ATTACHMENT N

HOPELINK REDMOND INTEGRATED SERVICE CENTER

15511 NE 90TH STREET REDMOND, WASHINGTON

SCALE: NOT TO SCALE

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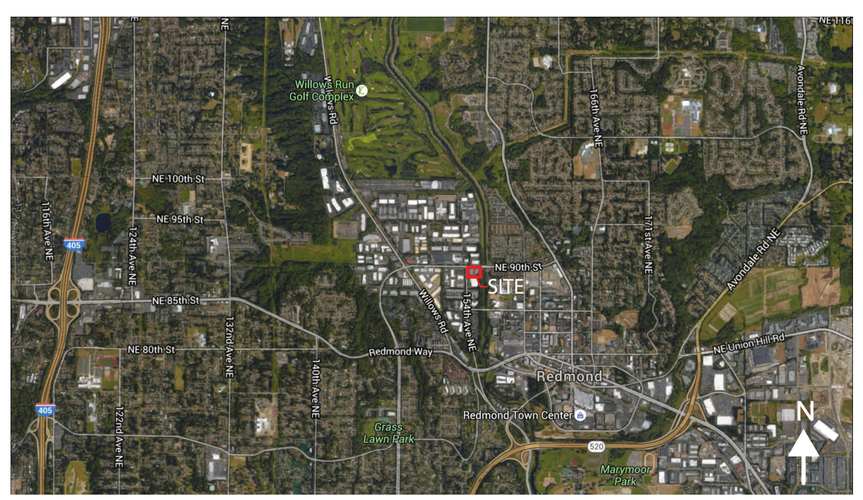

SCALE: NOT TO SCALE

LOCATION PLAN

SCALE: NOT TO SCALE

PROJECT TEAM

OWNER:
HOPELINK
10675 WILLOWS ROAD NE #275
REDMOND, WA 98052

DEVELOPER:
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hopelink

Hopelink Redmond Integrated Service Center

15511 NE 90th St.
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third place design co-operative
where architecture meets community

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Seattle | 98119

8471 REGISTERED ARCHITECT
POPPI S. HANDY
STATE OF WASHINGTON

100% PREP INTAKE

ISSUE DATE: 5.5.16
DRAWN BY: PH, SD, BM, JP, MO
CHECKED BY: PH

NO.	DATE	REMARK
1	2.16.16	30% & 60% INTAKE
2	5.5.16	90% INTAKE
3	10.21.16	100% INTAKE
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DRAWING NAME:
COVERSHEET

SHEET NO:
T0.00

ATTACHMENT N

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES, AS REQUIRED & APPROPRIATE. THESE INCLUDE, BUT ARE NOT LIMITED TO: 2012 INTERNATIONAL BUILDING CODE, 2012 INTERNATIONAL MECHANICAL CODE, 2012 INTERNATIONAL ELECTRICAL CODE, UNIFORM ACCESSIBILITY STANDARDS, THE 2012 WASHINGTON STATE ENERGY CODE & THE 2016 REDMOND MUNICIPAL CODE.

2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATION FROM INDICATED DIMENSION.

3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. WHERE CONFLICTS OCCUR, DEFER TO ARCHITECT FOR DIRECTION.

4. UNLESS OTHERWISE NOTED, DIMENSIONS IN THESE DRAWINGS ARE TO ONE OF THE FOLLOWING:
   - A. FACE OF CONCRETE, MASONRY OR FRAMING MEMBER
   - B. CENTER LINE OF PARTITION FRAMING
   - C. CENTER LINES OF COLUMNS
   - D. CLEAR FACE OF FINISH, AS NOTED WITH FRAMING MEMBERS POSITIONED ACCORDINGLY OR AS INDICATED
   - E. GRID LINE

5. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL, EVEN IF NOT NOTED AS TYP.

6. ALL NEW FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. ALL DISCREPENCIES WITH ANY/ALL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION & CLARIFICATION.

7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME THOROUGHLY FAMILIAR WITH ALL DOCUMENTS BEFORE THE INSTALLATION OF THE WORK; ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER CONSULTANT OR DESIGN-BUILD CONTRACTORS DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATIONS AND DIRECTION.

8. CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING CONDUIT AND EQUIPMENT. ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH ALL TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED DIMENSIONS OR DETAILS.

9. ALL DESIGN BUILD TRADES TO COORDINATE WITH ARCHITECTURAL & STRUCTURAL DRAWINGS. ARCHITECT TO REVIEW LAYOUTS AND ASSUMPTIONS PRIOR TO FINAL DESIGN PERMITTING AND INSTALLATION.

10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THEIR WORK.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT HIS/HER OWN EXPENSE. CONDITIONS THAT ARE DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT, SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT FINISHES.

12. ALL NEW FRAMIING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

13. FIRE-STOP ALL WALLS, FLOORS, AND FURRED AREAS PER IBC.

14. CUTTING AND FINISH PATCHING OF OPENINGS BY THE RESPECTIVE SUBCONTRACTOR SHALL BE SUPERVISED FOR THE TRADE BEING SEVED BY THE GENERAL CONTRACTOR.

15. ALL UTILITY LINES AND CONDUITS, WHEREVER POSSIBLE, SHALL BE RUN WITHIN EXPOSED JOISTS AND STUD SPACES. WHERE NOT POSSIBLE, HOLD AS CLOSE AS POSSIBLE TO STRUCTURAL CEILINGS AND BEAMS. CONSULT ARCHITECT. ARCHITECT TO APPROVE ALL EXPOSED CONDUIT LOCATIONS.

16. CONTRACTOR TO CONSULT OWNER AND ARCHITECT ABOUT SALVAGE, STORAGE, AND/OR DISPOSAL OF MISCELLANEOUS EQUIPMENT WHEN NOT IDENTIFIED IN CONTRACT DOCUMENTS.

ABBREVIATIONS

&	And
	Angle
@	At
	Centerline
#	Pound or Number
ACCOUST	Acoustical
AF	Access Floor
AD	Area Drain
ADJUST	Adjustable
AF	Access Floor
AGGR	Aggregate
ALUM	Aluminum
APPROX	Approximate
ARCH	Architectural
ASB	Asbestos
ASPH	Asphalt
BD	Board
BF	Brace Frame
BITUM	Bituminous
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
BOT	Bottom
CAB	Cabinet
CB	Catch Basin
CEM	Cement
CER	Ceramic
CI	Cast Iron
CJ	Control Joint
CH	Chalk
CLG	Ceiling
CLKG	Caulking
CLR	Clear
CMU	Concrete Masonry
CO	Cased Opening
COL	Column
CONC	Concrete
CONN	Connection
CONSTR	Construction
CONT	Continuous
CORR	Corridor
CTSK	Countersunk
CNTR	Counter
CTR	Center
DBL	Double
DEPT	Department
DF	Drinking Fountain
DET	Detail
DIA	Diameter
DIM	Dimension
DISP	Dispenser
DN	Down
DO	Door Opening
DP	Deep
DR	Door
DWR	Drawer
DS	Downspout
DSP	Dry Standpipe
DW	Dishwasher
DWG	Drawing
E	East
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator
EME	Emergency
ENCL	Enclosure
EOS	Edge of Slab
EP	Electrical Panel
EQ	Equal
EQPT	Equipment
EWC	Elec. Water Cooler
EX	Existing
EXIST	Existing
EXPO	Exposed
EXP	Expansion
EXT	Exterior
FA	Fire Alarm
FB	Flat Bar
FD	Floor Drain
FDN	Foundation
FE	Fire Extinguisher
FEC	Fire Ext. Cabinet
FHC	Fire Hose Cabinet
FIN	Finish
FL	Flooring
FLASH	Flashing

FLUOR	Fluorescent
FOC	Face of Concrete
FOF	Face of Finish
FOP	Face of Partition
FOS	Face of Studs
FPRF	Fireproof
FR	In Floor Elect. Receptacle
FS	Full Size
FT	Foot or Feet
FT	Foot or Feet
FTG	Footing
FURR	Furring
FUT	Future
GA	Gauge
GALV	Galvanized
GB	Grab Bar
GL	Glass
GND	Ground
GR	Grade
GWB	Gyp. Wall Board
GYP	Gypsum
HB	Hose bib
HC	Hollow Core
HDWD	Hardware
HDWE	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HR	Hour
HGT	Height
ID	Inside Diameter
INSUL	Insulation
INT	Interior
INCL	Include
JAN	Janitor
JT	Joint
KIT	Kitchen
LAB	Laboratory
LAM	Laminate
LAV	Lavatory
LKR	Locker
LT	Light
MAS	Masonry
MAT	Material
MAX	Maximum
MECH	Mechanical
MEMB	Membrane
MTL	Metal
MI	Match Line
MFR	Manufacture(r)
MH	Manhole
MIN	Minimum
	Minute
MIR	Mirror
MISC	Miscellaneous
MTD	Mounted
MUL	Mullion
N	North
NIC	Not In Contract
NO	Number
NOM	Nominal
NTS	Not to Scale
OA	Overall
OBS	Obscure
OC	On Center
OD	Outside Diameter (Dim.)
OFCI	Owner Furnish Contractor Install
ORD	Overflow Roof Drain
OSB	Oriented Strand Board
PRCST	Pre-Cast
PL	Plate
PLAM	Plastic Laminate
PLAS	Plaster
PLYWD	Plywood
PR	Pair
PT	Paper Towel
PTD	Paper Towel Dispenser
PTD/R	Paper towel Dispenser & Receptacle
PTN	Partition
PTR	Paper Towel Receptacle

QT	Quarry Tile
R	Riser
RAD	Radius
RCP	Reflected Ceiling Plan
RD	Roof Drain
RECEPT	Receptacle
REF	Reference
REFRIG	Refrigerator
REG	Register
REINF	Reinforced
REM	Remove(d)
REQ	Required
RESIL	Resilient
RESIST	Resistant
RM	Room
RO	Rough Opening
RWD	Redwood
RWL	Rain Water Leader
S	South
SC	Solid Core
SCD	Seat Cover Dispenser
SCHED	Schedule
SD	Soap Dispenser
SECT	Section
SH	Shelf
SHWR	Shower
SHT	Sheet
SIM	Similar
SND	Sanitary Napkin Dispenser
SNR	Sanitary Napkin Receptacle
SPEC	Specification
SQ	Square
SS	Stainless Steel
SSK	Service Sink
STA	Station
STD	Standard
STL	Steel
STOR	Storage
STRL	Structural
SUSP	Suspended
SYM	Symmetrical
TRD	Tread
TB	Towel Bar
T-BD	Tack Board
TC	Top of Curb
TEL	Telephone
TER	Terrazzo
T&G	Tongue & Groove
THK	Thick
TOIL	Toilet
TP	Toilet Paper
TPD	Toilet Paper Dispenser
TV	Television
TW	Top of Wall
TYP	Typical
UNF	Unfinished
UON	Unless Otherwise Noted
UR	Urinal
VAC	Vacuum
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
W	West
W/	With
WC	Water Closet
WD	Wood
W/O	Without
WP	Waterproof
WSCT	Wainscot
WT	Weight
WDW	Window

LAND USE CODE INFO

ZONING
MP (MANUFACTURING PARK)
PARCEL NUMBER
0225059224
DESCRIPTION OF WORK
NEW CONSTRUCTION OF A SERVICE CENTER, FOOD BANK GROCERY, FOOD BANK STORAGE & ADMINISTRATION OFFICES.
GROSS SITE AREA
2.14 ACRES
FLOOR AREA RATIO (FAR):
MAX ALLOWED FAR: 0.5
SITE AREA = 72,037 SF
MAX ALLOWED FAR: 72,037 SF (0.5) = 36,018 SF
GROSS FLOOR AREA
FIRST FLOOR: 13,931 SF
2ND FLOOR: 13,296 SF
TOTAL PROPOSED GROSS FLOOR AREA: 27,862 SF
OPEN SPACE/LANDSCAPE AREA
REQUIRED: 20% MIN. SITE AREA
PROPOSED: 28,011 SF / 93,218 SF = 30% SITE AREA
CHARACTER OF VEGATATION ON SITE
A MIX OF NATIVE AND ADAPTIVE PLANTS IN THE PARKING LOT AND SHORELINE BUFFER AREAS.
IMPERVIOUS SURFACE AREA
ALLOWED: 80% MAX. SITE AREA
PROPOSED: 65,207 SF / 93,218 SF = 70% SITE AREA
PARKING
MIN. REQUIRED: 30 (2.0) = 60 STALLS
MAX. ALLOWED: 30 (3.0) = 90 STALLS
PROPOSED: 74 STALLS
UTILITIES
WATER: CITY OF REDMOND
SEWER: CITY OF REDMOND
CONSTRUCTION TYPE
TYPE V-B
BUILDING HEIGHT
MAXIMUM ALLOWED: 35'-0"
PROPOSED: 32'-10"
PERMITS REQUIRED
BUILDING PERMIT: CITY OF REDMOND (BY OWNER)
CONSOLIDATED CIVIL REVIEW (CCR): CITY OF REDMOND (BY OWNER)
SHORELINE PERMIT
ESSENTIAL PUBLIC FACILITIES
POST PERMIT SUBMITTALS/PERMITS
PRE-MANUFACTURED TRUSSES (BY CONTRACTOR)
ELECTRICAL PERMIT: DESIGN-BUILD (BY CONTRACTOR)
PLUMBING PERMIT: DESIGN-BUILD (BY CONTRACTOR)
MECHANICAL PERMIT: DESIGN-BUILD (BY CONTRACTOR)
FIRE SPRINKLER PERMIT: (BY CONTRACTOR)

PARCEL INFORMATION

LEGAL DESCRIPTION

PCL 4 CITY OF REDMOND SHORT PLAT NO SS-76-25 REC NO 7705240714 & REVISED UNDER REC NO 7812060986 TGW PORTION PCL 3 SD SHORT PLAT DAF: BEGINNING AT SW CORNER SD PCL 4 SD POINT BEING COMMON CORNER TO SD PCL 3 TH N 88-16-03 W 30.01 FT TO WEST LINE SD PCL 3 TH N 00-29-25 E ALONG SD WEST LINE 204.87 FT TO NWLY CORNER SD PCL 3 & PT OF CURVE RADIUS OF 45 FT CURVE TO LEFT, CENTER OF WHICH BEARS N 00-29-25 E TH ELY ALONG SD CURVE THRU CENTRAL ANGLE OF 41-37 DISTANCE OF 32.84 FT TO NELY CORNER SD PCL 3 TH S 00-29-25 W ALONG COMMON LINE LOTS 3 & 4 DISTANCE OF 216.98 FT TO BEGINNING (BEING PORTION NE QTR OF SW QTR STR 02-25-05).

SECTION/TOWNSHIP/RANGE: SW/02/25/05

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8471 REGISTERED ARCHITECT
POPPI S. HANDY
STATE OF WASHINGTON

100% PREP INTAKE

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GENERAL NOTES, LEGEND, SYMBOLS, ABBREVIATIONS, LAND USE CODE INFO. & PARCEL INFO.

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T0.01

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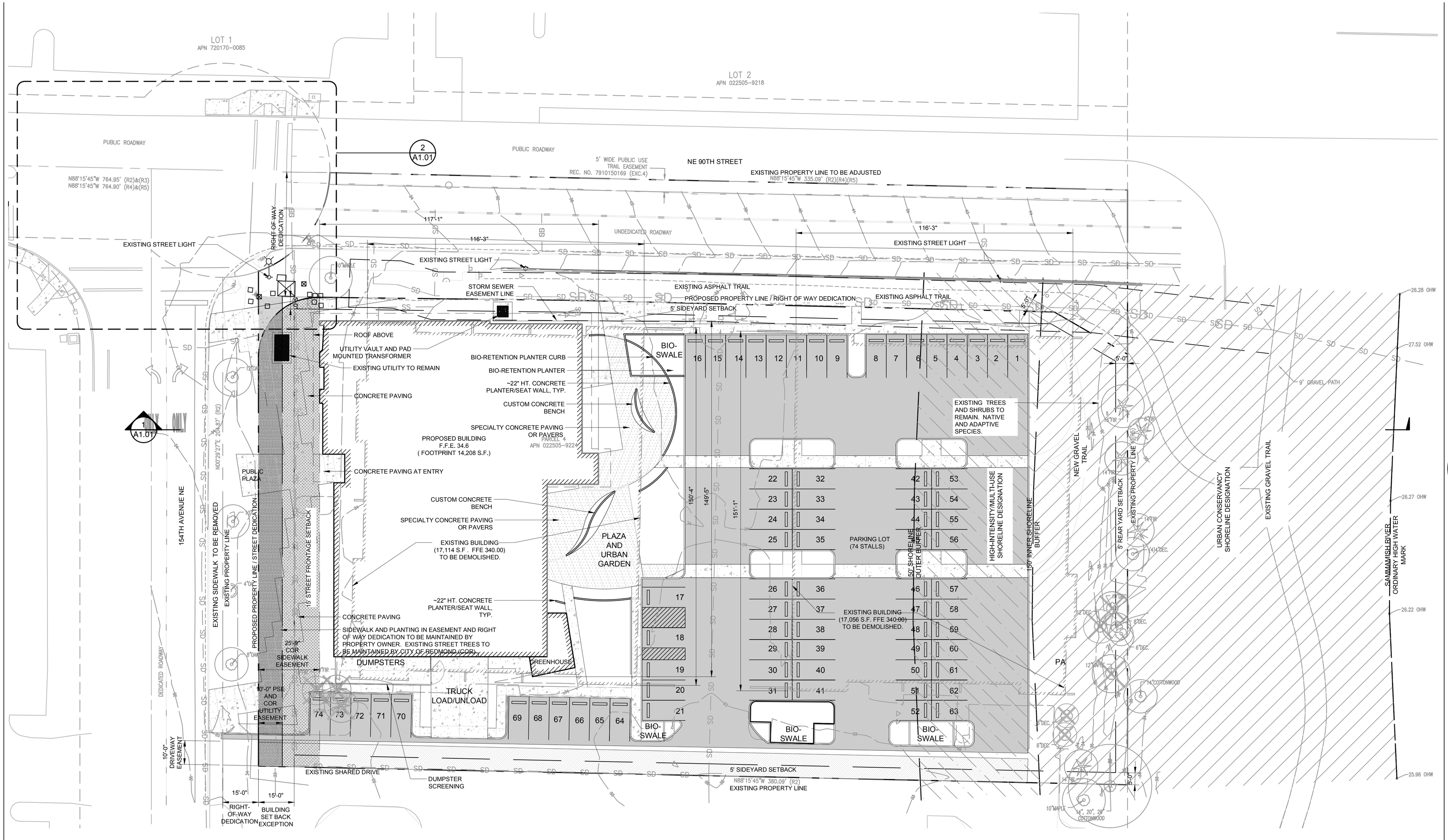

BASE FLOOD PLAIN ELEVATION

PARCEL IS LOCATED ENTIRELY IN ZONE "AE"-BASE FLOOD ELEVATION=(30.0'(NGVD)+3.6')=33.6'(NAVD) PER FEMA PANEL NUMBER 53033C0370 F, DATED MAY 16, 1995

100 YR FLOOD PLAIN

ENTIRE EXISTING SITE IS IN 100 YR FLOOD PLAIN.

EXISTING VEGETATION

EXISTING VEGETATION CONSIST OF ADAPTIVE AND NATIVE PLANTS IN PARKING LOT ISLANDS, OAKS AS STREET TREES IN LAWN, AND NATIVE, ADAPTIVE AND SOME INVASIVE PLANTS AND TREES IN SHORELINE BUFFER ZONE.

SHORELINE ENVIROMENTS LEGEND

URBAN CONSERVANCY SHORELINE DESIGNATION

HIGH-INTENSITY/MULTI-USE SHORELINE DESIGNATION

0 10 20 40 80

SCALE: 1" = 20'

1 PLAN:SITE PLAN
SCALE: 1" = 20'-0"

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
BRENT M CHASTAIN
LICENSE NO. 1202
EXPIRES ON 09/02/2016

FINAL PREP INTAKE

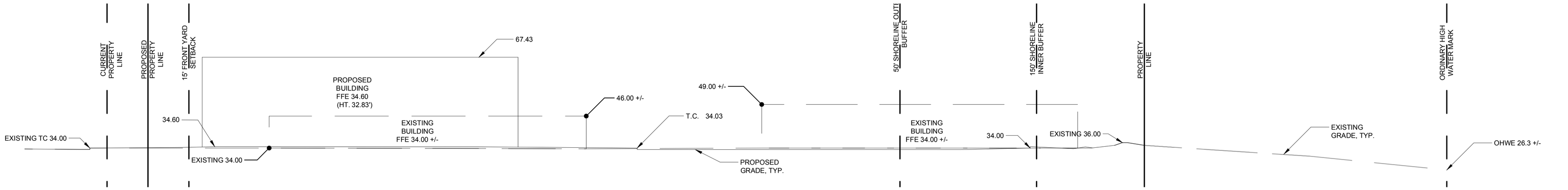
ISSUE DATE: 10.20.2016
DRAWN BY: BC
CHECKED BY: BC

NO.	DATE	REMARK
1	2.16.16	30% INTAKE
2	5.5.16	60% INTAKE
3	9.1.16	90% INTAKE
4	10.20.16	FINAL INTAKE

DRAWING NAME:
PLAN: SITE PLAN

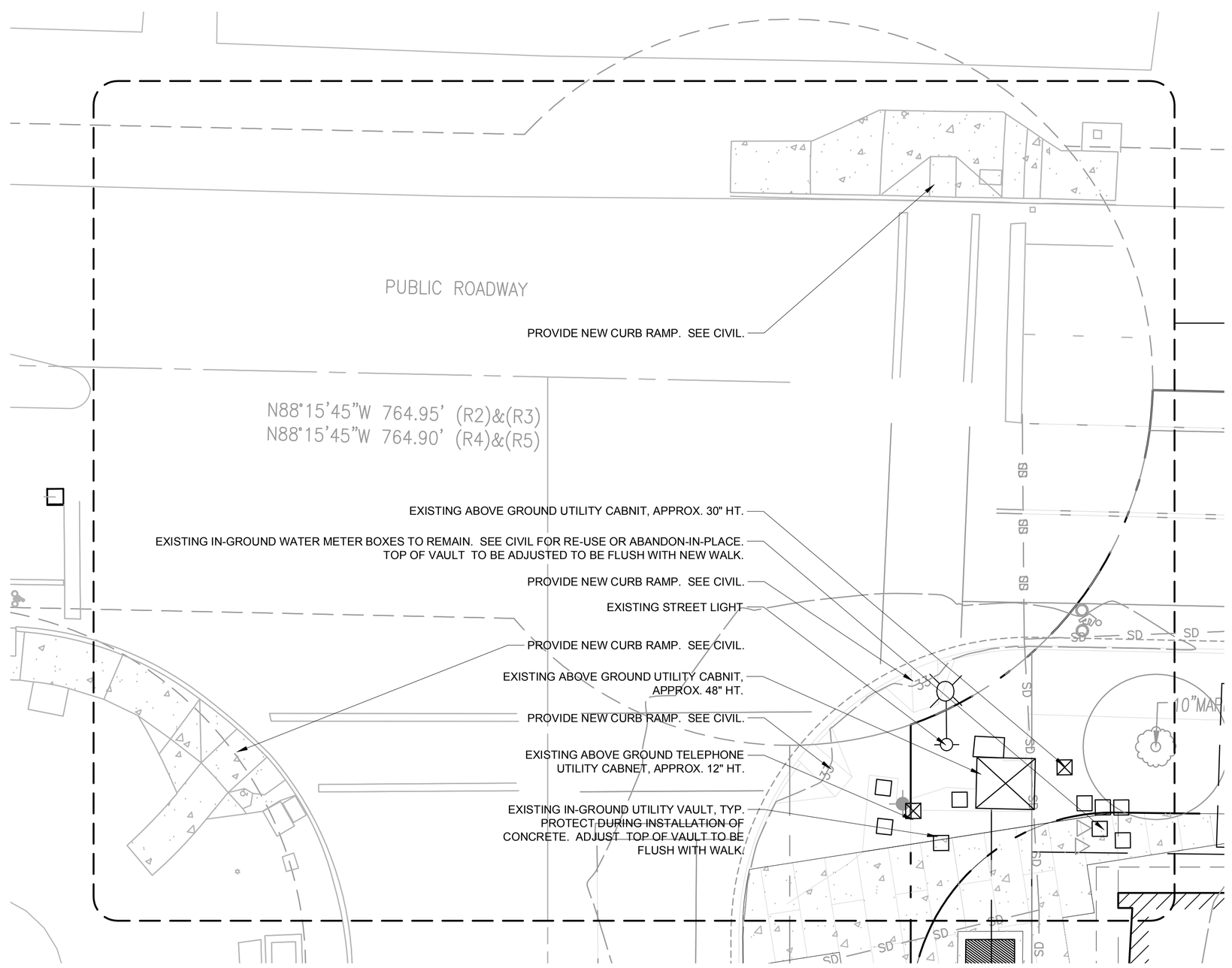
SHEET NO:
A1.00

ATTACHMENT N



1 SITE SECTION
SCALE: 1" = 20'-0"

0 10 20 40 80
SCALE: 1" = 20'



2 PLAN:ENLARGEMENT
SCALE: 1" = 10'-0"

0 5 10 20 40
SCALE: 1" = 10'

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DRAWING NAME:
PLAN: ENLARGEMENT AND SECTION

SHEET NO:
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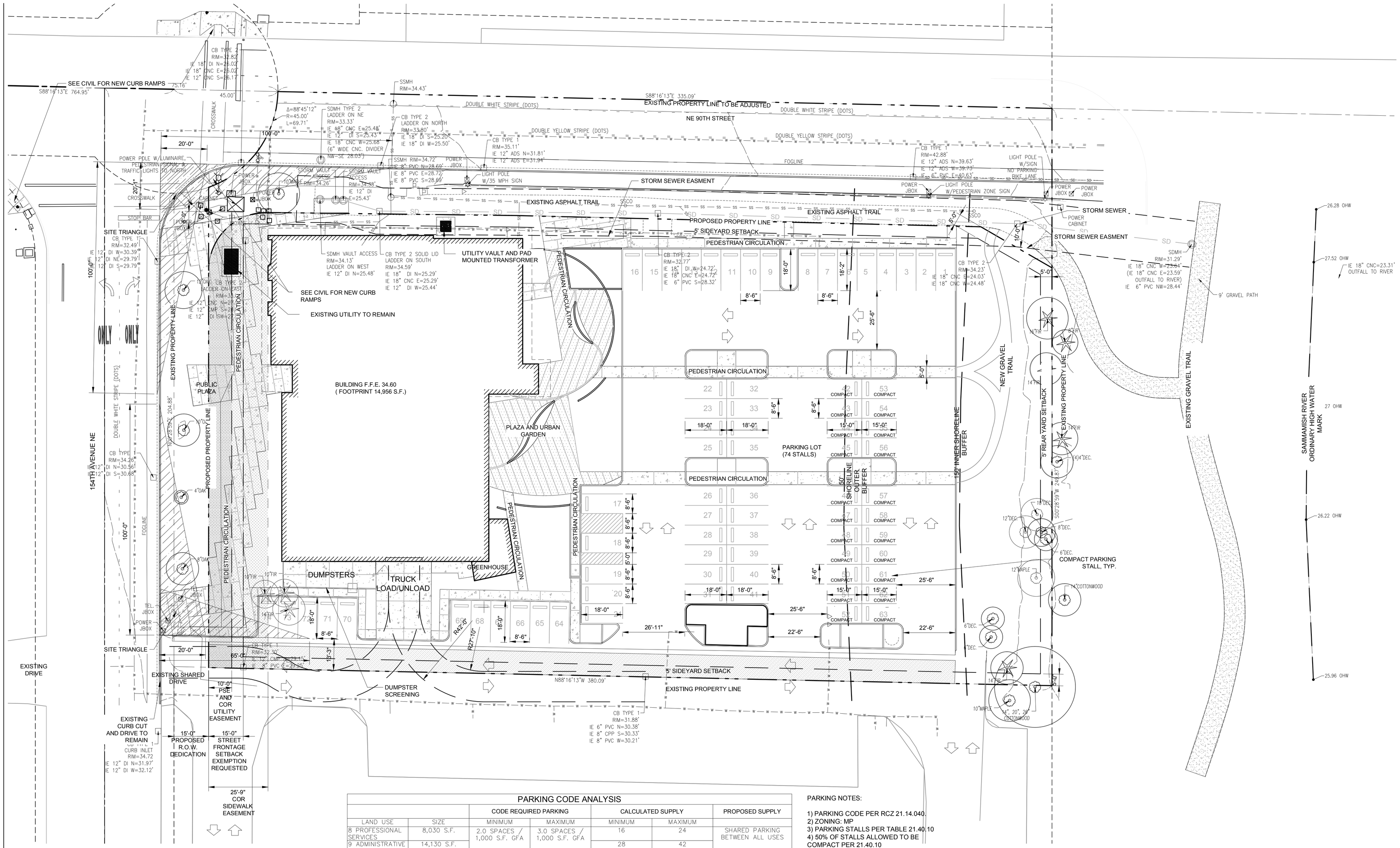

PARKING CODE ANALYSIS						
		CODE REQUIRED PARKING		CALCULATED SUPPLY		PROPOSED SUPPLY
LAND USE	SIZE	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	
8 PROFESSIONAL SERVICES	8,030 S.F.	2.0 SPACES / 1,000 S.F. GFA	3.0 SPACES / 1,000 S.F. GFA	16	24	SHARED PARKING BETWEEN ALL USES
9 ADMINISTRATIVE SERVICES	14,130 S.F.			28	42	
5 CONSUMER GOODS SALES AND SERVICES	5,700 S.F.		5.0 SPACES / 1,000 S.F. GFA	11	28	
TOTAL	27,860 S.F.			55	94	74
COMPACT STALLS					ALLOWED COMPACT	74 X 50% = 37
					PROVIDED COMPACT	20

PARKING NOTES:

1) PARKING CODE PER RCZ 21.14.040
2) ZONING: MP
3) PARKING STALLS PER TABLE 21.40.10
4) 50% OF STALLS ALLOWED TO BE COMPACT PER 21.40.10

1 PLAN: PARKING PLAN
SCALE: 1" = 20'-0"

0 10 20 40 80
SCALE: 1" = 20'

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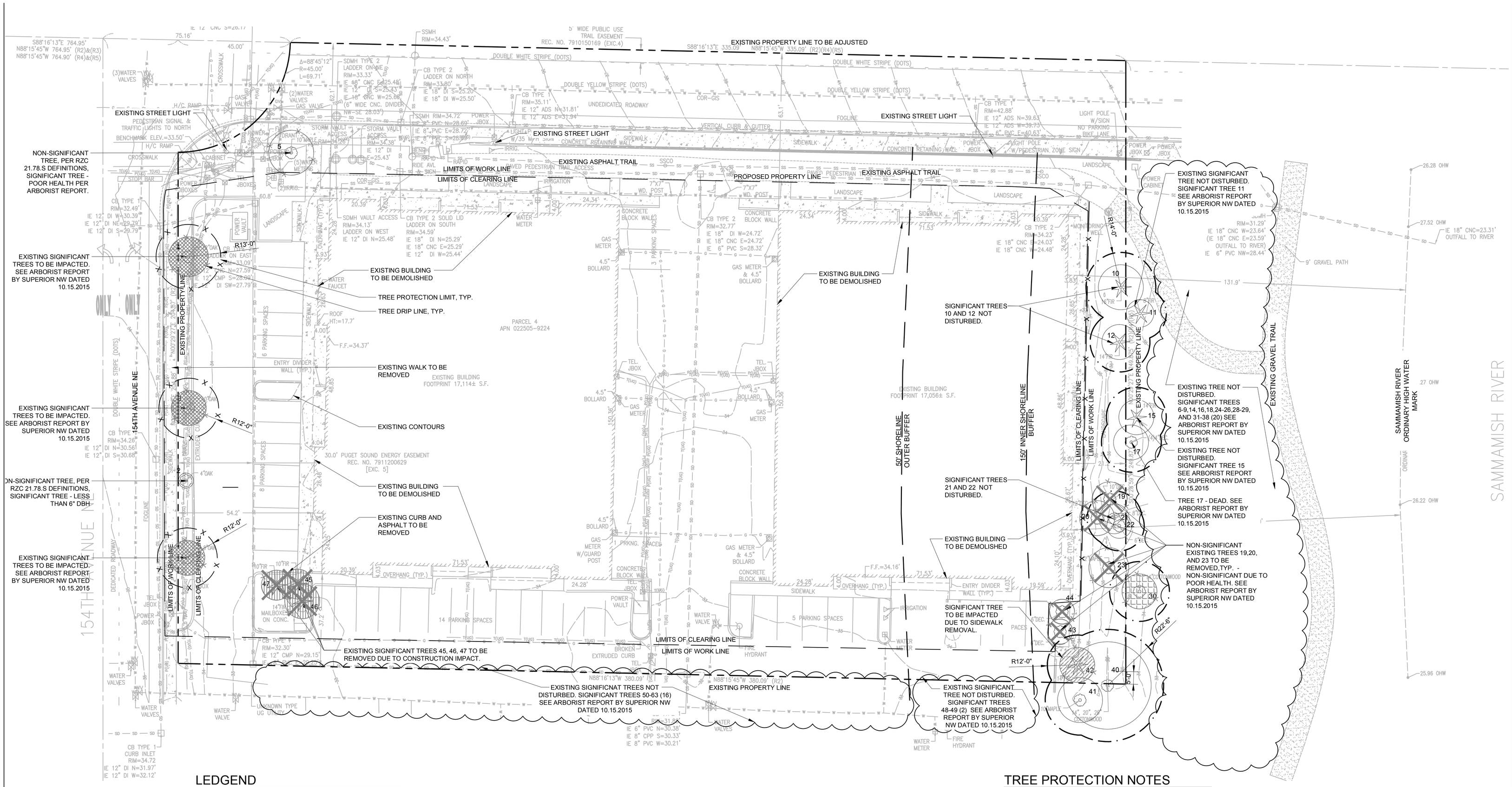
4	10.20.16	FINAL INTAKE

DRAWING NAME:
PLAN:PARKING PLAN

SHEET NO:
A1.03

ATTACHMENT N



LEDGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- LIMITS OF WORK / LIMITS OF CLEARING
- TREE PROTECTION AREA
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- EXISTING NON-SIGNIFICANT TREES TO BE REMOVED. NON-SIGNIFICANT DUE TO POOR HEALTH PER 21.78.S DEFINITIONS. SEE ARBORIST REPORT FOR HEALTH ASSESSMENT.
- EXISTING SIGNIFICANT TREE TO BE IMPACTED BY CITY REQUIRED SIDEWALK REMOVAL AND REMOVAL OF EXISTING ASPHALT PAVING, AND INSTALLATION OF NEW PAVING
- EXISTING SIGNIFICANT TREE TO BE IMPACTED BY REMOVAL OF EXISTING BUILDING AND PAVING, AND INSTALLATION OF NEW PLANTING
- EXISTING TREE, NON-SIGNIFICANT DUE TO POOR HEALTH PER 21.78.S DEFINITIONS. SEE ARBORIST REPORT FOR HEALTH ASSESSMENT.

TREE PROTECTION NOTES

1. PROVIDE TREE PROTECTION FOR EXISTING TREES AND IMPACTED TREES PER RZC 21.72.070 TREE PROTECTION MEASURES.
2. WORK WITH IN AREAS OF TREES TO BE IMPACTED TO BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
3. TREE PROTECTION MEASURES BEYOND THE CITY OF REDMOND'S REQUIREMENTS ARE TO BE PROVIDED PER NW SUPERIOR TREE HEALTH ASSESSMENT DATED 10/15/2015.
4. TREE PROTECTION MEASURES INCLUDING FENCE TO BE INSTALLED BEFORE START OF DEMOLITION AND TREE REMOVAL.
5. SEE DETAIL 1/L0.11 FOR TREE PROTECTION FENCE.
6. SEE SHEET L0.11 FOR TREE PRESERVATION CALCULATIONS.

ADDITIONAL NOTES

1. SNAG TO 4'-6' ALL NON-SIGNIFICANT TREES TO BE REMOVED IN BUFFER. LEAVE ALL WOODY DEBRIS IN BUFFER AREA.

1 PLAN: TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

0 10 20 40 80

SCALE: 1" = 20'

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
BRENT M CHASTAIN
LICENSE NO. 1202
EXPIRES ON 09/02/2016

FINAL PREP INTAKE

ISSUE DATE: 10.20.2016
DRAWN BY: BC
CHECKED BY: BC

NO.	DATE	REMARK
1	2.16.16	30% INTAKE
2	5.5.16	60% INTAKE
3	9.1.16	90% INTAKE
4	10.20.16	FINAL INTAKE

DRAWING NAME:

TREE PRESERVATION: PLAN

SHEET NO:

L0.10

ATTACHMENT N

TREE PRESERVATION MATRIX

PROPOSED ACTION AND BRIEF DESCRIPTION FOR TREES ON PROPERTY					
TREE TYPE	**REMOVAL**	**IMPACTED (RETAINED) DUE TO NEW SIDEWALK AND UTILITIES**	**IMPACTED**	**RETAINED**	**TOTAL**
Landmark (>30" dbh)	Number of removed landmark 0 trees	Number of impacted landmark 0 trees	Number of impacted landmark 0 trees	Number of retained landmark 0 trees	Total number of landmark trees 0 trees
	% of Removed landmark trees of all trees n/a	% of impacted landmark trees of all trees n/a	% of impacted landmark trees of all trees n/a	% of retained landmark trees of all trees n/a	% of landmark trees of all trees n/a
Significant not in buffer (6" - 30")	Number of removed significant 3 trees (#45, #46, #47)	Number of impacted significant 3 trees (#1, #3, #4)	Number of impacted significant 0	Number of retained significant 3 trees (#1, #3, #4)	Number of significant trees 3+3=6 trees
	% of Removed significant trees of all significant trees 3/11 trees = 27.3%	% of impacted significant trees of all significant trees 3/11 trees = 27.3%	% of impacted significant trees of all significant trees 0	% of retained significant trees of all significant trees 3/11 trees =27.3%	% of significant trees of all trees 3/11 trees =27.3%
Significant in buffer (6" - 30")	Number of removed significant 0	Number of impacted significant 0	Number of impacted significant 1 tree (#42)	Number of retained significant 5 trees (#10, #12, #21, #22, #42)	Number of significant trees 0+5 = 5 trees
	% of Removed significant trees of all significant trees 0	% of impacted significant trees of all significant trees 0	% of impacted significant trees of all significant trees 1/11= 9.1%	% of retained significant trees of all significant trees 5/11 =45.5%	% of significant trees of all trees 5/11 =45.5%
Totals	Number of removed landmark + significant trees 0+3 = 3 trees	Number of landmark + significant 0+3 =3 trees	Number of landmark + significant 0+1 =1 trees	Number of landmark + significant 0 + 8 = 8 trees	Total number of all trees 0+11 = 11 trees
	% of Removed landmark + significant trees of all trees 3/11 trees = 27.3%	% of impacted landmark + significant trees of all trees 3/11 = 27.3%	% of impacted landmark + significant trees of all trees 1/11= 9.1%	% of retained landmark + significant trees of all trees 8/11 = 72.7%	Total % of significant trees of all trees 27.3% + 45.5% = 72.8%
Replacement Trees	3 trees	n/a	n/a	n/a	

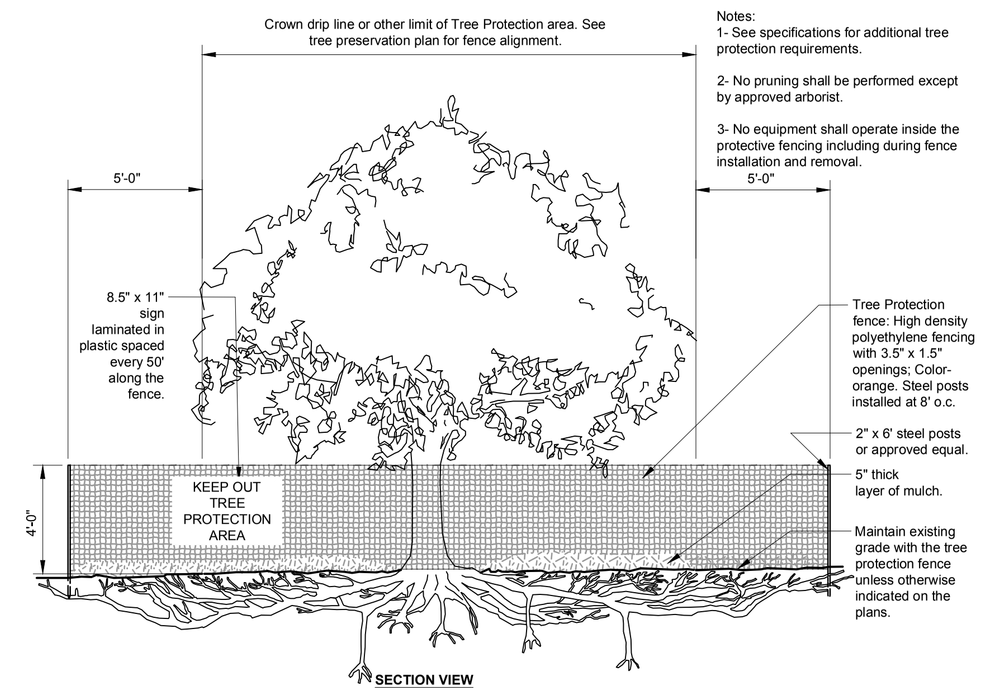
Notes:
1) Trees #1, #3, #4, #45, #46, and #47 are the significant trees with in property lines, but not in buffer.
2) Trees #10, #12, #21, #22, and #42 are the significant trees with in the property lines and in the buffer.
3) Significant trees are 6" or greater in good health per RZC 21.78.S Definitions
4) Tree #42 is impacted due to removal of existing sidewalk and building in buffer area. Sidewalk and building will be replaced with native plantings.
5) Replacement trees are a 1:1 ratio for trees to be removed not in buffer.
6) No significant trees to be removed in buffer.

PROPOSED ACTION AND BRIEF DESCRIPTION FOR TREES IN 150' BUFFER AND OFFSITE				
TREE TYPE	**REMOVAL**	**IMPACTED**	**RETAINED**	**TOTAL**
Landmark (>30" dbh)	Number of removed landmark n/a	Number of impacted landmark n/a	Number of retained landmark n/a	Total number of landmark trees 0 Trees
	% of Removed landmark trees of all trees n/a	% of impacted landmark trees of all trees n/a	% of retained landmark trees of all trees n/a	% of landmark trees of all trees n/a
Significant (6" - 30")	Number of removed significant 0	Number of impacted significant 0	Number of retained significant 26 trees	Number of significant trees 26 trees
	% of Removed significant trees of all significant trees 0	% of impacted significant trees of all significant trees 0	% of retained significant trees of all significant trees 26/26 =100%	% of significant trees of all trees 26/26 =100%
Totals	Number of removed landmark + significant trees 0	Number of landmark + significant 0	Number of landmark + significant 0 + 26 = 26 trees	Total number of all trees 0+26 =26 trees
	% of Removed landmark + significant trees of all trees 0	% of impacted landmark + significant trees of all trees 0	% of retained landmark + significant trees of all trees 26/26 =100%	
Replacement Trees	n/a	n/a	n/a	

Notes:
1) Trees 6 thru 9, 11, 14 thru 16, 18, 24 thru 26, 28 thru 29, 31 thru 38, 40 thru 41, and 48 thru 49 are significant trees off-site in buffer. These trees are within 50' of the property line.
2) Significant trees are 6" or greater in good health per RZC 21.78.S Definitions

TREE PROTECTION NOTES

1. PROVIDE TREE PROTECTION FOR EXISTING TREES AND IMPACTED TREES PER RZC 21.72.070 TREE PROTECTION MEASURES.
2. WORK WITH IN AREAS OF TREES TO BE IMPACTED TO BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
3. TREE PROTECTION MEASURES BEYOND THE CITY OF REDMOND'S REQUIREMENTS ARE TO BE PROVIDED PER NW SUPERIOR TREE HEALTH ASSESSMENT DATED 10/15/2015.
4. TREE PROTECTION MEASURES INCLUDING FENCE TO BE INSTALLED BEFORE START OF DEMOLITION AND TREE REMOVAL.



Notes:
1- See specifications for additional tree protection requirements.

2- No pruning shall be performed except by approved arborist.

3- No equipment shall operate inside the protective fencing including during fence installation and removal.

1 TREE PROTECTION
1/4" = 1'-0"

FX-PL-FX-TRMT-02

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BRENT M CHASTAIN
LICENSE NO. 1202
EXPIRES ON 09/02/2016

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ISSUE DATE: 10.20.2016
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DRAWING NAME:
TREE PRESERVATION: SCHEDULE, CALCULATIONS, AND DETAILS

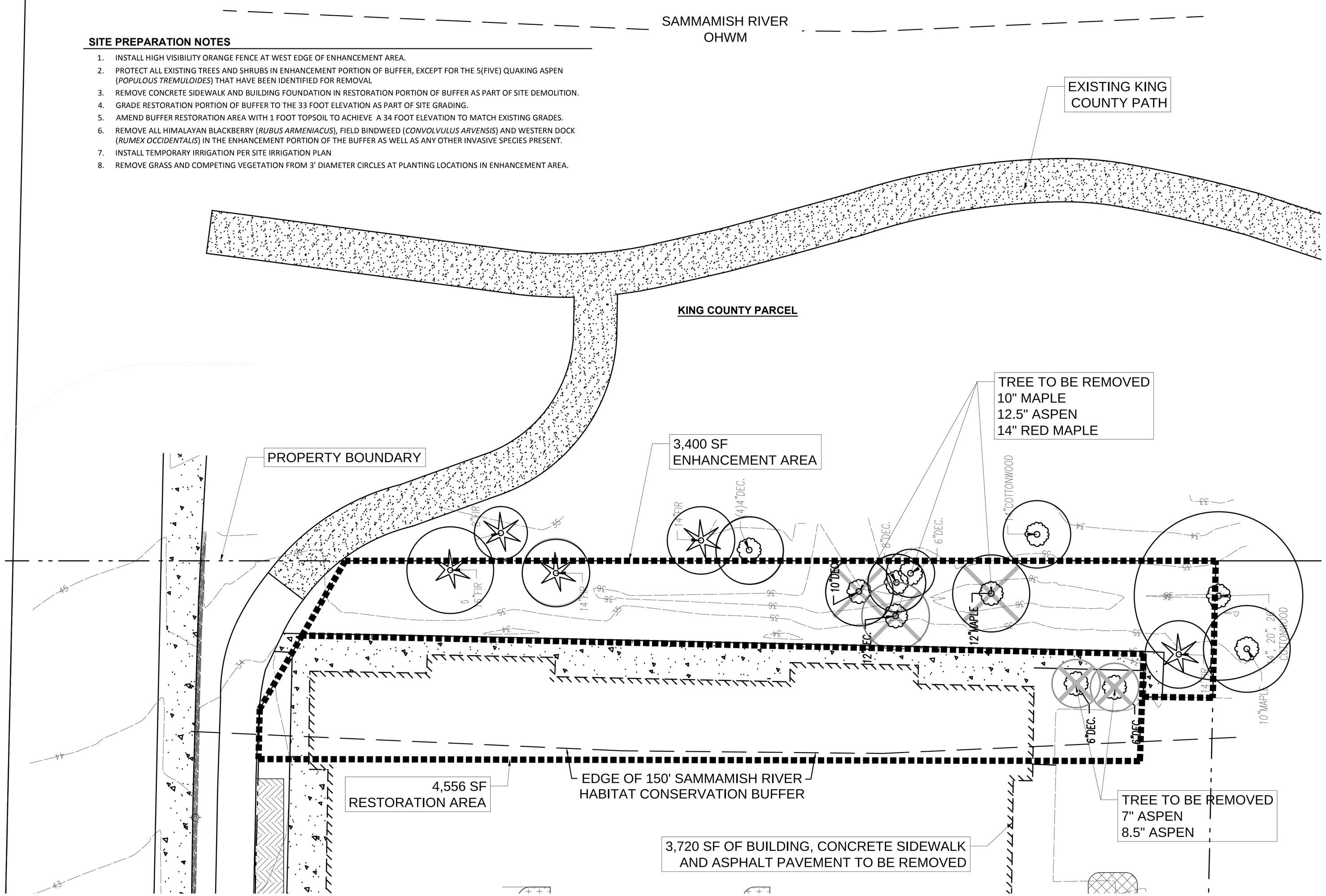
SHEET NO:

L0.11

ATTACHMENT N

SITE PREPARATION NOTES

1. INSTALL HIGH VISIBILITY ORANGE FENCE AT WEST EDGE OF ENHANCEMENT AREA.
2. PROTECT ALL EXISTING TREES AND SHRUBS IN ENHANCEMENT PORTION OF BUFFER, EXCEPT FOR THE 5(FIVE) QUAKING ASPEN (*POPULOUS TREMULOIDES*) THAT HAVE BEEN IDENTIFIED FOR REMOVAL
3. REMOVE CONCRETE SIDEWALK AND BUILDING FOUNDATION IN RESTORATION PORTION OF BUFFER AS PART OF SITE DEMOLITION.
4. GRADE RESTORATION PORTION OF BUFFER TO THE 33 FOOT ELEVATION AS PART OF SITE GRADING.
5. AMEND BUFFER RESTORATION AREA WITH 1 FOOT TOPSOIL TO ACHIEVE A 34 FOOT ELEVATION TO MATCH EXISTING GRADES.
6. REMOVE ALL HIMALAYAN BLACKBERRY (*RUBUS ARMENIACUS*), FIELD BINDWEED (*CONVOLVULUS ARVENSIS*) AND WESTERN DOCK (*RUMEX OCCIDENTALIS*) IN THE ENHANCEMENT PORTION OF THE BUFFER AS WELL AS ANY OTHER INVASIVE SPECIES PRESENT.
7. INSTALL TEMPORARY IRRIGATION PER SITE IRRIGATION PLAN
8. REMOVE GRASS AND COMPETING VEGETATION FROM 3' DIAMETER CIRCLES AT PLANTING LOCATIONS IN ENHANCEMENT AREA.



1 MITIGATION PLAN
SCALE: 1" = 10'-0"

0 5 10 20 40
SCALE: 1" = 10'

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DRAWING NAME:

MITIGATION PLAN

SHEET NO:

M1.00

ATTACHMENT N

PLANT SCHEDULE - BUFFER ENHANCEMENT AREA

EXISTING TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	3(2)	*PSEUDOTSUGA MENZIESII*	DOUGLAS FIR		8 - 16"		NATIVE	EXISTING EVERGREEN TO REMAIN	
	1	*ACER MACROPHYLLUM*	BIGLEAF MAPLE		13"		NATIVE	EXISTING DECIDUOUS TO REMAIN	
	1	*ACER SP* (ORNAMENTAL)	MAPLE		10 - 12"		NON-NATIVE	EXISTING DECIDUOUS TO REMAIN	
	1(3)	*POPULOUS TRICOCARPA*	BLACK COTTONWOOD		14 - 26"		NATIVE	EXISTING DECIDUOUS TO REMAIN	
	3	*POPULOUS TREMULOIDES*	QUAKING ASPEN		4 - 6"		NATIVE	EXISTING DECIDUOUS TO REMAIN	
TOTAL	7(7)	QUANTITIES IN PARENTHESIS ARE ROOTED OFF PROPERTY BUT HAVE CANOPY COVERAGE ON PROPERTY							

SHRUBS / SMALL TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	5	*ACER CIRCINATUM*	VINE MAPLE	5 GAL	1"	3 – 4' HT	NATIVE	DECIDUOUS	6' OC
	1	*CORYLUS CORNUTA*	WESTERN HAZELNUT	2 GAL		24" MIN	NATIVE	DECIDUOUS	6' OC
	3	*SAMBUCUS RACEMOSA*	RED ELDERBERRY	2 GAL		24" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	6	*SYMPHORICARPOS ALBUS*	SNOWBERRY	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	5	*ROSA GYMNOCARPA*	DWARF ROSE	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
SUBTOTAL	20								

FERNS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	7	*POLYSTICHUM MUNITUM*	WESTERN SWORDFERN	1 GAL		18" MIN.	NATIVE	EVERGREEN	3' - 4' OC
SUBTOTAL	7								
TOTAL	27								

PLANT SCHEDULE - BUFFER RESTORATION AREA

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	4	*PSEUDOTSUGA MENZIESII*	DOUGLAS FIR	5 GAL	2"	6 - 8' HT	NATIVE	EVERGREEN	AS SHOWN
	8	*THUJA PLICATA*	WESTERN RED CEDAR	5 GAL	2"	6 - 8' HT	NATIVE	EVERGREEN	AS SHOWN
	6	*SALIX SCOULERIANA*	SCOULER'S WILLOW	5 GAL	1"	3 - 4' HT	NATIVE	DECIDUOUS	AS SHOWN
SUBTOTAL	18								

SHRUBS / SMALL TREES

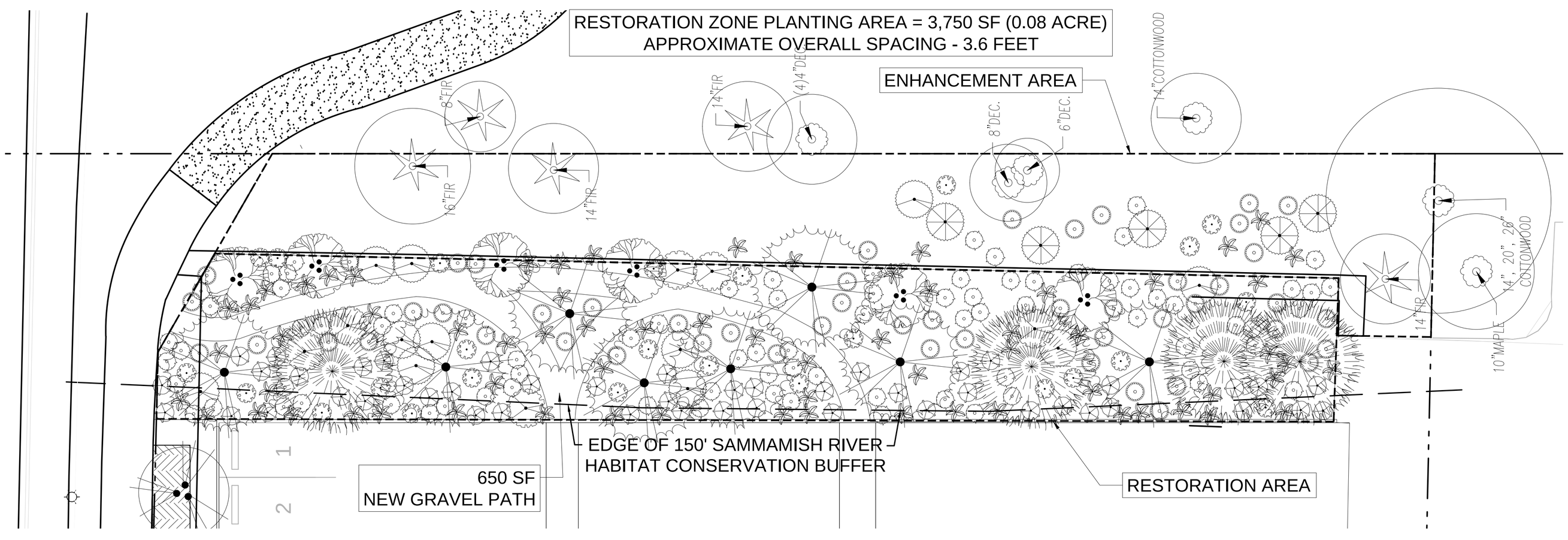
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	6	*AMELANCHIER ALNIFOLIA*	SERVICEBERRY	2 GAL		24" MIN	NATIVE	DECIDUOUS	10' OC
	10	*CORYLUS CORNUTA*	WESTERN HAZELNUT	2 GAL		24" MIN	NATIVE	DECIDUOUS	6' OC
	22	*SAMBUCUS RACEMOSA*	RED ELDERBERRY	2 GAL		24" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	43	*SYMPHORICARPOS ALBUS*	SNOWBERRY	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	77	*ROSA GYMNOCARPA*	DWARF ROSE	2 GAL		16" MIN	NATIVE	DECIDUOUS	3' - 4' OC
	47	*VACCINIUM OVATUM*	EVERGREEN HUCKLEBERRY	5 GAL		24" MIN.	NATIVE	EVERGREEN	3' - 4' OC
SUBTOTAL	205								

FERNS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE OR ADAPTIVE	DECIDUOUS/EVERGREEN	SPACING
	60	*POLYSTICHUM MUNITUM*	WESTERN SWORDFERN	1 GAL			NATIVE	EVERGREEN	3' - 4' OC
SUBTOTAL	60								
TOTAL	283								

PLANTING NOTES

1. ALL PLANT SPECIES SHALL BE TRUE TO SPECIES - NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY OF REDMOND.
2. PLANTING SHALL OCCUR BETWEEN OCTOBER 15 AND NOVEMBER 30 OR FEBRUARY 15 AND MARCH 30 CONTINGENT ON WEATHER.
3. ALL PLANT MATERIAL SHALL BE KEPT WATERED AND OUT OF DIRECT SUN UNTIL PLANTED.
4. FOLLOWING PLANTING, INSTALL 3 INCHES OF BARK OR WOOD MULCH TO THE ENTIRE RESTORATION PORTION OF THE BUFFER AND TO PLANTED AREAS WITHIN THE ENHANCEMENT PORTION OF THE BUFFER.



1 PLANTING: PLANTING PLAN
SCALE: 1" = 10'-0"

0 5 10 20 40
SCALE: 1" = 10'

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DRAWING NAME:

PLANTING: PLANTING PLAN

SHEET NO:

M1.01

ATTACHMENT N

PERFORMANCE STANDARDS

APPLICABLE CITY OF REDMOND PERFORMANCE STANDARDS FOR RIPARIAN BUFFERS AND HABITAT CONSERVATION AREAS		MITIGATION PLAN
1	USE PLANTS INDIGENOUS TO THE REGION	ALL PLANTS NATIVE TO THIS AREA
2	PLANTS SHOULD BE COMMERCIALLY AVAILABLE FROM LOCAL SOURCES	ALL PLANTS READILY AVAILABLE
3	PLANTS SHOULD BE HIGH IN FOOD AND COVER VALUE FOR FISH AND WILDLIFE	INCLUDES SPECIES WITH HIGH FOOD AND COVER VALUE
4	PLANT PERENNIAL SPECIES	ALL SPECIES ARE PERENNIAL
5	USE SPECIES THAT ARE KNOWN TO BE CAPABLE OF SUCCESSFUL ESTABLISHMENT	ALL SPECIES ARE KNOW TO BE EASY TO ESTABLISH
6	SUBSTRATE SHOULD CONSIST OF A MINIMUM OF ONE FOOT DEPTH OF CLEAN INORGANIC/ORGANIC MATERIALS	PLAN CALLS FOR 1 FOOT OF TOPSOIL AND 3-4 INCHES OF MULCH
7	PLANT DENSITIES SHOULD BE BASED ON CRITERIA IN APPENDIX 1	PLANT DENSITIES AVERAGE 3.6 OC. WHICH IS APPROPRIATE FOR THE SPECIES BEING PLANTED
8	INSTALL AN IRRIGATION SYSTEM FOR THE INITIAL ESTABLISH PERIOD	IRRIGATION WILL BE INSTALLED AS PART OF THE LANDSCAPE PLAN
9	CONSTRUCTION MANAGEMENT SHOULD OCCUR BY A QUALIFIED CONSULTANT AND INSPECTED BY THE CITY	THE MITIGATION SITE WILL BE INSPECTED BY THE CONSULTANT AND THE CITY PRIOR TO PLANTING AND POST PLANTING TO MAKE SURE THE PLAN IS BEING FOLLOWED
10	LIMIT THE USE OF PESTICIDES NEAR STREAMS.	NO PESTICIDES ALLOWED ON MITIGATION AREA
11	CONSOLIDATE HABITAT AND VEGETATED OPEN SPACE IN CONTIGUOUS BLOCKS	HABITAT IS LOCATED ALONG EAST EDGE OF PROPERTY
12	LOCATE HABITAT CONTIGUOUS TO OTHER HABITAT TO CONTRIBUTE TO A CONTINUOUS SYSTEM OR CORRIDOR TO PROVIDE CONNECTIONS TO ADJACENT HABITAT	MITIGATION SITE IS CONTIGUOUS WITH EXISTING KING COUNTY ENHANCED BUFFER
13	USE NATIVE SPECIES IN ENHANCEMENT OF BUFFERS	ALL SPECIES IN BUFFER ARE NATIVE SPECIES
14	EMPHASIZE HETEROGENEITY AND STRUCTURAL DIVERSITY OF VEGETATION	PLANTING PLAN INCLUDES STRUCTURAL DIVERSITY WITH HIGH, MEDIUM AND LOW PLANTS. OVERALL DIVERSITY WAS LIMITED TO ACHIEVE RAPID COLONIZATION OF SITE.
15	PRESERVE SIGNIFICANT TREES, PREFERABLY IN GROUPS	NATIVE SIGNIFICANT TREES IN BUFFER TO BE PRESERVED

BASELINE VEGETATIVE MONITORING YEAR ZERO

1. CONDUCT BASELINE MONITORING AND SUBMIT REPORT WITHIN ONE MONTH (30 DAYS) OF PLANTING COMPLETION.
2. ESTABLISH MONITORING ZONES AS SHOWN USING STAKES TO MARK THE BOUNDARY BETWEEN ZONES A AND B AND ZONES C AND D.
3. TALLY ALL PLANTED SPECIES IN EACH ZONE AND EACH TREE GREATER THAN 3 FOOT TALL IN ZONES C AND D.
4. NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY DISCREPANCIES IN NUMBER, SIZE OR GENERAL SPACING OF PLANTED INDIVIDUALS.
5. NOTIFY THE PROJECT MANAGER IMMEDIATELY IF PLANTS APPEAR STRESSED OR HAVE POOR VIGOR.
6. ESTIMATE PERCENT COVER OF ALL SPECIES IN EACH ZONE. THIS INCLUDES PLANTED STOCK, VOLUNTEER NATIVES AND INVASIVES.
7. TAKE PHOTOS AT PHOTO POINTS AS SHOWN.
8. VERIFY MULCH AS BEEN APPLIED APPROPRIATELY AND TEMPORARY IRRIGATION IS INSTALLED AS SHOWN ON PLANS.
9. A BASELINE MONITORING PLAN SHEET SHALL BE PREPARED THAT SHOWS THE LOCATIONS OF ALL PLANTED STOCK AND ANY DEVIATIONS FROM THE MITIGATION DESIGN.

MITIGATION MONITORING YEARS 1 THROUGH 5

1. BEGIN YEARLY MONITORING ONE GROWING SEASON AFTER PLANT INSTALLATION.
2. CONDUCT YEAR 1 MONITORING IN EARLY SPRING AND LATE SUMMER FOLLOWING PLANTING.
3. CONDUCT YEARS 2 THROUGH 5 MONITORING IN LATE SUMMER OR EARLY FALL BEFORE LEAF SENESENCE.
4. REPORTS ARE DUE BEFORE THE END OF THE CALENDAR YEAR
5. IN YEARS 1-3, TALLY ALL PLANTED SPECIES IN EACH ZONE AND CALCULATE MORTALITY AND PERCENT SURVIVAL BY SPECIES IN EACH ZONE.
6. ESTIMATE PERCENT COVER OF ALL SPECIES IN EACH ZONE, INCLUDING EXISTING VEGETATION, NATIVE COLONIZERS AND INVASIVES.
7. DESCRIBE GENERAL APPEARANCE OF PLANTED STOCK NOTING ANY LACK OF VIGOR, WATER STRESS, BROWSING OR INSECT DAMAGE.
8. COMPARE SURVIVAL AND PERCENT COVER TO SUCCESS CRITERIA AND PERFORMANCE STANDARDS.
9. NOTE ANY MORTALITY OF EXISTING TREES IN ZONES C AND D.
10. NOTE ANY EVIDENCE OF TRAMPLING OR TRASH IN THE BUFFER AREA
11. NOTE ANY EVIDENCE OF WILDLIFE USE INCLUDING SCAT, BROWSING, NESTS, SIGHTINGS, ETC.
12. TAKE PHOTOS AT PHOTO POINTS AS SHOWN
13. MAKE RECOMMENDATIONS REGARDING IRRIGATION REGIME.
14. NOTE ANY VOLUNTEER NATIVE SHRUBS AND TREES
15. NOTE ANY SIGNS OF OVERCROWDING OR NEED FOR THINNING.

SUCCESS CRITERIA

RESTORATION AREA	SUCCESS CRITERIA		
PERFORMANCE STANDARD MEASURE	YEAR 1	YEAR 3	YEAR 5
SURVIVAL OF PLANTED STOCK	100%	90%	80%
PERCENT COVER NATIVE TREES & SHRUBS	20%	30%	50%
PERCENT COVER INVASIVE SPECIES[1]	<0%	<5%	<5%
PERCENT COVER NON-NATIVE SPECIES[2]	<5%	<10%	<20%
ENHANCEMENT AREA	**SUCCESS CRITERIA**		
PERFORMANCE STANDARD MEASURE	YEAR 1	YEAR 3	YEAR 5
SURVIVAL OF PLANTED STOCK	100%	90%	80%
PERCENT COVER NATIVE TREES & SHRUBS	60%	80%	80%
PERCENT COVER INVASIVE SPECIES[1]	<0%	<5%	<5%
PERCENT COVER NON-NATIVE SPECIES[2]	<25%	<25%	<20%

MAINTENANCE PLAN

- CONTINUE IRRIGATION FOR AT LEAST 3 YEARS. ADJUST IRRIGATION AS NEEDED BASED ON RECOMMENDATIONS FROM QUALIFIED CONSULTANT
- CONDUCT MANUAL WEED CONTROL THREE TIMES YEARLY (SPRING, MID-SUMMER, EARLY FALL). PULL OR DIG ALL INVASIVE PLANTS IN BOTH THE RESTORATION AREA AND THE ENHANCEMENT AREA. SPECIES OF PARTICULAR CONCERN INCLUDE THE FOLLOWING:

SCIENTIFIC NAME	COMMON NAME	KING COUNTY NOXIOUS WEED DESIGNATION
RUBUS ARMENIACUS	HIMALAYAN BLACKBERRY	CLASS C NOXIOUS WEED
RUBUS LACINIATUS	EVERGREEN BLACKBERRY	CLASS C NOXIOUS WEED
PHALARIS ARUNDINACEA	REED CANARY GRASS	CLASS C NOXIOUS WEED
PRUNUS LAUROCERASUS	CHERRY LAUREL	WEED OF CONCERN
HEDERA HELIX	ENGLISH IVY	CLASS C NOXIOUS WEED
ILEX AQUIFOLIUM	ENGLISH HOLLY	WEED OF CONCERN
CONVOLVULUS ARVENSIS	FIELD BINDWEED	CLASS C NOXIOUS WEED
CIRSIUM VULGARE	BULL THISTLE	CLASS C NOXIOUS WEED
CIRSIUM ARVENSE	CANADA THISTLE	CLASS C NOXIOUS WEED
SENECIO JACOBAEA	TANSY RAGWORT	CLASS B NOXIOUS WEED
POLYGONUM CUSPIDATUM	JAPANESE KNOTWEED	CLASS C NOXIOUS WEED
CYTISUS SCOPARIUS	SCOTCH BROOM	CLASS C NOXIOUS WEED
BUDDLEIA DAVIDII	BUTTERFLY BUSH	CLASS C NOXIOUS WEED
CRATAEGUS MONOGYNA	ENGLISH HAWTHORN	CLASS C NOXIOUS WEED
LEUCANTHEMUM VULGARE	OXEYE DAISY	CLASS C NOXIOUS WEED

- ANY OTHER SPECIES LISTED ON THE KING COUNTY NOXIOUS WEED LIST SHOULD ALSO BE REMOVED IF PRESENT. PLANTS SHOULD BE REMOVED WITH ROOTS, BAGGED AND DISPOSED OF OFF-SITE IN A PROPER WASTE DISPOSAL FACILITY.
- NO HERBICIDES, PESTICIDES OR FERTILIZERS SHALL BE USED IN THE MITIGATION AREA WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANT OR THE CITY OF REDMOND.
- MAINTAIN SIGNS AND TEMPORARY FENCES IF NEEDED.
  REMOVE TRASH ON A REGULAR BASIS (AT LEAST MONTHLY)

CONTINGENCY MEASURES

CONTINGENCY MEASURES ARE TRIGGERED BY THE YEARLY MONITORING. THE MEASURES ARE INTENDED TO ENSURE THAT THE PROJECT MEETS THE STATED PROJECT TARGETS AND PERFORMANCE STANDARDS AT THE END OF THE MONITORING PERIOD. THE MONITORING REPORTS WILL CONTAIN A SECTION ON RECOMMENDED CONTINGENCY MEASURES. THE CITY WILL REVIEW THE MONITORING REPORTS AND CONTINGENCY RECOMMENDATIONS AND WORK WITH THE APPLICANT TO REFINE AND APPROVE ALL CONTINGENCY MEASURES BEFORE THEY ARE IMPLEMENTED.

CONTINGENCY MEASURES MAY INCLUDE:

1. REPLACING ALL PLANTING STOCK MORTALITY IN THE NEXT PLANTING WINDOW (FALL OR EARLY SPRING). IF A PARTICULAR SPECIES IS NOT THRIVING IN A GIVEN LOCATION IT SHOULD BE REPLACED BY A COMPARABLE SPECIES AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT OR THE CITY OF REDMOND.
2. ADJUSTING IRRIGATION AS NEEDED TO CORRECT OVER OR UNDER WATERING
3. APPLYING MORE MULCH IF AREAS OF BARE GROUND APPEAR AFTER SEVERAL YEARS.
4. CONDUCTING ADDITIONAL WEED CONTROL IF THE SCHEDULED WEED CONTROL IS INEFFECTIVE IN CONTROLLING INVASIVE SPECIES
5. THINNING NATIVE VOLUNTEERS IN RESTORATION AREA IF THEY ARE CROWDING OUT THE PLANTED STOCK
6. REPLACING SIGNS IF DAMAGED OR MISSING.
7. INSTALLING FENCING ALONG EDGE OF PARKING LOT IF PEOPLE ARE CUTTING PATHS, TRAMPLING VEGETATION OR OTHERWISE CREATING UNDO DISTURBANCE OF THE MITIGATION AREA

ALL CONTINGENCY MEASURES MUST BE APPROVED BY THE CITY OF REDMOND BEFORE IMPLEMENTATION. THE CITY MAY AT ITS DISCRETION REQUIRE ADDITIONAL CONTINGENCY MEASURES.

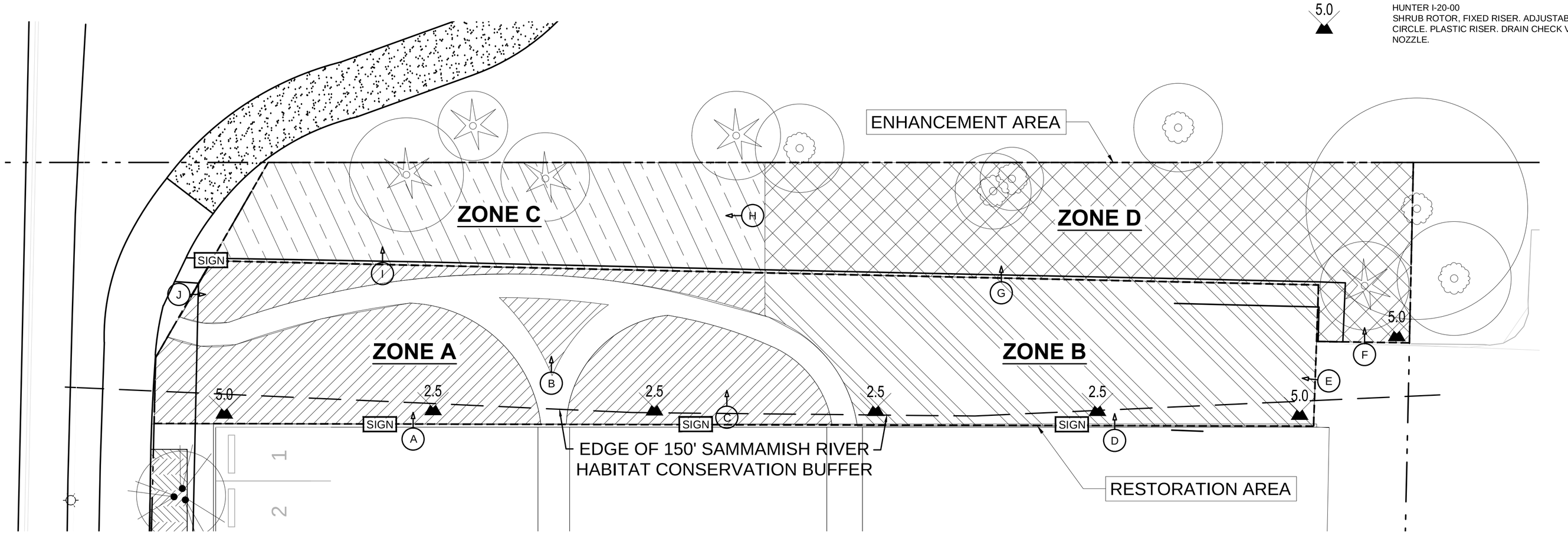
LEGEND

SIGN — SIGN - "FISH & WILDLIFE CONSERVATION AREA"

A — PHOTO POINT AND DIRECTION

IRRIGATION SYSTEM LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
2.5	HUNTER I-20-00 SHRUB ROTOR, FIXED RISER. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	4
5.0	HUNTER I-20-00 SHRUB ROTOR, FIXED RISER. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	3



1 MAINTENANCE / MONITORING PLAN
SCALE: 1" = 10'-0"

0 5 10 20 40
SCALE: 1" = 10'

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third place design co-operative
where architecture meets community

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PBS
Engineering + Environmental
2517 Eastlake Ave East
Suite 100
Seattle, WA 98102
206.233.9639
www.pbsenv.com

FINAL PREP INTAKE

ISSUE DATE: 09.01.2016
DRAWN BY: JHD
CHECKED BY: KL

NO.	DATE	REMARK
1	2.16.16	30% INTAKE
2	5.5.16	60% INTAKE
3	9.1.16	90% INTAKE
4	10.20.16	FINAL INTAKE

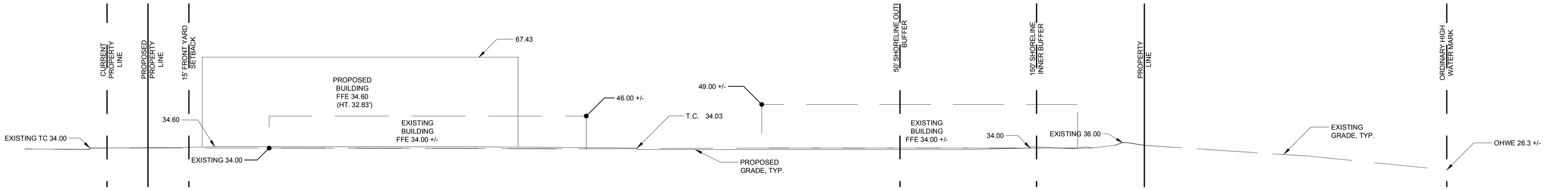
DRAWING NAME:

MAINTENANCE / MONITORING PLAN

SHEET NO:

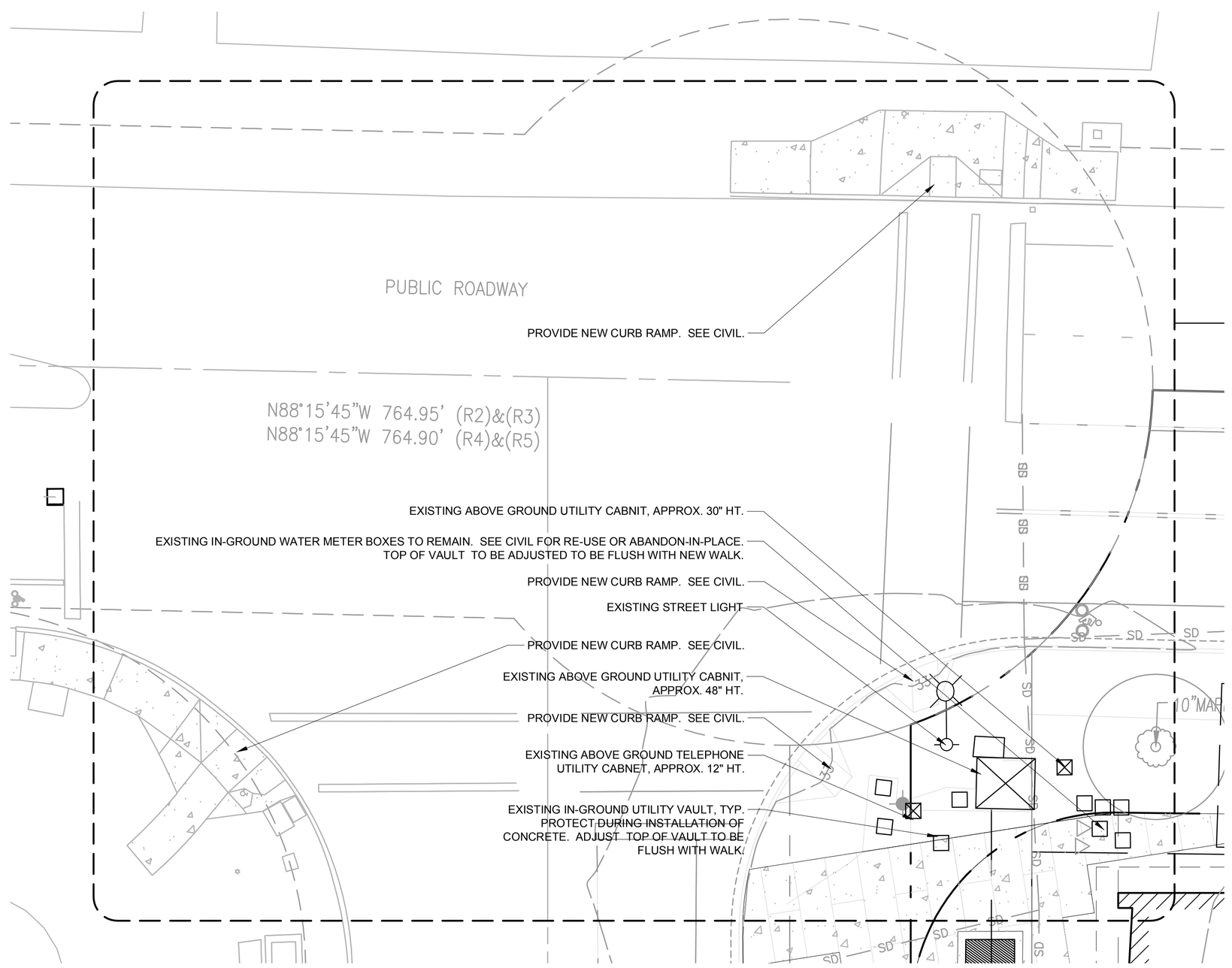
M1.02

ATTACHMENT N



1 SITE SECTION
SCALE: 1" = 20'-0"

0 10 20 40 80
SCALE: 1" = 20'



2 PLAN:ENLARGEMENT
SCALE: 1" = 10'-0"

0 5 10 20 40
SCALE: 1" = 10'

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
BRENT M CHASTAIN
LICENSE NO. 1202
EXPIRES ON 09/02/2016

FINAL PREP INTAKE

ISSUE DATE: 10.20.2016
DRAWN BY: BC
CHECKED BY: BC

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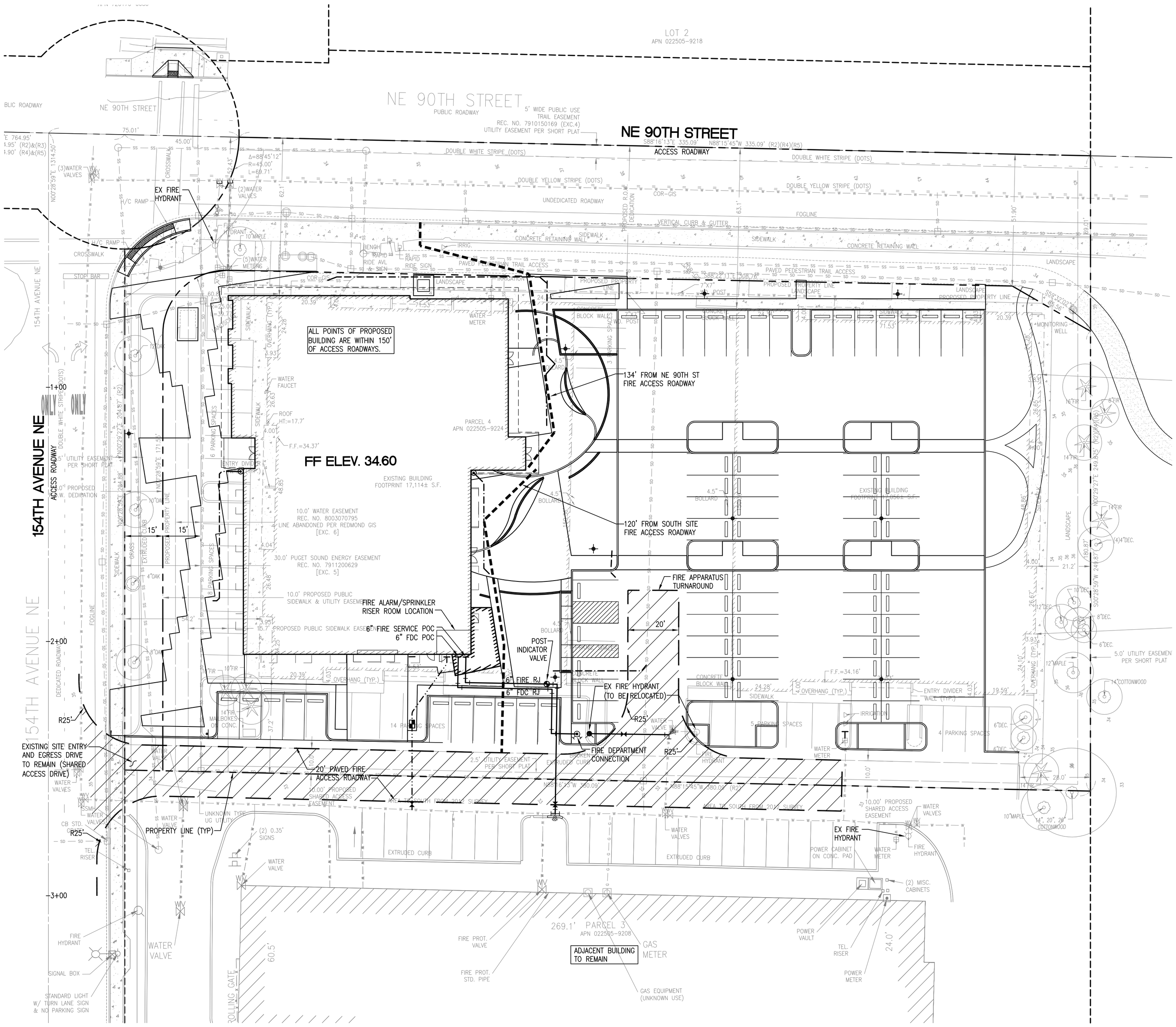
2	5.5.16	60% INTAKE
3	9.1.16	90% INTAKE
4	10.20.16	FINAL INTAKE

DRAWING NAME:
PLAN: ENLARGEMENT AND SECTION

SHEET NO:
A1.01

ATTACHMENT N



DATUM

NAVD 88

LEGEND

- WATER SERVICE LINE
- WATER/FIRE MAIN
- FIRE DEPT CONNECTION
- POST INDICATOR VALVE
- FIRE HYDRANT
- 150' MAX FIRE ACCESS TO ALL PORTIONS OF BUILDING
- 20' WIDE FIRE ACCESS ROADWAY

NOTES

1. SEE UTILITY PLAN, SHEET C4.0 FOR FIRE AND WATER CONNECTIONS.
2. SEE SHEET C6.1 FOR FIRE FLOW CALCULATION.

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PETER M. APOSTOL
STATE OF WASHINGTON
35163
REGISTERED PROFESSIONAL ENGINEER

FINAL PREP INTAKE

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3	9.1.2016	90% INTAKE
4	10.20.2016	FINAL INTAKE

DRAWING NAME:

FIRE PLAN

SHEET NO:

C6.0

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ATTACHMENT N

CITY OF REDMOND FIRE FLOW CALCULATION

Redmond Fire Department Standards

Required Fire Flow Calculation Form

PROJECT: HOPELINK REDMOND INTEGRATED SERVICE CENTER Date: 11/12/2015

LOCATION: 15511 NORTHEAST 90TH STREET, REDMOND, WA 98052

DEVELOPER: HOPELINK PHONE: 425-869-6000

ARCHITECT: THIRD PLACE DESIGN CO-OPERATIVE PHONE: 206-582-7106

BUILDING CONSTRUCTION TYPE: IA, IB, IIA, IIB, IIIA, IIIB, IV, VA, VB (circle one)

Number of stories: 2 /____Footprint area: 15,670 SF Mezzanines/partial floors NONE

TOTAL GROSS AREA: 31,850 SF

All Commercial & Single Family 3,600 square feet or greater

1. Obtain the basic flow from the RFDS Basic Flow Chart for the identified Construction type and gross area: Basic Flow: 4,750 GPM
2. Add 10% if residential use is > 50% (except SFR) x 1.1 N/A
3. For fire sprinklers subtract 50% x 0.5 2,375 GPM
4. Exposure Surcharge in Buildings without Fire Sprinklers, multiply by 1.00 to 1.75*
   (*To determine the exposure factor add a percentage for each of four directions. Use the conversion table to convert distance to percent, and then add the percent to the previous total.*)

Conversion Table 11/12/2015

Feet = %	Feet = %
0'-10' = 25%	N =_____=_____
11'-25'=20%	E =_____=_____
26'-40'=15%	W=_____=_____
41'-80'=10%	S =_____=_____
81'-120'= 5%	Subtotal: _____(.75 maximum)

X 1.____= N/A

Other surcharge or credit (Explain):_____

TOTAL REQUIRED FIRE FLOW: 2,375 GPM

FIRE FLOW AVAILABLE PER PUBLIC WORKS: _____

Single Family Residential Developments (<3,600 square foot homes):

1. No Fire Sprinklers =1500 gpm/All Fire Sprinklers = 1000 gpm _____
2. Wood shingles allowed in the development **add** 250 gpm _____
3. Less than 10 feet allowed between structures **add** 250 gpm _____

TOTAL REQUIRED FIRE FLOW: ____

FIRE FLOW AVAILABLE PER PUBLIC WORKS: _____

December 2014 Edition **Page 3 of 4**

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PETER M. APOSTOL STATE OF WASHINGTON 35163 REGISTERED PROFESSIONAL ENGINEER

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4	10.20.2016	FINAL INTAKE

DRAWING NAME:

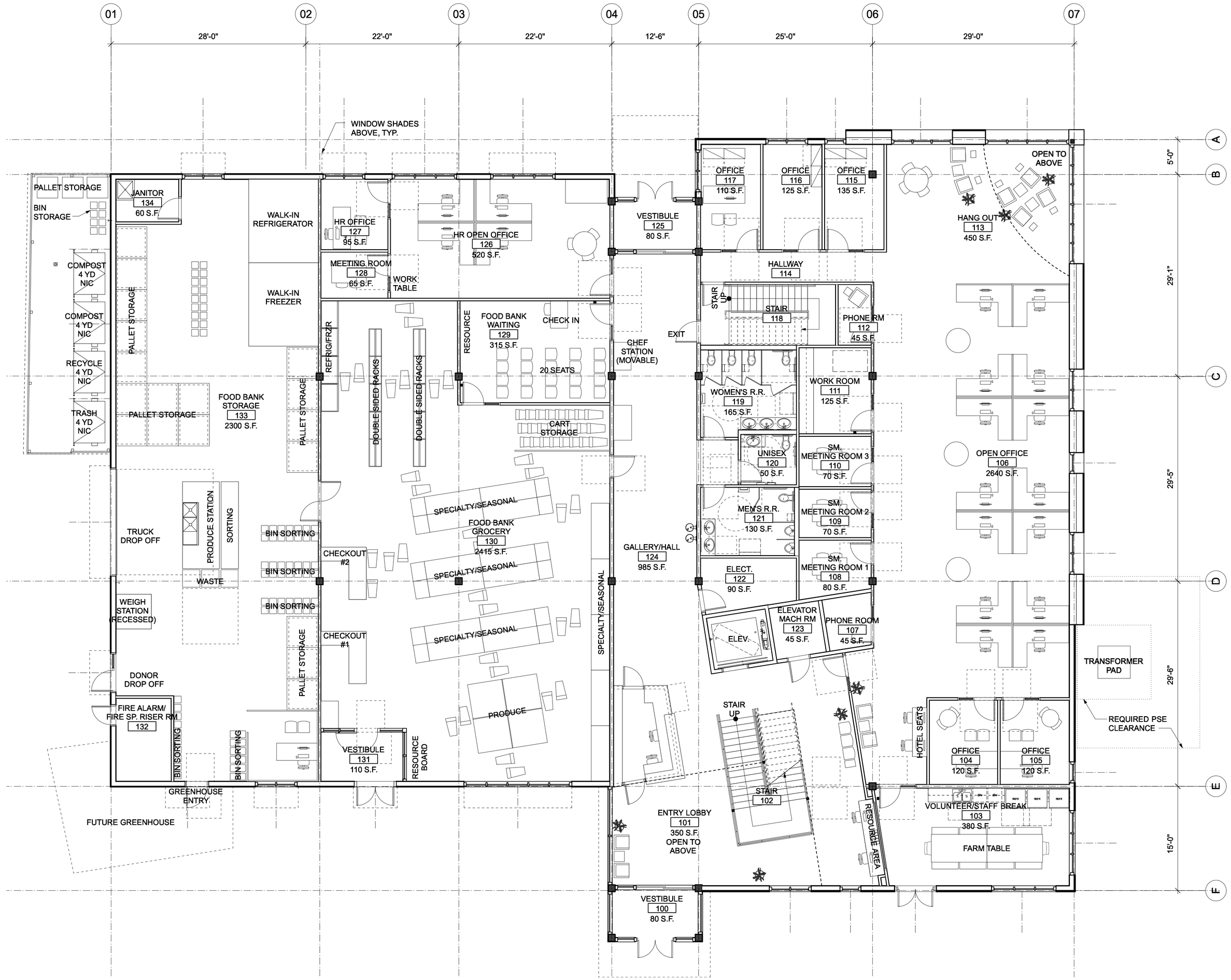
FIRE FLOW CALCULATION

SHEET NO:

C6.1

File: Z:\2015 Project Documents\15011 Hopelink RISC\Plans\RISC-C6-FIRE.dwg ID: Max Date: 20-Oct-16 11:25:05am

ATTACHMENT N



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

0 5 10 15 FT

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NO.	DATE	REMARK
1	2.16.16	30% INTAKE
2	5.5.16	60% INTAKE
3	9.1.16	90% INTAKE
4	11.2216	FINAL INTAKE
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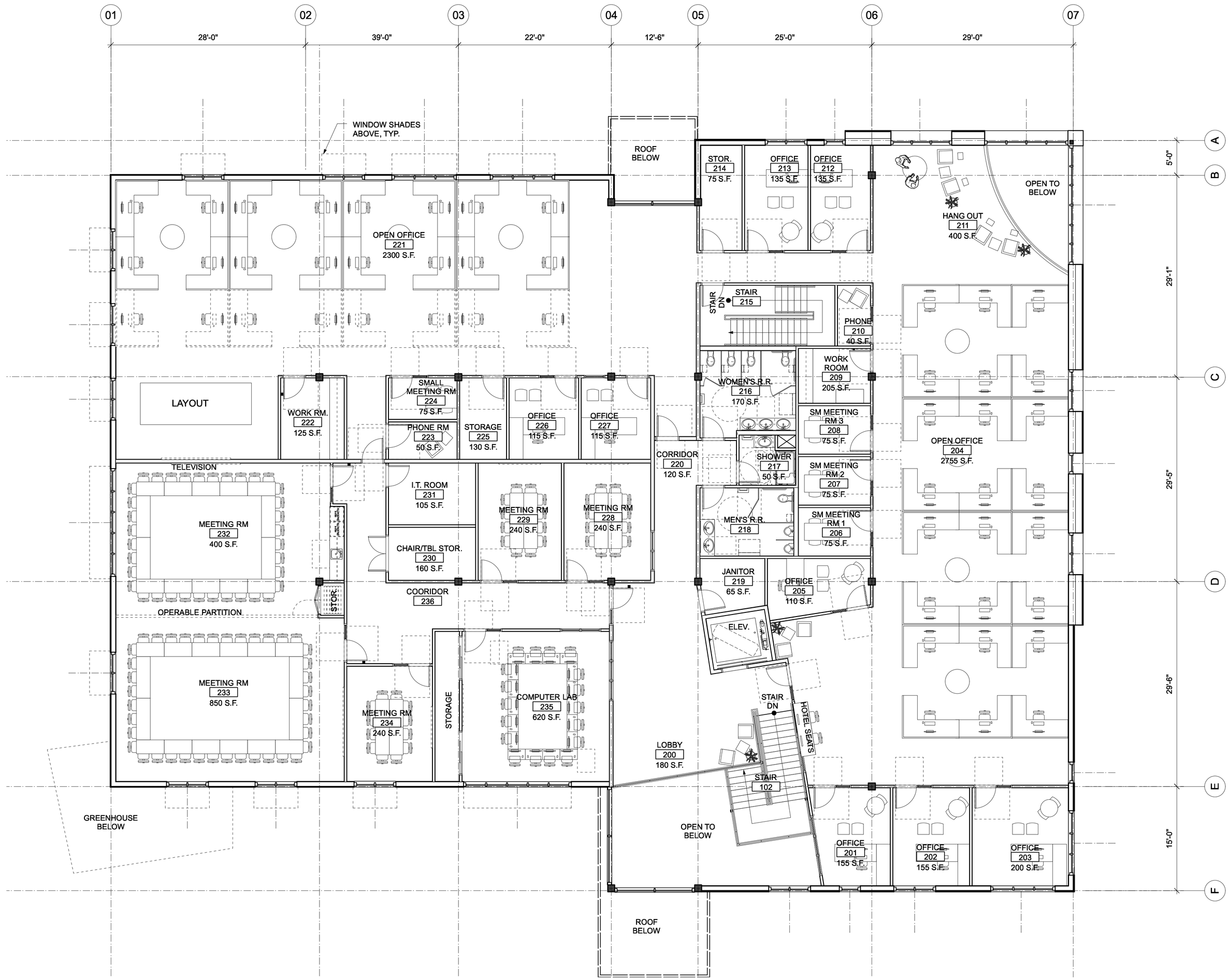
DRAWING NAME:

PLAN:
LEVEL 1

SHEET NO:

A3.01

ATTACHMENT N



1 PLAN: LEVEL 2
SCALE: 1/8" = 1'-0"

0 5 10 15 FT

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NO.	DATE	REMARK
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3	9.1.16	90% INTAKE
4	11.2216	FINAL INTAKE
.	.	.
.	.	.
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.	.	.

DRAWING NAME:

PLAN:
LEVEL 2

SHEET NO:

A3.02

ATTACHMENT N

REDMOND INTEGRATED SERVICE CENTER

15511 NE 90th ST
REDMOND, WASHINGTON

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION; CITY OF REDMOND STDS AND CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS.
2. ALL WORK PERTAINING TO THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF REDMOND INSPECTOR OR HIS/HER DESIGNATED REPRESENTATIVE. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
3. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL SITE WORK SHALL COMPLY WITH THESE PLANS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
5. ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREIN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THESE PLANS.
6. MAINTAIN 1' MINIMUM VERTICAL SEPARATION BETWEEN ADJACENT OR CROSSING UTILITIES.

GENERAL ESC NOTES

1. APPROVAL OF THIS ESC PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION,MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE WORK LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE LIMITS SHALL BE PERMITTED EXCEPT AS REQUIRED FOR PLANTING. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

GRADING NOTES

1. ALL EARTHWORK AND SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND PROJECT SPECIFICATIONS.
2. FINISH GRADE INDICATED IS FINAL SURFACE ELEVATION FOLLOWING PLACEMENT OF ALL SURFACING MATERIALS.
3. GRADE ALL AREAS TO PROVIDE DRAINAGE AWAY FROM BUILDINGS. FINE GRADE AREAS TO DIRECT DRAINAGE TO DRAINAGE STRUCTURES.
4. WALKWAYS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE OF 4.9% AND MAXIMUM CROSS SLOPE OF 2%.

EARTHWORK

ESTIMATE EARTHWORK ON-SITE
CUT: 780 CY
FILL: 600 CY

CITY OF REDMOND CLEARING, GRADING, AND TEMPORARY EROSION CONTROL NOTES

1. ALL WORK AND MATERIALS TO BE PER CITY OF REDMOND STANDARDS.
2. KEEP OFF-SITE STREETS CLEAN AT ALL TIMES. FLUSHING STREETS SHALL NOT BE ALLOWED. ALL STREETS SHOULD BE SWEPT.
3. ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY CITY INSPECTOR.
4. WHEN WORK IS STOPPED/COMPLETED IN AN AREA, THE CITY INSPECTOR MAY REQUIRE POSTCONSTRUCTION EROSION CONTROL INCLUDING SEEDING OR OTHER MEASURES.
5. LOCATIONS SHOWN OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CORRECT LOCATIONS TO AVOID DAMAGE OR DISTURBANCE.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION.
7. ALL GROUND COVER IS TO REMAIN UNDISTURBED OUTSIDE OF CLEARING AREAS.
8. THE TEMPORARY EROSION/SEDIMENT CONTROLS SHALL BE INSTALLED, INSPECTED, AND OPERATING BEFORE ANY GRADING OR EXTENSIVE LAND CLEARING. THESE CONTROLS MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING ARE COMPLETE.
9. TIE IMPERVIOUS SURFACES (ROOF, STREETS, DRIVEWAYS, ETC.) TO COMPLETED DRAINAGE SYSTEM AS SOON AS POSSIBLE.
10. A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION DIVISION AND ALL PERMITS MUST BE COMPLETED BEFORE START OF CONSTRUCTION.
11. CLEARING LIMITS SHALL BE LOCATED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR.
12. APPROVAL OF THIS TEMPORARY EROSION/SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
13. THIS APPROVAL FOR TESC IS VALID FOR CONSTRUCTION BETWEEN MAY 1 AND SEPTEMBER 30. THIS APPROVAL FOR TESC IS NOT VALID FOR THE RAINY SEASON (OCTOBER 1 THROUGH APRIL 30).
14. REMOVE ALL TESC MEASURES ONCE ALL WORK IS COMPLETED AND SITE IS PERMANENTLY STABILIZED.

CITY OF REDMOND STANDARD WATER/WASTEWATER NOTES

A. GENERAL.

1. ANY DEVIATIONS REGARDING THE WATER AND SEWER IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY OF REDMOND, WATER/WASTEWATER DIVISION ENGINEER FOR APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF REDMOND. WATER AND SEWER SPECIFICATIONS AND DETAILS SHALL BE THE SPECIFICATIONS AND DETAILS IN EFFECT ON THE DATE OF APPROVAL OF THESE CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES. CALL UNDERGROUND LOCATE SERVICE, 1-800-424-5555, FOR UTILITY MARKING.
4. NO WORK SHALL COMMENCE PRIOR TO A PRE-CONSTRUCTION CONFERENCE AT THE CITY OF REDMOND.
5. COORDINATE WITH LANDSCAPING IMPROVEMENTS. NO TREES SHALL BE PLANTED WITHIN EIGHT FEET OF WATER OR SEWER IMPROVEMENTS.

B. WATER.

1. ALL FIRE HYDRANTS SHALL BE COVERED WITH A BURLAP SACK UNTIL THE WATER SYSTEM HAS BEEN PLACED INTO SERVICE.
2. FIRE HYDRANTS SHALL BE EQUIPPED WITH STORZ CONNECTORS.

C. SEWER.

1. SIDE SEWERS SHALL HAVE A MINIMUM SLOPE OF TWO PERCENT.
2. NEW SANITARY SEWER MAINS SHALL BE PLUGGED AND NOT PUT INTO SERVICE UNTIL LINES HAVE BEEN CLEANED, FLUSHED AND TESTED.

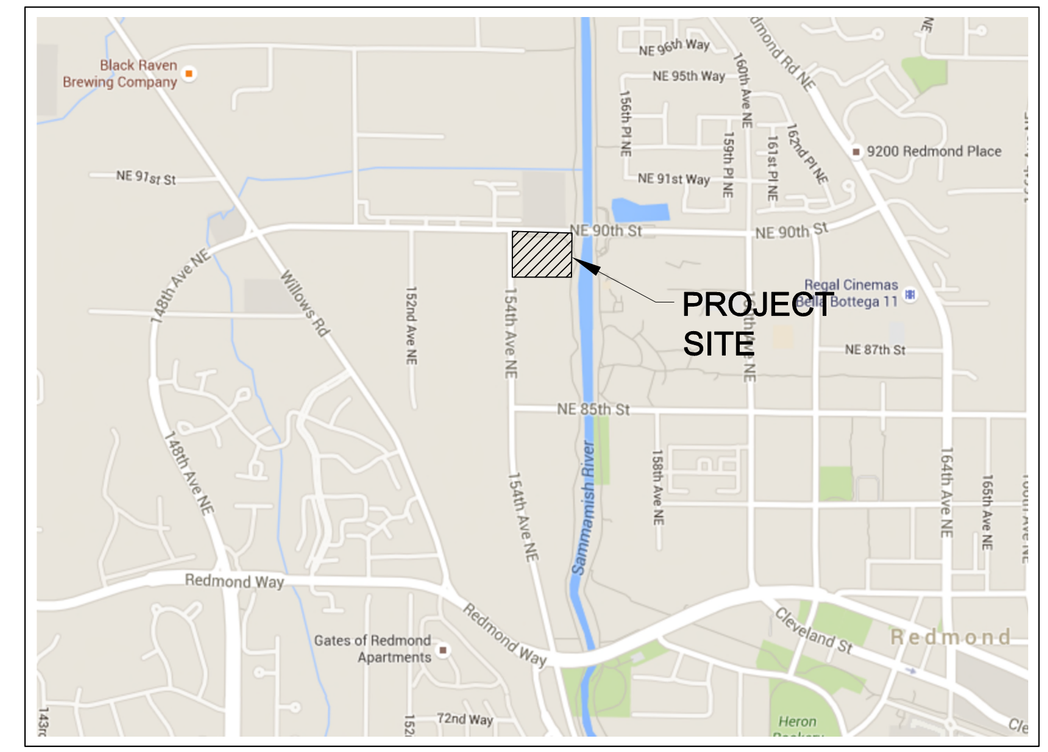
FLOOD INFORMATION

THE SITE IS LOCATED IN A FEMA FLOOD PLAIN. THE DEVELOPED SITE DOES NOT DECREASE THE BASE FLOOD STORAGE OR VOLUME BELOW BASE FLOOD ELEVATION.

BASE FLOOD ELEVATION = 33.60 FT

SITE BASE FLOOD STORAGE 340 CY EXISTING CONDITION (STORAGE BELOW BFE)

SITE BASE FLOOD STORAGE 550 CY DEVELOPED CONDITION (STORAGE BELOW BFE)



VICINITY MAP

NTS

SITE LOCATION

LATITUTDE: 47°40'26" N
LONGITUDE: 122°7'17.4" W

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT	LA	LANDSCAPE ARCHITECT
APPROX	APPROXIMATE	LF	LINEAL FEET
ARCH	ARCHITECTURAL	MAX	MAXIMUM
ATB	ASPHALT TREATED BASE	MECH	MECHANICAL
BMP	BEST MANAGEMENT PRACTICES	MIN	MINIMUM
CB	CATCH BASIN	MJ	MECHINICAL JOINT
CEM	PORTLAND CEMENT	N	NORTH
CL	CLASS	OC	ON CENTER
COB	CITY OF BELLINGHAM	OD	OUTSIDE DIAMETER
CONC	CONCRETE	POC	POINT OF CONNECTION
COORD	COORDINATE	PROP	PROPOSED
CSTC	CRUSHED SURFACING TOP COURSE	R	RADIUS
DEMO	DEMOLITION/DEMOLISH	REF	REFERENCE
DIA	DIAMETER	REM	REMOVE
DP	DEPTH	REQ	REQUIRED
E	EAST	RJ	RESTRAINED JOINT
ELEC	ELECTRICAL	S	SOUTH
ELEV, EL	ELEVATION	SCH	SCHEDULE
EX, EXIST	EXISTING	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SPKLR	FIRE SPRINKLER
FF	FINISH FLOOR	SQ	SQUARE
FG	FINISHED GRADE	SS	SANITARY SEWER
FL	FLANGE	STRUCT	STRUCTURAL
GA	GAUGE	TYP	TYPICAL
GV	GATE VALVE	UNO	UNLESS NOTED OTHERWISE
HMA	HOT MIX ASPHALT	W	WEST
ID	INSIDE DIAMETER	WD	WIDTH
IE	INVERT ELEVATION	W/	WITH
		WA	WATER

SHEET INDEX

SHEET C1.0	COVER AND NOTES
SHEET C2.0	TESC PLAN (NOT INCLUDED)
SHEET C3.0-C3.1	PAVING AND GRADING PLAN
SHEET C4.0	UTILITY AND DRAINAGE PLAN
SHEET C5.0-C5.1	CIVIL DETAILS (NOT INCLUDED)
SHEET C6.0	FIRE PLAN
SHEET C6.1	FIRE FLOW CALCULATION

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DRAWING NAME:

COVER AND NOTES

SHEET NO:

C1.0

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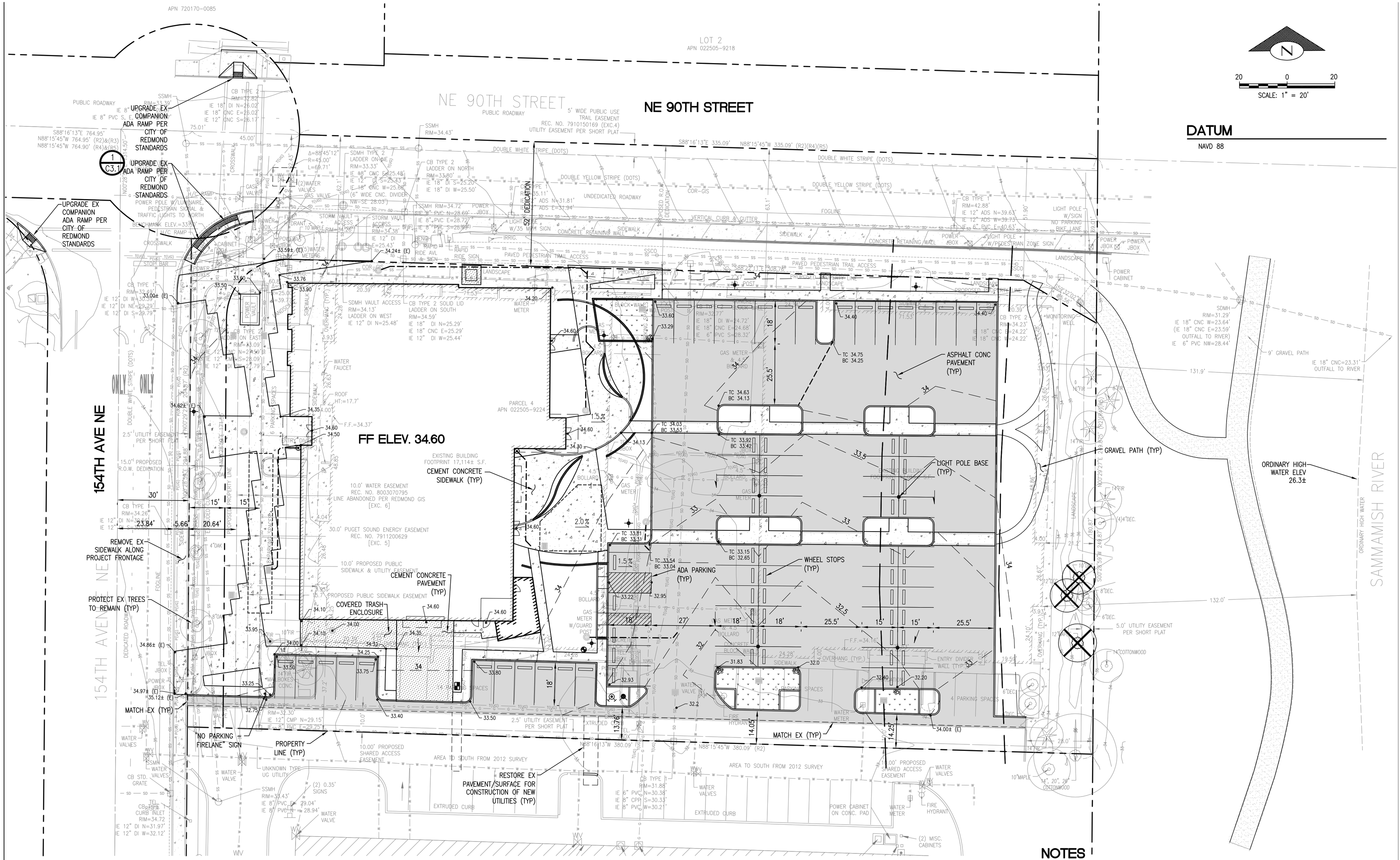
ATTACHMENT N



LEGEND

- CURB & GUTTER
- CURB RAMP
- ASPHALT CONC. PAVEMENT
- CEM CONC WALK
- CEM CONC PAVEMENT
- GRAVEL SURFACING

NOTES

1. SEE SHEET C1.0 FOR GENERAL NOTES, ESC NOTES, TESC NOTES, CLEARING AND GRADING NOTES, AND GRADING NOTES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF REDMOND REQUIREMENTS AND STANDARDS.
3. REFER TO ARCHITECT AND LANDSCAPE ARCHITECT DRAWING FOR ADDITIONAL SITE AND LANDSCAPING INFORMATION.
4. FIELD VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. REMOVE EXISTING FEATURES AS REQUIRED FOR CONSTRUCTION OF NEW IMPROVEMENTS.

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Hopelink Redmond Integrated Service Center

15511 NE 90th St.
Redmond, WA 98052

coterra ENGINEERING PLLC
321 3rd Ave South, Suite 406
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PETER M. APOSTOLO · STATE OF WASHINGTON · 35163 · REGISTERED PROFESSIONAL ENGINEER

FINAL PREP INTAKE

ISSUE DATE: 10.20.16
DRAWN BY: MB
CHECKED BY: PA

NO.	DATE	REMARK
1	2.16.2016	30% INTAKE
2	5.5.2016	60% INTAKE
3	9.1.2016	90% INTAKE
4	10.20.2016	FINAL INTAKE

DRAWING NAME:

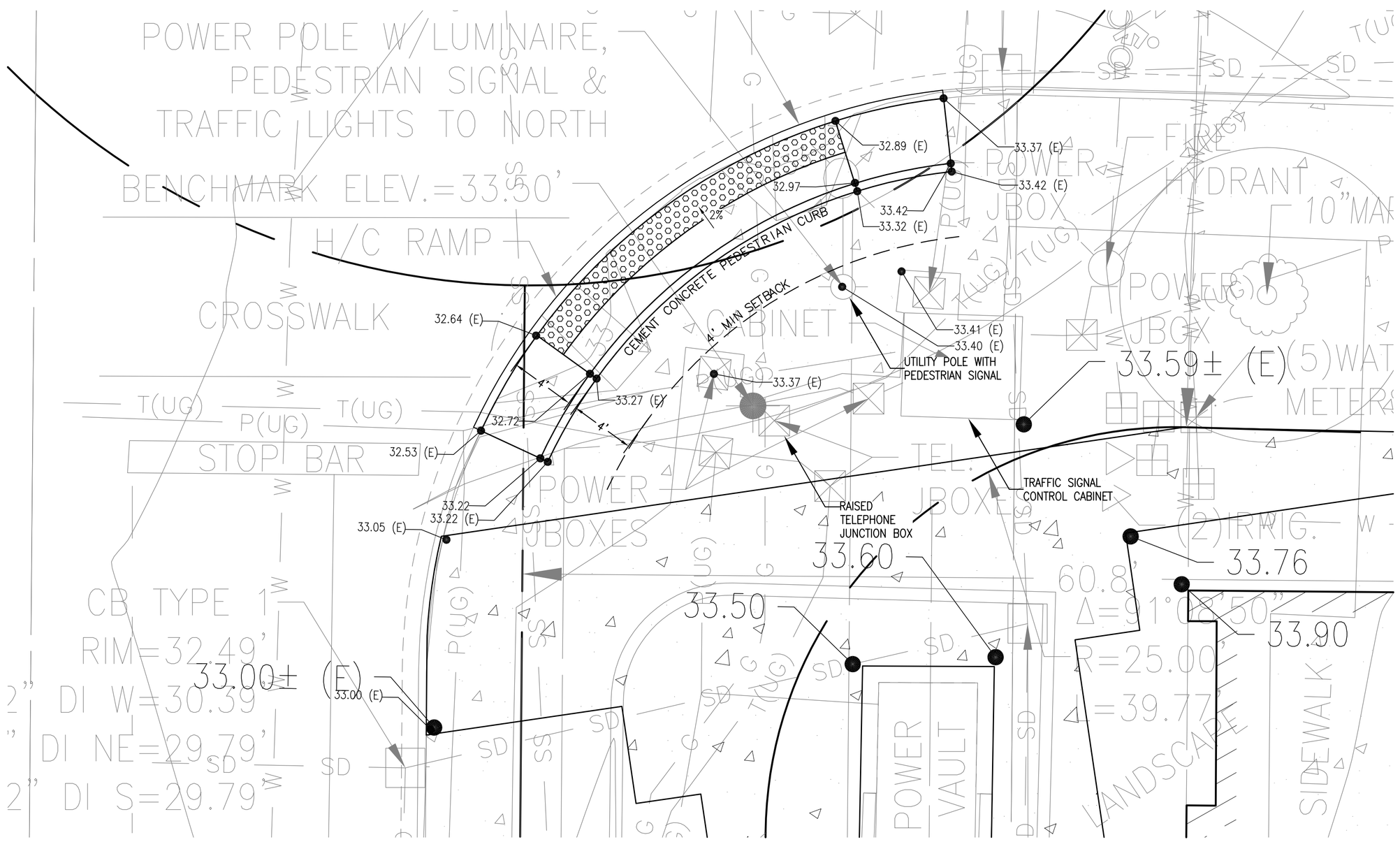
GRADING AND PAVING PLAN

SHEET NO:

C3.0

File: Z:\2015 Project Documents\15011 Hopelink RISC\Plans\RISC-C3-GRAD.dwg ID: Max Date: 20-Oct-16 11:31:40am

ATTACHMENT N



1 / C3.1 SE CORNER GRADING DETAIL

1"=5'

N

5 0 5

SCALE: 1" = 5'

DATUM

NAVD 88

NOTES

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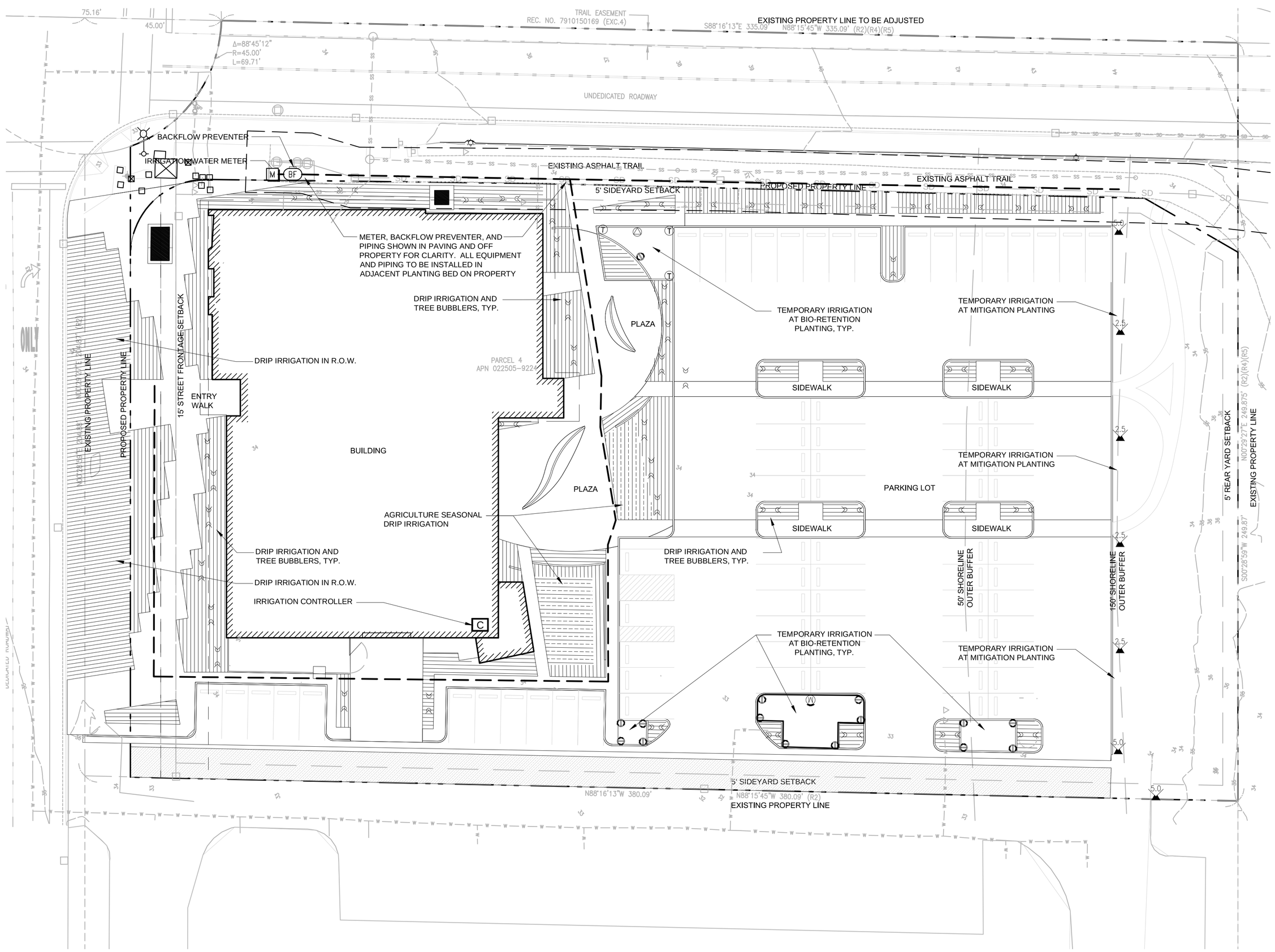

1 PLAN: IRRIGATION PLAN
SCALE: 1" = 20'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
M L O	HUNTER MP1000 PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY.	1
ADJ. 360	HUNTER MP800SR PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. OR = ORANGE ADJ ARC 90 TO 210.	15
T	HUNTER MP CORNER PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	3
LST RST SST	HUNTER MP STRIP PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP ON PRS40 BODY.	1
1402 1408 1401 1404	RAIN BIRD RWS-B-C-SOCK ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	96

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
2.5	HUNTER I-20-00 SHRUB ROTOR, FIXED RISER. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	4
5.0	HUNTER I-20-00 SHRUB ROTOR, FIXED RISER. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE NETAFIM TLDL-9-12 (18) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SURFACE AND SUB SURFACE INSTALLATIONS. UV RESISTANT.	9,719 S.F.
	AREA TO RECEIVE DRIPLINE AGRI. SEASONAL IRRIGATION: NETAFIMTLDL-9-12 (12) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 12.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SURFACE AND SUB SURFACE INSTALLATIONS. UV RESISTANT.	849.3 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
BF	ZURN 375 REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZES 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	1
C	RAIN BIRD ESP8LXMEF WITH (03) ESPLXMSM4 20 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.	1
M	WATER METER 1"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	691.7 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

0 10 20 40 80
SCALE: 1" = 20'

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
BRENT M CHASTAIN
LICENSE NO. 1202
EXPIRES ON 09/02/2016

FINAL PREP INTAKE

ISSUE DATE: 10.20.2016
DRAWN BY: BC
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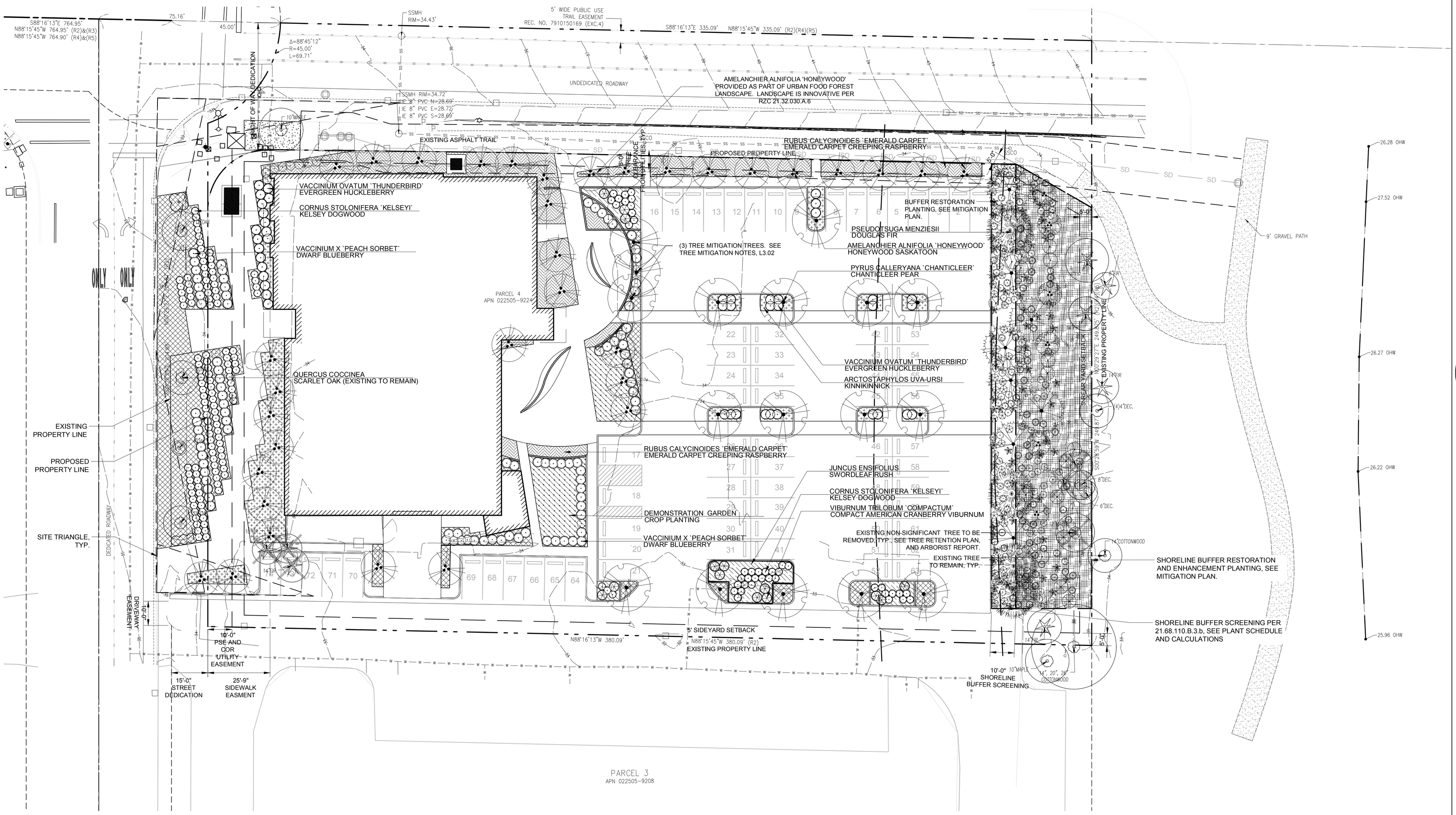
4	10.20.16	FINAL INTAKE

DRAWING NAME:
IRRIGATION: PLAN AND SCHEDULE

SHEET NO:
L2.01

ATTACHMENT N



1 PLAN: PLANTING PLAN
SCALE: 1" = 20'-0"

0 10 20 40 80
SCALE: 1" = 20'

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DRAWING NAME:

PLANTING: PLANTING PLAN

SHEET NO:

L3.01

ATTACHMENT N

LANDSCAPE CALCULATIONS

21.32.040 & TABLE 21.14.040B MIN. REQUIRED LANDSCAPING

- ZONING: MP
- 20% OF SITE TO BE LANDSCAPED
- MAXIMUM OF 25% OF LANDSCAPED AREA MAY BE IMPERVIOUS

TOTAL SITE AREA = 72,037 S.F.
TOTAL REQUIRED LANDSCAPE AREA 72,037 X 20% = 14,407 S.F.
MAXIMUM IMPERVIOUS AREA ALLOWED IN LANDSCAPE 14,407 X 25%= 3,601 S.F.
TOTAL LANDSCAPE AREA = 15,871 S.F.
TOTAL IMPERVIOUS AREA IN LANDSCAPE= 0 S.F.

TREE MITIGATION CALCULATIONS

RZC 21.72.080.B. TREE REPLACEMENT

EXISTING SIGNIFICANT TREES TO BE REMOVED: 3

REQUIRED TREE REPLACEMENT: 3 X 1=3

TREES PROVIDED: 3[1]

1) REPLACEMENT TREES IN BUFFER ZONE. SEE MITIGATION PLAN FOR REPLACEMENT TREES.

PARKING LOT LANDSCAPE CALCULATIONS

RZC 21.32.070 REQUIRED PARKING LOT LANDSCAPING

- 1 TREE PER 4 PARKING STALLS.
- 5% OF PARKING AREA TO BE LANDSCAPED
- 74 PARKING STALLS
- 74/4 =19 (18.5) REQUIRED PARKING LOT TREES
- 25,512 S.F. OF PARKING X 5% = 1,275.65 S.F. OF REQUIRED PARKING LOT LANDSCAPE

TOTAL PROVIDED TREES IN PARKING INTERIOR = 22
TOTAL LANDSCAPING PROVIDED IN PARKING INTERIOR = 2,722 S.F.

ECOLOGICAL SCORE CALCULATIONS

RZC 21.32.060
REQUIRED POINTS = 20

NO.	DESCRIPTION	PROVIDED	POINTS
1.	25% OF PLANTS ARE PNW NATIVE OR ADAPTIVE 100% OF PLANTS ARE NATIVE OR ADAPTIVE		5
2.	40% OF EXISTING TREES RETAINED 17 EXISTING TREES - 6 REMOVED = 11 TREES TO REMAIN 11 / 17 = 64.7% RETAINED TREES.		7
2a.	10% PER POINT EXCEEDING 40% OF TREES RETAINED		2
5.	25% OF DECIDUOUS TREES ARE 3" CAL. AT TIME OF INSTALLATION TOTAL DECIDUOUS TREES PROVIDED = 57. TOTAL TREES PROVIDED AT 3" CAL. MIN. = 17 17 / 57 = 29.8% OF DECIDUOUS TREES ARE 3" AT TIME OF INSTALLATION		5
6.	10% INCREASE IN MIN. REQUIRED PARKING LOT TREES MIN. TREES REQUIRED 19 (SEE LANDSCAPE CALCS. ABOVE) 23 TREES PROVIDED. 23 / 19 = 121% FOR AN INCREASE OF 21%		5
		TOTAL =	23

PARKING LOT TREE SPACING DEVIATION:

PARKING LOT TREE SPACING DEVIATION. DEVIATION OF 1 TREE AT EVERY 4 SPOTS (RZC 21.32.070.B.3) TO ALLOW FOR BIOSWALES.

SHORELINE BUFFER SCREENING:

1) 21.68.110.B.3.a SCREENING OF STORAGE AND SERVICE AREAS IN SHORELINE BUFFER.
REQUIRED PLANTING: 60% OF PLANTS TO BE EVERGREEN
TOTAL TREES: 10
REQUIRED EVERGREEN TREES: 10 X 60% = 6 TREES
PROVIDED EVERGREEN TREES: 10

TOTAL SHRUBS AND FERNS: 134
REQUIRED EVERGREEN SHRUBS AND FERNS: 134 X 60% = 80.4
PROVIDED EVERGREEN TREES AND SHRUBS: 81

LANDSCAPE NOTES:

1) ALL TREES, SHRUBS, AND GROUNDCOVER TO BE PER ANSI Z60.1-2014, AMERICAN STANDARDS FOR NURSERY STOCK, PER RZC 21.32.050.A.

2) ALL SHRUBS, TREES, AND GROUNDCOVERS TO BE MINIMUM SIZES PER RCZ 21.32.050.D.

- DECIDUOUS TREES: TWO-INCH CALIPER
- EVERGREEN TREES: SIX-FOOT HEIGHT
- VINE MAPLES AND OTHER MULTI-STEMMED TREES: SEVEN FOOT HEIGHT.
- MEDIUM SHRUBS: 24-INCH MINIMUM HEIGHT AND TALL SHRUBS: 30-INCHES MINIMUM HEIGHT
- GROUNDCOVER: SPACING SHALL BE 18 INCHES ON CENTER MAXIMUM AND SHALL PROVIDE 75 PERCENT COVERAGE WITHIN THREE YEARS.

3) ALL REPLACEMENT TREES TO BE PER RZC 21.72.080.C.1.

- TWO-AND-HALF-INCH CALIPER FOR DECIDUOUS TREES
- SIX FEET IN HEIGHT FOR EVERGREEN TREES

PLANT SCHEDULE PARKING LOT

FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	DECIDUOUS/EVERGREEN	NATIVE OR ADAPTIVE	COMMENTS
	17	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR ALT: ACER RUBRUM / RED MAPLE	B & B	3"CAL		DECIDUOUS	ADAPTIVE	
FRUIT TREES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**DECIDUOUS/EVERGREEN**	**NATIVE OR ADAPTIVE**	**COMMENTS**
	6	AMELANCHIER ALNIFOLIA `HONEYWOOD` / HONEYWOOD SASKATOON ALTERNATE: CERCIS CANADENSIS / EASTERN REDBUD	15 GAL	2"CAL	7`-8` HT.	DECIDUOUS	NATIVE	MULTI-STEM
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**DEC/EVERGREEN**	**NATIVE OR ADAPTIVE**	**TALL/MED**	**COMMENTS**
	44	CORNUS STOLONIFERA `KELSEYI` / KELSEY DOGWOOD ALT.: HYDRANGEA QUERCIFOLIA `PEE-WEE` / DWARF OAKLEAF HYDRANGEA ROSA NOOTKA / NOOTKA ROSE	2 GAL	24" HT. MIN.	DECIDUOUS	NATIVE	MEDIUM	
	25	VACCINIUM OVATUM `THUNDERBIRD` / EVERGREEN HUCKLEBERRY ALT.: VIBURNUM TRILOBUM `COMPACTUM` / DWARF CRANBERRY BUSH VACCINIUM CYANOCOCCUS `SUNSHINE BLUE` / SUNSHINE BLUEBERRY	5 GAL	24" HT. MIN.	EVERGREEN	NATIVE	MEDIUM	
	17	VACCINIUM X `PEACH SORBET` / DWARF BLUEBERRY ALT.: VACCINIUM CYANOCOCCUS ` TOPHAT` / TOP HAT BLUEBERRY RIBES RUBRUM / RED CURRANT	B & B	24" HT. MIN.	EVERGREEN	ADAPTIVE	MEDIUM	
	14	VIBURNUM TRILOBUM `COMPACTUM` / COMPACT AMERICAN CRANBERRY VIBURNUM ALT.: RIBES RUBRUM `IMPERIAL WHITE` / WHITE CURRANT LONICERA CAERULEA / HONEYBERRY	2 GAL	24" HT. MIN.	DECIDUOUS	ADAPTIVE	MEDIUM	
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**NATIVE OR ADAPTIVE**				**SPACING**
	615	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	NATIVE				12" o.c.
	480 SF	DEMONSTRATION GARDEN / CROP PLANTING	AMENDED SOIL					
	522	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH ALT.: ARUNCUS SYLVESTRE `MISTY LACE` / DWARF GOATSBEARD CAREX PACHYSTACHYA / THICK-HEADED SEDGE	1 GAL	NATIVE				12" o.c.
	103	RUBUS CALYCINOIDES `EMERALD CARPET` / EMERALD CARPET CREEPING RASPBERRY ALT.:FRAGARIA X ANANASSA `TOTEM` / TOTEM MID SEASON STRAWBERRY VACCINIUM VITIS-IDAEA / LINGONBERRY	1 GAL	ADAPTIVE				12" o.c.
	567 SF	SEDUM SPP. / SEDUM MAT ALT.: FRAGARIA CHILOINSES/STRAWBERRY ARCTOSTOPHYLOS UVA-URSA / KINNICKINNIK	MAT	ADAPTIVE				

PLANT SCHEDULE BUILDING

FRUIT TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	DECIDUOUS/EVERGREEN	NATIVE OR ADAPTIVE	COMMENTS
	28	AMELANCHIER ALNIFOLIA `HONEYWOOD` / HONEYWOOD SASKATOON ALTERNATE: CERCIS CANADENSIS / EASTERN REDBUD	15 GAL	2" CAL.	7`-8` HT.	DECIDUOUS	NATIVE	MULTI-STEM
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**DEC/EVERGREEN**	**NATIVE OR ADAPTIVE**	**TALL/MED**	
	118	CORNUS STOLONIFERA `KELSEYI` / KELSEY DOGWOOD ALT.: HYDRANGEA QUERCIFOLIA `PEE-WEE` / DWARF OAKLEAF HYDRANGEA ROSA NOOTKA / NOOTKA ROSE	2 GAL	24" HT. MIN.	DECIDUOUS	NATIVE	MEDIUM	
	20	VACCINIUM OVATUM `THUNDERBIRD` / EVERGREEN HUCKLEBERRY ALT.: VIBURNUM TRILOBUM `COMPACTUM` / DWARF CRANBERRY BUSH VACCINIUM CYANOCOCCUS `SUNSHINE BLUE` / SUNSHINE BLUEBERRY	5 GAL	24" HT. MIN.	EVERGREEN	NATIVE	MEDIUM	
	83	VACCINIUM X `PEACH SORBET` / DWARF BLUEBERRY ALT.: VACCINIUM CYANOCOCCUS ` TOPHAT` / TOP HAT BLUEBERRY RIBES RUBRUM / RED CURRANT	B & B	24" HT. MIN.	EVERGREEN	ADAPTIVE	MEDIUM	
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**NATIVE OR ADAPTIVE**				**SPACING**
	1,324	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	NATIVE				12" o.c.
	547 SF	DEMONSTRATION GARDEN / CROP PLANTING	AMENDED SOIL					
	2,467	RUBUS CALYCINOIDES `EMERALD CARPET` / EMERALD CARPET CREEPING RASPBERRY ALT: FRAGARIA X ANANASSA `TOTEM` / TOTEM MID SEASON STRAWBERRY VACCINIUM VITIS-IDAEA / LINGONBERRY	4"POT	ADAPTIVE				12" o.c.
	2,556 SF	SEDUM SPP. / SEDUM MAT ALT.: FRAGARIA CHILOINSES/STRAWBERRY ARCTOSTOPHYLOS UVA-URSA / KINNICKINNIK	MAT	ADAPTIVE				

PLANT SCHEDULE BUFFER SCREENING

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	DECIDUOUS/EVERGREEN	NATIVE OR ADAPTIVE	
	4	PSEUDOTSUGA MENZIESII / DOUGLAS FIR ALT.: TSUGA HETEROPHYLLA / WESTERN HEMLOCK	5 GAL	2"CAL	6`-8` HT.	EVERGREEN	NATIVE	
	6	THUJA PLICATA / WESTERN RED CEDAR ALT.: PICEA SITCHENSIS / SITKA SPRUCE	5 GAL	2"CAL	6`-8` HT.	EVERGREEN	NATIVE	
FERNS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**DEC/EVERGREEN**	**NATIVE OR ADAPTIVE**	**TALL/MED**	**SPACING**
	34	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	18" MIN.	EVERGREEN	NATIVE	MEDIUM	36" o.c.
SHRUBS / SMALL TREES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**DEC/EVERGREEN**	**NATIVE OR ADAPTIVE**	**TALL/MED**	**SPACING**
	1	AMELANCHIER ALNIFOLIA / SERVICEBERRY	2 GAL	24" HT. MIN.	DECIDUOUS	NATIVE	TALL	72" o.c.
	3	CORYLUS CORNUTA / WESTERN HAZELNUT	2 GAL	24" HT. MIN.	DECIDUOUS	NATIVE	MEDIUM	72" o.c.
	32	ROSA GYMNOCARPA / DWARF ROSE	2 GAL	18" MIN.	DECIDUOUS	NATIVE	MEDIUM	36" o.c.
	12	SAMBUCUS RACEMOSA / RED ELDERBERRY	2 GAL	24" HT. MIN.	DECIDUOUS	NATIVE	MEDIUM	36" o.c.
	5	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	2 GAL	18" MIN.	DECIDUOUS	NATIVE	MEDIUM	36" o.c.
	47	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	5 GAL	24" HT. MIN.	EVERGREEN	NATIVE	MEDIUM	36" o.c.

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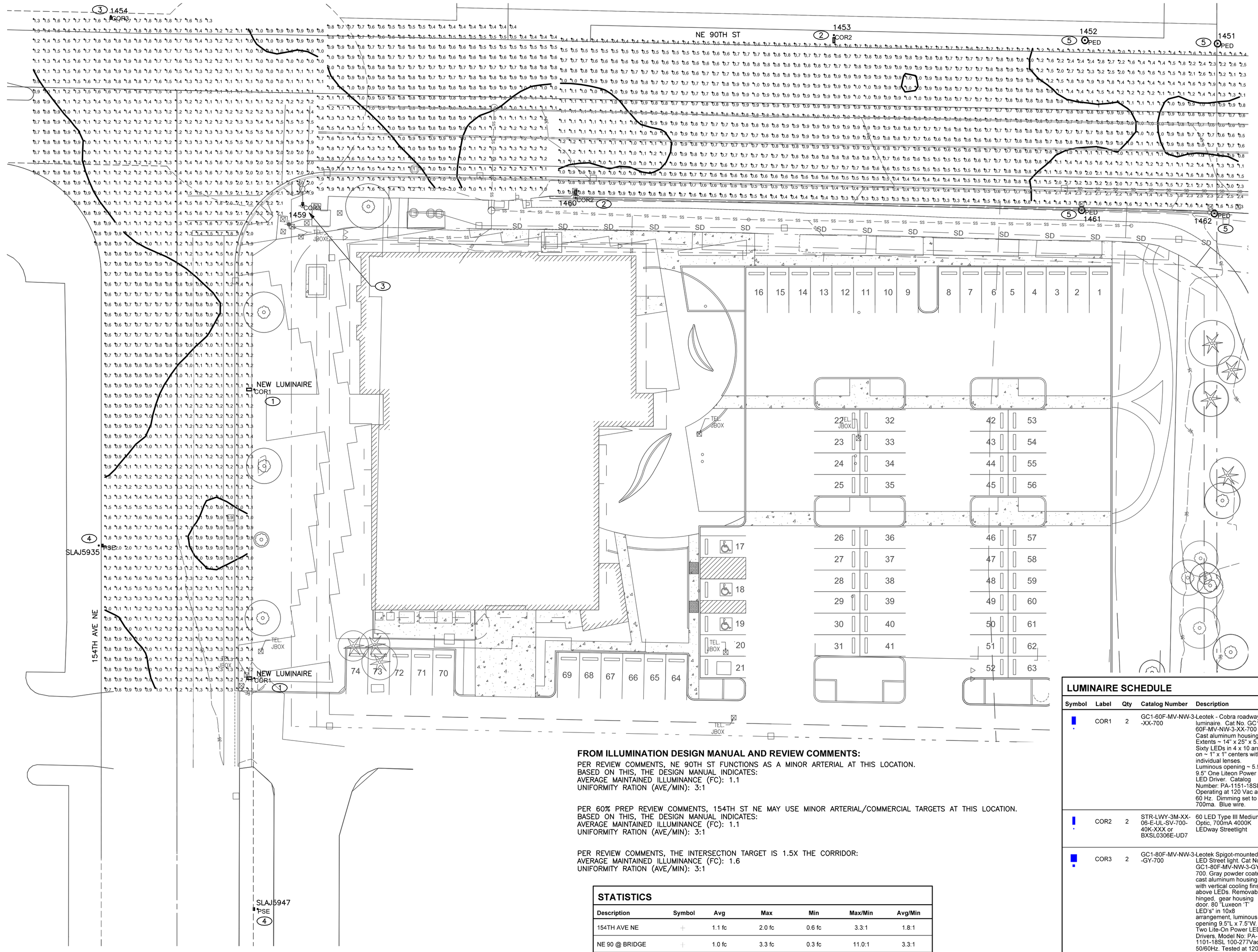
DRAWING NAME:
PLANTING: SCHEDULE AND CALCULATIONS

SHEET NO:
L3.02

ATTACHMENT N



FROM ILLUMINATION DESIGN MANUAL AND REVIEW COMMENTS:

PER REVIEW COMMENTS, NE 90TH ST FUNCTIONS AS A MINOR ARTERIAL AT THIS LOCATION.
BASED ON THIS, THE DESIGN MANUAL INDICATES:
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.1
UNIFORMITY RATION (AVE/MIN): 3:1

PER 60% PREP REVIEW COMMENTS, 154TH ST NE MAY USE MINOR ARTERIAL/COMMERCIAL TARGETS AT THIS LOCATION.
BASED ON THIS, THE DESIGN MANUAL INDICATES:
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.1
UNIFORMITY RATION (AVE/MIN): 3:1

PER REVIEW COMMENTS, THE INTERSECTION TARGET IS 1.5X THE CORRIDOR:
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.6
UNIFORMITY RATION (AVE/MIN): 3:1

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
154TH AVE NE	+	1.1 fc	2.0 fc	0.6 fc	3.3:1	1.8:1
NE 90 @ BRIDGE	+	1.0 fc	3.3 fc	0.3 fc	11.0:1	3.3:1
NE 90 @ INTERSECTION	+	1.4 fc	2.2 fc	0.6 fc	3.7:1	2.3:1
NE 90	+	1.0 fc	1.9 fc	0.4 fc	4.8:1	2.5:1

1 STREET LIGHTING PLAN AND ILLUMINANCE CALCULATIONS

SCALE: 1"=20'-0"

0 5' 10' 20'

SHEET NOTES

A. LUMINAIRES SHOWN ARE EXISTING EXCEPT WHERE OTHERWISE NOTED.

B. THESE CALCULATIONS ARE BASED ON CONTRIBUTION FROM STREET LIGHTING ONLY.

C. INFORMATION SHOWN FOR EXISTING LUMINAIRES IS TAKEN FROM INFORMATION AVAILABLE.

D. WE HAVE MADE THE FOLLOWING ASSUMPTIONS IN REGARDS TO THE EXISTING/REPLACEMENT POLE HEIGHTS BASED ON INFORMATION AVAILABLE:
1. EXISTING PEDESTRIAN LUMINAIRES AT BRIDGE: FIXTURE HEIGHT: 17 FT
2. EXISTING SHOEBOXES ON NE 90TH: FIXTURE HEIGHT: 35 FT
3. EXISTING COR COBRAHEADS AT INTERSECTION: FIXTURE HEIGHT: 35 FT
4. EXISTING PSE COBRAHEADS ON 154TH ST NE: FIXTURE HEIGHT: 30 FT
5. NEW COR FIXTURES ALONG 154TH ST NE: FIXTURE HEIGHT: 35 FT

KEYED NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE WITH CITY TO NEW STREET LIGHT; PROVIDE COR1 TYPE FROM LUMINAIRE SCHEDULE BELOW. CONFIRM EXACT REQUIREMENTS FOR NEW LIGHT AND POLES WITH CITY OF REDMOND (COLOR TEMP, VOLTAGE, CONTROLS, POLE AND POLE HEIGHT, ETC). COORDINATE CIRCUITING AND CONTROLS WITH CITY OF REDMOND.
2. ELECTRICAL CONTRACTOR TO COORDINATE WITH CITY TO REPLACE HEADS ON EXISTING STREET LIGHT; PROVIDE COR2 TYPE FROM LUMINAIRE SCHEDULE BELOW. CONFIRM EXACT REQUIREMENTS FOR NEW HEADS WITH CITY OF REDMOND (COLOR TEMP, VOLTAGE, CONTROLS, ETC). COORDINATE REPLACEMENT OF HEADS WITH CITY OF REDMOND.
3. ELECTRICAL CONTRACTOR TO COORDINATE WITH CITY TO REPLACE HEADS ON EXISTING STREET LIGHT; PROVIDE COR3 TYPE FROM LUMINAIRE SCHEDULE BELOW. CONFIRM EXACT REQUIREMENTS FOR NEW HEADS WITH CITY OF REDMOND (COLOR TEMP, VOLTAGE, CONTROLS, ETC). COORDINATE REPLACEMENT OF HEADS WITH CITY OF REDMOND.
4. ELECTRICAL CONTRACTOR TO COORDINATE WITH CITY AND PUGET SOUND ENERGY (PSE) TO REPLACE EXISTING PSE HEAD WITH NEW PSE-STANDARD LED HEAD. PROVIDE PSE TYPE HEAD FROM LUMINAIRE SCHEDULE BELOW. CONFIRM EXACT REQUIREMENTS FOR NEW HEADS WITH CITY OF REDMOND AND PSE (COLOR TEMP, VOLTAGE, CONTROLS, ETC). COORDINATE INSTALLATION OF NEW HEAD WITH CITY OF REDMOND AND PSE.
5. ELECTRICAL CONTRACTOR TO COORDINATE WITH CITY TO REPLACE HEADS ON EXISTING PEDESTRIAN LIGHTS OVER BRIDGE. PROVIDE PED TYPE FROM LUMINAIRE SCHEDULE BELOW. CONFIRM EXACT REQUIREMENTS FOR NEW HEADS WITH CITY OF REDMOND (COLOR TEMP, VOLTAGE, CONTROLS, ETC). COORDINATE REPLACEMENT OF HEADS WITH CITY OF REDMOND.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	COR1	2	GC1-60F-MV-NW-3--XX-700	Leotek - Cobra roadway luminaire. Cat No. GC1-60F-MV-NW-3-XX-700 Cast aluminum housing. Extents ~ 14" x 25" x 5.5" Sixty LEDs in 4 x 10 array on ~ 1" x 1" centers with individual lenses. Luminous opening ~ 5.5" x 9.5" One Liteon Power LED Driver. Catalog Number: PA-1151-18SL Operating at 120 Vac and 60 Hz. Dimming set to 700ma. Blue wire.		IES GC1-60F-MV-NW-3-XX-700 030315.IES	Absolute	0.85	133
	COR2	2	STR-LWY-3M-XX-08-E-UL-SV-700-40K-XXX or BXSL0306E-UD7	60 LED Type III Medium Optic, 700mA 4000K LEDway Streetlight	SIXTY WHITE LIGHT EMITTING DIODES VERTICAL BASE-UP POSITION Serial Number: 1804102312112447	COR3 - 3M-__-06-E-UL-700-40K.IES	Absolute	0.85	134.2
	COR3	2	GC1-80F-MV-NW-3--GY-700	Leotek Spigot-mounted 80 LED Street light. Cat No. GC1-80F-MV-NW-3-GY-700. Gray powder coated cast aluminum housing with vertical cooling fins above LEDs. Removable, hinged, gear housing door. 80 "Luxeon 'T' LED's" in 10x8 arrangement, luminous opening 9.5"L x 7.5"W. Two Life-On Power LED Drivers. Model No: PA-1101-18SL 100-277Vac 50/60Hz. Tested at 120V 60Hz with luminous opening horizontal. Dimming set to 700mA (blue wire).		IES GC1-80F-MV-NW-3-GY-700 110314.ies	Absolute	0.85	182.5
	PED	4	BNSH13E35-60L4K	BOUNCE LED DIE-CAST ALUMINUM HOOD AND LENS FRAME. ALUMINUM STRUTS ATTACHED TO DIE-CAST BALLAST COMPARTMENT. SPUNNED ALUMINUM EMITTER DECK WITH LEDS. HEATSINKS AND CARRIER PLATES. CLEAR FLAT GLASS LENS.	60 219B DIODES. 4200K	STREET - PED LED - bns1h3e35-60l4k.ies	Absolute	0.85	63.9
	PSE	2	ERS1_B2E2540__ __-120-277V	EVOLVE RDWY SCALABLE PROJECT GRADE	LED	ERS1_B2E2540__ __-120-277V.IES	Absolute	0.85	53

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GLUMAC
engineers for a sustainable future

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Job No.: 05.15.00953
Contact: GEORGINNA LUCAS
www.glumac.com

FINAL PREP INTAKE

ISSUE DATE: 10.20.16
DRAWN BY:
CHECKED BY:

NO.	DATE	REMARK
	2.16.2016	30% PREP
	5.5.2016	60% PREP
	9.1.2016	90% PREP
	11.22.16	FINAL INTAKE

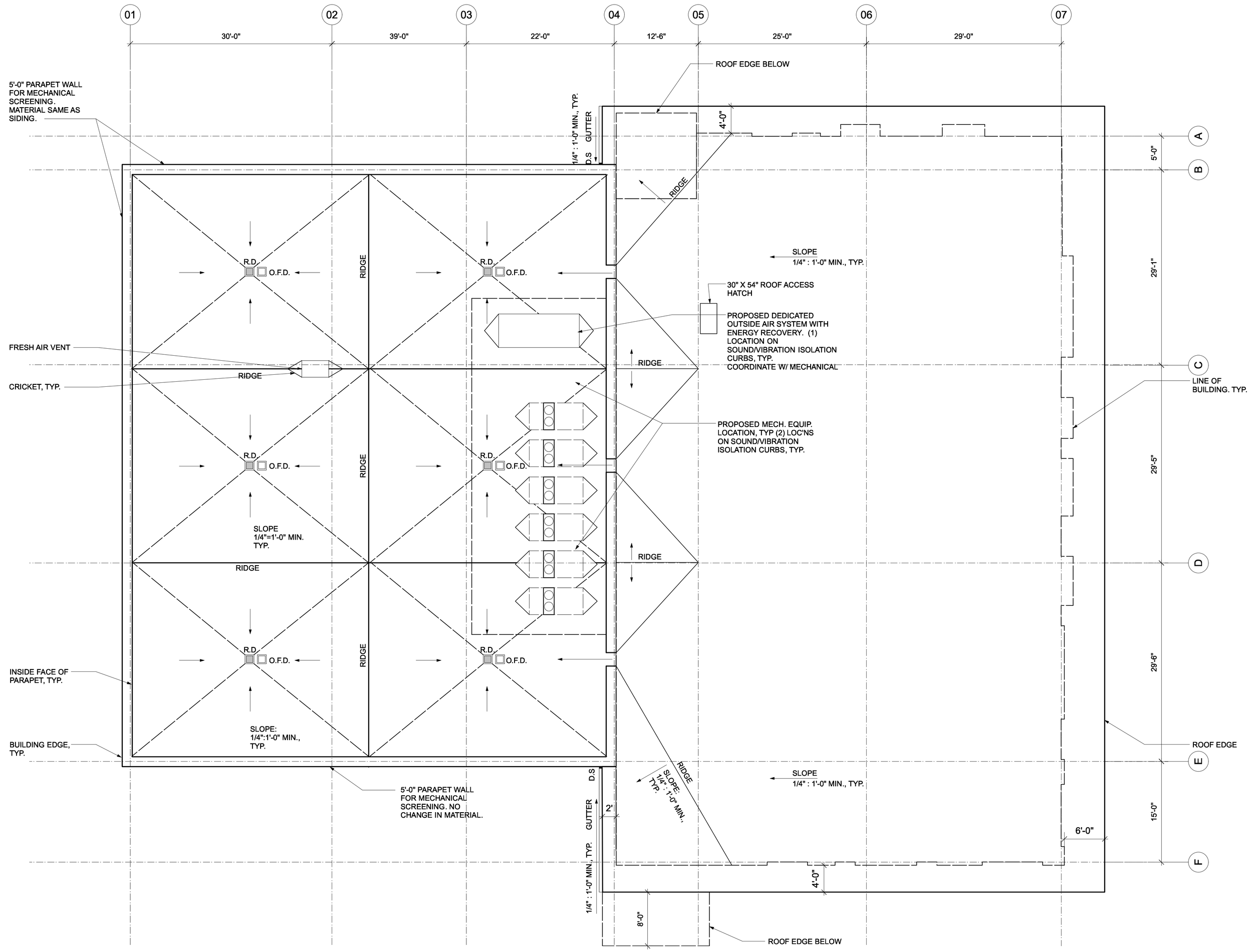
DRAWING NAME:

STREET LIGHTING PLAN AND ILLUMINANCE CALCULATIONS

SHEET NO:

E1.01

ATTACHMENT N



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

0 5 10 15 FT

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2	5.5.16	60% INTAKE
3	9.1.16	90% INTAKE
4	11.2216	FINAL INTAKE
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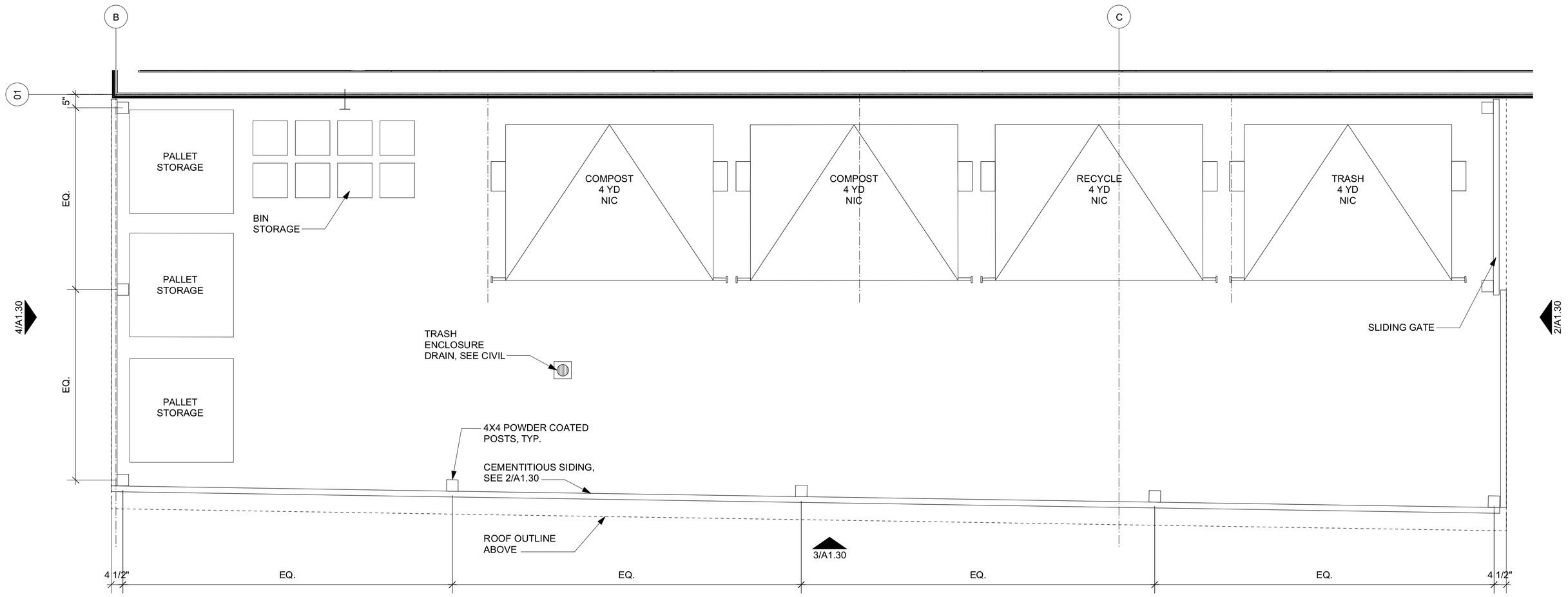
DRAWING NAME:

PLAN:
ROOF

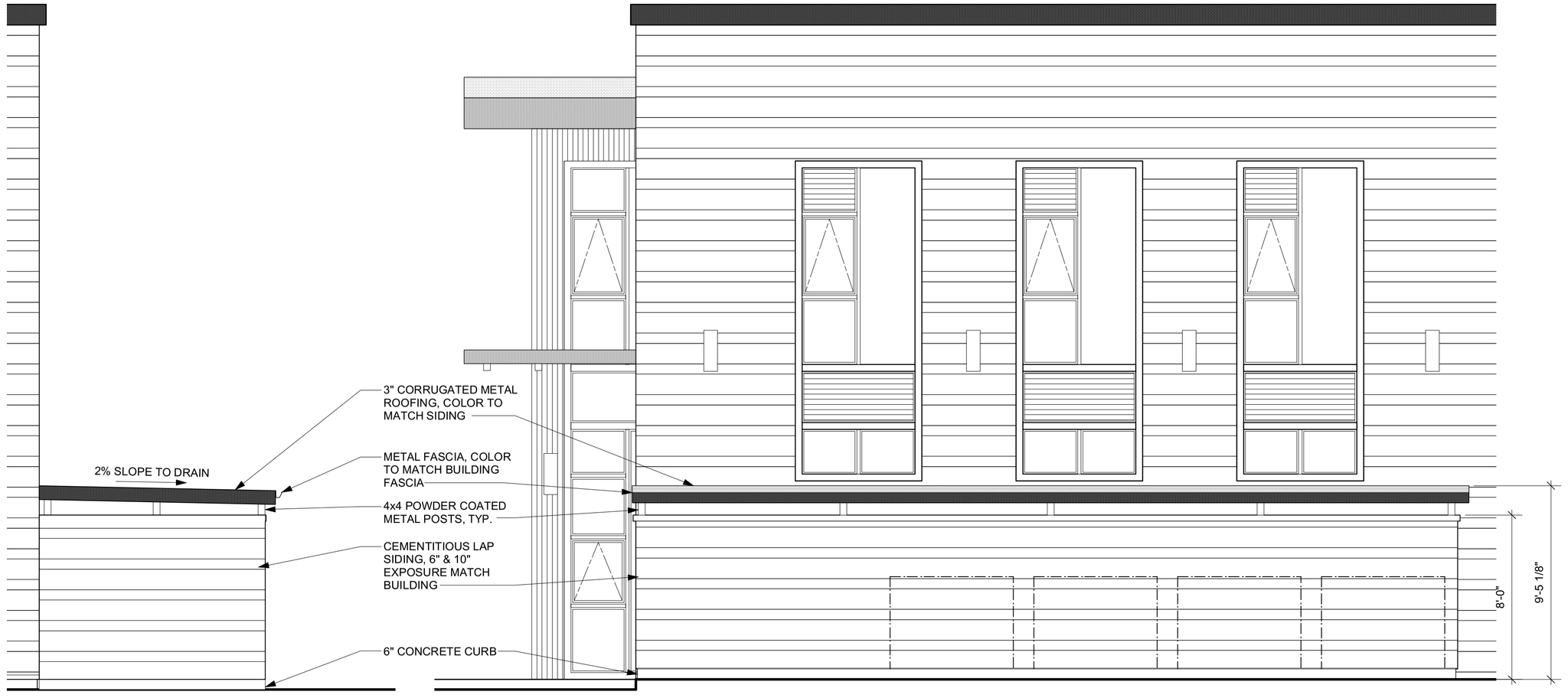
SHEET NO:

A3.03

ATTACHMENT N

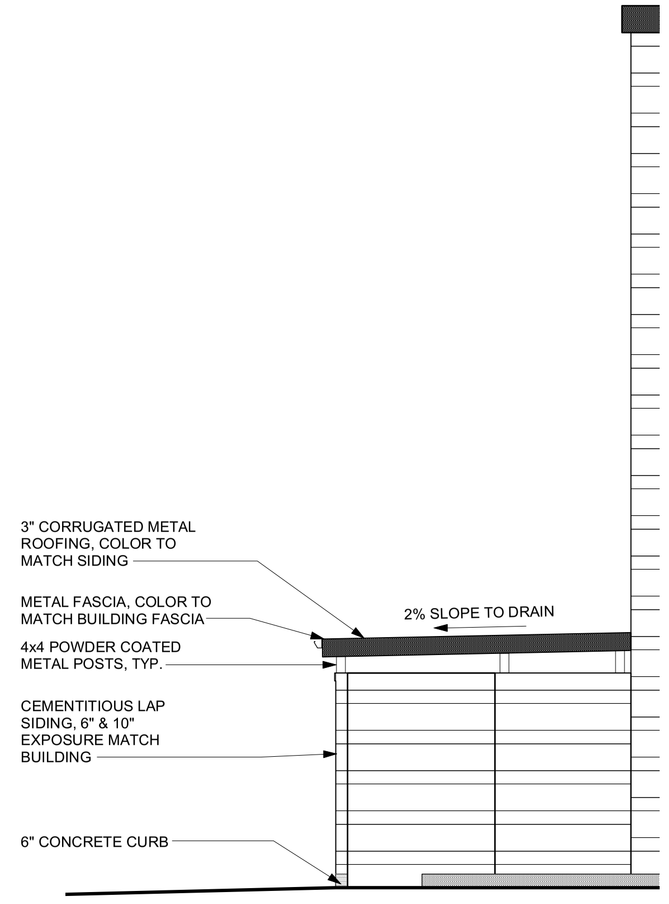


1 PLAN: ENLARGED WASTE SCREENING
SCALE: 1/2" = 1'-0"



4 WEST ELEVATION: WASTE SCREENING
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION: WASTE SCREENING
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION: WASTE SCREENING
SCALE: 1/4" = 1'-0"

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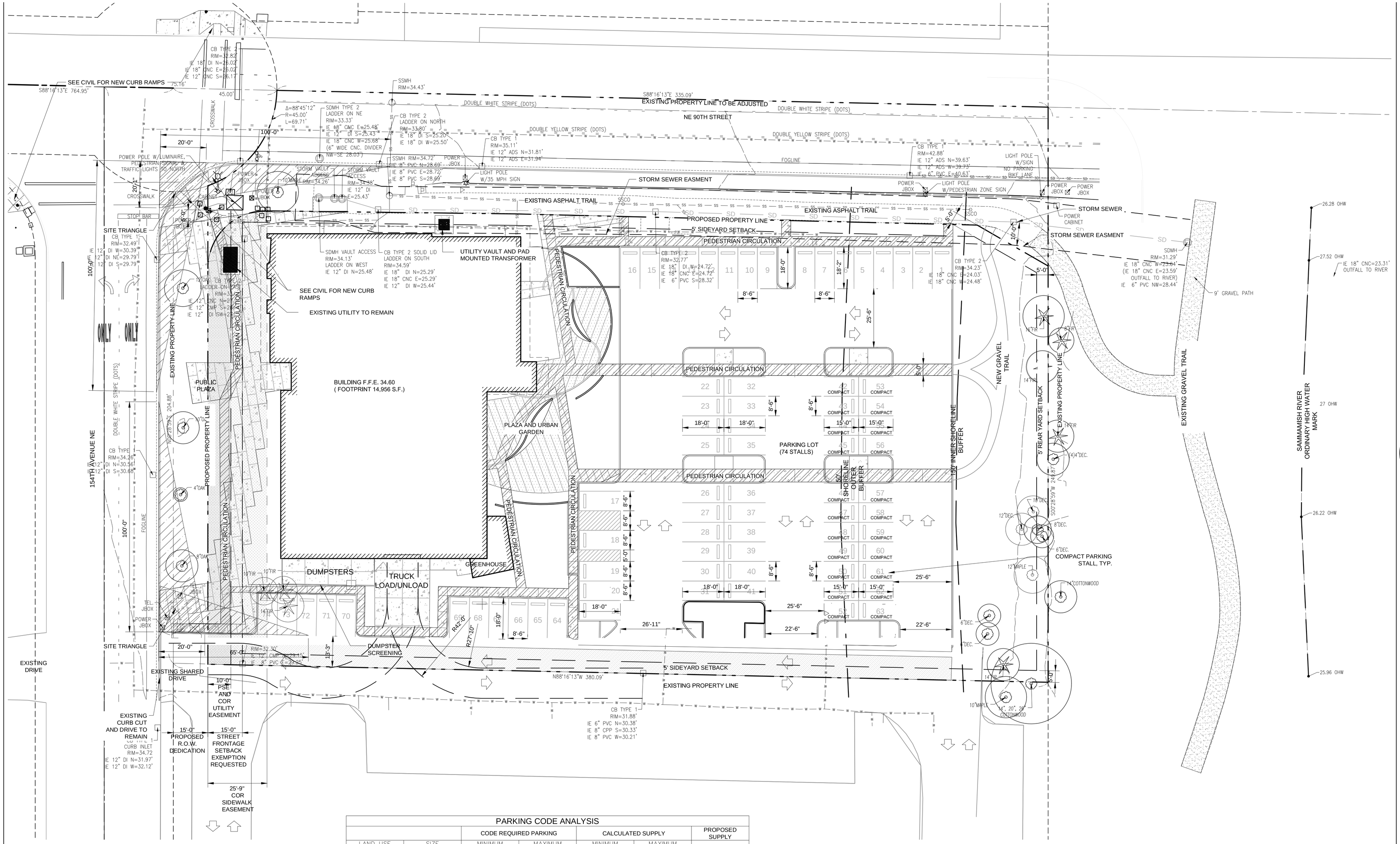
DRAWING NAME:

SITE:
ENLARGED WASTE SCREENING ENCLOSURE

SHEET NO:

A1.30

ATTACHMENT N



PARKING CODE ANALYSIS

		CODE REQUIRED PARKING		CALCULATED SUPPLY		PROPOSED SUPPLY
LAND USE	SIZE	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	
ADMINISTRATIVE	14,130 S.F.	2.0 SPACES / 1,000 S.F. GFA	3.0 SPACES / 1,000 S.F. GFA	26	42	SHARED PARKING BETWEEN ALL USES
CLIENT SERVICES	8,030 S.F.			16	24	
FOOD BANK	5,700 S.F.			11	17	
TOTAL	27,000 S.F.			55	83	74
COMPACT STALLS					ALLOWED COMPACT	74 X 50% = 37
					PROVIDED COMPACT	20

PARKING NOTES:

1) PARKING CODE PER RCZ 21.14.040.
2) ZONING: MP
3) PARKING STALLS PER TABLE 21.40.10
4) 50% OF STALLS ALLOWED TO BE COMPACT PER 21.40.10

1 PLAN: TRANSPORTATION PLAN
SCALE: 1" = 20'-0"

0 10 20 40 80
SCALE: 1" = 20'

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
BRENT M CHASTAIN
LICENSE NO. 1202
EXPIRES ON 09/02/2016

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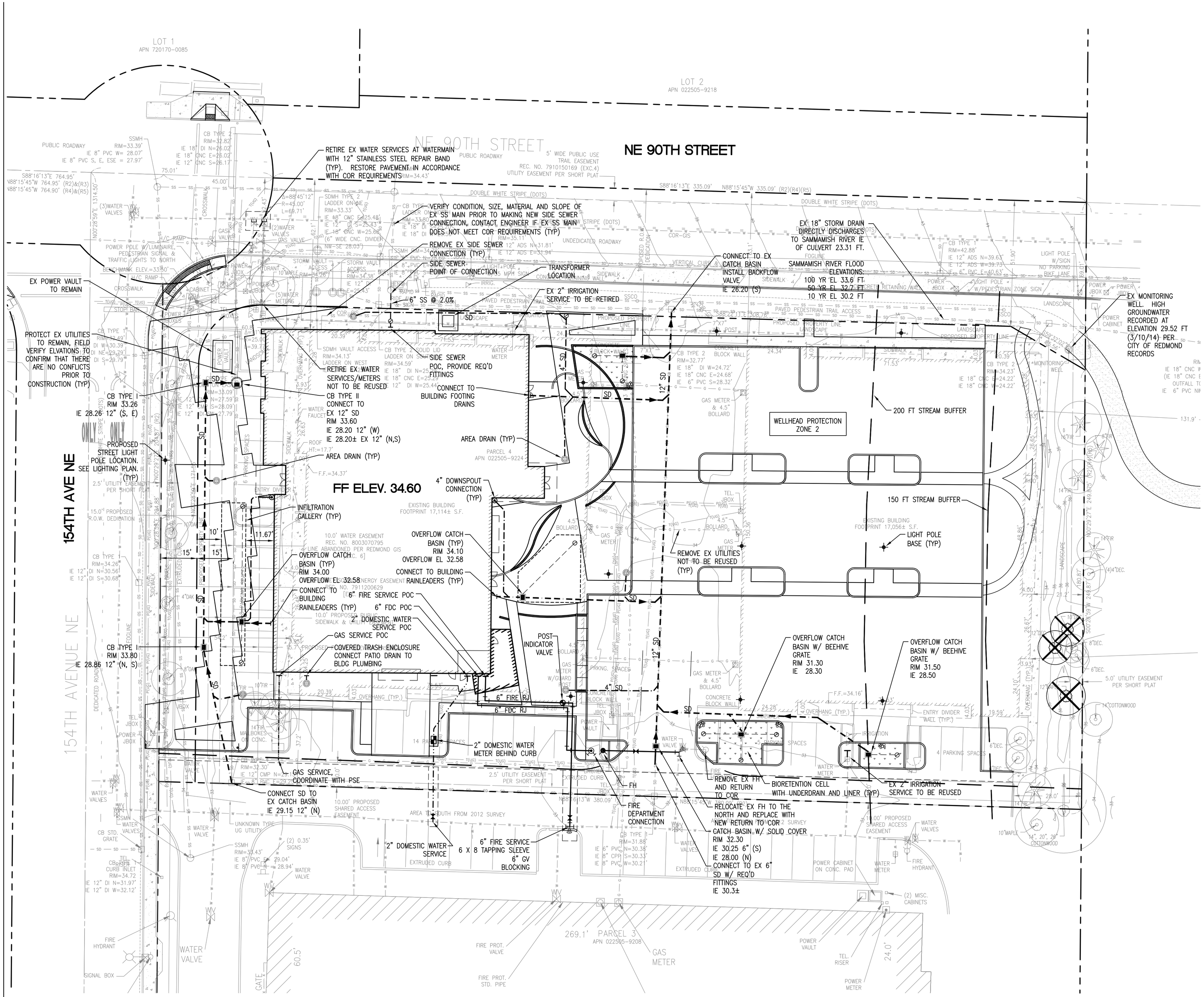
DRAWING NAME:
PLAN:TRANSPORTATION PLAN

SHEET NO:
A1.02

ATTACHMENT N



DATUM

NAVD 88

LEGEND

- CLEANOUT
- PATIO DRAIN
- AREA DRAIN
- CB TYPE-1
- CB TYPE-2 (48")
- 4" STORM DRAIN
- STORM DRAIN MAIN
- SANITARY SEWER LINE
- WATER SERVICE LINE
- WATER/FIRE MAIN
- PIPE OUTLET
- DOWNSPOUT CONNECTION

NOTES

1. SEE SHEET C1 FOR GENERAL NOTES.
2. ALL WORK SHALL CONFORM TO THE CITY OF REDMOND STANDARDS AND REQUIREMENTS.
3. FIELD VERIFY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. REMOVE EXISTING FEATURES AS REQUIRED FOR CONSTRUCTION OF NEW IMPROVEMENTS.
5. FIRE SERVICE SHALL INCLUDE AN INSIDE BUILDING BACKFLOW PREVENTER PER CITY OF REDMOND OF REQUIREMENTS.

STORMWATER NOTES

1. STORMWATER TREATMENT FOR RUNOFF FROM POLLUTION GENERATING IMPERVIOUS SURFACES SHALL BE BY LINED BIORETENTION CELLS WITH UNDERDRAINS. SITE IS LOCATED IN WELLHEAD PROTECTION ZONE 2 AND INFILTRATION OF PGIS WITHIN THIS ZONE IS PROHIBITED.
2. SITE HAS SEASONAL HIGH GROUNDWATER.
3. PROJECT IS PROPOSING INFILTRATION OF STORMWATER RUNOFF FROM BUILDING ROOF AREAS.

INFILTRATION NOTES

HIGH GROUNDWATER ELEVATION (PER CITY DATA)	28.58'
BOTTOM OF PROPOSED INFILTRATION GALLERIES (3' SEPARATION TO BE CONFIRMED WITH MOUNDING ANALYSIS)	31.58'
DEPTH OF PROPOSED INFILTRATION GALLERIES	1.00'
OVERFLOW ELEVATION OF PROP. INF. GALLERIES	32.58'
FINISHED FLOOR ELEVATION	34.60'
PRELIMINARY INFILTRATION GALLERY AREA REQUIRED FOR FULL INFILTRATION OF STORMWATER RUNOFF FROM PROPOSED ROOF AREA =	1100 SF
PROPOSED INFILTRATION GALLERY AREA =	1260 SF

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DRAWING NAME:

UTILITY AND DRAINAGE PLAN

SHEET NO:

C4.0