

2/25/2014

Joe Zlab
2804 Grand Ave Ste. 308
Everett WA, 98201



Subject: Potola Village Kirkland
Address: 1006 Lake Street South
Kirkland WA 98033
Building Permit Application No. BMU13-03290

Joe,

We have completed the first review of your application documents and drawings for conformance with the applicable codes and City Standards. This review was performed on electronically supplied documents. The comments are itemized below and a summary of the comments is attached. Comments are visible on the returned electronic set of reviewed plans. The following review comment(s) require a written response before we can continue our review of your project. It is our goal to clearly describe all necessary changes in order that accurate corrections can be submitted by you and the permit may be issued without additional comments.

Please provide an itemized, written response to each item by using the same numbering system used below. For each response that requires a revision you must indicate where the revision in your project drawings has been made. Changes to the drawings are required to be identified by "clouding" revised areas. Resubmit your plans (a complete set is required) to the folder on our FTP site and advise us via email at EPlan@ci.kirkland.wa.us that they are ready for us to download them. Similar to paper copies we will only accept complete revisions. All comments must be answered.

Be advised: All permit applications expire by limitation 18 months after application date. It is the applicant's responsibility to submit complete revisions in a timely manner to allow city staff ample re-review time prior to expiration. If the revision submitted is insufficient or results in a substantial change from the original submittal, additional plan review charges will be assessed.

You can obtain the most up to date status of your permit application utilizing your permit application number and going to www.MyBuildingPermit.com and click on "Permit Search".

Building Department Review comments: Reviewer is Tom Radford at 425-587-3618

Fire Department Review comments: Reviewer is Grace Steuart at 425-587-3660

Planning Department comments: Reviewer is Angela Ruggeri at 425-587-3256

Public Works Review comments: Reviewer is John Burkhalter at 425-587-3846

If you do not understand a comment or revision requirement, please contact your reviewer directly. Please note that written responses and revised plans are always submitted electronically to the Building Department.

Sincerely,

Tom Radford
Cc: Permit Application File

Our reviewed plans and markup summary have been uploaded to our FTP site for your download. Please advise me when you have done this so I can clear the FTP site.

These comments are a reflection of those on the marked up plans and summary. They should provide a vehicle to answer all our comments.

BUILDING DEPARTMENT COMMENTS:

See attached building summary

FIRE DEPARTMENT COMMENTS:

1. G0.02 Relevant codes are 2012, not 2009. Please correct.
2. C4.0 shows sprinkler line coming into the building from the west; it appears to indicate that the riser room is on the west side of the building; however, A2.03 shows the riser room in the middle of the building. Please clarify. Please be advised that the fire sprinkler underground cannot run under the slab. Please also be advised that a separate fire department permit is required for the installation of the sprinkler system (including the underground) and cannot be installed under the building permit.
3. There are no fire extinguishers shown in the building. Please provide fire extinguishers throughout, including in the parking garage and residential areas. (Fire extinguishers in areas subject to tenant improvement may be deferred until the tenant improvement stage.)
4. The remainder of Fire Department comments are boilerplate in nature and can be found on MyBuildingPermit.Com under your permit number.

PLANNING DEPARTMENT COMMENTS:

1. Prior to issuance of the building permit, the applicant shall provide the City with the compliance report and other documentation affirmatively demonstrating that the site cleanup complies with the Department of Ecology's rules for remediation and removal of underground storage tanks.
2. Include a lighting plan and photometric site plan for all exterior lights located within the shoreline area as regulated under KZC 83.470 (see Condition of Approval I.1.g of the Notice of Decision for the Shoreline Substantial Development Permit).
3. Include a temporary lighting plan for the construction phase meeting KZC 83.470 to reduce glare on adjacent properties and as identified as a mitigating measure in the Final EIS.
4. Show total rooftop appurtenance calculations including height and 10% maximum total area and screening.
5. Highlight all ground floor areas on the ground level plan (A2.03) that are included in the 75% commercial requirement calculation.
6. Limit all eaves to a maximum 18" extension into required yards.
7. Label all parking stalls as standard/compact and include total number in parking calculation on page CS-1.
8. Revise landscape planting schedule to meet any changes made by City arborist.

PUBLIC WORKS DEPARTMENT COMMENTS:

General:

1. Please review the Pre-Application Conditions, PRE10-00062.

2. Development Fees:
 - Sewer and Water CFC's to be determined.
 - Impact Fees, to be determined
 - Storm Water CFC \$0, to be determined
 - 10% review and inspection fee to be determined
 - Other misc fees as may be required.
3. Fill out and return an Improvement Evaluation Packet, a copy may be retrieved from the City's Web Site.
4. Applicant will need to sign the LID No Protest Agreement prior to permit issuance.
5. Applicant will need to post a \$20,000 Performance Security prior to permit issuance. This Security is the same one required for the contaminated soil removal, not an additional security. My understanding is this Security is currently in the works.
6. Applicant will need to complete rodent abatement per Building Department requirements prior to permit issuance.
7. Need street lighting levels checked by IntoLight along the property frontage of LWB and 10th S. Please contact Tony Daniels, PSE Lighting Services, 425.462.3620, for submittal requirements.
8. This Project needs a mobilization plan to address the following: 1) Contractor Parking, 2) Pedestrian routing plans for detours and closures during construction, 3) Truck Hauling route for mass excavation, 4) Traffic Control Plan for work in the ROW and trucks exiting and entering the site, 5) Works hours in the ROW as it relates to these issues.
9. Provide legal descriptions and exhibits for all dedications and easements needed to encompass all the proposed improvements, see my comments on the plans. The documents should meet King County recording requirements with 1" of white space around boarder and be completely legible. Also provide legal description of the project property subject to the easements. We will attach to our standard Statutory Warranty Deed language and Public Easement language and make available for owner signature. Need these prior to permit issuance.

Water:

1. See comments on drawings.

Sewer:

1. See comments on drawings.

Storm Drainage:

1. Please make the following corrections per Stacey Rush, City of Kirkland Stormwater Engineer:

Flow Control (TIR Section D – Flow Control Design).

1. The TIR must include a table showing the amount of impervious surface areas associated with this project prior and post development. This should include both on-site and off-site improvements (like impervious associated with frontage improvements). The submitted TIR does not include any numbers on the actual amounts of existing, new, and replaced impervious surface areas. Add this information to TIR Section D.
2. An exemption from flow control cannot simply be assumed for this project, it must be demonstrated with calculations and maps in the TIR. This project is located in a *Level 1/Potential Direct Discharge Area*, and to qualify for the Direct Discharge Exemption from flow control the applicant must demonstrate how the project meets all of the exemption criteria on page 1-37 of the *2009 King County Surface Water Design Manual*. Specifically, item "c" requires the applicant to demonstrate "*The conveyance system will have adequate capacity...for the entire contributing drainage area, assuming build-out conditions to current zoning...*" (See Figure 1.2.3.A). State in the TIR exactly how this project meets each criteria for the exemption.
3. Exemption from a Flow Control Facility does not automatically provide an exemption from Flow Control BMPs as required in Section 1.2.3.3. This exemption requires the applicant to submit a Surface Water Adjustment Form (COK PW Pre-Approved Plans, Policy D-11) along with appropriate references and supporting documents (like the geotechnical report) adequately demonstrating why the BMPs may not be feasible on this project.

Conveyance System (TIR Section E – Conveyance Analysis and Design).

4. The TIR must include conveyance calculations for all on-site storm structures and new off-site structures. Calculations must show the system is designed with sufficient capacity to convey and contain the 25-yr peak flow. Even if the project qualifies for an exemption from flow control, runoff from the areas of new and replaced impervious surfaces will be conveyed through pipes to Lake WA, and calculations are required to show the new and existing storm structures can convey and contain the 25-yr peak flow. Include an analysis of these calculations in the TIR.
5. This project will be excavating and installing the parking garage below the existing groundwater level. After construction, how will the groundwater be conveyed off the site and where will it be conveyed too? Explain this in the TIR.

Temporary Erosion and Sediment Control (TIR Section F – Construction Stormwater Pollution Prevention Plan)

6. The CSWPPP is not site specific, and it differs from what is shown in the plans. The CSWPPP states site specific information is located in Appendix A, but that section is blank. The CSWPPP portion states runoff during construction will be discharged into on-site level vegetated areas and a temporary sediment pond. The TESC Plan on Sheet C2.0 shows a baker tank for dewatering, connected to the existing public storm system on Lake Street S, which is not allowed because of the potential contaminated groundwater and soil. Determine how ground and surface water will be handled during construction, considering the points below:
 - a. This project will be excavating below the existing groundwater level, so dewatering often during construction will be necessary (not just on an occasional weather dependent basis).

- b. Ecology has already identified this project area as a contaminated site. Dewatering of groundwater and surface water cannot be discharged to the public stormwater system during construction. The applicant must work with King County for authorization and a permit to discharge all ground and surface water to the sanitary sewer system, or develop an approved alternative point for discharge.
 - c. One or more holding tanks will be necessary to facilitate the required testing of ground/surface water prior to the discharge to the sanitary sewer system. Update the TIR, the CSWPPP, and the plans with accurate and consistent information. Include how the size of the Baker tank (shown on sheet C2.0) was determined.
7. Because this project disturbs greater than one acre, the applicant is responsible to obtain a *Construction Stormwater General Permit* from Washington State Dept. of Ecology. Include the submitted Notice of Intent document and a copy of the Ecology permit in the TIR. It is referenced in the CSWPPP Appendix D, but this section is blank.
 8. Because this project disturbs greater than one acre, preparation of a Stormwater Pollution Prevention and Spill Plan is required to address construction related pollution-generating activities. See COK PW Pre-Approved Plans, Policy D-12 (section B) for assistance in preparing this document.
 9. Amended soil is required for all landscaped areas on projects greater than 1 acre. Add the following notation to the landscape sheets: *Amended soil is required in all landscaped areas. Soil must meet WA State Dept. of Ecology BMP T5.13.*
 10. Ecology identified this as a contaminated site, therefore all soil removed from the site must be tested and transported to an approved disposal site. Discuss how this will be done in the TIR.

Water Quality (TIR Section G – Water Quality Design).

11. Provide the square footage of uncovered pollution generating impervious surface area (new and replaced) for this project in the TIR to demonstrate it meets an exemption for water quality treatment.
12. Are all the floor drains in the parking garage connected to the sanitary sewer system?

Erosion Control:

1. See Comments on drawings.

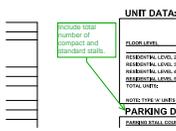
Street Improvements:

1. Call out all existing street signs. Need to be replaced with new frontage, but must remain up during construction for crosswalk.
2. Have PSE provide new cobra head lights to replace the existing.
3. Provide paving plan showing all patches and overlays as may be necessary.
4. Provide a striping plan for LWB.

1e3c5d28-2f48-47fa-a3a6-c4d3a1a66ac8.pdf Markup Summary

aruggeri (6)

- 1**

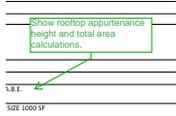


UNIT DATA:
Include total number of compact and standard stalls.
CLASS LEVEL
RESERVED LEVEL 1
RESERVED LEVEL 2
RESERVED LEVEL 3
RESERVED LEVEL 4
TOTAL STALLS
NOTE: TYPE 'A' UNITS
PARKING D
PARKING STALL CODE

Subject: Callout
Page: Page 4
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Status: None
Checkmark: Unchecked
Author: aruggeri
Date: 2/25/2014 8:56:17 AM
Color: ■

Include total number of compact and standard stalls.

- 2**



Show rooftop appurtenance height and total area calculations.
V.E.E.
SIZE: 1000 SF

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Page: Page 4
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Status: None
Checkmark: Unchecked
Author: aruggeri
Date: 2/25/2014 8:58:47 AM
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Show rooftop appurtenance height and total area calculations.

- 3**



Limit all eaves to a maximum 18" extension into required yards.

Subject: Callout
Page: Page 4
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Status: None
Checkmark: Unchecked
Author: aruggeri
Date: 2/25/2014 9:16:37 AM
Color: ■

Limit all eaves to a maximum 18" extension into required yards.

- 4**



Revise landscape plantings to meet any changes made by the City arborist

Subject: Callout
Page: Page 4
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Status: None
Checkmark: Unchecked
Author: aruggeri
Date: 2/25/2014 9:21:56 AM
Color: ■

Revise landscape plantings to meet any changes made by the City arborist

- 5**

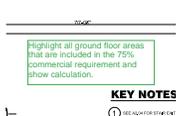


Revise landscape planting schedule to meet any changes made by the City arborist

Subject: Callout
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Status: None
Checkmark: Unchecked
Author: aruggeri
Date: 2/25/2014 9:28:33 AM
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Revise landscape planting schedule to meet any changes made by the City arborist

- 6**



Highlight all ground floor areas that are included in the 75% commercial requirement and show calculation.
KEY NOTES
SEE PLAN FOR STAFF CODE

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Status: None
Checkmark: Unchecked
Author: aruggeri
Date: 2/25/2014 9:35:22 AM
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Highlight all ground floor areas that are included in the 75% commercial requirement and show calculation.



7

Subject: Callout
Page: Page 8
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:08:04 AM
Color: ■

This pole gets removed with the UG work. This is considered a secondary power pole.



8

Subject: Callout
Page: Page 8
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 7:46:06 AM
Color: ■

Existing driveway cut to be removed and replaced.



9

Subject: Group
Page: Page 8
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:57:25 PM
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These communication lines go underground (UG).



10

Subject: Callout
Page: Page 10
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:25:52 AM
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Is this Clearing Limits? Not in legend.



11

Subject: Callout
Page: Page 10
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:28:34 AM
Color: ■

The sidewalk can not be blocked to pedestrian access long term, revise clearing limits. The sidewalk will need to be temporary closed during construction, but should always be opened up at the end of the work day. The only time this will not be true is during sidewalk replacement in which case we may be routing pedestrians to the parking lane. There will be much more discussion on this.



12

Subject: Callout
Page: Page 10
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:30:14 AM
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All dirt needs to stay on-site. Contractor will need to keep tires clean and a good construction entrance. Street sweeping is not a method for bmp for keeping the street clean. Contractor may need wheel wash or other means.

13



Subject: Callout
Page: Page 10
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:35:53 AM
Color: ■

This project will need a mobilization plan addressing:
1) Contractor Parking, 2) Pedestrian routing plans for detours and closures during construction, 3) Truck Hauling route for mass excavation, 4) Traffic Control Plan for work in the ROW and trucks exiting and entering the site, 5) Works hours in the ROW as it relates to these issues.

14



Subject: Callout
Page: Page 10
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:37:13 AM
Color: ■

Verify with Department of Ecology if this water may be discharged to storm or has to go to sewer because of the soil contamination, need letter or email.

15



Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:49:21 AM
Color: ■

All these utilities need to be moved UG. All lids in sidewalks to meet our no slip policy, G-2. See pictures P1.

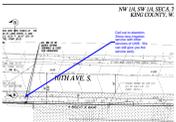
16



Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:50:14 AM
Color: ■

The vault needs be adjusted to the new grade and a new lid installed to meet Policy G-2. Grated lid is a tripping hazard.

17



Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:09:57 PM
Color: ■

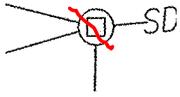
Call out to abandon. Show new irrigation service with other services of LWB. We can still give you the service early.

18



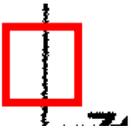
Subject: Callout
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:56:45 AM
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This RCP pipe is 3 foot sticks and crossing under will likely cause the pipe to need repair and new basins to make the fix. I propose you relay the pipe across LWB as shown and move the manhole to the existing MH location to the north. This saves a sewer MH structure and makes construction a lot easier.



Subject: Pen
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:07:19 PM
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Reply not required



Subject: Rectangle
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:26:37 PM
Color: ■

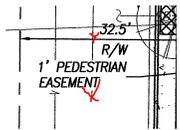
Reply not required



19

Subject: Callout
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:14:12 PM
Color: ■

Cap and abandon this 6" pipe. Would need to up grade to use it.



Subject: Pen
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:30:37 PM
Color: ■

Reply not required



20

Subject: Callout
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:33:50 PM
Color: ■

New 8" PVC pipe to connect to existing basin not shown.



21

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:34:30 PM
Color: ■

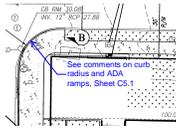
Transition curb in this area, 5:1 taper to make up the 1 foot difference.



CURB INLET RIM 20.26
GULL OF WATER CL. 28.7
TO BE RELOCATED TO
FLOWLINE AND PIPE
CLEARED TO MAINLINE

Subject: Pen
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:34:51 PM
Color: ■

Reply not required



22

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:47:17 PM
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See comments on curb radius and ADA ramps, Sheet C5.1



23

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:05:37 PM
Color: ■

There is a block wall here that you do not show.
Will need to be addressed during construction,
please show.



24

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/24/2014 6:16:16 AM
Color: ■

Show cutting in a 16"x8" tee with one (1) 16"
butterfly valve on the south leg and an 8"
gate valve for the fire line. Show the rest of the water
services tapped off the existing main north of the
tee.



25

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:08:53 PM
Color: ■

Move the irrigation service down here too.



26

Subject: Callout
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:10:21 PM
Color: ■

Provide note to abandon this service at the main
per City of Kirkland Standards.



27

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:15:03 PM
Color: ■

Show required dedication.



28

Subject: Callout
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/24/2014 6:18:14 AM
Color: ■

Show a 10 foot sidewalk as measured from the back of curb.



29

Subject: Callout
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:48:39 PM
Color: ■

Show 4x6 tree wells, not tree grates.



30

Subject: Callout
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:21:52 PM
Color: ■

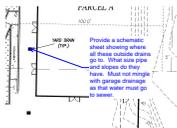
Provide WSDOT drive way detail to ensure this driveway meets ADA standards.



31

Subject: Callout
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:23:04 PM
Color: ■

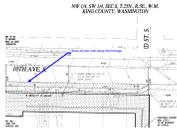
This transition is a problem. Stairs need to be move 10 feet north of the driveway to ensure the driveway ramp transition has enough room to meet ADA. As shown the transition is into the stairway landing which will not work.



32

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:24:29 PM
Color: ■

Provide a schematic sheet showing where all these outside drains go to. What size pipe and slopes do they have. Must not mingle with garage drainage as that water must go to sewer.



33

Subject: Callout
Page: Page 13
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Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/24/2014 6:08:53 AM
Color: ■

Show all new curb along the frontage.



34

Subject: Group
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:49:36 PM
Color: ■

Existing structure and pipe blind tee's into main line.



Subject: Group
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:50:00 PM
Color: ■

New type 1 in flow line with through curb inlet.



35

Subject: Group
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:50:29 PM
Color: ■

remove structure and repair blind tee at main.



37

Subject: Group
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:53:59 PM
Color: ■

New Type 1 or 2 depending on depth.



38

Subject: Group
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:55:16 PM
Color: ■

Provide note to abandon at the main line. Not sure where it goes as there is no main line in the street here. may go to where I am proposing to discharge the new basin. Provide note for contractor to field verify.



39

Subject: Group
Page: Page 13
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/25/2014 12:55:53 PM
Color: ■

New Type 1 with through curb inlet.-



Subject: Image
Page: Page 14
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:44:14 AM
Color: ■

Reply not required

Picture P1

Subject: Typewritten Text
Page: Page 14
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 11:44:55 AM
Color: ■

Picture P1

Reply not required



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Checkmark: Unchecked
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Color: ■

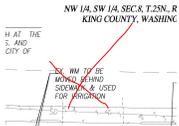
Reply not required

Picture P2

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Checkmark: Unchecked
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Date: 2/25/2014 8:20:52 AM
Color: ■

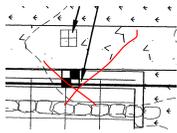
Picture P2

Reply not required



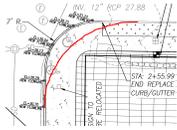
Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:36:59 PM
Color: ■

Reply not required



Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:37:01 PM
Color: ■

Reply not required



Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:41:26 PM
Color: ■

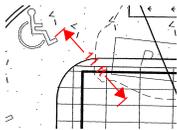
Reply not required



Subject: Callout
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:55:08 PM
Color: ■

Provide 30 foot radius.

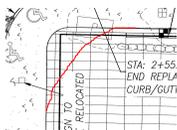
40



Subject: Length Measurement
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:43:02 PM
Color: ■

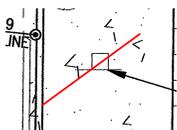
11 ft

Reply not required



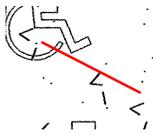
Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:47:52 PM
Color: ■

Reply not required



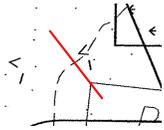
Subject: Line
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:49:54 PM
Color: ■

Reply not required



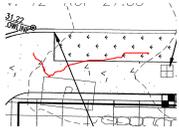
Subject: Line
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:49:59 PM
Color: ■

Reply not required



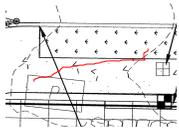
Subject: Line
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:50:17 PM
Color: ■

Reply not required



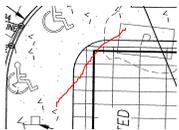
Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:50:30 PM
Color: ■

Reply not required



Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:50:35 PM
Color: ■

Reply not required



Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:50:50 PM
Color: ■

Reply not required



Subject: Pen
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:50:55 PM
Color: ■

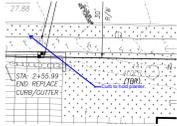
Reply not required



41

Subject: Callout
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:51:22 PM
Color: ■

Chase grade 15 feet to meet ADA requirements.



42

Subject: Callout
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:51:37 PM
Color: ■

Curb to hold planter.



Subject: Callout
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:51:57 PM
Color: ■

2% max landing area to meet ADA



43

Subject: Callout
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:52:08 PM
Color: ■

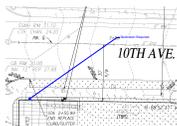
Truncated domes.



44

Subject: Callout
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 12:53:07 PM
Color: ■

Use WSDOT standards to meet ADA requirements. Provide exhibit showing all spot elevations and slopes to show this ramp meets ADA.



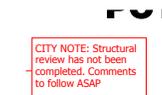
45

Subject: Callout
Page: Page 20
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: jburkhal
Date: 2/23/2014 1:18:53 PM
Color: ■

Dedication Required.


46
Subject: Callout
Page: Page 1
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:37:10 PM
Color: ■

CITY NOTE: for convention
WSA means Washing State Amendments.
IBC means the International Building Code,
IMC means the International Mechanical Code
UPC means Uniform Plumbing Code
KMC means Kirkland Municipal Code


47
Subject: Callout
Page: Page 1
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:45:15 PM
Color: ■

CITY NOTE: Structural review has not been completed. Comments to follow ASAP


48
Subject: Group
Page: Page 4
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:35:42 AM
Color: ■

BLD: NOTE: This page has been revised 2-11-14 no comment required tr


49
Subject: Callout
Page: Page 4
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:37:43 AM
Color: ■

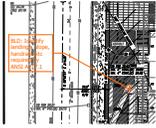
BLD: please revise the number of stalls and then the number of required accessible stalls.


50
Subject: Callout
Page: Page 16
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:35:36 PM
Color: ■

BLD: fences over 6 ft' tall require structural calculations please acknowledge


51
Subject: Callout
Page: Page 19
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:39:39 AM
Color: ■

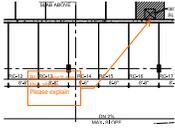
BLD: identify the landings for this accessible ramp.



52

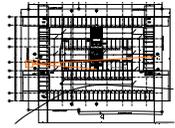
Subject: Callout
Page: Page 21
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:44:10 AM
Color: ■

BLD: Identify landings, slope, handrails etc required by ANSI A117.1



Subject: Callout
Page: Page 26
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:36:23 PM
Color: ■

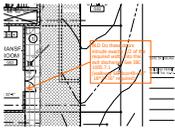
BLD: I don't see this above. Please explain



53

Subject: Callout
Page: Page 26
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:36:45 PM
Color: ■

BLD: please see 2009 IMC 501.2.1.5 WSA for parking exhaust requirements.



54

Subject: Callout
Page: Page 27
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/6/2014 12:48:50 PM
Color: ■

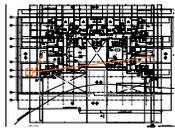
BLD Do these doors intrude exactly 1/2 of the required width into this exit discharge. See IBC 1005.7.1
(walkway 66-door48=18" 18*2=36" required)



55

Subject: Callout
Page: Page 27
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:37:54 PM
Color: ■

BLD: What is the protection on this 4 foot drop?



56

Subject: Callout
Page: Page 28
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:38:32 PM
Color: ■

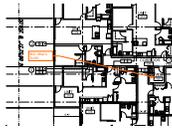
BLD: Please see IMC 501.2.1.5 WSA for parking exhaust requirements.



57

Subject: Callout
Page: Page 29
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 1/23/2014 12:09:32 PM
Color: ■

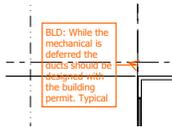
?? trash rating, top & bottom



58

Subject: Callout
Page: Page 29
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:39:32 PM
Color: ■

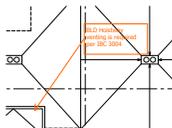
BLD: What is TLCM?



59

Subject: Callout
Page: Page 29
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:40:10 PM
Color: ■

BLD: While the mechanical is deferred the ducts should be designed with the building permit. Typical



60

Subject: Callout
Page: Page 32
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:25:36 AM
Color: ■

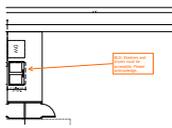
BLD Hoistway venting is required per IBC 3004



61

Subject: Callout
Page: Page 32
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:32:20 AM
Color: ■

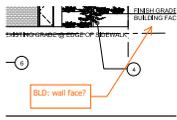
BLD: provide calculations for sizing rain leaders and detail scuppers and overflows See KMC 21.24.020 - amendments to 2009 UPC



62

Subject: Callout
Page: Page 40
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:40:57 PM
Color: ■

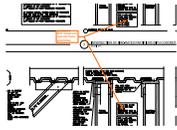
BLD: Washers and dryers must be accessible. Please acknowledge.



63

Subject: Callout
Page: Page 43
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 1/28/2014 9:42:59 AM
Color: ■

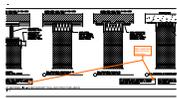
BLD: wall face?



64

Subject: Callout
Page: Page 47
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/6/2014 10:41:32 AM
Color: ■

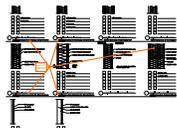
BLD: Detail and describe these assemblies.



65

Subject: Callout
Page: Page 47
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/6/2014 10:43:46 AM
Color: ■

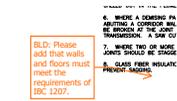
BLD: Detail and describe these assemblies.



66

Subject: Callout
Page: Page 48
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/6/2014 10:49:08 AM
Color: ■

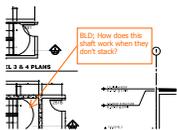
BLD: Show full detail including attachments for all assemblies. TYP



67

Subject: Callout
Page: Page 48
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/6/2014 10:52:29 AM
Color: ■

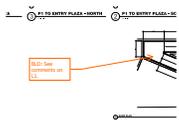
BLD: Please add that walls and floors must meet the requirements of IBC 1207.



68

Subject: Callout
Page: Page 50
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:42:20 PM
Color: ■

BLD; How does this shaft work when they don't stack?



69

Subject: Callout
Page: Page 51
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:44:39 PM
Color: ■

BLD: See comments on L1.



70

Subject: Callout
Page: Page 57
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:26:15 AM
Color: ■

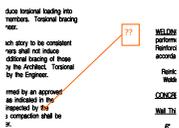
BLD: Required, and inspections by a WABO certified welding inspector. Please acknowledge.



71

Subject: Callout
Page: Page 57
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:26:31 AM
Color: ■

BLD The S.E. approved drawings and calculations must be reviewed and approved by COK prior to installation. Please acknowledge.



72

Subject: Callout
Page: Page 57
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:26:44 AM
Color: ■

??

Reply not required



73

Subject: Callout
Page: Page 57
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 8:26:56 AM
Color: ■

BLD Fabricators



Subject: Callout
Page: Page 96
Lock: Unlocked
Status: None
Checkmark: Unchecked
Author: tradford
Date: 2/25/2014 12:46:21 PM
Color: ■

BLD: The requirements of RCW 64.55 have not been met.
This must be stated. "The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of RCW 64.55.005 through 64.55.090."
(Bee is aware of this requirement.)