

PLANNING COMMISSION MEETING AGENDA

Duvall Visitor Center, 15619 Main Street, Duvall
Wednesday, November 14, 2018, at 7:00 p.m.

1. **Call to Order – Flag Salute**
2. **Roll Call**
3. **Announcements**
4. **Approval of Minutes**
Minutes from the October 10, 2018 Planning Commission Meeting
Minutes from the October 24, 2018 Joint Workshop Meeting
5. **Citizens' Comments and Requests – Items Not on the Agenda**
6. **Old Business**
7. **New Business**
A. *Design Review* – Holy Innocents Building Addition
8. **Public Hearing(s)**
A. 2018 Docket
 1. CPA18-001 – Wreck Center Future Land Use Map Re-designation and Concurrent Rezone
 2. CPA18-002 -- Riverview School District Future Land Use Map Re-designation
 3. CPA18-003 – Riverview School District Capital Facilities Plan
 4. CPA18-004 – 2019-2024 Transportation Improvement Plan
 5. CPA18-007 – 2019-2024 Capital Facilities Capital Improvement Plan
9. **Presentation**
10. **Good of the Order**
11. **Adjournment**

Materials List

- *Agenda*
- *Draft Minutes from the October 10, 2018 Planning Commission Meeting*
- *Draft Minutes from the October 24, 2018 Joint Workshop Meeting*
- *Design Review Packet for Holy Innocents Building Addition*
- *2018 Docket Public Hearing Packet*

(Please call Diana Hart [425] 788-2779 if you have any questions or if you cannot attend the meeting.)

Meeting Room is Wheelchair Accessible. Americans With Disabilities Act - Reasonable Accommodations Provided Upon Request - (425) 788-2779



Small Town. Real Life.

Meeting Minutes
City of Duvall Planning Commission Meeting

Date: October 10, 2018

Time: 7:00 PM

Place: Duvall Visitor Center, 15619 Main Street NE, Duvall WA 98019

Commissioners Present: Jason Brown, Jim Deal, Eric Preston, Michael Yelle, Mike Supple

Commissioners Absent: Ronn Mercer, Robert Walker

Staff Present: Troy Davis, Senior Planner; Lara Thomas, Planning Director

Others Present: Andy Kovach, Michael Crowson, McKayla Dear, Mike Johnson, Paul Manzer

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Mercer at 7:08 PM.

1. Announcements

- A. Senior Planner Troy Davis announced that Harbour Homes submitted an application for a 16-lot subdivision.
- B. Mr. Davis announced that Triton Homes submitted an application for an 8-lot subdivision.
- C. Mr. Davis announced that there is a joint workshop on October 24, 2018 beginning at 5:30PM.
- D. Planning Director Lara Thomas announced that there was a gas line rupture in British Columbia that will impact garbage and other services here in the City.
- E. Mrs. Thomas announced that the City has been working on the biennium budget.

2. Approval of Minutes

It was moved and seconded (*Yelle-Supple*) to approve the minutes from the September 26, 2018 Planning Commission meeting. The motion passed 4-0.

3. Public Hearings

None.

4. Presentation

None.

5. Old Business

None.

6. New Business

A. Design Review – Sunset Court Townhomes

Senior Planner Troy Davis gave a brief introduction noting the project location, description, the impact of the new tree protection ordinance, and revised staff recommended conditions.

McKayla Dear of Navix Engineering gave a presentation of the proposed project inclusive of the architectural renderings of the townhomes, the revisions made to the porches, and open spaces. Planning Commissioners asked questions regarding building color, parking, stormwater, fencing, siding materials, and porches. McKayla Dear, Paul Manzer, Mike Johnson, and City staff responded to commissioner questions.

A motion was made and seconded (*Brown-Yelle*) to recommend approval of the proposed Sunset Court Design with the revised staff recommended conditions to the Hearing Examiner.

7. Good of the Order

None.

8. Citizens' Comments and Requests – Items Not on the Agenda

None.

9. Adjournment

There being no further business, Commissioner Mercer adjourned the meeting at 8:52 PM.



Small Town. Real Life.

Meeting Minutes
Joint Planning Commission and City Council Workshop

Date: October 24, 2018

Time: 5:30 PM

Place: Duvall Visitor Center, 15619 Main Street NE, Duvall WA 98019

Commissioners Present: Jim Deal, Eric Preston, Michael Yelle, Mike Supple, Ronn Mercer

Commissioners Absent: Jason Brown, Robert Walker

Council Members Present: Amy Ockerlander, Jennifer Knaplund, Jason Walker, Amy McHenry, Matthew Eyer, Michelle Hogg, Michael Remington

Council Members Absent: Diane Brudnicki

Staff Present: Lara Thomas, Planning Director; Troy Davis, Senior Planner; Aaron Booy (ESA Consultant)

Others Present: Ruby Perez, Todd Oberg, T.C. Colleren, Jon Koephgen, Zach Wieben, Cody Herron, Scott Lennon, Joe Tarp, Cielita Lennon, Eric Larsen

Call to Order – Flag Salute

The joint workshop was called to order by Commissioner Mercer at 5:38 PM.

1. Announcements

None.

2. Approval of Minutes

None.

3. Public Hearings

None.

4. Presentation

None.

5. Old Business

None.

6. New Business

- A. 2018 Docket Presentation – Senior Planner Troy Davis introduced the 2018 Docket, outlining the process, timeline, and purpose of the annual docket. Senior Planner Davis then discussed which of the proposed 2018 docket items would be moving forward for final action in 2018 and which items would be moved to next year’s docket.

Senior Planner Davis then presented the first item on the 2018 docket – the City’s proposed Future Land Use Map Amendment and Concurrent Rezone for the City-owned Wreck Center, discussing existing property conditions, allowed land uses, and neighborhood impacts of a rezone.

Senior Planner Davis then introduced the second item on the 2018 docket – the Riverview School District’s proposed amendment to the City’s Future Land Use Map discussing the size, location, current use, and current designation of the property. Aaron Booy, Natural Resource Specialist with Environmental Science Associates and City consultant, discussed his analysis of the School District’s conceptual development of the subject property with regards to environmental impacts, stormwater, and transportation as well as recommendations for moving forward. Scott Lemon, a property owner then introduced the School Districts consulting team and discussed the history of the properties and existing conditions. Todd Oberg of the Blueline Group then discussed stormwater and conceptual site development of the subject properties. Zach Wieben, a Traffic Engineer for Gibson Traffic Consultants discussed traffic modeling for the proposed use of the site. Questions and discussion from the Council and Commission ensued. Cody Herron, an ISA Certified Arborist discussed the tree survey conducted on the subject properties. Questions from Council and Commission ensued. Ruby Perez, Director of Business and Operations for the Riverview School District discussed at length the school district’s intent for future use of the property. Questions and discussion ensued from the Council and Commission.

Senior Planner Davis then introduced the third item on the 2018 docket – the Riverview School District Capital Facilities Plan outlining the items covered by the plan and noting that the plan is adopted by reference in the City’s Comprehensive Plan.

Senior Planner Davis discussed the Transportation Improvement Plan and Capital Improvement Programs. Questions and discussion by Council and Commission members ensued.

7. Good of the Order

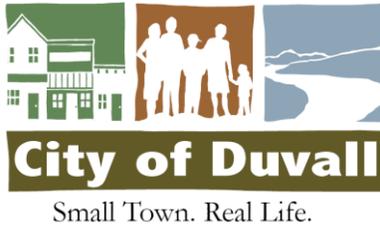
None.

8. Citizens’ Comments and Requests – Items Not on the Agenda

None.

9. Adjournment

There being no further business, Commissioner Mercer adjourned the meeting at 9:20 PM.



Memorandum

To: Planning Commission
From: Troy Davis
Date: November 14, 2018
Re: Holy Innocents Bldg. Addition (SPR18-006)

Sean Hill of Broderick Architects, on behalf of the Catholic Church, submitted an application for site plan review on September 14, 2018 for a ±300 square foot building addition to an existing church. The Holy Innocents Parish is located at 26526 NE Cherry Valley Road (TPN 1226069021).

The Comprehensive Plan Land Use Designation for this property is R6 (Residential 6 Units per Acre) and the zoning classification of this property is R6 (Residential 6 Units per Acre).

The City's Design Guidelines don't specifically address minor building additions to non-residential buildings; however, building additions should be compatible with the design of the overall building. Planning finds that the addition will utilize matching materials and color and blends into the overall design of the existing building.

Planning staff recommends that the Planning Commission make a recommendation of approval to the Hearing Examiner.

Exhibits:

1. Master Permit Application
2. Site Plan Review Application
3. Site Plan
4. Peer Review – Andy Kovach Email

<p>Received Stamp RECEIVED</p> <p style="color: red; font-size: 1.2em;">SEP 14 2018</p> <p>CITY OF DUVALL</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
Master Permit Application		

This form must be completed (clearly printed or typed) and submitted to the Planning Department to file an application. Additional materials are required for specific types of applications. Please provide 7 complete packets with copies of all required application materials (stapled or binder clipped). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY							
File No.:		Received By:			Date Received:		
Type of Application:	TYPE I <input type="checkbox"/> Administrative Interpretation <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Wireless Facility <input type="checkbox"/> Other Construction Permits – no SEPA required <input type="checkbox"/> Final Site Plan	TYPE II <input type="checkbox"/> Building Permit-SEPA required <input type="checkbox"/> Other construction permit – SEPA required <input type="checkbox"/> Sensitive Area Permits <input type="checkbox"/> Site Plans, Parks less than ½ acre in new area <input type="checkbox"/> Infill Development of duplexes and townhome	TYPE III <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Preliminary Short Subdivision <input type="checkbox"/> Site Plan/ Master Development Plan Over ½ acre <input type="checkbox"/> Vacations/Alterations <input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Shoreline Conditional Use Permit <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Preliminary Long Subdivision <input type="checkbox"/> Variance	TYPE IV <input type="checkbox"/> Rezone	TYPE V <input type="checkbox"/> Final Plat <input type="checkbox"/> ROW Vacation	TYPE VI <input type="checkbox"/> UDR Text Amendment <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comp. Plan Amendment <input type="checkbox"/> Pre-Annexation Zoning
<input type="checkbox"/> Other Application (please explain):							

APPLICANT

Name (please print): John J. Hill, Broderick Architects		Phone # (206) 682 7525	
Email Address:			
Street Address: 55 South Atlantic Street, Suite 301		City: Seattle	State: WA Zip: 98134

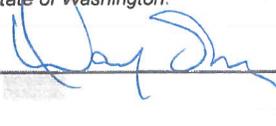
BASIC PROJECT INFORMATION

Project / Development Name: Office Addition for Holy Innocents Parish	Project / Development Location (including nearest intersections) 26526 NE Cherry Valley Road, Duvall WA 98019 (1st Ave NE and NE Cherry Valley Road)	
Description of Proposed Action: ± 300 square foot addition to the existing church. The addition is proposed to be built at grade on the east side of the building and will be constructed of materials similar to those of the existing building.		
Assessor / Tax Parcel Numbers (include 10-digit parcel number for all parcels within project boundaries): 1226069021		
Land Area of Project Site (sq. ft. & acres): ± 300 SF to be disturbed of 529,689 (12.16 Acres) SF Property	Zoning District: R6	Comp Plan Designation: R6

CONTINUED ON BACK PAGE

Present use of property: Religious / Place of Assembly		Are there Sensitive Areas on the property? Yes, wetlands at remote NE corner, ± 650 FT from area of work	
OWNER (if other than applicant)			
Name (please print):		Phone #:	
Email Address:			
Street Address:	City:	State:	Zip:

AUTHORIZATION TO FILE APPLICATION (all persons with an ownership interest in property)

Name (please print): DENNIS O'LEARY		Owner	<input type="checkbox"/> Contract Purchaser
Address: 710 5TH AVE		<input type="checkbox"/> Option Purchaser	
Phone #: (206) 382-4834		Option Expiration Date:	
Assessor Parcel Number(s): 1226069021			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: 			
Name (please print):		<input type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address:		<input type="checkbox"/> Option Purchaser	
Phone #: ()		Option Expiration Date:	
Assessor Parcel Number(s):			
Other Documents Required: 1. Application / Information for specific permit type. 2. SEPA Checklist.			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature:		Date:	

CONTINUED ON NEXT PAGE

APPLICANT NOTARY

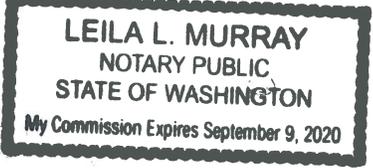
I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

Applicant's Signature John J. Hill

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this 13th day of September, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John J. Hill, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that He signed the same as His free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th day of September, 2018.



Leila L. Murray
Notary Public in and for the State of Washington
residing at King Co.

Notary Seal Affixed Here

OWNER NOTARY (if other than Applicant)

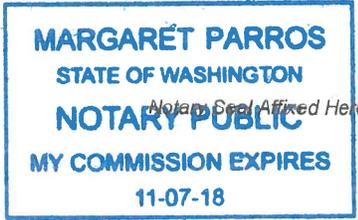
I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

Owner's Signature Dennis O'Leary

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this 11th day of September, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dennis O'Leary, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

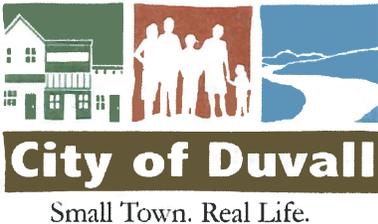
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th day of September, 2018.



Margaret Parros
Notary Public in and for the State of Washington
residing at Seattle, WA

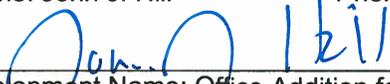
Notary Seal Affixed Here

LEILA L. MURRAY
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires September 9, 2018

<p>Received Stamp RECEIVED SEP 14 2018 CITY OF DUVAL</p>		<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 www.duvallwa.gov</p>
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Site Plan Review Permit Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application, along with the Master Permit Application. Additionally, the applicant shall provide all information as required by the attached checklist, as well as all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

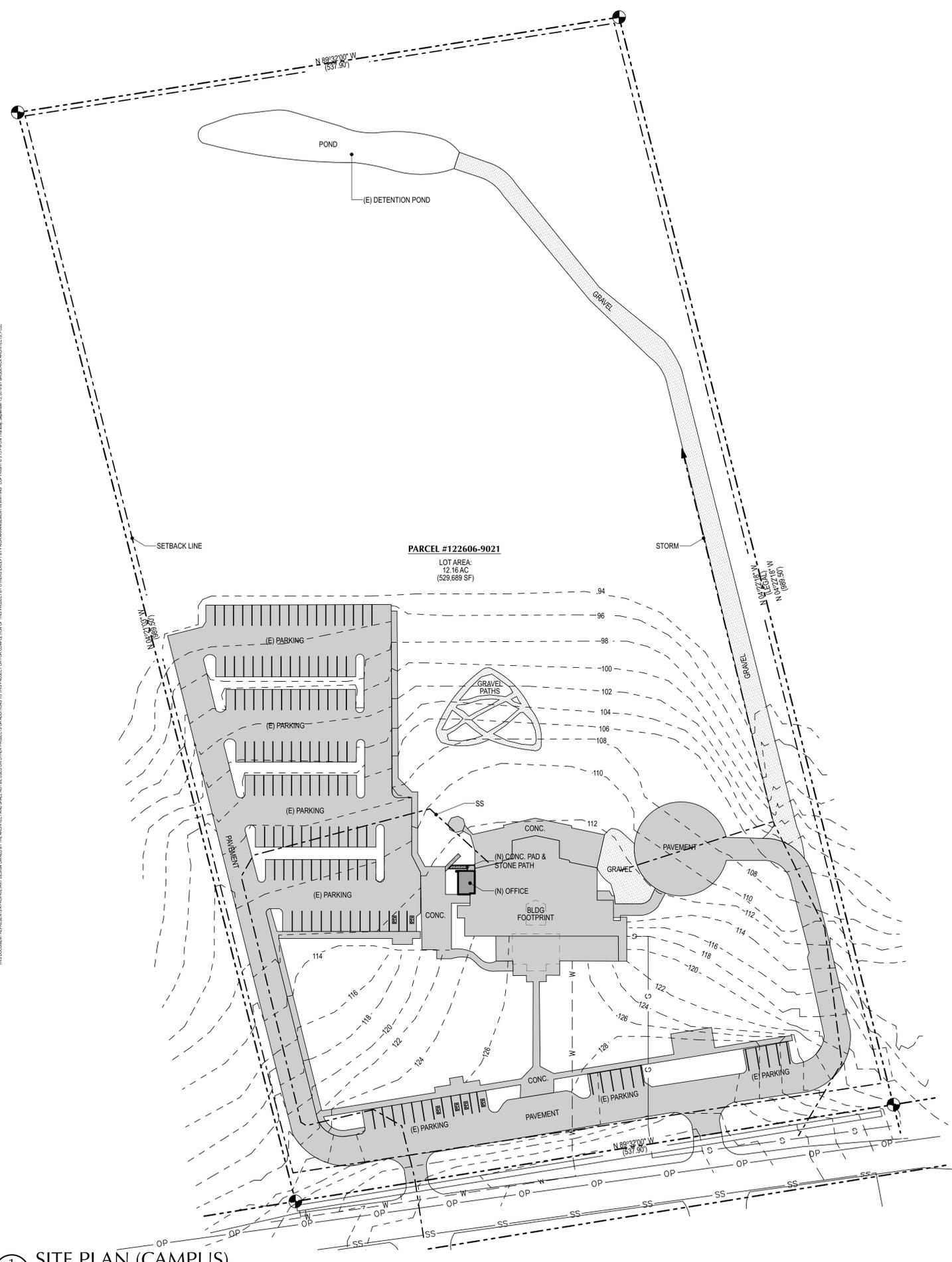
FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:
Applicant Name: John J. Hill Phone # (206) 682 7525		
Signature: 		
Project / Development Name: Office Addition for Holy Innocents Parish		
Street Address / Location of Site: 26526 NE Cherry Valley Road, Duvall WA 98019		
Assessor / Tax Parcel Number(s): 1226069021		
Zoning: R6	Comprehensive Plan Designation: R6	
<p>A. <u>Justification</u> An applicant shall demonstrate that the site plan review application meets all criteria as defined in DMC 14.62.030, as well as provide the following information:</p> <ol style="list-style-type: none"> Provide a written description of the project. The Proposed project is a 306.5 SF addition to the lower level of the church building to provide a new office space for church administration. The new addition will be constructed of the same or similar materials as the existing building and will feature masonry units at the exterior walls to match the existing masonry units. The new exterior walls will also feature decorative bands similar those in the exterior walls of the existing building. Approximately 10 plants and 2 small ornamental trees would be removed for the proposed construction. The trees have been identified as <i>Thuja Occidentalis</i> or what is commonly known as <i>Arborvitae</i>. These 2 trees measure approximately 1.5" diameter at breast height. Provide written documentation that the project is consistent with the Comprehensive Plan and Unified Development Regulations. Per the city of Duvall Comprehensive Plan 2015 Figure LU-3: Future Land Use Map, this site is zoned R6 for Single Family Development with Religious Institutions permitted as a Conditional Use. The proposed addition will not change the permitted existing use of the building and will be a small expansion to the existing Religious Institution use. 		

3. Discussion of how the proposed project is consistent with the City's development regulations in consideration of:
- a. The type of land use of the proposed project;
The proposed addition will not change the existing use of the building, which is permitted as Conditional Use for the R6 zone.
 - b. The level of development, such as units per acres or other measures of density;
The proposed improvement on this property constitutes a total of 387 SF of new impervious surfaces. The new and existing impervious surfaces total 19,587 SF of a 528,689 SF Lot. This translates to a total of 23% impervious where a maximum of 60% is allowed. The new Floor Area Ratio would be 6.8% where a FAR of 50% is permitted.
 - c. Availability of infrastructure, including public facilities and services needed to serve the development;
The site is served by adequate public sewer, water supply, roads and other needed public facilities and services.
 - d. The character of development, including compliance with DMC 14.34, Design Guidelines and all other provisions of this Title.
The proposed addition has been carefully designed to conform to the design the existing building. Per 14.34.010 this is a minor exterior remodel with value less than 50% of the building valuation and is consistent with the existing design of the building.
4. Explain how the project conforms with the following principles set out in DMC 14.34.020:
- a. A unifying organization that takes into account site conditions (e.g., topography, slopes, streams, wetlands) and adjacent uses;
The addition is proposed to be located on one side of the ground floor at a flat area between existing walkways. It has very small footprint and is not proposed to be constructed in the vicinity of any streams, wetlands or sensitive areas.
 - b. Convenient and connected pedestrian and vehicular circulation, including a range of street types, pedestrian pathways, and trails that support a variety of street and frontage types;
The addition is located between existing walkways that are connected to a parking area in addition to sidewalk located on NE Cherry Valley Road. A new small walkway is proposed so that an exterior door of the addition will connect to these existing pathways.
 - c. A variety of building types, with assorted floor plans and elevations that complement the village character of Duvall and enhance adjacent uses and buildings;
The existing building is contemporary in design and appropriate for a place of worship. The design is unique when compared to the residential vernacular or commercial buildings and thus contributes to the variety of architectural styles of Duvall in a positive way. The proposed addition has been carefully designed to conform to the design the existing building.
 - d. Façade designs, landscaping, usable open space and other common amenities that serve to organize the site, create points for community gathering, and incorporate screening, environmental mitigation, utilities, and drainage as positive amenities in the overall site design;
The proposed addition will not be visible from the street. However, its façade conforms to the building's existing façade in its materials and design. Part of the addition will be screened by shrubs and landscaping. The addition has a small footprint (306.5 SF) and will cause only a minimal disturbance to an area that already landscaped.
 - e. Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior street, sidewalk and trail network of new development shall be designed to link up to those connections and provide a clear public path of travel for both vehicles and pedestrians, unless there are site constraints such as topography or sensitive areas that make such connections infeasible.
This is a small and limited addition that is located in the interior of the property and does not relate to any future road connections, etc.

A. A Site Plan Checklist has been included in the application packet. It included all items that are required at time of submittal.

B. Any other information deemed pertinent by the DRC, Planning Commission or City Council or required to be submitted with the site plan under other provisions of the Duvall Municipal Code.

PROPOSED ADDITION FOR HOLY INNOCENTS PARISH



SHEET INDEX

A0.1	SITE PLAN & AREA CALCULATIONS
A0.2	LANDSCAPE PLAN
A1.1	FLOOR PLAN AND 3D VIEW
A2.1	ELEVATIONS

BUILDING NOTES

PARCEL #:	122606-9021
TYPE OF CONSTRUCTION:	V-A
OCCUPANCY TYPE:	A-3
SPRINKLERED:	NO
ZONING:	R-6
LOT AREA:	12.16 AC (529,689 SF)

LEGAL DESCRIPTION

ELY 536 FT OF SLY 986 FT AS MEAS PRPDIC TO ELY & SLY LNS OF FOLG DESC PROP GL 14 E OF E & C V T RY LESS THAT POR OF S 132 FT OF W 396 FT OF SD LOT 14 E OF SD RY LESS CO RD LESS POR LY ELY & NLY OF LN DAF-BEG AT SE COR OF SD GL 13 TH N 04-22-19 W 1315.76 FT ALG EXISTING FENCE LN TO A FENCE CORNER TH N 88-14-26 W 422.97 FT ALG EXISTING FENCE LN TH CONTG ALG FENCE LN N 88-51-10 W 401.07 FT TO ELY MGN OF DUVAL - MONROE RD NE & TERM OF SD LN POR TAXABLE

WRITTEN DESCRIPTION

THE PROPOSED PROJECT IS A 306.5 SF ADDITION TO THE LOWER LEVEL OF THE CHURCH BUILDING TO PROVIDE A NEW OFFICE SPACE FOR CHURCH ADMINISTRATION. THE NEW ADDITION WILL BE CONSTRUCTED OF THE SAME OR SIMILAR MATERIAL AS THE EXISTING BUILDING AND WILL FEATURE MASONRY UNITS AT THE EXTERIOR WALLS TO MATCH THE EXISTING MASONRY UNITS. THE NEW EXTERIOR WALLS WILL ALSO FEATURE DECORATIVE BANDS SIMILAR TO THOSE IN THE EXTERIOR WALLS OF THE EXISTING BUILDING. APPROXIMATELY 10 PLANTS WOULD BE REMOVED FOR THE NEW CONSTRUCTION AND 2 SMALL ORNAMENTAL TREES WOULD ALSO BE REMOVED. THE TREES HAVE BEEN IDENTIFIED AS THILIA OCCIDENTALIS OR WHAT IS COMMONLY KNOWN AS ARBORVITAE. THESE TWO TREES MEASURE APPROXIMATELY 1.5" DIAMETER AT BREAST HEIGHT.

IMPERVIOUS AREA SCHEDULE

RENOVATION STATUS	SURFACE TYPE	AREA (SF)	(N) = NEW (E) = EXISTING
EXISTING			
	BUILDING FOOTPRINT	9,237.07	
	CONCRETE/ SIDEWALK	15,849.39	
	GRAVEL PATH	15,943.08	
	PAVEMENT/DRIVEWAY	78,116.67	
	STONE PATH	54.11	
	TOTAL (E) AREA:	119,200.32 sq ft	
NEW			
	ADDITION FOOTPRINT	306.50	
	CONCRETE PAD	32.75	
	STONE PATH	47.80	
	TOTAL (N) AREA:	387.05 sq ft	
	TOTAL (N)+(E) AREA:	119,587.37 sq ft	

SITE AREA CALCULATIONS

IMPERVIOUS AREA CALCULATIONS:
 TOTAL EXISTING IMPERVIOUS: 119,200 SF*
 TOTAL NEW IMPERVIOUS AREA: 387 SF*
 TOTAL LOT AREA: 529,689 SF
 EXISTING IMPERVIOUS RATIO: 119,200 SF/ 529,689 SF = 0.23
NEW & EXISTING IMPERVIOUS RATIO: 119,587 SF/ 529,689 SF = 0.23 (23%)
 MAX ALLOWED IMPERVIOUS RATIO (R-6 ZONE): 60%
 *SEE IMPERVIOUS AREA SCHEDULE

FLOOR AREA RATIO CALCULATION:
 LOT AREA: 529,689 SF
 (E) LOWER LEVEL GROSS FLOOR AREA: 7,844 SF
 (E) MAIN LEVEL GROSS FLOOR AREA: 9,811 SF (N) MAIN LEVEL GROSS FLOOR AREA: 290 SF
 (E) TOTAL GROSS FLOOR AREA: 17,655 SF (N) TOTAL GROSS FLOOR AREA: 17,945 SF
 (E) F.A.R.: 17,655/264,844=0.066 (6.6%) (N) F.A.R.: 17,945/264,844=0.067 (6.7%)



VICINITY MAP

HOLY INNOCENTS PARISH
OFFICE ADDITION

26526 NE CHERRY VALLEY ROAD • DUVAL, WASHINGTON 98019

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134

Project: 1218_SemHill 13/02 Holy Innocents 9801 - A021.plt

NO.	DATE	DESCRIPTION

MASTER PERMIT
9/13/18

SITE PLAN & AREA
CALCULATIONS

A0.1



SITE PLAN (CAMPUS)

1" = 50'



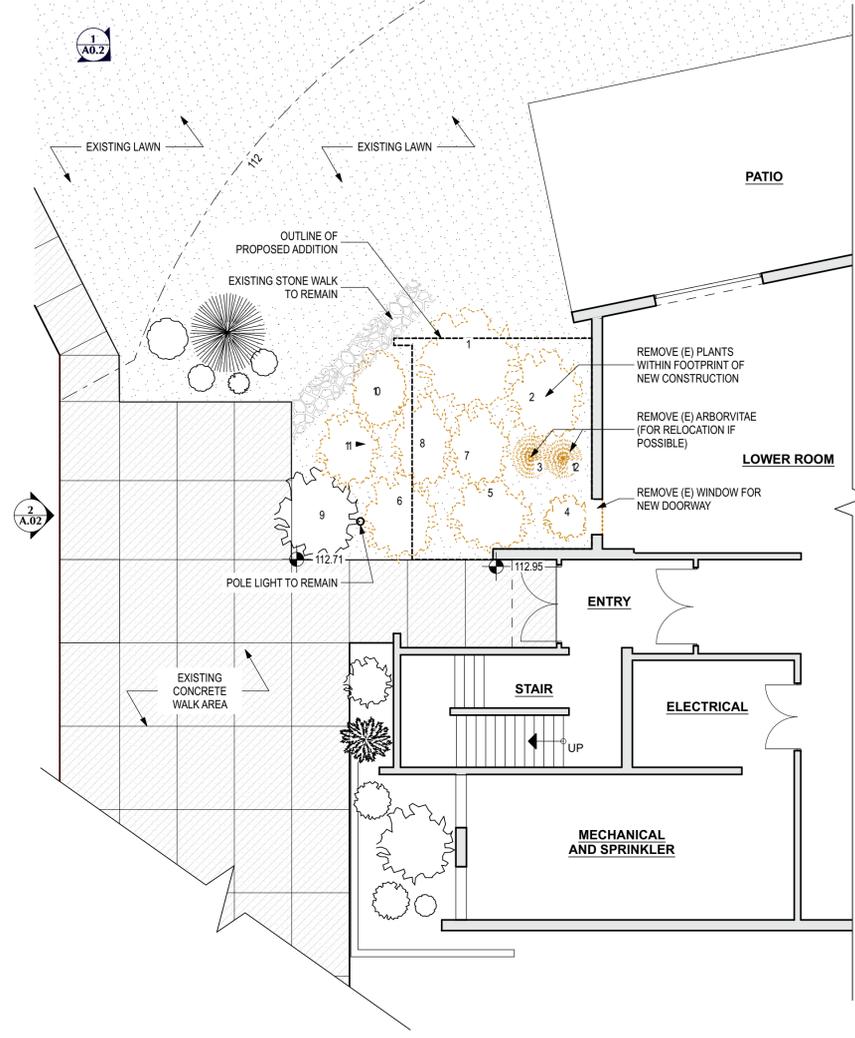
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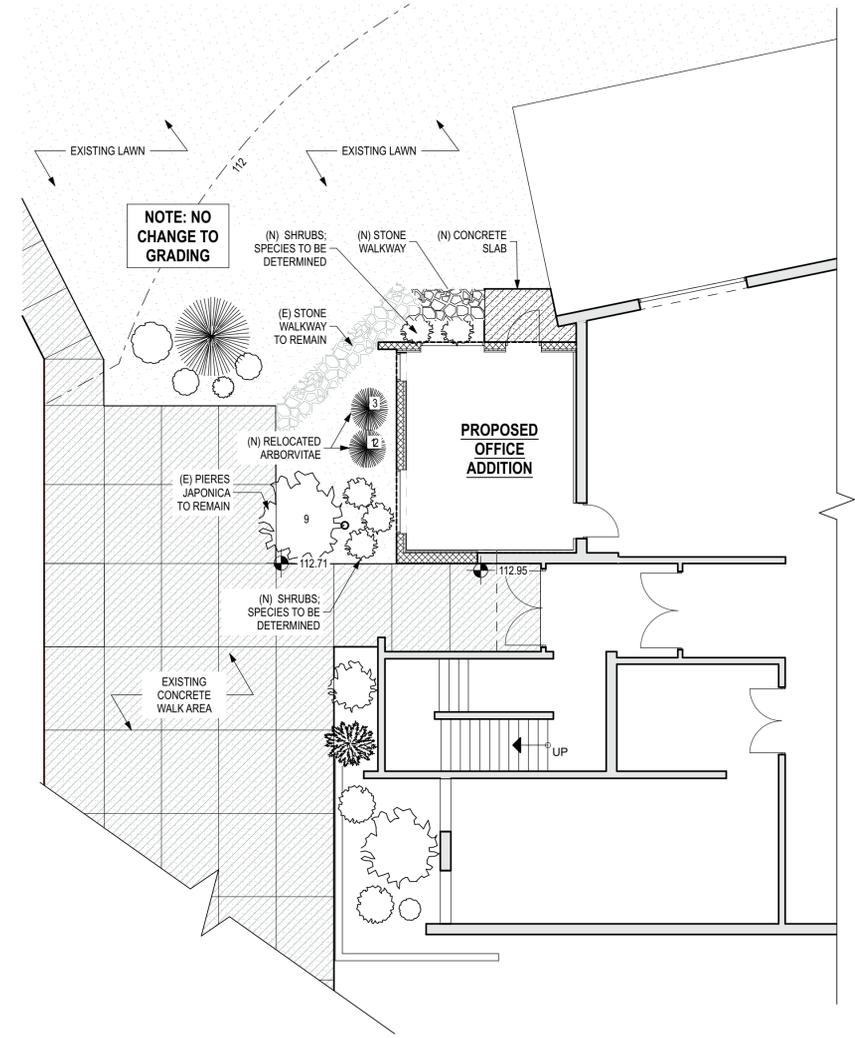
1 VIEW FROM NORTHWEST - EXISTING
A0.2



2 VIEW FROM WEST - EXISTING
A0.2



3 EXISTING SITE CONDITIONS
A0.2
LANDSCAPE DEMO PLAN



4 LANDSCAPE PLAN / PROPOSED GRADING PLAN
A0.2

(E) = EXISTING
(N) = NEW

PLANT SCHEDULE

ID #	NAME	TYPE	ACTION	COMMENTS
1	Rhododendron	Shrub	Remove	
2	Viburnum	Shrub	Remove	
3	Thuja occidentalis	Tree	Remove/Relocate	Approx. 1.5" DBH; Relocate on site if possible
4	Aucuba japonica	Shrub	Remove	
5	Nandina domestica	Shrub	Remove	
6	Nandina domestica	Shrub	Remove	
7	Hydrangea macrophylla	Shrub	Remove	
8	Azalea	Shrub	Remove	
9	Pieris japonica	Shrub	To Remain	
10	Rhododendron	Shrub	Remove	
11	Azalea	Shrub	Remove	
12	Thuja occidentalis	Tree	Remove/Relocate	Approx. 1.5" DBH; Relocate on site if possible

HOLY INNOCENTS PARISH
OFFICE ADDITION

26526 NE CHERRY VALLEY ROAD • DUVAL, WASHINGTON 98019

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134 206.682.7525

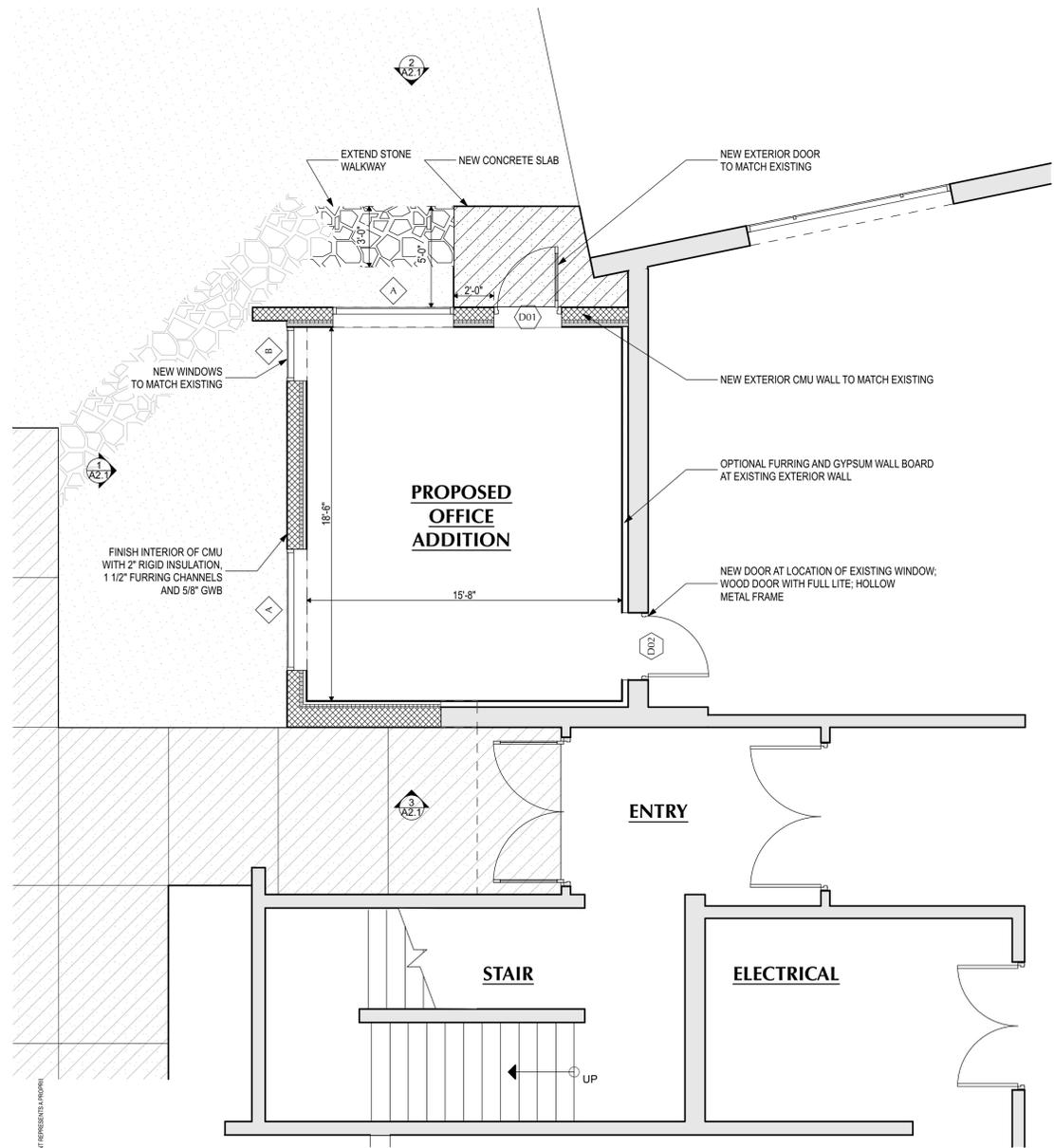
NO. DATE DESCRIPTION

MASTER PERMIT
9/13/18

LANDSCAPE PLAN

A0.2

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1
A1.1
1/4" = 1'-0"
LOWER LEVEL FLOOR PLAN



2
A1.1
VIEW OF PROPOSED ADDITION FROM NORTHWEST

HOLY INNOCENTS PARISH
OFFICE ADDITION

26526 NE CHERRY VALLEY ROAD • DUVAL, WASHINGTON 98019

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

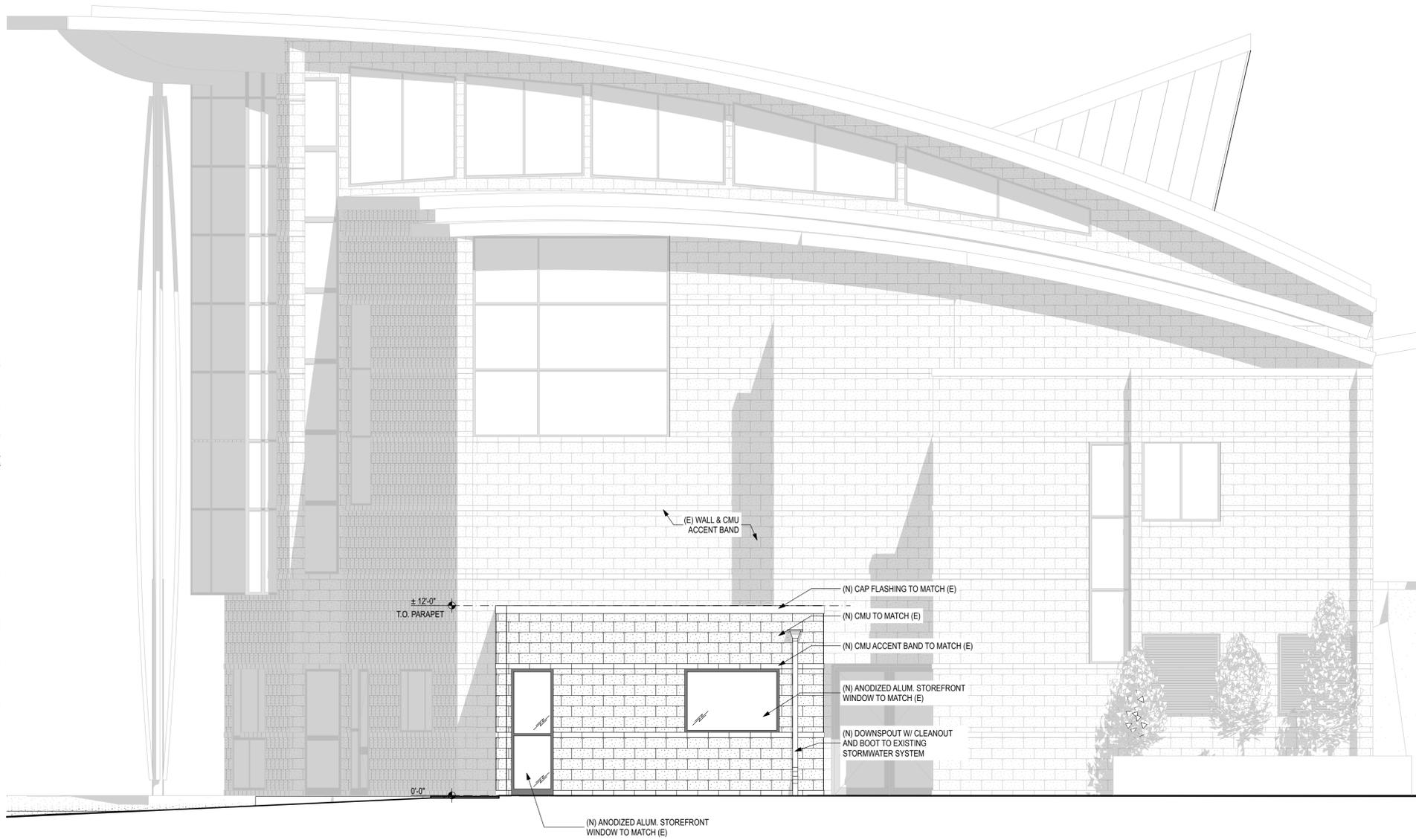
NO. DATE DESCRIPTION

MASTER PERMIT
9/13/18

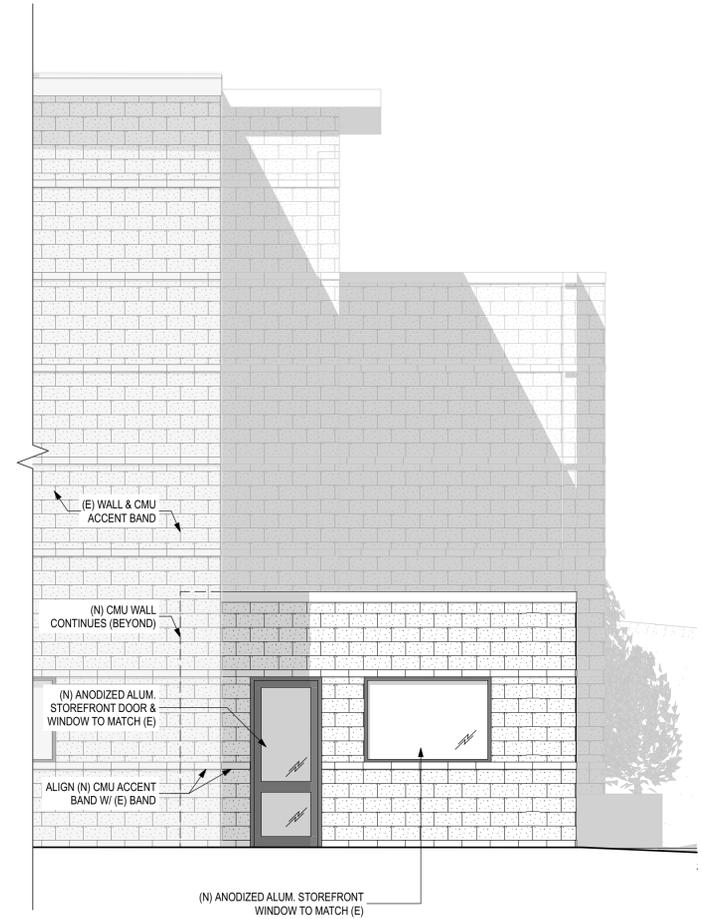
FLOOR PLAN AND 3D VIEW

A1.1

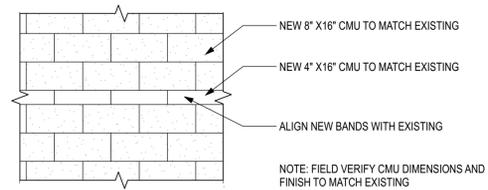
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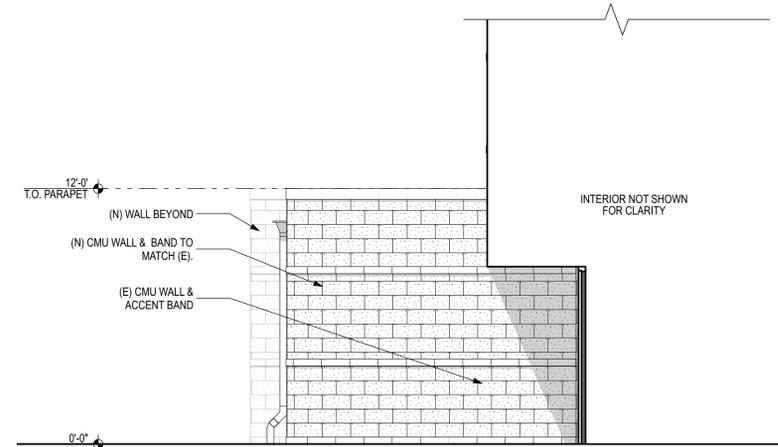
1 WEST ELEVATION
A2.1 1/4" = 1'-0"



2 NORTH ELEVATION
A2.1 1/4" = 1'-0"



4 COURSING DIAGRAM
A2.1 1/2" = 1'-0"



3 SOUTH ELEVATION
A2.1 1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

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ELEVATIONS

A2.1

Troy Davis

From: Andrew Kovach <andrew@kovacharchitects.com>
Sent: Wednesday, September 26, 2018 7:38 AM
To: Troy Davis
Subject: Re: Application Routing - Holy Innocents Bldg. Addition - SPR18-006

Follow Up Flag: Follow up
Flag Status: Flagged

No comments at this time Troy,

I don't see any Design Guideline issues with the proposal.

Andy

Andrew Kovach AIA, NCARB
Principal Architect
cell- 206.310.0325



2115 COLBY AVENUE
EVERETT, WA 98201
425.259.0609

www.KovachArchitects.com

On Sep 14, 2018, at 2:18 PM, Troy Davis <troy.davis@duvallwa.gov> wrote:

Good Afternoon-

Holy Innocents Parish has submitted their land-use application for a building addition to the Catholic Church. Here is the link to the materials: https://duvallwa-my.sharepoint.com/:f/g/personal/troy_davis_duvallwa_gov/EpP12PyaOT9Fu4oyhbNfpOQBKOaP2r2x2QTNOeYOZP4gow?e=IScqjG

Please provide me with any comments by September 28, 2018. Thanks.

Sincerely,

<image001.png>

Troy Davis, Senior Planner
City of Duvall Planning Department

15535 Main Street NE, Duvall, WA 98019 (Box 1300)

t: 425.939.8078

h: M-Th 7:30am–6:30pm

<image002.png>

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<DRC RoutingComment Sheet_Holy Innocents.docx>