



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

Proposal Name: Aegis at Overlake

Proposal Address: 1835 116th Avenue NE

Proposal Description: Construction of an Assisted Living and Memory Care facility (approximately 146,460 gross square feet). The project will include 118 residential units with common eating/lobby areas, associated parking, site landscaping and utilities. The site is approximately 1.3 acres. The facility will be licensed by the Washington State Department of Health. The project includes demolition of 2 single family homes (approximately 3600 square feet total).

File Number: 16-148396-LD

Applicant: Bryon Ziegler, Aegis Living

Decisions Included: Process II, Combined Design Review and SEPA Determination

Planner: Carol Orr, Associate Planner

State Environmental Policy Act (SEPA) Threshold Determination: Determination of Non-Significance (DNS) with incorporation by reference of the Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 with addendum and the 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement Addendum for the 2016-2027 Transportation Facilities Plan

Carol V. Helland, Environmental Coordinator
Development Services Department

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

By Elizabeth A. Stead, Land Use Director

Notice of Application: 02-02-2017
Notice of Decision: 11-2-2017
Bulletin Publication Date: 11-2-2017
SEPA Appeal Deadline: 11-16-2017
Decision Appeal Deadline: 11-16-2017
Vesting for Decision: 2 years from final approval per LUC 20.40.500

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE or call (425) 452-6800. Comments on State Environmental Act 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's Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

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Attachment:

- A** – FAR Amenity Fee in Lieu Rates
- B** – Determination of Non-Significance
- C** – Environmental Checklist
- D** - Project Plans

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval and threshold review under the State Environmental Policy Act (SEPA) to construct an assisted living and memory care facility (approximately 146,460 square feet). The structure is 6 stories in height and will include 118 residential units with common eating/lobby areas, associated parking, site landscaping and utilities. The site is approximately 1.3 acres. The facility will be licensed by the Washington State Department of Health. The project includes demolition of 2 single family homes (approximately 3600 square feet total).

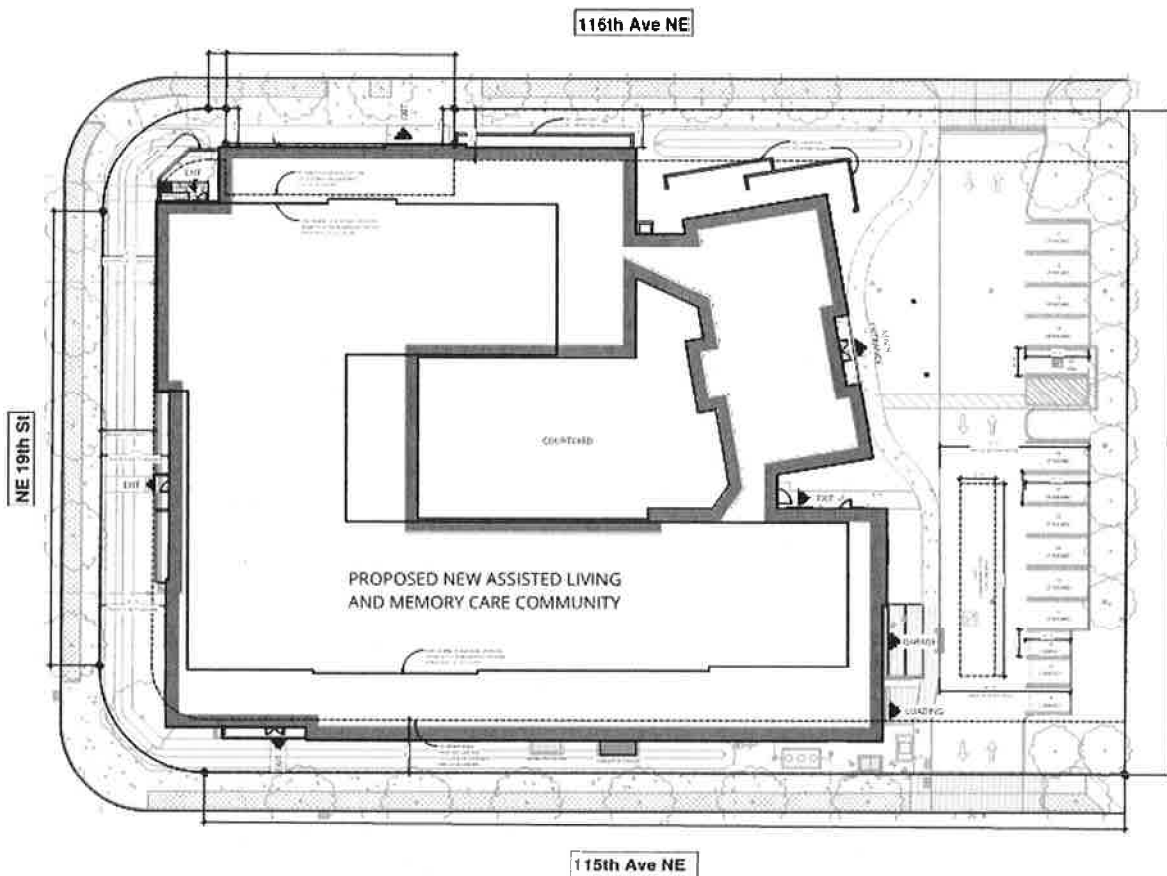
**AERIAL
SIMULATION**



Site Design

Aegis Living at Overlake is a senior housing facility providing both assisted living units and memory care for residents with dementia. The building site is located on NE 19th Street between 115th Avenue NE and 116th Avenue NE. The building is 4 stories of Type VA construction over a 1 story concrete podium with 1 floor of below grade parking. The project contains 118 residential units of assisted living and memory care, common areas, associated support spaces, commercial kitchen and a courtyard. There is surface parking for 14 vehicles and below grade parking for 32 vehicles (56 stalls total). Three tandem spaces provided within the garage are not included in this count. Access is taken from 116th Avenue NE and 115th Avenue NE.

SITE PLAN



The property is approximately 190' in east-west direction and 291' in north-south direction. The site is gently sloping from southwest to northeast with a total grade change of approximately 6.5 feet (less than 5% slope).

A. Building Design

The proposed building is 6 stories of Type VA construction over a single below grade floor of underground parking. The project contains 118 assisted living residential units, administrative offices, and a variety of ground floor uses for residents. These uses include a variety of dining rooms, opportunities for formal and casual dining, a bistro, a lounge, a cinema and activities room, a salon and active recreation areas. An open air central courtyard is created above the below grade garage to provide additional opportunities for outdoor gathering and dining. The courtyard is protected on three sides by the building, but is open to the south allowing for natural light year-round. Several large trees, a water feature and a patterned plaza of scored colored concrete add complexity and interest to the courtyard. A specimen live evergreen tree is to be installed near the entry within the courtyard for seasonal enjoyment. Level 4 of the structure includes a green roof, with living vegetation on the roof surface and numerous plantings in planters. A sky lounge is provided on the 6th floor for residents as well.

The proposed building consists of two main elements: a greenhouse entrance pavilion

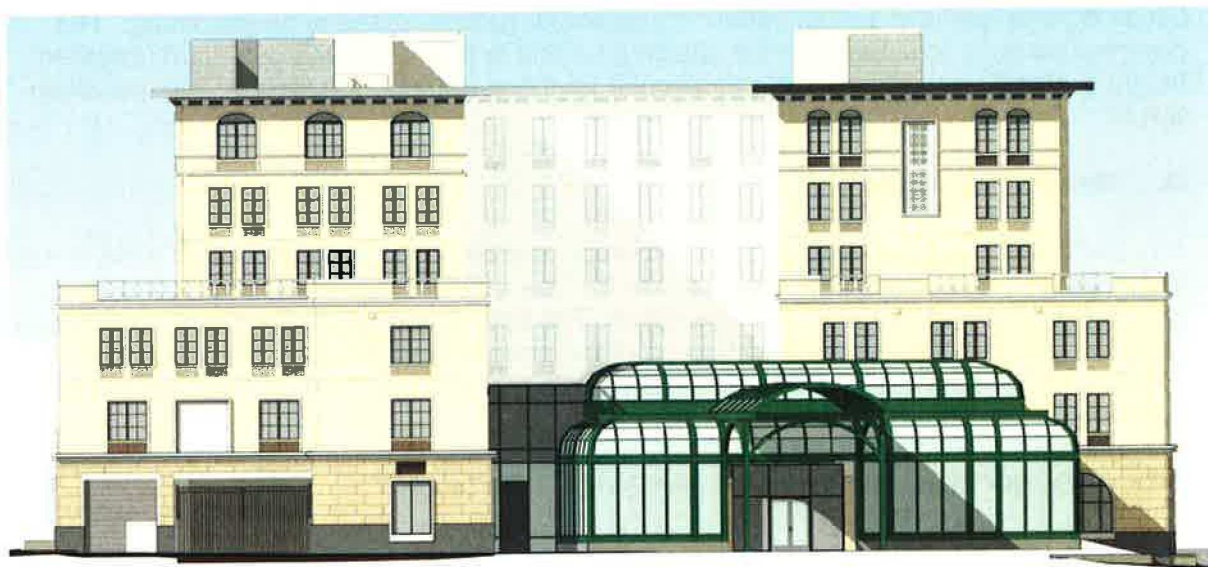
connected to a classically-inspired main residential building. The exterior materials for the main structure are Mediterranean in character. The building is enhanced with an expressive stone façade on the ground level and strong cornices at the third and six levels. The ground floor is clad with an acrylic finish with quartz aggregate which resembles natural stone and will be scored with a wide format block pattern. Upper floors are clad with a stucco finish in warm earth tones. The roofline receives a strong cornice detail with dentils, banding and other architectural details constructed of smooth, cast stone finish EIFS.

The main building façades feature metal storefront windows at pedestrian level all around the building, stepped massing, classical detailing and high-quality materials, all of which creates a form that fits well into the scale of the block without dominating the surroundings. Each façade includes both horizontal and vertical modulation to create a more pedestrian friendly experience at the new sidewalks which will encircle the site. Windows on upper floors stack vertically, and are separated into separate lights with mullions. Windows tie into expressive architectural grills beneath each opening. These grills will provide screening to smaller AC units for the individual rooms. Upper floor windows are larger and include a rounded transom element.

The greenhouse type entry allows natural light to filter into the entry, and is set back from 116th Avenue by integrated landscape terraces. This entry features full-height glass walls and skylights with carefully considered metal detailing, and includes a matching porte-cochere for convenient pick up and drop off. This entry is designed to be as transparent as possible, allowing for this portion of the building to glow from within at night, acting as a beacon and warm neighborhood landmark without requiring additional signage.

A material samples board is available in the project file in the Records Room, Development Services Department, City Hall, 450 110th Avenue NE. **See condition X.C.3.**

BUILDING ELEVATIONS



ELEVATION - SOUTH



ELEVATION - NORTH

B. Design Intent

Aegis Living of Bellevue at Overlake is an assisted living community for residents requiring additional assistance with daily living, as well as those in need of memory care. As such, the design of the building is to meet their needs in a secure environment. There is limited exterior access to secure the dementia patients. Residential rooms flank the exterior walls. The proposal includes living rooms, visitors’ lounge, parlor, bistro, spa, physical therapy, and hair salon/beauty on the ground floor. Kitchen facilities serve dining rooms on the 2nd and 4th floor. A secure interior courtyard provides respite to residents and visitors. To welcome family and friends, Aegis Living has provided a gracious entry front door with covered porte-cochere and an interior courtyard for gathering and al fresco dining. The greenhouse entry structure and the specimen noble fir tree within the courtyard (installed height is 10-18 feet) will provide a focal point for those entering the facility. See condition X.A.6.

D. Review Processes

Any modification to this approval after construction shall be documented as an Amendment to this Design Review per LUC 20.30.F.175.C. The modification will be processed as a new application or as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project. See condition X.A.1.

II. SITE DESCRIPTION, ZONING AND LAND USE CONTEXT

A. Site Description

The site consists of three parcels (approximately 1.3 acres) with a total of 2 existing buildings to be demolished. The parcels will need to be combined by a Boundary Line

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Adjustment permit prior to project construction. **See condition X.B.1.**

The site is located north of Overlake Hospital on 116th Avenue NE and NE 19th Street. It is located on the corner of 116th Avenue NE and NE 19th Street with 115th Avenue NE adjacent to the west. The site has 3 street frontages (north, east, west). 115th Avenue NE ends in a cul-de-sac. The site is essentially flat with less than 5% slope. The project parcels appear run down with blackberry brambles over 6' in height. The existing trees appear unkempt. From 115th Avenue NE it is difficult to see the existing homes to be demolished.

The neighborhood is in transition from the previous use, single family homes, to various service uses (i.e. smaller medical offices, general office uses, and child daycare).

VICINITY MAP

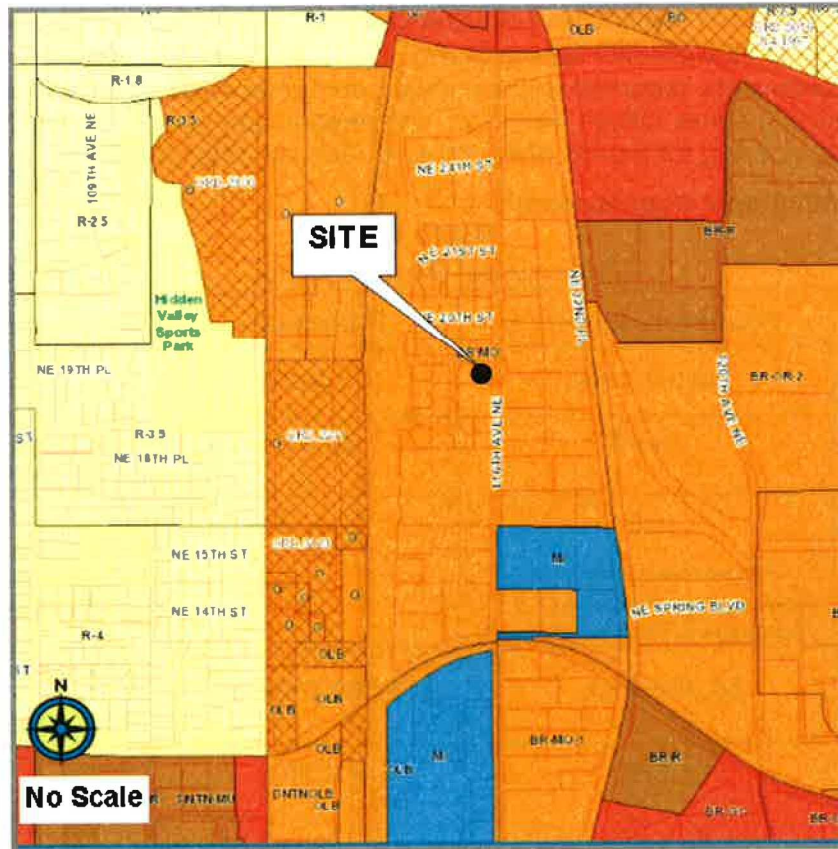


B. Zoning

The area was rezoned in 2009 to Bel-Red Medical Office (BR-MO).

The purpose of the BR-MO zoning district is to create a zoning district for medical office uses (and other office uses). These medical office uses are complementary to the hospital district to the south. See Land Use Code 20.10.375 "Purpose:"

ZONING MAP



C. Land Use Context

As stated in Section A above, the area adjacent to the site is transitioning from single story rambler homes to medical office uses and other non-residential uses.

The following are the adjacent land uses and zoning:

- North: Single family, law offices, BR-MO
- South: Single family, BR-MO
- West: Medical office, BR-MO
- East: Single family, daycare, BR-MO

Approximately $\frac{3}{4}$ of the parcels in this neighborhood are converted rambler (from single family use to non-residential use). The Aegis Living project is the first new construction to be proposed in the neighborhood from 116th Avenue NE west along NE 19th Street to 115th Avenue NE ending in a cul-de-sac. It is a sign of transition, as anticipated with the BR-MO zoning designation.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

The proposed Aegis Living assisted living, and memory care use is permitted outright in the BR-MO zoning district. (LUC 20.25D.070). An agreement is required to be recorded with the King County Recorder's Office restricting the project to senior citizen dwellings, congregate care senior housing, or assisted living housing for the life of the project. **See condition X.C.2.**

2. Dimensional Requirements

Table 1
Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	1.3 acres	
Building Height	70 FT	70 FT	Meets code. LUC 20.25D.080.A.
Floor Area Ratio (FAR)	1.0 * See narrative below for information on how up to 1.0 additional FAR can be attained.	1.99 *	Meets code. LUC 20.25D.080.B.3.d. ¹ See condition X.C.1 and 2
Total Gross Floor Area (GFA) for FAR	54,444 GFA *	108,865.9 GFA *	Meets code. LUC 20.25D.080.A. *
Impervious Surface/Lot Coverage	75%	71.3%	Meets code. LUC 20.25D.080.A.
Setbacks			
Front(s)	115 th Avenue NE = 0 FT 116 th Avenue NE = 0 FT NE 19 th Street = 0 FT	10 FT	LUC 20.25D.080.A. A condition of approval will be to combine the parcels. See condition X.B.1.
Side (south)	10 feet	35 FT	Meets code. LUC 20.25D.080.A.
Rear			Not applicable. The site has 3 front yards and 1 side yard.

¹ In the BR-MO Land Use District, up to one FAR of floor area dedicated to congregate care senior housing, nursing home, or assisted living uses shall not be counted for the purposes of calculating the FAR; provided, that the applicant:

- i. Pays the residential fee-in-lieu of providing on-site affordable housing, pursuant to subsection B.3.c of this section, in the fee amount required by LUC Chart 20.25D.090.C for each square foot of excepted floor area; and
- ii. Executes and records with the King County Recorder's Office, or its successor organization, an agreement in a form approved by the City dedicating the excepted floor area to congregate care senior housing, nursing home, or assisted living uses for the life of the project. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant.

Item	Permitted/Required	Proposed	Comments/Conditions
Recycling & Solid Waste	1.5 SF/unit @ 118 units = 177 SF Total Min Area Required = 177 SF	118 units Total Area Provided = 371 SF.	Meets code. LUC 20.20.725. The applicant shall provide a letter from Republic Services that states their approval of the proposed location, size and function of the recycling and solid waste areas. Servicing of receptacles shall occur on site, not within the Right of Way. See condition X.C.4.
Sidewalk Width	116 th Avenue NE = 6 FT NE 19 th Street = 5 FT 115 th Avenue NE = 5 FT	116 th Avenue NE = 6 FT NE 19 th Street = 5 FT 115 th Avenue NE = 5 FT	Meets code. LUC 20.25D.110.B.3.d BCC 14.60
ROW Street Tree Type/ Planting Strip Width	<p><u>116th Avenue NE</u> = Carpinus betulus "Fastigiata," or as otherwise directed by the Parks & Community Services Department 5 FT planting strip.</p> <p><u>NE 19th Street</u> = Zelkova Village Green 4 FT planting strip.</p> <p><u>115th Avenue NE</u> = Stewartia pseudocamellia, 4 FT planting strip.</p>	<p><u>116th Avenue NE</u> = Summit Ash (Fraxinus Pensylvanica "Summit") street tree, 5.5 FT planting strip.</p> <p><u>NE 19th Street</u> = Japanese Snowbell Tree (Styrax Japonicus) street tree, 5.4 FT planting strip.</p> <p><u>115th Avenue NE</u> = Spring Flurry Serviceberry street tree, 4.5 FT planting strip.</p>	LUC 20.25D.110.B.1 LUC 20.20.520.J. Alternative Landscape Option See Section III.B of this staff report.
Onsite Landscaping – perimeter	10' wide planting area with 24 trees and shrubs – perimeter only	10' wide planting area with 42 trees and shrubs - perimeter only	LUC 20.25D.110.D.2
Tree retention	100% perimeter, 15% interior	21% (65") saved onsite both trees on the perimeter along interior property line.	LUC 20.20.900 LUC 20.20.520.J Applicant has proposed to retain 2 significant trees totaling 65 diameter inches on site. See Section III.B.6 of this staff

Item	Permitted/Required	Proposed	Comments/Conditions
			report. See condition X.B.2.

* Land Use Code limits the Floor Area Ratio in the Bel-Red MO zone to 1.0, except when congregate care senior housing, assisted living facilities or nursing home projects are proposed. Up to one additional FAR can be provided in the project, and not counted towards the FAR calculation provided that the project will pay a fee in lieu of providing on-site affordable housing. Additionally, the applicant must record an agreement with King County Recorder's office that the excepted floor area will remain congregate care senior housing, assisted living or a nursing home for the life of the project. This agreement must run with the land, and apply to all successors, heirs and assigns of the applicant.

Table 2
Parking and Loading

Item	Required	Proposed	Comments/Conditions
Parking NSF = Net Square Feet	Minimum and Maximum Permitted Parking Stalls	Proposed Parking Stalls	
Assisted Living Facility & Memory Care	Senior Housing: Senior Citizen Dwelling or Congregate Care: .5 spaces per living unit. 118 units = 59 spaces	56 spaces	LUC 20.25D.120 F. Director has the authority to modify required parking provided documentation of actual parking demand is provided. Meets code. ²
Compact Stalls	Maximum 50% of Stalls Meets Code. LUC 20.20.590	Meets Code	LUC 20.20.590 3% of proposed stalls to be compact stalls
Loading Area	Loading area located inside the building.	Proposed loading area located inside the building.	Meets Code. LUC 20.20.590.K.4
Bicycle Parking	7 stalls	9 stalls	Meets Code. LUC 20.25D.120.G See condition X.C.5.

²The applicant provided a parking study prepared by Transpo Group, dated August 2, 2017. This parking study indicates that 56 spaces was sufficient to meet the parking needs of the residents, visiting family and guests as well as on site staff. Aegis has also agreed to provide temporary valet parking service if the excess supply of parking proves to be insufficient during events of peak parking demand. A copy of the report is available in the file.

B. Other Land Use Issues

1. Bel-Red Design Guidelines 20.25D.150

The proposal is subject to the Bel-Red Design Guidelines, including:

- *High quality materials which create a sense of permanence.*
The proposal includes wood siding, stone veneer, cementitious and metal finish panels.
- *Promote welcoming residential entries.*
The proposal provides a welcoming entry to family and friends with the porte cochere, a specimen noble fir tree and abundant landscaping.
- *Sign guidelines.*
Signs will be sized and placed so that they are compatible with the building's architectural design. A master sign package will be required during the construction phase. **See condition X.E.1.**
- *Enhance the pedestrian system.*
Three public sidewalks with associated street frontage plantings (including street trees) will be installed with this project. This will upgrade current conditions.
- *Building Lighting.*
The proposed lighting is architecturally compatible with the proposed building design. Cut off shields or the equivalent will be required to prevent light and glare spillover to offsite properties. **See condition X.C.6.**
- *Provide interesting building massing.*
The proposal provides interesting building massing and orientation. It has a challenging site with three front yards along three street rights-of-way. It only has one side setback (to the south). At the most visible elevation to the public (116th Avenue NE), the center of the east façade along 116th Avenue NE has a building massing which includes a primary bay with storefront glazing flanked by natural stone piers.

2. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term.

Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

See condition X.A.2.

3. Garage Entry and Soffit

The garage entry and soffit shall be finished to provide a view for the pedestrian that is consistent with the level of architectural detailing found on the exterior of the building. **See condition X.C.7.**

4. Kitchen and Garage Vents

There will be kitchen and garage vents associated with the building. There is the potential for exhaust vents to impact pedestrians. Vents must be located to avoid pedestrian impacts. A noise consultant must certify that exhaust fans do not

exceed 60 dBA (50 dBA at night between the hours of 10pm and 7am) and velocity does not exceed 500 CFM. See condition X.C.8.

5. Mechanical Screening

Roof plans must indicate location of mechanical equipment and screening. Screening must be architecturally integrated with the building and not visible from adjacent streets, public sidewalks, or above. All HVAC rooftop equipment must be consolidated and screened, including painting of equipment/screening as necessary.

Power, telephone, traffic control, or other equipment cannot be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in a building, or substantially screened.

Any at-grade grills/grates or panels must be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed.

See condition X.C.9.

6. Alternative Landscape Option per Land Use Code 20.20.520.J:

The applicant requests an Alternative Landscape Option in order to remove all but two trees onsite and plant new trees upon completion of the structure. The proposed plan includes the removal of 12 existing trees (242 diameter inches). The landscaping plan proposes to install 67 new, native and adaptive trees varying between 2.5" and 3" in diameter each at installation. The trees to be removed are larger in diameter (8"-26" caliper); however, many are multi trunk trees and in only fair to good health. The new trees to be installed will be in healthy condition and have a higher survival rate than the existing trees in decline.

Early in the project planning stages, a tree survey and arborist report identified inner and outer critical root zones for all of the trees; protecting and maintaining these root zones without disturbance is critical to the survival of the trees. Multiple building configuration options were considered, but it was determined that the current proposal could successfully avoid critical root zones to preserve two existing trees while meeting the development and programmatic goals for the proposed building. Storm flow control mitigation, parking and service access requirements were all considered when trees were chosen for retention and removal.

Key Points

- 12 existing trees to be removed (242 diameter inches)
- 2 existing trees to be retained
- 67 new proposed trees onsite
- 6 on-site tree species
- 1 specimen tree at entry – Dwarf Noble Fir
- Tree species selected to add seasonal interest and scale of the neighborhood

- Storm water biofiltration swales

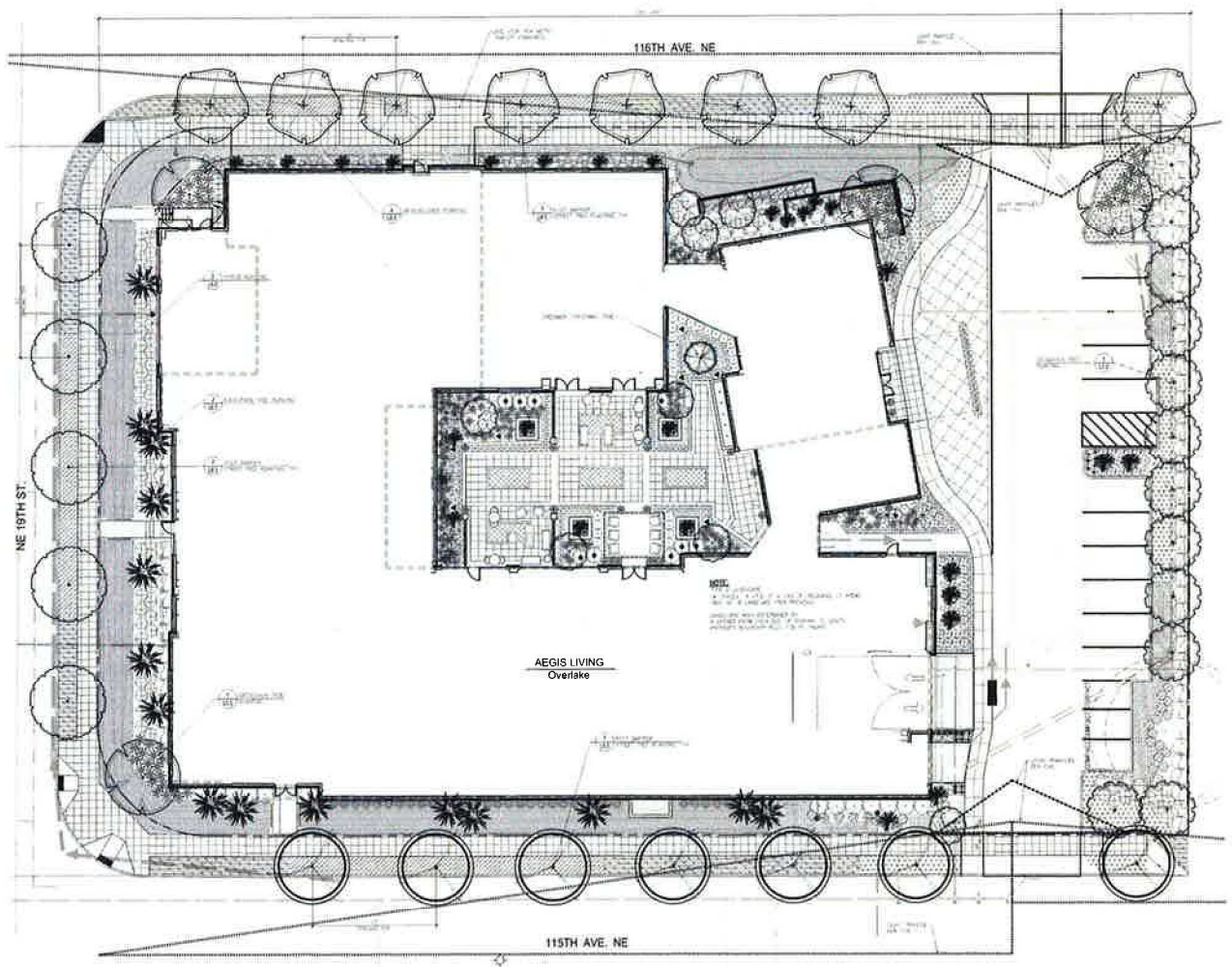
In addition, an Alternative Landscape Option is requested to revise the street trees. City staff from the Parks & Community Services Department reviewed the proposed street tree types for the Aegis project. Street tree types were reviewed per street tree types recommended in the document: [BelRed Landscape Streetscape Character, Plant Selection and Guidelines, Final Draft March 2015.](#)

For the Aegis project, the Parks & Community Services Department recommends the following changes to the street trees on the proposed landscape plan. These recommendations are based primarily on the susceptibility to fatal diseases and pests to the code identified street trees.

- 116th Avenue NE: *Carpinus betulus* "Fastigiata," or as otherwise directed by the Parks & Community Services Department, 2.5" caliper
- NE 19th Street: *Zelkova Village Green*, 2.5" caliper
- 115th Avenue NE: *Stewartia pseudocamellia*, 2.5" caliper

See condition X.B.2.

LANDSCAPE PLAN



Alternative Landscaping Option Land Use Code 20.20.520.J:
The Director may administratively approve a modification of the landscaping requirements of this chapter if:

- a. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section;

Response: The proposed plan includes the removal of 12 existing trees (242 diameter inches), and the retention of 2 existing trees (65 diameter inches). Removed trees will be replaced with 67 new, native and ornamental trees onsite.³

Sixty-seven (67) trees, of six distinct species, are proposed for the interior of the site. These species range from a variety of ornamental flowering trees that provide year-round seasonal interest, to conifers with evergreen foliage low to the ground at maturity. A 3" minimum caliper (10-18 feet installed height) Dwarf Noble Fir is proposed as a specimen tree at the main building entry and is intended to become a neighborhood landmark. Smaller ornamental trees are selected to add seasonal interest throughout the site, and to complement the scale and rhythm of the proposed six-story building.

The site design also includes landscaped swales (voluntary) for biofiltration along the three street frontages. These landscaped swales will provide opportunity for runoff infiltration, enhance water quality, and reduce impact to the existing storm water infrastructure.

The applicant provided an arborist report by Margaret Harrison, Certified Arborist, dated February 26, 2014, which states the health of existing trees onsite and construction tolerance. Many of the existing trees onsite have potential problems ranging from damage due to pruning/topping, low tolerance to construction activities, or potential hazard. The two trees proposed for retention are growing together as a continuous unit. These two trees are growing in an area that will be less affected by construction of the structure.

The applicant has provided a rich palate of plant materials (ornamental and native) and seasonal color which represents an equal or better result than that which could be achieved by strictly following the requirements of the code.

The revisions to the street trees are intended to more fully reflect the intent of landscaping in the BelRed District which is "...to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts in the Bel-Red Subarea and to enhance the pedestrian experience." (LUC 20.25D.110.B.1)

³ The Land Use Code does not consider number of street trees or other offsite trees in meeting the landscaping requirements. The Land Use Code uses diameter inches of significant trees. The information about the street trees is for illustrative purposes only.

This set of recommendations is a refinement to the existing code eliminating some tree species that have been identified as being susceptible to fatal diseases and pests and unsuitable to harsh urban environments. Broadening the tree and understory plant palette is desirable for the long-term health of the urban forest. The revised street tree types offer more variety, and result in a more cohesive and sustainable environment for the project.

- b. The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section;

Response: The proposal will meet the purpose of subsection A by enhancing the visual appearance of the City, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City. The proposal will meet the purpose of subsection F.1 by providing required perimeter landscaping and enhancing the plant material. The proposal will meet subsection G by exceeding code requirements for landscaping.

- c. If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either:
 - i. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or
 - ii. Better accommodates or improves the existing physical conditions of the subject property; or
 - iii. Incorporates elements to provide for wind protection or to maintain solar access; or
 - iv. Incorporates elements to protect or improve water quality; or
 - v. Incorporates native species in a design that better buffers a critical area and critical area buffer from uses on the site, including parking.

Response: Meets the requirements. The applicant is retaining 21% of the diameter inches on site and installing 67 additional trees which improves the existing physical conditions of the subject property. See paragraph d. below.

- d. If a modification of subsection E of this section is requested, the proposal either:
 - i. Incorporates the retention of significant trees equal in number to what would otherwise be required, or
 - ii. Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.

Response: The applicant is requesting removal of 242 diameter inches of existing significant trees, and retention of 65 diameter inches at the southwest corner of the site. Additionally, the proposal includes the installation of 67 new trees on site. It should be noted that many of the trees to be removed are larger in diameter (8"–26" caliper) and in fair to good health, but have been topped or otherwise excessively pruned. The trees to be installed (typically 2.5" caliper) are in healthy condition and have a higher survival rate than the larger diameter trees in decline. The Parks & Community Services Department indicates that installing

smaller caliper trees (i.e. 2.5" caliper) have a higher survival rate than installing larger diameter trees.

At full maturity, the new trees will provide a superior result (more caliper inches of trees at maturity) to that which could be achieved by strictly following the code. The proposed planting plan will provide an abundance of trees, native and ornamental as well as seasonal color.

For the clearing & grading application, the applicant will be required to provide the installed height/size of proposed plantings. The arborist of record shall provide specific recommendations for work adjacent to the trees to be retained in order to protect the health and safety of these trees. **See condition X.B.2.** Landscape Installation/Maintenance documents will be required prior to Certificate of Occupancy. **See conditions X.D.1, 2.**

Based upon compliance with the above criteria, the requested Alternative Landscape Option is approved.

IV. PUBLIC NOTICE, COMMENT AND RESPONSE

The Design Review application was received on December 7, 2016. On February 2, 2017 Notice of Application was mailed to all property owners within 500 feet of the project site. Three Public Information Signs for this proposal were installed on adjacent public rights-of-way. A public meeting was held on February 22, 2017. Two neighbors attended the public meeting.

The two neighbors who attended the meeting opted to become Parties of Record.

A permit for a similar use was proposed on this same site in 2015. For clarity, I have included some of the concerns expressed by neighbors for that proposal below. The size and scope of the project have changed, but the comments are still relevant to the development of the site.

Neighbor concerns are as follows:

A. Privacy Impacts to the South:

Response: At the public meeting, the property owner to the south expressed interest in maintaining his privacy. The applicant will install a 6' high fence along the south property line as indicated in the landscaping plans included in the submittal set.

See condition X.A.6

B. Landscaping along the South Property Line:

Response: Neighbors inquired if there was enough landscaping along the south property line. The city staff reviewed this issue with the proposed Alternative Landscape Option planting plan and determined that the applicant's proposal exceeds code requirements for landscaping along the south property line. Furthermore, the large building setback proposed at 35 feet exceeds code requirements and provides more light and air along this property line than if placed at the required 10 foot building setback. A 6' fence will be installed by the applicant to complement the plantings along the south property line.

See condition X.A.6

C. Use of the Right of Way/Parking:

Response: Neighbors expressed concern about the possibility of parking overflowing onto 115th Avenue SE. All parking for the proposed structure is to be provided on site, either in the garage or in the surface parking area. Garbage and recycling receptacle service will be performed on site, there will be no receptacles permitted within the right of way. The applicant provided a parking analysis from the Transpo Group, dated August 2, 2017. The analysis shows the proposed 56 parking spaces to be provided on site will be sufficient to serve the parking needs of the residents, staff, family and guests. The parking analysis also indicates Aegis is prepared to voluntarily provide valet parking services for high attendance events such as Mother's Day and Thanksgiving.

V. SUMMARY OF TECHNICAL REVIEWS

A. Clearing & Grading Division

The Clearing & Grading Division has reviewed the proposal and will conduct review under the clearing and grading permit application.

B. Transportation Department

1. Site Access

Vehicular access to the proposed project will be via two driveways into a parking area at the south end of the site, one on 116th Avenue NE and one on 115th Avenue NE. Access is provided to underground parking and the delivery area from the parking area. All loading/unloading will take place on-site and is not allowed on-street. See related Conditions of Approval in Section X.A, X.B., and X.C.

2. 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, AASHTO standards, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

A portion of the required street frontage improvements were approved and installed in conjunction with utility improvements under permit number 15-108060 GD and 15-115727 TN, in order to coordinate with a planned CIP project on 116th Avenue NE. This included the installation of curb and gutter on 116th Avenue NE and a curb return radius and ramp at the corner of 116th Avenue NE and NE 19th Street. These interim improvements were intended to minimize disruption to the CIP project, which will be newly completed when this project begins construction. They are intended to transition into the permanent improvements, however reconstruction of the interim improvements, particularly the sidewalk and curb ramps, may be necessary to meet the conditions of this

approval. See related Conditions of Approval in Section X.A., X.B., X.C., and X.D.

- a. 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). Streetlights will be required on the three frontages of 116th Avenue NE, NE 19th Street, and 115th Avenue NE, meeting the City's requirements for illumination.
- b. 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. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required 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 installed where needed, consistent with standard drawing TE-12B, TE-12C, TE-12D, and/or approved variations. 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. The interim ramp on 116th Avenue NE and NE 19th Street was not reviewed to the MEF standard, and any deviations resulting from the permanent design will be reviewed prior to construction approval.

- c. Full frontage improvements shall be provided on 115th Avenue NE. Pavement widening and new curb and gutter shall be installed with the face of the curb located 14 feet from the centerline of the existing roadway. A six-foot

sidewalk and 5-foot planter strip shall also be provided with spray irrigation and root barrier. The minimum 26-foot wide driveway approach shall be constructed per standard drawing DEV-7E. Easements shall be required a minimum of 0.5 feet behind the back edge of the sidewalk for a minimum of 0.5 feet if there is not sufficient right of way.

- d. Full frontage improvements shall be provided on NE 19th Street. Pavement widening and new curb and gutter shall be installed with the face of the curb located 14 feet from the centerline of the roadway, a six-foot sidewalk, and 5-foot planter strip with spray irrigation and root barrier shall also be provided. The temporary curb ramp constructed at the intersection of NE 19th Street and 116th Street NE shall be evaluated during the engineering plan review and reconstructed if necessary to meet ADA standards. Easements shall be required a minimum of 0.5 feet behind the back edge of the sidewalk for a minimum of 0.5 feet if there is not sufficient right of way.
- e. New curb and gutter was installed on 116th Avenue NE along the frontage of this project under permit number 15-108060 GD. An eight-foot sidewalk and 5-foot planter strip with spray irrigation and root barrier shall be constructed. A 30-foot driveway approach, meeting standard drawing DEV-7E, shall be constructed near the south end of the site. Easements shall be required a minimum of 0.5 feet behind the back edge of the sidewalk for a minimum of 0.5 feet if there is not sufficient right of way.
- f. The ADA ramp at the corner of NE 19th Street and 116th Avenue NE may need to be removed, redesigned, and reinstalled based on ADA and the adjacent improvements.
- g. Landscaping within the planter strip along 116th Avenue NE shall comply with the arterial landscaping requirements of the Bel-Red Code, LUC 20.25D.110.
- h. The design and appearance of all sidewalks fronting this site shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawing TE-11. Sidewalks shall be constructed of standard concrete with a transverse broom finish and with joints and scoring per drawing TE-11, unless both the Transportation Department and the Land Use Division agree to accept any non-standard pattern, color, or other features. New curbs and gutters shall comply with standard drawing TE-10.

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. The materials and installation methods must meet typical construction requirements.

- i. Landscaping between the curb and sidewalk on any adjacent city street shall be irrigated with a private metered water source. Electrical connections for lighting in tree wells or 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.

- j. 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.
- k. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk.
- l. 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.
- m. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV7-A or DEV7-F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
- n. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines along the frontage must be relocated underground, except for high voltage transmission lines. Relocating these lines above ground as new spans shall not be permitted.
- o. Storm water runoff on adjacent streets must be managed per Utility Department standards.
- p. Prior to engineering plan approval, the applicant must contact Metro Transit to confirm that the proposed location of landscaped areas, street trees, and concrete pads on the frontage on 116th Avenue NE will be compatible with the bus stop location. Front and rear doors on both standard and articulated buses should be considered. The layout of street frontage features near the bus stop may require revision. The contact information is:
 - Liz Gotterer, Transit Route Facilities Planner
 - King County Metro Transit
 - Phone 206-684-1647, Fax 206-684-1860
 - liz.gotterer@kingcounty.gov

See related Conditions of Approval in Sections X.A., X.B., X.C., and X.D.

3. 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 be required a minimum of 0.5 feet behind the back edge of the sidewalk for a minimum of 0.5 feet if there is not sufficient right of way. See related Condition of Approval in Section X.C.

Any utility easements contained within 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. Transformers and utility vaults to serve the building shall be placed inside the building or below

grade, to the extent feasible. [See related Condition of Approval in Section X.C.](#)

4. Use of the Right of Way during Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. [See related Condition of Approval in Section X.B.](#)

5. 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, 115th Avenue NE and NE 19th Street are presently classified as Overlay Required. 116th Avenue NE is presently classified as No Street Cuts Permitted. Any trenching or construction-related pavement damage on 115th Avenue or NE 19th Street will require a grind and overlay at least 50 feet long for the full width of any affected lane. No work will be allowed on 116th Avenue NE. Exact requirements for pavement restoration will be specified in the Right of Way Use Permit for this development. [See related Condition of Approval in Section X.D.](#)

6. 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. Due to its size, this project is exempt from transportation management program requirements in BCC14.60.070.

C. Utilities Department

1. Surface Water

The surface water design for this application has been reviewed against City of Bellevue Storm and Surface Water Engineering standards and is technically feasible for the development proposed. The applicant has addressed all surface water minimum requirements and proposes a detention vault and bioretention swale to meet those requirements.

2. Water

The development proposes for all of the buildings fire, irrigation and domestic water connections to be at a 6" AC main in 115th Avenue NE. There is adequate capacity in the water main to serve the site.

3. Sewer

The development proposes to connect the building sewer to a new 6" sewer stub into the existing 8" sewer main in 115th Avenue NE. There is adequate capacity in the sewer main to serve the site.

See condition X.A.7.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the project that are beyond those identified in the Bel-Red Corridor EIS and the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 and addendum.
- 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement Addendum for the 2016-2027 Transportation Facilities Plan.

These documents are available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #05-127994-LE and 12-127104-LE.

Adverse impacts which are less than significant are typically 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, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

The following amendments to the Environmental Checklist are provided by the City of Bellevue.

A. TRANSPORTATION

1. 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 Transportation Facilities Plan EIS. 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 proposed Transportation Facilities Plan, to be adopted in December 2015, are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Aegis at Overlake lies within MMA #12, which has a 2027 total growth projection of 3,713 dwelling units. This development proposes 118 dwelling units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

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

See condition X.C.10

2. Mid-Range Impacts and Mitigation

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

This project proposes 118 dwelling units and will generate approximately 22 new p.m. peak hour trips, and is exempt from concurrency requirements.

3. Short Term Operational Impacts and Mitigation

City staff considered the short term operational impacts of this proposal in order to recommend mitigation if necessary. With 22 p.m. peak hour trips generated, it was concluded that operational impacts would be negligible and a traffic impact analysis was not required

B. LIGHT AND GLARE

There is the potential for light and glare with the lights at night. In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent glare spillover. See condition X.C.6.

C. NOISE

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be

undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction. See condition X.A.3.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. See condition X.A.4.

D. AIR POLLUTION

There is the potential for air pollution from dirt and sand dissipating from unsecured loads of construction vehicles and heavy construction equipment. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. See condition X.A.5.

VII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

Changes to the proposal as a result of staff review include:

- Staff encouraged the applicant to relocate the load/unload area and recycle/refuse area to inside the building.
- The applicant was encouraged to submit an Alternative Landscape Option to propose an alternative superior to the strict application of the code.
- As a result of the public meeting, the applicant will install a 6' tall privacy fence for the neighbor to the south.

VIII. DECISION CRITERIA

Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

The proposal is consistent with the Comprehensive Plan and Bel-Red Subarea Plan. Staff has reviewed the policies which apply to the project and determined that those applicable policies will be implemented through the application of City Codes and policies and the adopted Design Guidelines identified in the Bel-Red Chapter of the Land Use Code.

The following are stated goals and policies of the Bel-Red Subarea Plan:

Goal: *To develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.*

Vision: *The Bel-Red corridor in 2030 will be an area that is unique within the city of Bellevue and the entire Puget Sound region. It will be an area where thriving businesses will be adjacent to, and sometimes mixed with, livable neighborhoods, all served by a multi-modal transportation system that connects the area to the greater city and region. The*

area will also be distinguished by environmental and community amenities that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city. The area will transition gracefully over time, with existing businesses being accommodated while new types of development will occur as conditions warrant. Stated attribute:

- *Vibrant, diverse and walkable neighborhoods. Bel-Red will contain a broad range of housing types to meet the needs of a diverse population of varied income levels...*

Land Use Goal: *To develop a land use pattern that is environmentally sustainable and economically vibrant, and that creates distinctive new commercial and residential neighborhoods for the Eastside.*

POLICY S-BR-14. *Use design guidelines to promote pedestrian-friendly and transit-oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.*

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 floor plates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.*

Finding:

The proposal is consistent with the goals and policies of the Bel-Red Subarea Plan. The proposal implements the vision of the Bel-Red Subarea Plan by providing a diverse housing type (assisted living) to meet the needs of the population. The facility will be in close proximity to Overlake Hospital and Group Health to add synergy to the medical services in the area. This proposal, as an assisted living facility, will provide an anchor to this area in transition just north of the hospital.

The building will create a distinct sense of place at the corner of 116th Avenue NE and NE 19th Street. Safe pedestrian sidewalks will be installed.

The project is subject to the plans submitted and attached. **See condition X.A.6.**

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

The proposal complies with applicable requirements of the Land Use Code:

- Dimensional requirements.
- Parking/Loading requirements.
- Building and Site Design requirements.
- Use charts.
- Street tree and sidewalk requirements.

See Section III, Consistency with Land Use Code/Zoning Requirements.

C. The proposal addresses all applicable design guidelines or criteria of this Code

in a manner which fulfills their purpose and intent.

The proposal complies with applicable requirements of the Land Use Code, including the Bel-Red Chapter of the Land Use Code, LUC 20.25D:

- Building Materials, LUC 20.25D.130
- Design Guidelines, LUC 20.25D.150
- Architectural Compatibility, LUC 20.25D.150.B.2
- Architectural Guidelines, LUC 20.25D.150.D
- High Quality Materials, LUC 20.25D.150.D.1

See Sections I and III, Request/Proposal Description and Consistency with Land Use Code/Zoning Requirements.

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

The project meets this criterion. See responses to Criteria VIII.A-C above.

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

All urban level public utilities/infrastructure are available to or on the site or will be constructed/installed with the development. All city departments have reviewed the proposal and required conditions, as necessary. See Section V for Technical Review.

IX. DECISION OF THE DIRECTOR

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code & Standard compliance reviews, the Director does hereby APPROVE WITH CONDITIONS the subject proposal.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES: The applicant shall comply with all applicable Bellevue City Codes (BCC) and Ordinances including but not limited to:	
Clearing and Grading Code - BCC 23.76	Tom McFarlane, 425-452-5207 tmcfarlane@bellevuewa.gov
Bellevue Development Standards	Tom McFarlane, 425-452-5207 tmcfarlane@bellevuewa.gov
Transportation Code - BCC 14.60	Ryan Miller, 425-452-7915 rkmiller@bellevuewa.gov
Trans. Improvement Program - BCC.22.16	Ryan Miller, 425-452-7915 rkmiller@bellevuewa.gov
Right-of-Way Use Permit - BCC 14.30	Tim Stever, 425-452-4294 tstever@bellevuewa.gov
Bellevue Utilities Code - BCC Title 24	Mark Dewey, 425-452-6179 mdewey@bellevuewa.gov
Construction Codes - BCC Title 23	Sheri Crawford, 425-452-2843 scrawford@bellevuewa.gov
Structural Codes – BCC Title 23	Sheri Crawford, 425-452-2843 scrawford@bellevuewa.gov
Land Use Code - BCC Title 20	Carol Orr, 425-452-2896 corr@bellevuewa.gov
Sign Code - BCC Title 22B	Carol Orr, 425-452-2896 corr@bellevuewa.gov
Noise Control - BCC 9.18	Carol Orr, 425-452-2896 corr@bellevuewa.gov
Uniform Fire Code - BCC 23.11	Kevin Carolan, 425-452-7832 kcarolan@bellevuewa.gov

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

LAND USE DIVISION CONDITIONS (GENERAL)

1. Modification to the Design Review Plans

Any modification to this approval after construction 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. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I.B. of this report. Conditions of Approval run for the life of the project.

Authority: Land Use Code 20.30F.175
Reviewer: Carol Orr, Development Services Department

2. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

Authority: Land Use Code 20.50.500
Reviewer: Carol Orr, Development Services Department

3. Construction Noise Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: Bellevue City Code 9.18.020, .040
Reviewer: Carol Orr, Development Services Department

4. Use of Best Available 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: Bellevue City Code 9.18.020F
Reviewer: Carol Orr, Development Services Department

5. Air Pollution from Construction Vehicles and Equipment

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution possible. While on city streets, 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 46.61.65
Reviewer: Carol Orr, Development Services Department

6. Project Plans

The project is subject to the plans submitted with the Design Review (attached

to this staff report) and the landscaping plan as approved with the Alternative Landscape Option (Section III.B.6), as submitted on 8/15/2017.

Authority: Land Use Code 20.30.F
Reviewer: Carol Orr, Development Services Department

UTILITY DEPARTMENT CONDITIONS (GENERAL)

7. 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 the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, and storm Developer Extension Agreement will be required for the project. The side sewer connection will be permitted through a commercial over the counter side sewer application. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

Applicant has proposed all of the building's fire, irrigation and domestic water connections to be at a 6" AC main in 115th Avenue NE. The Utilities Department has deemed there is adequate capacity in the water main to serve the site. The applicant also proposes to connect the building sewer to a new 6" sewer stub into the existing 8" sewer main in 115th Avenue NE. The Utilities Department has deemed there is adequate capacity in the sewer main to serve the site.

Authority: Bellevue City Code 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities Department

TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

8. Provisions of 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: Land Use Code 20.20.590.K.4; Bellevue City Code 14.60.180
Reviewer: Ryan Miller, Transportation Department

B. PRIOR TO CLEARING & GRADING (GD) PERMIT

The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading (GD) or Demolition permit application:

LAND USE DIVISION CONDITIONS (GD)

1. Boundary Line Adjustment

Prior to clearing and grading permit approval, the applicant shall receive approval of a Boundary Line Adjustment and provide a recorded copy to the city.

Authority: Land Use Code 20.25D.080.A
Reviewer: Carol Orr, Development Services Department

2. Landscape Plan

- a. For the clearing & grading application, the applicant will be required to provide the installed height/size of proposed plantings.
- b. The applicant shall revise the landscaping plan for street trees as follows:
 - 116th Avenue NE: Carpinus betulus "Fastigiata," or as otherwise directed by the Parks & Community Services Department, 2.5" caliper
 - NE 19th Street: Zelkova Village Green, 2.5" caliper
 - 115th Avenue NE: Stewartia pseudocamellia, 2.5" caliper
- c. The applicant shall provide a report from a qualified, certified arborist detailing the best management practices to preserve the health and safety of the retained trees on site. Tree protection fencing shall be shown on the Landscaping plans.

Landscape plans shall clearly show soil preparation.

Authority: Land Use Code 20.25D.110.B.1
Reviewer: Carol Orr, Development Services Department

TRANSPORTATION DEPARTMENT CONDITIONS (GD)

4. 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: Bellevue City Code 11.70 & 14.30
Reviewer: Tim Stever, Transportation Department

5. Civil Engineering Plans – Transportation

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

- a) Traffic signs 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) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons. Reference ADA compliance or provision of MEF form.
- d) Installation or relocation of streetlights and related equipment.
- e) Street lighting.
- 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. Relocating existing overhead lines above ground as new spans shall not be permitted.
- g) Landscaping requirements (in these plans or in separate landscaping plans). Note that the property owner is responsible for maintenance unless accepted by the city.
- h) Location of fixed objects in the sidewalk or near the driveway approach.
- i) Trench restoration within any right of way or access easement.
- j) Confirmation from Metro Transit that the design of the improvements at the bus stop location on 116th Avenue NE is acceptable will be required prior to engineering plan approval. Metro contact information is:

*Liz Gotterer, Transit Route Facilities Planner
King County Metro Transit
Phone 206-684-1647, Fax 206-684-1860
liz.gotterer@kingcounty.gov*

Construction of all street and street frontage improvements must be completed prior to any form of occupancy, closing the clear and grade permit, and closing the 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 to show that the standards have been met to the maximum extent feasible. The form 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: Bellevue City Code 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Ryan Miller, Transportation Department

C. PRIOR TO BUILDING PERMIT (BB)

The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit application:

LAND USE DIVISION CONDITIONS (BB)

1. Floor Area Ratio Exemption Fee in Lieu

A fee in lieu of providing on site affordable housing shall be submitted to the City of Bellevue prior to the issuance of any Building permit. The 2017 adjusted rate of fee in lieu per square foot exempted is \$21.04.

Authority: Land Use Code 20.25D.080.B.3.d.i; 20.25D.090.C
Reviewer: Carol Orr, Development Services Department

2. Agreement to Remain Senior Housing

An agreement shall be recorded with the King County Department of Records and Elections restricting this structure to senior citizen dwellings, congregate care senior housing, or assisted living use for the life of the project.

Authority: Land Use Code 20.25D.070 (1); 20.25D.080.B.3.d.ii
Reviewer: Carol Orr, Development Services Department

3. Building Materials/Details and Color Samples

The development is subject to the building materials/details and color samples as submitted with the Design Review application, as submitted on 12/9/2016

Authority: Land Use Code 20.25A, 20.25A.115
Reviewer: Carol Orr, Development Services Department

4. Solid Waste/Recycling

Prior to the issuance of any construction permit, the applicant shall provide a written document demonstrating that Republic Services has been contacted and has approved the proposed sizing of and access to the recycling and solid waste collection area(s) for this building using current standards. In addition, all rights of way and public easement shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.

Authority: Land Use Code 20.20.720
Reviewer: Carol Orr, Development Services Department

5. Bicycle Parking

The applicant shall provide a minimum of 7 bicycle parking stalls in accordance with LUC 20.25D.120.G, as shown on the submittal dated 8/15/2017

Authority: Land Use Code 20.25D.120.G
Reviewer: Carol Orr, Development Services Department

6. Light and Glare

In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent light and glare spillover.

Authority: Land Use Code 20.20.522
Reviewer: Carol Orr, Development Services Department

7. Garage Entry and Soffit

The garage entry and soffit shall be finished to provide a view for the pedestrian that is consistent with the level of architectural detailing found on the exterior of the building, as shown on the submittal set dated 8/15/2017

Authority: Land Use Code 20.25D.150.D
Reviewer: Carol Orr, Development Services Department

8. Kitchen and Garage Exhaust Vents

Kitchen and garage exhaust vents shall be located and designed to avoid pedestrian impacts. The applicant shall provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA (50 dBA at night between the hours of 10pm and 7am), and a determination from the noise consultant that the velocity and direction of airflow from the exhaust system within pedestrian areas does not exceed 500 CFM. This shall be submitted with the building permit application.

Authority: Land Use Code 20.25D.150.D

Reviewer: Carol Orr, Development Services Department

9. Mechanical Screening

Roof plans submitted for the building permit application shall indicate locations of mechanical equipment, including any communication equipment such as satellite dishes. The applicant shall demonstrate that screening for rooftop mechanical equipment is architecturally integrated with the building. Screening shall be provided so that rooftop mechanical equipment is not visible from adjacent streets, public sidewalks, or above. All HVAC rooftop equipment shall be consolidated and screened, including painting of equipment/screening as necessary.

Power, telephone, traffic control, or other equipment shall not be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in a building, or substantially screened per the approval of the Development Services Department.

Any at grade grills/grates or panels shall be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed. Review and approval of these locations and grates will be through the building permit review process.

Authority: Land Use Code 20.20.525, 20.25D.150.D
Reviewer: Carol Orr, Development Services Department

TRANSPORTATION DEPARTMENT CONDITIONS (BB)

10. 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. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. Using the fee schedule in effect beginning January 1, 2017, the impact fee will be \$824 per Assisted Living dwelling unit and \$1,211 for each Senior Citizen dwelling unit. Removal of existing buildings may result in impact fee credit.

AUTHORITY: Bellevue City Code 22.16
Reviewer: Ryan Miller, Transportation Department

11. 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: Bellevue City Code 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
Reviewer: Ryan Miller, Transportation Department

12. 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: Bellevue City Code 14.60.100
Reviewer: Tim Stever, Transportation Department

13. Sidewalk/Utility Easements

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area. Easements shall extend a minimum of 0.5 feet behind the back edge of the sidewalk.

Authority: Bellevue City Code 14.60.100
Reviewer: Ryan Miller, Development Services Department

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO)

LAND USE DIVISION CONDITIONS (CO)

1. Landscape Installation Assurance Device

If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: Land Use Code 20.40.490
Reviewer: Carol Orr, Development Services Department

2. Landscape Maintenance Assurance Device

The applicant shall file with the DSD a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

Authority: Land Use Code 20.40.490
Reviewer: Carol Orr, Development Services Department

TRANSPORTATION DEPARTMENT CONDITIONS (CO)

4. 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 City 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 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.

Full frontage improvements shall be provided on 115th Avenue NE. Pavement widening and new curb and gutter shall be installed with the face of the curb located 14 feet from the centerline of the existing roadway. A six-foot sidewalk and 5-foot planter strip shall also be provided with spray irrigation and root barrier. The minimum 26-foot wide driveway approach shall be constructed per standard drawing DEV-7E. Easements shall be required a minimum of 0.5 feet behind the back edge of the sidewalk for a minimum of 0.5 feet if there is not sufficient right of way.

Full frontage improvements shall be provided on NE 19th Street. Pavement widening and new curb and gutter shall be installed with the face of the curb located 14 feet from the centerline of the roadway, a six-foot sidewalk, and 5-foot planter strip with spray irrigation and root barrier shall also be provided. The temporary curb ramp constructed at the intersection of NE 19th Street and 116th Street NE shall be evaluated during the engineering plan review and reconstructed if necessary to meet ADA standards. Easements shall be required a minimum of 0.5 feet behind the back edge of the sidewalk for a minimum of 0.5 feet if there is not sufficient right of way

New curb, gutter, and an ADA ramp at the intersection of NE 19th Street and 116th Avenue was installed on 116th Avenue NE along the frontage of this project under permit number 15-108060 GD. These improvements may need to be modified to meet the conditions of this permit, to meet ADA, and to meet adjacent improvements. An eight-foot sidewalk and 5-foot planter strip with spray irrigation and root barrier shall be constructed. A 30-foot driveway approach, meeting standard drawing DEV-7E, shall be constructed near the south end of the site. Easements shall be required a minimum of 0.5 feet behind the back edge of the sidewalk for a minimum of 0.5 feet if there is not sufficient right of way.

Authority: Bellevue City Code 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings
Reviewer: Ryan Miller, Transportation Department

5. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

- a) 116th Avenue NE was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.
- b) 115th Avenue NE and NE 19th Street are presently classified "Overlay Required". Any trenching or construction-related pavement damage on those streets will require a grind and overlay at least 50 feet long for the full width of any affected lane.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever, Transportation Department

E. PRIOR TO ISSUANCE OF ANY SIGN PERMITS (SIGN)

LAND USE DIVISION CONDITION (SIGN)

1. All Signage to Comply with Bellevue Sign Code

A comprehensive sign package shall be submitted to the Development Services Department for review and approval. Contents shall include but is not limited to:

- a. Location
- b. Lighting
- c. Color Palate
- d. Materials
- e. Design concept

Signage shall be the minimum necessary to convey information and shall be architecturally compatible and integrated with the building. Final design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

Authority: Bellevue City Code 22B.10
Reviewer: Carol Orr, Development Services Department

ATTACHMENT A – FAR Amenity Fee in Lieu Rates

AMENITY TYPE	2009 LU Code Rate Per SF Bonus Area	2017 Adjusted Rate Per SF Bonus Area
Issuance Fees		
TIER 1a - AFFORDABLE HOUSING		
Tier 1 Residential	\$18.00	\$21.04
Tier 1 Nonresidential	\$15.00	\$17.53
TIER 1b - PARKS & STREAMS		
Park Dedication	\$15.00	\$17.53
Park Improvements	\$15.00	\$17.53
Trail Dedications and Easements	\$15.00	\$17.53
Stream Restoration	\$15.00	\$17.53
TIER 2 - AFFORDABLE HOUSING	\$15.00	\$17.53



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Aegis at Overlake

LOCATION OF PROPOSAL: 1835 116th Avenue NE

DESCRIPTION OF PROPOSAL: Demolition of 2 single family structures (approximately 3600 square feet total) and construction of a 6-story Assisted Living facility (approximately 146,460 square feet). The project will include 118 residential units with common eating/lobby areas, associated parking, site landscaping, and utilities. The site is approximately 1.3 acres. The facility will be licensed by the Washington State Department of Health..

FILE NUMBERS: 16-148396-LD **PLANNER:** Carol Orr

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 **11/16/2017**
- 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.

Christa Heller For Carol ORR 11/1/2017
 Environmental Coordinator 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@atq.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

DEC -7 2016
Permit Processing
10/27/2009

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.

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COrr
10/30/17

BACKGROUND INFORMATION

Property Owner: ASC Overlake, LLC

Proponent: ASC Overlake, LLC

Contact Person: Bryon Ziegler, c/o Aegis Senior Living

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 17602 NE Union Hill Road
Redmond, WA 98052

Phone: (425) 861-9993

Proposal Title: Aegis at Overlake



Proposal Location: 1835 116th Avenue NE, Bellevue, WA 98004

(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached legal description and vicinity map

Please attach an 8 1/2" 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: 118 unit Assisted Living & Memory care community in a six level structure over an underground garage/service level. Licensed by WSDH. Demolition of 2 single family homes (3,170sf) 137,065 gross 108,840 net (FAR) of structure includes common areas. 
2. Acreage of site: 1.25 (54,444sf)
3. Number of dwelling units/buildings to be demolished: 0/2
4. Number of dwelling units/buildings to be constructed: 118/1
5. Square footage of buildings to be demolished: 3,170sf
6. Square footage of buildings to be constructed: 137,065 gross
7. Quantity of earth movement (in cubic yards): 5,100 cut/2,280 fill
8. Proposed land use: Assisted Living Community
9. Design features, including building height, number of stories and proposed exterior materials:
A six level structure will partially encircle a ground level landscaped courtyard. Structure will be 70' from top of roof, and consist of three levels of Type IIIA wood construction over a 1A, three story concrete podium. 
10. Other

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

Demolition: Q2 2018

Clearing/Grading/Excavation: Q2 2018

Foundations: Q3 2018

Construction: Q3 2018 

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

No

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

Phase 1 Environmental by GeoEngineers - 8/6/2013
Arborist Report by Harrison Design - Certified arborist - 2/26/14
Geotechnical Report by GeoEngineers - 4/1/14 - on file with City.



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.

Yes. The applicant previously submitted for and received approval for 15-116843-LD.

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.

Building Permits
Demolition, Clearing and Grading 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

b. What is the steepest slope on the site (approximate percent slope)? <5%

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.

Sand, Gravel. See Geotech report of record.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

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- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Approximately 5,100CY of cut and approximately 2,280CY of fill. If additional fill is needed, imported fill will be clean inorganic structural fill from a local source. A CSWPPP is required per BCC 23.76.090.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Short term localized erosion could occur from grading activities during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
.96 Acres (77% 1.25 acre site)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A CSWPPP is required per BCC 23.76. A TESC will be submitted to and approved by the City of Bellevue. Best Management Practices (BMP's) will used to control any potential erosion per the recommendations of the geotech report of record and the CSWPPP.

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.
Dust and exhaust typical for demolition and construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Demolition and earthwork in dry/and or windy conditions will utilize misting to control dust and wind blown matter. Construction dust suppressant measures per BCC 23.76 and revised code of Washington (RCW) 46.61.655 for covered loads apply as well.

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.
No
 - (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

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(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.

None

(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.

None

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

(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

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.

Runoff will be from the roof of the new structure, entry driveway, parking area, delivery driveway, Courtyard/hardscape areas and sidewalk. Runoff from roof areas and hardscape areas will be directed to local storm water collection and conveyance systems. Design will comply with BCC 23.76.090 CSWPPP and BCC 24.06 Utility Code.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

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d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
No significant impacts are anticipated. Storm water collection and conveyance facilities will be designed and constructed to the City of Bellevue standards.

This project will be required to comply with NPDES standards

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- 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

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

There are 14 trees on site. An attempt will be made to preserve the two trees (1 and 2 in the arborist report) at the SW corner of the parcel. The surface roots have been cut as they cross the property line to the south. All other existing trees (12) will be removed. New trees will be installed under the Alternative Landscape Option compliant with LUC 20.20.520.J. More generous landscaping and a superior result to code will be achieved.

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

None

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

A fully-designed landscape plan to City of Bellevue standards will be part of installed.

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:

- Birds: hawk, heron, eagle, songbirds, other: jays, doves, owls, and other songbirds.
- Mammals: deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbit opossum, and other small mammals such as voles, shrews and bats.
- Fish: bass, salmon, trout, herring, shellfish, other:

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

NA

Bald eagles are frequently seen in areas adjacent to Lake Washington and Lake Sammamish

c. Is the site part of a migration route? If so, explain.

NA

The Puget Sound Basin is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:

NA

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 and natural gas will be used to provide energy, including hot water, cooking and heating of spaces.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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:

Project will meet or exceed the Washington State Energy Code requirements. It will have efficient gas hot water boilers, efficient HVAC systems for the common areas and PTAC systems for individual heating and cooling of

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.

No

(1) Describe special emergency services that might be required.

NA

(2) Proposed measures to reduce or control environmental health hazards, if any.

NA

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10/30/17

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Street traffic noise from surrounding streets (116th Ave NE, 115th Ave NE and NE 19th Street.

- (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.

Construction noise and traffic associated with construction. Hours of construction will comply with City of Bellevue noise ordinance requirements.

Project Shall comply with noise code requirements of BCC 9.18.030

- (3) Proposed measures to reduce or control noise impacts, if any:

Hours of construction as well as use of sound muffling equipment per BCC 9.18 will be applicable.

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

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Two single family residential homes with short term leases are on the northern 19,000sf of the site. The remainder of the site is vacant land. Single family homes, some hosting small businesses are located on b. Has the site been used for agriculture? If so, describe.



No

- c. Describe any structures on the site.

Two one-story structures of approximately 1,800 sf each.

- d. Will any structures be demolished? If so, what?

Yes, the existing structures

- e. What is the current zoning classification of the site?

BR-MO **Bel-Red Medical Office**

- f. What is the current comprehensive plan designation of the site?

Medical Office

- g. If applicable, what is the current shoreline master program designation of the site?

NA

- 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 165
Approx 125 residents and 40 staff members at peak capacity and staffing.

- j. Approximately how many people would the completed project displace?

One structure is used as an office, the other as a single rented residential unit.

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10/30/17**

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The neighborhood is largely influenced by the local medical businesses. Residential Senior Care is synergetic to the prevailing current and future medical related land use in the Overlake area.

Project shall comply with all relevant Land Use, Clear & Grade, Building, Fire, Transportation & Utilities codes, and shall acquire any necessary State Licensing prior to Certificate of Occupancy

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

118 middle to high income units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

1 - middle

c. Proposed measures to reduce or control housing impacts, if any:

This proposal will contribute to the City's affordable housing fund in an amount prescribed by code, which is based on a per square foot basis for all square footage above FAR 1.0 and 2.0. We estimate this value to be in approximately \$900,000 to \$1,000,000 that will be directed through City stewardship to Low Income housing needs.

Fee in lieu shall be assessed at a rate of 21.04 per additional square foot.

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'. Acrylic Stucco over Exterior Insulation (EIFS), Cast Stone Masonry, Vinyl & Aluminum glazing, Decorative exterior metals

b. What views in the immediate vicinity would be altered or obstructed?

None anticipated. The site and surrounding area is flat. The site is vegetated, so no significant views currently exist from surrounding properties through the subject property.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The building is the first of its scale in the community due to a recent Council approved Land Use Code amendment allowing an FAR of 2.0 in this area to go along with the previously existing height limit of 70'. The building is separated by public rights of way from adjacent properties to the north, east and west which creates a large buffer between uses. To the south, the subject building sets back from the property line approximately 70' to provide buffer to the south. In addition the building has a set back at level 3 on the east facade (facing 116th) in compliance with City Code. Lastly, the building has an high level of architectural articulation and feature along all facades, in addition to landscape softening, to provide visual relief and character at the pedestrian level.

**Rev'd
COrr
10/30/17**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Glare from sunlight reflecting off of apartment windows could occur, mainly during late afternoon to early evening in the summer months.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated.

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light or glare impacts, if any:

The project will comply with BCC 20.20.522 regarding light and glare.

Exterior lighting shall utilize cut-off shields or an equivalent technique to prevent glare spillover.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The site does not have a park in close proximity. There is a bike lane adjacent the property on 116th Ave NE.

- 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:

The residents will be served by an indoor pool, landscaped community courtyard with seasonal programming such as outdoor movies, terraces and seating areas. There will also be fitness room, yoga, pilates and a walking circuit in Memory Care internal to the building.

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.

NA

- c. Proposed measures to reduce or control impacts, if any:

NA

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 site is framed by three public ROW's, 116th Ave NE to the east, 115th Ave NE to the south, and NE 19th Street to the north. Vehicular access will be from both 116th Ave NE and 115th Ave NE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

A southbound King County Metro bus stop is located adjacent the property along 116th Ave NE, as well as a northbound stop across the street on 116th just north of the intersection with 19th Street NE. Both stops serve the 234 and 235 routes.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

46 spaces will be created. 12 spaces eliminated.

56 parking spaces will be created by this project.

**Rev'd
COrr
10/30/17**

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).

The project will improve the street frontages along all adjacent public rights of way per BCC 14.60.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project is anticipated to generate 22 net additional peak hour trips. See Transpo Trip Generation Study 12/2/2016

g. Proposed measures to reduce or control transportation impacts, if any:

Frontage improvements along all public rights of way per BCC 14.60 and Traffic Impact fee in accordance with BCC 22.16.

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.

There will likely be an increase in the need for public services, primarily medical aid response.

b. Proposed measures to reduce or control direct impacts on public services, if any:

NA

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.

Electricity and Natural Gas - PSE; Telephone - Centuryline; Cable - Comcast; Water, Sewer - City of Bellevue; Improvements per the Civil Site Plan B in the ADR application are proposed off-site to connect into existing nearby utilities

Signature

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



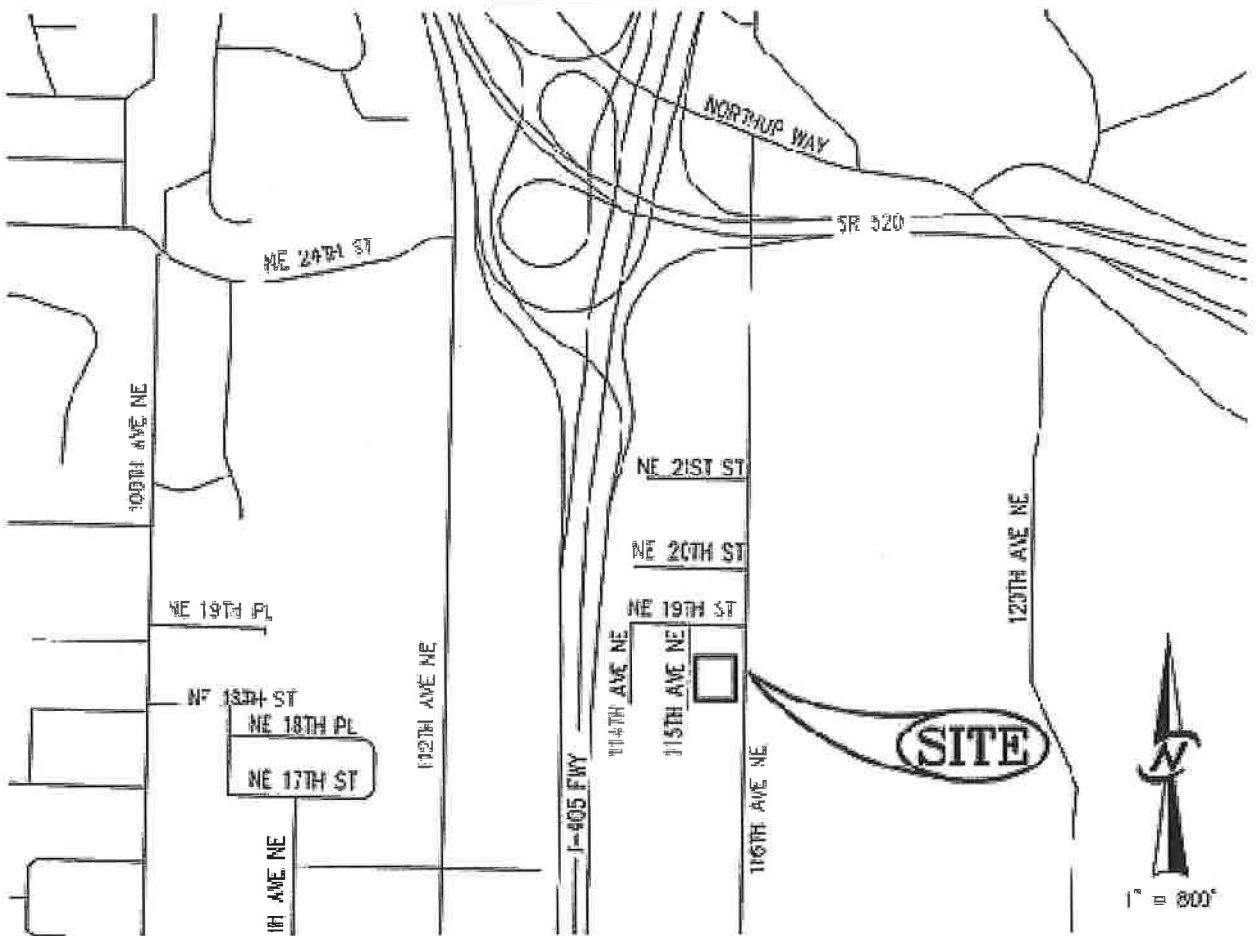
Signature..... Date Submitted..... 12/05/2016

Rev'd
COrr
10/30/17

LEGAL DESCRIPTION

LOTS 3, 4, 7, AND 8 OF MCGRATH'S ADDITION, AS PER PLAT RECORDED IN VOLUME 53 OF PLATS, PAGE 97, RECORDS OF KING COUNTY, WASHINGTON;
(AS COMBINED UNDER DECLARATION OF LOT COMBINATION RECORDED OCTOBER 9, 2003 UNDER RECORDING NO. 20031009001915)

VICINITY MAP



Rev'd
COrr
10/30/17

AEGIS AT OVERLAKE

1835 116TH AVE NE, BELLEVUE, WA 98004

ADR CORRECTIONS



PROJECT TEAM

ARCHITECT AEGIS AT OVERLAKE 1835 116TH AVE NE BELLEVUE, WA 98004 www.aegisatoverlake.com	ARCHITECT AEGIS AT OVERLAKE 1835 116TH AVE NE BELLEVUE, WA 98004 www.aegisatoverlake.com	ARCHITECT AEGIS AT OVERLAKE 1835 116TH AVE NE BELLEVUE, WA 98004 www.aegisatoverlake.com
GENERAL CONTRACTOR ASC OVERLAKE LLC 1835 116TH AVE NE BELLEVUE, WA 98004 www.asc-overlake.com	GENERAL CONTRACTOR ASC OVERLAKE LLC 1835 116TH AVE NE BELLEVUE, WA 98004 www.asc-overlake.com	GENERAL CONTRACTOR ASC OVERLAKE LLC 1835 116TH AVE NE BELLEVUE, WA 98004 www.asc-overlake.com
MECHANICAL/ELECTRICAL/PLUMBING M/E/P CONSULTANTS 1835 116TH AVE NE BELLEVUE, WA 98004 www.mepconsultants.com	MECHANICAL/ELECTRICAL/PLUMBING M/E/P CONSULTANTS 1835 116TH AVE NE BELLEVUE, WA 98004 www.mepconsultants.com	MECHANICAL/ELECTRICAL/PLUMBING M/E/P CONSULTANTS 1835 116TH AVE NE BELLEVUE, WA 98004 www.mepconsultants.com
STRUCTURAL STRUCTURAL ENGINEERS 1835 116TH AVE NE BELLEVUE, WA 98004 www.structural.com	STRUCTURAL STRUCTURAL ENGINEERS 1835 116TH AVE NE BELLEVUE, WA 98004 www.structural.com	STRUCTURAL STRUCTURAL ENGINEERS 1835 116TH AVE NE BELLEVUE, WA 98004 www.structural.com
LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTS 1835 116TH AVE NE BELLEVUE, WA 98004 www.landscapearchitects.com	LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTS 1835 116TH AVE NE BELLEVUE, WA 98004 www.landscapearchitects.com	LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTS 1835 116TH AVE NE BELLEVUE, WA 98004 www.landscapearchitects.com

NOT FOR CONSTRUCTION



5250 WASHINGTON AVE, SUITE 100
PORTLAND, OR 97203
TEL: 503.251.5888
WWW.ANKOMMOLESIN.COM

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

DATE	DESCRIPTION

COVER SHEET

ADR CORRECTIONS

NO. 1	15/01/2	SYSTEM
PROJECT NUMBER	169900	SHEET NUMBER
SCALE	GO:00	

SHEET INDEX

Sheet	Description	16-000000010000164601	16-000000010000164601	16-000000010000164601	16-000000010000164601	16-000000010000164601
101	GENERAL NOTES	+	+	+	+	+
102	CONCRETE	+	+	+	+	+
103	STEEL	+	+	+	+	+
104	MECHANICAL	+	+	+	+	+
105	ELECTRICAL	+	+	+	+	+
106	PLUMBING	+	+	+	+	+
107	PAINTING	+	+	+	+	+
108	FINISHES	+	+	+	+	+
109	EXTERIOR	+	+	+	+	+
110	LANDSCAPE	+	+	+	+	+
111	GENERAL CONTRACT	+	+	+	+	+
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5530 W. MOOREHEAD, SUITE 100
 ARLINGTON, TEXAS 76010
 817.261.5000
 WWW.ARLINGTONTX.GOV

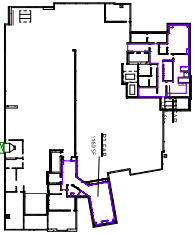
AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004
 ASC OVERLAKE LLC

PROJECT NO: 150017
 PROJECT NAME: 186900
 SHEET NUMBER: 1/2 - 1-9*

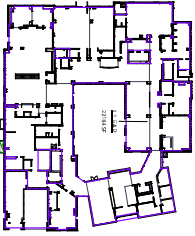
ZONING CODE COMPLIANCE
ADR CORRECTIONS

DATE: 11/15/2017
 TIME: 10:00 AM
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 CHECKED BY: [Name]

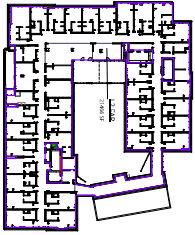
ZONING CODE SUMMARY	COMMENTS
<p>20.01.01.01.01 20.01.01.01.01.01 20.01.01.01.01.01.01</p>	<p>Minimum of three (3) days prior to the start of construction. The applicant shall provide a copy of the approved plans to the City Engineer's Office for review and approval. The applicant shall also provide a copy of the approved plans to the City Engineer's Office for review and approval. The applicant shall also provide a copy of the approved plans to the City Engineer's Office for review and approval.</p>
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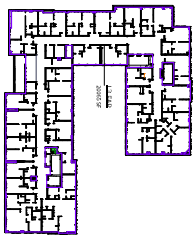
1 LEVEL P1 FAR DIAGRAM



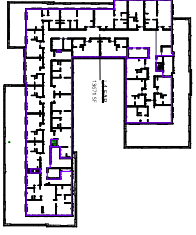
2 LEVEL 1 FAR DIAGRAM



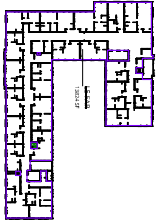
3 LEVEL 2 FAR DIAGRAM



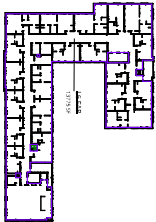
4 LEVEL 3 FAR DIAGRAM



5 LEVEL 4 FAR DIAGRAM



6 LEVEL 5 FAR DIAGRAM



7 LEVEL 6 FAR DIAGRAM

REFER TO SHEET G-1.01 FOR DEFINITION OF FAR

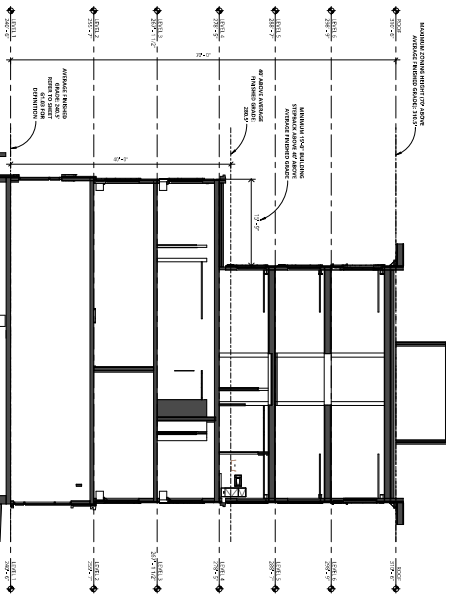
GROSS FLOOR AREA FOR FAR	
Level	Area

LEVEL P1	11597.3 SF
LEVEL P1	17203.6 SF
LEVEL 1	32183.6 SF
LEVEL 2	21466.1 SF
LEVEL 3	20065.4 SF
LEVEL 4	13671.5 SF
LEVEL 5	13824.0 SF
LEVEL 6	13775.1 SF
108865.9 SF	

SITE AREA: 54,444 SF
FAR: 1.0
FAR EXCEPTION PER ORD. 6293: 1.0
MAXIMUM AREA: 2.0 x 54,444 SF = 108888.0 SF

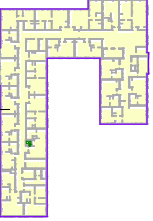
PER ORDINANCE NO. 6293, UP TO 1 FAR OF FLOOR AREA DEDICATED TO CONGREGATE CARE SENIOR HOUSING, NURSING HOME, OR ASSISTED LIVING USES SHALL NOT BE COUNTED FOR THE PURPOSES OF CALCULATING FAR.

THEFORE, GIVEN THAT OUR SITE AREA IS 54,444 SF, WE SUBTRACT 54,444 SF FROM OUR TOTAL FAR AREA OF 108865.9 SF FOR A TOTAL APPLICABLE FAR AREA OF 54,421.9, WHICH IS LESS THAN THE MAXIMUM ALLOWED FAR OF 54,444 SF.

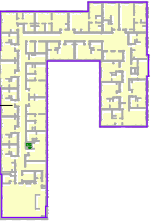


8 ZONING HEIGHT SECTION DIAGRAM

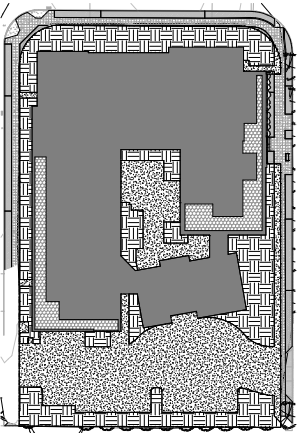
LEVELS 5 AND 6 ARE MORE THAN 40' ABOVE AVERAGE EXISTING GRADE. LEVEL 5 GSF IS 15243 AND LEVEL 6 GSF IS 15064, EACH LESS THAN THE 28000 GSF MAXIMUM ALLOWED BY 20.25D.080.A. REFER TO SHEET G-1.01 FOR DEFINITION OF DIMENSIONAL REQUIREMENTS



10 LEVEL 5 - FAR



11 LEVEL 6 - FAR

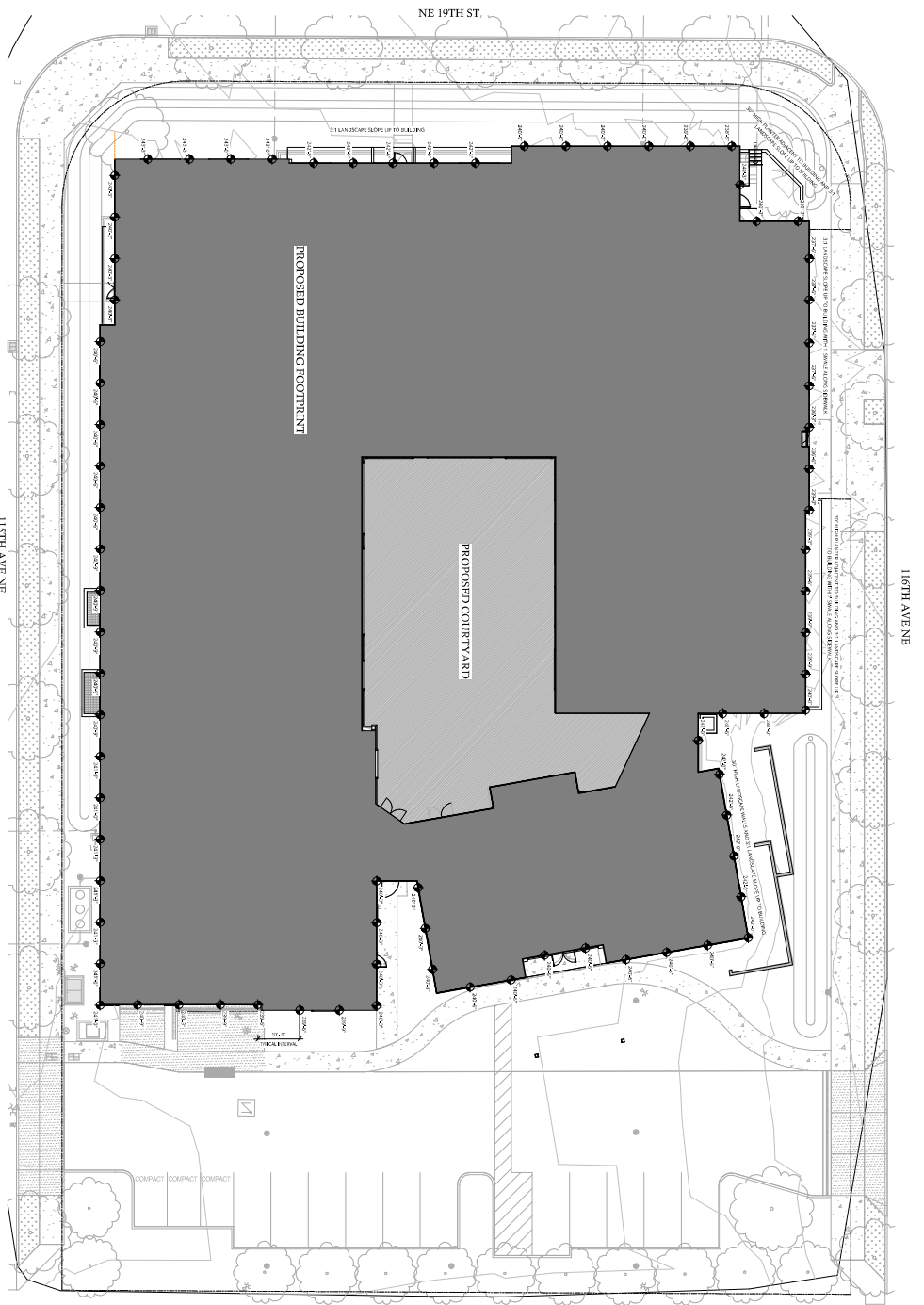


9 IMPERVIOUS LOT COVERAGE DIAGRAM

LEGEND

	BUILDING FOOTPRINT
	PARKING
	DRIVEWAY
	DECK
	STAIRCASE
	RAMP
	LANDING
	BALCONY
	TERRACE
	STAIRCASE
	RAMP
	LANDING
	BALCONY
	TERRACE

NOTE: THE PERCENTAGE OF IMPERVIOUS LOT COVERAGE SHALL BE CALCULATED AS FOLLOWS: (TOTAL IMPERVIOUS LOT COVERAGE) / (TOTAL LOT AREA) x 100 = PERCENTAGE OF IMPERVIOUS LOT COVERAGE. PERCENTAGE OF IMPERVIOUS LOT COVERAGE SHALL NOT EXCEED 25%.



AVERAGE FINISHED GRADE DIAGRAM

341.00	240.25	237.50	240.50
341.00	243.25	237.50	240.50
341.25	243.25	237.50	240.50
341.25	243.00	236.25	240.50
341.25	243.00	236.50	240.50
341.00	242.75	235.00	240.25
341.00	242.50	235.50	240.25
340.75	242.50	235.75	240.25
340.75	242.25	235.75	240.25
340.50	242.00	235.00	240.25
340.50	241.75	234.75	240.25
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340.25	240.00	233.00	240.25
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340.25	239.25	232.25	240.25
340.25	239.00	232.00	240.25
340.25	238.75	231.75	240.25
340.25	238.50	231.50	240.25
340.25	238.25	231.25	240.25
340.25	238.00	231.00	240.25
340.25	237.75	230.75	240.25
340.25	237.50	230.50	240.25

Total (79 spot elevations): 18999.50

Average finished Grade (total divided by 79 spot elevations): 240.5

DESIGN CRITERIA RESPONSES

20.25D. 150 BEL-RED SUBAREA DESIGN GUIDELINES

B. QUALITY AND SITE GUIDELINES

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

C. HISTORIC RESOURCES GUIDELINES

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

D. ARCHITECTURAL GUIDELINES

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

E. LIGHTING CRITERIA

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

F. SIGNAGE CRITERIA

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

G. LANDSCAPE CRITERIA

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

H. OTHER CRITERIA

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

I. CONCLUSION

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

J. REFERENCES

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

K. CONTACT INFORMATION

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.

L. APPENDICES

The design team has reviewed the design criteria and has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria. The design team has provided the following responses to the design criteria.



MCM CONSTRUCTION, LLC
2000 N. 150th St., Suite 100
Bellevue, WA 98008
Phone: 206.835.1234
Fax: 206.835.1235
www.mcmconstruction.com

DESIGN CRITERIA RESPONSES
20.25D. 150 BEL-RED SUBAREA DESIGN GUIDELINES
DATE: 8/10/2017

PROJECT NO: 150107
SHEET NO: 160900
SCALE: AS SHOWN

DATE: 8/10/2017
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: 150107
SHEET: 160900

SCALE: AS SHOWN

DATE: 8/10/2017

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 150107

SHEET: 160900

SCALE: AS SHOWN

DATE: 8/10/2017

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT: 150107
SHEET: 160900

SCALE: AS SHOWN
DATE: 8/10/2017

AEIGS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004
ASC OVERLAKE LLC

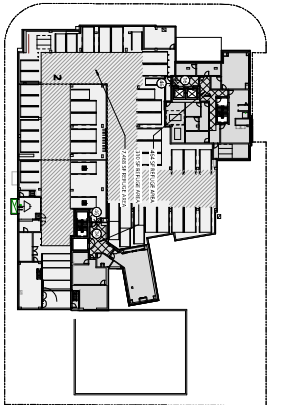
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ADR CORRECTIONS

DATE: 8/10/2017

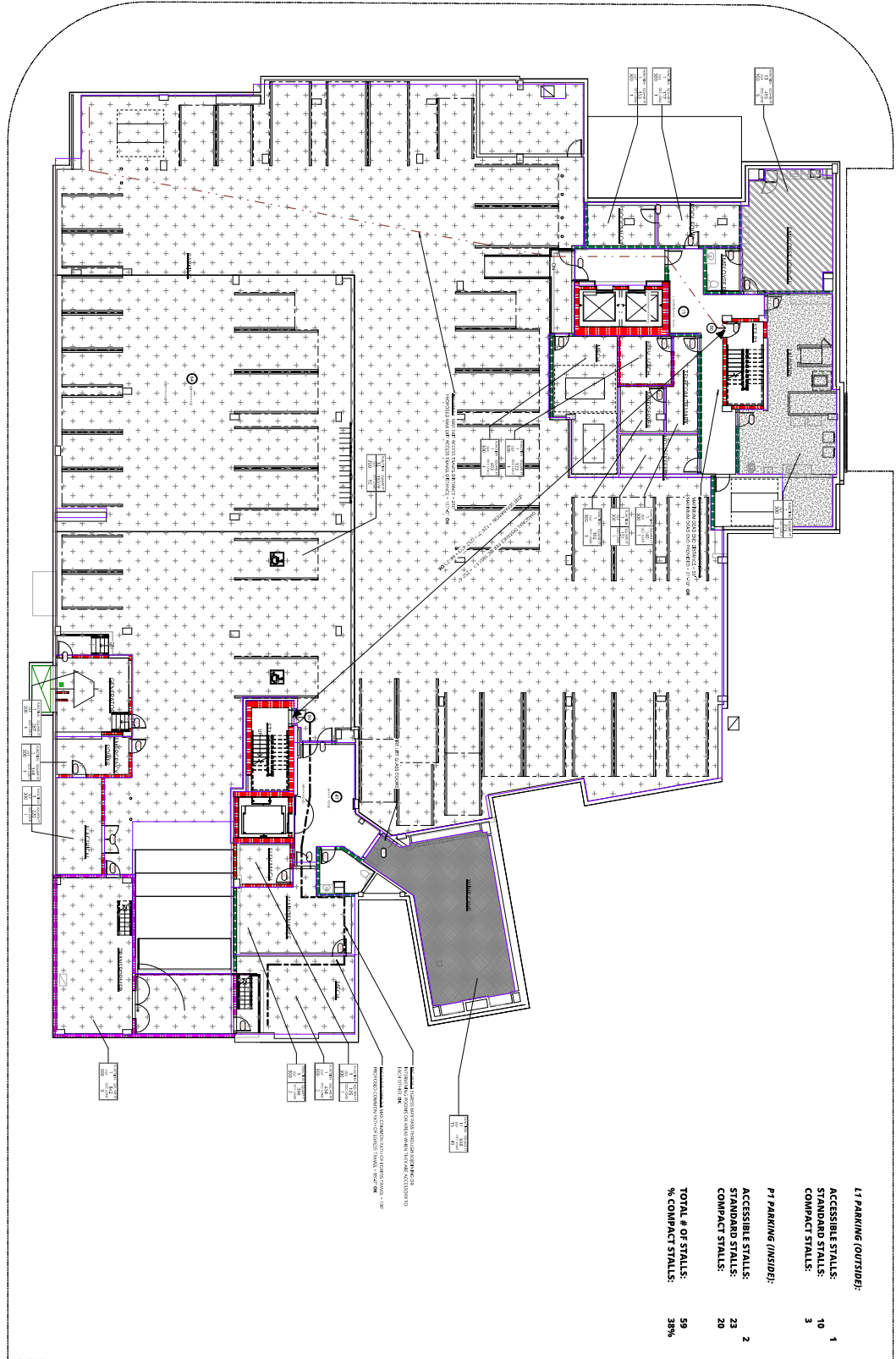
DRAWN BY: [Name]

CHECKED BY: [Name]



LEVEL P1 - SMOKE COMPARTMENT DIAGRAM

NOTES
 1. VERIFY ALL ROOMS ARE PROTECTED BY SMOKE DETECTOR SYSTEMS.
 2. VERIFY ALL ROOMS ARE PROTECTED BY SMOKE DETECTOR SYSTEMS.
 3. VERIFY ALL ROOMS ARE PROTECTED BY SMOKE DETECTOR SYSTEMS.
 4. VERIFY ALL ROOMS ARE PROTECTED BY SMOKE DETECTOR SYSTEMS.
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 8. VERIFY ALL ROOMS ARE PROTECTED BY SMOKE DETECTOR SYSTEMS.
 9. VERIFY ALL ROOMS ARE PROTECTED BY SMOKE DETECTOR SYSTEMS.
 10. VERIFY ALL ROOMS ARE PROTECTED BY SMOKE DETECTOR SYSTEMS.



- LT PARKING (OUTSIDE):**
 ACCESSIBLE STALLS: 1
 STANDARD STALLS: 10
 COMPACT STALLS: 3
- P1 PARKING (INSIDE):**
 ACCESSIBLE STALLS: 2
 STANDARD STALLS: 20
 COMPACT STALLS: 2
- TOTAL # OF STALLS: 59**
% COMPACT STALLS: 38%

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	06/08/17	ML
2	REVISIONS	06/08/17	ML
3	REVISIONS	06/08/17	ML
4	REVISIONS	06/08/17	ML
5	REVISIONS	06/08/17	ML
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SYMBOLS & ELEMENTS

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- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN
- [Symbol] POINT OF ENTRY SIGN

ENCLOSING ELEMENTS

- [Symbol] 1" X 2" STUD PARTITION
- [Symbol] 1/2" GYPSUM BOARD PARTITION
- [Symbol] 1/2" GYPSUM BOARD PARTITION
- [Symbol] 1/2" GYPSUM BOARD PARTITION
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- [Symbol] 1/2" GYPSUM BOARD PARTITION

LEGEND

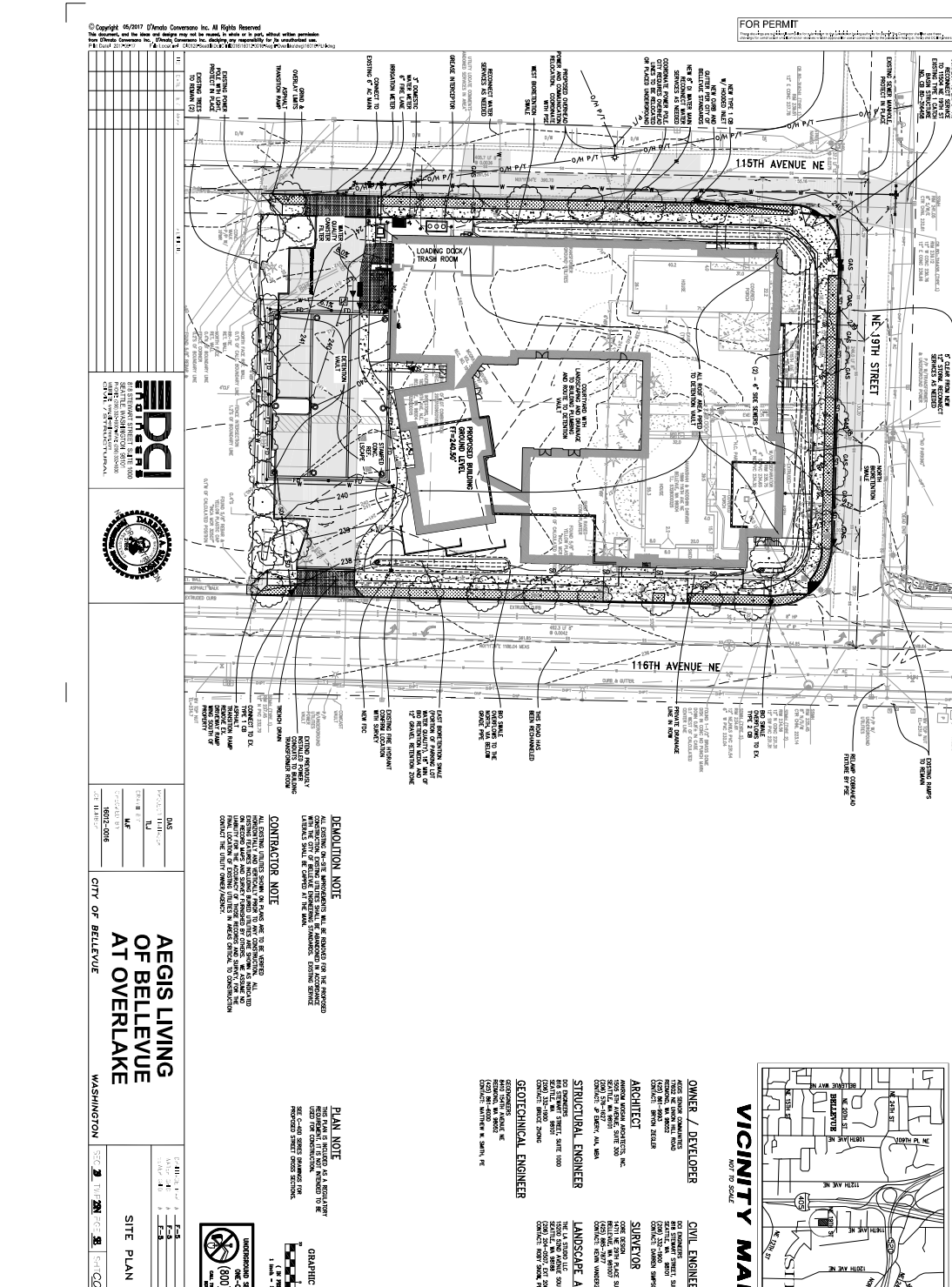
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ADDITIONAL REQUIREMENTS

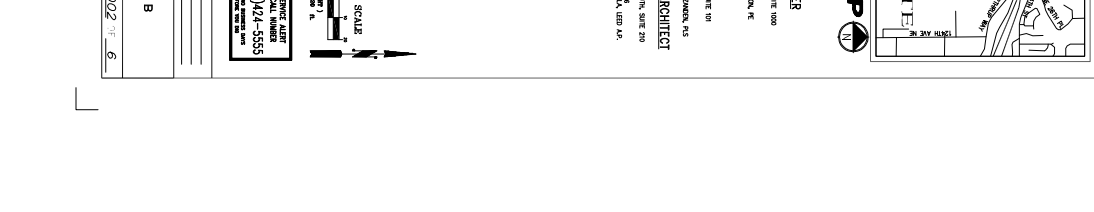
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- [Symbol] 1/2" GYPSUM BOARD PARTITION
- [Symbol] 1/2" GYPSUM BOARD PARTITION
- [Symbol] 1/2" GYPSUM BOARD PARTITION

FOR PERMIT

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK.



CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK.



CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK.

DEMOLITION NOTE
 ALL EXISTING IN-PLACE STRUCTURES SHALL BE DEMOLISHED FOR THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

CONTRACTOR NOTE
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK. VERIFY ALL UTILITIES AND CONDITIONS BEFORE BEGINNING WORK.

PLAN NOTE
 THIS PLAN IS INTENDED AS A REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES BEFORE BEGINNING WORK.

GRAPHIC SCALE
 1" = 20' H. L.

UNIVERSITY SERVICE CENTER
 (800) 424-5555

OWNER / DEVELOPER
 AGIS SENIOR LIVING OF BELLEVUE AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004

ARCHITECT
 [Firm Name]
 [Address]
 [Phone]

STRUCTURAL ENGINEER
 [Firm Name]
 [Address]
 [Phone]

LANDSCAPE ARCHITECT
 [Firm Name]
 [Address]
 [Phone]

CIVIL ENGINEER
 [Firm Name]
 [Address]
 [Phone]

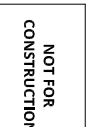
GEOTECHNICAL ENGINEER
 [Firm Name]
 [Address]
 [Phone]

SUPERVISOR
 [Firm Name]
 [Address]
 [Phone]

DESIGN REVIEW

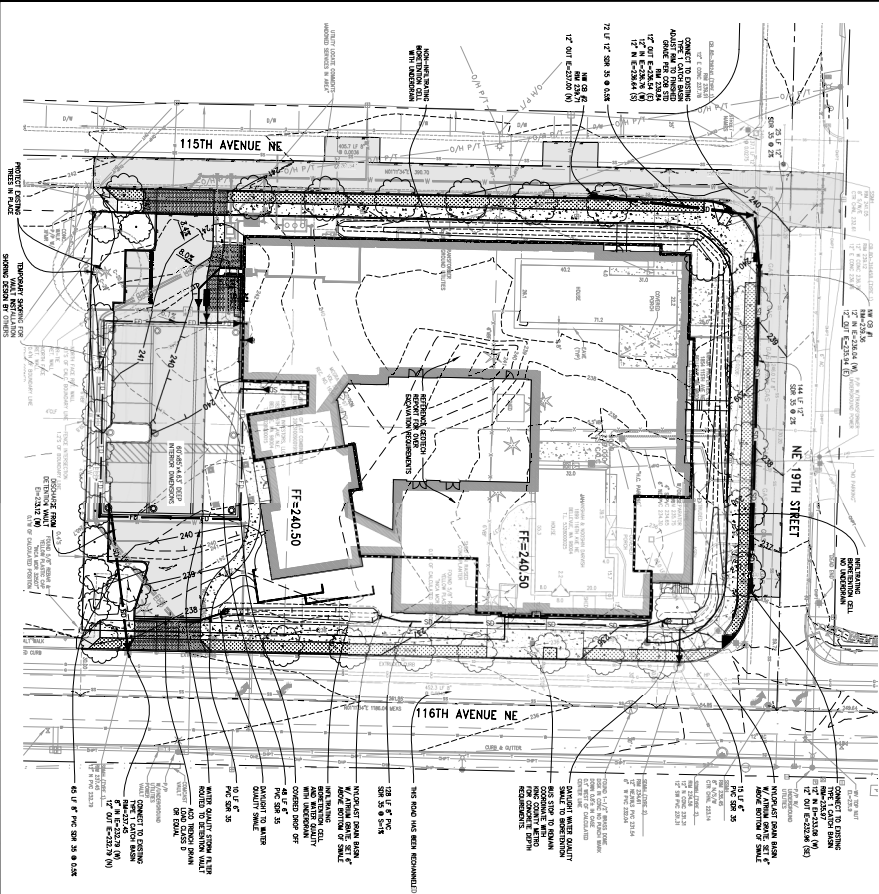
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 1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC



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NO. OF SHEETS	13	DATE	05/2017
DIST.	PROJECT MANAGER	DESIGNER	DATE
DIST.	REVIEWER	DATE	
DIST.	CHECKED BY	DATE	
DIST.	ISSUED BY	DATE	

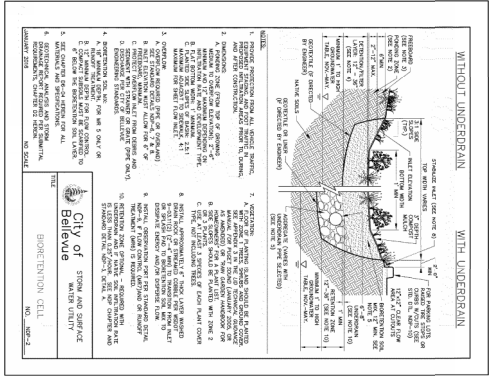
AEGIS LIVING OF BELLEVUE AT OVERLAKE

WASHINGTON

PRELIMINARY

C&G

DATE: 05/2017



GRAPHIC SCALE
1" = 20'

UNDERGROUND SERVICE ALERT
800-474-5555

City of Bellevue
BROCKENBURY CELL

NO.	DATE	DESCRIPTION	BY	CHECKED BY

AEGIS SENIOR LIVING
 1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

DESIGN REVIEW

DATE: 05/2017

SCALE: 1/8" = 1'-0"

TITLE: PRELIMINARY

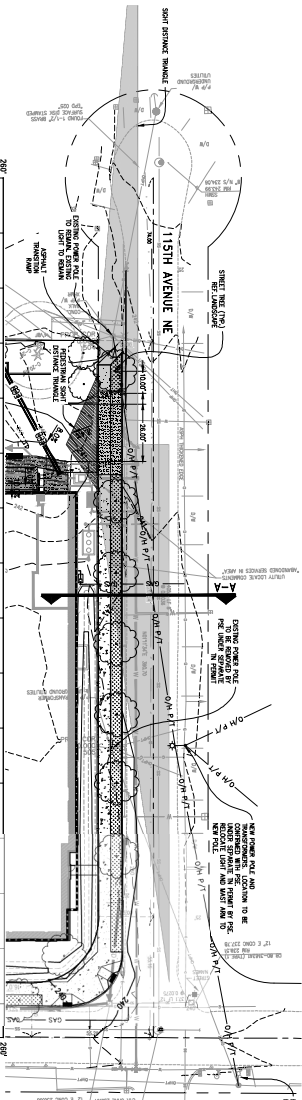
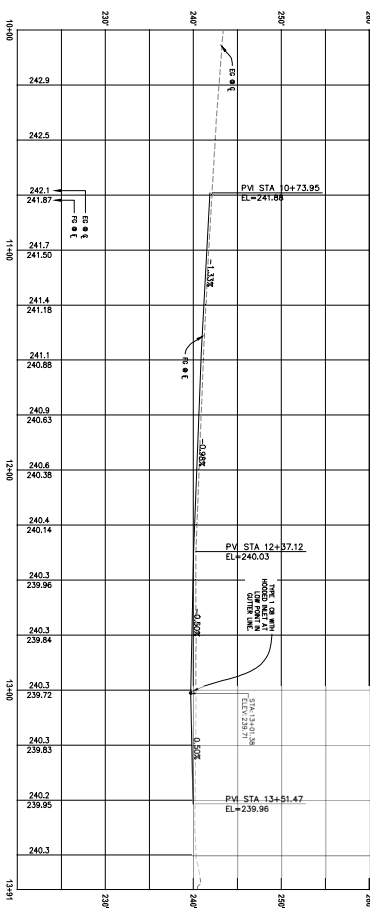
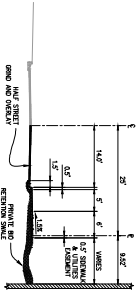
ANKOM MOISAN CONSTRUCTION

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 the Internet. 05/2017 17102000 05/2017 17102000 05/2017 17102000 05/2017 17102000

SECTION A-A, 115TH AVENUE NE



NO.	DATE	BY	REVISIONS

D'Acosta Construction Inc.
 17102000
 17102000
 17102000
 17102000

PROJECT MANAGER
 NAME: [Redacted]
 CHECKED BY: [Redacted]
 JOB NUMBER: 16021-0016

**AEGIS LIVING
 OF BELLEVUE
 AT OVERLAKE**

CITY OF BELLEVUE

SECTION A-A: 115TH AVENUE NE
 ROAD PLAN
 (115TH AVENUE NE)

UNIVERSITY SERVICE ALERT
 (800) 701-5555
 FOR MORE INFORMATION
 VISIT US AT WWW.USASERVICELINE.COM

DATE	REVISION
11/18/2016	
1/20/2017	
TOTAL	

DESIGN REVIEW	

AEGIS SENIOR LIVING
 1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

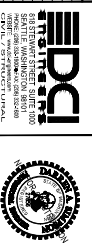
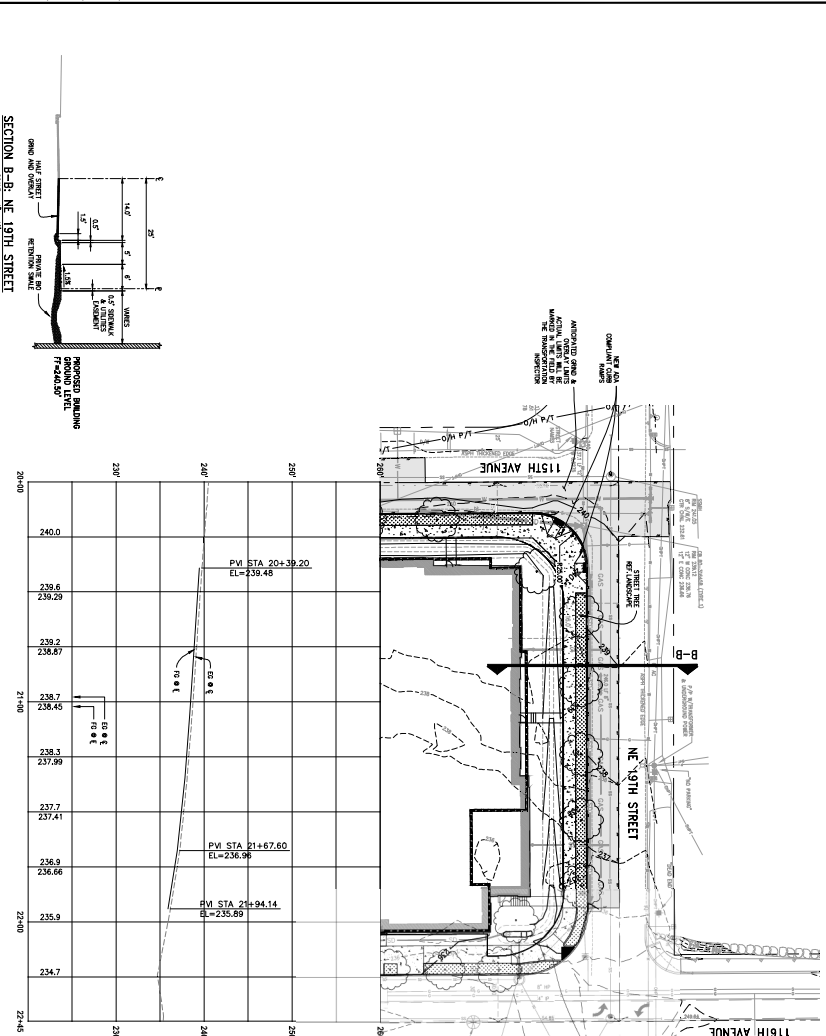
NOT FOR CONSTRUCTION

Arkform Moisan

FOR THE PROPOSED PROJECT, THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED PROJECT IS NOT VISUALLY DOMINANT AND DOES NOT ADVERSELY AFFECT THE VISUAL QUALITY OF THE SURROUNDING AREA. THE DESIGNER HAS DETERMINED THAT THE PROPOSED PROJECT IS NOT VISUALLY DOMINANT AND DOES NOT ADVERSELY AFFECT THE VISUAL QUALITY OF THE SURROUNDING AREA.

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AEGIS LIVING OF BELLEVUE AT OVERLAKE
WASHINGTON

PROJECT MANAGER: [NAME], SENIOR DESIGNER: [NAME], CHECKED BY: [NAME], IN CHARGE: [NAME]

DATE: 10/21/2018

NOT FOR CONSTRUCTION

Artkorn Moisan

11730 25TH AVENUE, SUITE 200, BELLEVUE, WA 98005
TEL: 206.488.9000 FAX: 206.488.9001
WWW.ARTKORNSOISSON.COM

AEGIS SENIOR LIVING
1835 119TH AVE NE, BELLEVUE, WA 98004

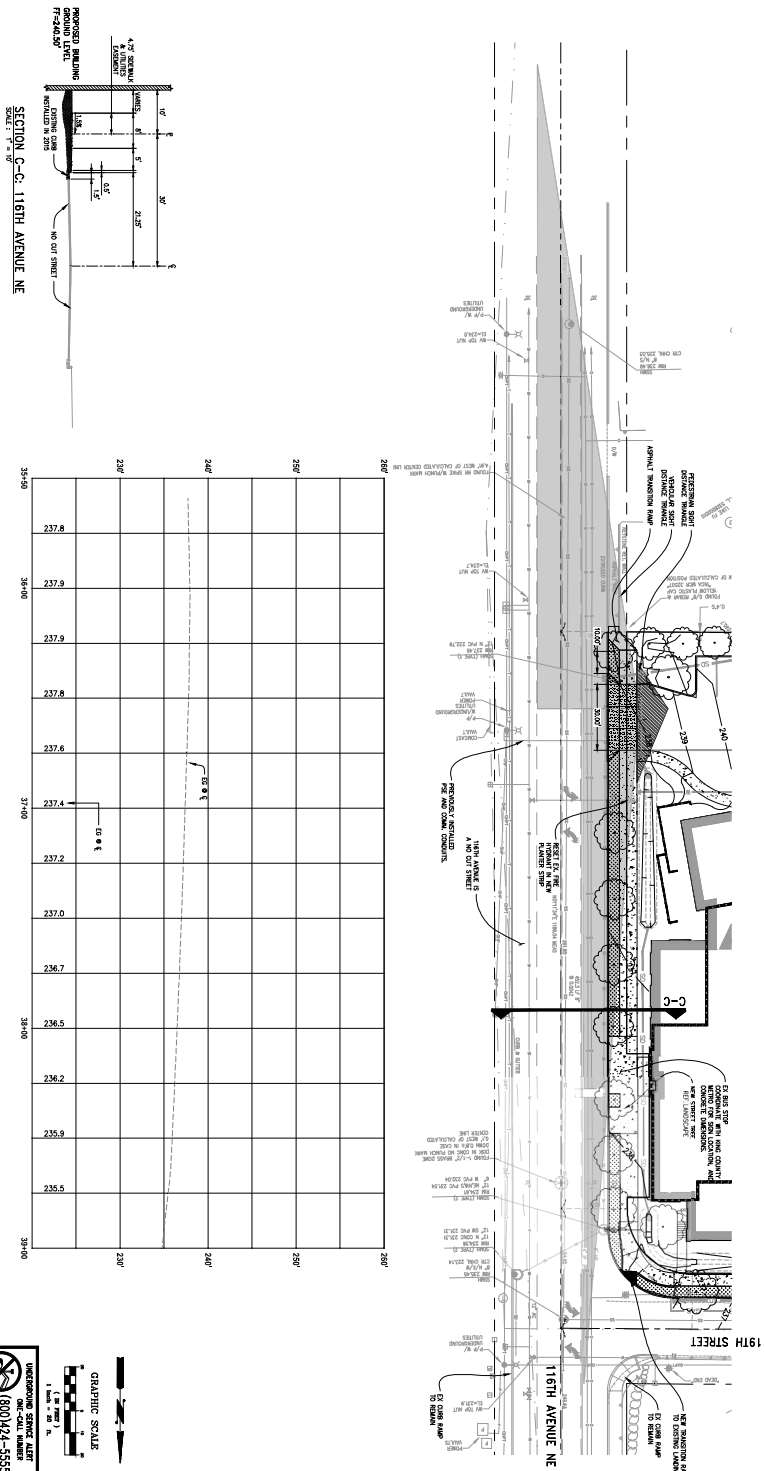
ASC OVERLAKE LLC

DESIGN REVIEW

DATE	REVISION
11/28/2018	1
10/26/20	2

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NO.	DATE	BY	REVISIONS

DCI DESIGN CONSULTING INC. 1100 12TH AVENUE NE SUITE 100 SEATTLE, WASHINGTON 98108 TEL: (206) 461-4141 WWW.DCIWA.COM		DNS PROJECT NUMBER: 118-2016 REVISED BY: JF CHECKED BY: JF DATE: 08/11/2016 JOB NUMBER: 118-2016	CITY OF BELLEVUE AEGIS LIVING OF BELLEVUE AT OVERLAKE WASHINGTON
SECTION A-1: 118th Avenue NE		SECTION B-1: 118th Avenue NE	
SECTION C-1: 118th Avenue NE		SECTION D-1: 118th Avenue NE	
SECTION E-1: 118th Avenue NE		SECTION F-1: 118th Avenue NE	
SECTION G-1: 118th Avenue NE		SECTION H-1: 118th Avenue NE	
SECTION I-1: 118th Avenue NE		SECTION J-1: 118th Avenue NE	
SECTION K-1: 118th Avenue NE		SECTION L-1: 118th Avenue NE	
SECTION M-1: 118th Avenue NE		SECTION N-1: 118th Avenue NE	
SECTION O-1: 118th Avenue NE		SECTION P-1: 118th Avenue NE	
SECTION Q-1: 118th Avenue NE		SECTION R-1: 118th Avenue NE	
SECTION S-1: 118th Avenue NE		SECTION T-1: 118th Avenue NE	
SECTION U-1: 118th Avenue NE		SECTION V-1: 118th Avenue NE	
SECTION W-1: 118th Avenue NE		SECTION X-1: 118th Avenue NE	
SECTION Y-1: 118th Avenue NE		SECTION Z-1: 118th Avenue NE	

UNDERGROUND SERVICE LINES
 (800) 704-5555
 www.underground.com

GRAPHIC SCALE
 1" = 10'-0" (1:120)

NOT FOR CONSTRUCTION

Attkorn Moisan
 ARCHITECT
 1100 12TH AVENUE NE
 SUITE 100
 SEATTLE, WA 98108
 TEL: (206) 461-4141
 WWW.ATTKORNMOISAN.COM

AEGIS SENIOR LIVING
 1835 116TH AVE NE, BELLEVUE, WA 98004

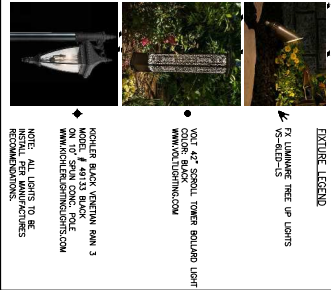
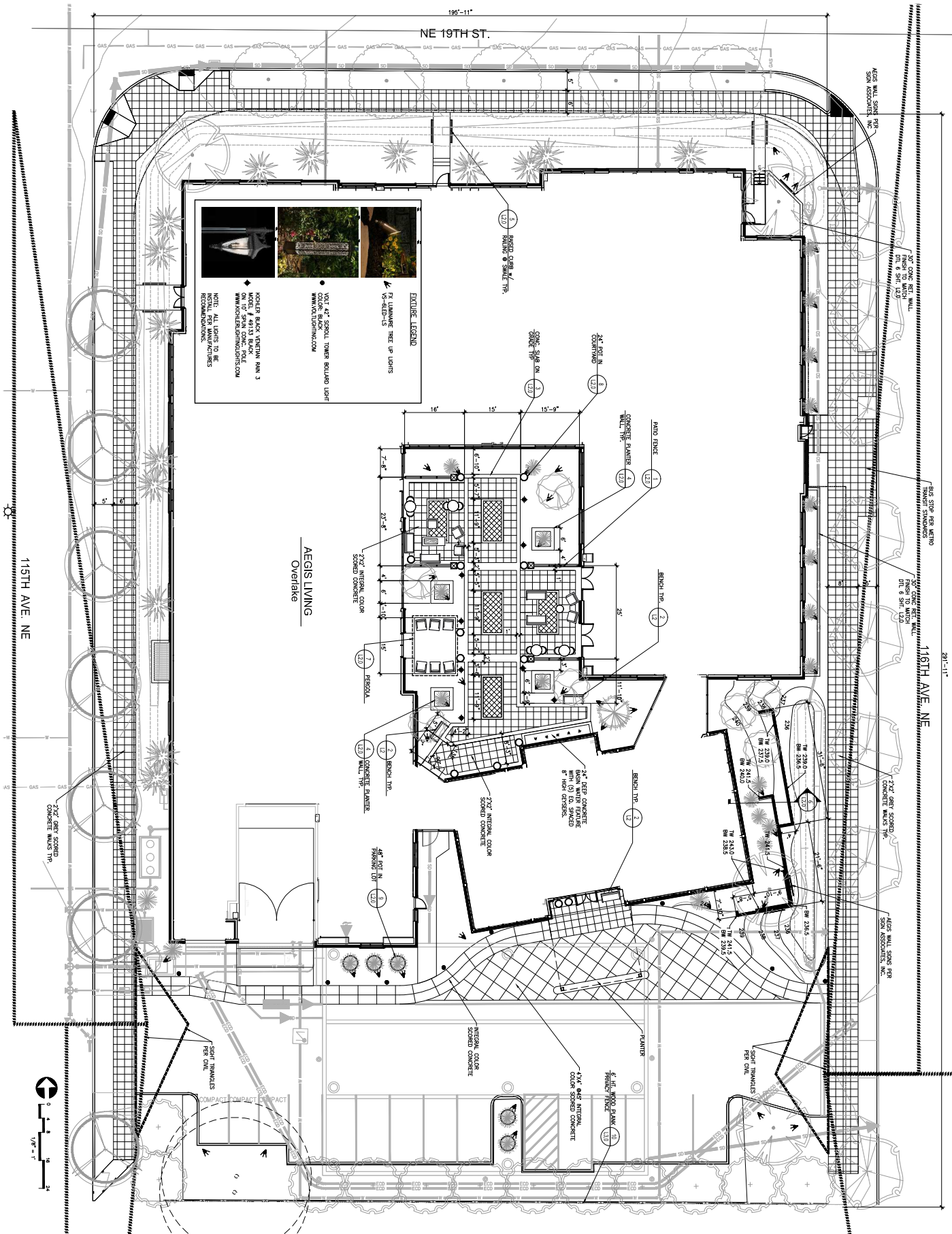
ASC OVERLAKE LLC

DESIGN REVIEW

DATE	REVISION
11/18/2016	100000
10/20/16	100000

NE 19TH ST.

195'-11"



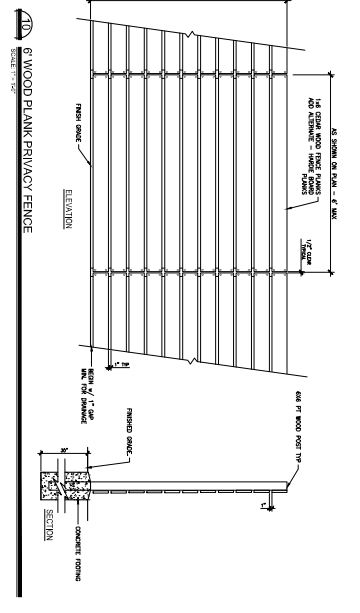
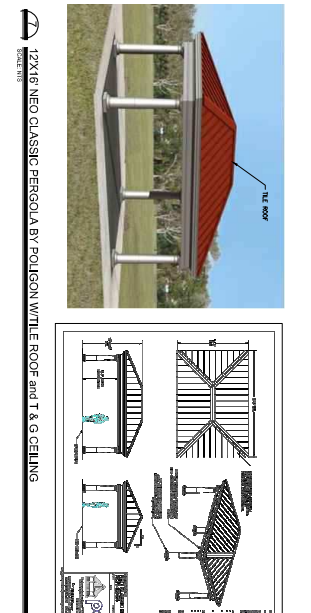
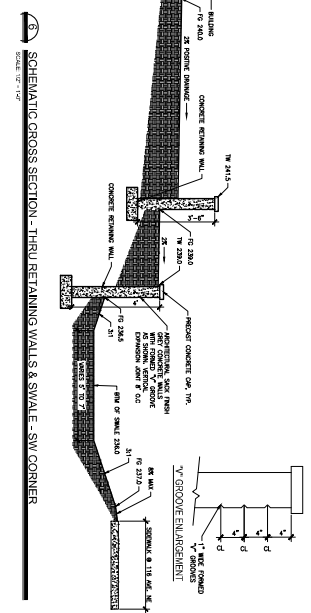
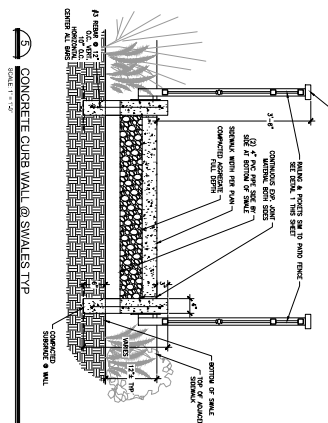
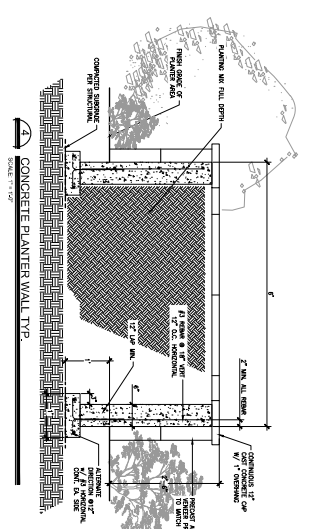
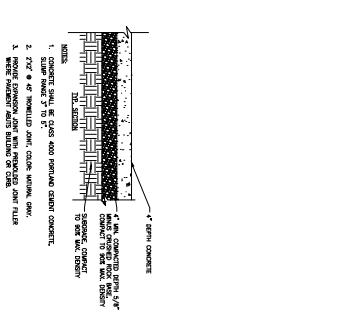
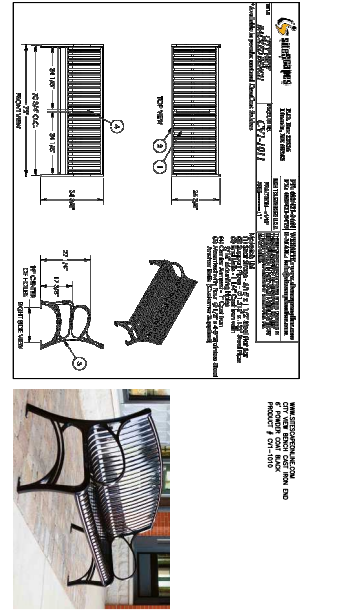
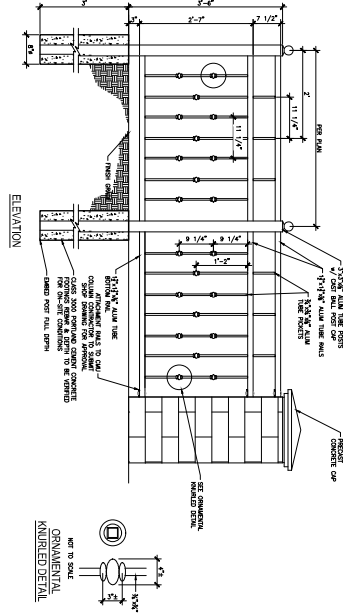
AEGIS LIVING
Overlake

15TH AVE NE

118TH AVE NE



<p>NOT FOR CONSTRUCTION</p> <p>AARON MORAN</p> <p>ARCHITECT</p> <p>10000 15TH AVE NE, SUITE 1000 REDMOND, WA 98078 PHONE: (206) 881-8800 WWW.AARONMORAN.COM</p>		<p>ASC OVERLAKE LLC</p> <p>1855 116TH AVE NE, BELLEVUE, WA 98004</p>	
<p>OVERALL LAYOUT & LIGHTING PLAN</p> <p>DD DRAFT SET</p>		<p>DATE: 02/20/2017 PROJECT: AEGIS SENIOR LIVING SHEET: 100-101-01</p>	
<p>SCALE: 1/8" = 1'</p>		<p>DATE: 02/20/2017 PROJECT: AEGIS SENIOR LIVING SHEET: 100-101-01</p>	



NOT FOR CONSTRUCTION

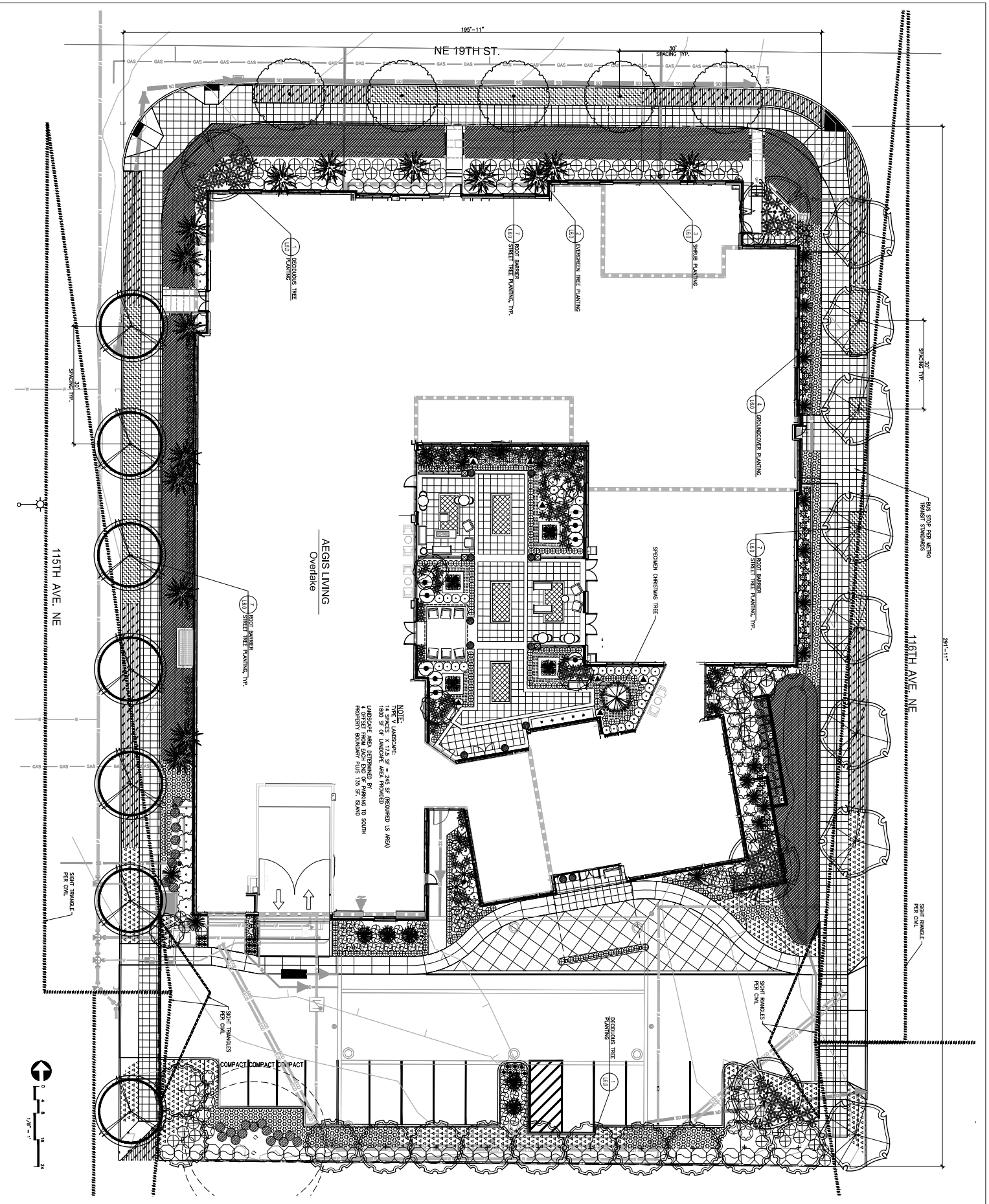
ANKHORN MOISAN

10000 1ST AVE. SUITE 100
 BELLEVUE, WA 98004
 (206) 453-1234
 WWW.AMKONMOISAN.COM

DATE: 07/20/2017
PROJECT: AEGIS SENIOR LIVING
LOCATION: 1855 116TH AVE NE, BELLEVUE, WA 98004
SCALE: AS SHOWN

PROJECT: AEGIS SENIOR LIVING
LOCATION: 1855 116TH AVE NE, BELLEVUE, WA 98004
SCALE: AS SHOWN

DATE: 07/20/2017
PROJECT: AEGIS SENIOR LIVING
LOCATION: 1855 116TH AVE NE, BELLEVUE, WA 98004
SCALE: AS SHOWN



DATE: 11/17/2017
 PROJECT: AEGIS SENIOR LIVING
 DRAWING NO.: 130

DD DRAFT SET
 OVERALL LANDSCAPE PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/17/2017
2	FOR CONSTRUCTION	06/15/2018

AEGIS SENIOR LIVING
 1835 116TH AVE NE, BELLEVUE, WA 98004
 ASC OVERLAKE LLC



MORISAN
 ARCHITECTS
 14000 10TH AVENUE NORTH, SUITE 100
 BURNING WOODS, WA 98019
 TEL: (206) 487-8888
 WWW.MORISANARCHITECTS.COM

NOT FOR CONSTRUCTION

MORISAN
 ARCHITECTS

NOT FOR CONSTRUCTION



ARKION MOISAN
 1835 116TH AVE NE, BELLEVUE, WA 98004
 206.451.1000
 www.arkionmoisan.com



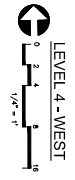
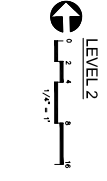
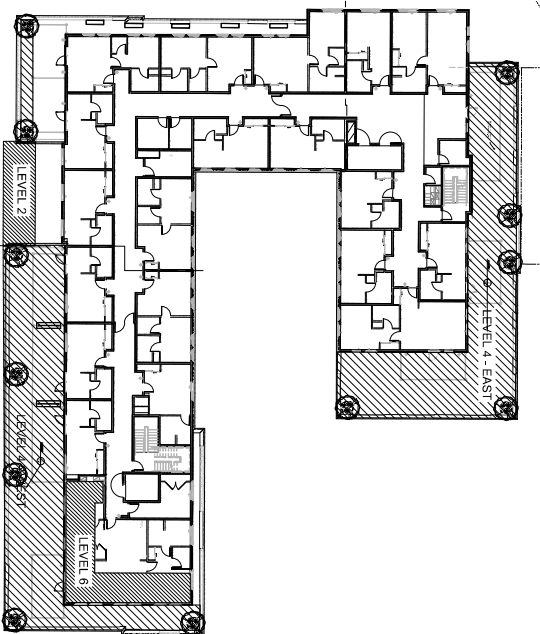
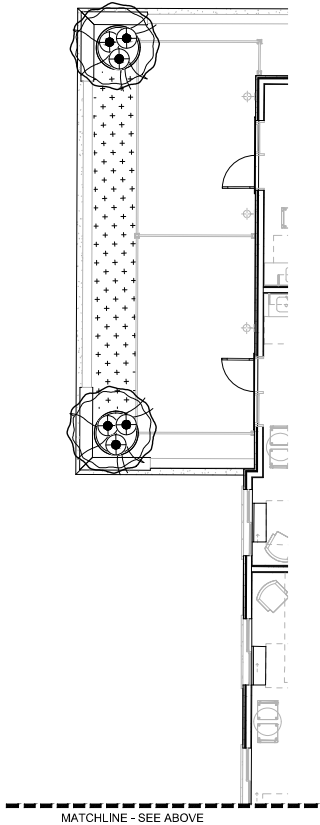
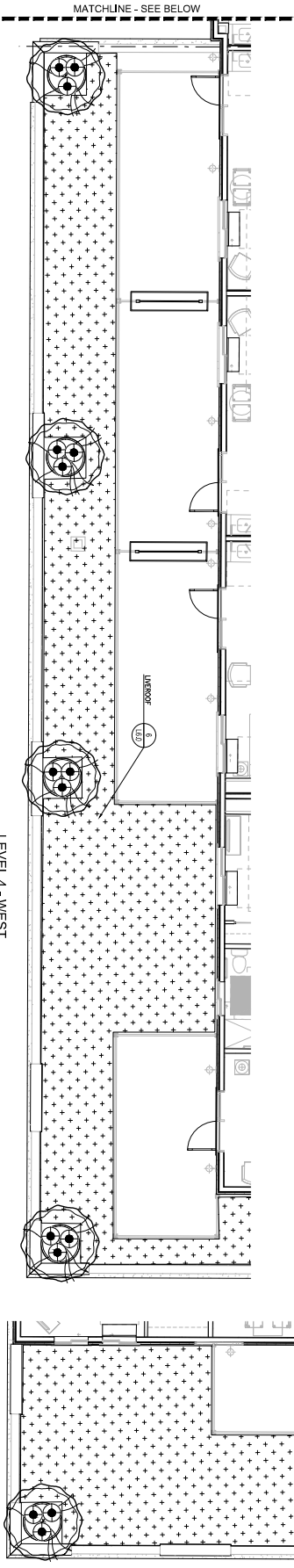
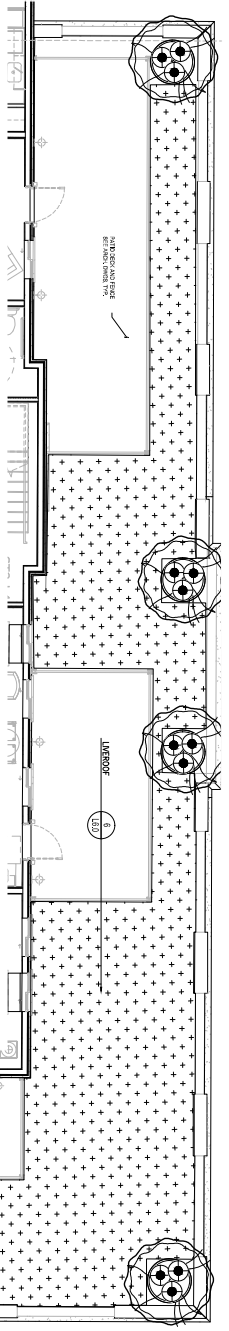
ARCHITECT
 M. J. [Signature]
 M. J. [Signature]
 M. J. [Signature]

AEGIS SENIOR LIVING
 1835 116TH AVE NE, BELLEVUE, WA 98004
 ASC OVERLAKE LLC

PROJECT NAME	RESIDENTIAL
CLIENT	ASC OVERLAKE LLC
DATE	08-15-17
SCALE	AS SHOWN
DESIGNED BY	DD
DRAWN BY	DD
CHECKED BY	DD
DATE	08-15-17

LANDSCAPE ENLARGEMENTS
 DD DRAFT SET

DATE: 08/15/2017
 PROJECT NUMBER: LA06-13
 SHEET NUMBER: 1A0





ANKROM MOISAN
ARCHITECTS
1000 10th Avenue, Suite 100
Bellevue, WA 98004
Tel: 206.451.2000
Fax: 206.451.2001
www.ankrommoisan.com



DANIEL B. SMITH
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
LICENSE NO. 14000

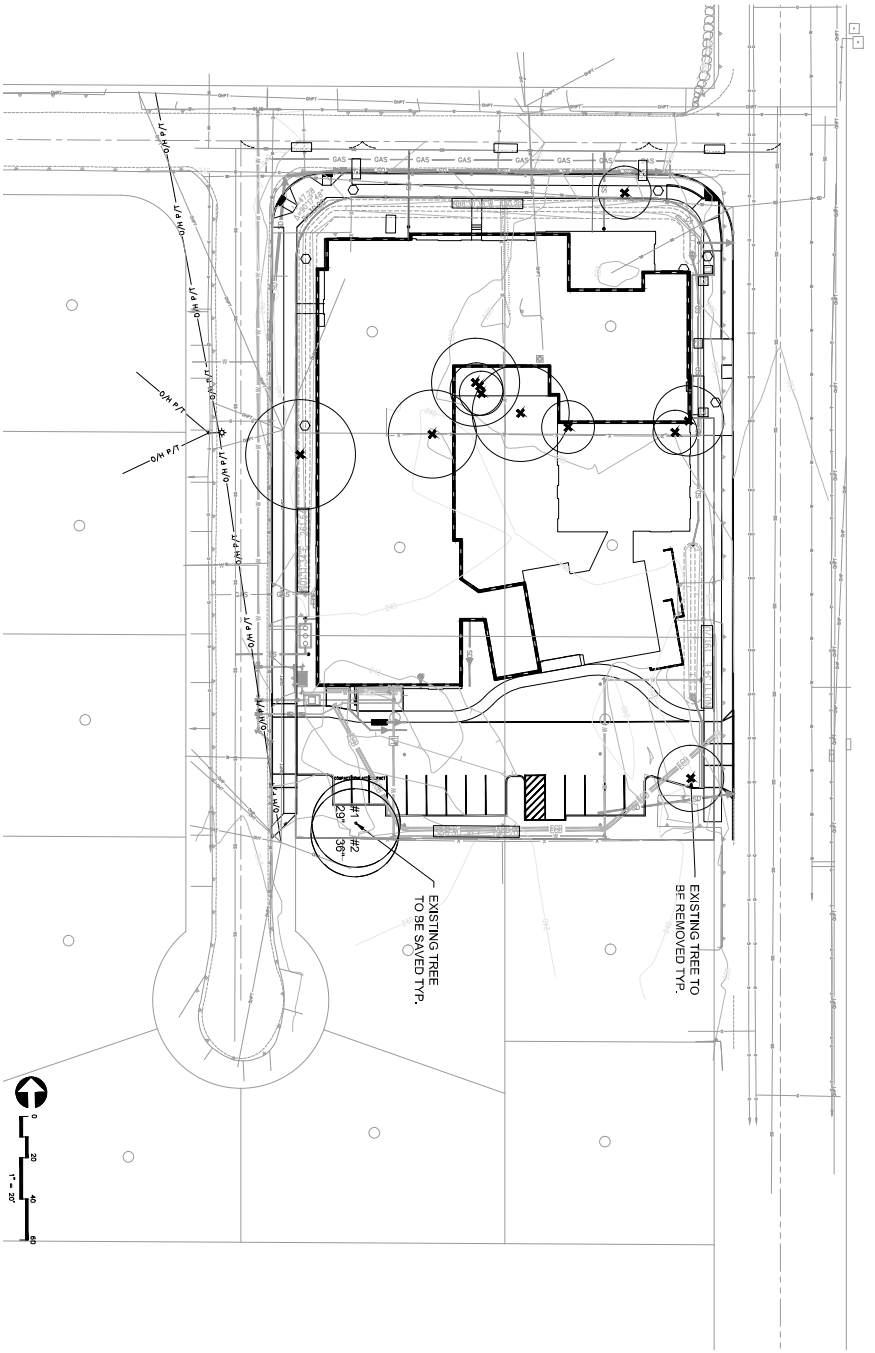
AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

PROJECT NAME	AEGIS SENIOR LIVING
PROJECT NUMBER	150
DATE	03-15-17
SCALE	AS SHOWN

TREE RETENTION PLAN
DD DRAFT SET

DATE	03/15/2017
PROJECT NUMBER	150
DATE	03-15-17
SCALE	AS SHOWN



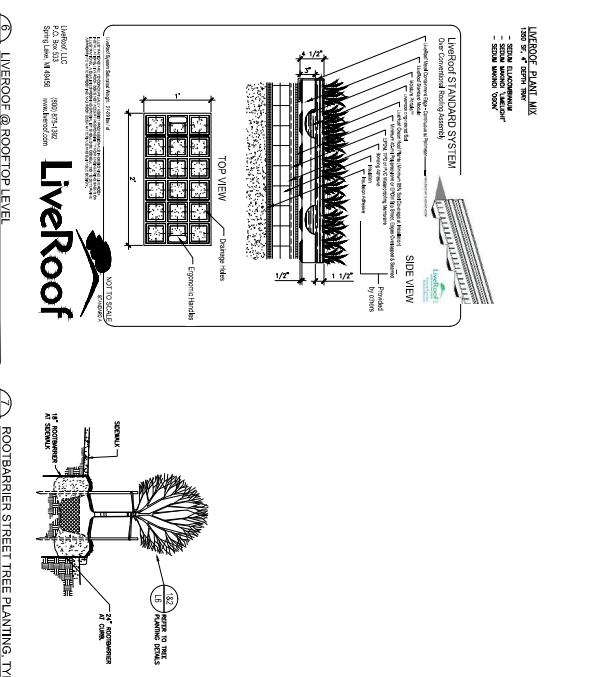
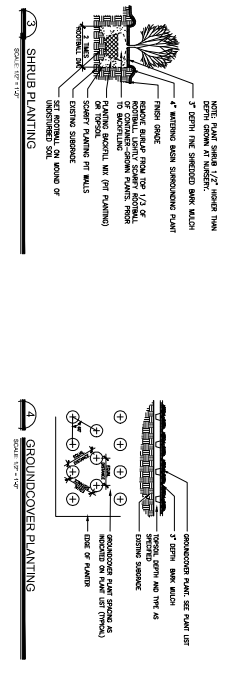
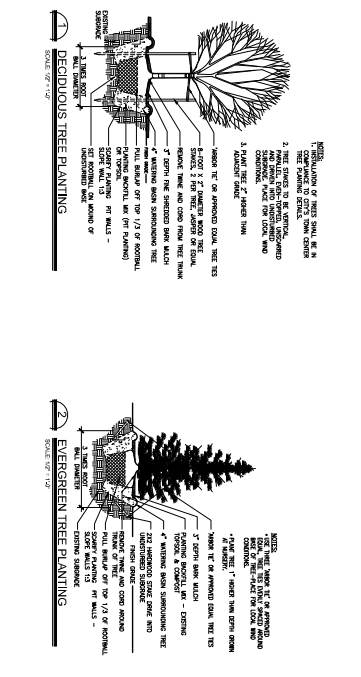
Tree #	Tree Name / Species	Location	Notes
1	Tree #1	Location	Notes
2	Tree #2	Location	Notes
3	Tree #3	Location	Notes
4	Tree #4	Location	Notes
5	Tree #5	Location	Notes
6	Tree #6	Location	Notes
7	Tree #7	Location	Notes
8	Tree #8	Location	Notes

Tree #	Tree Name / Species	Location	Notes
9	Tree #9	Location	Notes
10	Tree #10	Location	Notes
11	Tree #11	Location	Notes
12	Tree #12	Location	Notes
13	Tree #13	Location	Notes
14	Tree #14	Location	Notes

NOTE:
PLEASE SEE THE ARBORIST REPORT AND ALTERNATIVE TREE RETENTION OPTION MEMO.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	DROUGHT TOLERANT
DECIDUOUS TREES					
8	ACER PALMATA VAR. DISCOLORA	RED BELLON JAPANESE MAPLE	2.5' DIA. Hts.	STANDARD	
4	FRAXS SYLVATICA 'TRELOAR'	TRUCKEE EUROPEAN BEECH	4' DIA.	SELECTED SPECIMENS	
5	STYRAX JAPONICUS	JAPANESE SWEGELIA TREE	3' DIA.		
7	MAELMICHNER LARIX SPRING FLUAMY	SPRING FLUAMY SPRUCE	3' DIA.		
8	FRAXINUS PENNSYLVANICA 'SUMMIT'	SHAMIR OAK	3' DIA.		
EVERGREEN TREES					
12	ORNITHUS DECORA 'SUNWAY'	ROCKY MOUNTAIN CEDAR	2.5' DIA.		
12	IPEDICUM AMERICANA	ASPEN	4' DIA.		
10	THUJA OCCIDENTALIS 'NORFORD'	DOUGLASS SPRAWLING CEDAR	VARIES - SEE PLAN		
SHRUBS, GROUNDCOVERS & GRASSES					
48	CHIRONS SIBIRICA 'ELESTI'	CELESTINE'S BIRDIE AND BIRDSONG	2' DIA.		
10	ROBODENDRON OULOUALCIA	FLAME AZALEA ROBODENDRON	5' DIA.		
10	HYDRANGIA AMERICANA 'NIMBLELIT'	ANGELITE HYDRANGEA	5' DIA.		
54	VIOLA SCABRIFOLIA	SOFT LEAF VIOLA	5' DIA.		
58	ASCLEPIAS SYRIACA 'VORNING LIGHT'	MORNING LIGHT BUTTERFLY ORCHID	5' DIA.		
113	SAROCODON CORONATA	SHEET ROCK	2' DIA.		
203	BECHLUM SPICATA	BEEN TEEN	2' DIA.		
113	SYMPHYCARPUS AEGIS	COMMON WHITE CHERRYBERRY	2' DIA.		
60	LARDONIA MONSIEUR 'VIGORITE BLUE'	HOLLY BLUE LARDONER	2' DIA.		
27	CEONOTHUS 'X DAWN STAR'	DAWN STAR CEONOTHUS	5' DIA.		
14	NANION DOMESTICA 'NANA PUPPERBY'	DAWR PUPPER HAZEL'S PUMPOO	2' DIA.		
7	NAPTES INDOICA 'WALKERS LOW'	WALKERS LOW CLOUTY	2' DIA.		
219	BULBS 'WALKERS BLUE'	DAWR DAZLER BROOM	2' DIA.		
42	HOSTA 'WALKERS BLUE'	HOSTA WALKERS BLUE	5' DIA.		
4	REICMAYER OPTIFORMIS 'MIRAGE'	ROSE ROSEMARY	2' DIA.		
4	1.951 SF FERTICIA OULOUA 'TUMBU BLUE'	ELIUM BLUE FERTICIA	1' DIA.	12' O.C.	
1.987 SF	LANICE MISCANA	LEVY TURF	1' DIA.	18' O.C.	
1.990 SF	EMERICIA X REBIBUM	BIRDSPRING HWT	1' DIA.	18' O.C.	
1.436 SF	HEBERICOLA 'STELLA DE ORO'	STELLA DE ORO DWARF DWY LILY	1' DIA.	18' O.C.	
3.375 SF	ROBERTSONIA / ROSEMAE	DWARFEST PLANT MIX OF PANSY/ANEMONS	1' DIA.	36' O.C.	
168 SF	ANNUALS	SEASONAL ANNUALS	4'		



QTY	DESCRIPTION	COMMON NAME	SIZE
48	CONCRETE WOODBRIDGE	WOODBRIDGE CONCRETE	4' DIA.
12	PANCREATA STRIPAS 'SUNWAY'	SUNWAY STRIPAS	1' DIA.
3.228	SCUM 3"	SCUM 3"	4' DIA.

- GENERAL NOTES:**
- ALL TREE SHALL BE PROVIDED BY RESIDENT PROVIDED WITH THE HELP OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PERSONNEL.
 - ALL PLANT MATERIAL, SPECIES AND CULTIVARS TO BE PROVIDED BY RESIDENT, AND/OR PROVIDED BY RESIDENT, AND/OR PROVIDED BY RESIDENT.
 - RESIDENT TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING AND MAINTENANCE WORK.
 - ALL PLANT MATERIAL SHALL BE PROVIDED BY RESIDENT, AND/OR PROVIDED BY RESIDENT, AND/OR PROVIDED BY RESIDENT.
 - RESIDENT TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING AND MAINTENANCE WORK.
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 - RESIDENT TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING AND MAINTENANCE WORK.

PLANT SCHEDULE DETAILS & NOTES

DD DRAFT SET

AEGIS SENIOR LIVING 1815 116TH BLVD BELLEVUE WA WA 98004 8004

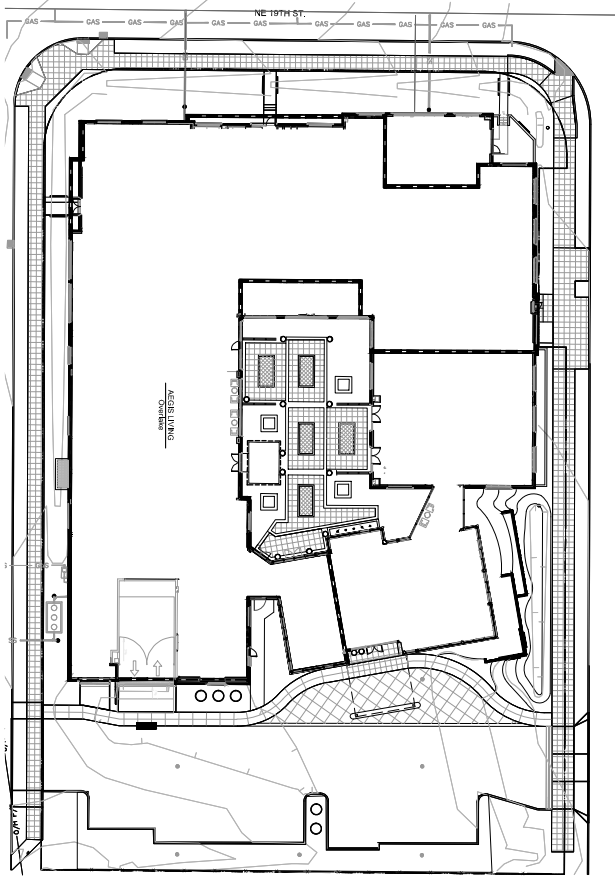
ASC OVERLAKE LLC

NOT FOR CONSTRUCTION

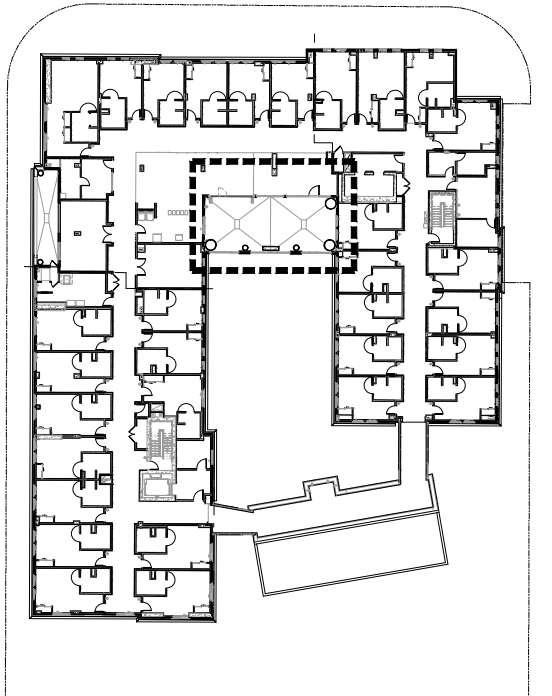
ANKHOR MOISAN

1660

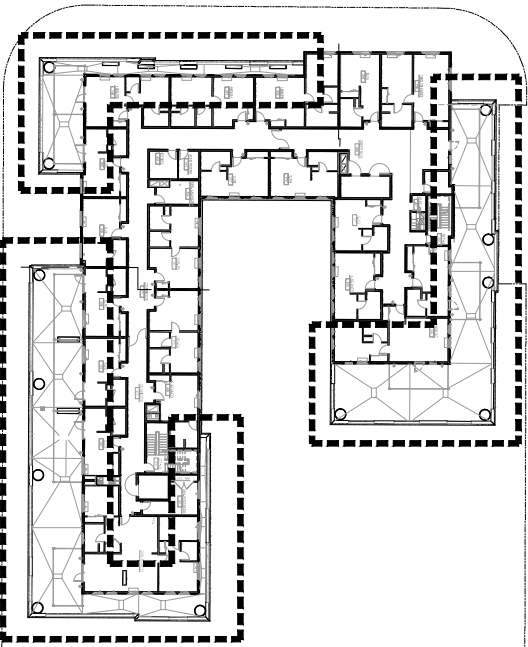
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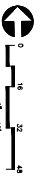
LEVEL 1 - STREET LEVEL
SEE I-11



LEVEL 2 - DINER TERRACE
SEE I-12



LEVEL 4 - ROOF TERRACE
SEE I-13



NOT FOR
CONSTRUCTION



Ankhon Moisan

18000 187th Avenue NE, Suite 100
Bellevue, WA 98004
PH: 206.469.2222
FAX: 206.469.2223
WWW.ANKHONMOISAN.COM
N. W. 187th St. and 187th Ave. NE, P.O. Box 14



AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004
ASC OVERLAKE LLC

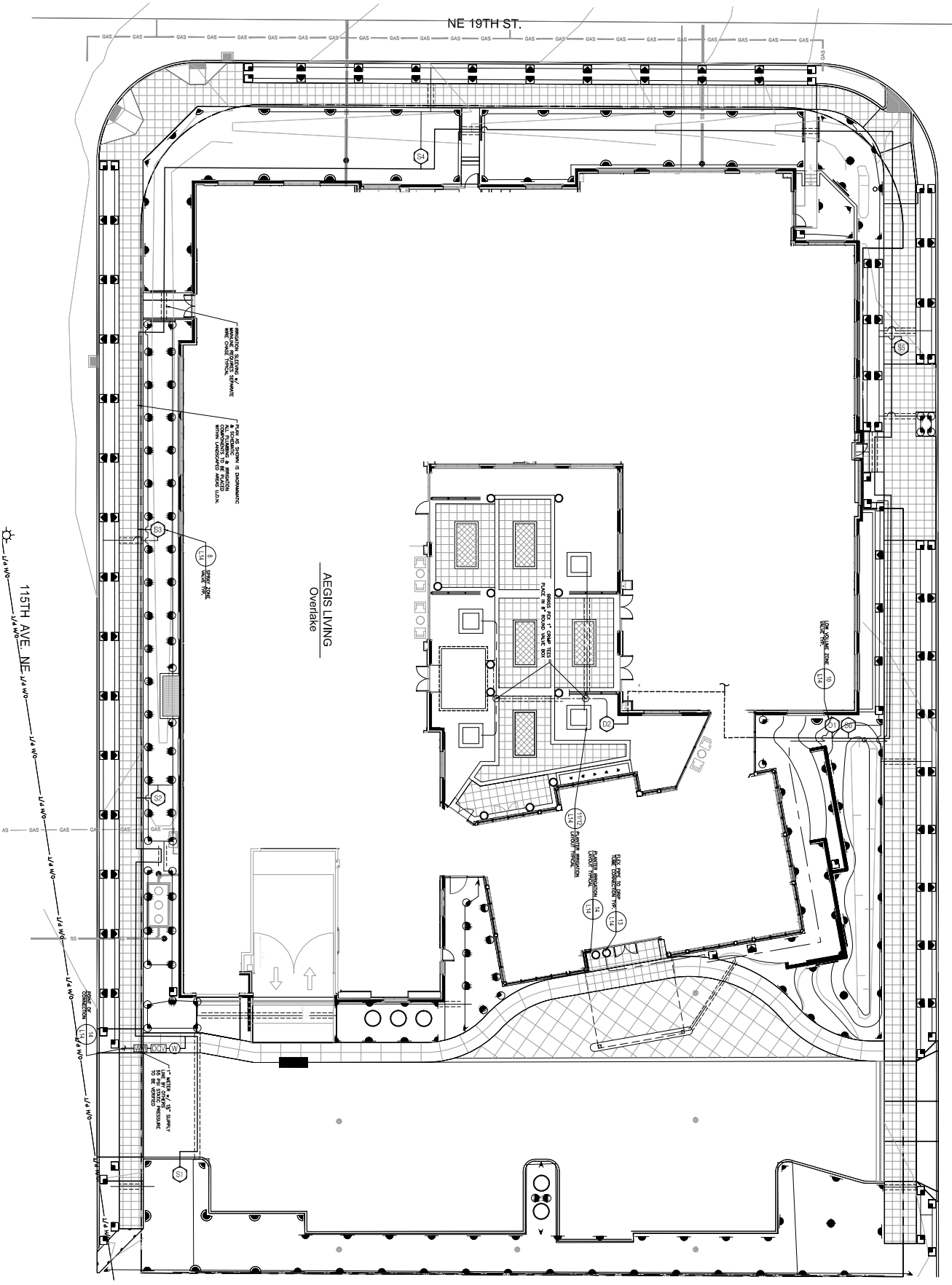
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2	02/20/2012	FOR PERMIT
3	02/20/2012	FOR PERMIT
4	02/20/2012	FOR PERMIT

IRRIGATION PLAN
LAYOUT KEY

DD DRAFT SET

DATE: 02/20/2012
PROJECT: AEGIS SENIOR LIVING
LAYOUT KEY
SCALE: 1/8" = 1'-0"
L10

110111 DVAL, INC.



NOT FOR CONSTRUCTION



Arlion Morsan

SENIOR VICE PRESIDENT & GENERAL MANAGER
 PROJECT MANAGER
 110111 DVAL, INC.
 110111 DVAL, INC.
 110111 DVAL, INC.



STATE OF WASHINGTON
 PLUMBING & GAS CONTRACTORS ASSOCIATION
 LICENSED PLUMBER & GAS FITTER
 110111 DVAL, INC.

AEGIS SENIOR LIVING
 1835 116TH AVE NE, BELLEVUE, WA 98004
 ASC OVERLAKE LLC

REVISIONS

NO.	DATE	DESCRIPTION
01	08-17-12	ISSUE FOR PERMITS
02	08-22-12	ISSUE FOR CONSTRUCTION
03	08-22-12	ISSUE FOR CONSTRUCTION

DATE: 08/22/2012
 PROJECT NUMBER: 110111
 DRAWING NUMBER: 110111 DVAL, INC.
 TITLE: IRRIGATION PLAN LEVEL 1
 DD DRAFT SET
 111



FOR THE RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF WASHINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF WASHINGTON.

STATE OF WASHINGTON
DIVISION OF LABOR & INDUSTRY
REGISTRATION BOARD
REGISTERED ARCHITECT
MAY 19 2012
RICHARD M. MORGAN
1111 WEST WASHINGTON
SEATTLE, WA 98104
1-206-462-1100
WWW.ARCMOUNTAIN.COM

AEGIS SENIOR LIVING
1835 116TH AVE NE, BELLEVUE, WA 98004

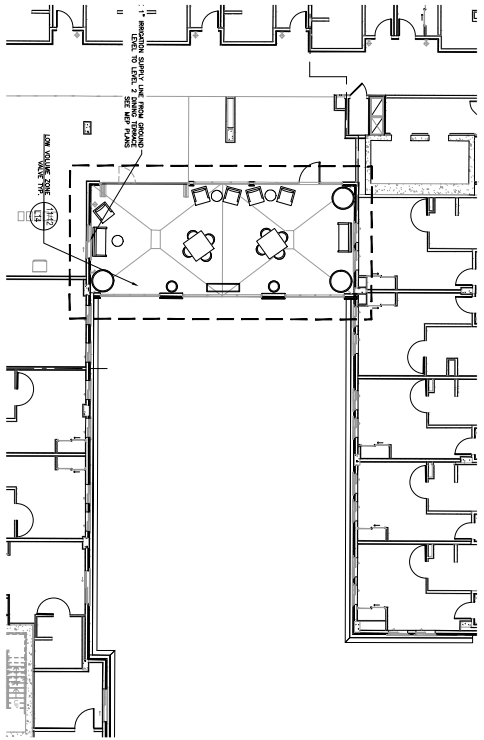
ASC OVERLAKE LLC

NO.	DATE	DESCRIPTION
1	08-12-11	REVISED
2	09-15-11	REVISED
3	10-15-11	REVISED
4	11-15-11	REVISED

IRRIGATION PLAN

DD DRAFT SET

LEVEL 2 - DINER TERRACE



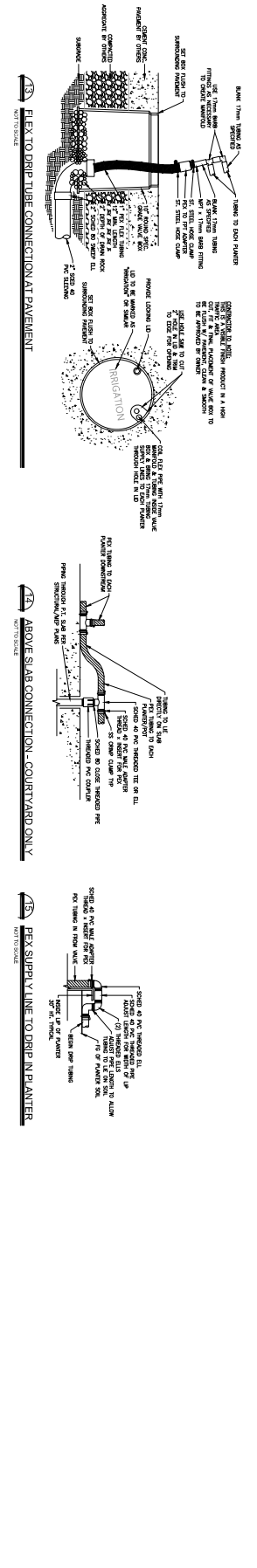
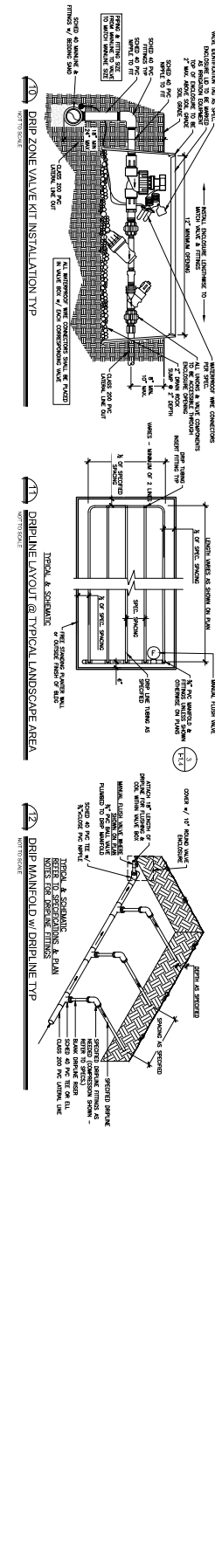
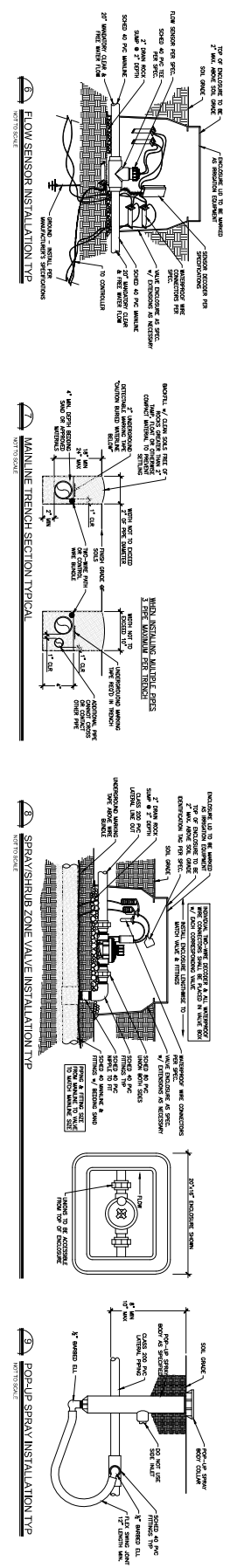
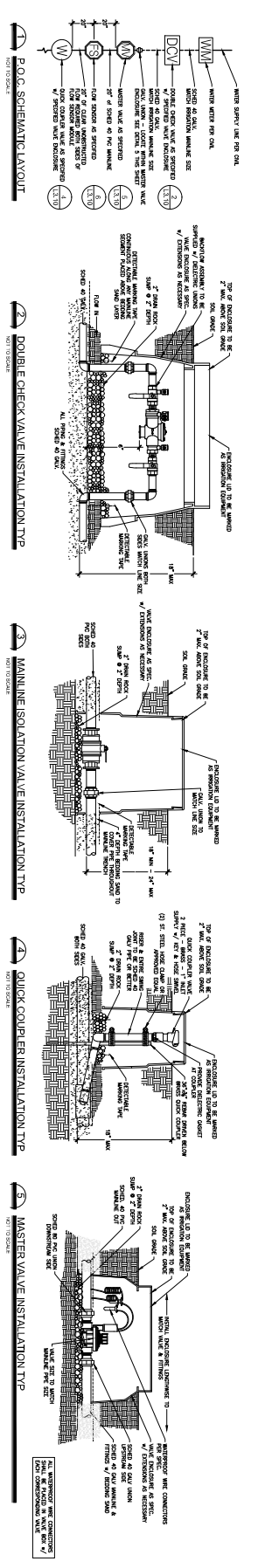
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1	1'x6'x8' PLATE GLASS PARTITION	50	LF	\$1,500.00
2	1'x6'x8' ALUMINUM PARTITION	10	LF	\$300.00
3	1'x6'x8' GLASS PARTITION	10	LF	\$300.00
4	1'x6'x8' ALUMINUM PARTITION	10	LF	\$300.00
5	1'x6'x8' GLASS PARTITION	10	LF	\$300.00
6	1'x6'x8' ALUMINUM PARTITION	10	LF	\$300.00
7	1'x6'x8' GLASS PARTITION	10	LF	\$300.00
8	1'x6'x8' ALUMINUM PARTITION	10	LF	\$300.00
9	1'x6'x8' GLASS PARTITION	10	LF	\$300.00
10	1'x6'x8' ALUMINUM PARTITION	10	LF	\$300.00

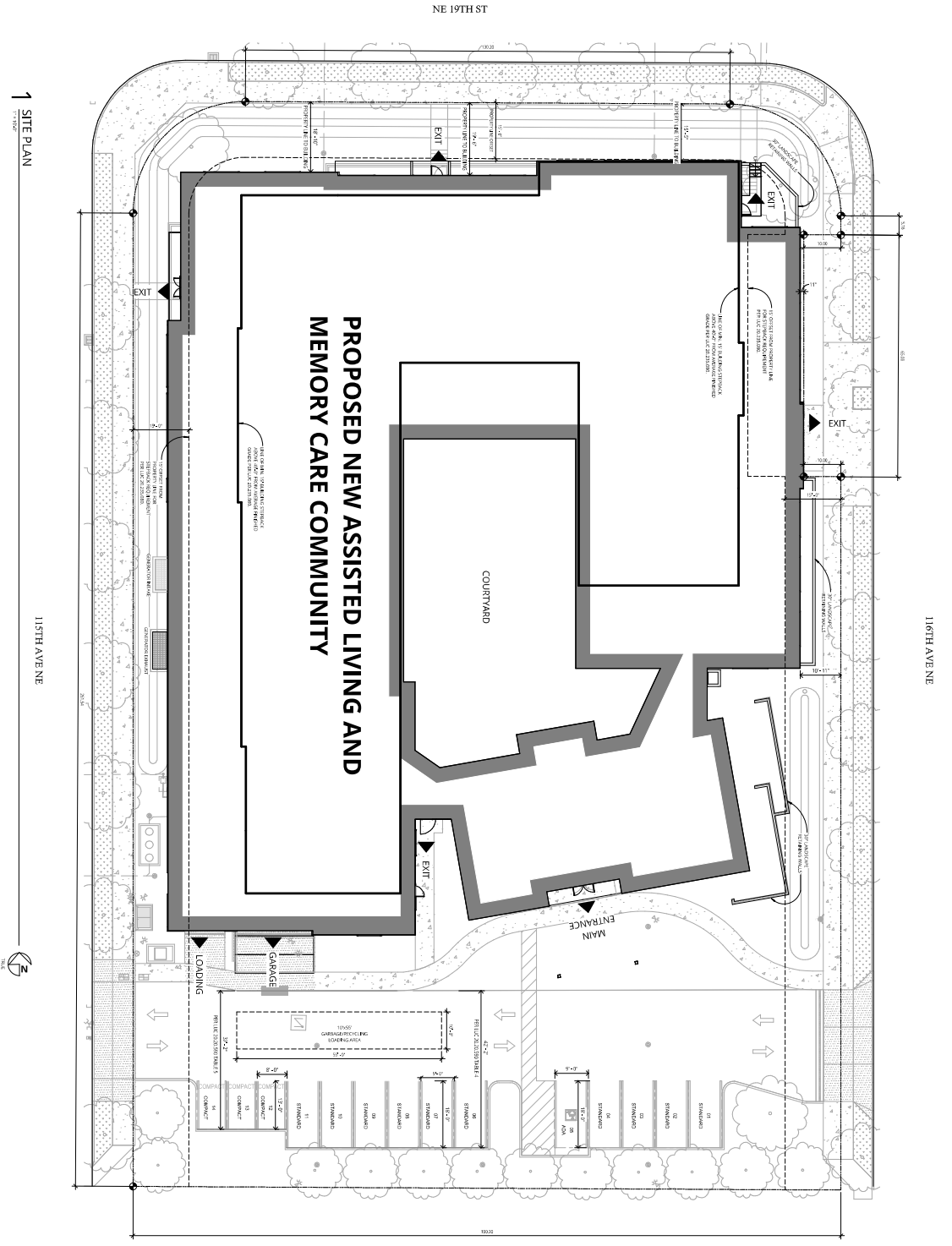
SYMBOL	DESCRIPTION	QTY	UNIT	APPROXIMATE VALUE
1	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
2	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
3	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
4	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
5	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
6	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
7	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
8	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
9	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00
10	2'x8'x8' SUSPENDED CEILING	14	SQ YD	\$1,120.00

SYMBOL KEY

- 1. 2'x8'x8' SUSPENDED CEILING
- 2. 2'x8'x8' SUSPENDED CEILING
- 3. 2'x8'x8' SUSPENDED CEILING
- 4. 2'x8'x8' SUSPENDED CEILING
- 5. 2'x8'x8' SUSPENDED CEILING
- 6. 2'x8'x8' SUSPENDED CEILING
- 7. 2'x8'x8' SUSPENDED CEILING
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- 9. 2'x8'x8' SUSPENDED CEILING
- 10. 2'x8'x8' SUSPENDED CEILING
- 11. 2'x8'x8' SUSPENDED CEILING
- 12. 2'x8'x8' SUSPENDED CEILING
- 13. 2'x8'x8' SUSPENDED CEILING
- 14. 2'x8'x8' SUSPENDED CEILING
- 15. 2'x8'x8' SUSPENDED CEILING
- 16. 2'x8'x8' SUSPENDED CEILING
- 17. 2'x8'x8' SUSPENDED CEILING
- 18. 2'x8'x8' SUSPENDED CEILING
- 19. 2'x8'x8' SUSPENDED CEILING
- 20. 2'x8'x8' SUSPENDED CEILING







**PROPOSED NEW ASSISTED LIVING AND
MEMORY CARE COMMUNITY**

- L1 PARKING (OUTSIDE):**
- ACCESSIBLE STALLS: 1
- STANDARD STALLS: 10
- COMPACT STALLS: 3
- TOTAL OUTSIDE: 14**
- P1 PARKING (INSIDE):**
- ACCESSIBLE STALLS: 2
- STANDARD STALLS: 23
- COMPACT STALLS: 20
- TOTAL INSIDE: 45**
- TOTAL ALL STALLS: 59**
- % COMPACT STALLS: 38%**

SITE PLAN



AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC



1

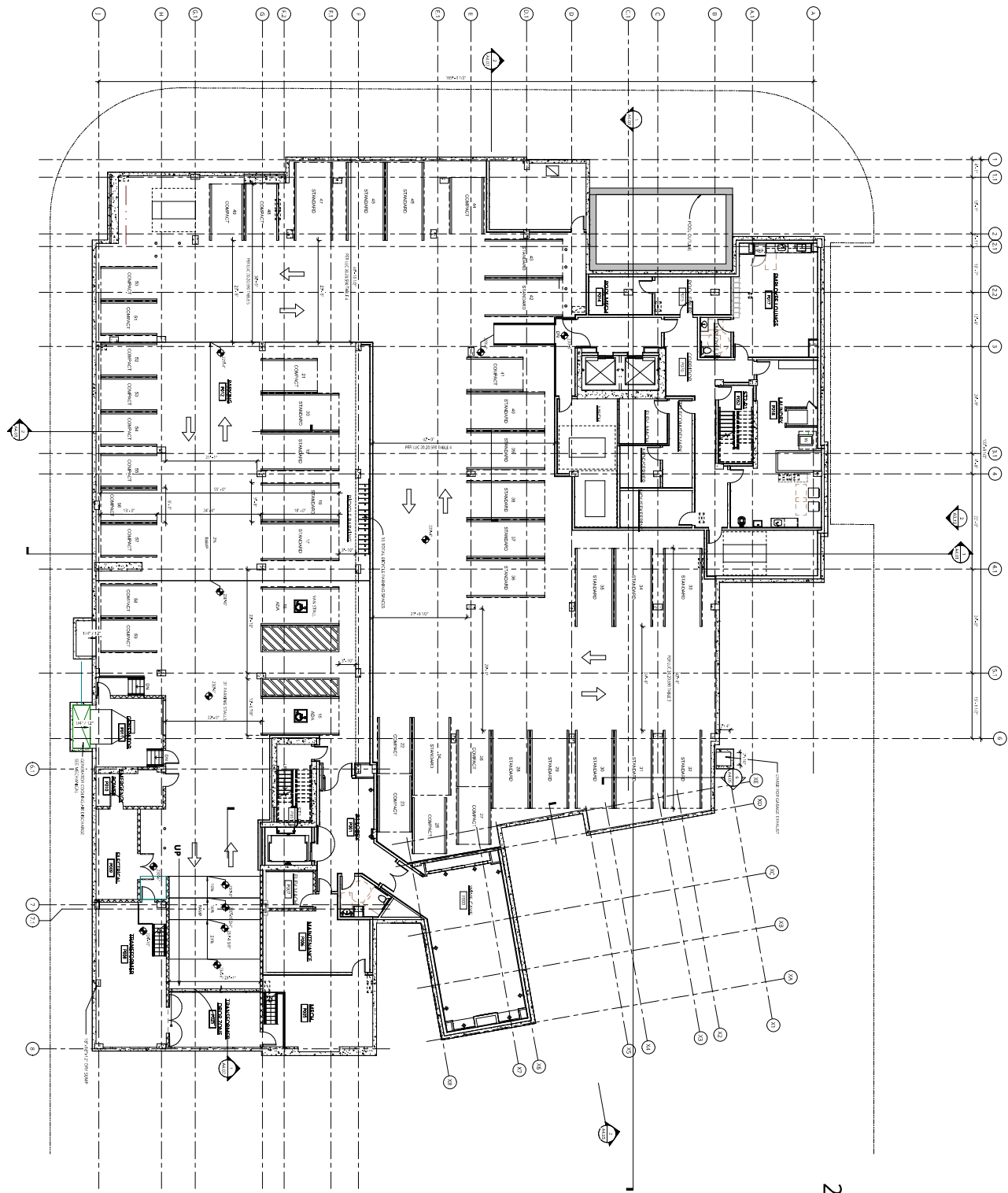
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3

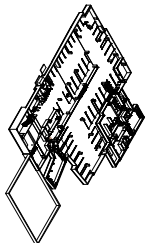
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DATE:	2017.05.01	DESCRIPTION:	
SCALE:			
PROJECT NUMBER:	180900		
PROJECT NAME:	AEGIS AT OVERLAKE		

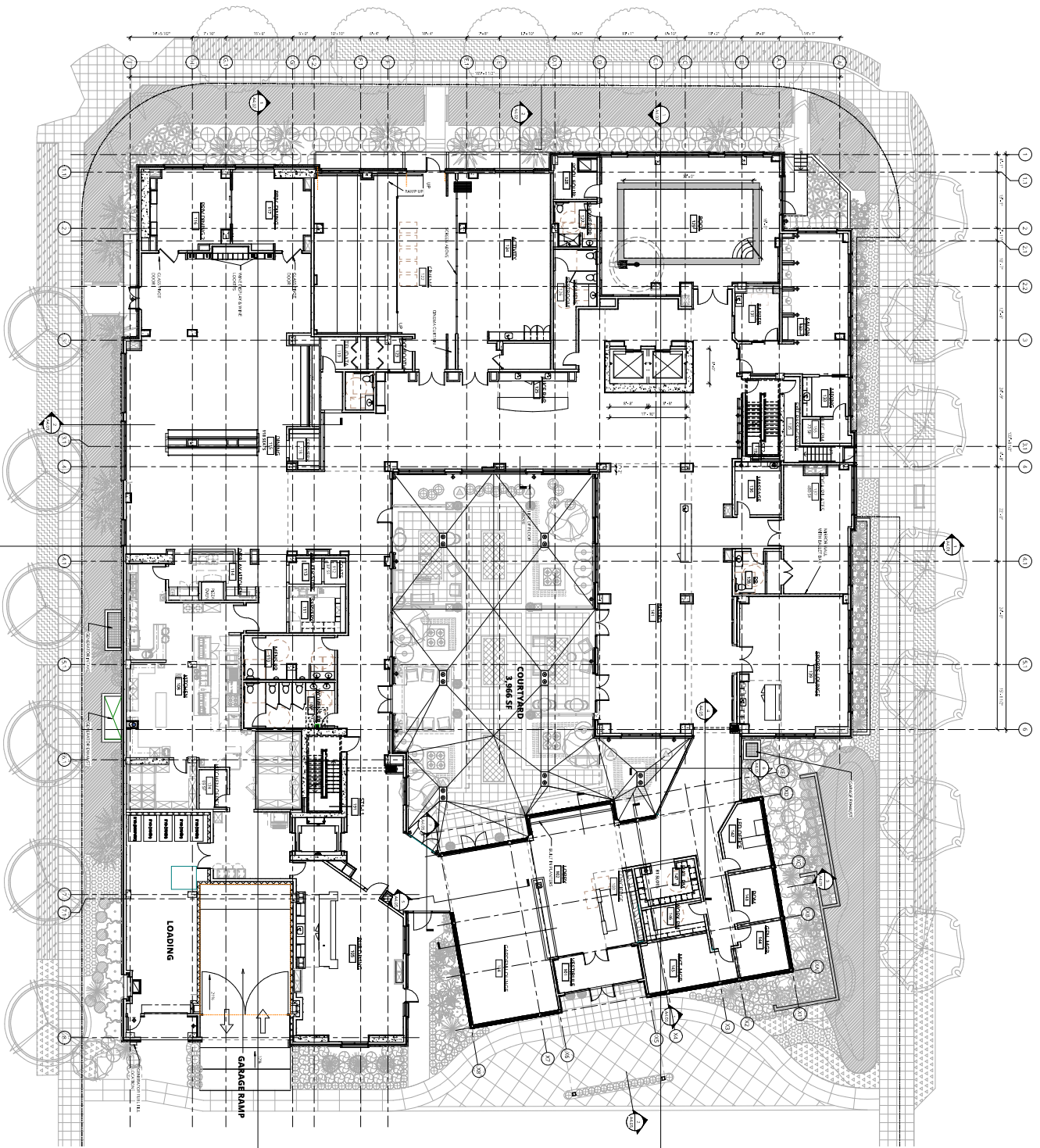
1 LEVEL P1



2 3d Iso - PARKING



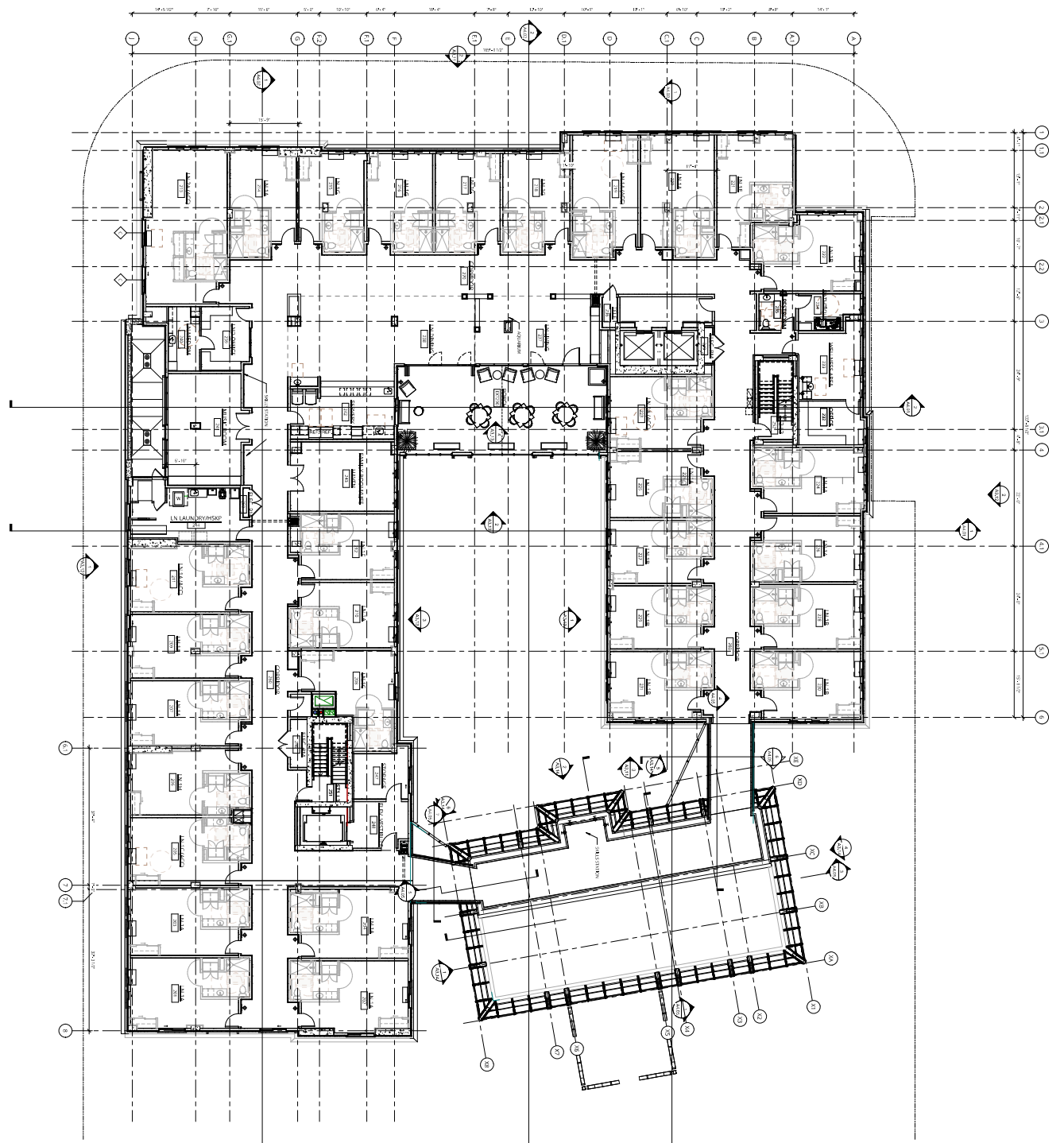
- L1 PARKING (OUTSIDE):**
- ACCESSIBLE STALLS: 1
 - STANDARD STALLS: 10
 - COMPACT STALLS: 3
 - TOTAL OUTSIDE: 14
- P1 PARKING (INSIDE):**
- ACCESSIBLE STALLS: 2
 - STANDARD STALLS: 23
 - COMPACT STALLS: 20
 - TOTAL INSIDE: 45
- TOTAL L1 & P1 STALLS: 59**
- % COMPACT STALLS: 38%**



LEVEL 1



		6550 WASHINGTON AVE, SUITE 100 PORTLAND, OR 97203 503.251.4300 1000 NE 10TH AVE, SUITE 200 SEASIDE, OR 97138 503.754.8600 2000 AVENUE OF THE SCIENCES, SUITE 200 DALLAS, TX 75241
NOT FOR CONSTRUCTION		AEGIS AT OVERLAKE 1835 116TH AVE NE, BELLEVUE, WA 98004 ASC OVERLAKE LLC
DATE: 08/20/2013 TIME: 10:00 AM PROJECT: 1809000 SHEET: A2.02 SCALE: 1/8" = 1'-0"	NO. 11.15.0017 PROJECT NUMBER: 1809000 SHEET NUMBER: A2.02	SYSTEMS ADR CORRECTIONS LEVEL 1 - OVERALL FLOOR PLAN ADR CORRECTIONS



1 LEVEL 2



NOT FOR CONSTRUCTION



5530 WALLINGFORD, SUITE 100
 PORTLAND, OR 97203
 503.251.8300
 1000 NE WASHINGTON ST., SUITE 100
 SEASIDE, OR 97138
 503.738.8000

AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004

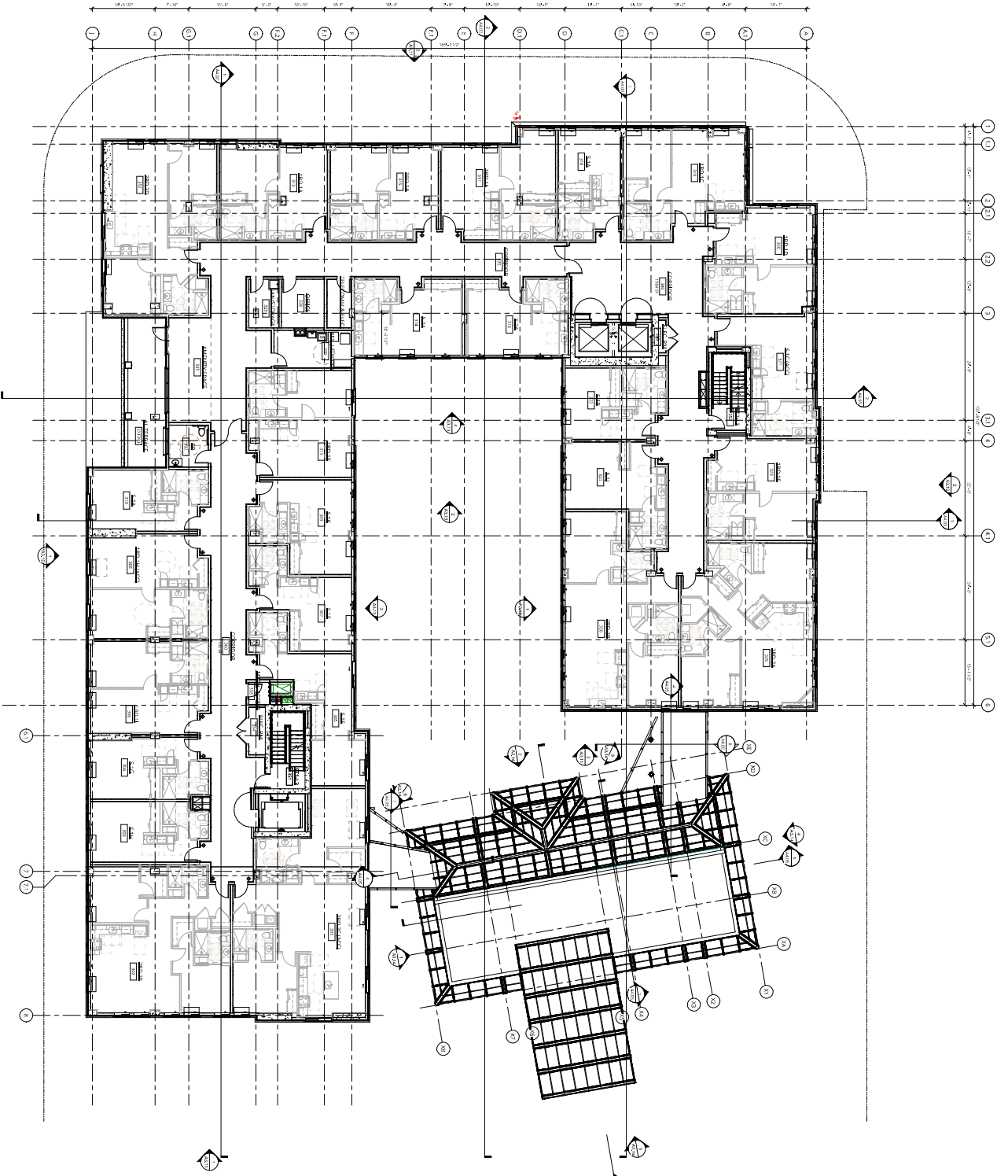
ASC OVERLAKE LLC

NO.	DATE	DESCRIPTION

LEVEL 2 - OVERALL FLOOR PLAN

ADR CORRECTIONS

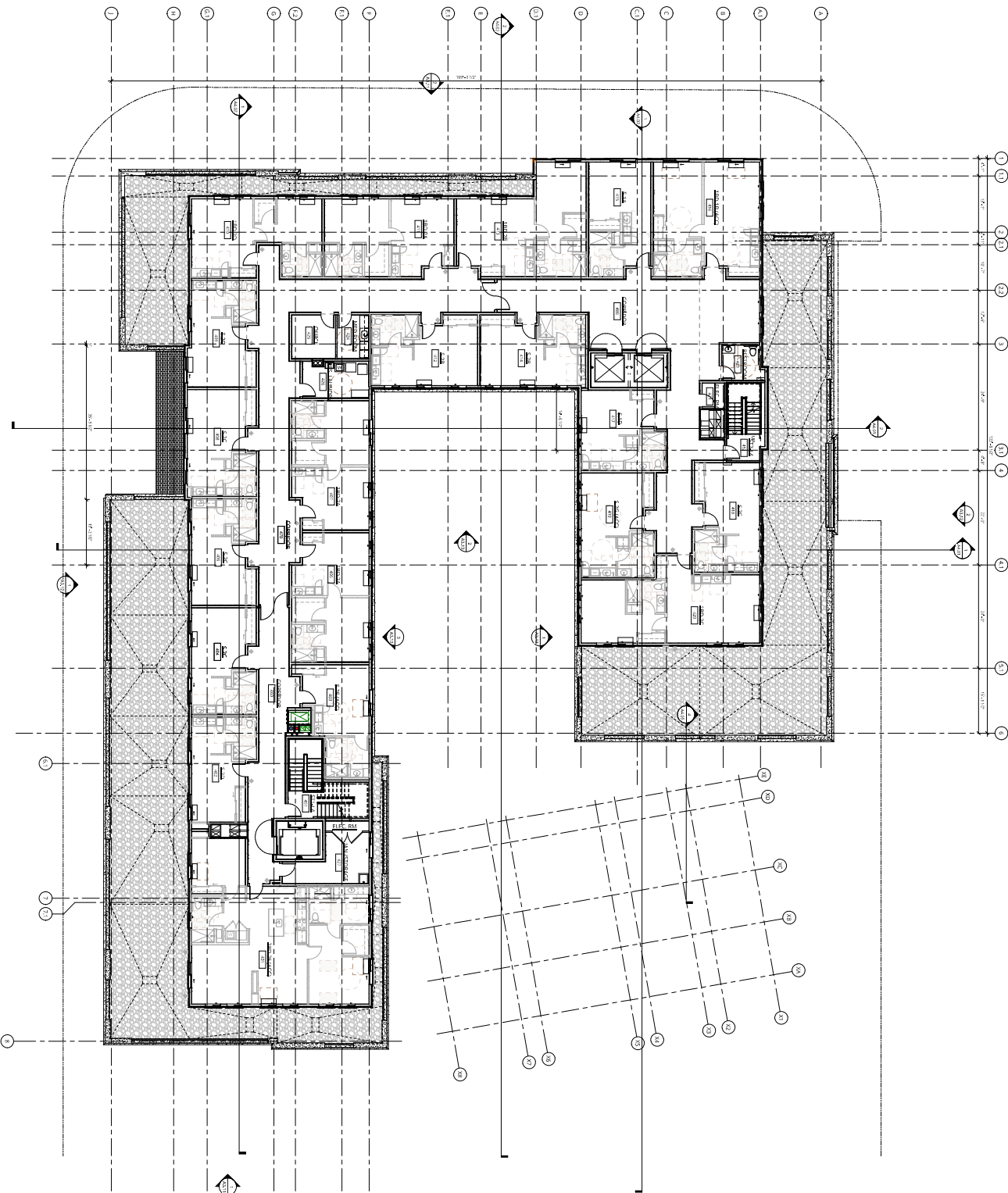
NO. 1152017
 PROJECT NUMBER
 180900
 SHEET NUMBER
 1/8" = 1'-0"
A2.03



LEVEL 3



<p>NOT FOR CONSTRUCTION</p>	<p>ANKROM MOISAN</p>	<p>5030 WASHINGTON AVE, SUITE 100 PORTLAND, OR 97223 503.251.1000 1500 SW 4th, 5th & 6th PORTLAND, OR 97204 2000 NE 12th, 13th & 14th SEASIDE, OR 97138</p>	<p>AEGIS AT OVERLAKE 1835 116TH AVE NE, BELLEVUE, WA 98004</p> <p>ASC OVERLAKE LLC</p>	<p>DATE: 05/20/2017 TIME: 10:00 AM PROJECT: AEGIS AT OVERLAKE SHEET: A2.04</p>	<p>1835 116TH AVE NE, BELLEVUE, WA 98004 1809000 1/8" = 1'-0"</p> <p>A2.04</p>
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LEVEL 4
1/8" = 1'-0"



NOT FOR
CONSTRUCTION



5530 W. MOUNTAINVIEW BLVD., SUITE 100
 PORTLAND, OR 97221
 503.251.4400
 15015 NE 46th Street, Suite 200
 Bellevue, WA 98006
 200.844.1100
 ANKRUM MOISAN ARCHITECTS, P.C.

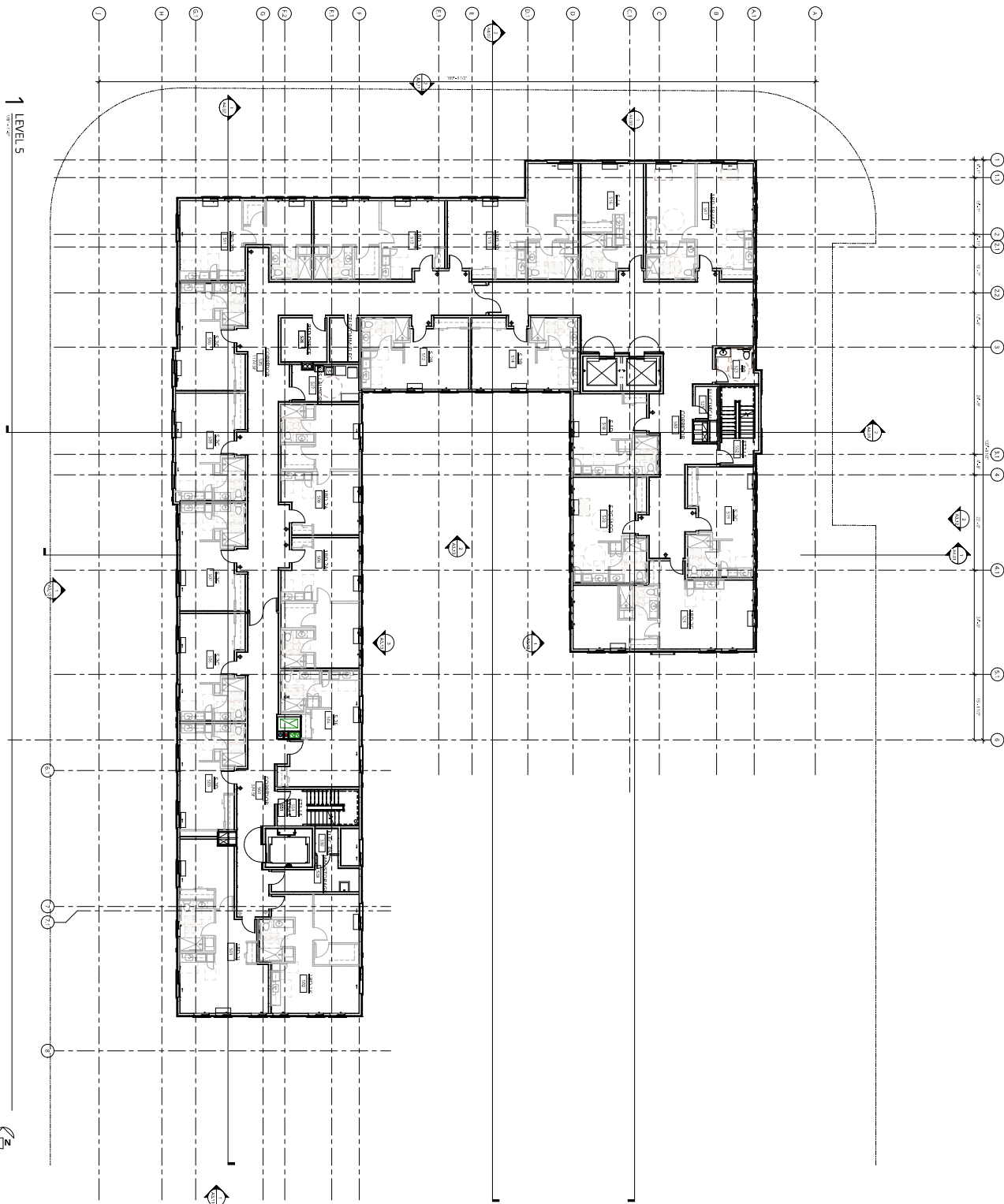
AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004
 ASC OVERLAKE LLC

NO.	DATE	DESCRIPTION

LEVEL 4 - OVERALL
 FLOOR PLAN

ADR CORRECTIONS

NO. 11/15/2017
 PROJECT NUMBER
 180900
 SHEET NUMBER
 A2.05
 1/8" = 1'-0"



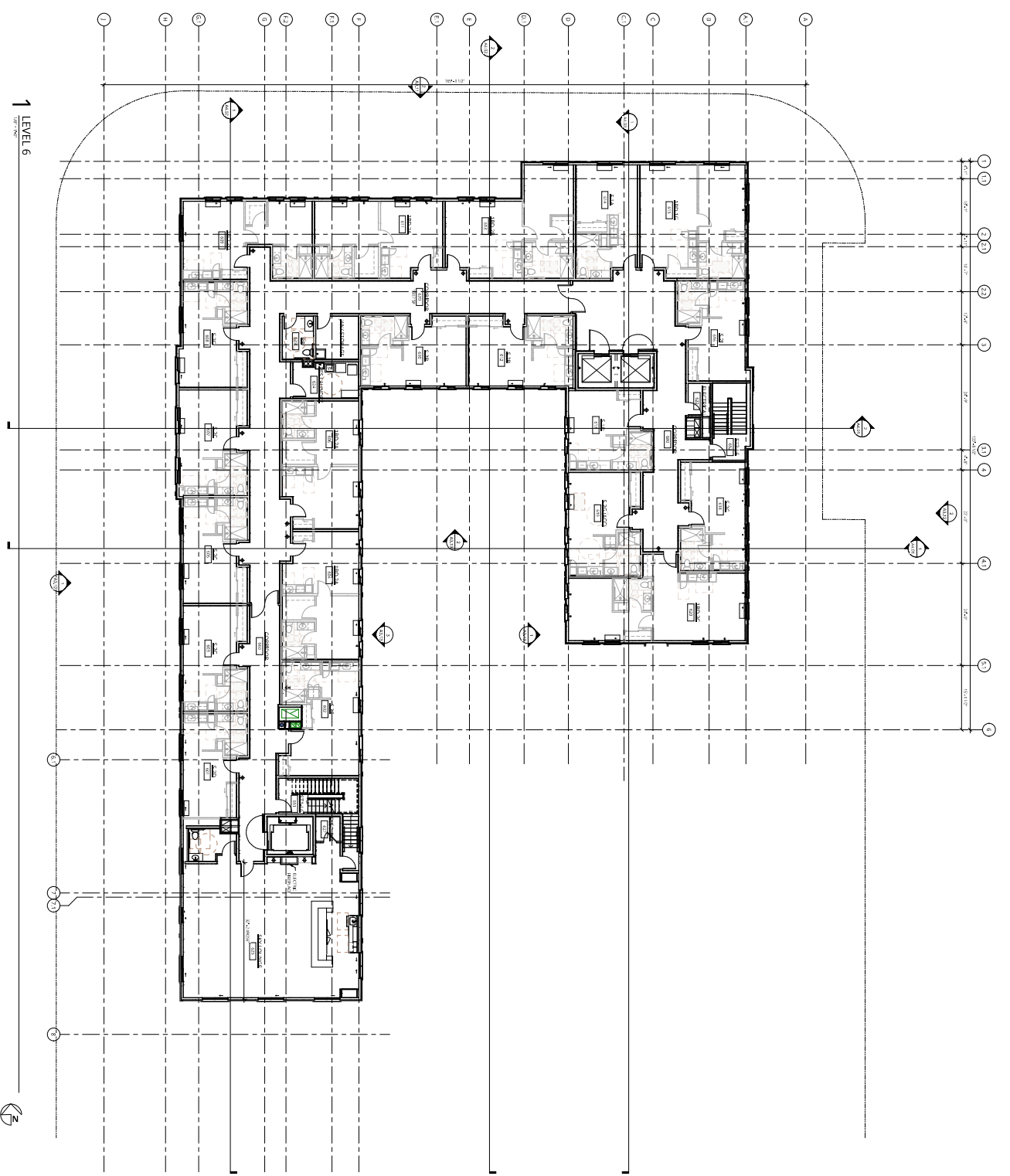
1 LEVEL 5
1/8" = 1'-0"



1 11'-0" 2 11'-0" 3 11'-0" 4 11'-0" 5 11'-0" 6 11'-0" 7 11'-0" 8 11'-0"

NOT FOR CONSTRUCTION  ANKROM MOISEN <small>5530 W. MOUNTAIN VIEW BLVD., SUITE 100 PORTLAND, OR 97221 503.251.4300 1000 NE Oregon Street Portland, OR 97232 503.251.4300</small>	
AEGIS AT OVERLAKE 1835 116TH AVE NE, BELLEVUE, WA 98004 ASC OVERLAKE LLC	
PROJECT NO: 152017 PROJECT NAME: 189900 DATE: 11/15/17 SCALE: 1/8" = 1'-0"	SHEET NO: A2.06 TOTAL SHEETS: 10 DESIGNER: ANKROM MOISEN
LEVEL 5 - OVERALL FLOOR PLAN ADR CORRECTIONS	

LEVEL 6
1/8" = 1'-0"



NOT FOR CONSTRUCTION



5050 W. MAINTENANCE AVE., SUITE 100
 PORTLAND, OR 97219
 503.253.1234
 1505 1ST AVE., SUITE 300
 SEASIDE, WA 98148
 206.734.1100
 WWW.ANKRUMMOISAN.COM

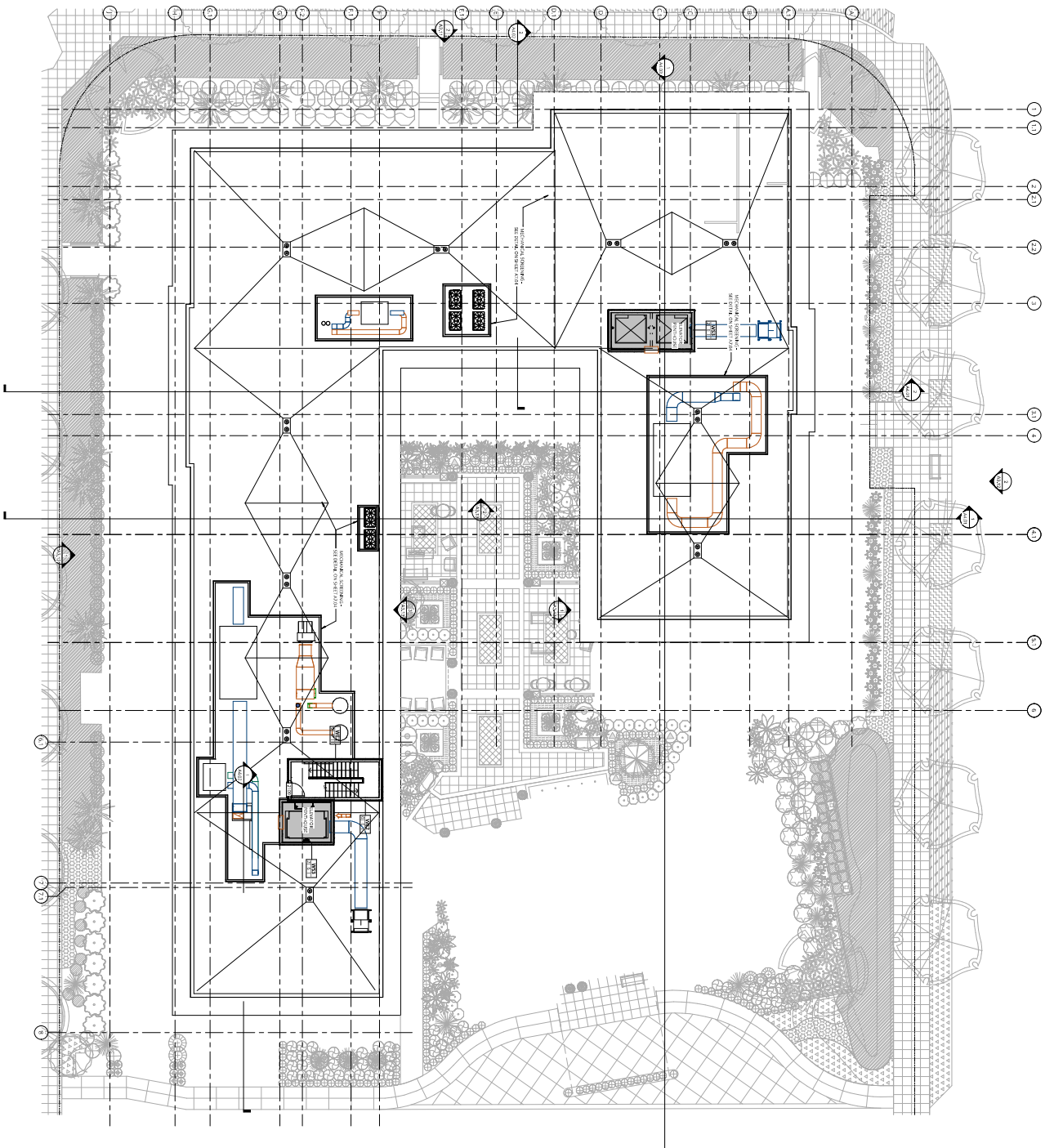
AEGIS AT OVERLAKE

1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

DATE:	NOV 11 2017
PROJECT:	AEGIS AT OVERLAKE
NO.:	180900
SCALE:	1/8" = 1'-0"
NO.:	A2.07
DATE:	NOV 11 2017
PROJECT:	AEGIS AT OVERLAKE
NO.:	180900
SCALE:	1/8" = 1'-0"
NO.:	A2.07

1 ROOF



NOT FOR
CONSTRUCTION



5250 WASHINGTON AVE., SUITE 100
 BELLEVUE, WA 98003
 (206) 762-3333
 WWW.ANKHORNMOISER.COM

AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

OVERALL ROOF PLAN

ADR CORRECTIONS

DATE: 11/15/2017
 PROJECT NUMBER: 180900
 SCALE: 1/8" = 1'-0"
A2.08

EXTERIOR MATERIAL NARRATIVE

DELEGATED DESIGN CUSTOM ALUMINUM FRAME GLAZING SYSTEM AT GREENHOUSE. GREEN COLOR FOR ARCHITECT FRAME AS SELECTED BY GLAZING VARIES IN TRANSPARENCY AS DETERMINED BY USES WITHIN.



2 PARTIAL VIEW OF LEVEL BOX ENTRY



1 PARTIAL VIEW OF MAIN BUILDING (NORTHEAST CORNER)

GRC BALUSTRADE AND TRIM

DARK BRONZE ARCHITECTURAL EXTERIOR LIGHTING

CAST-IN-PLACE CONCRETE SITE WALL

CORNICE, DENTILS, BANDING, OTHER ARCHITECTURAL DETAILS IN PRE-CASTERS APPROXIMATELY WITH SMOOTH CAST STONE FINISH TEXTURE

DARK BRONZE VINYL RESIDENTIAL WINDOW

BRS/ ACRYLIC PLASTER TEXTURE

DECORATIVE DARK BRONZE METAL PANEL, SOME PANELS CONCRETE PLAC UNITS.

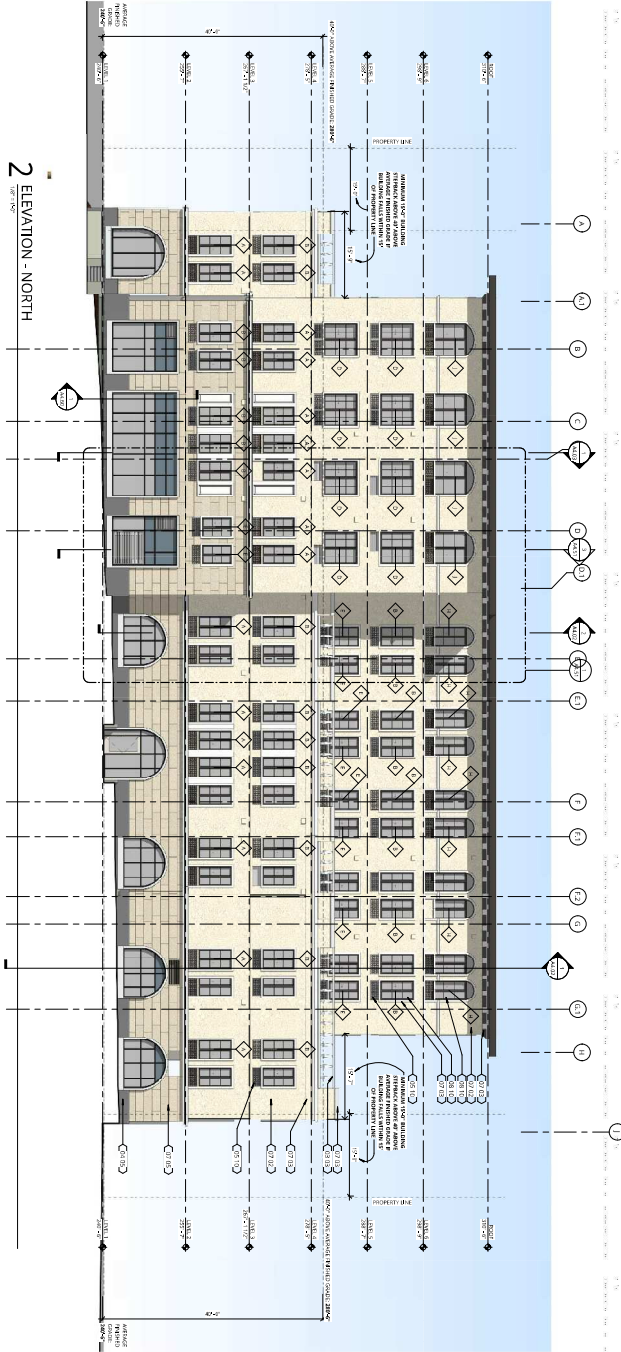
BRS WITH CAST FINISH SCORED WITH LARGE FORMAL BLOCK PATTERN

BRS WITH CAST FINISH SCORED WITH LARGE FORMAL BLOCK PATTERN

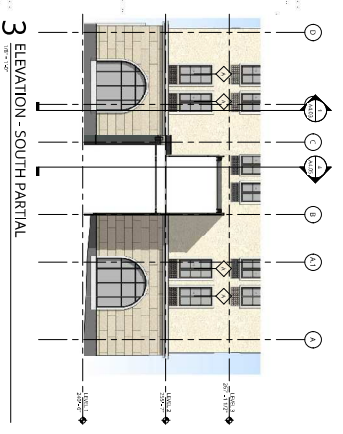
ALUMINUM-FRAMED STOREFRONTS (DARK BRONZE MILLION WITH CLEAR/LOW-E GLASS)

CAST-IN-PLACE CONCRETE AT BASE

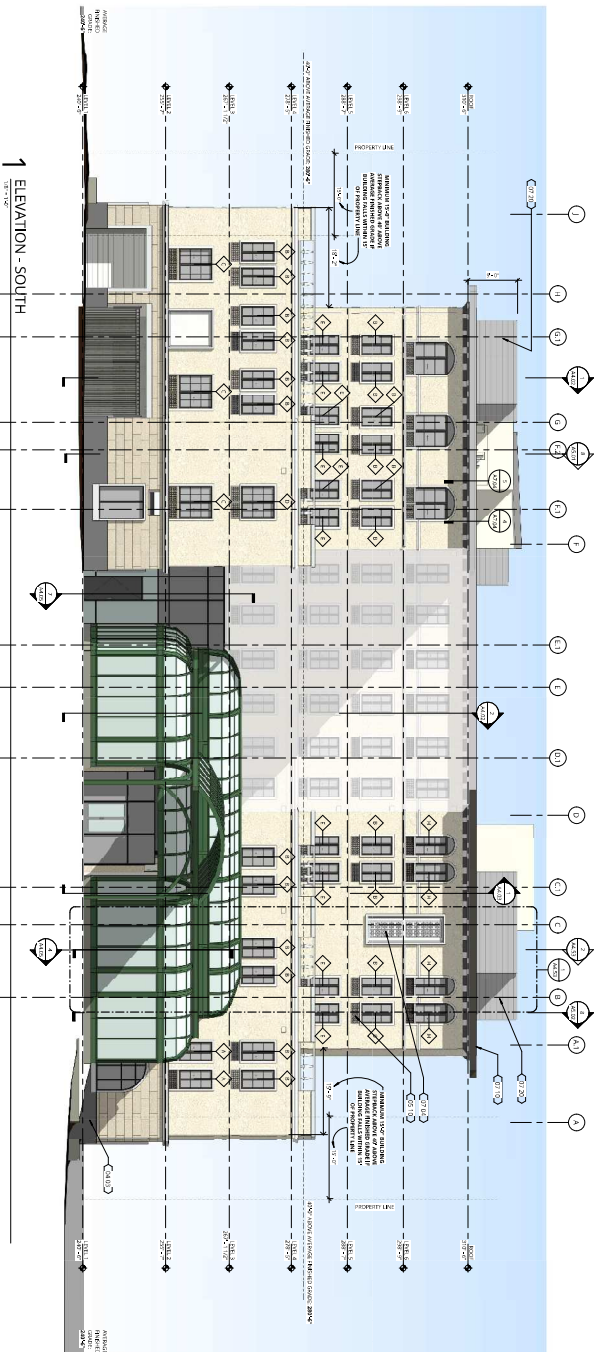
NO.	DESCRIPTION
1	FOUNDATION
2	FIRST FLOOR
3	SECOND FLOOR
4	THIRD FLOOR
5	FOURTH FLOOR
6	FIFTH FLOOR
7	SIXTH FLOOR
8	SEVENTH FLOOR
9	EIGHTH FLOOR
10	NINTH FLOOR
11	TENTH FLOOR
12	ROOF



2 ELEVATION - NORTH



3 ELEVATION - SOUTH PARTIAL



1 ELEVATION - SOUTH

NOT FOR CONSTRUCTION



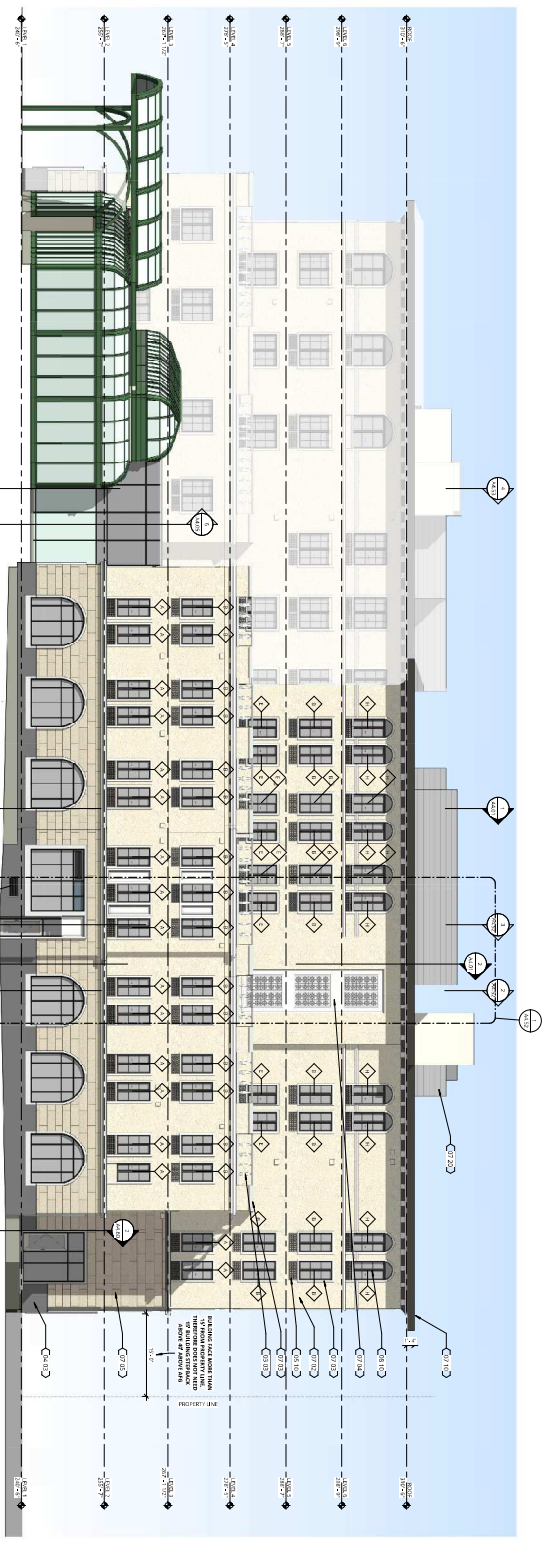
5030 WASHINGTON AVE. #200
 PORTLAND, OR 97203
 503.251.1234
 503.251.1235
 503.251.1236

AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004

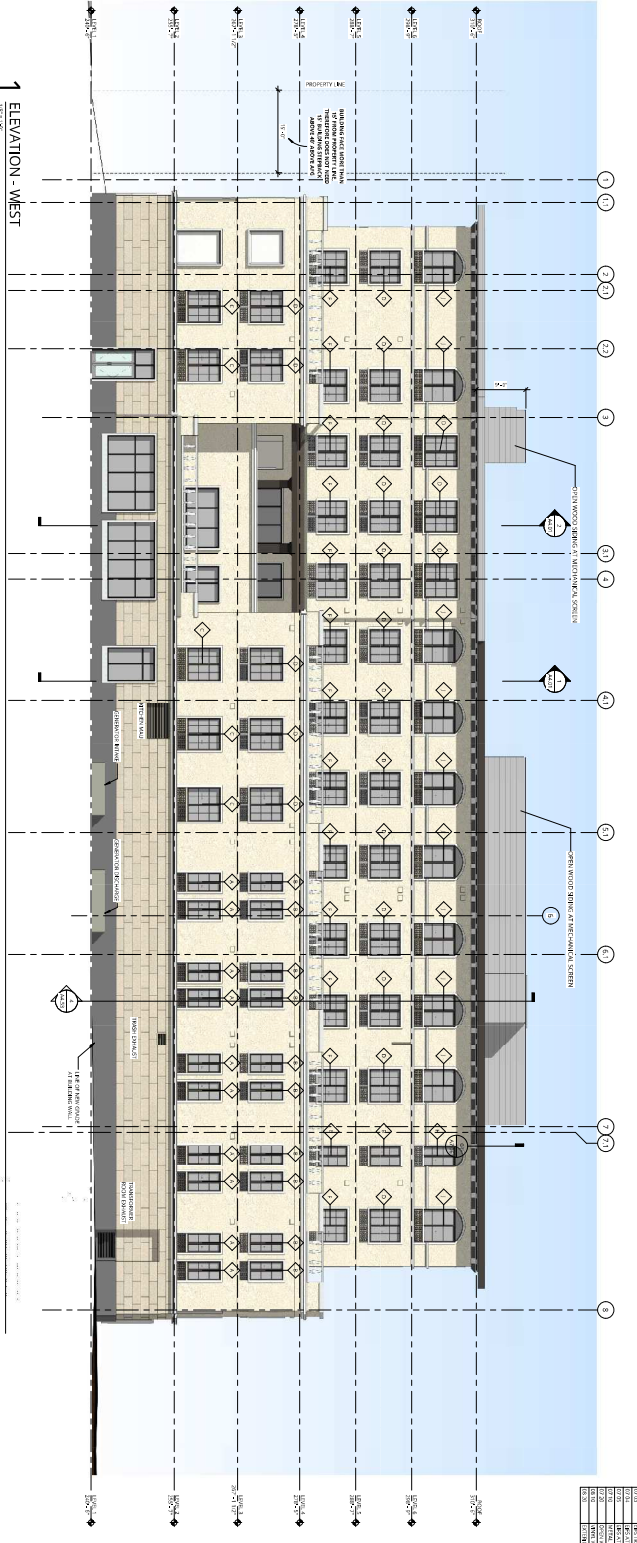
ASC OVERLAKE LLC

BUILDING ELEVATIONS
 - NORTH/SOUTH
 ADR CORRECTIONS

DATE: 11/15/2017
 PROJECT NUMBER: 180900
 SCALE: 1/8" = 1'-0"
A3.11



2 ELEVATION - EAST



1 ELEVATION - WEST

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/11/2017
2	REVISED PER COMMENTS	10/11/2017
3	REVISED PER COMMENTS	10/11/2017
4	REVISED PER COMMENTS	10/11/2017
5	REVISED PER COMMENTS	10/11/2017
6	REVISED PER COMMENTS	10/11/2017
7	REVISED PER COMMENTS	10/11/2017
8	REVISED PER COMMENTS	10/11/2017
9	REVISED PER COMMENTS	10/11/2017
10	REVISED PER COMMENTS	10/11/2017

AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004
 ASC OVERLAKE LLC

NOT FOR CONSTRUCTION

ANKROM MOISAN
 1500 1ST AVENUE, SUITE 2000
 SEATTLE, WA 98101
 TEL: 206.461.1000
 WWW.ANKROMMOISAN.COM

PROJECT: AEGIS AT OVERLAKE
 SHEET: BUILDING ELEVATIONS - EAST/WEST
 DATE: 10/11/2017
 SCALE: 1/8" = 1'-0"

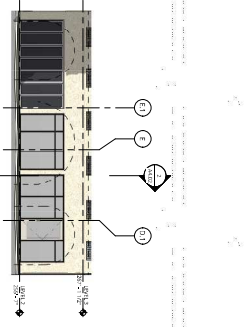
ADR CORRECTIONS

NO.	REVISION	DATE
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2	REVISED PER COMMENTS	10/11/2017
3	REVISED PER COMMENTS	10/11/2017
4	REVISED PER COMMENTS	10/11/2017
5	REVISED PER COMMENTS	10/11/2017
6	REVISED PER COMMENTS	10/11/2017
7	REVISED PER COMMENTS	10/11/2017
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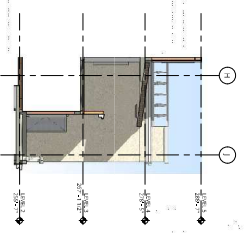
10/11/2017 3:28:14 PM

NO.	DESCRIPTION	DATE
001	ISSUED FOR PERMITS	11/15/2024
002	ISSUED FOR CONSTRUCTION	11/15/2024
003	ISSUED FOR CONSTRUCTION	11/15/2024
004	ISSUED FOR CONSTRUCTION	11/15/2024
005	ISSUED FOR CONSTRUCTION	11/15/2024
006	ISSUED FOR CONSTRUCTION	11/15/2024
007	ISSUED FOR CONSTRUCTION	11/15/2024
008	ISSUED FOR CONSTRUCTION	11/15/2024
009	ISSUED FOR CONSTRUCTION	11/15/2024
010	ISSUED FOR CONSTRUCTION	11/15/2024

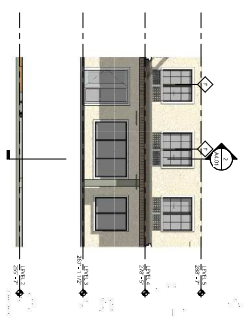
4 PORCH TERRACE - LOOKING NORTH



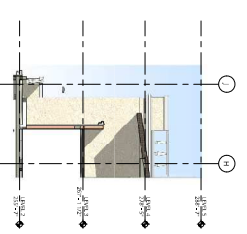
5 ASSISTED LIVING TERRACE - LOOKING SOUTH



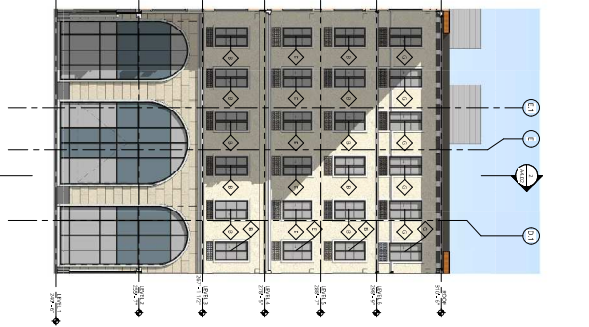
6 ASSISTED LIVING TERRACE - LOOKING WEST



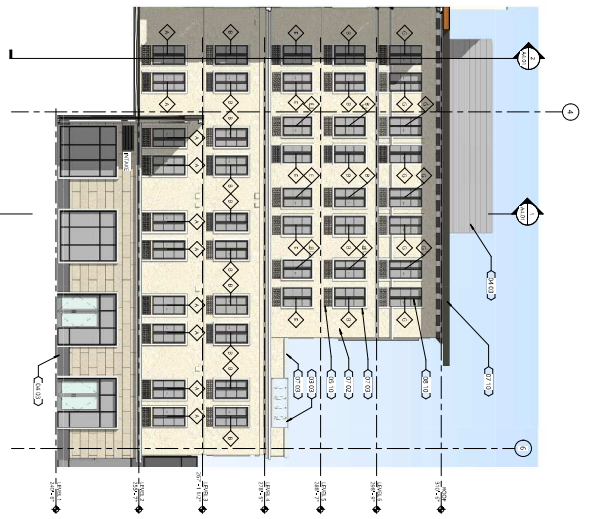
7 ASSISTED LIVING TERRACE - LOOKING NORTH



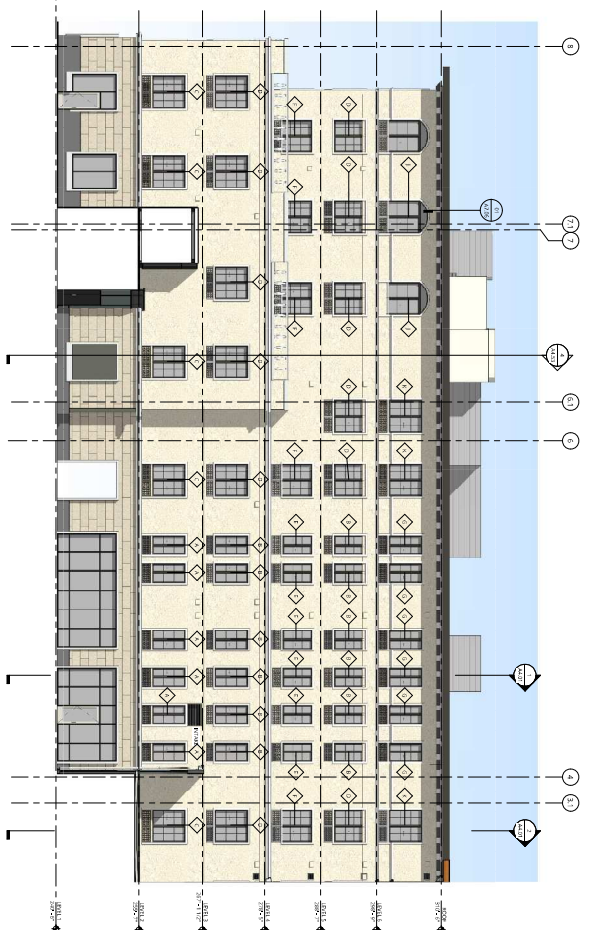
2 COURTYARD - LOOKING NORTH



1 COURTYARD - LOOKING EAST



3 COURTYARD - LOOKING WEST



AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004

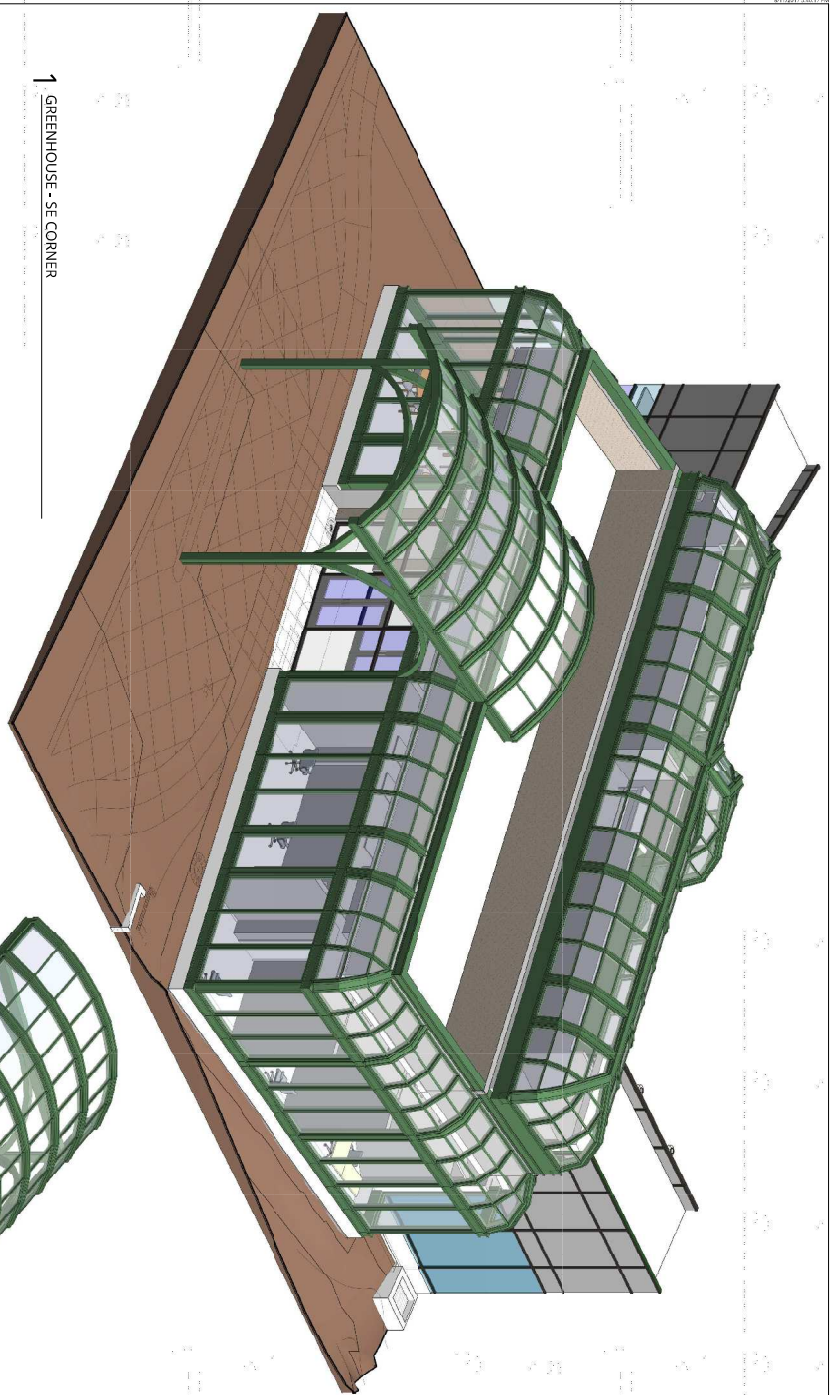
ASC OVERLAKE LLC

BUILDING ELEVATIONS
 - COURTYARD &
 TERRACES
 ADR CORRECTIONS

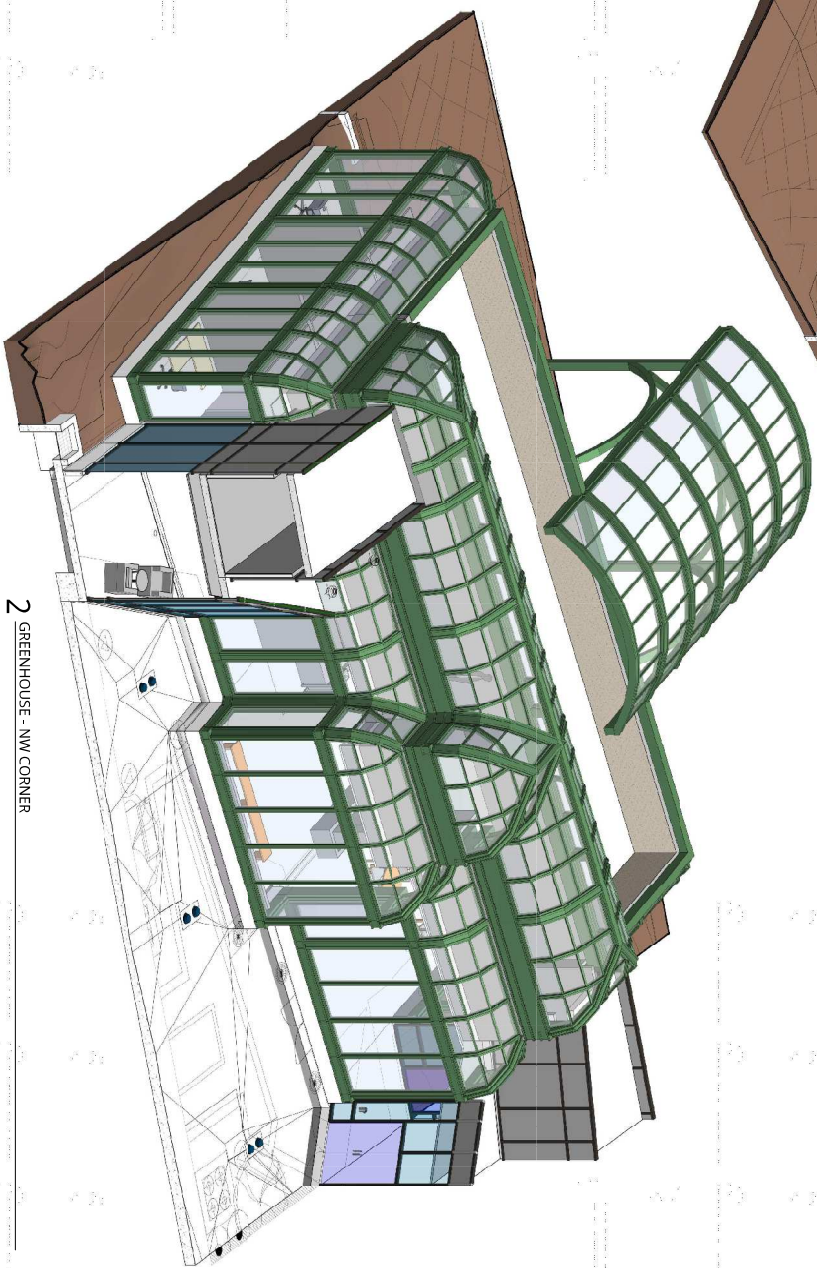
NOV 11 15:00:17
 180000
 1/8" = 1'-0"

A3.13

1 GREENHOUSE - SE CORNER



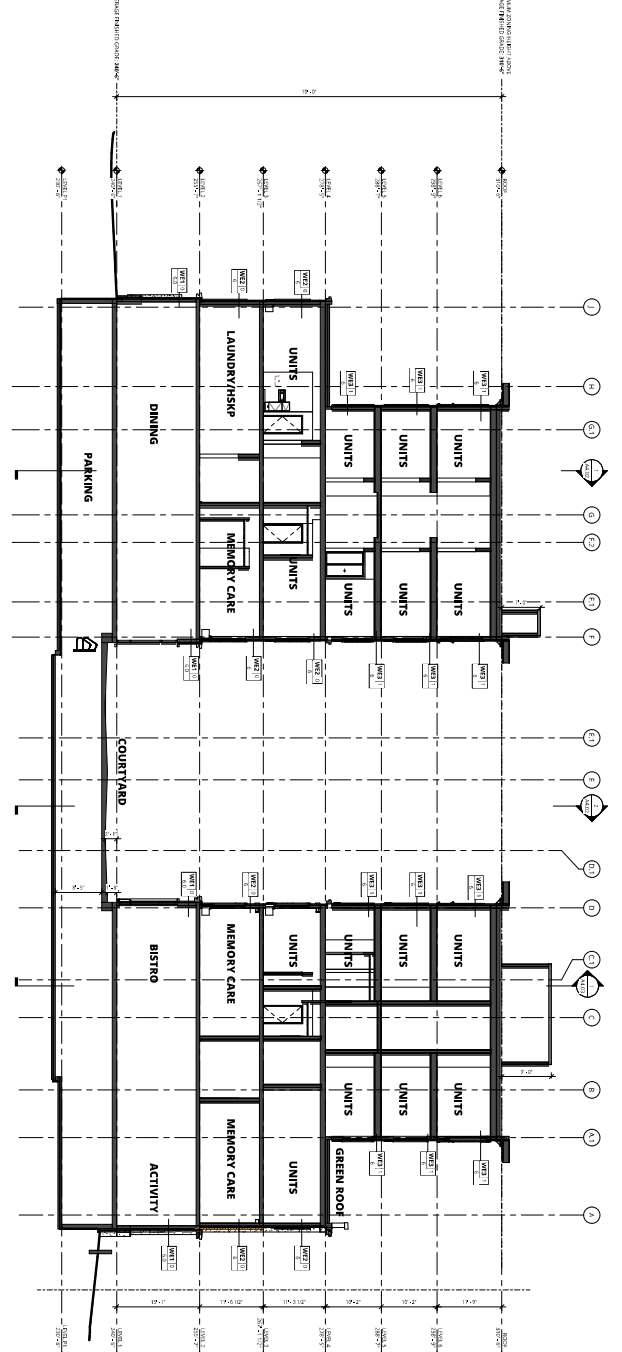
2 GREENHOUSE - NW CORNER



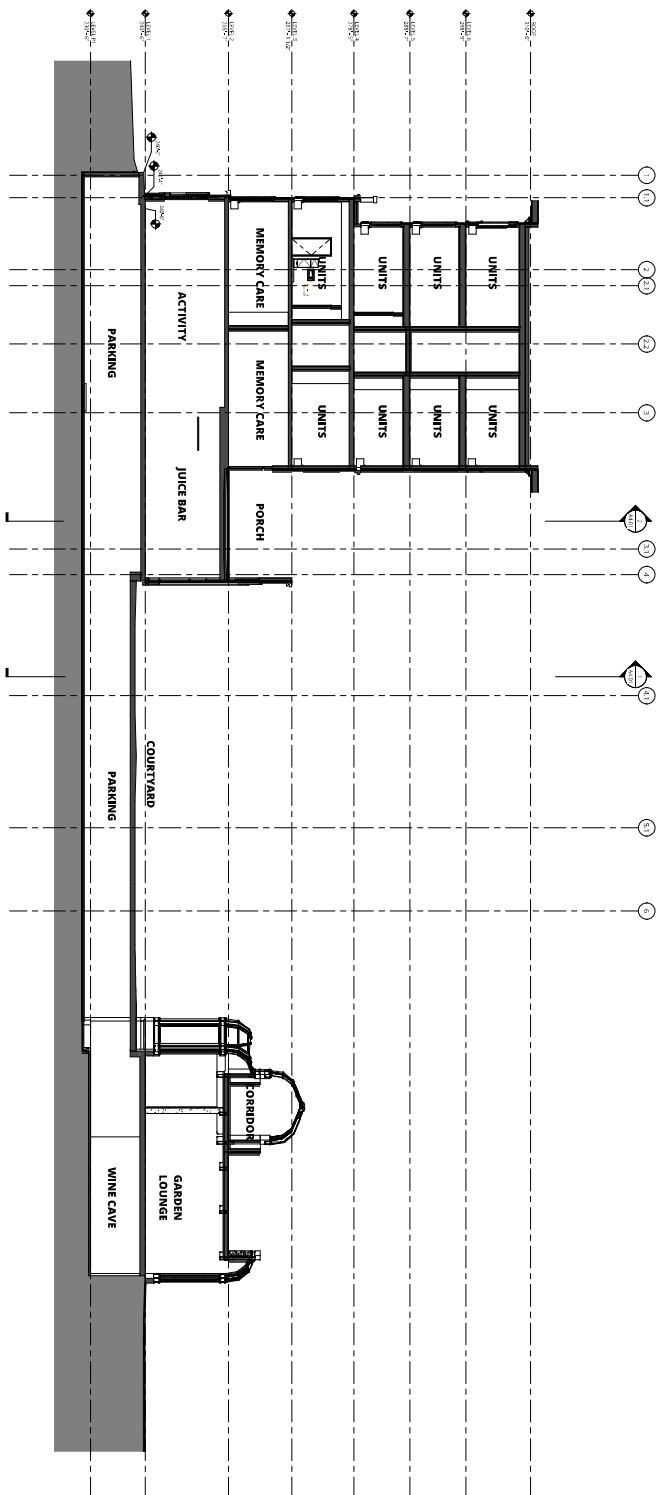
DATE	2/15/2017
SCALE	AS SHOWN
PROJECT	ADR CORRECTIONS
NO.	180900
BY	AS
CHECKED	AS
APPROVED	AS



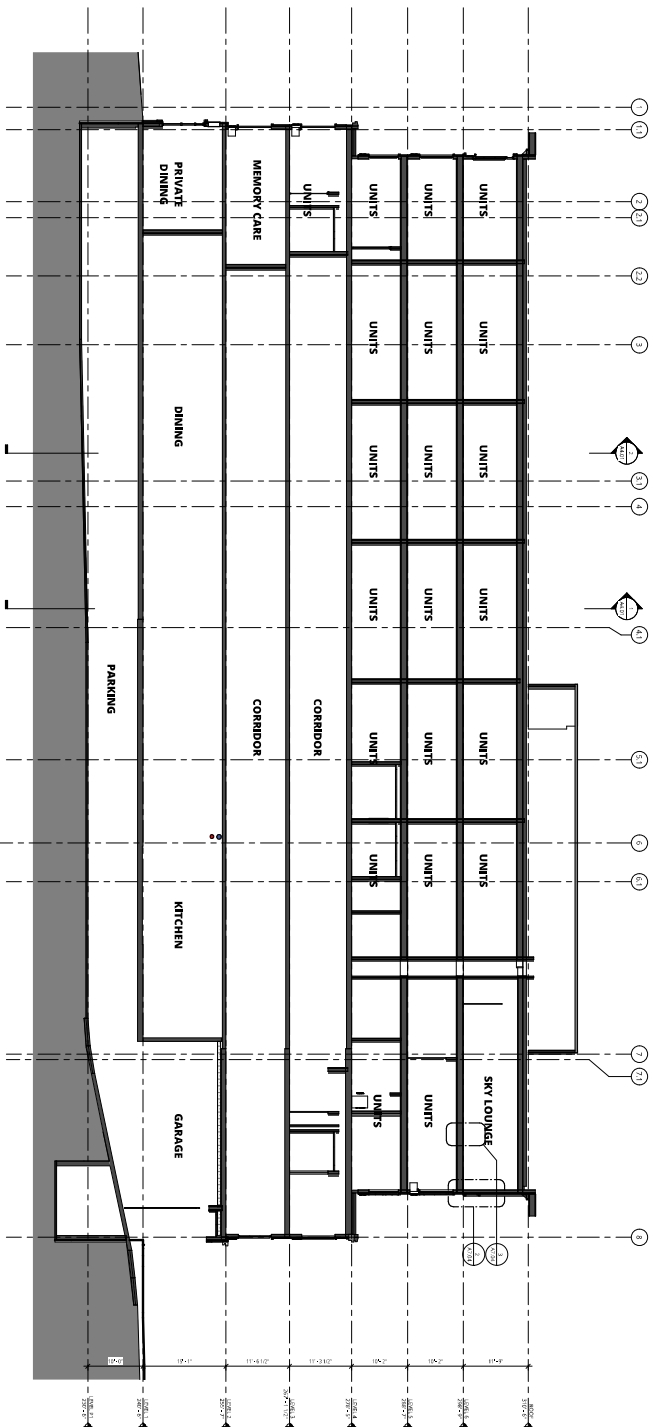
2 EAST-WEST BUILDING SECTION - THROUGH DECK



1 EAST-WEST BUILDING SECTION - THROUGH COURTYARD



2 NORTH-SOUTH BUILDING SECTION THROUGH NORTH BAR



1 NORTH-SOUTH BUILDING SECTION THROUGH WEST QUAD

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5530 WASHINGTON AVE, SUITE 100
PORTLAND, OR 97203
503.253.4600
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AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004
ASC OVERLAKE LLC

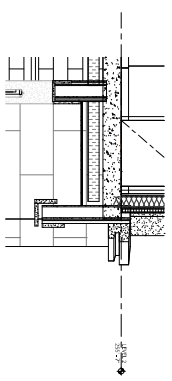
DATE	DESCRIPTION
11/15/2017	ISSUED FOR PERMIT
10/10/2017	ISSUED FOR PERMIT
08/15/2017	ISSUED FOR PERMIT

BUILDING SECTIONS

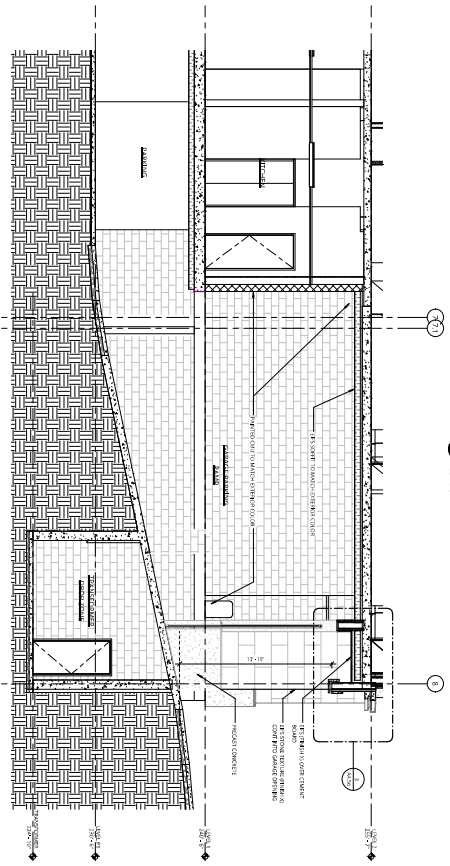
ADR CORRECTIONS

NO. 1152017
180900
1/8" = 1'-0"

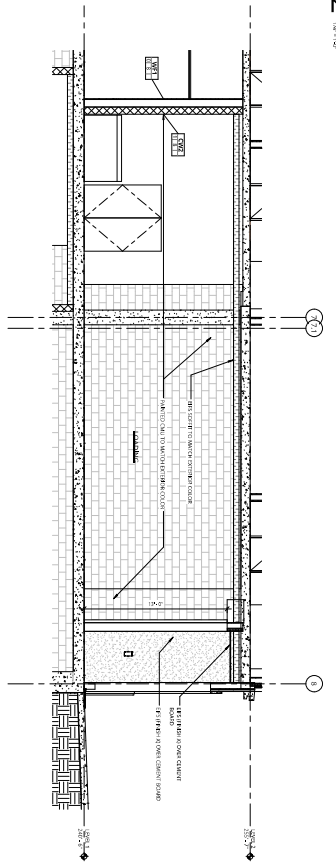
A4.02



3 SOFHT AT GARAGE, TYP



2 RAMP SECTION



1 LOADING DOCK SECTION

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ANKROM MOISAN
 6500 WASHINGTON AVE, SUITE 100
 PORTLAND, OR 97203
 503.251.1000
 1500 NE 44TH AVE, SUITE 300
 BELLEVUE, WA 98004
 200.835.1000
 200.835.1000

AEGIS AT OVERLAKE
 1835 116TH AVE NE, BELLEVUE, WA 98004

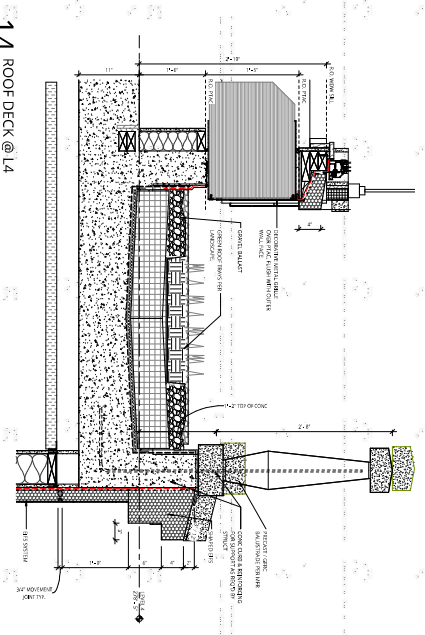
ASC OVERLAKE LLC

NO.	DATE	DESCRIPTION
1	11/15/17	ISSUED FOR PERMIT
2	01/11/18	ISSUED FOR CONSTRUCTION

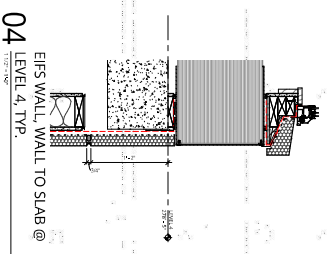
LOADING & GARAGE WALL SECTION

ADR CORRECTIONS

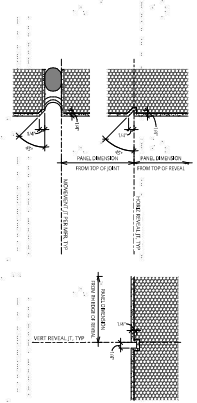
DATE: 11/15/2017
 PROJECT NUMBER: 160900
 DRAWING NUMBER: A4.56
 As Indicated



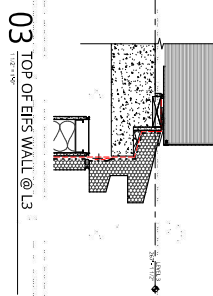
14 ROOF DECK @ L4



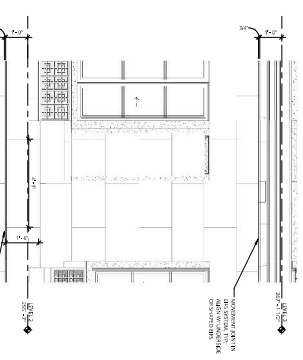
04 EIFS WALL TO SLAB @ LEVEL 4, TYP.



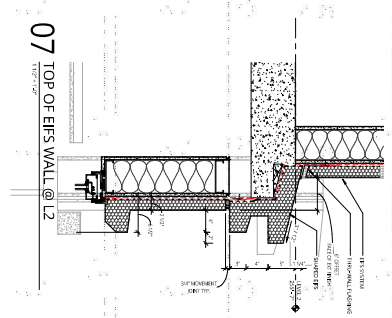
13 EIFS TEXTURE REVEAL, TYP.



03 TOP OF EIFS WALL @ L3



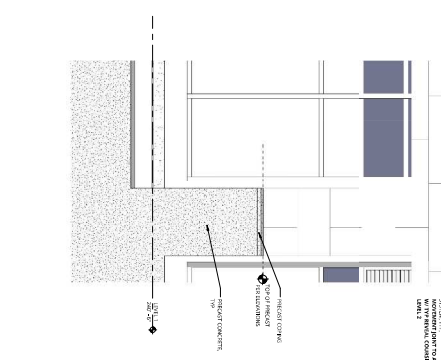
11 TYP TEXTURED EIFS MODULE



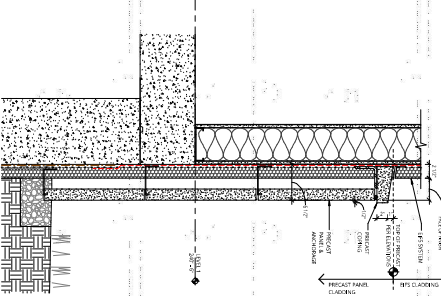
07 TOP OF EIFS WALL @ L2



02 EIFS MOVEMENT JOINT AT SLAB, TYP.



06 PRECAST WALL, WINDOW SILL @ L1



01 TOP OF PRECAST BASE

AEGIS AT OVERLAKE
1835 116TH AVE NE, BELLEVUE, WA 98004

ASC OVERLAKE LLC

NO.	DATE	DESCRIPTION
1	11/15/2017	ISSUED FOR PERMIT
2	01/11/2018	ISSUED FOR CONSTRUCTION
3	01/11/2018	ISSUED FOR CONSTRUCTION
4	01/11/2018	ISSUED FOR CONSTRUCTION
5	01/11/2018	ISSUED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/15/2017	ISSUED FOR PERMIT
2	01/11/2018	ISSUED FOR CONSTRUCTION
3	01/11/2018	ISSUED FOR CONSTRUCTION
4	01/11/2018	ISSUED FOR CONSTRUCTION
5	01/11/2018	ISSUED FOR CONSTRUCTION

EXTERIOR BUILDING - SECTION DETAILS - CONCRETE LEVELS - ADR CORRECTIONS

NO. 11/15/2017

180900

As Indicated

A7.02

