DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bosa Development Washington, Inc.

LOCATION OF PROPOSAL: 120 Bellevue Way NE

DESCRIPTION OF PROPOSAL: To demolish two restaurants, a retail jewelry store and associated parking to construct a 21-story residential tower containing 142 units, above a 4 to 5 level podium and three levels of underground parking on 1.15 acres. Ground level retail and amenities will front Bellevue Way NE and NE 2nd Street, which will have 2 and 3 levels of residential units above to create the podium. Three levels of underground parking will provide for approximately 248 parking spaces for residential, retail and visitor use.

FILE NUMBER: 15-124509 LD

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 Development Services. 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 **9/29/2016**

☐ 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 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

Carol V Helland
Environmental Coordinator

9/15/16
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	Bosa Residential Tower
Proposal Address:	188 Bellevue Way NE
Proposal Description:	To demolish two restaurants, a retail jewelry store and associated parking to construct a 21-story residential tower containing 142 units, above a 4 and 5 level podium and three levels of underground parking on 1.15 acres. Ground level retail and amenities will front Bellevue Way NE and NE 2nd Street, which will have 2 and 3 levels of residential units above to create the podium. The three levels of underground parking will provide for approximately 248 parking spaces for residential, retail and visitor.
File Number:	**15-124509 LD**
Applicant:	Bosa Development Washington, Inc.
Decisions Included:	Design Review with SEPA, Process II
Planner:	Antoinette Pratt, Senior Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-significance** Carol V. Helland Carol V. Helland Environmental Coordinator
Director's Decision:	Michael Brennan, Director Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

Application Date:	September 28, 2015
Notice of Application Date:	October 25, 2015
Minimum Comment Period:	November 5, 2015
Public Meeting:	January 14, 2016
Bulletin Publication Date:	**September 15, 2016**
Appeal Deadline:	**September 29, 2016**

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. REQUEST/PROPOSAL DESCRIPTION

A. Request

Bosa Development, LLC requests design review approval and a threshold determination under the State Environmental Policy Act (SEPA) to construct a 21-story residential tower containing 142 units, above a 4 and 5 level podium and three levels of underground parking. Ground level retail and amenities will front Bellevue Way NE and NE 2nd Street, which will have two and three levels of residential units above to create the podium. The three levels of underground parking will provide for approximately 248 parking spaces for residential, retail and visitor uses. Currently the properties are improved with two restaurants, a retail jewelry store and associated parking for both uses which will be demolished with this application.

View East of North and West Building Facades

See Attachment A for Project Plans & Drawings.

B. Review Process

Design Review is required by Land Use Code (LUC) 20.30F. The Design Review and SEPA Determination are both Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of the Development Services Department issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

II. SITE, ZONING & LAND USE CONTEXT

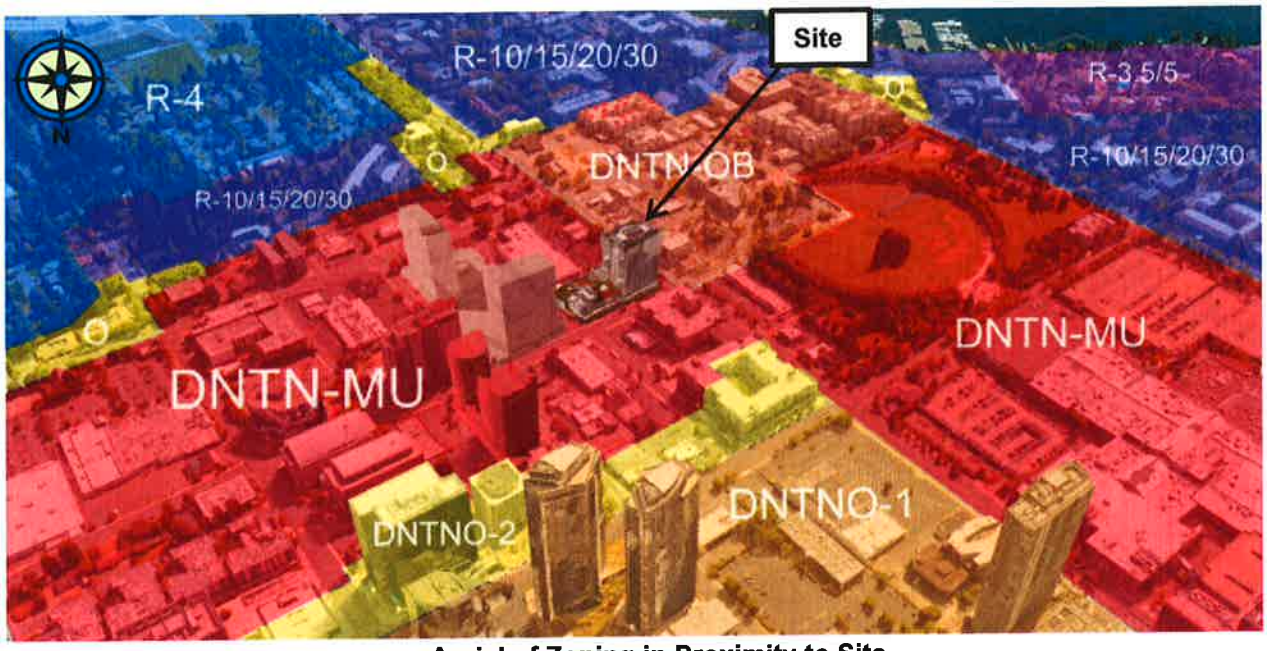
A. Site

The site is located at the southeast corner of Bellevue Way and NE 2nd Street. Site size is 50,512 square feet or 1.15 acres. Bellevue Way is designated by the City's Comprehensive Plan as the "Grand Shopping Street" of the downtown. The designation was applied to this street given the broad choices of shopping options located on this roadway, i.e. Bellevue Square, Lincoln Square, etc. The Transportation Department classifies Bellevue Way as a major arterial while NE 2nd Street is classified as a minor arterial.

Avalon Safeway is located north of this site project across NE 2nd Street. A small restaurant is located south of this site. Located to the west across Bellevue Way is Chase Bank and Gregg's Cycle. Beyond these uses, is the Downtown Park. To the east is a low-rise development with multiple commercial tenants known as Bellevue Plaza. The best available views are oriented to the west overlooking low-rise commercial buildings to Lake Washington and the Seattle skyline beyond. Views of the Cascades lie to the east and southeast. However, future development to the east on the Bellevue Plaza site may block easterly views from the building.

The site is located in the City Center South District which connects to other downtown neighborhoods. The City Center South neighborhood is characterized as a mixed-use neighborhood with restaurant, retail, and residential uses. Urban activities will be available via extra sidewalk widths that may be used as outdoor seating spaces. The sidewalks will frame the vehicular access at the north elevation of the building. Various retail and restaurant uses are proposed at the base of this residential building to create pedestrian friendly elements at each street frontage. A plaza at the northeast corner of the site plaza will provide connections to the north/south mid-block connection located east of this site.

B. Zoning



Aerial of Zoning in Proximity to Site

The property is located within the Downtown-Mixed Use (DNTN-MU) land use district, City Center South. The site does not lie within a perimeter district nor is there an applicable concomitant agreement noted for the property.

III. Site Design and Building Design

Site Design

The proposed residential tower, retail use and parking garage occupy a portion of an overall 'super-block' bounded by Bellevue Way NE to the west, NE 2nd St to the North, 106th Ave NE to the East, and Main Street to the South. The project is located on the Northwest corner of this superblock and is connected to the existing mid-block north-south connection at 105th Ave NE. The remainder of the superblock has not been redeveloped to date and consists of one-story retail uses and at grade parking. The primary frontage of the proposed project is along Bellevue Way NE and along NE 2nd Street. The existing mid-block connection of 105th Ave NE is a private drive owned by the adjacent neighbor to the east. Pedestrian access occurs in this mid-block as well. The subject project will not use this neighbor owned

private drive for accessing its property. One vehicle entrance for all vehicle uses is proposed via NE 2nd St. Three loading bays are provided within the project for residential/retail loading and for commercial and residential trash pickup. All parking is contained within a partially above and partially below grade parking structure. Above grade parking and parkade lights will all be screened from the adjacent residential neighbors by the retail use to the North, and floor mounted planters and green screen walls to the East. A 5-foot landscaped sidewalk has been added along the east side of the property (105th Ave NE) to facilitate pedestrian movement and connection to future development and the mid-block.

Building Design

View from intersection of Bellevue Way NE and NE 2nd looking SE

The proposed condominium residential tower at 188 Bellevue Way NE is an approximately 252,000 square foot, 21 story concrete building at the heart of downtown Bellevue. The building sits at the northern portion of the block and is bordered by a mixed use seven story residential condominium development to the north and one to three story commercial buildings to the West and South. Located due east, bordering 106th Ave NE, is the 24 story Bellevue Pacific Tower.

The overall massing of the residential tower is articulated and broken into smaller proportions with balconies in response to both the adjacent buildings and the solar orientation. With the narrow facades of the building facing both east and west, the solar heat gain is minimized therefore, minimizing the overall energy consumed by the building. The entire residential tower is formed with a window wall system with flush mullions recalling the formal language that addresses the commercial area of downtown.

Architectural Compatibility/Design

At the pedestrian level, the project design provides human-scaled elements such as expressed entrances defined by the framing of stone piers with angular lines recalling the tower form. Retail marquees wrap the street frontage with varying widths. Tactile, material textures have been used to enhance the pedestrian experience at the sidewalks. The building mass has been setback from the easement lines, providing wider sidewalks, pedestrian areas and human-scale relationships.

The project site is located within City Center South, a neighborhood that is quickly changing from small, one-story strip-shopping center type retail with surface parking lots to a livable, walkable, urban environment comprised of street level retail, multi-family housing, and commercial office. As noted above under zoning, this site is adjacent to a DNTN-O-2 land use district that has several new high-rise, mixed-use projects either completed or in the planning stages. A residential tower with pedestrian oriented retail adds value and appropriate character to the development pattern of the Downtown. By breaking down the volume with thinner sheets of glazing in an angular rhythm, the design provides an appearance of a proportionally slim building. The unique rooftop screening has been designed to be integrated into the building design to hide the mechanical equipment. The exterior facets continue uninterrupted above the roof to create an interesting roofline which creates a cohesive and distinctive form against the sky within the Downtown.

Materially, the building is primarily composed of glass and metal with stone highlights fitting comfortably into the context of downtown Bellevue. The truncated volumes create gaps and breaks up the block with different heights. A green wall at the eastern facade and aluminum architectural louvers add to the richness of the building materials while the angled lines at the balconies provide visual interest.

Gateway to Project

The site has two main directions of arrival. Vehicles travelling north or south on Bellevue Way NE, and travelling east on NE 2nd can access the proposed vehicular access at the north side of the building.

The residential entrance to the building is clearly defined by several architectural features. The entrance is pronounced by stepping the building mass back at grade, and with a difference of level. Exterior steps and ramp with landscaping flank the tower pedestrian entry. Materially, the

entrance differs from the rest of the building by employing a more extensive application of stone and the ground plane will have scored accent paving treatment to further announce arrival at the entrance.

Pedestrian Connectivity

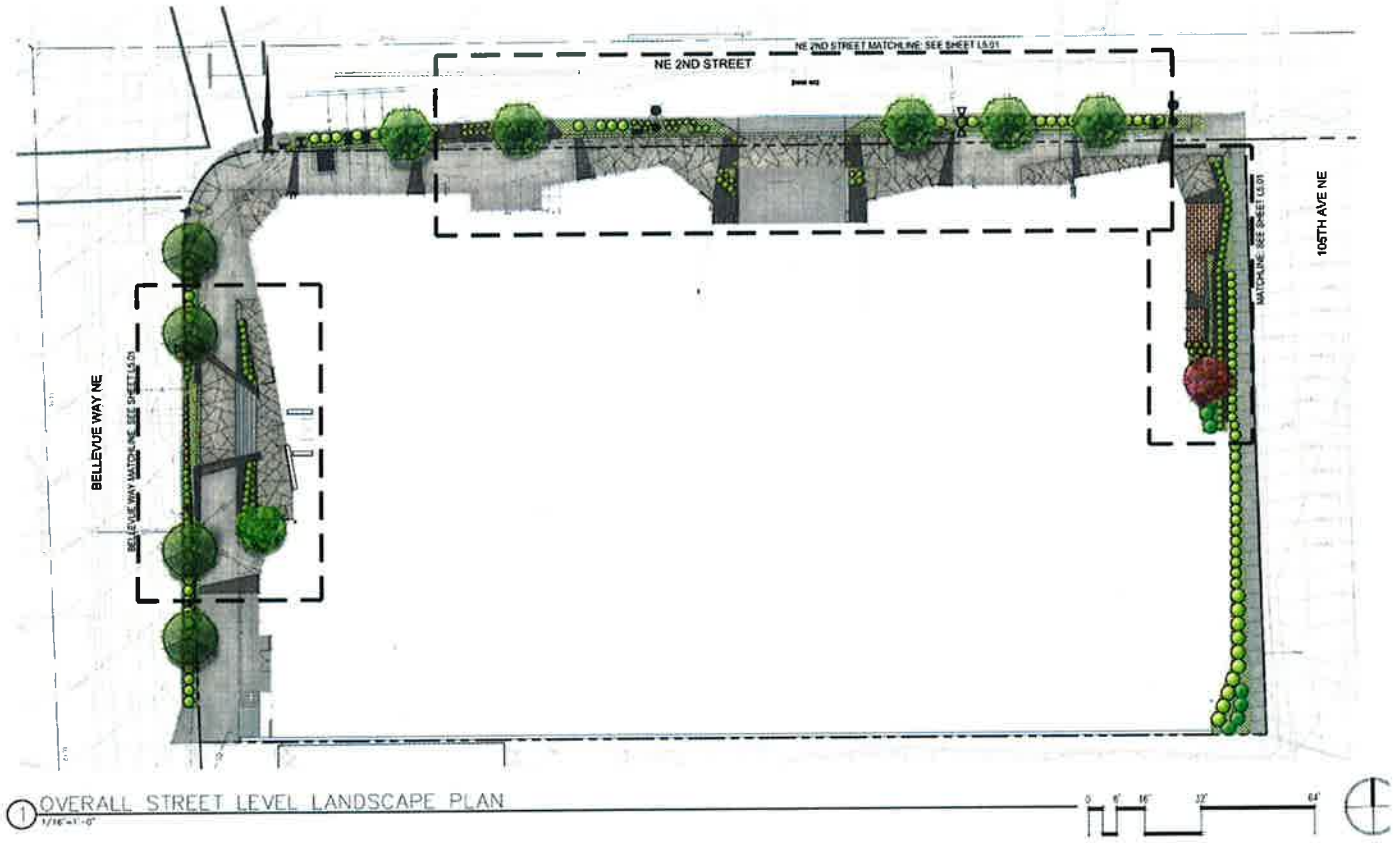
Pedestrian connectivity has been enhanced and provided along a multitude of routes. The frontages along Bellevue Way NE and NE 2nd Street are all retail storefront with the exception of the building main entrance and vehicle entry. This route provides generous sidewalks, enhanced accent paving, marquees and street trees - all of which activate the sidewalk space. Adjacent to the east side of the building is an existing through-block connector. The project provides additional width for the pedestrian connection and enhancements such as lush landscaping and plaza space for possible future cafe use.

Landscaping

The landscape concept for the residential development at 188 Bellevue Way NE is designed to respect the character of the architecture and create a new and unique landscape for the building occupants and neighborhood residents. Moving through a variety of spaces with plantings, built structure, and hardscape, the community will experience a comfortable, cohesive space from one end to the other – whether in passing or sitting and enjoying the space.

The south side of the property is the site's property boundary which will likely be developed in future to the same zero lot clearance. In the meantime to enhance the appearance of the blind wall, the development is proposing a rhythm of faux greenscreen and painted concrete walls with angular lines mimicking the tower form to provide attractive near and far views for the patrons of the adjacent retail uses.

Landscaping along the east side of the property will be designed with two intents. The first, along the existing 105th Ave NE connector road will provide a landscaped sidewalk to allow pedestrian connection. Additionally, planters will step down along the slope on the retaining wall to keep the perception of height change minimal, maintaining a human-scale. At the northern plaza level, a mixture of hardscape and planting will provide potential retail uses of the plaza.



Landscaping along the north and west property line, NE 2nd Street and Bellevue Way NE respectively, will be street trees along with an at grade 5-foot planted strip which will act as a buffer between traffic and pedestrian. The selected plant material will provide an aesthetically pleasing atmosphere utilizing a variety of color, texture, and mature sizes at the time of installation. The species selected will conform to City of Bellevue standards and be coordinated with the Parks Department.

All site amenities such as lighting, benches and planters will be stone clad to provide a human-scale texture and complement the architectural style of the project. Site and building lighting will be required to comply with light and glare standards to reduce spillover on adjacent parcels. See Section X for related condition.

IV. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

Uses are regulated by Section 20.10.400 (Use Charts) and 20.25A (Downtown-Mixed Use) land use district). In addition, the uses proposed for this project are permitted with Design Review approval subject to meeting the Design Review criteria of Land Use Code (LUC) 20.25A.110 and the Design Guidelines – Building/Sidewalk Relationships of LUC section 20.25A.115, summarized as follows:

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	50,512 SF	
Building Height	230'-0"	230'-0" to main roof, 260'-0" to top of glass screening	Participating in FAR Amenity Incentive System (LUC 20.25A.030) and seeking height increase per exception under LUC 20.25A.020 B.4.a
Floor Area Ratio (FAR)	2.0 min/5.0 max.	5.0	Participating in FAR Amenity Incentive System (LUC 20.25A.030)
Total Gross Floor Area (GFA)	No minimum	424,553 GFA	Excludes vertical penetrations, vent shafts, stairwells, and balconies per LUC 20.50.022
Exempt Retail/Ped-Oriented Frontage Floor Area	Maximum 1.0 FAR	17,030 SF (0.34 FAR)	LUC 20.25A.030.C Meets criteria of 20.25A.115 and Building/Sidewalk Guidelines.
Excluded Parking and Mechanical Equipment from GFA	No Minimum	Parking: 129,431 Mechanical: 25,532	Fulfills LUC 20.50.022
GFA for FAR	252,560 GSF	252,560 GSF (5.0 FAR)	Excludes parking and mechanical areas from GSF per LUC 20.50.022. Exempt Retail Excluded per LUC 20.25A.020.3.a
Gross Square Feet (GSF)	No minimum	295,806 GSF	Excludes parking and vent shafts
Floor Area per Floor Above 40 Feet	Residential: 22,000 gsf/f Parking: 20,000 gsf/f	Residential:17,091 gsf/f Parking: 0	Calculated per Note [24] 20.25A.020
Floor Area per Floor Above 80 Feet	Residential: 12,000 gsf/f Parking: 12,000 gsf/f 20,000 gsf/f	Residential:11,650 gsf/f Parking: 0	Calculated per Note [24] 20.25A.020

Setbacks			
Front	0 FT	West side varies from 12'-7" min to 22'-10" max.	Complies with LUC 20.25A.020, footnote 25
Side(s)	0/20 FT	N/A Stepback not required **(1)**	Complies with LUC 20.25A.020 Footnote 25.
Rear	0/20 FT	N/A Stepback not Required **(2)**	Complies with LUC 20.25A.020 Footnote 25.
Sidewalk Width	12 feet on NE 2nd Street\, 16' on Bellevue Way NE	12' feet including planters, 16' including planters	LUC 20.25A.060.A
Landscape	Sidewalk along NE 2nd Street will be 12 feet wide inclusive of 5 foot wide landscape planter areas with Linodendron Tulipifera trees. Sidewalk along Bellevue way NE will be 16' inclusive of 5 foot wide landscape planter areas with street trees as recommended by City Parks Department (Quercus Robur 'Pyramich')	New 3" caliper trees will be installed within new planting areas along NE 2nd Street and Bellevue Way NE.	LUC 20.25A.060.B (See ADR Landscape plans)
Mid-Block Walkways	0'	5' Provided	LUC 20.25A.060.C

Parking and Loading

Item	**Required**		**Proposed**	**Comments/ Conditions**
Parking	**Minimum and Maximum Permitted Ratios**	**Required and Permitted Parking Stalls**	**Proposed Parking Stalls**	**LUC 20.25A.050**
Residential	1 per Unit **(3)**	143 + 10	191 + 10	
Retail: 10,521 net square feet (NSF) Restaurant: 2,142 NSF	Min. 2/1000 NSF/ Max. 1/100 NSF	Required: 22 & 21	Retail: 22 Restaurant: 21	
Total		**196**	244**(4)**	

1 The southeast corner of the podium is 29'-6" from average finished grade (AFG). Footnote 25 requires a stepback for building heights that exceed 75 feet which this proposal does not trigger.
2 The podium at the southwest corner of the building is 52'8" from AFG. Footnote 25 requires a stepback for building heights that exceed 75 feet which this proposal does not trigger.
3 The applicant is providing visitor parking at a 7% ratio for this proposal which amounts to 10 parking stalls as noted in the subsequent columns.
4 The applicant will be required to identify the exact location of retail and/or restaurant parking stalls from designated residential stalls. Additionally, the tandem stalls shall be designated accordingly to assigned residential units. Tandem stalls were not counted towards the minimum parking requirement as described below in Section IV.C.2. See Section X for related condition.

Item	Required/Permitted	Proposed	Comments/ Conditions
Compact Stalls	Max. 65% of total stalls = 158 stalls	14 [17%]	LUC 20.25A.050.F.2
Loading Area	Min. equal to the number of vehicle simultaneously loading with a space size of 10'x55'. A reduction is acceptable if it is demonstrated loading vehicles can maneuver within the proposed constraints without impeding the public right-of-way, access easement, or private road.	Provided (1) 12'x40' minimum shared loading spaces within the garage at Level 1. Accessed off NE 2nd Avenue	LUC 20.20.590.K.4.a-c
Recycling & Solid Waste	The recycling storage area must be accessible to residents and/or workers of the proposed development, and there must be one collection area per 30 dwelling units in multifamily complexes. The recycling storage area should be located adjacent to or near the garbage collection areas, if possible.	1,275 GSF located on Level 1 adjacent to the trash compactor/ loading dock.	Meeting standard; Republic Services has reviewed the plans and not identified any service issues/impacts. See letter dated September 2, 2015

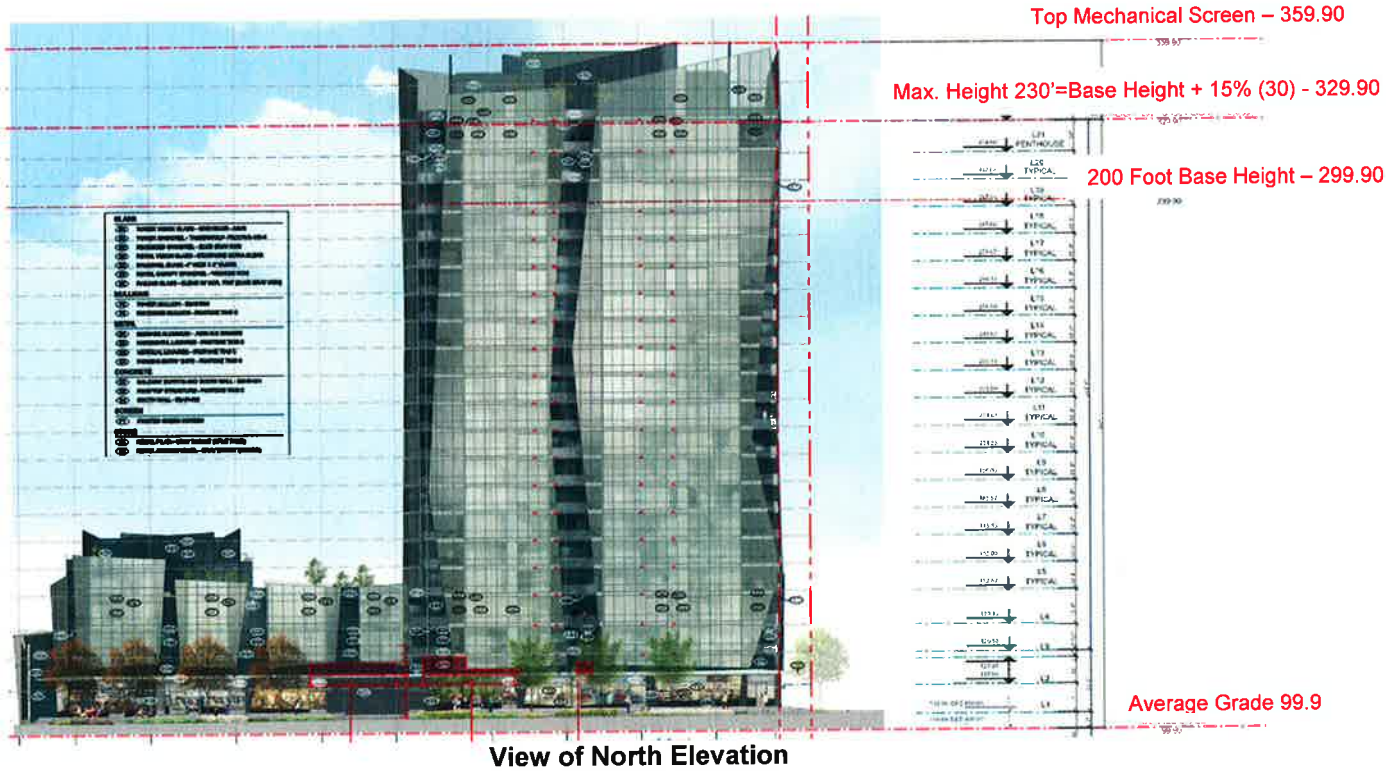
B. Analysis of Height Modification

The applicant has requested a height increase beyond the underlying zoning district. LUC 20.25A.020.B.4.a states the following regarding height modifications:

> *The maximum height identified in subsection A of this section may be increased by no more than 15 percent or 15 feet, whichever is greater, and only if the applicant can demonstrate that the additional height accommodates architecturally integrated mechanical equipment, interesting roof forms, significant floor plate modulation, significant facade modulation, or other such unique architectural features, and that the resulting design exceeds the quality and design requirements of LUC 20.25.110.*

Average finished grade is located at 99.90 feet. The maximum building height for the DNTN-MU District is 200 feet or an elevation of 299.9 feet. Height may be increased by 15 percent (30 feet) to an elevation of 329.90 feet per the LUC requirement noted above. An additional 15 foot increase may occur for mechanical equipment and screening. However, due to the required mechanical overrun for this proposal, additional height beyond 15 feet is necessary to provide screening for the proposed mechanical equipment. Total additional height granted to accommodate screening for mechanical equipment is 30 feet. Maximum elevation for this structure is 359.9 feet. The applicant has maximized the height allowance for this site as allowed by the LUC. This additional height is not granted for habitable area, only to enhance mechanical screening. See the height profile below for compliance with this standard.

Height Verification:



View of North Elevation

The applicant should note that changes to the shown roof details below are subject to approval by staff and consistency with the code during building permit review. Modification to the roof design/mechanical equipment without approval may place the additional height at risk for reduction to elevation 299.9 feet. See Section X for related condition.

Height modifications are granted because the applicant has proposed the following:

Rooftop Equipment and Associated Mechanical Screening

- The placement of the elevator overrun is at the center of the building,
- The proposed 30 foot mechanical screens are designed individually to avoid a monolithic, uniform design. Placement at various intervals will add variety and interest to the roof,
- Rooftop screen walls are located to complement building massing and provide continuity to and accentuate the building by adding interesting angles and dimensions to the roof form,
- The roof screen will provide a dynamic addition to the Bellevue skyline and a unique architectural feature defining the building identity,
- The colors and materials used for the mechanical equipment and penthouse screen wall will match the building body creating an architecturally integrated system.

As conditioned, the proposal is eligible for a modification of height.

C. Special District Requirements

1. FAR Amenity System Requirements

See Attachment B for FAR and Amenity Calculations (Basic and Non-Basic) for this project. Subject to LUC 20.25A.030.D, the total amount of bonus floor area earned through the Amenity Incentive System for a project, and the total amount of bonus floor area to be utilized on-site for that project, must be recorded with the King County Division of Records and Elections and with the Bellevue City Clerk. Therefore, a condition is included in Section X of this report requiring that the applicant record a copy of the approved bonus point calculations, project drawings and conditions of this Design Review approval. See Section X for related condition.

2. Design Review Criteria and Design Guidelines

The proposal meets the Design Review criteria (LUC 20.25A.110). If modifications are made to this design review application, the applicant will be required to provide documentation of said change by either amending this Design Review application or via the Land Use Exemption (LUX) process. Compliance will be required to the LUC in effect. See Section X for related condition.

Vehicular Circulation and Parking (LUC 20.25A.110.A.1)

Vehicular access for ingress and egress will occur at the north elevation from NE 2nd Street in the center of the façade. This access will lead to the commercial parking area and three truck loading areas on Level 1. Two trash loading areas are located on Level 1 for Republic Services. One residential/commercial loading area will be shared for both uses south of the trash loading areas for Republic Services. This access then leads to the residential parking areas located underground on levels P1 to P3. This same level also leads up to Level 2 parking which serves as visitor parking. Access to the residential parking areas on P1 to P3 will be controlled via a gate as shown at grid line 7 on Sheet 2.4. The parking garage will contain **248** residential parking stalls at a minimum parking ratio of 1.36 per unit for a total of **195**. Visitor parking is proposed at 7% for a total amount of **10 parking stalls** on Level 2. This parking is required to remain available outside the security gate in perpetuity for the life of the project. See Section X for related condition. The applicant is also proposing **22** retail and **21** restaurant parking stalls. As an aside, the applicant is also proposing residential tandem stalls which is not included in the minimum parking count but will provide extra parking stalls beyond the LUC minimum. They are being provided at a rate of 1.73 which increases the residential parking count from 195 to 247 parking stalls.

Pedestrian Circulation and Amenities (LUC 20.25A.110.A.2)

Pedestrians can circulate around the building via sidewalks along Bellevue Way NE, NE 2nd Street, and 105th Avenue NE. Although the required mid-block connection is not located on this site, the applicant is providing a sidewalk along its east property boundary to facilitate pedestrian movement in this area. Street trees,

weather protection, landscaping, and special paving are proposed to make these walkways a pleasant pedestrian experience.

Wind and Sun (LUC 20.25A.110.A.3)

View West of Proposed Plaza at Northeast Corner Residential Tower

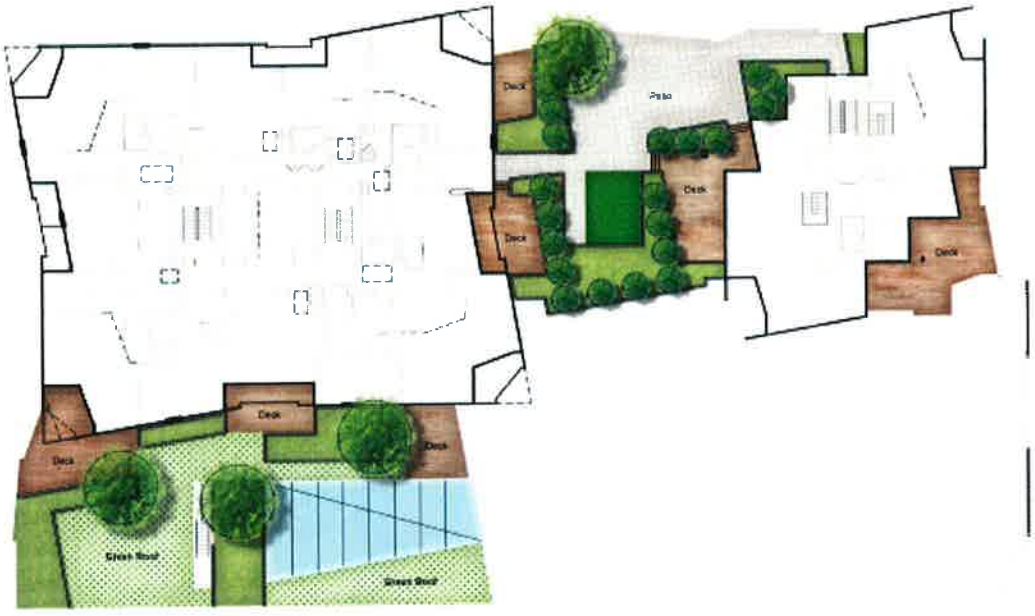
The applicant has provided a sun/shade diagram on Sheet 6.5 of the submittal. Sun exposure will be greater in the summer months although sun protection may occur from proposed marquees which meander along with north, west and east elevations. The tower is located on an east/west axis. Expanded sidewalks will be provided to allow for outside eating areas beyond the minimum sidewalk width of 12 feet. These seating areas will have a modicum of wind protection due to their proximity to the exterior building walls.

Open Space (LUC 20.25A.110.A.4)

Aerial View from South of Roof Deck and Green Roof

The applicant has proposed a community roof deck and green roof at Level 3 and 5. This outdoor plaza will be available to residents to create a sense of community and a gathering space for residents of the tower. The roof deck will have an outdoor bar and kitchen, fireplace and lounge, pergola for rain protection, lawn, a hardscape area along with lush landscaping scattered through the deck level. The pergola/lawn area will be located at two different elevations to create visual interest on the roof deck for residents.

Level 3 Landscape Plan for Community Roof Deck



Level 5 Landscape Detail for Green Roof and Unit Decks

Level 5, as shown above, will have minimal access on the southwest corner of the green roof. Access will be confined to the resident decks while the adjacent green space is solely for viewing. At the north east corner of Level 5, this area is accessible to all residents. A pet relief area will be located in this area. The area noted in blue is a sun roof for the pool on Level 4 allowing sunlight into the space below for natural lighting.

Tower Roof Deck

The tower roof as noted above, will also have a green roof with small viewing decks for residents. The applicant originally proposed a full roof lounge at this level but this was not permitted as this level of the building because the deck is habitable space over the allowed 15 foot limitation per LUC 20.50.012, Definitions, Building Height. The applicant may via a Land Use Exemption (LUX), potentially, add this element at a later date if the existing LUC is modified to allow enclosed roof amenity spaces to extend beyond the allowed height limit. See Section X for related condition.

Light and Glare (LUC 20.25A.110.A.5)

The exterior skin of this structure is a combination of glass, concrete, fritted glass and matte finish metal panels with a low reflection and glare factor. The applicant submitted a colors and materials board to substantiate the low reflectivity of their chosen materials.

Downtown Patterns and Context (LUC 20.25A.110.B)

Natural Setting and Topography (LUC 20.25A.110.B.1)

Topography on this site is relatively flat due to the existing structures (hybrid restaurant and E.E. Robbins Jewelry Store) and parking lots with the exception of the southeast corner. Site topography ranges from elevation 106 at the northwest corner to elevation 87 at the southeast portion. The applicant proposes to take advantage of this lower topography by placing the lowest level of parking in this location.

Landscape Design (LUC 20.25A.110.B.2)

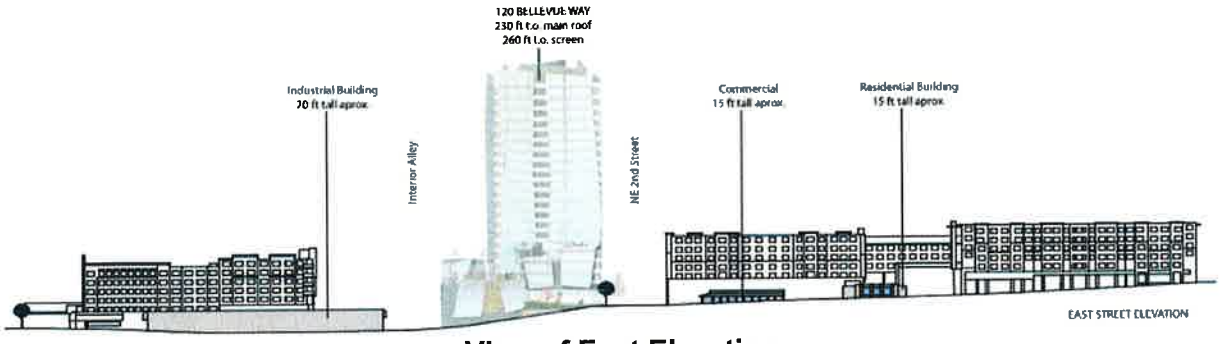
There is significant landscaping proposed for green roof/community roof decks. See above under open space. See Landscaping Sheets L5.00 to L5.10 for further details.

Views (LUC 20.25A.110.B.3)

As discussed previously, the tower massing was considered during project design to reduce the impact on views from buildings to the north, south, and east of this site. The tower is slender and its placement at the northwest corner of the site over a building podium reduces the scale and size of the project. Orienting the building in this fashion, allows views west from Bellevue Pacific Tower until such time that Bellevue Plaza develops. The project will enhance the Bellevue skyline and therefore contribute to more interesting views from public spaces. The tower will have westerly views of Seattle.

Building Height and Bulk (LUC 20.25A.110.B.4)

View of North Elevation



View of East Elevation

The proposed building is oriented east/west on 1.15 acres with a predominant tower at the westerly portion over the podium towards Bellevue Way NE. The eastern portion of the site has been designed as a low rise element on the podium towards 105th Avenue NE. This orientation allows the structure to have a strong presence at the intersection of Bellevue Way NE and NE 2nd Street. The above drawing illustrates how this structure will complement adjacent existing towers

such as Bellevue Pacific Tower on 106th Avenue NE along with the proposed Bellevue Plaza that will be located east of 105th Avenue NE. The roofline of this project will provide visual interest and an interesting roof line to the City skyline. Additionally, the detail of the tower will create an interesting architectural focal point near the Downtown Park. The use of vegetation throughout the roof decks and green roofs will enhance and soften the materiality of the building form as well.

Transitions (LUC 20.25A.110.B.5)

The north, west and east elevations will contain retail/restaurant activities at the pedestrian level. The expanded sidewalk will provide additional area for congregation for pedestrians utilizing this space. The area will be framed by marquees that will vary in widths across these elevation frontages. Clear vision glass will be provided at this level for pedestrians to have viewing opportunities into the building.

Patterns of Activity (LUC 20.25A.110.B.6)

The building provides various opportunities for pedestrian-level activity at the ground plane, including ground level retail, restaurant, and indoor and outdoor gathering spaces. The expanded sidewalk will contain scoring to create visual interest in front of the building along with outdoor seating and landscaping.

Signage (LUC 20.25A.110.B.7)

General sign information has been noted at this time. However, a master sign permit package will be required for this proposal for formal review and approval. See Section X for related condition.

Design Guidelines – Building/Sidewalk Relationships (LUC 20.25A.115)

Bellevue Way NE is designated as a "C" Right-of-Way. "C" Rights-of-Way have moderate orientation to pedestrians with the following components: incorporation of some amount of service and commercial activities along with visual access to windows, street walls, multiple entrances differentiation of the ground level along with special paving treatment and seating. NE 2nd Street is designated as a "D" Right-of-Way due to its low to moderate orientation to pedestrians. "D" rights-of-way are required to have a combination of the following elements: windows providing visual access into the building base, street walls and a differentiated ground level. The applicant has complied with these standards with this proposal.

IV. PUBLIC NOTICE AND COMMENT

To date, staff has not received written comments from the public regarding this project.

City Held Public Meetings

The City held one public meeting on January 14, 2016. Nine individuals attended this meeting: five were from the applicant, Bosa Development, and the remaining four were from the neighborhood. Neighborhood questions ranged from views and any impacts for residents at Bellevue Pacific Center, number of projected residents to ascertain any impacts to the Bellevue School District and setback questions and location of the building.

V. TECHNICAL REVIEW

A. Utility Department

The development proposed for this application has been reviewed on a conceptual basis and can be feasibly constructed under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design or information submitted under this permit may cause delay in approval of future construction permits. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the utility design and feasibility of this project. See Section X for related condition.

B. Fire Department

The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal.

C. Transportation Department

Site Access
The primary access to the proposed development on NE 2nd Street will be via a 30-foot wide driveway approach per standard drawing DEV-7F. Larger trucks will also use the same access point to utilize the proposed loading area within the site's internal garage area. Outbound left turn vehicular movements will be prohibited at the driveway. The existing c-curb on NE 2nd Street will extend to the east and installation of a no left out sign is required. Note that on–street loading will not be allowed on any street adjacent to the site. The backing of trucks within any street right of way or across any public sidewalk easement is prohibited. The applicant is proposing a roll down gate at the site's access located approximately 40 feet from the edge of the roadway. The gate will be open from 6:00 a.m. to midnight seven days a week.

Street Frontage Improvements
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 including street widening on Bellevue Way NE and NE 2nd Street is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The City's adopted 2016-2027 Transportation Facilities Plan (TFP) includes project TFP-190, which calls for widening NE 2nd Street between Bellevue Way NE and 112th Avenue NE "to five lanes, consistent with the Main Street & NE 2nd Street Design Report (2009). Project implementation will be coordinated with approved and potential future private development in the immediate vicinity." This will require some street widening on the applicant's frontage. In addition, the city's design shows that the future curb alignment on the south side of the street will be tapered westerly towards Bellevue Way NE with a 30-foot curb return. Further, the plan shows a widening wedge on Bellevue Way NE based on the city's TFP-225 project description for improvements to the intersection of Bellevue Way/ NE 2nd Street.

At the intersection of Bellevue Way NE/ NE 2nd Street, revision of the curb alignment or ADA ramps will require revision of the traffic signal and pedestrian push button systems. A detailed plan and specifications for any such revisions must be prepared by an engineer familiar with City standards, and approved by the city with approval of the clearing and grading permit. It is advisable for any traffic signal design work to be done by the same firm that will do the streetlight design.

Street light and traffic signal modifications must be completed at developer expense prior to temporary certificate of occupancy.

1. New street lights on street frontage must be provided and a combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. 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 DEV-7F). The final engineering plans must include a streetlight plan and specifications prepared by a qualified engineer familiar with street lighting and with Bellevue's streetlight requirements. All necessary engineering details, including standard drawings, for any new or relocated streetlight and associated equipment must be included in the final civil engineering plans for the Clearing and Grading Permit.

2. The Americans with Disabilities Act (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.

   ADA also requires provision of a consistent 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. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The curb, gutter, and sidewalk on both Bellevue Way NE and NE 2nd Street fronting the site shall be completely removed and reconstructed with a sidewalk width of at least 16 feet on Bellevue Way NE and 12 feet on NE 2nd Street, not including the curb. The planter strips are included in the 16-foot and 12-foot width adjacent to the curb. At any location where the sidewalk extends over a basement or parking garage, a construction method that will prevent differential settling shall be used. Such method must be acceptable to the Transportation Department.

4. The overall design and appearance of the sidewalk and landscaping on Bellevue Way NE and NE 2nd Street shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. Alternative paving samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

   The applicant plans to install pavers and different materials with different score pattern between the back of the curb and the building façade along the Bellevue Way and NE 2nd Street frontage. The exact location and installation details of these enhancements must be provided on the appropriate civil, architectural and landscaping plans. The applicant is required to provide an indemnity agreement to the Transportation Department Right of Way Section as relates to the installation and maintenance of these pavers and any other materials.

   Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle and shall not create a tripping or slipping hazard in the sidewalk.

   Future work within the alternative material area by City, franchise, or other workers as a result of either emergency, normal maintenance, or new installation may result in replacement of the surface by standard materials. In such a circumstance, should the property owner wish to replace or repair the surface with the alternative material, a Right of Way Use Permit may be required. Adequate storage of non-standard materials must be provided on site.

5. Landscaping within the planting strip on either adjacent city street shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

6. The applicant will be responsible for installing all street channelization and signage that is necessitated by their street frontage improvements on Bellevue Way NE and NE 2nd Street. The installation of two enhanced crosswalks (14-foot wide) across Bellevue Way NE and NE 2nd Street will be required. Ramps and pedestrian pushbuttons shall be ADA compliant. A channelization and signage plan must be included as part of clear and grading construction plans.

7. The driveway on NE 2nd Street shall have an approach width, as defined in standard drawing DEV-7F, of 30 feet. The driveway apron design shall be consistent with standard drawing DEV-7F.

8. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. In some conditions (to be finalized during engineering and building plan review), new structure may be allowed under a new sidewalk/utility easement. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

9. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

10. All existing above-grade utility lines and cabinets on any city street fronting the site must be undergrounded. No new above grade lines will be permitted along or across any street or sidewalk easement.

11. Any awning, marquee, balcony, etc. over a public sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement) and must have at least three feet horizontal clearance from any streetlight or traffic signal pole. No supports for such features shall be installed in the public sidewalk. No structure will be allowed above a city right of way without a long-term lease of airspace.

12. 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 DEV-7F. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

13. Fire standpipes and similar equipment must be outside the public sidewalk, if feasible. If the sidewalk cannot be avoided, then such equipment must meet the requirements for fixed objects and must not be within the pedestrian travel zone.

14. Street furnishings not required by the Transportation Department, such as benches or raised planters, will be allowed with an indemnification agreement making the adjacent property owner responsible for such furnishings. The appearance, style, and location of such

features must be acceptable to both the Transportation and Development Services Departments.

15. Per IBC section 3201.4, drains from the building or roof shall not discharge onto a public sidewalk. In addition, treatment of storm water from the site flowing to any city street or public sidewalk shall meet the standards of the Utilities Department.

16. Vehicle and pedestrian sight triangles shall be achieved per BCC 14.60.240 and 14.60.241, and Design Standards 21 and 22 including consideration of all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

17. As much as feasible, any new manhole lids and other metal covers shall be located outside the tire paths of through lanes on any city street.

Easements
The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

The applicant shall provide easements to the City for location of signal and street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within the landscape area on the Bellevue Way NE and NE 2nd Street frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Right of Way Dedication
To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way. This requirement applies to Bellevue Way NE and NE 2nd Street and the ultimate curb return at Bellevue Way/ NE 2nd Street intersection due to street widening on these roadways.

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. The applicant 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, which is issued directly by the Transportation Department.

Use of the Right of Way During Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. Additionally, all contractor's vehicles will be required to 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. See Section X for related condition.

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 2nd Street and Bellevue Way NE are classified as "Overlay Required" streets. Should street cuts prove unavoidable or of the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. Details of any trench restoration must be shown on the engineering plans.

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 this 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. and 14.60.080.

See Section X for related Transportation conditions as detailed above.

VI. STATE ENVIRONMENTAL POLICY ACT

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 the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2016-2027 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS), dated December 2015. This document is available in the Records Office at City Hall, 450 110th Avenue NE. Transportation-related impacts associated with this project are consistent with the potential projected impacts analyzed within this document.

Adverse impacts which are less than significant are subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further

documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. BOSA Bellevue Way Building lies within MMA # 3, which has a 2027 total growth projection of 4,645 multi-family dwelling units and 1,595,183 Gross Square Feet (GSF) of Retail. This development proposes 145 multi-family dwelling units, 16,170 GSF of retail and 5,940 GSF of quality restaurant. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic 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 BCC 22.16, 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.

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.

This development will generate approximately 74 new p.m. peak hour trips, with credit for removal of existing uses. 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. In this project analysis, no system intersections received 20 or more p.m. peak hour 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 C for this certificate.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated July 21, 2011. 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 Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. At issuance of building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100.

Short Term Operational Impacts and Mitigation

City staff directed the applicant's traffic consultant, Transportation Engineering Northwest (TENW), to analyze the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours. Issues that were analyzed in the Traffic Impact Analysis, dated February 9, 2016, included Level of Service (LOS) analysis at nearby intersections, LOS and vehicle queues at the site driveways, site vehicular and pedestrian circulation, delivery truck circulation/ operations, transit availability, and accident history analysis for the past three years. We do not anticipate any adverse operational impacts due to the proposed development. The TENW analysis is available for review in the project file.

The engineering plans such as the roadway plan with detailed roadway cross-sections, street lighting, traffic signal modification, street channelization markings and signage were submitted in conjunction with frontage improvements on Bellevue Way NE and NE 2nd Street that include pavement widening.

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 Section X.

UTILITIES

Surface Water

The site is located within the Meydenbauer Drainage Basin. Storm water from the site currently drains to Bellevue Way and is conveyed in catch basins and pipes along the road frontage and eventually discharges to Lake Washington. The site is located in the Meydenbauer No Detention Zone and no detention is required as long as the site can maintain historical drainage patterns on the property. The site does not create enough pollution generating surface to trigger water quality requirements. The proposed storm drainage outfall for the entire site is to connect to the site's existing drainage point located in Bellevue Way.

Utilities

Domestic water for the site will connect to a 12" ductile iron main located in NE 2nd Street. There is sufficient capacity in the water mains to supply the site with domestic water.

Domestic sewer for the site is available to an existing sewer stub to a manhole in 105th Avenue NE. The development proposes greater than 8 units and will need to connect into a manhole will an 8" size or greater sewer stub.

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 not 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 is not essential public facilities. See Section X for related condition.

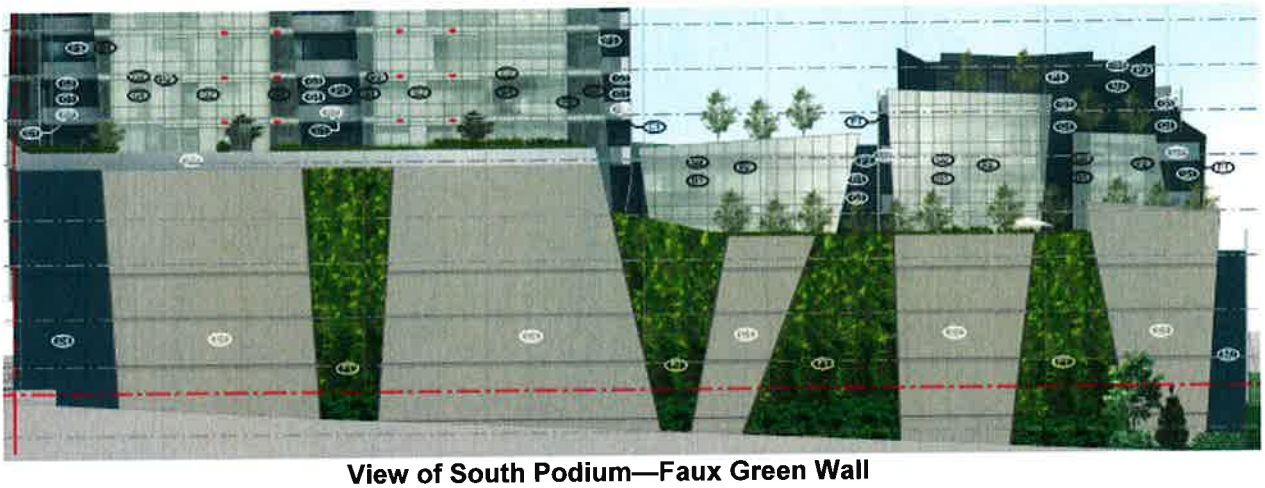
Interior Noise Levels: The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met. See Section X for related condition.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Building Design

- The south wall of the podium, as depicted below, was revised due to the scale of the podium that would face Bellevue Way NE and adjacent restaurant/retail on the south. As an interim condition, until development takes place to the south, the applicant was required to create an aesthetic treatment that reflects the geometrics of the building design. Planting vegetation in this area was not an option due to the zero foot setback in this location. Use of

a faux green wall will substitute as an interim condition until such time as future development occurs on the south parcels.



View of South Podium—Faux Green Wall

- The applicant was required to revise the original colored renderings as they did not provide an accurate portrayal of the chosen color and materials for this proposal. This was provided and was approved.
- Additional lighting information was required for the roof decks and along the pedestrian areas.
- The original proposal contained an occupied roof deck. However, its location was over the height limitations as detailed in LUC 20.50.012, Definitions, Building Height. The applicant was required to remove the design elements to support said space.

Site Design

- Ordinance 6277 was adopted by City Council in 2016 during the review of this project. The applicant was required to modify its landscape plan to accommodate the increase in landscape buffer from four to five feet along with modification to sidewalk width.

VIII. APPLICABLE DESIGN REVIEW DECISION CRITERIA

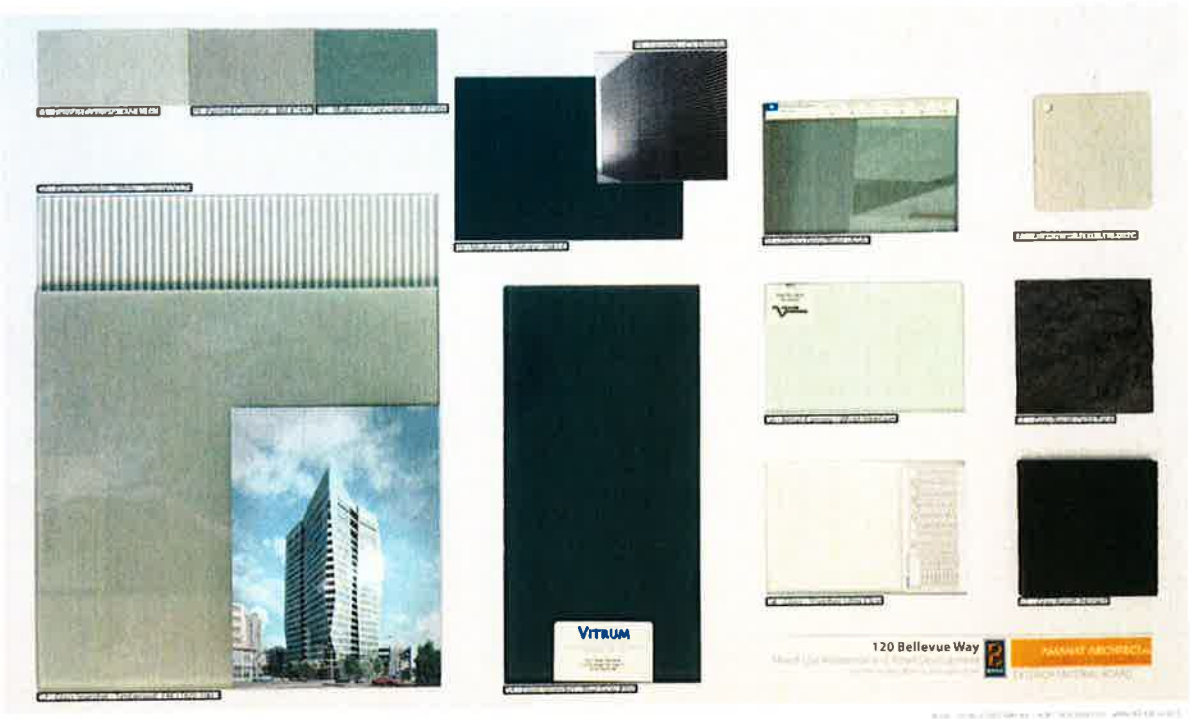
The Director may approve, or approve with modifications, an application for Design Review if:

1. The proposal is consistent with the Comprehensive Plan.

Following are land use policies from the Urban Design Element of the City's Comprehensive Plan that are pertinent to, and supportive of, the project proposal:

Policy UD-1: *Enhance the appearance, image and design character to make Bellevue an inspiring place to be.* This project will create an architecturally attractive building in its massing, materials, and detail. The concept for the building design for this proposal was a quartz crystal that had been cut into shards of glass. This concept created the rhythm and design for the submitted proposal. It will be a unique structure and valuable addition to the Bellevue skyline. It may also become a visual reference point within the Bellevue community.

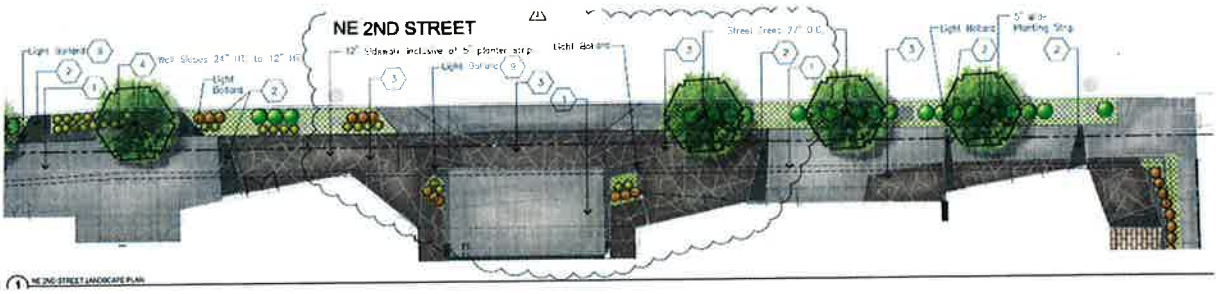
6.6 EXTERIOR MATERIAL BOARD



Proposed Color and Materials Board

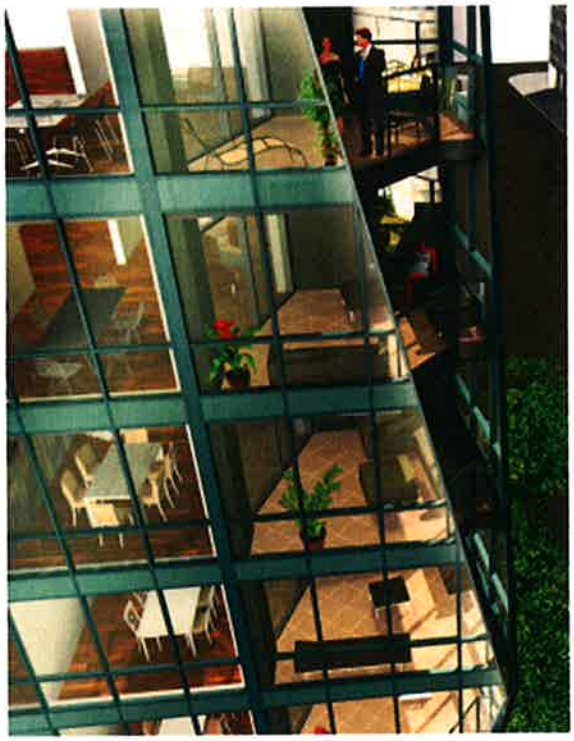
This project proposes high quality durable materials composed of blue-gray glass with medium gray colored mullions as noted above. Ground floor retail and lobby spaces will have clear vision glass along with a frameless vertical or slanted mullion. Proposed marquees and canopies will have white frosted glass. The proposed materials will be accented by the proposed building modulation and building breaks to further enhance the architectural vocabulary of the building.

Policy UD-4: *Create a safe, engaging and attractive pedestrian environment throughout the City using appropriate urban design features.* Ordinance 6277 modified the pedestrian environment of the downtown. Landscaping increased from four to five feet in width. Sidewalks reduced to slightly below 12 feet. The applicant has provided the increased landscaping but has gone beyond the minimum sidewalk width by proposing widths that vary between 20 and 26 feet. These wider sidewalks provide areas for congregation by residents and retails visitors.



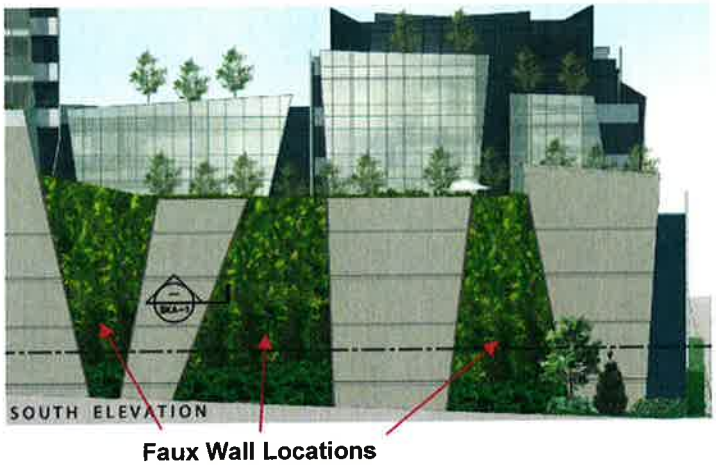
To further enhance this pedestrian environment, the concrete sidewalk will be enhanced with precast pavers, scored accent paving and bands to add visual interest and bring the design concept of the building to the street level. The landscaping will contain the required street trees and understory vegetation to create and define the street edge. It will be enhanced by landscape lighting to provide lighting at night.

Policy UD-10: *Encourage rooflines that create interesting and distinctive forms against the sky within the Downtown and other mixed use areas.* As noted in Section IV.B, this structure has been designed as an interesting roof form and meets the qualifications for additional height based upon the finding above.



Policy UD-23: *Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.*
Policy UD-24: *Encourage the creation of iconic visual reference points in the community through innovative site and building designs.* As noted earlier, the architectural design for this structure is based upon a quartz crystal that has been cut into shards. The building form has been designed with architectural angles through to the roof line with its angled elements. The corners of the building repeat this form with a concept of "moving balconies" whereby the building skin is pulled back at various angles to create dynamic lines in these areas. Openings to the balconies may be enclosed in some locations while others are open based upon the location and rhythm of the proposed opening as noted in the adjacent image. The design concepts for this building will add visual interest to the built environment in the downtown. Once constructed, it may become an iconic building form for the community.

Policy UD-26: *Encourage visual, auditory and tactile design elements in the built and natural environment.*
Policy UD-32: *Provide design treatments for blank walls that are visible from the public right-of-way.* This proposal has been designed with great detail. The design concept for the building and its architectural angles has been brought to the pedestrian level via the scored pavement materials noted at various intervals at all street frontages. Weather protection via marquees reflect this angled rhythm with very large overhangs for outdoor seating areas that are proposed beyond the minimum sidewalk width required by the LUC. Use of these elements will create a visually stimulating area for pedestrians.



Faux Wall Locations

In regards to blank walls treatments, the south side of the building will have a large podium that will face drivers/pedestrians coming north on Bellevue Way NE. This will be a temporary condition until such time as the parcel to the south redevelops. Currently, there is one story development in this area that is comprised of restaurants, retails, etc. In the interim, the applicant proposes to add a faux green wall in the same architectural rhythm of the proposal.

Policy UD-31: *Utilize green roofs and walls where they enhance the character of Bellevue as a "City in the Park" and soften the visual impact of development.* Section IV.C above provides the details of the proposed green roofs for this proposal. Development of the faux wall at the south elevation will visually soften the podium in this area until such time as a development proposal occurs south of this parcel.

Policy UD-34: *Provide both weather protection and access to sunlight in pedestrian areas using architectural elements.* As noted earlier, weather protection will be provided at each building façade at the pedestrian level for the north, east and west elevations. The marquees reflect the architectural rhythm of the building which provides greater depths of protection to allow covered outdoor seating during inclement conditions. It will also provide visual interest rather than a linear form that is predominant in the downtown.

Policy UD-54: *Use landscape designs that are appropriate for urban and suburban settings.*
Policy UD-59: *Ensure public places, give access to sunlight, a sense of security, eating, landscaping, accessibility and connections to surrounding uses and activities.*
Policy-65: *Use appropriate street tree species and provide adequate rooting space to limit damage to sidewalk and street infrastructure.* The landscape design incorporates both hardscape and landscape to respond to the urban setting, and includes street trees along each street frontage. It also fulfills the design elements from the recently approved Early Wins Ordinance 6277. The applicant will work with the Parks Department regarding installation of vegetation in the required landscape strips.

In regards to outdoor seating areas, they are provided at the north and east building façade. Depending upon the time of year, others will have more or less sun. The variety of these spaces will provide options for the users of these spaces.

This proposal is also consistent with the following policies from the Downtown Sub-area of the Comprehensive Plan:

POLICY S-DT-1 *promotes Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.* Retail proposed at the base of the building will provide additional retail activities for area residents and employees.

POLICY S-DT-2 *encourages a variety of land uses to occur in mixed-use buildings or complexes where appropriate.* This is a mixed use building with retail at the base with residential above.
POLICY S-DT-3 *promotes development of Downtown as an aesthetically attractive area.* This proposal will complement the aesthetic environment of the existing Downtown. The proposed building form will create visual interest with the varied building heights over the building podium, high quality materials, landscaping, expanded sidewalks with scored materials and pedestrian connectivity the mid-block connection to the east ties this development with the existing built environment.
POLICY S-DT-4 *states that the highest intensity development shall be located in the core of Downtown, with diminishing intensities towards the edges of Downtown.* This proposal is located in the D-MU District. Per LUC 20.10.370, Downtown this district requires the following:

> *Downtown-Multiple Use District (Downtown-MU). The purpose of the Downtown-MU Land Use District is to provide an area for a wide range of retail activity, low intensity offices, Downtown support services, and residential uses. Multiple uses are encouraged on individual sites, and in individual buildings, as well as broadly in the district as a whole.*

The applicant's proposal complies with the intensity standards noted above in this district.
POLICY S-DT-5 *sets out to organize Downtown to provide complementary functional relationships between various land uses.* This proposal will complement the mixed use environment of the Downtown-MU District by providing additional residential uses to the downtown. The addition of the retail/restaurant at the base of this structure will support visitors and residents of this area.
POLICY S-DT-7 *encourages the Downtown to continue to serve surrounding residential areas as a neighborhood retail district.* Visitors and residents will be served by the higher intensity retail/restaurant uses within the Downtown.
POLICY S-DT-9 *promotes use of bonus incentives (related to permitted intensity, height, etc.) for private developments to accomplish the public objectives.* See Section IV.B above for discussion on how this project qualifies for the bonus incentive for height.
POLICY S-DT-10: *Require design review to ensure high quality, aesthetically pleasing Downtown development.* Submittal of this application fulfills the design review requirement for this project.
Policy S-DR-26: *Encourage residential uses to occur in mixed-use structures or complexes.* The proposal has been designed as a mixed use development with residential uses above retail/restaurant activities at its base.
POLICY S-DT-35: *Create a pedestrian environment with a sense of activity, enclosure, and protection.* As described earlier, this development has been designed with expanded sidewalks to create pocket areas of outdoor seating opportunities for pedestrians at the east and north elevations. These pocket outdoor seating areas will be located near the building walls; thereby; shielding them from a majority of winds. This will create a sense of enclosure for these seating areas while allowing sunlight opportunities into the space. These areas will be activated with tables, lighting, landscaping and interesting pavement materials. To further protect this environment, the applicant will be required to direct all venting from commercial uses to the roof. This will reduce the opportunity of malodorous odors from encroaching into the plaza area. See Section X for related condition.

POLICY S-DT-36 *seeks to utilize development standards for building bulk, heights, setbacks, landscaping requirements, stepbacks, floor area ratios, open space requirements, and development incentives.* See Section IV.A to review dimensional standards.
POLICY S-DT-37 *supports linking building intensity to design guidelines relating to building appearance, amenities, pedestrian orientation and connections, impact on adjacent properties, and maintenance of view corridors. These guidelines will seek to enhance the appearance, image, and design character of the Downtown.* See Section IV.C above for project attributes.
POLICY S-DT-40 *seeks to enhance the appearance of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, paving treatments, medians, or other softening treatments as appropriate.* The project complies with this standard. The applicant has proposed a high quality landscape treatment at the pedestrian level of the site and also above for residents with green roofs and roof decks on Levels 3, 5 and the roof. Landscape materials provided at these levels increase the visual interest of the building with vegetative relief to the materials proposed for the building. See Landscape sheets L5.00 to L5.10 for details.
POLICY S-DT-46 *Provide incentives for Bellevue Way to realize its vision as a Grand Shopping Street, with an exciting mix of retail shops restaurants, hotels offices, and residential units.* This development complies with this standard as it will contain a mix of retail and restaurant uses at the building base.
POLICY S-DT-57 *promotes the creation of pedestrian linkages within and between the Downtown Districts as well as to surrounding residential areas outside Downtown.* The redevelopment of the surrounding sidewalks will provide connections east/west for pedestrians accessing the Downtown Park to the west while connecting to the mid-block connection to the east to allow north/south pedestrian access.
POLICY S-DT-92 *Encourage development of neighborhood-serving retail uses.* Retail and restaurant uses are proposed at the base of this building. Some of these spaces will be community serving beyond resident use.

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

As conditioned, the proposal complies with applicable requirements of the Land Use Code and Bellevue City Code. Additionally, see Section IV.A above for further Code discussion.

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

See Section IV.C.2 of this report for discussion relating to how the applicable design guidelines are met.

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

The development, as proposed, fulfills the above requirements. The building design will be unique to the City skyline with its crystal design and varied angles. The inclusion of roof decks and green roofs will add greenscape at various Levels 3, 5 and the roof to soften the materiality of the building. The design of this structure contains the tower form at the northwest corner of the site while a low-rise building will exist at the northeast portion of the site. By using this

proportionality, the building will complement existing development that is at this scale to the north at the Safeway Avalon site. The tower, proposed at 21 stories, will complement future development proposals east and south of this site. The design and proposed materials will complement the built environment in downtown.

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

All required public services and facilities are available to the site. The applicant has received an email from Republic Services dated September 2, 2015, stating that they see no service issues for this project. The owner will adhere to the loading dock height requirements specified by the hauler for servicing of this building.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director of Development Services Department does hereby **APPROVE WITH CONDITIONS** the subject proposal.

X. 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	Abdy Farid	425/452-7698
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	Mark Dewey	425/452-6179
Construction Codes - BCC Title 23	Sheri Crawford	425/452-2843
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	Travis Ripley	425/452-6042

2. **Holiday Construction & 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:** Outbound vehicular left turn movements at the proposed NE 2nd Street driveway will be restricted. Inbound left turns may be restricted in the future if such maneuvers are found by the city to be hazardous.

   Authority: BCC 14.60.150
   Reviewer: Abdy Farid

4. **Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. The number and size of loading spaces must be equal to the maximum number and size of vehicles which would be simultaneously loaded or unloaded in connection with this proposal. No on-street loading, unloading, or garbage pickup will be allowed. The backing of trucks in any street or across any public sidewalk in order to access this site is prohibited.

   Authority: LUC 20.20.590.K.4, BCC 14.60.150
   Reviewer: Abdy Farid

5. **Conceptual Approval:** Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Public and private Easements for water, sewer and storm water facilities will be required where applicable.

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

6. **Future Roof Deck Modifications**: The applicant originally proposed a full roof lounge at tower roof level but this was not permitted because the deck is habitable space over the allowed 15 feet limitation. The applicant may via a Land Use Exemption (LUX), potentially, add this element at a later date if the existing LUC is modified to allow enclosed roof amenity spaces to extend beyond the allowed height limit to a fully occupied roof by filing the appropriate building permit for City review and approval.

   Authority: LUC 20.50.012, Definitions, Building Height
   Reviewer: Antoinette Pratt

7. **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

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE 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.
   i) Sufficient off-street parking for construction workers.

   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 prevent 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.

   Authority: BCC 11.70 & 14.30
   Reviewer: Tim Stever

2. **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

3. **Civil Engineering Plans – Transportation:** 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. Requirements for the engineering plans include, but are not limited to:

   a) Traffic signs, markings, c-curb, and other features required to control traffic movements.
   b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
   c) All engineering details for ADA ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
   d) All engineering details for installation or relocation of streetlights and related equipment, as well as the location of street trees.
   e) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
   f) Location of fixed objects in the sidewalk or near the driveway approach.
   g) Trench restoration within any right of way or access easement.
   h) Transformers and utility vaults to serve the development shall be placed inside the building or below grade, and not in the main walking path of sidewalks to the extent feasible.
   i) Any damage to the site's frontage during the construction must be repaired or replaced as directed by the Transportation Department Construction Inspector.
   j) Driveway aprons must be constructed in accordance with Design Manual Standard DEV-7F for NE 2nd Street.
   k) Landings on sloping approaches are not to exceed a 10% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
   l) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Specific requirements are detailed below.

a) In conjunction with frontage improvements on Bellevue Way and NE 2nd Street that includes pavement widening and a curb return of 30 feet at Bellevue Way/ NE 2nd Street, final engineering plans such as a road plan with detailed roadway cross-sections, street lighting and street channelization markings and signage are required.
b) A final traffic signal plan and specifications must be included as part of the clear and grading plan.
c) In conjunction with the proposed introduction of pavers in the public sidewalk on both Bellevue Way and NE 2nd Street, appropriate civil engineering, architectural and landscaping plans, details and specifications are needed.
d) The driveway on NE 2nd Street shall have an approach width, as defined in standard drawing DEV-7F, of 30 feet. The driveway apron design shall be consistent with standard drawing DEV-7F.
e) ADA curb ramp landings at the Bellevue Way/ NE 2nd Street intersection will comply with city standards. In addition, the crosswalk width for both Bellevue Way and NE 2nd Street must be 14-foot wide.
f) Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Authority: BCC 14.60; Transportation Department Design Manual
Reviewer: Abdy Farid

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. This fee is subject to change and the fee schedule in effect at the time of building permit issuance for the above ground building permit will apply. Removal of existing uses is eligible for traffic impact fee credit. In addition, the applicant is entitled to receive credit against the assessed impact fee, up to the amount of the fee related to the cost of frontage improvement construction and the fair market value of the dedication of land as related to the street widening at the intersection of Bellevue Way/ NE 2nd Street, where TFP-225 is on the city's traffic impact fee project list.

Authority: BCC 22.16
Reviewer: Abdy Farid

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 traffic signs, markings, hardware, sidewalk design, and driveway approach design as specified in the civil engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as required by city code and as shown on the engineering plans.

Authority: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Abdy Farid (425)

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

Authority: BCC 14.60.100
Reviewer: Tim Stever (425)

4. **Easements for Traffic Signal, Street Light Boxes, and Vaults:** The applicant shall provide easements to the City for location of traffic signal and street light 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: Abdy Farid (425)

5. **Pedestrian and Utilities Easements:** The applicant shall provide sidewalk and utility easements to the City as needed to encompass the required width of any public sidewalks located outside the city rights of way fronting this site (including the mid-block sidewalk). Documents granting such easements shall be signed by the property owner.

Authority: BCC 14.60.100
Reviewer: Abdy Farid (425)

6. **Dedication of Right of Way:** The applicant shall dedicate right of way to the City along the property frontage such that street improvements to and including the back of curb are located within the public right of way. This may include the curb return area at Bellevue Way/ NE 2nd Street intersection.

Authority: BCC 14.60.090
Reviewer: Abdy Farid (425)

7. **Soil Nailing and Shoring:** Soil nailing will be allowed under a street right of way, sidewalk/utility easement, or vehicular easement only if an indemnification agreement that protects the city is completed prior to issuance of the shoring permit. Temporary shoring walls will be allowed under a sidewalk easement (but not under right of way) if the shoring wall and pilings will not interfere with existing or planned utilities, and if pilings under the sidewalk are cut off at least eight feet below grade.

Authority: BCC 14.30
Reviewer: Tim Stever, Transportation Department

8. **Alternative Paving Materials:** The applicant shall sign and record an indemnification agreement that acknowledge that the applicant is fully responsible for all future maintenance and replacement of the alternative paving materials along the site's frontage.

Authority: BCC 14.60.110
Reviewer: Tim Stever, Transportation Department

9. **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 and 14.60.080.

Authority: BCC 14.60.070, 14.60.080
Reviewer: Abdy Farid

10. **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.

Authority: BCC 9.18.045
Reviewer: Antoinette Pratt

11. **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 III of this report. Conditions of Approval run for the life of the project.

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

12. **Commercial Venting**: To further protect this environment, the applicant shall be required to direct all venting from commercial uses to the roof. This will reduce the opportunity of malodorous odors from encroaching into the plaza/pedestrian areas.

Authority: BCC 9.10.030.B and LUC 20.20.525
Reviewer: Antoinette Pratt

13. **Mechanical Equipment/Ventilation:** The maximum elevation of 359.9 feet may not be exceeded for any reason within this application and approval. No changes shall be permitted to the shown roof details for this project without consent of staff during building permit review. Additional height is based on the details provided herein. Modification to the roof design/mechanical equipment without approval may place the height increase gained at risk for reduction to elevation 299.9. Additionally, all venting shall be designed so that it does not detract from the architectural integrity of the building for staff review prior to building permit issuance.

Authority: LUC 20.20.525
Reviewer: Antoinette Pratt

D. CONDITIONS PRIOR TO CERTIFICATE OF OCCUPANCY

1. **Bonus System Recording:** The applicant shall record a copy of the approved bonus point calculations, a statement that 100% of the project frontage shall remain pedestrian-oriented retail, and the project drawings & conditions of this Design Review with the King County Records office.

   Authority: LUC 20.25A.020.D.3
   Reviewer: Antoinette Pratt

2. **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

3. **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

4. **Interior Noise:** The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met.

   Authority: BCC 9.18
   Reviewer: Antoinette Pratt

5. **Allocation of Parking for Retail, Restaurant, and Visitor:** Prior to TCO, applicant shall submit plans of the parking garage to Land Use, identifying the exact location of the parking stalls to be assigned to the retail, restaurant and visitor uses in the building and identify any conditions and/or restrictions for these spaces. All visitor parking shall remain available outside the security gate in perpetuity for the life of the project.

   Authority: LUC 20.25A.050
   Reviewer: Antoinette Pratt

6. **Street Frontage Improvements**: All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department Inspector.

All existing street light 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. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the city requires a delay. Specific requirements include but are not limited to the following:

a) Driveway widths and approaches must be constructed in accordance with the approved civil engineering plans.

b) Landings on sloping approaches are not to exceed a grade of 10% for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

c) Streetlights shall be located per the approved streetlight plan and street trees shall have the required spacing from the streetlights in order to achieve the required on-street lighting levels.

d) Traffic signal poles, signs and equipment shall be located per the approved traffic signal plan.

e) Fixed objects shall be at least ten feet from any driveway edge, as defined by Point A in standard drawing DEV-7F, and at least three feet behind the face of curb, unless the Transportation Department approves less space.

f) Public sidewalks, ramps, and pedestrian pushbuttons shall be ADA compliant.

g) Street and sidewalk improvements shall have an acceptable cross slope and shall have adequate provisions for drainage.

h) Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

i) Required traffic signs, markings, c-curb and other traffic controls shall be installed.

j) Vehicle and pedestrian sight distance shall be provided per BCC 14.60.240 and 14.60.241. Vertical as well as horizontal line of sight and all fixed objects, structures, and mature landscaping must be considered when checking for sight distance.

Authority: BCC 14.60.090, 110, 120, 150, 181, 190, 200, 210, 240, 241; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
Reviewer: Abdy Farid

7. **Pavement Restoration:** Pavement restoration associated with street frontage improvements, utility installation, or to repair damaged street surfaces shall be provided as follows. On both Bellevue Way and NE 2nd Street any trenching or construction-related street damage will require half street or full street grind and overlay. The exact extent of the pavement restoration will be determined in the Right of Way Use Permit for the development.

   Authority: BCC 14.60. 250; Design Manual Design Standard #23
   Reviewer: Tim Stever

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.

   Authority: LUC 20.20.522
   Reviewer: Antoinette Pratt

9. **Implement the Transportation Management Program:** A Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080 and specified in the required TMP agreement (see Condition of Approval above) must be implemented and accepted by the Transportation Department.

   Authority: BCC 14.60.070, 14.60.080
   Reviewer: Abdy Farid

E. PRIOR TO ISSUANCE OF SIGN PERMITS

1. **Signs:** 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.110, LUC 20.30F, BCC 22B
   Reviewer: Antoinette Pratt

ATTACHMENTS

A. Project Plans and Drawings
B. FAR and Amenity Calculations
C. Certificate of Concurrency

ATTACHMENT A
(Plans and Drawings)

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188 Bellevue Way NE

Mixed-Use Residential and Retail Development

188 Bellevue Way NE | Bellevue, Washington, (USA)

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ADR Resubmission - August 31, 2016

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RESIDENTIAL ENTRANCE SKETCH

1.1 PROJECT DATA

FAR CALCULATIONS

BUIDING HEIGHT	LEVEL	FLOOR HEIGHT	FLOOR NUMBER	COUNTABLE AREA*	BUILDABLE AREA	UNITS/ FLOOR	UNITS NUMBER								CAR NUMBER	RESIDENTIAL SELLABLE		COMMERCIAL SELLABLE	
				0					MEP										
224.00	21	12	1	11650	12180	4	4		11650	12180	Penthouse					10503			
	20	10.33																	
	19	10.33																	
	18	10.33																	
	17	10.33																	
	16	10.33																	
	15	10.33																	
	14	10.33																	
	13	10.33	16	186400	194880	7	111		11650	12180	Typical	105%				168048			
	12	10.33																	
	11	10.33																	
	10	10.33																	
	9	10.33																	
88	8	10.33																	
77.67	7	10.33																	
	6	10.33																	
	5	10.33												2780	Mezzanine		2621		
		3		2780					STEP FOR ROOF DECK										
43.7	4	10.33	2	47100	48980	14	28		18980	19920	9140			Units		16265			
	3	10.33							18980	19920	Amenity			Units		16265			
		3							STEP FOR ROOF DECK									CRU5	2142
20	2	10	2	4630	51238	-	-	920	STAFF	17410		6080	14118	Parking	0	33		CRU4	3109
	1	10						3710	4170	Retail		Loading	12710	Parking	MEP	22		CRU3	1461
	P1				45015			45015				Parking				81		CRU2	2866
	P2				39585			39585				Parking			MEP	82	211081 2621	CRU1	3085
	P3				39665			39665				Parking				84			
SUM		224.00	21	252560	431543		143									302	213702	12663	

Parcel No.	Lot Size	SUM	FAR	Allowable
1544100372	27589	50512	5	252560
1544100365	22923			

SUMMARY ABOVE GRADE

	Buildable Area	Countable Area	Sellable Area	Efficiency A	Efficiency B
RESIDENTIAL	260670	252560	213702	87%	89%
COMMERCIAL	17410	0	12663	73%	
SUM	**278080**	**252560**	**226365**	-	

Note: Buildable Area not include the loading, parking and MEP.

Note: Efficiency A = Sellable/(Buildable Area-Amenity-Lobby-Locker), Efficiency B = Sellable/(Countable Area-Amenity-Lobby-Locker). Both are not including the lobby and amenity.

RESIDENTIAL AMENITY COMMERCIAL PARKING MEP

FAR Excluding:

*Per LUC 20.50 Definitions.

1 Interior openings in floor plates (stairs,elevator shafts)
2 Parking and mechanical (loading area)
3 Retail Area
Also, Gross Floor Area measured from the inside finished wall surface. Not include the balconies.

1.1.1 PROJECT DATA, continued

ZONING BY-LAW

EXISITING SITE CONDITIONS

Site Dimensions (approx:)	290'-2"" x 164'
Site Area aprox:	50,512 sq. ft.
Existing building:	2 buildings and parking lot
Current Use	Commercial

RIGHT OF WAY DESIGNATIONS

Bellevue Way NE	C
NE 2nd Street	D

MID-BLOCK CONNECTORS

North/South connection proposed

BUILDING HEIGHT

Building height (w/ incentives)	230'

ZONING CLASSIFICATION:

Zoning Code	DNTN-MU
Permited Uses (ground floor)	Commercial/Retail
Permited Uses (upper floors)	Residential
Min. FAR	2.0 (101,024 sq. ft.)
Max. FAR (w/incentives)	5.0 (252,560 sq. ft.)

BASE SETBACKS/ TOWER SETBACK

Front	Not Required
Side (Above 40')	Not Required
Rear (Above 40')	Not Required

SITE COVERAGE

Allowed/Proposed	100%/83%
Above 40	20,000 gsf/floor
Above 80'	12,000 gsf/floor

RESIDENTIAL UNIT MIX

TOTAL UNITS	FLOOR NUMBER	UNITS /FLOOR	UNIT/TYPE /FLOOR	UNIT TYPE	UNIT NAME	AVERAGE AREA	NUMBER /TYPE	PERCENTAGE /TYPE
			PENTHOUSE					
4	1	4	4	3 BED+DEN	2101-2104	2598	4	3%
			TYPICAL					
111			1	3 BED+DEN	501-2001	1655	16	11%
			1	3 BED+DEN	507-2007	1895	16	11%
				3 BED	505	2219	1	
			1	2 BED	503-2003	1446	16	11%
	16	7	1	2 BED+DEN	605-2005	1565	15	10%
			1	2 BED	502-2002	1382	16	11%
			1	2 BED+DEN	506-2006	1425	16	11%
			1	1 BED	604-2004	1019	15	10%
			PODIUM					
			1	3 BED	413	2636	1	1%
			1	3 BED+DEN	411	2682	1	1%
28	2	14	9	2 BED	305,405, 306,406, 308,408 309,409, 310,410, 311,313, 312,412. 314,414	1113	16	11%
			5	1 BED	301-304, 401-404, 307-407, 504.	1018	10	7%
143							143	99%

Note: Total 8 Assecible Type A Units :302,309,310,409,410,501,504,507.

		DESIGN PROVIDES		CLIENTS REQUEST	
		UNITS NUMBER	PERCENTAGE	PERCENTAGE	UNITS NUMBER
143	3 BED+DEN	37	26%	10%	14
	3 BED	2	1%	15%	21
	2 BED+DEN	31	22%	30%	43
	2 BED	48	34%	30%	43
	1 BED	25	17%	15%	21
		143	100%	100%	143

PARKING REQUIRED/PROVIDED

PARKING

CITY Required						
		Ratio	Units/Area	Stalls	Total	Disabled
Residential	Residents	1	143	143	153	3
	Visitors	7%	143	10		
Commercial					25	1
	Retail	0.002	12663	25		
	Sum				178	4

Design Provided (Not Count Tandem)						
Total		P3	P2	P1	L1	L2
248	Stalls	64	63	66	23	32
248	Cars	64	63	66	23	32
		Ratio	Units/Area	Stalls/Cars	Total	Accesssible
Residential	Residents	1.36	143	195	205	4
	Visitors	7%	143	10		
Commercial	Restaurant	0.01	2142	21	43	1
	Retail	0.002	10521	22		

TOTAL PARKING PROVIDED INCLUDING TANDEMS

Design Provided (Count Tandem)						
Total		P3	P2	P1	L1	L2
274	Stalls	74	73	72	23	32
300	cars	84	83	78	23	32
		Ratio	Units/Area	Cars	Total	Accesssible
Residential	Residents	1.73	143	247	257	0
	Visitors	7%	143	10		
Commercial	Restaurant	0.01	2142	21	43	0
	Retail	0.002	10521	22		

1.2 PROJECT DESCRIPTION

Urban Design Concept
This signature building is designed to be a landmark at the gateway to the downtown core, enhance pedestrian life and to be a positive addition to the neighborhood. A quartz crystal was the genesis of the concept of the project. Shards of glass sheets have been cut in a playful rhythm around the building to create a distinctive visual reference point in the community. The angled lines allow design freedom in all aspects of the project to reinforce the theme in all scales of urban interface from landscaping and canopies to other elevation elements such as retail glazing, lighting, and stone on the podium base.

Summary Data
The proposed development consists of a 21 story concrete residential tower with 142 units, all surrounded by a four to five level podium above three levels of underground parking. A soaring roof form continues the angular expression of the glass tower. The angled form repeats around the block to define public spaces and a large residential amenity space on Level 3. The theme will be continued throughout the project on different scales from lighting and paving to trellis elements. The broken volumes are created by a simple movement of the corners of the balconies which sometimes close to create an enclosed balcony, and are sometimes open to create a large open space. By articulating the surface, many slender shards are created, some of which start at ground level and continue to the roof to create a tall elegant proportion.

16,820 s.f. Commercial/retail space with its related 19,040 s.f. & 13,820 s.f. parking/accessory functions dominates the ground floor along Bellevue Way N.E. and N.E. 2nd Street which will have two and three levels of residential units above to create the podium. A generous residential tower entrance plaza has been carved out of the Bellevue Way street wall to provide a tranquil, green and sheltered entrance for residents and guests of the 252,560 countable gsf residential component. Bringing the tower to the ground anchors it to the street, and gives a more slender appearance and better proportion to the 260' overall height. Each residential floor will have 10'-4" floor to floor heights, and the penthouse units are proposed to be 12' floor to floor height. A strong and lively street wall along both streets is provided by the tower as well as the attached residential units and Amenity space, with varying podium heights of 54' to 63' around the project.

Retail Design
Retail spaces are proposed to have durable basalt stone accent walls finished in two textures. Below the windows, a honed finish will follow a sloped line reminiscent of the vertical tower shards. Canted piers between the retail units will be clad with a split face horizontal basalt stone. Lighting is also proposed for the piers and a fixture will be chosen to match the angular language. These complex forms stimulate the eye as the angles are repeated in the paving pattern and the canopy overhead

Mid Block Connection
At our Eastern property line, there is a North/South mid-block connection owned by the adjacent property to the East. Our project will not use this neighbour owned private drive for accessing our property. A 5-foot sidewalk has been added along the east side of the property (105th Ave NE) to facilitate pedestrian access. Our tower has been placed on the Northwest corner of the site to distance itself appropriately from the nearest adjacent tower development and reinforce the corner of N.E. 2nd St. and Bellevue Way N.E.. All neighbours are of similar height and massing so views are protected.

1.2.1 PROJECT DESCRIPTION, continued

Resident/Commercial Parking, Loading, & Trash
One vehicle entrance for all vehicle uses is proposed via NE 2nd St. Three loading bays are provided within the project for residential/retail loading and for commercial and residential trash pickup. We have discussed trash collection with Republic Services, and a detailed sheet is included in section 6.8 of this report. Residents accessing the project from NE 2nd will continue through to ramp three levels down to access their 247 stalls. Bicycle storage is proposed on P1, and residential storage lockers are proposed on P1, P2, and P3. The common party wall on the southern exposure will be treated as a broken volume surface as the other facades, but with simple painted concrete. To enhance the facade, a printed green screen image will be installed within the angled forms to provide a pleasant elevation from near and far views.

Parking
Residential parking without counting tandems is proposed to be 1.32 ratio = 240 cars
(Residential parking counting tandems is 1.74 ratio with 298 cars)
Visitor parking is proposed to be 7% of required = 10
Retail parking is proposed to be 3/1000 nsf = 43 cars

Visitor Parking
7% of the total number of required stalls has been provided for Visitors on Level 2.(10 stalls)

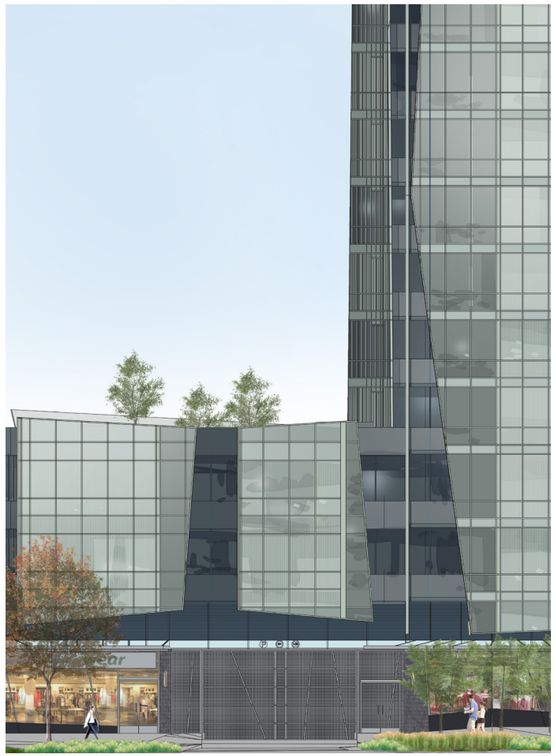
Loading Space
Three off-street loading spaces are provided for Residential/Retail loading and for Residential/Commercial Trash/recycle removal. Based on previous residential experience in Seattle, and data received from Republic Services regarding their pick-up methods, loading bay depths of 64', and 70' have been provided. We believe this is sufficient for manoeuvring and loading for the project.

Van Pool/Carpool
A vanpool/carpool loading space has been provided on Level 1 near grids 6 & G.

Garage Clearance
Minimum 7.5 feet from floor to overhead obstruction will be provided, and a minimum 8'-2" for accessibility has been shown on the floor plans Level 1, P1.

Public Spaces
The language we have created on the elevation has been applied to the plans in an angular design to create accessible and attractive places for the general public, employees and visitors to wait, to be outdoors, or to socialize. All main entrances to the building have been expressed in geometry by widening the sidewalk and express the pause points with different material on the public right of way. Canopies and landscape also mark the distinction. At the top of the road at N.E. 2nd Street, a public plaza with extensive landscaping has been created for the use of the corner retail space. A 5-foot sidewalk has been added along the east side of the property (105th Ave NE) to facilitate pedestrian access.

1.2.2 PROJECT DESCRIPTION, continued



Materials
The concept of the podium is to continue the glazed surfaces of the tower. The truncated volumes create gaps and breaks up the block with different heights. Blue-green glass with medium gray/green colored mullions is proposed for the project. Window wall with a flush exterior is proposed. Balcony recesses, grilles, and Level 1 metal mullions are proposed to have a darker color. Ground floor retail and lobby spaces will have clear glass with frameless vertical or slanted mullions. Basalt stone will be used to accent the retail and ground plane. Canopies and awnings above the commercial units are proposed to have white frosted glass. The folded roof planes continue the surfaces from below to screen the mechanical equipment on the roof.

Rooftop Screening
The unique rooftop screening has been designed to be integrated into the building design to hide the mechanical equipment. The exterior facets continue uninterrupted above the roof to create an interesting roofline which creates a cohesive and distinctive form against the sky within the Downtown.

Retail Canopies & Signage
Canopies have been introduced in a varied rhythm above the street at a height of max. twelve feet. The varied plan dimensions echo the diversity of the tower elevations. Canopy glazing is proposed to be white laminated glass with a sloped glazed upstand at the leading edge that recalls the language of the project. Integrated Retail signage is proposed to be a blade design projecting down from the canopy. Signage Master Plan details can be found in Section 6 of this report.

Resident Amenity
A large resort style Amenity deck on Level 3 is overlooked by all the Amenity uses as well as the residential units. Amenities include indoor pool, fitness, yoga, lounge, private dining area, dog walk, and children's play room. The outdoor Amenity deck space on Level 3 faces South and East to allow unobstructed space even when future development gets built out.

Landscape
Landscaping plays an important role on the ground plane as well as on the podium. Large public plazas have been created on the street level to emphasize the geometry and provide additional space for public gathering. See additional write-up in the Landscape section at the end of this set.

Exceptions requested

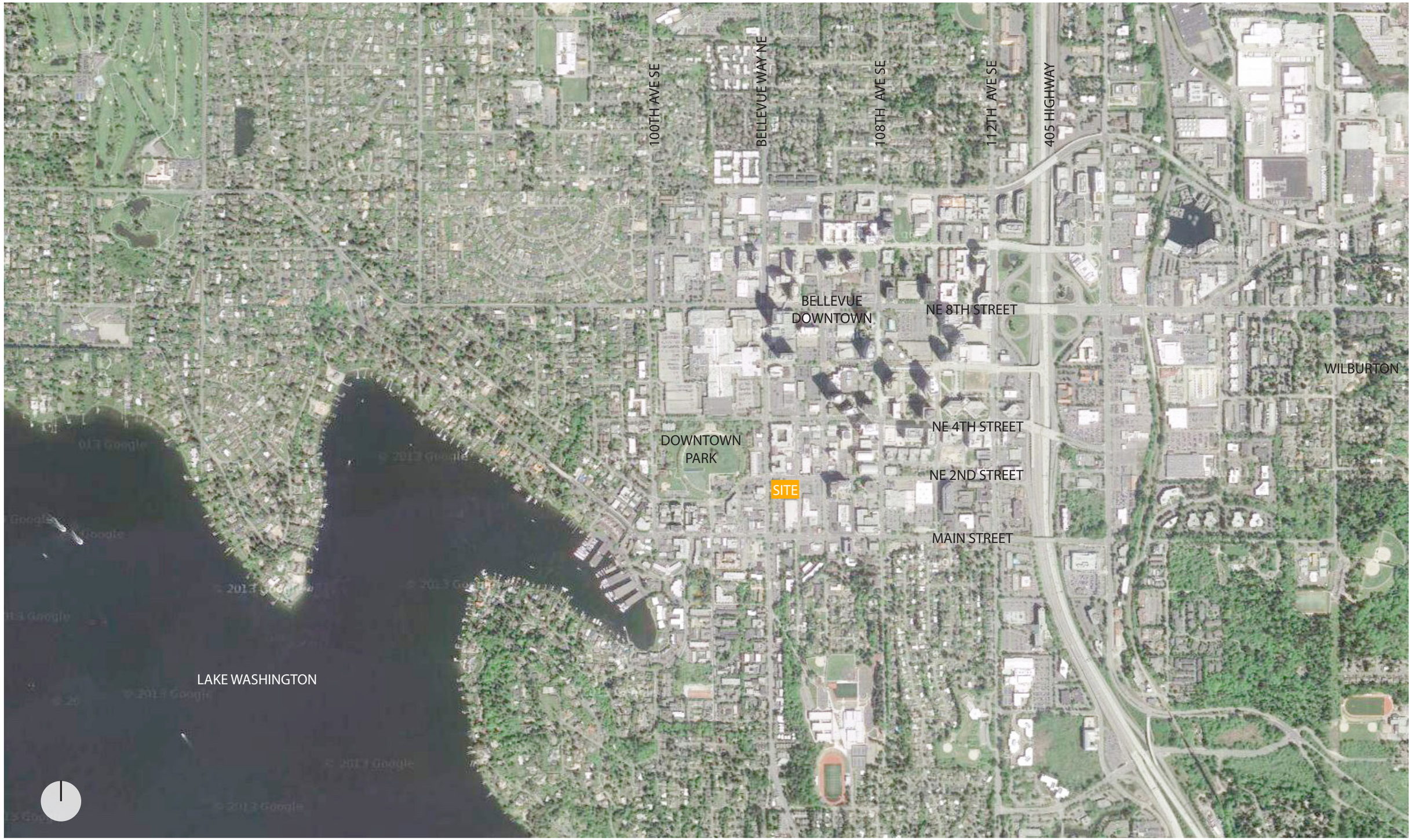
FAR Density
We are seeking to expand the basic FAR of 2.0 to the maximum of 5.0 using Amenity bonusing. Details are in Section 6 of this report.

Maximum Floor Area
Detail floor space breakdown is shown in Section 1 of this report.

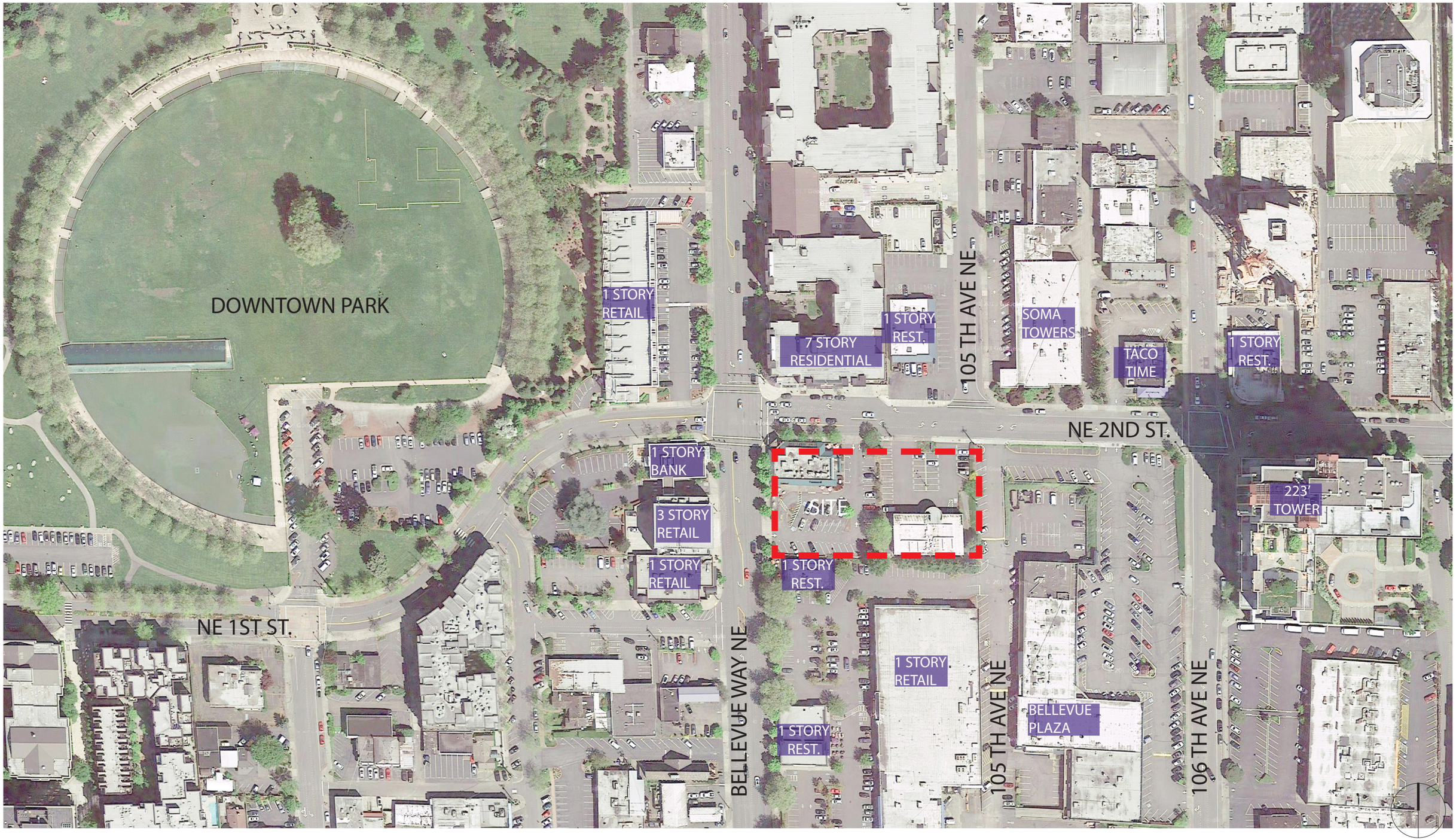
Maximum Building Height
We are seeking an extension of height to a base height of 230' measured from average grade to the top of main roof. In addition to this height, we are proposing a 30' screening element for a total of 260'. Within the screen is Mechanical equipment, Elevator overrun, and Window washing equipment building maintenance Unit storage. The glazing screening which continues the building form below is proposed to be fritted glazing in the same color as the main tower spandrel glazing, but in a vertical striped pattern, 33%vision. Additional height is requested per Amenity bonusing detailed in Section 6 of this report.

Note:
This proposal conforms to the applicable policies of the Comprehensive Plan, and complies with the requirements of the Land Use Code.

1.3 SITE MAP


100TH AVE SE
BELLEVUE WAY NE
108TH AVE SE
112TH AVE SE
405 HIGHWAY
BELLEVUE DOWNTOWN
NE 8TH STREET
WILBURTON
NE 4TH STREET
DOWNTOWN PARK
NE 2ND STREET
SITE
MAIN STREET
LAKE WASHINGTON

1.4 SITE PLAN- ALLOCATION OF COMMERCIAL & RESIDENTIAL USE



1.5 SUBJECT SITE IN CONTEXT

2ND STREET LOOKING WEST

BELLEVUE WAY NORTHEAST LOOKING NORTH

1.6 ADJACENT BUILDINGS

1. MIXED USE DEVELOPMENT

CONTEXT PLAN

2. GREGG'S CYCLE

3. RETAIL ON 105TH AVE

4. ADJACENT BUILDINGS ON BELLEVUE WAY

1.7 PROPOSED FUTURE DEVELOPMENTS

1. Bellevue Square SE Expansion

2. SOMA Phase 2

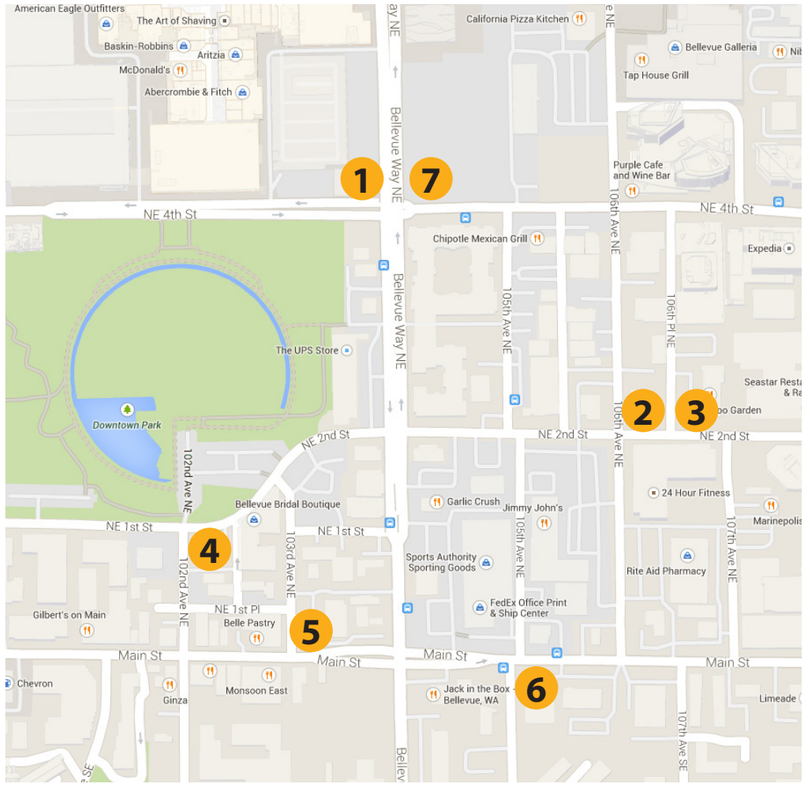
3. Marriott AC Hotel

4. Bellevue Park Apartments

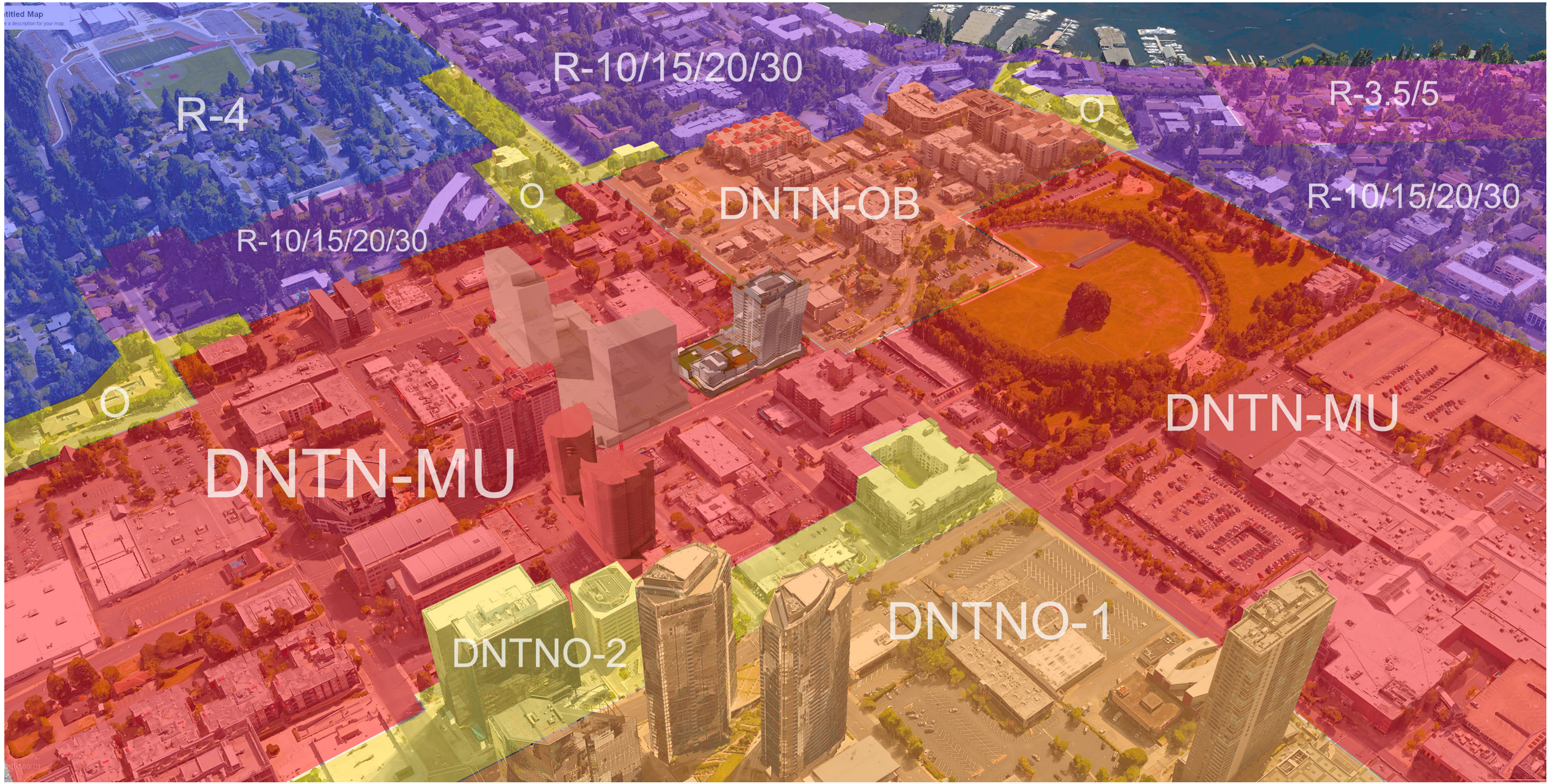
5. Main Street Gateway

6. Alamo Manhattan Main Street

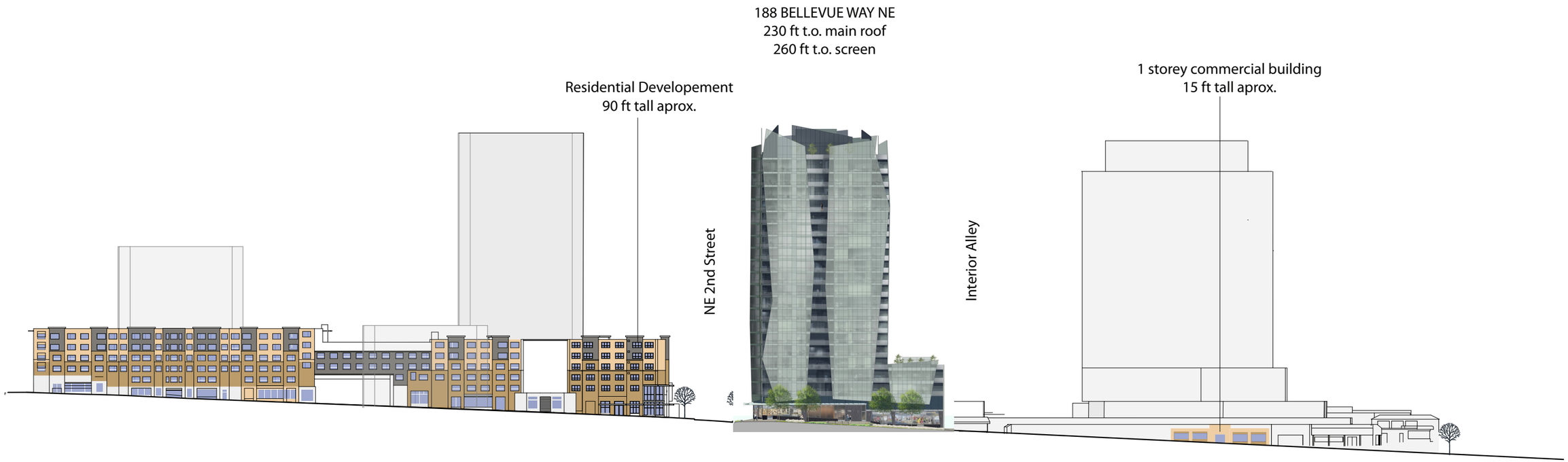
7. Lincoln Square Expansion



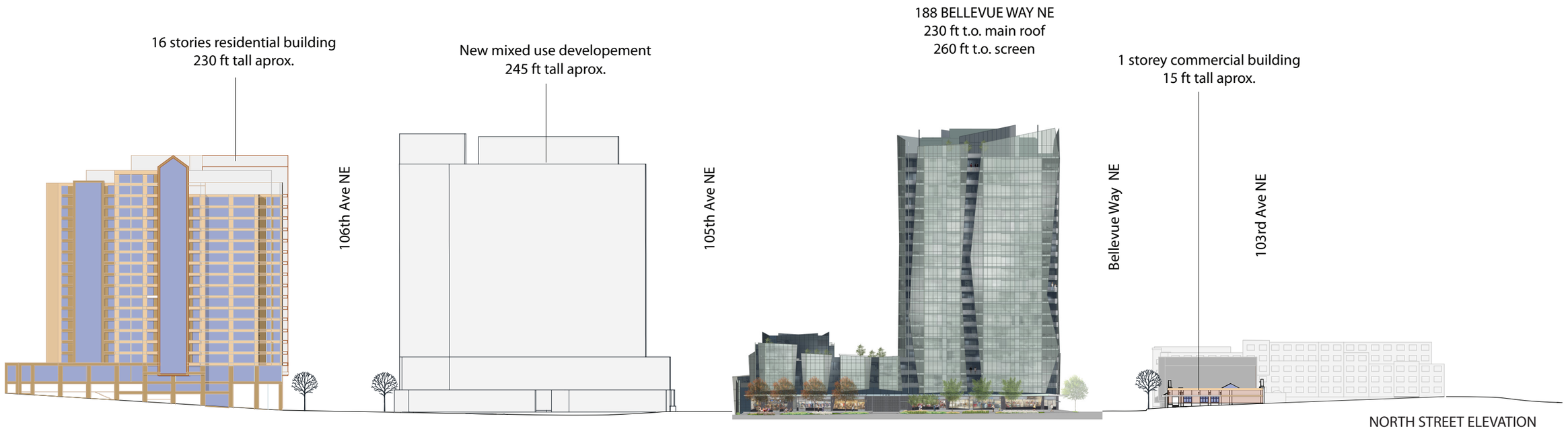
1.8 SITE ZONING



1.9 STREET ANALYSIS

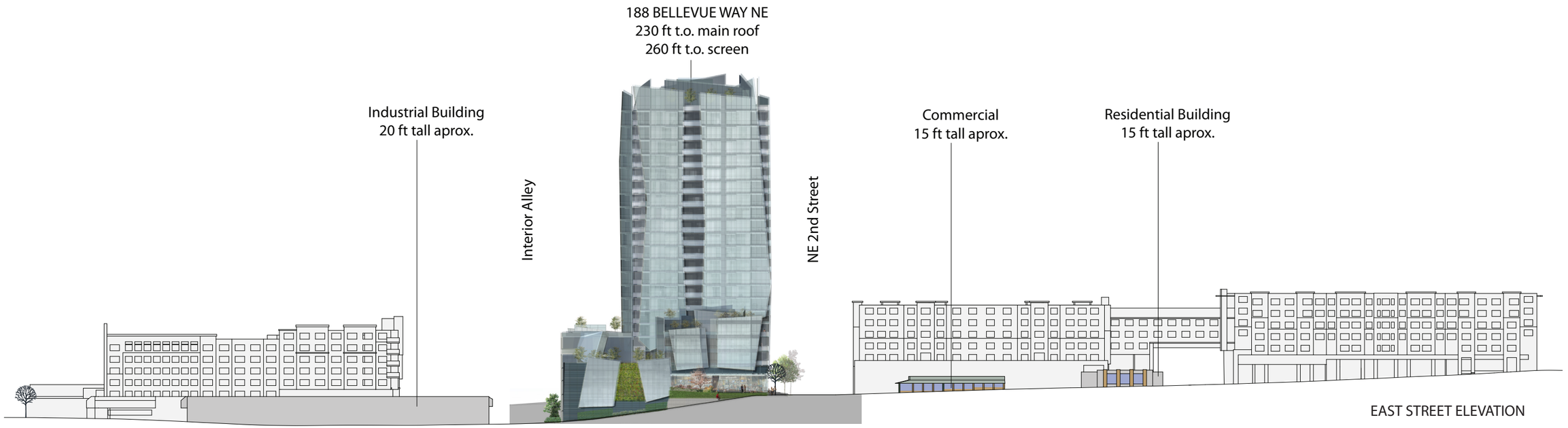


WEST STREET ELEVATION



NORTH STREET ELEVATION

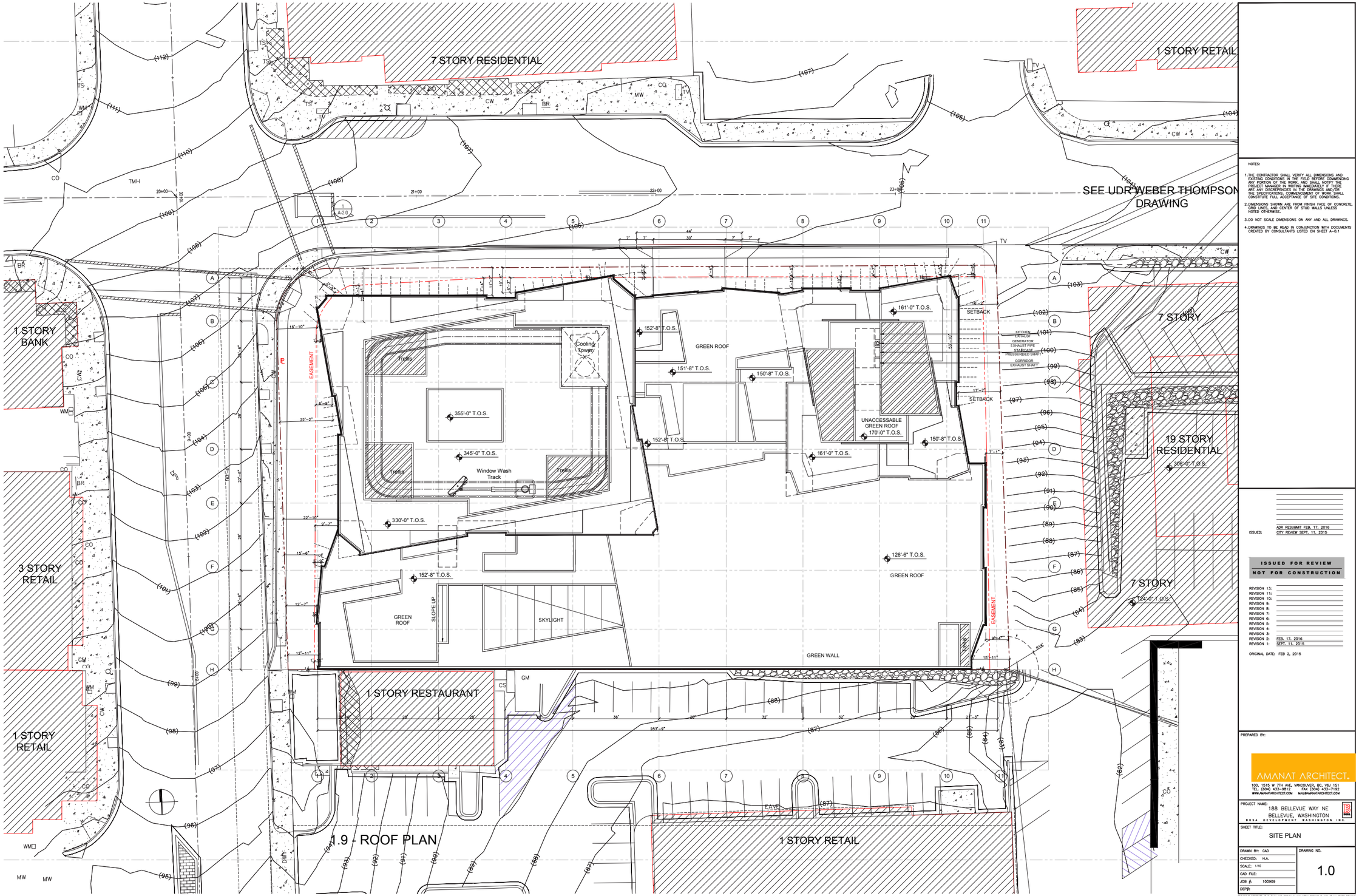
1.9.1 STREET ANALYSIS, continued



1.10 CONTEXT SITE- BIRD'S EYE VIEW LOOKING NORTHEAST

1.11 CONTEXT SITE- VIEW LOOKING SOUTHWEST

1.12 SITE PLAN- SETBACKS



NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK, AND SHALL NOTIFY THE PROJECT MANAGER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPENCIES IN THE DRAWINGS AND/OR THE SPECIFICATIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF STUD WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWINGS.
4. DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENTS CREATED BY CONSULTANTS LISTED ON SHEET A-0.1

ISSUED:
ADR RESUBMIT FEB. 17, 2016
CITY REVIEW SEPT. 11, 2015

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

REVISION 13:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2: FEB. 17, 2016
REVISION 1: SEPT. 11, 2015

ORIGINAL DATE: FEB 2, 2015

PREPARED BY:
AMANAT ARCHITECT
100, 1515 W 7TH AVE, VANCOUVER, BC, V6J 1S1
TEL. (604) 433-9812 FAX (604) 433-7192
WWW.AMANATARCHITECT.COM MAIL@AMANATARCHITECT.COM

PROJECT NAME:
188 BELLEVUE WAY NE
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
SITE PLAN

DRAWN BY: CAD
CHECKED: H.A.
SCALE: 1/16
CAD FILE:
JOB #: 100909
DEPT#:

DRAWING NO.
1.0

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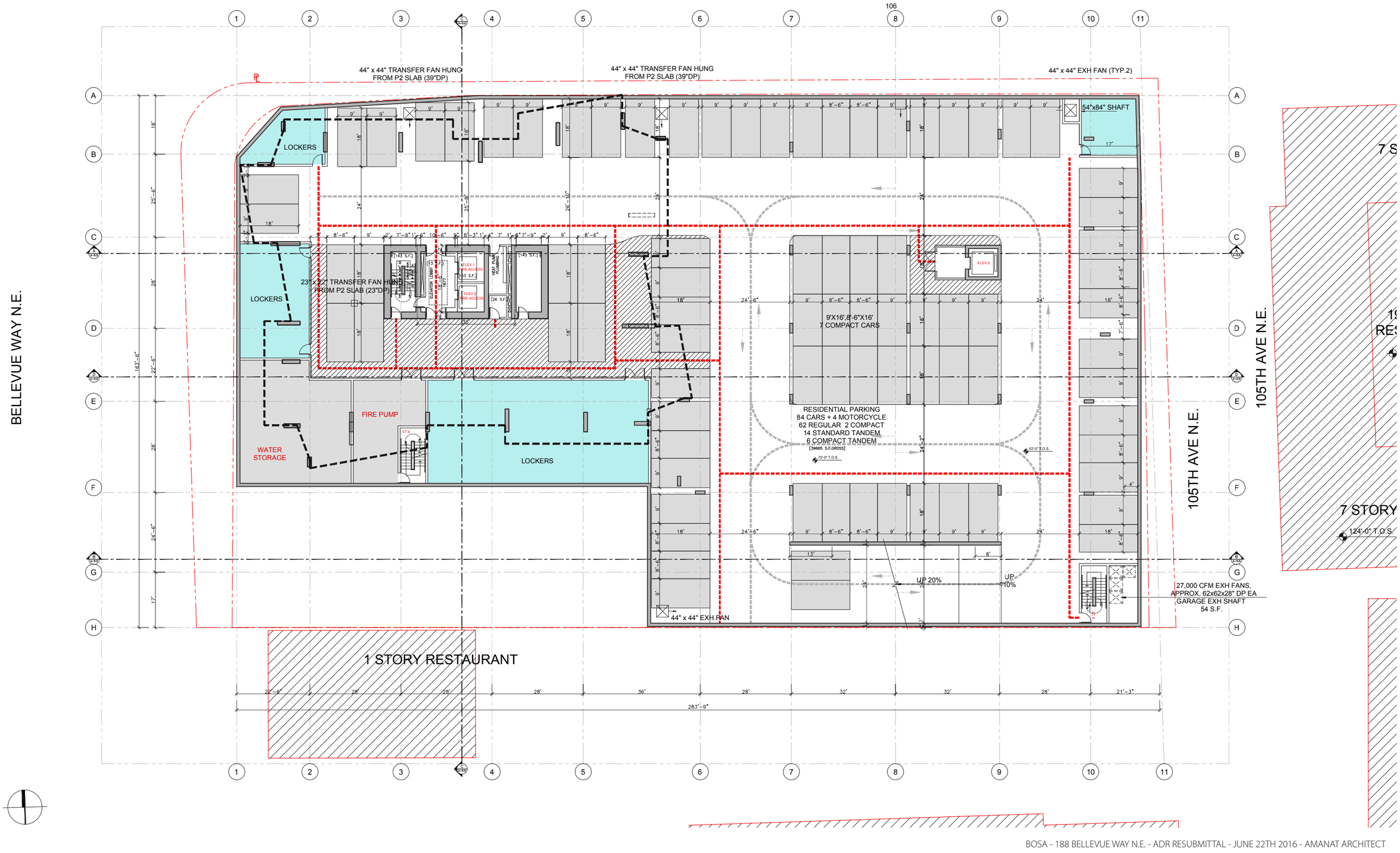
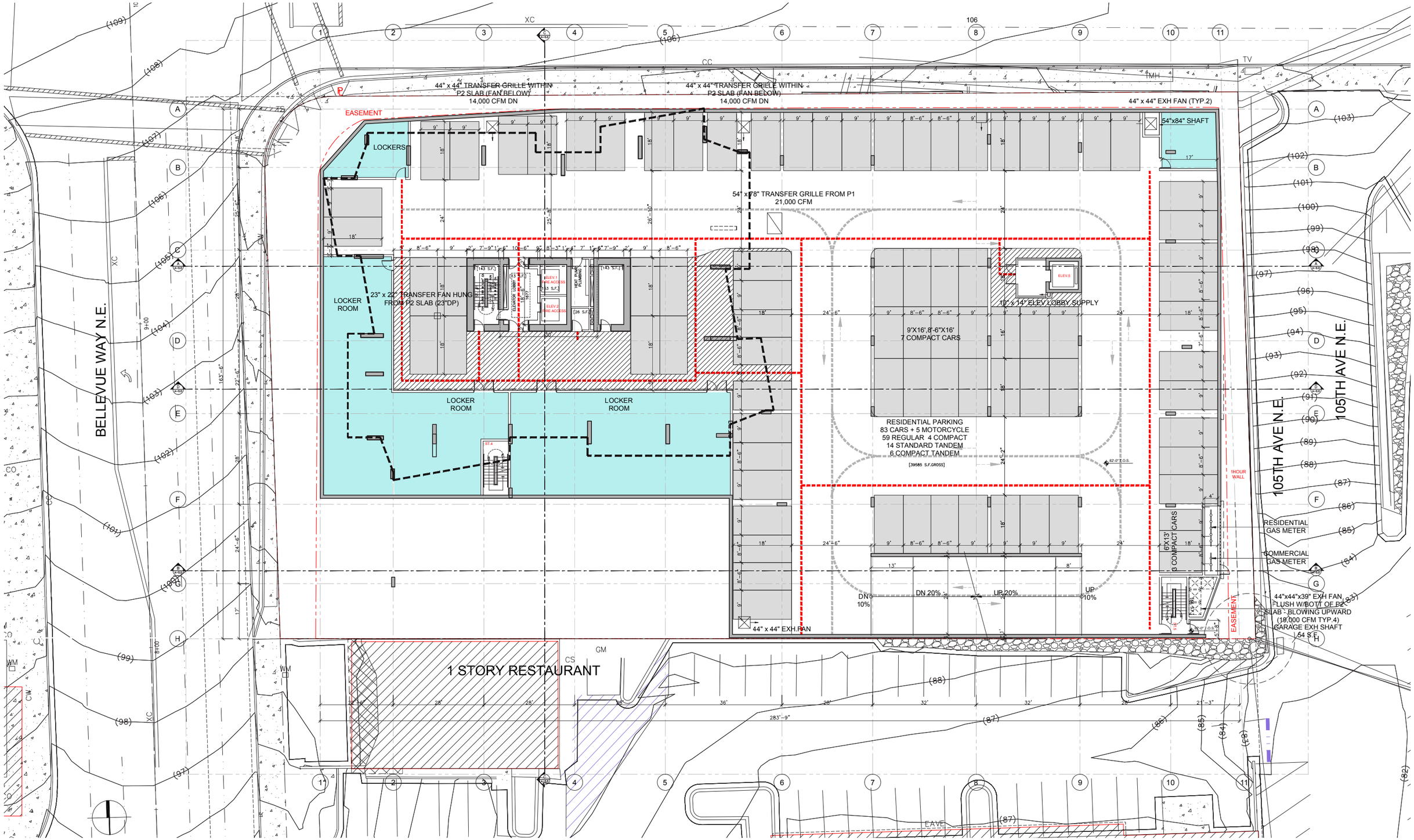
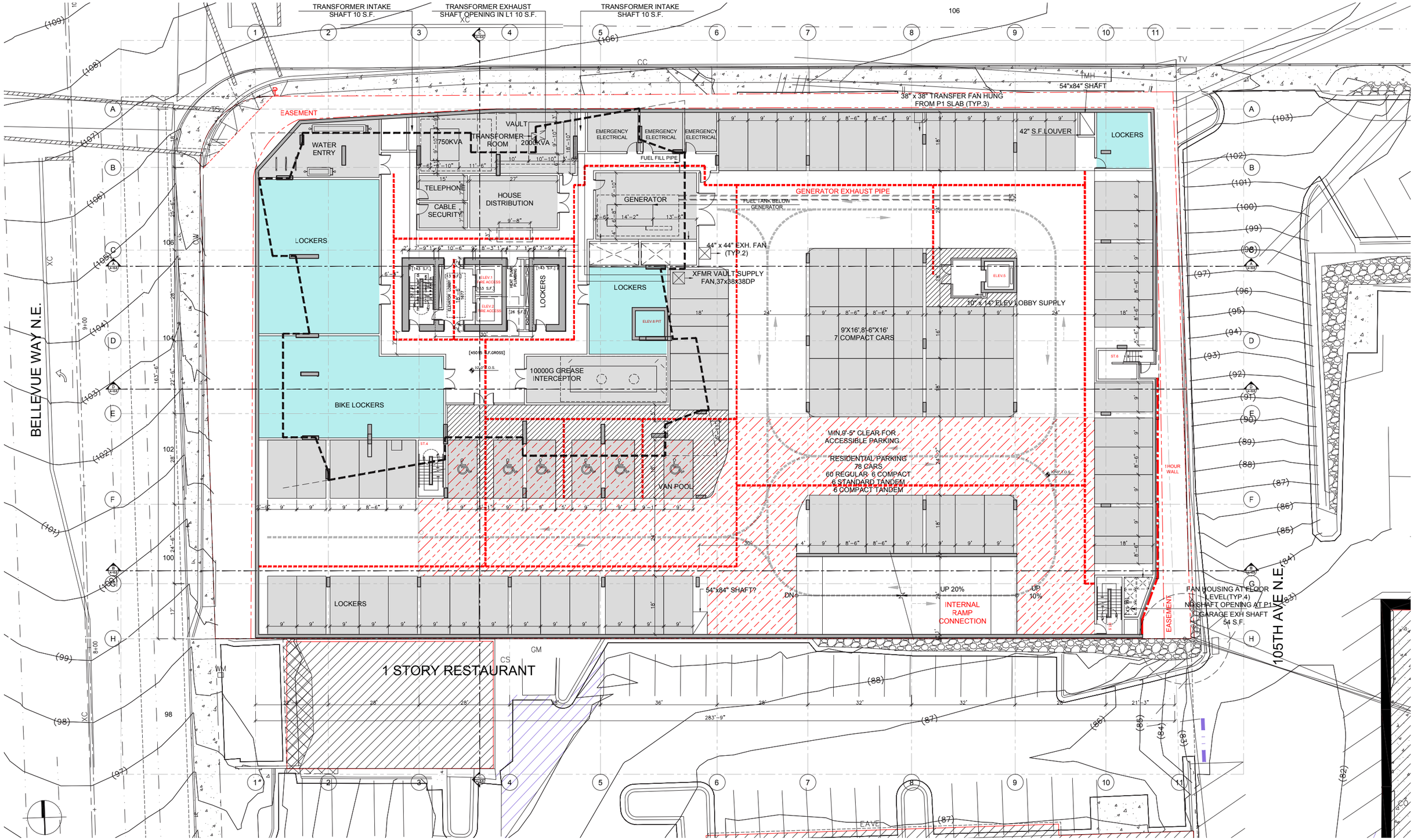
2.1 BUILDING PLANS- PARKING P3



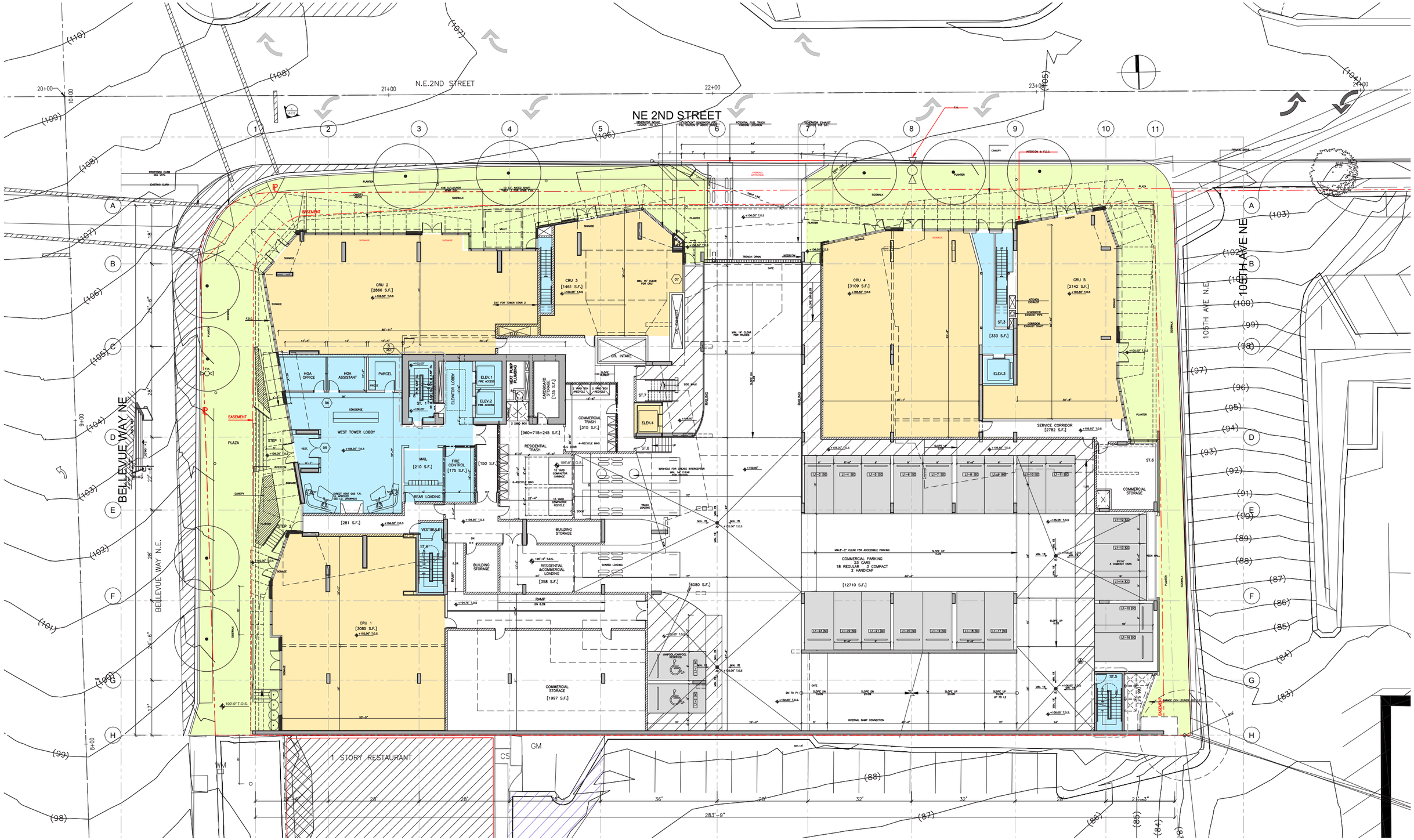
2.2 BUILDING PLANS- PARKING P2



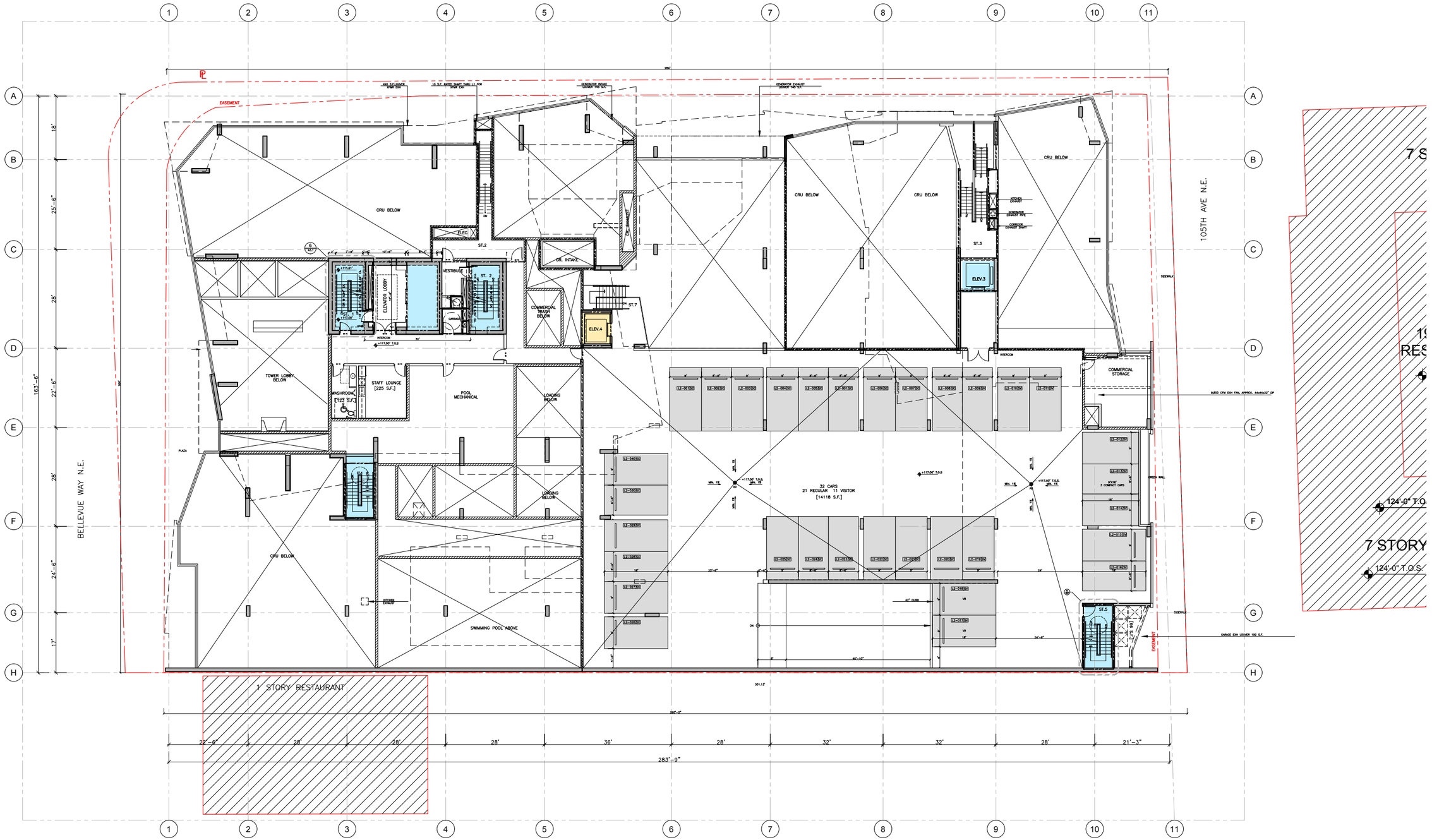
2.3 BUILDING PLANS- PARKING P1



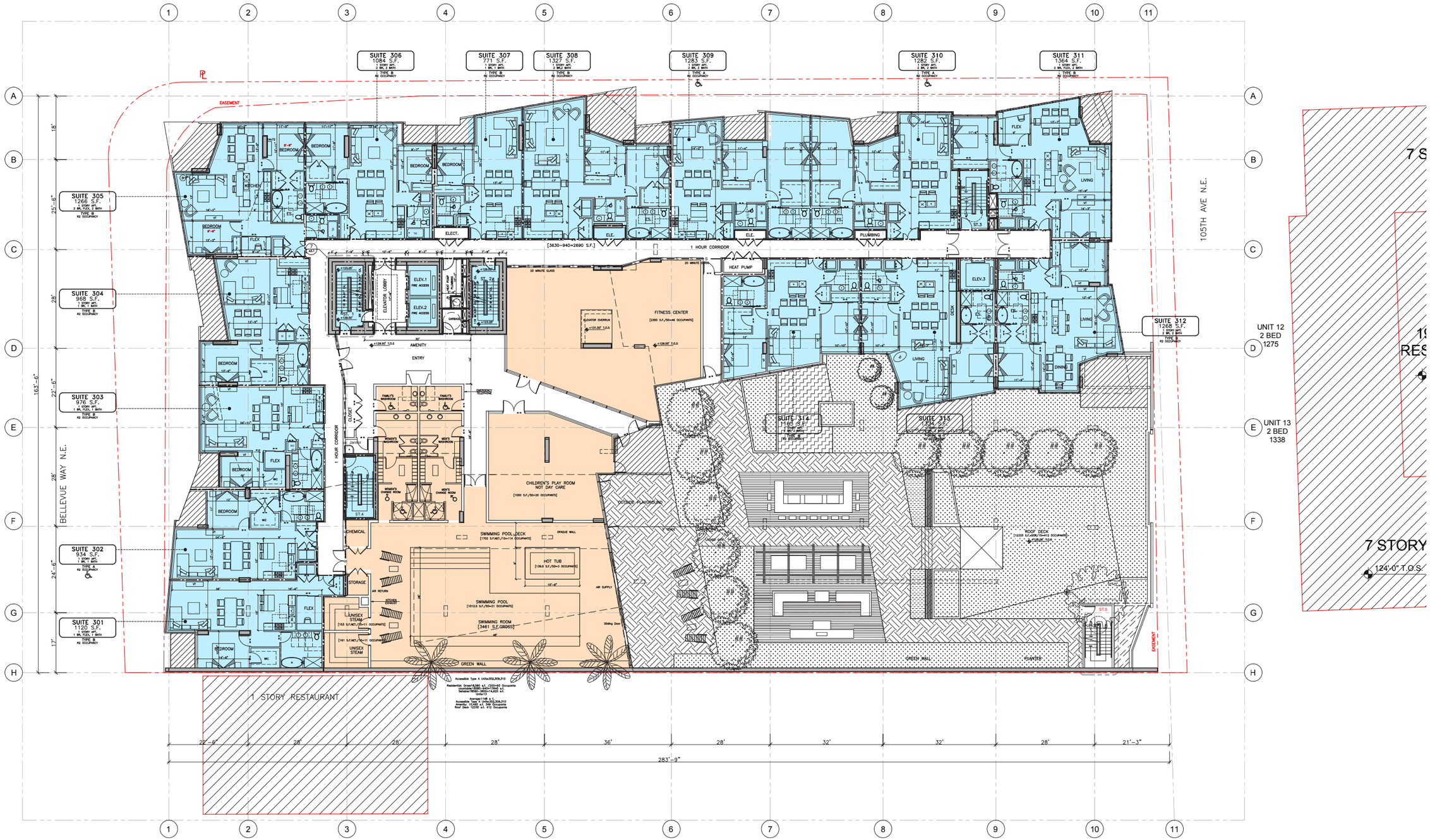
2.4 BUILDING PLANS- LEVEL 1



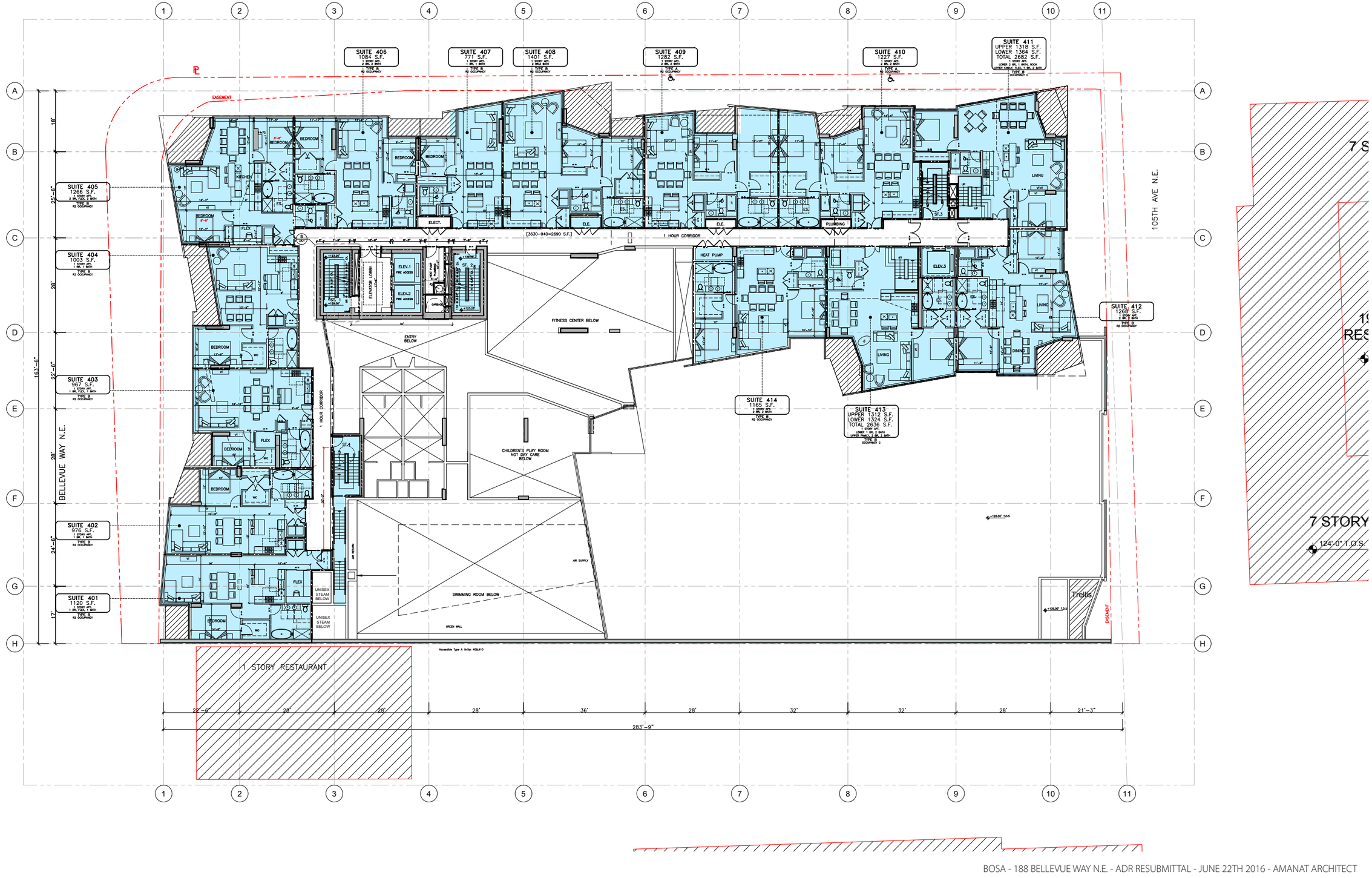
2.5 BUILDING PLANS- LEVEL 2



2.6 BUILDING PLANS- LEVEL 3

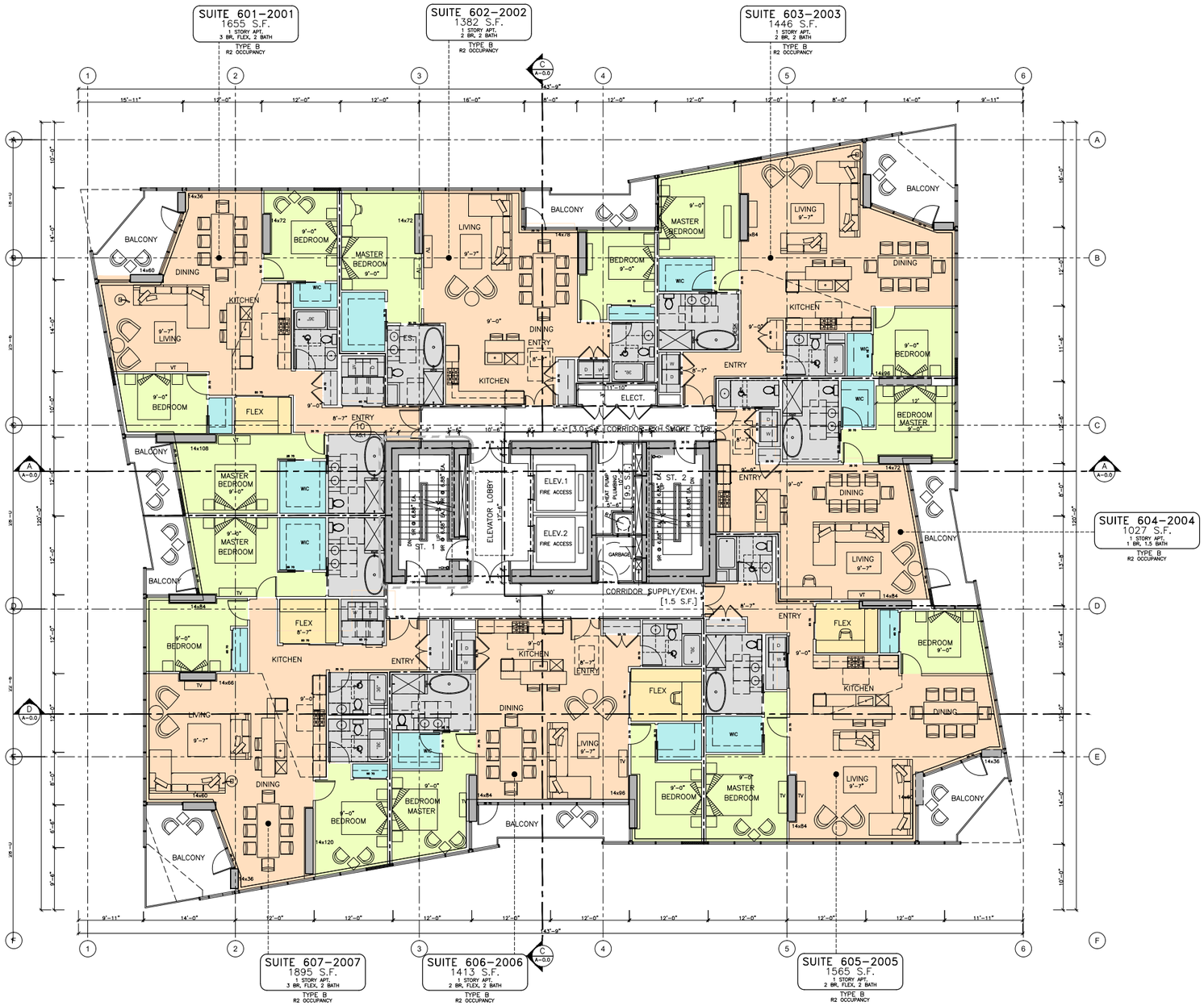


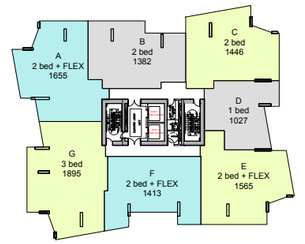
2.7 BUILDING PLANS- LEVEL 4



2.8 BUILDING PLANS- LEVEL 5

2.9 BUILDING PLANS- TOWER TYPICAL PLAN L6-20

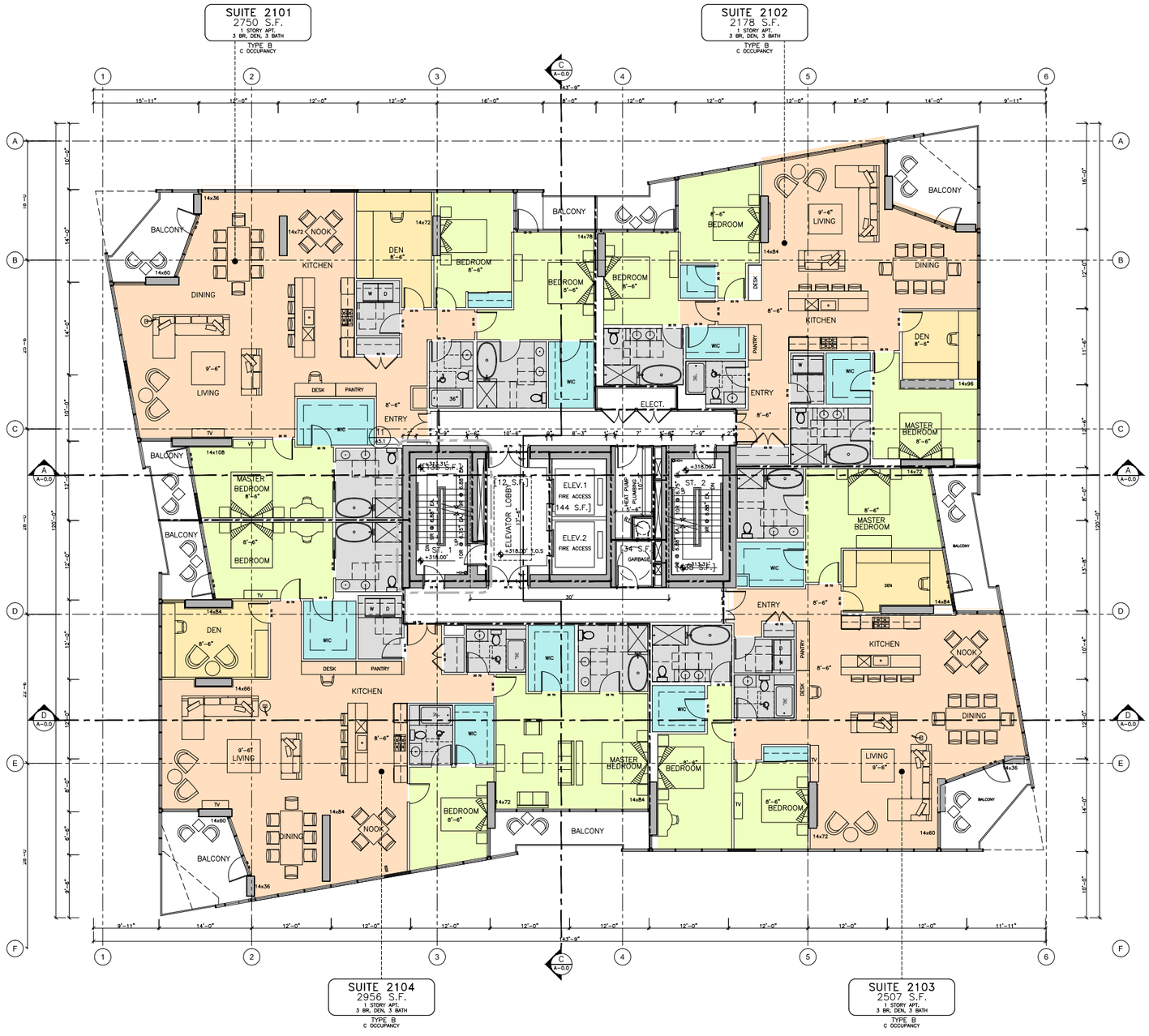




1.10 - TYPICAL

12,180 PLATE (Without Balconies)
(Countable Gross Excludes interior openings=12140-490=11650)
10,503 Sellable
1,500 Average
L6-L20
Efficiency:90.2%
7 Units/Floor

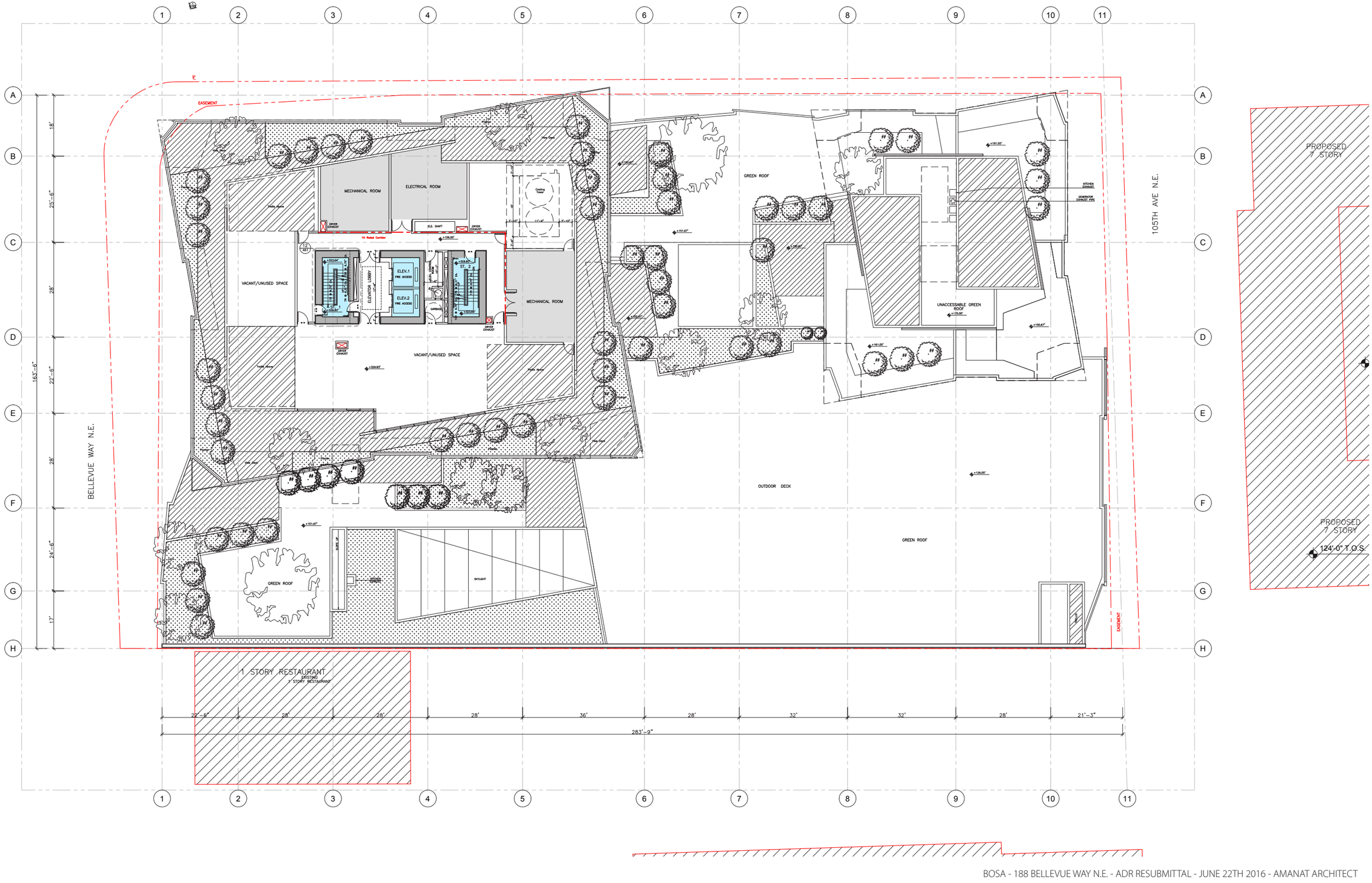
2.10 BUILDING PLANS- TOWER PENTHOUSE L21



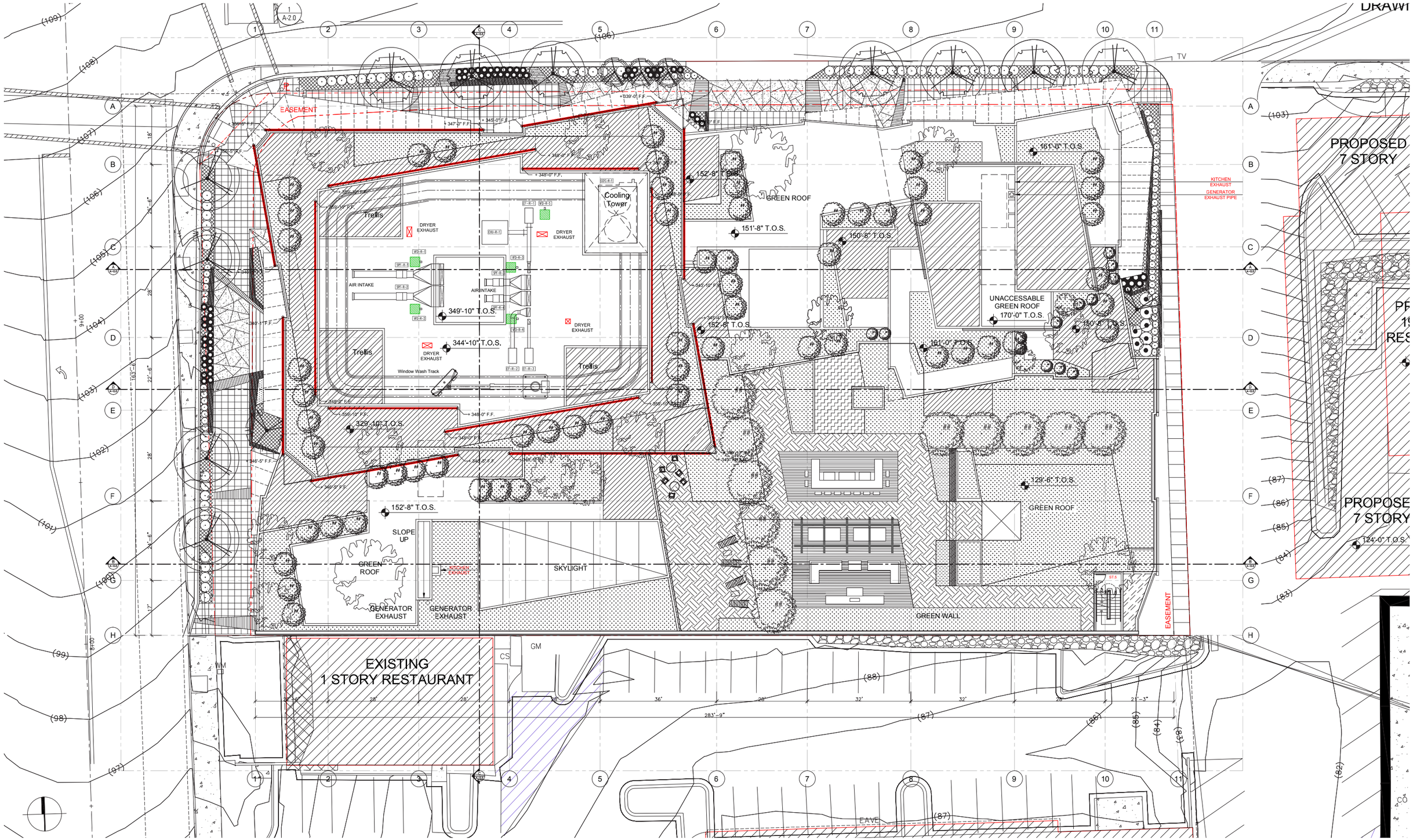
1.11 - PENTHOUSE

12,180 PLATE(Without Balconies)1 bed
(Gross Excludes interior openings=12140-490=11650)
10,503 Sellable
2,626 Average
L21
90.2%
4 Units/Floor

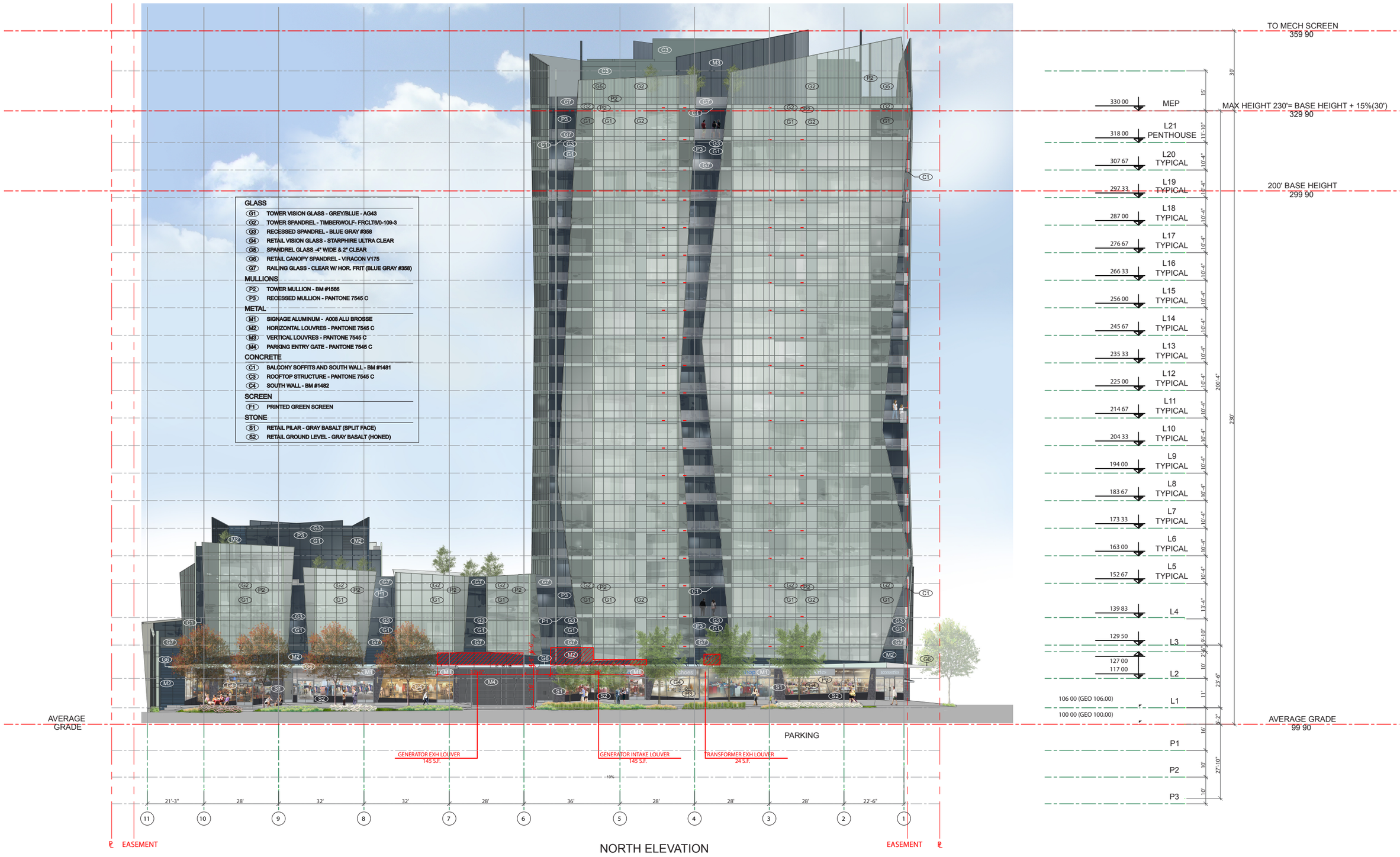
2.11 BUILDING PLANS- TOWER ROOF PLAN



2.12 BUILDING PLANS- ROOF PLAN

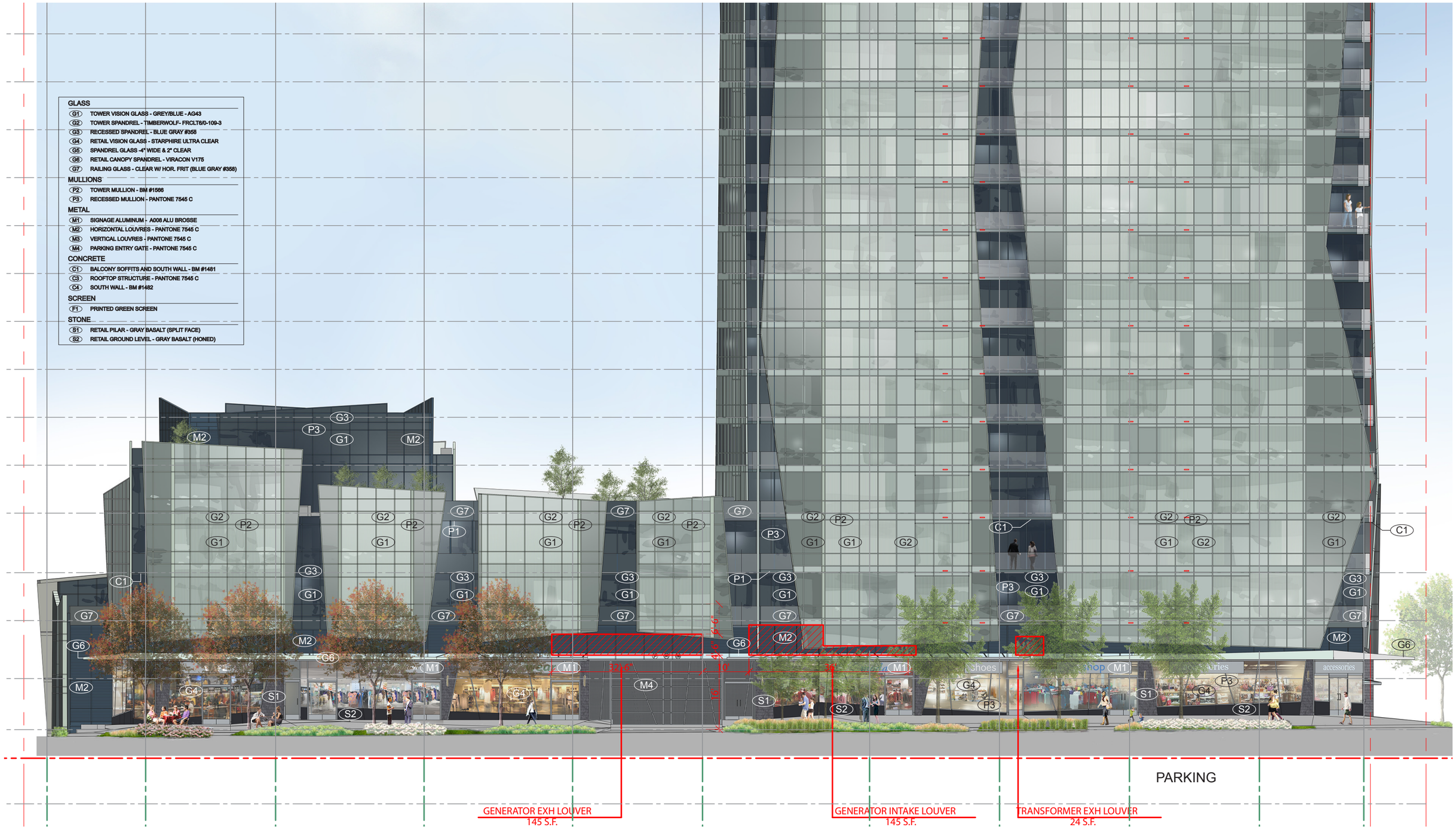


3.1 BUILDING ELEVATIONS- NORTH ELEVATION (2nd STREET N.E.)

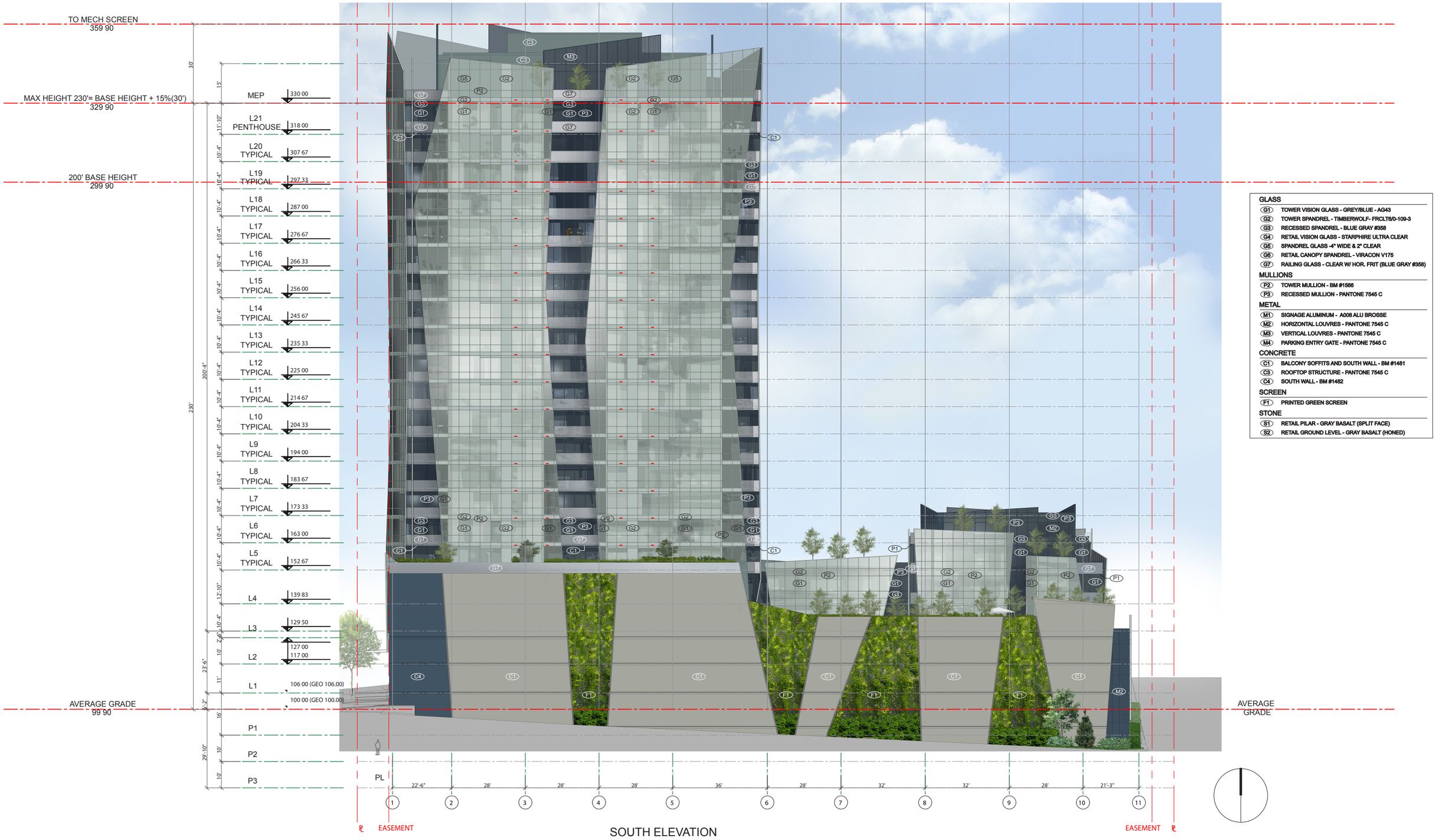


NORTH ELEVATION

3.2 BUILDING ELEVATIONS- NORTH ELEVATION PODIUM DETAIL (2nd STREET N.E.)



3.3 BUILDING ELEVATIONS- SOUTH ELEVATION



SOUTH ELEVATION

GLASS

- G1 TOWER VISION GLASS - GREY/BLUE - AG43
- G2 TOWER SPANDREL - TIMBERWOLF- FRCLT6/0-109-3
- G3 RECESSED SPANDREL - BLUE GRAY #358
- G4 RETAIL VISION GLASS - STARPHIRE ULTRA CLEAR
- G5 SPANDREL GLASS -4" WIDE & 2" CLEAR
- G6 RETAIL CANOPY SPANDREL - VIRACON V175
- G7 RAILING GLASS - CLEAR W/ HOR. FRIT (BLUE GRAY #358)

MULLIONS

- P2 TOWER MULLION - BM #1566
- P3 RECESSED MULLION - PANTONE 7545 C

METAL

- M1 SIGNAGE ALUMINUM - A008 ALU BROSSE
- M2 HORIZONTAL LOUVRES - PANTONE 7545 C
- M3 VERTICAL LOUVRES - PANTONE 7545 C
- M4 PARKING ENTRY GATE - PANTONE 7545 C

CONCRETE

- C1 BALCONY SOFFITS AND SOUTH WALL - BM #1481
- C3 ROOFTOP STRUCTURE - PANTONE 7545 C
- C4 SOUTH WALL - BM #1482

SCREEN

- F1 PRINTED GREEN SCREEN

STONE

- S1 RETAIL PILAR - GRAY BASALT (SPLIT FACE)
- S2 RETAIL GROUND LEVEL - GRAY BASALT (HONED)

3.4 BUILDING ELEVATIONS- EAST ELEVATION (105TH AVENUE N.E.)

EAST ELEVATION

GLASS

- G1 TOWER VISION GLASS - GREY/BLUE - AG43
- G2 TOWER SPANDREL - TIMBERWOLF- FRCLT6/0-109-3
- G3 RECESSED SPANDREL - BLUE GRAY #358
- G4 RETAIL VISION GLASS - STARPHIRE ULTRA CLEAR
- G5 SPANDREL GLASS -4" WIDE & 2" CLEAR
- G6 RETAIL CANOPY SPANDREL - VIRACON V175
- G7 RAILING GLASS - CLEAR W/ HOR. FRIT (BLUE GRAY #358)

MULLIONS

- P2 TOWER MULLION - BM #1566
- P3 RECESSED MULLION - PANTONE 7545 C

METAL

- M1 SIGNAGE ALUMINUM - A008 ALU BROSSE
- M2 HORIZONTAL LOUVRES - PANTONE 7545 C
- M3 VERTICAL LOUVRES - PANTONE 7545 C
- M4 PARKING ENTRY GATE - PANTONE 7545 C

CONCRETE

- C1 BALCONY SOFFITS AND SOUTH WALL - BM #1481
- C3 ROOFTOP STRUCTURE - PANTONE 7545 C
- C4 SOUTH WALL - BM #1482

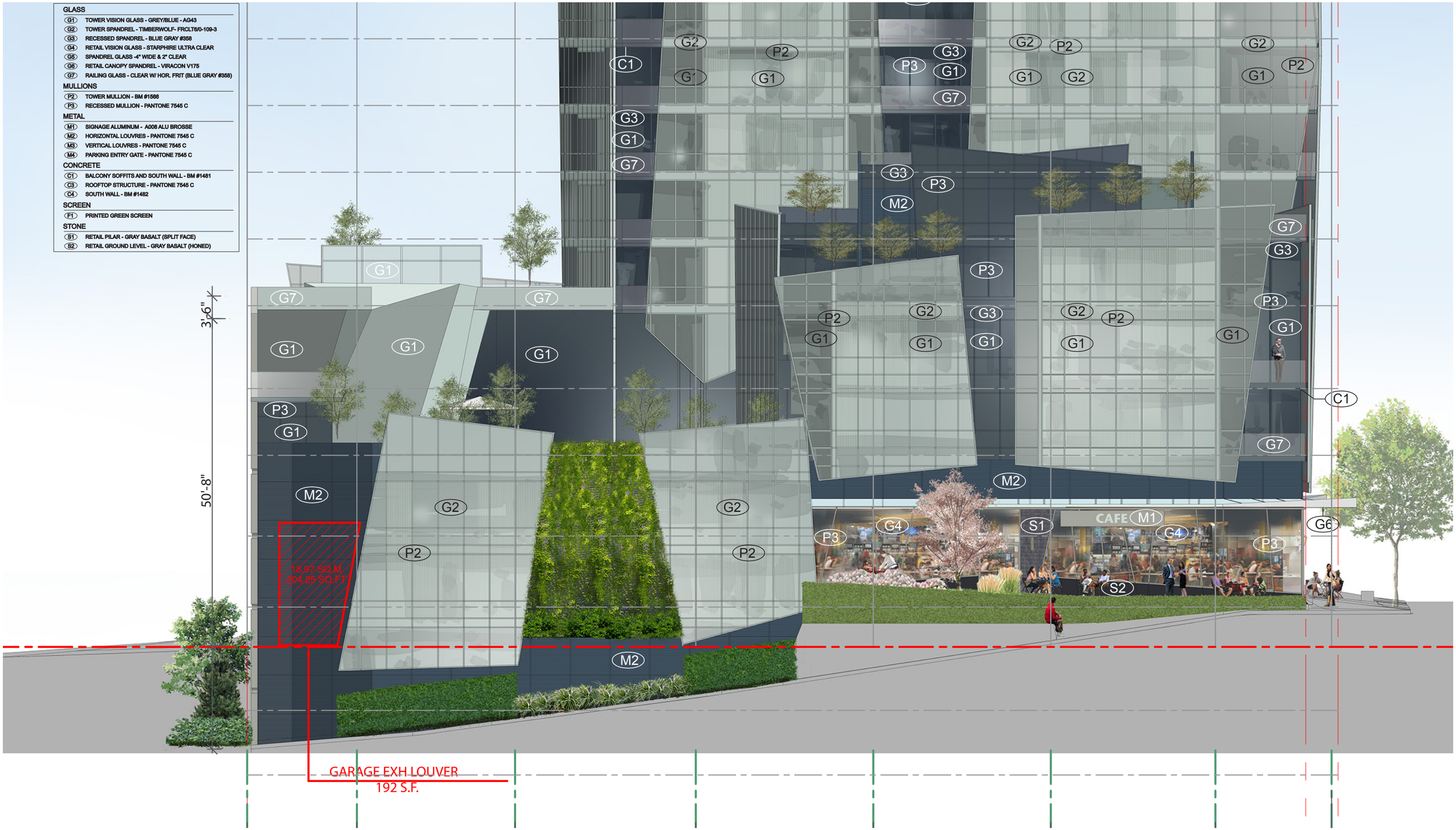
SCREEN

- F1 PRINTED GREEN SCREEN

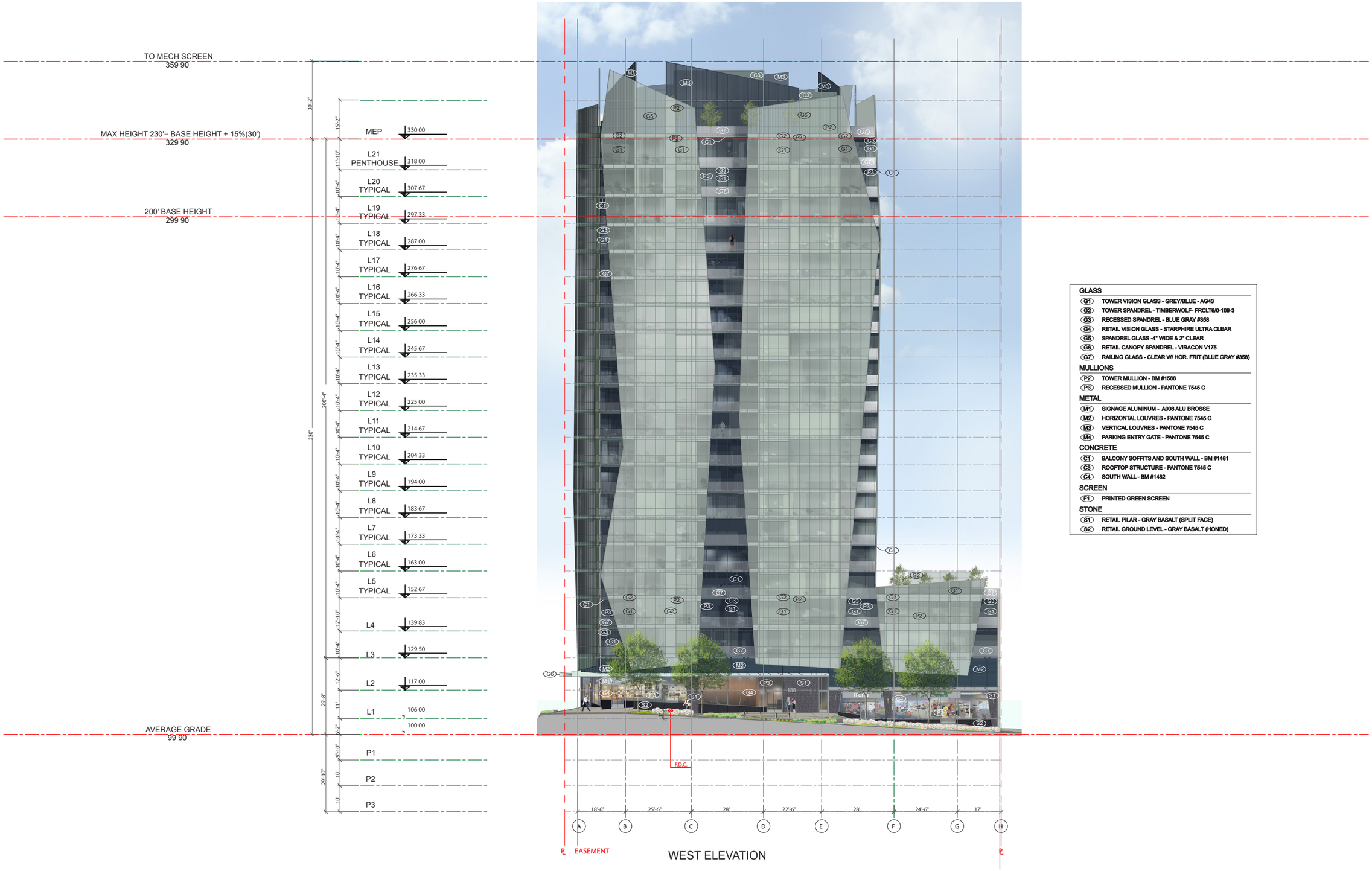
STONE

- S1 RETAIL PILAR - GRAY BASALT (SPLIT FACE)
- S2 RETAIL GROUND LEVEL - GRAY BASALT (HONED)

3.5 BUILDING ELEVATIONS- EAST ELEVATION PODIUM DETAIL (105TH AVENUE N.E.)



3.6 BUILDING ELEVATIONS- WEST ELEVATION (BELLEVUE WAY N.E.)



GLASS

- G1 TOWER VISION GLASS - GREY/BLUE - AG43
- G2 TOWER SPANDREL - TIMBERWOLF- FRCLT8/0-109-3
- G3 RECESSED SPANDREL - BLUE GRAY #358
- G4 RETAIL VISION GLASS - STARPHIRE ULTRA CLEAR
- G5 SPANDREL GLASS -4" WIDE & 2" CLEAR
- G6 RETAIL CANOPY SPANDREL - VIRACON V175
- G7 RAILING GLASS - CLEAR W/ HOR. FRIT (BLUE GRAY #358)

MULLIONS

- P2 TOWER MULLION - BM #1566
- P3 RECESSED MULLION - PANTONE 7545 C

METAL

- M1 SIGNAGE ALUMINUM - A008 ALU BROSSE
- M2 HORIZONTAL LOUVRES - PANTONE 7545 C
- M3 VERTICAL LOUVRES - PANTONE 7545 C
- M4 PARKING ENTRY GATE - PANTONE 7545 C

CONCRETE

- C1 BALCONY SOFFITS AND SOUTH WALL - BM #1481
- C3 ROOFTOP STRUCTURE - PANTONE 7545 C
- C4 SOUTH WALL - BM #1482

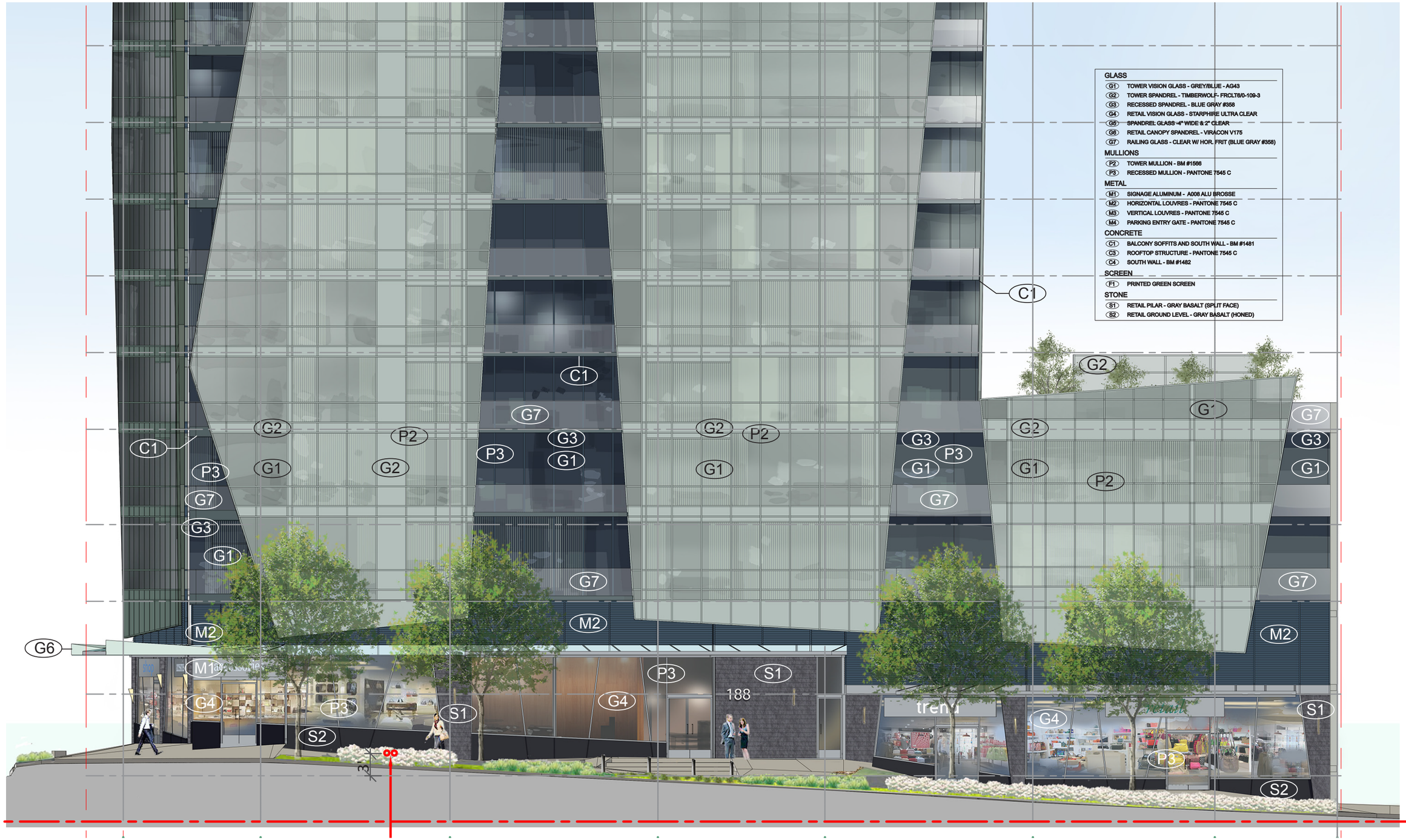
SCREEN

- F1 PRINTED GREEN SCREEN

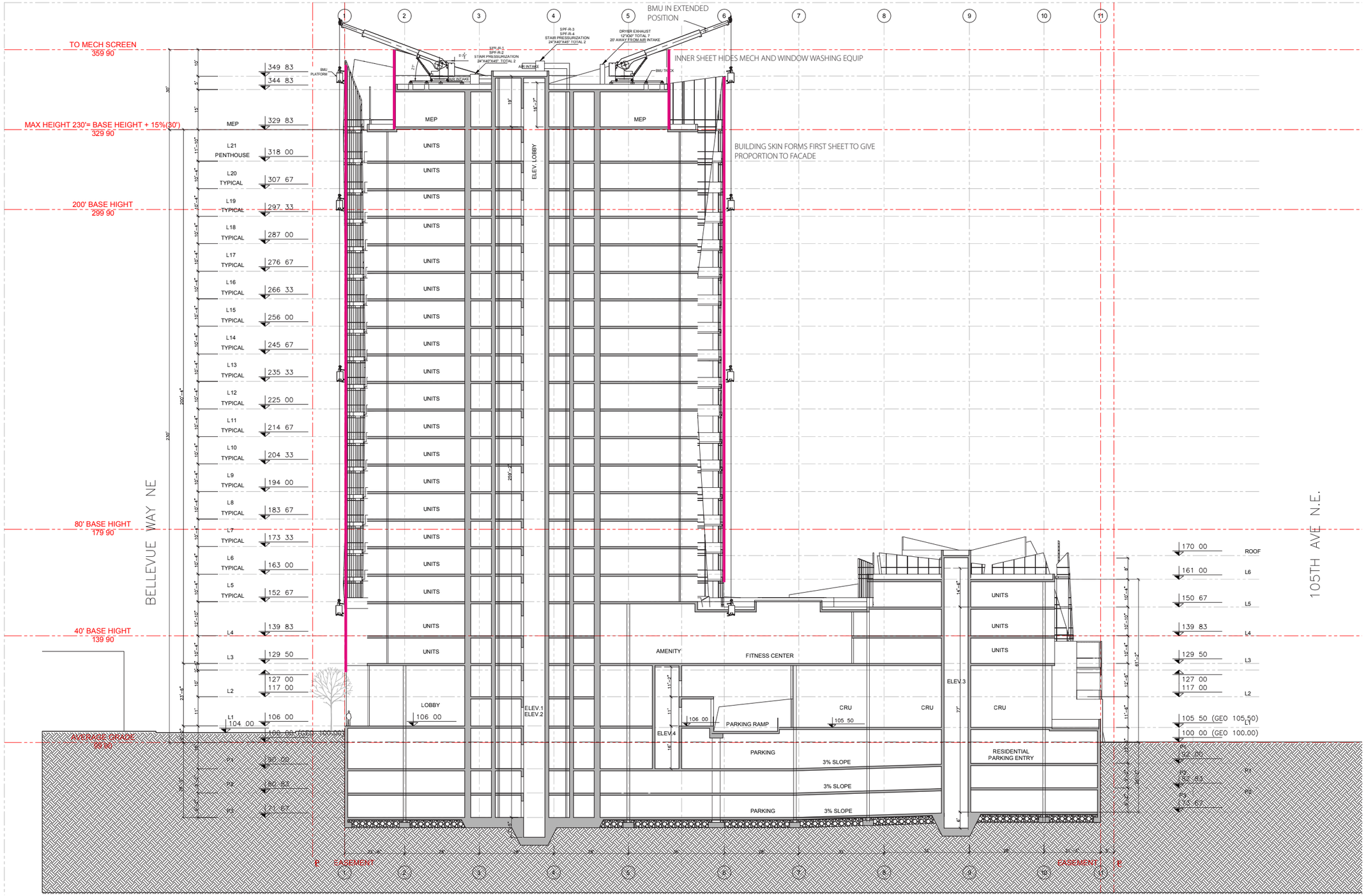
STONE

- S1 RETAIL PILAR - GRAY BASALT (SPLIT FACE)
- S2 RETAIL GROUND LEVEL - GRAY BASALT (HONED)

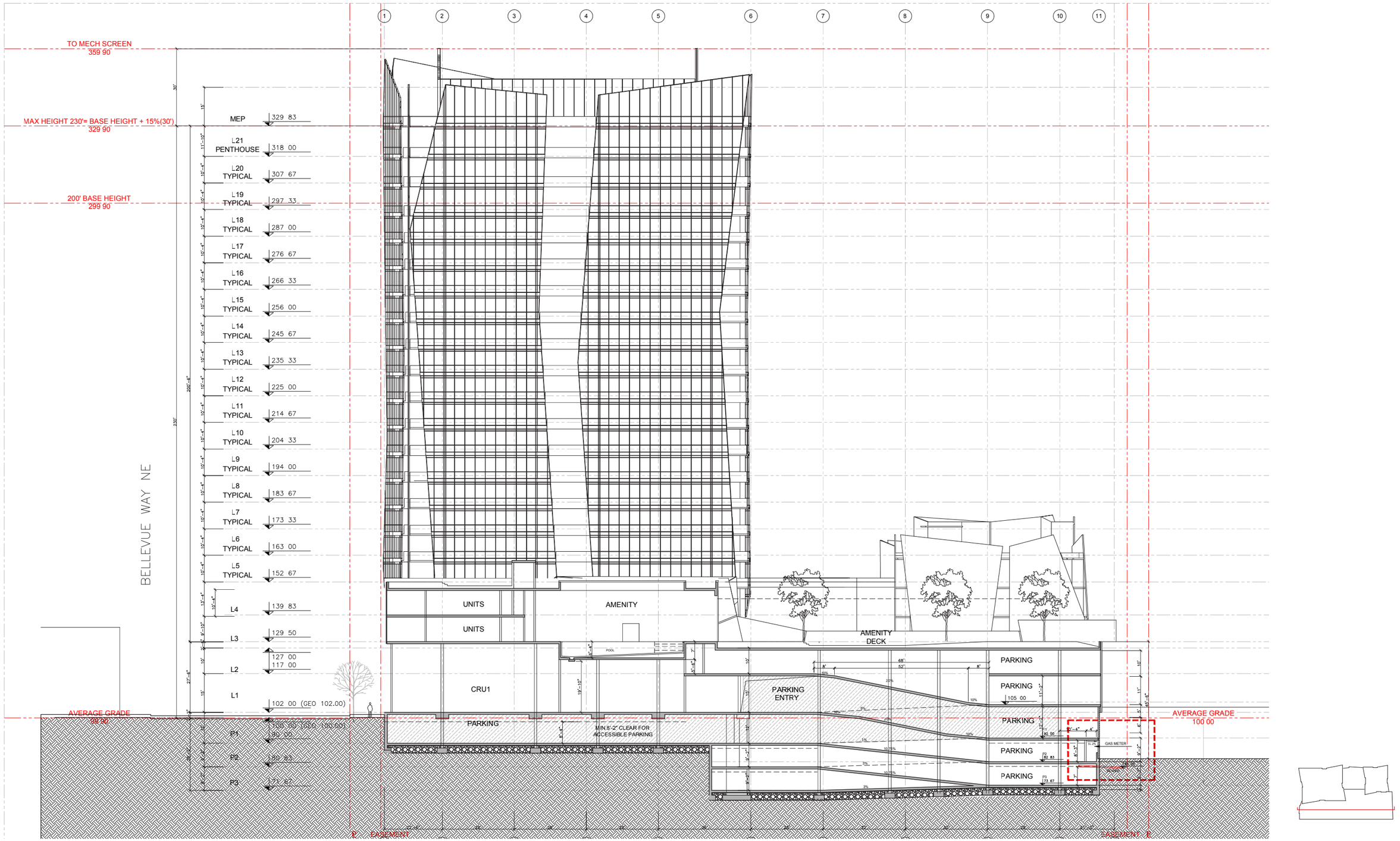
3.7 BUILDING ELEVATIONS- WEST ELEVATION PODIUM DETAIL (BELLEVUE WAY N.E.)



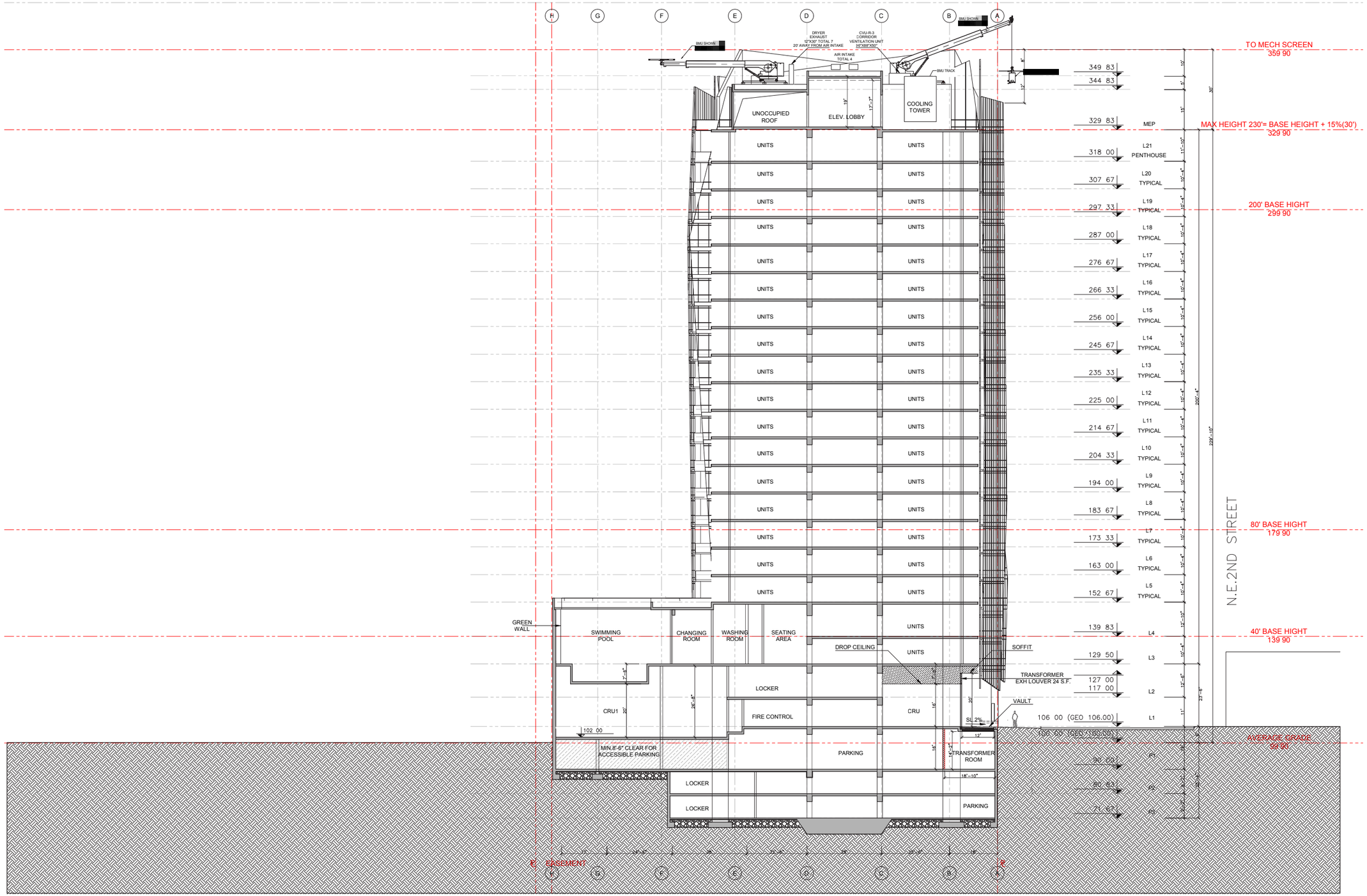
4.1 BUILDING SECTIONS- SECTION A



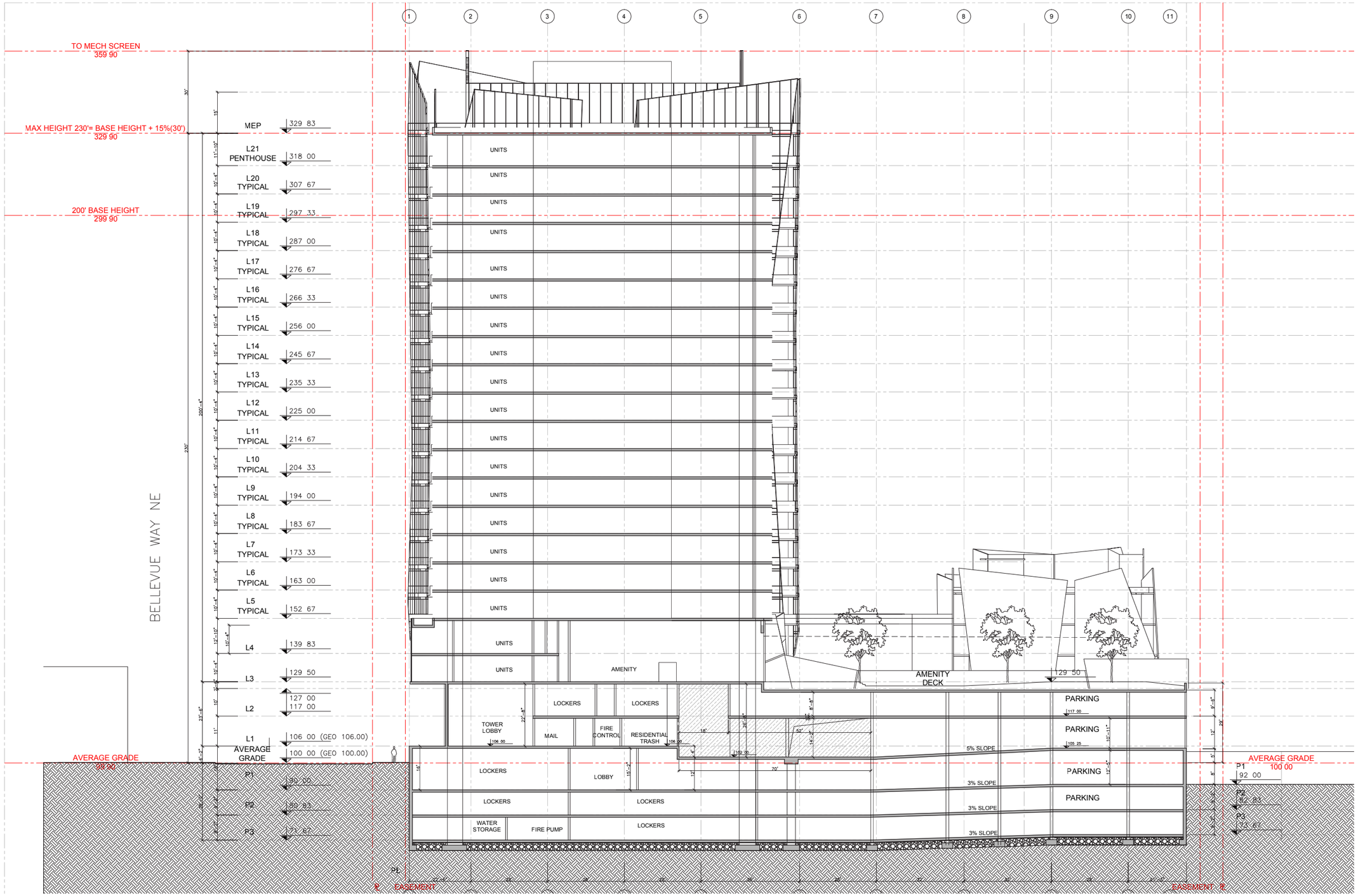
4.2 BUILDING SECTIONS- SECTION B



4.3 BUILDING SECTIONS- SECTION C



4.4 BUILDING SECTIONS- SECTION D



5.1 VIEW 1 - NORTHEAST CORNER (2ND STREET N.E.& 105TH AVENUE N.E.)

5.2 VIEW 2 - SOUTHWEST CORNER (BELLEVUE WAY N.E.)

5.3 VIEW 3 - NORTHWEST CORNER (BELLEVUEWAY N.E. & 2ND STREET N.E.)

5.4 VIEW 4 - 2ND STREET N.E.

5.5 VIEW 5 - SOUTHEAST CORNER

5.6 VIEW 6 - TOWER TOP ROOF

5.7 VIEW 7 - NORTHWEST VIEW (2ND STREET N.E. & 105TH AVENUE N.E).

6.1 SIGNAGE MASTERPLAN

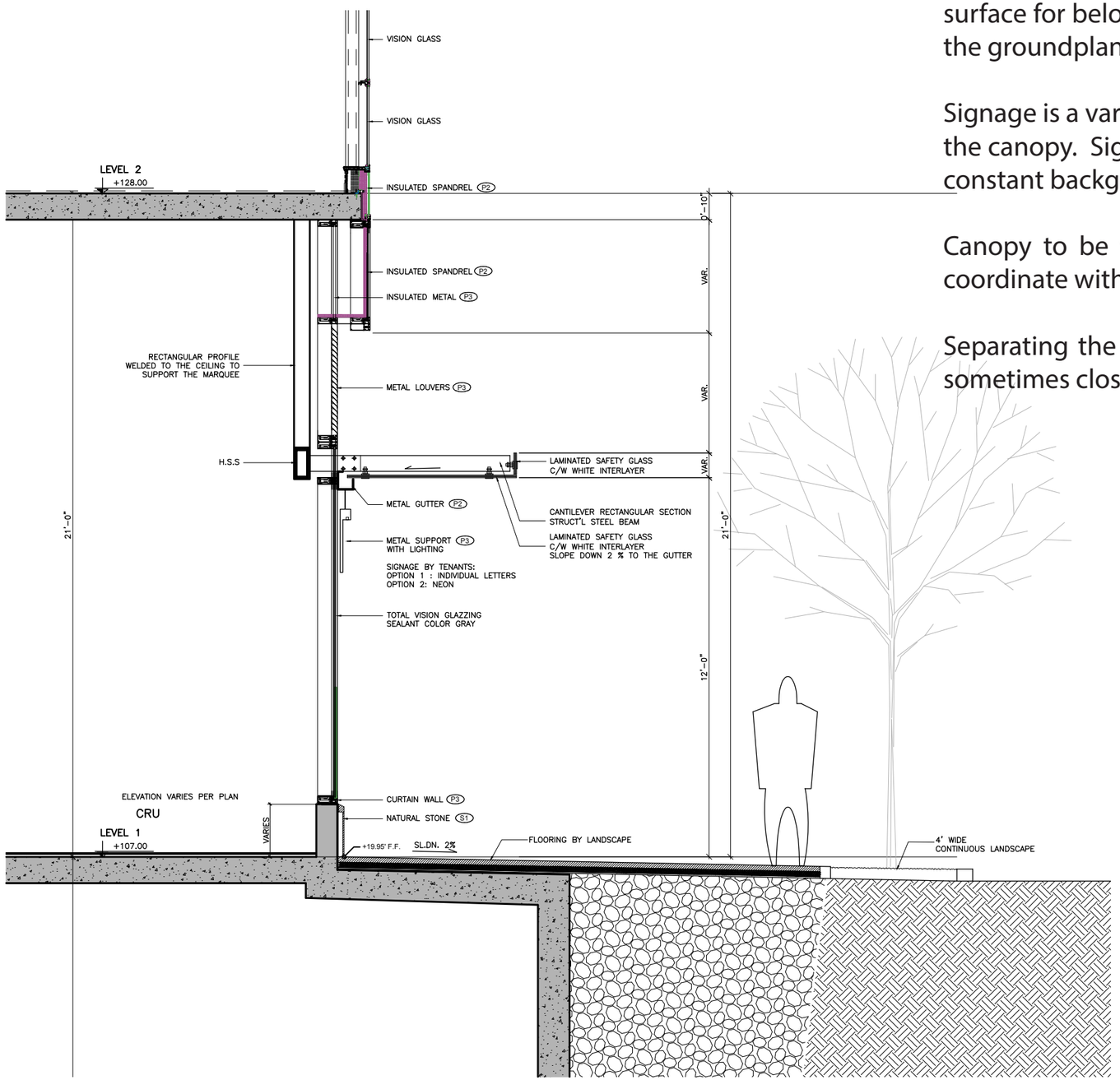
Storefront to be frameless at verticals with ultraclear glass. Non vertical jointing coordinates with tower form.

Gray basalt in two textures is proposed -a coarse horizontal pattern for the piers, and a honed surface for below the sloped sill of glazing. Stone pattern continues through sidewalk to tie the groundplane with the building.

Signage is a variable width per the retailer, constant height (30") aluminium band hung from the canopy. Signage options for the retailer are self illuminated, neon, or solid letters on the constant background of aluminum.

Canopy to be white interlayer safety glazing with vertical return sloped in elevation to coordinate with tower form. Canopy slopes to gutter at building line.

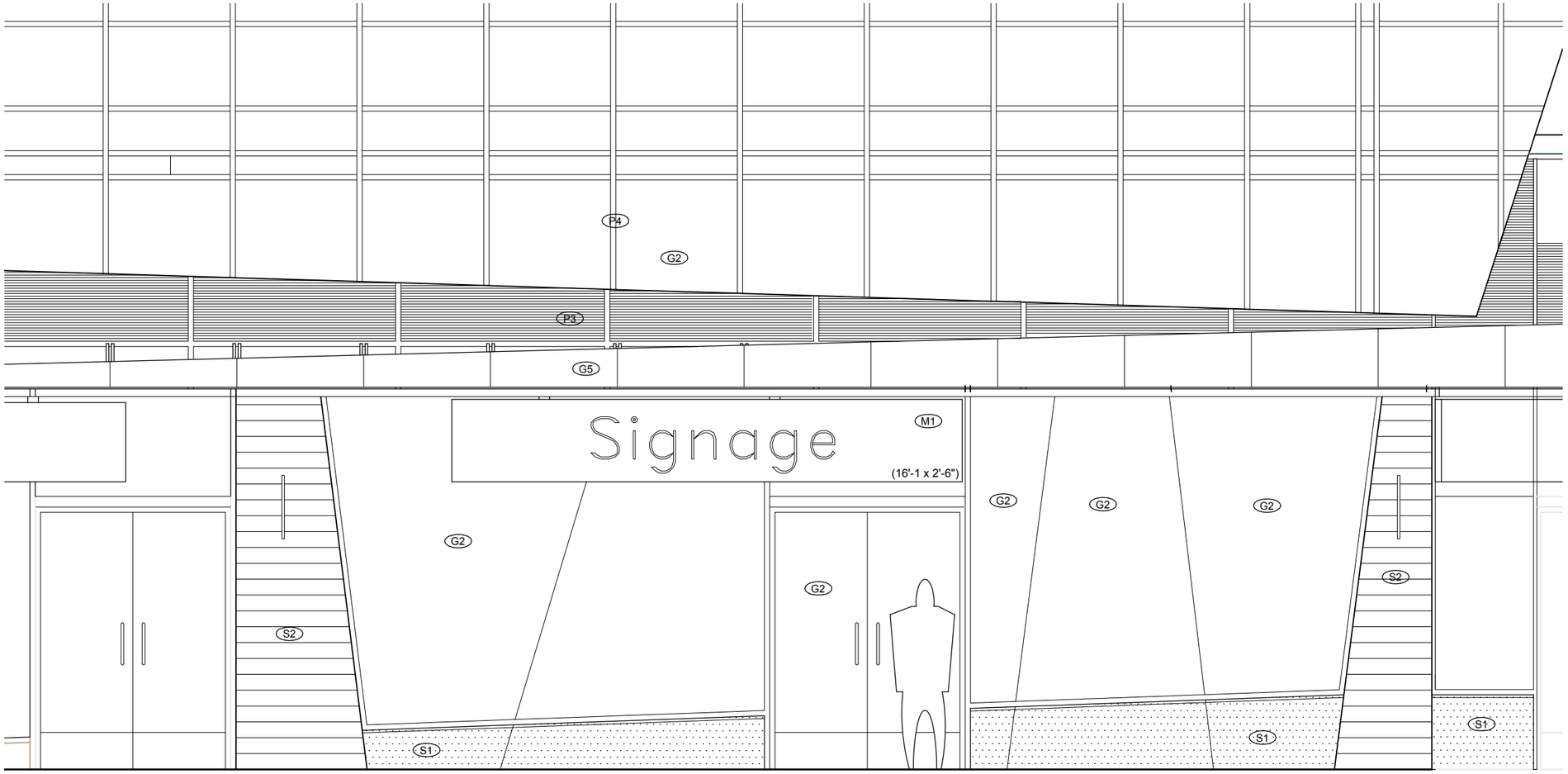
Separating the retail from the residential is a continuous louver band - sometimes active, sometimes closed at the back.



STREET LEVEL SECTION

PERSPECTIVE RENDERING ALONG N.E. 2ND STREET

6.1.1- SIGNAGE MASTERPLAN, continued



GLASS

- G1 Vision Glass - Grey/Blue - AG43
- G2 Glass Spandrel - Timberwolf - FRCLT6/0-109-3
- G3 Glass Spandrel - Blue Gray #359
- G4 Vision Glass - Starphire Ultra Clear
- G5 Spandrel Glass - White interlayer - Viracon V175

STONE

- S1 Gray Basalt (Split face)
- S2 Gray Basalt (Honed)

PAINT

- P1 BM -1478
- P2 BM - 1601
- P3 Pantone 7545 C
- P4 BM - 1566

METAL

- M1 Aluminum - Nevamar Metallage A008 Alu Brosse

6.2 MAIN TOWER ROOF

We have studied the roof form to better integrate the rooftop Mechanical screening with the architecture of the tower. A secondary layer of fins allows screening and enclosure of Mechanical spaces.

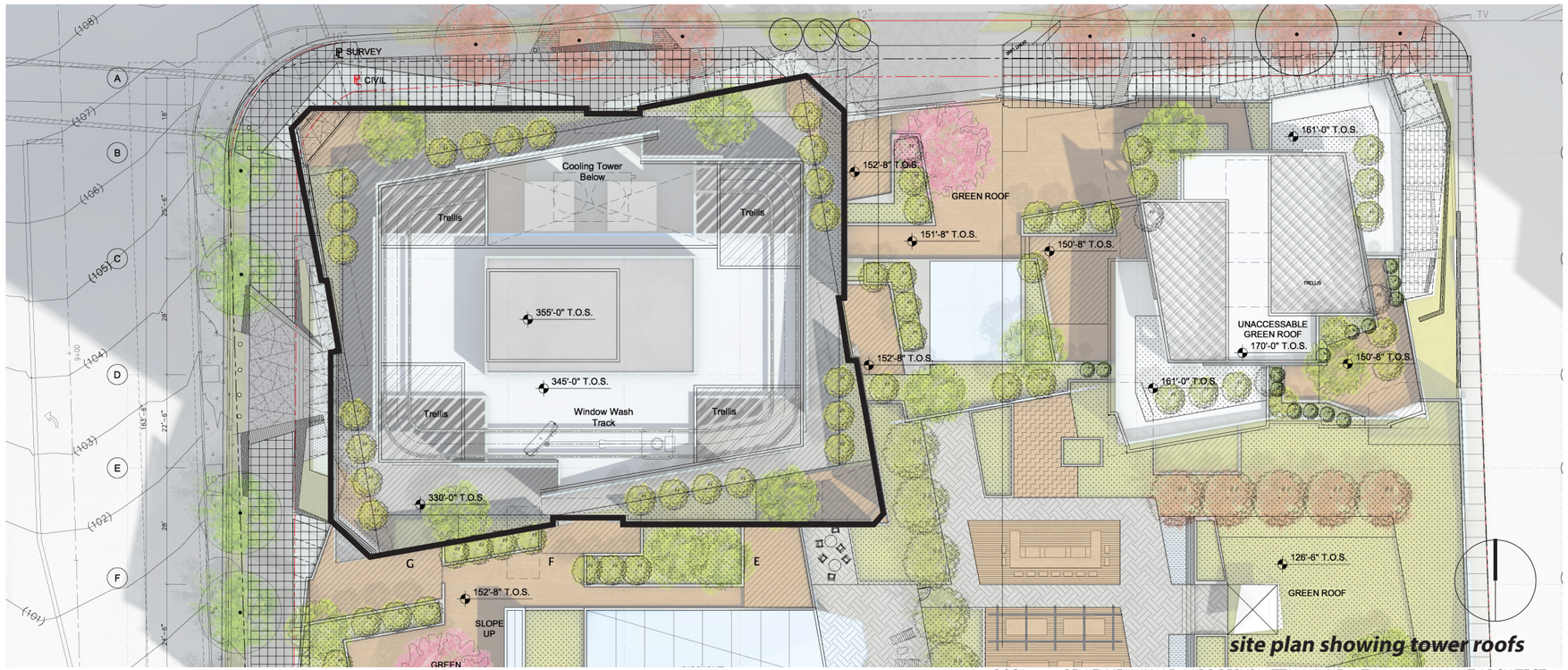
For tower top interest, landscape elements will be sheltered via the glass sheets which continue the tower form.

Fritted glass is proposed on the glass screen projecting from the roof. A more solid appearance to the glazing will ensure that the extension of the glazing reads with the body of the tower.

The lower roof has also been considered so that it provides attractive near and far views from all adjacent buildings.

main tower top detail

fritted glass at tower top detail



site plan showing tower roofs

6.2.1 ON-SITE LIGHTING & GARAGE DOOR DETAIL

landsc

SIGNAL

Product Data Sheet

Signal is an important new addition to the 35 Collection of integrated
in collaboration with frog design. A high-performance light for pedes
lighting, it is innovative in technology and design. Its leaf-shaped lumin
aluminum and have multiple LED circuit boards, each with its own le
the luminaire head and the LED cartridge reduces weight and dissipe
ideal for 12' and 16' pedestrian applications using 54 LEDs; the Signal
25' streetscape applications using 72 LEDs, each providing the appro
for their function. Signal can accommodate multiple luminaires on a

LED Technology

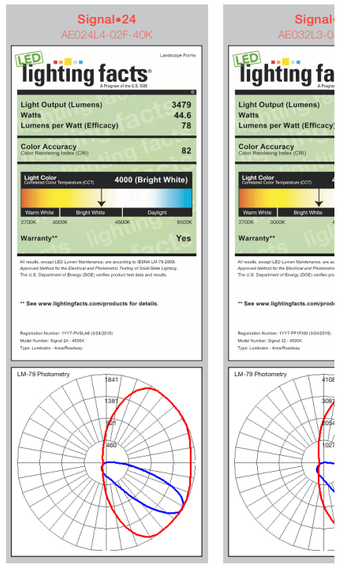
Signal luminaires utilize solid state technology so they are the perfect choice for reducing energy costs and minimizing traditional maintenance costs. Each LED array is equipped with a diffused acrylic lens that protects the LED components from the elements and improves the visual experience by reducing glare. By using more LEDs, Signal achieves a greater number of aiming angles for better distribution, putting light only where it is needed. Signal delivers state-of-the-art performance in a ground breaking design.

Lighting Facts®

Landscape Forms is committed to the development of energy efficient lighting. We participate in the Department of Energy Lighting Facts® label program. This activity is voluntary but helps consumers evaluate the multitude of products on the market today. The Lighting Facts® label provides a quick but comprehensive summary of luminaire performance as measured by the IESNA LM-79 photometric test standard for solid state lighting.

Signal•24
Type 4 Distribution
Housing: Cast Aluminum
Lamp: 54 Cree XP-E2 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 250mA
Optic: AWEN™ Optic
Lens: Impact Modified Acrylite®
Power Supply: 100V-277V
LED Driver: TRP LED-50W
Dimmable: 0-10V
BUG Rating: B1 U2 G2
IP Rating: IP67
Weight: 30 lbs (Luminaire Only)

Signal•32
Type 3 Distribution
Housing: Cast Aluminum
Lamp: 72 Cree XP-E2 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 390mA
Optic: AWEN™ Optic
Lens: Impact Modified Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-96W
Dimmable: 0-10V
BUG Rating: B1 U2 G2
IP Rating: IP67
Weight: 44 lbs (Luminaire Only)



Pedestrial Pole Lighting

Indirect Lighting at Entrasteps

Wall sconce at retail piers 28", graphite color

Design by Modern Forms.

Sometimes, the name says it all. More impressive in real life, the Big V LED Outdoor Wall Light is a vaulted sconce that will light a facade and make a great, big, bold design statement.

Product Features:

- Solid Die-Cast Aluminum construction, with high powered dimmable LED's.
- CEC Title 24 compliant.
- Available in two sizes and two finish options.
- Driver located in junction box.
- Smooth and continuous dimming with an electronic low voltage (ELV) dimmer (sold separately). Universal Driver (120-220-277) included for installation in multiple applications.
- Replaceable High Powered LED Module CRI: 90, Rated Hours: 55,000, Color Temp: 3000K.
- Standards: ETL & cETL, & IP65 Wet location listed.

Dimensions
- 20 - 20 Inch: 8"W X 20"H; 4.13" Extension; Backplate: 4.75"W X 4.75"H
- 28 - 28 Inch: 10"W X 28"H; 4.5" Extension; Backplate: 4.75"W X 8"H

Material(s)
Aluminum,glass

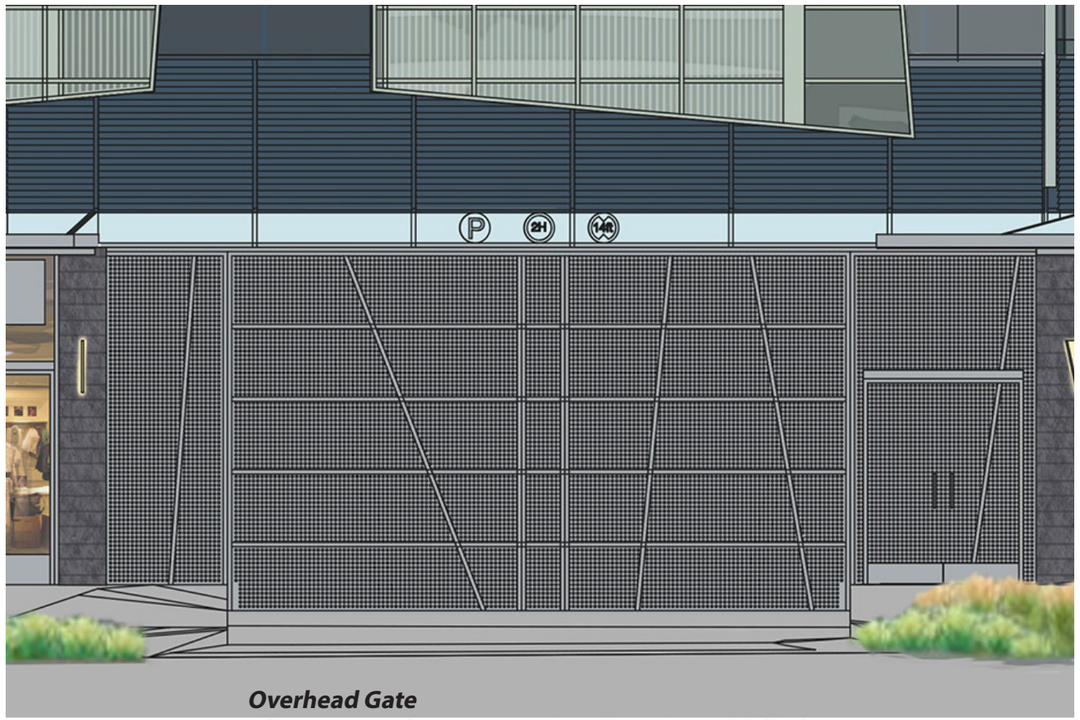
Lamp Type
LED

Bulbs
- 20 - 20 Inch: 1 X 23W 120-240-277V LED module; 3000K, 90 CRI, 1249 lumens (included)
- 28 - 28 Inch: 1 X 28W 120-240-277V LED module; 3000K, 90 CRI, 1344 lumens (included)

Listing
ETL, CETL, TITLE-24, WET-LOCATION, IP65

Item Number
WMF-BIG-V-LED-OUTDOOR-WALL

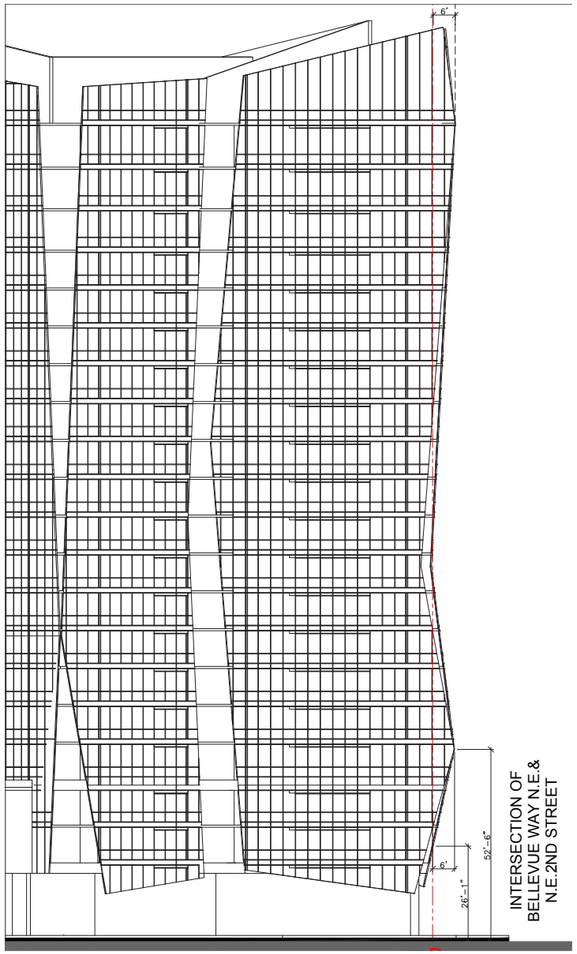
Model(s)
WS-W69620-BZ WS-W69620-GH WS-W69628-BZ WS-W69628-GH



Vehicle gate

Overhead Gate
Aluminum picket construction, 5 sections, 14' high
Diagonal decorative aluminum sections to mimic building design

6.3 BALCONY ENCROACHMENT



We are dedicating a large portion of the NorthWest corner of our property for road widening. The building has been designed to relieve the eastward slide of the tower with a unique balcony shape, and we are requesting an encroachment of balconies over the easement line. The actual 'building, living space' does not go over the easement line, only the balconies. The balconies vary in size, and an elevation and plan attached shows the requested intrusion.

We are requesting a 6'-0" max encroachment for overhang of balconies which would start at 26'-1" above the sidewalk, and would reach a maximum of 6'-0" at the 52'-6" above sidewalk level per the attached section.

We have requested a determination on the encroachment of balconies over the property line. Our Civil constultant KPFF has asked the question, and had received a positive reply from City staff(please see email below).

From: AFarid@bellevuewa.gov [mailto:AFarid@bellevuewa.gov]
Sent: Tuesday, July 07, 2015 12:51 PM
To: Wade Watkinson; mail@amanatarchitect.com
Cc: TButcher@bellevuewa.gov; AFarid@bellevuewa.gov
Subject: RE: 120 Bellevue Way - Balcony over PL

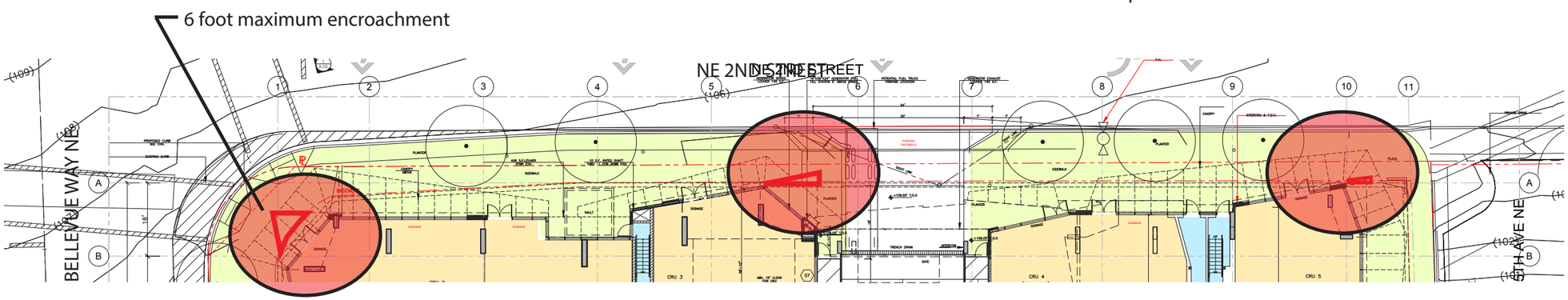
Hi Wade and All,

From what I can tell the proposed 6-foot encroachment is on top of the new sidewalk/ utilities easement (i.e., behind the street pavement widening and the ultimate roadway curb) and since it's more than 16-foot above the sidewalk it can be allowed.

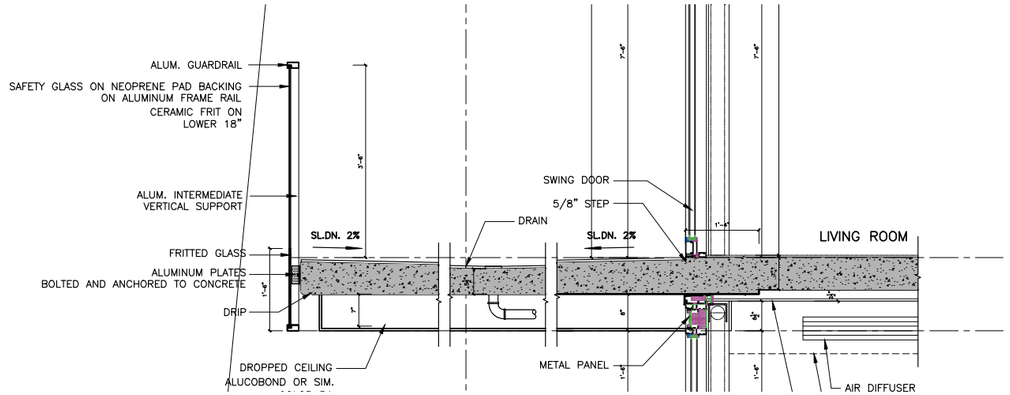
We cannot grant building encroachments over the existing sidewalk/ utilities easements. I hope this answers your question. Feel free to call me @ (425) 452-7698, if you have any questions.

Regards,

Abdy Farid, PE, MTE
Senior Transportation Engineer
Development Review



6.4 BALCONY PERSPECTIVES



Shifting Balconies

The building skin is pulled back at the balconies at varying angles to create the dynamic lines of the elevation. Interior space does not vary, only the balcony and its enclosure. Towards a tightening of the glazing skin, there is more of an enclosed balcony, and towards the more open area of the skin, a more open balcony is created. All levels will have a unique balcony -either more or less enclosed, although even at the thghtest point, the balcony still has ample fresh air, and is still an exterior space. Balcony soffit is proposed to be a dropped panel clad with Alucobond metal panel or sim. in the P1 color.

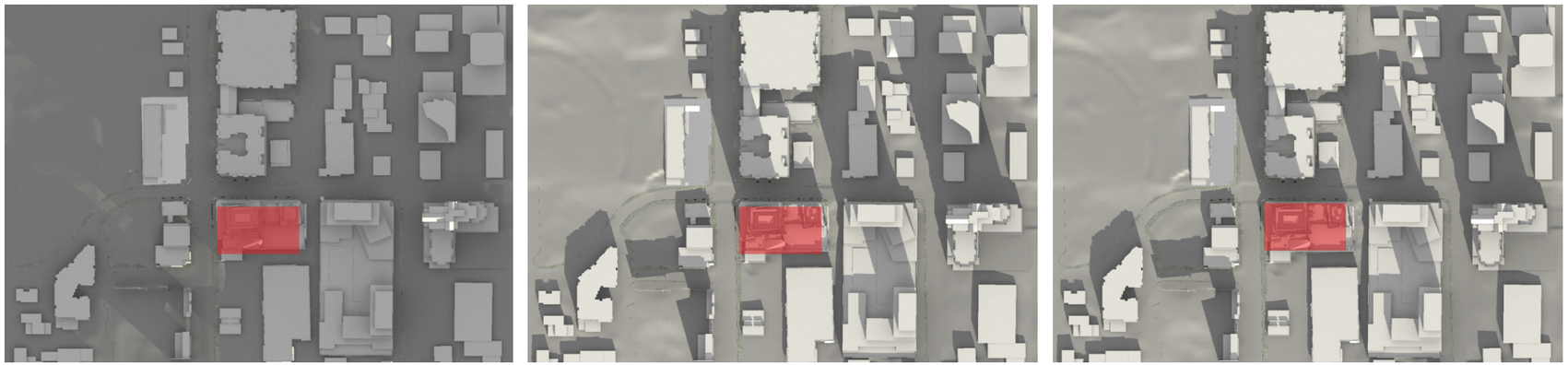
6.5 SUN SHADE DIAGRAM

9:00 AM | 12:00 PM | 3:00 PM

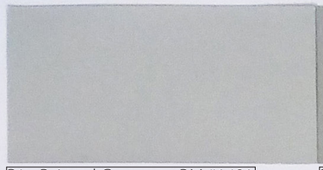
March 21st

June 21st

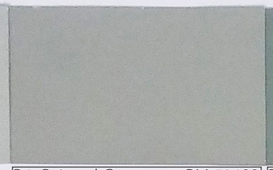
December 21st



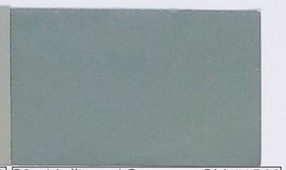
6.6 EXTERIOR MATERIAL BOARD



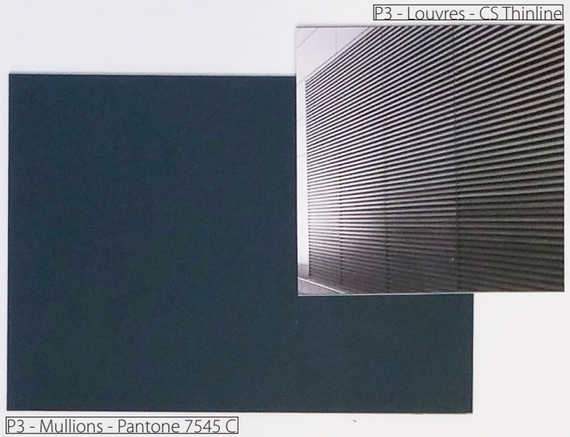
P1 - Painted Concrete -BM #1481



P4- Painted Concrete - BM #1482

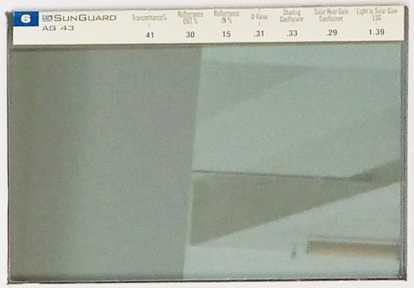


P2 - Mullions / Concrete -BM-#1566



P3 - Mullions - Pantone 7545 C

P3 - Louvres - CS Thinline

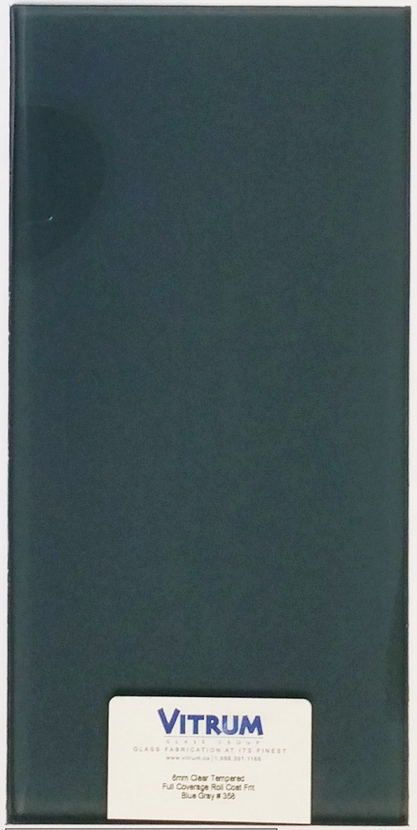


G1 - Glass - Grey/Blure -AG43

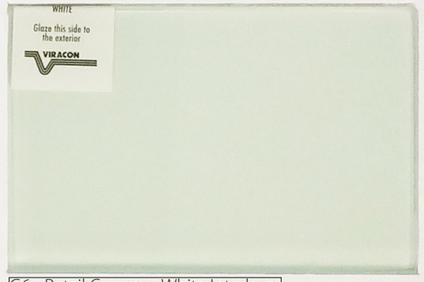
M1 - Aluminium A008_Alu Brosse

G5 - Glass Spandrel - White - Viracon V175

G2 - Glass Spandrel - Timberwolf -FRCLT6/0-190-3

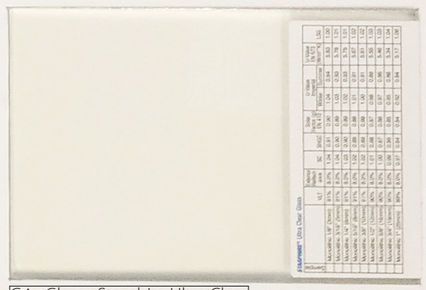


G3 - Glass Spandrel - Blue Gray #359



G6 - Retail Canopy - White Interlayer

S1 - Gray Basalt (Split Face)

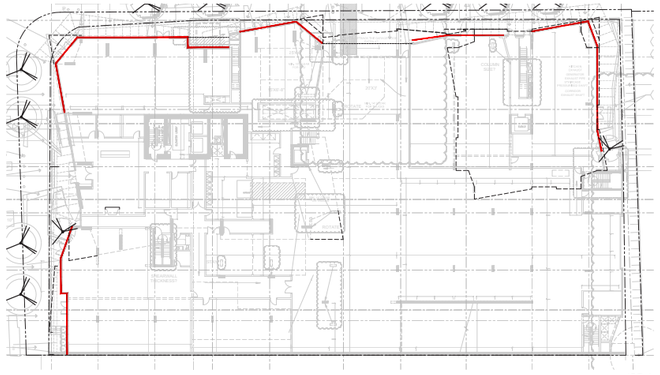


G4 - Glass - Starphire Ultra Clear

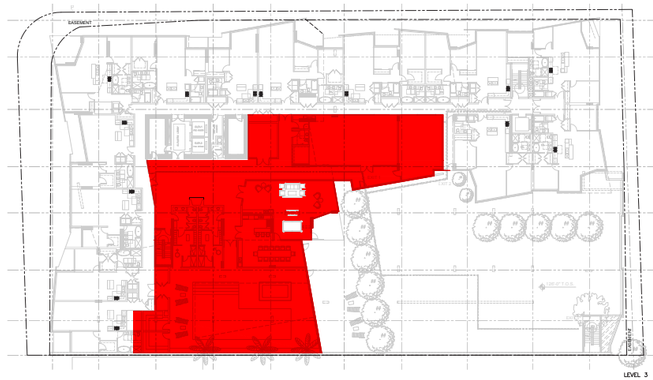
S2 - Gray Basalt (Honed)

120 Bellevue Way
Mixed-Use Residential and Retail Development
120 Bellevue Way | Bellevue, Washington, (USA)
BOSA
AMANAT ARCHITECT INC
EXTERIOR MATERIAL BOARD

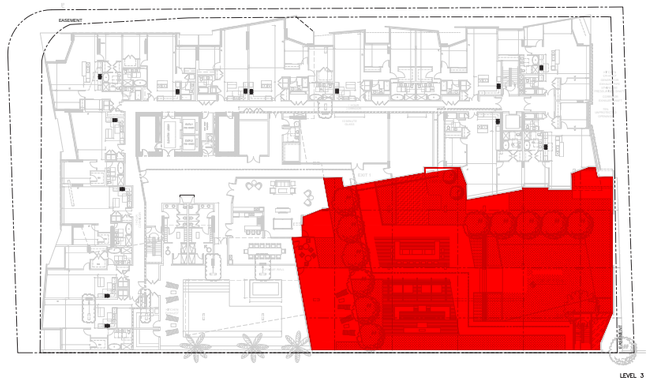
6.7 AMENITY FAR BONUS CALCULATIONS

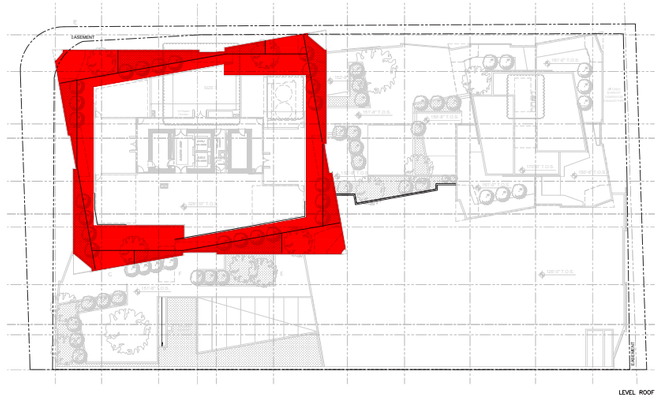


1 PEDESTRIAN ORIENTED FRONTAGE – 368 LF

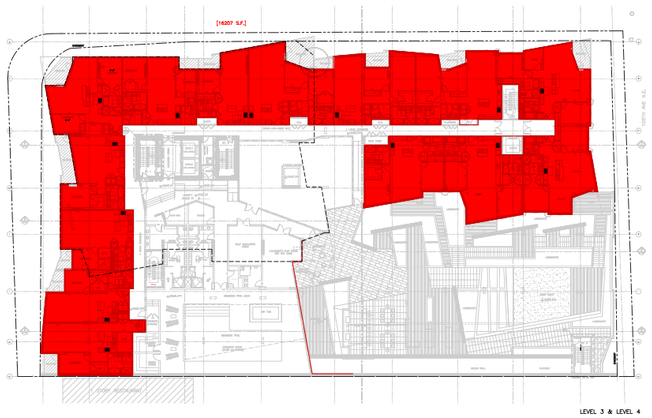


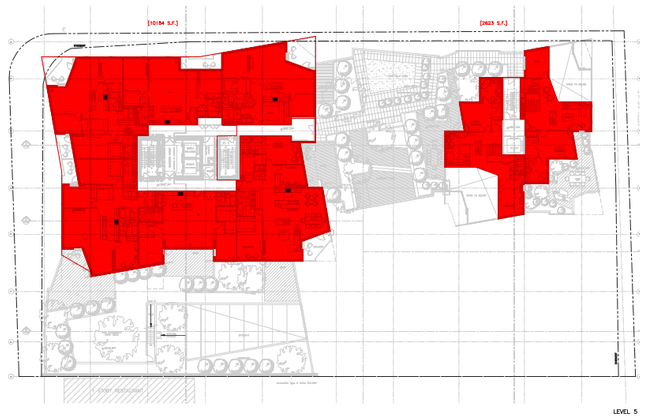
9 ACTIVE RECREATION AREA – 10,542 SF

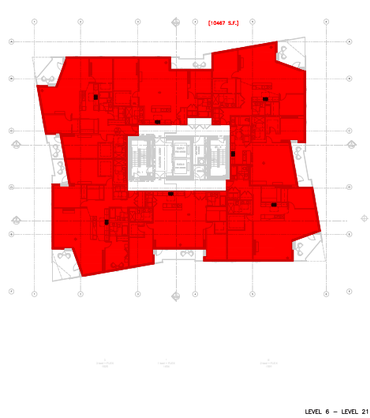




8 LANDSCAPE AREA – 34,527 SF

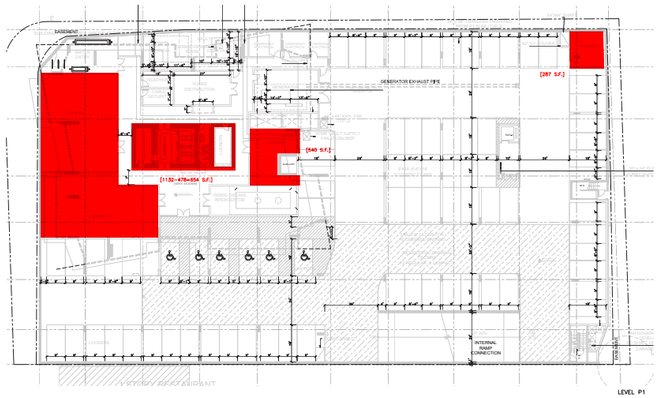


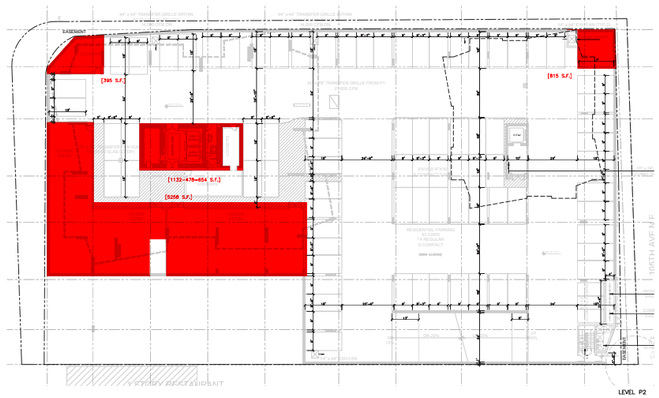




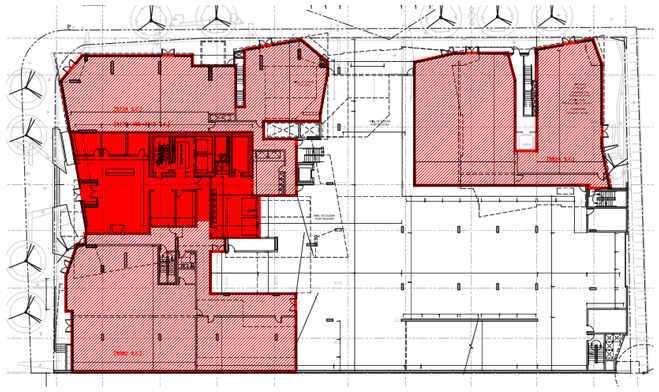
10 RESIDENTIAL USES – 233796 SF

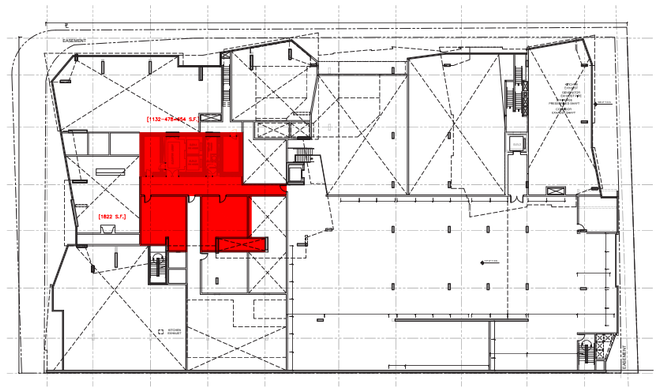
6.7.1 AMENITY FAR BONUS CALCULATIONS, continued



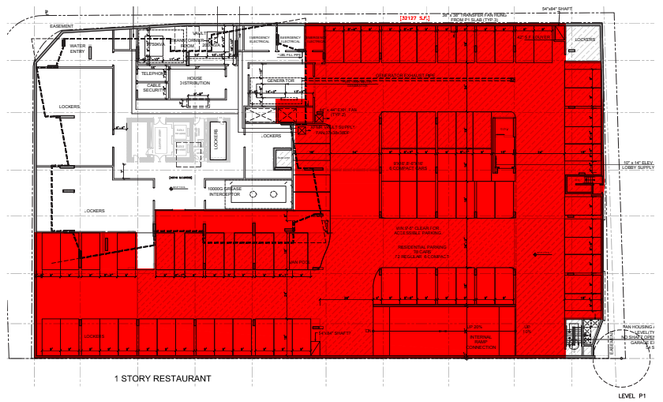


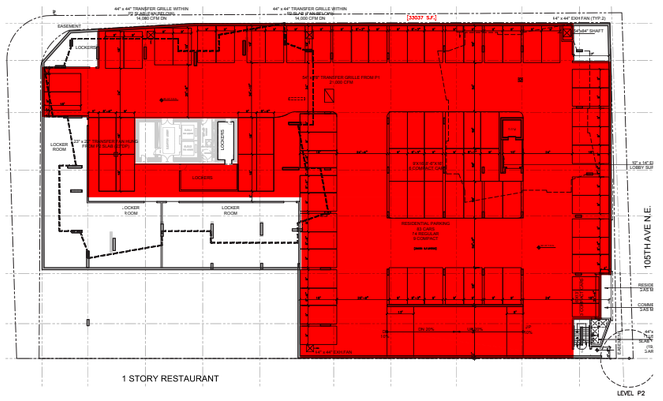
10 RESIDENTIAL USES – (CONTINUE)

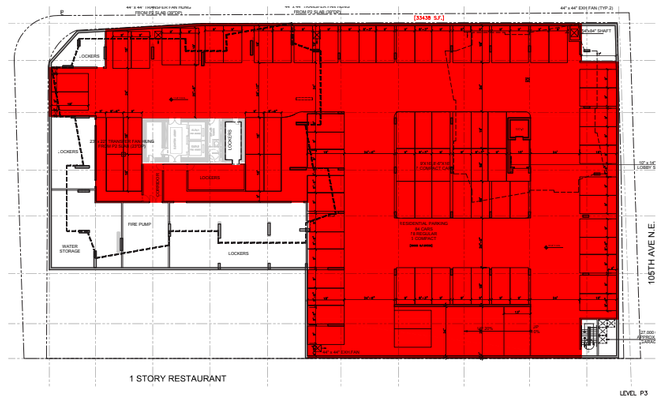




10 RESIDENTIAL USES – (CONTINUE)

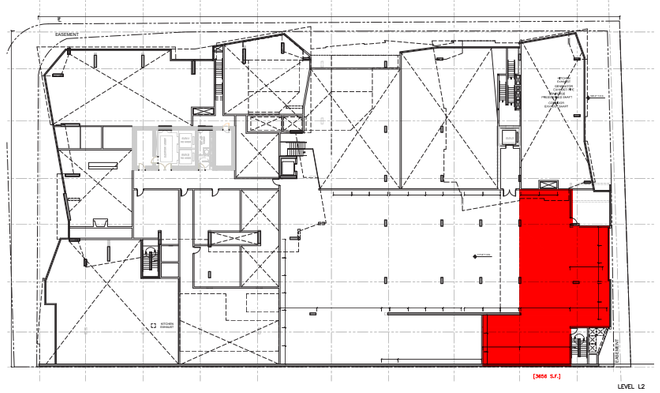




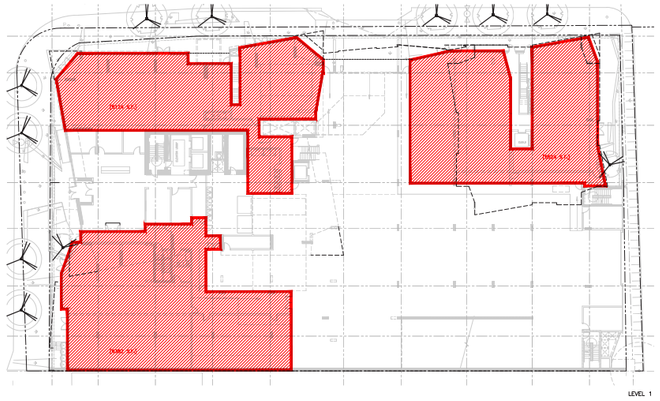


11 UNDERGROUND PARKING – 98,602 SF

6.7.2 AMENITY FAR BONUS CALCULATIONS, continued



12 ABOVE GRADE PARKING LOCATED UNDER PRINCIPAL USE RESIDENTIAL – 3,656 SF



13 FLOOR AREA EXEMPT FROM FAR – 6382+5124+5524=17030 SF

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL

PROJECT NAME: **120 Bellevue Way** **District: DNTN-MU** **Project Number:** **15-124509 LD**
Location: 120 Bellevue Way Residential/Non Residential: Residential Date Prepared: 2015_0817
Lot Area (SF): 50,512 Project Limits (Net On-Site Land Area) (SF): **50,512**

FAR CALCULATIONS	Basic	Maximum (Y)
Allowable Floor Area Ratio, Residential (FAR)	2.0	5.0
Allowable Floor Area	**101,024**	252,560
Minimum Basic Required Amenity Floor Area (.2 x2 x Project Limit)	20,205	

AMENITIES (See LUC, Design Criteria, Pp 124-132)

	Unit of Measure	Bonus Per Unit	Maximum Points (B)	Area or Value	
BASIC REQUIRED AMENITIES					
Pedestrian Oriented Frontage*	1 lf	100.0	n/a	368	36,800
Pedestrian Oriented Frontage**	1 lf	50.0	n/a	0	0
Landscape Feature	1 sf	8.0	8,000	0	0
Landscape Feature off Intersection	1 sf	4.0	4,000	0	0
Arcade	1 sf	4.0	n/a	0	0
Arcade Level 2	1 sf	2.0	n/a	0	0
Marquee	1 sf	2.0	n/a	0	0
Awning	1 sf	0.5	n/a	0	0
Sculpture or Artwork	$100	5.0	n/a	$0	0
Water Feature	$100	8.0	n/a	$0	0
Earned Basic Amenity Points					36,800
MAJOR PUBLIC OPEN SPACE / PEDESTRIAN CORRIDOR BONUS					
Major Public Open Space	1 sf	16.0	n/a	0	0
Major Pedestrican Corridor Bonus	1 sf	16.0	n/a	0	0
					0
ADDITIONAL BONUS AMENITIES					
Exterior Plaza	1 sf	6.0	30,000	0	0
Enclosed Plaza	1 sf	4.0	n/a	0	0
Landscape Area	1 sf	1.0	n/a	34,527	34,527
Active Recreation Area	1 sf	1.0	n/a	10,542	10,542
Residential Uses***	1 sf	2.0	n/a	233,796	467,592
Underground Parking	1 sf	0.5	n/a	98,602	49,301
Above Grade Parking, Residential	1 sf	4.0	n/a	3,656	14,624
Public Meeting Rooms	1 sf	2.0	n/a	0	0
Child Care Services*	1 sf	8.0	n/a	0	0
Retail Food*	1 sf	2.0	60,000	0	0
Public Restrooms	1 sf	4.0	n/a	0	0
Performing Arts Space	1 sf	10.0	100,000	0	0
Space for Non-Profit Social Services	1 sf	4.0	20,000	0	0
Park Property Donation	1 sf	4.0	n/a	0	0
Residential Entry Courtyard	1 sf	4.0	6,000	0	0
TOTAL EARNED ADDITIONAL AMENITY BONUS POINTS					576,586
TOTAL EARNED AMENITY POINTS					613,386

PROJECT PROGRAM		
Proposed Building Gross Floor Area	**269,590**	
Floor Area Exempt from FAR	17,030	
Gross Floor Area for FAR Calculation	**252,560**	
Maximum Allowable Building Floor Area		252,560

ANALYSIS OF AMENITY BONUS POINTS	
Earned Basic Amenity Points	36,800
Required Basic Amenity Points	20,205
Surplus Basic Amenity Points	16,595
Earned Public Open Space / Pedestrian Corridor Points	0
Earned Additional Amenity Points	576,586
Total Bonus Points Provided (Surplus Basic + Earned Additonal)	593,181
Bonus Points Required (GFA - Basic Allowable Floor Area)	151,536
Total Surplus Amenity Bonus Points	441,645

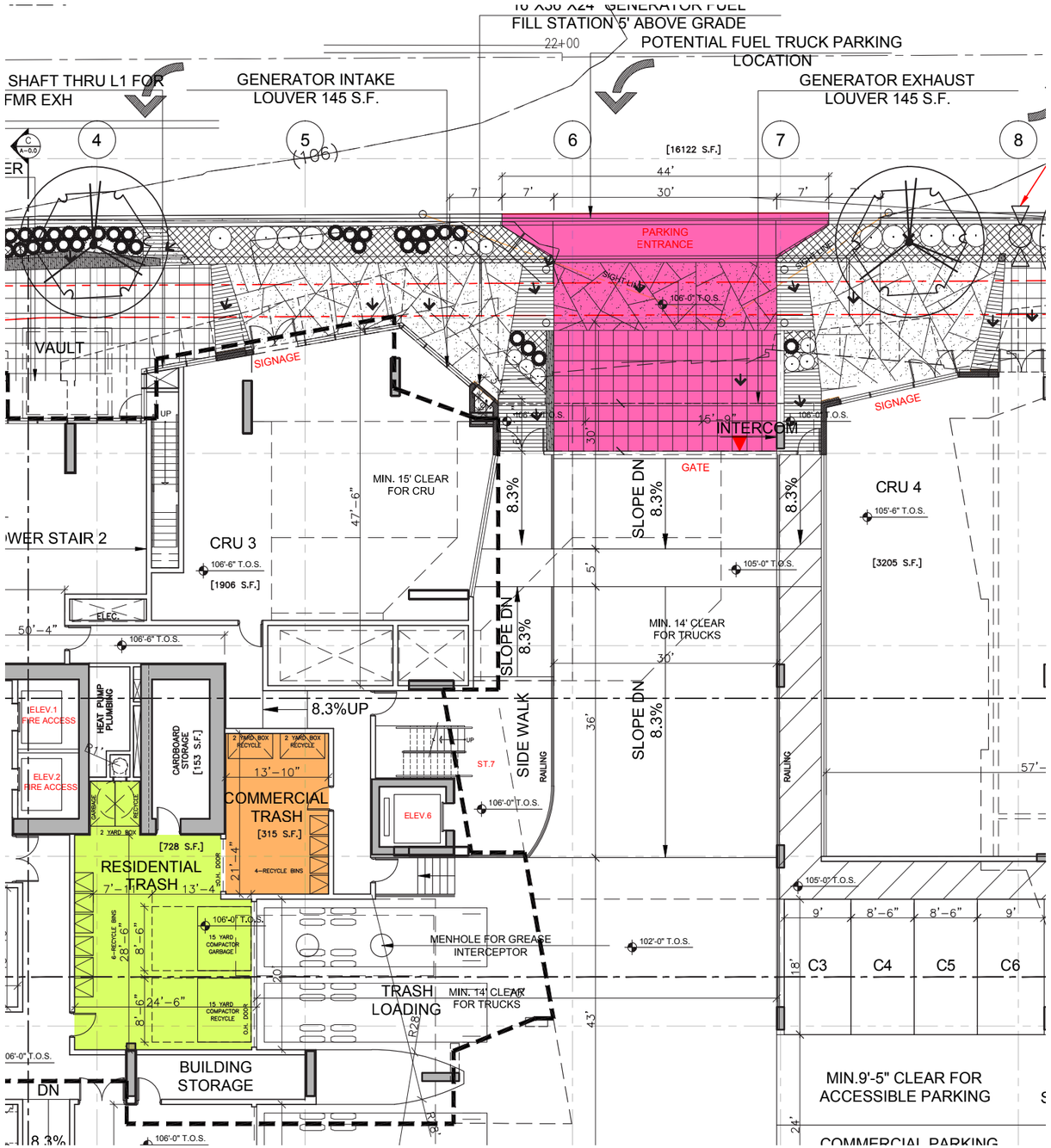
Transferable Bonus Points Available	
MPOS Points Available for Transfer after fulfilling Basic Requirements	0
Major Pedestrian Corridor Points Available for Transfer	0
Additional Bonus Amenities Available for Transfer	441,645
Total Amenity Bonus Points for Transfer	441,645

FAR for Project 5.00

* POF Located on the ground level or upper level within the City Center District
** POF located at the upper level outside the City Center District
*** See LUC 20.25A.090.E.7 for special bonus provisions for Perimeter Design District Subdistrict C.

0 CALCULATION CHART

6.8 GARBAGE AND RECYCLING STRATEGY



Amanat Architect has had discussions with Republic Services to discuss strategy for the Trash and Recycling for the project.

The concept is to have two compactors within the project loading dock. Smaller totes will be within the Commercial and Residential trash rooms, and will be dumped into the compctors by staff as required.

The residential tower has a trash chute which will have a diverter/sorter for trash and recyclables.

On a regular schedule, Republic will come and take the compactors away on their trucks and bring them back empty.

A space witin each Trash room is allotted for cardboard storage, which will be removed separately (not placed in the trash or recycle compactors).

The smaller tower, being remote from the trash chute will have a small recycle room on each floor where residents can place their trash/recycling, and it will be moved by staff to the main recycle/trash room.

Please see letter below from Republic Services stating their approval.

REPUBLIC SERVICES

September 2, 2015

Derik Giner

AMANAT ARCHITECT
100 - 1515 West 7th Avenue
Vancouver, B.C., Canada, V6J 1S1

After reviewing the site plan for the 120 Bellevue Way project in Bellevue Washington, I have no doubt that we will be able to service this location safely and efficiently based on the site plan* provided and expecting that the loading dock designated for the 20 yard compactors is 3 feet high and that loading docks remain clear of all objects on the day it is serviced. If any changes are made to the current plan I request that those plans be shared with me for further review. Since we will be able to service this location without any containers placed in the public right of way, I readily approve the proposed disposal plan.

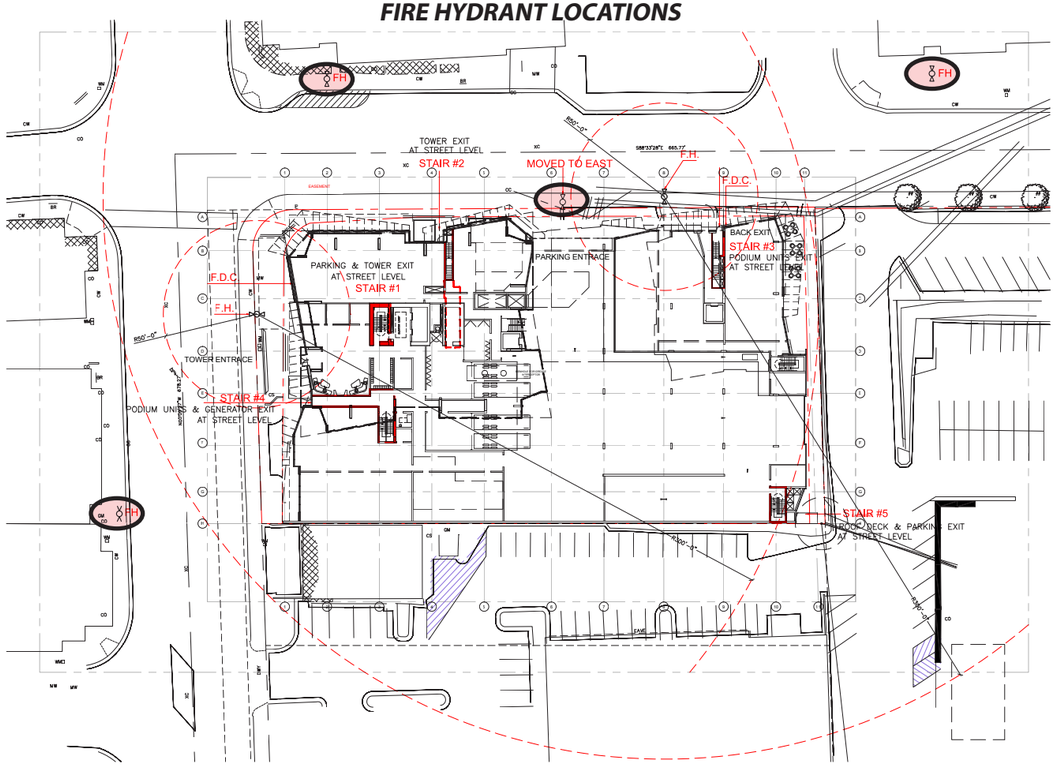
*Project Name: 120 Bellevue Way
Plan reference 1.3-level 1 plan
Job # 100909

Best of luck with the project.

Bill Whyland
Operations Manager

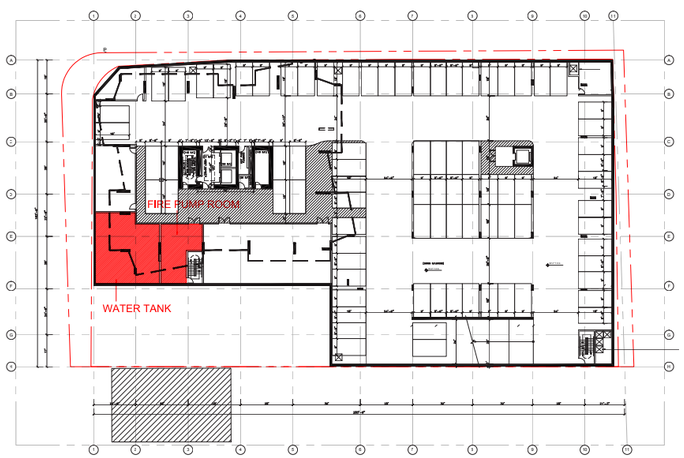
1600 127th AVE NE
Bellevue WA 98005
425-646-2447
tgarcia@republicservices.com

6.9 FIRE PLAN



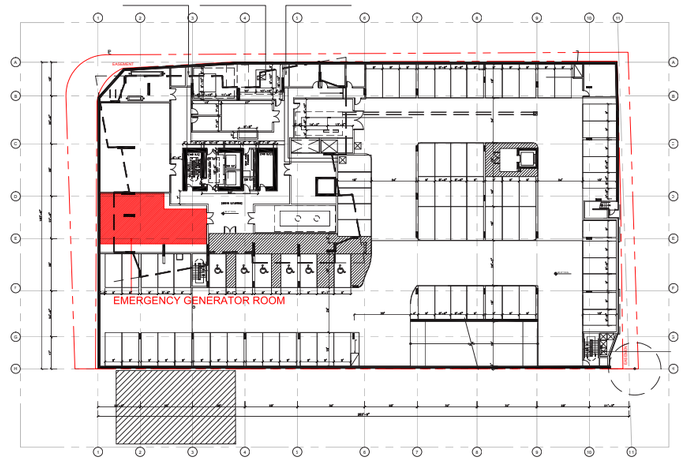
0 LEVEL L1

1/32" = 1'-0"



0 CONTROL AREAS – LEVEL P3
KEY PAN SEE DRAWING A-1.X

1/32" = 1'-0"



0 CONTROL AREAS – LEVEL P1
KEY PAN

1/32" = 1'-0"

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK AND SHALL NOTIFY THE PROJECT MANAGER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPENCIES IN THE DRAWINGS AND/OR THE SPECIFICATIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF STUD WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWINGS.
4. DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENTS CREATED BY CONSULTANTS LISTED ON SHEET A-0.1

ISSUED:
ADR RESUBMIT FEB. 17, 2016
CITY REVIEW SEPT. 11, 2015

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

REVISION 13:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2: FEB. 17, 2016
REVISION 1: SEPT. 11, 2015

ORIGINAL DATE: FEB 2, 2015

PREPARED BY:
AMANAT ARCHITECT.
100, 1515 W 7TH AVE, VANCOUVER, BC, V6J 1S1
TEL. (604) 433-9812 FAX (604) 433-7192
WWW.AMANATARCHITECT.COM MAIL@AMANATARCHITECT.COM

PROJECT NAME:
188 BELLEVUE WAY NE
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
FIRE PLAN

DRAWN BY: CAD
CHECKED: H.A.
SCALE: 1/32" = 1'-0"
CAD FILE/A – 0.3 FIRE PLAN
JOB #: 100909
DEPT#:

DRAWING NO.
A–0.3

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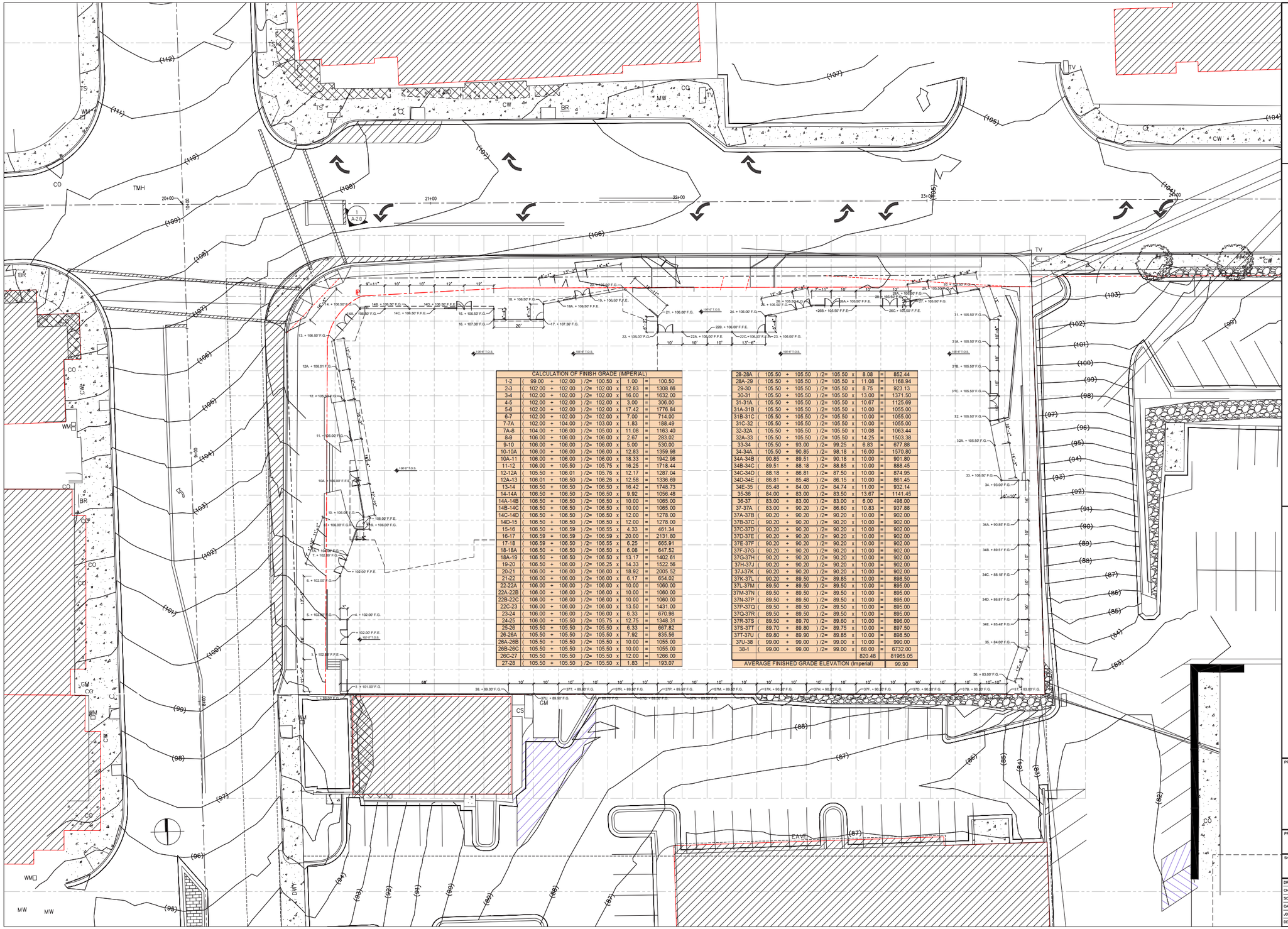
6.10 AVERAGE GRADE CALCULATION



CALCULATION OF FINISH GRADE (IMPERIAL)								
1-2	(	99.00	+	102.00	)/2=	100.50	x	1.00	=	100.50
2-3	(	102.00	+	102.00	)/2=	102.00	x	12.83	=	1308.66
3-4	(	102.00	+	102.00	)/2=	102.00	x	16.00	=	1632.00
4-5	(	102.00	+	102.00	)/2=	102.00	x	3.00	=	306.00
5-6	(	102.00	+	102.00	)/2=	102.00	x	17.42	=	1776.84
6-7	(	102.00	+	102.00	)/2=	102.00	x	7.00	=	714.00
7-7A	(	102.00	+	104.00	)/2=	103.00	x	1.83	=	188.49
7A-8	(	104.00	+	106.00	)/2=	105.00	x	11.08	=	1163.40
8-9	(	106.00	+	106.00	)/2=	106.00	x	2.67	=	283.02
9-10	(	106.00	+	106.00	)/2=	106.00	x	5.00	=	530.00
10-10A	(	106.00	+	106.00	)/2=	106.00	x	12.83	=	1359.98
10A-11	(	106.00	+	106.00	)/2=	106.00	x	18.33	=	1942.98
11-12	(	106.00	+	105.50	)/2=	105.75	x	16.25	=	1718.44
12-12A	(	105.50	+	106.01	)/2=	105.76	x	12.17	=	1287.04
12A-13	(	106.01	+	106.50	)/2=	106.26	x	12.58	=	1336.69
13-14	(	106.50	+	106.50	)/2=	106.50	x	16.42	=	1748.73
14-14A	(	106.50	+	106.50	)/2=	106.50	x	9.92	=	1056.48
14A-14B	(	106.50	+	106.50	)/2=	106.50	x	10.00	=	1065.00
14B-14C	(	106.50	+	106.50	)/2=	106.50	x	10.00	=	1065.00
14C-14D	(	106.50	+	106.50	)/2=	106.50	x	12.00	=	1278.00
14D-15	(	106.50	+	106.50	)/2=	106.50	x	12.00	=	1278.00
15-16	(	106.50	+	106.59	)/2=	106.55	x	4.33	=	461.34
16-17	(	106.59	+	106.59	)/2=	106.59	x	20.00	=	2131.80
17-18	(	106.59	+	106.50	)/2=	106.55	x	6.25	=	665.91
18-18A	(	106.50	+	106.50	)/2=	106.50	x	6.08	=	647.52
18A-19	(	106.50	+	106.50	)/2=	106.50	x	13.17	=	1402.61
19-20	(	106.50	+	106.00	)/2=	106.25	x	14.33	=	1522.56
20-21	(	106.00	+	106.00	)/2=	106.00	x	18.92	=	2005.52
21-22	(	106.00	+	106.00	)/2=	106.00	x	6.17	=	654.02
22-22A	(	106.00	+	106.00	)/2=	106.00	x	10.00	=	1060.00
22A-22B	(	106.00	+	106.00	)/2=	106.00	x	10.00	=	1060.00
22B-22C	(	106.00	+	106.00	)/2=	106.00	x	10.00	=	1060.00
22C-23	(	106.00	+	106.00	)/2=	106.00	x	13.50	=	1431.00
23-24	(	106.00	+	106.00	)/2=	106.00	x	6.33	=	670.98
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25-26	(	105.50	+	105.50	)/2=	105.50	x	6.33	=	667.82
26-26A	(	105.50	+	105.50	)/2=	105.50	x	7.92	=	835.56
26A-26B	(	105.50	+	105.50	)/2=	105.50	x	10.00	=	1055.00
26B-26C	(	105.50	+	105.50	)/2=	105.50	x	10.00	=	1055.00
26C-27	(	105.50	+	105.50	)/2=	105.50	x	12.00	=	1266.00
27-28	(	105.50	+	105.50	)/2=	105.50	x	1.83	=	193.07
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30-31	(	105.50	+	105.50	)/2=	105.50	x	13.00	=	1371.50
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31B-31C	(	105.50	+	105.50	)/2=	105.50	x	10.00	=	1055.00
31C-32	(	105.50	+	105.50	)/2=	105.50	x	10.00	=	1055.00
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34-34A	(	105.50	+	90.85	)/2=	98.18	x	16.00	=	1570.80
34A-34B	(	90.85	+	89.51	)/2=	90.18	x	10.00	=	901.80
34B-34C	(	89.51	+	88.18	)/2=	88.85	x	10.00	=	888.45
34C-34D	(	88.18	+	86.81	)/2=	87.50	x	10.00	=	874.95
34D-34E	(	86.81	+	85.48	)/2=	86.15	x	10.00	=	861.45
34E-35	(	85.48	+	84.00	)/2=	84.74	x	11.00	=	932.14
35-36	(	84.00	+	83.00	)/2=	83.50	x	13.67	=	1141.45
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37-37A	(	83.00	+	90.20	)/2=	86.60	x	10.83	=	937.88
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37B-37C	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37C-37D	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37D-37E	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37E-37F	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37F-37G	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37G-37H	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37H-37J	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37J-37K	(	90.20	+	90.20	)/2=	90.20	x	10.00	=	902.00
37K-37L	(	90.20	+	89.50	)/2=	89.85	x	10.00	=	898.50
37L-37M	(	89.50	+	89.50	)/2=	89.50	x	10.00	=	895.00
37M-37N	(	89.50	+	89.50	)/2=	89.50	x	10.00	=	895.00
37N-37P	(	89.50	+	89.50	)/2=	89.50	x	10.00	=	895.00
37P-37Q	(	89.50	+	89.50	)/2=	89.50	x	10.00	=	895.00
37Q-37R	(	89.50	+	89.50	)/2=	89.50	x	10.00	=	895.00
37R-37S	(	89.50	+	89.70	)/2=	89.60	x	10.00	=	896.00
37S-37T	(	89.70	+	89.80	)/2=	89.75	x	10.00	=	897.50
37T-37U	(	89.80	+	89.90	)/2=	89.85	x	10.00	=	898.50
37U-38	(	99.00	+	99.00	)/2=	99.00	x	10.00	=	990.00
38-1	(	99.00	+	99.00	)/2=	99.00	x	68.00	=	6732.00
								820.48		81965.05
AVERAGE FINISHED GRADE ELEVATION (Imperial)										99.90

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK, AND SHALL NOTIFY THE PROJECT MANAGER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPENCIES IN THE DRAWINGS AND/OR THE SPECIFICATIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF STUD WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWINGS.
4. DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENTS CREATED BY CONSULTANTS LISTED ON SHEET A-0.1

ISSUED: ADR RESUBMIT FEB. 17, 2016
CITY REVIEW SEPT. 11, 2015

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REVISION 3:
REVISION 2: FEB. 17, 2016
REVISION 1: SEPT. 11, 2015

ORGINAL DATE: FEB 2, 2015

PREPARED BY:
AMANAT ARCHITECT.
100, 1515 W 7TH AVE, VANCOUVER, BC, V6J 1S1
TEL. (604) 433-9812 FAX (604) 433-7192
WWW.AMANATARCHITECT.COM MAIL@AMANATARCHITECT.COM

PROJECT NAME:
188 BELLEVUE WAY NE
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
1. AVERAGE FINISHED GRADE

DRAWN BY: CAD
CHECKED: H.A.
SCALE: 1/16
CAD FILE:
JOB #: 100909
DFP#:

DRAWING NO.
COMMENT
1
RESPOSE

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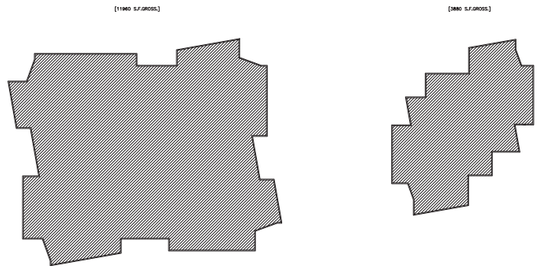
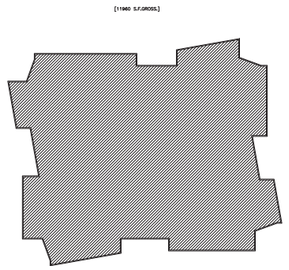
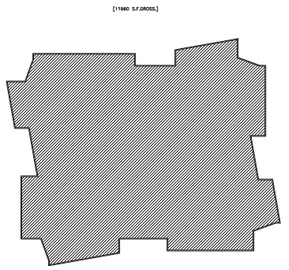
6.11 MAXIMUM FLOOR AREA



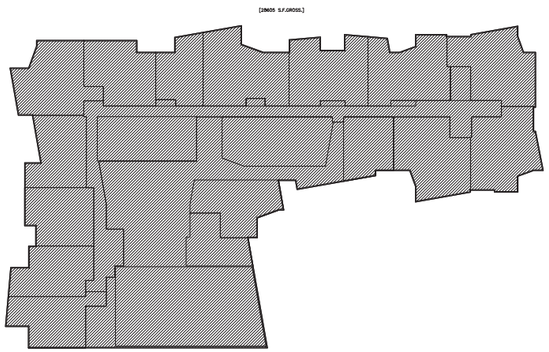
GROSS SQUARE FEET LEVEL 5: 11960+3880=15840 S.F.



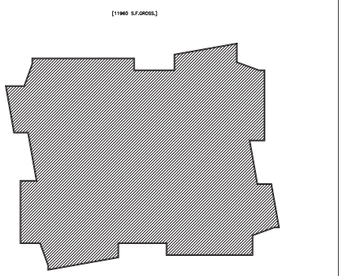
GROSS SQUARE FEET LEVEL 6: 11960 S.F.



GROSS SQUARE FEET LEVEL 7: 11960 S.F.



GROSS SQUARE FEET LEVEL 4: 28605 S.F.



GROSS SQUARE FEET LEVEL 8–21: 11960 S.F.

LEVEL	GROSS S.F.	SUM	AVERAGE
7	11960	68365	17091
6	11960		
5	15840		
4	28605		

1 BUILDING FLOOR AREA (40–80 FEET):

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK, AND SHALL NOTIFY THE PROJECT MANAGER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPENCIES IN THE DRAWINGS AND/OR THE SPECIFICATIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF STUD WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWINGS.
4. DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENTS CREATED BY CONSULTANTS LISTED ON SHEET A-0.1

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CITY REVIEW SEPT. 11, 2015

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REVISION 2: FEB. 17, 2016
REVISION 1: SEPT. 11, 2015

ORIGINAL DATE: FEB 2, 2015

PREPARED BY:
AMANAT ARCHITECT.
100, 1515 W 7TH AVE, VANCOUVER, BC, V6J 1S1
TEL. (604) 433-9812 FAX (604) 433-7192
WWW.AMANATARCHITECT.COM MAIL@AMANATARCHITECT.COM

PROJECT NAME: 188 BELLEVUE WAY NE
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
3. MAXIMUM BUILDING FLOOR AREA (ABOVE 40 FEET AND 80 FEET)

DRAWN BY: CAD
CHECKED: M.A.
SCALE: 1/16
CAD FILE:
JOB #: 100909
DCP#:

DRAWING NO.
COMMENT
2
RESPONSE

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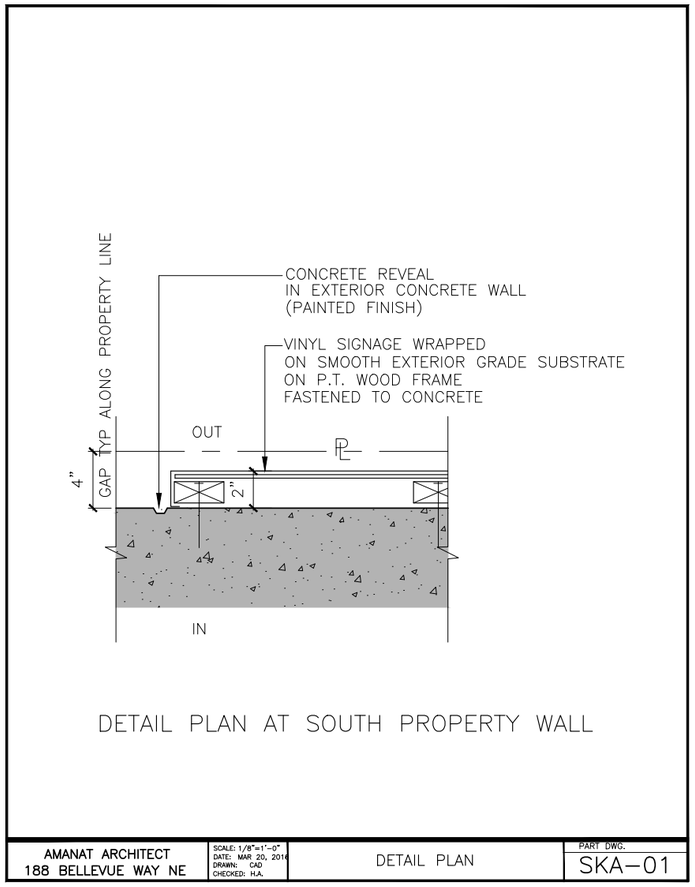
6.12 PRINTED GREEN SCREEN AT SOUTH WALL

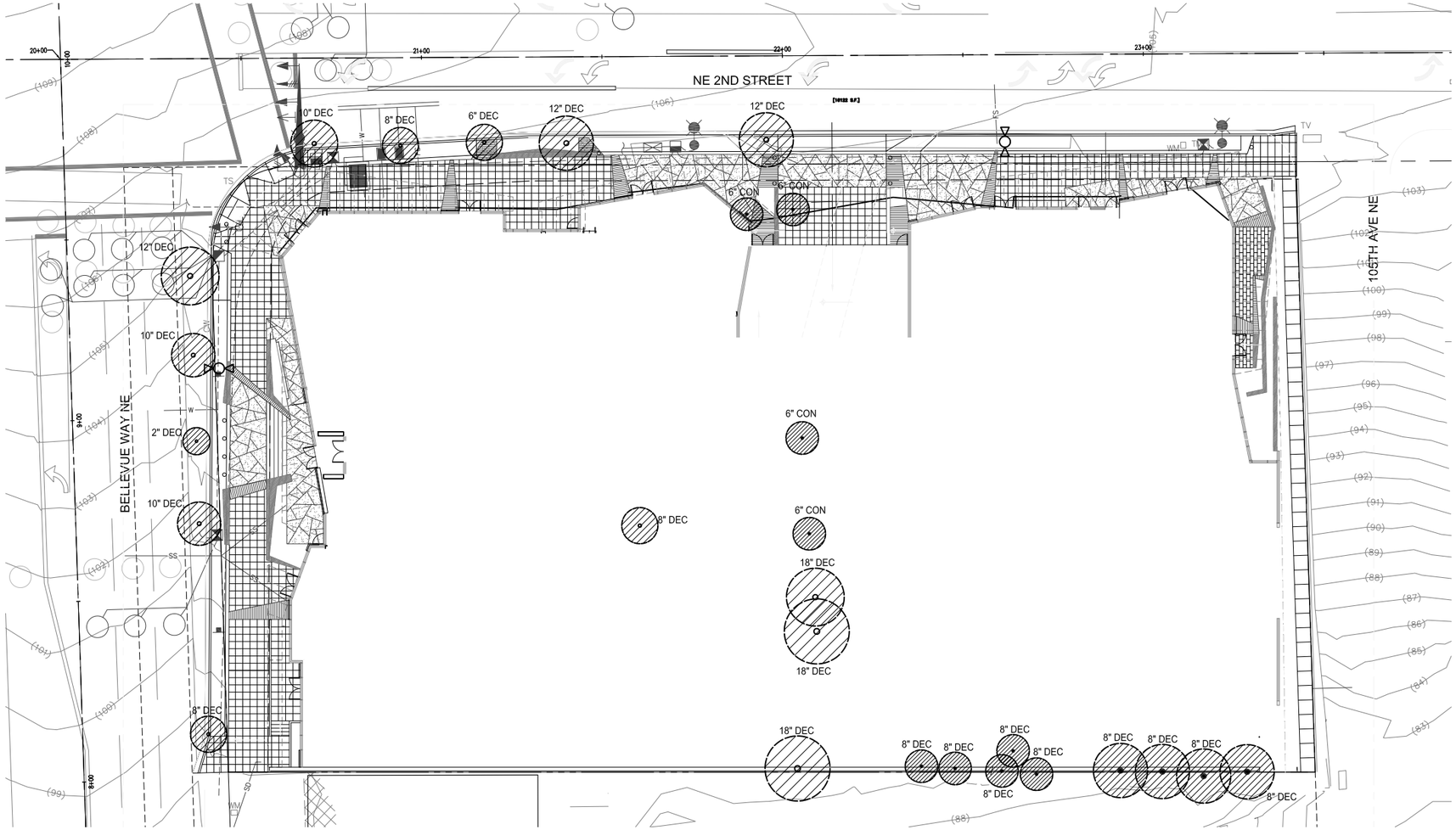
Large exterior temporary vinyl signage commonly seen in advertising or during exteror refurbishment



The large expanse of painted concrete on the Southern Elevation is proposed to be broken up with a printed mural in the design of a green wall. The faux green wall would appear to be similar the real green wall screen proposed for the east elevation. The murals are proposed to be printed on matte vinyl and installed on the concrete in the trapezoidal forms to match the main building. The South elevation has been rendered to this effect on sheet 3.3

The material of vinyl is proposed because it is a mainstay for large exterior signage. It is a durable, UV stable material that can be installed with minimal visible seams into very large pieces necessary for the South elevation which has vertical dimensions of over fifty feet, and widths of thirty-five feet. The installation of the vinyl will be over a smooth exterior grade substrate on a pressure treated 2x4 wood frame attached to the concrete. At the south property line, the project has a 4" gap from property line to exterior wall to allow for seismic movement, and we are proposing to install this screen within this gap. It will not protrude over the property line and can easily be removed at the time of adjacent redevelopment.

7.1 LANDSCAPE PLAN- REMOVAL TREE PLAN



1 OVERALL TREE REMOVAL PLAN
1/16"=1'-0"

0 8' 16' 32' 64'

LEGEND

DECIDUOUS TREES TO BE REMOVED

CONIFER TREES TO BE REMOVED

ISSUED:
FEB. 17, 2016 – ADR
NOV. 4, 2015 – ADR
SEPT. 11, 2015 – D.P.

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REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:

ORIGINAL DATE: SEPT 11, 2015

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

PREPARED BY:
Brumbaugh & Associates
LandscapeArchitecture
600 North 85th Street , Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

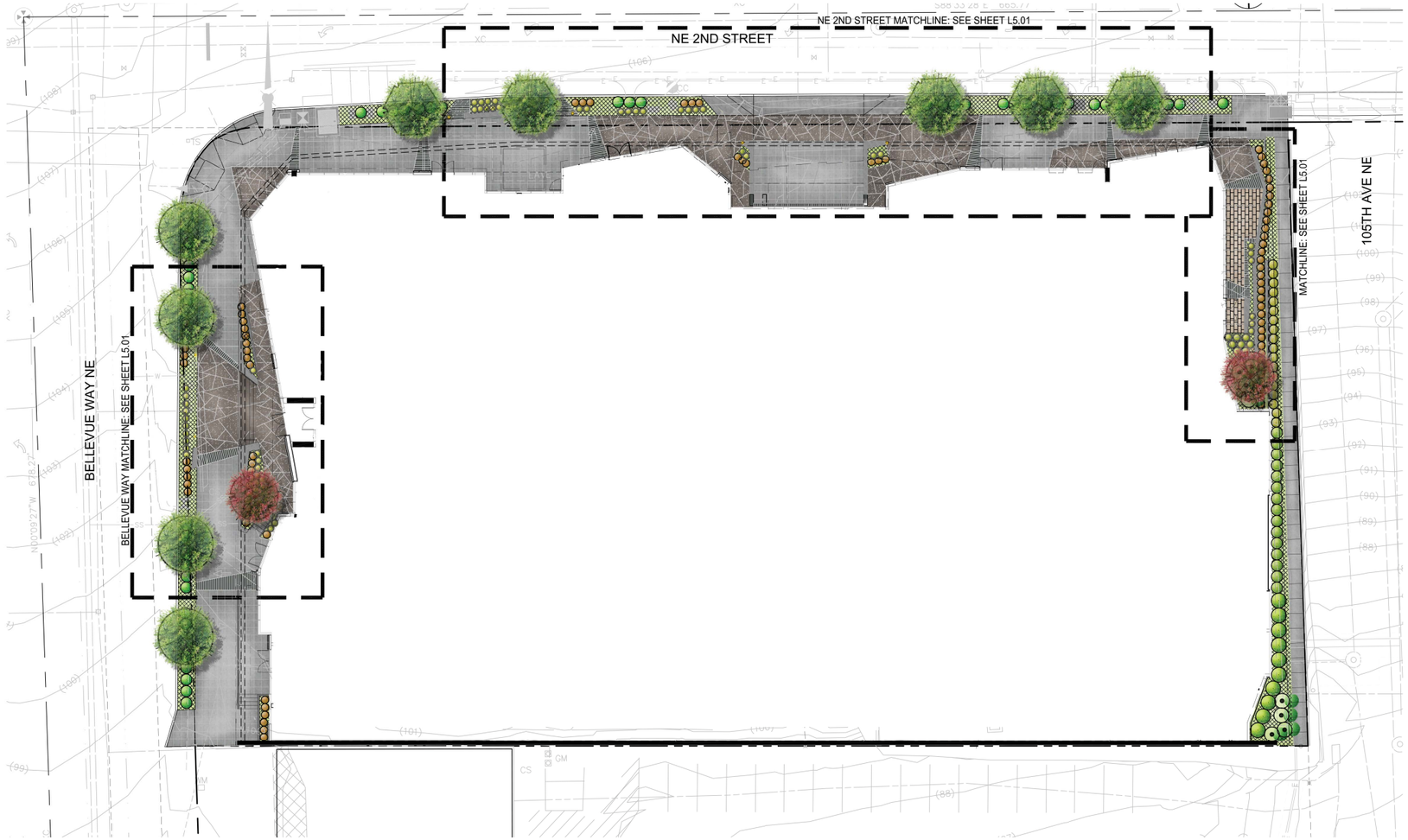
PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
OVERALL TREE REMOVAL PLAN

DRAWN BY: XX
CHECKED: H.A.
SCALE: AS SHOWN
CAD FILE:
JOB #: 2015-23BWAY
DEP#:

DRAWING NO.
L1.01

7.2 LANDSCAPE PLAN- STREET LEVEL PLAN



1 OVERALL STREET LEVEL LANDSCAPE PLAN

1/16"=1'-0"

0 8' 16' 32' 64'

Landscape Program

Bellevue Way

The sidewalks along Bellevue Way are 16' inclusive of a 5' wide planting strip. The paving within the sidewalk walking path is a 2' grid per the City of Bellevue standard details. The residential entry on Bellevue Way is expressed with an accent paving treatment that extends across the sidewalk. The paving is proposed to be accent concrete with a darker gray color than natural concrete with saw cut score patterns that mimic the facets on the building elevations. Accent bands are proposed in locations that align with column treatments on the building. These bands are proposed as accent pavers in either concrete or basalt with a slip resistant texture and a color that compliments the architecture. Light bollards are proposed in the planter strip across from the entry to further highlight it as a significant pedestrian space along the streetscape. Sloping stone walls form planters on either side of the entry steps. An accessible walk between the sidewalk and the entry is located north of the steps above the planter. Low sloping slabs of basalt are proposed within the planter strip across from the residential entry to further enhance the sense of entry and arrival and to provide interesting features along the streetscape.

Street trees on Bellevue Way are Quercus Robur 'Pyramich' at a 25' on center spacing. Landscape within the planter strip is proposed to be low in stature and drought tolerant, with a mix of evergreen shrubs, perennials, and groundcovers.

NE 2nd Street

The sidewalks along NE 2nd Street are 12' inclusive of a 5' wide planting strip. The sidewalk along NE 2nd widens at places along the building façade, creating opportunities for tenant uses such as sidewalk cafes and restaurant seating. The paving within the sidewalk walking path is a 2' grid per the City of Bellevue standard details. Accent paving bands extend across the sidewalk in places that correspond with architectural features on the building façade. At several locations along the streetscape, the bands extend to the curb and are combined with a low sloping slab of basalt at the back of walk, ranging in height from 12"-24" for seating and as a back drop to the streetscape where wider sidewalks are present. The accent paving field along 2nd matches the paving treatment at the residential entry on Bellevue Way.

Street trees on NE 2nd are Liriodendron Tulipifera 'JFS-OZ' at a 25' on center spacing. Accent paving bands extend across the sidewalk on either side of the driveway to mark the vehicle zone, while sidewalk paving extends across the driveway entrance between the bands to create a cohesive condition for pedestrians on 2nd. Low stone elements and small planters create a safe buffer between the vehicles and pedestrians behind the sidewalk. Landscape within the planter strip is proposed to be low in stature and drought tolerant, with a mix of evergreen shrubs, perennials, and groundcovers placed in mass to create a bold tapestry of textures and colors.

A patio space is provided on the east side of the building and is at grade with the building 1st floor. Two retaining walls with landscaped terraces transition the grade from the retail floor to the sidewalk below.

Residential Terraces

Landscaped terraces at levels three, five, and the roof include occupied amenity spaces for residents. They include a variety of gathering spaces as well as ample landscape. Level three is the main deck space for all residents and includes a grill / outdoor kitchen, fireplace, lawn space, possible water features, and several deck spaces. Level five includes a pet area on the north edge, with a small deck and planters, and the south space includes individual patio spaces with varying levels of landscape. The roof provides a walking path with small lookout spaces and planters.

Lighting

Composite lighting concept plan includes site lighting, residential terrace lighting, and roof deck level. Lighting is being provided to enhance user experience, provide functional spaces, accent planting, and illuminate egress pathways.

ISSUED:
- MAY 13, 2016 – ADR REVISION #3
- MAY 2, 2016 – 60% COORDINATION
- APRIL 15, 2016 – ADR #2
- MARCH 31, 2016 – 30% COORDINATION
- FEB. 17, 2016 – ADR
- NOV. 4, 2015 – ADR
- SEPT. 11, 2015 – D.P.

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REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:

ORIGINAL DATE: SEPT 11, 2015

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

PREPARED BY:

Brumbaugh & Associates
Landscape Architecture
600 North 85th Street , Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
OVERALL STREET LEVEL LANDSCAPE PLAN

DRAWN BY: XX	DRAWING NO.
CHECKED: KL	
SCALE: AS SHOWN	L5.00
CAD FILE:	
JOB #: 2015-23BWAY	
DEPT:	

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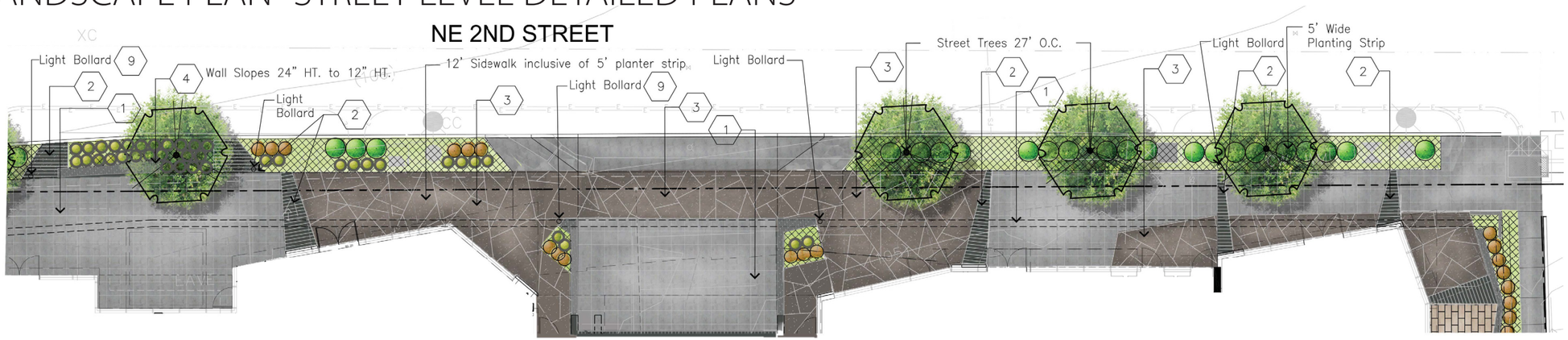
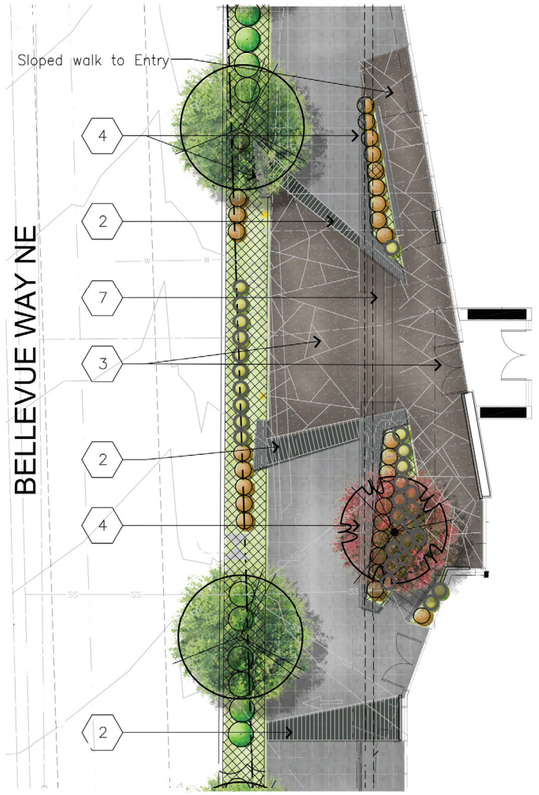
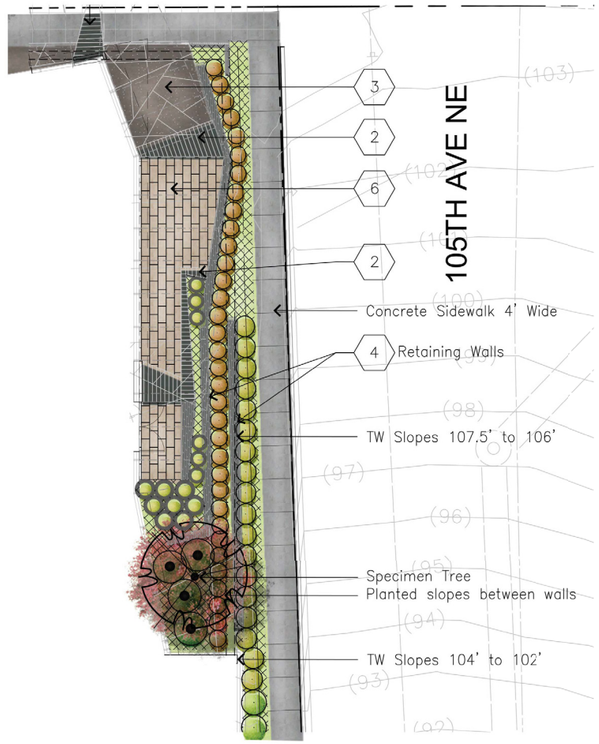
7.3 LANDSCAPE PLAN- STREET LEVEL DETAILED PLANS



1 NE 2ND STREET LANDSCAPE PLAN
1/8"=1'-0"



2 BELLEVUE WAY LANDSCAPE PLAN
1/8"=1'-0"



3 105TH AVE NE LANDSCAPE PLAN
1/8"=1'-0"

MATERIALS LEGEND		
1	C.I.P.:	Concrete Sidewalk per City of Bellevue, 2x2 Score Pattern.
2	Accent Bands:	Paver: Linear Concrete or Cambrian Basalt Pavers. Mortar Set.
3	Accent Paving:	C.I.P. Concrete Paving with aggregate Cadman Top Cast 05 Surface, Integral Color with saw cut joints and score pattern.
4	Stone Clad Planter+Seatwall:	Basalt Cladding or Solid Slab Basalt w/Split and Honed Finish. Wall Faces Battered. Heights Vary.
6	Pavers:	Precast, Narrow Pavers by Stepstone, 1x3, Running Bond Pattern.
7	Concrete Stairs w/Inset Step Lights or LED Strips.	
8		
9	Light bollards:	Stainless Steel Finish, by Landscape Forms.
—	Hand Rails:	

0 4' 8' 16' 32'

ISSUED:
- MAY 13, 2016 – 100 REVISION #3
- MAY 2, 2016 – 60% COORDINATION
- APRIL 15, 2016 – ADR #2
- MARCH 31, 2016 – 30% COORDINATION
- FEB. 17, 2016 – ADR
- NOV. 4, 2015 – 100
- SEPT. 11, 2015 – D.P.

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REVISION 2:
REVISION 1:

ORIGINAL DATE: SEPT 11, 2015

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

PREPARED BY:
Brumbaugh & Associates
LandscapeArchitecture
600 North 85th Street , Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT Washington Inc.

SHEET TITLE:
STREET LEVEL LANDSCAPE PLAN

DRAWN BY: XX
CHECKED: KL
SCALE: AS SHOWN
CAD FILE:
JOB #: 2015-230WAY
DEPT#:

DRAWING NO.
L5.01

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7.4 LANDSCAPE PLAN- LEVEL 3

LEVEL 3 LANDSCAPE PLAN

1/16"=1'-0"

0 8' 16' 32' 64'

LANDSCAPE NOTES

1. ALL PLANTING AREAS TO RECEIVE GROUNDCOVER PLANTED PER SPACING INDICATED ON PLANT SCHEDULE.
2. PLANTINGS INCLUDE EVERGREENS SHRUBS, DECIDUOUS ACCENT SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND EVERGREEN GROUNDCOVER. PLANTS ARE SELECTED BASED ON HARDINESS, DROUGHT TOLERANCE, SEASONAL INTEREST, AND APPROPRIATENESS FOR URBAN CONDITIONS IN A STREETSCAPE ENVIRONMENT.
3. ALL PLANTING AREAS TO BE WATERED BY A FULLY FUNCTIONING, UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, ON A PRIVATE SYSTEM. SYSTEM TO BE ZONED BASED ON DROUGHT TOLERANCE AND SOLAR EXPOSURE CONDITIONS.
4. ALL STREET TREES PER CITY OF BELLEVUE STANDARDS, SPACED 25' O.C., LIMBED TO A MINIMUM OF 9' FROM SIDEWALK ELEVATION.
5. SEE L5.20 FOR PLANT SCHEDULE

ISSUED:
APRIL 15, 2016 – ADR #2
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NOV. 4, 2015 – ADR
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ORIGINAL DATE: SEPT 11, 2015

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PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
LEVEL 3 LANDSCAPE PLAN

DRAWN BY: XX
CHECKED: H.A.
SCALE: AS SHOWN
CAD FILE:
JOB #: 2015-23BWAY
DEPT#:

DRAWING NO.
L5.02

7.5 LANDSCAPE PLAN- LEVEL 5

1 LEVEL 5 LANDSCAPE PLAN
1/16"=1'-0"

0 8' 16' 32' 64'

LANDSCAPE NOTES

1. ALL PLANTING AREAS TO RECEIVE GROUNDCOVER PLANTED PER SPACING INDICATED ON PLANT SCHEDULE.
2. PLANTINGS INCLUDE EVERGREENS SHRUBS, DECIDUOUS ACCENT SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND EVERGREEN GROUNDCOVER. PLANTS ARE SELECTED BASED ON HARDINESS, DROUGHT TOLERANCE, SEASONAL INTEREST, AND APPROPRIATENESS FOR URBAN CONDITIONS IN A STREETSCAPE ENVIRONMENT.
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4. ALL STREET TREES PER CITY OF BELLEVUE STANDARDS, SPACED 25' O.C., LIMBED TO A MINIMUM OF 8' FROM SIDEWALK ELEVATION.
5. SEE L5.20 FOR PLANT SCHEDULE

ISSUED:
APRIL 15, 2016 – ADR #2
MARCH 31, 2016 – 30% COORDINATION
FEB. 17, 2016 – ADR
NOV. 4, 2015 – ADR
SEPT. 11, 2015 – D.P.

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ORIGINAL DATE: SEPT 11, 2015

STATE OF WASHINGTON
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LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
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PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
LEVEL 5 LANDSCAPE PLAN

DRAWN BY: XX
CHECKED: H.A.
SCALE: AS SHOWN
CAD FILE:
JOB #: 2015-23BWAY
DEPT:

DRAWING NO.
L5.03

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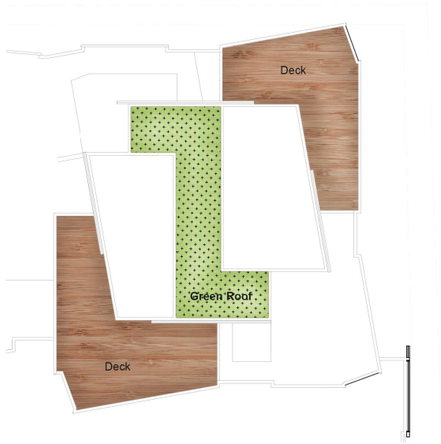
7.6 LANDSCAPE PLAN- ROOF PLANS



LEVEL VIEW DECK LANDSCAPE PLAN

1/16"=1'-0"

0 8' 16' 32' 64'

LANDSCAFE NOTES

1. ALL PLANTING AREAS TO RECEIVE GROUNDCOVER PLANTED PER SPACING INDICATED ON PLANT SCHEDULE.
2. PLANTINGS INCLUDE EVERGREENS SHRUBS, DECIDUOUS ACCENT SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND EVERGREEN GROUNDCOVER. PLANTS ARE SELECTED BASED ON HARDINESS, DROUGHT TOLERANCE, SEASONAL INTEREST, AND APPROPRIATENESS FOR URBAN CONDITIONS IN A STREETSCAPE ENVIRONMENT.
3. ALL PLANTING AREAS TO BE WATERED BY A FULLY FUNCTIONING, UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, ON A PRIVATE SYSTEM. SYSTEM TO BE ZONED BASED ON DROUGHT TOLERANCE AND SOLAR EXPOSURE CONDITIONS.
4. ALL STREET TREES PER CITY OF BELLEVUE STANDARDS, SPACED 25' O.C., LIMBED TO A MINIMUM OF 8' FROM SIDEWALK ELEVATION.
5. SEE LS.20 FOR PLANT SCHEDULE

ISSUED:
APRIL 15, 2016 – ADR #2
MARCH 31, 2016 – 30% COORDINATION
FEB. 17, 2016 – ADR
NOV. 4, 2015 – ADR
SEPT. 11, 2015 – SP.

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REVISION 1:

ORIGINAL DATE: SEPT 11, 2015

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

PREPARED BY:
Brumbaugh & Associates
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Facsimile 206 782 3675

PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
LEVEL VIEW DECK LANDSCAPE PLAN

DRAWN BY: XX
CHECKED: H.A.
SCALE: AS SHOWN
CAD FILE:
JOB #: 2015-23BWAY
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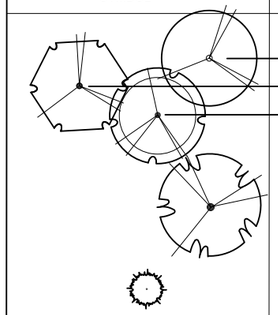
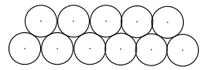
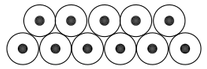
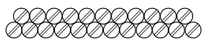
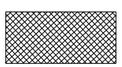
7.7 LANDSCAPE PLAN- LANDSCAPE SCHEDULE & NOTES

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
	**STREET TREES**		
	LIRIODENDRON TUPLIPIFERA / JFS-OZ' / TULIP TREE	3" CAL.	B&B, MATCHED FORM, FULL CROWN
	QUERCUS ROBUR 'PYRAMICH' / COLUMNAR RED OAK	3" CAL.	B&B, MATCHED FORM, FULL CROWN
	GINGKO BILOBA 'MAGYAR' / MAGYAR GINGKO	3" CAL.	B&B, MATCHED FORM, FULL CROWN
	COURTYARD TREES		
	ACER JAPONICA / JAPANESE MAPLE	10' HT.	B&B, MULTI-STEM, SPECIMEN QUALITY
	STYRAX JAPONICA / JAPANESE SNOWBELL	1-1/2" CAL.	B&B, MATCHED FORM, SPECIMEN QUALITY
	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	10' HT.	B&B, MULTI-STEM, SPECIMEN QUALITY
	HAMAMELIS 'ARNOLD PROMISE' / WITCH HAZEL	4'-5' HT.	B&B, MULTI-STEM, (3) MIN.
	EVERGREEN TREES		
	CHAMAECYPARIS OBTUSA 'GRACILIS' / HINOKI CYPRESS	6'-8' HT.	B&B, FULL & BUSHY TO BASE
	JUNIPERUS TORULOSA / HOLLYWOOD JUNIPER	6'-8' HT.	B&B, FULL & BUSHY TO BASE
	PINUS NIGRA / SPECIMEN BLACK PINE	8'-10' HT.	B&B, SPECIMEN QUALITY
	**EVERGREEN FOUNDATION / STREETSCAPE & LOW HEDGE**		
	BUXUS M. 'KOREANA' / KOREAN BOXWOOD	21"-24" HT.	FULL FOLIAGE, 30" O.C.
	MAHONIA AQUIFOLIUM 'COMPACTA' / MAHONIA AQUIFOLIUM	24"-30" HT.	FULL FOLIAGE, 30" O.C.
	TAXUS B. 'REPANDENS' / SPREADING IRISH YEW	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	21-24" SPR.	FULL FOLIAGE, 36" O.C.
	VIBURNUM DAVIDII / DAVID VIBURNUM	21-24" SPR.	FULL FOLIAGE, 36" O.C.
	PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	21-24" SPR.	FULL FOLIAGE, 36" O.C.
	PRUNUS 'MT. VERNON' / MT. VERNON LAUREL	21-24" SPR.	FULL FOLIAGE, 36" O.C.
	HEBE 'RED EDGE' / RED EDGE HARDY HEBE	18"-21" SPR.	FULL FOLIAGE, 30" O.C.
	EUONYMUS J. 'MICROPHYLLUS' / BOXLEAF EUONYMUS	21"-24" SPR.	FULL FOLIAGE, 30" O.C.
	PIERIS 'PRELUDE' / DWARF PIERIS	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	**MEDIUM/LARGE DECIDUOUS SHRUBS**		
	VIBURNUM P.T. 'SUMMER SNOWFLAKE' / DOUBLEFILE VIBURNUM	24"-30" HT.	FULL FOLIAGE, 48" O.C.
	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	24"-30" HT.	FULL FOLIAGE, 48" O.C.
	CORYLOPSIS PAUCIFLORA / WINTER HAZEL	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	CORNUS S. 'FARROW' / ARCTIC FIRE DOGWOOD	21-24" HT.	FULL FOLIAGE, 36" O.C.
	**SMALL/MEDIUM ACCENT SHRUBS**		
	SPIRAEA B. 'ANTHONY WATERER' / ANTHONY WATERER SPIREA	21"-24" HT.	FULL FOLIAGE, 36" O.C.
	HYDRANGEA P. 'LITTLELIME' / LITTLE LIME HYDRANGEA	24"-30" HT.	FULL FOLIAGE, 48" O.C.
	SPIRAEA BUMALDA 'GOLD FLAME' / GOLD FLAME SPIREA	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	SPIRAEA 'DAPHNE' / DAPHNE SPIREA	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	ORNAMENTAL GRASSES		
	CALAMAGROSTIS A. 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	WELL ROOTED, 24" O.C.
	CAREX O. 'KAGA NISHIKI' / KAGA NISHIKI SEDGE	1 GAL.	WELL ROOTED, 18" O.C.
	CAREX 'EVERGOLD' / EVERGOLD SEDGE	1 GAL.	WELL ROOTED, 18" O.C.
	MISCANTHUS 'YAKU JIMA' / DWARF MAIDEN GRASS	1 GAL.	WELL ROOTED, 30" O.C.
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	WELL ROOTED, 24" O.C.
	PANICUM V. 'HAENSE HERMES' / SWITCH GRASS	1 GAL.	WELL ROOTED, 24" O.C.
	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS	1 GAL.	WELL ROOTED, 24" O.C.
	CAREX TESTACEA / ORANGE SEDGE	1 GAL.	WELL ROOTED, 18" O.C.
	PERENNIALS		
	GEUM 'TOTALLY TANGERINE' / EVERGREEN GEUM	1 GAL.	WELL ROOTED, 24" O.C.
	HOSTA S. 'ELEGANS' / HOSTA	1 GAL.	WELL ROOTED, 30" O.C.
	LIRIOPE MUSCARI / LIRIOPE	1 GAL.	WELL ROOTED, 18" O.C.
	HAKONECHLOA MACRA 'GOLDEN HAKONE' / GOLDEN HAKONECHLOA	1 GAL.	WELL ROOTED, 30" O.C.
	ASTILBE 'DEUTSCHLAND' / ASTILBE	1 GAL.	WELL ROOTED, 18" O.C.
	BLECHNUM SPICANT / DEER FERN	1 GAL.	WELL ROOTED, 24" O.C.
	DRYOPTERIS ERYROSORA / AUTUMN FERN	1 GAL.	WELL ROOTED, 24" O.C.
	MUKDENIA ROSSI 'CRIMSON FANS' / RED LEAFED MUKDENIA	1 GAL.	WELL ROOTED, 18" O.C.
	ACANTHUS MOLLIS 'OAK LEAF' / BEARS BREECH	1 GAL.	WELL ROOTED, 30" O.C.
	**GROUNDCOVER**		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	WELL ROOTED, 24" O.C.
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	WELL ROOTED, 24" O.C.
	ASARUM CAUDATUM / WILD GINGER	1 GAL.	WELL ROOTED, 18" O.C.
	PACHYSANDRA TERMINALIS / PACHYSANDRA	1 GAL.	WELL ROOTED, 24" O.C.
	EUONYMUS KIEWENSIS / CREEPING EUONYMUS	1 GAL.	WELL ROOTED, 24" O.C.

LANDSCAPE NOTES

1. ALL PLANTING AREAS TO RECEIVE GROUNDCOVER PLANTED PER SPACING INDICATED ON PLANT SCHEDULE.
2. PLANTINGS INCLUDE EVERGREENS SHRUBS, DECIDUOUS ACCENT SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND EVERGREEN GROUNDCOVER. PLANTS ARE SELECTED BASED ON HARDINESS, DROUGHT TOLERANCE, SEASONAL INTEREST, AND APPROPRIATENESS FOR URBAN CONDITIONS IN A STREETSCAPE ENVIRONMENT.
3. ALL PLANTING AREAS TO BE WATERED BY A FULLY FUNCTIONING, UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, ON A PRIVATE SYSTEM. SYSTEM TO BE ZONED BASED ON DROUGHT TOLERANCE AND SOLAR EXPOSURE CONDITIONS.

ISSUED:
FEB. 17, 2016 – ADR
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ORIGINAL DATE: SEPT 11, 2015

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

PREPARED BY:
Brumbaugh & Associates
Landscape Architecture
600 North 85th Street , Suite 102
Seattle, WA 98103–3826
Telephone 206 782 3650
Facsimile 206 782 3675

PROJECT NAME: 188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE: LANDSCAPE SCHEDULE AND NOTES

DRAWN BY: XX
CHECKED: H.A.
SCALE: AS SHOWN
CAD FILE:
JOB #: 2015–238WAY
DEPT:

DRAWING NO. L5.05

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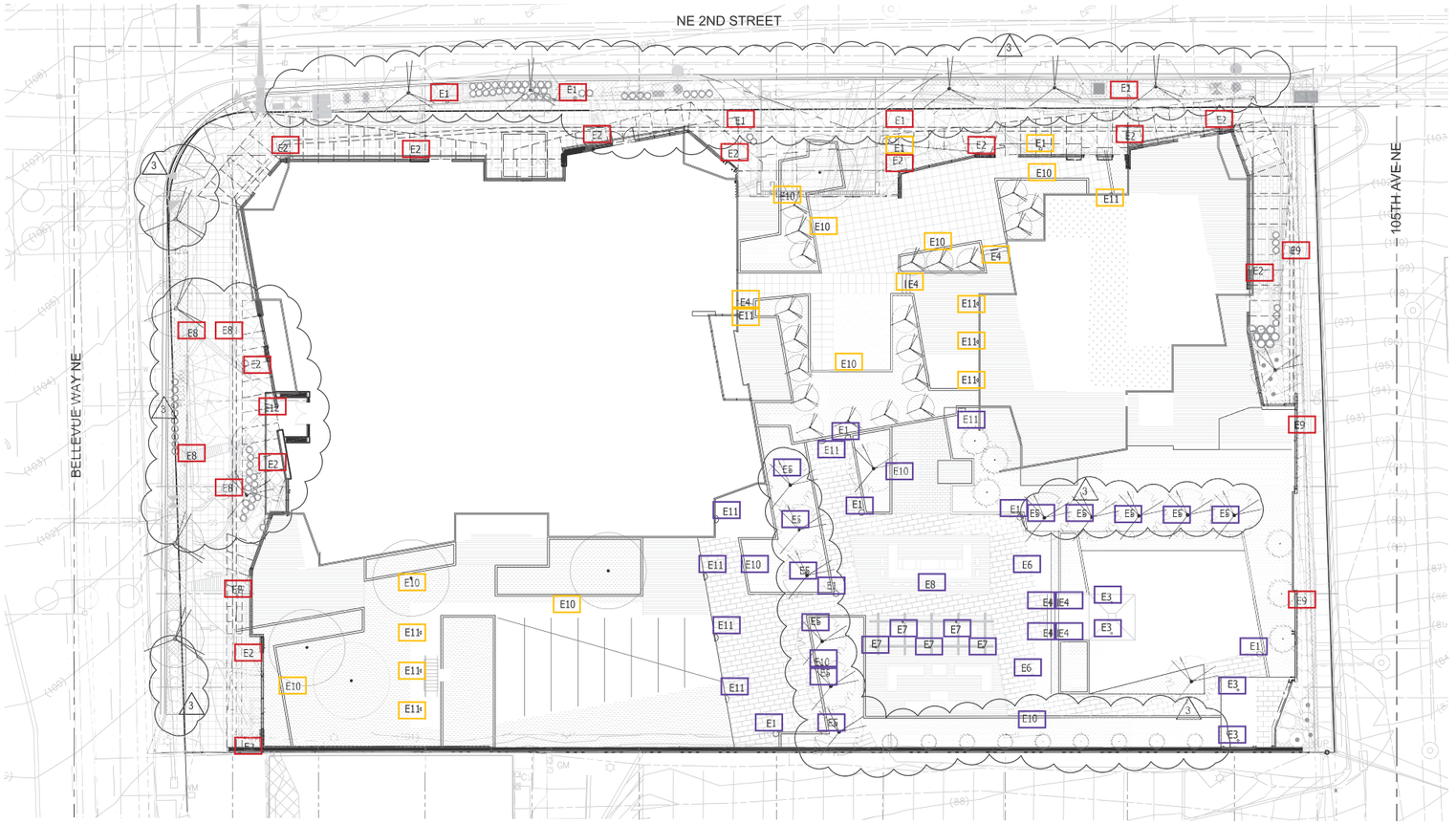
7.8 COMPOSITE LIGHTING PLAN



1 COMPOSITE LIGHTING CONCEPT PLAN
1/16"=1'-0"

0 8' 16' 32' 64'

LEGEND KEY
- STREET LEVEL LIGHTING
- LEVEL 3 LIGHTING
- LEVEL 5 LIGHTING

NOTE:
REFER TO LIGHTING CUT SHEETS FOR REPRESENTATIVE IMAGES AND MANUFACTURERS SPECIFICATIONS.

MAY 13, 2016 – ADR REVISION #3
MAY 2, 2016 – 60% COORDINATION
APRIL 15, 2016 – ADR #2
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STATE OF WASHINGTON
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MARK H. BRUMBAUGH
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PREPARED BY:
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Landscape Architecture
600 North 85th Street , Suite 102
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Telephone 206 782 3650
Facsimile 206 782 3675

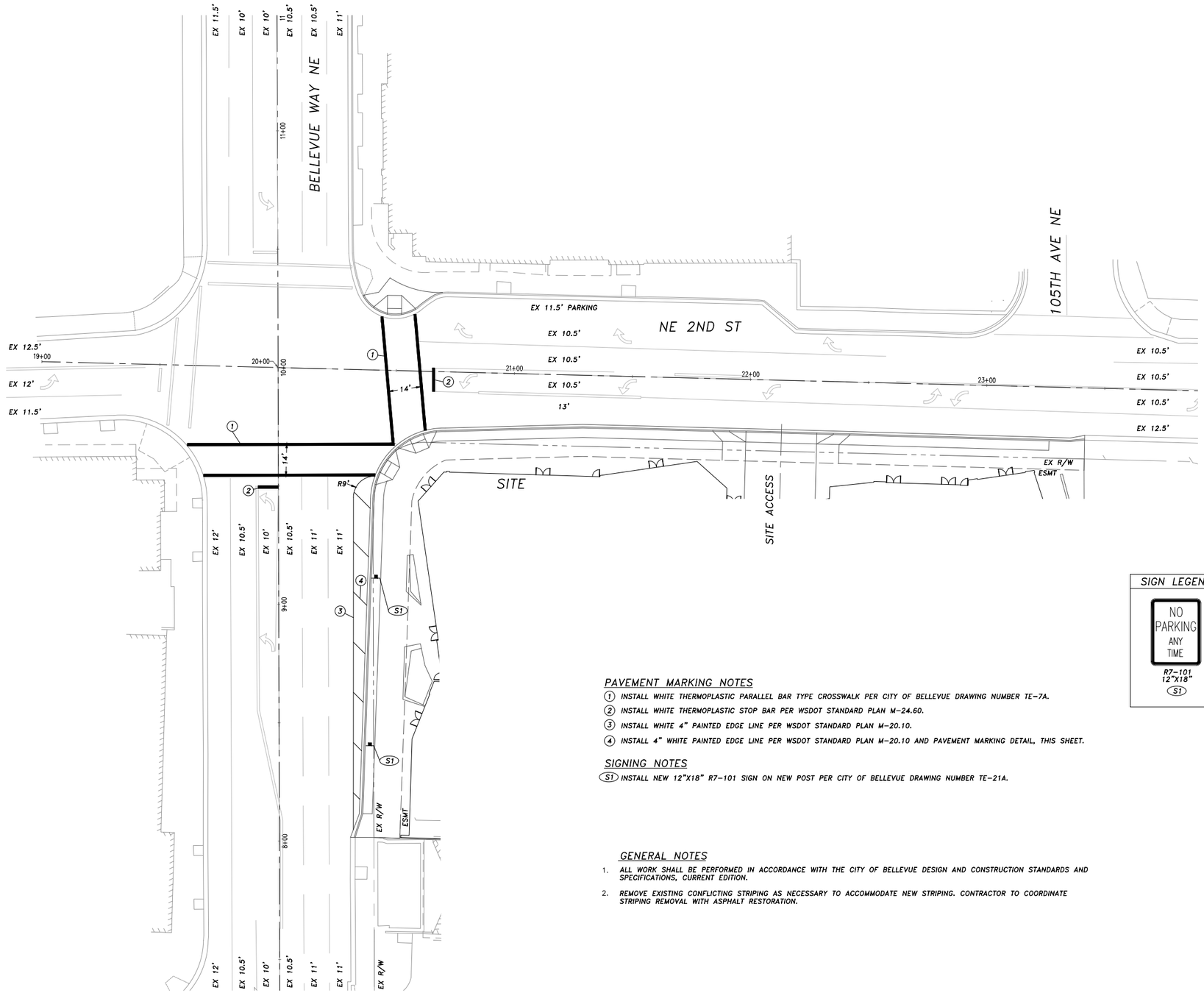
PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
COMPOSITE LIGHTING CONCEPT PLAN

DRAWN BY: XX
CHECKED: KL
SCALE: AS SHOWN
CAD FILE:
JOB #: 2015-230WAY
DEPT#:

DRAWING NO.
L5.10

8.1 TRAFFIC PLAN- PAVEMENT MARKING PLAN



LEGEND	
◯	PAVEMENT MARKING CONSTRUCTION NOTE
⬭	SIGN NOTE
▪	SIGN

PAVEMENT MARKING NOTES

1. INSTALL WHITE THERMOPLASTIC PARALLEL BAR TYPE CROSSWALK PER CITY OF BELLEVUE DRAWING NUMBER TE-7A.
2. INSTALL WHITE THERMOPLASTIC STOP BAR PER WSDOT STANDARD PLAN M-24.60.
3. INSTALL WHITE 4" PAINTED EDGE LINE PER WSDOT STANDARD PLAN M-20.10.
4. INSTALL 4" WHITE PAINTED EDGE LINE PER WSDOT STANDARD PLAN M-20.10 AND PAVEMENT MARKING DETAIL, THIS SHEET.

SIGNING NOTES

S1. INSTALL NEW 12"X18" R7-101 SIGN ON NEW POST PER CITY OF BELLEVUE DRAWING NUMBER TE-21A.

GENERAL NOTES

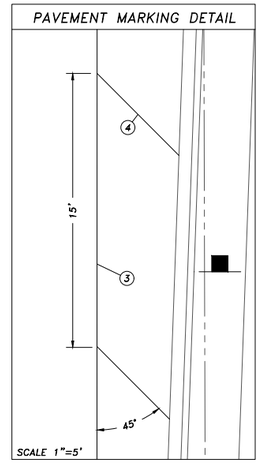
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR TO COORDINATE STRIPING REMOVAL WITH ASPHALT RESTORATION.

SIGN LEGEND

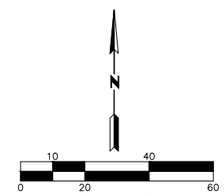
NO PARKING ANY TIME

R7-101
12"X18"
S1

PAVEMENT MARKING DETAIL



SCALE 1"=5'



SCALE IN FEET

PRELIMINARY

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK AND SHALL NOTIFY THE ARCHITECT OR PROJECT MANAGER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPENCIES IN THE DRAWINGS AND/OR THE SPECIFICATIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF STUD WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWINGS.
4. DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENTS CREATED BY CONSULTANTS LISTED ON SHEET A-0.1

ISSUED:
ADR RESUBMIT FEB. 17, 2016
CITY REVIEW SEPT. 11, 2015

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

REVISION 13:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2: FEB. 17, 2016
REVISION 1: SEPT. 11, 2015

ORIGINAL DATE: FEB 2, 2015

PREPARED BY:
TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004 | Office (425) 889-4747
Project Contact: Rose Kramm, P.E.
Phone: 425-250-5004

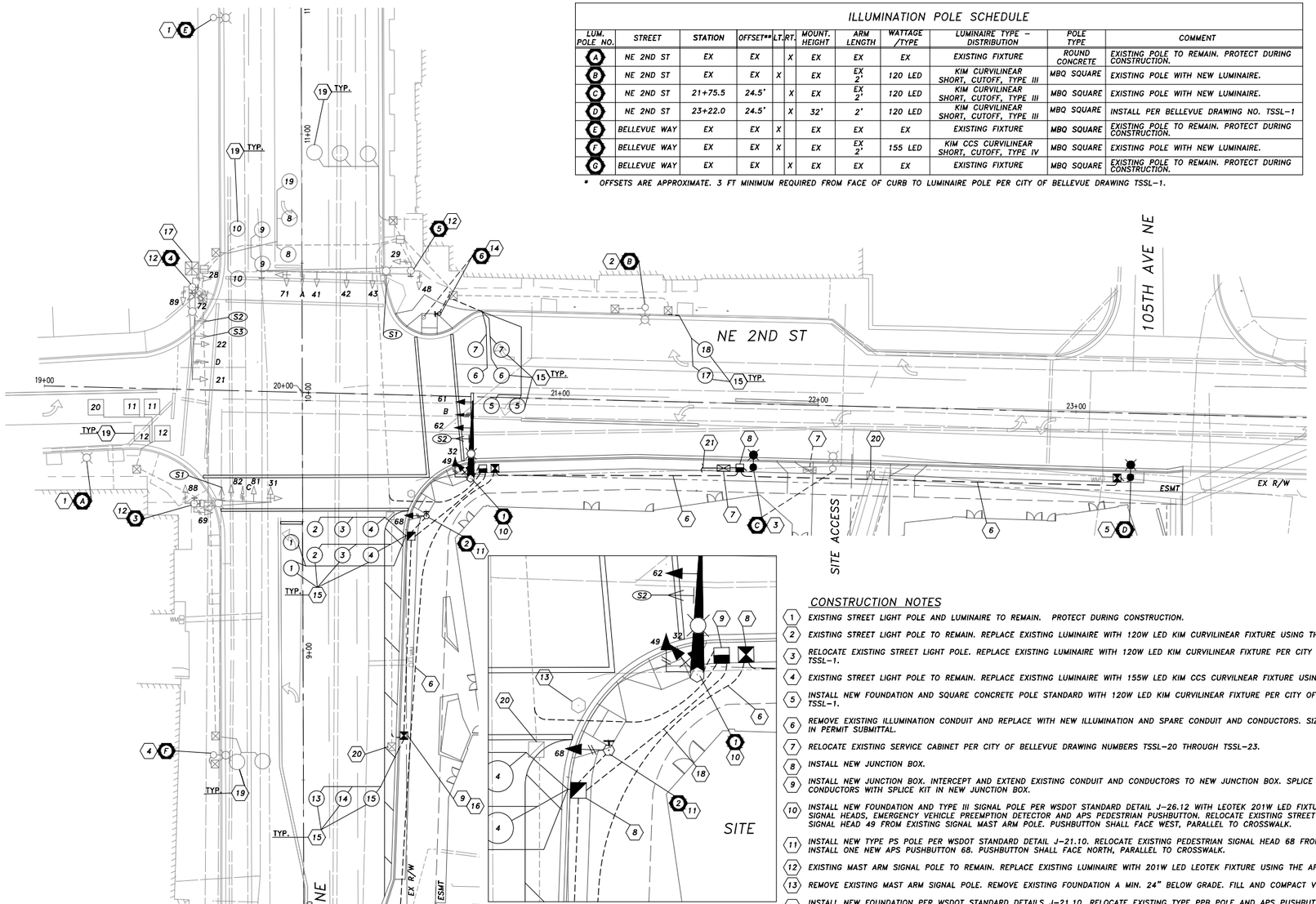
PROJECT NAME:
188 BELLEVUE WAY NE
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC

SHEET TITLE:
PAVEMENT MARKING PLAN

DRAWN BY: JLS	DRAWING NO.
CHECKED: EMH	PM1.01
SCALE: 1:20	
CAD FILE:	
JOB #: 5098	
DEP#:	

THESE DRAWINGS, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF MAYNARD ARCHITECT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MAYNARD ARCHITECT.

8.2 TRAFFIC PLAN- TRAFFIC SIGNAL AND ILLUMINATION PLANS



DETAIL SOUTHEAST QUADRANT
SCALE: 1"=10'

ILLUMINATION POLE SCHEDULE

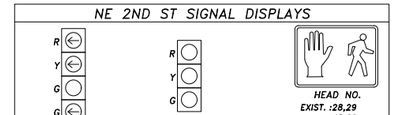
LUM. POLE NO.	STREET	STATION	OFFSET**	LT.	RT.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE – DISTRIBUTION	POLE TYPE	COMMENT
A	NE 2ND ST	EX	EX	X		EX	EX	EX	EXISTING FIXTURE	ROUND CONCRETE	EXISTING POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
B	NE 2ND ST	EX	EX	X		EX	EX 2'	120 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBQ SQUARE	EXISTING POLE WITH NEW LUMINAIRE.
C	NE 2ND ST	21+75.5	24.5'		X	EX	EX 2'	120 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBQ SQUARE	EXISTING POLE WITH NEW LUMINAIRE.
D	NE 2ND ST	23+22.0	24.5'		X	32'	2'	120 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBQ SQUARE	INSTALL PER BELLEVUE DRAWING NO. TSSL-1
E	BELLEVUE WAY	EX	EX	X		EX	EX	EX	EXISTING FIXTURE	MBQ SQUARE	EXISTING POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
F	BELLEVUE WAY	EX	EX	X		EX	EX 2'	155 LED	KIM CCS CURVILINEAR SHORT, CUTOFF, TYPE IV	MBQ SQUARE	EXISTING POLE WITH NEW LUMINAIRE.
G	BELLEVUE WAY	EX	EX		X	EX	EX	EX	EXISTING FIXTURE	MBQ SQUARE	EXISTING POLE TO REMAIN. PROTECT DURING CONSTRUCTION.

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

LEGEND

EXIST.	NEW/RELOCATED	DESCRIPTION
		JUNCTION BOX TYPE 1,2,8 (NEW JB'S SHALL HAVE SKID-RESISTANT LIDS)
		VEHICLE SIGNAL HEAD
		PEDESTRIAN SIGNAL HEAD
		TYPE PPS & PS POLE
		SIGNAL POLE TYPE III
		LOOP DETECTOR
		MAST ARM MOUNTED SIGN
		EMERGENCY PRE-EMPTION DETECTOR
		LIGHT STANDARD
		CONDUIT/CONDUCTOR
		CONTROLLER CABINET
		SERVICE CABINET
		SIGN NOTE
		CONSTRUCTION NOTE
		SIGNAL/LUM. POLE NUMBER

NE 2ND ST SIGNAL DISPLAYS



HEAD NO.
EXIST. :31
:71,72
NEW :32

HEAD NO.
EXIST. :21,22
:41,42,43
:81,82
NEW :61,62

HEAD NO.
EXIST. :28,29
:48,69
:88,89
RELOCATE :49,68

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.

CONSTRUCTION NOTES

1. EXISTING STREET LIGHT POLE AND LUMINAIRE TO REMAIN. PROTECT DURING CONSTRUCTION.
2. EXISTING STREET LIGHT POLE TO REMAIN. REPLACE EXISTING LUMINAIRE WITH 120W LED KIM CURVILINEAR FIXTURE USING THE APPROPRIATE ADAPTOR.
3. RELOCATE EXISTING STREET LIGHT POLE. REPLACE EXISTING LUMINAIRE WITH 120W LED KIM CURVILINEAR FIXTURE PER CITY OF BELLEVUE DRAWING NUMBER TSSL-1.
4. EXISTING STREET LIGHT POLE TO REMAIN. REPLACE EXISTING LUMINAIRE WITH 155W LED KIM CCS CURVILNEAR FIXTURE USING THE APPROPRIATE ADAPTOR.
5. INSTALL NEW FOUNDATION AND SQUARE CONCRETE POLE STANDARD WITH 120W LED KIM CURVILINEAR FIXTURE PER CITY OF BELLEVUE DRAWING NUMBER TSSL-1.
6. REMOVE EXISTING ILLUMINATION CONDUIT AND REPLACE WITH NEW ILLUMINATION AND SPARE CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.
7. RELOCATE EXISTING SERVICE CABINET PER CITY OF BELLEVUE DRAWING NUMBERS TSSL-20 THROUGH TSSL-23.
8. INSTALL NEW JUNCTION BOX.
9. INSTALL NEW JUNCTION BOX. INTERCEPT AND EXTEND EXISTING CONDUIT AND CONDUCTORS TO NEW JUNCTION BOX. SPLICE EXISTING CONDUCTORS TO NEW CONDUCTORS WITH SPLICE KIT IN NEW JUNCTION BOX.
10. INSTALL NEW FOUNDATION AND TYPE III SIGNAL POLE PER WSDOT STANDARD DETAIL J-26.12 WITH LEOTEK 201W LED FIXTURE. INSTALL NEW VEHICULAR SIGNAL HEADS, EMERGENCY VEHICLE PREEMPTION DETECTOR AND APS PEDESTRIAN PUSHBUTTON. RELOCATE EXISTING STREET NAME SIGN AND PEDESTRIAN SIGNAL HEAD 49 FROM EXISTING SIGNAL MAST ARM POLE. PUSHBUTTON SHALL FACE WEST, PARALLEL TO CROSSWALK.
11. INSTALL NEW TYPE PS POLE PER WSDOT STANDARD DETAIL J-21.10. RELOCATE EXISTING PEDESTRIAN SIGNAL HEAD 68 FROM EXISTING MAST ARM POLE AND INSTALL ONE NEW APS PUSHBUTTON 68. PUSHBUTTON SHALL FACE NORTH, PARALLEL TO CROSSWALK.
12. EXISTING MAST ARM SIGNAL POLE TO REMAIN. REPLACE EXISTING LUMINAIRE WITH 201W LED LEOTEK FIXTURE USING THE APPROPRIATE ADAPTOR.
13. REMOVE EXISTING MAST ARM SIGNAL POLE. REMOVE EXISTING FOUNDATION A MIN. 24" BELOW GRADE. FILL AND COMPACT VOID.
14. INSTALL NEW FOUNDATION PER WSDOT STANDARD DETAILS J-21.10. RELOCATE EXISTING TYPE PPB POLE AND APS PUSHBUTTON. EXISTING APS PUSHBUTTON 48 SHALL FACE NORTHWEST, PARALLEL TO CROSSWALK. FILL HOLES USING CITY APPROVED METHOD.
15. INSTALL LOOP DETECTOR PER CITY OF BELLEVUE DRAWING NUMBERS TSSL-10, TSSL-12 THROUGH TSSL-15 AND SCATS REQUIREMENTS.
16. SPLICE NEW LOOP LEAD-IN WIRES TO EXISTING 2-PR IN NEW JUNCTION BOX.
17. EXISTING CONTROLLER CABINET TO REMAIN. PROTECT DURING CONSTRUCTION.
18. INSTALL NEW SIGNAL CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.
19. EXISTING LOOP DETECTORS TO REMAIN. PROTECT DURING CONSTRUCTION.
20. REMOVE JUNCTION BOX. FILL AND COMPACT VOID.
21. POWER SOURCE UNKNOWN AT THE TIME OF PLAN DEVELOPMENT. THE CONTRACTOR SHALL COORDINATE WITH PSE TO CONFIRM A LOCATION FOR 120/240 VOLT SINGLE PHASE POWER SOURCE CONNECTION INCLUDING COMPLETING ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES. THE CONTRACTOR SHALL INSTALL CONDUIT AND CONDUCTORS TO THE POWER SOURCE. PSE SHALL MAKE FINAL CONNECTION TO THE POWER SOURCE. CONTRACTOR SHALL ASSUME 500' OF TRENCHING TO POWER SOURCE.

GENERAL NOTES

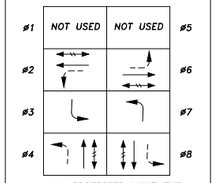
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. THE CONTRACTOR SHALL SUBMIT A REQUEST 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.

SIGN LEGEND

*MAST ARM STREET NAME SIGNS SHALL USE TEXT SPACING, MARGINS, WIDTH, ETC. PER CITY OF BELLEVUE DRAWING NUMBER TE-24.

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

BELLEVUE WAY NE DIAGRAM (EX. TO REMAIN)



PROTECTED MOVEMENT
PERMISSIVE MOVEMENT
PEDESTRIAN MOVEMENT

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

PRELIMINARY

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING PROJECT. ANY DISCREPANCIES SHALL NOTIFY THE PROJECT MANAGER IN WRITING, NUMBERING EACH TYPE. IF THERE ARE ANY DISCREPENCIES IN THE DRAWINGS AND/OR THE SPECIFICATIONS, COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF STUD WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWINGS.
4. DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENTS CREATED BY CONSULTANTS LISTED ON SHEET A-0.1

ISSUED:
ADR RESUBMIT FEB. 17, 2016
CITY REVIEW SEPT. 11, 2015

ISSUED FOR REVIEW
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REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2: FEB. 17, 2016
REVISION 1: SEPT. 11, 2015

ORIGINAL DATE: FEB 2, 2015

PREPARED BY:

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004 | Office (425) 889-4747
Project Contact: Blake Hanson, P.E.
Phone: 425-233-3324

PROJECT NAME: 188 BELLEVUE WAY NE
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE: TRAFFIC SIGNAL AND ILLUMINATION PLAN

DRAWN BY: JLS	DRAWING NO.
CHECKED: EMH	TS1.01
SCALE: 1:20	
CAD FILE:	
JOB #: 5098	
DCP#:	

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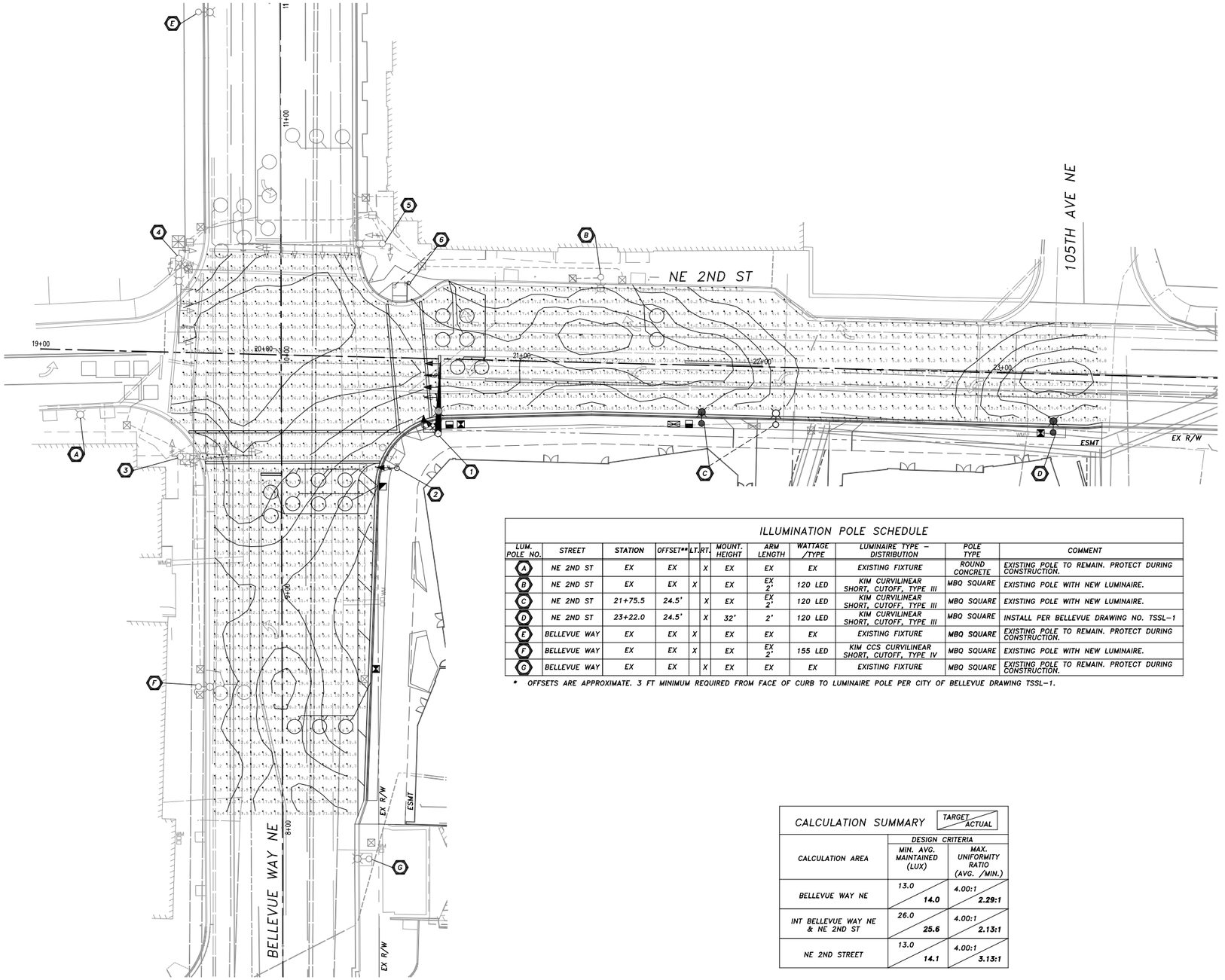
8.3 TRAFFIC PLAN- ILLUMINATION CALCULATION EXHIBIT



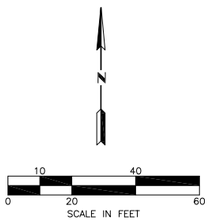
ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET**	LT.	RT.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE – DISTRIBUTION	POLE TYPE	COMMENT
A	NE 2ND ST	EX	EX		X	EX	EX	EX	EXISTING FIXTURE	ROUND CONCRETE	EXISTING POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
B	NE 2ND ST	EX	EX	X		EX	EX 2'	120 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBQ SQUARE	EXISTING POLE WITH NEW LUMINAIRE.
C	NE 2ND ST	21+75.5	24.5'		X	EX	EX 2'	120 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBQ SQUARE	EXISTING POLE WITH NEW LUMINAIRE.
D	NE 2ND ST	23+22.0	24.5'		X	32'	2'	120 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBQ SQUARE	INSTALL PER BELLEVUE DRAWING NO. TSSL-1
E	BELLEVUE WAY	EX	EX	X		EX	EX	EX	EXISTING FIXTURE	MBQ SQUARE	EXISTING POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
F	BELLEVUE WAY	EX	EX	X		EX	EX 2'	155 LED	KIM CCS CURVILINEAR SHORT, CUTOFF, TYPE IV	MBQ SQUARE	EXISTING POLE WITH NEW LUMINAIRE.
G	BELLEVUE WAY	EX	EX		X	EX	EX	EX	EXISTING FIXTURE	MBQ SQUARE	EXISTING POLE TO REMAIN. PROTECT DURING CONSTRUCTION.

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

CALCULATION SUMMARY

CALCULATION AREA	DESIGN CRITERIA: MIN. AVG. MAINTAINED (LUX) (TARGET / ACTUAL)	DESIGN CRITERIA: MAX. UNIFORMITY RATIO (AVG. /MIN.) (TARGET / ACTUAL)
BELLEVUE WAY NE	13.0 / **14.0**	4.00:1 / **2.29:1**
INT BELLEVUE WAY NE & NE 2ND ST	26.0 / **25.6**	4.00:1 / **2.13:1**
NE 2ND STREET	13.0 / **14.1**	4.00:1 / **3.13:1**



PRELIMINARY

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK AND SHALL NOTIFY THE PROJECT MANAGER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPENCIES IN THE DRAWINGS AND/OR THE SPECIFICATIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. DIMENSIONS SHOWN ARE FROM FINISH FACE OF CONCRETE, GRID LINES, AND CENTER OF STUD WALLS UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DIMENSIONS ON ANY AND ALL DRAWINGS.
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ISSUED: ADR RESUBMIT FEB. 17, 2016; CITY REVIEW SEPT. 11, 2015

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PREPARED BY:
TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200 Bellevue, WA 98004 | (425) 889-4747
Project Contact: Brad Hanson, P.E.
Phone: (425)454-4004

PROJECT NAME: 188 BELLEVUE WAY NE, BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE: ILLUMINATION CALCULATION EXHIBIT

DRAWN BY: JLS	DRAWING NO.
CHECKED: EMH	TS1.02
SCALE: 1:20	
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DEP#:	

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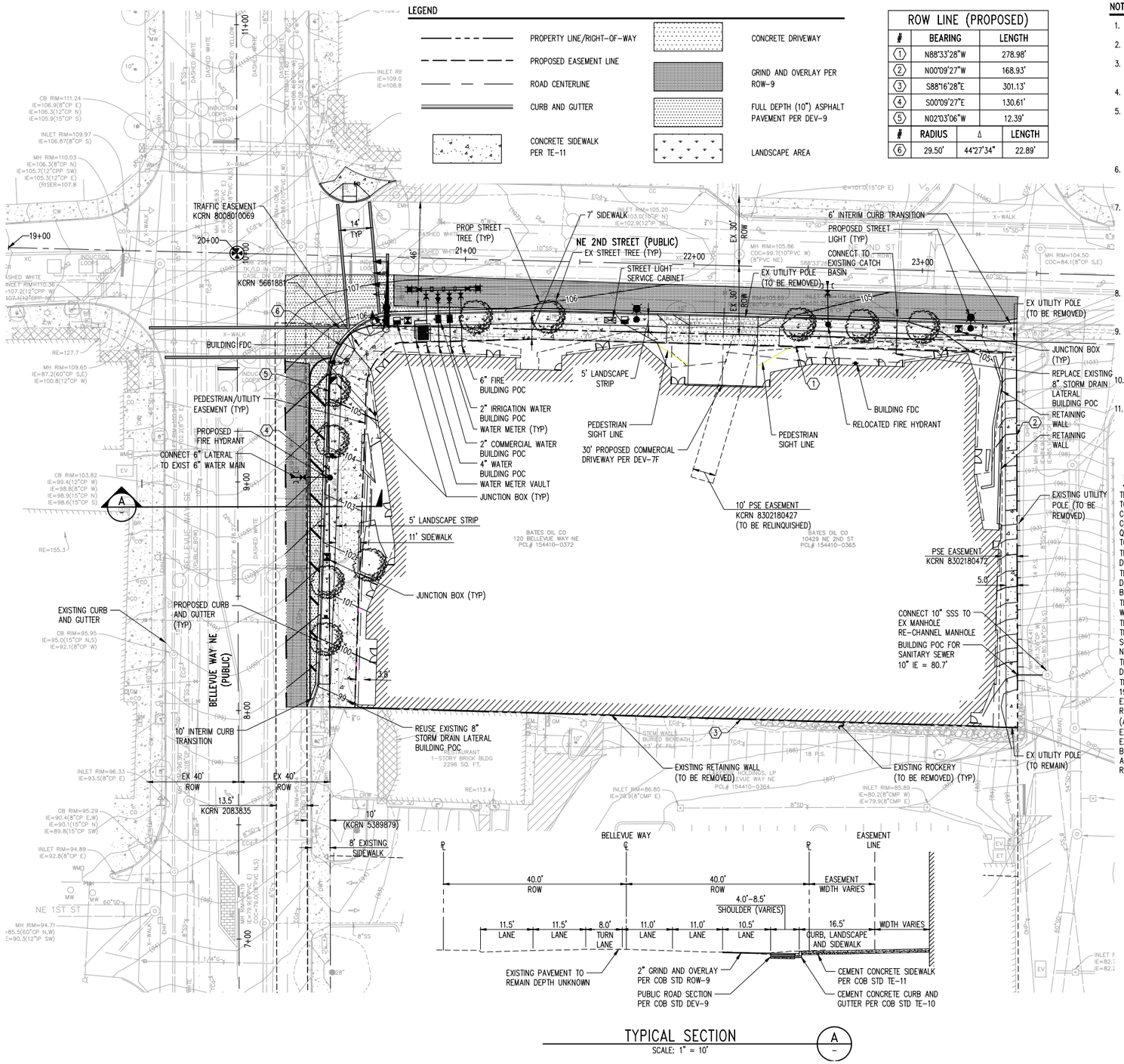
9.1 CIVIL PLAN- SITE PLAN B



ROW LINE (PROPOSED)			
#	BEARING		LENGTH
1	N88°33'28"W		278.98'
2	N00°09'27"W		168.93'
3	S88°16'28"E		301.13'
4	S00°09'27"E		130.61'
5	N02°03'06"W		12.39'
#	RADIUS	Δ	LENGTH
6	29.50'	44°27'34"	22.89'

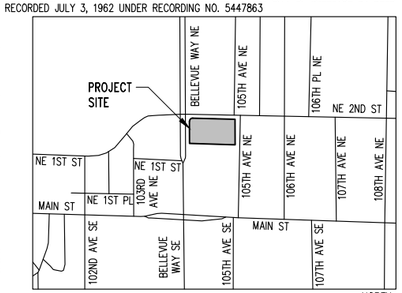
NOTES

1. PROJECT SITE IS APPROXIMATELY 100% IMPERVIOUS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.
3. CEMENT CONCRETE SIDEWALK PER COB STD TE-11. SEE LANDSCAPE PLAN FOR SCORING.
4. SEE SHEET C2 ROAD PLAN FOR CHANNELIZATION INFORMATION.
5. ANODIZED ALUMINUM RETAIL SIGN BANDS AFFIXED TO THE BUILDING AT ENTRANCES CONFORMING TO CITY OF BELLEVUE SIGN CODE (BCC 22B.10) ARE PROPOSED FOR EACH RETAIL UNIT AT GROUND LEVEL. ADDITIONAL SIGNAGE ABOVE EACH OF TWO ENTRANCES INTO THE PARKING LEVELS TO DESIGNATE ADDRESS AND PARKING USES IS PROPOSED. SEE BUILDING ELEVATIONS PER ARCHITECT FOR MORE INFORMATION.
6. ALL MECHANICAL EQUIPMENT IS PROPOSED WITHIN BUILDING MECHANICAL ROOM OR MOUNTED TO ROOF. NO GROUND MOUNTED MECHANICAL EQUIPMENT IS PROPOSED AT THIS TIME.
7. NO SETBACKS FROM PROPERTY LINES ARE REQUIRED FOR THIS PROJECT. A 6-FOOT SETBACK WILL BE PROVIDED FROM THE EAST PROPERTY LINE TO ACCOMMODATE EXISTING OVERHEAD UTILITY LINES AND CORRELATED EASEMENT. AT GROUND LEVEL THE BUILDING WILL ALSO BE SETBACK FROM THE RIGHT-OF-WAY ALONG BOTH FRONTAGES TO ACCOUNT FOR THE REQUIRED PEDESTRIAN AND UTILITY EASEMENTS. NO SETBACKS FROM PROPERTY LINES ARE REQUIRED FOR SUBSURFACE PARKING, PROVIDED REQUIRED CLEARANCE TO FINISH GRADE IS PROVIDED FOR UNDERGROUND UTILITIES.
8. ALL EXISTING TREES AND VEGETATION ON-SITE AND ALONG THE PROJECT FRONTAGES ARE TO BE REMOVED. NO SIGNIFICANT TREE RETENTION IS PROPOSED. NEW STREET TREES ARE PROPOSED ALONG PROJECT FRONTAGES.
9. NO STREAMS OR WETLANDS ARE KNOWN TO EXISTING WITHIN PROJECT BOUNDARIES OR ADJACENT TO SUBJECT PROPERTY. PROJECT SITE IS LOCATED WITHIN FLOODPLAIN DESIGNATION ZONE-X, OUTSIDE OF KNOWN 100-YEAR FLOODPLAIN ZONES. NO CRITICAL AREAS ARE KNOWN AT THIS TIME.
10. PER BELLEVUE CITY CODE (BCC) 20.25, PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED OVERLAY DISTRICT.
11. PHASING OF CONSTRUCTION IS NOT PROPOSED FOR THIS PROJECT.

IMPERVIOUS SITE AREA	
PROPOSED IMPERVIOUS	EXISTING IMPERVIOUS
57,000 SF	52,606 SF

LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK 3, CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 01°44'00" WEST ALONG THE WEST LINE OF THE SAID WEST HALF A DISTANCE OF 481.02 FEET;
THENCE SOUTH 89°51'00" EAST PARALLEL TO THE SOUTH LINE OF SAID WEST HALF A DISTANCE OF 16.51 FEET TO THE WEST LINE OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°51'00" EAST 324.65 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 4;
THENCE NORTH 01°44'00" WEST ALONG SAID EAST LINE A DISTANCE OF 198.94 FEET TO THE NORTH LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 89°51'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 324.60 FEET;
THENCE SOUTH 01°44'00" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 197.33 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 13.5 FEET THEREOF DEEDED TO KING COUNTY, WASHINGTON FOR A ROAD BY INSTRUMENT RECORDED OCTOBER 8, 1925 UNDER RECORDING NO. 2083835; (ALSO KNOWN AS TRACTS 12, 13 AND 14, PROCTORS ADDITION NO. 2, UNRECORDED.
EXCEPT THE WEST 13.5 FEET THEREOF FOR A ROAD.)
EXCEPT THE EAST 10 FEET OF THE WEST 23.5 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED FEBRUARY 20, 1962 UNDER RECORDING NO. 5389879;
ALSO EXCEPT THE NORTHERLY 30 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED JULY 3, 1962 UNDER RECORDING NO. 5447863



NORTH
0 10 20 40
1 inch = 20 feet

Call 811 two business days before you dig

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206.622.5822
www.kpff.com

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REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: NOV 3, 2015

ORIGINAL DATE: SEPT 25, 2015

PRELIMINARY

PREPARED BY:

AMANAT ARCHITECT
100, 1515 W 7TH AVE, VANCOUVER, BC, V6J 1S1
TEL. (604) 433-9812 FAX (604) 433-7192
WWW.AMANATARCHITECT.COM MAIL@AMANATARCHITECT.COM

PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON, INC.

SHEET TITLE:
SITE PLAN B

DRAWN BY: DC	DRAWING NO.
CHECKED: WSM	C1
SCALE: 1" = 20'	
CAD FILE:	
JOB #: 115207	
DEPT#:	

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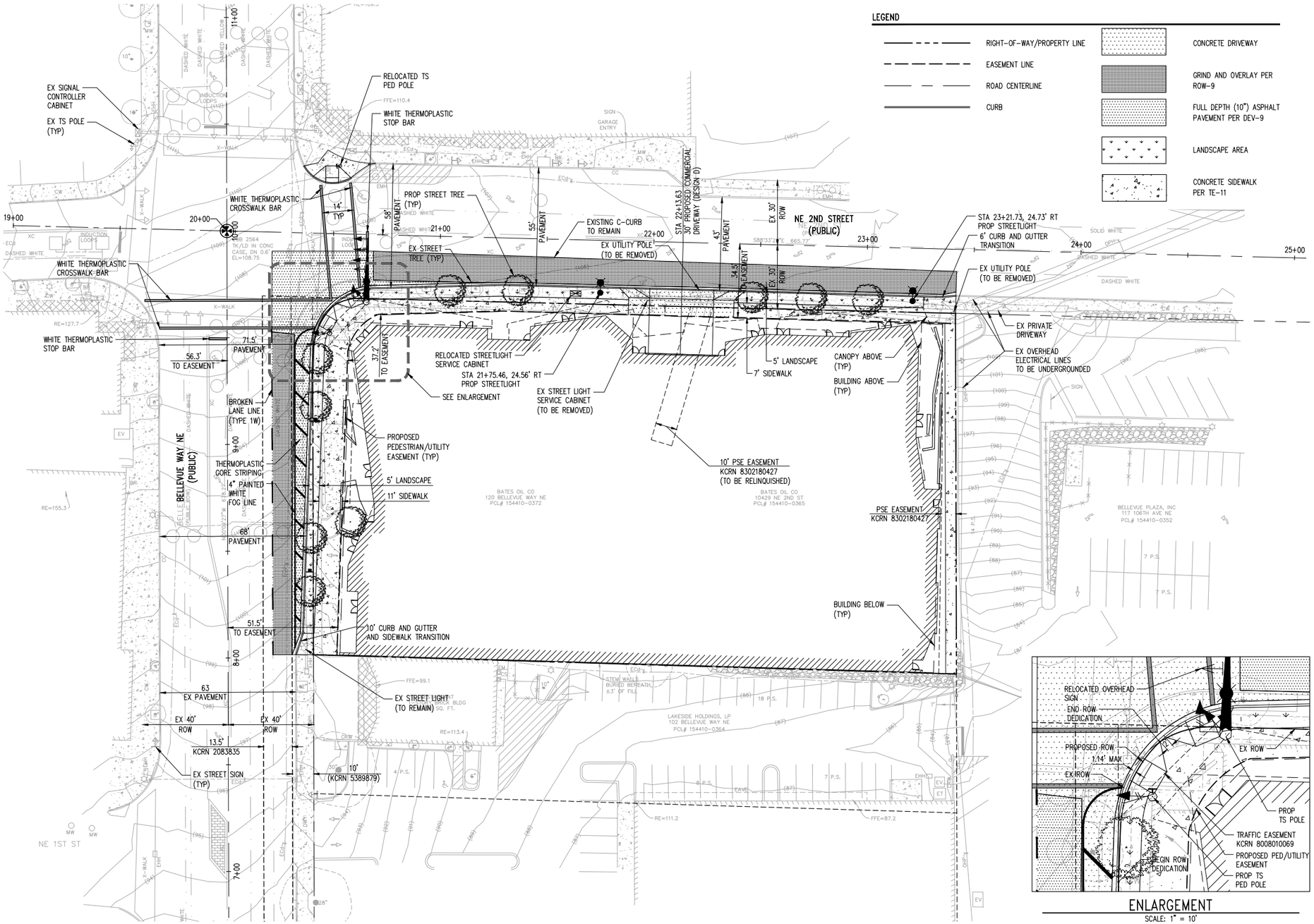
Feb 16, 2016 - 3:00pm MDark
Xref Filename: C:\Temp\AcPublish_12120\BWAY-C1-SPB.dwg \ X-BWAY-TBLK-24X36-AMAN \ X-BWAY-BLDG \ X-BWAY-SP \ X-BWAY-CHAR \ X-BWAY-SDNL \ X-BWAY-SCTN \ X-BWAY-GD \ X-BWAY-UT \ chase \ X-BWAY-SV \

9.2 CIVIL PLAN- ROAD PLAN



ENLARGEMENT
SCALE: 1" = 10'

NORTH

0 10 20 40
1 inch = 20 feet

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Feb 16, 2016 - 3:07pm MCheck C:\Temp\AcPublish_12120\BWAY-C2-ROAD.dwg
Xref Filename: \\X-BWAY-TBLK-24X36-AMAN\\X-BWAY-BLDG\\X-BWAY-SP\\X-BWAY-CHAN\\X-BWAY-SGNL\\base\\X-BWAY-SV\

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REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: NOV 3, 2015

ORIGINAL DATE: SEPT 25, 2015

PRELIMINARY

PREPARED BY:
AMANAT ARCHITECT
100, 1515 W 7TH AVE, VANCOUVER, BC, V6J 1S1
TEL: (604) 433-8812 FAX: (604) 433-7192
WWW.AMANATARCHITECT.COM MAIL@AMANATARCHITECT.COM

PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
ROAD PLAN

DRAWN BY: DC	DRAWING NO.
CHECKED: WSW	C2
SCALE: 1" = 20'	
CAD FILE:	
JOB #: 115207	
DEPT#:	

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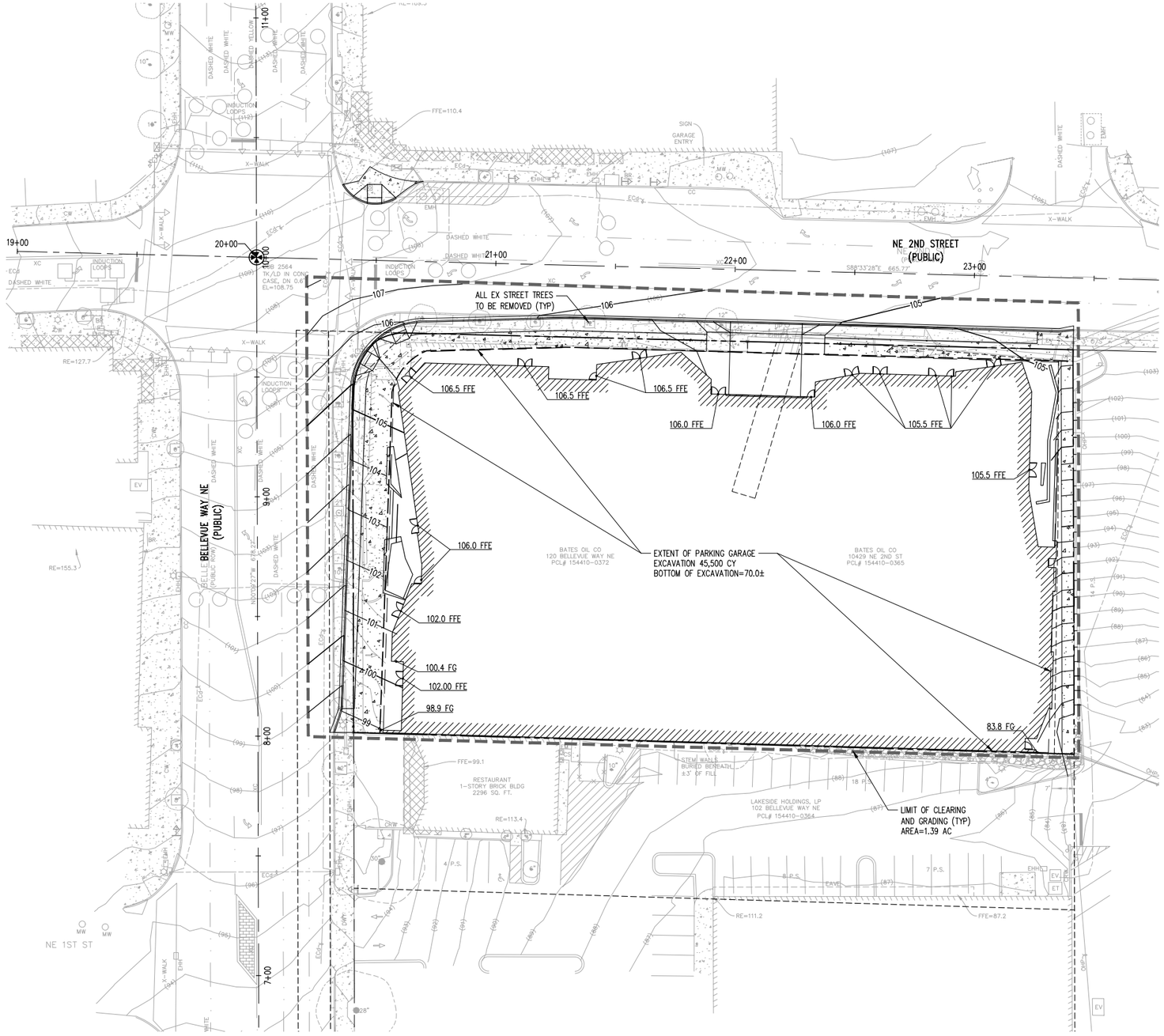
9.3 CIVIL PLAN- PRELIMINARY CLEARING AND GRADING



NOTES

1. SURVEY INFORMATION PROVIDED BY GEODIMENSIONS ON JULY 31, 2015.
2. ALL TREES AND VEGETATION TO BE REMOVED WITHIN PROJECT LIMITS.

LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK 3, CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH 01°44'00" WEST ALONG THE WEST LINE OF THE SAID WEST HALF A DISTANCE OF 481.02 FEET;

THENCE SOUTH 89°51'00" EAST PARALLEL TO THE SOUTH LINE OF SAID WEST HALF A DISTANCE OF 16.51 FEET TO THE WEST LINE OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°51'00" EAST 324.65 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 4;

THENCE NORTH 01°44'00" WEST ALONG SAID EAST LINE A DISTANCE OF 198.94 FEET TO THE NORTH LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

THENCE SOUTH 89°51'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 324.60 FEET;

THENCE SOUTH 01°44'00" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 197.33 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 13.5 FEET THEREOF DEEDED TO KING COUNTY, WASHINGTON FOR A ROAD BY INSTRUMENT RECORDED OCTOBER 8, 1925 UNDER RECORDING NO. 2083835;

(ALSO KNOWN AS TRACTS 12, 13 AND 14, PROCTORS ADDITION NO. 2, UNRECORDED. EXCEPT THE WEST 13.5 FEET THEREOF FOR A ROAD.)

EXCEPT THE EAST 10 FEET OF THE WEST 23.5 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED FEBRUARY 20, 1962 UNDER RECORDING NO. 5389879;

ALSO EXCEPT THE NORTHERLY 30 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED JULY 3, 1962 UNDER RECORDING NO. 5447863

BENCHMARK AND DATUM

HORIZONTAL DATUM:
NAD 83/91 PER CITY OF BELLEVUE POINTS H543 & H2564

VERTICAL DATUM:
NAVD88

ORIGINATING BENCHMARK:
CITY OF BELLEVUE (COB) STATION V880, TK/LD IN CONC MON.
INTERSECTION OF BELLEVUE WAY NE AND NE 2ND ST. EL=108.75'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY 13 OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 154410-0372 & 154410-0365
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 50,512 ± S.F. (1.16± ACRES)
5. THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-703663-WA1, DATED AUG 13, 2015.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
7. THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE MAP NO. 53033C0652F DATED MAY 16, 1995.

NORTH

0 10 20 40
1 inch = 20 feet

811 Call 811 two business days before you dig

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REVISION 2:
REVISION 1: NOV 3, 2015

ORIGINAL DATE: SEPT 25, 2015

PRELIMINARY

PREPARED BY:

AMANAT ARCHITECT
100, 1515 W 7TH AVE, VANCOUVER, BC, V6J 1S1
TEL: (604) 453-9812 FAX: (604) 453-7192
WWW.AMANATARCHITECT.COM WWW.BMANATARCHITECT.COM

PROJECT NAME:
188 BELLEVUE WAY
BELLEVUE, WASHINGTON
BOSA DEVELOPMENT WASHINGTON INC.

SHEET TITLE:
PRELIMINARY
CLEARING AND GRADING PLAN

DRAWN BY: DC	DRAWING NO.
CHECKED: WSW	C3
SCALE: 1" = 20'	
CAD FILE:	
JOB #: 115207	
DEPT#:	

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Feb 16, 2016 - 3:07pm MDeck Z:\115000-115499\115207 (120 Bellevue Way)\CAD\Design\BWAY-C3-PRC.dwg
Xref Filename: \ X-BWAY-TBLK-24X36-AMAN \ X-BWAY-BLDG \ X-BWAY-SP \ X-BWAY-CHAN \ X-BWAY-SGNL \ X-BWAY-LGN \ X-BWAY-GD \ chase \ X-BWAY-SV\

10.1 SURVEY PLAN- LAND TITLE SURVEY

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-703663-WA1, DATED JANUARY 2, 2015)

THAT PORTION OF LOT 4, BLOCK 3, CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH 01°44'00" WEST ALONG THE WEST LINE OF THE SAID WEST HALF A DISTANCE OF 481.02 FEET;

THENCE SOUTH 89°51'00" EAST PARALLEL TO THE SOUTH LINE OF SAID WEST HALF A DISTANCE OF 16.51 FEET TO THE WEST LINE OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°51'00" EAST 324.65 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 4;

THENCE NORTH 01°44'00" WEST ALONG SAID EAST LINE A DISTANCE OF 198.94 FEET TO THE NORTH LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

THENCE SOUTH 89°51'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 324.60 FEET;

THENCE SOUTH 01°44'00" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 197.33 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 13.5 FEET THEREOF DEEDED TO KING COUNTY, WASHINGTON FOR A ROAD BY INSTRUMENT RECORDED OCTOBER 8, 1926 UNDER RECORDING NO. 2083835;

(ALSO KNOWN AS TRACTS 12, 13 AND 14, PROCTOR'S ADDITION NO. 2, UNRECORDED. EXCEPT THE WEST 13.5 FEET THEREOF FOR A ROAD.)

EXCEPT THE EAST 10 FEET OF THE WEST 23.5 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED FEBRUARY 20, 1962 UNDER RECORDING NO. 5389879;

ALSO EXCEPT THE NORTHERLY 30 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED JULY 3, 1962 UNDER RECORDING NO. 5447863.

SPECIAL EXCEPTIONS PER SAID TITLE REPORT

ITEM 6
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: AUGUST 18, 1954 UNDER RECORDING NO. 4476675
IN FAVOR OF: BELLEVUE SEWER DISTRICT, A MUNICIPAL CORPORATION FOR:
AFFECTS: SEWER PIPE LINE OR LINES
AS DESCRIBED THEREIN "NOT PLOTTED"

ITEM 7
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: AUGUST 1, 1980 UNDER RECORDING NO. 8008010069
IN FAVOR OF: CITY OF BELLEVUE, A MUNICIPAL CORPORATION
FOR: TRAFFIC SIGNAL FACILITIES
AFFECTS: AS DESCRIBED THEREIN
"LEGAL DESCRIPTION IS IN ERROR-CANNOT PLOT"

ITEM 8
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: FEBRUARY 18, 1983 UNDER RECORDING NO. 8302180472
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
AFFECTS: AS DESCRIBED THEREIN "AS CONSTRUCTED"

SURVEYOR'S NOTES

1) SUBJECT PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT LOCATED IN 100 YEAR FLOOD HAZARD AREA AS PER FEMA MAP PANEL NO. 530330652F DATED MAY 16, 1995.
2) ALL CURBS SHOWN IN PARKING LOT ARE EXTRUDED, UNLESS OTHERWISE NOTED.
3) FOUND A TOTAL OF 70 SURFACE PAINTED PARKING SPACES INSIDE SUBJECT PROPERTY.
REGULAR = 69 HANDICAP = 3
4) SUBJECT PROPERTY IS ZONED "DNTN-MU" PRESENT USE IS RETAIL/RESTAURANT.
BUILDING SETBACK REQUIREMENTS:
FRONT = 0'
SIDE AND REAR = 0' UNLESS BUILDING HEIGHT EXCEEDS 75' IN WHICH CASE THE SETBACK IS 20'.
BUILDING HEIGHT REQUIREMENTS:
MAXIMUM = 100'
PARKING REQUIREMENTS:
5 SPACES PER 1,000 SQUARE FEET OF NET FLOOR AREA
NOTE: THE ABOVE ZONING INFORMATION IS PER THE CITY OF BELLEVUE MUNICIPAL CODE, TITLE 20, CHAPTER 20.20, CHART 20.20.010 AND CHART 20.20.590, IT WAS NOT PROVIDED BY THE INSURER AS IS REQUIRED BY THE 2011 ALTA/ACSM LAND SURVEY STANDARDS.
5) FOUND NO VISIBLE EVIDENCE OF BURIAL GROUNDS, CEMETERIES, EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, NOR ANY CHANGES OF RIGHT-OF-WAY LINES, WITHIN RECENT MONTHS PER OUR VISIT ON MARCH 2, 2012 AND JANUARY 20, 2015 AFFECTING THE SUBJECT PROPERTY.
6) APPROX. SUBJECT PROPERTY AREA IS 50,512 SQ.FT.+/- [1.2 +/- ACRE] PER THIS SURVEY.
7) SUBJECT PROPERTY TAX PARCEL NO'S. 1544100372 AND 1544100365.

BASIS OF BEARING

A BEARING OF S01°36'22"E ON THE CENTERLINE OF 106TH AVENUE N.E., PER RECORD OF SURVEY AS RECORDED IN BOOK 129 OF SURVEYS, PAGE 208, RECORDS OF KING COUNTY, WA.

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

ENCROACHMENTS

NO ENCROACHMENTS WERE FOUND PER THIS SURVEY.

SURVEYOR'S CERTIFICATE:

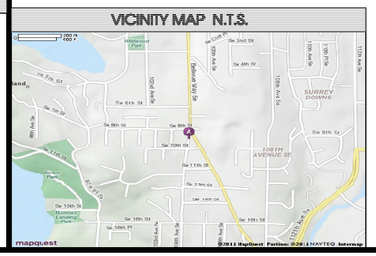
TO: BOSA DEVELOPMENT WASHINGTON, INC. A WASHINGTON CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6.(A), 6.(B) 7.(A), 7.(B1), 7.(C), 8, 9, 11.(A), 12, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 2, 2012 AND JANUARY 20, 2015.

EDWIN J. GREEN JR. PLS#15025 — 02/03/2015 DATE:

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

VICINITY MAP N.T.S.



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PK NAIL AS NOTED
- FOUND TACK IN LEAD AS NOTED
- UTILITY POLE
- CATCH BASIN/YARD DRAIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- ELECTRIC METER
- WATER METER
- VAULT "PURPOSE UNKNOWN"
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- GAS METER
- WATER VALVE
- ELECTRIC VAULT
- GAS VALVE
- LIGHT STANDARD
- ELECTRIC TRANSFORMER ON CONC PAD
- HANDICAP PARKING SPACE
- SIDE SEWER CLEAN OUT
- TRAFFIC SIGNAL VAULT
- TELEPHONE MANHOLE
- CABLE MANHOLE
- MONITORING WELL
- CABLE RISER
- ASPHALT SURFACE
- RET. WALL
- CONC SURFACE
- STAIRS
- PAINTED LANE STRIPE
- BUILDING LINE
- CENTERLINE OF ROAD
- OVERHEAD WIRES
- ROCKERY
- CHAIN LINK FENCE
- EAVES
- GUY WIRE
- T.P. NO. TAX PARCEL NUMBER
- D.W. APRON DRIVEWAY ACCESS
- CONC CONCRETE
- R-O-W RIGHT-OF-WAY
- ( ) RECORD AS NOTED
- (#) NUMBER OF PARKING SPACES
- NP NO PARKING
- DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- COTTONWOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
SE 1/4 OF THE NW 1/4 OF SEC. 32, TWP. 25N., RGE. 5E., W.M.
CITY OF BELLEVUE, KING COUNTY, WA.

BATES OIL
120 104TH AVENUE N.E. AND
10429 N.E. 2ND STREET
BELLEVUE, WA. 98004

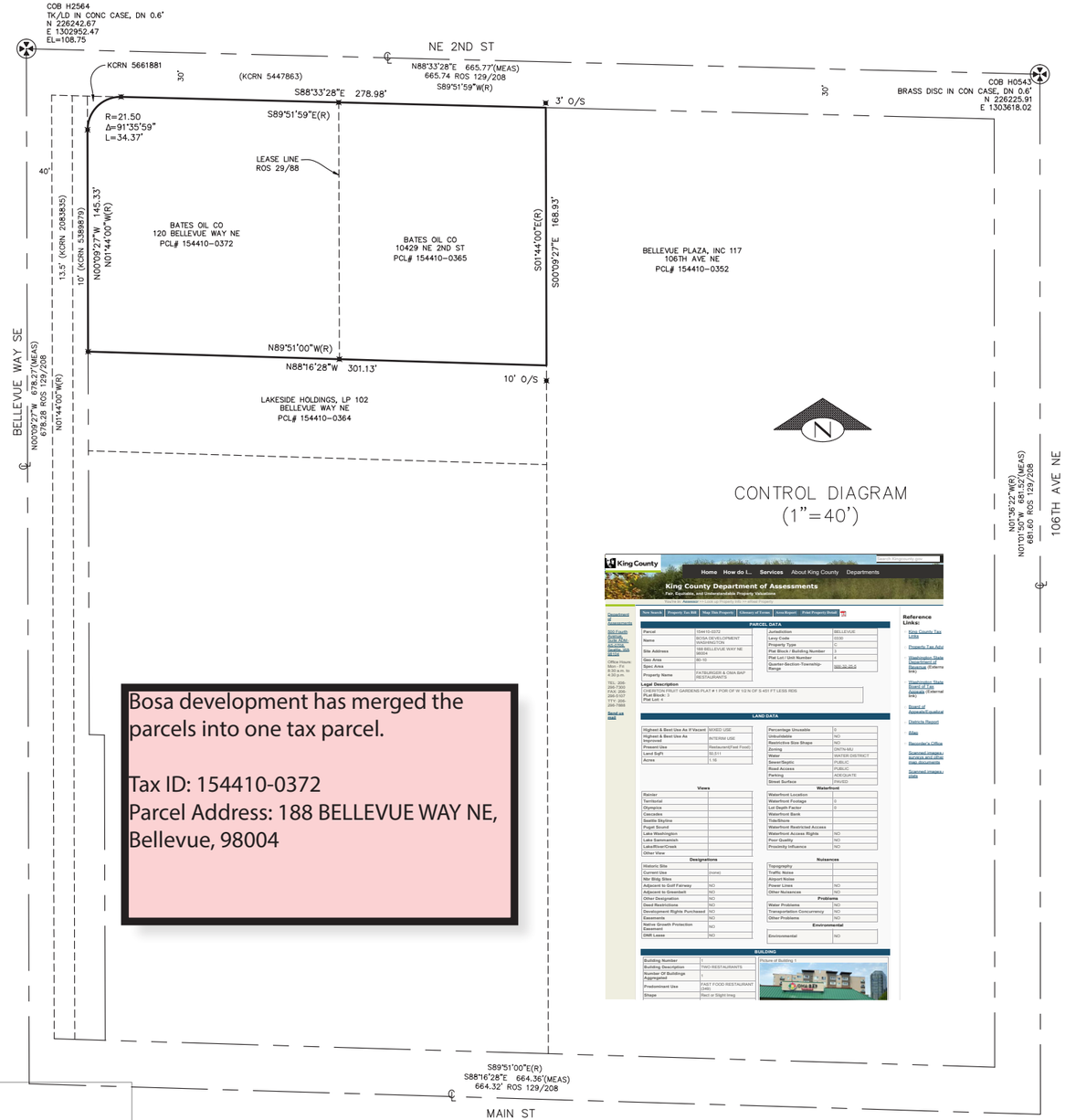
measure success

GREEN JIM EDWIN — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON — 15025

GeoDimensions
GeoDimensions, Inc., 35402 SE Center Street, Snoqualmie, WA 98065
phone 425.454.4483 support@geodimensions.net
www.geodimensions.net

JOB NUMBER:	11034
DATE:	02/03/2015
DRAFTED BY:	V.L.J.
CHECKED BY:	E.J.G.
SCALE:	1" = 20'
REVISION HISTORY	
SHEET NUMBER	1 OF 1

10.2 SURVEY PLAN- TOPOGRAPHIC SURVEY PART 1 OF 2



CONTROL DIAGRAM
(1"=40')

Bosa development has merged the parcels into one tax parcel.

Tax ID: 154410-0372
Parcel Address: 188 BELLEVUE WAY NE, Bellevue, 98004

HORIZONTAL DATUM: NAD 83/2011 PER CITY OF BELLEVUE POINTS H543 & H2564

VERTICAL DATUM: NAVD88

ORIGINATING BENCHMARK:
CITY OF BELLEVUE (COB) STATION V880, TK/LD IN CONC MON.
INTERSECTION OF BELLEVUE WAY NE AND NE 2ND ST. EL=108.75'

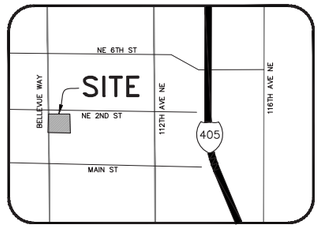
UTILITY DISCLAIMER:
THE LOCATION OF BURIED UTILITIES ARE SHOWN PER RECORDS MAPS FURNISHED BY OTHERS. THERE MAY EXIST UNDERGROUND UTILITY LINES WHICH ARE NOT MADE PUBLIC RECORD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OR AVAILABILITY OF THOSE RECORDS.

FOR THE FINAL LOCATION OF EXISTING UTILITIES, CONTACT THE UTILITY OWNER AND AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

WARRANTY DISCLAIMER:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEY PRACTICE. NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED HEREON.

Edwin J. Green Jr. 9/23/15

EDWIN J. GREEN JR. PLS# 15025 DATE



VICINITY MAP
NO SCALE

EDWIN J. GREEN JR. 15025 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON

LEGEND

CPP	PLASTIC PIPE	℄	CENTERLINE		PRIVATE CATCH BASIN
ABAN./RET	ABANDONED/RETIRED	EHH	ELECTRICAL HANDHOLE		PEDESTRIAN PUSH BUTTON (PPB) PEDESTAL
	ASPHALT (ASPH)	EM	ELECTRICAL METER		PEDESTRIAN SIGNAL
	BRICK SURFACE	EMH	ELECTRICAL MANHOLE	(R)	RECORD DATA
	BUILDING LINE	EV/ET	ELECTRICAL VAULT/TRANSFORMER		ROCKERY
BC	BUILDING CORNER		FOUND MONUMENT IN CASE	RE	ROOF ELEVATION
o	BOLLARD		FIRE HYDRANT		TRAFFIC CONTROL CABINET
BR	BIKE RACK		FIRE DEPT. CONNECTION (FDC)	TCd	TELEPHONE CONDUIT (BURIED)
	CANOPY	FFE	FINISHED FLOOR ELEVATION	TV	TELEPHONE VAULT
	CATCH BASIN (CB)	G	GAS MAIN	TMH	TELEPHONE MANHOLE
	CONCRETE SURFACE (CONC)	GM	GAS METER	TS	TELEPHONE SENTRY
CW/BW	CONCRETE/BRICK WALK		GAS VALVE		TRAFFIC SIGNAL
CRW/WRW	CONCRETE/WOOD RETAINING WALL		GUY ANCHOR	UPO	UTILITY POLE (WOOD)
CC/XC	CONCRETE/EXTRUDED CURB	IE	INVERT ELEVATION	WV	WATER VAULT
CP/IP	CONC./IRON PIPE		LIGHT POLE (METAL)	W	WATER MAIN
	CHAIN LINK FENCE (CLF)		LIGHT POLE (ORNAMENTAL)	WM	WATER METER
CTV	CABLE TV	LSCAPE	LANDSCAPE PLANTER		WATER VALVE
COL	COLUMN		MANHOLE		WATER GATE VALVE/ CHAMBER
CS/WS	CONC./WOOD STAIRS	MW	MONITOR WELL		WOOD FENCE (WF)
	H/C PARKING SPACE	OHP/T	OVERHEAD POWER/TELEPHONE		SET PK NAIL (LS# 15025)
	DECIDUOUS TREE	P.S.	PARKING SPACE		GUARD RAIL
	CONIFEROUS TREE	PL	PROPERTY LINE	KCRN	KING COUNTY RECORDING NUMBER
CMP	CORRUGATED METAL PIPE		POST-INDICATOR VALVE		
DWY	DRIVEWAY	SS	SANITARY SEWER		
ECd	ELECTRICAL CONDUIT (BURIED)	SD	STORM DRAIN		
		CO	CLEANOUT		
		SSS	SANITARY SIDE SEWER (RECORD)		
			SIGN/STREET NAME SIGN		

SURVEYOR'S NOTES:

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY 13 OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 154410-0372 & 154410-0365
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 50,512 ± S.F. (1.16± ACRES)
5. THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-703663-WA1, DATED AUG 13, 2015.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
7. THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE MAP NO. 53033C0652F DATED MAY 16, 1995.

LEGAL DESCRIPTION:
THAT PORTION OF LOT 4, BLOCK 3, CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH 01°44'00" WEST ALONG THE WEST LINE OF THE SAID WEST HALF A DISTANCE OF 481.02 FEET;

THENCE SOUTH 89°51'00" EAST PARALLEL TO THE SOUTH LINE OF SAID WEST HALF A DISTANCE OF 16.51 FEET TO THE WEST LINE OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°51'00" EAST 324.65 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 4;

THENCE NORTH 01°44'00" WEST ALONG SAID EAST LINE A DISTANCE OF 198.94 FEET TO THE NORTH LINE OF THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

THENCE SOUTH 89°51'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 324.60 FEET;

THENCE SOUTH 01°44'00" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 197.33 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 13.5 FEET THEREOF DEEDED TO KING COUNTY, WASHINGTON FOR A ROAD BY INSTRUMENT RECORDED OCTOBER 8, 1925 UNDER RECORDING NO. 2083835;

(ALSO KNOWN AS TRACTS 12, 13 AND 14, PROCTORS ADDITION NO. 2, UNRECORDED. EXCEPT THE WEST 13.5 FEET THEREOF FOR A ROAD.)

EXCEPT THE EAST 10 FEET OF THE WEST 23.5 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED FEBRUARY 20, 1962 UNDER RECORDING NO. 5389879;

ALSO EXCEPT THE NORTHERLY 30 FEET CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED JULY 3, 1962 UNDER RECORDING NO. 5447863.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED NOVEMBER 7, 1963, UNDER RECORDING NUMBER 5661881.

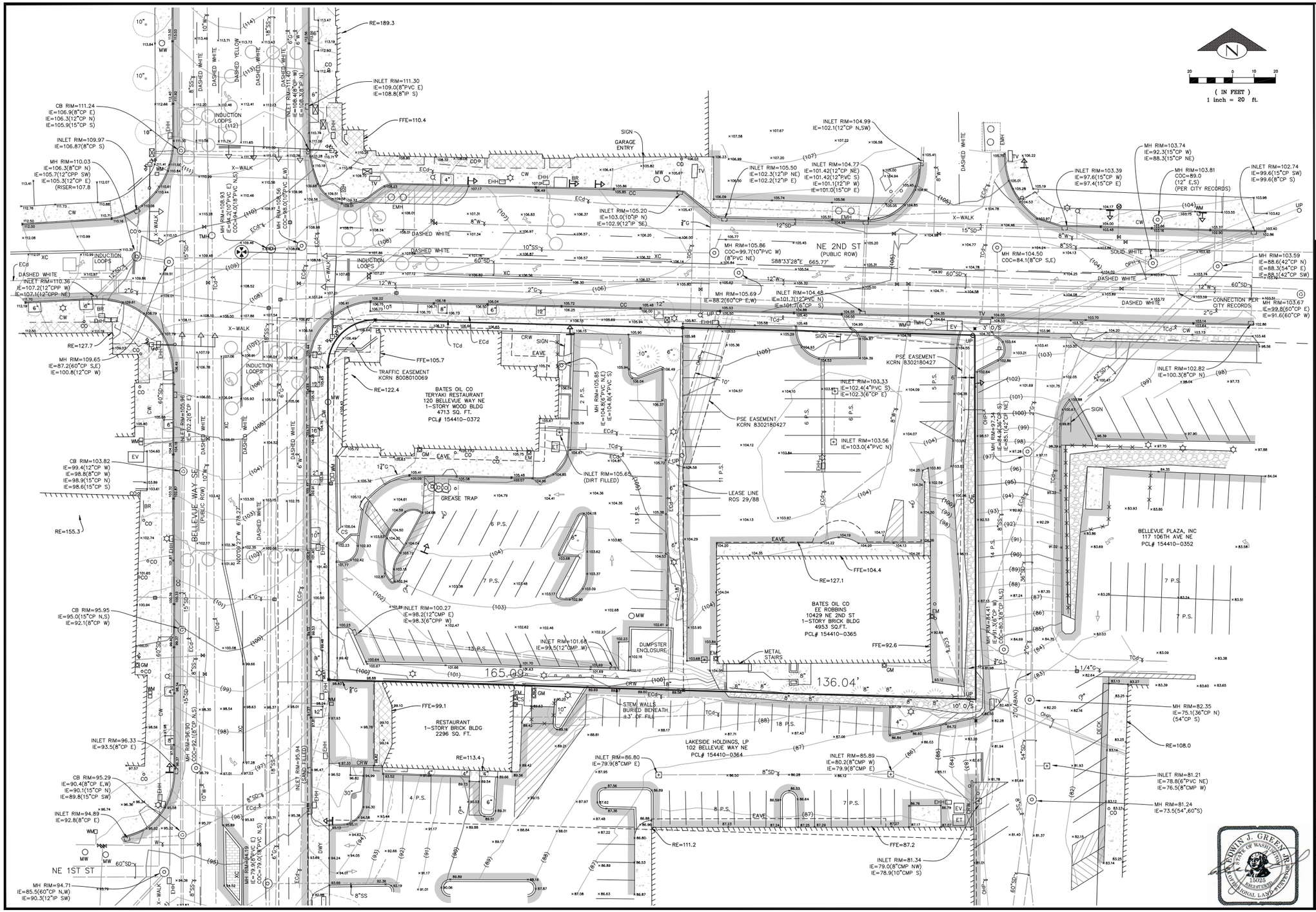
GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net www.geodimensions.net

DATE
REVISION
NO

TOPOGRAPHIC SURVEY
SE 1/4, NW 1/4 OF SEC 32, T25N, R5E, WM
BOSA DEVELOPMENT CORPORATION
120 BELLEVUE WAY NE
BELLEVUE, KING COUNTY, WASHINGTON

JOB NO.:	11034
DATE:	9/23/15
DRAFTED BY:	JBK
CHECKED BY:	EJG/MAB
SCALE:	1" = 40'
	1 OF 2

10.2.1 SURVEY PLAN- TOPOGRAPHIC SURVEY PART 2 OF 2



GeoDimensions

GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

DATE

REVISION NO

TOPOGRAPHIC SURVEY
SE 1/4, NW 1/4 OF SEC 32, T25N, R5E, WM
BOSA DEVELOPMENT CORPORATION
120 BELLEVUE WAY NE
BELLEVUE, KING COUNTY, WASHINGTON

JOB NO.:	11034
DATE:	9/23/15
DRAFTED BY:	JBK
CHECKED BY:	EJG/MAB
SCALE:	1" = 20'
2	OF 2

EDWIN J. GREEN JR. STATE OF WASHINGTON 15025 REGISTERED PROFESSIONAL LAND SURVEYOR

E1

landscapeforms®

GUIDE

Product Data Sheet

Guide is an illuminated bollard that can serve as a marker separating vehicular and pedestrian flows, a wayfinder and a pathway light. Designed in collaboration with frog design, its striking sculptural form makes it a defining element in the landscape. Guide's optical core with curved lens provides uniform diffused light. Vertical LED arrays emit light between panels at 120° angles, illuminating the pathway with overlapping swathes of light. Available as an unlit version with removable option, Guide offers unusual flexibility for multiple applications.

General Description

- Cast aluminum sub-structure with cast aluminum exterior panels
- Available with or without lighting
- Surface mounted
- Removable option available without lighting
- Ships fully assembled
- LEDs must be hardwired when installed

Electrical

Surge protected 100V-277V 50/60 Hz, Class 2 LED driver is standard. LED cartridges with weatherproof quick disconnect provides ease of serviceability. Internal wiring connections completed at the factory.

Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

- Specify Guide bollard and powdercoat color.
- Specify surface mount or removable.
- For surface mount option, specify with or without LED lighting.
- Specify color temperature for LEDs.

Warranty

LED lighting products are warranted for six years.

Other

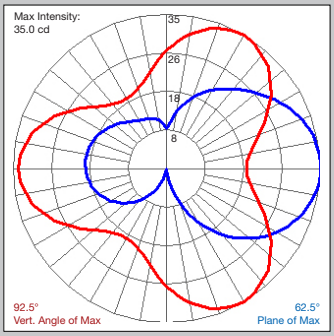
UL Listed, RoHS
US Patent D740,478

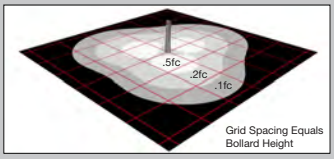
Designed by frog design

Guide Illuminated Bollard

Lamp: Nichia Linear LEDs
CCT: 3000K, 3500K, 4000K
L70: 60,000 hrs
Drive Current: 700mA
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP LED 12W-016
Total Lumen Output: 270 Lumens
Power Consumption: 9 watts
CRI: 85 Typical
IP Rating: IP67 for LED Cartridges
Weight: 50 lbs

Guide Illuminated Bollard





Visit our landscapeforms.com for more information. Specifications are subject to change without notice.
Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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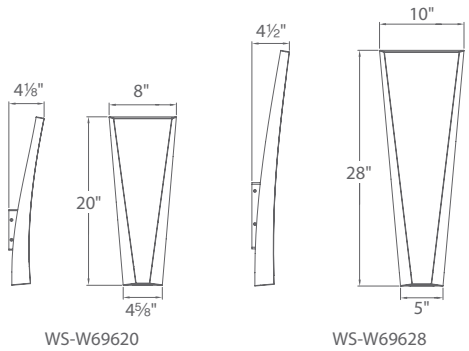
Landscape Forms, Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

E2

BIG V – model: WS-W696

LED Interior & Exterior Sconce

MODERN FORMS
A WAC LIGHTING COMPANY



WS-W69620 WS-W69628

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sometimes, the name says it all. More impressive in real life, this monolith of a vaulted sconce will light a façade and make a great, big, bold design statement.

SPECIFICATIONS

Construction: Aluminum construction.

Light Source: High output LED.

Finish: Graphite (GH), Bronze (BZ).

Standards: ETL & cETL damp location listed. IP65 rated. CEC Title 24.

FEATURES

- ETL & cETL wet location listed, IP65 rated
- CEC Title 24 Compliant
- Up & down light
- Aluminum construction
- Full range dimming when used with compatible dimmers
- Driver located in canopy
- Universal driver (120V-220V-277V)
- 55,000 hour rated life
- Color Temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W69620	*20"*	*23W*	*120V-220V-277V*	*1478*	*1249*	**GH** *Graphite*
WS-W69628	*28"*	*28W*		*1673*	*1344*	**BZ** *Bronze*

Example: **WS-W69620-GH**

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

Shown with white finish(W) round(R) trim and silver specular reflector(S)

L405-IC

Application: Interior downlight with field replaceable LED Zhaga module (book 3). Suitable for use in elevators.

Module Electrical: 26W, 700mA (Standard) / 17W, 700mA (Xicato Artist) / 20W, 700mA (SORAA).

Power Consumption: 28W (Standard) / 20W (Xicato Artist) / 22W (SORAA)

Power Supply: *Integral (standard) Input:* 120V AC (dimmable with Triac, 0-10V or non-dimmable), 277V AC (non-dimmable).

Remote (optional) Input: 120V AC or 277V AC (dimmable with Triac, 0-10V, DMX, DALI or non-dimmable).

Emergency Driver: Optional remote drivers and back up power supplies available. Consult factory for details.

CRI: 80+, 97

Light Output: * Tested at operating temperature 85°C

		Standard	*(Xicato Artist)*	*(SORAA)*
2700K	(80+ CRI)	940lm	-	-
	(97CRI, R9)	590lm	540lm	500lm
3000K	(80+ CRI)	990lm	-	-
	(97CRI, R9)	630lm	540lm	515lm
3500K	(80+ CRI)	1030lm	-	-
	(97CRI, R9)	-	540lm	-

Weight: 2.89lbs (1.31kg).

Material: Aluminum. RoHS compliant.

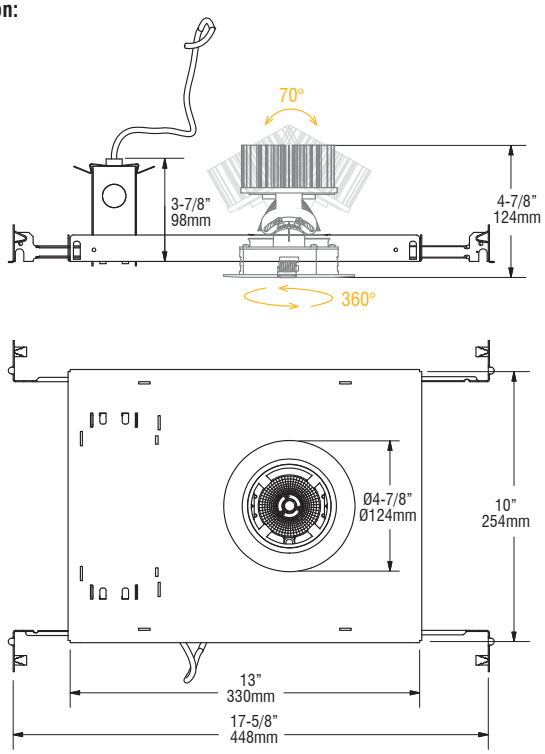
Mounting: See separate installation instruction sheet.

Ceiling Cutout Size: Ø4" (Ø102mm)

IP rating: 44

Approval: Dry and damp locations.

Dimension:



Type:
Project:
Modified:
Quantity:
Notes:

Code	Housing	Dimming	Color	CRI	Reflector	Top Reflector Color	Lower Baffle Color	Input Voltage	Finish
L405 -	**IC**								-
	IC = insulated	**D** = dimmable, 0–10V **T** = dimmable, phase **LU** = dimmable, Lutron **M** = DMX *(remote only)* **L** = DALI *(remote only)*	**W27** = 2700K **W30** = 3000K **W35** = 3500K	**S** = 80+ standard CRI **V** = 97 high CRI *(only available in 2700K and 3000K)* **X** = Xicato Artist, 97CRI **SOR** = SORAA, 97CRI *(not available in 3500K)* ** Contact factory for Xicato and Soraa options.*	**S** = spot *(15°)* **N** = narrow flood *(30°)*	**S** = silver specular **B** = black specular	**S** = silver **B** = black	**1** = 120V **2** = 277V	**W** = white **B** = black

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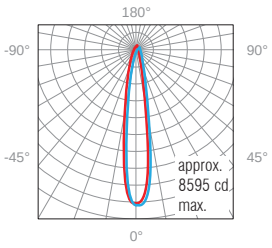
PHOTOMETRIC DATA:

3000K, Silver Specular, Black Baffle

Polar Candela Distribution

80+CRI, Spot Beam (15°), 1200lm



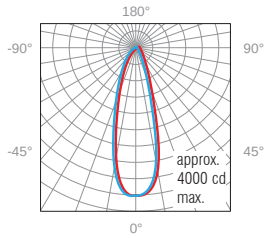
Illuminance at a Distance

	Center Beam FC	Beam Width
3.0'	955	0.9'
6.0'	239	1.9'
9.0'	106	2.8'
12.0'	59.7	3.8'
15.0'	38.2	4.7'
18.0'	26.5	5.6'

0° Spread: 17.8°

Polar Candela Distribution

80+CRI, Narrow Flood Beam (30°), 1234lm



Illuminance at a Distance

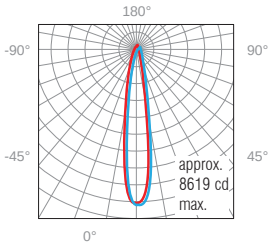
	Center Beam FC	Beam Width
3.0'	441	1.7'
6.0'	110	3.4'
9.0'	49.0	5.1'
12.0'	27.6	6.8'
15.0'	17.6	8.5'
18.0'	12.3	10.2'

0° Spread: 31.7°

3000K, Silver Specular, Silver Baffle

Polar Candela Distribution

80+CRI, Spot Beam (15°), 1606lm



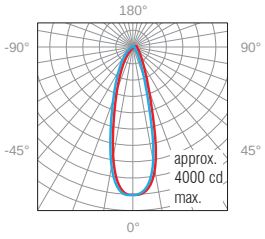
Illuminance at a Distance

	Center Beam FC	Beam Width
3.0'	958	0.9'
6.0'	239	1.9
9.0'	106	2.8'
12.0'	59.9	3.8'
15.0'	38.3	4.7'
18.0'	26.6	5.7'

0° Spread: 17.9°

Polar Candela Distribution

80+CRI, Narrow Flood Beam (30°), 1614lm



Illuminance at a Distance

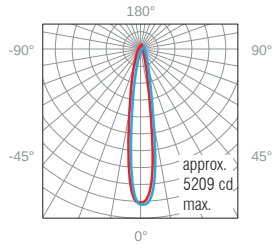
	Center Beam FC	Beam Width
3.0'	444	1.7'
6.0'	111	3.4'
9.0'	49.3	5.2'
12.0'	27.7	6.9'
15.0'	17.8	8.6'
18.0'	12.3	10.3'

0° Spread: 32.0°

3000K, Black Specular, Silver Baffle

Polar Candela Distribution

80+CRI, Spot Beam (15°), 1170lm



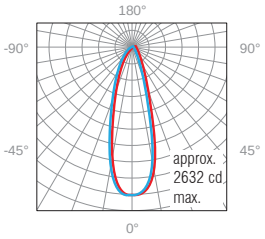
Illuminance at a Distance

	Center Beam FC	Beam Width
3.0'	579	1.0'
6.0'	145	1.9
9.0'	64.3	2.9'
12.0'	36.2	3.8'
15.0'	23.2	4.8'
18.0'	16.1	5.8'

0° Spread: 18.2°

Polar Candela Distribution

80+CRI, Narrow Flood Beam (30°), 1172lm



Illuminance at a Distance

	Center Beam FC	Beam Width
3.0'	292	1.8'
6.0'	73.0	3.6'
9.0'	32.5	5.4'
12.0'	18.3	7.1'
15.0'	11.7	8.9'
18.0'	8.12	10.7'

0° Spread: 33.1°

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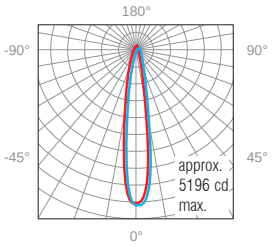
PHOTOMETRIC DATA:

3000K, Black Specular, Black Baffle

Polar Candela Distribution

80+CRI, Spot Beam (15°), 864lm



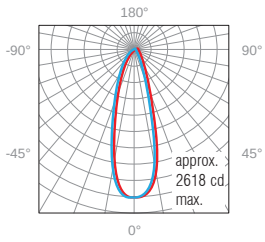
Illuminance at a Distance

	Center Beam FC	Beam Width
3.0'	577	1.0'
6.0'	144	1.9
9.0'	64.1	2.9'
12.0'	36.1	3.8'
15.0'	23.1	4.8'
18.0'	16.0	5.7'

0° Spread: 18.1°

Polar Candela Distribution

80+CRI, Narrow Flood Beam (30°), 884lm



Illuminance at a Distance

	Center Beam FC	Beam Width
3.0'	291	1.8'
6.0'	72.7	3.5'
9.0'	32.3	5.3'
12.0'	18.2	7.0'
15.0'	11.6	8.8'
18.0'	8.08	10.6'

0° Spread: 32.7°

All technical information in this document is subject to change. Copyright © MP Lighting.

E4

LED recessed wall luminaires · stainless steel frame · 24V DC

Housing: Consists of an outer 'rough-in' housing of die-cast aluminum and internal lamp housing constructed of extruded stainless steel.

Enclosure: .250" thick tempered glass (with internal white translucent ceramic coating), machined to be flush with trim. The .125" thick machined stainless steel trim is permanently attached and sealed.

Electrical: 2 W LED luminaire on a 24 V DC circuit, 10 total system watts. Remote 24 V DC driver required. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order. Provided with ½" NPT threaded conduit entries.

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA/US. For the most current technical data, please refer to www.bega-us.com.

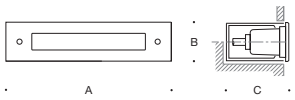
Finish: #4 brushed stainless steel. Custom colors are not available. Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust
like stains.

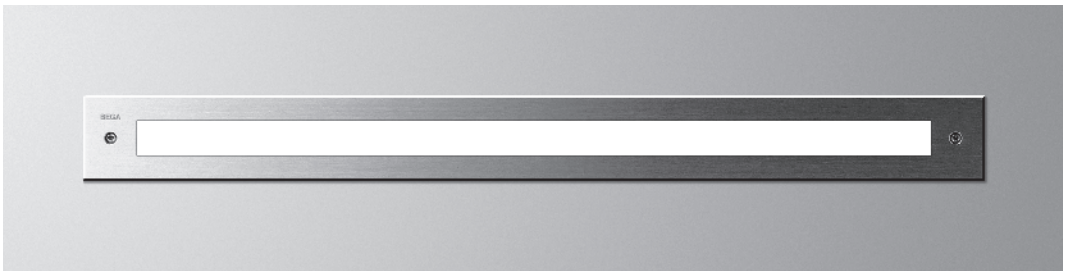
U.L. listed for US and Canadian Standards, suitable for wet locations. Protection class: IP 67. Not suitable for installation inside of a spa, sauna, or in the wall of a shower/bath stall. BEGA does not recommend luminaires with non-isolated metal parts be used in these applications

Note: These luminaires are also suitable for in-grade installations, and are designed to bear pressure loads up to 2,200 lbs. from vehicles with pneumatic tires. A foundation and proper drainage must be supplied by the contractor. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Luminaire Lumens: 46
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:





LED **location** luminaires · **white glass**

		Lamp	A	B	C
88303	ADA	2 W LED, 24 V DC	39⅜	2⅛	4

Remote driver required

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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E5

eW Burst Powercore

Architectural and landscape LED spotlight with solid white light

PHILIPS

COLOR KINETICS

E5

eW Burst Powercore

Architectural and landscape LED spotlight with solid white light

eW Burst Powercore and eW Burst Compact Powercore are high-output, exterior-rated LED lighting fixtures designed for accent and site lighting. Architectural and Landscape versions deliver high-quality white light output in a warm 2700 K and a neutral 4000 K to support a range of uplighting, floodlighting, and decorative lighting applications.

- Integrates patented Powercore technology — Powercore rapidly, efficiently, and accurately controls power output to fixtures directly from line voltage, eliminating the need for an external power supply. Contractor-friendly installation dramatically simplifies installation and lowers total system cost.
- Flexible mounting in architectural applications — Architectural fixtures feature an integrated yoke with canopy base for mounting to standard US junction boxes or directly to a flat surface or substrate as local codes permit.
- Support for a wide range of landscape applications — Landscape fixtures feature a 1/2 in NPT threaded post for mounting to standard junction boxes and third-party mounting accessories such as stanchion mounts, posts, and stakes for use in softscape and hardscape applications.
- Exchangeable optics and accessories — Available 14°, 23°, 41°, and asymmetric 10° x 41° spread lenses project a soft-edge beam to support a wide range of lighting applications. Native 8° beam angle offers extended light projection. Available glare shields block spill light, while honeycomb louvers limit the spread of light for a more focused and intense beam.
- Versatile light positioning — Fixtures can tilt through a full 180°. Architectural fixtures can also rotate through a full 360° for precise aiming. Locking screws accept standard hex wrenches to secure fixtures firmly in position.
- Universal power input range — Accepts a power input range of 100 – 277 VAC.
- Dimming capability — Patented DIMand technology offers smooth dimming capability with selected commercially available reverse-phase ELV-type dimmers.
- Outdoor rated — With a rugged, die-cast aluminum housing fully sealed for maximum fixture life and IP66-rated for outdoor applications, eW Burst Powercore and eW Burst Compact Powercore is ideal for use in damp or wet locations.

Two Versions, Two Sizes
eW Burst Powercore Architectural and Landscape fixtures are available in standard and compact sizes for all accent and site lighting needs.

E5

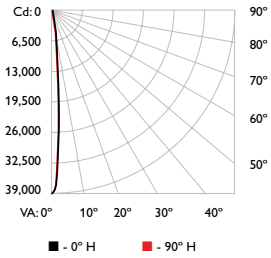
Photometrics

Photometric data is based on test results from an independent NIST traceable testing lab. IES data is available at www.philipscolorkinetics.com/support/ies.

eW Burst Powercore 2700 K, 8° primary optic

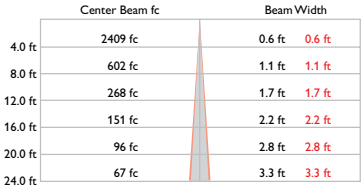
Lumens	1168
Efficacy	39.9 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	38550	38550	38550	38550	38550
5	11568	11678	11862	12125	12495
15	263	259	263	275	282
25	135	132	134	136	135
35	61	58	59	61	60
45	29	35	35	35	41
55	9	9	8	7	6
65	1	1	2	0	0
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



196 ft (59.7 m)
1 fc maximum distance

■ Vert. Spread: 7.9°
■ Horiz. Spread: 8.0°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	1,095.8	93.8%	93.8%
0-40	1,135.7	97.3%	97.3%
0-60	1,167.0	99.9%	99.9%
0-90	1,167.8	100%	100%
90-180	0	0%	0%
0-180	1,167.8	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

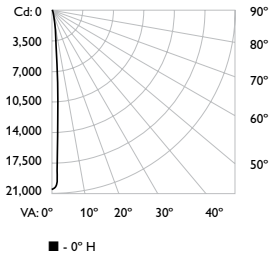
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.16	1.14	1.13	1.11	1.14	1.12	1.11	.99	1.08	1.07	1.06	1.05	1.04	1.03	1.01	1.01	1.00	.99
2	1.13	1.10	1.08	1.06	1.11	1.09	1.07	.97	1.06	1.04	1.03	1.03	1.02	1.00	1.00	.99	.98	.97
3	1.11	1.07	1.04	1.02	1.09	1.06	1.03	.96	1.03	1.01	1.00	1.01	1.00	.98	.99	.98	.97	.96
4	1.09	1.04	1.01	.99	1.07	1.03	1.01	.95	1.02	.99	.97	1.00	.98	.96	.98	.97	.95	.94
5	1.07	1.02	.99	.97	1.05	1.01	.99	.94	1.00	.98	.96	.99	.96	.95	.97	.96	.94	.93
6	1.05	1.00	.97	.95	1.04	1.00	.97	.93	.98	.96	.94	.97	.95	.94	.96	.94	.93	.92
7	1.03	.99	.96	.94	1.02	.98	.95	.92	.97	.95	.93	.96	.94	.92	.95	.93	.92	.91
8	1.02	.97	.94	.92	1.01	.97	.94	.91	.96	.94	.92	.95	.93	.91	.94	.93	.91	.90
9	1.01	.96	.93	.91	1.00	.96	.93	.90	.95	.93	.91	.94	.92	.91	.94	.92	.90	.90
10	.99	.95	.92	.90	.99	.95	.92	.90	.94	.92	.90	.93	.91	.90	.93	.91	.90	.89

eW Burst Compact Powercore 2700 K, 8° primary optic

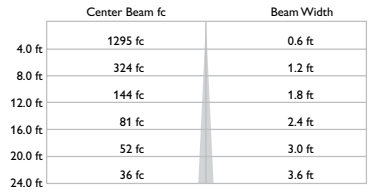
Lumens	624
Efficacy	41.9 lm / W

Polar Candela Distribution



0	20727
5	6583
15	146
25	72
35	31
45	21
55	7
65	3
75	1
85	0
90	0

Illuminance at Distance



144 ft (43.9 m)
1 fc maximum distance

■ Beam Spread: 8.0°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	576	92.2
0- 40	597	95.6
0- 60	619	99.1
0- 90	624	100.0
90-180	0	0.0
0-180	624	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	116	114	112	111	113	112	110	109	108	107	106	104	103	103	101	100	100	98
2	113	110	107	105	111	108	106	104	105	103	102	102	101	100	100	98	98	96
3	110	106	103	101	108	105	102	100	103	100	99	100	99	97	98	97	96	95
4	108	103	100	98	106	102	100	97	101	98	96	99	97	95	97	96	94	93
5	106	101	98	96	104	100	97	95	99	96	94	97	95	94	96	94	93	92
6	104	99	96	94	103	99	96	93	97	95	93	96	94	92	95	93	92	91
7	102	97	94	92	101	97	94	92	96	93	92	95	93	91	94	92	91	90
8	101	96	93	91	100	96	93	91	95	92	90	94	92	90	93	91	90	89
9	100	95	92	90	99	94	92	90	94	91	89	93	91	89	92	90	89	88
10	98	94	91	89	98	93	91	89	93	90	89	92	90	88	92	90	88	88

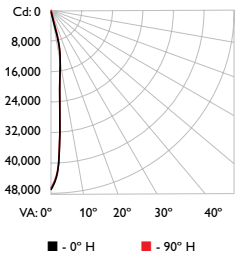
For lux multiply fc by 10.7

E5

eW Burst Powercore 4000 K, 8° primary optic

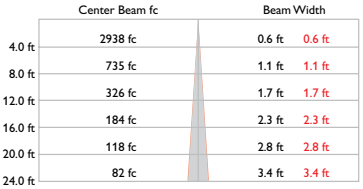
Lumens	1475
Efficacy	49.3 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	47008	47008	47008	47008	47008
5	14452	14439	14557	15122	15733
15	339	324	321	337	354
25	164	157	161	162	165
35	83	83	89	85	85
45	40	40	39	41	43
55	17	14	15	12	14
65	7	7	7	3	5
75	3	3	2	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



217 ft (66.1 m)
1 fc maximum distance

Vert. Spread: 8.1°
Horiz. Spread: 8.1°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	1,372.7	93.1%	93.1%
0-40	1,428.4	96.9%	96.9%
0-60	1,470.4	99.7%	99.7%
60-90	4.4	0.3%	0.3%
0-90	1,474.8	100%	100%
90-180	0	0%	0%
0-180	1,474.8	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

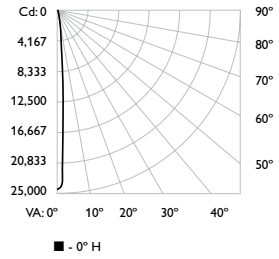
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.16	1.14	1.13	1.11	1.14	1.12	1.11	.99	1.08	1.07	1.06	1.04	1.04	1.03	1.01	1.01	1.00	.98
2	1.13	1.10	1.08	1.06	1.11	1.08	1.06	.97	1.05	1.04	1.02	1.03	1.01	1.00	1.00	.99	.98	.97
3	1.11	1.07	1.04	1.02	1.09	1.06	1.03	.96	1.03	1.01	.99	1.01	.99	.98	.99	.98	.96	.95
4	1.08	1.04	1.01	.99	1.07	1.03	1.00	.94	1.01	.99	.97	.99	.98	.96	.98	.96	.95	.94
5	1.06	1.02	.99	.96	1.05	1.01	.98	.93	.99	.97	.95	.98	.96	.94	.97	.95	.94	.93
6	1.04	1.00	.97	.94	1.03	.99	.96	.92	.98	.95	.94	.97	.95	.93	.96	.94	.92	.92
7	1.03	.98	.95	.93	1.02	.98	.95	.91	.97	.94	.92	.96	.93	.92	.95	.93	.91	.91
8	1.01	.97	.94	.92	1.01	.96	.93	.90	.95	.93	.91	.95	.92	.91	.94	.92	.91	.90
9	1.00	.95	.92	.91	.99	.95	.92	.90	.94	.92	.90	.94	.91	.90	.93	.91	.90	.89
10	.99	.94	.91	.90	.98	.94	.91	.89	.93	.91	.89	.93	.91	.89	.92	.90	.89	.88

eW Burst Compact Powercore 4000 K, 8° primary optic

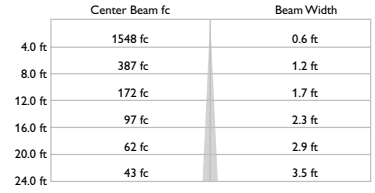
Lumens	812
Efficacy	53.8 lm / W

Polar Candela Distribution



0	24760
5	8489
15	188
25	93
35	43
45	28
55	10
65	6
75	3
85	0
90	0

Illuminance at Distance



157 ft (47.9 m)
1 fc maximum distance

Beam Spread: 8.0°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	744	91.6
0- 40	773	95.2
0- 60	803	98.9
0- 90	812	100.0
90-180	0	0.0
0-180	812	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	116	114	112	111	113	112	110	109	108	107	106	104	103	103	101	100	100	98
2	113	110	107	105	111	108	106	104	105	103	102	102	101	100	100	98	98	96
3	110	106	103	101	108	105	102	100	103	100	99	100	99	97	98	97	96	94
4	108	103	100	98	106	102	99	97	100	98	96	99	97	95	97	95	94	93
5	106	101	98	95	104	100	97	95	99	96	94	97	95	93	96	94	93	92
6	104	99	96	93	103	98	95	93	97	94	93	96	94	92	95	93	91	91
7	102	97	94	92	101	97	94	92	96	93	91	95	92	91	94	92	90	90
8	101	96	93	91	100	95	92	90	94	92	90	94	91	90	93	91	89	89
9	99	94	91	89	99	94	91	89	93	91	89	93	90	89	92	90	89	88
10	98	93	90	89	97	93	90	88	92	90	88	92	90	88	91	89	88	87

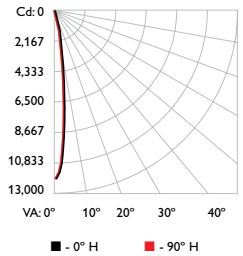
For lux multiply fc by 10.7

E5

eW Burst Powercore 2700 K, 14° spread lens

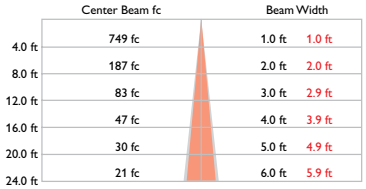
Lumens	1022
Efficacy	34.9 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	11990	11990	11990	11990	11990
5	8315	8292	8291	8309	8376
15	750	728	700	686	699
25	139	137	137	138	138
35	65	64	64	65	65
45	28	29	29	29	30
55	10	11	11	11	9
65	3	2	2	1	0
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



109.5 ft (33.4 m)
1 fc maximum distance

Vert. Spread: 14.4°
Horiz. Spread: 14.0°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	948.9	92.9%	92.9%
0-40	990.1	96.9%	96.9%
0-60	1,020.3	99.9%	99.9%
60-90	1.2	0.1%	0.1%
0-90	1,021.6	100%	100%
90-180	0	0%	0%
0-180	1,021.6	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

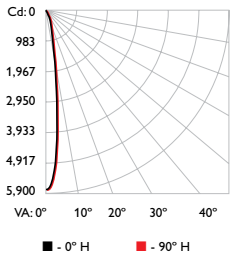
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50				30				10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00			
1	1.16	1.14	1.12	1.10	1.13	1.12	1.10	.98	1.08	1.06	1.05	1.04	1.03	1.02	1.01	1.00	.99	.98			
2	1.12	1.09	1.06	1.04	1.10	1.08	1.05	.96	1.04	1.03	1.01	1.02	1.00	.99	.99	.98	.97	.95			
3	1.09	1.05	1.02	1.00	1.08	1.04	1.01	.94	1.02	.99	.97	.99	.98	.96	.97	.96	.95	.93			
4	1.07	1.02	.99	.96	1.05	1.01	.98	.92	.99	.97	.94	.97	.95	.93	.96	.94	.92	.91			
5	1.04	.99	.96	.93	1.03	.98	.95	.90	.97	.94	.92	.95	.93	.91	.94	.92	.91	.90			
6	1.02	.97	.93	.91	1.01	.96	.93	.89	.95	.92	.90	.94	.91	.89	.93	.90	.89	.88			
7	1.00	.95	.91	.89	.99	.94	.91	.87	.93	.90	.88	.92	.89	.88	.91	.89	.87	.86			
8	.98	.93	.89	.87	.97	.92	.89	.86	.91	.88	.86	.91	.88	.86	.90	.87	.86	.85			
9	.96	.91	.88	.85	.96	.90	.87	.84	.90	.87	.85	.89	.87	.85	.88	.86	.84	.84			
10	.95	.89	.86	.84	.94	.89	.86	.83	.88	.86	.84	.88	.85	.83	.87	.85	.83	.82			

eW Burst Compact Powercore 2700 K, 14° spread lens

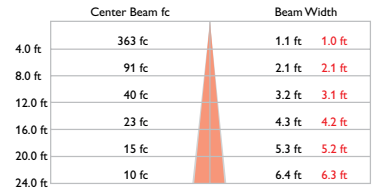
Lumens	543
Efficacy	36.4 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	5815	5815	5815	5815	5815
5	4287	4280	4282	4328	4345
15	440	436	424	456	477
25	72	73	71	71	71
35	34	31	33	32	30
45	12	13	14	16	13
55	3	3	5	6	7
65	0	0	0	0	1
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



76.3 ft (23.3 m)
1 fc maximum distance

Vert. Spread: 15.1°
Horiz. Spread: 14.9°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	506	93.2
0- 40	526	96.9
0- 60	542	99.8
0- 90	543	100.0
90-180	0	0.0
0-180	543	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	115	113	112	110	113	111	110	108	107	106	105	104	103	102	100	100	99	98
2	112	109	106	104	110	107	105	103	104	102	101	101	100	99	99	98	97	95
3	109	105	102	99	107	104	101	99	101	99	97	99	97	96	97	96	94	93
4	106	102	98	96	105	101	98	95	99	96	94	97	95	93	95	94	92	91
5	104	99	95	93	103	98	95	92	97	94	92	95	93	91	94	92	90	89
6	102	96	93	90	101	96	92	90	95	92	89	93	91	89	92	90	88	87
7	100	94	91	88	99	94	90	88	93	90	88	92	89	87	91	89	87	86
8	98	92	89	86	97	92	89	86	91	88	86	90	88	86	89	87	85	85
9	96	90	87	85	95	90	87	85	89	86	84	89	86	84	88	86	84	83
10	94	89	86	83	94	88	85	83	88	85	83	87	85	83	87	84	83	82

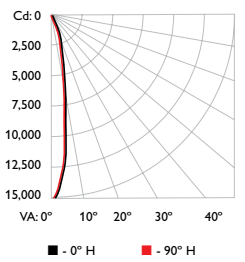
For lux multiply fc by 10.7

E5

eW Burst Powercore 4000 K, 14° spread lens

Lumens	1280
Efficacy	42.7 lm / W

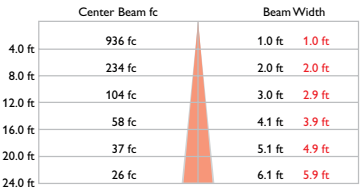
Polar Candela Distribution



	0	22.5	44	67.5	90
0	14974	14974	14974	14974	14974
5	10230	10201	10192	10327	10474
15	913	888	850	843	873
25	174	169	168	169	169
35	84	81	83	84	83
45	33	33	34	34	34
55	12	12	12	12	10
65	3	2	2	1	0
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

90° 80° 70° 60° 50°

Illuminance at Distance



122.5 ft (37.3 m)
1 fc maximum distance

Vert. Spread: 14.5°
Horiz. Spread: 14°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	1,191.6	93.1%	93.1%
0-40	1,243.5	97.2%	97.2%
0-60	1,278.5	99.9%	99.9%
60-90	1.2	0.1%	0.1%
0-90	1,279.6	100%	100%
90-180	0	0%	0%
0-180	1,279.6	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

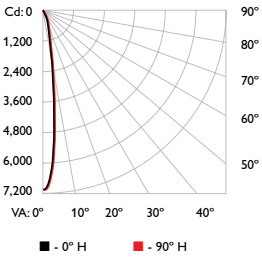
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10	0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.16	1.14	1.12	1.10	1.13	1.12	1.10	.98	1.08	1.06	1.05	1.04	1.03	1.02	1.01	1.00	.99	.98
2	1.12	1.09	1.07	1.04	1.10	1.08	1.05	.96	1.04	1.03	1.01	1.02	1.00	.99	.99	.98	.97	.95
3	1.09	1.05	1.02	1.00	1.08	1.04	1.01	.94	1.02	.99	.97	.99	.98	.96	.97	.96	.95	.93
4	1.07	1.02	.99	.96	1.05	1.01	.98	.92	.99	.97	.95	.97	.95	.94	.96	.94	.93	.91
5	1.04	.99	.96	.93	1.03	.99	.95	.90	.97	.94	.92	.96	.93	.91	.94	.92	.91	.90
6	1.02	.97	.93	.91	1.01	.96	.93	.89	.95	.92	.90	.94	.91	.89	.93	.91	.89	.88
7	1.00	.95	.91	.89	.99	.94	.91	.87	.93	.90	.88	.92	.90	.88	.91	.89	.87	.87
8	.98	.93	.89	.87	.97	.92	.89	.86	.91	.89	.87	.91	.88	.86	.90	.88	.86	.85
9	.96	.91	.88	.85	.96	.91	.87	.84	.90	.87	.85	.89	.87	.85	.89	.86	.85	.84
10	.95	.89	.86	.84	.94	.89	.86	.83	.88	.86	.84	.88	.85	.84	.87	.85	.83	.83

eW Burst Compact Powercore 4000 K, 14° spread lens

Lumens	685
Efficacy	45.7 lm / W

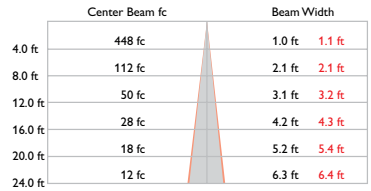
Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	7165	7165	7165	7165	7165
5	5450	5445	5350	5193	5162
15	536	571	611	551	508
25	94	93	95	92	89
35	43	43	43	41	43
45	17	18	21	21	22
55	5	7	8	9	10
65	2	2	2	3	4
75	0	0	0	1	1
85	0	0	0	0	0
90	0	0	0	0	0

90° 80° 70° 60° 50°

Illuminance at Distance



84.7 ft (25.8 m)
1 fc maximum distance

Vert. Spread: 14.9°
Horiz. Spread: 15.3°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	632	92.3
0- 40	659	96.2
0- 60	682	99.5
0- 90	685	100.0
90-180	0	0.0
0-180	685	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10	0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	107	107	107	102	102	102	100
1	116	114	112	110	113	111	110	109	108	106	105	104	103	102	101	100	99	98
2	112	109	106	104	110	107	105	103	104	102	101	101	100	98	99	97	96	95
3	109	105	102	99	107	104	101	98	101	99	97	99	97	95	97	95	94	93
4	106	101	98	95	105	100	97	95	99	96	94	97	94	93	95	93	92	91
5	104	99	95	92	102	98	94	92	96	93	91	95	92	90	93	91	90	89
6	101	96	92	90	100	95	92	89	94	91	89	93	90	88	92	90	88	87
7	99	94	90	88	98	93	90	87	92	89	87	91	88	87	90	88	86	85
8	97	92	88	86	96	91	88	85	90	87	85	89	87	85	89	86	85	84
9	95	90	86	84	95	89	86	84	89	86	84	88	85	83	87	85	83	82
10	94	88	85	83	93	88	85	82	87	84	82	87	84	82	86	84	82	81

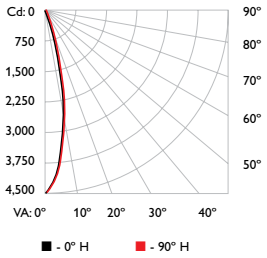
For lux multiply fc by 10.7

E5

eW Burst Powercore 2700 K, 23° spread lens

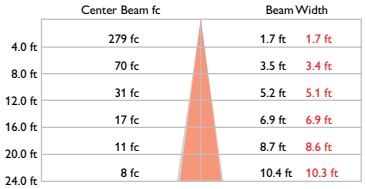
Lumens	1004
Efficacy	34.3 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	4462	4462	4462	4462	4462
5	3871	3876	3897	3933	3972
15	1482	1485	1495	1507	1535
25	286	287	287	283	283
35	75	74	75	75	74
45	34	33	34	34	34
55	15	15	15	15	14
65	6	6	5	4	3
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



66.7 ft (20.3 m)
1 fc maximum distance

■ Vert. Spread: 24.5°
■ Horiz. Spread: 24.2°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	914.9	91.1%	91.1%
0-40	963.9	96%	96%
0-60	1,001.0	99.7%	99.7%
60-90	3.3	0.3%	0.3%
0-90	1,004.3	100%	100%
90-180	0	0%	0%
0-180	1,004.3	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

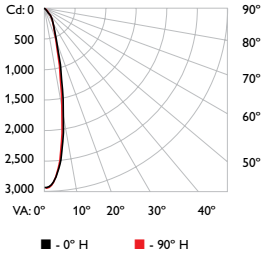
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.15	1.13	1.11	1.09	1.12	1.11	1.09	.97	1.07	1.05	1.04	1.03	1.02	1.01	.99	.99	.98	.96
2	1.11	1.07	1.04	1.01	1.09	1.05	1.03	.93	1.02	1.00	.98	.99	.98	.96	.97	.95	.94	.93
3	1.07	1.02	.98	.95	1.05	1.01	.97	.90	.98	.95	.93	.96	.94	.92	.94	.92	.90	.89
4	1.03	.98	.94	.91	1.02	.97	.93	.87	.95	.92	.89	.93	.90	.88	.91	.89	.87	.86
5	1.00	.94	.90	.86	.99	.93	.89	.84	.92	.88	.85	.90	.87	.85	.89	.86	.84	.83
6	.97	.91	.86	.83	.96	.90	.86	.81	.88	.85	.82	.87	.84	.82	.86	.83	.81	.80
7	.94	.87	.83	.80	.93	.87	.83	.78	.86	.82	.79	.85	.81	.79	.84	.81	.79	.78
8	.91	.85	.80	.77	.90	.84	.80	.76	.83	.79	.77	.82	.79	.77	.81	.78	.76	.75
9	.89	.82	.78	.75	.88	.82	.77	.74	.81	.77	.74	.80	.77	.74	.79	.76	.74	.73
10	.87	.80	.75	.73	.86	.79	.75	.72	.78	.75	.72	.78	.75	.72	.77	.74	.72	.71

eW Burst Compact Powercore 2700 K, 23° spread lens

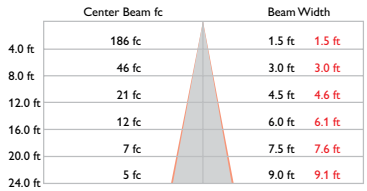
Lumens	540
Efficacy	36.2 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	7165	7165	7165	7165	7165
5	5450	5445	5350	5193	5162
15	536	571	611	551	508
25	94	93	95	92	89
35	43	43	43	41	43
45	17	18	21	21	22
55	5	7	8	9	10
65	2	2	2	3	4
75	0	0	0	1	1
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



54.5 ft (16.6 m)
1 fc maximum distance

■ Vert. Spread: 21.3°
■ Horiz. Spread: 21.6°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	492	91.2
0- 40	516	95.5
0- 60	536	99.3
0- 90	540	100.0
90-180	0	0.0
0-180	540	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	115	113	111	109	113	111	109	107	107	105	104	103	102	101	100	99	98	96
2	111	107	104	102	109	106	103	101	103	100	98	100	98	96	97	96	94	93
3	107	103	99	96	106	101	98	95	99	96	94	97	94	92	94	93	91	90
4	104	99	95	92	102	98	94	91	96	92	90	94	91	89	92	90	88	87
5	101	95	91	88	100	94	90	87	93	89	87	91	88	86	90	87	85	84
6	98	92	88	85	97	91	87	84	90	86	84	89	86	83	87	85	83	82
7	95	89	85	82	94	88	84	82	87	84	81	86	83	81	85	82	80	79
8	93	86	82	79	92	86	82	79	85	81	79	84	81	79	83	80	78	77
9	90	84	80	77	90	83	80	77	83	79	77	82	79	77	81	78	76	75
10	88	82	78	75	88	81	78	75	81	77	75	80	77	75	79	77	74	74

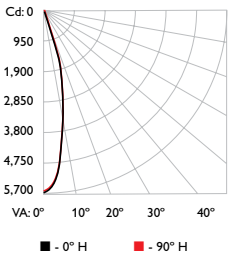
For lux multiply fc by 10.7

E5

eW Burst Powercore 4000 K, 23° spread lens

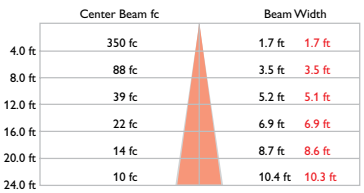
Lumens	1259
Efficacy	41.9 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	5602	5602	5602	5602	5602
5	4902	4879	4906	4946	4985
15	1892	1888	1890	1908	1933
25	371	367	364	358	354
35	96	94	94	93	92
45	42	42	42	42	41
55	18	19	18	17	15
65	6	6	5	4	2
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



74.7 ft (22.8 m)
1 fc maximum distance

Vert. Spread: 24.5°
Horiz. Spread: 24.2°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	1,149.7	91.3%	91.3%
0-40	1,210.5	96.2%	96.2%
0-60	1,255.3	99.7%	99.7%
60-90	3.5	0.3%	0.3%
0-90	1,258.7	100%	100%
90-180	0	0%	0%
0-180	1,258.7	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

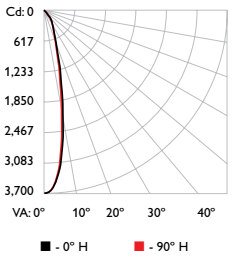
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.15	1.13	1.11	1.09	1.12	1.11	1.09	.97	1.07	1.05	1.04	1.03	1.02	1.01	.99	.99	.98	.96
2	1.11	1.07	1.04	1.01	1.09	1.05	1.03	.93	1.02	1.00	.98	.99	.98	.96	.97	.95	.94	.93
3	1.07	1.02	.98	.95	1.05	1.01	.97	.90	.98	.96	.93	.96	.94	.92	.94	.92	.90	.89
4	1.04	.98	.94	.91	1.02	.97	.93	.87	.95	.92	.89	.93	.90	.88	.91	.89	.87	.86
5	1.00	.94	.90	.87	.99	.93	.89	.84	.92	.88	.86	.90	.87	.85	.89	.86	.84	.83
6	.97	.91	.86	.83	.96	.90	.86	.81	.89	.85	.82	.87	.84	.82	.86	.83	.81	.80
7	.94	.88	.83	.80	.93	.87	.83	.79	.86	.82	.80	.85	.82	.79	.84	.81	.79	.78
8	.92	.85	.80	.77	.91	.84	.80	.76	.83	.80	.77	.82	.79	.77	.82	.79	.76	.75
9	.89	.82	.78	.75	.88	.82	.78	.74	.81	.77	.75	.80	.77	.74	.79	.76	.74	.73
10	.87	.80	.76	.73	.86	.79	.75	.72	.79	.75	.72	.78	.75	.72	.77	.74	.72	.71

eW Burst Compact Powercore 4000 K, 23° spread lens

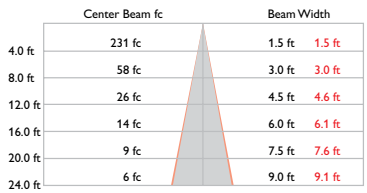
Lumens	674
Efficacy	44.6 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	3689	3689	3689	3689	3689
5	3161	3185	3190	3183	3185
15	984	986	968	924	902
25	163	159	152	138	130
35	47	47	48	45	45
45	19	21	22	22	24
55	7	9	10	12	12
65	2	3	4	5	6
75	0	1	1	2	2
85	0	0	0	1	1
90	0	0	0	0	1

Illuminance at Distance



60.7 ft (18.5 m)
1 fc maximum distance

Vert. Spread: 21.3°
Horiz. Spread: 21.5°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	612	90.9
0- 40	642	95.3
0- 60	668	99.2
0- 90	674	100.0
90-120	0	0.0
90-130	0	0.0
90-150	0	0.0
90-180	0	0.0
0-180	674	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	115	112	111	109	112	110	109	107	106	105	104	103	102	101	99	99	98	96
2	111	107	104	101	109	105	103	100	102	100	98	99	98	96	97	95	94	93
3	107	102	99	96	105	101	98	95	99	96	94	96	94	92	94	92	91	89
4	104	98	94	91	102	97	93	91	95	92	90	93	91	89	92	89	88	86
5	101	95	90	87	99	94	90	87	92	89	86	91	88	86	89	87	85	84
6	98	91	87	84	96	91	87	84	89	86	83	88	85	83	87	84	82	81
7	95	88	84	81	94	88	84	81	87	83	81	86	83	80	85	82	80	79
8	92	86	82	79	91	85	81	79	84	81	78	84	80	78	83	80	78	77
9	90	83	79	77	89	83	79	76	82	79	76	81	78	76	81	78	76	75
10	88	81	77	75	87	81	77	74	80	77	74	80	76	74	79	76	74	73

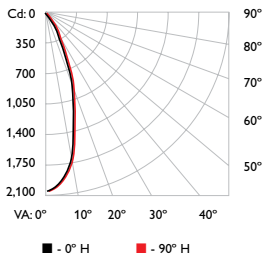
For lux multiply fc by 10.7

E5

eW Burst Powercore 2700 K, 41° spread lens

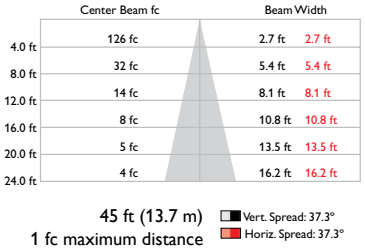
Lumens	991
Efficacy	33.8 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	2016	2016	2016	2016	2016
5	1904	1906	1909	1912	1919
15	1252	1256	1262	1274	1286
25	555	557	563	571	582
35	178	180	185	188	191
45	56	58	61	61	59
55	15	15	15	15	14
65	12	12	11	9	7
75	3	2	2	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



45 ft (13.7 m)
1 fc maximum distance

Vert. Spread: 37.3°
Horiz. Spread: 37.3°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	795.3	80.3%	80.3%
0-40	917.4	92.6%	92.6%
0-60	982.7	99.2%	99.2%
60-90	8.1	0.8%	0.8%
0-90	990.8	100%	100%
90-180	0	0%	0%
0-180	990.8	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

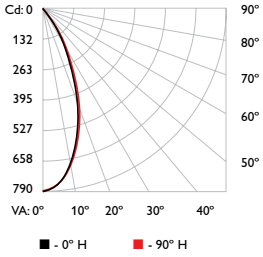
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.14	1.11	1.09	1.07	1.12	1.09	1.07	.95	1.05	1.04	1.02	1.01	1.00	.99	.98	.97	.96	.94
2	1.09	1.04	1.01	.97	1.07	1.03	.99	.89	.99	.97	.94	.97	.94	.92	.94	.92	.90	.89
3	1.04	.98	.94	.90	1.02	.97	.93	.84	.94	.91	.88	.92	.89	.86	.90	.87	.85	.84
4	.99	.92	.87	.84	.98	.91	.87	.80	.89	.85	.82	.87	.84	.81	.85	.83	.80	.79
5	.95	.87	.82	.78	.93	.87	.82	.76	.85	.80	.77	.83	.79	.77	.82	.78	.76	.74
6	.91	.83	.77	.74	.90	.82	.77	.72	.81	.76	.73	.79	.75	.72	.78	.75	.72	.71
7	.87	.79	.73	.70	.86	.78	.73	.68	.77	.72	.69	.76	.72	.69	.75	.71	.68	.67
8	.84	.75	.70	.66	.82	.74	.69	.65	.73	.69	.65	.72	.68	.65	.72	.68	.65	.64
9	.80	.72	.66	.63	.79	.71	.66	.62	.70	.66	.62	.69	.65	.62	.69	.65	.62	.61
10	.77	.68	.63	.60	.76	.68	.63	.59	.67	.63	.60	.67	.62	.59	.66	.62	.59	.58

eW Burst Compact Powercore 2700 K, 41° spread lens

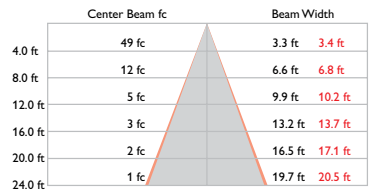
Lumens	520
Efficacy	34.8 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	781	781	781	781	781
5	752	754	757	749	750
15	578	581	588	574	565
25	321	333	344	340	330
35	109	121	139	146	143
45	28	31	40	47	46
55	9	11	14	17	18
65	3	4	6	8	9
75	0	0	1	3	3
85	0	0	0	1	1
90	0	0	0	0	1

Illuminance at Distance



28 ft (8.5 m)
1 fc maximum distance

Vert. Spread: 44.7°
Horiz. Spread: 46.3°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	382	73.5
0- 40	467	89.8
0- 60	512	98.4
0- 90	520	100.0
90-180	0	0.0
0-180	520	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	107	107	107	102	102	102	100
1	114	111	108	106	111	109	106	104	105	103	101	101	100	98	98	96	95	94
2	108	103	99	96	106	101	98	95	98	95	93	95	93	91	93	91	89	87
3	103	96	91	87	101	95	90	87	92	89	85	90	87	84	88	85	83	81
4	98	90	85	81	96	89	84	80	87	83	79	85	81	78	83	80	77	76
5	93	85	79	75	91	84	78	74	82	77	74	80	76	73	79	75	72	71
6	88	80	74	70	87	79	73	69	77	73	69	76	72	68	75	71	68	67
7	84	75	69	65	83	75	69	65	73	68	65	72	68	64	71	67	64	63
8	80	71	65	61	79	71	65	61	70	65	61	69	64	61	68	63	60	59
9	77	68	62	58	76	67	62	58	66	61	58	65	61	57	64	60	57	56
10	74	64	59	55	73	64	58	55	63	58	55	62	58	54	61	57	54	53

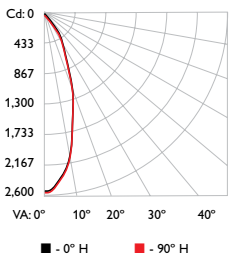
For lux multiply fc by 10.7

E5

eW Burst Powercore 4000 K, 41° spread lens

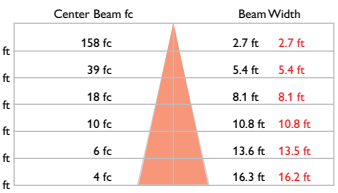
Lumens	1240
Efficacy	41.3 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	2522	2522	2522	2522	2522
5	2390	2378	2382	2394	2402
15	1573	1565	1577	1594	1612
25	700	698	704	715	727
35	227	228	231	233	234
45	72	73	76	75	71
55	31	32	32	30	27
65	15	14	14	11	9
75	4	3	2	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



50.3 ft (15.3 m)
1 fc maximum distance

Vert. Spread: 37.4°
Horiz. Spread: 37.4°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	996.9	80.4%	80.4%
0-40	1,149.6	92.7%	92.7%
0-60	1,230.4	99.2%	99.2%
60-90	9.8	0.8%	0.8%
0-90	1,240.2	100%	100%
90-180	0	0%	0%
0-180	1,240.2	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

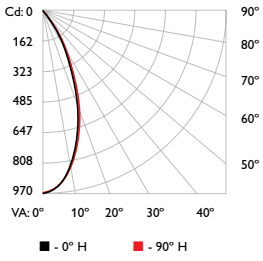
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50				30				10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	0	50	30	20	0	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00	
1	1.14	1.11	1.09	1.07	1.12	1.09	1.07	.95	1.05	1.04	1.02	1.01	1.00	.99	.98	.97	.96	.94	
2	1.09	1.04	1.01	.98	1.07	1.03	.99	.89	.99	.97	.94	.97	.94	.92	.94	.92	.90	.89	
3	1.04	.98	.94	.90	1.02	.97	.93	.84	.94	.91	.88	.92	.89	.86	.90	.87	.85	.84	
4	.99	.93	.87	.84	.98	.91	.87	.80	.89	.85	.82	.87	.84	.81	.86	.83	.80	.79	
5	.95	.87	.82	.78	.94	.87	.82	.76	.85	.81	.77	.83	.79	.77	.82	.78	.76	.75	
6	.91	.83	.78	.74	.90	.82	.77	.72	.81	.76	.73	.79	.75	.72	.78	.75	.72	.71	
7	.87	.79	.73	.70	.86	.78	.73	.68	.77	.72	.69	.76	.72	.69	.75	.71	.68	.67	
8	.84	.75	.70	.66	.82	.75	.69	.65	.73	.69	.66	.72	.68	.65	.72	.68	.65	.64	
9	.80	.72	.66	.63	.79	.71	.66	.62	.70	.66	.62	.69	.65	.62	.69	.65	.62	.61	
10	.77	.68	.63	.60	.76	.68	.63	.59	.67	.63	.60	.67	.62	.59	.66	.62	.59	.58	

eW Burst Compact Powercore 4000 K, 41° spread lens

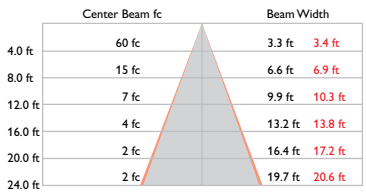
Lumens	646
Efficacy	42.8 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	963	963	963	963	963
5	926	928	934	925	926
15	709	722	727	714	700
25	392	409	428	421	413
35	136	150	175	181	178
45	33	39	50	59	59
55	11	14	18	21	23
65	3	4	7	10	11
75	0	1	2	3	4
85	0	0	0	1	1
90	0	0	0	0	1

Illuminance at Distance



31 ft (9.4 m)
1 fc maximum distance

Vert. Spread: 44.7°
Horiz. Spread: 46.5°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	473	73.3
0- 40	580	89.7
0- 60	636	98.4
0- 90	646	100.0
90-180	0	0.0
0-180	646	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	113	111	108	106	111	109	106	104	104	103	101	101	99	98	97	96	95	93
2	108	103	99	96	106	101	98	95	98	95	92	95	93	90	92	90	89	87
3	103	96	91	87	101	95	90	87	92	88	85	90	87	84	87	85	83	81
4	97	90	85	80	96	89	84	80	87	82	79	85	81	78	83	80	77	76
5	93	85	79	75	91	84	78	74	82	77	74	80	76	73	79	75	72	71
6	88	80	74	69	87	79	73	69	77	72	69	76	72	68	75	71	68	66
7	84	75	69	65	83	74	69	65	73	68	65	72	68	64	71	67	64	62
8	80	71	65	61	79	70	65	61	69	64	61	68	64	61	67	63	60	59
9	77	67	62	58	76	67	61	58	66	61	57	65	60	57	64	60	57	56
10	73	64	58	55	72	64	58	55	63	58	54	62	57	54	61	57	54	53

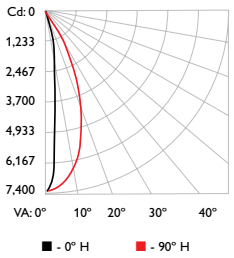
For lux multiply fc by 10.7

E5

eW Burst Powercore 2700 K, 10° x 41° spread lens

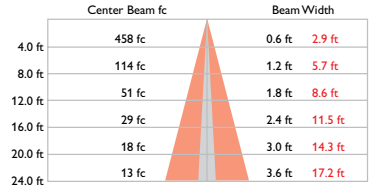
Lumens	1046
Efficacy	35.9 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	7327	7327	7327	7327	7327
5	3062	3347	4459	6309	7098
15	180	190	319	1838	5103
25	92	103	124	274	2153
35	42	50	67	93	544
45	19	26	34	48	126
55	7	8	16	22	43
65	1	3	6	7	15
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



85.5 ft (26.1 m)
1 fc maximum distance

■ Vert. Spread: 8.7°
■ Horiz. Spread: 39.4°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	910.4	87%	87%
0-40	992.4	94.9%	94.9%
0-60	1,041.2	99.5%	99.5%
60-90	4.8	0.5%	0.5%
0-90	1,046.0	100%	100%
90-180	0	0%	0%
0-180	1,046.0	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

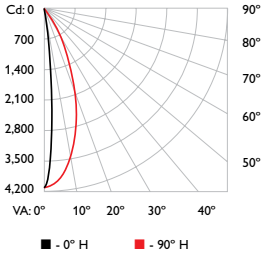
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.15	1.12	1.10	1.09	1.12	1.10	1.08	.96	1.06	1.05	1.04	1.03	1.01	1.00	.99	.98	.98	.96
2	1.10	1.07	1.03	1.01	1.08	1.05	1.02	.92	1.02	.99	.97	.99	.97	.95	.96	.95	.93	.92
3	1.06	1.01	.97	.94	1.05	1.00	.96	.89	.98	.95	.92	.95	.93	.91	.93	.91	.89	.88
4	1.03	.97	.92	.89	1.01	.96	.92	.85	.94	.90	.88	.92	.89	.87	.90	.88	.86	.84
5	.99	.93	.88	.85	.98	.92	.88	.82	.90	.87	.84	.89	.86	.83	.87	.85	.82	.81
6	.96	.89	.84	.81	.95	.88	.84	.79	.87	.83	.80	.86	.82	.80	.85	.82	.79	.78
7	.93	.86	.81	.78	.92	.85	.81	.76	.84	.80	.77	.83	.80	.77	.82	.79	.77	.76
8	.90	.83	.78	.75	.89	.82	.78	.74	.81	.77	.75	.80	.77	.74	.80	.76	.74	.73
9	.87	.80	.76	.73	.86	.80	.75	.72	.79	.75	.72	.78	.75	.72	.77	.74	.72	.71
10	.85	.78	.73	.70	.84	.77	.73	.70	.77	.73	.70	.76	.72	.70	.75	.72	.70	.69

eW Burst Compact Powercore 2700 K, 10° x 41° spread lens

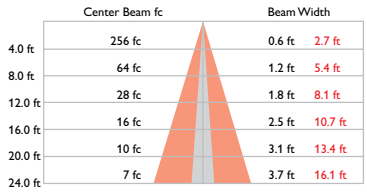
Lumens	557
Efficacy	37.4 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	4096	4096	4096	4096	4096
5	1618	2352	3964	2484	1693
15	96	171	2701	186	100
25	48	67	1026	66	48
35	22	33	237	35	21
45	9	16	54	18	13
55	3	7	19	10	6
65	1	2	7	5	3
75	0	1	1	2	2
85	0	0	0	0	1
90	0	0	0	0	0

Illuminance at Distance



64 ft (19.5 m)
1 fc maximum distance

■ Vert. Spread: 8.8°
■ Horiz. Spread: 37.1°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	491	88.1
0- 40	527	94.7
0- 60	552	99.1
0- 90	557	100.0
90-180	0	0.0
0-180	557	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	115	112	110	109	112	110	108	107	106	105	104	103	102	101	99	98	98	96
2	110	107	103	101	108	105	102	100	102	99	97	99	97	95	96	95	93	92
3	107	102	98	95	105	100	97	94	98	95	92	95	93	91	93	91	90	88
4	103	97	93	90	101	96	92	89	94	91	88	92	89	87	90	88	86	85
5	100	93	89	86	98	92	88	85	91	87	84	89	86	84	88	85	83	82
6	96	90	85	82	95	89	85	82	88	84	81	86	83	81	85	82	80	79
7	93	87	82	79	92	86	82	79	85	81	78	84	80	78	83	80	78	77
8	91	84	79	76	90	83	79	76	82	79	76	81	78	76	81	78	75	74
9	88	81	77	74	87	81	77	74	80	76	74	79	76	73	78	75	73	72
10	86	79	75	72	85	78	74	72	78	74	71	77	74	71	76	73	71	70

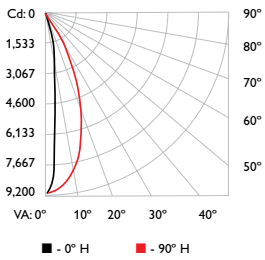
For lux multiply fc by 10.7

E5

eW Burst Powercore
4000 K, 10° x 41° spread lens

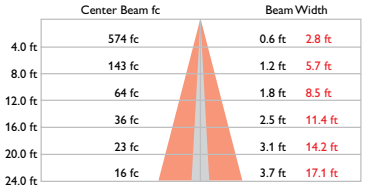
Lumens	1317
Efficacy	44.0 lm / W

Polar Candela Distribution



	0	22.5	44	67.5	90
0	9182	9182	9182	9182	9182
5	3592	3983	5348	7581	8896
15	221	242	423	2155	6374
25	112	124	149	357	2658
35	51	63	82	116	660
45	19	27	41	59	151
55	7	9	18	26	51
65	1	3	6	8	17
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



96 ft (29.3 m)
1 fc maximum distance

Vert. Spread: 8.8°
Horiz. Spread: 39.2°

Zonal Lumen

Zone	Lumens	% Lamp	% Luminaire
0-30	1,151.3	87.5%	87.5%
0-40	1,253.0	95.2%	95.2%
0-60	1,311.3	99.6%	99.6%
60-90	5.2	0.4%	0.4%
0-90	1,316.5	100%	100%
90-180	0	0%	0%
0-180	1,316.5	100%	100%

Efficiency Total: 100%

Coefficients Of Utilization - Zonal Cavity Method

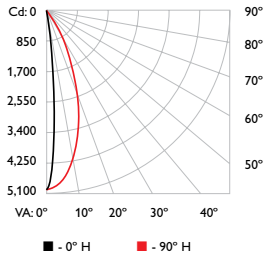
Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10		0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.15	1.12	1.10	1.09	1.12	1.10	1.08	.96	1.06	1.05	1.04	1.03	1.02	1.01	.99	.98	.98	.96
2	1.10	1.07	1.03	1.01	1.08	1.05	1.02	.92	1.02	.99	.97	.99	.97	.95	.96	.95	.93	.92
3	1.07	1.01	.98	.94	1.05	1.00	.97	.89	.98	.95	.92	.95	.93	.91	.93	.91	.89	.88
4	1.03	.97	.93	.89	1.01	.96	.92	.85	.94	.90	.88	.92	.89	.87	.90	.88	.86	.85
5	.99	.93	.88	.85	.98	.92	.88	.82	.90	.87	.84	.89	.86	.83	.87	.85	.83	.81
6	.96	.89	.85	.81	.95	.89	.84	.79	.87	.83	.81	.86	.83	.80	.85	.82	.80	.79
7	.93	.86	.81	.78	.92	.85	.81	.77	.84	.80	.78	.83	.80	.77	.82	.79	.77	.76
8	.90	.83	.79	.75	.89	.83	.78	.74	.82	.78	.75	.81	.77	.75	.80	.77	.74	.73
9	.88	.80	.76	.73	.87	.80	.76	.72	.79	.75	.73	.78	.75	.72	.78	.74	.72	.71
10	.85	.78	.74	.71	.84	.77	.73	.70	.77	.73	.70	.76	.73	.70	.75	.72	.70	.69

eW Burst Compact Powercore
4000 K, 10° x 41° spread lens

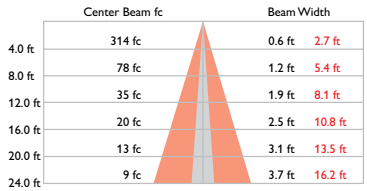
Lumens	695
Efficacy	46.3 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	5018	5018	5018	5018	5018
5	2053	2940	4826	3058	2141
15	123	209	3313	228	128
25	62	83	1279	82	58
35	28	43	300	41	29
45	12	21	67	23	18
55	3	9	25	13	6
65	1	3	10	5	3
75	0	0	2	2	1
85	0	0	0	0	0
90	0	0	0	0	0

Illuminance at Distance



71 ft (21.6 m)
1 fc maximum distance

Vert. Spread: 8.9°
Horiz. Spread: 37.4°

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	613	88.2
0- 40	659	94.8
0- 60	689	99.2
0- 90	695	100.0
90-180	0	0.0
0-180	695	100.0

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10		0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	115	113	110	109	112	110	109	107	106	105	104	103	102	101	99	99	98	96
2	111	107	104	101	109	105	102	100	102	100	98	99	97	96	96	95	94	92
3	107	102	98	95	105	100	97	94	98	95	93	96	93	91	93	91	90	88
4	103	97	93	90	101	96	92	89	94	91	88	92	90	87	91	88	86	85
5	100	93	89	86	98	92	88	85	91	87	85	89	86	84	88	85	83	82
6	97	90	85	82	95	89	85	82	88	84	81	87	83	81	85	83	80	79
7	94	87	82	79	92	86	82	79	85	81	79	84	81	78	83	80	78	77
8	91	84	79	76	90	83	79	76	82	79	76	82	78	76	81	78	75	74
9	88	81	77	74	87	81	77	74	80	76	74	79	76	73	79	75	73	72
10	86	79	75	72	85	78	74	72	78	74	72	77	74	71	77	73	71	70

For lux multiply fc by 10.7

eW Burst Powercore Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Color Temp.*	8° primary	14°	23°	41°	10° x 41°
Lumens†	2700 K	1168	1022	1004	991	1046
	4000 K	1478	1280	1259	1240	1317
Efficacy (lm / W)	2700 K	39.9	34.9	34.3	33.8	35.9
	4000 K	49.3	42.7	41.9	41.3	44.0

Item	Specification	Details
Output	Beam Angle	8° primary optic 14° / 23° / 41° spread lenses 10° x 41° asymmetric spread lens
	CRI	82.6 (2700 K) 80.6 (4000 K)
	Lumen Maintenance‡	90,000 hours L_{70} @ 25° C 45,000 hours L_{70} @ 50° C 120,000 hours L_{50} @ 25° C 70,000 hours L_{50} @ 50° C
Electrical	Input Voltage	100 – 277 VAC, auto-switching, 50 / 60 Hz
	Power Consumption	30 W maximum at full output, steady state
	Power Factor	.978 @ 120 V (2700 K) .975 @ 120 V (4000 K)
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers§
Physical	Dimensions *(Height x Width x Depth)*	10.8 x 8.0 x 6.8 in (274 x 204 x 175 mm) Architectural 10.7 x 6.4 x 6.8 in (271 x 163 x 175 mm) Landscape
	Weight	11 lb (5 kg) Architectural 7.4 lb (3.4 kg) Landscape
	Housing	Die-cast aluminium, powder-coated finish
	Lens	Tempered glass
	Fixture Connections	6 ft (1.8 m) unified power / data cable with flying leads Architectural 6 in (152 mm) flying leads Landscape
	Temperature Ranges	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage
	Vibration Resistance	ANSI C136.31 (Architectural only)
	Humidity	0 – 95%, non-condensing
Certification and Safety	Certification	UL / cUL, FCC Class A, CE, C-Tick, CQC, SAA
	Environment	Dry / Damp / Wet Location, IP66

* Color temperatures conform to nominal CCTs as defined in ANSI Chromaticity Standard C78.377A.

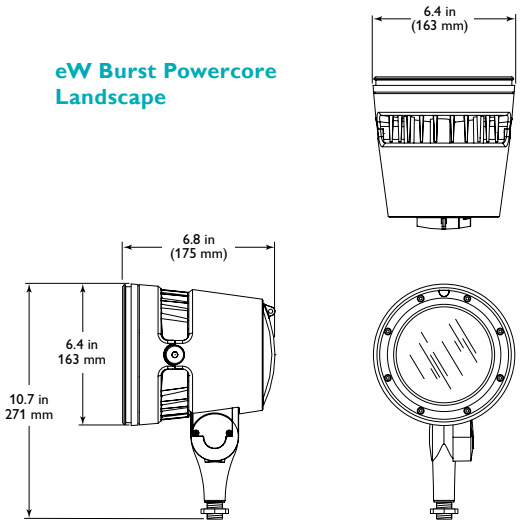
† Lumen measurement complies with IES LM-79-08 testing procedures.

‡ L_{70} = 70% maintenance of lumen output (when light output drops below 70% of initial output).
L_{50} = 50% maintenance of lumen output (when light output drops below 50% of initial output).
Ambient temperatures specified. Based on measurements that comply with IES LM-80-08 testing procedures.
See www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

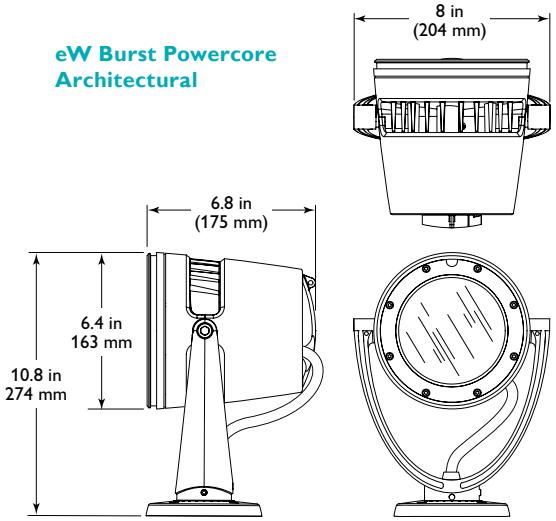
§ Refer to www.philipscolorkinetics.com/support/appnotes/ for specific details.

DIMAND CK TECHNOLOGY | OPTIBIN CK TECHNOLOGY | POWERCORE CK TECHNOLOGY

eW Burst Powercore Landscape



eW Burst Powercore Architectural



E5

eW Burst Compact Powercore Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Color Temp.*	8° primary	14°	23°	41°	10° x 41°
Lumens†	2700 K	624	543	540	520	557
	4000 K	812	685	674	646	695
Efficacy (lm / W)	2700 K	41.9	36.4	36.2	34.8	37.4
	4000 K	53.8	45.7	44.6	42.8	46.3

Item	Specification	Details
Output	Beam Angle	8° primary optic 14° / 23° / 41° spread lenses 10° x 41° asymmetric spread lens
	CRI	83 (2700 K) 81 (4000 K)
	Lumen Maintenance‡	90,000 hours L_{70} @ 25° C 50,000 hours L_{70} @ 50° C 120,000 hours L_{50} @ 25° C 90,000 hours L_{50} @ 50° C
Electrical	Input Voltage	100 – 277 VAC, auto-switching, 50 / 60 Hz
	Power Consumption	15 W maximum at full output, steady state
	Power Factor	.995 @ 120 VAC (2700 K) .994 @ 120 VAC (4000 K)
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers§
Physical	Dimensions *(Height x Width x Depth)*	9.85 x 4.5 x 7.0 in (250 x 114 x 178 mm) Architectural 8.06 x 4.5 x 7.0 in (205 x 114 x 178 mm) Landscape
	Weight	8.7 lb (3.9 kg) Architectural 4.4 lb (2.0 kg) Landscape
	Housing	Die-cast aluminium, powder-coated finish
	Lens	Tempered glass
	Fixture Connections	6 ft (1.8 m) unified power / data cable with flying leads Architectural 6 in (152 mm) flying leads Landscape
	Temperature Ranges	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage
	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/
	Vibration Resistance	ANSI C136.31 (Architectural only)
	Humidity	0 – 95%, non-condensing
Certification and Safety	Certification	UL / cUL, FCC Class A, CE, C-Tick, CQC, SAA
	Environment	Dry / Damp / Wet Location, IP66

* Color temperatures conform to nominal CCTs as defined in ANSI Chromaticity Standard C78.377A.

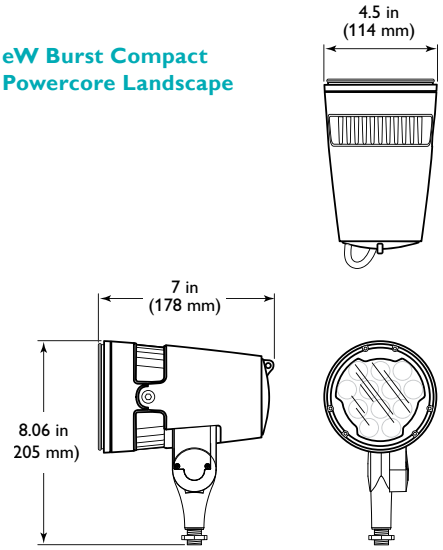
† Lumen measurement complies with IES LM-79-08 testing procedures

‡ L_{70} = 70% maintenance of lumen output (when light output drops below 70% of initial output). L_{50} = 50% maintenance of lumen output (when light output drops below 50% of initial output). Ambient temperatures specified. Based on measurements that comply with IES LM-80-08 testing procedures. See www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

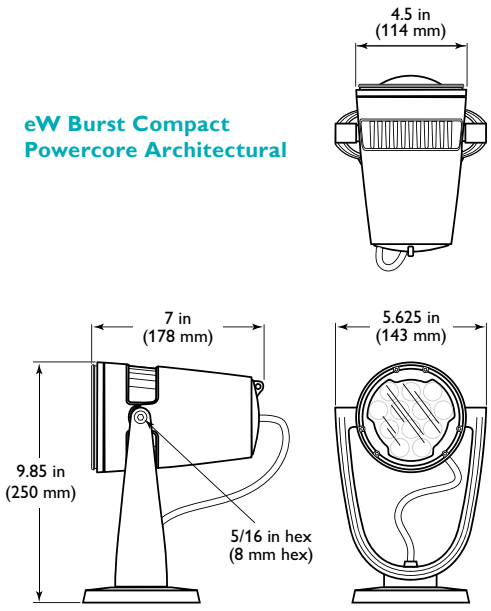
§ Refer to www.philipscolorkinetics.com/support/appnotes/ for specific details.

DIMAND CK TECHNOLOGY | OPTIBIN CK TECHNOLOGY

eW Burst Compact Powercore Landscape



eW Burst Compact Powercore Architectural



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eW Burst Powercore Landscape

Item	Type	Size	Housing Color	Item Number	Philips 12NC
eW Burst Powercore Landscape UL / cUL / CE	2700 K	Standard	Gray	523-000036-00	910503700694
			Black	523-000036-08	910503701793
			White	523-000036-16	910503701802
		Compact	Gray	523-000059-00	910503701661
			Black	523-000059-08	910503701924
			White	523-000059-16	910503701932
	4000 K	Standard	Gray	523-000036-01	910503700695
			Black	523-000036-09	910503701794
			White	523-000036-17	910503701803
		Compact	Gray	523-000059-01	910503701662
			Black	523-000059-09	910503701925
			White	523-000059-17	910503701933

Use Item Number when ordering in North America.

E5

eW Burst Powercore Architectural

Item	Type	Size	Housing Color	Item Number	Philips 12NC
eW Burst Powercore Architectural UL / cUL	2700 K	Standard	Gray	523-000036-02	910503700744
			Black	523-000036-10	910503701795
			White	523-000036-18	910503701804
		Compact	Gray	523-000059-02	910503701663
			Black	523-000059-10	910503701926
			White	523-000059-18	910503701934
	4000 K	Standard	Gray	523-000036-03	910503700743
			Black	523-000036-11	910503701796
			White	523-000036-19	910503701805
		Compact	Gray	523-000059-03	910503701664
			Black	523-000059-11	910503701927
			White	523-000059-19	910503701935
eW Burst Powercore Architectural CE	2700 K	Standard	Gray	523-000036-04	910503701122
			Black	523-000036-12	910503701797
			White	523-000036-20	910503701806
		Compact	Gray	523-000059-04	910503701665
			Black	523-000059-12	910503701928
			White	523-000059-20	910503701936
	4000 K	Standard	Gray	523-000036-05	910503701123
			Black	523-000036-13	910503701798
			White	523-000036-21	910503701807
		Compact	Gray	523-000059-05	910503701666
			Black	523-000059-13	910503701929
			White	523-000059-21	910503701937
eW Burst Powercore Architectural CQC	2700 K	Standard	Gray	523-000036-06	910503701791
			Black	523-000036-14	910503701799
			White	523-000036-22	910503701808
		Compact	Gray	523-000059-06	910503701747
			Black	523-000059-14	910503701930
			White	523-000059-22	910503701938
	4000 K	Standard	Gray	523-000036-07	910503701792
			Black	523-000036-15	910503701801
			White	523-000036-23	910503701809
		Compact	Gray	523-000059-07	910503701748
			Black	523-000059-15	910503701931
			White	523-000059-23	910503701939

Use Item Number when ordering in North America.

E5

Accessories

Item	Type	Size	Housing Color	Item Number	Philips 12NC
Trim Ring		Standard	Gray	120-000103-00	910503701212
			Black	120-000103-06	910503701734
			White	120-000103-12	910503701737
		Compact	Gray	120-000103-03	910503701420
			Black	120-000103-09	910503701823
			White	120-000103-15	910503701826
45° Glare Shield		Standard	Gray	120-000103-01	910503701213
			Black	120-000103-07	910503701735
			White	120-000103-13	910503701738
		Compact	Gray	120-000103-04	910503701421
			Black	120-000103-10	910503701824
			White	120-000103-16	910503701827
Full Height Glare Shield		Standard	Gray	120-000103-02	910503701214
			Black	120-000103-08	910503701736
			White	120-000103-14	910503701739
		Compact	Gray	120-000103-05	910503701422
			Black	120-000103-11	910503701825
			White	120-000103-17	910503701828
Honeycomb Louver		Standard	Black	120-000104-00	910503701215
		Compact	Black	120-000104-01	910503701419
Spread Lenses	14°	Standard		120-000080-00	910503700609
		Compact		120-000080-04	910503701415
	23°	Standard		120-000080-01	910503700610
		Compact		120-000080-05	910503701416
	41°	Standard		120-000080-02	910503700611
		Compact		120-000080-06	910503701417
	10° x 41° asymmetric	Standard		120-000080-03	910503700612
		Compact		120-000080-07	910503701418

You can attach either one Honeycomb Louver or one Spread Lens at a time.

E5

Installation

eW Burst Powercore LED fixtures offer a wash of high-intensity warm or neutral white light for spotlighting, site, and accent lighting. Powercore delivers line voltage directly to the fixture and eases installation by eliminating the need for external power supplies or special wiring.

Owner / User Responsibilities

It is the responsibility of the contractor, installer, purchaser, owner, and user to install, maintain, and operate eW Burst Powercore fixtures in such a manner as to comply with all applicable codes, state and local laws, ordinances, and regulations. Consult with the appropriate electrical inspector to ensure compliance.

Refer to the eW Burst Powercore Installation Instructions for specific warning and caution statements.

Installing in Damp or Wet Locations

When installing in damp or wet locations, it is good practice to seal all fixtures and junction boxes with electronics-grade RTV silicone sealant to ensure that moisture cannot enter or accumulate in any wiring compartments, cables, or other electrical parts. You must use suitable outdoor-rated junction boxes when installing in wet or damp locations. Additionally, you must use gaskets, clamps, and other parts required for installation to comply with all applicable local and national codes

Prepare for the Installation

1. Carefully inspect the box containing eW Burst Powercore and the contents for any damage that may have occurred in transit.
2. Ensure that all additional parts and tools are available, including:

eW Burst Powercore Architectural Installations

- The provided stainless steel screws for outdoor installations
- The provided junction box gasket for outdoor installations
- Unless surface-mounting, one 4 in (102 mm) round US electrical junction box per fixture, rated for your application, with 3.5 in (89 mm) center-to-center screw holes for attaching the fixture's base. (Refer to the manufacturer's literature for additional items required for mounting or sealing.)
- A 6 mm hex wrench for fixture tilting and locking
- A 1/8 in hex wrench for fixture swiveling and locking

eW Burst Powercore Landscape Installations

- The provided locking nut
- One electrical junction box or mounting accessory per fixture, rated for your application. (Refer to the junction box or accessory manufacturer's literature for specific information on mounting or sealing.)
- A 6 mm hex wrench for fixture tilting and locking
- A 33 mm wrench for locking the fixture in place

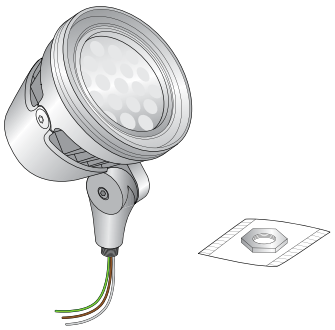
All Installations

- A sufficient length 3-conductor wire. We recommend 12 AWG (2.05 mm) stranded copper wire.
- Conduit as required
- Electronics-grade room temperature vulcanizing (RTV) silicone sealant as required
- A 5/32 in hex wrench for installing accessories

Included in the box

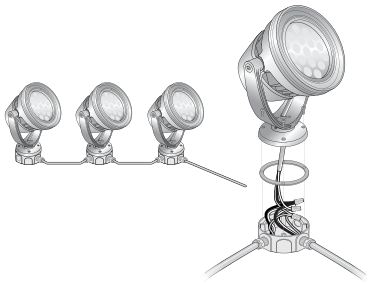
eW Burst Powercore Architectural
eW Burst Powercore Architectural fixture
(4) 10-24 stainless steel screws for outdoor installation
Junction box gasket
Installation Instructions

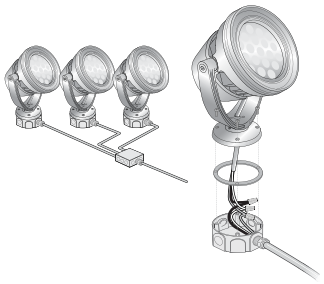
eW Burst Powercore Landscape
eW Burst Powercore Landscape fixture
Locking nut
Installation Instructions



E5

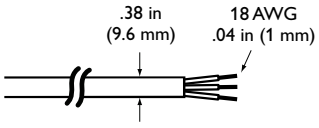
Connect and Mount eW Burst Powercore Fixtures

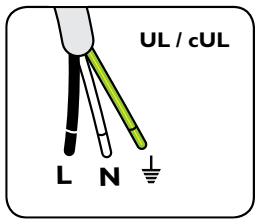


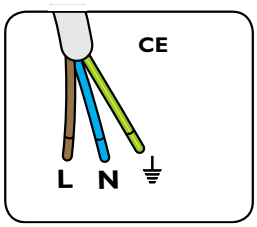


Ensure that all junction boxes are suitable for the environment and that all wiring between junction boxes complies with local codes.

Fixture cable dimensions







eW Burst Powercore fixtures can be installed in series or in parallel (wired to a common junction box).

- eW Burst Powercore Architectural fixtures feature a canopy base for mounting to standard US junction boxes. Fixtures can be mounted directly to a surface or substrate by removing the nylon cable clamp and disengaging the 6 ft (1.8 m) integrated power cable from the canopy base.
- eW Burst Powercore Landscape fixtures feature a 1.2 in NPT threaded post for mounting to standard junction boxes and third-party mounting accessories such as stanchion mounts, posts, and stakes.

eW Burst Powercore fixtures can be controlled either with a standard wall switch (on / off) or a commercially available electronic low-voltage (ELV) dimmer. eW Burst Powercore fixtures work with many trailing edge or reverse phase control ELV dimmers. Refer to the installation instructions included with the wall or dimmer switch for installing and wiring information.

Make sure the power is OFF before mounting and connecting eW Burst Powercore fixtures.

Connecting eW Burst Powercore Architectural Fixtures to Junction Boxes

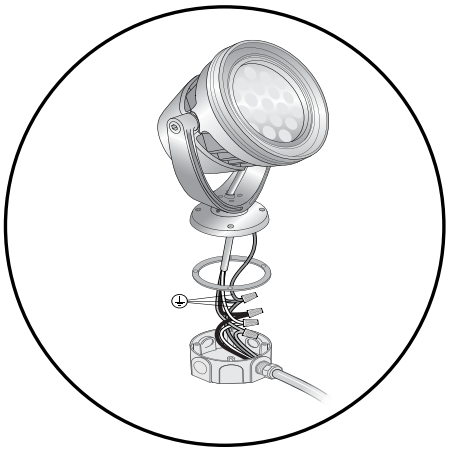
1. Mount junction boxes in accordance with the lighting design plan. Each fixture is designed for mounting in a 4 in (102 mm) round US electrical junction box, rated for your application, with 3.5 in (89 mm) center-to-center screw holes for attaching the fixture's base.

   Architectural fixtures are supplied with a grounding wire attached to the fixture's base (canopy). The canopy ground wire can be attached to a grounding point in the junction box, or connected with the ground in the fixture cable
2. If installing fixtures in a series, pull 3-conductor copper wire between the junction boxes. If installing fixtures in parallel, pull 3-conductor copper wire from line power to a common junction box, and from the common junction box to each fixture's junction box.

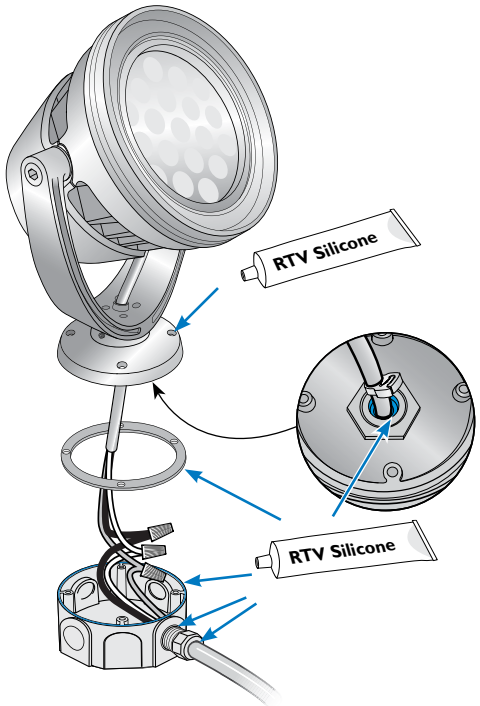
   We recommend the use of 12 AWG (2.05 mm), stranded 3-conductor copper wire.
3. Trim the cable from the fixture to fit in the junction box, leaving enough cable to make wiring connections.
4. If installing in a damp or wet location, Insert the fixture cable through the provided junction box gasket before making wire connections. When attaching the fixture to the junction box, ensure that the gasket is compressed evenly.

5. Use wire nuts to connect line, neutral, ground, and data.

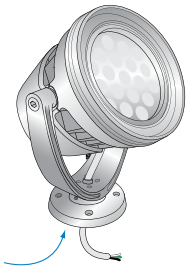
   Attach the canopy ground wire to a grounding point in the junction box, or combine it with the fixture cable ground with a wire nut.



6. Tuck wire connections into the junction box.
7. Screw the fixture's canopy base into the junction box using the four included 10-24 stainless steel screws. If installing in a damp or wet location, seal all junction boxes with electronics-grade RTV silicone sealant. Use gaskets, clamps, and other parts and fittings required to comply with local outdoor wiring codes.

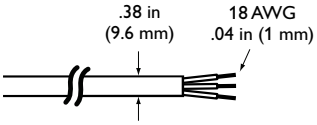


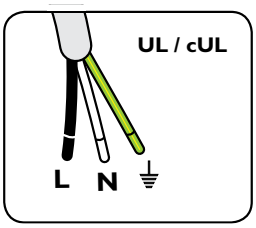
8. If installing in parallel, connect the wires from each fixture to the lead wire from the line power source in the common junction box.
9. Connect the wire from the first fixture in the series to the line power source if installing in series, or from the common junction box to the line power source if installing in parallel.

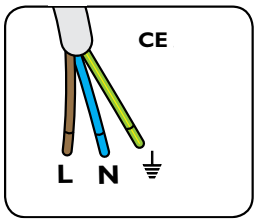


Ensure that all junction boxes are suitable for the environment and that all wiring between junction boxes complies with local codes.

Fixture cable dimensions

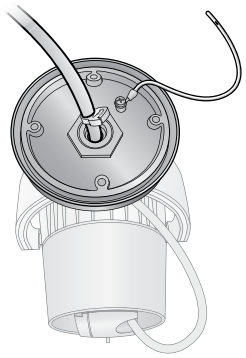


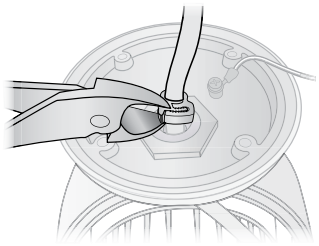




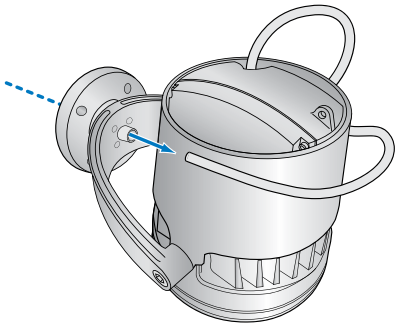
Surface-Mounting eW Burst Powercore Architectural Fixtures

1. Prepare eW Burst Powercore Architectural fixtures for surface-mounting:
   - Remove the nylon cable clamp from the fixture's leader cable where it exits the underside of the canopy base.





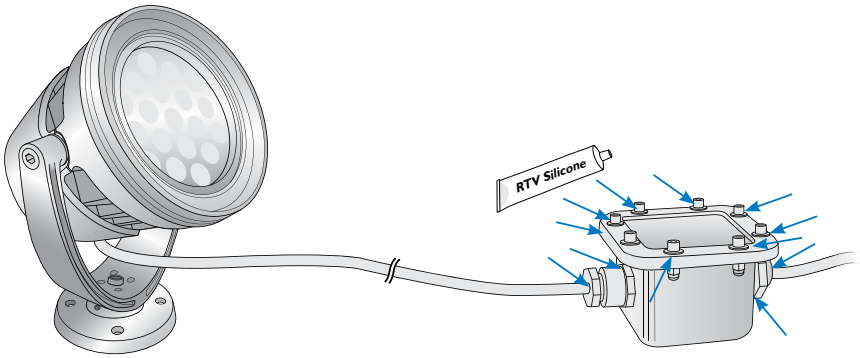
   - Disengage the leader cable from the fixture's canopy base.

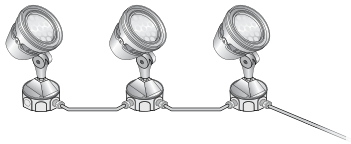


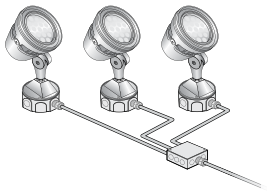
2. Mount junction boxes in accordance with the lighting design plan.
3. Position each eW Burst Powercore Architectural fixture in its designated mounting location. Make sure the mounting surface is flat, suitable for the mounting hardware, and clear of debris and other obstructions.
4. Use four suitable mounting screws to secure each eW Burst Powercore Architectural fixture to the mounting location.
5. If installing fixtures in a series, pull 3-conductor copper wire between the junction boxes. If installing fixtures in parallel, pull 3-conductor copper wire from line power to a common junction box, and from the common junction box to each fixture's junction box.

   We recommend the use of 12 AWG (2.05 mm), stranded 3-conductor copper wire.
6. Use wire nuts to connect line, neutral, and ground, and tuck wire connections into the junction box.

7. Secure all junction box covers. If installing in a damp or wet location, seal all junction boxes with electronics-grade RTV silicone sealant. Use gaskets, clamps, and other parts and fittings required to comply with local outdoor wiring codes.

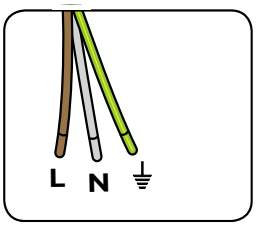






Ensure that all junction boxes are suitable for the environment and that all wiring between junction boxes complies with local codes.

8. If installing in parallel, connect the wires from each fixture to the lead wire from the line power source in the common junction box.
9. Connect the wire from the first fixture in the series to the line power source if installing in series, or from the common junction box to the line power source if installing in parallel.



Connecting and Mounting eW Burst Powercore Landscape Fixtures

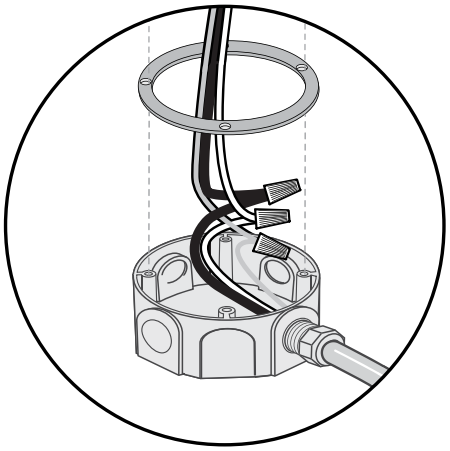
eW Burst Powercore Landscape fixtures feature a 1/2 in NPT threaded post for installing to standard junction boxes, stanchion mounts, posts, stakes, and other landscape mounting accessories.

Make sure the power is OFF before mounting and connecting eW Burst Powercore fixtures.

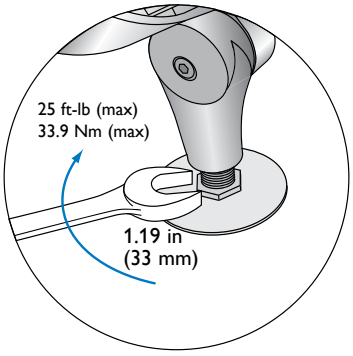
1. Mount junction boxes and any landscape mounting accessories in accordance with the lighting design plan.
2. If installing fixtures in a series, pull 3-conductor copper wire between the junction boxes. If installing fixtures in parallel, pull 3-conductor copper wire from line power to a common junction box, and from the common junction box to each fixture's junction box.

   We recommend the use of 12 AWG (2.05 mm), stranded 3-conductor copper wire.
3. Thread the locking nut onto the eW Burst Powercore Landscape threaded post.
4. If installing in a damp or wet location, insert the fixture cable through a junction box gasket before making wire connections. When attaching the junction box cover, ensure that the gasket is compressed evenly.

5. Use wire nuts to connect line, neutral, and ground.

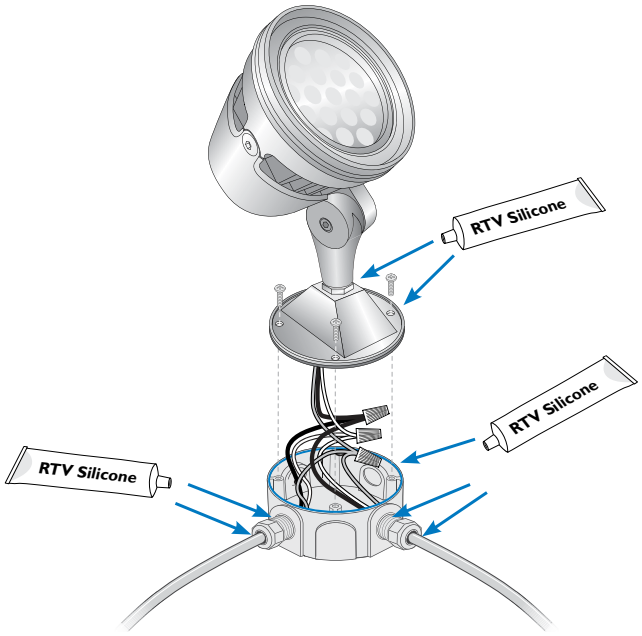


6. Tuck wire connections into the junction box or mounting accessory.
7. Using a 33 mm wrench, torque the locking nut to 25 ft-lb (33.9 Nm). Do not overtighten.



E5

8. If installing in a damp or wet location, seal all junction boxes and mounting accessories with electronics-grade RTV silicone sealant. Use gaskets, clamps, and other parts and fittings required to comply with local outdoor wiring codes.



9. If installing in parallel, connect the wires from each fixture to the lead wire from the line power source in the common junction box.
10. Connect the wire from the first fixture in the series to the line power source if installing in series, or from the common junction box to the line power source if installing in parallel.

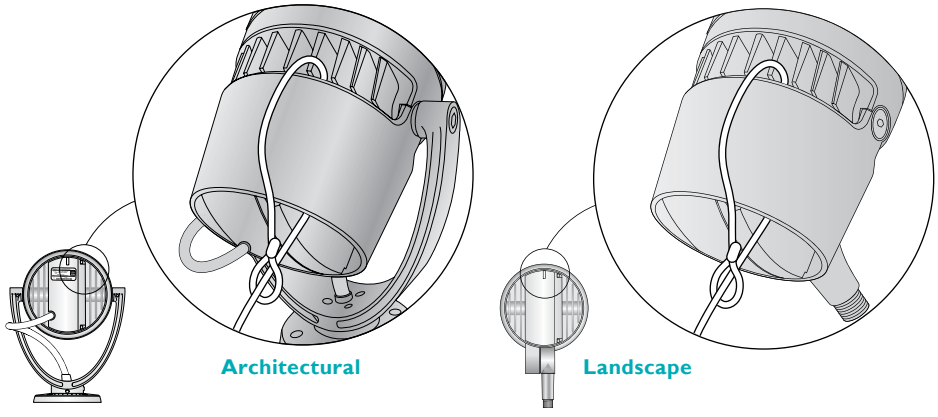
Attach Safety Cable (Optional)

When installing eW Burst Powercore fixtures to a wall or overhead, use a safety cable to tether it to a secure anchor point. When dictated by local or state code or advised by a structural engineer, attach a safety cable to the eW Burst Powercore fixture housing and tether it to a secure anchor point.

Safety cable minimum requirements

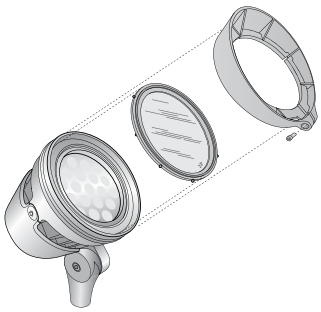
Material	304 or 316 Stainless Steel
Size	5/32 in (4 mm) nominal diameter Minimum break load must be greater than 2,400 lb (1089 kg)

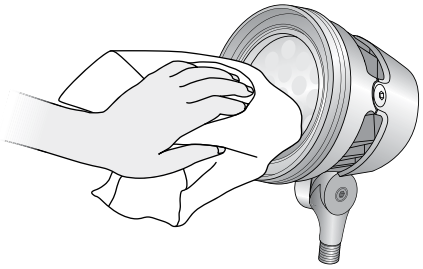
1. Thread a safety cable through the fixture housing as shown.

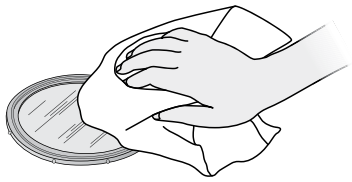


2. Attach the safety cable to the mounting surface using a method that follows the code or engineer's requirements.

E5





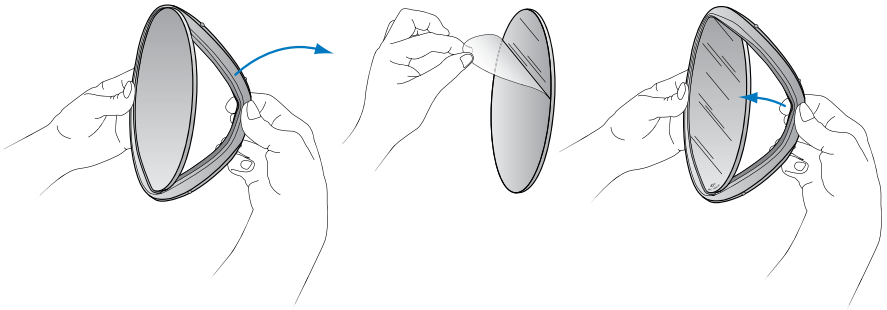


Attach Accessories (Optional)

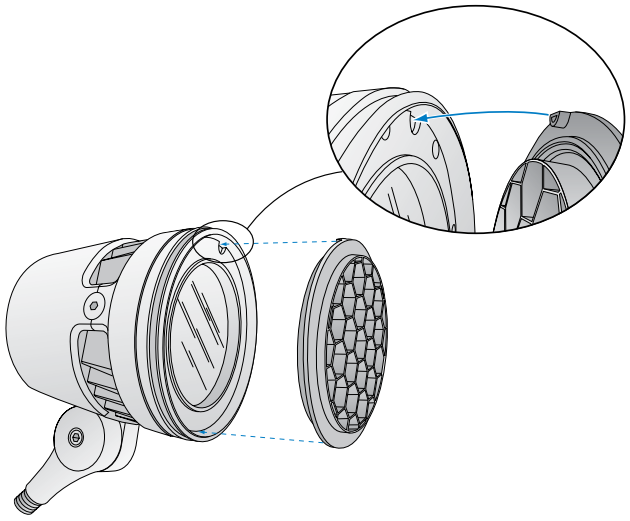
Honeycomb Louvers and exchangeable Spread Lenses of 14°, 23°, 41°, and an asymmetric 10° x 41° support a variety of photometric distributions for a multitude of applications.

You attach Honeycomb Louvers and Spread Lenses with the Trim Ring, 45° Glare Shield, or Full Height Glare Shield, available separately. You can attach either one Honeycomb Louver or one Spread Lens at a time.

1. Unpack and confirm the contents of the box. Each accessory is shipped one per box. Spread Lenses include an attached rubber gasket. The Trim Ring, 45° Glare Shield, and Full Height Glare Shield include an attached locking screw.
2. Clean the face of the eW Burst Powercore housing, including glass surfaces, using a mild, non-abrasive cleaner. Ensure that all surfaces are dry. If using a spread lens, also clean and dry both sides of the spread lens.
3. If using a spread lens, remove the protective film from the side of the lens on which the beam angle is printed.

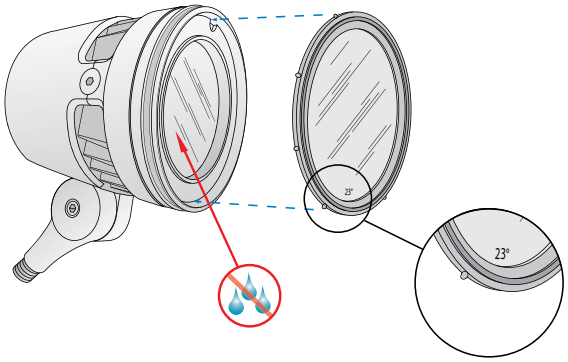


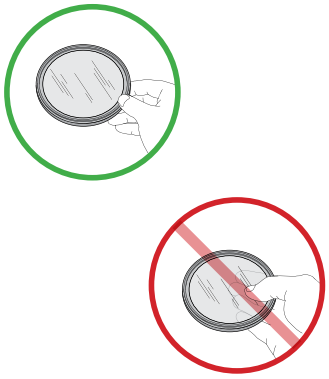
4. Position the honeycomb louver or spread lens:
   - If using the honeycomb louver, insert the tab on the honeycomb louver into the notch on the face of the eW Burst Powercore fixture housing.



E5

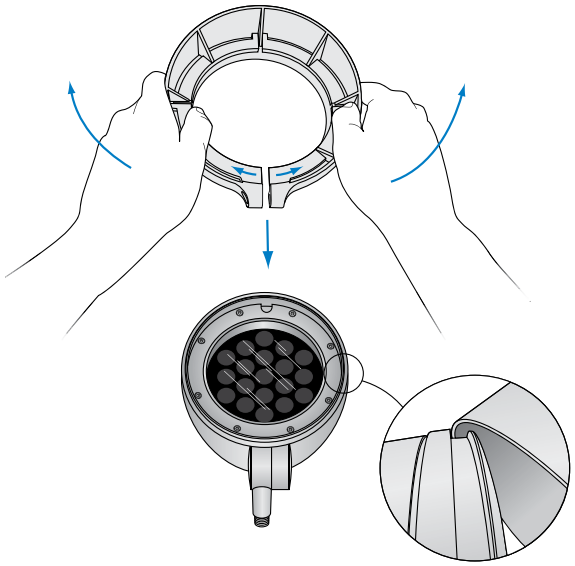
- If using a spread lens, make sure that the beam-angle designation on the edge of the lens is face up. Handle the spread lens by the gasket, making sure not to touch or soil either surface of the spread lens. Rest the lens against the face of the eW Burst Powercore housing. Make sure that there is no moisture between the spread lens and the glass lens, as any moisture will compromise the effectiveness of the spread lens.



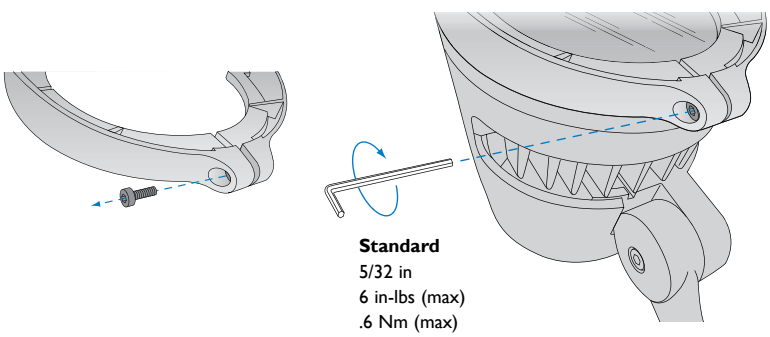


Rotating the asymmetric 10° x 41° spread lens changes its effect on the fixture's light output. You may want to rough-in the spread lens position, fine-tune it when aiming and locking the fixture, then lock down the trim ring or glare shield once the lens is positioned to give the desired results.

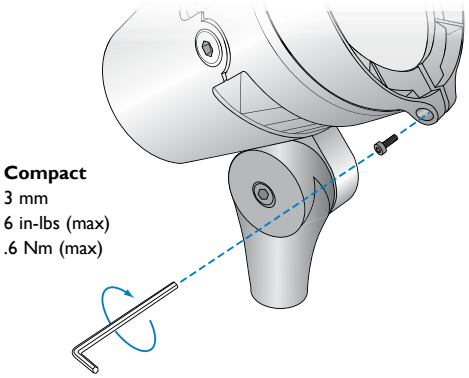
5. If necessary, us a 5/32 in hex wrench to remove the locking screw from the trim ring or glare shield.
6. Grab the trim ring or glare shield with both hands, flex it gently open, and clip it to the front rim of the fixture housing.



7. Insert the locking screw into the opening on the trim ring or glare shield. Use a 5/32 in hex wrench and torque to 6 in-lbs (.6 Nm). For eW Burst Compact Powercore, use a 3 mm hex wrench.



Standard
5/32 in
6 in-lbs (max)
.6 Nm (max)



Compact
3 mm
6 in-lbs (max)
.6 Nm (max)

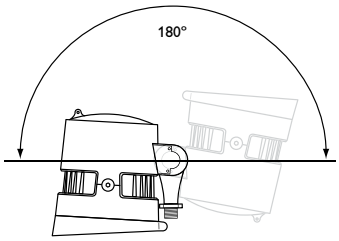
E5

Aim and Lock Fixtures

Make sure the power is ON before aiming fixtures.

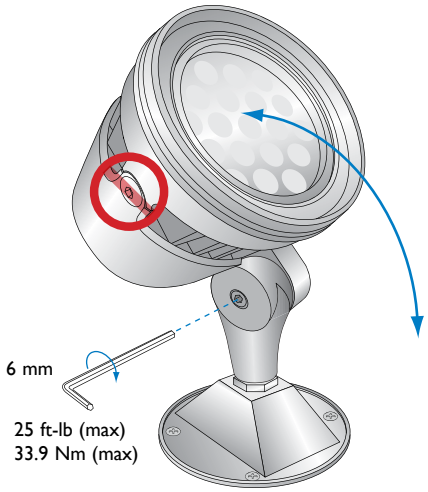
eW Burst Powercore fixtures can tilt through a full 180°. eW Burst Powercore Architectural fixtures can also rotate through a full 360° for precise aiming. Locking nuts use standard hex wrenches to secure fixtures firmly in position.

Do not look directly into the fixture when aiming and locking.



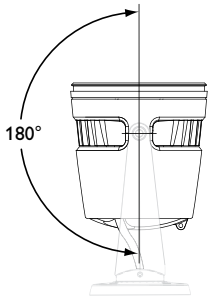
Aiming and Locking eW Burst Powercore Landscape Fixtures

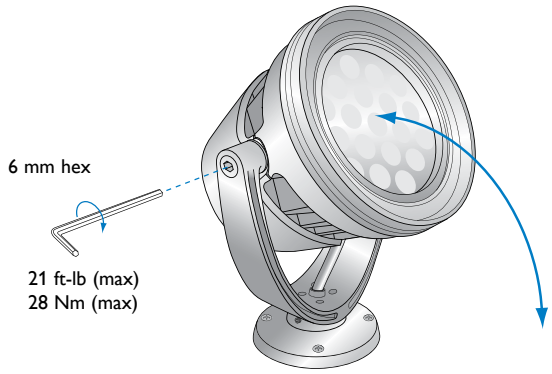
1. Using a 6 mm hex wrench, loosen the locking nut on the side of the fixture base.
2. Aim the fixture by tilting the beam as desired.
3. When the fixture is aimed as desired, re-tighten the locking nut to secure the fixture in place. Torque to 25 ft-lbs (33.9 Nm). Do not over-tighten.



Aiming and Locking eW Burst Powercore Architectural Fixtures

1. To tilt the beam:
   - Loosen the locking nuts on either side of the fixture yoke using a 5/16 in or 8 mm hex wrench.
   - Tilt the beam as desired.
   - Re-tighten the locking nuts to secure the fixture in place. Torque to 21 ft-lbs (28 Nm). Do not over-tighten.

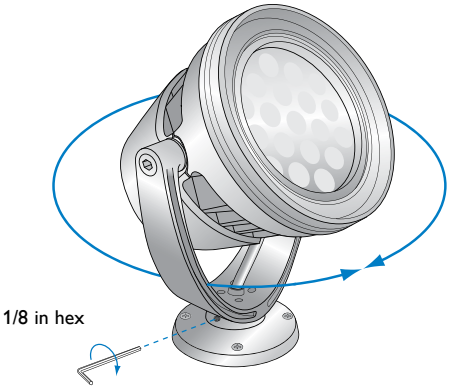


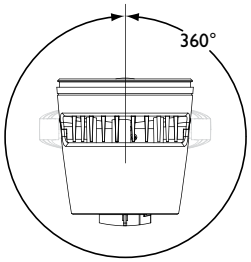


E5

2. To rotate the fixture:

- Loosen the locking nuts on either side of the fixture yoke's base using a 1/8 in or 3 mm hex wrench.
- Rotate the fixture as desired.
- Re-tighten the locking nuts to secure the fixture in place.





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DAS-000032-00 R06 10-14

Adjust-e-Lume® (BKSSL®) | Power of 'X' (BKSSL®) | MR16 Halogen | GU10 Line Voltage | ES16 Metal Halide

AR-RM REMOTE ARTISTAR™

"This product is packed with features; it can be completely rotated and aimed along two axes, is durable and most importantly, consistent in terms of CCT and dependability. The Artistar™ is a typical example how B-K's fixtures don't compete with a lighting designer rather they give us the ability to maximize our craft. Because the wire-way is water-proof and the lamp compartment is completely sealed, we can confidently specify the AR as both an up light, as well as a wall mount, or tree mount accent. Though there is a low voltage halogen option, I personally love the flexibility of the Power of 'e' solid state Adjust-e-lume® LED."

Bill Blue, Berkey Supply, Inc., BKU Fall 2012

MATERIAL*

ALU

BR

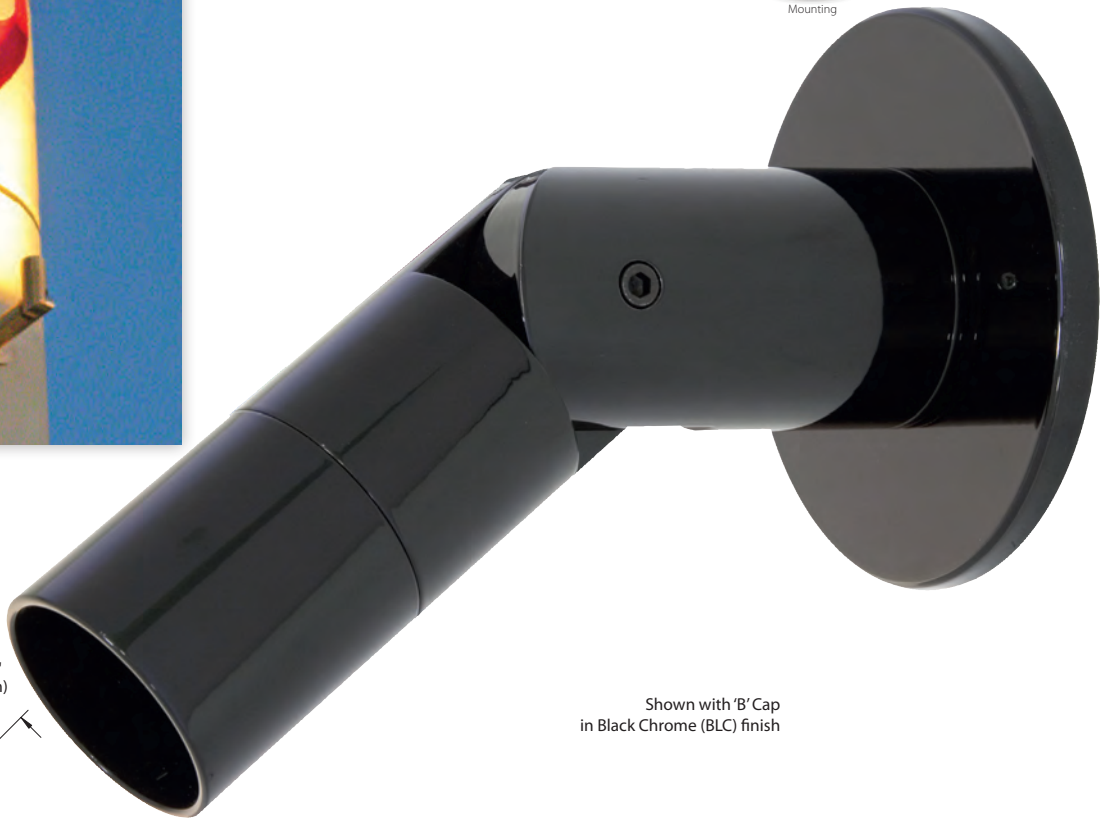
SS

FOR USE WITH

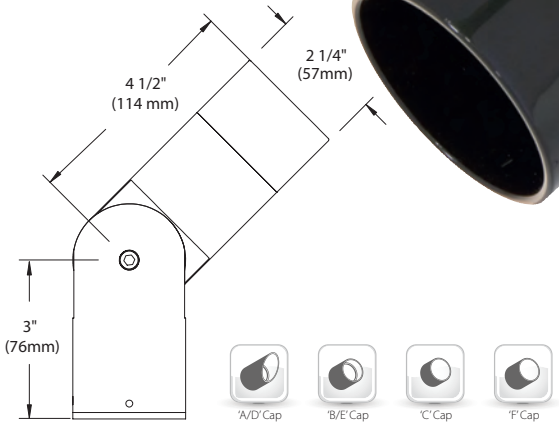
Power Supplies

Options

Mounting

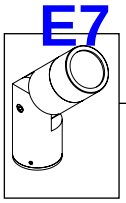


Shown with 'B' Cap in Black Chrome (BLC) finish



'A/D' Cap | 'B/E' Cap | 'C' Cap | 'F' Cap

*ArtiStar with MR16 Halogen, ES16 Metal Halide and GU10 Line Voltage sources are only available in aluminum and brass. See pages 300-302 for Catalog ordering information.



ArtiStar™

BKSSL® SOLID STATE LIGHTING

Remote Transformer

the power of dimming with adjust-e-lume® TECHNOLOGY

ARTISTAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

		AR	LED	RM										
Example	**S**	**AR**	**LED**	**RM**	**e66**	**NSP**	**A7**	**MAC**	**12**	**11**	**B**	**6**	**WM**

Material

Blank - Aluminum **B** - Brass **S** - Stainless Steel

Series

AR - ArtiStar™

Source

LED - **'e'** Technology with Integral Dimming Driver (25W min. load when dimmed)
Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer

Housing

RM - Requires Remote Transformer

LED Type

e64 - 7WLED/2.7K **e66** - 7WLED/4K
e65 - 7WLED/3K **e74** - 7WLED/Amber

Optics*

NSP - Narrow Spot (Red Indicator) **MFL** - Medium Flood (Yellow Indicator)
SP - Spot (Green Indicator) **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity *(Choose factory setting)*

A9 (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Brass Finish

Machined	**MAC**
Polished	**POL**
Mitique™	**MIT**

Stainless Finish

Machined	**MAC**
Polished	**POL**
Brushed	**BRU** *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type

12 - Soft Focus Lens **13** - Rectilinear Lens

Shielding

11 - Honeycomb Baffle

Cap Style

A - 45° **B** - 90° **C** - Flush **D** - 45° less Weep Hole **E** - 90° less Weep Hole **F** - 90° with Flush Lens

Base Height

3 - 3" with Anchor Base **12** - 12" with Anchor Base **24** - 24" with Anchor Base
6 - 6" with Anchor Base **18** - 18" with Anchor Base

Option

PP - Power Pipe™ option with 18" Stake
SF - Stability Flange *(for use with Power Pipe™)*
WM - Wall or ceiling Mount with 5" dia. canopy**
*** Base height limited to 6" max. with brass and stainless steel fixtures*

DRIVER DATA

Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e64	2700K	7.0	80
e65	3000K	7.0	80
e66	4000K	7.0	80
e74	Amber (590nm)	7.0	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens(L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	e66 CBCP	Visual Indicator
Narrow Spot	13°	6889	Red Dot
Spot	15°	5225	Green Dot
Medium Flood	23°	1984	Yellow Dot
Wide Flood	31°	1300	Blue Dot

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED 03-01-16

DRAWING NUMBER SUB001107

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E7

ArtiStar™

BKSSL® SOLID STATE LIGHTING

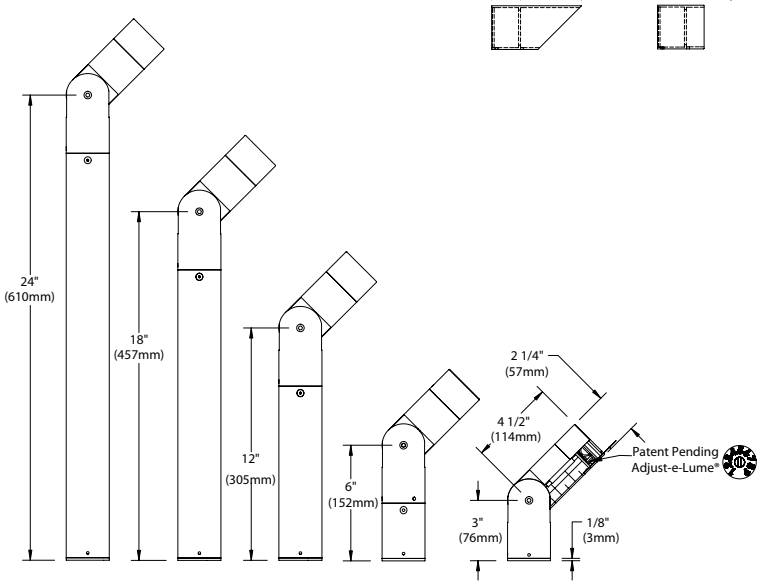
Remote Transformer

the power of dimming with adjust-e-lume® TECHNOLOGY

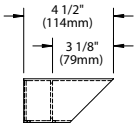
ARTISTAR™

PROJECT:	
TYPE:	

ANCHOR BASE STANDARD MOUNT



"A/D" CAP



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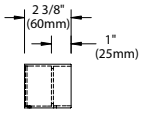
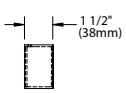
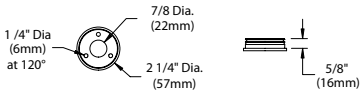


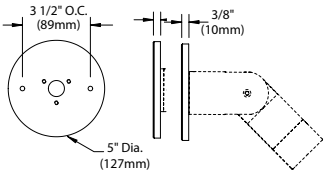
"C" CAP



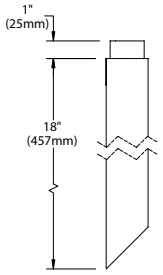
STANDARD BASE



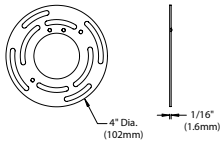
WALL MOUNT CANOPY



POWER PIPE



UNIVERSAL RING



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
'Aim and Lock' knuckle is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). Accommodates up to (2) lens or louver media. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset o*utput intensity.*

Installation
Available for installation in three distinct mounting conditions:

Anchor Base (Standard)
Machined anchor base with 7/8"dia. slip conduit hole and [3] 3/16" dia. anchor bolt holes (hardware by others).

Power Pipe™ (Optional)
Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Stainless steel hardware. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability.

Wall Mount Canopy (Optional)
Optional 5" dia. machined canopy permits mounting to junction box (gasket by others). 6" maximum base height for canopy-mounted brass or stainless steel fixture.

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. Knuckle vertical aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

c UL us LISTED RoHS MADE IN THE USA

®Teflon is a registered trademark of DuPont Corporation.
®Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

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RELEASED	DRAWING NUMBER
03-01-16	SUB001107

adjust-e-lume® TECHNOLOGY

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume® Dial to desired output

Distance from lamp	Narrow Spot	4K	3K	2.7K
20'		17.2	15.3	15.0
16'		26.9	23.9	23.4
12'		47.8	42.6	41.6
8'		107.6	95.8	93.6
4'		430.6	383.2	374.6
	4' 2' 0' 2' 4'			

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Spot	4K	3K	2.7K
20'		13.1	11.6	11.4
16'		20.4	18.2	17.8
12'		36.3	32.3	31.6
8'		81.6	72.7	71.0
4'		326.6	290.6	284.1
	8' 6' 4' 2' 0' 2' 4' 6' 8'			

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Medium Flood	4K	3K	2.7K
20'		5.0	4.4	4.3
16'		7.8	6.9	6.7
12'		13.8	12.3	12.0
8'		31.0	27.6	27.0
4'		124.0	110.4	107.9
	10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'			

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

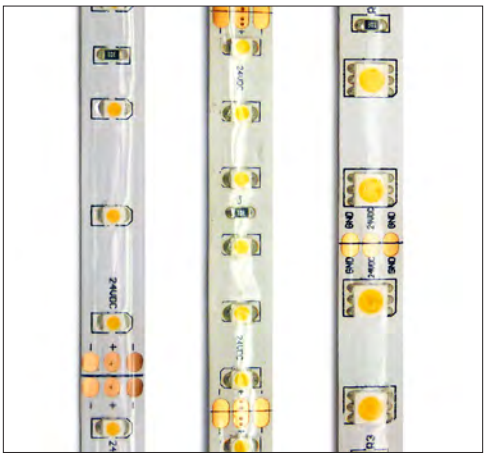
Distance from lamp	Wide Flood	4K	3K	2.7K
20'		3.3	2.9	2.8
16'		5.1	4.5	4.4
12'		9.0	8.0	7.9
8'		20.3	18.1	17.7
4'		81.3	72.3	70.7
	14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'			

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com

LineLED Wet | Linear LED strip for wet locations - 24V

luminii



Applications: Indoor / outdoor use for under / above cabinet, cove lighting, counter accent, architectural accents, under banisters, display and book cases, decks, gazebos, barbeque stations and wet bars.

LineLED Wet is a new small profile, more energy efficient LED strip for wet locations. The LineLED Wet has superior light output, a durable but flexible circuit board and it is very easy to install.

Due to the sealing bond needed to guarantee the wet-rating, exact lengths are required to order the LineLED Wet. Extending and turning corners in the field require custom production.

Avoid direct sunlight and UV ray exposure. UV protection required. If the LineLED Wet is enclosed in the Luminii provided extrusions (page 3) no extra UV protection is required other than the provided lens.

LineLED Wet is not suitable for applications where LEDs can become submerged.

Operating voltage
24 VDC

Operating temperature
-40˚F to 140˚F (-40˚C to 60˚C)

Beam Angle
120˚

Average life
50,000 hours

Mounting
LLED strip is equipped with 3M self-adhesive tape. The strip must be adhered to either a Luminii aluminum profile or an unpainted aluminum surface. For other surfaces the HST Aluminum heat sink tape will be required to reach the rated 50,000 hours average life

Approvals
IP65, ETL Class II wet listed

c UL us LISTED

c ETL us Intertek

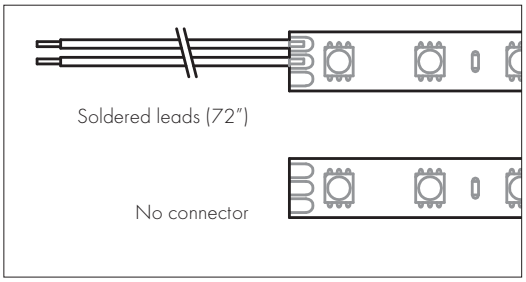
CE

dimmable

Technical specifications

MODELS	LL18WET	LL30WET	LLX18WET
LEDs/ft	18	30	18
Light output of 3100 K	115 lum/ft	207 lum/ft	343 lum/ft
Averagepower consumption (for 15' section)	1.5 W/ft	2.5 W/ft	4.3 W/ft
Ordering increment	4.00"	2.50"	4.00"
Maximum run length	100 ft	48 ft	25 ft
Dimensions	0.39" W 0.13" H	0.45" W 0.09" H	0.39" W 0.09" H

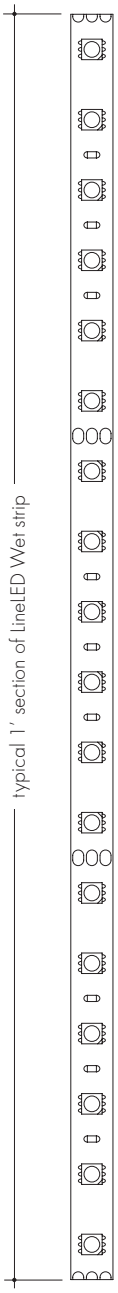
SECTION START/END OPTIONS



Ordering code

MODEL		COLOR TEMPERATURE		SECTION START		SECTION END		LENGTH
LL18WET	–	27K	–	SL	–	NC	–	
LL18WET LL30WET LLX18WET		**27K** - 2700K **31K** - 3100K **34K** - 3400K **37K** - 3700K **46K** - 4600K		**SL** - Soldered wire leads (72")		**SL** - Soldered wire leads (72") **NC** - No connector		view table above for increment options and maximum run limits

Power consumption per linear foot - loads tested with PSD series of power supplies (page3)

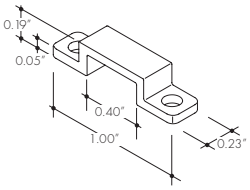


Lengthof strip (LF)	LL18		LL30		LLX18	
	W/ft	Totalwattage	W/ft	Total wattage	W/ft	Totalwattage
1	1.65	1.65	2.70	2.70	5.00	5.00
2	1.65	3.30	2.70	5.40	4.95	9.90
3	1.65	4.95	2.70	8.10	4.90	14.70
4	1.63	6.58	2.65	10.60	4.85	19.40
5	1.63	8.21	2.65	13.25	4.80	24.00
6	1.62	9.83	2.65	15.90	4.75	28.50
7	1.62	11.45	2.60	18.20	4.70	32.90
8	1.62	13.07	2.60	20.80	4.65	37.20
9	1.60	14.67	2.60	23.40	4.60	41.40
10	1.60	16.50	2.55	25.50	4.55	45.50
11	1.57	18.07	2.55	28.05	4.50	49.50
12	1.57	19.64	2.55	30.60	4.45	53.40
13	1.57	21.21	2.50	32.50	4.40	57.20
14	1.55	22.76	2.50	35.00	4.35	60.90
15	1.55	24.31	2.50	37.50	4.30	64.50
16	1.55	25.86	2.45	39.20	4.25	68.00
17	1.52	27.38	2.45	41.65	4.20	71.40
18	1.52	28.90	2.45	44.10	4.15	74.70
19	1.52	30.42	2.40	45.60	4.10	77.90
20	1.50	31.20	2.40	48.00	4.05	81.00
21	1.50	32.70	2.40	50.40	4.00	84.00
22	1.50	34.20	2.35	51.70	3.95	86.90
23	1.48	35.68	2.35	54.05	3.90	89.70
24	1.47	37.15	2.35	56.40	3.85	92.40
25	1.47	38.62	2.30	57.50	3.80	95.00
26	1.45	40.07	2.30	59.80		
27	1.45	41.52	2.30	62.10		
28	1.43	42.20	2.25	63.00		
29	1.42	43.00	2.25	65.25		
30	1.40	43.70	2.25	67.50		
31	1.40	45.10	2.20	68.20		
32	1.38	46.50	2.20	70.40		
33	1.37	47.70	2.20	72.60		
34	1.37	49.00	2.15	73.10		
35	1.36	50.45	2.15	75.25		
36	1.36	51.70	2.15	77.40		
37	1.36	52.50	2.10	77.70		
38	1.36	53.00	2.10	79.80		
39	1.35	53.90	2.10	81.90		
40	1.35	54.40	2.05	82.00		
41	1.35	55.75	2.05	84.05		
42	1.34	57.09	2.05	86.10		
43	1.34	58.43	2.02	86.90		
44	1.33	59.76	2.00	88.00		
45	1.33	61.07	2.00	90.00		
46	1.32	61.97	1.96	90.20		
47	1.32	62.70	1.95	91.65		
48	1.31	63.50	1.95	93.60		
49	1.31	64.05				
50	1.30	64.80				
51-60	1.30 - 1.25	65.20 - 70.80				
61-70	1.25 - 1.20	71.00 - 76.20				
71-80	1.20 - 1.10	77.00 - 81.60				
81-90	1.10 - 1.00	82.00 - 86.20				
91-100	1.00 - 0.95	87.00 - 91.40				

Mounting accessories

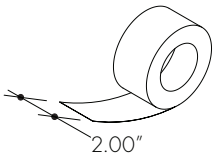
Mounting clip:
recommended at every 12" when LineLED strip is facing down.

Part # CL-1
(will not work with LL36X2)



Heat sink tape:
included with LineLED strip when no extrusions are ordered

Part # HST



Power supply

See fixture and power supply instructions & spec sheet for wiring information. Dimming possible in select models - view Luminii website for list of compatible dimmers.

MODEL	POWER	OUTPUT	DIMMING	LOCATION
PSV	40	24V	U2DIM	D
PSV - PSV Series	**40** - 40 W **60** - 60 W **96** - 96 W	**24** - 24 VDC	**U2DIM** - Dimming 1-10V **U2ND** - Non Dimming	**D** - Dry Location **IP65** - Wet Location

MODEL	POWER	OUTPUT	INPUT
PSD	48	24	
PSD - PSD Series	**48** - 48 W **96** - 96 W **288** - 288 W (3x 96W)	**24** - 24 VDC	**Blank** - 120 V **240** - 240 V **277** - 277 V

MODEL
LTEA4U1UKL-CV240
Lutron -Hi-lume™ 1% 2-wire LED driver (120V forward phase only)

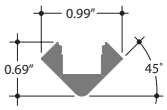
MODEL
L3DA4U1UKL-CV240
Hi-lume™ 1% EcoSystem Voltage LED Driver

MODEL
L3D0-96W24V-U
Hi-lume™ 0.1% EcoSystem Voltage LED Driver with Soft-On, Fade-to-Black™

LineLED Wet | Linear LED strip for wet locations - 24V

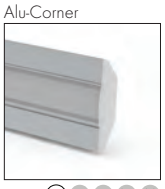
Optional mounting channels - Single row LEDs

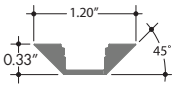
Alu-45



CL HF F N M

Alu-Corner



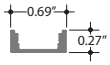


CL HF F N M

Alu-Roun d

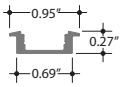
CL F

Slim Line 7



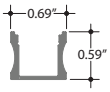
CL HF F N M

Recessed Slim Line 7



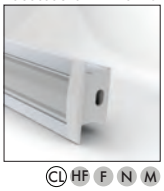
CL HF F N M

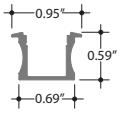
Slim Line 15



CL HF F N M

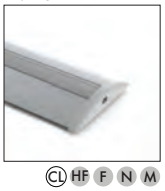
Recessed Slim Line 15

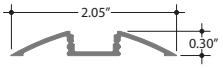




CL HF F N M

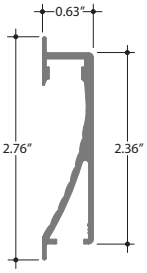
Alu-Fl at





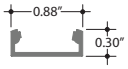
CL HF F N M

Alu-Wall



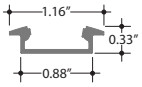
CL F

Slim Wide 8



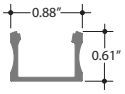
CL F

Recessed Slim Wide



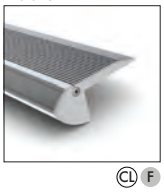
CL F

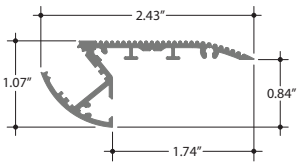
Slim Wide 15



CL F

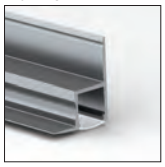
Alu-St air

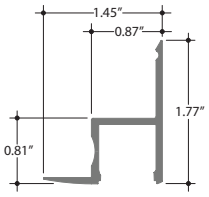




CL F

Alu-ETC





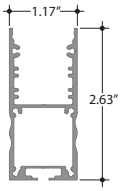
CL F

Lens options

- CL Clear
- F Frosted
- HF Half (50%) frosted
- N Narrow beam frosted
- M Medium beam frosted

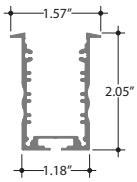
Optional mounting channels - Double row LEDs

Power Line 30



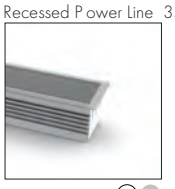
CL F

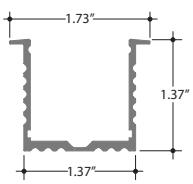
Recessed P ower Line 30



CL F

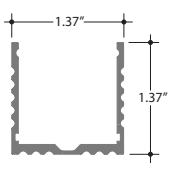
Recessed P ower Line 35





CL F

Power Line 35



CL F

Installation

All mounting channels are field cuttable using miter saw with circular blade suitable for cutting aluminum.

Lenses and endcaps to be siliconed for wet location applications.

Ordering

Extrusions are sold separately. View respective specsheets for details on ordering extrusions and their accessories (endcaps, mounting brackets, etc).

E9

landscapeforms®

SIGNAL

Product Data Sheet

Signal is an important new addition to the 35 Collection of integrated site elements created in collaboration with frog design. A high-performance light for pedestrian and streetscape lighting, it is innovative in technology and design. Its leaf-shaped luminaires are made of cast aluminum and have multiple LED circuit boards, each with its own lens. A reveal between the luminaire head and the LED cartridge reduces weight and dissipates heat. Signal•24 is ideal for 12' and 16' pedestrian applications using 54 LEDs; the Signal•32 is ideal for 20' and 25' streetscape applications using 72 LEDs, each providing the appropriate amount of light for their function. Signal can accommodate multiple luminaires on a single aluminum pole.

LED Technology

Signal luminaires utilize solid state technology so they are the perfect choice for reducing energy costs and minimizing traditional maintenance costs. Each LED array is equipped with a diffused acrylic lens that protects the LED components from the elements and improves the visual experience by reducing glare. By using more LEDs, Signal achieves a greater number of aiming angles for better distribution, putting light only where it is needed. Signal delivers state-of-the-art performance in a ground breaking design.

Lighting Facts®

Landscape Forms is committed to the development of energy efficient lighting. We participate in the Department of Energy Lighting Facts® label program. This activity is voluntary but helps consumers evaluate the multitude of products on the market today. The Lighting Facts® label provides a quick but comprehensive summary of luminaire performance as measured by the IESNA LM-79 photometric test standard for solid state lighting.

Signal•24

Type 4 Distribution

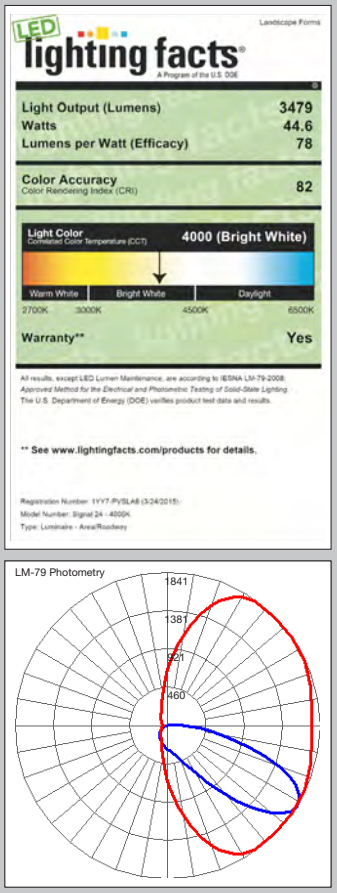
Housing: Cast Aluminum
Lamp: 54 Cree XP-E2 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 250mA
Optic: AWEN™ Optic
Lens: Impact Modified Acrylite®
Power Supply: 100V-277V
LED Driver: TRP LED-50W
Dimmable: 0-10V
BUG Rating: B1 U2 G2
IP Rating: IP67
Weight: 30 lbs (Luminaire Only)

Signal•32

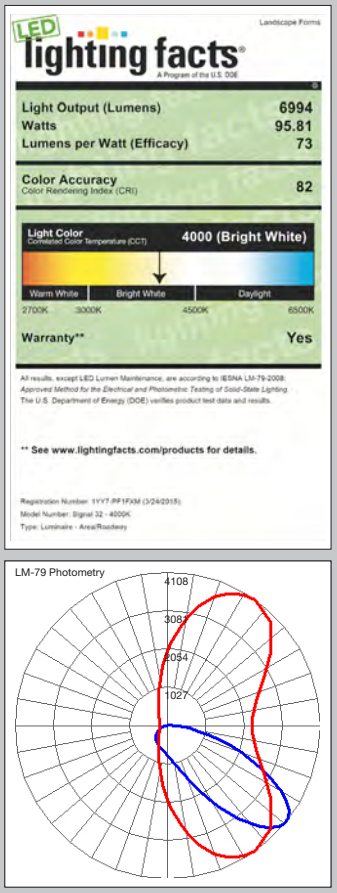
Type 3 Distribution

Housing: Cast Aluminum
Lamp: 72 Cree XP-E2 LEDs
CCT: 3000K, 3500K, 4000K
L70: >100,000 hrs
Drive Current: 390mA
Optic: AWEN™ Optic
Lens: Impact Modified Acrylite®
Power Supply: 100V-277V
LED Driver: TRP PLED-96W
Dimmable: 0-10V
BUG Rating: B1 U2 G2
IP Rating: IP67
Weight: 44 lbs (Luminaire Only)

Signal•24
AE024L4-02F-40K



Signal•32
AE032L3-04F-40K



Visit landscapeforms.com for additional performace data and IES files.

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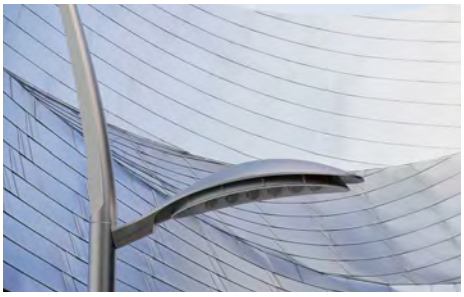
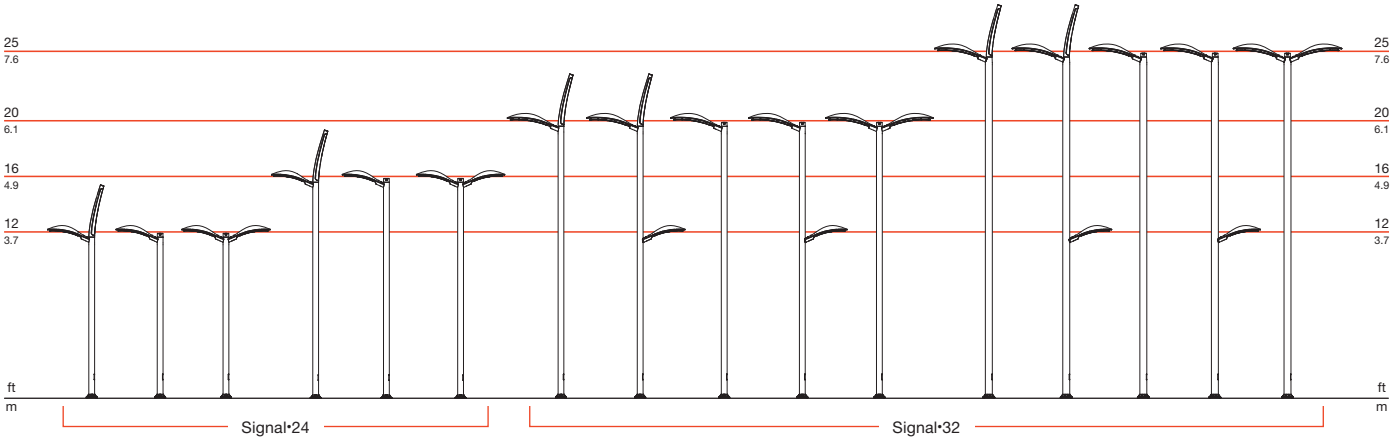
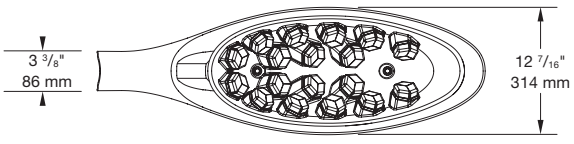
SIGNAL STREETSCAPE AND AREA LED LUMINAIRE

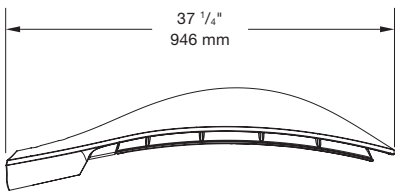
Product Data Sheet



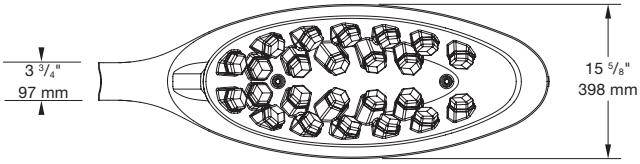


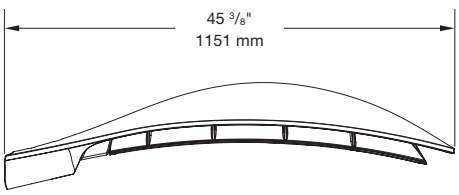
Signal•24





Signal•32





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SIGNAL STREETSCAPE AND AREA LED LUMINAIRE

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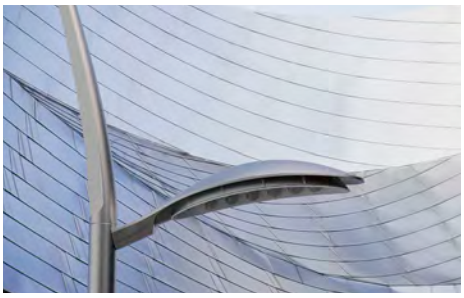


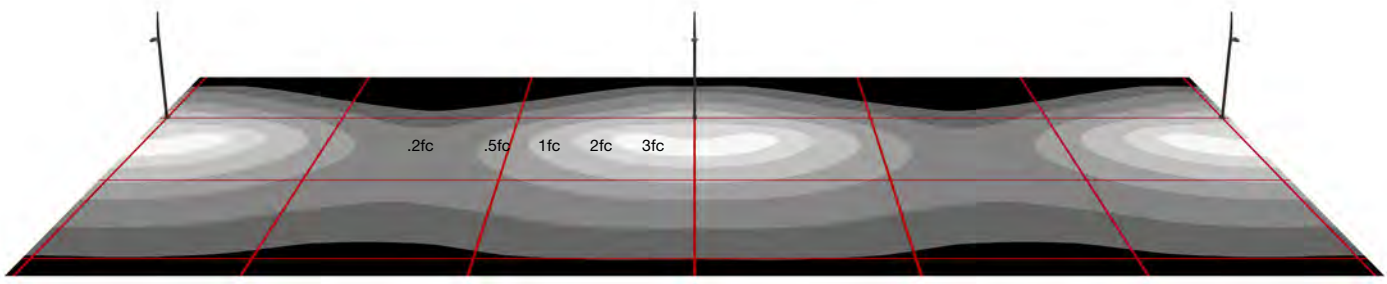
Pole Spacing and Distribution

The Signal•24 luminaire has an IES Type 4 distribution; the Signal•32 luminaire has an IES Type 3 distribution. Signal is capable of meeting or exceeding IESNA standard RP-33 Exterior Environments and DG-5 Walkways and Bikeways. When spaced properly, Signal can also meet the "Special Conditions" criteria for RP-33 and DG-5 Pedestrian Mall and Plaza lighting for applications where increased vertical illumination is needed for facial recognition and safety concerns.

Signal•24

12ft pole

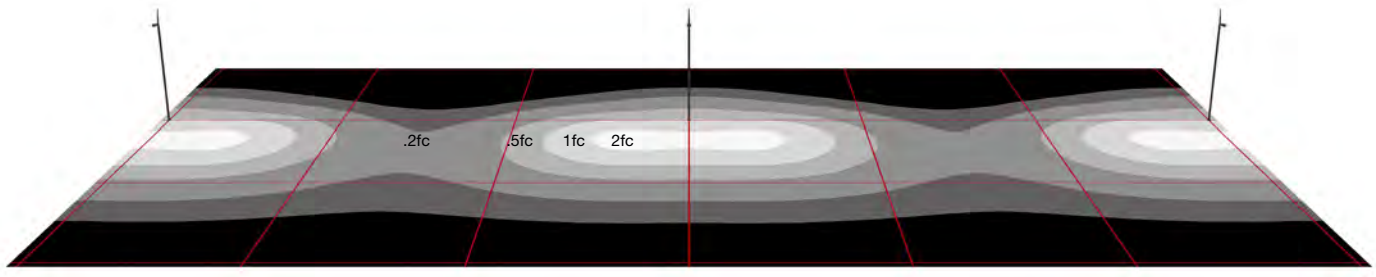
75' Pole Spacing



Signal•32

25ft pole

130' Pole Spacing



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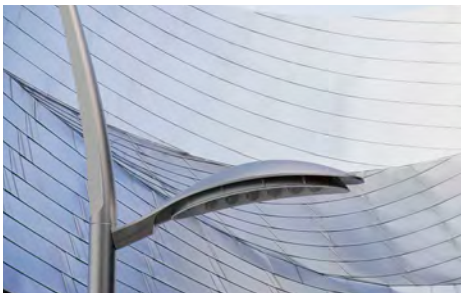
SIGNAL STREETSCAPE AND AREA LED LUMINAIRE

Product Data Sheet

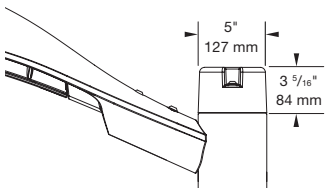


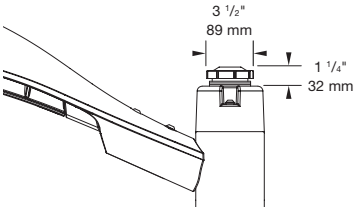
To Order Signal Luminaire

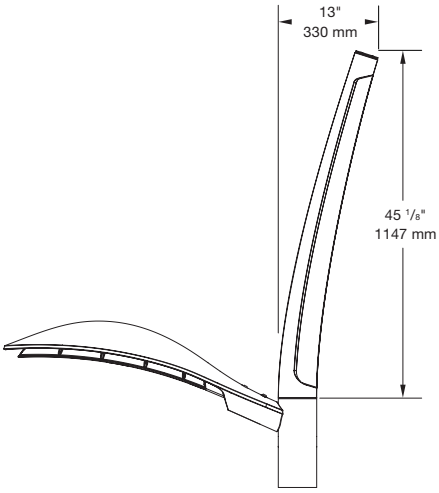
Specify in order: Product, Lamp, Drive Current, Color Temperature, Input Voltage and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage
AE Signal	024L4 (54 LED Type 4) 032L3 (72 LED Type 3)	02F (250 mA) 04F (390 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)

EXAMPLE: AE – 024L4 – 02F – 35K / UV1 – Powdercoat Color







To Order Aluminum Pole and Mounting Option

Specify: Signal pole with desired mounting option and powdercoat color.

Height	Pole	Description	Diameter	Wall Thick	Weight
12 feet	AE60775-01 AE60775-02	(1) Signal•24 luminaire at top (2) Signal•24 luminaires back-to-back at top	5"	.125"	37 lbs 39 lbs
16 feet	AE60906-01 AE60906-02	(1) Signal•24 luminaire at top (2) Signal•24 luminaires back-to-back at top	5"	.125"	46 lbs 48 lbs
20 feet	AE60907-01 AE60907-02 AE60907-03	(1) Signal•32 luminaire at top (2) Signal•32 luminaires back-to-back at top (1) Signal•32, (1) Signal•24 at different heights	5"	.125" .156" .156"	55 lbs 66 lbs 66 lbs
25 feet	AE60776-01 AE60776-02 AE60776-03	(1) Signal•32 luminaire at top (2) Signal•32 luminaires back-to-back at top (1) Signal•32, (1) Signal•24 at different heights	6"	.156”	93 lbs 95 lbs 95 lbs

Pole Options

Specify: Finial or Top Cap with optional twist lock receptacle.

Option*		Part	Description	Dimensions	Weight
Finial*	w/o Twist Lock	94	Pole top finial	5" dia. x 45 1/8"H x 13"D	14 lbs
	with Twist Lock	94T	Pole top finial with integrated twist lock	5" dia. x 46 3/8"H x 13"D	16 lbs
Top Cap**	w/o Twist Lock	88	Pole top cap	5" dia. x 3 5/16"H x 13" D	2 lbs
	with Twist Lock	88T	Pole top cap with integrated twist lock	5" dia. x 4 9/16"H x 13"D	3 lbs

EXAMPLE: AE60906-02 – 94T

* Additional custom options available.

* Not available with back-to-back mounting.

** Not available when selecting finial option.

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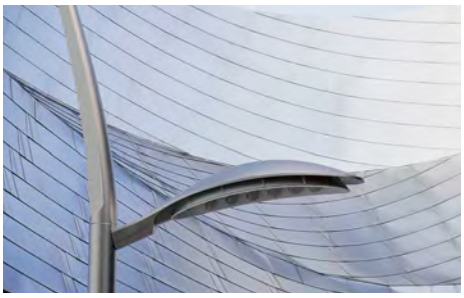
SIGNAL STREETSCAPE AND AREA LED LUMINAIRE

Product Data Sheet



Finish

Pangard II® polyester powdercoat finish, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading. Pangard II® contains no heavy metals is HAPs-free and has extremely low VOCs.

Warranty

LED lighting products are warranted for six years.

Other

UL Listed, RoHS
US Patent D718,483

Designed by frog design

Visit our landscapeforms.com for more information. Specifications are subject to change without notice.
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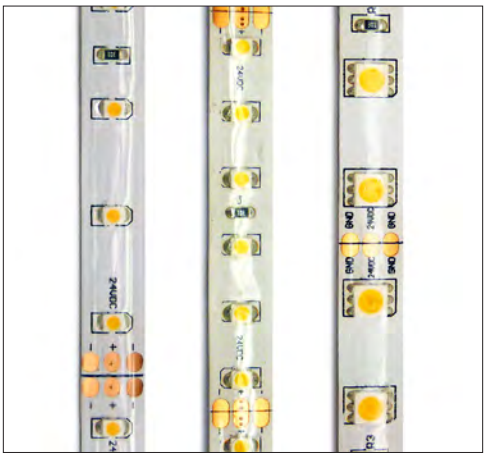
E10

LineLED Wet | Linear LED strip for wet locations - 24V

luminii



Applications: Indoor / outdoor use for under / above cabinet, cove lighting, counter accent, architectural accents, under banisters, display and book cases, decks, gazebos, barbeque stations and wet bars.

LineLED Wet is a new small profile, more energy efficient LED strip for wet locations. The LineLED Wet has superior light output, a durable but flexible circuit board and it is very easy to install.

Due to the sealing bond needed to guarantee the wet-rating, exact lengths are required to order the LineLED Wet. Extending and turning corners in the field require custom production.

Avoid direct sunlight and UV ray exposure. UV protection required. If the LineLED Wet is enclosed in the Luminii provided extrusions (page 3) no extra UV protection is required other than the provided lens.

LineLED Wet is not suitable for applications where LEDs can become submerged.

Operating voltage
24 VDC

Operating temperature
-40˚F to 140˚F (-40˚C to 60˚C)

Beam Angle
120˚

Average life
50,000 hours

Mounting
LLED strip is equipped with 3M self-adhesive tape. The strip must be adhered to either a Luminii aluminum profile or an unpainted aluminum surface. For other surfaces the HST Aluminum heat sink tape will be required to reach the rated 50,000 hours average life

Approvals
IP65, ETL Class II wet listed

c UL us LISTED

c ETL us Intertek

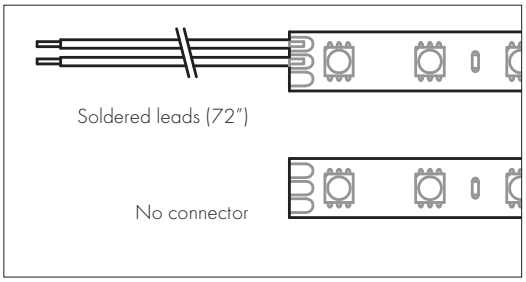
CE

dimmable

Technical specifications

MODELS	LL18WET	LL30WET	LLX18WET
LEDs/ft	18	30	18
Light output of 3100 K	115 lum/ft	207 lum/ft	343 lum/ft
Averagepower consumption (for 15' section)	1.5 W/ft	2.5 W/ft	4.3 W/ft
Ordering increment	4.00"	2.50"	4.00"
Maximum run length	100 ft	48 ft	25 ft
Dimensions	0.39" W 0.13" H	0.45" W 0.09" H	0.39" W 0.09" H

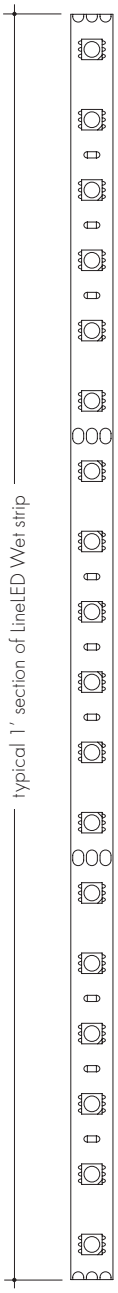
SECTION START/END OPTIONS



Ordering code

MODEL		COLOR TEMPERATURE		SECTION START		SECTION END		LENGTH
LL18WET	–	27K	–	SL	–	NC	–	
LL18WET LL30WET LLX18WET		**27K** - 2700K **31K** - 3100K **34K** - 3400K **37K** - 3700K **46K** - 4600K		**SL** - Soldered wire leads (72")		**SL** - Soldered wire leads (72") **NC** - No connector		view table above for increment options and maximum run limits

Power consumption per linear foot - loads tested with PSD series of power supplies (page3)

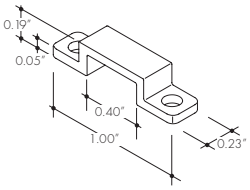


Length of strip (LF)	LL18		LL30		LLX18	
	W/ft	Total wattage	W/ft	Total wattage	W/ft	Total wattage
1	1.65	1.65	2.70	2.70	5.00	5.00
2	1.65	3.30	2.70	5.40	4.95	9.90
3	1.65	4.95	2.70	8.10	4.90	14.70
4	1.63	6.58	2.65	10.60	4.85	19.40
5	1.63	8.21	2.65	13.25	4.80	24.00
6	1.62	9.83	2.65	15.90	4.75	28.50
7	1.62	11.45	2.60	18.20	4.70	32.90
8	1.62	13.07	2.60	20.80	4.65	37.20
9	1.60	14.67	2.60	23.40	4.60	41.40
10	1.60	16.50	2.55	25.50	4.55	45.50
11	1.57	18.07	2.55	28.05	4.50	49.50
12	1.57	19.64	2.55	30.60	4.45	53.40
13	1.57	21.21	2.50	32.50	4.40	57.20
14	1.55	22.76	2.50	35.00	4.35	60.90
15	1.55	24.31	2.50	37.50	4.30	64.50
16	1.55	25.86	2.45	39.20	4.25	68.00
17	1.52	27.38	2.45	41.65	4.20	71.40
18	1.52	28.90	2.45	44.10	4.15	74.70
19	1.52	30.42	2.40	45.60	4.10	77.90
20	1.50	31.20	2.40	48.00	4.05	81.00
21	1.50	32.70	2.40	50.40	4.00	84.00
22	1.50	34.20	2.35	51.70	3.95	86.90
23	1.48	35.68	2.35	54.05	3.90	89.70
24	1.47	37.15	2.35	56.40	3.85	92.40
25	1.47	38.62	2.30	57.50	3.80	95.00
26	1.45	40.07	2.30	59.80		
27	1.45	41.52	2.30	62.10		
28	1.43	42.20	2.25	63.00		
29	1.42	43.00	2.25	65.25		
30	1.40	43.70	2.25	67.50		
31	1.40	45.10	2.20	68.20		
32	1.38	46.50	2.20	70.40		
33	1.37	47.70	2.20	72.60		
34	1.37	49.00	2.15	73.10		
35	1.36	50.45	2.15	75.25		
36	1.36	51.70	2.15	77.40		
37	1.36	52.50	2.10	77.70		
38	1.36	53.00	2.10	79.80		
39	1.35	53.90	2.10	81.90		
40	1.35	54.40	2.05	82.00		
41	1.35	55.75	2.05	84.05		
42	1.34	57.09	2.05	86.10		
43	1.34	58.43	2.02	86.90		
44	1.33	59.76	2.00	88.00		
45	1.33	61.07	2.00	90.00		
46	1.32	61.97	1.96	90.20		
47	1.32	62.70	1.95	91.65		
48	1.31	63.50	1.95	93.60		
49	1.31	64.05				
50	1.30	64.80				
51-60	1.30 - 1.25	65.20 - 70.80				
61-70	1.25 - 1.20	71.00 - 76.20				
71-80	1.20 - 1.10	77.00 - 81.60				
81-90	1.10 - 1.00	82.00 - 86.20				
91-100	1.00 - 0.95	87.00 - 91.40				

Mounting accessories

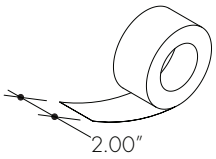
Mounting clip:
recommended at every 12" when LineLED strip is facing down.

Part # CL-1
(will not work with LL36X2)



Heat sink tape:
included with LineLED strip when no extrusions are ordered

Part # HST



Power supply

See fixture and power supply instructions & spec sheet for wiring information. Dimming possible in select models - view Luminii website for list of compatible dimmers.

MODEL	POWER	OUTPUT	DIMMING	LOCATION
PSV	40	24V	U2DIM	D
PSV - PSV Series	**40** - 40 W **60** - 60 W **96** - 96 W	**24** - 24 VDC	**U2DIM** - Dimming 1-10V **U2ND** - Non Dimming	**D** - Dry Location **IP65** - Wet Location

MODEL	POWER	OUTPUT	INPUT
PSD	48	24	
PSD - PSD Series	**48** - 48 W **96** - 96 W **288** - 288 W (3x 96W)	**24** - 24 VDC	**Blank** - 120 V **240** - 240 V **277** - 277 V

MODEL
LTEA4U1UKL-CV240
Lutron -Hi-lume™ 1% 2-wire LED driver (120V forward phase only)

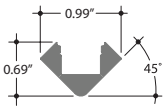
MODEL
L3DA4U1UKL-CV240
Hi-lume™ 1% EcoSystem Voltage LED Driver

MODEL
L3D0-96W24V-U
Hi-lume™ 0.1% EcoSystem Voltage LED Driver with Soft-On, Fade-to-Black™

LineLED Wet | Linear LED strip for wet locations - 24V

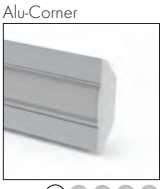
Optional mounting channels - Single row LEDs

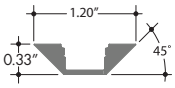
Alu-45



CL HF F N M

Alu-Corner



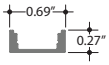


CL HF F N M

Alu-Roun d

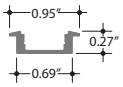
CL F

Slim Line 7



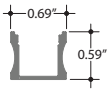
CL HF F N M

Recessed Slim Line 7



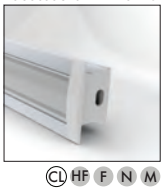
CL HF F N M

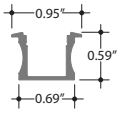
Slim Line 15



CL HF F N M

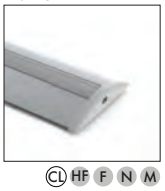
Recessed Slim Line 15

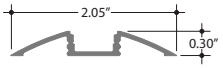




CL HF F N M

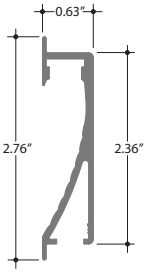
Alu-Fl at





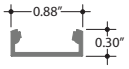
CL HF F N M

Alu-Wall



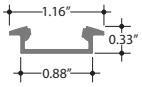
CL F

Slim Wide 8



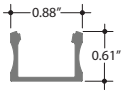
CL F

Recessed Slim Wide



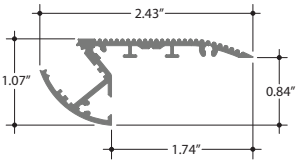
CL F

Slim Wide 15



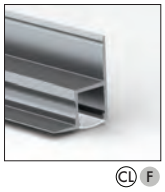
CL F

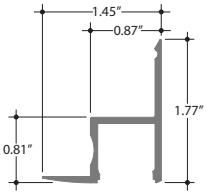
Alu-St air



CL F

Alu-ETC





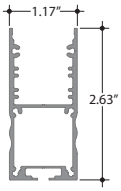
CL F

Lens options

- CL Clear
- F Frosted
- HF Half (50%) frosted
- N Narrow beam frosted
- M Medium beam frosted

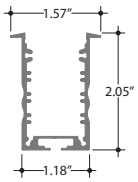
Optional mounting channels - Double row LEDs

Power Line 30



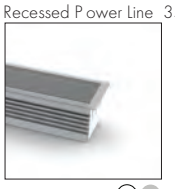
CL F

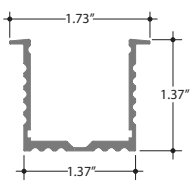
Recessed P ower Line 30



CL F

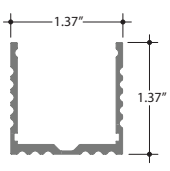
Recessed P ower Line 35





CL F

Power Line 35



CL F

Installation

All mounting channels are field cuttable using miter saw with circular blade suitable for cutting aluminum.

Lenses and endcaps to be siliconed for wet location applications.

Ordering

Extrusions are sold separately. View respective specsheets for details on ordering extrusions and their accessories (endcaps, mounting brackets, etc).

E11

LED wall luminaires with directed light

Housing: One piece die-cast aluminum for direct attachment to a BEGA 545 small opening wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by a captive, stainless steel set screws threaded into a stainless steel insert. Matte safety glass. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 4.3W LED luminaire, 6 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

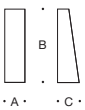
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 1.1 lbs.

Luminaire Lumens: 153
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



		Lamp	A	B	C	Required wiring box
33514	ADA	4.2W LED	2 1/8	7 7/8	2 3/8	**19545**

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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E12

COOLEDGE

CEILING TILE PREMIUM SPECIFICATION

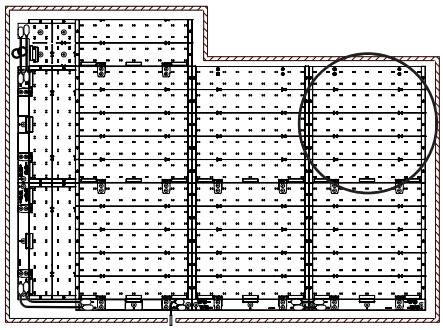
Project:	
Specified by:	
Date:	
Type:	

SUMMARY

Color tunable backlighting for luminous ceilings.

GENERAL

Location:	Indoor, dry location only
Operating Temperature:	0-40C (32-104F)
Humidity:	90% maximum relative (non-condensing)
Dimensions:	12″ x 12″ (to be installed on 12″ centerline spacing)
Connections:	Simple snap connectors
Material:	Flexible Polyimide
Finish:	Diffuse white
Mounting:	Holes provided for 6-32 (M4) mechanical fasteners (appropriate for mounting surface)
Operating Voltage:	58VDC
Safety:	No mercury, UV, or IR

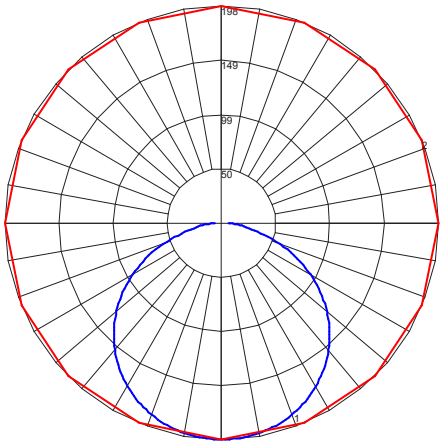


PHOTOMETRICS

IES files available at cooledgelighting.com

Light Output (lm):	600, 300, 150 (Constant light output through CCT range)
Correlated Color Temp. (CCT):	Tunable between 2700K-5700K
Color Rendering Index (CRI):	>90
Color Uniformity:	Typical 2 SDCM
Lumen Maintenance:	L80 = 75,000 hr (Based on LM-80 data & TM-21 calculations)

Light Output (lm)	Model	CCT	Power (W)
600	C-TILE-PRM-600-K__	2700K 5700K	5.8 5.0
300	C-TILE-PRM-300-K__	2700K 5700K	2.8 2.4
150	C-TILE-PRM-150-K__	2700K 5700K	1.4 1.2



Distribution: Lambertian

Maximum Candela = 99.22 Located At Horizontal Angle = 67.5, Vertical Angle = 1

— # 1 - Vertical Plane Through Horizontal Angles (67.5 - 247.5) (Through Max. Cd.)

— # 2 - Horizontal Cone Through Vertical Angle (1) (Through Max. Cd.)

E12

ORDERING CODES

C	TILE	PRM		K27/57

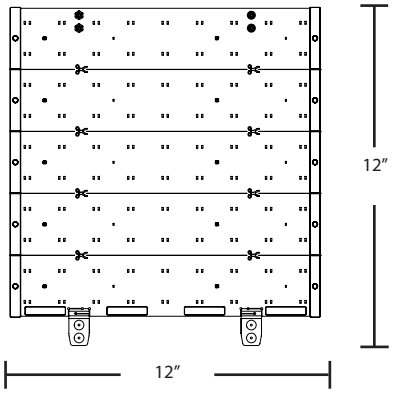
1. Range	2. Product	3. Level	4. Flux	5.CCT
C = Ceiling W = Wall D = Display	TILE	STD = Standard PLS = Standard Plus PRM = Premium	150 = 150lm 300 = 300lm 600 = 600lm	27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K 57 = 5700K 27/57 = Tunable between 2700K-5700K

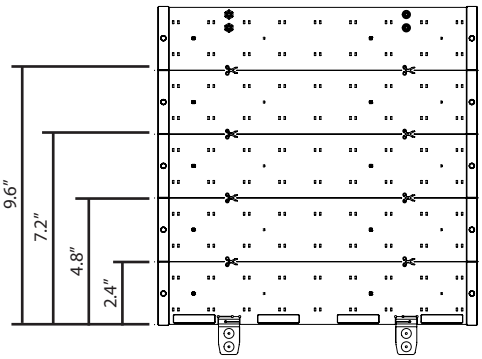
Example: C-TILE-PRM-300-27/57

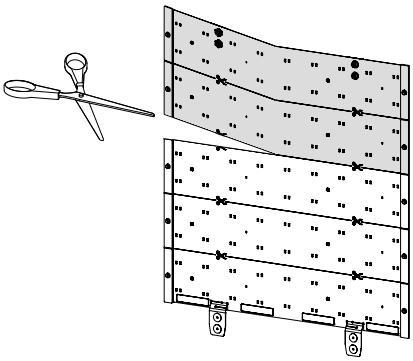
ACCESSORIES

Mandatory Accessories	Optional Accessories
Class 2 UL Listed LED driver(s): max. 90W with color tunable unit TILE Premium Connector Kit(s) TILE Premium Starter Cable(s)	TILE Corner Kit(s) Extension Cable(s)

DIMENSIONS







CE

UL LISTED

RoHS

EN 60598 Compliant (as a system)

5 YEAR WARRANTY

5 Year Limited Warranty:
Parts and workmanship when used with a Cooledge approved power supply

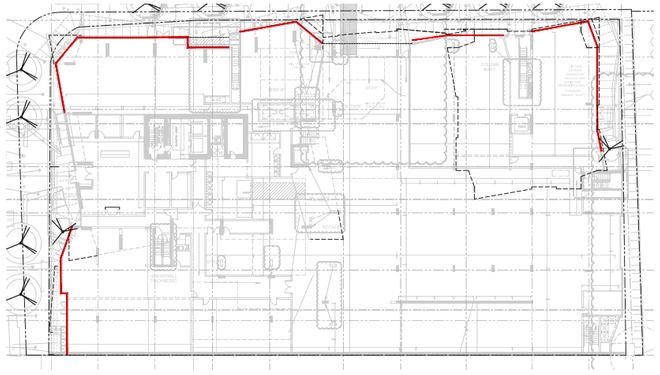
Cooledge Lighting Inc.
120-13551 Commerce Parkway
Richmond, BC V6V 2L1 Canada

O +1 604 273 2665
F +1 604 273 2660
T +1 844 455 4448
W cooledgelighting.com

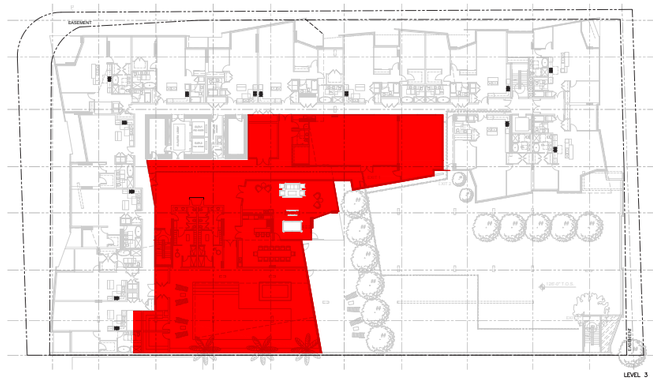
Cooledge Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

ATTACHMENT B
(FAR and Amenity Calculations)

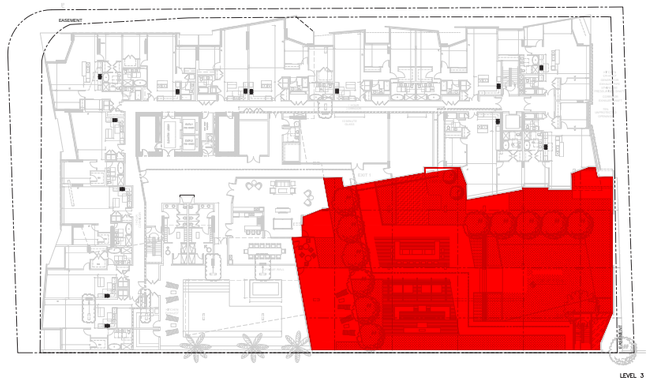
6.7 AMENITY FAR BONUS CALCULATIONS

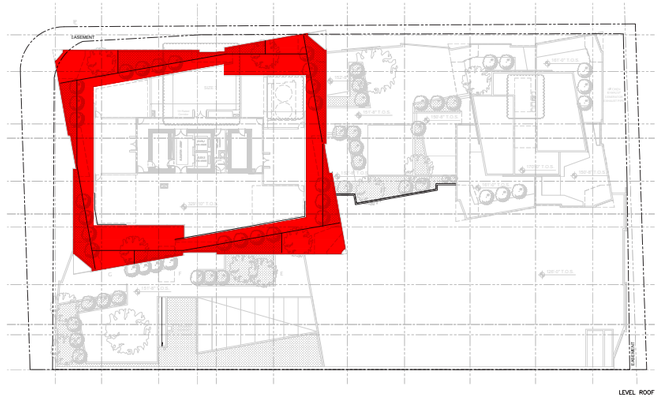


1 PEDESTRIAN ORIENTED FRONTAGE – 368 LF

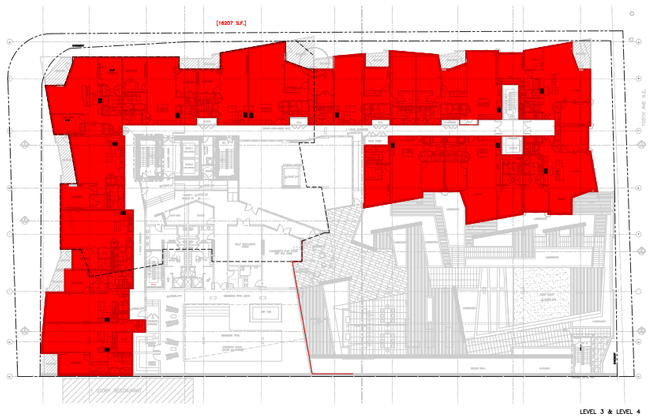


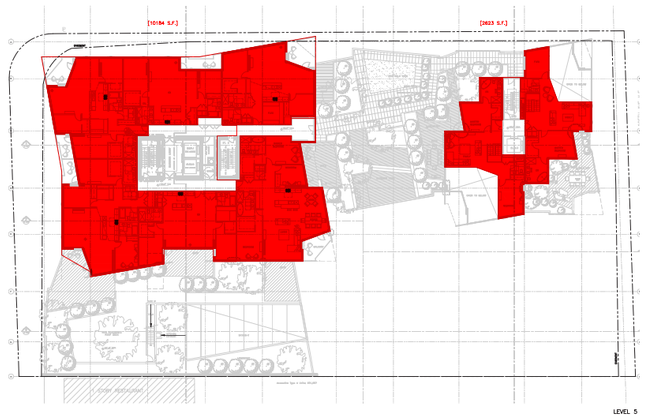
9 ACTIVE RECREATION AREA – 10,542 SF

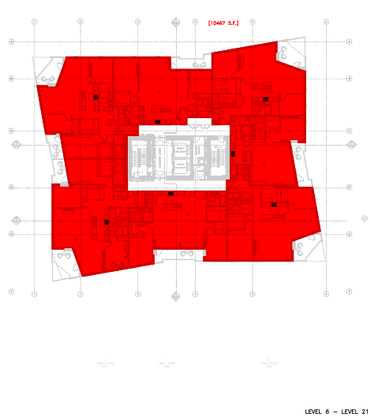




8 LANDSCAPE AREA – 34,527 SF

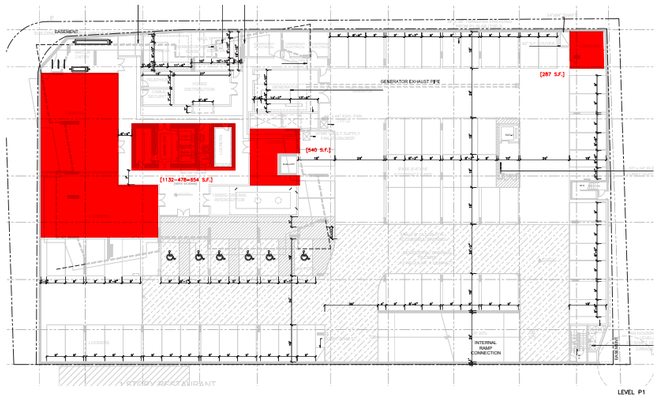


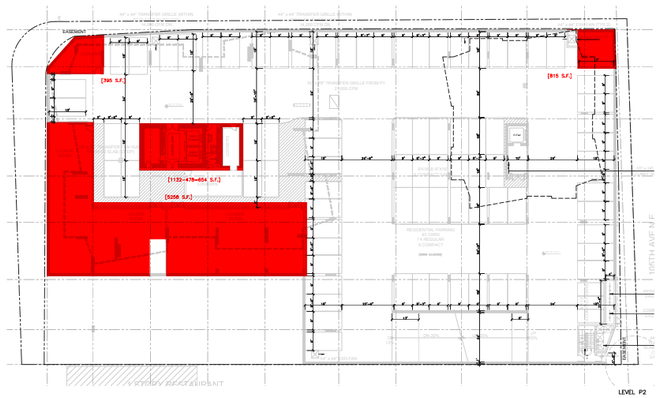




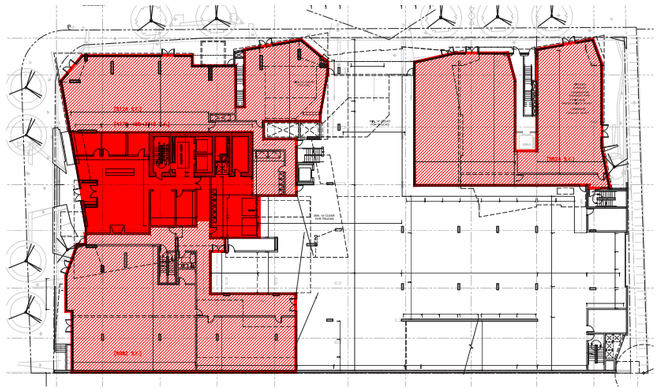
10 RESIDENTIAL USES – 233796 SF

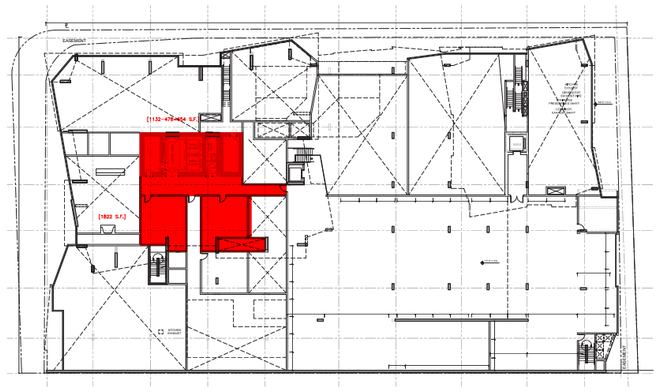
6.7.1 AMENITY FAR BONUS CALCULATIONS, continued



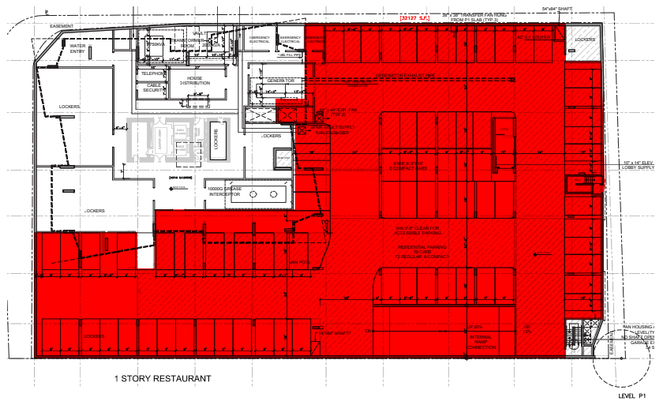


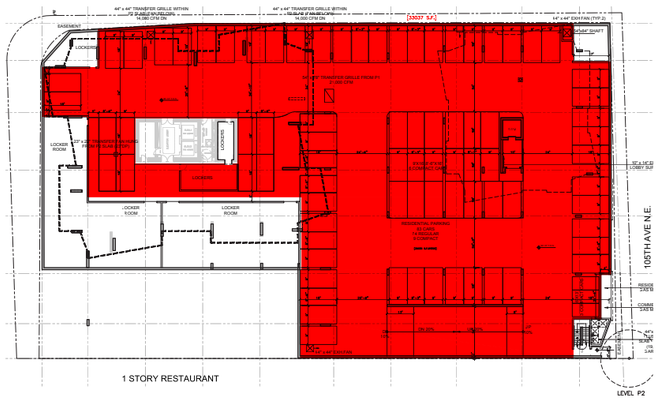
10 RESIDENTIAL USES – (CONTINUE)

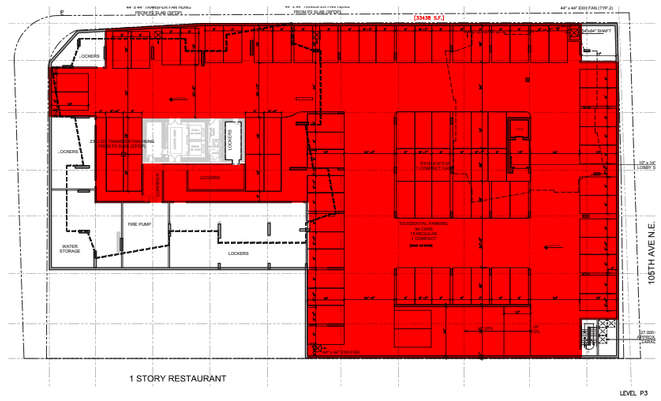




10 RESIDENTIAL USES – (CONTINUE)

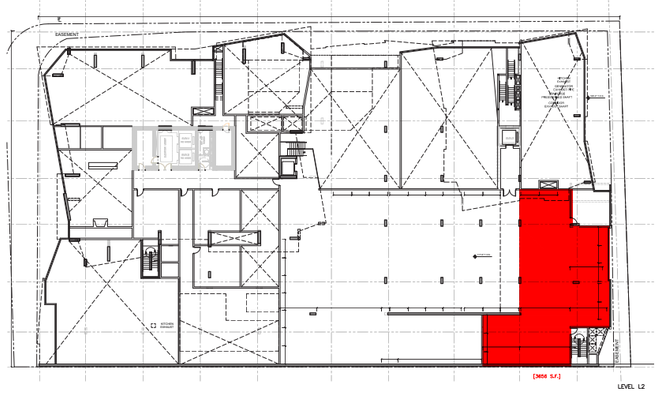




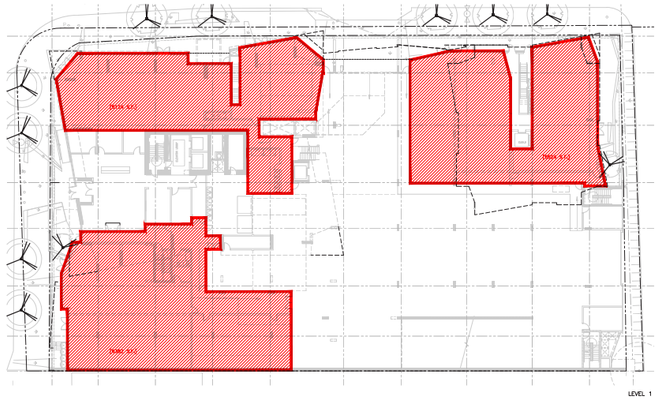


11 UNDERGROUND PARKING – 98,602 SF

6.7.2 AMENITY FAR BONUS CALCULATIONS, continued



12 ABOVE GRADE PARKING LOCATED UNDER PRINCIPAL USE RESIDENTIAL – 3,656 SF



13 FLOOR AREA EXEMPT FROM FAR – 6382+5124+5524=17030 SF

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL

PROJECT NAME: **120 Bellevue Way** **District: DNTN-MU** **Project Number:** **15-124509 LD**
Location: 120 Bellevue Way Residential/Non Residential: Residential Date Prepared: 2015_0817
Lot Area (SF): 50,512 Project Limits (Net On-Site Land Area) (SF): **50,512**

FAR CALCULATIONS	Basic	Maximum (Y)
Allowable Floor Area Ratio, Residential (FAR)	2.0	5.0
Allowable Floor Area	**101,024**	252,560
Minimum Basic Required Amenity Floor Area (.2 x2 x Project Limit)	20,205	

AMENITIES (See LUC, Design Criteria, Pp 124-132)

	Unit of Measure	Bonus Per Unit	Maximum Points (B)	Area or Value	
BASIC REQUIRED AMENITIES					
Pedestrian Oriented Frontage*	1 lf	100.0	n/a	368	36,800
Pedestrian Oriented Frontage**	1 lf	50.0	n/a	0	0
Landscape Feature	1 sf	8.0	8,000	0	0
Landscape Feature off Intersection	1 sf	4.0	4,000	0	0
Arcade	1 sf	4.0	n/a	0	0
Arcade Level 2	1 sf	2.0	n/a	0	0
Marquee	1 sf	2.0	n/a	0	0
Awning	1 sf	0.5	n/a	0	0
Sculpture or Artwork	$100	5.0	n/a	$0	0
Water Feature	$100	8.0	n/a	$0	0
Earned Basic Amenity Points					36,800
MAJOR PUBLIC OPEN SPACE / PEDESTRIAN CORRIDOR BONUS					
Major Public Open Space	1 sf	16.0	n/a	0	0
Major Pedestrican Corridor Bonus	1 sf	16.0	n/a	0	0
					0
ADDITIONAL BONUS AMENITIES					
Exterior Plaza	1 sf	6.0	30,000	0	0
Enclosed Plaza	1 sf	4.0	n/a	0	0
Landscape Area	1 sf	1.0	n/a	34,527	34,527
Active Recreation Area	1 sf	1.0	n/a	10,542	10,542
Residential Uses***	1 sf	2.0	n/a	233,796	467,592
Underground Parking	1 sf	0.5	n/a	98,602	49,301
Above Grade Parking, Residential	1 sf	4.0	n/a	3,656	14,624
Public Meeting Rooms	1 sf	2.0	n/a	0	0
Child Care Services*	1 sf	8.0	n/a	0	0
Retail Food*	1 sf	2.0	60,000	0	0
Public Restrooms	1 sf	4.0	n/a	0	0
Performing Arts Space	1 sf	10.0	100,000	0	0
Space for Non-Profit Social Services	1 sf	4.0	20,000	0	0
Park Property Donation	1 sf	4.0	n/a	0	0
Residential Entry Courtyard	1 sf	4.0	6,000	0	0
TOTAL EARNED ADDITIONAL AMENITY BONUS POINTS					576,586
TOTAL EARNED AMENITY POINTS					613,386

PROJECT PROGRAM		
Proposed Building Gross Floor Area	**269,590**	
Floor Area Exempt from FAR	17,030	
Gross Floor Area for FAR Calculation	**252,560**	
Maximum Allowable Building Floor Area		252,560

ANALYSIS OF AMENITY BONUS POINTS	
Earned Basic Amenity Points	36,800
Required Basic Amenity Points	20,205
Surplus Basic Amenity Points	16,595
Earned Public Open Space / Pedestrian Corridor Points	0
Earned Additional Amenity Points	576,586
Total Bonus Points Provided (Surplus Basic + Earned Additonal)	593,181
Bonus Points Required (GFA - Basic Allowable Floor Area)	151,536
Total Surplus Amenity Bonus Points	441,645

Transferable Bonus Points Available	
MPOS Points Available for Transfer after fulfilling Basic Requirements	0
Major Pedestrian Corridor Points Available for Transfer	0
Additional Bonus Amenities Available for Transfer	441,645
Total Amenity Bonus Points for Transfer	441,645

FAR for Project 5.00

* POF Located on the ground level or upper level within the City Center District
** POF located at the upper level outside the City Center District
*** See LUC 20.25A.090.E.7 for special bonus provisions for Perimeter Design District Subdistrict C.

0 CALCULATION CHART

ATTACHMENT C
(Certificate of Concurrency)

CERTIFICATE OF CONCURRENCY

BOSA – BELLEVUE WAY

This certificate documents the Transportation Department Director's decision that the development project at 120 Bellevue Way (Design Review File No. 15-124509 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 74 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

9/15/16

Date

Certificate No. 97