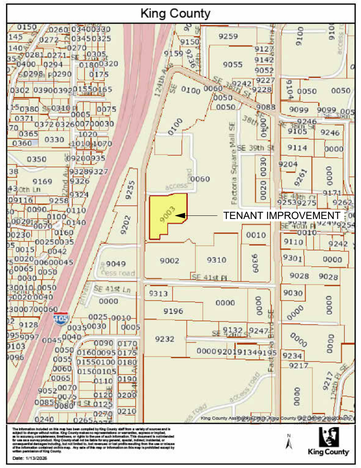

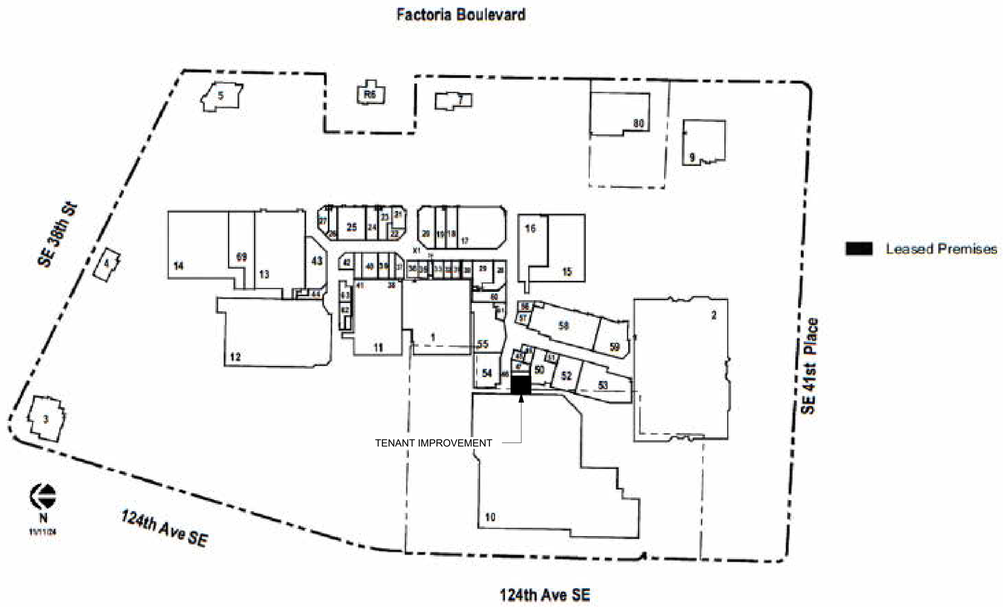

1 SITE PLAN
1" = 10'-0"

4055 FACTORIA SQUARE MALL SE #F1 BELLEVUE WA 98006

OWNER/FINANCIALLY RESPONSIBLE PARTY

CLIENT / TENANT: VINOD BATTINI

EMAIL: VINODBATTINI@GMAIL.COM

PHONE: (619) 874-5295

PROJECT DESCRIPTION

TENANT IMPROVEMENT FOR A CLOTHING STORE:

FLOORING, LIGHTING, DOORS, DISPLAYS, AND NON LOAD BEARING PARTITION REMOVAL.
NO STRUCTURAL/MEP CHANGES.

PROPERTY DETAILS

PARCEL NUMBER: 162405-9003

PROPERTY: KIMSCHOTT FACTORIA MALL LLC

PROPERTY NAME: MARKETPLACE AT FACTORIA – TARGET

PROPERTY TYPE: COMMERCIAL (SHOPPING CENTER / REGIONAL)

SITE ADDRESS: 4055 FACTORIA SQUARE MALL SE #F1

JURISDICTION: CITY OF BELLEVUE, WA

YEAR BUILT: 1988

LOT SIZE: 111,081 SF

PRESENT USE: SHOPPING CENTER (REGIONAL)

OCCUPANCY : M (MERCANTILE)

CONSTRUCTION TYPE: V-B

BUILDING CODE: 2021 IBC (AS ADOPTED BY CITY OF BELLEVUE)

SPRINKLER SYSTEM: EXISTING

PARKING SPACE ANALYSIS

TENANT SPACE IS ESTABLISHED IN A COMMERCIAL ZONE BUILDING IN PEDESTRIAN NEIGHBORHOOD
COMMERCIAL AREA PARKING SPACE IS SHARED
USE IN BUILDING PROVIDED PARKING AREA.

CODE COMPLYING

NATIONAL:

2021 INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS (51-50 WAC)
2021 INTERNATIONAL FIRE CODE W/ WASHINGTON STATE AMENDMENTS (51-54 WAC)
2021 INTERNATIONAL MECHANICAL CODE W/ WASHINGTON STATE AMENDMENTS (51-52 WAC)
2021 INTERNATIONAL PLUMBING CODE W/ WASHINGTON STATE AMENDMENTS (51-56 WAC)
ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

LEGAL DESCRIPTION

PARCEL 4" BELLEVUE BOUNDARY LINE ADJUSTMENT NO 07-111571-LW REC NO 20071119900006 BEING POR OF SW 1/4 OF SE 1/4 STR 09-24-05 TGW POR OF NW 1/4 OF NE 1/4 STR 16-24-05 LY ELY OF 124TH AVE SE - LY WLY OF 128TH AVE SE LY NLY OF SE 41ST PL AND LY SLY & SWLY OF SE 38TH ST

INDEX

REPRESENTS SHEETS SUBMITTED

SHEET #	DRAWING DESCRIPTION	
A100	SITE PLAN & PROJECT INFO	
A101	EXISTING / DEMO & INTERIOR MATERIAL	
A102	REFLECTED CEILING PLAN	

VICINITY MAP N

EMERALD ARCH STUDIO

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Phone: 206-510-4163
e-mail: Ayoub@emeraldarchstudio.com

Address:

Phone:
e-mail:

No.	Description	Date
1	Revision 1	Date 1

MAHRVI TRENDS CLOTHING STORE

4055 FACTORIA SQUARE MALL SE #F1 BELLEVUE WA 98006

SITE PLAN & PROJECT INFO

PROJECT PARCEL: Project Number

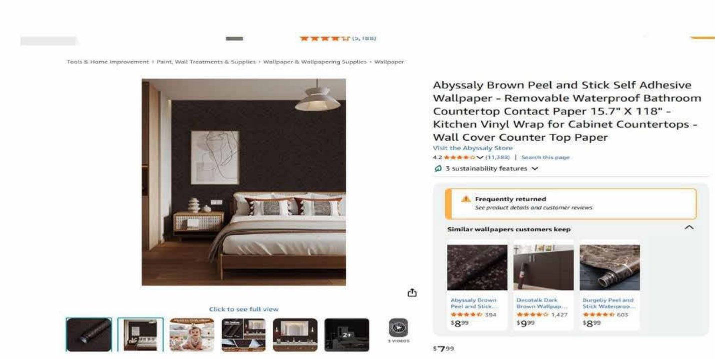
DATE: Issue Date

A100

SCALE: 1" = 10'-0"

Product 1 and product 6

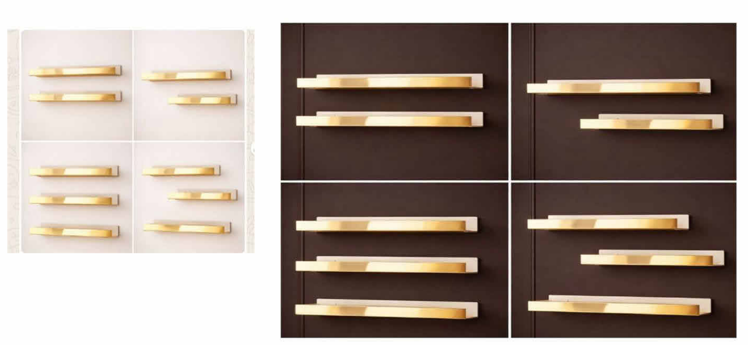
- https://www.amazon.com/dp/B0F985ZT3X?ref=cm_sw_r_cso_wa_apin_dp_XSR7CFYCN8HM6KM3ADGR&ref_=cm_sw_r_cso_wa_apin hare=cm_sw_r_cso_wa_apin_dp_XSR7CFYCN8HM6KM3ADGR&titleSource=true



Product 3, product 5 and product 8

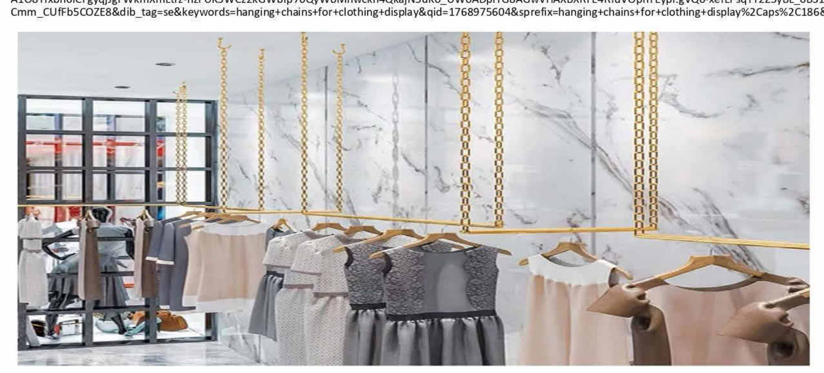
- https://www.amazon.com/DABILONGC-Industrial-Clothes-Wardrobe-Installation/dp/B0DNLYBTXX/ref=sr_1_2_sspa?dib=eyJ2IjoiMSJ9.H-fPSUPJx0ENKalMYtCGtXBrAIX7Dv_Qm4ZzYMJsCdOIc8S_P-HyfI8_ATe6CZqg3ysdqL9R2ArcES5Aqbg4awpFhTVTjXryDyXHmbB-KG-62CTAI4WL_ah-0yAte_CL_L875qWJtWBHFkcerHs4Iw2-1N2V2bxl1cqDg3Zs8RERMHS-GPFXgghtLesW3JigFq3UMgM_EVFE-BttuKYdEFA-kE9SE1QfOtEKkyYnIMc3fFPfxA-Nx1s2sHjciL3YPbIl6VU9BKShKsWAjf-m9jLOdpJYtHV0yfLBMDuC-TU.zDQw6XdUkfeniCmMrlyrwdyYj3Tn_biNJQF9iNiWfEk&dib_tag=se&keywords=wall%2Bmounted%2Bclothing%2Bpipes%2Bor%2Bracks&qid=1768974976&sr=8-2-spons&sp_csd=d2lkZ2V0TmFtZT1zcF9hdGY&th=1

Product 2 and product 7 acrylic panels



product 9, product 10 and product 11

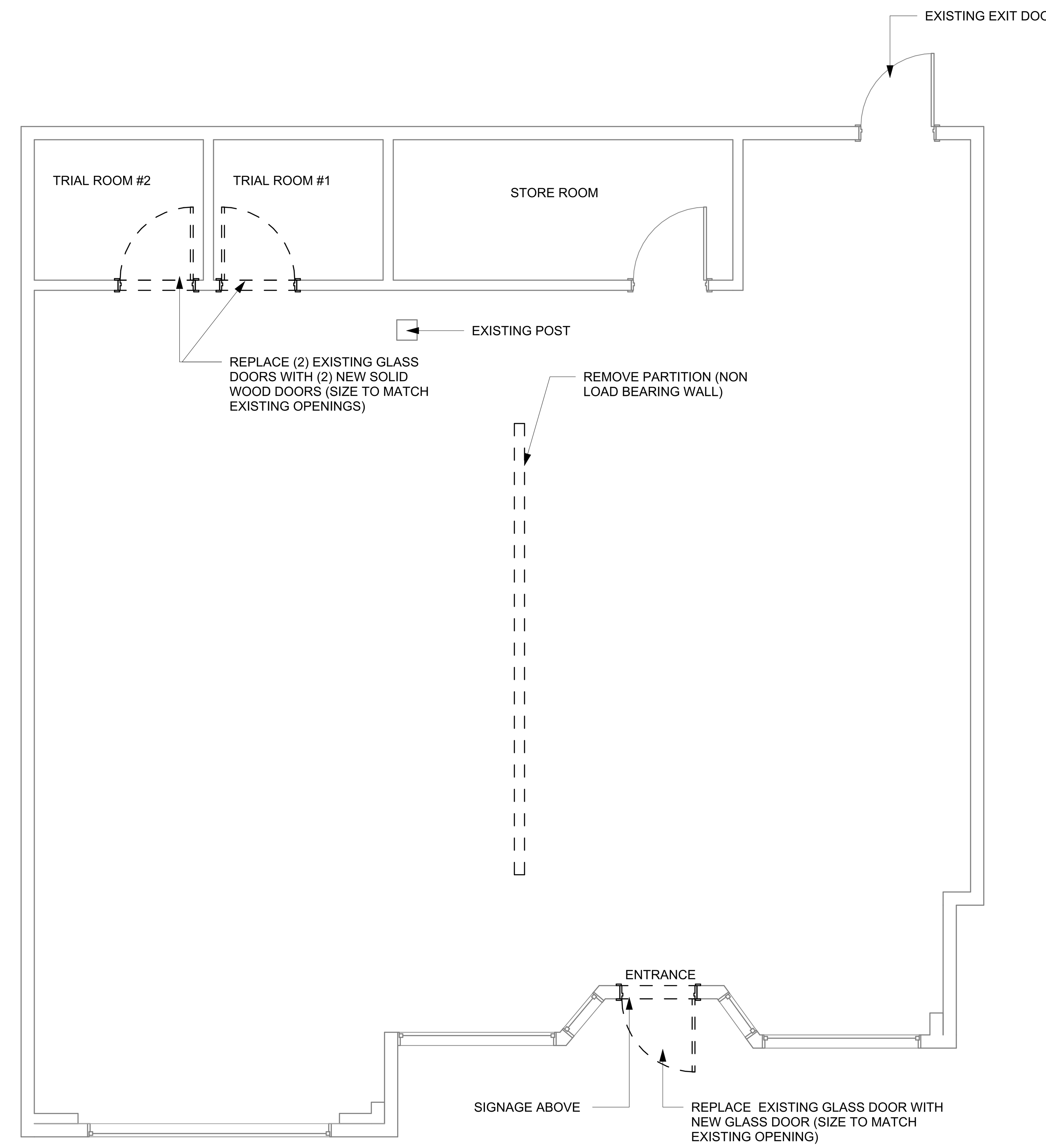
- https://www.amazon.com/FURVOKIA-Adjustable-Creative-Clothing-Hanging/dp/B0BVDSMKFZ/ref=sr_1_11?crid=644ILG6CXRRQ&dib=eyJ2IjoiMSJ9.CgFFJulFG6Gi-JicnxNM2JGVtu-b9JLATSaLV9RTm46iljio8y7Krun-I36HD5hlyODJUsPmBY0dp6zHim2WcGsYQtwl2W4qHsYkeTPXeAGn8MoKtcUT3TjFTmEAVutbJr9NCtBra5T6se1GcqSHfmMySB496nmWK2Wibspj5LkEnZqIwv6GxBw3b3GreHBbUGT A1O8Tfxbn6iCFgyqjJgFWkmXmLtrz-hzFUK5WCz2kGWbfp70QyWoMnwckh4QkajN5uKo_UWoADpiYG8AGwVHAXBXRFE4RfuVOphYEypI.gVQ0-xefLPsqYY2Z5yBL_6BS1xh-Cmm_CUfFb5COZE8&dib_tag=se&keywords=hanging+chains+for+clothing+display&qid=1768975604&sprefix=hanging+chains+for+clothing+display%2Caps%2C186&sr=8-11



Product 4, clothing storage rack

NOTES:

- WHOLE STORE INSIDE AND OUTSIDE WILL BE PAINTED WHITE.
- POSITION OF THE FIXTURES MAY CHANGE BASED ON THE FINAL LOOK AND FEEL.
- ALL PRODUCTS SHOWN ARE FOR DEMONSTRATION PURPOSE AND MAY CHANGE BASED ON THE AVAILABILITY.



LEGEND

- EXISTING WALL TO REMOVE (dashed)
- EXISTING WALL TO REMAIN

NOTES:

- ALL EXISTING CEILING TO REMAIN (NO CEILING WORK).
- ALL EXISTING FIRE SPRINKLER SYSTEM TO REMAIN (NO MODIFICATIONS).
- ALL EXISTING MECHANICAL / VENTILATION SYSTEMS TO REMAIN (NO MODIFICATIONS).
- REPLACE EXISTING FLOORING IN MAIN RETAIL AREA WITH WOOD-TEXTURE VINYL SHEET.

1 EXISTING/DEMO & PROPOSED FLOOR PLAN
1/4" = 1'-0"

N

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Phone: 206-510-4163
e-mail: Ayoub@emeraldarchstudio.com

Address:

Phone:
e-mail:

No.	Description	Date

MAHRVI TRENDS CLOTHING STORE

4055 FACTORIA SQUARE MALL SE #F1 BELLEVUE WA 98006

EXISTING / DEMO & INTERIOR MATERIAL

PROJECT PARCEL: Project Number
DATE: Issue Date

A101

SCALE: 1/4" = 1'-0"

LIGHTING COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1

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Project & Applicant Information	**Project Title**	MAHRVI TRENDS CLOTHING STORE - 2021 WSEC	For Building Department Use: **Date: Jan 27, 2026**
	Project Address	4055 FACTORIA SQUARE MALL SE BELLEVUE WA 98006 #F1 BELLEVUE, WA 98006	
	Applicant Name	Ayoub Zeinar	
	Applicant Phone	206-510-4163	
	Applicant Email	ayoub@emeraldarchstudio.com	

For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

General Occupancy	All Commercial		**General Building Use Type**		Retail, General Sales	**Building Cond. Floor Area**	111,081
General Project Types	Alteration	**New Building or Addition Lighting Scope**		**Alteration Lighting Scope**	Interior Lighting	**Project Cond. Floor Area**	1,400
						Floors Above Grade	1
						Compliance Method	General Prescriptive
Lighting Project Description	Tenant improvement for a retail clothing store including new interior lighting						

Lighting Compliance Scope and Method	**Project Type**	**Interior / Exterior** (interior includes both interior & parking)	**Luminaire Replacement Scope**	**Compliance Method**	**LPA Calculation Adjustment**	**Compliance Verification**
	Alteration	Interior Lighting	20% or more replaced	Space by space	No Calculation Adjustments allowed	**COMPLIES**
Additional Energy Efficiency (AEC) Measures Included	No lighting or electrical additional energy efficiency measures included in project		**Load Management (LDM) Measures Included**		No lighting or electrical load management measures included in project	

Project Title	MAHRVI TRENDS CLOTHING STORE - 2021 WSEC	**Date**	**Jan 27, 2026**
Lighting Power Calculation	**ALTERATION - INTERIOR LIGHTING (20% or more replaced)**	**Compliance Verification**	**COMPLIES**
Compliance Method	**Space by space**	**LPA Calculation Adjustment**	**none**

Interior Lighting Power Allowance - Space by Space

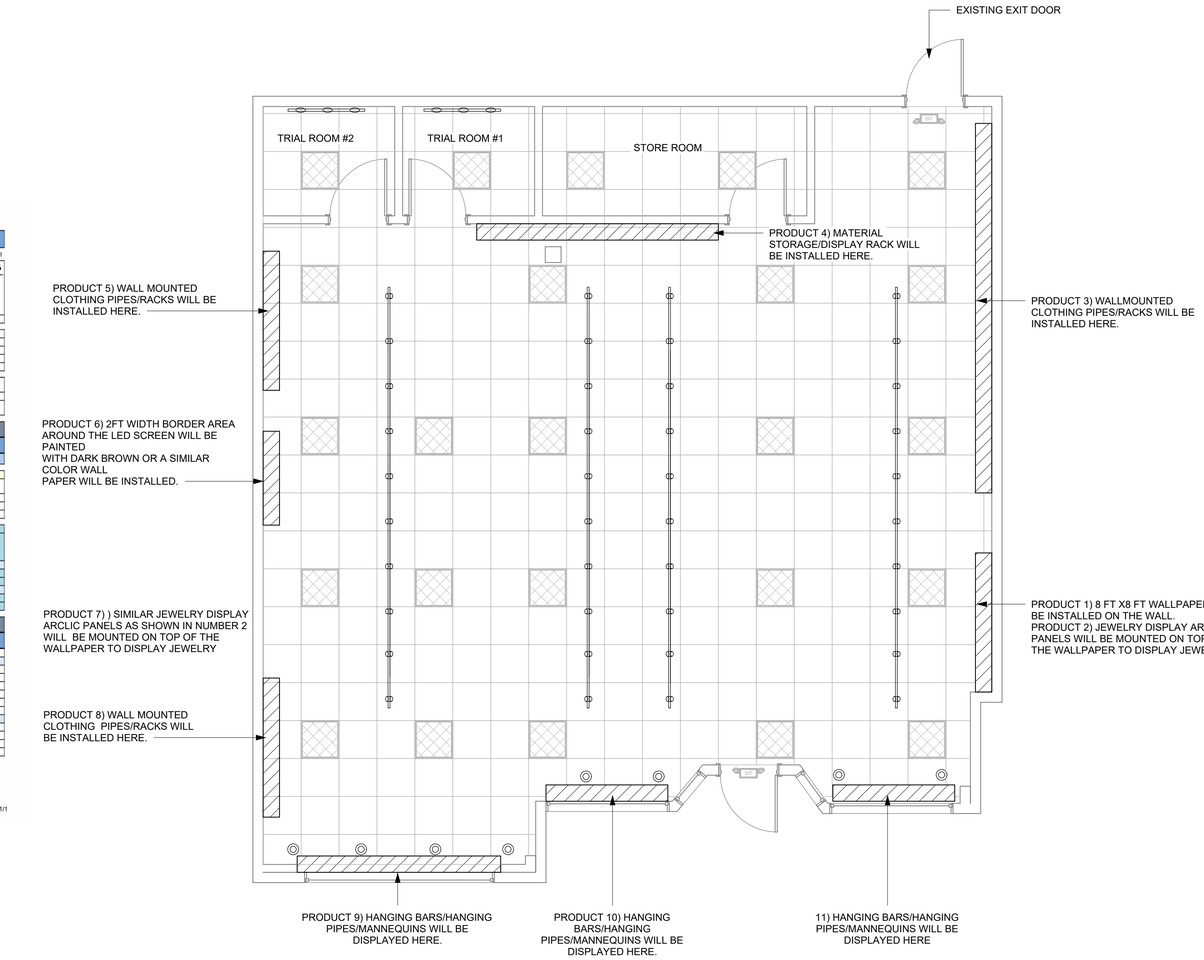
General Space Type	Specific Space Type	Gross Interior Area (SF)	LPA (Watts/SF)	Total Watts Allowed (SF x LPA x 1)	Total Proposed Watts (LPD + Display LPD)	Compliance Status
Retail	General sales	1,440	1.05	1,512		
			Proposed Total LPD		**1,420**	
Totals				**1,512**	**1,420**	**COMPLIES**

Proposed Lighting Power Density

Fixture Type	Fixture ID	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures						
Recessed downlight	RECESSED -1	8	20			160
Wall wash	Birmingham 6 Light SCONES	2	150			300
Linear Fixtures						
Line voltage track (120V)	Track-1	4	240			960
					Proposed Total LPD	**1,420**

Project Title	MAHRVI TRENDS CLOTHING STORE - 2021 WSEC	**Date**	**Jan 27, 2026**
Proposed Fixtures Details	**ALTERATION - INTERIOR LIGHTING (20% or more replaced)**		

Fixture Type/Application	Fixture ID	Location in Documents	Lamp Type	New or Existing-to-Remain
Individual Fixtures				
Recessed downlight	RECESSED -1	A102	LED	New
	Fixture Description: LED Recessed Downlight			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Wall wash	Birmingham 6 Light SCONES	A102	Other	New
	Fixture Description: Birmingham 6 Light SCONES			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Linear Fixtures				
Line voltage track (120V)	Track-1	A102	LED	New
	How is linear fixture quantity defined?: Quantity of fixtures with current limiting device			Length of track (LT):
	Fixture Description: TRACK LIGHT W/ 12 BULLS			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			



LEGEND

LIGHT FIXTURE	LIGHT TYPE	WATTAGE	QUANTITY	TOTAL WATT
	4-INCH LED RECESSED	20	8	160W
EXIT	EXISTING EXIT LIGHT	--	2	--
	4 TRACK LIGHT (12 HEADS)	240	4	960W
	BIRMINGHAM 6 LIGHT SCONES	150	2	300W
	EXISTING 2X2 LED TROFFER	--	24	--
			TOTAL:	**1,420W**

EXISTING LIGHTING NOTE:

EXISTING 2X2 CEILING TROFFER FIXTURES WILL BE REPLACED WITH NEW LED TROFFER OF EQUAL OR LOWER WATTAGE THAN EXISTING FIXTURES. REPLACEMENT SHALL NOT INCREASE CONNECTED LIGHTING LOAD. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.

1 REFLECTED CEILING PLAN
1/4" = 1'-0"

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MAHRVI TRENDS CLOTHING STORE

4055 FACTORIA SQUARE MALL SE #F1
BELLEVUE WA 98006

REFLECTED CEILING PLAN

PROJECT PARCEL Project Number
DATE Issue Date

A102

SCALE 1/4" = 1'-0"