



City of Bellevue, Development Services Department
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6800 Fax (425) 452-5225

**SHORELINE MANAGEMENT ACT OF 1971
PERMIT FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

CITY FILE NO. 15-106601-WG	DATE OF APPLICATION: 3/2/2015
DECISION: Approved DATE OF DECISION: 6/4/2015 APPEAL DEADLINE: 6/25/2015	
Pursuant to Chapter 90.58 RCW, this permit is hereby granted to Chris Ackerman, JPC Architects to undertake the following development: Replacement of an existing wood canopy over a building entry with a new steel and glass canopy, handrails and exterior changes upon the property located at 1621 114th Avenue SE	
The project is located in or within 200 feet of Lake Washington , a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District of the City of Bellevue, Land Use Code 20.25E. This proposal conforms to the applicable shoreline master program provisions found in the attached staff report.	

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the "date of filing," as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D). Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board by the appeal deadline stated above.

6/4/2015

Date


City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452

Arbor Bldg. Upgrades

Building "F" Upgrades



Sheet Index

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

Scope of Work:

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

DEMOLISH EXISTING FRONT ENTRY DOORS, METAL RAILINGS, AND CANOPY ROOF STRUCTURE. PROVIDE NEW STEEL FRAME AND GLASS CANOPY, METAL CABLE RAIL GUARD AND HAND RAILINGS TO ENTRY, AND SITE LIGHTING.

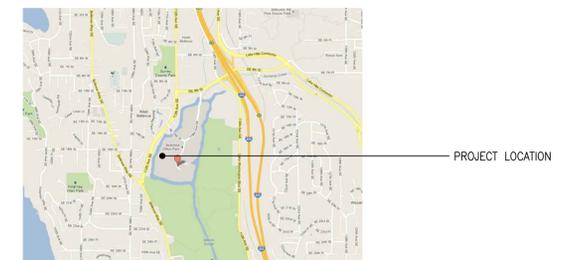
Code Information:

PROJECT ADDRESS:	APPLICABLE EDITIONS OF BUILDING CODES:
ARBOR BUILDING 1621 114TH AVENUE SE BELLEVUE, WASHINGTON 98004	BUILDING CODE 2012 INTERNATIONAL BLDG CODE (IBC), WAC 51-50 FIRE CODE 2012 INTERNATIONAL FIRE CODE (IFC), INCL. APPENDIX B&C ENERGY CODE 2012 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11 MECHANICAL CODE 2012 INTERNATIONAL MECHANICAL CODE (IMC), WAC 51-52 ELECTRICAL CODE 2008 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70) + PART 1 AND PART 3, 2009 WASHINGTON CITIES ELECTRICAL CODE WITH APPLICABLE RW 19.28 & WAC 296-46B PLUMBING CODE 2012 UNIFORM PLUMBING CODE (UPC), WAC 51-56 & 51-57 INCL. APPENDIX CHAPTERS H & L - EXCL. SECTIONS L5-L7 & "LAWN SPRINKLER HEAD" FROM TABLE 6-4 OF APPENDIX L ZONING CODE CITY OF BELLEVUE ACCESSIBILITY 2009 ICC A117.1 CODE
CONSTRUCTION TYPE: CONST-TYPE: V-B SPKR-TYPE: NON-SPRINKLERED	
ZONE: 0	
OCCUPANCY: B	
TENANT SQUARE FOOTAGE: (area of work) N/A	

Legal Description:

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

Vicinity Map:

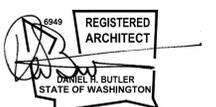


Project Team:

Property Owner: TALON PRIVATE CAPITAL 720 OLIVE WAY SUITE #1020 SEATTLE, WASHINGTON 98101 (206) 607-2550 CHARLIE FOUSHEE foushee@talonprivate.com	Architect: JPC ARCHITECTS, PLLC 909 112TH AVENUE NE SUITE #206 BELLEVUE, WASHINGTON 98004 (425) 641-9200 CHRIS ACKERMAN - EXT. 303 chrisa@jpcarchitects.com
Property Manager: PINNACLE COMMERCIAL 11400 SE 8TH STREET SUITE 400 BELLEVUE, WASHINGTON 98004 (425) 453-5737 EJ MALONEY emaloney@pinnaclefamily.com SHAWN SAFARI ssafavi@pinnaclefamily.com	General Contractor: JTM CONSTRUCTION 800 MAYNARD AVENUE SOUTH SUITE #101 SEATTLE, WASHINGTON 98134 (206) 587-4000 STATE.: #600176606 CITY.:#66909 CORY ANDERSON canderson@jtm-construction.com DEREK DEETER ddeeter@jtm-construction.com
Structural Engineer: DCI ENGINEERS 818 STEWART STREET, SUITE #1000 SEATTLE, WA 98101 (206) 332-1900 JOSEPH GLASER jglaser@dc-engineers.com	Landscape Design: INTEGRATED SITE DESIGN 12743 26TH AVE. NE SEATTLE, WASHINGTON 98125 (206) 363-9049 RAY ROBINSON r.robinson@i-s-d.com

Bellevue Office Park Key Site Plan

Scale: N.T.S.



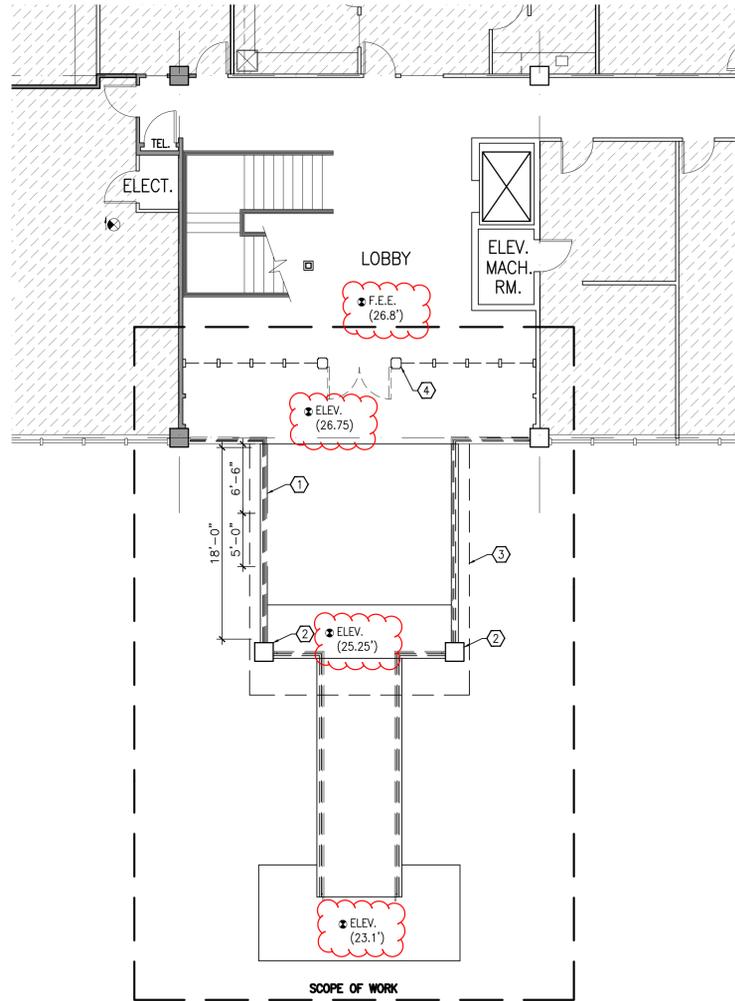
2-27-2015 Shoreline Permit

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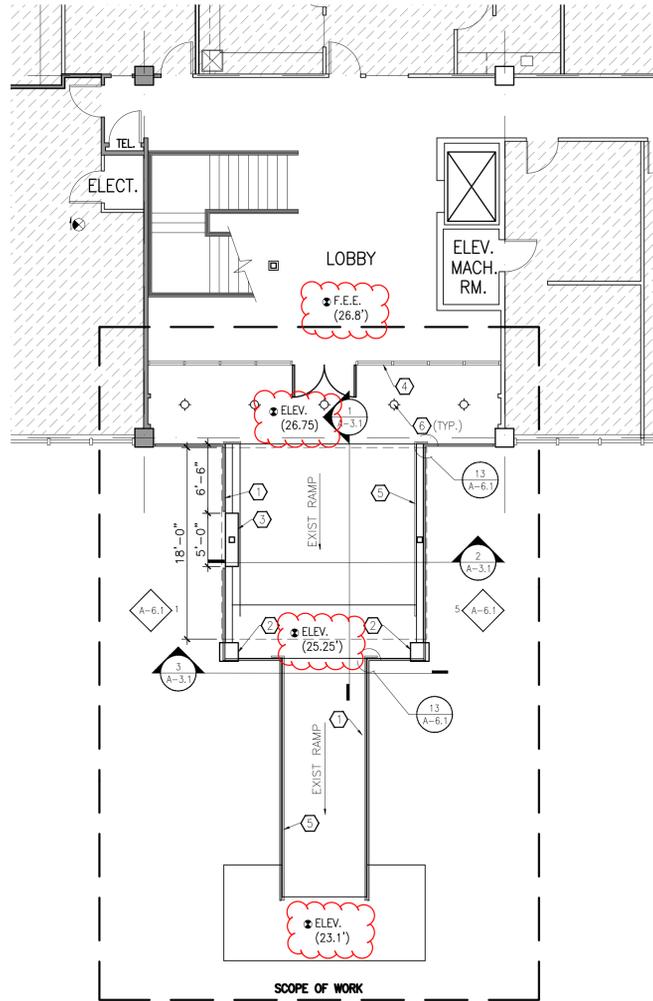
Cover Sheet & Site
Plan

A-0.0

1" = 1" INCH



1 Demolition Site Plan
Scale: 1/8"=1'-0"



2 Site Plan
Scale: 1/8"=1'-0"



Demolition Site Plan Key Notes:

- ① REMOVE EXISTING GUARDRAIL AND HANDRAIL
- ② SAWCUT COLUMN TO HEIGHT SHOWN ON SECTION 1/A-3.1
- ③ REMOVE CANOPY ABOVE, REFER TO SECTION 1/A-3.1
- ④ DEMOLISH WOOD STOREFRONT WINDOWS AND DOORS

Site Plan Key Notes:

- ① NEW 42" HIGH GUARDRAIL, SIDE-MOUNTED TO CONCRETE WALL
- ② PROVIDE CHAMFERED EDGE ON CONCRETE COLUMN TO MATCH ADJACENT EDGES. PATCH AND REPAIR DAMAGES.
- ③ NEW STEEL FRAMED WALL WITH WOOD CLADDING, SEE SPEC ON A-0.1
- ④ NEW ALUMINUM STOREFRONT WINDOWS AND ENTRY DOORS, SEE SPEC ON A-0.1.
- ⑤ HANDRAIL @ 36" AFF. HANDRAIL SHALL MEET IBC 1012.6
- ⑥ REMOVE EXISTING SOFFIT LIGHTS AND PROVIDE NEW RECESSED LED DOWNLIGHT FIXTURE L04. SEE SPEC ON A-0.1. PATCH & PAINT EXIST. SOFFIT WHERE REMOVED AND NOT USED.

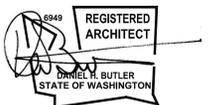
JPC ARCHITECTS

909 112th Avenue NE Suite 206
Bellevue, WA 98004

TALON
PORTFOLIO SERVICES

Bellefield Office Park
Arbor Building
1621 114th Ave SE
Bellevue, WA 98004

DESIGN	JPC
DRAWN	BT
CHECKED	CA
NO.	15-0027



2-27-2015 Shoreline Permit
4-14-2015 Building Permit

JURISDICTION STAMP

Enlarged Site Plans

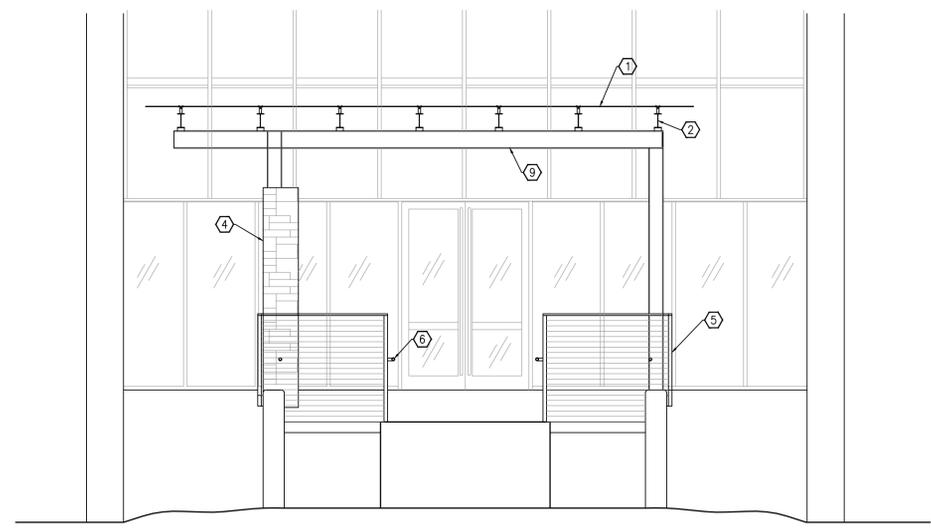
A-1.2

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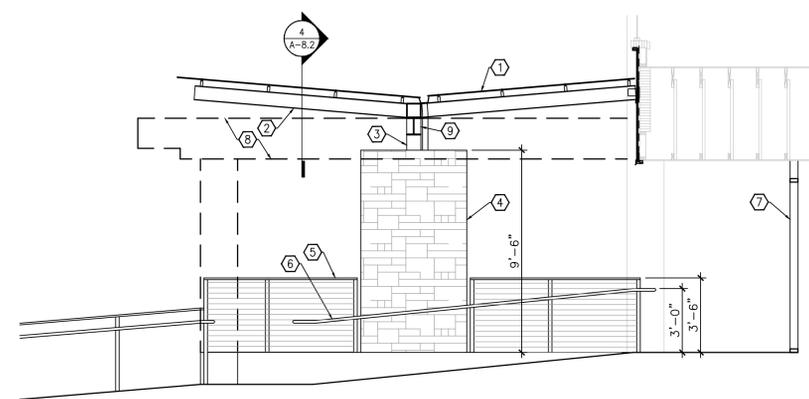
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1" = 1"

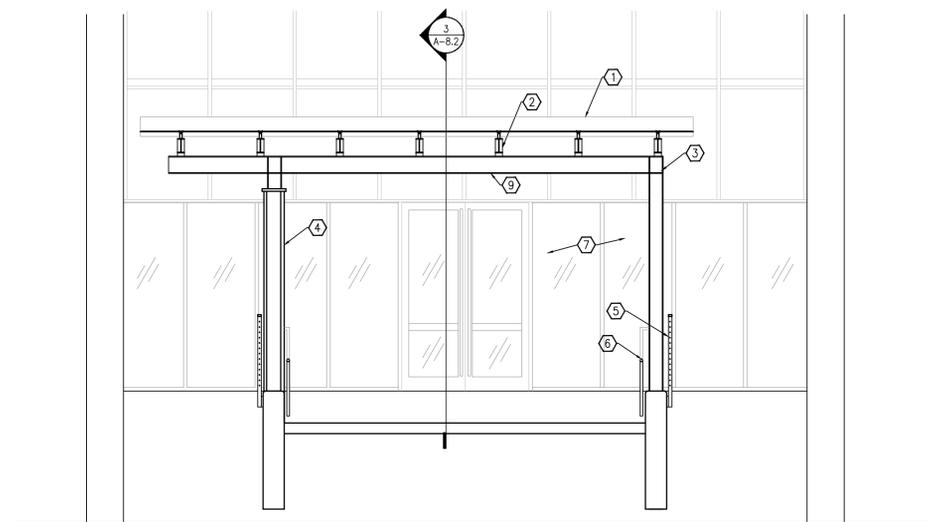
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PLOT: JPC 3/10/15
XREF: ATE.dwg



2 Canopy Elevation
Scale: 1/4"=1'-0"



3 Canopy Longitudinal Section
Scale: 1/4"=1'-0"



4 Canopy Transverse Section
Scale: 1/4"=1'-0"

Section / Elevation Key Notes:

- ① NEW LAMINATED GLASS
- ② NEW STEEL WIDE FLANGE OR "I" JOISTS
- ③ NEW TUBE STEEL COLUMN
- ④ NEW NATURAL STONE VENEER ON STEEL FRAMED WALL
- ⑤ NEW STEEL RAILING WITH CABLERAIL COMPONENTS, SIDE-MOUNTED TO CONCRETE WALL
- ⑥ NEW STEEL HANDRAIL
- ⑦ NEW ALUMINUM STOREFRONT SYSTEM
- ⑧ OUTLINE OF DEMOLISHED CANOPY
- ⑨ NEW STEEL BEAM

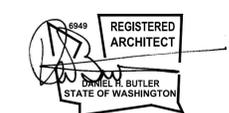
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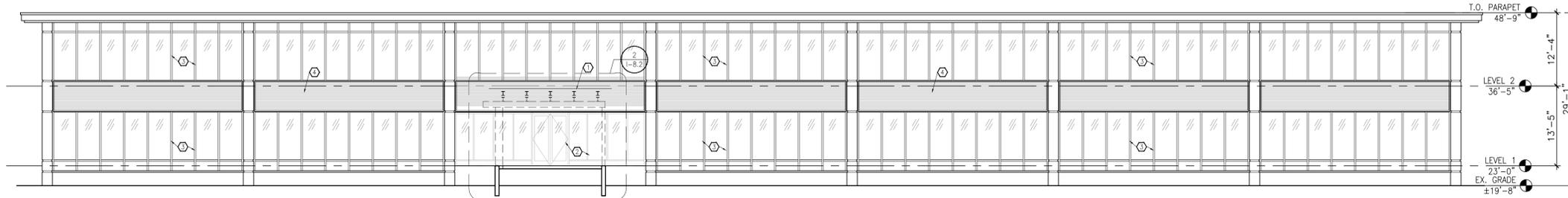
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Canopy Sections & Elevations

A-8.2

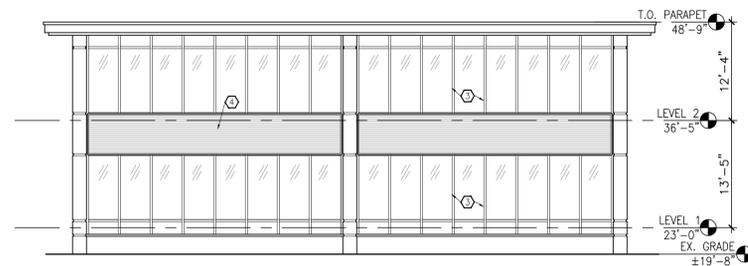
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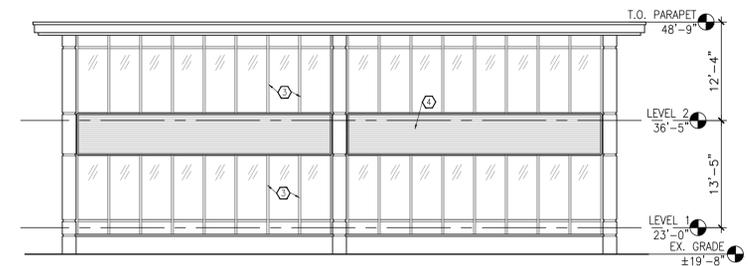
East Elevation

Scale: 3/32"=1'-0"



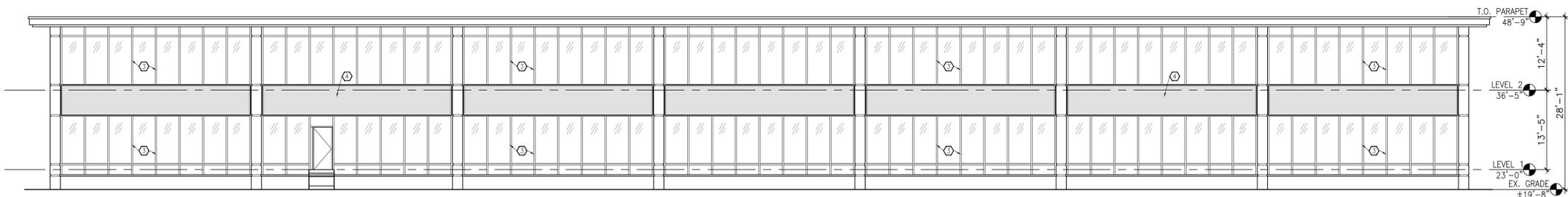
South Elevation

Scale: 3/32"=1'-0"



North Elevation

Scale: 3/32"=1'-0"



West Elevation

Scale: 3/32"=1'-0"

Elevation Key Notes:

- ① NEW STEEL AND GLASS CANOPY
- ② NEW STOREFRONT GLAZING
- ③ EXISTING WINDOWS
- ④ NEW CORRUGATED HORIZONTAL METAL PANELING, AEP SPAN MINI-V-BEAM 22GA. COLOR: TBD

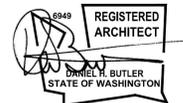
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Exterior Elevations

A-8.3

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