30th St Warehouse Conditional Use Permit

13312 - SE 30th St - Bellevue WA 98005

ABBREVIATIONS

@	AT	INSUL.	INSULATION
A.B.	ANCHOR BOLT	INT.	INTERIOR
A.D.	AREA DRAIN	JT.	JOINT
ADDN'L	ADDITIONAL	M.O.	MASONRY OPENING
ADJ	ADJACENT	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	MBR.	MEMBER
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ARCH.	ARCHITECT	MIN.	MINIMUM
A.C.	ASPHALTIC CONCRETE	MISC.	MISCELLANEOUS
ASSY	ASSEMBLY	MTL.	METAL
A.B.	ANCHOR BOLT	N.I.C.	NOT IN CONTRACT
B.O.	BOTTOM OF	N.P.O.P.	NOT PART OF PERMIT
BD.	BOARD	N.T.S.	NOT TO SCALE
BIT.	BITUMEN(OUS)	NAT.	NATURAL
BLDG.	BUILDING	NOM.	NOMINAL
BLKG.	BLOCKING	O/	OVER
BM.	BEAM	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
C.B.	CATCH BASIN	O.H.	OVERHEAD
IBC	INTERNATIONAL BUILDING CODE	OPEN'G	OPENING
IRC	INTERNATIONAL RESIDENTIAL CODE	OPP.	OPPOSITE
IMC	INTERNATIONAL MECHANICAL CODE	P.LAM.	PLASTIC LAMINATE
UPC	UNIFORM PLUMBING CODE	P.T.	PRESSURE TREATED
WSEC	WASHINGTON STATE ENERGY CODE	PAR.	PARAPET
IFC	INTERNATIONAL FIRE CODE	PART'N	PARTITION
IMC	INTERNATIONAL MECHANICAL CODE	PL.	PLATE
C.T.	CERAMIC TILE	PLY.	PLYWOOD
CEM.	CEMENT	PR.	PAIR
CL.	CENTERLINE	PRPT.	PARAPET
CLG.	CEILING	R.O.	ROUGH OPENING
CLR.	CLEAR	R.	RADIUS
COL.	COLUMN	R.C.P.	REFLECTED CEILING PLAN
COMP.	COMPOSITION	R.D.	ROOF DRAIN
CONC.	CONCRETE	REF.	REFERENCE
CONSTR.	CONSTRUCTION	REINF.	REINFORCEMENT
CONT.	CONTINUOUS	REQ'D	REQUIRED
CONTR.	CONTRACTOR	RF'G	ROOFING
CPT.	CARPET	RM.	ROOM
CTR.	CENTER	S.B.	SANDBLASTED
DBL	DOUBLE	S.D.	STORM DRAIN
D.F.	DOUGLAS FIR	S.C.	SOLID CORE
DIA.	DIAMETER	S.S.	STAINLESS STEEL
DIM.	DIMENSION	SCH.	SCHEDULE
DN.	DOWN	SHT.	SHEET
DR.	DOOR	SIM.	SIMILAR
D.S.	DOWNSPOUT	SPEC.	SPECIFICATION
DTL.	DETAIL	SPEC'D	SPECIFIED
DWG.	DRAWING	SQ.	SQUARE
EA.	EACH	STD.	STANDARD
ELEC.	ELECTRICAL	STRUCT.	STRUCTURAL
EL.	ELEVATION	SUSP.	SUSPENDED
ENCL.	ENCLOSURE	TEMP.	TEMPERED
EQ.	EQUAL	T.O.	TOP OF
EXIST.	EXISTING	THK.	THICKNESS
EXP.	EXPANSION	TYP.	TYPICAL
EXT.	EXTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
F.D.	FLOOR DRAIN	VERT.	VERTICAL
FDN.	FOUNDATION	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
FIN.	FINISH	V.T.O.	VENT TO OUTSIDE
FF.	FINISHED FLOOR	W.C.	WATER CLOSET
FL.	FLOOR	W/O	WITHOUT
FLSHG.	FINISH	W/	WITH
F.O.C.	FLASHING	W/I	WITHIN
F.O.M.	FACE OF CONCRETE	WP.	WATERPROOF
F.O.S.	FACE OF MASONRY	WR.	WATER RESISTANT
FRMG.	FACE OF STUD	WD.	WOOD
FT.	FRAMING		
GA.	FOOT/FEET		
GYP.	GAUGE		
H.B.	GYPSUM		
H.C.	HOSE BIB		
HC	HOLLOW CORE		
H.M.	HOLLOW METAL		
HDR.	HEADER		
HORIZ.	HORIZONTAL		
HT.	HEIGHT		
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION		

FIRE DEPT. NOTES

1. ALL CODE REFERENCES ARE TO BE IN COMPLIANCE WITH 2012 EDITION:
   - PART 1 WASHINGTON ADMINISTRATIVE CODE (WAC)
   - PART 2 INTERNATIONAL BUILDING CODE (IBC)
   - PART 3 WASHINGTON STATE ENERGY CODE (WSEC)
   - PART 4 INTERNATIONAL MECHANICAL CODE (IMC)
   - PART 5 UNIFORM PLUMBING CODE (UPC)
   - PART 9 INTERNATIONAL FIRE CODE (IFC)
2. FIRE DEPARTMENT INSPECTIONS AREA REQUIRED. SCHEDULE ALL INSPECTIONS 2 DAYS IN ADVANCE WITH THE CITY OF BELLEVUE FIRE DEPARTMENT.
3. THIS PLAN REVIEW OR APPROVAL ENCOMPASSES THE TENANT IMPROVEMENT PLANS ONLY. (IF REQUIRED) FIRE SPRINKLER SYSTEM(S), ALARM SYSTEM(S), HOOD SYSTEM(S), UNDERGROUND FIRE LINES AND/OR ANY OTHER FIRE PROTECTION SYSTEM OR REQUIRED FIRE DEPARTMENT PERMIT(S), REQUIRES A SEPARATE PLAN SUBMITTAL AND ARE NOT ENCOMPASSED IN THIS PLAN REVIEW OR APPROVAL. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK, IFC, CHAPTER 9, SECTION 901.2
4. EVERY ROOM SPACE THAT IS IN AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE SUBMITTED TO THE CITY OF BELLEVUE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION OR ALTERATION(S). IFC, CHAPTER 9, SECTION 901.2
5. EVERY ROOM SPACE THAT IS IN AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE SUBMITTED TO THE CITY OF BELLEVUE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION OR ALTERATION(S). IFC, CHAPTER 9, SECTION 901.2
6. SIGNAGE ABOVE MAIN EXIT DOORS WITH ONE-INCH LETTERS IS TO READ, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". IFC CHAPTER 10.
7. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER IFC CHAPTER 9, SECTION 906.

PROJECT DIRECTORY

OWNER/MANAGEMENT TEAM:
J.G. FLAGSTAFF LLC
400 112TH AVE NE #230
BELLEVUE, WA 98104
CONTACT: WALTER SCOTT
LEGACY COMMERCIAL
425-450-2336

ENGINEER/ ARCHITECT:
AVALON PROJECT
1603 116TH AVE NE, STE 115
BELLEVUE, WA 98004
CONTACT: GLEN MERKEL
TEL. NO. 425-454-2331
EMAIL. GLEN@AVALONPROJECT.US

OCCUPANT LOAD CALC.

SECTION 1004 OCCUPANT LOAD IBC 2012

FIRST FLOOR (WAREHOUSE)

FLOOR AREA: 21,580/500 (43 max.)

FIRST SECOND FLOOR (OFFICE)

FLOOR AREA: 7680/100 (76 max.)

PROJECT DATA

PROJECT SCOPE: 30TH STREET WAREHOUSE BUILDING

ADDRESS: 13312 - SE 30TH ST BELLEVUE, WA

LEGAL DESCRIPTION: MERCER SLOUGH GARDENTRS LOT 2 BELLEVUE SP #80-01 REC # 8005289004 SD SP DAF S 1/2 TR 19 MERCER SLOUGH GARDEN TRS LESS E 30 FT THOF LESS ST PLAT LOT 19

ASSESSOR PARCEL: 545330-0167

GENERAL PLAN DESIGNATION:

ZONING:

ZONING DESIGNATION:	LC
EXISTING USE:	BUSINESS - MECHANIC SERVICE CENTER
DESCRIPTION OF NEW USE:	BUSINESS
OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	YES
STORIES:	2

SQUARE FOOTAGE TOTALS:

SITE AREA: 51,836 SF (1.19 ac)

MAIN FLOOR (INDUSTRIAL): 21,580 SF
MAIN/SECOND FLOOR: (WAREHOUSE OFFICE) 7,680 SF } 29,260 SF
FIRST 3840 SF
SECOND 3840 SF

PARKING REQUIRED: CITY OF BELLEVUE REQUIREMENTS

FOR GENERAL OFFICE USE = 4 SPACE(S) : 1000 NSF

TOTAL PARKING REQUIRED: 7,000 * 4 SF / 1000 SF. = 28 PARKING STALLS

TOTAL PARKING PROVIDED: (PRE EXISTING (APPROVED)) = 40 PARKING STALLS

EXISTING STRUCTURE PARKING GROSS SQUARE FOOTAGE = 25,550 SF

TOTAL BICYCLE REQ'D FOR COMMERCIAL: CITY OF BELLEVUE REQUIREMENTS

AS REQ'D BY THE DISTRICT DIRECTOR OF DEVELOPMENT

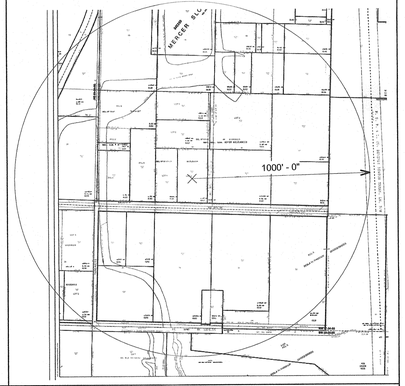
SHEET INDEX / EGRESS

ARCHITECTURAL:

A0.1 TITLE SHEET AND PROJECT INDEX
A1.1 SITE PLAN A
A1.2 EXISTING/PROPOSED FLOOR PLANS AND NOTES
A1.3 EXTERIOR ELEVATIONS AND NOTES

I502 - 1000' RADIUS SETBACK EXHIBIT

SCALE: 1" = 400'



ABBREVIATIONS

CODE INFORMATION

THE CONTRACTOR SHALL CONFORM TO ALL CODE ORDINANCES ETC. WHICH HAVE JURISDICTION OVER THIS WORK. BELOW IS A LIST OF MAJOR STANDARDS LISTED FOR CONVENIENCE ONLY. REFERENCE TO A STANDARD MEANS, THE LATEST EDITION OF SUCH STANDARD AT DATE OF BUILDING PERMIT. THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR COMPLIANCE WITH LATEST REVISIONS OF ALL OTHER APPLICABLE CODES AND ORDINANCES NOT LISTED HEREIN.

2012 WASHINGTON ADMINISTRATIVE CODE (WAC)
2012 INTERNATIONAL BUILDING CODE (IBC)
2012 WASHINGTON STATE ENERGY CODE (WSEC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 UNIFORM PLUMBING CODE (UPC)
2012 INTERNATIONAL FIRE CODE (IFC)

DEFERRED SUBMITTAL(S)

SEPERATE ELECTRICAL PERMIT - LIGHTING PLAN

SEPERATE MECHANICAL PERMIT

SEPERATE PLUMBING PERMIT

SCOPE OF WORK

NEW COMMERCIAL TENANT IMPROVEMENT LOCATED AT 13312 SE 30TH STREET IN BELLEVUE. ADA COMPLIANCE (ACCESSIBILITY) TO MAIN FLOOR ONLY.

INTERIOR NON-STRUCTURAL (USE) IMPROVEMENTS TO BE:

CONVERSION OF EXISTING BUSINESS (MECHANIC SERVICE CENTER) TO BUSINESS FOR GROWTH, CULTIVATION, AND PROCESSING OF RECREATIONAL MARIJUANA UNDER THE RULES AND REGULATIONS OF INITIATIVE 502.

NO NEW BUILDING FLOORING FINISH, REPAIR AND UPDATE INCLUDING ACOUSTICAL CEILING GRID AND UPDATE OF LIGHTING REQUIRING ADDITIONAL PERMIT(S) WILL BE APPLIED.

EXTERIOR RENOVATIONS WILL NOT BE REQUIRED:

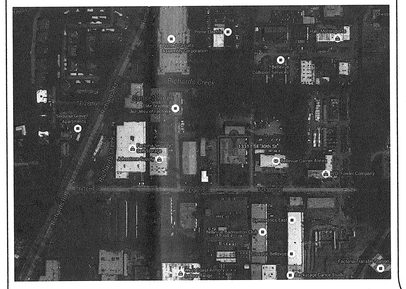
NEW BUSINESS TENANT/OPERATION WILL NOT REQUIRE ANY NEW EXTERIOR BUILDING ADDITIONS INCLUSIVE OF ANY NEW ATTACHED AND/OR DETACHED SIGNAGE REQUIREMENTS.

29260 S.F. OF COMMERCIAL OFFICE/WAREHOUSE USE ON A 51,836 SF SITE.

PLUMBING FIXTURE COUNT IN ACCORDANCE WITH CHAPTER 29 TABLE 2902.1 FOR MIN. REQUIREMENTS

TYPICAL WALL FINISHES SHALL COMPLY WITH CHAPTER 25 OF IBC2012

VICINITY MAP



AVALON PROJECT

30TH STREET CONDITIONAL USE

13312 SE 30TH ST
BELLEVUE, WA 98005

TITLE SHEET & PROJECT INDEX

Revision Number	Revision Description	Revision Date

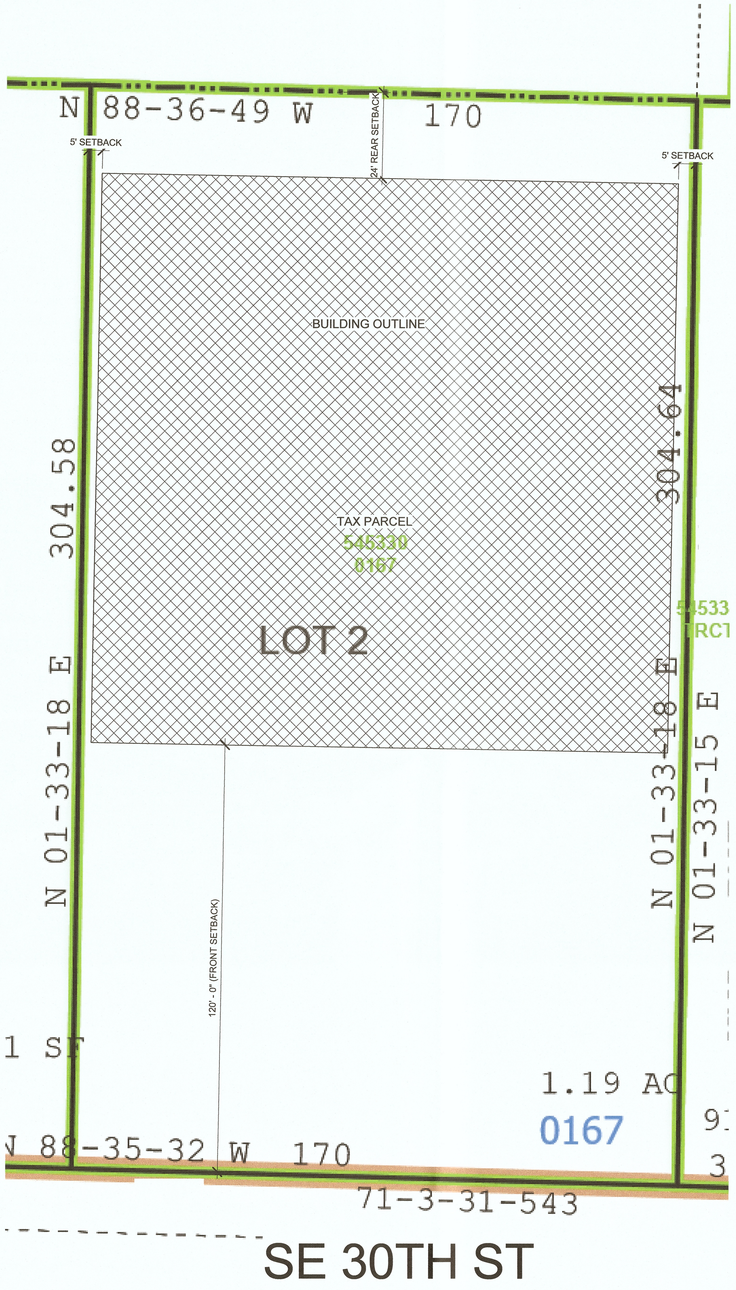
Revision Schedule

1603 116TH Ave NE
Suite 115
Bellevue, WA 98004

Client:
LUDWIG ALLEGRA MD

Drawn By: G. Merkel	Sheet A0.1
Date: May 6-2016	
Scale: 1" = 400'-0"	

Received
MAY 24 2016
Permit Processing



1 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
-10 0 10 20 40
(IN FEET)
1 INCH = 20'

LEGAL DESCRIPTION:

MERCER SLOUGH GARDENTRS LOT 2
BELLEVUE SP #80-01 REC # 8005289004
SD SP DAF S 1/2 TR 19 MERCER SLOUGH
GARDEN TRS LESS E 30 FT THOF LESS ST
PLAT LOT 19

AVALON PROJECT

30TH STREET CONDITIONAL USE

13312 SE 30TH ST
BELLEVUE, WA 98005

SITE PLAN

Revision Number	Revision Description	Revision Date
Revision Schedule		

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Client:
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Drawn By: G. Merkel	Sheet A1.1
Date: May 6-2016	
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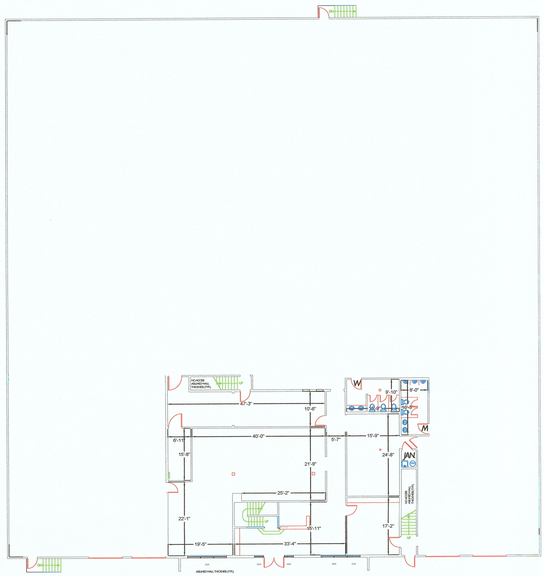
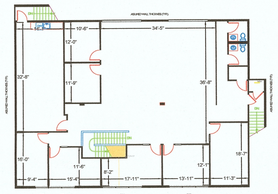
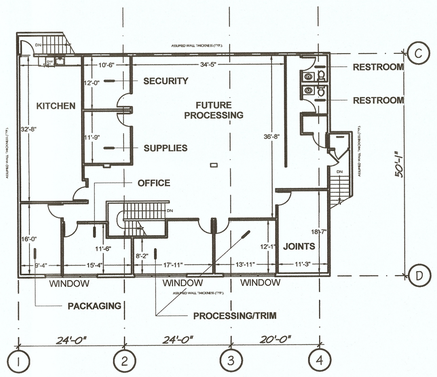


MAIN FLOOR



SECOND FLOOR

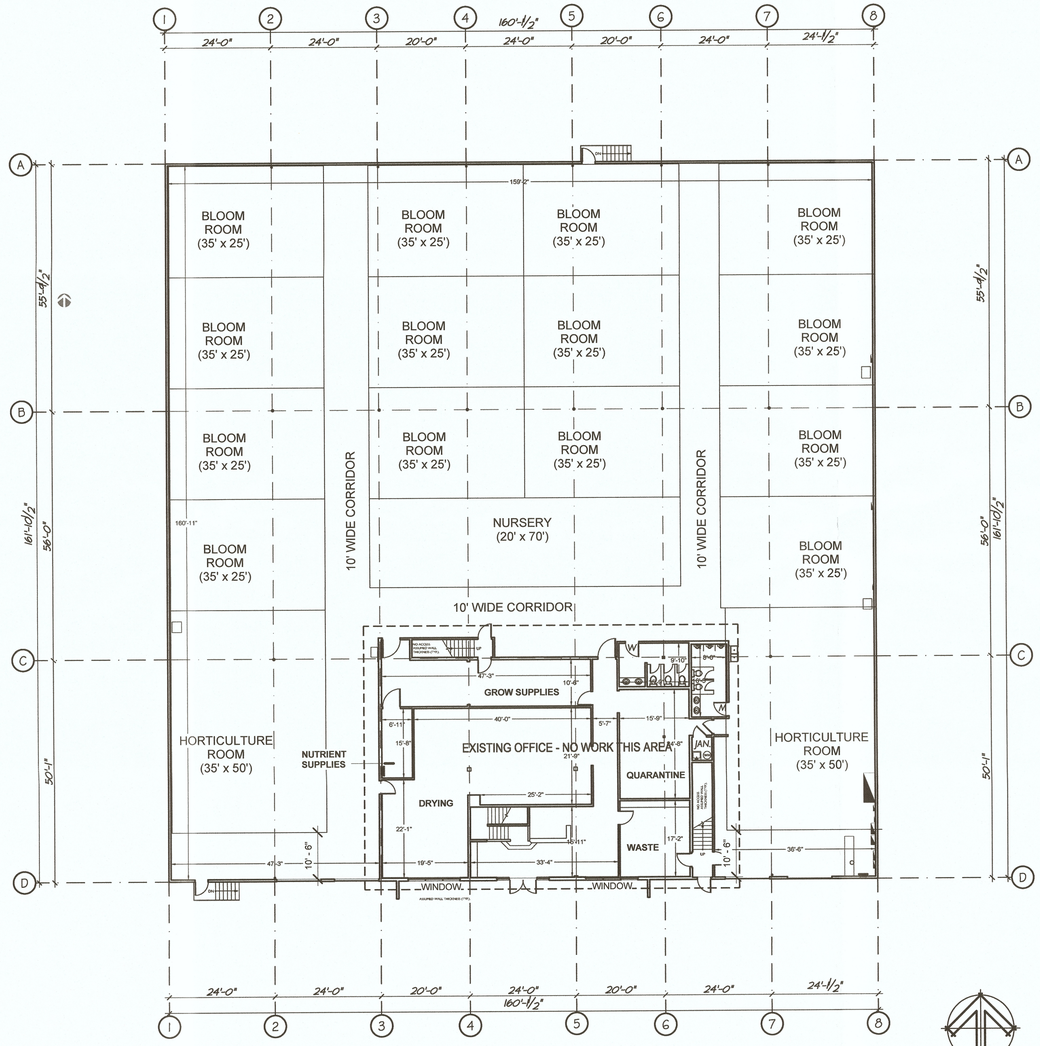
2 AS BUILT DIMENSION PLAN
3/64" = 1'-0"



NO CHANGES TO MEZZANINE - SHOWN FOR REFERENCE ONLY

PROPOSED MEZZANINE FLOOR PLAN

SCALE: 1/16" = 1'-0"



PROPOSED MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"

0 8 16 32 48

WAREHOUSE ROOM DESCRIPTIONS:

(14) BLOOM ROOMS 35' X 25' (24' HIGH)
(2) VEG ROOMS 50' X 35' (24' HIGH)
(1) NURSERY ROOM 20' X 70'

AVALON PROJECT

30TH STREET CONDITIONAL USE

13312 SE 30TH ST
BELLEVUE, WA 98005

EXISTING/PROPOSED FLOOR PLANS AND NOTES

Revision Number	Revision Description	Revision Date
Revision Schedule		

1603 116TH Ave NE
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Bellevue, WA 98004

Client:
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Drawn By: G. Merkel	Sheet A1.2
Date: May 6-2016	
Scale: As indicated	

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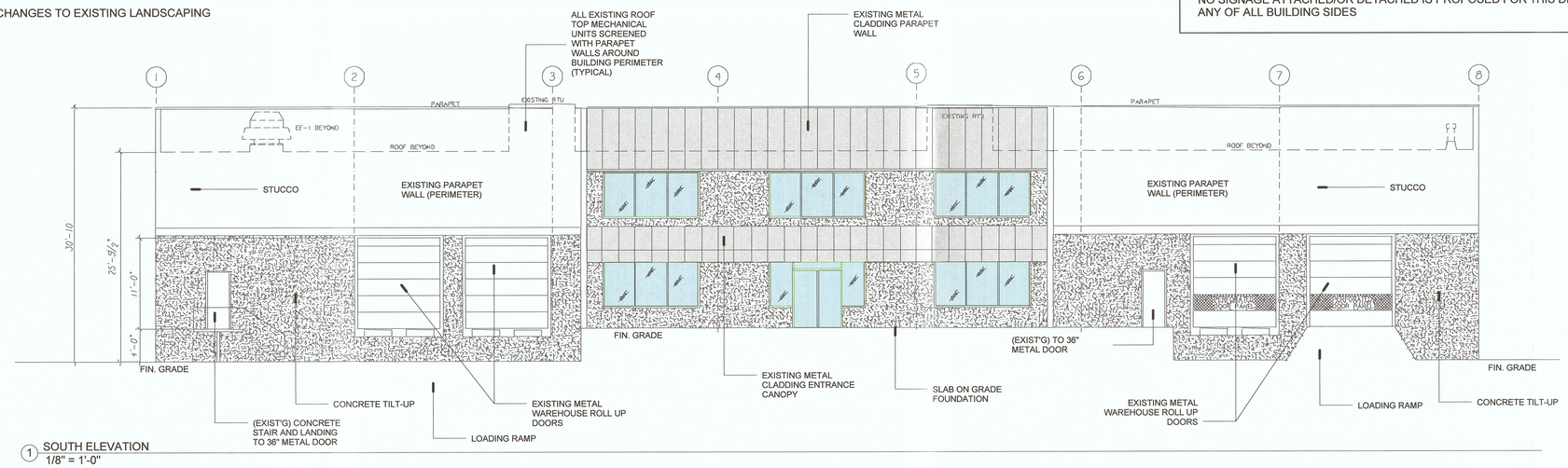
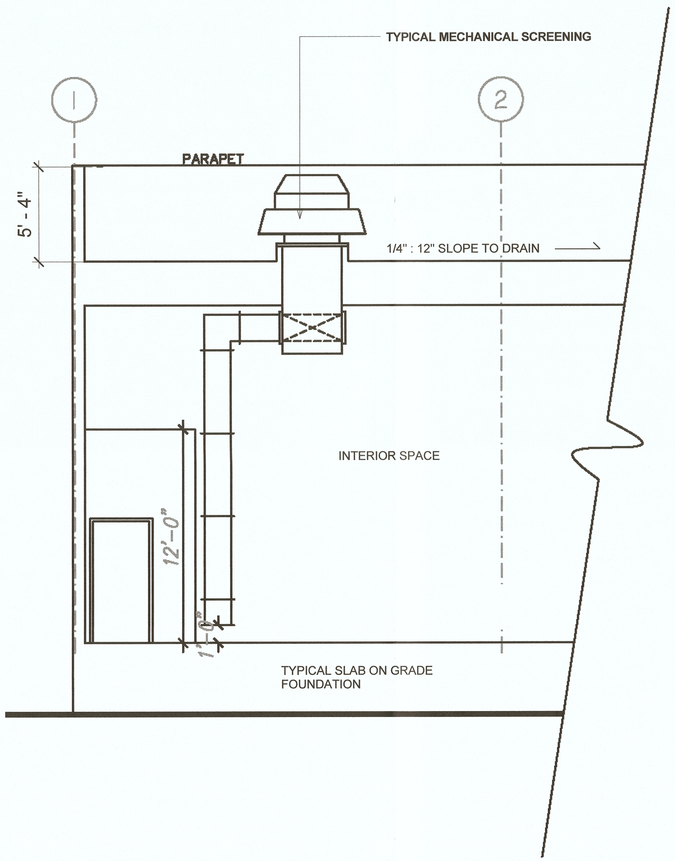
THERE ARE NO CHANGES TO EXISTING LANDSCAPING

NO SIGNAGE ATTACHED/OR DETACHED IS PROPOSED FOR THIS DEVELOPMENT ON ANY OF ALL BUILDING SIDES



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



2 TYPICAL ROOF SECTION/MECHANICAL SCREENING
1/4" = 1'-0"

FRONT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

AVALON PROJECT

30TH STREET CONDITIONAL USE

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EXTERIOR ELEVATIONS AND NOTES

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Revision Schedule		

1603 116TH Ave NE
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Client:
LUDWIG ALLEGRA MD

Drawn By:	Sheet
G. Merkel	A1.3
Date: May 6-2016	
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