

Amcut Office

Design Review

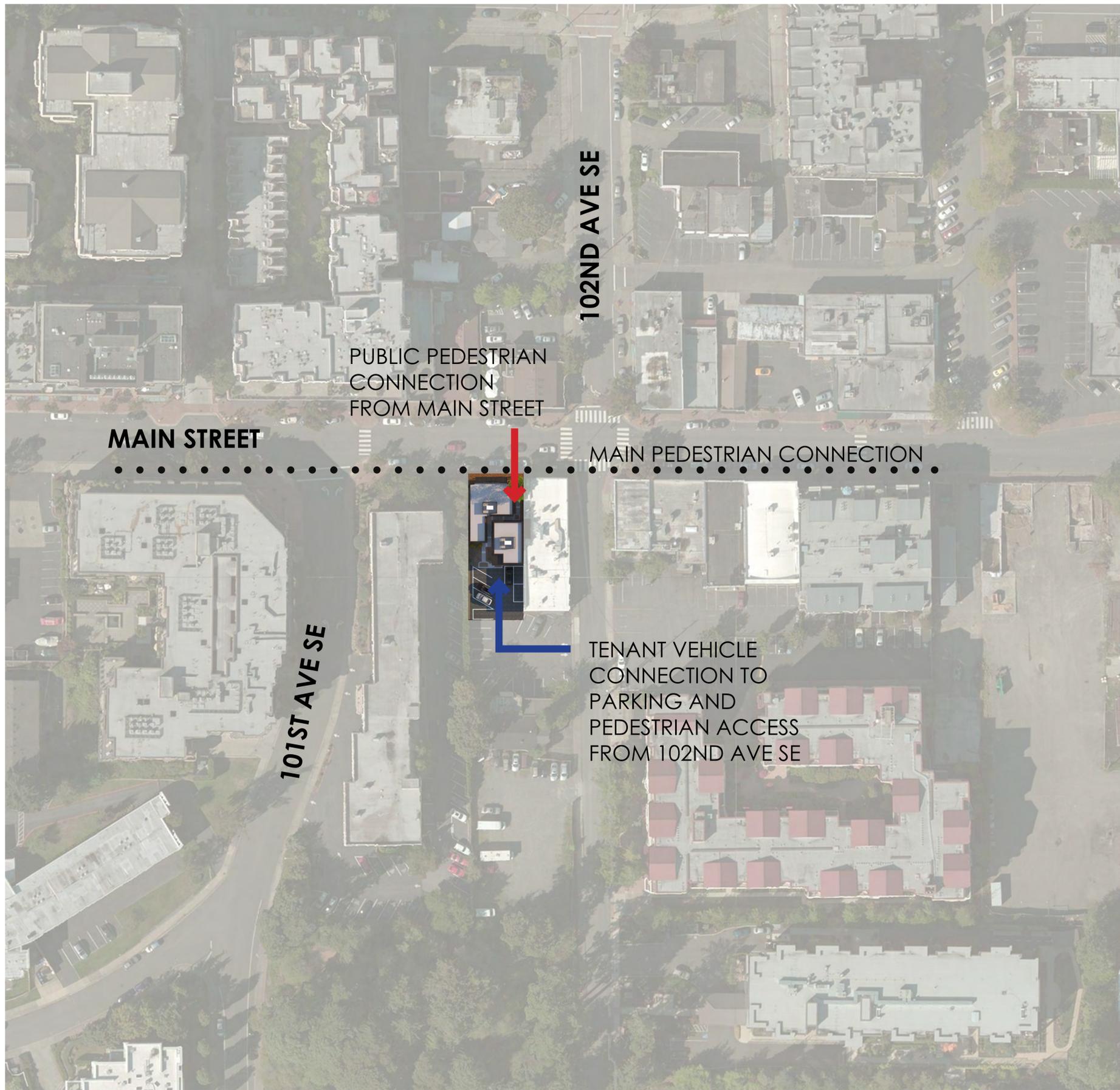
10133 Main Street
Bellevue, WA

April 4, 2014



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Located in the center of the Main Street Bellevue District...

... In 2013 Gordon Rain Fine Diamonds phase one was completed in accordance with the approved LUX. Gordon and Gretchen had always planned to occupy the existing two story structure as their administrative office the next phase of the site is re-building the existing 1,613 SF two story office building to replace the existing building at 10133 main street (tax parcel #066600-0035) in the Bellevue Design District (sub-district a). After Gordon's contractor surveyed The existing building structure, it was determined that there was no foundation and significant insect damage was discovered. The cost to repair the existing structure was greater than the cost to replace the existing building. The new structure will utilize a similar footprint to the existing building. The existing first floor foundation square footage is approximately 862 sf and the new square footage will be approximately 954 sf. An increase of 10.7%. The elevations and scale of the new construction will be similar to the existing building completed in 2013..

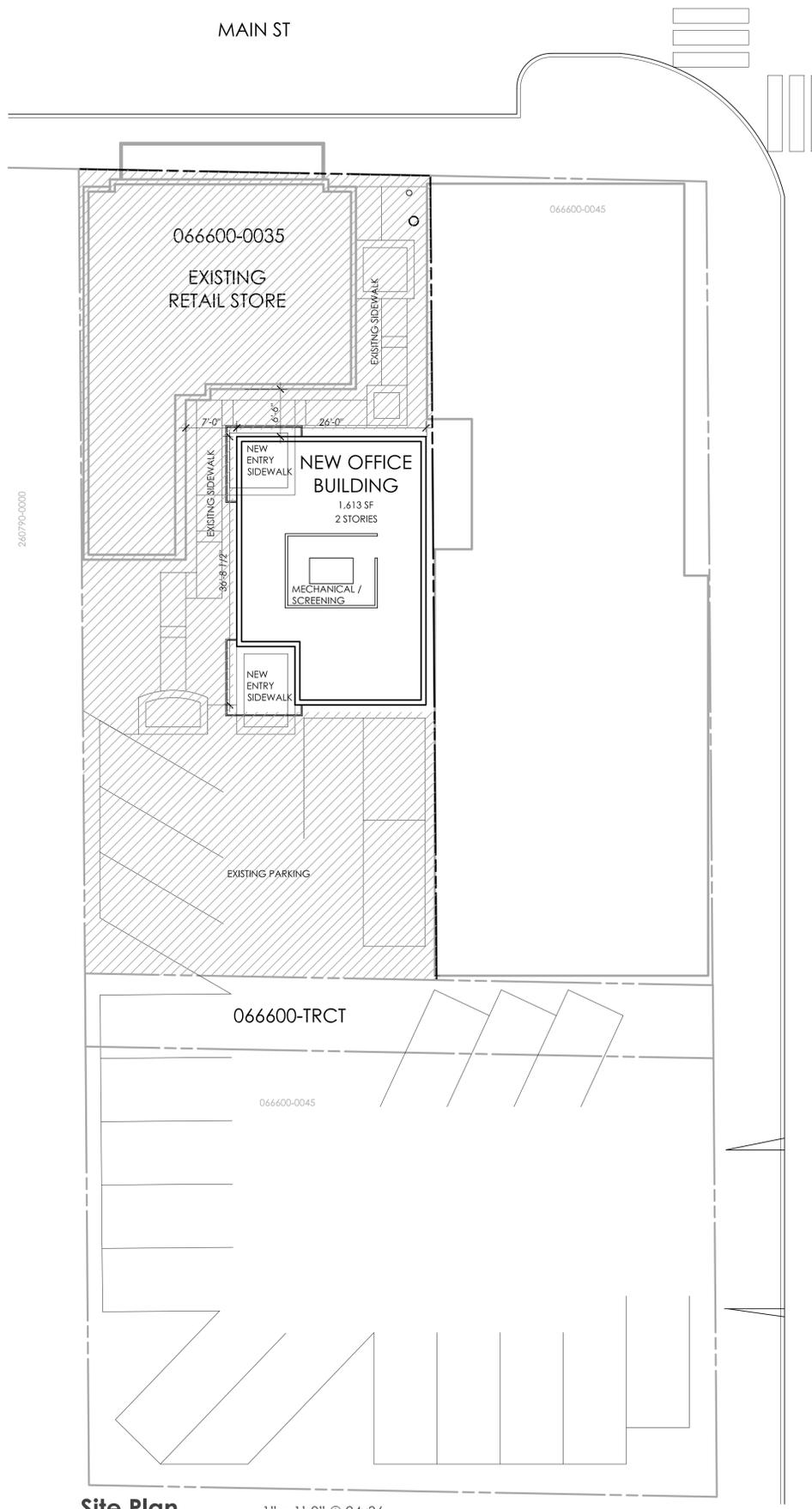
The exterior in color and material will be similar to the retail building, stucco, metal awning, and will be architecturally integrated with the Old Main Design District.

The code information...

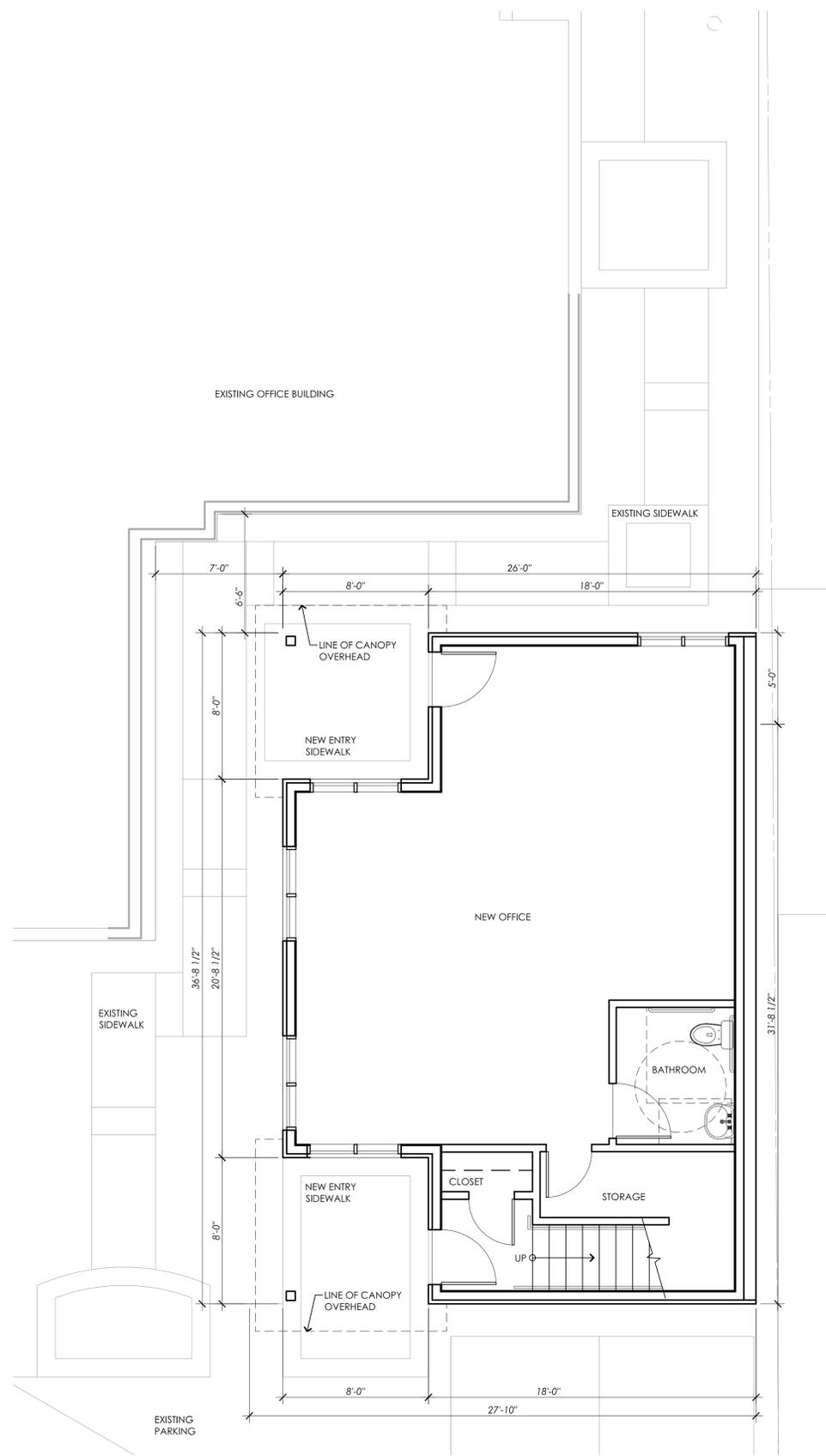
Project address:	10133 Main St Bellevue, WA 98004	
Legal Description:	Bellevue acre & half-acre trs w 48.3 ft of n 110 ft & 1/2 int of s 10 ft of n 120 ft	
Tax parcel number:	0666000035	
Zoning:	Bellevue Design District (sub-district a)	
Type of Use:	Office	
Occupancy Group:	Office (B)	
Existing site area:	±5,315 SF	
Footprint square footage:	1,381 SF	Existing North retail footprint
	954 SF	Proposed South office footprint (862 SF existing: a 10.7% increase)
Square footage:	1,381 SF	Existing North retail footprint
	826 SF	South office first floor
	760 SF	South office second floor
	1,586 SF	South office total
Construction Type:	V-B	

Site Analysis

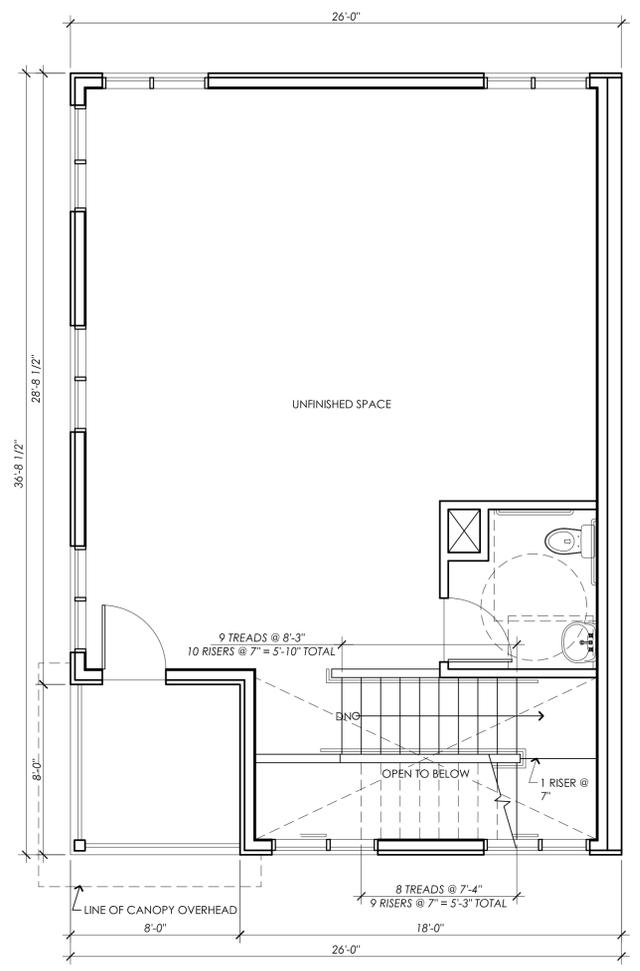




Site Plan 1" = 1'-0" @ 24x36



Proposed First Floor Plan 1/4" = 1'-0" @ 24x36



Proposed Second Floor Plan 1/4" = 1'-0" @ 24x36



Site Plan | Floor Plans



North Elevation

3/8" = 1'-0" @ 24x36



South Elevation

3/8" = 1'-0" @ 24x36



West Elevation

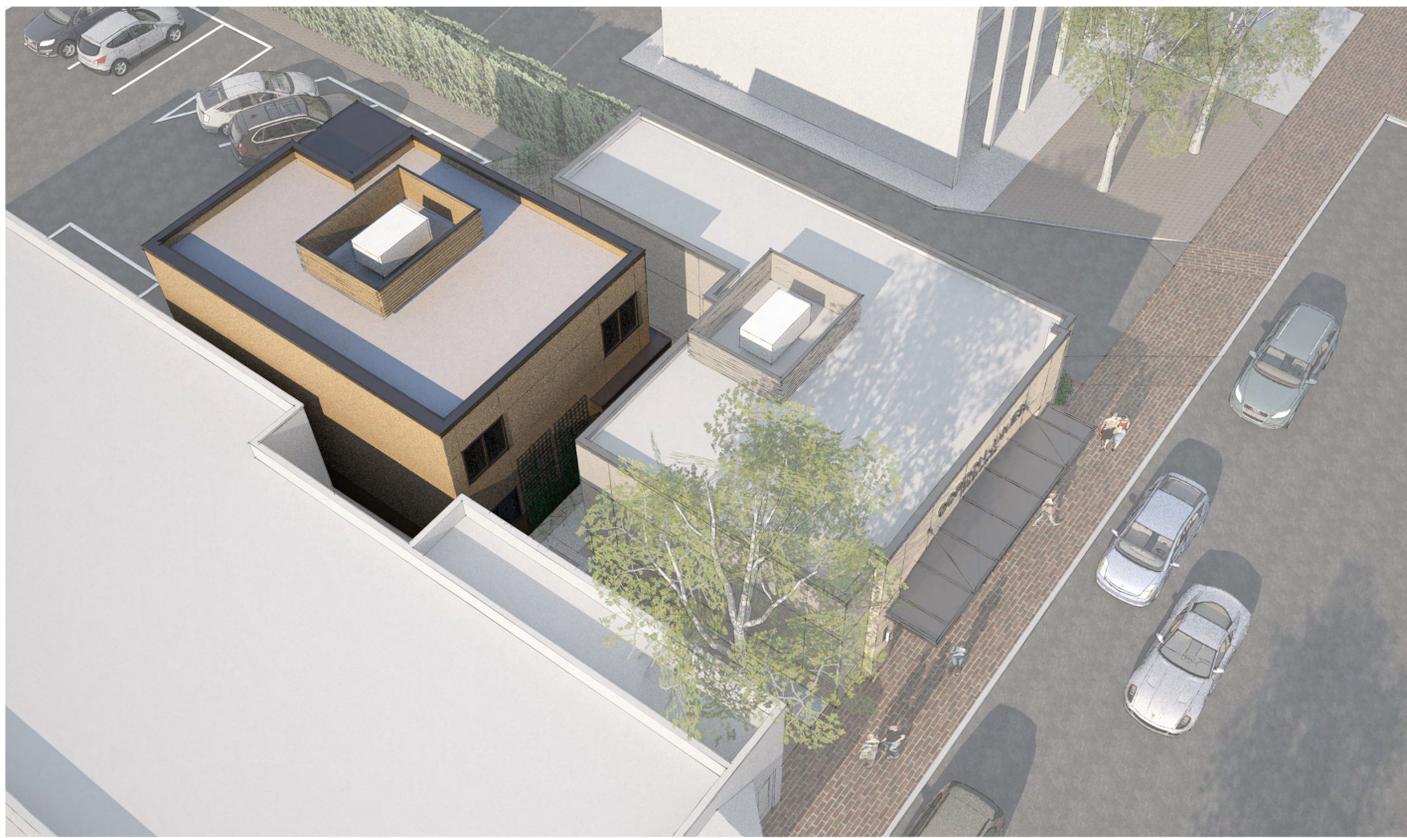
3/8" = 1'-0" @ 24x36

- ← METAL PANEL - COLOR: BENJAMIN MOORE, LENOX TAN - HC-44
- ← SHEET METAL COPING - FACTORY FINISH: ESPRESSO METAL
- ← METAL AWNING - FINISH TO MATCH METAL COPING
- ← ALUMINUM WINDOW - DARK BROWN FRAME TO MATCH METAL FLASHING
- ← STUCCO - COLOR: BENJAMIN MOORE, LENOX TAN - HC-44
- ← GLASS RAILING WITH METAL FRAME: FINISH TO MATCH METAL COPING
- ← METAL AWNING - FINISH TO MATCH METAL COPING
- ← VEGETATION WALL
- ← SPLIT FACE CMU BLOCK - GOLDEN ROD



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Building Elevations



NE Aerial Perspective



Parking Lot Perspective



NW Aerial Perspective



SW Aerial Perspective



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Perspectives



10133 Main Street - Vicinity Map

