

Instructions

Disclaimer: The following information is not an exhaustive list and may be modified by staff at any time. This document is intended only as a guide. Please consult with City of Redmond staff if further instruction and/or clarification is necessary.

- | | |
|--------------------------|---|
| <input type="checkbox"/> | All plans must be submitted in a searchable PDF format (non-scanned). |
| <input type="checkbox"/> | The plans shall be drawn to an engineering scale of 1" = 20'. |
| <input type="checkbox"/> | The Cover Sheet shall be prepared by a professional licensed in the State of Washington. |
| <input type="checkbox"/> | Contact information including name, address, phone number and e-mail address of the applicant, owner, developer, building, surveyor, engineer(s), architect, landscape architect, arborist and any other professionals involved in the creation of the plans shall be shown on each applicable plan sheet with contact information for all parties provided on the cover sheet. |

Standard Information

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Legal description of the subject property: The legal description must match the plat certificate or title report provided as part of the application. |
| <input type="checkbox"/> | Construction type: Proposed UBC or IBC Construction type. |
| <input type="checkbox"/> | Site size: Gross and net (square feet and acres). |
| <input type="checkbox"/> | Net buildable area |
| <input type="checkbox"/> | Dwelling units allowed and proposed (residential): Note any existing dwelling units. |
| <input type="checkbox"/> | Gross floor area allowed and proposed (non-residential): Note any existing floor area. |
| <input type="checkbox"/> | Open Space/landscaping required and provided: Note any existing open space or landscaping. |
| <input type="checkbox"/> | Impervious surface allowed and proposed (square feet and acres): Note any existing impervious surface. |
| <input type="checkbox"/> | Parking required and provided: Note any existing parking. |
| <input type="checkbox"/> | Building height allowed and proposed: Note height of any existing building. |
| <input type="checkbox"/> | Sheet index: For the plan set. |
| <input type="checkbox"/> | Vicinity map: Relating the proposed development to existing streets, other developments and significant land features within 1/4 mile of the subject property. |
| <input type="checkbox"/> | Project summary tables (See Appendix A, Sample Tables): Demonstrating required standards for net buildable area, setbacks, lot coverage, impervious surface, building height, open space, trees, and any other applicable site development standard indicating the required standard for the zone and the development's proposal for that standard. If the proposed development does not meet the standard, indicate what alternative methods are being utilized (TDR, GBP, Administrative Design Flexibility, Alternative Minimum Parking Standard Request etc.) |

FAR

Existing		Proposed FAR		Maximum FAR (Code Citation)
Gross Site Area (SF)		Gross Site Area (SF)		
Gross Floor Area (SF)		Gross Floor Area (SF)		
Existing FAR		Proposed FAR		

Multi-Parcel FAR

Existing		Proposed FAR		Maximum FAR (Code Citation and show calculations)
Gross Site Area (SF)		Gross Site Area (SF)		
Building A		Building A		
Building B		Building B		
...		...		
Total Gross Site Area		Total Gross Site Area		
Gross Floor Area (SF)		Gross Floor Area (SF)		
Building A		Building A		
Building B		Building B		
...		...		
Total Gross Floor Area (FS)		Total Gross Floor Area (SF)		
Existing FAR		Proposed FAR		

Height

Height	
Elevation A	
Elevation B	
Elevation C	
Elevation D	
Total	
Average Grade	
Proposed Maximum Height	
Maximum Height (Code Citation)	

Development Standards (Zone – RZC XX.XX.XXX)

	Required	Proposed
Setbacks		
Landscape		
Impervious Area		
Height		
FAR		
Parking		
Etc...		

Minimum Average Lot Size

Lot #	Lot Size (sf)
1	
2	
3	
4	
Total	

Open Space – Lot-by-lot

Lot #	Lot Size (sf)	Proposed Open Space (sf)	% lot area
1			
2			
3			
Total			

Gross Site Area

Tract #	Area (sf)	% of total site area
Total		

Open Space Calculation

Total Site Area		
Total Lot Area		
10% (provide sf) of (provide total lot area sf) Lot-by-lot Open Space Required per (Cite Code section)		
20% (provide sf) of (provide total site area sf) Development Wide Open Space Required per (Cite Code section)		
Open Space Type	Square Footage	%total site area
Lot-by-Lot Open Space		
Development-Wide Open Space		
Total Open Space Provided		

Impervious Surface Area

Existing		Proposed Impervious surface		Total Site Area	Maximum Impervious surface (Code Citation)
Impervious surface Area (SF)		Impervious surface Area (SF)			
Impervious Surface %		Impervious Surface %			

Bicycle Parking

Existing GFA	Existing Land Use	Existing Bicycle Parking	Required Bicycle Parking (Cite code)
Proposed (total) GFA	Proposed Land Use	Proposed Bicycle Parking	Required Bicycle Parking (Cite code)

Green Building Incentives (RZC 21.76.040.B)

#	Incentive	Points
	...	
	Total	

Green Building Techniques (RZC 21.67.040)

#	Technique	Proposed (explain how technique is achieved/show calculations—include units)	Points	Page # (to verify)
	...			
	Total			

Eco Score

#	Technique	Proposed (explain how technique is achieved/show calculations—include units)	Points	Page # (to verify)
	...			
	Total			