

Madrona Bldg. Upgrades

Building "L" Upgrades



Bellefield Office Park Key Site Plan

Scale: N.T.S.



Sheet Index

| Sheet Number | Sheet Title |
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| A-0.0 | Cover Sheet & Site Plan |
| A-0.1 | General Notes & Symbols |
| A-1.1 | Overall Site Plan |
| A-1.2 | Site Plans |
| A-8.2 | Canopy Sections |
| A-8.3 | Exterior Elevations |

Scope of Work:

THE SCOPE OF WORK INCLUDES, BUT NOT LIMITED TO THE FOLLOWING AND SHALL BE ALL INCLUSIVE OF ALL DRAWINGS INCLUDED IN THE SET:

DEMOLISH EXISTING METAL RAILINGS, CANOPY ROOF STRUCTURE, AND ASPHALT WALKS. PROVIDE NEW STEEL FRAME AND GLASS CANOPY, METAL CABLE RAIL GUARD AND HAND RAILINGS TO ENTRY; AND NEW CONCRETE SIDEWALK/RAMPS TO ENTRY LANDING.

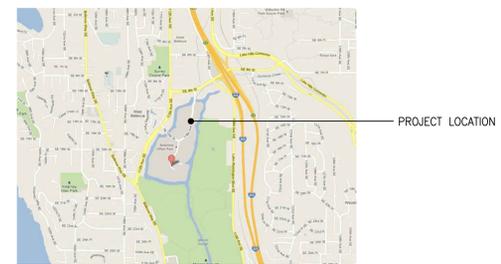
Code Information:

| PROJECT ADDRESS: | APPLICABLE EDITIONS OF BUILDING CODES: |
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| MADRONA BUILDING 1300 114TH AVENUE SE BELLEVUE, WASHINGTON 98004 | BUILDING CODE 2012 INTERNATIONAL BLDG CODE (IBC), WAC 51-50 FIRE CODE 2012 INTERNATIONAL FIRE CODE (IFC), INCL. APPENDIX B&C ENERGY CODE 2012 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11 MECHANICAL CODE 2012 INTERNATIONAL MECHANICAL CODE (IMC), WAC 51-52 ELECTRICAL CODE 2008 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70) + PART 1 AND PART 3, 2009 WASHINGTON CITIES ELECTRICAL CODE WITH APPLICABLE RW 19.28 & WAC 296-46B PLUMBING CODE 2012 UNIFORM PLUMBING CODE (UPC), WAC 51-56 & 51-57 INCL. APPENDIX CHAPTERS H & L - EXCL. SECTIONS L5-L7 & "LAWN SPRINKLER HEAD" FROM TABLE 6-4 OF APPENDIX L ZONING CODE CITY OF BELLEVUE ACCESSIBILITY 2009 ICC A117.1 CODE |
| CONSTRUCTION TYPE: CONST-TYPE: V-B SPKR-TYPE: NON-SPRINKLERED | |
| ZONE: O | |
| OCCUPANCY: B | |
| TENANT SQUARE FOOTAGE: (area of work) N/A | |

Legal Description:

TAX PARCEL #: 066288-0020
BELLEFIELD OFFICE PARK - BSP TGV UND INT IN TRACT A THRU J
NE 1/4 AND THE SE 1/4 SEC. 5, TWP. 24N., RGE. 5E., W.M. CITY OF BELLEVUE, KING COUNTY, WASHINGTON

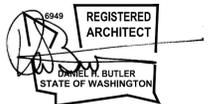
Vicinity Map:



Project Team:

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| Property Owner: TALON PRIVATE CAPITAL 720 OLIVE WAY SUITE #1020 SEATTLE, WASHINGTON 98101 (206) 607-2550 CHARLIE FOUSHEE foushee@talonprivate.com | Architect: JPC ARCHITECTS, PLLC 909 112TH AVENUE NE SUITE #206 BELLEVUE, WASHINGTON 98004 (425) 641-9200 CHRIS ACKERMAN - EXT. 303 chrise@jpcarchitects.com |
| Property Manager: PINNACLE COMMERCIAL 11400 SE 8TH STREET SUITE 400 BELLEVUE, WASHINGTON 98004 (425) 453-5737 EJ MALONEY emaloney@pinnaclefamily.com SHAWN SAFARI ssafavi@pinnaclefamily.com | General Contractor: JTM CONSTRUCTION 800 MAYNARD AVENUE SOUTH SUITE #101 SEATTLE, WASHINGTON 98134 (206) 587-4000 STATE.: #600176606 CITY.:#66909 CORY ANDERSON canderson@jtm-construction.com DEREK DEETER ddeeter@jtm-construction.com |

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| Structural Engineer: DCI ENGINEERS 818 STEWART STREET, SUITE #1000 SEATTLE, WA 98101 (206) 332-1900 JOSEPH GLASER jglaser@dc-engineers.com | Landscape Design: INTEGRATED SITE DESIGN 12743 26TH AVE. NE SEATTLE, WASHINGTON 98125 (206) 363-9049 RAY ROBINSON r.robinson@i-s-d.com |
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02-27-2015 Shoreline Permit

