

SITE DATA	West Lot	East Lot
Legal Description	W 100 FT OF S 134.52 FT OF E 693.93 FT OF NW 1/4 OF SW 1/4 LESS S 24 FT FOR ST	E 110 FT OF W 210 FT OF S 134.52 FT OF POR OF NW 1/4 OF SW 1/4 LY E OF 166TH AVE NE
Address	8502 166TH AVE NE 98052	
APN	0125059168	0125059077
Q-S-T-R	SW-1-25-5	
Zone	East Hill	East Hill
Neighborhood	Downtown	Downtown
Lot Area	11452 s.f. (0.26 acres)	11797 s.f. (0.34 acres)

**ZONING REQUIREMENTS**

CODE ITEM		CODE REQUIREMENT
Density	Table 21.10.130A	Density = 36 du/acre 36x.6=22 units max
Setbacks	21.10.130D.1	Lots with frontage on two streets shall have two front yards and no rear yard. (SOME PROJECTIONS - DECKS BALCONIES ARE PERMITTED, 5' MIN SETBACK, 5' MAX INTO SETBACK)
Setbacks	21.10.130D.6	Interior setbacks 15' between buildings, 5' between overhangs
Setbacks	Map 10.3	Front Setback, 85th Pedestrian system Type IIIA: 5 foot planting strip 6' sidewalk 14' landscaped yard 25' total from BOC Front Setback, 166th 15' from PL
Setbacks	Table 21.10.100B	Rear Setback: NA two front yards and two side yards per 21.10.130D.1
Setbacks	Table 21.10.130B	Side Setback, East: 6' for 31~40' high, less than 65' deep Side Setback, North, NE building: 9' for 31~40' high, 81-100' deep Side Setback, North, NW building: 6' for 31~40' high, 66-80' deep
Open Space	21.10.130E	Common open space 100 s.f. min per unit - max 20% lot area Not req'd for units w/ 200 s.f. private open space w/ 10' min dimension Each unit requires 200 s.f. total (10' min ). Must include patio of 80 s.f. (8' min) & balcony of 50 s.f. (5' min)
Design Standards	21.62.020	Downtown regulations No parking in setbacks Street front modulation required Window setback requirements
Building height	Table 21.10.100B	Maximum Height: 4 Stories
Parking	Table 21.10.100C	1 space minimum, 2.25 maximum 1 guest space per 4 units, curbside parking may account for 25% max of req'd parking
Parking Dimensions	Table 21.40.010	Parking W/D/Aisle 8.5/18/25.5; 9/18/25; 9.5/18/24.5; 10/18/24
Lot Coverage	Table 21.10.130A	75% max
SEPA	21.70.090	Fewer than 60 units multi-family is exempt from SEPA



Design Narrative

The project is 18 three story townhomes to be constructed in four buildings of four and five units each. The building design will be contemporary. The buildings will be arranged along a double loaded drive aisle with access to private enclosed garages. All units will have roof decks as well as at grade open space.

The south buildings along 85th will have individual entries and open space along the street while the north buildings will be accessed via the drive aisle and a common walkway from 166th. The north units will have access to small private yard space from the 2nd floor living area as these buildings will be cut into the slope of the hillside. In this way the north buildings will appear to be 2 stories on the north side which faces single family development.

The townhome proposal is intended to create units for individual sale by unit lot subdivision, and to create buildings that are similar in scale to the existing neighborhood. The buildings will be modulated and detailed to emphasize the individual units and to break down the building scale.

Vehicular access will be from 85th Street. All units will have one enclosed parking space and there will be four additional guest parking spaces on-site.

Context

The site is bounded by 166<sup>th</sup> Ave NE and by NE 85<sup>th</sup> St. The adjacent properties to the north are single family. The adjacent property to the east is undeveloped city property. The immediate neighborhood contains a mix of residential buildings generally of a more traditional character, but with no particular stylistic theme.

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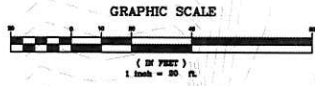
**Daniel BACH**  
Architect  
7711 16th Ave NW  
Seattle, WA 98117  
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umbachdw@hotmail.com

TF 166th Ave Townhomes, LLC  
2801 Alaskan Way Ste. 107  
Seattle, WA 98121

166th Avenue Townhomes  
8502 166th Ave NE & 16640 NE 85th St  
DESIGN REVIEW 90% submittal 06.10.15

VICINITY MAP & ZONING

**A0.0**



LEGEND

	PROPERTY BOUNDARY
	BUILDING SETBACK LINE
	CENTERLINE OF EXISTING PAVEMENT
	PROPOSED BUILDING
	ARCHITECTURAL CONCRETE - SEE ARCH PLANS
	HMA
	GRIND AND OVERLAY
	CONCRETE SIDEWALK (COR STD 302)
	PROPOSED RETAINING WALL
	NEW ECOLOGY BLOCK WALL

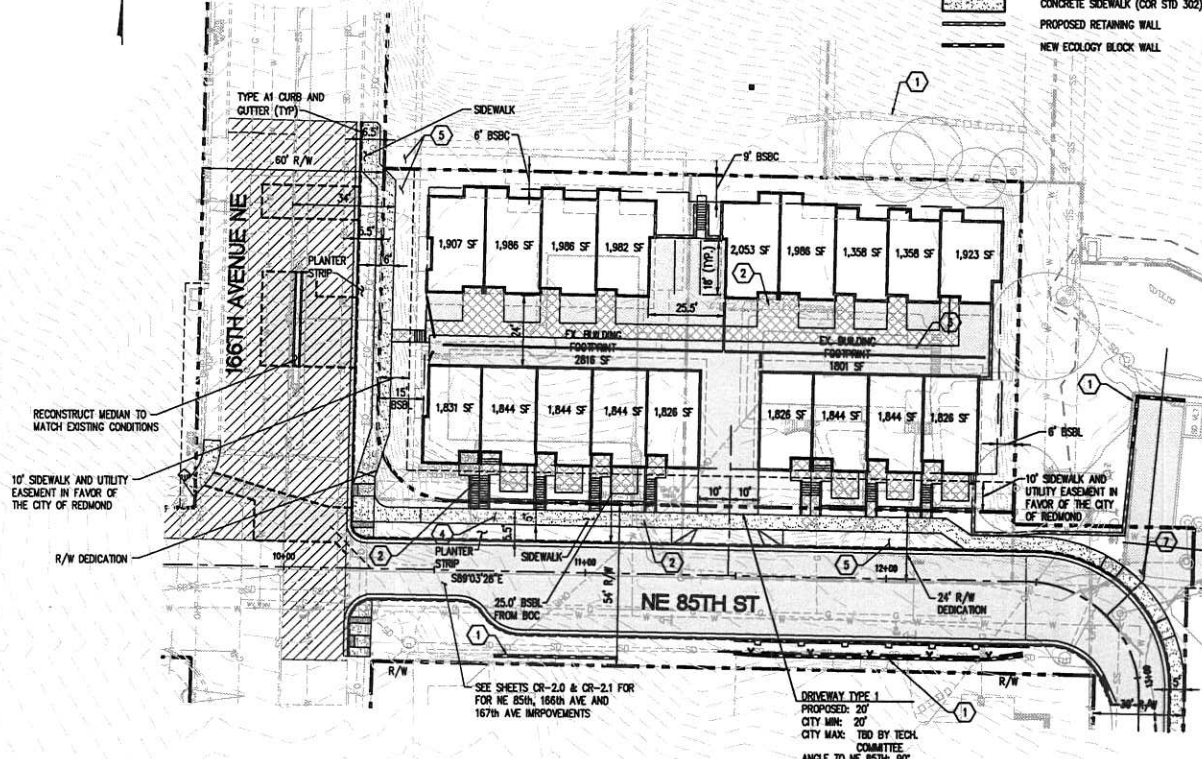
CIVIL CONTACT

PACLAND  
 606 COLUMBIA STREET NW, SUITE 108  
 OLYMPIA, WA 98501  
 (360) 786-9500  
 CONTACT: MIKE NEER, P.E.

CALL 48 HOURS  
 BEFORE YOU DIG  
 1-800-424-5555

CITY OF REDMOND GENERAL NOTES

1. STANDARD SPECIFICATIONS  
 A. ALL WORK PERFORMED AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THESE STANDARD DETAILS AND SPECIFICATIONS, WHICH SHALL BE USED IN CONJUNCTION WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" ISSUED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION WASHINGTON STATE CHAPTER, WHICH HEREIN SHALL BE REFERRED TO AS "STANDARD SPECIFICATIONS."  
 B. THE STANDARD SPECIFICATIONS, EXCEPT AS THEY MAY BE MODIFIED OR SUPERSEDED BY THESE STANDARD DETAILS AND SPECIFICATIONS, SHALL COVER ALL PHASES OF WORK FOR, BUT NOT LIMITED TO PUBLIC AND PRIVATE STREETS, DRIVEWAYS, PARKING LOTS, COMMERCIAL AND INDUSTRY DEVELOPMENTS, APARTMENTS, WITHIN THE CITY OF REDMOND FRANCHISED UTILITY INSTALLED WITHIN KING COUNTY.
2. PERMITS AND LICENSES  
 PRIOR TO CONSTRUCTION, AND IN ADDITION TO ANY OTHER PERMITS REQUIRED, A CITY OF REDMOND "RIGHT OF WAY USE PERMIT" MUST BE OBTAINED FOR ALL CONSTRUCTION WORK WITHIN THE CITY'S RIGHT-OF-WAY. IN ADDITION, CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO POSSESS A CURRENT CITY OF REDMOND BUSINESS LICENSE. SUPPLIERS ARE EXEMPT.
3. PLANS  
 IT IS REQUIREMENT OF THE CITY OF REDMOND, DEPARTMENT OF PUBLIC WORKS, THAT AN APPROVED SET OF CONSTRUCTION PLANS FOR ALL WORK BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES. IN ADDITION, A COPY OF THE CURRENT CITY OF REDMOND STANDARD DETAILS AND SPECIFICATIONS SHALL ALSO BE AVAILABLE AT THE CONSTRUCTION SITE.
4. PRECONSTRUCTION  
 THE CONTRACTOR/OWNER, ENGINEER/MANAGER, UTILITY AND CITY REPRESENTATIVES SHALL HOLD A PRE-CONSTRUCTION CONFERENCE PRIOR TO STARTING ANY CONSTRUCTION ON THE PROJECT. ONE WEEK'S NOTICE IS REQUIRED FOR SCHEDULING PRE-CONSTRUCTION MEETINGS. CONTACT THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION DIVISION (425) 556-2723 OR THE INSPECTION HOTLINE (425) 556-2435 TO COORDINATE THE MEETING.
5. INSPECTION  
 THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION DIVISION (425) 556-2723 OR THE INSPECTION HOTLINE (425) 556-2435 SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING ANY TYPE OF CONSTRUCTION INCLUDING CLEARING & GRADING, SANITARY SEWERS, WATER MAINS, FIRE SPRINKLER, SUPPLY MAINS, FIRE STANDPIPES, FIRE DEPARTMENT CONNECTIONS, STORM DRAINS, CURB AND GUTTERS, SIDEWALKS, DRIVEWAYS, STREET GRADING AND PAVING OR UTILITIES AND SURFACE IMPROVEMENTS.
6. NOISE CONTROL  
 UNLESS OTHERWISE EXPLICITLY APPROVED HOURS OF CONSTRUCTION SHALL BE LIMITED FROM 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY; SATURDAY 9:00 A.M. TO 6:00 P.M.; SUNDAY, NO WORK PERMITTED. THIS SHALL APPLY TO ALL CONSTRUCTION WORK ENFORCED BY THE REDMOND COMMUNITY DEVELOPMENT GUIDE SECTION 200.100 (NOISE STANDARDS). SEE THE SECTION FOR EXCEPTION AND DETAILS. WORK NOT IMPACTING RESIDENTIAL AREAS SHALL BE 7:00 A.M. - 10:00 P.M. MONDAY THROUGH SATURDAY.
7. CONTROL OF MATERIAL  
 THE SOURCE OF SUPPLY OF EACH OF THE MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO DELIVERY. ONLY MATERIALS CONFORMING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPROVED BY THE CITY SHALL BE USED IN THE WORK. TESTING OF MATERIALS MAY INCLUDE TESTS OF ACTUAL SAMPLES, MANUFACTURER'S CERTIFICATIONS, APPROVAL OF CATALOG CUTS OR FIELD ACCEPTANCE REPORTS.



SITE DATA

PROPOSED PROPERTY DATA:  
 PARCEL #0125059168 = 0.26 ACRES  
 PARCEL #0125059077 = 0.34 ACRES  
 TOTAL = 0.60 ACRES  
 ZONING DESIGNATION = EH  
 PROPOSED USE = MULTI-FAMILY RESIDENCE

BUILDING DATA

TOTAL APPROXIMATE BUILDING AREA = 33,068 SF

SETBACKS

WEST = 15' FROM PROPERTY LINE  
 EAST = 6' FROM PROPERTY LINE  
 NORTH  
 EAST BUILDING = 6' FROM PROPERTY LINE  
 WEST BUILDING = 6' FROM PROPERTY LINE  
 SOUTH = 25' FROM BACK OF CURB

KEY NOTES

- 1 EXISTING WALL TO REMAIN/ TO BE REPLACED
- 2 EXISTING WALL TO BE REMOVED
- 3 EXISTING BUILDING DEMOLISHED
- 4 EXISTING DRIVEWAY 53'
- 5 EXISTING DRIVEWAY 12'
- 6 EXISTING DRIVEWAY 25'
- 7 EXISTING DRIVEWAY 18'

NOTE:  
 CONTRACTOR TO SUBMIT A CONSTRUCTION HAULING FORM TO THE CITY OF REDMOND.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS LATEST EDITION.

No.	Date	By	Revision Description
REVISED 30%	3/7/15		SUBMITTAL
REVISED 60%	6/11/15		SUBMITTAL
REVISED 90%	6/25/15		SUBMITTAL
FINAL REVISION	8/20/15		COMMENTS
FINAL REVISION	10/20/15		COMMENTS

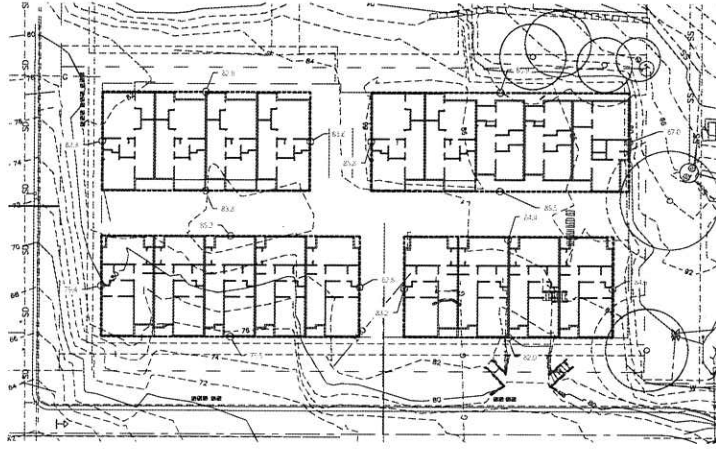
Issue Date:	8/18/2015
Designed By:	WJ
Drawn By:	TM
Checked By:	WJ
Project No.:	30465001

**PACLAND**  
 606 COLUMBIA STREET NW, SUITE 108  
 OLYMPIA, WA 98501  
 P (360) 786-9500  
 F (360) 786-3337  
 www.pacland.com

166TH AVE. TOWNHOMES  
 166TH AVE NE & NE 85TH ST  
 REDMOND, WA

SITE PLAN  
 C-10

APPROVED FOR CONSTRUCTION	
PLAN DATE: _____	PLAN NO: _____
OWNER DATE: _____	OWNER NO: _____
UTILITY DATE: _____	UTILITY NO: _____
CITY DATE: _____	CITY NO: _____
PREPARED BY: _____	CHECKED BY: _____
DATE: _____	DATE: _____
THIS APPROVAL IS FOR THE DESIGN SHOWN ONLY. THESE PLANS ARE TO BE IN ACCORDANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THE APPROVAL SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS TO THE APPROVED PLANS TO ASSURE CONFORMANCE WITH CITY OF REDMOND DESIGN STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES THAT APPLY TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES THAT APPLY TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES THAT APPLY TO THE PROJECT.	



4 Average Grade Diagram  
SCALE: 1"=20'-0"



Average Existing Grade

SW BLDG	SE BLDG	NW BLDG	NE BLDG	
79.40	83.20	82.20	85.80	
81.20	81.00	82.20	85.20	
81.80	81.60	81.80	81.00	
77.50	81.00	81.80	85.50	
TOTALS	322.90	324.20	322.50	324.20
AVERAGE	80.73	83.55	83.13	86.05

Zoning Requirements

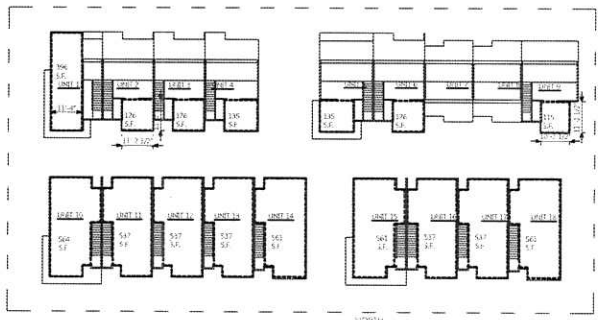
CODE ITEM	CODE REQUIREMENT
Setbacks Table 21.10.100A	Density = 30 units/acre 35'-6"-2' units max
Setbacks 21.10.100D	Back with frontage on two corners shall have two front yards and no side yard [SCHEMATIC PROJECTIONS - DECKS/BALCONIES ARE PERMITTED, 5' MIN SETBACK 5' MAX BUDGET SETBACK]
Setbacks 21.10.100B	Front setbacks 15' between buildings, 5' between overhangs
Screening Map 25.1	Screen system, Type BA 3' foot planting strip 6' sidewalk 3' landscaped yard 2' lead from BDC Rear Setback, 100ft 25' from PC
Setbacks Table 21.10.100B	Rear setbacks 10' Two front yards and two side yards per 21.10.100D
Setbacks Table 21.10.100B	Side setback East of lot 31'-40' high less than 65' deep Side setback North, NE building, 0' for 31'-40' high, 81'-100' deep Side setback North, NW building, 0' to 31'-40' high, 66'-80' deep
Open Space 21.10.100E	Minimum open space 150 sq ft max per unit - min 476 sq ft area 150 sq ft per unit w/ 200 sq ft private open space w/ 10' min dimension Each unit requires 200 sq ft total (10' min). Must include patio of 80 sq ft min & balcony of 50 sq ft (10' min)
Design Standards 21.42.020	Downstream regulations No parking in setbacks Street front circulation required Window setbacks requirements
Building height Table 21.10.100B	Maximum Height: 4 stories
Parking Table 21.10.100C	3 space minimum, 2.25 maximum 1 guest space per 4 units, outdoor parking may account for 20% max of total parking
Planning Table 21.40.010	Parking W/Drive
Dimensions 25.110.07.5, 9.11.07.5, 3.5/7.0/4.5, 10.1/6/7.4	
Lot Coverage Table 21.10.100A	75% max
SEPA 21.20.00B	Lower than 60 units max family or exempt from SEPA

Site Data

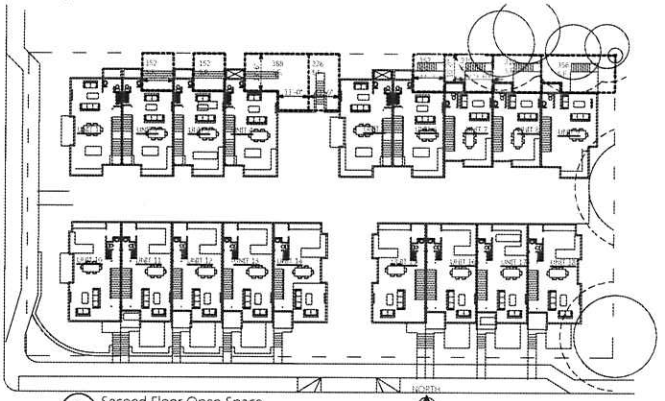
	West Lot	East Lot
Legal Description	W 100 FT OF S 134.52 FT OF E 69.59 FT OF NW 1/4 OF SW 1/4 E55 1/2 1/4 E1 FOP S3	E 110 FT OF W 200 FT OF S 134.52 FT OF POR OF NW 1/4 OF SW 1/4 E55 1/2 1/4 E1 FOP S3
Address	8502 166TH AVE NE (NOR)	812509077
APN	012-0599108	012-5099077
CD #/IR	090/125/5	
Date	East 4/8	East 4/8
Neighborhood	Downtown	Downtown
Lot Area	11452 sq ft (0.26 acres)	11793 sq ft (0.27 acres)

Open Space Totals

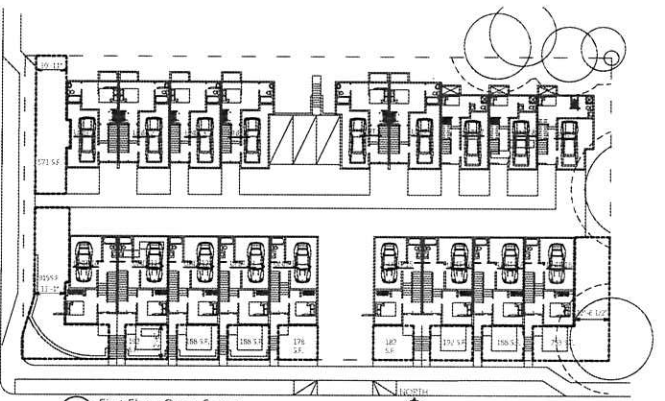
	Unit 1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	#17	#18
Area 1	572									315	180	256	180	278	180	107	168	750
Area 2		150	250	200	250	250	250	250	250									
Area 3										662	937	517	577	602	507	527	527	502
Area 4																		
Total	967	278	278	523	853	278	210	210	473	1470	729	725	725	739	743	729	725	1814



3 Roof Deck Open Space  
SCALE: 1"=20'-0"



2 Second Floor Open Space  
SCALE: 1"=20'-0"



1 First Floor Open Space  
SCALE: 1"=20'-0"

Daniel UM BACH Architect  
7711 16th Ave NW  
Seattle, WA 98117  
Ph: 206 427-3871  
umbachdw@hotmail.com



DATE	DESCRIPTION
08.20.15	FINAL

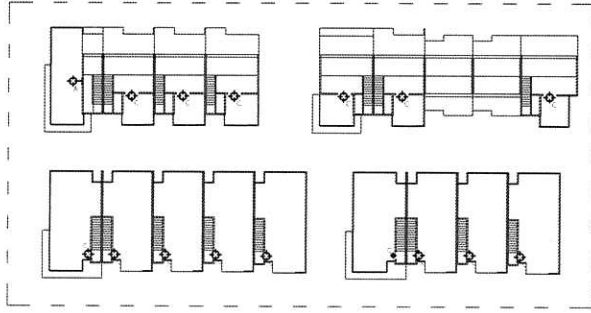
166th Avenue Townhomes  
8502 166th Ave NE & 16640 NE 85th St  
TF 166th Ave Townhomes, LLC  
2801 Alaskan Way Ste 107, Seattle, WA 98121

ZONING NOTES & DIAGRAMS

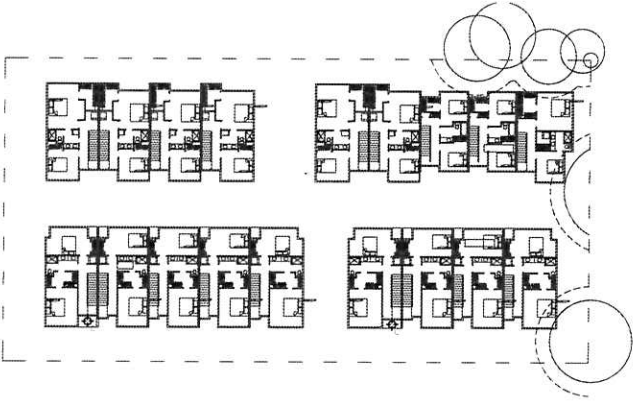
SHEET NUMBER

A1.1

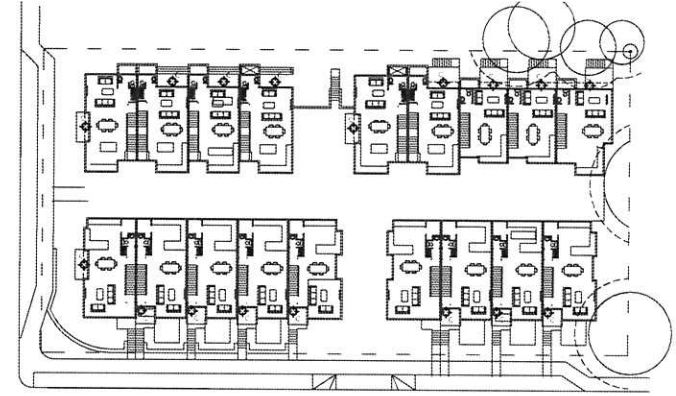
ATTACHMENT 5



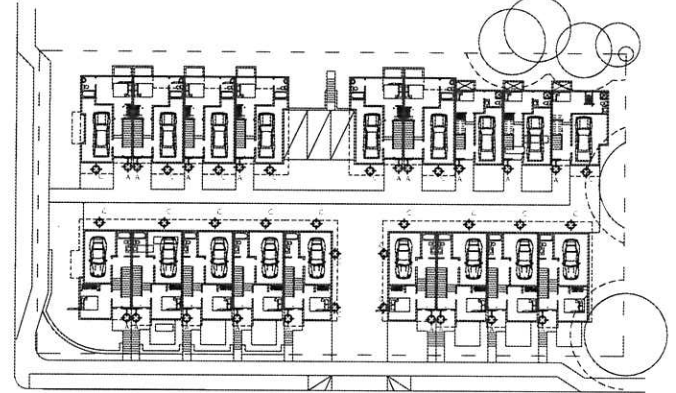
4 Roof Deck Site Lighting Plan  
SCALE: 1/4"=1'-0"



3 Third Floor Site Lighting Plan  
SCALE: 1/4"=1'-0"



2 Second Floor Site Lighting Plan  
SCALE: 1/4"=1'-0"



1 First Floor Site Lighting Plan  
SCALE: 1/4"=1'-0"



LEGEND:  
 WALL & CEILING LIGHT FIXTURES WITH W/RECESSED "AURIFE" HOUSING  
 HALLWAYS & COMMON AREAS UNFINISHED  
 PROPOSED INTERIOR LIGHTING AND FIXTURES TO BE INSTALLED ON BLACK  
 RAISED ACCESS FLOOR (RAAF) WITH 4'x4'x1" LED PANELS

Daniel BACH Architect  
 7711 16th Ave NW  
 Seattle, WA 98117  
 Ph: 206 427-3871  
 umbachdw@hotmail.com

DATE	08.20.15
BY	DM
CHECKED	
SCALE	
SHEET NUMBER	
TITLE	SITE LIGHTING PLANS

166th Avenue Townhomes  
 8502 166th Ave NE & 16640 NE 85th St  
 TF 166th Ave Townhomes, LLC  
 2801 Alaskan Way Ste. 107, Seattle, WA 98121

SITE LIGHTING PLANS

SHEET NUMBER

A1.2

SITE ENTITLEMENT FINAL 08.20.15

**LITHONIA LIGHTING**  
**RECESSED FIXTURE C-TYPICAL DOWNLIGHTS**

**FEATURES & SPECIFICATIONS**

**INTENDED USE**

For use with frame-in LPS and housings LCG, L6, L7X, L7XR, L7XR and L7FR.

**CONSTRUCTION**

Aluminum one piece reflector.  
 White polyester powder coat paint with clear anodized upper reflector.  
 Metal baffles available in black or white.  
 White finish has integral flange.

**INSTALLATION**

Socket to trim interface.  
 Recessing clips riveted to top of reflector hold trim inside housing.  
 Rough-ins with clips retain trims.

**LISTINGS**

UL Listed to US and Canadian safety standards.  
 Damp location listed.

**WARRANTY**

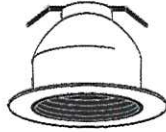
1-year limited warranty. Complete warranty terms located at [www.aualbrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.aualbrands.com/CustomerResources/Terms_and_conditions.aspx)  
 Actual performance may differ as a result of end-user environment and application.  
 Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

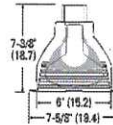
6" Full Reflector Trim

**6B3**

PREMIUM METAL BAFFLE  
 Narrow Flange



**Specifications**  
 Height: 7-3/8" (18.7)  
 Lamp opening: 6 (15.2)  
 Diameter: 7-5/8" (19.4)  
 Trim height when used with Non-IC incandescent rough-in



All dimensions are inches (centimeters) unless otherwise indicated.

**ORDERING INFORMATION** For shortest lead times, configure product using **bolded options**.

Example: 6B3

Series	Finish	
6B3		
<b>6B3</b>	<b>(blank)</b>	Black premium baffle/white reflector
	<b>W</b>	White premium baffle/white reflector

**Housing Compatibility:** Housing and trim ordered separately.

Application	Source	Maximum wattage	Housing	
IC	Incandescent	160 PAR38	L16	
		65 BR40		
		75 A19		
	Fluorescent	130TT		L7XF
		16TR1		L6F
	26TR1	L7XF, L7XR		
Non-IC	Incandescent	150 PAR38	LPS, LCG, L7X, L7XR	
		120 BR40		
		150 A19		LPS
		100 A19		LCG, L7X, L7XR

DOWNLIGHTING

6B3

**ALPINE - INDOOR/ OUTDOOR**



**WALL SCONCE A-TYPICAL AT UNIT MAIN ENTRIES**

**Description:**  
 The geometric Alpine Wall provides bidirectional light above and below the fixture. The fixture is rated for indoor, outdoor and wet applications.

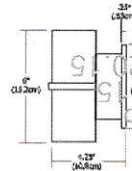
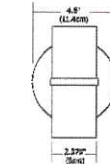
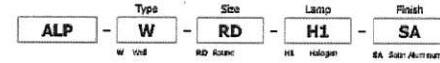
**Finish:**  
 Satin Aluminum

**Lamp Specification:**  
**HALOGEN (HI)**  
 HI - 2xMR16/GUL0/20W

**Total Wattage:**  
 40W

**Dimming Information:**  
 Incandescent

**Weight:**  
 2.5 lb (1.13 kg)



PROJECT: 1718 W. Pullerton Ave. Chicago, IL 60614  
 FIXTURE: P: 773.770.1195 P: 773.935.5613  
 DATE: www.edgelightng.com

**Edge**  
 LIGHTING

PRELIMINARY - NOT FOR CONSTRUCTION

Daniel UM BACH Architect  
 7711 15th Ave NW  
 Seattle, WA 98117  
 Ph: 206 427-3871  
 umbachdw@hotmail.com



08.10.15	REV
90% PREP SUBMITTAL	REV

166th Avenue Townhomes  
 8502 166th Ave NE & 16640 NE 85th St  
 TF 166th Ave Townhomes, LLC  
 2801 Alaskan Way Ste. 107, Seattle, WA 98121

LIGHTING CUT SHEETS

SITE ENTITLEMENT FINAL 08.20.15

SHEET NUMBER  
**A1.3**

**INDOOR PHOTOMETRIC REPORT**  
CATALOG: 683 (26DTT)

TEST #: LTL10843  
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB  
 ISSUE DATE: 2/24/2014  
 CATALOG: 683 (26DTT)  
 DESCRIPTION: 6" OPEN DOWNLIGHT WITH TALL BLACK BAFFLE REFLECTOR.  
 SERIES: 6" BAFFLE NARROW FLANGE  
 LAMP CAT #: CF26DD/E/835  
 LAMP: ONE 26-WATT DOUBLE TWIN TUBE COMPACT FLUORESCENT, VERTICAL BASE UP POSITION.  
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 1825  
 INPUT WATTAGE: 33  
 LUMINOUS OPENING: CIRCULAR (DIA: 6")  
 TER VALUE: 16 (BF = 1)  
 TER CATEGORY: DOWNLIGHT, COMMERCIAL  
 CIE CLASS: DIRECT  
 MAX CD: 318.8 AT HORIZONTAL: 0°, VERTICAL: 7.5°  
 SPACING CRITERION: @ 0 = 1.08 / @ 90 = 1.08  
 EFFICIENCY: 32.5%



**INDOOR PHOTOMETRIC REPORT**  
CATALOG: 683 (26DTT)



Daniel BACH Architect  
 7711 16th Ave NW  
 Seattle, WA 98117  
 Ph: 206 427-3871  
 umbachdw@hotmail.com

**ZONAL LUMEN SUMMARY**

ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	218.0	11.9%	36.7%
0-40	334.2	18.3%	56.3%
0-60	511.7	28%	86.1%
60-90	82.4	4.5%	13.9%
70-100	32.5	1.8%	5.5%
90-120	0	0%	0%
0-90	594.1	32.6%	100%
90-180	0	0%	0%
0-180	594.1	32.6%	100%

**LUMENS PER ZONE**

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	30.0	5.1%	90-100	0	0%
10-20	81.1	13.7%	100-110	0	0%
20-30	106.8	18.0%	110-120	0	0%
30-40	116.2	19.6%	120-130	0	0%
40-50	100.9	17.0%	130-140	0	0%
50-60	76.6	12.9%	140-150	0	0%
60-70	49.8	8.4%	150-160	0	0%
70-80	26.3	4.4%	160-170	0	0%
80-90	6.2	1.1%	170-180	0	0%

**AVERAGE LUMINANCE (CD/M2)**

0	16216
45	10094
55	8172
65	6421
75	5253
85	3145

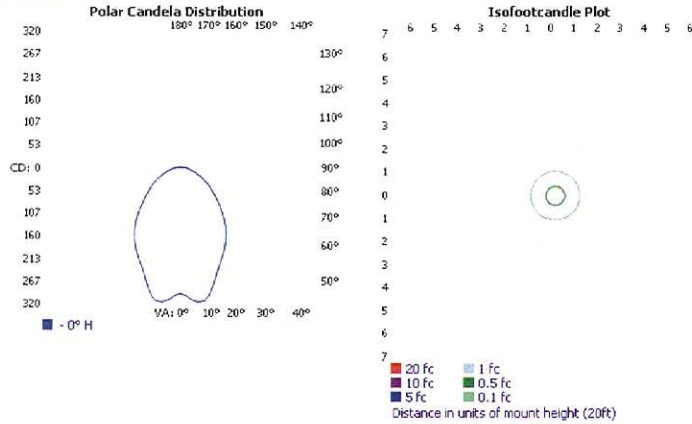
**COEFFICIENTS OF UTILIZATION - ZONAL CAVITY METHOD**

EFFECTIVE FLOOR CAVITY REFLECTANCE: 20%

RCC %:	80	70	50	30	10	0
RW %:	20 50 30 0	20 50 30 0	50 30 20	50 30 20	50 30 20	0
RCR: 0	.39 .39 .39 .39	.38 .38 .38 .33	.36 .36 .36	.35 .35 .35	.33 .33 .33	.33
1	.36 .35 .33 .32	.35 .34 .33 .28	.32 .32 .31	.31 .30 .30	.30 .29 .29	.28
2	.33 .31 .29 .27	.32 .30 .28 .25	.29 .27 .26	.28 .27 .26	.27 .26 .25	.24
3	.30 .27 .25 .23	.30 .27 .25 .22	.26 .24 .22	.25 .23 .22	.24 .23 .22	.21
4	.28 .25 .22 .20	.27 .24 .22 .19	.23 .21 .20	.23 .21 .19	.22 .20 .19	.18
5	.26 .22 .20 .18	.25 .22 .19 .17	.21 .19 .17	.21 .19 .17	.20 .18 .17	.16
6	.24 .20 .18 .16	.24 .20 .17 .15	.19 .17 .15	.19 .17 .15	.18 .17 .15	.15
7	.23 .19 .16 .14	.22 .18 .16 .14	.18 .16 .14	.17 .15 .14	.17 .15 .14	.13
8	.21 .17 .14 .13	.21 .17 .14 .12	.16 .14 .13	.16 .14 .13	.16 .14 .12	.12
9	.20 .16 .13 .12	.19 .16 .13 .11	.15 .13 .12	.15 .13 .11	.15 .13 .11	.11
10	.19 .15 .12 .11	.18 .14 .12 .10	.14 .12 .11	.14 .12 .11	.14 .12 .10	.10

**CANDELA TABLE - TYPE C**

0	296
5	312
10	319
15	291
20	256
25	232
30	210
35	187
40	159
45	130
50	106
55	86
60	67
65	50
70	36
75	25
80	14
85	5
90	0



VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2015, ACUITY BRANDS LIGHTING.  
 THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

LTL10843  
 VISUAL PHOTOMETRIC TOOL

LTL10843  
 VISUAL PHOTOMETRIC TOOL

PRELIMINARY - NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION
06.10.15		
90% PREP SUBMITTAL		
REV		
REV		

166th Avenue Townhomes  
 8502 166th Ave NE & 16640 NE 85th St  
 TF 166th Ave Townhomes, LLC  
 2801 Alaskan Way Ste. 107, Seattle, WA 98121

PHOTOMETRICS

SHEET NUMBER  
**A1.4**

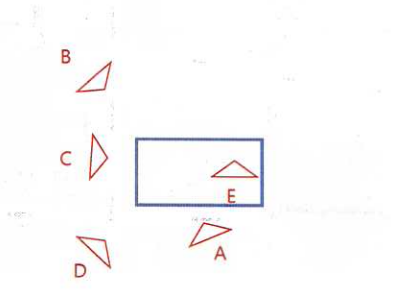


PHOTO KEY

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TF 166th Ave Townhomes, LLC  
2801 Alaskan Way Ste. 107  
Seattle, WA 98121

166th Avenue Townhomes  
8502 166th Ave NE & 16640 NE 85th St  
DESIGN REVIEW MTG 2 05.21.15

SITE PHOTOS



F



G



H



I



J

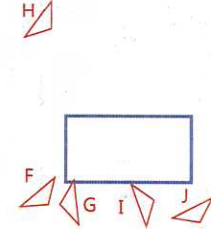


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2801 Alaskan Way Ste. 107  
Seattle, WA 98121

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8502 166th Ave NE & 16640 NE 85th St  
DESIGN REVIEW MTG 2 05.21.15

SITE PHOTOS





VICINITY MAP  
N.T.S.

# 166TH AVE TOWNHOMES

166TH AVENUE NE AND NE 85TH STREET  
REDMOND, WASHINGTON

NW 1/4 SW 1/4 SECTION 1, TOWNSHIP 25 NORTH  
RANGE 5 EAST W.M.

## FINAL SUBMITTAL

### DRAWING INDEX

SHEET	DRAWING TITLE
CV-1	COVER SHEET
SV-1.0	SURVEY SHEET (1 OF 2)
SV-1.1	SURVEY SHEET (2 OF 2)
C-1.0	SITE PLAN
C-1.2	GRADING PLAN
C-1.4	UTILITY-DRAINAGE PLAN
CR-2.0	TRANSPORTATION PLAN
CR-2.1	TRANSPORTATION PLAN
CR-2.2	DRIVEWAY PROFILES
CR-2.3	ROADWAY CROSS SECTIONS
SW-3.0	SEWER AND WATER PLAN AND PROFILE
CH-4.0	ROADWAY STRIPING AND SIGNING PLAN
FP-1	FIRE PLAN

### OWNER/DEVELOPER

ASHNORTH HOMES, LLC  
14419 GREENWOOD AVE, N, SUITE #A-179  
SEATTLE WA 98133  
(206) 715-9552  
CONTACT: ERICH ARMSTRUSTER  
INFO@ASHNORTHHOMES.COM

### ARCHITECT

DANIEL UMBACH ARCHITECT, LLC  
7711 16TH AVE NORTHWEST  
SEATTLE, WA 98117  
(206) 427-3871  
CONTACT: DANIEL UMBACH  
UMBACHDW@HOTMAIL.COM

### CONSULTANTS

CIVIL:  
PACLAND  
605 COLUMBIA ST, NW, SUITE 105  
OLYMPIA, WA 98501-1071  
(360) 786-9500  
CONTACT: MIKE NEER, P.E.  
MIKE@PACLAND.COM

### SURVEYOR

GEODIMENSIONS, INC.  
10901 MAIN ST., SUITE 102  
BELLEVUE, WA 98004  
(425) 458-4488  
CONTACT: EDWIN J. GREEN

### GOVERNING AGENCIES

CITY OF REDMOND PUBLIC WORKS  
15670 NE 85TH ST  
REDMOND, WA 98073-9710  
(425) 556-2861  
CONTACT: LINDA DE BOLDT

### UTILITIES

WATER:  
CITY OF REDMOND, PUBLIC WORKS  
15670 NE 85TH STREET  
REDMOND, WA 98052  
(425) 556-2844  
CONTACT: JIM STREET

STORM:  
CITY OF REDMOND, PUBLIC WORKS  
15670 NE 85TH STREET  
REDMOND, WA 98052  
(425) 556-2860  
CONTACT: JEFF DENDY

SEWER:  
CITY OF REDMOND, PUBLIC WORKS  
15670 NE 85TH STREET  
REDMOND, WA 98052  
(425) 556-2844  
CONTACT: JIM STREET

POWER:  
PUGET SOUND ENERGY  
8001 S 212TH STREET  
KENT, WA 98032  
(206) 716-2691  
CONTACT: DEL JOHNSON

TELEPHONE:  
CENTURY LINK  
15200 NE 16TH ST  
BELLEVUE, WA 98004  
1-800-526-3557

GAS:  
PUGET SOUND ENERGY  
8001 S 212TH STREET  
KENT, WA 98032  
(425) 424-8470  
CONTACT: KEITH ZORNE

### LEGAL DESCRIPTION

PARCEL #0125059168  
THE WEST 100 FEET OF THE SOUTH 134.52 FEET OF THE EAST 683.93 FEET, AS MEASURED ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

EXCEPT THE SOUTH 24 FEET THEREOF CONVEYED TO THE CITY OF REDMOND FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 7508080506.

PARCEL #0125059077  
THE EAST 110 FEET OF THE WEST 210 FEET OF THE SOUTH 134.52 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF 166TH AVENUE IN SECTION 1, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

### BASIS OF BEARINGS

NAD 83(01) WASHINGTON NORTH COORDINATE SYSTEM  
PER CITY OF REDMOND CONTROL POINTS A-101 AND QLO NSW  
N 04°07'47" E 1342.59' (1342.60' COR)

### VERTICAL DATUM

NAVD 88 PER CITY OF REDMOND CONTROL

1) BENCHMARK NO. 9181, 3" BRASS DISC IN CONC BASE OF TRAFFIC SIGNAL POLE IN SE QUAD OF NE 85TH ST & 164TH AVE NE, ELEVATION=41.91'

2) BENCHMARK NO. 9180, 3" BRASS DISC IN CONC MON IN CASE, DN 0.6', 1.5' NE OF BKCM AT NE QUAD BTK NE 85TH ST & 161ST AVE NE, STAMPED 'COR BM 21, ELEVATION=38.90'

### SITE DATA

PROPOSED PROPERTY DATA  
PARCEL # 0125059168 = 0.26 AC.  
PARCEL # 0125059077 = 0.34 AC.

SITE AREA = 0.60 AC. (26,138 SF)

EXISTING ZONING = EH

EXISTING USE = MULTI-FAMILY RESIDENCE

PROPOSED USE = MULTI-FAMILY RESIDENCE

OPEN SPACE PROPOSED = N/A PER ZONING CODE

IMPERVIOUS SURFACE  
ALLOWED = NO MAXIMUM  
PROPOSED = 10,397 SF

WELLHEAD PROTECTION ZONE 2

PERMANENT WATER QUALITY AND QUANTITY IMPROVEMENTS ARE NOT REQUIRED. OWNER IS TO PAY A "FEE IN LIEU" OF PROVIDING AS REQUIRED BY CITY.

### BUILDING DATA

TOTAL APPROXIMATE BUILDING AREA = 33,068 SF

DWELLING UNITS  
ALLOWED = UNLIMITED  
PROPOSED = 18 UNITS

BUILDING HEIGHT  
ALLOWED = 4/48'  
PROPOSED = 4/48'

### RECORD DRAWING NOTE

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN ONE SET OF FULL SIZE PLANS FOR RECORD DRAWINGS. THE CONTRACTORS SUPERINTENDENT OR AUTHORIZED REPRESENTATIVE TOGETHER WITH THE CITY CONSTRUCTION INSPECTOR SHALL UPDATE THE PLANS WITH RECORD INFORMATION ON A DAILY BASIS IN ACCORDANCE WITH CITY OF REDMOND REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE RECORD DRAWING PLANS AND AN AS-BUILT SURVEY IN ACCORDANCE WITH THE CITY OF REDMOND SPECIFIC RECORD DRAWINGS REQUIREMENTS (APPENDIX B) TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.

### EXISTING SURVEY MONUMENTS

EXISTING SURVEY MONUMENTS, INCLUDING BUT NOT RESTRICTED TO PROPERTY CORNERS AND CENTERLINE MONUMENTS WILL BE DISTURBED OR DESTROYED BY IMPROVEMENT CONSTRUCTION. THE CONTRACTOR SHALL, AS PART OF THE IMPROVEMENT CONSTRUCTION COST, RETAIN A LICENSED PROFESSIONAL LAND SURVEYOR TO OBTAIN CORNER REMOVAL PERMITS PRIOR TO CONSTRUCTION FOR ALL MONUMENTS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION AND TO REPLACE OR REFERENCE SAID MONUMENTS AFTER CONSTRUCTION IN ACCORDANCE WITH R.C.W. 58.24.040(B)

### GENERAL NOTES

THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY GEODIMENSIONS, DATED 3/19/15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BEGINNING THE PROPOSED STEWAGE IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE STEWAGE WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

### CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.

OFF-SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS, THE MOST CURRENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND CITY OF REDMOND STREET AND UTILITY STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.

### TRAFFIC CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MOST CURRENT M.U.T.C.D. AND CITY OF REDMOND STANDARDS. THE CONTRACTOR SHALL PREPARE AND SUBMIT TRAFFIC CONTROL PLANS AT THE PRECONSTRUCTION MEETING. PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE CITY OF REDMOND. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE. WORK SHALL CEASE WHEN TRAFFIC CONTROL FAILS TO MEET MINIMUM REQUIREMENTS.

TRAFFIC CONTROL MUST BE MAINTAINED 24 HOURS A DAY, 7 DAYS A WEEK.

PRIOR TO WORK, CONTRACTOR TO PROVIDE THE NAME AND PHONE NUMBER OF THE 24 HOUR TRAFFIC CONTROL CONTACT PERSON TO THE CITY OF REDMOND PUBLIC WORKS DEPARTMENT.

DIRECT ACCESS TO 166TH AVE NE WILL NOT BE PERMITTED.

CV-1

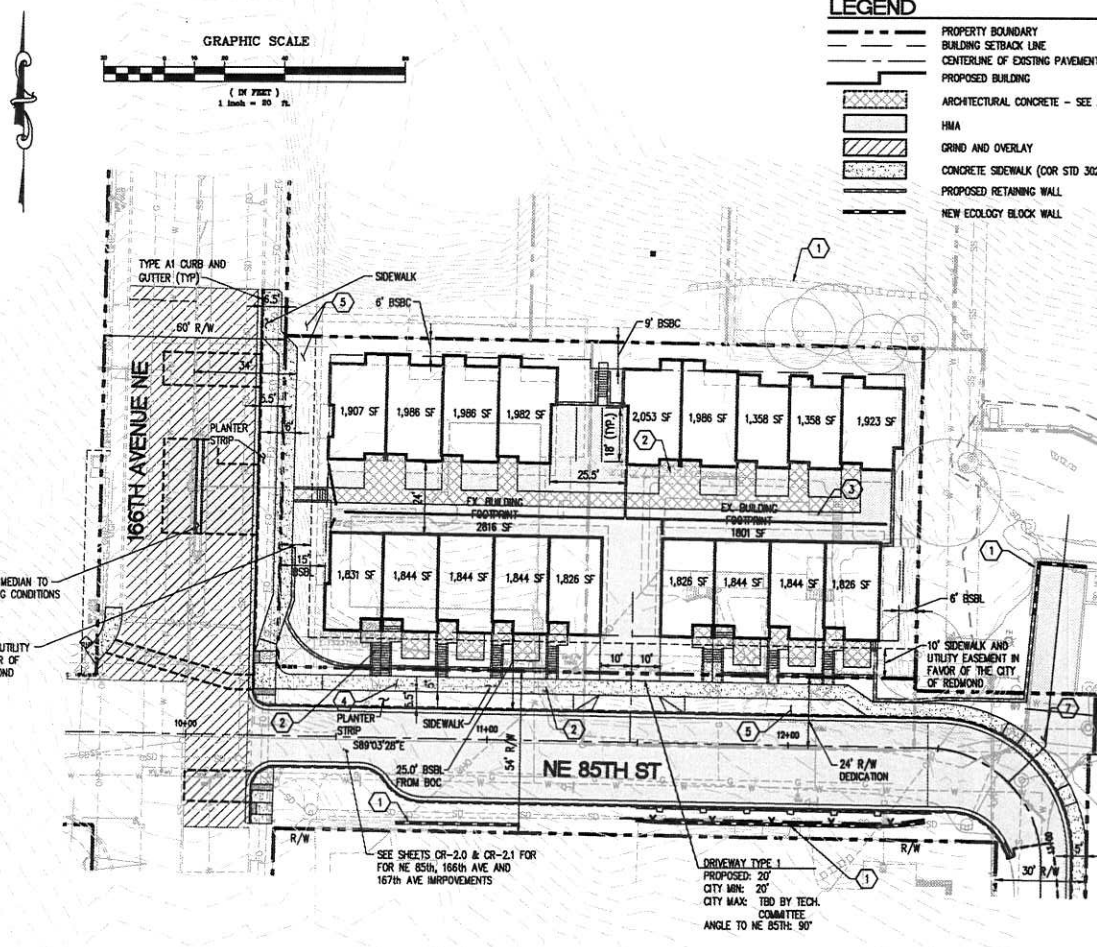
APPROVED FOR CONSTRUCTION	PLAN CHECK ENG:
	DATE: _____
	UTILITY ENG:
	DATE: _____
	FILE NO.:
	TRANSPORTATION ENG:
	PLANNING DEPT.:
<p>THIS SEAL IS TO BE USED BY THE CITY OF REDMOND PUBLIC WORKS DEPARTMENT.</p>	
<p>THE APPLICANT IS FOR THE DESIGN CHECK ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND AND THE CITY ENGINEER. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE DESIGN AND SHALL NOT BE CONSIDERED AS AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND AND THE CITY ENGINEER.</p>	



**PACLAND**  
605 Columbia St. N.W., Suite 106  
Olympia, WA 98501  
T (360) 786-9500  
F (360) 786-5267  
www.PacLand.com

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS LATEST EDITION.

REVISIONS		
NO.	DESCRIPTION	DATE
	FINAL REVISION COMMENTS	8/20/15
	REVISED 90% SUBMITTAL	6/25/15
	90% SUBMITTAL	6/11/15
	60% SUBMITTAL	4/30/15
	30% SUBMITTAL	3/6/15



RECONSTRUCT MEDIAN TO MATCH EXISTING CONDITIONS

10' SIDEWALK AND UTILITY EASEMENT IN FAVOR OF THE CITY OF REDMOND

10' SIDEWALK AND UTILITY EASEMENT IN FAVOR OF THE CITY OF REDMOND

**SITE DATA**

PROPOSED PROPERTY DATA:  
 PARCEL #0124059168 = 0.26 ACRES  
 PARCEL #0125059077 = 0.34 ACRES  
 TOTAL = 0.60 ACRES  
 ZONING DESIGNATION = EH  
 PROPOSED USE = MULTI-FAMILY RESIDENCE

**BUILDING DATA**

TOTAL APPROXIMATE BUILDING AREA = 33,068 SF

**SETBACKS**

WEST = 15' FROM PROPERTY LINE  
 EAST = 6' FROM PROPERTY LINE  
 NORTH = 9' FROM PROPERTY LINE  
 WEST BUILDING = 6' FROM PROPERTY LINE  
 SOUTH = 25' FROM BACK OF CURB

**KEY NOTES**

- EXISTING WALL TO REMAIN/ TO BE REPLACED
- EXISTING WALL TO BE REMOVED
- EXISTING BUILDING DEMOLISHED
- EXISTING DRIVEWAY 53±
- EXISTING DRIVEWAY 12±
- EXISTING DRIVEWAY 25±
- EXISTING DRIVEWAY 19±

NOTE:  
 CONTRACTOR TO SUBMIT A CONSTRUCTION HAULING FORM TO THE CITY OF REDMOND.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS LATEST EDITION.



APPROVED FOR CONSTRUCTION

PLAN CHECK ENGR. \_\_\_\_\_  
 FROM OWNER ENGR. \_\_\_\_\_  
 REVIEW ENGR. \_\_\_\_\_  
 THE CITY OF REDMOND  
 DIRECTOR OF PUBLIC WORKS  
 CITY OF REDMOND \_\_\_\_\_  
 INSPECTION DIVISION ENGR. \_\_\_\_\_  
 PLANNING DEPT. \_\_\_\_\_

THIS APPROVAL IS FOR THE DESIGN ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND PUBLIC UTILITIES AND CONSTRUCTION CODES. THIS APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE CITY OF REDMOND ASSUMES NO LIABILITY FOR CONSTRUCTION AT ANY TIME IF IT IS DETERMINED THAT THE PROPOSED CONSTRUCTION DOES NOT CONFORM WITH THE APPLICABLE CONSTRUCTION STANDARDS. THE OWNER IS RESPONSIBLE FOR PROVIDING SETBACK AND PLANS IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND VERIFYING THAT CONSTRUCTION IS ACCORDANCE WITH THESE STANDARDS. THE OWNER AND/OR OTHER CONCERNED AND/OR DEVELOPERS, MAY BE REQUIRED TO OBTAIN NECESSARY APPROVAL FROM REDMOND TO CONDUCT ANY FORM OF CONSTRUCTION WITHIN THE APPROVED PLANS.

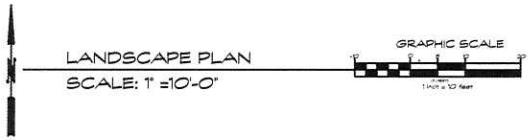
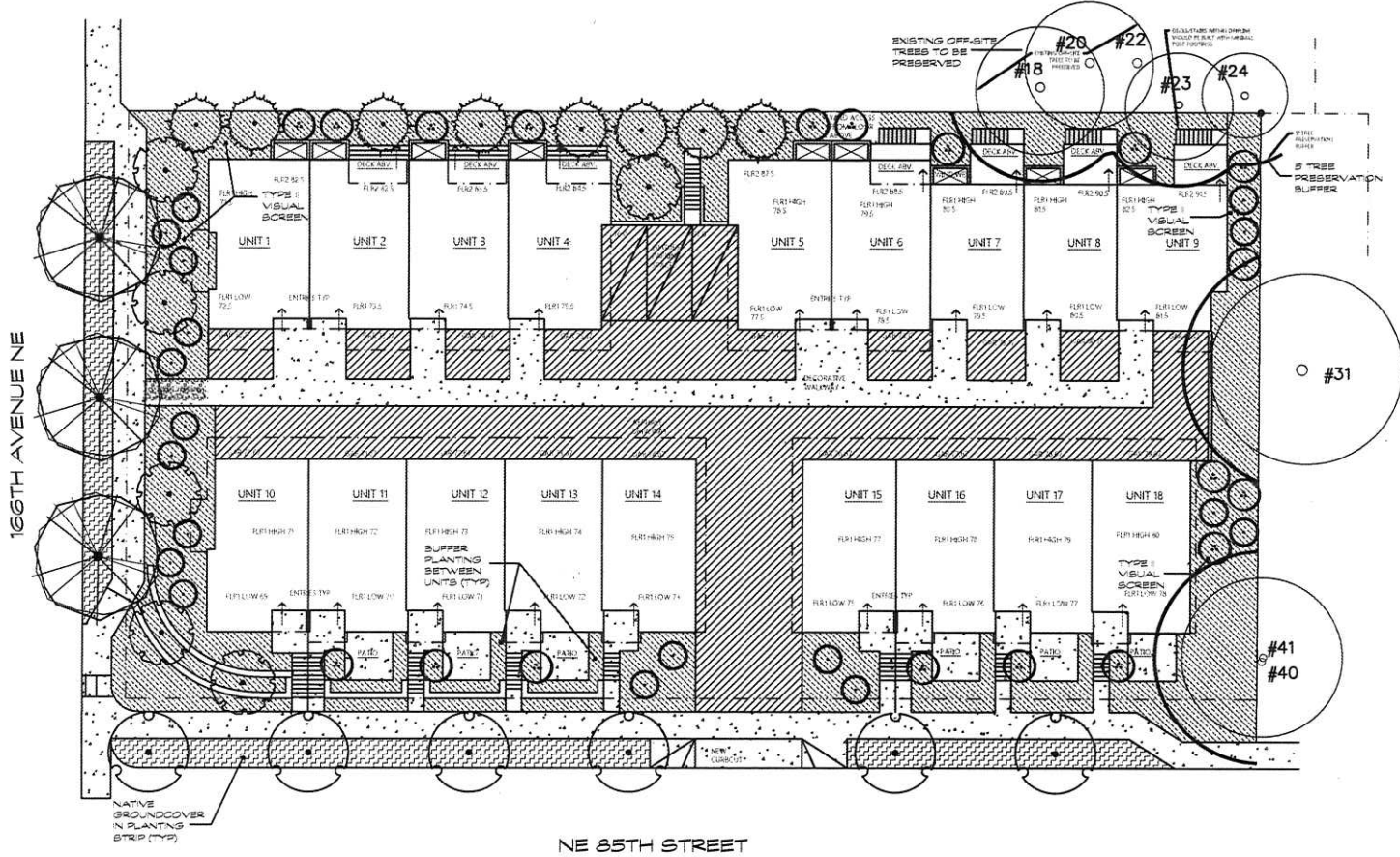
No.	Date	By	Revision Description
REVISED 30%	3/7/15		SUBMITTAL
REVISED 60%	6/17/15		SUBMITTAL
REVISED 90%	6/25/15		SUBMITTAL
FINAL REVISION	8/20/15		COMMENTS

Issue Date: 8/18/2015  
 Final Submittal: 8/18/2015  
 Project No: 304186001  
 Designed By: [Signature]  
 Drawn By: [Signature]  
 Checked By: [Signature]



166TH AVE. TOWNHOMES  
 166TH AVE NE & NE 85TH ST  
 REDMOND, WA

SITE PLAN  
 C-10



**ECOLOGICAL SCORE REQUIREMENTS**

TECHNIQUE (TABLE 21.32.02C)	POINTS AWARDED
1. 25% of the plants (ranked on Northwest adaptive and 25% of the plants ranked on native). An additional 15% of the plants ranked one to be Northwest adaptive and an additional 15% of the plants ranked one to be native. +1 pt for each additional 10%.	5
3. Minimum of 25% of proposed trees are evergreens.	3
5. Minimum of 25% of deciduous trees are 3-inch caliper or greater at installation.	3
10. Minimum of 25% of landscaped areas are designed with landscaping that does not require irrigation after a three-year period.	3
12. Minimum of 50% of required planting areas in disturbed soils are amended.	3
<b>TOTAL POINTS</b>	<b>20</b>

NOTE: TECHNIQUES LISTED WITH "A" CAN ACHIEVE ADDITIONAL SCORES ON THE POINT FOR EACH INCREASE OF 10%.

- ECOLOGICAL SCORE DETAILS**
1. ALL REPLACEMENT TREES ARE NATIVE. A MINIMUM OF 40% OF THE PLANTS WILL BE NATIVE & THE REST TO BE NORTHWEST ADAPTIVE OR SON. SEE PLANT LIST ON L2.
  3. THERE ARE A TOTAL OF 63 PROPOSED TREES, 26 OF THEM ARE TO BE EVERGREEN (41.3%).
  5. THERE ARE A TOTAL OF 37 PROPOSED DECIDUOUS TREES, 12 OF THEM ARE TO BE 3" CAL. (32.4%).
  10. THE ENTIRE PLANT LIST CONSIST OF PLANTS THAT ARE EITHER DROUGHT TOLERANT OR NATIVE. THESE PLANTS WILL NOT REQUIRE IRRIGATION AFTER 3 YEARS.
  12. 100% OF THE PLANTING BEDS TO BE AMENDED. SEE NOTE 14 ON L2.

SITE ENTITLEMENT FINAL 08.20.15

CRAMER DESIGN CONSULTANTS, INC.  
LANDSCAPE ARCHITECT  
1909 242ND STREET SE  
BOHEMIA, WA 98021  
425-241-0238

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
DAVID L. CRAMER  
CERTIFICATE NO. 624

166TH AVE TOWNHOMES  
PLANTING PLAN

CITY OF REDMOND WASHINGTON

SHEET	OF
1	2

L-1

LANDSCAPE NOTES

- NO EXISTING VEGETATION IS TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE #817.
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING CONCENTRIC BRACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN 1/2" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 2" DEPTH TOPSOIL IN LANDSCAPE AREAS.
- 2" DEPTH BARK IN BEDS AND 2" DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 400 PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAS STANDARDS FOR NURSERY STOCK LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
- GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULLY BRANCHED, WELL PROPORTIONED AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- TREES, SHRUBS, AND GROUND COVER QUANTITIES, SPECIES AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, NESTS, DISEASE, HARMFUL INSECTS, AND ALL WEEDING SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- A PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL PLANTINGS. IRRIGATION PLAN TO BE DESIGNED BY LANDSCAPE CONTRACTOR ONCE LANDSCAPE PLANS HAVE BEEN APPROVED. DAP IRRIGATION SHALL BE INSTALLED IN SHRUB PLANTING BEDS AND POP UP HEADS ON TRIPLE BRANCH JOINTS SHALL BE USED FOR LAWN AREAS. SHRUB PLANTING BEDS SHALL BE SEPARATELY IRRIGATED WITH INDIVIDUAL ZONES BY ORIENTATION AND SHALL BE SEPARATE FROM LAWN ZONES. FINAL COMPLIANCE WILL BE DETERMINED IN THE FIELD AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- ROOTBARRIERS: PLACE ON EACH SIDE OF TREE WHERE SIDEWALK OR CURB IS ADJACENT TO PROTECT SOIL WALK FROM TREE ROOTS. 18" DEPTH ROOT BARRIERS AT 10" MIN. AT EACH SIDE OF TREE WHERE ADJACENT TO SIDEWALK. (SEE DETAIL ON L-2).
- SOIL TO BE AMENDED IN ORDER TO DEMONSTRATE THE FOLLOWING: A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT. A PLANTING BEDS AND 4" IN FROM B.D. ± 8" OR MATCHING THE 4" IN OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF 8" INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4" INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFICATION LAYERS, WHERE FEASIBLE.
- STREET TREES TO BE PLANTED 30 FEET ON CENTER EXCEPT WHERE DRIVEWAY AND SIDEWALKS CROSS PLANTING STRIP.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>REPLACEMENT TREES - NATIVE</b>				
Red maple	Acer rubrum	7' x 8' caliper	100	100% Native
White oak	Quercus alba	12' caliper	5	100% Native
Black cherry	Prunus serotina	8' caliper	5	100% Native
White pine	Pinus strobus	8' caliper	5	100% Native
<b>STREET TREES</b>				
Red maple	Acer rubrum	8' caliper	5	100% Native
White oak	Quercus alba	12' caliper	5	100% Native

SHRUBS & PERENNIALS - NORTHWEST ADAPTIVE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
Amelanchier	Amelanchier	8' caliper	5	100% Native
Blackberry	Rubus	8' caliper	5	100% Native
Blueberry	Vaccinium	8' caliper	5	100% Native
Chokeberry	Aronia	8' caliper	5	100% Native
... (many more rows) ...				

SHRUBS & PERENNIALS - NATIVE

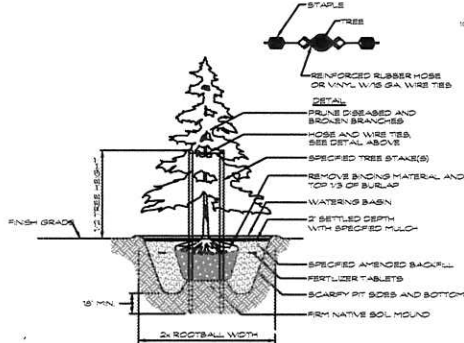
BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
Blackberry	Rubus	8' caliper	5	100% Native
Blueberry	Vaccinium	8' caliper	5	100% Native
Chokeberry	Aronia	8' caliper	5	100% Native
... (many more rows) ...				

GROUNDCOVERS - NORTHWEST ADAPTIVE

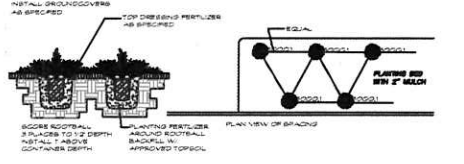
COMMON NAME	QTY	COMMENTS
... (many more rows) ...		

GROUNDCOVERS - NATIVE

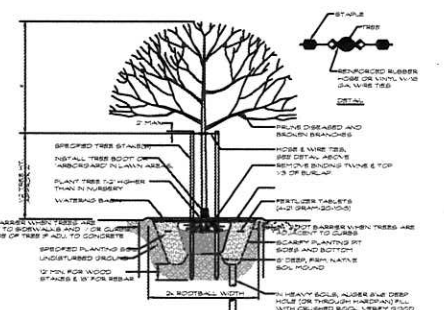
COMMON NAME	QTY	COMMENTS
... (many more rows) ...		



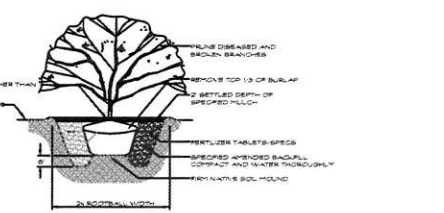
TYPICAL EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



TYPICAL GROUNDCOVER DETAIL  
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NOTE: DO NOT PIERCE ROOTBALL WITH TREE STAKES



SHRUB PLANTING DETAIL  
NOT TO SCALE

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LANDSCAPE ARCHITECT  
1909 4424th STREET SE  
BOTHELL, WA 98021  
425-741-6258

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
NO. 14148  
ISSUED 11/11/11  
EXPIRES 11/11/18

166TH AVE TOWNHOMES  
PLANTING SCHEDULE

WASHINGTON  
CITY OF REDMOND

SHEET	OF
2	2

L-2



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MODEL VIEWS

V-1  
VIEW FROM SOUTHWEST  
SITE ENTITLEMENT FINAL 08.20.15



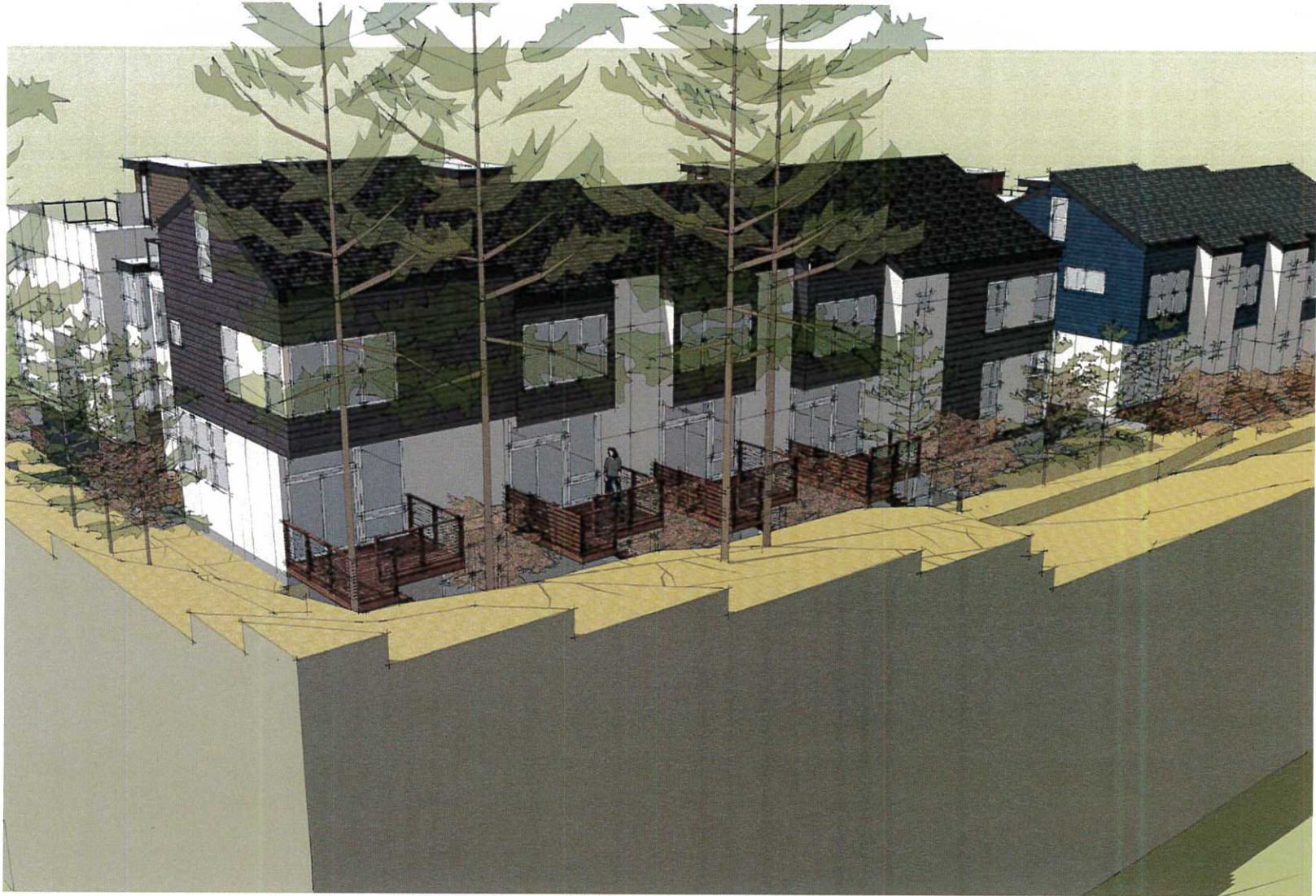
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MODEL VIEWS

V-2  
VIEW FROM CORNER  
SITE ENTITLEMENT FINAL 08.20.15



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MODEL VIEWS

V-3  
VIEW FROM NORTHEAST  
SITE ENTITLEMENT FINAL 08.20.15



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MODEL VIEWS

V-4  
VIEW FROM NORTHWEST  
SITE ENTITLEMENT FINAL 08.20.15





AERIAL VIEW FROM SOUTHWEST  
SITE ENTITLEMENT FINAL 08.20.15

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MODEL VIEWS

V-5



AERIAL VIEW FROM NORTHWEST  
SITE ENTITLEMENT FINAL 08.20.15

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MODEL VIEWS

V-5



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MODEL VIEWS

V-7

85TH STREET ELEVATION  
SITE ENTITLEMENT FINAL 04.20.15



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MODEL VIEWS

V-8

ENTRY DRIVE  
SITE ENTITLEMENT FINAL 08.20.15



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MODEL VIEWS

V-9



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MODEL VIEWS

V-10

166TH AVE ELEVATION  
SITE ENTITLEMENT FINAL 08/28/15



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ELEVATIONS

E-1

SOUTHWEST BUILDING - SOUTH ELEVATION  
SITE ENTITLEMENT FINAL 08 28 15



REFER TO E-1 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

SOUTHWEST BUILDING - NORTH ELEVATION  
SITE ENTITLEMENT FINAL 08.20.15

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ELEVATIONS

E-2





AVERAGE GRADE 83.55

35'-11" BUILDING HEIGHT

SOUTHEAST BUILDING - SOUTH ELEVATION  
SITE ENTITLEMENT FINAL 08.20.15

166th Avenue Townhomes  
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REFER TO E-3 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

SOUTHEAST BUILDING - NORTH ELEVATION  
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ELEVATIONS

E-4



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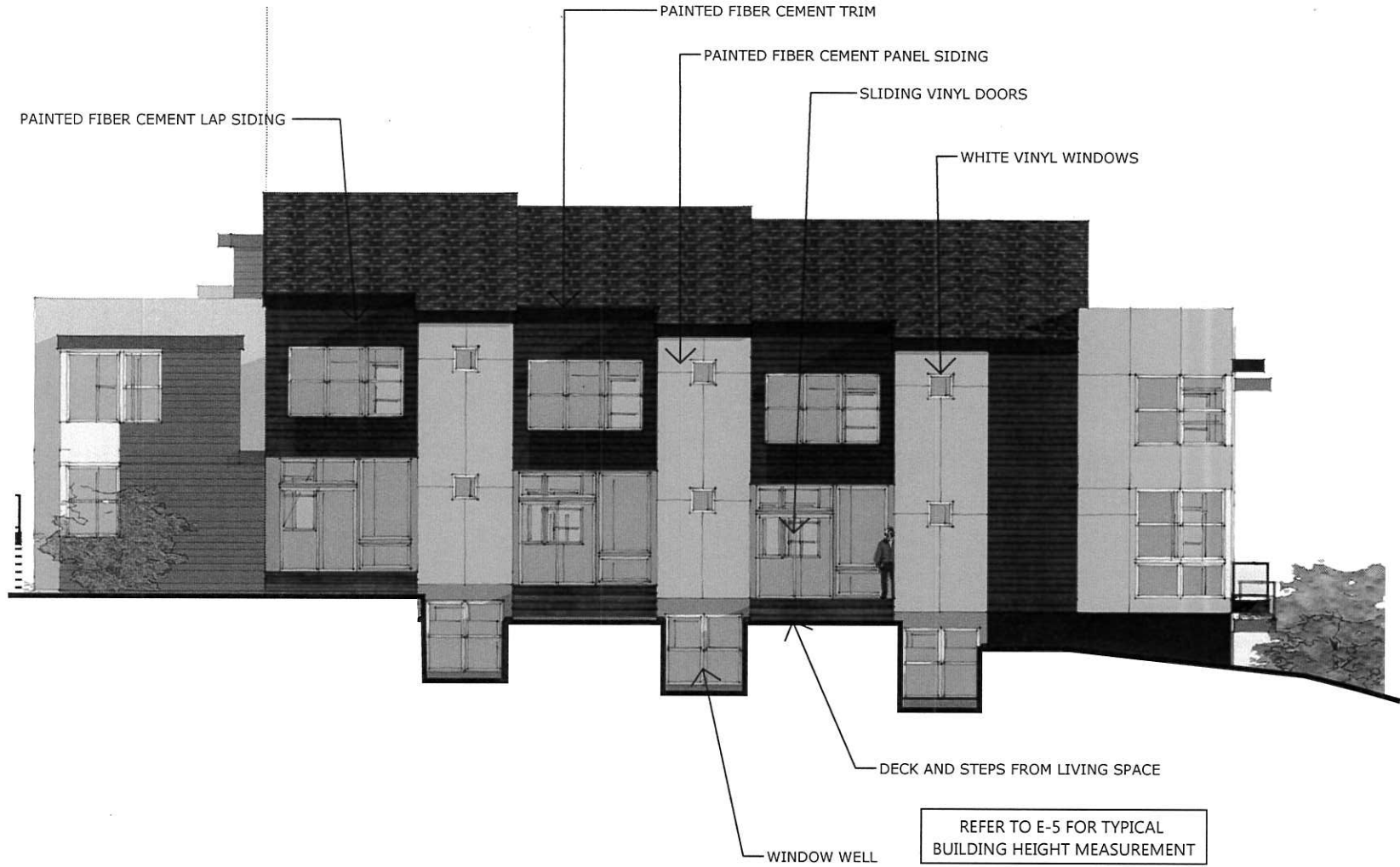
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ELEVATIONS

E-5

NORTHWEST BUILDING - SOUTH ELEVATION  
SITE ENTITLEMENT FINAL 08 20 16



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ELEVATIONS

E-6

NORTHWEST BUILDING - NORTH ELEVATION

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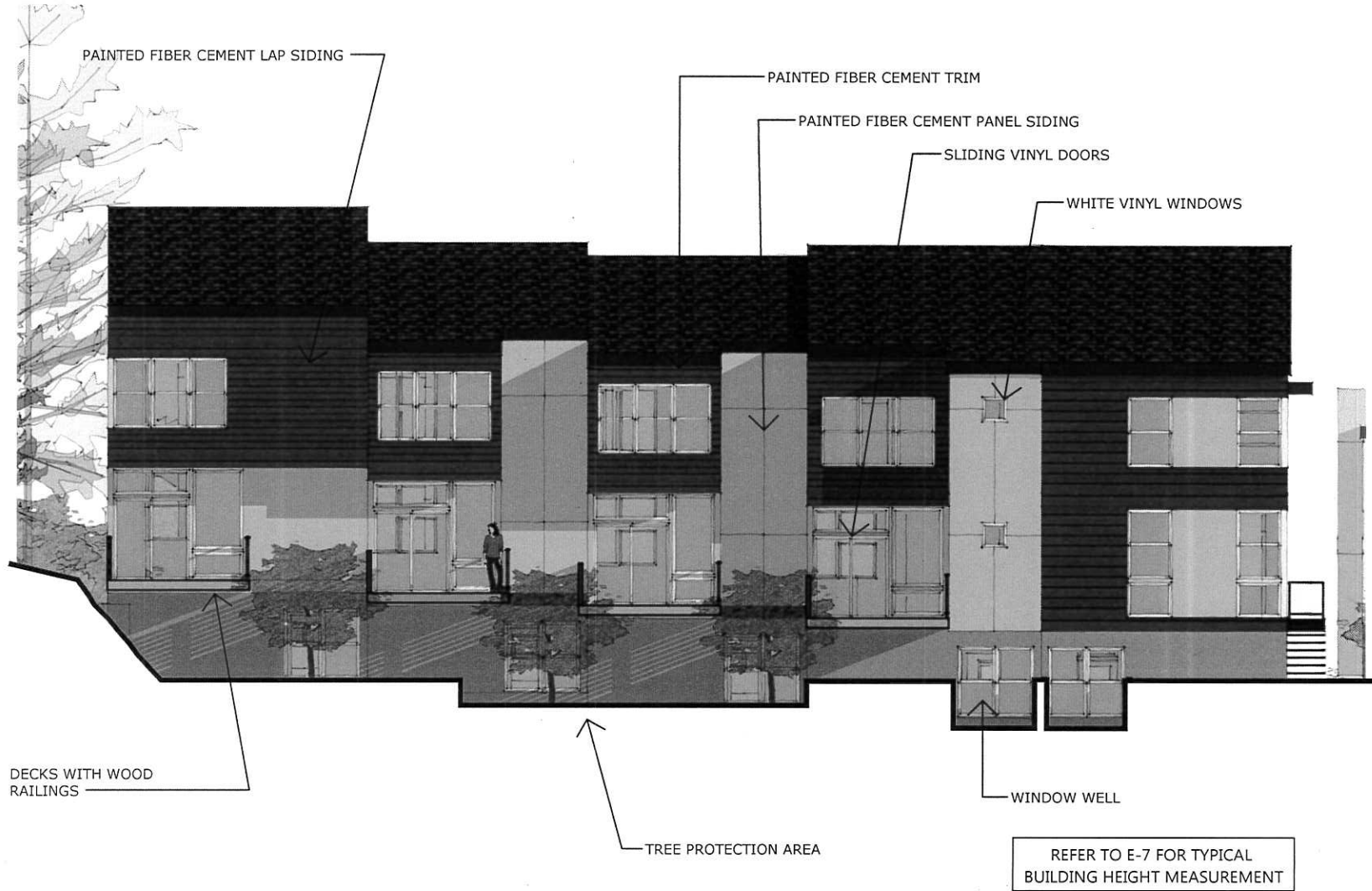
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ELEVATIONS

E-7

NORTHEAST BUILDING - SOUTH ELEVATION  
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ELEVATIONS

E-8

NORTHEAST BUILDING - NORTH ELEVATION

SITE ENTITLEMENT FINAL 08.20.15



REFER TO E-5 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

REFER TO E-1 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

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ELEVATIONS

E-9

WEST BUILDINGS - WEST ELEVATION  
SITE ENTITLEMENT FINAL 08.20.15



REFER TO E-1 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

REFER TO E-5 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

WEST BUILDINGS-EAST ELEVATION  
SITE ENTITLEMENT FINAL 08.20.15

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ELEVATIONS

E-10





REFER TO E-7 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

REFER TO E-3 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

EAST BUILDINGS-WEST ELEVATION  
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ELEVATIONS  
E-11

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REFER TO E-3 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

REFER TO E-7 FOR TYPICAL  
BUILDING HEIGHT MEASUREMENT

EAST BUILDINGS - EAST ELEVATION  
SITE ENTITLEMENT FINAL 08.20.15

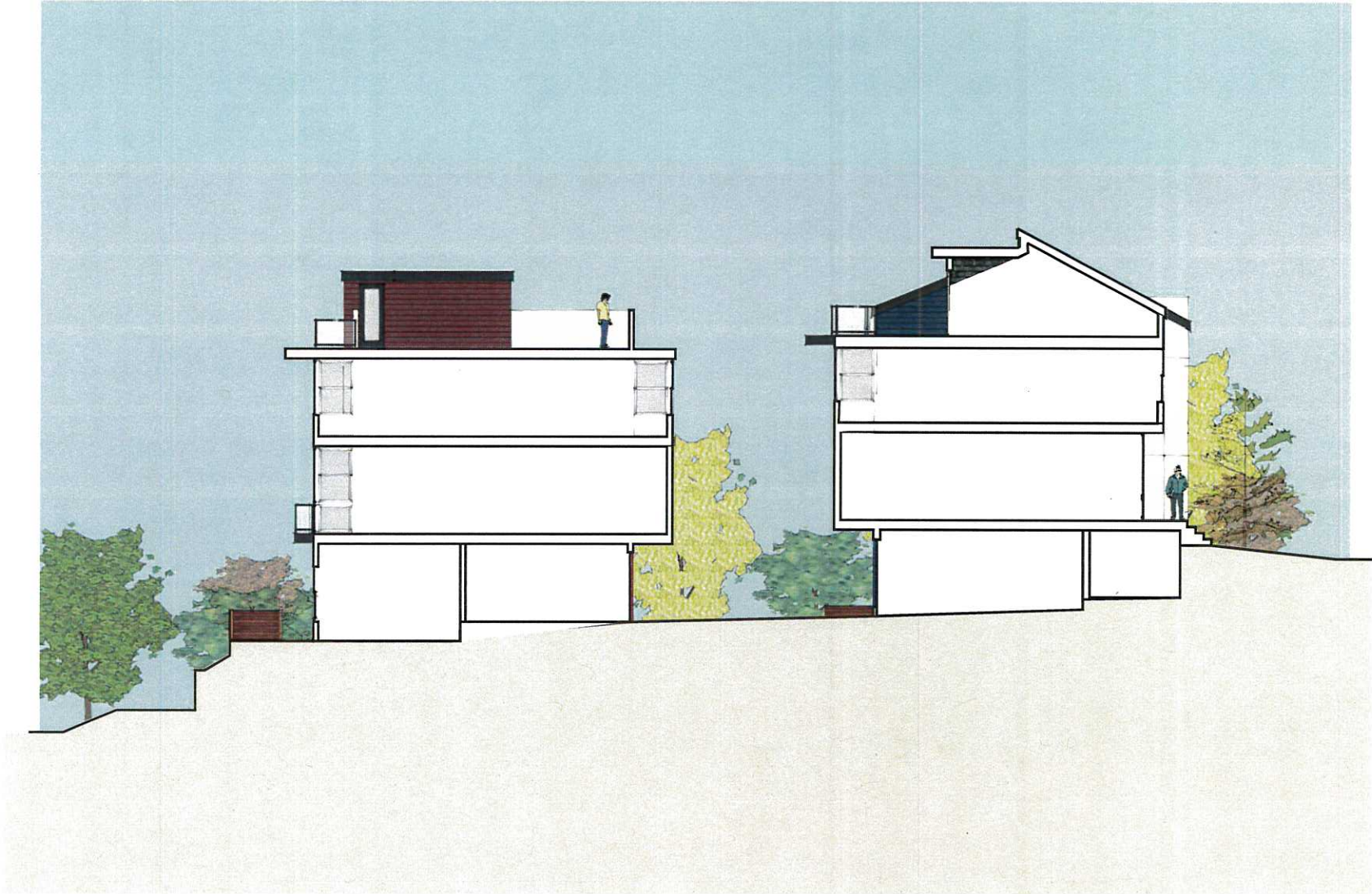
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ELEVATIONS

E-12



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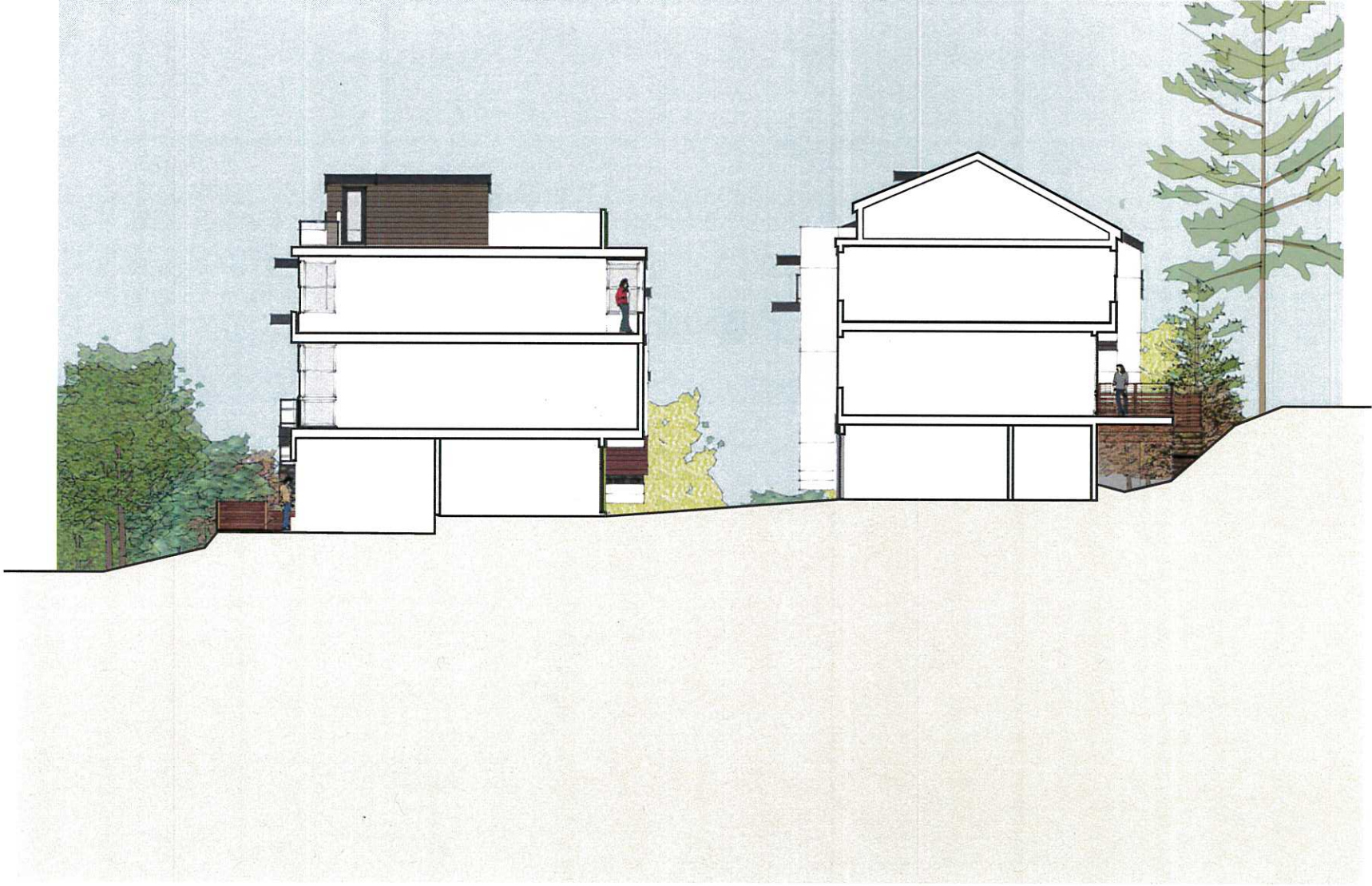
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SECTIONS

E-13

BUILDING SECTION-UNITS 2&11  
SITE ENTITLEMENT FINAL 08.20.15



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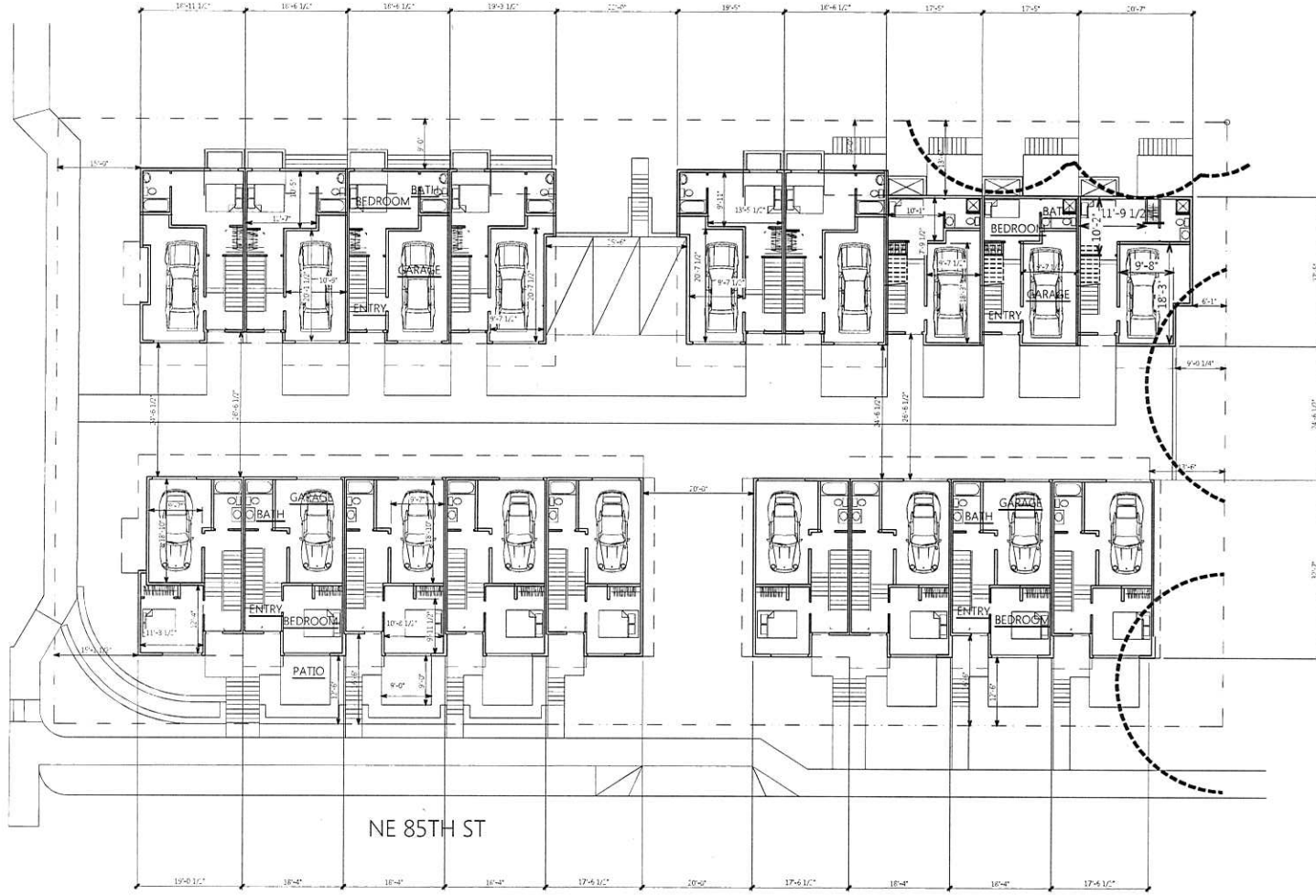
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SECTIONS

E-14

166TH AVE NE



1 First Floor Plan  
 SCALE: 1"=20'-0"



SITE ENTITLEMENT FINAL 08.20.15

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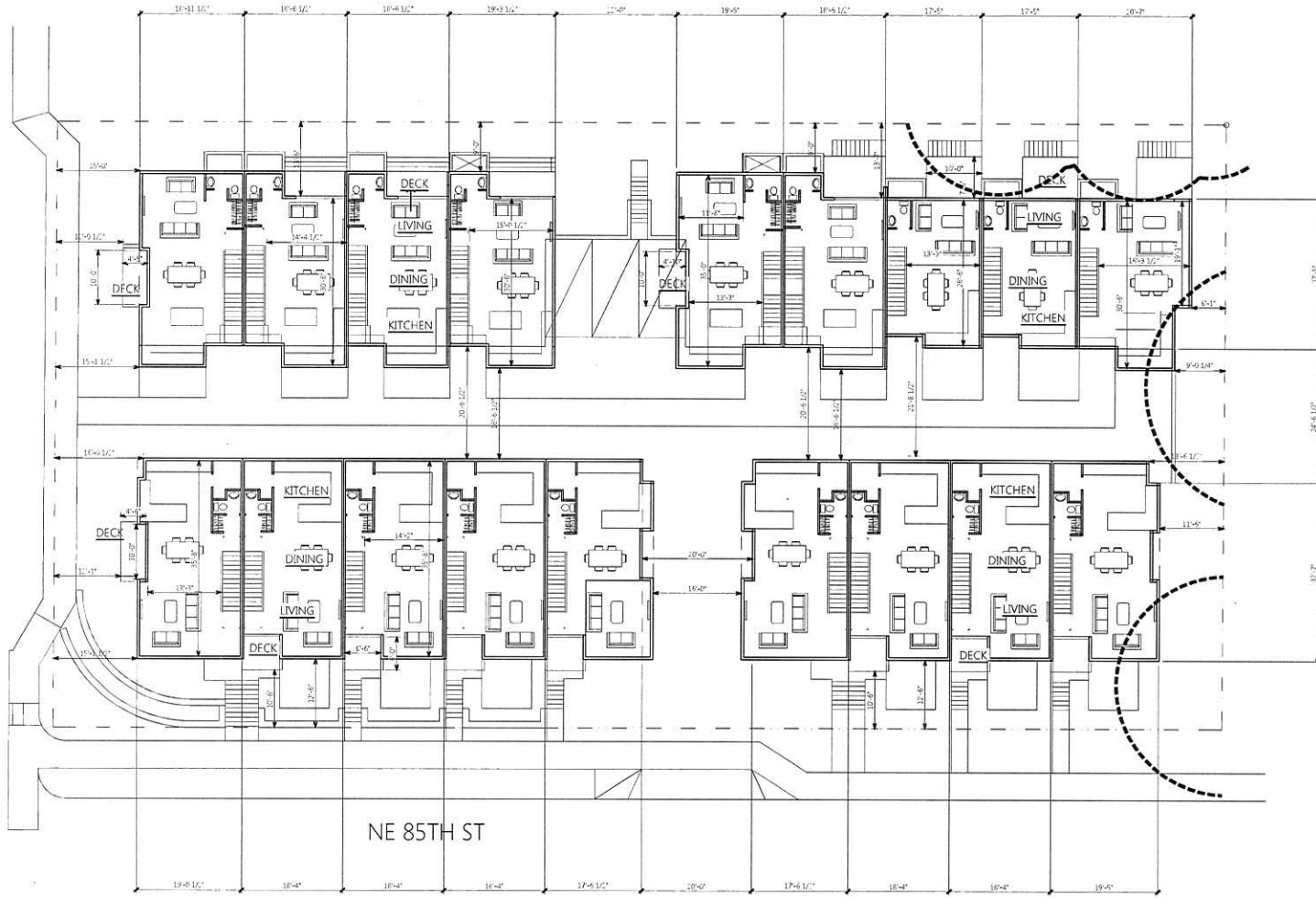
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FIRST FLOOR PLAN

A-1

166TH AVE NE



NE 85TH ST

1 Second Floor Plan  
SCALE: 1"=20'-0"



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SECOND FLOOR PLAN

A-2

166TH AVE NE



NE 85TH ST

1 Third Floor Plan  
 SCALE: 1"=20'-0"



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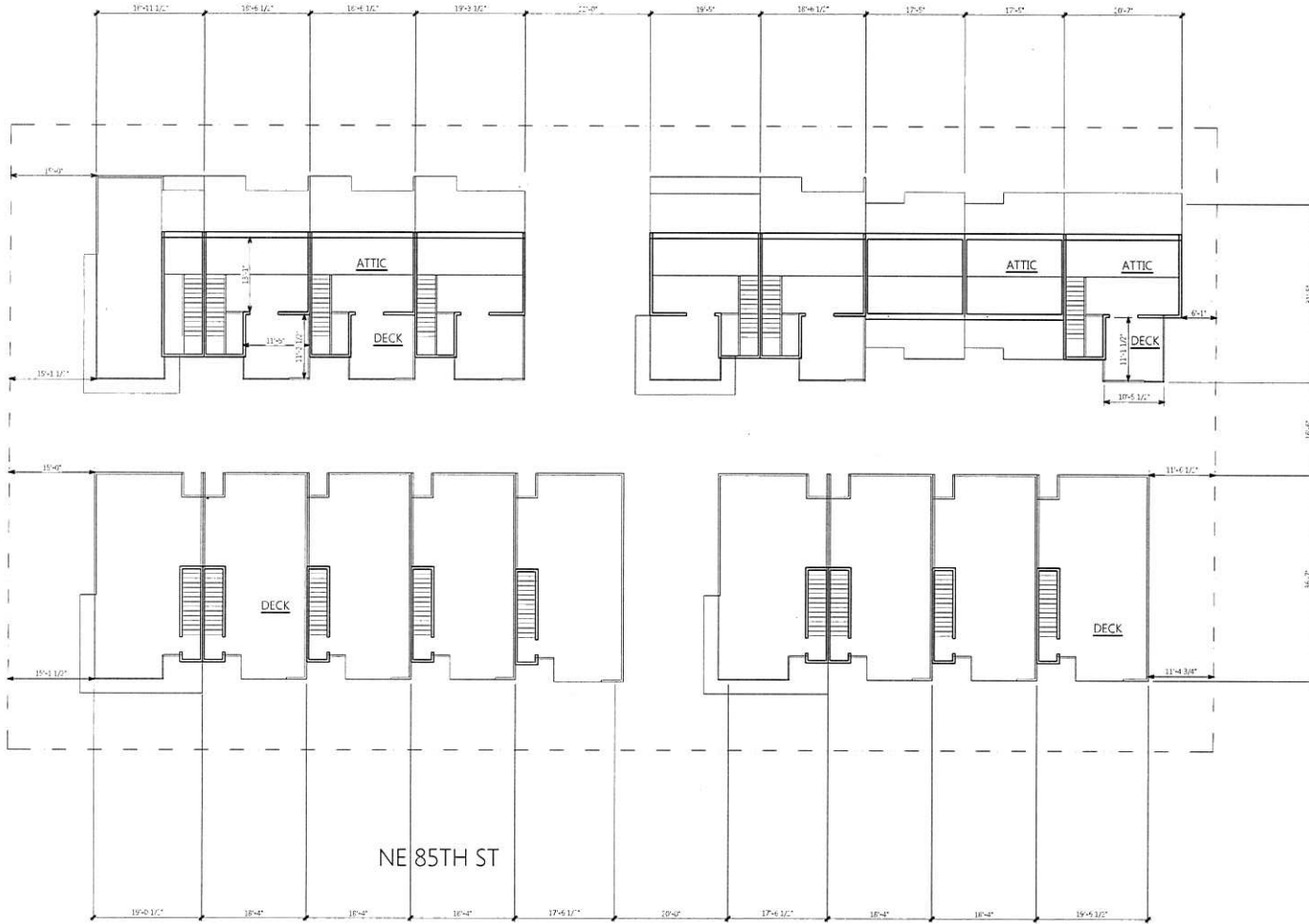
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THIRD FLOOR PLAN

A-3

166TH AVE NE



1 Roof Deck Plan  
 SCALE: 1"=20'-0"



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ROOF PLAN

A-4





## CITY OF REDMOND DESIGN STANDARDS CHECKLIST

**Purpose:** The intent of the Design Standards Checklist is to demonstrate compliance to the City's design standards, to identify critical project design issues, and note how these issues have been addressed. This is a working document to be used by both the Applicant and Staff throughout the design process.

### Redmond Design Standards

The City of Redmond's design standards are composed of two elements: Intent Statements which are then followed by Design Criteria.

Intent statements describe the City's objectives for each design standard and *are the requirements that each project must meet*. All applications that require design review shall comply with the intent statements for each applicable design standard.

The Design Criteria that follow the intent statements are ways to achieve the design intent. Each criterion is meant to indicate the preferred condition, and the criteria together provide a common theme that illustrates the intent statement.

If "**shall**" is used in the design criterion, all applications shall comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category. The use of "shall" appears in bold as "**shall**".

**Instructions:** The Design Standards Checklist contains three columns for the reviewer (staff and the applicant) to complete. Planning Staff and the Applicant should begin working on completing the Checklist at the earliest opportunity within the design process. The checklist will become part of the project record and be forwarded to the Redmond Design Review Board prior to their final approval of the project. (See example below)

#### To be completed by the Applicant – Applicant Evaluation:

1. Place an "X" in the box for each applicable intent statement *where the proposed design meets the intent statement*.
2. Please mark the box "NA" if the statement is not applicable.
3. Leave the box blank if the intent statement is applicable, yet the project does not comply.

#### To be completed by Planning Staff – Staff Evaluation:

1. Place and "X" in the box when the project achieves the intent statement.
2. Please mark the box "NA" if the statement is not applicable.
3. Leave the box blank if the intent statement is applicable, yet the project does not comply.

#### To be completed by Applicant and Staff – Comments:

Comments are used to illustrate compliance to the intent statements or to highlight important design aspects of the project as necessary. Each comment box does not need to be completed. Statements by the applicant are also necessary to demonstrate compliance to any of the applicable "**shall**" statements in the Design Criteria portion of the checklist. Comments may also be used by staff to illustrate areas of non-compliance.

To be completed by Applicant      To be completed by City      To be completed by both the Applicant and City

**Example**

DESIGN STANDARDS – INTENT <small>See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.</small>	Significant Design Issue Achieved or Not Achieved		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(a) To use building design to create a transition between development and natural features.	X	X	Applicant: The buildings will be set back away from the wetland and buffers.  Staff: Buildings will be setback 30 feet from wetland buffer
(b) To promote a gradual transition between different uses.	NA	NA	
<b>Design Criteria</b>			
(a) Intersections shall be designed to facilitate both pedestrian and vehicular movement.	X		Applicant: Street frontage will include sidewalks along the existing street.  Staff: Project must also include bike paths.

Demonstrate compliance is required if the criteria contains the word "shall"

Staff has left this box blank indicating that the project is not in compliance with this standard.

Staff comments to illustrate non-compliance

**Note:**

1. The applicant has the burden of proof and persuasion to demonstrate that the application complies with the intent statements.
2. The applicant shall demonstrate to the satisfaction of the decision maker that the application complies with the applicable intent statements and the design criteria that use the word "shall."
3. If "should" is used in the design criterion, there is a general expectation that utilizing the criterion will assist in achieving the intent statement; however, there is a recognition that other solutions may be proposed that are equally effective in meeting the intent of the section.
4. Where the Design Review Board concludes that the application does not comply with the intent statements or the design criteria that use the word "shall," the Design Review Board may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.
5. Conflicts with Site Requirements. These design standards supplement the development standards and site requirements of each zoning district. The design standards shall be implemented in a manner that allows developments of the type and scale set by the Comprehensive Plan and development regulations while achieving the design intents. Where the provisions of this section conflict with the provisions of the zoning district, the provisions of the zoning district shall control.
6. Administrative Design Flexibility. See RZC 21.76.070(C) Review Procedures, for Administrative Design Flexibility. If the Design Review Board makes a recommendation to vary the site requirements, it shall be based on the following:
  - (i) The application of certain provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
  - (ii) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
  - (iii) Permitting a minor variation will not be contrary to the objectives of the design standards.
  - (iv) The minor variation protects the integrity of a historic landmark or the historic design subarea.
  - (v) Consistency with the Shoreline Master Program.

PROJECT NAME: 166th Ave Townhomes

DESIGN STANDARDS – INTENT <small>See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.</small>	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
<b>21.60.020 Context, Circulation, And Connections</b>			
<b>2160.020(B) Design Contexts</b>			
<b>(1) Intent</b>			
(a) To provide contextual references that can be used to encourage creative and distinctive designs for new development and redevelopment projects while avoiding sameness in design	X		The building is intended to be a contemporary design consistent with the types of materials and details present in other recent developments, but with its own distinct character.
(b) To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Zoning Code, and Design Review Handbook. Contextual elements could include the following:	X		
(i) Context Defined by Natural Forms and Patterns. These are natural landforms found in the Sammamish River Valley and other parts of the City. Examples include river contour forms; river bench terraces; multiple silhouette ridgelines; and panoramic vistas with associated mountain, lake, river, and ravine forms.	NA		
(ii) Historic and Cultural Context. Historic landmarks and the section of Leary Way framed by older historic structures have been identified as contributing to the historic character of the City. In addition, Redmond's native peoples and Redmond's heritage as a logging and farming community, and as a historic urban crossroads, define the more general historic and cultural context of the City.	NA		
(iii) Architectural Context. This includes buildings with articulated facades, pedestrian-friendly scale and detailing, historic building features or character, and interesting rooflines.	X		The building will be well articulated in massing and materials and will include roof decks and balconies.
<b>(2) Design Criteria</b>			
(a) Site development should not substantially alter natural landforms.	X		As much as possible, the general shape of the site will be maintained.
(b) Developments that have a historic or cultural context should incorporate or enhance historic or cultural references with the use of symbolic design details, interpretive signs or informational plaques.	NA		
(c) Developments within an area that is consistent with the goals and vision within the Comprehensive Plan, and have a distinctive common architectural context in terms of building height, roof type, base, cap, windows, entries, and other similar features should carry it forward with consistent architectural types, materials and detailing.	NA		

DESIGN STANDARDS – INTENT <small>See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.</small>	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
<b>21.60.020(C) Natural Features – Ridgelines and Hill Tops</b>			
<b>(1) Intent</b>			
(a) To reduce natural hazards and impacts on the natural environment, and to minimize the visual impact of development on hillsides.			Each building and unit will step with the grade to reflect the natural slope.
(b) To respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity.	NA		
<b>(2) Design Criteria</b>			
(a) Development on hillsides should minimize visual and environmental impact by incorporating the following techniques as appropriate:			
(i) Except in Urban Centers, locate structures to ensure the tops of structures are located below prominent ridgelines or the vegetation along ridgelines.	NA		
(ii) Retain existing wind-resilient vegetation along ridgelines.	NA		
<b>21.60.020(D) Relationship to Adjacent Properties</b>			
<b>(1) Intent</b>			
(a) To promote the functional and visual compatibility between adjacent neighborhoods and different land uses;	X		
(b) To encourage building designs which use natural, historical, traditional, or cultural context references to create elements which link the development to the neighborhood and community;			
(c) To use building design to create a transition between development and natural features;	NA		
(d) To promote a gradual transition between different uses.	NA		
<b>(2) Design Criteria</b>			
(a) Coordinate proposed development with surrounding site planning and development efforts on adjacent properties.	X		Street improvements will be coordinated with improvements of new development to the southeast.
(b) The site's zoning and other relevant Comprehensive Plan policies shall be considered as indicators of the desired direction for the area and project.	X		
(c) Properly link proposed development to existing and planned walkway, trail, street drainage and utility systems, and assure efficient continuation of such systems.	X		Unit entries and site access will be provided as required by CoR.
(d) Consider the impact of building mass, color, lighting, and design upon adjacent open spaces, continuity of identified public view corridors, public open spaces or parks, and recreation areas.	NA		

DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
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(e) Designs shall minimize impacts to historic structures or sites, and mitigate impacts through such means as:  (i) Developments adjacent to historic landmarks should ensure that significant features of historic landmarks are not obscured from public view. In cases where this is not fully possible, developments shall mitigate with photo documentation showing the significant features that will be obscured and the relationship of the structure to that adjacent site prior to construction of the obscuring structure.  (ii) Use of color on developments adjacent to historic landmark structures that allow the existing historic landmarks to remain prominent within the immediate area.  (i) Use of materials or design that emulate existing historic landmarks but which can be differentiated in age from that of the landmark.  (iv) Views from the new development may include views of significant features of the historic landmark.	NA  NA  NA  NA  NA		
<b>21.60.020(E) Relationship to Street Front.</b>			
<b>(1) Intent</b>			
(a) To create a relationship between a development and the street front that provides safety and amenities for a development's residents, employees, and customers, and for surrounding properties.	X		Site will be developed with well landscaped street-fronts and multiple residential entries facing the street.
(b) To relate residential development to the street front that helps define neighborhood character. For example, residential areas with porches and balconies can create a sense of community and improve safety along public sidewalks and streets.	X		Street facing units will have entries and balconies facing the streets. All units have roof decks overlooking the street.
(c) To relate commercial development to the street front to ensure active street environments that encourage pedestrian activity, stimulate business, and encourage walking as a transportation mode. For example, commercial buildings with windows and entries oriented to the street can enhance pedestrian activity.	NA		
(d) To create an attractive street edge and unified streetscape, and provide pedestrian access where it does not conflict with private property security issues.	X		Street edge will be developed and landscaped per CoR
<b>(2) Design Criteria.</b>			
(a) Building setbacks from public streets should be minimized in commercial developments.	NA		

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	Applicant Evaluation	City Staff Evaluation	
(b) Buildings should be arranged on site to minimize distances between buildings to create a walkable environment.	NA		
(c) All development shall include site-planning measures to create an attractive street edge and accommodate pedestrian access.  (i) Define the street edge with buildings, landscaping or other features.  (ii) Provide for a sidewalk at least five feet wide if there is not space in the public right-of-way (ROW).  (iii) Provide building entries that are accessed from the sidewalk. Preferably these access ways should be separated from the parking and drive aisles. If access traverses the parking lot, then it should be raised, clearly marked by a change in surface treatment, or both.  (iv) For businesses which require outdoor display oriented to the street, such as nurseries and auto sales, the street edge shall be defined.	X  X  X  NA		Setbacks will be landscaped on all sides. 85th street edge will be defined by retaining walls and bldg entries.  Sidewalks will be provided per CoR street improvement requirements.  South unit entries will be accessed from 85th. North unit entries will be accessed from the drive aisle and defined with decorative paving and pedestrian connection to 166th.
(d) Create a streetscape to allow for the safe movement of pedestrians. Wherever possible, relegate parking and drive-through passageways to the side and rear of all buildings.	X		Parking access will be provided per CoR standards.
(e) Provide site development features that are visible and pedestrian accessible from the street. These features could include plazas, open space areas, employee lunch and recreational areas, architectural focal points, and accent lighting.	NA		No common property.
(f) Where nonresidential ground floor uses such as structured parking are permitted, windows, rather than blank walls, shall be provided on the street level in order to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing streets (between two feet and seven feet above the sidewalk) shall be in non-reflective, transparent glazing.	NA		
<b>21.60.020(F) Street Design.</b>			
<b>(1) Intent.</b>			
(a) To balance the needs of vehicular, transit, pedestrian and bicycle uses, and to create attractive streetscapes, while maintaining safety as the top priority.	X		Street design will be completed per CoR standards.
(b) To create attractive connections that provide safe linkages to public facilities, shorelines, and other	NA		

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	Applicant Evaluation	City Staff Evaluation	
public open spaces, and that complement the aesthetics of adjacent natural features and buildings.			
<b>(2) Design Criteria.</b>			
(a) Design streets to be consistent with terrain, intersection configurations, and connections to streets or adjacent sites.	X		Street design will be completed per CoR standards.
(b) Minimize steep gradients in circulation patterns to the extent allowed by site topography.	X		Street design will be completed per CoR standards.
(c) Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns.	X		Street design will be completed per CoR standards.
(d) Allow safe, efficient access for emergency vehicles	X		Street design will be completed per CoR standards.
(e) Discourage through-traffic and long curvilinear cul-de-sacs, while assuring adequate circulation between neighborhoods.	NA		
(f) Accommodate transit on arterial streets and, where appropriate, within internal circulation systems. Width, geometry, slopes, and construction materials should be suitable for transit service. Transit stops should be included at appropriate intervals.	NA		
(g) Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.	NA		
(h) Intersections shall be designed to facilitate both pedestrian and vehicular movement.	X		Street design will be completed per CoR standards.
(i) Provide shade trees along all streets. Street trees spacing and tree species shall follow the City's street tree plan, and plantings techniques shall be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption. Drip irrigation systems and native drought tolerant landscaping are encouraged. Trees should vary along different streets to prevent excessive planting of any one species.	X		Street trees will be provided per CoR standards.
(j) Within the shoreline jurisdiction, streets and bridges shall be designed to enhance shoreline visual, physical and cultural access by incorporating special design features, such as viewpoints, gateway design elements, street furniture,	NA		

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decorative lighting, landscaping, public art or street graphics.			
<b>21.60.020(G) Transit</b>			
<b>(1) Intent.</b>			
(a) To encourage transit use through building orientation and site design;	NA		
(b) To provide safe and continuous pedestrian access to transit facilities;	NA		
(c) To consider minimizing the distance between buildings and transit stops;	NA		
(d) To encourage weather protection for those waiting for transit.	NA		
<b>(2) Design Criteria.</b>			
(a) Provide transit stops and improvements where the intensity of use and expected demand supports transit use. Transit stops shall include space for shelters meeting King County standards and ten feet between the curb to the back of sidewalk, unless other site requirements require a larger sidewalk. The area devoted to shelters and wider sidewalks may be included in setbacks and may be counted toward required landscaping.	NA		
(b) Along high traffic volume streets, a number of transit stop alternatives, such as building "passenger bulbs" or transit stops where sidewalks extend to the traffic sidewalk lane, should be installed. Bulbs allow transit to stop easily, and people are prevented from parking at the stop.	NA		
(c) Provide direct access to transit stops from buildings via defined, safe pathway systems.	NA		
(d) Locate parking lots to the side and rear of buildings. Avoid making pedestrians walk across expansive parking lots to reach transit stops.	NA		
(e) Consider a covered and lighted entrance outside the structure or other effective options where residents or patrons may wait for transit out of the weather.	NA		
(f) Focus the location of buildings onsite to concentrate present and future transit use and to encourage residential use of transit.	NA		
(g) Consider orienting buildings toward the street and locate them as close as practicable toward existing or proposed transit stops. Minimize walking distances between buildings and transit stops. Building entries should be within 1,000 feet of the transit stop.	NA		

DESIGN STANDARDS – INTENT		Significant Design Issue Achieved or Not Applicable		COMMENTS
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(h) If the development will have a retail use, locate the storefront close to the transit stop.		NA		
(i) Security walls and fences should include gates that employees can open from both sides to provide access to and from transit stops.		NA		
<b>21.60.020(H) Pedestrian and Bicycle Circulation.</b>				
<b>(1) Intent.</b>				
(a) To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City.		NA		
(b) To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.		NA		
<b>(2) Design Criteria.</b>				
(a) Provide pedestrian walkways that minimize walking distances from principal building entrances to all businesses, uses, and buildings on the development site; existing or planned sidewalks; and the street right-of-way.		NA		
(b) Provide pedestrian walkways that connect to adjacent properties, except when adjacent properties are multi-family developments of fewer than three dwelling units, or when the pathway could connect a multi-family development to a manufacturing or industrial use, or a manufacturing or industrial use to another manufacturing or industrial use. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted.		NA		
<b>21.60.020(I) Vehicle Entrances and Driveways</b>				
<b>(1) Intent.</b>				
(a) To provide safe, convenient vehicular access to sites without diminishing pedestrian access and visual qualities		X		Access will be provided per CoR standards. Entrance is landscaped and will be reviewed for safety.
<b>(2) Design Criteria.</b>				
(a) Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way.		X		One vehicular entrance is provided.
(b) Driveway lanes crossing a public sidewalk shall be no wider than the minimum required per entry or exit lane. The City may impose additional restrictions to parking lot and vehicle access point locations to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities.		X		Access will be provided per CoR standards.

DESIGN STANDARDS – INTENT		Significant Design Issue Achieved or Not Applicable		COMMENTS
See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.		Applicant Evaluation	City Staff Evaluation	
(c) Joint driveways between adjacent developments should be provided when the proposal meets the following: (i) Joint access is legally available; (ii) The proposal promotes safety for pedestrians and operators of automobiles minimizing the interaction of vehicles and pedestrians; and (iii) The proposal promotes proper dispersal of traffic mode and behavior to support traffic management objectives.		NA		
(d) Minimize conflicts between entries and vehicle parking and maneuvering areas.		X		Only the north units access from the drive and decorative paving will be provided to alert drivers to pedestrian traffic.
<b>21.60.020(J) Parking Lot and Structured Parking Location and Design</b>				
<b>(1) Intent.</b>				
(a) To encourage parking design that provides for distribution of parking in a balanced manner across the project site plan, avoiding where possible a concentration of all of the parking in front of the building;		X		There is no parking in front of the building. Spaces are distributed to each unit.
(b) To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots;		X		Vehicular/pedestrian circulation is extremely simple.
(c) To set standards for paving, lighting, and other design elements;				to be addressed in later submittals
(d) To provide for joint entrances and exits;		X		Only one parking access/exit.
(e) To reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.		NA		
<b>(2) Design Criteria.</b>				
(a) Locate parking where possible behind buildings and away from areas of public visibility and shorelines.		X		Only 4 surface parking spaces, none are readily visible.
(b) Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety. Parking areas should provide for landscaping next to buildings and alongside walkways.		X		Landscaping adjacent to all parking spaces and ends of drive aisle.
(c) Reduce pavement areas for vehicular use by avoiding the use of parking aisles with parking located only along one side.		X		All parking is double loaded.
(d) Convenient, clearly identified pedestrian access shall be provided from the interior of parking areas and street front walkways. See Figure 60.10 below.		X		Pedestrian walk will connect street and drive aisle.
(e) Site layout for individual parcels should be designed to provide reciprocal vehicular and pedestrian access to and from adjoining lots in order to achieve a unified circulation plan which minimizes		NA		

DESIGN STANDARDS – INTENT		Significant Design Issue Achieved or Not Applicable		COMMENTS
See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.		Applicant Evaluation	City Staff Evaluation	
curb cuts and provides pedestrian connections between uses.				
(f) Parking – Structured.		NA		
(i) Structured parking should be designed to include articulated planes. The scale of parking structures shall be modulated by interruptions of the facades, setbacks, and lowering the first level below the existing grade (where the water table allows) to reduce total height.		NA		
(ii) Facades of parking structures shall include a landscape treatment in addition to architectural screening from the SR 520 corridor.		NA		
(iii) Parking structures shall have landscaping around the perimeter which will correspond to that used by the adjacent land uses and activities. Landscaping shall include, but not be limited to, a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the structures.		NA		
(iv) The top floor of parking structures should include landscape screening in areas, such as along the cornice and on the deck, either by trees or a screening trellis treatment if visible from residential zones or SR520.		NA		
(v) Provide walkways in parking floors which have curbs or other barriers to protect from vehicular intrusion.		NA		
(vi) For security, pedestrian routes shall be visible and avoid enclosed, hidden areas. Emergency call boxes should be available.		NA		
(vii) Parking structures along the ground floor shall be enclosed with retail or office uses on the exterior, or where this enclosure is not feasible, the visual impact should be softened with landscaping or screening.		NA		
<b>21.60.030 Community Space</b>				
<b>21.60.030(B) Pedestrian Plazas.</b>				
<b>(f) Intent.</b>				
(a) To provide plazas that attract shoppers to commercial areas. In heavily used pedestrian areas, or in areas where increased pedestrian activity is desired, the area shall be designed as a pedestrian plaza.		NA		

DESIGN STANDARDS – INTENT		Significant Design Issue Achieved or Not Applicable		COMMENTS
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(b) Where appropriate in the business park and industrial areas as well as residential projects within the moderate- and high-density residential zones, plazas shall be provided to enhance the employees' and public's use of the space for passive activities, such as resting, reading, and eating lunch.		NA		
<b>(2) Design Criteria.</b>				
(a) A pedestrian plaza should provide pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities.		NA		
(i) Use trees and other landscaping to provide some shaded areas and a visual amenity.		NA		
(ii) To qualify as a "pedestrian plaza" an area must have:		NA		
(A.) Pedestrian access (including handicapped access) into the plaza from the public right-of-way;		NA		
(B.) Paved walking surfaces, such as concrete, brick pavers, or other type of paver;		NA		
(C.) Security lighting on site or building mounted.		NA		
(iii) A pedestrian plaza is encouraged to have:		NA		
(A.) Site furniture. The design may use planters, rails, benches, retaining walls and other raised surfaces for seating. Cluster some seating for informal gathering and outside eating areas. Wherever possible, locate a majority of the seating for sun exposure, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways.		NA		
(B.) Artwork, or amenities, such as fountains, kiosks, etc.		NA		
(C.) Fountain		NA		
(iv) A Pedestrian Plaza shall not have:		NA		
(A.) Adjacent unscreened parking lots.		NA		
(B.) Adjacent unscreened chain link fences.		NA		
(C.) Adjacent "blank walls" without "blank wall treatment," such as landscaping, windows or murals.		NA		

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21.60.030(C) Pedestrian Facilities and Amenities.			
<b>(1) Intent.</b>			
(a) To enhance the visual character of buildings and to improve the pedestrian environment.			
(b) To provide a network of pedestrian connections, the level of facilities provided to support pedestrian activities can greatly encourage the use of the pedestrian network. These criteria outline the sufficient levels of pedestrian facilities and amenities to achieve safe, comfortable pedestrian circulation.			
(c) To enhance the visual character of buildings and to improve the pedestrian environment by using the architectural elements of a building and landscaping to highlight and define the entrance.			
(d) To encourage and facilitate the use of alternative modes of transportation.			
<b>(2) Design Criteria.</b>			
(a) Except on exclusively multi-family, manufacturing, or industrial use buildings, portions of buildings that are adjacent to a pedestrian walkway or sidewalk shall provide overhead weather protection as follows:	NA		
(i) The protection should be at least 48 inches wide along at least 80 percent of the building's front face. The weather protection may be in the form of awnings, marquees, canopies, or building overhangs.	NA		
(ii) Canopies or awnings shall have a minimum clearance of eight feet above sidewalks and should not be more than 15 feet above the sidewalk at its highest point.	NA		
(iii) The color, material, and configuration of the pedestrian coverings shall carry forward the architectural theme of the building. All lettering and graphics on pedestrian coverings must conform to Chapter 21.44 RZC, Signs.	NA		
(b) Street-facing, ground-floor facades of mixed-use and retail structures shall include one or more of the following characteristics:	NA		
(i) Transparent window area or window displays along at least 60 percent of the length of the ground floor facade.	NA		
(ii) Sculptural, mosaic, or bas-relief artwork over 50 percent of the length of the ground floor facade.	NA		
(iii) Other similar building design or landscaping	NA		

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feature approved by the City.			
(c) Enhance the primary public entries of all buildings by two or more of the following means:	NA		
(i) Providing weather protection, such as an awning, canopy, marquee, or other building element, to create a covered pedestrian open space.	NA		
(ii) Providing at least 100 square feet of landscaping at or near the entry.	NA		
(iii) Providing pedestrian facilities, such as benches, kiosks, special paving, bicycle racks, etc.	NA		
(iv) Providing a trellis, canopy, porch, or other building element that incorporates landscaping.	NA		
(v) Providing site designed pedestrian-scaled lighting.	NA		
(vi) Providing artwork or site designed pedestrian-scaled signs.	NA		
(d) Site design should avoid creating potential entrapment areas.	X		All pedestrian routes are overlooked by buildings.
(e) Buildings should be arranged on the site to overlook pedestrian routes and parking areas to allow for informal surveillance of these areas.	X		
(f) Housing units, offices or other uses that allow for informal surveillance should surround courtyards and open spaces.	NA		
(g) Arrange a mixture of uses to minimize isolated areas that may be unsafe.	NA		
<b>21.60.040 Design Concepts.</b>			
<b>(B) Buildings.</b>			
<b>21.60.040(B)(1) Architectural Concepts.</b>			
<b>(a) Intent.</b>			
(i) To ensure building design is based on a strong, unified, consistent architectural concept;	X		Consistent concept and materials throughout.
(ii) To ensure that buildings portray a sense of high architectural integrity;	X		Architectural quality of the building and materials will be discussed/reviewed through the Design Review Board process.
(iii) To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood;	X		
(iv) To ensure that new buildings use high-quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability;	X		
(v) Consider solar orientation and climate in siting buildings to promote energy conservation.	NA		
<b>(b) Design Criteria.</b>			
(i) Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.			
(ii) The architectural composition, scale, elements, and details of a building should relate to the site's			

DESIGN STANDARDS – INTENT <small>See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.</small>	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
natural features and the character of the surrounding area. A strong architectural concept will indicate this organizational scheme, and convey the project's architectural character, or the style of the development. The relationship required by this section between a building and the site's natural features and surrounding area is shown when the following concepts are incorporated into the design:			
(A.) Building Orientation. Buildings may be oriented around a courtyard, be terraced down a hillside, or respond in design to a prominent feature, such as a corner location, a street or the river. Other design alternatives include: Windows, breezeways and common areas should be oriented toward shorelines, scenic views, or natural or recreational amenities on the site. Buildings and site design should provide a readily identifiable building entry. Incorporate substantial areas of windows and outdoor seating areas and walkways oriented toward the shoreline. Outdoor use areas should include landscaping, lighting and street furniture. Design buildings so they do not turn their backs to the street or to shoreline public access areas.	X		The buildings are arranged on the site essentially as required to provide the necessary parking. Within that context, individual units are identifiable, building entries face the street where possible and connect to the street. As townhomes, there are no common amenities within the site.
(B.) Architectural Composition. The composition of a building's larger masses and elements should create a unifying concept. The composition should be clear and appropriate to the building's function and context.			Repetition of certain elements from unit to unit provides a unifying theme with variation of the end units to add interest and address the end conditions.
(C.) Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style.	NA		
(D.) Building Elements. Distinctive roof forms, entrances, an arcade or porch, or the articulation or arrangement of doors and windows or other building features should provide for compositional unity and convey a strong architectural concept. (See also RZC 21.60.040(B)(2), Building Scale.)	X		Building entry elements are a repeated motif.
(E.) Building Details, Materials, and Colors. Moldings, mullions, rooftop features, materials, and colors should display a distinctive architectural style. (See also RZC 21.60.040(B)(4), Building Details, Materials, and Colors.)	X		Proposed building materials are consistent with the criteria.
<b>21.60.040(B)(2) Building Scale.</b>			
<b>(a) Intent.</b>			
(i) To ensure new development is compatible with the			

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goals for the neighborhood and with the architectural scale (the scale of the building(s) in relation to surrounding development) and character of those surrounding developments that meet the intent of the City's design review criteria;	X		This will be a contemporary design throughout, similar in size and scale to other recent developments.
(ii) To ensure buildings are based on human scale (the scale of the building and how it relates to the people that use it);	X		The buildings are broken up to emphasize individual units and repeated elements to break up the scale.
(iii) To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes;	X		
(iv) To create a skyline that is visually interesting.	X		
<b>(b) Design Criteria.</b>			
(i) The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest. The building envelope shall be designed to maintain shoreline view corridors from the site and nearby properties.	X		The building is well modulated. No shoreline views.
(ii) Integration. Large buildings should integrate features along their facades visible from the public right-of-way and pedestrian routes and entries to reduce the apparent building mass and achieve an architectural scale consistent with other nearby structures.	NA		
(iii) Facade Modulation. Building facades visible from public streets and public spaces shall be stepped back or projected forward at intervals to provide a minimum of 40 percent facade modulation unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section. The minimum depth of modulation shall be one foot and the minimum width shall be five feet.	X		The facades are well modulated.
(iv) Articulation. Buildings shall be articulated to reduce the apparent scale of buildings. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines or intervals and break up the flat surfaces of the facade. The following are ways to achieve building articulation:	X		The building will be detailed and articulated as appropriate and consistent with the style. This will include changes in siding type and color and may include various reveals and trim elements.
(A.) Tripartite Articulation. Provide tripartite building articulation (building top, middle, and base) to provide pedestrian scale and architectural interest.			All specific design details will be presented and reviewed through the Design Review process.
(B.) Window Treatments. Provide articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale with mullions, recesses, as well as applying complementary articulation around doorways and balconies. (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors).			



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<p>(C.) Architectural Elements. The mass of long or large-scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, or columns. (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors).</p>				
<p>(D.) Materials. When there is a change in the building plane, a change in the building materials, colors, or patterns is appropriate. (See also RZC.60.040(B)(4), Building Details, Materials and Colors).</p>				
<p>(E.) Landscaping. Provide a trellis, tree or other landscape feature within each interval. (See also RZC 21.32, Landscape Design).</p>				
<p>(F.) Upper Story Setback. Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.</p>				
<p>(G.) Small-Scale Additions. In retail areas, small-scale additions to a structure can reduce the apparent bulk by articulating the overall form. Clustering smaller uses and activities around entrances on street-facing facades also allows for small retail or display spaces that are inviting and add activity to the streetscape.</p>				
<b>21.60.040(B)(3) Rooflines.</b>				
<b>(a) Intent.</b>				
To promote detailed roof expression to create a variable roofline throughout and to create a skyline that is visually interesting.		X		
<b>(b) Design Criteria.</b>				
(i) Building rooflines visible from a public street, open space, or public parking area shall incorporate features to create a varied and visually distinctive roof form through features, such as prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline.		X		Roof lines will vary through the use of overhangs and roof decks with open and solid railings, punctuated by roof stair penthouses.
(ii) The width of any continuous flat roofline should not extend more than 100 feet without modulation. Modulation should consist of either one or a combination of the following treatments:		NA		
(A.) For flat roofs or facades with a horizontal eave, fascia, or parapet with at least an eight-foot return, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth multiplied by the wall height (finish grade to top of wall) if the segment is 50 feet or less, or at least four feet if the segment is more than 50 feet in length.				

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<p>(B.) A sloped or gabled roofline segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.</p>				
(iii) Rooftops shall incorporate features which soften rectilinear forms and mechanical equipment and rooftop penthouses shall be architecturally incorporated into the design of rooflines or into the overall building design		X		
<b>21.60.040(B)(4) Building Details, Materials and Colors.</b>				
<b>(a) Intent.</b>				
To provide visual interest, distinct design qualities, and promote compatibility and improvement within surrounding neighborhoods and community development through architectural detailing and the use of sustainable and high-quality materials.		X		
<b>(b) Design Criteria.</b>				
(i) Use building materials of high durability and high quality. The use of brick is encouraged on walls or as accents on walls. Large areas of rough-cut wood, wide rough-cut lap siding, or large areas of T-111, plywood, or similar materials are prohibited. Vinyl siding is prohibited on the ground floor of commercial buildings. Wood-textured cementitious fiberboard products should be considered in lieu of wood siding for commercial buildings.		X		Siding will be mostly cement board panel and lap siding in several patterns/details.
(ii) Enhance buildings with appropriate details. The following elements are examples of techniques used on buildings to provide detail.		X		A variety of design features and details will be employed and reviewed through the DRB process.
(A.) Detailed Treatment of Windows and Doors. Examples include decorative lintels, sills, glazing, door design, molding or framing details around all windows and doors located on facades facing or adjacent to public streets or parks.				
(B.) Ornamentation. Examples include ornamental railings, grillwork, landscape guard, and trellises.				
(C.) Distinctive Light Fixtures. Examples include lights with a decorative shade or mounting				
(D.) Varied Building Materials. Examples include patterned masonry, shingle, brick, or stone. Also, individualized patterns or continuous wood details, such as shingles in a geometric pattern, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.				
(E.) Artwork or Decorative Paving. The artwork may be freestanding or attached to the building, and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork.				

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(iii) Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.			
(iv) High-quality and natural materials and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood-textured cementitious fiber board is also a preferred alternative to wood products for commercial buildings.			
(v) Colors used on building exteriors should integrate a building's various design elements or features.			
(vi) Accent colors should use color combinations that complement each other.			
(vii) Softer, muted or earth-toned colors are preferred; however, brighter colors may be approved when contextually appropriate.			
(viii) Use accent colors in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design			
<b>21.60.040(B)(5) Multiple Building Design</b>			
<b>(a) Intent.</b>			
To promote integrated multiple-building development that is coordinated with and enhances the surrounding built and natural environment, and is organized to meet the goals of Redmond's development regulations.			
<b>(b) Design Criteria.</b>			
(i) Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style.	NA		
(ii) Buildings in groups should be related by common styles, materials, roof shapes, or other common or distinctive architectural element. Contrast should be provided by the use of varied materials, color, architectural detailing, building orientation, or building type.	X		The building materials and details will be consistent throughout. Facades and massing vary for end units and back units as appropriate to the differing location on the site.
(iii) Consider solar orientation and climate in siting buildings to promote energy conservation.	NA		
(iv) Consider site design that minimizes clearing and grading and other disruptions to the natural character of the site.	NA		
(v) Use site and building design for safety techniques described in RZC 21.60.040(B)(7).	X		
(vi) Orient buildings, entries, and activities to	X		

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encourage use of outdoor areas and streets.			
(vii) Maintain adequate space between buildings to allow for landscaping or buffering. Avoid creating fragmented and unrelated landscape strips and edging.	X		
(viii) In residential developments, incorporate open space, privacy, and separation, while maintaining safety, from adjacent units through careful location of building entrances, windows, fences, walls, and landscaping.	X		
<b>21.60.040(6) Blank Walls</b>			
<b>(a) Intent.</b>			
To reduce the appearance and mass of large walls through the use of various architectural and landscaping treatments.	X		
<b>(b) Design Criteria.</b>			
(i) Avoid the use of large, blank walls.	X		
(ii) All blank walls shall be treated in one or more of the following ways:	NA		
(A.) Installing windows or a vertical trellis in front of the wall with climbing vines or plant materials;			
(B.) Providing a landscaped planting bed at least five feet, zero inches, wide or raised planter bed at least two feet, zero inches, high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;			
(C.) Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;			
(D.) Proposing alternative techniques or by providing an architectural justification for the blank wall as part of the Design Review process.			
<b>21.60.040(7) Building Design for Safety</b>			
<b>(a) Intent.</b>			
To promote building designs which increase safety of employees, residents and visitors.			
<b>(b) Design Criteria.</b>			
(i) Building design should allow for informal observation of exterior semi-public and public areas including play areas, open spaces, pathways, and parking lots.	X		All outdoor spaces are overlooked by at least one dwelling unit.
(ii) Areas such as laundry rooms and fitness rooms should incorporate windows to increase visibility	NA		

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(iii) Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side.	NA			
(iv) Increase personal safety by considering the following in the design of building entries. (A.) Avoid hidden building entries and ensure good sight lines into entries. (B.) Sufficiently light doorways and alcoves.	NA			
(v) When security surveillance devices are proposed, they should be designed to blend with the site and buildings to the extent possible.	NA			
<b>(C) Landscaping</b>				
<b>21.60.040(C)(1) Planting Design</b>				
<b>(a) Intent.</b>				
(i) Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment. The landscape plan should help reduce impacts to and create a transition to adjacent natural features, such as critical areas and shorelines. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation.	X		All planting were selected for color, texture, and low maintenance. Plants with low maintenance qualities, are native varieties and cultivars of native varieties.	
(ii) The planting design should be a composition of plant materials that creates an appropriate visual character, such as stylized, formal, informal, or natural. The design should include a suitable combination of trees, shrubs, groundcover plants, vines, lawns and herbaceous material, including native and Northwest-adapted plants. The number, size and arrangement should be carefully selected to balance color, texture, form, line, proportion, and scale in both the horizontal and vertical plane.	X		The style of this design will be "Northwest Contemporary", with the use of drought tolerant grasses and native varieties of shrubs and trees where appropriate.	
<b>(b) Design Criteria</b>				
(i) Retention and Enhancement of Existing Vegetation. Preserve as much native noninvasive vegetation as possible, particularly adjacent to buffers of critical areas and shorelines. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible.	NA			
(ii) Usable Open Space and Public View Corridors. Provide space on site for active or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the river valley; Bear	NA			

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Creek; or panoramic mountain views.				
(iii) Transition. Provide plantings that provide a clear transition in design between adjacent sites, within a site, and from native vegetation areas. To lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of critical areas and shorelines. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.				Plantings were provided to screen and soften new buildings and to provide screen from adjacent properties. Native planting and cultivars of native were provided for low maintenance and low water values.
(iv) Mitigation of Adverse Visual Impacts. Provide planting to soften the visual impact of less desirable development and structures, such as large blank walls, dumpster areas, service areas, and large areas of pavement.				
(v) Definition or Emphasis. Use planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.				
(vi) Safety. Use planting landscaping which minimizes disruption of sight lines along pathways.				Appropriate sized plantings have been provided
(vii) Water Conservation. Plants and techniques that reduce water consumption are encouraged.				Drought tolerant plants have been provided
(viii) Design. Plants should be selected and arranged according to the following design criteria: (A.) Variety. Select a variety of plants providing interest, accent and contrast, using as many native species as possible. (B.) Consistency. Develop a planting design conforming to the overall project design concept and adjoining properties. (C.) Appropriateness. Select plants with an awareness of their growth requirements, tolerances, ultimate size, preferences for soil, climate and sun exposure, and negative impacts. (D.) Density. Provide adequate plant quantity, size, and spacing to fulfill the functional and design objectives within the stipulated time.				Different varieties of plants have been selected for contrasting colors, textures and patterns. Plants have been selected for their specific micro climate areas around the building. Hardiness and low maintenance were a priority in the selection of the materials also. The denseness and sizes of plantings were selected based on the size of the spaces and their known growth patterns.
<b>21.60.040(C)(2) Parking Lot Landscaping</b>				
<b>(a) Intent.</b>				
(i) To improve the aesthetic appearance of parking lots;	X			
(ii) To reduce the summertime heat and glare buildup within and adjacent to parking lots;	X			
(iii) To provide landscaped areas within parking areas				

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in addition to landscape buffers around the perimeter of parking lots;	X		
(iv) To provide screening and break up the expanse of paved areas.			All trees will provide shade and screening as well as aesthetic features
<b>(b) Design Criteria.</b>			
(i) Cluster interior parking lot landscaping when possible to conserve significant portions of existing tree cover as an amenity to the site. (See also Chapter 21.30 RZC, Landscaping.)			
(ii) Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.			
(iii) Shade trees shall be used to shade parking lots and driveways to reduce summer heat loads.	X		Trees and shrub will provided shade
(iv) Provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots to effectively screen vehicles.			
(v) All parking lots shall be planted with sufficient trees so that within 10 years 50 percent of the surface area of the lot is shaded. Additionally, parking lots shall be screened from streets by non-bermed landscaped treatments.			Trees and shrubs selected with achieve this goal
<b>(D) Accessory Standards.</b>			
<b>21.60.040(D)(1) Screening for Garbage/Recycling Enclosures and Rooftop Mechanical.</b>			
<b>(a) Intent.</b>			
(i) To reduce the visual and physical impacts of service areas, mechanical equipment, trash and recycling containers, and other similar uses on other on-site uses, the street environment, adjacent shoreline areas and other public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.			
(ii) To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.			
<b>(b) Design Criteria</b>			
(i) Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.	NA		

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(ii) All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally consistent with the building. Locate waste receptacles in areas convenient for on-site use and accessible for collection.	NA		
(iii) Service elements and outdoor storage areas (dumpsters, refuse, and recycling collection areas) shall be screened from view with a solid visual barrier using materials and colors consistent with the design of the primary structure(s) on the site and at a minimum shall be as high as the service element being screened. Utility cabinets and small-scale service elements may be screened with landscaping or structures.	NA		
(iv) All mechanical equipment, including air conditioners, heaters, vents and similar equipment, rooftop and ground-mounted, shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment. All mechanical equipment shall meet the applicable requirements of the Uniform Mechanical Code and Uniform Plumbing Code and:	NA		
(A.) The screening materials shall be of material requiring minimal maintenance and shall be as high as the equipment being screened.			
(B.) For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting.			
(C.) For rooftop equipment all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style.			
(v) Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.	NA		
(vi) Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make	NA		

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those elements meet the requirements of (c) above.			
(vii) Screening should incorporate landscaping.	N/A		
(viii) All utility meters shall be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way, exterior surfaces shall be finished with material compatible and complementary to the architecture of the building.  (A.) Screening structures shall comply with the Building Code and a building permit may be required. Applicants may wish to contact the Building Division for all requirements.	X		Applicant: Meters shall be located within buried meter boxes.
<b>21.60.040(D)(2) Storm Water Facilities.</b>			
<b>(a) Intent.</b>			
(i) To provide options for storm water facilities that are visually attractive;	X		Applicant: Stormwater system consists of underground catch basins and conveyance.
(ii) To incorporate open storm water facilities into project site design and landscaping as a design amenity for active or passive recreation;	N/A		
(iii) To avoid potential hazards between persons and storm water facilities.	X		Applicant: Onsite storm system will be constructed per City of Redmond Standards.
<b>(b) Design Criteria.</b>			
(i) Design storm water facilities to appear as naturally occurring features.	N/A		
(ii) Storm water facilities shall be designed to address the following: (A.) Incorporate screening elements and landscaping into biofiltration swale design so the swale is located and designed as an attractive landscaping feature.	N/A		
(B.) The swale or pond shall be oriented so it does not impede pedestrian circulation or shared parking between two or more properties.	N/A		
(C.) Trees may be planted near biofiltration swales as long as they are a minimum of eight feet from the swale and they will not inhibit vegetative growth within the swale.	N/A		
(D.) Drainage swales shall be planted with shrubs or grasses (sedges, for example) which are tolerant to standing water or wet conditions.	N/A		
(E.) Pedestrian bridges are acceptable where such crossings are necessary.	N/A		
(F.) Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure.	N/A		
(G.) Adjacent to natural shoreline areas, above-ground stormwater facilities shall be	N/A		

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landscaped with native plants, and should include snags, nest boxes or other habitat features as appropriate for the scale, function and location of the facility.	N/A		