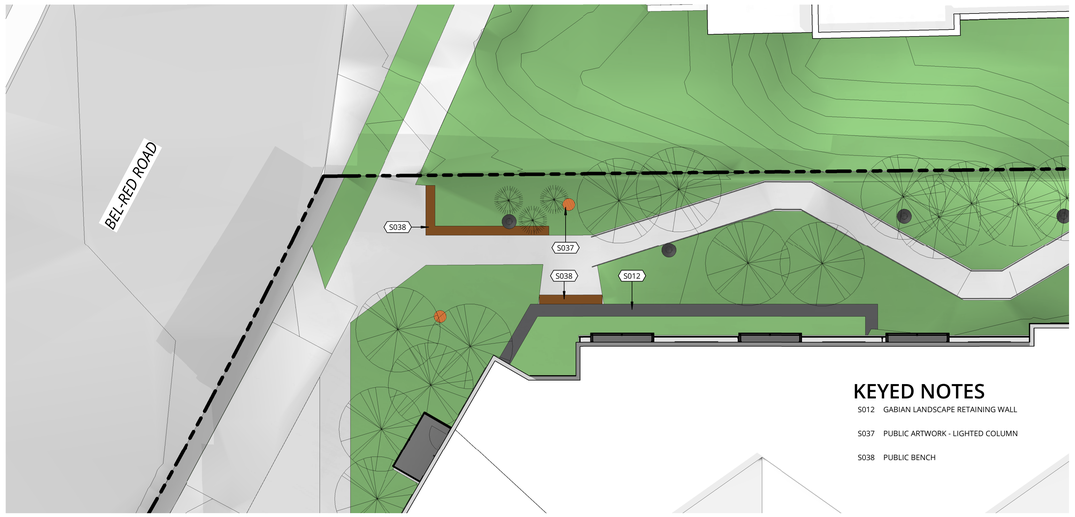
REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.09
SCALE As indicated	

10 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/19/2015 6:28:21 PM

1 BEL-RED CONNECTION
11 | 12" = 1'-0"

2 BEL-RED CONNECTION
11 | 12" = 1'-0"



3 BEL-RED CONNECTION
11 | 1" = 10'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

BEL-RED CONNECTION

DESIGN REVIEW SUBMITTAL II

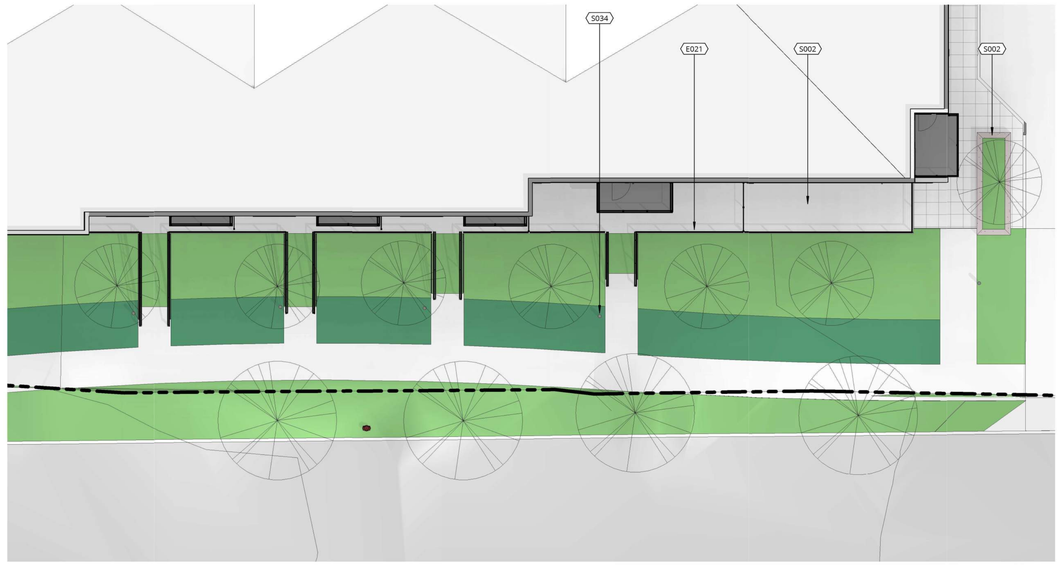
REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.10
SCALE As indicated	

11_ CU_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_brandonf.rvt

11/19/2015 4:27:23 PM

1 20TH AVENUE
12 |

2 20TH AVENUE
12 |



3 20TH AVENUE
12 | 1" = 10'-0"

KEYED NOTES

E021 CABLE GUARDRAIL, BLACK POWDER-COATED FINISH

S002 PRIVATE PATIO, TYP

S034 EXTERIOR LIGHT FIXTURE, SEE SITE LIGHTING PLAN SHEET

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

20TH AVENUE

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.11
SCALE 1" = 10'-0"	

12 C:\ Revit Projects\Sherwood-CR-Central\143040-15-Sherwood Arch_johnb.rvt

11/19/2015 4:28:08 PM

1 INTERIOR DRIVE COURT
19 | 12" = 1'-0"

2 INTERIOR DRIVE COURT
19 | 12" = 1'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

INTERIOR DRIVE COURT

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A0.12
SCALE 12" = 1'-0"	

13_CA Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

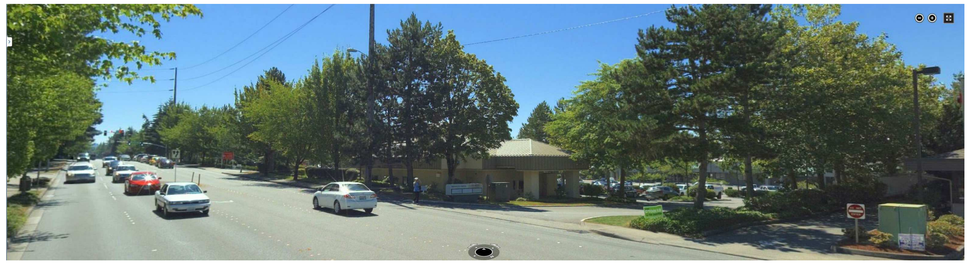
11/19/2015 4:27:29 PM

1 LOOKING IN TO SITE FROM 20TH

13 | 12" = 1'-0"

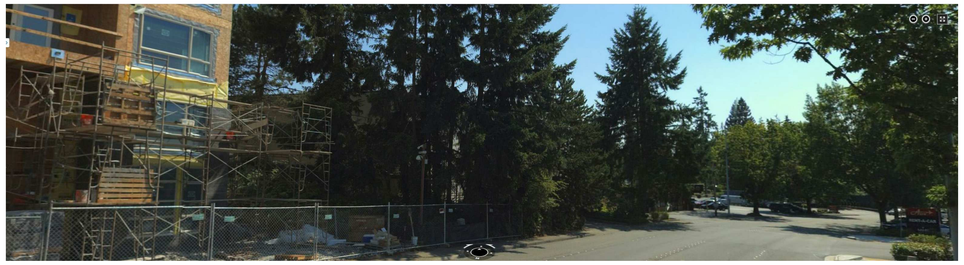
2 LOOKING NW FROM 156TH & 20TH

13 | 12" = 1'-0"



3 LOOKING SW FROM 156TH AVENUE

13 | 12" = 1'-0"

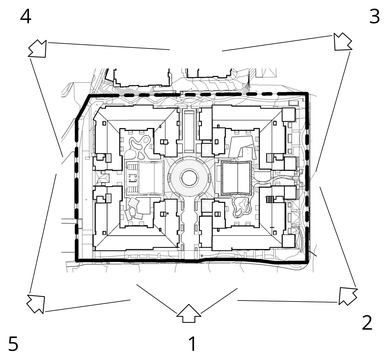


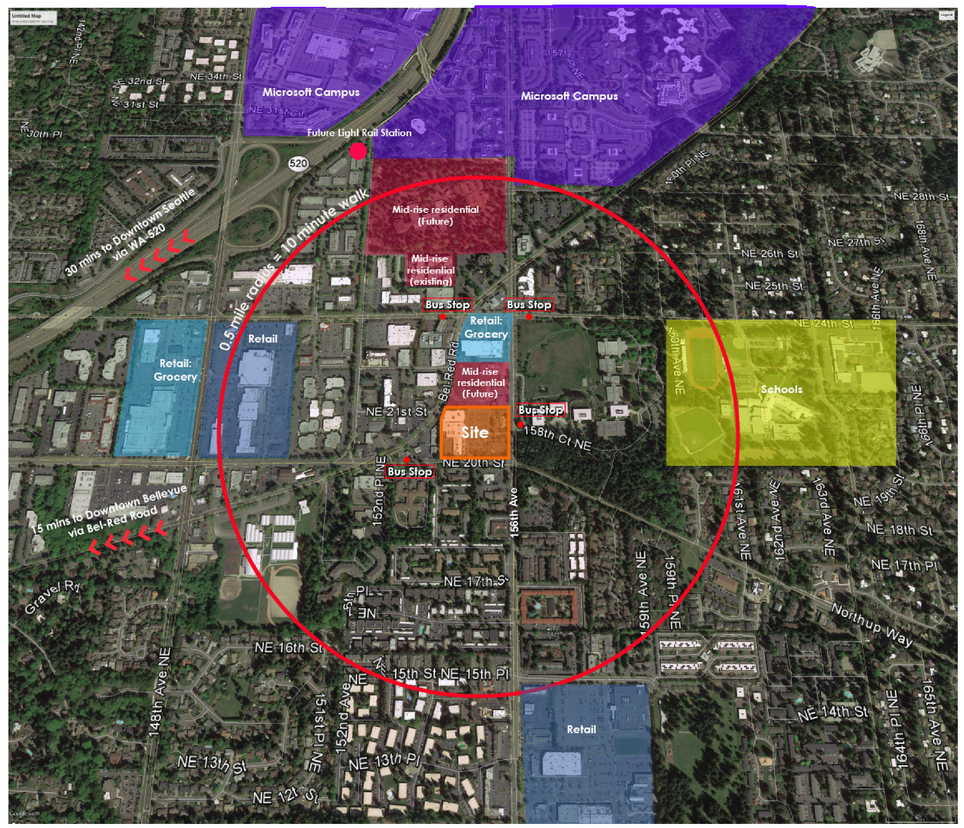
4 LOOKING SE FROM BEL-RED ROAD

13 | 12" = 1'-0"

5 LOOKING SW

13 | 12" = 1'-0"





6 SITECONTEXT MAP

13 | 12" = 1'-0"

TRUE

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

SITE CONTEXT

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.00
SCALE As indicated	

14 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/19/2015 4:27:33 PM

DESIGN CRITERIA RESPONSES:

20.25D.150 BED-RED SUBAREA DESIGN GUIDELINES

B. CHARACTER AND SITE GUIDELINES

1. Integrate the Natural Environment: Site and building design should capitalize on significant elements of the natural environment, Highland Community Park and planned park and open space riparian corridors and wetlands. Designs should incorporate open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development of providing a smooth transition between the natural and built environments.

Design Criteria Response:

The project has a landscaped buffer from the building face to the property line around the site perimeter of approximately the following dimensions: 30' on north, 30' on the south, 48' on the west and from 23'-55' on the east. The project contains several outdoor landscaped courtyards for resident, guest and employee use. On the 156th Avenue elevation, there are green courtyards planned that respond to the significant forested area across the street. The building also steps back here, allowing air and light continued access to the established natural environment. There is also opportunity for "green infrastructure" thru the use of natural drainage and management of rainwater runoff.

Review Comment received June 29, 2015:

Within the extra wide setbacks, particularly on 156th Avenue NE, create exceptional pedestrian spaces that also reinforce the vegetated character of the properties to the east and southeast. Reconfiguring the public sidewalk by pulling it further away from the curb will protect pedestrians from the street, will provide a better growing space for the existing and new street trees, and will create a more pleasant pedestrian experience. Examples of this 'ribbon' sidewalk can be found in Attachment A at the end of this letter. Use earth mounding as well as plant material to provide an interesting and varied streetscape and provide open space pockets along both street frontages for seating and/or gathering.

Review Comment Response:

156 AVENUE NE SIDEWALK AND LANDSCAPING HAS BEEN REVISED TO COMPLY WITH THE REQUIREMENTS OF PEDESTRIAN ORIENTATED DEVELOPMENT BY RELOCATING THE SIDEWALK CLOSER TO THE BUILDING IN A MEANDERING PATHWAY, PULLING THE CENTER PORTION OF THE BUILDING BETWEEN THE FINGERS THREE FEET TO THE EAST AND REDUCING THE FINGERS BY FOUR PLUS FEET, PROVIDING BRICK PLANTERS TRANSITIONING BETWEEN THE PUBLIC WAY AND THE PRIVATE PATIOS, WOOD ENTRY DOORS WITH LITE BOLLARD FIXTURES AND SOFFIT LIGHTING, UNIT ADDRESSES REINFORCE A RESIDENTIAL QUALITY TO THE UNITS.

SEE SHEETS A0.06 AND A0.07

2. Promote Architectural Compatibility: Buildings should "fit" with their architectural surroundings – relating to nearby buildings rather than calling attention to themselves through design excesses or novel variations. Architectural elements should enhance, not detract from, the area's overall character.

Design Criteria Response:

The project embraces the Bel-Red Subarea Design Guidelines to create a more vibrant, densely populated urban community. The recently completed GRE Bel-Red project to the north has set a design precedent to meet these goals. Sherwood Center further consolidates this vision by complimentary aesthetics and massing. Rather than calling attention to itself through flashy or trendy design the proposed project has a clean, contemporary look while maintaining a warm character through the use of rich materials. While the immediate area does not currently have a singular sense of identity, this proposal strengthens the future vision for the Bel-Red zone, and provides an example of the type of building quality the Bel-Red guidelines set forth.

Review Comment received June 29, 2015:

As currently designed, it feels as if the buildings turn their backs to the street and the main architectural interest is focused inwards. The two projection on 156th Avenue NE have become blocky and do little to create an interesting rhythm and architectural interest across the building façade on the 156th Avenue NE and at the street corner.

Review Comment Response:

THE CENTRAL RECESS BETWEEN THE FINGERS HAS BEEN PULLED FORWARD BY THREE FEET AND THE FINGER HAVE BEEN PULLED BACK BY FOUR PLUS FEET TO REDUCE THE BLOCKYNESS OF THE 'FINGERS' REDUCING THE DEPTH OF THE CENTRAL BAY FROM THE PUBLIC WAY. THE CONTINUOUS EXTERIOR BALCONIES ON THE 'FINGERS' HAVE BEEN OMITTED AND INSET CORNER BALCONIES ADDED TO STRENGTHEN THE CORNER EXPRESSION AND ALLOW MORE WINDOWS TO BE SEEN FROM THE SIDEWALK FROM VARIOUS APPROACHES. THE APARTMENT LIVING ROOM WINDOWS WILL NOW PROVIDE A BETTER EYES-ON-THE-STREET CONNECTION TO THE SIDEWALK.

SEE SHEETS A0.06 AND A0.07

Review Comment received June 29, 2015:

The lack of interesting detailing at the base of the building emphasizes the mass of the building facades. Consider more of a tripartite organization and bring additional detailing and interest (including the use of high-quality materials) to the lower floors where the building is most intimately experienced by pedestrians and vehicles.

Review Comment Response:

RECESSED GROUND FLOOR UNITS WILL BE SIDED WITH PREFINISHED HORIZONTAL WOOD SIDING AND THE EXPOSED BASE WILL BE CLAD WITH A DARK COLOR BRICK MASONRY. CABLE RAIL GUARD RAILINGS AND STEEL CHANNEL DETAILING OF ENTRANCE STEPS WILL CREATE A VARIETY OF COMPLIMENTARY FINISHES AND INTERESTING COMPOSITION TO FURTHER ENHANCE THE PEDESTRIAN EXPERIENCE OF THE PROJECT.

Review Comment received June 29, 2015:

Strengthen the physical connection of all units on the ground floor and the streetscape. Create stoops, porches and/or some type of meaningful physical connections between all of the ground floor units and the public sidewalk.

Review Comment Response:

THE SIDEWALKS ON BOTH 156TH AND 20TH HAVE BEEN REDESIGNED TO MEANDER PROVIDING A CLOSER CONNECTION TO THE GROUND FLOOR UNITS FROM THE PUBLIC WAY. GRADING AND LANDSCAPED PLANTINGS, PATIOS AND RAISED PLANTERS DEFINE THE UNIT ENTRIES. STAINED WOOD ENTRY DOORS WITH SOFFIT AND ENTRY LIGHTING AND UNIT ADDRESSES ADD TO THE SENSE OF A FRONT ENTRY TO THE UNIT.

SEE SHEETS A0.06 AND A0.07

Review Comment received June 29, 2015:

Buildings appear to be four large monoliths. Color and materials variations that were proposed in the initial submittal have been eliminated to the point that the building facades appear to be one uniform color, which in turn makes the buildings feel bulky and uninteresting. Continue to explore ways to break down the scale of the building. This comment is partly in response to the public outcry regarding the bulk and mass of the GRE buildings to the north.

Review Comment Response:

BUILDING ELEVATIONS HAVE BEEN REDESIGNED TO DIFFERENTIATE 'BASE, MIDDLE, AND TOP' OF THE BUILDING AND TO CREATE VERTICAL MODULAR ELEMENTS TO REDUCE THE MASSING OF THE OVERALL FAÇADE. THE GRADE ALONG 20TH HAS BEEN LOWERED TO PROVIDE A MORE PROMINENT BASE OF DARK COLORED BRICK AND THE BODY AND UPPER FLOORS ARE DIFFERENTIATED BY THE USE OF CONTRASTING COLORS. IN MANY PLACES THE PROMINENT TOP FLOOR CORNERS HAVE BEEN SET BACK TO GIVE A PENTHOUSE EFFECT DIFFERENTIATION.

SEE SHEETS A0.04 AND A0.11

Review Comment received June 29, 2015:

As shown, the lower units on 156th Avenue NE are barricaded from the street by a harsh fence and virtually no thoughtful design of exterior spaces. Provide a series of private, semi-private and public spaces along this street frontage and design these spaces so that they flow into each other and create one cohesive space.

Review Comment Response:

THE FENCING ALONG 156TH HAS BEEN REMOVED AND THE ENTRIES TO THE UNITS HAVE BEEN REDESIGNED TO CREATE ENTRY PATIOS, AND TRANSITIONAL AREAS BETWEEN PUBLIC AND PRIVATE SPACES. THE CENTRAL ENTRY FROM 156TH INTO THE PROJECT IS REVISED TO INCLUDE PLANTERS WITH LAZER CUT SCREENS AND SEATING AREAS TO CREATE A SPECIAL GATHERING AREA AND FORMAL ENTRY TO THE PROJECT.

SEE SHEETS A0.06 AND A0.07

3. ESTABLISH AND STRENGTHEN GATEWAYS: Entrances into and within the Bel-Red Subarea should be celebrated at many levels. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of "entering" or moving into the area as well as entry into unique districts or neighborhoods in the subarea.

Design Criteria Response:

The GRE project to the north of this project has established a gateway presence on the Bel-Red Road corridor coming from the north. The proposed project will further reinforce this presence on the Bel-Red corridor while establishing an archetypical, gateway along 156th Avenue NE and NE 20th Street as one approaches the town center from the south and east. This project serves as an architectural symbol of transition into the Bel-Red neighborhood, with a character distinct from the surrounding areas such as the residential areas to the south and the neighborhood of the Interlake High School/Sherwood Elementary area to the east.

Review Comment received June 29, 2015:

The corner of NE 20th Street and 156th Avenue NE is a major gateway to the Bel Red district. As yet, nothing is proposed for this space that would indicate a gateway and/or public space. Include overhead protection for people waiting at the light and some seating. Design the gateway as part of the overall streetscape/sidewalk experience.

Review Comment Response:

THE SE CORNER OF OUR SITE IS OCCUPIED BY AN EASEMENT WITH PSE PROHIBITING THE CONSTRUCTION OF ANY STRUCTURES. THE SOUTH FACE OF THE BUILDING HAS BEEN LOCATED OUTSIDE OF THE EASMENT AREA. WITH THE STRUCTURAL LIMITS ON THE EASEMENT WE HAVE PROVIDED A LANDSCAPE FEATURE OF A GROVE OF WHITE BIRCH TREES BACKED BY A CONTRASTING GROVE OF WESTERN RED CEDAR TREES. THE BIRCH TREES WILL BE LITE FROM BELOW TO CREATE A DISTINCTIVE ELEMENT ON THE CORNER OF 156TH AND 20TH.

SEE SHEETS A0.06 AND A0.07

Review Comments received June 29, 2015:

Signage and/or artistic elements must be included at the corner gateway. Artistic elements can also be functional.

Review Comment Response:

THE SIGNAGE PACKAGE IS INCLUDED IN THE RESUBMITTAL. PUBLIC ART ELEMENTS HAVE BEEN INCORPORATED WITHIN THE LANDSCAPING; LASER CUT STEEL SCREENS AND PANELS AND SPECIAL AREAS OF PAVING HAVE BEEN INCLUDED IN THE SIDEWALK PATHS AROUND THE PERIMETER OF THE PROJECT.

SEE SHEET A0.07

Review Comments received June 29, 2015:

Use these techniques to create something special at this corner. Consider how the design of the building corner can reinforce and/or provide a background or frame for the gateway design.

Review Comment Response:

GIVEN THE RESTRICTIONS OF THE PSE EASEMENT, THE PLANTINGS AT THE CORNER WILL PROVIDE A CONTINUITY OF THE TREE STANDS ON THE SURROUNDING CORNERS OF THE INTERSECTION.

SEE SHEET A0.06

4. Protect and Enhance Surface Water Resources: Natural water systems regulate water supply, provide biological habitat and may provide recreational opportunities. Undeveloped ecosystems absorb the precipitation and convey only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the on-site, adjacent, and regional natural water systems.

Design Criteria Response:

The project calls for a wide variety of measures to address protection of surface water as defined by this guideline. The project plans to protect the natural water systems downstream from the project. The site areas beyond the building limits will be heavily landscaped to encourage infiltration and to slow down storm water runoff. In addition, the building roof tops and amenity plaza decks will have landscaped areas that will aid in slowing down stormwater runoff and encourage evapotranspiration. Stormwater will be collected onsite by a series of catch basins, area drains, and Filterra vaults. All stormwater will be routed to an onsite detention facility. The detention facility will serve to reduce the flow rates as the stormwater is discharged from the site. The reduced flowrates leaving the site represent the site conditions as a forested site. This representation minimizes the disturbances adjacent and downstream to the regional natural water systems.

Review Comments received June 29, 2015:

Nothing has been shown or proposed to indicate that LID techniques are being used. Consider using these techniques within the landscaped setbacks – particularly along 156th Avenue NE, where you can use LID techniques to create a vegetated transition to the Unigard/Bellevue Technology Center site to the east. Refer to examples in Attachment A at the end of this letter.

Review Comment Response:

TWO FILTERRA STRUCTURES HAVE BEEN PROVIDED WITHIN THE NE 20TH RIGHT-OF WAY IMPROVEMENTS AND TWO FILTERRA STRUCTURES ARE PROVIDE WITHIN THE PROJECT TO CAPTURE RUNOFF WATER FROM THE CENTRAL DRIVE AND TURNAROUND.

SEE SHEET A0.04

5. Integrate Art: Art in the Bed-Red Subarea should complement the character of a site, building or district as a whole. Art should be integrated into the design of the building or outdoor space.

Design Criteria Response:

Public art will be integrated into the overall landscaped design of the project. Specific artwork and locations are currently under review by the owner.

Review Comments received June 29, 2015:

Art shall be incorporated into the project in a meaningful way. One place where you might consider using art is on the blank concrete wall that flanks the pedestrian connection running along the northern property line.

Review Comment Response:

LANDSCAPING AND INTEGRATED LASER CUT PANELS WILL BE PROVIDED ALONG THE NORTH PEDESTRIAN PATH. TO ACCOMMODATE THE GRADE DIFFERENCE BETWEEN 156TH AND BEL-RED ROAD, THE PATH GENTLY SLOPES FROM 156TH TO THE CONNECTION POINT WITH GRE AND THEN TRANSITIONS INTO A SERIES OF ZIG-ZAGGING ACCESSIBLE RAMPS WITH SEATING AREAS AND INTEGRATED ART ELEMENTS INTO THE RAILINGS AND PAVING PATTERNS.

SEE SHEETS A0.06, A0.09 AND A0.10

C. PEDESTRIAN ENVIRONMENT GUIDELINES

1. DEFINE THE PEDESTRIAN ENVIRONMENT: The most important part of a building to a pedestrian is its ground floor – the lowest 15 feet of the façade, which a person experiences walking past or entering the building. This "pedestrian experience zone" should provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground floor building transparency should foster interaction between the public and private realms.

DESIGN CRITERIA RESPONSE:

The primary pedestrian activity will be generated by the project itself and to the GRE project to the north. In the future, the area will see more pedestrian activity as the new light rail station and surrounding development is built. The general pedestrian movement pattern through this site will be from southeast to northwest.

Internal pedestrian connections will be provided by dedicated sidewalks through the site connecting 156th Ave NE to Bel-Red Road along the north property line and a mid-site path from NE 20th to the existing site stair to the GRE project to the north.

The existing sidewalk system on 156th Ave NE and NE 20th will remain, but will be enhanced with a landscaped buffer providing pleasant pedestrian experience while providing privacy for the occupants of the buildings. Linkages to the project's site amenities will also be provided from the adjacent sidewalk systems.

Review Comments received June 29, 2015:

In this scheme, pedestrians are not a priority. As currently designed, the public streetscape is an afterthought. There are no gathering spaces provided and the pedestrian connection that is provided has become an unfriendly place to be due to the high, blank walls along the path. There is little activation of the pedestrian

connection. The buildings do not engage the street and as shown, the frontages do little to enrich the pedestrian environment.

REVIEW COMMENT RESPONSE:

SEE ABOVE. THE LANDSCAPE DESIGN AND BUILDING CONNECTIONS HAVE BEEN EXTENSIVELY REDESIGNED. PEDESTRIAN PATHS MEANDER BETWEEN ART AND VEGETATED LANDSCAPE, CHANGE ELEVATION, DIVIDE (ON THE NORTH), AND EXPAND TO CREATE FOCAL STOPPING POINTS TO PROVIDE A MORE INTERACTIVE AND VARIED EXPERIENCE FOR PEDESTRIAN AND RESIDENTS.

SEE SHEETS A0.06, A0.09 AND A0.10

Review Comments received June 29, 2015:

A project of this size warrants a complete redesign of the streetscape, from the curb to the building face. This area needs to be designed to create a rich, interesting pedestrian zone. The applicant will be required to reconfigure the sidewalk to protect the pedestrian from the roadway, provide a more generous planting area for the existing street trees, and create a more varied and interesting pedestrian experience. All ground floor units, where possible, shall provide a direct connection to the public sidewalk. Again, consider how private, semi-private and public open spaces work together seamlessly to create a cohesive space and design. The existing street trees on NE 20th Street shall remain. The street trees on 156th may remain; however, staff will entertain recommendations for new trees as part of the newly designed streetscape. Provide additional information regarding the design of the pedestrian connection, including sections that show the relationship between the GRE building, the proposal buildings, and the pedestrian space.

REVIEW COMMENT RESPONSE:

156 AVENUE NE SIDEWALK AND LANDSCAPING HAS BEEN REVISED TO COMPLY WITH THE REQUIREMENTS OF PEDESTRIAN ORIENTATED DEVELOPMENT BY RELOCATING THE SIDEWALK CLOSER TO THE BUILDING IN A MEANDERING PATHWAY, PULLING THE CENTER PORTION OF THE BUILDING BETWEEN THE FINGERS THREE FEET TO THE EAST AND REDUCING THE FINGERS FOUR FEET PLUS TO THE WEST, PROVIDING BRICK PLANTERS AT UNIT ENTRIES TRANSITIONING BETWEEN THE PUBLIC WAY AND THE PRIVATE PATIOS, WOOD ENTRY DOORS AND LIGHTING FIXTURES REINFORCE A RESIDENTAL QUALITY TO THE UNIT ENTRIES. ALONG NE 20TH, UNIT ENTRIES ARE CONNECT TO THE REVISED MEANDERING SIDEWALK WITH STAIRS LINKING THE PUBLIC WAY WITH THE UNIT ENTRIES REINFORCING THE PUBLIC PRIVATE CONNECTION. THE STREET TREES ALONG NE 20TH WILL BE REPLACE AS PART OF THE NE 20TH RIGHT-OF WAY IMPROVEMENTS. STREET TREES ALONG 156TH NE WILL BE SAVED AS POSSIBLE AND WILL BE REPLACED AS NECESSARY AS PART OF THE OVERALL LANDSCAPING IMPROVEMENTS.

SEE SHEET A0.06

Review Comments received June 29, 2015:

The current design is very monochromatic and thus, very monolithic. The previous version has more variation in materials and color, which helped to break up the facades and create some interest. In addition, there are massive blank walls along most of the pedestrian connection along the northern property line. The apparent mass of these walls needs to reduce through the use of architectural and landscape architectural detailing.

REVIEW COMMENT RESPONSE:

MATERIALS, COLOR AND THOUGHTFUL DETAILING HAVE BEEN CAREFULLY STUDIED AROUND THE BUILDING TO BREAKUP THE MASSING OF THE BUILDING AND TO CREATE A WELL MODULATED FAÇADE BOTH HORIZONTALLY AND VERTICALLY. THE BASE IS A MIX OF DARK BRICK MASONRY AND HORIZONTAL WOOD SIDING AT THE RECESSED GROUND FLOOR UNITS. THE BODY AND UPPER FLOORS ARE DIFFERENTIATED BY VARIATION IN COLORED FIBER CEMENT PANELS, WINDOW PATTERNING, PANEL MODULATION AND BALCONY EXPRESSION. VERTICAL MODULATION IS EXPRESSED BY RECESSED AND EXPRESSED BALCONIES, CORNER RECESSES AND COLOR VARIATION TO CREATE A RHYTHM AND PATTERN LANGUAGE TO PROVIDE VISUAL INTEREST TO THE FACADE. ESSENTIALLY, THE FOUR BUILDINGS HAVE EACH BEEN SUB-DIVIDED AGAIN INTO SEVERAL SMALLER BUILDING ELEMENTS, SOME REPRESENTING JUST AN INDIVIDUAL UNIT, AND ENHANCED USING LARGE RECESSED BREAKS AND CHANGING HEIGHTS.

SEE SHEET A0.04

Review Comments received June 29, 2015:

There is virtually no articulation at the ground level along the public streets.

REVIEW COMMENT RESPONSE:

THE INCORPORATION OF HORIZONTAL WOOD SIDING AND BRICK ALONG THE GROUND FLOOR UNITS BELOW AN OVERHANGING WOOD SOFFIT PROVIDES A DEFINITION TO THE BASE OF THE STRUCTURE. GRADE LEVEL BASE WALLS ALONG THE 20TH STREET FAÇADE ARE TO BE CLAD IN A COMPLIMENTARY DARK BRICK MASONRY TO PROVIDE A RICH TACTILE TEXTURE AND CONTRAST TO THE BUILDING AND WOOD CLADDING.

SEE SHEET A0.04

2. ENHANCE THE PEDESTRIAN SYSTEM: Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, café tables and chairs, permanent planters, tree grates or other obstructions and clutter.

DESIGN CRITERIA RESPONSE:

A through block pedestrian connection from 156th Ave NE to Bel-Red Road occurs on the north edge of the property. A wide space between buildings acts as a pedestrian thoroughfare, with the building architecture turning toward the pathway with front doors and stoops. The pedestrian experience here feels welcoming and friendly, the building does not turn its back to the pedestrians.

Additionally, there is a mid-site pedestrian connection via the mid-block driveway on NE 20th Street. Utilizing sidewalks, pedestrians can enter the site and move north between the residential buildings and link up to the pedestrian path on the north part of the property.

On this north-south mid-block access, pedestrians pass by two smaller scaled amenity buildings, reinforcing the private, yet friendly and accessible, nature of the development.

The mid-block vehicular access and turnaround is designed with pedestrian friendly materials, and looks less like a utilitarian truck turnaround, and more like a rendezvous point for pedestrians and residents.

Review Comments received June 29, 2015:

See comments above regarding the pedestrian realm. Given how people choose direct paths and the fact that they will use service road on the western property line get from NE 20th Street with Bel Red Road, provide a tertiary walkway (at least four feet wide) along this driveway. See attached marked-up site plan in Attachment B.

REVIEW COMMENT RESPONSE:

A WALKWAY HAS BEEN PROVIDED ALONG THE WEST DRIVEWAY TO CONNECT NE 20TH TO BEL-RED ROAD.

SEE SITE PLAN SHEET A0.03

Review Comments received June 29, 2015:

Because you have such a generous streetscape created by pulling the building back from the street, no vaults and other obstructions will be allowed in the walkway unless absolutely necessary. Show the location of all vaults, cabinets, and barriers mentioned above on a site plan.

REVIEW COMMENT RESPONSE:

EXISTING AND PROPOSED VAULTS HAVE BEEN ADDED TO THE SITE PLANS AND SELECTED VIGNETTES.

SEE SITE PLAN SHEET A0.03

Review Comments received June 29, 2015:

Continue to refine the design for the pedestrian connection along the northern property line. Provide stopping/gathering spaces and celebrate the two entry/exit points on 156th Ave NE and Bel Red Road. The intent is to actively invite pedestrians to use this route. Design in features to reduce the apparent height of blank walls, particularly near Bel Red. Provide sections through at least three spots along the connection to explain the relationships between the GRE building, the walkway, and the proposed building for this proposal.

REVIEW COMMENT RESPONSE:

LANDSCAPING AND INTEGRATED LASER CUT PANELS WILL BE PROVIDED ALONG THE NORTH PEDESTRIAN PATH. TO ACCOMMODATE THE GRADE DIFFERENCE BETWEEN 156TH AND BEL-RED ROAD, THE PATH GENTLY SLOPES FROM 156TH TO THE CONNECTION POINT WITH GRE AND THEN TRANSITIONS INTO A SERIES OF ZIG-ZAGGING ACCESSIBLE RAMPS WITH SEATING AREAS AND INTEGRATED ART ELEMENTS INTO THE RAILINGS AND PAVING PATTERNS.

SEE SHEETS A0.06, A0.09 AND A0.10

3. PROTECT PEDESTRIANS FROM THE ELEMENTS: Awnings and canopies are encouraged along the ground floor of buildings to protect pedestrians from the rain and snow and provide shade in summer. The design of awnings and canopies should be an integral component of the building façade. Awnings should be in proportion to the building and sidewalk, and not so large as to impact street trees, light fixtures or other street furniture.

DESIGN CRITERIA RESPONSE:

All sides of the project are setback from the surrounding streets and property lines and do not provide opportunity for continuous weather protection along the adjacent sidewalks. Overhead weather projection will be provided at all building entries and as part of residential amenities.

Review Comments received June 29, 2015:

No weather protection has been provided – integrate into the design wherever possible. At very least, provide weather protection at the street corner where pedestrians wait for the light and integrate it into the gateway corner features.

REVIEW COMMENT RESPONSE:

FORMAL STRUCTURES WITHIN THE PSE EASEMENT ARE PROHIBITED. ALL SIDES OF THE BUILDING ARE SET BACK FROM THE SIDEWALKS AND DO NOT PROVIDE THE OPPORTUNITY FOR CONTINUOUS WEATHER PROTECTION. THE MIDBLOCK DRIVEWAY DOES PROVIDE SHELTER BELOW BALCONIES AND OVERHANGING UNITS.

SEE SHEET A0.04

Review Comments received June 29, 2015:

The design of awnings and canopies should be an integral component of the building facade.

REVIEW COMMENT RESPONSE:

AS ABOVE, IN LIEU OF CANOPIES OR AWNINGS THE GROUND FLOOR OF THE STRUCTURES ARE SET BACK APPROXIMATELY 6 FEET FROM THE UPPER FLOORS PROVIDING AN OVERHANGING SOFFITED PROTECTION FOR THE GROUND FLOOR ENTRIES AND THE ENTRY SIDEWALKS LEADING INTO THE CENTRAL COURT, APARTMENT ENTRIES, AMENITY BUILDINGS AND LEASING OFFICE. THE APARTMENT STRUCTURES ARE SET BACK FROM THE PEDESTRIAN SIDEWALK AND DOES NOT AFFORD THE OPPORTUNITY TO PROVIDE OVERHEAD WEATHER PROTECTION TO PEDESTRIANS ON THE PERIMETER SIDEWALKS.

SEE SHEET A0.04

4. CREATE A VARIETY OF SUCCESSFUL OUTDOOR SPACES: Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well-defined, inviting, secure, easy to maintain. They may be intimate and quiet or active and boisterous. All areas should work well for pedestrians and provide space for special events as well as passive activities.

DESIGN CRITERIA RESPONSE:

The Sherwood project has several courtyards, terraces and extensive perimeter landscape that provide ample opportunities for a variety of outdoor activities. The landscape has been designed based upon activity programming of the outdoor spaces from morning to night. Activities have been located to relate to the functions of the buildings and aspect to the sun. The most active spaces are located outside of the Club House and Pool Room. The terrace on the west side of the Club House has two outdoor kitchen spaces with barbeques, large communal dining table, two fire pits and outdoor lounge furniture. This entire terrace is located under a suspended catenary light system that creates a very festive atmosphere. On the west side of the Pool House is a large outdoor sun-bathing terrace with outdoor poolside furnishings such as chase lounges, tables with umbrellas and a fire pit. At the center of the project is group of trees in the middle of the drop-off plaza with entries to all four apartment buildings, the Club House and the gymnasium. There are internal courtyards located in the four corners of the project. Two of the courtyards are designed to be more active spaces and the other two are more passive quiet spaces. All four of the courtyards have private tenant patios at grade with eight foot planting buffers separating them from the communal spaces. The NE courtyard has two communal barbeques and large outdoor eating spaces because it will receive afternoon and evening sunlight. The SW courtyard also contains large outdoor gathering spaces but it will receive less sunlight. The NW courtyard is a more passive space with small seating areas along the planter walls and under the trees. The SE courtyard is the most passive and quiet space because it will receive the least sunlight. It contains a central tree planted mound and sculptural stone features.

Three edges of the site have landscape that will provide good pedestrian experiences while the fourth side on the west is a loading and garbage pick-up are without a pedestrian path. The north side of the site has an ADA accessible public pedestrian path with pedestrian pole lights and a connection to the GRE BEL-RED PROJECT. The South side of the site on NE 20th Street has wide planting beds and lawns along the face of the building. On the East side to the project there are two east facing courtyards created by the articulation of the building. These courtyards have private terraces for the on-grade RESIDENTS and extensive landscape buffers and lawns.

Review Comments received June 29, 2015:

As yet, no pedestrian friendly spaces have been designed into the project, particularly on 156th Ave. NE. Are you trying to keep the residents in or the public out?

REVIEW COMMENT RESPONSE:

MEANDERING SIDEWALKS AND REVISED LANDSCAPING HAVE BEEN INCORPORATED ALONG 156TH AND 20TH TO PROVIDE A PEDESTRIAN ORIENTED CONNECTION BETWEEN THE PUBLIC WAY AND THE GROUND RELATED UNITS. FORMAL RAISED PLANTERS WITH LASER CUT STEEL PANELS AND BENCHES DEFINE THE MID-BLOCK ENTRY INTO THE PROJECT ALONG 156TH AND TWO LASER CUT STEEL CYLINDERS WITH A PEDESTRIAN BENCH AND POLE LIGHT SIGNAL THE ENTRY TO THE PEDESTRIAN PATH ALONG THE NORTH PROPERTY LINE CONNECTING 156TH AVE TO BEL-RED ROAD.

SEE SHEET A0.06

Review Comments received June 29, 2015:

Courtyards, squares,, plazas, pavilions and seating areas. None of these have yet been designed into the public face of the project. Take advantage of openings between buildings to create spaces along the pedestrian connection and the streetscape on 156th Avenue NE.

REVIEW COMMENT RESPONSE:

SEATING OPPORTUNITES ARE PROVIDED AT THE FORMAL ENTRY TO THE PROJECT ALONG 156TH, AT THE ENTRY TO THE CONNECTING PATH TO BEL-RED ROAD FROM 156TH, AT THE MID LANDING CONNECTION TO THE GRE SITE AND AT THE BEL-RED SIDEWALK TO THE PEDESTRIAN PATH. THESE SEATING AREAS ARE DEFINED BY FORMAL PLANTERS, ENLARGED PAVED AREAS, SPECIALITY LIGHTING AND SCULPTURAL ART WORK.

SEE SHEETS A0.04 AND A0.10

5. PROVIDE PLACES FOR STOPPING AND VIEWING: People-watching, socializing and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment. Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or awkward spots.

DESIGN CRITERIA RESPONSE:

There are plenty of resting and people-watching opportunities in this proposal. Each outdoor courtyard has a different feel and level of activity. One can choose to engage or to be an observer. Seating is achieved through built-in elements in some areas, chairs or lounges in other areas. The proposed amenity spaces also include areas for pausing and observing, including a club room, outdoor lounge with fireplace, pool deck, and dining areas.

Review Comments received June 29, 2015:

Provide comfortable and inviting places where people can stop to sit, rest and visit. None have yet been provided. Design these spaces into the streetscape and the pedestrian connection.

Ankrom Moisan™

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	03.13.2015	DR SUBMITTAL

DPD APPROVAL STAMP

BEL-RED DESIGN GUIDELINES I

DESIGN REVIEW SUBMITTAL II

REVISION: A
DATE: 19 NOV 2015
PROJECT NUMBER: 143040
SHEET NUMBER: A1.11
SCALE

11/9/2015 4:27:37 PM

REVIEW COMMENT RESPONSE:

SEE ABOVE.

Provide seating areas along the street frontages and pedestrian connection.

REVIEW COMMENT RESPONSE:

SEE ABOVE.

D. ARCHITECTURAL GUIDELINES

1. ENCOURAGE HIGH QUALITY MATERIALS: Quality wall materials can provide a sense of permanence and bring life and warmth to a neighborhood. Wall and building materials must enhance the street environment while maintaining compatibility with adjacent buildings. Articulation of wall materials should be bold, with materials that show depth, quality and durability. It should be apparent that the materials have substance and mass, and are not artificial, thin "stage sets" applied only to the building's surface.

DESIGN CRITERIA RESPONSE:

The design of the building is modern (crisp), tailored, and urban. The clean lines of the design are enhanced through contrasting colored materials and variety of deck and window configurations. The building exterior materials will include metal panels, cementitious panels, possibly wood composite panels, stone/masonry veneer, an aluminum storefront window system at the entry and common areas, colored thermoset vinyl window frames and doors at all living units, painted metal framed balconies with painted metal railings and decorative wood soffits. Balconies will have decorative railing inserts in specific areas that are consistent with named building materials above.

Review Comments received June 29, 2015:

As shown, materials, particularly at the ground level, do not feel particularly rich, urban or high quality. Is horizontal fiber reinforced siding the best choice for the ground-level of the project? Also reconsider the yellow color, which feels foreign to the rest of the project.

REVIEW COMMENT RESPONSE:

THE BASE IS A MIX OF DARK BRICK MASONRY AND HORIZONTAL WOOD SIDING AT THE RECESSED GROUND FLOOR UNITS. SOFFITS AT THE GROUND FLOOR UNITS WILL BE CLAD IN STAIN WOOD WITH RECESSED LIGHTS TO EXPRESS THE BASE OF THE PROJECT. STEEL STAIRS AND HORIZONTAL CABLE RAILS FURTHER ADD TO THE RICH PALLET OF MATERIALS AT THE GROUND LEVEL.

SEE SHEETS A0.04 AND A0.11

Review Comments received June 29, 2015:

The 'whiteness' the overall façade, with little color variation, makes it feel blocky.

DESIGN CRITERIA RESPONSE:

MATERIALS, COLOR AND THOUGHTFUL DETAILING HAVE BEEN CAREFULLY STUDIED AROUND THE BUILDING TO BREAKUP THE MASSING OF THE BUILDING AND TO CREATE A WELL MODULATED FAÇADE BOTH HORIZONTALLY AND VERTICALLY. THE BASE IS A MIX OF DARK BRICK MASONRY AND HORIZONTAL WOOD SIDING AT THE RECESSED GROUND FLOOR UNITS. THE BODY AND UPPER FLOORS ARE DIFFERENTIATED BY VARIATION IN COLORED FIBER CEMENT PANELS, WINDOW PATTERNING, PANEL MODULATION AND BALCONY EXPRESSION. VERTICAL MODULATION IS EXPRESSED BY RECESSED AND EXPRESSED BALCONIES, CORNER RECESSES AND COLOR VARIATION TO CREATE A RHYTHM AND PATTERN LANGUAGE TO PROVIDE VISUAL INTEREST TO THE FACADE.

SEE SHEETS A0.04 AND A0.11

Review Comments received June 29, 2015:

Natural high quality materials such as brick, finished concrete, stone, terracotta, cement, stucco, and wood. Use more of these materials – particularly at the base of the building.

REVIEW COMMENT RESPONSE:

SEE ABOVE

2. PROVIDE INTERESTING BUILDING MASSING: The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and indentations. This allows an overly large building to appear as smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a humans scale and form a coherent pattern providing visual interest to the pedestrian.

DESIGN CRITERIA RESPONSE:

The overall mass of the buildings are broken up by modulation, planar changes WITH color and material. The elevations respond to the internal uses by defining portions of the facades as smaller elements within the larger context. A vertical stack of apartments is grouped together on the façade into a distinct projection. There are vertical elements and horizontal elements that separate to break down the scale of the buildings. There is physical separation along both NE 20th Street and 156th Avenue NE so that the entire length of the site is not a continuous wall. Materials and similar language unite these modules so the project reads as a whole, but not a fortress.

Review Comments received June 29, 2015:

See previous comments regarding the mass of the building and lack of architectural interest.

REVIEW COMMENT RESPONSE:

SEE ABOVE

Review Comments received June 29, 2015:

No tripartite organization is evident.

REVIEW COMMENT RESPONSE:

WHILE THERE IS NOT A TRUE TRIPARTITE ORGANIZATION OF BASE, MIDDLE, CAP/CORNICE, THE BUILDING CLEARLY HAS A DEFINED BASE, MIDDLE AND UPPER ARRANGED IN A THOUGHFUL COMPOSITION THAT PROVIDES VARIETY AND VISUAL INTEREST WITHIN EACH APARTMENT STRUCTURE AND BETWEEN STRUCTURES. THE DIFFERENCES IN HEIGHT BETWEEN THE EASTERN AND WESTERN BUILDINGS ON 20TH, ARTICULATED CORNERS AND MODULATED BAYS PROVIDE ADDITIONAL ARCHITECTURAL INTEREST AND APPROPRIATELY SCALED BUILDING COMPONENTS THAT BREAK DOWN THE BUILDING'S LENGTH INTO SMALLER HUMAN SCALED ELEMENTS.

SEE SHEETS A0.04 AND A0.11

3. CREATE ATTRACTIVE BUILDING SILHOUETTES AND ROOFLINES: A building's silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form, such as a tower, to emphasize the significance of the building entry. Roof massing should be simple yet detailed and articulated. For examples, flat roofs may be appropriate if they have a cornice designed with depth and detail expressing the top of the building wall. Dormers set into sloped roofs may be appropriate. These forms provide visual interest and bring additional living space, light and ventilation to upper floor and attic spaces.

DESIGN CRITERIA RESPONSE:

Individual buildings and projecting bay modulation will provide ample opportunity for varied cornice line silhouettes and distinctive architectural expression to define project entry gateway elements and unique building components. Special building features such as rooftop decks are highlighted with special roofs or canopies that distinguish themselves, but compliment, the main building architecture.

Review Comments received June 29, 2015:

Upper floors set back. This occurs only where it is required on 156th Avenue NE.

SEE SHEETS A0.05 AND A0.08

REVIEW COMMENT RESPONSE:

THE PROMINENT CORNERS OF THE BUILDINGS HAVE BEEN SET BACK TO PROVIDE A VARIED TOP FLOOR PENTHOUSE EFFECT.

SEE SHEETS A0.05 AND A0.08

SEE SHEETS A0.05 AND A0.08

Review Comments received June 29, 2015:

The building roofline is basically flat with virtually no articulation or architectural interest. Consider ways to make the flat roof and lack of roofline articulation more interesting using some of the recommended techniques below – particularly the varied roofline heights and use of caps/cornices.

REVIEW COMMENT RESPONSE:

THE BUILDINGS STEP DOWN ALONG 20TH FOLLOWING SLOPE OF THE SITE AND A FLOOR HAS BEEN REMOVED ON THE SE BLOCK.

SEE SHEET A0.01

4. FOSTER ATTRACTIVE ROOFTOPS: Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. LUC 20.20.525 provides guidance for rooftop mechanical units.

DESIGN CRITERIA RESPONSE:

The project will provide individual rooftop sky lounges on two of the buildings that are integrated with the top level of the building, not an "add on". The terraced landscaped decks will be provided with lounging/gathering areas, barbeques and firepit gathering areas. All rooftop mechanical equipment will be screened with integrated building materials on five sides.

Review Comments received June 29, 2015:

Clearly show rooftop mechanical screening instead of greying it out. Screening must be *integrated* into the overall building design so that the screens/boxes appear to the part of the overall building and roof form.

REVIEW COMMENT RESPONSE:

ROOF TOP STRUCTURES HAVE BEEN GROUPED TOGETHER AS MUCH AS POSSIBLE AND MECHANICAL EQUIPMENT SCREENING HAS BEEN INCORPORATED INTO ELEVATOR, STAIR AND MISC. SHAFT EXTENTIONS

SEE SHEETS A0.01 AND A0.02

Review Comments received June 29, 2015:

Clearly indicate which rooftops have useable space.

REVIEW COMMENT RESPONSE:

SEE AMENITY PLAN SHEET A1.21

Review Comments received June 29, 2015:

Rooftop terraces and gardens. At this point, are there any?

REVIEW COMMENT RESPONSE:

THERE ARE TWO SKYLOUNGE ROOF DECKS LOCATED ON THE TWO EAST STRUCTURES. BOTH WILL BE PROVIDED WITH BARBECUES, FIRE PITS AND SEATING AREAS.

SEE AMENITY PLAN SHEET A1.21

Review Comments received June 29, 2015:

Green roofs that reduce stormwater runoff. Consider green roofs, especially on the lower roofs.

REVIEW COMMENT RESPONSE:

BOTH AMENITY BUILDINGS WILL BE PROVIDED WITH GREEN ROOF PLANTING MATERIALS. PODIUMS OVER THE PARKING GARAGES ARE EXTENSIVELY LANDSCAPED TOO.

SEE SITE PLAN SHEET A0.03

5. PROMOTE WELCOMING RESIDENTIAL ENTRIES: Residential entries should be substantial enough to suggest privacy yet welcoming to those who approach and enter. The overall character of the entry treatments will vary depending on street type. Entries on streets where sidewalk-oriented development is required will have a higher degree of transparency, orientation towards the street, and design detail than other portions of the subarea.

DESIGN CRITERIA RESPONSE:

Security and clearly identifiable entries are key to the safety and sense of community for this project and are key way-finding elements from initial project entry, primary office location, amenity facilities to individual unit entries. The primary project entry is ACCESSED through a formal drive WITH individual building entries accessed from the ARRIVAL COURT

The residential entries are buried within the site. Consider ways to design a graceful entry progression from the streets to the building lobbies for visitors.

REVIEW COMMENT RESPONSE:

THE MAIN ENTRY INTO THE PROJECT FROM NE 20TH IS DESIGNED AS A WOONERF, OR LIVING STREET WHERE BOTH AUTOS AND PEDESTRIANS SHARE THE SAME SPACE. LIMITING AUTO TRAFFIC INTO THE MAIN COURTYARD WITH LANDSCAPED PLANTERS, BOLLARDS, LIGHT STANDARDS AND LIMITED PARKING OPPORTUNITIES ALLOWS FOR A SHARED INTERIOR OPEN SPACE WHERE PEDESTRIANS CAN SAFELY NAVIGATE THE ENTIRE COURTYARD AREA TO ENTER THEIR APARTMENT LOBBIES, AMENITIES BUILDINGS OR LEASING OFFICES. THE PAVING SURFACE IS CONTINUOUS BETWEEN THE DRIVE AISLE AND TURNAROUND AND THE CONNECTING PAVING TO THE BUIDINGS, BUT IS DEFINED BY DIFFERENT PAVING MATERIALS COLOR AND PATTERN, CREATING A GRAND CIRCULAR ENTRY SEQUENCE AND EXPERIENCE FOR VISITORS, RESIDENTS, AND GENRAL PUBLIC. SEPARATE SIDEWALK CONNECTORS ALSO PROVIDE ACCESS FROM THE PUBLIC SIDEWALK INTO THE PROJECT.

SEE SHEETS A0.04 AND A1.12

6. PROMOTE VISUALLY INTERESTING UPPER FLOOR RESIDENTIAL WINDOWS: The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows.

DESIGN CRITERIA RESPONSE:

The scale of the residential fenestration is consistent with the residential project to the north, and of other similar buildings in the area. There is a regular rhythm and consistency to OUR PROPOSED detailing that is pleasing to the eye.

7. DESIGN INVITING RETAIL AND COMMERCIAL ENTRIES: Primary entries to retail and commercial establishments should be transparent, allowing passersby to see the activity within the building and bring life and vitality to the street. Architectural detail should be used to help emphasize the building entry.

DESIGN CRITERIA RESPONSE:

This project does not have any retail component.

8. ENCOURAGE RETAIL CORNER ENTRIES: Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged.

DESIGN CRITERIA RESPONSE:

This project does not have any retail component.

9. ENCOURAGE INVITING GROUND FLOOR RETAIL AND COMMERCIAL WINDOWS: Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inciting pedestrians into retail and commercial uses and providing view both in and out.

DESIGN CRITERIA RESPONSE:

This project does not have any retail component. The leasing office is the most public of this projects interior spaces, and does have double height windows, providing a view into and out of the space. The design and location of the leasing office does bring activity to the mid-block portion of the development.

10. BUILD COMPATIBLE PARKING STRUCTURES: Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Any sidewalk facing parking garage frontages should be designed to appear like any other occupied buildings in the area. The

horizontal garage form can be broken down by adding more walls surface and usable retail space, while retaining adequate garage ventilation.

DESIGN CRITERIA RESPONSE:

All parking is provided in below grade structured garage levels. Any above grade elements of the garage will be treated with durable finish materials consistent with the overall architecture design. Ingress/egress access points are limited to THE entry points and will be provided with decorative garage doors FOR SECURITY.

E. LIGHTING GUIDELINES

1. ORIENT LIGHTING TOWARD SIDEWALKS AND PUBLIC SPACES: Pedestrian-scaled lighting should be provided along pedestrian walkways and public open spaces. A single fixture type should be used throughout an area with slight variations allowed to identify smaller districts. Fixtures should be visually quiet as to not overpower or dominate the streetscape. Lighting may also be used to highlight trees and similar features within public and private plaza, courtyards, walkways and other similar outdoor areas to create an inviting and safe ambiance.

DESIGN CRITERIA RESPONSE:

Integrated lighting design is an extremely import design consideration to provide overall site security while creating safe and inviting gathering areas within the central courtyards and highlighting the project's architecture and site landscaping. The lighting approach for this project is to provide consistent pathway lighting fixtures within the center of the site and accent lighting within the individual courtyards. City approved street lights will be installed along NE 20th in conjunction with the street improvements. The existing street lights on 156th Ave NE will remain.

2. INTEGRATE BUILDING LIGHTING: Exterior lighting of buildings should be an integral component of the façade composition. Lighting should be used to create effects of shadow, relief and outline that add visual interest and highlight aspects of the building. Lighting should not cast glare into residential units or onto adjacent lots of streets in any way that decreases the safety of pedestrians and vehicles.

DESIGN CRITERIA RESPONSE:

The building lighting approach will be to provide accent lighting for the amenity buildings supplementing the site lighting while accenting select elements of the overall building and landscape features. Wall sconces will be used to further define the residential entries and key architectural components.

F. SIGN GUIDELINES

1. CONSIDER SIZE AND PLACEMENT OF WALL SIGNS: Signs should not overwhelm the building or its special architectural features. Signs should not render the building a mere backdrop for advertising or building identification. Signs should be good neighbors; they should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting or movement.

DESIGN CRITERIA RESPONSE:

Wayfinding signage will be consistent with the overall design and character of the building and will consist of entry monuments along NE 20th and 156th Ave NE, building identification, directional signage for site amenities and management offices. The design intent for signage is to provide overall project identification and directional information without competing or dominating the architecture of the project.

2. ORIENT HANGING SIGNS TO PEDESTRIANS: Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting and street furniture.

DESIGN CRITERIA RESPONSE:

With no retail provided within this project there are no projecting canopies over pedestrian walkways for blade type hanging signs to be installed.

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

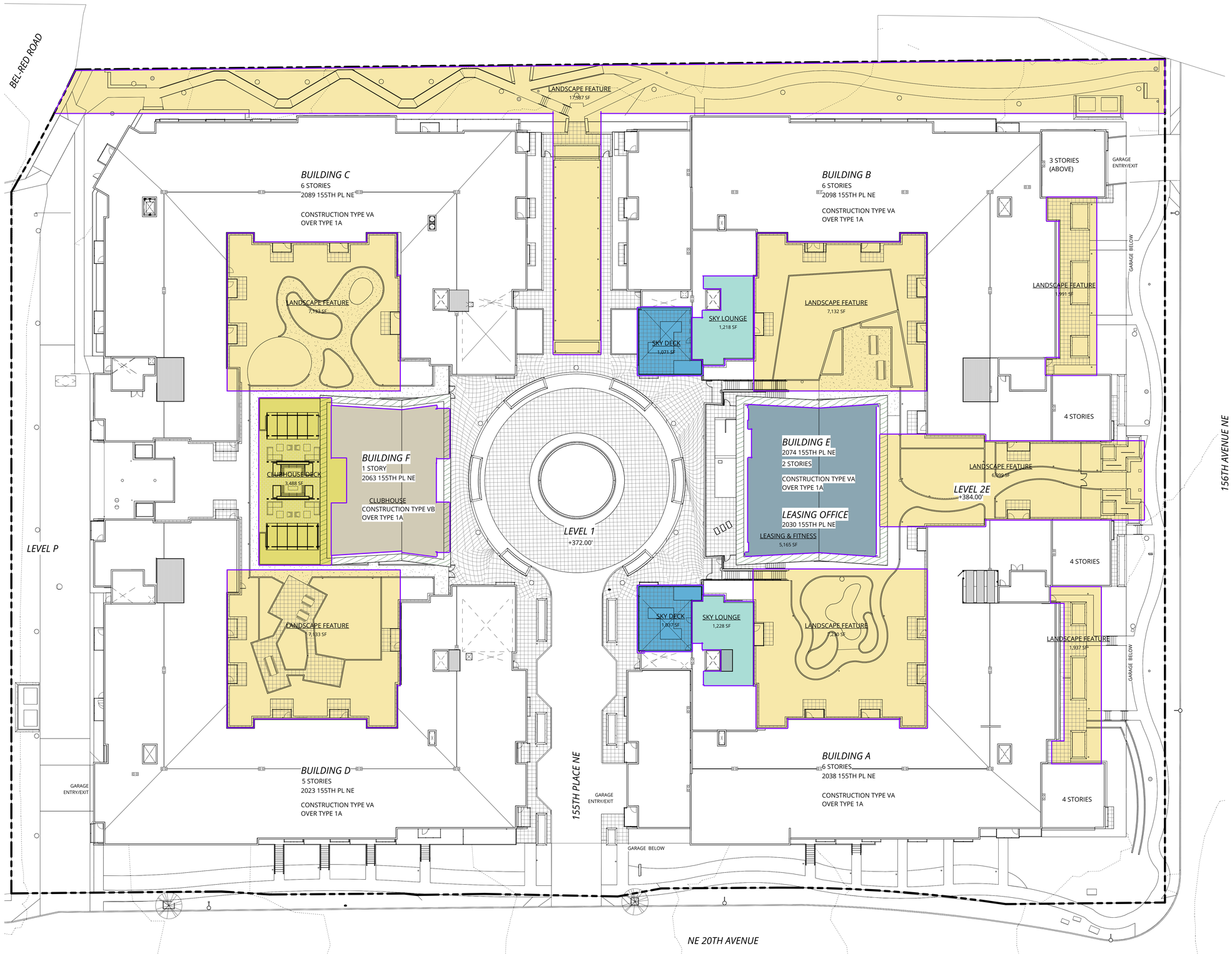
BEL-RED DESIGN GUIDELINES II

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.12
SCALE	

16 C:\ Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnlh.rvt

11/19/2015 4:27:50 PM



GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR EXTERIOR AMENITIES.

LEGEND

- Area
- CLUBHOUSE
- CLUBHOUSE DECK
- LANDSCAPE FEATURE
- LEASING & FITNESS
- SKY DECK
- SKY LOUNGE

AMENITY AREAS

Name	Area
BUILDING A	
LEVEL 7	
SKY DECK	1,037 SF
SKY LOUNGE	1,228 SF
BUILDING B	
LEVEL 7	
SKY LOUNGE	1,218 SF
SKY DECK	1,071 SF
BUILDING E	
LEVEL 1	
LEASING & FITNESS	5,165 SF
BUILDING F	
LEVEL 1	
CLUBHOUSE DECK	3,488 SF
CLUBHOUSE	4,368 SF
SITE	
LEVEL 1	
LANDSCAPE FEATURE	17,587 SF
LANDSCAPE FEATURE	1,937 SF
LANDSCAPE FEATURE	1,991 SF
LANDSCAPE FEATURE	7,230 SF
LANDSCAPE FEATURE	7,132 SF
LANDSCAPE FEATURE	7,133 SF
LANDSCAPE FEATURE	7,133 SF
LANDSCAPE FEATURE	6,099 SF
Grand total	73,819 SF

1 AMENITY PLAN

16 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS

15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

AMENITY PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.21
SCALE 1" = 20'-0"	

17 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jdinh.rvt

11/9/2015 4:29:31 PM

Sherwood Center

Zone: BR-CR
Site Area: 259,194 sf
Parcels: 2625059204 and 2625059042
Overlay: Bel-Red

ZONING CODE CONFORMANCE: LUC 20.20 - GENERAL DEVELOPMENT REQUIREMENTS

20.20.025 - INTRUSIONS INTO REQUIRED SETBACKS
MINOR BUILDING ELEMENTS (20.20.025-C) SUCH AS PATIOS, PLATFORMS, EAVES, TRELLISES, OPEN BEAMS, DECKS, BALCONIES, BAY WINDOWS, ETC MAY INTRUDE INTO SETBACKS AS DESCRIBED:
- ANY PORTION OF A MINOR ELEMENT EQUALS OR EXCEEDS 30" ABOVE GRADE IS MAX INTRUSTION OF 20% OF SETBACK OR 18", WHICHEVER IS GREATER
- ANY PORTIONS OF A MINOR ELEMENT BELOW 30" ABOVE GRADE MAY EXTEND TO ANY LOT LINE
- EXCEPT FOR EAVES, COMBINED LENGTH OF ELEMENTS >30" ABOVE GRADE SHALL NOT EXCEED 25% OF FACADE LENGTH
- MINOR BUILDING ELEMENTS MAY NOT EXTEND FLOOR AREA INTO SETBACKS, WITH EXCEPTION TO BAY WINDOW NO MORE THAN 18" INTO SETBACK

ROCKERIES AND RETAINING WALLS (20.20.025-D) ARE NOT MINOR BUILDING ELEMENTS

UNDERGROUND BUILDINGS (20.20.025-E) MAY INTRUDE INTO SETBACKS IF COMPLETELY UNDERGROUND. BUILDINGS PARTIALLY BELOW GRADE MAY PROTRUDE INTO REQUIRED SETBACKS.

20.20.460 IMPERVIOUS SURFACE
EXEMPTIONS TO IMPERVIOUS SURFACES (20.20.460-D) INCLUDE THE FOLLOWING:
- DECKS/PLATFORMS WITH GAPS 1/8" OR GREATER SO LONG AS SURFACE BELOW DECKS IS PERVIOUS
- ROCKERIES/RETAINING WALLS ARE EXEMPT
- STABILIZATION MEASURES
- LANDSCAPE FEATURES SUCH AS FENCES, ARBORS, INDIVIDUAL STEPPING STONES NOT CEMENTED OR HELD TOGETHER AND GRAVEL MULCH

INNOVATIVE TECHNIQUES (20.20.460-G) SUCH AS PERVIOUS PAVEMENT ARE EXEMPT FROM IMPERVIOUS SURFACE AREA CALCULATION SO LONG AS TECHNIQUE IS DESIGN BY LICENSED P.E. IN STATE OF WASHINGTON

20.20.522 - LIGHT AND GLARE
ALL EXTERIOR FIXTURES IN PARKING LOTS AND DRIVEWAYS SHALL UTILIZE CUTOFF SHIELDS OR OTHER APPROPRIATE MEASURES TO CONCEAL THE LIGHT SOURCE FROM ADJOINING USES AND ROW (20.20.522-B).

INTERIOR LIGHTING IN PARKING GARAGES SHALL UTILIZE APPROPRIATE SHIELDING TO PREVENT SPILLOVER UPON ADJACENT USES AND ROW (20.20.522-C)

20.20.525 - MECHANICAL EQUIPMENT
PLACE MECHANICAL EQUIPMENT AT OR BELOW GRADE RATHER THAN ON THE ROOF OF A STRUCTURE (20.20.525-B1)

WHERE EQUIPMENT IS ON THE ROOF, IT SHOULD BE CONSOLIDATED AND VISUALLY SCREENED WITH SOLID, NON-REFLECTIVE VISUAL BARRIER THAT EQUALS OR EXCEEDS THE HEIGHT OF THE MECHANICAL EQUIPMENT (20.20.525-B3,-C4)

MECHANICAL EQUIPMENT LOCATED AT OR BELOW GRADE WILL NOT BE INCLUDED FOR PURPOSES OF CALCULATING LOT COVERAGE (20.20.525-C3)

20.20.540 - MULTIFAMILY PLAY AREAS
NEW MULTIFAMILY DEVELEOPMENTS OF 10 UNITS OR MORE SHALL BE REQUIRED, AS A CONDITION OF BUILDING PERMIT APPROVAL, TO PROVIDE A MINIMUM OF 800 SF OF UNPAVED USABLE OPEN SPACE WITH LAWN OR OTHER SOFT SURFACE FOR AN OUTDOOR CHILDREN'S PLAY AREA, PLUS AN ADDTIONAL 50 SF OF USABLE OPEN SPACE FOR EACH ADDITIONAL UNIT BEYOND THE INITIAL 10 UNITS, UP TO A MAXIMUM OF 10,000 SF, EXCEPT THAT THIS REQUIREMENT DOES NOT APPLY TO MULTIFAMILY DEVELOPMENT DOWNTOWN OR TO DEVELOPMENTS DEVOTED EXCLUSIVELY TO SENIOR CITIZEN DWELLINGS AS DEFINED AT LUC 20.50.046.

20.20.590 - PARKING, CIRCULATION AND WALKWAY REQUIREMENTS
GRAVEL PARKING LOTS MAY BE ALLOWED BY THE DIRECTOR FOR TEMPORARY CONDITIONS SUCH AS CONSTRUCTION DURATION

COMPACT PARKING ALLOWED TO BE DESIGNATED FOR UP TO 50% OF ALL PARKING SPACES IN ACCORDANCE WITH COMPACT STALL DIMENSIONS (20.20.590-K9a) AND MUST BE MARKED PERMANENTLY ON SITE (20.20.590-K9b)

PARKING STALL AND AISLE DIMENSIONS PER TABLES 1,2,3,4,5 - 20.20.590

20.20.725 - RECYCLING AND SOLID WASTE COLLECTION AREAS
AT LEAST ONE SOLID WASTE AND COLLECTION AREA PROVIDED IN EACH DEVELOPMENT (20.20.725B)

MINIMUM ONE RECYCLING COLLECTION AREA PER 30 MF DWELLING UNITS (20.20.725C). RECYCLING AREA TO BE 1.5 SF/DWELLING UNIT (20.20.725D1) AND 5 SF/1000SF IN RETAIL DEVELOPMENT (20.20.725D3)

20.20.900 - TREE PRESERVATION AND RETENTION
RETENTION OF SIGNIFICANT TREES WITHIN PROJECT REQUIRED PER 20.20.900-C AND SUBJECT TO CONDITIONS OUTLINED UNDER 20.20.900-D

SIGNIFICANT TREES WITHIN THE SITE INTERIOR (20.20.900-D2):
- AT LEAST 15% OF DIAMETER INCHES OF ALL SIGNIFICANT TREES TO BE RETAINED
- ALDER AND COTTONWOOD TREES SHALL BE DISCOUNTED 50% IN CALCULATING DIAMETER INCHES TO BE RETAINED

PRIORITY FOR TREE PRESERVATION SHALL BE GIVEN TO THE FOLLOWING TYPES OF SIGNIFICANT TREES PER 20.20.900-D2a:
- HEALTHY SIGNIFICANT TREES OVER 60FT HIGH
- SIGNIFICANT TREES WHICH FORM A CONTINUOUS CANOPY
- SIGNIFICANT TREES WHICH CONTRIBUTE TO THE CHARACTER OF THE ENVIRONMENT, AND DO NOT CONSTITUTE A SA HAZARD
- SIGNIFICANT TREES WHICH PROVIDE WINTER WIND PROTECTION OR SUMMER SHADE
- GROUPS OF SIGNIFICANT TREES WHICH CREATE A DISTINCTIVE SKYLINE FEATURE

ZONING CODE CONFORMANCE: PART 20.25D - BEL-RED

20.25D.050 - PERMITTED USES
LUC 20.10.400 CHART OF USES DOES NOT APPLY TO BEL-RED LAND USE DISTRICTS.

20.25D.070 - LAND USE CHARTS
5 OR MORE DWELLING UNITS PER STRUCTURE - PERMITTED

20.25D.080 - DIMENSIONAL REQUIREMENTS
MINIMUM SETBACKS/STEPBACKS:
NO SETBACKS REQUIRED AT FRONT/SIDE/REAR YARDS
BUILDING STEPBACK ABOVE 45 FEET REQUIRED ALONG 156TH AVE NE AT A MINIMUM OF 40' ABOVE AVERAGE FINISH GRADE IF BUILDING LOCATED WITHIN 15 FEET OF PROPERTY LINE PER FOOTNOTE (2)

REAR AND SIDEYARD LANDSCAPING REQUIRED PER LUC 20.20.520 AND 20.25D.110 PER FOOTNOTE (3)

BUILDING STEPBACK REQUIRED ALONG SIDEWALK ORIENTED DEVELOPMENT PER FOOTNOTE (5) ALONG 156TH AVE NI FIGURE 20.25D.130-C.

MAXIMUM BUILDING HEIGHT LOCATED WITHIN 50 FEET OF BACK OF SIDEWALK ALONG 156TH AVENUEW NE LIMITED T FEET MEASURED FROM SIDEWALK GRADE PER FOOTNOTE (13).

SEE ARCHITECTURAL SITE PLAN/SHEET A2.1 FOR BUILDING LOCATIONS ON SITE.

GROSS SF/FLOOR AREA ABOVE 40 FEET:
26,800 SF/FLOOR - RESIDENTIAL TOWERS

MAXIMUM FAÇADE LENGTHS ALONG 156TH AVE NE LIMITED TO 150 FEET PER FOOTNOTE (15).

DEFINITION OF FACADE LENGTH PER 20.25D.020 DEFINITIONS SPECIFIC TO BEL-RED: THE LENGTH OF A BUILDING FRO PERPENDICULAR WALL TO PERPENDICULAR WALL INCLUDING OFFSETS, BAYS, AND OTHER MINOR MODULATING TREATMENTS NOT MORE THAN FIVE FEET DEEP.

MINIMUM BUILDING SEPARATION OF 40 FEET REQUIRED ALONG 156TH AVE NE PER FOOTNOTE (15).

MINIMUM REQUIRED BUIDLING SEPARATION SHALL EXTEND FROM 156TH AVE NE TO BEL-RED ROAD PER FOOTNOTE (1

GROSS SF/FLOOR MAY BE AVERAGED FOR FLOORS ABOVE 40 FEET PER FOOTNOTE (16).

SEE SHEET A1.3 FOR FAR CALCULATIONS AND DISTRIBUTION BY RESIDENTIAL TOWER.

MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED IS 75%.

BUILDING HEIGHT:
BASE HEIGHT = 40 FEET
MAXIMUM HEIGHT = 70 FEET (ACHIEVABLE ONLY THROUGH USE OF FAR AMENITY SYSTEM PER FOOTNOTE (4)).

SEE SHEET A1.4 FOR BUILDING HEIGHT CALCULATIONS

20.25D.080-B EXCEPTIONS TO DIMENSIONAL REQUIREMENTS.
1. FLOOR PLATE EXCEPTIONS.
   A. THE DIRECTOR MAY ALLOW THE CONNECTION OF FLOOR PLATES ABOVE 40 FEET SUCH THAT THOSE FLOOR PLATES EXCEED THE GROSS SQUARE FEET PER FLOOR ABOVE 40 FEET CONSISTENT WITH THE FOLLOWING LIMITATIONS:
      I. THE CONNECTION SHALL BE TO ALLOW FOR SAFE AND EFFICIENT BUILDING EXITING PATTERNS. THE CONNECTION FLOOR AREA SHALL INCLUDE REQUIRED EXITING CORRIDOR AREA AND MAY INCLUDE TH AREA ASSOCITATED WITH DWELLLING UNITS OR OTHER BUILDING USES;
      II. THE CONNECTION SHALL OCCUR ON NO MORE THAN THREE FLOOR LEVELS ABOVE 40 FEET; AND
      III. THE ALTERNATIVE DESIGN SHALL RESULT IN A BUILDING MASS THAT GIVES THE APPEARANCE OF SEPA AND DISTINCT BUILDING ELEMENTS.

20.25D.080-C IMPERVIOUS SURFACE/LOT COVERAGE.
1. UNDERGROUND BUILDINGS AS DEFINED IN LUC 20.50.050 ARE NOT STRUCTURES FOR THE PURPOSE OF CALCULATIN FLOOR AREA.
2. BUILDINGS CONSTRUCTED PARTIALLY BELOW GRADE AND NO HIGHER THAN 30 INCHES ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, ARE NOT STRUCTURES FOR THE PURPOSE OF CALCULATING LOT COVERAGE SUBJECT TO THE FOLLOWING CONDITIONS:
   A. THE 30-INCH HEIGHT LIMIT SHALL BE MET AT ALL POINTS ALONG THE BUILDING EXCLUDING THOSE AREAS NECESSARY TO PROVIDE REASONABLE INGRESS AND EGRESS TO THE UNDERGROUND PORTIONS OF THE BUILDING; AND
   B. THE ROOFTOP OF ANY UNDERGROUND BUILDING SHALL BE SCREENED FROM ABUTTING PROPERTIES WITH 10FEET OF TYPE II LANDSCAPING AS DESCRIBED IN LUC 20.20.520.G.2; EXCEPT THAT THE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT AT PLANTING. ALTERNATIVELY, IF A USE IS PROPOSED FOR THE ROOFTOP, THE ROOFTOP MAY BE LANDSCAPED CONSISTENT WITH THE PLANTING REQUIREMENTS FOR THE SPECIFIC USE THAT IS PROPOSED AND FOR THE LAND USE DISTRICT IN WHICH THE USE IS LOCATED. ALL LANDSCAPING SHALL COMPLY WITH STANDARDS SET FORTH IN LUC 20.20.520.
3. BUILDINGS CONSTRUCTED PARTIALLY BELOW GRADE AND NOT HIGHER THAN 30 INCHES ABOVE FINISHED GRADE ARE NOT STRUCTURES FOR THE PURPOSE OF CALCULATING IMPERVIOUS SURFACE; PROVIDED, THAT THE ROOFTOP OF THE BUILDING SHALL BE LANDSCAPED CONSISTENT WITH THE CITY OF BELLEVUE'S UTILITIES DEPARTMENT ENGINEERING STANDARDS, CHAPTER D9, NOW OR AS HEREAFTER AMENDED, FOR THE BUILDING ROOF AREA AS APPROVED BY THE DIRECTOR.

SEE A1.1A SHEET FOR IMPERVIOUS SURFACE AREA CALCULATIONS

20.25D.090 - FAR AMENITY INCENTIVE SYSTEM
PROJECT MUST UTILIZE TIER 1 AFFORDABLE HOUSING AS FIRST AMENITY BEFORE PURSUING ALTERNATE AMENITIES FOR FAR BONUS (20.25D.080-C3a)

FIGURE 20.25D.090.C:
BASE 1.0 FAR = ALLOWED OUTRIGHT
TIER 1a FAR = 0.5 FAR MAXIMUM BONUS THROUGH AFFORDABLE HOUSING
TIER 1b FAR = 0.5 FAR MAXIMUM BONUS THROUGH PARKS AND STREAMS, REGIONAL TDR'S

CHART 20.25D.090.C: FAR AMENITY STANDARDS
AFFORDABLE HOUSING: 4.6 SF BONUS BUILDING AREA PER SF OF AFFORDABLE RENTAL HOUSING AT 80% AMI.

PARK DEDICATION: 3.0 SF BONUS BUILDING AREA PER SF OF NEW PARK, (DOES NOT INCLUDE LAND VALUE). FEE-IN-LIEU: $15 PER SF BONUS AREA.

SEE SHEET A1.4 and A1.5 FOR FAR CALCULATIONS AND DISTRIBUTION BY RESIDENTIAL TOWER INCLUDING AMENITY DISTRIBUTION CALCS.

20.25D.110 - LANDSCAPE DEVELOPMENT, OUTDOOR STORAGE, RETAIL DISPLAY AND FENCE STANDARDS
STREETFRONT LANDSCAPE DEVELOPMENT REQUIRED PER FIGURE 20.25D.110 (20.25D.110-B2)
ARTERIAL LANDSCAPING REQUIRED ALONG 156TH AVE NE
ARTERIAL LANDSCAPING REQUIRED ALONG NE 20TH STREET

ARTERIAL LANDSCAPING INCLUDES 6FT SIDEWALK AND 5 FOOT PLANTING, INCLUDING STREET TREES, TREE WELL LANDSCAPING, ETC. (920.25D.110-B3c)

SEE SHEET L1.0 and L2.0 FOR STREETFRONT LANDSCAPING DESIGN AND PLANTING SCHEDULE

20.25D.110-D INTERIOR PROPERTY LINE DEVELOPMENT
10 FOOT LANDSCAPE BUFFER REQUIRED ALONG ALL INTERIOR PROPERTY LINES (20.25D.110-D2)
LANDSCAPING INTENT INCLUDES EVERGREEN AND DECIDUOUS TREES AND REQUIRED SPACING AND FULL GROUND COVER WITHIN THREE YEARS. (20.25D.110-D3)

SEE SHEET L1.0 FOR LANDSCAPING BUFFER DESIGN AND PLANTING SCHEDULE
SEE THIS SHEET FOR ALTERNATIVE TREE RETENTION OR REPLACEMENT OPTION

20.25D.110-F SIGNIFICANT TREE RETENTION AND PRUNING
TREE RETENTION REQUIRMENTS OF LUC 20.20.900 APPLY IN ADDITION TO BEL-RED REQUIREMENTS

ALL SIGNIFICANT TREES SHALL BE RETAINED WHICH DO NOT CONSTITUTE A SAFETY HAZARD

SEE SHEET L4.0 FOR INDENTIFICATION OF SIGNIFICANT TREES AND RETENTION PLAN

20.25D.110-H FENCES
NO FENCES ALLOWED TO VIOLATE SIGHT OBSTRUCTION DISTANCES AT INTERSECTIONS

ANY FENCE GREATER THAN 8 FEET IN HEIGHT REQUIRED TO HAVE BUILDING PERMIT (20.25D.110-H3)

20.25D.120 - PARKING, CIRCULATION AND INTERNAL WALKWAY REQUIREMENTS
20.25D.120-B MINIMUM/MAXIMUM REQUIRED PARKING SPACES BY USE - SPECIFIED USES
REQUIRED PER CHART 20.25D.120.B.2 - PARKING STANDARDS FOR BEL-RED (RC ZONES ONLY)

USE	UNIT OF MEASURE	MINIMUM	MAXIMUM
RESIDENTIAL	PER UNIT	1.0	2.0

RESIDENTIAL PARKING SPACE REQUIREMENTS ARE 0.25 SPACES/UNIT FOR STUDIO AND ONE-BEDROOM UNITS FOR PERSONS EARNING 60% OR LESS OF MEDIAN INCOME PER FOOTNOTE (5)
VANPOOL/CARPOOL LOADING SPOT REQUIRED PER FOOTNOTE (6)
TANDEM PARKING STALLS MAY BE USED TO EXCEED MINIMUM PARKING QUANTITIES BY MAY NOT EXCEED MAXIMUM QUANTITIES PER FOOTNOTE (7)

20.25D.120-G BICYLE PARKING
RATIOS OF REQUIRED PARKING (20.25D.120-G1):
RESIDENTIAL 1 SPACE PER 10 DWELLING UNITS
BICYCLE PARKING TO BE LOCATED ON SITE, MIN 50% COVERED AND RACKS SECURELY MOUNTED

ZONING CALCULATION: VEHICLE PARKING QUANTITY CALCS AND DISTRIBUTION (20.25D.120-B)

REQUIRED PARKING	618 UNITS X 1.0 = 618 SPACES MINIMUM 618 UNITS X 2.0 = 1232 SPACES MAXIMUM
TOTAL RESIDENTIAL SPACES PROVIDED	744
MAXIMUM COMPACT SPACES ALLOWED	558 SPACES (744 X 75%*)

*Per General Development Requirements Section 20.20.128.C.2 Affordable housing, "buildings containing affordable housing, the percent of compact parking stalls may be increased up to 75 percent".

REQUIRED ACCESSIBLE PARKING SPACES	15 (744 X 2% = 14.88)
TOTAL ACCESSIBLE PARKING SPACES PROVIDED	17
ACCESSIBLE VAN PARKING SPACES PROVIDED	5

PARKING SPACE TYPE	COUNT	PERCENTAGE OF PARKING SPACES
ACCESSIBLE SPACE 9' X 18'	17	2.3%
COMPACT 7-6" X 13'-6"	393	53%
STANDARD 9' X 18'	351	47%

RESIDENTIAL STALL SIZE DISTRIBUTION BY LOCATION:
(SEE PLANS FOR LOCATIONS AND DIMENSIONS, SPACE DIMENSIONS SHALL CONFORM TO TABLES 1,2,3,4,5 - 20.20.590 STANDARDS)

ACCESSIBLE SPACE 9' X 18'

PARKING LEVEL	PARKING SPACE TYPE	COUNT
LEVEL P	ACCESSIBLE SPACE 9' X 18'	15
LEVEL 1	ACCESSIBLE SPACE 9' X 18'	2

COMPACT SPACE 7'-6" X 13'-6"

PARKING LEVEL	PARKING SPACE TYPE	COUNT
LEVEL P	COMPACT SPACE 7'-6" X 13'-6"	285
LEVEL 1	COMPACT SPACE 7'-6" X 13'-6"	108

STANDARD SPACE 9' X 18'

PARKING LEVEL	PARKING SPACE TYPE	COUNT
LEVEL P	STANDARD SPACE 9' X 18'	253
LEVEL 1	STANDARD SPACE 9' X 18'	95

ZONING CALCULATION: BICYLE PARKING QUANTITY CALCS AND DISTRIBUTION (20.25D.120-G)

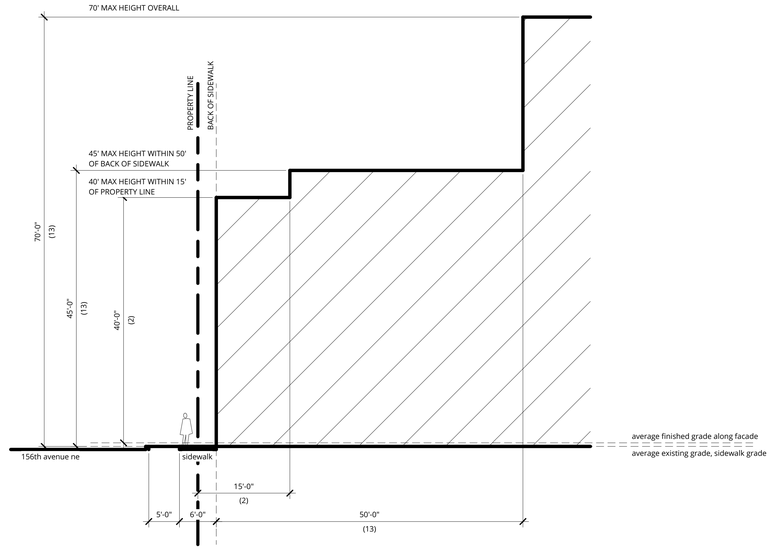
REQUIRED BICYCLE PARKING	618 UNITS / 10 = 61.8= 62 SPACES MINIMUM
TOTAL BICYCLE SPACES PROVIDED	
COVERED BIKE RACKS	342 SPACES

ALTERNATIVE TREE RETENTION OR REPLACEMENT OPTION (20.20.900-G)

SIGNIFICANT TREES THAT CANNOT BE SAVED DUE TO LOCATION OF NEW STRUCTURE AND REPLACEMENT OF MAJOR UTILITIES ON SITE WILL BE REPLACE PER COMPLIANCE WITH 20.20.900-G 2bi.

IMPERVIOUS SURFACE LUC 20.20.460

IMPERVIOUS SURFACE	180,181 SF	69.5%
PERVIOUS SURFACE	79,013 SF	30.5%
TOTAL	259,194 SF	100%



1 156TH AVE NE BUILDABLE ENVELOPE
A-011 | 1" = 10'-0"

Ankrom Moisan
6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100
117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600
© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007
CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

PLANNING SUMMARY & ANALYSIS

DESIGN REVIEW SUBMITTAL II

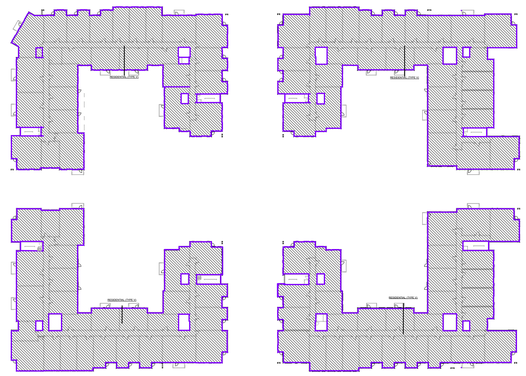
REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.31
SCALE 1" = 10'-0"	

C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jdhnlb.rvt

11/19/2015 4:30:04 PM

LEVEL 2

A-013 | 1/64" = 1'-0"



LEVEL 5

A-013 | 1/64" = 1'-0"

CITY OF BELLEVUE LAND USE CODE ANALYSIS, BEL-RED DISTRICT

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL

PROJECT NAME: SHERWOOD CENTER **District:** BEL-RED **Project Number:** 15-107220-LD

Location: 15400 NE 20TH ST Residentail/Non Residential: Residential Date Prepared: 5/4/2015

Lot Area (SF): 259,194 Project Limits (Net On-Site Land Area) (SF): **259,194**

FAR CALCULATIONS		Basic	Maximum (Y)
Allowable Floor Area Ratio, Residential (FAR)		1.0	2.0
Allowable Floor Area		**259,194**	518,388
FAR AMENITY INCENTIVE SYSTEM			
Tier 1a FAR Bonus through Affordable Housing		0.5	129,597
Tier 1b FAR Bonus through Parks and Streams, Regional TDR's		0.5	129,597
PROJECT PROGRAM			
Proposed Building Gross Floor Area		**840,914**	
Floor Area Exempt from FAR		324,308	
Parking, Mech & Shafts	296,135		
Affordable Units	28,173		
Gross Floor Area for FAR Calculation		**516,606**	
Maximum Allowable Building Floor Area		518,388	
FAR for Project			1.99

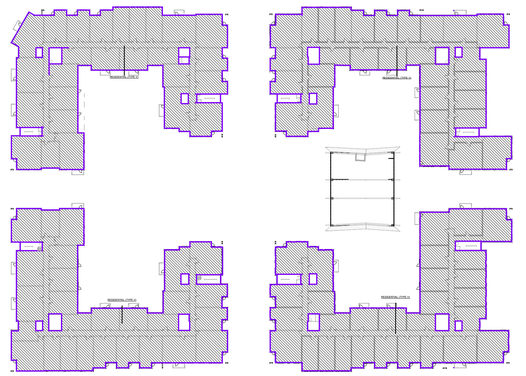
AREAS INCLUDED IN FAR

LEVEL 1	
BUILDING F	4,275 SF
RESIDENTIAL	3,992 SF
LEASING (AMENITY)	4,494 SF
RESIDENTIAL	2,731 SF
RESIDENTIAL	21,888 SF
RESIDENTIAL (TYPE V)	22,456 SF
	59,836 SF
LEVEL 2.AB	
FITNESS (AMENITY)	4,910 SF
RESIDENTIAL	21,398 SF
RESIDENTIAL	23,095 SF
	49,403 SF
LEVEL 2.C	
RESIDENTIAL (TYPE V)	22,735 SF
RESIDENTIAL (TYPE V)	22,307 SF
	45,043 SF
LEVEL 3.AB	
RESIDENTIAL (TYPE V)	24,609 SF
RESIDENTIAL (TYPE V)	24,631 SF
	49,240 SF
LEVEL 3.C	
RESIDENTIAL (TYPE V)	22,694 SF
RESIDENTIAL (TYPE V)	23,000 SF
	45,694 SF
LEVEL 4.AB	
RESIDENTIAL (TYPE V)	24,618 SF
RESIDENTIAL (TYPE V)	24,492 SF
	49,109 SF
LEVEL 4.C	
RESIDENTIAL (TYPE V)	22,907 SF
RESIDENTIAL (TYPE V)	23,138 SF
	46,045 SF
LEVEL 5.AB	
RESIDENTIAL (TYPE V)	24,610 SF
RESIDENTIAL (TYPE V)	24,435 SF
	49,045 SF
LEVEL 5.C	
RESIDENTIAL (TYPE V)	23,073 SF
RESIDENTIAL (TYPE V)	23,039 SF
	46,112 SF
LEVEL 6.AB	
RESIDENTIAL (TYPE V)	22,322 SF
RESIDENTIAL (TYPE V)	22,409 SF
	44,730 SF
LEVEL 6.C	
RESIDENTIAL (TYPE V)	22,735 SF
	22,735 SF
LEVEL 7.AB	
RESIDENTIAL (TYPE V)	18,788 SF
RESIDENTIAL (TYPE V)	18,801 SF
	37,589 SF
	544,581 SF TOTAL FAR AREA

546,561 SF = MAXIMUM FAR WITH BONUS

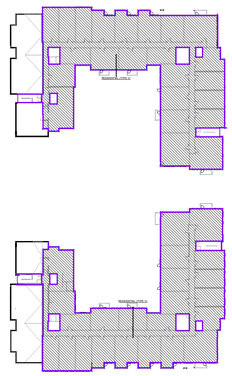
LEVEL 1

A-013 | 1/64" = 1'-0"



LEVEL 4

A-013 | 1/64" = 1'-0"



LEVEL 7

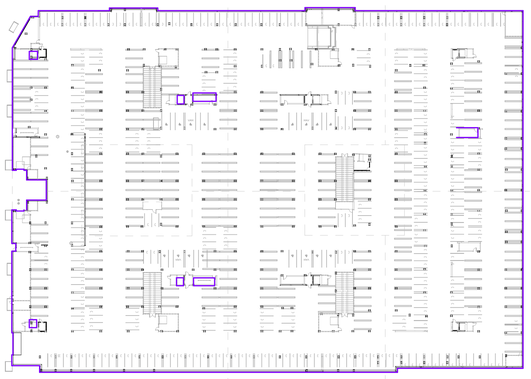
A-013 | 1/64" = 1'-0"

CITY OF BELLEVUE FAR MEASUREMENT CRITERIA

Floor Area Ratio (FAR) is defined at LUC 20.50.022 as "A measure of development intensity equal to the gross floor area, excluding parking and mechanical floors or areas, divided by net on-site land area (square feet)..." The definition of Floor Area, Gross (GFA), also at LUC 20.50.022 states, "The area included within the inside finished wall surface of the surrounding exterior walls of a building, excluding interior openings in floor plates (e.g. vent shafts, stair wells, and interior atriums), outdoor courts and exterior balconies."

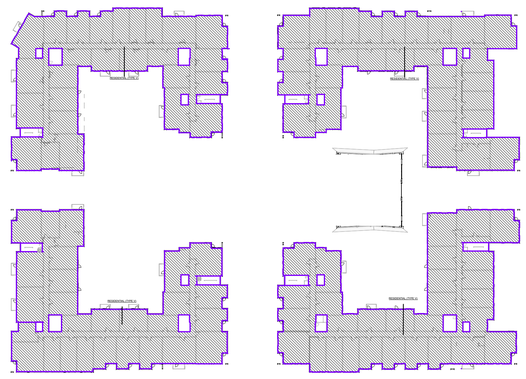
Exempted areas include:

1. interior openings in floor plates
2. outdoor courts
3. exterior balconies
4. parking
5. mechanical floors or areas
6. stair enclosures



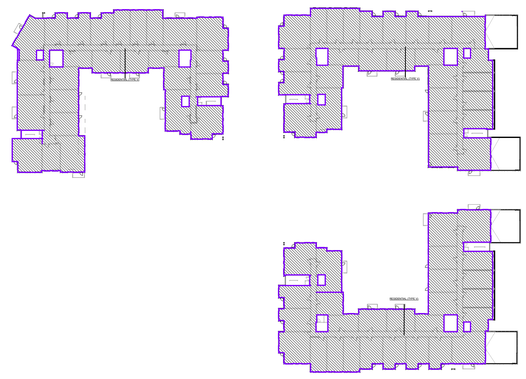
LEVEL P

A-013 | 1/64" = 1'-0"



LEVEL 3

A-013 | 1/64" = 1'-0"



LEVEL 6

A-013 | 1/64" = 1'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

DPD APPROVAL STAMP

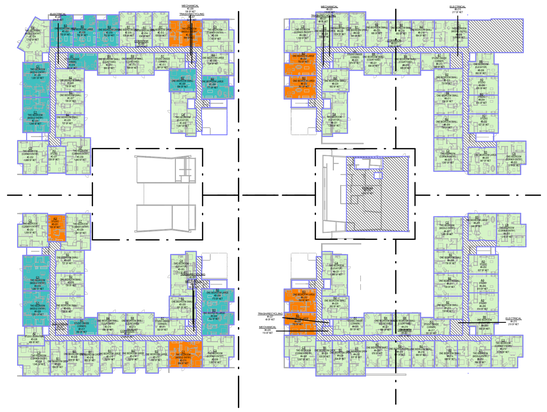
PLANNING ANALYSIS - FAR

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.41
SCALE 1/64" = 1'-0"	

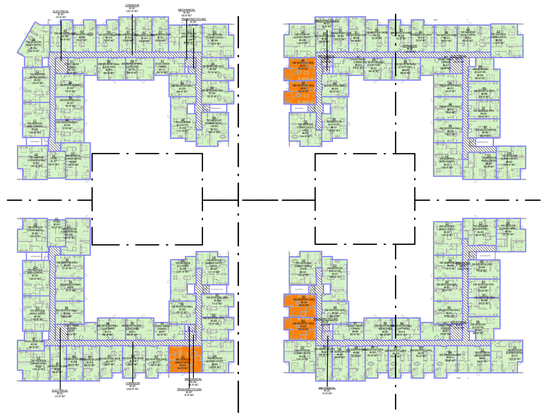
C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jdhnb.rvt

11/9/2015 4:29:17 PM



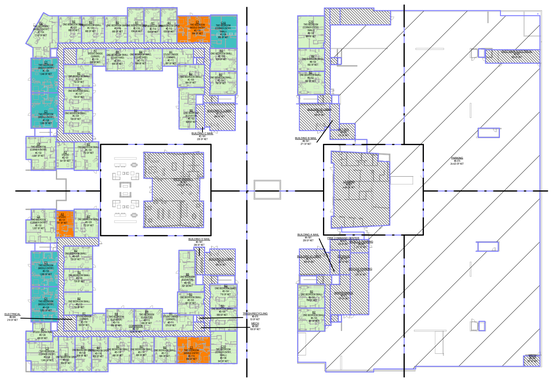
LEVEL 2

A-010 | 1/64" = 1'-0"



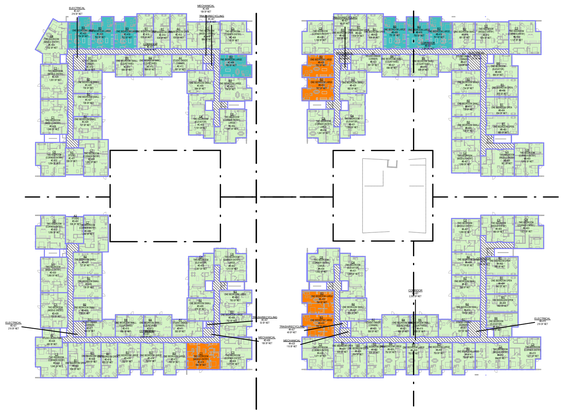
LEVEL 5

A-010 | 1/64" = 1'-0"



LEVEL 1

A-010 | 1/64" = 1'-0"



LEVEL 4

A-010 | 1/64" = 1'-0"

NRSF BY BUILDING

UNIT TYPE	QTY	AREA
BUILDING A		
A1	12	6,801 SF
A3	9	5,680 SF
B1	27	17,345 SF
B2	30	21,302 SF
B3	31	23,577 SF
B4	12	8,270 SF
B6	6	4,150 SF
C1	7	6,854 SF
C2	6	6,381 SF
C3	9	9,644 SF
C4	5	5,493 SF
C6	8	8,565 SF
C9	4	4,071 SF
	166	128,134 SF
BUILDING B		
A1	12	6,770 SF
A3	9	5,652 SF
B1	27	17,383 SF
B2	33	23,349 SF
B3	26	19,752 SF
B4	12	8,376 SF
B6	6	4,125 SF
C1	8	7,552 SF
C2	5	5,306 SF
C3	8	8,922 SF
C4	5	5,492 SF
C6	8	8,488 SF
C7	1	1,067 SF
C9	4	4,066 SF
C10	1	960 SF
	165	127,261 SF
BUILDING C		
A1	12	6,787 SF
A3	7	3,767 SF
B1	18	11,423 SF
B2	29	20,674 SF
B3	25	18,945 SF
B4	10	6,986 SF
B5	1	829 SF
C1	18	17,860 SF
C3	4	4,401 SF
C4	5	5,499 SF
C5	5	5,273 SF
C6	4	4,166 SF
C7	5	5,259 SF
C8	6	6,591 SF
C10	1	969 SF
	150	119,429 SF
BUILDING D		
A1	10	5,660 SF
A2	5	2,447 SF
A3	4	2,147 SF
B1	15	9,521 SF
B2	27	19,245 SF
B3	20	15,142 SF
B4	8	5,562 SF
B5	1	821 SF
C1	17	17,632 SF
C3	9	9,494 SF
C4	6	5,816 SF
C5	6	6,332 SF
C6	3	3,045 SF
C7	5	5,197 SF
C10	1	941 SF
	137	109,001 SF
	618	483,824 SF

NRSF BY UNIT TYPE

UNIT TYPE	QTY	COMMENT	AREA	%
A1	46	STUDIO (INSIDE CORNER)	26,018 SF	7%
A2	5	STUDIO (ELEVATOR)	2,447 SF	1%
A3	29	STUDIO	17,247 SF	5%
B1	87	ONE BEDROOM OPEN	55,672 SF	14%
B2	119	ONE BEDROOM SMALL	84,571 SF	19%
B3	102	ONE BEDROOM LARGE	77,416 SF	17%
B4	42	ONE BEDROOM SMALL (COURTYARD)	29,194 SF	7%
B5	2	ONE BEDROOM (ELEVATOR)	1,650 SF	0%
B6	12	ONE BEDROOM (ELEVATOR)	8,276 SF	2%
C1	50	TWO BEDROOM (MIDDLE ENTRY)	49,898 SF	8%
C2	11	TWO BEDROOM (MIDDLE ENTRY)	11,686 SF	2%
C3	30	TWO BEDROOM (CORNER ENTRY)	32,461 SF	5%
C4	21	TWO BEDROOM (ELEVATOR)	22,300 SF	3%
C5	11	TWO BEDROOM (CORNER ENTRY)	11,605 SF	2%
C6	23	TWO BEDROOM (CORNER ENTRY), LARGE	24,263 SF	4%
C7	11	TWO BEDROOM (CORNER ENTRY)	11,522 SF	2%
C8	6	TWO BEDROOM (MIDDLE ENTRY)	6,591 SF	1%
C9	8	TWO BEDROOM (CORNER ENTRY)	8,137 SF	1%
C10	3	TWO BEDROOM (CORNER ENTRY, SMALL)	2,870 SF	0%
TOTAL	618		483,824 SF	100%

NUMBER OF BEDROOMS ANALYSIS

0	80	13%
1	364	59%
2	174	28%
TOTAL	618	100%

LEGEND

- Not Rentable
- Not Rentable -Parking
- Rentable
- Rentable - Tier 1a
- Rentable - Type A

LEVEL 7

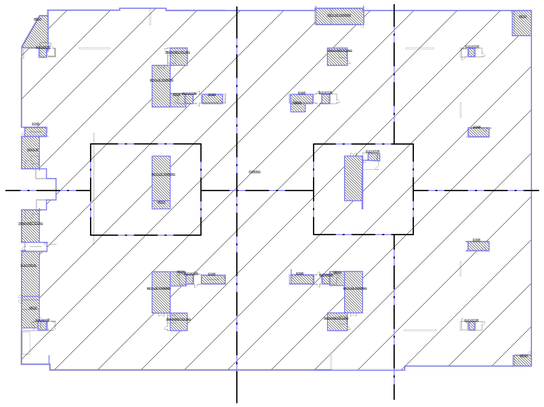
A-010 | 1/64" = 1'-0"

GRSF

UNIT TYPE	QTY	AREA
LEVEL P		
BICYCLE PARKING	6	5,048 SF
ELECTRICAL	1	867 SF
ELEVATOR	9	668 SF
MECH	9	2,962 SF
MOVE-IN	1	625 SF
PARKING	8	183,251 SF
STAIR	7	1,530 SF
TRASH/RECYCLING	5	2,037 SF
		196,987 SF
LEVEL 1		
A1	4	2,260 SF
A2	1	489 SF
A3	2	1,082 SF
B1	6	3,808 SF
B2	24	16,905 SF
B4	4	2,795 SF
B5	2	1,650 SF
BICYCLE PARKING	4	2,604 SF
BUILDING A LOBBY	1	864 SF
BUILDING A MAIL	1	259 SF
BUILDING B LOBBY	1	888 SF
BUILDING B MAIL	1	271 SF
BUILDING C LOBBY	1	909 SF
BUILDING C MAIL	1	235 SF
BUILDING D LOBBY	1	865 SF
BUILDING D MAIL	1	286 SF
C1	6	6,200 SF
C3	1	1,045 SF
C5	2	2,108 SF
C8	1	1,101 SF
C10	3	2,870 SF
CORRIDOR	4	5,383 SF
EAST MAIN ELECTRICAL	1	802 SF
ELECTRICAL	2	431 SF
FIRE COMMAND CENTER	1	232 SF
LEASING	1	4,483 SF
MAINTENANCE	1	767 SF
MECH	2	295 SF
MECHANICAL	1	108 SF
PARKING	5	70,522 SF
PET SPA	1	372 SF
STORAGE	1	287 SF
TRASH/RECYCLING	4	224 SF
WEST AMENITY	1	4,593 SF
		137,993 SF
LEVEL 2		
A1	8	4,523 SF
A2	1	489 SF
A3	8	4,795 SF
B1	12	7,625 SF
B2	23	16,244 SF
B3	16	12,309 SF
B4	8	5,573 SF
B6	2	1,322 SF
C1	8	8,202 SF
C2	2	2,132 SF
C3	6	6,463 SF
C4	4	4,406 SF
C5	2	2,118 SF
C7	2	2,080 SF
C8	1	1,102 SF
C9	2	2,035 SF
CORRIDOR	4	11,127 SF
ELECTRICAL	4	867 SF
FITNESS	1	4,659 SF
MECHANICAL	4	441 SF
TRASH/RECYCLING	4	201 SF
		98,712 SF
LEVEL 3		
A1	8	4,525 SF
A2	1	489 SF
A3	2	1,083 SF
B1	18	11,577 SF
B2	16	11,427 SF
B3	21	15,891 SF
B4	8	5,573 SF
B6	2	1,376 SF
C1	11	10,787 SF
C2	2	2,106 SF
C3	7	7,593 SF
C4	4	4,418 SF
C5	2	2,105 SF
C6	4	4,126 SF
C7	2	2,076 SF
C8	1	1,083 SF
C9	2	2,033 SF
CORRIDOR	4	8,840 SF
ELECTRICAL	4	867 SF
MECHANICAL	4	442 SF
TRASH/RECYCLING	4	201 SF
		98,619 SF

GRSF

UNIT TYPE	QTY	AREA
LEVEL 4		
A1	8	4,530 SF
A2	1	490 SF
A3	2	1,072 SF
B1	18	11,538 SF
B2	17	12,151 SF
B3	21	15,907 SF
B4	8	5,551 SF
B6	2	1,422 SF
C1	10	10,107 SF
C2	2	2,133 SF
C3	7	7,599 SF
C4	4	4,392 SF
C5	2	2,110 SF
C6	4	4,127 SF
C7	2	2,080 SF
C8	1	1,102 SF
C9	2	2,037 SF
CORRIDOR	4	8,833 SF
ELECTRICAL	4	867 SF
MECHANICAL	4	441 SF
TRASH/RECYCLING	4	201 SF
		98,689 SF
LEVEL 5		
A1	8	4,525 SF
A2	1	490 SF
A3	2	1,072 SF
B1	18	11,586 SF
B2	17	12,154 SF
B3	21	15,909 SF
B4	8	5,551 SF
B6	2	1,374 SF
C1	10	10,112 SF
C2	2	2,133 SF
C3	7	7,585 SF
C4	4	4,393 SF
C5	2	2,110 SF
C6	4	4,130 SF
C7	2	2,080 SF
C8	1	1,102 SF
C9	2	2,032 SF
CORRIDOR	4	8,831 SF
ELECTRICAL	4	867 SF
MECHANICAL	4	441 SF
TRASH/RECYCLING	4	201 SF
		98,678 SF
LEVEL 6		
A1	6	3,392 SF
A3	7	4,262 SF
B1	9	5,718 SF
B2	13	9,284 SF
B3	16	12,127 SF
B4	4	2,774 SF
B6	2	1,323 SF
C1	5	4,490 SF
C2	2	2,127 SF
C3	3	3,276 SF
C4	3	3,294 SF
C5	1	1,054 SF
C6	7	7,492 SF
C7	1	1,040 SF
C8	1	1,102 SF
CORRIDOR	3	6,301 SF
ELECTRICAL	3	652 SF
MECHANICAL	3	333 SF
TRASH/RECYCLING	3	149 SF
		70,193 SF
LEVEL 7		
A1	4	2,263 SF
A3	6	3,882 SF
B1	6	3,820 SF
B2	9	6,405 SF
B3	7	5,272 SF
B4	4	2,774 SF
B6	2	1,458 SF
C2	2	2,121 SF
C6	4	4,387 SF
CORRIDOR	2	4,140 SF
ELECTRICAL	2	436 SF
MECHANICAL	2	225 SF
SKY DECK	2	1,904 SF
SKY LOUNGE	2	2,465 SF
TRASH/RECYCLING	2	97 SF
		41,651 SF
		841,522 SF

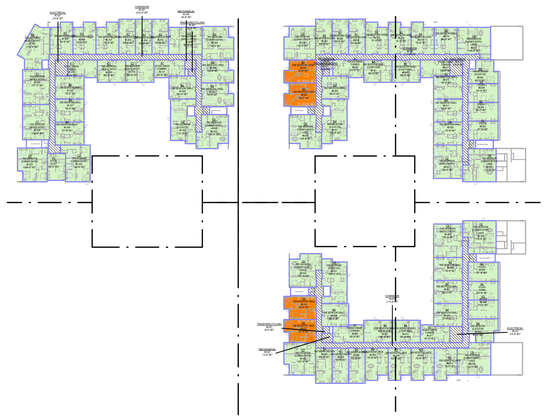


LEVEL P

A-010 | 1/64" = 1'-0"

LEVEL 3

A-010 | 1/64" = 1'-0"



LEVEL 6

A-010 | 1/64" = 1'-0"

PARKING SPACE COUNT

TYPE	COUNT	%
Compact Spaces		
LEVEL P		
Resident	285	38%
LEVEL 1		
Resident	87	12%
Visitor	21	3%
	393	53%
Standard Spaces		
LEVEL P		
Accessible	15	2%
Resident	229	31%
Tandem	12	2%
LEVEL 1		
Accessible	2	0%
Resident	63	8%
Surface	8	1%
Tandem	4	1%
Visitor	18	2%
	351	47%
Grand total	744	100%

PARKING AREAS

LEVEL P	183,251 SF
LEVEL 1	70,522 SF
Grand total	253,773 SF

RENTABLE AREA CALCULATION CRITERIA

1. Measure to centerline of demising walls.
2. Measure to outside face of (F.O.) stud at exterior wall.
3. Measure to outside of glass at windows.
4. Measure to face of (F.O.) stud facing the corridor walls and all other adjoining common areas walls such as trash room, electrical room, telecom room, etc.
5. Measure to face of (F.O.) stud on the shaft side at all shafts. If shaft occurs in a demising wall you still measure to the inside face of stud at the shaft, not the continuation of the centerline of the demising wall through the shaft. Walls constructed with C-H studs (shaft liner) can be measured to the inside face of the shaft (since the stud extends to that face)
6. Free standing structural elements (columns, sheer walls) will not be excluded in the rentable area calculation.
7. Balconies and terraces will not be included as rentable areas.
8. Area of internal stairs will only be counted once.
9. Round up all numbers greater than 0.51 and down all numbers smaller than 0.51.

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS

15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

DPD APPROVAL STAMP

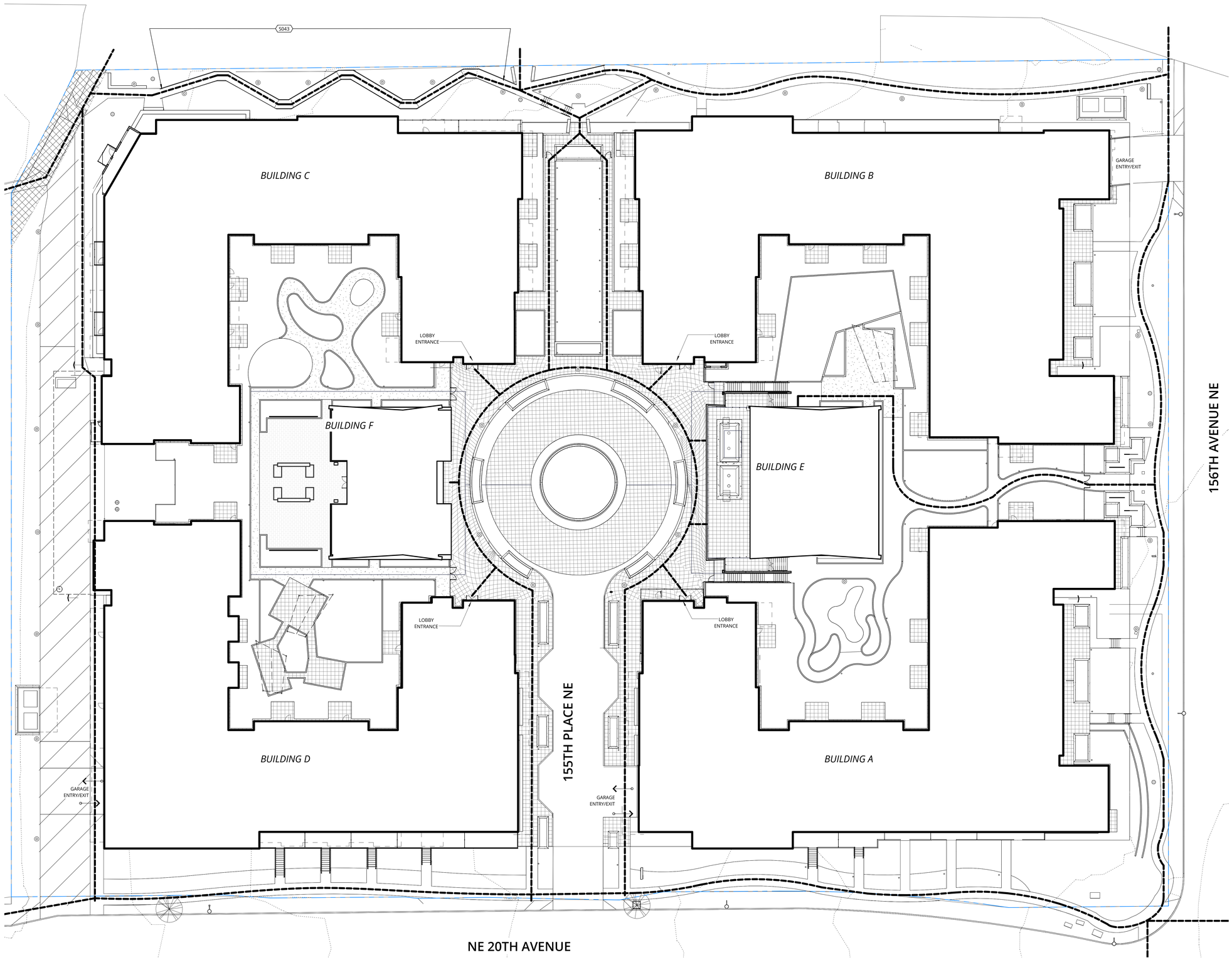
AREA ANALYSIS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.42
SCALE 1/64" = 1'-0"	

2:\1. Cu_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jobnb.rvt

11/19/2015 4:31:09 PM



GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA . SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

D SEE LANDSCAPE SHEET FOR SPOT ELEVATIONS ALONG ACCESSIBLE ROUTES

E ALL BUILDINGS IN SCOPE TO HAVE ACCESSIBLE ROUTES WHICH INCLUDE, BUT NOT LIMITED TO:
- MAXIMUM SIDEWALK SLOPE = 1:20
- MAXIMUM SLOPE WITHIN ACCESSIBLE PARKING SPACES = 1:20
- MAXIMUM RAMP SLOPE = 1:12
- MAXIMUM CROSS SLOPE = 1:48
- SIDEWALKS TO BE BROOM FINISH, UON

KEYED NOTES

S043 RAMP WITH HANDRAIL AND EDGE PROTECTION, 1:12 MAX SLOPE

LEGEND

ACCESSIBLE ROUTE

TIER 1 (AFFORDABLE) UNITS

UNIT TYPE	UNIT NUMBER	Area
STUDIO (INSIDE CORNER)		
A1	D-217	550 SF
A1	C-219	550 SF
A1	B-317	549 SF
A1	A-317	551 SF
4		2,200 SF
ONE BEDROOM LARGE		
B3	D-206	752 SF
B3	D-204	773 SF
B3	C-204	771 SF
B3	C-218	752 SF
B3	C-220	752 SF
B3	C-222	753 SF
B3	C-406	755 SF
B3	C-418	752 SF
B3	C-420	752 SF
B3	C-422	754 SF
B3	B-418	750 SF
B3	B-416	751 SF
B3	B-420	751 SF
B3	C-304	768 SF
B3	C-306	758 SF
B3	C-318	752 SF
B3	C-320	752 SF
B3	C-322	751 SF
B3	B-318	751 SF
B3	B-316	752 SF
B3	B-320	752 SF
ONE BEDROOM SMALL		
B2	C-205	684 SF
22		16,539 SF
TWO BEDROOM (CORNER ENTRY, SMALL)		
C10	C-108	969 SF
TWO BEDROOM (MIDDLE ENTRY)		
C1	D-230	1,060 SF
C1	D-228	1,053 SF
C1	C-228	1,048 SF
C1	C-226	1,051 SF
C1	D-130	1,060 SF
C1	D-128	1,053 SF
C1	C-128	1,060 SF
C1	C-126	1,040 SF
9		9,394 SF
Unit Total: 35		28,133 SF

TYPE 'A' UNITS

UNIT TYPE	UNIT NUMBER
BUILDING A	
ONE BEDROOM LARGE	
B3	A-532
B3	A-530
B3	A-432
B3	A-430
B3	A-332
B3	A-330
B3	A-632
B3	A-630
B3	A-232
B3	A-230
BUILDING B	
ONE BEDROOM LARGE	
B3	B-532
B3	B-530
B3	B-432
B3	B-430
B3	B-332
B3	B-330
B3	B-632
B3	B-630
B3	B-232
B3	B-230
BUILDING C	
STUDIO	
A3	D-331
TWO BEDROOM (MIDDLE ENTRY)	
C1	C-210
C1	C-110
C1	C-310
BUILDING D	
STUDIO	
A3	D-231
A3	D-131
TWO BEDROOM (MIDDLE ENTRY)	
C1	D-210
C1	D-110
C1	D-510
C1	D-410
C1	D-310
Unit Total: 31	

1 SITE PLAN - ACCESSIBLE ROUTES

A-051 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007
CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

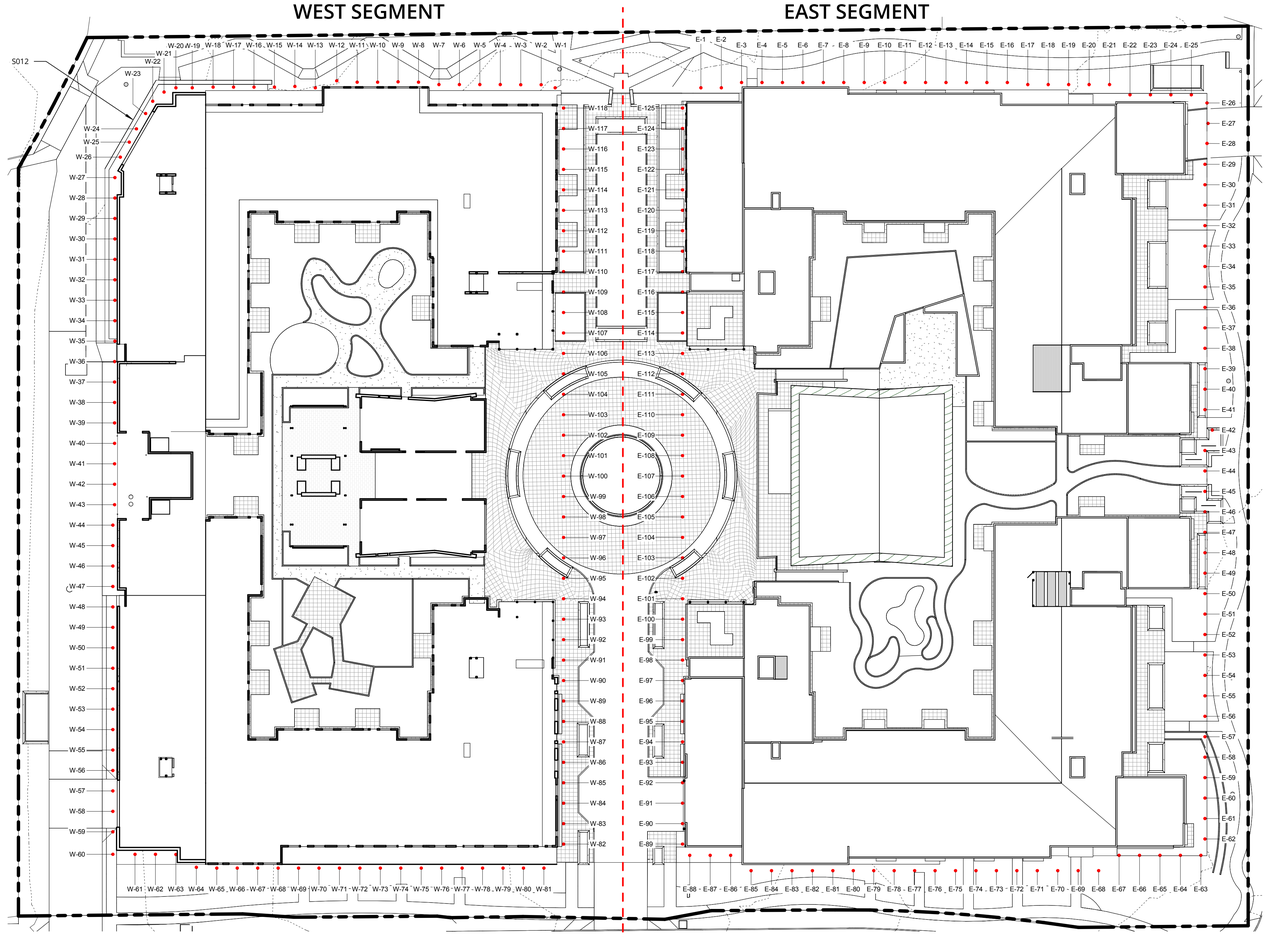
ACCESSIBILITY ANALYSIS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.43
SCALE As indicated	

212 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jdmb.rvt

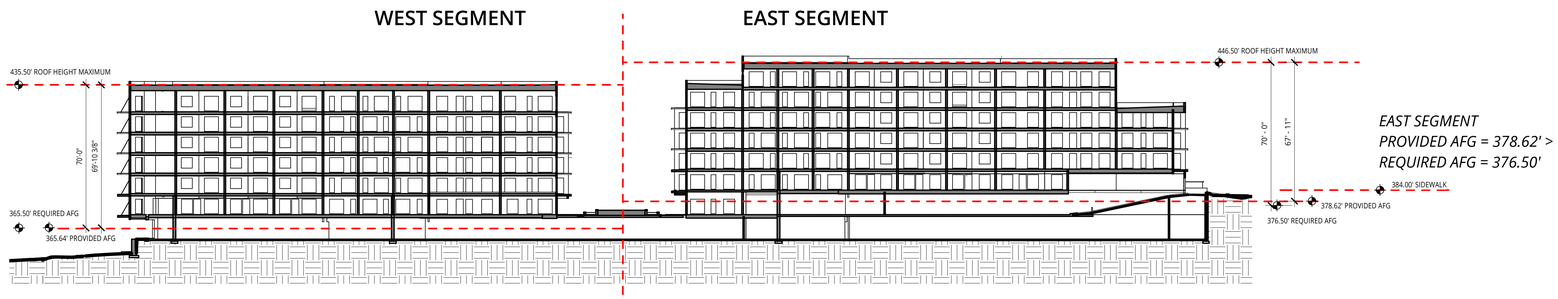
11/19/2015 4:30:13 PM



1 BUIDLING HEIGHT ANALYSIS PLAN

A-014 | 1" = 30'-0"

0' 15' 30' 60' 120'



WEST SEGMENT
PROVIDED AFG = 365.64' >
REQUIRED AFG = 365.50'

EAST SEGMENT
PROVIDED AFG = 378.62' >
REQUIRED AFG = 376.50'

2 BUILDING HEIGHT ANALYSIS SECTION

A-014 | 1" = 30'-0"

GENERAL NOTES

A BUILDING-INTERIOR CALCULATION POINTS INCLUDED ALONG FIRE ACCESS ROAD

KEYED NOTES

S012 GABIAN LANDSCAPE RETAINING WALL

BUILDING HEIGHT CALCULATION POINTS

EAST SEGMENT
47,328/125 = 378.62 AFG

MARK	FG ELEV	MARK	FG ELEV	MARK	FG ELEV
E-1	372.28	E-43	384.00	E-85	372.24
E-2	372.75	E-44	384.00	E-86	371.83
E-3	371.80	E-45	384.00	E-87	371.83
E-4	372.20	E-46	384.00	E-88	371.83
E-5	372.64	E-47	384.00	E-89	372.00
E-6	373.16	E-48	383.95	E-90	372.00
E-7	373.63	E-49	383.90	E-91	372.00
E-8	374.40	E-50	383.87	E-92	372.00
E-9	374.94	E-51	383.82	E-93	372.00
E-10	375.51	E-52	383.77	E-94	372.00
E-11	375.96	E-53	383.74	E-95	372.00
E-12	376.39	E-54	383.79	E-96	372.00
E-13	377.16	E-55	383.83	E-97	372.00
E-14	377.91	E-56	383.89	E-98	372.00
E-15	378.71	E-57	383.93	E-99	372.00
E-16	378.71	E-58	383.93	E-100	372.00
E-17	379.14	E-59	384.00	E-101	372.00
E-18	379.53	E-60	384.00	E-102	372.00
E-19	380.02	E-61	384.00	E-103	372.00
E-20	380.49	E-62	384.00	E-104	372.00
E-21	380.90	E-63	384.00	E-105	372.00
E-22	383.57	E-64	384.00	E-106	372.00
E-23	383.57	E-65	384.00	E-107	372.00
E-24	383.57	E-66	383.71	E-108	372.00
E-25	383.57	E-67	383.43	E-109	372.00
E-26	380.01	E-68	384.00	E-110	372.00
E-27	380.08	E-69	384.00	E-111	372.00
E-28	382.00	E-70	384.00	E-112	372.00
E-29	383.92	E-71	384.00	E-113	372.00
E-30	383.91	E-72	384.00	E-114	372.00
E-31	383.69	E-73	384.00	E-115	372.00
E-32	383.52	E-74	384.00	E-116	372.00
E-33	383.46	E-75	384.00	E-117	372.00
E-34	383.46	E-76	384.00	E-118	372.00
E-35	383.46	E-77	384.00	E-119	372.00
E-36	383.46	E-78	384.00	E-120	372.00
E-37	383.48	E-79	384.00	E-121	372.00
E-38	383.60	E-80	384.00	E-122	372.00
E-39	383.70	E-81	374.35	E-123	372.00
E-40	383.80	E-82	373.82	E-124	372.00
E-41	383.91	E-83	373.30	E-125	372.00
E-42	384.00	E-84	372.77	TOTAL POINTS:	47,281.50
				125	

WEST SEGMENT
43,145.98/118 = 365.64 AFG

MARK	FG ELEV	MARK	FG ELEV	MARK	FG ELEV
W-1	371.18	W-40	360.00	W-79	370.00
W-2	368.53	W-41	360.00	W-80	370.50
W-3	367.41	W-42	360.00	W-81	371.00
W-4	366.75	W-43	360.00	W-82	372.00
W-5	366.00	W-44	360.00	W-83	372.00
W-6	365.00	W-45	360.00	W-84	372.00
W-7	363.18	W-46	360.00	W-85	372.00
W-8	363.00	W-47	360.00	W-86	372.00
W-9	363.00	W-48	360.00	W-87	372.00
W-10	363.00	W-49	360.00	W-88	372.00
W-11	363.00	W-50	360.00	W-89	372.00
W-12	361.00	W-51	360.00	W-90	372.00
W-13	361.00	W-52	360.00	W-91	372.00
W-14	361.00	W-53	360.00	W-92	372.00
W-15	361.00	W-54	360.00	W-93	372.00
W-16	360.00	W-55	360.00	W-94	372.00
W-17	360.00	W-56	359.72	W-95	372.00
W-18	360.00	W-57	359.47	W-96	372.00
W-19	360.00	W-58	359.22	W-97	372.00
W-20	360.00	W-59	358.98	W-98	372.00
W-21	360.00	W-60	358.73	W-99	372.00
W-22	360.00	W-61	359.94	W-100	372.00
W-23	360.00	W-62	360.37	W-101	372.00
W-24	360.00	W-63	365.00	W-102	372.00
W-25	360.00	W-64	365.00	W-103	372.00
W-26	360.00	W-65	365.00	W-104	372.00
W-27	360.00	W-66	365.00	W-105	372.00
W-28	360.00	W-67	365.00	W-106	372.00
W-29	360.00	W-68	365.00	W-107	372.00
W-30	360.00	W-69	365.00	W-108	372.00
W-31	360.00	W-70	370.50	W-109	372.00
W-32	360.00	W-71	370.50	W-110	372.00
W-33	360.00	W-72	370.50	W-111	372.00
W-34	360.00	W-73	370.50	W-112	372.00
W-35	360.50	W-74	370.50	W-113	372.00
W-36	360.00	W-75	370.50	W-114	372.00
W-37	360.00	W-76	370.50	W-115	372.00
W-38	360.00	W-77	370.50	W-116	372.00
W-39	360.00	W-78	370.50	W-117	372.00
				W-118	372.00
				TOTAL POINTS:	43,145.98
				118	

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	03.13.2015	DR SUBMITTAL

DPD APPROVAL STAMP

PLANNING ANALYSIS - BUILDING HEIGHT

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.51
SCALE 1" = 30'-0"	

22 C:\ Revit Projects\Sherwood CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/19/2015 4:30:54 PM

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA , SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

BEL-RED ROAD

200 ft.

BUILDING C
6 STORIES
2089 155TH PL NE

CONSTRUCTION TYPE VA
OVER TYPE 1A

BUILDING B
6 STORIES
2098 155TH PL NE

CONSTRUCTION TYPE VA
OVER TYPE 1A

3 STORIES
(ABOVE)

GARAGE
ENTRY/EXIT

PROPOSED PUBLIC
HYDRANT

GARAGE BELOW

BUILDING F
1 STORY
2063 155TH PL NE

CONSTRUCTION TYPE VB
OVER TYPE 1A

BUILDING E
2074 155TH PL NE
2 STORIES

CONSTRUCTION TYPE VA
OVER TYPE 1A

LEVEL 2E
+384.00'

LEASING OFFICE
2030 155TH PL NE

4 STORIES

156TH AVENUE NE

LEVEL P

LEVEL 1
+372.00'

FIRE COMMAND CENTER

FDC

PIV

PFH

PROPOSED
PRIVATE
HYDRANT

155TH PLACE NE

GARAGE
ENTRY/EXIT

GARAGE BELOW

BUILDING D
5 STORIES
2023 155TH PL NE

CONSTRUCTION TYPE VA
OVER TYPE 1A

BUILDING A
6 STORIES
2038 155TH PL NE

CONSTRUCTION TYPE VA
OVER TYPE 1A

4 STORIES

161'-0"

54' - 8"

200' HOSE REACH

NE 20TH AVENUE

NOTE: OCCUPIED FLOORS OR ROOFS MAY NOT BE HIGHER THAN 75' FROM THE ADJACENT ROADWAY FOR FIRE TRUCK ACCESS IN LOW RISE CONSTRUCTION (IBC 202)

LEGEND

- SP — STANDPIPE WITH HOSE CONNECTION AT ALL PRESSURIZED STAIR MID-LANDINGS
- G — "CLICK-IN" FIRE RADIO FREQUENCY CONTROLLED GATE ACCESS
- FDC — FIRE DEPARTMENT CONNECTION
- PIV — PIV - POST INDICATOR VALVE
- PFH — PRIVATE FIRE HYDRANT
- FH — FIRE HYDRANT
- FIRE APPLIANCE STANDING

1 FIRE DEPTARTMENT ACCESS PLAN
A-042 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

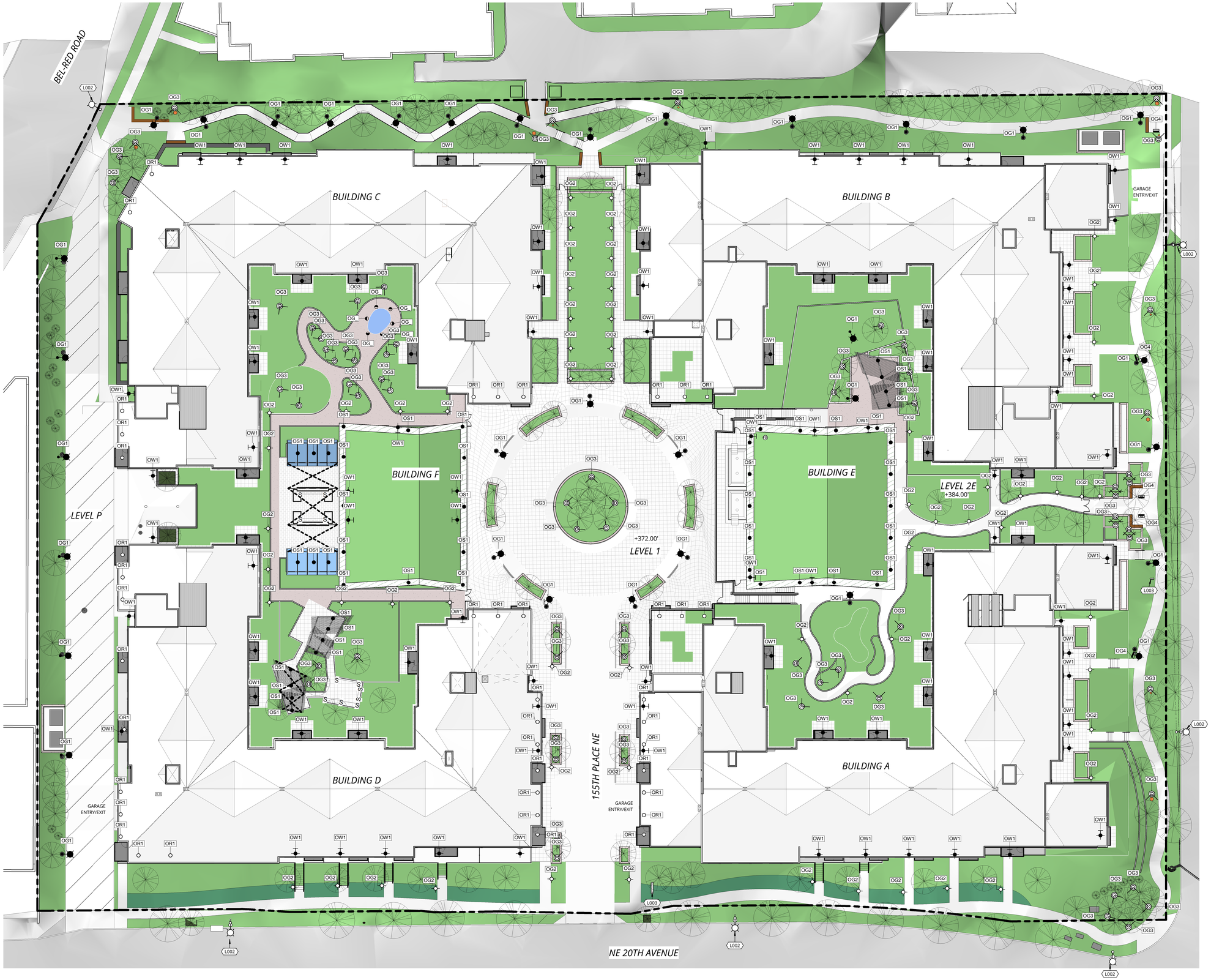
DPD APPROVAL STAMP:

FIRE DEPARTMENT ACCESS PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.61
SCALE As indicated	

11/19/2015 4:38:22 PM



1 SITE LIGHTING PLAN

A-417 | 1" = 20'-0"

0' 10' 20' 40' 80'

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA , SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

KEYED NOTES

L002 SEE CIVIL ILLUMINATION PLAN FOR TYPE

L003 INTERNALLY ILLUMINATED MONUMENT SIGN

EXTERIOR LIGHTING LEGEND

- POLE-MOUNTED LUMINAIRE TYPE OG1
- BOLLARD LUMINAIRE TYPE OG2
- UPLIGHTING TREE & ART LUMINAIRE TYPE OG3
- BENCH LUMINAIRE TYPE OG4
- ACCENT LUMINAIRE TYPE OG5
- IN-GRADE LUMINAIRE AT WATER FEATURE TYPE OG_
- CATENARY STRING LIGHTING TYPE OL1
- STRIP LIGHTING UNDER BUILT-IN SEATING TYPE OL2
- RECESSED DOWNLIGHT AT SOFFIT TYPE OR1
- SURFACE-MOUNTED DOWN LIGHT TYPE OS1
- GRILL GOOSENECK LUMINAIRE OS2
- WALL SCONCE TYPE OW1
- WALL SCONCE TYPE OW2
- CITY OF BELLVUE STANDARD STREET LIGHT

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007
CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

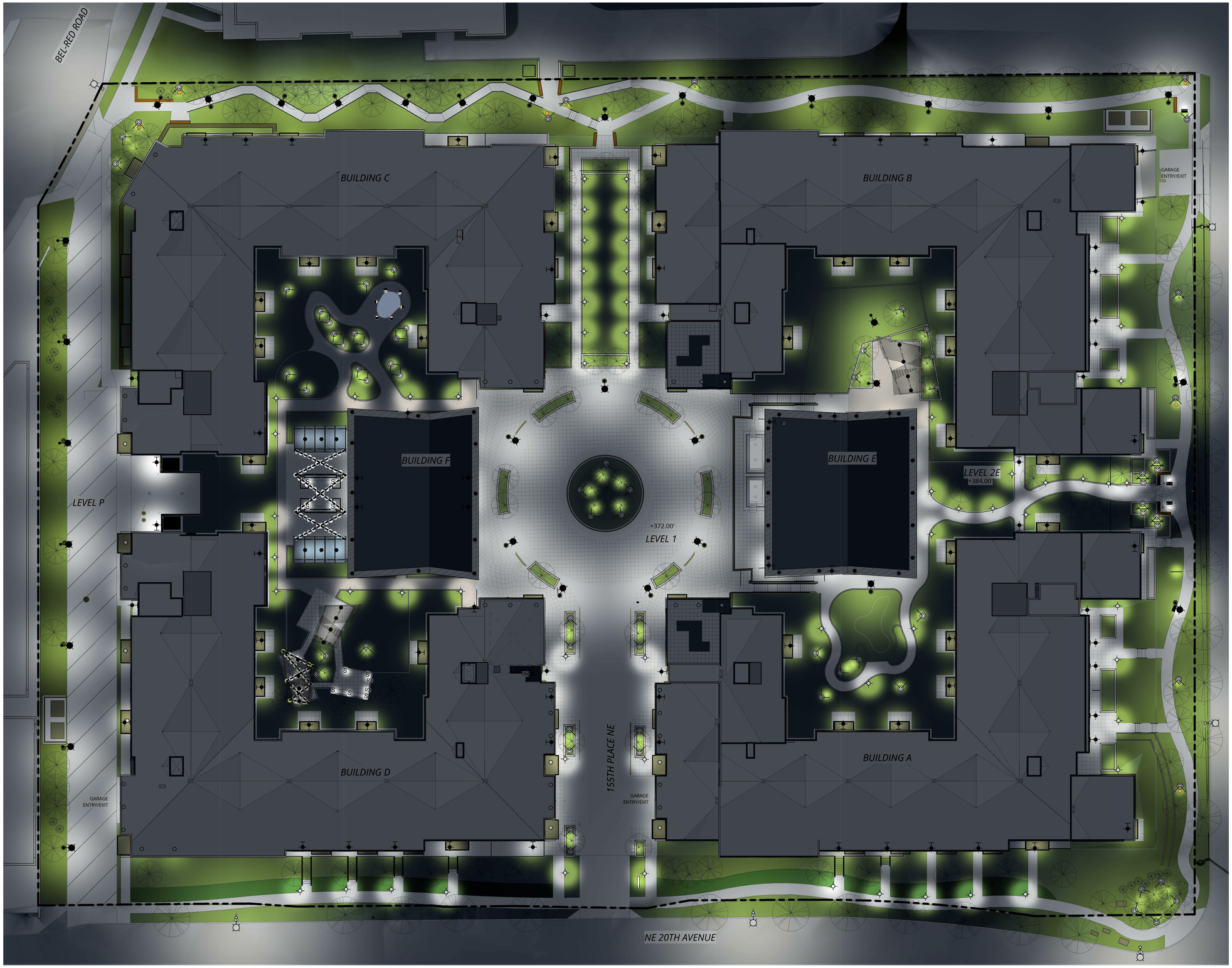
LIGHTING SITE PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.71
SCALE As indicated	

25 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jdmb.rvt

11/9/2015 4:27:55 PM



1 SITE LIGHTING PLAN - NIGHT
17 | 12" = 1'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

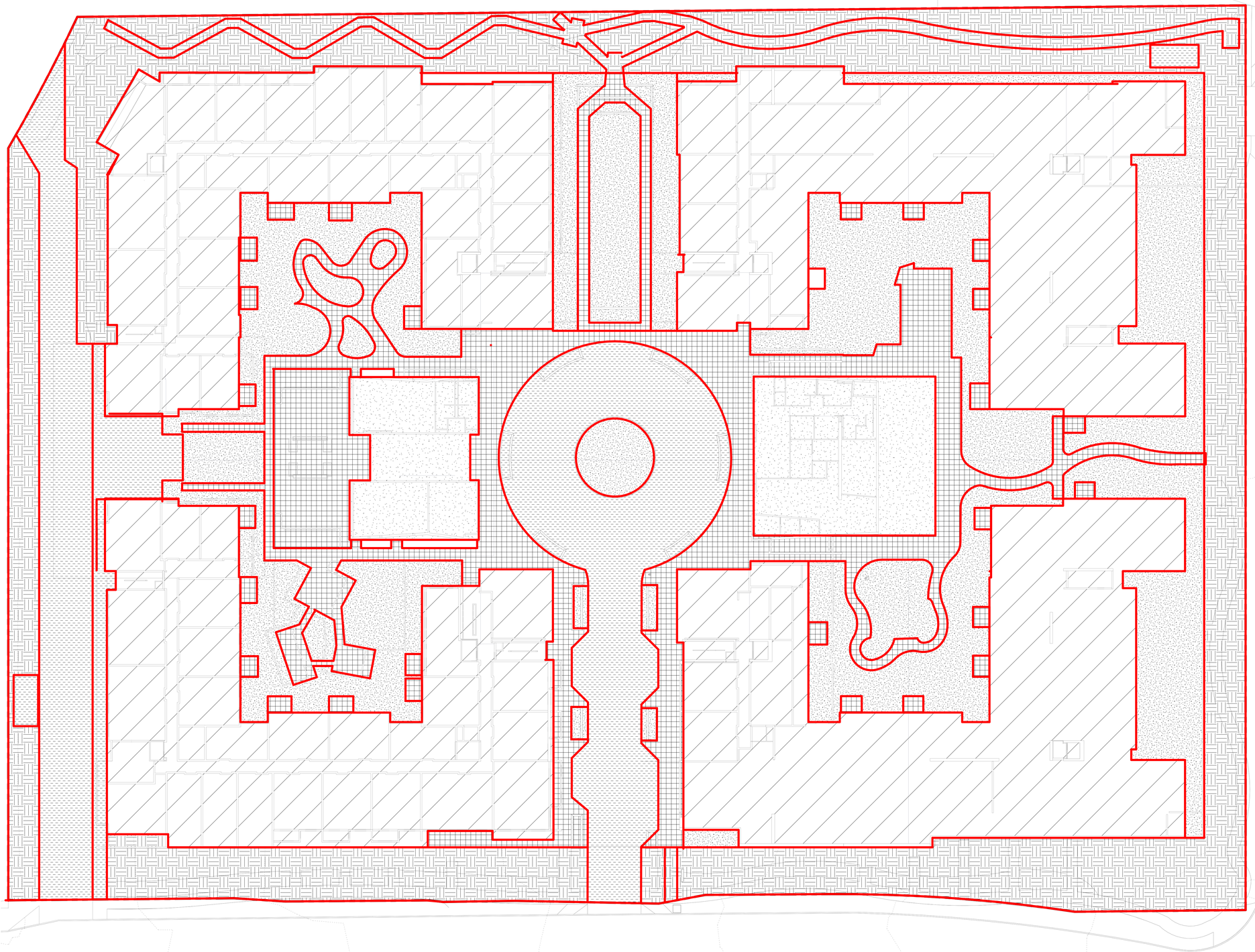
SITE LIGHTING PLAN - NIGHT

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.72
SCALE 12" = 1'-0"	

22 C:\ Revit Projects\Sherwood CP-Central\143040-15-Sherwood Arch_jobnb.rvt

11/19/2015 4:29:45 PM



IMPERVIOUS SURFACE AREA ANALYSIS

NAME	AREA	% PROPERTY AREA
IMPERVIOUS SURFACE		
IMPERVIOUS DRIVEWAY	27,193 SF	11%
PAVERS	27,661 SF	11%
ROOF	101,018 SF	39%
	155,872 SF	60%
PERVIOUS SURFACE		
ECO-ROOF	11,490 SF	4%
GRADE	46,443 SF	18%
PLANTED DECK	44,677 SF	17%
	102,611 SF	40%
	258,483 SF	100%

MAXIMUM IMPERVIOUS SURFACE PER CHART 20.25D.080.A
DIMENSIONAL REQUIREMENT IN BEL-RED DISTRICTS

REQUIRED : 75%

PROVIDED: 60%

LEGEND

- ECO-ROOF
- GRADE
- IMPERVIOUS DRIVEWAY
- PAVERS
- PLANTED DECK
- ROOF

1 IMPERVIOUS SURFACE ANALYSIS PLAN

A-012 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

PLANNING ANALYSIS - IMPERVIOUS AREA

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A1.81
SCALE 1" = 20'-0"	

287 C:\Revit Projects\Sherwood-CF-Central\143040-15-Sherwood_krch_ijohnb.rvt

11/9/2015 4:29:38 PM

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA . SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

KEYED NOTES

E010 GARAGE ENTRY/EXIT

E012 EXHAUST LOUVER 9'-0" H X 30'-0" W

L003 INTERNALLY ILLUMINATED MONUMENT SIGN

P004 TRASH & RECYCLING CHUTES

P011 OVERHEAD DOOR

P018 6'-0" TALL WIRE MESH CAGE W/ GATE

P024 PAINTED NUMBERS & STRIPING AT PARKING SPACE, TYP

P026 MANHOLE, SEE CIVIL SHEET

P027 FLOOR ACCESS DOOR, 5'-0" X 10'-0" H-20 LOADING, SEE CIVIL SHEET

S008 ELECTRICAL EASEMENT

S021 STORMWATER BIFILTRATION/RETENTION SYSTEM

S027 LIGHTED BOLLARD, TYP

LEGEND

- CONCRETE SHEAR WALL
- CONCRETE WALL
- CMU WALL
- UNIT-DEMISING WALL
- 16" x 24" CONC COLUMN, TYP UON

KEY PLAN

C | B1 | B2
F | E
D | A1 | A2

1 OVERALL LEVEL P FLOOR PLAN

A-11P | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

DPD APPROVAL STAMP

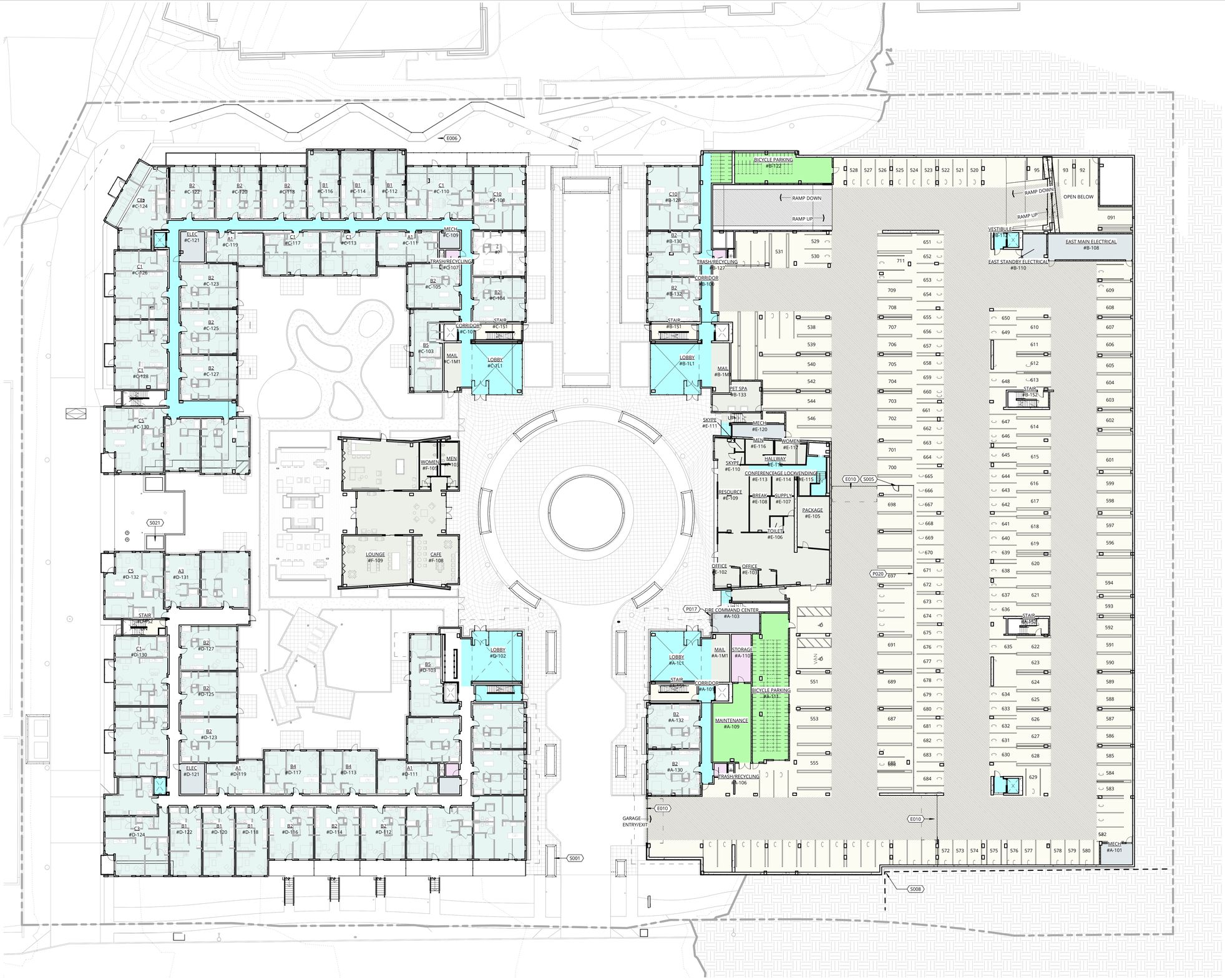
OVERALL LEVEL P FLOOR PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A2.01
SCALE As indicated	

30 C:\ Revit Projects\Sherwood-CR-Central\143040-15-Sherwood Arch_johnb.rvt

11/9/2015 4:32:17 PM



GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA . SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

KEYED NOTES

E006 ALUMINUM & GLASS GUARDRAIL SYSTEM, BLACK POWDER-COATED FINISH

E010 GARAGE ENTRY/EXIT

P004 TRASH & RECYCLING CHUTES

P017 STANDPIPE CONNECTION

P020 SECURITY FENCE WITH GATE

S001 PLANTER BOX/TREE WELL

S005 ACCESS-CONTROLLED 6' GATE/FENCE

S008 ELECTRICAL EASEMENT

S021 STORMWATER BIFILTRATION/RETENTION SYSTEM

LEGEND

CONCRETE SHEAR WALL

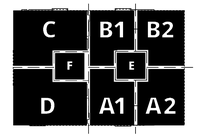
CONCRETE WALL

CMU WALL

UNIT-DEMISING WALL

16" x 24" CONC COLUMN, TYP UON

KEY PLAN



1 LEVEL 1 FLOOR PLAN

A-111 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

DPD APPROVAL STAMP

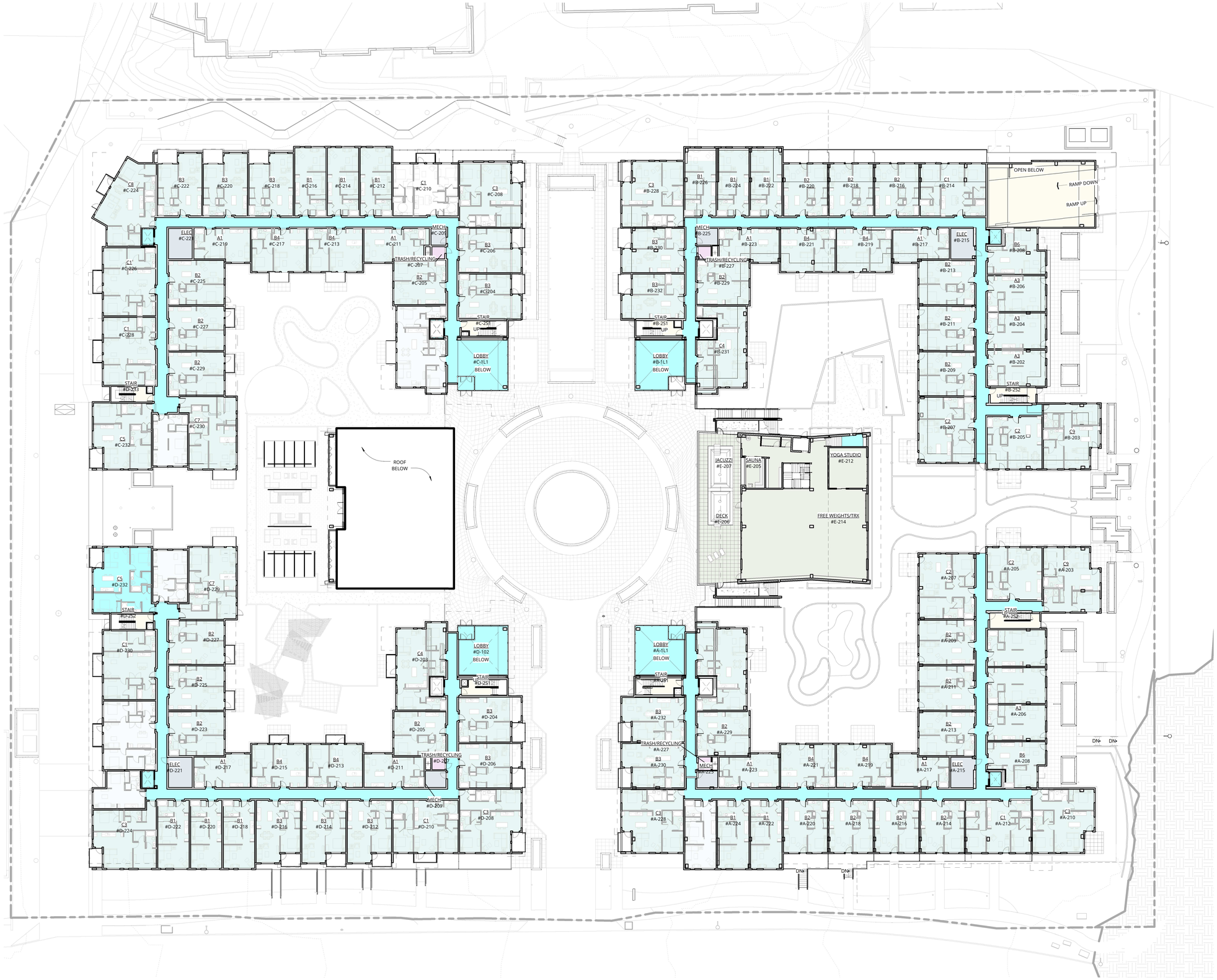
OVERALL LEVEL 1 FLOOR PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER	SHEET NUMBER
143040	A2.11
SCALE	
As indicated	

C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jdmb.rvt

11/9/2015 4:32:38 PM



GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA . SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

KEYED NOTES

LEGEND

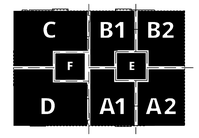
- CONCRETE SHEAR WALL
- CONCRETE WALL
- CMU WALL
- UNIT-DEMISING WALL
- 16" x 24" CONC COLUMN, TYP UON

1 OVERALL LEVEL 2 FLOOR PLAN

A-112 | 1" = 20'-0"

0' 10' 20' 40' 80'

KEY PLAN



Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

DPD APPROVAL STAMP

OVERALL LEVEL 2 FLOOR PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A2.21
SCALE As indicated	

C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jdmb.rvt

11/9/2015 4:33:00 PM

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA , SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

KEYED NOTES

LEGEND

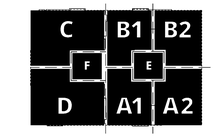
- CONCRETE SHEAR WALL
- CONCRETE WALL
- CMU WALL
- UNIT-DEMISING WALL
- 16" x 24" CONC COLUMN, TYP UON

1 OVERALL LEVELS 3-5 FLOOR PLAN

A-113 | 1" = 20'-0"

0' 10' 20' 40' 80'

KEY PLAN



Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

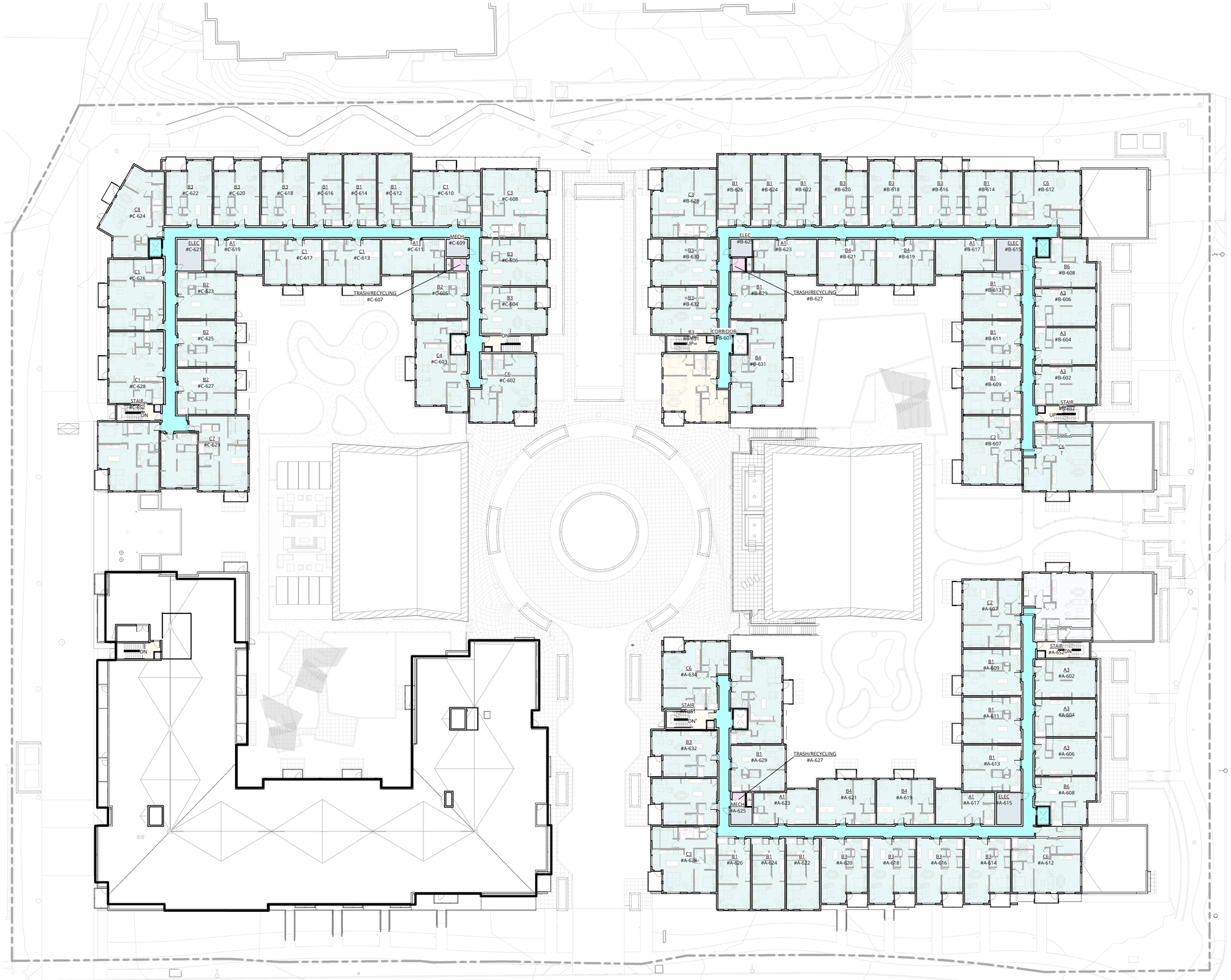
OVERALL LEVEL 3-5 FLOOR PLANS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A2.31
SCALE As indicated	

33 C:\ Revit Projects\Sherwood CP-Central\143040-15-Sherwood Arch_ijhtnb.rvt

11/9/2015 4:33:29 PM



GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA . SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

KEYED NOTES

LEGEND

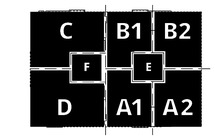
- CONCRETE SHEAR WALL
- CONCRETE WALL
- CMU WALL
- UNIT-DEMISING WALL
- 16" x 24" CONC COLUMN, TYP UON

1 OVERALL LEVEL 6 FLOOR PLAN

A-116 | 1" = 20'-0"

0' 10' 20' 40' 80'

KEY PLAN



Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

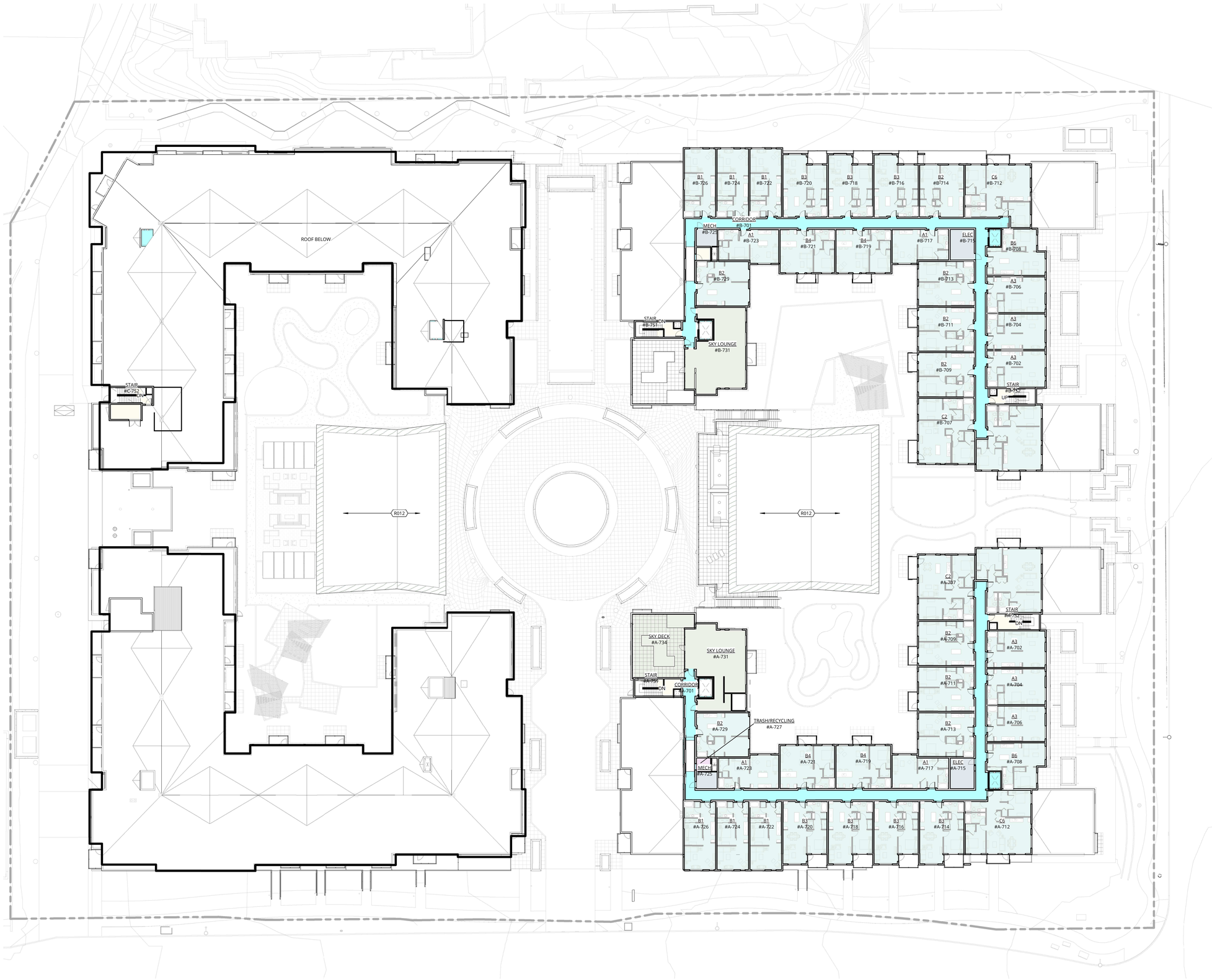
OVERALL LEVEL 6 FLOOR PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A2.61
SCALE As indicated	

34 C:\ Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnlh.rvt

11/19/2015 4:33:56 PM



GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B SQUARE FOOT AREAS SHOWN ARE CALCULATED PEROWNER'S RENTABLE AREA CALCULATION CRITERIA , SEESHEET A-011

C DRIVE AISLE PATTERN WHERE SHOWN IS FOR REFERENCE ONLY

KEYED NOTES

R012 VEGETATED ROOF SYSTEM

LEGEND

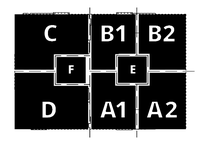
- CONCRETE SHEAR WALL
- CONCRETE WALL
- CMU WALL
- UNIT-DEMISING WALL
- 16" x 24" CONC COLUMN, TYP UON

1 OVERALL LEVEL 7 FLOOR PLAN

A-117 | 1" = 20'-0"

0' 10' 20' 40' 80'

KEY PLAN



Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

OVERALL LEVEL 7 FLOOR PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A2.71
SCALE As indicated	

35 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jahnb.rvt

11/19/2015 4:34:23 PM

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B ROOF SLOPE 1/4" PER FT MIN UON

KEYED NOTES

P010 MECHANICAL SCREEN (PERFORATED CORRUGATED ALUM SHEET, SIDES AND TOP)

R012 VEGETATED ROOF SYSTEM

LEGEND

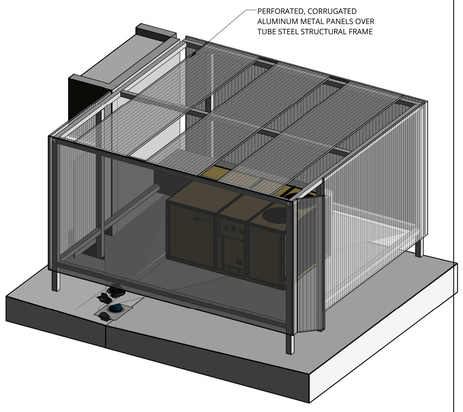
CONCRETE SHEAR WALL

CONCRETE WALL

CMU WALL

UNIT-DEMISING WALL

16" x 24" CONC COLUMN



2 AXON VIEW - ROOF TOP MECH ENCLOSURE

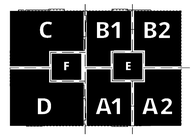
A-138 |

1 OVERALL ROOF PLAN

A-138 | 1" = 20'-0"

0' 10' 20' 40' 80'

KEY PLAN



Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

OVERALL ROOF PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A2.81
SCALE As indicated	

C:_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_ujtmb.rvt

11/9/2015 4:30:23 PM

GENERAL NOTES

1. STANDPIPE WITH HOSE CONNECTION OCCURS AT ALL PRESSURIZED STAIR MID-LANDINGS
2. SEE SHEET A-028 FOR FIRE DEPARTMENT ACCESS PLAN

LEGEND

LIFE SAFETY SUMMARY TAG

SQUARE FT	OCC LOAD
150	x40
REQ EXITS	OLF
x2	x2

RATED ENCLOSURES

EXIT COMPONENTS

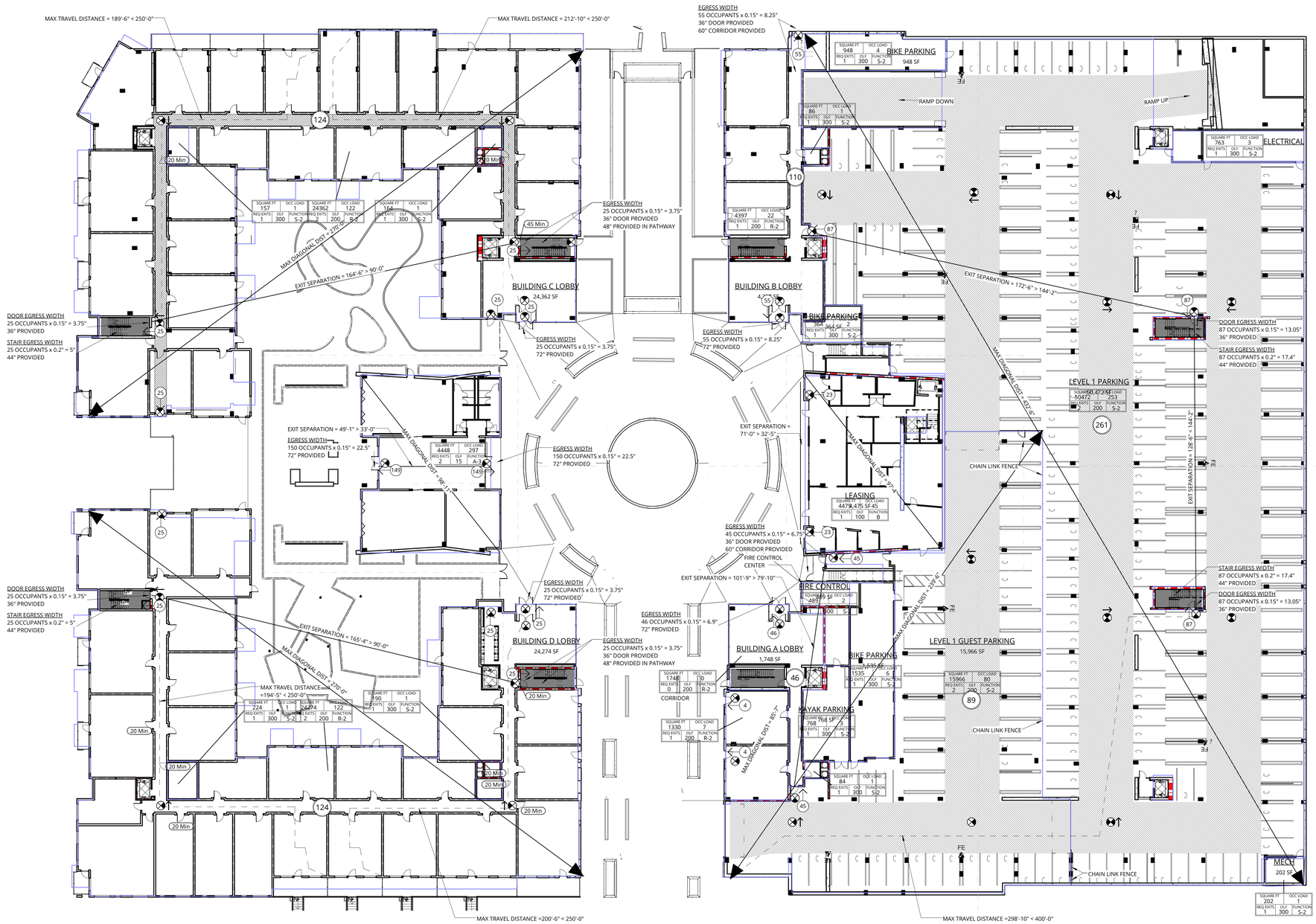
- 2 HOUR RATED EXIT STAIR ENCLOSURE
- 2 HOUR RATED EXIT PASSAGEWAY
- 1 HOUR RATED CORRIDOR
- 2 HOUR ELEVATOR HOISTWAY 2 HOUR MECHANICAL SHAFT
- 3 HOUR MECHANICAL SHAFT

ENCLOSING ELEMENTS

- SMOKE PARTITION NON-RATED OPENINGS
- 1-HR SMOKE BARRIER W/ 20 MIN OPENING
- 1-HR FIRE PARTITION W/ 45 MIN OPENING
  1-HR AT CORRIDOR W/ 20 MIN OPENING (45 MIN AT TRASH ROOMS PER 1BC 713.13.3)
- 1-HR FIRE BARRIER W/ 45 MIN OPENING
- 2-HR FIRE BARRIER W/ 90 MIN OPENING
- 3-HR FIRE WALL W/ 3-HR OPENING MAX OPENING AREA 25% OF WALL

SYMBOLS & ELEMENTS

- PATH OF EGRESS
- DIRECTIONAL EXIT SIGN (SHADED PORTION INDICATES ILLUMINATED FACE
- EXIT SIGN AT DOOR
- RECESSED FIRE EXTINGUISHER CABINET
- F.E. SURFACE MOUNTED FIRE EXTINGUISHER
- 100 OCCUPANT LOAD OF FLOOR OR AREA
- 100 OCCUPANT LOAD PER EXIT



1 LEVEL 1 FIRE AND LIFE SAFETY PLAN

A-031 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LEVEL 1 FIRE & LIFE SAFETY PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A3.11
SCALE As indicated	

C:_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jobnb.rvt

11/19/2015 4:30:33 PM

GENERAL NOTES

1. STANDPIPE WITH HOSE CONNECTION OCCURS AT ALL PRESSURIZED STAIR MID-LANDINGS
2. SEE SHEET A-028 FOR FIRE DEPARTMENT ACCESS PLAN

LEGEND

LIFE SAFETY SUMMARY TAG

SQUARE FT	OCC LOAD
150	x40
REQ EXITS	OLF	FUNCTION
x2	x2	xx

RATED ENCLOSURES

EXIT COMPONENTS

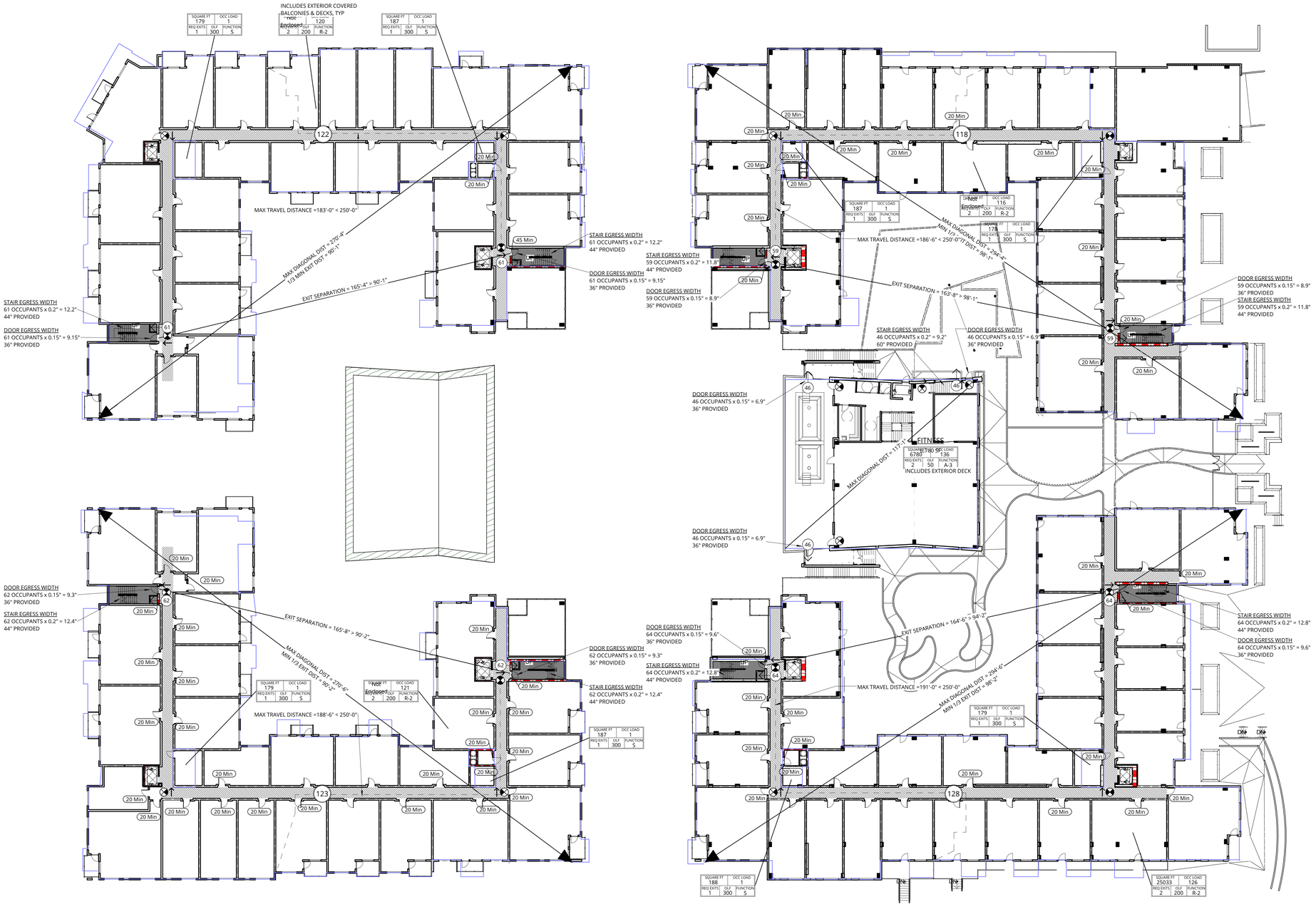
- 2 HOUR RATED EXIT STAIR ENCLOSURE
- 2 HOUR RATED EXIT PASSAGEWAY
- 1 HOUR RATED CORRIDOR
- 2 HOUR ELEVATOR HOISTWAY 2 HOUR MECHANICAL SHAFT
- 3 HOUR MECHANICAL SHAFT

ENCLOSING ELEMENTS

- SMOKE PARTITION NON-RATED OPENINGS
- 1-HR SMOKE BARRIER W/ 20 MIN OPENING
- 1-HR FIRE PARTITION W/ 45 MIN OPENING; 1-HR AT CORRIDOR W/ 20 MIN OPENING (45 MIN AT TRASH ROOMS PER 1BC 713.13.3)
- 1-HR FIRE BARRIER W/ 45 MIN OPENING
- 2-HR FIRE BARRIER W/ 90 MIN OPENING
- 3-HR FIRE WALL W/ 3-HR OPENING MAX OPENING AREA 25% OF WALL

SYMBOLS & ELEMENTS

- PATH OF EGRESS
- DIRECTIONAL EXIT SIGN (SHADED PORTION INDICATES ILLUMINATED FACE
- EXIT SIGN AT DOOR
- RECESSED FIRE EXTINGUISHER CABINET
- SURFACE MOUNTED FIRE EXTINGUISHER
- OCCUPANT LOAD OF FLOOR OR AREA
- OCCUPANT LOAD PER EXIT



1 LEVEL 2 FIRE AND LIFE SAFETY PLAN

A-032 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP:

LEVEL 2 FIRE & LIFE SAFETY PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A3.21
SCALE As indicated	

38 C:\ Revit Projects\Sherwood-CP-Central\143040-15-Sherwood.Arch_jdhnlb.rvt

11/19/2015 4:30:41 PM

GENERAL NOTES

1. STANDPIPE WITH HOSE CONNECTION OCCURS AT ALL PRESSURIZED STAIR MID-LANDINGS
2. SEE SHEET A-028 FOR FIRE DEPARTMENT ACCESS PLAN

LEGEND

LIFE SAFETY SUMMARY TAG

SQUARE FT		OCC LOAD
150		x40
REQ EXITS	OLF	FUNCTION
x2	x2	xx

RATED ENCLOSURES

EXIT COMPONENTS

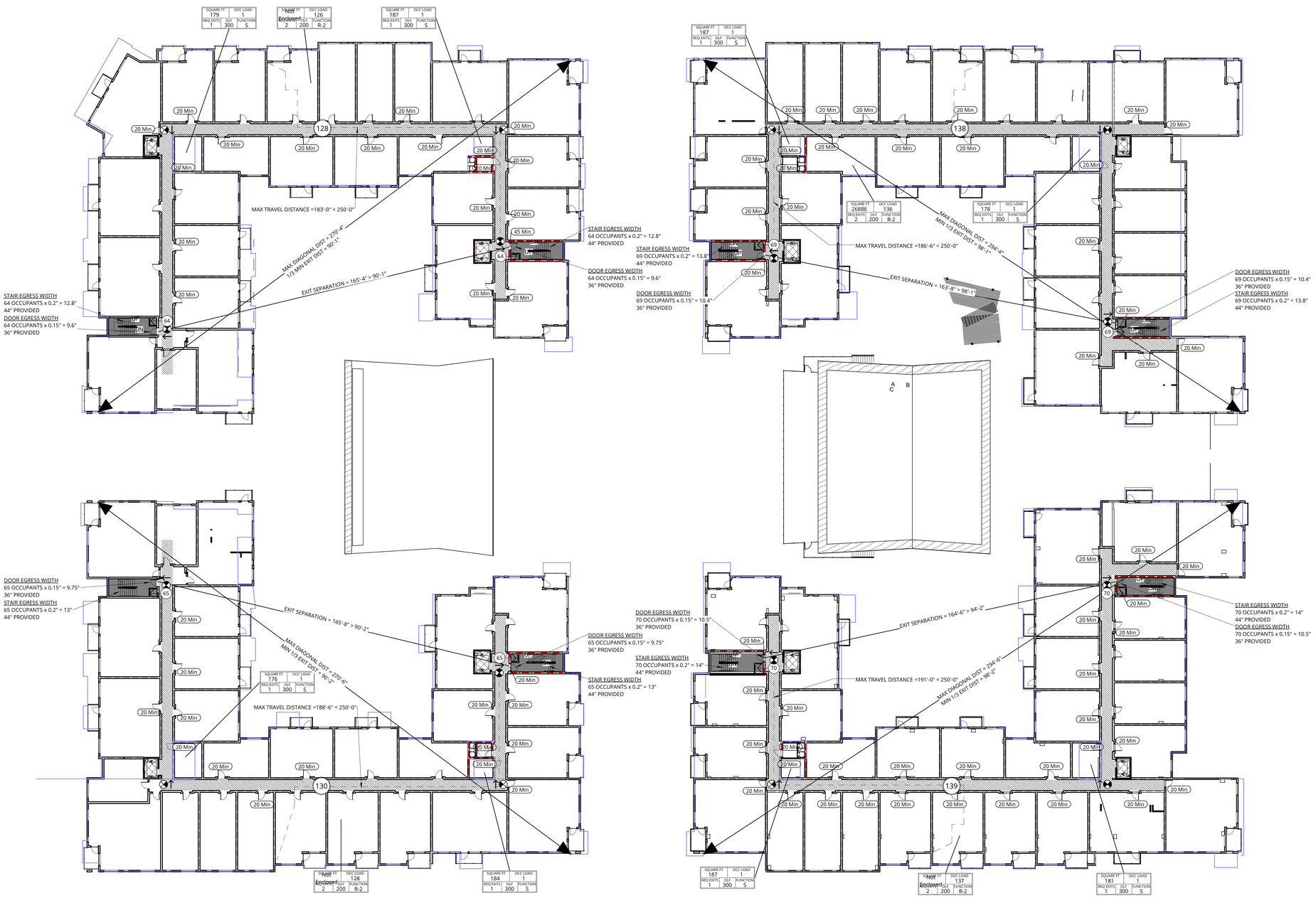
- 2 HOUR RATED EXIT STAIR ENCLOSURE
- 2 HOUR RATED EXIT PASSAGEWAY
- 1 HOUR RATED CORRIDOR
- 2 HOUR ELEVATOR HOISTWAY
- 2 HOUR MECHANICAL SHAFT
- 3 HOUR MECHANICAL SHAFT

ENCLOSING ELEMENTS

- SMOKE PARTITION NON-RATED OPENINGS
- 1-HR SMOKE BARRIER W/ 20 MIN OPENING
- 1-HR FIRE PARTITION W/ 45 MIN OPENING
  1-HR AT CORRIDOR W/ 20 MIN OPENING (45 MIN AT TRASH ROOMS PER 1BC 713.13.3)
- 1-HR FIRE BARRIER W/ 45 MIN OPENING
- 2-HR FIRE BARRIER W/ 90 MIN OPENING
- 3-HR FIRE WALL W/ 3-HR OPENING
  MAX OPENING AREA 25% OF WALL

SYMBOLS & ELEMENTS

- PATH OF EGRESS
- DIRECTIONAL EXIT SIGN (SHADED PORTION INDICATES ILLUMINATED FACE
- EXIT SIGN AT DOOR
- RECESSED FIRE EXTINGUISHER CABINET
- F.E. SURFACE MOUNTED FIRE EXTINGUISHER
- 100 OCCUPANT LOAD OF FLOOR OR AREA
- 100 OCCUPANT LOAD PER EXIT



1 LEVEL 3-5 FIRE AND LIFE SAFETY PLAN

A-033 | 1" = 20'-0"

0' 10' 20' 40' 80'

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LEVEL 3 FIRE & LIFE SAFETY PLAN

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A3.31
SCALE As indicated	

39 C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/9/2015 4:28:06 PM

Benjamin Moore Ozark Shadows AC-26

E001

Benjamin moore White Wisp OC-54

E002

Benjamin Moore Barrel Brown 2098-10

E003

Benjamin Moore Turmeric AC-27

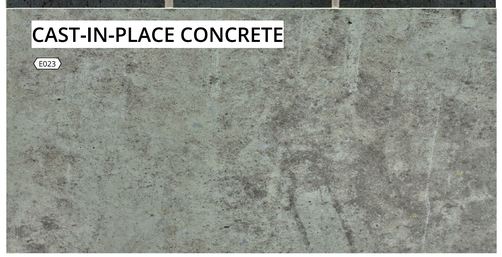
E004

WESTERN RED CEDAR HORIZONTAL T&G SIDING

E005

BRICK VENEER WALL, ENDICOTT MANGANESE IRONSPOT

E011



CAST-IN-PLACE CONCRETE

E023

KEYED NOTES

E001 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 1

E002 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 2

E003 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 3

E004 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 4

E005 HORIZONTAL WOOD SIDING & SOFFIT, 6" WESTERN RED CEDAR TONGUE & GROOVE

E006 ALUMINUM & GLASS GUARDRAIL SYSTEM, BLACK POWDER-COATED FINISH

E007 VINYL CASEMENT/FIXED WINDOW AND DOORS, WHITE FRAME, TYP

E011 BRICK VENEER WALL, ENDICOTT MANGANESE IRONSPOT, VELOUR TEXTURE, NORMAN 1/3 RUNNING BOND

E021 CABLE GUARDRAIL, BLACK POWDER-COATED FINISH

E023 CAST-IN-PLACE CONCRETE WALL

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	03.13.2015	DR SUBMITTAL

DPD APPROVAL STAMP:

MATERIALS & COLOR SAMPLES

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A4.01
SCALE 12" = 1'-0"	

40 C:\ Revit Projects\Sherwood-CP-Central\143040-15-Sherwood_Arch_jdhnlb.rvt

11/19/2015 4:35:21 PM

1 OVERALL SOUTH ELEVATION

A-201 | 1" = 20'-0"

2 OVERALL EAST ELEVATION

A-201 | 1" = 20'-0"

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B WINDOWS TO ALIGN VERTICALLY UON

KEYED NOTES

E001 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 1

E002 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 2

E003 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 3

E004 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 4

E005 HORIZONTAL WOOD SIDING & SOFFIT, 6" WESTERN RED CEDAR TONGUE & GROOVE

E006 ALUMINUM & GLASS GUARDRAIL SYSTEM, BLACK POWDER-COATED FINISH

E007 VINYL CASEMENT/FIXED WINDOW AND DOORS, WHITE FRAME, TYP

E011 BRICK VENEER WALL, ENDICOTT MANGANESE IRONSPOT, VELOUR TEXTURE, NORMAN 1/3 RUNNING BOND

E021 CABLE GUARDRAIL, BLACK POWDER-COATED FINISH

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

OVERALL ELEVATIONS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A4.21
SCALE As indicated	

41 C:_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jobnb.rvt

11/19/2015 4:36:14 PM

1 OVERALL NORTH ELEVATION

A-202 | 1" = 20'-0"

2 OVERALL WEST ELEVATION

A-202 | 1" = 20'-0"

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B WINDOWS TO ALIGN VERTICALLY UON

KEYED NOTES

E001 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 1

E002 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 2

E003 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 3

E004 FIBER CEMENT PANEL WITH PRE-FABRICATED ALUMINUM TRIM, PAINT COLOR 4

E005 HORIZONTAL WOOD SIDING & SOFFIT, 6" WESTERN RED CEDAR TONGUE & GROOVE

E006 ALUMINUM & GLASS GUARDRAIL SYSTEM, BLACK POWDER-COATED FINISH

E007 VINYL CASEMENT/FIXED WINDOW AND DOORS, WHITE FRAME, TYP

E010 GARAGE ENTRY/EXIT

E011 BRICK VENEER WALL, ENDICOTT MANGANESE IRONSPOT, VELOUR TEXTURE, NORMAN 1/3 RUNNING BOND

E012 EXHAUST LOUVER 9'-0" H X 30'-0" W

E021 CABLE GUARDRAIL, BLACK POWDER-COATED FINISH

E023 CAST-IN-PLACE CONCRETE WALL

P010 MECHANICAL SCREEN (PERFORATED CORRUGATED ALUM SHEET, SIDES AND TOP)

S005 ACCESS-CONTROLLED 6' GATE/FENCE

S012 GABIAN LANDSCAPE RETAINING WALL

S018 ELECTRICAL TRANSFORMER

S021 STORMWATER BIFILTRATION/RETENTION SYSTEM

S022 TRUCK TURNAROUND

S024 SINGLE ARM BARRIER GATE/OPERATOR

S037 PUBLIC ARTWORK - LIGHTED COLUMN

S038 PUBLIC BENCH

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

OVERALL ELEVATIONS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A4.31
SCALE As indicated	

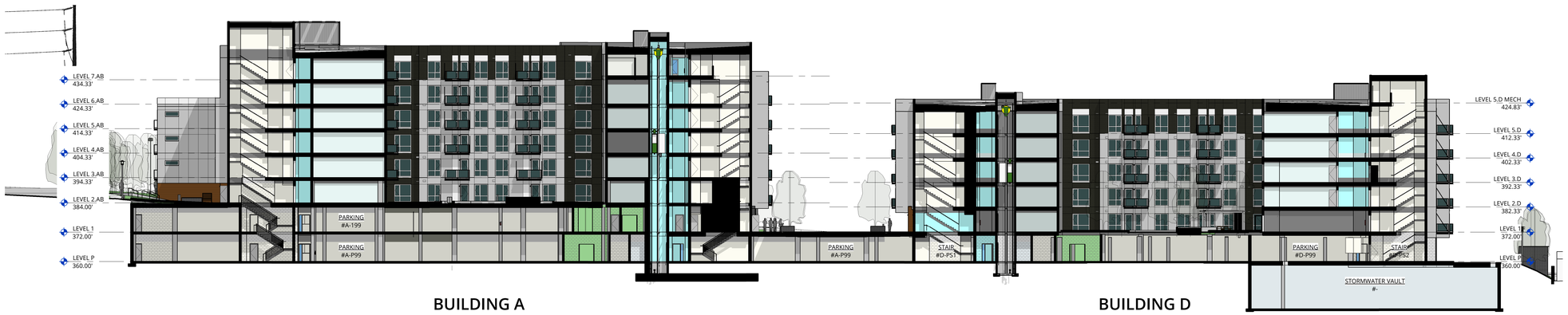
C:_Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_jobnb.rvt

11/9/2015 4:41:43 PM

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B WINDOWS TO ALIGN VERTICALLY UON

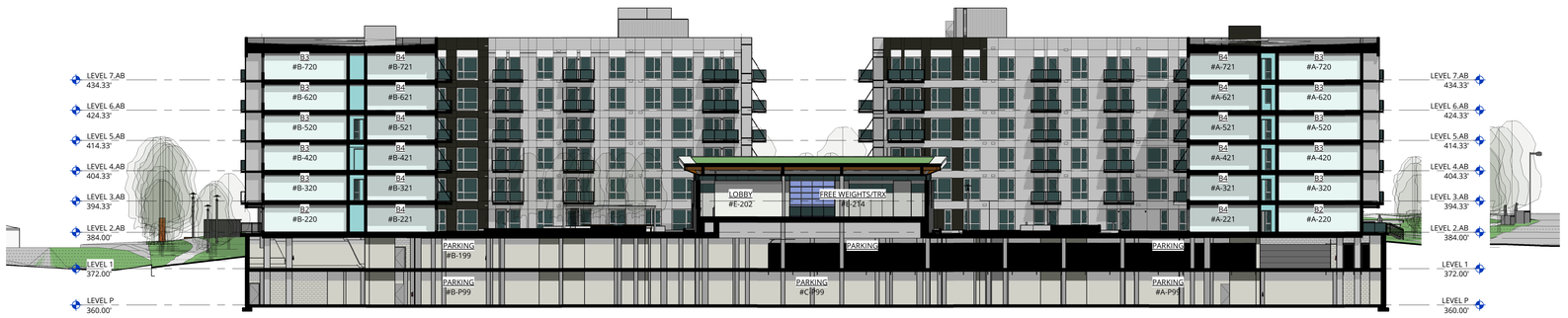


1 SECTION

A-211 | 1" = 20'-0"

2 SECTION

A-211 | 1" = 20'-0"



3 SECTION

A-211 | 1" = 20'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

DPD APPROVAL STAMP

OVERALL SITE SECTIONS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A4.41
SCALE As indicated	

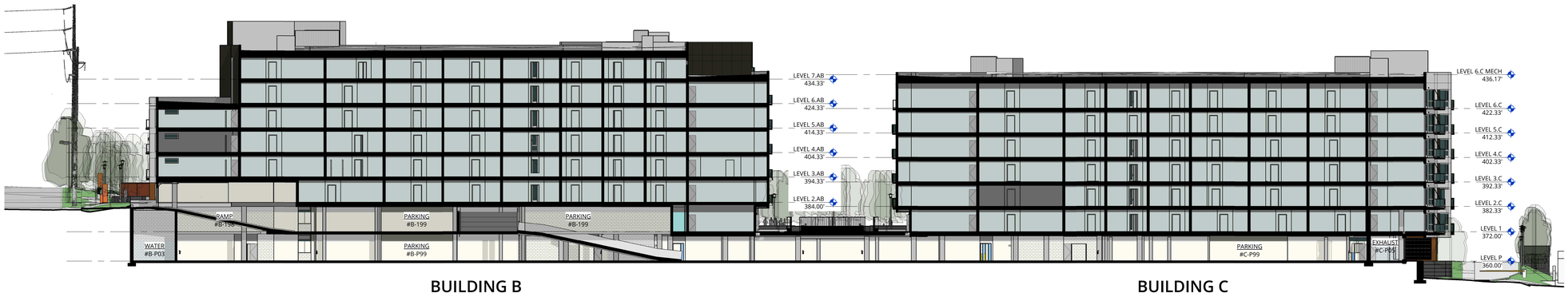
C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/19/2015 4:42:17 PM

GENERAL NOTES

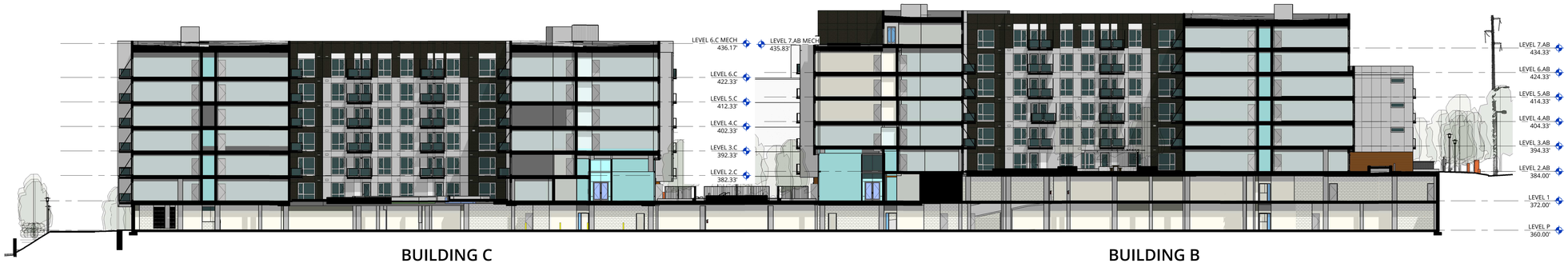
A REFER TO SHEET A-001 FOR GENERAL NOTES

B WINDOWS TO ALIGN VERTICALLY UON



1 SECTION

A-212 | 1" = 20'-0"



2 SECTION

A-212 | 1" = 20'-0"

3 SECTION

A-212 | 1" = 20'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

OVERALL SITE SECTIONS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A4.42
SCALE As indicated	

C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt

11/19/2015 4:42:55 PM

GENERAL NOTES

A REFER TO SHEET A-001 FOR GENERAL NOTES

B WINDOWS TO ALIGN VERTICALLY UON

1 SITE SECTION - SOUTH

A-213 | 1" = 20'-0"

2 SITE SECTION - NORTH

A-213 | 1" = 20'-0"

4 SITE SECTION - WEST

A-213 | 1" = 20'-0"

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

HYDE SQUARE APARTMENTS
15500 NE 20TH STREET, BELLEVUE, WASHINGTON 98007

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE
A	04.03.2015	SCHEMATIC DESIGN

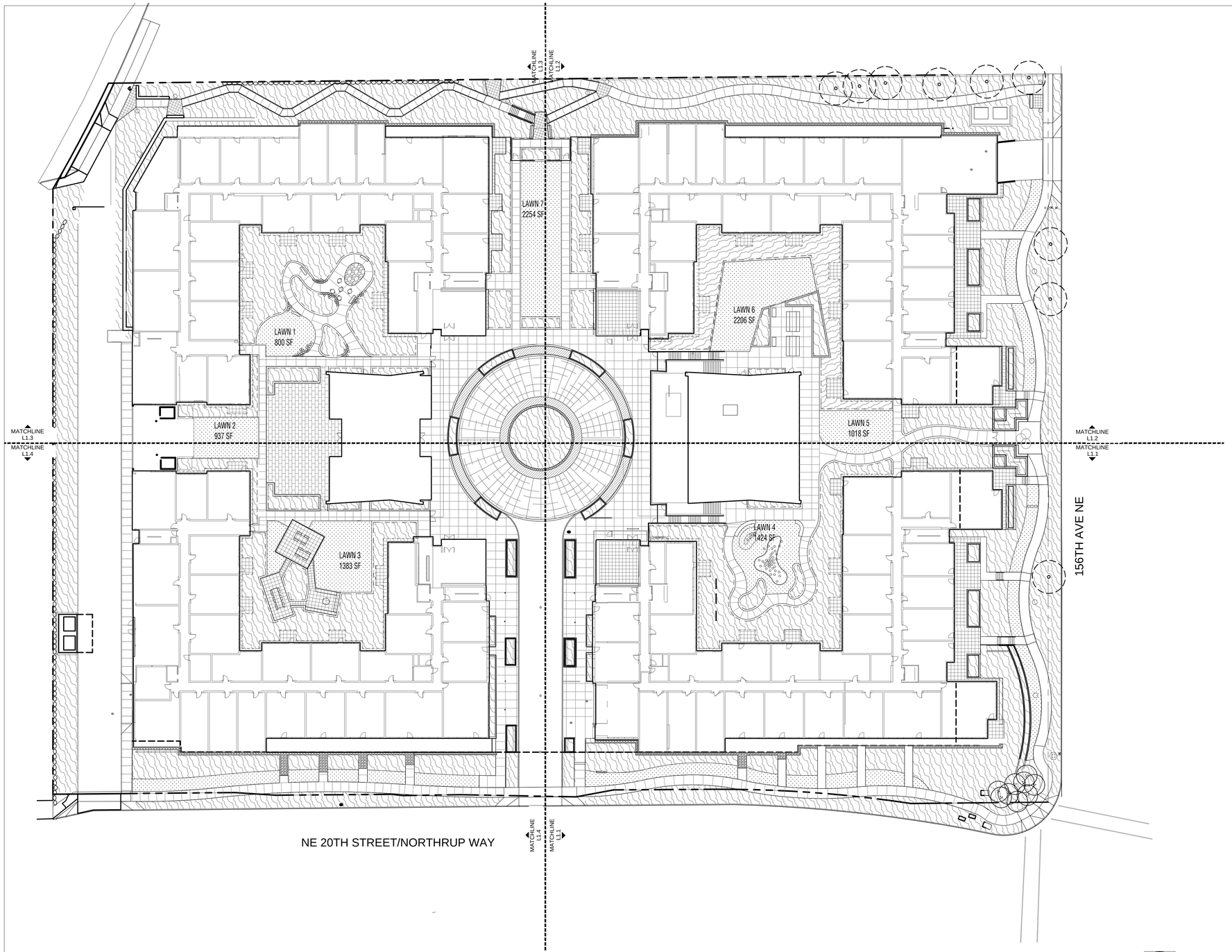
DPD APPROVAL STAMP

OVERALL SITE SECTIONS

DESIGN REVIEW SUBMITTAL II

REVISION	DATE
A	19 NOV 2015
PROJECT NUMBER 143040	SHEET NUMBER A4.43
SCALE As indicated	

C:\Revit Projects\Sherwood-CP-Central\143040-15-Sherwood Arch_johnb.rvt



LEGEND

- P1 VEHICLE RATED PAVERS WITH RADIAL PATTERN- SEE CIVIL
- P2 COLORED CONCRETE
- P3 LARGE RECTILINEAR PRECAST PEDESTRIAN PAVERS
- P4 24"X24" PRECAST PEDESTRIAN PAVERS
- W1 PILLOW BASALT RETAINING WALL
- W2 +24" HT. STEPSTONE MANORSTONE GREY CMU WALL, PLANTER WITH 24" TYP. SOIL DEPTH, 30' @ TREES.
- W3 +18" HT. STEPSTONE MANORSTONE GREY CMU WALL, PLANTER WITH 18" TYP. SOIL DEPTH, 24' @ TREES.
- W4 +4" HT. 6" THICK EXTRUDED CONCRETE CURB PLANTERS WITH 8" TYP. SOIL DEPTH, 24' @ TREES.
- W5 CORTEN EDGER AROUND PRIVATE PATIOS AND MAINTENANCE STRIP ON DECK- HEIGHT VARIES
- W6 +1.5 HT. CIP CONCRETE PLANTER ALONG ENTRY DRIVE. SEE ARCH
- STANDARD CITY OF BELLEVUE CONCRETE SIDEWALK
- STANDARD CITY OF BELLEVUE CONCRETE SIDEWALK
- GROUNDCOVER AND SHRUB PLANTING
- LAWN

PERMIT REQUIREMENTS

MULTIFAMILY PLAY AREA REQUIREMENT(20.20.540):
50 SF/UNIT OR 10,000 SF, WHICHEVER IS LESS

OF UNITS: 613

613*50=30,650
REQUIRED SF SOFT PLAY SURFACE: 10,000 SF
PROVIDED SPACE= 10,022 SF

IRRIGATION BUDGET- SEE L300 IRRIGATION PLAN
TREE RETENTION PLAN- SEE L105
LIGHTING PLAN AND CUTSHEETS- SEE ARCH

1 LANDSCAPE PLAN
L 1.0 | 1" = 30'-0"

0 15 30 60 120

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

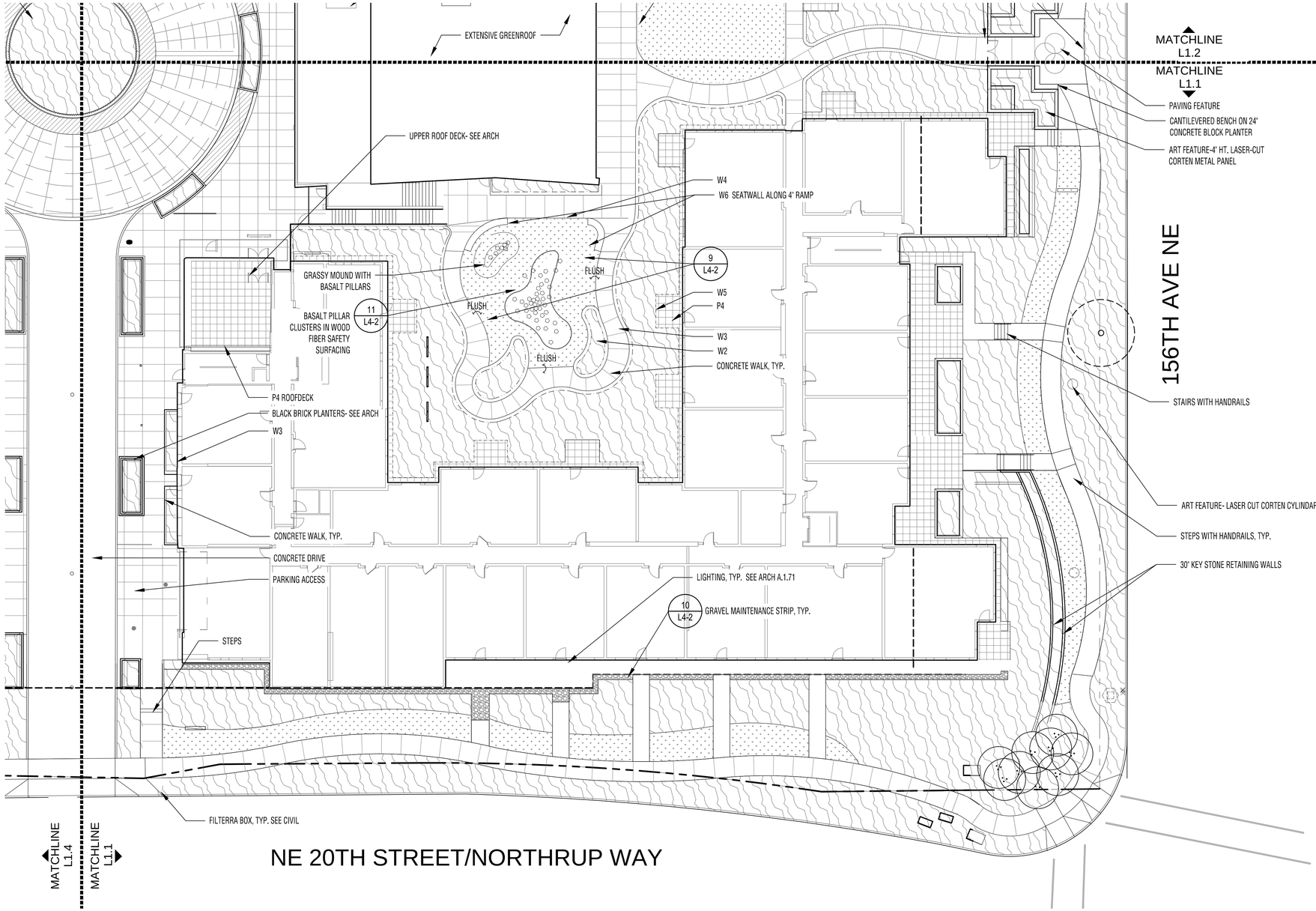
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LANDSCAPE PLAN

-

DATE 11.20.2015
REVISION
PROJECT NUMBER 143040
SHEET NUMBER L1.0
SCALE 1" = 30'-0"



LEGEND

- P1 VEHICLE RATED PAVERS WITH RADIAL PATTERN- SEE CIVIL
- P2 COLORED CONCRETE
- P3 LARGE RECTILINEAR PRECAST PEDESTRIAN PAVERS
- P4 24"X24" PRECAST PEDESTRIAN PAVERS
- W1 PILLOW BASALT RETAINING WALL — 1 L4-2
- W2 +24" HT. CMU WALL, PLANTER WITH 24" TYP. SOIL DEPTH, 30" @ TREES. — 2 L4-2
- W3 +18" HT. CMU WALL, PLANTER WITH 18" TYP. SOIL DEPTH, 24" @ TREES. — 3 L4-2
- W4 +4" HT, 6" THICK EXTRUDED CONCRETE CURB PLANTERS WITH 8" TYP. SOIL DEPTH, 24" @ TREES. — 4 L4-2
- W5 CORTEN EDGER AROUND PRIVATE PATIOS AND MAINTENANCE STRIP ON DECK- HEIGHT VARIES — 7 L4-2
- W6 +1.5 HT. CIP CONCRETE PLANTER. — 8 L4-2
- STANDARD CITY OF BELLEVUE CONCRETE SIDEWALK
- GROUNDCOVER AND SHRUB PLANTING
- LAWN
- GRAVEL
- 6' HT METAL FENCE AND GATE

1 NORTHWEST LANDSCAPE PLAN
L 1.1 | 1/16"=1'-0"

0 8 16 32 64

Ankrom Moisan TM
6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100
117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600
© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

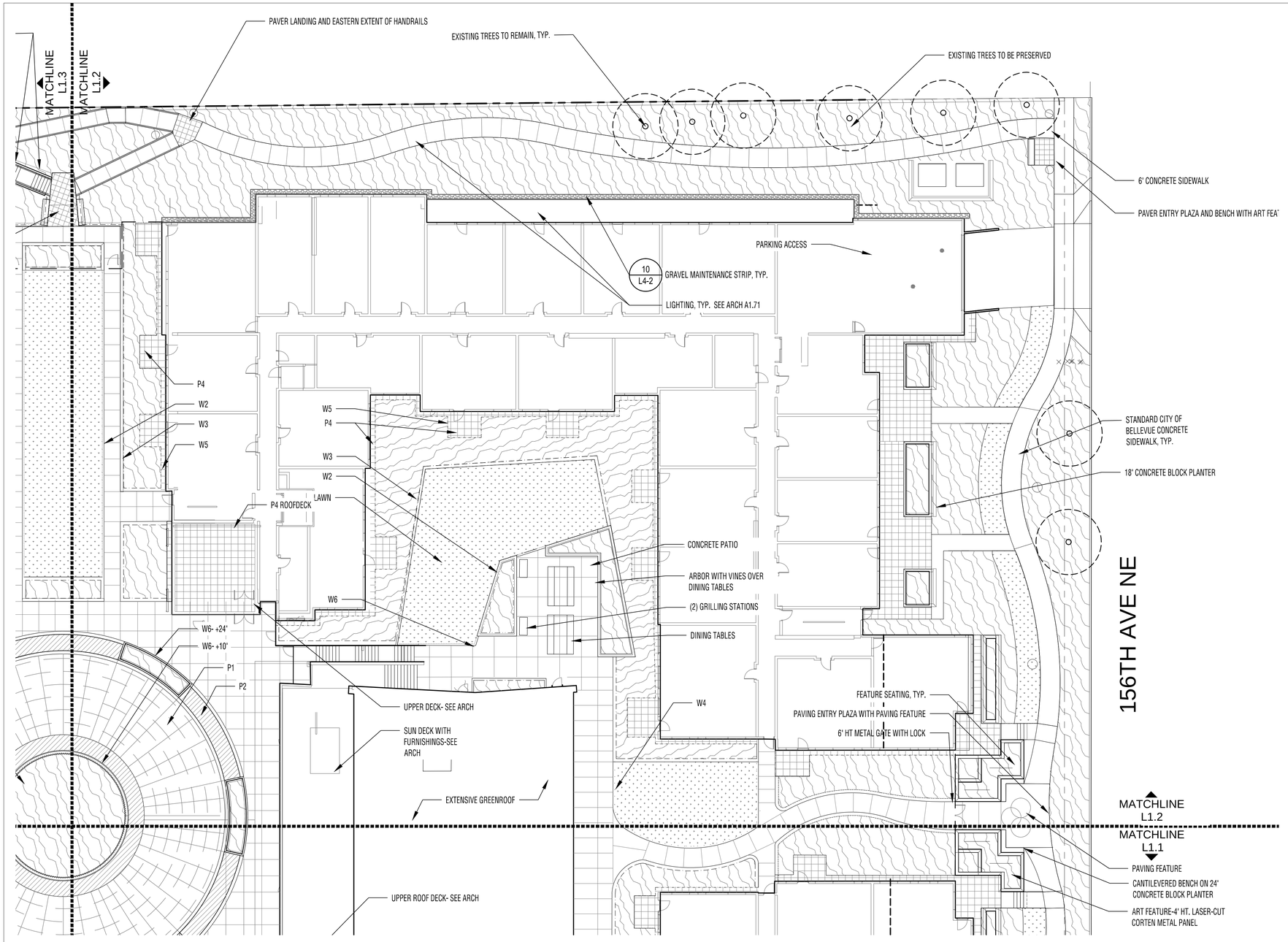
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LANDSCAPE PLAN- SOUTHEAST

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L1.1
SCALE 1/16"=1'-0"	



LEGEND

- P1 VEHICLE RATED PAVERS WITH RADIAL PATTERN- SEE CIVIL
- P2 COLORED CONCRETE
- P3 LARGE RECTILINEAR PRECAST PEDESTRIAN PAVERS
- P4 24'X24' PRECAST PEDESTRIAN PAVERS
- W1 PILLOW BASALT RETAINING WALL
- W2 +24" HT. CMU WALL, PLANTER WITH 24" TYP. SOIL DEPTH, 30" @ TREES.
- W3 +18" HT. CMU WALL, PLANTER WITH 18" TYP. SOIL DEPTH, 24" @ TREES.
- W4 +4" HT, 6" THICK EXTRUDED CONCRETE CURB PLANTERS WITH 8" TYP. SOIL DEPTH, 24" @ TREES.
- W5 CORTEN EDGER AROUND PRIVATE PATIOS AND MAINTENANCE STRIP ON DECK- HEIGHT VARIES
- W6 +1.5 HT. CIP CONCRETE PLANTER.
- STANDARD CITY OF BELLEVUE CONCRETE SIDEWALK
- GROUNDCOVER AND SHRUB PLANTING
- LAWN
- GRAVEL
- 6' HT METAL FENCE AND GATE

1 L4-2 | 2 L4-2 | 3 L4-2 | 4 L4-2 | 5 L4-2 | 8 L4-2

1 NORTHEAST LANDSCAPE PLAN

L 1.2 | 1/16"=1'-0"

0 8 16 32 64

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

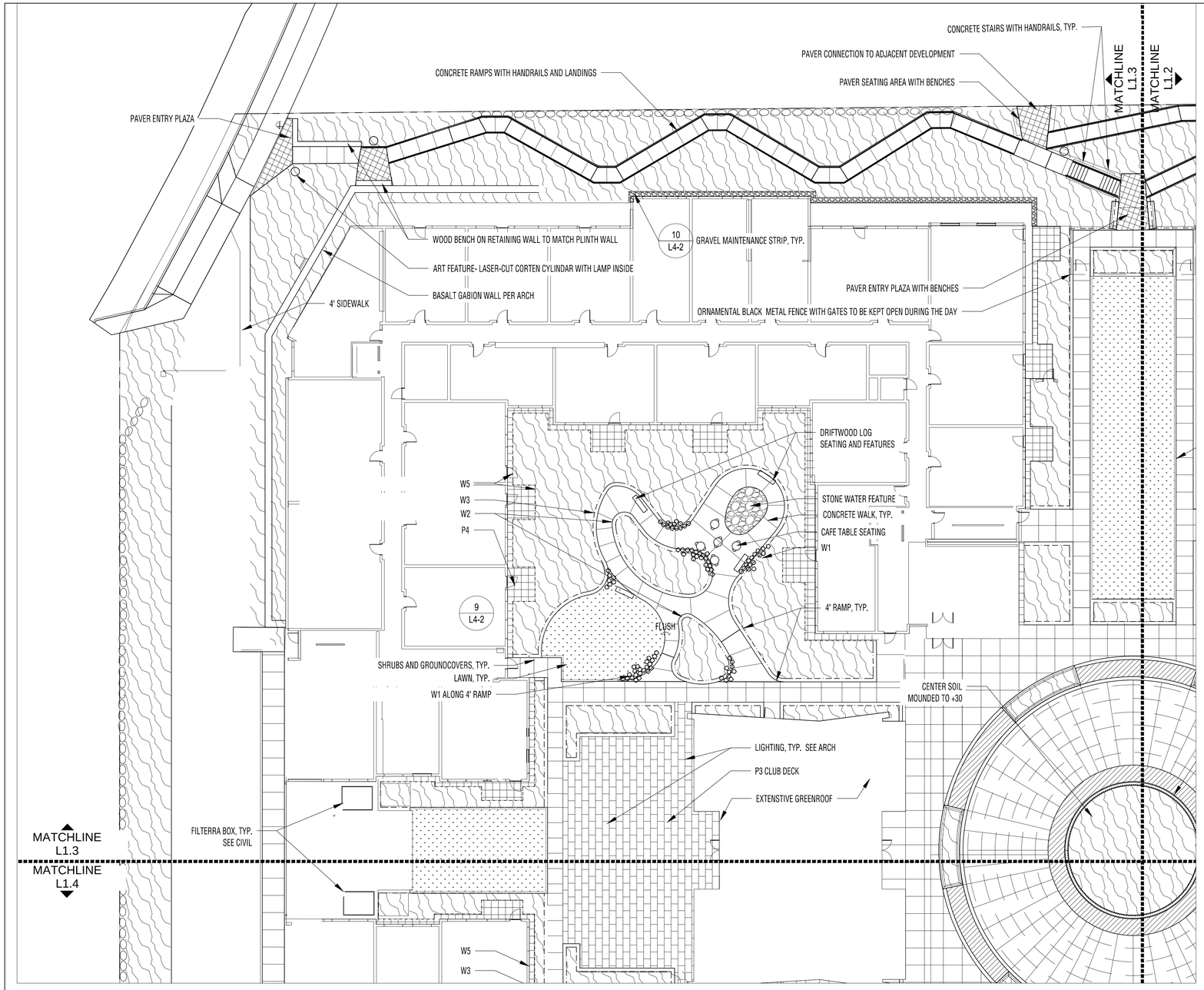
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LANDSCAPE PLAN- NORTHEAST

-

DATE 11.20.2015
REVISION
PROJECT NUMBER 143040
SHEET NUMBER L1.2
SCALE 1/16"=1'-0"



1 NORTHWEST LANDSCAPE PLAN

L 1.3 | 1/16"=1'-0"

0 8 16 32 64

LEGEND

- P1 VEHICLE RATED PAVERS WITH RADIAL PATTERN- SEE CIVIL
- P2 COLORED CONCRETE
- P3 LARGE RECTILINEAR PRECAST PEDESTRIAN PAVERS
- P4 24'X24' PRECAST PEDESTRIAN PAVERS
- W1 PILLOW BASALT RETAINING WALL
- W2 +24" HT. CMU WALL, PLANTER WITH 24" TYP. SOIL DEPTH, 30" @ TREES.
- W3 +18" HT. CMU WALL, PLANTER WITH 18" TYP. SOIL DEPTH, 24" @ TREES.
- W4 +4" HT. 6" THICK EXTRUDED CONCRETE CURB PLANTERS WITH 8" TYP. SOIL DEPTH, 24" @ TREES.
- W5 CORTEN EDGER AROUND PRIVATE PATIOS AND MAINTENANCE STRIP ON DECK- HEIGHT VARIES
- W6 +1.5 HT. CIP CONCRETE PLANTER.
- STANDARD CITY OF BELLEVUE CONCRETE SIDEWALK
- GROUNDCOVER AND SHRUB PLANTING
- LAWN
- GRAVEL
- 6' HT METAL FENCE AND GATE

1 L4-2 | 2 L4-2 | 3 L4-2 | 4 L4-2 | 5 L4-2 | 8 L4-2

Ankrom Moisan TM

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS

15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

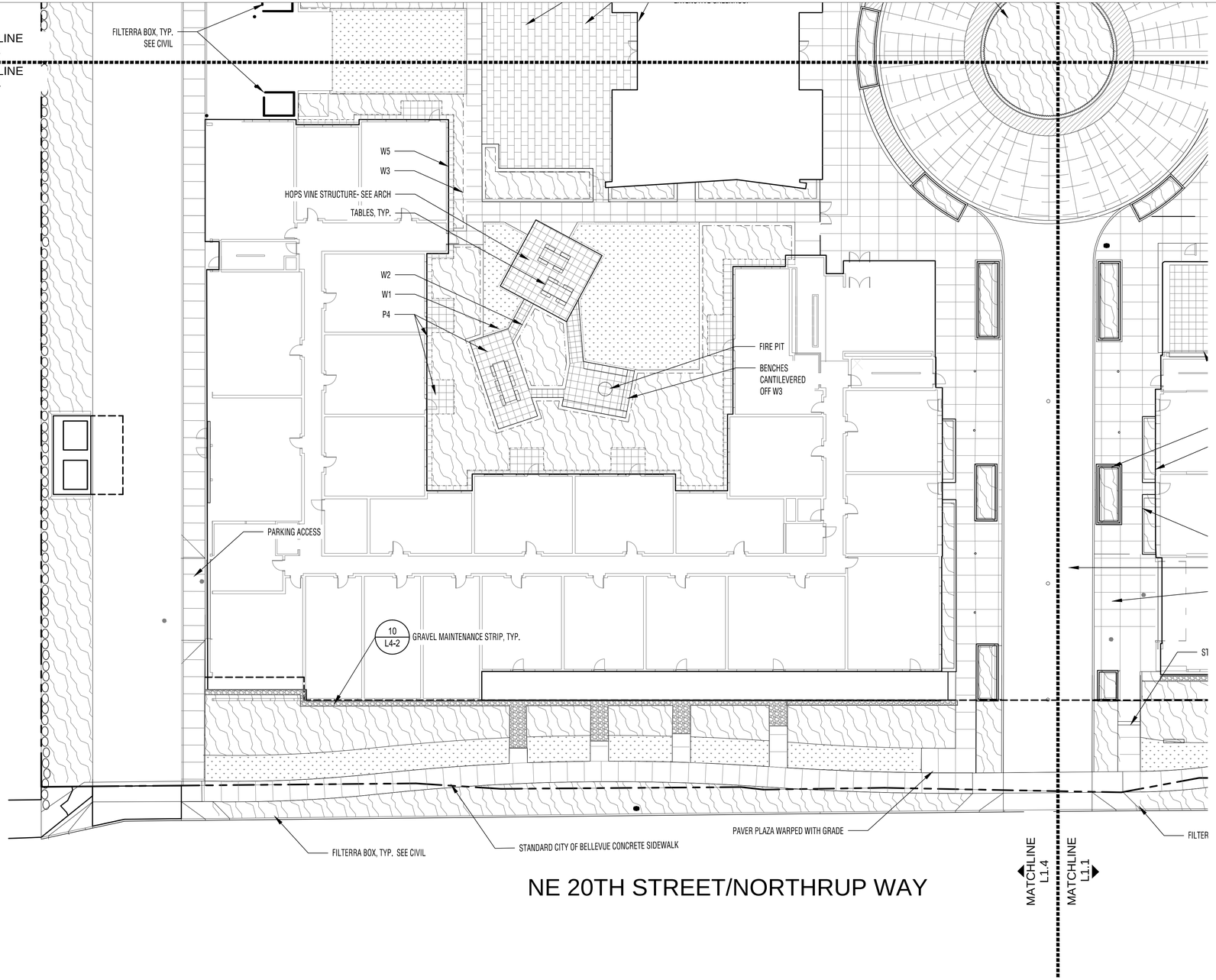
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LANDSCAPE PLAN- NORTHWEST

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L1.3
SCALE 1/16"=1'-0"	



LEGEND

- P1 VEHICLE RATED PAVERS WITH RADIAL PATTERN- SEE CIVIL
- P2 COLORED CONCRETE
- P3 LARGE RECTILINEAR PRECAST PEDESTRIAN PAVERS
- P4 24'X24' PRECAST PEDESTRIAN PAVERS
- W1 PILLOW BASALT RETAINING WALL
- W2 +24" HT. CMU WALL, PLANTER WITH 24" TYP. SOIL DEPTH, 30" @ TREES.
- W3 +18" HT. CMU WALL, PLANTER WITH 18" TYP. SOIL DEPTH, 24" @ TREES.
- W4 +4" HT. 6" THICK EXTRUDED CONCRETE CURB PLANTERS WITH 8" TYP. SOIL DEPTH, 24" @ TREES.
- W5 CORTEN EDGER AROUND PRIVATE PATIOS AND MAINTENANCE STRIP ON DECK- HEIGHT VARIES
- W6 +1.5 HT. CIP CONCRETE PLANTER.
- STANDARD CITY OF BELLEVUE CONCRETE SIDEWALK
- GROUNDCOVER AND SHRUB PLANTING
- LAWN
- GRAVEL
- 6' HT METAL FENCE AND GATE

1 L4-2 | 2 L4-2 | 3 L4-2 | 4 L4-2 | 5 L4-2 | 8 L4-2

1 SOUTHWEST LANDSCAPE PLAN
L 1.4 | 1/16"=1'-0"

0 8 16 32 64

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

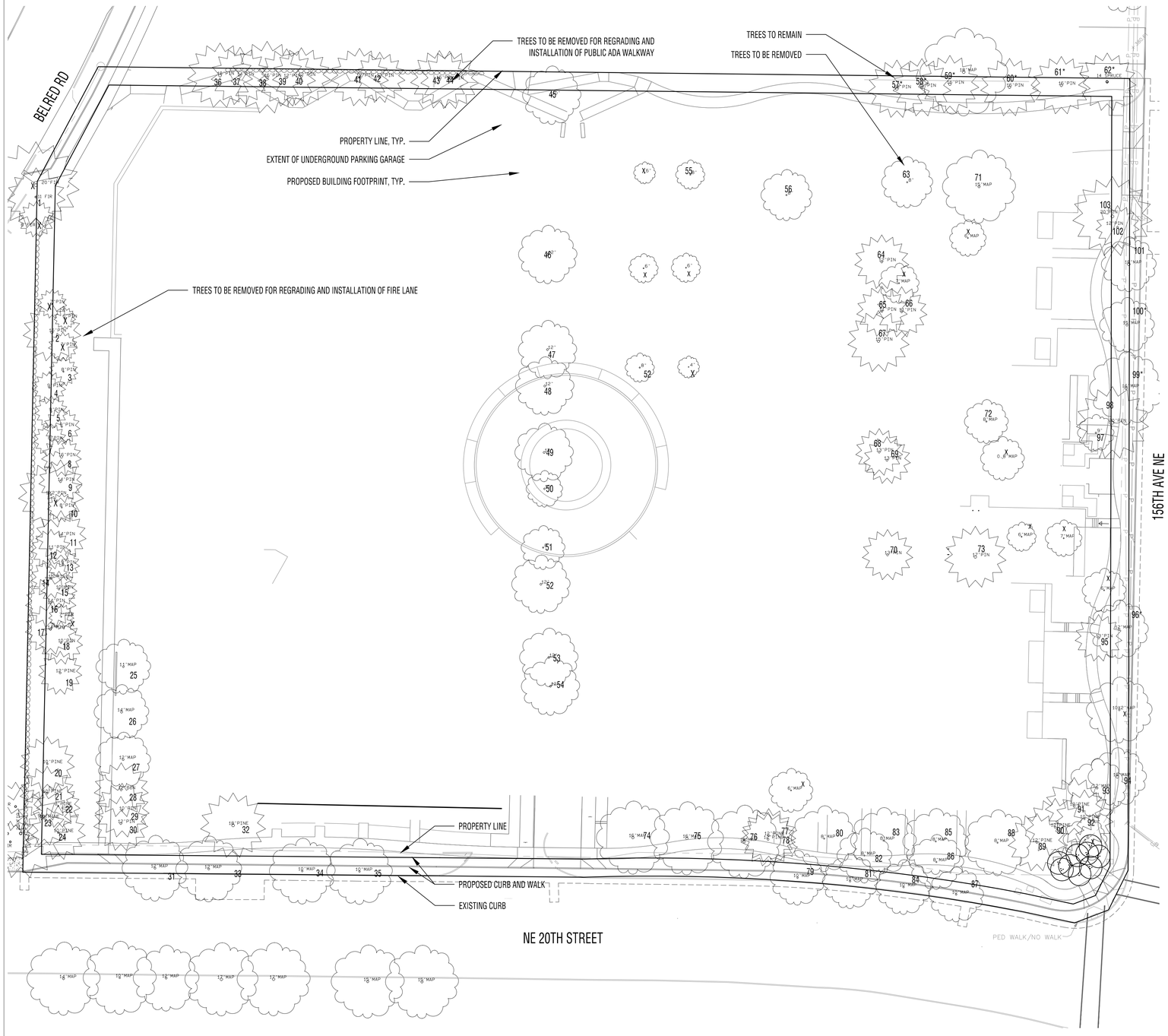
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LANDSCAPE PLAN- SOUTHWEST

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L1.4
SCALE 1/16"=1'-0"	



1 TREE RETENTION PLAN
L 3.0 | 1" = 30'-0"

0 15 30 60 120

EXISTING TREES

EX #	DBH	Species	Trees Saved	Trees to be Removed	Reason
1	20	fir		20	Regrading/Building
2	10	fir		10	Regrading/Building
3	6	fir		6	Regrading/Building
4	7	pine		7	Regrading/Building
5	6	pine		6	Regrading/Building
6	16	pine		16	Regrading/Building
7	7	pine		7	Regrading/Building
8	8	pine		8	Regrading/Building
9	9	pine		9	Regrading/Building
10	9	pine		9	Regrading/Building
11	9	pine		9	Regrading/Building
12	8	pine		8	Regrading/Building
13	16	pine		16	Regrading/Building
14	14	pine		14	Regrading/Building
15	8	pine		8	Regrading/Building
16	11	pine		11	Regrading/Building
17	9	pine		9	Regrading/Building
18	11	pine		11	Regrading/Building
19	10	pine		10	Regrading/Building
20	14	pine		14	Regrading/Building
21	7	pine		7	Regrading/Building
22	14	pine		14	Regrading/Building
23	10	pine		10	Regrading/Building
24	12	pine		12	Regrading/Building
25	10	pine		10	Regrading/Building
26	10	pine		10	Regrading/Building
27	8	pine		8	Regrading/Building
28	10	pine		10	Regrading/Building
29	10	pine		10	Regrading/Building
30	11	pine		11	Regrading/Building
31	14	maple		14	Regrading/Building
32	12	maple		12	Regrading/Building
33	12	maple		12	Regrading/Building
34	10	pine		10	Regrading/Building
35	12	pine		12	Regrading/Building
36	18	pine		18	Regrading/Building
37	14	pine		14	Regrading/Building
38	16	pine		16	Regrading/Building
39	12	pine		12	Regrading/Building
40	12	pine		12	Regrading/Building
41	12	pine		12	Regrading/Building
42	12	pine		12	Regrading/Building
43	12	pine		12	Regrading/Building
44	16	pine		16	Regrading/Building
45	16	pine		16	Regrading/Building
46	10	pine		10	Regrading/Building
47	12	honeylocust		12	Regrading/Building
48	12	honeylocust		12	Regrading/Building
49	12	honeylocust		12	Regrading/Building
50	12	honeylocust		12	Regrading/Building
51	12	honeylocust		12	Regrading/Building
52	10	honeylocust		10	Regrading/Building
53	8	honeylocust		8	Regrading/Building
54	12	honeylocust		12	Regrading/Building
55	12	honeylocust		12	Regrading/Building
56	12	honeylocust		12	Regrading/Building
57	6	cherry		6	Regrading/Building
58	8	cherry		8	Regrading/Building
59	6	cherry		6	Regrading/Building
60	6	cherry		6	Regrading/Building
61	8	cherry		8	Regrading/Building
62	8	cherry		8	Regrading/Building
63	18	pine	18		
64	16	pine	16		
65	16	pine	16		
66	16	pine	16		
67	16	pine	16		
68	16	pine	16		
69	8	honeylocust		8	Regrading/Building
70	15	maple		15	Regrading/Building
71	6	maple		6	Regrading/Building
72	12	pine		12	Regrading/Building
73	7	maple		7	Regrading/Building
74	11	pine		11	Regrading/Building
75	1	pine		1	Regrading/Building
76	15	pine		15	Regrading/Building
77	13	pine		13	Regrading/Building
78	13	pine		13	Regrading/Building
79	8	maple		8	Regrading/Building
80	8	maple		8	Regrading/Building
81	13	pine		13	Regrading/Building
82	17	pine		17	Regrading/Building
83	6	maple		6	Regrading/Building
84	7	maple		7	Regrading/Building
85	20	pine		20	Regrading/Building
86	12	pine		12	Regrading/Building
87	9	pine		9	Regrading/Building
88	20	pine		20	Regrading/Building
89	6	maple		6	Regrading/Building
90	13	pine		13	Regrading/Building
91	16	maple		16	Regrading/Building
92	16	maple		16	Regrading/Building
93	16	maple		16	Regrading/Building
94	6	maple		6	Regrading/Building
95	12	pine		12	Regrading/Building
96	12	maple		12	Regrading/Building
97	8	maple		8	Regrading/Building
98	8	maple		8	Regrading/Building
99	8	maple		8	Regrading/Building
100	8	maple		8	Regrading/Building
101	8	maple		8	Regrading/Building
102	8	maple		8	Regrading/Building
103	12	pine		12	Regrading/Building
104	12	pine		12	Regrading/Building
105	6	cherry		6	Regrading/Building
106	10	pine		10	Regrading/Building
107	12	pine		12	Regrading/Building
108	12	maple		12	Regrading/Building
EX #	DBH	Species	Trees Saved	Trees to be Removed	Reason
109	12	maple		0	Curb/sidewalk
110	10	maple		0	Curb/sidewalk
111	10	maple		0	Curb/sidewalk
112	10	maple		0	Curb/sidewalk
113	10	maple		0	Curb/sidewalk
114	10	maple		0	Curb/sidewalk
115	10	maple		0	Curb/sidewalk
116	10	maple		0	Curb/sidewalk
117	18	maple		0	Curb/sidewalk
118	10	maple		0	Curb/sidewalk
119	10	maple		0	Curb/sidewalk
120	12	maple		0	Curb/sidewalk
121	16	maple		0	Curb/sidewalk
122	15	maple		0	Curb/sidewalk
123	18	maple		0	Curb/sidewalk
Totals:	1385		98	1106	

NOTES:

- PERIMETER TREE RETENTION REQUIREMENT: 100% OF TREES (PERIMETER TREES 109-123 EXEMPTED PER 20.20.900 D.1, BECAUSE OF REQUIRED BIKE LANE AND CURB CHANGES)
- SITE INTERIOR TREE RETENTION REQUIREMENT: 15% OF DIAMETER INCHES:
- 0.15*958(INTERIOR TOTAL DBH)=165.9"
- TOTAL RETAINED DBH: 143
- TOTAL PROPOSED 2.5" CAL STREET TREES (SEE L200 PLANTING PLAN): 20
- TOTAL PROPOSED NON-STREET TREES: 286
- TOTAL NEW TREES PROPOSED: 306
- TOTAL NEW DBH PROPOSED: 424
- TOTAL DBH: 567 (59%)

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK T. LEE
CERTIFICATE NO. 980
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS

15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

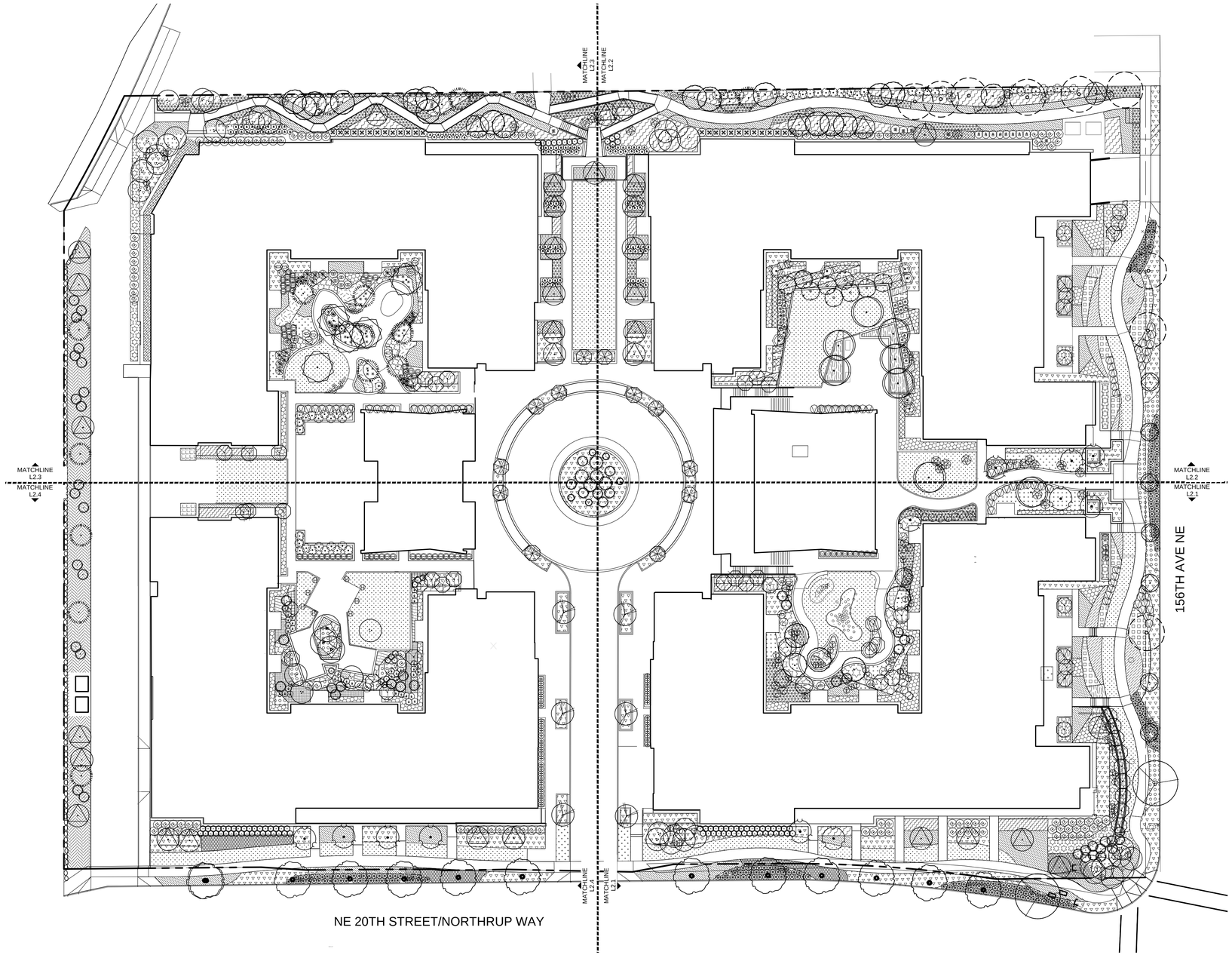
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

TREE RETENTION PLAN

-

DATE 11.20.2015	REVISION
PROJECT NUMBER 143040	SHEET NUMBER L105
SCALE 1" = 30'-0"	



NOTES

SEE L2.1-2.4 FOR DETAILED PLANTING PLANS
SEE L2.5 FOR PLANT LIST
SEE L4.1 FOR PLANTING DETAILS

1 PLANTING PLAN
L 2.0 | 1" = 30'-0"

0 15 30 60 120

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK T. LOBE
CERTIFICATE NO. 9903
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

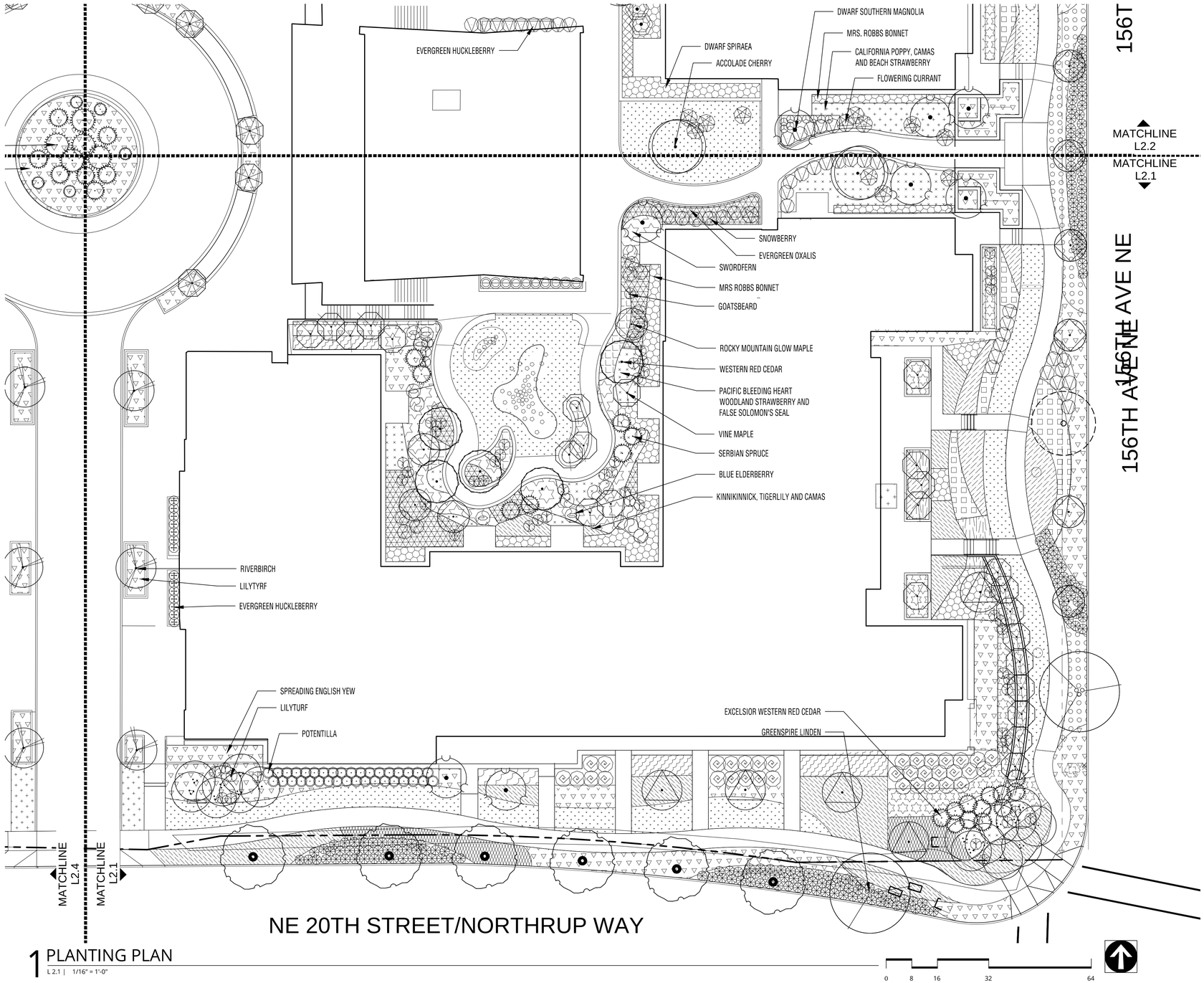
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

PLANTING PLAN

-

DATE 11.20.2015
REVISION
PROJECT NUMBER 143040
SHEET NUMBER L2.0
SCALE 1" = 30'-0"



1 PLANTING PLAN
L 2.1 | 1/16" = 1'-0"

NOTES

SEE L2.0 FOR OVERALL PLATING PLAN
SEE L2.1-2.4 FOR DETAILED PLANTING PLANS
SEE L2.5 FOR PLANT LIST
SEE L4.1 FOR PLANTING DETAILS

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARC TILBE
CERTIFICATE NO. 9900
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

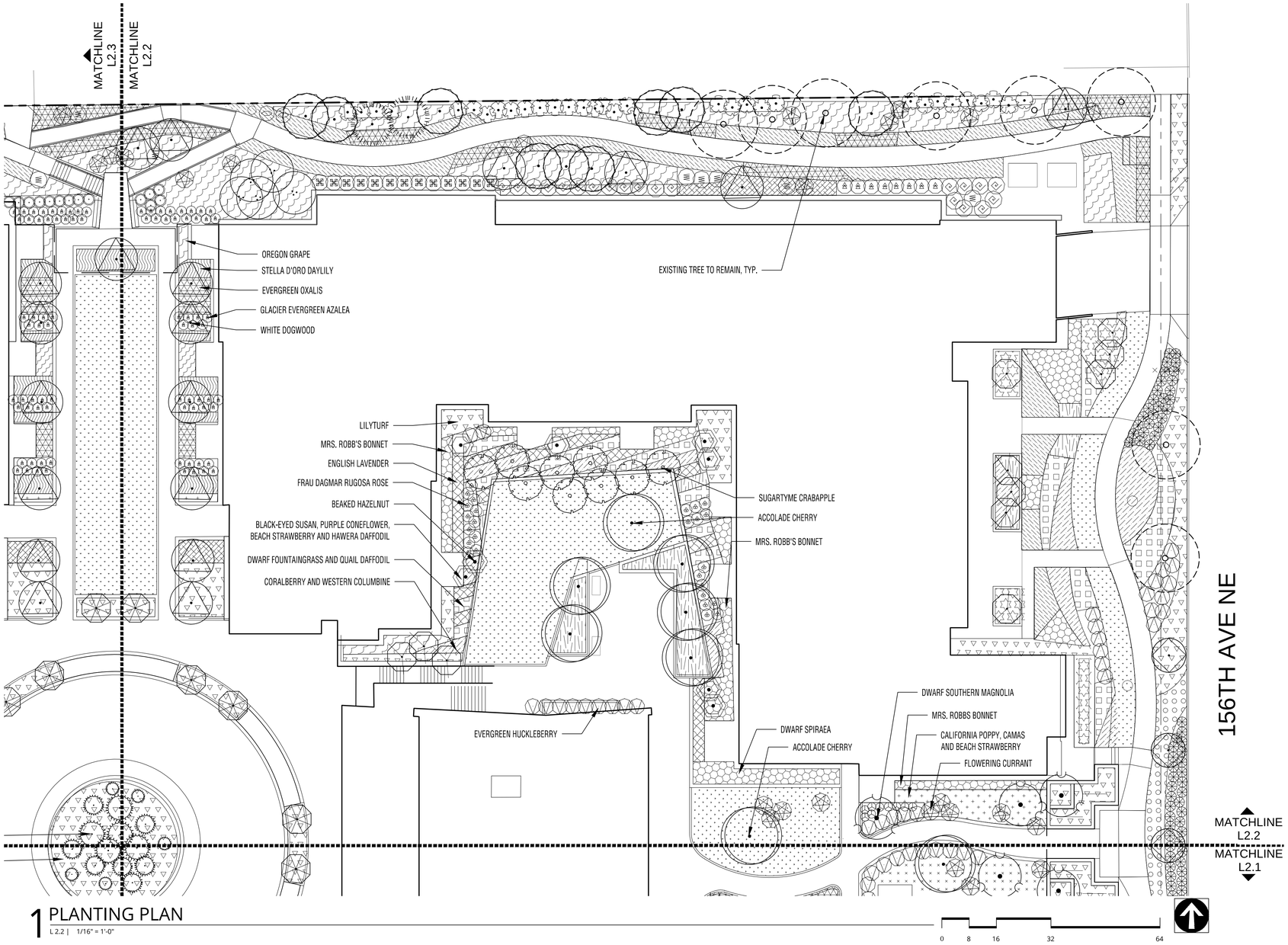
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

PLANTING PLAN-
SOUTHEAST

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L2.1
SCALE 1/6" = 1'-0"	



1 PLANTING PLAN
L 2.2 | 1/16" = 1'-0"

NOTES

SEE L2.0 FOR OVERALL PLATING PLAN
SEE L2.1-2.4 FOR DETAILED PLANTING PLANS
SEE L2.5 FOR PLANT LIST
SEE L4.1 FOR PLANTING DETAILS

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK T. LIKE
CERTIFICATE NO. 9803
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

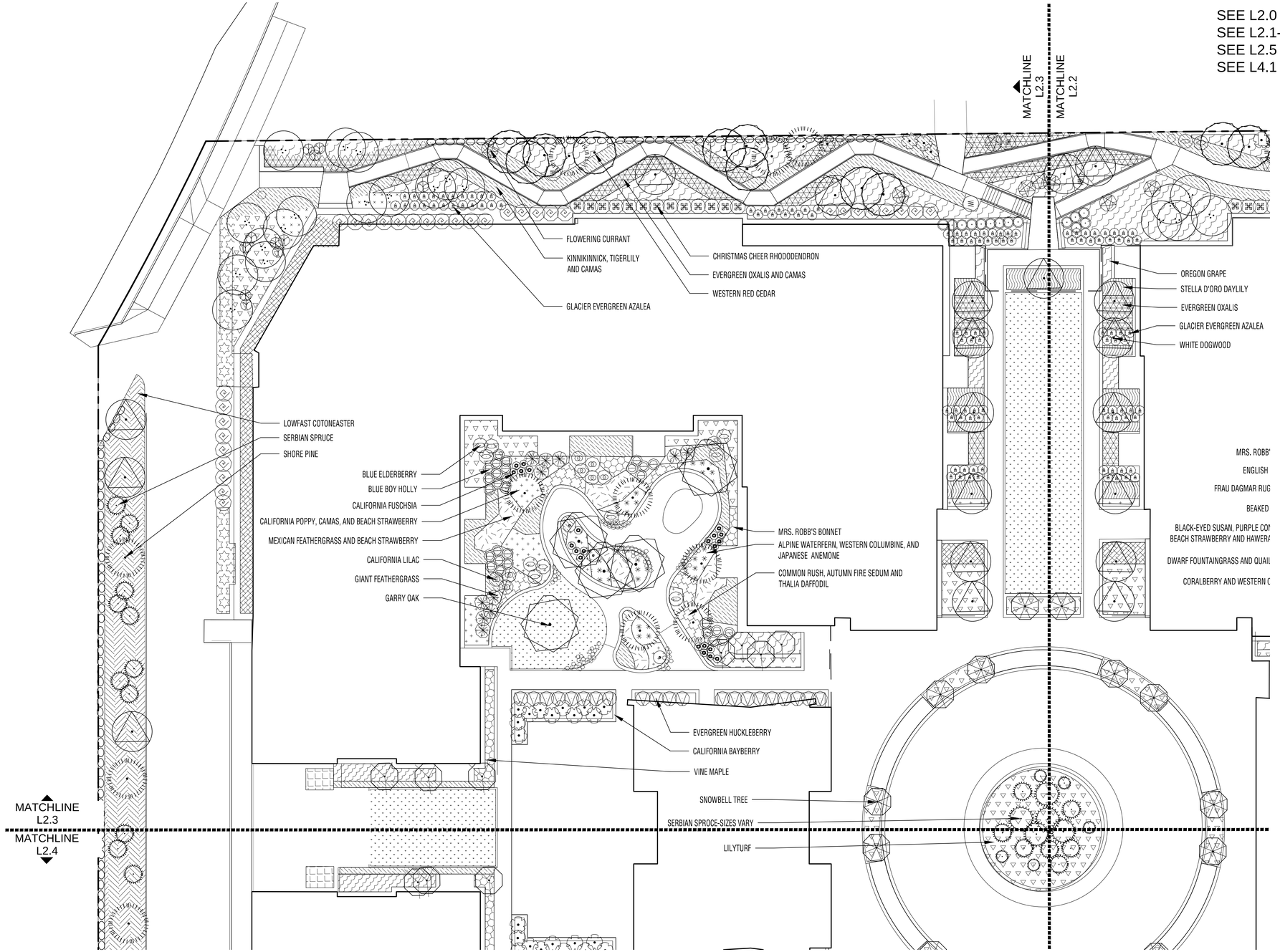
PLANTING PLAN-
NORTHEAST

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L2.2
SCALE 1/6" = 1'-0"	

NOTES

SEE L2.0 FOR OVERALL PLATING PLAN
SEE L2.1-2.4 FOR DETAILED PLANTING PLANS
SEE L2.5 FOR PLANT LIST
SEE L4.1 FOR PLANTING DETAILS



1 PLANTING PLAN-NORTHWEST
L 2.3 | 1/16" = 1'-0"

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK TUTTLE
CERTIFICATE NO. 3903
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

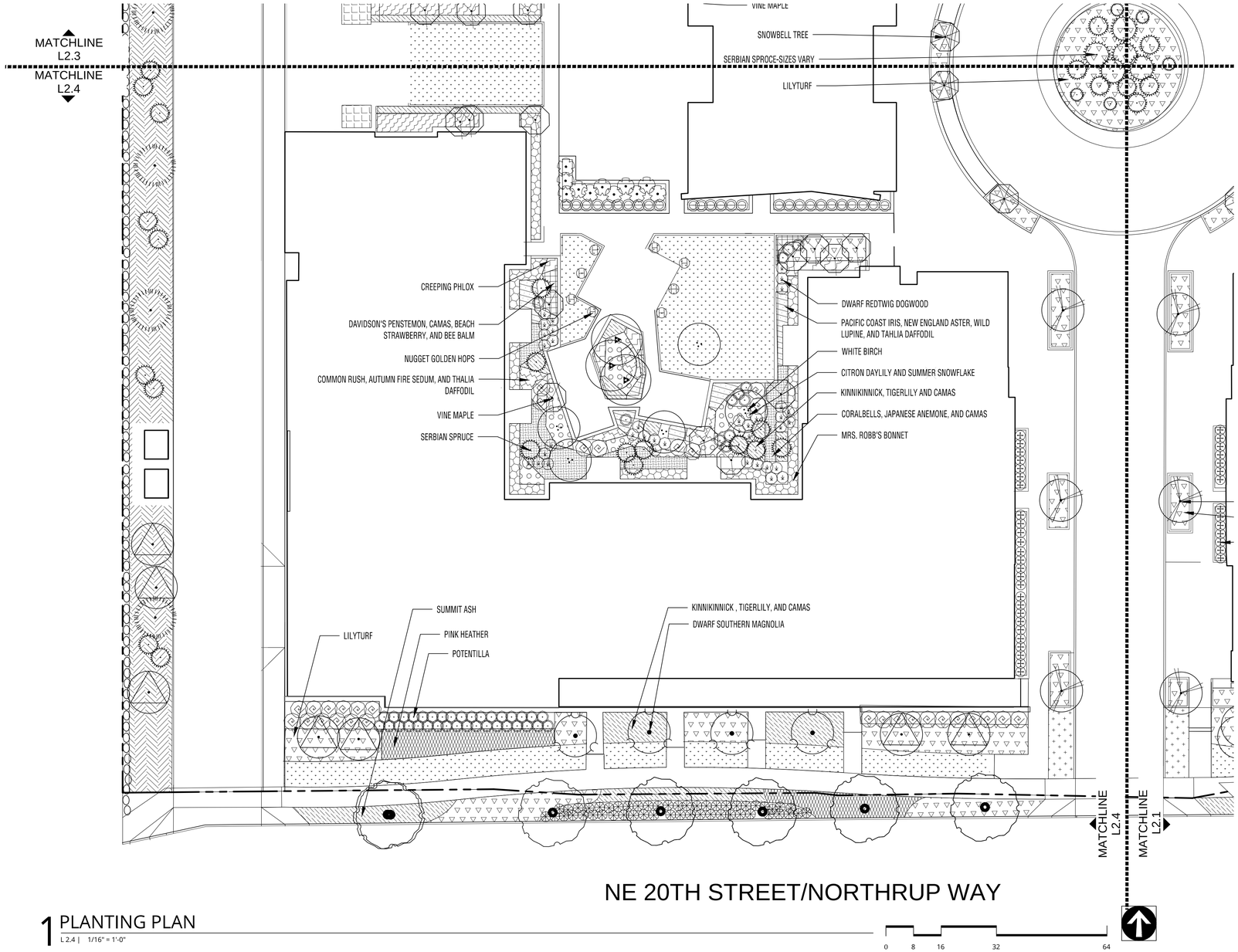
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

PLANTING PLAN-NORTHWEST

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L2.3
SCALE 1/6" = 1'-0"	



1 PLANTING PLAN
L 2.4 | 1/16" = 1'-0"

NOTES

SEE L2.0 FOR OVERALL PLATING PLAN
SEE L2.1-2.4 FOR DETAILED PLANTING PLANS
SEE L2.5 FOR PLANT LIST
SEE L4.1 FOR PLANTING DETAILS

STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
MARK T. LOBE
CERTIFICATE NO. 9803
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

PLANTING PLAN-
SOUTHWEST

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L2.4
SCALE 1/6" = 1'-0"	

NOTES

SEE L2.0 FOR OVERALL PLATING PLAN
SEE L2.1-2.4 FOR DETAILED PLANTING PLANS
SEE L4.1 FOR PLANTING DETAILS

TREES

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE AND SPACING	NOTES	PLANT FACTOR
	47	ACER CIRCINATUM	VINE MAPLE	8 FT. HT. MIN 3 STEMS		0.2
	11	ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	1.5" CAL.		0.3
	3	ARBUTUS MENZIESII	MADRONA	1 GAL. POT		0.3
	4	BETULA JACQUEMONTII	WHITE BIRCH	2" CAL. B&B		0.3
	5	BETULA NIGRA	RIVER BIRCH	2" CAL. B&B	SINGLE STEM	0.5
	42	CORNUS 'VENUS'	WHITE DOGWOOD	1.5" CAL. B&B		0.4
	11	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	2.5" CAL. B&B		0.3
	13	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	12' SPECIMENS		0.3
	10	MALUS SUTYZAM 'SUGARTYME'	SUGARTYME CRABAPPLE	1.5" CAL. B&B		0.3
	58	PICEA OMORIKA	SERBIAN SPRUCE	(5)X5', (48)X8', (5)X12',	FULL, NATURAL FORM, STAKED	0.3
	19	PINUS CONTORTA	SHORE PINE	8 FT. HT. FULL	NATURAL FORM, STAKED	0.3
	4	POPULUS TREMULOIDES	POPLAR	1" CAL. B&B		0.6
	21	PRUNUS ACCOLADE	FLOWERING CHERRY	2" CAL. B&B		0.4
	5	QUERCUS GARRYII	GARRY OAK	2" CAL. B&B		0.4
	10	STYRAX JAPONICA	SNOWBELL TREE	2" CAL. B&B		0.3
	26	THUJA PLICATA	WESTERN RED CEDAR	10 FT HT		0.3
	8	THUJA PLICATA 'EXCELSIOR'	EXCELSIOR CEDAR	8 FT. HT. FULL		0.3
	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL. B&B		0.5
		EXISTING TREE TO REMAIN				

SHRUBS

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE AND SPACING	NOTES	PLANT FACTOR
	32	ARUNCUS DIOICUS	GOATSBEARD	1 GAL. 3' O.C.		0.7
	8	CEANOTHUS X 'BLUE SAPPHIRE'	CALIFORNIA LILAC	#5 POT, 4' O.C.		0.3
	45	CORNUS STOLONIFERA 'KELSEYII'	DWARF RED TWIG	2 GAL. POT, 36" O.C.		0.6
	8	CORYLUS CORNUTA VAR CALIFORNICA	BEAKED HAZELNUT	5 GAL., 6' O.C.		0.3
		FATSIA JAPONICA	JAPANESE FATSIA	5 GAL. 3' O.C.		0.4
	8	HUMULUS LUPULUS 'NUGGET'	NUGGET GOLDEN HOPS	1 GAL. POT, 5' O.C.	PLANT AT BASE OF CLIMBING CABLE	0.7
	79	ILEX MESERVEAE 'BLUE BOY'	BLUE BOY HOLLY	5 GAL. POT, 36" O.C.		0.5
	69	MYRICA CALIFORNICA	CALIFORNIA BAYBERRY	5 GAL. POT, 48" O.C.		0.2
	102	POTENTILLA F. 'GOLDFINGER'	POTENTILLA	2 GAL. POT, 36" O.C.		0.2
	259	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	2 GAL. POT, 36" O.C.		
	28	RIBES SANGUINEUM 'WHITE ICICLE'	FLOWERING CURRANT	5 GAL. POT 5' O.C.		0.3
	11	RHODODENDRON MACROPHYLLLUM	PACIFIC RHODODENDRON	5 GAL., POT, 5' O.C.		0.3
	122	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	5 GAL. POT, 4' O.C.		0.4
	26	RHODODENDRON 'GLACIER'	EVERGREEN AZALEA	5 GAL. POT, 4' O.C.		0.4
	26	ROSA RUGOSA 'FRAU DAGMAR HASTRUP'	RUGOSA ROSE	2 GAL. POT, 3' O.C.		0.3
	22	SAMBUCUS NIGRA L. SSP. CAERULEA	BLUE ELDERBERRY	5 GAL., 4' O.C.		0.4
	51	SPIREAEA J. 'LITTLE PRINCESS'	DWARF SPIRAEA	2 GAL. POT, 24" O.C.		0.3
	12	STIPA GIGANTEA	GIANT FEATHER GRASS	1 GAL., POT, 4' O.C.		0.2
	30	SYMPHORICARPOS ALBUS	SNOWBERRY	2 GAL., 4' O.C.		0.5
	155	TAXUS B. 'REPENDENS'	SPREADING ENGLISH YEW	5 GAL. POT 5' O.C.		0.3
	79	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL., 4' O.C.		0.3
	23	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL., 18" O.C.		0.2

PERENNIALS AND GROUNDCOVERS

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE AND SPACING	NOTES	PLANT FACTOR
	2016	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	5 GAL. POT, 2' O.C.		0.4
	3561	LILIUM COLUMBIANUM	TIGERLILY	BULB, 6" O.C.		0.4
	10682	CAMASSIA QUOMASH	CAMAS	BULB, 6" O.C.	PLANT IN GROUPINGS OF 15-30	0.4
	0	BLECHNUM PENNA-MARINA	ALPINE WATERFERN	4" POT, 12" O.C.		0.3
	19	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL, 16" O.C.		0.3
	7	ANEMONE X 'HONORINE JOBERT'	JAPANESE ANEMONE	1 GAL. POT, 30" O.C.		0.4
	1216	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	1 GAL. POT, 24" O.C.		0.3
	175	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	1 GAL. POT, 12" O.C.		0.4
	612	FRAGARIA VESCA	WOODLAND STRAWBERRY	4" POT, 12" O.C.		0.7
	22	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	1 GAL. POT, 24" O.C.		0.3
	1577	ERICA CARNEA 'SPRINGWOOD PINK'	PINK HEATHER	1 GAL. POT, 18" O.C.		0.3
	921	EUPHORBIA AMYGDALOIDES ROBBIAE	MRS ROBB'S BONNET	1 GAL., 18" O.C.		0.4
	198	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	4" POT, 12" O.C.		0.2
	2387	CAMASSIA QUOMASH	CAMAS	BULB, 6" O.C.	PLANT IN GROUPINGS OF 15-30	0.4
	1786	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT, 12" O.C.		0.3
	18	PENSTEMON DAVIDSONII	DAVIDSON'S PENSTEMON	2 GAL., 18" O.C.		0.5
	243	CAMASSIA QUOMASH	CAMAS	BULB, 9" O.C.		0.4
	121	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT, 12" O.C.		0.3
	18	MONDARDA DIDYMA 'JACOB CLINE'	BEE BALM	1 GAL., 18" O.C.		0.7
	612	HEMEROCALIS CITRINA	CITRON DAYLILY	1 GAL. POT, 18" O.C.		0.4
	1102	LEUCOJUM AESTIVUM	SUMMER SNOWFLAKE	BULB, 6" O.C.	PLANT IN GROUPINGS OF 15-30	0.3
	590	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	1 GAL. POT, 18" O.C.		0.4
	124	HEUCHERA SANGUINEA 'CHATTERBOX"	CORALBELLS	1 GAL., 18" O.C.		0.4
	30	ANEMONE X 'HONORINE JOBERT'	JAPANESE ANEMONE	1 GAL. POT, 30" O.C.		0.4
	557	CAMASSIA QUOMASH	CAMAS	BULB, 9" O.C.	PLANT IN GROUPINGS OF 15-30	0.4
	55	IRIS "PACIFIC COAST HYBRIDS"	PACIFIC COAST HYBRID IRIS	1 GAL., 18 O.C.		0.3
	55	ASTER NOVAE-ANGLAE 'PURPLE DOME'	NEW ENGLAND ASTER	1 GAL., 24" O.C.		0.4
	55	LUPINUS PERENNIS	WILD LUPINE	1 GAL., 18" O.C.		0.3
	1	NARCISSUS 'THALIA'	THALIA DAFFODIL	BULB, 6" O.C.	PLANT IN GROUPINGS OF 15-30	0.3
	138	JUNCUS EFFUSUS	COMMON RUSH	1 GAL POT, 18" O.C.		0.6
	78	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	1 GAL., 24" O.C.		0.3
	497	NARCISSUS 'THALIA'	THALIA DAFFODIL	BULB, 6" O.C.	PLANT IN GROUPINGS OF 15-30	0.3
	143	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	1 GAL., 24" O.C.		0.3
	5601	LIRIOPE MUSCARI 'BIG BLUE'	LILYTURF	1 GAL. POT, 18" O.C.		0.3
	5392	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	12"	PLANT IN GROUPINGS OF 5-10	0.4
	14409	LEUCOJUM AESTIVUM	SUMMER SNOWFLAKE	BULB, 6" O.C.	PLANT IN GROUPINGS OF 5-15	0.3
	144	LONICERA PILEATA	BOXWOOD HONEYSUCKLE	2 GAL. POT, 36" O.C.		0.4
	717	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. POT 36" O.C.		0.2
	415	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	1 GAL, 18" O.C.		0.3
	518	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT, 12" O.C.		0.3
	3502	OXALIS OREGANA	OREGON OXALIS	4" POT, 12" O.C.		0.7
	4211	CAMASSIA QUOMASH	CAMAS	BULB, 9" O.C.	PLANT IN GROUPINGS OF 15-30	0.4
	596	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL., 18 O.C.		0.2
	1074	NARCISSUS 'QUAIL'	QUAL DAFFODIL	BULB, 6" O.C.	PLANT IN GROUPINGS OF 20-40	0.3
	281	PHLOX SUBDULATA 'EMRALD BLUE'	CREEPING PHLOX	4" POT, 8" O.C.		0.5
	456	POLYSTICHUM MUNITUM	SWORD FERN	2 GAL. POT, 30" O.C.		0.3
	213	RUBUS CALYCINOIDES	CREEPING RASPBERRY	1 GAL., 24" O.C.		0.3
	1018	NARCISSUS 'FEBRUARY GOLD'	FEBRUARY GOLD DAFFODIL	BULB, 6" O.C.	PLANT IN GROUPINGS OF 5-15	0.3
	390	RUDBECKIA HIRTA'GOLDSTURM'	BLACKEYED SUSAN	1 GAL POT, 18" O.C.	PLANT IN GROUPINGS OF 3-10	0.4
	390	ECHANACEA PURPUREA STRAIGHT SPECIES	PURPLE CONEFLOWER	1 GAL POT, 18" O.C.	PLANT IN GROUPINGS OF 3-10	0.3
	2629	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT, 12" O.C.		0.3
	7026	NARCISSUS 'HAWERA'	HAWERA DAFFODIL	BULB, 6" O.C.	PLANT IN GROUPINGS OF 15-25	0.3
	69	SYMPHORICARPOS C. 'HANCOCK'	CORAL BERRY	2 GAL. POT, 30" O.C.		0.3
	107	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL, 12" O.C.		0.3
	13307 sf	--	TURFGRASS	SEED		1

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK T. LEE
CERTIFICATE NO. 9903
EXPIRES MARCH 4, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

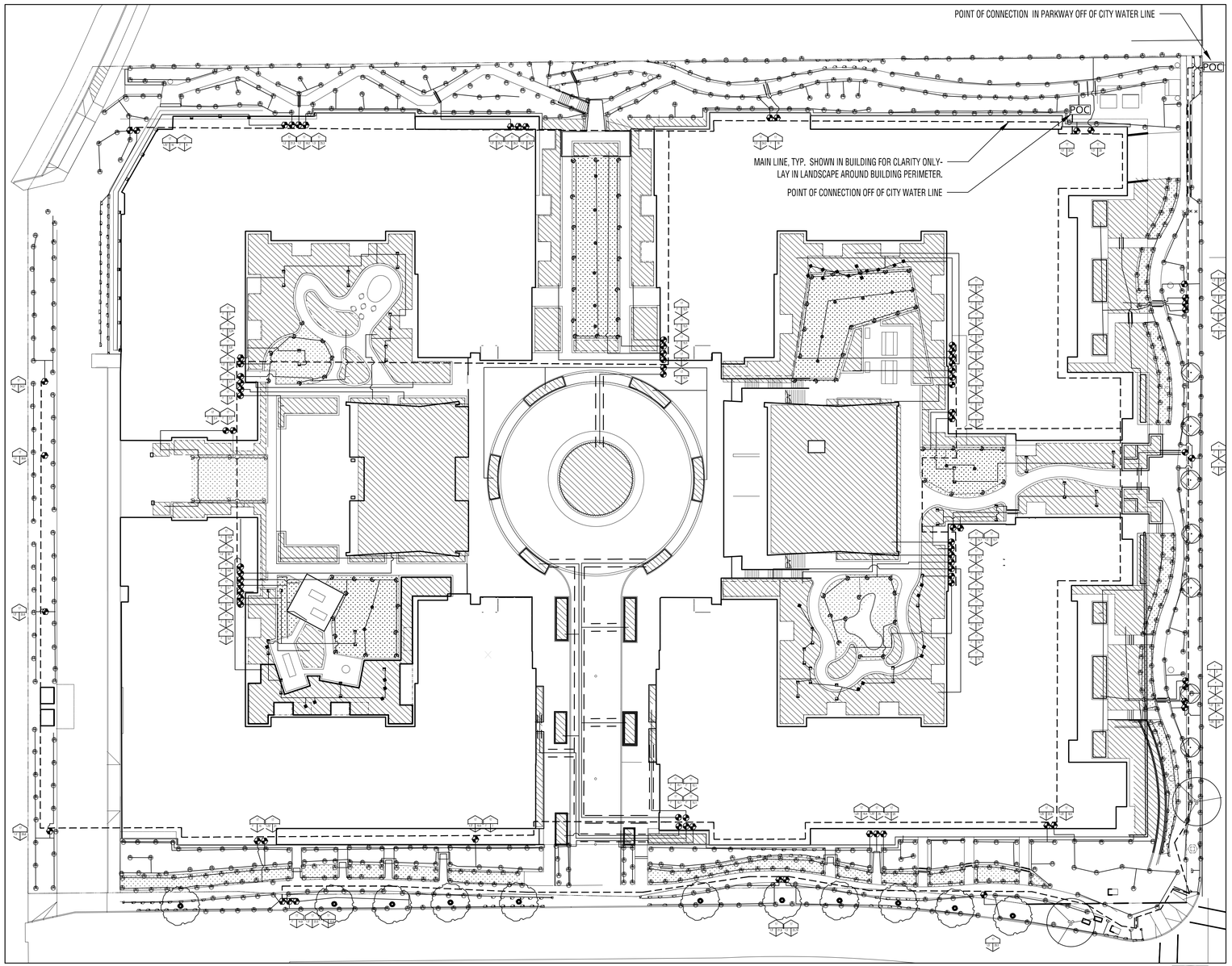
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

PLANT LIST

-

DATE 11.20.2015
REVISION
PROJECT NUMBER 143040
SHEET NUMBER L2.5
SCALE NTS



1 IRRIGATION PLAN
L 3.0 | 1" = 30'-0"

0 15 30 60 120

LEGEND:

	RAINBIRD R-VAN 1318	BLACK: 45°-270°	0.17 – 0.39	30	13-18 FEET
	RAINBIRD R-VAN 1724	YELLOW: 45°-270°	0.16 – 0.37	30	17-24 FEET
	RAINBIRD R13-18F	BLACK: 360°	0.37 – 0.48	30	13-18 FEET
	RAINBIRD R17-24F	YELLOW: 360°	0.65	30	17-24 FEET
	RAINBIRD HE-VAN 8	GREEN	0.83-1.17	30	8 FEET
	RAINBIRD HE-VAN 10	BLUE	1.26-1.78	30	10 FEET
	RAINBIRD HE-VAN 12	BROWN	1.67-2.37	30	12 FEET
	RAINBIRD HE-VAN 15	BLACK	2.62-3.70	30	15 FEET
	RAINBIRD 15RCS	3-4x11-15 FEET	.35-.49	30	
	RAINBIRD 15LCS	3-4x11-15 FEET	.35-.49	30	
	RAINBIRD 15SST	4x26-30 FEET	.89-1.21	30	
	RAINBIRD 9SST	9x15-18 FEET	1.34-1.73	30	
	RAINBIRD MPR5H	RED: 180°	0.14-0.2	30	5-8 FEET
	RAINBIRD MPR5Q	RED: 90°	0.07-0.1	30	5-8 FEET
	RAINBIRD MPR5F	RED: 360	0.29-0.41	30	5-8 FEET
	RAINBIRD SQ QTR	PURPLE: 90°	0.12	50	2.5-4.5 FEET
	RAINBIRD SQ HLF	BROWN: 180°	0.23	50	2.5-4.5 FEET
	RAINBIRD SQ FUL	RED: 360°	0.46	50	2.5-4.5 FEET

DRIP CONTROL ZONE VALVE KIT: NETAFIM MODEL #LCV2-10075-LF FOR LESS THAN 4.5 GPM. MODEL #LVC210075-HF FOR 4.5-17.6 GPM

REMOTE CONTROL VALVE: RAINBIRD PEB, SIZE PER PLAN

QUICK COUPLER: HUNTER HQ3

SLEEVE, SIZE # = 2X LINE SIZE, 2" MIN.

MAINLINE = 2" SCHEDULE 40 PVC

LATERAL – PVC – SIZE PER CHART

CONTROLLER/ZONE DESIGNATION
FLOW IN GPM
VALVE SIZE

EXTERIOR WALL MOUNTED IRRIGATION CONTROLLER, RAINBIRD ESP-LXME-12 STATION, INSTALLED W/ ET CARTRIDGE

POC POINT OF CONNECTION IN VAULT (SEE DIAGRAM BELOW)

TECHLINE CV LATERAL DRIPLINE (FOR SHRUB/GROUNDCOVER AREAS ON STRUCTURE): NETAFIM MODEL TLCV418
12" EMITTER SPACING, 18"TECHLINE SPACINGO.C. (0.6 DRIPPER)

POINT OF CONNECTION ASSEMBLY (P.O.C.)

PIPE SIZING CHART

GALLONS	MIN. PIPE SIZE
0 - 10	3/4 INCH
10 - 16	1 INCH
16 - 26	1-1/4 INCH
26 - 35	1-1/2 INCH

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE (30 PSI) AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S REPRESENTATIVE.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS AND TURF AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS EXCEPT WHERE SHOWN IN SLEAVING UNDER PAVEMENT. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
3. IRRIGATION SYSTEMS SHALL BE DESIGNED WITH PROVISIONS FOR WINTERIZATION BY PROVIDING QUICK COUPLER VALVES AT ALL LOW POINTS AND A MEANS TO BLOW OUT IRRIGATION SYSTEM PIPES WITH PRESSURIZED AIR. SLOPE PIPE AT 1/2" MIN. TO DRAINS.
4. 120 VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO MAKE THE FINAL 120V HARD-WIRE HOOKUP TO THE CONTROLLER.
5. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMENTS, EMITTERS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE IRRIGATION LEGEND OR MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY, AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
7. PROVIDE SLEEVES WHERE MAINLINE AND LATERALS PASS UNDER PAVEMENT.
8. SEE IRRIGATION DETAILS - SHEET L4.1
9. PROVIDE PRS DIAL AT VALVE FOR ROTORS ON DECK (WHERE SOIL IS TOO SHALLOW FOR PRS BODIES) IF PRESSURE IS ABOVE 45 PSI. PROVIDE SAM P45 BODIES FOR HEADS WITH PRESSURE OVER 45 PSI.
10. ALL SPRINKLER AND ROTOR BODIES TO BE RAINBIRD 1800 SERIES. USE 2" POP-UPS ON DECK. USE APROPRIATE POP-UP HEIGHTS FOR EACH TYPE OF PLANTING.

STATE OF WASHINGTON
GREGORY M. MOISAN
LANDSCAPE ARCHITECT
CERTIFICATE NO. 9903
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

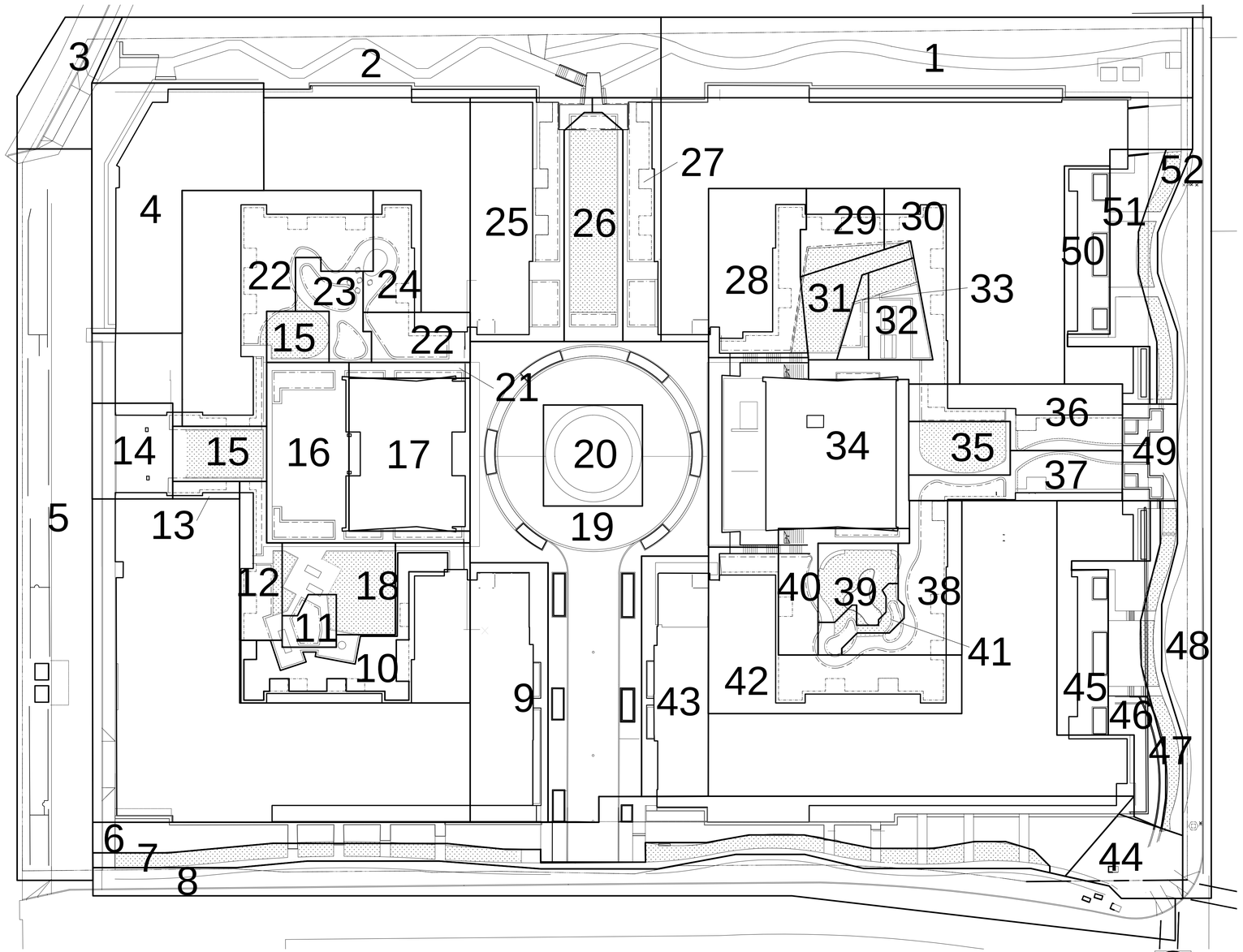
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

IRRIGATION PLAN

-

DATE 11.20.2015	REVISION
PROJECT NUMBER 143040	SHEET NUMBER L3.0
SCALE 1" = 30'-0"	



WATER ENGINEERING STANDARDS JANUARY 2012

WATER EFFICIENT LANDSCAPE DESIGN CERTIFICATION

Project Name: Hyde Square Apartments

Project Address: 15500 NE 20th Street, Bellevue, Wa 98007

Project Owner or Manager
Carmel Partners (Company Name)
Eric Snow, Development Manager (Contact Name)
1000 Sansome, Suite 180 (Street Address)
San Francisco, CA 94111 (City, State, Zip)
(415) 273-2900 (Phone)

Landscape Design Contact
Murase Associates (Company Name)
Mark Tilbe (Contact Name)
200 East Boston Street (Street Address)
Seattle, WA 98102 (City, State, Zip)
(206) 322-4937 (Phone)

The landscape design/plans for the above stated project have been verified by the Washington State registered Landscape Architect, Washington Certified Nurseryman, or Washington Certified Landscaper stated above to be in compliance with Bellevue City Code 24.02.205 "Landscape Water Budgeting Requirements" (Water Code). All data, calculations, and information required is attached, or shown on the face of the landscape plans.

(Landscape Designer's Signature) (Approval Signature)

Mark Tilbe (Printed Name) 11/18/15 (Date) Bellevue Utilities Department (Date)

W3 - 17

total landscape area:	88020
total estimated water use:	632603.3
predicted water use:	601842.5
balance:	30760.76

1 HYDROZONE PLAN

L 3.1 | 1" = 30'-0"

0 15 30 60 120

	ETxPFxHAxCF/IE					spray=0.625, drip=.925, rotator=0.7*
Hydrozone	Estimated Water Use	ET	Plant Factor	Area(sf)	CF	Irrigation efficiency
1	46134	14.49	0.5	6419	0.62	0.625
2	37135	14.49	0.5	5167	0.62	0.625
3	815	14.49	0.3	189	0.62	0.625
4	9470	14.49	0.4	1647	0.62	0.625
5	13546	14.49	0.4	2356	0.62	0.625
6	38011	14.49	0.4	6611	0.62	0.625
7	41239	14.49	1	2869	0.62	0.625
8	39284	14.49	0.6	4555	0.62	0.625
9	457	14.49	0.3	157	0.62	0.925
10	11934	14.49	0.6	2048	0.62	0.925
11	1597	14.49	0.6	274	0.62	0.925
12	4813	14.49	0.6	826	0.62	0.925
13	571	14.49	0.4	147	0.62	0.925
14	670	14.49	0.6	115	0.62	0.925
15	25514	14.49	1	1775	0.62	0.625
16	2538	14.49	0.3	871	0.62	0.925
17	4391	14.49	0.1	4521	0.62	0.925
18	23674	14.49	1	1647	0.62	0.625
19	6104	14.49	0.5	1257	0.62	0.925
20	3304	14.49	0.3	1134	0.62	0.925
21	1929	14.49	0.3	662	0.62	0.925
22	17762	14.49	0.6	3048	0.62	0.925
23	2172	14.49	0.4	559	0.62	0.925
24	2719	14.49	0.4	700	0.62	0.925
25	7138	14.49	0.5	1470	0.62	0.925
26	35892	14.49	1	2497	0.62	0.625
27	6915	14.49	0.5	1424	0.62	0.925
28	4332	14.49	0.4	1115	0.62	0.925
29	2103	14.49	0.5	433	0.62	0.925
30	4437	14.49	0.4	1142	0.62	0.925
31	31910	14.49	1	2220	0.62	0.625
32	836	14.49	0.3	287	0.62	0.925
33	552	14.49	0.4	142	0.62	0.925
34	4983	14.49	0.1	5131	0.62	0.925
35	14633	14.49	1	1018	0.62	0.625
36	8368	14.49	0.4	2154	0.62	0.925
37	3419	14.49	0.4	880	0.62	0.925
38	7200	14.49	0.7	1059	0.62	0.925
39	16588	14.49	1	1154	0.62	0.625
40	5670	14.49	0.7	834	0.62	0.925
41	1938	14.49	0.7	285	0.62	0.925
42	9593	14.49	0.7	1411	0.62	0.925
43	309	14.49	0.3	106	0.62	0.925
44	18987	14.49	0.7	1887	0.62	0.625
45	1659	14.49	0.4	427	0.62	0.925
46	9293	14.49	0.4	2392	0.62	0.925
47	15122	14.49	1	1052	0.62	0.625
48	31134	14.49	0.5	4332	0.62	0.625
49	1593	14.49	0.4	410	0.62	0.925
50	1678	14.49	0.4	432	0.62	0.925
51	7432	14.49	0.4	1913	0.62	0.925
52	12347	14.49	1	859	0.62	0.625

STATE OF WASHINGTON LANDSCAPE ARCHITECT MARK TILBE CERTIFICATE NO. 3903 EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

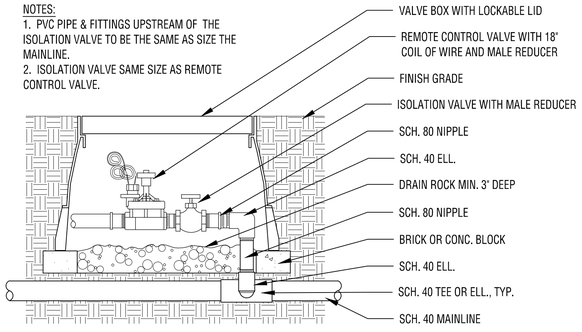
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

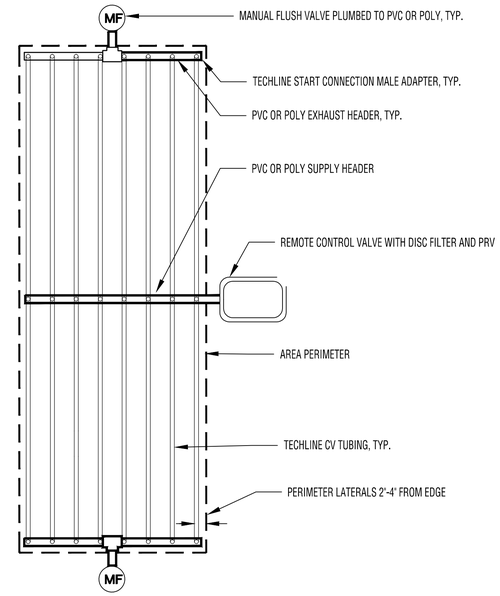
IRRIGATION PLAN-HYDROZONES

-

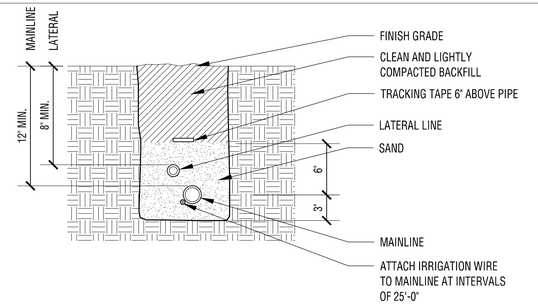
DATE 11.20.2015
REVISION
PROJECT NUMBER 143040
SHEET NUMBER L3.1
SCALE 1" = 30'-0"



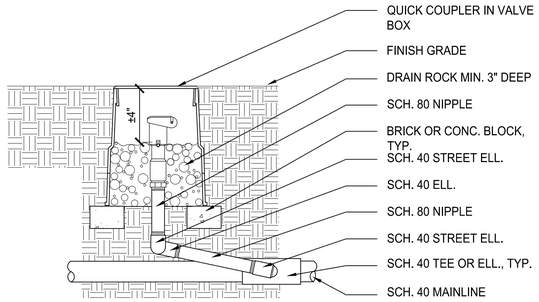
8 AUTOMATIC REMOTE CONTROL
1" = 1'-0"



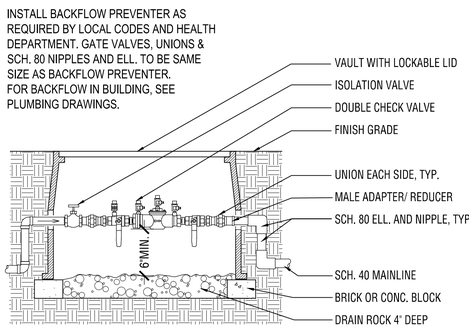
5 TECHLINE CV CENTER FEED LAYOUT
1" = 1'-0"



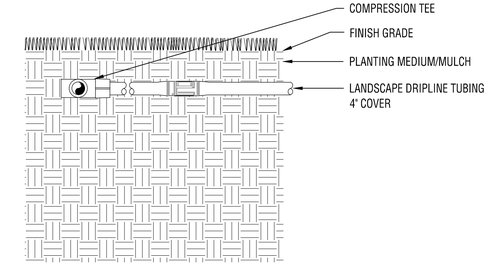
1 IRRIGATION TRENCH
1" = 1'-0"



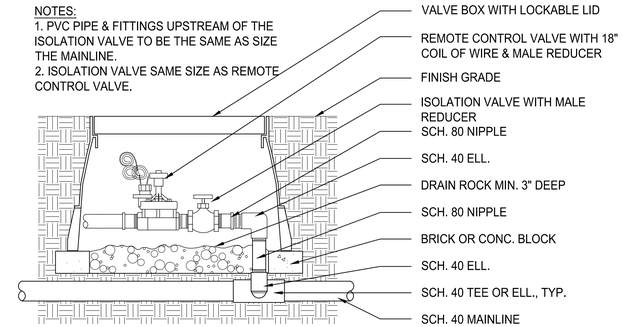
2 QUICK COUPLER
1" = 1'-0"



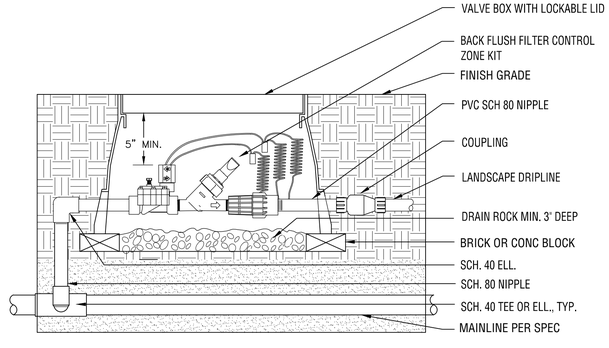
9 BACKFLOW PREVENTER
1" = 1'-0"



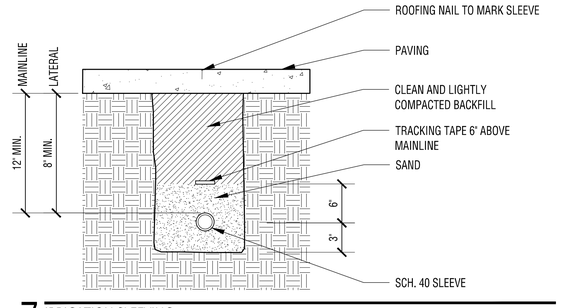
6 IRRIGATION DRIPLINE
1" = 1'-0"



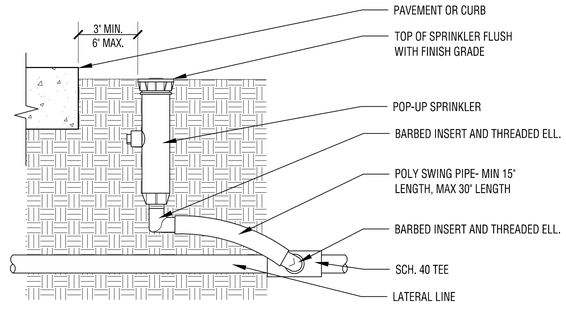
3 REMOTE CONTROL VALVE
1" = 1'-0"



10 CONTROL ZONE KIT
1" = 1'-0"



7 IRRIGATION SLEEVING
1" = 1'-0"



4 TYPICAL SPRINKLER HEAD
1" = 1'-0"

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK T. LEE
CERTIFICATE NO. 980
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

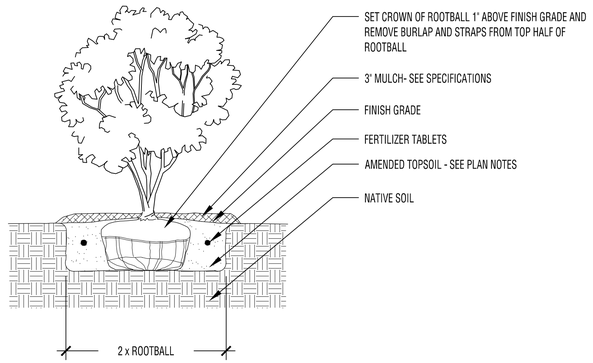
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

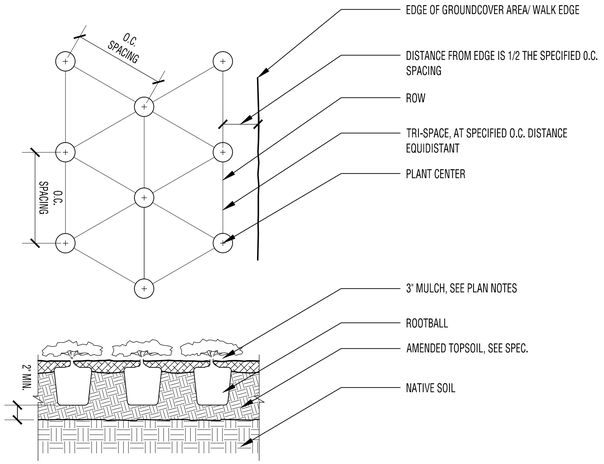
IRRIGATION DETAILS

-

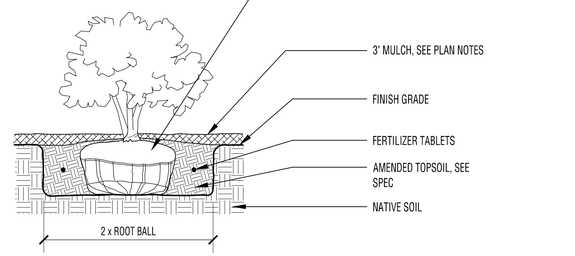
DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L4.0
SCALE VARIES	



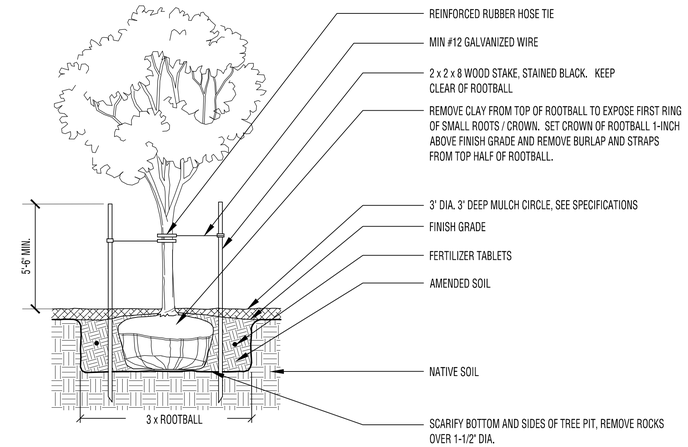
4 MULTI-STEM TREE PLANTING
1/2" = 1'-0"



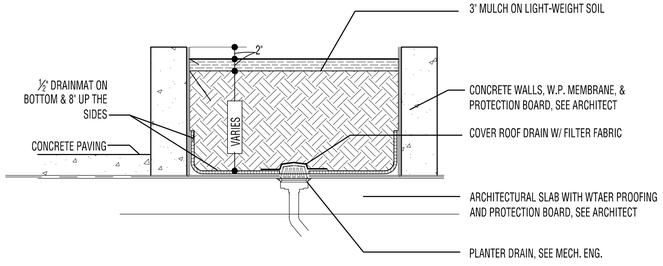
1 GROUND COVER PLANTING
1" = 1'-0"



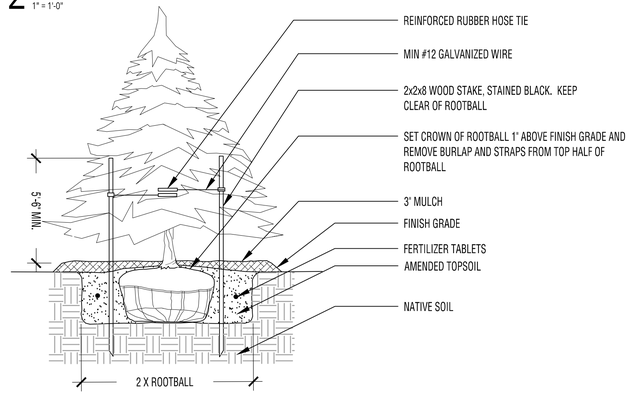
5 SHRUB PLANTING
1" = 1'-0"



2 DECIDUOUS TREE PLANTING
1" = 1'-0"



6 PLANTER ON STRUCTURE
1" = 1'-0"



3 EVERGREEN TREE PLANTING
1/2" = 1'-0"

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK T. LIBBE
CERTIFICATE NO. 99017
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS

15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

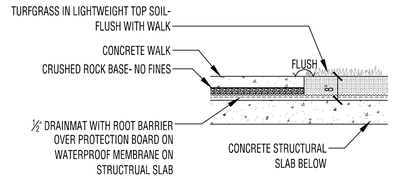
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

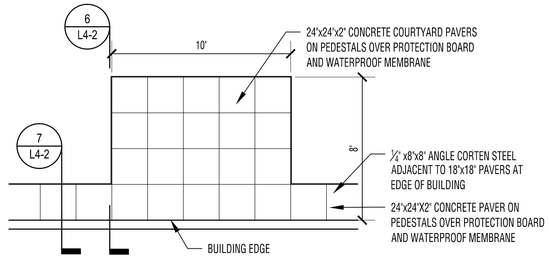
LANDSCAPE DETAILS

-

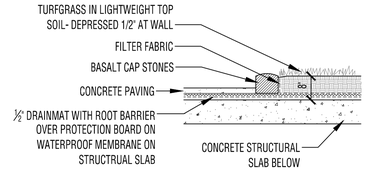
DATE 11.20.2015	REVISION
PROJECT NUMBER 143040	SHEET NUMBER L4.1
SCALE VARIES	



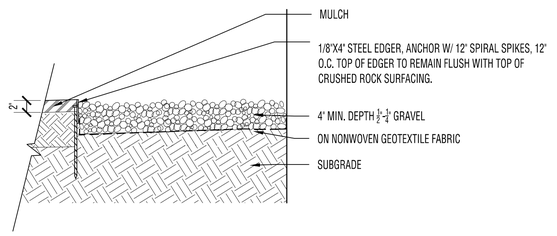
9 WALK EDGE ON DECK- FLUSH CONDITION
1/2" = 1'-0"



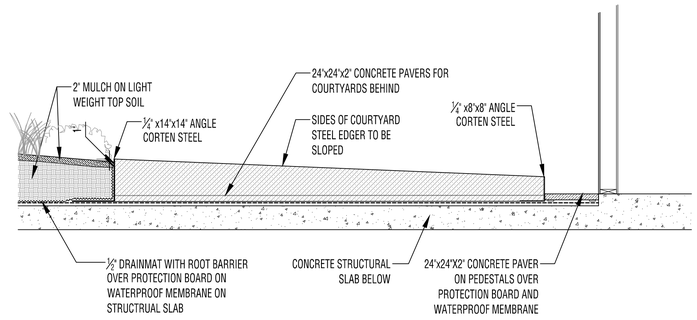
5 PATIO CORTEN PREFAB EDGER-PLAN
1/4" = 1'-0"



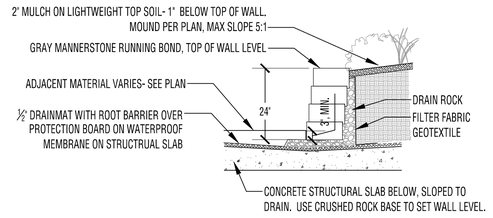
1 STONE WALL ON STRUCTURE
1/2" = 1'-0"



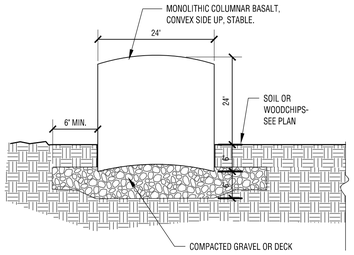
10 GRAVEL MANINTENANCE STRIP
1" = 1'-0"



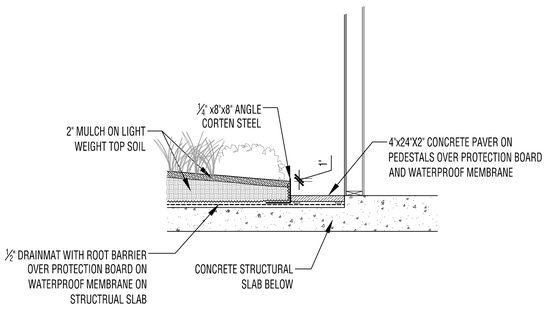
6 PATIO CORTEN PREFAB EDGER- ELEVATION
1/2" = 1'-0"



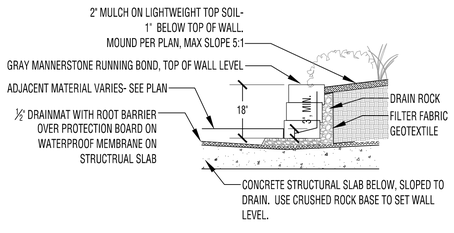
2 24 INCH CMU WALL ON STRUCTURE
1/2" = 1'-0"



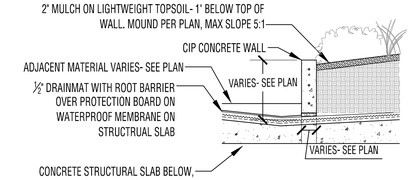
11 BASALT PILLAR
3/4" = 1'-0"



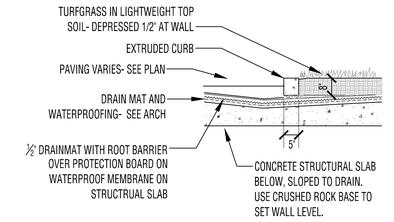
7 PATIO CORTEN PREFAB EDGER- SECTION
1/2" = 1'-0"



3 18 INCH CMU WALL ON STRUCTURE
1/2" = 1'-0"



8 CIP PLANTER WALL ON STRUCTURE
1/2" = 1'-0"



4 8 INCH EXTRUDED CONCRETE WALL ON STRUCTURE
1/2" = 1'-0"

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK TILBE
CERTIFICATE NO. 9903
EXPIRES MARCH 24, 2017

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

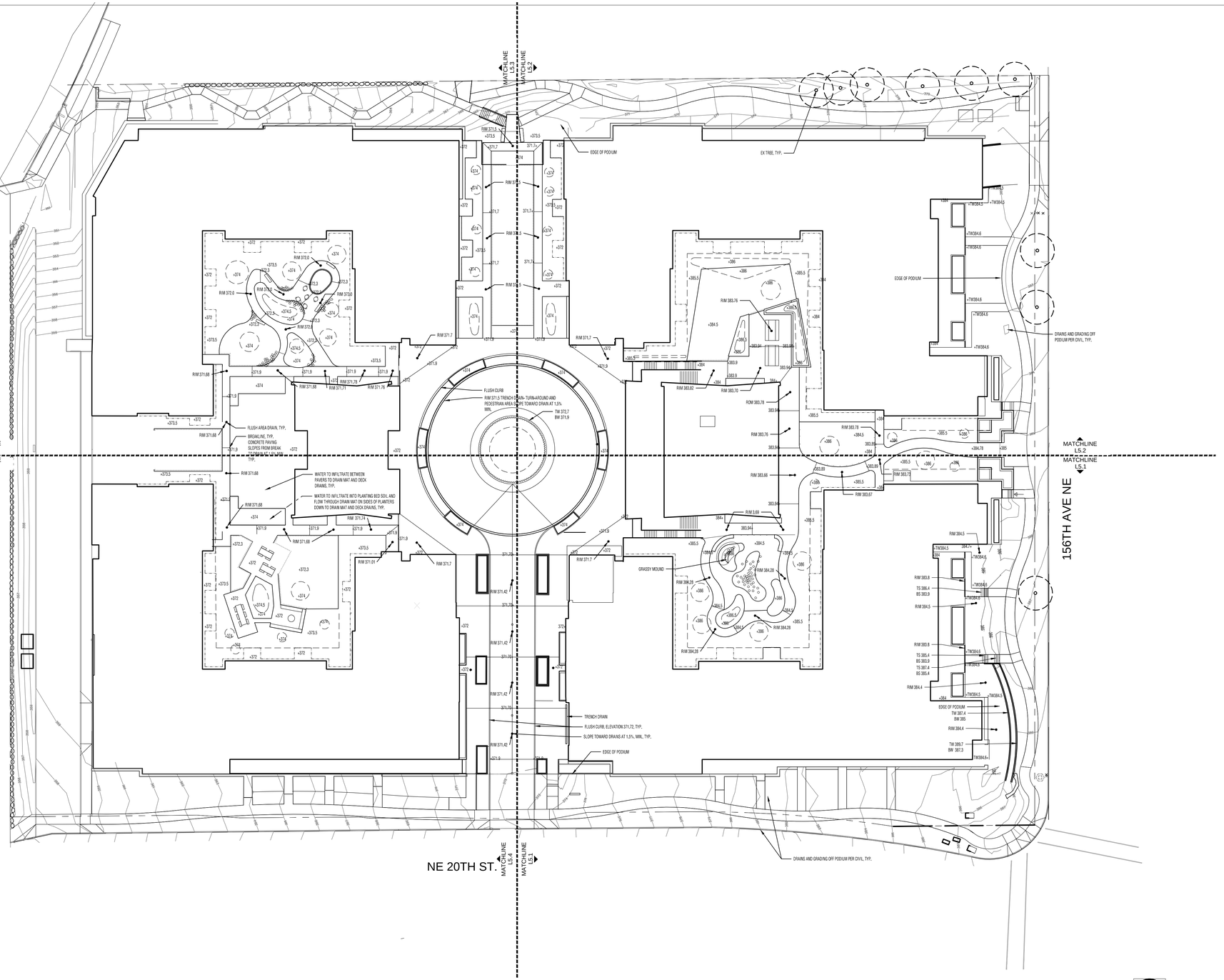
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

LANDSCAPE DETAILS

-

DATE 11.20.2015
REVISION
PROJECT NUMBER 143040
SHEET NUMBER L4.2
SCALE VARIES



LEGEND

- FLUSH AREA DRAIN OR TRENCH DRAIN
- SOIL MOUND AT BASE OF TREE
- CONTOUR LINE
- RIDGE LINE BETWEEN DRAINS

NOTES:
SEE CIVIL PLANS FOR GRADING AND DRAINAGEOFF PODIUM STRUCTURE

1 OVERALL GRADING AND DRAINAGE ON PODIUM PLAN
L 5.0 | 1/16"=1'-0"

0 15 30 60 120

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS

15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

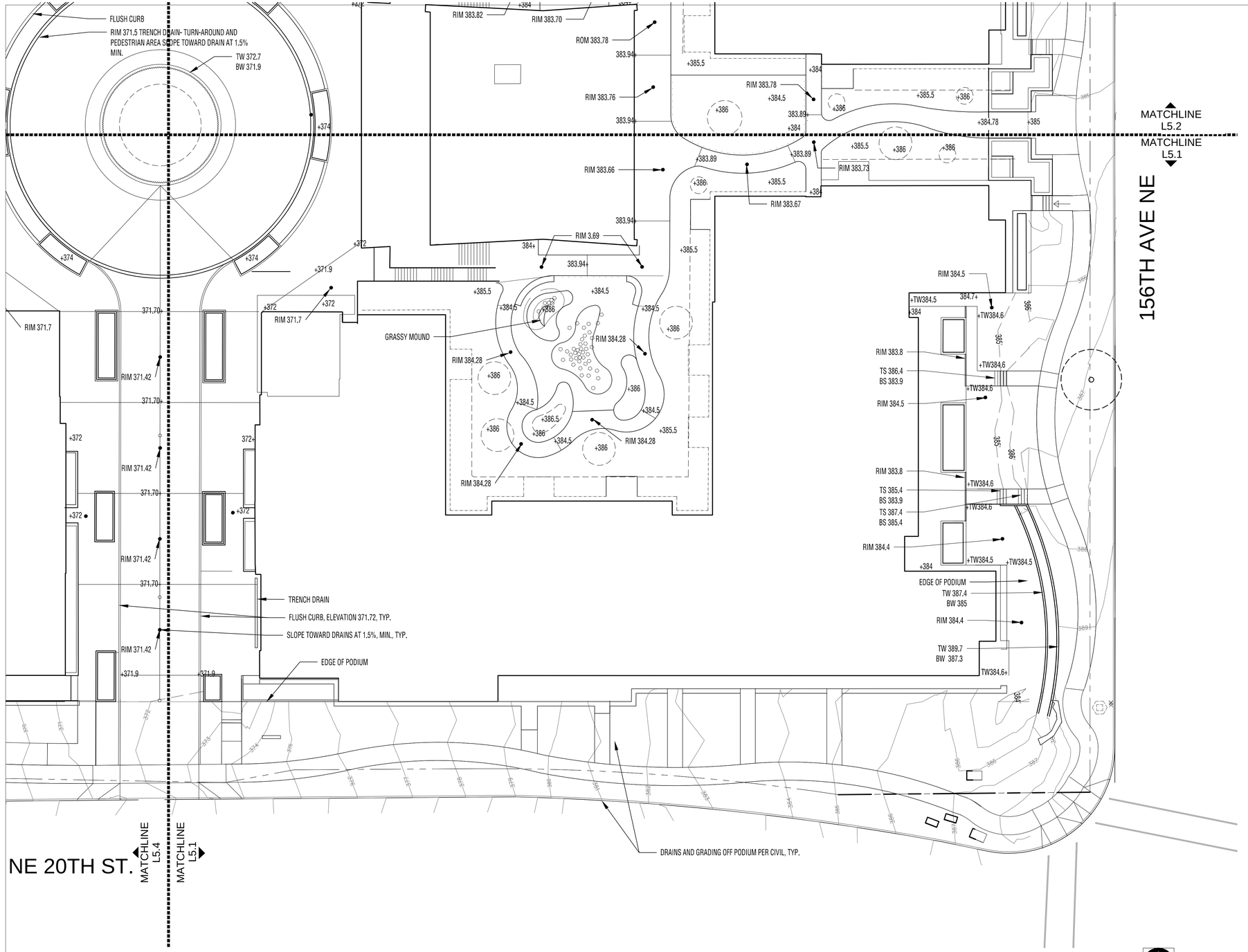
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

OVERALL GRADING AND DRAINAGE ON PODUM PLAN

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L5.0
SCALE 1" = 30'-0"	



1 SOUTHEAST GRADING AND DRAINAGE ON PODIUM PLAN
L5.1 | 1/16"=1'-0"

0 8 16 32 64

LEGEND

- FLUSH AREA DRAIN OR TRENCH DRAIN
- SOIL MOUND AT BASE OF TREE
- CONTOUR LINE
- RIDGE LINE BETWEEN DRAINS

NOTES:
SEE CIVIL FOR GRADING AND DRAINAGE OFF PODIUM

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS

15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

SOUTHEAST GRADING AND DRAINAGE ON PODIM PLAN

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L5.1
SCALE 1/16"=1'-0"	

LEGEND

- FLUSH AREA DRAIN OR TRENCH DRAIN
- SOIL MOUND AT BASE OF TREE
- CONTOUR LINE
- RIDGE LINE BETWEEN DRAINS

NOTES:
SEE CIVIL FOR GRADING AND DRAINAGE OFF PODIUM

MATCHLINE L5.3
MATCHLINE L5.2
MATCHLINE L5.2
MATCHLINE L5.1
156TH AVE NE

EDGE OF PODIUM
EX TREE, TYP.
DRAINS AND GRADING OFF PODIUM PER CIVIL, TYP.
FLUSH CURB
RIM 371.5 TRENCH DRAIN- TURN-AROUND AND PEDESTRIAN AREA SLOPE TOWARD DRAIN AT 1.5% MIN.
TW 372.7
BW 371.9

1 NORTHEAST GRADING AND DRAINAGE ON PODIUM PLAN
L 5.1 | 1/16"=1'-0"

0 8 16 32 64

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS

15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

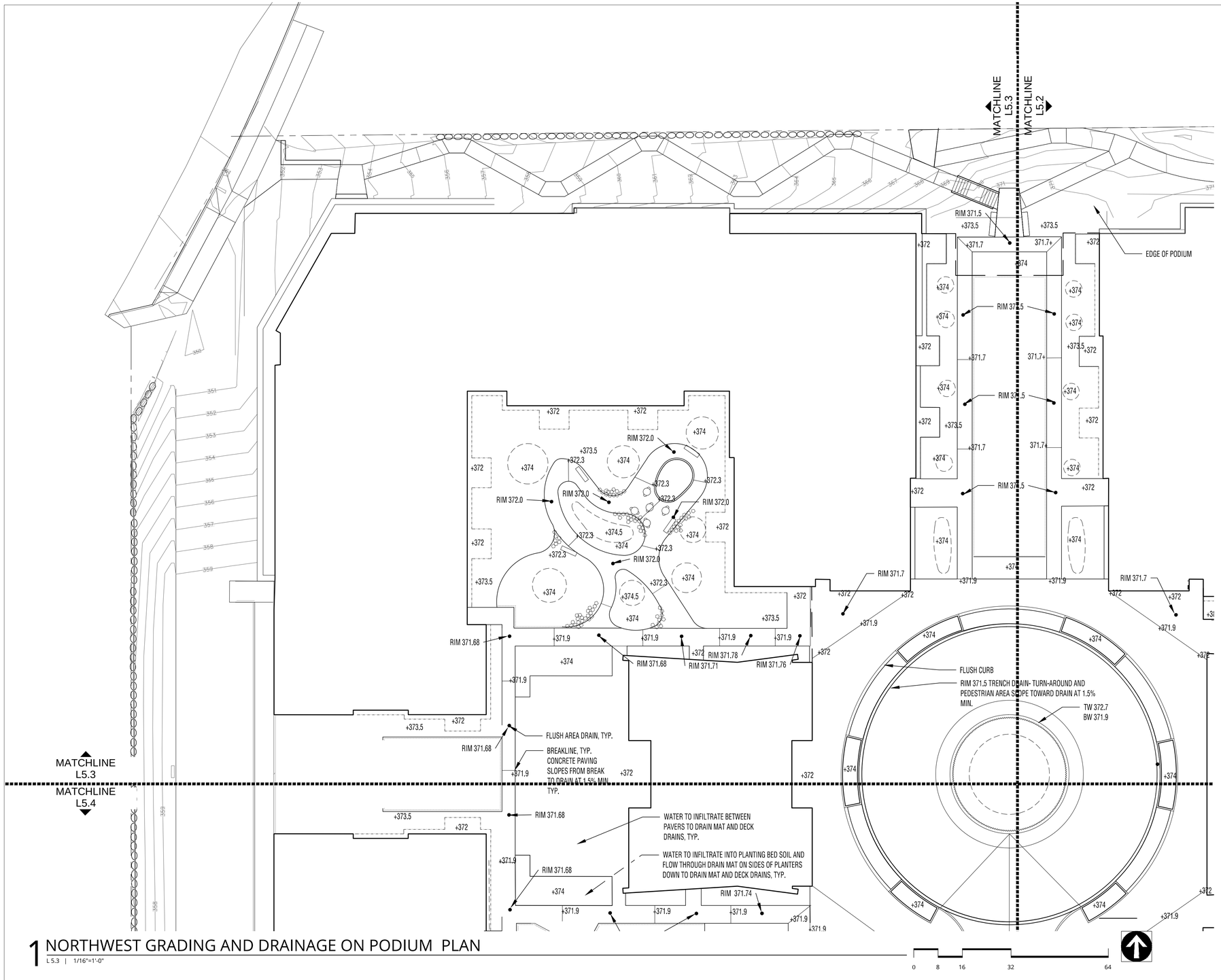
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

NORTHEAST GRADING AND DRAINAGE ON PODIM PLAN

-

DATE 11.20.2015	REVISION
PROJECT NUMBER 143040	SHEET NUMBER L5.2
SCALE 1/16"=1'-0"	



1 NORTHWEST GRADING AND DRAINAGE ON PODIUM PLAN

L5.3 | 1/16"=1'-0"

LEGEND

- FLUSH AREA DRAIN OR TRENCH DRAIN
- SOIL MOUND AT BASE OF TREE
- CONTOUR LINE
- RIDGE LINE BETWEEN DRAINS

NOTES:
SEE CIVIL FOR GRADING AND DRAINAGE OFF PODIUM

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS

15400 NE 20TH STREET, BELLEVUE, WASHINGTON

CARMEL PARTNERS

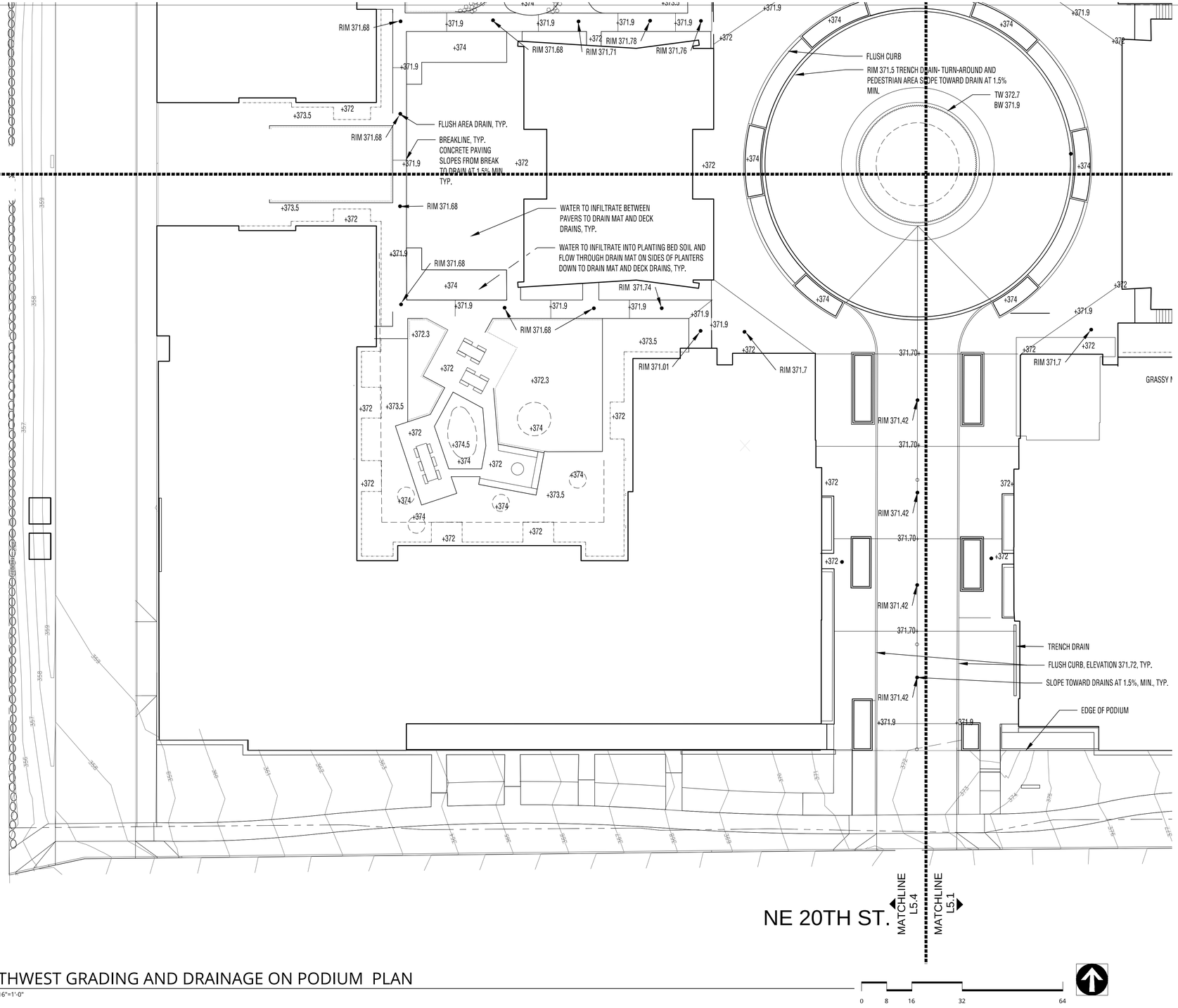
REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

NORTHWEST GRADING AND DRAINAGE ON PODIM PLAN

-

DATE 11.20.2015	REVISION
PROJECT NUMBER 143040	SHEET NUMBER L5.3
SCALE 1/16"=1'-0"	



LEGEND

- FLUSH AREA DRAIN OR TRENCH DRAIN
- SOIL MOUND AT BASE OF TREE
- CONTOUR LINE
- RIDGE LINE BETWEEN DRAINS

NOTES:
SEE CIVIL FOR GRADING AND DRAINAGE OFF PODIUM

1 SOUTHWEST GRADING AND DRAINAGE ON PODIUM PLAN
L 5.1 | 1/16"=1'-0"

0 8 16 32 64

Ankrom Moisan

6720 SW MACADAM AVENUE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100

117 SOUTH MAIN STREET, SUITE 400
SEATTLE, WA 98104
T 206.576.1600

© ANKROM MOISAN ARCHITECTS, INC.

LANDSCAPE ARCHITECTS
MURASE ASSOCIATES
200 E. Boston St., Seattle, WA 98102
p. (206) 322-4937 f. (206) 329-7264
www.murase.com

SHERWOOD CENTER APARTMENTS
15400 NE 20TH STREET, BELLEVUE, WASHINGTON
CARMEL PARTNERS

REVISION	DATE	REASON FOR ISSUE

DPD APPROVAL STAMP

SOUTHWEST GRADING AND DRAINAGE ON PODIM PLAN

-

DATE	REVISION
11.20.2015	
PROJECT NUMBER 143040	SHEET NUMBER L5.4
SCALE 1/16"=1'-0"	

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

VERTICAL DATUM:
NAVD 88 PER CITY OF BELLEVUE BENCHMARK #571
1-1/2" BRASS CAP STAMPED "571", SET IN SIDEWALK IN SW RETURN @ INTX NE 20TH/NORTHRUP WAY & 156TH AVE NE, ELEVATION=387.91'

BASIS OF BEARINGS:
NAD 88(2011) WASHINGTON NORTH ZONE
CITY OF BELLEVUE CONTROL POINTS 62 & 84

LAND COVER BREAKDOWN:
PROPOSED IMPERVIOUS AREA: ≈5.15 AC
PROPOSED PERVIOUS AREA: ≈0.80 AC

TOTAL SITE AREA: 5.95 AC

*AREA DOES NOT INCLUDE FRONTAGE DEDICATION

LEGAL DESCRIPTION: (FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY GEODIMENSIONS, DATED 1/8/2015)

LOTS 1, 2 AND 3, CITY OF BELLEVUE SHORT PLAT NUMBER 84-33, RECORDED UNDER RECORDING NO. 8504039001, IN KING COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°21'52" WEST 631.53 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 1°11'55" EAST 44.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CITY OF BELLEVUE SHORT PLAT NUMBER 84-33, RECORDED UNDER RECORDING NUMBER 8504039001, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°21'52" EAST 566.87 FEET ALONG THE SOUTH LINE OF SAID LOT 3 AND LOT 1 OF SAID SHORT PLAT;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 ON A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 89°26'13", AN ARC DISTANCE OF 54.63 FEET; THENCE SOUTH 1°11'55" WEST 48.66 FEET TO A POINT 30.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°21'52" WEST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 83.01 FEET TO THE POINT OF A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 9°47'49" WEST A RADIUS DISTANCE OF 764.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°57'39", AN ARC DISTANCE OF 119.49 FEET; THENCE NORTH 89°09'58" WEST 60.52 FEET; THENCE SOUTH 80°41'17" WEST 23.15 FEET; THENCE NORTH 87°42'06" WEST 69.40 FEET;
THENCE NORTH 89°39'32" WEST 35.42 FEET; THENCE NORTH 82°17'48" WEST 6.56 FEET; THENCE NORTH 89°13'36" WEST 70.18 FEET;
THENCE NORTH 85°09'38" WEST 25.07 FEET; THENCE NORTH 89°19'52" WEST 109.64 FEET; THENCE NORTH 1°11'55" EAST 3.34 FEET TO THE TRUE POINT OF BEGINNING.

0 15 30 60

11.0' PROPOSED WIDENED ROAD
FRONTAGE DEDICATION INCLUDES AREA TO BACK OF SIDEWALK APPROX. 14.5'
CB#1 TYPE-1 PER COB D-2
N=232192.89
E=1319530.85
RIM=353.10
IE IN 8" (NE) 349.06
IE OUT 8" (SW) 349.06
30' WIDE DRIVEWAY
1 EXISTING SIDE SEWER CONN CUT AND CAP AT MAIN
12" DI 19 LF @ 2.38%
CONNECT PROPOSED SS TO EX SSMH
EX RIM: 349.02
EX IE=339.92 (12" NE, SW)
IE=339.92 (8" E)
CB#3 TYPE-2 48" PER COB D-4
N=232157.17
E=1319488.22
RIM=349.40
IE OUT 12" (SE) 347.85
IE OUT 12" (SW) 347.85
NE 21ST ST
12" CMP 29 LF @ 4.81%
TW=BW
BW=351.84(EX)
(0' HIGH)
TW=351.50
BW=348.94(EX)
(1.5' FILL)
12" CPEP 89 LF @ 4.73%
TW=355.0
BW=348.54(EX)
(6.5' FILL)
FILTERRA A-4'X4'
SEE SHEET C4.4 FOR DTLS
N=232090.41
E=1319497.61
RIM=358.65
IE IN 6" (SE) 354.83
IE IN 4" (E) 357.67
TW=356.00
BW=351.37(EX)
4.6' FILL)
6" CPEP 32 LF @ 2.00%
CB#4 TYPE-1 PER COB D-2
N=232064.78
E=1319516.34
RIM=361.37
IE IN 6" (E) 354.19
IE OUT 6" (NW) 354.19
TW=356.00
BW=351.59(EX)
4.4' FILL)
LEGEND:
SAWCUT
ASPHALT OVERLAY
LANDSCAPING, SEE LANDSCAPE PLANS
CEMENT CONCRETE PAVING
TW=356.00
BW=350.47(EX)
(5.5' FILL)
TW=356.00
BW=349.89(EX)
(6.1' FILL)
6" CPEP 123 LF @ 2.00%
FILTERRA B-4'X4'
SEE SHEET C4.4 FOR DTLS
N=231823.52
E=1319491.85
RIM=359.00
IE IN 6" (E) 354.83
IE OUT 4" (SE) 357.67
TW=355.0
BW=351.01(EX)
(4.0' FILL)
TW=355.0
BW=351.21(EX)
(3.8' FILL)
4" CPEP 5 LF @ 1.04%
TW=354.82
BW=354.82(EX)
(0.0' FILL)
SAFTEY RAILING PER COB STD TE-34
26 LF TRENCH DRAIN ZURN Z882 WITH J P12-HPD GRATE SEE SHEET C4.5 FOR DTL
26' DRIVEWAY PER COB STD PLAN 7F
EX CB 2
N=231778.08
E=1319504.76
RIM=356.59
IE OUT 12" (E) 354.04
12" CPEP 42 LF @ 4.62%
EX DW
60.0' ROW
100+00
99+50
99+00
98+50
98+00
97+50
97+00
5.0' PROPOSED LANDSCAPE STRIP
6.0' PROPOSED SIDEWALK
TW=356.94(EX)
BW: 351.00
(6.0' CUT)
TW=365.96(EX)
BW: 356.00
(10.0' CUT)
TW=366.94(EX)
BW: 361.00
(6.0' CUT)
TW=BW
EL: 366.5
TC=BC
366.36
TC=BC
366.48
EL: 366.7
8" DI 28 LF @ 2.00%
8" DI 53 LF @ 1.45%
IE 8" OUT (N)=355.47
SEE MEP PLANS FOR IE AT BUILDING CONNECTION
SS CONNECTION
IE 8" (NW)=341.0
SSCO
CB#2 TYPE-1 PER COB D-2
N=232147.45
E=1319504.41
RIM=349.93
IE IN 12" (S) 348.30
IE IN 12" (NW) 348.30
IE IN 8" (NE) 348.30
BUILDING C
LEVEL P FF: 360
LEVEL 1 FF: 372
22 LF TRENCH DRAIN ZURN Z882 WITH P12-HDP GRATE SEE SHEET C4.5 FOR DTL
6" CPEP 16 LF @ 2.00%
MEP TO ROUTE TO DETENTION VAULT
P1 DOOR
EL: 360.00
IE 12" OUT (N)=352.50
FILTERRA E
RIM: 370.00
IE=366.33 (8" E)
WEST AMENITY BUILDING
R=48'
R=20'
28.00'
CONNECT SD TO VAULT
IE≈356.5
IE 6" IN (S)=351.84
FILTERRA F
RIM: 370.00
IE=366.33 (8" E)
P1 DOOR
EL: 360.00
P1 DOOR
EL: 360.00
DETENTION VAULT-
SEE SHEET C4.1-C4.3
OVERFLOW WATER SURFACE ELEVATION: 357.5
BOTTOM OF VAULT ≈340.0
6" CPEP 26 LF @ 2.00%
CB#5 TYPE-1 PER COB D-2
N=231823.01
E=1319517.78
RIM=359.67
IE OUT 6" (W) 354.31
IE OUT 6" (N) 354.31
BUILDING D
LEVEL P FF: 360
LEVEL 1 FF: 372
FOR ALL DESIGN ON PODIUM, SEE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE PLANS.
BUILDING B
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384
IE 8" IN (N)=381.00
24 LF TRENCH DRAIN
ZURN Z882 WITH P12-HDP GRATE
SEE SHEET C4.5 FOR DTL
IE 8" OUT (S)=380.50
15' WATER EASEMENT
2" IRRIGATION METER & DVCA (CITY/PARKS) PER COB DTL W-32 AND W-36
L2.AB DOOR
EL: 384.00
EAST AMENITY BUILDING
L2.AB DOOR
EL: 384.00
PIV SEE MECH
FDC SEE MECH
PROPOSED FH (PRIVATE)
BUILDING A
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384
CUT IN AND CONNECT TO EX. 8" WATER
1-8" TEE (FL) W/BLOCKING
2-8"GATE VALVES (FLxMJ)
1-8" ADAPTER (FLxMJ)
8" DOMESTIC WATER METER
712-LA VAULT 13.08'X8
26' DRIVEWAY PER COB STD PLAN 7F
8" DOMESTIC SERVICE CONNECTION DCVA LOCATED INSIDE OF BUILDING PER COB STD DTL W-38
SEE PLUMBING
2" IRRIGATION METER & DVCA (PRIVATE) PER COB DTL W-32 AND W-36
CUT IN AND CONNECT TO EX. 8" WATER
1-8" TEE (FLxMJ) W/BLOCKING
2-8"x4" TEES (FLXMJ) W/BLOCKING
3-8"GATE VALVES (FLxMJ)
2-4"GATE VALVES (FLXMJ)
2-4"x2" REDUCERS (FLxMJ)
3-8" ADAPTERS (FLxMJ)
2-8" DI MECH COUPLER(MJ)
PROPOSED FH
6.0' SIDEWALK
6.0' SIDEWALK AND UTILITIES EASEMENT (VARIES)
70.0' ROW
30.0'
40.0'
36' EX DW
156TH AVE NE
NE 20TH STREET
EX BUS STOP
5.0' LANDSCAPE STRIP (VARIES)
6.0' SIDEWALK
5.0' BUS LANE
RELOCATED FH
26' DRIVEWAY PER COB STD PLAN 7F
ABANDON EX WA SERVICES AT MAIN
FILTERRA C-4'X6'
SEE SHEET C4.4 FOR DTLS
N=231781.58
E=1319547.00
RIM=359.88
IE IN 12" (W) 356.00
FILTERRA D-4'X4'
SEE SHEET C4.4 FOR DTLS
N=231776.87
E=1319798.98
RIM=373.42
39.87' (VARIES)
67'-71' ROW
FRONTAGE DEDICATION VARIES ALONG NE 20TH ST. DEDICATION TO INCLUDE BACK OF SIDEWALK TO PROPERTY LINE
30' EX DW
301+00
302+00
303+00
304+00
305+00
306+00
306+32
196+00
195+00
194+00
193+00
197+00
198+00

PROPERTY LINE TABLE

Line #	Length	Bearing
L1	25.07	N85°09'39"W
L2	70.18	N89°13'37"W
L3	6.56	N82°17'49"W
L4	35.42	N89°39'33"W
L5	69.40	N87°42'07"W
L6	23.15	S80°41'16"W

SITE PLAN 'B' IS NOT APPROVED FOR CONSTRUCTION AND IS FOR REFERENCE ONLY
SEE SPECIFIC PLAN SHEETS FOR CONSTRUCTION NOTES

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS
SITE PLAN 'B'
15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG
STATE OF WASHINGTON
40798
REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GKLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER: CRML0001

DRAWING FILE:

SHEET NO. C0.1
OF

COB LD#15-107220

plot 11/19/15 2:14pm – P:\CRML0000001\0400CAD\EC\SHEETS\CRML0000001_SITE PLAN B.dwg

STANDARD CITY OF BELLEVUE STORM DRAINAGE PLAN NOTES:

1. ALL WORK SHALL CONFORM TO THE 2015 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" – 15") OR ASTM F-679 (18"–27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
27. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRICAND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
39. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

STANDARD CITY OF BELLEVUE WATER PLAN NOTES:

1. ALL WORK SHALL CONFORM TO THE 2015 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL. POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE.
14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
15. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W5-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)
   a. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, CC THREADED SADDLE AND A CC THREAD BRASS PLUG, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).
   b. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.
   c. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.
   d. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

STANDARD CITY OF BELLEVUE SANITARY SEWER PLAN NOTES:

1. ALL WORK SHALL CONFORM TO THE 2015 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"–15") OR ASTM F-679 (18"–27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.

    BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
23. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN.

    THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:
    - REMOTE-FOCUS STATIONARY LENS CAMERAS;
    - ROTATING LENS CAMERAS; OR
    - PAN-AND-TILT CAMERAS.

    THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PER INCH)RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

COB LD#15-107220

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS

BELLEVUE NOTES

15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG
STATE OF WASHINGTON
40798
REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS:	APPD.
1	

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER: CRML0001

DRAWING FILE:

SHEET NO. C1.1

OF

cde 11/19/15 9:11am – P:\c\crml00000001\0400CAD\EC\SHEETS\ECIM110CRML0001_BLV-NOTES.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

SHEET C3.5

SHEET C3.4

MATCH LINE "C"

0 15 30 60

NE BEL-RED ROAD

MATCH LINE "A"

MATCH LINE "B"

TW=356.94(EX)
BW: 351.00
(6.0' CUT)

TW=365.96(EX)
BW: 356.00
(10.0' CUT)

TW=366.94(EX)
BW: 361.00
(6.0' CUT)

TW=BW
EL: 366.5

TC=BC
366.36

TC=BC
366.48

EL: 366.7

ECO CLOCK WALL

S89°21'54"E 567.96'

BUILDING C
LEVEL P FF: 360
LEVEL 1 FF: 372

BUILDING B
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

TW=BW
BW=351.84(EX)
(0' HIGH)

TW=351.50
BW=348.94(EX)
(1.5' FILL)

TW=355.0
BW=348.54(EX)
(6.5' FILL)

TW=356.00
BW=351.37(EX)
4.6' FILL)

TW=356.00
BW=351.59(EX)
4.4' FILL)

TW=356.00
BW=350.47(EX)
(5.5' FILL)

TW=356.00
BW=349.89(EX)
(6.1' FILL)

TW=355.0
BW=351.01(EX)
(4.0' FILL)

TW=355.0
BW=351.21(EX)
(3.8' FILL)

TW=354.82
BW=354.82(EX)
(0.0' FILL)

P1 DOOR
EL: 360.00

SHEET C3.1

WEST
AMENITY
BUILDING

SHEET C3.3

EAST
AMENITY
BUILDING

L2.AB DOOR
EL: 384.00

P1 DOOR
EL: 360.00

P1 DOOR
EL: 360.00

SHEET C3.2

BUILDING D
LEVEL P FF: 360
LEVEL 1 FF: 372

BUILDING A
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

ASPHALT PARKING LOT

156TH AVE NE

ITEM 19
SIDEWALK AND UTILITIES
PER REC. NO. 20121210002535
LOCATED BY APS

NE 20TH STREET

SHEET C8.5

COB LD#15-107220

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS

GRADING PLAN

15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG
STATE OF WASHINGTON
40798
REGISTERED
PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

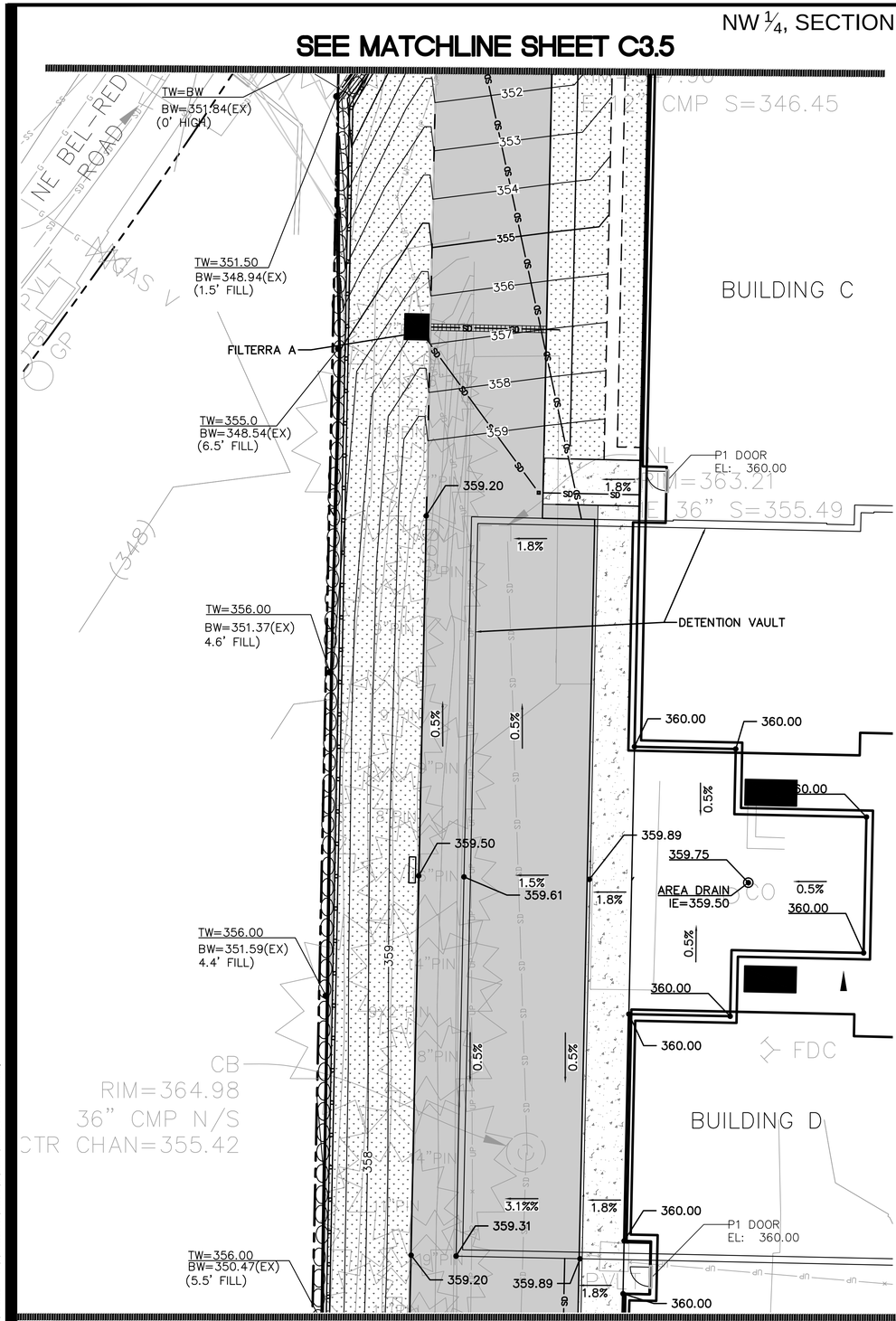
DRAWING FILE:

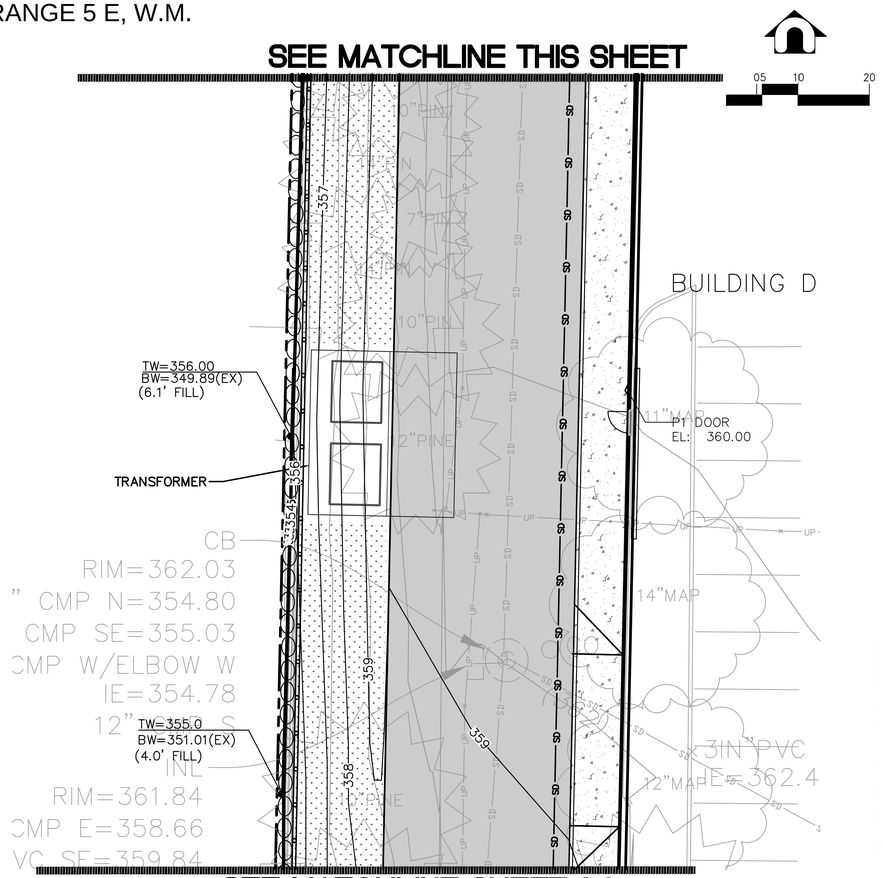
SHEET NO.
C3.0

OF

cdk 11/19/15 9:12am – P:\c\crm00000001\04DOCAD\EC\SHEETS\EC#300_GRADING PLAN.dwg

NW ¼, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.





HYDE SQUARE APARTMENTS

GRADING DETAILS I

15400 NE 20TH STREET
BELLEVUE, WA

11-20-2015 LD RE-SUBMITTAL

ANGELA G. CHUNG
STATE OF WASHINGTON
40798
REGISTERED
PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

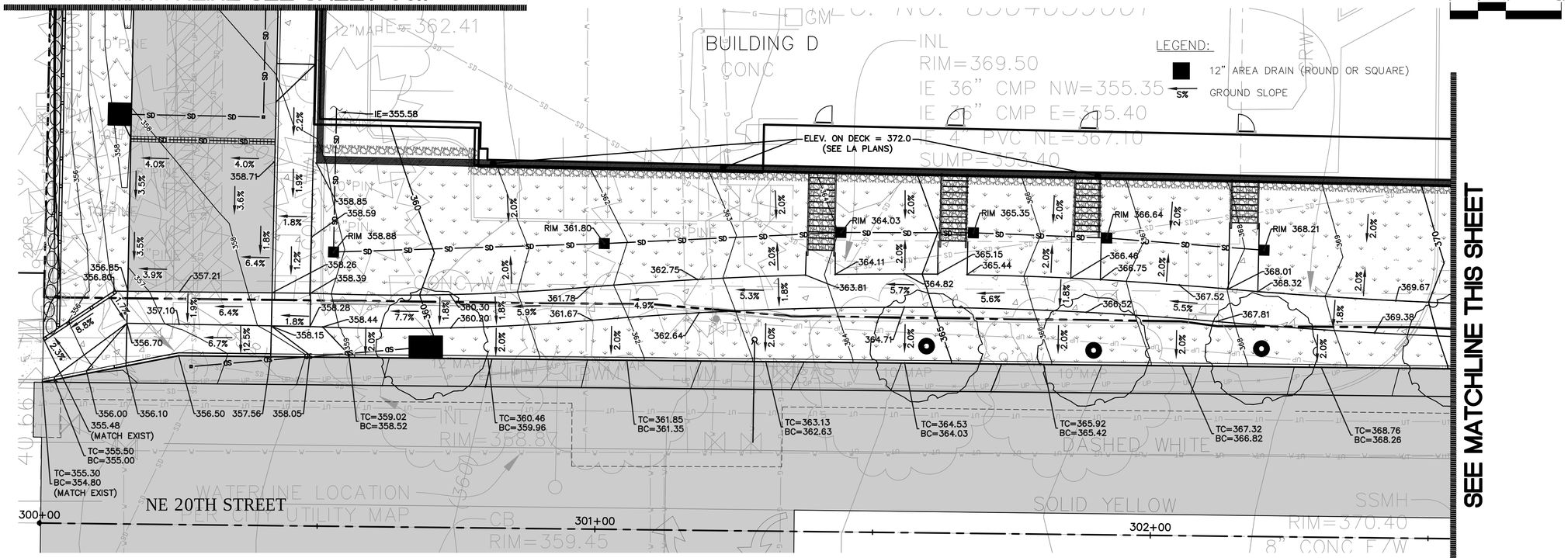
DRAWING FILE:

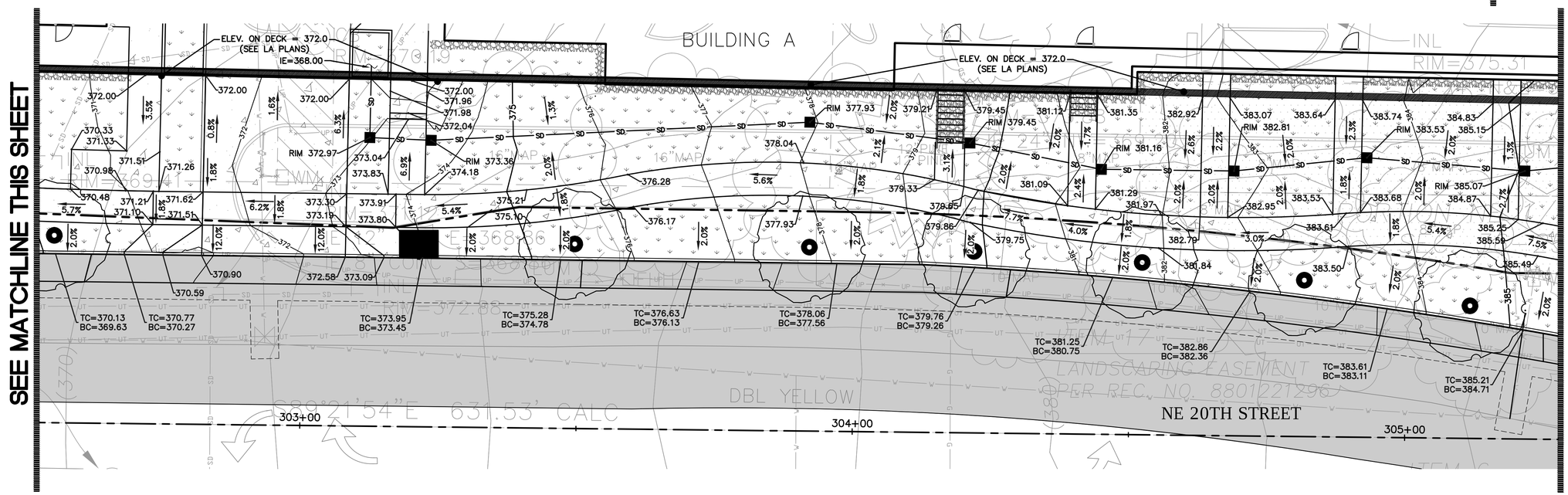
SHEET NO.
C3.1
OF

COB LD#15-107220

cde 11/19/15 9:13am – P:\x\cmn00000000\04000AD\EC\SHEETS\DM310_GRADING DETAILS.dwg

NW ¼, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.





HYDE SQUARE APARTMENTS

GRADING DETAILS

15400 NE 20TH STREET
BELLEVUE, WA

11-20-2015 LD RE-SUBMITTAL

ANGELA G. CRUM
STATE OF WASHINGTON
40798
REGISTERED
PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

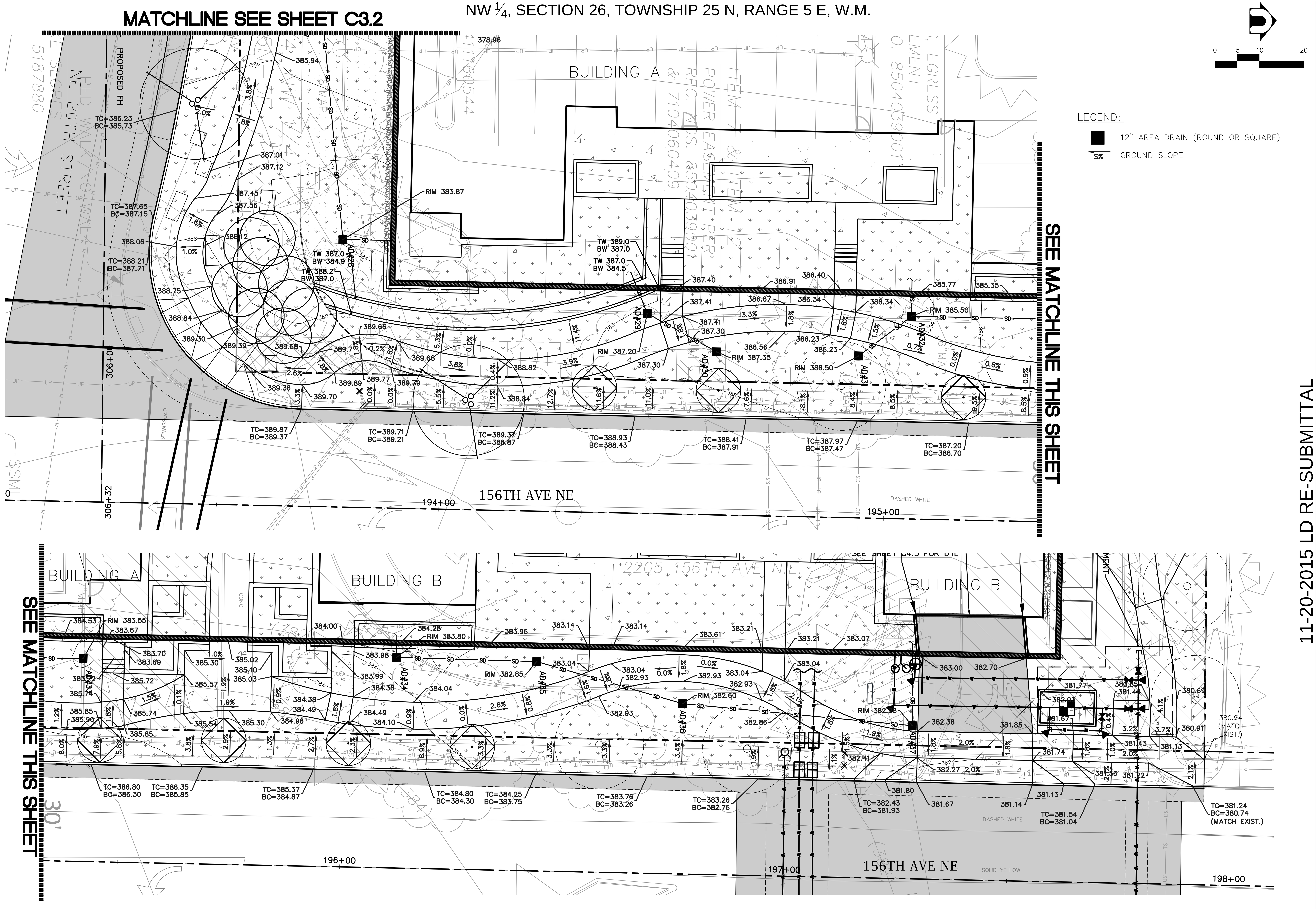
DRAWING FILE:

SHEET NO.
C3.2
OF

COB LD#15-107220

cde 11/19/15 9:31am – P:\x\cm\0000000\\0400GAD\EC\SHEETS\[CM320_GRADNG DETAILS.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS
GRADING DETAILS
15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

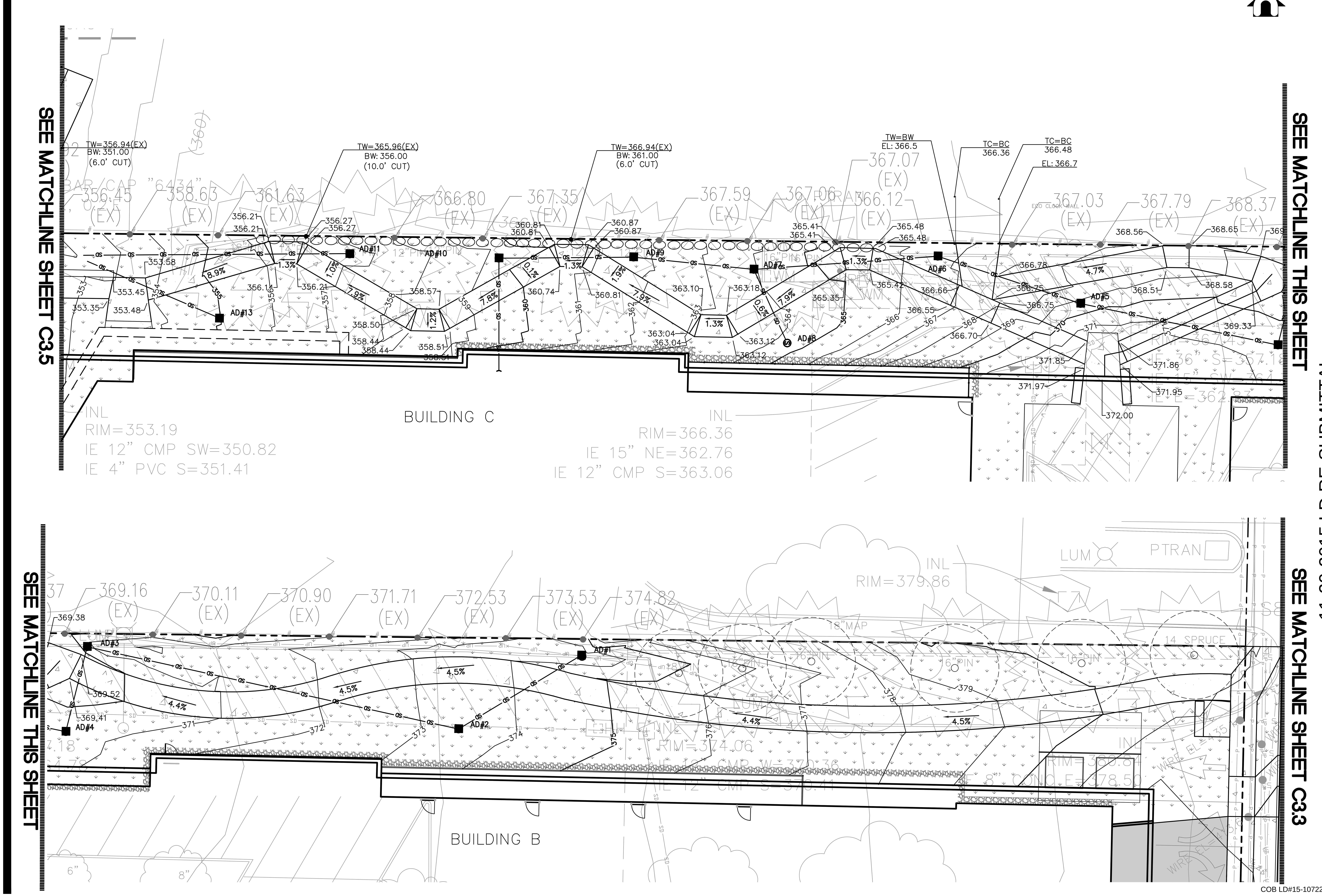
PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
C3.3
OF

COB LD#15-107220

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS
GRADING DETAILS

15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
C3.4
OF

COB LD#15-107220

NW ¼, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

0 5 10 20

NE BEL-RED ROAD

99+50

100+00

SEE MATCHLINE SHEET 3.1

EX TC=348.86
EX BC=348.84

TC=349.50
BC=349.00

TW=351.0
BW=348.94(EX)

TW=BW
BW=351.84(EX)
0.00' CUT

348.97

350.15

TC=350.13
BC=349.63

BC=TC
349.80

BC=TC
349.83

BC=TC
350.00

349.92

350.20

350.19

350.14

350.65

BC=TC
350.45

BC=TC
350.53

BC=TC
350.66

TC=351.37
BC=350.87

350.31

350.76

TC=351.50
BC=351.00

351.24

351.64

TC=352.50
BC=352.00

351.75

351.32

351.89

351.86

351.87

BW 351.96

352.00

352.78

BW 352.04

352.89

MATCH EX
353.67

MATCH EX
353.78

BUILDING C

MATCHLINE SEE SHEET C3.4

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS
GRADING DETAILS
15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

ANGELA G. CRUM
STATE OF WASHINGTON
40798
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
C3.5
OF 1

COB PERMITS
LD#15-107220

cde 11/19/15 1:17pm – P:\e\cm\0000000\\(A000A0)\(C\SHEETS\[CM350_GRADING DETAILS.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

CB#1 TYPE-1 PER COB D-2
N=232192.89
E=1319530.85
RIM=353.10
IE IN 8" (NE) 349.06
IE OUT 8" (SW) 349.06

12" DI 19 LF @ 2.38%
CONNECT PROPOSED SS TO EX SSMH
EX RIM: 349.02
EX IE=339.92 (12" NE, SW)
IE=339.92 (8" E)

CB#3 TYPE-2 48" PER COB D-4
N=232157.17
E=1319488.22
RIM=349.40
IE OUT 12" (SE) 347.85
IE OUT 12" (SW) 347.85

12" CMP 29 LF @ 4.81%

EX CB 1 - INLET
N=232139.80
E=1319484.87
RIM=348.00
IE IN 12" (NE) 346.45

12" CPEP 89 LF @ 4.73%

FILTERRA A-4'X4'
SEE SHEET C4.4 FOR DTLS
N=232090.41
E=1319497.61
RIM=358.65
IE IN 6" (SE) 354.83
IE IN 4" (E) 357.67

6" CPEP 32 LF @ 2.00%

CB#4 TYPE-1 PER COB D-2
N=232064.78
E=1319516.34
RIM=361.37
IE IN 6" (E) 354.19
IE OUT 6" (NW) 354.19

NE BELL-RED ROAD

8" DI 28 LF @ 2.00%
8" DI 53 LF @ 1.45%
SS CONNECTION
IE 8" (NW)=341.0
SSCO

CB#2 TYPE-1 PER COB D-2
N=232147.45
E=1319504.41
RIM=349.93
IE IN 12" (S) 348.30
IE IN 12" (NW) 348.30
IE IN 8" (NE) 348.30

IE 8" OUT (N)=355.47
SEE MEP PLANS FOR IE
AT BUILDING CONNECTION

BUILDING C
LEVEL P FF: 360
LEVEL 1 FF: 372

22 LF TRENCH DRAIN
ZURN Z882 WITH P12-HDP GRATE
SEE SHEET C4.5 FOR DTL

6" CPEP 16 LF @ 2.00%
MEP TO ROUTE TO DETENTION VAULT

IE 12" OUT (N)=352.50

FILTERRA E
RIM: 370.00
IE=366.33 (8" E)

WEST AMENITY BUILDING

EAST AMENITY BUILDING

CONNECT SD TO VAULT
IE≈356.5

IE 6" IN (S)=351.84

FILTERRA F
RIM: 370.00
IE=366.33 (8" E)

DETENTION VAULT-
SEE SHEET C4.1-C4.3
OVERFLOW WATER SURFACE
ELEVATION: 357.5
BOTTOM OF VAULT ≈340.0

6" CPEP 123 LF @ 2.00%

6" CPEP 26 LF @ 2.00%

CB#5 TYPE-1 PER COB D-2
N=231823.01
E=1319517.78
RIM=359.67
IE OUT 6" (W) 354.31
IE OUT 6" (N) 354.31

BUILDING D
LEVEL P FF: 360
LEVEL 1 FF: 372

SHEET C3.2

FILTERRA B-4'X4'
SEE SHEET C4.4 FOR DTLS
N=231823.52
E=1319491.85
RIM=359.00
IE IN 6" (E) 354.83
IE OUT 4" (SE) 357.67

4" CPEP 5 LF @ 1.04%

26 LF TRENCH DRAIN
ZURN Z882 WITHJ P12-HPD GRATE
SEE SHEET C4.5 FOR DTL

EX CB 2
N=231778.08
E=1319504.76
RIM=356.59
IE OUT 12" (E) 354.04

FILTERRA C-4'X6'
SEE SHEET C4.4 FOR DTLS
N=231781.58
E=1319547.00
RIM=359.88
IE IN 12" (W) 356.00

12" CPEP 42 LF @ 4.62%

RELOCATED FH

FILTERRA D-4'X4'
SEE SHEET C4.4 FOR DTLS
N=231776.87
E=1319798.98
RIM=373.42

PIV SEE MECH
FDC SEE MECH
PROPOSED FH (PRIVATE)

BUILDING B
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

IE 8" IN (N)=381.00
24 LF TRENCH DRAIN
ZURN Z882 WITH P12-HPD GRATE
SEE SHEET C4.5 FOR DTL
IE 8" OUT (S)=380.50

15' WATER EASEMENT

BUILDING A
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

SHEET C3.3

PROPOSED FH

NE 20TH STREET

156TH AVE NE

MATCH LINE "A"

MATCH LINE "B"

S89°21'54"E 567.96'

97+50 98+00 99+00 100+00 101+00 192+00 193+00 194+00 195+00 196+00 197+00 198+00 199+00 200+00 201+00 202+00 203+00 204+00 205+00 206+00 206.32

0 15 30 60

HYDE SQUARE APARTMENTS

DRAINAGE PLAN

15400 NE 20TH STREET
BELLEVUE, WA

11-20-2015 LD RE-SUBMITTAL

ANGELA G. CHUNG
STATE OF WASHINGTON
40798
REGISTERED
PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
C4.0
OF

COB PERMITS
LD#15-107220

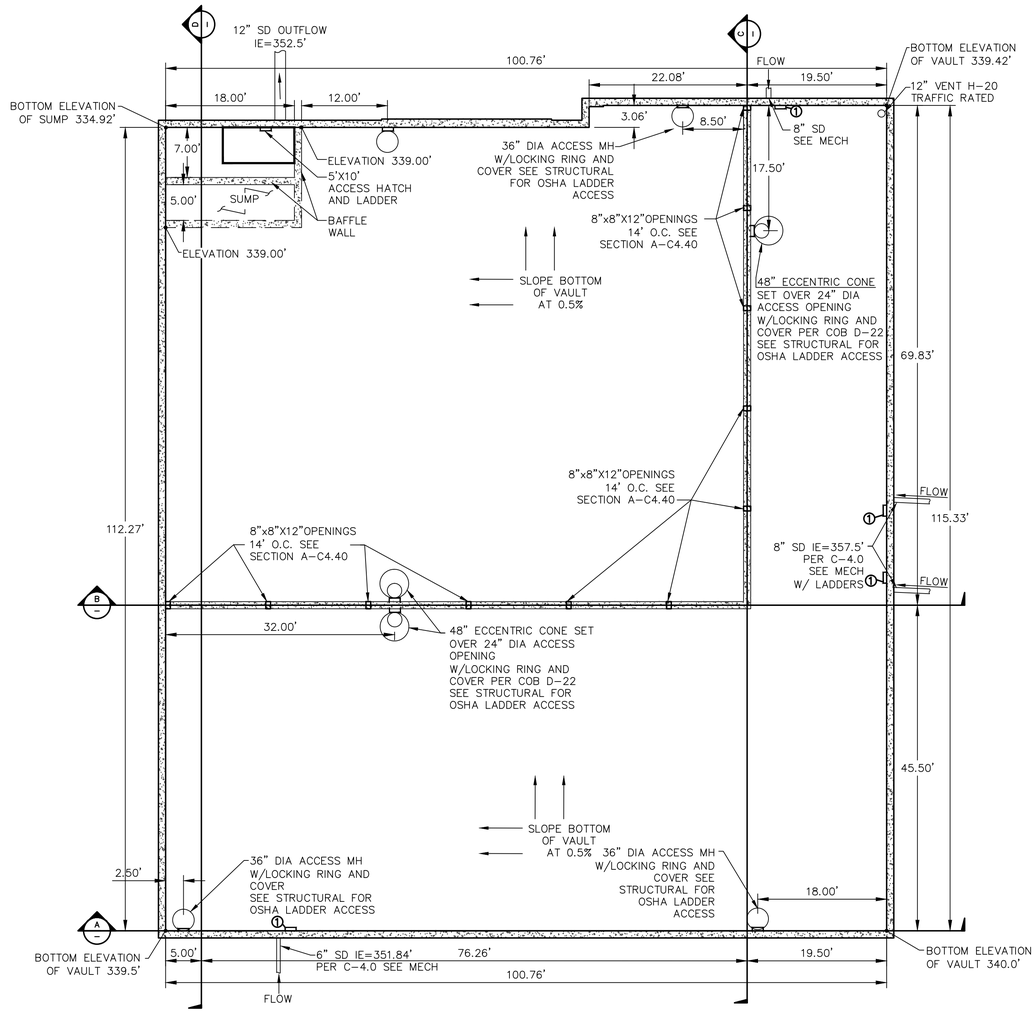
cdr 11/19/15 1:12pm - P:\Jobs\CRML0001\Civil\Drawings\Sheets\C4400_DRAINAGE PLAN.dwg

NW ¼, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

DETENTION VAULT VOLUMES	
REQUIRED VOLUME	187,425 CF
PROVIDED VOLUME	194,473 CF
AS-BUILT VOLUME	

DETENTION VAULT RELEASE RATES AS CALCULATED BY WWHM (SEE DRAINAGE REPORT):

2 YEAR	0.179 CFS	355.48'
10 YEAR	0.267 CFS	357.02'
50 YEAR	0.355 CFS	357.33'
100 YEAR	0.395 CFS	357.50'



1 — DETENTION VAULT PLAN VIEW
1"=10'-0"

CONSTRUCTION NOTES

1. CONTRACTOR TO INSTALL LADDER RUNGS UP TO ALL INLET INVERTS FOR CLEANING
2. SEE STRUCTURAL FOR VAULT DESIGN, WALL THICKNESSES AND OSHA LADDER DESIGNS ETC.
3. DETENTION VAULT PER CITY OF BELLEVUE STD DTL D-32

HYDE SQUARE APARTMENTS

DETENTION VAULT PLAN

15400 NE 20TH STREET
BELLEVUE, WA

11-20-2015 LD RE-SUBMITTAL

ANGELA G. CRUMP — STATE OF WASHINGTON — 40798 — REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER: CRML0001

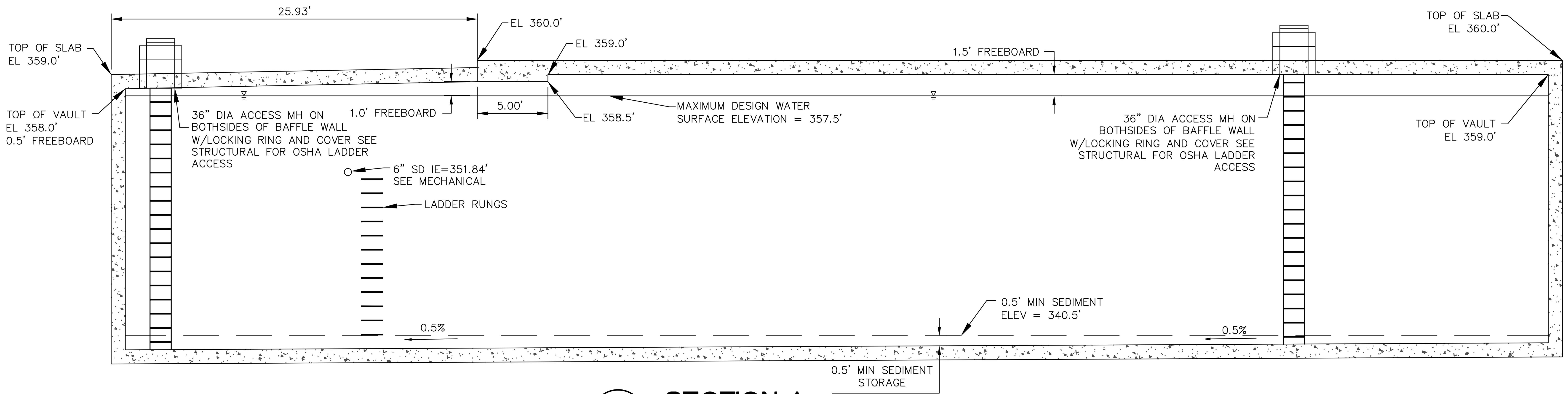
DRAWING FILE:

SHEET NO. C4.1 OF

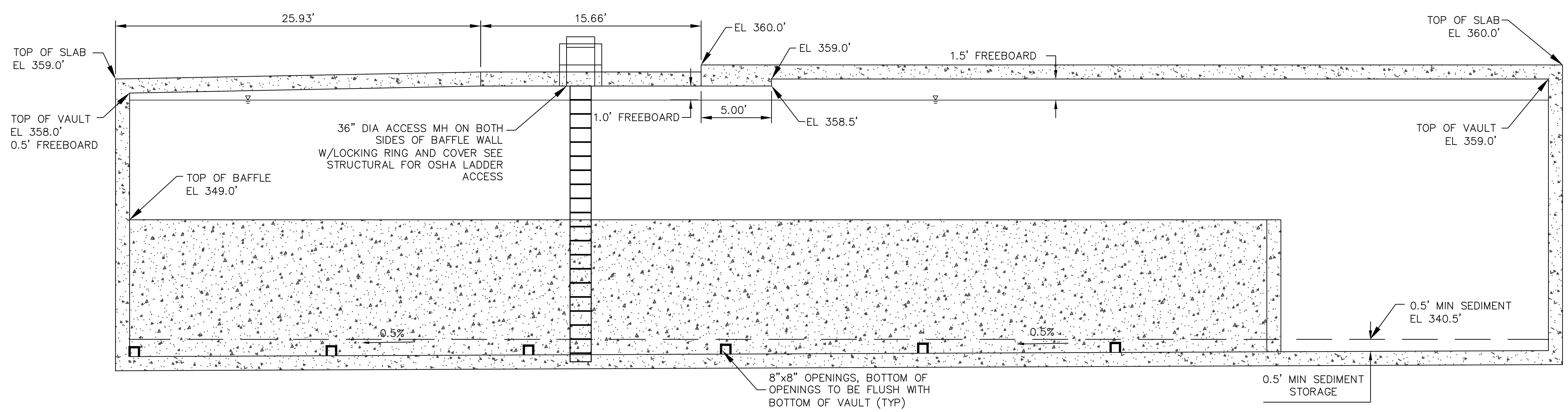
COB LD#15-107220

cde 11/19/15 9:18am — P:\s\cmi\0000000\1\04000A0\E\SHEETS\[CRML0002ML0001]_VaultDetails_Plan.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



A
C4.2
SECTION A
1" = 5'-0"



B
C4.2
SECTION B
1" = 5'-0"

NOTE: SEE STRUCTURAL VAULT PLANS FOR ADDITIONAL VAULT DESIGN INFO

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS
DETENTION VAULT
SECTIONS A AND B
15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG — STATE OF WASHINGTON — 40798 — REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

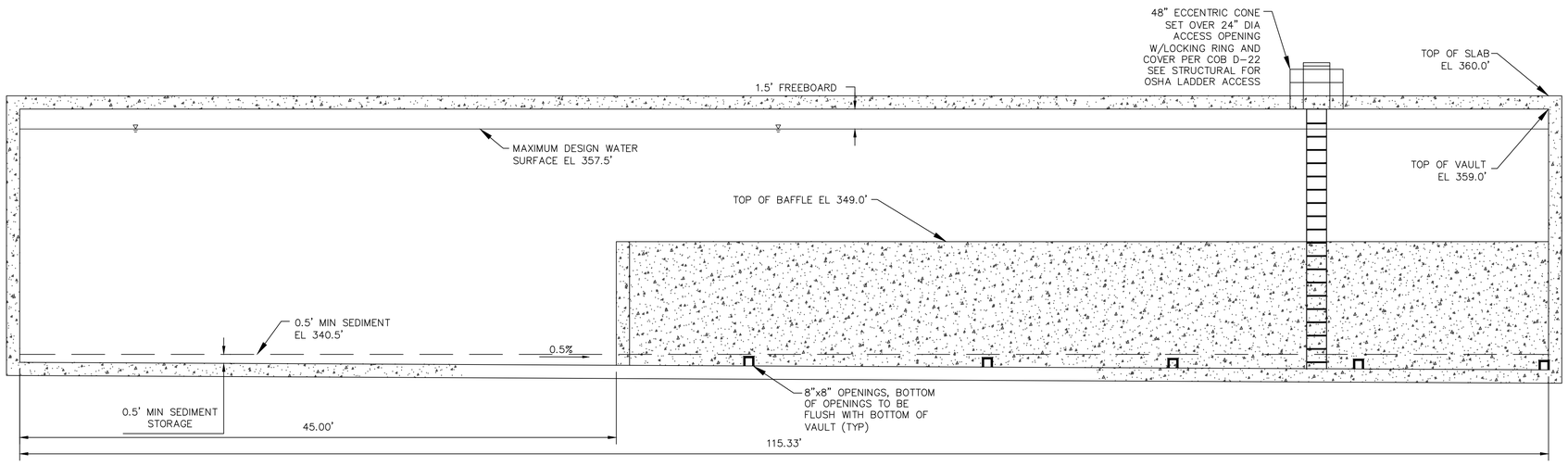
PROJECT NUMBER:
CRML0001
DRAWING FILE:

SHEET NO.
C4.2
OF

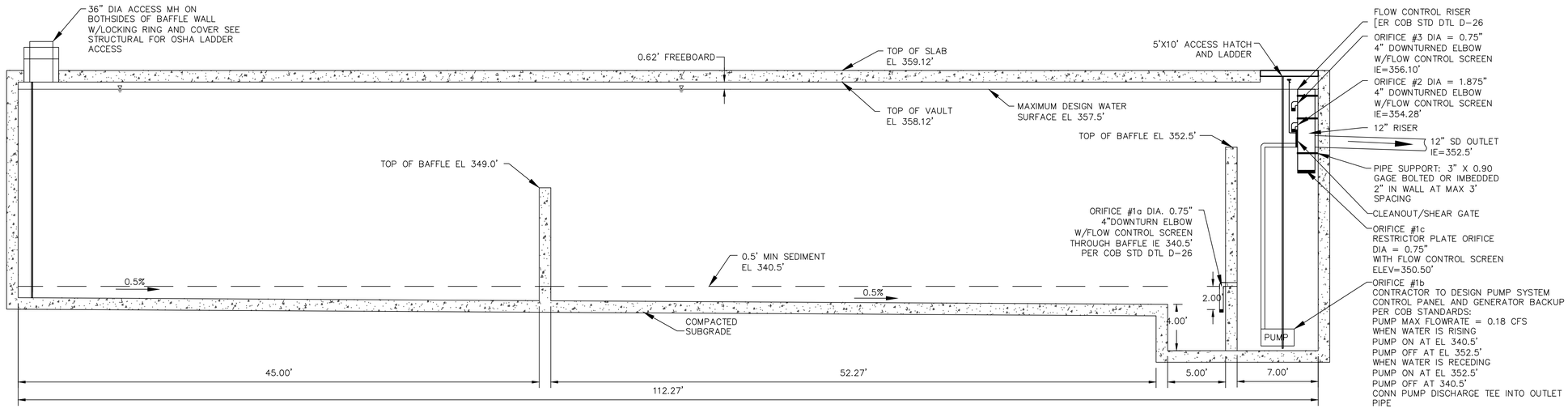
COB LD#15-107220

cde 11/19/15 9:19am – P:\c\crml00000001\0400CAD\EC\SHEETS\CDM440CRML0001_VaultDetails_Section.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



C / C4.3 **SECTION C**
1" = 5'-0"



D / C4.3 **SECTION D**
1" = 5'-0"

NOTE: SEE STRUCTURAL VAULT PLANS FOR ADDITIONAL VAULT DESIGN INFO

COB LD#15-107220

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS
DETENTION VAULT
SECTIONS C AND D
15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CRUM — STATE OF WASHINGTON — 40798 — REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue, Washington 98005
Phone: 425.519.6500

REVISIONS:	APPD.
1 11/13/2015 LD REV COMM	

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER: CRML0001

DRAWING FILE:

SHEET NO. C4.3 OF

cds 11/19/15 9:19am - P:\Users\00000001\V400CAD\EG\SHEETS\ZDM400RML0001_VaultDetails_Section.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

SHEET C5.2

SHEET C5.1

MATCH LINE "CC"

EXISTING SIDE SEWER CONN CUT AND CAP AT MAIN

PROPOSED SS TO EX SSMH
EX RIM: 349.02
EX IE=339.92 (12" NE, SW)
IE=339.92 (8" E)

SS CONNECTION
IE 8" (NW)=341.0
SSCO

NE BELLRED ROAD

BUILDING C
LEVEL P FF: 360
LEVEL 1 FF: 372

BUILDING B
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

BUILDING D
LEVEL P FF: 360
LEVEL 1 FF: 372

BUILDING A
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

WEST AMENITY BUILDING

EAST AMENITY BUILDING

15' WATER EASEMENT

IE 8" OUT (S)=380.50

2" IRRIGATION METER & DVCA (CITY/PARKS) PER COB DTL W-32 AND W-36

PROPOSED FH

CUT IN AND CONNECT TO EX. 8" WATER
1-8" TEE (FL) W/BLOCKING
2-8"GATE VALVES (FLxMJ)
1-8" ADAPTER (FLxMJ)

8" DOMESTIC WATER METER 712-LA VAULT 13.08'X8'

8" DOMESTIC SERVICE CONNECTION DCVA LOCATED INSIDE OF BUILDING PER COB STD DTL W-38 SEE PLUMBING

2" IRRIGATION METER & DVCA (PRIVATE) PER COB DTL W-32 AND W-36

CUT IN AND CONNECT TO EX. 8" WATER
1-8" TEE (FLxMJ) W/BLOCKING
2-8"x4" TEES (FLXMJ) W/BLOCKIN
3-8"GATE VALVES (FLxMJ)
2-4"GATE VALVES (FLXMJ)
2-4"x2" REDUCERS (FLxMJ)
3-8" ADAPTERS (FLxMJ)
2-8" DI MECH COUPLER(MJ)

P1 DOOR EL: 360.00

L2.AB DOOR EL: 384.00

PIV SEE MECH
FDC SEE MECH
PROPOSED FH (PRIVATE)

RELOCATED FH

NE 20TH STREET

156TH AVE NE

WATERLINE LOCATION PER CITY UTILITY MAP

ITEM 9
SIDEWALK EASEMENT PER REC. NO. 8302272392
SIDEWALK AND UTILITIES PER REC. NO. 20121121002535

LOCATED BY APS

PED WALK/NO WALK

CROSSWALK

98+00 99+00 99+50 100+00 100+50 193+00 194+00 195+00 196+00 197+00 198+00 300+00 301+00 302+00 303+00 304+00 305+00 306+00 306+32

0 15 30 60

HYDE SQUARE APARTMENTS

WATER PLAN

15400 NE 20TH STREET
BELLEVUE, WA

11-20-2015 LD RE-SUBMITTAL

ANGELA G. CHUNG
STATE OF WASHINGTON
40798
REGISTERED
PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER: CRML0001

DRAWING FILE:

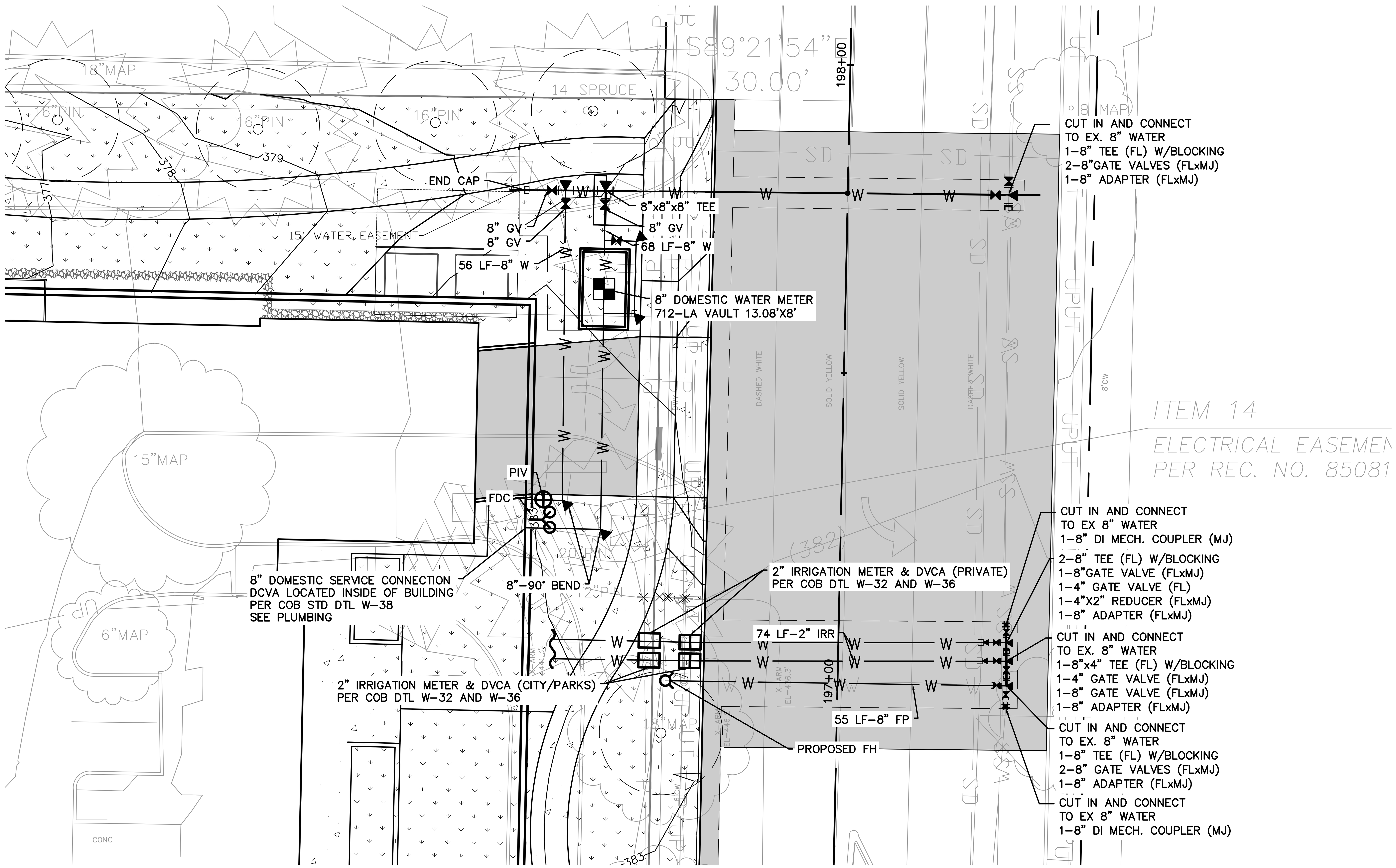
SHEET NO. C5.0

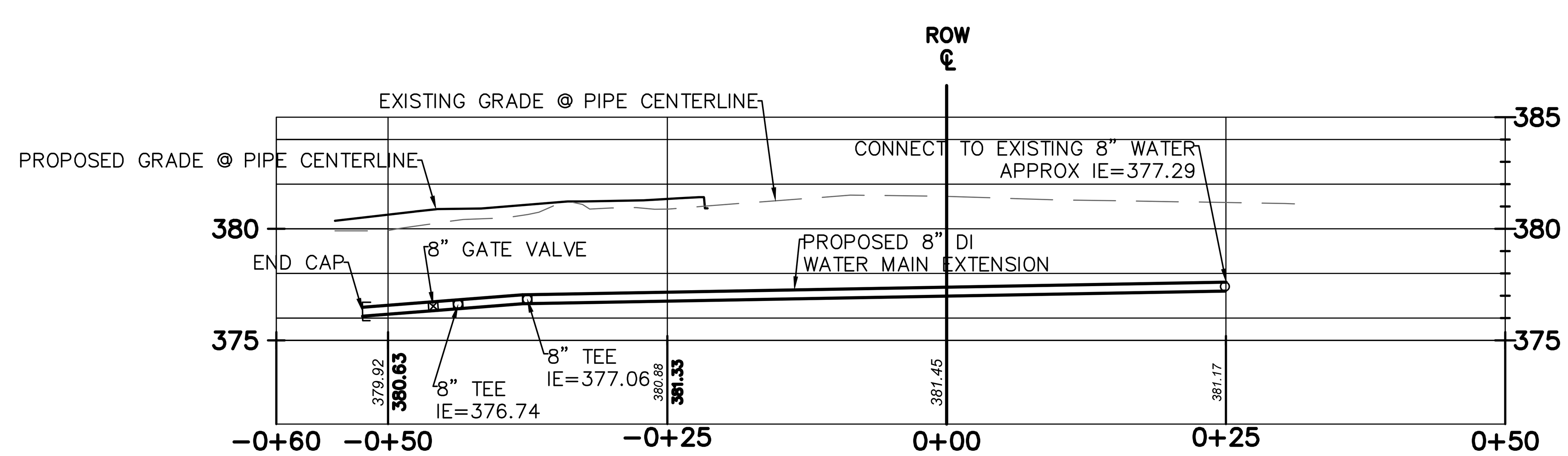
OF

COB LD#15-107220

cob 11/19/15 9:20am – P:\e1xrm\0000001\040CAD\EC\SHEETS\[CRMS0000ML0001_WATER PLANS.dwg]

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.





0 5 10 20

LEGEND

- BEND WITH THRUST BLOCK
- VALVE
- METER
- ADAPTOR
- FIRE HYDRANT
- REDUCER

WATER GENERAL NOTES

1. DEPTH FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 36" MINIMUM AND 60" MAXIMUM.
2. PIPE DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S PRINTED SPECIFICATIONS.
3. STATION/OFFSETS PROVIDED ARE TO THE INTERNAL DRIVEWAY ALIGNMENT UNLESS OTHERWISE NOTED.
4. SEE HORIZONTAL AND VERTICAL CLEARANCES ON SHEET C5.0
5. IF THE MINIMUM VERTICAL DISTANCE BETWEEN UTILITY PIPES IS LESS THAN 6-INCHES AND SUCH INSTALLATION IS APPROVED BY THE CITY, A PAD SHALL BE PLACED BETWEEN THE PIPES. THE PAD SHALL BE O.D. X O.D. X 2.5 INCHES THICK MINIMUM OR AS REQUIRED TO PROTECT THE PIPES. O.D. IS EQUAL TO THE OUTSIDE DIAMETER OF THE LARGER PIPE. THE PAD SHALL BE A POLYETHYLENE FOAM PLANK (DOW PLASTICS ETHAFOAM™ 220), OR APPROVED EQUAL.
6. CONTRACTOR TO RESTRAIN ALL JOINTS AND BENDS WITH MEGALUGS, FLANGED JOINTS, AND BLOCKING AS NECESSARY TO PREVENT MOVEMENT OF THE WATERLINE.
7. BLOCKING PER CITY OF BELLEVUE STANDARD PLAN W-1 OR W-3.
8. SEE SHEETS C9.2 & C9.3 FOR CITY OF BELLEVUE STANDARD WATER DETAILS.
9. SEE SHEET C1.1 FOR CITY OF BELLEVUE STANDARD UTILITY NOTES.

NOTE: CONTRACTOR TO VERIFY EXISTING UTILITY INVERTS. CONTRACTOR TO NOTIFY ENGINEER OF INVERT DISCREPANCIES PRIOR TO CONSTRUCTION.

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS
WATER PLAN AND PROFILE
15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG
STATE OF WASHINGTON
40798
REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

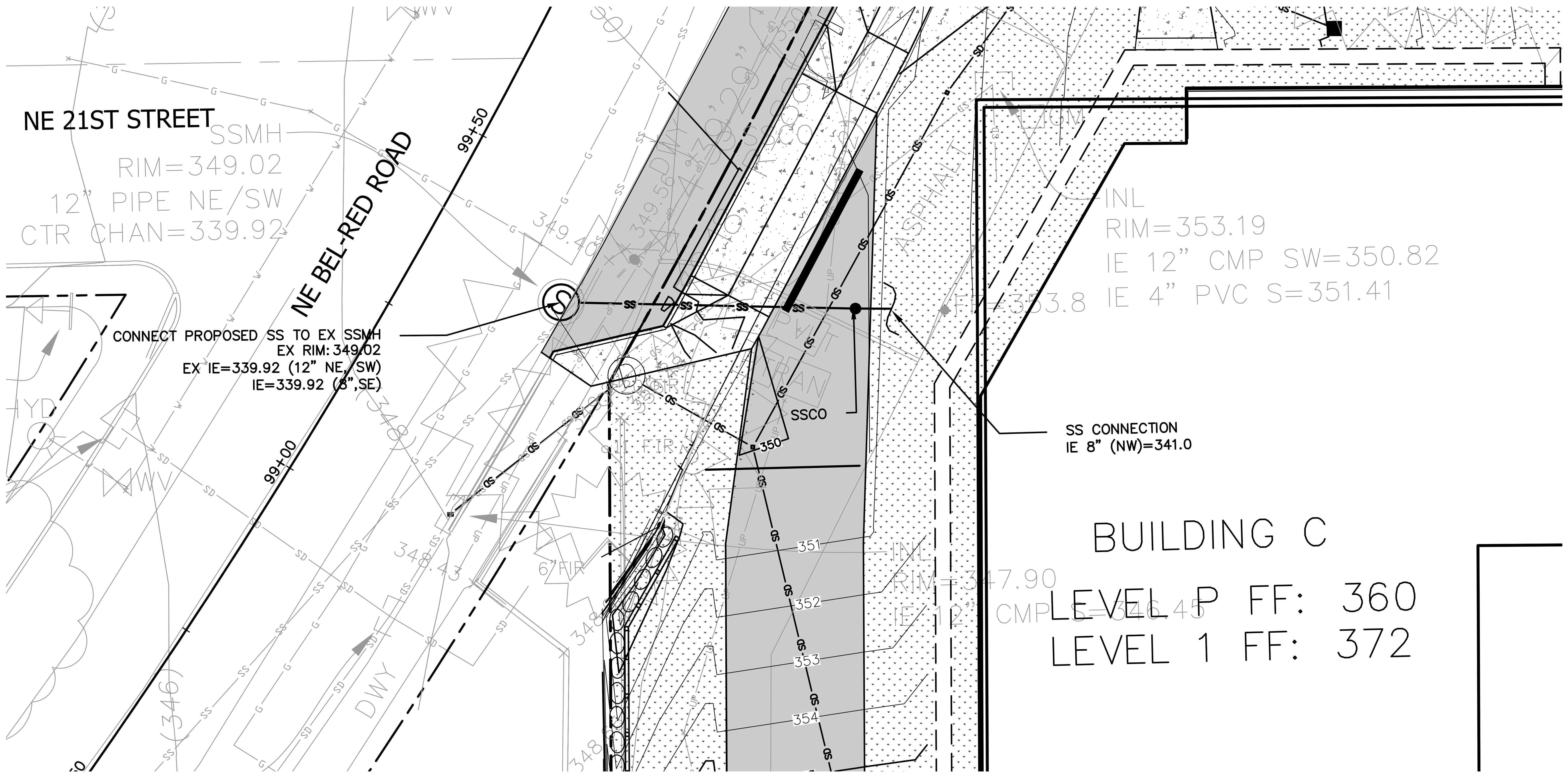
PROJECT NUMBER:
CRML0001

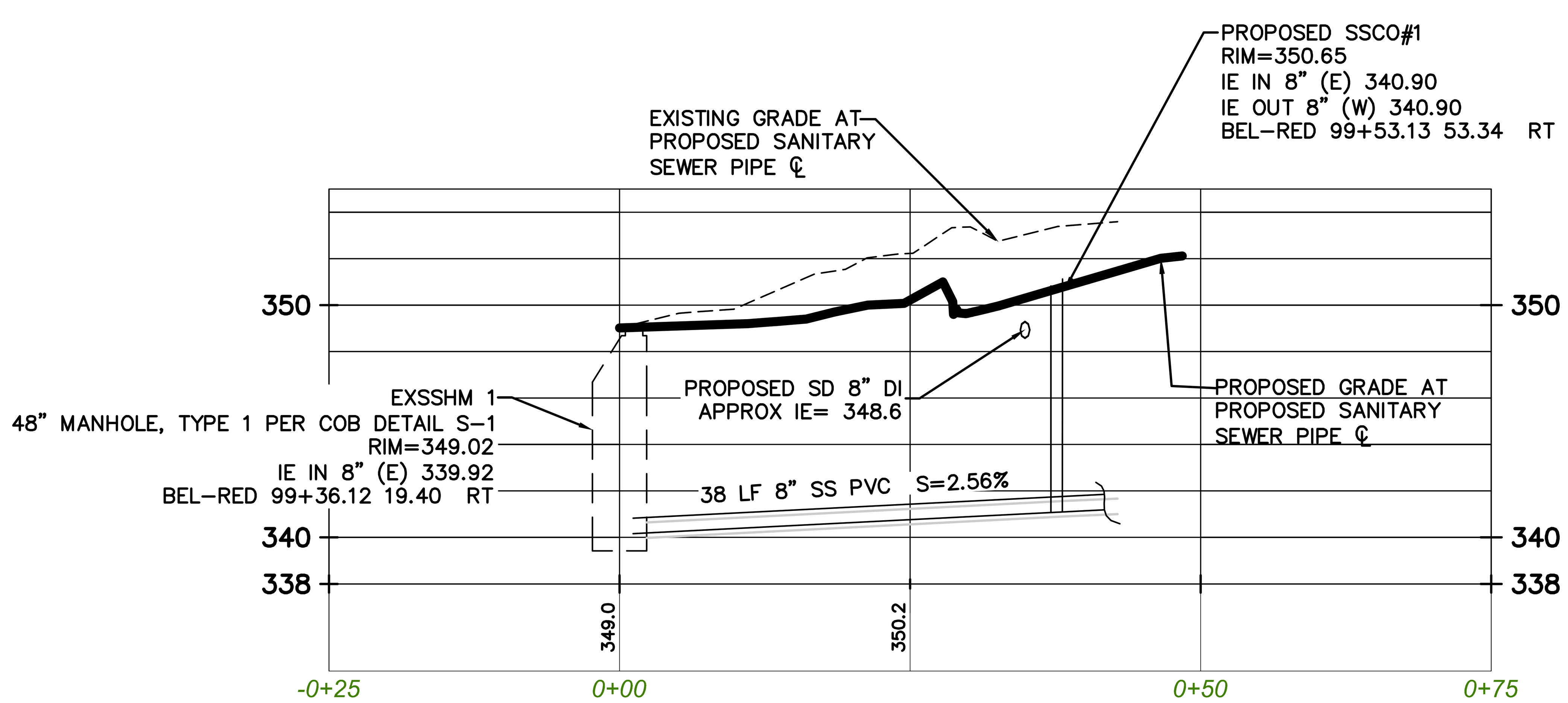
DRAWING FILE:

SHEET NO.
C5.1
OF

COB LD#15-107220

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.





HYDE SQUARE APARTMENTS

SEWER PLAN AND PROFILE

15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG, STATE OF WASHINGTON, 40798, REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

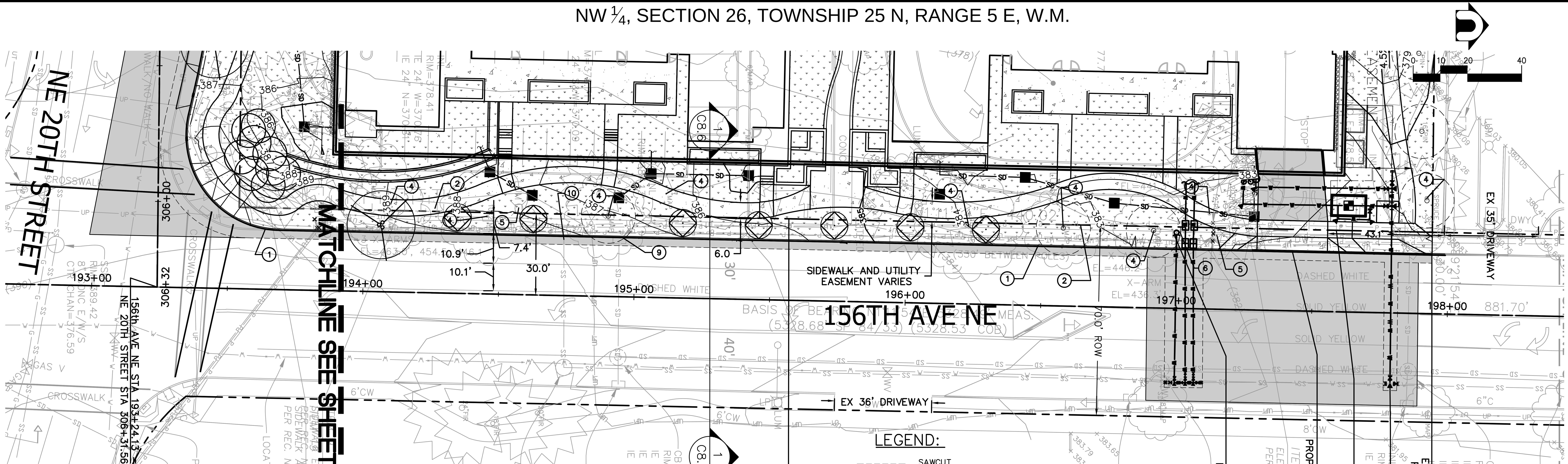
PROJECT NUMBER: CRML0001

DRAWING FILE:

SHEET NO. C5.2
OF

cde 11/19/15 9:22am — P:\c\crml00000001\0400CAD\EC\SHEETS\C5.2CRML0001_SEWER PLAN AND PROFILE.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

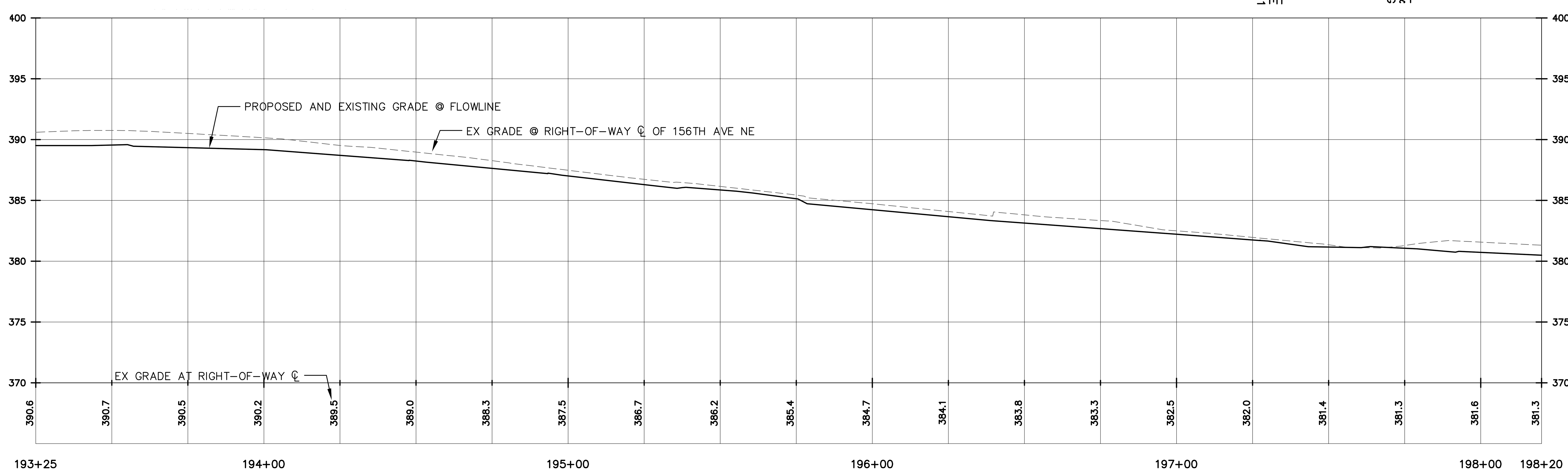


GENERAL NOTES:

1. SEE C8.10 FOR STANDARD CITY OF BELLEVUE TRANSPORTATION NOTES.
2. SEE LANDSCAPE PLAN FOR STREET TREES, PLANTER STRIP, AND IRRIGATION.
3. SEE SHEET C8.8 FOR SIGHT DISTANCE EXHIBITS.
4. ADJUST ALL EXISTING RIMS, GRATES, LIDS ETC TO GRADE WHERE PROPOSED GRADES DIFFER FROM EXISTING.
5. FOR ENLARGED FRONTAGE GRADING SEE SHEETS C3.1–C3.5
6. SEE LA PLANS FOR HORIZONTAL CONTROL OF MEANDERING SIDEWALK

CONSTRUCTION NOTES:

1. CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER COB TE-10. SEE ROAD STANDARD DETAILS ON SHEET C8.10
2. SIDEWALK PER COB TE-11. SEE ROAD STANDARD DETAILS ON SHEET C8.10
3. N/A
4. SEE TREE RETENTION PLAN FOR TREE REMOVAL AND/OR TREE RETENTION
5. SEE ILLUMINATION PLANS IL1.0 AND IL1.1FOR EXISTING AND PROPOSED LUMINAIRE JUNCTION BOXES AND CONDUIT.
6. EXISTING WATER METERS TO BE ABANDONED AT MAIN PER COB REQUIREMENTS.
7. N/A
8. ADJUST EXISTING STRUCTURES TO FINISHED GRADE.
9. SANITARY SEWER TO BE ABANDONED AT MAIN PER COB REQUIREMENTS



156TH AVE NE PROFILE

SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS

156TH AVE NE – ROAD PLAN

15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER: CRML0001

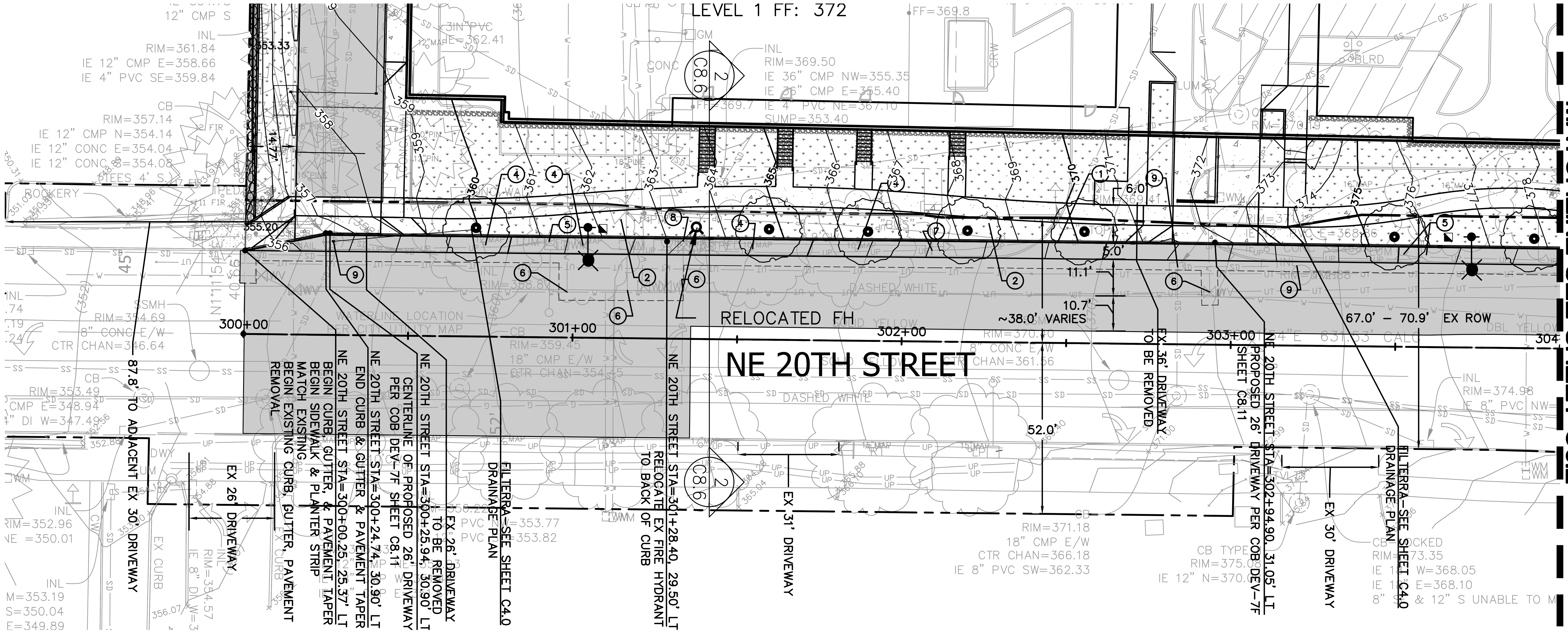
DRAWING FILE:

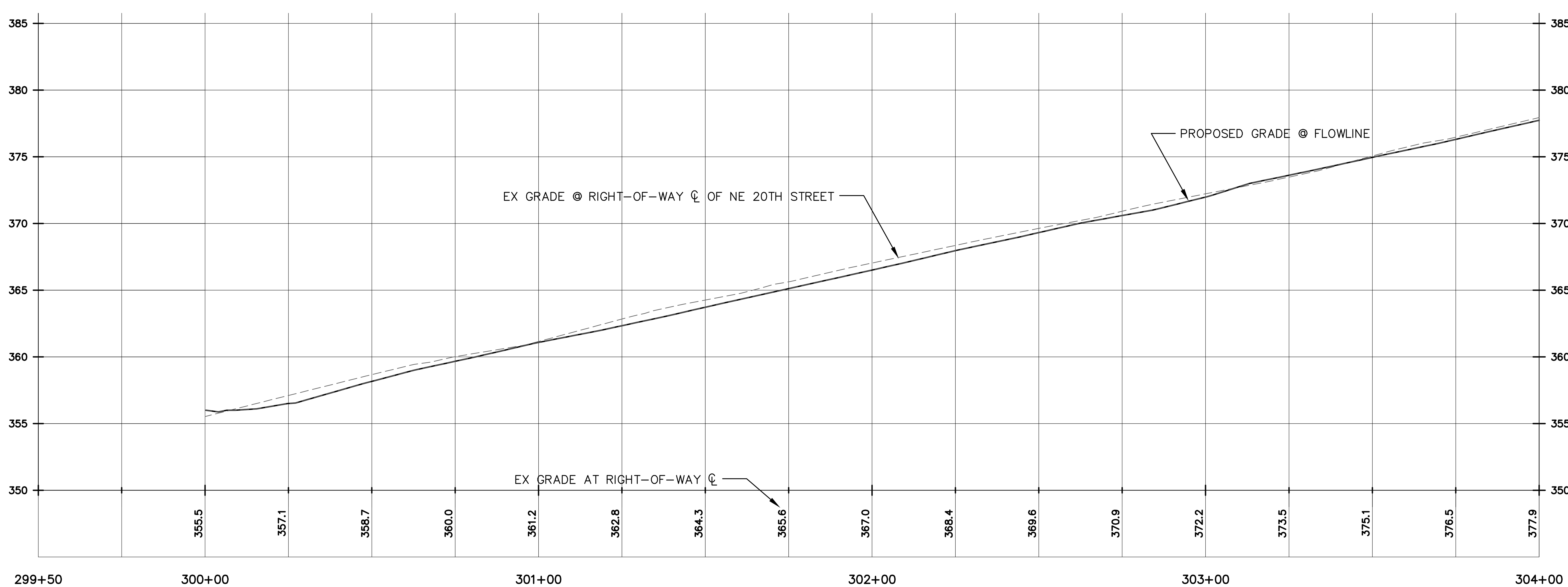
SHEET NO. C8.0

OF

COB LD#15-107220

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.





NE 20TH STREET
PROFILE

SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

LEGEND:

- SAWCUT
- ASPHALT OVERLAY
- LANDSCAPING, SEE LANDSCAPE PLANS
- CEMENT CONCRETE PAVING

GENERAL NOTES:

1. SEE C8.10 FOR STANDARD CITY OF BELLEVUE TRANSPORTATION NOTES.
2. SEE LANDSCAPE PLAN FOR STREET PROPOSED & REMOVED TREES, PLANTER STRIP, AND IRRIGATION.
3. SEE SHEET C8.7 FOR SIGHT DISTANCE EXHIBITS.
4. ADJUST ALL EXISTING RIMS, GRATES, LIDS ETC TO GRADE WHERE PROPOSED GRADES DIFFER FROM EXISTING.
5. FOR ENLARGED FRONTAGE GRADING SEE SHEETS C3.1–C3.5
6. SEE LA PLANS FOR HORIZONTAL CONTROL OF MEANDERING SIDEWALK.

CONSTRUCTION NOTES:

1. CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER COB TE–10. SEE ROAD STANDARD DETAILS ON SHEET C8.10
2. SIDEWALK PER COB TE–11. SEE ROAD STANDARD DETAILS ON SHEET C8.10
3. N/A
4. SEE TREE RETENTION PLAN FOR TREE REMOVAL AND/OR TREE RETENTION
5. SEE ILLUMINATION PLANS IL1.0 – IL1.2 FOR EXISTING AND PROPOSED LUMINAIRE JUNCTION BOXES AND CONDUIT.
6. EXISTING WATER METERS TO BE ABANDONED AT MAIN PER COB REQUIREMENTS.
7. CONTRACTOR TO COORDINATE WITH TRANSIT FOR RELOCATION/REINSTALLATION OF BUS STOP SIGN BEHIND CURB PER COB REQUIREMENTS.
8. CONTRACTOR TO COORDINATE WITH PSE FOR RELOCATION OR REMOVAL OF EXISTING GAS METERS AND VALVES.
9. ADJUST EXISTING STRUCTURES TO FINISHED GRADE.

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS

NE 20TH STREET - ROAD PLAN

15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG — STATE OF WASHINGTON — 40798 — REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS:	APPD.
1 11/13/2015 LD REV COMM	

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

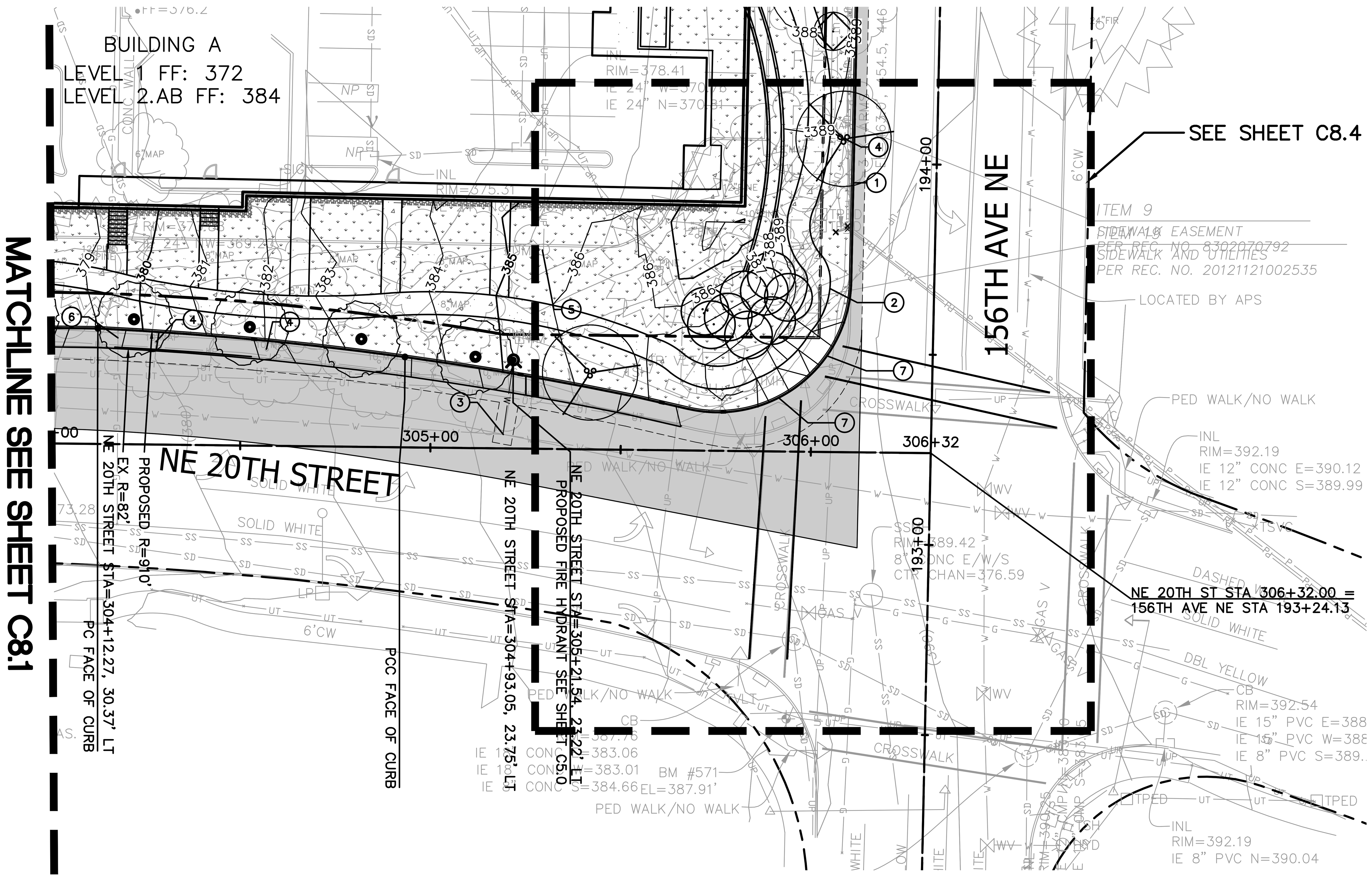
PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
C8.1
OF

COB LD#15-107220

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



0 10 20 40

LEGEND:

- SAWCUT
- ASPHALT OVERLAY
- LANDSCAPING, SEE LANDSCAPE PLANS
- CEMENT CONCRETE PAVING

GENERAL NOTES:

1. SEE C8.10 FOR STANDARD CITY OF BELLEVUE TRANSPORTATION NOTES.
2. SEE LANDSCAPE PLAN FOR STREET TREES, PLANTER STRIP, AND IRRIGATION.
3. SEE SHEET C8.7 FOR SIGHT DISTANCE EXHIBITS.
4. ADJUST ALL EXISTING RIMS, GRATES, LIDS ETC TO GRADE WHERE PROPOSED GRADES DIFFER FROM EXISTING.
5. FOR ENLARGED FRONTAGE GRADING SEE SHEETS C3.1–C3.5

CONSTRUCTION NOTES:

(1) CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER COB TE–10. SEE ROAD STANDARD DETAILS ON SHEET C8.10

(2) SIDEWALK PER COB TE–11. SEE ROAD STANDARD DETAILS ON SHEET C8.10

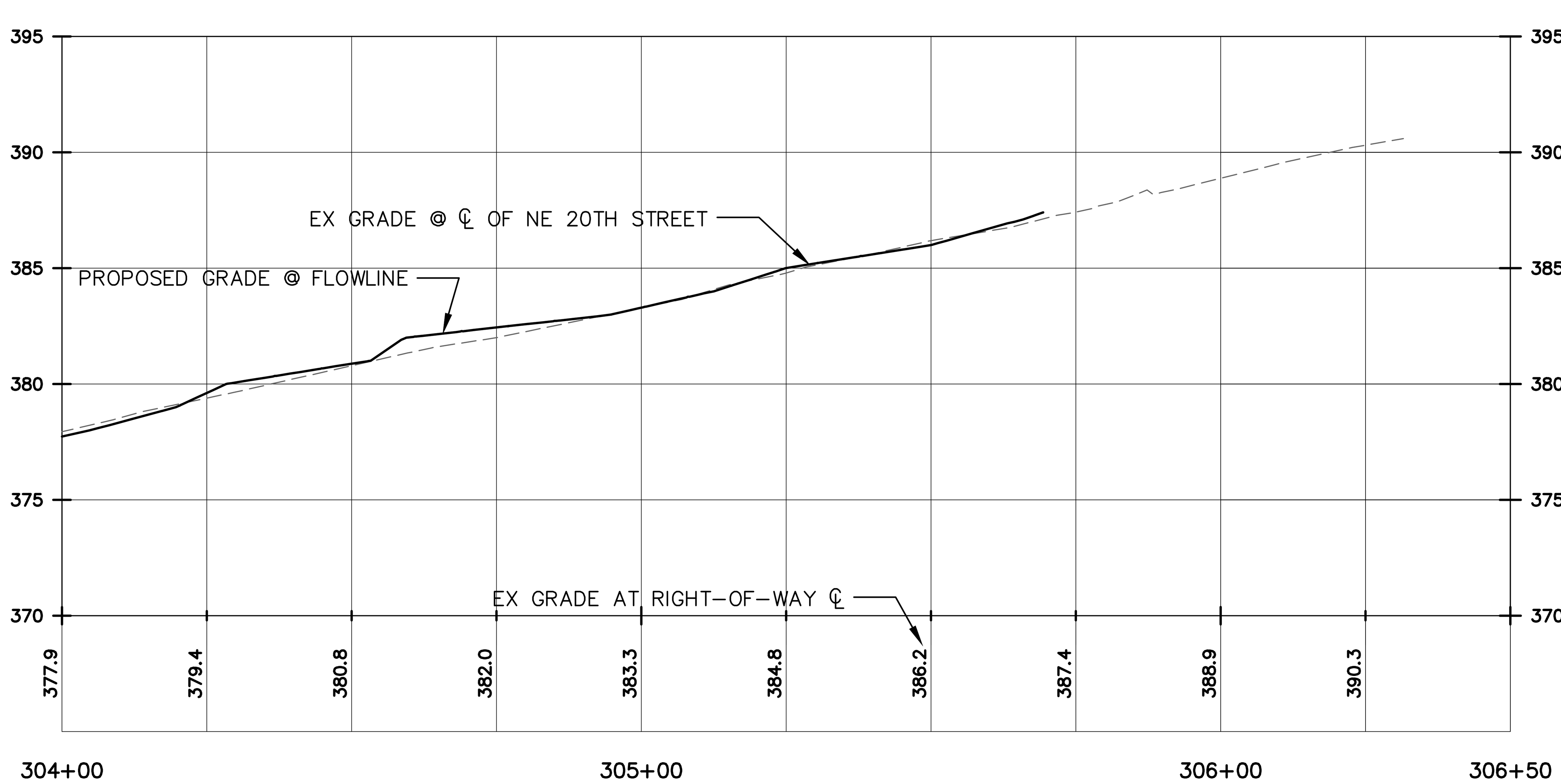
(3) CONNECT TO EXISTING WATER MAIN.

(4) SEE TREE RETENTION PLAN FOR TREE REMOVAL AND/OR TREE RETENTION

(5) SEE ILLUMINATION PLANS IL1.0 – IL1.2 FOR EXISTING AND PROPOSED LUMINAIRE JUNCTION BOXES AND CONDUIT.

(6) CONTRACTOR TO COORDINATE WITH PSE FOR RELOCATION OR REMOVAL OF EXISTING GAS METERS AND VALVES.

(7) CURB RAMP PER COB TE 12B SEE ROAD STANDARD DETAILS SHEET C8.12



NE 20TH STREET PROFILE

SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

HYDE SQUARE APARTMENTS

NE 20TH STREET – ROAD PLAN

15400 NE 20TH STREET
BELLEVUE, WA

11-20-2015 LD RE-SUBMITTAL

ANGELA G. CHUNG, STATE OF WASHINGTON, 40798, REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

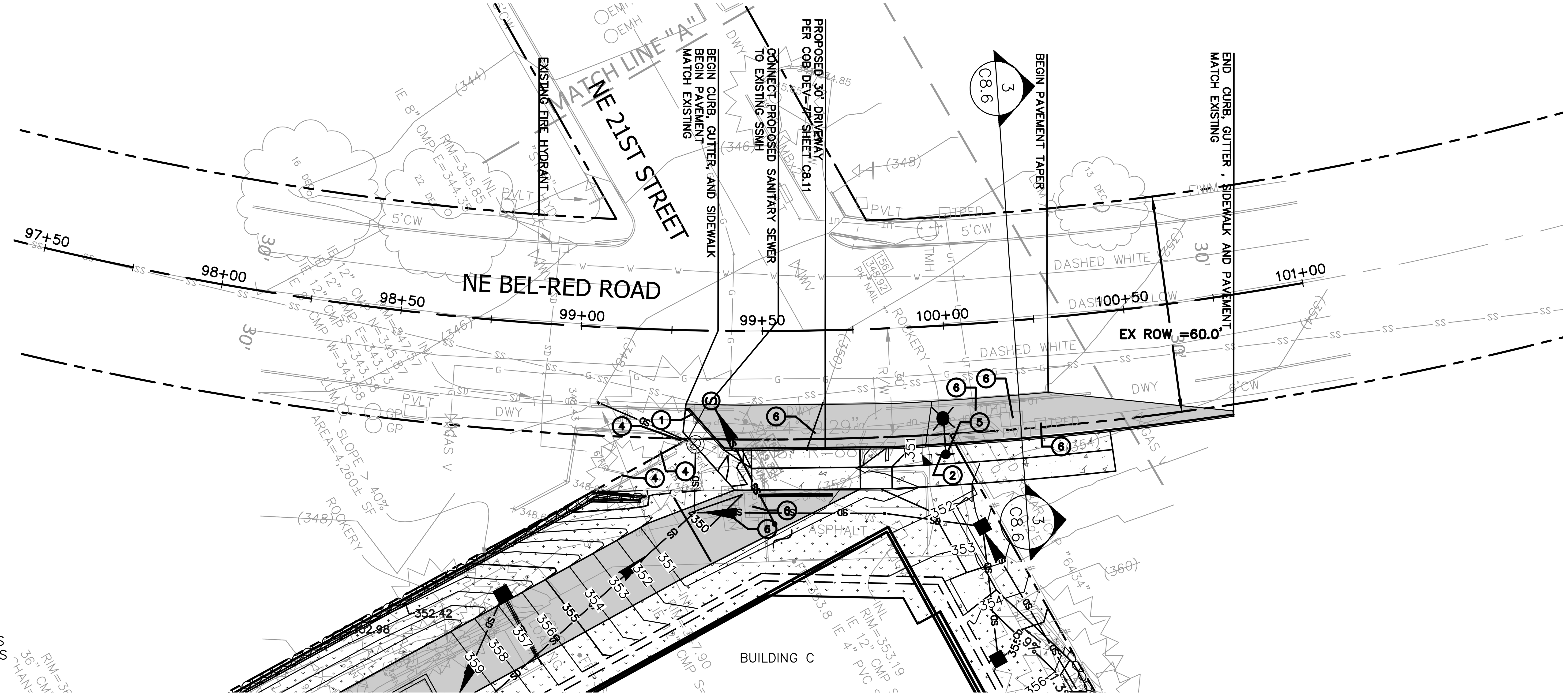
DRAWING FILE:

SHEET NO.
C8.2
OF

COB LD#15-107220

cde 11/18/15 9:24am – P:\c\crml00000001\0400CAD\EC\SHEETS\EC\C8M0001_NE 20TH.dwg

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



LEGEND:

- SAWCUT
- ASPHALT OVERLAY
- LANDSCAPING, SEE LANDSCAPE PLANS
- CEMENT CONCRETE PAVING

GENERAL NOTES:

1. SEE C8.10 FOR STANDARD CITY OF BELLEVUE TRANSPORTATION NOTES.
2. SEE LANDSCAPE PLAN FOR STREET TREES, PLANTER STRIP, AND IRRIGATION.
3. SEE SHEET C8.9 FOR SIGHT DISTANCE EXHIBITS.
4. ADJUST ALL EXISTING RIMS, GRATES, LIDS ETC TO GRADE WHERE PROPOSED GRADES DIFFER FROM EXISTING.

CONSTRUCTION NOTES:

(1) CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER COB TE-10. SEE ROAD STANDARD DETAILS ON SHEET C8.10

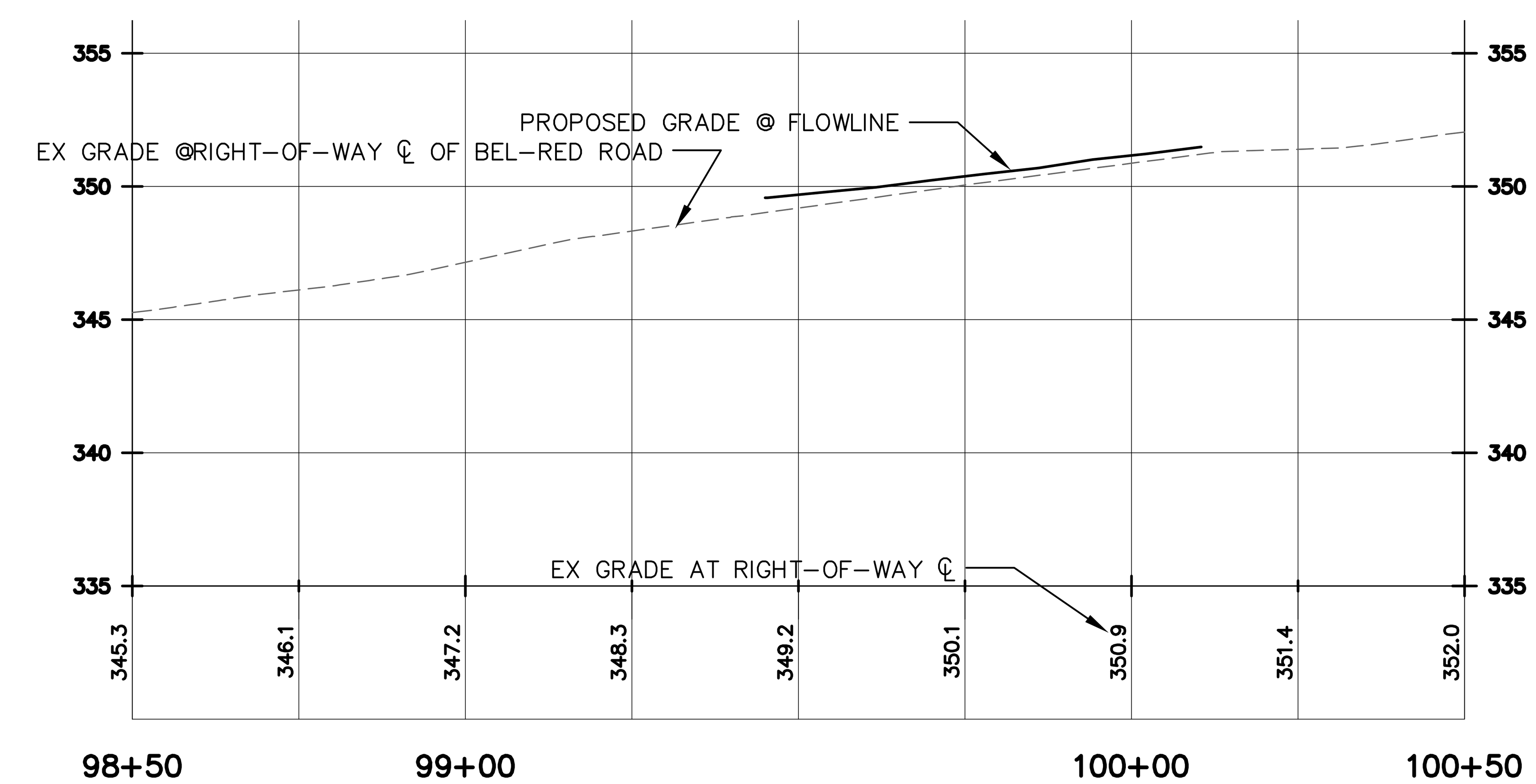
(2) SIDEWALK PER COB TE-11. SEE ROAD STANDARD DETAILS ON SHEET C8.10

(3) N/A

(4) SEE TREE RETENTION PLAN FOR TREE REMOVAL AND/OR TREE RETENTION

(5) SEE ILLUMINATION PLANS IL1.0 AND IL1.1FOR EXISTING AND PROPOSED LUMINAIRE JUNCTION BOXES AND CONDUIT.

(6) ADJUST EXISTING STRUCTURES TO FINISHED GRADE.



BEL-RED ROAD PROFILE

SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS

NE BEL-RED ROAD - PLAN

15400 NE 20TH STREET
BELLEVUE, WA

ANGELA G. CHUNG, STATE OF WASHINGTON, 40798, REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

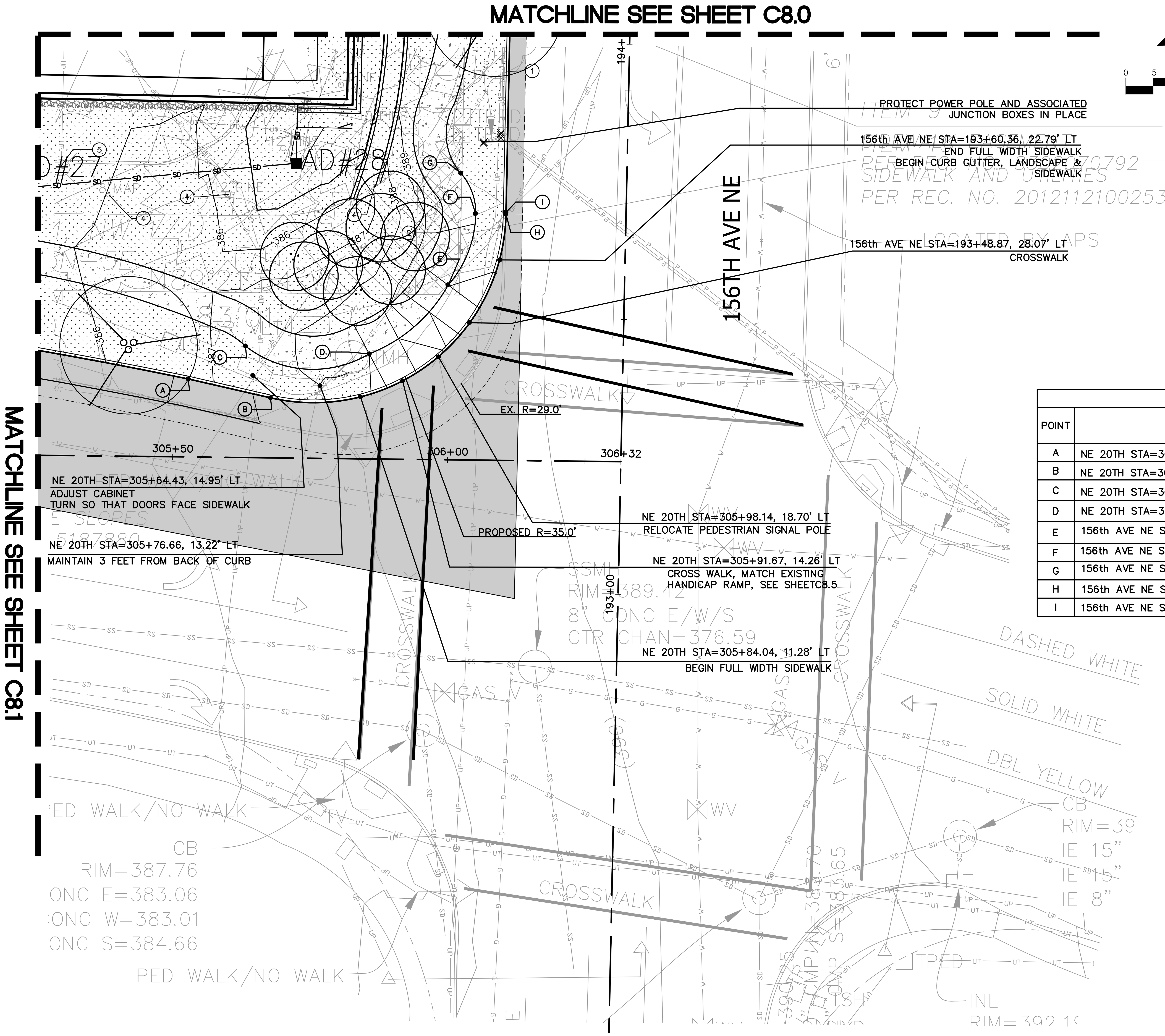
PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
C8.3
OF

COB LD#15-107220

NW 1/4, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



GENERAL NOTES:

1. SEE C8.10 FOR STANDARD CITY OF BELLEVUE TRANSPORTATION NOTES.
2. SEE LANDSCAPE PLAN FOR STREET TREES, PLANTER STRIP, AND IRRIGATION.
3. SEE SHEETS C8.7 & C8.8 FOR SIGHT DISTANCE EXHIBITS.
4. ADJUST ALL EXISTING RIMS, GRATES, LIDS ETC TO GRADE WHERE PROPOSED GRADES DIFFER FROM EXISTING.

CURVE TABLE

POINT	STATION	RADIUS	DESCRIPTION
A	NE 20TH STA=305+52.69, 14.18' LT	0.0'	PT @ FLOWLINE
B	NE 20TH STA=305+67.68, 10.91' LT	35.0'	PC @ SIDEWALK FLOWLINE
C	NE 20TH STA=305+63.01, 20.29' LT	20.0'	PRC SIDEWALK
D	NE 20TH STA=305+85.54, 19.11' LT	28.0'	PCC SIDEWALK BEGIN CURB RAMP
E	156th AVE NE STA=193+55.65, 32.12' LT	19.9'	PCC SIDEWALK END CURB RAMP
F	156th AVE NE STA=193+68.72, 27.38' LT	11.0'	PCC SIDEWALK
G	156th AVE NE STA=193+75.99, 30.21' LT	11.0'	PRC SIDEWALK
H	156th AVE NE STA=193+68.72, 21.89' LT	0.0'	PT FACE OF CURB
I	156th AVE NE STA=193+69.09, 21.89' LT	0.0'	PC @ FLOWLINE

CONSTRUCTION NOTES:

1. CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER COB TE-10. SEE ROAD STANDARD DETAILS ON SHEET C8.10
2. SIDEWALK PER COB TE-11. SEE ROAD STANDARD DETAILS ON SHEET C8.10
3. N/A
4. SEE TREE RETENTION PLAN FOR TREE REMOVAL AND/OR TREE RETENTION
5. SEE ILLUMINATION PLANS IL1.0 – IL1.2 FOR EXISTING AND PROPOSED LUMINAIRE JUNCTION BOXES AND CONDUIT.

HYDE SQUARE APARTMENTS
NE 20TH AND 156TH AVE NE INTERSECTION FRONTAGE
15400 NE 20TH STREET
BELLEVUE, WA

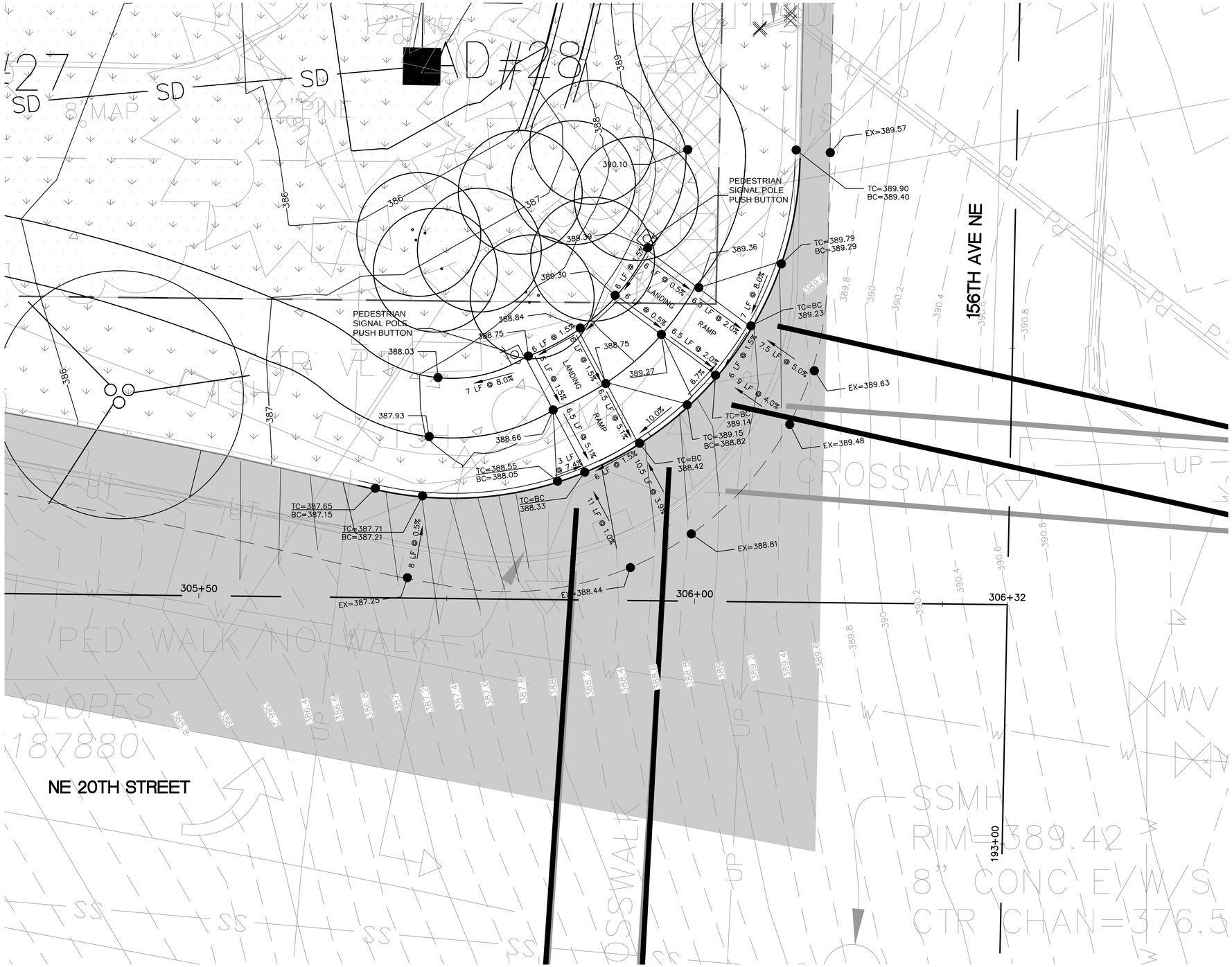
ANGELA G. CHUNG, STATE OF WASHINGTON, 40798, REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:
SCALE: AS NOTED
PROJECT NUMBER: CRML0001
DRAWING FILE:
SHEET NO. C8.4
OF

NW ¼, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.



HYDE SQUARE APARTMENTS

NE 20TH AND 156TH AVE NE INTERSECTION GRADING

15400 NE 20TH STREET
BELLEVUE, WA

11-20-2015 LD RE-SUBMITTAL

ANGELA G. CHRISTENSEN
STATE OF WASHINGTON
40798
REGISTERED
PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

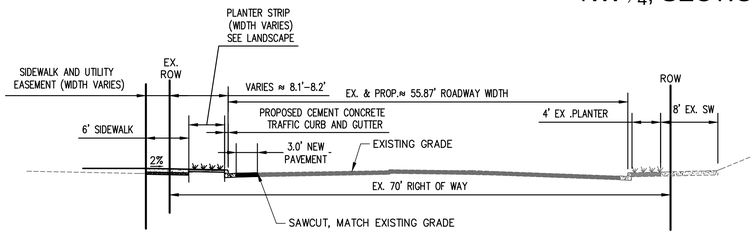
PROJECT NUMBER:
CRML0001

DRAWING FILE:

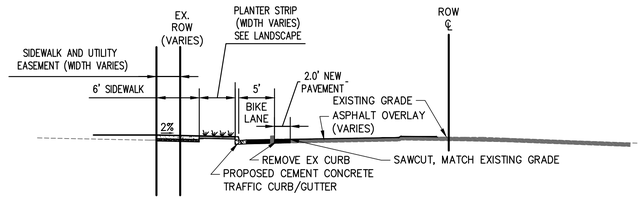
SHEET NO.
C8.5
OF

COB LD#15-107220

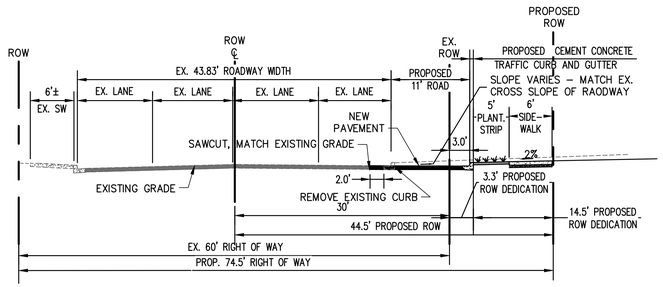
cde 11/19/15 9:27am – P:\c\cml00000001\a00024\d1\SHEETS\CML00000001_INTERSECTION.dwg



1 156TH AVE NE - ROAD SECTION
SCALE: 1"=5'



2 NE 20TH STREET - ROAD SECTION
SCALE: 1"=5'



3 BEL-RED ROAD - ROAD SECTION
SCALE: 1"=5'

11-20-2015 LD RE-SUBMITTAL

HYDE SQUARE APARTMENTS

ROAD CROSS SECTIONS

15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue, Washington 98005
Phone: 425.519.6500

REVISIONS:	APPD.
1 11/13/2015 LD REV COMM	

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
C8.6
OF

COB LD#15-107220

cds 11/19/15 9:28am - P:\Users\00000001\DesktopCAD\EC\SHEETS\COMBSDDRM0001_X-SECTIONS.dwg

NW ¼, SECTION 26, TOWNSHIP 25 N, RANGE 5 E, W.M.

LEGEND

- PROPOSED CITY OF BELLEVUE LUMINAIRE (1 / L1.2) (2 / L1.2)
- PROPOSED CONDUIT
- PROPOSED TYPE 2 JUNCTION BOX (3 / L1.2)
- # LUMINAIRE NUMBER (SEE LUMINAIRE SCHEDULE ON IL.02)

0 15 30 60

NE BEL-RED ROAD

BUILDING C
LEVEL P FF: 360
LEVEL 1 FF: 372

BUILDING B
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

ITEM 13
WATERLINE EASEMENT
PER REC. NO. 8507100340

P1 DOOR
EL: 360.00

WEST AMENITY BUILDING

EAST AMENITY BUILDING

L2.AB DOOR
EL: 384.00

ITEM #1
REC. NO. 8504150411

P1 DOOR
EL: 360.00

BUILDING D
LEVEL P FF: 360
LEVEL 1 FF: 372

BUILDING A
LEVEL 1 FF: 372
LEVEL 2.AB FF: 384

L2.AB DOOR
EL: 384.00

MATCH LINE "CV"

156TH AVE NE

NE 20TH STREET

98+50 99+00 99+50 100+00 100+50 300+00 301+00 302+00 303+00 304+00 305+00 306+00 306+32 93+00 194+00 195+00 196+00 197+00 198+00

HYDE SQUARE APARTMENTS

ILLUMINATION PLAN

15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
IL1.0

OF

acw 11/10/15 12:45pm – P:\x\CRML0000000\01\X400CAD\EC\SHEETS\IL1000RML0001_ILLUMINATION.dwg

CONSTRUCTION NOTES

(1) EXISTING LUMINAIRE TO REMAIN. PROTECT ILLUMINATION/ELECTRICAL SYSTEM IN PLACE.

(2) REMOVE EXISTING LIGHT STANDARD/LUMINAIRE, FOUNDATION, ASSOCIATED JUNCTION BOXES, AND CONDUIT ELBOWS. REMOVE WIRING. CONDUIT RUNS SHALL BE REMOVED OR ABANDONED IN PLACE, AS IDENTIFIED BY THE INSPECTOR. BACKFILL TO GRADE AS REQUIRED.

(3) CONSTRUCT LIGHT STANDARD FOUNDATION PER DETAIL 2 ON IL1.2. INSTALL ROUND STEEL POLE WITH 200–WATT HIGH PRESSURE SODIUM COBRA HEAD LUMINIARE PER CITY OF BELLEVUE STANDARD DRAWING TSSL–2.

(4) CONSTRUCT LIGHT STANDARD FOUNDATION PER DETAIL 1 ON IL1.2. INSTALL SQUARE EXPOSED AGGREGATE CONCRETE POLE AND LEOTEK ARIETA LED LUMINIARE (LEOTEK CATALOG NO. AR18–30M–MV–NW–3–XX–520) PER CITY OF BELLEVUE STANDARD DRAWING TSSL–1.

(5) INSTALL NEW TYPE 2 JUNCTION BOX ADJACENT TO SIDEWALK IN PLANER STRIP PER DETAIL 3 ON IL1.2, AND WSDOT STD. PLAN J–40.10–03.

(6) INSTALL CONDUIT PER ILLUMINATION WIRING SCHEDULE. CONDUIT RUNS SHALL BE NO LONGER THAN 300–FEET BETWEEN JUNCTION BOXES.

(7) INTERCEPT EXISTING ILLUMINATION CONDUIT. CONNECT NEW CONDUIT TO EXISTING CONDUIT WITH COUPLER. ROUTE NEW CONDUCTOR PER WIRE SCHEDULE. MAINTAIN EXISTING CIRCUITRY.

(8) CONNECT NEW CONDUIT TO EXISTING JUNCTION BOX. ROUTE NEW CONDUCTOR PER WIRE SCHEDULE. MAINTAIN EXISTING CIRCUITRY.

GENERAL NOTES

1. A PRE–CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
3. ALL WORKMANSHIP, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH NEC STANDARDS, WSDOT/APWA STANDARD PLANS, CITY OF BELLEVUE STANDARDS, AND THESE PLANS. IN CASES OF CONFLICT, THE MOST STRINGENT GUIDELINE SHALL APPLY.
4. A COPY OF THE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES; THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY TRANSPORTATION DEPARTMENT – ROW/PERMIT INSPECTION DIVISION PRIOR TO STARTING ANY WORK IN THE RIGHT–OF–WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL CONDUITS SHALL CONTAIN GROUND WIRE. GROUND WIRE SHALL MATCH THE LARGEST CONDUCTOR (MINIMUM SIZE #8 AWG) OR AS NOTED IN THE WIRING SCHEDULE.
7. SCHEDULE 80 RIGID PVC CONDUIT SHALL BE USED FOR ALL STREET CROSSINGS AND UNDER ALL DRIVEWAYS. SCHEDULE 40 RIGID PVC CONDUIT SHALL BE USED ELSEWHERE.
8. ALL SPARE/EMPTY CONDUIT SHALL CONTAIN TONABLE PULL–LINE.
9. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION AT COST OF CONTRACTOR.
10. THE LOCATION OF ALL FEATURES TO BE INSTALLED BY THE CONTRACTOR SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
11. THE CONDUIT RUNS SHOWN ON THE PLANS ARE SCHEMATIC, HOWEVER, THEY SHOULD BE FOLLOWED AS CLOSELY AS SITE CONDITIONS ALLOW AND MAY BE REVISED, AS DIRECTED BY THE ENGINEER, TO ALLOW FOR UNFORESEEN CONFLICTS.
12. THE NUMBER OF CONDUIT BENDS BETWEEN PULL POINTS SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL). IF THE NUMBER OF BENDS EXCEEDS 360 DEGREES, THE CONTRACTOR SHALL INSTALL ADDITIONAL JUNCTION BOXES, AS REQUIRED.
13. ALL JUNCTION BOXES AND UTILITY STRUCTURES LOCATED WITHIN THE SIDEWALK SHALL HAVE ADA COMPLIANT NON–SKID COVERS AND FRAMES.
14. POWER FEED FROM THE EXISTING SERVICE CABINET SHALL BE COORDINATED WITH PSE/CITY OF BELLEVUE.

ILLUMINATION WIRE SCHEDULE

△ CONDUIT RUN #	CONDUCTORS	CONDUIT
1	2#8 (ILL.), 1#8 (GROUND)	3"
	SPARE	3"
2	2#8 (ILL.), 1#8 (GROUND)	2"

ILL. = ILLUMINATION

LUMINAIRE SCHEDULE FOR CONTACTOR CABINET @ STA._____ CABINET #_____

COB POLE NO. *	# NO.	CIRCUIT	LOCATION STATION	LOCATION OFFSET	TYPE – DISTRIBUTION – WATT	POLE HEIGHT	MAST ARM LENGTH	POLE TYPE	COMMENTS
	1	EXIST.	BEL–RED 99+99.00	35.7' RT	TYPE III – MEDIUM CUTTOFF – 200W HPS	35 FT	6 FT	DAVIT	
	2	EXIST.	NE 20TH 301+04.36	33.5' LT	TYPE III – MEDIUM CUTTOFF – 185W LED/530mA DRIVER	12.2 M	0.7 FT	CONCRETE	
	3	EXIST.	NE 20TH 303+72.85	33.5' LT	TYPE III – MEDIUM CUTTOFF – 185W LED/530mA DRIVER	12.2 M	0.7 FT	CONCRETE	

* = ASSIGNED BY COB SIGNAL & LIGHTING ENGINEER

HYDE SQUARE APARTMENTS ILLUMINATION NOTES AND SCHEDULES

15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

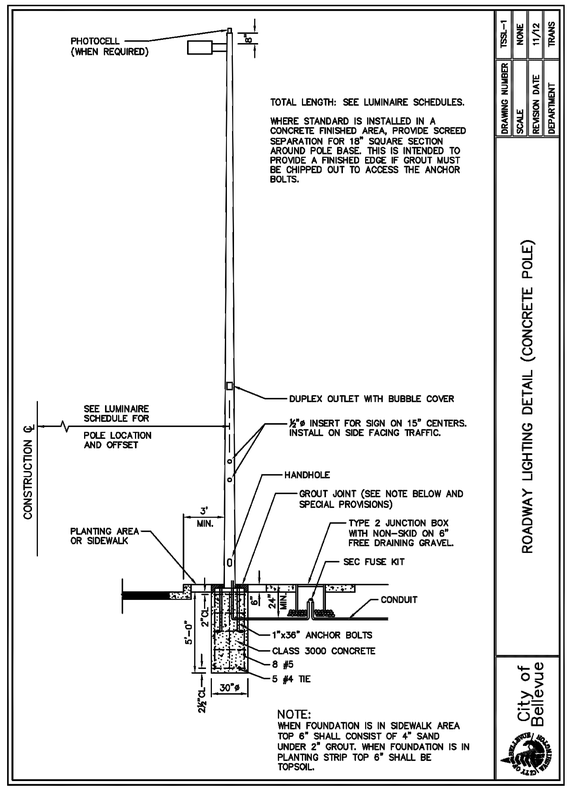
PROJECT NUMBER: CRML0001

DRAWING FILE:

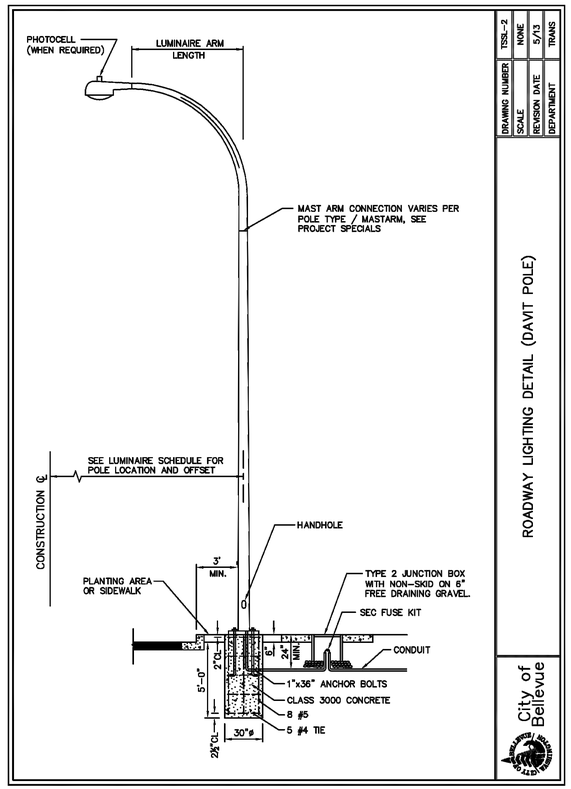
SHEET NO. IL1.1

OF

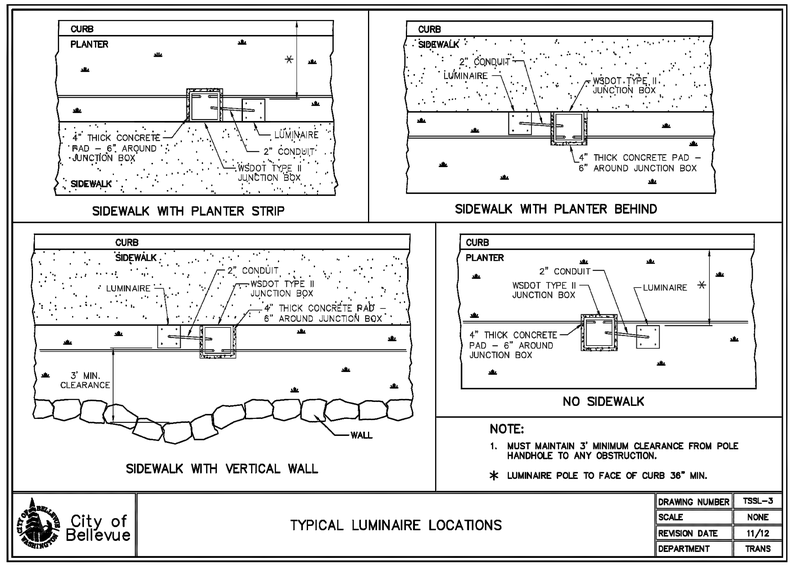
ocw 11/10/15 12:49pm – P:\LV\DRM\0000000\1\04000A01\EC\SHEETS\IL1100RML0001_IL NOTES AND TABLES.dwg



1 IL–1 CONCRETE POLE DETAIL
NTS



2 IL–1 DAVIT POLE DETAIL
NTS



3 IL–1 TYPICAL LUMINAIRE LOCATIONS
NTS

HYDE SQUARE APARTMENTS
ILLUMINATION DETAILS
15400 NE 20TH STREET
BELLEVUE, WA

DAVID EVANS AND ASSOCIATES INC.
415 - 118TH AVE SE
Bellevue Washington 98005
Phone: 425.519.6500

REVISIONS: APPD.
1 11/13/2015 LD REV COMM

DATE: NOVEMBER 2015
DESIGN: AGC
DRAWN: GXLE
CHECKED: AGC
REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:
CRML0001

DRAWING FILE:

SHEET NO.
IL1.2

OF

one 11/10/15 12:51pm — P:\r\CRML0000001\04DOCAD\EC\SHEETS\IL1.2DGNMLO001_ILLUMINATION DETAILS.dwg

ATTACHMENT B – SEPA Checklist

City of Bellevue Submittal Requirements | Reviewed: Sally Nichols March 24, 2016 | 27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
MAR 17 2015
Permit Processing

BACKGROUND INFORMATION

Sally Nichols, Senior Planner

Property Owner: Carmel Partners ✓

Proponent: Carmel Partners ✓

Contact Person: Eric Snow / or Arne Hall arneg arnejhall.net 425 269-9899
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 525 Market Street, 4th Floor
San Francisco, CA 94105

Phone: (415) 273-2900

Proposal Title: ~~Sherwood~~ Center Apartments now known as Hyde Square Apts

Proposal Location: 15400 NE 20th Street
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. ✓

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 2 levels of underground parking, with 4 separate residential buildings and 2 separate amenity buildings above grade. 618 units
2. Acreage of site: 6 ~~acres~~ 5.95 acres
3. Number of dwelling units/buildings to be demolished: 3 (vacant one story retail) ✓
4. Number of dwelling units/buildings to be constructed: ~~620~~ 618 units (changed thru design review) ✓
5. Square footage of buildings to be demolished: 60,000 SF ✓
6. Square footage of buildings to be constructed: 920,000 SF (516,600 GFA per LUC def.) ✓
7. Quantity of earth movement (in cubic yards): 115,000 CY ✓
8. Proposed land use: Apartments and related amenities including underground parking. No retail is proposed. ✓
9. Design features, including building height, number of stories and proposed exterior materials: one building 4 over 1
   ~~3 will be~~ 3 building are
   Four separate apartment structures, 5 stories of wood construction over 1 story above grade concrete podium. Total height is 70 feet above grade. Two smaller amenity buildings, 1 and 2 stories, are near the center of the
10. Other
    Along the north edge of the site, a pedestrian path connecting 156th Ave to Bel-Red road is proposed, accessible to the public. "Pedestrian Connection" - also ped connections along western prop line and thru site to connect w/ BRE development to north.

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

See attached SEPA Supplemental Narrative sheet.

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

No.

GN

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

Geotechnical Report by The Riley Group ✓ March 9, 2016
Traffic Study by The Transpo Group ✓ and Final Shorewood Center Traffic Impact Study, March 2016
Construction Stormwater Pollution Prevention Plan ✓

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No. At time of Decision –
15-127173-GO (clear & grade)
16-127223-226-BB (bldg permits)
16-122525-LW (BLA) after DR approval
15-129791-BE demo

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.

City of Bellevue Developer Extension Agreement (Water/Sewer/Storm); ROW Use Permit; Shoring and Excavation; Clearin and Grading; TESC; Underground Structures, Superstructure, Envelope, MEP, Smoke Control; Interior Improvements; Fire Alarm Permit; Fire Sprinkler 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 & Grading Permit
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site: ☑ Flat ☐ Rolling ☑ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
along western perimeter/Bel-Red Rd.

b. What is the steepest slope on the site (approximate percent slope)? 30% along Bel-Red.
The rest of the site has about a 6.5 % slope.

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

The soils encountered during field exploration generally include dense to very dense sand with silt and gravel and silty sand with gravel. ✓

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known history or evidence of unstable soils exist. ✓

Geotech Report by Riley Group March 2016

SI

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Normal excavation and fill activities associated with multi-family residential construction, road and utility infrastructure anticipated.
Approximately 115,000 cubic yard of excavation- NO cubic yards of fill

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

BMPs will be employed to reduce erosion during clearing and construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 62% 15%

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

Best Management Practices depicted in the Construction Stormwater Pollution Prevention Plan including, but not limited to, construction entrance, catch basin protection, banker tank, etc.

2. AIR

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

See attached SEPA Supplemental Narrative sheet. *

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

No known off-site source is present.

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

See attached SEPA Supplemental Narrative sheet. *

3. WATER

a. Surface

(1) 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.

There is not surface water body on or in the immediate vicinity of the site.

(2) 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.

No

(3) 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.

None

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) 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

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Groundwater encountered during construction would be discharged into existing stormwater system.

(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.

None anticipated.

c. Water Runoff (Including storm water)

(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.

See attached SEPA Supplemental Narrative sheet.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

Not anticipated.

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

See attached SEPA Supplemental Narrative sheet.

Adherence to Utilities Code 24.06 - storm and surface water

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
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

req. w/in exist parking lot and along perimeter

Due to c&b activities most trees on site removed. However, more than 300 new trees to be planted. Landscaped wide ROW/street scape LUC 20.25D and row improvements

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

A majority of existing landscaping will be removed including shrubs and trees. Proposed landscaping per the attached landscape plan.

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

None known.

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

See Landscape Plan. Mitigation measures will be consistent with City of Bellevue stormwater codes. Proposed landscaping conforms to City of Bellevue landscaping standards.

5. ANIMALS

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

- [x] 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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

Pacific Flyway w/ includes entire Puget Sound.

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 need? Describe whether it will be used for heating, manufacturing, etc.

Electric for heating residential units. Gas for heating water.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

Low bldg profile same as prop to north.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Proposal meets 2012 WA State Energy Code.

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.

None.

CE & code - BLL 23.76 DOE chapters in WAC

(1) Describe special emergency services that might be required.

None.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None needed.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Standard noise from the Bellevue traffic in the area.

BCC 9.18

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The construction phase of the project could generate higher construction noise levels during the exterior phases of construction. Chapter 9.8 of the City of Bellevue's Noise control ordinance exempts construction activities during daytime hours (7 a.m.- 6 p.m. Sundays and holidays). Noise levels during evening hours shall not exceed 60 dBA in commercial districts, such as the project site.

(3) Proposed measures to reduce or control noise impacts, if any:

Compliance with the Bellevue noise ordinance.

Conditions of Approval re: use of noise abatement technology, acoustical measurements acc. eng. report before TCO BCC 9.18

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? ✓

See attached SEPA Supplemental Narrative sheet.

b. Has the site been used for agriculture? If so, describe. ✓

Not recently

c. Describe any structures on the site. ✓

A one-story neighborhood shopping center, a one-story bank, and a restaurant.

vacants

d. Will any structures be demolished? If so, what? ✓

Yes, all structures will be demolished.

e. What is the current zoning classification of the site? ✓

BR-CR Bel-Red commercial/Residential

f. What is the current comprehensive plan designation of the site? ✓

BR-CR "

g. If applicable, what is the current shoreline master program designation of the site? ✓

None

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. ✓

No

I. Approximately how many people would reside or work in the completed project? ✓

Approximately 770 people will live or work on this site.

j. Approximately how many people would the completed project displace? ✓

None. Only businesses are currently on the site.

time of decision, all retail vacant

GN

k. Proposed measures to avoid or reduce displacement impacts, if any:

None needed.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project meets zoning requirements and is therefore consistent with existing land uses and plans.

Design guidelines in LUC 20.25D.150

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approx. ~~620~~ 618 total units. ~~40 will be 80% AMI unit~~ consistent with Bel-Red zoning code.

35 units to meet Tier 1a FAR requirements for affordable housing (required) LUC 20.25D.090

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None needed.

10. Aesthetics

3 bldgs: 5 over 1, 1 bldg 4 over 1

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

See attached SEPA Supplemental Narrative sheet.

max ht. 70'

b. What views in the immediate vicinity would be altered or obstructed?

Views not protected in LUC - ~~Tower~~ bldgs will not obstruct views

See attached SEPA Supplemental Narrative sheet.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The project will meet Bel-Red Design Guidelines and will undergo review by the City of Bellevue.

LUC 20.25D.150 - guidelin
dimensional requirements: LUC 20.25D.080

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal will produce light and glare consistent with an apartment building, mainly at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None other than existing street lights and other light generators consistent with an urban environment.

d. Proposed measures to reduce or control light or glare impacts, if any:

Outdoor fixtures will be downshielded consistent with City of Bellevue requirements.

Fixture require cut-off shields per LUC 20.30.522 light and glare

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The nearest parks are Bellevue Highlands Park and Crossroads Park. Crossroads Par 3 golf course is also nearby.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None. The project will conform to City of Bellevue residential open space requirements and will provide several on-site amenities for residents.

will provide open space & multi. family play areas per LUC 20.25D.150 & 20.20.540

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.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

None.

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.

See attached SEPA Supplemental Narrative sheet.

Refer to discussion in sections on VI in staff report

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, there is a bus stop on NE 20th Street fronting the site.

c. How many parking spaces would be completed project have? How many would the project eliminate?

The project proposes roughly 800 parking stalls. The current site has about 200 parking stalls.

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).

See attached SEPA Supplemental Narrative sheet.

improvements to NE 20th to bike accomm. Lanes

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

near Light rail node

Title 14 - Trans Code 22.16 addresses

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

A traffic study is forthcoming that will identify the number of trips generated by this project

net 198 PM new trips" to Transp Impact study, March 2016

g. Proposed measures to reduce or control transportation impacts, if any:

A traffic study is forthcoming that will identify any mitigating measures that may be necessary. The project will be responsible for the payment of traffic impact fees at building permit pick up.

Transp March 2016

concurrency issued w/ DR decision

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

This project could result in an increased need for all general services as it is adding approximately 620 residential units.

b. Proposed measures to reduce or control direct impacts on public services, if any:

The project will be responsible for payment of any applicable services impact fees required by the City of Bellevue.

upgraded bus stop

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.

See attached SEPA Supplemental Narrative sheet. dated 1/18/16 re upgraded sewer

✓

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 Mary Openlund Date Submitted 03/16/2015

PROJECT MANAGER FOR ANKROM MOISAN

SEPA SUPPLEMENTAL NARRATIVE:

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

Demo of existing building to be completed- 02/15/16
Excavation, shoring and utilities- 05/15/16
Underground structures- 11/01/16
Superstructure, envelope, MEP- 09/25/17

delayed due to extended Design review

2. Air

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

Normal exhaust & dust emissions during all phases of construction are anticipated.
The project is not expected to cause traffic volumes to increase on any alternate routes, i.e. induce the growth of traffic elsewhere. No indirect air quality effects are expected as a result of this project.

Fugitive dust is the pollutant emitted in the greatest amounts during demolition and excavation. Fugitive dust is readily controlled by standard mitigation measures as noted below in item c.

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

Construction mitigation measures include the following:
1. Prevent dust emission during transport of fill material or topsoil by covering loads, by wetting down, or by ensuring adequate freeboard space.
2. Prompt cleanup of spills from transported material on public roads by frequent use of a street sweeper machine.
3. Cover loads of asphalt to minimize odors.
4. Schedule work tasks to minimize disruption to the existing vehicle and pedestrian traffic in the vicinity of the proposed project.
5. Maintain all construction machinery engines in good mechanical condition to minimize exhaust emissions.
6. Mitigate dust by wetting down during demo on existing buildings.

Construction Dust Suppression per 23.76

3. Water

c. Water Runoff (including storm water)

(1) Describe the source of run off (including storm water) and method of collection and disposal, if any (include quantities, if know). Where will this water flow? Will this water flow into other waters? If so describe.

Rainfall upon the site and building impervious surfaces is expected to create runoff. Catch basins will collect runoff from the paved area, roof drains will collect runoff from the roof areas. This flow will be directed to the onsite detention vault located under the garage and pumped to the City of Bellevue's Storm water system. The City's storm water system is directly adjacent to the site and lies within the City of Bellevue's Sears Creek Basin area.

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

Stormwater runoff from the roof and paved areas will be directed to a detention vault for flow control before discharging into the City of Bellevue's storm water system. Portions of the above grade horizontal surfaces will be covered with landscape materials. This surface treatment will slow the discharge rate of the storm water generated from these surfaces and slightly reduce flows by increasing the opportunity for transpo-evaporation before the water is collected by area drains and discharged into the detention vault.

Temporary erosion control measures such as silt fences, catch basin protection and temporary sumps during construction will be employed to minimize runoff water impacts.

per 23.76

will be combined via BLA

8. Land and shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently composed of 3 lots: a neighborhood shopping center, bank and restaurant and their associated parking lots.

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? ✓

70' from average grade plane. Materials are still being considered but may include cement board, metal, brick ~~or stone.~~ wood

b. What views in the immediate vicinity would be altered or obstructed?

Some units on the south side of the apartment complex to the north of this site may have a territorial view that will be obstructed by this proposal.

views not addressed in city code

b. Describe the utility 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. ✓

Some units on the south side of the apartment complex to the north of this site may have a territorial view that will be obstructed by this proposal.

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 fronts three roads: Bel-Red Road on the Northwest corner, 156th AVE NE on the East and NE 20th St. on the South. The project entrance driveways will be off of 156th and NE 20th.

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). ✓

Frontage improvements will be required for all street frontages. This include proposed curb gutter and sidewalk for all three frontages, and lane widening on Bel-Red and NE 20th. Road

16. Utilities

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. ✓

- Electric and Natural Gas to be provided by Puget Sound Energy
- Water and Sewer to be provided by the City of Bellevue
- Garbage and Recycling to be provided by Allied Waste. (Republic Services)
- Telecommunications to be provided by local service providers

GN

15-107220-LD

REVISED SEPA NARRATIVE 1/18/16:

Add to:
Give a brief description of the proposal's scope and nature:

10. Other

Along the north edge of the site, a pedestrian path connecting 156th Ave to Bel-Red road is proposed, accessible to the public. "Approximately 1600 LF of 8"-12" sanitary sewer main will be upsized to a 15" sewer main downstream of the site".

Utilities Code per Title 24

1. Earth
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Revise:

Normal excavation and fill activities associated with multi-family residential construction, road and utility infrastructure anticipated.

To:

Normal excavation and fill activities associated with multi-family residential construction, road and utility infrastructure anticipated including trenching associated with upsizing 1600LF of sewer main from 8"-12" to 15" sewer main.

GN

SEPA VICINITY MAP:

SHERWOOD CENTER

BELLEVUE, WASHINGTON

VICINITY MAP
NTS

ATTACHMENT C – Certificate of Concurrency

CERTIFICATE OF CONCURRENCY

HYDE SQUARE APARTMENTS

This certificate documents the Transportation Department Director's decision that the development project at 15400 NE 20th Street (Design Review File No. 15 107220 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 202 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the SEPA determination. Building permits have been filed for the project and deemed complete. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for the life of the building permit (BCC 23.05.100.E).

Director, Transportation Department

April 7, 2016

Date

Certificate No. 99