EXHIBIT A

HOPELINK REDMOND INTEGRATED SERVICE CENTER

15511 NE 90TH STREET REDMOND, WASHINGTON

SCALE: NOT TO SCALE

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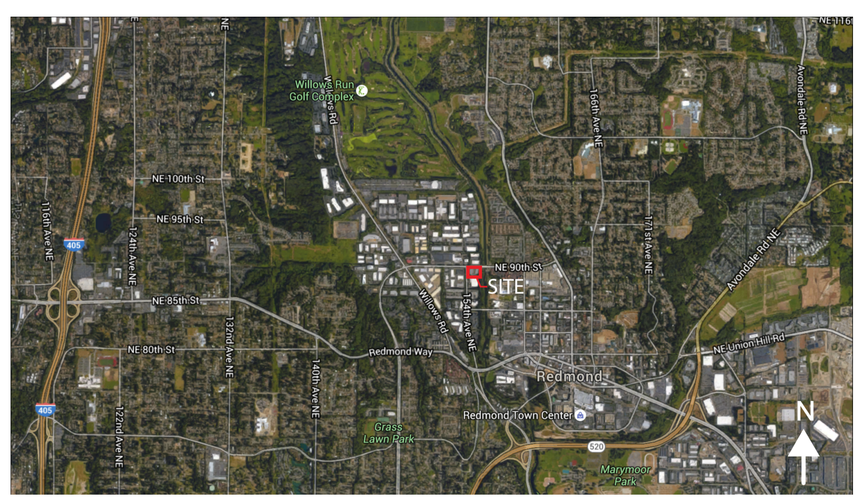

SCALE: NOT TO SCALE

LOCATION PLAN

SCALE: NOT TO SCALE

PROJECT TEAM

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

DEVELOPER:
OAC SERVICES, INC.
701 DEXTER AVENUE NORTH, SUITE 301
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hopelink

Hopelink Redmond Integrated Service Center

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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

EXHIBIT A

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
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100% PREP INTAKE

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SHEET NO:

T0.01

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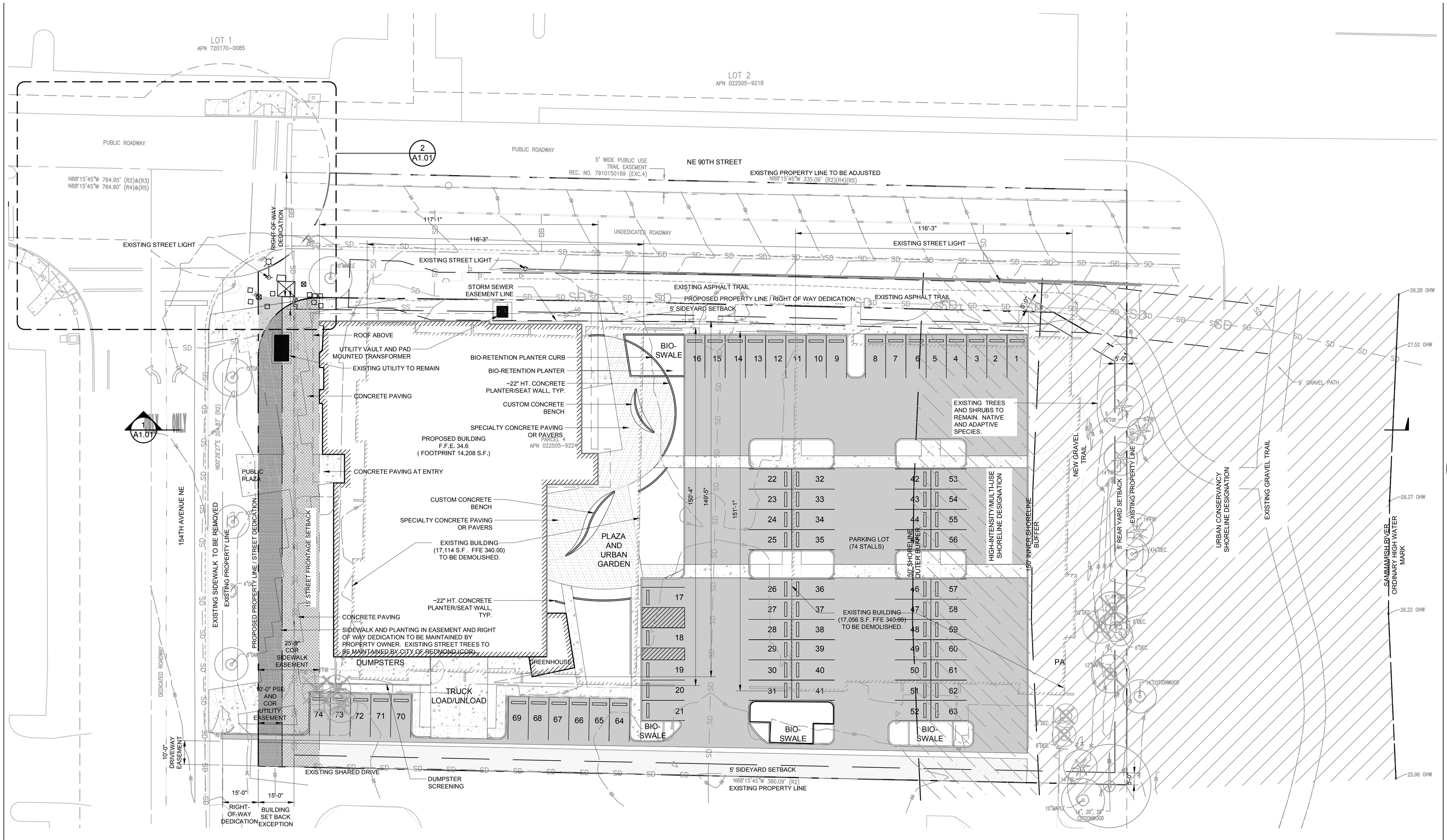

BASE FLOOD PLAIN ELEVATION

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

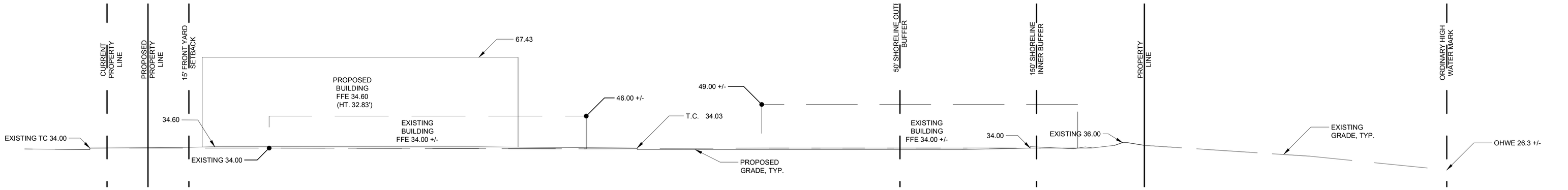
ISSUE DATE: 10.20.2016
DRAWN BY: BC
CHECKED BY: BC

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

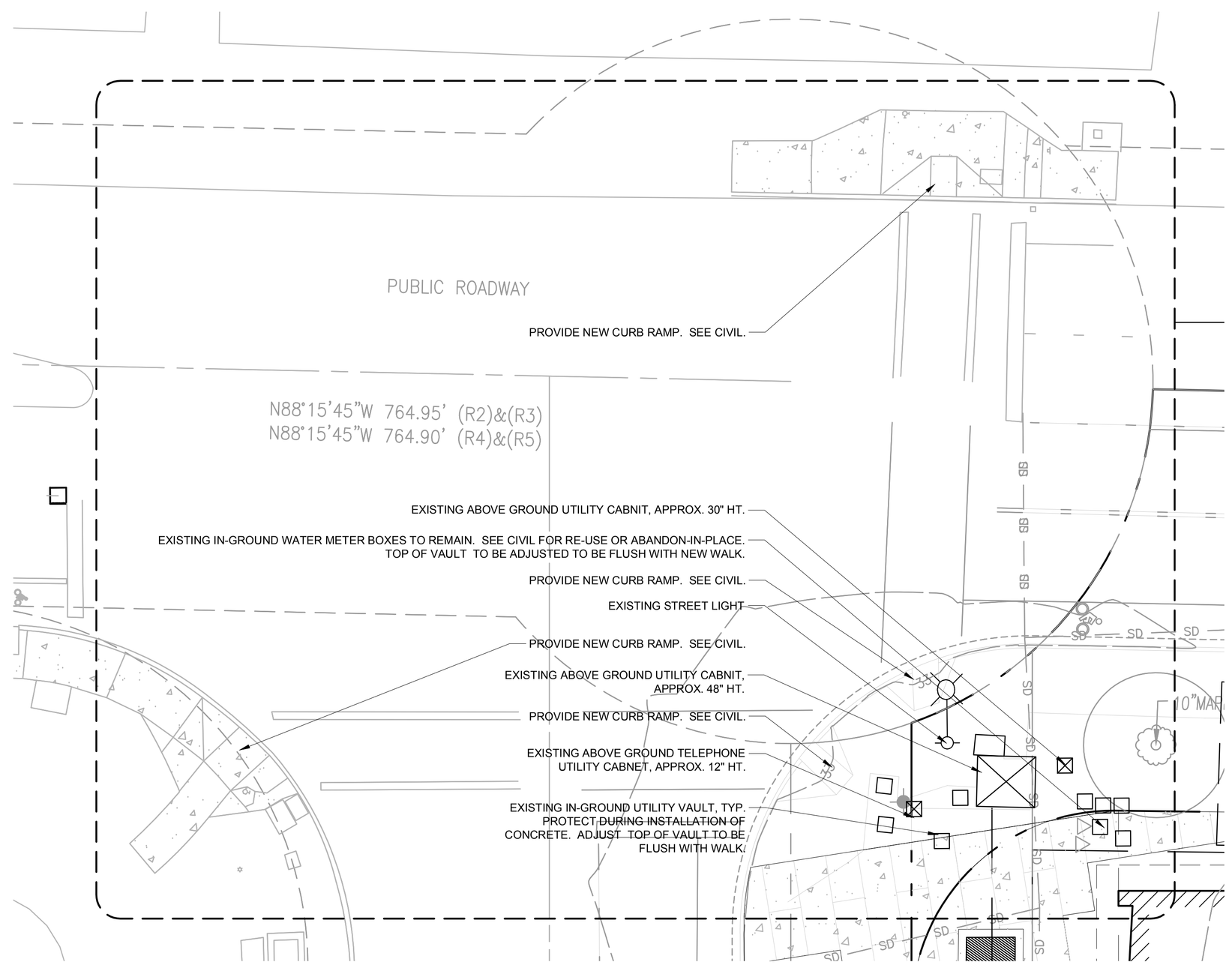
SHEET NO:
A1.00

EXHIBIT A



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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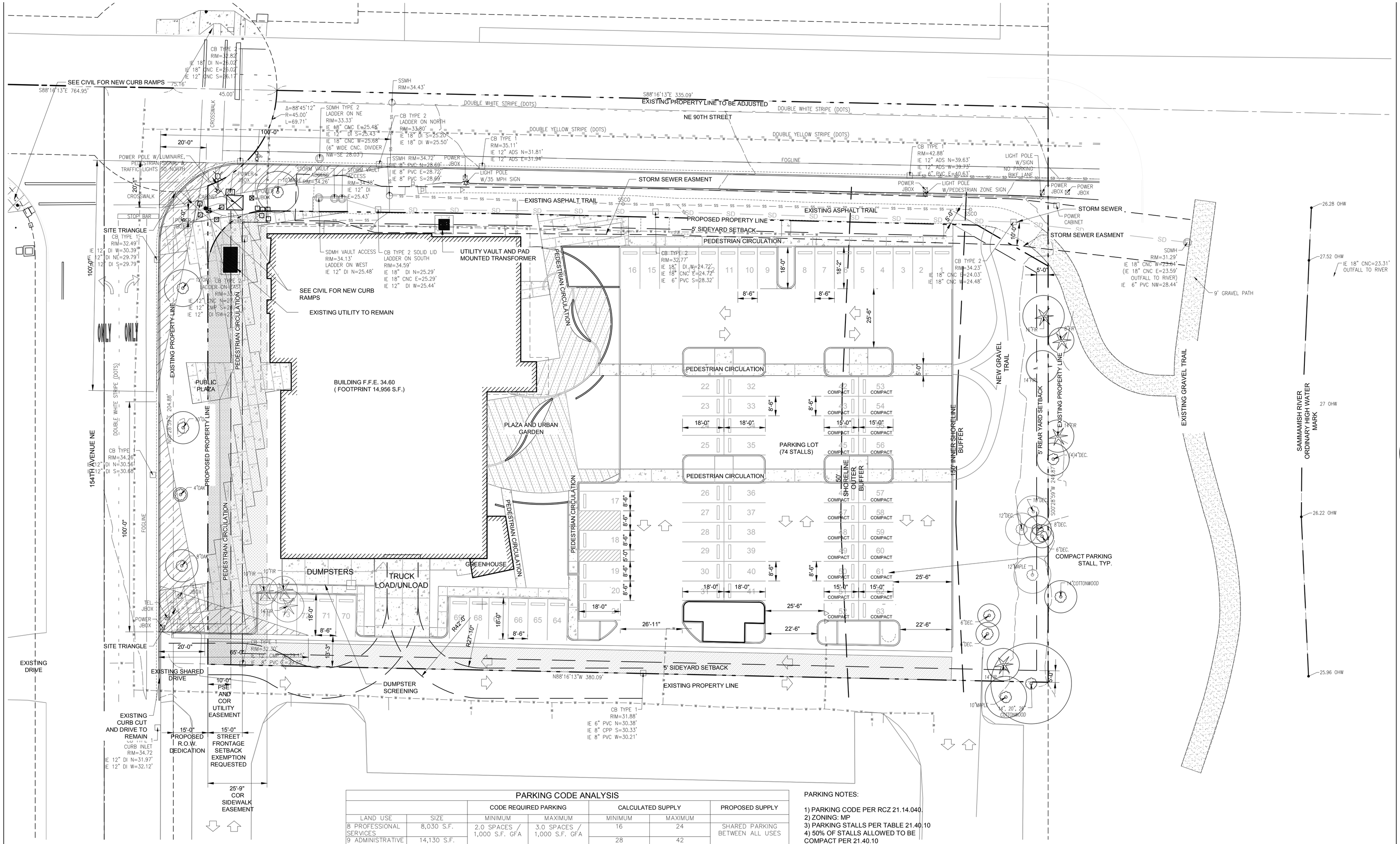
DRAWING NAME:
PLAN: ENLARGEMENT AND SECTION

SHEET NO:
A1.01

EXHIBIT A



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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3	9.1.16	90% INTAKE
4	10.20.16	FINAL INTAKE

DRAWING NAME:
PLAN:PARKING PLAN

SHEET NO:
A1.03