DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: SCD NE 8th LLC

LOCATION OF PROPOSAL: 10660 NE 8th Street

DESCRIPTION OF PROPOSAL: SCD NE 8th LLC seeks Design Review approval to demolish three existing one-story buildings to construct a 25-story office building with approximately 13,668 square feet of retail/restaurant spaces on 1.76 acres. Approximately 822 office and 56 active use parking stalls will be provided within five levels of underground parking.

FILE NUMBERS: **19-121498-LD** **PLANNER:** Antoinette Pratt, Senior Planner

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **10/8/2020**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Elizabeth Stead
Environmental Coordinator

9/24/2020
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	NE 8th
Proposal Address:	10660 NE 8th Street
Proposal Description:	SCD NE 8th LLC seeks Design Review approval to demolish three existing one-story buildings to construct a 25-story office building with approximately 13,668 square feet of retail/restaurant spaces on 1.76 acres. Approximately 822 office and 56 active use parking stalls will be provided within five levels of underground parking.
File Number:	**19-121498 LD**
Applicant:	SCD NE 8th LLC
Decisions Included:	Process II, Design Review Decision, and SEPA Determination
Planner:	Antoinette Pratt, Senior Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance (DNS) Elizabeth Stead Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	Approval with Conditions Michael A. Brennan, Director Development Services Department By: Elizabeth Stead Elizabeth Stead, Land Use Director

Application Date:	August 28, 2019
Notice of Application Date:	September 26, 2019
Minimum Comment Period:	October 10, 2019
Public Meeting:	October 10, 2019
Bulletin Publication Date:	**September 24, 2020**
Appeal Deadline:	**October 8, 2020**

For information on how to appeal a proposal, visit the Development Services Permit Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. PROPOSAL & REVIEW PROCESS

A. Proposal/Request

SCD NE 8th LLC requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to demolish three existing one-story buildings to construct a 25-story office, (566,511 gross square foot building) with approximately 13,668 square feet of retail/restaurant spaces on 1.76 acres. Approximately 822 office and 56 active use parking stalls will be provided within five levels of underground parking. See Attachment A for project plans.



B. Development Review Process

Design Review and the SEPA Threshold Determination are both Process II Administrative Decisions, pursuant to Land Use Code (LUC) 20.35.200. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Development Services issues the Design Review decisions. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

Design Review: Design Review is the City's mechanism to ensure site development and structures comply with the Land Use Code regulations regarding structure design and compatibility with surrounding uses. It also ensures that building development is of high design quality. A Design Review may be modified either through the Land Use Exemption process or as a new Design Review per LUC 20.30F.175. **See Sections XIII.A for related condition regarding Design Review modifications.**

II. SITE CONTEXT, HISTORY & DESCRIPTION

A. Site Context

The project site is composed of a single parcel as noted in the aerial below due to a recent boundary line adjustment 19-116504 LW with a King County recording number of 20191107900018. The boundary line adjustment combined two parcels to create one larger development parcel, this project site. Topography increases across the site by approximately 10 to 12 feet from east to west (between approximate elevations 180 to 170 feet). The site is bounded by NE 9th Place and the 929 Building to the north, 108th Avenue NE to the east, NE 8th Street to the south and a low-rise commercial building to the west. The site contains three low-rise commercial structures that will be demolished with this application.



This proposal is located within the City Center North District which currently provides a wide array of primarily neighborhood-oriented retail and service uses as demonstrated by the existing retail and restaurant uses located on this site. It is an area that is

expected to grow with additional office and residential uses in support of its Downtown-Office-02-N land use classification.

In addition to the above, the Comprehensive Plan designates 108th Avenue NE as a signature street with a focus towards the City's business core within the downtown which supports the City Center North vision (Policy S-DT-42). The proposal will provide plazas and through-block connections designed and dedicated to social gathering and interaction with office workers. See Section III below for further discussion regarding the building and site design.

B. Site History

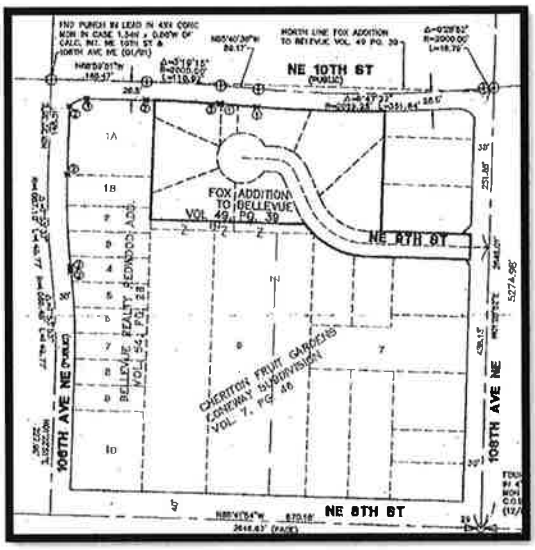
Mid-Block Connector (NE 9th Place)

Because this parcel is located within the Wasatch superblock, there is considerable history that impacts this development proposal. The first concerns the requirement to construct the south ½ section of NE 9th Place located to the north of this site[1]. The history of the superblock is as follows:

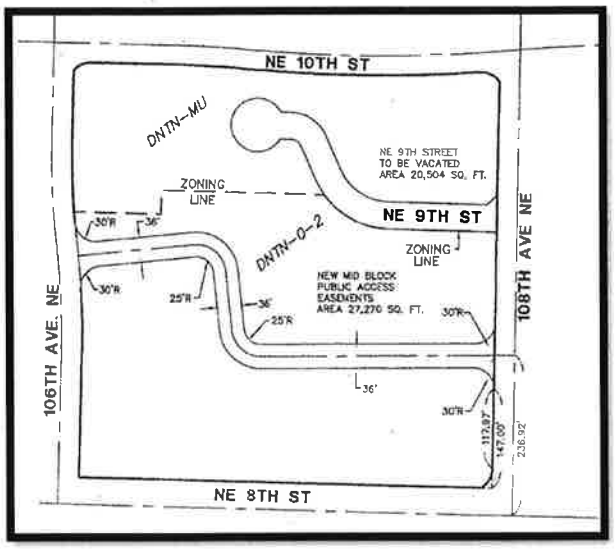
> On May 10, 2005, the owner of the Wasatch superblock petitioned City Council to consider the vacation of NE 9th Street within the Fox Addition Plat. A plat vacation was granted via two ordinances: 5609 and 5625. City Council determined NE 9th Street was a barrier to the owner fully developing the site, and to pedestrian and vehicular movement. The plat vacation was approved to facilitate pedestrian movement to the Ashwood area north of this site and to the commercial core to the south of the superblock. City Council found that, ultimately, these movements were invaluable. The Fox Addition Plat (together with NE 9th Street) was vacated in return for an agreement by the property owners to construct a through block connector road in addition to other pedestrian enhancements.

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1 Trammel Crow Northwest Development Inc. constructed the northern portion (½ section) of the required through block connection per Ordinance 5625 to fulfill a portion of the mid-block connector requirement of Wasatch Development (now known as BV Holdings) with their development application 13-119862 LD.



Fox Addition Plat Vacation



New Mid-Block Connector

Ordinances 5609 and 5625[2] contained the following conditions of approval:

- Provision of the connector road between 106th and 108th Avenue NE to be completed by September 29, 2015;
- Enhanced landscaping on NE 10th Street which was completed with 04-136256 LD.
- Widened sidewalk on 106th Avenue NE which was completed with 04-136256 LD.
- Relinquishment of certain utilities detailed within said ordinances.

In addition to the above, BV Holdings petitioned Council for a modification of Ordinance 5625 because the deadline for completion of the entirety of NE 9th Place had passed as noted above. Council worked with BV Holdings to modify Section 1.1 of Ordinance 5625 via Ordinance 6299. See Attachment B for said ordinance. As noted within Ordinance 6299, the new Section 1.1.H. acknowledges that BV Holdings can enter into agreements with third parties to fulfill the requirement for completion of the mid-block connector. With this development application, SCD NE 8th LLC will fulfill the south ½ segment of NE 9th Place. BV holdings will be responsible for the remaining north-south segment of this right-of-way per Ordinance 6299

NE 8th Right-of-Way Dedication

In 2008, the City of Bellevue initiated a right-of-way expansion project for NE 8th Street that affected the subject site. The proposal required two specific property dedications from BV Holdings: one for 1,162 square feet and another for 700.5 square feet (a total of 1,862.5 square feet) of property to facilitate the NE 8th Street project. The special

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2 The ordinances were filed with King County Records and Elections with instrument numbers: 20050928001505 (Covenant Regarding Public Access Easement) and 20050928001504 (Public Access Easement).

dedications were authorized by the City Council via Resolution 7727, and were provided without compensation.

LUC 20.25A.070.C.3 supports right-of-way dedications without compensation for additional floor area as follows:

> *Floor Area Earned from Special Dedications*
>
> *Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system without compensation to the owner in conformance with subsection C.3.b of this section is included in land area for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio (FAR) contained in LUC 20.25A.020.A.*

Because of this dedication, this applicant may utilize the square footage noted above as additional site area for the purpose of calculating Floor Area Ratio (FAR). The land area of the project limit for this parcel is 77,005 square feet, not including the square footage associated with the dedication discussed above, . For FAR purposes only, the additional 1,862.5 square feet may be applied to the current site size for a total of 78,867.5 square feet. See Section IV for further FAR discussion.

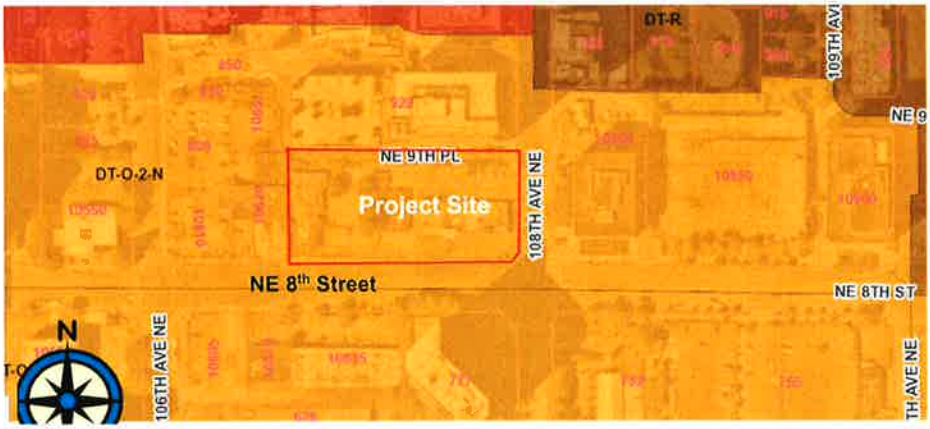
To document this dedication as required by LUC 20.25A.070.C.3.c, BV Holdings filed a Notice of FAR Available from Special Dedication which is dated July 18, 2018, with a King County Recording Number 20180719000769. See Attachment C for this notice.

View Protection Private Agreement

The final development impact noted for this site is the filing of a 2013 View Protection Agreement between BV Holdings and Trammel Crow Development Northwest, Inc. with a recording number of 20131001001963. See Attachment D for View Protection Agreement. This private agreement impacts the development potential of this site by creating a 67-foot view protection corridor zone from 108th Avenue NE west to the proposed tower. Additionally, there is a building height limitation from the private agreement of 66 feet from datum 181.0 from back of sidewalk. The city does not regulate private agreements regarding height or view corridors. In this circumstance, the private agreements are more restrictive than the dimensional standards associated with the Land Use Code.

C. Zoning

The proposed office tower is located entirely within the Downtown-Office 2 North (DT-02-N)) land use district. There are no noted concomitant agreements for this site. See aerial below:



III. SITE AND BUILDING DESIGN

Project Description


Figure 1: Project rendering looking northwest

SCD NE 8th LLC proposes a 25-story office tower with ground level retail located at the intersection of NE 8th Street and 108th Avenue NE. The project is bounded by NE 9th Place on the north (a private connector road), 108th Avenue NE on the east, NE 8th Street on the south, with a proposed one-way private connector road to be built along the western side of the site that will be constructed with this application. See Section VIII.E, Transportation for further discussion for the road details for this new north-south connector road to NE 8th Street.

Pedestrian entrances for the tower are designed on both the north and south side of the tower lobby, activating both NE 8th Street and 108th Avenue NE. There is a vehicular drop-off zone to the north on NE 9th place. The site's ground plane is activated by a required 7,700 sf public outdoor plaza space, connecting the free-standing retail pavilion on 108th Avenue NE, the lobby and living room areas of the tower, and the tower's active use/retail spaces along NE 8th Street.

Vehicular access for parking and service is on the north side of the building, with direct access off NE 9th Place. On-site parking is located underground on five levels of below grade parking garage with 878 stalls.

Site Design

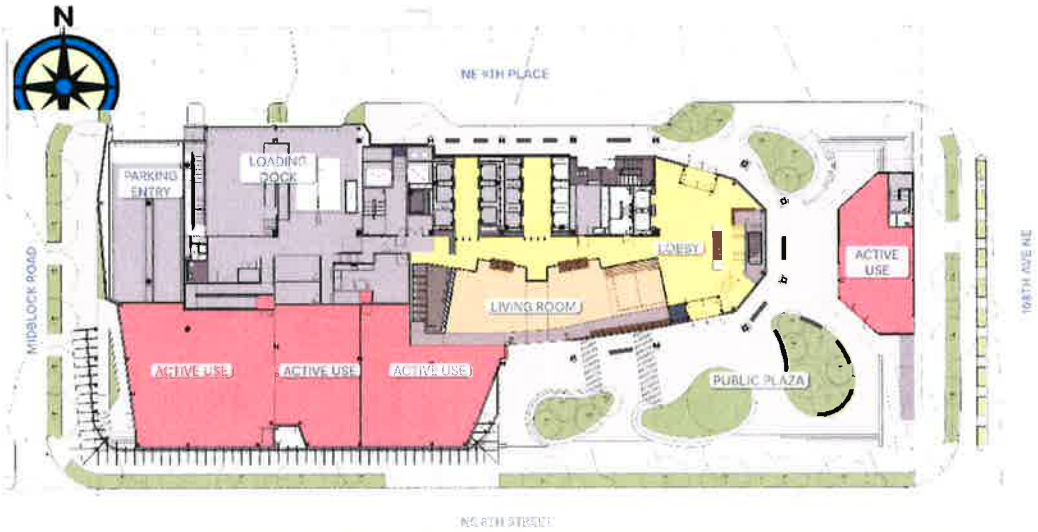


Figure 2: Project site plan showing activated ground plane

NE 8th is planned as a single-phase project. The project includes a variety of upgraded pedestrian-oriented amenities with several mid-block connections. The overall project site plan includes the office tower, a stand-alone retail pavilion on 108th Ave NE, active uses on NE 8th Street, and a large outdoor public plaza space along the southeast side of the site. Active uses within the tower's podium include retail functions and a 'living room' space. This 'living room' space is an interior, publicly-accessible lounge space that is designed to activate the plaza and pedestrian realm through active connections, movable walls and shared programming.

A new one-way mid-block connector road along the western boundary of the project site will be provided along with the required through-block pedestrian connection that allows pedestrians to easily traverse the block. This tree-lined through-block pedestrian connection contains amenities such as bicycle racks, plantings and ample pedestrian lighting for pedestrian security. Building service areas, loading docks and the parking garage entrance are located along the north side of the building, just east of the mid-block connector road.

The site design was driven in part by the natural slope of the site, which was accommodated largely though landscaping. The landscaped areas provide retainage, breaking the plaza into terraced areas, and allowing the full site to adhere to ADA (Americans with Disabilities Act) standard slopes while creating defined areas for programming and gathering.

Parking/ Traffic Design

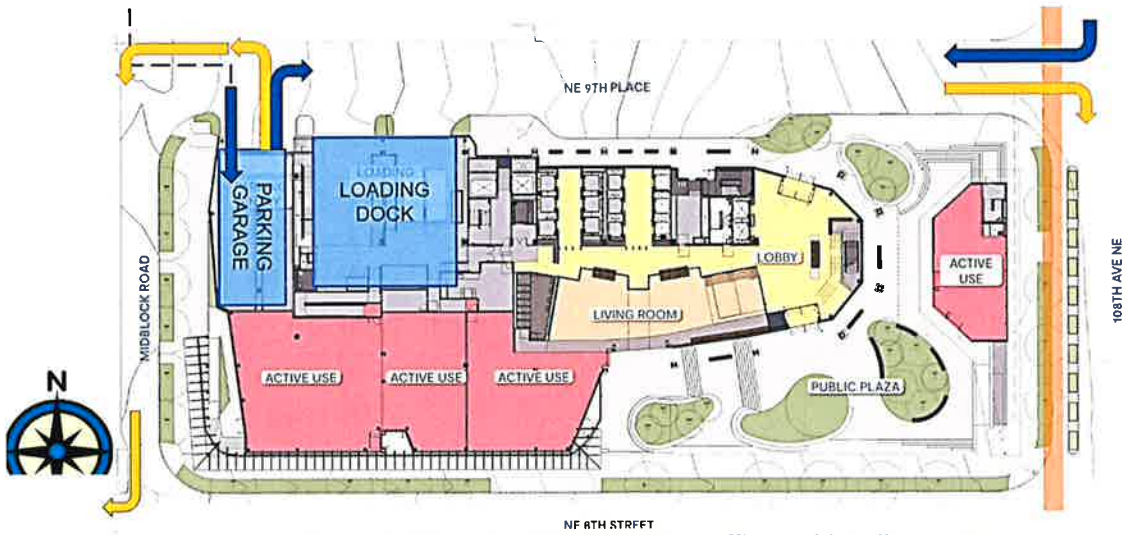


Figure 3: Site plan highlighting traffic and loading patterns

Almost all vehicular access will be coming in from 108th Ave NE onto NE 9th Place and entering the project or accessing the drop-off lane along the north side of the building. The project is adding a north-south connector road along the west side of the site, which will be one-way road onto NE 8th Street with a right-only exit. Future off-site development on the adjacent properties to the west will be required to add a second lane to the connector, making it two-way street in the future.

The below-grade parking garage entry accessing 878 stalls and service and loading zones are all accessed via NE 9th Place and separated from primary pedestrian circulation and public plazas. A lay-by zone with ADA space is provided mid-block on NE 9th place for rideshare, shuttles, and passenger loading and drop-off. This zone is adjacent to weather protection and accessible pathway to the building entrance off NE 9th Place.

Service/Loading Design

Service and loading for all building uses are located in a common loading dock at grade along the north side of the tower. Loading access doors will remain closed when the dock is not in active use. The dock connects directly to the freight elevator.

Building Design & Exterior

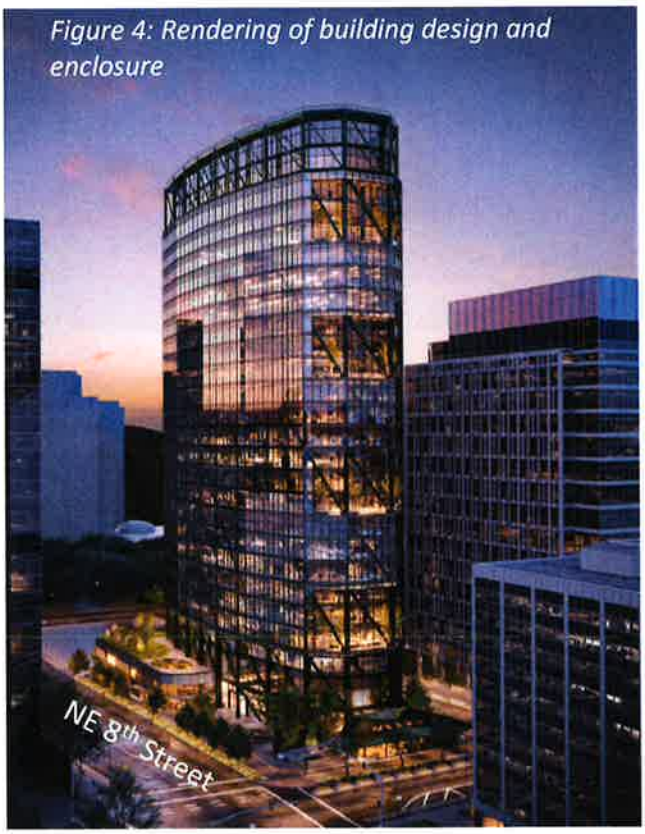


Figure 6: Massing/Conceptual Design

The design of the tower is oriented in an east-west direction to maximize open space, sunlight and sky views in the public plaza with an elliptical shaped floorplate. Tall floor-to-floor heights combined with the side-core provide ample daylight penetration on office floors maximizing the southern glazing and views to the east and west.

The tower enclosure is articulated with sculpted metal panels, horizontal fins, and high-quality glazing to provide visual interest. The curtainwall and fins provide solar shading, reduce energy consumption, and contribute to the project's anticipated LEED Gold designation. The structure of the tower is expressed at the base and top, and roof terraces are carved out every third floor with expressed braces that provide a sense of scale and identity to the tower within the skyline.

Podium Design

Retail spaces are located along the south side of the podium and in a stand-alone pavilion along the eastern edge of the site. High quality natural materials are planned for use on the ground plane in addition to high levels of transparency, connection, and visual interest to create a strong human and building connection.

The podium is differentiated from the tower by a richer material palette and vertical metal fins over natural stone for a textured finish at the pedestrian and retail level. The retail podium and retail pavilion help shape the public plaza, providing public space boundaries that activate through transparency and connection.

Pedestrian Level and Plaza



Figure 5: Pedestrian level from corner of NE 8th Street and 108th Avenue NE

The required outdoor plaza space is shaped with landscape features that break up the natural slope of the site, terracing the plaza from east to west. Each of the landscape features is designed to evoke a local natural landscape from deciduous forests, coniferous forests, and meadows. The plaza is 7,700 square feet, bounded on the east side by the retail pavilion, creating ample areas for lunch seating and furniture. Other areas of the plaza correspond directly to the office lobby, the living room, or retail spaces within the building.

Numerous points of access and transparency activate the plaza, and the design has contemplated potential programming of live music, fruit stands, art, and other potential points of activation. The outdoor plaza space will be ADA accessible, and provide a variety of spaces that allow diversity in terms of activities. Weather protection is provided through the use of translucent and opaque shades projecting out from both buildings – these, along with the dense planted islands create places of shade respite from the sun, as well as rain shelter.

Within the plaza a series of large planters each host a variety of native trees and understory carefully selected to represent a series of regional ecotypes. Each space has a relationship with a different interior use of the building – at the easternmost plaza terrace, movable tables and chairs provide seating opportunities for the retail pavilion whose doors slide open physically connecting inside with outside, and the middle and western most plaza terraces provide movable tables and chairs dedicated to the lobby and additional retail building use. Various point of connections for utilities (electrical, water connections, etc) will be provided within the plaza to facilitate formalized events in addition to informal gatherings and conversations that will be encouraged by the design.

These amenities will encourage the use of the spaces beyond the normal workday and in every season.

To protect the active uses in this area from odors emanating from restaurant mechanical equipment, all venting will be required to be routed away from the open space plaza and all pedestrian connections. **Refer to Section XIII.C for related condition for commercial ventilation.**

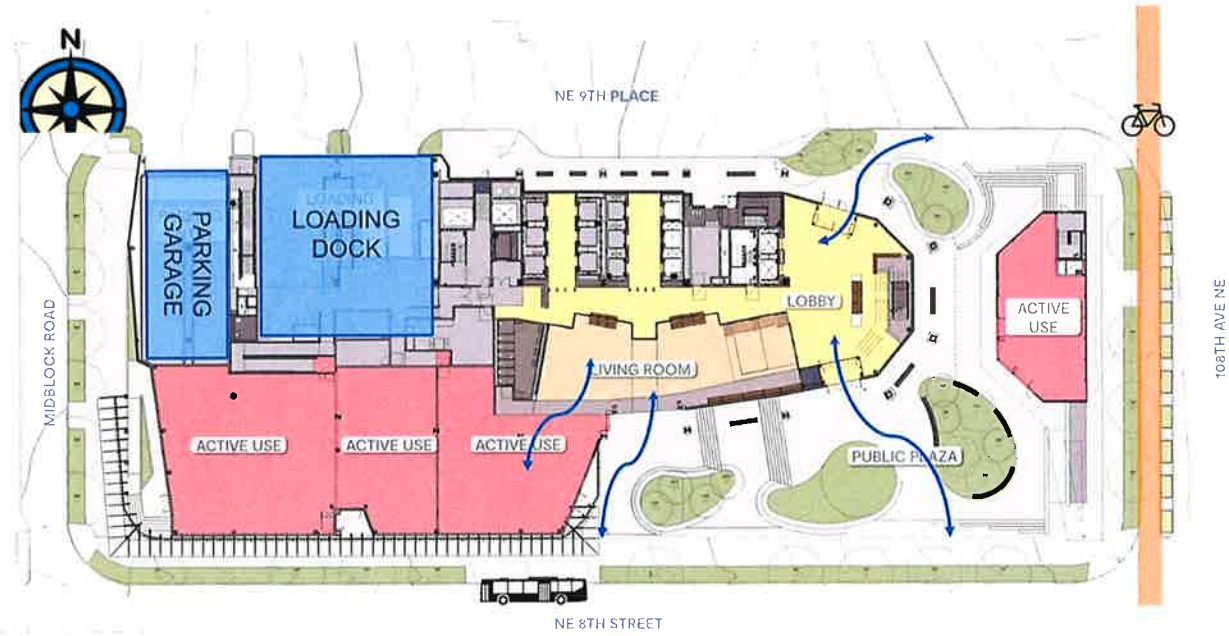


Figure 6: Site Plan showing entrances and permeability of ground floor

Rooftop Design



Figure 7: Rendering of project crown looking west

The NE 8th project will have a bold silhouette that is expressive of the functions within the form while providing an appropriate termination to the top of the building. The glass

crown will be lit, providing a glowing screen that covers the mechanical equipment behind. To ensure that the proposed backlighting system is complementary to the adjacent towers, the backlighting will need to be adjustable for compatibility purposes. **Refer to Section XIII.D for condition regarding Site and Building Lighting and Penthouse Backlighting.**

The roofline is articulated with expressed structure, and the top usable floor is stepped to create the form. The mass of the tower is accentuated with balconies carved on alternating sides of the building and lined with greenery. Expressed structure used throughout the tower creates visual interest at entries, terraces, and the rooftop to highlight such features of the building. Three distinct rooflines vary between the southwest podium, the tower, and the retail pavilion to create interest and design differentiation.

IV. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use
Uses in Downtown are regulated by LUC 20.25A.050 (Land Use Charts). The proposed uses are all permitted:

- Office
- Parking
- Personal Services
- Eating and Drinking Establishments

2. Dimensional Requirements
All applicable dimensional requirements of the LUC will be met. Refer to the following chart for specific information, as well as Conditions of Approval and attached project plans.

Dimensional Requirements Chart

DIMENSIONAL REQUIREMENTS (LUC 20.25A.060.A.4)	
Downtown (DT) - Project Limit LUC 20.25A.020	78,868 SF* **(77,005 SF site area + 1,862.5 SF NE 8th ROW dedication*)** **See Section II.B for discussion of ROW dedication**
Land Use District per LUC 20.25A.010	DT-O-2 North of NE 8th St.

Building Type per LUC 20.25A.060 Footnote (2)	Non-Residential Yes		
DIMENSIONAL REQUIREMENTS (LUC 20.25A.060)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Minimum Tower Setback from interior property line(s) above 80 ft. IF Building Exceeds 100 ft. LUC 20.25A.060.A.4	Nonresidential: 20'	South: 49' North: 44' East: 68' West: 60'	LUC 20.25A.060.A.4
Maximum Floor Plate Above 40 ft. **Measured in GSF/f***	24,000 GSF	22,960 GSF	LUC 20.25A.060.A.4
Maximum Floor Plate Above 80 ft. **Measured in gsf/f***	24,000 GSF	22,960 GSF	LUC 20.25A.060.A.4
Averaged Floor Plates (if applicable)	23,143 (LUC MAX)	22,750 SF	LUC 20.25A.075.A Floor plates averaged to comply with trigger height requirements. Refer to Sheet G.005 and discussion in Section IV.C below
Maximum Lot Coverage by Structure	100%	Site Area: 78,868 SF Lot Coverage: 36,398 SF 46.2%	Street surfaces at Mid-block connecting road and NE 9th Place not included in Lot Coverage by Structure
Maximum Building Height/ Maximum Building Height with Mechanical Equipment* *** DT-Building Height measured from average finish grade**	460'/ 480'	373'-0" / 390'-6"	LUC 20.25A.060.A.4
Floor Area Ratio: **GFA for FAR:**	Base: 5.4 Max: 6.0 Base: 425,887 GFA Max: 473,208 GFA	FAR: 6.0 473,204 GFA	LUC 20.25A.060.A.4 Refer to Sheet G.105 for FAR summary

Base Building Height **Measured from Average Finish Grade**	288'	373'-0" / 390'-6" Average Grade: 173'-6"	LUC 20.25A.060.A.4 Trigger height exceeded. Refer to G.007 for floorplate averaging compliance and G.100 for plaza requirement compliance. Meets requirement.
Building Height Above Base Building Height	288'	104'-6" above Base Building Height	LUC 20.25A.060.A.4Calculated as building height minus the trigger height. Meets requirement.
Building Trigger for Additional Height	288'	373'-0" height exceeds Trigger	LUC 20.25A.060.A.4 & 20.25A.075.A Requires provision of Outdoor Public Open Space & 15% Floorplate Reduction
Outdoor Public Open Space	10% of proposed site area	7,7000 square feet	Fulfills requirement per LUC 20.25A.070.D.4.2

FAR EXEMPTIONS (LUC 20.25A.070.C)

Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
1. Exemption for Ground-Level Active Uses **Measured in GFA for FAR**	1.0 FAR = 78,868 SF	13,668 SF	LUC 20.25A.070.C Refer to Sheets G.105 – G.109 for FAR plans and table Includes area described in Administrative Departure for active use space within Outdoor Plaza Space. See Section VI for further discussion.

STREET FRONTAGE and LANDSCAPING (LUC 20.25A.090 & 110)

Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Sidewalk Width measured from back of curb **Overall Width:** **Planting Strip or Planting Pit:**	**NE 8th Street** Overall: 16'-0" Planter: 5'-0" Sidewalk Width: 6'-0" **108th Ave. NE:** Overall: 16'-0" Planter: 5'-0" Sidewalk Width: 6'-0"	**NE 8th Street** Overall: 16'-0" Planter: 5'-0" Sidewalk Width: 11'-0" **108th Ave NE:** Overall: 16'-0" Planter: 6'-0" Sidewalk Width: 13'-6" "	See Administrative Departure to substitute planting strip for tree pits along 108th to dissuade mid-block vehicle drop-offs and pedestrian crossings. See Section VI for further discussion.

LUC 20.25A.090			
Landscaping – Street Tree Caliper & Species **LUC 20.25A.110**	NE 8th St. = Pacific Sunset Maple: Acer truncatum x platanoides 'Warrenred' 108th Ave. NE = Persian Ironwood: Parrotia persica 'Ruby Vase'	NE 8th St. = Pacific Sunset Maple: Acer truncatum x platanoides 'Warrenred' 108th Ave. NE = Persian Ironwood: Parrotia persica 'Ruby Vase'	Requirement met.
PARKING (LUC 20.25A.080)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Vehicular Parking	Office: 397,695 NSF -MIN:2/1000 SF or 795 stalls -MAX:2.7/1000 NSF or 1074 stalls Retail In a mixed development (Except hotel): 6,668 NSF -MIN:0/1000 NSF or 0 stalls -MAX:3/1000 NSF or 20 stalls Restaurant: 7,000 SF -MIN:0/1000 NSF or 0 stalls -MAX: 3/1000 NSF or 21 stalls **TOTAL STALLS REQUIRED:** **Minimum: 836 stalls** **Maximum: 1,115 stalls** **Compact Stalls:** Up 65% of required parking stalls in the DNTN may be compact with a Departure	Office Stalls Provided: 822 STALLS 2.00/1000 @ 411,273 NSF 56 stalls which is over the maximum for combined retail and restaurant. **TOTAL STALLS PROVIDED:** **878 Stalls Provided** **Compact Stalls Provided: 53%**	**Refer to Section XIII.D for condition regarding allocation of parking for retail, restaurant, and visitor** See Administrative Departure to provide 65% compact stalls per LUC 20.25A.080.F.2 See Section VI for further discussion.

Bicycle Parking	a. One space per 10,000 NSF for nonresidential uses greater than 20,000 NSF. c. Provided on-site in a secure location. d. Covered Spaces. At least 50 percent of required parking shall be covered.	a. LL1:150 Plaza: 16 Total: 166 spaces 4.0/10,000 @ 411,273 NSF c. 150 of 166 Spaces to be in secured location on LL1 d. 90% COVERED	Refer to Sheets L-005-A & A.10L1 All spaces located on LL1 in covered dedicated secured location.
REFUSE/RECYCLING/LOADING (LUC 20.25A.160 & LUC 20.20.590.K and 20.20.725)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Refuse & Recycling LUC 20.20.725 & 20.25A.160 **Retail:** **Office:** **Loading Area 20.20.590.K.4**	5 SF/1000 SF (70SF Required) 2 SF / 1000 SF (1109SF Required) 1179 SF TOTAL One 10 FT x 55 FT dedicated loading space	1364 SF Refuse and Recycling area provided within service and loading area off NE9th on Ground Level Two 12 FT x 25 FT loading bays provided (WB40 Trucks)	**See Attachment E for Republic Services approval letter dated January 13, 2020.** LUC 20.20.590.K.4.b.ii

B. Special Requirements Floor Area Ratio (FAR) and Amenity Incentive System Requirements

1. FAR Exemption and Ground Level Active Uses

- Each square foot of ground level floor area of active uses that satisfies the requirements of LUC 20.25A.020.A and complies with the design guidelines contained in LUC 20.25A.170.B.1 for "Pedestrian Corridor/High Streets – "A" Rights-of-Way" shall be eligible for an exemption from calculation of the floor area of up to 1.0 FAR per LUC 20.25A.070.C.1.a.

- The applicant is proposing **13,668** total gross square feet for restaurants and retail shops that meet the requirements to be considered exempt active uses. Therefore, **13,668** total gross square feet may be exempted from the overall gross floor area for FAR for the project. Exempt ground level active uses must meet the definition of active use and the proposal must provide weather protection, points of interest, and transparency. Refer to Section VI below regarding the applicable departure criteria.
- See project plan sheets **G.002 and G100-G107** for further information.

2. Amenity Incentive System Calculations

FAR – DNTN-MU
Site Area: **78,868 SF**
(77,005 SITE AREA + 1,862.5 NE8TH ROW Dedication) See Section II.B for discussion of Dedication.
Base FAR: **425,885 (5.4 FAR)**
Max FAR: **473,205 (6.0 FAR)**

GFA for FAR: **486,872 GFA** (excludes parking & mechanical areas)
Exempt GFA: **13,668 GFA** (Ground Level Active Uses)
Final GFA for FAR: 473,204 GFA (6.0 FAR)

Base FAR/Proposed FAR:
Base FAR = **5.4 (78,868 x 5.4 = 425,885)**
Proposed FAR: **6.0 FAR (473,204 divided by 78,868 = 6.0)**
FAR above the Base FAR: **47,319 GFA (473,204 – 425,885)**

Base Building Height/Proposed Building Height:
Base Building Height: **288 feet**
Proposed Building Height: **392 feet**
Proposed Area Above Base Height: **96,875 GSF**

Amenity Point Requirement Calculations:
- FAR over Base FAR up to Max 6.0 FAR = **47,319 GFA**
- Floor area above Base Height Divided by 2 = **48,428 GFA (96,857/2)**

Amenity Points Needed: **48,428**

Per LUC 20.25A.070.D.2.a, the applicant is required to provide the greater of the floor area above Base FAR, OR the floor area above Base Building Height divided by two. Therefore, the applicant must provide **48,428** amenity points **(48,428 GFA is greater than 47,335 GFA). See Sheets G.002, and G.100-G.107** for FAR Compliance and Attachment F.

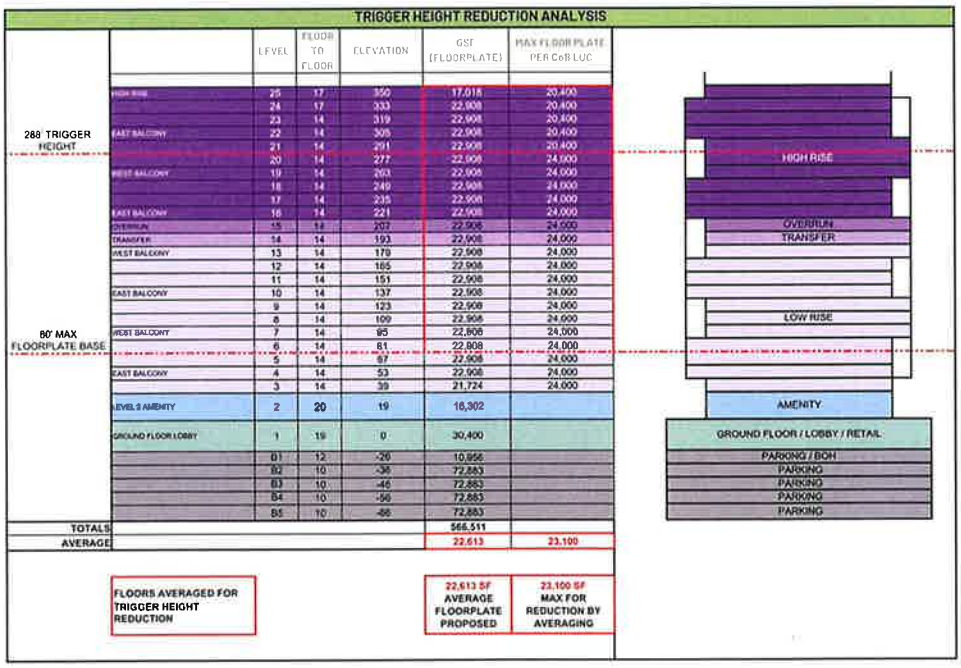
FAR Amenity Points to Earn: 48,428
FAR Amenity Points Provided: 71,610

Amenity Proposed	Amenity Ratio	SF. Amenity Provided	Amenity Points Earned
Outdoor Plaza	9.3:1	7,700	71,610
Total			**71,610**

3. **Recording**
Subject to LUC 20.25A.070.E, the total amount of bonus floor area earned through the Amenity Incentive System for a project (**71,610** square feet earned and used onsite), and the amount of bonus floor area to be utilized on site for that project shall be recorded with the King County Recorder's Office, or its successor agency. A copy of the recorded document shall be provided to the Director. Therefore, a condition is included in Section XIII.D of this report requiring that the applicant record a copy of the approved bonus point calculations, project drawings (sheets G.002, G.100-G.107, and L-002-A – L-004-A) and conditions of this Design Review approval. **See Section XIII.D for related condition regarding bonus system and exempt retail recording.**

C. Floor Plate Reduction and Outdoor Plaza Space for Height Above Trigger (LUC 20.25A.075.A)

Floor Plate Reduction: The proposal is requesting to exceed the trigger height of 288 feet by 102'-6" for a total building height of 390'-6" which includes mechanical equipment. To exceed the trigger height, this project is subject to a 15 percent floor plate reduction because it is located within the DTN-02 land use district per LUC 20.25A.075.A.2.a.i and b. SCD NE 8th LLC has proposed to average the tower floor plates to comply with these standards as noted in the Dimensional Requirements Chart in Section IV.A.2 above and the graphic below:



Outdoor Plaza Space: An outdoor plaza space in the amount of 10 percent of the site shall be provided for towers which exceed the trigger height. The plaza shall be provided within 30 inches of the adjacent sidewalk and shall comply with all requirements for outdoor plazas in the Amenity Incentive System of LUC 20.25A.070.D.2. The subject site is 77,005 square feet. A 7,700 square foot outdoor plaza space is being provided at the southeast corner of the site with frontage to both NE 8th Street and 108th Avenue NE which is accessible from public sidewalks that front each right-of-way. The plaza also contains two ADA accessible ramps: one at the northeast corner and the other at the southwest corner of the site. The northeast ADA connection fronts on NE 9th Place which provides east-west both vehicular and pedestrian movement through the superblock while the southwest ADA connection provides movement north-south within the block from a new private access road.

The design of the outdoor plaza meets the intent of LUC 20.25A.070.D.4 (Outdoor Plaza) and the guidelines of LUC 20.25A.160.E.2 for general open space design. It is framed to the north and west by the proposed office tower and ground floor active uses and to the east by a one-story amenity building to further enhance the active uses and to encourage spill out areas in this location. The plaza is diverse in that it contains both open and weather protected spaces that can be used year-round. Additionally, due to the topographical differential across the site, a portion of the plaza contains low-rise stairs which are anchored by large landscape islands to provide vegetative relief within the area.

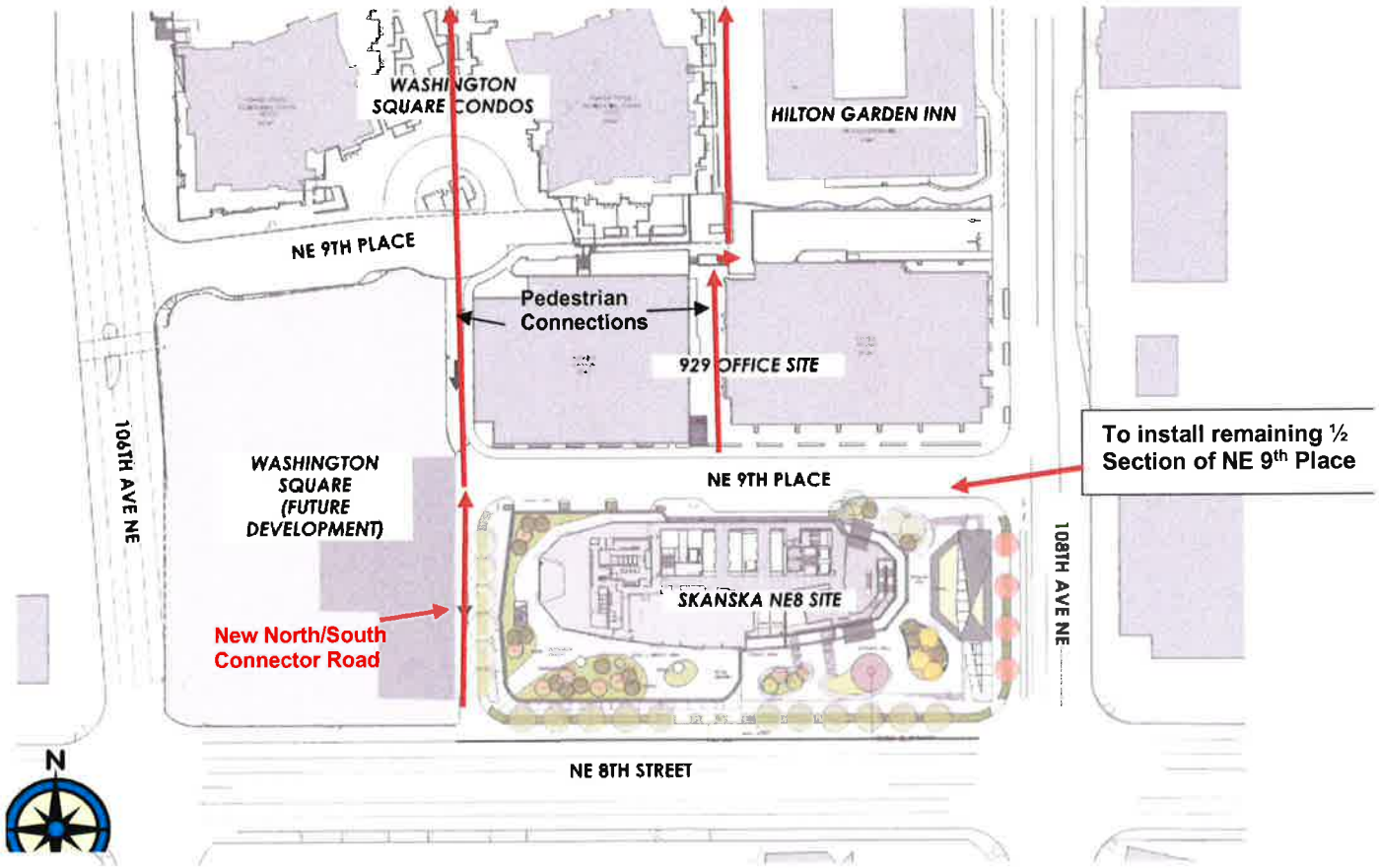
The proposed central plaza area includes 402.5 linear feet of seating elements that is both fixed and moveable and 2,245 square feet of landscape areas, both of which exceed the code minimums of 256.60 as noted on Sheet L-004-A respectively. The plaza also incorporates feature building and site lighting throughout the site as noted on Sheets AL-101 to AL-113. See Sheet L1.3 for a detailed site amenity sheet and Sheet L1-001-A (landscaping site plan) for additional proposed outdoor plaza space information.

D. Through Block Pedestrian Connections (LUC 20.25A.160)

Through-block pedestrian connections provide an opportunity for increased pedestrian movement through superblocks in Downtown and help reduce the scale of the superblocks. This project is required to provide a north-south through-block pedestrian connection along its western property boundary. Early on in the development review process for this proposal, the original north-south through block connection was shown in the LUC to bisect the subject parcel as it previously was two parcels. Since the completion of the BLA as discussed in Section III above, it was determined that the through block connection should be relocated along the western property boundary to be shared between this site and the adjacent parcel to the west. Each owner would then provide a proportionate share (½ road section) to provide both a vehicular connector roadway and pedestrian connections on either side of the roadway running north-south to NE 8th Street. Skanska will provide their half of the roadway as a one-way road that runs north to south and exits on NE 8th Street. See Section VIII.A, Transportation for further discussion regarding the new north-south connector road. The north-south pedestrian through-block pedestrian connection will be provided along the east side of this new one-way roadway and will be adjacent to the western building facade. This connection will then intersect with

existing north-south and east-west pedestrian connections within the Wasatch superblock.

Through Block Connections – Wasatch Superblock



The design of the subject site's through-block pedestrian connections meets the intent of the design guidelines specified in LUC 20.25A.160.D.4, including pedestrian-scaled lighting, landscaping, trees, high-quality durable materials, and seating areas. It complies with the Americans with Disabilities Act (ADA) to provide fully accessible connections. Per LUC 20.25A.160.D.3.c and d, the through-block pedestrian connection is required to be open to the public 24 hours a day, and owners of the property are required to execute a legal agreement providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of operation. In addition, directional signage shall identify circulation routes for all users and state the hours that the space is accessible to the public. **Refer to Section XIII.D for related condition regarding Signage for Public Access and Right of Pedestrian Usage.**

E. Green and Sustainability Factor (LUC 20.25A.120)

- The site requires a Green and Sustainability Factor score of 0.3 per LUC 20.25A.120. The proposal provides a score of 0.315. See Sheets L-005-A, L-151/152-A, and L-161/162-A for the Green and Sustainability Factor Worksheet and accompanying diagrams.

- The project achieves the required score by providing:
  - Landscaped areas with overstory and understory vegetation in the following areas:
    - NE 8th Street planter strip
    - 108th Avenue NE planter strip
    - NE 9th Place
    - North-South through block vehicular and pedestrian connector
    - Plaza area
    - Level 2 roof terrace
  - Provision for bio-retention facilities at the ground level
  - Native or drought-tolerant plants.
  - Public bike racks. (16)

F. Landscaping/Soil Volume

- The NE 8th project is providing more than the required minimum right-of-way width of 16-feet for NE 8th Street by providing 11-feet of sidewalk and 6-feet for a planter.
- The same 16-feet of right of way is required for 108th Avenue NE. The NE 8th project is providing 13'-6" of sidewalk along with a 6-foot planter. The property line for this site bisects the planter so SCD NE 8th LLC will provide an easement to the City for the 3-feet that is located in City right-of-way. See Section VII, Transportation for further discussion regarding easements.
- Enhanced streetscape areas along the building frontage at the corner of NE 8th Street and 108th Avenue NE provide for larger areas for seating and activities related to active uses. Additionally, the one-story amenity pavilion will provide further visual interest at this intersection as the proposed weather protection is elongated by design (44-feet) towards NE 8th Street to protect pedestrians as they wait for the traffic signal.
- Pet relief areas are included in the NE 8th Street planter strip to confine these activities to these specific locations to protect the installed landscaping from damage by pet usage. **Refer to Section XIII.B for condition regarding pet relief areas.**
- King County Metro has a bus stop in the center of the NE 8th Street frontage. Metro has requested an entry/exit pad for riders, the project has complied with this request as noted on Sheet L-001-A. Staff also requested that the project provide a covered seating area for riders while they wait for pick-up. SCD NE 8th LLC has responded to this request by providing a covered bench for Metro riders under the proposed weather protection area at the southeast corner of the podium.

- Overstory and understory landscaping is being provided along the required north-south pedestrian through block connection. Soil Volume: To ensure that all new trees and retained trees thrive in an urban environment, enough soil must be provided to ensure large healthy shade trees can succeed long term without damaging adjacent hardscapes as demonstrated on Sheet L-151-A and L-152-A. The City of Bellevue Parks Department Environmental Best Management Practices and Design Standards Manual specifies the amount of soil volume and the method for calculating the appropriate volume for small, medium and large trees in urban environments. This project will be required to provide the appropriate soil volume for all trees on-site and within streetscape planters new and retained trees to thrive post construction. **Refer to Section XIII.B for condition regarding soil volume.**
- Landscaping sheets L-000-A through L-550-A demonstrates compliance with the full requirements of the LUC for landscaping that will be provided throughout this site. **See Section XIII.D for related conditions regarding landscape installation assurance device, landscape maintenance device, planting in right-of-way/streetscape, and planting strip/right-of-way irrigation.**

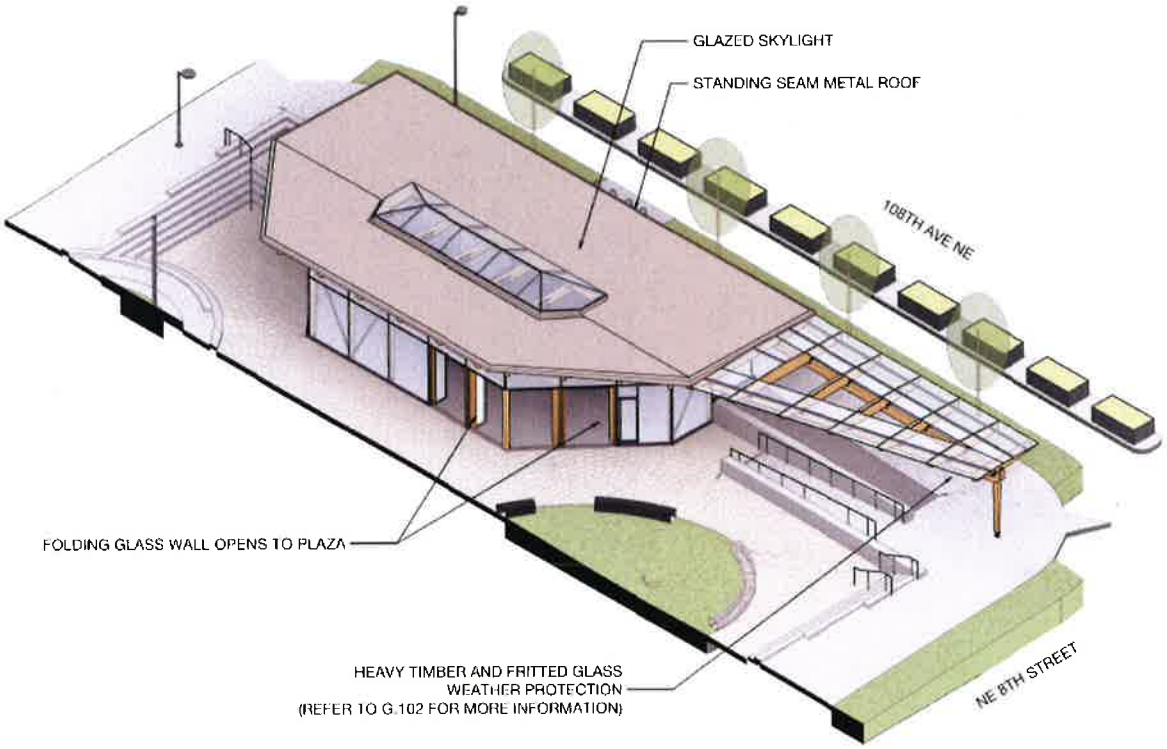
V. Downtown Design Guidelines (LUC 20.25A.140-180)

Downtown Design Guidelines
SCD NE 8th LLC has met the intent of the Downtown Design Guidelines, as summarized below. Refer to Attachment G: Downtown Design Guidelines for additional detailed information regarding how the proposal has met each applicable Downtown Design Guidelines.

1. **Context (LUC 20.25A.150)**
   The proposal has met the intent of each item in the Context section of the design guidelines. More specifically, the proposal will include the following:

   - The project will enhance the entrance into the City Center North subarea of the Downtown in conformance with the recently amended Comprehensive Plan policies of 2018. Development of this proposal will complete the superblock on 108th Avenue NE to provide continuity with the existing 929 Tower and Hilton Garden Inn which are located north of this site. No new development has taken place on NE 8th Street so this proposal will establish a new presence in this vicinity of the superblock.
   - The project aims to mimic the scale and style of the surrounding buildings by proposing an office tower where a portion of the structure recesses back from NE 8th Street and a two-story podium with an activated roof that will hold the build-to line on this right-of-way. A smaller, one-story amenity building will be constructed on 108th Avenue NE at the build-to line with enhanced weather protection that will be a unique design feature for the entry into superblock.

AMENITY BUILDING



Additionally, vehicular access will occur at the northwest corner of this site from NE 9th Place. The new north-south connecting road will provide an enhanced through-block pedestrian connection which will be constructed encourage pedestrian movement to and through the superblock. Vehicular access will be one-way out to NE 8th Street.

- The project fronts along NE 8th Street and 108th Avenue NE and is approximately a half-mile from the Downtown Transit Center and the future light rail station to be located at City Hall as well as bus routes.
- The project provides a publicly accessible plaza that is framed with active uses at the podium level of the tower along with weather protection. Additionally, a folding glass door can be opened into the "living room" to encourage patrons to spill into and out north of the plaza. The plaza's placement at the southeast corner of the site will allow maximum sunlight into the space, public sidewalk, and active uses within the building. The amenity building will provide covered weather protection during inclement weather conditions. Weather protection will also be provided north of the plaza on the south elevation to protect pedestrians walking adjacent to the building.
- The character of Downtown Bellevue is enhanced by the addition of this office tower to the Downtown skyline. The form of the tower is will be unique in that it has been designed with an exposed bracing system from the pedestrian level to the roof. Additionally, at certain intervals, this bracing system frames balconies located at every third floor to the top of the building where there is an occupied roof

deck. The proposed design will complement the adjacent tower to the north (929 Tower) and the office tower to south across NE 8th Street (Symetra) as shown in the image below:



Compatibility to Adjacent Towers

- The proposed outdoor public plaza space is highly visible from NE 8th Street and 108th Avenue NE – particularly from public sidewalks. Seating, lighting and landscaping make it a quality space for enjoyment by all who work and live in Downtown.
- Bike lanes are located on 108th Avenue NE to provide for additional transportation mode options.

2. **Site Organization (LUC 20.25A.160)**
The proposal has met the intent of each item in the Site Organization section of the design guidelines. More specifically, the proposal will include the following:

- Access is provided to the site from NE 9th Place with the garage entry located at the northwest corner of the building.
- Direct pedestrian access provided to both NE 8th Street and 108th Avenue NE.
- Completion of the south ½ section of NE 9th Place south of the 929 Building as required per Ordinance 6299 to complete the midblock connecter from 106th and

108th Avenues NE within the Wasatch superblock to allow two-way vehicular access.

- A north-south through-block pedestrian connection has been provided at the western portion of the site as required by the LUC. This additional access will allow a one-way out for vehicles exiting south directly to NE 8th Street.
- Site servicing and parking entry/exiting to the garage will be consolidated at the northwest portion of the site. By their placement, all loading functions are located out of the public realm, while all parking is located below grade.
- Passenger and guest loading are provided on-site in a curbside loading zone along the north portion of the site on NE 9th Place. It has been sized to accommodate both private shuttles (if a future tenant needs them) as well as short term delivery and vehicular pick-up/drop-off (Uber/Lyft, etc.)
- Pedestrian access through the site is available to all and consistent with the Americans with Disabilities Act (ADA) through the plaza and north/south and east/west ramps on site which allow pedestrian connection to and through the site.
- The project includes both public and private bicycle parking, with 16 racks publicly accessible along 108th Avenue NE and the new north/south connector road. Bicycle parking is also located on Lower Level 1 as shown on Sheet A1.0L for 150 bike parking stalls.
- Building entries have been provided on each street frontage, with many placed to face the public plaza at the southeast corner of the site. All entrances to the tower and active uses at ground level will be clearly defined, visible and accessible from the sidewalk.

3. **Streetscape and Public Realm (LUC 20.25A.170)**

The proposal has met the intent of each item in the Streetscape and Public Realm section of the design guidelines. More specifically, the proposal will provide the following:

- The ground floor uses along NE 8th Street and 108th Avenue NE are 72% and 100% active use respectively. Transparency at the ground level on NE 8th Street and 108th Avenue NE are 43% and 50% respectively through the use of glazing and the provision of active use spaces within the ground level of the towers. See Section VI below for an administrative departure request for active use transparency due to presence of the public plaza along NE 8th Street and 108th Avenue NE.
- SCD NE 8th LLC has provided 49% weather protection at the podium level of the tower along NE 8th while 85% has been provided along 108th Avenue NE. However, because a portion of the tower recesses north above the public plaza from the build to line of NE 8th Street, an administrative departure has been requested for weather protection. . See Section VI for further discussion. SCD NE 8th LLC will be providing weather protection internal to the site adjacent to the public plaza to continue to activate the site during inclement weather conditions. The proposed weather protection canopies will be constructed of durable materials and will be coordinated with the building design.
- The project employs a variety of materials, colors and forms with special attention paid to material compatibility to create visual interest and aesthetic appeal in the pedestrian environment as noted on Sheets G.017, G.018, and the submitted color and materials board.



- The project includes a central public outdoor plaza that is framed at its north, west and east boundaries. The intended active uses will activate the plaza by allowing pedestrians to interface between these uses, the plaza and "living room" north of the plaza. The plaza will also provide pedestrian connections north through to NE 9th Place within the superblock.
- Comfortable places to sit and rest, surrounded by landscape and/or pedestrian activity, are provided in the public plaza which includes both fixed and flexible seating.
- The project's lighting strategy relies heavily on the highlighting of objects and surfaces while minimizing the visual impact of the luminaires themselves. Lighting recedes into the background, lending itself to being compatible with the surrounding neighborhood, accentuating the unique building and landscape architecture.
- All proposed signage will coordinate with architectural finishes as noted on Sheets G.020 and 021. The applicant will be required to apply for a separate sign permit application to receive formal approval for the proposed signage shown on these pages. **See Section XIII.E for related condition regarding signage.**
- The project includes vehicular access to a below grade parking garage at the northwest corner of the site from NE 9th Place. Vehicle exiting may occur to either 108th Avenue NE or NE 8th Street.
- Right-of-Way Designations provide design guidelines for the streetscape organized by Downtown streets. These guidelines are intended to provide activity, enclosure

and protection on the sidewalk for the pedestrian. Per LUC 20.25A.170.B, NE 8th Street is designated as a "C" right-of-way (Mixed Street), and 108th Avenue NE is designated as a "B" right-of-way (Commercial Street). However, because SCD NE 8th LLC has chosen to exempt the FAR for ground level active uses along both NE 8th and 108th Avenue NE, both streetscapes are required to be designed as an "A" rights-of-way (LUC 20.25A.070.C.1.a).

Pedestrian Corridor/High Streets – "A" rights-of-way:
The "A" rights-of-way have the highest orientation to pedestrians between the first level of the structure and the horizontal space between the structure and the curb line. This relationship shall emphasize both the physical and visual access into and from the structure, as well as the amenities and features of the outside pedestrian space. The following standards/guidelines are required for an "A" right-of-way streetscape design:

- Transparency = 75%; and
- Weather Protection = 75%, 6 feet deep; and
- Points of Interest = Every 30 linear feet of the façade; and
- Vehicular Parking = no surface or vehicle access between the sidewalk and main pedestrian entrance; and
- Street Wall = 100% of the street wall abutting the build-to line shall incorporate active uses.

The project meets each of the design criteria for "A" rights-of-way on both NE 8th Street and 108th with exception of transparency, weather protection and street wall. See Section VI, Administrative Departures for further discussion regarding the departure requests for these elements.

4. **Building Design (LUC 20.25A.180)**
The proposal has met the intent of each item in the Building Design section of the design guidelines. More specifically, the proposal will include the following:

- At the ground plane along the building facade, visual transparency has been provided along NE 8th Street from the podium portion of the building and the amenity building adjacent to 108th Avenue NE which will enhance the pedestrian connections to the building and the public sidewalk.
- Sheet G.102 shows weather protection that will be composed of fritted glass and steel canopies to provide sunlight and transparency.
- The project has been designed with a two-story podium at the southwest corner of the tower to interface with the pedestrian level while the office tower north of the podium and plaza will be 25 stories. This project will complement the 929 Tower to the north and the Washington Square Towers which currently exist within the Wasatch superblock.
- The proposed tower has been designed to complement existing development located within the superblock and existing development located south of NE 8th Street (Symetra Building) and U.S. Bank Building located on the east side of 108th Avenue NE. The building has been designed with an east/west orientation with elliptical floor plates that are framed with exterior bracing to further visual interest in the tower design. The tower podium will have translucent vision glass along with fins to accentuate Level 2 of the podium wall. The office tower facades will be

composed of a glass curtain wall with spandrel glass and fin accents. At the street level, material variation in color, texture, scale and transparency creates interest at the pedestrian scale.

- A high priority is being placed on materials that meet environmental sustainability goals. The project is pursuing LEED Gold certification.
- A high level of transparency is provided at street level to ensure visual interest, safety and the success of active uses at grade.
- Building entries are emphasized with architectural detail such as weather protection, canopies, lighting, signage and environmental graphicsMultiple entrances at the street level for the podium, tower and amenity building are proposed.
- Mechanical equipment is consolidated and screened at the roof level to prevent visual impact to adjacent residential towers as noted on Sheet G.007.

VI. Administrative Departures

SCD NE 8th LLC has requested Administrative Departures to modify provisions of the LUC when strict application would result in a development that does not fully achieve the policy vision for the Downtown as articulated in the Comprehensive Plan and the Downtown Subarea Plan. SCD NE 8th LLC requested five administrative departures for this proposal. Below is a discussion of each Departure request and how it has met the Departure decision criteria in LUC 20.25A.030.D.1.b. Refer to Attachment H for each of the applicant's Departure Requests.

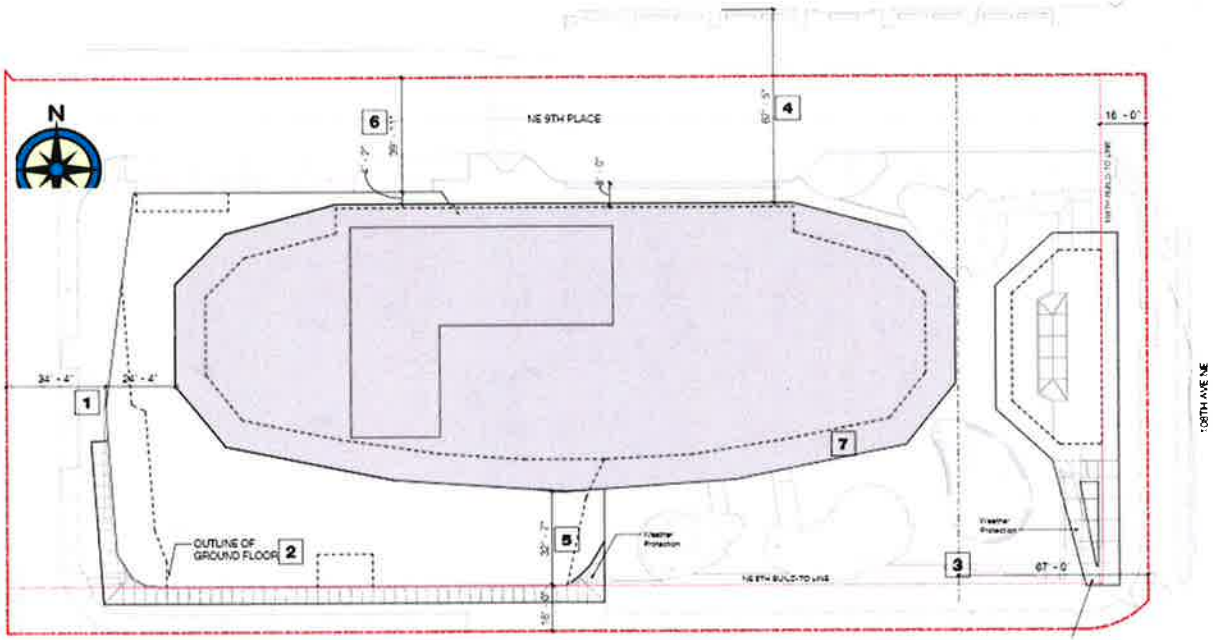
Applicable Decision Criteria for Administrative Departures:

1. **Build-To Line Departures:** SCD NE 8th LLC requests an administrative departure from LUC 20.25A.020.A (build-to line) in two locations: on NE 8th Street and on 108th Avenue NE. The LUC requires buildings to be constructed to the back of the required sidewalk on each street frontage. Departures may be granted to accommodate building modulation, enhanced streetscape areas, and open spaces. The two departure areas incorporate additional open space at the ground-level for pedestrians and streetscape activation, which is consistent with the LUC's intent for departures.

   Build-to Line on NE 8th Street: The NE 8th Street departure is necessary to allow a portion of the office tower to recess back from the build-to line to provide a large public plaza space. The plaza will be framed to the west by the towers podium with planned active uses. Placement of the plaza in this central location will create spill out areas for active uses located adjacent to the plaza. Placement of the open space in this location provides maximum sun exposure and visibility to NE 8th Street to draw pedestrians into this public space.

   The project will comply with the build-to line requirement on the western portion of the NE 8th Street frontage by placing the podium of the tower at the build-to line from the central portion of the site west to the proposed north-south connector road.

   See images below of podium as proposed at the build-to line and plaza area:



Build-to Line on 108th Avenue NE: SCD NE 8th LLC requests an administrative departure from LUC 20.25A.020.A (build-to line) at the northeast corner of NE 9th Place and 108th Avenue NE frontage as the amenity building is being held back to allow for a stair case to allow pedestrian access onto the site.

a. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; and

S-DT-01: Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.
S-DT-35: Create a pedestrian environment with a sense of activity, enclosure, and protection.
S-DT-40: Enhance the appearance and function of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, bicycle parking, paving treatments, medians, or other softening and design treatments as appropriate.
S-DT-99: Emphasize the street environment as a key component of the Downtown open space network.

UD-50: Require buildings be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished, as appropriate.

Response: The project, as designed, advances the policies above. Recessing the eastern portion of the north tower allows the required plaza to achieve optimal visibility to NE 8th Street. Placement of the plaza in this location will encourage patrons to spill out into this space, which will have both moveable and static seating throughout along with enhanced landscaping to reduce the amount of impervious

pavement in this location. Additionally, the location of the plaza will also encourage pedestrian movement between the proposed tower and amenity building to existing north-south pedestrian paths that were constructed with the 929 Tower. . See image below looking south towards NE 8th Street:



The project is consistent with UD-50 because although the eastern portion of the office tower has been recessed back from the build-to line, the proposed podium has been designed to hold said line on NE 8th Street to provide weather protection over the public sidewalk. Both the podium and the recessed building façade of the office tower will anchor and frame this space to provide visual interest to draw patrons to this plaza area which is intended to enliven this area along NE 8th Street for the pedestrian.

b. The resulting design will be more consistent with the purpose and intent of the Land Use Code; and

Response: The project will provide 173'-4" of building façade at the build-to line while 112'-8" feet of the office tower will be recessed back from this right-of-way to allow placement of the required plaza at the southeast corner of this site. By placing the plaza in this location, it will further enhance the active uses planned in both the office tower to the north along with the proposed "living room" and the podium that will frame this plaza. The location also provides increased visibility to the plaza to attract pedestrians to the area.

The proposed amenity building will be located at the build-to line of 108th Avenue NE with the exception of 16 feet located northeast of this structure to accommodate placement of a staircase to allow pedestrian movement through the site. There is a curb cut near this staircase that will provide ADA access to patrons from NE 9th Place. The project will provide an enhanced pedestrian experience along 108th Avenue NE by providing a 13-6" sidewalk with a 6-foot planter strip. By its elongated design, along with robust weather protection, the amenity building will hold the corner while providing a visually interesting design to NE 8th Street.

The street-level design with the recessed office building is consistent with the purpose and intent of the Land Use Code in order to provide activation of the pedestrian realm.

c. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and

Response: The build-to line departure for both rights-of-way provides the minimum setback from the build-to line necessary to support the placement of the required open space plaza which has been designed to enhance the pedestrian environment. This supports the Comprehensive Plan and LUC intent for NE 8th Street and 108th Avenue NE.

d. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met; or

Response: The design provides the minimum building setback necessary to support publicly accessible spill out spaces that will enhance the streetscape along NE 8th Street and 108th Avenue NE while also fulfilling the LUC requirement for an outdoor plaza that is publicly accessible.

e. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section.

Response: Not applicable to any of the requested departures as this project does not have a Development Agreement.

2. Compact Parking Departure:

SCD NE 8th LLC requested an administrative departure from LUC 20.25A.080.F.2 (compact stalls). Applicants may design and construct up to 65% of required parking spaces in accordance with the dimensions for "compact" stalls if this ratio is approved through an administrative departure. The project proposes 53% compact stalls.

a. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; and

S-DT-151: Encourage the joint use of parking and permit the limitation of parking supply.
EN-1: Balance the immediate and long-range environmental impacts of policy and regulatory decisions in the context of the City's commitment to provide for public safety, infrastructure, economic development, and other obligations.

Response: The project proposes to provide 878 parking stalls of which 53% will be compact parking stalls. Allowing the inclusion of this percent of compact stalls advances the noted policies above. Smaller stalls encourage smaller vehicles and associated reduced greenhouse gas emissions, which provides an appropriate balance between minimizing environmental impacts and providing appropriate project infrastructure. Increasing the number of compact stalls also allows for more

efficient parking garage design with more stalls fit into the same area. This results in a reduced number of stalls which requires less building structure and less resources to construct.

b. The resulting design will be more consistent with the purpose and intent of the Land Use Code; and

Response: The design is consistent with the intent of LUC 20.25A.080.F.2, which allows up to 65% of the stalls as compact through the Administrative Departure process. The project proposes 53% compact stalls.

c. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and

Response: The design provides the minimum compact parking at 53% which is less than the LUC requirement of 65%. This is the minimum necessary to achieve an efficient garage parking layout.

d. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met; or

Response: Not applicable.

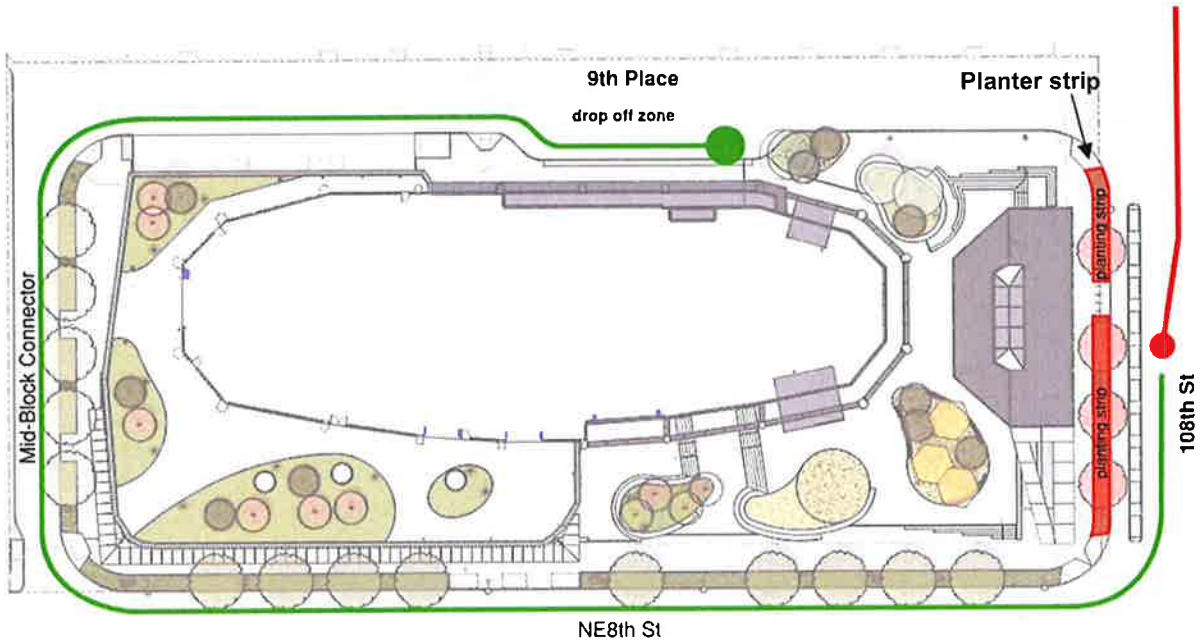
e. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section.

Response: Not applicable to any of the requested departures as this project does not have a Development Agreement.

3. **Planter Strip in Lieu of Tree Pits Departure – 108th Avenue NE:**
Early in the design review process for this proposal, the Transportation Department asked SCD NE 8th LLC to consider utilizing a planter strip along 108th Avenue NE to discourage rideshare drop-offs adjacent to the intersection of NE 8th Street and 108th Avenue NE. SCD NE 8th LLC has complied with this request by designing 108th Avenue NE with a planter strip in lieu of the required tree pits as noted in LUC 20.25A.090.A.1.

The LUC requires a street right-of-way with an 11' sidewalk plus 6" curb and 5' tree pits that are spaced 30' apart to accommodate large street trees. SCD NE 8th LLC proposes to enhance the streetscape beyond the minimum requirement, from an 11-foot sidewalk to 13'-6" along with a 6-foot planter strip which is one foot larger than the required 5-foot planter strip. See image below of the proposed 108th Avenue NE planter strip.

Planter Strip Departure—108th Avenue



a. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; and

S-DT-39. Design and manage the Downtown streets to provide mobility and to promote a safe, attractive environment.
S-DT-40. Enhance the appearance and function of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, bicycle parking, paving treatments, medians, or other softening and design treatments as appropriate.
S-DT-41. Prioritize vehicular flow in the design and management of auto priority streets.
S-DT-41.2 Prioritize the movement of people on buses, especially during peak commuting periods, in the design and management of transit priority streets.

Response: The Comprehensive Plan supports the utilization of a full planter strip rather than tree pits to discourage curbside loading near the intersection of NE 8th Street and 108th Avenue NE as noted by the policies above. The project has provided a formalized passenger drop-off/ rideshare area on the south side of NE 9th Place that will be 80-feet length It will accommodate approximately three to four passenger vehicles, two to three shuttles/vans or one full size bus. The provision of this formalized drop-off area along with the provision of a planter strip on 108th Avenue NE should provide a safe environment for both vehicular and pedestrian movement through the superblock while maintaining an attractive, landscaped street edge.

b. The resulting design will be more consistent with the purpose and intent of the Land Use Code; and

Response: LUC 20.25A.170.A.3.b.v requires a project to "use trees, shrubs and plants to help define walkways, create transitions from open spaces to the street and provide visual interest". This design meets this requirement by providing a visual connection and porosity between the street and the sidewalk, which better define the space, while enhanced streetscape landscaping will ensure a lusher landscaped streetscape environment than would have been realized with street trees in tree pits alone. Additionally, LUC 20.25A.160.B.1 states "the vitality and livability of Downtown is dependent on a safe, walkable environment that prioritizes pedestrian and reduces conflicts between pedestrians and other modes of transportation".

c. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and

Response: The deviation from tree pits to a 6-foot planter strip is the minimum necessary to prevent rideshare activities from taking place near the intersection of NE 8th Street and 108th Avenue NE. Additionally, both the recently constructed 929 Tower and Hilton Garden Inn have provided planter strips on 108th Avenue NE; thus, achieving a uniform streetscape along the west side of this right-of-way.

d. Any Administrative Departure criteria required by the specific terms of the Land Use code have been met; or

Response: LUC 20.25A.090.B states that "the Director may approve a Departure for the location or size of tree pits and planter strips if the project is unable to meet the requirements due to utility placement or other obstructions that are out of the applicant's control". The proposed departure meets this standard because it proposes a planter strip in lieu of tree pits as contemplated by the LUC to discourage passenger drop-offs on 108th Avenue NE so that those activities will take place on NE 9th Place.

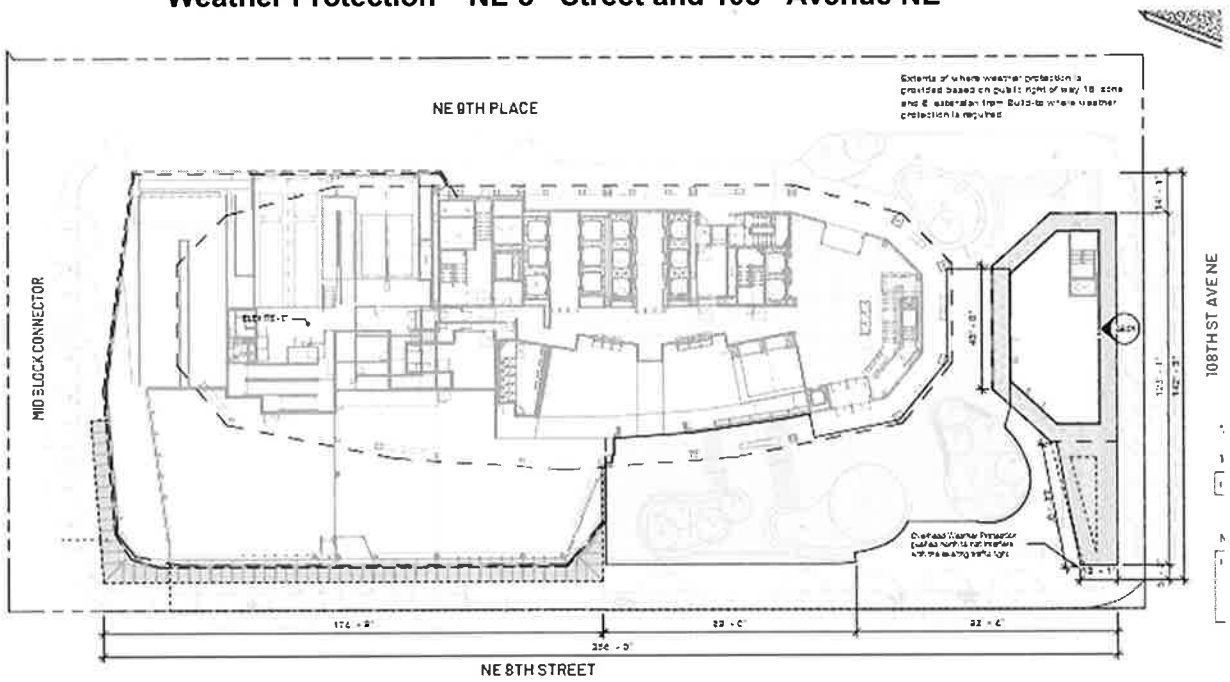
e. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section.

Response: Not applicable to any of the requested departures as this project does not have a Development Agreement.

4. **"A" Right-of-Way - Weather Protection Departure:**
SCD NE 8th LLC requested an administrative departure from LUC 20.25A.170. B.1.b.ii (weather protection), which requires 75% of the building façade to have weather protection. The project provides 49% weather-protected coverage along NE 8th Street. The reason for this request is that SCD NE 8th LLC has recessed a portion of their building from the right-of-way to locate their required public plaza at the southeast corner of the site. The placement of the plaza in this location prohibits them from providing continuous weather protection on NE 8th Street. A majority of the applicant's weather protection projects above *private, internal sidewalk areas of the site,* rather than

providing weather protection above the public sidewalk.[3] The required height and width dimensions for weather protection where provided are met or exceeded with this proposal.

Weather Protection – NE 8th Street and 108th Avenue NE



a. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; and

UD-34: Provide both weather protection and access to sunlight in pedestrian areas using architectural elements.
UD-60: Incorporate weather protected areas into major public places.
UD-23: Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.

Response: The Comprehensive Plan goals and policies contemplate balancing weather protection with access to sunlight and building design. The project advances these goals and policies because it proposes meeting the percentage of building frontage required to have overhead weather protection along a portion of the publicly facing building facades with a design that incorporates canopies into the overall building architectural design. While not entirely within the public sidewalk along NE 8th Street, the pedestrian can travel near the sidewalk along the building

3 The applicant is requesting a FAR exemption under LUC 20.25A.070.C.1.a for ground level active uses located on both 8TH Street and 108th Avenue NE. This exemption will require this project to comply with "A" right-of-way (pedestrian corridor/high street) standards. These standards require a minimum of 75 percent of the building frontage to provide weather protection.

façade under the provided canopies. The weather protection from the building also extends along the publicly accessible plaza on private property which provides additional shelter for pedestrians who venture into and around the site.

b. The resulting design will be more consistent with the purpose and intent of the Land Use Code; and

Response: The design provides weather protection canopy projections from the building along approximately half of the NE 8th Street frontage. This is consistent with the definition of "weather protection" that contemplates building projections, and the intent of LUC 20.25A.170.A.2.b., which envisions weather protection as an integral part of a building's façade that provides a sense of enclosure for pedestrians. The weather protection proposed is consistent with the purpose and intent of the LUC and where the building is pulled back from the street, additional weather protection is provided along the building edge and facing the outdoor plaza to protect pedestrians entering and exiting the building.

c. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and

Response: The weather protection departure provides the minimum necessary to accommodate the LUC compliant canopies to be attached to the buildings rather than stand-alone along the street frontage. Stand-alone canopies are not preferred in this location because they would interfere with pedestrian sightlines into the mid-block outdoor plaza space and would not be integral to the buildings' architectural design. Lastly, the provision of a public plaza at the southeast corner of the site balances the loss of weather protection in this location.

d. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met; or

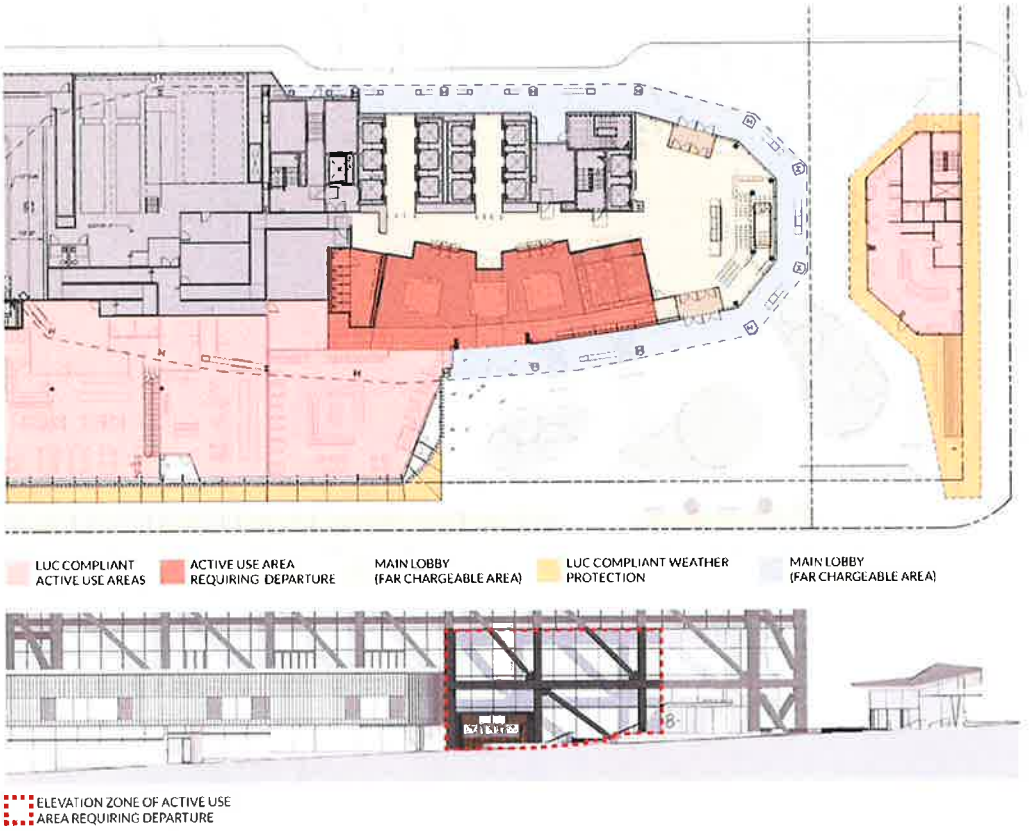
Response: Not applicable.

e. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section.

Response: Not applicable to any of the requested departures as this project does not have a Development Agreement.

5. **Active Use at the Build-to Line on NE 8th Street:**
SCD NE 8th LLC requested an administrative departure from LUC 20.25A.170.B.1.b.v (percentage of active use for "A" right-of-way) that requires 100% of the street wall along NE 8th Street to have active uses at the build-to line in order for these spaces to be exempt from calculation of maximum floor area. The project proposes to program all of the building area located at the build-to line with active uses from the central portion of the site west to the north-south connector road. However, the area of the office tower that recesses back from NE 8th Street around the outdoor plaza does not strictly comply with this LUC requirement to provide an active use street-wall condition at the build-to line as noted in the graphic below:

Active Use Departure Area



a. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; and

UD-17: Support and encourage a variety of artwork in public places, such as parks, public buildings, and plazas.

UD-27: Integrate high quality and inviting public and semi-public open spaces into major development.

S-DT-01: Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.

S-DT-99: Emphasize the street environment as a key component of the Downtown open space network

S-DT-103: Encourage developers to provide open space amenities accessible to the public such as mini-parks, plazas, rooftop gardens, and courtyards in private developments. Such amenities must be clearly identified and maintained for public use.

Response: The Comprehensive Plan goals and policies encourage activeuses in Downtown Bellevue. The goals and policies also encourage open space amenities for pedestrians in the project's immediate surrounding area. The project advances these goals and policies by locating active use tenant spaces along NE 8th Street for that portion of the building that is at the build-to line. The project is providing an open space plaza that will be framed by the podium to the west, by the main entry and lobby of the office tower to the north and to the east by the amenity building. The planned active uses, while not all located at the back of public sidewalk, t will surround this space and will enliven this open space and create a focal point for this area of NE 8th Street as envisioned by the Comprehensive Plan. In particular, the area that is recessed from NE 8th Street, has been designed with doors that are 12' tall, 28' wide. These folding glass walls will allow patrons to spill out from the "interior living room" to the plaza. Additionally, because of the plaza's highly visible presence on NE 8th Street, its design will act as a draw for the public to move to the interior of the site in support of the planned amenity spaces.

b. The resulting design will be more consistent with the purpose and intent of the Land Use Code; and

Response: The design provides active use tenant spaces along half of the NE 8th Street frontage. The recessed office tower provides space for the required outdoor plaza space which will provide additional space for pedestrian activity. This is consistent with the intent of LUC 20.25A.160.E.2.h that envisions locating active uses to define and animate the edges of publicly accessible spaces, including the public sidewalk and the outdoor plaza space. Further, the design includes a glazed storefront system on the ground-level of the buildings for that portion of the office tower that is at the build-to line and the amenity building. proposes to provide 43% transparency on NE 8th Street to fulfill the intent of LUC 20.25A.180.D.3 to ensure transparency into the active use tenant spaces to "enhance visual interest, vitality, and increase safety for all." The active use spaces proposed are consistent with the purpose and intent of the LUC. All active use store fronts shall be visible from the public sidewalk to enhance the pedestrian environment. Vision glass should be clear to allow continuous vision access into these spaces with exception for sun shading at seasonal times of the year. Blinds will need to be raised when the sun intensity has receded. **Refer to Section XIII.D for storefront glazing and vision glass.**

c. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and

Response: The active use departure provides the minimum necessary to accommodate street-level active uses that are incorporated into the buildings' street level facade, which is set-back from the street to accommodate areas of enhanced streetscape and the outdoor plaza space as noted below:

d. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met; or

Response: Not applicable.

e. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section.

Response: Not applicable to any of the requested departures as this project does not have a Development Agreement.

Finding: Given the above analysis for the requested departures following for:

- Build to Line Departure
- Compact Parking Departure
- Planter Strip Departure
- Weather Protection Departure
- Active Uses Departure

the Director accepts and grants administrative approval for the identified departures noted in Attachment H as it fulfills the required decision criteria per LUC 25A.030.D.1.b.

VII. PUBLIC NOTICE AND COMMENT

Public Notice:

Application Date:	August 28, 2019
Notice of Application Date:	September 26, 2019
Minimum Comment Period:	October 10, 2019
Public Meeting:	October 10, 2019

Public Comment: To date, staff has received six emails from the public. Two of the emails were from public agencies: King County Metro and Department of Ecology. The balance of the emails were received from commenters who reside in the Washington Square Towers. Those comments expressed concerns regarding existing and future traffic conditions within the Wasatch superblock as follows:

- Loading and unloading within the Wasatch Superblock on NE 9th Place
- Vehicular impacts from 106th Avenue NE to the existing public driveway south of the Washington Square Towers
- Concerns were stated regarding project coordination within the superblock, including the interface of this proposal with future development proposals to the west.

The assigned Transportation reviewer has received these emails along with SCD NE 8th LLC's transportation consultant TENW. See Section VIII.E, Transportation for their review of this project which addresses the concerns noted above. Additionally, the file contains the final Transportation Impact Analysis (TIA) as submitted by TENW June 12, 2020. Contained therein is their response to the concerns noted above.

City Held Public Meeting:

The City held one public meeting on October 10, 2019. Eighteen individuals attended this meeting. Additionally, the meeting was attended by SCD NE 8th LLC, the design team and city staff assigned to this proposal. SCD NE 8th LLC's design team presented a PowerPoint to explain the details of the project. General questions were asked regarding transportation impacts and coordination with the adjacent Wasatch Master Development Plan to the west, project schedule, planned active uses such as retail and restaurant uses, and the City's noise code.

Many neighboring residents also expressed concern over traffic impacts from this project, and adjacent proposed hotel and residential projects. Residents wanted to know if the transportation impacts had been looked at holistically for the superblock. Both SCD NE 8th LLC and the adjacent owners to the west have all contracted with TENW so that the transportation impacts could be reviewed holistically for coordination between projects.

Applicant Held Public Meetings:

SCD NE 8th LLC was invited to two Washington Square Home Owner's Association (HOA) meetings where they presented their proposal. The meetings were held June 11, 2019 and May 15, 2020. No City staff attended said meetings. The applicant provided the city with meeting minutes that they prepared for the project file. The June 2019 meeting primarily focused around the HOA concerns over traffic impacts, and the HOA members were provided more information about the project's requirements to continue the provision of the south ½ section of NE 9th Place. The May 2020 meeting was more focused around timing of the project, and construction impacts for the HOA members. There was some conversation around potential right turn delays onto 108th Avenue NE. In response to those concerns, the applicant provided modeling results for the intersection to the HOA to alleviate some of the members' concerns. See Section VIII.E, Transportation for further discussion on this issue.

VIII. TECHNICAL REVIEW

A. Utility Department

Surface Water

The site is located within the Meydenbauer Drainage Basin. Storm water from the site currently drains to NE 9th Place ,108th Avenue NE and NE 8th Street and is conveyed in catch basins and pipes along the road frontage and internal conveyance and eventually discharges to Lake Washington via an entirely human made conveyance system. The site is located in the Meydenbauer No Detention Zone and flow control is not required. Water quality treatment will be provided for all new and replaced impervious surfaces onsite and in the right of way. Minimum requirement 5 for onsite storm water management will be implemented where feasible to meet requirements. The Storm and Surface Water Engineering Standards provide adequate direction for mitigating this condition.

Water

Domestic water for the site proposes to connect to an existing 12" ductile iron water main in NE 8th Street. There is sufficient capacity in the water mains to supply the site with domestic water.

Sewer

Domestic sewer for the site is available in NE 8th Street and the project proposes to connect with an 8" stub to the main. There is adequate capacity in the sewer system to accommodate the development.

See Section XIII.A for condition regarding utilities/conceptual approval.

B. Clear and Grade Department

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of the design review application. Approval of this design review does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76). **See Section XIII.B for condition regarding clearing and grading permit.**

C. Fire Department

The Bellevue Fire Department Fire Prevention Division has reviewed the submittal in accordance with the 2015 International Fire Code, 2015 International Building Code, City of Bellevue requirements, and good fire protection practices. This review was based upon, and limited to, the information presented on drawings and/or materials received in our office. The Fire Department can approve the application, subject to conditions. **See Section XIII.C for condition regarding Fire Department conditions of approval.**

D. Building Department

The Building Department has reviewed this application. Final review and approval will occur through the associated building permits for this proposal.

E. Transportation Department

Project Summary

The subject site is located on one parcel at the NW corner of the NE 8th Street and 108th Avenue NE intersection, shown below in blue, located in downtown Bellevue. There is a private road, that has been completed with only ½ section of the roadway (NE 9th Place,) on the north side of the project that had a public access easement upon it. There are three existing buildings on the parcel that will be demolished. These three building include a mix of 13,649 GSF of retail use and 8,128 GSF of restaurant use. One tower with a podium will be constructed which will consist of 566,511 GSF of office and 13,688 GSF of retail and restaurant uses.

The project is located within ½ mile from the downtown transit center and future light rail station. The project's east frontage is on 108th Avenue NE which is the North-South bicycle corridor through downtown Bellevue. The corridor facility provides a high level of comfort with bicycle facilities separate from traffic via a painted buffer. The south frontage is on NE 8th Street which is classified as a major arterial and is an auto-corridor into and out of Downtown Bellevue.

Aerial Photo – Existing Conditions



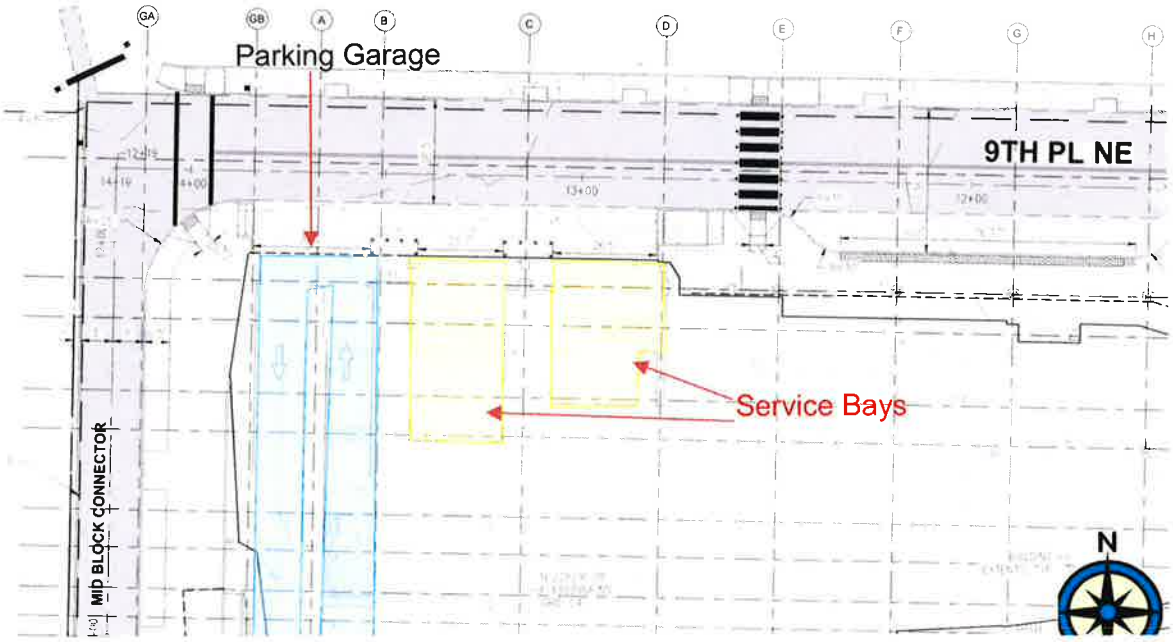
Multimodal Site Access

Vehicle and Loading Access: Access to the current businesses on the project parcel are provided by five existing driveways; three on NE 8th Street, one on 108th Avenue NE, and one on NE 9th Place. All existing driveways will be removed.

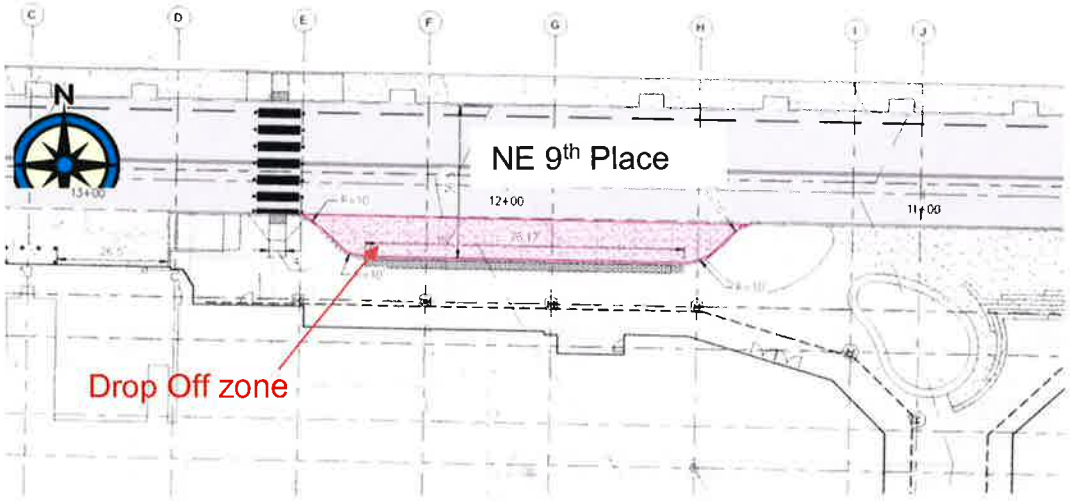
On the north side of the parcel, there is an existing single-lane, one-way eastbound private street called NE 9th Place that has an easement for public access upon it. This street is required to be fully constructed to accommodate two-way traffic between 108th Avenue NE and 110th Avenue NE as part of a previous decision included in a council ordinance. The Skanska project is required to construct the south half section of NE9th Place adjacent to the project parcel. There will be one remaining one-way section of NE 9th Place that will be fully constructed with the redevelopment of the adjacent parcel to complete the street. The ordinance provides specific dimensions for NE 9th Place including the minimum widths for the road, sidewalk, and curb radii which the project is meeting.

Access to the proposed project will be provided by three driveways off NE 9th Place. There will be ramps into and out of an underground garage that are highlighted in blue below as well as two loading facilities highlighted in yellow. These driveways shall be constructed to meet all Bellevue standards including pedestrian sight distance. The loading bays have been sized to fit up to a WB-40 vehicle. **Refer to Section XIII.A for condition regarding Provisions for Loading.**

Garage and Servicing Bays



Not all loading demands are freight and garbage. An office tower, retail, and restaurant also create drop-off, pick-up, private shuttles, and rideshare demands. The project is addressing this demand through the inclusion of an approximately 105-foot long, 10-foot wide curbside bay located midblock, along the north side of the building on NE 9th Place, as shown in purple below. This bay is a flexible area for the project to program for the uses described above, based upon the actual building tenants.

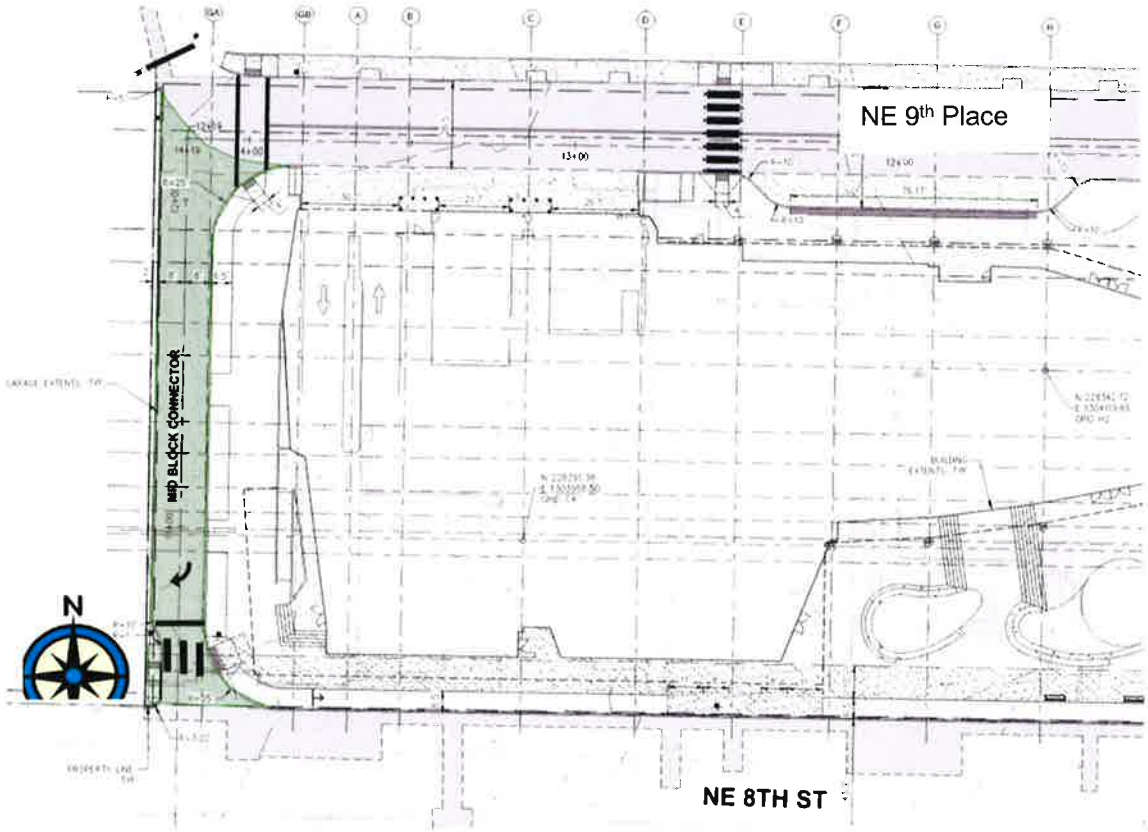


There will be an interim condition on NE 9th Place that will occur when the applicant constructs the south half of NE 9th Place for two-way traffic for the length of their property. There are several parcels to the north and west that have yet to develop that will leave a small portion of

NE 9th Place operating in a one-way eastbound direction until development is complete on those parcels.

Rather than provide a turnaround for westbound vehicles on NE 9th Place, the project will construct a new north-south connector road between NE 8th Street and NE 9th Place - shown in green below. This will be a 16-foot wide, one-way southbound road to allow westbound vehicles a route to exit NE 9th Place, thereby avoiding a dead-end street. This portion of the street will be constructed with an additional 2-foot of distance between the street and the building on the adjacent property line.

North/South Connector Road



The north-south connection will be required to have the same type public access easement upon it as NE 9th Place. This road will operate as a one-way street for an interim period of time until the adjacent development to the west constructs the remaining street width for two-way operation.

***Pedestrian and Bicycle Access*:**

North Project Frontage/NE 9th Place: The north half of NE 9th Place has an existing 6-foot wide sidewalk that narrows at the location of tree grates. The project will construct the south half of the road which will include 8 feet of clear sidewalk to provide an east/west pedestrian route along the project. NE 9th Place will also have a midblock crossing that connects to the

pedestrian facility on the north side of NE 9th Place. The midblock crossing is located just west of the project's loading bay.

East Project Frontage/108th Avenue NE: There is an existing 6-foot sidewalk along the frontage of the project on 108th Avenue NE. This project will replace and reconstruct the sidewalk to provide a 5-foot wide planter strip, 11-foot wide sidewalk, and new curb and gutter. 108th Avenue NE also has northbound and southbound protected bike lanes. The project will construct a permanent separation for the southbound bicycle lane by constructing a concrete island with planter boxes on top. The project will install near and far side signals for the SB bicycle movement.

South Project Frontage/NE 8th Street: There is existing 6-foot sidewalk along the frontage of the project NE 8th Street that this project will replace and reconstruct to new concrete curb and gutter, a 5-foot wide planter strip, and 11-foot wide concrete sidewalk.

West Project Frontage: The project will construct half of a new north-south connector roadwith the second half being constructed by the adjacent property owner to the west when it redevelops. Along the eastern side of the road there will be a minimum 8-foot wide sidewalk separated from the road by a minimum 5-foot wide planter. The road shall operate one-way as an interim condition with the remaining pavement width for two-way operation to be provided by the adjacent parcel to the west at re-development.

All frontages will provide new ADA compliant facilities including two new ADA ramps at the intersection of NE 8th Street and 108th Avenue NE.

Transit Service Access: King County Metro and Sound Transit both operate service in the immediate vicinity of the site. There is one transit stop on NE 8th Street in the southeast corner of the project. The Downtown Bellevue Transit Center and future light rail station are also located southeast of the project on NE 6th Street.

The project will construct new bus pads, seating, and weather protection at the location of the bus pad along the project frontage on NE 8th Street.

Sight Distance for vehicles and pedestrians

Sight distance requirements for vehicles and pedestrians were evaluated at the proposed driveway approaches and new public road intersection and shown to meet the City's standards. Any proposed landscaping, signage, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians. **Refer to Section XIII.B for Condition of Approval for transportation infrastructure improvements and civil engineering plans that include requirements for NE 8th Street, NE 9th Place, 108th Avenue NE and the Connector Road.**

Street Lighting

Street lighting photometric analysis is required adjacent to the proposed site along NE 8th Street, 108th Avenue NE, NE 9th Place, and the north-south extension of NE 9th Place to NE 8thStreet. New streetlight poles and replacement of existing luminaires with new poles and LED fixtures are required to meet the City's current standards. **Refer to Section XIII.B for related Condition of Approval for transportation infrastructure improvements and civil**

engineering plans that include requirements for for NE 8th Street, NE 9th Place, 108th Avenue NE and the Connector Road.

Transportation Infrastructure

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. **Refer to Section XIII.C for related Condition for Building and Site Plans - Transportation.**

NE 8th Street improvements include installation of new concrete curb and gutter, a 5-foot planter strip, , ADA compliant 11-foot concrete sidewalk, two new wide ADA ramps at the intersection with 108th Avenue NE, installation of street lighting that meets Bellevue's Standards, and installation of new traffic signal equipment at the intersection corner with 108th Avenue NE. The new signal equipment includes a new push buttons and push button poles to be ADA compliant for the new ramps. This also includes installation of a new pole, mast arm, and all new appurtenances on the pole.

108th Avenue NE improvements include road widening to provide 56 feet of pavement width, installation of a concrete island as a southbound bicycle lane buffer, installation of planters on top of the island that match the existing corridor planters, installation of near and far side bicycle signals at the intersection with NE 8th Street, new concrete curb and gutter, a 5-foot planter strip, installation of two bicycle amenity pads within the planter strip for cycle racks and a repair station, ADA compliant concrete 11-foot sidewalk, and street lighting that meets Bellevue's Standards. A midblock crosswalk and Rectangular Rapid Flashing Beacon (RRFB) will be installed just north of the site during construction and will be left in place afterwards.

NE 9th Place improvements shall meet all the existing ordinance and agreements in place in addition to those requirements needed to meet Bellevue's current transportation standards. This includes two 12-foot wide travel lanes, concrete curb and gutter, an 8-foot clear sidewalk, installation of ADA compliant ramps at the midblock, and installation of ADA compliant ramps at all intersections, street lighting that meets Bellevue Standards, installation of a 10-foot wide and 105-foot long loading bay, and recording of a public access easement over the travel lanes planter and sidewalk.

The north-south NE 9th Place Extension to NE 8th Street improvement includes installation of 16 feet of pavement for a one way southbound private road, 2 additional feet of paved shy distance between the one-way road and the adjacent property to the west, installation of concrete curb and gutter, installation of a minimum 5-foot wide continuous planter strip, installation of a minimum 8-foot wide clear sidewalk, installation of street lighting that meets

Bellevue Standards, installation of two new ADA ramps at the intersection with NE 8th Street, and recording of a public access easement upon the travels lanes, planter, and sidewalk. **Refer to Sections XIII.A, B, and D for Vehicle Access Restrictions, Transportation Improvements and Civil Engineering Plans, and Street Frontage Improvements.**

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of each approved development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. **Refer to Section XIII.C and D regarding conditions related to the Transportation Management Programs and Implementation of the Transportation Management Program**.

Easements and Right of Way

SCD NE 8th LLC shall provide sidewalk and utility easements to the City as needed to encompass the full width of any sidewalk and planter strip along the public roads NE 8th Street and 108th Avenue NE

SCD NE 8th LLC shall provide a public access easement on the road and sidewalk for NE 9th Place and the new north-south connection between NE 8th Street and NE 9th Place.

SCD NE 8th LLC shall provide right of way dedication to the back of the curb on the public streets 108th Avenue NE and NE 8th Street. **Refer to Section XIII.C regarding conditions related to Existing Easement, Easement for Signal control and Street Light Boxes and Vaults, and Sidewalk/Utility Easement and Right-of-Way.**

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. SCD NE 8th LLC shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit. **Refer to Section XIII.A and B regarding conditions for Holiday Construction and Traffic Restrictions and Right-of-Way Use Permit.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to

produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project NE 8th Street and 108th Avenue NE have both been classified as "Overlay Required."

Any overlay through a pedestrian crossing obligates the project to reconstruct both ramps serving that crossing to be ADA compliant. If the ramps are already compliant no further work is required. **Refer to section XIII.D for related condition regarding Pavement Restoration.**

F. Parks Department

The Parks Department has reviewed this application. Final review will occur through the associated clear and grade permits for this proposal.

IX. State Environmental Policy Act (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under SEPA.

Adverse impacts which are less than significant are subject to City Codes or Standards, which are intended to mitigate those impacts. In cases where the City has adopted development regulations to systematically avoid or mitigate adverse impacts, those standards and regulations, where applicable, will normally constitute adequate mitigation of the impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. Where impacts and regulations do not correspond, or where unanticipated impacts are not mitigated by existing regulations, BCC 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A discussion of the impacts associated with the project is noted below, together with any specific conditions of approval. **These impacts will be mitigated to less than significant through exercise of Code authority as well as through project-specific Conditions of Approval contained in Section XII of this report**

A. TRANSPORTATION

Long Term Impacts and Mitigation

The City has prepared a traffic forecasting model for the 2030 horizon year to assess cumulative impacts that may result from growth and development during that period. This modeling analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period.

Under the level of service standard detailed in the Transportation Code, the City is divided into 14 Mobility Management Areas (MMAs), each with an area average standard and a congestion management standard. The traffic modeling shows that all of the MMAs would meet both standards. This project proposes to add a maximum net increase of 560,000 GSF of office and 12,000 GSF of restaurant in MMA 3. This level of development is within the assumptions of the City's traffic modeling and does not require additional mitigation.

In addition, transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. **Refer to Section XIII.C for related condition concerning Transportation Impact Fees.**

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The project will generate approximately 425 new p.m. peak hour trips. That number was used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency. See Attachment I for said certificate.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E.

Short-Term Operational Impacts and Mitigation

A traffic impact analysis dated June 12th, 2020, was prepared for this project by TENW. The project trips were calculated, and concurrency was determined at that time for use to complete the TIA.

The analysis reviewed the operations of two existing intersections and two new intersections where new public roads are to be constructed:

1. 108th Avenue NE and NE 10th Street
2. 106th Avenue NE and NE 8th Street
3. 108th Avenue NE and NE 8th Street
4. 110th Avenue NE and NE 8th Street
5. 112th Avenue NE and NE 8th Street
6. NE 9th Place and 108th Avenue NE

All intersections remained at LOS E or better with the proposed transportation infrastructure improvements. These include frontage improvements along NE 8th Street, frontage improvements along 108th Avenue NE, construction of the south half of NE 9th Place, and construction of a new north-south connector between NE 8th Street and NE 9th Place.
The project's modeling shows a Level of Service F for the right turn onto 108th Avenue NE from NE 9th Place without mitigation. Due to the significant congestion shown at this intersection it is reasonable that if another route is provided by the north-south connection between NE 8th Street and NE 9th Place that a portion of those queued to take a right onto 108th Avenue NE will choose to exit onto NE 8th Street rather than waiting in the queue. With this mitigation the Level of Service improves from LOS F to LOS E. If the traffic conditions deteriorate in the future, then the City may restrict left turns at the intersection of NE 9th Place and 108th Avenue NE.

To improve pedestrian connectivity and as part of the project's required frontage improvements the project will construct 11-foot wide sidewalks on the arterial frontages of NE 8th Street and 108th Avenue NE, separated from the road by a minimum 5-foot wide planter strip. The project will construct 8-foot wide sidewalk on the south side of NE 9th Place and on the east side of the new connector road between NE 9th Place and NE 8th Street. The intersection of 108th Avenue NE and NE 8th Street is an enhanced intersection where the project will construct pedestrian improvements that meet the "enhanced" intersection criteria in the Downtown Transportation Plan. The intersection corner of 108th Avenue NE and NE 8th Street will also be reconstructed to two new ADA ramps and new signal equipment. All new sidewalks will be reconstructed to be compliant with the 2011 PROWAG ADA standards.

To improve bicycle connectivity the project will install improvements to the 108th Avenue NE protected bicycle lanes along the project frontage. These improvements shall consist of installing a concrete island with planter boxes on top for separation from the vehicular travel lanes. Near side and far side bicycle signals will also be installed at the intersection of 108th Avenue NE and NE 8th Street for the southbound cyclist.

Amendments to Environmental Checklist

The Environmental Checklist submitted with the application was revised per the revised design concept and it adequately discloses expected environmental impacts associated with the proposed project. The City codes and requirements, including the Clear and Grade Code, Utility

Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts except as noted below. The following amendments to the Environmental Checklist are needed. These impacts will be mitigated through exercise of code authority as well as through project-specific conditions of approval contained in Sections XIII A, B, C, D and E.

B. Air Quality

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Following construction, emissions from residents' and retail workers vehicles will be released.

Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust. These are standard practices imposed on the Clearing & Grading permit. (Bellevue City Code 23.76)

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. **Refer to Section XIII.A for Condition of Approval regarding Air Pollution from Construction Vehicles and Equipment.**

C. UTILITIES

The development proposed for this application has been reviewed on a conceptual basis and can feasibly construct water, sewer and storm facilities under current Utility codes and standards without requesting modifications or deviations from them.

D. NOISE

Exterior Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code may be granted pursuant to 9.18.020C.1 & 2. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit shall be required and must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with the Bellevue City Code – BCC 9.10 – Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off and are required to be done at night by the Utility Department)
- Work to accommodate transportation mitigation
- Required evening haul routes

Work that has been previously determined by sound level monitoring is not to exceed the maximum permissible noise levels. Utility/site work on private projects/property does not meet the standards to be provided exemption from the noise code. **See Section XIII.A for related condition regarding Construction Hours.**

Garage Exhaust Noise: Garage exhaust fans can create noise levels at the public sidewalk which exceed that allowed by the Bellevue City Code. This decision is conditioned to require certification by the project noise consultant that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk prior to the issuance of any mechanical permits. **See Section XIII.C for condition regarding Garage Exhaust Noise.**

X. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

Site Design

1. A rideshare drop-off lane was requested for this development. SCD NE 8th LLC has since provided said loading stalls on the south side of NE 9th Place. SCD NE 8th LLC will be required to sign these parking stalls for rideshare prior to Certificate of Occupancy. **See Section XIII.D for condition regarding Rideshare Drop-Off Lane.**
2. The Transportation Department requested that SCD NE 8th LLC consider providing a continuous landscape strip rather than the required street tree pits per LUC 20.25A.090.A.1, Plate A. The purpose of the request is to prevent vehicular drop-offs directly on 108th Avenue NE which is within 150 feet of the intersection of NE 8th Street and 108th Avenue NE. SCD NE 8th LLC has complied with this request and provided the said continuous landscape planter strip. This also has been documented with a departure request as noted in Section VI above.
   Staff asked SCD NE 8th LLC to provide pet relief areas in the right-of-way in order to minimize impacts to the required vegetation. SCD NE 8th LLC has complied with this request by providing four pet relief areas that are interspersed along the frontage of NE 8th Street as noted on Sheet L-001-A. This provision is a best practice given the growing density of residents in Downtown, as well as office tenants that encourage workers to bring pets to work. Providing these areas better protect landscaping along the street and internal to the site and improves maintenance and clean-up. **See Section XIII.B for condition regarding Pet Relief Areas.**
3. The Parks Department requested a plant substitution for some of the selected on-site tree species due to viability issues as noted in the revision consolidated letter dated March 17, 2020. These trees have since been replaced with trees that are hardy for the Pacific Northwest climate.
4. The Transportation Department required a north/south connecting road from NE 9th Place to NE 8th Street. Transportation worked with this applicant and the adjacent property owner to the west to arrive at final dimensions for this roadway as it will straddle both property boundaries.
5. The Transportation Department requested that the submitted Transportation Impact Analysis (TIA) dated December 17, 2019, be revised to solve the LOS F result for the right turn movement to 108th Avenue NE during PM peak hours. TENW has since issued a

supplemental report dated June 12, 2020, to its initial TIA that corrects for the LOS F turning movement.

6. The Transportation Department requested modification of the street frontage for the private road of NE 9th Place. Columns were inadvertently placed within the pedestrian walkway which interfered with the City's ADA requirements. This has since been corrected with the latest revision submittal.

Building Design

1. The average finished grade (AFG) for this proposal was calculated incorrectly from the street edge. Staff requested that SCD NE 8th LLC recalculate the AFG from the proposed building footprint in 10-foot increments to arrive at the correct AFG. SCD NE 8th LLC has since corrected the AFG calculation.
2. SCD NE 8th LLC had initially request FAR exemption for a second-floor amenity space at the southwest corner of the building. However, it did not meet the components for FAR exemption due to lack of access and pedestrian visibility from NE 8th Street per LUC 20.25A.170.D.1. SCD NE 8th LLC has since withdrawn this space from upper level exempted space and removed reference to this exemption with their subsequent revision submittal as this space will be used solely for internal users of this building.
3. Because a portion of this building is not at the build to line, staff asked SCD NE 8th LLC to provide additional weather protection throughout the site. SCD NE 8th LLC has complied with this request by adding weather protection to the amenity building with an elongated weather protection that extends 46 feet to the intersection of NE 8th Street and 108th Avenue NE.
4. Because SCD NE 8th LLC is requested FAR exemption for the ground level active uses, the applicant had to show compliance with the "A" ROW rather than the "B" and "C" rights-of-way for 108th Avenue NE and NE 8th Street respectively per LUC 20.25A.070.C.1.a. SCD NE 8th LLC has since complied with these requirements via the administrative departures noted above in Section VI of this report.

XI. DESIGN REVIEW DECISION CRITERIA

Design Review Criteria: The proposal meets the Design Review criteria (LUC 20.25A.110). If modifications are made to this design review application, SCD NE 8th LLC will be required to provide documentation of said change by either amending this Design Review application or via the Land Use Exemption (LUX) process as discussed in Section I.B. Compliance will be required to the LUC in effect.

A. The proposal is consistent with the Comprehensive Plan.

Finding: Staff has evaluated the submitted proposal and found that the application fulfills the Comprehensive Plan because of the following:

- This proposal is located within the City Center North Downtown neighborhood. The policies noted within this district emphasize development on NE 10th Street and 106th Avenue NE for residential and office uses. S-DT-57 encourages new pedestrian linkages within downtown districts. This projects proposed continuation of the installation of NE 9th Place, and the new north-south connector road is consistent with this policy. S-DT-40 speaks to the enhancement of sidewalks which this project has done beyond any minimums.

The project has provided all of the required streetscape elements, and has added pet relief areas to help maintain the long term viability of the landscaping. In accordance with S-DT-3, an open space plaza will be provided at the southeast corner of the site that will be highly visible on NE 8th Street. The placement of the plaza in this location will become a draw to adjacent office users in the vicinity of this proposal along with office workers assigned to this tower.

- The proposal supports UD-21 and UD-24 by providing mi-block connections and public open spaces throughout the site. SCD NE 8th LLC has provided the ½ section of the required mid-block connector road (north-south) at its western property boundary. Until the remainder of this road section is developed by the owner of the parcel to the west, it will provide a one-way outlet for vehicles to NE 8th Street. It will also allow pedestrian access north through the superblock to existing pedestrian walkways which lead to NE 10th Street. Additionally, the site has been designed with a highly visible plaza at the southeast corner of the site that will be framed by active uses which will encourage spill out into this area. The office tower has been designed with unique design features such as its exposed bracing that are framed on various floors with balconies which will add visual interest to NE 8th Street.
- The proposal supports UD-17 through the use of art and artistic elements to provide unique seating, paving, and enhanced landscaping features located within the plaza and required planter strips on NE 8th Street and 108th Avenue NE. See Sheets L-000 to L-301-A for the proposed landscaping and site amenity elements proposed for this project.
- The proposal supports UD-11 by designing a project in the Downtown that will be unique, attractive and harmonious with the adjacent neighborhood. The proposal has been designed with a two-story podium located in the central portion of the site which will provide pedestrian scaled amenities within the superblock. The podium will be enhanced by a roof top deck that will further enhance and activate this area of the site from the pedestrian level. The proposed amenity building will further enhance these activities as well with its placement along the eastern portion of the south. The office tower, which will be located north of the plaza, will further enhance these activities with placement of a "living room" with retractable walls to encourage spillage into the plaza by its patrons. This proposal is also required to complete the south ½ section of NE 9th Place that was started with the 929 Tower to the north. The completion of this roadway will allow two-way traffic within this section of the roadway. All planned back of house activities will take place on this roadway at the northwest corner of the building. Garbage removal and rideshare activities will take place on NE 9th Place.

See Attachment J for a complete list of the pertinent Comprehensive Plan policies that are supportive of the project proposal.

B. The proposal complies with the applicable requirements of this Code.

Finding: The tables in Section IV.A of this report summarize the applicable requirements and analyze the proposed project for consistency with the applicable requirements. The proposal complies with the LUC requirements for building height, lot coverage, floor area ratio, parking and trash and recycling. The proposal meets the Administrative Departure decision criteria as noted above in Section VI as needed. The

proposal also conforms to the applicable design guidelines as discussed in Section V and decision criteria in Sections XI and XII of this report.

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

Finding: The proposal addresses the intent of all applicable design guidelines. See discussion in Section V – Design Guidelines of this report and Attachment G for complete list of the pertinent design guidelines and how the criteria have been addressed in support of the project proposal.

D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The proposal is compatible with the scale and character of development that currently exists within the superblock with the construction of the Washington Square Towers, 929 Tower and Hilton Garden Inn, and with the future development anticipated in the downtown of Bellevue as allowed by the Land Use Code. The proposed exterior color and materials will be visually harmonious with the surrounding existing and proposed development. Additionally, the proposed frontage development on NE 8th Street and 108th Avenue NE will also be consistent with the character of existing downtown streets, which are continuously being re-constructed as developments occur.

E. The proposal will be served by adequate public facilities including streets, fire protection and utilities.

Finding: The proposal site will be served by adequate public facilities including streets, fire protection and utilities. The subject site currently has access to water, sewer and electrical services. For further discussion, see Section VIII.A of this report.

F. The proposal is consistent with any required Master Development Plan approved pursuant to Part 20.30V LUC or other applicable code section.

Finding: Not applicable.

XII. DECISION

After conducting the various administrative reviews associated with this proposal including applicable land use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE the Design Review and SEPA application** subject to the following conditions:

XIII. CONDITIONS OF APPROVAL

The following conditions are imposed under the authority referenced:

A. GENERAL CONDITIONS

1. **Compliance with Bellevue City Codes and Ordinances:** The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425/452-7860
Bellevue Development Standards	"	
Transportation Code - BCC 14.60	Ryan Miller	425/452-2065
Trans. Improvement Program - BCC.22.16	"	
Right-of-Way Use Permit - BCC 14.30	Tim Stever	425/425-4294
Bellevue Utilities Code - BCC Title 24	Mohamad Sambou	425/452-6828
Construction Codes - BCC Title 23	Lauren Eck	425/452-6938
Land Use Code - BCC Title 20	Antoinette Pratt	425/452-5374
Sign Code - BCC Title 22B	"	
Noise Control - BCC 9.18	"	
Uniform Fire Code - BCC 23.11	Glen Albright	425/452-4270

2. **Holiday Construction and Traffic Restrictions:** Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

   Authority: BCC 14.30.060
   Reviewer: Tim Stever

3. **Vehicular Access Restrictions:** Access onto 108th Avenue NE from NE 9th Place may be restricted to right-turn-in and right-turn-out only. This will be achieved through installation of a c-curb and signage, as specified in the final civil engineering plans for the development.

   Access onto NE 8th Street from the new north-south connector shall be restricted to right-turn-in and right-turn-out only. This will be achieved through installation of a c-curb and signage, as specified in the final civil engineering plans for the development.

   Authority: BCC 14.60.150
   Reviewer: Ryan Miller

4. **Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

   Authority: LUC 20.20.590.K.4; BCC 14.60.180
   Reviewer: Ryan Miller
   Antoinette Pratt

5. **Utilities/Conceptual Approval:** Utility Department approval of the design review application is based on the conceptual design only and the following conditions. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. A water, sewer and storm Developer Extension Agreement will be required for the project along with side sewer and water meter

applications. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Easements will be required public and private as needed.

Authority: BCC 24.02, 24.04, 24.06
Reviewer: Mark Dewey

6. **Construction Hours:** Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Construction noise is prohibited on all Sundays and WA state holidays. Posting of construction hours is required. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C.1&2 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. To vary construction noise hours, the applicant shall apply for a noise permit that must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such requests may be required to include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

   Authority: BCC 9.18.040
   Reviewer: Antoinette Pratt

7. **Design Review Modifications**: Any modification to this approval shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I.B of this report. Conditions of Approval run for the life of the project.

   Authority: LUC 20.30F.175, 20.25A.060
   Reviewer: Antoinette Pratt

8. **Air Pollution from Construction Vehicles and Equipment:** Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

   Authority: State Environmental Policy Act, Bellevue City Code, 23.76, Revised Code of Washington 46.61.655
   Reviewer: Antoinette Pratt

B. PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT:

1. **Right-of-Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access. The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Tim Stever

2. **Transportation Infrastructure Improvements and Civil Engineering Plans:** Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.

Transportation infrastructure improvements on 108th Avenue NE, NE 8th Street, 9th Place, and the new connector road to NE 8th Street include the following:

a. <u>NE 8th Street</u>
i. Install new concrete curb and gutter
ii. Install a minimum 5-foot wide planter strip with the following:
  a) Spray Irrigation from a private meter. A city meter may need to be installed by the developer if one is not present and if the Parks Department agrees to maintain the frontage.
  b) Soil preparation and root barrier
  c) Street trees, ground cover, and landscaping
iii. Install a minimum 11-foot wide concrete sidewalk
  a) All new and existing utilities lids within the sidewalk must have non-slip lids installed
iv. Street lighting that meets Bellevue's standards at the time of GD permit review.
  a) Installation of poles, arms, and LED fixtures meeting current City standards is required.

b) A combined street tree and streetlight plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).

v. Convey property rights to the City, prior to grading permit issuance.
   a) Provide Right of Way dedication to the back edge of the curb on NE 8th Street.
   b) Provide public sidewalk and utility easement for the planter and sidewalk width per the land use code.

vi. Intersection of 108th Avenue NE and NE 8th Street
   a) Reconstruct the intersection corner
      - Construct two new minimum 6-foot wide ADA compliant ramps
      - Install new signal pole and mast arm. All appurtenances and signage on the pole shall be new.
      - Install new pedestrian heads, poles, and push buttons at the intersection corner. The placement shall be such to meet all MUTCD and ADA requirements.
      - Install near side and far side bicycle signals for the southbound bicycle facility adjacent to the project.
      - Install treatment(s) necessary to meet the "Enhanced" intersection criteria of the Downtown Transportation Plan.

vii. Construct three bus pads per King County Metro Standards. Provide shelter and seating at the location of the bus stop.

b. <u>108th Avenue NE</u>

i. Construct new curb and gutter with an alignment to provide a minimum road width of 56-feet.
   a) Install a new concrete island to provide separation for the Southbound bicycle lane. The bicycle lane and buffer are included in the 56-foot street pavement section.
      - Install planter boxes on the buffer, match the current planter on the corridor today.
   a) Install channelization as required for the vehicular travel lanes and bicycle lanes. This includes green pavement markings as required by the review engineer.
   b) Construct a crosswalk and a midblock RRFB crossing north of the intersection of 108th and NE 9th Place prior to closing the 108th Avenue NE sidewalk along the project frontage. This is to provide a reasonable detour to the transit center. This RRFB midblock crossing shall be constructed to meet City standards and remain in place after completion of the project to be owned and operated by the City.

ii. Install a minimum 5-foot wide planter strip with the following:
   a) Spray Irrigation from a private meter. A city meter may need to be installed by the developer if one is not present and if the Parks Department agrees to maintain the frontage.
   b) Soil preparation and root barrier
   c) Street trees, ground cover, and landscaping

d) Install two amenity pads between street trees to provide bicycle amenities such as short-term bike parking racks and/or a bicycle repair station that may be best located near the intersection corner.

iii. Install a minimum 11-foot wide concrete sidewalk
   a) Install a knee-high pedestrian railing on a thickened edge of the planter strip side of the public sidewalk.
   b) All new and existing utilities lids within the sidewalk must have non-slip lids installed

iv. Street lighting that meets Bellevue's standards at the time of GD permit review.
   a) Installation of poles, arms, and LED fixtures meeting current City standards is required.
   b) A combined street tree and street-light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).

v. Convey property rights to the City, prior to any building permit issuance.
   a) Provide Right of Way dedication to the back edge of the curb on 108th Avenue NE.
   b) Provide public sidewalk and utility easement for the planter and sidewalk width required per the land use code.

vi. Intersection of 108th Avenue NE and NE 8th Street
   a) Reconstruct the intersection corner
      - Construct two new minimum 6-foot wide ADA compliant ramps
      - Install new signal pole and mast arm. All appurtenances and signage on the pole shall be new.
      - Install new pedestrian heads, poles, and push buttons at the intersection corner. The placement shall be such to meet all MUTCD and ADA requirements.
      - Install near side and far side bicycle signals for the southbound bicycle facility adjacent to the project.
      - Install treatment(s) necessary to meet the "Enhanced" intersection criteria of the Downtown Transportation Plan.
      - Dedicate right of way to the back of the curb, dependent on the final intersection corner design.

c. NE 9th Place

i. Construct NE 9th Place per the most recent ordinance and applicable agreements.

ii. Provide the following street section for NE 9th Place, measured from the north face of curb:
   a) Two minimum 12-foot wide travel lanes
   b) 10-foot wide curb space bay for loading demands, approximately 105-foot in length.
   c) Concrete curb and gutter

iii. The proposed access locations off this road shall meet Bellevue's pedestrian and vehicular sight distance requirements.
   a) The access location shall meet all City standards.

iv. Record a public access easement upon the travel lanes and sidewalks. The loading bay is not required to have the public access easement.
vii. New ADA ramps are required at the midblock and at intersections.
viii. Signage and channelization are required as needed to meet MUTCD, to meet Bellevue Standards, and as directed by the review engineer.

d. Connector Road (Between NE 9th Place and NE 8th Street)

i. Construct the following road section
   a) 18-foot total pavement width
      - 16-foot for a one-way SB lane
      - 2-foot for shy distance between the road and the adjacent property
   b) Concrete curb and gutter
   c) 5-foot wide continuous landscape planter
   d) Minimum 8-foot wide sidewalk
ii. Record a public access agreement upon the private road and sidewalk
iii. New ADA ramps are required at the intersection with NE 8th Street.
iv. Signage and channelization as required to meet MUTCD, to meet Bellevue Standards, and as directed by the review engineer.
v. Operate this as a one-way southbound facility until the adjacent property to the west develops and constructs the remaining pavement to allow for two-way traffic.
vi. Install signage and channelization on the connector road and NE 8th as needed to identify to users that it is a one-way southbound facility.

e. Signal and Fiber

Conduit and junction boxes are required along the length of 108th Avenue NE and NE 8th Street. The City will take on the cost of the fiber and the fiber installation. The applicant shall install the conduit and junction boxes.

f. Structures Extending into the Sidewalk and Utility Easement

i. No structure may extend into the Right of Way
ii. Underground Parking Garages
Underground garages and building structures may extend under the sidewalk and planter within the sidewalk and utility easement and multi-use easement if the vertical clearance requirements are met.
   a) At the intersections of NE 8th Street and 108th Avenue NE a minimum of 20 feet of vertical clearance is required. This is 20 feet of clear dirt between the top of the structure to the top of sidewalk grade. This is required between the PC and PT within the full footprint of the sidewalk and utility easement. Additional depth may be required based upon the design of the signal pole and mast arm foundation.
   b) On the arterial NE 8th Street and 108th Avenue NE 12 feet of vertical clearance is required. This is 12 feet of clear dirt between the top of the structure to the top of sidewalk grade. This is required in the easement area between the curb and the back of the sidewalk.
   c) On the private roads 9th Place and the new connector road between NE 8th Street and 9th Place 2 feet of vertical clearance is required. This is a minimum 2 feet of clear dirt between the top of the structure to the top of road grade.
iii. Balconies, Weather Protection, and Building Extending Over the Sidewalk and Utility Easement.

a) No balcony or any part of the building may extend over the public sidewalk and planter within a 60-foot vertical zone upon the sidewalk and utility easement or multi-use easement.

a) The only exception is removable weather protection. This may extend over the sidewalk into the sidewalk and utility easement or multi-use easement.
   - Weather protection must have at least three feet horizontal clearance from any streetlight or traffic signal pole.
   - Weather protection must meet Transportation's vertical clearance requirements.
   - Weather protection shall be located at least 9 feet above the sidewalk grade and designed/constructed to be removable.

g. The Americans with Disabilities Act (ADA)

ADA requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations. All new and existing junction boxes shall have non-slip lids installed. All new and existing junction boxes shall have foundry applied non-slip lids within the public sidewalk.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

h. Soil Nailing/Shoring

No soil nailing or shoring is allowed under a street right of way or sidewalk/utility easement or multi-use easement without an indemnification agreement that protects the city.

i. Fixed Objects

No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or

equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

j. **Utility Lines**
No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

k. **Channelization & Signage Plan**
A dedicated channelization and signage plan is required. Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Ryan Miller (425) 452-7915

3. **Clearing and Grading Permit:** The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of the design review application. Approval of this design review does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

   Authority: BCC 14.60.090
   Reviewer: Janney Gwo, Clear and Grade Division

4. **Soil Volume:** Trees proposed within the site and streetscape planter areas shall be provided the required soil volume, as described within the City of Bellevue Parks Department, Environmental Best Management Practices and Design Standards Manual: https://bellevuewa.gov/sites/default/files/media/pdf_document/2016-environmental-best-mgmt-practices-manual.pdf Soil volume calculations shall be shown on the plans submitted for a clearing and grading permit.

   Authority: Environmental BMP's and Design Standards Manual
   Reviewers: Antoinette Pratt, Land Use Division
   Tom Kuykendall, Parks Department

5. **Pet Relief Areas:**

   a. The property owner is responsible for maintaining these areas of the landscape strip along the public sidewalk

b. Pet relief areas within the landscape strip along the public sidewalk should be filtered prior to entry into soil or the storm sewers system.
c. Pet relief areas within the site must drain to sanitary sewer.
d. Pet relief areas must be irrigated or cleaned on a regular basis (nightly) to reduce potential negative public health and environmental effects.

Authority: LUC 20.25A.110.A.2, 20.20.520.A, 20.20.520.K, UPC 304.0
Reviewers: Tom Kuykendall, Parks Department

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT:

1. **Transportation Impact Fee:** Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

   Authority: BCC 22.16
   Reviewer: Ryan Miller (425) 452-2065

2. **Building and Site Plans – Transportation:** The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

   Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
   Reviewer: Ryan Miller (425) 452-2065

3. **Existing Easements:** Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

   Authority: BCC 14.60.100
   Reviewer: Ryan Miller (425) 452-2065

4. **Easements for Signal Control and Street Light Boxes and Vaults:** The applicant shall provide easements to the City for location of signal and streetlight facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

   Authority: BCC 14.60.100
   Reviewer: Ryan Miller (425) 452-2065

5. **Sidewalk/Utility Easements and Right-of-Way:** The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area. The applicant shall

provide right of way to the City up to the back of the curb on the public streets NE 8th Street and 108th Avenue NE.

Authority: BCC 14.60.100
Reviewer: Ryan Miller (425) 452-2065

6. **Transportation Management Program:** The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070.

   Authority: BCC 14.60.070; 080
   Reviewer: Ryan Miller (425) 452-2065

7. **Garage Exhaust Noise:** The garage exhaust fans can create noise levels at the public sidewalk which exceed that allowed by the Bellevue City Code. This decision is conditioned to require certification by the project noise consultant that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk prior to the issuance of any mechanical permits. Additionally, the noise consultant shall verify noise levels at the property line on the public sidewalk, any publicly accessible space, the through-block pedestrian connection, and/or walkways adjacent to pedestrian oriented frontage that exhaust fans and any other such equipment will not exceed 60 dBA at the property line. The City may require certification of compliance following installation.

   Authority: BCC 9.18.030 and LUC 20.30F.145
   Reviewer: Antoinette Pratt

8. **Commercial Venting**: To protect the pedestrian environment, the applicant shall be required to direct all venting away from pedestrian areas at grade. This will reduce the opportunity of malodorous odors from encroaching into pedestrian areas.

   Authority: BCC 9.10.030.B and LUC 20.25A.130.D
   Reviewer: Antoinette Pratt

9. **Fire Department Conditions of Approval:** The Fire Department has approved this Design Review application subject to the following conditions:

   a. Fire pump room protection and access shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with IBC 707 or 2-hour horizontal assemblies constructed in accordance with IBC 711, or both. Fire pump rooms not directly accessible from the outside shall be accessible through an enclosed passageway from an enclosed stairway or exterior exit. The enclosed passageway shall have a fire-resistance rating not less than the fire resistance rating of the fire pump room. **Access to stairwell leading to fire pump room is not currently protected.**

      Authority: IBC 913.2.1

   b. A secondary on-site water source shall be provided for high-rise building as follows:

- High-rise buildings containing R or B occupancy only shall be provided with a net useable volume of 15,000 gallons.
- High-rise buildings containing an S-2 occupancy shall be provided with a net useable volume of 40,000 gallons.
- High-rise buildings containing an M occupancy shall be provided with a net useable volume of 50,000 gallons.
- Multi high-rise complexes that are less than 450' in height may share a common secondary water source shall by combining the highest demand of number 2 or 3 above, with number 1 above. Only one parking/retail area and 2 high-rise buildings may share a common secondary water source.

Authority: IBC 403.3.3

c. Structures shall be provided with an automatic fire sprinkler system in accordance the International Fire Code as amended by the City of Bellevue. A permit for the fire system shall be obtained from the Fire Department prior to work commencing.

Authority: IFC 903

d. A fire alarm system installed in accordance with the International Fire Code and NFPA 72 is required for this structure.

Authority: IFC 907

e. The building shall be protected by an automatic standpipe system.

Authority: IFC 905

f. The building shall have an Emergency Responder Radio system.

Authority: IFC 510

g. A smoke control system is required for this project.

- The Smoke Control Concept (see number sheet 42A) must be approved prior to submittal of the garage building permit (BB for the garage).
- The Smoke control Detailed Design (see number sheet 42B) must be submitted prior to issuance of the garage building permit (BB for garage).
- The Smoke Control Permit (FH Detailed Design see number sheet 42B) must be approved before the above grade building permit (BB for podium/tower) will be issued.
- Work associated with the smoke control permit, except for a slab-only pre-wire, cannot occur until the Smoke Control permit (FH) is issued. An electrical Pre-construction meeting is required before garage slab-only permit is issued.

h. High rise structures shall be provided with a Firefighter Air Replenishment System (FARS) in two remote stairwells. A fire department connection panel shall be attached to the building or on a remote monument at the exterior of the building. The panel shall be secured inside of a weather-resistant enclosure. The panel shall be within 50 feet (15 240 mm) of an approved roadway or driveway, or other location approved by the Bellevue Fire

Department. The enclosure shall be visible and accessible on approach to the building. **The FARS requirement is changing when the 2018 I-Codes are adopted. See below:**

a. **Two exterior connection points are required that must be at least 6' from an FDC.**
b. **Instead of two above grade stairwells requiring the FARS fill locations, only one fill location required in a 2-hour closet on every third floor above the 5th floor located between a stairwell and the fire access elevator. All below grade stairwells will continue to require fill stations in the stairwells.**
c. **A tank system shall be provided to supply the FARS system in a separate room.**
    i. **It is our understanding that the new systems will not only meet our operational needs better but are actually less expensive to install. If the building permit submittal takes place prior to the adoption of the 2018 codes, your project will have the option to meet either method.**

Authority: IFC 917

Authority: Various as noted above
Reviewer: Glen Albright

D. PRIOR TO CERTIFICATE OF OCCUPANCY:

1. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including streetlight and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. All existing streetlight and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

   Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual Sections; and Transportation Department Design Manual Standard Drawings.
   Reviewer: Ryan Miller (425) 452-2065

2. **Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be completed. NE 8th Street and 108th Avenue NE are both grind and overlay streets.

   Authority: BCC 14.60. 250; Design Manual Design Standard #23
   Reviewer: Ryan Miller (425) 452-2065

3. **Implement the Transportation Management Program:** The Transportation Management Program required by Bellevue City Code Sections 14.60.070 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

   Authority: BCC 14.60.070, 14.60.080

Reviewer: Ryan Miller (425) 452-2065

4. **Public Access and Right of Pedestrian Usage:** A through-block pedestrian connection have been established for this site. 24-hour public pedestrian access shall be accommodated for the east/west and north/south pedestrian through-block connections along with the plaza spaces. In addition, public access signs shall be located prominently and visible to pedestrians from the public right-of-way shall be posted at every point where the public access easement intersects with the public right-of-way prior to Certificate of Occupancy. Additionally, the owners of the property are required to execute a legal agreement providing that such property is subject to a nonexclusive right of pedestrian use and access by the public during hours of operation A written agreement that meets the satisfaction of the Development Services Department Director shall be recorded with the King County Recorder's office.

   Authority: LUC 20.25A.160.D.1, BCC 22B
   Reviewer: Antoinette Pratt

5. **Bonus System and Exempt Active Recording:** The applicant shall record a copy of the approved bonus point calculations, a plan that clearly shows where each amenity is located, a plan that shows the location and square footage of all ground-level retail exempt from GFA for FAR, and the Conditions of Approval from this Design Review with the King County Records office.

   Authority: LUC 20.25A.070.E
   Reviewer: Antoinette Pratt

6. **Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.
   Authority: LUC 20.40.490
   Reviewer: Antoinette Pratt

7. **Landscape Maintenance Device:** The applicant shall file with DSD a landscape maintenance assurance device for a one-year period from the date of final inspection in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

   Authority: LUC 20.40.490
   Reviewer: Antoinette Pratt

8. **Site and Building Lighting:** Site and building lighting will be required to comply with light and glare standards to reduce spillover on adjacent parcels. Additionally, the proposed lantern lighting proposed for the building facades shall be dimmable.

   Authority: LUC 20.20.522
   Reviewer: Antoinette Pratt

9. **Allocation of Parking for Retail, Restaurant, and Visitor:** Prior to TCO, applicant shall submit plans of the parking garage to Land Use, identifying and provide signage for the

exact location of the parking stalls to be assigned for rideshare, retail, restaurant and visitor uses in the building and identify any conditions and/or restrictions for these spaces.

Authority: LUC 20.25A.080.B
Reviewer: Antoinette Pratt

10. **Storefront Glazing/Vision Glass:** To ensure visibility from the sidewalk along NE 8th Street and 108th Avenue NE to enhance the pedestrian environment along these street frontages. The vision glass should be clear (non-tinted, non-reflective) window glass. The windows shall not be obstructed with devices such as curtains, blinds, etc. and shall allow continuous visual access into the retail spaces with exception for sun shading at seasonal times of the year. Blinds shall be raised when the sun intensity has receeded.

    Authority: LUC 20.25A.070.D.4.2.6 and 20.30F.145
    Reviewer: Antoinette Pratt

11. **Planting in Right-of-Way/Streetscape:** Planting shall be done according to the Parks Department Best Management Practices and Design Standards in place at the time of construction. A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 at least 24 hours before planting to schedule the inspection.

    Authority: LUC 20.25A.060.B
    Reviewer: Tom Kuykendall, Parks Department
    Antoinette Pratt, Land Use

12. **Planting Strip/Right-of-Way Irrigation:** The irrigation system for all street trees and landscaping within the right-of-way shall be on a separate water meter and controller that can be accessed 24 hours a day by the City of Bellevue. Include automatic operation and rain sensors to override the automatic cycle if needed. Coordinate the exact location and design with the Parks Department prior to irrigation installation. Parks Department contacts are the following:

    * Tom Kuykendall, tkuykendall@bellevuewa.gov or (425) 452-7925; or
    * Merryn Hearn, mhearn@bellevuewa.gov or (425) 452-4100

    - No drip irrigation will be allowed within any City right-of-way.
    - Schedule 40 irrigation pipe is required.
    - There shall be a minimum 4-inch diameter sleeve under all new sidewalks and driveways.
    - If the irrigated area exceeds 500 square feet then the landscape irrigation budgeting section of the Water Code applies.
    - Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

    Authority: BCC 24.02.205, LUC 20.25A.060.B
    Reviewer: Antoinette Pratt

13. **Penthouse Backlighting System**: To ensure that the penthouse lighting complements the Bellevue skyline at night, the backlighting shall be adjustable so that it remains compatible with existing tower structures.

    Authority: LUC 20.20.522
    Reviewer: Antoinette Pratt

14. **Rideshare Drop-off Lane Signage:** SCD NE 8th LLC will be required to sign parking stalls on NE 9th Place identified as being provided for loading for rideshare prior to Certificate of Occupancy.

    Authority: LUC 20.20.590.K.4
    Reviewer: Antoinette Pratt

E. PRIOR TO ISSUANCE OF SIGN PERMITS

1. **Signage:** All signage shall be pedestrian oriented. A comprehensive sign package shall be submitted to DSD for review and approval prior to issuance of any sign permits. The sign package plans, elevations, and other sketches shall include but are not limited to:

    a. Location
    b. Lighting
    c. Color Palette
    d. Material
    e. Design (No cabinet or can signs are permitted)

    Signage shall be the minimum size necessary to convey information and shall be architecturally compatible and integrated with the building. See Sign Code limitations or other design criteria. Design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

    Authority: LUC 20.25A.170.7, LUC 20.30F, BCC 22B
    Reviewer: Antoinette Pratt

ATTACHMENT A
(Project Plans and Drawings)



NE 8TH BELLEVUE, WA

DESIGN REVIEW R2

SKANSKA

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska USA
701 Yesler Avenue North Ste 400
Seattle, WA 98109
T. 206-726-8000

KEY PLAN

NO.	ISSUES	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PICKARD CHILTON

This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Approved of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for nor does it make any representation concerning dimensional accuracy of this drawing or the content of the drawing with documents prepared by other consultants.

NOT FOR CONSTRUCTION

STAMP

NORTH ARROW

DRAWING TITLE
TITLE SHEET

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE
0 4 8 16 32
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
G.000

REVISION NO
00

STATISTICAL ANALYSIS SUMMARY

Item	Proposed Design
Land Use Zoning District	Downtown DT-O-2 North of NE 8th Street
Total Building GSF (Above Grade)	566,511 GSF
Total Building GSF (Below Grade)	351,018 GSF
FAR Chargeable Area GFA	473,204 GFA
Ground Level Active Use Area	13,668 SF
Building Height (From Avg Finish Grade)	372'-6" (top occupiable floor) 392'-6" (top of mechanical screen/crown)
Levels	LL1-LL5: Below Grade Parking L1 Lobby, Ground Level Active Use, Loading Dock L2: Office Amenity and Upper Level Active Use L3-25: Office L26: Mechanical
Parking Spaces	822 (office) / 56 (active use/short term)
Bike Parking Spaces	150 (Garage) 28 (Streetscape and Plaza)

SHEET INDEX

GENERAL - ADR

G.000	TITLE SHEET
G.001	SHEET INDEX AND STATISTICAL ANALYSIS SUMMARY
G.002	LAND USE CODE - SUMMARY AND DEPARTURES
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CIVIL - ADR

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ARCHITECTURE - ADR

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LIFE SAFETY - ADR

A0.25B	CODE ANALYSIS - BELOW GRADE PARKING LEVEL 5
A0.24B	CODE ANALYSIS - BELOW GRADE PARKING LEVEL 4
A0.23B	CODE ANALYSIS - BELOW GRADE PARKING LEVEL 3
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A0.218	CODE ANALYSIS - LEVEL 18 (LEVEL 20 SIM.) HIGH RISE LEVELS
A0.219	CODE ANALYSIS - LEVEL 19 HIGH RISE LEVEL
A0.220	CODE ANALYSIS - LEVEL 20 HIGH RISE LEVEL
A0.222	CODE ANALYSIS - LEVEL 22 HIGH RISE LEVEL
A0.224	CODE ANALYSIS - LEVEL 24 HIGH RISE LEVEL
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LIGHTING - ADR

LT2.01	LEVEL 1 LIGHTING FLOOR PLAN
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LT6.02	LEVEL 2 LIGHTING RCP
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LT6.06	TERRACE RCP EAST UPPER LEVEL
LT6.08	TERRACE RCP WEST LOWER LEVEL
LT6.09	TERRACE RCP WEST UPPER LEVEL
LT6.25	AMENITIES DECK
LT6.26	ROOF CROWN

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09.26.2019
2	DESIGN REVIEW R1	01.17.2020
3	DESIGN REVIEW R2	05.12.2020

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DRAWING STATUS
DESIGN REVIEW R2

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SHEET INDEX AND STATISTICAL ANALYSIS SUMMARY

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

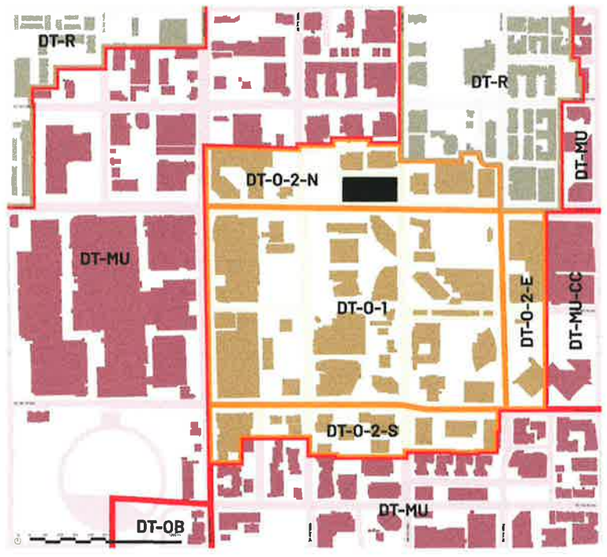
GRAPHIC SCALE

SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
G.001	00

DEPARTURES (LUC 20.25A.030.D)			
Item	Land Use Code Requirement	Summary	Reference
Build-To Line at NE8th and 108th Ave NE	20.25A.050A.1: Buildings are built to the "build-to" line, which is either the property line or the right-of-way line, except where a plaza, building modulation, or other ground level open space is proposed.	Building proposed to step back for approximately 19' along NE8th before plaza and approximately 17' at corner of NE9th and 108th	G.003 G.101 Departure Request Form
Compact Stall Ratio	20.20.590.K.9: For all uses, the property owner may design and construct up to 50 percent of the approved parking spaces in accordance with the dimensions for compact stalls provided	62% Compact stall proposed with departure requested per LUC 20.25A.060.F.2: The Director may approve through an Administrative Departure pursuant to LUC 20.25A.030.D.1, the design and designation of up to 65 percent of the spaces for use by compact cars.	A1.0L1 A1.0L2 A1.0L3 A1.0L4 A1.0L5 Departure Request Form
Tree Pits on 108th	20.25A.090.A.1 108th Ave NE Planting Pit Required	We are applying for a departure from the required tree pits along 108th to dissuade mid-block vehicle drop-offs and pedestrian crossings. For the rest of the requirements we are at or exceeding the minimum required dimensions.	Landscape Drawings Departure Request Forms
Active Use	20.25A.070.C.1 a/c All active uses must meet "A" ROW requirements	Requesting FAR exemption for active-use within plaza that is not along street frontage and therefore does not meet all "A" ROW requirements	G.101 Departure Request Forms



PROJECT LOCATION AND ZONING MAP

DIMENSIONAL REQUIREMENTS (LUC 20.25A.060.A.4)	
Downtown (DT) - Project Limit LUC 20.25A.020	78,868 SF* (77,005 SF site area + 1,862.5 SF NE8th ROW dedication*)\ *Refer to *Notice of FAR from Available Special Dedication* Small Site (less than 40,000 SF) Y____N_X__
Land Use District per LUC 20.25A.010	DT-O-2 North of NE 8th St.
Building Type per LUC 20.25A.060 Footnote (2)	Residential Y____N_X___ (If more than 50% of GFA is devoted to residential uses) Non-Residential Y_X_N____ Above Grade Parking Y____N_X__

DIMENSIONAL REQUIREMENTS (LUC 20.25A.060)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Minimum Tower Setback from interior property line(s) above 80 ft. /If Building Exceeds 100 ft. LUC 20.25A.060.A.4	Nonresidential: 20'	South: 49' North: 44' East: 68' West: 60'	LUC 20.25A.060.A.4
Maximum Floor Plate Above 40 ft. Measured in GSF/f*	24,000 GSF	22,960 GSF	LUC 20.25A.060.A.4
Maximum Floor Plat Above 80 ft. Measured in gsf/f*	24,000 GSF	22,960 GSF	LUC 20.25A.060.A.4
Averaged Floor Plates (if applicable)	23,143 (LUC MAX)	22,750 SF	LUC 20.25A.075.A Floor plates averaged to comply with trigger height requirements RE: G.005
Maximum Lot Coverage by Structure	100%	Site Area: 78,868 SF Lot Coverage: 36,398 SF 46.2%	Street surfaces at Mid-block connecting road and NE 9th Place not included in Lot Coverage
Maximum Building Height/ Maximum Building Height with Mechanical Equipment Measured from average finish grade DT-Building Height	460'/ 480'	373'-0" / 390'-6"	LUC 20.25A.060.A.4
Floor Area Ratio: GFA for FAR:	Base: 5.4 Max: 6.0	GFA: 473,204 FAR: 6.0	LUC 20.25A.060.A.4 Refer to G.105 for FAR summary
Base Building Height Measured from Average Finish Grade	288'	373'-0" / 390'-6" Average Grade: 173'-6"	LUC 20.25A.060.A.4 Trigger height exceeded. Refer to G.007 for floorplate averaging compliance and G.100 for plaza requirement compliance.
Building Trigger for Additional Height	288'	-	LUC 20.25A.060.A.4
Building Height Above Trigger Height	-	392'-6"	104'-6" above Trigger Height
Tower Separation above 60 ft. where Building Exceeds 100 ft. (multiple tower project only)	60'	N/A	

FAR EXEMPTIONS (LUC 20.25A.070.C)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
1. Exemption for Ground-Level Active Uses Measured in GFA for FAR	1	13,668 SF	REFER TO G.105 – G.109 FOR FAR PLANS AND TABLE Includes area described in Active Use Departure for active use space within Plaza

STREET FRONTAGE and LANDSCAPING (LUC 20.25A.090 & 110)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Sidewalk Width measured from back of curb Overall Width: Planting Strip or Planting Pit: Sidewalk Width: LUC 20.25A.090	NE 8th = 16'-0" 108th = 16'-0" NE 8th = Planting Strip 108th = Planting Pit 6'-0" wide unobstructed travel (minimum)	NE 8th = 16'-0" 108th = 19'-6" NE 8th = Planting Strip 108th = Planting Strip (departure request provided) NE 8th = 11'-0" 108th = (13'-6")	We are applying for a departure from the required tree pits along 108th to dissuade mid-block vehicle drop-offs and pedestrian crossings. For the rest of the requirements we are at or exceeding the minimum required dimensions
Downtown Perimeter Landscaping (If applicable) LUC 20.25A.090.D.4.b.iii	20-foot wide planted Downtown Perimeter Landscape Buffer (buffer) along Downtown perimeter boundary	Not required since the site is situated within DT-0-2 District, North	
Landscaping – Street Tree Caliper & Species LUC 20.25A.110	NE 8th = Pac Sunset Maple: *Acer truncatum x platanoides 'Warrenred'* 108th = Persian Ironwood: *Parrotia persica 'Ruby Vase'*	NE 8th = Pac Sunset Maple: *Acer truncatum x platanoides 'Warrenred'* 108th = Persian Ironwood: *Parrotia persica 'Ruby Vase'*	We are compliant with the required tree species

PARKING (LUC 20.25A.080)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Vehicular Parking	Residential: Office: -MIN:2/1000 SF -MAX:2.7/1000 NSF Retail in a mixed development (Except hotel): -MIN:0/1000 NSF -MAX:3/1000 NSF Restaurant: -MIN:0/1000 NSF -MAX: 3/1000 NSF Other: TOTAL STALLS REQUIRED: Compact Stalls: Up 65% of required parking stalls in the DNTN may be compact with a Departure	822 STALLS 2.00/1000 @ 411,273 NSF 56 53%	Remaining stalls above required 2.0 ratio allocated to short term active-use (retail and restaurant) per CoB direction at 11/27/19 meeting. Departure requested for up to 65% compact stalls per LUC 20.25A.060.F.2
Bicycle Parking	a. One space per 10,000 NSF for nonresidential uses greater than 20,000 NSF; b. One space per every 10 dwelling units for residential uses. c. Provided on-site in a secure location. d. Covered Spaces. At least 50 percent of required parking shall be covered.	LL1:150 Plaza: 16 Total: 166 4 0/10,000 @ 411,273 NSF NA Spaces to be in secured location on LL1 90% COVERED	L-005-A A.10L1 All spaces located on LL1 in covered dedicated secured location.

REFUSE/RECYCLING/LOADING (LUC 20.25A.160 & LUC 20.20.590.K and 20.20.725)			
Item	Permitted/Required	Proposed	Code Section/Comments/ Conditions
Refuse & Recycling LUC 20.20.725 & 20.25A.160 Residential: Retail: Office: Loading Area 20.20.590.K.4	NA 5 SF/1000 SF (70SF Required) 2 SF / 1000 SF (1109SF Required) 1179 SF TOTAL One 10 FT x 55 FT dedicated loading space	1364 SF Refuse and Recycling area provided within service and loading area off NE9th on Ground Level Two 12 FT x 25 FT loading bays provided (WB40 Trucks)	LUC 20.20.590.K.4.b.ii Reduction: Owner does not require dock space for WB50 trucks needing 55 FT loading spaces. For infrequent deliveries requiring WB50 trucks, trucks anticipated to load from Layby provided on private road, NE9th

PROJECT
NE 8TH
Bellevue, WA

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KEY PLAN

NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW R1	09/20/2019
2	DESIGN REVIEW R1	01-17-2020
3	DESIGN REVIEW R2	05-13-2020

NO ISSUED DATE
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DRAWING STATUS
DESIGN REVIEW R2

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LAND USE CODE - SUMMARY AND DEPARTURES

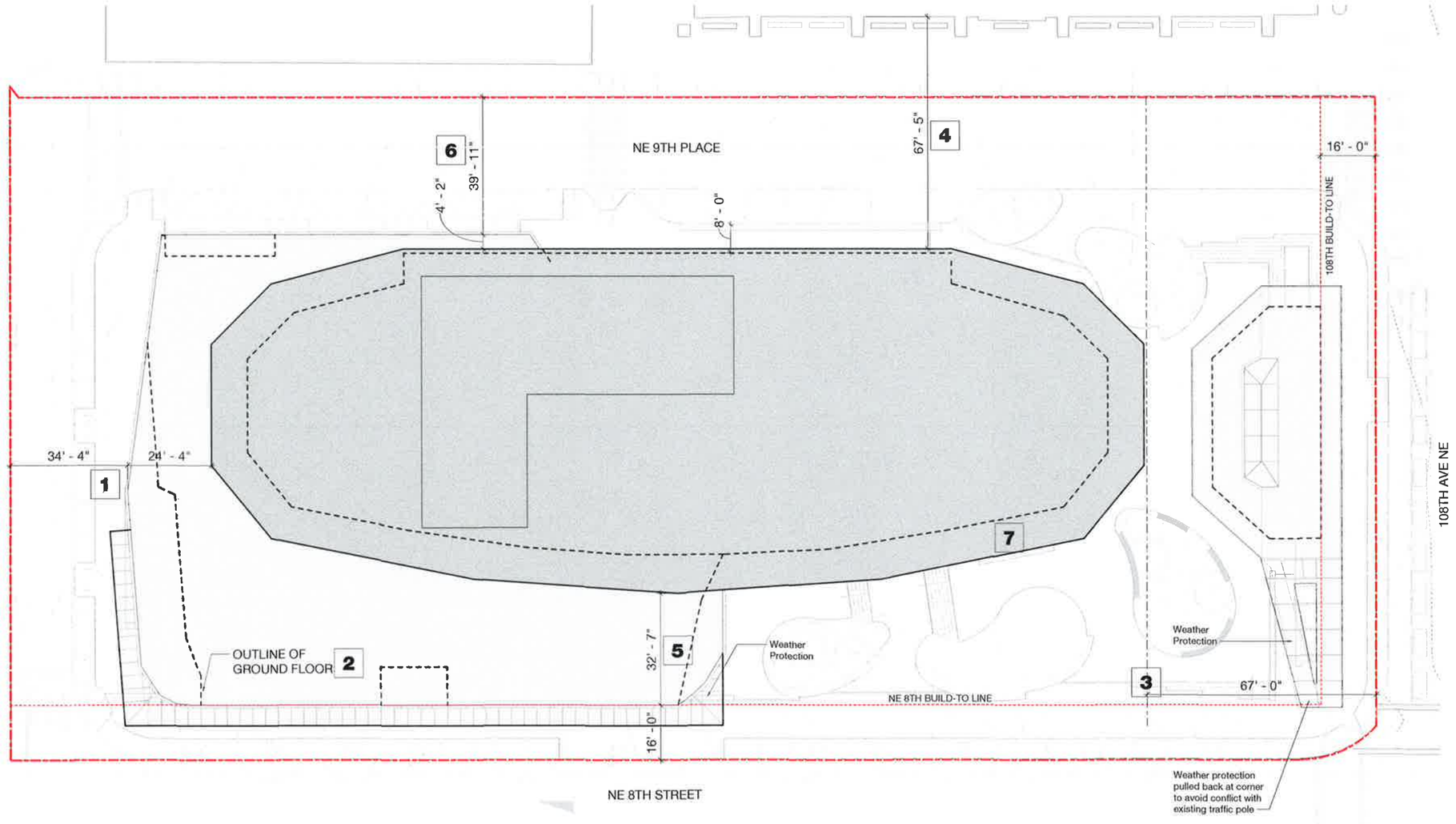
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Author	Checker
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	01/17/2020

GRAPHIC SCALE
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
G.002

REVISION NO
00



1. BUILDING LOCATION IN RELATION TO MID-BLOCK CONNECTION
2. LEVEL 1 BUILDING LINE COINCIDES WITH BUILD-TO LINE ALONG NE 8TH ST IN COMPLIANCE WITH COB REQUIREMENTS.
3. TOWER PLACEMENT IS IN COMPLIANCE WITH REQUIRED PRIVATE 67' VIEW PROTECTION ZONE PER SURVEY.
4. TOWER SEPARATION DIMENSION TO ADJACENT PROPERTIES
5. UPPER LEVEL SETBACK ALONG NE 8TH ST.
6. NE 9TH PLACE IS WIDENED TO ALLOW TWO-WAY TRAFFIC.
7. PATH OF COVERED ARCADE AT GRADE.

PROJECT

NE 8TH

Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	05/17/2019
3	DESIGN REVIEW R2	09/12/2019

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DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

LAND USE CODE - DIMENSIONAL SITE PLAN

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE 0 4 8 16 24 SCALE IN FEET

PROJECT NO 1806

DRAWING NO **G.003** REVISION NO **00**

NE 9TH PLACE



NE 8TH STREET

AVERAGE GRADE = 173'-6"

PT #	ELEVATION
1	182.44
2	182.14
3	181.86
4	181.53
5	191.19
6	180.95
7	180.81
8	180.25
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98	176.00
Total	17000.97
Average	173.48

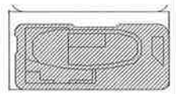
PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska USA
221 Yale Avenue North, Ste 400
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T: 206-726-9000

KEY PLAN



NO.	ISSUES	DATE
1	DESIGN REVIEW	08/29/2019
2	DESIGN REVIEW R1	10/15/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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NOT FOR CONSTRUCTION

STAMP

NORTH ARROW



DRAWING TITLE

LAND USE CODE - AVERAGE GRADE CALCULATION

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
As Indicated	01/17/2020

GRAPHIC SCALE 0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
G.004	00

LUC AVERAGE FLOORPLATE WITH MAX PLATE 80'-288' AND 15% REDUCTION ABOVE 288':

L6-L20 (15 FLOORS): 24,000 SF
L21-L25 (5 FLOORS): 20,400 SF

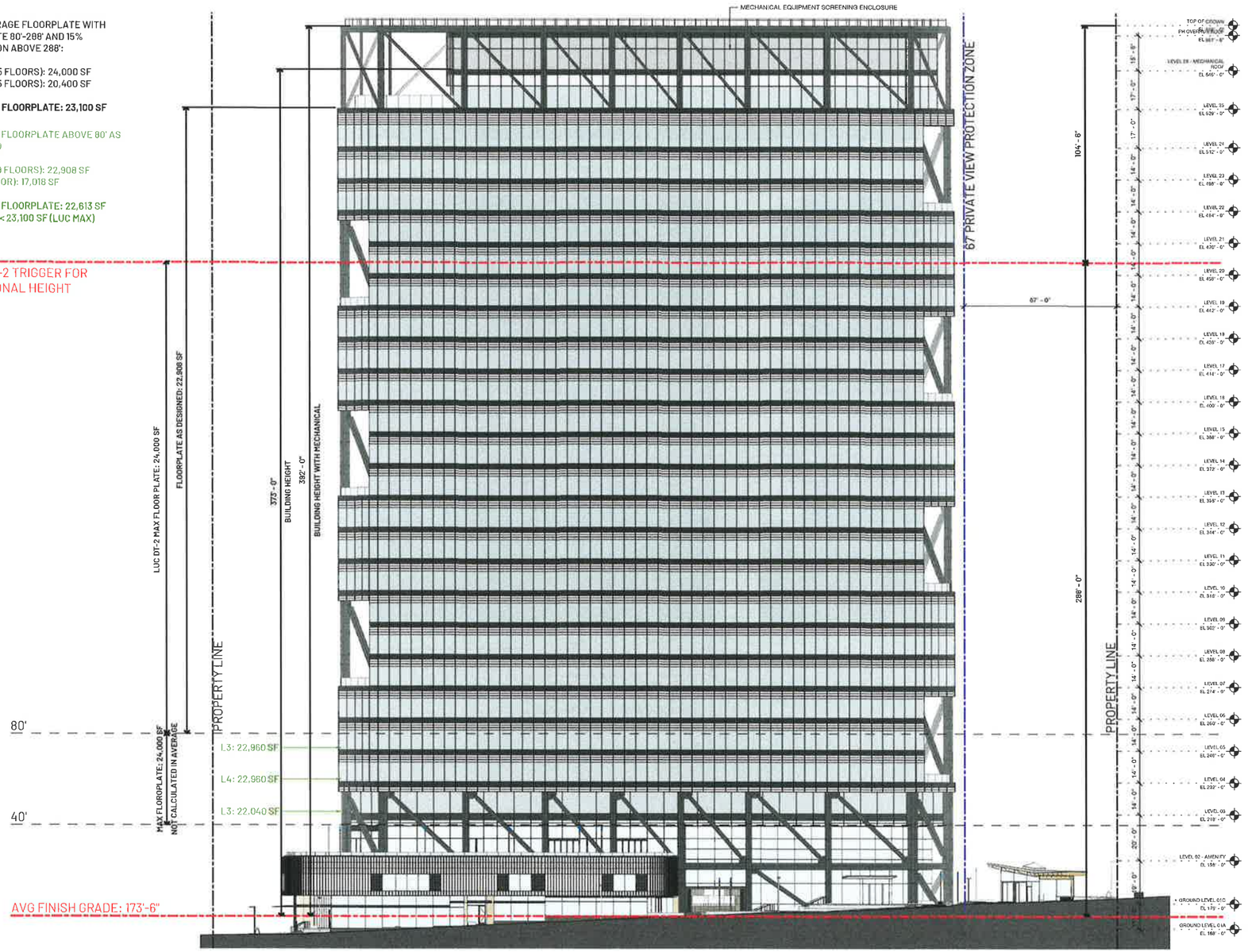
AVERAGE FLOORPLATE: 23,100 SF

AVERAGE FLOORPLATE ABOVE 80' AS DESIGNED

L6-L24 (19 FLOORS): 22,908 SF
L25 (1 FLOOR): 17,018 SF

AVERAGE FLOORPLATE: 22,613 SF
22,613 SF < 23,100 SF (LUC MAX)

288'
LUC DT-2 TRIGGER FOR ADDITIONAL HEIGHT



PROJECT



NE 8TH
Bellevue, WA

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Onyxia USA
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T. 206.729.8000

KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/29/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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NOT FOR CONSTRUCTION

STAMP

NORTH ARROW

DRAWING TITLE

LAND USE CODE - TRIGGER HEIGHT ELEVATION

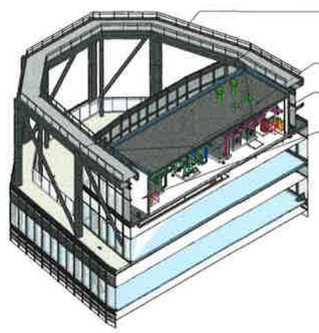
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
1/16" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 32
SCALE IN FEET

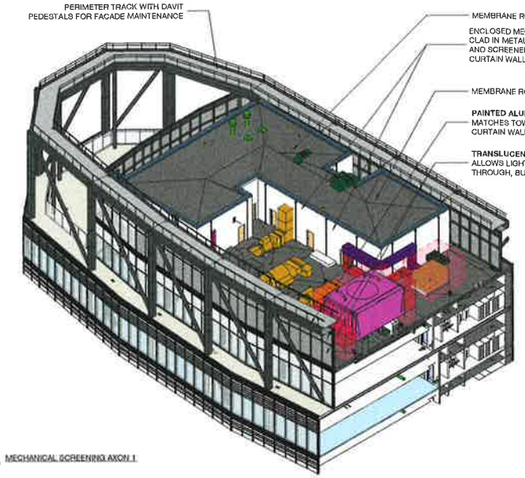
PROJECT NO
1806

DRAWING NO
G.005

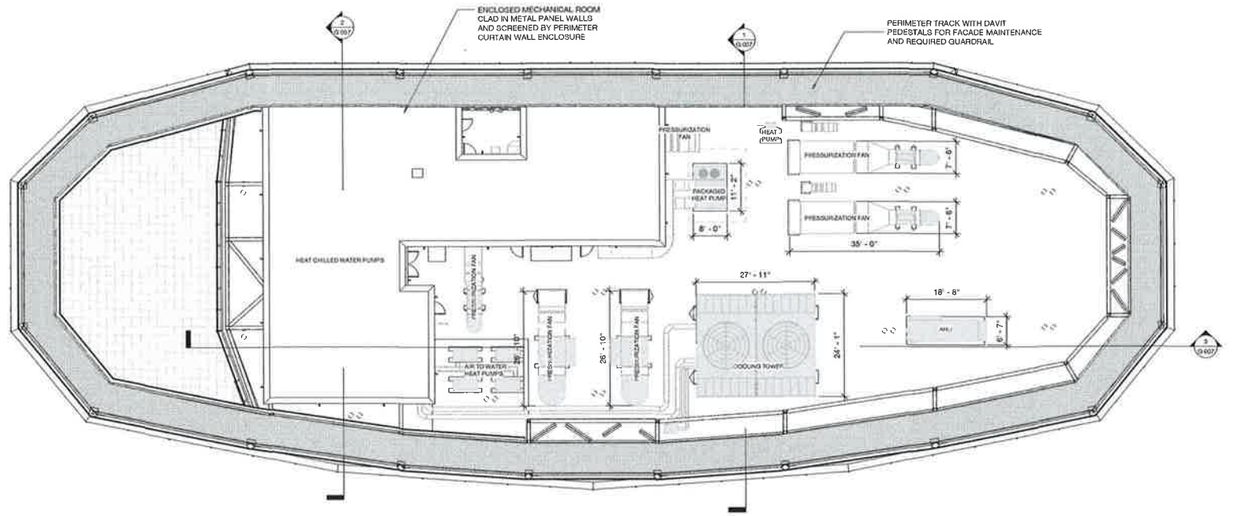
REVISION NO
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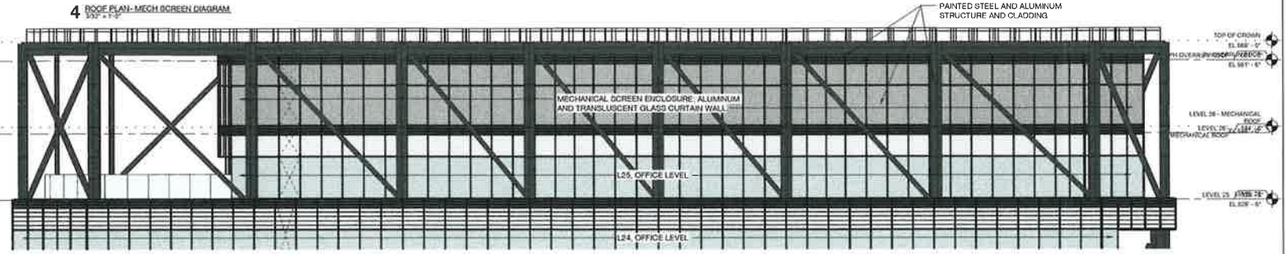
7 MECHANICAL SCREENING AXON 1 Copy 1



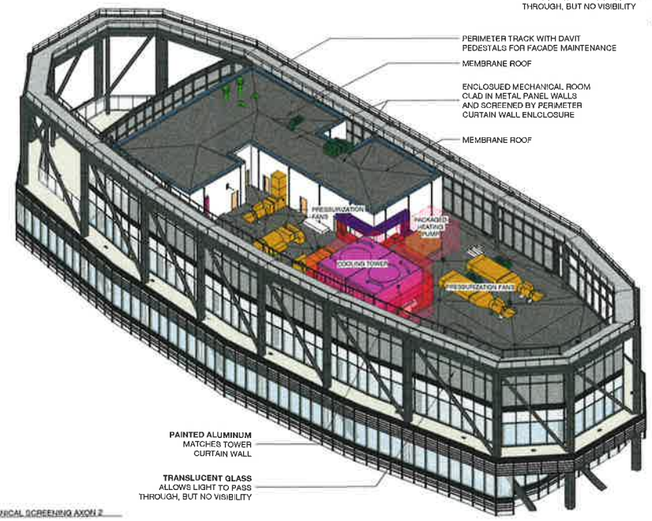
6 MECHANICAL SCREENING AXON 1



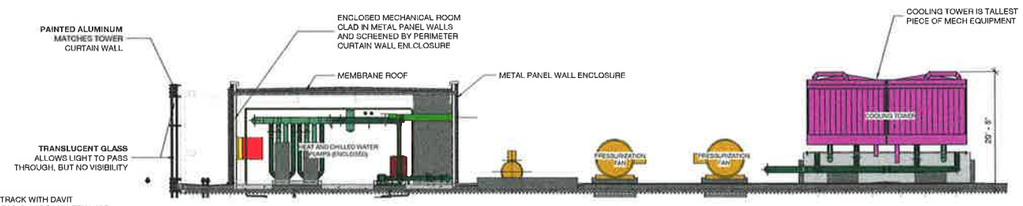
4 ROOF PLAN- MECH SCREEN DIAGRAM
3/32" = 1'-0"

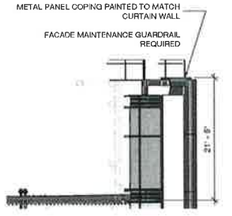


8 SOUTH ELEVATION
3/32" = 1'-0"

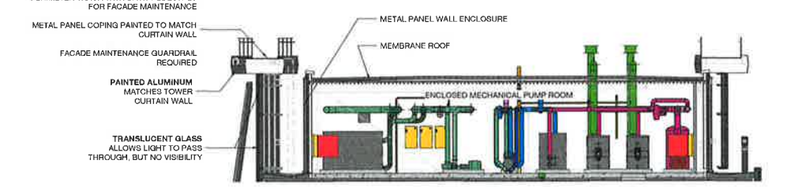


5 MECHANICAL SCREENING AXON 2

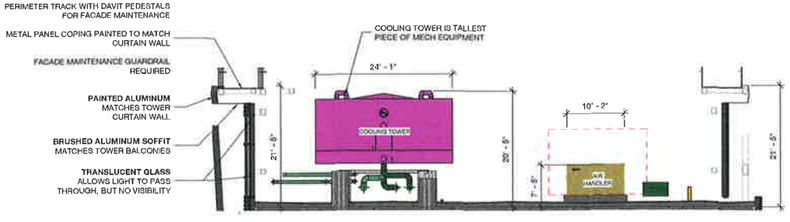




3 MECHANICAL SCREEN SECTION2
1/8" = 1'-0"



2 MECHANICAL SCREEN SECTION
1/8" = 1'-0"



1 MECHANICAL SCREEN SECTION
1/8" = 1'-0"

PROJECT



NE 8TH
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09.28.2018
2	DESIGN REVIEW R1	01.11.2019
3	DESIGN REVIEW R2	05.13.2019

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
LAND USE CODE - MECHANICAL SCREENING DIAGRAMS

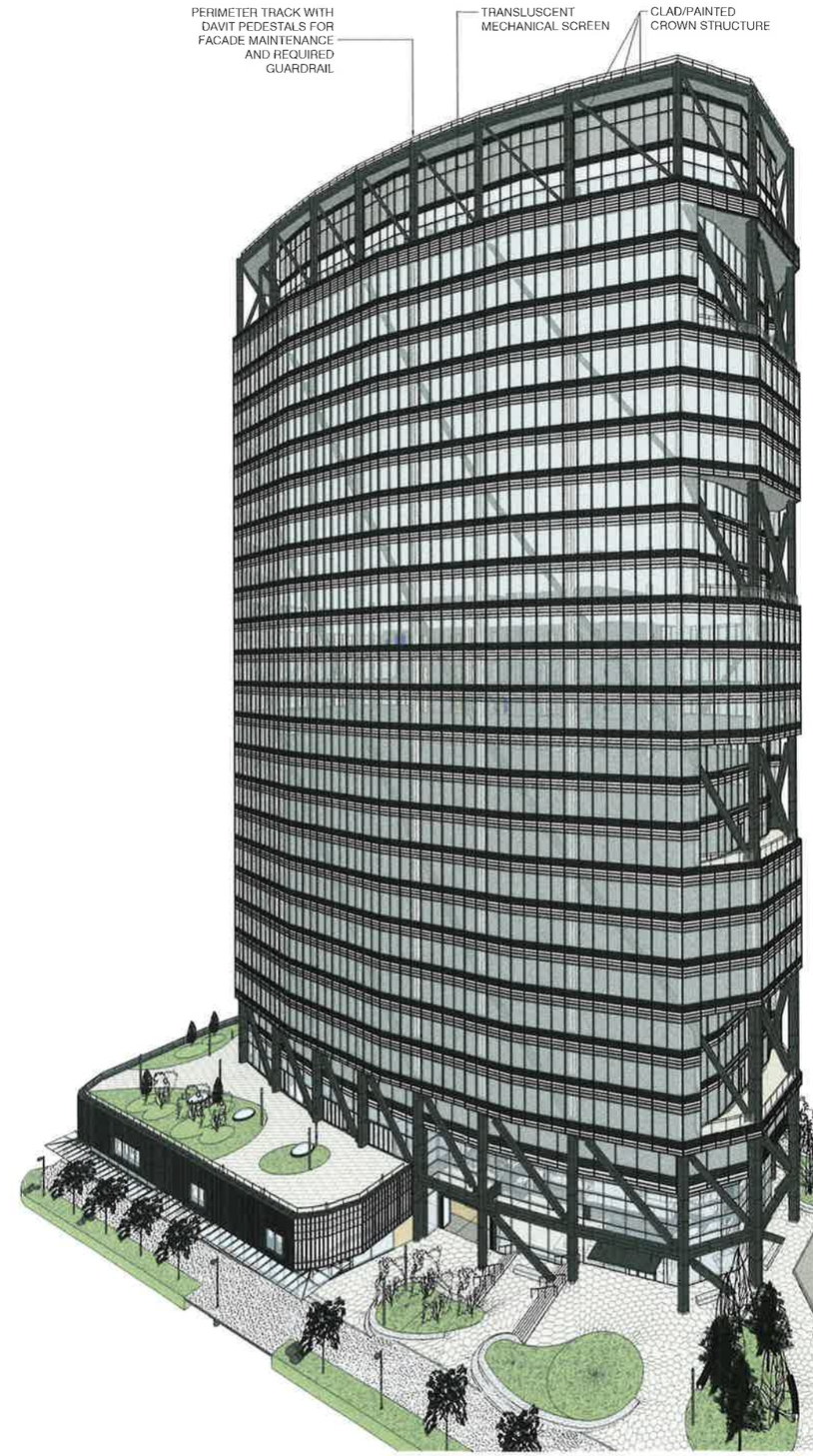
DRAWN	CHECKED
Author	Checker
SCALE @ ANSI E	DATE
As indicated	01/17/2020

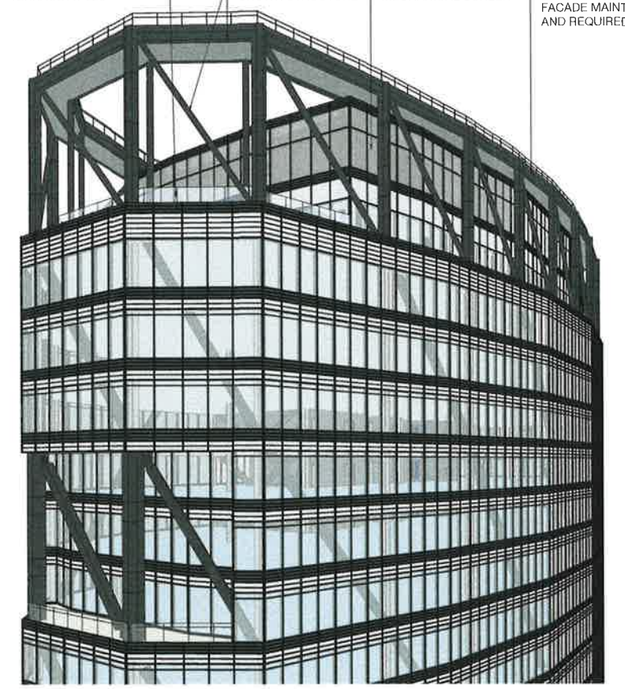
GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
G.007

REVISION NO
00







PROJECT



NE 8TH
Bellevue WA

CLIENT
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721 Pine Avenue North, Ste #00
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T. 206-728-8000

KEY PLAN

NO	ISSUE	DATE
1	DESIGN REVIEW	08/29/2019
2	DESIGN REVIEW #1	09/11/2020
3	DESIGN REVIEW #2	10/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW #2

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STAMP

NORTH ARROW

N

DRAWING TITLE

MECHANICAL SCREENING PERSPECTIVES

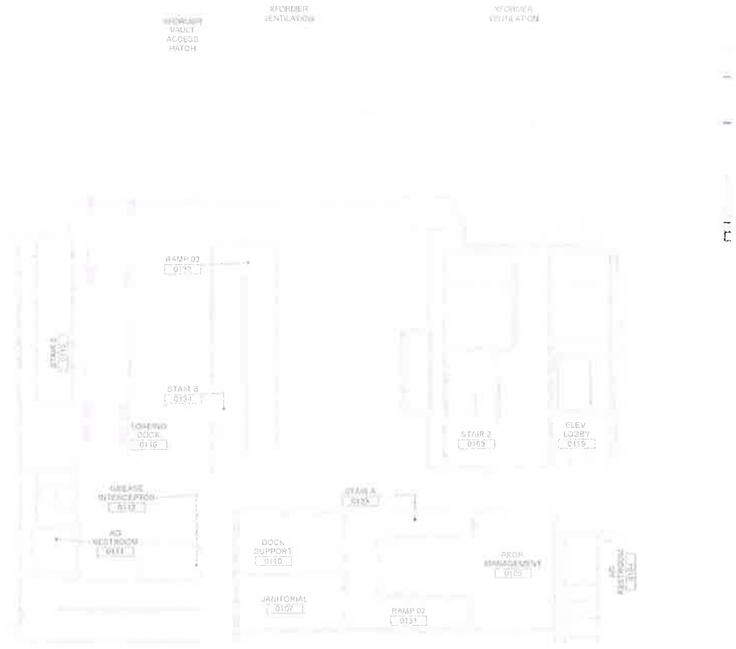
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SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE 0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

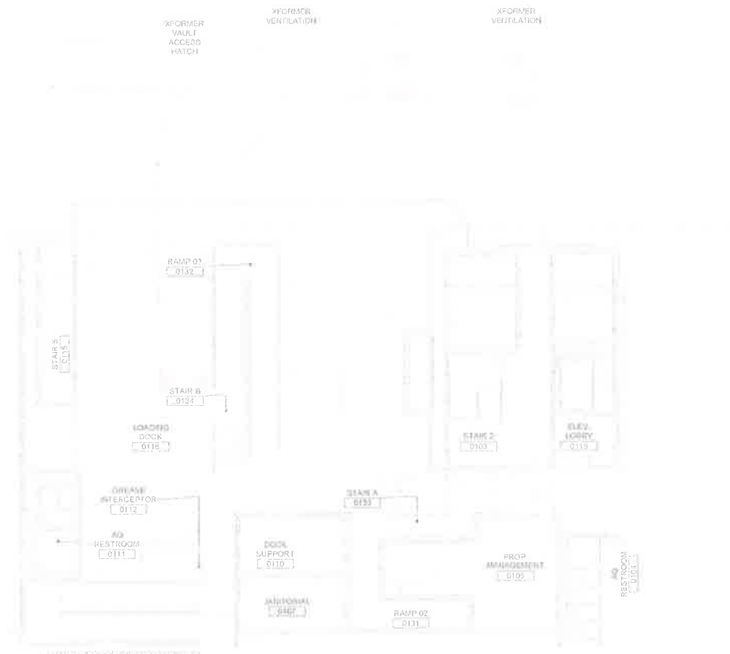
DRAWING NO
G.008

REVISION NO
00



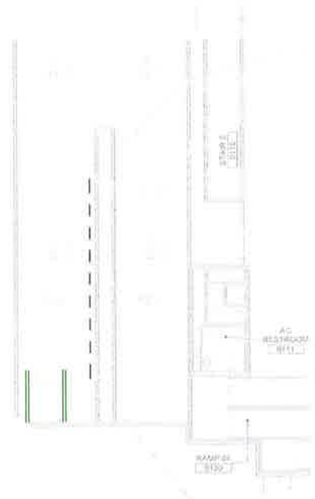
1 LANDUSE CODE - LOADING DOCK WB40
1/8" = 1'-0"

REFER TO C3.03 FOR VEHICLE TRACKING EXHIBITS



2 LANDUSE CODE - LOADING DOCK SU30
1/8" = 1'-0"

REFERTO



3 LANDUSE CODE - TRANSPORTATION - PARKING ENTRY
1/8" = 1'-0"

PROJECT



NE 8TH
Gateway, WA

CLIENT
Skanska, USA
231 Yale Avenue North, Ste 400
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	01/31/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE
LAND USE CODE - TRANSPORTATION AND LOADING DIAGRAMS

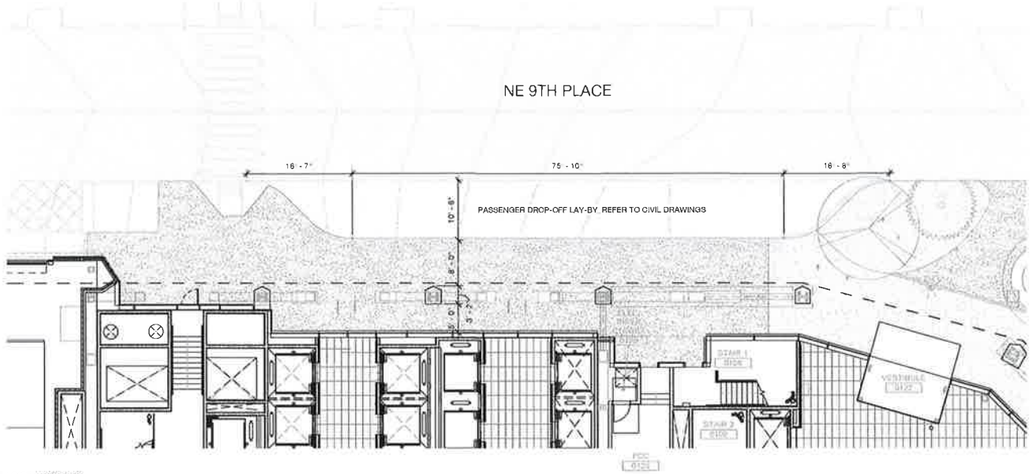
DRAWN	CHECKED
Author	Checker

SCALE @ ANSI E	DATE
1/8" = 1'-0"	01/17/2020

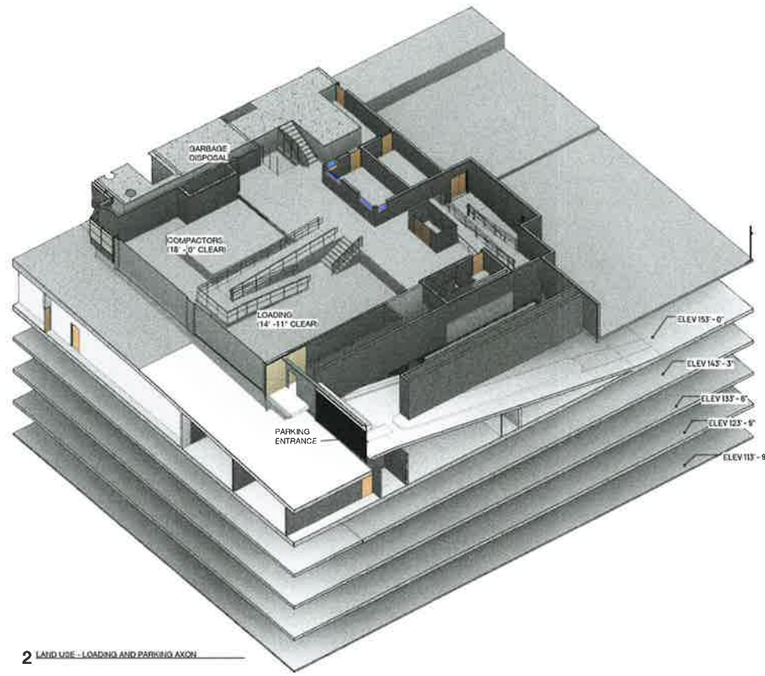
GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

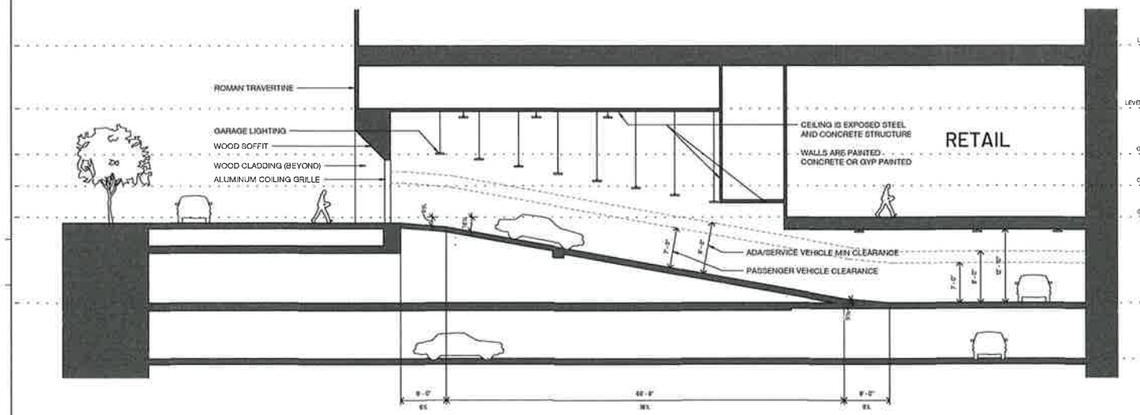
DRAWING NO.	REVISION NO.
G.009	00



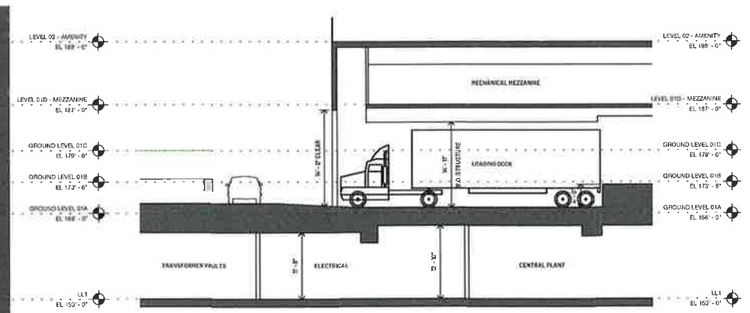
4 NE9TH LAYBY PLAN
1/8" = 1'-0"



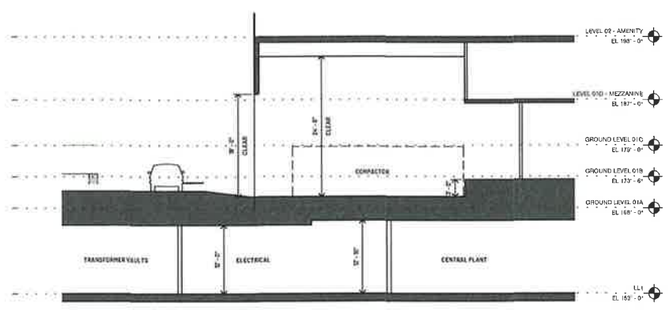
2 LAND USE - LOADING AND PARKING AXON



3 PARKING ENTRY SECTION
1/8" = 1'-0"



1 TRANSFORMER VAULTS SECTION
1/8" = 1'-0"



5 COMPACTOR SECTION
1/8" = 1'-0"

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Shoreline USA
221 Yale Avenue North, Ste 400
Seattle, WA 98109
T. 206-324-8000

KEY PLAN

NO.	ISSUES	DATE
1	DESIGN REVIEW	08/30/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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NOT FOR CONSTRUCTION

STAMP | NORTH ARROW

DRAWING TITLE

LAND USE CODE - TRANSPORTATION AND LOADING DIAGRAMS

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
1/8" = 1'-0"	01/17/2020

GRAPHIC SCALE: 0 4 8 16 24 — SCALE IN FEET

PROJECT NO: 1806

DRAWING NO: G.010 | REVISION NO: 00

WINTER

SPRING/FALL

SUMMER

MORNING
9:00 AM

LUNCH TIME
1:00 PM

HAPPY HOUR
3:45 PM

HAPPY HOUR
5:00 PM

HAPPY HOUR
5:00 PM

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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LANDSCAPE ARCHITECT
HARGREAVES ASSOCIATES
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San Francisco, CA 94133
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DRAWING STATUS
DESIGN REVIEW R2

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NORTH ARROW
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DRAWING TITLE
EXTERIOR SOLAR ANALYSIS

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
1/16" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1606

DRAWING NO
G.011

REVISION NO
00

SEASONAL



AVERAGE HOURS OF DIRECT SUNLIGHT RECEIVED ON JUNE 21ST

THE PUBLIC PLAZA LOCATION RELATIVE TO SITE PROVIDES SOLAR ACCESS TO THE PUBLIC PLAZA



AVERAGE HOURS OF DIRECT SUNLIGHT RECEIVED ON SEPTEMBER 22ND



AVERAGE HOURS OF DIRECT SUNLIGHT RECEIVED ON DECEMBER 21ST

PROJECT

NE 8TH
Bellevue, WA

CLIENT
Illumina USA
221 Yale Avenue North, Ste 400
Seattle, WA 98109
T. 206-726-8000

KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/13/2020

REVISIONS

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131 Steuart Street, 3rd Floor
San Francisco, CA 94105
T. 415-896-1600

DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

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DRAWING TITLE

EXTERIOR SOLAR ANALYSIS

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE 0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
G.012

REVISION NO
00



SOUTHEAST CORNER OF NE 8TH AND 108TH



ACROSS FROM NE 8TH



SOUTHEAST CORNER OF SITE



NORTHEAST CORNER OF SITE

PROJECT

NE 8TH
Bellevue, WA

CLIENT
Onni USA
211 Yale Avenue North, Ste 400
Seattle WA 98109
T: 206-749-8900

KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	09.28.2019
2	DESIGN REVIEW R1	05.11.2020
3	DESIGN REVIEW R2	06.12.2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

BUILDING PERSPECTIVE VIEWS

DRAWN	CHECKED
Author	Checker
SCALE @ APOH E	DATE
	01/17/2020

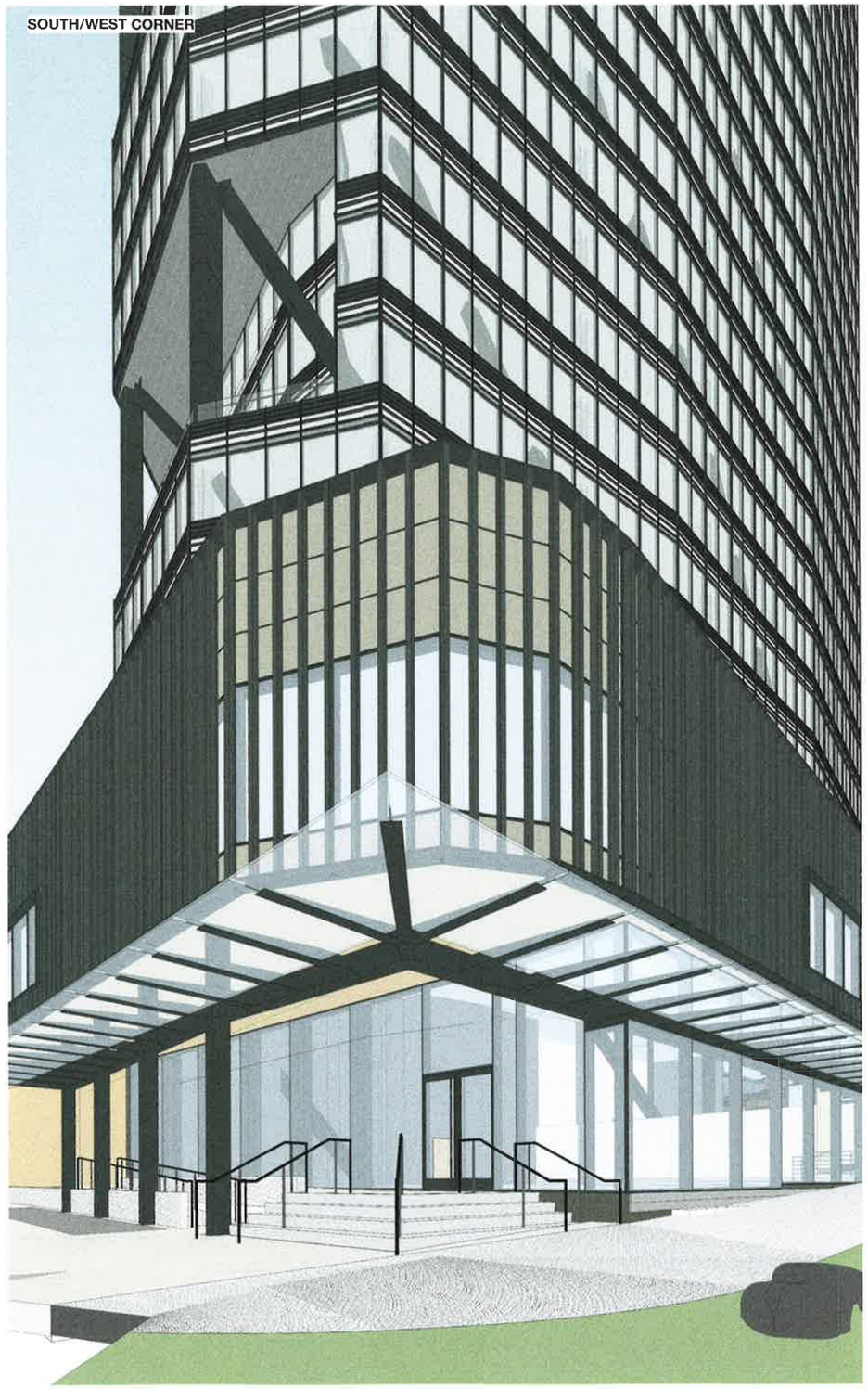
GRAPHIC SCALE 0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
G.013

REVISION NO
00

SOUTH/WEST CORNER



MIDBLOCK CONNECTION - SOUTH/NORTH



WEST ENTRANCE



MIDBLOCK CONNECTION - WEST/EAST



PROJECT



NE 8TH
Bellevue, WA

CLIENT
Illumina, USA
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T. 206-726-8000

KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	09/26/2019
2	DESIGN REVIEW R1	01/03/2020
3	DESIGN REVIEW R2	01/17/2020

REVISIONS

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DRAWING STATUS
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DRAWING TITLE

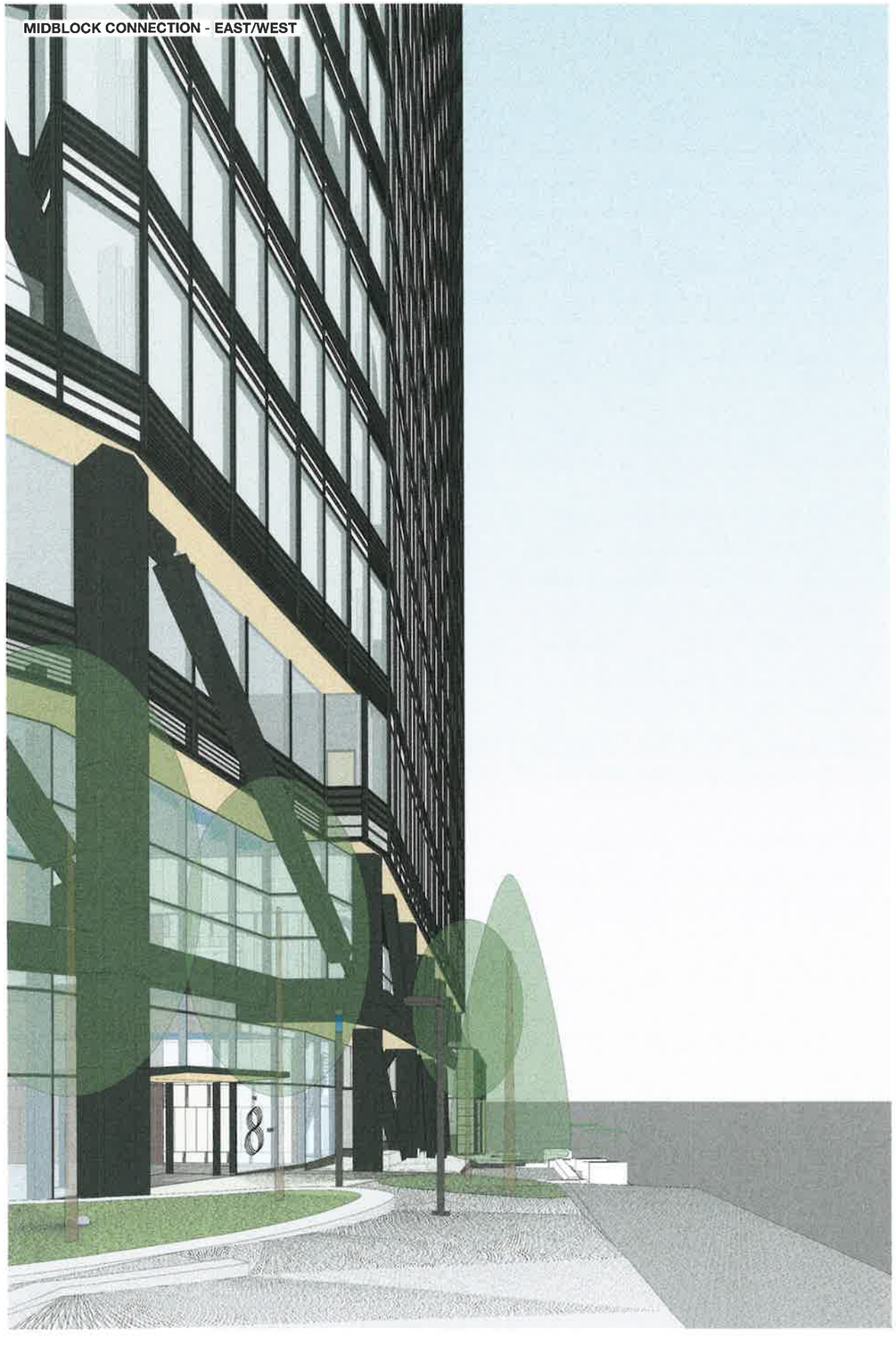
BUILDING PERSPECTIVE VIEWS

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH'S	DATE
	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1606

DRAWING NO.	REVISION NO
G.014	00









PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	01/11/2019
3	DESIGN REVIEW R2	05/13/2019

REVISIONS

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STAMP

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DRAWING TITLE

BUILDING PERSPECTIVE VIEWS

DRAWN	CHECKED
Author	Checker
SCALE @ ANSI D	DATE
	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
G.015

REVISION NO
00



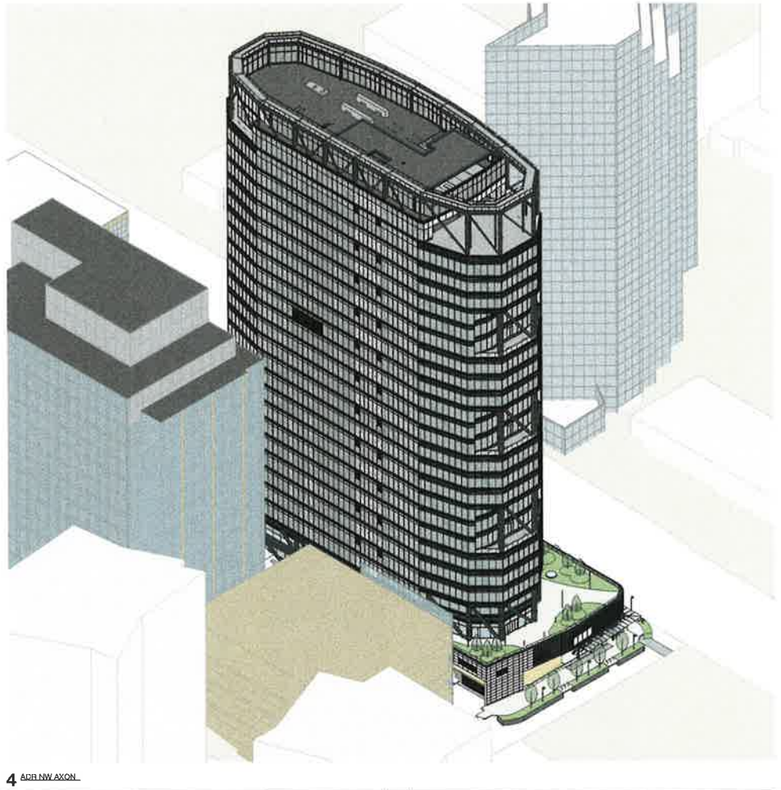
2 ADR SW AXON



1 ADR SE AXON



3 ADR NE AXON



4 ADR NW AXON



PROJECT

NE 8TH
Bellevue WA

CLIENT
Hankin, USA
221 Yale Avenue North, Ste 450
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KEY PLAN

NO.	ISSUES	DATE
1	DESIGN REVIEW	08.28.2019
2	DESIGN REVIEW #1	09.11.2020
3	DESIGN REVIEW #2	09.12.2020

REVISIONS

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DRAWING STATUS
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DRAWING TITLE

TOWER AXONS

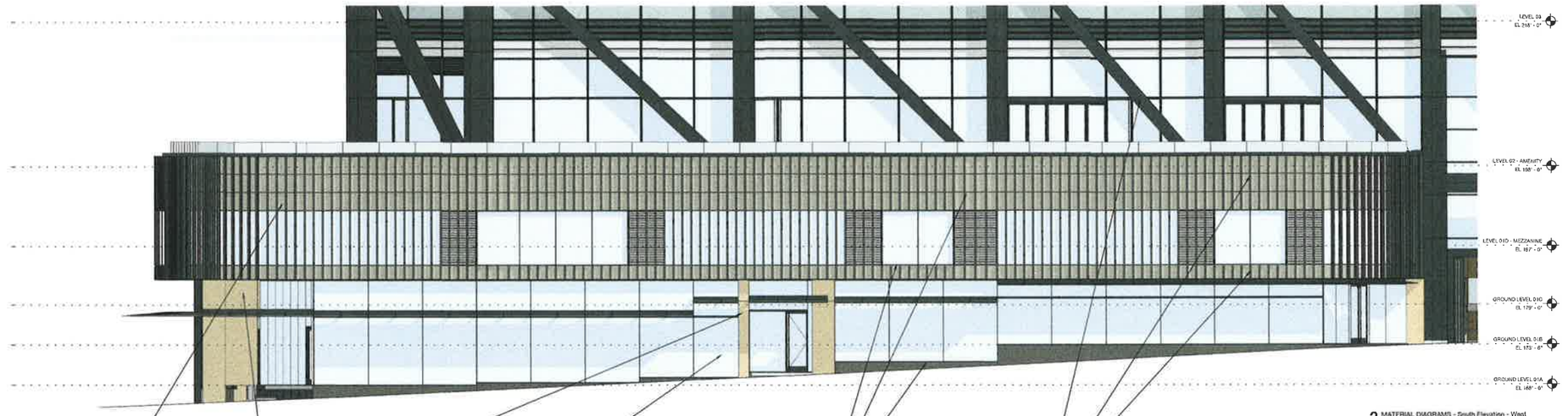
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE: 0 4 8 16 24 SCALE IN FEET

PROJECT NO: 1806

DRAWING NO: G.016

REVISION NO: 00



2 MATERIAL DIAGRAMS - South Elevation - West
3/16" = 1'-0"

TRAVERTINE



CONTINUOUS LINEAR WOOD



TRANSPARENT PODIUM VISION GLASS



OPAQUE PODIUM SPANDREL GLASS



TYPICAL PODIUM MULLION AND FIN ALUMINUM COLOR



EXTERIOR PAINTED STEEL AND TYPICAL PODIUM METAL PANEL

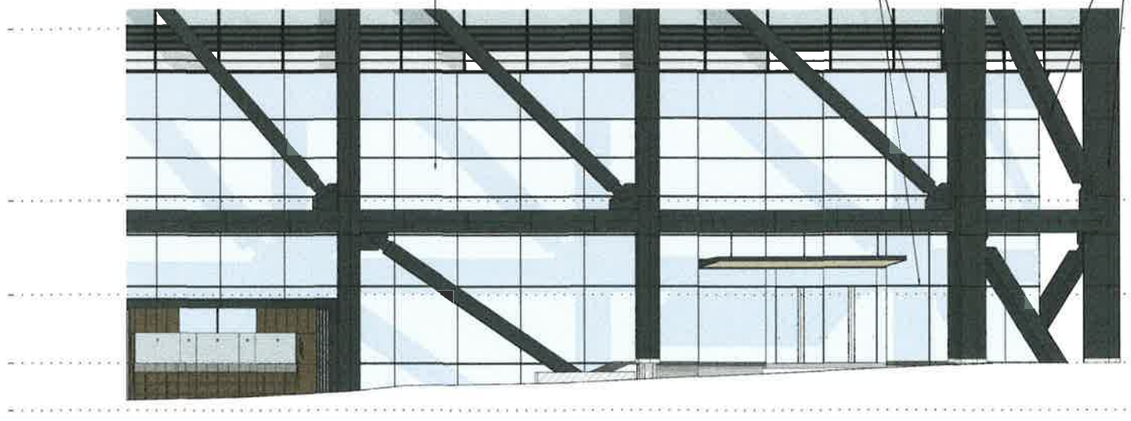


PAVILION ROOF AND COPING WARM GRAY METAL PANEL

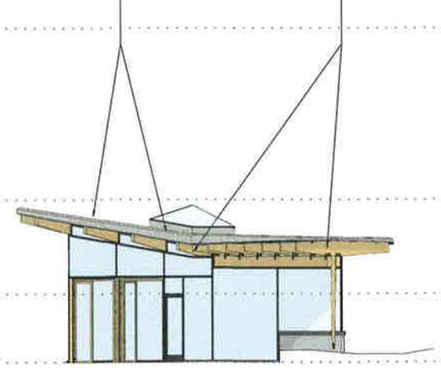


PAVILION STRUCTURE DOUGLAS FIR GLULAM AND CLT





1 MATERIAL DIAGRAMS - South Elevation - East
3/16" = 1'-0"



PROJECT

NE 8TH
Bellevue, WA



CLIENT
Shorenka, USA
221 Yale Avenue North, Ste 400
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KEY PLAN

NO	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	07/17/2020
1	DESIGN REVIEW R2	09/12/2020

NO	ISSUED	DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP	NORTH ARROW

DRAWING TITLE

BUILDING MATERIALS AND COLOR SAMPLES

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/16" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 32
SCALE IN FEET

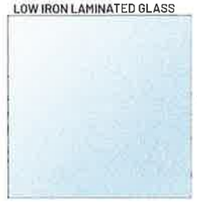
PROJECT NO
1806

DRAWING NO	REVISION NO
G.017	00

TOWER TERRACE SOFFIT
NATURAL BRUSHED STAINLESS
COMPOSITE PANEL



GLASS GUARDRAIL
LOW IRON LAMINATED GLASS

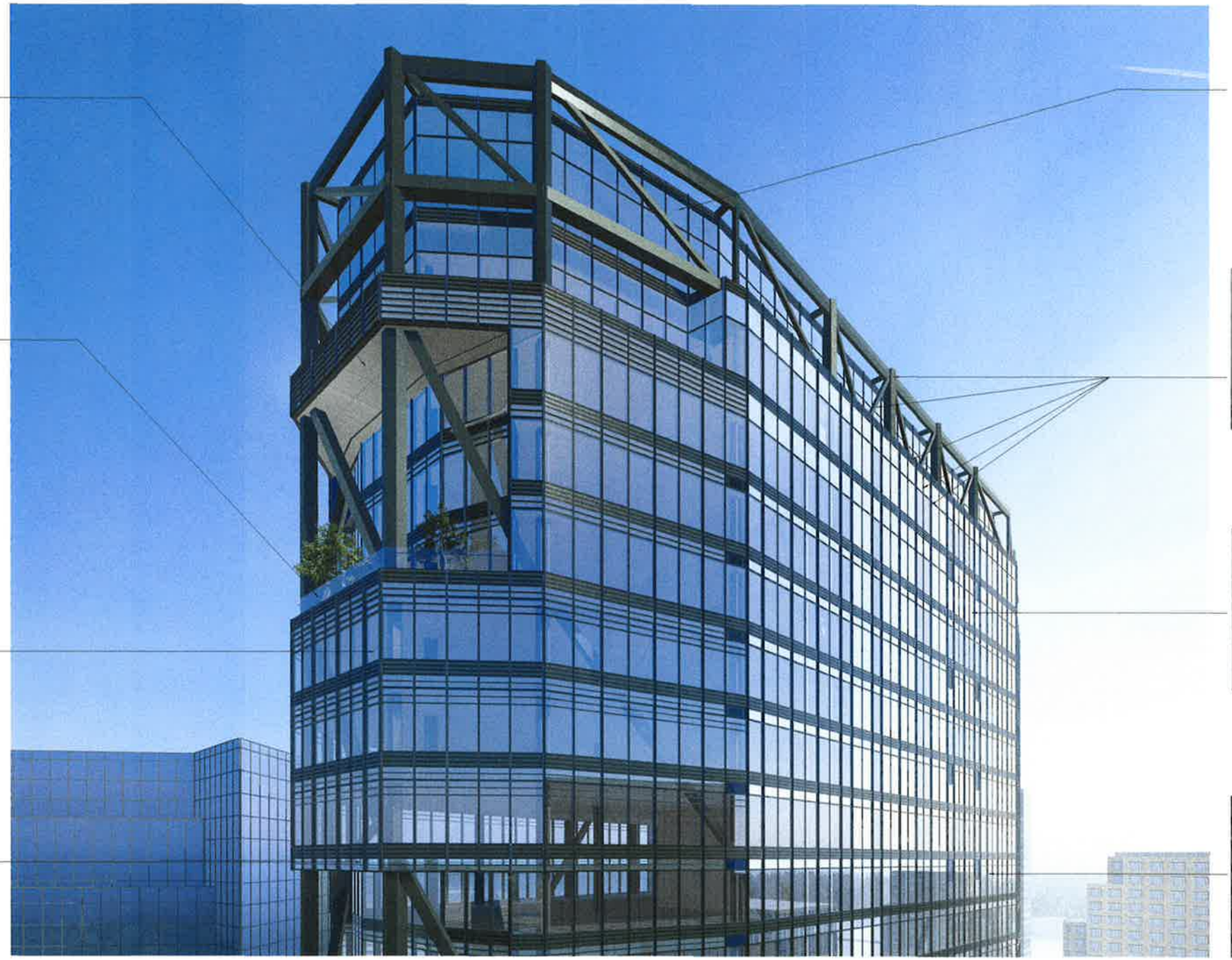


TYPICAL TOWER VISION GLASS
EXTERIOR GLAZING (VNE 1-63)

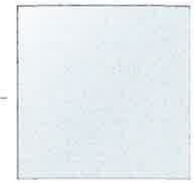


TYPICAL TOWER SPANDREL GLASS





TRANSLUSCENT GLASS SCREEN WALL



EXTERIOR PAINTED STEEL,
TYPICAL MULLION AND TRIM,
SPANDREL METAL PANEL, AND
ACCENT ALUMINUM FIN COLOR



SPANDREL GLASS PANEL WITH FRIT



HORIZONTAL LOUVER (PAINT
TO MATCH THE MULLION)



PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska, USA
221 Yale Avenue North, Ste. 400
Seattle, WA 98109
T: 206-726-4900

KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/26/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

BUILDING MATERIALS AND COLOR SAMPLES

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
G.018	00



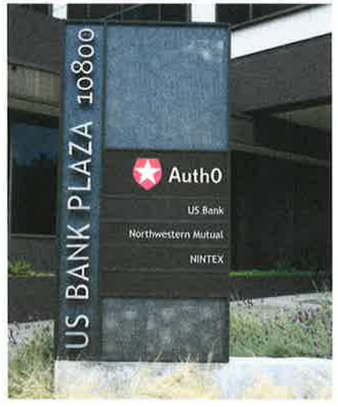
























EXISTING | SURROUNDING SIGNAGE

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska USA
225 Tyle Avenue North, Ste 400
Seattle, WA 98109
T: 206-728-6000

KEY PLAN

NO.	DESIGN REVIEW	DATE
1	DESIGN REVIEW	08/26/2019
2	DESIGN REVIEW #1	01/13/2020
3	DESIGN REVIEW #2	05/12/2020

NO.	ISSUED	DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW #2

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NOT FOR CONSTRUCTION

STAMP

NORTH ARROW
N

DRAWING TITLE
SURROUNDING SIGNAGE

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
G.019	00



PARKING ENTRY SIGNAGE

POTENTIAL LOCATION

1: Mounted above parking garage entry doors

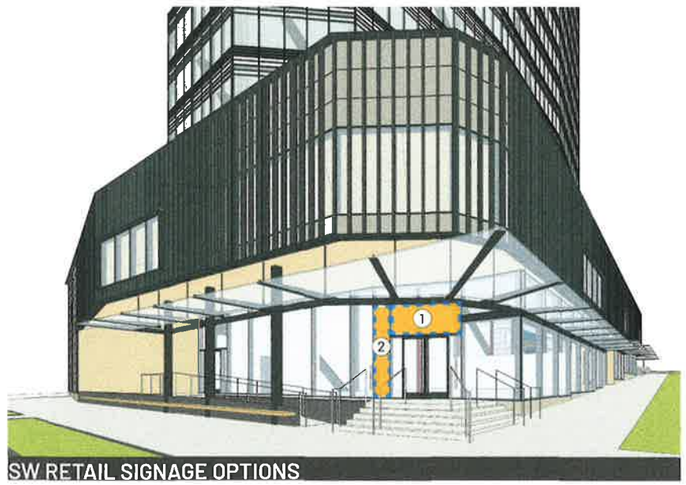


NE8TH UPPER RETAIL SIGNAGE OPTIONS

POTENTIAL LOCATION OPTIONS

1: Retail signage within entry sidelite

2: Retail signage mounted to wood cladding



SW RETAIL SIGNAGE OPTIONS

POTENTIAL LOCATION OPTIONS

1: Retail signage within entry transom

2: Retail signage within entry sidelite



NE8TH MID-BLOCK RETAIL SIGNAGE OPTIONS

POTENTIAL LOCATION OPTIONS

1: Retail signage within entry transom

2: Retail signage within entry sidelite

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska USA
701 Pike Avenue, Fourth, Ste 400
Seattle, WA 98101
T. 206-728-8000

KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright

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NORTH ARROW

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DRAWING TITLE

POTENTIAL FUTURE SIGNAGE

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE: 0 4 8 16 24
SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.	REVISION NO.
G.020	00



POTENTIAL LOCATION

1: Mounted to curtain wall near tower top on east or west facade

TOWER SIGNAGE



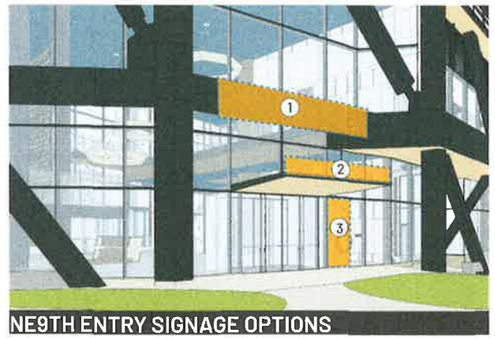
NE8TH ENTRY SIGNAGE OPTIONS

POTENTIAL LOCATION OPTIONS:

1: Entry signage within transom

2: Entry signage within sidelite

3: Entry signage within sidelite



NE9TH ENTRY SIGNAGE OPTIONS

POTENTIAL LOCATION OPTIONS:

1: Entry signage mounted to structure cladding

2: Entry signage within transom

3: Entry signage within sidelite



PAVILION RETAIL SIGNAGE OPTIONS

POTENTIAL LOCATION OPTIONS:

1: Retail signage mounted to decorative column cladding

2: Retail signage within transom

PROJECT



NE 8TH

Bellevue, WA

CLIENT

Sherwin, USA

224 Yale Avenue North, Ste. 400
Seattle, WA 98109
T: 206-526-8000

KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	09/17/2020
3	DESIGN REVIEW R2	01/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

N

DRAWING TITLE

POTENTIAL FUTURE SIGNAGE

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE

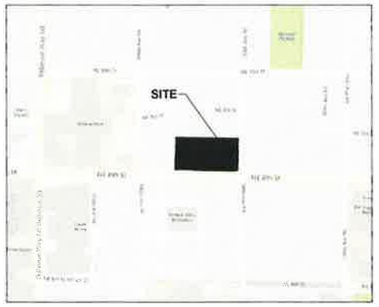
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
G.021	00

NORTHEAST 8TH

ADR SET
10630, 10650, 10676 N.E. 8TH STREET
BELLEVUE, WA 98004



VICINITY MAP
N.T.S.

APPLICANT

SCD NE 8TH LLC
221 YALE AVE N #400
SEATTLE, WA 98109
PHONE: 206-256-6000
CONTACT: CHRISTIAN GUNTER

CONSULTANTS

CIVIL:

NAMX ENGINEERING
11235 SE 6TH STREET, SUITE 150
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CONTACT: LEWIE THOMPSON, DENNIS RICHARDS

SURVEYOR:

BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102
PHONE: 206-322-4144
CONTACT: TAYLOR R. SCHULTE

LANDSCAPE ARCHITECT:

HARGREAVES ASSOCIATES
315 BAY STREET, 3RD FLOOR
SAN FRANCISCO, CA 94133
PHONE: 425-865-1811
CONTACT: MEGHEN QUINN

UTILITIES

WATER SOURCE/PURVEYOR:	ELECTRIC SERVICE PURVEYOR:
CITY OF BELLEVUE UTILITIES 450 110TH AVE NE BELLEVUE, WA 98004 (425) 452-6932	PUGET SOUND ENERGY 355 110TH AVE NE BELLEVUE, WA 98004 (206) 348-6589 CONTACT: ALEKS KARPSTOV
SEWER PURVEYOR:	TELEPHONE:
CITY OF BELLEVUE 450 110TH AVE NE BELLEVUE, WA 98009 (425) 452-6932	CENTURYLINK 1600 7TH AVENUE SEATTLE, WA 98161 (800) 244-1111
NATURAL GAS PURVEYOR:	FIRE DEPARTMENT:
PUGET SOUND ENERGY 355 110TH AVE NE BELLEVUE, WA 98004 (425) 454-6363	CITY OF BELLEVUE FIRE DEPARTMENT 450 110TH AVENUE NE BELLEVUE, WA, 98009 425-452-6892

DATUM/BENCHMARKS

HORIZONTAL DATUM:
NAD 83/2011

HORIZONTAL BENCHMARKS:
OWNER: CITY OF BELLEVUE
ID#: 0078
DESCRIPTION: FOUND 3/16" COPPER PIN, IN CASE
LOCATION: INTERSECTION OF 108TH AVE NE AND NE 8TH ST
NORTHING: 226187.23
EASTING: 1304270.31

OWNER: CITY OF BELLEVUE
ID#: 0548
DESCRIPTION: FOUND 1-5/8" BRASS CAP, W/PUNCH
LOCATION: INTERSECTION OF 108TH AVE NE AND NE 8TH ST
NORTHING: 226202.47
EASTING: 1303800.46

VERTICAL DATUM:
NAVD88

VERTICAL BENCHMARKS:
SOURCE: CITY OF BELLEVUE
ID#: 853
DESCRIPTION: SW BOLT ON TRAFFIC SIGNAL POLE
LOCATION: NW CORNER OF 108TH AVE NE AND NE 8TH ST
ELEVATION: 181.20'

SOURCE: CITY OF BELLEVUE
ID#: 008
DESCRIPTION: 2" BRASS CAP W/ PUNCH
LOCATION: EASTERLY OF TWO MONS AT INTERSECTION OF 108TH AVE NE AND NE 10TH ST
ELEVATION: 167.20'

PROJECT INFORMATION

LAND USE ZONE: DNTN-O-2

SITE AREA: 77,005 SF (1.77 AC)

TAX PARCEL NUMBER: 154460-0150
BOUNDARY LINE ADJUSTMENT 10 116504 LW

SETBACKS:
LAND USE SETBACK:
NE 8TH STREET: 15'
108TH AVE NE: 15'

LEGAL DESCRIPTION

LEGAL DESCRIPTION BASED ON CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 0122712-06, UPDATE 2ND COMMITMENT, DATED JUNE 28, 2018 AT 8:00 AM.

LOTS C AND D, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 13-116875 LW, RECORDED UNDER RECORDING NO. 20130911000002, IN KING COUNTY, WASHINGTON.

UPDATED DESCRIPTION PER BOUNDARY LINE ADJUSTMENT DATED NOVEMBER 09, 2019:
PARCEL A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 19 116504 LW, RECORDED UNDER RECORDING NUMBER 20191107900015, IN KING COUNTY, WASHINGTON.

GENERAL NOTES

1. ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF WAY ACCESS PERMIT FROM THE CITY OF BELLEVUE PUBLIC WORKS DEPARTMENT.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON EXISTING CONDITIONS SURVEY PREPARED BY BUSH, ROED & HITCHINGS, INC., DATED 05/20/19. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK 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.
3. CAUTION – NOTICE TO CONTRACTOR – THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES 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 WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS
4. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A 'PUNCH LIST' PREPARED BY THE CITY OF BELLEVUE PUBLIC WORKS INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
5. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF BELLEVUE PUBLIC WORKS CODE, ENGINEERING STANDARDS MANUAL, AND OTHER REFERENCED MANUALS OR DOCUMENTS.
6. A COPY OF THESE APPROVED PLANS, SPECIFICATIONS, AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
7. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY OF BELLEVUE PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS IN THESE PLANS.
8. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL 811 OR 1-800-424-5555 (CALL BEFORE YOU DIG HOTLINE) AT LEAST 48 HOURS IN ADVANCE. CONTACT THE CITY OF BELLEVUE PUBLIC WORKS INSPECTOR TO CONFIRM LOCATIONS OF CITY-OWNED TRAFFIC SIGNALS AND CONTROLS. THE APPLICANT AND APPLICANT'S ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
9. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
10. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN IN THE PLANS OR AS AFFECTED BY CONSTRUCTION.
12. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR.
13. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY OF BELLEVUE PUBLIC WORKS INSPECTOR.
14. CERTIFIED RECORD (AS-BUILT) DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO PROJECT ACCEPTANCE. CONTRACTOR TO PROVIDE DETAILED FIELD LOCATIONS AND ELEVATIONS OF ALL INSTALLED UTILITIES TO THE ENGINEERING OF RECORD PRIOR TO FINAL INSPECTION.
15. A NPDES CONSTRUCTION STORMWATER GENERAL PERMIT & COVERAGE MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY QUALITY FOR THIS PROJECT. CONTRACTOR TO CONTACT WASHINGTON DOE FOR MORE INFORMATION.

SITE DATA

	ZONING: DOWNTOWN OFFICE 2			
	EXISTING		PROPOSED	
	AREA	%	AREA	%
TOTAL PROPERTY AREA	77,005		77,005	
PERVIOUS AREA	7840	10.0%	12,197	16.0%
BUILDING COVERAGE AREA	17,652	22.9%	27,455	36.0%
IMPERVIOUS AREA	69,260	60.0%	64,807	84.0%

TOWER BUILDING PERMIT

Sheet Title	Sheet Name
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.02	UTILITY NOTES
C0.03	BOUNDARY AND TOPOGRAPHIC SURVEY (1 OF 2)
C0.04	BOUNDARY AND TOPOGRAPHIC SURVEY (2 OF 2)
C1.00	EARLY WORK T.E.S.C. PLAN
C1.10	EARLY WORK SITE PLAN A – LOGISTICS PLAN
C1.20	EXISTING BUILDING DEMOLITION PLAN
C2.00	DEMOLITION PLAN
C2.01	EARLY WORK UTILITY DEMOLITION PLAN
C2.10	T.E.S.C. PLAN
C2.11	T.E.S.C. DETAILS
C3.00	SITE PLAN B
C3.01	SITE DETAILS
C3.02	SITE DETAILS
C3.03	SITE DETAILS
C3.04	SITE DETAILS
C3.10	HORIZONTAL CONTROL PLAN
C3.20	EXISTING EASEMENT PLAN
C3.21	PROPOSED EASEMENT PLAN
C4.00	PAVING & GRADING PLAN
C4.01	PAVING DETAILS
C4.02	CURB RAMP DETAILS
C4.10	DRAINAGE PLAN
C4.11	DRAINAGE DETAILS
C4.20	UTILITY PLAN
C4.21	UTILITY DETAILS
C5.00	FOUNDATION DRAINAGE PLAN
C6.00	INTERIM RAMP DETAILS

ABBREVIATION LIST

&	AND	COL	COLUMN	FFE	FINISHED FLOOR ELEVATION	NIC	NOT IN CONTRACT	SPSPWC	STANDARD PLANS FOR PUBLIC WORKS
@	AT	COMB	COMBINATION	FG	FINISHED GRADE, FINISHED GROUND	NO.	NUMBER		CONSTRUCTION (GREENBOOK)
D	DEFLECTION ANGLE	COMM	COMMUNICATION	FH	FIRE HYDRANT	NOM	NOMINAL	SQ	SQUARE
°	DEGREE	CONC	CONCRETE	FIG	FIGURE	NRCS	NATURAL RESOURCES CONSERVATION	SS	SANITARY SEWER
#	DIAMETER	COND	CONDUIT, CONDITION	FIN	FINISH (–ED)		SERVICE	SSMH	SANITARY SEWER MAINTENANCE HOLE
#	NUMBER	CONN	CONNECT (–ION)	FL	FLANGE, FLOOR, FLOWLINE	NTS	NOT TO SCALE	SSS	SANITARY SIDE SEWER
%	PERCENT	CONST	CONSTRUCTION	FLR	FLOOR	NW	NORTHWEST	ST	STREET
FT	SQUARE FEET	CONT	CONTINUATION, CONTINUE, CONTINUOUS	FM	FORCE MAIN			STA	STATION
FT³	CUBIC FEET	CONTR	CONTRACTOR	FS	FLOW SPLITTER	OC	ON CENTER	STD	STANDARD
FT³/S	CUBIC FEET PER SECOND	COORD	COORDINATE, COORDINATION	FT	FOOT, FEET	OD	OUTSIDE DIAMETER	SW	STORMFILTER
f'c	CONCRETE COMPRESSIVE STRENGTH	COPP	COPPER	FTG	FOOTING	OF	OVERFLOW	SYL	STEEL
M²	SQUARE METER	CORR	CORRUGATED	FW	FIRE WATER	OFD	OVERFLOW DRAIN	STRUC	STRUCTURAL, STRUCTURE
M³	CUBIC METER	CP	CONTROL POINT, CENTER POINT			OPNG	OPENING	SV	STORM VAULT
Q	FLOW RATE (IN CFS)	CR	CURB RETURN	G	GAS, GUTTER	OPP	OPPOSITE (HAND)	SW	SOUTHWEST, SITEWORKS
YD²	SQUARE YARDS	CSBC	CRUSHED SURFACING BASE COARSE	GA	GAGE, GAUGE	OPT	OPTION (–AL)	SWPPP	STORMWATER POLLUTION PREVENTION
YD³	CUBIC YARD	CSTC	CRUSHED SURFACING TOP COARSE	GAL	GALLON	ORIG	ORIGINAL		PLAN
		CSWPPP	CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN	GALV	GALVANIZE (–D)	OWS	OIL/WATER SEPARATOR	SY	SQUARE YARD
A/E	ARCHITECT/ENGINEER	CTB	CEMENT TREATED BASE	GB	GRADE BREAK			SYM	SYMMETRICAL
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	CTR	CENTER	GEN	GENERAL	PC	POINT OF CURVATURE		
ABAN	ABANDON (–ED)	CU	CUBIC	GI	GRATE INLET	POC	POINT OF COMPOUND CURVATURE,	T	TANGENT
AC	ASBESTOS CEMENT, ASPHALT CONCRETE	CULV	CULVERT	GP	GATE–PEDESTRIAN		PORTLAND CEMENT CONCRETE	TB	THRUST BLOCK
ACI	AMERICAN CONCRETE INSTITUTE	CV	CHECK VALVE	GPM	GALLONS PER MINUTE	POD	PLANNING & COMMUNITY DEVELOPMENT	TBD	TO BE DETERMINED
ACP	ASPHALT CONCRETE PAVEMENT	CY	CUBIC YARD	GRND	GROUND	PED	PEDESTRIAN	TC	TOP OF CURB
ACSM	AMERICAN CONGRESS OF SURVEYING AND MAPPING	D	DEFLECTION ANGLE	GV	GATE VALVE	PERF	PERFORATED	TD	TRENCH DRAIN
AD	AREA DRAIN	DB	DUCTBANK	H	HORIZONTAL	PERP	PERPENDICULAR	TE	TOP ELEVATION, TRASH ENCLOSURE
ADA	AMERICANS WITH DISABILITIES ACT	DBL	DOUBLE	HAH	HIGAM ACCESS HOLE	PH	PHASE	TEL	TELEPHONE
AHDA	ADDITIONAL	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	HDPE	HIGH DENSITY POLYETHYLENE	PIV	POST INDICATOR VALVE	TEMP	TEMPORARY, TEMPERATURE
ADJ	ADJACENT, ADJUST (–ED, –MENT, –ABLE)	DCVA	DOUBLE CHECK VALVE ASSEMBLY	HDS	HYDRODYNAMIC SEPARATOR	PL	PROPERTY LINE	TESC	TEMPORARY EROSION AND SEDIMENTATION CONTROL
AGGR	AGGREGATE	DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	HE	HECTARE	PLC	PLACE	TOC	TOP OF CONCRETE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DEG	DEGREE	HGL	HYDRAULIC GRADE LINE	PLS	PROFESSIONAL LAND SURVEYORS	TOF	TOP OF FOOTING, TOP OF FENCE
AISI	AMERICAN IRON AND STEEL INSTITUTE	DEMO	DEMOLISH, DEMOLITION	HMA	HOT MIX ASPHALT	PLUMB	PLUMBING	TOW	TOP OF WALL
AKA	ALSO KNOWN AS	DEPT	DEPARTMENT	HORIZ	HORIZONTAL	POC	POINT OF	TP	TOP OF PIPE, TOP OF PAVEMENT
ALT	ALTERNATE, ALTERNATIVE	DEQ	DEPARTMENT OF ENVIRONMENTAL QUALITY	POLY	POLYETHYLENE	TRANS	TRANSFORMER, TRANSITION
ALTA	AMERICAN LAND TITLE ASSOCIATION	DET	DETAIL	HT	HEIGHT	PORT	HIGH POINT		
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DETN	DETENTION	HTB	HORIZONTAL THRUST BLOCK	PP	PORTABLE	TRIB	TRIBUTARY
APPD	APPROVED	DI	DUCTILE IRON	HYD	HYDRANT	PPM	PARTS PER MILLION	TS	TIRE SHREDDER
APPROX	APPROXIMATE (–LY)	DIA	DIAMETER			PRC	PRIVATELY OWNED VEHICLE	TW	TOP OF WALL
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	DIAG	DIAGONAL	ID	INSIDE DIAMETER	PROP	PARKING STRUCTURE, PUBLIC SEWER	TYP	TYPICAL
ARCH	ARCHITECT (–URAL)	DICA	DRILLED–IN CONCRETE ANCHOR	IDD	INFILTRATION DISTRIBUTION DRAIN	PROPY	PROPERTY		
ARV	AIR RELEASE VALVE	DIM	DIMENSION	IE	INVERT ELEVATION	PSF	POUNDS PER SQUARE FOOT	UD	UNDERDRAIN
ASPH	ASPHALT	DIP	DUCTILE IRON PIPE	IN	INCH	PSI	POUNDS PER SQUARE INCH	UG	UNDERGROUND
ASSY	ASSEMBLY	DIR	DIRECTION	INCL	INCLUDE (–D), INCLUDING	PT	POINT OF TANGENCY, PT	UNC	UNIFIED NATIONAL COARSE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	DMH	DOMESTIC	INFO	INFORMATION	PUD	PUBLIC UTILITY DISTRICT	UNO	UNLESS NOTED OTHERWISE
ATB	ASPHALT TREATED BASE	DOM	DOMESTIC	INT	INTERIOR, INTERSECTION, INTERMITTENT	PVC	POLYVINYL CHLORIDE	USA	UNITED STATES OF AMERICA
AVE	AVENUE	DRG	DRAINAGE	INV	INVERT	PVI	POINT OF VERTICAL INTERSECTION	UTIL	UTILITY
AWPA	AMERICAN WOOD PRODUCTS ASSOCIATION	DS	DOWNSPOUT	IRR	IRRIGATION	PVMT	PAVEMENT	UV	ULTRAVIOLET
AWWA	AMERICAN WATER WORKS ASSOCIATION	DSD	DEVELOPMENT SERVICES DEPARTMENT						
		DW	DRIVEWAY, DOMESTIC WATER	J	JUNCTION	R	RADIUS	V	VERTICAL
BC	BOTTOM OF CURB	DWG	DRAWING	JT	JOINT	R/W	RIGHT–OF–WAY	VAC	VACUUM, VOLT ALTERNATING CURRENT
BCR	BEGIN CURB RETURN	DWL	DOWEL			RCB	REINFORCED CONCRETE BOX	VB	VALVE BOX
BFP	BACK FLOW PREVENTER	E	EAST, ELECTRICAL, EASTING	L	LITER	RCBD	RECOMEND (–ED)	VC	VERTICAL CURVE
BFS	BEGIN FULL SUPERELEVATION	EA	EACH	LARCH	LANDSCAPE ARCHITECT (–URAL)	RCP	REINFORCED CONCRETE PIPE	VDM	VERTICAL DRAINAGE MATERIAL
BLDG	BUILDING	ECC	ECCENTRIC	LAT	LATERAL	RD	ROOF DRAIN	VERT	VERTICAL
BLK	BLOCKING	ECD	ELECTRICAL CONDUIT	LB	POUND	REINF	REINFORCE (–D, –MENT), REINFORING	VIF	VERIFY IN FIELD
BLVD	BOULARD	ECR	END CURB RETURN	LF	LINEAR FEET	REQD	REQUIRED	VOL	VOLUME
BM	BEAM, BENCH MARK	ED	ELECTRICAL DUCT	LOC	LOCATE (–D), LOCATION	RET	RETAINING	VPC	VERTICAL POINT OF CURVATURE
BMP	BEST MANAGEMENT PRACTICE	EG	EXISTING GRADE, EXISTING GROUND	LP	LOW POINT	REV	REVISION	VPI	VERTICAL POINT OF INTERSECTION
BMS	BUILDING MANAGEMENT SYSTEM	EJ	EXPANSION JOINT	LPR	LICENSE PLATE READER	RJ	RESTRAINED JOINT	VPT	VERTICAL POINT OF TANGENCY
BNC	BEGIN NORMAL CROWN	EL	ELEVATION, ELECTRIC LIGHTING	LPS	LITER PER SECOND	RL	RAIN LEADER	VTB	VERTICAL THRUST BLOCK
BNSF	BURLINGTON NORTHERN SANTA FE	ELEC	ELECTRICAL	LS	LIFT STATION	ROW	RIGHT–OF–WAY		
BO	BLOW OFF VALVE	ELEV	ELEVATION	LSUM	LUMP SUM	ROWM	RIGHT–OF–WAY IMPROVEMENT MANUAL	W	WATER, WEST, WIRE, WIDTH
BOL	BOLLARD	EMBED	EMBED (–DED, –MENT)	LT	LEFT	RP	RADIAL POINT	W/	WITH
BOT	BOTTOM	ENC	END NORMAL CROWN	LUC	LAND USE CODE	RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY	WH	WIER HEIGHT,WHITE
BOW	BOTTOM OF WALL	ENGR	ENGINEER	LVL	LEVEL	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY	WL	WIER LENGTH
BP	BEGINNING POINT	EOR	ENGINEER OF RECORD			RPM	RAISED PAVEMENT MARKING, RADIATION	WP	WORK POINT
BRG	BEARING	EP	ENDING POINT	M	METER			WPJ	WEAKENED PLANE JOINT
BSBL	BUILDING SETBACK LINE	EPDM	ETHYLENE PROPHLENE DIENE MONOMER	MAINT	MAINTENANCE	RT	RIGHT	WQTD	WATER QUALITY TREATMENT DEVICE
BSMT	BASEMENT	EQ	EQUAL, EQUIVALENT	MATL	MATERIAL	RW	RETAINING WALL, RECLAIMED WATER, RAIN	WS	WATER SURFACE
BTWN	BETWEEN	EQUIP	EQUIPMENT	MAX	MAXIMUM			WT	WEIGHT
BV	BUTTERFLY VALVE	ES	EACH SIDE	MC	MATCH EXISTING		WATER	WWF	WELDED WIRE FABRIC
BVC	BEGIN VERTICAL CURVE	ESC	EROSION AND SEDIMENT CONTROL	MECH	MECHANICAL	RWC	RAINWATER CISTERN		
BW	BOTTOM OF WALL	ESMT	EASEMENT	MFR	MANUFACTURER	RWH	RAINWATER HARVESTING	YD	YARD
		EST	ESTIMATE (–D)	MH	MAINTENANCE HOLE	S	SLOPE, SOUTH	YH	YARD HYDRANT
CAG	CURB AND GUTTER	EV	ELECTRICAL VAULT	MI	MILE	SAN	SANITARY	YR	YEAR
CANT	CANTILEVER	EVC	END VERTICAL CURVE	MIC	MONUMENT IN CASE	SB	SOUTHBOUND	YW	YELLOW
CB	CATCH BASIN	EW	EACH WAY	MIN	MINIMUM, MINUTE	SC	SPILL CONTROL		
CC	CENTER TO CENTER	EX	EXISTING	MISC	MISCELLANEOUS	SCHED	SCHEDULE		
CDF	CONTROLLED DENSITY FILL	EXCAV	EXCAVATION	MJ	MECHANICAL JOINT	SCI	SINGLE CURB INLET		
CF	CUBIC FEET, CURB FACE	EXIST	EXISTING	ML	MATCHLINE	SD	STORM DRAIN		
CFR	CODE OF FEDERAL REGULATIONS	EXP	EXPANSION	MM	MILLIMETER	SDFM	STORM DRAIN FORCE MAIN		
CFS	CUBIC FEET PER SECOND	EXT	EXTERIOR	MON	MONUMENT	SDMH	STORM DRAIN MAINTENANCE HOLE		
CI	CAST IRON			MSE	MECHANICALLY STABILIZED EARTH	SE	SOUTHEAST		
CIP	CAST–IN–PLACE	F	FIRE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	SECT	SECTION		
CJ	CONSTRUCTION JOINT	FA	FENCE ARCHITECTURAL			SED	SEDIMENTATION		
CL	CENTERLINE	FC	FENCE CIVIL			SF	SQUARE FEET		
CLR	CLEAR (–ANCE)	FCS	FLOW CONTROL STRUCTURE	N	NORTH, NORTHING	SHT	SHEET		
CM	CUBIC METER	FD	FLOOR DRAIN, FOUNDATION DRAIN,	NA	NOT APPLICABLE	SIM	SIMILAR		
CMP	CORRUGATED METAL PIPE		FOOTING DRAIN	NAD	NORTH AMERICAN DATUM	SL	SLOPE		
CMS	CUBIC METERS PER SECOND	FDC	FIRE DEPARTMENT CONNECTION	NB	NORTH BOUND	SOG	SLAB ON GRADE		
CNR	CORNER	FDN	FOUNDATION	NE	NORTHEAST	SPA	SPACING		
CO	CLEAN OUT	FETS	FLARED END TRANSITION SECTION	NEC	NATIONAL ELECTRICAL CODE	SPC	SPACE		
COB	CITY OF BELLEVUE	FF	FINISH FLOOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SPEC	SPECIFICATION		

UTILITY EXTENSION PERMIT #19-130709

PLOTTING DATE

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Bellevue, WA

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Seattle, WA 98109
T: 206-726-6000

KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	06/19/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

STAMP

NORTH ARROW

DRAWING TITLE
COVER SHEET

DRAWN	CHECKED
JRO / ARD	BCJ

SCALE @ ARCH E: AS NOTED
DATE: 06/12/2020

GRAPHIC SCALE

PROJECT NO.: 1632-00

DRAWING NO.: C0.00
REVISION NO.:

CITY OF BELLEVUE EROSION CONTROL NOTES

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSG) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS DURING THE CONSTRUCTION PERIOD. THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3

CITY OF BELLEVUE CONSTRUCTION NOISE NOTES

CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE ON AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

- A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
- A CITATION WILL BE ISSUED AND A $125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
- A CITATION WILL BE ISSUED AND A $250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATION HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:

CONSTRUCTION-RELATED NOISE IS ALLOWED:
- 7 AM TO 6 PM ON WEEKDAYS
- 9 AM TO 6 PM ON SATURDAYS

CONSTRUCTION -RELATED NOISE IS NOT ALLOWED:
- OUTSIDE OF ALLOWABLE HOURS
- LEGAL HOLIDAYS
- SUNDAYS

GENERAL DEMOLITION NOTES (NAVIX)

1. DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION
2. CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES
3. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN
4. ABANDONED PIPES LOCATED OUTSIDE PROPOSED BUILDING PAD LIMITS WITH AN EXCESS OF 3' COVER MAY BE DECOMMISSIONED AND ABANDONED IN PLACE, PROVIDED THAT THESE ABANDONED UTILITIES ARE GROUTED AND CAPPED. EXISTING SUBSURFACE IMPROVEMENTS AND DEBRIS WITHIN THE PROPOSED BUILDING PAD AREA, INCLUDING 10' BEYOND FOUNDATIONS, SHALL BE REMOVED
5. CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION
6. ALL EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT.
7. THE EXISTING SIDE SEWER SHALL BE DISCONNECTED FROM THE CITY'S SEWER SYSTEM PRIOR TO STRUCTURE DEMOLITION. CONTACT RICHARD PECKLER (425) 452-5239 WITH 48 HOURS MINIMUM NOTICE FOR INSPECTION OF THE SEWER CAPPING
8. THE EXISTING WATER SERVICE LINE BETWEEN THE BUILDING AND THE WATER METER SHALL BE DISCONNECTED PRIOR TO BUILDING DEMOLITION. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED PER COB WATER ENGINEERING STANDARDS
9. THE EXISTING STORMWATER PIPING AND STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH COB SURFACE WATER ENGINEERING STANDARDS
10. ALL DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES. DISCONNECT AND CAP EXISTING UTILITIES AS SHOWN. CONTRACTOR SHALL REMOVE ALL ASBESTOS CONTAINING BUILDING MATERIALS IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS

PAVEMENT NOTES (NAVIX)

1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. SUITABLE ONSITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBBASE PROVIDED SOILS MEET REQUIREMENTS IN THE PROJECT'S SPECIFICATIONS
3. FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED WITHIN 12 INCHES OF FINISHED SUBGRADE ELEVATION IN FILL AREAS AND AT LEAST THE UPPER 8 INCHES OF SUBGRADE IN ALL AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557) AND SHOULD BE NON-YIELDING. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
4. ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 2-03.3(14)D.
5. IF ALTERNATIVE PAVEMENT SECTION WITH A 3 IB IS USED DURING CONSTRUCTION ANY FAILED AREAS THAT SHOW CRACKING UNDER EQUIPMENT SHOULD BE REPAIRED ONCE HEAVY CONSTRUCTION TRAFFIC HAS CEASED AND PRIOR TO PLACEMENT OF FINAL LIFT OF HMA PAVEMENT.
6. CRUSHED BASE COURSE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9-03.9(3) OF THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS
7. ASPHALTIC SURFACE COURSE MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 9-02 OF THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,000 POUNDS, AND THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 96% MARSHALL DENSITY (ASTM SPECIFICATION D 1559)
8. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH CONCRETE FOR PAVEMENT SECTION 5-05 OF THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP.
9. CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT

GRADING NOTES (NAVIX)

1. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE UBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
6. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
10. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
11. FOR LAYOUT INFORMATION REFER TO THE SITE PLAN.

SITE NOTES (NAVIX)

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS
3. DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED
4. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY OF BELLEVUE'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
5. FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
6. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION
7. ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SAME. ALL COST SHALL BE INCLUDED IN BASE BID.

CITY OF BELLEVUE GEOTECHNICAL NOTES

THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ONSITE DURING CRITICAL EARTHWORK OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS AND FILL AREAS. IN ADDITION, THE ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE DCD INSPECTOR FOR SOILS VERIFICATION AND FOUNDATION CONSTRUCTION. ALL EARTHWORK SHOULD BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING IN ADDITION, THE FOLLOWING CONSTRUCTION STAGES MUST BE INSPECTED, MONITORED, AND TESTED AS NECESSARY BY THE GEOTECHNICAL ENGINEER OF RECORD:

1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS.
2. CUT SLOPES OVER FOUR FEET HIGH.
3. BENCHING FOR FILL TO BE PLACED ON SLOPES
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT.
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROCKERIES.
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES
8. UTILITY TRENCH BEDDING AND BACKFILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION
9. UTILITIES ON STEEP SLOPES, SLOPE ANCHORS AND/OR BACKFILL SLOPE STABILIZATION
10. ANY UNUSUAL SEEPAGE, SLOPE, OR SUBGRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD.

AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.

TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION. OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS
7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-6000 BEFORE RELOCATING ANY TRAFFIC SIGNAL ON STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION
10. PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR PRIOR ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
11. THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
12. ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4619 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR
16. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
17. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
18. THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE
20. THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING
21. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS
22. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% GROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.

PROJECT



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Bellevue, WA

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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	08/08/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
GENERAL NOTES

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

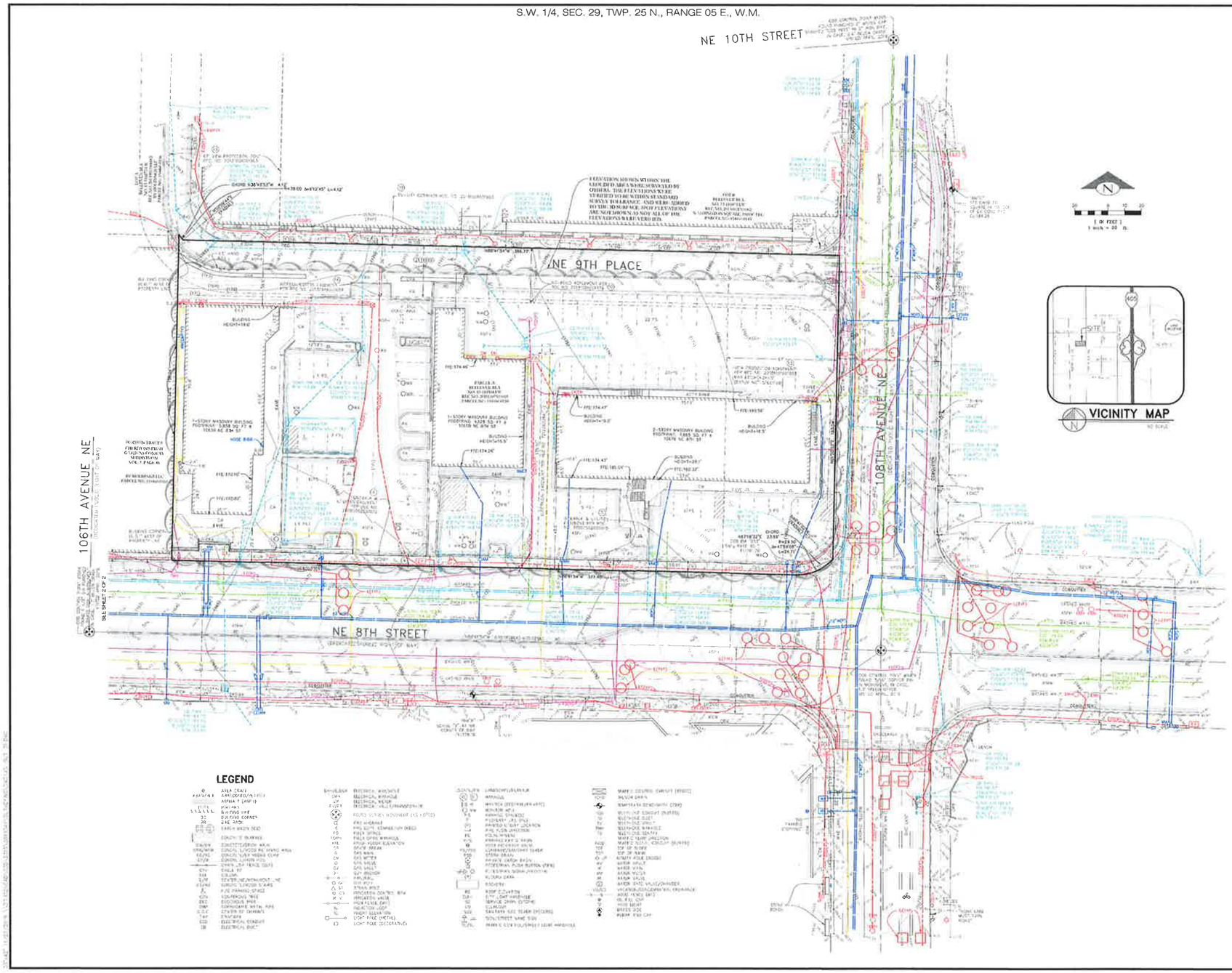
GRAPHIC SCALE

PROJECT NO.
1832-00

DRAWING NO.
C0.01

REVISION NO.

S.W. 1/4, SEC. 29, TWP. 25 N., RANGE 05 E., W.M.



LEGEND

BUSH, RODED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3313
(206) 323-4144
1-800-635-0528
FAX# (206) 323-7135

BOUNDARY AND TOPOGRAPHIC SURVEY
SKANSKA DEVELOPMENT USA
VICINITY OF NE 8TH ST AND 10TH AVE NE
BELLEVUE — KING COUNTY — WASHINGTON

DRAWN BY	CHECKED BY
HAK	TRS
SCALE	DATE
1" = 20'	5/20/19
JOB NO.	
2019049.01	
SHEET	
1 OF 2	

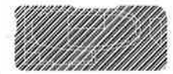
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	09/26/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

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DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

BOUNDARY AND TOPOGRAPHIC SURVEY (1 OF 2)

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH'E	DATE
AS NOTED	06/12/2020
GRAPHIC SCALE	

PROJECT NO.
1832-00

DRAWING NO.
C0.03

REVISION NO.

S.W. 1/4, SEC. 29, TWP. 25 N., RANGE 05 E., W.M.

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)

2(3) PURPOSE: FEASIBILITY AND DESIGN

2(5) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS

2(7) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL)

2(10) LIMITATIONS: THE PURPOSE OF THIS LIMITED TOPOGRAPHIC SURVEY IS TO SUPPORT SPECIFIC EFFORTS WITHIN THE AREA OF MAPPING SHOWN AND IS NOT INTENDED TO ILLUSTRATE ANY BOUNDARY OR TITLE INVESTIGATIONS

2(11) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.

2(4) & 2(8) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:

1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK
2. DIRECT OBSERVATIONS OF UNDERGROUND, OPAQUE FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES
3. SCALING OF AS-BUILTS DESIGN DRAWINGS OR OTHER RECORDS

2(6) SCOPE STATEMENT: UTILITY INVESTIGATIONS ARE SUBJECT TO THE LIMITATIONS OF ACCURACY OF CONVENTIONAL UNDERGROUND UTILITY DETECTION EQUIPMENT, THE EXISTENCE / ACCURACY OF RECORD UTILITY MAPS PRODUCED BY OTHERS, OR THE AWARENESS OF LOCAL KNOWLEDGE OF ANYTHING CONCEALED UNDISCLOSED. THE COMPREHENSIVENESS OF SAID INVESTIGATIONS ARE THEREFORE LIMITED TO THE CAPACITY OF SAID TECHNOLOGIES AND /OR THE AVAILABILITY OF SUCH RECORDS OR KNOWLEDGE

HORIZONTAL DATUM:
NAD 83/2011

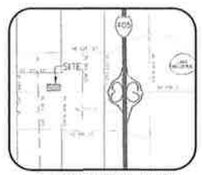
HORIZONTAL BENCHMARK:
OWNER: CITY OF BELLEVUE
ID:
DESCRIPTION: FOUND 3/16" COPPER PAL IN CASE
LOCATION: INTERSECTION OF 108TH AVE NE AND NE 8TH ST
NORTHING: 228787.23
EASTING: 1304210.31

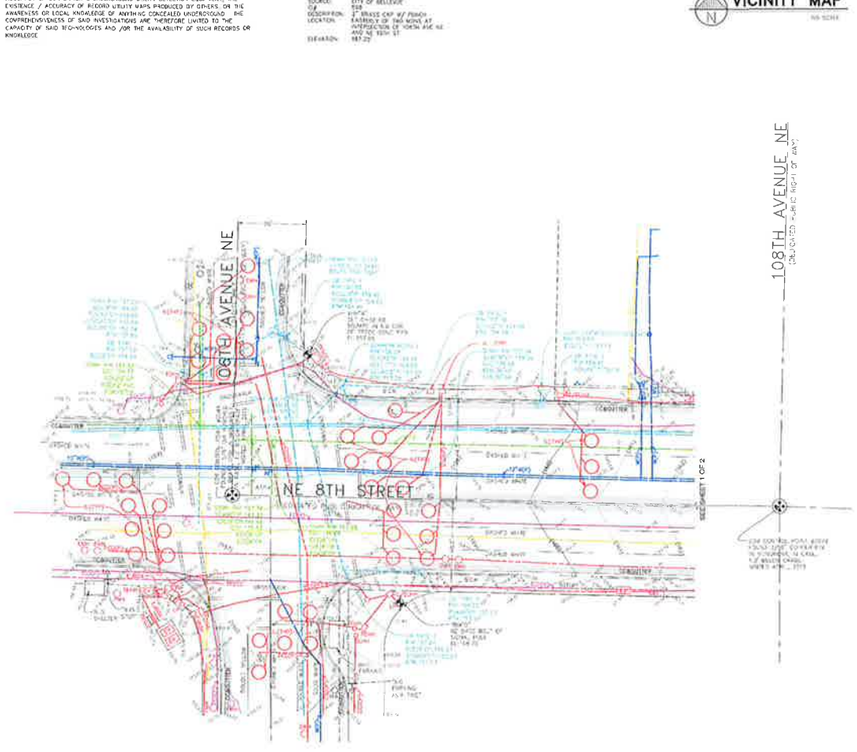
OWNER: CITY OF BELLEVUE
ID: 4346
DESCRIPTION: FOUND 1-1/2" BRASS CAP, STAMPED
LOCATION: INTERSECTION OF 108TH AVE NE AND NE 4TH ST
NORTHING: 229202.47
EASTING: 1303760.46

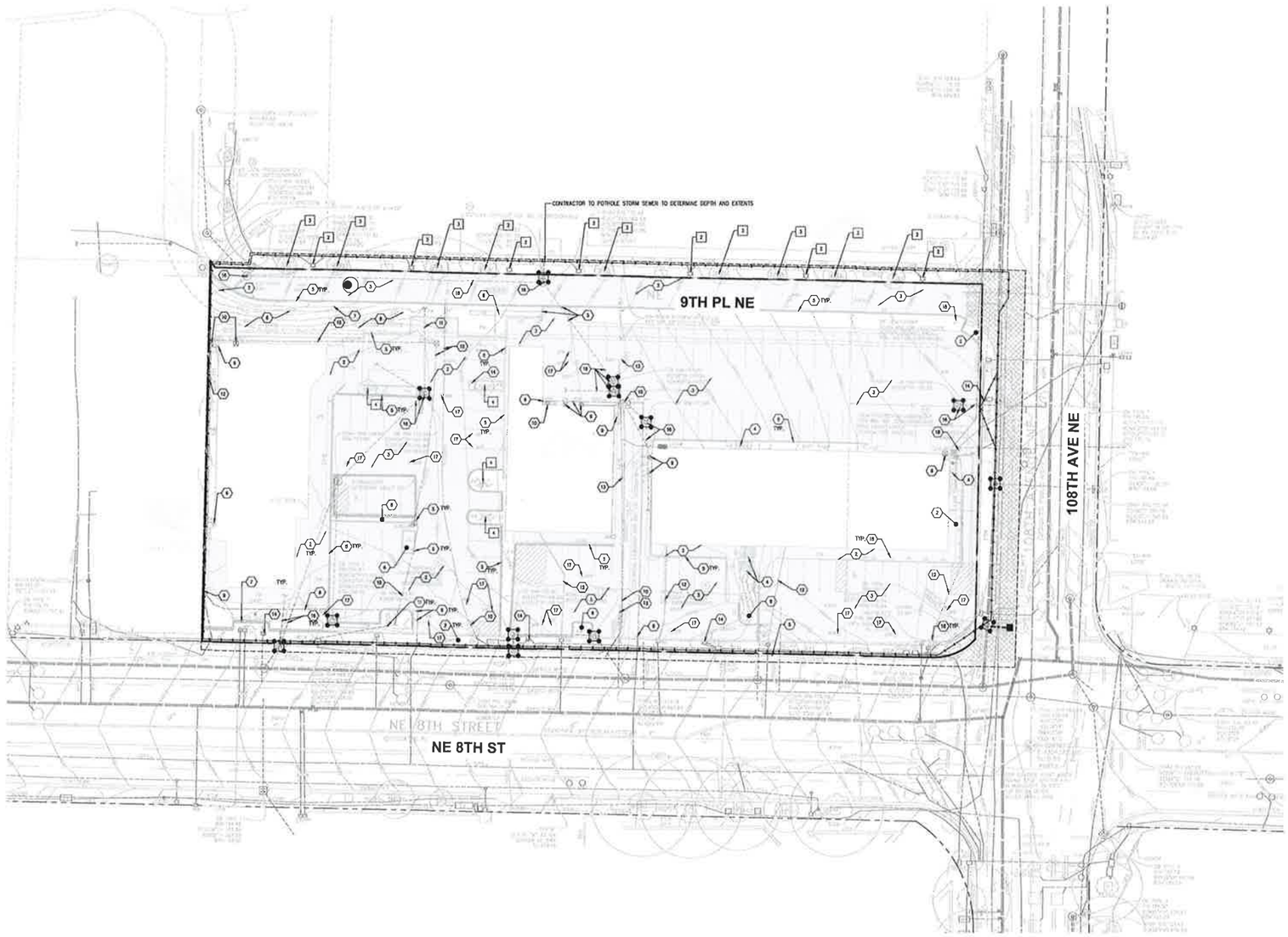
VERTICAL DATUM:
NAVD88

VERTICAL BENCHMARK:
SOURCE: CITY OF BELLEVUE
ID: 553
DESCRIPTION: SW BOLT ON TRAFFIC SIGNAL POLE
LOCATION: NW CORNER OF 108TH AVE NE AND NE 8TH ST
ELEVATION: 181.29'

SOURCE: CITY OF BELLEVUE
ID: 558
DESCRIPTION: 3" BRASS CAP W/ PUNCH
LOCATION: EASEMENT OF THIS MONUMENT IS AT THE INTERSECTION OF 108TH AVE NE AND NE 10TH ST
ELEVATION: 187.27'




108TH AVENUE NE
NE 8TH STREET
108TH AVENUE NE
(ONE-WAY NORTHBOUND)
CENTERLINE
EXISTING TOP OF CURB
EXISTING BACK OF CURB
EXISTING EDGE OF PAVEMENT
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE CURB
EXISTING CONCRETE CURB & GUTTER
EXISTING CONCRETE PLANTER
EXISTING CONCRETE PAVEMENT
EXISTING CONCRETE CROSSWALK
EXISTING CONCRETE VAULT
EXISTING CONCRETE PAD
EXISTING CONCRETE WALL
EXISTING CONCRETE STAIRS
EXISTING CONCRETE RAMP
EXISTING CONCRETE BOLLARD
EXISTING CONCRETE TRANSFORMER PAD



SEQUENCE OF CONSTRUCTION

1. HOLD A PRE-CONSTRUCTION MEETING WITH CITY AND OBTAIN REMAINING REQUIRED PERMITS FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY AND ON-SITE.
2. A COPY OF AN APPROVED CONSTRUCTION STORMWATER PERMIT ISSUED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY MUST BE SUBMITTED TO THE CITY PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE SWPPP ON SITE AT ALL TIMES.
3. ALL NECESSARY CONSTRUCTION SIGNAGE MUST BE IN PLACE PRIOR TO START OF CONSTRUCTION.
4. ESTABLISH LIMITS OF DISTURBANCE AND INSTALL CLEARING LIMITS FENCE.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. INSTALL CLEARING LIMIT FENCE, TREE PROTECTION FENCE, SILT FENCING, STORMWATER STORAGE TANK, AND TEMPORARY GATES.
7. INSTALL INLET PROTECTION ON ALL EXISTING STORM DRAINAGE STRUCTURES TO REMAIN.
8. PREPARE STORAGE/STAGING AREA (IF NEEDED).
9. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
10. CLEAR, GRUB, AND STRIP THE SITE.
11. BEGIN ROUGH GRADING THE SITE. REVISE INTERCEPTOR SWALES AS REQUIRED TO ENSURE POSITIVE DRAINAGE.
12. INSTALL STORMWATER SETTLING TANKS AND INTERCEPTOR SWALES WITH APPROPRIATE OUTFALL STRUCTURES. INTERCEPTOR SWALES ARE TO SLOPE TOWARDS SETTLING TANKS WITH ROCK CHECK DAMS SPACED SUCH THAT THE TI POF THE DOWNSTREAM DAM IS NO LOWER THAN THE BOTTOM OF THE NEXT UPSTREAM DAM
13. TEMPORARILY STABILIZE DENUDED AREAS.
14. INSTALL DETENTION VAULTS, STORM DRAIN PIPES AND STRUCTURES AND OUTLET PIPES.
15. INSTALL OTHER UTILITIES.
16. START CONSTRUCTION OF BUILDING PADS AND FOUNDATIONS UPON BUILDING PERMIT APPROVAL.
17. COMPLETE ROUGH GRADING ACTIVITIES. REVISE INTERCEPTOR SWALES AND HAUL ROADS AS NECESSARY.
18. FINISH PAVING THE SITE.
19. CLEAN ACCUMULATED SEDIMENT FROM STORMWATER STRUCTURES AND VAULTS.
20. REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL AFTER INSPECTOR HAS DETERMINED THE SITE IS COMPLETELY STABILIZED, WITH PERMANENT STABILIZATION AND/OR LANDSCAPING.

LEGEND

- LIMITS OF DISTURBANCE
- PROPERTY LINE
- JERSEY BARRIER
- GRIND AND OVERLAY EXISTING ASPHALT
- DEMO EXISTING ASPHALT
- DEMO EXISTING CURB
- CB/INLET PROTECTION

REMOVE/RELOCATE

KEY	ITEM
1	EXISTING BUILDING AND BUILDING FOUNDATIONS REMOVED UNDER SEPARATE PERMIT
2	REMOVE CONCRETE PAVEMENT
3	REMOVE ASPHALT PAVEMENT
4	REMOVE STAIRS
5	REMOVE CURB
6	REMOVE EXISTING TREES, SHRUBS AND LANDSCAPING. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
7	REMOVE EXISTING CONCRETE RETAINING WALL
8	REMOVE EXISTING ECOLOGY BLOCK RETAINING WALL
9	DECOMMISSION GAS SERVICE, CAP AT PROPERTY LINE, AND REMOVE GAS PIPING, STRUCTURES, AND METER
10	DECOMMISSION POWER SERVICE, AND REMOVE WIRES, CONDUITS, POLES, STRUCTURES, AND APPURTENANCES
11	DECOMMISSION SEWER SERVICE, CAP AT PROPERTY LINE, AND REMOVE PIPING AND STRUCTURES
12	DECOMMISSION WATER SERVICE, CAP AT BACK OF METER, AND REMOVE PIPING AND STRUCTURES
13	DECOMMISSION TELECOM SERVICE, CAP AT PROPERTY LINE, AND REMOVE WIRES, CONDUITS, AND STRUCTURES
14	REMOVE EXISTING STREET / PED / AREA LIGHT POLES AND FOUNDATIONS.
15	TRAFFIC SIGNAL POLE AND CONDUIT
16	DECOMMISSION STORM SERVICE, CAP AT PROPERTY LINE, AND REMOVE PIPING AND STRUCTURES
17	DECOMMISSION OR RELOCATE EXISTING MONITORING WELL IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY AND RECOMMENDATIONS OF THE ENVIRONMENTAL CONSULTANT
18	EXISTING SIGN
19	BOLLARD

SALVAGE

KEY	ITEM
1	WATER SERVICE AND HYDRANT
2	LIGHT POLES, LIGHT FOUNDATIONS, AND ELECTRICAL CONDUIT TO BE REMOVED AND RESET. SEE NOTE 1.
3	STREET TREES TO BE SALVAGED AND REPLANTED AT THE DISCRETION OF THE OWNER. SEE NOTE 1.
4	TREES TO BE SALVAGED FOR REUSE OF WOOD FOR FUTURE LANDSCAPE ELEMENTS. SEE LANDSCAPE SHEETS.

NOTES

1. RESET 8TH PLACE TREES AND SIDEWALK UPON COMPLETION OF ROADWAY. REPLACE IN KIND IF DAMAGED DURING REMOVAL, SALVAGE, OR REPLANTING.
2. REFER TO SHEET C2.01 FOR EARLY WORK UTILITY CAPPING TO TAKE PLACE PRIOR TO SHORING AND MASS EXCAVATION.
3. THE OWNER AND GENERAL CONTRACTOR, IN CONJUNCTION WITH THE ENVIRONMENTAL CONSULTANT OF RECORD, ARE TO DETERMINE THE HORIZONTAL AND VERTICAL EXTENT OF SOIL AND GROUNDWATER CONTAMINATION ON THE PROPERTY PRIOR TO THE START OF CONSTRUCTION, INCLUDING WHETHER CONTAMINATION EXTENDS BEYOND THE PROPERTY BOUNDARIES.
4. DEMOLITION PLAN (C2.00) IS INCLUDED IN SEPARATE DEMOLITION PERMIT (DE). INCLUDED IN UTILITY EXTENSION PERMIT (UE) FOR REFERENCE ONLY.

0 10 20 40

SCALE: 1 inch = 20 ft.

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Shanda, USA
221 Yale Avenue North, Ste. 400
Seattle, WA 98102
T: 206-728-8000

KEY PLAN



#	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	07/17/2020
3	DESIGN REVIEW R2	09/18/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
DEMOLITION PLAN

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

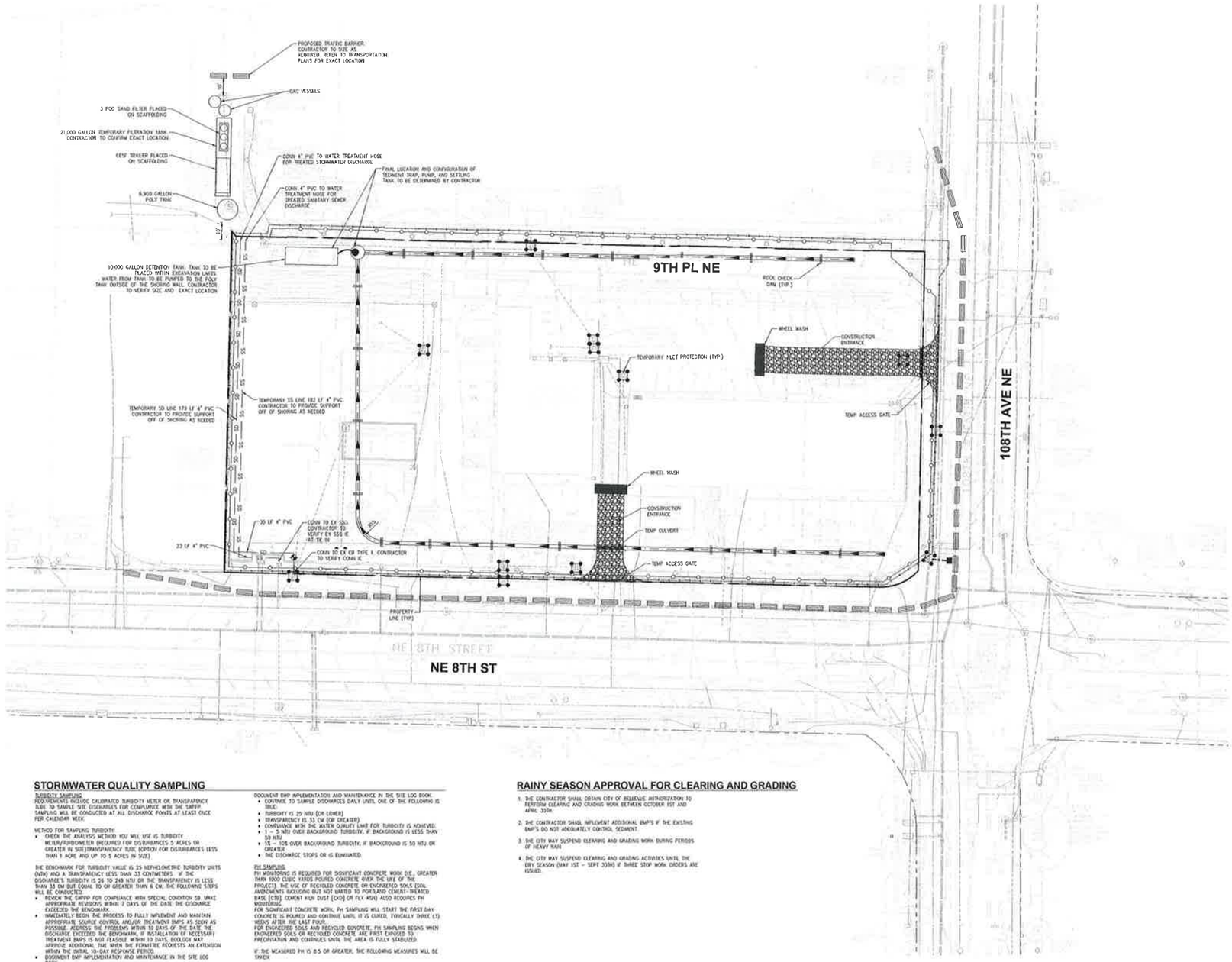
GRAPHIC SCALE

PROJECT NO.
1832-00

DRAWING NO.
C2.00

REVISION NO.

PLOTTING DATE



LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE (3/C2.11)
- TEMPORARY CHAIN LINK CONSTRUCTION FENCE (8/C2.11)
- CONSTRUCTION ENTRANCE (3/C2.11)
- TEMPORARY INTERCEPTOR SWALE (2/C2.11)
- ROCK CHECK DAM (4/C2.11)
- SEDIMENT CATCHMENT AREA WITH PUMP (7/C2.11)
- TEMPORARY INLET PROTECTION (5/C2.11)
- WHEEL WASH AREA (6/C2.11)
- JERSEY BARRIER
- TURBIDITY MONITORING LOCATION

SEQUENCE OF CONSTRUCTION

1. HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY AND OBTAIN REMAINING REQUIRED PERMITS AND/OR APPROVALS
2. CONTRACTOR TO SECURE TEMPORARY CONSTRUCTION EASEMENT, AS REQUIRED, FOR WORK PROPOSED OUTSIDE PROPERTY LIMITS
3. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CLEARING, DEMOLITION, SHORING, AND EXCAVATION. CONTRACTOR TO LOCATE UTILITIES AND VERIFY INVERT ELEVATIONS FOR GRAVITY UTILITIES
4. ESTABLISH LIMITS OF CLEARING AND GRADING
5. CONTRACTOR TO INSTALL MEASURES, SUCH AS A WHEEL WASH AND CONSTRUCTION ENTRANCE, OR OTHER MEANS AND METHODS TO AVOID SOIL FROM BEING TRACKED TO PUBLIC R.O.W.
6. INSTALL TEMPORARY SILT FENCING AND TEMPORARY CHAIN LINK CONSTRUCTION FENCE.
7. INSTALL INLET PROTECTION ON EXISTING CATCH BASIN DOWNSTREAM OF SITE.
8. REMOVE EXISTING FEATURES AS NOTED PER DEMOLITION PLAN.
9. BEGIN CLEARING SITE.
10. INSTALL SHORING SYSTEM AND BEGIN EXCAVATIONS
11. MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES AND SHORING ELEMENTS. REPAIR AND RELOCATE THE TESC FEATURES AS NEEDED THROUGHOUT THE PHASES OF DEMOLITION, EXCAVATION, AND CONSTRUCTION
12. REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES, ONLY AFTER THE SITE IS DEEMED COMPLETELY STABILIZED BY THE INSPECTOR.

STORMWATER QUALITY SAMPLING

TURBIDITY SAMPLING
REQUIREMENTS INCLUDE CALIBRATED TURBIDITY METER OR TRANSPARENCY TUBE TO SAMPLE SITE DISCHARGES FOR COMPLIANCE WITH THE SWPPP. SAMPLING WILL BE CONDUCTED AT ALL DISCHARGE POINTS AT LEAST ONCE PER CALENDAR WEEK.

METHOD FOR SAMPLING TURBIDITY:
- CHECK THE ANALYSIS METHOD YOU WILL USE (I.E. TURBIDITY METER/TURBIDIMETER OBTAINED FOR DISTURBANCES 5 ACRES OR GREATER IN SIZE; TRANSPARENCY TUBE (OPTION FOR DISTURBANCES LESS THAN 5 ACRE AND UP TO 5 ACRES IN SIZE).

THE BENCHMARK FOR TURBIDITY VALUE IS 25 NEPHELOMETRIC TURBIDITY UNITS (NTU) AND A TRANSPARENCY LESS THAN 33 CENTIMETERS. IF THE DISCHARGE'S TURBIDITY IS 26 TO 249 NTU OR THE TRANSPARENCY IS LESS THAN 33 CM BUT EQUAL TO OR GREATER THAN 6 CM, THE FOLLOWING STEPS WILL BE CONDUCTED:
- REVIEW THE SWPPP FOR COMPLIANCE WITH SPECIAL CONDITION S9. MAKE APPROPRIATE REVISIONS WITHIN 7 DAYS OF THE DATE THE DISCHARGE EXCEEDED THE BENCHMARK.
- IMMEDIATELY BEGIN THE PROCESS TO FULLY IMPLEMENT AND MAINTAIN APPROPRIATE SOURCE CONTROL AND/OR TREATMENT BMPS AS SOON AS POSSIBLE. ADDRESS THE PROBLEMS WITHIN 10 DAYS OF THE DATE THE DISCHARGE EXCEEDED THE BENCHMARK. IF INSTALLATION OF NECESSARY TREATMENT BMPS IS NOT FEASIBLE WITHIN 10 DAYS, ECOLOGY MAY APPROVE ADDITIONAL TIME WHEN THE PERMITTEE REQUESTS AN EXTENSION WITHIN THE INITIAL 10-DAY RESPONSE PERIOD.
- DOCUMENT BMP IMPLEMENTATION AND MAINTENANCE IN THE SITE LOG BOOK.

IF THE TURBIDITY EXCEEDS 250 NTU OR THE TRANSPARENCY IS 6 CM OR LESS AT ANY TIME, THE FOLLOWING STEPS WILL BE CONDUCTED:
1. TELEPHONE OR SUBMIT AN ELECTRONIC REPORT TO THE APPLICABLE ECOLOGY REGION'S ENVIRONMENTAL REPORT TRACKING SYSTEM (ERTS) WITHIN 24 HOURS.
2. CENTRAL REGION (BENTON, CHELAN, DOUGLAS, KITTITAS, KLICKITAT, OKANOGAN, YAKIMA): (509) 575-2490 OR HTTP://WWW.ECY.WA.GOV/PROGRAMS/SPILLS/FORMS/NERTS_ONLINE/CRO_NERTS_ONLINE.HTML
3. EASTERN REGION (ADAMS, ASOTIN, COLUMBIA, FERRY, FRANKLIN, GARFIELD, GRANT, LINCOLN, PEND OREILLE, SPOKANE, STEVENS, WALLA WALLA, WHITMAN): (509) 329-3400 OR HTTP://WWW.ECY.WA.GOV/PROGRAMS/SPILLS/FORMS/NERTS_ONLINE/ERO_NERTS_ONLINE.HTML
4. NORTHWEST REGION (KING, KITSAP, ISLAND, SAN JUAN, SKAGIT, SNOHOMISH, WHATCOM): (425) 649-7000 OR HTTP://WWW.ECY.WA.GOV/PROGRAMS/SPILLS/FORMS/NERTS_ONLINE/NWRO_NERTS_ONLINE.HTML
5. SOUTHWEST REGION (CLALLAM, CLARK, COWLITZ, GRAYS HARBOR, JEFFERSON, LEWIS, MASON, PACIFIC, PIERCE, SKAMANIA, THURSTON, WAHKIAKUM): (360) 407-6300 OR HTTP://WWW.ECY.WA.GOV/PROGRAMS/SPILLS/FORMS/NERTS_ONLINE/SWRO_NERTS_ONLINE.HTML
6. IMMEDIATELY BEGIN THE PROCESS TO FULLY IMPLEMENT AND MAINTAIN APPROPRIATE SOURCE CONTROL AND/OR TREATMENT BMPS AS SOON AS POSSIBLE. ADDRESS THE PROBLEMS WITHIN 10 DAYS OF THE DATE THE DISCHARGE EXCEEDED THE BENCHMARK. IF INSTALLATION OF NECESSARY TREATMENT BMPS IS NOT FEASIBLE WITHIN 10 DAYS, ECOLOGY MAY APPROVE ADDITIONAL TIME WHEN THE PERMITTEE REQUESTS AN EXTENSION WITHIN THE INITIAL 10-DAY RESPONSE PERIOD.

DOCUMENT BMP IMPLEMENTATION AND MAINTENANCE IN THE SITE LOG BOOK.
- CONTINUE TO SAMPLE DISCHARGES DAILY UNTIL ONE OF THE FOLLOWING IS TRUE:
- TURBIDITY IS 25 NTU (OR LOWER)
- TRANSPARENCY IS 33 CM (OR GREATER)
- COMPLIANCE WITH THE WATER QUALITY LIMIT FOR TURBIDITY IS ACHIEVED.
- 1 – 5 NTU OVER BACKGROUND TURBIDITY, IF BACKGROUND IS LESS THAN 50 NTU
- 5% – 10% OVER BACKGROUND TURBIDITY, IF BACKGROUND IS 50 NTU OR GREATER
- THE DISCHARGE STOPS OR IS ELIMINATED.

PH SAMPLING
PH MONITORING IS REQUIRED FOR "SIGNIFICANT CONCRETE WORK" (I.E., GREATER THAN 1000 CUBIC YARDS POURED CONCRETE OVER THE LIFE OF THE PROJECT). THE USE OF RECYCLED CONCRETE OR ENGINEERED SOILS (SOIL AMENDMENTS INCLUDING BUT NOT LIMITED TO PORTLAND CEMENT-TREATED BASE [CTB], CEMENT KILN DUST [CKD] OR FLY ASH) ALSO REQUIRES PH MONITORING.
FOR SIGNIFICANT CONCRETE WORK, PH SAMPLING WILL START THE FIRST DAY CONCRETE IS POURED AND CONTINUE UNTIL IT IS CURED, TYPICALLY THREE (3) WEEKS AFTER THE LAST POUR.
FOR ENGINEERED SOILS AND RECYCLED CONCRETE, PH SAMPLING BEGINS WHEN ENGINEERED SOILS OR RECYCLED CONCRETE ARE FIRST EXPOSED TO PRECIPITATION AND CONTINUES UNTIL THE AREA IS FULLY STABILIZED.

IF THE MEASURED PH IS 8.5 OR GREATER, THE FOLLOWING MEASURES WILL BE TAKEN:
1. PREVENT HIGH PH WATER FROM ENTERING STORM SEWER SYSTEMS OR SURFACE WATER.
2. ADJUST OR NEUTRALIZE THE HIGH PH WATER TO THE RANGE OF 6.5 TO 8.5 SU USING APPROPRIATE TECHNOLOGY SUCH AS CARBON DIOXIDE (CO2) SPARGING (LIQUID OR DRY ICE).
3. WRITTEN APPROVAL WILL BE OBTAINED FROM ECOLOGY PRIOR TO THE USE OF CHEMICAL TREATMENT OTHER THAN CO2 SPARGING OR DRY ICE.

EXCEEDING TURBIDITY AND PH BENCHMARKS

UPON DETERMINATION OF TURBIDITY LEVELS IN EXCESS OF THE 25 NTU BENCHMARK (26 TO 249 NTU), THE CESCL MUST IMMEDIATELY NOTIFY THE CONTRACTOR. THE CONTRACTOR MUST MAKE ALL NECESSARY EFFORTS TO CORRECT THE CONDITION(S) ON SITE THAT IS (ARE) CAUSING, OR CONTRIBUTING TO, THE EXCESS TURBIDITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE MOST APPROPRIATE MEASURES AND IMPLEMENT THEM IMMEDIATELY, ALTHOUGH THEY MAY SOLICIT INPUT FROM THE INSPECTOR, THE CESCL, OR ANY OTHER OUTSIDE RESOURCE. THE CESCL MUST MAKE THE APPROPRIATE REVISIONS TO THE CSWPPP.

UPON DETERMINATION THAT TURBIDITY LEVELS EXCEED THE 250 NTU BENCHMARK, THE CESCL MUST IMMEDIATELY NOTIFY THE CONTRACTOR AND THE CLEARING AND GRADING INSPECTOR. THE CLEARING AND GRADING INSPECTOR WILL FORWARD THE INFORMATION TO THE BELLEVUE CLEARING AND GRADING SUPERVISOR WHO WILL NOTIFY ECOLOGY WITHIN 24 HOURS. IMMEDIATE CORRECTIVE ACTIONS MUST BE TAKEN BY THE CONTRACTOR TO CORRECT THE PROBLEMS. THE CESCL MUST CONTINUE TO SAMPLE DISCHARGE DAILY UNTIL TURBIDITY IS <25 NTU OR THE DISCHARGE IS ELIMINATED. THE CLEARING AND GRADING INSPECTOR HAVE THE AUTHORITY TO REQUIRE ADDITIONAL TESC MEASURES AND/OR ISSUE A STOP WORK ORDER TO MITIGATE WATER QUALITY CONCERNS.

RAINY SEASON APPROVAL FOR CLEARING AND GRADING

1. THE CONTRACTOR SHALL OBTAIN CITY OF BELLEVUE AUTHORIZATION TO PERFORM CLEARING AND GRADING WORK BETWEEN OCTOBER 1ST AND APRIL 30TH.
2. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BMP'S IF THE EXISTING BMP'S DO NOT ADEQUATELY CONTROL SEDIMENT.
3. THE CITY MAY SUSPEND CLEARING AND GRADING WORK DURING PERIODS OF HEAVY RAIN.
4. THE CITY MAY SUSPEND CLEARING AND GRADING ACTIVITIES UNTIL THE DRY SEASON (MAY 1ST – SEPT 30TH) IF THREE STOP WORK ORDERS ARE ISSUED.

0 10 20 40
SCALE: 1 inch = 20 ft

PROJECT
NE 8TH
Bellevue, WA

CLIENT
Sherwin, USA
201 Yale Avenue North, Ste. 400
Seattle, WA 98109
T: 206-726-8000

KEY PLAN

#	ISSUED	DATE
1	DESIGN REVIEW	08/26/2019
2	DESIGN REVIEW R1	01/31/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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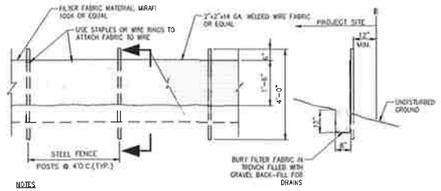
NAVIX SITE | CIVIL
11255 s.e. 6th street, suite 150, bellevue, wa 98004
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STAMP

NORTH ARROW: N

DRAWING TITLE
T.E.S.C. PLAN

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH'E	DATE
AS NOTED	08/12/2020
GRAPHIC SCALE	
PROJECT NO.	1832-00
DRAWING NO.	REVISION NO.
C2.10	



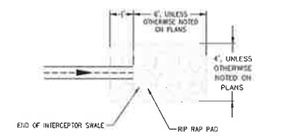
NOTES

1. UPON COMPLETION OF THE PROJECT OR WHEN DIRECTED BY THE OWNER, THE FILTER FABRIC FENCE SHALL BE REMOVED IN ITS ENTIRETY AND DISPOSED OF BY THE CONTRACTOR.
2. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND SO INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING
8. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED
9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

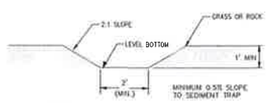
MAINTENANCE STANDARDS:

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED

SILT FENCE
N.T.S. (1)



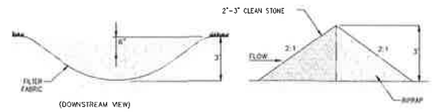
TEMPORARY RIP RAP PAD
N.T.S. (2)



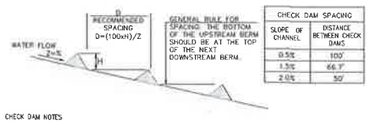
NOTES:

1. SEED AND MULCH SHALL BE APPLIED WITHIN 5 DAYS OF DIKE CONSTRUCTION (SEE VEGETATION).
2. THE UPSLOPE SIDE OF THE DIKE SHALL PROVIDE POSITIVE DRAINAGE TO THE DIKE OUTLET.
3. NO EROSION SHALL OCCUR AT THE DIKE OUTLET. PROVIDE ENERGY DISSIPATION MEASURES AS NECESSARY.
4. SEDIMENT LADEN RUNOFF MUST BE RELEASED THROUGH A SEDIMENT TRAPPING FACILITY SUCH AS A POND, TRAP, OR SILT FENCE AS APPROPRIATE TO DRAINAGE AREA SIZE.

TEMPORARY INTERCEPTOR SWALE
N.T.S. (3)



(DOWNSTREAM VIEW)



CHECK DAM SPACING	
SLOPE OF CHANNEL	DISTANCE BETWEEN CHECK DAMS
0.5%	100'
1.5%	66.7'
2.0%	50'

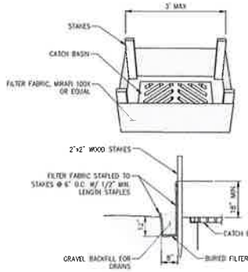
CHECK DAM NOTES

1. THE MAXIMUM SPACING BETWEEN THE DAMS SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM
2. ROCK CHECK DAMS SHALL BE CONSTRUCTED OF 2-10 4-INCH DIAMETER ROCK. THE ROCK MUST BE PLACED BY HAND OR MECHANICAL PLACEMENT (NO DUMPING OF ROCK TO FORM DAM) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH OR SWALE AND TO ENSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES.
3. LOG CHECK DAMS SHALL BE CONSTRUCTED OF 4- TO 6-INCH DIAMETER LOGS. THE LOGS SHALL BE EMBEDDED INTO THE SOIL AT LEAST 18 INCHES
4. IN THE CASE OF GRASS-LINED DITCHES AND SWALES, CHECK DAMS SHALL BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAMS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER DAM REMOVAL
5. CHECK DAMS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE ORIGINAL DAM HEIGHT OR BEFORE

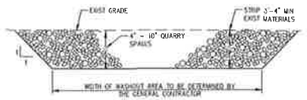
ROCK CHECK DAM
N.T.S. (4)

NOTES.

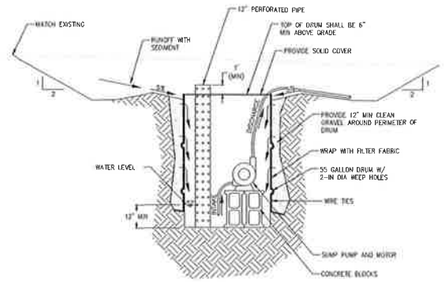
1. IF CATCH BASINS ARE LOCATED IN PAVED AREA, THE CONTRACTOR SHALL INSTALL FILTER FABRIC IN THE CATCH BASIN TO PREVENT SILTATION
2. INSTALL INLET PROTECTION OR CB'S AS CONSTRUCTED TO PREVENT SILTATION OF SD SYSTEM



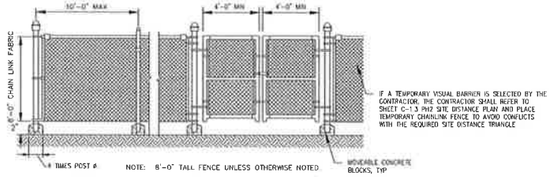
INLET PROTECTION
N.T.S. (5)



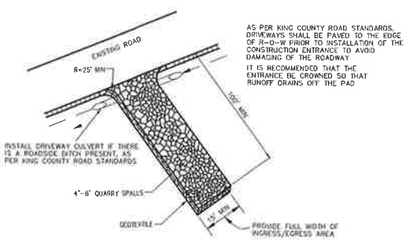
WHEEL WASH AREA
N.T.S. (6)



SEDIMENT CATCHMENT AREA
N.T.S. (7)



TEMPORARY CHAINLINK FENCE
N.T.S. (8)



AS PER KING COUNTY ROAD STANDARDS, DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

CONSTRUCTION ENTRANCE
N.T.S. (9)

PROJECT



NE 8TH
Bellevue, WA

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233 Yale Avenue North, Ste. 400
Seattle, WA 98109
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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE
T.E.S.C. DETAILS

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

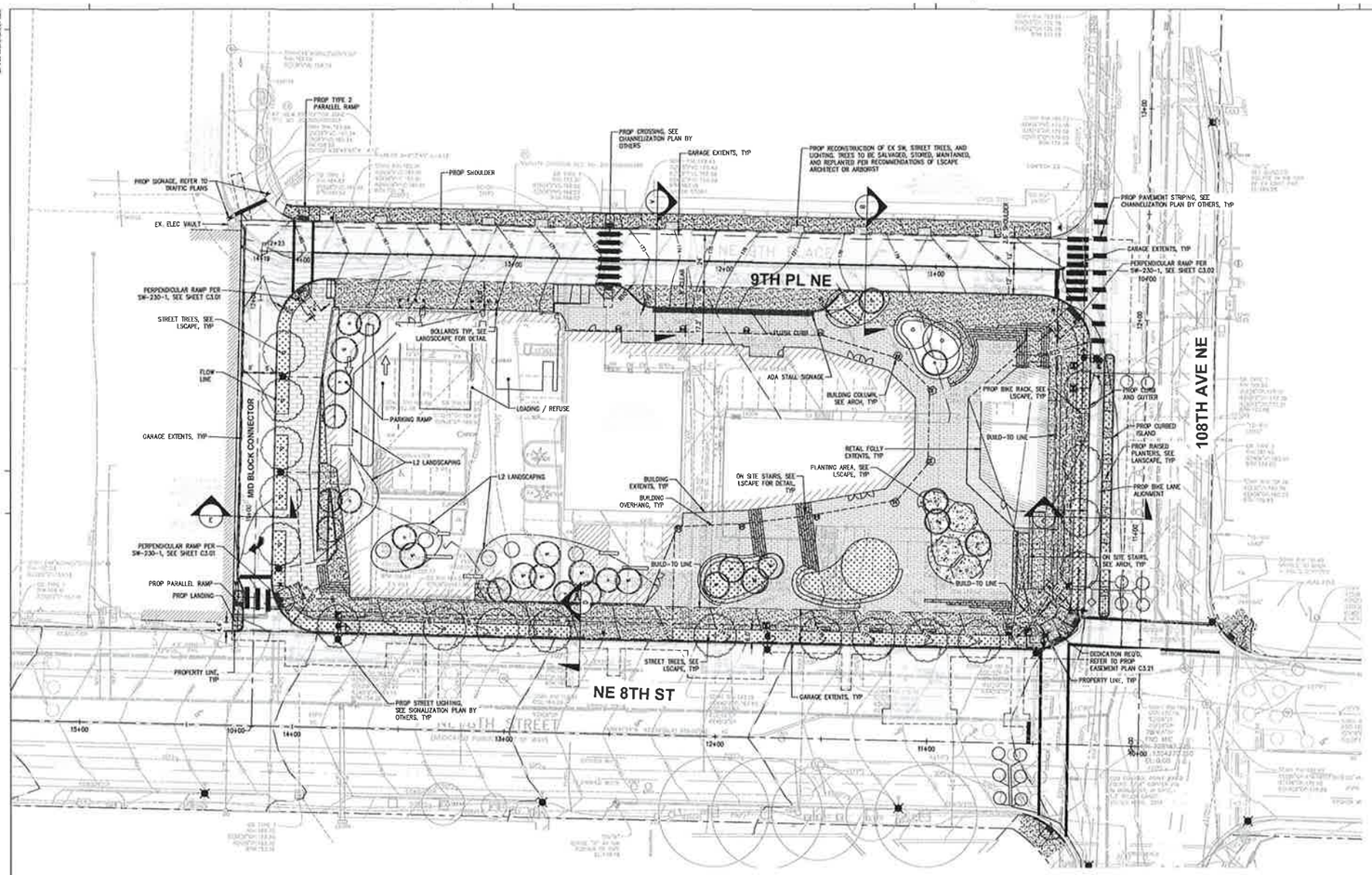
GRAPHIC SCALE

PROJECT NO.
1832-00

DRAWING NO.
C2.11

REVISION NO.

PLOTTED: 6/12/2020



LEGEND

- PROPERTY LINE
- VERTICAL CURB/FLUSH CURB
- SW
- SAWCUT LINE
- BUILDING LINE
- BUILDING BELOW LINE
- BUILDING OVERHEAD LINE
- ASPHALT PAVEMENT
- CONC SW
- CONC PAVING PER DETAIL 1, SHEET 3.01
- PAVER ASSEMBLY, SEE LSCAPE SHEETS
- PROP PLANTING AREA, SEE LSCAPE SHEETS

LEGAL DESCRIPTION

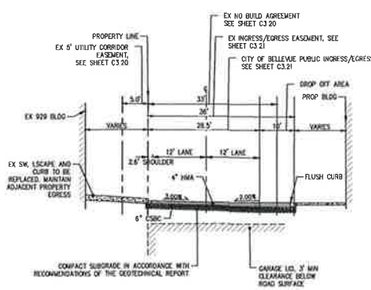
LEGAL DESCRIPTION BASED ON CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 0122712-06, UPDATE 2ND COMMITMENT, DATED JUNE 28, 2018 AT 8:00 AM.

LOTS C AND D, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 13-116875 LW, RECORDED UNDER RECORDING NO. 20130911900002, IN KING COUNTY, WASHINGTON

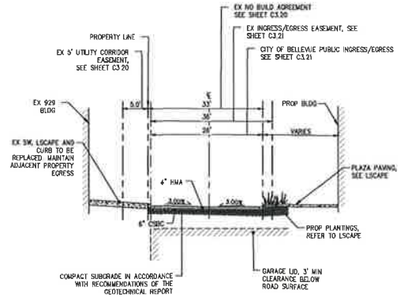
UPDATED DESCRIPTION PER BOUNDARY LINE ADJUSTMENT DATED NOVEMBER 09, 2018: PARCEL A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 18 116504 LW, RECORDED UNDER RECORDING NUMBER 20191107900018, IN KING COUNTY, WASHINGTON.

NOTES

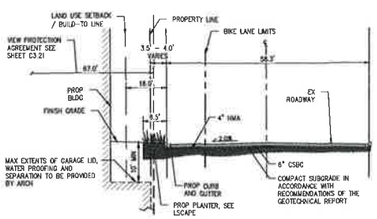
1. EX CONDITIONS AND UTILITIES SHOWN ARE BASED UPON SURVEY PREPARED BY BUSH, ROED & HITCHINGS, INC. DATED 05/20/19. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. PROP TOTAL IMPERVIOUS AREA: 1.30 ac.
3. SEE LSCAPE PLAN FOR SOIL CELL AREAS.
4. PREPARED BY:
   NAVIX ENGINEERING, INC.
   11235 SE 6TH STREET, SUITE 150
   BELLEVUE, WA 98004
   CONTACT: STOCK JACKSHA, P.E.; RAFIA DARWISH, P.E.
   PHONE: 425-458-7868



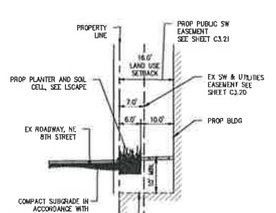
9TH PL NE DROP OFF - SECTION VIEW (A)
N.T.S.



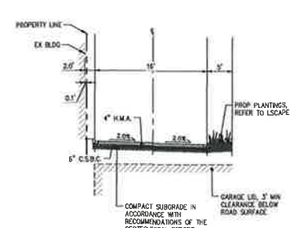
9TH PL NE - SECTION VIEW (B)
N.T.S.



108TH AVE NE - SECTION VIEW (C)
N.T.S.



NE 8TH ST - SECTION VIEW (D)
N.T.S.



MIDBLOCK CONNECTOR - SECTION VIEW (E)
N.T.S.

PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	08/30/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DOCUMENT REVIEW R2

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f: 425.453.9206
www.navixeng.com

STAMP

NORTH ARROW
N

06/12/20

DRAWING TITLE
SITE PLAN B

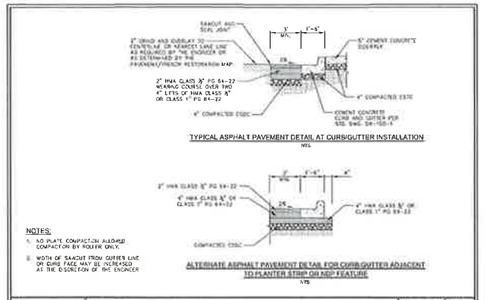
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JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

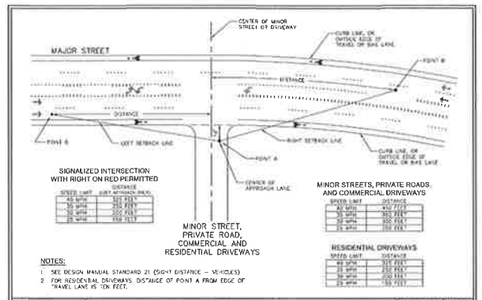
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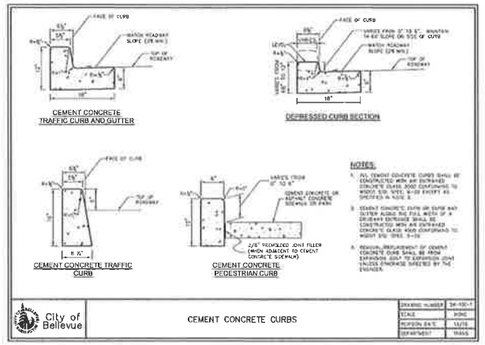
PROJECT NO.
1832-00

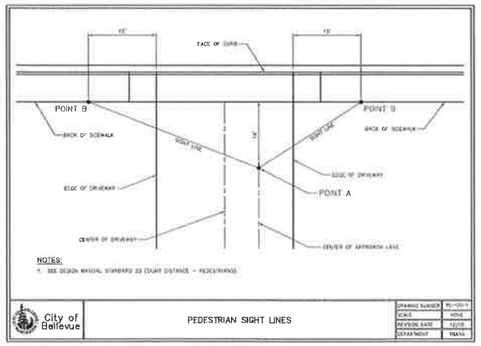
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C3.00

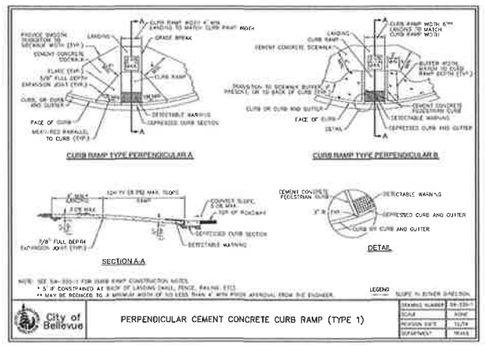
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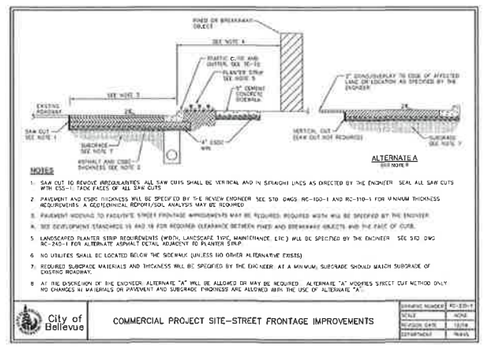


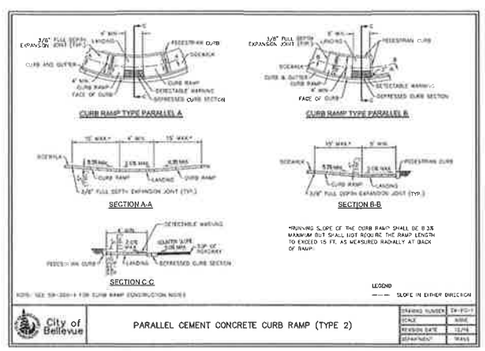












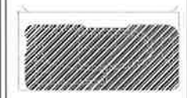
PROJECT



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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	05/30/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DOCUMENT REVIEW R2

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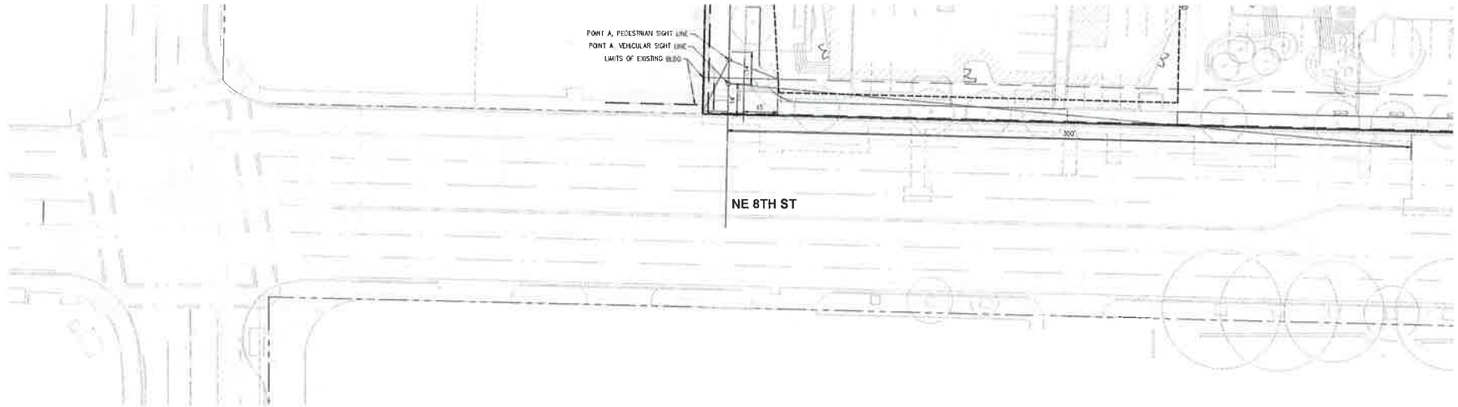
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NORTH ARROW
N

06/12/20

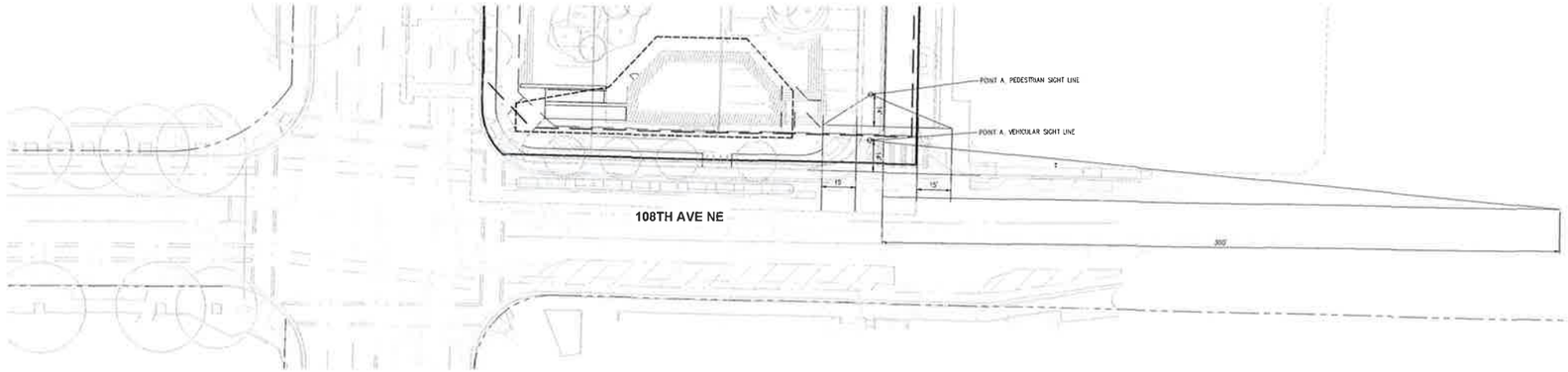
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DRAWN JRO / ARD
CHECKED BCJ
SCALE @ ARCH E AS NOTED
DATE 06/12/2020
GRAPHIC SCALE
PROJECT NO. 1832-00
DRAWING NO. C3.01
REVISION NO.



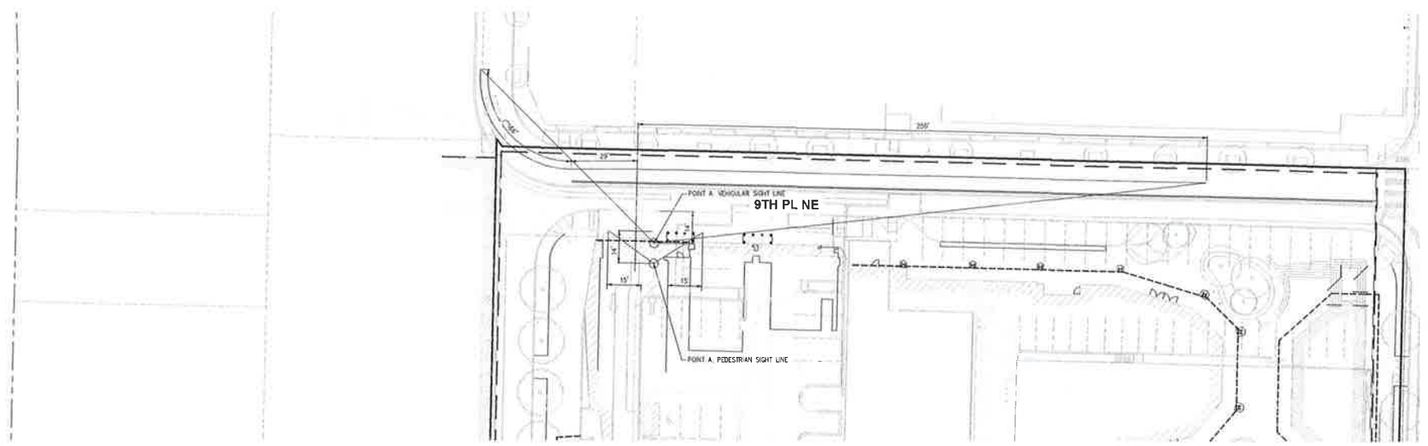
NE 8TH ST VEHICULAR AND PEDESTRIAN SIGHT DISTANCE TRIANGLES
1" = 30'

01



108TH AVE NE VEHICULAR AND PEDESTRIAN SIGHT DISTANCE TRIANGLES
1" = 30'

02



GARAGE VEHICULAR AND PEDESTRIAN SIGHT DISTANCE TRIANGLES
1" = 30'

03

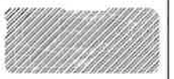
PROJECT



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KEY PLAN



#	ISSUED	DATE
1	DESIGN REVIEW	08/09/2018
2	DESIGN REVIEW R1	05/17/2020
3	DESIGN REVIEW R2	06/12/2020

NO. ISSUED DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
SITE DETAILS

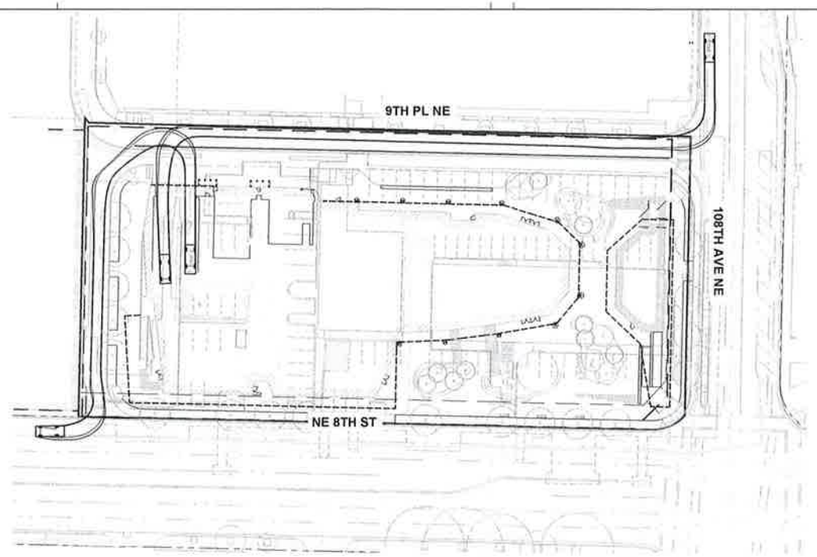
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JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

GRAPHIC SCALE

PROJECT NO
1832-00

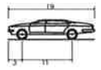
DRAWING NO
C3.02

REVISION NO



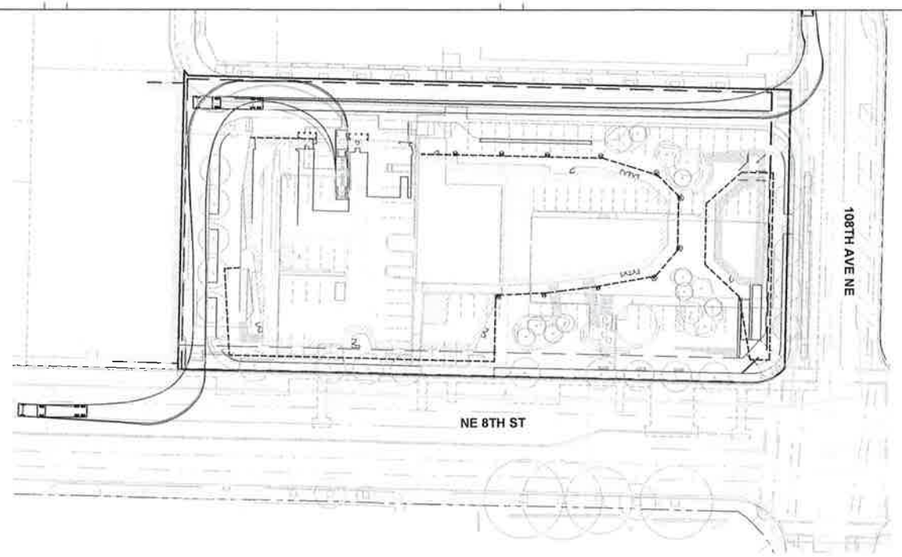
PARKING GARAGE - PASSENGER VEHICLE TRACKING EXHIBIT

01



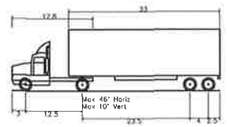
P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



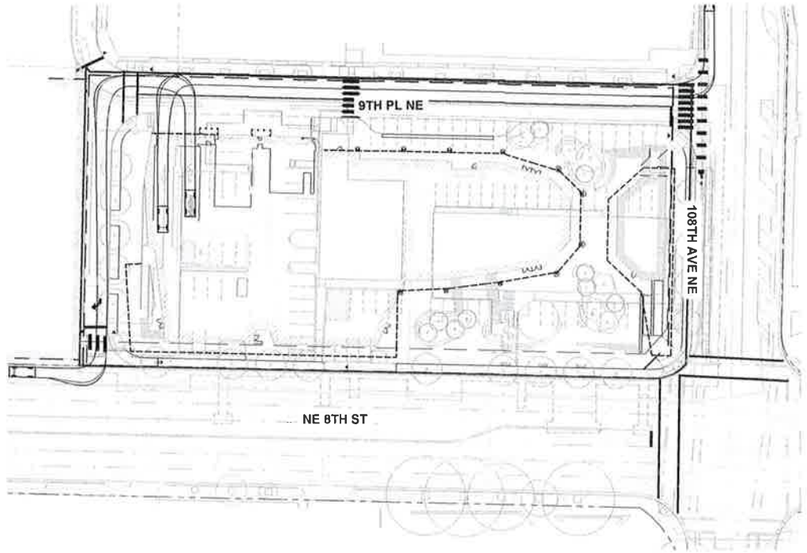
LOADING DOCK WB-40 VEHICLE TRACKING EXHIBIT

03



WB-40 – Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°



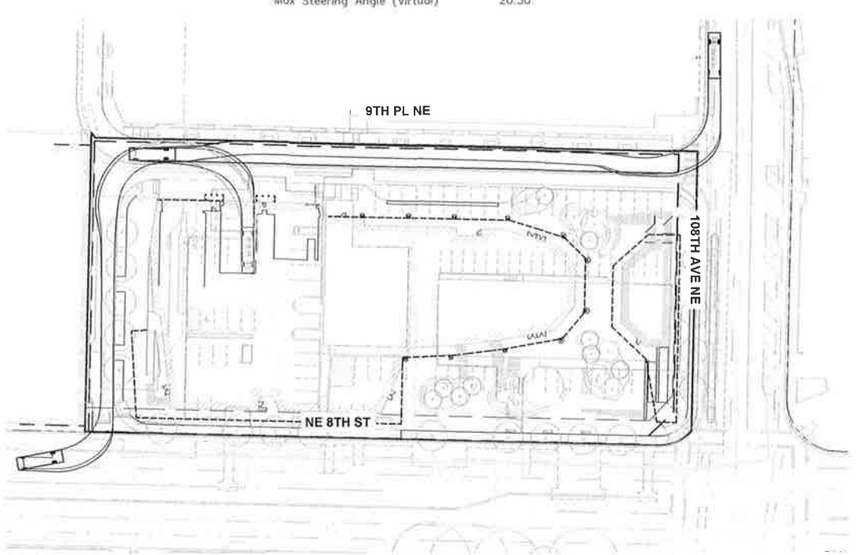
PARKING GARAGE VAN VEHICLE TRACKING EXHIBIT

02



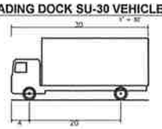
Mercedes Sprinter Panel Van 209CDI Short Std. Roof

Overall Length	17.208ft
Overall Width	6.539ft
Overall Body Height	7.990ft
Min Body Ground Clearance	1.312ft
Track Width	6.539ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	20.177ft



LOADING DOCK SU-30 VEHICLE TRACKING EXHIBIT

04



SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

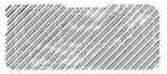
PROJECT



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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	09/09/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
SITE DETAILS

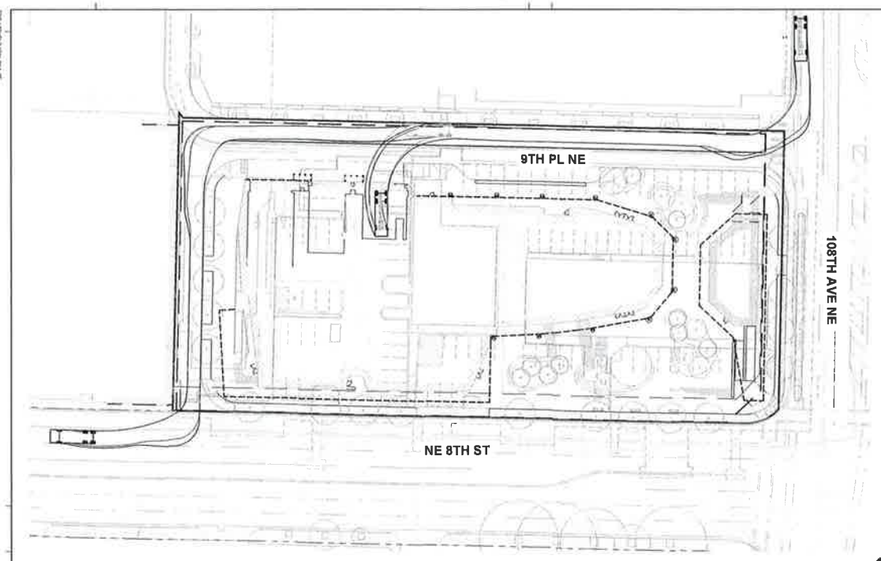
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JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	05/12/2020

GRAPHIC SCALE

PROJECT NO.
1832-00

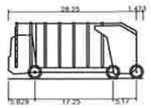
DRAWING NO.
C3.03

REVISION NO.



REFUSE PICKUP - GARBAGE TRUCK TRACKING EXHIBIT 01

1" = 30'



Copy of Mack TerraPro Cabover 6x4 MRU613_NE 8th

Overall Length	29.723ft
Overall Width	8.420ft
Overall Body Height	12.345ft
Min Body Ground Clearance	1.034ft
Track Width	8.420ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.000ft

PROJECT



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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	09/26/2019
2	DESIGN REVIEW R1	03/13/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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STAMP

NORTH ARROW
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DRAWING TITLE

SITE DETAILS

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH B	DATE
AS NOTED	06/12/2020

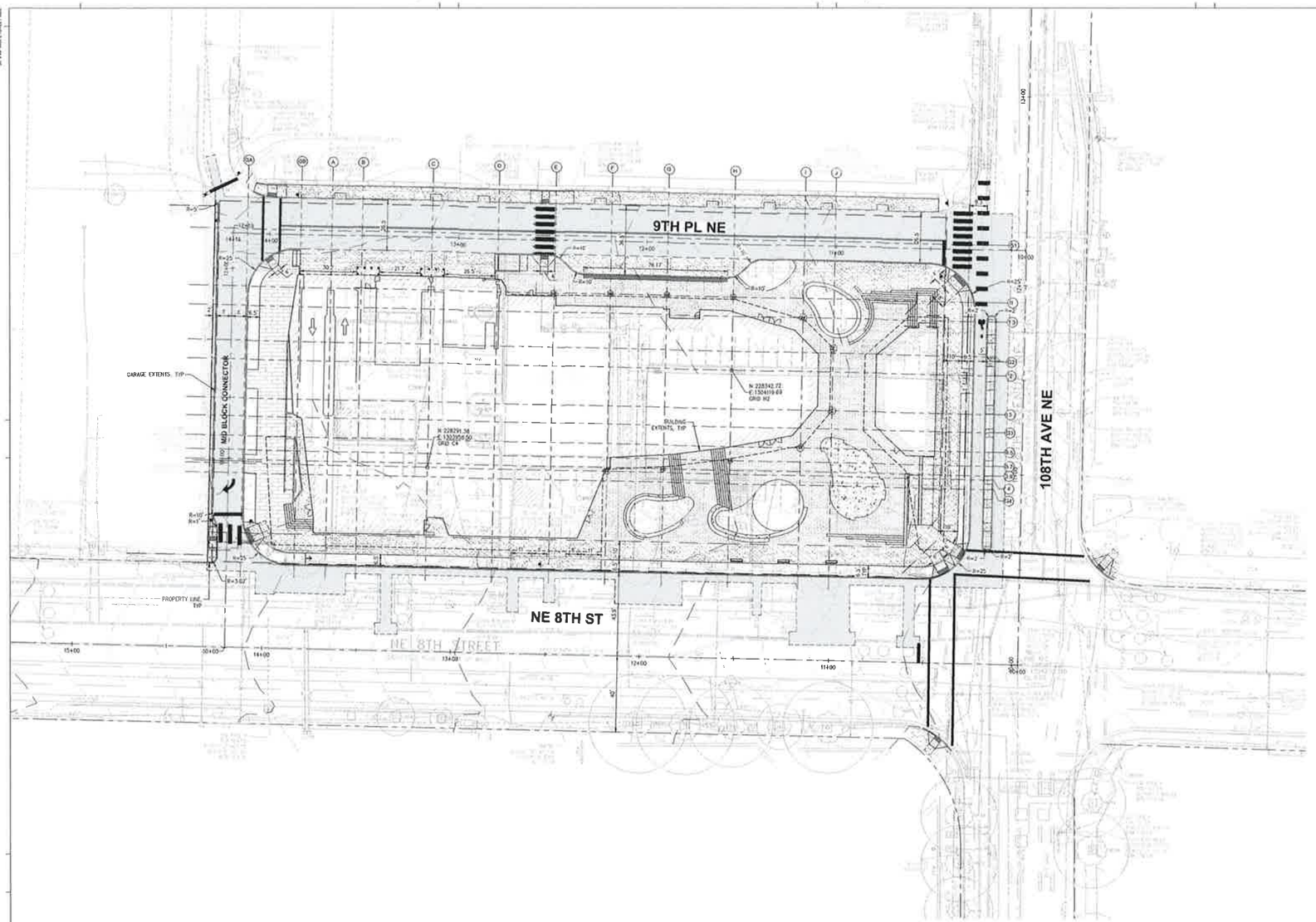
GRAPHIC SCALE

PROJECT NO.
1832-00

DRAWING NO.
C3.04

REVISION NO.

FILE NAME:
DATE:



0 10 20 40

SCALE: 1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- VERTICAL CURB
- SIDEWALK
- SAWCUT LINE
- BUILDING LINE
- BUILDING BELOW LINE
- BUILDING OVERHEAD LINE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVING PER DETAIL 1, SHEET 3.01
- PAVER ASSEMBLY, SEE LANDSCAPE SHEETS
- PROPOSED PLANTING AREA, SEE LANDSCAPE SHEETS

PROJECT



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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	09/25/19
2	DESIGN REVIEW R1	01/31/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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www.navixeng.com

STAMP

NORTH ARROW
N

DRAWING TITLE

HORIZONTAL CONTROL PLAN

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

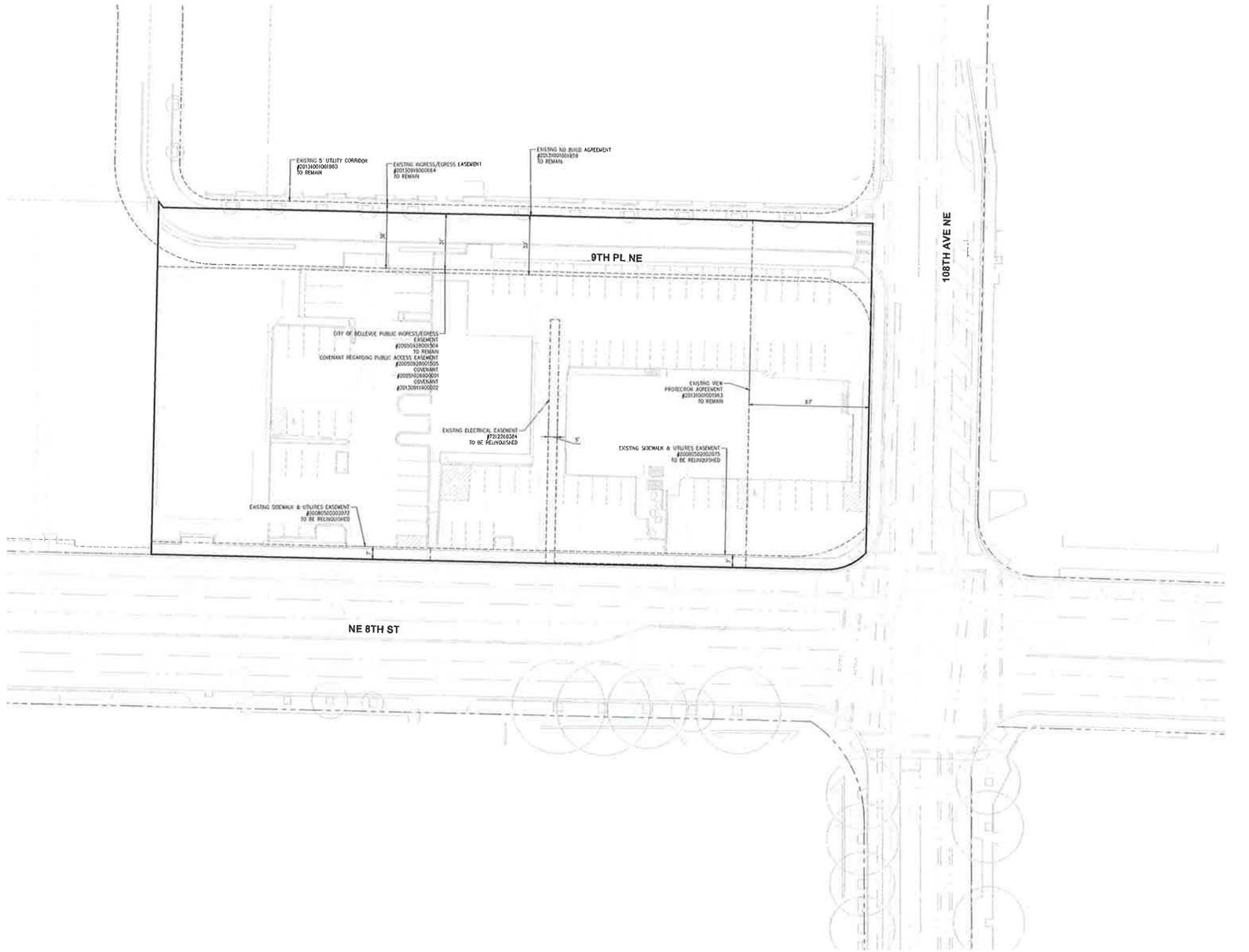
GRAPHIC SCALE

PROJECT NO.
1832-00

DRAWING NO.
C3.10

REVISION NO.

PLT NAME
PLOT SCALE
PLOT DATE



PROJECT



NE 8TH
Bellevue, WA

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Starwood, USA
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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

CONSULTANTS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE

EXISTING
EASEMENT PLAN

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

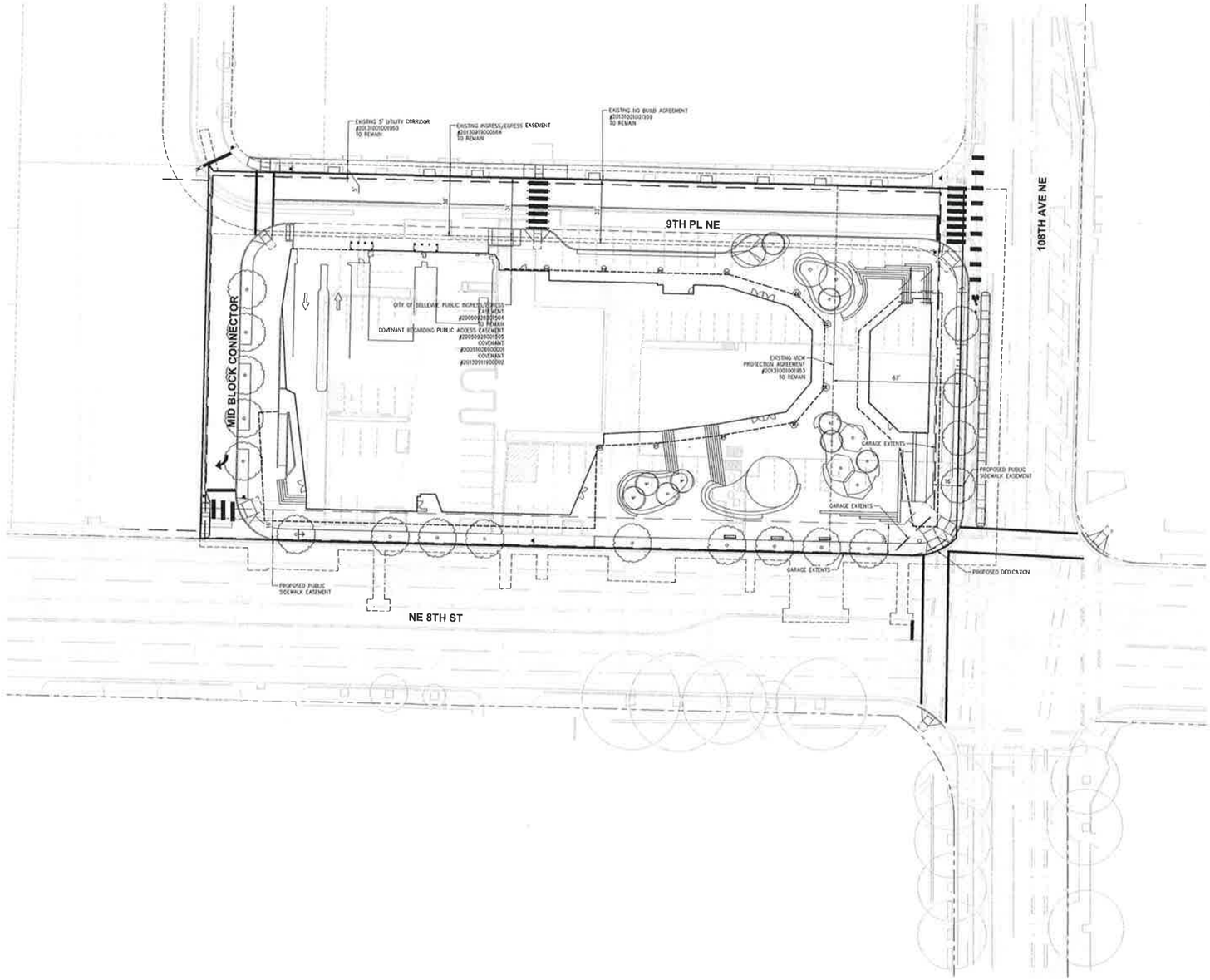
GRAPHIC SCALE

PROJECT NO.
1832-00

DRAWING NO.
C3.20

REVISION NO.

FILE NAME
PLOT DATE



NOTES

1. ADDITIONAL UTILITY EASEMENTS TO BE CONFIRMED WITH THE CITY OF BELLEVUE

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Illahee, LLC
710 Yale Avenue North, Ste. 400
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KEY PLAN



NO.	ISSUES	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE

PROPOSED EASEMENT PLAN

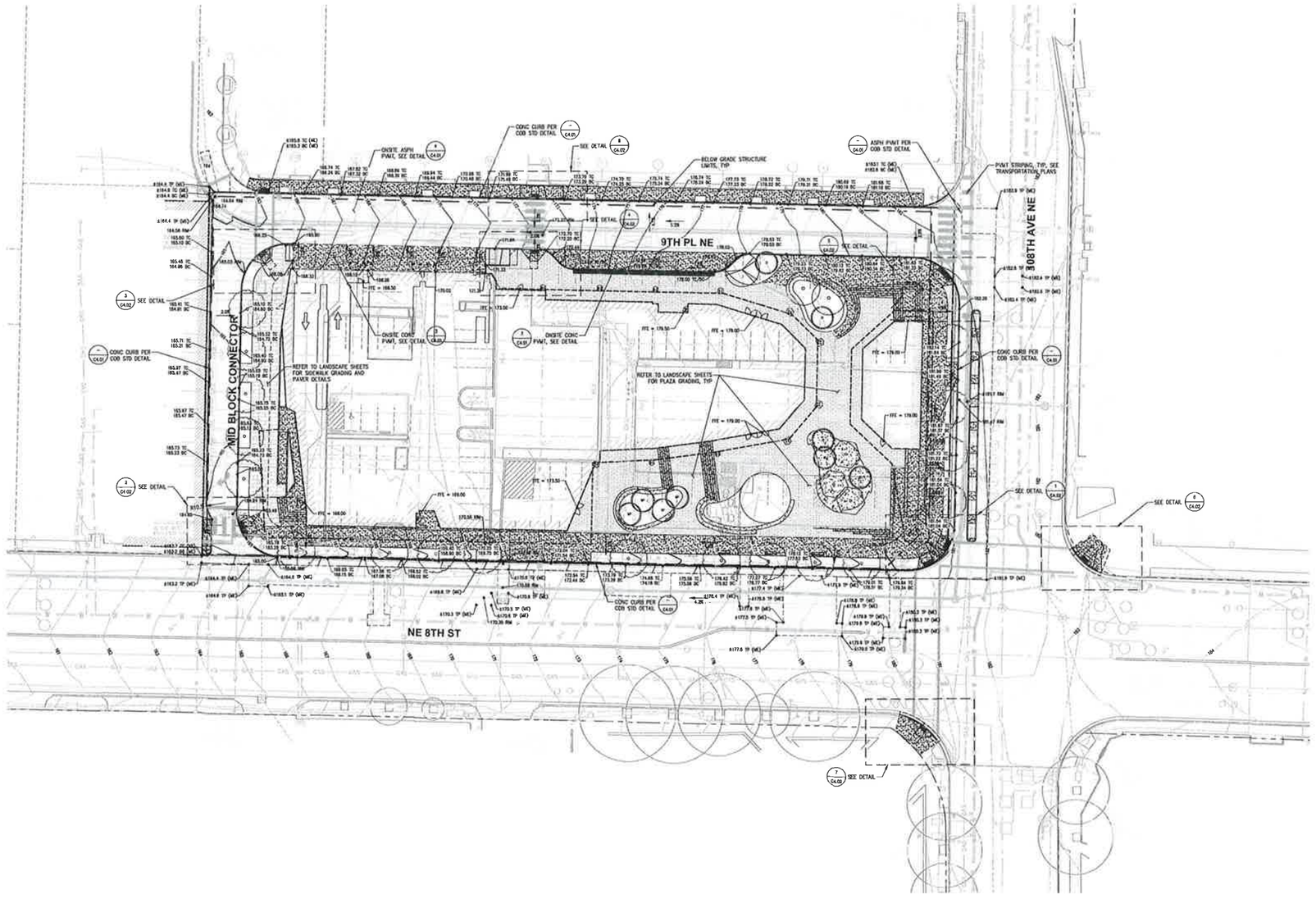
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JRD / ARD	BCJ
SCALE @ ARCH E	DATE
AS NOTED	06/12/2020

GRAPHIC SCALE

PROJECT NO.
1832-00

DRAWING NO. C3.21

REVISION NO.



811

0 10 20 40

SCALE: 1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- VERTICAL CURB
- SIDEWALK
- SAWCUT LINE
- BUILDING LINE
- BUILDING BELOW LINE
- BUILDING OVERHEAD LINE
- SPOT ELEVATION — XXX.XX
- SLOPE — 1.5%
- ASPHALT PAVEMENT — 1/C4.01
- CONCRETE PAVEMENT — 2/C4.01
- CONCRETE SIDEWALK PER COB STD DETAIL SW 110-1 AND — 3/C4.01
- PAVER ASSEMBLY, SEE LANDSCAPE SHEETS
- PROPOSED PLANTING AREA, SEE LANDSCAPE SHEETS

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska, USA
751 Yale Avenue North, Ste. 400
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T: 206-728-6000

KEY PLAN



NO.	DESIGN REVIEW	DATE
1	DESIGN REVIEW R1	09/28/2018
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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www.navixeng.com

STAMP

NORTH ARROW
N

DRAWING TITLE

PAVING & GRADING PLAN

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH'E	DATE
AS NOTED	06/12/2020

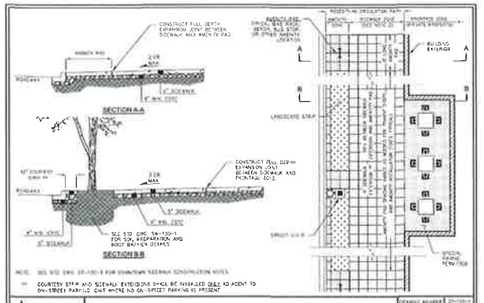
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PROJECT NO.
1832-00

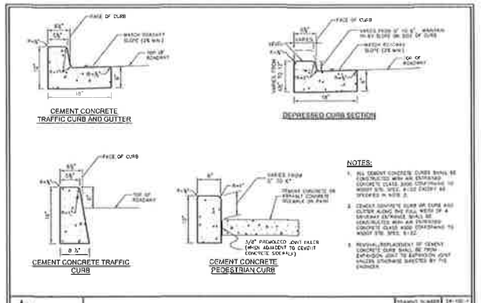
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C4.00

REVISION NO.

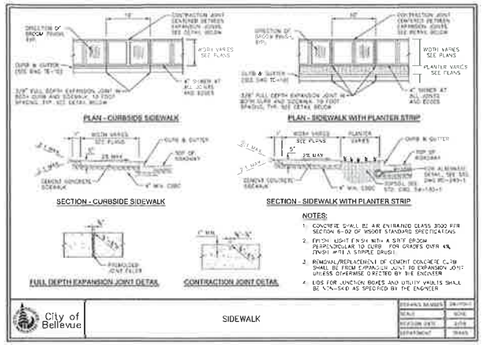
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DATE:



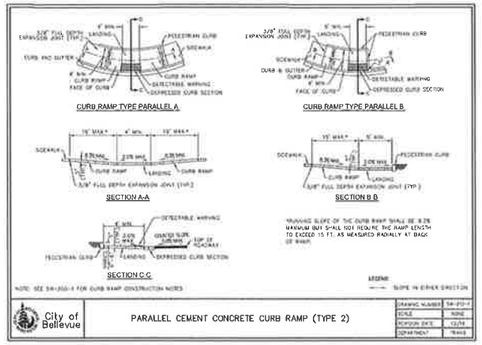
DOWNTOWN SIDEWALK WITH LANDSCAPE STRIP



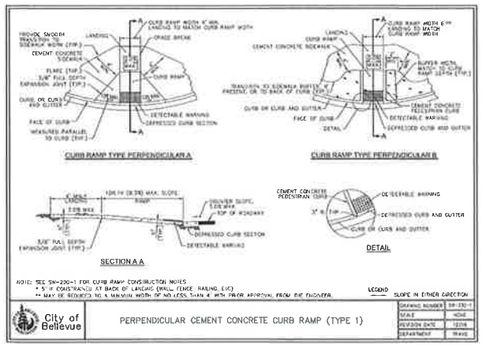
CEMENT CONCRETE CURBS



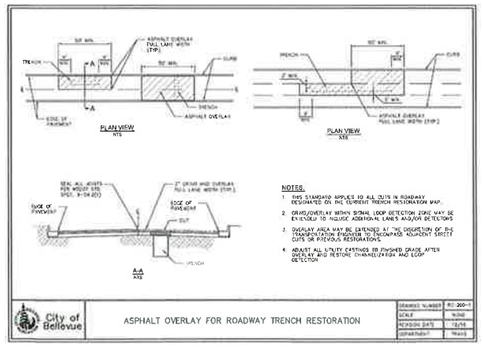
SIDEWALK



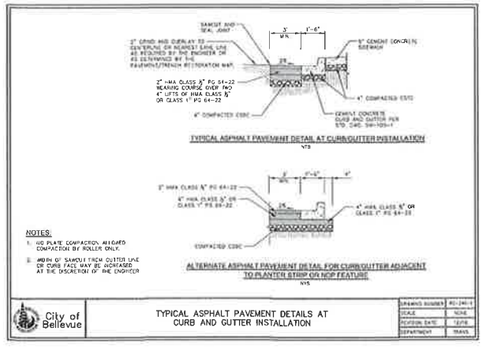
PARALLEL CEMENT CONCRETE CURB RAMP (TYPE 2)



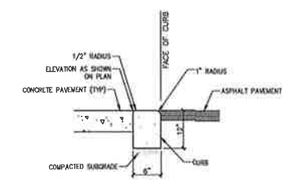
PERPENDICULAR CEMENT CONCRETE CURB RAMP (TYPE 1)



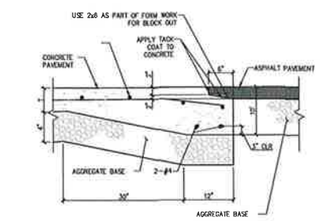
ASPHALT OVERLAY FOR ROADWAY TRENCH RESTORATION



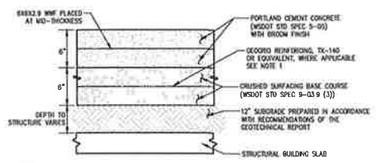
TYPICAL ASPHALT PAVEMENT DETAILS AT CURB AND GUTTER INSTALLATION



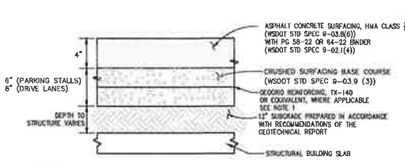
6" FLUSH VERTUCAL CURB



ASPHALT-CONCRETE JOINT TRANSITION



CONCRETE PAVEMENT



ON-SITE ASPHALT PAVEMENT

PROJECT
NE 8TH
Bellevue, WA

CLIENT
Sterrata, LLC
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KEY PLAN

NO	ISSUANCE	DATE
1	DESIGN REVIEW	09/26/2019
2	DESIGN REVIEW R1	01/31/2020
3	DESIGN REVIEW R2	05/13/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

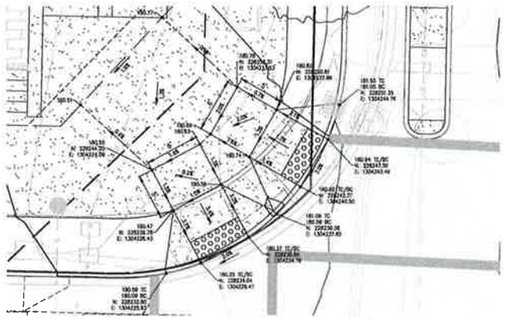
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PAVING DETAILS

DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH'S	DATE
AS NOTED	06/12/2020
GRAPHIC SCALE	

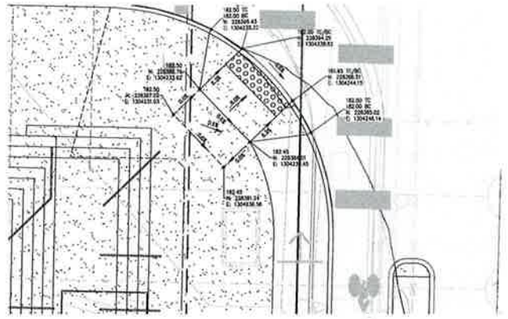
PROJECT NO.
1832-00

DRAWING NO.
C4.01

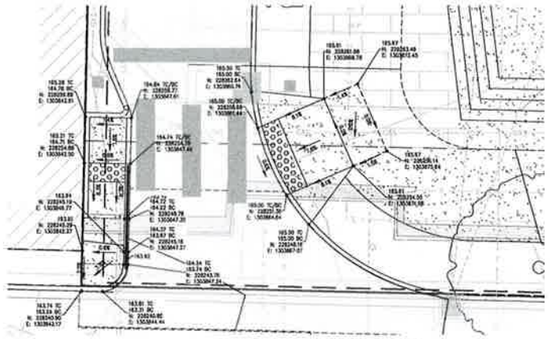
REVISION NO.



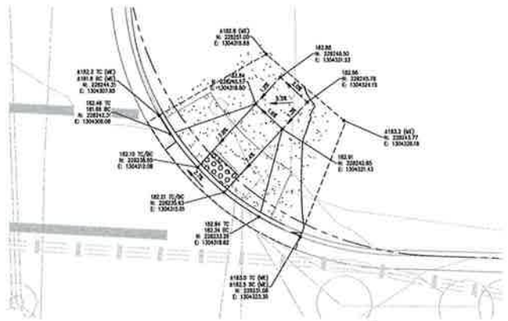
CURB RAMP ENLARGEMENT 1
1" = 5'



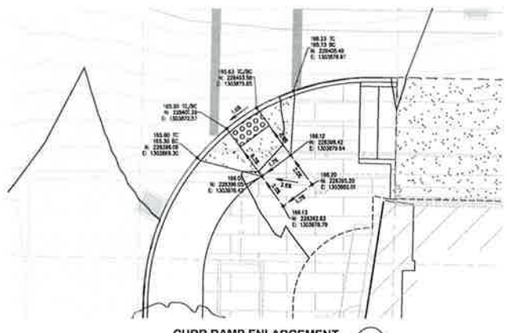
CURB RAMP ENLARGEMENT 5
1" = 5'



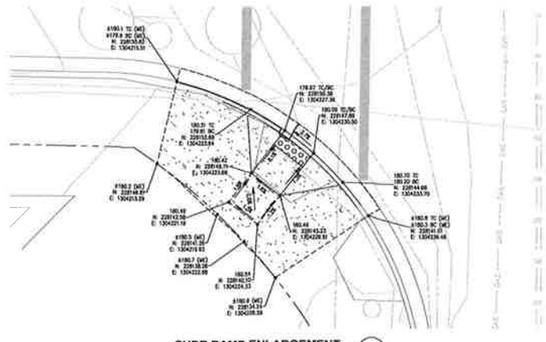
CURB RAMP ENLARGEMENT 2
1" = 5'



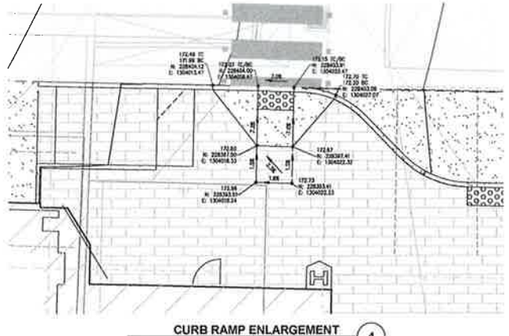
CURB RAMP ENLARGEMENT 6
1" = 5'



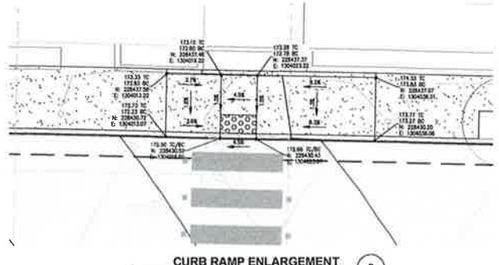
CURB RAMP ENLARGEMENT 3
1" = 5'



CURB RAMP ENLARGEMENT 7
1" = 5'



CURB RAMP ENLARGEMENT 4
1" = 5'



CURB RAMP ENLARGEMENT 8
1" = 5'



LEGEND

- PROPERTY LINE
- VERTICAL CURB
- SIDEWALK
- SAWCUT LINE
- BUILDING LINE
- BUILDING BELOW LINE
- BUILDING OVERHEAD LINE
- SPOT ELEVATION — XXX.XX
- SLOPE — 1.5%
- ASPHALT PAVEMENT — 1 / DA.DR
- CONCRETE PAVEMENT — 2 / DA.DR
- CONCRETE SIDEWALK PER COB STD DETAIL SW 110-1 AND — 2 / DA.DR
- PAVER ASSEMBLY, SEE LANDSCAPE SHEETS
- PROPOSED PLANTING AREA, SEE LANDSCAPE SHEETS

PROJECT

NE 8TH
Bellevue, WA



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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	06/26/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
CURB RAMP DETAILS

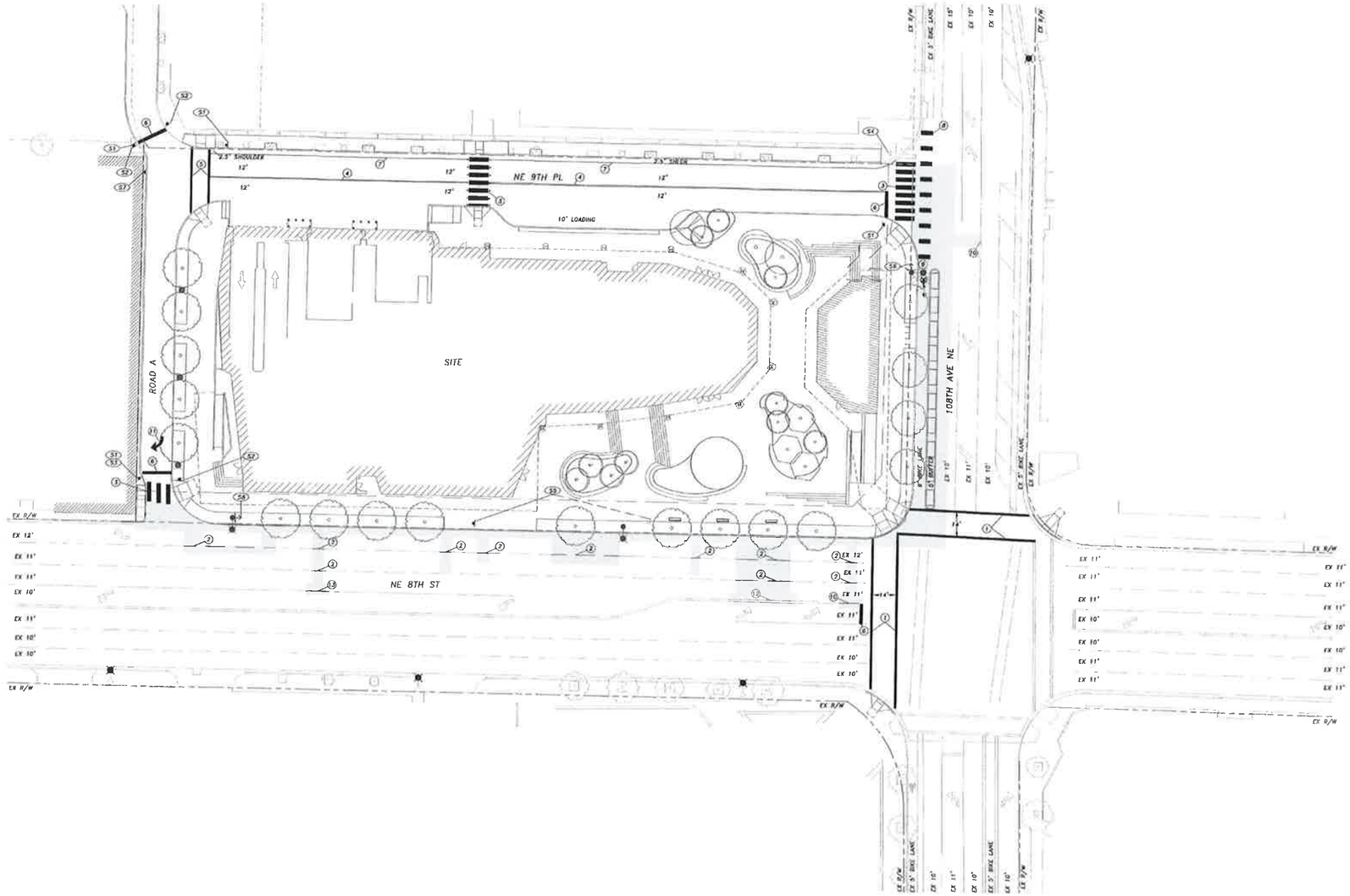
DRAWN	CHECKED
JRO / ARD	BCJ
SCALE @ ARCH'E	DATE
AS NOTED	06/12/2020

GRAPHIC SCALE

PROJECT NO
1832-00

DRAWING NO.
C4.02

REVISION NO.





SIGN NOTES

S1 INSTALL ONE (1) NEW 30"X30" R1-1 SIGN ON NEW POST PER CITY OF BELLEVUE STD. DRAWING SG-100-1.

S2 INSTALL ONE (1) NEW 36"X36" R8-1 SIGN ON NEW POST PER CITY OF BELLEVUE STD. DRAWING SG-100-1.

S3 INSTALL ONE (1) NEW 30"X36" R3-5R SIGN ON NEW POST PER CITY OF BELLEVUE STD. DRAWING SG-100-1.

S4 REMOVE EXISTING 36"X36" R8-1 SIGN AND POST. FILL AND COMPACT VOID.

S5 RELOCATE EXISTING BUS STOP SIGN AND POST. FILL AND COMPACT VOID.

S6 RELOCATE EXISTING M8-1101(MOD) DIRECTIONAL SIGNS TO NEW LUMINAIRE POLE.

S7 INSTALL ONE (1) NEW 30"X36" R3-5L SIGN ON NEW POST PER CITY OF BELLEVUE STD. DRAWING SG-100-1.

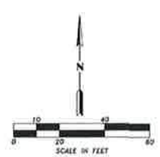
S8 INSTALL ONE (1) NEW 36"X30" R3-1(MOD) SIGN ON NEW POST PER CITY OF BELLEVUE STD. DRAWING SG-100-1.

PAVEMENT MARKING NOTES

1. INSTALL WHITE THERMOPLASTIC 14" WIDE PARALLEL BAR CROSSWALK PER CITY OF BELLEVUE STD. DRAWING DT-140-1.
2. INSTALL TYPE 1W RPM BROKEN LANE LINE PER CITY OF BELLEVUE STD. DRAWING CH-100-1.
3. INSTALL WHITE THERMOPLASTIC 10" WIDE CONTINENTAL STYLE CROSSWALK MARKINGS PER CITY OF BELLEVUE STD. DRAWING CH-100-1.
4. INSTALL DOUBLE YELLOW PAINTED CENTERLINE PER WSDOT STANDARD PLAN M-20.10.
5. INSTALL WHITE THERMOPLASTIC 10" WIDE PARALLEL BAR CROSSWALK PER CITY OF BELLEVUE STD. DRAWING CH-100-1.
6. INSTALL WHITE THERMOPLASTIC 18" WIDE STOP BAR PER WSDOT STANDARD PLAN M-24.60.
7. INSTALL WHITE PAINTED EDGE LINE PER WSDOT STANDARD PLAN M-20.10.
8. INSTALL GREEN THERMOPLASTIC TYPE E WIDE BICYCLE LANE MARKING PER CITY OF BELLEVUE STD. DRAWING CH-110-1 AND CH-250-1.
9. INSTALL BIKE LANE SYMBOL PER CITY OF BELLEVUE STD. DRAWING CH-270-1.
10. INSTALL YELLOW RPM TYPE DOUBLE YELLOW CENTER (DYC) LANE LINE PER CITY OF BELLEVUE STD. DRAWING CH-100-1.
11. INSTALL WHITE THERMOPLASTIC PAVEMENT ARROW MARKINGS PER CITY OF BELLEVUE DRAWING NUMBER CH-170-1 AND CH-200-1.
12. INSTALL YELLOW DUAL FACED SLOPED MOUNTABLE TYPE C CURB PER CITY OF BELLEVUE DRAWING CH-150-1.
13. INSTALL TYPE 1W RPM SOLID LANE LINE PER CITY OF BELLEVUE STD. DRAWING CH-100-1.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR TO COORDINATE STRIPING REMOVAL WITH ASPHALT RESTORATION.
3. ALL ROAD CHANNELIZATION AND STRIPING SHALL BE PER CITY OF BELLEVUE STANDARD DRAWINGS, CURRENT EDITION.
4. REMOVE ALL PLASTIC PAVEMENT MARKINGS (BY MACHINE GRINDING) AND RPM'S WITHIN ASPHALT OVERLAY LIMITS PRIOR TO BEGINNING THE OVERLAY.
5. REPLACE EXISTING STRIPING WITHIN NEW PAVEMENT OVERLAY AREAS.



LEGEND

EX	NEW/RELOCATE	DESCRIPTION
●	▶	POST MOUNTED SIGN
⊢	⊢▶	LUMINAIRE POLE MOUNTED SIGN
●—□	●—□	LUMINAIRE POLE
○—□	○—□	LUMINAIRE POLE WITH NEW FIXTURE
■	■	PEDESTRIAN POLE
		PAVEMENT OVERLAY LIMIT
	○	PAVEMENT MARKING CONSTRUCTION NOTE
	⬭	SIGNING CONSTRUCTION NOTE

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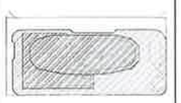
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	08/30/19
2	DESIGN REVIEW R1	01/17/20
3	DESIGN REVIEW R2	05/12/20

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

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STAMP



05-12-2020

NORTH ARROW



DRAWING TITLE

PAVEMENT MARKING & SIGNING PLAN

DRAWN	CHECKED
DM/GL	EMS
SCALE @ ARCH'E	DATE
AS NOTED	05/12/20
GRAPHIC SCALE	AS SHOWN
PROJECT NO	TENW #5845
DRAWING NO	REVISION NO
PM1.01	

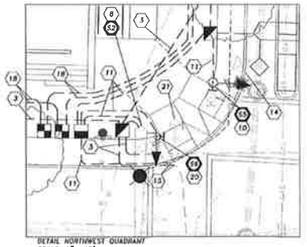
ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET*	L.T.	N.L.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE - DISTRIBUTION	POLE TYPE	COMMENT
1	NE 8TH ST	11+76.0	48.0'		X	35'	6'	105 LED	LEOTEK OCZ-960-MV-WW-30-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.
2	NE 8TH ST	13+79.0	48.0'		X	35'	8'	105 LED	LEOTEK OCZ-960-MV-WW-30-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.
3	108TH AVE NE	14+82.0	29.0'	X		35'	8'	105 LED	LEOTEK OCZ-960-MV-WW-30-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.

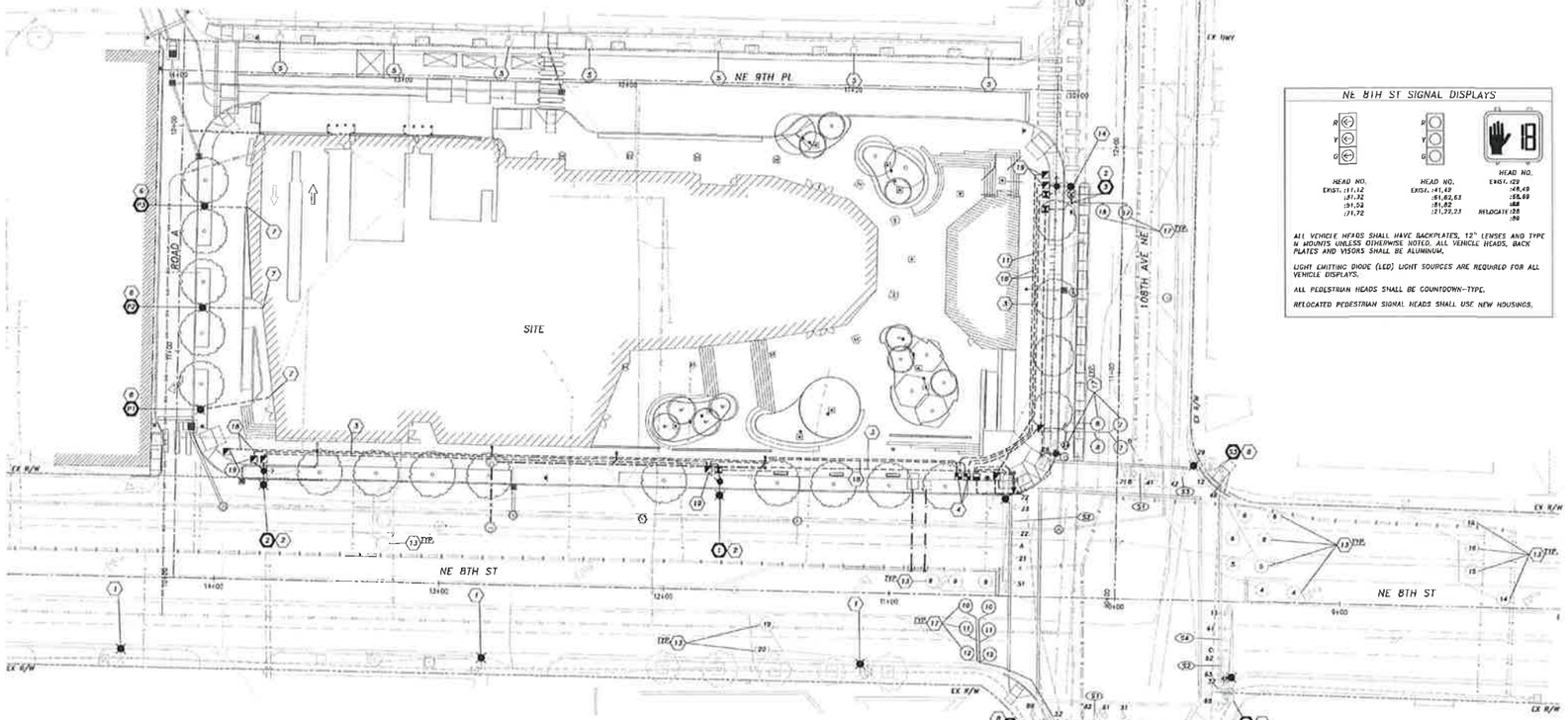
* OFFSETS ARE APPROXIMATE. 3 FT MINIMUM REQUIRED FROM FACE OF CURB TO LUMINAIRE POLE PER CITY OF BELLEVUE DRAWING SL-100-1.

PRIVATE ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET*	L.T.	N.L.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE - DISTRIBUTION	POLE TYPE	COMMENT
P1	ROAD A	10+74.5	10.5'		X	14'	N/A	38 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30% DIM
P2	ROAD A	11+19.5	10.5'		X	14'	N/A	38 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30% DIM
P3	ROAD A	11+64.5	10.5'		X	14'	N/A	38 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30% DIM



DETAIL NORTHWEST QUADRANT
SCALE: 1"= 10'



NE 8TH ST SIGNAL DISPLAYS

HEAD NO.
EXIST. :11,12
:21,32
:31,52
:71,72

HEAD NO.
EXIST. :41,42
:61,62,63
:81,82
:21,23,23

HEAD NO.
EXIST. :29
:45,46
:65,66
:68
RELOCATE :58
:80

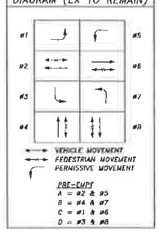
ALL VEHICLE HEADS SHALL HAVE BACKPLATES, 12" LENSES AND TYPE M MOUNTS UNLESS OTHERWISE NOTED. ALL VEHICLE HEADS, BACK PLATES AND VISORS SHALL BE ALUMINUM.

LIGHT EMITTING DIODE (LED) LIGHT SOURCES ARE REQUIRED FOR ALL VEHICLE DISPLAYS.

ALL PEDESTRIAN HEADS SHALL BE COUNTDOWN-TYPE.

RELOCATED PEDESTRIAN SIGNAL HEADS SHALL USE NEW HOUSINGS.

NE 8TH ST PHASE DIAGRAM (EX TO REMAIN)



VEHICLE MOVEMENT
PEDESTRIAN MOVEMENT PERMISSIVE MOVEMENT

PRE-EMPT
A = #2 & #5
B = #4 & #7
C = #1 & #6
D = #3 & #8

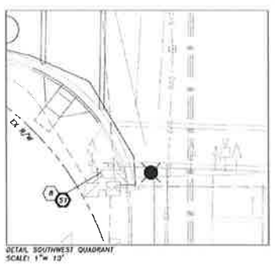
NOTE: TENW SHALL REVIEW AND APPROVE ALL SIGNAL POLE LOCATIONS PRIOR TO THE CONTRACTOR POURING THE SIGNAL POLE FOUNDATIONS.

GENERAL NOTES

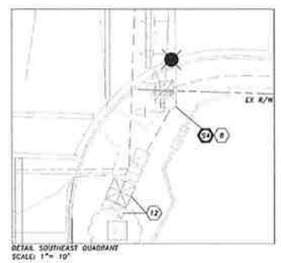
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR MATERIALS APPROVAL TO THE CITY OF BELLEVUE PRIOR TO ORDERING MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY IMMEDIATELY UPON DAMAGE.
5. ALL CONDUIT SHALL BE INSTALLED WITH MIN. 24" COVER.
6. SEE CITY OF BELLEVUE STD. PLANS FOR POLE AND CONDUIT LAYOUT DETAILS, SERVICE CABINET/CONNECTION DETAILS, AND WIRING DETAILS.
7. ALL NEW JUNCTION BOXES SHALL BE NON-SKID.

CONSTRUCTION NOTES

1. NEW STREET LIGHT POLE AND LUMINAIRE TO BE REPLACED BY OTHERS IN THE FUTURE.
2. INSTALL NEW FOUNDATION PER CITY OF BELLEVUE STD. DRAWING NUMBER SL-100-2 AND ILLUMINATION POLE SCHEDULE, THIS SHEET.
3. INSTALL NEW ILLUMINATION CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.
4. INSTALL NEW LARGE COMMUNICATION JUNCTION BOX WITH SKID-RESISTANT LID PER CITY OF BELLEVUE STD. DRAWING NUMBER SL-181-1.
5. EXISTING PEDESTRIAN LIGHT POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
6. INSTALL NEW POLE TOP PEDESTRIAN LIGHT POLE PER PRIVATE ILLUMINATION POLE SCHEDULE, THIS SHEET.
7. CONNECT POWER TO BUILDING PANEL. CONTRACTOR SHALL COORDINATE WITH BUILDING ELECTRICAL CONTRACTOR TO MAKE NECESSARY CONNECTIONS.
8. EXISTING MAST ARM SIGNAL POLE AND EQUIPMENT TO REMAIN. PROTECT DURING CONSTRUCTION. REPLACE EXISTING HPS FIXTURE WITH NEW 264W LED LEOTEK FIXTURE USING APPROPRIATE ADAPTOR.
9. EXISTING STREETLIGHT TO REMAIN. PROTECT DURING CONSTRUCTION.
10. INSTALL NEW FOUNDATION PER WSDOT STD. PLAN J-21.10. RELOCATE EXISTING PS POLE AND ASSOCIATED EQUIPMENT TO NEW FOUNDATION. REMOVE EXISTING FOUNDATION TO A MIN. 24" BELOW GRADE. FILL AND COMPACT VOID.
11. INSTALL NEW SIGNAL CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.
12. EXISTING CONTROLLER AND SERVICE CABINET TO REMAIN. PROTECT DURING CONSTRUCTION.
13. EXISTING LOOP DETECTOR TO REMAIN. PROTECT DURING CONSTRUCTION.
14. REMOVE EXISTING JUNCTION BOX. FILL AND COMPACT VOID.
15. INTERCEPT AND EXTEND NEW CONDUIT TO NEW JUNCTION BOX. INSTALL NEW CONDUCTORS IN EXISTING CONDUIT.
16. EXISTING STREET LIGHT POLE TO REMAIN. FIXTURE TO BE UPGRADED BY OTHERS IN THE FUTURE.
17. INSTALL NEW LOOP DETECTOR PER CITY OF BELLEVUE STD. DRAWINGS SL-290-1 THROUGH SL-340-1.
18. INSTALL NEW FIBER CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.
19. INSTALL NEW COMMUNICATION JUNCTION BOX WITH SKID-RESISTANT LID PER CITY OF BELLEVUE STD. DRAWING NUMBER SL-180-1.
20. INSTALL NEW FOUNDATION PER WSDOT STD. PLAN J-20.10. FURNISH AND INSTALL TYPE PPB POLE. RELOCATE PUSHBUTTON FROM EXISTING PS POLE. PUSHBUTTON SHALL FACE EAST PARALLEL TO CROSSWALK. SEE CONSTRUCTION NOTE 21.
21. RELOCATE EXISTING PUSHBUTTON TO NEW PPB POLE. REMOVE EXISTING PS POLE AND FOUNDATION TO A MINIMUM OF 24" BELOW SURFACE GRADE. FILL AND COMPACT VOID.

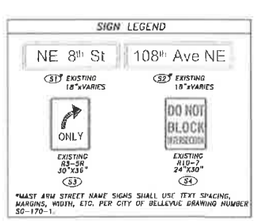


DETAIL SOUTHWEST QUADRANT
SCALE: 1"= 10'



DETAIL SOUTHEAST QUADRANT
SCALE: 1"= 10'

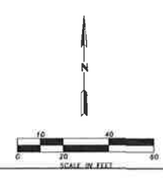
SIGN LEGEND



*MAST ARM STREET NAME SIGNS SHALL USE ITS STANDARD SPACING, MARGINS, WIDTH, ETC. PER CITY OF BELLEVUE DRAWING NUMBER SD-170-1.

LEGEND

EXIST.	NEW/RELOCATED	DESCRIPTION
		JUNCTION BOX TYPE 1,7,8
		VEHICLE SIGNAL HEAD
		PEDESTRIAN SIGNAL HEAD
		TYPE PPB & PS POLE
		PEDESTRIAN PUSHBUTTON
		SIGNAL POLE TYPE III (REPLACE EXISTING HPS FIXTURE WITH NEW LED FIXTURE)
		LOOP DETECTOR
		MAST ARM MOUNTED SIGN
		EMERGENCY PRE-EMPTION DETECTOR
		STREET LIGHT POLE
		PEDESTRIAN LIGHT POLE
		PTZ CAMERA
		CONTROLLER CABINET
		SERVICE CABINET
		CONDUIT/CONDUCTOR
		CONSTRUCTION NOTE
		SIGNAL/LUM. POLE NUMBER
		SIGN NOTE

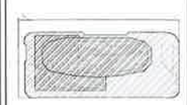


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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	09/14/2018
2	DESIGN REVISION #1	01/17/2019
3	DESIGN REVISION #2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP



06-12-2020

NORTH ARROW



DRAWING TITLE

TRAFFIC SIGNAL & ILLUMINATION PLAN

DRAWN	CHECKED
DMGL	EMS
SCALE @ ARCH E	DATE
AS NOTED	06/12/20
GRAPHIC SCALE	AS SHOWN

PROJECT NO
TENW #5845

DRAWING NO
TS1.01

REVISION NO

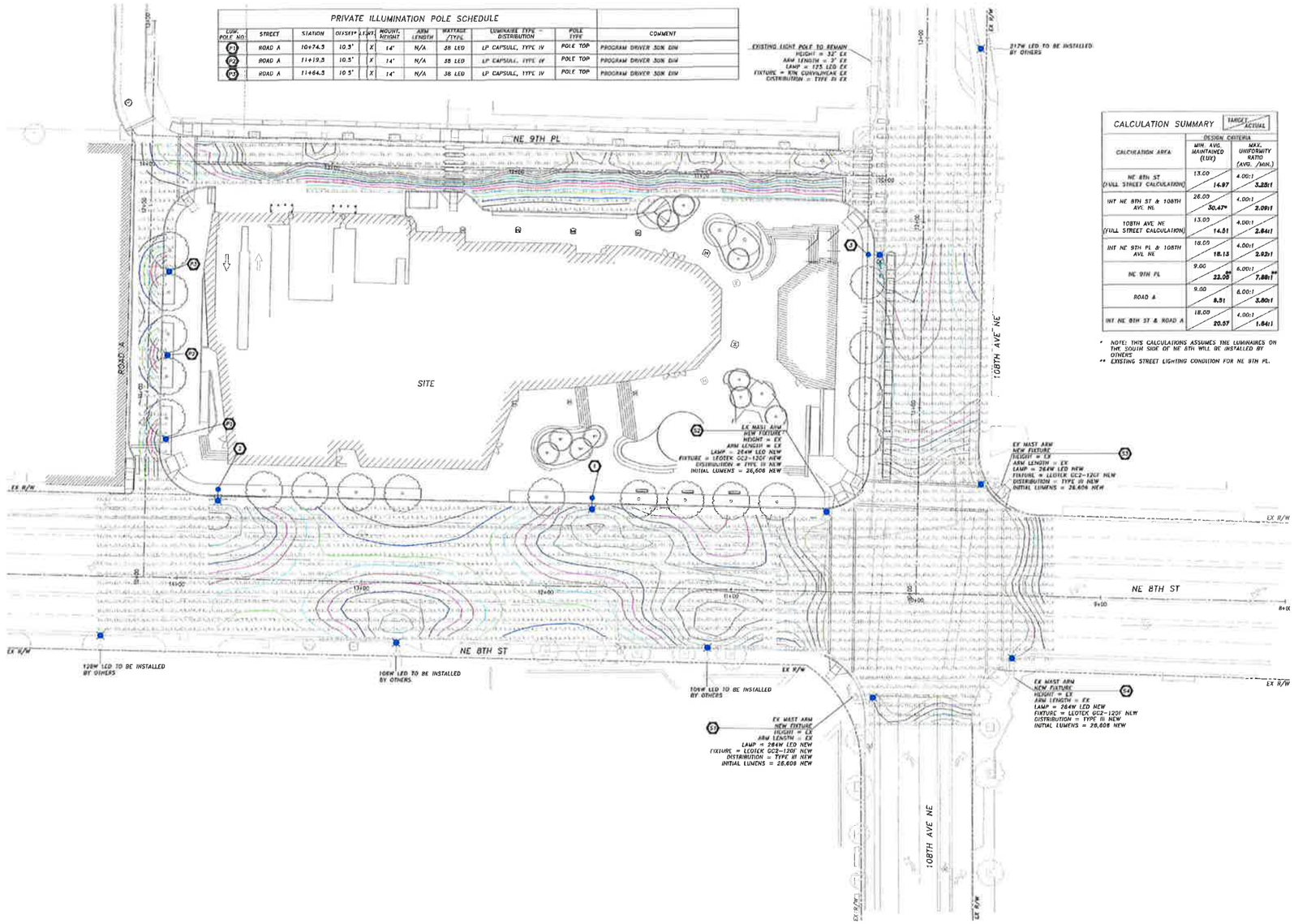
ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET*	LIGHT	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE - DISTRIBUTION	POLE TYPE	COMMENT
1	NE 8TH ST	11+76.0	48.0'	X	35'	6'	108 LED	LEOTEK GC2-96Q-MV-WW-3R-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.
2	NE 8TH ST	13+79.0	48.0'	X	35'	6'	108 LED	LEOTEK GC2-96Q-MV-WW-3R-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.
3	108TH AVE NE	11+82.0	29.0'	X	35'	6'	108 LED	LEOTEK GC2-96Q-MV-WW-3R-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.

* OFFSETS ARE APPROXIMATE. 3 FT MINIMUM REQUIRED FROM FACE OF CURB TO LUMINAIRE POLE PER CITY OF BELLEVUE DRAWING SL-100-1.

PRIVATE ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET*	LIGHT	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE - DISTRIBUTION	POLE TYPE	COMMENT
P1	ROAD A	10+74.5	10.5'	X	14'	N/A	38 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30K DIM
P2	ROAD A	11+19.5	10.5'	X	14'	N/A	38 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30K DIM
P3	ROAD A	11+64.5	10.5'	X	14'	N/A	38 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30K DIM

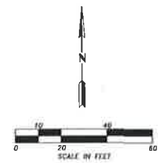


CALCULATION SUMMARY

CALCULATION AREA	DESIGN CRITERIA: MIN. AVG. MAINTAINED (LUX)	DESIGN CRITERIA: MAX. UNIFORMITY RATIO (AVG. /MIN.)	TARGET / ACTUAL
NE 8TH ST (FULL STREET CALCULATION)	13.00 / 14.97	4.00:1 / 3.25:1	
INT NE 8TH ST & 108TH AVE NE	26.00 / 30.47*	4.00:1 / 2.09:1	
108TH AVE NE (FULL STREET CALCULATION)	13.00 / 14.51	4.00:1 / 2.84:1	
INT NE 8TH PL & 108TH AVE NE	18.00 / 18.13	4.00:1 / 2.92:1	
NE 9TH PL	9.00 / 22.00	6.00:1 / 7.88:1**	
ROAD A	9.00 / 8.31	6.00:1 / 5.80:1	
INT NE 8TH ST & ROAD A	18.00 / 20.57	4.00:1 / 1.84:1	

* NOTE: THIS CALCULATIONS ASSUMES THE LUMINAIRES ON THE SOUTH SIDE OF NE 8TH WILL BE INSTALLED BY OTHERS

** EXISTING STREET LIGHTING CONDITION FOR NE 9TH PL.



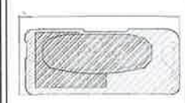
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	08/08/2019
2	DESIGN REVIEW R1	05/01/2020
3	DESIGN REVIEW R2	06/12/2020

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DESIGN REVIEW R2

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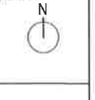
TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 6th Street Suite 220, Bellevue, WA 98004 | (425) 455-3147
Project Contact: Dale Pannier, PE
Para ID: PE-504

STAMP



06-12-2020

NORTH ARROW



DRAWING TITLE

FULL STREET PHOTOMETRIC CALCULATIONS

DRAWN	CHECKED
DM/GL	EMS
SCALE @ 11"x17"	DATE
AS NOTED	06/12/20
GRAPHIC SCALE	AS SHOWN
PROJECT NO	TENW #5645
DRAWING NO	REVISION NO
TS1.02	

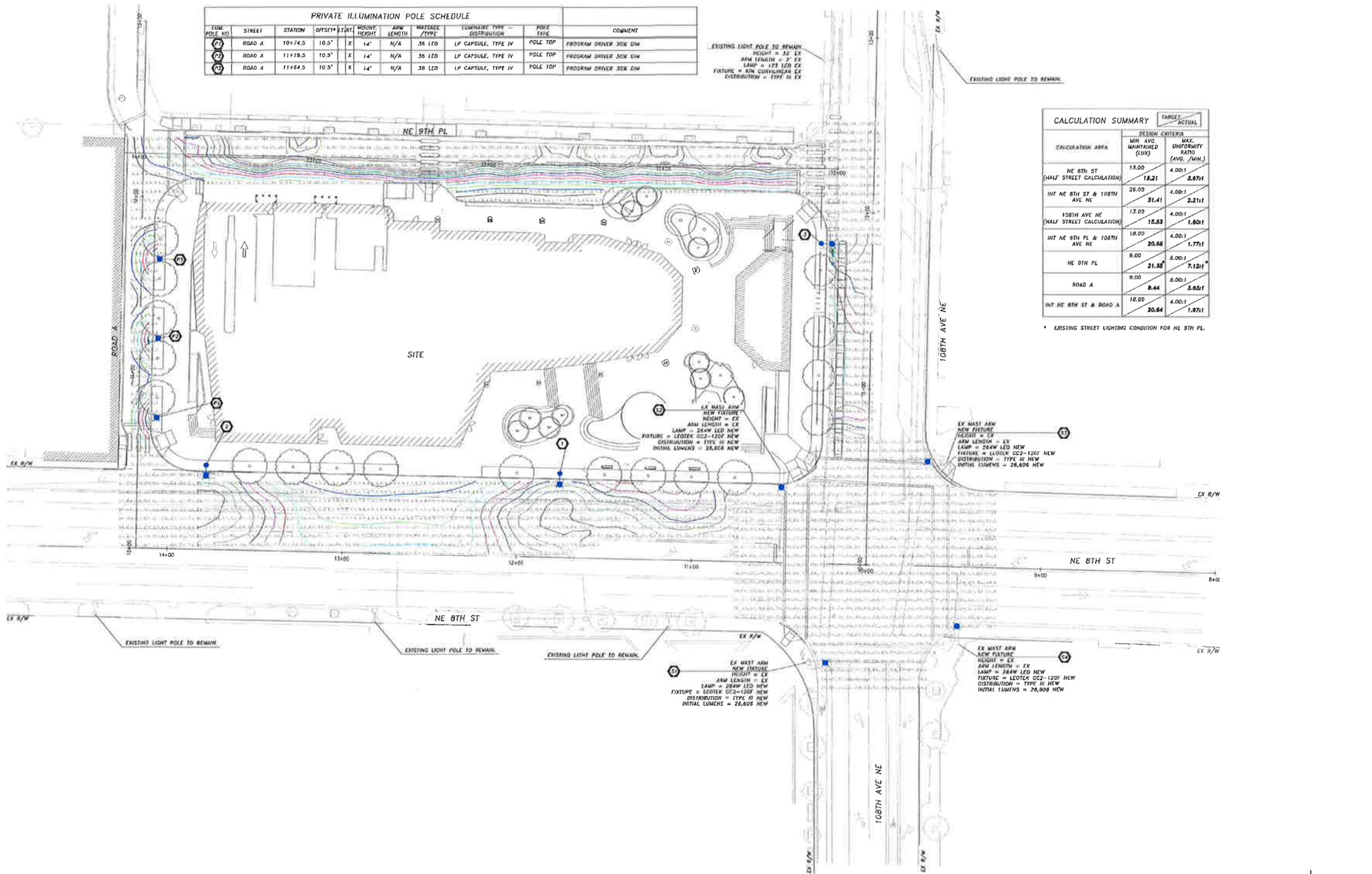
ILLUMINATION POLE SCHEDULE

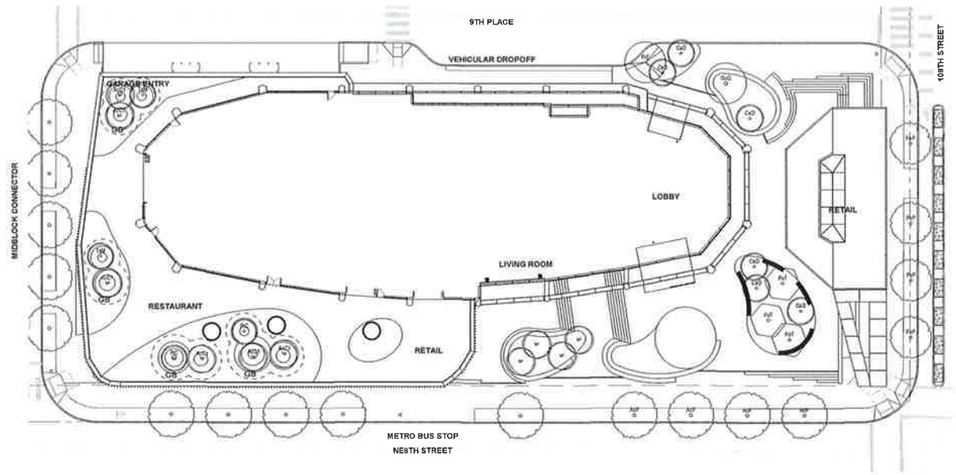
ILUM. POLE NO.	STREET	STATION	OFFSET*	EXIST.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE — DISTRIBUTION	POLE TYPE	COMMENT
1	NE 8TH ST	11+76.0	48.0'	X	35'	6'	108 LED	LEOTEK GC2-98C-4V-WW-30-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.
2	NE 8TH ST	13+79.0	48.0'	X	35'	6'	108 LED	LEOTEK GC2-98C-4V-WW-30-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.
3	108TH AVE NE	11+82.6	29.0'	X	35'	6'	108 LED	LEOTEK GC2-98C-4V-WW-30-350S	DAVIT	INSTALL PER COB DRAWING SL-100-2.

* OFFSETS ARE APPROXIMATE. 3 FT MINIMUM REQUIRED FROM FACE OF CURB TO LUMINAIRE POLE PER CITY OF BELLEVUE DRAWING SL-100-1.

PRIVATE ILLUMINATION POLE SCHEDULE

ILUM. POLE NO.	STREET	STATION	OFFSET*	EXIST.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE — DISTRIBUTION	POLE TYPE	COMMENT
P1	ROAD A	10+74.5	10.5'	X	14'	N/A	36 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30% DIM
P2	ROAD A	11+19.5	10.5'	X	14'	N/A	36 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30% DIM
P3	ROAD A	11+64.5	10.5'	X	14'	N/A	36 LED	LP CAPSULE, TYPE IV	POLE TOP	PROGRAM DRIVER 30% DIM


NE 9TH PL
ROAD A
SITE
108TH AVE NE
NE 8TH ST
EX R/W
EXISTING LIGHT POLE TO REMAIN
HEIGHT = 33' EX
ARM LENGTH = 3' EX
LAMP = 175 LED EX
FIXTURE = KIM CUNNINGHAM EX
DISTRIBUTION = TYPE III EX
EX MAST ARM
NEW FIXTURE
HEIGHT = EX
ARM LENGTH = EX
LAMP = 264W LED NEW
FIXTURE = LEOTEK GC2-120T NEW
DISTRIBUTION = TYPE III NEW
INITIAL LUMENS = 26,606 NEW
EXISTING LIGHT POLE TO REMAIN.
EX MAST ARM
NEW FIXTURE
HEIGHT = EX
ARM LENGTH = EX
LAMP = 264W LED NEW
FIXTURE = LEOTEK GC2-120T NEW
DISTRIBUTION = TYPE III NEW
INITIAL LUMENS = 26,606 NEW
EX MAST ARM
NEW FIXTURE
HEIGHT = EX
ARM LENGTH = EX
LAMP = 264W LED NEW
FIXTURE = LEOTEK GC2-120T NEW
DISTRIBUTION = TYPE III NEW
INITIAL LUMENS = 26,606 NEW
EXISTING LIGHT POLE TO REMAIN.
EXISTING LIGHT POLE TO REMAIN.
EXISTING LIGHT POLE TO REMAIN.
EX R/W
EX R/W
EX R/W



NE 8TH STREET
BELLEVUE, WASHINGTON

ARCHITECTURAL DESIGN REVIEW

SHEET NUMBER	SHEET NAME
L-000-A	LANDSCAPE GENERAL NOTES & LEGENDS
L-001-A	OVERALL ILLUSTRATIVE PLAN
L-002-A	LUC AMENITY BONUSING COMPLIANCE DIAGRAM - PLAZA
L-003-A	LUC AMENITY BONUSING COMPLIANCE DIAGRAM - LANDSCAPE
L-004-A	LUC AMENITY BONUSING COMPLIANCE DIAGRAM - PLAZA SEATING
L-005-A	GREEN FACTOR DIAGRAM & CHECKLIST
L-006-A	PLAZA & CIRCULATION ROUTES
L-030-A	MATERIALS & FURNISHINGS SCHEDULES
L-060-A	PLANTING LEGENDS & SCHEDULES
L-121-A	L1 GRADING PLANS
L-122-A	L2 GRADING PLANS
L-141-A	L1 MATERIALS & FURNISHINGS PLANS
L-142-A	L2 MATERIALS & FURNISHINGS PLANS
L-151-A	L1 SOILS PLANS
L-152-A	L2 SOILS PLANS
L-161-A	L1 PLANTING PLANS
L-162-A	L2 PLANTING PLANS
L-301-A	SITE SECTIONS
L-550-A	DETAILS - PLANTING - TREES

GENERAL NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK AS THOUGH SHOWN ON ALL.
3. THE EXTERNAL WORKS IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. ALL CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. ALL PREVENTION AND CLEANING SHALL BE AT THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED IN THE RIGHT OF WAY AT ANY TIME UNLESS THE CONTRACTOR HAS APPROVAL FROM THE GOVERNMENT AUTHORITIES HAVING JURISDICTION. ALL COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE AT THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS, OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATION FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE PERIODS.

EXISTING CONDITIONS SURVEY

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING TOPOGRAPHIC AND UTILITY SURVEY;
   - THORNTON & ASSOCIATES SURVEY DATED MARCH 2010, UNDERTAKEN BY IN-FIELD METHODS SUBJECT TO PRECISION AND ACCURACY TOLERANCES.
2. SURVEYED UNDERGROUND UTILITIES ARE PROVIDED FOR INFORMATION ONLY AS THEY ARE INFERRED BY SURFACE MARKINGS AND FEATURES AND AS SUCH MAY NOT BE ACCURATE OR COMPLETE.

GEOTECHNICAL REPORT

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING GEOTECHNICAL REPORT;
   - TTL INC. REPORT DATED MAY 2010, UNDERTAKEN BY IN-FIELD METHODS SUBJECT TO PRECISION AND ACCURACY TOLERANCES.
2. THE GEOTECHNICAL REPORT IS MADE AVAILABLE FOR INFORMATION ONLY AS SOME RECOMMENDATIONS IN THE REPORT MAY NOT BE RELEVANT OR USED IN THE DOCUMENTS.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES IF SHOWN ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. NOTIFY THE LOCAL ONE CALL CENTER NO LESS THAN 72 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN ANY AND/OR ALL UTILITIES TO REMAIN.

LAYOUT

1. THE HORIZONTAL CONTROL FOR THE PROJECT IS: STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM (NAD83) UNLESS OTHERWISE NOTED.
2. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAVD88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
3. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, ALL DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. VERIFY ALL PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
5. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
6. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF ANY SITE WORK. ANY DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK. DO NOT BEGIN WORK IN ANY SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
7. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
8. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN.
9. DIMENSIONS NOTED [CLR] OR CLEAR MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
10. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
11. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.
12. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTES. ALL PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. ANY DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO CONTINUING WORK.
13. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED.
14. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. STAKE ALL LOCATIONS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING;
   - ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, AND TRANSFORMERS.
   - ALL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
   - ALL FORMWORK OR A TYPICAL FORMWORK PORTION REPRESENTING SIMILAR WORK, OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
   - ALL TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING TREES.
   - ALL CURVED EDGING AND CUTTING.
   - EXPANSION JOINTS IN UNIT PAVING.
15. COORDINATE PLANT LAYOUT WITH IRRIGATION EQUIPMENT LAYOUT, PLANT LAYOUT TAKES PRECEDENCE OVER IRRIGATION EQUIPMENT LAYOUT.

WATERING

1. AREAS NOT SHOWN TO BE IRRIGATED PERMANENTLY BUT ARE PLANTED SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE ALL TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK. OTHER CONTRACTS THAT MAY BE ACTIVE DURING THIS WORK ARE:
   - UTILITY INSTALLATION
   - BUILDING
   - GRADING, SUBDRAINAGE, AND UTILITIES
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN ANY SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY ALL CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH ALL CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR ALL CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. THE FOLLOWING CODES ARE APPLICABLE AND IN EFFECT;
   - 2003 IBC-INTERNATIONAL BUILDING CODE
   - ASCE 7-02 (WIND DESIGN)
   - ACI318-02 (CONCRETE DESIGN)
   - AISC LRFD 3RD (EDITION OR ASD 8TH EDITION) NOTED BELOW
   - 2000-IFC-INTERNATIONAL FIRE CODE
   - 2000-UMC-UNIFORM MECHANICAL CODE
   - 2000-UPC-UNIFORM PLUMBING CODE
   - 2005-NEC-NATIONAL ELECTRIC CODE
   - CITY OF BELLEVUE SIGN CODE
   - ABC LRFD 3RD EDITION OR ASD 8TH EDITION
   - CITY OF BELLEVUE TREE AND SHRUB ORDINANCE
   - CITY OF BELLEVUE NOISE ORDINANCE
2. ANY REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

COPYRIGHT AND REPRODUCTION

1. THE REPRODUCTIVE USE OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THEIR REPRODUCTIVE USE OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF XXX AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF XXX.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DEWATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS AND/OR PROTECT THE WORKS FROM ANY CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER ROOFS, BASEMENTS, VAULTS, AND/OR TUNNELS.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE ANY EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCESS MATERIAL AND/OR DEBRIS NOT ABLE TO RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

ABBREVIATIONS

AMP	AMPERE	PA	PLANTING AREA
APPROX	APPROXIMATE	PB	PULL BOX
AVG	AVERAGE	PC	POINT OF CURVE
		PCC	PRECAST CONCRETE
BFP	BACKFLOW PREVENTER	PERF	PERFORATED
BLDG	BUILDING	PERP	PERPENDICULAR
BM	BENCHMARK	pH	ACID/ALKALINE SCALE
BOT	BOTTOM	PH	PHASE
		PI	POINT OF INTERSECTION
CB	CATCH BASIN	PKG	PACKAGE
C TO C	CENTER TO CENTER	PL	PROPERTY LINE
CIP	CAST-IN-PLACE	PLBG	PLUMBING
CJ	CONTROL JOINT	PRCST	PRECAST
CL	CENTER LINE	PREFAB	PREFABRICATE
CLR	CLEAR	PROV	PROVISIONAL
CLL	CONTRACT LIMIT LINE	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	PWR	POWER
CONC	CONCRETE		
CTR	CENTER	QTR	QUARTER
		QTY	QUANTITY
DAT	DATUM		
DEG	DEGREE	R	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE
DIM	DIMENSION	PIPE	
DIST	DISTANCE	RECIRC	RECIRCULATE
DIV	DIVISION	RECPT	RECEPTACLE
DWG	DRAWING	REINF	REINFORCED
		REQD	REQUIRED
E	EAST	REV	REVISION
EA	EACH	RLG	RAILING
EJ	EXPANSION JOINT	ROW	RIGHT OF WAY
EL	ELEVATION		
EQL SP	EQUALLY SPACED	S	SOUTH
EXIST	EXISTING	SALV	SALVAGE
		SEG	SEGMENT
F	FAHRENHEIT	SHT	SHEET
FC	FOOTCANDLE	SIM	SIMILAR
FF EL	FINISH FLOOR ELEVATION	SPEC	SPECIFICATION
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT	SQ	SQUARE
FIN GR	FINISH GRADE	SSD	SUBSOIL DRAIN
FOC	FACE OF CURB	STA	STATION
FOW	FACE OF WALL	STD	STANDARD
		SUCT	SUCTION
GALV	GALVANIZED		
GDR	GUARD RAIL	TAN	TANGENT
		TB-xx	TEST BORING-XX (E.G.,
H	HIGH	TB-01)	
HB	HOSE BIB	TD	TRENCH DRAIN
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
HH	HAND HOLE	THK	THICKNESS
HNDRL	HANDRAIL	THRU	THROUGH
HORIZ	HORIZONTAL	THRUOUT	THROUGHOUT
HT	HEIGHT	TOP	TOP OF
HV	HIGH VOLTAGE	TC	TOP OF CURB
		TOL	TOLERANCE
ID	INSIDE DIMENSION	TOW	TOP OF WALL
INV EL	INVERT ELEVATION	TR	TOP OF RIM
		TYP	TYPICAL
kW	KILOWATT		
		UGND	UNDERGROUND
LDPE	LOW DENSITY POLYETHYLENE	UNIF	UNIFORM
LED	LIGHT EMITTING DIODE	UNO	UNLESS NOTED
LPT	LOW POINT	OTHERWISE	
LTD	LIMITED	UP	UTILITY POLE
LV	LOW VOLTAGE	UV	ULTRAVIOLET
LW	LOW WATER		
		VAR	VARIES
MAX	MAXIMUM	VERT	VERTICAL
MFR REC	MANUFACTURER'S RECOMMENDATION	VIF	VERIFY IN FIELD
MH	MANHOLE	VRFY	VERIFY
MID	MIDDLE		
MIN	MINIMUM	W	WEST
		W/	WITH
N	NORTH	W/O	WITHOUT
NA	NOT APPLICABLE	WL	WATERLINE
NIC	NOT IN CONTRACT	WLD	WELDED
NO	NUMBER	WT EL	WATER ELEVATION
NOM	NOMINAL		
NTS	NOT TO SCALE	XFMR	TRANSFORMER
OD	OUTSIDE DIAMETER	YR	YEAR
OH	OVERHANG		
		@	AT
		&	AND
		+/-	DIMENSION TOLERANCE
		OC	ON CENTER
		IJ	ISOLATION JOINT
		HW	HIGH WATER
		NP	NORMAL POOL
		GB	GRADE BREAK

SYMBOLS

- PROPERTY LINE
- SECTION LIMIT
- CENTER LINE
- STATION POINT
- REVISION RECORD
- MATCH LINE (MATCH LOD 000)
- SECTION REFERENCE (1 / A101, S/M)
- DETAIL CALLOUT (1 / A101, S/M)
- LARGE SCALE PLAN OR ENLARGED DETAIL (1 / A101, S/M)
- LEADER
- DIMENSION (X-XX")
- DIMENSION (RADIUS, ANGLE AND FOCI) (R2'-0", 90.00°)
- DIMENSION (ARC LENGTH) (6.00)
- ALIGN
- KEY NOTE (XX)
- UTILITY MANHOLE, SEE CIVIL

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Barcusa, USA
231 Yale Avenue North, Ste 400
Seattle, WA 98109
T: 206.729.6000

KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	05/31/2019
2	DESIGN REVIEW #1	01/31/2020
3	DESIGN REVIEW #2	05/12/2020

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DRAWING STATUS

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

STAMP

NORTH ARROW

DRAWING TITLE

LANDSCAPE GENERAL NOTES & LEGENDS

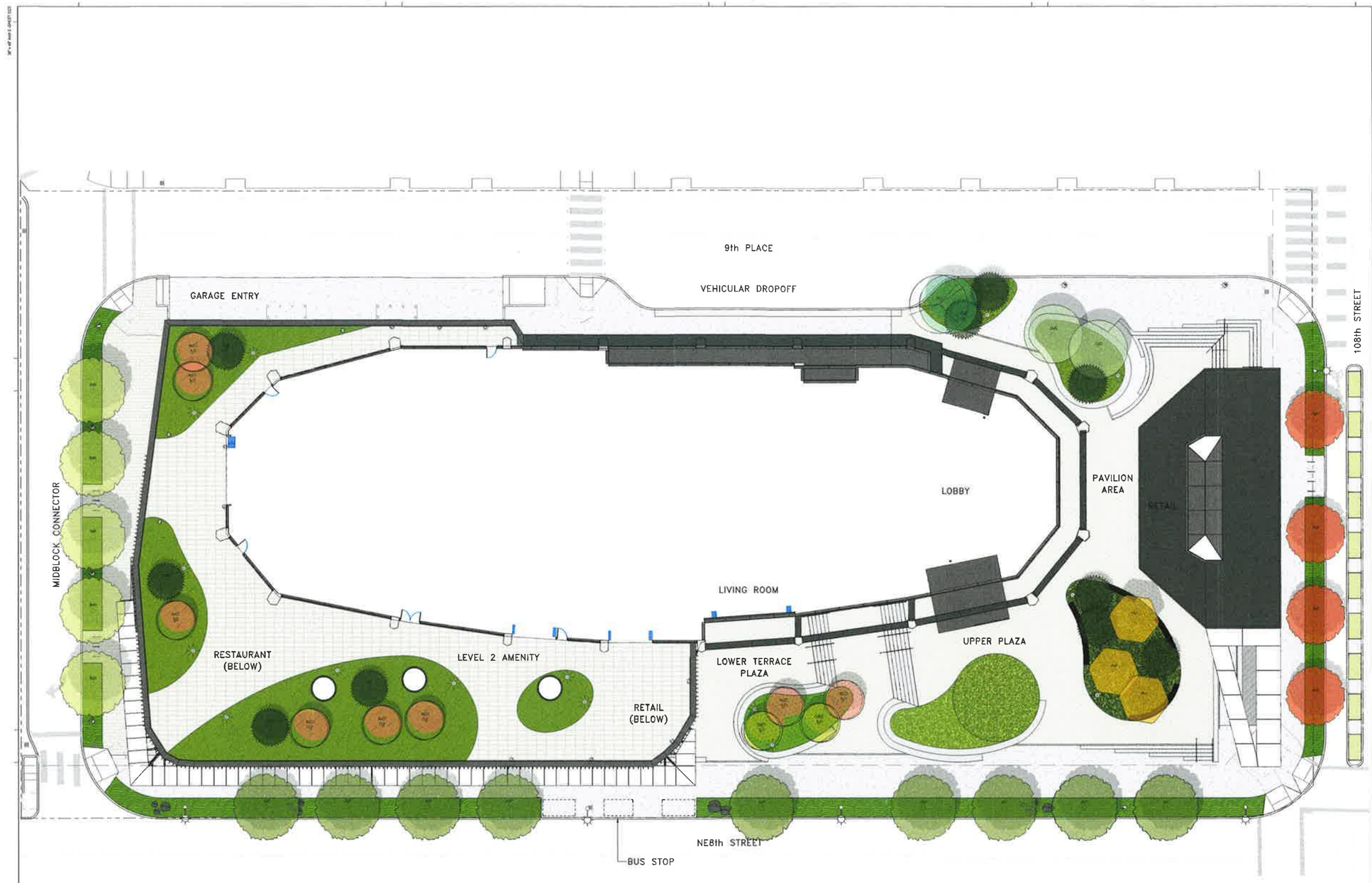
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NA	MO
SCALE @ ANSI E	DATE
As indicated	06/12/20

GRAPHIC SCALE

PROJECT NO
NE8-1901

DRAWING NO
L-000-A

REVISION NO
00



PROJECT

NE 8TH
Bellevue, WA

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701 Yale Avenue North, Ste 400
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KEY PLAN

NO.	ISSUE	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW #1	09/17/2020
3	DESIGN REVIEW #2	05/13/2020

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DRAWING STATUS

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STAMP

NORTH ARROW

DRAWING TITLE

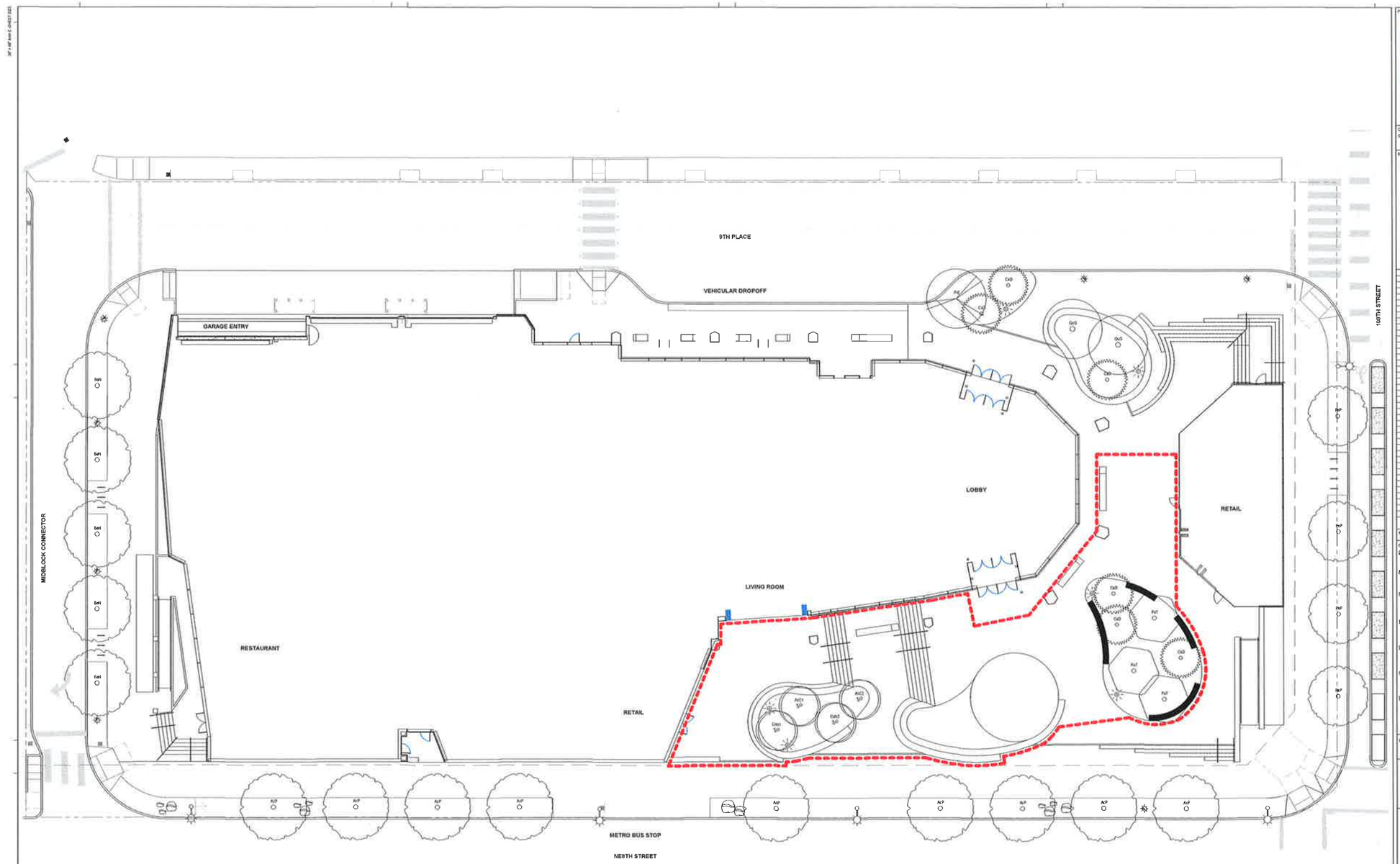
OVERALL ILLUSTRATIVE PLAN

DRAWN	CHECKED
NA/MP	MQ
SCALE @ ARCH E: 1" = 10'-0"	DATE: 06/12/20

GRAPHIC SCALE: 0 5' 10' 20' (SCALE / FEET)

PROJECT NO: NE8-1901

DRAWING NO: **L-001-A** REVISION NO: **00**



LAND USE CODE - BONUSABLE AMENITIES - OUTDOOR PLAZA

OPEN SPACE REQUIREMENT:
10% OF SITE (7700 SF)
TOTAL AREA OF PLAZA SPACE: 7700 SF

LUC 20.25A.070.D.2 OUTDOOR PLAZA:

- PUBLICLY ACCESSIBLE
- CONTINUOUS OPEN SPACE
- PREDOMINANTLY OPEN FROM ABOVE
- DESIGNED TO RELATE TO SURROUNDING URBAN CONTEXT
- PRIORITIZE PEDESTRIAN USE
- SERVE AS AN OPPORTUNITY TO ACTIVATE DOWNTOWN FOR RESIDENTS AND USERS.

DESIGN CRITERIA:	PROPOSED DEVELOPMENT:
1. MIN. PLAZA SIZE 3,000 SF WITH MAX. BONUSABLE AREA OF 20% OF GROSS LOT AREA, PROVIDED MIN. PLAZA SIZE FOR A DT SMALL SITE IS 1,500 SF. PLAZAS LARGER THAN 10,000 SF MAY EARN 10% ADDITIONAL BONUS DENSITY IF DESIGNED TO PROVIDE FOR ACTIVITIES TO PROMOTE GENERAL PUBLIC ASSEMBLY.	TOTAL AREA OF PLAZA SPACES: 7700 SF MINIMUM PLAZA SIZE: 7769 SF
2. MIN. PLAZA SIZE MAY BE MET THROUGH THE LINKING OF SMALLER PLAZA SPACES IN A COHESIVE, LOGICAL MANNER WITH A STRONG DESIGN NARRATIVE.	
3. MIN. SEATING PROVIDED SHALL BE 1 LF OF SEATING SPACE PER 30 SF OF PLAZA SPACE.	TOTAL LINEAR FOOT (LF) OF SEATING: 402.60 LF (SEE SHEET L-004-A)
4. A MIN. OF 20% OF THE AREA ELIGIBLE FOR BONUS AMENITY POINTS IN THE PLAZA SHALL BE LANDSCAPED.	TOTAL AREA OF LANDSCAPING: 2,246.24 SF (SEE SHEET L-003-A)
5. PLAZA AMENITIES TO ENHANCE THE USERS EXPERIENCE TO BE PROVIDED.	ENHANCED PLANTING ZONES, DECORATIVE PAVING, SCULPTURAL FIXED SEATING, MOVABLE TABLES AND CHAIRS, ACTIVE EDGES, PEDESTRIAN LIGHTING.
6. PLAZA SHALL BE LOCATED WITHIN 30" OF THE ADJACENT SIDEWALK GRADE, AND SHALL PROVIDE PHYSICAL AND VISUAL ACCESS FROM THE ADJACENT ROW.	
7. PROVIDE SENSE OF SECURITY TO USERS THROUGH WELL-LIT, VISIBLE SPACES.	
8. DIRECTIONAL SIGNAGE SHALL BE PROVIDED OR ALTERNATIVE.	
9. PLAZAS SHALL BE OPEN TO THE PUBLIC AT ALL TIMES AND REQUIRE AN EASEMENT FOR PUBLIC RIGHT OF PEDESTRIAN USE IN A FORM APPROVED BY THE CITY.	
10. PLAZAS SHALL MEET ALL DESIGN CRITERIA FOR DESIGN GUIDELINES FOR PUBLIC OPEN SPACES.	
11. SQUARE FOOTAGE (SF) FOR PURPOSES OF CALCULATING AMENITY POINTS SHALL NOT INCLUDE VEHICLE OR LOADING DRIVE SURFACES.	

AMENITY BONUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	REQUIRED QUANTITY
	PLAZA	7700 SF	7700 SF

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	06/12/2020

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DRAWING STATUS

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NORTH ARROW

DRAWING TITLE

LUC AMENITY BONUSING COMPLIANCE DIAGRAM - PLAZA

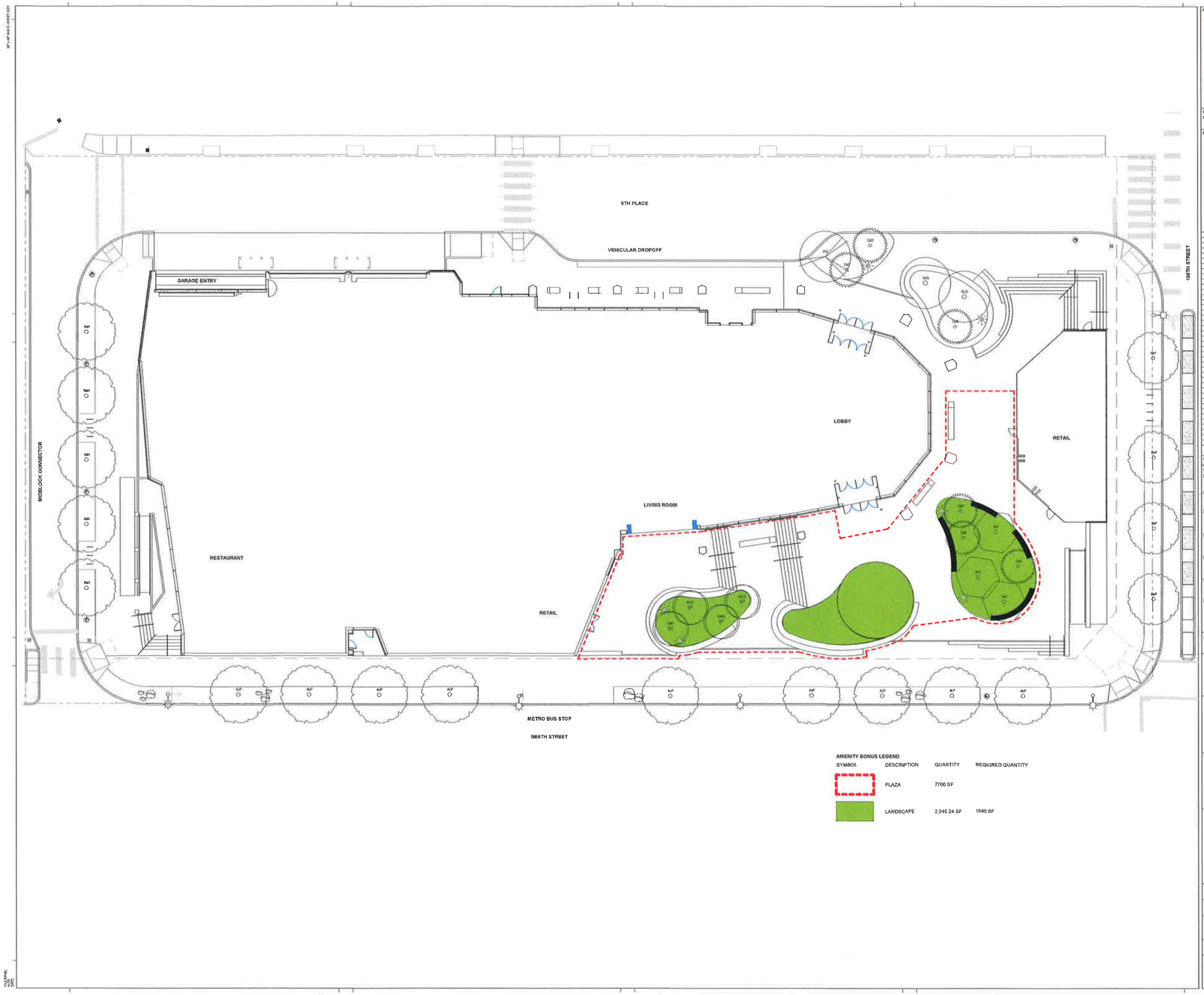
DRAWN	CHECKED
NAMP	MQ
SCALE @ ARCH E	DATE
As indicated	06/12/20

GRAPHIC SCALE: 0 5 10 20 SCALE FEET

PROJECT NO: NE8-1901

DRAWING NO: L-002-A

REVISION NO: 00



AMENITY BONUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	REQUIRED QUANTITY
	PLAZA	7700 SF	
	LANDSCAPE	2,245.24 SF	1540 SF

PROJECT

NE 8TH
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KEY PLAN

NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW	05/30/2019
2	DESIGN REVIEW R1	04/17/2020
3	DESIGN REVIEW R2	06/12/2020

NO	ISSUED	DATE

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DRAWING STATUS

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NORTH ARROW

DRAWING TITLE

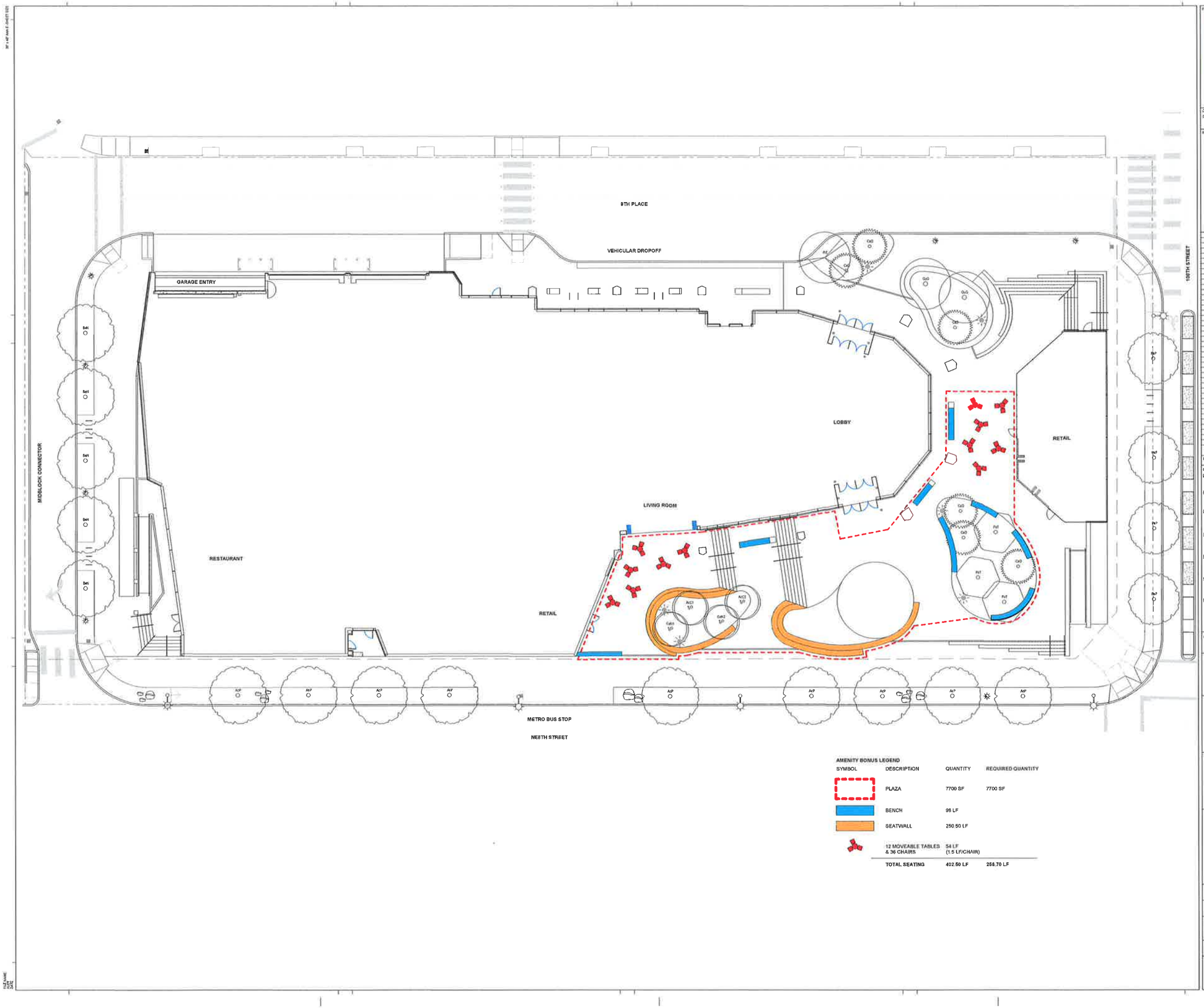
LUC AMENITY BONUSING COMPLIANCE DIAGRAM - LANDSCAPE

DRAWN	CHECKED
NA/MP	MO
SCALE @ ARCH E	DATE
1" = 10'-0"	06/12/20

GRAPHIC SCALE: 0 5' 10' 20' (SCALE: FEET)

PROJECT NO: NE8-1901

DRAWING NO: **L-003-A** REVISION NO: **00**



AMENITY BONUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	REQUIRED QUANTITY
	PLAZA	7700 SF	7700 SF
	BENCH	96 LF	
	SEATWALL	250.50 LF	
	12 MOVEABLE TABLES & 36 CHAIRS	54 LF (1.5 LF/CHAIR)	
	TOTAL SEATING	402.50 LF	258.70 LF

PROJECT

NE 8TH
Bellevue, WA

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KEY PLAN

NO.	ISSUE	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW #1	05/13/2020
3	DESIGN REVIEW #2	06/12/2020

REVISIONS

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DRAWING TITLE

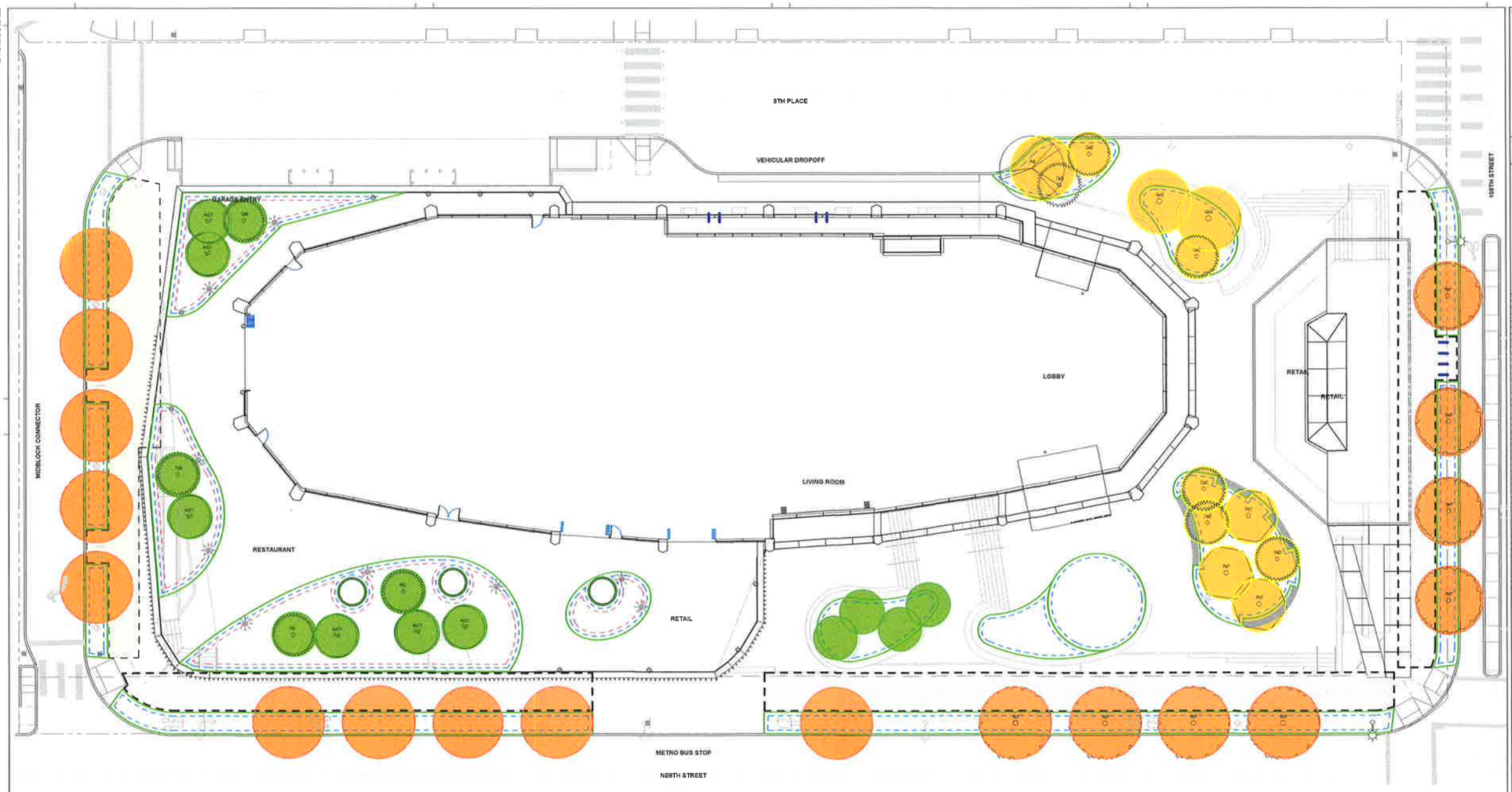
LUC AMENITY BONUSING COMPLIANCE DIAGRAM - PLAZA SEATING

DRAWN	CHECKED
NA/MP	MQ
SCALE @ ARCH E: 1" = 10'-0"	DATE: 06/12/20

GRAPHIC SCALE: 0 5' 10' 20' (SCALE: FEET)

PROJECT NO: NE8-1901

DRAWING NO.	REVISION NO.
L-004-A	00



GREEN AND SUSTAINABILITY FACTOR WORKSHEET

Note: For DT-Small Sites Use Green and Sustainability Factor Small Sites Worksheet

Reference Land Use Code 20.25A.120 — MINIMUM REQUIRED SCORE: 0.3

Project: NE 8TH STREET

PROJECT LIMIT: 77,005 — SCORE: 0.315

Total Factor points needed based on Project Limit: 23,102

		Enter sq. ft. or volume (if applicable)	Factor	Total
A Landscape Elements				
1	Bioretention Facilities and/or Soil Cells. Bioretention facilities shall be calculated in horizontal square feet. Soil cell systems shall be calculated in cubic feet. The volume of the soil cell system shall be calculated using 3 feet of depth or the depth of the facility, whichever is less. Green roofs do not qualify as bioretention facilities.	4822.98	1.3	5787.6
2	Structural Soil Systems. The volume of structural soil systems shall be calculated in cubic feet. The volume of the facility shall be calculated using 3 feet of depth or the depth of the facility, whichever is less.	19042.91	0.2	3808.6
3	Landscaped Areas with Soil Depth Less Than 24 Inches. Landscaped areas can include green roofs or a green wall systems (E2).		0.1	0.0
4	Landscaped Areas with Soil Depth of 24 Inches or More. Landscaped areas can include green roofs and green wall systems (E2).	13509.18	0.6	8105.5
5	Preservation of Existing Trees. Existing trees proposed for preservation shall be calculated at 20 sq. ft. per inch d.b.h. Trees must have a minimum diameter of 6 inches at d.b.h. Existing street trees proposed for preservation shall be approved by the Director.	0	1.0	0.0
6	Preservation of Existing Evergreen Trees Bonus. Existing evergreen trees proposed for this bonus shall be calculated at 30 sq. ft. per inch d.b.h. and shall have a minimum diameter of 6 inches at d.b.h.	0	0.1	0.0
7	Shrubs or Large Perennials. Shrubs or large perennials that are taller than 2 feet at maturity shall be calculated at 12 sq. ft. per plant.	528	0.02	10.6
8	Small Trees. Small trees shall be calculated at 190 sq. ft. per tree. Consult the Green and Sustainability Factor tree list for size classification of trees.	19	1.0	19.0
9	Medium Trees. Medium trees shall be calculated at 350 sq. ft. per tree. Consult the Green and Sustainability Factor tree list for size classification of trees.	18	0.10	1.8
10	Large Trees. Large trees shall be calculated at 800 sq. ft. per tree. Consult the Green and Sustainability Factor tree list for size classification of trees.	11	0.02	0.2
B Green Roofs				
1	Green Roof, Less than Four Inches of Growth Medium. Roof area planted with at least 2 inches of growth medium, but less than 4 inches of growth medium.		0.5	0.0

GREEN AND SUSTAINABILITY FACTOR WORKSHEET

Note: For DT-Small Sites Use Green and Sustainability Factor Small Sites Worksheet

Reference Land Use Code 20.25A.120 — MINIMUM REQUIRED SCORE: 0.3

		Enter sq. ft.	Factor	Total
2	Green Roof, At Least 4 Inches of Growth Medium. Roof area planted with at least 4 inches of growth medium.	8269	0.7	2888.3
C Green Walls				
1	Vegetated Wall. Façade or structural surface procured by vines. Area coverage shall be calculated with an estimate of 3 years' growth. A year-round irrigation and maintenance plan shall be provided.		0.2	0.0
2	Green Wall System. Façade or structural surface planted with a green wall system. A year-round irrigation and maintenance plan shall be provided.		0.7	0.0
D Landscape Bonuses				
1	Food Cultivation. Landscaped areas for food cultivation		0.2	0.0
2	Native or Drought Tolerant Landscaping. Landscaped areas planted with native or drought tolerant plants.	3957.975	0.1	395.8
3	Landscape Areas at Sidewalk Grade.	2291.74	0.1	229.2
4	Rainwater Harvesting. Rainwater harvesting for landscape irrigation shall be calculated as a percentage of total water budget times total landscape area. (Enter total projected gallons harvested)	0	0.2	0.0
	If using Rainwater Harvesting, enter total annual irrigation budget for development (if not utilizing - enter '0' into field): (Enter total gallons)	0		
E Permeable Paving				
1	Permeable Paving, Over 6 to 24 Inches of Soil or Gravel. Permeable pavement on pavers over at least 6 inches but not more than 24 inches of soil or gravel.		0.2	0.0
2	Permeable Paving, Over More than 24 Inches of Soil or Gravel. Permeable pavement or pavers over more than 24 inches of soil or gravel.		0.5	0.0
F Publicly Accessible Bicycle Parking				
1	Bicycle Racks. Bicycle racks in publicly accessible locations shall be calculated at 5 sq. ft. per bike parking space and all shall be visible from sidewalk or public area. (Enter total bike spaces)	16	3.0	144.0
2	Bicycle Lockers. Bicycle lockers in publicly accessible locations shall be calculated at 12 sq. ft. per locker, and shall be visible from public areas and open for public use. (Enter total bike lockers)	0	3.0	0.0

DIAGRAM LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	SOIL CELLS (@ 3' DEPTH)	4822.98 CF
	STRUCTURAL SOIL (@ 3' DEPTH)	14042.16 CF
	SOIL DEPTH >= 24"	5610.43 SF
	GREEN ROOF GROWTH MEDIUM ≥ 4"	4126.49 SF
	SMALL TREE	14
	MEDIUM TREE	18
	LARGE TREE	11
	NATIVE/DROUGHT TOLERANT	3957.72 SF
	BIKE PARKING SPACES	16

OTHER CATEGORIES

SHRUBS/LARGE PERENNIALS	528
LANDSCAPE AREAS AT SIDEWALK GRADE	2291.74 SF

PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO	ISSUE/REVISION	DATE
1	DESIGN REVIEW	05/08/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	05/12/2020

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DRAWING STATUS

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NORTH ARROW

DRAWING TITLE

GREEN FACTOR DIAGRAM & CHECKLIST

DRAWN	CHECKED
NA	MQ
SCALE @ ARCH E	DATE
As Indicated	06/12/20

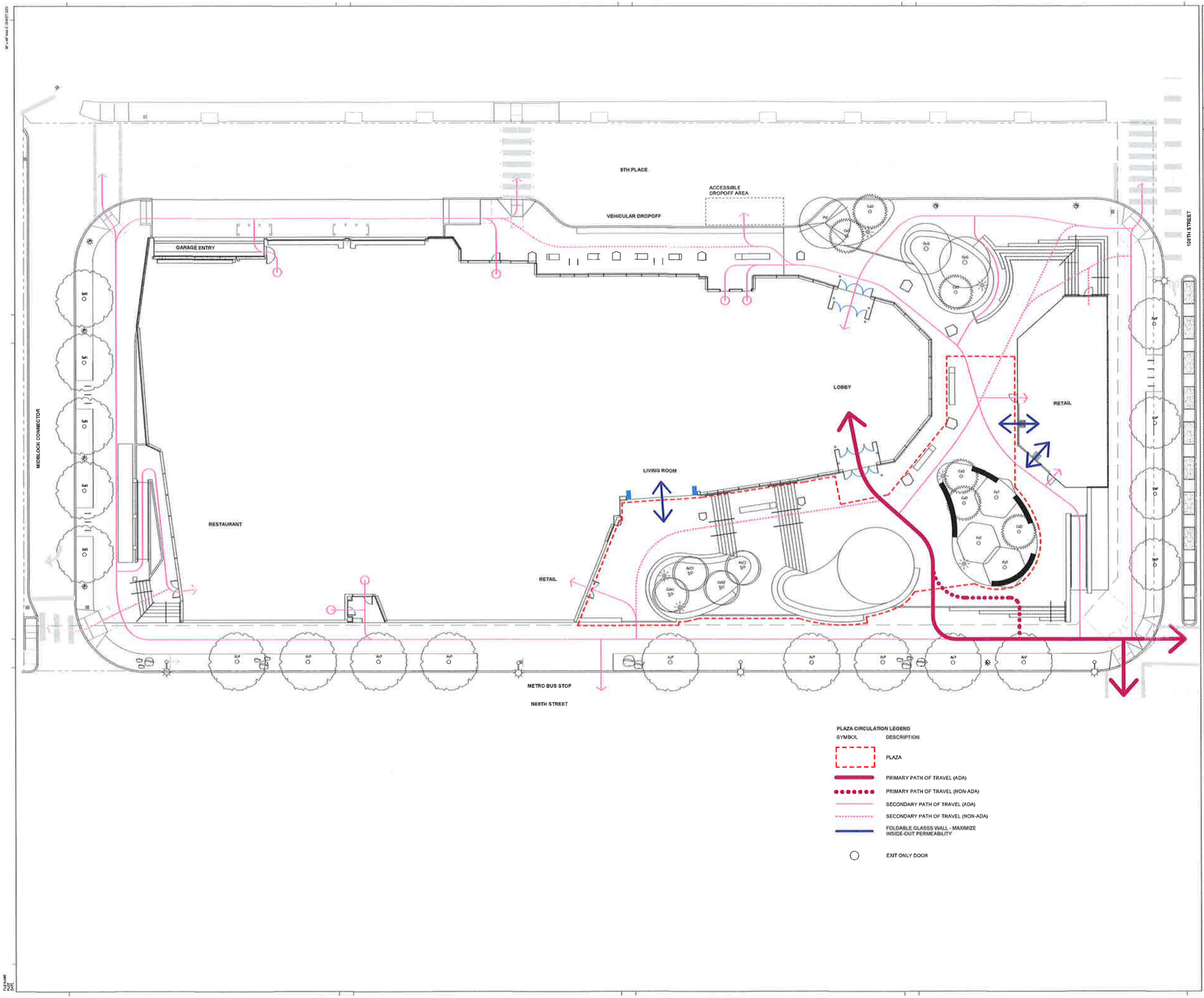
GRAPHIC SCALE: 0 5 10 20 — SCALE: FEET

PROJECT NO: NE8-1901

DRAWING NO: L-005-A

REVISION NO: 00

PLOTTED: 6/12/2020 9:34:47 AM



PLAZA CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	PLAZA
	PRIMARY PATH OF TRAVEL (ADA)
	PRIMARY PATH OF TRAVEL (NON-ADA)
	SECONDARY PATH OF TRAVEL (ADA)
	SECONDARY PATH OF TRAVEL (NON-ADA)
	FOLDABLE GLASSS WALL - MAXIMIZE INSIDE-OUT PERMEABILITY
	EXIT ONLY DOOR

PLEASURE POINT PARK

PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	05/28/2019
2	DESIGN REVIEW #1	01/31/2020
3	DESIGN REVIEW #2	05/12/2020

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NORTH ARROW
N

DRAWING TITLE
PLAZA & CIRCULATION ROUTES

DRAWN	CHECKED
NA/MP	MQ
SCALE @ ARCH E	DATE
1" = 10'-0"	06/12/20

GRAPHIC SCALE
0 5' 10' 20'
SCALE FEET

PROJECT NO
NEB-1901

DRAWING NO	REVISION NO
L-006-A	00

FURNISHINGS SCHEDULE

SITE FURNISHING

SYMBOL	ABBREVIATION	ELEMENT	MATERIAL ASSEMBLY SUMMARY - REFER TO DRAWINGS ...	NOTES	PRODUCTS & MANUFACTURERS
	BENC-1	BENCH - CUSTOM METAL BENCH	METAL WIRE FRAME (SURFACE MOUNTED)		
			2' WIDE X 16" HIGH, LENGTH VARIES PER PLAN	CUSTOM, SHOP DRAWINGS	
			SST TUBE WELDED TO SST FRAME		
			HIDDEN 304 SST FASTENERS		
			1/4" SST PLATE LEGS & ANGLE FRAME		
			SURFACE MOUNT TO CONCRETE SLAB	REFER TO STRUCTURAL	
			CONTINUOUS LINEAR LED ACCENT LIGHT	(1) PER BENCH, FULL BENCH LENGTH	
	RACK-1	BIKE RACK - PREFABRICATED STEEL TUBE	U-FRAME BIKE RACK		
			1.5" DIA X 29.25" X 32"	STAINLESS STEEL	BOLA SERIES BY LANDSCAPE FORMS
			EMBED MOUNT TO CONCRETE SLAB	FOLLOW MANUFACTURER'S INSTRUCTIONS	
	RAIL-1	HANDRAIL, LIT	TUBULAR STEEL HANDRAIL WITH INTEGRATED LIGHTING		
			VRAIL - 1.5" O.D. SOLID STATE ILLUMINATED RAIL	REFER TO MANUFACTURER'S...	SEE LIGHTING DRAWINGS
			REMOTE POWER SUPPLY		
			COREDRILLED & EMBEDDED MOUNT TO STRS-1		

3 FURNISHINGS SCHEDULE
NOT TO SCALE

MATERIALS SCHEDULE - STRUCTURES

STRUCTURES

SYMBOL	ABBREVIATION	ELEMENT	MATERIAL ASSEMBLY SUMMARY - REFER TO DRAWINGS & SPECIFICATIONS FOR COMPLETE DESCRIPTION	NOTES & FINISHES	PRODUCTS & MANUFACTURERS
	WALL - 1A	SEATWALL, RETAINING, RIGID	PRECAST CONCRETE		
			REINFORCED PRECAST CONCRETE WALL	COLOR: TO MATCH #1801 GRENADA WHITE BY STEPSTONE INC. FINISH: HONED SEALANT AT EJ & IJ	CUSTOM
			INTEGRAL COLOR ADDITIVE	5 LBS/CY, FOLLOW MANUFACTURER'S...	
			REINFORCED FOOTING INTEGRATED WITH REINFORCED STRUCTURAL SLAB	REFER TO STRUCTURAL DOCUMENTS	
	WALL-1B	SEATWALL, FREESTANDING, RIGID	PRECAST CONCRETE		
			REINFORCED PRECAST CONCRETE WALL	COLOR: TO MATCH #1801 GRENADA WHITE BY STEPSTONE INC. FINISH: HONED SEALANT AT EJ & IJ	CUSTOM
			INTEGRAL COLOR ADDITIVE	5 LBS/CY, FOLLOW MANUFACTURER'S...	
			REINFORCED FOOTING INTEGRATED WITH REINFORCED STRUCTURAL SLAB	REFER TO STRUCTURAL DOCUMENTS	
	WALL - 2	WALL, RETAINING, RIGID	CAST-IN-PLACE CONCRETE		
			REINFORCED CONCRETE WALL	COLOR: TO MATCH #1801 GRENADA WHITE BY STEPSTONE INC. FINISH: HONED SEALANT AT EJ & IJ	
			INTEGRAL COLOR ADDITIVE	5 LBS/CY, FOLLOW MANUFACTURER'S INSTRUCTIONS	
			REINFORCED FOOTING INTEGRATED WITH REINFORCED STRUCTURAL SLAB	REFER TO STRUCTURAL DOCUMENTS	
	WALL - 3	PLANTER WALL, RETAINING, RIGI...	CAST-IN-PLACE CONCRETE		
			REINFORCED CAST-IN-PLACE WALL	REFER TO STRUCTURAL DOCUMENTS	
	WALL - 4	PLANTER WALL, RETAINING	CAST-IN-PLACE CONCRETE WALL		
			REINFORCED CONCRETE WALL, 6" WIDTH	COLOR: TO MATCH #1801 GRENADA WHITE BY STEPSTONE INC. FINISH: HONED SEALANT AT EJ & IJ	
			CEMENTITIOUS CRYSTALLINE SLURRY COAT	1 COAT ON BACK OF CONCRETE WALL	CONCENTRATE BY XYPEX
			REINFORCED FOOTING INTEGRATED WITH...	REFER TO STRUCTURAL DOCUMENTS	
	STRS - 1	STAIRS, TIER 1	PRECAST CONCRETE		
			6" X 14" NOM. PRECAST CONCRETE TREAD UNITS, NON-SLIP	COLOR: TO MATCH #1803 PORCELAIN BY STEPSTONE INC. 1/2" RADIUS FILLETS, SST CONTRAST NOSING STRIP	C-51 BLOCK THREAD BY WAUSAU TILE
			1" LATEX MORTAR BED & SHIMS		PLANICRETE AC BY MAPEI
			6" MIN. CONCRETE BASE ON FOAM FILL, ...	REFER TO STRUCTURAL DOCUMENTS	

2 MATERIALS SCHEDULE - STRUCTURES
NOT TO SCALE

MATERIALS SCHEDULE - PAVEMENT

PAVEMENT

SYMBOL	ABBREVIATION	ELEMENT	MATERIAL ASSEMBLY SUMMARY - REFER TO DRAWINGS & SPECIFICATIONS FOR COMPLETE DESCRIPTION	NOTES & FINISHES	PRODUCTS & MANUFACTURERS
	PVMT - 1A	PEDESTRIAN WALKWAY, H20, TIER 1, RIGID	CAST IN PLACE CONCRETE SLAB		
			CONCRETE SLAB	REFER TO CIVIL DOCUMENTS FINISH: TOP-CAST #05	
			COMPACTED AGGREGATE BASE	REFER TO CIVIL DRAWINGS	
	PVMT - 1B	PEDESTRIAN WALKWAY, H20, TIER 1, RIGID	CAST IN PLACE CONCRETE SLAB		
			4" CONCRETE TOPPING SLAB	COLOR: MATCH CITY SIDEWALK FINISH: TOP-CAST #05	
			REINFORCED CONCRETE SLAB	REFER TO STRUCTURAL DOCUMENTS	
	PVMT - 1C	GARAGE ENTRY, H20, TIER 1, RIGID	CAST-IN-PLACE VEHICULAR CONCRETE SLAB		
			CONCRETE SLAB	REFER TO CIVIL DOCUMENTS COLOR: LIGHT YELLOW FINISH: TOP-CAST #05	
			REINFORCED CONCRETE SLAB	REFER TO STRUCTURAL DOCUMENTS	
	PVMT - 2	PLAZA PAVING, H20, TIER 1, RIGID	CONCRETE UNIT PAVING ON SLAB		
			16" x 2.5" NOM. HEXAGONAL PAVER	COLOR MIX: #1801 GRANADA WHITE, #1804 FRENCH GRAY, #1813 PORCELAIN FINISH: MEDIUM SANDBLAST WATER JET FOR DRAINAGE AT PLAZA	CAL ARCH PRECAST CONCRETE PAVERS BY STEPSTONE INC.
			POLYMERIC SAND SWEPT JOINTS	SUITABLE FOR ON SLAB CONDITIONS COLOR: MATCH PAVER	
			2" REINFORCED LATEX MORTAR BED		PLANICRETE AC & KERALASTIC SYSETM BY MAPEI CORP.
			4 MIL CLEAVAGE MEMBRANE (UNBONDED)	POLYETHYLENE FILM	
			6" HIGH 16 GAUGE GALVANIZED PREFORMED STEEL PLATE	POST-INSTALLED GALVANIZED ANCHORS (AT ALL PAVER-PLANTER INTERFACES ONLY)	
			REINFORCED CONCRETE SLAB	REFER TO STRUCTURAL DOCUMENTS	
	PVMT - 3	MIDBLOCK CONNECTOR PEDESTRIAN PAVING, H20, TIER 1, RIGID	CONCRETE UNIT PAVING ON SLAB		
			12" X 24" X 2.5" NOM. LINEAR PAVER	COLOR: #1804 FRENCH GRAY FINISH: MEDIUM SANDBLAST	CAL ARCH PRECAST CONCRETE PAVERS BY STEPSTONE INC.
			POLYMERIC SAND SWEPT JOINTS	SUITABLE FOR ON SLAB CONDITIONS...	
			2" MORTAR BED	POLYETHYLENE FILM	
			4 MIL CLEAVAGE MEMBRANE (UNBONDED)		
			6" HIGH 16 GAUGE GALVANIZED PREFORMED STEEL PLATE	POST-INSTALLED GALVANIZED ANCHORS (AT ALL PAVER-PLANTER INTERFACES ONLY)	
			REINFORCED CONCRETE SLAB	REFER TO STRUCTURAL DOCUMENTS	
	PVMT - 4	LEVEL 2 ROOF DECK PAVING, H20, TIER 1, RIGID	CONCRETE UNIT PAVER ON PEDESTAL		
			18" X 36" X 2" NOM. PEDESTAL SET REINFORCED ROOF PAVER	COLOR: #1806 ALMOND FINISH: MEDIUM SANDBLAST	CAL ARCH PRECAST CONCRETE PAVERS BY STEPSTONE INC.
			PEDESTAL SUPPORTS	ADJUSTABLE, 20% POST-INDUSTRIAL RECYCLED MATERIALS	VERSADJUST ADJUSTABLE PEDESTALS BY BISON INNOVATIVE PRODUCTS
			REINFORCED ROOF SLAB & WATERPROOFING	REFER TO STRUCTURAL DOCUMENTS	
	PVMT - 5	MIDBLOCK CONNECTOR AND 9TH PLACE	VEHICULAR ASPHALT PAVING	REFER TO CIVIL DOCUMENTS	
	VENT - 1	MECHANICAL INTAKE VENT	CUSTOM STEEL GRATE		
			CUSTOM STEEL GRATE	50% OPENING (ADA RATED)	IRON AGE DESIGNS

1 MATERIALS SCHEDULE - PAVEMENT
NOT TO SCALE

PROJECT



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KEY PLAN

NO	DESIGN REVIEW	06/29/2020
2	DESIGN REVIEW #1	03/27/2020
1	DESIGN REVIEW #2	06/12/2020

NO ISSUED DATE

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DRAWING STATUS

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STAMP

NORTH ARROW

DRAWING TITLE

MATERIALS & FURNISHINGS SCHEDULES

DRAWN	CHECKED
NA	MQ

SCALE @ ARCH E	DATE
1/8" = 1'-0"	06/12/20

GRAPHIC SCALE

PROJECT NO
NE8-1901

DRAWING NO.
L-030-A

REVISION NO.
00

PLOT DATE
6/12/2020 2:47:44 PM

PLANTS - TREE SCHEDULE

SYMBOL AND ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	MIN. PLANT SIZE	HEIGHT	QTY
AcC1	ACER CIRCINATUM	VINE MAPLE	4" CAL	15'-0"	7
AcC2	ACER CIRCINATUM *BITTER CHERRY*	VINE MAPLE *ALT: PRUNUS EMARGINATA VAR. MOLLIS*	3.5" CAL	15'-0"	1
AcP	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE	2.5" CAL	18'-0"	9
BeN	BETULA NIGRA	RIVER BIRCH	2.5" CAL	18'-0"	5
CaD	CALOCEDRUS DECURRENS	WESTERN HEMLOCK	8" CAL	25'-0"	6
CoN1	CORNUS NUTTALLII 'VENUS'	PACIFIC DOGWOOD	4" CAL	15'-0"	1
CoN2	CORNUS NUTTALLII 'VENUS'	PACIFIC DOGWOOD	3.5" CAL	15'-0"	1
PeP	PARROTIA PERSICA 'RUBY VASE'	PERSIAN IRONWOOD	2.5" CAL	18'-0"	4
PiC	PINUS CONTORTA	LODGEPOLE PINE	4" CAL	12'-0"	2
PoT	POPULUS TREMULOIDES	QUAKING ASPEN	8" CAL	25'-0"	3
PrE	PRUNUS EMARGINATA VAR. MOLLIS	BITTER CHERRY	7" CAL	20'-0"	1
QuG	QUERCUS GARRYANA	OREGON WHITE OAK	6" CAL	18'-0"	2
TsM	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	4" CAL	12'-0"	2

3 TREE SCHEDULE
NOT TO SCALE

PLANTS - SHRUBS & GROUNDCOVER SCHEDULE

SYMBOL	ABBREVIATION	ELEMENT	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
	PLNT - 1	CONIFER FOREST				
			ASARUM CAUDATUM	WILD GINGER	5 GAL	24"
			ATHYRIUM FILIX-FEMINA	LADY FERN	5 GAL	24"
			DICENTRA FORMOSA	BLEEDING HEART	5 GAL	24"
			FRAGARIA CHILOENSIS	BEACH STRAWBERRY	5 GAL	24"
			POLYSTICHUM CALIFORNICUM	CALIFORNIA SWORD FERN	5 GAL	24"
			POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	24"
			TRILLIUM OVATUM	PACIFIC TRILLIUM	1 GAL	24"
			WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	24"
	PLNT - 2	WOODLAND UNDERSTORY				
			IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	24"
			IRIS TENAX	OREGON IRIS	5 GAL	24"
	PLNT - 3	MIXED WOODLAND				
			GAULTHERIA SHALLON	SALAL	5 GAL	24"
			MAHONIA AQUIFOLIUM 'COMPACTA'	OREGON GRAPE	5 GAL	24"
			MIMULUS GUTTATUS	YELLOW MONKEY FLOWER	1 GAL	24"
	PLNT - 4	PERENNIAL MEADOW				
			ACHILLEA MILLEFOLIUM	YARROW	1 GAL	24"
			CAREX OBNUPTA	SLOUGH SEDGE	1 GAL	24"
			CAREX STIPATA	AWL-FRUIT SEDGE	1 GAL	24"
			DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL	24"
			LUPINUS NANUS	SKY LUPINE	1 GAL	24"
			PENSTEMON SERRULATUS	CASCADE PENSTEMON	1 GAL	24"
+ + +	PLNT - 5	SHRUBBY MEADOW				
			PICEA PUNGENS 'ST. MARY'S BROOM'	COLORADO SPRUCE	1 GAL	24"
			PINUS BANKSIANA 'SCHOODIC'	SCHOODIC JACK PINE	1 GAL	24"
			RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	1 GAL	24"
	PLNT - 6A	STREETSCAPE 1 - NE8TH AND 168TH				
			ACHILLEA MILLEFOLIUM	YARROW	5 GAL	24"
			BOUTELOUA GRACILIS	BLUE GRAMA GRASS	5 GAL	24"
			CAREX TESTACEA	ORANGE SEDGE	5 GAL	24"
			CORNUS SERICEA 'KELSYI'	KELSEY REDOSIER DOGWOOD	5 GAL	24"
			ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	5 GAL	24"
			ECHINACEA PURPUREA 'MELLOW...	MELLOW YELLOWS CONEFLOWER	5 GAL	24"
			GAULTHERIA SHALLON	SALAL	5 GAL	24"
			MOLINIA CAERULEA 'MOORFLAMME'	FLAMING MOOR GRASS	5 GAL	24"
			NEPETA X FAASSENII	FRAASSEN'S CATNIP	5 GAL	24"
			SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	5 GAL	24"
			VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	24"
	PLNT - 6B	STREETSCAPE 2 - MIDBLOCK CONNECTOR				
			ASTILBE X JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM FALSE SPIREA	5 GAL	24"
			ASTILBE X JAPONICA 'MONTGOMERY'	MONTGOMERY FALSE SPIREA	5 GAL	24"
			CORNUS SERICEA 'KELSEYI'	KELSEY REDOSIER DOGWOOD	5 GAL	24"
			GAULTHERIA SHALLON	SALAL	5 GAL	24"
			MOLINIA CAERULEA 'MOORFLAMME'	FLAMING MOOR GRASS	5 GAL	24"
			SARCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	5 GAL	24"
			VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	24"
	PLNT - 6C	STREETSCAPE 3 - 108TH BIKE LANE PLANTERS				
			ACHILLEA MILLEFOLIUM VAR....	WESTERN YARROW	5 GAL	24"
			BOUTELOUA GRACILIS	BLUE GRAMA GRASS	5 GAL	24"
			CORNUS SERICEA 'KELSEYI'	KELSEY REDOSIER DOGWOOD	5 GAL	24"
			MOLINIA CAERULEA 'MOORFLAMME'	FLAMING MOOR GRASS	5 GAL	24"
	PLNT - 7	ROOF GARDEN				
			ACHILLEA MILLEFOLIUM	YARROW	5 GAL	24"
			ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	5 GAL	24"
			ARCTOSTAPHYLOS PATULA	GREEN LEAF MANZANITA	15 GAL	60"
			CAREX STIPATA	AWL-FRUIT SEDGE	1 GAL	24"
			CORNUS STOLONIFERA 'BAILEYI'	BAILEY'S RED-OSIER DOGWOOD	15 GAL	60"
			DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL	24"
			LUPINUS NANUS	SKY LUPINE	1 GAL	24"
			MAHONIA REPENS	CREEPING OREGON GRAPE	5 GAL	24"
			VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	24"

1 SHRUBS & GROUNDCOVER SCHEDULE
NOT TO SCALE

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	05/28/2019
2	DESIGN REVIEW #1	10/10/2019
3	DESIGN REVIEW #2	06/12/2020

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DRAWING STATUS

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STAMP

NORTH ARROW

DRAWING TITLE

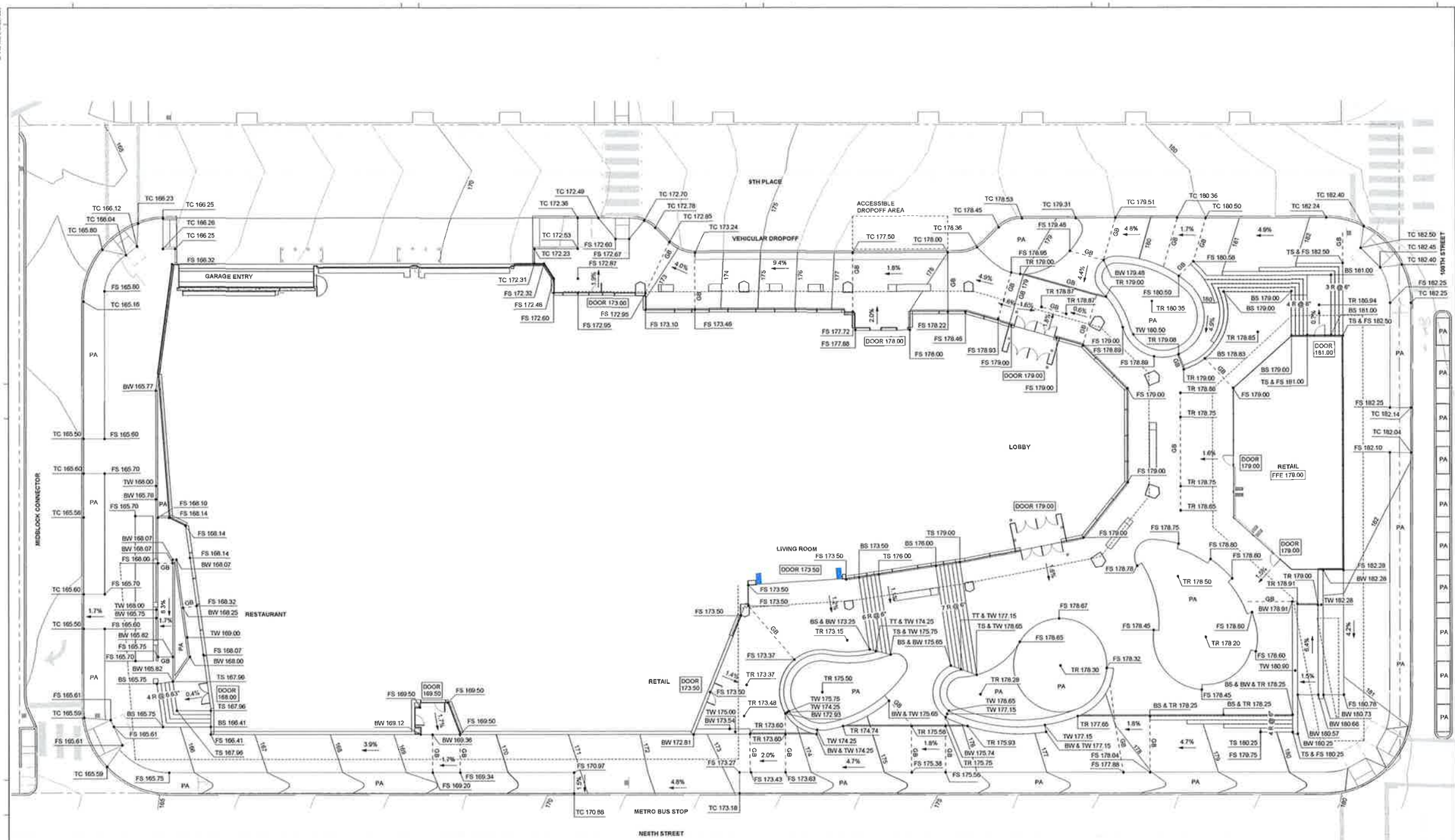
PLANTING LEGENDS & SCHEDULES

DRAWN	CHECKED
MP	MG
SCALE @ ARCH E	DATE
1/8" = 1'-0"	06/12/20
GRAPHIC SCALE	

PROJECT NO
NE8-1901

DRAWING NO
L-060-A

REVISION NO
00



GRADING LEGEND

- XX.XX — PROPOSED SPOT ELEVATION
- (XX.XX) — EXISTING SPOT ELEVATION
- FLUSH GRADE
- 2.0% — SHEET FLOW DIRECTION
- PLAZA DRAIN
- TRENCH DRAIN
- CLEANOUT, SCD
- PLANTER DRAIN, SCD
- MAJOR CONTOUR (1-FOOT INCREMENT)
- MINOR CONTOUR (1/4-FOOT INCREMENT)
- GRADE BREAK
- SWALE FLOWLINE
- LIMIT OF WORK
- BUILDING OVERHEAD

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL STAKE ALL ELEVATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION.
2. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL ESTABLISH PERMANENT BENCHMARKS AND BOUNDS AND REPLACE ANY WHICH ARE DESTROYED OR DISTURBED.
3. THE WORDS 'FINISHED GRADE' (FG) SHALL MEAN THE REQUIRED FINAL GRADE ELEVATIONS INDICATED ON THE DRAWINGS.
4. SPOT ELEVATIONS SHALL GOVERN OVER PROPOSED CONTOURS.
5. CONTRACTOR SHALL ENSURE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS.
6. AT RIDGE LINES, HIGH POINTS AND LOW POINTS, CONTRACTOR SHALL TRANSITION GRADE TO AVOID A POINT OR SHARP EDGE.
7. SEE CIVIL DRAWINGS FOR ALL AREA DRAIN LOCATIONS AND INVERT LOCATIONS.
8. ALL WORK PERFORMED IN A PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
9. REFER TO CIVIL FOR ALL ROADWAY, CURB, CURB CUT, AND INTERSECTION CROSSING GRADING INFORMATION.
11. CONTRACTOR SHALL NOT PERFORM WORK OUTSIDE THE DESIGNATED SITE BOUNDARY. IF FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
12. ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2.0% MAXIMUM (MAX).
13. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER THE CONTRACTOR SHALL COORDINATE WITH A GEOTECHNICAL ENGINEER ON THE SUITABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. TOP SOIL PLACEMENT ON SLOPES SHALL BE INSTALLED IN A BENCHED PATTERN.

BC	BOTTOM OF CURB
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CO	CLEAN OUT
DI	DRAIN INLET
GB	GRADE BREAK
FF	FINISH FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
HP	HIGH POINT
INV	INVERT ELEVATION
MH	MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM ELEVATION
TS	TOP OF STAIRS
TT	TOP OF TREAD
TW	TOP OF WALL

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	05/25/2019
2	DESIGN REVIEW #1	01/31/2020
3	DESIGN REVIEW #2	05/12/2020

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DRAWING STATUS

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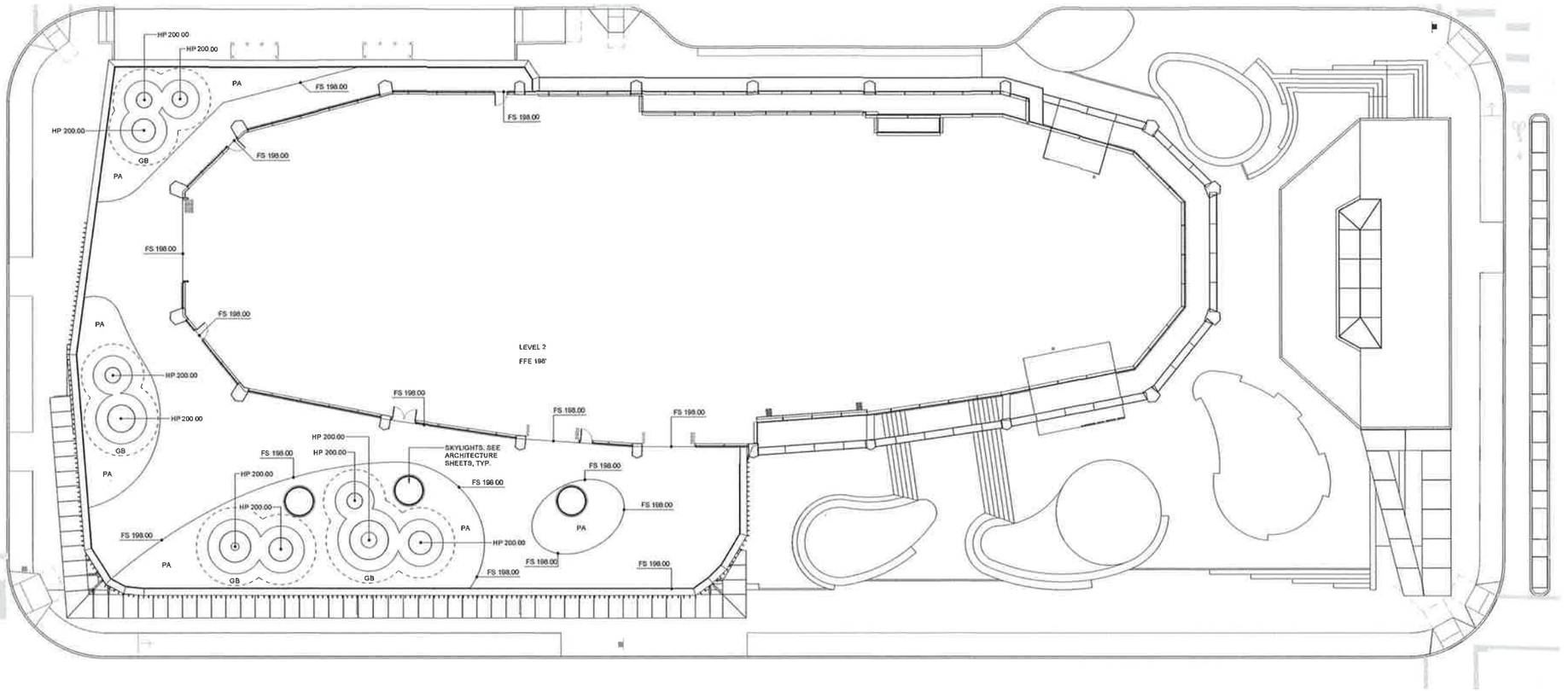
STAMP

NORTH ARROW

DRAWING TITLE

L1 GRADING PLANS

DRAWN	CHECKED
MQ	MQ
SCALE @ ARCH E	DATE
1" = 10'-0"	06/12/20
GRAPHIC SCALE	
PROJECT NO	NEB-1901
DRAWING NO	REVISION NO
L-121-A	**00**



GRADING LEGEND

XX.XX	PROPOSED SPOT ELEVATION
(XX.XX)	EXISTING SPOT ELEVATION
	FLUSH GRADE
2.0%	SHEET FLOW DIRECTION
	PLAZA DRAIN
	TRENCH DRAIN
	CLEANOUT, SCD
	PLANTER DRAIN, SCD
	MAJOR CONTOUR (1-FOOT INCREMENT)
	MINOR CONTOUR (1/4-FOOT INCREMENT)
	GRADE BREAK
	SWALE FLOWLINE
	LIMIT OF WORK
	BUILDING OVERHEAD

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MH	MANHOLE
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TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM ELEVATION
TS	TOP OF STAIRS
TT	TOP OF TREAD
TW	TOP OF WALL

PLOTTING FILE DATE:

PROJECT



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KEY PLAN

NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW #1	05/29/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #1	05/12/2020

NO	ISSUES	DATE

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DRAWING STATUS

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

STAMP

NORTH ARROW

N

DRAWING TITLE

L2 GRADING PLANS

DRAWN	CHECKED
MQ	MQ

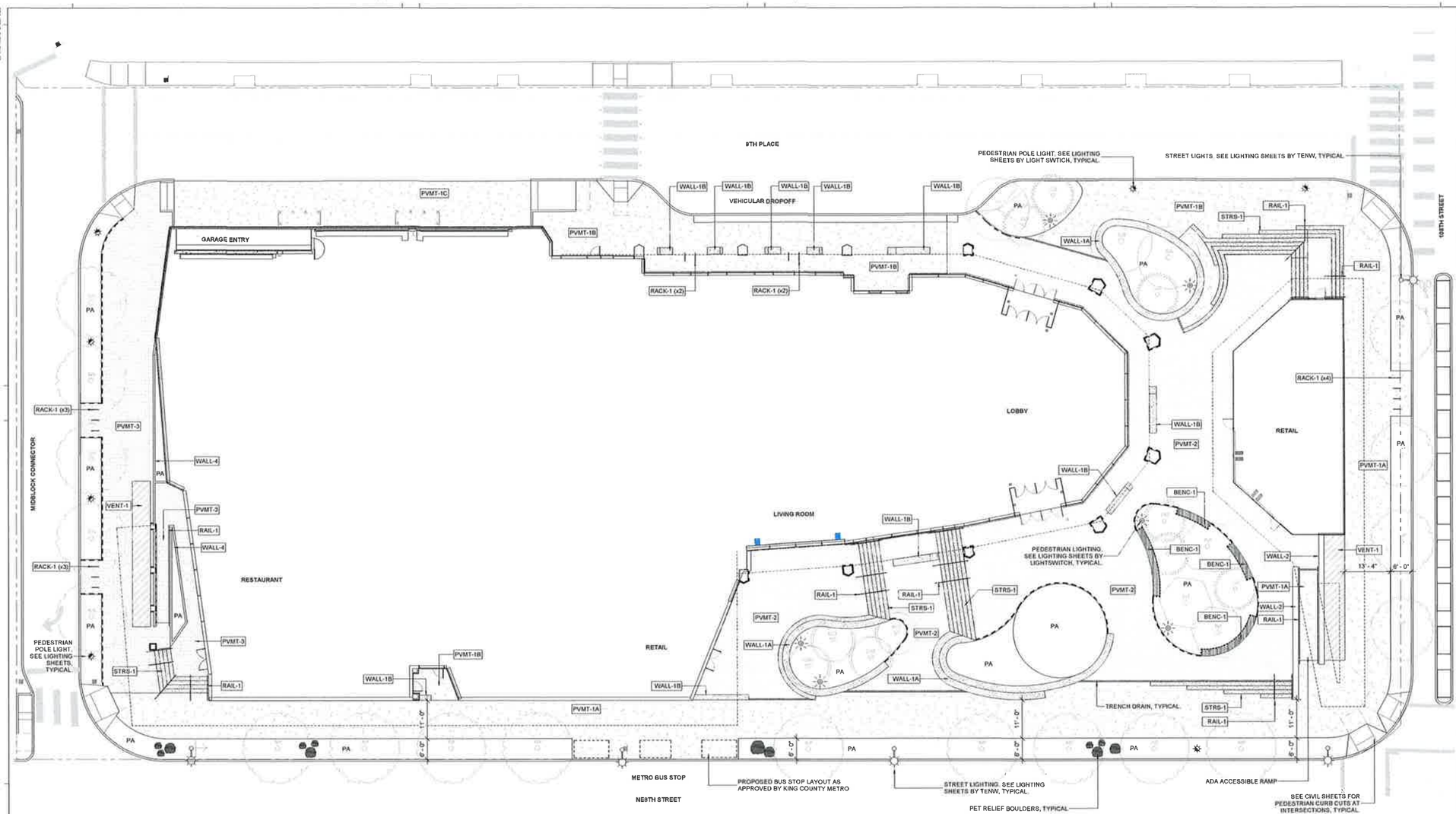
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1" = 10'-0"	06/12/20

GRAPHIC SCALE: 0 5' 10' 20' SCALE FEET

PROJECT NO.
NE8-1901

DRAWING NO.
L-122-A

REVISION NO.
00



FURNISHINGS LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	BENC-1	CUSTOM METAL BENCH - CURVED
	RACK-1	BIKE RACK
	RAIL-1	ILLUMINATED HANDRAIL
		SEE LIGHTSWITCH SHEETS FOR PLAZA AND SIDEWALK LIGHTING.
		SEE TENW SHEETS FOR STREET LIGHTING.

MATERIALS LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	PVMT-1A, 1B, 1C	CONCRETE SLAB INTEGRAL COLORED
	PVMT-2	CONCRETE UNIT PAVING - HEX
	PVMT-3	CONCRETE UNIT PAVING - LINEAR
	PVMT-4	CONCRETE UNIT PAVING ON PEDESTAL
	WALL-1A	PRECAST CONCRETE SEATWALL (RETAINING)
	WALL-1B	PRECAST CONCRETE SEATWALL (FREESTANDING)
	WALL-2	CAST IN PLACE CONCRETE WALL
	WALL-4	CAST IN PLACE CONCRETE PLANTER WALL
	STRS-1	PRECAST CONCRETE STAIRS
	VENT-1	CUSTOM STEEL GRATE
		EDGING PER 2 / L-520-A. SHOWN AT PAVER-PLANTING INTERFACE & PAVER INTERFACE WITH TOWER COLUMNS
		EDGING PER 2 / L-540-A. SHOWN AT PAVER-PLANTING INTERFACE AT CUSTOM BENCH PAVER POPOUTS INTO ECOBLOB A

GENERAL NOTES

1. SEE SHEET L-000-A FOR GENERAL NOTES, ABBREVIATIONS, & SYMBOLS.

MATERIALS & FURNISHING NOTES

1. SEE SHEET L-030-A FOR MATERIALS SCHEDULE.
2. SEE SHEET L-030-A FOR FURNISHING SCHEDULE.
3. ALL SIDEWALK CONCRETE TO MATCH CITY STANDARDS. REFER TO CIVIL SHEETS

CONSTRUCTION LEGEND

X / X.X.X	DETAIL NUMBER / SHEET NUMBER
XX TEXT	MATERIAL CALLOUT
	CENTER LINE
	LIMIT OF WORK
	BUILDING OVERHEAD

PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/26/2016
2	DESIGN REVIEW #1	01/03/2018
3	DESIGN REVIEW #2	05/23/2018

REVISIONS

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DRAWING STATUS

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STAMP

NORTH ARROW

DRAWING TITLE

L1 MATERIALS & FURNISHINGS PLANS

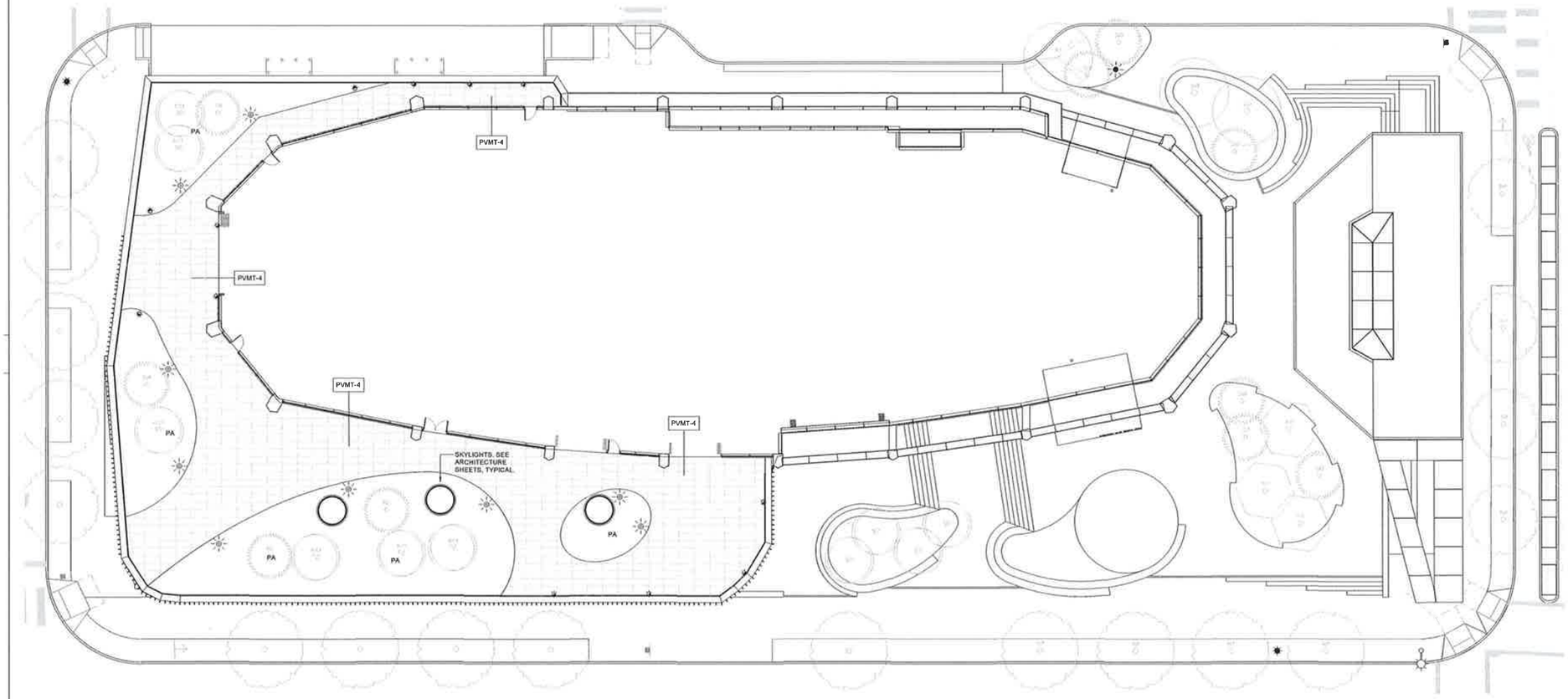
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NA/MQ	MQ
SCALE @ ARCH E	DATE
1" = 10'-0"	06/13/20

GRAPHIC SCALE 0 5 10 20 SCALE FEET

PROJECT NO
NE8-1901

DRAWING NO
L-141-A

REVISION NO
00



FURNISHINGS LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	BENC-1	CUSTOM METAL BENCH - CURVED
	RACK-1	BIKE RACK
	RAIL-1	ILLUMINATED HANDRAIL
		SEE LIGHTSWITCH SHEETS FOR PLAZA AND SIDEWALK LIGHTING.
		SEE TENW SHEETS FOR STREET LIGHTING.

MATERIALS LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	PVMT-1A, 1B, 1C	CONCRETE SLAB INTEGRAL COLORED
	PVMT-2	CONCRETE UNIT PAVING - HEX
	PVMT-3	CONCRETE UNIT PAVING - LINEAR
	PVMT-4	CONCRETE UNIT PAVING ON PEDESTAL
	WALL-1A	PRECAST CONCRETE SEATWALL (RETAINING)
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	WALL-2	CAST IN PLACE CONCRETE WALL
	WALL-4	CAST IN PLACE CONCRETE PLANTER WALL
	STRS-1	PRECAST CONCRETE STAIRS
	VENT-1	CUSTOM STEEL GRATE
		EDGING PER 2 / L-520-A SHOWN AT PAVER-PLANTING INTERFACE & PAVER INTERFACE WITH TOWER COLUMNS
		EDGING PER 2 / L-540-A SHOWN AT PAVER-PLANTING INTERFACE AT CUSTOM BENCH PAVER POPOUTS INTO ECOBLOB A

GENERAL NOTES

1. SEE SHEET L-000-A FOR GENERAL NOTES, ABBREVIATIONS, & SYMBOLS.

MATERIALS & FURNISHING NOTES

1. SEE SHEET L-030-A FOR MATERIALS SCHEDULE.
2. SEE SHEET L-030-A FOR FURNISHING SCHEDULE.
3. ALL SIDEWALK CONCRETE TO MATCH CITY STANDARDS. REFER TO CIVIL SHEETS

CONSTRUCTION LEGEND

XX/XX	DETAIL NUMBER / SHEET NUMBER
XX TEXT	MATERIAL CALLOUT
	CENTER LINE
	LIMIT OF WORK
	BUILDING OVERHEAD

PROJECT



NE 8TH
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KEY PLAN

NO	DESIGN REVIEW	05/26/2020
2	DESIGN REVIEW R1	08/07/2020
3	DESIGN REVIEW R2	09/12/2020

NO	ISSUED	DATE

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DRAWING STATUS

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STAMP

NORTH ARROW

DRAWING TITLE

L2 MATERIALS & FURNISHINGS PLANS

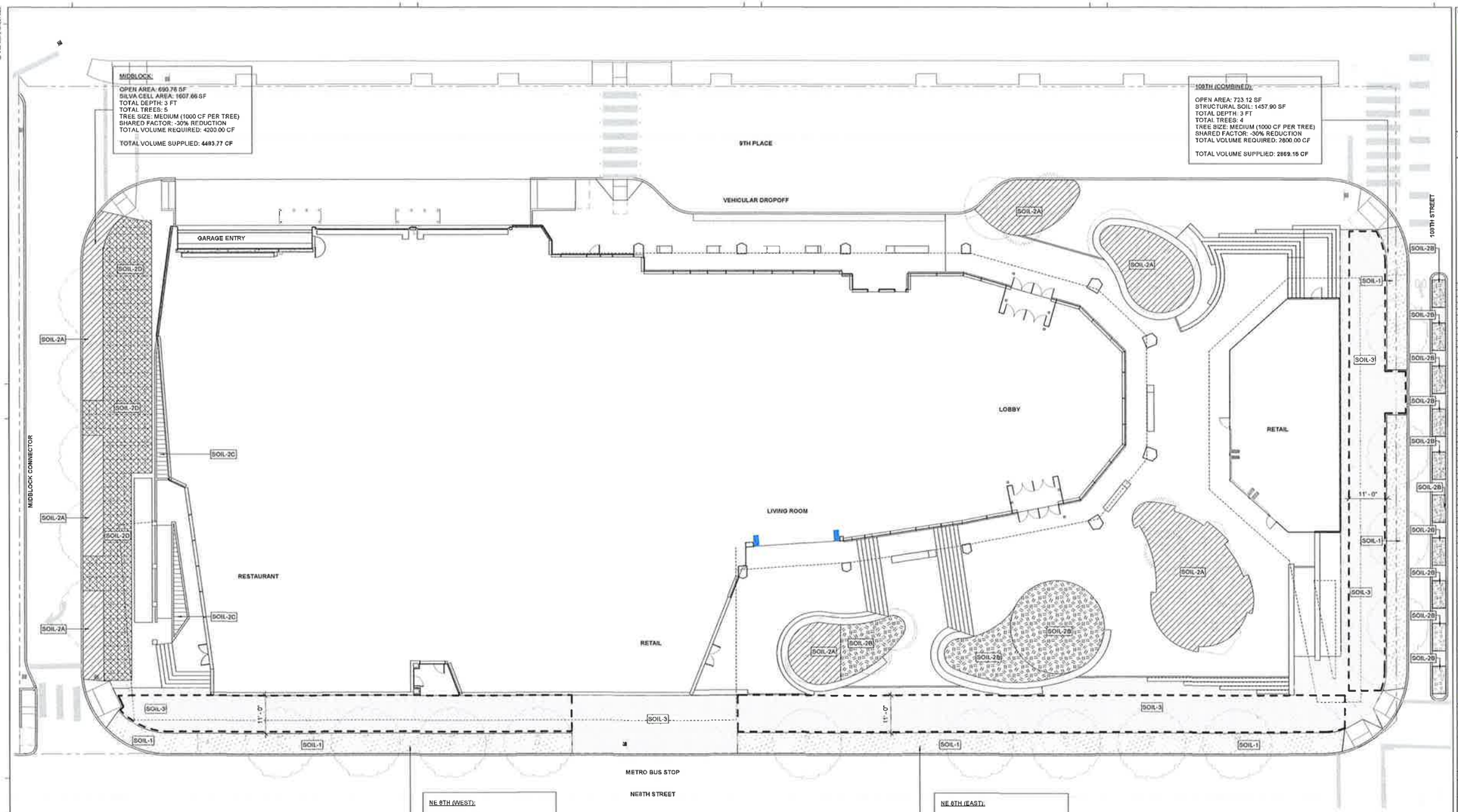
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NA/MQ	MQ
SCALE @ ARCH E	DATE
1" = 10'-0"	06/12/20

GRAPHIC SCALE: 0 6' 12' 22' SCALE FEET

PROJECT NO
NEB-1901

DRAWING NO.
L-142-A

REVISION NO
00



		area (sf)	depth (ft)	volume (cf)	remaining volume after factor (varied cross section factors) (%)	finished volume (cf)		size trees	number of trees	required volume per tree (cf)	total volume required (cf)	shared factor	net volume required (cf)	
midblock	open area	690.76	3	2072.28	100%	2072.28		med	5	1000	5000	30%	3500	
	silva cell*	1607.66	3	4822.98	50%	2411.49							983.77 cf above requirement	* note: used conservative 50%
						4483.77								
ne 8th (west)	open area	811.78	3	2435.34	100%	2435.34		med	4	1000	4000	30%	2800	
	structural soil*	1344.79	3	4034.37	16%	645.50							280.8392 cf above requirement	* note: used consistent 11ft till intersection curve
						3080.84								
ne 8th (east)	open area	1056.84	3	3170.52	100%	3170.52		med	5	1000	5000	30%	3500	
	structural soil*	1878.03	3	5634.09	16%	901.45							571.9744 cf above requirement	* note: used consistent 11ft till intersection curve
						4071.97								
109th COMBINED	open area	723.12	3	2169.36	100%	2169.36		med	4	1000	4000	30%	2800	
	structural soil*	1457.9	3	4373.7	16%	699.79							69.152 cf above requirement	* note: used consistent 11ft till intersection curve
						2869.15								

CALCULATION METHODS

SILVA CELL SOIL VOLUME (CF) = (AREA (SF) X DEPTH (FT)) X 50%
*50% FACTORS IN THE VOLUME OF THE SILVA CELL SYSTEM

STRUCTURAL SOIL VOLUME = (AREA (SF) X DEPTH (FT)) X 16%
*16% FACTORS IN THE COMPACTION LEVEL AS INDICATED IN THE SPECIFICATIONS

NET SOIL VOLUME REQUIREMENT (CF) = (TREE SIZE - (TREE SIZE X .3)) X TREE QTY

FACTORS USED

SHARED PLANTER REDUCTION: -30%

TREE SIZES AND SOIL REQUIREMENTS:
- SMALL TREE = 500 CF
- MEDIUM TREE = 1000 CF
- LARGRE TREE = 1500 CF

GENERAL NOTES

1. SEE SHEET L-000-A FOR GENERAL NOTES, ABBREVIATIONS, & SYMBOLS.

SOILS NOTES

1. SEE SHEET L-040-A FOR SOILS LEGEND & SCHEDULE.
2. SEE SHEET L-060-A FOR PLANTING LEGENDS & SCHEDULE.
3. SEE SHEETS L-161-A AND L-162-A FOR PLANTING PLANS.

SOILS LEGEND

- LIMIT OF WORK
- SOIL 1 - AMENDED SUBGRADE
- SOIL 2A - IMPORTED PLANTING SOIL - 48" MIN DEPTH
- SOIL 2B - IMPORTED PLANTING SOIL - 24" MIN DEPTH
- SOIL 2C - IMPORTED PLANTING SOIL - 18" MIN DEPTH
- SOIL 2D - IMPORTED PLANTING SOIL - 30" MIN DEPTH + SILVA CELL
- SOIL 3 - ROCK BASED STRUCTURAL SOIL
- AREA OF STRUCTURAL SOIL USED FOR SOIL VOLUME CALCULATIONS OF ADJACENT PLANTER

PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	05/28/2019
2	DESIGN REVIEW #1	01/07/2020
3	DESIGN REVIEW #2	05/12/2020

REVISIONS

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DRAWING STATUS

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NORTH ARROW

DRAWING TITLE

L1 SOILS PLANS

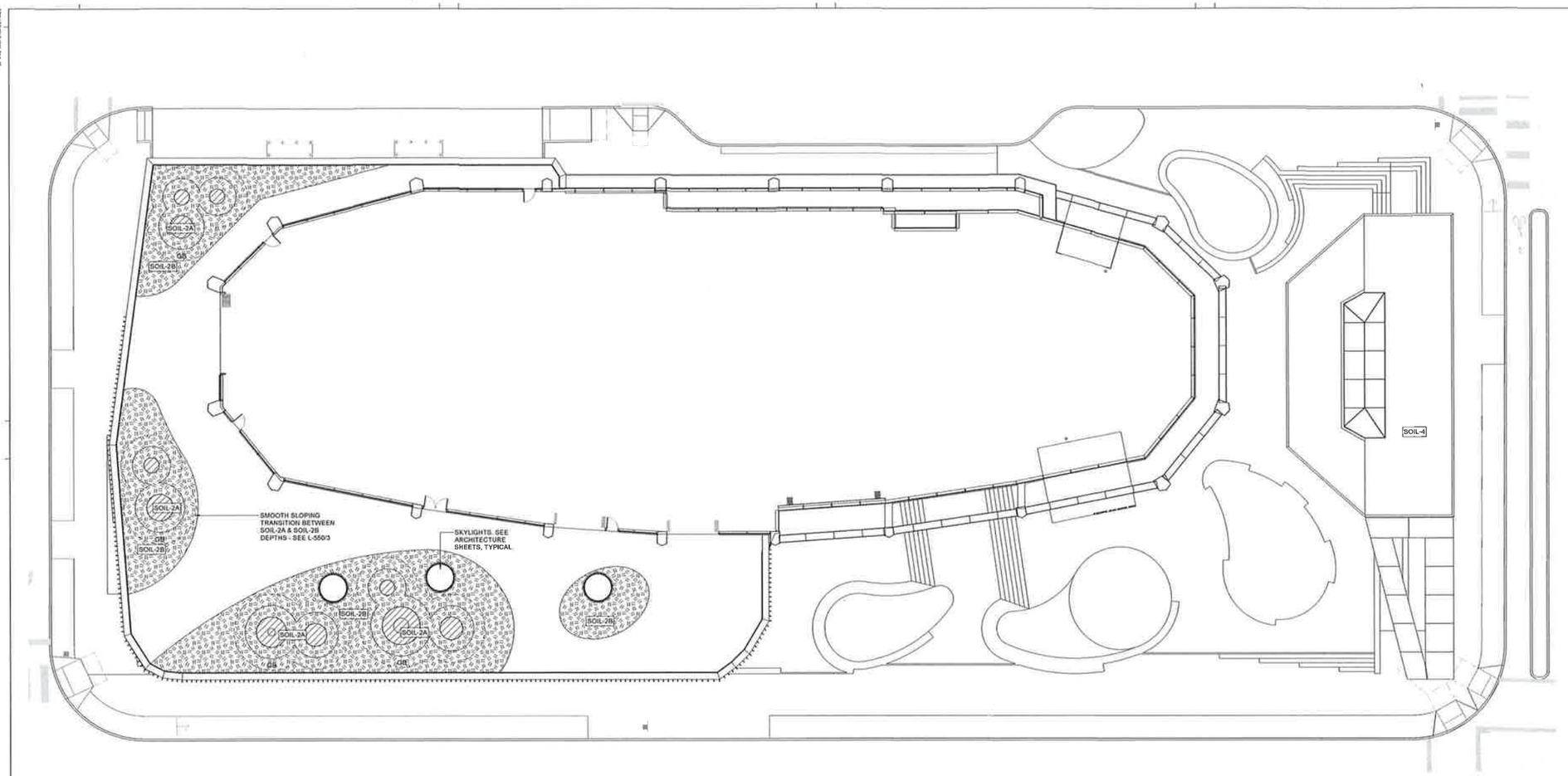
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MP/NA	MQ
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As indicated	06/12/20

GRAPHIC SCALE: 0 4 8 16 24 — SCALE: 1/8" = 1'-0"

PROJECT NO
NE8-1901

DRAWING NO
L-151-A

REVISION NO
00



GENERAL NOTES

1. SEE SHEET L-000-A FOR GENERAL NOTES, ABBREVIATIONS, & SYMBOLS.

SOILS NOTES

1. SEE SHEET L-040-A FOR SOILS LEGEND & SCHEDULE.
2. SEE SHEET L-060-A FOR PLANTING LEGENDS & SCHEDULE.
3. SEE SHEETS L-161-A AND L-162-A FOR PLANTING PLANS.

SOILS LEGEND

- LIMIT OF WORK
- SOIL 1 - AMENDED SUBGRADE
- SOIL 2A - IMPORTED PLANTING SOIL - 48" MIN DEPTH
- SOIL 2B - IMPORTED PLANTING SOIL - 24" MIN DEPTH
- SOIL 2C - IMPORTED PLANTING SOIL - 18" MIN DEPTH
- SOIL 2D - IMPORTED PLANTING SOIL - 30" MIN DEPTH + SILVA CELL
- SOIL 3 - ROCK BASED STRUCTURAL SOIL
- AREA OF STRUCTURAL SOIL USED FOR SOIL VOLUME CALCULATIONS OF ADJACENT PLANTER

PROJECT



NE 8TH
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/30/2019
2	DESIGN REVISION #1	01/31/2020
3	DESIGN REVISION #2	05/12/2020

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NORTH ARROW
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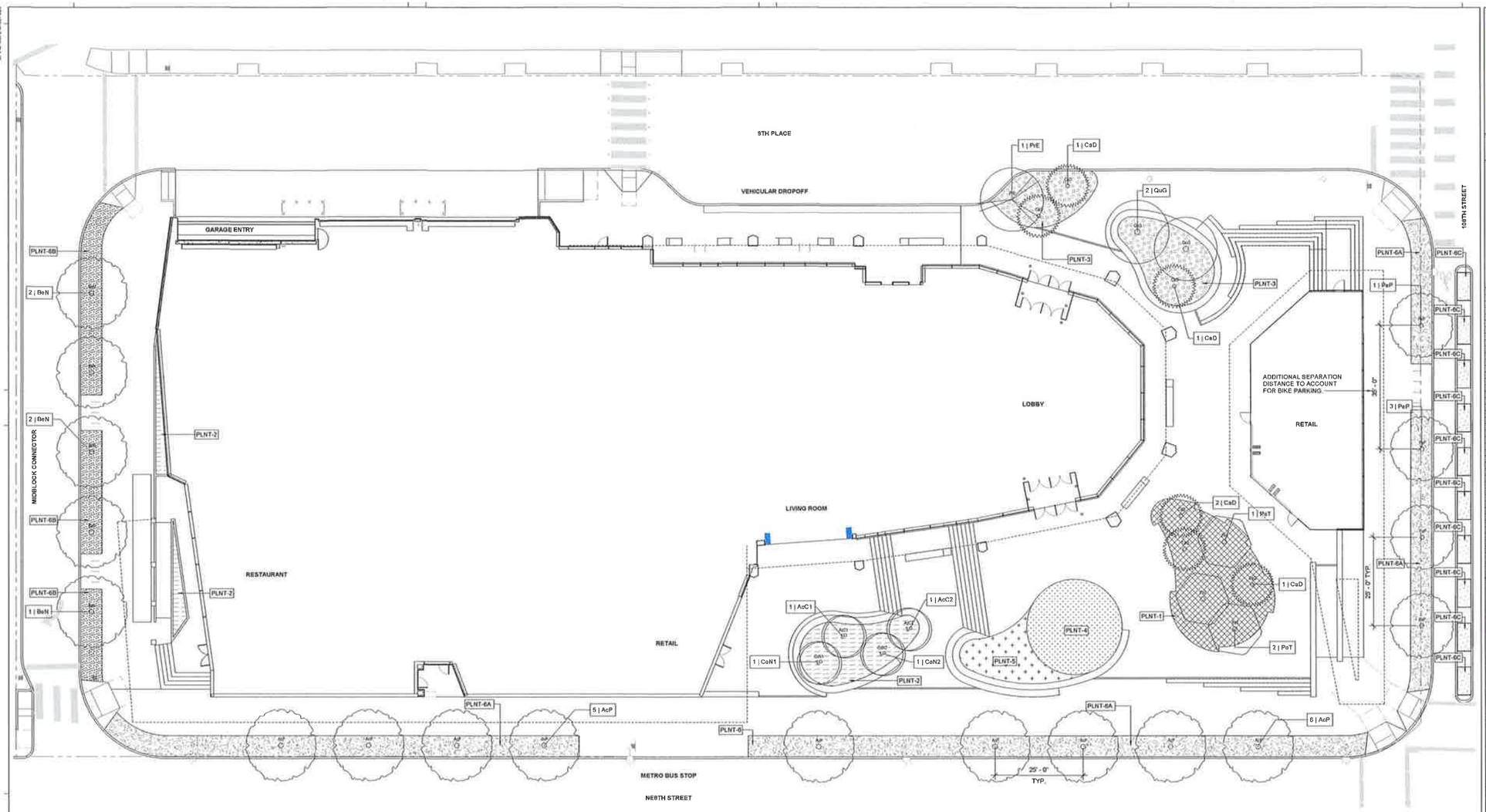
DRAWING TITLE
L2 SOILS PLANS

DRAWN	CHECKED
MP/NA	MQ
SCALE @ ARCH E	DATE
As Indicated	06/12/20

GRAPHIC SCALE
0 8 16 24
SCALE SCALE: 1/8"=1'-0"

PROJECT NO
NEB-1901

DRAWING NO	REVISION NO
L-152-A	00



SHRUBS & GROUNDCOVER LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	PLNT-1	CONIFER FOREST
	PLNT-2	WOODLAND UNDERSTORY
	PLNT-3	MIXED WOODLAND
	PLNT-4	PERENNIAL MEADOW
	PLNT-5	SHRUBBY MEADOW
	PLNT-6A	STREETSCAPE 1 - NE8TH & 108TH
	PLNT-6B	STREETSCAPE 2 - MIDBLOCK CONNECTOR
	PLNT-6C	STREETSCAPE 3 - 108TH BIKE LANE PLANTER
	PLNT-7	ROOF GARDEN

TREE LEGEND 01

PLANTS - TREE LEGEND

SYMBOL &/OR ABBREVIATION	SCIENTIFIC NAME	COMMON NAME
AcC1	ACER CIRCINATUM	VINE MAPLE
AcC2	ACER CIRCINATUM	VINE MAPLE
AcP	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE
BeN	BETULA NIGRA	RIVER BIRCH
CaD	CALOCEDRUS DECURRENS	WESTERN HEMLOCK

TREE LEGEND 02

PLANTS - TREE LEGEND

SYMBOL &/OR ABBREVIATION	SCIENTIFIC NAME	COMMON NAME
CoN1	CORNUS NUTTALLII 'VENUS'	PACIFIC DOGWOOD
CoN2	CORNUS NUTTALLII 'VENUS'	PACIFIC DOGWOOD
PaP	PARROTIA PERSICA 'RUBY VASE'	PERSIAN IRONWOOD
PiC	PINUS CONTORTA	LODGEPOLE PINE
PoT	POPULUS TREMULOIDES	QUAKING ASPEN
PrE	PRUNUS EMARGINATA VAR. MOLLIS	BITTER CHERRY
QuG	QUERCUS GARRYANA	OREGON WHITE OAK
TsM	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

GENERAL NOTES

1. SEE SHEET L-000-A FOR GENERAL NOTES, ABBREVIATIONS, & SYMBOLS.

GROUNDCOVER NOTES

1. SEE SHEET L-000-A FOR PLANTING SCHEDULE AND ADDITIONAL INFORMATION ON MIXES, SIZES AND SPACING.
2. ALIGN AND SPACE ALL PLANTS PRECISELY AS SHOWN.
3. ALLOW OF LANDSCAPE ARCHITECT'S REVIEW OF PRELIMINARY PLANT LAYOUT IN ALL MIXED BEDS BEFORE FINAL PLANTING. LANDSCAPE ARCHITECT MAY MAKE ADJUSTMENTS TO PLANT SPACING AND PLACEMENT IN FIELD.

TREE PLANTING NOTES

1. ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT, AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED, SHALL BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE.
2. ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING OF LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
3. PA = PLANTING AREA. MULCH ALL PLANTING AREAS TO A DEPTH OF 2". MULCH SHALL BE KEPT 1" MINIMUM (MIN) AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
5. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER (DIA), AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS, AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
6. ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NUSERYMEN (LATEST EDITION).
7. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
8. ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
9. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
10. THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

PLANNING SET DATE:

PROJECT



NE 8TH
Bellevue, WA

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221 First Avenue North, Ste 400
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	06/12/2020

REVISIONS

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DRAWING STATUS

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STAMP

NORTH ARROW

N

DRAWING TITLE

L1 PLANTING PLANS

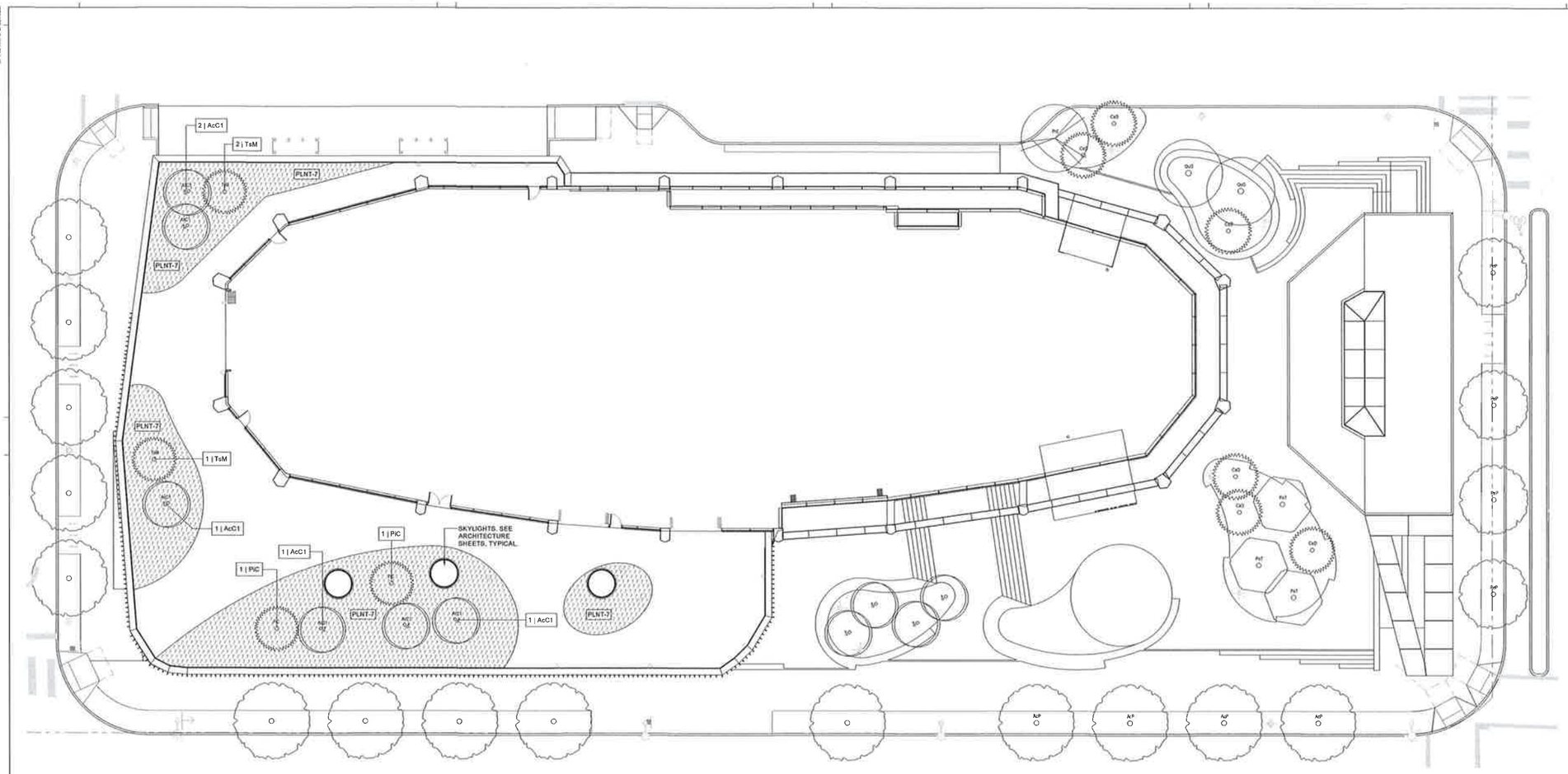
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SCALE @ 24"x36"	DATE
As indicated	08/12/20

GRAPHIC SCALE
0 8 16 32
SCALE FEET

PROJECT NO
NE8-1901

DRAWING NO
L-161-A

REVISION NO
00



SHRUBS & GROUNDCOVER LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	PLNT-1	CONIFER FOREST
	PLNT-2	WOODLAND UNDERSTORY
	PLNT-3	MIXED WOODLAND
	PLNT-4	PERENNIAL MEADOW
	PLNT-5	SHRUBBY MEADOW
	PLNT-6A	STREETSCAPE 1 - NE8TH & 108TH
	PLNT-6B	STREETSCAPE 2 - MIDBLOCK CONNECTOR
	PLNT-6C	STREETSCAPE 3 - 108TH BIKE LANE PLANTER
	PLNT-7	ROOF GARDEN

TREE LEGEND 01

PLANTS - TREE LEGEND		
SYMBOL & 3CHR ABBREVIATION	SCIENTIFIC NAME	COMMON NAME
AcC1	ACER CIRCINATUM	VINE MAPLE
AcC2	ACER CIRCINATUM	VINE MAPLE
AcP	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE
BeN	BETULA NIGRA	RIVER BIRCH
CaD	CALOCEDRUS DECURRENS	WESTERN HEMLOCK

TREE LEGEND 02

PLANTS - TREE LEGEND		
SYMBOL & 3CHR ABBREVIATION	SCIENTIFIC NAME	COMMON NAME
CoN1	CORNUS NUTTALLII 'VENUS'	PACIFIC DOGWOOD
CoN2	CORNUS NUTTALLII 'VENUS'	PACIFIC DOGWOOD
PeP	PARROTIA PERSICA 'RUBY VASE'	PERSIAN IRONWOOD
PiC	PINUS CONTORTA	LODGEPOLE PINE
PoT	POPULUS TREMULOIDES	QUAKING ASPEN
PrE	PRUNUS EMARGINATA VAR. MOLLIS	BITTER CHERRY
QuG	QUERCUS GARRYANA	OREGON WHITE OAK
TsM	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

GENERAL NOTES

1. SEE SHEET L-000-A FOR GENERAL NOTES, ABBREVIATIONS, & SYMBOLS.

GROUNDCOVER NOTES

1. SEE SHEET L-060-A FOR PLANTING SCHEDULE AND ADDITIONAL INFORMATION ON MIXES, SIZES AND SPACING.
2. ALIGN AND SPACE ALL PLANTS PRECISELY AS SHOWN.
3. ALLOW OF LANDSCAPE ARCHITECT'S REVIEW OF PRELIMINARY PLANT LAYOUT IN ALL MIXED BEDS BEFORE FINAL PLANTING. LANDSCAPE ARCHITECT MAY MAKE ADJUSTMENTS TO PLANT SPACING AND PLACEMENT IN FIELD.

TREE PLANTING NOTES

1. ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT, AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED, SHALL BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE.
2. ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING OF LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
3. PA = PLANTING AREA. MULCH ALL PLANTING AREAS TO A DEPTH OF 2". MULCH SHALL BE KEPT 1" MINIMUM (MIN) AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
5. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER (DIA), AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS, AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
6. ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NUSERYMEN (LATEST EDITION).
7. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
8. ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
9. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
10. THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

PROJECT



NE 8TH
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW #1	01/31/2020
3	DESIGN REVIEW #2	05/12/2020

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DRAWING STATUS

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STAMP

NORTH ARROW

DRAWING TITLE

L2 PLANTING PLANS

DRAWN	CHECKED
NA	MQ
SCALE @ APD/E	DATE
As indicated	06/12/20

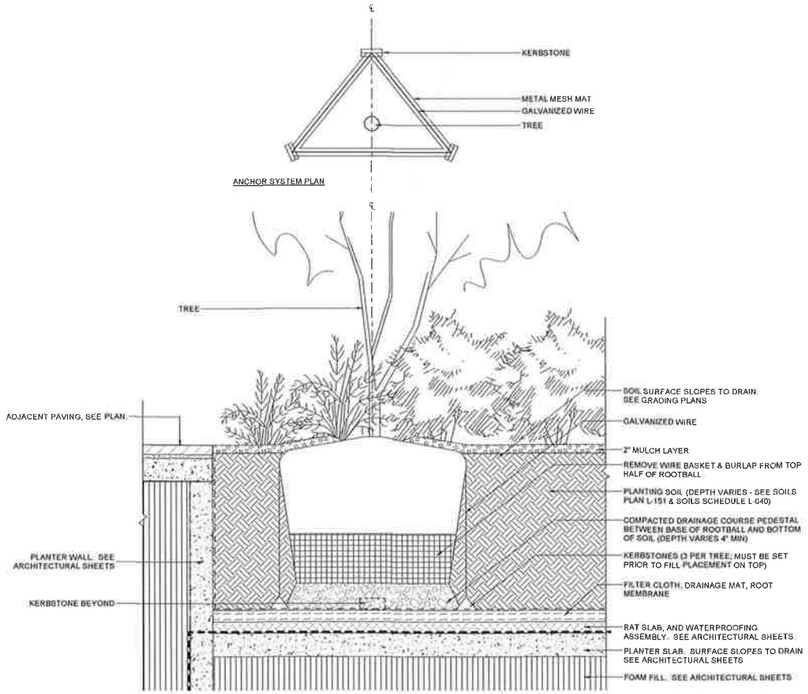
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PROJECT NO: NE8-1901

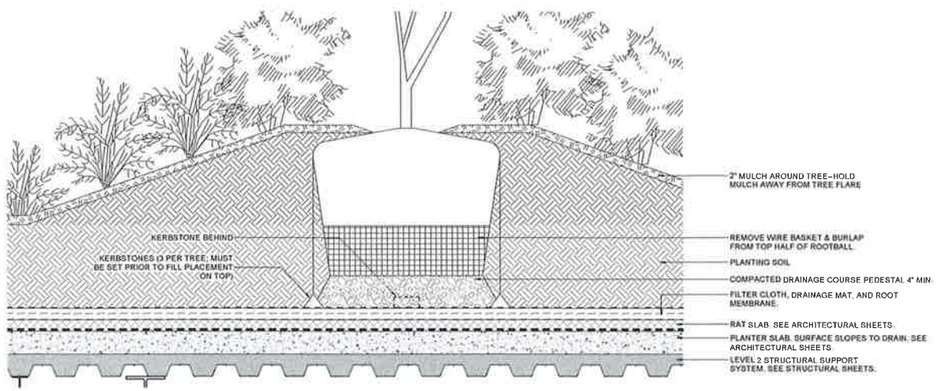
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REVISION NO: **00**

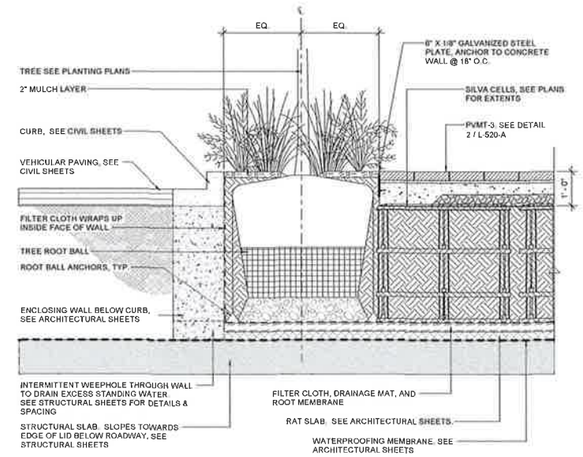
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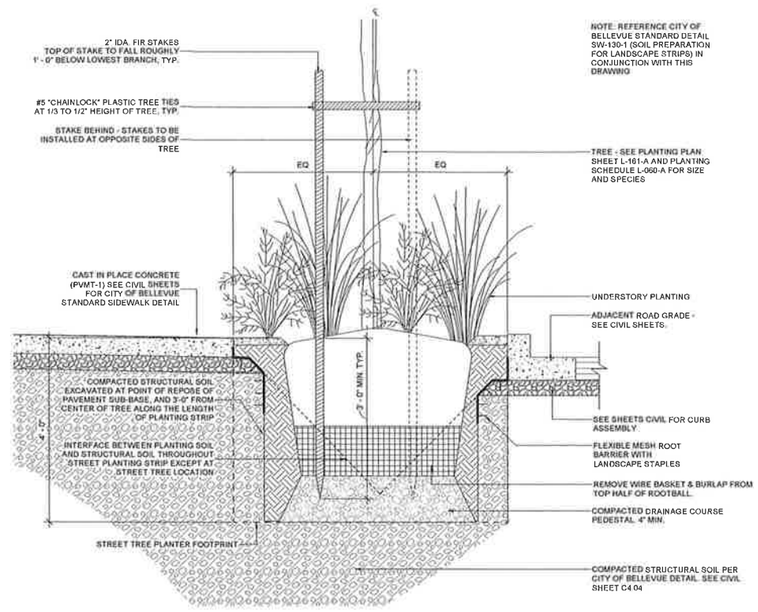
4 TYPICAL TREE PLANTING IN PLAZA
1" = 1'-0"



3 TYPICAL TREE PLANTING ON LEVEL 2
1" = 1'-0"



TYPICAL TREE PLANTING & SILVA CELLS ALONG MIDBLOCK CONNECTOR STREET
2 3/4" = 1'-0"



TYPICAL TREE PLANTING IN STREET PLANTING STRIP
1 1" = 1'-0"

PROJECT



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KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	05/12/2020

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DRAWING STATUS

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STAMP

NORTH ARROW
N

DRAWING TITLE
DETAILS - PLANTING - TREES

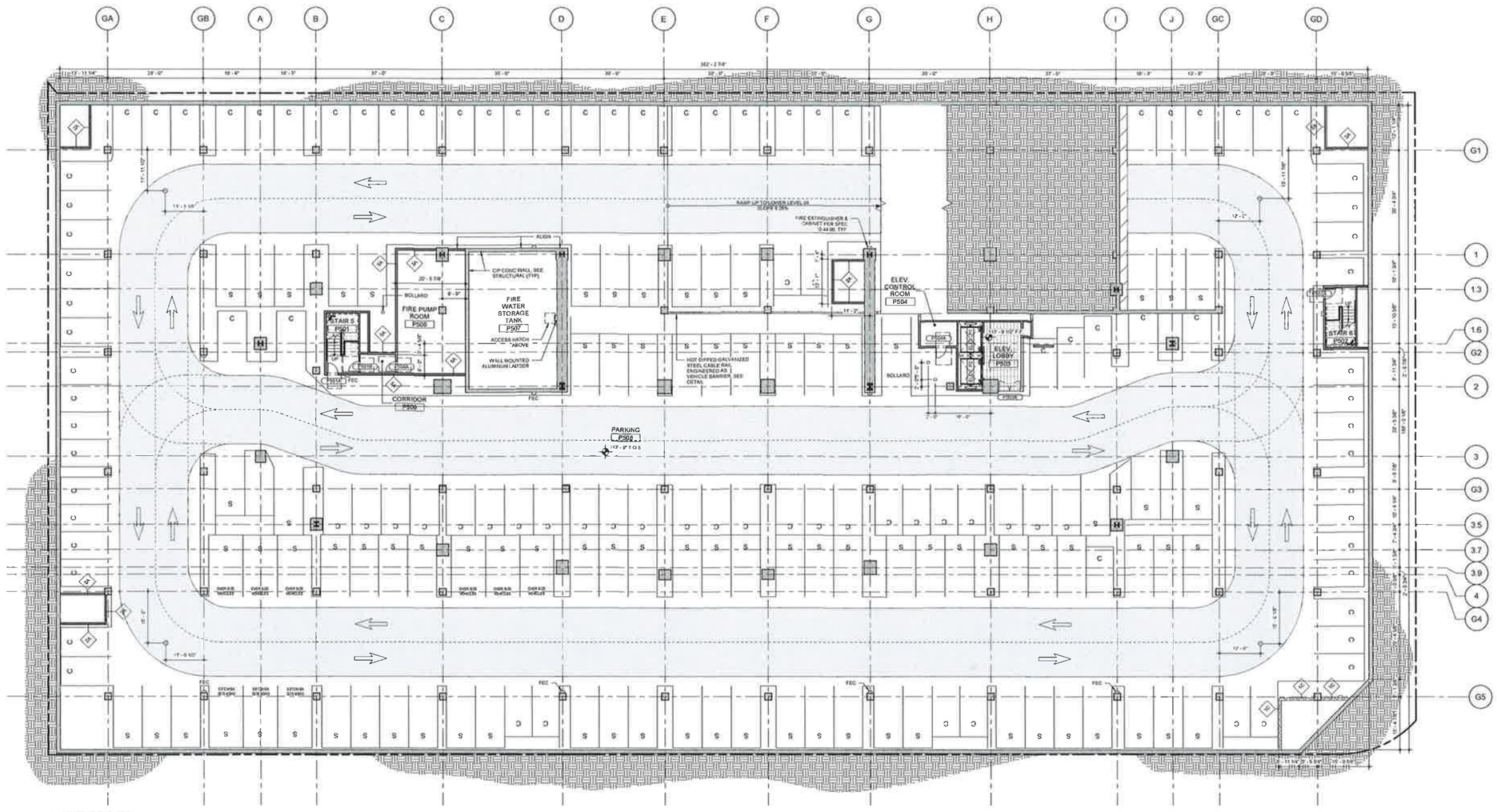
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As indicated	06/12/20

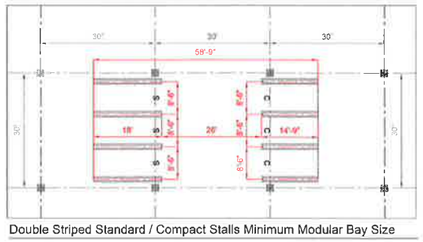
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PROJECT NO
NE8-1901

DRAWING NO
L-550-A

REVISION NO
00





Double Striped Standard / Compact Stalls Minimum Modular Bay Size

NE 8th STALL COUNT

	STANDARD STALLS			COMPACT STALLS		ACCESSIBLE STALLS			
	STANDARD	EVCS	OVERSIZE	COMPACT	EVCS	ADA VAN	ADA	EVCS	**TOTALS:**
LEVEL LL1	7	0	8	28	0	3	3	1	**50**
LEVEL LL2	62	15	9	107	1	0	2	2	**198**
LEVEL LL3	74	13	9	109	0	0	4	0	**209**
LEVEL LL4	71	19	9	106	0	0	4	0	**209**
LEVEL LL5	87	0	9	116	0	0	0	0	**212**
TOTALS:	**301**	**47**	**44**	**466**	**1**	**3**	**13**	**3**	**878**

STANDARD	Total Stalls	**392**	***44.65%***
COMPACT	Total Stalls	**467**	***53.19%***
ADA	**Total Stalls**	**19**	***2.16%***
EVCS	Total Stalls	**51**	***5.81%***

PROJECT

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08.29.2019
2	DESIGN REVIEW R1	01.17.2020
3	DESIGN REVIEW R2	06.12.2020

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DRAWING STATUS
DESIGN REVIEW R2

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NOT FOR CONSTRUCTION

STAMP

NORTH ARROW

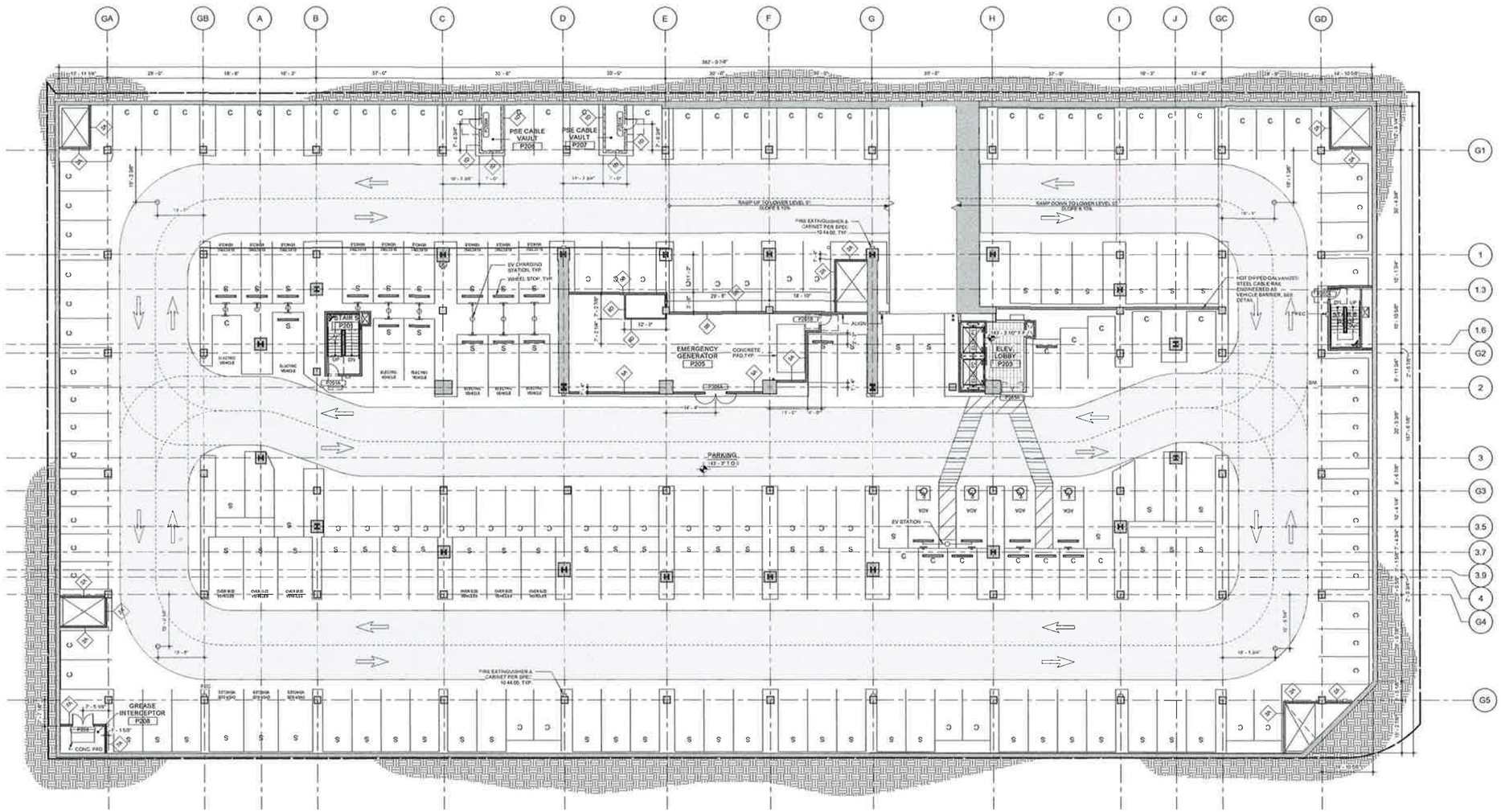
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LOWER LEVEL 5

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
As Indicated	01/17/2020

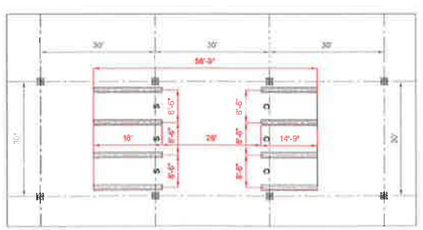
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PROJECT NO
1806

DRAWING NO	REVISION NO
A1.0L5	00



1 LOWER LEVEL 3 - ADR
3/32" = 1'-0"



Double Striped Standard / Compact Stalls Minimum Modular Bay Size

NE 8th STALL COUNT

	STANDARD STALLS			COMPACT STALLS		ACCESSIBLE STALLS			
	STANDARD	EVCS	OVERSIZE	COMPACT	EVCS	ADA VAN	ADA	EVCS	TOTALS:
LEVEL LL1	7	0	8	28	0	3	3	1	50
LEVEL LL2	62	15	9	107	1	0	2	2	198
LEVEL LL3	74	13	9	109	0	0	4	0	209
LEVEL LL4	71	19	9	106	0	0	4	0	209
LEVEL LL5	87	0	9	116	0	0	0	0	212
TOTALS:	301	47	44	466	1	3	13	3	878

STANDARD	Total Stalls	392	*44.65%*
COMPACT	Total Stalls	467	*53.19%*
ADA	Total Stalls	19	*2.16%*
EVCS	Total Stalls	51	*5.81%*

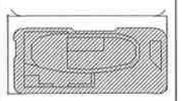
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	01/15/2020
3	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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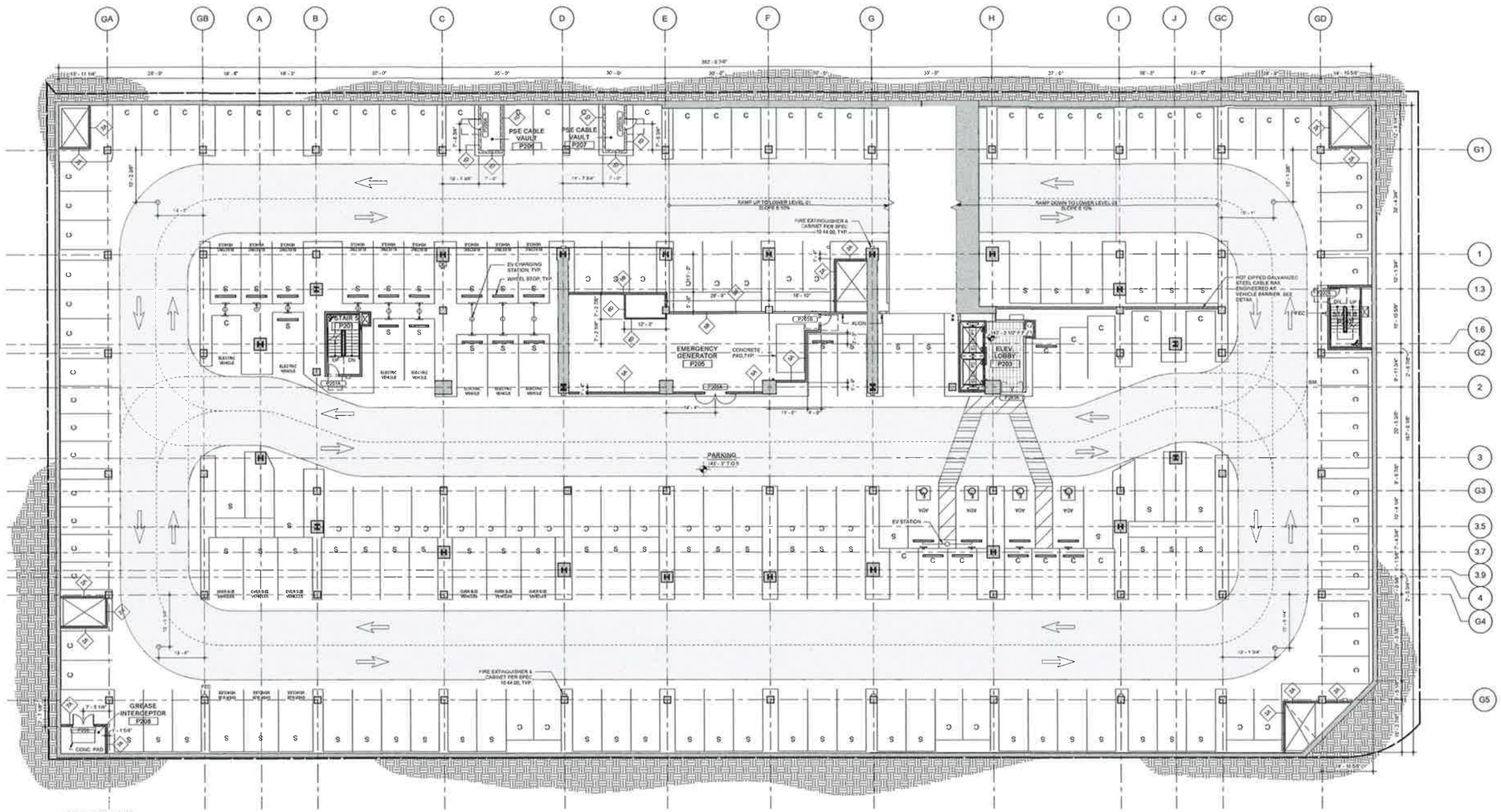
STAMP

NORTH ARROW

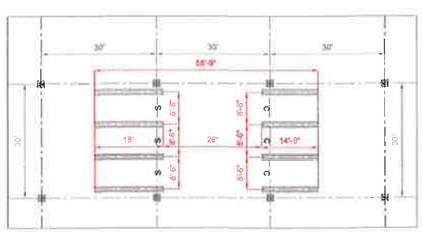


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CHECKED: Checker
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DATE: 01/17/2020
GRAPHIC SCALE: 0 6 12 24 SCALE IN FEET
PROJECT NO: 1806
DRAWING NO: A1.0L3
REVISION NO: 00



1 LOWER LEVEL 2 - ADR
3/32" = 1'-0"



Double Striped Standard / Compact Stalls Minimum Modular Bay Size

NE 8th STALL COUNT

	STANDARD STALLS			COMPACT STALLS		ACCESSIBLE STALLS			
	STANDARD	EVCS	OVERSIZE	COMPACT	EVCS	ADA VAN	ADA	EVCS	TOTALS:
LEVEL LL1	7	0	8	28	0	3	3	1	**50**
LEVEL LL2	62	15	9	107	1	0	2	2	**198**
LEVEL LL3	74	13	9	109	0	0	4	0	**209**
LEVEL LL4	71	19	9	106	0	0	4	0	**209**
LEVEL LL5	87	0	9	116	0	0	0	0	**212**
TOTALS:	**301**	**47**	**44**	**466**	**1**	**3**	**13**	**3**	**878**

STANDARD	Total Stalls	**392**	***44.65%***
COMPACT	Total Stalls	**467**	***53.19%***
ADA	Total Stalls	**19**	***2.16%***
EVCS	Total Stalls	**51**	***5.81%***

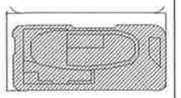
PROJECT



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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	01/31/2020
3	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW



DRAWING TITLE

LOWER LEVEL 2

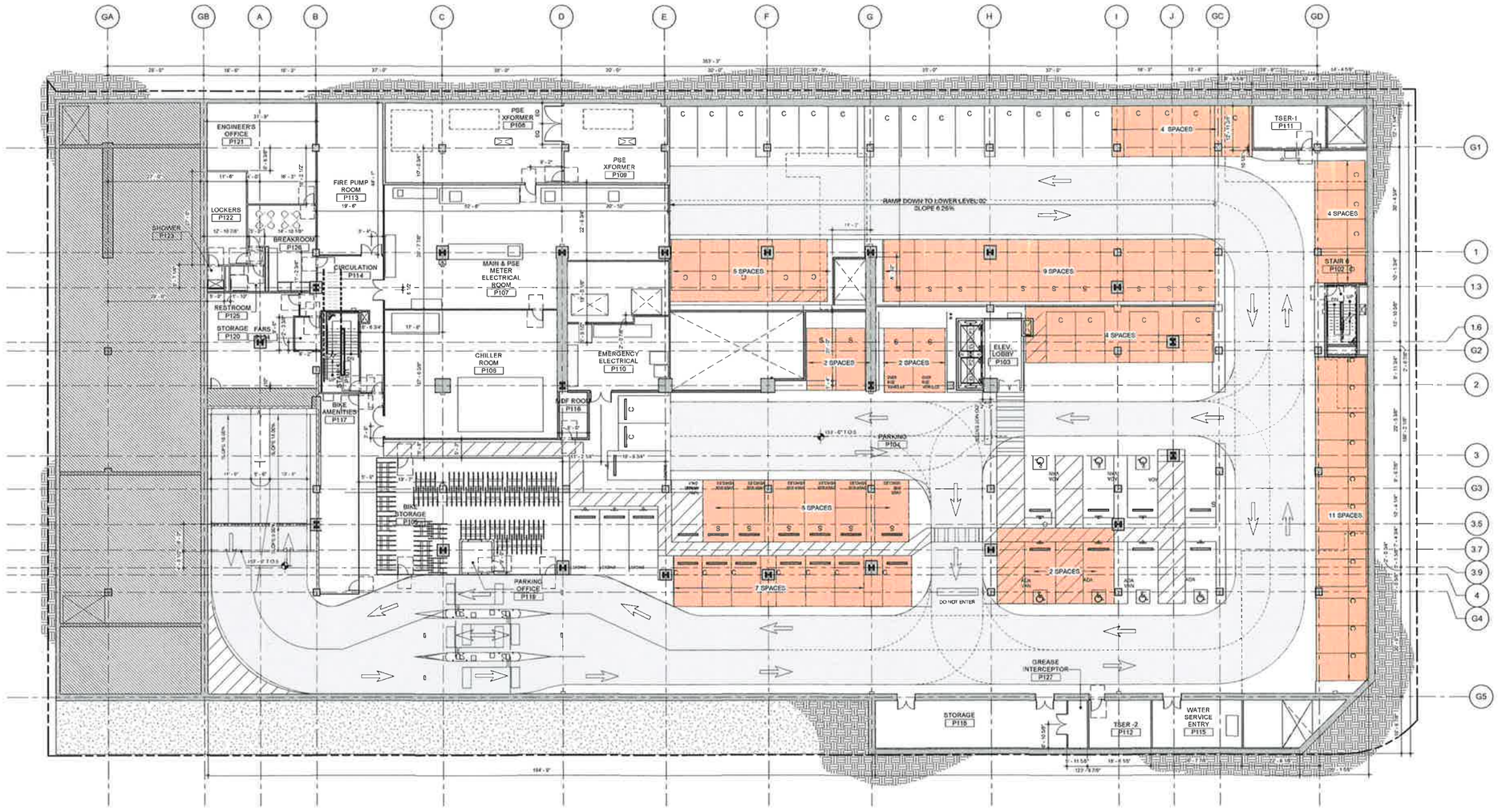
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Author	Checker
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As indicated	07/17/2020

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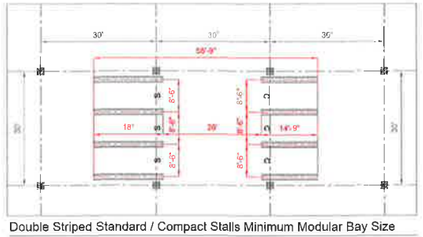
PROJECT NO
1806

DRAWING NO
A1.0L2

REVISION NO
00



1 LOWER LEVEL 1 - ADH
3/32" = 1'-0"



Double Striped Standard / Compact Stalls Minimum Modular Bay Size

NE 8th STALL COUNT

	STANDARD STALLS			COMPACT STALLS		ACCESSIBLE STALLS			
	STANDARD	EVCS	OVERSIZE	COMPACT	EVCS	ADA VAN	ADA	EVCS	TOTALS:
LEVEL LL1	7	0	8	28	0	3	3	1	50
LEVEL LL2	62	15	9	107	1	0	2	2	198
LEVEL LL3	74	13	9	109	0	0	4	0	209
LEVEL LL4	71	19	9	106	0	0	4	0	209
LEVEL LL5	87	0	9	116	0	0	0	0	212
TOTALS:	301	47	44	466	1	3	13	3	878

STANDARD	Total Stalls	392	44.65%
COMPACT	Total Stalls	467	53.19%
ADA	Total Stalls	19	2.16%
EVCS	Total Stalls	51	5.81%

LL1 SPACES ALLOCATED TO ACTIVE USE: 56

PROJECT



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KEY PLAN

NO	ISSUES	DATE
1	DESIGN REVIEW	09/20/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/12/2020

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LANDSCAPE ARCHITECT
HARGREAVES ASSOCIATES
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San Francisco, CA 94133
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DRAWING STATUS
DESIGN REVIEW R2

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DRAWING TITLE
LOWER LEVEL 1

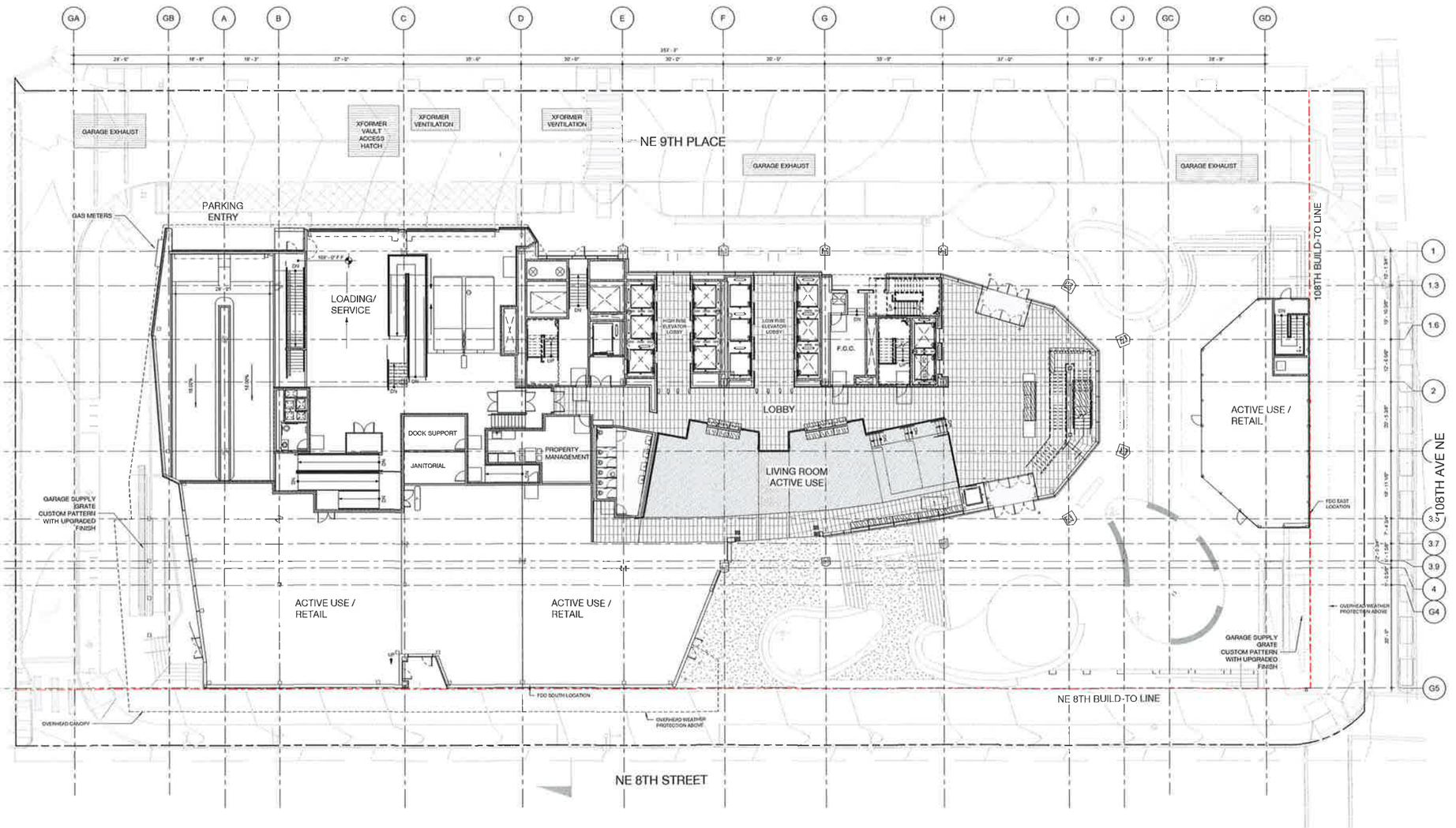
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Author	Checker
SCALE @ ARCH E	DATE
As indicated	01/17/2020

GRAPHIC SCALE
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
A1.0L1

REVISION NO
00





PROJECT

NE 8TH

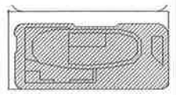
Bellevue, WA

CLIENT

Skanska USA

201 Yale Avenue North, Ste 400
Seattle, WA 98109
T. 206-728-0000

KEY PLAN



#	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	09/17/2020
3	DESIGN REVIEW R2	01/12/2021

NO	ISSUED	DATE

REVISIONS

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DRAWING TITLE

LEVEL 1

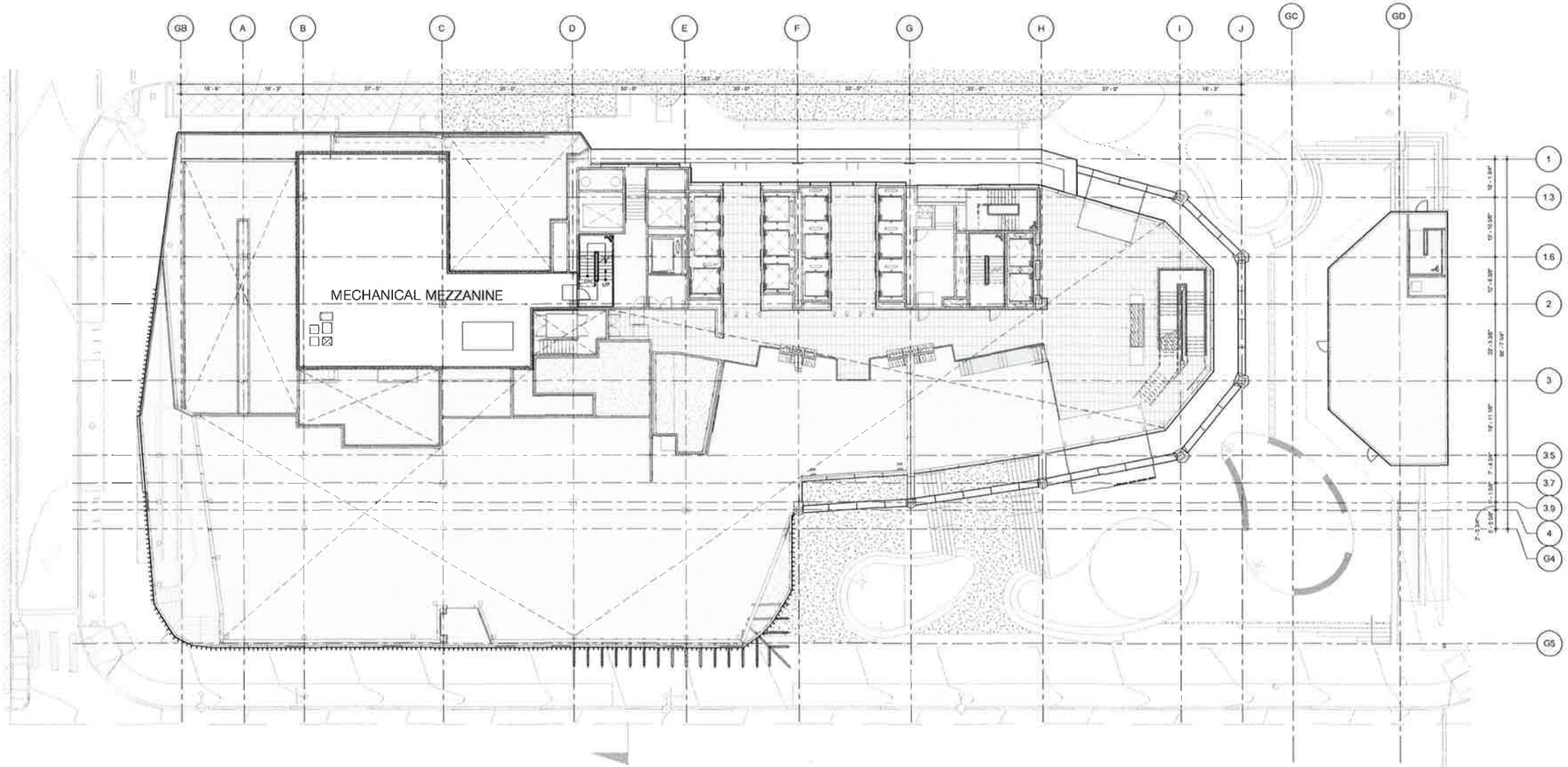
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Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE 0 4 8 16 24
SCALE IN FEET

PROJECT NO

1806

DRAWING NO	REVISION NO
A1.101	00



PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

NO ISSUED DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
LEVEL 01D - MEZZANINE

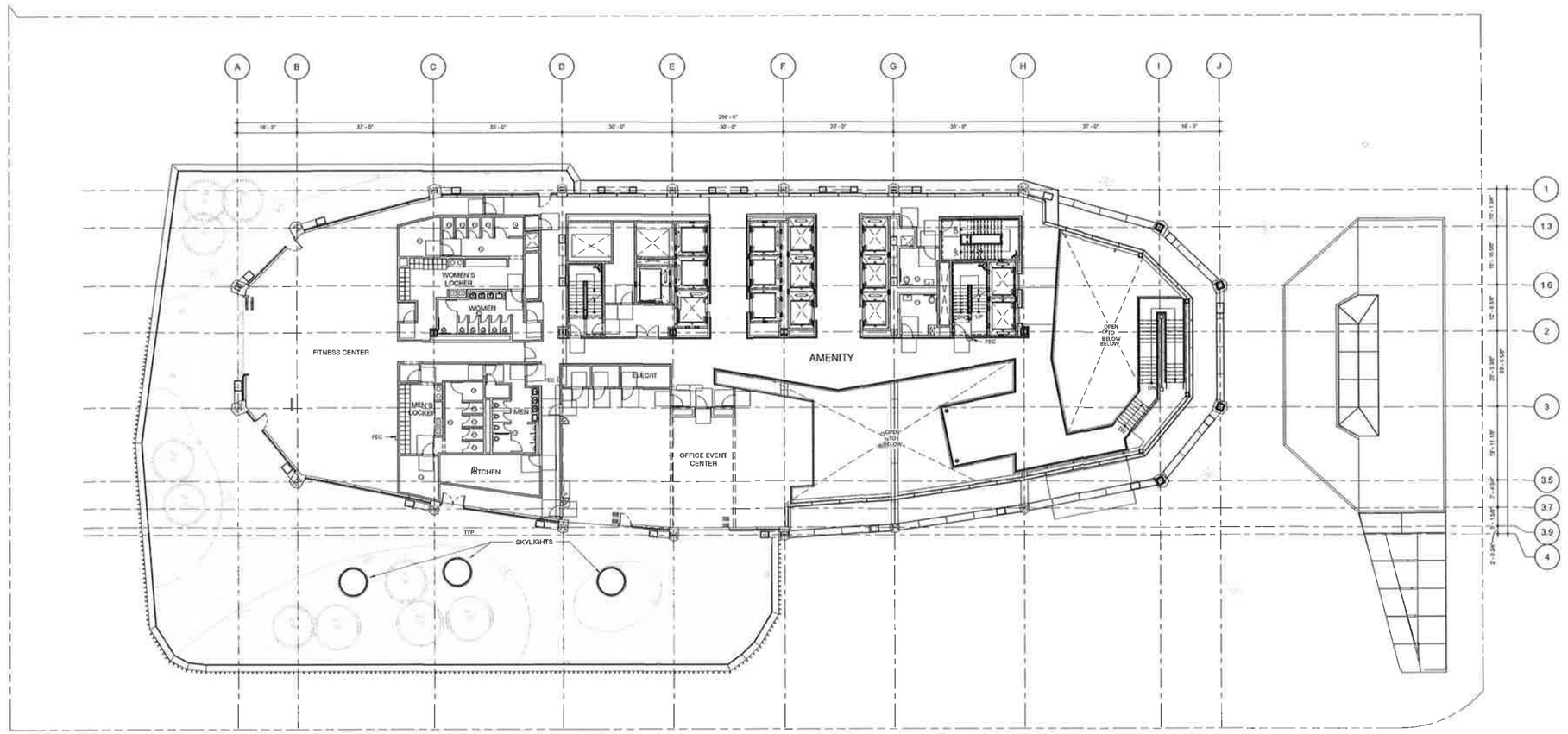
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH D	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.	REVISION NO.
A1.101D	00

PLOTNAME
PLOTTED
DATE



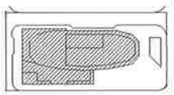
PROJECT



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KEY PLAN



NO	ISSUE	DATE
1	DESIGN REVIEW	05/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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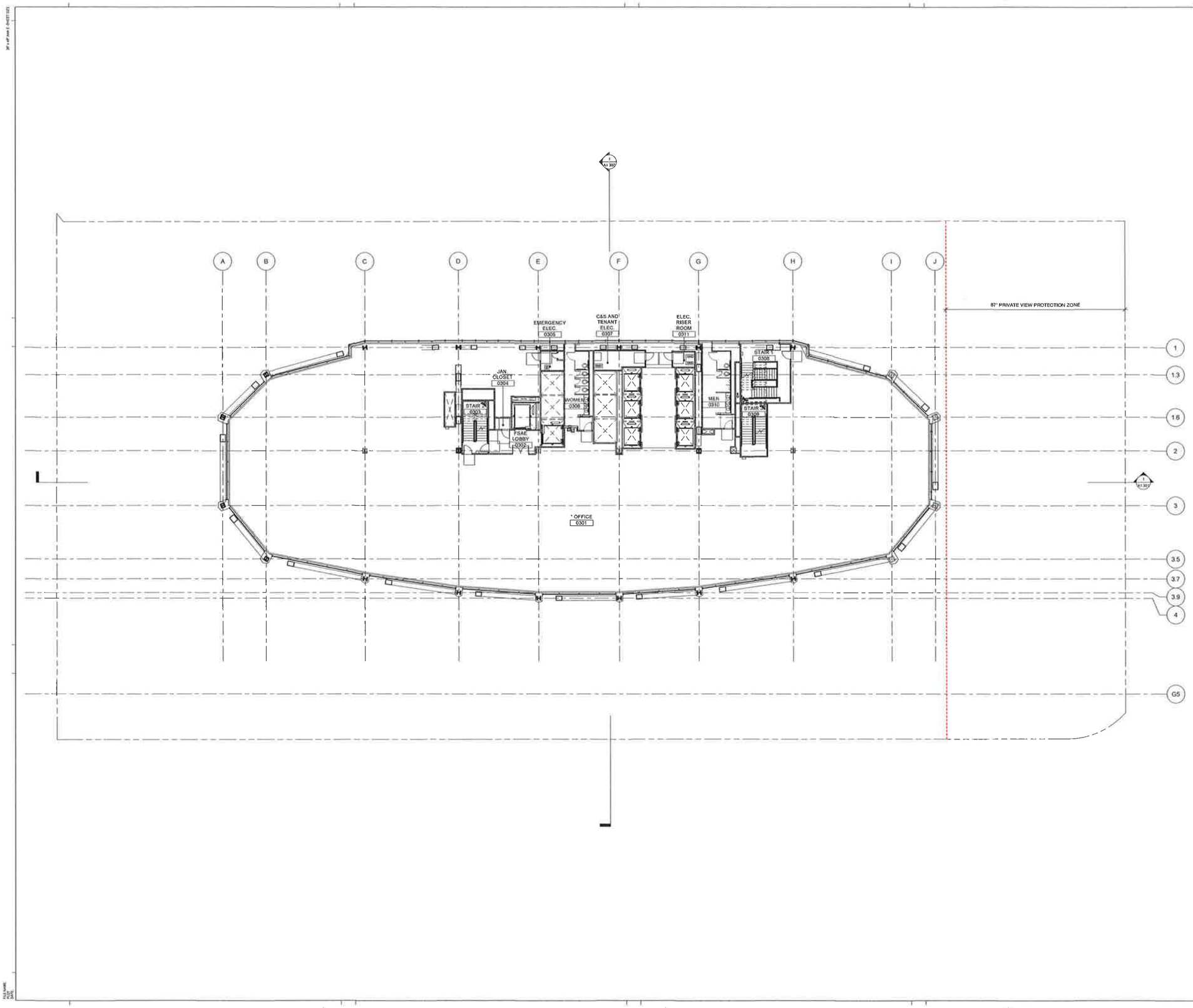
LEVEL 2

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.	REVISION NO.
A1.102	00



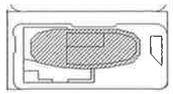
PROJECT



NE 8TH
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Starwood USA
2211 Yale Avenue North, Ste 400
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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	08/29/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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LEVEL 3

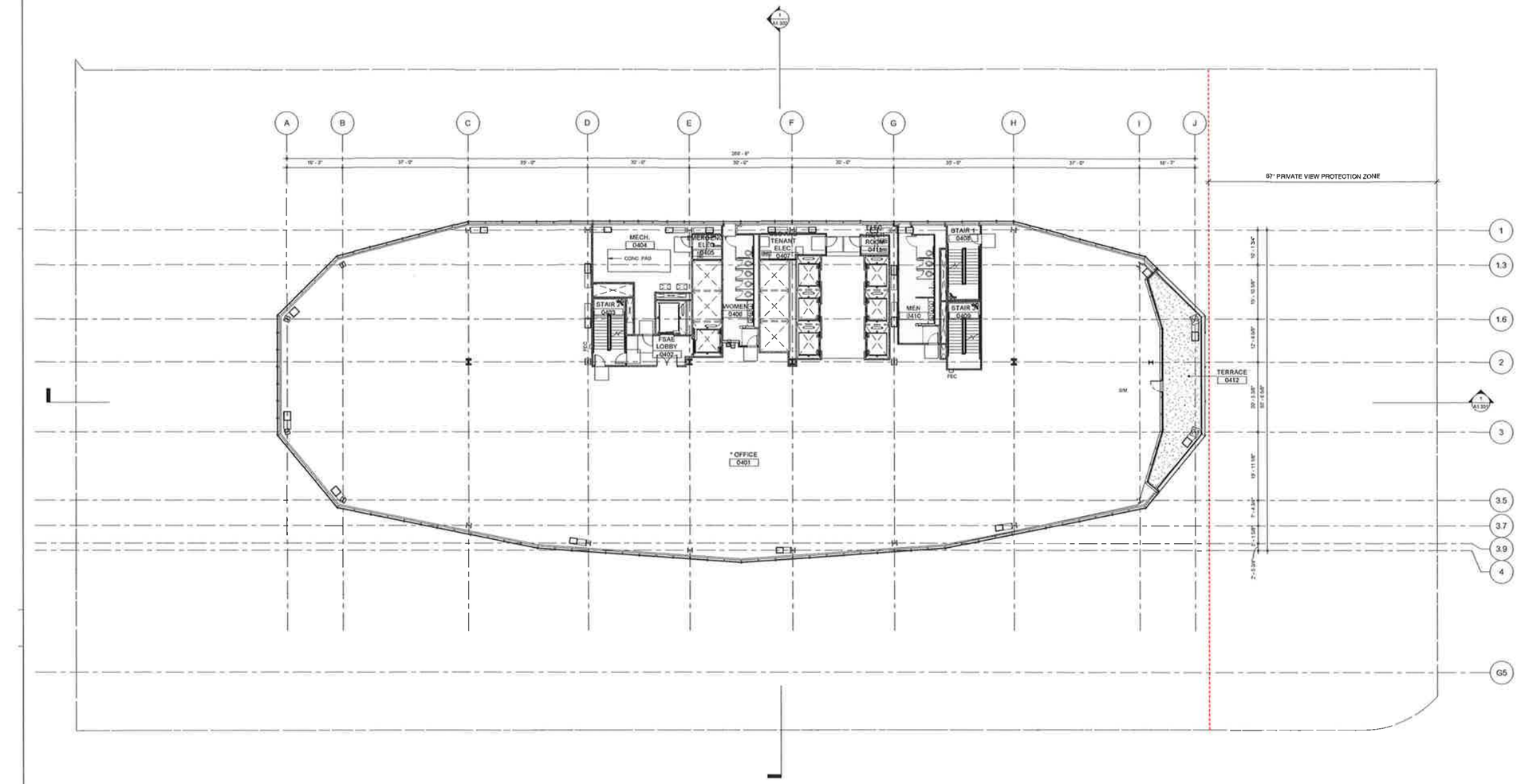
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Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO
A1.103

REVISION NO
00



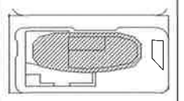
PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska, USA
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Seattle, WA 98109
T: 206-728-8600

KEY PLAN



NO	ISSUES	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	09/11/2020
3	DESIGN REVIEW R2	01/17/2020

REVISIONS

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DRAWING TITLE

LEVEL 4

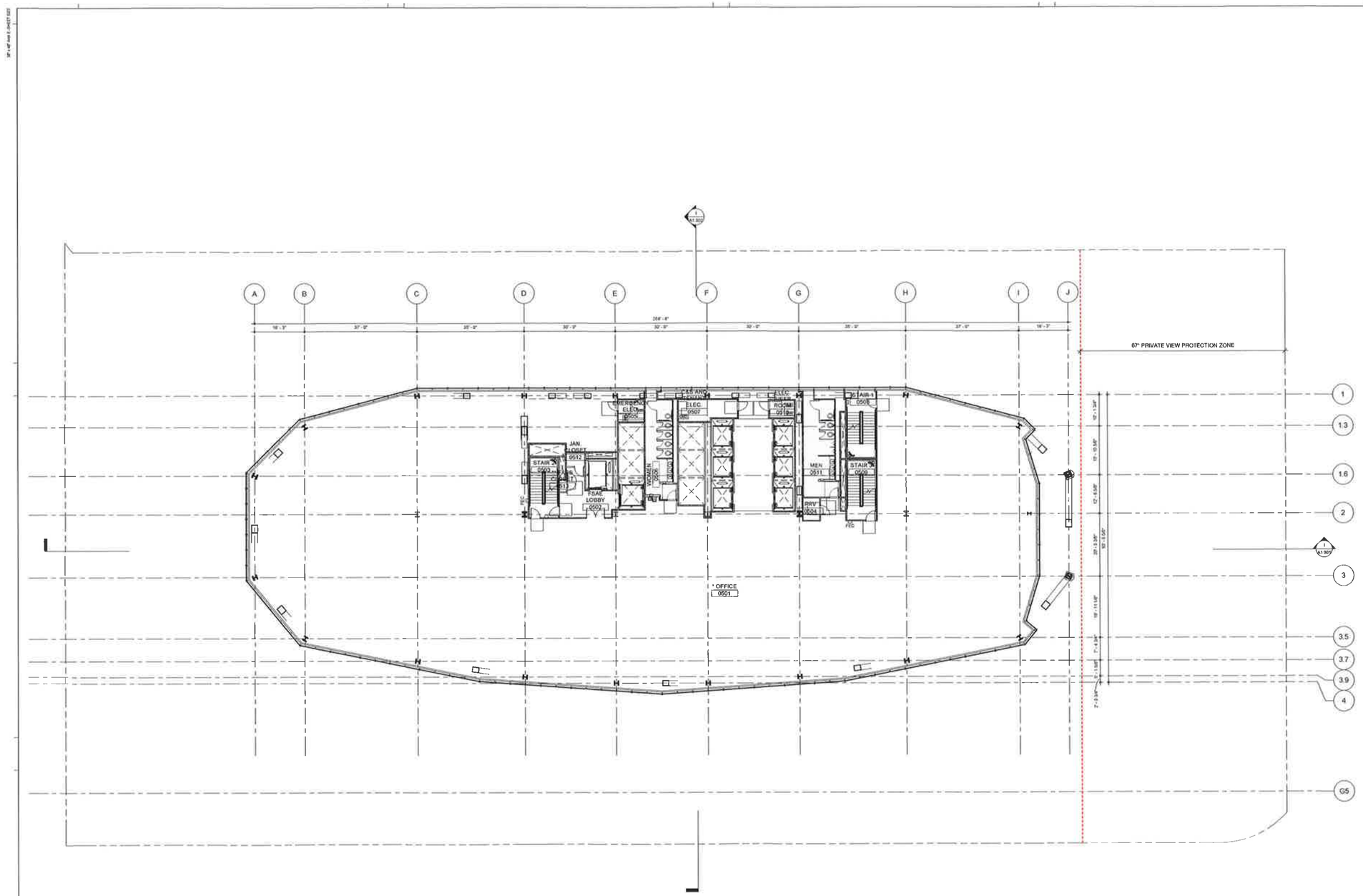
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Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE: 0 4 8 16 24 — SCALE IN FEET

PROJECT NO: 1806

DRAWING NO: **A1.104**

REVISION NO: **00**



PROJECT

NE 8TH

Bellevue, WA

CLIENT

Sharaka, USA

221 Yale Avenue North, Ste 400
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/26/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING TITLE

LEVEL 6

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE

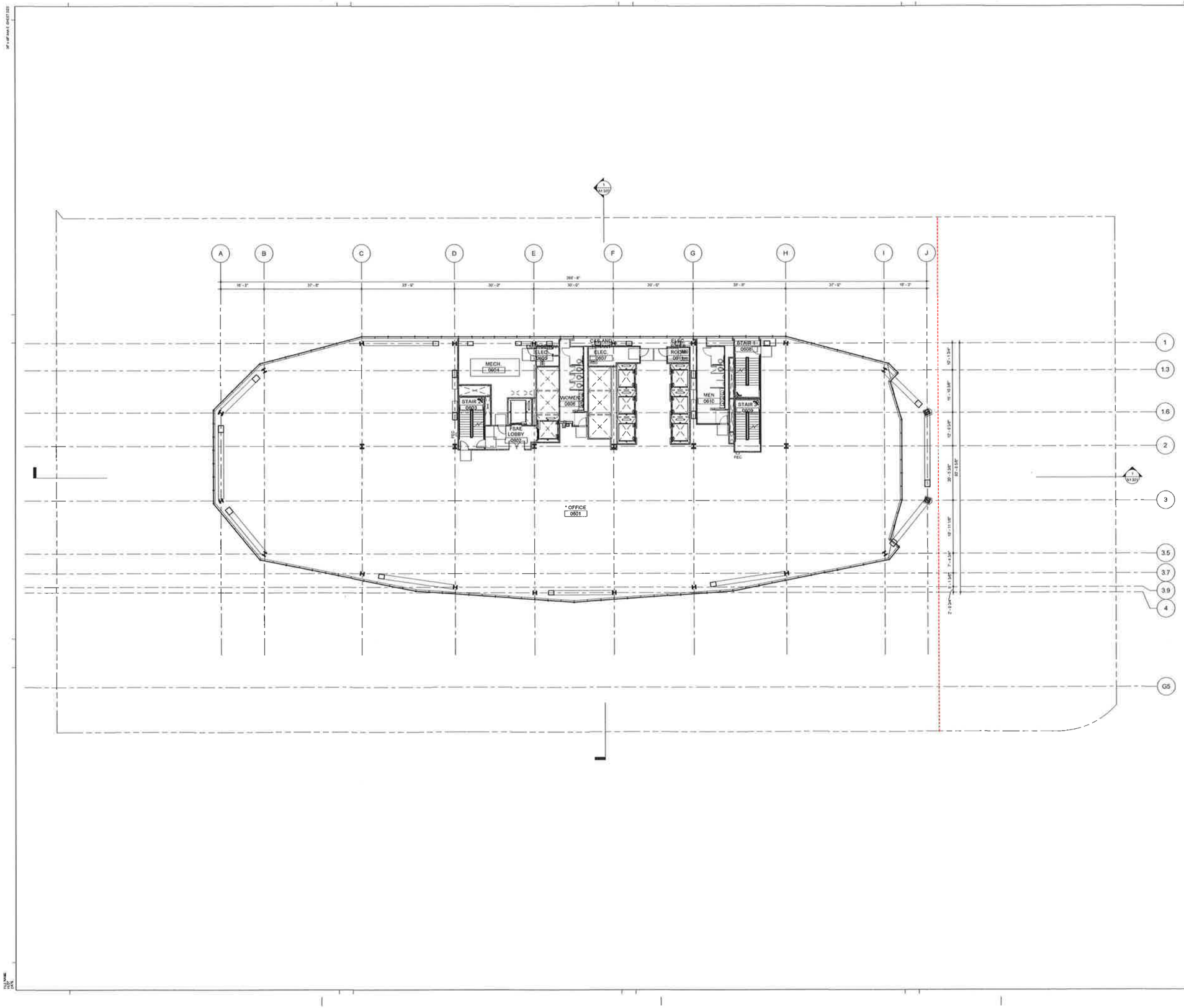
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SCALE IN FEET

PROJECT NO

1806

DRAWING NO.	REVISION NO.
A1.105	00



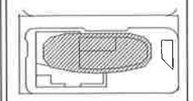
PROJECT



NE 8TH
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T: 206-778-8000

KEYPLAN



NO	ISSUE	DATE
1	DESIGN REVIEW	09/26/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

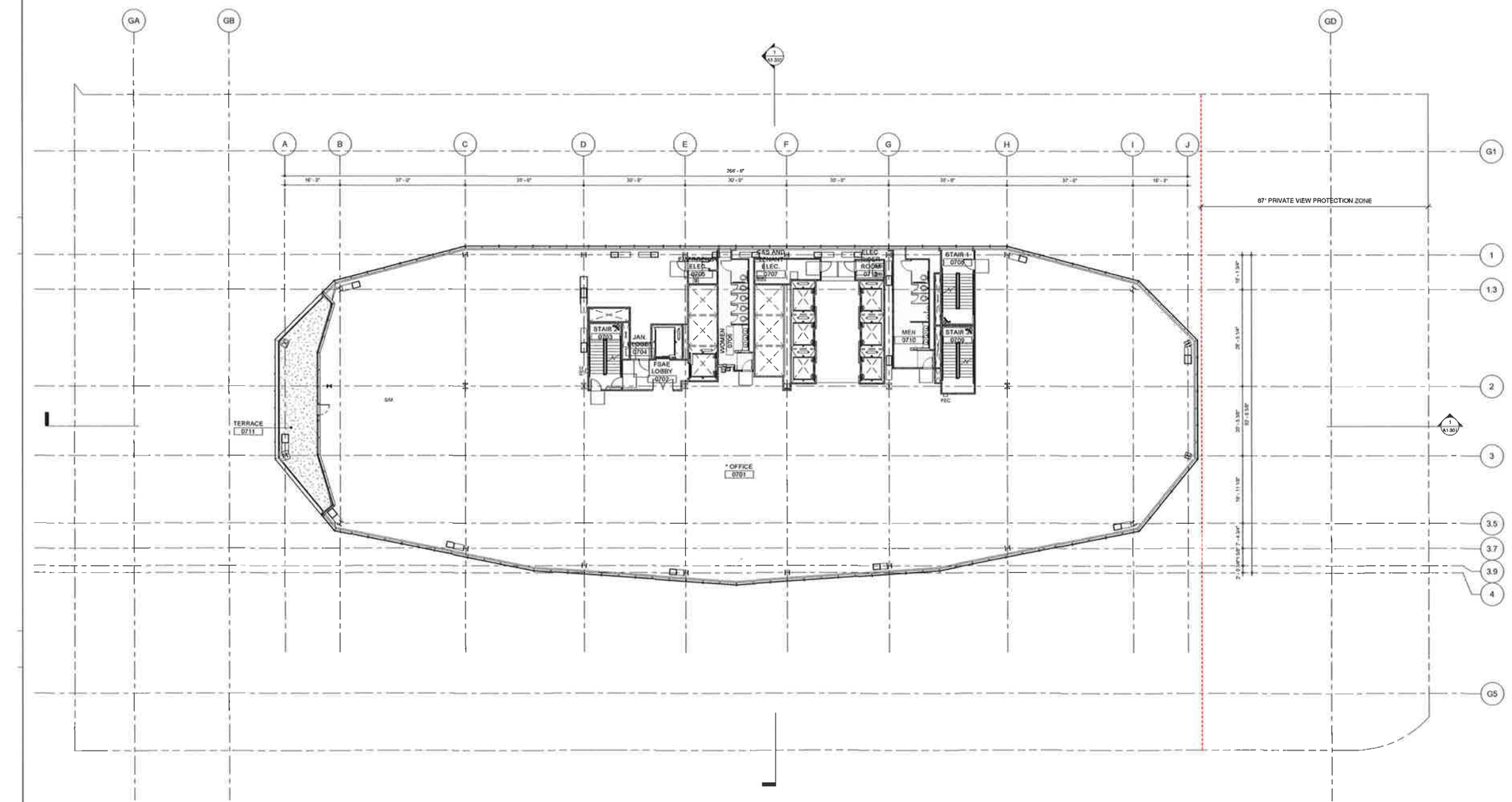
LEVEL 6

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.106	00



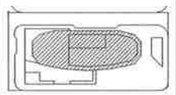
PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	04/13/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW #2

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DRAWING TITLE

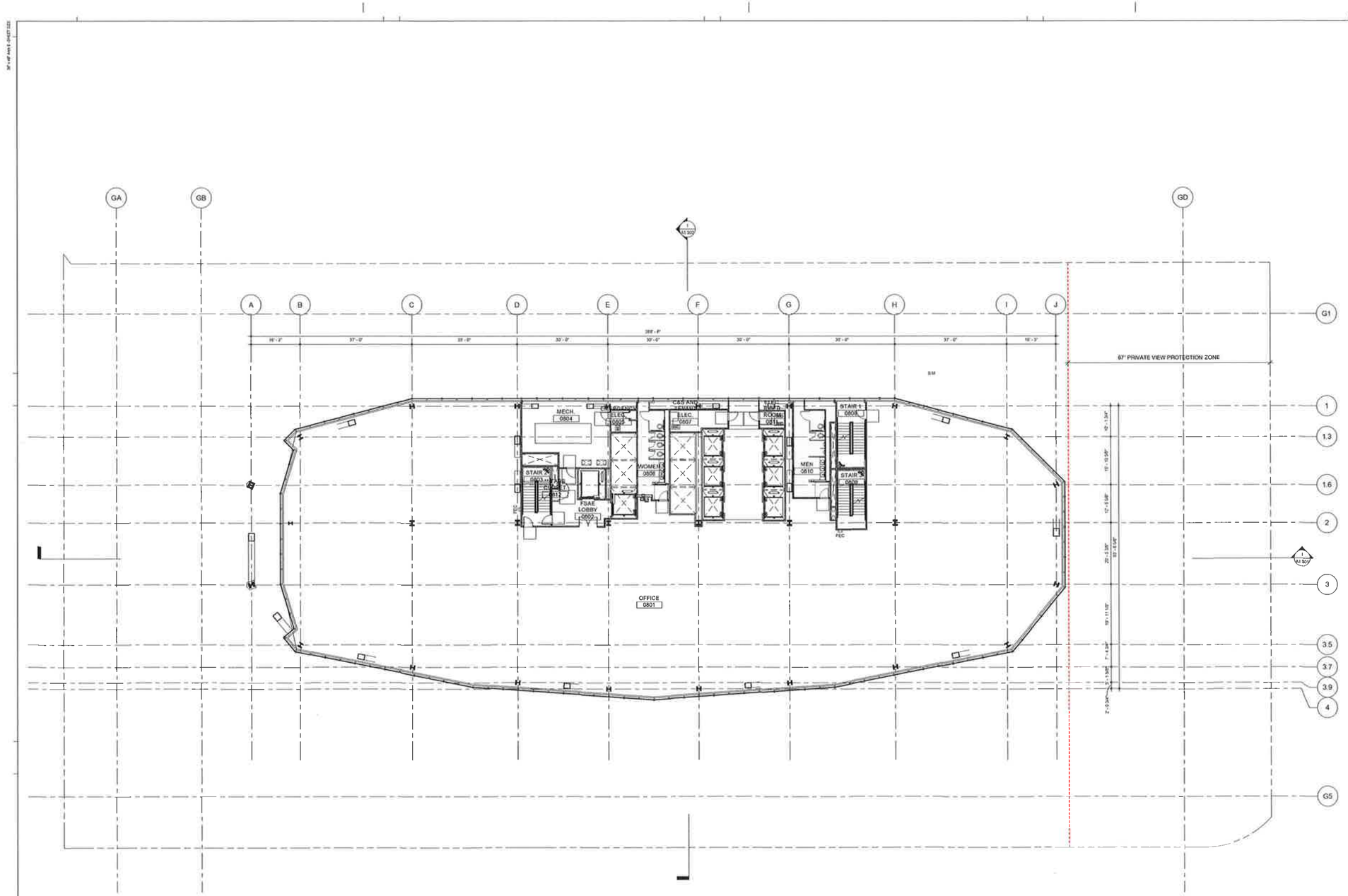
LEVEL 7

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.107	00



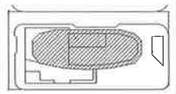
PROJECT



NE 8TH
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KEY PLAN



NO	ISSUES	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DESIGN REVIEW R2

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DRAWING TITLE

LEVEL 8

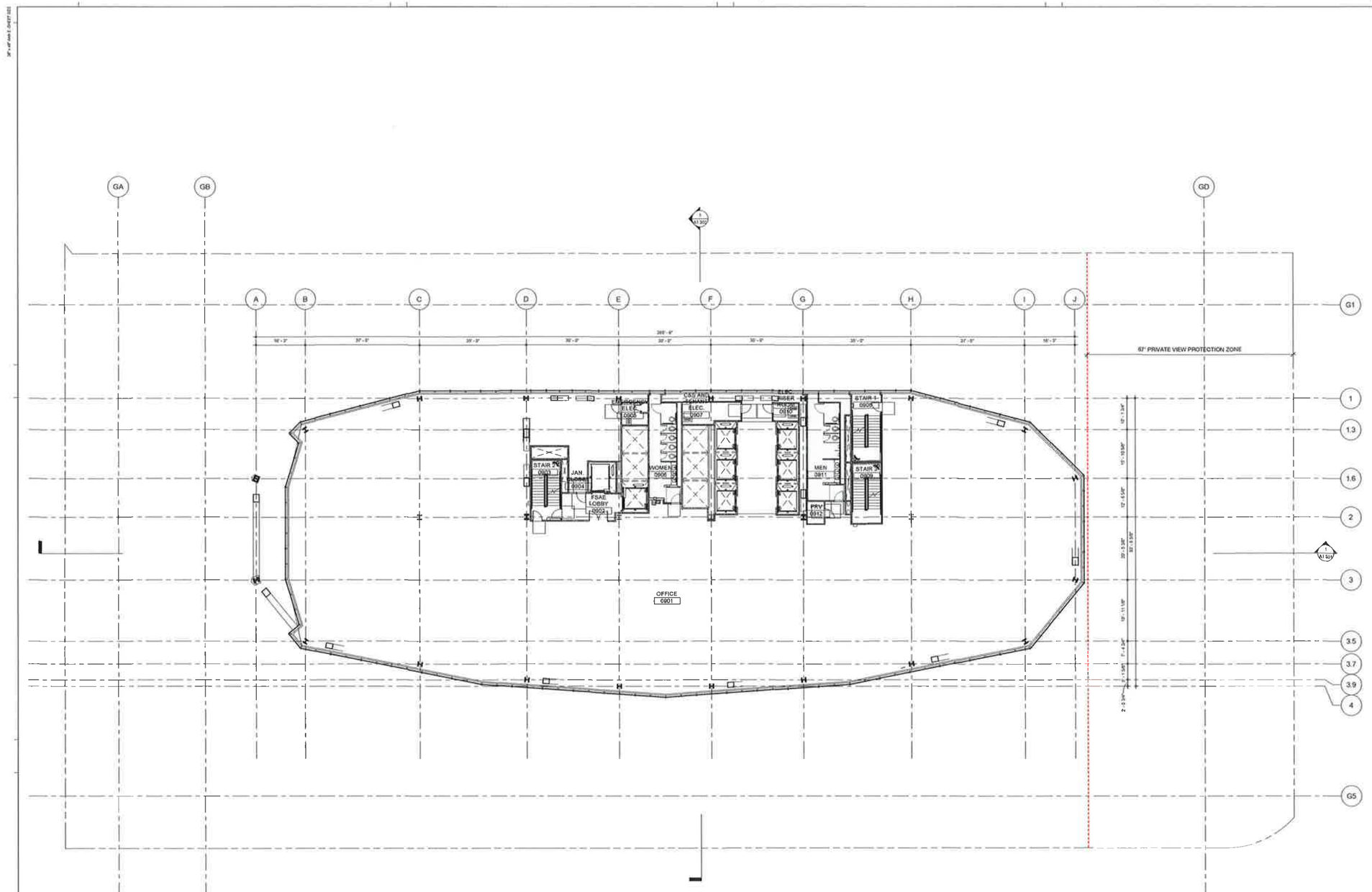
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Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO
A1.108

REVISION NO.
00



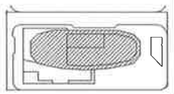
PROJECT



NE 8TH
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KEY PLAN



NO	DESIGN REVIEW	06/26/2019
1	DESIGN REVIEW R1	01/17/2020
2	DESIGN REVIEW R2	06/12/2020

NO	ISSUED	DATE

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DRAWING STATUS
DESIGN REVIEW R2

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DRAWING TITLE

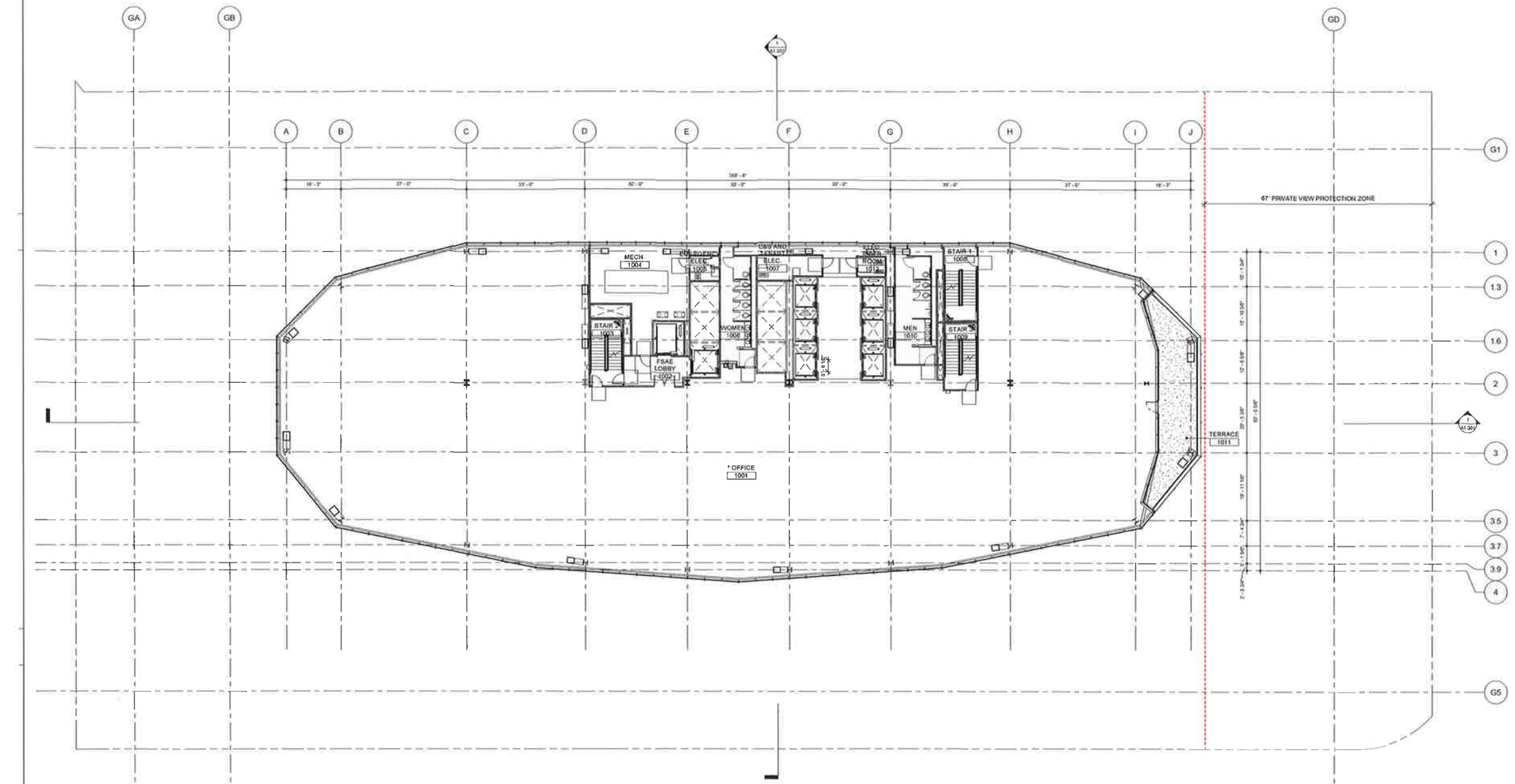
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DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO.
1806

DRAWING NO. A1.109
REVISION NO. 00



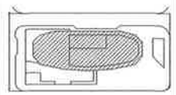
PROJECT



NE 8TH
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KEY PLAN



NO.	ISSUE/R	DATE
1	DESIGN REVIEW	06/26/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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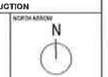
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LEVEL 10

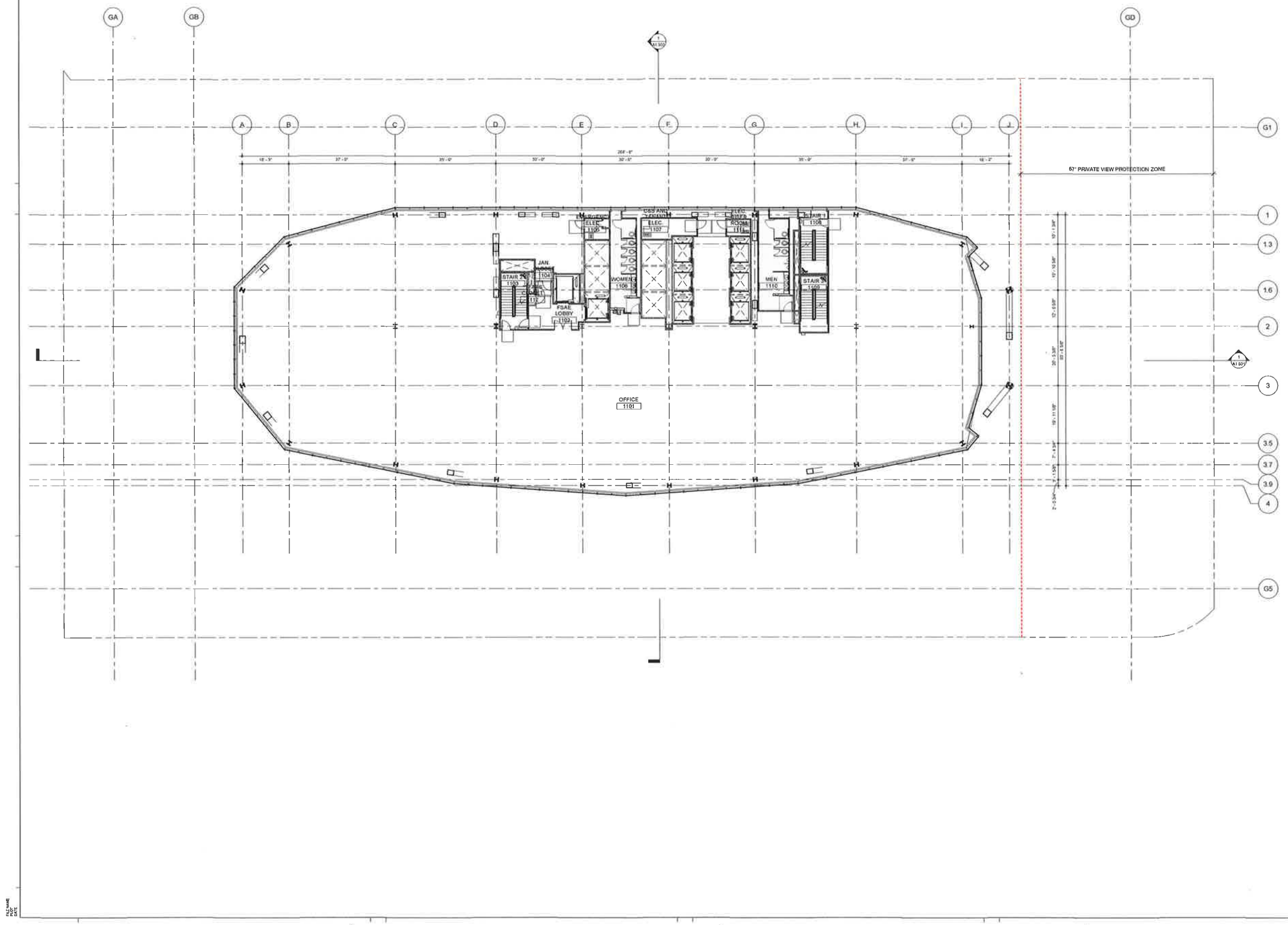
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SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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PROJECT NO
1806

DRAWING NO	REVISION NO
A1.110	00

PLOT NAME
DATE



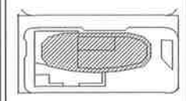
PROJECT



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KEY PLAN



NO	ISSUED	DATE
4	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/13/2020

REVISIONS

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DRAWING TITLE

LEVEL 11

DRAWN	CHECKED
Author	Checker
SCALE @ APOR E	DATE
3/32" = 1'-0"	01/17/2020

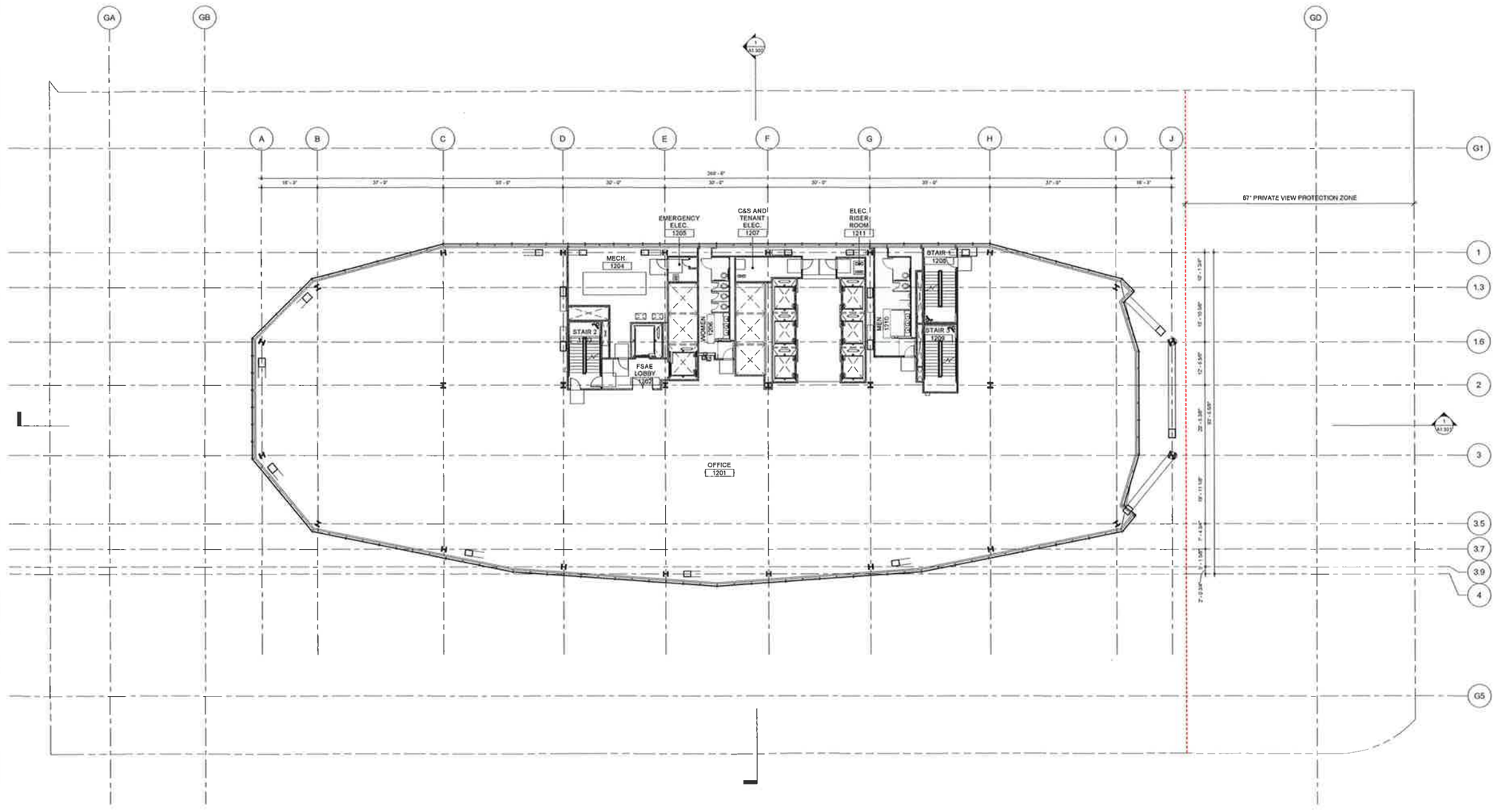
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO.
A1.111

REVISION NO.
00

FILENAME
PLOT DATE



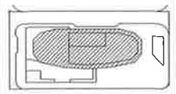
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	06/29/2018
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	04/13/2020

REVISIONS

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LEVEL 12

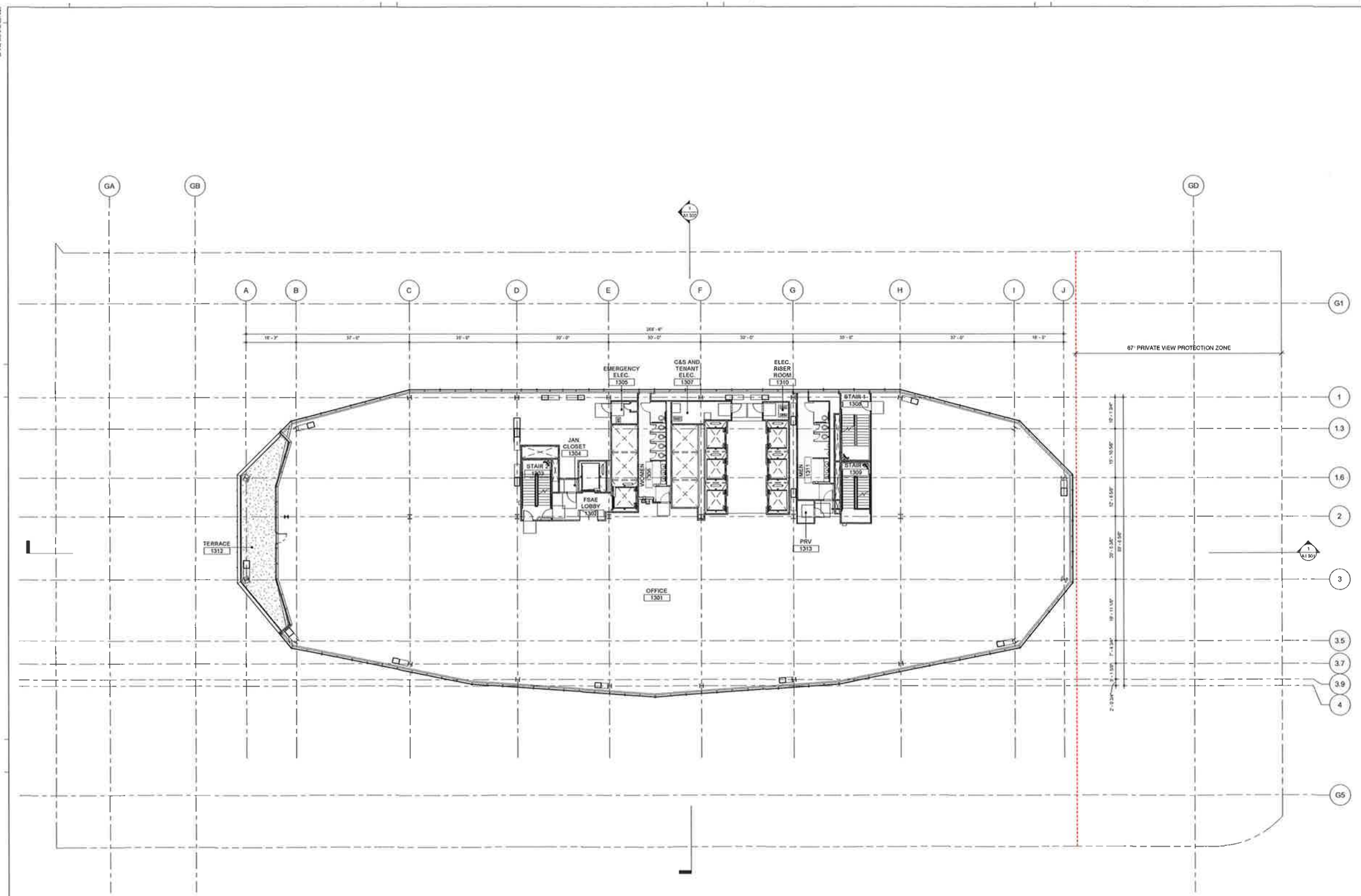
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SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
A1.112

REVISION NO
00



PROJECT

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KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/13/2020

REVISIONS

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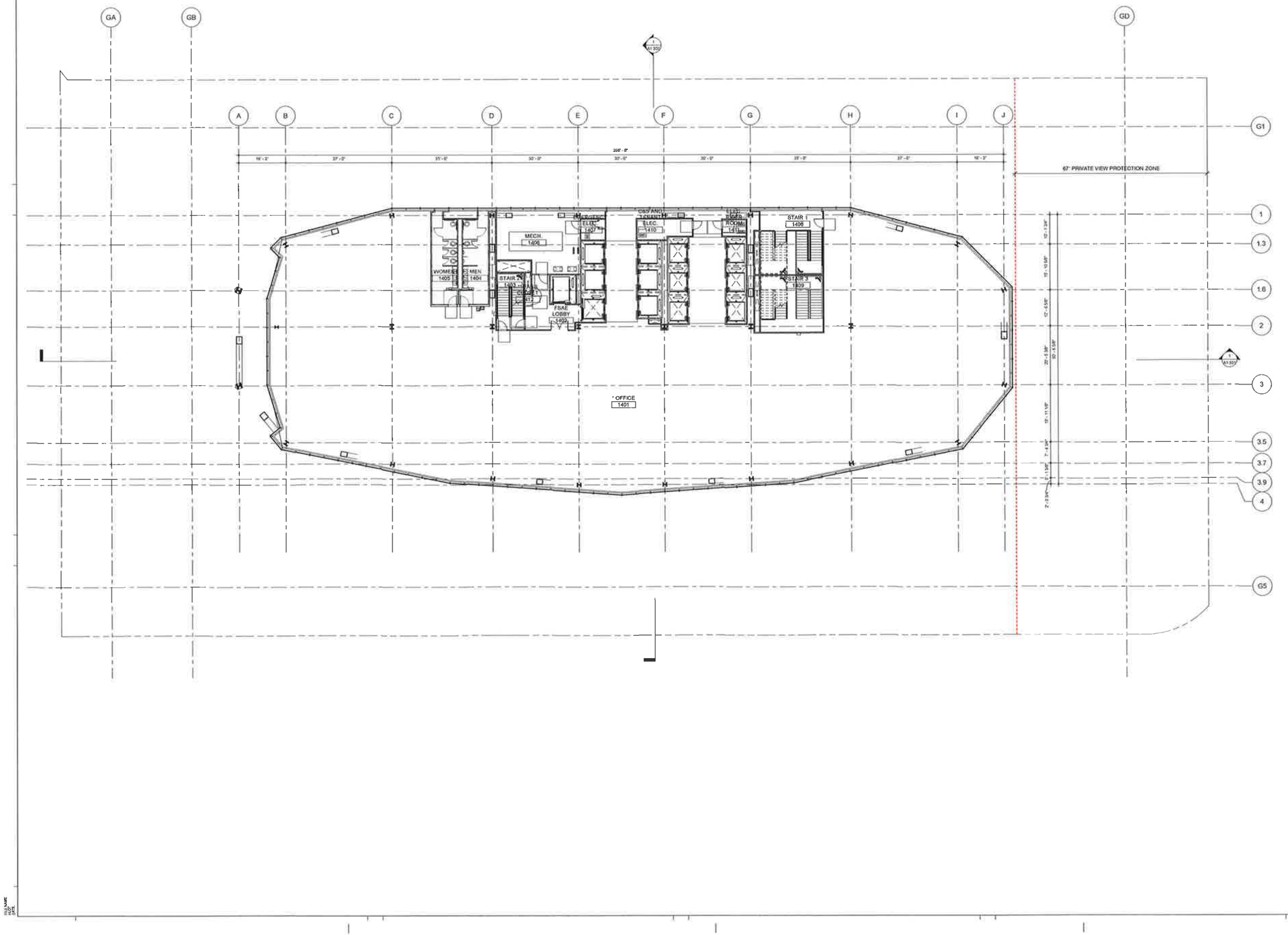
DRAWING TITLE
LEVEL 13

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE 0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.113	00



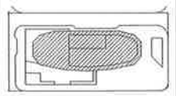
PROJECT



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KEY PLAN



NO.	ISSUES	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

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NORTH ARROW

DRAWING TITLE

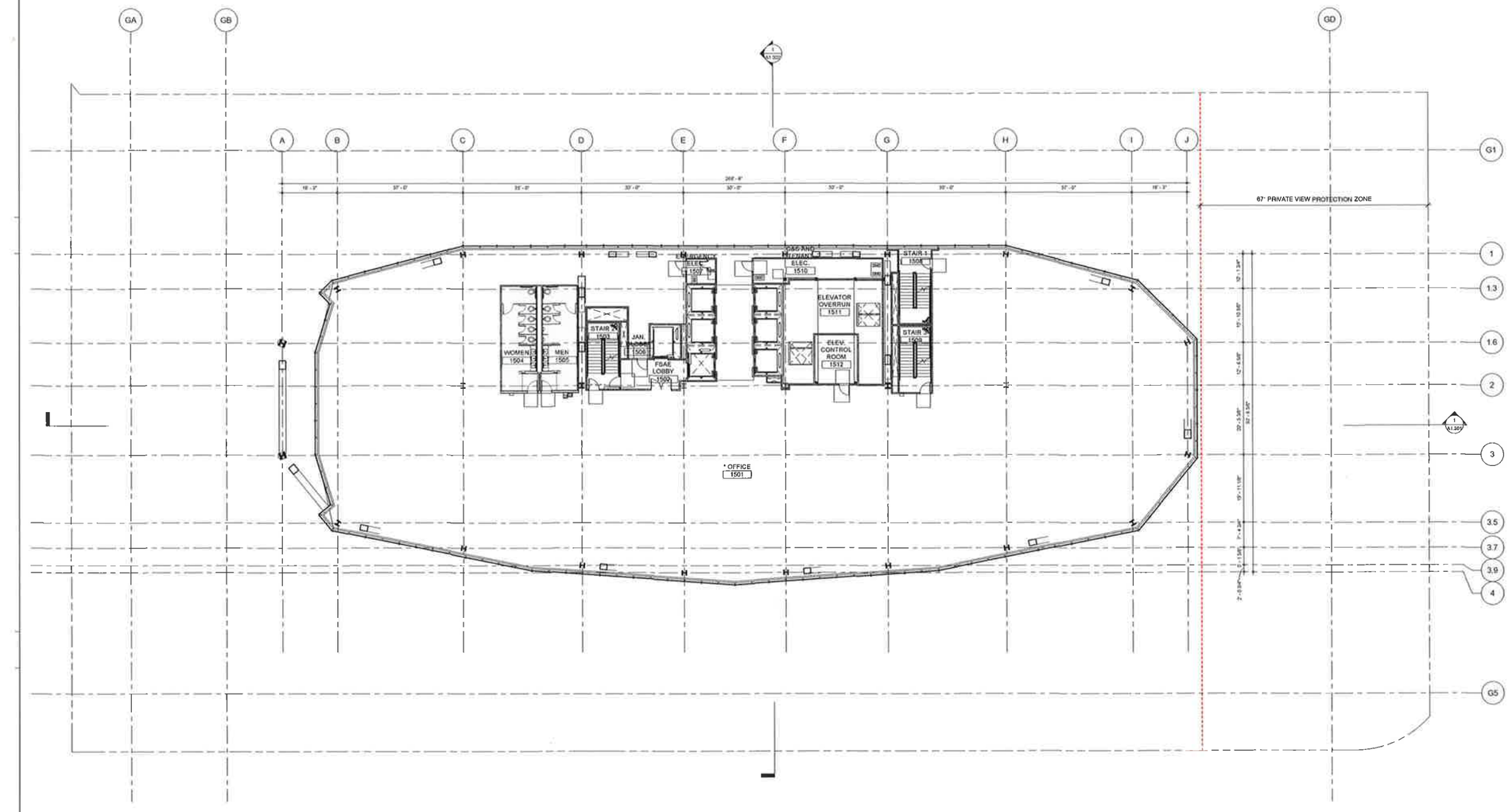
LEVEL 14

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE 0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.114	00



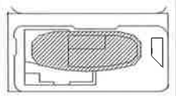
PROJECT



NE 8TH
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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	25/12/2020
3	DESIGN REVIEW R2	26/12/2020

REVISIONS

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NORTH ARROW



DRAWING TITLE

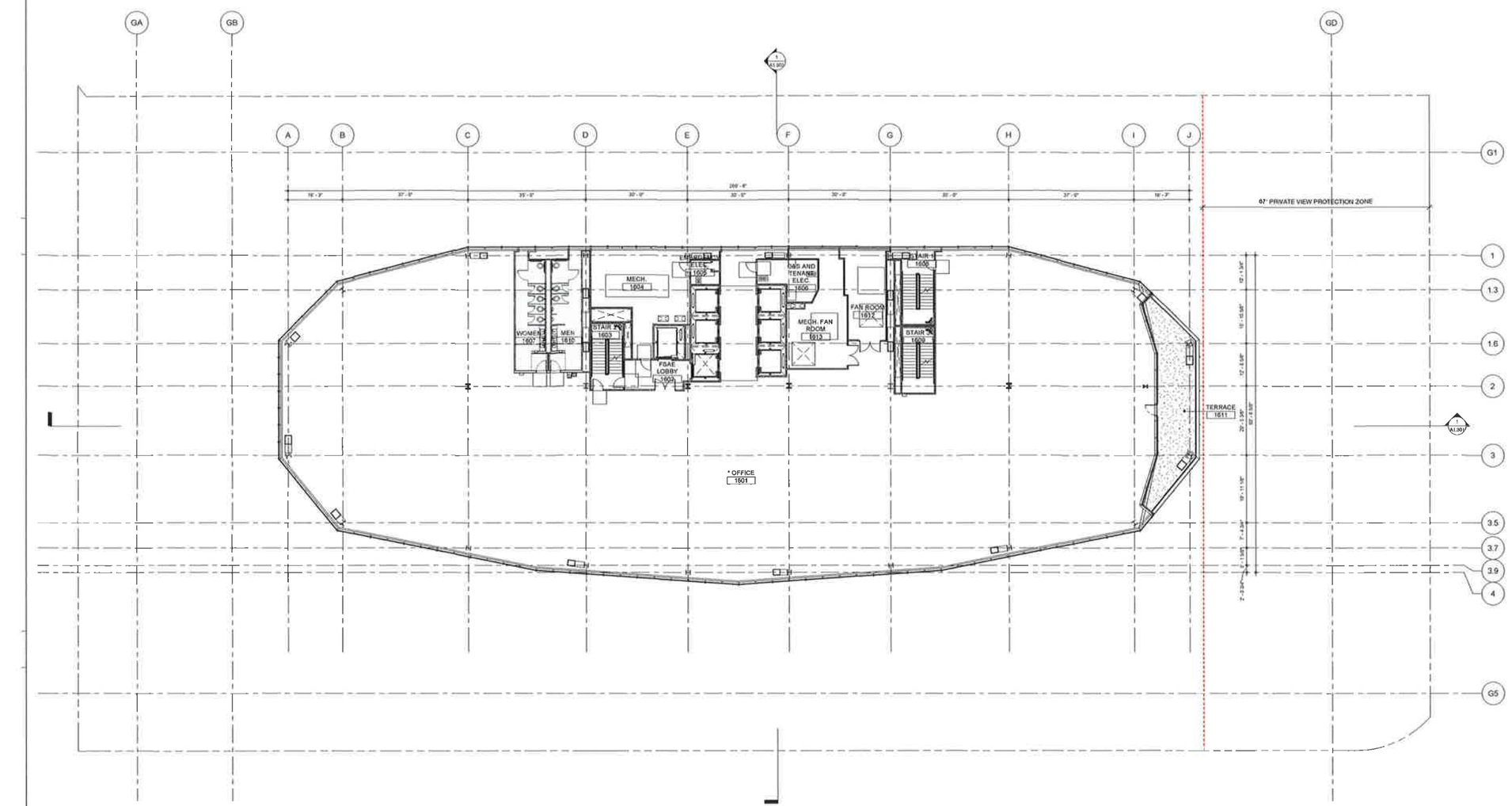
LEVEL 15

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO.
1806

DRAWING NO	REVISION NO
A1.115	00



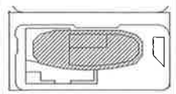
PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska USA
201 Yale Avenue North, Ste 400
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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	01/11/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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NORTH ARROW
N

DRAWING TITLE
LEVEL 16

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

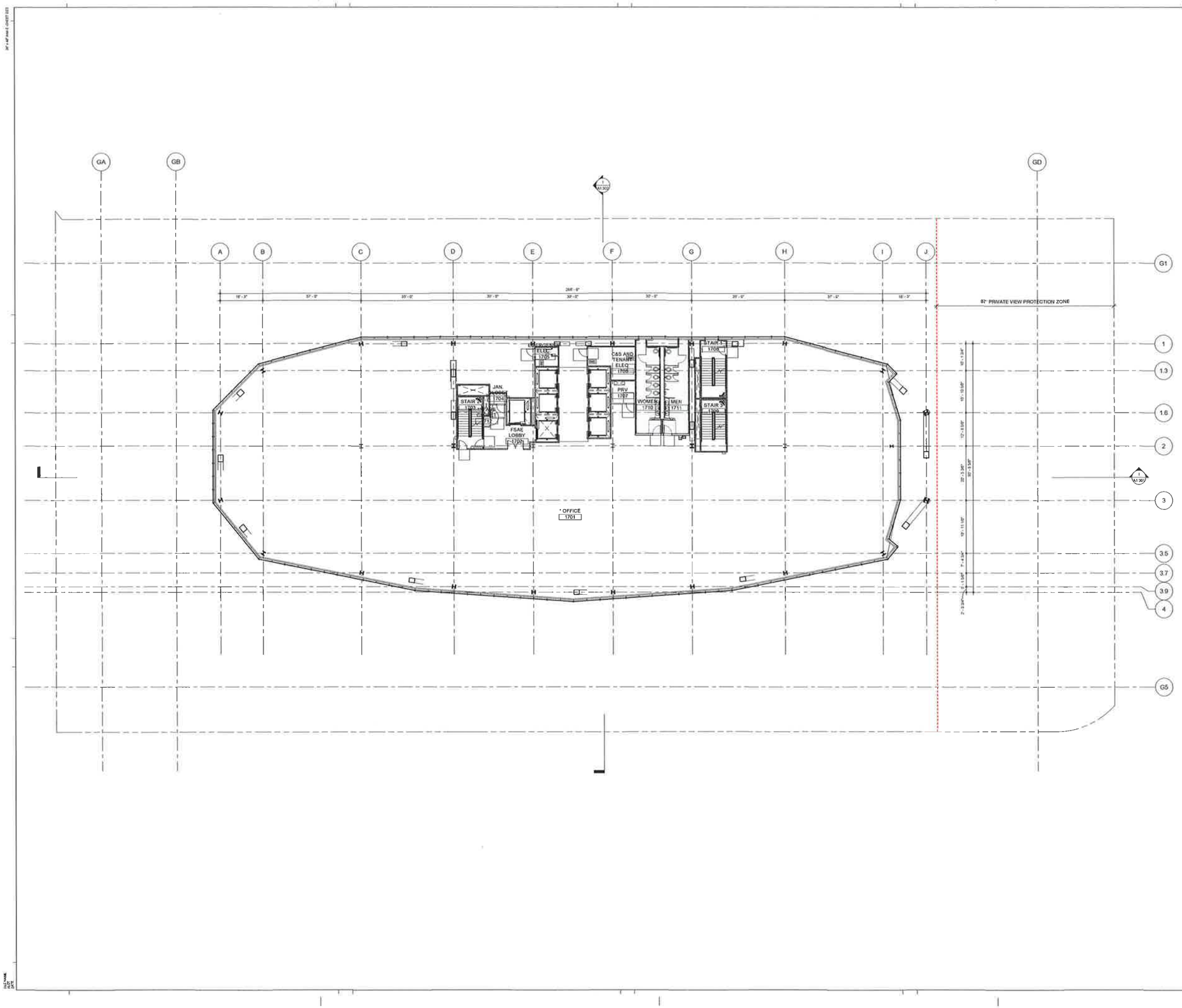
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SCALE IN FEET

PROJECT NO.
1606

DRAWING NO.
A1.116

REVISION NO.
00

PLOT NAME
PLOT DATE



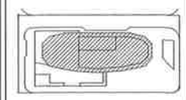
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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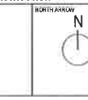
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NORTH ARROW



DRAWING TITLE

LEVEL 17

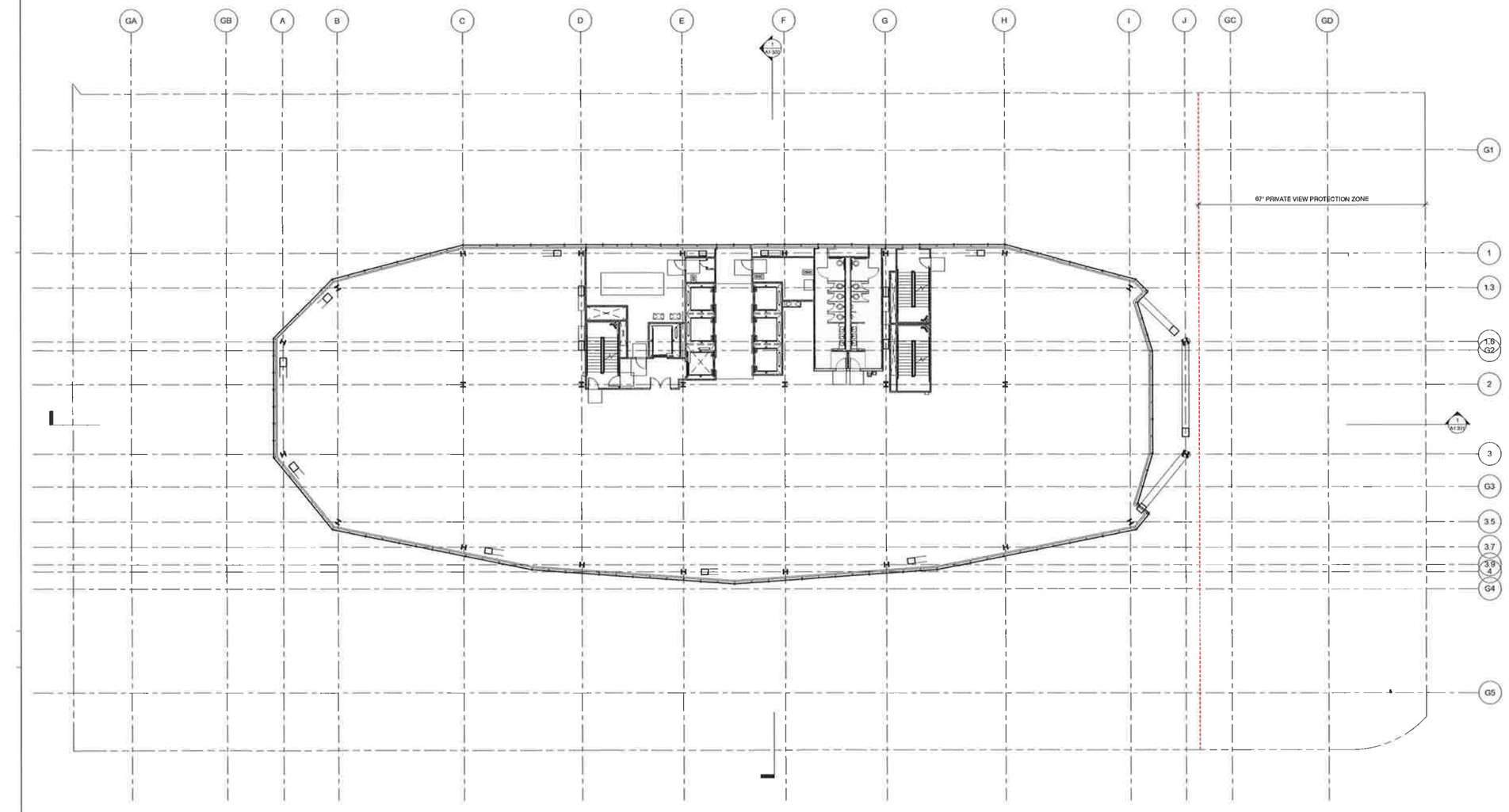
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO.
A1.117

REVISION NO.
00



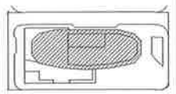
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	09/17/2019
3	DESIGN REVIEW R2	01/17/2020

REVISIONS

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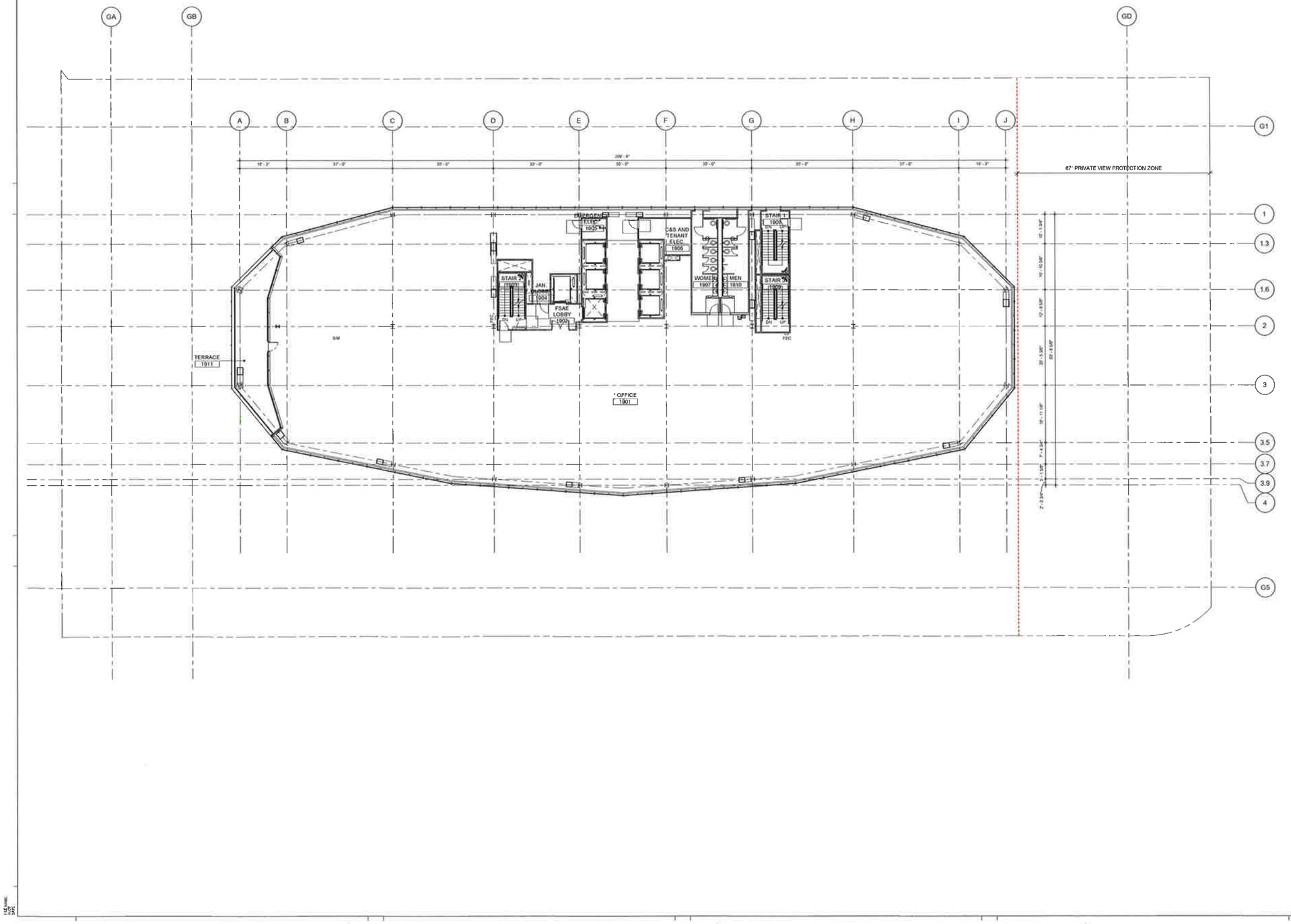
LEVEL 18

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.	REVISION NO.
A1.118	00



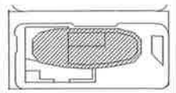
PROJECT



NE 8TH
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Seattle, WA 98109
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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	20/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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DRAWING TITLE

LEVEL 19

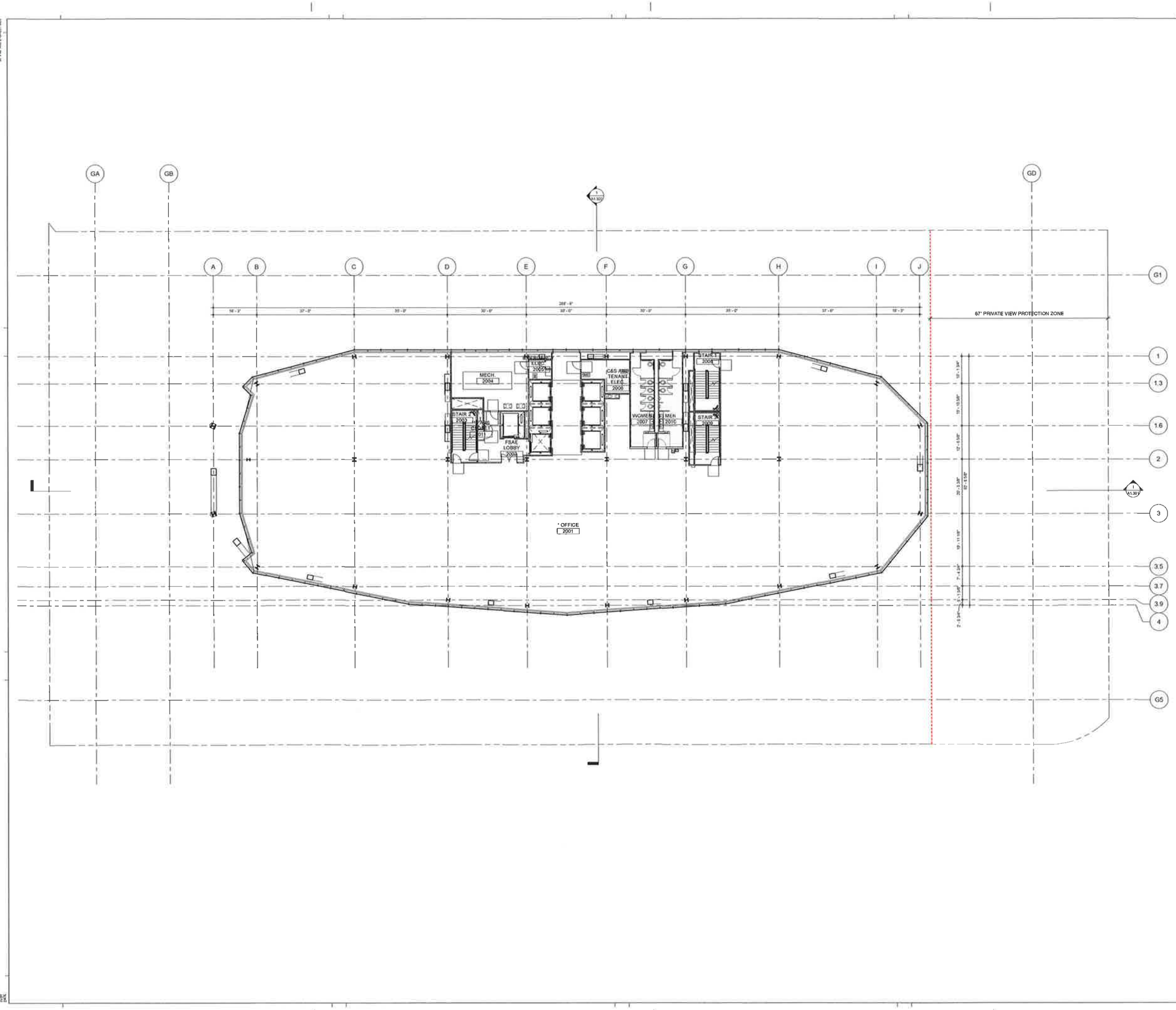
DRAWN	CHECKED
Author	Checker

SCALE @ ANSI E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO.	REVISION NO.
A1.119	00



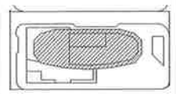
PROJECT



NE 8TH
Bellevue, WA

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220 Yale Avenue North, Ste. 400
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KEY PLAN



#	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

NO.	ISSUED	DATE

REVISIONS

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DESIGN REVIEW R2

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STAMP

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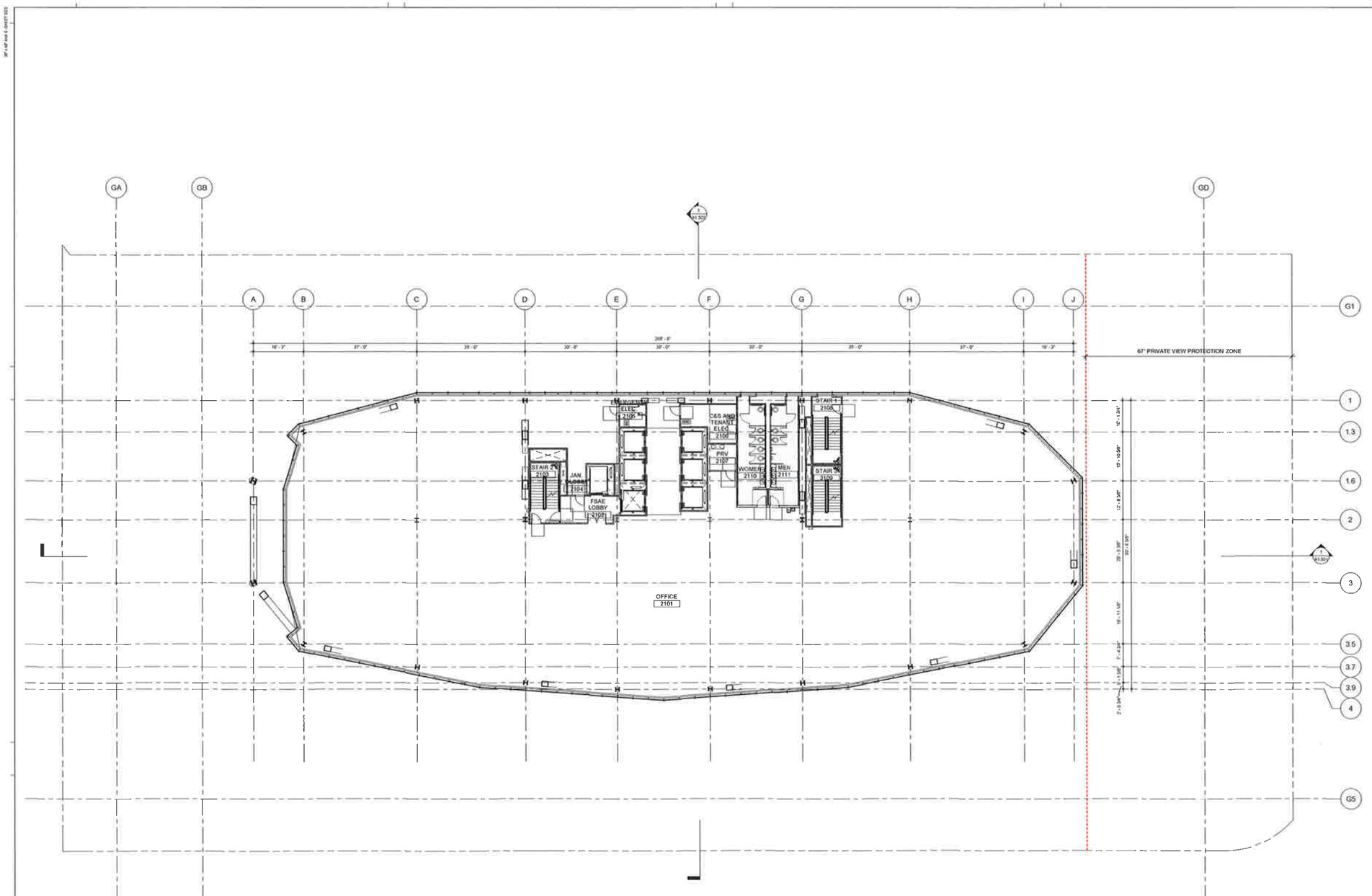
LEVEL 20

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
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GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.	REVISION NO.
A1.120	00



PROJECT

NE 8TH
Bellevue, WA

CLIENT
Illinois, USA
221 Yale Avenue North, Ste 400
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	05/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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NORTH ARROW

DRAWING TITLE

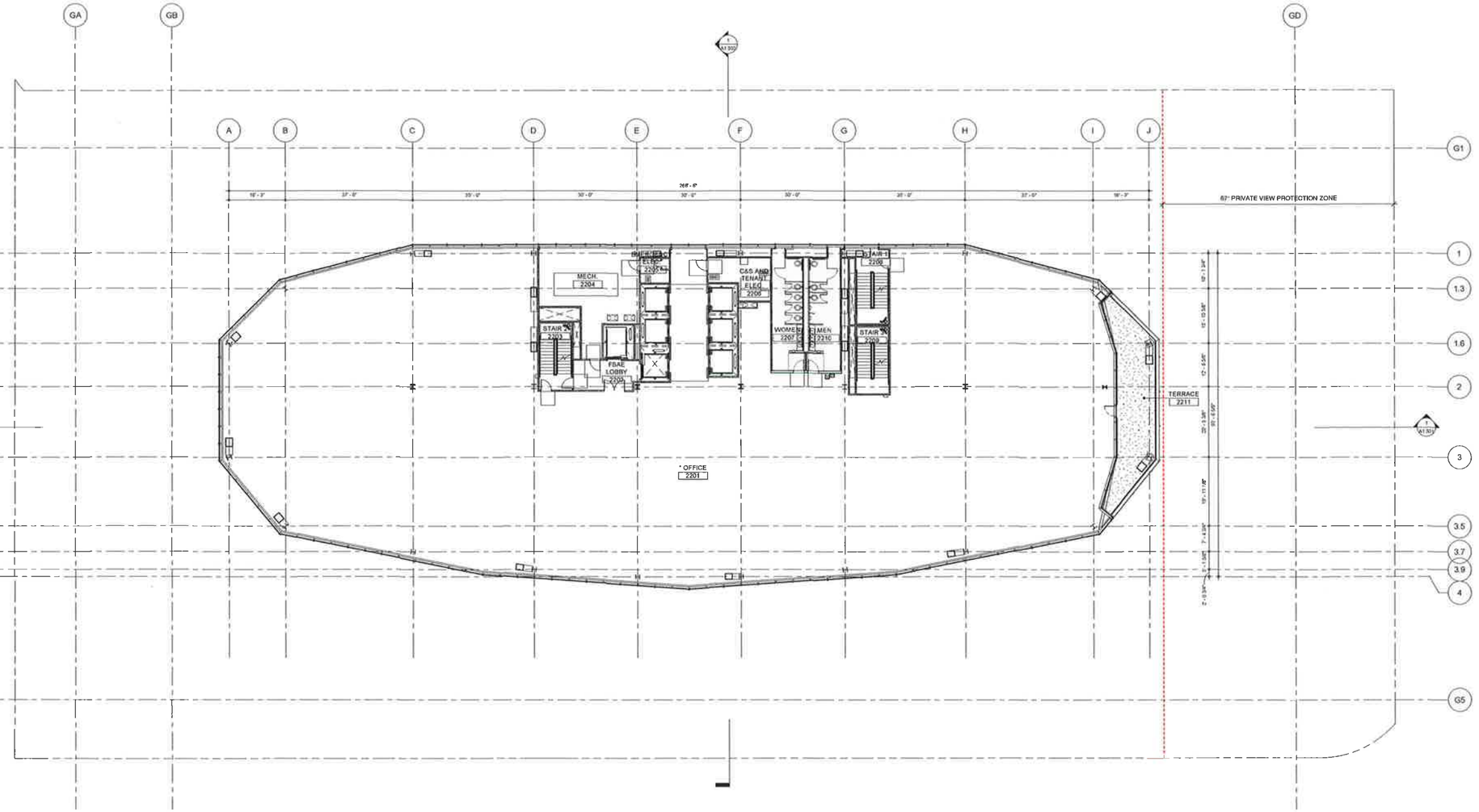
LEVEL 21

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.121	00



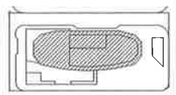
PROJECT



NE 8TH
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KEY PLAN



NO	ISSUES	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW



DRAWING TITLE

LEVEL 22

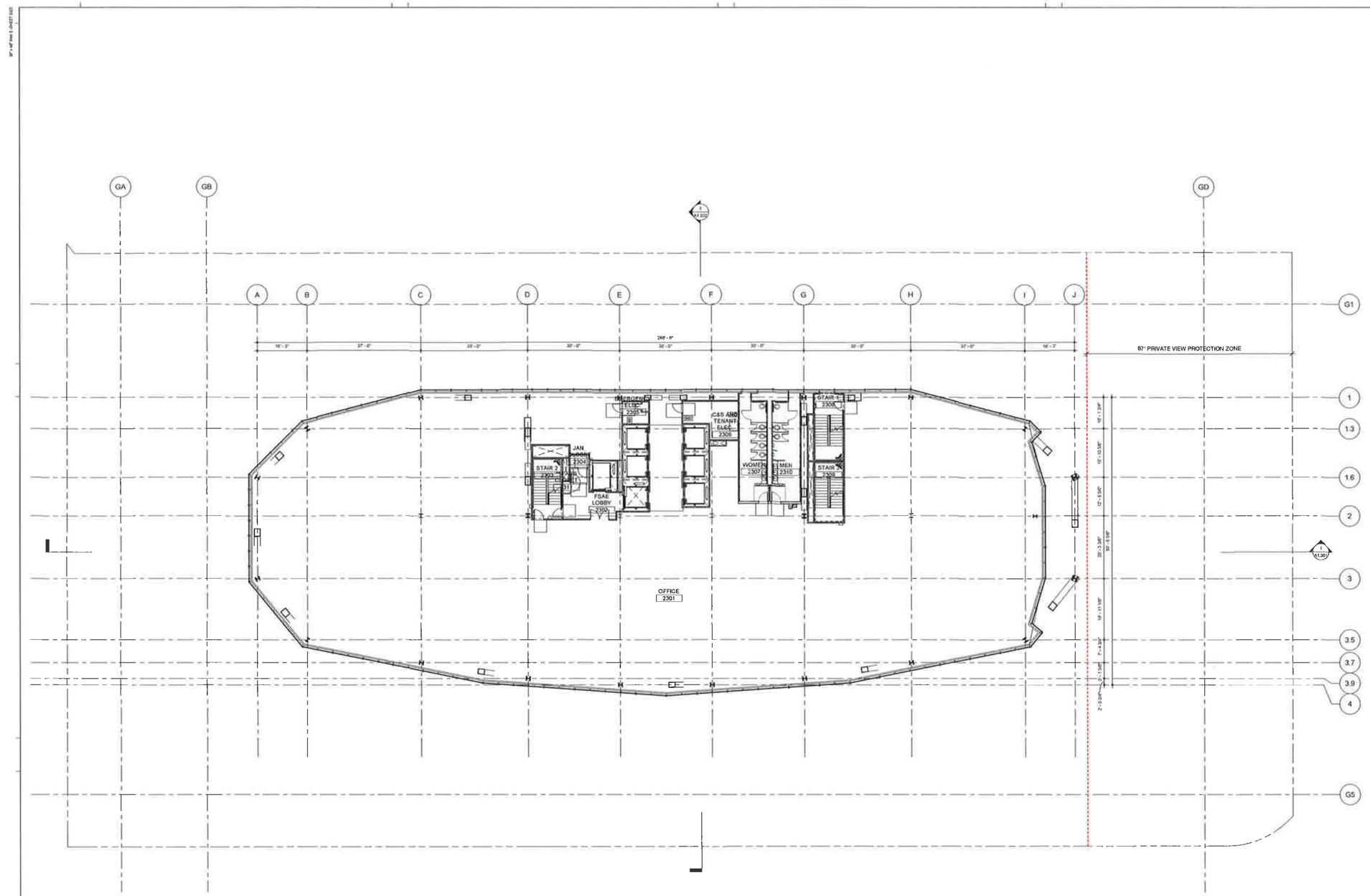
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.
A1.122

REVISION NO.
00



PROJECT

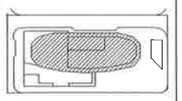


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KEY PLAN



NO	ISSUES	DATE
1	DESIGN REVIEW	08.29.2019
2	DESIGN REVIEW R1	01.17.2020
3	DESIGN REVIEW R2	05.12.2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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NORTH ARROW



DRAWING TITLE

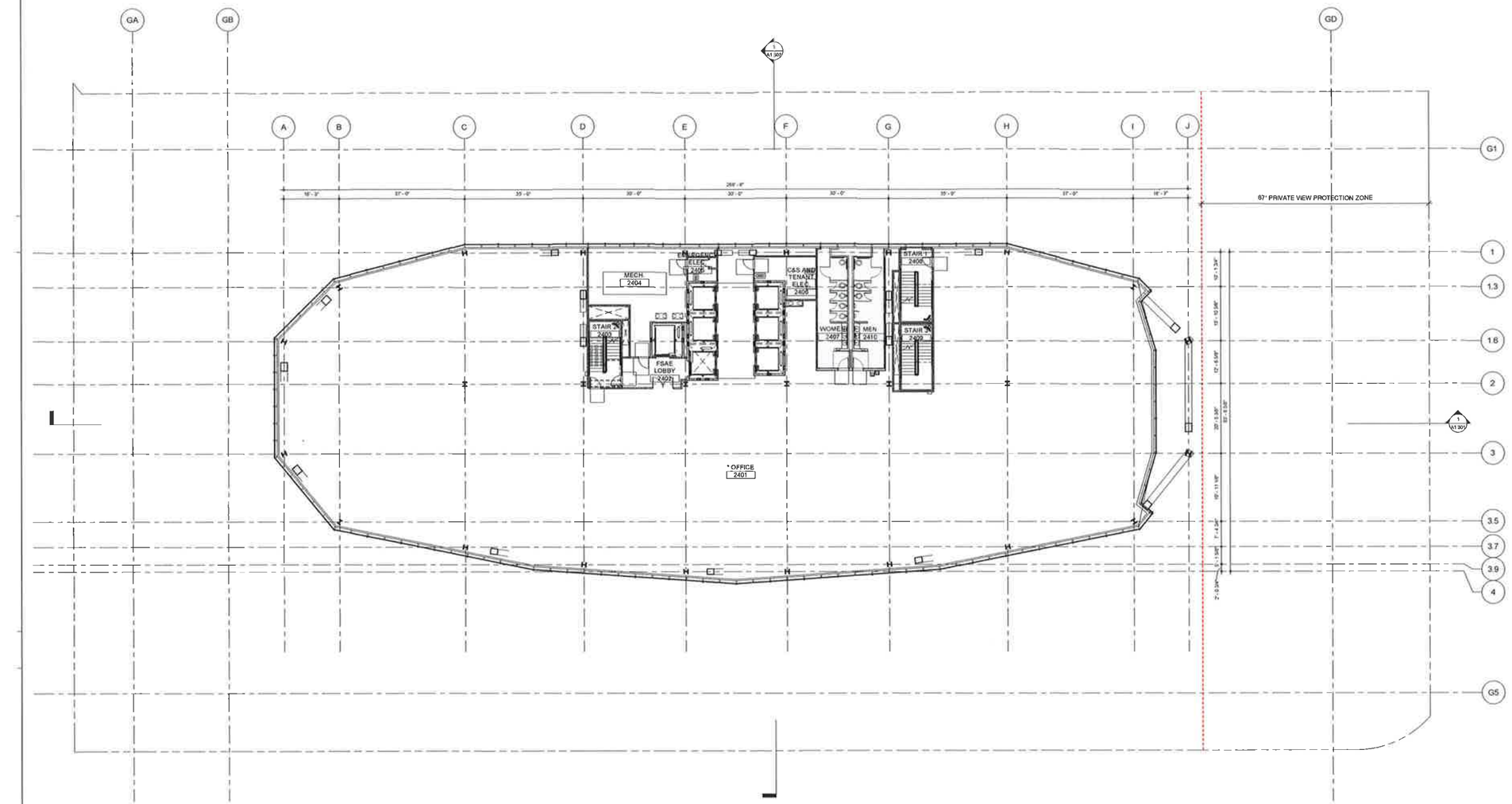
LEVEL 23

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.123	00



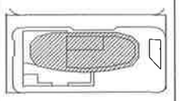
PROJECT



NE 8TH
Bellevue, WA

CLIENT
Illumina USA
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T: 206-726-8000

KEY PLAN



NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW	08/30/2019
2	DESIGN REVIEW R1	07/17/2020
3	DESIGN REVIEW R2	09/17/2020

NO	ISSUED	DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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NORTH ARROW

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DRAWING TITLE

LEVEL 24

DRAWN	CHECKED
Author	Checker

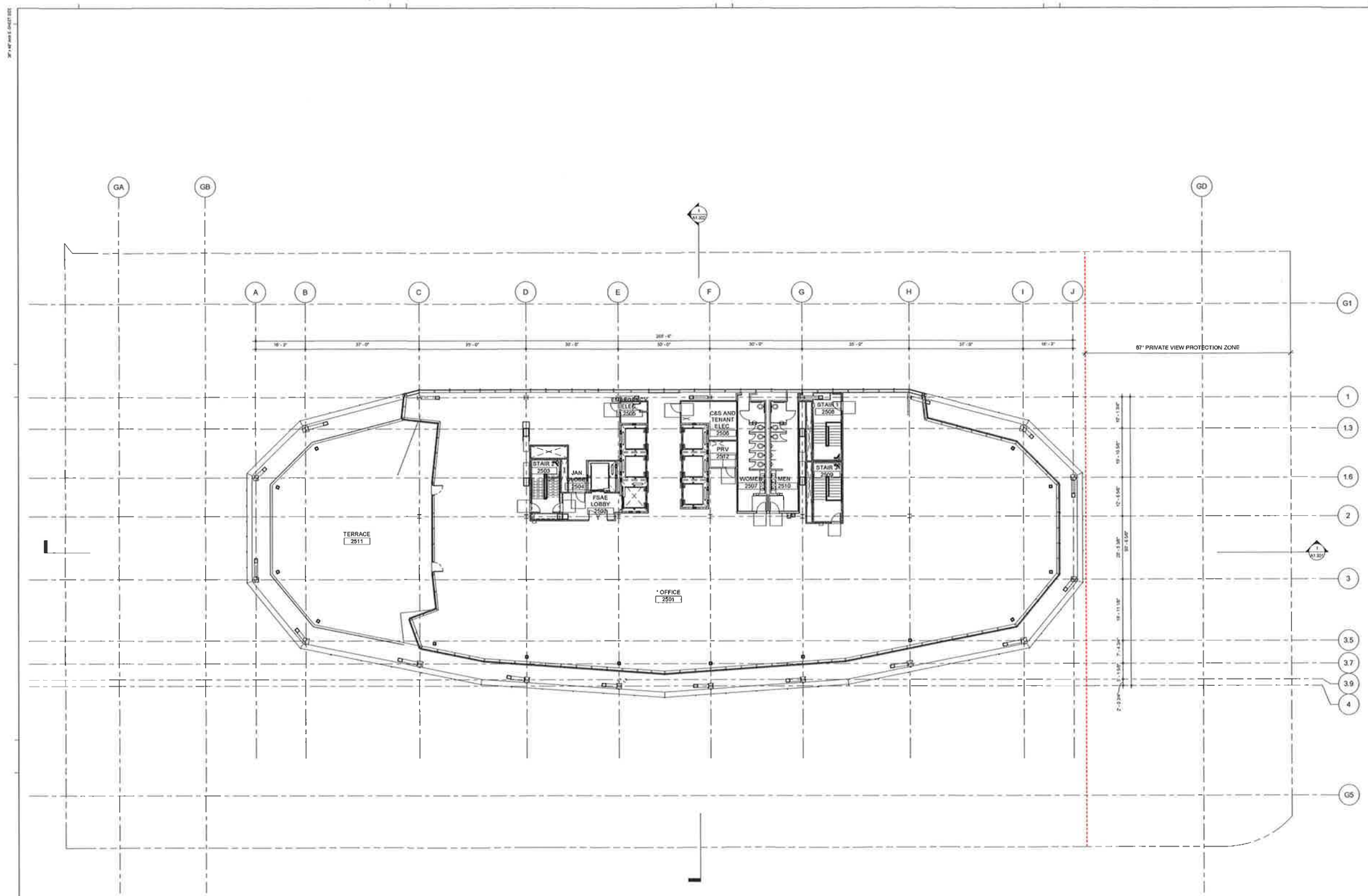
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO.
A1.124	00

FILE NAME
PLOT DATE



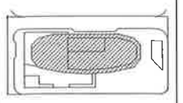
PROJECT



NE 8TH
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Skanska USA
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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DESIGN REVIEW R2

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STAMP

NORTH ARROW



DRAWING TITLE

LEVEL 25

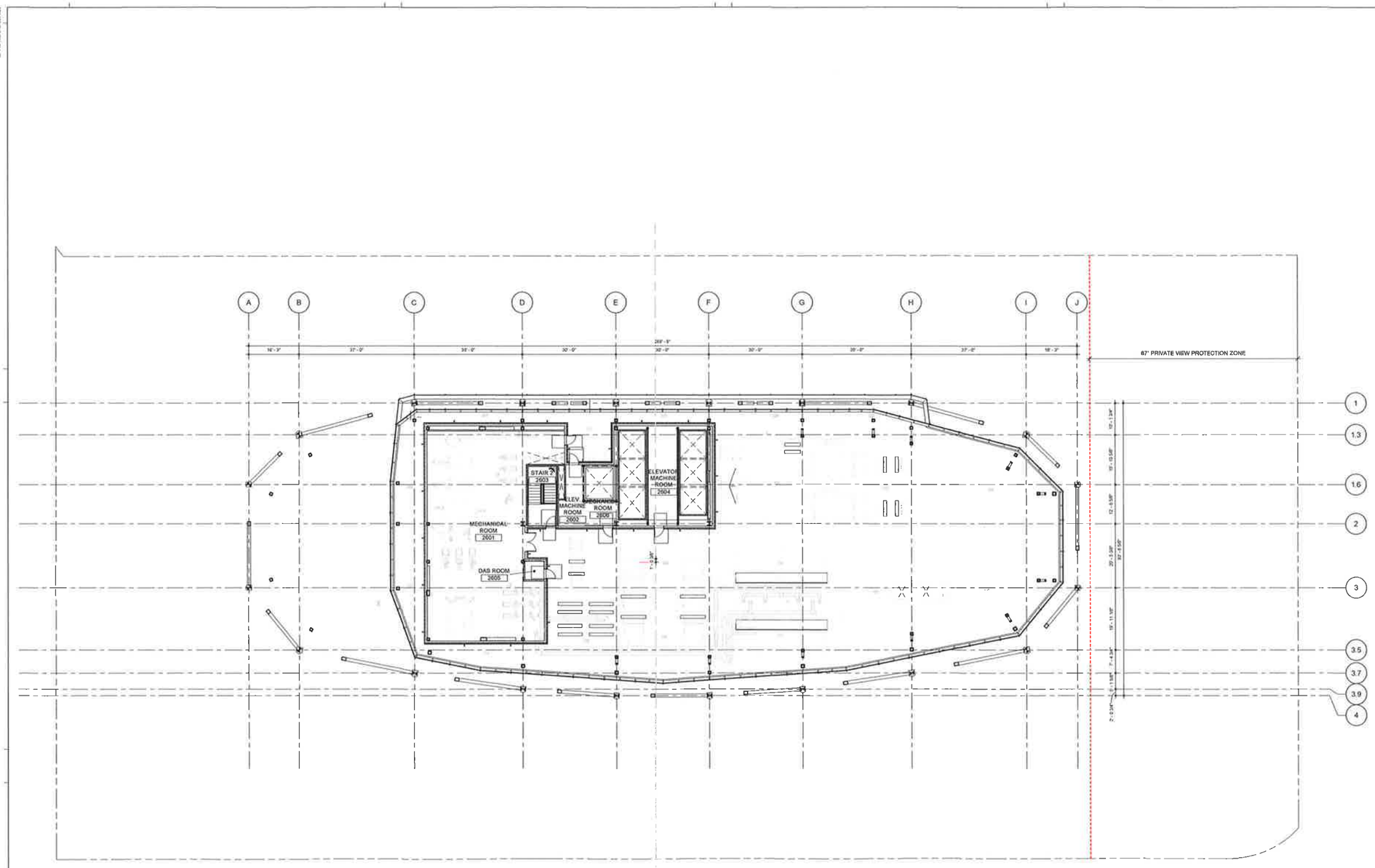
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	06/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.
A1.125

REVISION NO.
00



PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW #2

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NORTH ARROW

N

DRAWING TITLE

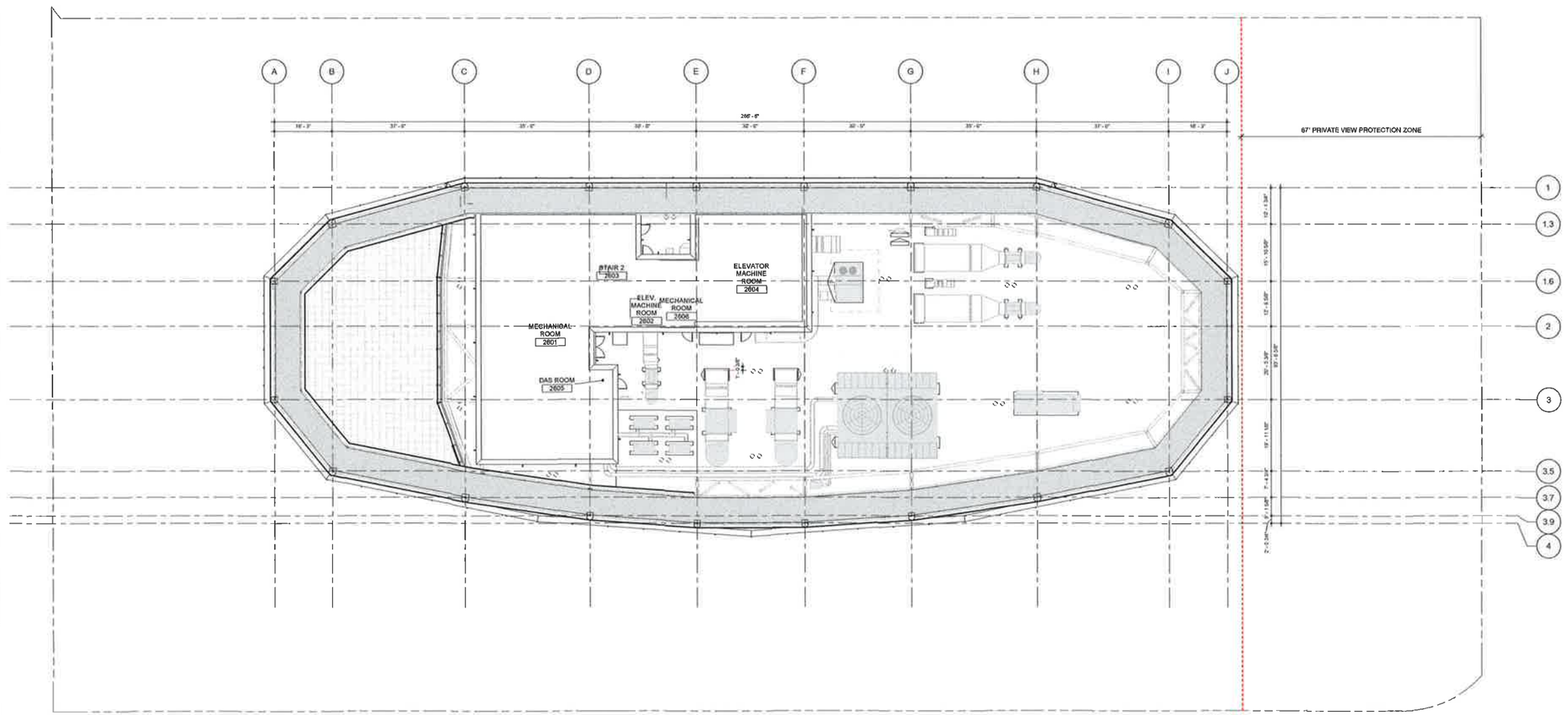
LEVEL 26 - MECHANICAL

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.126	00



PROJECT



NE 8TH
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KEY PLAN

1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

NO	ISSUED	DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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NORTH ARROW

DRAWING TITLE

ROOF PLAN

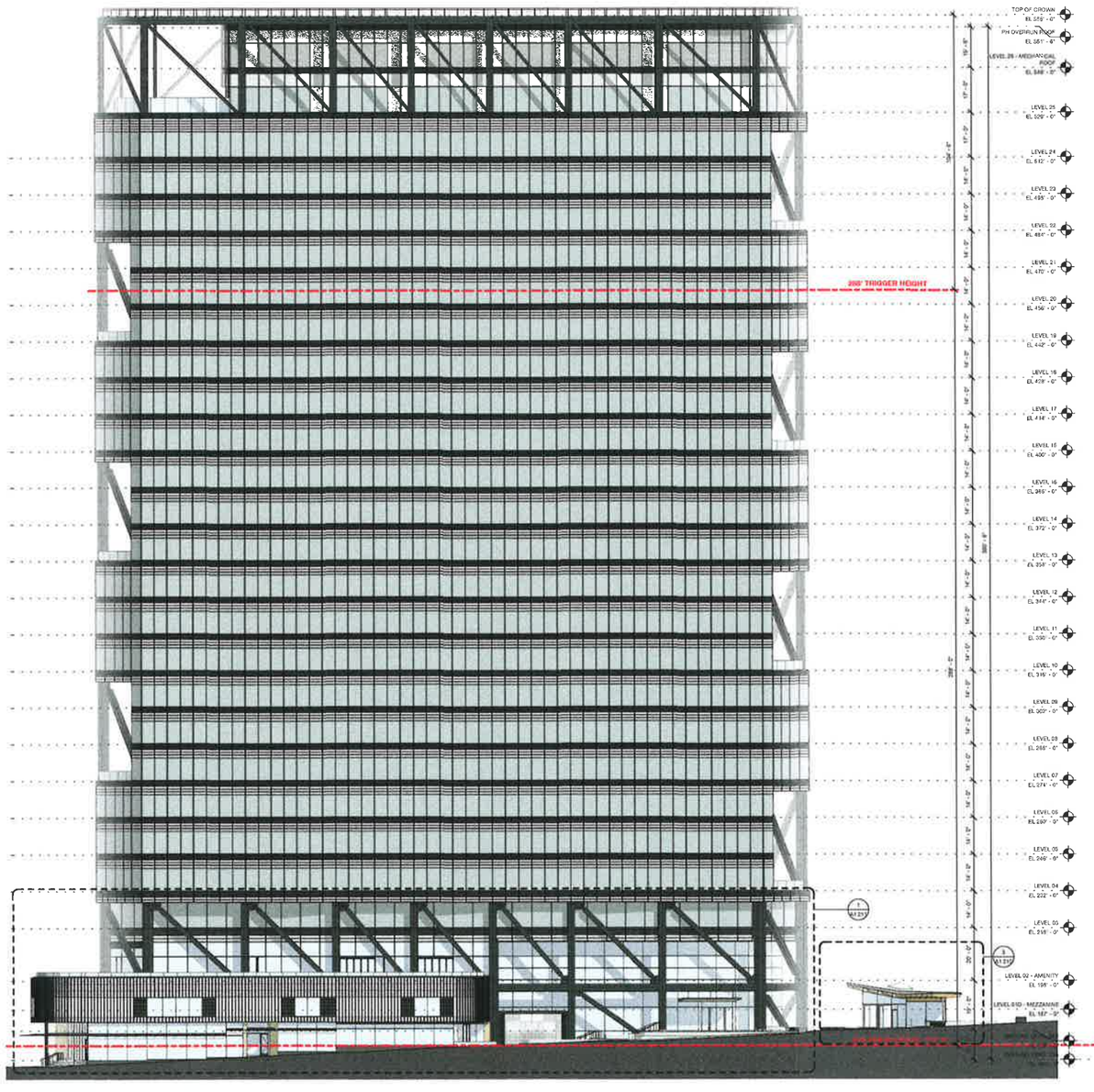
DRAWN	CHECKED
Author	Checker
SCALE @ RACH L: 3/32" = 1'-0"	DATE: 06/05/20

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO.
A1.127

REVISION NO.
00



1 SOUTH ELEVATION
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"

PROJECT



NE 8TH
Bellevue, WA

CLIENT
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW #2

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STAMP

NORTH ARROW

DRAWING TITLE

BUILDING ELEVATIONS

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
1/16" = 1'-0"	01/17/2020

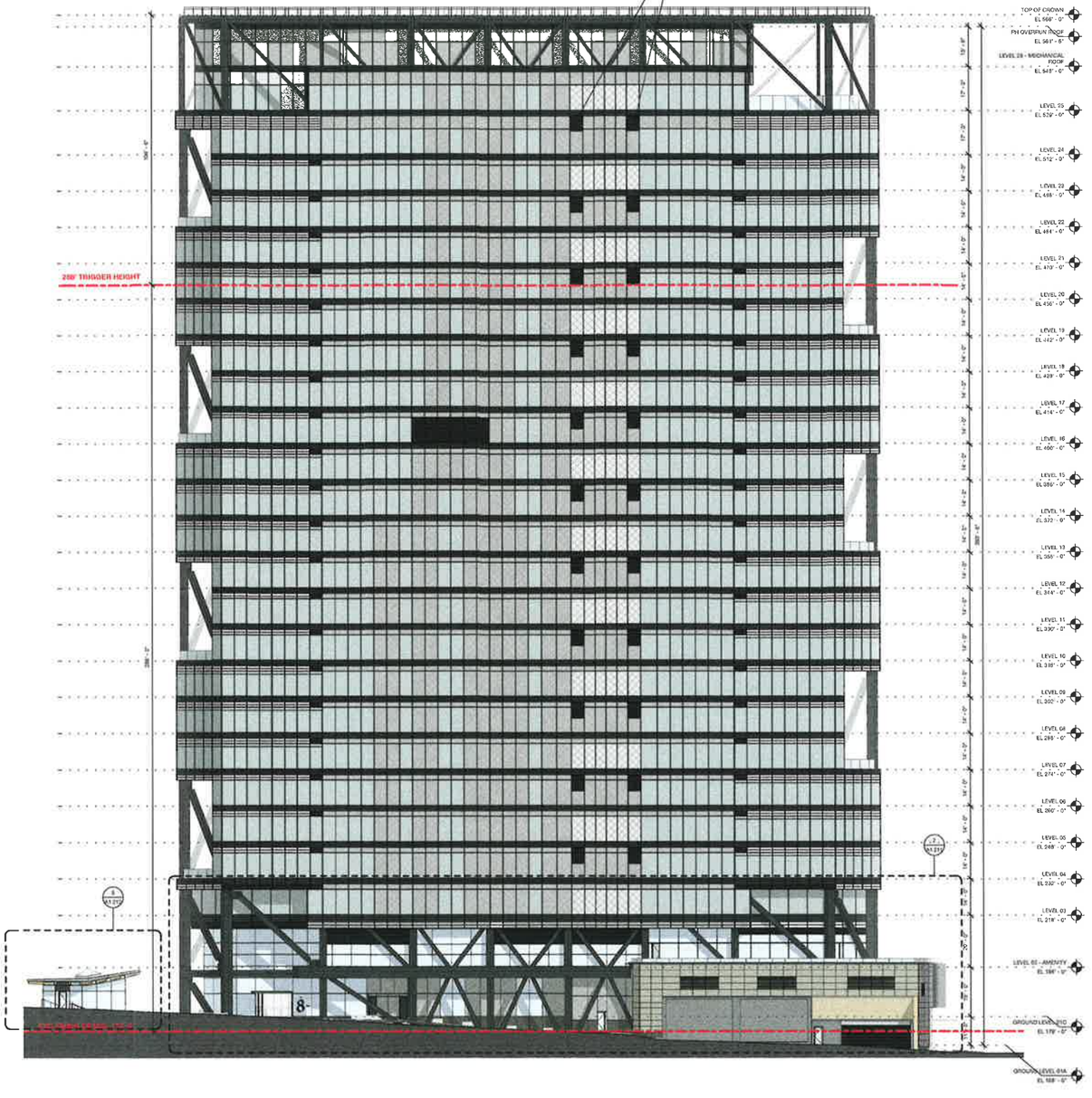
GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1805

DRAWING NO
A1.201

REVISION NO
00

TYPICAL INTAKE AND EXHAUST MECHANICAL LOUVERS EVERY OTHER FLOOR. MATERIAL TO MATCH ALUMINUM COLOR OF CURTAIN WALL.



1 NORTH ELEVATION
1/16" = 1'-0"

2 WEST ELEVATION
1/16" = 1'-0"

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Shorenda, LLC
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T 206-715-7000

KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

BUILDING ELEVATIONS

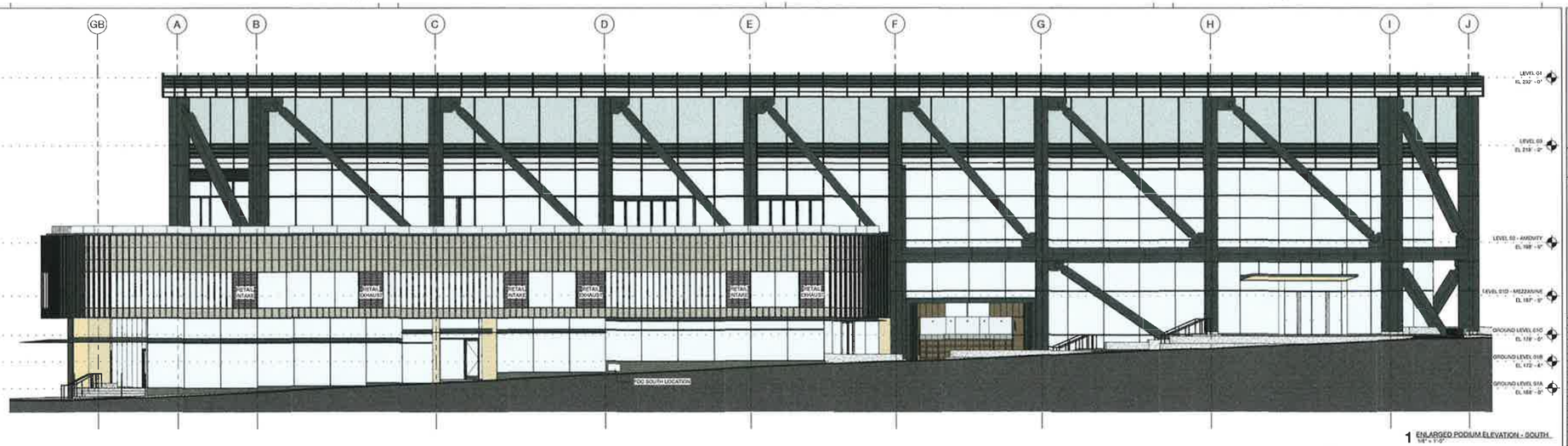
DRAWN: Author	CHECKED: Checker
SCALE @ ARCH E: 1/16" = 1'-0"	DATE: 01/17/2020

GRAPHIC SCALE
0 8 16 32
SCALE IN FEET

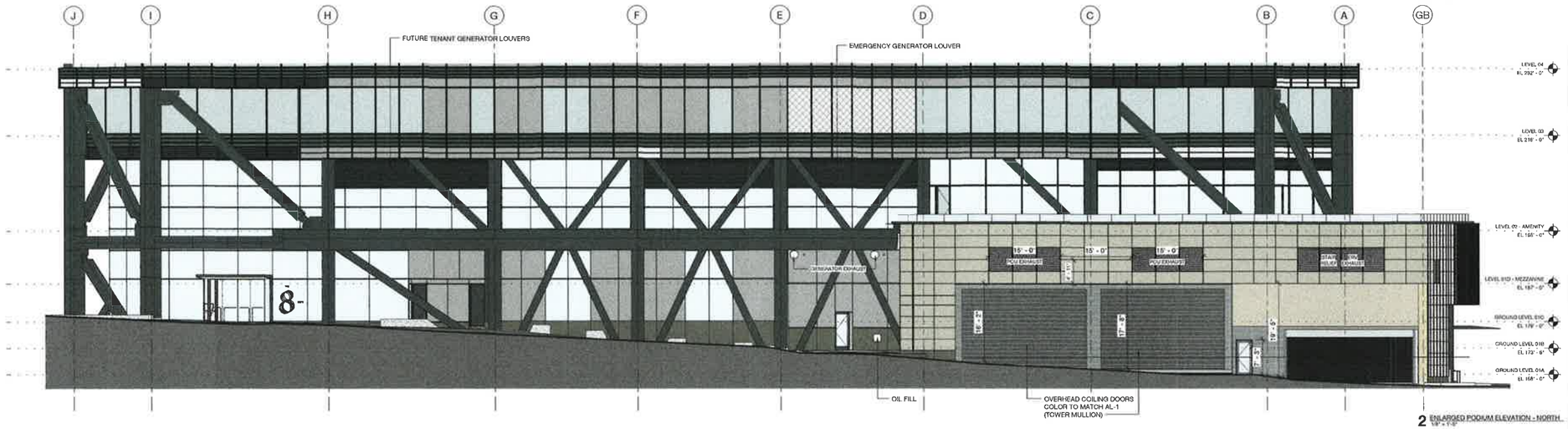
PROJECT NO
1806

DRAWING NO
A1.203

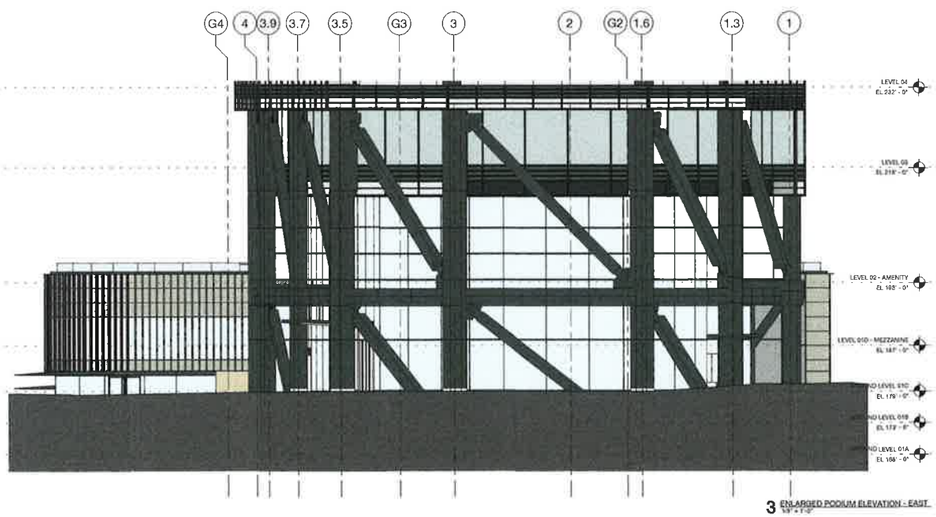
REVISION NO
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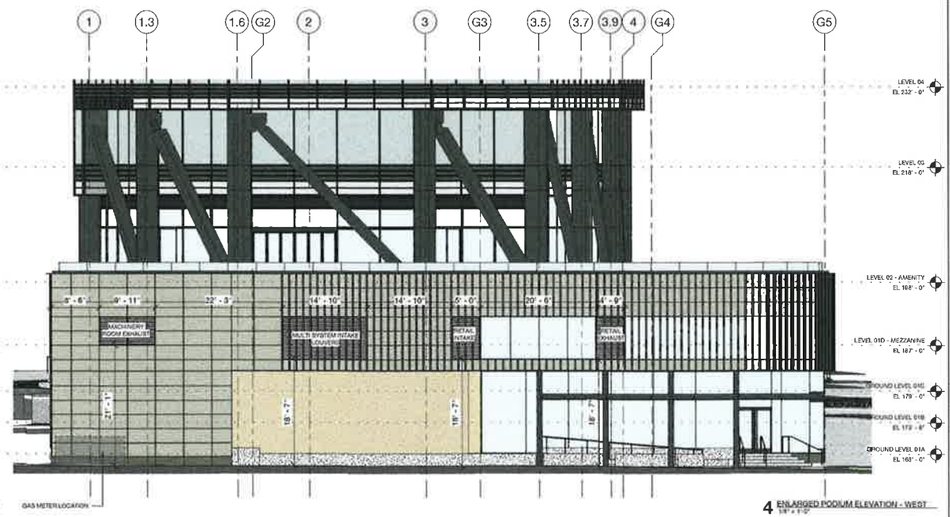
1 ENLARGED PODIUM ELEVATION - SOUTH
1/8" = 1'-0"



2 ENLARGED PODIUM ELEVATION - NORTH
1/8" = 1'-0"



3 ENLARGED PODIUM ELEVATION - EAST
1/8" = 1'-0"



4 ENLARGED PODIUM ELEVATION - WEST
1/8" = 1'-0"

PLOTTING DATE

PROJECT



NE 8TH
Bellevue, WA

CLIENT
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KEY PLAN

NO	DESIGN REVIEW	05/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	04/13/2020

NO	ISSUED	DATE

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DRAWING STATUS:
DESIGN REVIEW R2

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NOT FOR CONSTRUCTION

STAMP

NORTH ARROW

N

DRAWING TITLE

ENLARGED PODIUM ELEVATIONS

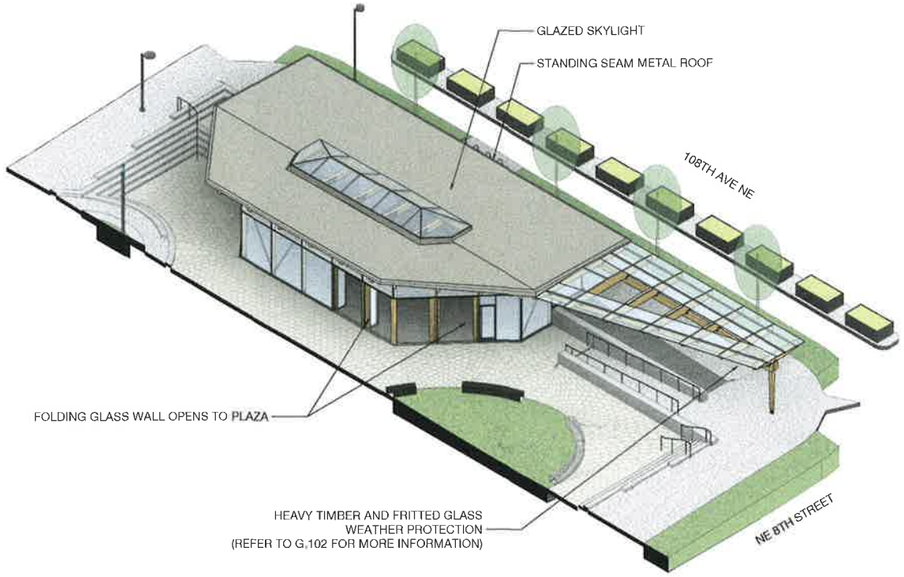
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
1/8" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

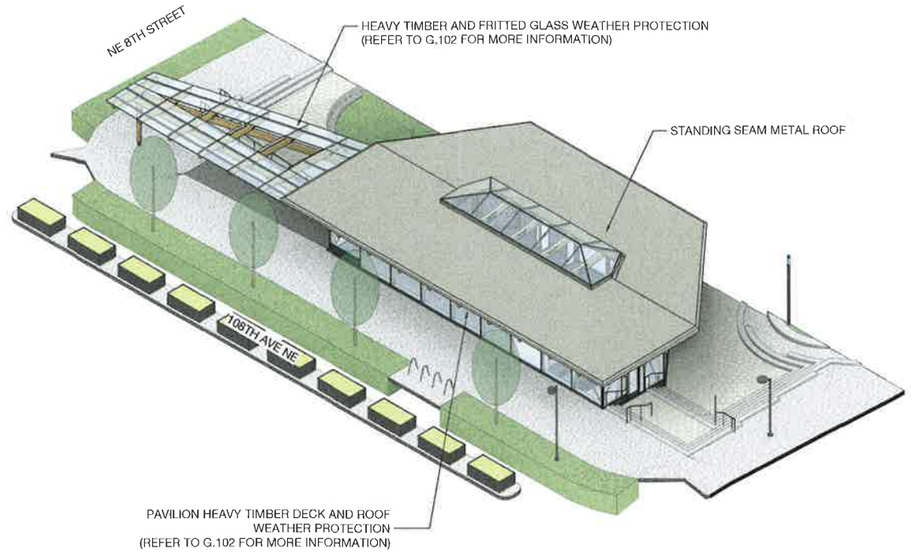
PROJECT NO.
1806

DRAWING NO.
A1.211

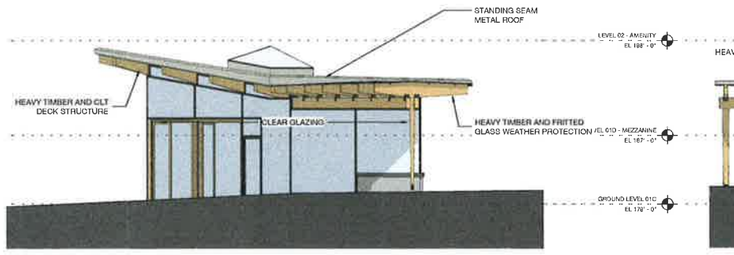
REVISION NO.
00



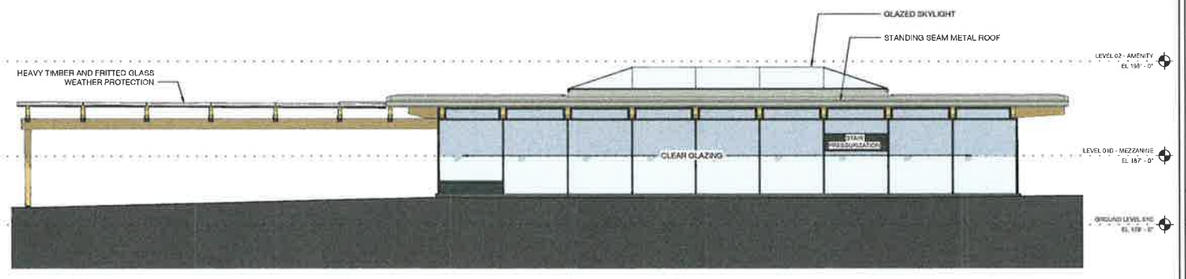
1 SW PAVILION AXON



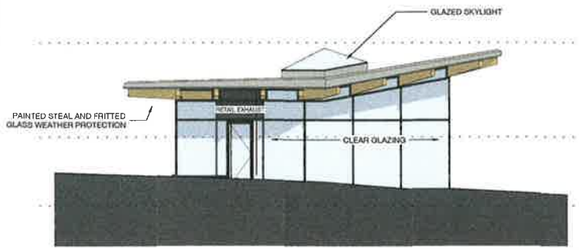
2 NE PAVILION AXON



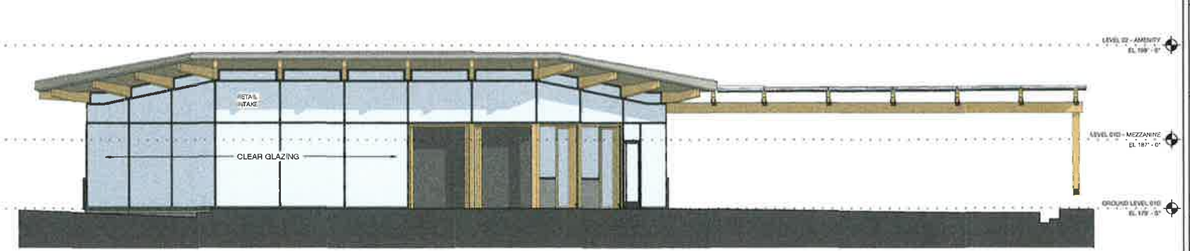
3 ENLARGED PAVILION ELEVATION - SOUTH
3/16" = 1'-0"



4 ENLARGED PAVILION ELEVATION - EAST
3/16" = 1'-0"



5 ENLARGED PAVILION ELEVATION - NORTH
3/16" = 1'-0"



6 ENLARGED PAVILION ELEVATION - WEST
3/16" = 1'-0"

PROJECT

NE 8TH
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KEY PLAN

NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW R1	09/18/2019
2	DESIGN REVIEW R2	01/17/2020
3	DESIGN REVIEW R3	06/12/2020

NO	ISSUED	DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

ENLARGED PAVILION ELEVATIONS + AXONS

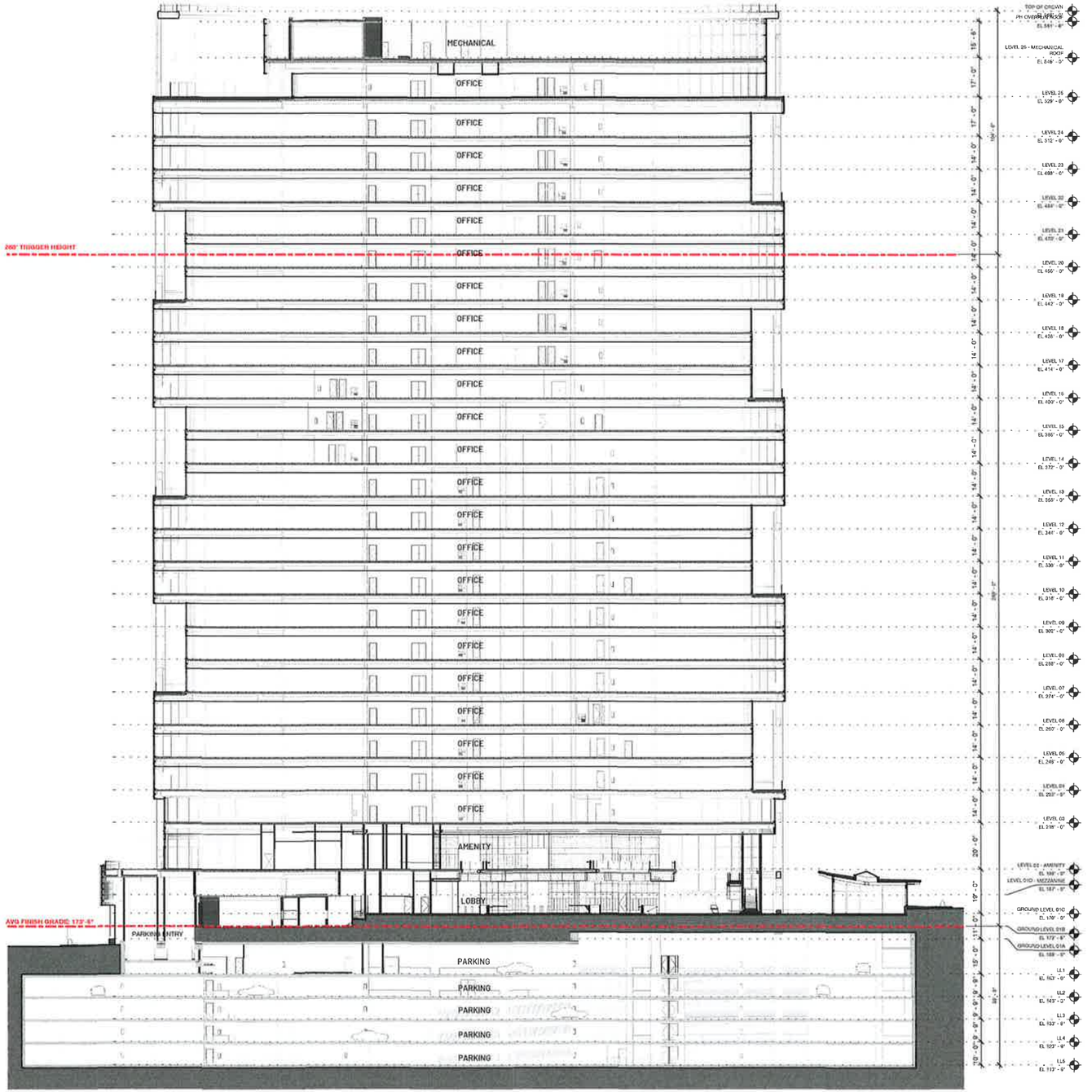
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH'D	DATE
3/16" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
A1.212

REVISION NO
00



PROJECT



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KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW #2

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DRAWING TITLE

TOWER LONGITUDINAL SECTION

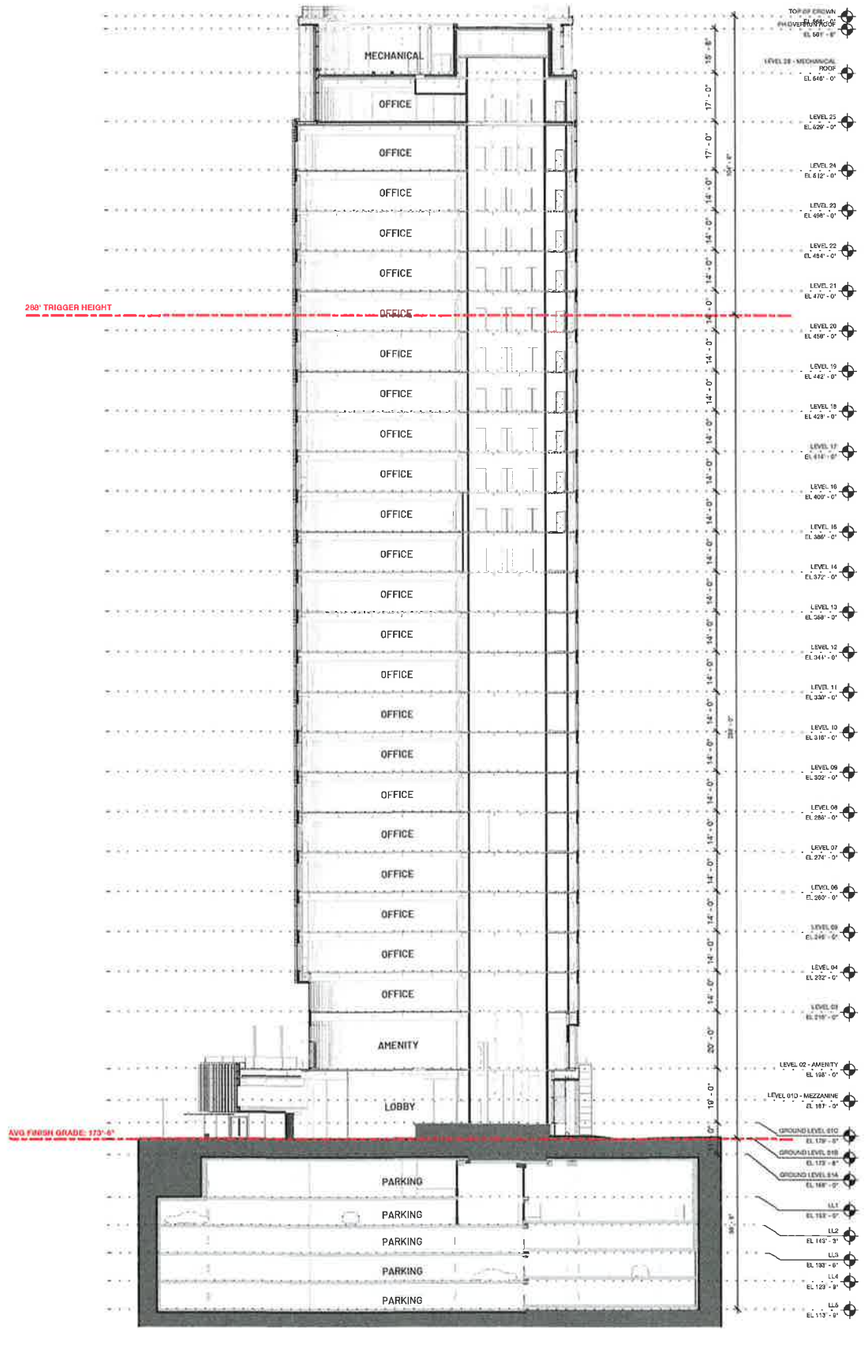
DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
1/16" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO
A1.301

REVISION NO
00



PROJECT



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KEY PLAN

#	DESIGN REVIEW	PR-DR-2019
2	DESIGN REVIEW R1	05-17-2019
3	DESIGN REVIEW R2	08-12-2019

NO	ISSUED	DATE

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DRAWING STATUS
DESIGN REVIEW R2

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TOWER TRANSVERSE SECTION

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
1/16" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 8 16 32
SCALE IN FEET

PROJECT NO.
1806

DRAWING NO.
A1.302

REVISION NO.
00

1 E-W PODIUM SECTION 1 - AE
3/32" = 1'-0"

2 E-W PODIUM SECTION 3 - AE
3/32" = 1'-0"

3 E-W PODIUM SECTION 2 - AE
3/32" = 1'-0"

PROJECT



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KEY PLAN

NO.	ISSUES	DATE
1	DESIGN REVIEW	08.28.2019
2	DESIGN REVIEW R1	01.17.2020
3	DESIGN REVIEW R2	06.12.2020

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NORTH ARROW

DRAWING TITLE

PODIUM SECTIONS

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH D	DATE
3/32" = 1'-0"	01/17/2020

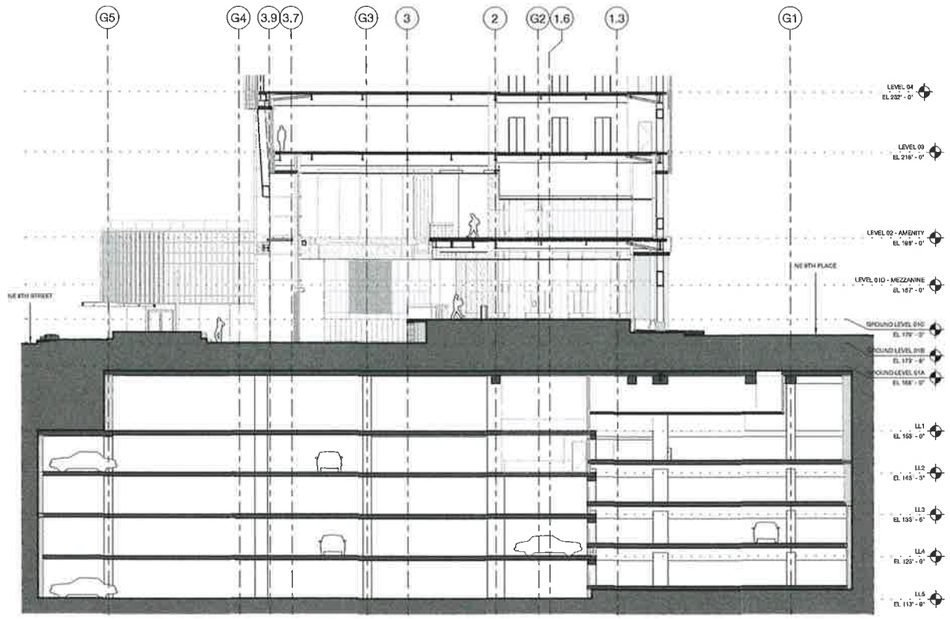
GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1806

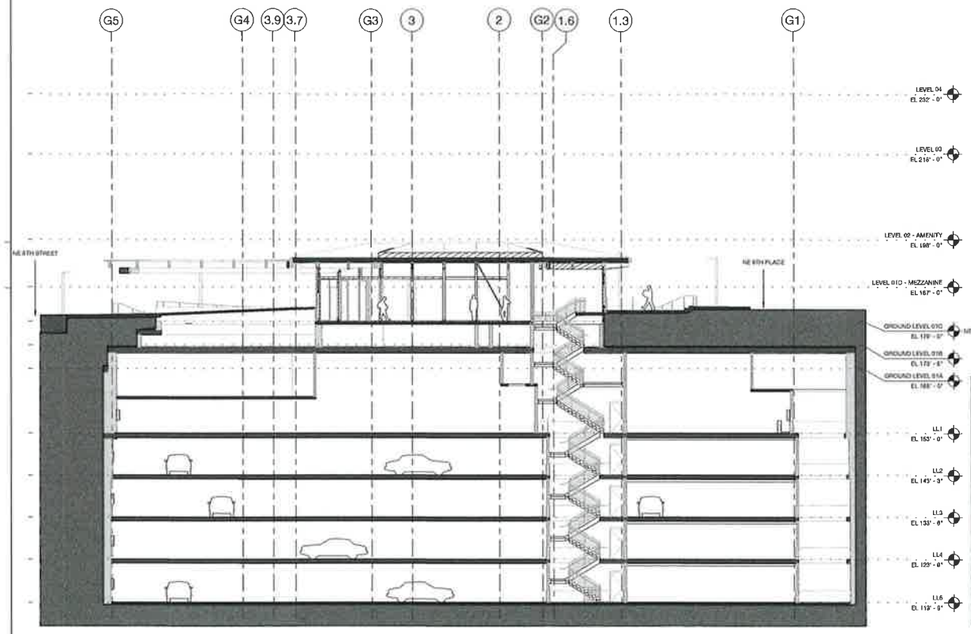
DRAWING NO.
A1.303

REVISION NO.
00

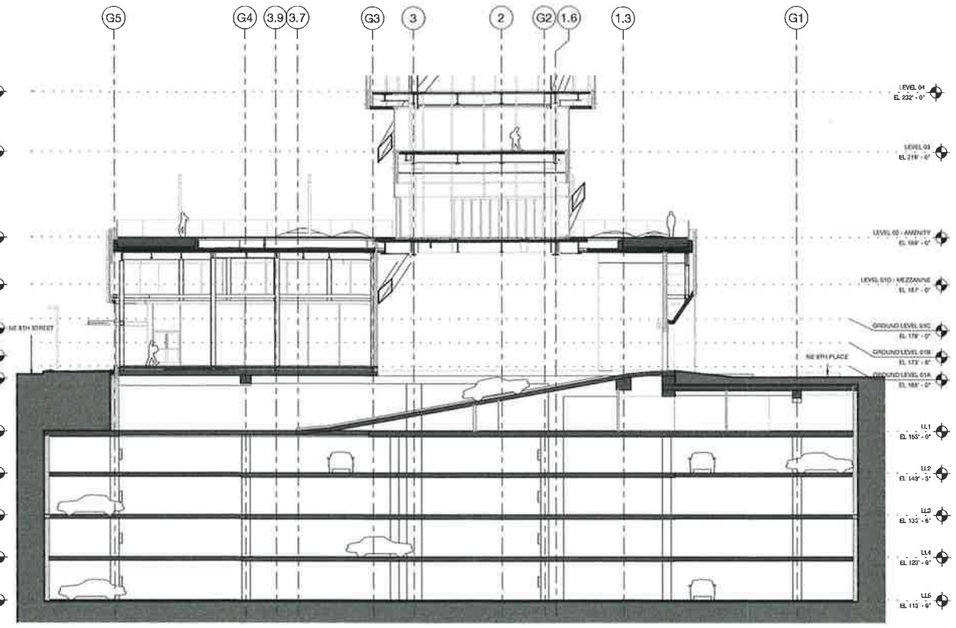
FILENAME
PLOT DATE
PLOT BY



1 N-S PODIUM SECTION 1
3/32" = 1'-0"



3 N-S PODIUM SECTION 3
3/32" = 1'-0"



2 N-S PODIUM SECTION 2
3/32" = 1'-0"

PROJECT



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KEY PLAN

1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

NO	ISSUED	DATE

REVISIONS

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PODIUM SECTIONS

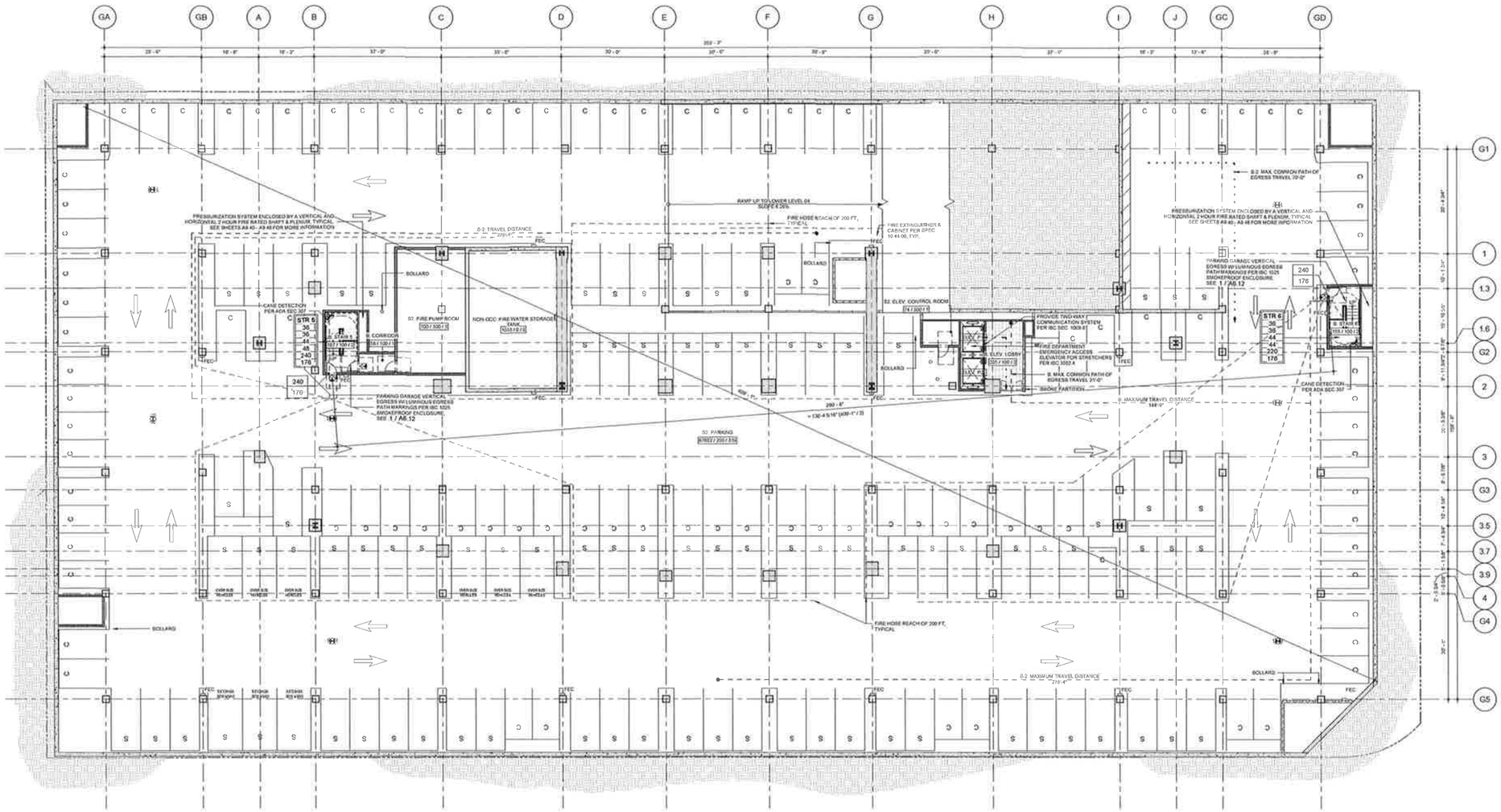
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Author	Checker
SCALE @ ARCH E	DATE
3/32" = 1'-0"	01/17/2020

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1806

DRAWING NO	REVISION NO
A1.304	00

PLOT NAME
PLOT DATE



NOTES
1. BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER INTERNATIONAL BUILDING CODE (IBC) SECTION 903
2. REFER TO A0.00 TO A0.14 SHEETS FOR ADDITIONAL AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND NOTES
3. PROVIDE TWO-WAY COMMUNICATION SYSTEM AS REQUIRED FOR ACCESSIBLE MEANS OF EGRESS PER IBC SECTION 1009.8
4. PROVIDE EMERGENCY VOICE ALARM COMMUNICATION SYSTEM PER IBC SECTION 907.5.A5 REQUIRED FOR HIGH-RISES PER IBC SECTION 403
5. EQUIPMENT, STORAGE ELEMENTS, AND FURNITURE SHOWN IS CONCEPTUAL AND FOR DESIGN INTENT ONLY
6. ALL SECURITY LOCKS AND TURNSTILES WILL BE DEACTIVATED DURING EMERGENCY
7. USE AND OCCUPANCY CLASSIFICATION: BUSINESS GROUP B, LOW HAZARD STORAGE GROUP S-2 AND ASSEMBLY GROUP A-2 & A-3 [IBC CHAPTER 3]
8. BUSINESS GROUP B & STORAGE GROUP S, MAXIMUM COMMON PATH OF TRAVEL: 100 FT [IBC TABLE 1006.2.1]
9. BUSINESS GROUP B EXIT ACCESS TRAVEL DISTANCE: 300 FT & STORAGE GROUP S-2 EXIT ACCESS TRAVEL DISTANCE: 400 FT [IBC TABLE 1017.2]
10. OCCUPANCY GROUP B & S: WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET [IBC 1020.4]
11. STANDPIPE SYSTEMS PER INTERNATIONAL FIRE CODE SECTION 905
12. HOSE VALVES FOR FIRE DEPARTMENT USE ONLY, LOCATED ON THE INTERMEDIATE LANDINGS OF EACH REQUIRED EXIT STAIRWAY. MAXIMUM DISTANCE OF TRAVEL FROM A HOSE CONNECTION TO MOST REMOTE PORTION OF A FLOOR: 200 FT PER BELLEVUE CITY CODE (BCC) 23.10.905.1
13. BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC SECTION 903, NFPA 13 APPLICABLE CHAPTERS, AND/OR IFC SECTION 914.3 HIGH-RISE BUILDING AUTOMATIC SPRINKLER SYSTEM
14. FIRE ALARM SYSTEM PER IBC SECTION 907 AND LOCAL REQUIREMENTS
15. FIRE DEPARTMENT CONNECTION PER IFC SECTION 912 AND LOCAL REQUIREMENTS
16. PORTABLE FIRE EXTINGUISHERS PER IFC SECTION 906, STATE AND FEDERAL OSHA REGULATIONS, AND ALL OTHER RELEVANT PROVISIONS
a. FEC IS LOCATED WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT.
b. FEC IS LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE TO ANY EXTINGUISHER IS 75 FEET.
c. ONE (1) APPROPRIATE FEC TO BE PROVIDED FOR EACH 3,000 SQUARE FEET OF BUILDING AREA
17. PARKING GARAGE & MOTOR VEHICLE RELATED OCCUPANCIES PER IBC SECTION 406
18. ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PER IBC SECTION 427, ADA DESIGN STANDARDS, AND LOCAL CODES
19. MEANS OF EGRESS AND EVACUATION PER BCC CHAPTER 23.10 AND IBC CHAPTER 10
20. LUMINOUS EGRESS PATH MARKINGS TO BE PROVIDED PER IBC 1025
21. ENCLOSED ELEVATOR LOBBY TO COMPLY WITH IBC 3006.3.2; HOISTWAY OPENING PROTECTION
22. DOORS IN SMOKE PARTITIONS TO COMPLY WITH IBC 716.5.2.
23. STAIRS SERVING THE CANADA TO BE SMOKEPROOF ENCLOSURES IN ACCORDANCE WITH IBC SECTION 406.1 UNDERGROUND BUILDINGS, EXCEPTION 2
24. STAIRS OR STAIR SHAFTS SHALL BE CONSTRUCTED AS SMOKE SHAFT ENCLOSURES IN ACCORDANCE WITH IBC SECTION 403 AND 909
25. SMOKE PROOF ENCLOSURES AND SMOKE CONTROL SYSTEMS TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 1023.11 AND SECTION 909.20
26. ELEVATOR INSTALLATION AND OPERATION IN HIGH-RISE BUILDINGS PER IBC CHAPTER 30 AND SECTION 403.6.1 & 403.6.2 (OR SECTION 403.6)
27. ELEVATOR TO COMPLY WITH IBC SECTION 3007
28. GATES AND EXTERIOR EXIT DOORS TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 1022
29. DOORS, GATES AND TURNSTILES TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 1010

OCCUPANCY LOAD SUMMARY - BELOW GRADE PARKING LEVEL 5

Space	Area	Load Factor	Occupant Load
B			
CORRIDOR	68 SF	100	1
ELEV. LOBBY	204 SF	100	3
STAIR 5	166 SF	100	2
STAIR 6	154 SF	100	2
NON-OCC			
FIRE WATER STORAGE TANK	1032 SF	0	0
S2			
ELEV. CONTROL ROOM	73 SF	300	1
FIRE PUMP ROOM	699 SF	300	3
PARKING	67692 SF	200	339
	70017 SF		351

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAY (IN OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 5	48	0.20	240	176
STAIR 6	44	0.20	220	176

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 4

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN OCCUPANT)	DOOR CAPACITY	DOOR LOAD
STAIR 5	36	0.15	240	176
STAIR 6	36	0.15	240	176

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
1/3 of 4 3/16"	280'-6"

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1805.8.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	148'-0"	50'	0'-0"	100'	21'-0"
S-2	400'	278'-4"	50'	-	100'	70'-0"

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FEC FIRE EXTINGUISHER CABINET

RE B/S STALL COUNT 5/5/2020

	STANDARD STALLS		COMPACT STALLS		ASSESSIBLE STALLS				
	STANDARD	VAN	COMPACT	VAN	REGULAR	ADA	VAN	TOTALS
LEVEL 01	2	0	0	23	2	1	1	1	30
LEVEL 02	62	11	0	107	0	4	2	2	188
LEVEL 03	71	13	0	109	0	6	4	3	206
LEVEL 04	73	10	0	108	0	6	4	3	204
LEVEL 05	97	8	0	105	0	6	4	3	223
TOTALS:	305	42	0	452	1	3	13	9	878
STANDARD	Total Stalls	350	44.61%						
COMPACT	Total Stalls	452	53.73%						
ADA	Total Stalls	26	2.96%						
FICS	Total Stalls	50	5.82%						

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL
- ADA PATH OF TRAVEL

STAIR INFORMATION

STR#1	
36	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
48	PROVIDED DOOR WIDTH (IN)
44	MINIMUM REQUIRED STAIR WIDTH (IN)
220	PROVIDED STAIR WIDTH (IN)
55	MAXIMUM ALLOWED OCCUPANT
	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B- OFFICE
1200 F / 100 F / 12
OCCUPANCY CLASS ROOM USE
AREA/OCCUPANT LOAD FACTOR, WARES IN GONS' ASSEMBLY SPACES /OCCUPANT LOAD

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/29/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/13/2020

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DRAWING STATUS
DESIGN REVIEW R2

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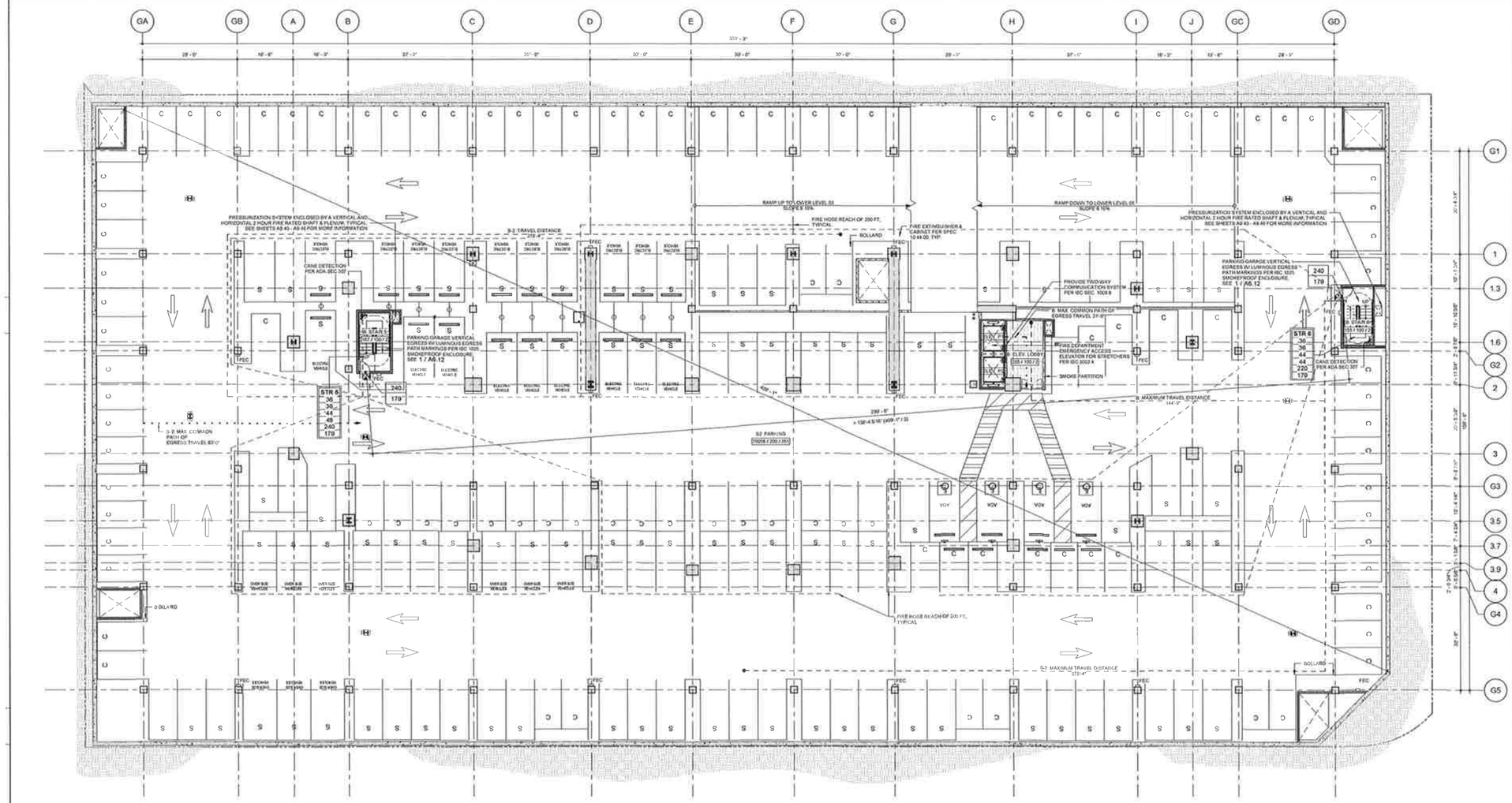
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STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - BELOW GRADE PARKING LEVEL 05

DRAWN: DS
CHECKED: DB
SCALE @ ARCH E: 3/32" = 1'-0"
DATE: 06/15/20
GRAPHIC SCALE: 0 6 12 24 — SCALE IN FEET
PROJECT# 1832.00
DRAWING NO: A0.25B
REVISION NO: 00



NOTES
SEE SHEET A0.20B

OCCUPANCY LOAD SUMMARY - BELOW GRADE PARKING LEVEL 4

Space	Area	Load Factor	Occupant Load
B			
ELEV. LOBBY	204 SF	100	3
STAIR 5	166 SF	100	2
STAIR 6	154 SF	100	2
S2			
PARKING	70505 SF	200	351
	70533 SF		358

EXIT STAIR REQUIREMENT
PER BCG 2018, BASED ON IBC 2015 SECTION 1006.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 5	48	0.20	240	179
STAIR 6	44	0.20	220	179

EXIT DOOR REQUIREMENT
PER BCG 2018, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN OCCUPANT)	DOOR CAPACITY	DOOR LOAD
STAIR 5	36	0.15	240	179
STAIR 6	36	0.15	240	179

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
1/3 of diag	290'-6"

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	144'-2"	*50'	31'-0"	100'	31'-0"
S-2	400'	278'-4"	*50'	31'-0"	100'	67'-0"

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FEC FIRE EXTINGUISHER CABINET

NE 8th STALL COUNT 5/30/20

	STANDARD STALLS		COMPACT STALLS		ACCESSIBLE STALLS				
	VARIANCE	EXIST.	EXISTING	EXIST.	VAN VAN	VAN	EXIST.	TOTALS
LEVEL 01	7	0	6	48	2	3	2	1	56
LEVEL 02	52	61	6	207	1	6	3	1	285
LEVEL 03	75	91	6	159	5	8	4	5	268
LEVEL 04	71	67	6	103	5	8	4	3	206
LEVEL 05	67	0	6	113	5	8	4	4	243
TOTALS	272	67	30	630	18	33	17	14	978
STANDARD	Note/Math	272	69.63%						
COMPACT	Note/Math	457	53.29%						
ADA	Note/Math	33	2.93%						
EVCS	Note/Math	51	5.81%						

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL
- ADA PATH OF TRAVEL

STAIR INFORMATION: STR#1 — EXIT DESIGNATION; 36 — MINIMUM REQUIRED DOOR WIDTH (IN); 36 — PROVIDED DOOR WIDTH (IN); 44 — MINIMUM REQUIRED STAIR WIDTH (IN); 44 — PROVIDED STAIR WIDTH (IN); 220 — MAXIMUM ALLOWED OCCUPANT; 56 — OCCUPANT LOAD

EXIT INFORMATION: 220 — EXIT OCCUPANT CAPACITY; 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION: B: OFFICE (150 / 100 / 1.5) — OCCUPANCY CLASS ROOM USE; AREA/ OCCUPANT LOAD FACTOR, VARIES IN ABOVE ASSEMBLY SPACES/OCCUPANT LOAD

PROJECT
NE 8TH
Bellevue, WA

CLIENT
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KEY PLAN

NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

NO	ISSUES	DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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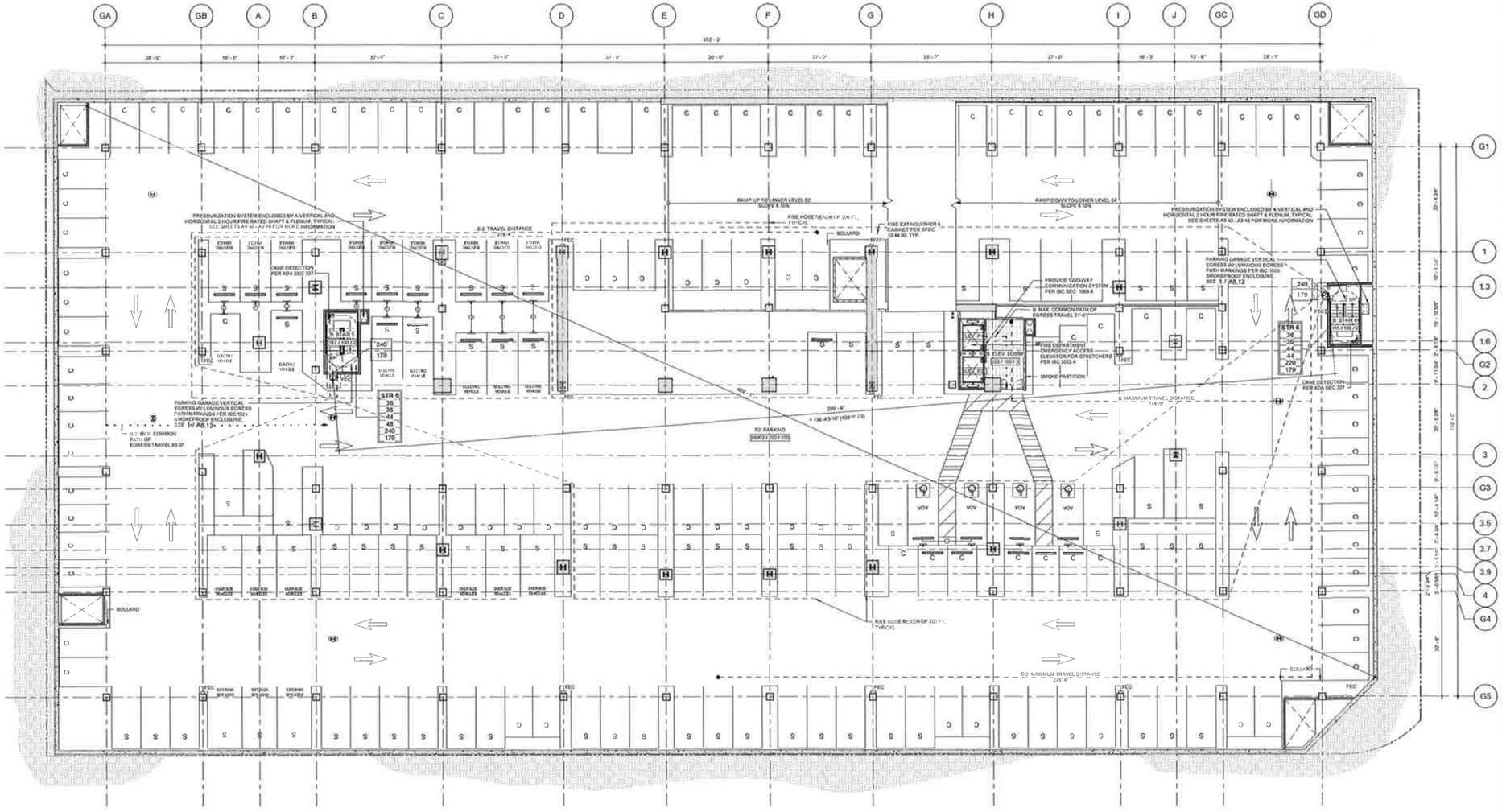
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - BELOW GRADE PARKING LEVEL 04

DRAWN: DS
CHECKED: DB
SCALE @ ARCH E: 3/32" = 1'-0"
DATE: 06/12/20
GRAPHIC SCALE: 0 4 8 16 24 — SCALE IN FEET
PROJECT NO: 1632.00
DRAWING NO: **A0.24B**
REVISION NO: 00



NOTES
SEE SHEET A0.29B

OCCUPANCY LOAD SUMMARY - BELOW GRADE PARKING LEVEL 3

Space	Area	Load Factor	Occupant Load
B			
ELEV. LOBBY	204 SF	100	3
STAIR 5	166 SF	100	3
STAIR 6	154 SF	100	2
S2			
PARKING	99902 SF	200	300
	70408 SF		307

EXIT STAIR REQUIREMENT
PER BCC 2018, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 5	48	0.22	240	179
STAIR 6	44	0.20	220	179

EXIT DOOR REQUIREMENT
PER BCC 2018, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOOR CAPACITY	DOOR LOAD
STAIR 5	36	0.15	240	179
STAIR 6	36	0.15	240	179

EXIT REMOTENESS
PER IBC 1007.1.1 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
1/3 = 4 5/16"	297'-0"

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED
B	300'	144'-0"	750'	0'-0"	100'	21'-0"
S-2	400'	278'-4"	750'	0'-0"	100'	63'-0"

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FEC FIRE EXTINGUISHER CABINET

NE 8th STALL COUNT

	STANDARD STALLS			COMPACT STALLS		ACCESSIBLE STALLS				LUNTERS
	STANDARD	EVES	SHARED	COMPACT	EVES	ADA VAN	ADA	EVES	TOTALS	
LEVEL 01	7	0	0	29	0	1	1	1	58	
LEVEL 02	63	15	4	107	4	0	7	1	198	
LEVEL 03	78	13	4	105	0	0	6	0	206	
LEVEL 04	73	19	4	106	0	0	5	0	208	
LEVEL 05	87	0	4	115	0	0	6	0	212	
TOTALS	305	47	16	466	4	1	25	2	870	
STANDARD	Total Stalls	352	64.65%							
COMPACT	Total Stalls	467	53.79%							
ADA	Total Stalls	28	2.26%							
EVES	Total Stalls	51	5.87%							

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL
- ADA PATH OF TRAVEL

STAIR INFORMATION
STR#1 — EXIT DESIGNATION
36 — MINIMUM REQUIRED DOOR WIDTH (IN)
36 — PROVIDED DOOR WIDTH (IN)
44 — MINIMUM REQUIRED STAIR WIDTH (IN)
44 — PROVIDED STAIR WIDTH (IN)
220 — MAXIMUM ALLOWED OCCUPANT
55 — OCCUPANT LOAD

EXIT INFORMATION
220 — EXIT OCCUPANT CAPACITY
12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
B: OFFICE 1200 / 100 / 12 — OCCUPANCY CLASS ROOM USE; AREA/OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES OCCUPANT LOAD

PLOT DATE: 6/1/2020 9:37:52 AM

PROJECT
NE 8TH
Bellevue, WA

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KEY PLAN

1	DESIGN REVIEW	08/20/2019
2	DESIGN REVIEW R1	04/17/2020
3	DESIGN REVIEW R2	05/12/2020

NO. ISSUES — DATE
REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

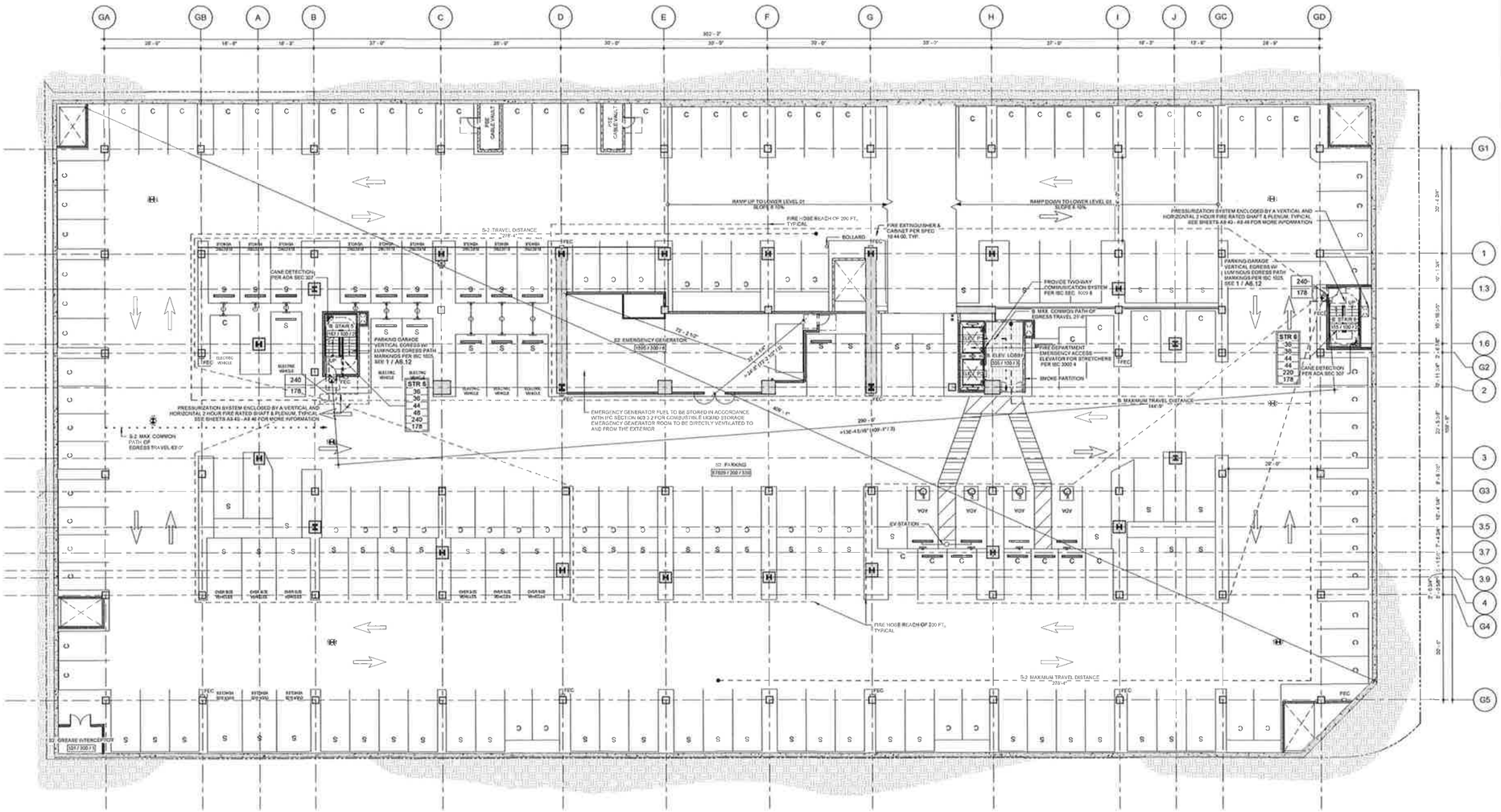
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KEYMAP
NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - BELOW GRADE PARKING LEVEL 03

DRAWN: DS
CHECKED: DB
SCALE @ ARCH E: 3/32" = 1'-0"
DATE: 06/1/20
GRAPHIC SCALE: 0, 8, 16, 24 — SCALE IN FEET
PROJECT NO: 1632.00
DRAWING NO: **A0.23B**
REVISION NO: **00**



notes
SEE SHEET A0.21B

OCCUPANCY LOAD SUMMARY - BELOW GRADE PARKING LEVEL 2

Space	Area	Load Factor	Occupant Load
B			
ELEV. LOBBY	204 SF	150	3
STAIR 5	168 SF	150	2
STAIR 6	154 SF	150	2
S2			
EMERGENCY GENERATOR	1536 SF	300	6
GREASE INTERCEPTOR	105 SF	300	1
PARKING	67608 SF	200	339
FIRE CABLE VAULT	74 SF	300	1
FIRE CABLE VAULT	78 SF	300	1
	69679 SF		355

EXIT STAIR REQUIREMENT
PER IBCC 2018, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (EXCLUDING RAIL)	STAIR CAPACITY	STAIR LOAD
STAIR 5	48	0.20	240	178
STAIR 6	44	0.20	220	178

EXIT DOOR REQUIREMENT
PER IBCC 2018, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOOR CAPACITY	DOOR LOAD
STAIR 5	36	0.15	240	178
STAIR 6	36	0.15	240	178

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
150' - 6 5/16"	297'-0"

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (EXC 1020.4 - EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	144'-8"	70'	0'-0"	100'	27'-6"
S-2	400'	278'-4"	150'	0'-0"	100'	82'-0"

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FEC FIRE EXTINGUISHER CABINET

IBC BIKE STALL COUNT 5/8/2020

	STANDARD STALLS			COMPACT STALLS		ACCESSIBLE STALLS			
	STANDARD	EV'S	EV/VAN	COMPACT	EV'S	ACC.VAN	ACC.	EV'S	TOTALS
LEVEL 01	7	0	6	23	0	1	1	0	32
LEVEL 02	62	15	0	107	3	4	4	2	196
LEVEL 03	76	13	6	109	3	4	4	4	209
LEVEL 04	87	13	6	106	3	4	4	4	216
LEVEL 05	87	8	6	110	3	4	4	4	213
TOTALS	321	47	24	454	12	17	17	14	876
STANDARD	Row Totals	321	44.83%						
COMPACT	Row Totals	467	53.19%						
ADA	Row Totals	29	2.26%						
EVCS	Row Totals	53	6.05%						

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL
- ADA PATH OF TRAVEL

STAIR INFORMATION
- STR#1 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 58 — OCCUPANT LOAD

EXIT INFORMATION
- 320 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
- B, OFFICE — OCCUPANCY CLASS ROOM USE
- 7,000 / 100 = 12 — AREA/OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES ACCUPANT LOAD

PROJECT
NE 8TH
Bellevue, WA

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KEY PLAN

NO	DESIGN REVIEW	08/28/2019
1	DESIGN REVIEW R1	04/01/2020
2	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - BELOW GRADE PARKING LEVEL 02

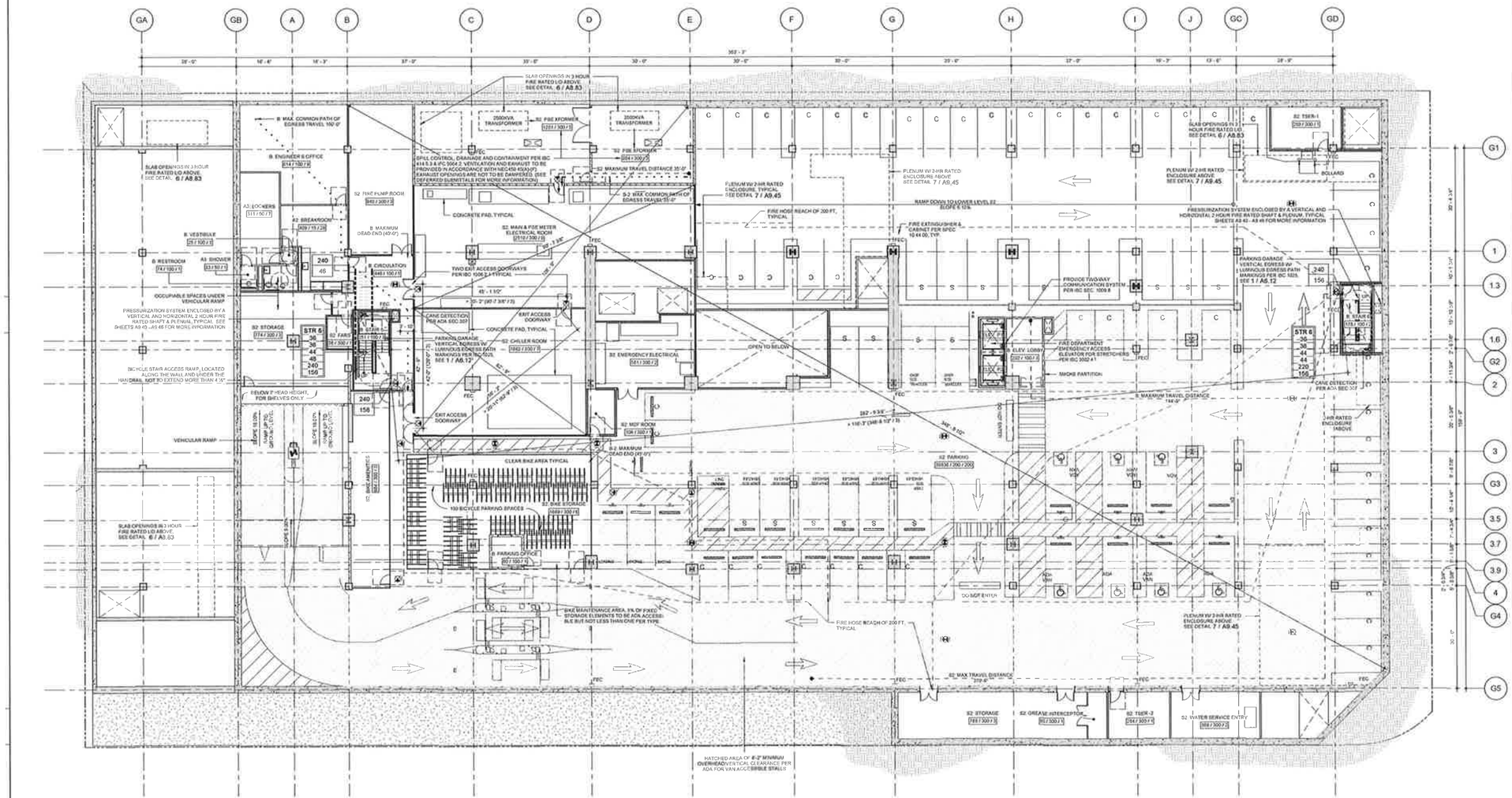
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SCALE @ ARCH E: 3/32" = 1'-0" | DATE: 06/12/20

GRAPHIC SCALE: 0 4 8 16 32 — SCALE IN FEET

PROJECT NO: 1832.00

DRAWING NO: **A0.22B** | REVISION NO: 00



NOTES
SEE SHEET A0.20

OCCUPANCY LOAD SUMMARY - BELOW GRADE PARKING LEVEL 1

Space	Area	Load Factor	Occupant Load
A2			
BREAKROOM	406 SF	15	28
A3			
LOCKERS	311 SF	50	7
SHOWER	32 SF	50	1
B			
CIRCULATION	446 SF	100	5
ELEV. LOBBY	201 SF	100	3
ENGINEER'S OFFICE	613 SF	100	6
PARKING OFFICE	85 SF	100	1
RESTROOM	73 SF	100	1
STAIR 5	251 SF	100	3
STAIR 6	178 SF	100	2
VESTIBULE	25 SF	100	1
S2			
BIKE AMENITIES	684 SF	300	3
BIKE STORAGE	1648 SF	300	6
CHILLER ROOM	1991 SF	300	7
EMERGENCY ELECTRICAL	561 SF	300	3
FANS	58 SF	300	1
FIRE PUMP ROOM	642 SF	300	3
GREASE INTERCEPTOR	85 SF	300	1
MAIN & FDE METER ELECTRICAL ROOM	2513 SF	300	9
MDF ROOM	108 SF	300	1
PARKING	30835 SF	300	200
FIRE XFORMER	1201 SF	300	5
FIRE XFORMER	694 SF	300	3
STORAGE	787 SF	300	3
STORAGE	774 SF	300	3
TSER-2	254 SF	300	1
TSER-1	278 SF	300	1
WATER SERVICE ENTRY	599 SF	300	2
	50386 SF		311

EXIT STAIR REQUIREMENT
PER BCC 2018, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAY (IN OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 5	48	0.20	240	156
STAIR 6	44	0.20	220	156

EXIT DOOR REQUIREMENT
PER BCC 2018, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOORWIDTH (IN)	DOORWAY (IN OCCUPANT)	DOOR CAPACITY	DOOR LOAD
STAIR 5	36	0.15	240	156
STAIR 6	36	0.15	240	156

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
1/3 D	282'-0 3/8"

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	186'-9"	*50'	48'-0"	100'	100'-0"
S-2	400'	381'-0"	*50'	47'-0"	100'	381'-0"

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FEC — FIRE EXTINGUISHER CABINET

NE 8th STALL COUNT — 5/26/2020

	STANDARD STALLS		COMPACT STALLS		ACCESSIBLE STALLS				
	STANDARD	EVCS	COMPACT	EVCS	VAN	VAN EVCS	REG	EVCS	TOTALS
LEVEL G1	7	0	5	19	0	1	1	0	33
LEVEL 1	43	21	9	101	1	4	2	2	183
LEVEL 1.3	76	33	6	109	0	0	4	0	228
LEVEL 1.6	70	29	5	109	0	0	4	0	216
LEVEL G2	87	0	5	117	0	0	0	0	212
TOTALS:	283	83	30	455	1	5	11	2	870
STANDARD	Data/Stalls	283	44.02%						
COMPACT	Data/Stalls	417	52.53%						
ADA	Data/Stalls	19	2.25%						
EVCS	Data/Stalls	91	5.03%						

BICYCLE PARKING PER CITY OF BELLEVUE LAND USE CODE 20.25A.060.G

	LONG TERM		SHORT TERM		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
GROUND LEVEL 1			NA	16	* 42	166
LEVEL G1	42	** 150				

* RATIO: ONE SPACE PER 10,000 NET SQUARE FEET (NSF) FOR NONRESIDENTIAL USES GREATER THAN 20,000 NSF. REQUIRED = 42 (419,213 NSF / 10,000 NSF)
**COVERED SPACES: AT LEAST 50 PERCENT OF REQUIRED PARKING SHALL BE PROVIDED FROM RAIN FALL BY COVER. FULLY COVERED AND SECURED LOCATION ON LEVEL G1

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL
- ADA PATH OF TRAVEL

STAIR INFORMATION

STR 6	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
36	PROVIDED DOOR WIDTH (IN)
44	MINIMUM REQUIRED STAIR WIDTH (IN)
44	PROVIDED STAIR WIDTH (IN)
220	MAXIMUM ALLOWED OCCUPANT
58	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B. OFFICE	OCCUPANCY CLASS ROOM USE
1200 / 100 / 12	AREA / OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES / OCCUPANT LOAD

PLOT DATE: 6/1/2020
PLOT BY: KYLE

PROJECT
NE 8TH
Bellevue, WA

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KEY PLAN

NO.	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	10/07/2020
3	DESIGN REVIEW R2	05/12/2020

NO. ISSUER — DATE

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright

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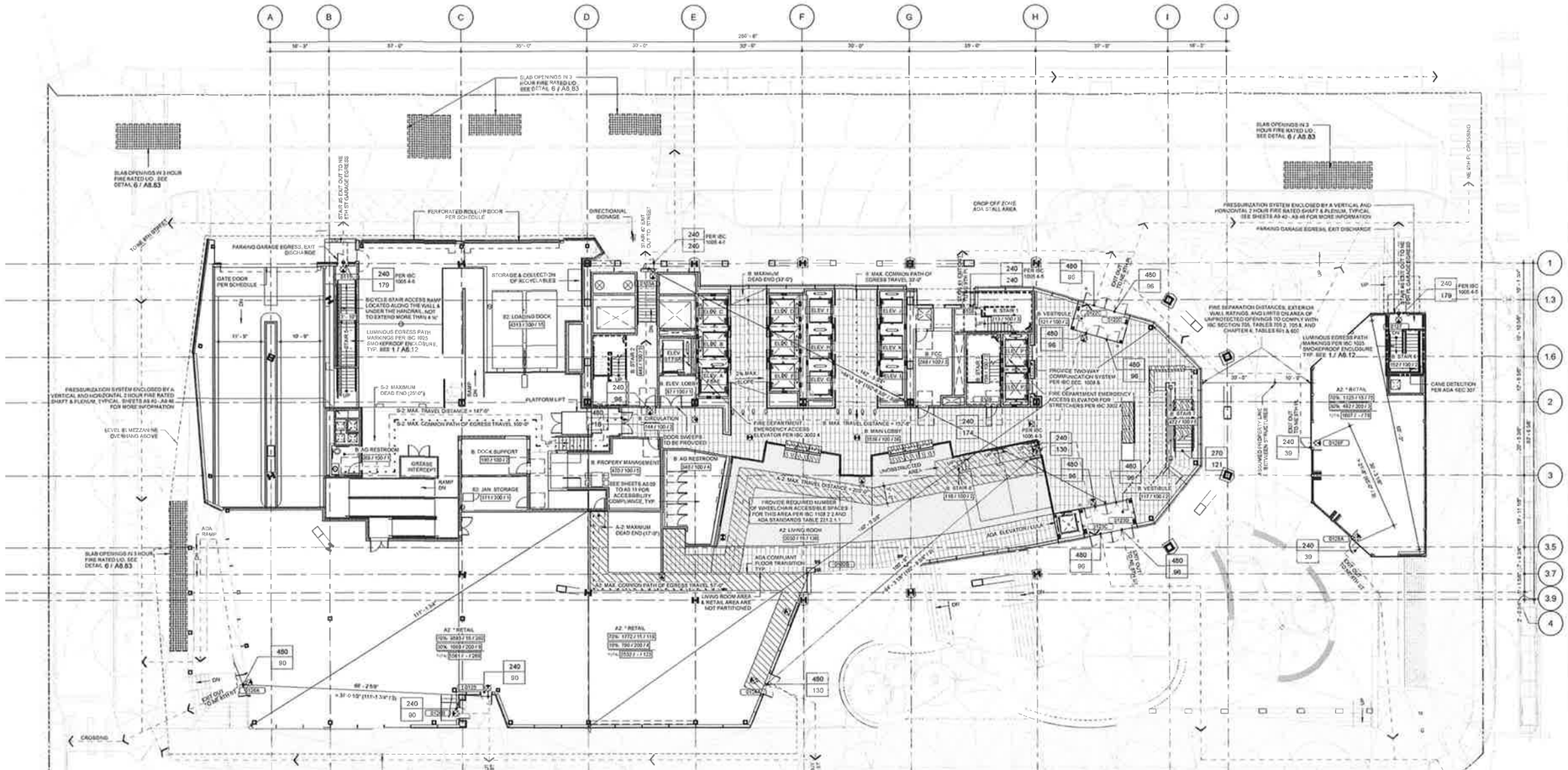
NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - BELOW GRADE PARKING LEVEL 01

DRAWN: DS — CHECKED: DB
SCALE @ ARCH E: 3/32" = 1'-0" — DATE: 06/12/20
GRAPHIC SCALE: 0 4 8 16 24 — SCALE IN FEET

PROJECT NO.: 1832.00

DRAWING NO.: **A0.21B** — REVISION NO.: **00**



NOTES
1. BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER INTERNATIONAL BUILDING CODE (IBC) SECTION 903
2. REFER TO A0.66 TO A0.11 SHEETS FOR ADDITIONAL AMENICANS WITH DISABILITIES ACT (ADA) STANDARDS AND NOTES
3. PROVIDE TWO WAY COMMUNICATION SYSTEM AS REQUIRED FOR ACCESSIBLE MEANS OF EGRESS PER IBC SECTION 1009.8
4. PROVIDE EMERGENCY VOICE ALARM COMMUNICATION SYSTEM PER IBC SECTION 907.5.A5 REQUIRED FOR HIGH-RISE PER IBC SECTION 403
5. EQUIPMENT, STORAGE ELEMENTS, AND FURNITURE SHOWN IS CONCEPTUAL AND FOR DESIGN INTENT ONLY.
6. ALL SECURITY LOCKS AND TURNSTILES WILL BE DEACTIVATED DURING EMERGENCY.
7. USE AND OCCUPANCY CLASSIFICATION: BUSINESS GROUP B, LOW-HAZARD STORAGE GROUP S-2, AND ASSEMBLY GROUP A-2 & A-3 [IBC CHAPTER 3]
8. BUSINESS GROUP B & STORAGE GROUP S, MAXIMUM COMMON PATH OF TRAVEL 100 FT [IBC TABLE 1006.2.1]
9. BUSINESS GROUP B EXIT ACCESS TRAVEL DISTANCE 300 FT & STORAGE GROUP S-2 EXIT ACCESS TRAVEL DISTANCE 400 FT [IBC TABLE 1017.2]
10. OCCUPANCY GROUP B & S, WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET [IBC 1020.4]
11. STANDPIPE SYSTEMS PER INTERNATIONAL FIRE CODE SECTION 905
12. HOSE VALVES FOR FIRE DEPARTMENT USE ONLY, LOCATED ON THE INTERMEDIATE LANDINGS OF EACH REQUIRED EXIT STAIRWAY, MAXIMUM DISTANCE OF TRAVEL FROM A HOSE CONNECTION TO MOST REMOTE PORTION OF A FLOOR: 200 FT PER BELLEVUE CITY CODE (BCC) 23.10.005.2
13. BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IRC SECTION 903, NFPA 13 APPLICABLE CHAPTERS, AND/OR IFC SECTION 914.3 HIGH-RISE BUILDING AUTOMATIC SPRINKLER SYSTEM
14. FIRE ALARM SYSTEM PER IFC SECTION 907 AND LOCAL REQUIREMENTS
15. FIRE DEPARTMENT CONNECTION PER IFC SECTION 912 AND LOCAL REQUIREMENTS
16. PORTABLE FIRE EXTINGUISHERS PER IFC, SECTION 906, STATE AND FEDERAL OSHA REGULATIONS, AND ALL OTHER RELEVANT PROVISIONS
a. FEC IS LOCATED WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT.
b. FEC IS LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE TO ANY EXTINGUISHER IS 75 FEET
c. UNIT (1) APPROPRIATE FEC TO BE PROVIDED FOR EACH 1,500 SQUARE FEET OF BUILDING AREA
17. PARKING GARAGE & MOTOR-VEHICLE RELATED OCCUPANCIES PER IBC SECTION 406
18. ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PER IBC SECTION 427, ADA DESIGN STANDARDS, AND LOCAL CODES
19. MEANS OF EGRESS AND EVACUATION PER BCC CHAPTER 23.10 AND IBC CHAPTER 10
20. LUMINOUS EGRESS PATH MARKINGS TO BE PROVIDED PER IBC 1025
21. ENCLOSED ELEVATOR LOBBY TO COMPLY WITH IBC 3006.3.2 HOISTWAY OPENING PROTECTION
22. DOORS IN SMOKE PARTITIONS TO COMPLY WITH IBC 716.5.3
23. STAIRS SERVING THE GARAGE TO BE SMOKEPROOF ENCLOSURES IN ACCORDANCE WITH IBC SECTION 406.1 UNDERGROUND BUILDINGS: EXCEPTION 2
24. INTERIOR EXIT STAIRWAYS TO BE CONSTRUCTED AS SHAFT ENCLOSURES IN ACCORDANCE WITH IBC SECTIONS 1023 AND 707
25. SMOKE-PROOF ENCLOSURES AND SMOKE CONTROL SYSTEMS TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 1022.11 AND SECTION 909.20
26. ELEVATOR INSTALLATION AND OPERATION IN HIGHRISE BUILDINGS PER IBC CHAPTER 30 AND SECTIONS 403.6.1 & 403.6.2 IBC SECTION 403.6.1
27. ELEVATOR TO COMPLY WITH IBC SECTION 3003
28. RATED AND EXTERIOR EXIT DOORS TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 1027
29. DOORS, GATES AND TURNSTILES TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 1010

PRELIMINARY NOT FOR CONSTRUCTION

OCCUPANCY LOAD SUMMARY - GROUND LEVEL

Space	Area	Load Factor	Occupant Load
A2			
LIVING ROOM	2030 SF	15	136
* RETAIL	5061 SF	15	269
* RETAIL	2531 SF	15	123
* RETAIL	1636 SF	15	76
B			
AG RESTROOM	339 SF	100	4
MAIN LOBBY	3535 SF	100	36
VESTIBULE	120 SF	100	2
VESTIBULE	110 SF	100	2
DOCK SUPPORT	190 SF	100	2
STAIR 2	448 SF	100	5
VLEV. LOBBY	67 SF	100	1
PROPERTY MANAGEMENT	470 SF	100	5
FCC	257 SF	100	3
STAIR 1	213 SF	100	3
STAIR 3	158 SF	100	2
STAIR 7	472 SF	100	5
STAIR 6	151 SF	100	2
AG RESTROOM	44 SF	100	1
CIRCULATION	144 SF	100	2
STAIR 8	117 SF	100	2
S2			
JAN. STORAGE	171 SF	300	1
LOADING DOCK	4312 SF	300	15
	21108 SF		688

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 70% ASSEMBLY & 30% COMMERCIAL (SEE PLAN)
THE OCCUPANT LOAD OF THE RETAIL AREAS IS = 470 OCCUPANTS (FUTURE TENANT IMPROVEMENT)

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR (LOCATION)	DOOR WIDTH (IN.)	DOORWAY (IN OCCUPANT)	DOOR CAPACITY	DOOR LOAD
*1108 STAIR 1	36	@ 15	240	240
*1108A STAIR 2	36	@ 15	240	240
* 1109 STAIR 3	36	@ 15	240	174
* 1110 STAIR 8	36	@ 15	240	179
** 01220 PUBLIC ENTR	72	@ 15	480	96
** 01220 PUBLIC ENTR	72	@ 15	480	96
** 01220 PUBLIC ENTR	72	@ 15	480	96
** 01230 PUBLIC ENTR	72	@ 15	480	96
** 01240 PUBLIC ENTR	72	@ 15	480	130
** 01125 PUBLIC ENTR	36	@ 15	240	80
01200 PUBLIC ENTR	36	@ 15	240	80
** 01100 PUBLIC ENTR	36	@ 15	240	80
** 01010 STAIR 6	36	@ 15	240	179
** 01010 STAIR 7	36	@ 15	240	39
** 01250 PUBLIC ENTR	36	@ 15	240	39

* EGRESS, EXIT DISCHARGE: MINIMUM WIDTH REQUIRED FROM ANY STORY OF THE BUILDING NOT TO BE REDUCED ALONG THE PATH OF EGRESS TRAVEL UNTIL ARRIVAL AT THE PUBLIC WAY PER IBC 1005.4.5. THE DOOR LOAD EQUALS THE LARGEST NUMBER OF OCCUPANTS EXITING THROUGH IT FROM ANY STORY OR FLOOR-LEVEL OF THE BUILDING.

** - ADA ACCESSIBLE PUBLIC ENTRANCE. PER ADA SECTION 206.4.1 AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES MUST COMPLY WITH SECTION 404. ENTRANCES AND IBC 1108. PERCENTAGE PROVIDED = 90% (9 ADA ACCESSIBLE PUBLIC ENTR. / 10 PUBLIC ENTR.) x 100)

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM & AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS. TYPICAL ON ALL FLOORS

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		@DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	EXIST ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	EXIST ALLOWED	PROVIDED
B	300'	152'-0"	*50'	37'-0"	100'	37'-0"
A-3	250'	200'-0"	20'	17'-0"	75'	57'-0"
S-2	400'	147'-0"	*50	25'-0"	100'	100'-0"

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
64'-3 1/8"	142'-3 1/4"
64'-3 1/8"	100'-0"
67'-0 1/2"	64'-3 5/8"
201'-8"	201'-8 5/8"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

BICYCLE PARKING PER CITY OF BELLEVUE LAND USE CODE 20.25A.060.G

	LONG TERM		SHORT TERM		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
GROUND LEVEL 1			NA	18	* 42	166
LEVEL L1	42	** 150				

* RATIO: ONE SPACE PER 10,000 NET SQUARE FEET (NSF) FOR NONRESIDENTIAL USES GREATER THAN 20,000 NSF. REQUIRED = 42 (411,272 NSF / 10,000 NSF)
** COVERED SPACES: AT LEAST 90 PERCENT OF REQUIRED PARKING SHALL BE PROTECTED FROM RAINFALL BY COVER. FULLY COVERED AND SECURED LOCATION ON LEVEL L1

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE: FIREMAN SERVICE ACCESS ELEVATOR
- FEC: FIRE EXTINGUISHER CABINET

PLUMBING FACILITIES REQUIREMENTS
PER 2015 IBC/ WASHINGTON PLUMBING CODE

			WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
GROUND LEVEL	REQUIRED	MALE	4	0	3	-
		FEMALE	6	-	3	-
		TOTAL	9	0	6	2
	PROVIDED	MALE	3	0	3	-
		FEMALE	4	-	3	-
		TOTAL	7 +*	0	6	2

* THE REMAINDER OF THE MINIMUM WATER CLOSETS REQUIRED ARE LOCATED ON LEVEL 2. PER SECTION 2902.2.2 CHAPTER 29 BUILDING CODE 2015 OF WASHINGTON

- PLUMBING FIXTURE CALCULATIONS ARE BASED ON AN OCCUPANCY OF 239 OCCUPANTS (169 TOTAL GROUND LEVEL OCCUPANTS - 470 RETAIL OCCUPANTS)
- RETAIL AREAS SUBTRACTED FROM THIS TABLE. FUTURE TENANTS TO PROVIDE THE MINIMUM REQUIRED PLUMBING FIXTURE SERVICING THE RETAIL AREAS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC: REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED
- LAVATORY: REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ: RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION
- STR#1 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 58 — OCCUPANT LOAD

EXIT INFORMATION
- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
- B OFFICE (1000 / 1000 1.0) — OCCUPANCY CLASS ROOM USE; AREA/OCCUPANT LOAD FACTOR. VARIES IN SOME ASSEMBLY SPACES-OCCUPANT LOAD

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KEYPLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	05/13/2020

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DRAWING STATUS
DESIGN REVIEW #2

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DRAWING TITLE
CODE ANALYSIS - GROUND LEVEL

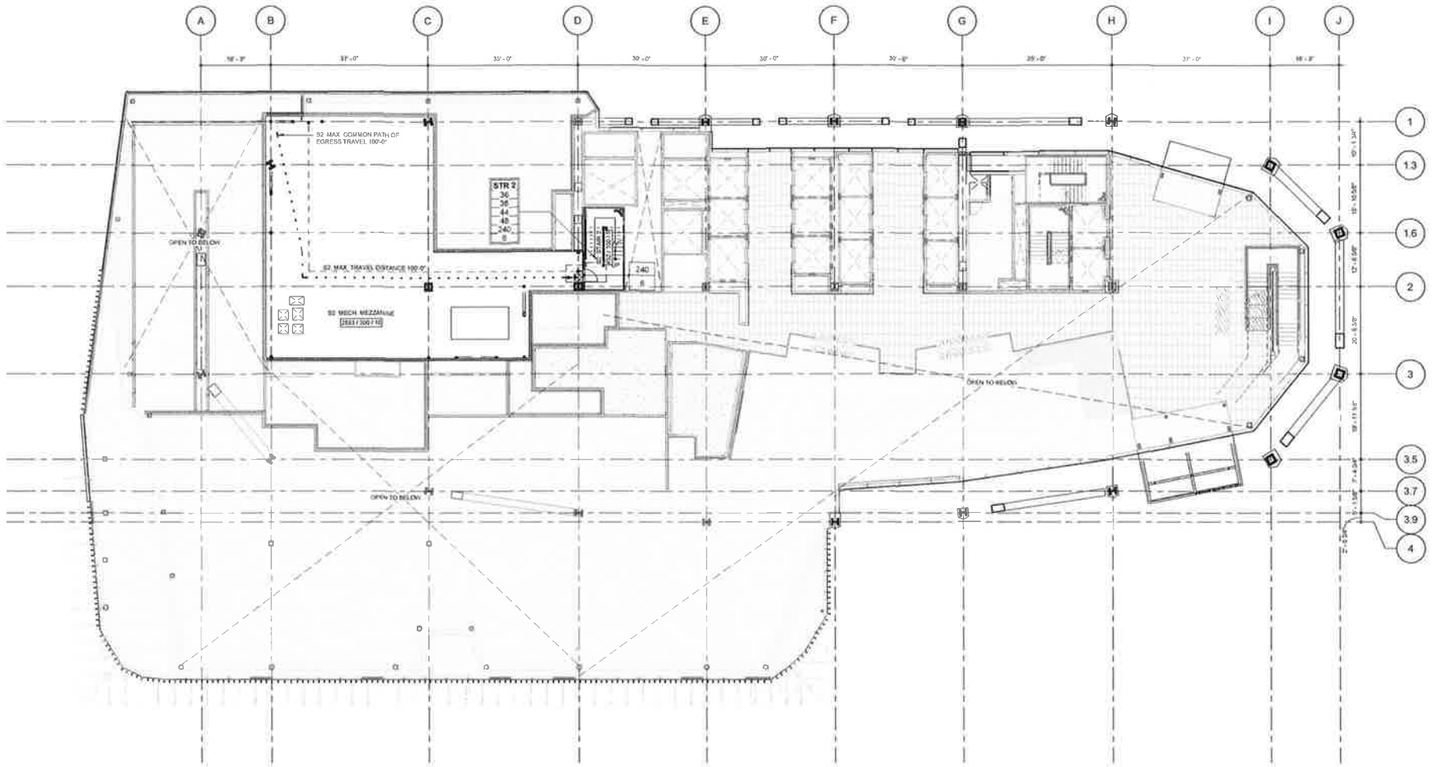
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SCALE @ ARCH E: 3/32" = 1'-0" | DATE: 06/12/20

GRAPHIC SCALE: 0, 4, 8, 16, 24 — SCALE IN FEET

PROJECT NO: 1832.00

DRAWING NO: **A0.201** | REVISION NO: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 1 MEZZANINE

Space	Area	Load Factor	Occupant Load
S2			
MECH. MEZZANINE	2933 SF	300	10
STAIR 3	452 SF	150	3
	3385 SF		13

EXIT STAIR REQUIREMENT
PER BCC 2018, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIRWIDTH (IN.)	STAIRWAY (IN /OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 2	48	0.20	240	15

EXIT DOOR REQUIREMENT
PERBCC 2018, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOOR CAPACITY	DOOR LOAD
STAIR 2	36	0.15	240	15

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEMAND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS. (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25.

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPT IEBC 3)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX. ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
S-2	400'	100'-0"	*50'	N/A	100'	100'-0"

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN-SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

STR#1 — EXIT DESIGNATION
36 — MINIMUM REQUIRED DOOR WIDTH (IN)
36 — PROVIDED DOOR WIDTH (IN)
44 — MINIMUM REQUIRED STAIR WIDTH (IN)
44 — PROVIDED STAIR WIDTH (IN)
220 — MAXIMUM ALLOWED OCCUPANT
60 — OCCUPANT LOAD

EXIT INFORMATION

220 — EXIT OCCUPANT CAPACITY
12 — EXIT OCCUPANT LOAD

SPACE INFORMATION

B, OFFICE — OCCUPANCY CLASS ROOM USE
1200 / 100 / 12 — AREA/ OCCUPANT LOAD FACTOR, VARIES IN ROME ASSEMBLY SPACES /OCCUPANT LOAD

NOTE
SEE SHEET AS 201

PROJECT

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KEY PLAN

NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW R1	08/28/2018
2	DESIGN REVIEW R1	01/31/2020
3	DESIGN REVIEW R2	05/12/2020

NO	ISSUES	DATE

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DRAWING STATUS
DESIGN REVIEW R2

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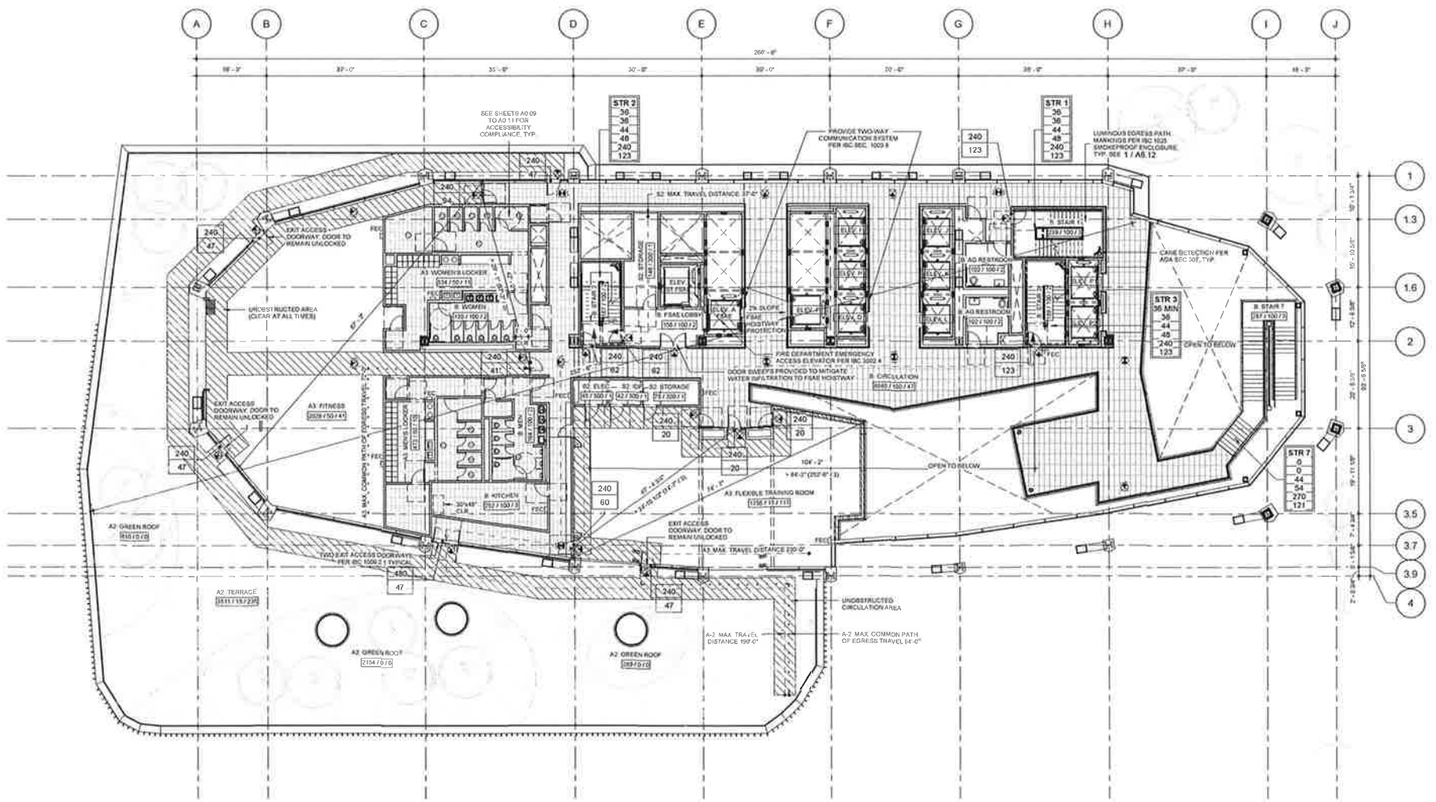
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CODE ANALYSIS - LEVEL 01 MEZZANINE

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Author	Checker
SCALE @ ARCH E: 3/32" = 1'-0"	DATE: 06/12/20

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO
1832.00

DRAWING	REVISION NO.
A0.201M	00



NOTES
SEE SHEET A0.209

OCCUPANCY LOAD SUMMARY - LEVEL 2 AMENITY LEVEL

Space	Area	Load Factor	Occupant Load
ELEC. WSER CLOSET	22 SF		
A2			
GREEN ROOF	810 SF	0	0
GREEN ROOF	2153 SF	0	0
GREEN ROOF	288 SF	0	0
TERRACE	2511 SF	15	235
A3			
FITNESS	2028 SF	50	41
FLEXIBLE TRAINING ROOM	1750 SF	15	117
MEN'S LOCKER	472 SF	50	10
WOMEN'S LOCKER	534 SF	50	11
B			
AG RESTROOM	102 SF	100	2
AG RESTROOM	101 SF	100	2
CIRCULATION	4640 SF	100	47
PASS LOBBY	156 SF	100	2
KITCHEN	252 SF	100	3
MEN	164 SF	100	2
STAIR 1	238 SF	100	3
STAIR 2	184 SF	100	2
STAIR 3	188 SF	100	2
STAIR 7	287 SF	100	3
WOMEN	132 SF	100	2
S2			
ELEC.	46 SF	300	1
IDF	42 SF	300	1
STORAGE	148 SF	300	1
STORAGE	23 SF	300	1
STORAGE	15 SF	300	1
STORAGE	75 SF	300	1
	18365 SF		490

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	123
STAIR 2	48	0.20	240	123
STAIR 3	48	0.20	240	123
STAIR 7	48	0.20	270	121

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOOR'S CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	123
STAIR 2	36	0.15	(3) 240	123
STAIR 3	36	0.15	240	123
STAIR 7	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
89'-2"	104'-2"
29'-9"	42'-0"
24'-10 1/2"	47'-4 1/4"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	22'-4"	*50		100'	
A-2	250'	199'-0"	20'		75'	64'-0"
A-3	250'	230'-0"	20'		75'	72'-0"
S-2	400'	97'-0"	*50		100'	

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE: FIREMAN SERVICE ACCESS ELEVATOR
- FEC: FIRE EXTINGUISHER CABINET

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
OCC 2	REQUIRED: MALE	3	3	5	-
	REQUIRED: FEMALE	6	-	5	-
	REQUIRED: TOTAL	9	3	10	3
	PROVIDED: MALE	5	3	6	-
	PROVIDED: FEMALE	7	-	5	-
	PROVIDED: TOTAL	12	3	10	3

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 25
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION
STR#1 — EXIT DESIGNATION
36 — MINIMUM REQUIRED DOOR WIDTH (IN)
36 — PROVIDED DOOR WIDTH (IN)
44 — MINIMUM REQUIRED STAIR WIDTH (IN)
44 — PROVIDED STAIR WIDTH (IN)
220 — MAXIMUM ALLOWED OCCUPANT
59 — OCCUPANT LOAD

EXIT INFORMATION
220 — EXIT OCCUPANT CAPACITY
12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
B: OFFICE (1200 / 1587.12) — OCCUPANCY CLASS ROOM USE; AREA/OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES/OCCUPANT LOAD

FILE NAME:
PLOT DATE:

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

STAMP

NORTH ARROW

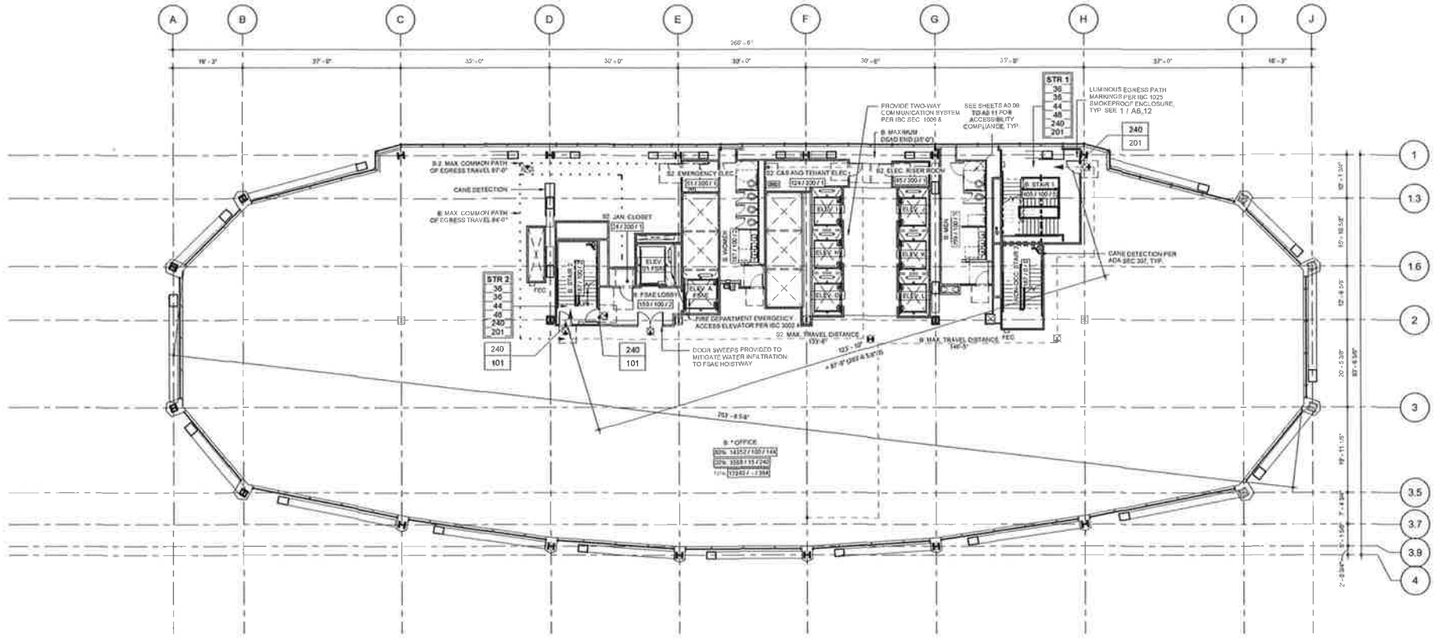
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DRAWN: SS	CHECKED: DB
SCALE @ ARCH E: 3/32" = 1'-0"	DATE: 06/13/20

GRAPHIC SCALE: 0, 4, 8, 16, 24 — SCALE IN FEET

PROJECT NO: 1832.00

DRAWING: **A0.202** | REVISION: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 3

Space	Area	Load Factor	Occupant Load
B			
* OFFICE	17319 SF	100	164
FS&E LOBBY	158 SF	100	2
MEN	218 SF	100	3
STAIR 1	455 SF	100	5
STAIR 2	183 SF	100	2
WOMEN	188 SF	100	2
S2			
CAS AND TENANT ELEC.	124 SF	300	1
ELEC. RISER ROOM	45 SF	300	1
EMERGENCY ELEC.	53 SF	300	1
JAN. CLOSET	24 SF	300	1
	18376 SF		182

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 50% BUSINESS AND 20% ASSEMBLY (SEE PLAN).
THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 100 OCCUPANTS (17319 SF / 100).
WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 109 OCCUPANTS

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN.OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	201
STAIR 2	48	0.22	240	201
STAIR 3	48	0.20	240	0

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN.OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	201
STAIR 2	36	0.15	(2) 240	351
STAIR 3	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
87'-6"	123'-10"

THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS):
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25.

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		(DEAD END (IBC 1020.4 - *EXCEPTION 2))		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	EXIST ALLOWED	PROVIDED	EXIST ALLOWED	PROVIDED	EXIST ALLOWED	PROVIDED
B	300'	140'-5"	*50'	36'-0"	100	94'-0"
A-2	250'	-	20'		75	
S-2	400'	133'-6"	*50'		100'	97'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	1	3	-
	FEMALE	3	-	3	-
	TOTAL	5	1	6	2
PROVIDED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2

LEVEL 3

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 180 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FS&E FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

STR#1	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
36	PROVIDED DOOR WIDTH (IN)
44	MINIMUM REQUIRED STAIR WIDTH (IN)
44	PROVIDED STAIR WIDTH (IN)
220	MAXIMUM ALLOWED OCCUPANT
68	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B: OFFICE	OCCUPANCY CLASS ROOM USE
1/200 / 1/100 / 1/15	AREA / OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES / OCCUPANT LOAD

NOTES:
SEE SHEET A0.201

PROJECT
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KEY PLAN

NO	DESIGN REVIEW	DATE
1	DESIGN REVIEW R1	08/29/2019
2	DESIGN REVIEW R1	20170320
3	DESIGN REVIEW R2	20171002

NO ISSUED DATE

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - LEVEL 03 LOW RISE LEVEL

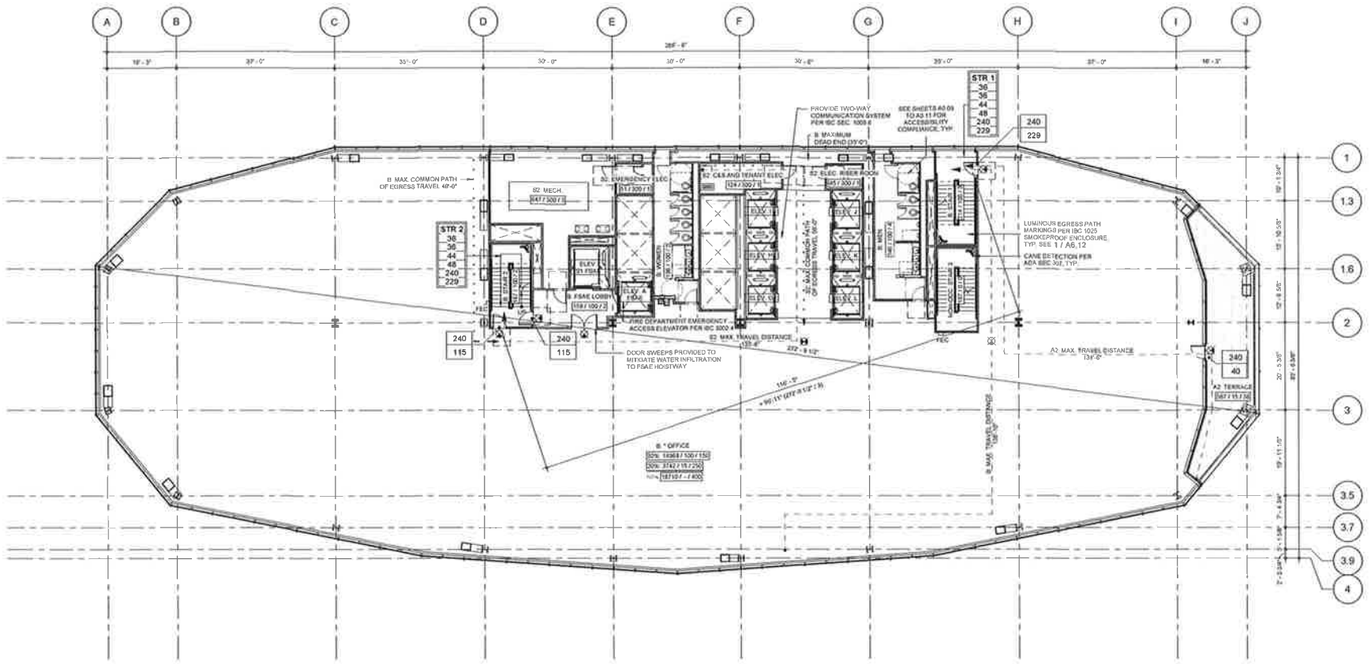
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BS	DB
SCALE @ 24X36	DATE
3/32" = 1'-0"	06/1/20

GRAPHIC SCALE 0 4 8 16 32
SCALE IN FEET

PROJECT NO
1832.00

DRAWING NO
A0.203

REVISION NO
00



OCCUPANCY LOAD SUMMARY - LEVEL 4

Space	Area	Load Factor	Occupant Load
A3			
TERRACE	636 SF	15	38
B			
* OFFICE	19709 SF	100	400
FS&E LOBBY	159 SF	100	2
MEN	348 SF	100	4
STAIR 1	213 SF	100	3
STAIR 2	156 SF	100	2
WOMEN	168 SF	100	2
B2			
C&S AND TENANT ELEC.	124 SF	200	1
ELEC. RISER ROOM	45 SF	200	1
EMERGENCY ELEC.	81 SF	200	1
MECH.	646 SF	200	3
	21243 SF		457

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 85% BUSINESS AND 20% ASSEMBLY (SEE PLAN)
THE OCCUPANT LOAD OF THIS SPACE AS A-0 OCCUPANCY AREA IS = 180 **OCCUPANTS** (18709 SF / 100)
WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 345 OCCUPANTS

NOTES
SEE SHEET A0.201

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN/OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	229
STAIR 2	48	0.20	240	229
STAIR 3	48	0.20	240	0

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN/OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	229
STAIR 2	56	0.15	(2) 240	229
STAIR 3	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
99'-11"	116'-5"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL **FLOORS**.)
- **STAIR 3** IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 3, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	135'-10"	*50'	26'-0"	100'	49'-0"
A-2	250'	69'-4"	20'		75'	
B-2	400'	132'-6"	*50'		100'	59'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	3
PROVIDED	MALE	3	2	3	-
	FEMALE	5	-	3	-
	TOTAL	8	2	6	3

LEVEL 4 (LEVEL 10 B&B)

* PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 245 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE-HALF PER (50%) OF THE MINIMUM SPECIFIED
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FS&E FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

STR#1	
36	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
44	PROVIDED DOOR WIDTH (IN)
220	MINIMUM REQUIRED STAIR WIDTH (IN)
69	PROVIDED STAIR WIDTH (IN)
	MAXIMUM ALLOWED OCCUPANT
	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B OFFICE
12500 / 1007.12

OCCUPANCY CLASS ROOM USE
AREA/ OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES OCCUPANT LOAD

PROJECT



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KEY PLAN

NO	ISSUER	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	04/13/2020

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - LEVEL 04 LOW RISE LEVELS

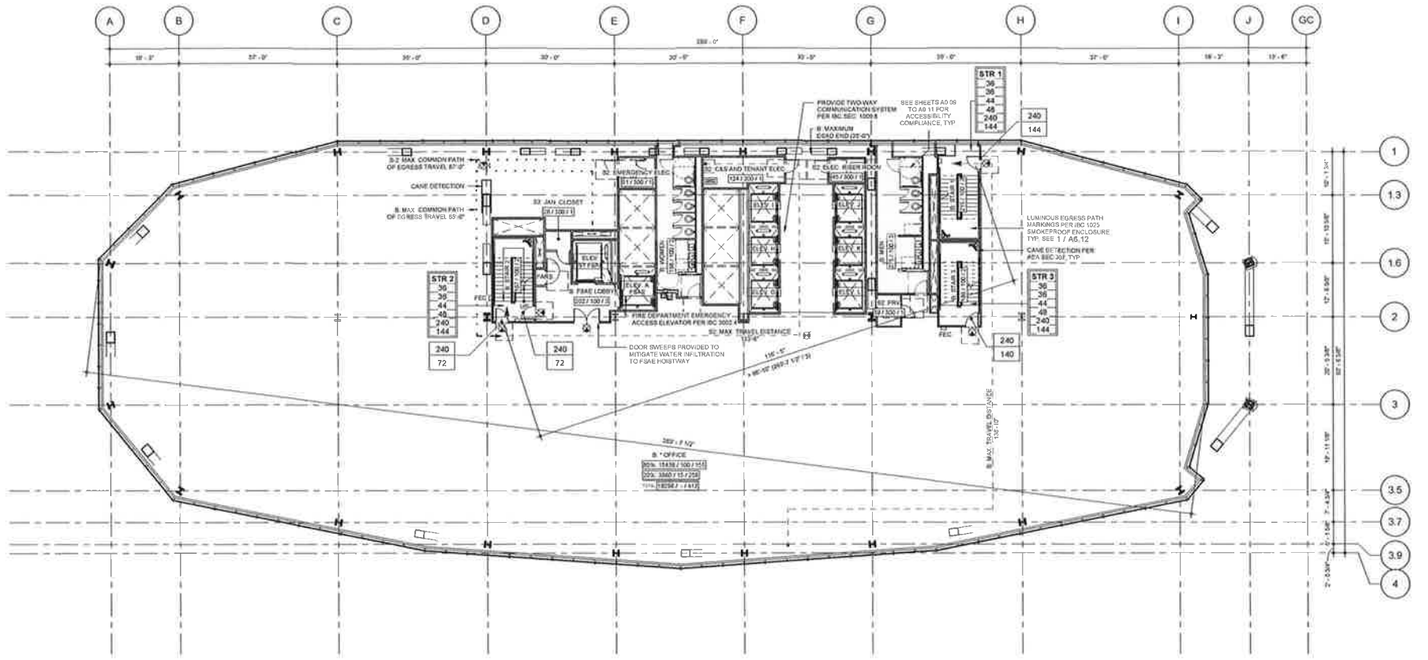
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SCALE @ ARCH E	DATE
3/32" = 1'-0"	06/12/20

GRAPHIC SCALE
0 6 12 18 24
SCALE IN FEET

PROJECT NO
1632.00

DRAWING NO.
A0.204

REVISION NO
00



OCCUPANCY LOAD SUMMARY - LEVEL 6

Space	Area	Load Factor	Occupant Load
6			
OFFICE	18297 SF	100	443
FSAE LOBBY	202 SF	100	3
MEN	274 SF	100	3
STAIR 1	213 SF	100	3
STAIR 2	168 SF	100	2
WOMEN	187 SF	100	2
53			
** FARS CLOSET	8 SF	300	1
CBS AND TENANT ELEC	124 SF	300	1
ELEC. RISER ROOM	45 SF	300	1
EMERGENCY ELEC	51 SF	300	1
JAN. CLOSET	24 SF	300	1
RFV	39 SF	300	1
	20063 SF		462

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN)
THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 185 OCCUPANTS (18297 SF / 100)
WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 212 OCCUPANTS

** FAR'S CLOSET LOCATED IN FSAE LOBBY ON LEVELS 5, 8, 11, 14, 17, 20, AND 23

NOTES
SEE SHEET A0.201

EXIT STAIR REQUIREMENT
PER IBC 2018 SECTION 1006.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	144
STAIR 2	48	0.20	240	144
STAIR 3	48	0.20	240	144

EXIT DOOR REQUIREMENT
PER IBC 2018 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	144
STAIR 2	36	0.15	(2) 240	144
STAIR 3	36	0.15	240	144

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
66'-10"	116'-6"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	135'-10"	*50'	35'-0"	100'	87'-0"
A-2	250'	-	20'		75'	
S-2	400'	133'-6"	*50'		100'	87'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

LEVEL 5			WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE		2	2	3	
	FEMALE		6	-	3	-
	TOTAL		6	2	6	3
PROVIDED	MALE		3	2	3	-
	FEMALE		5	-	3	-
	TOTAL		8	2	6	3

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 212 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION
- STR#1 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 88 — OCCUPANT LOAD

EXIT INFORMATION
- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
- B, OFFICE — OCCUPANCY CLASS ROOM USE
- 1200 / 100 / 12 — AREA / OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES / OCCUPANT LOAD

PROJECT
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	05/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
CODE ANALYSIS - LEVEL 06 (LEVEL 09, 11 SIM.) LOW RISE LEVELS

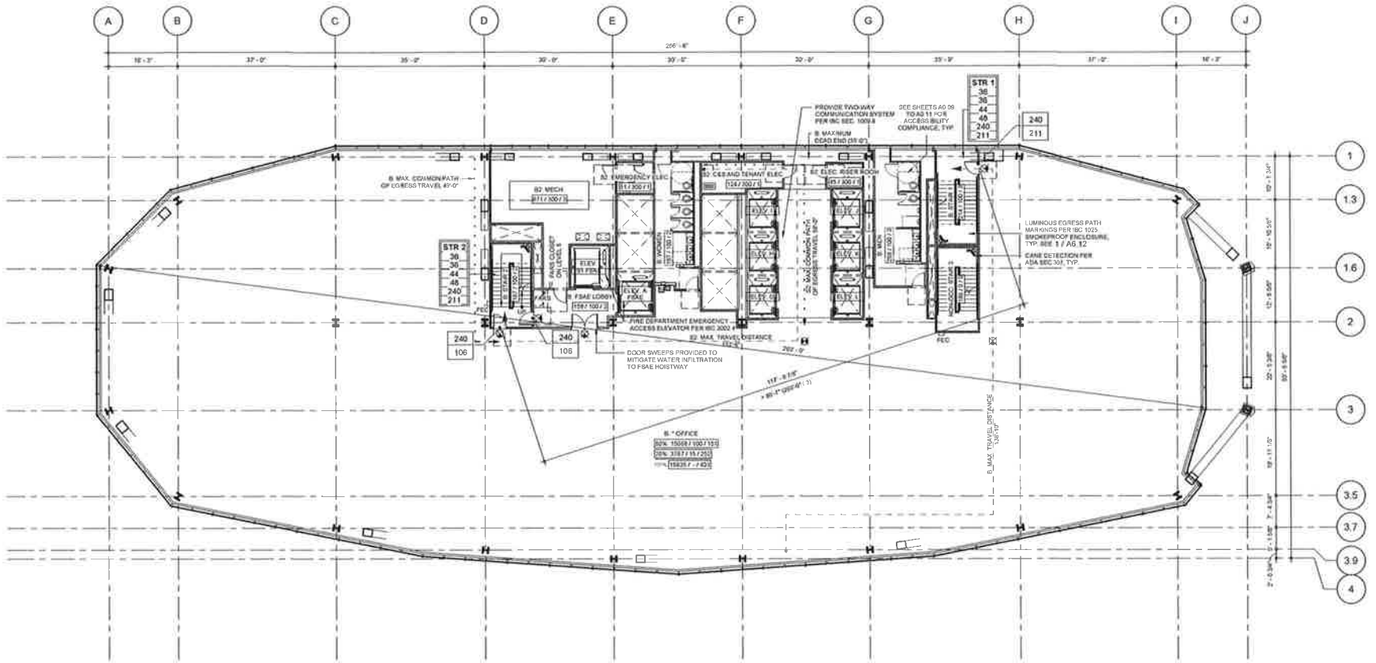
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3/32" = 1'-0"	06/12/20

GRAPHIC SCALE
0 1 8 16 24
SCALE IN FEET

PROJECT NO
1832.00

DRAWING NO
A0.205

REVISION NO.
00



OCCUPANCY LOAD SUMMARY - LEVEL 8

Space	Area	Load Factor	Occupant Load
B			
* OFFICE	18835 SF	100	423
FSAE LOBBY **	109 SF	100	2
MEN	259 SF	100	3
STAIR 1	213 SF	100	3
STAIR 2	186 SF	100	2
WOMEN	127 SF	100	2
S2			
CEILING TENANT ELEC.	124 SF	300	1
ELEC. RISER ROOM	51 SF	300	1
EMERGENCY ELEC.	51 SF	300	1
MECH.	671 SF	300	3
	20728 SF		421

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN) THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 169 OCCUPANTS (18522 SF / 100) WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = **207 OCCUPANTS**.

** FAR8 CLOSET LOCATED IN FSAE LOBBY ON LEVELS 5, 6, 11, 14, 17, 25 AND 33

EXIT STAIR REQUIREMENT PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	211
STAIR 2	48	0.20	240	211
STAIR 3	48	0.20	240	0

EXIT DOOR REQUIREMENT PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (PER OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	211
STAIR 2	36	0.15	(2) 240	211
STAIR 3	0	0.15	0	0

EXIT REMOTENESS PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
66'-7"	117'-3 7/8"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND) 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED
B	300'	130'-10"	*50'	35'-0"	100'	49'-0"
A-2	250'	-	20'		75'	
S-2	400'	133'-8"	*50'		100'	89'-6"

PLUMBING FACILITIES REQUIREMENTS PER 2015 WASHINGTON PLUMBING CODE

LEVELS 8,9,10, & 12 SIM.)		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2
PROVIDED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2

* PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF **207 OCCUPANTS**

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER REQUIRED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80.
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION
- STR#1 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 58 — OCCUPANT LOAD

EXIT INFORMATION
- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
- B OFFICE — OCCUPANCY CLASS ROOM USE
- 12951 / 100 / 12 — AREA/OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES/OCCUPANT LOAD

NOTES
SEE SHEET A0.09#

PROJECT



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KEY PLAN

NO	DESIGN REVIEW	PR28/2018
1	DESIGN REVIEW R1	01/11/2020
2	DESIGN REVIEW R2	05/12/2020

NO	ISSUE	DATE

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW
N

DRAWING TITLE
CODE ANALYSIS - LEVEL 06 (LEVEL 08, 12 SIM.) LOW RISE LEVELS

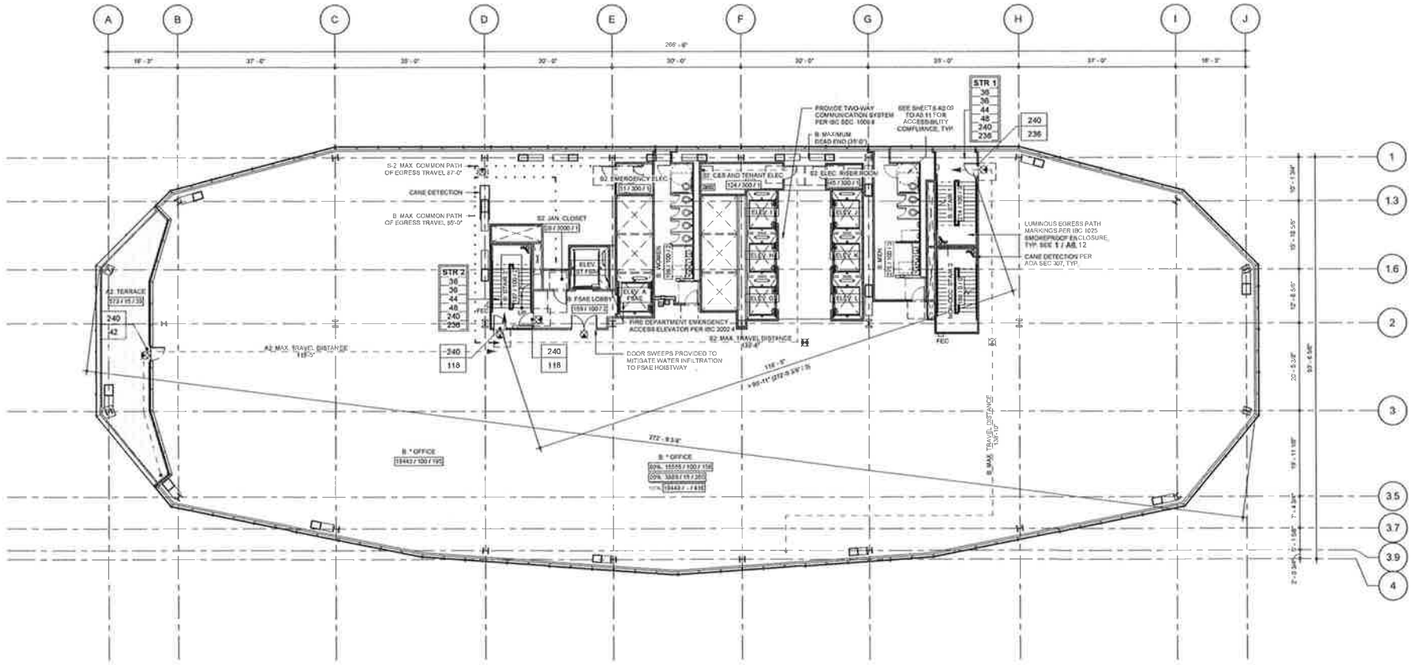
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3/32" = 1'-0"	06/12/20

GRAPHIC SCALE
0 4 8 16 24
SCALE IN FEET

PROJECT NO.
1832.00

DRAWING NO.
A0.206

REVISION NO.
00



OCCUPANCY LOAD SUMMARY - LEVEL 7

Space	Area	Load Factor	Occupant Load
A2			
TERRACE	573 SF	15	39
B			
* OFFICE	15443 SF	100	416
FSAE LOBBY	1584 SF	100	2
MEN	274 SF	100	3
STAIR 1	313 SF	100	4
STAIR 2	186 SF	100	2
WOMEN	199 SF	100	2
B2			
C&B AND TENANT ELEC.	134 SF	200	1
ELEC. RISER ROOM	45 SF	300	1
EMERGENCY ELEC.	51 SF	100	1
JAN. CLOSET	26 SF	3000	1
	21251 SF		471

*OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 90% BUSINESS AND 20% ASSEMBLY (SEE PLAN) THE OCCUPANT LOAD OF THIS SPACE AS A (OCCUPANCY AREA IS = 186 OCCUPANTS (1943 SF / 100) WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 350 OCCUPANTS

NOTES
SEE SHEET A0.208

EXIT STAIR REQUIREMENT PER BCC 2015, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.28	240	236
STAIR 2	48	0.28	240	236
STAIR 3	48	0.28	240	0

EXIT DOOR REQUIREMENT PER BCC 2015, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN/OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	236
STAIR 2	36	0.15	(2) 240	236
STAIR 3	0	0.15	0	0

EXIT REMOTENESS PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
90'-15"	116'-5"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS. (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 23

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1004.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	185'-5"	*50'	30'-0"	100'	95'-0"
A-2	250'	185'-5"	20'		75'	
S-2	400'	230'-6"	*50'		100'	67'-0"

PLUMBING FACILITIES REQUIREMENTS PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2
PROVIDED	MALE	3	2	3	-
	FEMALE	5	-	3	-
	TOTAL	8	2	6	2

LEVEL 7 (+/- 1'-0" 2364')

= PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 350 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29 :
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS.

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STAND PIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION
- STR#1 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 58 — OCCUPANT LOAD

EXIT INFORMATION
- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
- B: OFFICE — OCCUPANCY CLASS ROOM USE
- 100/1 100/1 12 — AREA/OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES/OCCUPANT LOAD

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KEY PLAN

NO	DESIGN REVIEW	08/26/2016
1	DESIGN REVIEW #1	01/13/2016
2	DESIGN REVIEW #2	05/13/2016

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DRAWING STATUS
DESIGN REVIEW #2

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KEYMAP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - LEVEL 07 (LEVEL 13 SIM.) LOW RISE LEVELS

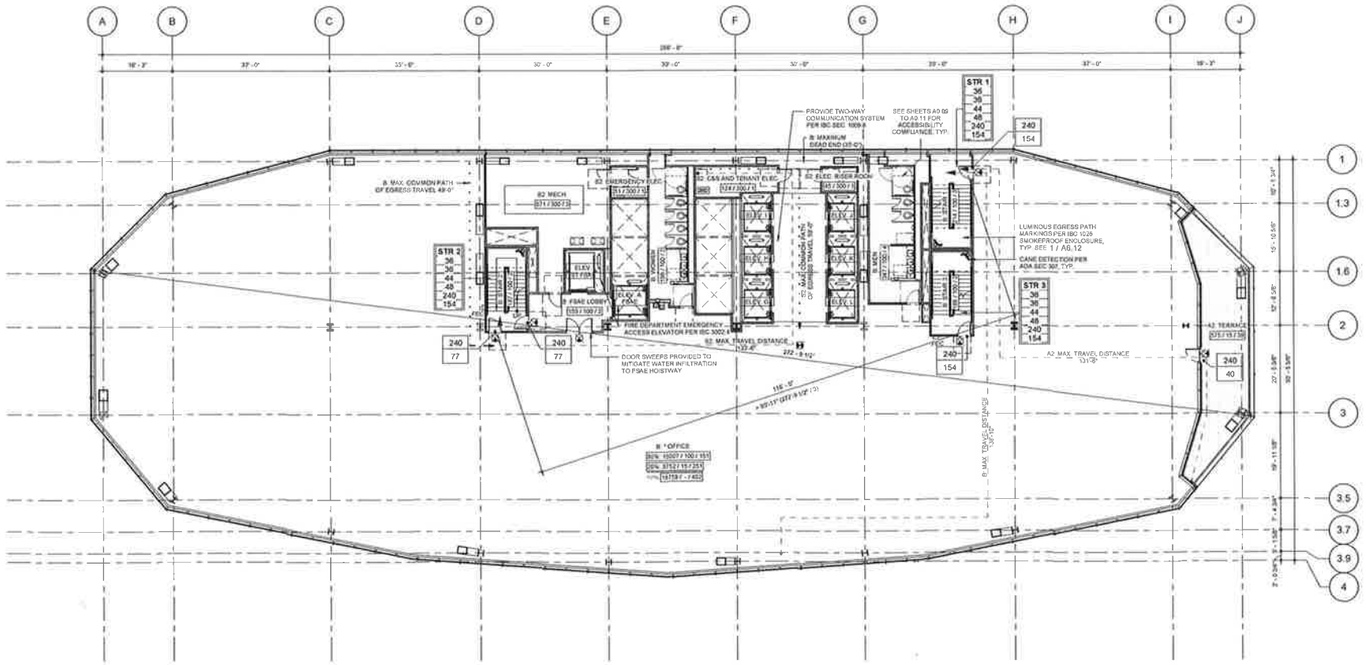
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3/32" = 1'-0"	06/13/20

GRAPHIC SCALE: 0 4 8 16 24 — SCALE IN FEET

PROJECT NO.
1632.00

DRAWING NO.
A0.207

REVISION NO.
00



OCCUPANCY LOAD SUMMARY - LEVEL 10

Space	Area	Load Factor	Occupant Load
A2			
TERRACE	575 SF	15	39
B			
* OFFICE	14758 SF	100	402
FSAE LOBBY	159 SF	100	2
MEN	348 SF	100	4
STAIR 1	213 SF	100	3
STAIR 2	156 SF	100	2
WOMEN	108 SF	100	2
B2			
C&S AND TENANT ELEC.	124 SF	300	1
ELEC. RISER ROOM	45 SF	300	1
EMERGENCY ELEC.	91 SF	300	1
MECH	871 SF	300	3
	21525 SF		460

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (EST. PLAN). THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 188 OCCUPANTS (18755 SF / 100) WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 349 OCCUPANTS .

NOTES
SEE SHEET A0.201

EXIT STAIR REQUIREMENT PER IBC 2016 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN.OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	154
STAIR 2	48	0.20	240	154
STAIR 3	48	0.20	240	154

EXIT DOOR REQUIREMENT PER IBC 2016 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN.OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	154
STAIR 2	36	0.15	(2) 240	154
STAIR 3	36	0.15	240	154

EXIT REMOTENESS PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
92'-11"	116'-0"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS).
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND) 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC: NOT A - EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	492'-10"	50'	35'-0"	100'	68'-0"
A-2	250'	131'-0"	20'		35'	
S-2	400'	183'-4"	150'		100'	59'-0"

PLUMBING FACILITIES REQUIREMENTS PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2
PROVIDED	MALE	3	2	3	-
	FEMALE	5	-	3	-
	TOTAL	8	2	6	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 346 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED
- LAVATORIES: REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

STR#1	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
36	PROVIDED DOOR WIDTH (IN)
44	MINIMUM REQUIRED STAIR WIDTH (IN)
44	PROVIDED STAIR WIDTH (IN)
220	MAXIMUM ALLOWED OCCUPANT
59	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B: OFFICE	OCCUPANCY CLASS ROOM USE
1200 / 100 = 12	AREA / OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES /OCCUPANT LOAD

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	01/07/2020
3	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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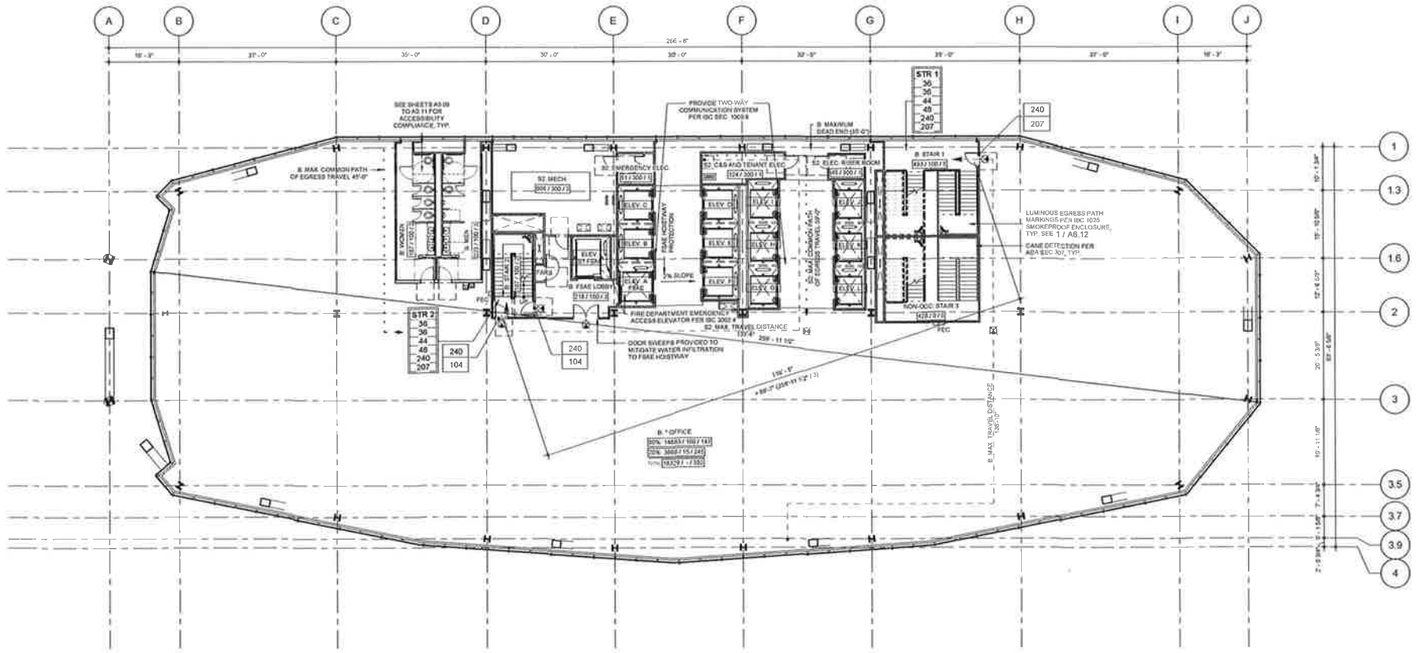
ALL DIMENSIONS ARE SHOWN IN IMPERIAL

STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - LEVEL 10 LOW RISE LEVELS

DRAWN: Author
CHECKED: Checker
SCALE @ ARCH E: 3/32" = 1'-0"
DATE: 06/12/20
GRAPHIC SCALE: 0 4 8 16 24 SCALE IN FEET
PROJECT NO.: 1832.00
DRAWING NO.: A0.210
REVISION NO.: 00



OCCUPANT LOAD SUMMARY - LEVEL 14

Space	Area	Load Factor	Occupant Load
B			
* OFFICE	18326 SF	100	202
FS&E LOBBY	217 SF	100	3
MEN	223 SF	100	3
STAIR 1	432 SF	100	5
STAIR 3	166 SF	100	2
WOMEN	167 SF	100	2
S2			
** FARS CLOSET	8 SF	300	1
C&S AND TENANT ELEC.	124 SF	300	1
ELEC. RISER ROOM	45 SF	300	1
EMERGENCY ELEC.	51 SF	300	1
MECH.	607 SF	300	3
	20497 SF		414

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN)
THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 184 OCCUPANTS (18330 SF / 100)
W/ITHOUT, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 208 OCCUPANTS

** FARS CLOSET LOCATED IN FS&E LOBBY ON LEVELS 5, 8, 11, 14, 17, 20, AND 23

NOTES
SEE SHEET A0.208

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2016 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (in.)	STAIR/AW (IN/OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	207
STAIR 2	48	0.20	240	207
STAIR 3	48	0.20	240	0

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN /OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	207
STAIR 2	36	0.15	(2) 240	207
STAIR 3	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
89'-7"	150'-9"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 "EXCEPTION 2")		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	196'-5"	150'	30'-0"	100'	89'-0"
A-2	250'	-	20'		75'	
S-2	400'	133'-9"	150'		100'	59'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2
PROVIDED (LEVEL 14 ALONE, IS 59%)	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 205 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29:
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. MYORE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FS&E STANDPIPE / FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION: STR#1 — EXIT DESIGNATION; 36 — MINIMUM REQUIRED DOOR WIDTH (IN); 36 — PROVIDED DOOR WIDTH (IN); 44 — MINIMUM REQUIRED STAIR WIDTH (IN); 44 — PROVIDED STAIR WIDTH (IN); 220 — MAXIMUM ALLOWED OCCUPANT; 58 — OCCUPANT LOAD

EXIT INFORMATION: 220 — EXIT OCCUPANT CAPACITY; 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION: B, OFFICE — OCCUPANCY CLASS ROOM USE; 12200 / 1000 / 12 — AREA/OCCUPANT LOAD FACTOR, VAR IS IN, DOME ASSEMBLY SPACES /OCCUPANT LOAD

PROJECT
NE 8TH
Bellevue, WA

CLIENT
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KEY PLAN

NO.	ISSUE	DATE
1	DESIGN REVIEW	06/22/2018
2	DESIGN REVIEW R1	08/07/2018
3	DESIGN REVIEW R2	09/12/2018

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW: N

DRAWING TITLE
CODE ANALYSIS - LEVEL 14 TRANSFER LEVEL

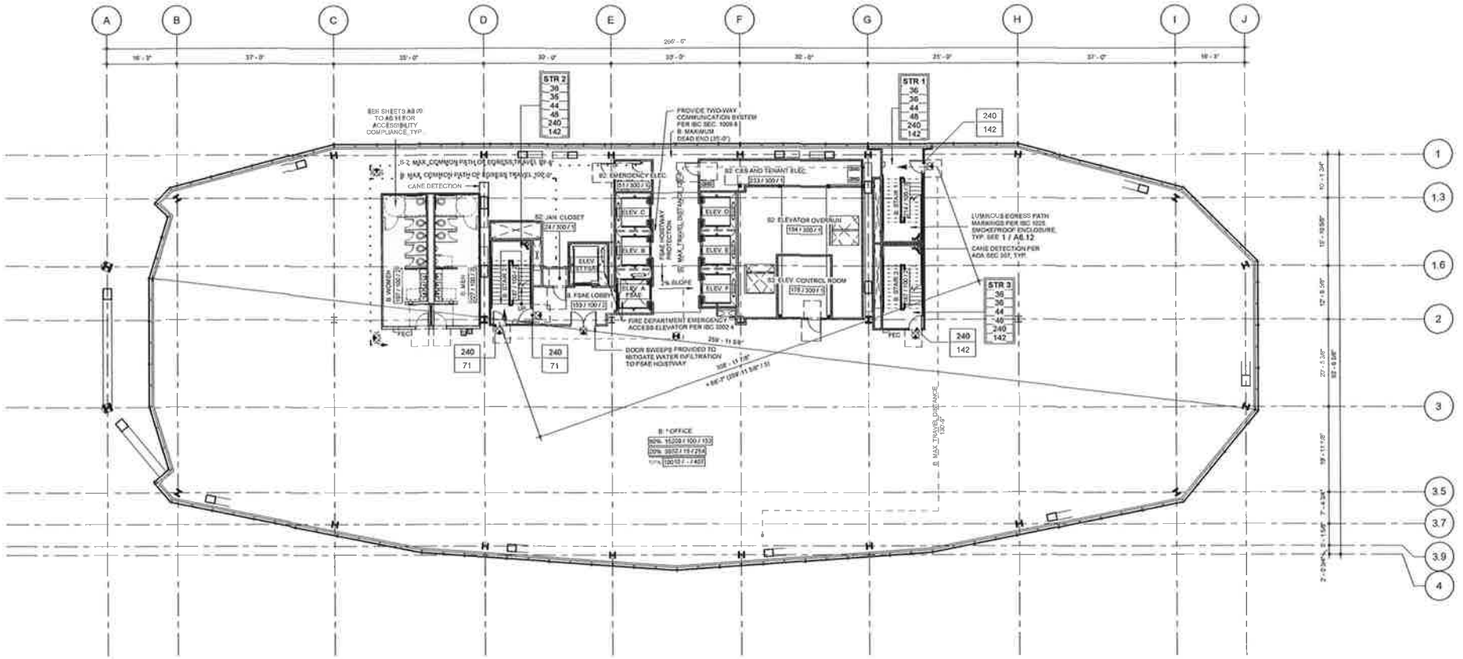
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BS	DB
SCALE @ ARCH D: 3/32" = 1'-0"	DATE: 06/1/2018

GRAPHIC SCALE: 0, 4, 8, 16, 24 — SCALE IN FEET

PROJECT NO: 1832.00

DRAWING NO: **A0.214**

REVISION NO: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 15

Space	Area	Load Factor	Occupant Load
B			
1* OFFICE	16209 SF	100	427
FSAE LOBBY	359 SF	100	2
MEN	227 SF	100	3
STAIR 1	214 SF	100	3
STAIR 2	186 SF	100	2
WOMEN	187 SF	100	2
S2			
CES AND TENANT ELEC	252 SF	300	1
ELEV. CONTROL ROOM	177 SF	300	1
ELEVATOR OVERRUN	194 SF	300	1
EMERGENCY ELEC	51 SF	300	1
JAN. CLOSET	24 SF	300	1
	29668 SF		424

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 50% BUSINESS AND 20% ASSEMBLY (SEE PLAN)
THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 161 OCCUPANTS (10011 SF / 100)
WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 208 OCCUPANTS

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (W/OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	142
STAIR 2	48	0.20	240	142
STAIR 3	48	0.20	240	142

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOOR'S CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	142
STAIR 2	36	0.15	(2) 240	142
STAIR 3	36	0.15	240	142

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
80'-7"	108'-11 7/8"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS).
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25.

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	130'-9"	*50'	33'-9"	100'	100'-0"
A-2	250'	-	20'		75'	
S-2	400'	100'-6"	*50'		100'	99'-6"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

			WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
LEVEL 15	REQUIRED	MALE	2	2	3	-
		FEMALE	4	-	3	-
		TOTAL	6	2	6	2
	PROVIDED	MALE	3	2	3	-
		FEMALE	5	-	3	-
		TOTAL	8	2	6	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 208 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29:
- W.C. REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE-QUARTER (25%) OF THE MINIMUM SPECIFIED
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FSAE STANDPIPE
- FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

STR#1	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
36	PROVIDED DOOR WIDTH (IN)
44	MINIMUM REQUIRED STAIR WIDTH (IN)
44	PROVIDED STAIR WIDTH (IN)
220	MAXIMUM ALLOWED OCCUPANT
69	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B OFFICE — 1200 / 100 / 12 — OCCUPANCY CLASS ROOM USE; AREA/ OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES /OCCUPANT LOAD

NOTES
SEE SHEET A0.201

PLOT SCALE: 3/32" = 1'-0"

PROJECT



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KEY PLAN

NO	ISSUES	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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GROUP

NORTH APROW
N

DRAWING TITLE
CODE ANALYSIS - LEVEL 15 OVERRUN LEVEL

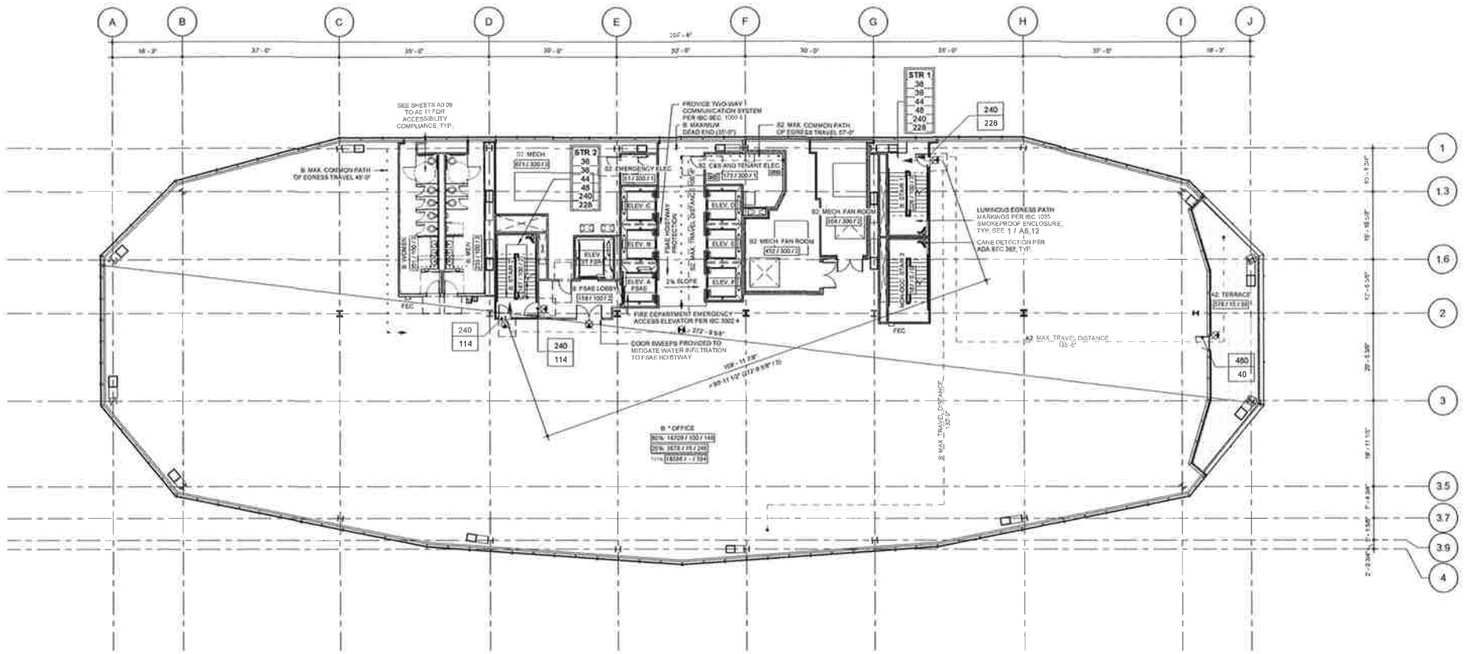
DRAWN	CHECKED
BS	DB
SCALE @ ARCH E	DATE
3/32" = 1'-0"	06/12/20

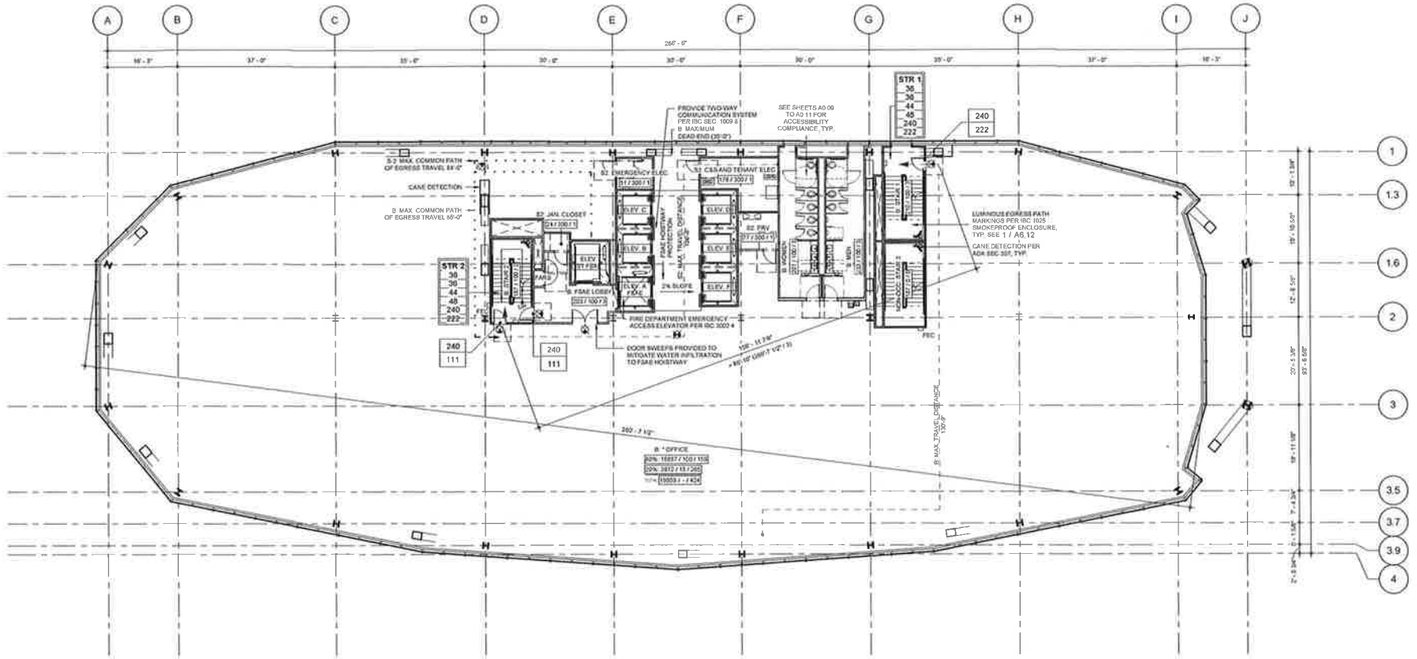
GRAPHIC SCALE: 0 8 16 24 — SCALE IN FEET

PROJECT NO.
1832.00

DRAWING NO.
A0.215

REVISION NO.
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4
200' - 6"
STR 1
STR 2
240
228
240
114
480
40
SEE SHEETS A0.09 TO A0.11 FOR ACCESSIBILITY COMPLIANCE, TYP.
PROVIDE TWO-WAY COMMUNICATION SYSTEM PER IBC SEC. 1009.8.1
B: MAXIMUM DEAD END (20'-0")
B: MAX. COMMON PATH OF EGRESS TRAVEL 49'-0"
B2: MAX. COMMON PATH OF EGRESS TRAVEL 67'-0"
B2: MECH.
B2: EMERGENCY ELEC.
B2: CAS AND TENANT ELEC.
B2: MECH. FAN ROOM
B2: MECH. FAN ROOM
FIRE DEPARTMENT EMERGENCY ACCESS ELEVATOR PER IBC 3002.4
FSAE LOBBY
FEC
2% SLOPE
DOOR SWEEPS PROVIDED TO MITIGATE WATER INFILTRATION TO FSAE HOISTWAY
LUMINOUS EGRESS PATH MARKINGS PER IBC 1025, SMOKEPROOF ENCLOSURE, TYP. SEE 1 / A8.12
CANE DETECTION PER ADA SEC 302, TYP.
B2: MAX. TRAVEL DISTANCE 133'-0"
B2: TERRACE
B: MAX. TRAVEL DISTANCE 250'-0"
B: * OFFICE
80%: 16129 / 300 / 148
20%: 3678 / 15 / 240
TOTAL: 19334 = / = 394
STAIR 1
STAIR 2
STAIR 3
ELEV. A
ELEV. B
ELEV. C
ELEV. D
ELEV. E
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ELEV. BOA
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EL



OCCUPANCY LOAD SUMMARY - LEVEL 17

Space	Area	Load Factor	Occupant Load
B			
* OFFICE	16856 SF	100	424
PANT LOBBY	302 SF	100	3
MEN	232 SF	100	3
STAIR 1	210 SF	100	3
STAIR 2	166 SF	100	2
WOMEN	201 SF	100	3
B2			
* FAIR CLOSET	8 SF	300	1
C&S AND TENANT ELEC.	176 SF	300	1
EMERGENCY ELEC.	51 SF	300	1
JAN. CLOSET	24 SF	300	1
PRV	77 SF	300	1
	31224 SF		443

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 50% BUSINESS AND 20% ASSEMBLY (SEE PLAN) THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 190 OCCUPANTS (16856 SF / 100) W/ENDNCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 219 OCCUPANTS

NOTES
SEE SHEET A0.201

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	222
STAIR 2	48	0.20	240	222
STAIR 3	48	0.20	240	0

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOOR'S CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	222
STAIR 2	36	0.15	(2) 240	222
STAIR 3	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
90'-10"	100'-11 7/8"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEADEND (IBC 1020.4 - EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED
B	300'	130'-0"	*50'	33'-0"	100'	69'-0"
A-2	250'	-	20'		78'	
S-2	400'	100'-0"	*50'		100'	84'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2
PROVIDED	MALE	3	2	3	-
	FEMALE	5	-	3	-
	TOTAL	8	2	6	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 219 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN EACH CASE SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS. THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

STR#1	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
36	PROVIDED DOOR WIDTH (IN)
44	MINIMUM REQUIRED STAIR WIDTH (IN)
44	PROVIDED STAIR WIDTH (IN)
220	MAXIMUM ALLOWED OCCUPANT
59	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B: OFFICE	OCCUPANCY CLASS ROOM USE
16827 / 100 / 12	AREA/ OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES.OCCUPANT LOAD

PROJECT
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KEY PLAN

NO	ISSUES	DATE
1	DESIGN REVIEW	05/29/2016
2	DESIGN REVIEW #1	01/31/2018
3	DESIGN REVIEW #2	05/31/2018

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - LEVEL 17 (LEVEL 21, 23 SIM.) HIGH RISE LEVELS

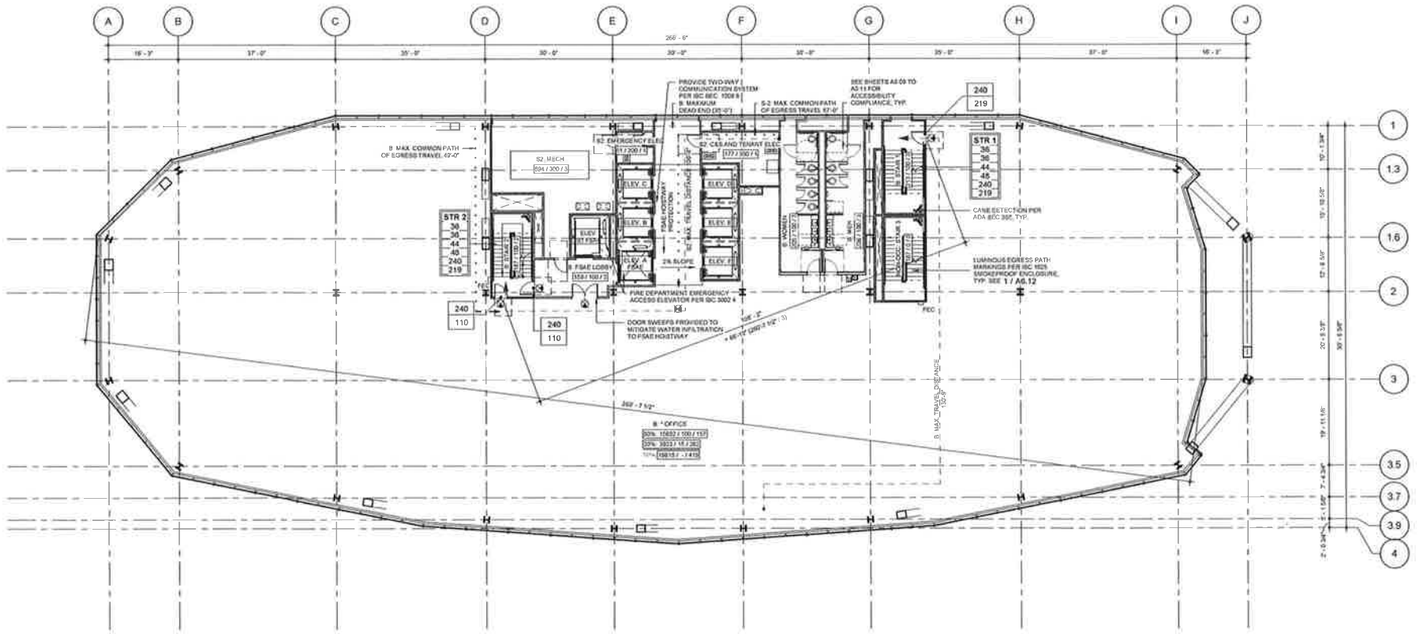
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SCALE @ ARCH 1: 3/32" = 1'-0" | DATE: 06/1/220

GRAPHIC SCALE: 0 4 8 16 32 — SCALE IN FEET

PROJECT NO: 1832.00

DRAWING NO: **A0.217** | REVISION NO: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 18

Space	Area	Load Factor	Occupant Load
B			
* OFFICE	19614 SF	100	418
FS&E LOBBY	159 SF	100	2
MEN	205 SF	100	3
STAIR 1	212 SF	100	3
STAIR 2	186 SF	100	2
WOMEN	205 SF	100	3
S2			
C&S AND TENANT ELEC.	178 SF	300	1
EMERGENCY ELEC.	81 SF	300	1
MECH.	894 SF	300	3
	21532 SF		437

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN)
THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 187 OCCUPANTS (19614 SF / 100).
WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 218 OCCUPANTS

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	218
STAIR 2	48	0.20	240	218
STAIR 3	48	0.20	240	0

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	218
STAIR 2	36	0.15	(2) 240	218
STAIR 3	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
86'-10"	106'-2"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM. TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

NOTES:
SEE SHEET A0.201

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1005.8 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	120'-9"	50'	37'-6"	100'	49'-9"
A-2	250'	-	20'		75'	
S-2	400'	106'-8"	150'		100'	67'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

LEVEL 18 B/O, 20, 24 SHELL		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2
PROVIDED	MALE	3	2	3	-
	FEMALE	5	-	3	-
	TOTAL	8	2	6	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 218 OCCUPANTS.

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80.
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS.

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FS&E FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

- STR#1 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 58 — OCCUPANT LOAD

EXIT INFORMATION

- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION

- B OFFICE — OCCUPANCY CLASS ROOM USE
- 1200 / 100 / 12 — AREA / OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES / OCCUPANT LOAD

PROJECT
NE 8TH
Bellevue, WA



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KEY PLAN

NO	DESIGN REVIEW	06/30/20
2	DESIGN REVIEW R1	01/17/20
1	DESIGN REVIEW R1	09/27/19

NO	ISSUED	DATE

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SUBMISSION STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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SEAL/STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - LEVEL 18 HIGH RISE LEVEL

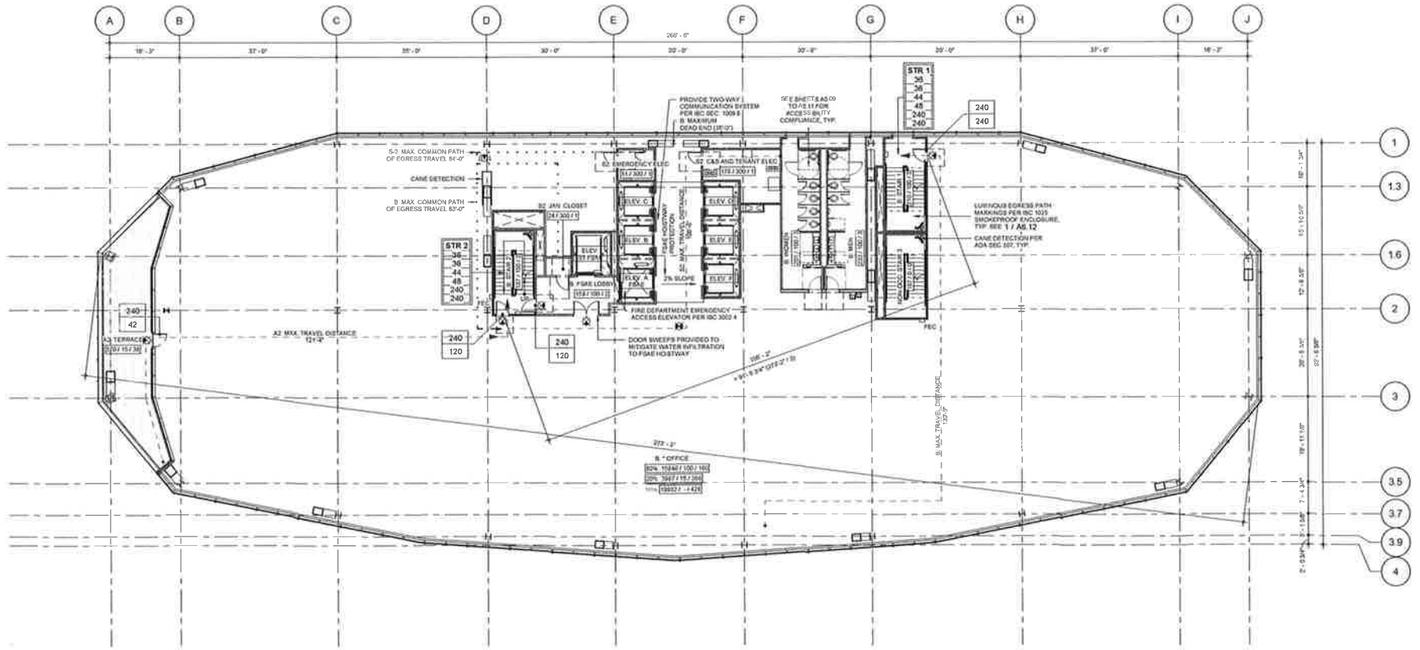
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SS	DB

SCALE @ ARCH E: 3/32" = 1'-0"
DATE: 06/12/20

GRAPHIC SCALE: 0 4 8 16 32
SCALE IN FEET

PROJECT NO.: 1832.00

DRAWING NO.: **A0.218**
REVISION NO.: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 19

Space	Area	Load Factor	Occupant Load
A2			
TERRACE	670 SF	15	38
B			
OFFICE	19932 SF	100	426
FSAE LOBBY	159 SF	100	2
MEN	232 SF	100	3
STAIR 1	210 SF	100	3
STAIR 2	184 SF	100	2
WOMEN	251 SF	100	3
S2			
C&S AND TENANT ELEC	176 SF	200	1
EMERGENCY ELEC	91 SF	200	1
JAN. CLOSET	24 SF	300	1
	21739 SF		482

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN) THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 200 OCCUPANTS (19976 SF / 100) WHITNCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 255 OCCUPANTS

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	45	0.20	240	240
STAIR 2	45	0.20	240	240
STAIR 3	45	0.20	240	0

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN OCCUPANT)	DOOR/S CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	240
STAIR 2	36	0.15	(2) 240	240
STAIR 3	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
81'-0 3/4"	106'-2"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS).
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

NOTES
SEE SHEET A0.201

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	150'-9"	*50'	35'-0"	100'	63'-0"
A-2	250'	121'-6"	20'		75'	
S-2	400'	106'-8"	*50'		100'	64'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

LEVEL 19 GFA: 19,976 SF		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
REQUIRED	MALE	2	2	3	-
	FEMALE	4	-	3	-
	TOTAL	6	2	6	2
PROVIDED	MALE	3	2	3	-
	FEMALE	5	-	3	-
	TOTAL	8	2	6	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 255 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN - (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

STR#1	EXIT DESIGNATION
36	MINIMUM REQUIRED DOOR WIDTH (IN)
36	PROVIDED DOOR WIDTH (IN)
44	MINIMUM REQUIRED STAIR WIDTH (IN)
44	PROVIDED STAIR WIDTH (IN)
220	MAXIMUM ALLOWED OCCUPANT
69	OCCUPANT LOAD

EXIT INFORMATION

220	EXIT OCCUPANT CAPACITY
12	EXIT OCCUPANT LOAD

SPACE INFORMATION

B OFFICE	OCCUPANCY CLASS/ ROOM USE
1200 / 100 / 12	AREA/ OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES/ OCCUPANT LOAD

PROJECT



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Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	06/28/2019
2	DESIGN REVIEW R1	09/13/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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STAMP

NORTH ARROW

DRAWING TITLE

CODE ANALYSIS - LEVEL 19 HIGH RISE LEVEL

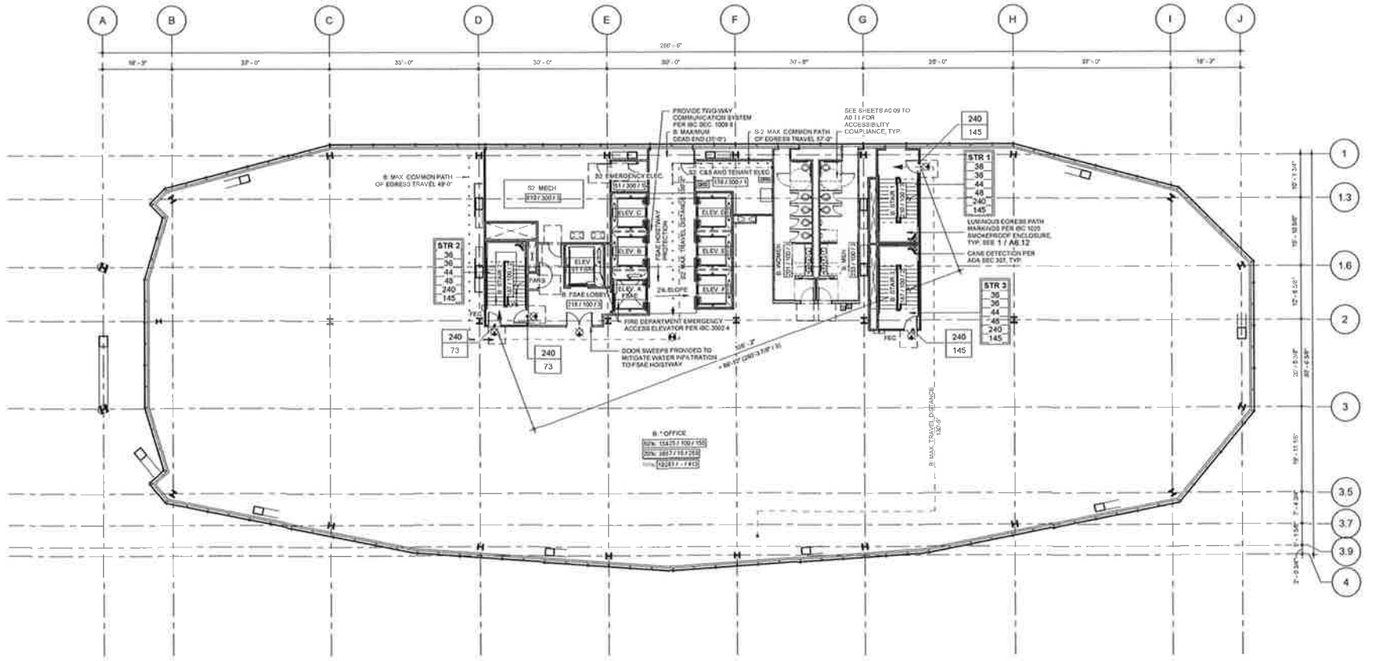
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BS	DB

SCALE @ ARCH'E: 3/32" = 1'-0"
DATE: 06/12/20

GRAPHIC SCALE: 0 4 8 16 24
SCALE IN FEET

PROJECT NO: 1832.00

DRAWING NO: **A0.219**
REVISION NO: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 20			
Space	Area	Load Factor	Occupant Load
B			
* OFFICE	19283 SF	100	413
FSAE LOBBY	217 SF	100	3
MEN	233 SF	100	3
STAIR 1	210 SF	100	3
STAIR 2	168 SF	100	2
STAIR 3	158 SF	100	2
WOMEN	201 SF	100	3
S2			
** FARS CLOSET	8 SF	300	1
C&S AND TENANT ELEC.	178 SF	300	1
EMERGENCY ELEC.	53 SF	300	1
MECH.	610 SF	300	3
	21357 SF		435

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN)
THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 193 OCCUPANTS (19283 SF / 100)
WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 215 OCCUPANTS

**FARS CLOSET LOCATED IN FSAE LOBBY ON LEVELS 5, 6, 11, 14, 17, 20, AND 23

NOTES
SEE SHEET A0.201

EXIT STAIR REQUIREMENT PER IBC 2016 SECTION 1005.3.2				
STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	145
STAIR 2	44	0.20	240	145
STAIR 3	48	0.20	240	145

EXIT DOOR REQUIREMENT PER IBC 2016 SECTION 1005.3.2 - EXCEPTION 1				
DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	145
STAIR 2	36	0.15	(2) 240	145
STAIR 3	36	0.15	240	145

EXIT REMOTENESS PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2	
ALLOWED	PROVIDED
60'-10"	100'-2"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE						
OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.3.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	192'-9"	50'	37'-0"	100'	49'-0"
A-2	250'		20'		75'	
S-2	400'	100'-0"	50'		100'	57'-0"

PLUMBING FACILITIES REQUIREMENTS PER 2015 WASHINGTON PLUMBING CODE						
		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS	
REQUIRED	MALE	2	2	3	-	
	FEMALE	4	-	3	-	
	TOTAL	6	2	6	2	
PROVIDED	MALE	3	2	3	-	
	FEMALE	5	-	3	-	
	TOTAL	8	2	6	2	

* PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 215 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION
- STR01 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 58 — OCCUPANT LOAD

EXIT INFORMATION
- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION
- B, OFFICE — OCCUPANCY CLASS ROOM USE
- 12287 / 1361.12 — AREA / OCCUPANT LOAD FACTOR. VARIES IN SOME ASSEMBLY SPACES /OCCUPANT LOAD

PROJECT
NE 8TH
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KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	05/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

STAMP

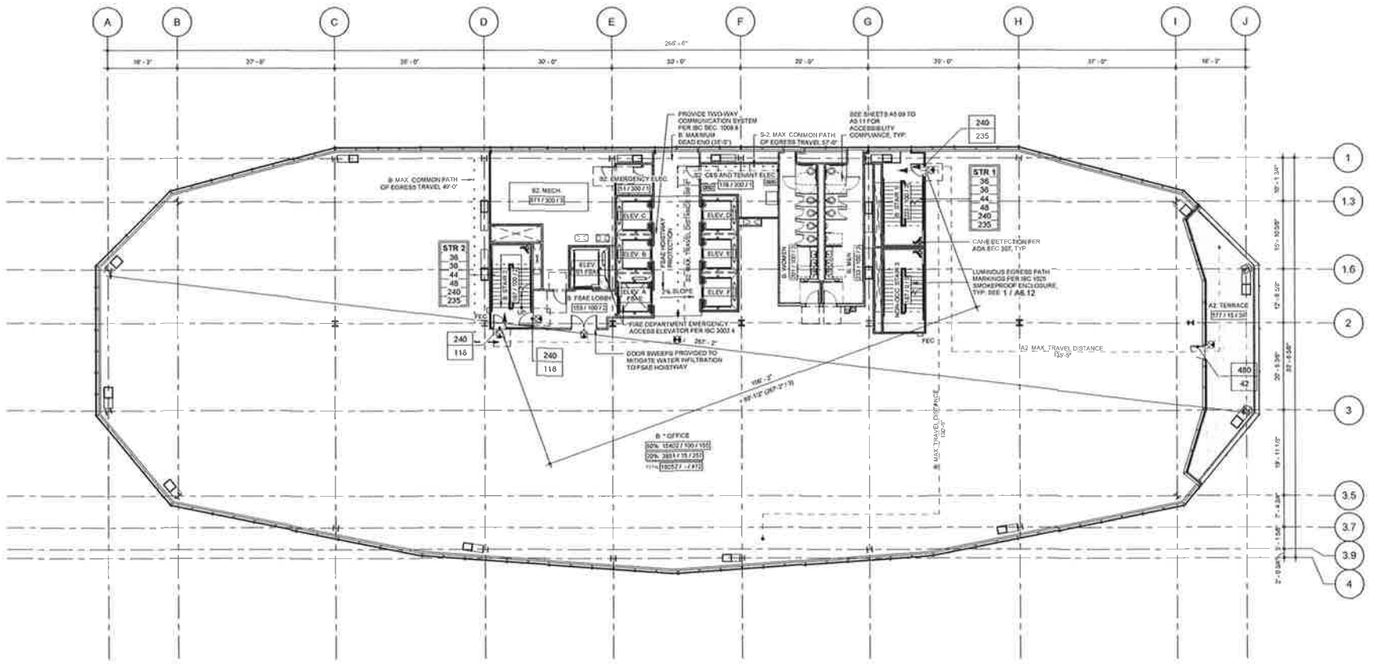
NORTH ARROW

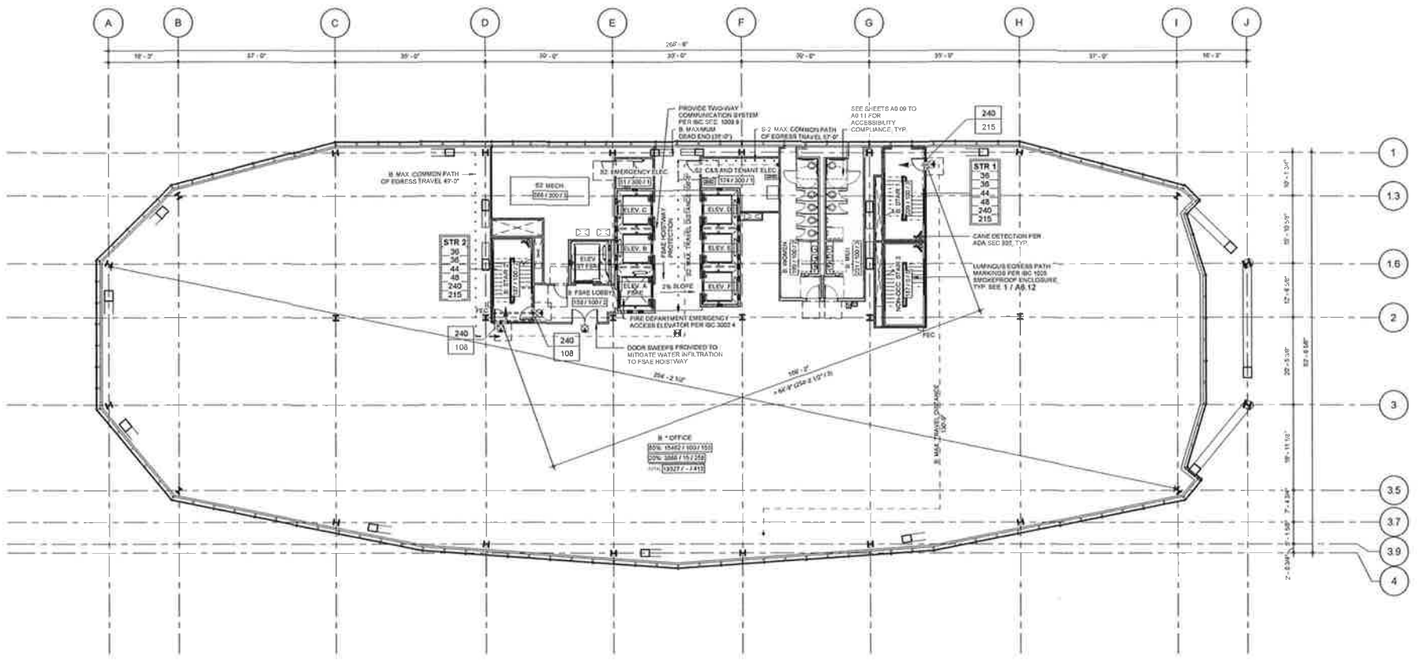
DRAWING TITLE
CODE ANALYSIS - LEVEL 20 HIGH RISE LEVEL

DRAWN: Author
CHECKED: Checker
SCALE @ ARCH E: 3/32" = 1'-0"
DATE: 06/12/20
GRAPHIC SCALE: 0 4 8 16 24 SCALE IN FEET

PROJECT NO: 1632.00

DRAWING NO: **A0.220**
REVISION NO: **00**


A
B
C
D
E
F
G
H
I
J
260'-0"
1
1.3
1.6
2
3
3.5
3.7
3.9
4
STR 1
36
36
44
48
240
235
STR 2
36
36
44
48
240
235
240
235
240
116
240
116
480
42
PROVIDE TWO-WAY COMMUNICATION SYSTEM PER IBC SEC. 1008.9 & MAXIMUM DEAD END (31'-0")
SEE SHEETS A5.09 TO A5.11 FOR ACCESSIBILITY COMPLIANCE, TYP.
S-2 MAX COMMON PATH OF EGRESS TRAVEL 57'-0"
B MAX. COMMON PATH OF EGRESS TRAVEL 49'-0"
B MAX TRAVEL DISTANCE 150'-0"
A2 MECH.
A2 EMERGENCY ELEC.
A2 C&S AND TENANT ELEC.
B FSAE LOBBY
B WOMEN
B MEN
A2 TERRACE
CAM DETECTION/REC A04.EC SEE, TYP.
LUMINOUS EGRESS PATH MARKINGS PER IBC 1025 SMOKEPROOF ENCLOSURE, TYP. SEE 1 / A6.12
A2 MAX. TRAVEL DISTANCE 150'-0"
FEC
VIAE DEPARTMENT EMERGENCY ACCESS ELEVATOR PER IBC 3003.4
DOOR SWEEPS PROVIDED TO MITIGATE WATER INFILTRATION TO FSAE HOISTWAY
B * OFFICE
OCC. 12427 / 100 / 150
OCC. 3831 / 15 / 253
TOTAL 16257 / / 472
B MAX TRAVEL DISTANCE 150'-0"
ELEV. C
ELEV. B
ELEV. A
ELEV. E
ELEV. F
ELEV. G
ELEV. H
ELEV. D
FSAE HOISTWAY PROTECTION
2% SLOPE
2% SLOPE
VIAE - 5'
VIAE - 99'-10" (260'-0")
1'-0"
1'-0"
1'-0"



OCCUPANCY LOAD SUMMARY - LEVEL 24

Space	Area	Load Factor	Occupant Load
B			
OFFICE	19027 SF	100	413
FS&E LOBBY	158 SF	100	2
MEN	239 SF	100	3
STAIR 1	208 SF	100	3
STAIR 2	188 SF	100	2
WOMEN	159 SF	100	2
S2			
CAS AND TENANT ELEC.	173 SF	300	1
EMERGENCY ELEC.	53 SF	300	1
MECH.	999 SF	300	3
	21199 SF		430

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN)
THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 194 OCCUPANTS (19327 SF / 100)
WHENCE, THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 311 OCCUPANTS

EXIT STAIR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 1	48	0.20	240	215
STAIR 2	45	0.20	240	215
STAIR 3	45	0.20	240	0

EXIT DOOR REQUIREMENT
PER BCC 2016, BASED ON IBC 2015 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	215
STAIR 2	36	0.15	(2) 240	215
STAIR 3	0	0.15	0	0

EXIT REMOTENESS
PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
84'-9"	106'-2"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
B	300'	130'-5"	50'	25'-8"	100'	47'-0"
A-2	250'	-	20'		75'	
S-2	400'	106'-6"	50'		100'	57'-0"

PLUMBING FACILITIES REQUIREMENTS
PER 2015 WASHINGTON PLUMBING CODE

			WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
LEVEL 24	REQUIRED	MALE	2	2	3	-
		FEMALE	4	-	3	-
		TOTAL	6	2	6	2
	PROVIDED	MALE	3	2	3	-
		FEMALE	5	-	3	-
		TOTAL	8	2	6	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF **211 OCCUPANTS**

- PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- W.C. REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET, LESS THAN TWO, NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FS&E FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION: STR01 — EXIT DESIGNATION; 36 — MINIMUM REQUIRED DOOR WIDTH (IN); 36 — PROVIDED DOOR WIDTH (IN); 44 — MINIMUM REQUIRED STAIR WIDTH (IN); 44 — PROVIDED STAIR WIDTH (IN); 220 — MAXIMUM ALLOWED OCCUPANT; 68 — OCCUPANT LOAD

EXIT INFORMATION: 220 — EXIT OCCUPANT CAPACITY; 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION: B: OFFICE (1007.1/1007.13) — OCCUPANCY CLASS ROOM USE; AREA/OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES/OCCUPANT LOAD

NOTES
SEE SHEET A0.201

PLOT TIME:
PLOT DATE:

PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	05/29/2019
2	DESIGN REVIEW #1	01/17/2020
3	DESIGN REVIEW #2	05/13/2020

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DRAWING STATUS
DESIGN REVIEW R2

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NORTH ARROW: N

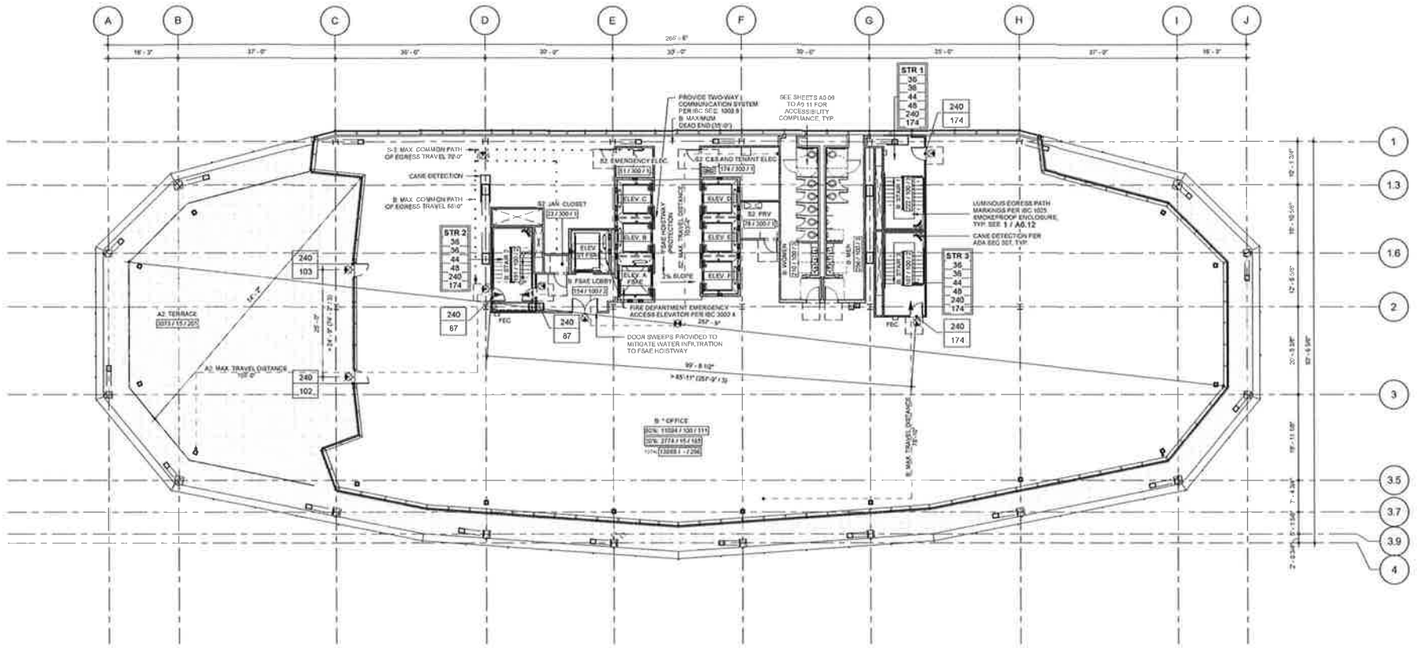
DRAWING TITLE
CODE ANALYSIS - LEVEL 24 HIGH RISE LEVEL

DRAWN	CHECKED
BS	DB
SCALE @ ARCH E: 3/32" = 1'-0"	DATE: 06/12/20

GRAPHIC SCALE: 0 6 12 24 — SCALE IN FEET

PROJECT NO: 1832.00

DRAWING NO: **A0.224** REVISION NO: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 25 AMENITY AND MECHANICAL

Space	Area	Load Factor	Occupant Load
A2			
TERRACE	3072 SF	15	205
B			
* OFFICE	13561 SF	100	136
FSAE LOBBY	114 SF	100	2
MEN	218 SF	100	3
STAIR 1	222 SF	100	3
STAIR 2	190 SF	100	2
STAIR 3	166 SF	100	2
WOMEN	210 SF	100	3
S2			
C&S AND TENANT ELEC.	173 SF	300	1
EMERGENCY ELEC.	163 SF	300	1
JAN. CLOSET	23 SF	300	1
FRY	78 SF	300	1
	18450 SF		528

* OCCUPANT LOAD BASED ON A PROJECTED OCCUPANCY OF 80% BUSINESS AND 20% ASSEMBLY (SEE PLAN). THE OCCUPANT LOAD OF THIS SPACE AS A B OCCUPANCY AREA IS = 136 OCCUPANTS (13561 SF / 100). WHENCE...THE MINIMUM TOTAL OCCUPANT LOAD ON THIS LEVEL IS = 363 OCCUPANTS

NOTES
SEE SHEET A0.208

EXIT STAIR REQUIREMENT PER IBC 2016 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR REQ'D
STAIR 1	48	0.20	240	174
STAIR 2	48	0.20	240	174
STAIR 3	48	0.20	240	174

EXIT DOOR REQUIREMENT PER IBC 2016 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOORS CAPACITY	DOOR LOAD
STAIR 1	36	0.15	240	174
STAIR 2	36	0.15	(2) 240	174
STAIR 3	36	0.15	240	174

EXIT REMOTENESS PER IBC 1007.1.3 & 1007.1.1, EXCEPTION 2

ALLOWED	PROVIDED
93'-11"	99'-8 1/2"
34'-9"	35'-0"

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS. (TYPICAL ON ALL FLOORS.)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 - *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED
B	300'	116'-10"	150'	35'-0"	100'	69'-0"
A-2	250'	106'-0"	20'		75'	
S-2	400'	103'-4"	150'		100'	70'-0"

PLUMBING FACILITIES REQUIREMENTS PER 2015 WASHINGTON PLUMBING CODE

		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
LEVEL 25 REQUIRED	MALE	3	2	4	-
	FEMALE	5	-	4	-
	TOTAL	8	2	8	2
LEVEL 25 PROVIDED	MALE	3	2	3	-
	FEMALE	5	-	5	-
	TOTAL	8	3	8	2

- PLUMBING FIXTURE CALCULATIONS BASED ON AN OCCUPANT LOAD OF 363 OCCUPANTS

PLUMBING CODE REQUIREMENTS PER 2015 IBC CHAPTER 29
- WC REQUIRED RATIO: 1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50. WHERE URINALS ARE PROVIDED, ONE WATER CLOSET LESS THAN THE NUMBER SPECIFIED MAY BE PROVIDED FOR EACH URINAL INSTALLED, EXCEPT THE NUMBER OF WATER CLOSETS IN SUCH CASES SHALL NOT BE REDUCED TO LESS THAN ONE QUARTER (25%) OF THE MINIMUM SPECIFIED.
- LAVATORY REQUIRED RATIO: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
- DRINKING FOUNTAINS REQ. RATIO: OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION — STR#1
- 36 — EXIT DESIGNATION
- 44 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 48 — PROVIDED DOOR WIDTH (IN)
- 220 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 58 — PROVIDED STAIR WIDTH (IN)
- MAXIMUM ALLOWED OCCUPANT
- OCCUPANT LOAD

EXIT INFORMATION
- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION — B OFFICE (1356 / 100 = 12)
- OCCUPANCY CLASS ROOM USE
- AREA/ OCCUPANT LOAD FACTOR, VARIES IN BOMB ASSEMBLY SPACES /OCCUPANT LOAD

PROJECT



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Bellevue, WA

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KEY PLAN

NO.	ISSUES	DATE
1	DESIGN REVIEW	05/25/2018
2	DESIGN REVIEW #1	01/31/2020
3	DESIGN REVIEW #2	06/12/2020

REVISIONS

CONSULTANTS

DEVELOPER/OWNER
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LANDSCAPE ARCHITECT
HARGREAVES ASSOCIATES
131 Steuart Street, 2nd Floor
San Francisco, CA 94133
T: 415.862.1510

DRAWING STATUS
DESIGN REVIEW #2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

STAMP

NORTH ARROW

DRAWING TITLE
CODE ANALYSIS - LEVEL 25 HIGH RISE LEVEL

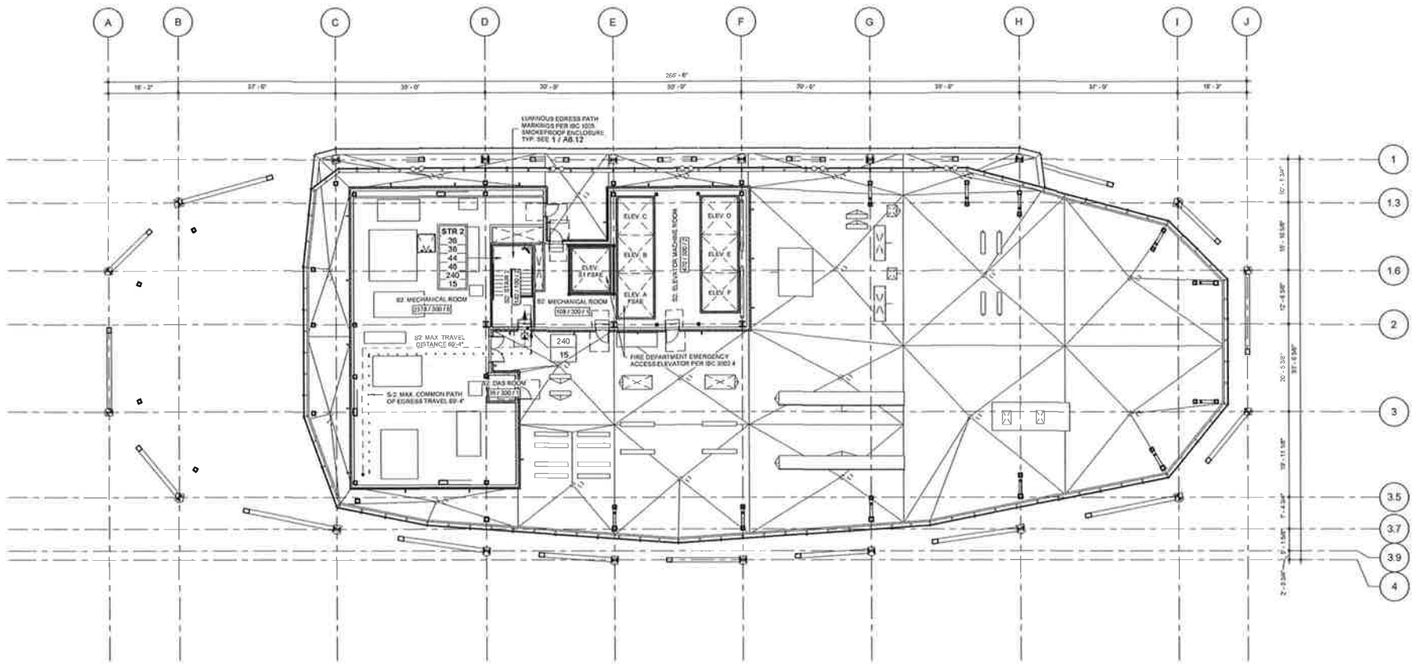
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BS	DB

SCALE @ ARCH E: 3/32" = 1'-0"
DATE: 06/12/20

GRAPHIC SCALE: 0 8 16 24 — SCALE IN FEET

PROJECT NO: 1832.00

DRAWING NO: **A0.225**
REVISION NO: **00**



OCCUPANCY LOAD SUMMARY - LEVEL 26 ROOF

Space	Area	Load Factor	Occupant Load
S2			
GAS ROOM	38 SF	300	1
ELEV. MACHINE ROOM	135 SF	300	1
ELEVATOR MACHINE ROOM	470 SF	300	2
MECHANICAL ROOM	2377 SF	300	8
MECHANICAL ROOM	108 SF	300	1
STAIR 2	182 SF	100	2
	3308 SF		15

EXIT STAIR REQUIREMENT PER IBC 2016 SECTION 1005.3.2

STAIR DESIGNATION	STAIR WIDTH (IN.)	STAIRWAY (IN./OCCUPANT)	STAIR CAPACITY	STAIR LOAD
STAIR 2	48	0.20	240	15

EXIT DOOR REQUIREMENT PER IBC 2016 SECTION 1005.3.2 - EXCEPTION 1

DOOR LOCATION	DOOR WIDTH (IN.)	DOORWAY (IN./OCCUPANT)	DOOR CAPACITY	DOOR LOAD
STAIR 2	36	0.15	240	15

- THIS BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEMAND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM TO APPLY THESE EXIT WIDTH FACTORS (TYPICAL ON ALL FLOORS)
- STAIR 3 IS ACCESSIBLE ON LEVEL 1 (GROUND), 2, 5, 10, 15, 20, AND 25

LENGTH OF TRAVEL DISTANCE

OCCUPANCY GROUP	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2 - WITH SPRINKLER)		DEAD END (IBC 1020.4 + *EXCEPTION 2)		COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1 - WITH SPRINKLER)	
	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED	MAX ALLOWED	PROVIDED
S-2	400'	69'-4"	*50'		100	69'-4"

SYMBOL LEGEND (CONT.)

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STAIR/FIRE
- FSAE FIREMAN SERVICE ACCESS ELEVATOR
- FEC FIRE EXTINGUISHER CABINET

SYMBOL LEGEND

- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER
- SMOKE PARTITION & DOOR
- MAXIMUM TRAVEL DISTANCE
- FIRE HOSE REACH
- COMMON PATH OF EGRESS TRAVEL

STAIR INFORMATION

- STR#1 — EXIT DESIGNATION
- 36 — MINIMUM REQUIRED DOOR WIDTH (IN)
- 36 — PROVIDED DOOR WIDTH (IN)
- 44 — MINIMUM REQUIRED STAIR WIDTH (IN)
- 44 — PROVIDED STAIR WIDTH (IN)
- 220 — MAXIMUM ALLOWED OCCUPANT
- 68 — OCCUPANT LOAD

EXIT INFORMATION

- 220 — EXIT OCCUPANT CAPACITY
- 12 — EXIT OCCUPANT LOAD

SPACE INFORMATION

- S_OFFICE — OCCUPANCY CLASS ROOM USE
- 1200 / 100 / 12 — AREA/OCCUPANT LOAD FACTOR, VARIES IN SOME ASSEMBLY SPACES/OCCUPANT LOAD

NOTES
SEE SHEET A0.001

PLOT DATE: 6/4/2020 8:49:07 AM

PROJECT



NE 8TH
Bellevue, WA

CLIENT
Skanska, USA
221 Yale Avenue North, Ste 400
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T: 206 726-6500

KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	08/26/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

STAMP

NORTH ARROW
N

DRAWING TITLE
CODE ANALYSIS - LEVEL 26 ROOF

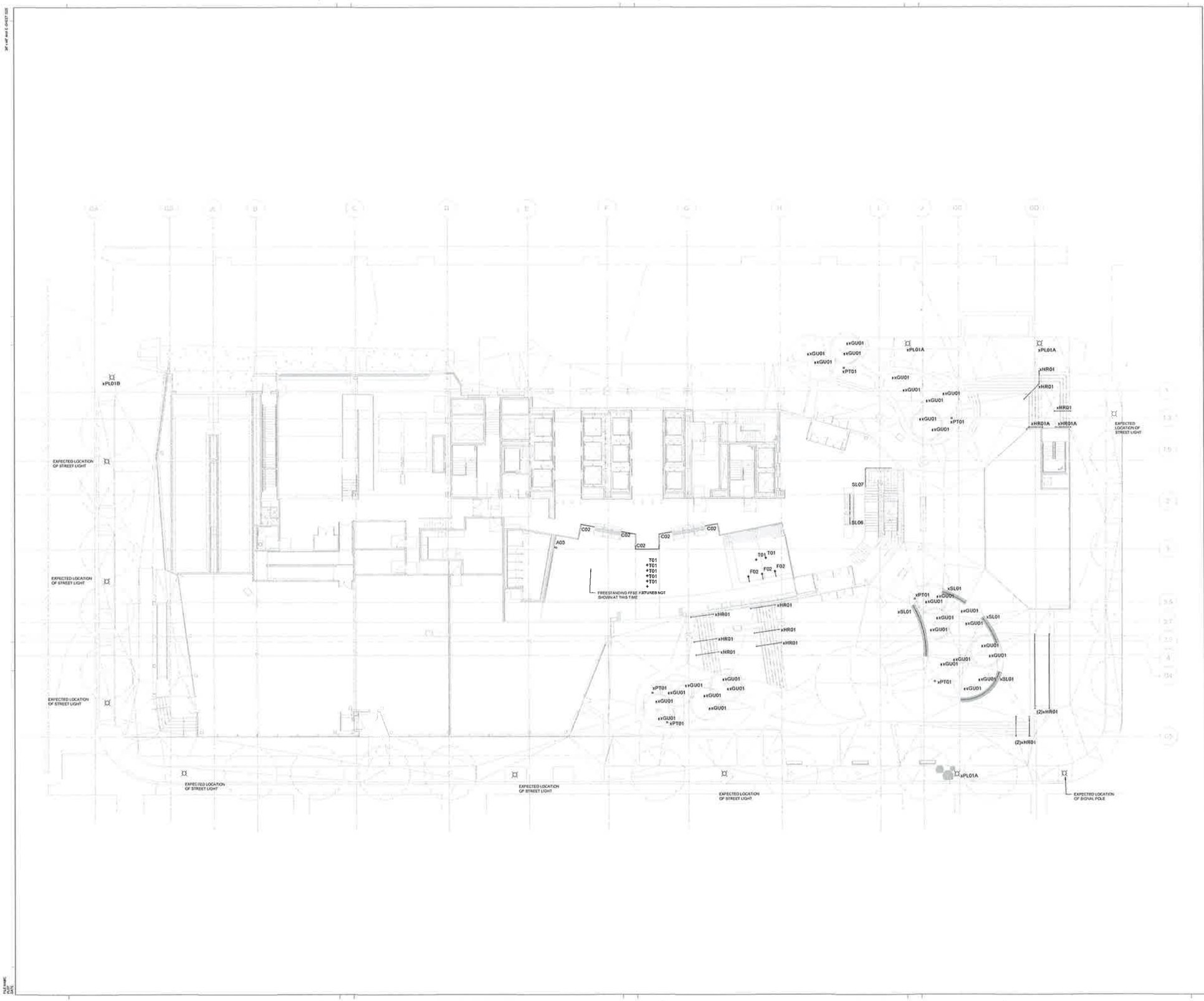
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Author	Checker
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3/32" = 1'-0"	06/12/20

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1832.00

DRAWING NO
A0.226

REVISION NO
00



PROJECT

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KEYPLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08.28.2019
2	DESIGN REVIEW R1	09.27.2019
3	DESIGN REVIEW R2	09.12.2019

REVISIONS

CONSULTANTS

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San Francisco, CA 94133
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DRAWING STATUS
DESIGN REVIEW R2

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

LIGHTSWITCH

STAMP

NORTH ARROW
N

DRAWING TITLE
LEVEL 1 LIGHTING FLOOR PLAN

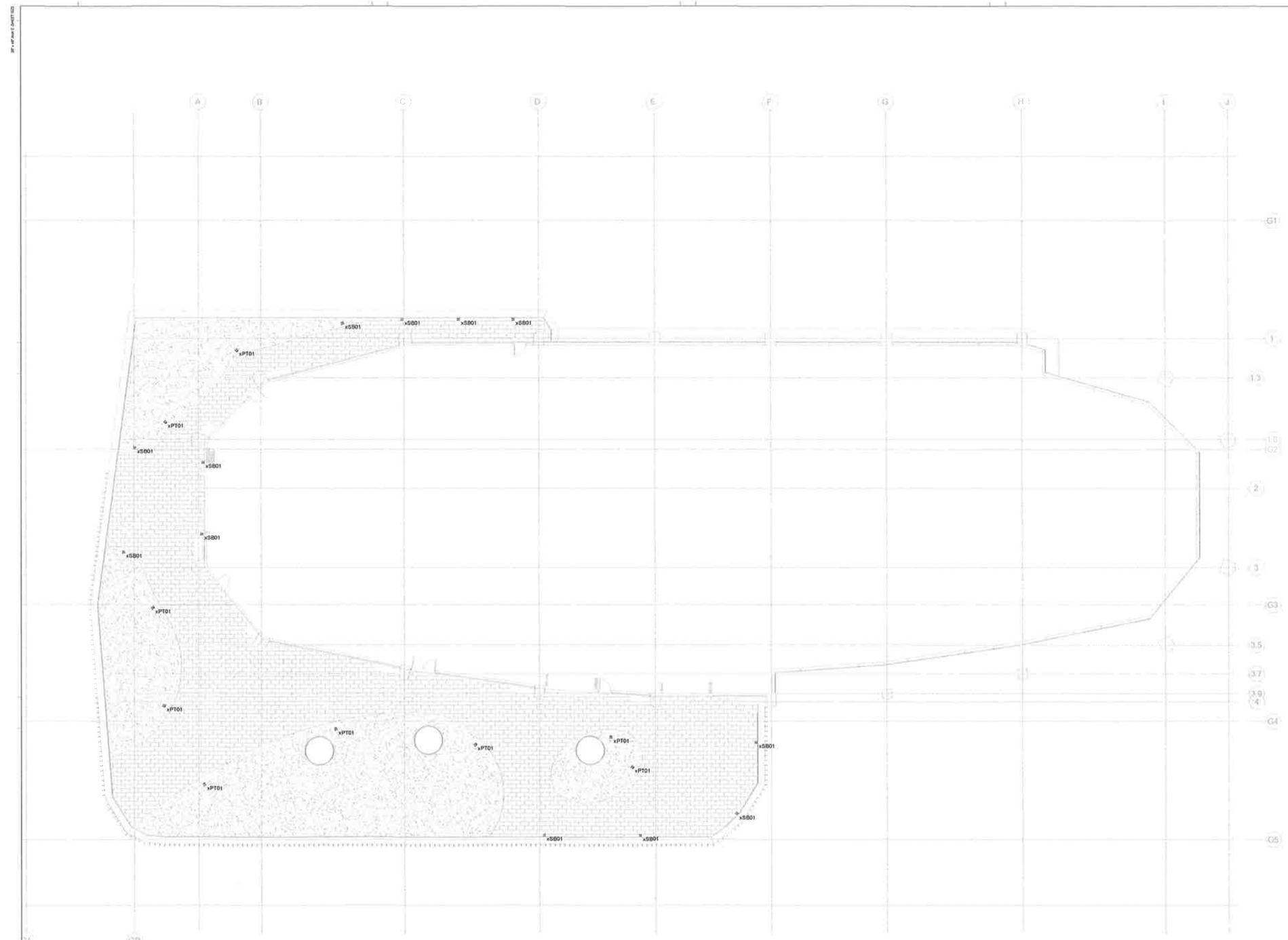
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SCALE IN FEET

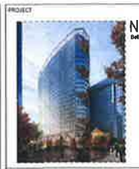
PROJECT NO
1832-00

DRAWING NO.	REVISION NO.
LT2.01	00

PLOT DATE: 9/27/2019 3:34:44 PM



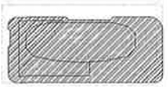
PROJECT



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KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	09/30/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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LIGHTSWITCH

STAMP

NORTH ARROW
N

DRAWING TITLE
LEVEL 2 LIGHTING FLOOR PLAN

DRAWN	CHECKED
PS	KR
SCALE @ ARCH E	DATE
1/8" = 1'-0"	20-MAY-2019

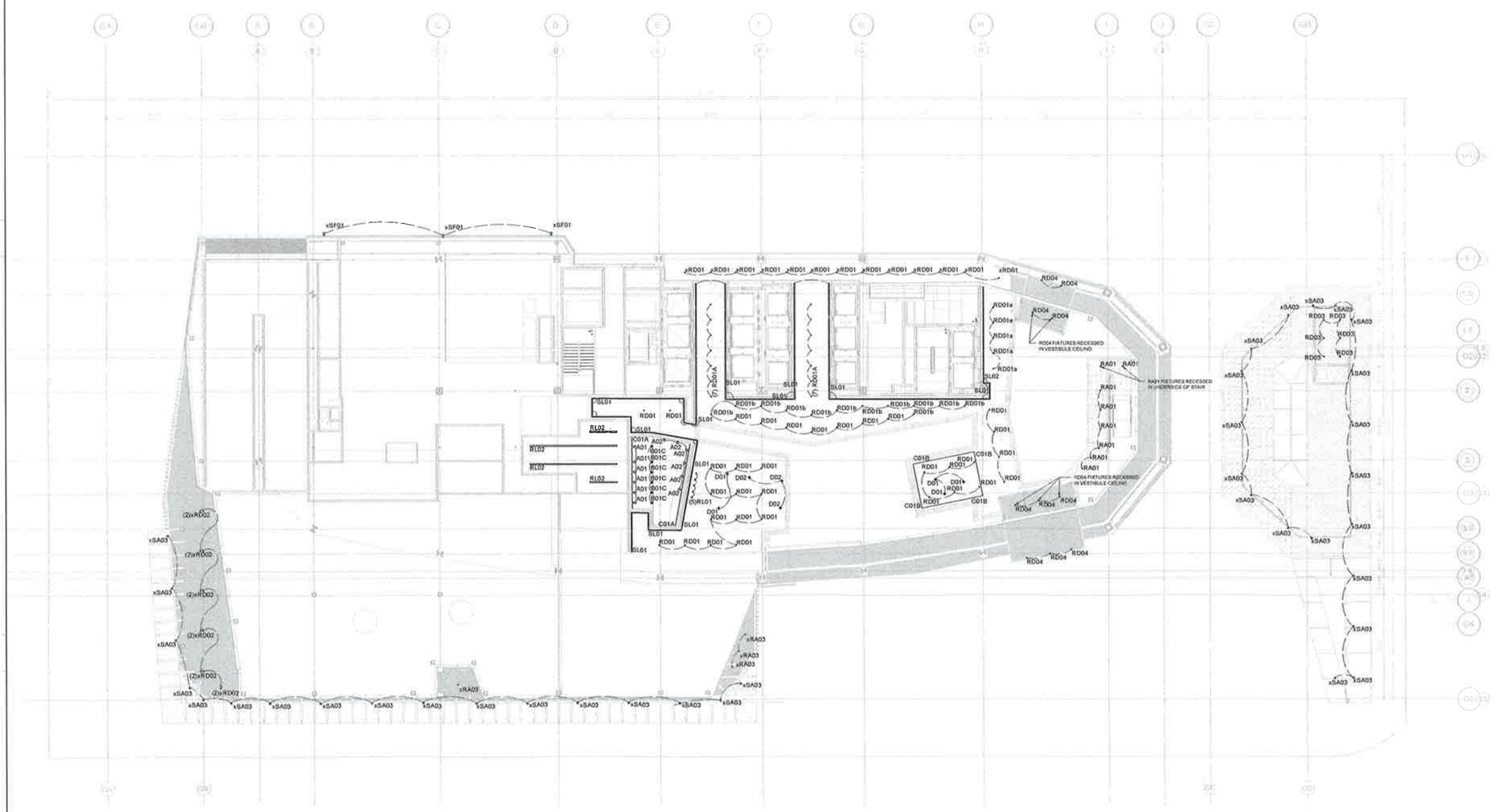
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SCALE IN FEET

PROJECT NO
1832-00

DRAWING NO.
LT2.02

REVISION NO
00

GENERAL NOTE: LOOPED LINES INDICATE ZONING. FURTHER SUBDIVIDE CONTROL ZONES AS REQUIRED BY WASHINGTON STATE ENERGY CODE DAYLIGHTING REQUIREMENTS.



PROJECT

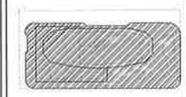


NE 8TH
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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2018
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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LIGHTSWITCH

STAMP

NORTH ARROW

N

DRAWING TITLE

LEVEL 1 LIGHTING RCP

DRAWN	CHECKED
PS	KR
SCALE @ ARCH E	DATE
3/32" = 1'-0"	20-MAY-2020

GRAPHIC SCALE
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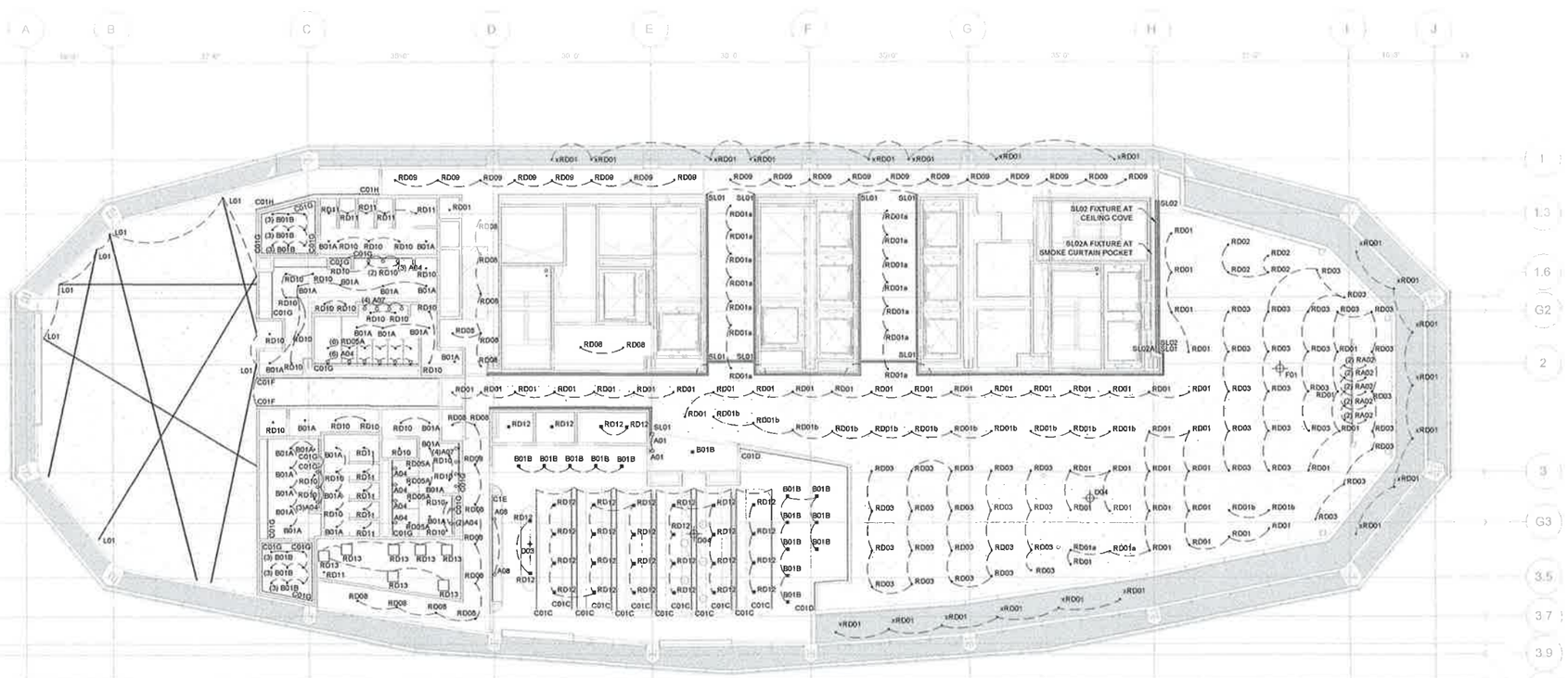
PROJECT NO
1832-00

DRAWING NO.	REVISION NO.
LT6.01	00

FILE NAME:
PLOT DATE:
PLOT BY:

3/4" = 1'-0" from E-SHEET SIZE

GENERAL NOTE: LOOPED LINES INDICATE ZONING. FURTHER SUBDIVIDE CONTROL ZONES AS REQUIRED BY WASHINGTON STATE ENERGY CODE DAYLIGHTING REQUIREMENTS.



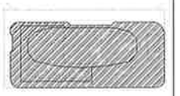
PROJECT



NE 8TH
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231 Yale Avenue North , Ste 400
Seattle, WA 98109
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KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	09.09.2019
2	DESIGN REVIEW R1	01.17.2020
3	DESIGN REVIEW R2	05.12.2020

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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LIGHTSWITCH

STAMP

NORTH ARROW
N

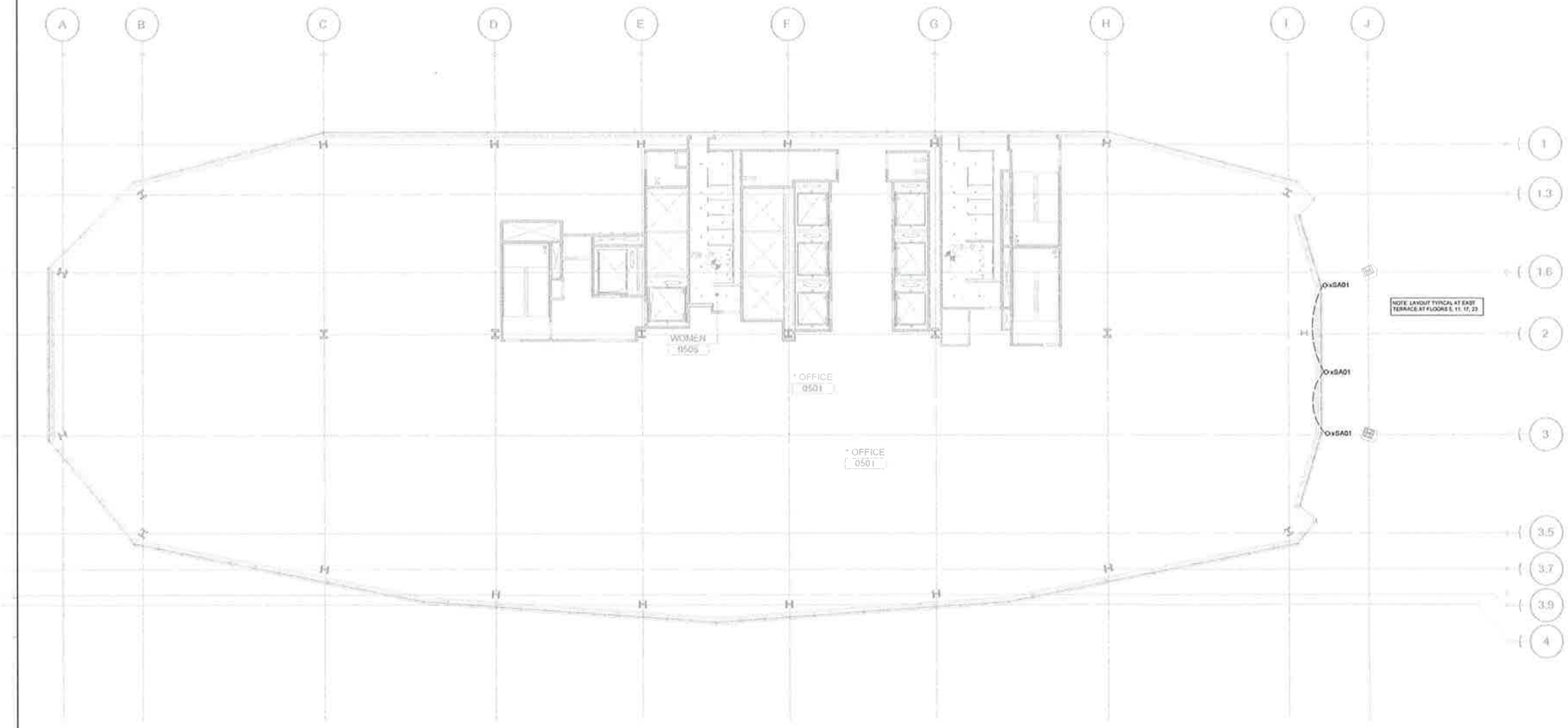
DRAWING TITLE
LEVEL 2 LIGHTING RCP

DRAWN	CHECKED
PS	KR
SCALE @ ARCH E	DATE
1/8" = 1'-0"	20-MAY-2020

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1832-00

DRAWING NO.	REVISION NO.
LT6.02	00



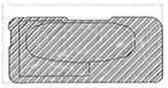
PROJECT



NE 8TH
Bellevue, WA

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Illumina, LLC
22nd Ave Avenue North, Ste 400
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T: 206-728-8000

KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	08.28.2019
2	DESIGN REVIEW #1	09/17/2019
3	DESIGN REVIEW #2	09/12/2019

REVISIONS

CONSULTANTS

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DRAWING STATUS
DESIGN REVIEW R2

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

LIGHTSWITCH

STAMP

NORTH ARROW
N

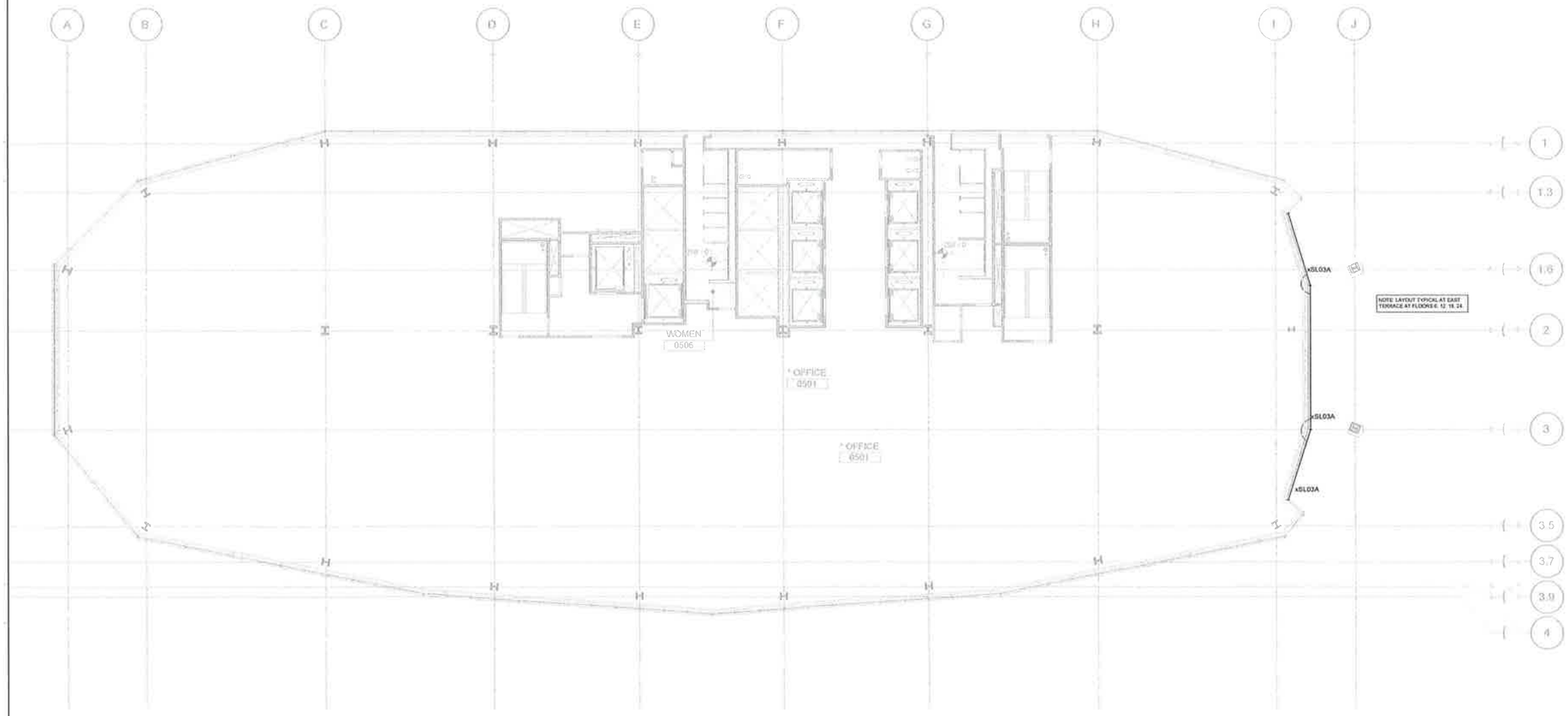
DRAWING TITLE
EAST TERRACE LIGHTING RCP

DRAWN	CHECKED
PS	KR
SCALE @ ARCH E	DATE
1/8" = 1'-0"	20-MAY-2019

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO.
1832-00

DRAWING NO.	REVISION NO.
LT6.05	00



PROJECT

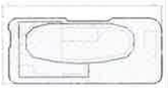


NE 8TH
Bellevue, WA

CLIENT
Skanska, USA

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T: 206-728-8000

KEY PLAN



NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	05/31/2019
3	DESIGN REVIEW R2	06/12/2019

REVISIONS

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DRAWING STATUS
DESIGN REVIEW R2

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

LIGHTSWITCH

STAMP

NORTH ARROW
N

DRAWING TITLE

EAST TERRACE LINEAR UPLIGHT LIGHTING RCP

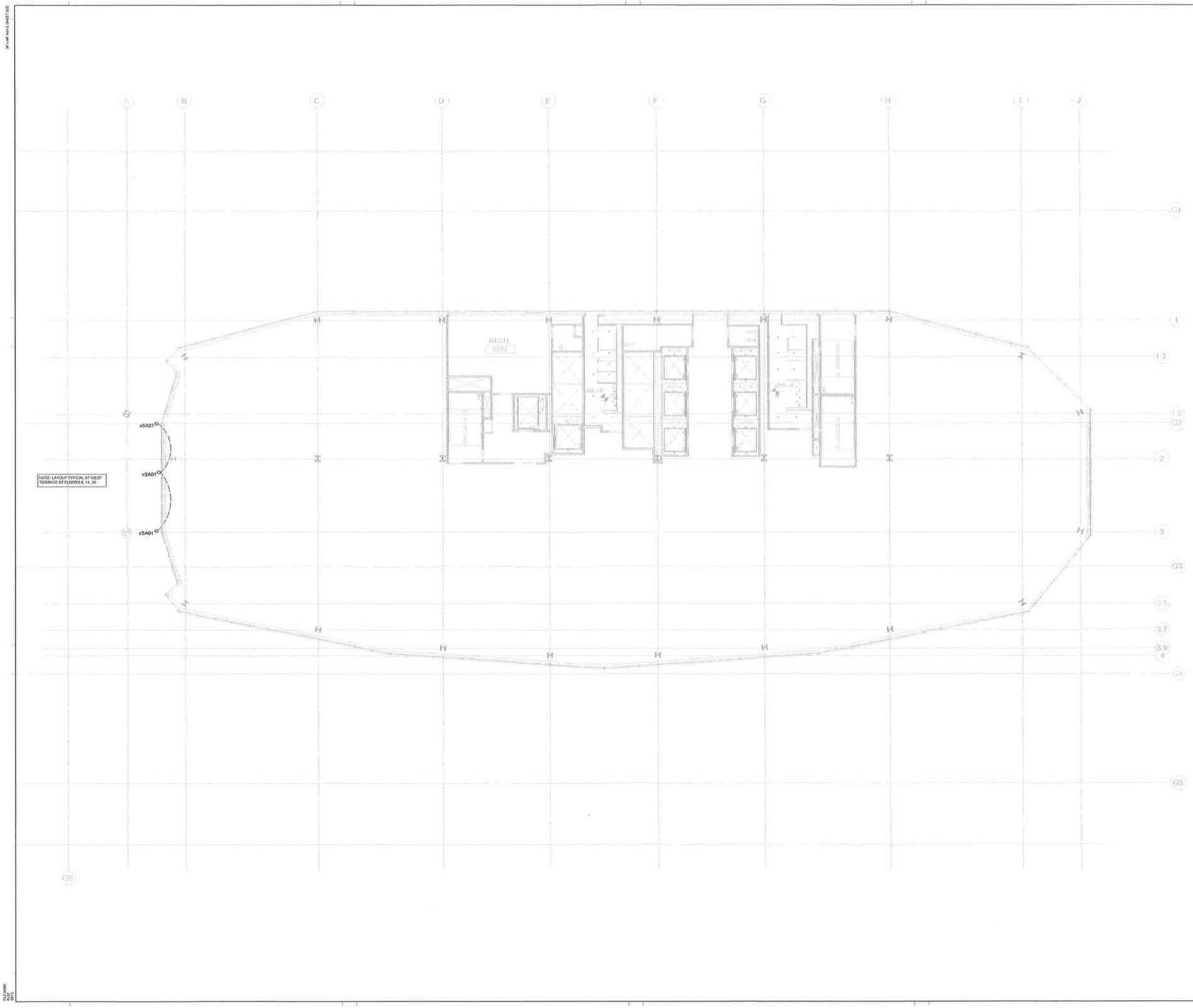
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PG	KB
SCALE @ ARCH E: 1/8" = 1'-0"	DATE: 20-MAY-2019

DRAWING SCALE
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SCALE IN FEET

PROJECT NO.
1832-00

DRAWING NO.
LT6.06

REVISION NO.
00



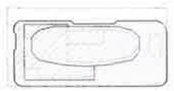
PROJECT



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T: 206-726-8000

KEY PLAN



#	ISSUED	DATE
4	DESIGN REVIEW	08/29/2018
4	DESIGN REVIEW R1	01/17/2019
3	DESIGN REVIEW R2	05/13/2019

NO. ISSUED DATE

REVISIONS

CONSULTANTS

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T: 310-739-0088

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LANDSCAPE ARCHITECT
HARGREAVES JONES
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San Francisco, CA 94133
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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

LIGHTSWITCH

STAMP

NORTH ARROW
N

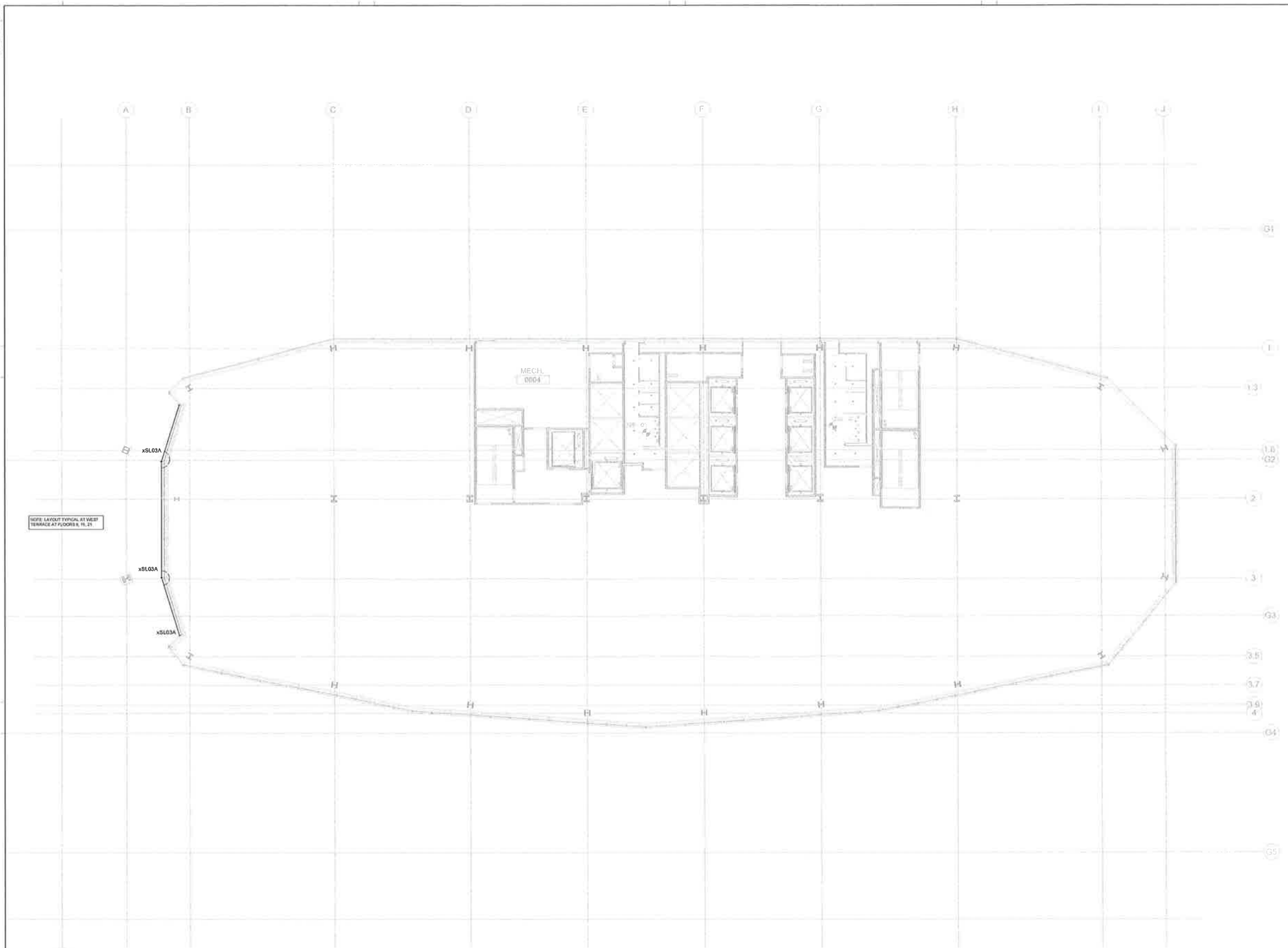
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WEST TERRACE LIGHTING RCP

DRAWN	CHECKED
PS	KR
SCALE @ ARCH E	DATE
1/8" = 1'-0"	20-MAY-2019

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO.
1832-00

DRAWING NO. **LT6.08**
REVISION NO. **00**



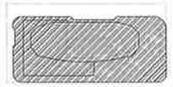
PROJECT



NE 8TH
Bellevue, WA

CLIENT
Shamiko, USA
221 Yale Avenue North Ste 400
Seattle WA 98109
T. 206-726-6000

KEY PLAN



NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	05/12/2020

REVISIONS

CONSULTANTS

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DRAWING STATUS
DESIGN REVIEW R2

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LIGHTSWITCH

STAMP

NORTH ARROW
N

DRAWING TITLE

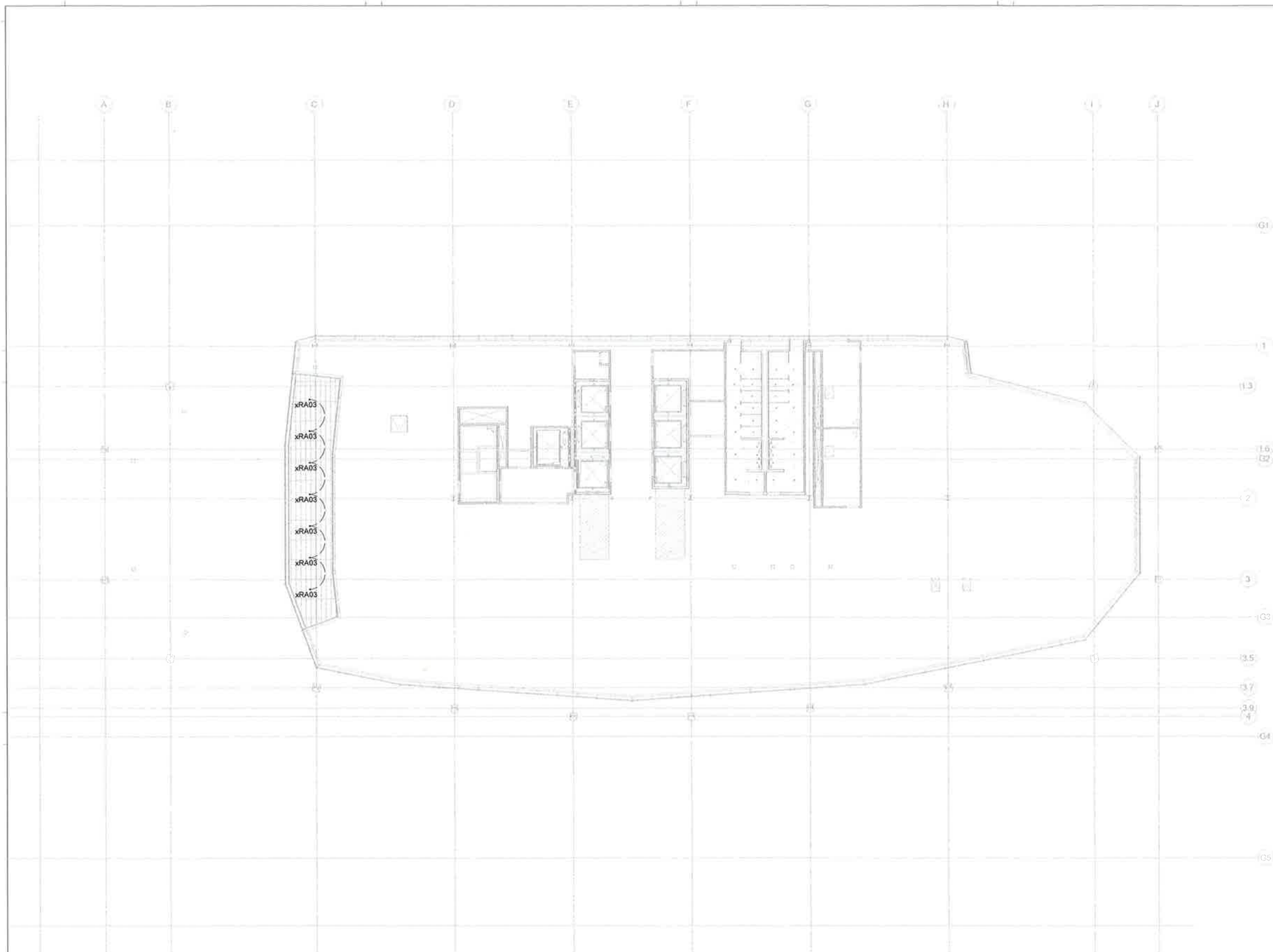
WEST TERRACE LINEAR UPLIGHT LIGHTING RCP

DRAWN	CHECKED
PS	KR
SCALE @ ARCH E	DATE
1/8" = 1'-0"	20-MAY-2019

GRAPHIC SCALE
0 4' 8' 16' 24'
SCALE IN FEET

PROJECT NO
1832-00

DRAWING NO.	REVISION NO.
LT6.09	00



PROJECT

NE 8TH
Bellevue, WA

CLIENT
Skanska, USA
221 Yale Avenue North, Ste 400
Seattle, WA 98109
T: 206-728-9060

KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW R1	01/17/2019
3	DESIGN REVIEW R2	05/17/2019

REVISIONS

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LANDSCAPE ARCHITECT
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T: 415-905-1911

DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

LIGHTSWITCH

STAMP

NORTH ARROW
N

DRAWING TITLE
LEVEL 25 LIGHTING RCP

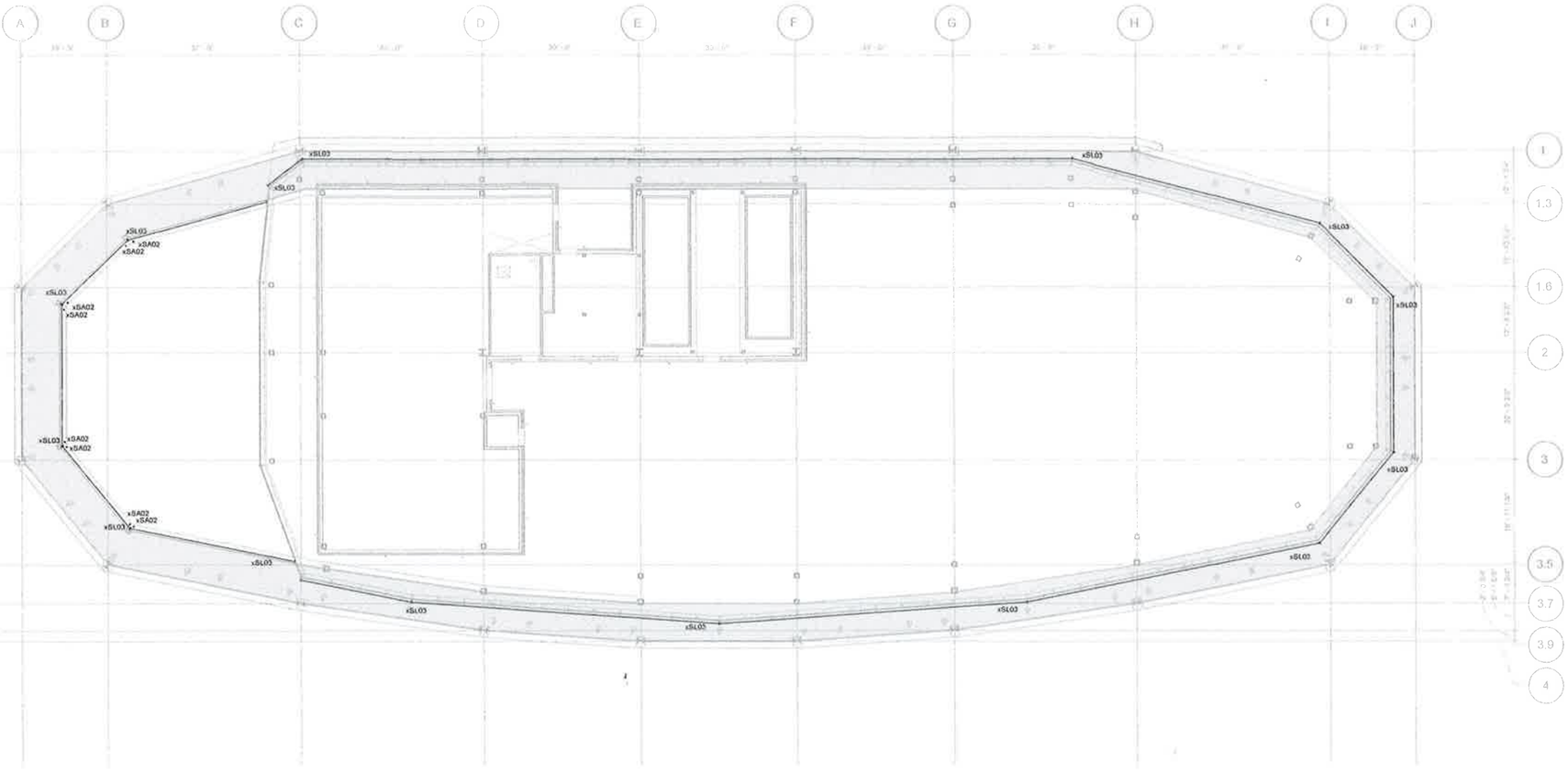
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PS	KR
SCALE @ ARCH E	DATE
1/8" = 1'-0"	20-MAY-2019

GRAPHIC SCALE
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SCALE IN FEET

PROJECT NO
1632-00

DRAWING NO. **LT6.25**
REVISION NO. **00**

PLOT DATE: 5/17/2019 3:02:27 PM
FILENAME: 1632-00_LT6.25.dwg



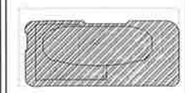
PROJECT



NE 8TH
Bellevue, WA

CLIENT
Graphisoft, USA
721 Yale Avenue North, Ste 400
Seattle, WA 98109
T: 206-726-8000

KEY PLAN



NO.	ISSUE	DATE
1	DESIGN REVIEW	09/28/2018
2	DESIGN REVIEW #1	01/17/2019
3	DESIGN REVIEW #2	05/13/2019

REVISIONS

CONSULTANTS

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

LIGHTSWITCH

STAMP

NORTH ARROW

N

DRAWING TITLE

ROOF CROWN LIGHTING RCP

DRAWN	CHECKED
PS	KR
SCALE @ ARCH E	DATE
1/8" = 1'-0"	20-MAY-2019

GRAPHIC SCALE
0 4' 8 16 24
SCALE IN FEET

PROJECT NO
1832-00

DRAWING NO
LT6.26

REVISION NO.
00

FILE NAME:
PLOT DATE:

ATTACHMENT B
(Ordinance 6299)

1533-ORD
7/7/2016

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6299

AN ORDINANCE 1) repealing Section 1.1 of Ordinance No. 5625, 2) creating a new Section 1.1 establishing new requirements for Wasatch Management & Development LLC (now known as BV Holdings, LLC) to construct the required mid-block pedestrian and vehicular Connector Road through the Wasatch Superblock, and 3) authorizing the City Manager or his designee to execute documents necessary to accomplish the requirements of this Ordinance.

WHEREAS, in 2004, Wasatch Management & Development LLC ("Wasatch") applied for Design Review approval for development of the northwest corner of the "Wasatch Superblock," bounded by NE 10th Street on the north, NE 8th Street on the south, 106th Avenue NE on the west, and 108th Avenue NE on the east; and

WHEREAS, since the time of the submission, Wasatch has become BV Holdings, LLC; and

WHEREAS, in 2005, Council passed Ordinance No. 5609 (subsequently amended by Ordinance No. 5625) vacating the Fox's Addition plat which comprised the Superblock owned by Wasatch; and

WHEREAS, Council approved the plat vacation based on a number of conditions; and

WHEREAS, one of those conditions required Wasatch to complete construction of the Connector Road by September 28, 2015; and

WHEREAS, construction of the superblock mixed use improvements by Wasatch did not proceed as originally anticipated due in part to the economic downturn; and

WHEREAS, the deadline to build the Connector Road has passed and the Connector Road has not been completed; and

WHEREAS, BV Holdings, LLC has sought relief from this deadline in the form of an extension of time in which to complete the Connector Road; and

WHEREAS, completion of the Connector Road continues to remain an obligation of BV Holdings under the terms of the plat vacation; and

WHEREAS, the parties have engaged in prolonged negotiations to find a mutually agreeable solution for the provision of the Connector Road and has finally reached an agreement; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 1.1 of Ordinance No. 5625 is hereby repealed in its entirety and a new section 1.1 is hereby created as follows:

Section 1.1 The Fox Addition plat, legally described as "FOX ADDITION TO BELLEVUE, according to the Plat thereof recorded in Volume 49 of Plats, Page 39, record of King County Washington" located in Bellevue; King County Washington is vacated subject to the following conditions:

A. **Mid-Block Connection. 106th Avenue NE to 108th Avenue NE.** BV Holdings, LLC dba BV-Wasatch Holdings, LLC [or successor in interest] (hereafter "BV Holdings") shall record a Public Access Easement with King County Records and the Bellevue City Clerk for public access that will provide a mid-block vehicular and pedestrian connection between 10th Avenue NE and 108th Avenue NE as depicted on the Road Plan (the "Connector Road"). For purposes of this ordinance, the Connector Road is defined as the full two-way permanent road, including curbs, gutters sidewalks, travel lands and any applicable on-street parking consistent with City adopted standards. The Connector Road shall be distinguished from the Interim Road described below. BV Holdings shall execute the Covenant Regarding Public Access easement within 30 days following the effective date of the Plat Vacation Ordinance. The easement for the Connector Road shall be no less than 36 feet wide throughout its length, but the final alignment and corridor design (such as roadway width, street lighting, sidewalk width and sidewalk materials) will be determined during the Design Review process. In addition, the applicant shall agree to grant to the City a public, non-exclusive ingress and egress easement on and above the connector road. The Public Access Easement may be granted in phases concurrent with development of the superblock. If the development does not proceed, the obligation to complete the Connector Road and provide the Public Access Easement still remains and shall run with the land. Further, the obligation to complete the Connector Road and provide the Public Access Easement shall be a condition of any additional or future development undertaken on any of the parcel within the Superblock. Provided that BV Holdings or its successors or assigns, may, at its sole discretion, accelerate the timing of the plat vacation and transfer of title of NE 9th Street by either i) providing a security device for the construction of the Connector Road improvements; or ii) execution and recordation of the Public Access Easement of the Connector Road. If BV Holdings elects to record the Public Access prior to construction of the Connector Road, the public right to access shall commence as the phases of the improvements are

completed. In the event the two-way Connector Road is not constructed in its entirety on or before that date which is the twentieth (20th) anniversary of the date of this ordinance, the City, at its option, shall be entitled to execute on the bond and using the proceeds thereof, construct and/or complete the two-way Connector Road.

B. BV Holdings shall ensure that, within twelve (12) months of the effective date of this ordinance, an Interim Road within the area defined by the Access Easement, as described in Permit Number 13-135687 GD, Post Revisions 3 and 4 (the "Interim Road") is constructed. For purposes of this ordinance, the Interim Road is the one lane Connector Road.

C. As development takes place on each parcel encumbered by the Public Access Easement for construction of the Connector Road, an adjacent corresponding two-way section of the Connector Road shall be completed by the then owner of such Parcel (in each case, an "Owner"), and completion of such section of the Connector Road shall occur within thirty (30) months after building permits for construction of the development on that Parcel have been issued. Similarly, if for some reason the entire two-way Connector Road is built at the same time and not in phases, such completion shall occur within thirty (30) months after building permits for construction of the development have been issued. During construction, access, other than via the Interim Road, will be available to existing buildings. Each Owner shall provide to the City, prior to demolition of a section of the Interim Road, a completion bond, or assignment of savings, or a letter of credit (each being "Security") equal to 150% of the road construction costs for the segment of the two- way Connector Road that corresponds to the demolished portion of the Interim Road, as determined by a valid construction estimate provided by Owner's contractor assigned to build that portion of the Connector Road. Unless otherwise agreed to in writing, in the event an Owner does not complete its portion of the two-way Connector Road as provided above, City may execute on its Security after the thirty (30) months has elapsed and 180 days' notice has been given to Owner or assignee.

D. When all development of the property encumbered by the Public Access Easement has been substantially completed, the two-way Connector Road must be completed and approved by the City, but in no event shall any portion of the two-way Connector Road fail to be completed more than thirty (30) months after issuance of the building permits for such parcel.

E. Any permits issued by the City for development of the property encumbered by the Public Access Easement shall require that the adjacent portion of the remainder of the Connector Road must be completed and shall require that the Connector Road be constructed in accordance with the then existing City requirements.

F. For purposes of this Ordinance, Exhibit A represents the vicinity map and Exhibit B represents the site location map, which show the location of the Connector Road and Interim Road, the expectations for the frontage improvements, and other relevant aspects of the location and design of the Connector Road.

G. The City agrees that the Interim Road can be demolished temporarily and rendered unusable pursuant to development of the property encumbered by the Public Access Easement and any subterranean parking pursued by BV Holdings, or its successors and/or assigns, under the location of the Connector Road. For purposes herein, the term "temporarily" shall not be construed to be any amount of time less than that required to fully develop the portion of the parcel or parcels being developed.

H. BV Holdings may enter into agreements with a third party to complete the requirements of this Ordinance.

I. BV Holdings shall initially bond for the completion of the entire Connector Road. As each segment of the Connector Road is completed, inspected, and approved by the City, the bond will be reduced proportionally. The initial bond shall cover the cost of completion of the entire Connector Road. The full amount of the bond shall be for 150% of the cost to construct the full Connector Road, including required frontage improvement. When, and if, the Interim Road is completed in accordance with this Ordinance, the City will reduce the bond to 150% of the cost to complete construction of the remaining portion of the Connector Road. In other words, BV Holdings shall bond for any portion of the Connector Road that has not been completed. The bond shall keep pace with inflation, tied to CPI-W, and shall be adjusted annually on the anniversary of the effective date of this Ordinance.

   BV Holdings will continue to bond each year and carry the cost to provide the necessary assurances to the City that the Connector Road will ultimately be constructed at the time of future development of the adjacent parcels. If development of the Superblock occurs in phases, and if requested by BV Holdings in writing, the City will reduce the amount of the bond commensurate to the portion left to be completed. If development has not taken place, the bond obligation remains until such time as the two-way Connector Road is completed.

J. The Connector Road will be a private road owned by the persons or entities on whose land the Connector Road is located, subject to the rights of the public and other persons described in the Access Easement. The cost and responsibility for maintenance shall be governed by a separate agreement between BV Holdings and third parties in accordance with that certain Road Maintenance Agreement recorded under King County Recording Number 20131001001961 (the "Road Maintenance Agreement"). In no event shall the

ORIGINAL

City have any responsibility for the costs and expenses incurred by BV, any third party or their successors in constructing, operating and maintaining the Connector Road, or under the Road Maintenance Agreement.

K. Within 30 days of the effective date of this Ordinance the City, BV Holdings, LLC and any other party presently to be bound by the terms of this Ordinance shall execute an agreement consistent with this Ordinance.

Section 2. The City Manager or his designee is authorized to execute any and all documents necessary to accomplish the requirements of this Ordinance.

Section 3. This ordinance shall take effect and be in force thirty (30) days after its passage and legal publication.

Passed by the City Council this 11th day of July, 2016 and signed in authentication of its passage this 11th day of July, 2016.

(SEAL)

John Stokes, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

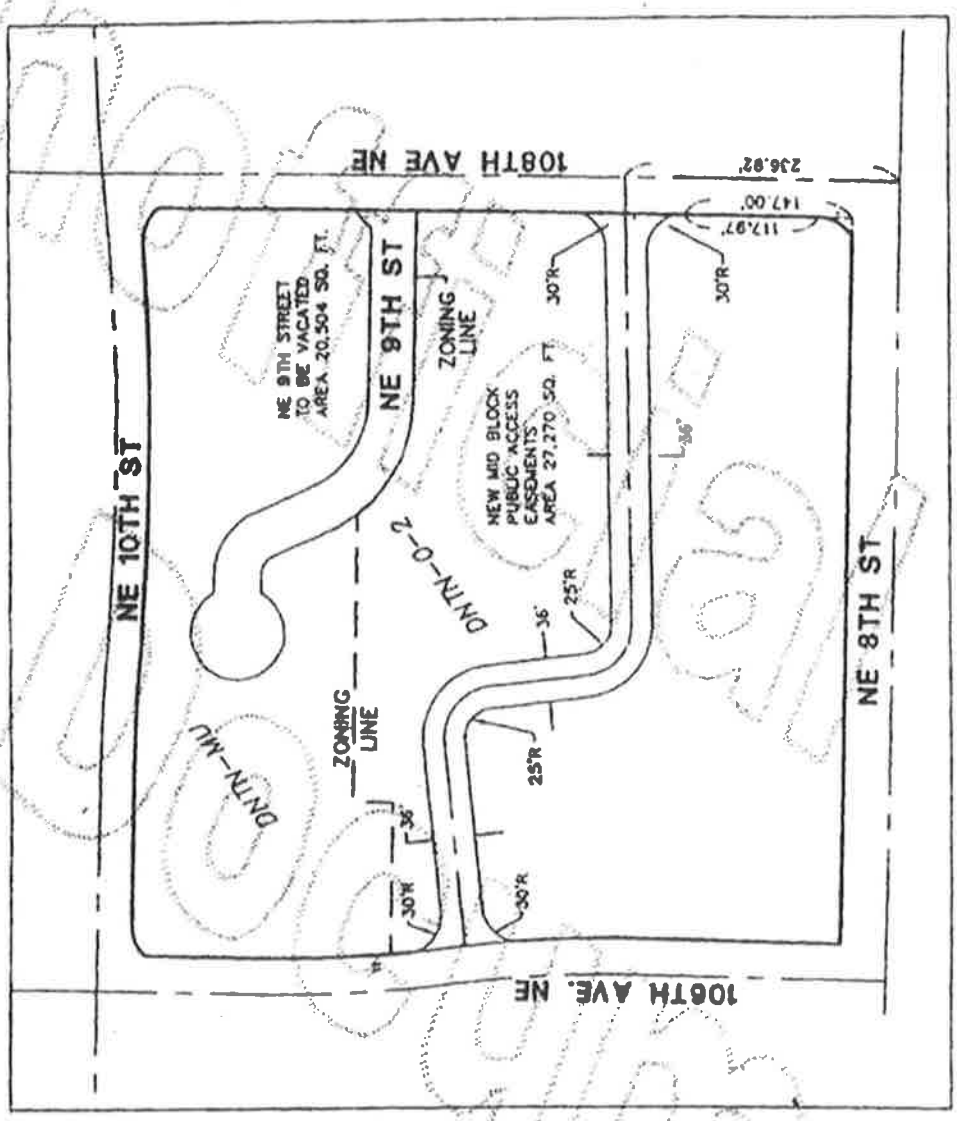
Jerome Y. Roache, Assistant City Attorney

Attest:

Kyle Stannert, City Clerk

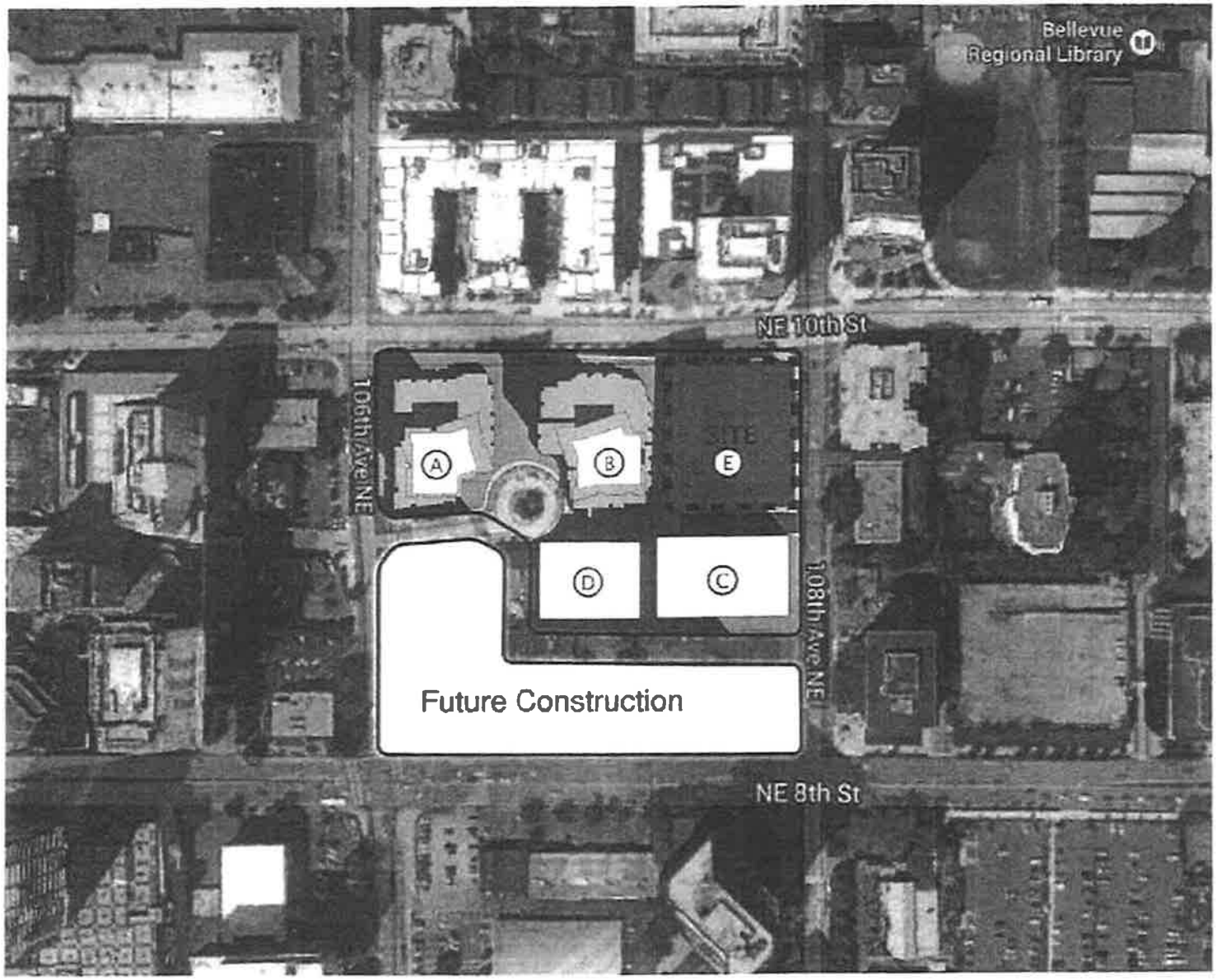
Published July 14, 2016.

Exhibit A
Vicinity Map



Unofficial Document

Exhibit B
Site Location Map



- (A) TOWER 1
- (B) TOWER 2
- (C) 929 OFFICE
  - UNDER CONSTRUCTION
- (D) 929 PARKING GARAGE
  - UNDER CONSTRUCTION
- (E) HILTON GARDEN INN
  - UNDER DESIGN REVIEW

ATTACHMENT C
(Notice of FAR Available for Special Dedication)

Instrument Number: 20180719000769 Document:N Rec: $103.00 Page-1 of
Record Date:7/19/2018 2:45 PM
King County, WA

CHICAGO TITLE NCS (5)
REF# 122712-06

When Recorded Return to:
McCullough Hill Leary, P.S.
701 Fifth Avenue, Suite 6600
Seattle, WA 98104
Attn: John C. McCullough



20180719000769
NOTICE Rec: $103.00
7/19/2018 2:45 PM
KING COUNTY, WA

NOTICE OF FAR AVAILABLE FROM SPECIAL DEDICATION

Grantor:	BV HOLDINGS, LLC, a Utah limited liability company
Grantee:	City of Bellevue, a Washington municipal corporation
Abbrev. Legal:	Lots C & D Bellevue BLA 20130911900002 Complete legal on Exhibit A
Assessor's Parcel No.:	154460-0157, 154460-0160
Related Document:	AFN _____

RECITALS

A. BV HOLDINGS, LLC, a Utah limited liability company ("BV Holdings") developed (or sold for development by others) the real property in the City of Bellevue (the "City"), Washington commonly known as the Wasatch Block. The Property legally described in Exhibit A hereto (the "Property") comprises a portion of the Wasatch Block.

B. In 2008, the City had identified a right-of-way improvement project adjoining the Property, which was included on the Capital Investment Program Plan as PW-R-152; namely, the widening of NE 8th Street between 106th and 108th Avenues NE (the "NE 8th Street Project").

C. Special dedications in support of the NE 8th Street Project were made by BV Holdings to the City as follows: (i) 1,162 square feet of property to facilitate the NE 8th Street Project by Statutory Warranty Deed dated March 19, 2008, recorded at Recording No. 20080502002074, Records of King County, Washington; (ii) 700.5 square feet (based solely on the linear feet of the Property adjacent to the right of way for 8th Street) of property to facilitate the NE 8th Street Project by Statutory Warranty Deed dated March 19, 2008, recorded at Recording No. 20080502002071, Records of King County, Washington (together, the dedications are referred to as the "Special Dedications"). The Special Dedications were

authorized by the City Council of the City through Resolution 7727 and were made by BV Holdings without compensation to BV Holdings.

D. Land Use Code 20.25A.070.C.3 provides:

> Land that is dedicated to the City of Bellevue for right-of-way or to accommodate the linear alignment of an RLRT system without compensation to the owner in conformance with subsection C.3.b of this section is included in land area for the purpose of computing maximum FAR notwithstanding the definition of floor area ratio (FAR) contained in LUC 20.25A.020.A.

Because the Special Dedications were made without compensation to BV Holdings, the area of the Special Dedications may be included in the land area of the Property for the purposes of computing the maximum floor area ratio ("FAR") for a future development of the Property. The Property is located in the DT-O-2 District, North zone. In this zone, the base FAR is 5.4 and the maximum FAR is 6.0 per Land Use Code Chart 20.25A.060.A.4. Therefore, the area of the Special Dedications, when included in the Property's land area for the purposes of calculating the maximum FAR for a development on the Property, could earn a maximum of 11,175 square feet of floor area in excess of the floor area otherwise available to the Property. The ability for a project to earn floor area is subject to compliance with the amenity incentive requirements in the Land Use Code and approval by the City of Bellevue.

E. Land Use Code 20.25A.070.C.3.c requires that "the applicant shall record the amount (square footage) of floor area earned by area dedicated in conformance with this subsection with the King County Recorder's Office, or its successor agency, and provide a copy of the recorded document to the Director."

F. After recording, a copy of this Notice will be provided to the Director of the Development Services Department of the City.

DECLARATION

NOW, THEREFORE, BV HOLDINGS hereby declares as follows:

1. Notice of FAR Available from Special Dedication. BV Holdings hereby gives notice under LUC 20.25A.070.C.3.c of the uncompensated Special Dedications. The total area of the Special Dedications is 1,862.5 square feet, which is available to include in the land area of the Property for the purposes of computing the maximum FAR, and could result in a maximum of 11,175 square feet of floor area in excess of the floor area otherwise available to the Property, subject to compliance with amenity incentive requirements in the Land Use Code and approval by the City of Bellevue.

Dated this 18th day of July, 2018.

BV HOLDINGS, LLC
A Utah Limited Liability Company

By _____
Michael Nielson, Manager

NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 18th day of July, 2018, before me, a Notary Public in and for the State of Washington, personally appeared Michael Nielson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Manager of BV HOLDINGS, LLC to be the free and voluntary act and deed of said limited liability company for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

KERRI FINDLAY
Commission Expires
NOTARY PUBLIC
09-22-2021
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at Bellevue
My appointment expires 9/22/21
Print Name Kerri Findlay

Exhibit A
Property

The real property situated in King County, Washington described as follows:

LOTS C AND D, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 13-116875 LW, RECORDED UNDER RECORDING NO. 20130911900002, IN KING COUNTY, WASHINGTON.

ATTACHMENT D
(View Protection Agreement)

CHICAGO TITLE INS. CO. (10)
REF# 1357641-6

Recorded at the Request of
and after Recording Return to:

Trammell Crow Company
Attn: Mike Nelson
600 University Street, Suite 2912
Seattle, WA 98101



CHICAGO TITLE AG-RER 81.00
PAGE-001 OF 010
10/01/2013 15:20
KING COUNTY, WA

VIEW PROTECTION AGREEMENT

Grantor: WASHINGTON SQUARE ASSOCIATES, LLC; BV HOLDINGS LLC;

Grantee: WASHINGTON SQUARE ASSOCIATES, LLC; BV HOLDINGS LLC.

Legal Description (abbreviated):

LOTS B and D AS SHOWN ON BOUNDARY LINE ADJUSTMENT NO. 13-116875 RECORDED SEPTEMBER 11, 2013 UNDER RECORDING NUMBER 20130911900002, RECORDS OF KING COUNTY WASHINGTON.
Additional legal description(s) are on Exhibits A and B of this document.

Assessor's Tax Parcel ID# 154460-0143 and 154460-0150

VIEW PROTECTION AGREEMENT

THIS VIEW PROTECTION AGREEMENT (this "Agreement") is executed this 1st day of October, 2013, by and between BV HOLDINGS LLC, a Utah limited liability company ("BV"), and WASHINGTON SQUARE ASSOCIATES, LLC, A Delaware limited liability company ("TCC"). BV and TCC are referred to collectively as "Declarants", and individually as a "Declarant".

BV owns the property described on Exhibit A (the "BV Property"). TCC owns the property described on Exhibit B (the "TCC Property" and collectively with the BV Property, the "Land").

TCC intends to construct various improvements (the "Project") on the TCC Property and it is anticipated that BV and or its successors and assigns will re-develop the adjacent BV Property.

In connection with the construction of the Project and redevelopment of the BV Property, the parties have agreed to impose restrictions on their respective properties in order to maintain view protection zones with maximum heights of 66 feet from the referenced elevation datum. Accordingly, the parties have agreed to enter into this Agreement to reflect those reciprocal restrictions.

1. SUBMISSION OF THE LAND TO THIS AGREEMENT

Declarants hereby declare that the Land shall be held, used, conveyed, encumbered, leased, occupied, rented and improved subject to the covenants, conditions, restrictions, reservations and easements set forth in this Agreement, all of which are declared and agreed to run with the Land and be a burden and a benefit to Declarants and their respective successors and assigns, and all Persons who hereafter own or acquire an interest in the Land or any part thereof, and their grantees, successors, heirs, executors, administrators and assigns.

2. VIEW PROTECTION RESTRICTION

Each Declarant hereby agrees that no above ground portion of the improvements constructed on the BV Property or the TCC Property, respectively, shall be placed within the view protection zones (the "View Protection Zones") shown on Exhibit C hereto. No condemnation or conveyance in lieu thereof of any portion of the property within the View Protection Zones shall change the location of the View Protection Zones.

3. TERMINATION

3.1 If TCC has not commenced construction of its Project on or before the third anniversary of the date this Agreement is recorded, any Declarant shall have the right to terminate this Agreement by recording a certificate of termination ("Termination Certificate") signed only by that Declarant in the real property records of King County, on the following conditions:

(i) The terminating Declarant shall deliver notice to the other Declarant(s) that it intends to terminate this Agreement, such notice to be delivered at least 30 days before recording the Termination Certificate, and TCC shall not have commenced construction within such 30 day period.

(ii) The Termination Certificate shall include an affirmation on the part of the terminating Declarant that (i) such declarant or its agents have inspected the TCC Property, and found no evidence that TCC has commenced construction of its Project, and (ii) that the terminating Declarant has delivered the notice required under clause (i) above.

3.2 For purposes of this Section 3, the term "commence construction" means to commence excavation pursuant to a permit related to the TCC Project. Any title company, and any assignee, purchaser or encumbrancer acting in good faith, shall be entitled to rely absolutely and without investigation, on the truthfulness and effectiveness of the Termination Certificate. However, any Declarant which wrongfully records a Termination Certificate shall be liable in damages to the other Declarant.

3.3 If TCC commences construction prior to the third anniversary of the date this Agreement is recorded, and after such third anniversary such construction ceases in all material respects for 6 full calendar months or more, for reasons other than earthquake, tsunami, volcanic eruption, or other natural disaster, (ii) war or terrorist act, or (iii) other similar acts of God beyond the parties' reasonable control either Declarant may record a Termination Certificate but the certification of the recording Declarant shall be with respect to the cessation of construction.

4. MISCELLANEOUS

4.1 Binding Effect. The covenants contained in this Agreement are not personal, but shall run with the land and be binding upon and inure to the benefit of Developer, BV, and each of their respective heirs, personal representatives, transferees, successors and assigns.

4.2 Attorneys' Fees. In any ligation concerning this agreement, the substantially prevailing party shall be entitled to recover its attorney's fees and costs. This Agreement shall be governed by Washington law. The parties consent and agree to the exclusive jurisdiction of King County Superior Court, and agree that venue shall lie solely in such court.

4.3 Notices Any notice or demand which either party hereto is required to give or deliver to or make upon the other party shall be in writing and shall be delivered by overnight courier such as Federal Express addressed as follows:

TO WASATCH:

BV Holdings, LLC
Attn: Dell Loy Hansen
595 South Riverwoods Parkway
Suite 400
Logan, UT 84321

and to:

Michael Nielson
BV Holdings, LLC
299 South Main Street, #2400
Salt Lake City, Utah 84111

with a copy to:

Susan E. Lehr, Esq.
Williams Kastner
601 Union Street, Suite 4100
Seattle, WA 98101
Telephone: (206) 628-6600
Facsimile: (206) 628-6611

TO TCC:

TC NORTHWEST DEVELOPMENT, INC.
Attn: Mike Nelson
c/o Trammell Crow Company
600 University Street, Suite 2912
Seattle, WA 98101
Telephone: (206) 708-6152
Facsimile: (206) 659-4947

with a copy to:

108th Avenue NE Office Investor, LLC
Attention: Jay Fisher
711 High Street
Des Moines, IA 50392-1370
Phone: 515-248-3076
Fax: 866-850-4022
with a copy to:

Real Property Law Group, PLLC
Attn: Cynthia Thomas
1326 5th Avenue, Suite 654
Seattle, WA 98101
Telephone: (206) 625-1717
Facsimile: (206) 374-2782

subject to the right of either party to designate a different address for itself by notice similarly given. Any notice or demand so given shall be deemed to be delivered or made on the next business day if sent by overnight courier, or on the same day if sent by facsimile before the close of business on a business day, or the next business day if sent by facsimile after the close of business or on a non-business day, addressed as above provided, with postage thereon fully prepaid.

4.4 **Counterparts.** This Agreement may be executed and delivered in counterparts, which together shall constitute one single binding and enforceable agreement.

IN WITNESS WHEREOF, this instrument was executed by the parties as of the date first above written.

[Signatures and acknowledgements on following pages]

TCC:

WASHINGTON SQUARE ASSOCIATES, LLC
a Delaware limited liability company

By: TC Washington Square, LLC
a Delaware limited liability company
its Managing Member

By: TC Northwest Development, Inc.
a Delaware corporation
its sole Member

By: Thomas H. Woodworth
Thomas H. Woodworth, President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Thomas H. Woodworth is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of TC Northwest Development, Inc., a Delaware corporation, sole member of TC Washington Square, LLC, a Delaware limited liability company, which is Managing Member of WASHINGTON SQUARE ASSOCIATES, LLC, a Delaware limited liability company, the company that executed the instrument, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/30/13

(Signature of Notary Public)

SUZI SCIAINI
(Printed Name of Notary Public)
My Appointment expires 3/15/14

SUZI D. SCIAINI
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-15-14

BV:

BV HOLDINGS LLC
a Utah limited liability company

By: _____
Michael Nielsen, Manager

STATE OF Washington)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Michael Nielsen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of BV HOLDINGS LLC, a Utah Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 30, 2013

PAULA K. ADAMS NOTARY PUBLIC COMMISSION EXPIRES 12-29-16 STATE OF WASHINGTON

_____
(Signature of Notary Public)

Paula K. Adams
(Printed Name of Notary Public)
My Appointment expires 12-29-16

EXHIBIT A

BV PROPERTY

The real property situated in King County, Washington described as follows:

LOT D AS SHOWN ON BOUNDARY LINE ADJUSTMENT NO. 13-116875 RECORDED SEPTEMBER 11, 2013 UNDER RECORDING NUMBER 20130911900002, RECORDS OF KING COUNTY WASHINGTON
(Tax Parcel 154460-0150)

EXHIBIT B

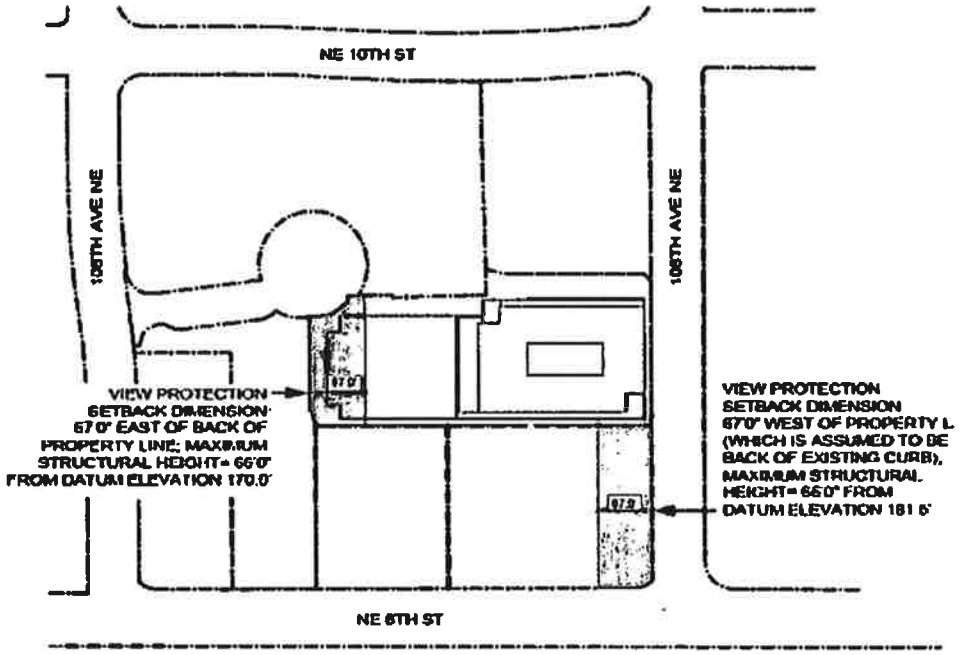
TCC PROPERTY

The real property situated in King County, Washington described as follows:

LOT B AS SHOWN ON BOUNDARY LINE ADJUSTMENT NO. 13-116875 RECORDED SEPTEMBER 11, 2013 UNDER RECORDING NUMBER 20130911900002, RECORDS OF KING COUNTY WASHINGTON
(Tax Parcel 154460-0143)

EXHIBIT C

VIEW PROTECTION ZONES



ATTACHMENT E
(Republic Service Approval Letter)

Pratt, Toni

From: Hart, Abby <AHart3@republicservices.com>
Sent: Monday, January 13, 2020 10:03 AM
To: Bailey, Marlene; Johnson, Carla
Cc: Rafia Darwish; Pratt, Toni
Subject: RE: NE8 - Loading Dock package
Attachments: NE 8 loading dock approval package 01_13_2020.pdf

Marlene,
Please see the approval packet attached.

Thank you

Abby Hart
Operations Supervisor

1600 127th Ave NE
Bellevue, WA 98005
e AHart3@republicservices.com
o 425-646-2449
w RepublicServices.com



From: Bailey, Marlene <Marlene.Bailey@skanska.com>
Sent: Wednesday, January 8, 2020 10:40 AM
To: Hart, Abby <AHart3@republicservices.com>; Johnson, Carla <Carla.Johnson2@republicservices.com>
Cc: Rafia Darwish <rdarwish@navixeng.com>; Pratt, Toni <TPratt@bellevuewa.gov>
Subject: RE: NE8 - Loading Dock package

Note that (marlene.bailey@skanska.com) is an external email. Report suspicious emails by clicking on "Report Phishing"

Thanks, Abby. Looking forward to seeing the approval letter this week.

Best,

Marlene Bailey
Manager - Real Estate Development
Skanska USA Commercial Development

Mobile +1 206 678 4538

From: Hart, Abby <AHart3@republicservices.com>
Sent: Wednesday, January 8, 2020 10:29 AM
To: Bailey, Marlene <Marlene.Bailey@skanska.com>; Johnson, Carla <Carla.Johnson2@republicservices.com>
Cc: Rafia Darwish <rdarwish@navixeng.com>; Pratt, Toni <TPratt@bellevuewa.gov>
Subject: RE: NE8 - Loading Dock package

[External Email]

Thanks Marlene,
Our roll off trucks are about 30 feet in length, so these plans look accessible. I'll review everything again, but I believe we should be ready to provide our approval.

Abby Hart
Operations Supervisor

1600 127th Ave NE
Bellevue, WA 98005
e AHart3@republicservices.com
o 425-646-2449
w RepublicServices.com

REPUBLIC SERVICES

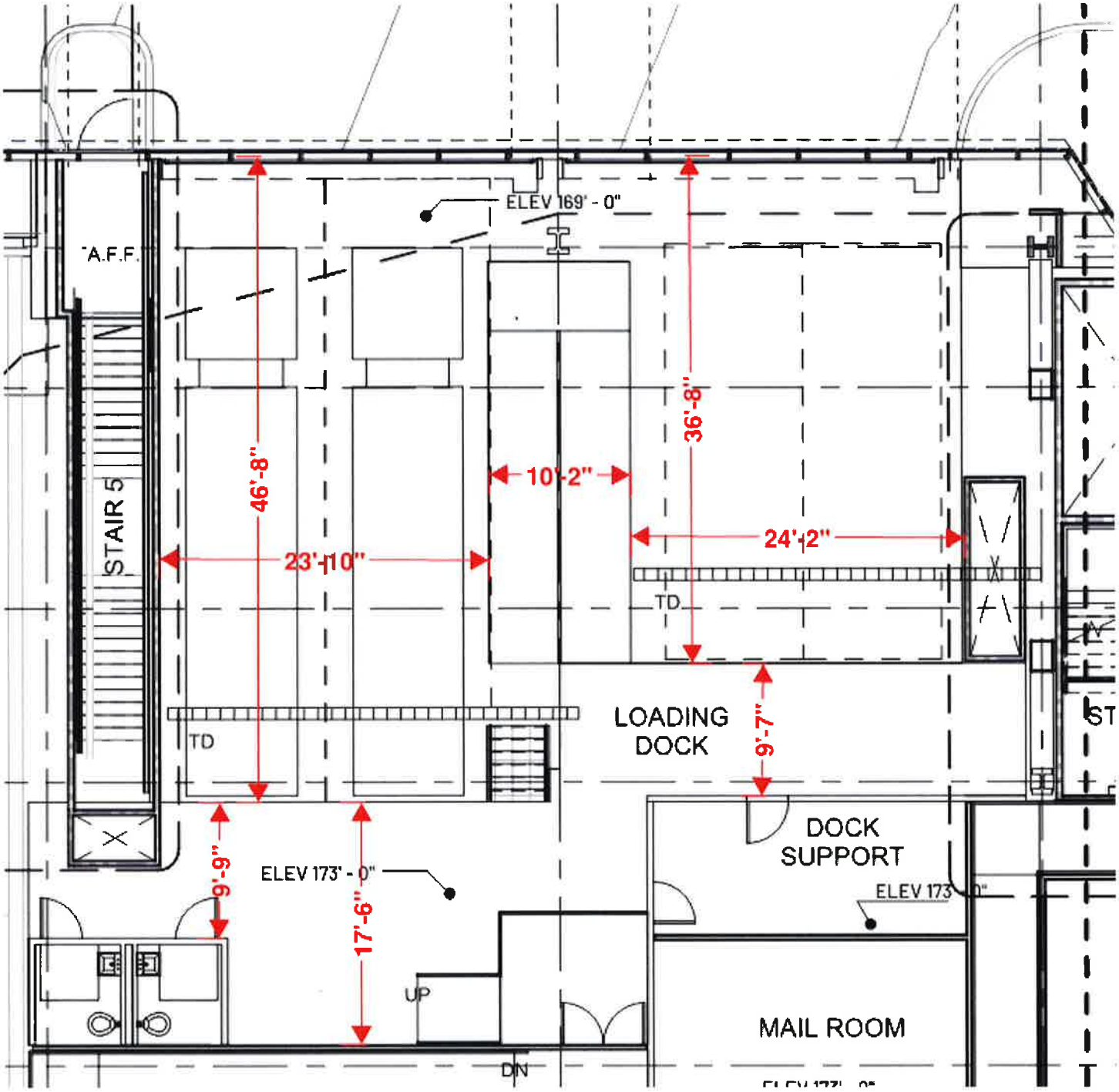
We'll handle it from here.

From: Bailey, Marlene <Marlene.Bailey@skanska.com>
Sent: Monday, December 30, 2019 3:10 PM
To: Hart, Abby <AHart3@republicservices.com>; Johnson, Carla <Carla.Johnson2@republicservices.com>
Cc: Rafia Darwish <rdarwish@navixeng.com>; Pratt, Toni <TPratt@bellevuewa.gov>
Subject: RE: NE8 - Loading Dock package

Note that (marlene.bailey@skanska.com) is an external email. Report suspicious emails by clicking on "Report Phishing"

Hi Abby,

Hope you had a restful holiday. Thanks for the phone call last week. I've include a snapshot below that calls out the loading bay depth and width dimensions in better detail.



Marlene Bailey
Manager - Real Estate Development
Skanska USA Commercial Development

Mobile +1 206 678 4538

From: Bailey, Marlene
Sent: Thursday, December 19, 2019 1:22 PM
To: 'Hart, Abby' <AHart3@republicservices.com>; Johnson, Carla <Carla.Johnson2@republicservices.com>
Cc: 'Rafia Darwish' <rdarwish@navixeng.com>; 'Pratt, Toni' <TPratt@bellevuewa.gov>
Subject: NE8 - Loading Dock package

Hi Abby and Carla,

Please find the attached loading dock package for NE 8th. Thanks for your patience – we found a height conflict after our meeting with you, which took a bit of time to resolve. The attached package shows the mark-ups that will be finalized in the next drawing update. I'm also attaching

We're still evaluating organics, but my understanding is that is outside of Republic Services' review since you do not provide that service.

Would you mind providing a rough timeframe when we could expect your response? I don't want to push you, but of course we're eager to get this effort completed. I also don't want to pester you asking after status too frequently.

Please let me know if you have any questions about the package or the project.

Best,

Marlene Bailey
Manager - Real Estate Development
Skanska USA Commercial Development

221 Yale Avenue North
Suite 400
Seattle, WA 98109, United States
Phone +1 206 494 5485
Mobile +1 206 678 4538
Fax +1 206 328 9235

Skanska USA
usa.skanska.com
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Think twice before you press "print."
This message, including any attachments hereto, may contain privileged or confidential information and is sent solely for the attention and use of the intended addressee(s). If you are not an intended addressee, you may neither use this message nor copy or deliver it to anyone. In such case, you should immediately destroy this message and kindly notify the sender by reply email. Thank you.

REPUBLIC SERVICES

1600 127th Ave NE, Bellevue WA 98005
o 425 452 4762 RepublicBellevue.com

To: Marlene Bailey, Skanska USA Commercial Development

Let this notice service as approval for solid waste collection access for your proposed building site in the City of Bellevue.

Based upon our review of the revised site plans[1] you submitted on **December 30, 2019** for the property known as: **NE 8th Building** at **NE 8th St and 108th Ave NE, Bellevue WA** and proposed development at that location, we have determined the following:

Provided that there are no material changes to the site, site development, site conditions, site access or enclosure size, locations or conditions, the proposal is adequate for safe and regular solid waste services aligned to the requirements of the City of Bellevue's current solid waste collection contract.[2]

This approval is provided as informal assistance and is not intended to be viewed as professional design assistance or as a substitute for architectural, design or construction expertise and is intended only to provide practical input from a solid waste collection provider regarding the collecting and transport access for processing those materials from the site.

Thank you, if you have any questions please contact Republic Services.

Sincerely,

Abby Hart, Republic Services
Operations Supervisor
AHart3@republicservices.com

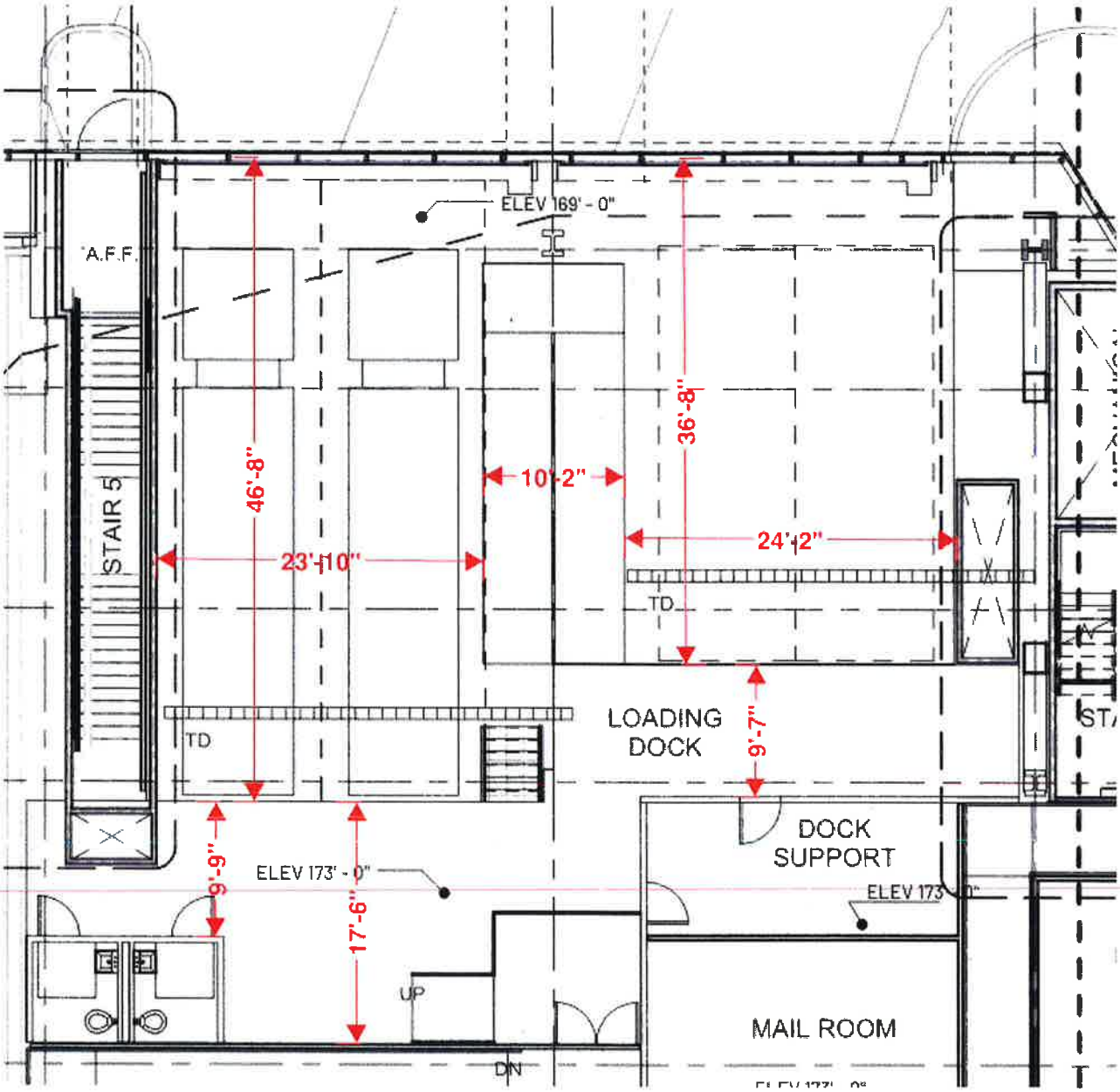
In partnership with the City of Bellevue
Development Services

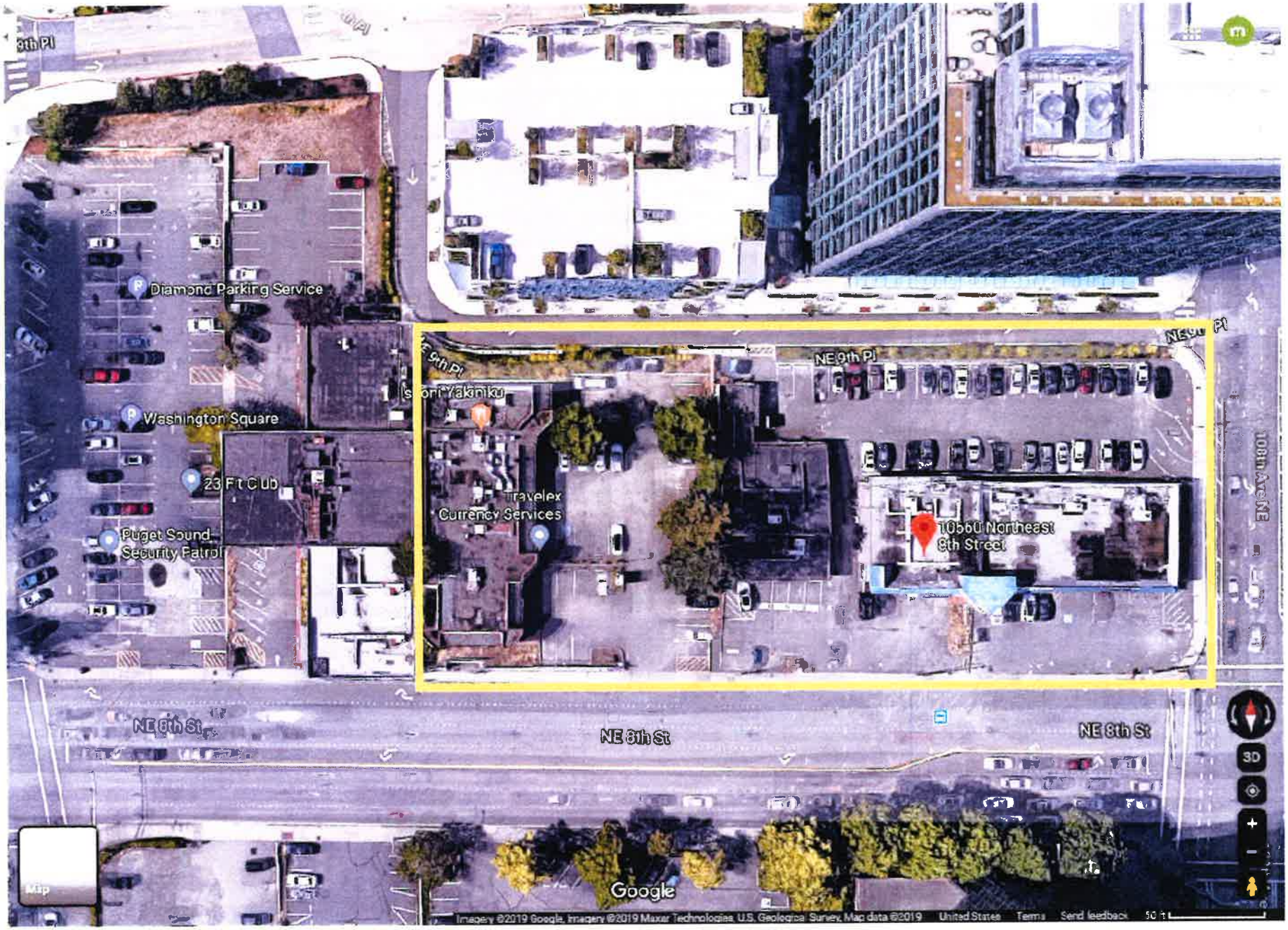
REPUBLIC SERVICES

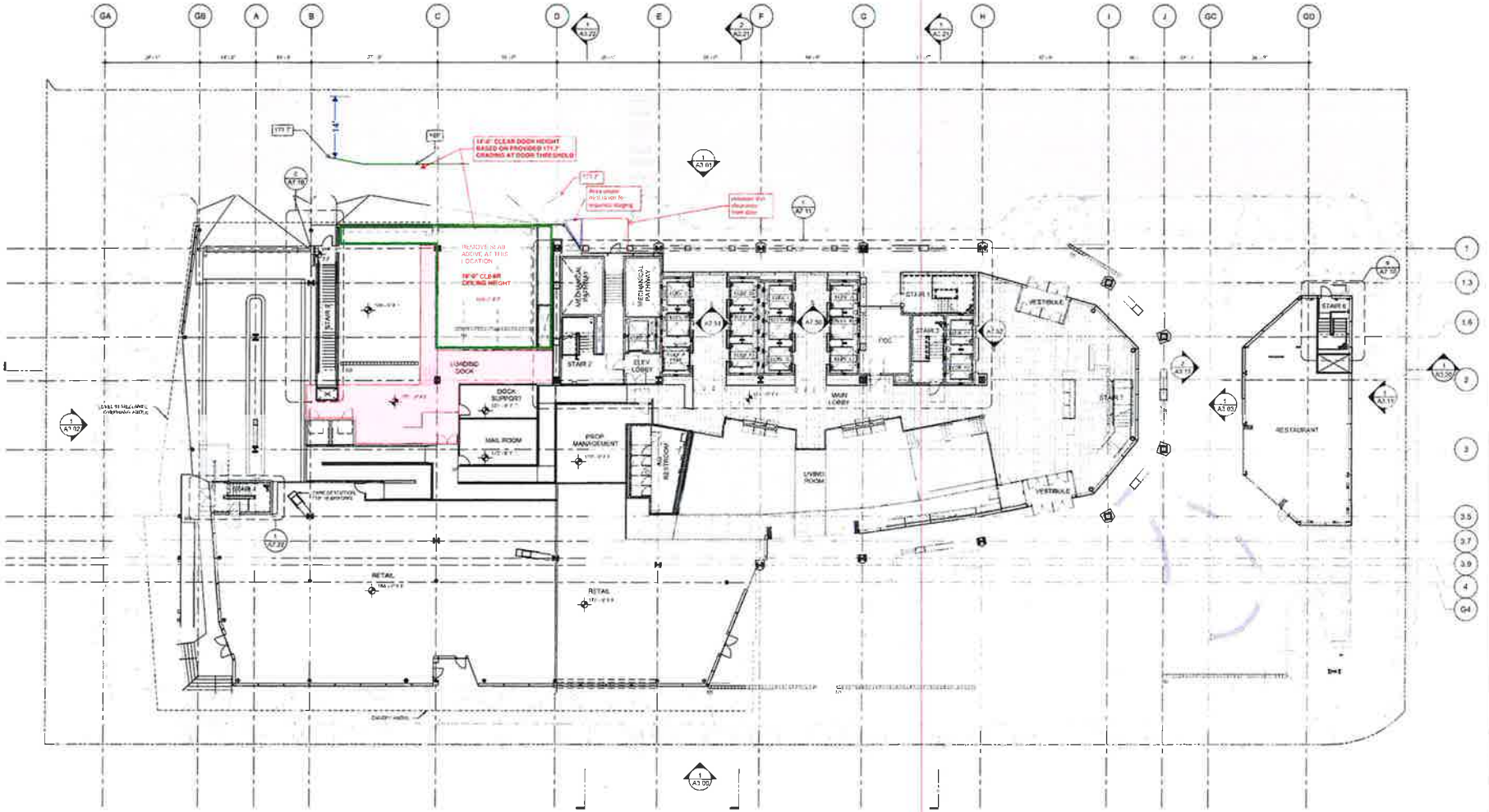
CITY OF BELLEVUE WASHINGTON

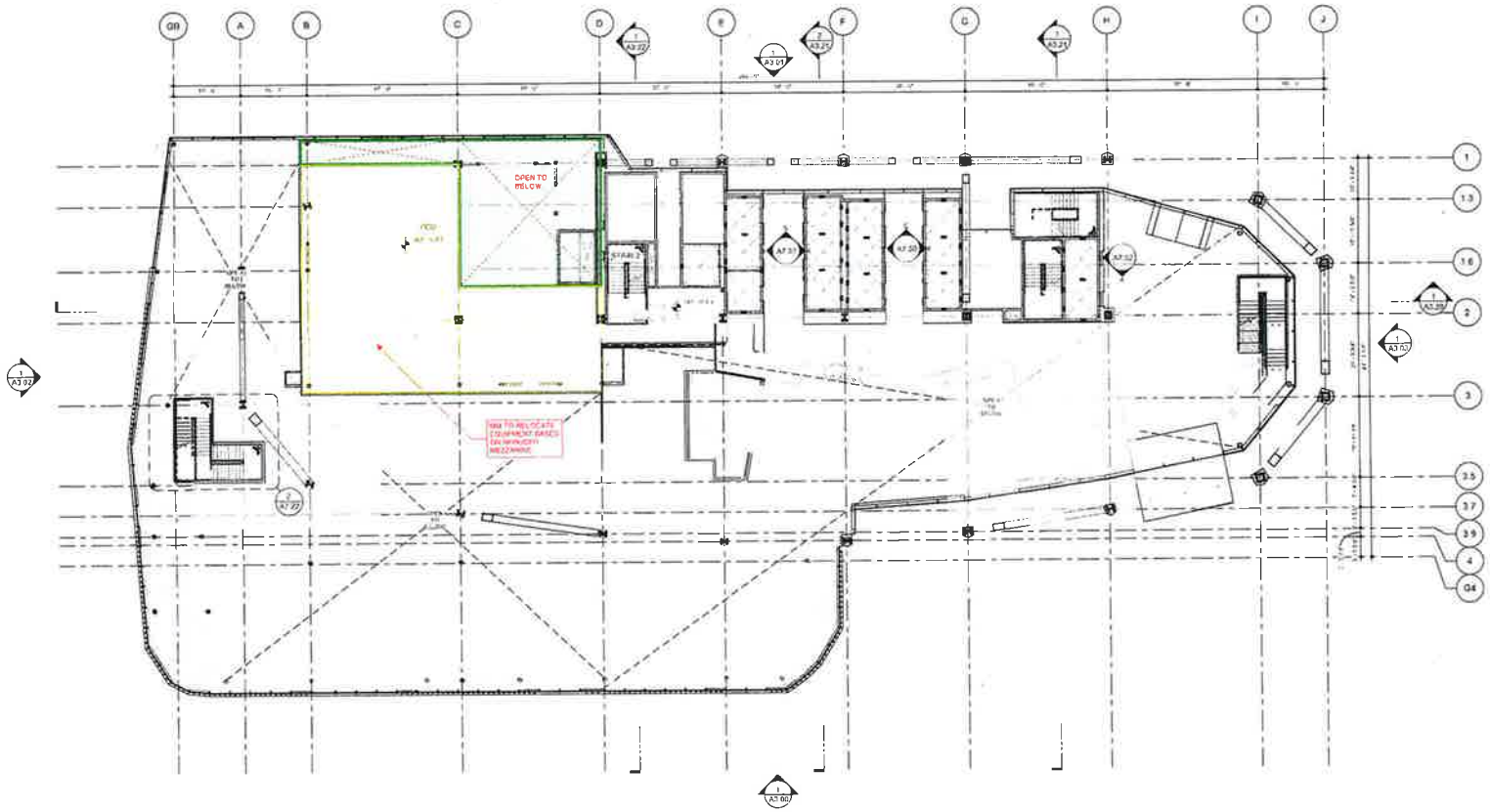
[1] Attached as submitted for tracking reference

[2] This approval does not guarantee service if material changes in construction or by future owners and occupants occurs outside the scope of these plans as drafted. Please resubmit if substantive changes occur before construction completion and future occupancy occur.


ELEV 169' - 0"
A.F.F.
STAIR 5
46'-8"
23'-10"
10'-2"
36'-8"
24'-12"
TD
TD
LOADING
DOCK
9'-7"
DOCK
SUPPORT
9'-9"
ELEV 173' - 0"
17'-6"
ELEV 173' - 0"
UP
DN
MAIL ROOM


9th Pl
Diamond Parking Service
Washington Square
23 Ft Club
Puget Sound Security Patrol
NE 9th Pl
Travelex Currency Services
10660 Northeast 8th Street
108th Ave NE
NE 8th St
Google
Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019
United States
Terms
Send feedback


GA
GB
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1
1.3
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G4
RETAIL
RETAIL
LOBBY
MAIL ROOM
DOCK SUPPORT
LOADING DOCK
PROP MANAGEMENT
MECHANICAL PATHWAY
ELEV LOBBY
MAIN LOBBY
LIVING ROOM
VESTIBULE
RESTAURANT
STAIR 1
STAIR 2
STAIR 3
STAIR 4
STAIR 5
STAIR 6
FOC
AV
RESTROOM
TRASH ENCLOSURE
TYP. 4 STATIONS
TYP. 10 MONITORS
LEVEL 01 RECEIVING CONFIRMATION AREA
REMOVE SLAB ABOVE AT THIS LOCATION
19'-0" CLEAR CEILING HEIGHT
16'-0" CLEAR DOOR HEIGHT BASED ON PROVIDED 171.7' GRADING AT DOOR THRESHOLD
Provide door for emergency egress only
Provide door for emergency egress only
Provide door for emergency egress only



FLOOR PLAN LEGEND

NE 8TH

RICHARD CHILTON

HARGREAVES

LIGHTSWITCH

100% DESIGN DEVELOPMENT

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

adamson ASSOCIATES, INC

N

FLOOR PLAN - LEVEL 01 + MEZZANINE

DRAWN	CHECKED
JS	DS

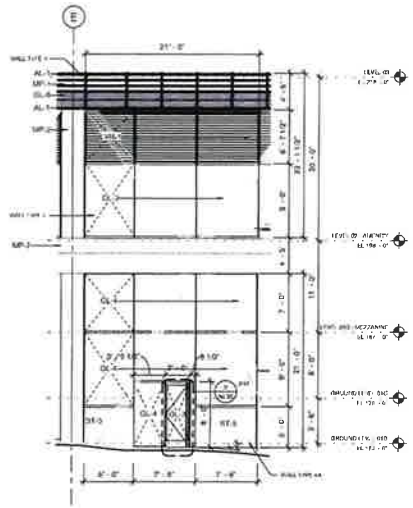
SCALE WITH 8	DATE
3/32" = 1'-0"	08/2019

SCALE IN FEET

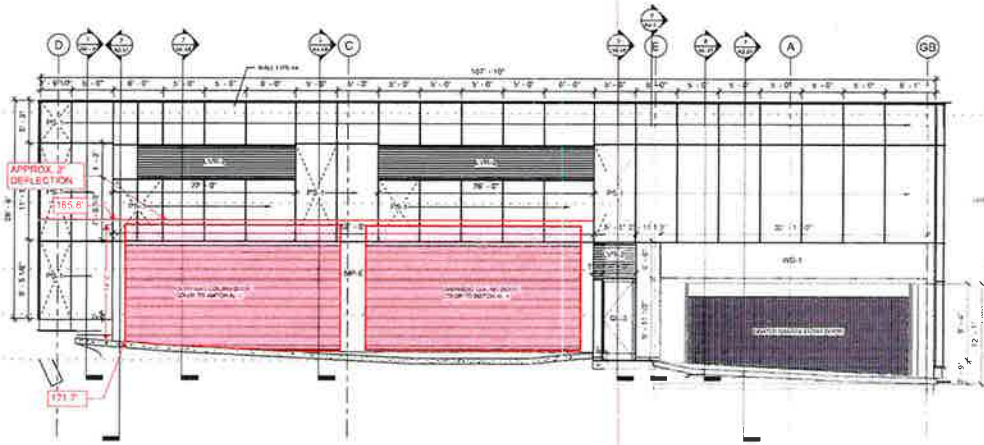
PROJECT NO.
1832.00

DRAWING NO.
A2.01M

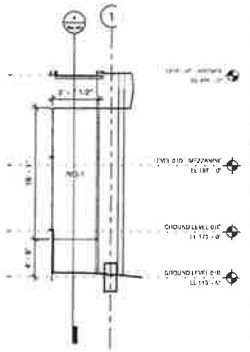
REVISION NO.
00



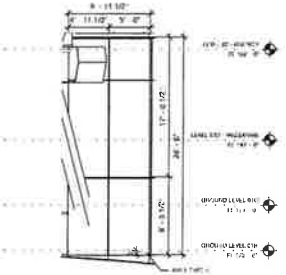
10 NORTH PODIUM ELEVATION 5



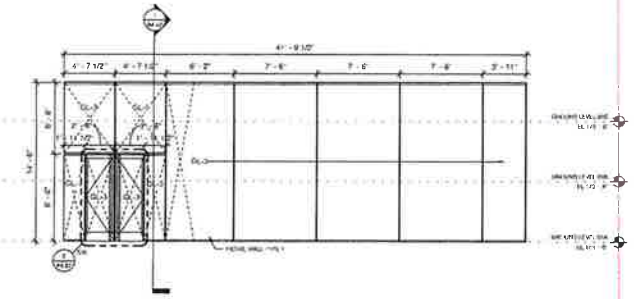
8 NORTH PODIUM ELEVATION



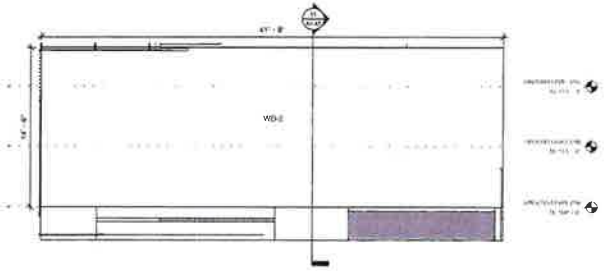
11 NORTH PODIUM ELEVATION 6



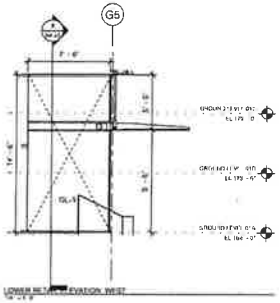
9 NORTH PODIUM ELEVATION 7



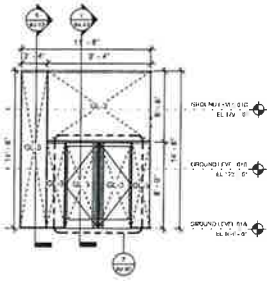
4 LOWER RETAIL ELEVATION WEST 3



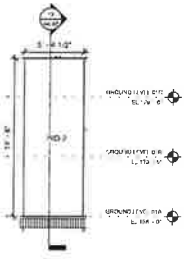
7 LOWER RETAIL ELEVATION WEST 4



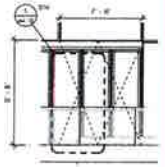
3 LOWER RETAIL ELEVATION WEST



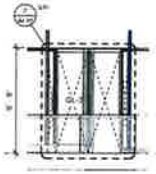
5 LOWER RETAIL ELEVATION WEST 2



6 LOWER RETAIL ELEVATION WEST 1



1 AMENITY LEVEL EAST DOOR



2 AMENITY LEVEL WEST DOORS



NE 8TH

1		
2		
3		

PICKARD CHILTON

NAPA

HARGREAVES

100% DESIGN DEVELOPMENT

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PICKARD CHILTON

NOT FOR CONSTRUCTION

N

PODIUM ELEVATIONS

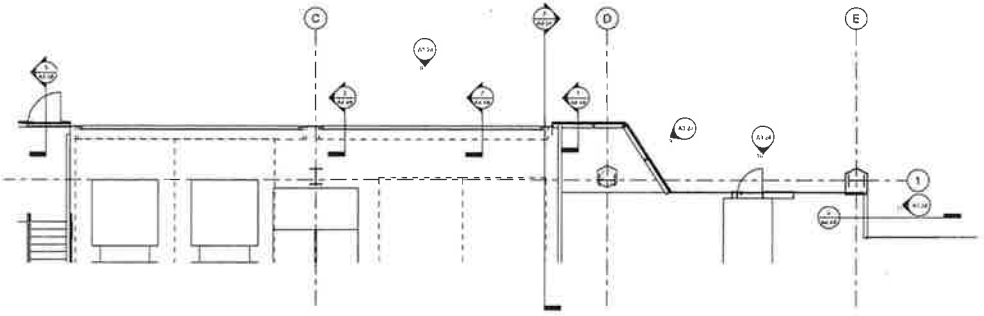
Author | Checker

As indicated | 2021113

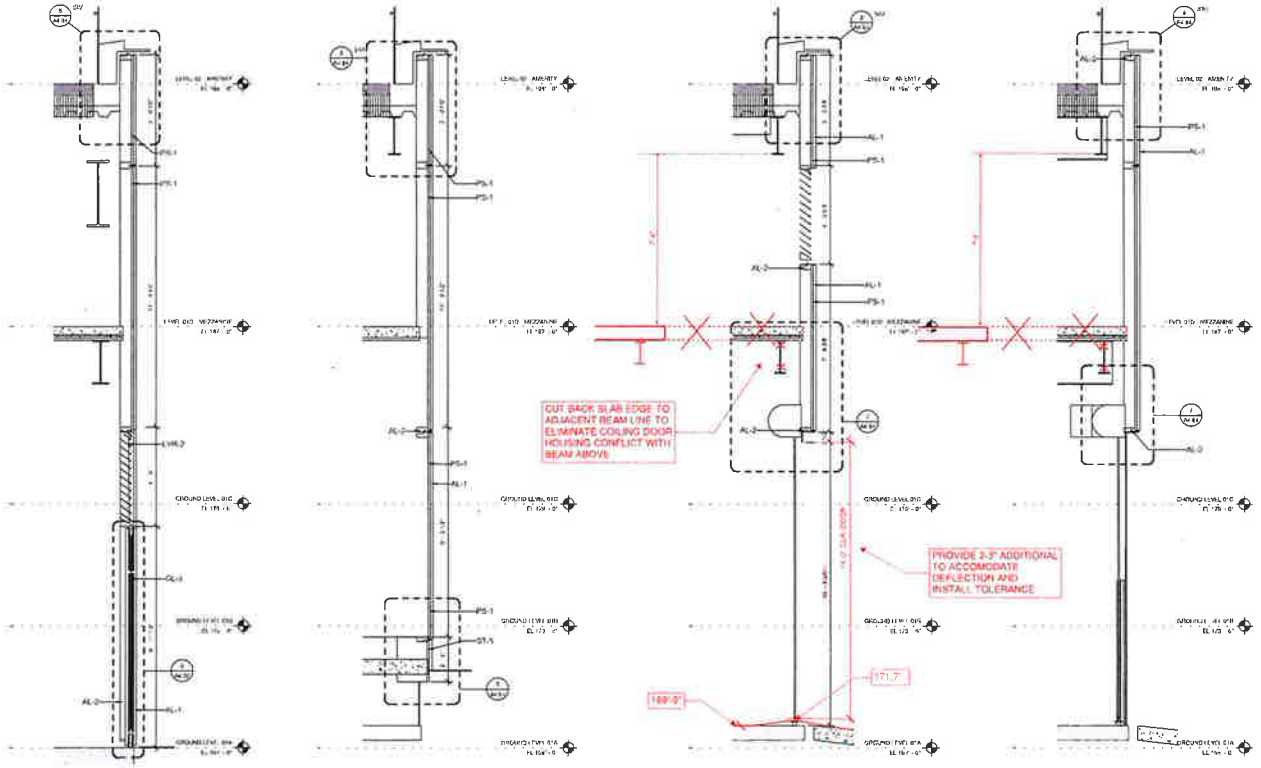
SCALE: FITTEST

1806

A3.24 | 00



6 UPPER RETAIL ENCLOSURE - ENLARGED PLAN 6 Copy 1



5 NORTH PODIUM WALL SECTION 5

1 NORTH PODIUM WALL SECTION 1

2 NORTH PODIUM WALL SECTION 2

3 NORTH PODIUM WALL SECTION 3

4 NORTH PODIUM WALL SECTION 4



PICKARD CHILTON

HARGREAVES

100% DESIGN DEVELOPMENT

Discrepancies must be reported immediately to the Architect before proceeding. Do not scale drawings. Figured dimensions are to govern. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PICKARD CHILTON

NOT FOR CONSTRUCTION

N

PODIUM WALL TYPE 3 PLANS AND SECTIONS

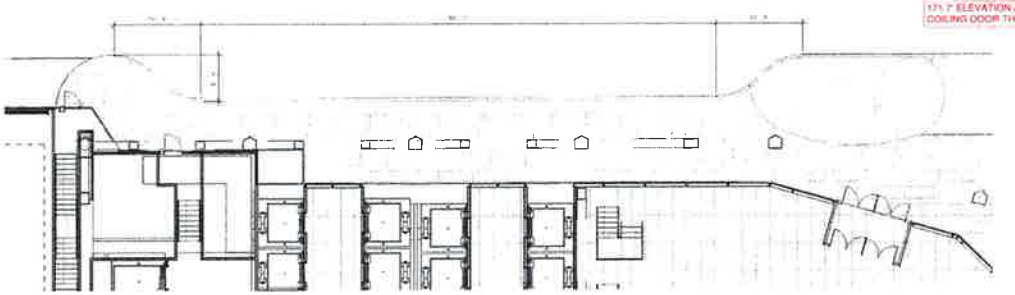
Author | Checker

As noted | 09/20/19

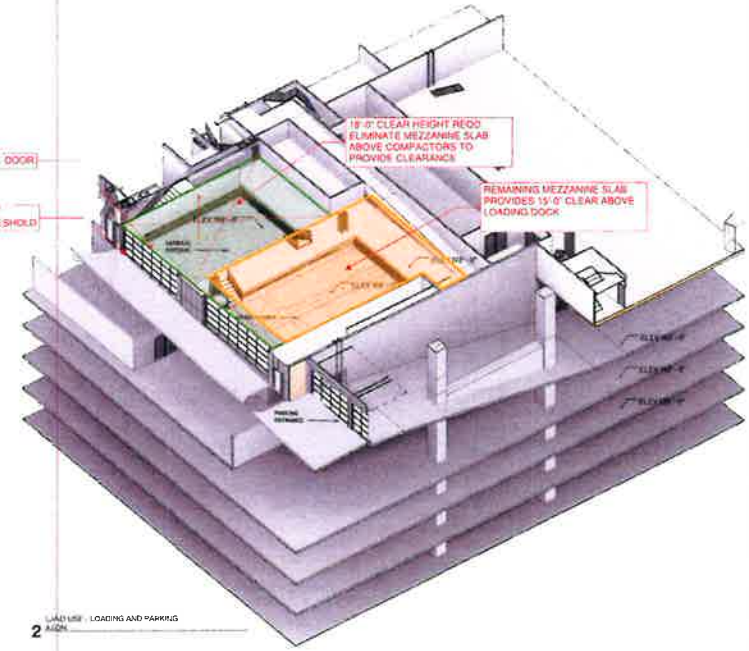
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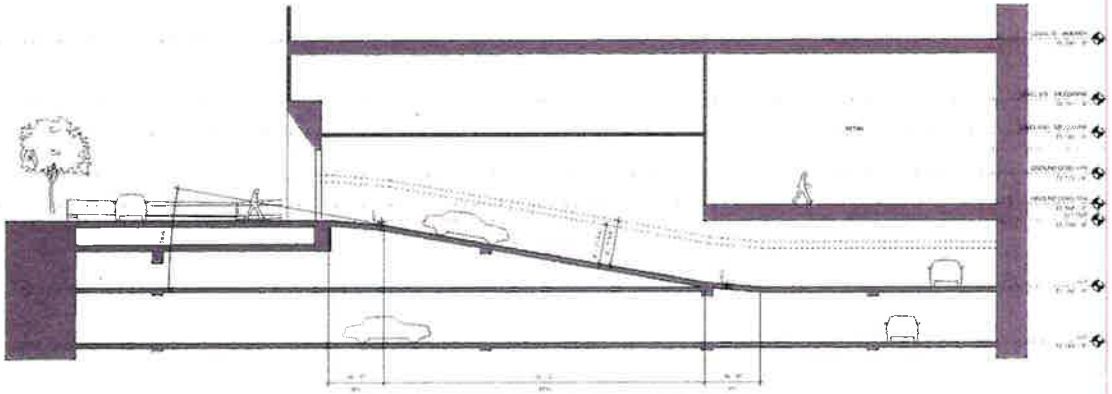
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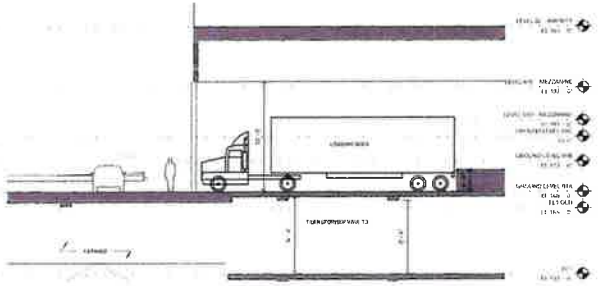
4 NORTH LAYBY PLAN



2 LAND USE - LOADING AND PARKING



3 PARKING ENTRY SECTION



1 VAULT SECTION Copy 1



NE 8TH

DATE

CONSULTANTS

PICKARD CHILTON

ARCHITECT OF RECORD

addition

MECHANICAL ENGINEER

STRUCTURAL ENGINEER

CIVIL ENGINEER

NAVIX

LANDSCAPE ARCHITECT

HARGREAVES

DESIGN REVIEW AUGUST 9 2014

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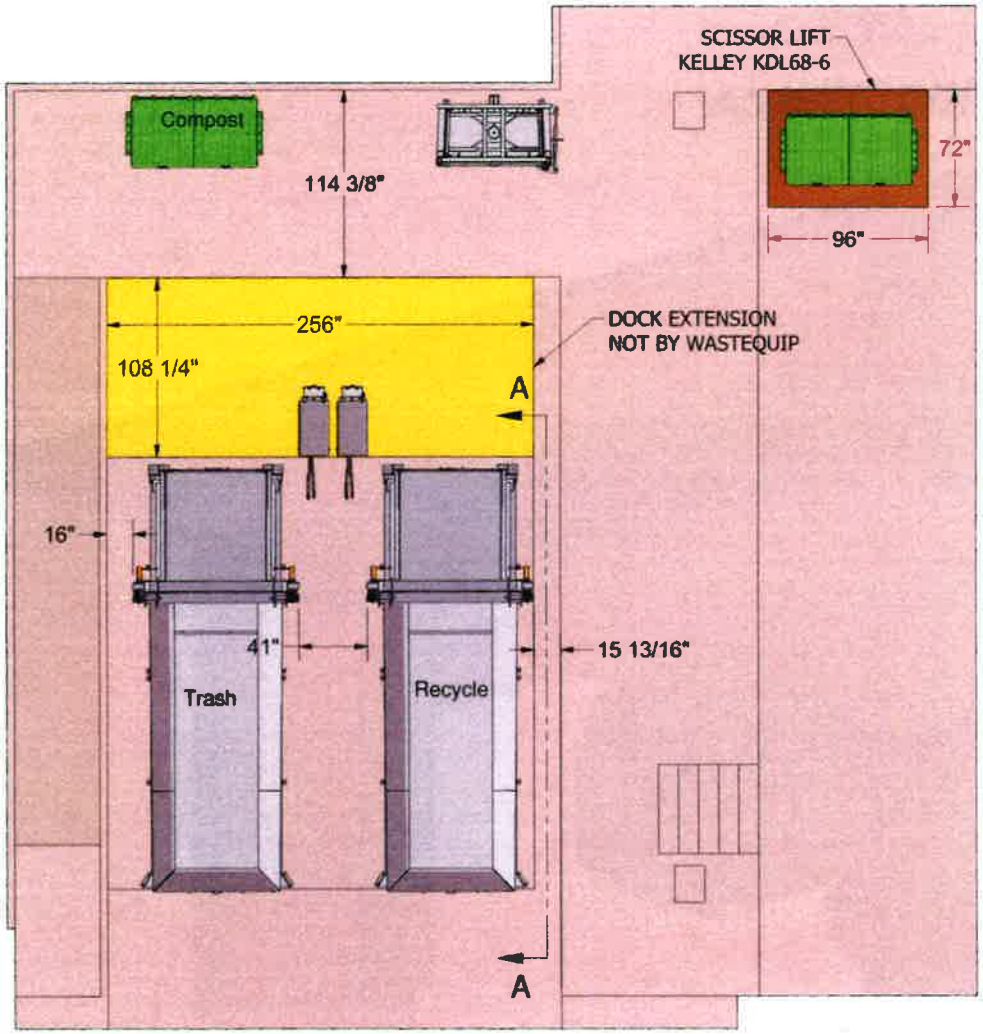
LAND USE CODE - TRANSPORTATION AND LOADING DIAGRAMS

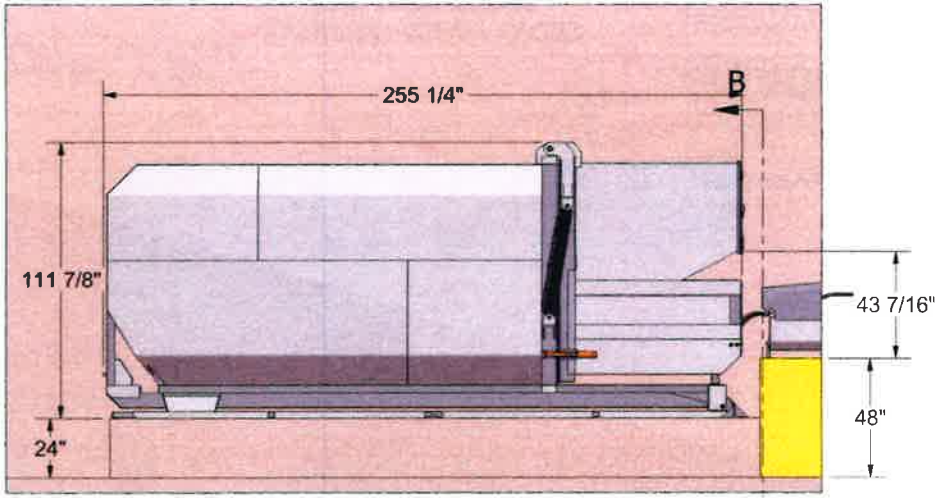
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1808

G.012

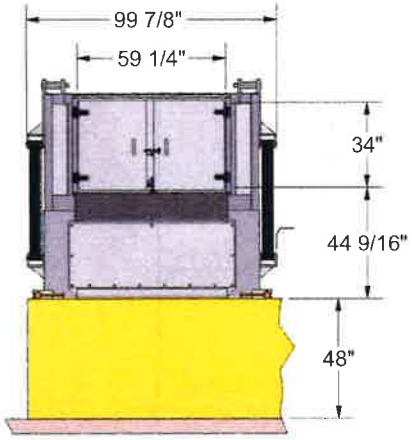
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SECTION A-A

B



DETAIL C

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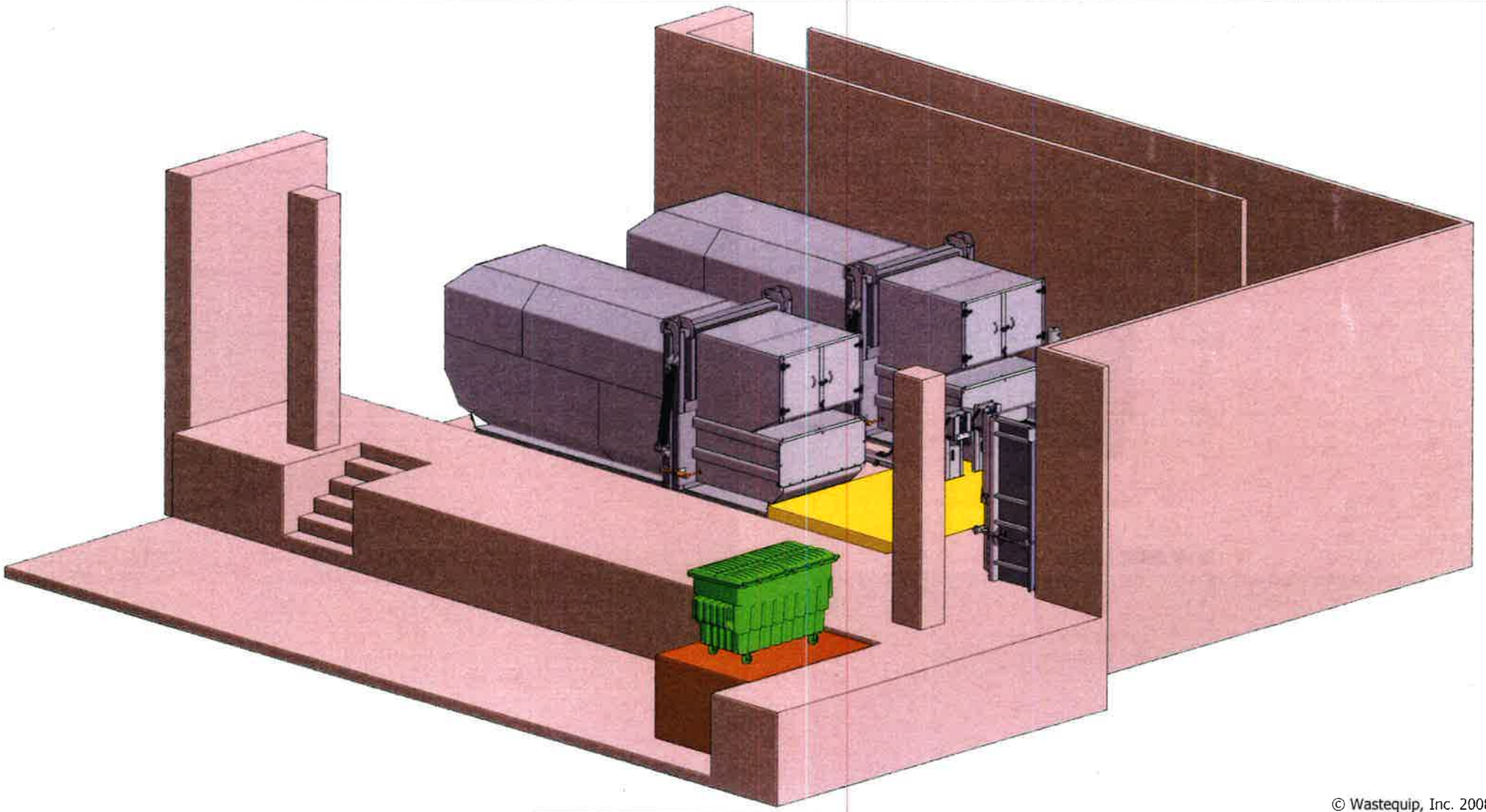
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UNLESS OTHERWISE SPEFICIED: UNITS ARE INCHES AND TOLERANCES:

Fractional: ± 1/16" | Angular: ± 1°

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Job #:	Revision: A	Revision Date: 5/2/2011	Drawing Number: 3SA08826	
Previous Part #:				
Description: 265XPHT - 25 W/ CO233 AND 6030 BALER			Sheet No.	Location ID:



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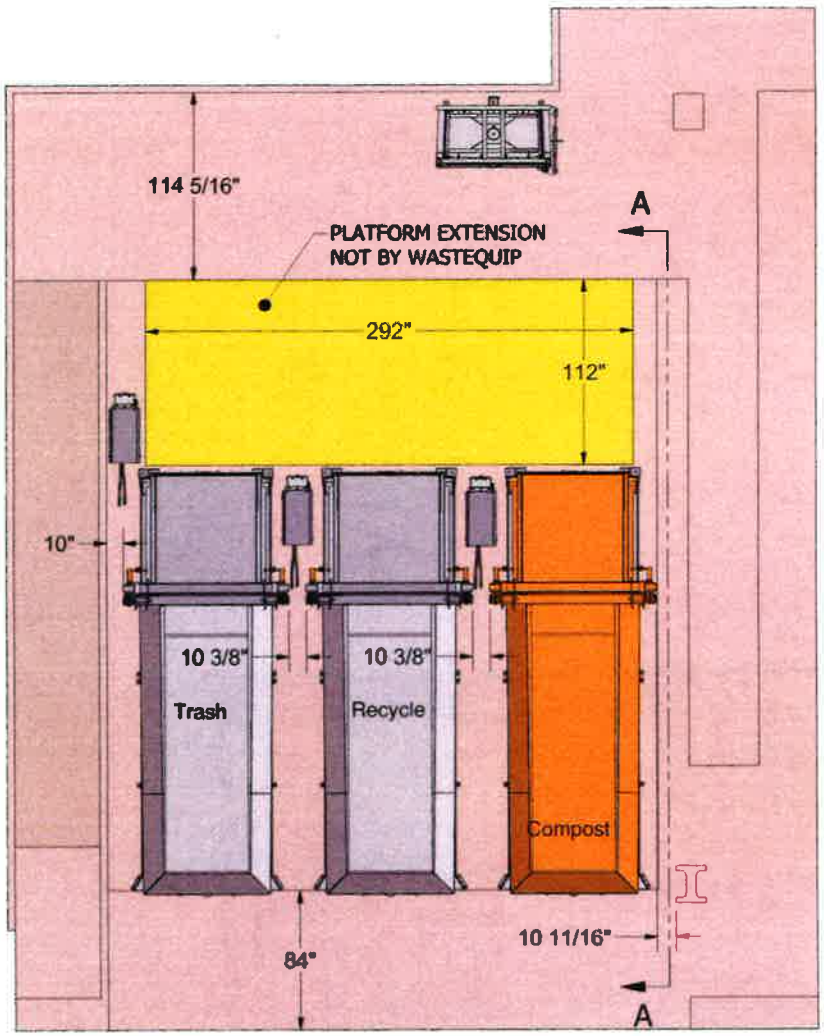
WASTEQUIP

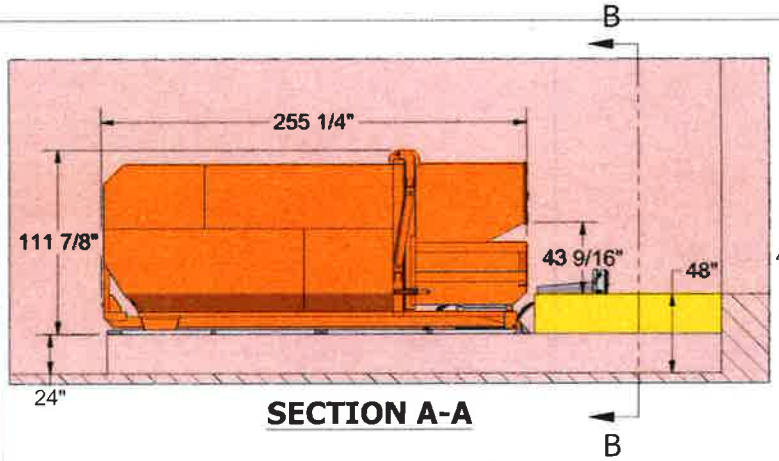
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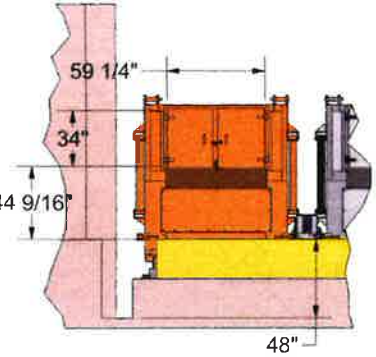
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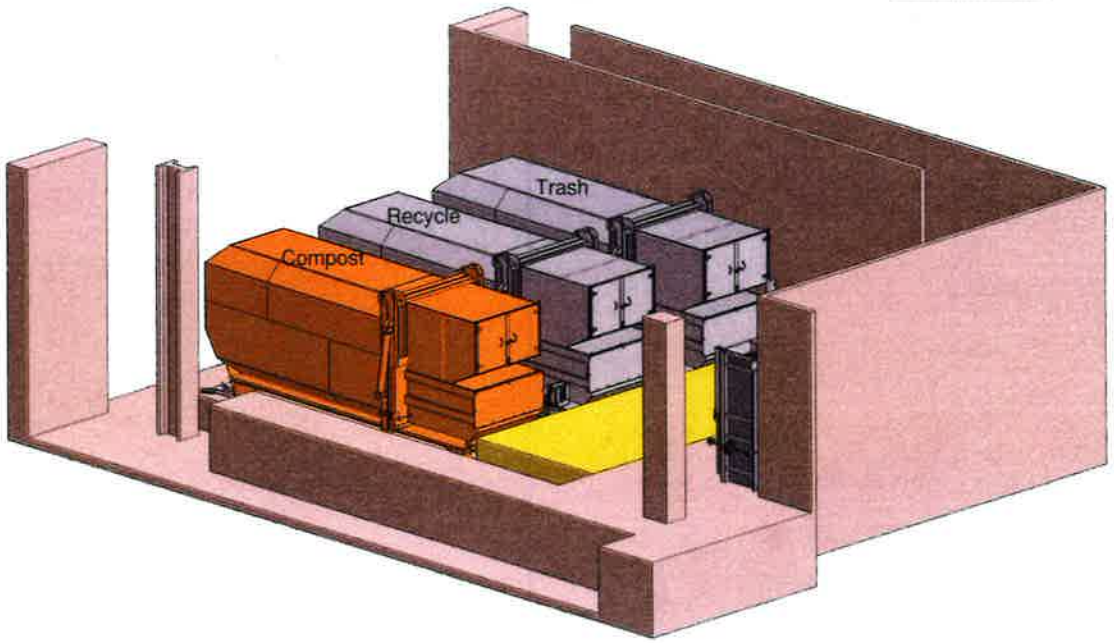




SECTION A-A



DETAIL C



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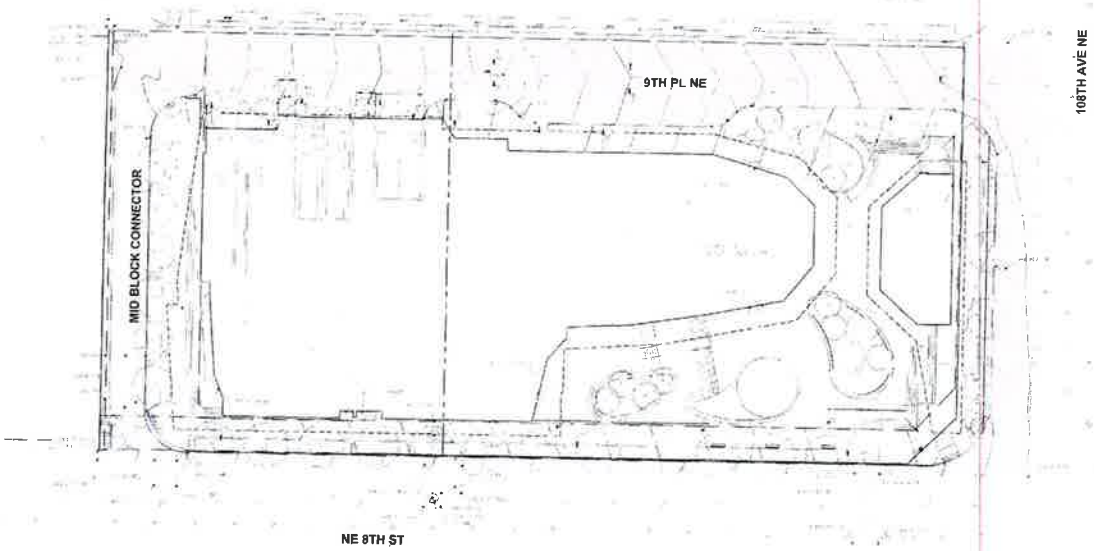
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Job #:	Revision: A	Revision Date: 5/2/2011	Drawing Number: 3SA08826	
Previous Part #:				
Description: 265XPHT - 25 W/ CO233 AND 6030 BALER			Sheet No.	Location ID:



LEGEND

NE 8TH

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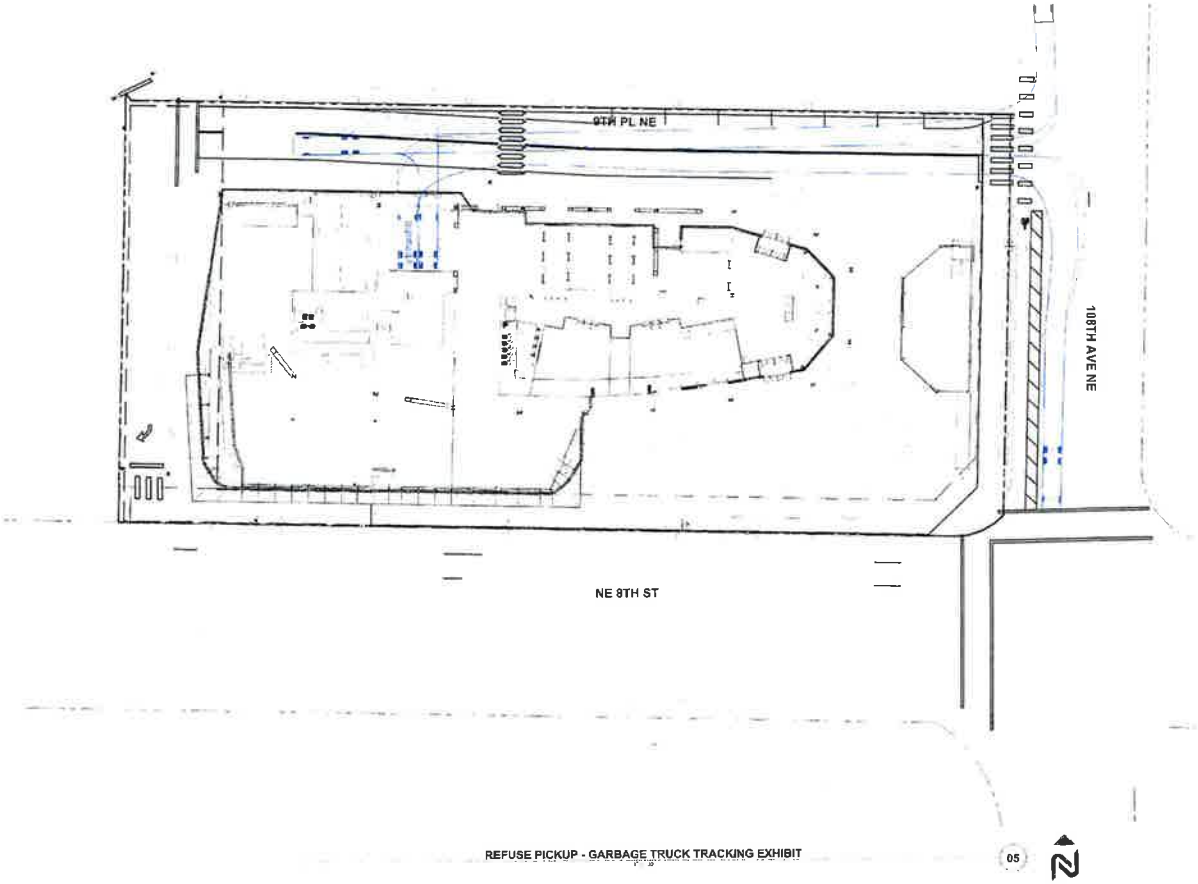
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PAVING & GRADING PLAN

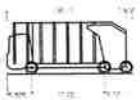
1832-00

C4.01



REFUSE PICKUP - GARBAGE TRUCK TRACKING EXHIBIT

05





NE 8TH

NAVIX

DRAFT

SITE DETAILS

RSD

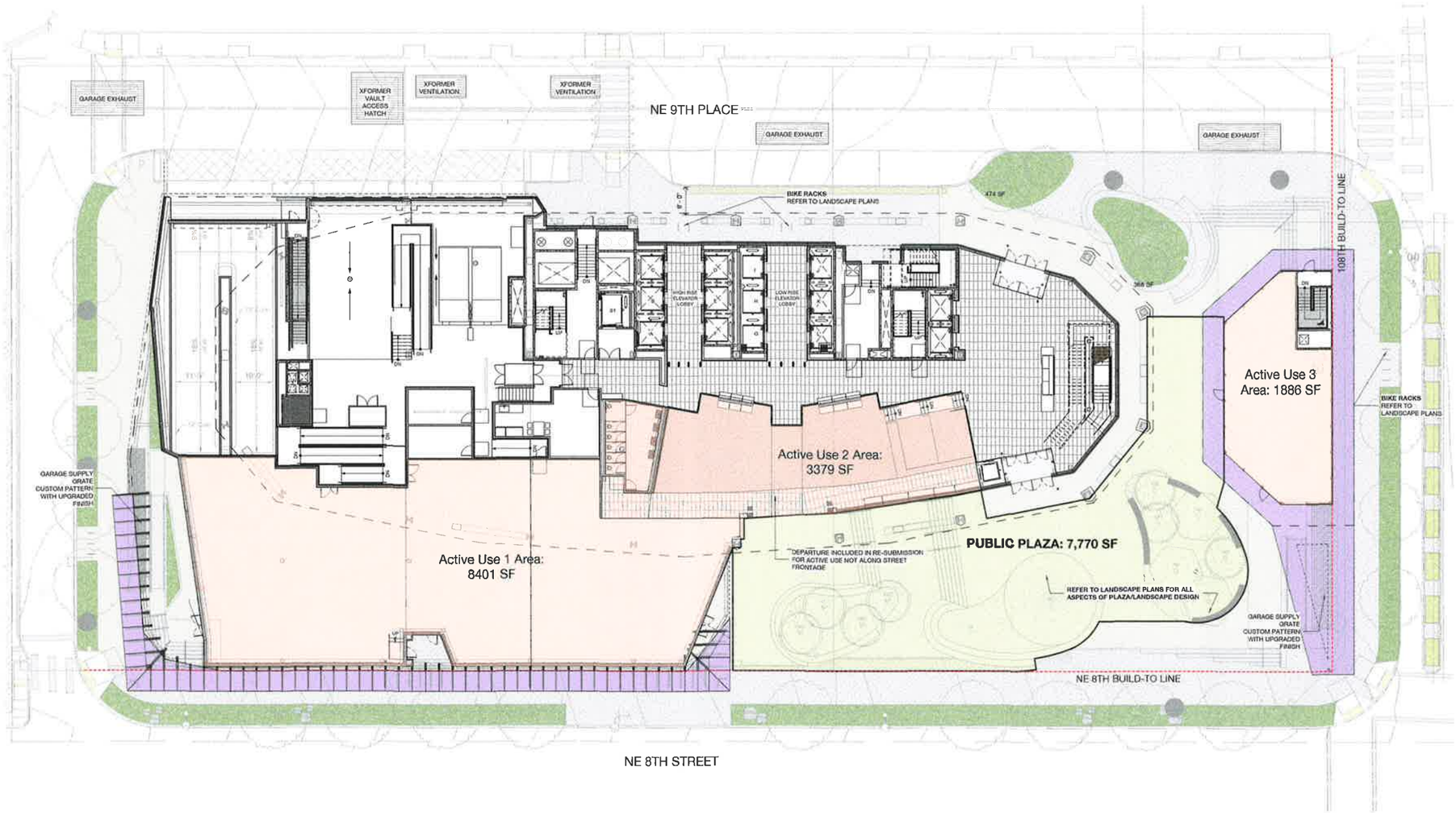
BCJ

AS NOTED

1632-00

C3.04

ATTACHMENT F
(FAR and Amenity Calculation)



ACTIVE USE

WEATHER PROTECTION

PLAZA

SITE AREA	77,000 SF
LOT COVERAGE	36,398 SF (47.3%)
REQUIRED PLAZA AREA TO EXCEED TRIGGER HEIGHT	7,700 SF (10% OF SITE AREA)*
PUBLIC PLAZA AMENITY BONUS	7,700 SF @ 9.3:1 = 71,610 SF
REFER TO LANDSCAPE SHEETS FOR PLAZA AREA REQUIREMENTS	

PROJECT

NE 8TH
Bellevue, WA

CLIENT
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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09.26.2019
2	DESIGN REVIEW R1	01.17.2020
3	DESIGN REVIEW R2	06.12.2020

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FAR AND AMENITY INCENTIVES - AMENITY SITE PLAN

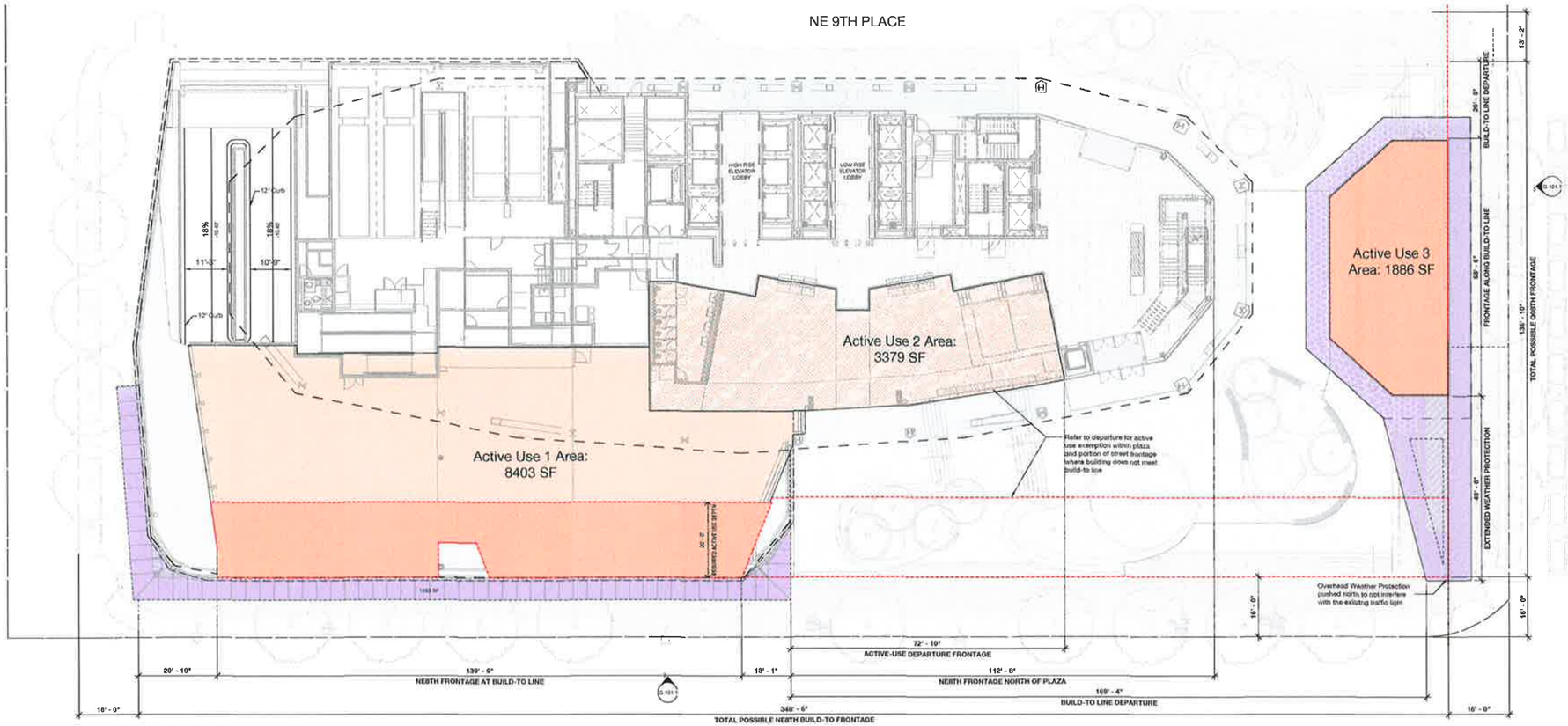
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SCALE @ ANSI E	DATE
As Indicated	01/17/2020

GRAPHIC SCALE
SCALE IN FEET

PROJECT NO
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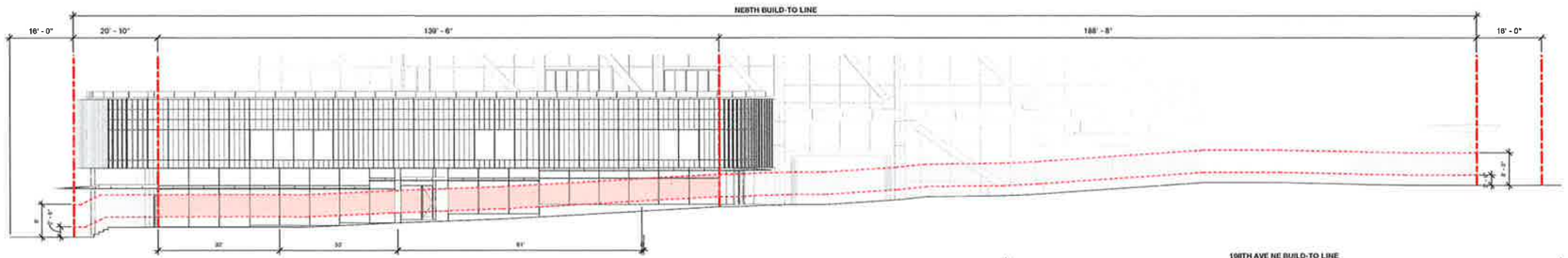
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G.100

REVISION NO
00



STREET FRONTAGE REQUIREMENT PLAN

3/32" = 1'-0"



NE8TH ST TRANSPARENCY ELEVATION

3/32" = 1'-0"

NE8TH REQUIRED TRANSPARENCY

NE8TH MIXED TREET "C" ROW: 75%

"A" ROW FOR ACTIVE USE FRONTAGE: 75%

NE8TH PROPOSED TRANSPARENCY

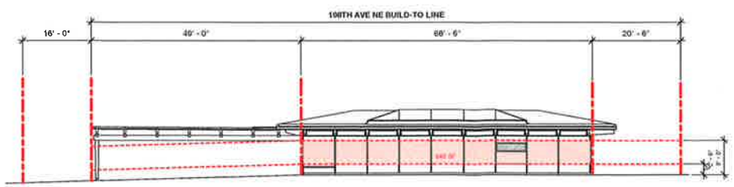
TOTAL PEDESTRIAN EYE LEVEL* AREA ALONG NE8TH BUILD-TO LINE: **1934 SF**

TRANSPARENT AREA AT NE8TH BUILD-TO LINE: **736 SF -- 38%****

ACTIVE USE ENCLOSURE NOT AT THE BUILD-TO LINE (EXCLUDED FROM PERCENTAGE)

*The pedestrian eye level is 30 inches to eight feet up from the sidewalk, following the adjacent sidewalk slope (TRANSPARENCY DEFINITION, LUC 20.25A.020)

**Building Frontage and Transparency Non-Compliance addressed in Build-To and Active Use Departures.



108TH AVE TRANSPARENCY ELEVATION

3/32" = 1'-0"

108TH REQUIRED TRANSPARENCY

108TH COMMERCIAL STREET "B" ROW: 75%

"A" ROW FOR ACTIVE USE FRONTAGE: 75%

108TH PROPOSED TRANSPARENCY

TOTAL PEDESTRIAN EYE LEVEL* AREA ALONG NE8TH BUILD-TO LINE: **646 SF**

TRANSPARENT AREA AT NE8TH BUILD-TO LINE: **340 SF -- 53%****

*The pedestrian eye level is 30 inches to eight feet up from the sidewalk, following the adjacent sidewalk slope (TRANSPARENCY DEFINITION, LUC 20.25A.020)

**Building Frontage and Transparency Non-Compliance addressed in Build-To and Active Use Departures.

PROJECT

NE 8TH

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KEY PLAN

NO.	ISSUED	DATE
1	DESIGN REVIEW	09/26/2019
2	DESIGN REVIEW R1	03/13/2020
3	DESIGN REVIEW R2	06/12/2020

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TRANSPARENCY DIAGRAMS

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3/32" = 1'-0"	07/14/20

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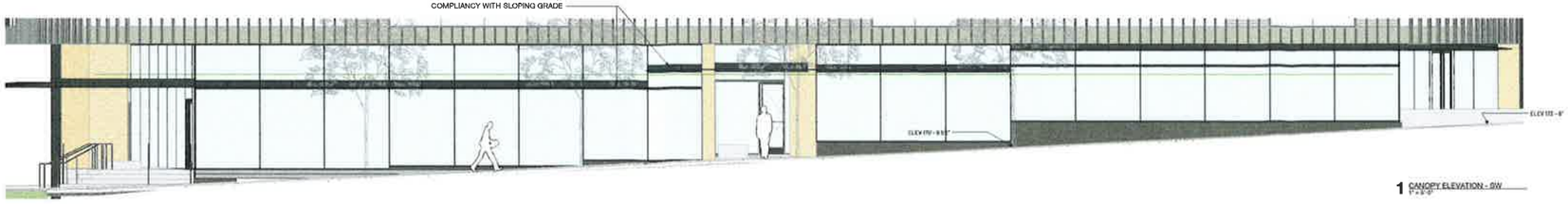
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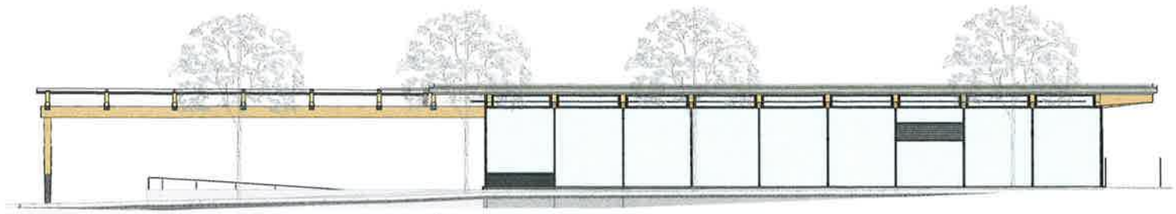
PROJECT NO

1806

DRAWING NO.	REVISION NO.
G.101	00



1 CANOPY ELEVATION - SW
1" = 8'-0"



2 CANOPY ELEVATION - E
1" = 8'-0"



CANOPY CLEAR GLASS WITH FRIT PATTERN
ALLOWS SUNLIGHT PENETRATION AND FRIT
REDUCES GLARE



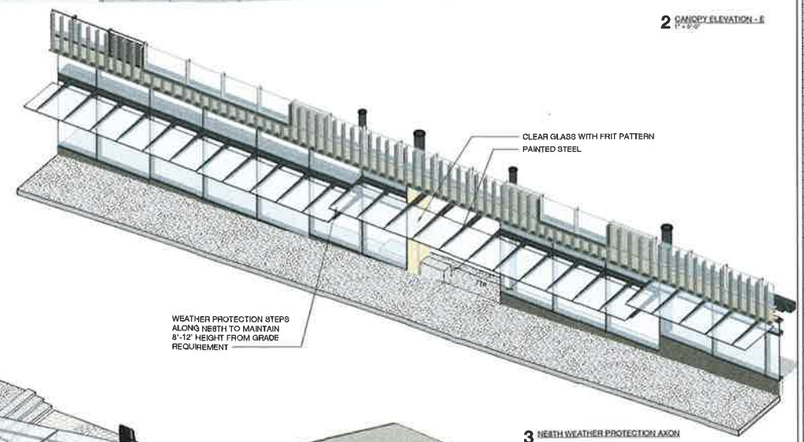
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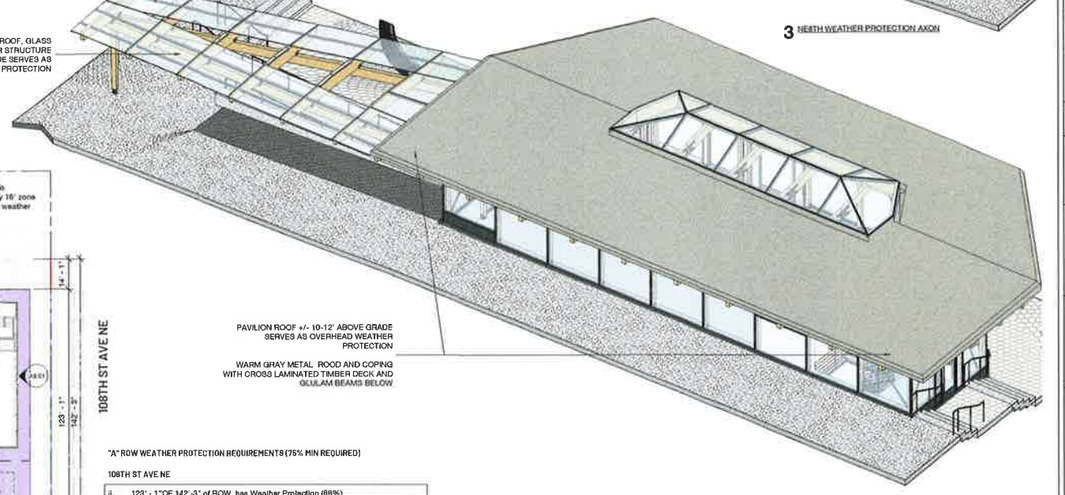
PAVILION ROOF AND COPING
WARM GRAY METAL PANEL



PAVILION CANOPY STRUCTURE
DOUGLAS FIR GLULAM AND CLT



3 NE8TH WEATHER PROTECTION AXION



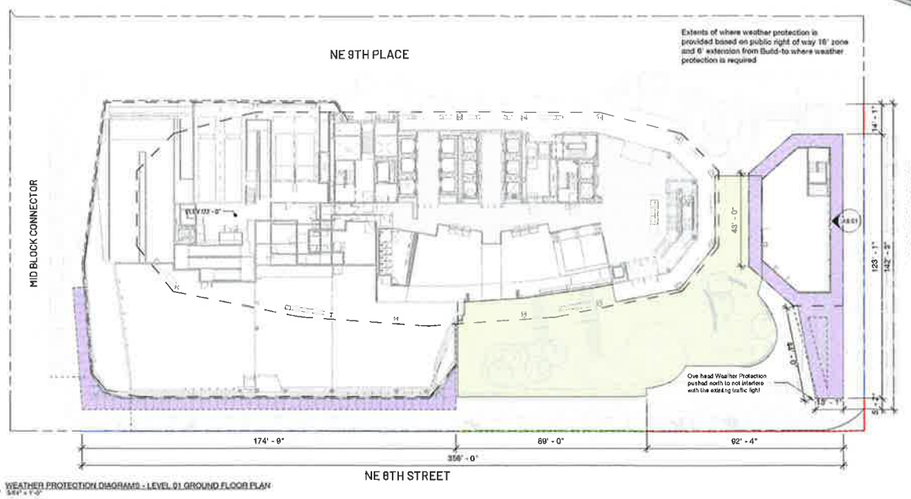
4 108TH PAVILION WEATHER PROTECTION AXION

Overhead Weather Protection Extents Summary

LUC Required	OWP Provided (ft)	Not Provided (ft)	%	% Provided where building abuts street frontage (open space for plaza described in Build-to and Active Use Departures	LUC % Required
NE8th	174'-8"	181'-4"	49	100	75
108th	123'-1"	19'-3"	86	100	75

Additional Overhead Weather Protection not included in LUC requirements

Additional OWP	OWP Provided (ft)	Not Provided (ft)
Plaza	103' - 2"	78'- 2"
Building Overhead (beyond 12' max)	445'-10"	-



5 WEATHER PROTECTION DIAGRAMS - LEVEL 01 GROUND FLOOR PLAN
3/64" = 1'-0"

"A" ROW WEATHER PROTECTION REQUIREMENTS (75% MIN REQUIRED)

108TH ST AVE NE

ii. 123' - 1"OF 142'-3" of ROW has Weather Protection (86%)

NE 8TH STREET

ii. 174' - 9" of 358' - 0" Building Frontage including the Plaza has Weather Protection (49%). 174' - 9" of 287' - 0" Building Frontage excluding the Plaza has Weather Protection (85%). 100% of street frontage where building meets the build-to line includes weather protection. - *Weather protection non-compliance is described in Build-to and Active Use Administrative Departures*

PROJECT



NE 8TH
Bellevue WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	06/20/2019
2	DESIGN REVISION R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

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FAR AND AMENITY INCENTIVES - WEATHER PROTECTION DIAGRAMS

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Author	Checker
SCALE @ ARCH E	DATE
As indicated	01/17/2020

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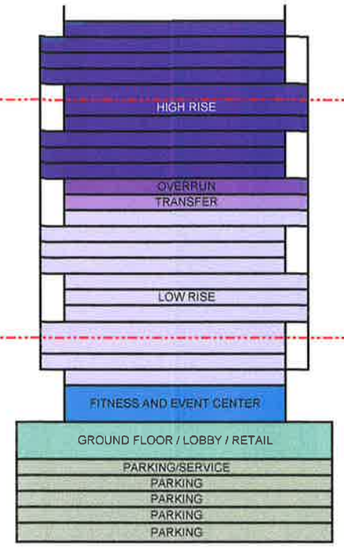
PROJECT NO
1806

DRAWING NO
G.102

REVISION NO
00

FAR SUMMARY

		LEVEL	FLOOR TO FLOOR	ELEVATION	MAX FLOOR PLATE PER CoB LUC	GSF (FLOORPLATE)	FAR CHARGEABLE	FAR EXCLUSION: ELECTRICAL	FAR EXCLUSION: MECHANICAL	FAR EXCLUSION: SHAFT	FAR EXCLUSION: ACTIVE USE	FAR EXCLUSION: PARKING AND LOADING
	WEST BALCONY	25	17	350	20,400	17,018	14,946	316		1,724		
		24	17	333	20,400	22,908	20,172	330	669	1,714		
		23	14	319	20,400	22,908	20,813	330		1,740		
TRIGGER HEIGHT	EAST BALCONY	22	14	305	20,400	22,908	20,170	330	669	1,721		
		21	14	291	20,400	22,908	20,755	406		1,713		
		20	14	277	24,000	22,908	20,172	330	669	1,721		
	WEST BALCONY	19	14	263	24,000	22,908	20,841	330		1,713		
		18	14	249	24,000	22,908	20,146	330	669	1,722		
		17	14	235	24,000	22,908	20,740	406		1,735		
	EAST BALCONY	16	14	221	24,000	22,908	19,499	330	669	1,721		
	OVERRUN	15	14	207	24,000	22,908	19,804	330	1,218	2,222		
	TRANSFER	14	14	193	24,000	22,908	19,045	324	669	2,806		
	WEST BALCONY	13	14	179	24,000	22,908	20,234	394		2,326		
		12	14	165	24,000	22,908	19,570	319	669	2,350		
		11	14	151	24,000	22,908	20,242	319		2,302		
	EAST BALCONY	10	14	137	24,000	22,908	19,573	319	669	2,333		
		9	14	123	24,000	22,908	20,230	393		2,328		
		8	14	109	24,000	22,908	19,586	319	669	2,323		
80' MAX FLOORPLATE BASE	WEST BALCONY	7	14	95	24,000	22,908	20,242	253		2,424		
		6	14	81	24,000	22,908	19,569	319	669	2,347		
		5	14	67	24,000	22,908	20,203	317		2,403		
	EAST BALCONY	4	14	53	24,000	22,908	19,558	319	669	2,331		
		3	14	39	24,000	21,724	18,746	432		2,520		
	FITNESS AND EVENT CENTER	2	20	19		16,204	13,013	111		3,027		
	GROUND FLOOR LOBBY	1	19	0		30,236	5,337		283	2,987	13,668	7,953
		B1	12	-23		64,679						
		B2	10	-33		71,411						
		B3	10	-43		71,620						
		B4	10	-53		71,654						
		B5	10	-53		71,654						
TOTALS						566,249	473,204	7,906	8,860	54,253	13,668	7,953



- GROUND FLOOR LOBBY - 1.0 FAR
- LOW RISE - 1.0 FAR
- TRANSFER FLOOR - 1.0 FAR
- OVERRUN FLOOR - 1.0 FAR
- HIGH RISE - 1.0 FAR
- FITNESS AND EVENT CENTER - 1.0 FAR
- ELECTRICAL ROOMS - 0.0 FAR (EXEMPT)
- MECHANICAL ROOMS - 0.0 FAR (EXEMPT)
- SHAFTS - 0.0 FAR (EXEMPT)
- GROUND LEVEL ACTIVE USE - 0.0 FAR (EXEMPT)
- PARKING LOADING & SERVICE - 0.0 FAR (EXEMPT)

SITE CONDITIONS SUMMARY	FACTOR	AREA (SF)
Site Area		77,005
NE8th ROW Dedication*		1,863
(includes NE8th ROW		78,868
Base FAR (5.4)	5.4	425,885
Max FAR (6.0)	6.0	473,205
Proposed GFA for FAR	**6.0**	**473,204**

*Refer to *Notice of FAR from Available Special Dedication*

AMENITY INCENTIVE SYSTEM SUMMARY

BONUSABLE AMENITY	DESIGN CRITERIA	COMPLIANCE AND DRAWINGS REFERENCE	APPLICABLE AREA	RATIO	AMENITY POINTS
2. Outdoor Plaza: A publicly accessible, continuous open space, predominantly open from above, and designed to relate to the surrounding urban context. Outdoor plazas prioritize pedestrian use and serve as opportunities to activate Downtown for residents and users.	1. Minimum plaza size is 3,000 square feet with a maximum bonusable area of 20 percent of the gross lot area; provided, that the minimum plaza size for a DT-Small Site is 1,500 square feet. Plazas larger than 10,000 square feet may earn 10 percent additional bonus points if they are designed in a manner to provide for activities to promote general public assembly.	Plaza Area: 7,700 SF / Required Landscape Area: 1,540 SF / Provided: 2,195 SF (L-002-A)	7,700	9.3:1	71,610
	2. Minimum plaza size may be met through the linking of smaller plaza spaces in a cohesive, logical manner with a strong design narrative.	N/A			
	3. Minimum seating provided shall be one linear foot of seating space per 30 square feet of plaza space.	Ref. Landscape Departure			
	4. A minimum of 20 percent of the area eligible for bonus amenity points in the plaza shall be landscaped.	Plaza Area: 7,700 SF / Required Landscape Area: 1,540 SF / Provided: 2,195 SF (L-002-A)			
	5. Plaza amenities to enhance the users' experience shall be provided, e.g., art and water elements.				
	6. Plaza shall be located within 30 inches of the adjacent sidewalk grade, and shall provide physical and visual access from the adjacent right-of-way.	(L-001A, L-002A)			
	7. Provide for sense of security to users through well-lit and visible spaces.	(AL-101, AL-102)			
	8. Directional signage shall be provided to identify circulation routes for all users and inform the public that the space is accessible to the public at all times. The signage shall be visible from all points of access. The Director shall require signage as provided by the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site.	Signage TBD			
	9. Plazas shall be open to the public at all times and require an easement for public right of pedestrian use in a form approved by the City.	Criteria to be met			
	10. Plazas shall meet all design criteria for design guidelines for public open spaces.	(G.011, L-001A, L-002A)			
	11. Square footage for purposes of calculating amenity points shall not include vehicle or loading drive surfaces.	(G.011)			

BASE ASSUMPTIONS	Factor	Area (SF)
Site Area		77,005
NE8th Right Of Way Dedication*		1,863
Total Project Limit	**Site Area + NE8th ROW Dedication**	**78,868**
Base FAR in DT-02	**5.4**	**425,885**
Max FAR in DT-02	**6**	**473,205**
Added FAR via Outdoor Plaza (#2)	7,700 SF @ 9.3:1	71,610
Total Amenity Bonuses Achieved	**#2**	**71,610**
Amenity Points % from #1-8 (min 75%)		100%
Required Bonuses	Condition 2 (Refer to Table Below)	48,428
Excess Amenity Points	Total Bonuses - Max Bonuses	23,182

*Refer to *Notice of FAR from Available Special Dedication*

AMENITY INCENTIVE POINT REQUIREMENT (20.25A.070.2.b)

CONDITION 2 (BUILDING EXCEEDS BASE BUILDING HEIGHT)

Condition 2: A portion of the building floor area is developed above the base building height. In this case,the greater of the floor area being constructed above base FAR, OR the floor area being constructed above base height divided by two shall count as the required amenity incentive points for each building.

Floor area above base FAR :	**473,204 (Proposed Chargeable FAR)** **- 425,885 (Base FAR)** **47,319 (Floor area above base FAR)**	**Less than Floor area above base building height (288') divided by 2, not required.**
Floor area above base building height (288') divided by 2 :	96,857 (Total Floor Area of L21 L25 Above 288' - L21 - L25) /2 **48,428 (Floor area above base building height (288') divided by 2)**	**Greater than floor area above base FAR, therefore required points.**

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	09/26/2019
2	DESIGN REVIEW R1	01/13/2020
3	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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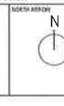
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STAMP

NORTH ARROW



DRAWING TITLE

FAR AND AMENITY INCENTIVES - AMENITY INCENTIVE CHART AND FAR SUMMARY

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Author	Checker

SCALE @ 60"x36"

DATE
06/11/20

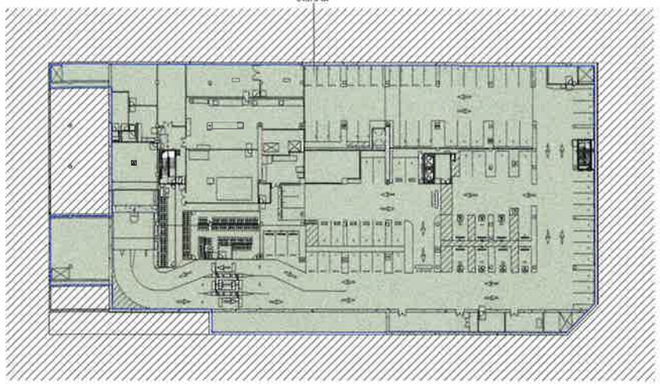
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PROJECT NO
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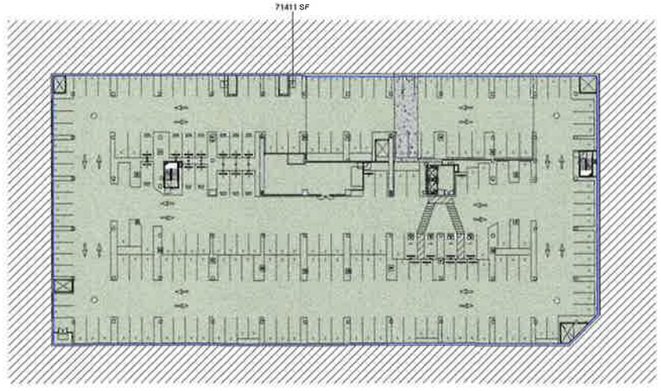
REVISION NO
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PARKING LOADING & SERVICE
64879 SF



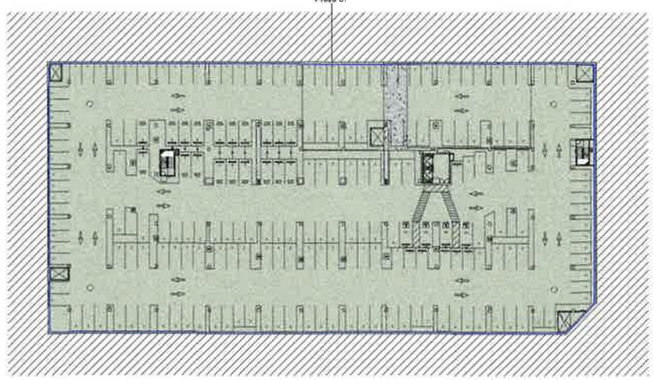
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PARKING LOADING & SERVICE
71411 SF



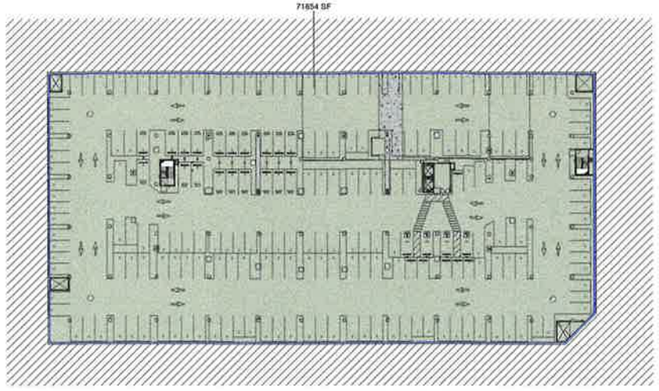
2 LL2 1/32" = 1'-0"

PARKING LOADING & SERVICE
71620 SF



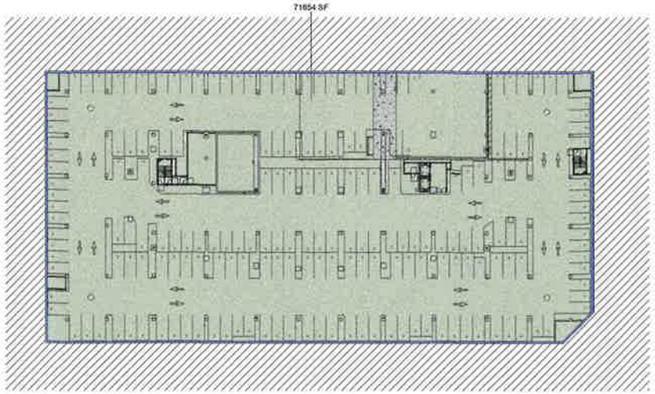
3 LL1 1/32" = 1'-0"

PARKING LOADING & SERVICE
71854 SF



4 LL4 1/32" = 1'-0"

PARKING LOADING & SERVICE
71854 SF



5 LL5 1/32" = 1'-0"

FAR Areas

Level	Area Category	Area	Excluded FAR Area	Included FAR Area
LEVEL 25	FAR EXCLUSION: ELECTRICAL	351.5	316.0	
LEVEL 25	FAR EXCLUSION: SHAFT	1709.1	1724.0	
		17017.5	2040.0	14848.3
LEVEL 24	FAR EXCLUSION: ELECTRICAL	370.6	370.6	
LEVEL 24	FAR EXCLUSION: MECHANICAL	958.3	958.3	
LEVEL 24	FAR EXCLUSION: SHAFT	1685.7	1685.7	
		22908.0	2735.8	20172.2
LEVEL 23	FAR EXCLUSION: ELECTRICAL	370.6	370.6	
LEVEL 23	FAR EXCLUSION: SHAFT	1724.6	1724.6	
		22908.0	2095.2	20812.8
LEVEL 22	FAR EXCLUSION: ELECTRICAL	371.0	371.0	
LEVEL 22	FAR EXCLUSION: MECHANICAL	958.2	958.2	
LEVEL 22	FAR EXCLUSION: SHAFT	1697.6	1697.6	
		22908.0	2737.8	20170.2
LEVEL 21	FAR EXCLUSION: ELECTRICAL	368.3	368.3	
LEVEL 21	FAR EXCLUSION: MECHANICAL	78.2	78.2	
LEVEL 21	FAR EXCLUSION: SHAFT	1706.3	1706.3	
		22908.0	2152.8	20755.2
LEVEL 20	FAR EXCLUSION: ELECTRICAL	369.6	369.6	
LEVEL 20	FAR EXCLUSION: MECHANICAL	968.2	968.2	
LEVEL 20	FAR EXCLUSION: SHAFT	1697.6	1697.6	
		22908.0	2236.4	20171.6
LEVEL 19	FAR EXCLUSION: ELECTRICAL	371.8	371.8	
LEVEL 19	FAR EXCLUSION: SHAFT	1695.2	1695.2	
		22908.0	2067.0	20841.0
LEVEL 18	FAR EXCLUSION: ELECTRICAL	371.8	371.8	
LEVEL 18	FAR EXCLUSION: MECHANICAL	958.2	958.2	
LEVEL 18	FAR EXCLUSION: SHAFT	1721.2	1721.2	
		22908.0	2369.4	20146.6
LEVEL 17	FAR EXCLUSION: ELECTRICAL	359.4	359.4	
LEVEL 17	FAR EXCLUSION: MECHANICAL	58.4	58.4	
LEVEL 17	FAR EXCLUSION: SHAFT	1715.6	1715.6	
		22908.0	2167.8	20740.2
LEVEL 16	FAR EXCLUSION: ELECTRICAL	357.5	357.5	
LEVEL 16	FAR EXCLUSION: MECHANICAL	324.3	324.3	
LEVEL 16	FAR EXCLUSION: SHAFT	1727.2	1727.2	
		22908.0	3409.4	19498.6
LEVEL 15	FAR EXCLUSION: ELECTRICAL	466.5	466.5	
LEVEL 15	FAR EXCLUSION: MECHANICAL	360.7	360.7	
LEVEL 15	FAR EXCLUSION: SHAFT	2227.6	2227.6	
LEVEL 15	TRANSFER	19853.1	119.9	19733.1
		22908.0	3124.2	19660.8
LEVEL 14	FAR EXCLUSION: ELECTRICAL	304.0	304.0	
LEVEL 14	FAR EXCLUSION: MECHANICAL	868.2	868.2	
LEVEL 14	FAR EXCLUSION: SHAFT	2811.7	2811.7	
LEVEL 14	TRANSFER	18833.1	100.0	18733.1
		22908.0	3974.8	18933.1
LEVEL 13	FAR EXCLUSION: ELECTRICAL	196.1	334.2	
LEVEL 13	FAR EXCLUSION: SHAFT	2278.5	2328.3	
LEVEL 13	LOW RISE	20233.6		20233.6
		22908.0	2729.5	20233.6
LEVEL 12	FAR EXCLUSION: ELECTRICAL	393.6	393.6	
LEVEL 12	FAR EXCLUSION: MECHANICAL	868.3	868.3	
LEVEL 12	FAR EXCLUSION: SHAFT	2278.5	2278.5	
LEVEL 12	LOW RISE	19568.7		19568.7
		22908.0	3338.3	19568.7
LEVEL 11	FAR EXCLUSION: ELECTRICAL	336.1	518.6	
LEVEL 11	FAR EXCLUSION: SHAFT	2278.5	2351.1	
LEVEL 11	LOW RISE	20242.0		20242.0
		22908.0	2620.5	20242.0
LEVEL 10	FAR EXCLUSION: ELECTRICAL	390.1	390.1	
LEVEL 10	FAR EXCLUSION: MECHANICAL	546.2	546.2	
LEVEL 10	FAR EXCLUSION: SHAFT	2368.6	2368.6	
LEVEL 10	LOW RISE	19577.8		19577.8
		22908.0	3335.2	19577.8
LEVEL 09	FAR EXCLUSION: ELECTRICAL	398.1	398.1	
LEVEL 09	FAR EXCLUSION: SHAFT	2282.1	2282.1	
LEVEL 09	LOW RISE	20229.8		20229.8
		22908.0	2878.2	20229.8
LEVEL 08	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 08	FAR EXCLUSION: MECHANICAL	546.2	546.2	
LEVEL 08	FAR EXCLUSION: SHAFT	2280.0	2280.0	
LEVEL 08	LOW RISE	19585.7		19585.7
		22908.0	3322.3	19585.7
LEVEL 07	FAR EXCLUSION: ELECTRICAL	397.3	397.3	
LEVEL 07	FAR EXCLUSION: MECHANICAL	1269.2	1269.2	
LEVEL 07	LOW RISE	20241.5		20241.5
		22908.0	2666.5	20241.5
LEVEL 06	FAR EXCLUSION: ELECTRICAL	393.4	393.4	
LEVEL 06	FAR EXCLUSION: MECHANICAL	969.2	969.2	
LEVEL 06	FAR EXCLUSION: SHAFT	2278.1	2278.1	
LEVEL 06	LOW RISE	19568.7		19568.7
		22908.0	3332.3	19568.7
LEVEL 05	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 05	FAR EXCLUSION: SHAFT	2308.7	2308.7	
LEVEL 05	LOW RISE	20203.2		20203.2
		22908.0	2704.8	20203.2
LEVEL 04	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 04	FAR EXCLUSION: MECHANICAL	546.2	546.2	
LEVEL 04	FAR EXCLUSION: SHAFT	2308.1	2308.1	
LEVEL 04	LOW RISE	19557.6		19557.6
		22908.0	3310.4	19597.6
LEVEL 03	FAR EXCLUSION: ELECTRICAL	395.1	395.1	
LEVEL 03	FAR EXCLUSION: SHAFT	2082.7	2082.7	
LEVEL 03	LOW RISE	18745.0		18745.0
		21737.8	2877.8	18745.0
LEVEL 02	FAR EXCLUSION: ELECTRICAL	117.6	117.6	
LEVEL 02	FAR EXCLUSION: SHAFT	3073.5	3073.5	
LEVEL 02	LOW RISE	13013.1		13013.1
		16204.0	3190.9	13013.1
LEVEL 01D	FAR EXCLUSION: MECHANICAL	3851.8	3851.8	
LEVEL 01D	FAR EXCLUSION: SHAFT	1656.9	1656.9	
		4507.7	4507.7	
LEVEL 01	PARKING LOADING & SERVICE	7473.1	7473.1	
LEVEL 01	FAR EXCLUSION: ELECTRICAL	1956.7	1956.7	
LEVEL 01	FAR EXCLUSION: MECHANICAL	175.5	175.5	
LEVEL 01	FAR EXCLUSION: SHAFT	3063.2	3063.2	
LEVEL 01	LOBBY	5337.1		5337.1
		30225.7	24888.6	5337.1
LL3	PARKING LOADING & SERVICE	64879.2		
		64879.2		
LL2	PARKING LOADING & SERVICE	71410.5		
		71410.5		
LL1	PARKING LOADING & SERVICE	71619.8		
		71619.8		
LL4	PARKING LOADING & SERVICE	71853.0		
		71853.0		
LL5	PARKING LOADING & SERVICE	71853.7		
		71853.7		

PROJECT



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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	08/26/2019
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

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FAR PLANS - BELOW GRADE

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Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE
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SCALE IN FEET

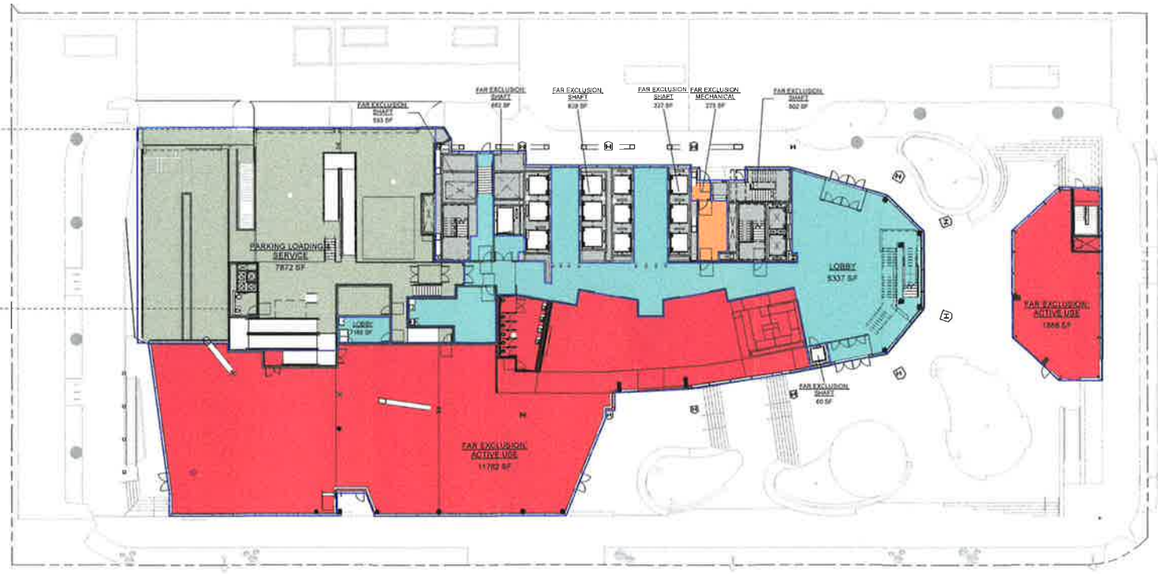
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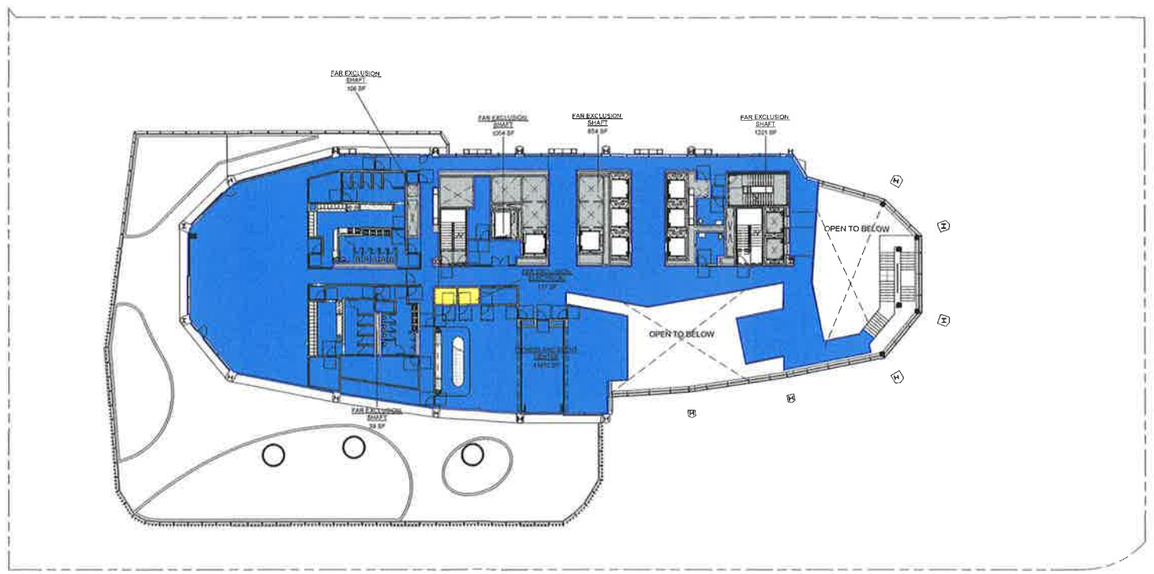
REVISION NO.
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3 LEVEL 010 - MEZZANINE
1/16" = 1'-0"



1 GROUND LEVEL 01
1/16" = 1'-0"



2 LEVEL 02 - AMENITY
1/16" = 1'-0"

FAR Areas				
Level	Area Category	Area	Excluded F.A.R Area	Included F.A.R Area
LEVEL 25	FAR EXCLUSION: ELECTRICAL	161.5	116.0	
LEVEL 25	FAR EXCLUSION: SHAFT	1709.2	1734.0	
		17017.5	2040.0	14848.3
LEVEL 24	FAR EXCLUSION: ELECTRICAL	370.9	370.9	
LEVEL 24	FAR EXCLUSION: MECHANICAL	959.2	959.2	
LEVEL 24	FAR EXCLUSION: SHAFT	1885.7	1885.7	
		22908.0	2735.8	20172.2
LEVEL 23	FAR EXCLUSION: ELECTRICAL	330.4	330.4	
LEVEL 23	FAR EXCLUSION: SHAFT	1724.8	1724.8	
		22908.0	2055.2	20852.8
LEVEL 22	FAR EXCLUSION: ELECTRICAL	371.0	371.0	
LEVEL 22	FAR EXCLUSION: MECHANICAL	659.1	659.1	
LEVEL 22	FAR EXCLUSION: SHAFT	1597.6	1597.6	
		22908.0	2627.8	20170.2
LEVEL 21	FAR EXCLUSION: ELECTRICAL	368.3	368.3	
LEVEL 21	FAR EXCLUSION: MECHANICAL	78.2	78.2	
LEVEL 21	FAR EXCLUSION: SHAFT	1706.5	1706.5	
		22908.0	2152.6	20755.2
LEVEL 20	FAR EXCLUSION: ELECTRICAL	369.8	369.8	
LEVEL 20	FAR EXCLUSION: MECHANICAL	959.2	959.2	
LEVEL 20	FAR EXCLUSION: SHAFT	1997.6	1997.6	
		22908.0	2736.4	20171.6
LEVEL 19	FAR EXCLUSION: ELECTRICAL	371.8	371.8	
LEVEL 19	FAR EXCLUSION: SHAFT	1695.2	1695.2	
		22908.0	2067.0	20841.0
LEVEL 18	FAR EXCLUSION: ELECTRICAL	371.6	371.6	
LEVEL 18	FAR EXCLUSION: MECHANICAL	959.2	959.2	
LEVEL 18	FAR EXCLUSION: SHAFT	1721.2	1721.2	
		22908.0	2330.4	20148.0
LEVEL 17	FAR EXCLUSION: ELECTRICAL	359.4	359.4	
LEVEL 17	FAR EXCLUSION: MECHANICAL	38.8	38.8	
LEVEL 17	FAR EXCLUSION: SHAFT	1719.8	1719.8	
		22908.0	2167.8	20740.2
LEVEL 16	FAR EXCLUSION: ELECTRICAL	357.8	357.8	
LEVEL 16	FAR EXCLUSION: MECHANICAL	1324.8	1324.8	
LEVEL 16	FAR EXCLUSION: SHAFT	1727.2	1727.2	
		22908.0	3409.4	19498.6
LEVEL 15	FAR EXCLUSION: ELECTRICAL	488.5	488.5	
LEVEL 15	FAR EXCLUSION: MECHANICAL	360.7	360.7	
LEVEL 15	FAR EXCLUSION: SHAFT	2227.0	2227.0	
LEVEL 15	LOW RISE	19831.8		19831.8
		22908.0	3104.2	19803.8
LEVEL 14	FAR EXCLUSION: ELECTRICAL	394.0	394.0	
LEVEL 14	FAR EXCLUSION: MECHANICAL	669.2	669.2	
LEVEL 14	FAR EXCLUSION: SHAFT	2811.7	2811.7	
LEVEL 14	TRANSFER	19033.1		19033.1
		22908.0	3874.9	19033.1
LEVEL 13	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 13	FAR EXCLUSION: SHAFT	2278.5	2326.3	
LEVEL 13	LOW RISE	20233.6		20233.6
		22908.0	2720.5	20233.6
LEVEL 12	FAR EXCLUSION: ELECTRICAL	393.5	393.5	
LEVEL 12	FAR EXCLUSION: MECHANICAL	959.2	959.2	
LEVEL 12	FAR EXCLUSION: SHAFT	2275.5	2275.5	
LEVEL 12	LOW RISE	19569.7		19569.7
		22908.0	3338.3	19569.7
LEVEL 11	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 11	FAR EXCLUSION: SHAFT	2278.6	2326.3	
LEVEL 11	LOW RISE	20242.6		20242.6
		22908.0	2620.5	20242.6
LEVEL 10	FAR EXCLUSION: ELECTRICAL	330.1	330.1	
LEVEL 10	FAR EXCLUSION: MECHANICAL	546.2	546.2	
LEVEL 10	FAR EXCLUSION: SHAFT	2299.8	2299.8	
LEVEL 10	LOW RISE	19577.4		19577.4
		22908.0	3335.2	19572.8
LEVEL 09	FAR EXCLUSION: ELECTRICAL	330.1	395.1	
LEVEL 09	FAR EXCLUSION: SHAFT	2242.1	2263.1	
LEVEL 09	LOW RISE	20229.8		20229.8
		22908.0	2678.2	20229.8
LEVEL 08	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 08	FAR EXCLUSION: MECHANICAL	546.2	546.2	
LEVEL 08	FAR EXCLUSION: SHAFT	2280.0	2280.0	
LEVEL 08	LOW RISE	19585.7		19585.7
		22908.0	3222.3	19585.7
LEVEL 07	FAR EXCLUSION: ELECTRICAL	397.5	397.5	
LEVEL 07	FAR EXCLUSION: MECHANICAL	259.2	259.2	
LEVEL 07	LOW RISE	20241.5		20241.5
		22908.0	2668.5	20241.5
LEVEL 06	FAR EXCLUSION: ELECTRICAL	393.4	393.4	
LEVEL 06	FAR EXCLUSION: MECHANICAL	350.2	350.2	
LEVEL 06	FAR EXCLUSION: SHAFT	2276.7	2276.7	
LEVEL 06	LOW RISE	19956.7		19956.7
		22908.0	3339.3	19568.7
LEVEL 05	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 05	FAR EXCLUSION: SHAFT	2308.7	2308.7	
LEVEL 05	LOW RISE	20203.2		20203.2
		22908.0	2704.8	20203.2
LEVEL 04	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 04	FAR EXCLUSION: MECHANICAL	546.2	546.2	
LEVEL 04	FAR EXCLUSION: SHAFT	2278.1	2308.1	
LEVEL 04	LOW RISE	19557.6		19557.6
		22908.0	3350.4	19557.6
LEVEL 03	FAR EXCLUSION: ELECTRICAL	395.1	395.1	
LEVEL 03	FAR EXCLUSION: SHAFT	2282.7	2282.7	
LEVEL 03	LOW RISE	18748.0		18748.0
		21723.8	2677.8	18746.0
LEVEL 02	FAR EXCLUSION: ELECTRICAL	117.0	117.0	
LEVEL 02	FAR EXCLUSION: SHAFT	3073.9	3073.9	
LEVEL 02	LOW RISE	15013.1		15013.1
		18204.0	3190.9	15013.1
LEVEL 01/02	FAR EXCLUSION: MECHANICAL	2850.8	2850.8	
LEVEL 01/02	FAR EXCLUSION: SHAFT	1656.9	1656.9	
		4507.7	4507.7	
LEVEL 01	PARKING LOADING & SERVICE	7872.1	7872.1	
LEVEL 01	FAR EXCLUSION: ACTIVE USE	13648.2	13648.2	
LEVEL 01	FAR EXCLUSION: MECHANICAL	275.3	275.3	
LEVEL 01	FAR EXCLUSION: SHAFT	3063.2	3063.2	
LEVEL 01	LOBBY	5337.1		5337.1
		30233.7	24856.6	5337.1
LL1	PARKING LOADING & SERVICE	64679.2		
		64679.2		
LL2	PARKING LOADING & SERVICE	71410.5		
		71410.5		
LL3	PARKING LOADING & SERVICE	71619.8		
		71619.8		
LL4	PARKING LOADING & SERVICE	71653.7		
		71653.7		
LL5	PARKING LOADING & SERVICE	71653.7		
		71653.7		

PROJECT



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NO.	ISSUED	DATE
1	DESIGN REVIEW	08/28/2019
2	DESIGN REVIEW R1	01/17/2020

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DRAWING STATUS
DESIGN REVIEW R1

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PICKARD CHILTON

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FAR PLANS - PODIUM

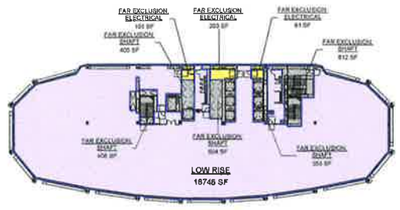
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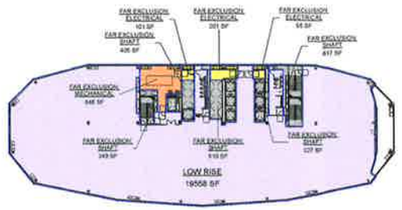
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1806

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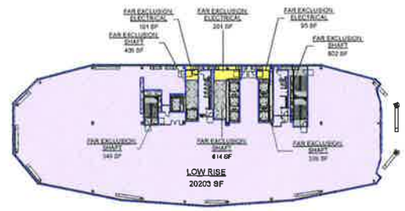
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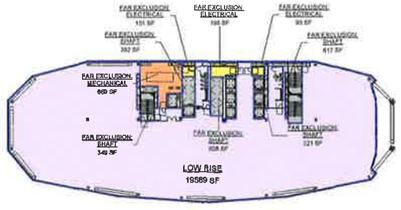
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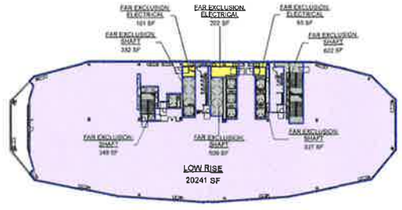
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3 LEVEL 05
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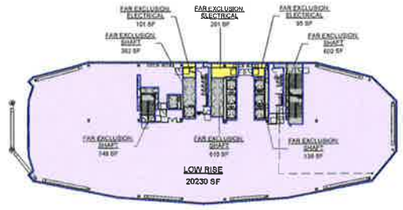
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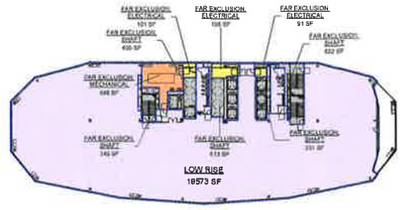
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6 LEVEL 08
1/32" = 1'-0"



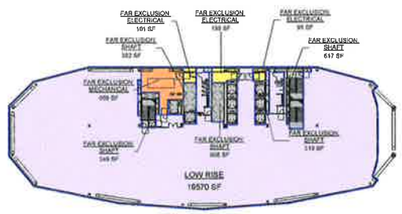
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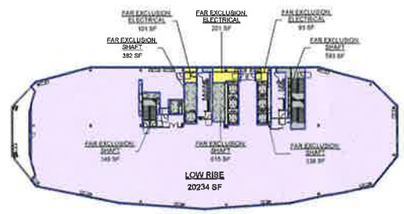
8 LEVEL 10
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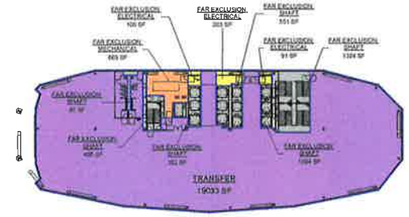
9 LEVEL 11
1/32" = 1'-0"



10 LEVEL 12
1/32" = 1'-0"



11 LEVEL 13
1/32" = 1'-0"



12 LEVEL 14
1/32" = 1'-0"

FAR Areas

Level	Area Category	Area	Excluded FAR Area	Included FAR Area
LEVEL 25	FAR EXCLUSION: ELECTRICAL	101.5	116.0	
LEVEL 25	FAR EXCLUSION: SHAFT	1700.2	1724.0	
		15017.5	20430.0	14946.3
LEVEL 24	FAR EXCLUSION: ELECTRICAL	370.9	370.9	
LEVEL 24	FAR EXCLUSION: MECHANICAL	859.2	859.2	
LEVEL 24	FAR EXCLUSION: SHAFT	1695.7	1695.7	
		22908.0	2735.8	20172.2
LEVEL 23	FAR EXCLUSION: ELECTRICAL	370.4	370.4	
LEVEL 23	FAR EXCLUSION: SHAFT	1724.8	1724.8	
		22908.0	2095.2	20812.8
LEVEL 22	FAR EXCLUSION: ELECTRICAL	371.0	371.0	
LEVEL 22	FAR EXCLUSION: MECHANICAL	989.1	989.1	
LEVEL 22	FAR EXCLUSION: SHAFT	1697.6	1697.6	
		22908.0	2737.8	20170.2
LEVEL 21	FAR EXCLUSION: ELECTRICAL	368.5	368.5	
LEVEL 21	FAR EXCLUSION: MECHANICAL	78.2	78.2	
LEVEL 21	FAR EXCLUSION: SHAFT	1706.5	1706.5	
		22908.0	2153.8	20755.2
LEVEL 20	FAR EXCLUSION: ELECTRICAL	369.6	369.6	
LEVEL 20	FAR EXCLUSION: MECHANICAL	959.4	959.4	
LEVEL 20	FAR EXCLUSION: SHAFT	1697.6	1697.6	
		22908.0	2736.4	20171.6
LEVEL 19	FAR EXCLUSION: ELECTRICAL	371.8	371.8	
LEVEL 19	FAR EXCLUSION: SHAFT	1695.2	1695.2	
		22908.0	2067.0	20841.0
LEVEL 18	FAR EXCLUSION: ELECTRICAL	371.8	371.8	
LEVEL 18	FAR EXCLUSION: MECHANICAL	959.4	959.4	
LEVEL 18	FAR EXCLUSION: SHAFT	1721.2	1721.2	
		22908.0	2380.4	20146.0
LEVEL 17	FAR EXCLUSION: ELECTRICAL	359.4	359.4	
LEVEL 17	FAR EXCLUSION: MECHANICAL	33.1	33.1	
LEVEL 17	FAR EXCLUSION: SHAFT	1719.8	1719.8	
		22908.0	2167.8	20740.2
LEVEL 16	FAR EXCLUSION: ELECTRICAL	357.8	357.8	
LEVEL 16	FAR EXCLUSION: MECHANICAL	1324.5	1324.5	
LEVEL 16	FAR EXCLUSION: SHAFT	1727.2	1727.2	
		22908.0	3409.4	19498.6
LEVEL 15	FAR EXCLUSION: ELECTRICAL	486.5	486.5	
LEVEL 15	FAR EXCLUSION: MECHANICAL	380.1	380.1	
LEVEL 15	FAR EXCLUSION: SHAFT	2227.0	2227.0	
LEVEL 15	PARTIAL FLOOR	19814.4		19814.4
		22908.0	3164.2	19803.8
LEVEL 14	FAR EXCLUSION: ELECTRICAL	384.0	384.0	
LEVEL 14	FAR EXCLUSION: MECHANICAL	869.2	869.2	
LEVEL 14	FAR EXCLUSION: SHAFT	2811.7	2811.7	
LEVEL 14	TRANSFER	19033.1		19033.1
		22908.0	3874.9	19033.1
LEVEL 13	FAR EXCLUSION: ELECTRICAL	384.1	384.2	
LEVEL 13	FAR EXCLUSION: SHAFT	2278.5	2328.3	
LEVEL 13	LOW RISE	20233.6		20233.6
		22908.0	2720.5	20233.6
LEVEL 12	FAR EXCLUSION: ELECTRICAL	393.5	393.5	
LEVEL 12	FAR EXCLUSION: MECHANICAL	669.2	669.2	
LEVEL 12	FAR EXCLUSION: SHAFT	2278.5	2278.5	
LEVEL 12	LOW RISE	19569.7		19569.7
		22908.0	3338.3	19569.7
LEVEL 11	FAR EXCLUSION: ELECTRICAL	386.1	314.6	
LEVEL 11	FAR EXCLUSION: SHAFT	2278.9	3301.7	
LEVEL 11	LOW RISE	20242.0		20242.0
		22908.0	2620.5	20242.0
LEVEL 10	FAR EXCLUSION: ELECTRICAL	390.1	390.1	
LEVEL 10	FAR EXCLUSION: MECHANICAL	646.2	646.2	
LEVEL 10	FAR EXCLUSION: SHAFT	2296.9	2296.9	
LEVEL 10	LOW RISE	19577.8		19577.8
		22908.0	3335.2	19572.8
LEVEL 09	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 09	FAR EXCLUSION: SHAFT	2282.1	2282.1	
LEVEL 09	LOW RISE	20229.8		20229.8
		22908.0	2678.2	20229.8
LEVEL 08	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 08	FAR EXCLUSION: MECHANICAL	646.2	646.2	
LEVEL 08	FAR EXCLUSION: SHAFT	2280.0	2280.0	
LEVEL 08	LOW RISE	19585.7		19585.7
		22908.0	3322.3	19585.7
LEVEL 07	FAR EXCLUSION: ELECTRICAL	397.3	397.3	
LEVEL 07	FAR EXCLUSION: MECHANICAL	2269.2	2269.2	
LEVEL 07	LOW RISE	20241.5		20241.5
		22908.0	2666.5	20241.5
LEVEL 06	FAR EXCLUSION: ELECTRICAL	398.4	398.4	
LEVEL 06	FAR EXCLUSION: MECHANICAL	959.2	959.2	
LEVEL 06	FAR EXCLUSION: SHAFT	2276.7	2276.7	
LEVEL 06	LOW RISE	19568.7		19568.7
		22908.0	3333.3	19568.7
LEVEL 05	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 05	FAR EXCLUSION: SHAFT	2308.7	2308.7	
LEVEL 05	LOW RISE	20203.2		20203.2
		22908.0	2704.8	20203.2
LEVEL 04	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 04	FAR EXCLUSION: MECHANICAL	646.2	646.2	
LEVEL 04	FAR EXCLUSION: SHAFT	2308.1	2308.1	
LEVEL 04	LOW RISE	19557.6		19557.6
		22908.0	3350.4	19557.6
LEVEL 03	FAR EXCLUSION: ELECTRICAL	395.1	395.1	
LEVEL 03	FAR EXCLUSION: SHAFT	2282.7	2582.7	
LEVEL 03	LOW RISE	19746.0		19746.0
		22723.8	2977.8	19746.0
LEVEL 02	FAR EXCLUSION: ELECTRICAL	117.6	117.6	
LEVEL 02	FAR EXCLUSION: SHAFT	3073.5	3073.5	
LEVEL 02	PARTIAL FLOOR	15032.9		15032.9
		18224.0	3191.9	15013.1
LEVEL 01M	FAR EXCLUSION: MECHANICAL	2850.8	2850.8	
LEVEL 01M	FAR EXCLUSION: SHAFT	1656.9	1656.9	
		4507.7	4507.7	
LEVEL 01	PARKING LOADING & SERVICE	1972.1	1972.1	
LEVEL 01	FAR EXCLUSION: ACCESS ONLY	12140.0	12140.0	
LEVEL 01	FAR EXCLUSION: MECHANICAL	278.3	278.3	
LEVEL 01	FAR EXCLUSION: SHAFT	5083.2	5083.2	
LEVEL 01	LOBBY	5337.1		5337.1
		30239.7	24894.6	5337.1
LL7	PARKING LOADING & SERVICE	64679.2		
		64679.2		
LL6	PARKING LOADING & SERVICE	71410.5		
		71410.5		
LL5	PARKING LOADING & SERVICE	71010.8		
		71010.8		
LL4	PARKING LOADING & SERVICE	71653.5		
		71653.5		
LL3	PARKING LOADING & SERVICE	71653.7		
		71653.7		

PROJECT



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KEY PLANS

NO.	ISSUED	DATE
1	DESIGN REVIEW	06.28.2019
2	DESIGN REVIEW R1	09.12.2019
3	DESIGN REVIEW R2	09.12.2019

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DRAWING STATUS
DESIGN REVIEW R2

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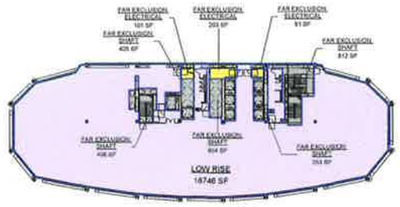
FAR PLANS - TOWER

DRAWN	CHECKED
Author	Checker
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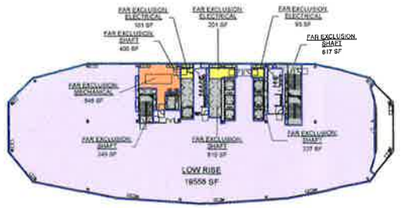
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PROJECT NO.
1806

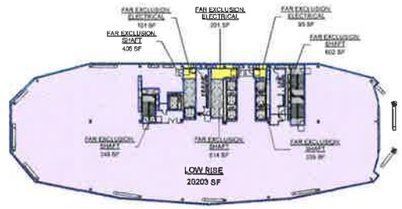
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G.106	00



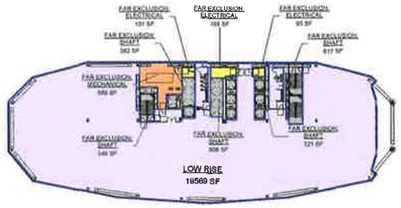
1 LEVEL 03
1/32" = 1'-0"



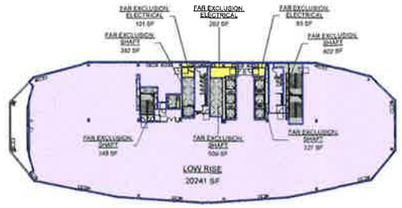
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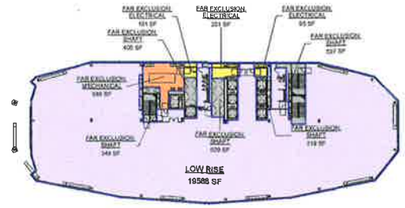
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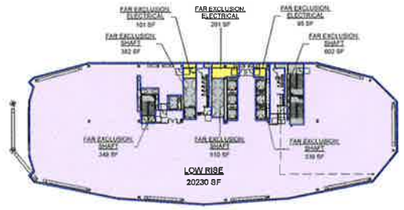
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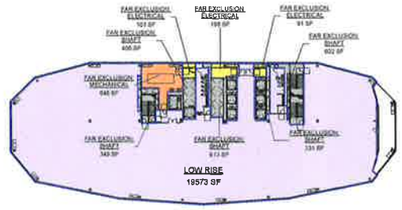
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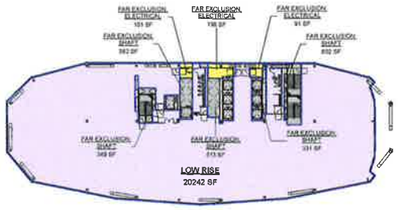
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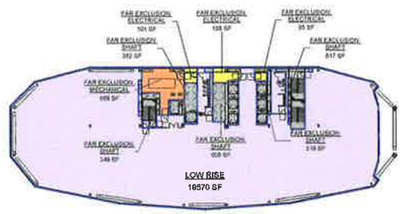
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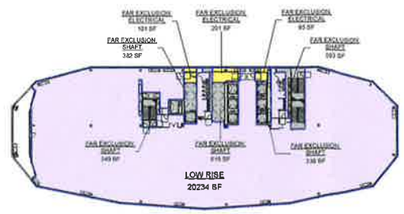
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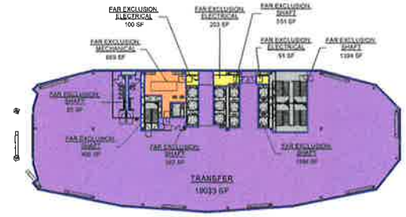
9 LEVEL 11
1/32" = 1'-0"



10 LEVEL 12
1/32" = 1'-0"



11 LEVEL 13
1/32" = 1'-0"



12 LEVEL 14
1/32" = 1'-0"

FAR Areas

Level	Area Category	Area	Excluded FAR Area	Included FAR Area
LEVEL 26	FAR EXCLUSION: ELECTRICAL	381.6	348.6	
LEVEL 26	FAR EXCLUSION: SHAFT	1709.7	1734.0	
		17917.5	2040.6	14946.3
LEVEL 24	FAR EXCLUSION: ELECTRICAL	370.8	370.8	
LEVEL 24	FAR EXCLUSION: MECHANICAL	909.3	909.3	
LEVEL 24	FAR EXCLUSION: SHAFT	1895.7	1895.7	
		22908.0	2735.8	20172.2
LEVEL 23	FAR EXCLUSION: ELECTRICAL	378.4	378.4	
LEVEL 23	FAR EXCLUSION: SHAFT	1724.8	1724.8	
		22908.0	2095.2	20812.8
LEVEL 22	FAR EXCLUSION: ELECTRICAL	371.6	371.6	
LEVEL 22	FAR EXCLUSION: MECHANICAL	909.3	909.3	
LEVEL 22	FAR EXCLUSION: SHAFT	1697.6	1697.6	
		22908.0	2737.8	20170.2
LEVEL 21	FAR EXCLUSION: ELECTRICAL	368.5	368.5	
LEVEL 21	FAR EXCLUSION: MECHANICAL	78.0	78.0	
LEVEL 21	FAR EXCLUSION: SHAFT	1706.3	1706.3	
		22908.0	2152.8	20755.2
LEVEL 20	FAR EXCLUSION: ELECTRICAL	369.6	369.6	
LEVEL 20	FAR EXCLUSION: MECHANICAL	668.0	668.0	
LEVEL 20	FAR EXCLUSION: SHAFT	1697.6	1697.6	
		22908.0	2736.4	20171.6
LEVEL 19	FAR EXCLUSION: ELECTRICAL	377.8	377.8	
LEVEL 19	FAR EXCLUSION: SHAFT	1689.2	1689.2	
		22908.0	2067.0	20841.0
LEVEL 18	FAR EXCLUSION: ELECTRICAL	371.6	371.6	
LEVEL 18	FAR EXCLUSION: MECHANICAL	909.3	909.3	
LEVEL 18	FAR EXCLUSION: SHAFT	1721.2	1721.2	
		22908.0	2300.4	20146.0
LEVEL 17	FAR EXCLUSION: ELECTRICAL	359.4	359.4	
LEVEL 17	FAR EXCLUSION: MECHANICAL	68.5	68.5	
LEVEL 17	FAR EXCLUSION: SHAFT	1719.8	1719.8	
		22908.0	2167.8	20740.2
LEVEL 16	FAR EXCLUSION: ELECTRICAL	357.6	357.6	
LEVEL 16	FAR EXCLUSION: MECHANICAL	1324.5	1324.5	
LEVEL 16	FAR EXCLUSION: SHAFT	1727.2	1727.2	
		22908.0	3409.4	19498.6
LEVEL 15	FAR EXCLUSION: ELECTRICAL	466.0	466.5	
LEVEL 15	FAR EXCLUSION: MECHANICAL	3401.1	3401.1	
LEVEL 15	FAR EXCLUSION: SHAFT	2227.0	2227.0	
LEVEL 15	LOW RISE	16813.9		16813.9
		22908.0	3094.2	19903.8
LEVEL 14	FAR EXCLUSION: ELECTRICAL	364.0	364.0	
LEVEL 14	FAR EXCLUSION: MECHANICAL	669.2	669.2	
LEVEL 14	FAR EXCLUSION: SHAFT	2811.7	2811.7	
LEVEL 14	LOW RISE	19033.1		19033.1
		22908.0	3874.9	19033.1
LEVEL 13	FAR EXCLUSION: ELECTRICAL	356.1	364.2	
LEVEL 13	FAR EXCLUSION: SHAFT	2278.3	2526.3	
LEVEL 13	LOW RISE	20233.6		20233.6
		22908.0	2720.5	20233.6
LEVEL 12	FAR EXCLUSION: ELECTRICAL	353.5	353.5	
LEVEL 12	FAR EXCLUSION: MECHANICAL	680.3	809.3	
LEVEL 12	FAR EXCLUSION: SHAFT	2275.5	2275.5	
LEVEL 12	LOW RISE	19569.7		19569.7
		22908.0	3338.3	19569.7
LEVEL 11	FAR EXCLUSION: ELECTRICAL	790.1	718.6	
LEVEL 11	FAR EXCLUSION: SHAFT	2276.8	2321.1	
LEVEL 11	LOW RISE	20242.0		20242.0
		22908.0	3039.7	20242.0
LEVEL 10	FAR EXCLUSION: ELECTRICAL	390.1	395.1	
LEVEL 10	FAR EXCLUSION: MECHANICAL	646.2	646.2	
LEVEL 10	FAR EXCLUSION: SHAFT	2299.9	2299.9	
LEVEL 10	LOW RISE	19572.8		19572.8
		22908.0	3330.2	19572.8
LEVEL 09	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 09	FAR EXCLUSION: SHAFT	2282.1	2282.1	
LEVEL 09	LOW RISE	20229.8		20229.8
		22908.0	2678.2	20229.8
LEVEL 08	FAR EXCLUSION: ELECTRICAL	396.1	396.2	
LEVEL 08	FAR EXCLUSION: MECHANICAL	646.2	646.2	
LEVEL 08	FAR EXCLUSION: SHAFT	2280.0	2280.0	
LEVEL 08	LOW RISE	19585.7		19585.7
		22908.0	3322.3	19585.7
LEVEL 07	FAR EXCLUSION: ELECTRICAL	397.3	397.3	
LEVEL 07	FAR EXCLUSION: MECHANICAL	2262.2	2262.2	
LEVEL 07	LOW RISE	20241.5		20241.5
		22908.0	2659.5	20241.5
LEVEL 06	FAR EXCLUSION: ELECTRICAL	380.4	393.4	
LEVEL 06	FAR EXCLUSION: MECHANICAL	669.2	669.2	
LEVEL 06	FAR EXCLUSION: SHAFT	2276.7	2276.7	
LEVEL 06	LOW RISE	19568.7		19568.7
		22908.0	3339.3	19568.7
LEVEL 05	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 05	FAR EXCLUSION: SHAFT	2308.7	2308.7	
LEVEL 05	LOW RISE	20203.2		20203.2
		22908.0	2704.8	20203.2
LEVEL 04	FAR EXCLUSION: ELECTRICAL	396.1	396.1	
LEVEL 04	FAR EXCLUSION: MECHANICAL	546.2	546.2	
LEVEL 04	FAR EXCLUSION: SHAFT	2308.1	2308.1	
LEVEL 04	LOW RISE	19557.6		19557.6
		22908.0	3550.4	19557.6
LEVEL 03	FAR EXCLUSION: ELECTRICAL	395.1	395.1	
LEVEL 03	FAR EXCLUSION: SHAFT	2592.7	2592.7	
LEVEL 03	LOW RISE	18748.0		18748.0
		21723.8	2977.8	18746.0
LEVEL 02	FAR EXCLUSION: ELECTRICAL	117.0	117.0	
LEVEL 02	FAR EXCLUSION: SHAFT	3073.9	3073.9	
LEVEL 02	LOW RISE	13013.1		13013.1
		16204.0	3190.9	13013.1
LEVEL 01D	FAR EXCLUSION: MECHANICAL	3650.8	3650.8	
LEVEL 01D	FAR EXCLUSION: SHAFT	1856.9	1856.9	
		4507.7	4507.7	
LEVEL 01	PARKING LOADING & SERVICE	7873.1	7872.1	
LEVEL 01	FAR EXCLUSION: ADJ TO LOBBY	13582.0	13582.0	
LEVEL 01	FAR EXCLUSION: MECHANICAL	375.0	375.0	
LEVEL 01	FAR EXCLUSION: SHAFT	3083.0	3083.0	
LEVEL 01	LOBBY	5337.1		5337.1
		30235.7	24898.6	5337.1
LL1	PARKING LOADING & SERVICE	64578.2		
		64578.2		
LL2	PARKING LOADING & SERVICE	71410.8		
		71410.8		
LL3	PARKING LOADING & SERVICE	71619.8		
		71619.8		
LL4	PARKING LOADING & SERVICE	71653.5		
		71653.5		
LL5	PARKING LOADING & SERVICE	71653.7		
		71653.7		

PROJECT



NE 8TH
Bellevue, WA

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KEY PLAN

NO	ISSUED	DATE
1	DESIGN REVIEW	06/29/2018
2	DESIGN REVIEW R1	01/17/2020
3	DESIGN REVIEW R2	06/12/2020

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DRAWING STATUS
DESIGN REVIEW R2

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PICKARD CHILTON

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NOT FOR CONSTRUCTION

STAMP

NORTH ARROW

DRAWING TITLE

FAR PLANS - TOWER

DRAWN	CHECKED
Author	Checker
SCALE @ ARCH E	DATE
	01/17/2020

GRAPHIC SCALE
0 8 16 32
SCALE IN FEET

REQUEST NO
1806

DRAWING NO
G.107

REVISION NO
00

FILE NAME
DATE
3/4" = 1'-0" from E_PROJECT SIZE

ATTACHMENT G
(Downtown Design Guidelines)

DOWNTOWN DESIGN GUIDELINES

Permit #: 19-121498 LD

Project Name: NE 8th

Provide a written response to each Standard/Guideline.
Refer to Land Use Code (LUC) for complete wording and requirements at:
http://www.codepublishing.com/WA/Bellevue/#!/LUC/BellevueLUCNT.html

LUC GUIDELINE	NARRATIVE REGARDING HOW EACH APPLICABLE STANDARD and/or GUIDELINE HAS BEEN MET

LUC 20.25A.150 - CONTEXT

Relationship to Height and Form of Other Development – LUC 20.25A.150.A

Guidelines

i. Architectural elements enhance area's overall character
ii. Locate building away from lower intensity land use districts
iii. Minimize off-site impacts
iv. Incorporate architectural elements proportionate to size of building
v. Use forms, proportions, etc. that are suggested by and complement adjacent buildings.

Response:

i. Expressed structure, rich materials, and integration of nature enhance the area, and embody the character of the Pacific Northwest.

ii. The tower is placed centrally on the site to maximize public plaza area fronting NE 8th and 108th. Light and noise is directed away from adjacent properties.

iii. Back of house zones are located off primary thoroughfares.

iv. Textures, materials, and articulation are applied such that the human scale is embodied at every scale.

v. The building's shape is designed such that it blends within its context while providing a unique sense of architectural character.

Relationship to Publicly Accessible Open Spaces – LUC 20.25A.150.B

Guidelines

i. Preserve & maximize solar access
ii. Enhance user's experience of adjacent public open space
iii. Promote use and accessibility of publicly accessible open space through site and building design

Response:

i. The tower and podium are placed to allow a public plaza on the southern portion of the site to maximize solar access and the central east-west location of the tower provides visibility to public spaces to the north and south of the development.

ii. Public open space is provided with the plaza. The design incorporates vegetation and responds the grading of the site to create several zones for sitting and gathering that are protected from the adjacent street to enhance user experience. Where the building meets the street frontage on public right-of-ways (8th and 108th), user experience of public space is enhanced by incorporating LUC "A" right-of-way requirements that are integrated into the architecture.

iii. Public use and accessibility are promoted in the design by including multiple points of entry to the public plaza that include stairs and ADA accessible routes integrated into the site design. The building includes several instances of operability in the enclosure that open to the exterior public spaces to promote access and activity.

Relationship to Transportation Elements – LUC 20.25A.150.C

Guidelines

a. Create logical connections

b. Coordinate service and parking access

Response:

A new mid-block connector road is proposed to improve site access, and parking end service entries are placed from NE 9th Place to limit the impact of traffic and queuing on the main streets of the site (NE 8th and 108th).

Emphasize Gateways – LUC 20.25A.150.D

Guideline

a. Use architectural & landscape elements to emphasize gateways

Response:

The main gateway on the project site is situated at the intersection of NE 8th and 108th Streets. Here the retail pavilion's proposed iconic roofline extension from the building to the pedestrian crossing at the intersection not only provides ample weather protection for seating areas and those waiting to cross the street, but also creates a gateway feature. As one crosses the street and enters the site, the architecture foregrounds and frames the exciting plaza landscape. Each planter is representative of a different regional ecotype, where lush deciduous and evergreen trees subdivide the large plaza and create enclosed gathering spaces. The contrast between architecture and landscape creates an exciting space and a dynamic gateway from the intersection and pedestrian.

Maximize Sunlight on Surrounding Area – LUC 20.25A.150.E

Guidelines

i. Evaluate alternative placement & massing concepts to ensure sunlight & sky view

ii. Maximize sunlight and sky view in adjacent developments/streetscape

iii. Maximize size of shadows & length of time cast on pedestrians

Response:

i. *The selected building tower design is elongated in the east-west direction and placed northward on the site to maximize open space, sunlight, and sky views in the public plaza.*

ii. *A view easement located on the east end of the site forces the building to the west to create more open space, sunlight, and sky views for the buildings to the north.*

iii. *Please see the solar and shadow analysis in our ADR submittal for further clarification and study.*

LUC 20.25A.160 - SITE ORGANIZATION

On-Site Circulation – LUC 20.25A.160.B

Guidelines

i. Site Circulation for Servicing & Parking

ii. On-Site Passenger & Guest Loading Zones, Porte Cocheres, & Taxi Stands

iii. Pedestrian & Cycling Connections

Response:

i. *Parking entry, service and loading zones are all accessed via NE 9th Place and separated from primary pedestrian circulation and public plazas.*

ii. *A layby is provided mid-block on NE 9th place for rideshare, shuttles, and passenger loading and drop-off, adjacent to a covered arcade and accessible pathway to the building entrance off NE 9th. Along NE 9th walkways are provided into the main building, pavilion, and plaza, as well as walkway to the west with a ramp and crosswalk mid-block across 9th to minimize pedestrian traffic across parking entry and loading dock.*

iii. *The main plaza allows for pedestrian permeability through the site off the existing main pedestrian thoroughfares (NE 8th and 108th).The proposed bike parking access is provided near the bike lane off 108th via NE 9th. Each plaza entry point includes an ADA accessible route. Bike parking is provided along the NE 8th and 108th street frontages for retail users.*

Building Entrances – LUC 20.25A.160.C

Guidelines

a. Ensure primary building entrance front onto major public streets & are visible, defined & accessible.

Response:

The primary building entrance is situated prominently to maximize pedestrian and vehicular visibility from the corner of the site's primary streets, NE 8th and 108th, especially for building occupants and visitors arriving from the transit center. The entry is defined both architecturally with a framed portal, and with the landscape.

Through-Block Connections – LUC 20.25A.160.C

Standards

i. Location
ii. Proportionate Share
iii. Hours
iv. Legal Agreement
v. Signage

Response:

i. *The new through block connection is located on the west end of the site to maximize the connections with the remainder of the block and create enough separation from the intersection of NE 8th and 108th.*
ii. *The project is taking its proportionate share of the required mid-block connector.*
iii. *The through block connection will be open 24-7.*
iv. *Owner will execute the legal agreement required by the code as part of the ADR approval.*
v. *Necessary signage will be installed for the through block connection to clearly demonstrate flow of traffic, as the mid-block connector will be outbound only. See ADR drawing package for further clarification.*

Guidelines

i. Form logical routes
ii. Offer diversity in activities & pedestrian amenities
iii. Incorporate design elements to identify through-block pedestrian connection as public space
iv. Accentuate & enhance access to through-block pedestrian connection
v. Identify the connection as public space
vi. Provide pedestrian-scaled lighting
vii. Provide high-quality design & materials
viii. Provide landscape to define/animate the space
ix. Incorporate trees & landscaping to provide enclosure & soften
x. Use artistic elements & water features
xi. Provide ADA access
xii. Provide weather protection
xiii. Develop as walkway or a combination walkway & vehicular lane
xiv. Incorporate decorative lighting/seating areas
xv. Be visible from surrounding spaces & uses

Response:

i. *The mid-block connector will provide pedestrian and vehicular access from 9th Place to NE 8th Street, strengthening this part of the urban grid and enhancing the inner site drop-off, and adjacent roadway circulation. This is a logical route between neighboring properties and within the block/grid system.*
ii. *A long linear bench runs the length of the mid-block connector in front of the building façade and sits opposite River Birch plantings which will define and animate the space*
iii. *The mid-block connector is adjacent to what operates as a roadway and so it will already feel like public space.*
iv. *Pedestrian-scaled lighting is proposed.*
v. *The inclusion of trees and plantings will not only provide a sense of enclosure, but also provide a natural focal element. The route is ADA accessible.*
vi. *Weather protection is provided for a large portion of the mid-block connector.*
vii. *High quality design & materials make this space feel like an enhanced and widened linear pedestrian space adjacent to a slow-moving roadway.*
viii. *Seating can be used for quick dining (from the retail space located at the mid-block connector & NE 8th St intersection) as well as informal meetings and conversation.*
ix. *The relationship between the retail (e.g. restaurant) and the mid-block connector & NE 8th St intersection provides an active terminus of the Through-Block Connector, and crossings to the adjacent developments to the north and north-west at the opposite end allow for pedestrian connections.*
x. *The pedestrian zone of the mid-block is wide enough to accommodate artistic elements, and has the opportunity to link exhibits and features from the plaza.*
xi. *ADA access is provided along mid-block and at all entry points into the building.*
xii. *Weather protection is provided along the active-use frontage.*
xiii. *A Ccombination of roadway and vehicular lane is provided*
xiv. *Decorative lighting is provided along the street, integrated into the building, and integrated into the weather protection.*
xv. *The midblock is visible from surrounding spaces & uses.*

Open Space – LUC 20.25A.160.E

Guidelines

i. Capitalize on elements of natural environment, planned parks, outdoor plazas, & open space
ii. Orient gathering places & walkways toward parks & open space
iii. Include elements that engage the natural environment
iv. Locate building to take advantage of adjacent open spaces
v. Create attractive views & focal points
vi. Use open space to provide through-block pedestrian connections
vii. Encourage year-round use
viii. Define and animate the edges of public open space
ix. Provide ADA access
x. Provide weather protection
xi. Use artistic elements & water features
xii. Use high quality, function, & environmentally sustainable design element
xiii. Maximize safety and comfort
xiv. Provide electrical hookups & areas for staging events
xv. Avoid vehicular activities in open space
xvi. Employ decorative lighting

Response:

i. *The proposed development dedicates a large area of the site to open space and a plaza in the southeast of the site. This location was specifically identified to reduce shade incurred by the proposed development on the open space, and to maximize sun exposure. Additionally the intersection of NE 8th and 108th Streets will become the main point of pedestrian entry and thus the gathering places within are located in close proximity to and accessed by a variety of accessible walks and monumental stairs. From the intersection, the iconic retail pavilion and its generous roof extent both foreground and frame the landscape within.*

ii. *Within the plaza a series of large planters each host a variety of native trees and understory carefully selected to represent a series of regional ecotypes. This planting concept thus connects the plaza with the larger regional ecology and does so in a manner that will encourage the public to explore throughout to discover the various representations of the regional sense of place. This exciting array of ecology types creates interest all year round as the deciduous and evergreen plantings change with the seasons. This dynamism is echoed in through the physical uses, which will occur in the remaining sub-spaces defined by the planters. Each space has a relationship with a different interior use of the building – at the easternmost plaza terrace, movable tables and chairs provide seating opportunities for the retail pavilion whose doors slide open physically connecting inside with outside, and the middle and western most plaza terraces provide movable tables and chairs dedicated to the lobby and additional retail building use. Various point of connections for utilities will be provided within the plaza to facilitate formalized events in addition to informal gatherings and conversations that will be encouraged by the design.*

iii. *Weather protection is provided through the use of translucent and opaque shades projecting out from both buildings – these, along with the dense planted islands create places of shade respite from the sun, as well as rain shelter. Street planting strips have been provided to discourage mid-block vehicular drop-offs and pedestrian crossings and a vehicular drop-off area on 9th Place creates a safe drop-off point in close proximity to the north building entry. Lighting throughout all open spaces is done in an evocative manor where fixtures are embedded directly within landscape seating and stair elements, and suspended above the plaza in a decorative method.*

iv. *Power will be provided to support electrical needs for events, and decorative lighting.*

LUC 20.25A.170 - STREETSCAPE AND PUBLIC REALM

Streetscapes – LUC 20.25A.170.A

1. Define the Pedestrian Environment

Guidelines

i. Provide sense of enclosure & comfortable/continuous street edge
ii. Provide transparent windows
iii. Create visual interest on walls
iv. Provide varied pedestrian experience on facades
v. Provide weather protection.
vi. Signs & lighting should complement pedestrian scale
vii. Building edges shall maintain visual & physical connections to the sidewalk

Response:

i. The street edge is continuous except for entry points into site and plaza. Enclosure and street edge are emphasized along public active use facades.
ii. Transparent glass is provided throughout street level facades along NE 8th and 108th.
iii. Visual interest is provided by variety of materials and textures, as well as views into active use spaces.
iv. Varied pedestrian experience exists as the character of the enclosure varies east to west through operability, façade articulation provided by vertical fins, and varied modulation of openings.
v. Weather protection is provided along NE 8th and 108th where active use facades meet the street edge, and the active use building along 108th includes a roof form that extents to the intersection at NE 8th and 108th to provide protection.
vi. Signs and lighting complement the architecture and landscape, and add to a friendly pedestrian environment.
vii. Physical connections to the sidewalk are provided along NE 8th and 108th except where the plaza meets the public ROW. Connection is emphasized with areas of outdoor seating and operability in the façade.

2. Protect Pedestrians from the Elements

Guidelines

i. Provide weather protection
ii. Weather protection shall be integral component of façade

iii. Weather protection shall be in proportion to building & sidewalk
iv. Weather protection shall provide sense of **enclosure** for pedestrians
v. Use durable materials
vi. Awnings & marquees coordinated with building design
vii. Minimum height of awnings & marquees
viii. Maximum height of awnings & marquees
ix. Pavement below weather protection to provide drainage
x. Weather protection to have horizontal orientation
xi. Weather protection to follow pattern of storefronts

Response:

i. Weather protection is provided along NE 8th and 108th where active use facades meet the street edge, and the active use building along 108th includes a roof form that extents to the intersection at NE 8th and 108th to provide protection.

ii. The canopy design is integrated into the architectural language and complements the facades. The tensile structure of the canopies adds to the character of the enclosure.

iii. Weather protection extends a minimum of 6' over the sidewalk and 8'-12' above grade and is horizontal throughout. The canopies along NE 8th are composed of steel and glass.

iv. The canopy at the intersection of NE 8th and 108th and along 108th is an extension of the roof structure comprised of metal panel and wood.

v. The pavement of the sidewalk and plaza is coordinated with landscape, civil, and plumbing design to adequately drain the site.

vi. The weather protection has a horizontal orientation

vii. The weather protection follows and aligns with the pattern of the storefronts.

3. Create a Variety of Outdoor Spaces

Guidelines

i. Outdoor gathering spaces should be inviting and maximize opportunities for use. They should be spatially well defined, inviting, secure, and easy to maintain. They may be intimate and quiet or active and boisterous;
ii. All outdoor areas should work well for pedestrians and provide space for special events, as well as passive activities;
iii. Provide courtyards, squares, and plazas to enhance adjacent ground floor uses;
iv. Use buildings to surround green spaces and give the space visual definition. Vitality can be generated by active ground floor uses and programming within the space;
v. Use trees, shrubs, and plants to help define walkways, create transitions from open spaces to the street, and provide visual interest;
vi. Provide for outdoor spaces that can support active uses such as farmers' markets, festivals, and community events;
vii. . Provide structures, pavilions, and seating areas that are easily accessible and feel safe and secure during day and evening hours; and
viii. Provide pedestrian walkways and courtyards in residential or office development areas.

Response:

i. Plantings within the plaza help to subdivide the large area into smaller more intimate spaces and the density of native plantings (both evergreen and deciduous) provide varying foliage with the season. The location and distribution of these planters both encourage gathering in the smaller spaces as well as direct circulation flow throughout the site to the various mixed ground floor uses.

ii. Rather than provide a consistent translucent-like visual barrier from the street, the planters create moments of visual connectivity and moments of separation – neither extending for extreme lengths.

iii. By creating a variety of sized sub-plaza spaces (all interconnected with sloped walks, stairs, and terraced seating), each allows for different type of flexible and pre-planned programming. These can range from dining, to yoga classes, to small recreational (music) or educational performances, to small markets or spill out programming from the buildings ground floor retail uses.

iv. Lighting and visual connection between the plaza and the ground floor building program will create a safe environment for building tenant employees and visitors and the public alike.

4. Provide Places for Stopping and Viewing

Guidelines

i. Use formal benches, movable seating, and informal seating areas such as wide steps, edges of landscaped planters and low walls;
ii. Provide more seating areas near active retail establishments especially outside eating and drinking establishments and near food vendors;
iii. Provide seating adjacent to sidewalks and pedestrian walkways;
iv. Create places for stopping and viewing adjacent to and within parks, squares, plazas, and courtyards;
v. Create a sense of separation from vehicular traffic; and
vi. Provide comfortable and inviting places where people can stop to sit, rest and visit.

Response:

i. A myriad of seating options is found within the plaza and open spaces on the site. Formal / fixed seating elements include concrete seat walls and terraces, wide monumental stairs, perforated stainless steel benches with integrated light fixtures. Each of these seating elements defines either the plaza area itself or the planting areas within such that as a user of the seat, your back is always facing away from the open space activity.

ii. The mixed-use ground floor of both the main and retail pavilions are intended for retail and restaurant uses. In all instances, spaces for formal and informal seating have been provided and within the plaza, three areas are planned for movable tables and chairs.

iii. The seat walls and terraces swoop around the various plaza terraces, a design feature, which helps to negotiate the grade change, found in the sites existing conditions. These seating elements line the sidewalk along NE 8th providing seating for passersby as well as those waiting for the bus. A long linear fixed seating element can be found along the Mid-block Connector at the west side of the site to activate this new street.

iv. In all instances, multiple layers of landscape elements separate the main pedestrian gathering places from vehicles – these elements include planted strips, planted native planters, and grade change through stairs and sloped walks.

5. Integrate Artistic Elements

Guidelines

i. Use art to provide a conceptual framework to organize open spaces including plazas, open spaces, setbacks, and streetscapes;
ii. Use art to mark entryways, corners, gateways and view termini;
iii. Integrate art into building elements, including but not limited to: façades, canopies, lighting, etc.;
iv. Designate a location for the artwork that activates the public realm and is in scale with its location; and
v. Use materials and methods that will withstand public use and weathering if sited outdoors.

Response:

i. The roofline of the retail pavilion is an artistic element that helps to address and mark the entry/gateway to the project.

ii. Beyond the canopy of the retail pavilion the building structure itself is considered an artistic building element and highlighted with lighting.

iii. The plaza space on the site has tremendous opportunity for a public artwork to be easily accessed by the public realm which the team is currently studying.

6. Orient Lighting toward Sidewalks & Public Spaces

Guidelines

i. Pedestrian-scaled lighting should be provided along pedestrian walkways and public open spaces;
ii. Lighting should be compatible among projects within neighborhoods to accentuate their unique character;
iii. Fixtures should be visually compatible so as not to overpower or dominate the streetscape;
iv. Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways, and other similar outdoor areas and to create an inviting and safe ambiance;
v. Use lighting to highlight landscape areas;
vi. Integrate and conceal fixtures into the design of buildings or landscape walls, handrails, and stairways;
vii. Install foot lighting that illuminates walkways and stairs;
viii. Use energy-efficient lighting, such as LED;
ix. Direct bollard lighting downward toward walking surfaces;
x. Provide festive lighting along signature streets on buildings and trees; and

xi. Decorative lighting may be used in open spaces to make the area more welcoming.

Response:

i. Pedestrian-scaled lighting will be provided along pedestrian walkways and public open spaces. Illuminated bollards and pedestrian scale pole fixtures are located along street edge planting beds. At overhead canopies, surface mount downlight fixtures provide illumination.

ii. Street light fixtures will be COB standard fixtures. Lighting for the entry plaza will enhance the plaza's walkways and landscape features. Fixtures include LED accents under benches to provide a decorative glow and overhead lighting to simulate moon light from above.

iii. The NE8th project site lighting will not dominate the streetscape. The fixtures, except for streetlights, will have glare control devices to maximize visual comfort.

iv. The lighting design will accent the entry plaza's planters, walking paths, and benches and steps in order to provide visual interest and pedestrian safety – using fixtures under benches, bollards and overhead fixtures.

v. Lighting for the entry plaza will enhance the plaza's walkways and landscape features. Fixtures include LED accents under benches to provide a decorative glow and overhead lighting to simulate moon light from above.

vi. Fixtures at steps will illuminate steps.

vii. Where benches occur, fixtures under seat will illuminate the walkways.

viii. All fixtures are LED sources.

ix. All bollards direct the luminous output downward to the walking surface.

x. Provide festive lighting along signature streets on buildings and trees.

xi. Lighting for the entry plaza will enhance the plaza's walkways and landscape features. Fixtures include LED accents under benches to provide a decorative glow, bollard to provide adequate foot candle levels, and overhead lighting to simulate moon light from above.

7. Orient Hanging and Blade Signs to Pedestrians

Guidelines

i. Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting, and street furniture;

ii. Sign lighting should be integrated into the façade of the building;

iii. Signs should be constructed of high-quality materials and finishes;

iv. Signs should be attached to the building in a durable fashion; and

v. Signs should be constructed of individual, three-dimensional letters, as opposed to one single box with cutout flat letters.

Response:

i. Proposed signage is placed and will be designed to be compatible and complement the building's architecture.

ii. Signage lighting will be integrated within both the signage and façade.

iii. Signage will be constructed of high quality materials and finishes.

iv. Signage will be attached to the building and a safe and durable fashion

v. Signage will be constructed in a number of different methods and will meet current signage code.

8. Build Compatible Parking Structures

Standards & Guidelines

i. Where adjacent to a right-of-way, a minimum of 20 feet of the first and second floors measured from the façade inward shall be habitable for commercial activity. The following rights-of-way are excluded from this requirement:
(1) 114th Ave NE;
(2) Through-block pedestrian connections;
(3) Main Street between 112th Ave NE and 114th Ave NE;
(4) NE 2nd Street between 112th Ave NE and 114th Ave NE;
(5) NE 4th Street between 112th Ave NE and 114th Ave NE; and
(6) NE 6th Street between 112th Ave NE and 114th Ave NE;

ii. Parking garages and integrated structured parking shall be designed so that their streetscape interface has a consistent aesthetic through massing and use of materials complementing the vision for the area;

iii. On a streetscape, openings shall be glazed when adjacent to right-of-way or adjacent to through-block pedestrian connections above the second floor, except when the openings are adjacent to the freeway, in which case the openings shall be glazed on floor levels above the adjacent freeway;
iv. Openings shall be provided adjacent to interior property lines to avoid blank walls and shall be glazed to function as windows;
v. Parking garage floors shall be horizontal to accommodate adaptive reuse;
vi. Stairways, elevators, and parking entries and exits shall occur at mid-block;
vii. Design a single auto exit/entry control point to minimize number and width of driveway openings (entry and exit points may be separated) and potential conflicts;
viii. Design shall include vertical expression of building structure that provides continuity with the surrounding development;
ix. Profiles of parking structure floors shall be concealed and not visible to the public through façade treatments and materiality while providing openings consistent with residential and nonresidential buildings;
x. Parking garages and structured parking should be designed to be compatible with the urban streetscape;
xi. Sill heights and parapets shall be sufficient to screen view of automobiles;
xii. Rhythm and spacing of openings should reflect a typical commercial or residential development; and
xiii. Where glazing is required, the applicant may elect to provide a maximum of 25 percent of the openings of the total perimeter wall area of each level as unglazed or the minimum required openings percentage for natural ventilation established by the applicable International Building Code Section 406.5.2, as amended by the Bellevue Building Code, whichever is greater, to ensure the natural ventilation of the garage.

Response:

The entirety of the parking garage is located below grade, which maximizes the visual interest, public accessibility, and transparency of the ground floor and podium. A single point of vehicle entry is provided on NE 9th Place, with two lanes, and entry gates are located within the garage at the first floor of parking below grade.

Right-of-Way (ROW) Designations – LUC 20.25A.170.B

1. Pedestrian Corridor/High Streets – **"A" ROW**

Standards & Guidelines

i. Transparency: 75 percent minimum;
ii. Weather Protection: 75 percent minimum, six feet deep. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;
iii. Points of Interest. Every 30 linear feet of the façade, maximum;
iv. Vehicular Parking. No surface parking or vehicle access shall be allowed directly between sidewalk and main pedestrian entrance; and
v. One hundred percent of the street wall abutting the build-to line shall incorporate Active Uses.

Response:

ROWs along NE8th St and 108th Ave NE incorporate active-use exemptions, requiring "A" ROW designation requirements.

NE 8th:

i. 829 SF of 877 SF of Facade Area is Transparent (95%).
ii. 173' - 4" of 348' - 6" Total Possible Building Frontage including the Plaza has
  a. Weather Protection (49%), 173' - 4" of 286'-0" Building Frontage at build-to line.
  b. North of the plaza has Weather Protection (61%). 100% of street frontage where building meets the build-to line includes weather protection. –
  c. Weather protection non-compliance is described in Build-to and Active Use Administrative Departures Refer to G1.02 for more information.
iii. Points of interest or potential for points of interest are provided every 30'
iv. No parking or vehicular access exists between sidewalk and pedestrian entries
v. All street frontage is comprised of active uses. Active Use 2 that is not along street frontage is described in Active Use Departure.

108th:

i. *371 of 371 SF of Facade Area is Transparent (100%)*
ii. *117' - 5"OF 136'-10" of ROW has Weather Protection (85%) Refer to G.102 for more information*
iii. *Points of interest or potential for points of interest are provided every 30' via facade articulation and transparency to interior.*
iv. *No parking or vehicular access exists between sidewalk and pedestrian entries*
v. *All street frontage is comprised of active uses.*

The active use within the plaza meets the "A" ROW Active Use requirements ii-iv. Criteria i. Weather protection is provided by a building overhang 40' above grade.

2. Commercial Streets – ***"B" ROW***

Standards & Guidelines

i. Transparency: 75 percent minimum;
ii. Weather Protection: 75 percent minimum, six feet deep minimum. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;
iii. Points of Interest: Every 60 linear feet of the façade, maximum;
iv. Vehicular Parking: No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and
v. One hundred percent of the street wall shall incorporate Active Uses and Service Uses, at least 50 percent of which shall be Active Uses.

Response:

ROWs along 108th Ave NE incorporate active-use exemptions, requiring "A" ROW designation requirements. Not applicable

3. Mixed Streets – ***"C" ROW***

Standards & Guidelines

i. Transparency. 75 percent;
ii. Weather Protection: 75 percent. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;
iii. Points of Interest. Every 75 linear feet of façade, maximum;
iv. Vehicular Parking:. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance; and
v. Fifty percent of street wall shall incorporate Active Uses or Service Uses.

Response:

ROWs along NE8th St incorporate active-use exemptions, requiring "A" ROW designation requirements. Not applicable

4. Neighborhood Streets – **"D" ROW**

Standards & Guidelines

i. Transparency. Blank walls and inactive uses may occupy no more than 25 percent of the façade;
ii. Weather Protection. 50 percent. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;
iii. Points of Interest. Every 90 linear feet of façade, maximum; and
iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance.

Response:
Not applicable

5. Perimeter Streets – ***"E" ROW***

Standards & Guidelines

i. Transparency. Blank walls and inactive uses may occupy 25 percent of the façade;
ii. Weather Protection. At entries;
iii. Points of Interest. Every 90 linear feet of façade, maximum; and
iv. Vehicular Parking. No surface parking or vehicle access directly between perimeter sidewalk and main pedestrian entrance.

Response:
Not applicable

Alleys with Addresses – LUC 20.25A.170.C

Standards

i. At least one entire side of the Alley with an Address shall comply with guidelines i. through v. for Pedestrian Corridor/High Streets – "A" rights-of-way found in subsection B of this section.
ii. Minimum dimension for an alley with an address shall be 20 feet wide exclusive of drive lane widths.
iii. Alleys with addresses shall be open to the public 24 hours a day and seven days a week. Signs shall be posted in clear view stating the Alley with an Address is open to the public during these hours.
iv. Each tenant space shall have an exterior entrance facing the alley and be addressed off the alley.

Response:
Not applicable

Guidelines

i. Materials and design elements such as paving, lighting, landscaping, and signage should incorporate design elements of the adjacent right-of-way to identify it as part of the public realm.
ii. An Alley with an Address may be covered in some areas but should not be predominantly enclosed.
iii. Access from the public right-of-way should be encouraged and enhanced by multiple clear points of entry that identify the alley as a public space. Access through the site should form a clear circulation logic with the street grid.
iv. Wayfinding, signage, symbols, and lighting should identify the alley as a public space.
v. Design of the ground-level and upper-level retail should relate to the alley and be distinct from the rest of the building. This can be achieved through the use of common architectural style, building materials, articulation, and color.
vi. Variation should be incorporated into the design by including dimensional and level changes at both the ground plane and building walls.
vii. Pedestrian-oriented lighting should be provided that is compatible with the landscape design, improves safety and minimizes glare. Design should be high quality, and materials should be durable and convey a sense of permanence.
viii. Landscaping should be used to animate and soften the space. The use of art and water is also encouraged.
ix. Alley design should not incorporate loading, refuse handling, parking, and other building and site service uses at the ground level façade, though such activities may be conducted in an Alley when reasonable alternatives are not available. Operational procedures should encourage the above-referenced activities after normal business hours.
x. Provide complete project design for all phases within a project limit to ensure coordinated design and construction across multiple phases.

Response:
Not applicable

Upper-Level Active Uses – LUC 20.25A.170.D

Standards

i. Points of physical vertical access between the ground level and upper levels shall be located no more than 150 feet apart to facilitate frequent pedestrian access to upper-level active uses.
ii. Each tenant space shall have an exterior entrance.
iii. Floor area and building façades directly below upper-level active uses shall comply with standards and guidelines b.i. through b.v. for Pedestrian Corridor/High Streets – "A" rights-of-way found in subsection B.1 of this section.
iv. Visual access shall not be impaired by small, enclosed display windows, window coverings and tinted or reflective glazing.

Response:

Not applicable

Guidelines

i. Architectural treatment of the upper-level active use space should read as part of the ground level and be distinct from the architectural treatment of the building above.
ii. Extensive visual access into the upper-level retail space should be available from the sidewalk or the alley with an address with frequent clear lines of sight from grade.
iii. Lighting and signage should be used to enliven and draw attention to upper-level arcade or balcony, or directly through ground level retail for a multilevel single tenant.

Response:

Not applicable

LUC 20.25A.180 - BUILDING DESIGN

Overall Building Design – LUC 20.25A.180.B

1. Encourage High-Quality Materials

Guidelines

i. Articulation of façade materials should be bold, with materials that demonstrate depth, quality, and durability;
ii. It should be apparent that the materials have substance and mass, and are not artificial, thin "stage sets" applied only to the building's surface;
iii. Use natural high-quality materials such as brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued building colors; and
iv. Use varied yet compatible cladding materials. Window and storefront trim should be well defined and contribute to the overall aesthetic quality.

Response:

i. The material palette of the tower is composed of high-quality glazing, sculpted metal panels and horizontal fins to add depth and texture while providing shading to the interior occupants.
ii. The material palette will not be artificial, but of high quality materials.
iii. High quality natural materials are planned for use on the ground plane to help create a strong human and building connection.
iv. The cladding materials will vary through the building to create a diverse, yet timeless tower aesthetic.

2. Provide Interesting Building Massing

Guidelines

i. The length and breadth of a building should be pedestrian-scaled. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses. This results in larger elevations being reduced to human scale;
ii. Vertical and horizontal elements should be used to create a human scale and form a coherent aesthetic providing visual interest to the pedestrian;
iii. Reduce the scale of elevations both horizontally and vertically;

iv. Buildings should exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale; and
v. Design should feature vertical articulation of windows, columns, and bays.

Response:

i. The building mass at the ground plane has been broken into modules (southwest retail, retail pavilion, and lobby entry) to help create a more pedestrian-scaled project.
ii. The structure frame of the building creates vertical and horizontal elements that create a human scale and continue through building for a coherent design.
iii. Modulation within the facades and storefronts reduce the scale of the elevations horizontally and vertically.
iv. The overall building design incorporates a "base, middle, and top" that are identified by expressed structure, terraces, and vegetation. The zones are knitted together connecting the tower top to the podium and ground plane and providing a sense of scale and articulation that enhances the skyline, while maintaining a street edge that emphasizes nature and the human scale.

Connected Floor Plates – LUC 20.25A.180.C

Guidelines

a. From the right-of-way, the development should appear as separate and distinct buildings to the pedestrian; and
b. The connection should appear to be distinct from the adjacent masses.

Response:

Not applicable

Building Base (Podium) – LUC 20.25A.180.D

2. Articulate Building Base

Guidelines

i. Provide architectural expression and design elements such as cornice lines, window bays, entrances, canopies, building materials, and fenestration, in a pattern, scale, and proportion that relate to neighboring buildings and engages pedestrians;
ii. Use high quality, durable materials, an appropriate variety in texture, and carefully crafted details to achieve visual interest and longevity for the façade. Environmentally sustainable materials and construction methods are encouraged; and
iii. A building's profile should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the building entry.

Response:

i. The building base design integrates formal language and character of the tower and introduces materiality and articulation to emphasize the human and pedestrian scale. The form extends beyond the tower form to meet the street edge and provides an open, yet protected plaza. The façade is comprised of vertical fins above the street level that periodically meet the ground to provide a sense of rhythm within the open and transparent enclosure at street level. The articulation at street level invites public activity both interior and along the sidewalk and within the plaza. The building base is carved away at the SW corner of the site to provide a sunlit, public plaza accessible from the main ROW streets on the site.
ii. The selected materials for the building base are of high quality and durable.
iii. The building's profile is designed to enhance the streetscape and create areas for pedestrians to gather and encourage activity. Operability has been incorporated into the design in order to promote interaction between the interior and exterior of the building. Entries are distinct and intuitive, giving pedestrians a clear, defensible path into the building.

3. Provide Clear, Unobstructed views/ground floor uses

Guidelines

i. Transparent windows should be provided on façades facing streets, parks, and open spaces;
ii. Views into and out from ground floor Active Uses may not be obstructed by window coverings, internal furnishings, or walls;
iii. Interior walls may be placed a minimum of 20 feet from the window on the façade where Active Uses are a part of an exemption in the FAR Amenity System.

Response:

i. *All windows on facades facing streets and the open space are designed to be fully transparent.*
ii. *Views into the Active Use spaces are not intended to be obstructed by, internal furnishings, walls, etc..*
iii. *Demising walls may be placed within the Active Use Areas but in the opposite direction of the façade plane.*

4. Design Inviting Retail & Commercial Entries

Guidelines

i. Primary entries to retail and commercial establishments should be transparent, allowing passersby to see the activity within the building and bring life and vitality to the street;
ii. Architectural detail should be used to help emphasize the building entry including canopies, materials, and depth;
iii. Building lighting should emphasize entrances;
iv. Provide transom, side lights, or other combinations of transparency to create visual interest;
v. Provide double or multiple door entries; and
vi. Provide a diverse and engaging range of doors, openings, and entrances to the street such as pivoting, sliding or roll up overhead entrances.

Response:

i. All entries to the retail and active use zones are designed to be transparent.
ii. All entries are visually identifiable and are integrated with the architecture through careful detailing, rich materiality, and depth.
iii. All entrances will be well lit.
iv. Most entries designed to be either double doors and/or have multiple doors.
v. *In several areas within the street level enclosure, unique entries have been designed with sliding glass panels and overhead pivoting or sliding doors to allow permeability of circulation to connect interior and exterior space.*

6. Encourage Retail Corner Entries

Guidelines

i. Locate entry doors on the corners of retail buildings wherever possible. Entries at 45-degree angles and free of visual obstructions are encouraged;
ii. Locate primary building entrance at the corner;
iii. Use weather protection, special paving, and lighting, to emphasize corner entry;
iv. Use architectural detailing with materials, colors, and finishes that emphasize the corner entry; and
v. Use doors with areas of transparency and adjacent windows.

Response:

i. Retail entry doors have been placed at corners where possible and free of visual obstructions.
ii. The primary building entrance is located at the most prominent corner of the building.
iii. Weather protection, lighting, and landscaping have been utilized in order to emphasize such entries.
iv. Materiality and color have been utilized to help define entries.
v. All entry doors are currently designed to be fully transparent.

7. Encourage Inviting Ground Floor Retail & Commercial Windows

Guidelines

i. Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out;
ii. Use clear window glazing;
iii. Provide operable windows that open by pivoting, sliding or shuttering for restaurants, cafes, retail and commercial activity;
iv. Install transom windows or other glazing combinations that promote visual interest.

Response:

i. Ground floor glazing is unobstructed and intended to provide visual connection of activity between interior and exterior.
ii. All glazing is clear and low iron.

iii. *Operability exists through typical entries and in select locations with sliding glass panels and or overhead pivoting doors.*
iv. *Transoms are a part of the window design in some zones in order to promote visual interest.*

8. Provide Multiple Entrances

Guideline

Provide pedestrian entrances at frequent intervals to contribute to variety and intensity.

Response:

The main lobby will have a minimum of two public entries and each retail space will have its own entry to provide frequent entry intervals.

Middle (Tower) – LUC 20.25A.180.E

1. Tower Placement

Guidelines

i. Place towers away from parks, open space, and neighboring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm.

ii. Coordinate tower placement with other towers on the same block and adjacent blocks to maximize access to sunlight and sky view for surrounding *streets, parks, open space, and properties.*

Response:

i. The tower is placed westward on the site in adherence to the required private 67' view protection zone to the adjacent property to the north and placed northward to provide a public plaza with maximum solar exposure. The base of the building extends beyond the tower's footprint to engage the public realm and help define the ground plane.

ii. Again the tower is placed westward to adhere to the view protection easement on the east side of the site which helps maximize the access to sunlight and sky view for the adjacent buildings.

2. Maximize Energy Efficiency

Guidelines

i. Orient towers to improve building energy performance, natural ventilation, and daylighting; provided, that access to sky view is maintained and adverse wind and shadow impacts are minimized;

ii. Vary the design and articulation of each tower façade to respond to changes in solar orientation. Where appropriate, adjust internal layouts, glazing ratios, balcony placement, fenestration, and other aspects of the tower design to manage passive solar gain and improve building energy performance;

iii. Where possible, include operable windows to provide natural ventilation and help reduce mechanical heating and cooling requirements; and

iv. When multiple towers are proposed, stagger the tower heights to create visual interest within the skyline, mitigate wind, and improve access to sunlight and sky view. In general, a variation of five stories or more provides a difference in height that can be perceived at street level.

Response:

i. The single tower on the site is elongated in the east-west direction to maximize views and daylight into the floor plates. The enclosure is clad in horizontal fins to provide shading. The north side of the tower where mechanical elements exist is clad in solid insulated panels that help maximize thermal performance of the entire enclosure.

ii. The building is purposefully articulated on the south façade to take advantage of the southern exposure and daylight to help maximize energy efficiency. The core of the building has been placed off-set on the north end of the building to maximize glazing on the east, west and south portions of the building to maximize daylight, and views. Balcony placement is purposeful on the east and west end of the building to take advantage of views and maximize daylight through the southern portion of the building.

iii. Operability is provided at the ground floor to increase energy efficiency when temperatures are appropriate and greater connection with the streetscape.

3. Design Tower to Provide Visual Interest & Articulation

Guidelines

i. Incorporate variation and articulation in the design of each tower façade to provide visual interest and to respond to design opportunities and different conditions within the adjacent context; and
ii. Articulate towers with high-quality, sustainable materials and finishes to promote design excellence, innovation, and building longevity.

Response:

i. The tower enclosure is highly articulated with sculpted metal panels, horizontal fins, and high-quality glazing to provide visual interest. The structure of the tower is expressed and the base and top, and balconies are carved out every third floor with expressed braces that provide a sense of scale and identity to the tower within the skyline.

ii. The materiality of the building is comprised of all high-quality materials designed and tested to stand the test of time.

4. Promote Visually Interesting Upper Floor Residential Windows

Guidelines

i. The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows;
ii. Windows should be residential in character;
iii. Windows should be operable; and
iv. Windows should have trim round framed openings and be recessed from the building façade, not flush.

Response:

Not applicable as the project is a commercial building.

Top – LUC 20.25A.180.F

1. Create Attractive Building Silhouettes & Rooflines

Guidelines

i. Building rooflines should be dynamic, fluid, and well-articulated to exhibit design excellence while creating a dynamic and attractive skyline;
ii. Include towers or similar vertical architectural expressions of important building functions such as entries;
iii. Vary roof line heights; and
iv. Incorporate well-detailed cornices that have significant proportions (height and depth) and create visual interest and shadow lines.

Response:

i. The roofline is articulated with expressed structure, and the top floor is stepped in to add variation the building silhouette. The form of the tower is accentuated with balconies carved on alternating sides of the building and lined with greenery.

ii. Expressed structure used throughout the tower creates visual interest at entries, terraces, and the rooftop to highlight such features of the building.

iii. Three distinct rooflines vary between the southwest podium, the tower, and the retail pavilion to create interest and design differentiation.

2. Foster Attractive Rooftops

Guidelines

i. Roof shape, surface materials, colors, and penthouse functions should all be integrated into the overall building design. LUC 20.25A.130 provides guidance for rooftop mechanical equipment;
ii. Provide rooftop terraces, gardens, and open spaces;
iii. Incorporate green roofs that reduce stormwater runoff;
iv. Consolidate and screen mechanical units; and
v. Occupied rooftop amenity areas are encouraged; provided, that potential noise and light impacts on neighboring developments are minimized.

Response:

ATTACHMENT H

(Administrative Departure Requests: Build-to Line, Compact Parking, Planter Strip, Weather Protection and Active Uses)

ADMINISTRATIVE DEPARTURE REQUEST FORM

Permit #:19-121498 LD

Project Name: NE8th

Administrative Departure requested for LUC: 20.25A.060A.1

Provide written responses using this form (in Word format) to
1) describe the Departure requested and
2) to provide written responses to the Departure Approval Criteria in LUC 20.25A.030.D.
Provide a *separate* Administrative Departure Request Form for each Departure requested.
Response sections below will expand to fit your answers as more space is needed.

Refer to Land Use Code for complete wording and requirements at:
https://bellevue.municipal.codes/LUC

Written Description of Departure Being Requested:

The project is requesting a departure to LUC 20.25A.060A.1 requiring that "Buildings are built to the "build-to" line, which is either the property line or the right-of-way line, except where a plaza, building modulation, or other ground level open space is proposed. The build-to departure is proposed in two locations.

On NE 8th, approximately at mid-block, for 169'-4" the building steps back from the build-to line to open the site access to the plaza, and additional building frontage is provided on the north end of the plaza for 112'-8". Throughout this length, active-use frontage is provided within the building. This location is also intended to provide program spill out for public active uses on the interior and exterior. The remaining 173'-4" frontage along the NE 8th right-of-way holds the build-to line, incorporates building modulation for entries, or includes weather protection.

On 108th AVE NE, the pavilion along the street frontage steps back from the build-to line at the north corner for 20'-5" in order to provide steps for public pedestrian access into the site. For the remainder of the 108th right-of-way the building holds the build-to line or weather protection is provided throughout. The southern portion opens to provide access to the plaza.

Written Responses to the Departure Decision Criteria in LUC 20.25A.030.D.1.2:

i. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code

The design and departure advance the following Comprehensive Plan Goals and Policies:

***S-DT-01**: Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.*

***S-DT-35:** Create a pedestrian environment with a sense of activity, enclosure, and protection.*

***S-DT-40**: Enhance the appearance and function of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, bicycle parking, paving treatments, medians, or other softening and design treatments as appropriate.*

***S-DT-99:** Emphasize the street environment as a key component of the Downtown open space network.*

***S-DT-103:** Encourage developers to provide open space amenities accessible to the public such as mini-parks, plazas, rooftop gardens, and courtyards in private developments. Such amenities must be clearly identified and maintained for public use.*

The Comprehensive Plan Goals and Policies are achieved by the following design aspects:

- Variation of building edge and form create visual interest of streetscape and encourage variety of uses and activities both interior and exterior.
- Step-back from the street edge provides spill-out zones for active use and spaces for seating that engage street life and activity and ensuring successful retail. Open space provides link back to public plaza as a pedestrian friendly buffer along NE8th incorporating landscaping and seating.
- Provides direct access into site from intersection of NE9th Pl and 108th Ave NE inviting pedestrians into the site to engage in active uses.
- Allows for space to provide generous public stairway to access grade of plaza that is lower than street edge at 108th.
-

AND

ii. The resulting design will be more consistent with the purpose and intent of the Land Use Code

The design and departure is intended to be more consistent with the purpose of the following Land Use Code Intent:

LUC 20.25.150 Context
B Relationship to Publicly Accessible Open Spaces:
1. Intent. Publicly accessible open spaces including outdoor plazas, Major Pedestrian Open Spaces and Minor Publicly Accessible Spaces are provided for public enjoyment and are areas of respite for those who live and work in the area. Publicly accessible open spaces provide numerous benefits for people including: active and passive recreation, a place to sit and gather, a place for events, and relief from the built environment. Any negative impacts from new projects to adjacent publicly accessible spaces should be minimized.

20.25A.160 Site organization.
E. Open Space
1. Intent. Open space is an integral part of a livable urban environment because it provides people a place for recreation, gathering, and refection in a built environment. A vibrant Downtown includes open spaces that encourage active and passive recreation, spontaneous and planned events, and the preservation of the natural environment.

20.25A.170 Streetscape and public realm

A. Streetscapes

1. Define the Pedestrian Environment.

a. Intent: A building should provide a continuous, visually rich pedestrian experience along its ground-floor

2. Protect Pedestrians from the Elements.

a. Intent: Provide pedestrians with protection from wind, sun, and rain while allowing light to filter through to the occupants below.

3. Create a Variety of Outdoor Spaces.

a. Intent: Provide comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons.

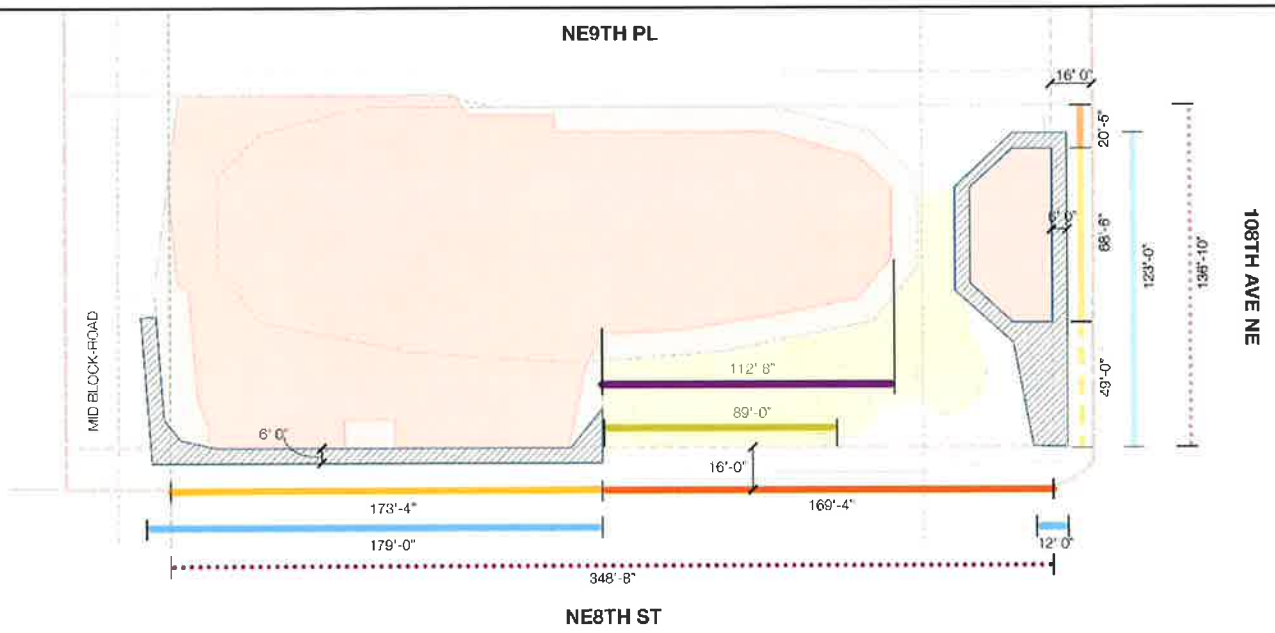
4. Provide Places for Stopping and Viewing.

a. Intent: People watching, socializing, and eating are restful and pleasurable activities for the pedestrian; providing special places where they can do these activities increases the pedestrian's sense of enjoyment. Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or highly exposed areas.

AND

iii. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; ***AND***

Refer to included exhibits reflecting modification as the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent.



NE8TH BUILD-TO FRONTAGE ANALYSIS

••• TOTAL POSSIBLE NE8TH FRONTAGE

BUILD-TO LINE DEPARTURE: **169'-4" | 49%** OF TOTAL POSSIBLE NE8TH FRONTAGE
Departure from build-to to promote activation of the public realm and direct engagement with activity happening within the building north of the plaza.

BUILDING FRONTAGE NORTH OF PLAZA: **112'-8" | 39%** OF FRONTAGE AT BUILD-TO LINE AND NORTH OF PLAZA | **32%** OF TOTAL POSSIBLE NE8TH FRONTAGE
Building frontage is pushed north of the plaza to provide access and activate public plaza spaces.

COMPLIANT WITH BUILD-TO LINE: **173'-4" | 61%** OF FRONTAGE AT BUILD-TO LINE AND NORTH OF PLAZA | **49%** OF TOTAL POSSIBLE NE8TH FRONTAGE
Revised design strategy has more of the building placed at the build-to, especially along the NE 8th frontage.

PUBLIC PLAZA PROVIDED AT BUILD-TO LINE
Building frontage is pushed north of the plaza to provide access and activate public plaza spaces.

WEATHER PROTECTION
Weather protection reconfigured to be more integrated with the building design. Increase in amount of weather protection along NE 8th and 108th NE.

108TH BUILD-TO FRONTAGE ANALYSIS

••• TOTAL POSSIBLE 108TH FRONTAGE

BUILD-TO LINE DEPARTURE: **20'-5" | 15%** OF TOTAL POSSIBLE 108TH FRONTAGE
Departure from build-to to promote activation of the public realm and direct engagement with activity happening within the building north of the plaza.

EXTENDED WEATHER PROTECTION: **49'-0" | 42%** OF FRONTAGE AT BUILD-TO LINE | **36%** OF TOTAL POSSIBLE 108TH FRONTAGE
Pavilion canopy is integrated into the design of the building and serves as extention of street frontage.

COMPLIANT WITH BUILD-TO LINE: 49'-0" EXTENDED WEATHER PROTECTION + 68'-6" FRONTAGE = **117'-6" | 86%** OF TOTAL POSSIBLE 108TH FRONTAGE
Revised design strategy has more of the building placed at the build-to, especially along the NE 8th frontage.

WEATHER PROTECTION
Weather protection reconfigured to be more integrated with the building design. Increase in amount of weather protection along NE 8th and 108th NE.

iv. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met;

Request for departure is based on criteria noted following guidelines from LUC 20.25A.030.D.1.b

ADMINISTRATIVE DEPARTURE REQUEST FORM

Permit #: 19-121498 LD

Project Name: NE8th

Administrative Departure requested for LUC 20.25A.080
(insert code section)

Provide written responses using this form (in Word format) to 1) describe the Departure requested and 2) to provide written responses to the Departure Approval Criteria in LUC 20.25A.030.D. Provide a *separate* Administrative Departure Request Form for each Departure requested.

Refer to Land Use Code for complete wording and requirements at:
https://bellevue.municipal.codes/LUC

Written Description of Departure Being Requested:

Provide a written narrative below, describing the departure being requested (reason for request, design, dimensions, etc.) and how Departure fits into the design of the project as a whole. Attach diagrams, plans, and/or renderings as needed to this Administrative Departure Request Form to adequately describe the Departure.

Departure #2: LUC 20.25A.080 Parking Stall Size | Compact parking ratio

Departure is to allow design and designation of up to 65 percent compact parking stalls. This departure is allowed by LUC 20.25A.080.F.

Written Responses to the Departure Decision Criteria in LUC 20.25A.030.D.1.2:

i. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code; AND

The higher ratio of compact stalls creates a more efficient garage and allows for the inclusion of more stalls in the structure. Due to garage dimensions and resulting constraints, there are areas where standard stalls cannot be accommodated. The requested departure advances the following goal that isn't accommodated by the strict application of the Land Use code:

***S-DT-151**. Encourage the joint use of parking and permit the limitation of parking supply.*

ii. The resulting design will be more consistent with the purpose and intent of the Land Use Code; **AND**

Current proposed design is consistent with purpose and intent of LUC.
Current proposed design provides for 65% compact stall ratio, which is within the range allowed by the LUC—the LUC allows up to 65% compact ratio in the Downtown zones, with a departure. This departure is

referenced and allowed by LUC 20.25A.080.F.

NE 8th STALL COUNT									6/12/2020
	STANDARD STALLS			COMPACT STALLS		ACCESSIBLE STALLS			
	STANDARD	EVCS	OVERSIZE	COMPACT	EVCS	ADA VAN	ADA	EVCS	**TOTALS:**
LEVEL LL1	7	0	8	28	0	3	3	1	**50**
LEVEL LL2	62	15	9	107	1	0	2	2	**198**
LEVEL LL3	74	13	9	109	0	0	4	0	**209**
LEVEL LL4	71	19	9	106	0	0	4	0	**209**
LEVEL LL5	87	0	9	116	0	0	0	0	**212**
TOTALS:	**301**	**47**	**44**	**466**	**1**	**3**	**13**	**3**	**878**

STANDARD	Total Stalls	**392**	***44.65%***
COMPACT	Total Stalls	**467**	***53.19%***
ADA	Total Stalls	**19**	***2.16%***
EVCS	Total Stalls	**51**	***5.81%***

iii. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; ***AND***

The current proposed design departure is the minimum necessary to achieve the Comprehensive Plan objective and meet the Land Use Code intent.

LUC allows up to 65% compact stall ratio; the current proposed design provides a ratio of 65% compact stalls.

iv. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met;

The proposed design falls within the criteria outlined by code, both percentage ratio and stall width.
LUC allows up to 65% compact stall ratio; the current proposed design provides a ratio of 65% compact stalls.
LUC allows compact stall width to range between a maximum of 8'6" and a minimum of 7'6". Current proposed design shows compact stalls with 8'0" width.

For reference, please see sheets A1.0L1 through A1.0L5.

OR

v. The modification is reasonably necessary to implement or ensure consistency with a departure allowed through a Development Agreement approved pursuant to subsection D.2 of this section (LUC 20.25A.030.D.2).

Not applicable

ADMINISTRATIVE DEPARTURE REQUEST FORM

Permit #: 19-121498 LD

Project Name: : NE8th

Administrative Departure requested for LUC 20.25A.090.A.1
(insert code section)

Provide written responses using this form (in Word format) to 1) describe the Departure requested and 2) to provide written responses to the Departure Approval Criteria in LUC 20.25A.030.D. Provide a *separate* Administrative Departure Request Form for each Departure requested.

Refer to Land Use Code for complete wording and requirements at:
https://bellevue.municipal.codes/LUC

Written Description of Departure Being Requested:

Provide a written narrative below, describing the departure being requested (reason for request, design, dimensions, etc.) and how Departure fits into the design of the project as a whole. Attach diagrams, plans, and/or renderings as needed to this Administrative Departure Request Form to adequately describe the Departure.

Per the Street and pedestrian circulation standards (see subsection A.1. Plate A – Downtown Bellevue Planter Strip/Tree Pits Required, North-South Streets), 108th St between NE12th to NE8th requires tree pit for street tree planting. During design meetings with the COB, the Department of Transportation requested that our project pursue the use of street planting strips rather than tree pits along 108th to dissuade mid-block drop-offs as well as mid-block pedestrian street crossing. Our team feels that this request will strongly benefit the project and the adjacent urban environment in three ways:

1. *Given the proposed mixed use – commercial building, daily commuters using a variety of transportation options, including rideshare services such as uber, will be traveling to and from the project site on a daily basis. With planter strips along 108th, rideshare services will be forced to reduce the frequency of mid-block drop-offs.*
2. *Similarly, 108th Street hosts the 108th Avenue Bikeway, and we believe the provided drop-off on 9th Place will create a significant reduction in mid-block vehicle drop-offs which would have otherwise had negative impacts on bicycle ridership safety and efficiency.*
3. *With the introduction of planting strips rather than tree pits, pedestrian foot traffic from the east side of 108th St will be necessitated to cross at the NE8th or NE9th intersections. Arriving at the project site at these intersections also provides direct access into the plaza and the main entries of the building behind both ADA via sloped walks as well as through stairs.*

Written Responses to the Departure Decision Criteria in LUC 20.25A.030.D.1.2:

i. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code;

The design and departure advance the following Comprehensive Plan Goals and Policies:

S-DT-39. *Design and manage the Downtown streets to provide mobility and to promote a safe, attractive environment.*
S-DT-40. *Enhance the appearance and function of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, bicycle parking, paving treatments, medians, or other softening and design treatments as appropriate.*
S-DT-41. *Prioritize vehicular flow in the design and management of auto priority streets.*
S-DT-41.2 *Prioritize the movement of people on buses, especially during peak commuting periods, in the design and management of transit priority streets.*

AND

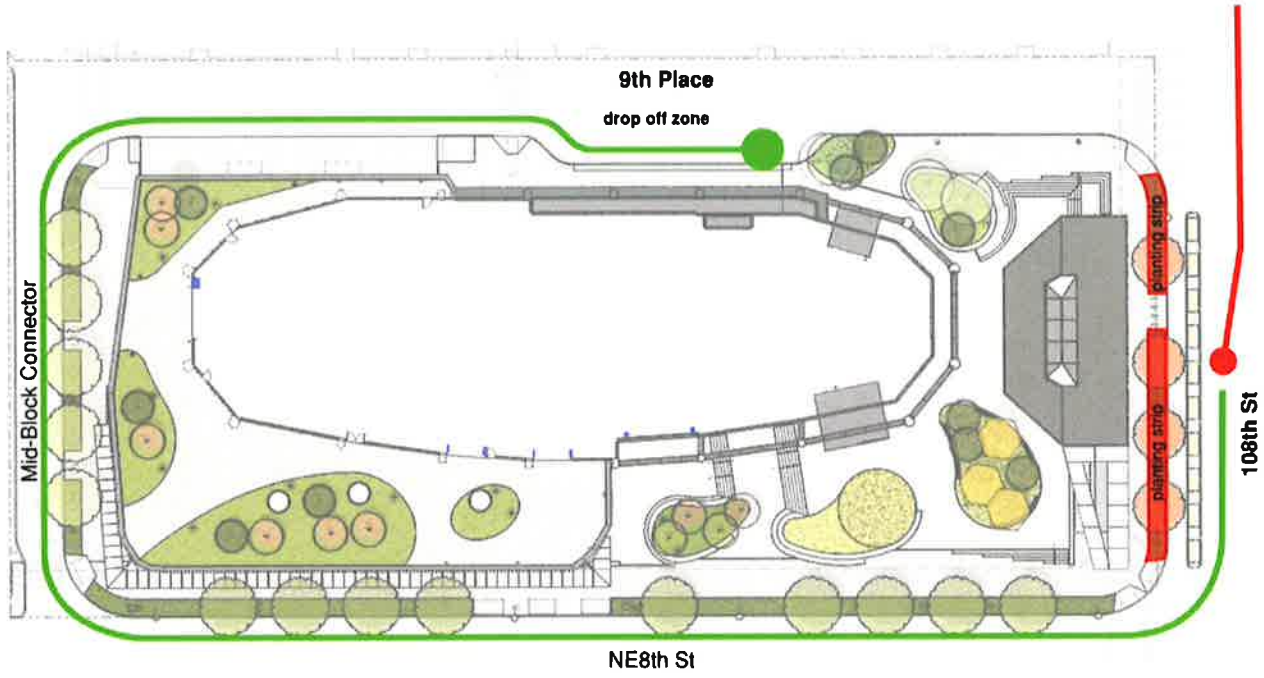
ii. The resulting design will be more consistent with the purpose and intent of the Land Use Code;

LUC 20.25A.160.B.2.b *On-Site Passenger and Guest Loading Zones, Porte Cocheres, and Taxi Stands.*
ii. Locate passenger and guest loading zones and taxi stands so that the public right-of-way will remain clear at all times;

AND

iii. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent;

Refer to included exhibits reflecting modification as the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent.



AND

iv. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met;

Request for departure is based on criteria noted following guidelines from LUC 20.25A.030.D.1.b

ADMINISTRATIVE DEPARTURE REQUEST FORM

Permit #:19-121498 LD

Project Name: NE8th

Administrative Departure requested for LUC: 20.25A.070.C.1.a

Provide written responses using this form (in Word format) to
1) describe the Departure requested and
2) to provide written responses to the Departure Approval Criteria in LUC 20.25A.030.D.
Provide a *separate* Administrative Departure Request Form for each Departure requested.
Response sections below will expand to fit your answers as more space is needed.

Refer to Land Use Code for complete wording and requirements at:
https://bellevue.municipal.codes/LUC

Written Description of Departure Being Requested:

The project is requesting a departure to LUC 20.25A.070.C.1.a requiring that active *use complies with the design guidelines contained in LUC 20.25A.170.B.1 (Pedestrian Corridor/High Streets – "A" Rights-of-Way) shall be eligible for an exemption from calculation of the maximum floor area of up to 1.0 FAR.*

The 3379 SF space referenced in the Design Review R1 Drawings set (sheet G.101) abuts the public plaza as opposed to along the street frontage. As a result, the design does not meet the following criteria under LUC 20.25A.170.B.1.b:

i. Weather Protection: 75 percent minimum, six feet deep. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection; and

v. One hundred percent of the street wall abutting the build-to line shall incorporate Active Uses.

The following is provided per the requirement of LUC 20.25A.070.C.1.c *Designation of Active Use.*

Criteria:

i. The use is within a building and supports pedestrian activity;
ii. The use promotes a high degree of visual and physical interaction between the building interior
iii. and the adjacent public realm; and
iv. The use meets the design criteria in FAR Exemption for Ground-Level and Upper-Level Active Uses in LUC 20.25A.070.C.1.a and C.1.b, and the design guidelines for the applicable right-of-way designation in LUC 20.25A.170.B.

Response:

i. The active-use space is within the building adjacent to and accessible from the main office tower lobby and the active-use retail space intended for cafe style restaurant. The space provides spill out for the cafe, and a place for the public to hang out, spend time socializing, work, and interact.
ii. The enclosure of the space is operable to allow the public to spill out into the lobby activating both the public plaza and the interior space. Visibility to and from the public right of way is emphasized via open space in the plaza and transparent enclosure to enliven and support pedestrian activity from the sidewalk through the public plaza.
iii. The following requirements of *LUC 20.25A.170. are described. Items i and v are not, and the criteria for not meeting is explained and supported in the Departure Decision Criteria:*

Criteria:

i. Transparency: 75 percent minimum,
ii. Weather Protection: 75 percent minimum, six feet deep. When a building is adjacent to two or more rights-of-way, weather protection shall be provided for the two rights-of-way with the highest pedestrian orientation. Refer to subsection A.2 of this section for more guidelines on weather protection;
iii. Points of Interest. Every 30 linear feet of the façade, maximum;
iv. Vehicular Parking. No surface parking or vehicle access shall be allowed directly between sidewalk and main pedestrian entrance; and
v. One hundred percent of the street wall abutting the build-to line shall incorporate Active Uses.

Response:

i. 313' of 379' of transparency is provided; 83%. Of the 286' of building frontage, 112'-8" is north of the plaza (39%), 72'-10" of which encloses the active use departure area (25%).
ii. Weather protection as intended for street frontages is not provided per LUC. The enclosure boundary is protected by a building overhang 35' above grade. (Non-compliances further supported in Departure Decision Criteria) Inner weather protection north of plaza shown in blue on Sheet A.1.01
iii. Facade operability, building structure articulation, and entry points exist every 30'
iv. There is no vehicular surface parking or vehicle access between sidewalk and main pedestrian entrance
v. While not at the build-to line, 100% of the proposed FAR exempt boundary along the public plaza incorporates active-use. The space is intended to activate the lower plaza. (Non-compliances further supported in Departure Decision Criteria).

Written Responses to the Departure Decision Criteria in LUC 20.25A.030.D.1.2:

i. The resulting design will advance a Comprehensive Plan goal or policy objective that is not adequately accommodated by a strict application of the Land Use Code

The design and departure advance the following Urban Design Policies:

UD-17: *Support and encourage a variety of artwork in public places, such as parks, public buildings, and plazas.*

- The proposed design provides a public flexible space that serves as an interior extension of the public plaza. In doing so the design aims to enliven the pedestrian realm of the plaza in this location and support and encourage public use.

UD-27: Integrate high quality and inviting public and semi-public open spaces into major development.

- The space is accessible through the lobby, the adjacent LUC compliant active use space, and directly from the plaza via a 12' tall, 28' folding glass wall. Each of these aspects emphasize inviting public use and activity.

The design and departure advance the following Comprehensive Plan Goals and Policies:

S-DT-01*: Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.*

- The space's program is a public amenity, does not require purchase, and instead provides a place to meet, work, and socialize for the public. The public benefit offered is not readily available in the near vicinity, and is intended to support downtown livability, and provide needs, activities, and interests of the public.

S-DT-99: *Emphasize the street environment as a key component of the Downtown open space network*

- The direct connection to the plaza is intended to enliven the plaza experience, and provide a strong connection to quality open space.

S-DT-103: *Encourage developers to provide open space amenities accessible to the public such as mini-parks, plazas, rooftop gardens, and courtyards in private developments. Such amenities must be clearly identified and maintained for public use.*

- By placing the active use space within the plaza, the design aims to enliven the plaza environment and provide quality public space both exterior and within the building. The connection between the two is critical to accomplish this. The space will be clearly identified and maintain for public use.

AND

ii. The resulting design will be more consistent with the purpose and intent of the Land Use Code

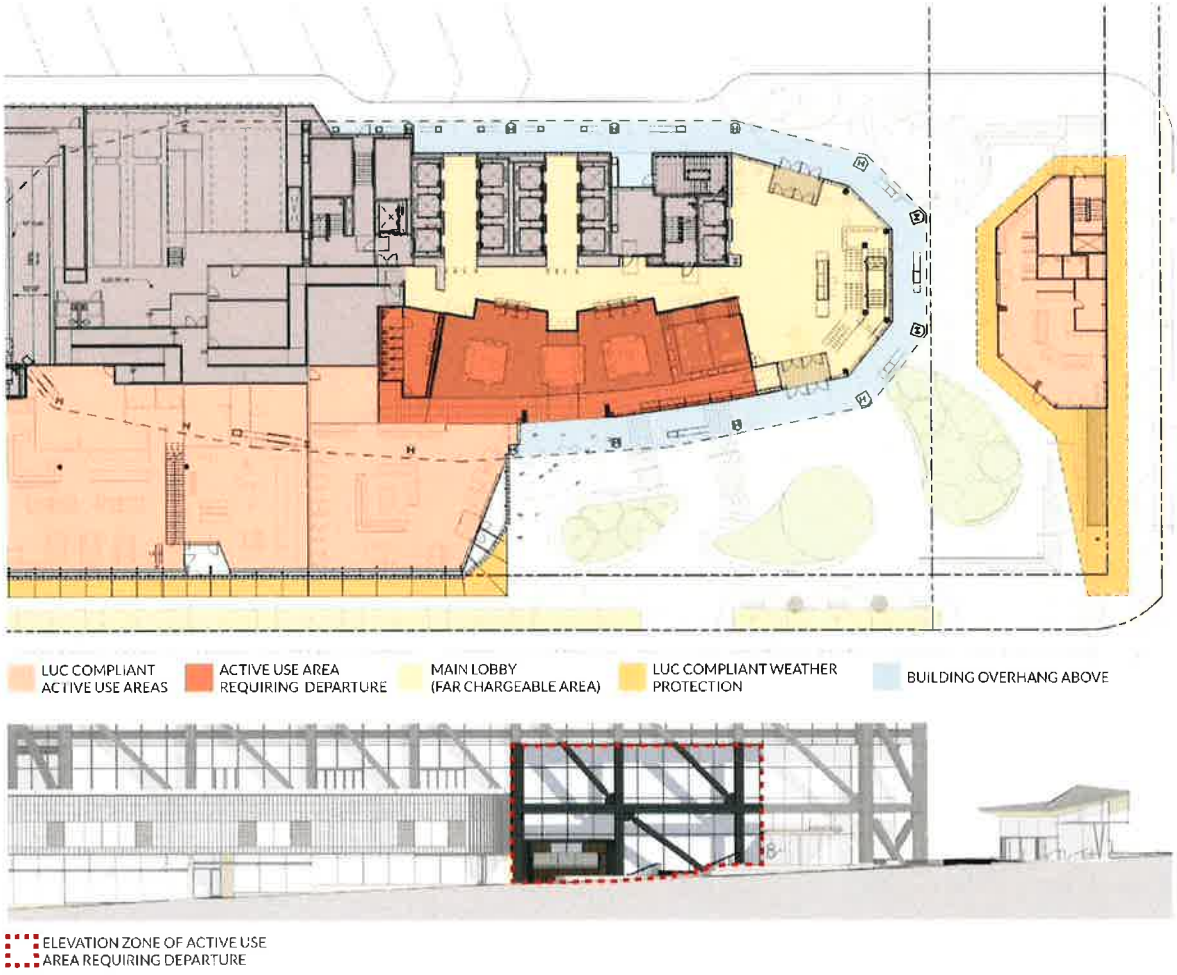
The design and departure is intended to be more consistent with the purpose of the following Land Use Code Intent:

- Multiple entrances break up monotonous facades, enhance visual interest, and enrich the pedestrian experience (LUC 20.25A.180.D.7.a).
- Promote a high degree of visual and physical interaction between building interior and adjacent public realm (LUC 20.25A.070.C.c).
- Create and open atmosphere that draws customers inside while creating opportunities to engage the public (LUC 20.25A.180.D.4.a).
- Define and animate the edges of publicly accessible open space with well-proportioned building bases, permeable façades, and Active Uses at grade (LUC 20.25A.160.E.h)

AND

iii. The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; ***AND***

Refer to included exhibit on the following page reflecting modification as the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent. The area requesting Administrative Departure for active use FAR exemption is bound by LUC compliant active use and the main building Lobby (FAR chargeable). The space is delineated based upon this and is the minimum reasonably necessary.



iv. Any Administrative Departure criteria required by the specific terms of the Land Use Code have been met;

Request for departure is based on criteria noted following guidelines from LUC 20.25A.030.D.1.b

ATTACHMENT I
(Certificate of Concurrency)

CERTIFICATE OF CONCURRENCY

Skanska NE 8th

This certificate documents the Transportation Department Director's decision that the development project at 10660 NE 8th St (File No. 19-121498 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 521 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).

Director, Transportation Department

9/17/2020

Date

Certificate No. 130

ATTACHMENT J
(Comprehensive Plan Policies)

COMPREHENSIVE PLAN POLICIES
Comprehensive Plan - Volumes 1 and 2

Permit #: 19-121498 LD

Project Name: NE 8th

Provide a written response to each applicable Comprehensive Plan Policy.
Refer to Comprehensive Plan for complete wording and requirements at:

https://planning.bellevuewa.gov/planning/comprehensive-plan/

VOLUME I – HOUSING (HO) AND URBAN DESIGN (UD) POLICIES

Comprehensive Plan Policies	Written Narrative Regarding How Each Applicable Policy Has Been Met
Urban Design & the Arts (UD) Policies	
UD-1: Enhance the appearance, image and design character to make Bellevue an inspiring place to be.	The proposed Project provides a unique opportunity to raise the design aesthetic in Bellevue with a strong visual impact and compelling design for the skyline, coupled with an active, approachable ground plane experience for the pedestrian and community.
UD-2: Preserve and enhance trees as a component of the skyline to retain the image of a "City in a Park."	The guidelines for street trees provided in the COB LUC section 20.25A.110 have been followed in order to preserve the City's aspirations to create consistent urban green corridors that extend beyond the length of any one property. The project proposes additional trees which will be planted on both the ground plane plaza as well as the L2 terrace, creating a vibrant urban tree canopy throughout the extent of open space provided in the proposal.
UD-3: Encourage a variety of site and building designs which are compatible and consistent with surrounding development and that implement the policies of this Plan.	The combination of tower, plaza, and streetscape design provide variety, and enhance the built environment at both the urban and human scale.
UD-4: Ensure that development relates, connects, and continues design quality and site functions from site to site.	Entry points, street frontages, and open spaces are located and designed to connect key urban features of the surrounding context, and link to the transit center and other transportation modes.
UD-10: Encourage rooflines that create interesting and distinctive forms against the sky within Downtown and other mixed use areas.	The crown of the tower is signified by expressed diagonal structure that weaves together the architectural language of the streetscape and tower to provide a unique and identifiable addition to the Bellevue skyline.

UD-11: Develop Downtown and other mixed-use areas to be functional, attractive and harmonious with adjacent neighborhoods by considering through-traffic, view, building scale, and land use impacts.	The development vision is centered on creating the most exciting office building in Bellevue by pushing the design norms for both the City and the Market, while ensuring greater human connection and collaboration; blending public and private spaces. The project's energy will be focused on the ground floor and carried up the office tower.
UD-12: Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.	The plaza provides a variety of types of spaces. Large openings, and small-enclosed areas defined by regionally native planting areas of grasses, flowering ground cover, woody shrubs, and deciduous and evergreen trees. There is expected to be a multitude of seating types from fixed concrete seat walls and wireframe bench elements, to moveable tables and chairs, which will allow for seating for both dining and informal conversation. The existing sloping context of the site is seen as a benefit, rather than a challenge, and has been manipulated in the site design through terracing sections of the plaza. Stairs, seat walls, and slopes are used to negotiate this grade change intermixed with regional plantings and a formal circular lawn creating a multitude of spaces for children and adults alike to explore, relax, or simply pass through. Per requested LUC departure, we propose planting strips along both NE 8th and 108th streets to dissuade mid-block vehicle drop-offs and pedestrian crossings, encouraging the use of the proposed vehicle drop-off zone along 9th Place and pedestrian crossings at the intersection of NE 8th and 108th Streets in order to support a safe and functional pedestrian environment.
UD-17: Support and encourage a variety of artwork in public places, such as parks, public buildings, and plazas.	Our design proposes to use a variety of furniture elements with integrated lighting fixtures, which will cast dynamic shadows on the plaza floor juxtaposing the hexagonal paving patterns in the evening. There are a variety of opportunities for art in the plaza in immediately visible hardscape areas as well as semi-concealed areas within the regionally native plantings, which could encourage a sense of curiosity, discovery, and exploration
UD-21: Explore opportunities to enhance pedestrian and other mobility connections between buildings and developments.	Our design uses both accessible elements (compliant with the ADA) as well as a variety of stairs and seat walls to negotiate the existing slopes along NE 8th St. to access both proposed buildings and all elements within the plaza. A primary goal of the design was to reduce the amount of above 1/20 ramps, and to provide the accessible routes close to the pedestrian routes along 108th and NE 8th.
UD-23: Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.	The design of the tower is rooted in its materiality combining steel structure, glass enclosures, and warm textures throughout that allow the architecture to operate at both the urban and human scale simultaneously.
UD-24: Encourage the creation of iconic visual reference points in the community through innovative site and building designs.	R1 Update: The large trees, variations in planes and seating, as well as ample active open space within the plaza provide visual reference for pedestrians as

	a place to gather. The building design includes multiple balconies carved on each end of the where the braced structure is exposed. This provides a unique and icon addition to the Bellevue skyline that serves as an iconic visual reference point along the NE 8th and 108th street gateway.
UD-25: Ensure that site and building design relates and connects from site to site.	R1 Update: Entry points, street frontages, and open spaces are located and designed to connect key urban features of the context, and link to the transit center. Through materiality and mass the building connects with the neighboring community. The mid-block connector road provides an opportunity to link to the future development directly adjacent to the west for both vehicles and pedestrians. The streetscape along NE 9th are designed to relate to the 929 development across the street. The plaza entry points at the SE and NE corners are intent to connect to neighboring sites, and the corner retail entry does so for the SW corner.
UD-26: Encourage visual, auditory and tactile design elements in the built and natural environment.	Materiality at the streetscape, and landscape design in the plaza is focused on the human scale to encourage a pleasant visual and tactile experience.
UD-27: Integrate high quality and inviting public and semi-public open spaces into major development.	The plaza, active-use spaces at the streetscape including retail and living room programs, as well as the sidewalks surrounding the site that are all design to encourage public use, connection and interaction.
UD-28: Encourage private and public developers to integrate art into the design of the public areas of their projects.	The plaza provides a variety of spaces and backdrops for potential public art installations.
UD-29: Integrate rooftop mechanical equipment screening with building architecture.	All rooftop mechanical equipment is screened with simple wall panels that are designed to be integrated with the tower and complement the architecture.
UD-31: Utilize greenroofs and walls where they enhance the character of Bellevue as a "City in a Park" and soften the visual impact of development.	Green roofs are expected to be included on some portion of the roof area, and the balconies provide further landscape opportunities throughout the tower.
UD-32: Provide design treatments for blank walls that are visible from the public right of way.	Minimal blank wall is included in the project and exterior enclosures visible from the streetscape are designed to create a textured and interesting holistic façade on all sides of the building.
UD-33: Encourage public and private development to incorporate access to sunlight.	Pushing to the tower north, allows for the creation of the generous plaza located at the SE corner of the site. This design move maximizes access to sunlight throughout the year for the site and adjacent properties. Please see solar analysis within the ADR drawing package.

UD-34: Provide both weather protection and access to sunlight in pedestrian areas using architectural elements.	Weather protection is provided in pedestrian areas where the building meets the streetscape and sidewalk. It is emphasized at the primary intersections at the SE and SW corners of the site.
UD-35: Include clearly visible and accessible walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design.	Accessible routes from both th NE 8th – 108th St, and 9th Place – 108th St intersections have been provided at less than 1/20 slope to eliminate the need for ramps. Priority was given to locating accessible routes as close to the intersections as possible. A scissoring sloped walk feature is used to negotiate the 3ft grade change between the restaurant space and the NE8th – Mid block connector street at the SW corner of the site. Direct routes to building entrances are provided from all accessible routes and parking areas
UD-36: **Reduce the visual impact of parking lots, parking structures and service docks to public areas using architectural design, site design, landscaping, screening and appropriate lighting.**	R1 Update: The entirety of the parking garage is below grade. The entry is off NE 9th recessed 15' from the street edge and 6' from the enclosure above. The entry is clad in wood, stone, and metal panel matching the enclosure of the podium, with a steel mesh door. The loading dock is entirely within the building off NE9th adjacent to the parking entry, clad in similar materials will metal coiling doors painted to match the enclosure. The loading dock area will have shielded downlight fixtures, which direct the luminous output down toward the floor rather than laterally out of the loading dock or ramp area.
UD-37: **Minimize paved surfaces within open spaces and use permeable surfaces where appropriate.**	Within the plaza, a series of large planters break up the hardscape area and define a variety of sized spaces. The entire plaza is on structure (above the below grade parking garage), so surface water has been prioritized to sheet flow into these large planters which will help to reduce irrigation water.
UD-39: **Minimize excessive glare from reflective building material and outdoor lighting into residential areas using appropriate site design and technology.**	Residential areas are predominantly located to the north of the site minimizing the possibility of glare. In order to minimize glare through design, the building modulates where (east and west portions of the building) excessive glare could have been created and affected nearby residential areas.
UD-40: **Employ design guidelines that guide the form and placement of large buildings to reduce wind impacts on public spaces.**	Pedestrian wind comfort analysis prepared by RWDI on 8/28/19 concluded all ground level areas and neighboring blocks passed all safety measures, and wind impacts in all locations was rated for comfortable sitting or standing.

UD-41: **Design context appropriate stormwater management facilities that reflect the unique character and design elements of the neighborhood in which the site is situated.**	The various planters within the plaza will each be representative of a different regional planting types (from Quaking Aspen & Western Red Cedar forests, through to Pacific Dogwoods, and flowering ground covers). All tree and understory planting will be native. Runoff within the plaza will be directed to these planters to reduce required irrigation.
UD-42: **Use low impact development principles early in the site design and development process.**	Minimal natural vegetation and pervious surface exists on the site today making low impact development principles hard to deploy. Some of the stormwater runoff will be directed to the planters and we are utilizing greens roof to lower the development impact and reach our required green factor. Landscaping is an instrumental aspect of the site design and should help lower development impact.
DOWNTOWN, COMMERCIAL and MIXED-USE DEVELOPMENTS	
UD-44: **Incorporate the character of the surrounding community into the architecture, landscaping and site design of commercial and mixed use centers.**	R1 Update: The architecture and landscape design are inspired by vernacular elements of the Puget Sound and Pacific Northwest. The public facing aspects of the design incorporate human scale elements that exemplify this character as well. Along 108th, the site and building design combine urbanistic street frontage found throughout this corridor, combined with landscaping and plaza access to incorporate variety. Along NE8th, the site and plaza incorporate varied elevations of plaza surfaces and layers of planting to shield from the busy street, while also relating to the lush plantings across NE8th and large trees found throughout this corridor.
UD-45: **Ensure that perimeter areas of more intense developments use site and building designs that are compatible with and connect to surrounding development where appropriate.**	The plaza and pedestrian focused streetscape are designed to integrate with the urban context to be compatible with surrounding developments.
UD-46: **Encourage site and building designs that support and connect with existing or planned transit facilities.**	Primary visual elements, entry points, and public open spaces are designed and placed to create a strong and meaningful link down 108th to connect to the existing transit center and future light rail station.
UD-47: **Mitigate potential impacts to surrounding neighborhoods using landscaping, greenspace and other urban design elements.**	Open space is an integral aspect to the ground floor design and planning. Open spaces are located so they are accessible to public ROWs, take advantage of sunlight, and provide connections to circulation through the site.

UD-48: **Link increased intensity of development with increased pedestrian amenities, pedestrian-oriented building design, through-block connections, public spaces, activities, openness, sunlight and view preservation.**	The mid-block connection is used as an opportunity to provide a generous pedestrian zone that is enlivened by access to plazas, active use, and landscaping integrated with seating opportunities. The road provided allows vehicular access intended to limit congestion particularly at pedestrian focused streetscapes.
UD-49: **Incorporate architectural character, landscaping and signs into commercial and public centers to make them functionally cohesive.**	R1 Update: The plaza is designed to invite the public and is integrated with the architecture to promote function cohesion. The active-use pavilion along 108th adds to the architectural character of the site, bringing a human scale element. The space between the pavilion and the building is enlivened by the plaza design that invites public gathering, seating, and provides functional cohesion for the public experiencing active use spaces, and daily office occupants.
UD-50: **Require buildings be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished, as appropriate.**	The ground level program is sited at the public sidewalk except where access to the public plaza is provided.
SIGNS and WAYFINDING	
UD-51: **Ensure sign design and placement is compatible with building architecture, neighboring commercial signs and with the visual character of the community.**	Future signage will be thoughtfully designed and integrated with the architecture of the enclosure. Materiality will be substantial and will complement the materiality of the building. Signage will comply with downtown design guidelines.
VEGETATION and LANDSCAPING	
UD-55: **Exemplify the Pacific Northwest character through the use of appropriate plants in new landscaping.**	Plantings proposed in the project will be native (from trees to understory). Within the plaza, the planting scheme revolves around a variety of planters, each representative of a different regional ecotype (from Quaking Aspen & Western Red Cedar forests, through to Pacific Dogwoods, and flowering ground covers).
PUBLIC SPACE	
UD-58: **Provide a system of public places of various sizes and types throughout the community with a variety of experiences and accommodations.**	We believe the mix of hard and soft elements in the Plaza and the siting of the planters will provide a sense of place representative of the region, but will contribute to the creation of a sense of enclosure and separation of the large open area into a series of subdivided spaces – some small and intimate, and some large enough to support small formal and informal events.

UD-59: **Ensure public places give access to sunlight, a sense of security, seating, landscaping, accessibility and connections to surrounding uses and activities.**	The plaza is designed and located to maximize solar access throughout the year and is linked to active use program at the ground level, while providing opportunities for active use program and local retail to spill out activating both the site interior and exterior.
UD-60: **Incorporate weather protected areas into major public places.**	Weather protection is provided along all active use street frontages and emphasized at the SW corner entry and with the extended roof expression of the retail pavilion at the main intersection of NE 8th and 108th.
UD-61: **Consider the edges of public places that abut residential property for special design treatment to create a buffer that does not interfere with security or visual access.**	The project site does not abut residential property; however, we have still considered safety, security, and visual access in our design. The Plaza contains a variety of planters each filled with native trees and understory. The distribution of these planters allows moments of direct visual connection between the main building and NE8th and 108th Streets, but also creates moments of visual separation and barrier.
SIDEWALKS, WALKWAYS, and TRAILS	
UD-65: **Ensure that sidewalks, walkways, and trails are furnished, where needed and appropriate, with lighting, seating, landscaping, street trees, planter strips, trash receptacles, public art, bike racks, railings, handicap access, newspaper boxes, etc. without interfering with pedestrian circulation.**	Seating is provided through various elements along the sidewalk length opposite the planting strips. A variety of lighting types illuminate the Plaza, sidewalks, and accessible routes into the buildings. Waste stations, bike racks, railings, and any additional street elements such as newspaper boxes will be located so as not to interfere with pedestrian circulation
STREET CORRIDORS	
UD-73: **Design enhanced streetscapes at designated intersections and key entry points into the city and into smaller districts. (See Map UD-1)**	Street Planter strips have been provided on both NE 8th and 108th Streets so as to encourage the use of the intersection for crossing and to dissuade mid-block vehicle drop-offs and pedestrian crossings. The Plaza fronts onto this main intersection to encourage interaction between the buildings and the public space, and the public space and the street intersection.
UD-74: **Incorporate dramatic and imaginative landscape and art features when reconstructing streets and/or sidewalks at key intersections. (See Map UD-1)**	The retail pavilion building on the SE corner has been designed as a focal interest element, which provides both identity and weather protection along the length of 108th Street all the way to the intersection with NE 8th Street. This building acts as a key feature foregrounding and framing the regional landscape ecotype plantings within the Plaza.

VOLUME II – DOWNTOWN SUBAREA POLICIST (S-DT)

Comprehensive Plan Policies	Written Narrative Regarding How Each Applicable Policy Has Been Met
DOWNTOWN (SD-T) POLICIES	
POLICY S-DT-1. Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.	The project includes ground level retail that is easily accessed, as well as an open plaza seating area that will provide an area for Downtown visitors, residents, shoppers, and employees to use and enjoy.
POLICY S-DT-3. Develop Downtown as an aesthetically attractive area.	The project is striving to be one of the most aesthetically attractive buildings in the area. The unique design of the tower, ground floor, plaza and retail pavilion will make the current block and area more attractive.
POLICY S-DT-38. Minimize the adverse impact of Downtown development on residential neighborhoods with consideration of through-traffic, views, scale, and land use relationships.	A mid-block connector is proposed for the project creating a means for through-traffic for the block. A ground floor aimed to serve the community and the tenants will hopefully create a space not only for office tenants, but nearby residents.
POLICY S-DT-41. Minimize disruption of vehicular flow on auto-bias streets.	The project should not disrupt vehicular flow on the adjacent streets. Planter strips are being installed on both NE 8th and 108th Street in order to prevent stopping vehicles to drop off passengers. A drop –off zone is proposed for NE 9th street on the north side of the project.
POLICY S-DT-2 Encourage a variety of land uses to occur in mixed-use buildings or complexes where appropriate.	The project's main use is multi-tenant office, and at the ground floor the active uses are aimed for restaurant, retail, and café uses. The ground floor and plaza are designed to embrace the variety of building uses, and welcome the public to ensure vibrant activity.
POLICY S-DT-5 Organize Downtown to provide complementary functional relationships between various land uses.	The office tower placement, ground level active uses along the street frontage, pavilion along 108th, as well as the plaza are organized to provide complementary functional relationships. This is achieved though thoughtful placement of entries, street frontage and relationship to grade, and programmatic adjacencies within the building.
POLICY S-DT-15 Encourage the assembly of land or coordination of development as appropriate to facilitate a quality built environment.	The inclusion, organization, and placement of active-use within the development is intended to emphasize the improvement and quality of the street frontage and built environment.
POLICY S-DT-35 Create a pedestrian environment with a sense of activity, enclosure, and protection.	The development aims to enhance the pedestrian environment by providing a public plaza with ample opportunity for activation and lush landscaping that helps buffer from NE8th traffic. Outside of the plaza wherever the building meets the street frontage, overhead weather protection is provided.
POLICY S-DT-42 Reinforce the emerging identity of 108th Avenue NE as the Eastside's business address.	The office tower is constrained by the 67' private view protection zone from 108th Ave NE, however the development strives to reinforce the dense urban environment described in the Comprehensive Plan by placing the active use pavilion directly along the street frontage. The

Provide incentives for private development and utilize public funds to create a dense office environment with supporting transit service and retail uses.	pavilion includes retail space and is design to promote activity along the street frontage and within the plaza. The overall building design, tower placement and orientation, and massing are intended to provide a strong visual link to and from the transit center down 108th Ave NE.
POLICY S-DT-107 **Create connections along public sidewalks and through-block connections that link key parks and open spaces and include dispersed recreation opportunities and urban plazas where appropriate.**	The public plaza at the SE corner of the site provides access from NE8th and the NE corner at NE 9th and 108th which creates a public pedestrian linkage between the two right-of-ways. The west end of the site includes an added midblock connection for vehicles as well as a generation pedestrian path that breaks down the superblock and provides opportunity to link future developments and public space.
POLICY S-DT-148 **Minimize drive-alone trips in Downtown and take steps to increase the proportion of Downtown non-drive-alone commute trips to target levels in Table TR-1 in the Transportation Element, by coordinating with the Bellevue Transportation Management Association, transit agencies, building managers, employers and the general public to provide incentives, subsidies, and promotional materials that encourage the use of transit, carpooling, vanpooling, bicycling, walking and alternative work schedules by Downtown employees and residents.**	The project will be implementing a Transportation Management Program (TMP) as outlined in the TIA (Appendix F) in order to minimize drive-alone trips and increase the proportion of Downtown non-drive-alone commute trips. Refer to the Traffic Impact Analysis Appendix F for details regarding the TMP.
POLICY S-DT-151 **Encourage the joint use of parking and permit the limitation of parking supply.**	The parking garage will be available and have spaces that can be used for short term parking and visitors of the ground level active use spaces.
POLICY S-DT-157.4 **Integrate on-site loading space and/or create designated curbside loading space through development review.**	The proposed design includes an entirely enclosed loading dock that is integrated into the building. Access is provided off NE9th Place.
POLICY S-DT-162 **Provide for through-block pedestrian connections to create a well-connected and accessible pedestrian network.**	Along the west end of the site, the project includes a new mid-block connecting road and pedestrian path lined with landscaping and trees to primate a well-connected and accessible pedestrian network.