

# SKYWAY RESOURCE CENTER

BID SET VOLUME 1 DRAWINGS

PROJECT NO. 2052

25 AUGUST 2023



**Owner**  
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BID SET

SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
BRYN-MAWR-SKYWAY, WA  
98178

25 AUGUST 2023



SYMBOLS

Table of symbols for architectural elements: Column Grid Line, Exterior Elevation, Building Section, Interior Elevation, Callout, Dimension Line, Leader, Vertical Datum / Workpoint, Line Below or Beyond, Line Above, Room Identification, Wall Type, Window, Revision, North Arrow, Property Line, Setback Line, Safety Glass, Smoke Detector, Carbon Monoxide Detector, Exit Sign, Occupant Load Signage, 1-Hr Fire Rated Wall, 2-Hr Fire Rated Wall, 3-Hr Fire Rated Wall.

ABBREVIATIONS

Table of abbreviations for architectural components: AB (Anchor Bolt), A/C (Air Conditioning), ACT (Acoustical Tile), ACP (Acoustical Ceiling Panel), ADJ (Adjustable), AFF (Above Finished Floor), ALUM (Aluminum), AR (Area of Refuge), L (Angle), BLDG (Building), BO (Bottom of), BYD (Beyond), CIP (Cast in Place), CT (Ceramic Tile), CJ (Construction Joint), CL (Center Line), CLR (Clear), CLG (Ceiling), CMU (Concrete Masonry Unit), CO (Cleanout), COL (Column), CONC (Concrete), CONN (Connection), CONT (Continuous), CPT (Carpet), DEMO (Demolish), DIA (Diameter), DTL (Detail), DIM (Dimension), DS (Downspout), DW (Dish Washer), DWG (Drawing), EA (Each), ELEC (Electrical), ELEV (Elevation), ENCL (Enclosure), EQ (Equal), EXH (Exhaust), (E) (Existing), EXT (Exterior), FD (Floor Drain), FEC (Fire Extinguisher Cabinet), FDC (Fire Department Connection), FDN (Foundation), FF (Finish Floor), FL (Floor), FE (Fire Extinguisher), FEC (Fire Extinguisher Cabinet), FO (Finished Opening), FOC (Face of Concrete), FOIC (Furnished by Owner), INSTALLED BY CONTRACTOR, FOIO (Furnished by Owner), INSTALLED BY OWNER, FOF (Face of Finish), FOM (Face of Masonry), FOS (Face of Stud), FTG (Footing), GA (Gauge), GALV (Galvanize(D)), GWB (Gypsum Wall Board), HB (Hose Bib), HDWD (Hardwood), HDWR (Hardware), HM (Hollow Metal), HORIZ (Horizontal), HP (High Point), HT (Height), IGU (Insulated Glass Unit), INSUL (Insulation), INT (Interior), JBOX (Junction Box), MAX (Maximum), MECH (Mechanical), MTD (Mounted), MTL (Metal), MFR (Manufacturer), MIN (Minimum), NIC (Not in Contract), NTS (Not to Scale), O/ (Over), OC (On Center), OPNG (Opening), OPP (Opposite), OD (Overflow Drain), PL (Plate), P (Property Line), PLAM (Plastic Laminate), PLYWD (Plywood), PT (Pressure Treated), PVC (Poly Vinyl Chloride), RAD (Radius), RB (Rubber Base), RD (Roof Drain), REF (Reference/Refer to), REINF (Reinforced/ing), RES (Resilient), RM (Room), RO (Rough Opening), R.O.W. (Right of Way), SD (Smoke Detector), SF (Square Foot/feet), SHT (Sheet), SIM (Similar), SPECS (Specifications), SQ (Square), STD (Standard), STL (Steel), STOR (Storage), STRUCT (Structural), SS (Stainless Steel), SUSP (Suspended), TEL (Telephone), T&G (Tongue and Groove), T.O. (Top of), TYP (Typical), UNO (Unless Noted Otherwise), VCT (Vinyl Composition Tile), VERT (Vertical), VIF (Verify in Field), W/ (With), WH (Water Heater), WD (Wood), WDW (Window), WP (Work Point), WR (Water Resistant), WRB (Weather Resistant Barrier), WS (Weather Stripping), WWF (Welded Wire Fabric).

PROJECT DESCRIPTION

CONVERT THE DONATED FORMER U.S. BANK BUILDING INTO A COMMUNITY RESOURCE CENTER WITH MULTIPLE SERVICE PROVIDERS SATISFYING THE NEEDS OF HEALTH AND WELLNESS, ECONOMIC EMPOWERMENT, EDUCATIONAL ADVANCEMENT, AND CHARACTER AND LEADERSHIP. BRING THE 1960S BUILDING UP TO CURRENT CODES AND STANDARDS, IMPROVE THE BUILDING AND SITE TO CREATE A COMMUNITY HUB IN THE CENTER OF THE SKYWAY NEIGHBORHOOD

APPLICANT INFORMATION

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ADDRESS: 600 ANDOVER PARK W. SEATTLE, WA 98188
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PROJECT INFORMATION

ADDRESS: 12610 76TH AVE SOUTH BRYN-MAWR-SKYWAY, WA 98178
PARCEL NO.: 7580200190
LEGAL DESCRIPTION: SCENIC RIDGE HEIGHTS ADD 1 LESS POR SWLY OF LN BEG N 00-25-53 E 26.53 FT FR SW COR TH S 54-55-24 E & ALL 2
LOT AREA: 25,119 SF (0.58 ACRES)
ZONING: COMMUNITY BUSINESS, SPECIAL DISTRICT OVERLAY 050 (PEDESTRIAN-ORIENTED COMMERCIAL DEVELOPMENT)
APPLICABLE CODES: THE INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH WASHINGTON STATE AMMENDMENTS THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION

WSEC CLOSE OUT DOCUMENTATION

project close out documentation is required including applicable calculations, WSEC envelope compliance reports, and fenestration NFRC rating certificates

SHEET INDEX

Table of sheet index: GENERAL (G000-G120), LANDSCAPE (L101-L204), ARCHITECTURAL (A001-A706), PLUMBING (P0.00-P7.00), MECHANICAL (M0.00-M8.00), ELECTRICAL (E0.00-E8.00), TECHNOLOGY (T0.00-T8.00).



VICINITY MAP



LOCATION MAP

ARCHITECTURAL (CONT.)

Table of architectural sheet index: A707 (Interior Elevations - Restrooms), A801 (Interior Details), A901 (Perspective Views), ARCHITECTURAL - FURNITURE (F003.2-F006), STRUCTURAL (S100-S400), PLUMBING (P0.00-P7.00), MECHANICAL (M0.00-M8.00), ELECTRICAL (E0.00-E8.00), TECHNOLOGY (T0.00-T8.00).



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SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH BRYN-MAWR-SKYWAY, WA 98178 BID SET

2052 25 AUGUST 2023

ISSUANCES NO. DATE DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052 Author: MC / KH Checker: MM / GA

GENERAL PROJECT INFORMATION AND SHEET INDEX

G001

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**CODE SUMMARY**

**BUILDING AREA:**

FIRST FLOOR: 3,810 SF  
 ROOF CANOPIES: 972 SF  
 SECOND FLOOR: 1,256 SF  
**TOTAL: 6,038 SF**

STORIES: 2 (APPROX. 20 FEET)

OCCUPANCY TYPE:

**B** (FORMERLY A BANK. RENOVATIONS FOR PROFESSIONAL SERVICES, OUTPATIENT CLINICS, AND TRAINING AND SKILL DEVELOPMENT NOT IN A SCHOOL ENVIRONMENT)

CONSTRUCTION TYPE: **V-B (NON-SPRINKLERED)**

ALLOWABLE BUILDING HEIGHT (TABLE 504.3): **40 FEET**

ALLOWABLE NUMBER OF STORIES (TABLE 504.4): **2 (NS)**

ALLOWABLE FLOOR AREA (IBC 506.2.3): **9,000 SF**

SINGLE-OCCUPANCY, MULTISTORY BUILDING

$$A_u = [A_t + (NS \times I)] \times S_u$$

$$A_u = 9,000 + [(9,000 \times .75)] \times 2 = \mathbf{31,500 \text{ SF}}$$

FRONTAGE:  $l_u = [F/P - 0.25] W/30$

$$l_u = [(1 - 0.25) 30/30] = .75$$

OCCUPANT LOAD (IBC TABLE 1004.5):

ASSEMBLY – TABLES AND CHAIRS: 1,203 SF / 15 Net = 80.2

BUSINESS AREAS: 3,493 SF / 150 GROSS = 23.3

STORAGE: 387 SF / 300 GROSS = 1.3

TOTAL OCCUPANCY = **105 OCCUPANTS**

PARKING (KING COUNTY CODE 21A.18.030 & IBC TABLE 1106.1):

PARKING SPACES REQUIRED: 16 (2 ACCESSIBLE); PARKING SPACES PROVIDED: **39** (2 ACCESSIBLE)

PLUMBING FIXTURES (IBC TABLE 2902.1):

2 WATER CLOSETS REQUIRED; 3 PROVIDED (2 ACCESSIBLE)

2 LAVATORIES REQUIRED; 3 PROVIDED

2018 INTERNATIONAL BUILDING CODE			
CHAPTER 3 – OCCUPANCY CLASSIFICATION AND USE			
304.1	BUSINESS GROUP B	BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS. BUSINESS OCCUPANCIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: PROFESSIONAL SERVICES (ARCHITECTS, ATTORNEYS, DENTISTS, PHYSICIANS, ENGINEERS, ETC.)	
303.1.2	SMALL ASSEMBLY SPACES	THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES: 1.A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.	THE AREA USED FOR ASSEMBLY PURPOSES HAS AN OCCUPANT LOAD OF LESS THAN 50 PERSONS.
CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS			
504.3	HEIGHT IN FEET	THE MAXIMUM HEIGHT OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.3	ALLOWABLE BUILDING HEIGHT FOR TYPE V-B CONSTRUCTION (B OCCUPANCY CLASSIFICATION) IS 40 FEET. THE EXISTING BUILDING HEIGHT IS APPROXIMATELY 20 FEET.
504.4	NUMBER OF STORIES	THE MAXIMUM NUMBER OF STORIES OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.4	ALLOWABLE NUMBER OF STORIES FOR TYPE V-B CONSTRUCTION (B OCCUPANCY CLASSIFICATION) IS 2. THE EXISTING BUILDING HAS 2 STORIES.
506.2	ALLOWABLE AREA DETERMINATIONS	THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 506.2.1 THROUGH 506.2.4 AND SECTION 506.3.	ALLOWABLE AREA FOR TYPE V-B CONSTRUCTION: 9,000 SQUARE FEET. THE EXISTING BUILDING AREA IS <b>4,588 SQUARE FEET.</b>
506.2.3	SINGLE-OCCUPANCY, MULTISTORY BUILDINGS	THE ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2: $A_u = [A_t + (NS \times I)] \times S_u$	SINGLE-OCCUPANCY, MULTISTORY BUILDING $A_u = [A_t + (NS \times I)] \times S_u$ $A_u = 9,000 + [(9,000 \times .75)] \times 2 = \mathbf{31,500 \text{ SF}}$ FRONTAGE: $l_u = [F/P - 0.25] W/30$ $l_u = [(1 - 0.25) 30/30] = .75$
CHAPTER 6 – TYPES OF CONSTRUCTION			
602.5	TYPE V	TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.	TYPE V-B (NON-SPRINKLERED)
TABLE 601	FIRE RESISTANCE RATING REQUIREMENTS	REFER TO TABLE 601.	TYPE V-B: ZERO HOURS FOR ALL BUILDING ELEMENTS
CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES			
704.1	REQUIREMENTS	THE FIRE-RESISTANCE RATINGS OF STRUCTURAL MEMBERS AND ASSEMBLIES SHALL COMPLY WITH THIS SECTION AND THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION AS SPECIFIED IN TABLE 601. THE FIRE-RESISTANCE RATINGS SHALL BE NOT LESS THAN THE RATINGS REQUIRED FOR THE FIRE-RESISTANCE-RATED ASSEMBLIES SUPPORTED BY THE STRUCTURAL MEMBERS.	TYPE V-B CONSTRUCTION: ZERO HOURS FOR ALL ELEMENTS
704.10	EXTERIOR STRUCTURAL MEMBERS	LOAD-BEARING STRUCTURAL MEMBERS LOCATED WITHIN THE EXTERIOR WALLS OR ON THE OUTSIDE OF A BUILDING OR STRUCTURE SHALL BE PROVIDED WITH THE HIGHEST FIRE-RESISTANCE RATING AS DETERMINED IN ACCORDANCE WITH THE FOLLOWING: 1.AS REQUIRED BY TABLE 601 FOR THE TYPE OF BUILDING ELEMENT BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING. 2.AS REQUIRED BY TABLE 601 FOR EXTERIOR BEARING WALLS BASED ON THE TYPE OF CONSTRUCTION. 3.AS REQUIRED BY TABLE 602 FOR EXTERIOR WALLS BASED ON THE FIRE SEPARATION DISTANCE.	TYPE V-B CONSTRUCTION: ZERO HOURS FOR ALL ELEMENTS
705.8.1	ALLOWABLE AREA OF OPENINGS	THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BUILDING SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8 BASED ON THE FIRE SEPARATION DISTANCE OF EACH INDIVIDUAL STORY.	FIRE SEPARATION DISTANCE IS GREATER THAN 30 FEET, NO LIMIT
720	THERMAL AND SOUND-INSULATING MATERIALS	INSULATING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, WHERE A FLAME SPREAD INDEX OR A SMOKE-DEVELOPED INDEX IS SPECIFIED IN THIS SECTION. SUCH INDEX SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E84 OR UL 723. ANY MATERIAL THAT IS SUBJECT TO AN INCREASE IN FLAME SPREAD INDEX OR SMOKE-DEVELOPED INDEX BEYOND THE LIMITS HEREIN ESTABLISHED THROUGH THE EFFECTS OF AGE, MOISTURE OR OTHER ATMOSPHERIC CONDITIONS SHALL NOT BE PERMITTED. INSULATING MATERIALS, WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHEN USED, SUCH AS VAPOR RETARDERS, VAPOR PERMEABLE MEMBRANES AND SIMILAR COVERINGS, AND ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE FOIL INSULATION AND SIMILAR MATERIALS.	INSULATING MATERIALS SHALL COMPLY WITH FLAME-SPREAD INDEX IN ACCORDANCE WITH ASTM E84 OR UL 723.
CHAPTER 8 – INTERIOR FINISHES			
803.1	WALL AND CEILING FINISHES – GENERAL	INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.1.3 THROUGH 803.1.5. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.1 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.2.	ALL INTERIOR MATERIALS WILL COMPLY
804.1	INTERIOR FLOOR FINISH – GENERAL	INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.2. EXCEPTION: FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.	NEW FLOOR MATERIALS WILL COMPLY. EXISTING TERRAZZO FLOOR TO REMAIN
807.1	INSULATION	THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH SECTION 720.	ALL INSULATION WILL COMPLY

CHAPTER 9 – FIRE PROTECTION AND LIFE SAFETY SYSTEMS			
901.2	FIRE PROTECTION SYSTEMS	FIRE PROTECTION SYSTEMS SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE INTERNATIONAL FIRE CODE. ANY FIRE PROTECTION SYSTEM FOR WHICH AN EXCEPTION OR REDUCTION TO THE PROVISIONS OF THIS CODE HAS BEEN GRANTED SHALL BE CONSIDERED TO BE A REQUIRED SYSTEM.	SEE ELECTRICAL DRAWINGS
901.6.3	FIRE ALARM SYSTEMS	FIRE ALARM SYSTEMS REQUIRED BY THE PROVISIONS OF SECTION 907.2 OF THIS CODE AND SECTIONS 907.2 AND 907.9 OF THE INTERNATIONAL FIRE CODE SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH SECTION 907.6.6 OF THIS CODE.	SEE ELECTRICAL DRAWINGS
903.2	AUTOMATIC SPRINKLER SYSTEMS – WHERE REQUIRED	APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN SECTIONS 903.2.1 THROUGH 903.2.12.	FIRE SPRINKLER SYSTEM NOT REQUIRED
WSEBC 803.2.2	CORRIDOR RATINGS, GROUP B	IN BUILDINGS WITH OCCUPANCIES IN GROUPS A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 AND S-2, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE BOTH OF THE FOLLOWING CONDITIONS OCCUR:  THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO NEW CONSTRUCTION.  THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.	FIRE SPRINKLER SYSTEM NOT REQUIRED
906.1	PORTABLE FIRE EXTINGUISHERS – WHERE REQUIRED	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: 1.IN GROUP A, B, E, F, H, I, M, R-1, R-2, R-4 AND S OCCUPANCIES.	PORTABLE FIRE EXTINGUISHERS WILL COMPLY
906.3	PORTABLE FIRE EXTINGUISHERS – SIZE & DISTRIBUTION	REFER TO TABLE 906.3(1)	ORDINARY HAZARD OCCUPANCY. MAXIMUM FLOOR AREA 1,500 SQUARE FEET. MAXIMUM DISTANCE FOR TRAVEL TO EXTINGUISHER 75 FEET
907	FIRE ALARM AND DETECTION SYSTEMS		SEE ELECTRICAL DRAWINGS
907.2.2	GROUP B	A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: 1.THE COMBINED GROUP B OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE. 2.THE GROUP B OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE. 3.THE FIRE AREA CONTAINS AN AMBULATORY CARE FACILITY.	MANUAL FIRE ALARM SYSTEM WILL NOT BE INSTALLED, AS NONE OF THESE CONDITIONS APPLY.
CHAPTER 10 – MEANS OF EGRESS			
1004.5	AREAS WITHOUT FIXED SEATING	THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.5. FOR AREAS WITHOUT FIXED SEATING, THE OCCUPANT LOAD SHALL BE NOT LESS THAN THAT NUMBER DETERMINED BY DIVIDING THE FLOOR AREA UNDER CONSIDERATION BY THE OCCUPANT LOAD FACTOR ASSIGNED TO THE FUNCTION OF THE SPACE AS SET FORTH IN TABLE 1004.5	PER TABLE 1004.5 – OCCUPANT LOAD FACTOR FOR A BUSINESS USE 150 GROSS
1004.8	CONCENTRATED BUSINESS USE AREAS	THE OCCUPANT LOAD FACTOR FOR CONCENTRATED BUSINESS USE SHALL BE APPLIED TO TELEPHONE CALL CENTERS, TRADING FLOORS, ELECTRONIC DATA PROCESSING CENTERS AND SIMILAR BUSINESS USE AREAS WITH A HIGHER DENSITY OF OCCUPANTS THAN WOULD NORMALLY BE EXPECTED IN A TYPICAL BUSINESS OCCUPANCY ENVIRONMENT. WHERE APPROVED BY THE BUILDING OFFICIAL, THE OCCUPANT LOAD FOR CONCENTRATED BUSINESS USE AREAS SHALL BE THE ACTUAL OCCUPANT LOAD, BUT NOT LESS THAN ONE OCCUPANT PER 50 SQUARE FEET (4.65 M2) OF GROSS OCCUPABLE FLOOR SPACE.	
1005.3.1	STAIRWAYS	THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH (7.6 MM) PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.	STAIR WIDTH IS 48 INCHES
1006.2.1	EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE	TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1. THE CUMULATIVE OCCUPANT LOAD FROM ADJACENT ROOMS, AREAS OR SPACES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1004.2.	2 EXITS PROVIDED
1006.3.2	EGRESS BASED ON OCCUPANT LOAD	EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF SEPARATE AND DISTINCT EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.2. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.3. THE REQUIRED NUMBER OF EXITS OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY.	
1007.1.1	TWO EXITS OR EXIT ACCESS DOORWAYS	WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.	EXITS ARE 52 FEET APART; MAXIMUM DIAGONAL LENGTH IS 92 FEET (HALF OF WHICH IS 46 FEET); SEE EGRESS PLAN ON SHEET G102
1009.1	ACCESSIBLE MEANS OF EGRESS REQUIRED.	ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS, WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE. EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS	2 ACCESSIBLE EXITS PROVIDED
1009.5	PLATFORM LIFTS	PLATFORM LIFTS SHALL BE PERMITTED TO SERVE AS PART OF AN ACCESSIBLE MEANS OF EGRESS WHERE ALLOWED AS PART OF A REQUIRED ACCESSIBLE ROUTE IN SECTION 1109.8 EXCEPT FOR ITEM 10. STANDBY POWER FOR THE PLATFORM LIFT SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27.	
1010.1.1	SIZE OF DOORS	THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). WHERE THIS SECTION REQUIRES A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL	MEANS OF EGRESS DOORS HAVE A CLEAR OPENING OF 32 INCHES OR GREATER, SUFFICIENT FOR THE OCCUPANT LOAD OF 46



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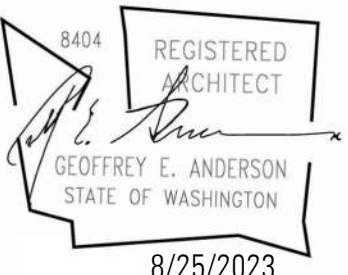
**BID SET**

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ISSUANCES NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

**CODE SUMMARY - BUILDING CODE**

**G101**

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		PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM), IN GROUP 1.2, DOORS SERVING AS MEANS OF EGRESS DOORS WHERE USED FOR THE MOVEMENT OF BEDS SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 41 1/2 INCHES (1054 MM). THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL. THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES (2032 MM).	
1011.2	STAIRWAYS – WIDTH AND CAPACITY	THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM). SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.  EXCEPTIONS: 1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (914 MM).	STAIRWAY WIDTH 42 INCHES (SERVING OCCUPANT LOAD OF LESS THAN 50).
1011.5.2	RISER HEIGHT AND TREAD DEPTH	STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES (279 MM) BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) WITHIN THE CLEAR WIDTH OF THE STAIR.	RISER HEIGHTS AND TREAD DEPTHS WILL COMPLY. SEE SHEET A402 FOR DETAILS
1011.11	HANDRAILS	FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014. WHERE GLASS IS USED TO PROVIDE THE HANDRAIL, THE HANDRAIL SHALL COMPLY WITH SECTION 2407.	HANDRAILS WILL COMPLY.
1013.1	EXIT SIGNS – WHERE REQUIRED	EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET (30 480 MM) OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.	
1013.5	INTERNALLY ILLUMINATED EXIT SIGNS	ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.	
1014.2	HANDRAILS – HEIGHT	HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND STEPS/LADDERS, MEASURED ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE THAN 34 INCHES (864 MM).	HANDRAIL HEIGHT IS AT 36 INCHES ABOVE STAIR TREAD NOSINGS.
1014.6	HANDRAIL EXTENSIONS	HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMPS.	HANDRAILS WILL COMPLY.
1015.3	GUARDS – HEIGHT	REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS: 1. FROM THE ADJACENT WALKING SURFACES. 2. ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS.	GUARDS ARE 42 INCHES HIGH. SEE STAIR DETAIL ON SHEET A402.
1015.4	OPENING LIMITATIONS	REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.	GUARD OPENING WILL COMPLY
1015.7	ROOF ACCESS	GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET (3048 MM) OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES (533 MM) IN DIAMETER.	ROOF HATCH IS 15 FEET 8 INCHES FROM THE ROOF EDGE
1016.2.1	MULTIPLE TENANTS	WHERE MORE THAN ONE TENANT OCCUPIES ANY ONE FLOOR OF A BUILDING OR STRUCTURE, EACH TENANT SPACE, DWELLING UNIT AND SLEEPING UNIT SHALL BE PROVIDED WITH ACCESS TO THE REQUIRED EXITS WITHOUT PASSING THROUGH ADJACENT TENANT SPACES, DWELLING UNITS AND SLEEPING UNITS.	WILL COMPLY
1017.2	EXIT ACCESS TRAVEL DISTANCE – LIMITATIONS	EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.	EXIT ACCESS TRAVEL DISTANCE IS LESS THAN 200 FEET
1020.2	CORRIDORS – WIDTH AND CAPACITY	THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.2.	CORRIDORS ARE AT LEAST 36" WIDE (OCCUPANT LOAD OF LESS THAN 50)
<b>CHAPTER 11 - ACCESSIBILITY</b>			
1103.1	SCOPING REQUIREMENTS – WHERE REQUIRED	SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.	ALL BUILDING ELEMENTS WILL COMPLY.
1104.1	SITE ARRIVAL POINTS	AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.	AN ACCESSIBLE ROUTE IS PROVIDED.
1104.4	MULTISTORY BUILDINGS AND FACILITIES	AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY, MEZZANINE AND OCCUPIED ROOFS IN MULTILEVEL BUILDINGS AND FACILITIES.  EXCEPTIONS: 1. AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES, MEZZANINES AND OCCUPIED ROOFS THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQUARE FEET (278.7 M <sup>2</sup> ) AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS.	SECOND STORY HAS AN AGGREGATE AREA OF 1,435 SQUARE FEET AND IS NOT REQUIRED TO BE ACCESSIBLE PER CODE. THE BUILDING WILL PROVIDE AN ACCESSIBLE LIFT TO THE SECOND STORY ALTHOUGH IT IS NOT REQUIRED.

1106.1	PARKING AND PASSENGER LOADING FACILITIES – REQUIRED	WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH TABLE 1106.1, EXCEPT AS REQUIRED BY SECTIONS 1106.2 THROUGH 1106.4. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE SHALL BE CALCULATED SEPARATELY FOR EACH PARKING FACILITY.	46 PARKING SPACES TOTAL; 2 ACCESSIBLE PARKING SPACES REQUIRED; 2 ACCESSIBLE SPACES PROVIDED
<b>CHAPTER 12 – INTERIOR ENVIRONMENT</b>			
1209.3.1	WATER CLOSET COMPARTMENT	EACH WATER CLOSET UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE COMPARTMENT WITH WALLS OR PARTITIONS AND A DOOR ENCLLOSING THE FIXTURES TO ENSURE PRIVACY.  EXCEPTIONS: 1. WATER CLOSET COMPARTMENTS SHALL NOT BE REQUIRED IN A SINGLE-OCCUPANT TOILET ROOM WITH A LOCKABLE DOOR.	ALL RESTROOMS ARE SINGLE OCCUPANT.
<b>CHAPTER 29 – PLUMBING</b>			
12902.1	MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES	WATER CLOSETS: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50  LAVATORIES: 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80	3 SINGLE-OCCUPANT RESTROOMS ARE PROVIDED;  2 WATER CLOSETS ARE REQUIRED, (BUILDING OCCUPANT LOAD IS <50) 3 WATER CLOSETS ARE PROVIDED  2 LAVATORIES ARE REQUIRED; 3 LAVATORIES ARE PROVIDED

2018 INTERNATIONAL EXISTING BUILDING CODE SUMMARY			
CHAPTER 3 - PROVISIONS FOR ALL COMPLIANCE METHODS			
301.3	ADMINISTRATION - ALTERATION, ADDITION OR CHANGE OF OCCUPANCY	THE ALTERATION, ADDITION, OR CHANGE OF OCCUPANCY OF ALL EXISTING BUILDINGS SHALL COMPLY WITH ONE OF THE METHODS LISTED IN SECTION 301.3.1, 301.3.2 OR 301.3.3 AS SELECTED BY THE APPLICANT.	PRESCRIPTIVE COMPLIANCE METHOD
301.5	COMPLIANCE WITH ACCESSIBILITY	ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS SHALL COMPLY WITH THE 2009 EDITION OF ICC A117.1.	WILL COMPLY
302.4	EXISTING MATERIALS	MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE.	EXISTING TERRAZZO FLOORING TO REMAIN.
[BCS] 302.5.1	NEW STRUCTURAL MEMBERS AND CONNECTIONS	NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL COMPLY WITH THE DETAILING PROVISIONS OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS OF SIMILAR STRUCTURE, PURPOSE AND LOCATION.	SEE STRUCTURAL DRAWINGS
305.6	ALTERATIONS	A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE, UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.	ACCESS UPGRADES ARE INCLUDED IN THE SCOPE
305.8.3	PLATFORM LIFTS	PLATFORM (WHEELCHAIR) LIFTS COMPLYING WITH ICC A117.1 AND INSTALLED IN ACCORDANCE WITH ASME A18.1 SHALL BE PERMITTED AS A COMPONENT OF AN ACCESSIBLE ROUTE.	THE INTERNATIONAL BUILDING CODE (IBC) SECTION 1104.4 EXEMPTS SMALL (LESS THAN 3,000 SQUARE FEET) SECOND FLOORS FROM ACCESSIBLE ROUTE REQUIREMENTS UNLESS THE UPPER LEVEL CONTAINS OFFICES OF HEALTHCARE PROVIDERS OR IS A GOVERNMENT BUILDING. NEITHER OF THOSE TRIGGERS ARE MET, SO A FULL ACCESSIBLE ROUTE TO THE UPPER FLOOR IS NOT REQUIRED BY THE IBC.  HOWEVER, IF AN ACCESSIBLE ROUTE IS REQUIRED OR PROVIDED VOLUNTARILY, THE IBC SECTION 305.8.3 SPECIFICALLY ALLOWS PLATFORMS LIFTS BE PART OF AN ACCESSIBLE ROUTE IN EXISTING BUILDINGS.
<b>CHAPTER 4 - REPAIRS</b>			
403.1	FIRE PROTECTION – GENERAL	REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.	NEW FIRE ALARM SYSTEMS
405.1	STRUCTURAL – GENERAL	STRUCTURAL REPAIRS SHALL BE IN COMPLIANCE WITH THIS SECTION AND SECTION 401.2.	SEE STRUCTURAL FOR UPGRADES
406.1	ELECTRICAL – MATERIAL	EXISTING ELECTRICAL WIRING AND EQUIPMENT UNDERGOING REPAIR SHALL BE ALLOWED TO BE REPAIRED OR REPLACED WITH LIKE MATERIAL.	SEE ELECTRICAL DRAWINGS – ALL NEW
407.1	MECHANICAL – GENERAL	EXISTING MECHANICAL SYSTEMS UNDERGOING REPAIR SHALL NOT MAKE THE BUILDING LESS COMPLYING THAN IT WAS BEFORE THE DAMAGE OCCURRED.	SEE MECHANICAL DRAWINGS
408.1	MATERIALS	PLUMBING MATERIALS AND SUPPLIES SHALL NOT BE USED FOR REPAIRS THAT ARE PROHIBITED IN THE INTERNATIONAL PLUMBING CODE.	PLUMBING IS ALL NEW THROUGHOUT THE BUILDING
408.2	WATER CLOSET REPLACEMENT	THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL REPLACED WATER CLOSETS SHALL BE 1.5 GALLONS (6 L) PER FLUSHING CYCLE. <b>EXCEPTION:</b> BLOWOUT-DESIGN WATER CLOSETS (3.5 GALLONS (13 L) PER FLUSHING CYCLE).	SEE PLUMBING DRAWINGS
<b>CHAPTER 5 – PRESCRIPTIVE COMPLIANCE METHOD</b>			
503.1	ALTERATIONS – GENERAL	EXCEPT AS PROVIDED BY SECTION 302.4, 302.5 OR THIS SECTION, ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NOT LESS COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.	EXISTING TERRAZZO TO REMAIN (PER SECTION 302.4); ALTERATIONS WILL COMPLY WITH THE IBC.
[BS] 503.3	EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOAD.	ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOW DRIFT EFFECTS, OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW STRUCTURES. ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT WHOSE GRAVITY LOAD-CARRYING CAPACITY IS DECREASED AS PART OF THE ALTERATION SHALL BE SHOWN TO HAVE THE CAPACITY TO RESIST THE APPLICABLE DESIGN DEAD, LIVE AND SNOW LOADS INCLUDING SNOW DRIFT EFFECTS REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW STRUCTURES.	SEE STRUCTURAL DRAWINGS.
505.1	REPLACEMENT GLASS	THE INSTALLATION OR REPLACEMENT OF GLASS SHALL BE AS REQUIRED FOR NEW INSTALLATIONS.	NEW GLAZING WILL COMPLY.



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# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
 BRYN-MAWR-SKYWAY,  
 WA 98178

## BID SET

2052  
 25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

## REVISIONS

### AHJ STAMP



Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

## CODE SUMMARY - BUILDING CODE

# G102



# SKYWAY RESOURCE CENTER

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BRYN-MAWR-SKYWAY,  
WA 98178  
BID SET

2052  
25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP

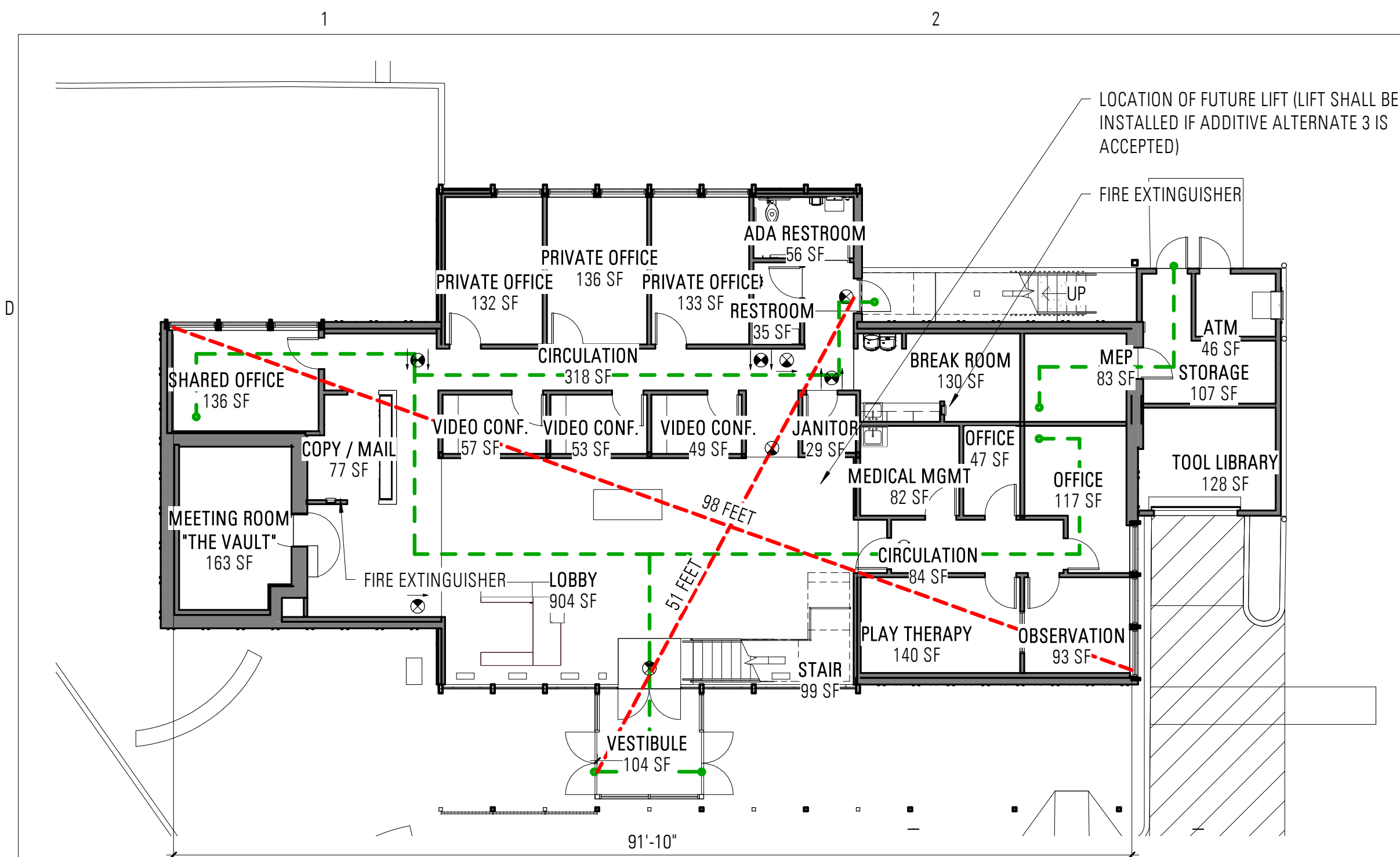


Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

CODE DIAGRAMS -  
BUILDING CODE

# G103

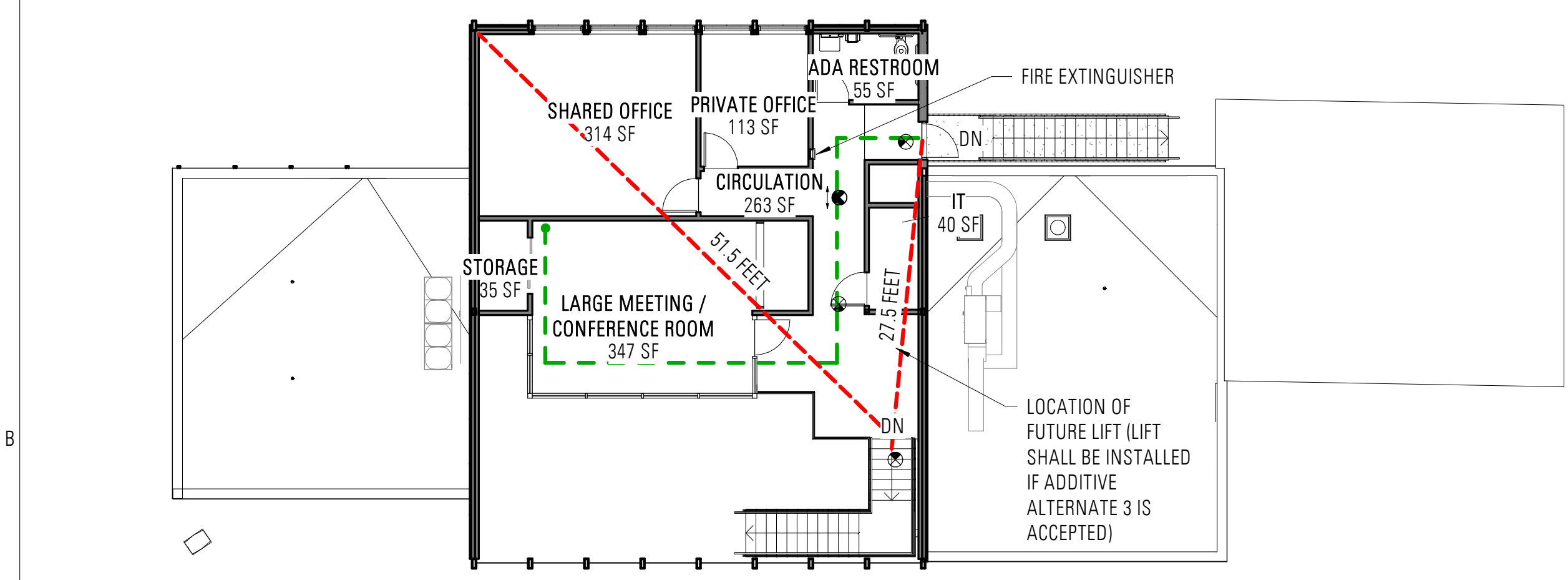
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TOTAL MAXIMUM EGRESS TRAVEL DISTANCE: 94 FEET  
MAXIMUM ALLOWABLE TRAVEL DISTANCE: 200 FEET

1 LEVEL 1 - EGRESS PLAN  
3/32" = 1'-0"

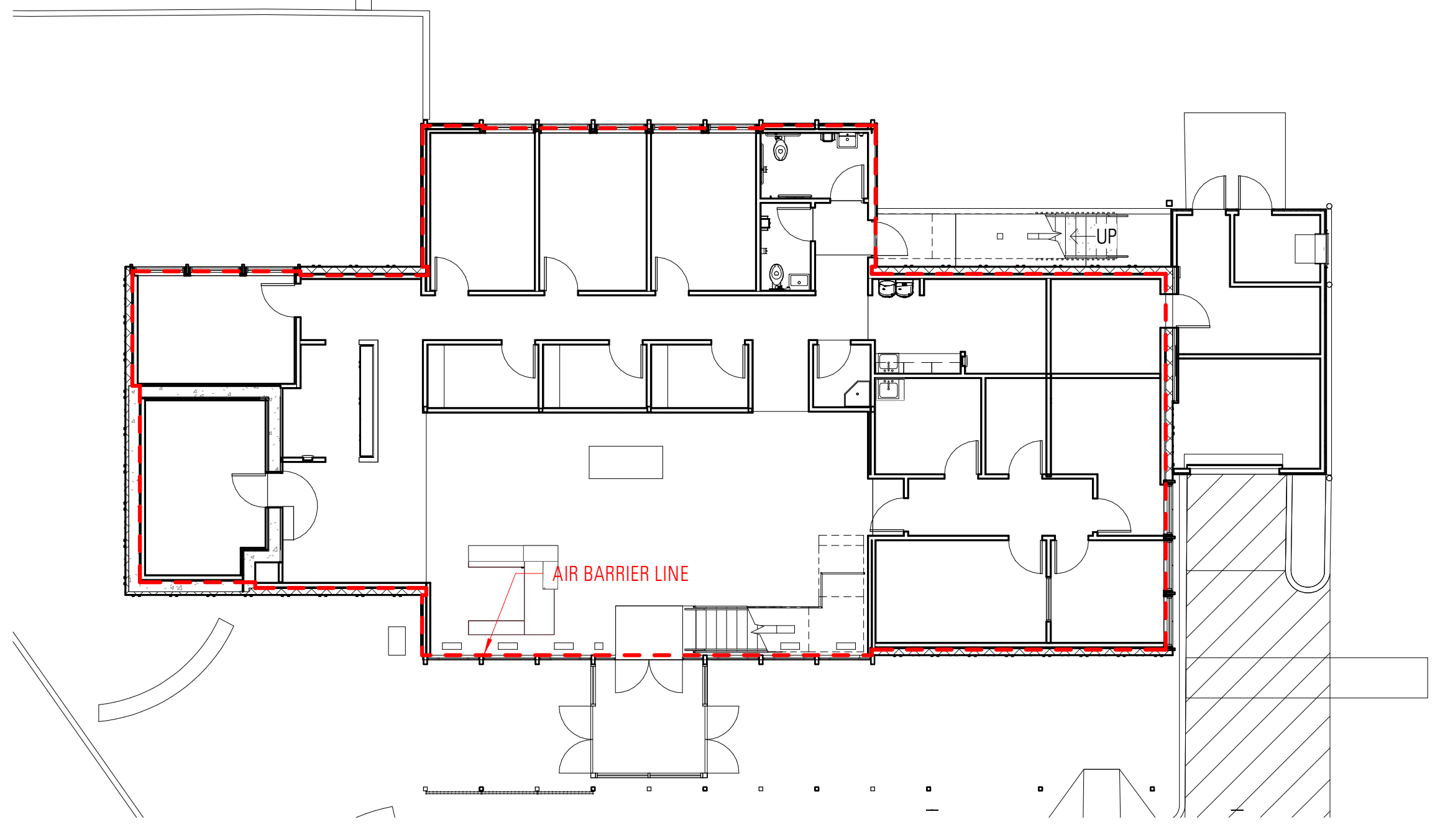
EXITS ARE 51 FEET APART; MAXIMUM DIAGONAL LENGTH IS 98 FEET.



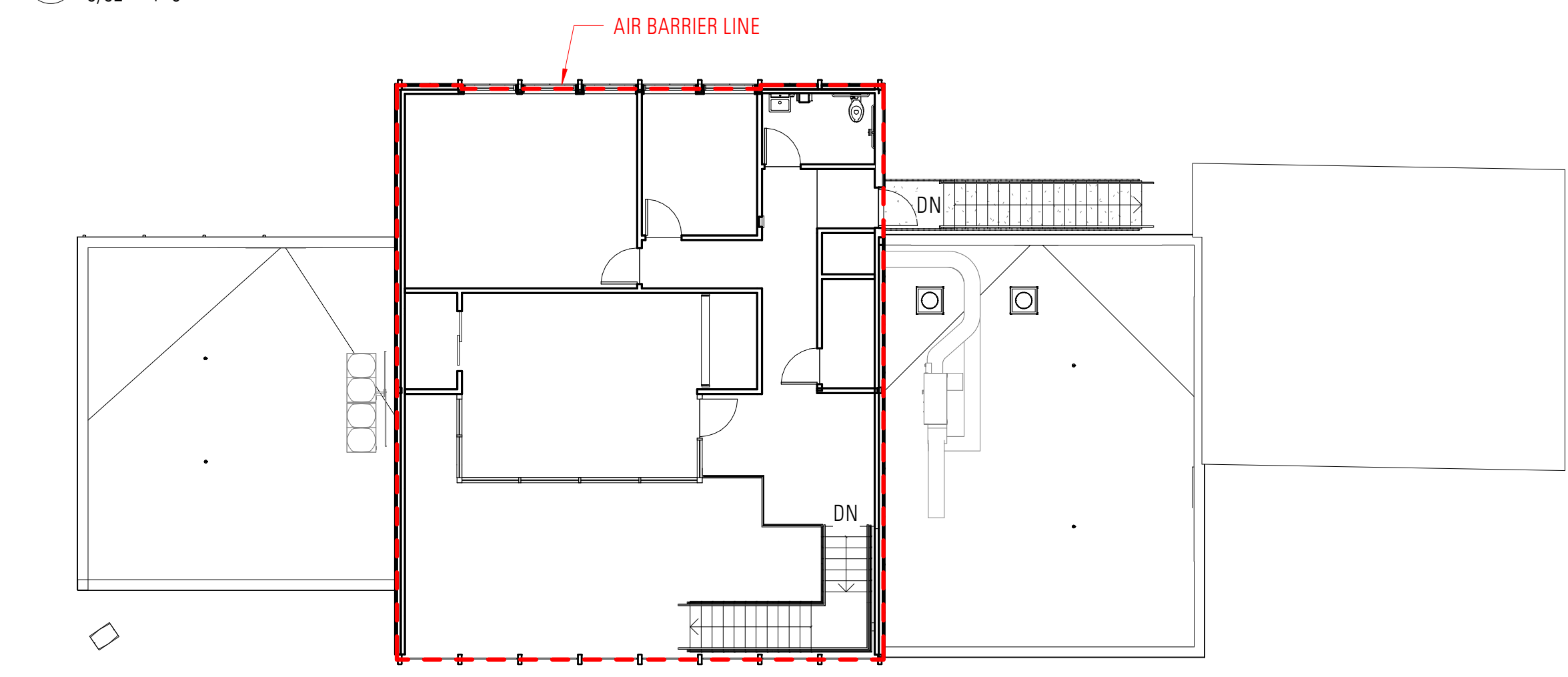
TOTAL MAXIMUM EGRESS TRAVEL DISTANCE: 60 FEET  
MAXIMUM ALLOWABLE TRAVEL DISTANCE: 200 FEET

2 LEVEL 2 - EGRESS PLAN  
3/32" = 1'-0"

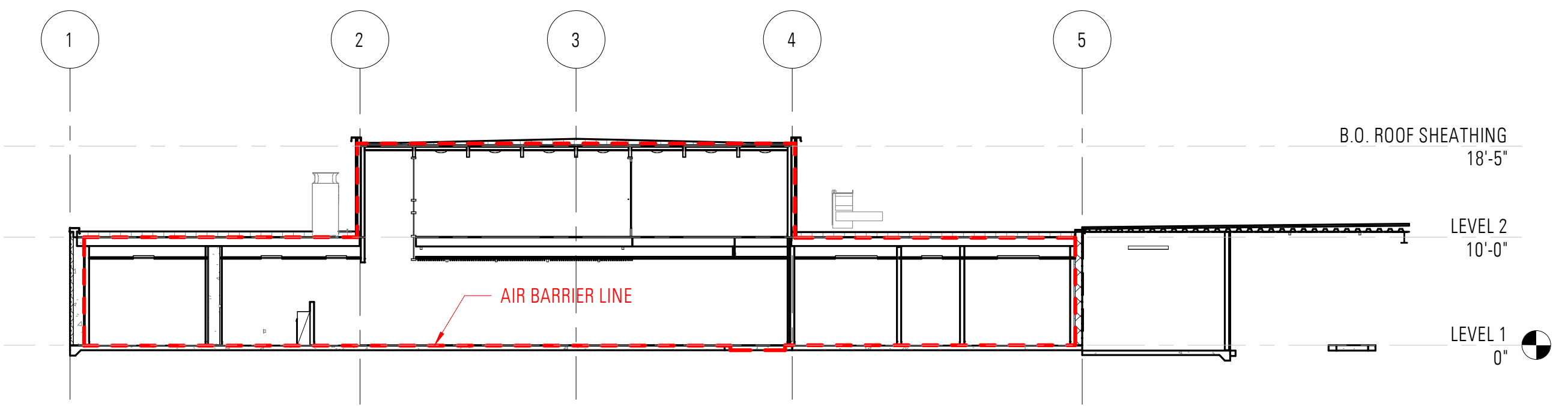
EXIT AND EXIT ACCESS ARE 27.5 FEET APART; MAXIMUM DIAGONAL LENGTH IS 51.5 FEET.



3 LEVEL 1 - AIR BARRIER DIAGRAM  
3/32" = 1'-0"



4 LEVEL 2 - AIR BARRIER DIAGRAM  
3/32" = 1'-0"



5 SECTION - EAST WEST - AIR BARRIER DIAGRAM  
3/32" = 1'-0"



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**BID SET**

2052  
25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP

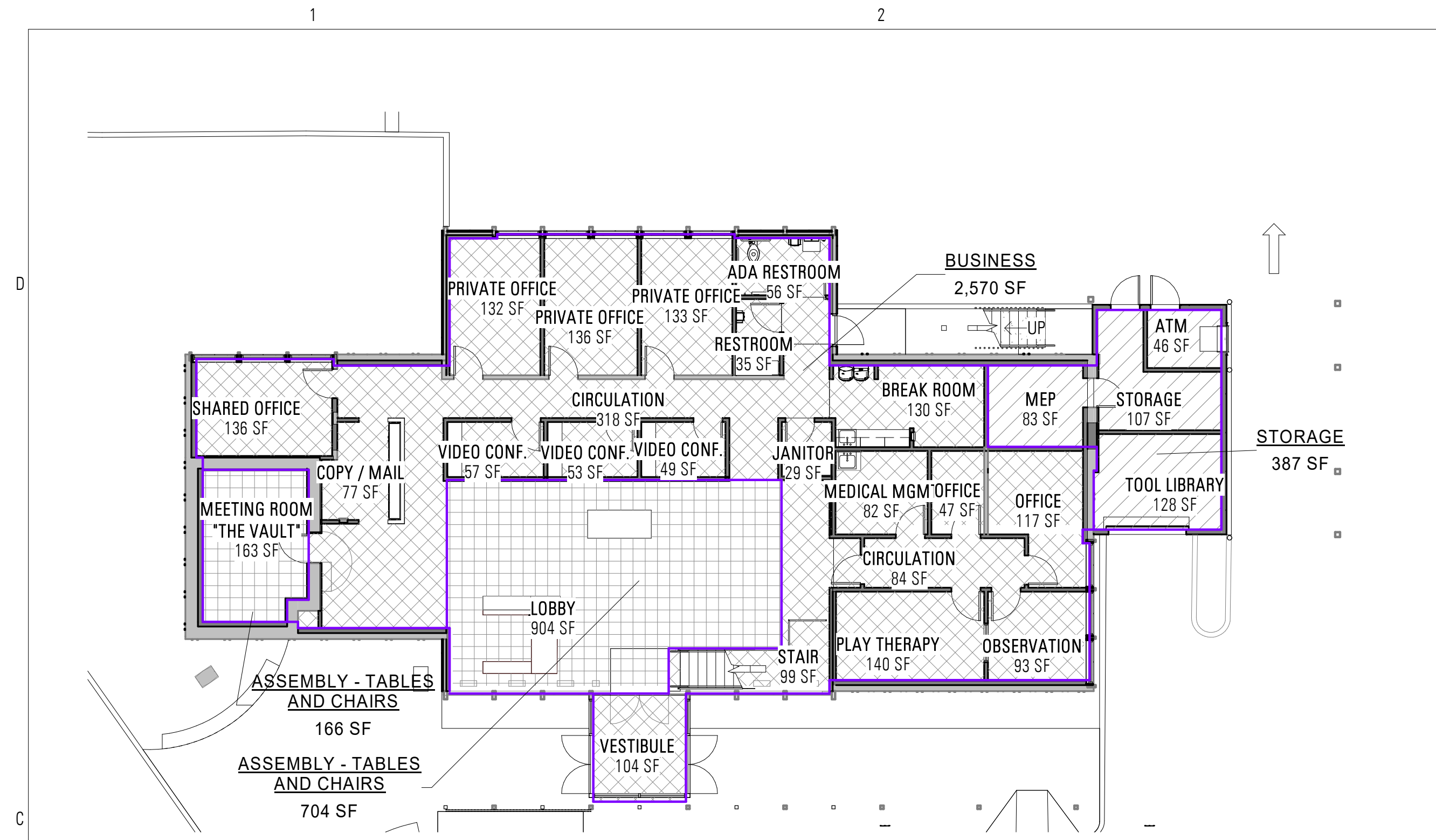


Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

CODE DIAGRAMS -  
BUILDING CODE

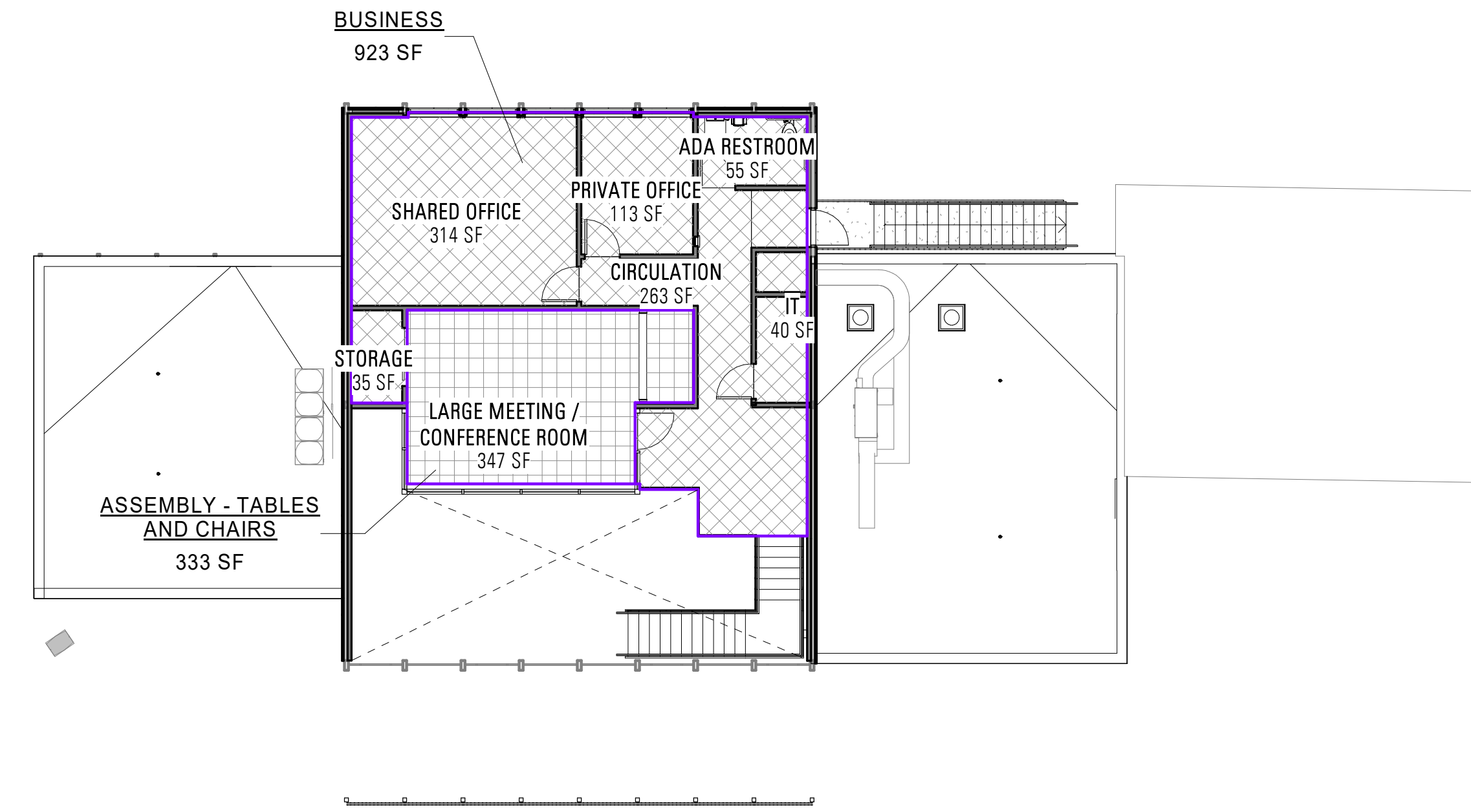
# G104

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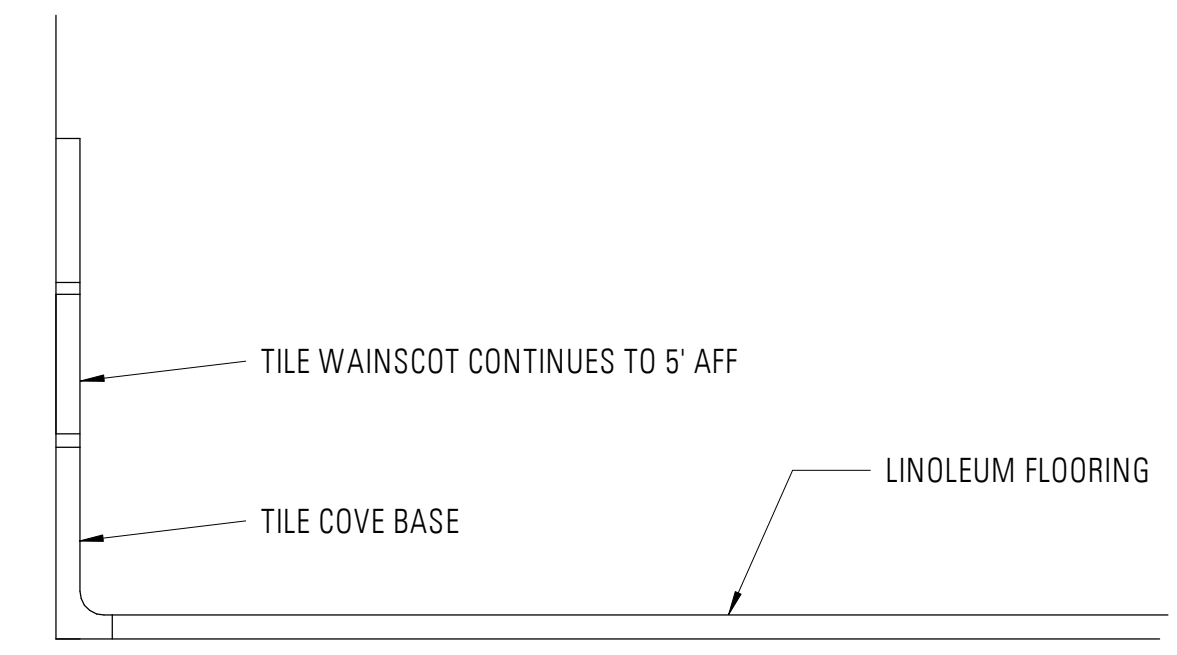


1 LEVEL 1  
3/32" = 1'-0"

OCCUPANT LOAD SCHEDULE				
FUNCTION	Area	Level	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY - TABLES AND CHAIRS	704 SF	LEVEL 1	15 SF	46.9
ASSEMBLY - TABLES AND CHAIRS	166 SF	LEVEL 1	15 SF	11.1
BUSINESS	2,570 SF	LEVEL 1	150 SF	17.1
STORAGE	387 SF	LEVEL 1	300 SF	1.3
				76.4
ASSEMBLY - TABLES AND CHAIRS	333 SF	LEVEL 2	15 SF	22.2
BUSINESS	923 SF	LEVEL 2	150 SF	6.2
				28.3
				104.8



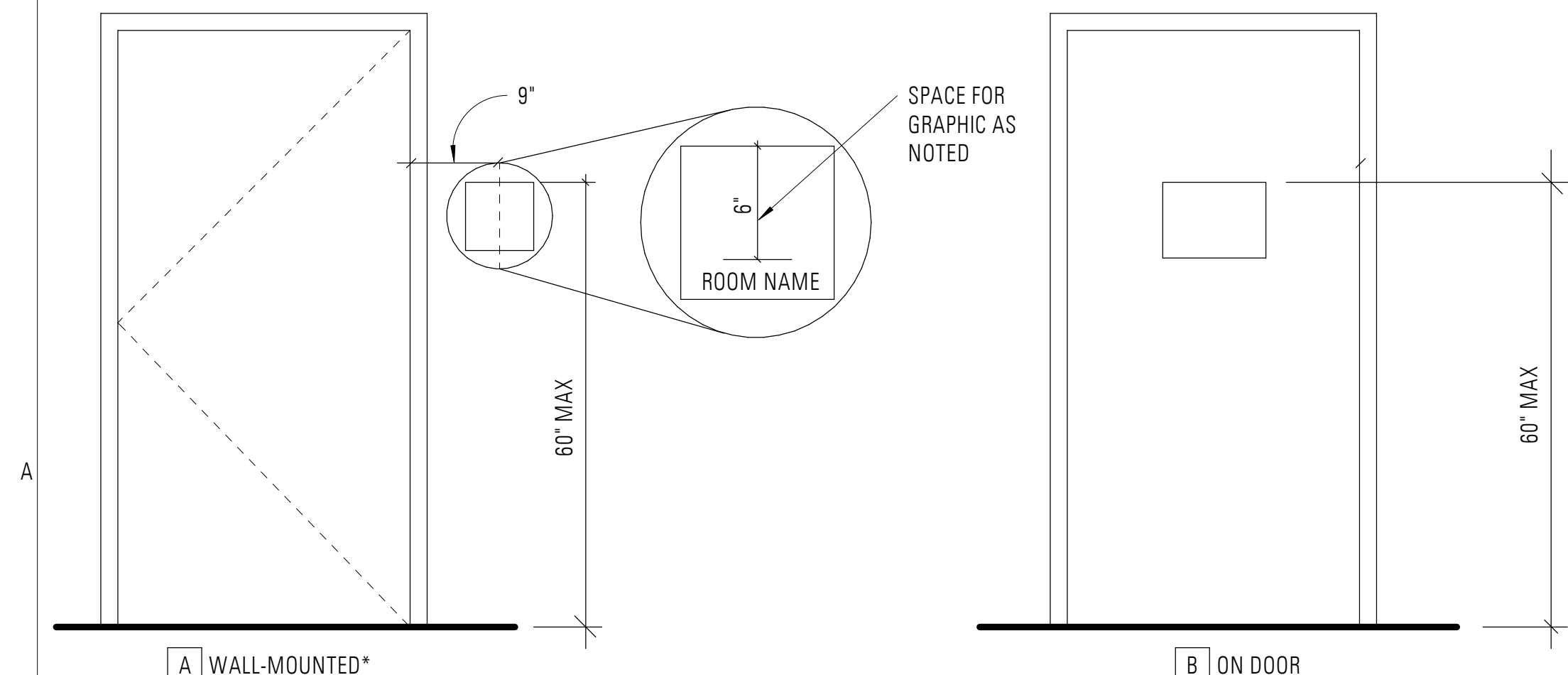
2 LEVEL 2  
3/32" = 1'-0"



4 RESTROOM TILE WAINSCOT  
3' = 1'-0"



DETAIL - ADA SIGNAGE  
NOT TO SCALE



DETAIL - RESTROOM SIGNAGE  
NOT TO SCALE

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REQUIREMENTS PER ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

GROUND AND FLOOR SURFACES

ICC 303 - CHANGES IN LEVEL (REFERENCE FIGURE 303)

- A. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.
B. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

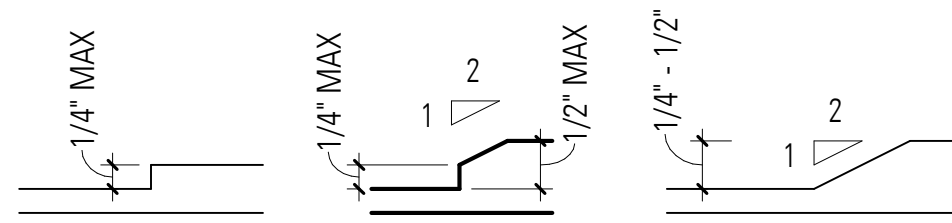


FIGURE 303

ICC 302.2 - CARPET

- A. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND HAVE A FIRM PAD OR BACKING, OR NO PAD, AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE.
B. IF GRATING HAVE ELONGATED OPENINGS, THEN THEY SHALL BE PLACES SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL.

ICC 302.3 - GRATINGS

- A. IF GRATING ARE LOCATED IN WALKING SURFACES OR ALONG ACCESSIBLE ROUTES, THEN THEY SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION.
B. IF GRATING HAVE ELONGATED OPENINGS, THEN THEY SHALL BE PLACES SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL.

SPACE ALLOWANCES AND REACH RANGES

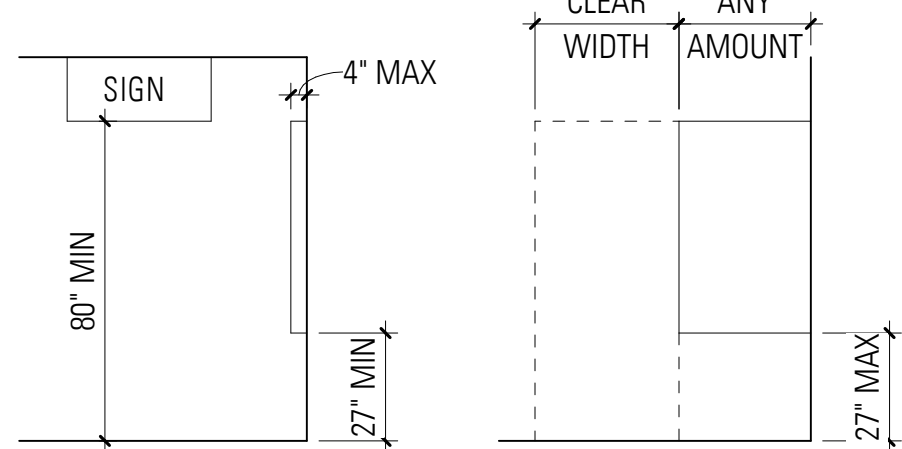
ICC 305.3 - SIZE AND APPROACH

- A. THE MIN. CLEAR FLOOR SPACE FOR A WHEELCHAIR AND OCCUPANT SHALL BE 30" WIDE x 48" LONG. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE ELEMENT IT SERVES.

PROTRUDING OBJECTS

ICC 307 - GENERAL (REFERENCE DETAIL 4.4.1 & 4.4.2)

- A. OBJECTS PROTRUDING FROM WALLS (FOR EXAMPLES, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27"-80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO THE CIRCULATION PATH.
B. HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAXIMUM CLEAR ANY.



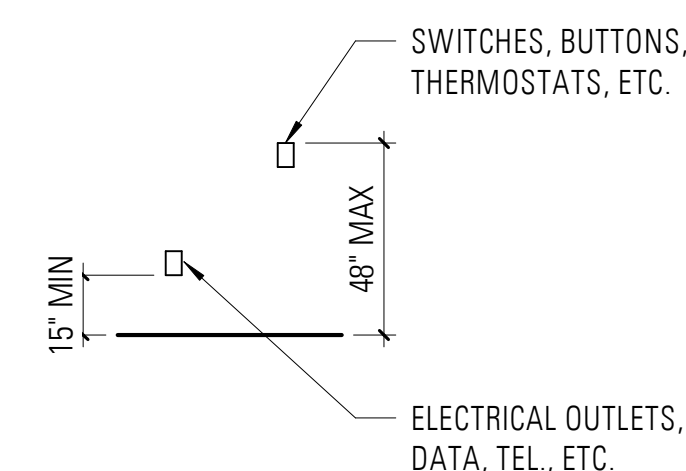
OPERABLE PARTS

ICC 308 - HEIGHT

- A. FRONT APPROACH - 48" MAX TO 15" MIN. CONTROLS LOCATED IN AN ALCOVE 24" DEEP MUST HAVE 36" CLEAR FLOOR WIDTH.
B. SIDE APPROACH - 48" MAX TO 15" MIN, EXCEPT PER BELOW.
C. ELECTRICAL & COMMUNICATION SYSTEM RECEPTACLES SHALL BE MOUNTED NO LESS THAN 15" AFF.

ICC 309 - OPERATION

- A. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.



ACCESSIBLE ROUTE

ICC 307.4 / IBC 1004.2 & 1010.5.2

- A. ACCESSIBLE ROUTES SHALL HAVE 80" MIN. CLEAR VERTICAL CLEARANCE.
ICC 403.3 - SLOPE
A. RUNNING SLOPE SHALL NOT EXCEED 1:20.
B. CROSS SLOPE SHALL NOT EXCEED 1:48.

ICC 403.5 - WIDTH

- A. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS.

ICC 403.5.2 - PASSING SPACE

- A. IF AN ACCESSIBLE ROUTE IS LESS THAN 60" IN WIDTH, THEN PASSING SPACES OF AT LEAST 60" x 60" SHALL BE PROVIDED AT 200' MAX. SPACING.

DOORS

ICC 404.2.1 - DOUBLE LEAF DOORWAYS

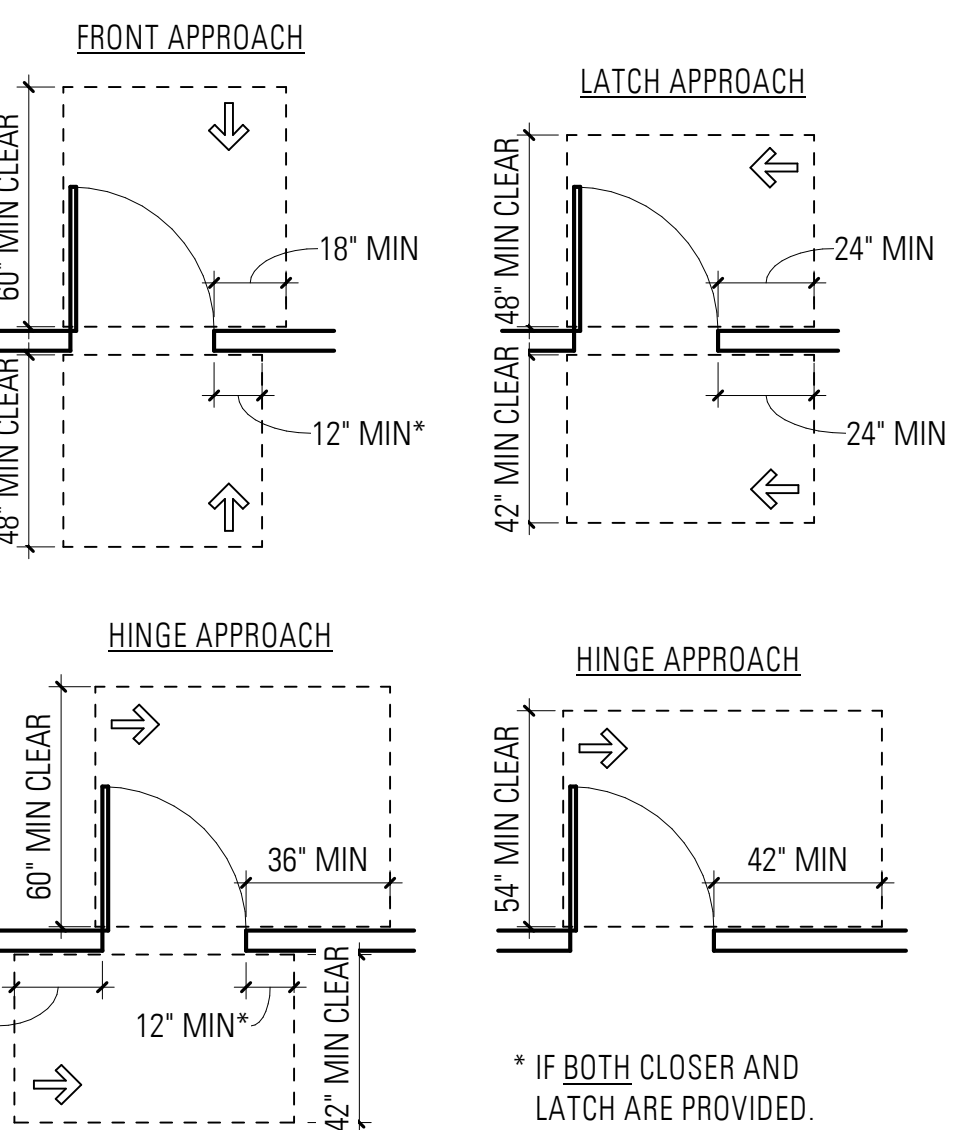
- A. DOORWAYS WITH TWO INDEPENDENTLY OPERATED LEAVES SHALL HAVE AT LEAST ONE ACTIVE LEAF THAT MEETS THE REQUIREMENTS IN 404.2.2 AND 404.2.3.

ICC 404.2.2 - CLEAR WIDTH

- A. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32" MIN., WITH THE DOOR OPEN 90 DEGREES.
1. CLEAR OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND OPPOSITE STOP.
2. OPENINGS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING OF 36" MIN.
EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, SHALL HAVE A CLEAR OPENING OF 20" MIN.

ICC 404.2.3 - MANEUVERING CLEARANCES AT DOORS

- PROVIDE LEVEL (1:48 MAX. SLOPE) AND CLEAR MANEUVERING AREA AT DOORS AS FOLLOWS:



ICC 404.2.4 - THRESHOLDS AT DOORWAYS

- A. MAX. THRESHOLD HEIGHT: 1/2" (3/4" AT EXTERIOR SLIDING DOORS). RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

DOORS, CONTINUED

ICC 404.2.6 - DOOR HARDWARE

- A. HANDLES, PULLS, LOCKS, AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE LIGHT GRASPING, LIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
1. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
2. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
3. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO LOWER THAN 34" AND NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

ICC 404.2.7.1 - DOOR CLOSERS

- A. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO AN OPEN POSITION OF 12 DEGREES.

ICC 404.2.8 - DOOR OPENING FORCE

- A. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
1. FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
2. OTHER DOORS
a. EXTERIOR HINGED DOORS: NO REQUIREMENT
b. INTERIOR HINGED DOORS: 5.0 LB
c. SLIDING OR FOLDING DOORS: 5.0 LB
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

CURB RAMPS

ICC 406 - SLOPE (REFERENCE FIGURE 406)

- A. SLOPES OF CURB RAMPS SHALL COMPLY WITH FIGURE 406.
B. COUNTER SLOPES OF ADJOINING GUTTERS, ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT EXCEED 1:20.

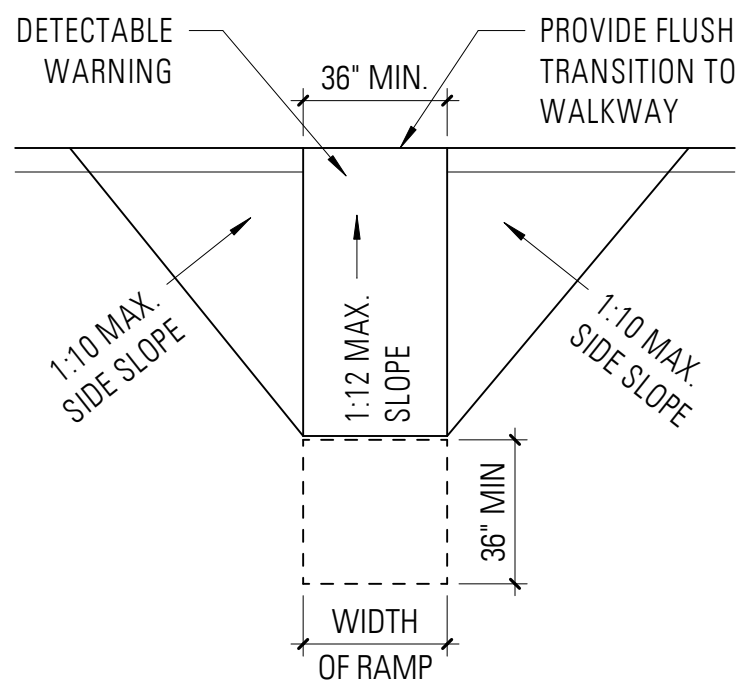


FIGURE 406

ICC 406.10 - DIAGONAL CURB RAMPS

- A. IF DIAGONAL CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL-DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48" MIN CLEAR SPACE. IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSINGS, THE 48" CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

ICC 406.11 - ISLANDS

- A. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

PARKING AND PASSENGER LOADING ZONES

ICC 502 - PARKING SPACES

- A. ACCESSIBLE PARKING SHALL BE AT LEAST 96" WIDE.
B. VAN PARKING SPACES SHALL BE AT LEAST 132" WIDE.
C. PARKING ACCESS AISLES SHALL BE 60" WIDE.
D. SURFACE SLOPE SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.

ICC 502.6 - VERTICAL CLEARANCE

- A. A VERTICAL CLEARANCE OF 98" MINIMUM SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
1. PARKING SPACES FOR VANS.
2. ACCESS AISLES SERVING PARKING SPACES FOR VANS.
3. VEHICULAR ROUTES SERVING PARKING SPACES FOR VANS.

ICC 502.7 - IDENTIFICATION

- A. EACH ACCESSIBLE PARKING SPACE MUST HAVE INDIVIDUAL VERTICALLY MOUNTED OR SUSPENDED SIGN. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. REQUIRED VAN ACCESSIBLE SPACES MUST BE SO DESIGNATED.
B. SIGNS SHALL BE LOCATED 60" MIN. ABOVE THE GROUND, MEASURED TO THE BOTTOM OF THE SIGN.

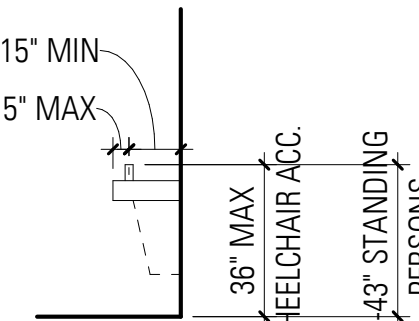
ICC 503 - PASSENGER LOADING ZONES

- A. PASSENGER LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES MINIMUM IN WIDTH AND 20 FEET MINIMUM IN LENGTH.
B. PASSENGER LOADING ZONES SHALL HAVE AN ADJACENT ACCESS AISLE ADJOINING AN ACCESSIBLE ROUTE.
C. ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES MINIMUM IN WIDTH AND 20 FEET MINIMUM IN LENGTH.

DRINKING FOUNTAIN

ICC 602 - DRINKING FOUNTAINS

- A. DRINKING FOUNTAINS SHALL COMPLY WITH THE FOLLOWING:



WATER CLOSETS

ICC 604.3 - CLEAR FLOOR SPACE

- A. CLEAR FLOOR SPACE FOR WATER CLOSETS NOT IN STALLS SHALL BE PROVIDED AS SHOWN IN FIGURE 604.3
B. NO DOOR SWINGS ARE ALLOWED IN CLEAR FLOOR AREA.

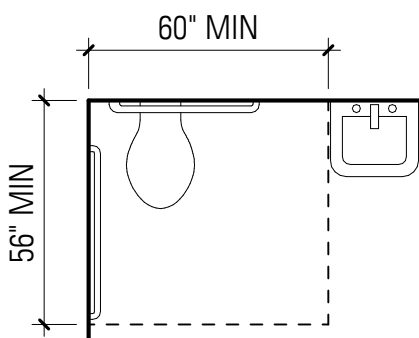


FIGURE 604.3

ICC 604.4 - HEIGHT (REFERENCE FIGURE 604)

- A. THE HEIGHT TO THE TOP OF TOILET SEAT SHALL BE 17" - 19" ABOVE FLOOR.
1. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

ICC 604.5 - GRAB BARS (REFERENCE FIGURE 604)

- A. FOR WATER CLOSETS NOT LOCATED IN TOILET STALLS, THE FOLLOWING GRAB BARS SHALL BE PROVIDED, 33"-36" ABOVE THE FINISH FLOOR.
1. SIDE WALL: 42" LONG MIN, HOLD 12" MAX FROM BACK WALL.
2. REAR WALL: 36" LONG MIN, 12" MIN ON WALL SIDE OF WATER CLOSET CENTERLINE.
REFER TO 4.26 GRAB BARS FOR SIZE AND STRUCTURAL ELEMENTS.

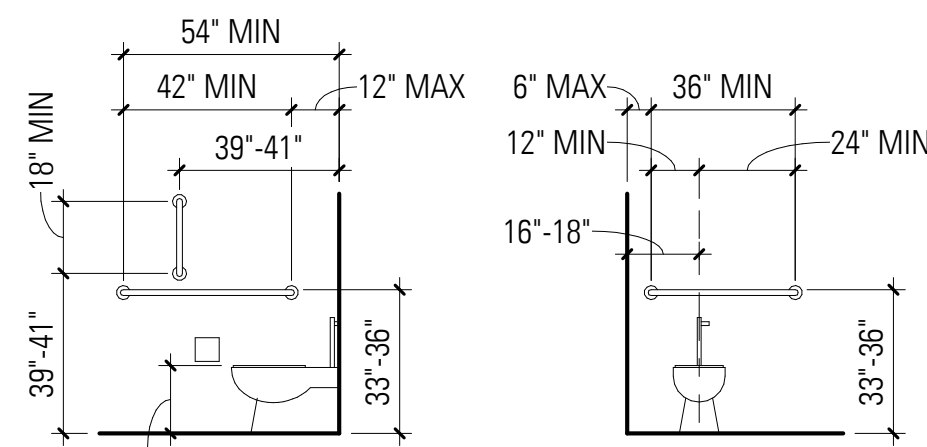


FIGURE 604

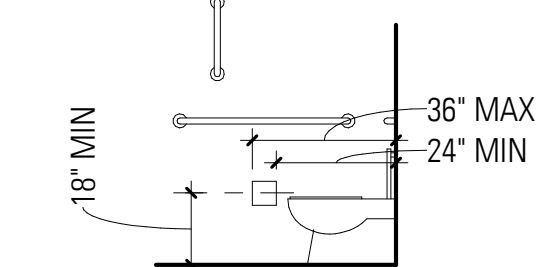
WATER CLOSETS, CONTINUED

ICC 604.6 - FLUSH CONTROLS (REFERENCE FIGURE 604)

- A. CONTROLS SHALL BE 44" MAX ABOVE THE FINISH FLOOR.
1. LEVER CONTROLS OR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA.
2. CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC.
3. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
4. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB/F.

ICC 604.10.7 - DISPENSERS

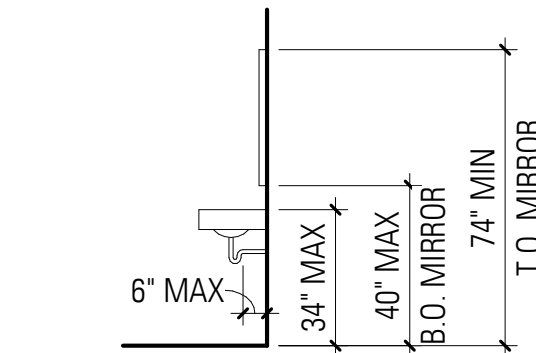
- A. TOILET PAPER DISPENSERS SHALL BE INSTALLED ON THE SIDE WALL, A MINIMUM 19" ABOVE THE FLOOR, AND A MAX 36" FROM THE REAR WALL.
1. DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.



LAVATORIES

ICC 606.2 & 606.3 - HEIGHT AND CLEARANCES

- A. LAVATORIES SHALL COMPLY WITH THE FOLLOWING:



SHOWER SEATS

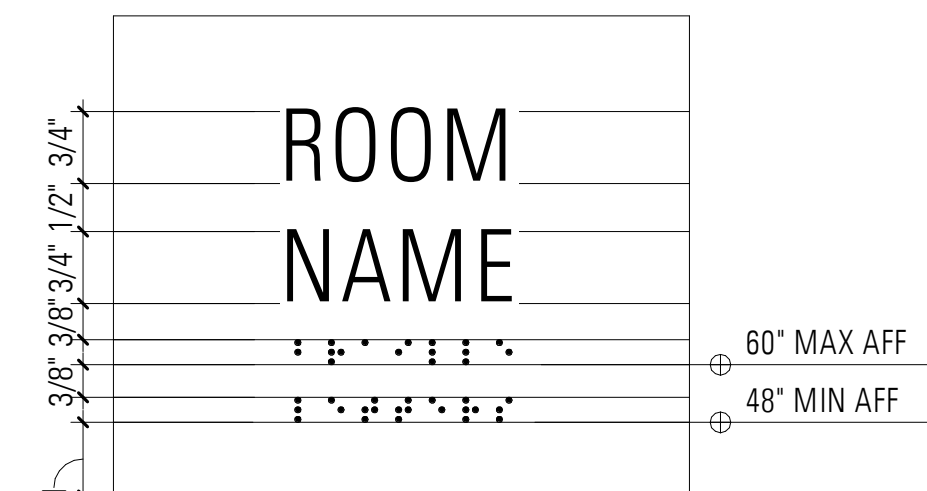
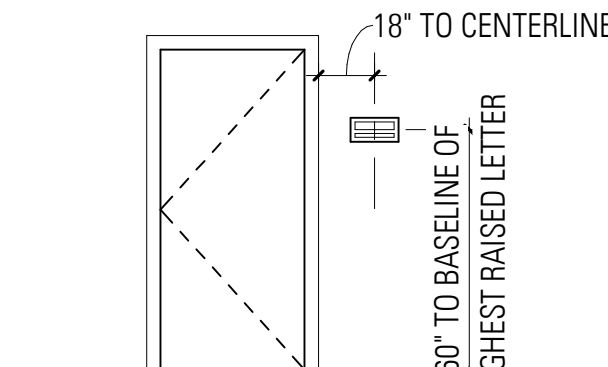
ICC 610.3.1 - SHOWER RECTANGULAR SEATS

- A. THE REAR EDGE OF A RECTANGULAR SEAT SHALL BE 2-1/2" MAXIMUM AND THE FRONT EDGE 15" MINIMUM AND 16 INCHES MAXIMUM FROM THE SEAT WALL. THE SIDE EDGE OF THE SEAT SHALL BE 1-1/2" MAXIMUM FROM THE BACK WALL OF A TRANSFER-TYPE SHOWER AND 1-1/2" MAXIMUM FROM THE CONTROL WALL OF A ROLL-IN-TYPE SHOWER.
B. TOP OF SEAT HEIGHT SHALL BE 17" MIN AND 19" MAX ABOVE BATHROOM FLOOR.

SIGNAGE

ICC 703.3.10 & 703.3.11 - MOUNTING LOCATION AND HEIGHT

- A. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.
B. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE-LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
C. MOUNTING HEIGHT SHALL BE 60" MAX AFF TO THE BASELINE OF THE HIGHEST RAISED LETTERS AND 48" MIN AFF TO BASELINE OF LOWEST RAISED LETTERS.
D. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A CLEAR 18" X 18" FLOOR AREA IS PROVIDED WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



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SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH
BRYN-MAWR-SKYWAY,
WA 98178

BID SET

2052
25 AUGUST 2023

ISSUANCES
NO. DATE DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052
Author: MC / KH
Checker: MM / GA

ACCESSIBILITY STANDARDS - GENERAL

G111

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SW 1/4 OF THE SE 1/4, SEC. 12, TWP. 23 N., RGE. 4 E., W.M.

**BASIS OF BEARINGS**

N87°39'36"W BETWEEN THE CENTERLINE MONUMENTS ALONG S. 124TH STREET, PER REF.1

**REFERENCES**

1. RECORD OF SURVEY RECORDING NO. 2020091000017.
2. SCENIC RIDGE HEIGHTS, VOL. 33 PLATS, PG. 47, RECORDING NO. 2656287.

**LEGAL DESCRIPTION**

LOTS 1 AND 2, BLOCK 4, SCENIC RIDGE HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE RUNNING NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE EASTERLY 12 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 40.70 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 14.59 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 38.41 FEET TO POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 1 IN BLOCK 4, SCENIC RIDGE HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE A DISTANCE OF 14.59 FEET; THENCE WESTERLY PARALLEL TO AND 12 FEET DISTANT FROM THE SOUTHERLY LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 2, SAID BLOCK 4, SCENIC RIDGE HEIGHTS; THENCE SOUTHEASTERLY ALONG SAID WESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 2 TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THAT PORTION OF LOT 1 IN BLOCK 4, OF SCENIC RIDGE HEIGHTS, AS PER PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02°53'52" EAST ALONG THE WEST LINE THEREOF 12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°52'24" EAST 25.56 FEET TO A POINT WHICH BEARS SOUTH 89°34'07" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89°34'07" WEST 21.03 FEET TO THE TRUE POINT OF BEGINNING.

**VERTICAL DATUM**

NAD 88

**ORIGINATING BENCHMARK**

CORE CONTROL #20 PER GNSS OBSERVATION  
FOUND CONCRETE MONUMENT IN CASE WITH PUNCHED BRASS NAIL, DOWN 0.6

**PROJECT BENCHMARKS**

ELEVATION= 430.83  
CORE CONTROL #3  
SET NAIL WITH WASHER.  
ELEVATION= 427.56

**HORIZONTAL DATUM**

NAD 83/91

**EXCEPTIONS CONTAINED IN TITLE**

SCHEDULE B ITEMS 1-11 AND 14-16 NOT APPLICABLE FOR DRAFTING ON THIS ALTA MAP.  
12. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, INDICATIONS, NOTES, EASEMENTS, PROVISIONS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 2656287. (NOTHING TO PLAT; NOTED HEREON.)  
13. THIS SITE IS SUBJECT TO AND EASEMENT FOR SEWER AND CONNECTION AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 8501040484. (PLOTTED HEREON.)

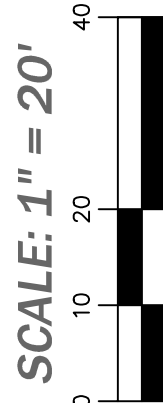
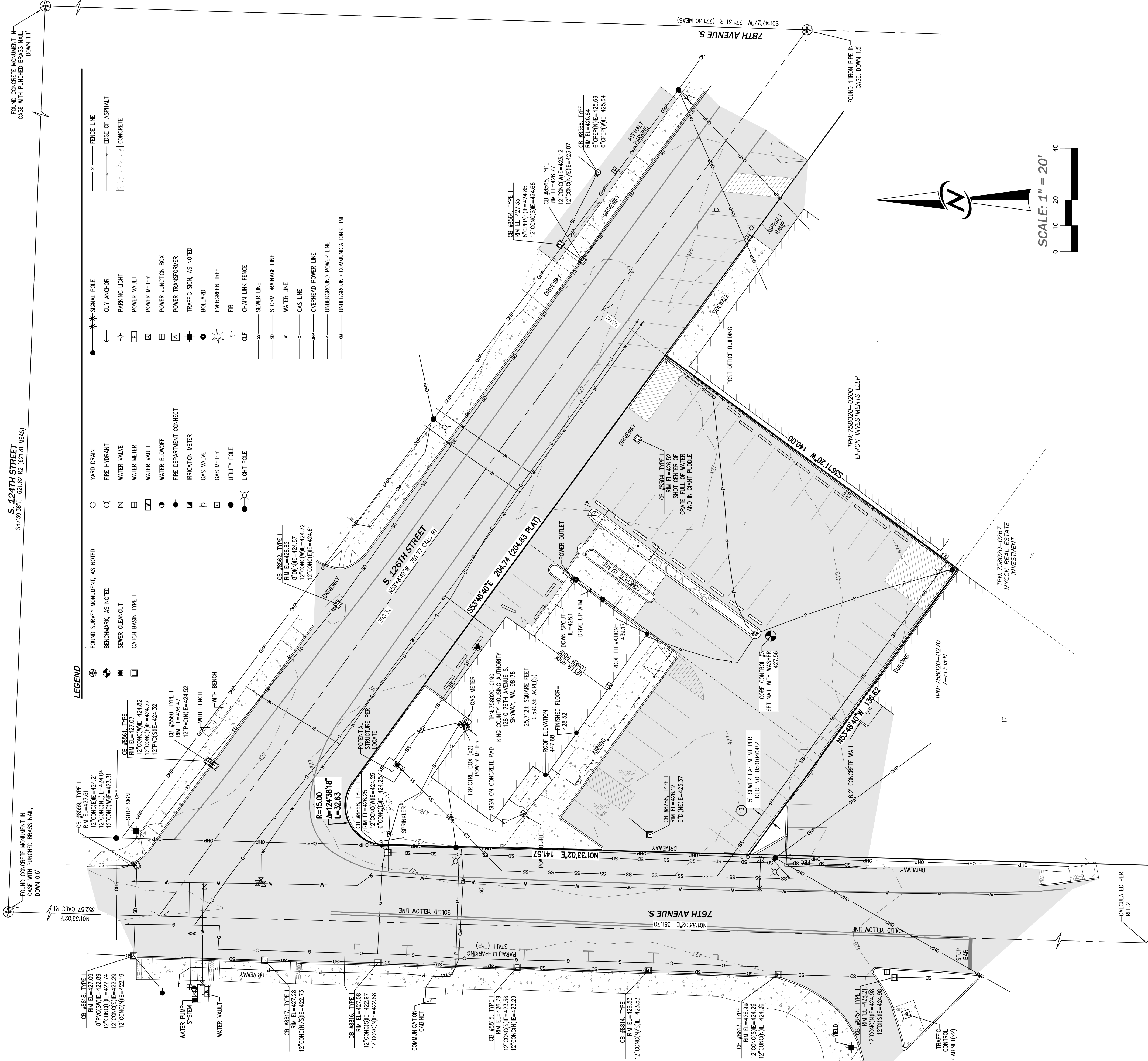
**NOTES**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NCS-1061000-19-MPLS, DATED FEBRUARY 3, 2021. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED A VISUAL VERIFICATION OF THE INFORMATION SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED ALTA COMMITMENT SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED ALTA COMMITMENT REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. OBTAINS THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER XX, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2022.
3. PROPERTY AREA = 25,712.1 SQUARE FEET (0.59033 ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 1' FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS FROM RECORD OF SURVEY, RECORDED UNDER 2020091000017, TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
8. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY BIT OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN. AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BEADS, OR CURBS, NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

**S. 124TH STREET**  
S87°39'36"E 621.82 R2 (621.81 MEAS)

**LEGEND**

- FOUND SURVEY MONUMENT, AS NOTED
- BENCHMARK, AS NOTED
- SEWER CLEANOUT
- CATCH BASIN TYPE I
- YARD DRAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER VAULT
- WATER BLOWOFF
- FIRE DEPARTMENT CONNECT
- IRRIGATION METER
- GAS VALVE
- GAS METER
- UTILITY POLE
- LIGHT POLE
- SIGNAL POLE
- GUY ANCHOR
- PARKING LIGHT
- POWER VAULT
- POWER METER
- POWER JUNCTION BOX
- POWER TRANSFORMER
- TRAFFIC SIGN, AS NOTED
- BOLLARD
- EVERGREEN TREE
- FR
- CHAIN LINK FENCE
- SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND COMMUNICATIONS LINE



DATE: <b>DECEMBER 2022</b>		DESIGNED: <b>LAWRENCE C. HICKS</b>	
DRAWN: <b>LAWRENCE C. HICKS</b>		APPROVED: <b>ROBERT D. WEST, PLS.</b>	
PROJECT NUMBER: <b>22363</b>		PROJECT MANAGER: <b>ROBERT D. WEST, PLS.</b>	
<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> <b>US BANK, SEATTLE</b> <b>KING COUNTY HOUSING AUTHORITY</b> 600 ANDOVER PARK W. SEATTLE, WA. 98108			
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425-885-7877			
NO.:		REVISIONS:	
DATE:		DATE:	



**SKYWAY RESOURCE CENTER**

12610 76TH AVE SOUTH  
 BRYN-MAWR-SKYWAY,  
 WA 98178  
 BID SET

2052  
 25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS	NO.	DATE	DESCRIPTION

AHJ STAMP



Architect Project No:  
 Author: IO  
 Checker: PG

**LANDSCAPE PLAN**

**L101**

**LEGEND**

- EXISTING TREES TO REMAIN
- EXISTING SHRUBS TO REMAIN
- VEGETATION PROTECTION FENCING
- COMMUNITY BUILD BENCH, DESIGN TBD. (NOT IN CONTRACT)
- CONCRETE SEAT WALL (2 L105)
- 2'X2' CONCRETE STEPPING STONES (1 L105)
- SALVAGED RIVER ROCK & 1/2"-1" MARENAKOS MEXICAN BEACH PEBBLES
- CIP CONCRETE PAVEMENT 4'X4' SCORE LINES (3 L105)

**NOTES**

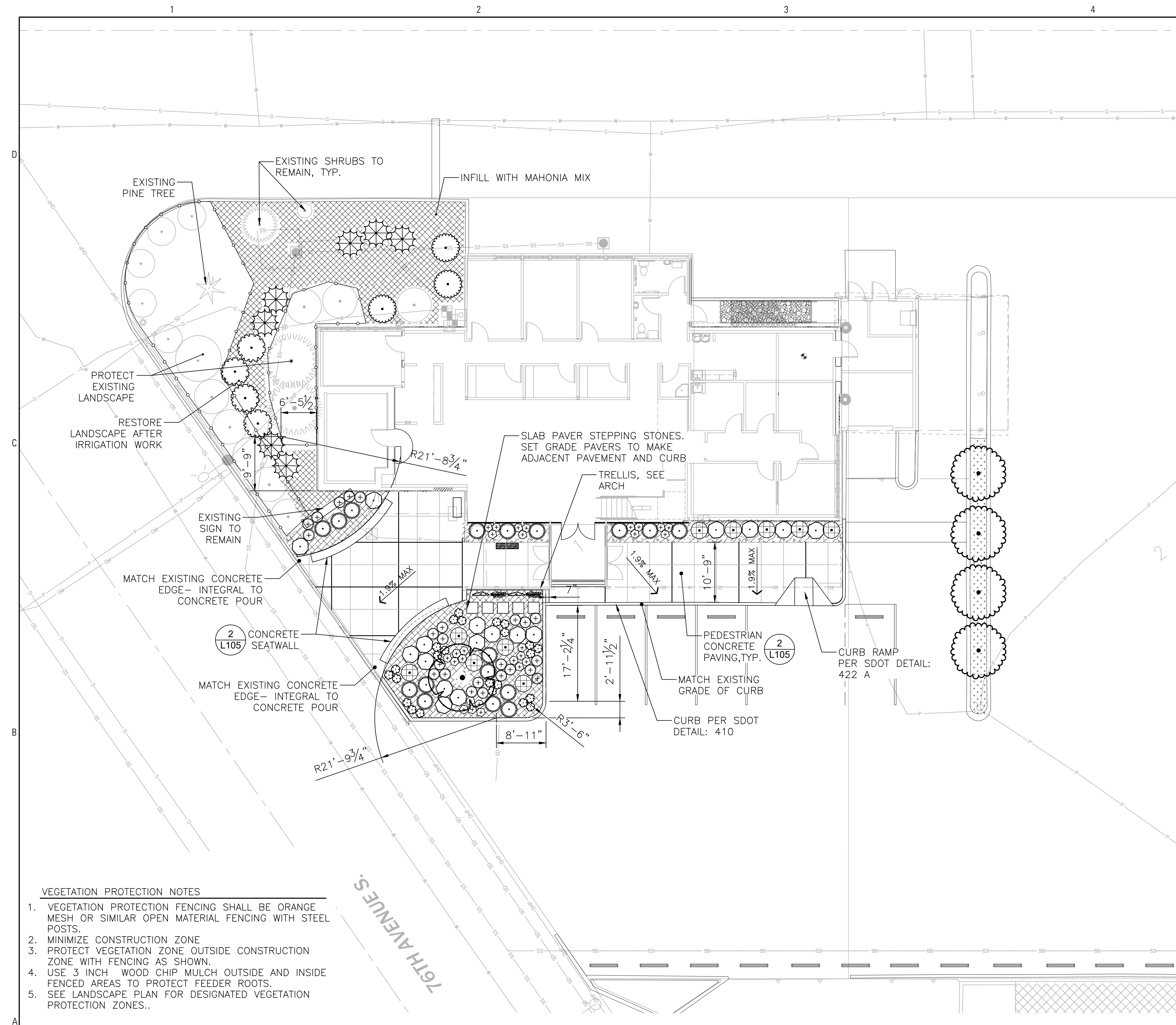
- SEE L102 FOR PLANTING SCHEDULE (ADDITIVE BID ALT #2)
- SEE L103-L104 FOR PLANTING DETAILS (ADDITIVE BID ALT #2)
- SEE L201 FOR IRRIGATION & SCHEDULE
- SEE L202-3 FOR IRRIGATION DETAILS
- SEE L204 FOR IRRIGATION NOTES

**HARDSCAPE NOTES**

- HORIZONTAL SURFACES ON CONCRETE SEATING AND WALLS SHALL BE LIGHT BROOM FINISH PARALLEL TO EDGE.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A PAVEMENT JOINTING AND SCORING PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DIMENSIONS MEASURED FROM BACK OF CURB.
- VERIFY ALL DIMENSIONS IN THE FIELD.
- SITE FURNITURE LOCATIONS TO BE VERIFIED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**GRADING NOTES**

- ALL AREAS SHALL BE GRADED TO DRAIN. GRADING RESULTING IN THE PONDING OF WATER IS NOT PERMITTED.
- SURFACE WATER IS NOT ALLOWED TO STAND IN CONSTRUCTION AREAS.
- NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES (ABOVE GROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF GRADING TO PERMIT THE REVISION OF THE GRADING PLANS IF IT IS FOUND THAT THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.

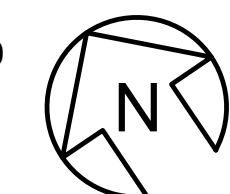


**VEGETATION PROTECTION NOTES**

- VEGETATION PROTECTION FENCING SHALL BE ORANGE MESH OR SIMILAR OPEN MATERIAL FENCING WITH STEEL POSTS.
- MINIMIZE CONSTRUCTION ZONE
- PROTECT VEGETATION ZONE OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN.
- USE 3 INCH WOOD CHIP MULCH OUTSIDE AND INSIDE FENCED AREAS TO PROTECT FEEDER ROOTS.
- SEE LANDSCAPE PLAN FOR DESIGNATED VEGETATION PROTECTION ZONES..

**1 LANDSCAPE PLAN**

SCALE: 1" = 10'-0"

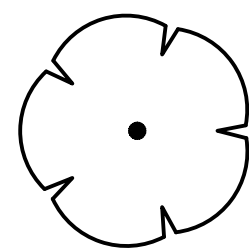




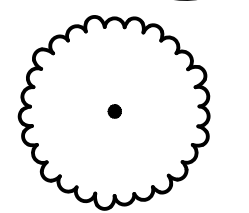
# ADDITIVE BID ALT #2: LANDSCAPE PLANTING & IRRIGATIONS EXTENSIONS

## PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
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1	CORNUS KOUSA 'SATOMI' / SATOMI RED KOUSA DOGWOOD	24-28"
---	--	--------



4	POPULUS TREMULA 'ERECTA' / EUROPEAN COLUMNAR ASPEN	24-28"
---	--	--------

## SHRUBS

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
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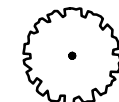
24	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	2 GAL
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2	AKEBIA QUINATA / CHOCOLATE VINE	2 GAL
---	---------------------------------	-------



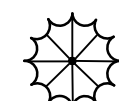
17	BERBERIS THUNBERGII 'CONCORDE' / CONCORDE JAPANESE BARBERRY	2 GAL
----	---	-------



4	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	2 GAL
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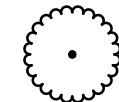
2	LONICERA CILIOSA / ORANGE HONEYSUCKLE	2 GAL
---	---------------------------------------	-------



7	MAHONIA X MEDIA 'WINTER SUN' / WINTER SUN MAHONIA	5 GAL
---	---	-------



27	PHLOMIS RUSSELLIANA / JERUSALEM SAGE	1 GAL
----	--------------------------------------	-------



3	RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT *	3 GAL
---	--	-------



10	ROSMARINUS OFFICINALIS 'SALEM' / SALEM ROSEMARY	5 GAL
----	---	-------



24	RUDBECKIA FULGIDA 'GOLDSTURM' / CONEFLOWER	2 GAL
----	--	-------



17	VACCINIUM X 'SUNSHINE BLUE' / SUNSHINE BLUE HIGHBUSH BLUEBERRY	2 GAL
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## GROUND COVERS

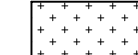
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
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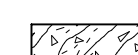
-	ARBORIST WOODCHIP MULCH	-
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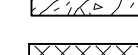
72	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL @ 24" OC
----	--	----------------



66	RUBUS PENTALOBUS 'EMERALD CARPET' / CREEPING BRAMBLE	1 GAL @ 18" OC
----	--	----------------



47	SEDUM CAUTICOLA 'LIDAKENSE' / LIDAKENSE PURPLE STONECROP	4" POT @ 18" OC
----	--	-----------------



132	MAHONIA MIX	4" POT @ 18" OC
-----	-------------	-----------------

132	MAHONIA NERVOSA / CASCADE MAHONIA	4" POT @ 18" OC
-----	-----------------------------------	-----------------

132	MAHONIA REPENS / CREEPING MAHONIA	4" POT @ 18" OC
-----	-----------------------------------	-----------------

## NOTES

1. SEE L101 FOR LANDSCAPE PLAN
2. SEE L103-L104 FOR PLANTING DETAILS (ADDITIVE BID ALT #2)
3. SEE L201 FOR IRRIGATION & SCHEDULE
4. SEE L202-3 FOR IRRIGATION DETAILS
5. SEE L204 FOR IRRIGATION NOTES

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# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
 BRYN-MAWR-SKYWAY,  
 WA 98178

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2052  
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## PLANT SCHEDULE

# L102



# ADDITIVE BID ALT #2: LANDSCAPE PLANTING & IRRIGATIONS EXTENSIONS

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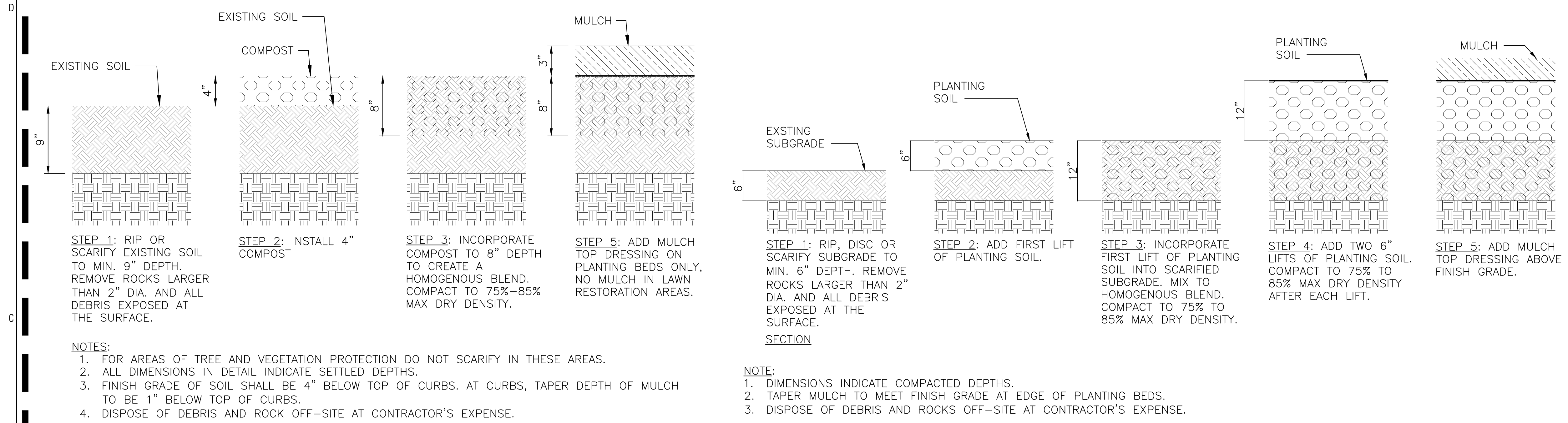


Architect Project No:  
 Author: IO  
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## PLANTING DETAILS

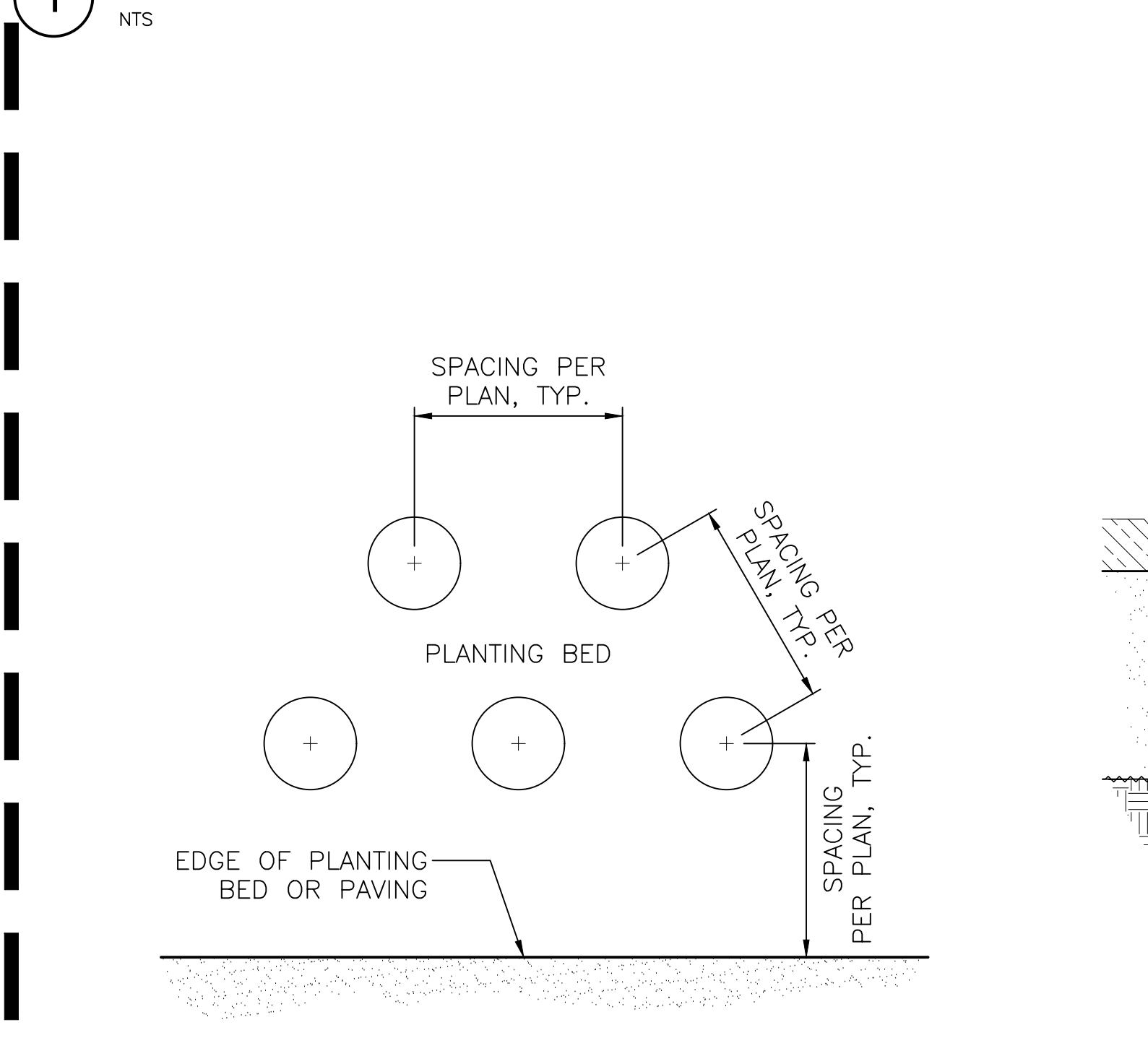
# L103

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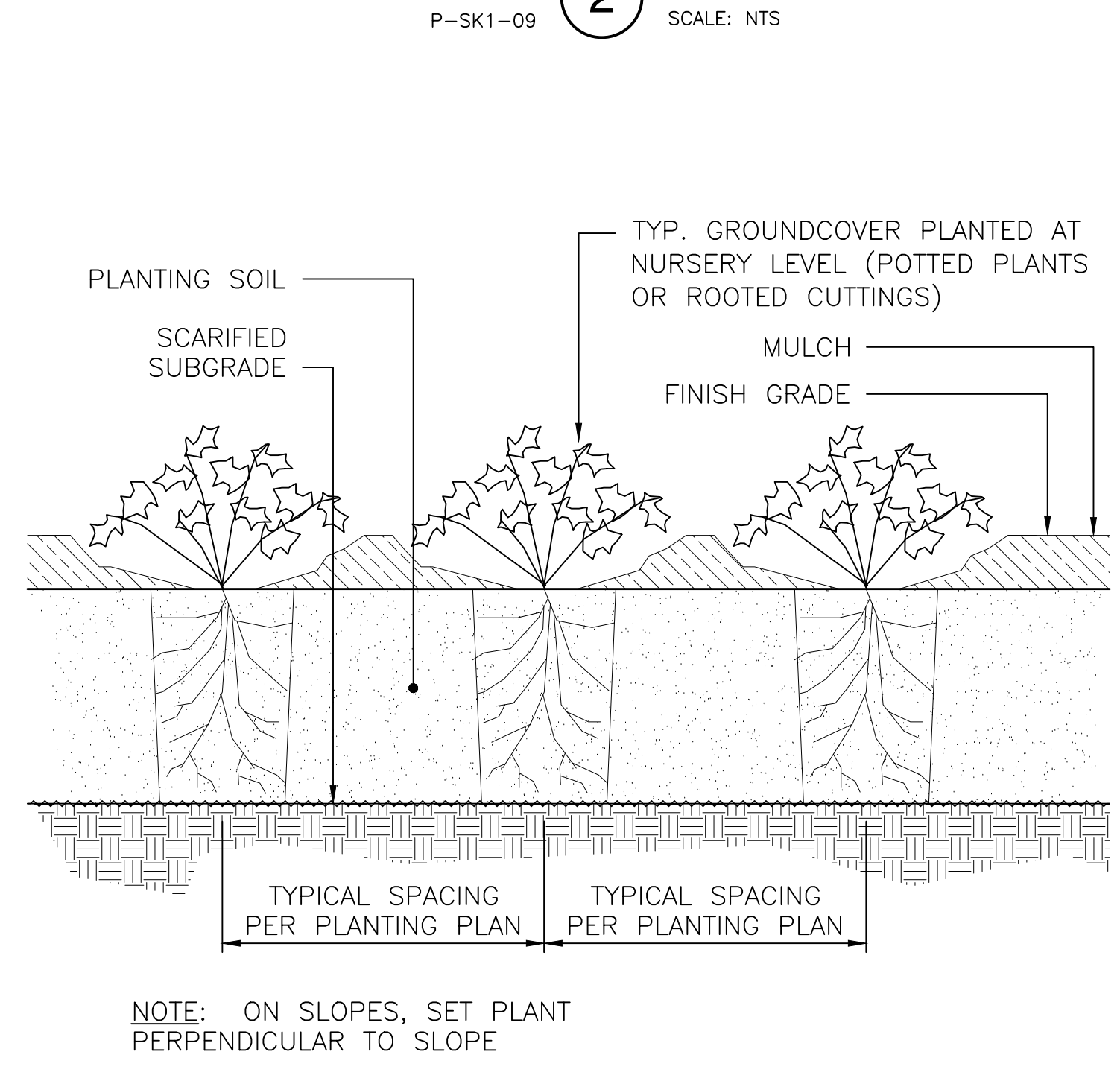


**1** SOIL PREPARATION FOR PLANTING BEDS WITH EXISTING SOIL

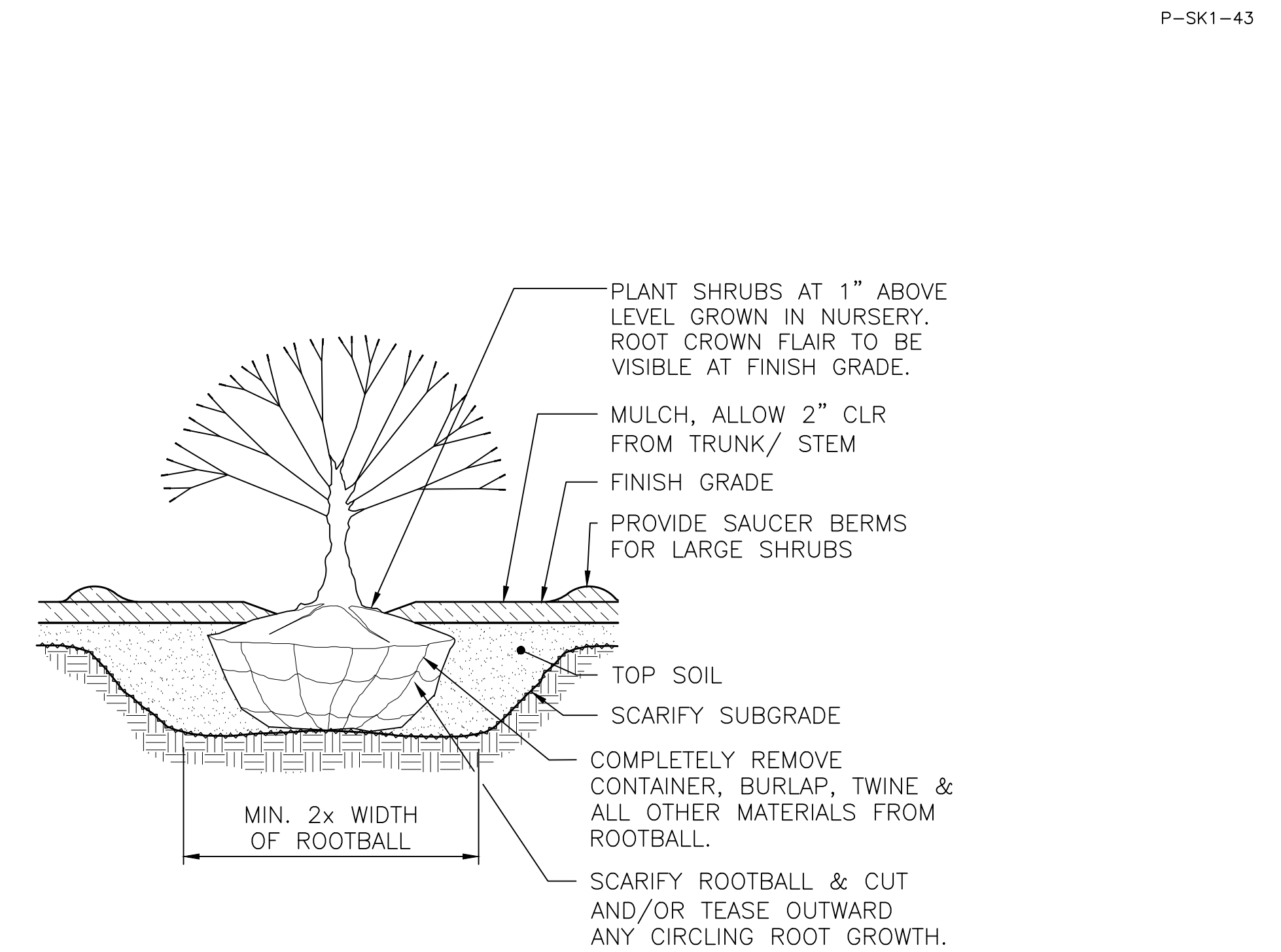
**2** SOIL PREPARATION FOR NEW PLANTING BEDS



**3** TYPICAL GROUNDCOVER SPACING DIAGRAM



**4** GROUNDCOVER PLANTING DETAIL



**5** SHRUB PLANTING DETAIL



# ADDITIVE BID ALT #2: LANDSCAPE PLANTING & IRRIGATIONS EXTENSIONS

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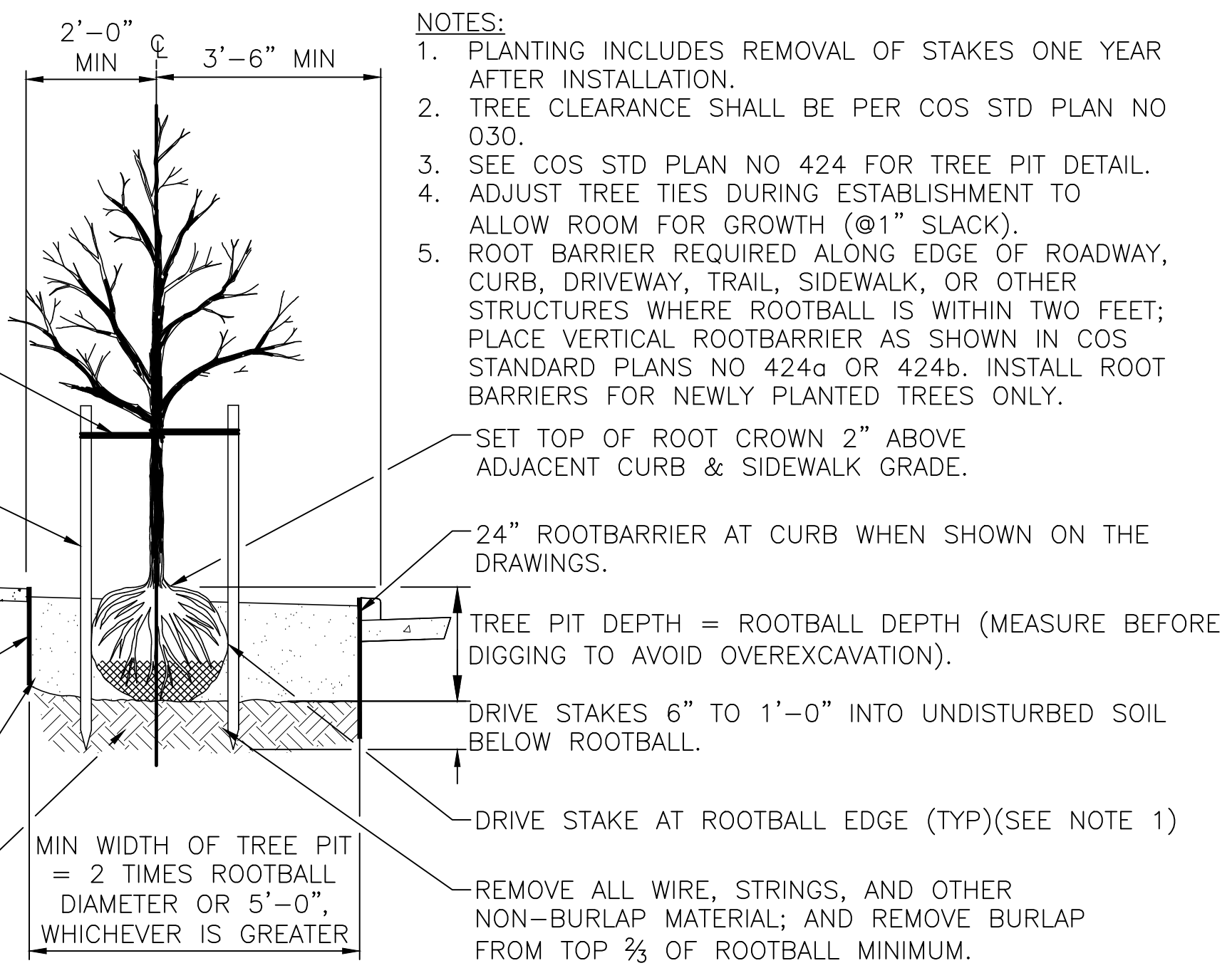
AHJ STAMP



Architect Project No:  
 Author: IO  
 Checker: PG

## PLANTING DETAILS & SPECIFICATIONS

# L104



- NOTES:**
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
  2. TREE CLEARANCE SHALL BE PER COS STD PLAN NO 030.
  3. SEE COS STD PLAN NO 424 FOR TREE PIT DETAIL.
  4. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@1" SLACK).
  5. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET; PLACE VERTICAL ROOTBARRIER AS SHOWN IN COS STANDARD PLANS NO 424a OR 424b. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.
- SET TOP OF ROOT CROWN 2" ABOVE ADJACENT CURB & SIDEWALK GRADE.
- 24" ROOTBARRIER AT CURB WHEN SHOWN ON THE DRAWINGS.
- TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION).
- DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.
- DRIVE STAKE AT ROOTBALL EDGE (TYP)(SEE NOTE 1)
- REMOVE ALL WIRE, STRINGS, AND OTHER NON-BURLAP MATERIAL; AND REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL MINIMUM.

- "CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" SIZE) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH.
- STAKE TREE WITH (2) TREATED 2"Ø LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH) LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH.
- 18" ROOTBARRIER; PLACE AT EDGE OF PAVEMENT/SIDEWALK/ETC.; PLACE PRIOR TO PLACEMENT OF NEW SIDEWALK OR CURB TO PREVENT UNDERMINING.
- ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB.
- UNDISTURBED SUBGRADE. PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK.

**1 DECIDUOUS TREE PLANTING DETAIL**  
 SCALE: NTS

P-SK1-03

### PLANTING SOIL MIX

1. THE PLANTING SOIL MIX SHALL CONSIST OF 60% SANDY/LOAM MIX COMPONENT AND 40% COMPOST (PER SECTION BELOW) BY VOLUME.
2. THE SANDY/LOAM MIX COMPONENT OF THE PLANTING SOIL MIX SHALL MEET THE FOLLOWING REQUIREMENTS:
3. SOIL SHALL BE FREE-DRAINING SANDY LOAM OR LOAMY SAND PER USDA SOIL TEXTURE CLASSIFICATION AND CONSISTING LARGELY OF SAND, BUT WITH ENOUGH SILT AND CLAY TO GIVE IT A SMALL AMOUNT OF STABILITY. INDIVIDUAL SAND GRAINS CAN BE SEEN AND FELT READILY. ON SQUEEZING IN THE HAND WHEN DRY, IT SHALL FALL APART WHEN THE PRESSURE IS RELEASED; ON SQUEEZING WHEN MOIST, IT SHALL FORM A CAST THAT WILL NOT ONLY HOLD ITS SHAPE WHEN MOIST, BUT WILL HOLD ITS SHAPE WHEN THE PRESSURE IS RELEASED, AND SHALL WITHSTAND CAREFUL HANDLING WITHOUT BREAKING.

4. THE PLANTING SOIL MIX SHALL HAVE THE FOLLOWING CHARACTERISTICS:
  - THE PH RANGE SHALL BE FROM 6.0 TO 7.5.
  - THE SODIUM ADSORPTION RATIO SHALL BE LESS THAN 6.0.
  - THE SATURATION EXTRACT CONCENTRATION OF BORON SHALL BE LESS THAN 1.0PPM.
  - THE SOIL STRUCTURE SHALL BE LOOSE, FRIABLE, AND NOT SUBJECT TO CONSOLIDATION OR COMPACTION.
  - THE SOIL SHALL CONTAIN LESS THAN 100 PLANT PARASITIC NEMATODES PER 100 CC OF SOIL.
  - THE SOIL SHALL BE RELATIVELY FREE OF SOIL-BORNE PLANT PATHOGENS.
  - MINIMAL WEED SEED SHALL BE PRESENT, BASED ON GERMINATION TESTING OF A REPRESENTATIVE SAMPLE.
  - NON-SOIL COMPONENTS SHALL BE LESS THAN 1% BY VOLUME (I.E. PLASTIC, STICKS, GLASS, ETC.).
  - THE PLANTING SOIL MIX SHALL CONTAIN SUFFICIENT QUANTITIES OF AVAILABLE NITROGEN, POTASSIUM, PHOSPHORUS, CALCIUM, MAGNESIUM, SULFATE, COPPER, ZINC, MANGANESE, IRON AND BORON TO SUPPORT NORMAL PLANT GROWTH. IN THE EVENT OF NUTRIENT INADEQUACIES, PROVISIONS SHALL BE MADE TO ADD REQUIRED MATERIALS PRIOR TO PLANTING.

### DECOMPOSED ORGANIC AMENDMENT (COMPOST)

1. THE ORGANIC AMENDMENT COMPONENT SHALL CONSIST OF COMPOSTED YARD DEBRIS OR ORGANIC WASTE MATERIAL, AND SHALL CONSIST OF 100% RECYCLED MATERIALS. IN ADDITION, THE ORGANIC MATERIAL SHALL HAVE THE FOLLOWING PHYSICAL CHARACTERISTICS:
  - SHALL HAVE A MAXIMUM CARBON TO NITROGEN OF 35:1. IF C/N RATIO IS GREATER THAN 35:1, A LAB RECOMMENDED RATE OF

- NITROFORM (38-0-0) WILL BE ADDED AT THE TIME SOIL MIX PREPARATION.
- SHALL BE CERTIFIED BY THE PROCESS TO FURTHER REDUCE PATHOGENS (PFRP) GUIDELINE FOR HOT COMPOSTING AS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
  - SHALL BE FULLY MATURE AND STABLE BEFORE USAGE.
  - SHALL BE SCREENED USING A SIEVE NO FINER THAN 1/4-INCH AND NO GREATER THAN 1/2-INCH.

BASED ON DRY WEIGHT OF TOTAL ORGANIC AMENDMENT SAMPLE: MUST COMPLY WITH THE FOLLOWING PERCENT BY WEIGHT PASSING:

SIEVE SIZE	MAXIMUM %	MINIMUM %
12.7MM (1/2")	0	100
6.35MM (1/4")	100	95
4.76MM	100	90
2.38MM	100	75
1.00MM	45	70
500MICRON	30	0

### MULCH

1. ARBORIST WOOD CHIP MULCH (AWCM) MUST BE COARSE GROUND WOOD CHIPS (APPROXIMATELY 1/2 INCH TO 4 INCHES ALONG THE LONGEST DIMENSION) DERIVED FROM THE MECHANICAL GRINDING OR SHREDDING OF THE ABOVE-GROUND PORTIONS OF TREES. IT MAY CONTAIN WOOD, WOOD FIBER, BARK, BRANCHES, AND LEAVES; BUT MAY NOT CONTAIN VISIBLE AMOUNTS OF SOIL. IT MUST BE FREE OF WEEDS AND WEED SEEDS INCLUDING BUT NOT LIMITED TO PLANTS ON THE KING COUNTY NOXIOUS WEED LIST AND MUST BE FREE OF INVASIVE PLANT PORTIONS CAPABLE OF RESPROUTING, INCLUDING BUT NOT LIMITED TO HORSETAIL, IVY, CLEMATIS, AND KNOTWEED. IT MAY NOT CONTAIN MORE THAN 1/2 PERCENT BY WEIGHT OF MANUFACTURED INERT MATERIAL (SUCH AS PLASTIC, CONCRETE, CERAMICS, OR METAL). ARBORIST WOOD CHIP MULCH, WHEN TESTED, MUST MEET THE FOLLOWING LOOSE VOLUME GRADATION:

SIEVE SIZE	PERCENT PASSING	
	MIN	MAX
2"	95	100
1"	70	100
5/8"	0	50
1/4"	0	40

2. ALL PLANTING BEDS TO RECEIVE 2 INCH DEPTH MULCH.

### PLANTING

1. THE PLANTING WORK SHALL BE DONE BY A LANDSCAPING COMPANY WITH A CURRENT LANDSCAPE CONTRACTOR LICENSE. THIS LICENSE SHALL BE KEPT CURRENT FOR THE ENTIRE LENGTH OF THE CONTRACT.
2. CONTRACTOR SHALL BE FAMILIAR WITH LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY LANDSCAPE WORK.
3. FINE GRADE DURING PLANTING OPERATIONS TO MAINTAIN SURFACE DRAINAGE FLOW DIRECTION AWAY FROM BUILDING AND PATHS.
4. PRIOR TO ADDING SOIL, AMENDMENTS, AND DOING ANY PLANTING, THOROUGHLY PREPARE ALL PLANTING AREAS. MINIMUM REQUIREMENTS ARE AS FOLLOWS:
  - a. ERADICATE AND REMOVE ALL WEEDS.
  - b. REMOVE SOILS AS NEEDED TO PLACE PLANTING SOIL, AMENDMENTS, AND MULCH TO ACHIEVE FINAL GRADES AND LEVELS.
  - c. LOOSEN ALL PLANTING AREAS TO DEPTH IN SOIL PREPARATION DETAILS.
6. SUBMITTALS:
  - a. SUBMIT TO OWNER, ONE MONTH PRIOR TO CONSTRUCTION, CONFIRMED PROCUREMENT ORDERS FOR ALL PLANT MATERIAL. PROVIDE THE QUANTITY, LOCATION, NAME AND ADDRESS OF THE GROWER.
  - b. CERTIFIED ANALYSIS REPORT OF DECOMPOSED ORGANIC AMENDMENT (COMPOST). CERTIFIED SOIL ANALYSIS REPORT INCLUDING PH, SOIL NUTRIENTS, AND ORGANIC CARBON CONTENT OF SOIL. PHYSICAL SAMPLES FOR PLANTING SOIL MIX, COMPOST, AND MULCH.
7. PROVIDE PLANTS OF THE INDICATED TYPE AND SIZE. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE WELL FORMED. DO NOT PRUNE PLANTS WITHIN 30 DAYS OF PLANTING. PLANTS SHALL BE THE INDICATED SIZES AT THE TIME OF INSTALLATION. PLANTS MUST BE FREE OF WEEDS, PESTS, AND DISEASE AND SHALL BE SO FROM PLANTING TO THE END OF THE CONTRACT. PLANT ROOT BALL SHALL NOT BE ROOT-BOUND.
8. INSTALL PLANTS WITHIN 24 HOURS OF DELIVERY. IF PLANTING IS DELAYED MORE THAN 24 HOURS AFTER DELIVERY, SET BALLED AND BURLAPPED PLANTS ON THE GROUND, WELL PROTECTED WITH SOIL OR WET MULCH. PROTECT ROOTBALLS FROM FREEZING, SUN, DRYING WINDS OR MECHANICAL DAMAGE. WATER AS NECESSARY UNTIL PLANTED. DO NOT HEEL IN PLANTS FOR MORE THAN ONE (1) WEEK.
9. PLANTING TIME:
  - a. DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR CLIMB ABOVE 80 DEGREES F.
  - b. DO NOT INSTALL PLANTS WHEN WIND VELOCITY EXCEEDS 30 MPH.
  - c. LANDSCAPE WORK SHALL NOT BEGIN UNTIL STRUCTURES, UTILITIES, PAVING, AND OTHER IMPROVEMENTS, WHICH REQUIRE ACCESS TO OR THROUGH PLANTING AREAS, HAVE BEEN INSTALLED. PLANTING WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS INSTALLED IN PLACE, TESTED AND ACCEPTED BY THE OWNERS REPRESENTATIVE.
  - d. BALLED AND BURLAPPED STOCK: PLANT DURING PERIODS WHICH ARE NORMAL FOR SUCH WORK, AS DETERMINED BY SEASON, WEATHER CONDITIONS AND ACCEPTED PRACTICE.
  - e. DO NOT PLANT WHEN GROUND IS FROZEN OR EXCESSIVELY WET.
10. LAYOUT ALL PLANTS AND OBTAIN APPROVAL FROM OWNER'S PRIOR TO PLANTING. REPOSITION AS DIRECTED.
11. USE TRIANGULAR SPACING WHEN PLANTING GROUNDCOVERS. TREES AND SHRUBS SHALL BE UNDERPLANTED WITH GROUNDCOVER WHERE GROUNDCOVER IS USED.
12. PLANTING PLAN TAKES PRECEDENCE WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES IN THE PLANT SCHEDULE AND THE PLAN.
13. MAINTAIN PLANTING IN A HEALTHY GROWING CONDITION ACCEPTABLE TO THE OWNER'S REPRESENTATIVE FOR A MINIMUM OF 90 DAYS AFTER INSTALLATION. PROVIDE WEEDING, CLEAN UP, AND PLANT CARE AT LEAST ONCE EVERY TWO WEEKS DURING THIS PERIOD.
14. FINAL ACCEPTANCE: INSPECTION TO DETERMINE FINAL ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER, UPON CONTRACTOR'S REQUEST. PROVIDE NOTIFICATION AT LEAST TEN (10) WORKING DAYS BEFORE REQUESTED INSPECTION DATES. FINAL ACCEPTANCE WILL BE GRANTED IN WRITING AFTER COMPLETION OF THE 90-DAY MAINTENANCE PERIOD. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
15. AT THE END OF THE 90 DAY MAINTENANCE PERIOD, REVIEW THE PLANTINGS WITH THE OWNER'S. CORRECT ALL UNSATISFACTORY CONDITIONS PROMPTLY AND CONTINUE MAINTENANCE UNTIL THE LANDSCAPE IMPROVEMENTS HAVE BEEN REINSPECTED AND FOUND BY THE OWNER'S TO BE SATISFACTORY.
16. WARRANT ALL WORK AND MATERIALS FOR A PERIOD OF ONE-YEAR FROM THE DATE OF FINAL ACCEPTANCE FOR ALL CAUSES EXCEPT OWNERS NEGLIGENCE AND VANDALISM.



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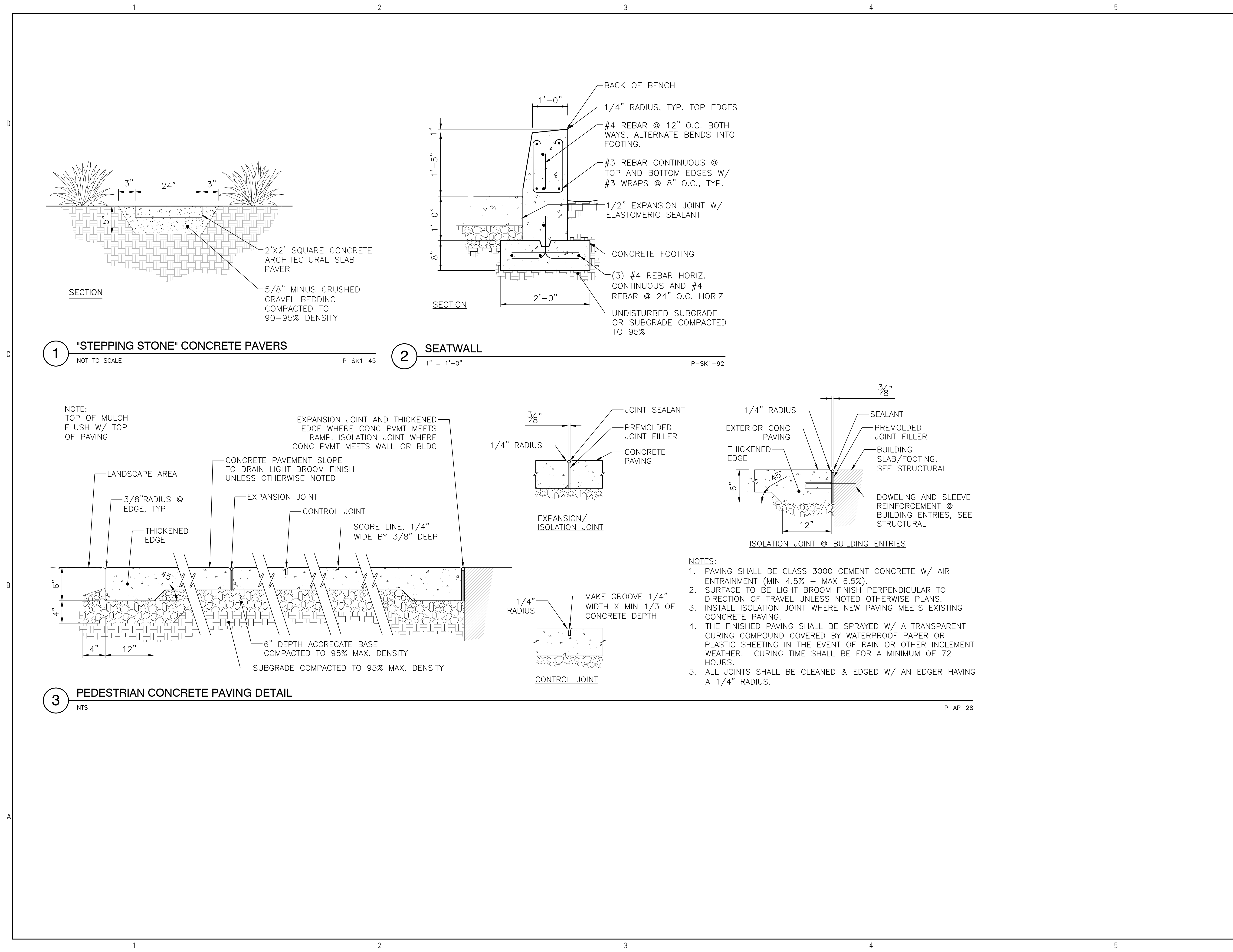
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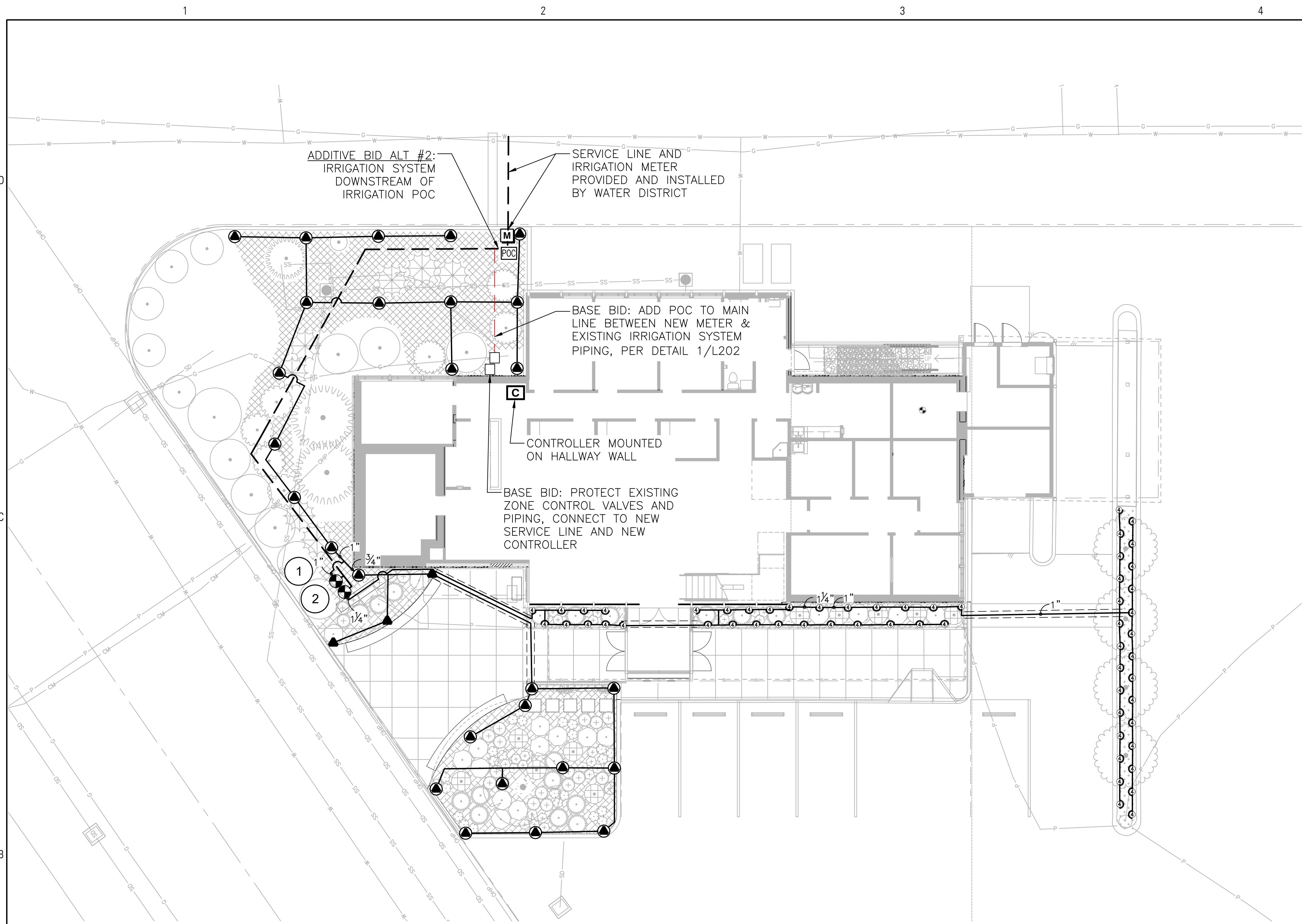
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 Author: IO  
 Checker: PG

## HARDSCAPE DETAILS

# L105







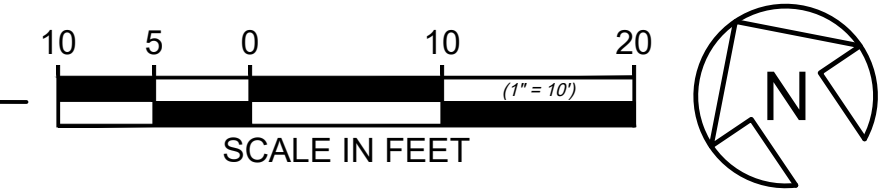
**IRRIGATION LEGEND**

- POINT OF CONNECTION (BASE BID)
- NEW 1" DEDICATED IRRIGATION WATER METER (BY WATER DISTRICT)
- CONTROL VALVE (ADDITIVE BID ALT #2)
- CONTROLLER (BASE BID)
- IRRIGATION MAIN LINE (BASE BID & ADDITIVE BID ALT #2)
- IRRIGATION SLEEVING (ALL SLEEVING IN BASE BID)

**NOTES:**

1. REFER TO L202 FOR IRRIGATION DETAILS.
2. REFER TO L100 SERIES FOR HARDSCAPE AND PLANTING.
3. REFER TO L204 FOR IRRIGATION NOTES.
4. REFER TO PLUMBING AND ELECTRICAL FOR IRRIGATION PIPING AND WIRING WITHIN BUILDING.
5. BASE BID INCLUDES:
  - ALL SLEEVING
  - IRRIGATION POC (GATE VALVE, DVCA, MASTER VALVE, FLOW SENSOR, QC)
  - MAINLINE CONNECTION TO EXISTING ZONE VALVES
  - NEW CONTROLLER AND ITS CONNECTION TO EXISTING ZONE VALVES, NEW MASTER VALVE, AND NEW FLOW SENSOR
  - PROPER FUNCTION OF THE ENTIRE IRRIGATION SYSTEM.
6. ADDITIVE BID ALT #2:
  - IRRIGATION SYSTEM DOWNSTREAM OF THE IRRIGATION POC
  - PROPER FUNCTION OF THE ENTIRE IRRIGATION SYSTEM AND INCLUDING NEW AND EXISTING ZONES.

**1 IRRIGATION PLAN**  
SCALE: 1" = 10'-0"



**ADDITIVE BID ALT #2: LANDSCAPE PLANTING & IRRIGATIONS EXTENSIONS**

IRRIGATION SCHEDULE				VALVE SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	VALVE CALLOUT
	HUNTER PROS-12-PRS30 SR SERIES SHRUB SPRAY, 30 PSI REGULATED 12" POP-UPS, PAIRED W/ SHORT-RADIUS MICRO SPRAY NOZZLES.	30	1/L203		HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3/L203	VALVE NUMBER
	HUNTER MP CORNER PROS-12-PRS30-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS30 BODY.	30	1/L203		RAIN BIRD ESPLXME2P 12 STATION, TRADITIONALLY-WIRED COMMERCIAL CONTROLLER W/ FACTORY INSTALLED PRO SMART MODULE. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	5/L203	
	HUNTER MP1000 PROS-12-PRS30-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS30 BODY.	30	1/L203	---	IRRIGATION MAINLINE: PVC SCHEDULE 40	5/L203	
				---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	5/L203	
				---	PIPE SLEEVE: PVC SCHEDULE 80	4/L203	

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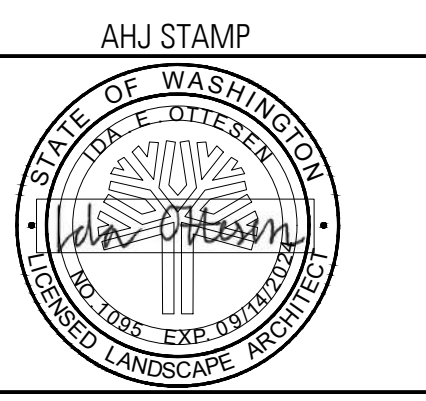
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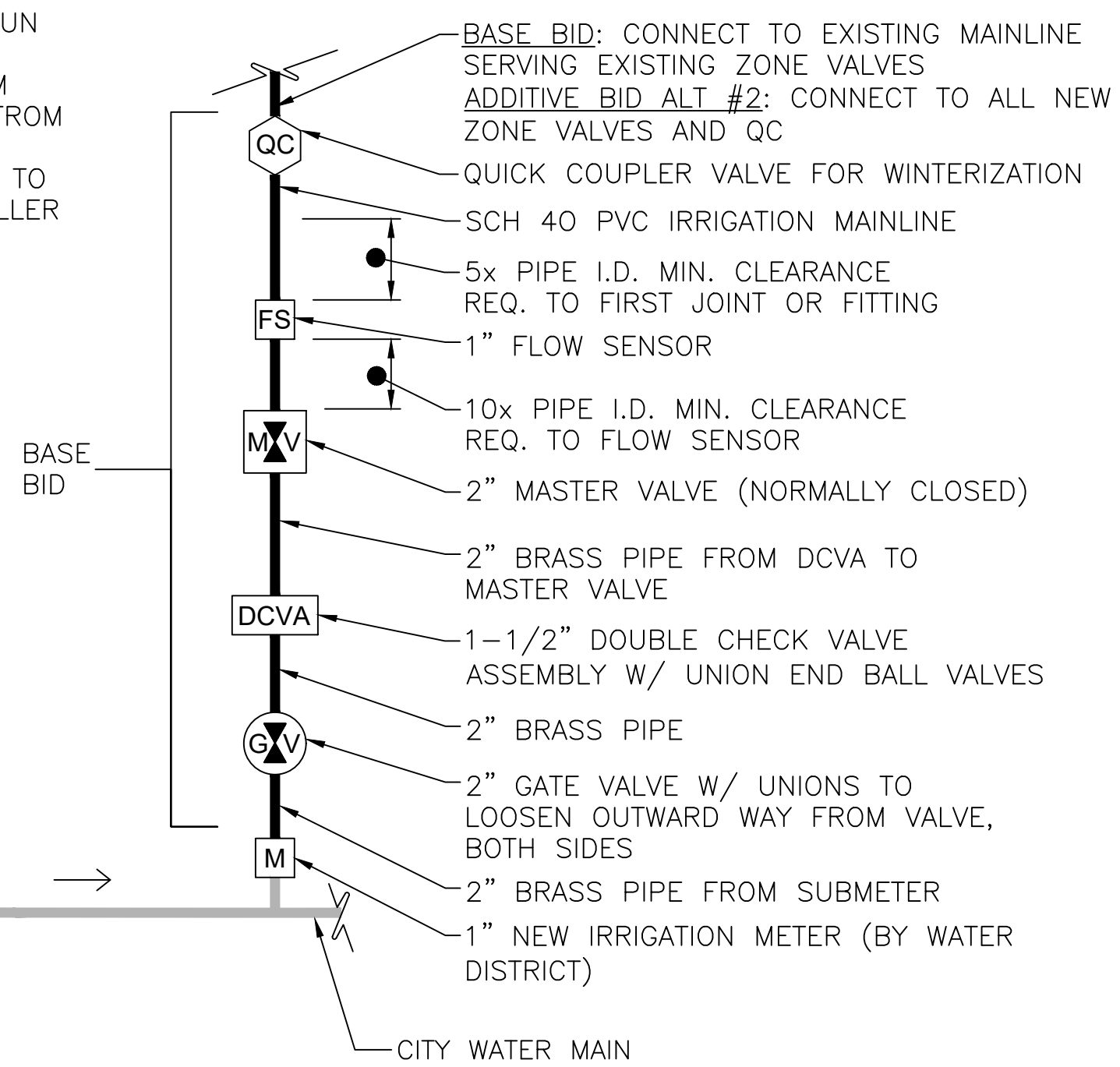
Architect Project No:  
Author: IO  
Checker: PG

**IRRIGATION PLAN**

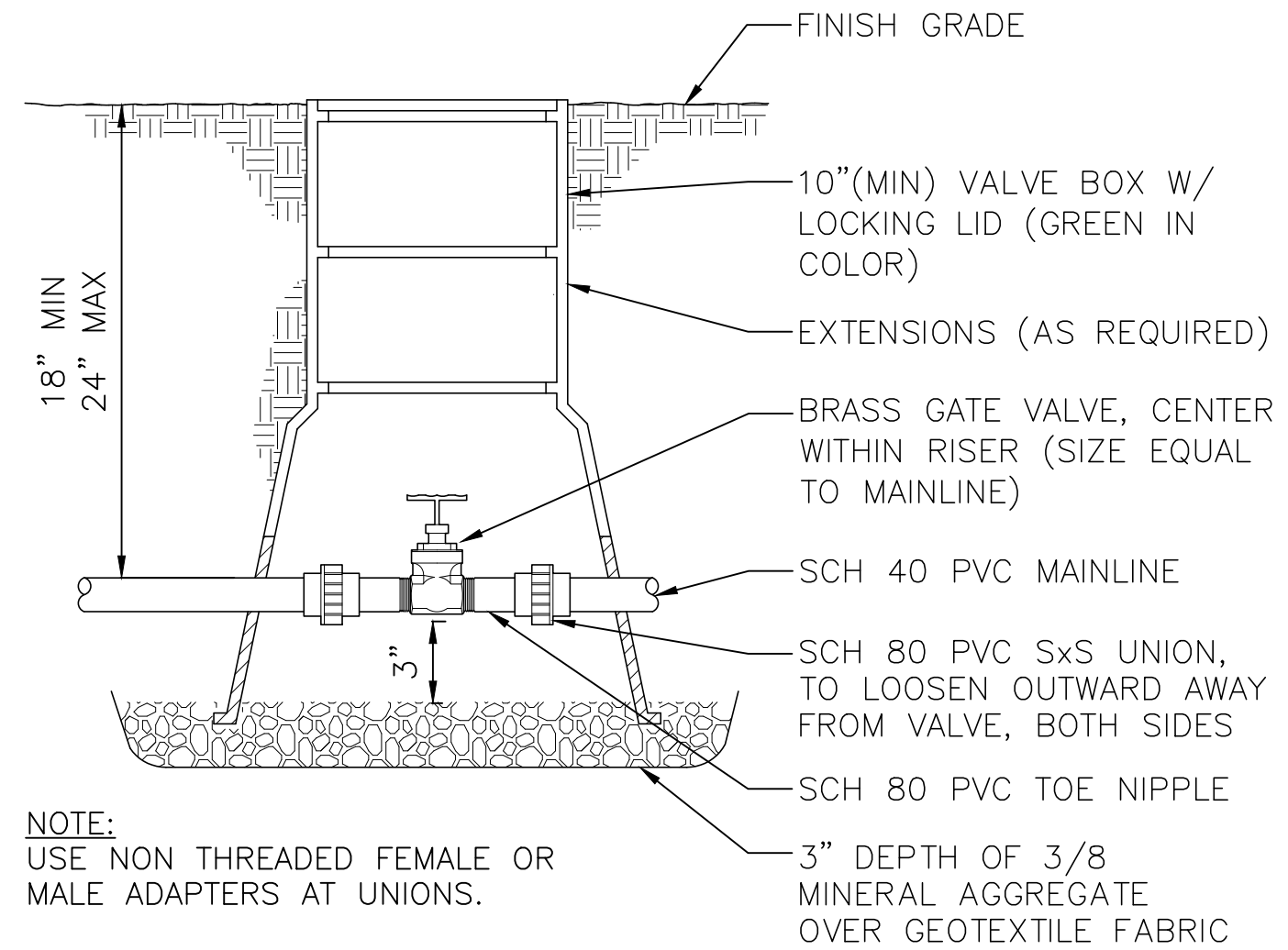
**L201**



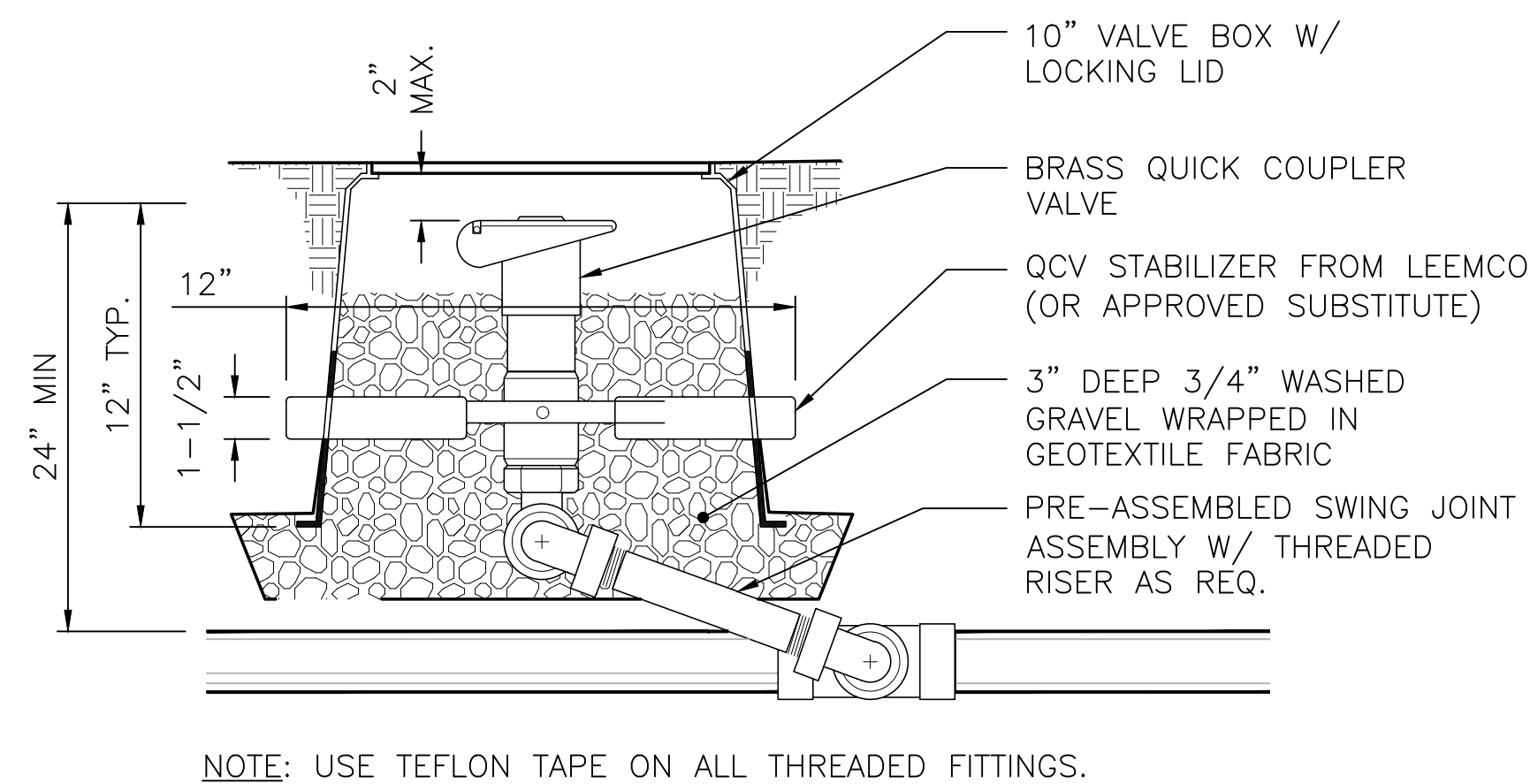
NOTE: RUN COPPER TELECOM CABLE FROM FLOW SENSOR TO CONTROLLER



**1 IRRIGATION SYSTEM POINT OF CONNECTION**  
SCALE: NTS P-SK1-40



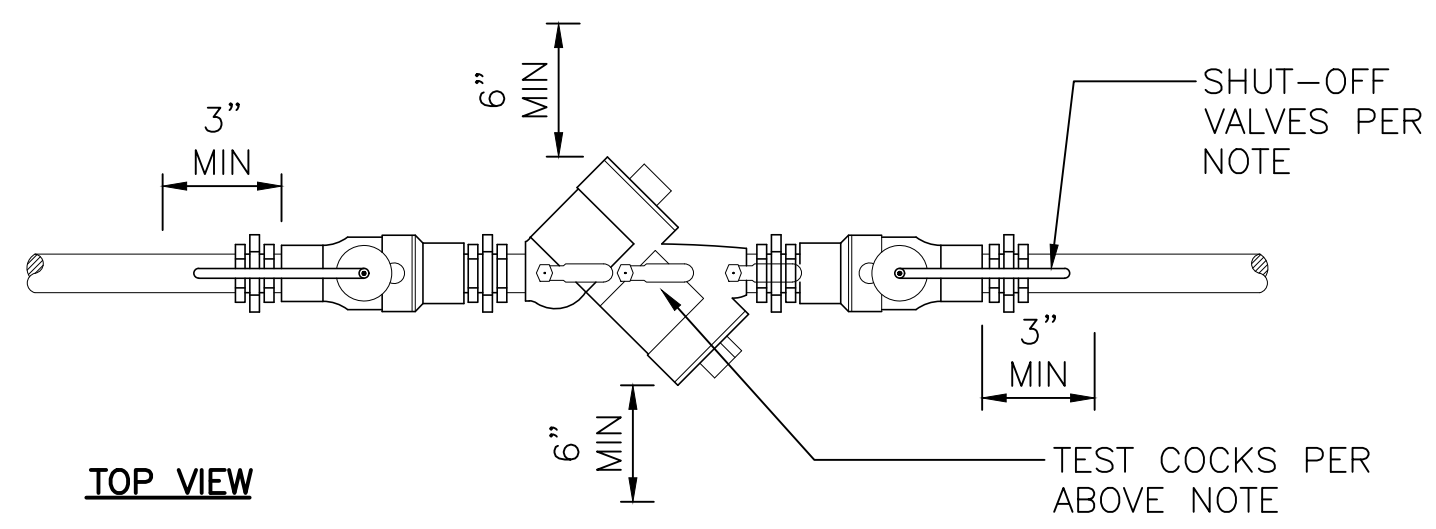
**2 GATE VALVE ASSEMBLY**  
SCALE: NTS P-SK1-37



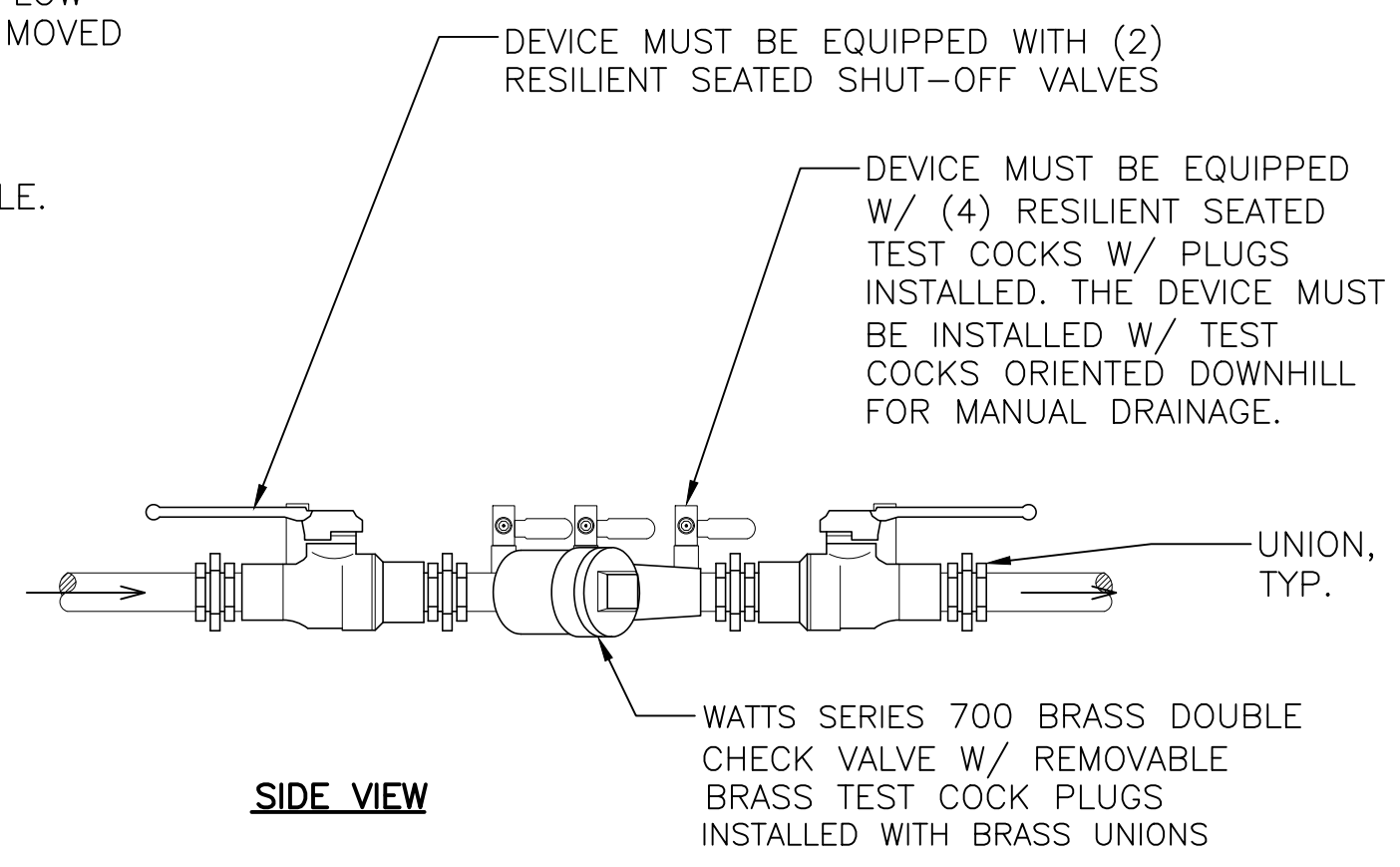
**3 QUICK COUPLER VALVE**  
SCALE: NTS P-SK1-07

**NOTES:**

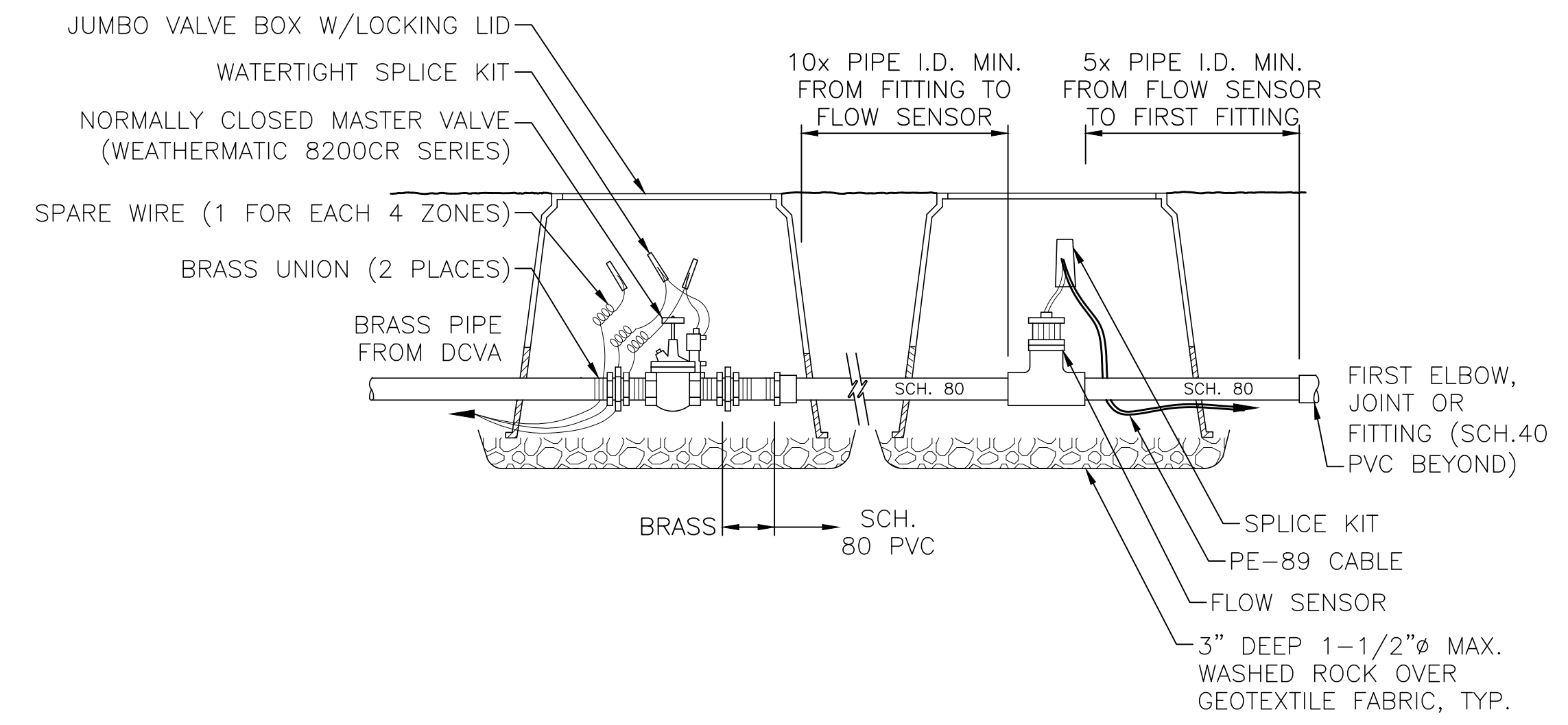
1. THE D.C.V.A. CHOSEN MUST BE ON THE MOST RECENT WASHINGTON STATE APPROVAL LIST.
2. THE D.C.V.A. MUST BE TESTED BY A WASHINGTON STATE CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, ANNUALLY, AND WHEN MOVED OR REPAIRED.
3. ALL INSTALLATION MUST MEET MANUFACTURER'S SPECIFICATIONS AND THE MINIMUM STANDARDS OF THE U.P.C.
4. TEST COCK MUST FACE UP OR SIDWAYS WHICHEVER IS MORE ACCESSIBLE.
5. PROVIDE MINIMUM CLEARANCE FOR ACCESS AND MAINTENANCE.



**4 DOUBLE CHECK VALVE ASSEMBLY**  
SCALE: NTS P-SK1-22



**5 MASTER VALVE AND FLOW SENSOR**  
SCALE: NTS P-SK1-10



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**SKYWAY RESOURCE CENTER**

12610 76TH AVE SOUTH  
BRYN-MAWR-SKYWAY,  
WA 98178  
BID SET

2052  
25 AUGUST 2023

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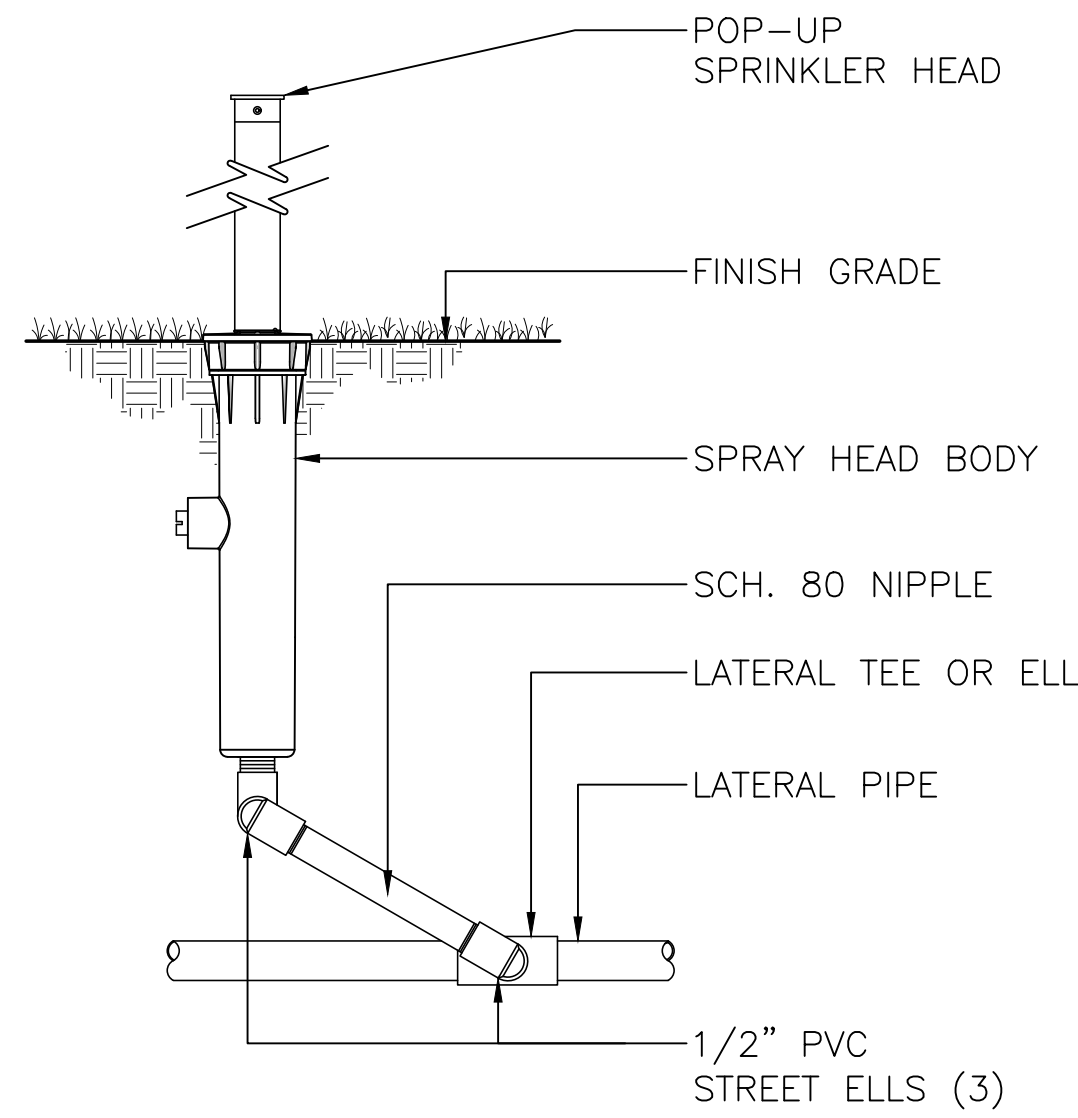
Architect Project No:  
Author: IO  
Checker: PG

**IRRIGATION DETAILS**

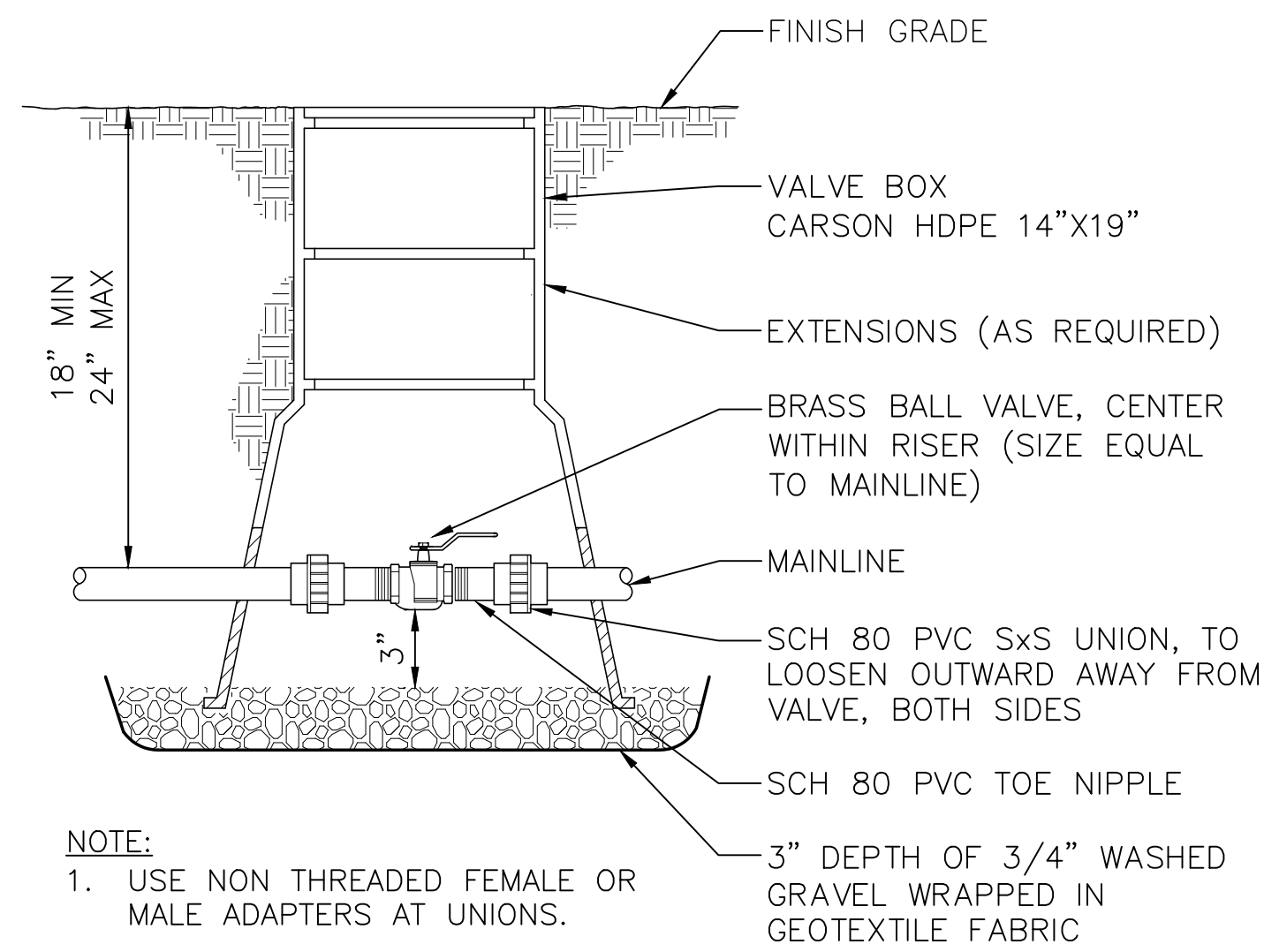
**L202**



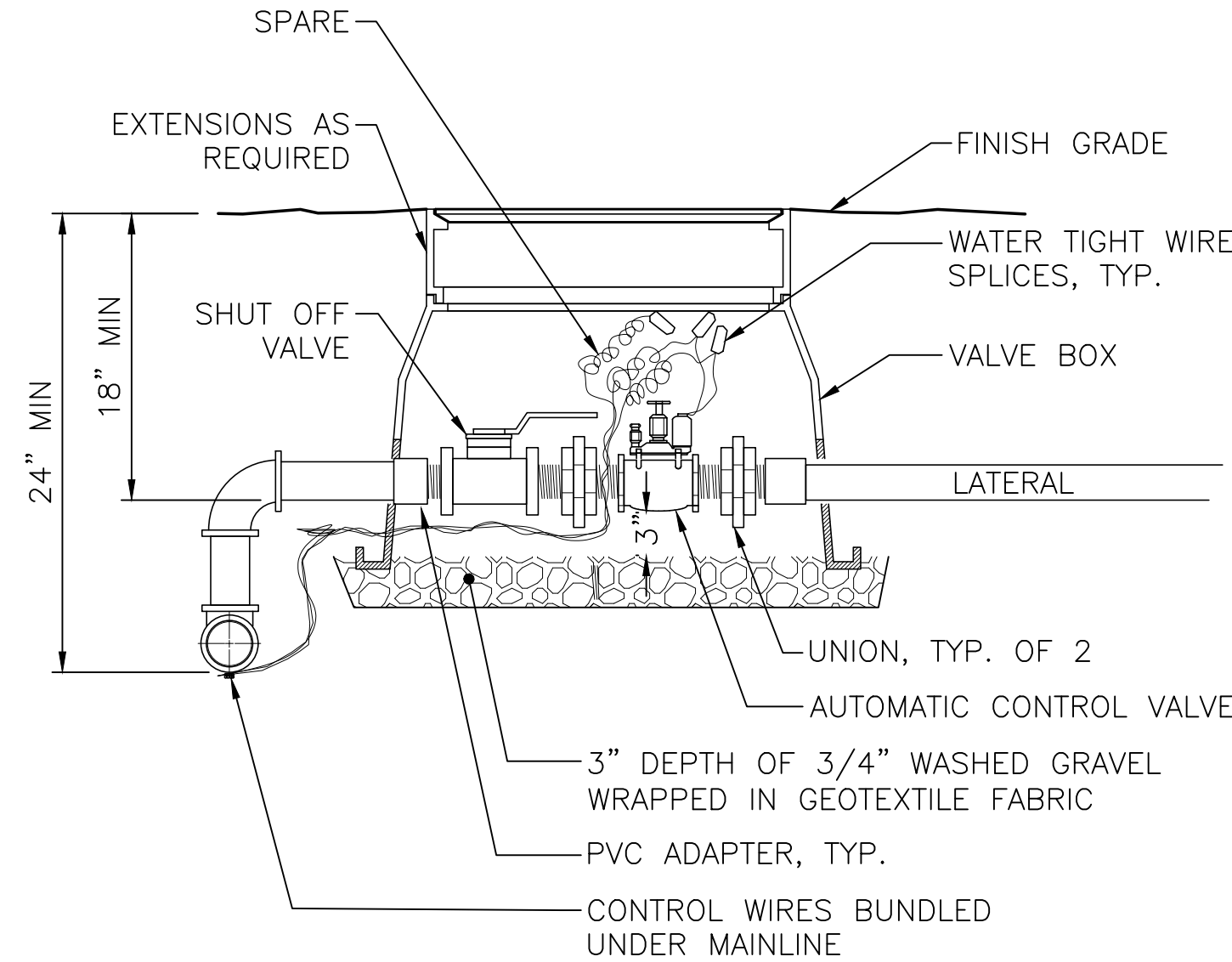
ADDITIVE BID ALT #2: LANDSCAPE PLANTING & IRRIGATIONS EXTENSIONS



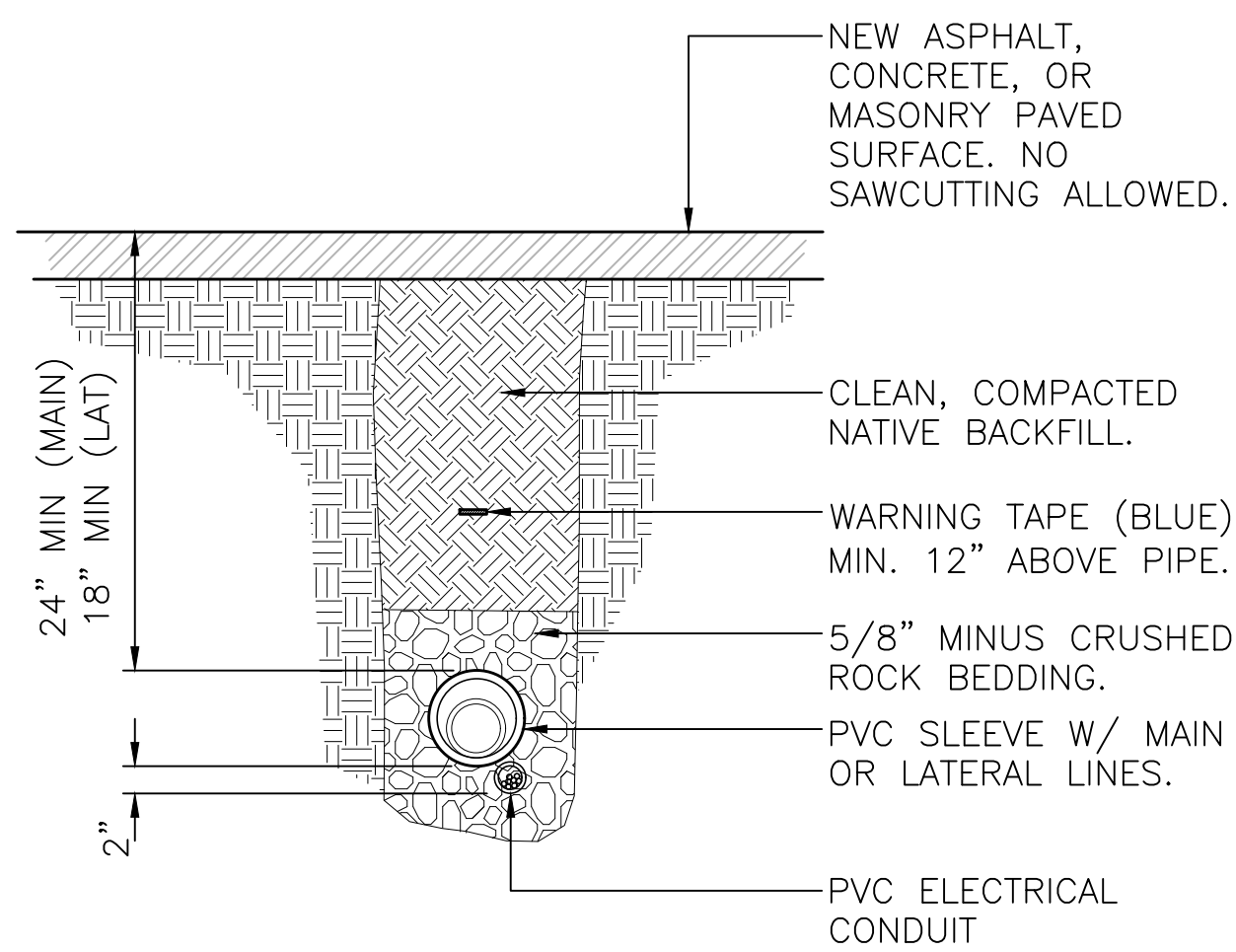
**1 POP-UP SPRAY HEAD**  
SCALE: NTS P-SK1-13



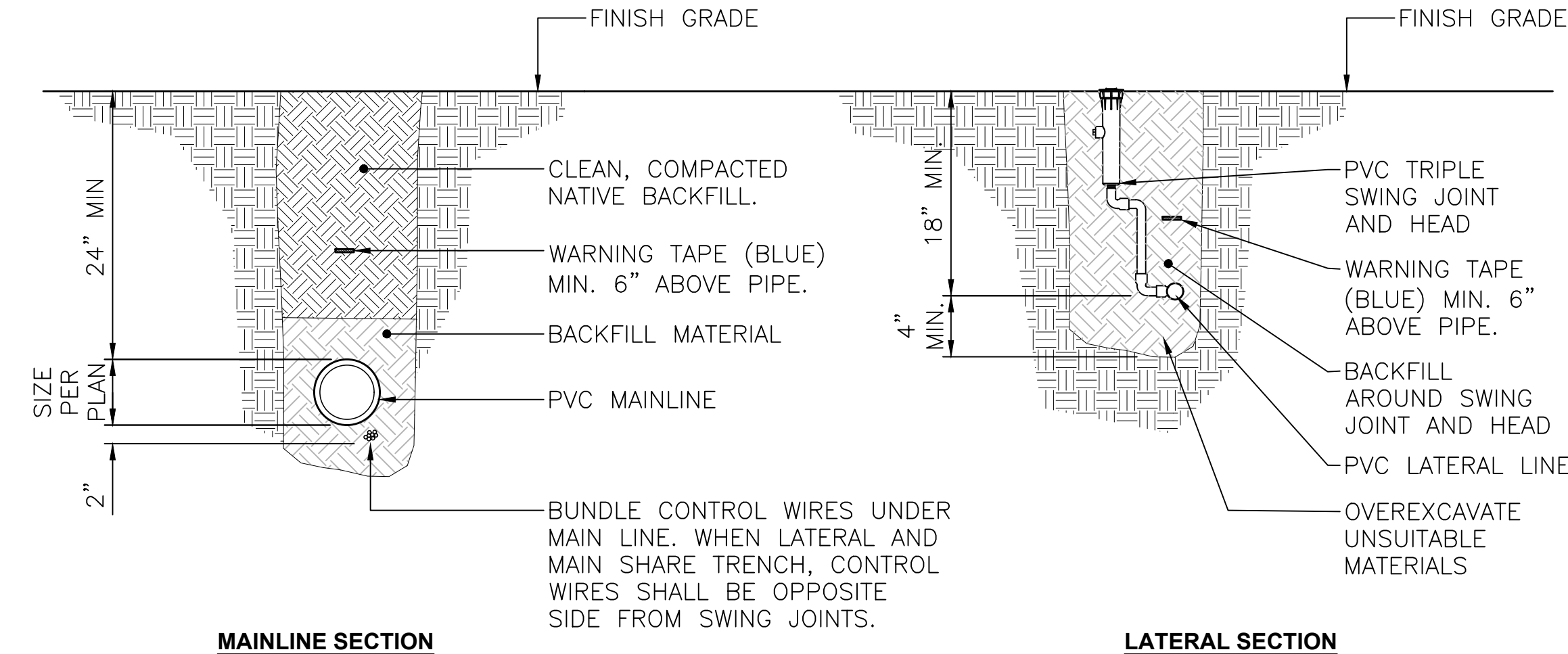
**2 BALL VALVE ASSEMBLY**  
SCALE: NTS P-SK1-21



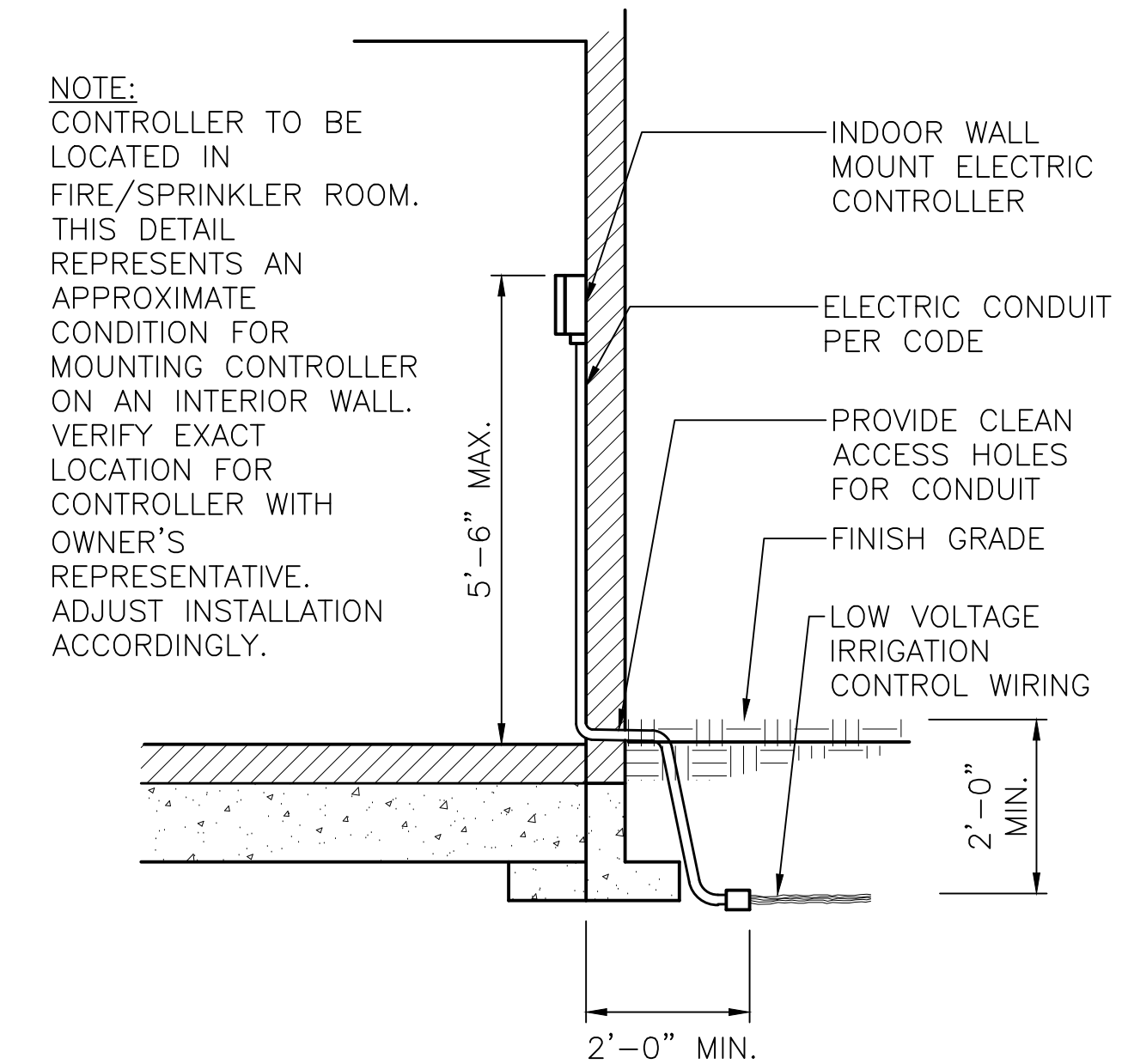
**3 SOLENOID VALVE**  
SCALE: NTS P-SK1-12



**4 SLEEVING DETAIL (BASE BID)**  
SCALE: NTS P-SK1-18



**5 IRRIGATION TRENCHING SECTIONS**  
SCALE: NTS P-SK1-19



**6 WALL MOUNT CONTROLLER**  
1" = 1'-0" P-SK1-53

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**IRRIGATION DETAILS**

**L203**



IRRIGATION NOTES

- 1. SLEEVING IS REQUIRED FOR ALL IRRIGATION LINES AND CONTROL WIRES UNDER NEW AND EXISTING PAVEMENT, WALLS, CURBS, ETC. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SLEEVING INSTALLATION AND SPECIFIC LOCATIONS FOR COMPLETE INSTALLATION OF WORK. EXTEND SLEEVING 1'-0" BEYOND THE EDGE OF PAVING. ALL WIRING TO BE IN SEPARATE SLEEVE INSERTED IN PIPING SLEEVE.
- 2. ALL WORKMANSHIP, MATERIAL, AND TESTING SHALL BE IN ACCORDANCE WITH KING COUNTY AND THE NATIONAL ELECTRICAL CODE. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
- 3. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
- 4. CODES AND REGULATIONS: ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE PART OF THESE PLANS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE PLANS SHALL NOT BE CONSTRUED TO CONFLICT WITH ABOVE MENTIONED RULES, REGULATIONS, OR REQUIREMENTS, WHERE CONFLICT MAY OCCUR, CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD, OR LARGER SIZE SHALL TAKE PRECEDENCE.
- 5. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED. ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO OWNER TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE ORDINANCES AND CODE REQUIREMENTS.

RECORD DRAWINGS

- 6 . PROVIDE (2) CLEAN CLEAR 'AS-BUILT' SETS OF DRAWINGS FOR THE IRRIGATION SYSTEM AS INSTALLED. PROVIDE LOCATION OF MANUAL VALVES ON DRAWINGS.

IRRIGATION SPECIFICATIONS:

- 1. ALL PLANTING AREAS SHOWN WITHIN LIMITS OF WORK TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR TO MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY.
- 2. REFERENCE SHEET L101 FOR PLANTING LAYOUT.
- 3. VALVES, MAINLINES, AND POINT OF CONNECTION ARE SHOWN SCHEMATICALLY FOR GRAPHIC PURPOSES. IRRIGATION EQUIPMENT SHALL REMAIN CLEAR OF ALL PAVEMENT, WALLS, AND OTHER EXISTING AND PROPOSED SITE ELEMENTS UNLESS SPECIFICALLY NOTED ON THE PLANS OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 4. MAINLINE PIPING LAYOUT, SLEEVES AND VALVE LOCATIONS SHALL BE STAKED IN FIELD BY CONTRACTOR. STAKING SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 5. VERIFY STATIC WATER PRESSURE AT P.O.C. AND SUBMIT RESULTS IN WRITING TO OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF WORK.
- 6. SET VALVE BOXES SQUARE TO ADJACENT BUILDING OR PAVING.
- 7. PROVIDE NEW, UNUSED EQUIPMENT AND MATERIALS OF THE TYPE AND SIZE INDICATED. MAKE NO SUBSTITUTIONS.
- 8. ALL PLANTED AREAS TO BE IRRIGATED AS INDICATED. CONTRACTOR TO MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY. SEE CORRESPONDING LAYOUT AND PLANTING PLANS FOR PRECISE PLANTING LAYOUT.
- 9. PROVIDE ALL SPRINKLERS ON FIXED RISERS (DETAIL 1/L203).
- 10. ALL HEADS AND VALVES ARE TO BE LOCATED IN PLANTING AREAS. ALL LINES TO BE LOCATED IN PLANTING AREAS EXCEPT WHERE THEY ARE SHOWN SLEEVED UNDER PAVING. SOME SYMBOLS ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY.
- 11. ALL WORKMANSHIP, MATERIAL, AND TESTING SHALL BE IN ACCORDANCE WITH KING COUNTY AND THE NATIONAL ELECTRICAL CODE. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
- 12. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
- 13. ALL LOW VOLTAGE WIRE SHALL BE A MINIMUM SIZE OF #14 UF BETWEEN EACH CONTROL VALVE AND THE TERMINAL INTERFACE.
- 14. ALL LOW VOLTAGE SPLICES SHALL BE OF A TYPE EQUAL TO A 3-M-BY-054007-09053. ALL SPLICES SHALL BE DONE IN VALVE CONTROL BOXES. DIRECT BURIAL SPLICING WILL NOT BE ALLOWED.
- 15. NEITHER BENDS NOR JOINTS SHALL BE PERMITTED IN SLEEVES AND PIPES UNDER PAVEMENT.
- 16. SUBMIT PRODUCT DATA FOR ALL EQUIPMENT AND MATERIALS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 17. AT THE END OF CONSTRUCTION, PROVIDE A MANUAL FOR THE IRRIGATION SYSTEM IN A 3-RING BINDER CONTAINING THE FOLLOWING:
  - a) COPIES OF MANUFACTURERS' INFORMATION ON ALL IRRIGATION EQUIPMENT AND MATERIALS
  - b) NAME AND CONTACT INFORMATION ON SYSTEM INSTALLER
  - c) NAME AND CONTACT INFORMATION ON MAINTENANCE COMPANIES
  - d) ZONE MAP. THE ZONE MAP SHALL SHOW ALL CONTROL VALVES WITH STATION NUMBER, MAINLINE LOCATIONS, CONTROLLER LOCATION, POINT OF CONNECTION, AND THE OUTLINE OF EACH ZONE. IN ADDITION TO THE ZONE MAP IN THE BINDER, A COLORED COPY SHALL BE PROVIDED IN THE CONTROLLER ENCLOSURE.

LAYOUT OF IRRIGATION SYSTEM

- 24. PRIOR TO BEGINNING ANY LANDSCAPE WORK, THE CONTRACTOR SHALL TOUR THE SITE. THE CONTRACTOR SHALL VIEW AND MEASURE SITE CONDITIONS. IF THERE IS ANY DISCREPANCY WITH WHAT IS SHOWN ON PLANS OR ANY CONDITIONS THAT ARE DETRIMENTAL TO PLANT HEALTH AND GROWTH, THE CONTRACTOR SHALL REPORT THESE CONDITIONS TO THE OWNER'S REPRESENTATIVE AND ASSURE THEIR CORRECTION PRIOR TO BEGINNING WORK.

- 25. THE CONTRACTOR SHALL STAKE ALL IRRIGATION HEADS AND MARK ALL PROPOSED TRENCHES WITHIN THE IRRIGATION SYSTEM PER THE APPROVED PLANS PRIOR TO INSTALLING THE SYSTEM. ALTERATIONS IN LAYOUT MAY BE EXPECTED, I.E., TO CONFORM TO GROUND CONDITIONS AND TO OBTAIN FULL AND ADEQUATE COVERAGE TO THE LANDSCAPING. HOWEVER, NO ALTERATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM OWNER'S REPRESENTATIVE.

EXCAVATION

- 26. ALL SOIL SHALL BE PREPARED AS SPECIFIED PRIOR TO TRENCHING. TRENCHES SHALL BE NO WIDER AT ANY POINT THAN IS NECESSARY TO LAY PIPE OR INSTALL EQUIPMENT. TRENCH BOTTOMS SHALL BE RELATIVELY SMOOTH FREE FROM ROCKS OR OTHER MATERIAL WHICH COULD DAMAGE THE PIPE. TRENCHES IN ROCK OR SIMILAR CHARACTERISTIC GROUND SHALL BE EXCAVATED TO 4" BELOW THE REQUIRED DEPTH AND SHALL BE BACKFILLED TO THE REQUIRED DEPTH WITH SAND.

- 27. DETECTABLE MARKING TAPE SHALL BE PLACED IN THE TRENCH 4" DIRECTLY ABOVE, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NON-METALLIC WATER LINE AND NON-METALLIC CONDUIT. THE WIDTH AND DEPTH OF THE TAPE SHALL BE AS RECOMMENDED BY THE MANUFACTURER. LOCATE WIRE SHALL BE PLACED WITH ALL NONMETALLIC WATER LINES. LOCATE WIRE WILL TERMINATE IN ALL CONTROL VALVE BOXES AND SHALL BE PLACED IN DITCH BEFORE WATER LINES ARE BACKFILLED.

PIPING

- 28. ALL IRRIGATION MAINLINE AND LATERAL LINES SHALL BE SCH. 40 PVC PIPING.
- 29. MAINLINE PIPE SIZE SHALL BE 2". MINIMUM ALLOWABLE SIZE OF LATERAL PIPE IS 3/4".

- 30. MAINLINE SHALL BE 24" MIN BURIAL AND ALL LATERAL LINES SHALL BE 18" BURIAL. PLACE NO ELLS OR TEES BENEATH PAVING.

- 31. ALL PIPE AND FITTINGS SHALL HAVE A GUARANTEED WORKING PRESSURE OF 150 PSI CONTINUOUSLY APPLIED.

PIPE CONNECTIONS

- 32. DURING CONSTRUCTION, PIPE ENDS SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRY OF DIRT, ROCKS, OR OTHER DEBRIS.

- 33. PVC PIPE, COUPLINGS, AND FITTINGS SHALL BE HANDLED AND INSTALLED WITH CARE AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. THE OUTSIDE OF THE PVC PIPE SHALL BE CHAMFERED TO A MINIMUM OF 1/14 IN. AT APPROXIMATELY 22 DEGREES. PIPE AND FITTINGS SHALL BE JOINED BY SOLVENT WELDING. SOLVENTS USED MUST PENETRATE THE SURFACE OF BOTH PIPE AND FITTINGS WHICH WILL RESULT IN COMPLETE FUSION AT THE JOINT. THE SOLVENT AND CEMENT SHALL BE OF A TYPE RECOMMENDED BY THE PIPE MANUFACTURER.

- 34. THREADED PVC JOINTS SHALL BE ASSEMBLED USING TEFLON TAPE AS RECOMMENDED BY THE PIPE MANUFACTURER.

- 35. ON PLASTIC-TO-METAL CONNECTIONS, WORK THE METAL CONNECTION FIRST. USE A NON-HARDENING COMPOUND ON THREADED CONNECTIONS. CONNECTIONS BETWEEN METAL AND PLASTIC ARE TO BE THREADED UTILIZING FEMALE THREADED PVC ADAPTERS WITH A THREADED SCHEDULE 80 PVC NIPPLE ONLY.

ELECTRICAL WIRE INSTALLATION

- 36. INSTALL CONTROLLER IN LOCATION PER PLAN. ALL ELECTRICAL WIRES, VALVE WIRES, COMMUNICATION CABLES, AND CONDUIT NECESSARY TO INSTALL CONNECTIONS BETWEEN AUTOMATIC CONTROL VALVES AND CONTROLLER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

- 37. WIRING BETWEEN THE AUTOMATIC CONTROLLER AND THE AUTOMATIC VALVES SHALL BE PLACED INSIDE A 3/4 IN. IRRIGATION CONDUIT, #14 WIRE AND MAY SHARE A COMMON NEUTRAL. A SPARE #14 UF YELLOW WIRE SHALL BE INSTALLED FROM THE CONTROLLER TO THE FURTHEST VALVE IN EACH DIRECTION, LOOPING THROUGH EACH CONTROL VALVE BOX. THERE SHALL BE A 2-FOOT LOOP LEFT IN EACH CONTROL VALVE BOX. SEPARATE CONTROL CONDUCTORS SHALL BE RUN FROM THE AUTOMATIC CONTROLLER TO EACH VALVE. PLASTIC TAPE OR NYLON TY-WRAPPS SHALL BE USED TO BUNDLE WIRES TOGETHER AT 10-FOOT INTERVALS. DETECTABLE MARKING TAPE SHALL BE PLACED OVER THE TOP OF THE IRRIGATION CONDUIT.

- 38. WIRING PLACED UNDER PAVEMENT AND WALLS OR THROUGH WALLS SHALL BE PLACED IN IRRIGATION SLEEVING. THIS SLEEVE SHALL BE PVC CLASS 200 AND SHALL NOT BE LESS THAN 4" IN DIAMETER.

- 39. SPLICES WILL BE PERMITTED ONLY AT JUNCTION BOXES, VALVE BOXES, OR AT CONTROL EQUIPMENT. A MINIMUM OF 2 FEET OF EXCESS CONDUCTOR WIRE SHALL BE LEFT AT ALL SPLICES AND TERMINAL AND CONTROL VALVES TO FACILITATE INSPECTION AND FUTURE SPLICING.

FLUSHING

- 40. ALL MAIN SUPPLY LINES SHALL RECEIVE TWO FULLY OPEN FLUSHINGS TO REMOVE DEBRIS THAT MAY HAVE ENTERED THE LINE DURING CONSTRUCTION. THE FIRST FLUSHING SHALL BE COMPLETED PRIOR TO INSTALLING VALVES OR TESTING.

- 41. ALL LATERAL LINES SHALL RECEIVE ONE FULL-OPEN FLUSHING PRIOR TO PLACEMENT OF SPRINKLER HEADS, EMITTERS, AND DRAIN VALVES. NOTE: DRAIN VALVES ON MAIN LINES ARE NOT RECOMMENDED. QUICK COUPLERS SHALL BE INSTALLED ON THE DOWN STREAM SIDE AT THE CROSS CONNECTION DEVICE AND AT EACH TERMINUS OF THE MAIN LINE FROM THE CROSS CONNECTION DEVICE. THE FLUSHING SHALL BE OF SUFFICIENT DURATION TO REMOVE ANY DIRT AND DEBRIS THAT HAVE ENTERED THE LATERAL LINES DURING CONSTRUCTION.

TESTING

- 42. ALL GAUGES USED FOR TESTING WATER PRESSURE SHALL BE CERTIFIED CORRECT BY AN INDEPENDENT TESTING LABORATORY IMMEDIATELY PRIOR TO USE ON THE PROJECT. GAUGES SHALL BE RETESTED WHEN ORDERED BY THE INSPECTOR.

- 43. AUTOMATIC CONTROLLERS SHALL BE TESTED BY ACTUAL OPERATION FOR A PERIOD OF TWO WEEKS UNDER NORMAL OPERATING CONDITIONS. SHOULD ADJUSTMENTS BE REQUIRED, THE CONTRACTOR SHALL DO SO ACCORDING TO THE MANUFACTURER'S RECOMMENDATION OR UNDER THE OWNER'S REPRESENTATIVE UNTIL THE OPERATION IS SATISFACTORY TO THE OWNER.

- 44. ALL MAIN LINES SHALL BE PURGED OF AIR AND TESTED WITH A MINIMUM STATIC WATER PRESSURE OF 150 PSI FOR 40 MINUTES WITHOUT INTRODUCTION OF ADDITIONAL SERVICE OR PUMPING PRESSURE. TESTING SHALL BE DONE WITH ONE PRESSURE GAUGE INSTALLED ON THE LINE IN A LOCATION DETERMINED BY THE OWNER'S REPRESENTATIVE. LINES WHICH SHOW LOSS OF PRESSURE EXCEEDING 5 PSI AFTER 40 MINUTES WILL BE REJECTED.ALL LATERAL LINES SHALL BE PURGED OF AIR AND TESTED IN

PLACE AT OPERATING LINE PRESSURE WITH A PRESSURE GAUGE AND WITH ALL FITTINGS CAPPED OR PLUGGED. THE OPERATING LINE PRESSURE SHALL BE MAINTAINED FOR 30 MINUTES WITH VALVES CLOSED AND WITHOUT INTRODUCTION OF ADDITIONAL PRESSURE. LINES WHICH SHOW LEAKS OF LOSS OF PRESSURE EXCEEDING 5 PSI AT THE END OF SPECIFIED TEST PERIOD WILL BE REJECTED.THE CONTRACTOR SHALL CORRECT REJECTED INSTALLATIONS AND RETEST FOR LEAKS AS SPECIFIED HEREIN.

BACKFILL

- 45. BACKFILL SHALL NOT BE STARTED UNTIL ALL PIPING HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER'S REPRESENTATIVE, AFTER WHICH, BACKFILLING SHALL BE COMPLETED AS SOON AS POSSIBLE. ALL BACKFILL MATERIAL PLACED WITHIN 4 IN. OF THE PIPE SHALL BE FREE OF ROCKS, ROOTS, OR OTHER OBJECTIONABLE MATERIAL WHICH MIGHT CUT OR OTHERWISE DAMAGE THE PIPE. BACKFILL FROM THE BOTTOM OF THE TRENCH TO APPROXIMATELY 4 ABOVE THE PIPE SHALL BE BY CONTINUOUS COMPACTING IN A MANNER THAT WILL NOT DAMAGE PIPE OR WIRING AND SHALL PROCEED EVENLY ON BOTH SIDES OF THE PIPE. THE REMAINDER OF THE BACKFILL SHALL BE THOROUGHLY COMPACTED, EXCEPT THAT HEAVY EQUIPMENT SHALL NOT BE USED WITHIN 18 IN. OF ANY PIPE. THE TOP 4 IN. OF THE BACKFILL SHALL BE OF TOPSOIL MATERIAL.

ADJUSTING SYSTEM

- 46. FROM THE START OF CONSTRUCTION AND UNTIL FINAL ACCEPTANCE, ADJUST AND MAINTAIN THE IRRIGATION SYSTEM AS NEEDED TO ASSURE OPTIMUM SOIL MOISTURE FOR PLANT ESTABLISHMENT AND GROWTH.

- 47. BEFORE FINAL INSPECTION, THE CONTRACTOR SHALL ADJUST AND BALANCE ALL SPRINKLERS TO PROVIDE ADEQUATE AND UNIFORM COVERAGE. SPRAY PATTERNS SHALL BE BALANCED BY ADJUSTING INDIVIDUAL SPRINKLER HEADS WITH THE ADJUSTMENT SCREWS OR REPLACING NOZZLES TO PRODUCE A UNIFORM PATTERN.

SYSTEM OPERATION

- 48. THE IRRIGATION SYSTEM SHALL BE COMPLETELY INSTALLED, TESTED AND OPERABLE PRIOR TO PLANTING UNLESS OTHERWISE SPECIFIED IN THE PLANS OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.

- 49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, TESTING, INSPECTING AND AUTOMATIC OPERATION OF THE SYSTEM UNTIL ALL WORK IS CONSIDERED COMPLETE AS DETERMINED BY THE FINAL INSPECTION. DEVELOPER IS RESPONSIBLE FOR ALL WATER SERVICE CONNECTION AND METER INSTALLATION CHARGES ASSOCIATED WITH IRRIGATION WATER METER.

- 50. WHEN CONSTRUCTION IS COMPLETE PROVIDE THE OWNER THE FOLLOWING: (3) QUICK COUPLER KEYS AND SWIVELS, (3) CONTROLLER KEYS, AND (2) SETS OF ALL UNIQUE TOOLS REQUIRED TO OPERATE AND MAINTAIN THE SYSTEM.

GUARANTEE

- 51. GUARANTEE ALL WORK DONE FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS, OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY, AT NO COST TO THE OWNER. GUARANTEE WILL INCLUDE SPRING START-UP AND WINTERIZING OF SYSTEM WITHIN THE ONE (1) YEAR TIME AND DEVELOPMENT OF APPROVED WATER APPLICATION SCHEDULE. WINTER DAMAGE DUE TO IMPROPER WINTERIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

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Checker: PG

IRRIGATION NOTES

L204



1

2

3

4

5

GENERAL NOTES - SITE PLAN - EXISTING & DEMO

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON A SURVEY BY CORE DESIGN, DATED 12/20/2022
2. DEMOLITION DRAWINGS ARE GENERAL IN NATURE. IT IS NOT THE INTENT TO IDENTIFY EACH INSTANCE OF ITEMS TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL ELEMENTS AS REQUIRED TO COMPLY WITH THE DESIGN INTENT IN ACCORDANCE WITH ALL CONTRACT DOCUMENTS.
3. ALL AREAS OF EXISTING CONSTRUCTION EFFECTED BY DEMOLITION TO BE PATCHED TO MATCH EXISTING CONSTRUCTION, AND/OR PROVIDE SUBSTRATE TO SUPPORT NEW FINISH. COORDINATION WITH NEW FINISHES TO BE APPLIED AT AREAS AFFECTED BY DEMOLITION WORK.
4. OWNER MAINTAINS FIRST RIGHT OF REFUSAL FOR ALL DEMOLISHED MATERIALS, FIXTURES, EQUIPMENT AND RELATED APPURTENANCES.
5. REFERENCE HAZARDOUS MATERIALS SURVEY REPORT FOR REQUIRED ABATEMENT PRIOR TO INITIATING OTHER DEMOLITION ACTIVITIES. ABATEMENT SHALL BE INCLUDED IN BASE BID.
6. EXISTING CONDITIONS DOCUMENTATION IS BASED ON LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND MEASUREMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH RELATED WORK.
7. CONTRACTOR SHALL DISPOSE OF ITEMS NOT WANTED BY OWNER IN ACCORDANCE WITH APPLICABLE REGULATIONS.

KEYNOTE #	KEYNOTE
1	DEMO (E) PARKING STRIPING AND SPACES. PREPARE SURFACE FOR NEW PARKING STRIPING, LABELS AND PARKING STOPS, TYP.
5	DEMO (E) ADA CURB RAMP
17	DEMO (E) EXTERIOR CANOPY STRUCTURE
18	DEMO (E) CONCRETE PAVING
19	DEMO (E) ASPHALT PAVING
24	DEMO (E) WHEELSTOP, TYP.
25	DEMO (E) CONCRETE PAVING AND CURBS AT EXTENT OF NEW FOUNDATIONS
31	DEMO (E) ROCKS AND EXCAVATE 24" - SALVAGE ROCK FOR REINSTALLATION PER LANDSCAPE
32	DEMO (E) VEGETATION

LEGEND - SITE PLAN - EXISTING & DEMO	
	(E) WALL
	WALL
	(D) SITE ELEMENT
	DEMOLISHED SURFACE (SEE PLAN NOTES)



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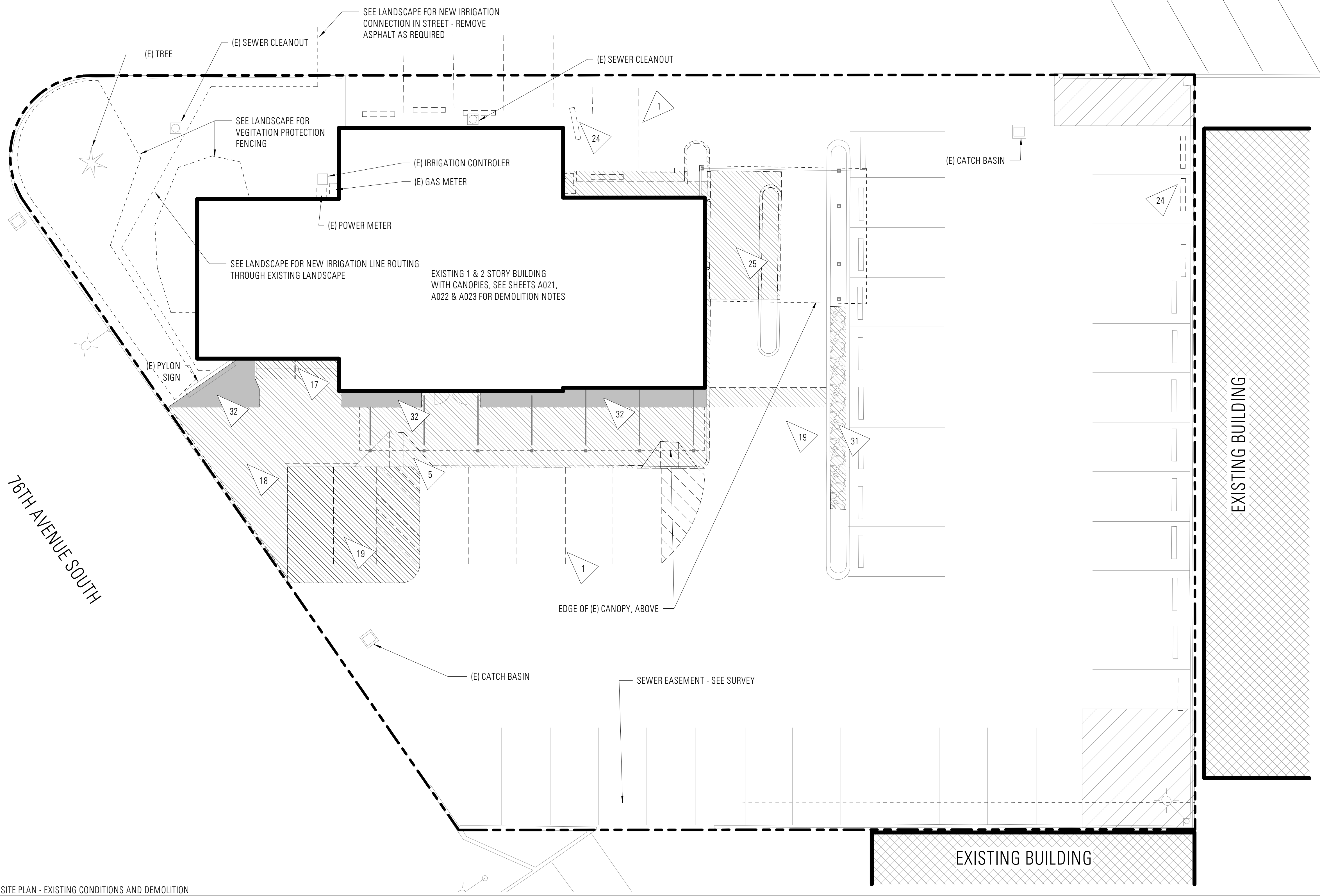
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 Checker: MM / GA

## SITE PLAN - EXISTING & DEMO

# A001

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S 126TH STREET



A1 SITE PLAN - EXISTING CONDITIONS AND DEMOLITION  
 1" = 10'-0"

10/17/2023 11:31:46 AM



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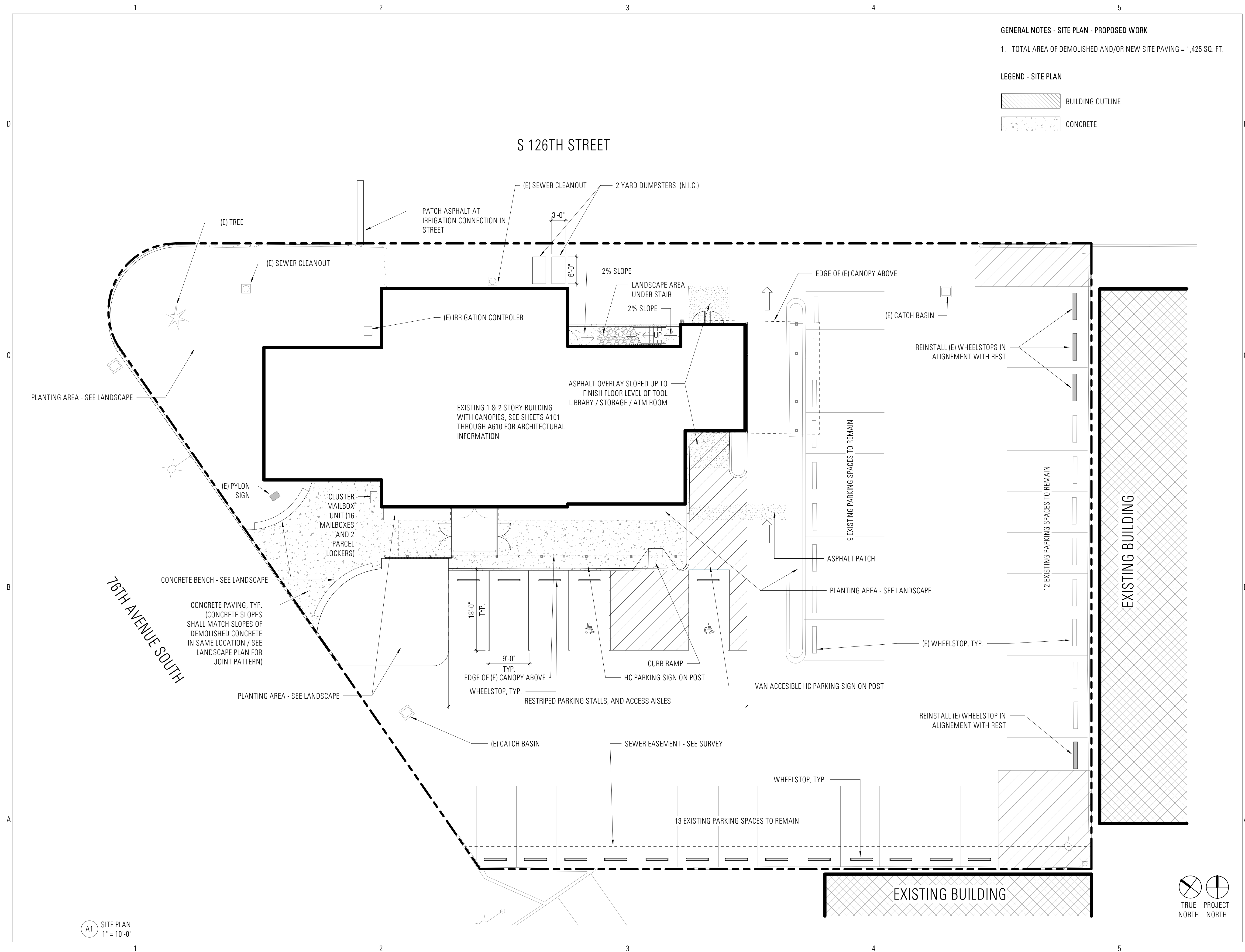
# A002

**GENERAL NOTES - SITE PLAN - PROPOSED WORK**

1. TOTAL AREA OF DEMOLISHED AND/OR NEW SITE PAVING = 1,425 SQ. FT.

**LEGEND - SITE PLAN**

	BUILDING OUTLINE
	CONCRETE





# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
 BRYN-MAWR-SKYWAY,  
 WA 98178  
**BID SET**

2052  
 25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

FLOOR PLAN -  
 EXISTING & DEMO -  
 LEVEL 1

# A021





### GENERAL NOTES - FLOOR PLANS - EXISTING & DEMO

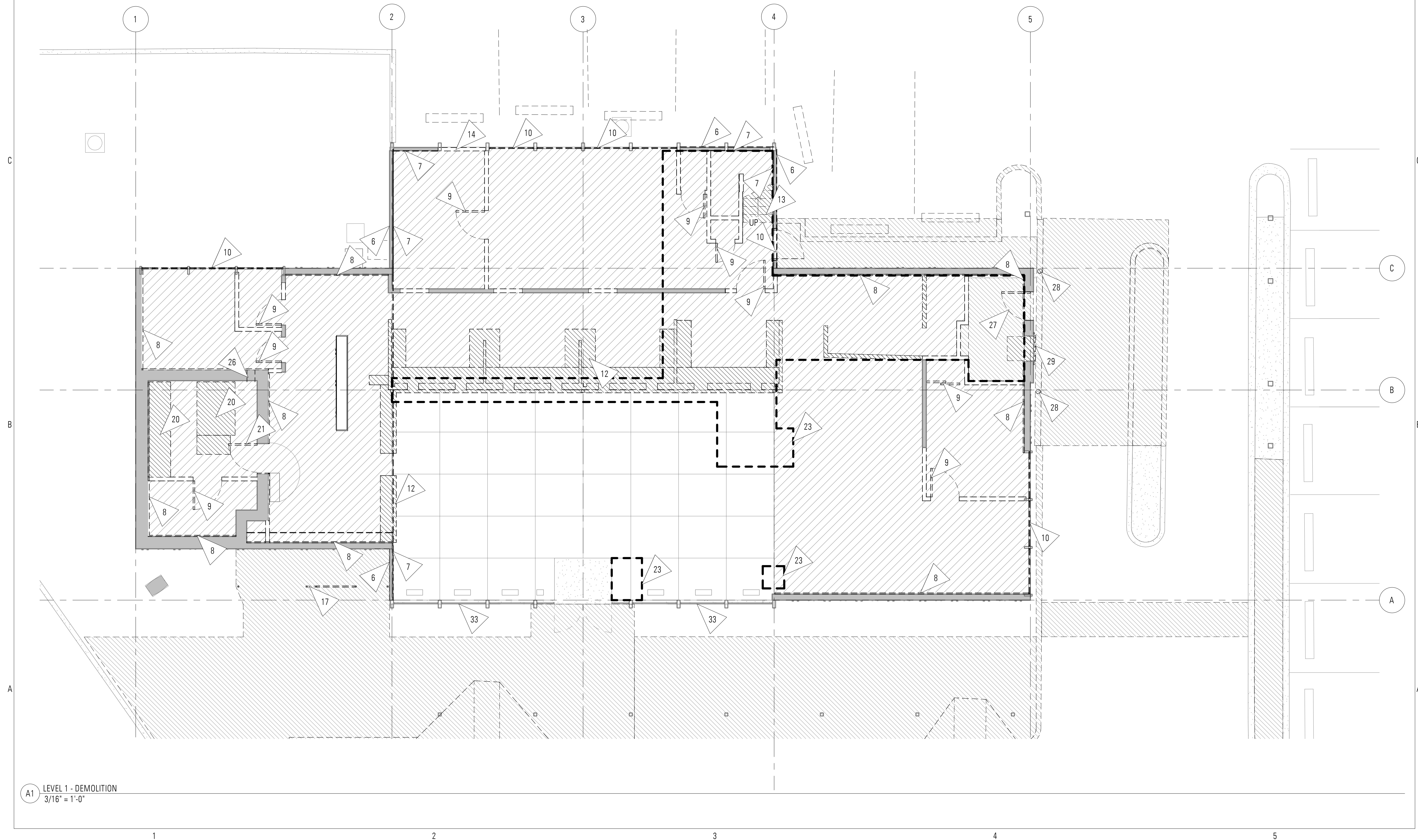
- DEMOLITION DRAWINGS ARE GENERAL IN NATURE. IT IS NOT THE INTENT TO IDENTIFY EACH INSTANCE OF ITEMS TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL ELEMENTS AS REQUIRED TO COMPLY WITH THE DESIGN INTENT IN ACCORDANCE WITH ALL CONTRACT DOCUMENTS.
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- OWNER MAINTAINS FIRST RIGHT OF REFUSAL FOR ALL DEMOLISHED MATERIALS, FIXTURES, EQUIPMENT AND RELATED APPURTENANCES.
- CONTRACTOR SHALL DISPOSE OF ITEMS NOT WANTED BY OWNER IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- REFERENCE HAZARDOUS MATERIALS SURVEY REPORT FOR REQUIRED ABATEMENT PRIOR TO INITIATING OTHER DEMOLITION ACTIVITIES. ABATEMENT SHALL BE INCLUDED IN BASE BID.
- EXISTING CONDITIONS DOCUMENTATION IS BASED ON LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND MEASUREMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH RELATED WORK.
- SEE A001 FOR SITE DEMOLITION INFORMATION

- | KEYNOTE # | KEYNOTE   |
|-----------|---|
| 6         | DEMO (E) EXTERIOR CLADDING AND FURRING, TYP.                        |
| 7         | DEMO (E) GYPSUM WALL BOARD AND FURRING, TYP.                        |
| 8         | DEMO (E) INTERIOR METAL FURRING AND GYPSUM WALL BOARD ASSEMBLY TYP. |
| 9         | DEMO (E) INTERIOR DOOR AND FRAME, TYP.                              |
| 10        | DEMO (E) CURTAIN WALL/WINDOW, TYP.                                  |
| 12        | DEMO (E) BUILT-IN CASEWORK  |
| 13        | DEMO (E) STAIR AND HANDRAIL   |
| 14        | DEMO (E) EXTERIOR WALL  |

- | KEYNOTE # | KEYNOTE  |
|-----------|--|
| 17        | DEMO (E) EXTERIOR CANOPY STRUCTURE   |
| 20        | REMOVE, SALVAGE AND PROTECT (E) BANK STORAGE UNITS. TURN OVER TO OWNER AT END OF PROJECT (FACES TO BE REUSED AS ART INSTALLATION). |
| 21        | REMOVE, SALVAGE, AND PROTECT (E) LATTICE DOOR  |
| 23        | DEMO (E) FLOOR FINISH AND SLAB   |
| 26        | CORE DRILL WALL AS REQUIRED FOR MEP PENETRATIONS   |
| 27        | DEMO (E) DOOR AND MODIFY OPENING TO ALLOW FOR NEW DOOR AT HIGHER SILL ELEVATION  |
| 28        | DEMO (E) BOLLARD   |
| 29        | COORDINATE REMOVAL OF (E) ATM MACHINE WITH US BANK   |
| 33        | DEMO (E) ADHERED PLASTIC FILM FROM (E) GLAZING LITES AT SOUTH WALL OF LOBBY, TYP.  |

### LEGEND - FLOOR PLANS - EXISTING & DEMO

-  (E) WALL
-  (D) WALL
-  DEMOLISHED SURFACE (SEE PLAN NOTES)
-  DEMOLISHED CARPET, VINYL TILES, AND CERAMIC TILE. REFER TO HAZ MAT ABATEMENT REPORT.



A1 LEVEL 1 - DEMOLITION  
 3/16" = 1'-0"



# SKYWAY RESOURCE CENTER

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 BRYN-MAWR-SKYWAY,  
 WA 98178

**BID SET**

2052  
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ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

**FLOOR PLAN -  
 EXISTING & DEMO -  
 LEVEL 2**

# A022

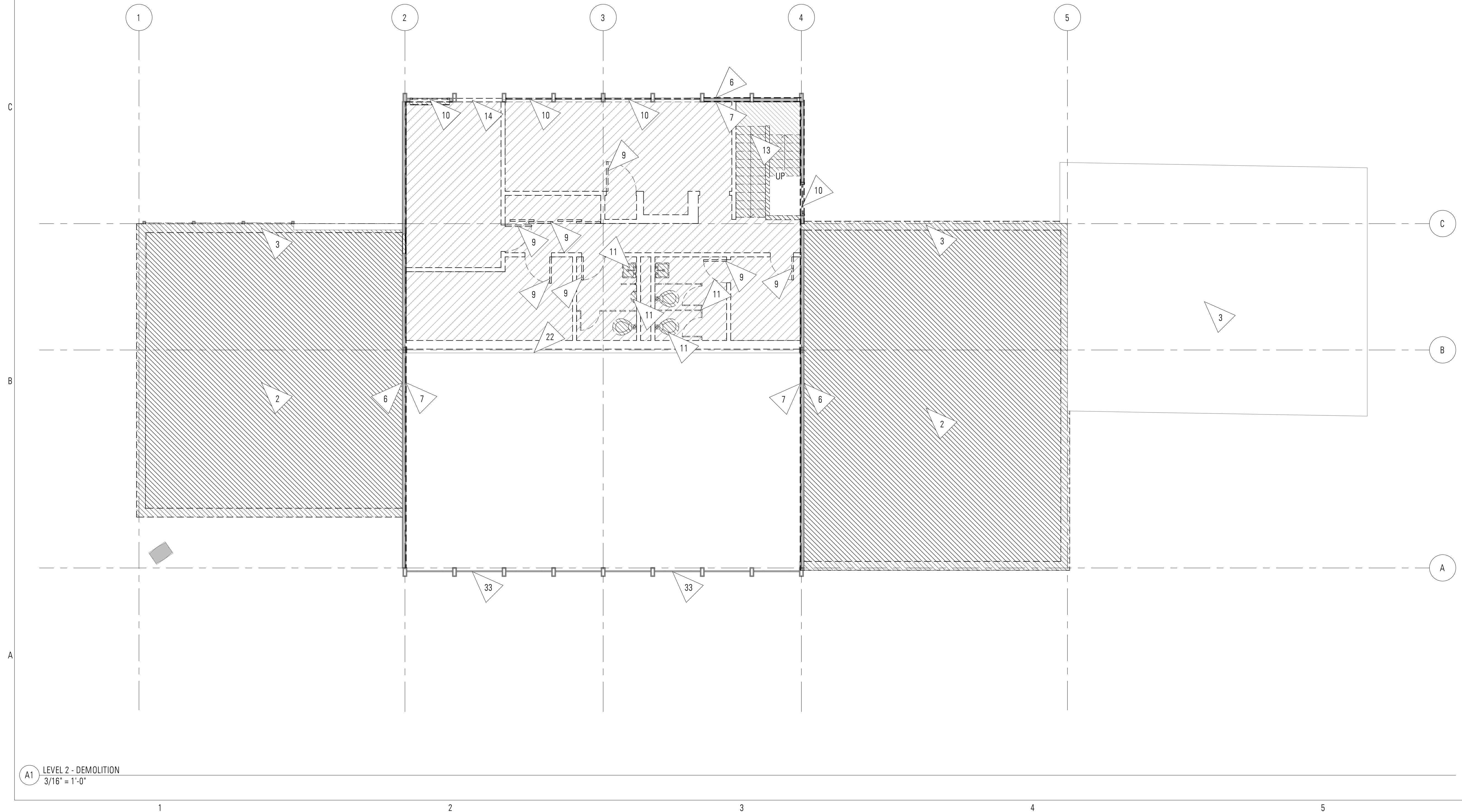
**GENERAL NOTES - FLOOR PLANS - EXISTING & DEMO**

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- SEE A001 FOR SITE DEMOLITION INFORMATION

KEYNOTE #	KEYNOTE
2	DEMO (E) ROOF COPING, TYP.
3	DEMO (E) ROOFING, TYP.
6	DEMO (E) EXTERIOR CLADDING AND FURRING, TYP.
7	DEMO (E) GYPSUM WALL BOARD AND FURRING, TYP.
9	DEMO (E) INTERIOR DOOR AND FRAME, TYP.
10	DEMO (E) CURTAIN WALL/WINDOW, TYP.
11	DEMO (E) BATHROOM FIXTURES, STALLS AND PARTITIONS, TYP.
13	DEMO (E) STAIR AND HANDRAIL
14	DEMO (E) EXTERIOR WALL
22	DEMO (E) FLOOR EDGE AS REQUIRED TO ACCOMMODATE STRUCTURAL UPDATES
33	DEMO (E) ADHERED PLASTIC FILM FROM (E) GLAZING LITES AT SOUTH WALL OF LOBBY, TYP.

**LEGEND - FLOOR PLANS - EXISTING & DEMO**

- (E) WALL
- (D) WALL
- DEMOLISHED SURFACE (SEE PLAN NOTES)
- DEMOLISHED CARPET, VINYL TILES, AND CERAMIC TILE. REFER TO HAZ MAT ABATEMENT REPORT.



A1 LEVEL 2 - DEMOLITION  
 3/16" = 1'-0"



1

2

3

4

5

GENERAL NOTES - ROOF PLAN - EXISTING & DEMO

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- 7. SEE A001 FOR SITE DEMOLITION INFORMATION

KEYNOTE #

- 2 DEMO (E) ROOF COPING, TYP.
- 3 DEMO (E) ROOFING, TYP.
- 30 DEMO (E) ROOF HATCH ASSEMBLY

KEYNOTE

LEGEND - ROOF PLAN - EXISTING & DEMO

- (E) WALL
- WALL
- (D) WALL
- DEMOLISHED SURFACE (SEE PLAN NOTES)



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REVISIONS

AHJ STAMP

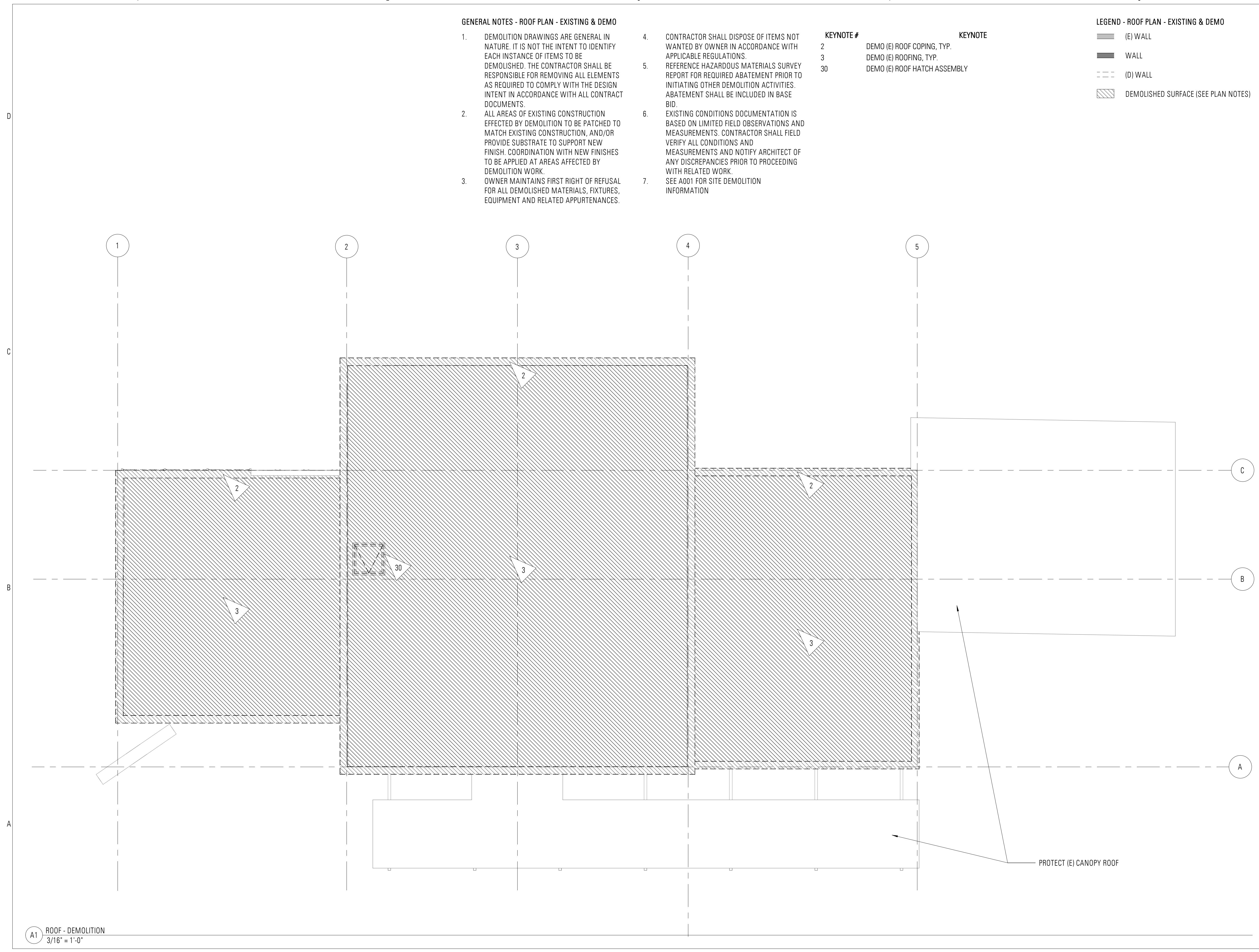


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## ROOF PLAN - EXISTING & DEMO

# A023

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A1 ROOF - DEMOLITION  
 3/16" = 1'-0"

8/25/2023 3:15:25 PM



1

2

3

4

5

GENERAL NOTES - RCP - EXISTING & DEMO

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- SEE A001 FOR SITE DEMOLITION INFORMATION

KEYNOTE #

- 6 DEMO (E) EXTERIOR CLADDING AND FURRING, TYP.
- 7 DEMO (E) GYPSUM WALL BOARD AND FURRING, TYP.
- 8 DEMO (E) INTERIOR METAL FURRING AND GYPSUM WALL BOARD ASSEMBLY TYP.
- 10 DEMO (E) CURTAIN WALL/WINDOW, TYP.
- 16 DEMO (E) GYPSUM WALL BOARD AND ACOUSTIC CEILING TILE, TYP.
- 17 DEMO (E) EXTERIOR CANOPY STRUCTURE
- 29 COORDINATE REMOVAL OF (E) ATM MACHINE WITH US BANK

KEYNOTE

LEGEND - REFLECTED CEILING PLANS - EXISTING & DEMO

- (E) WALL
- WALL
- (D) WALL
- DEMOLISHED SURFACE (SEE PLAN NOTES)



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# SKYWAY RESOURCE CENTER

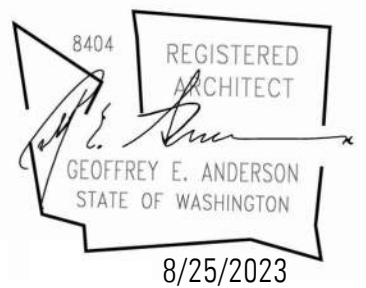
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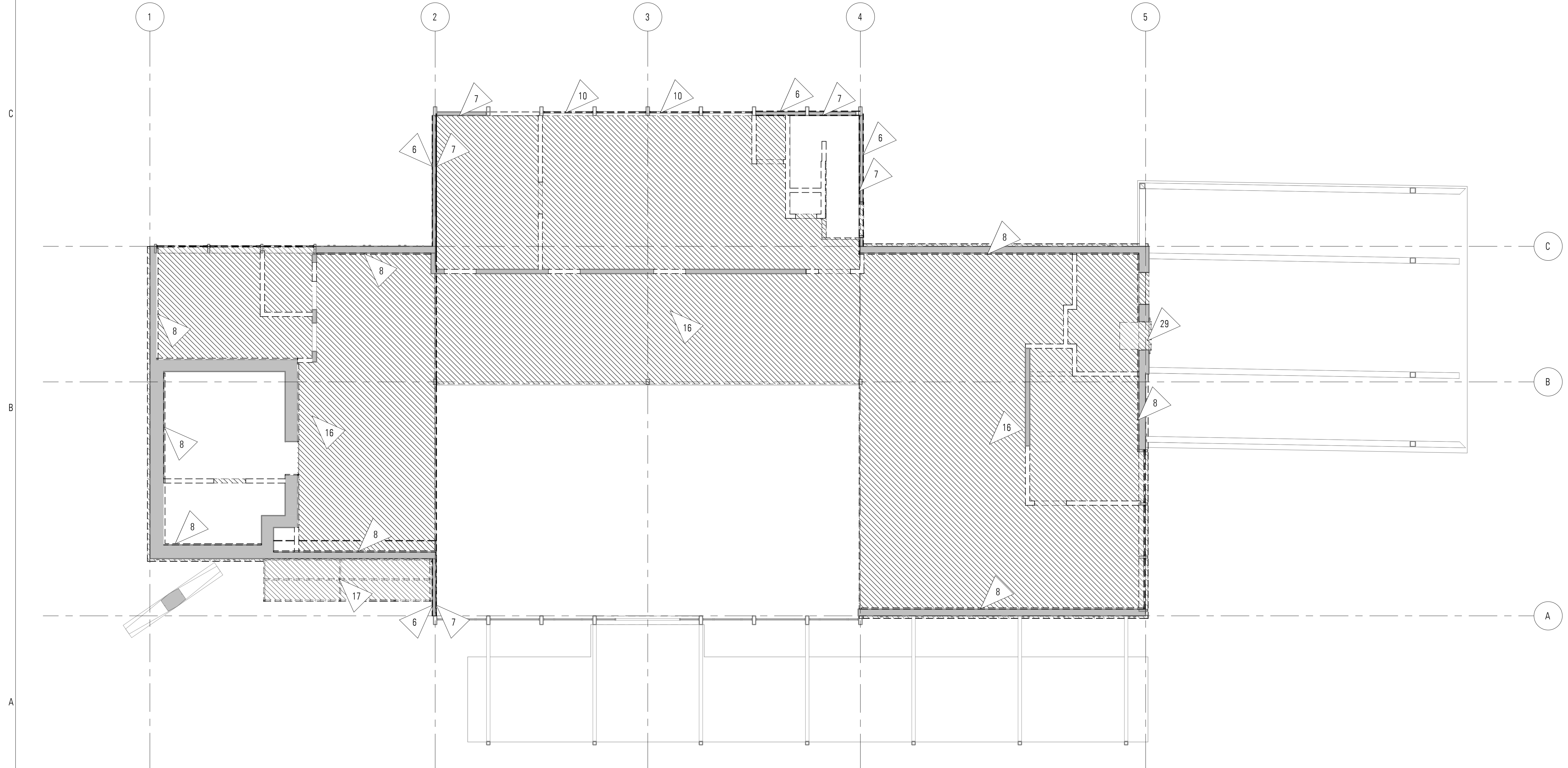


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 Checker: MM / GA

RCP - EXISTING &  
 DEMO - LEVEL 1

# A024

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A1 LEVEL 1 RCP - DEMOLITION  
 3/16" = 1'-0"

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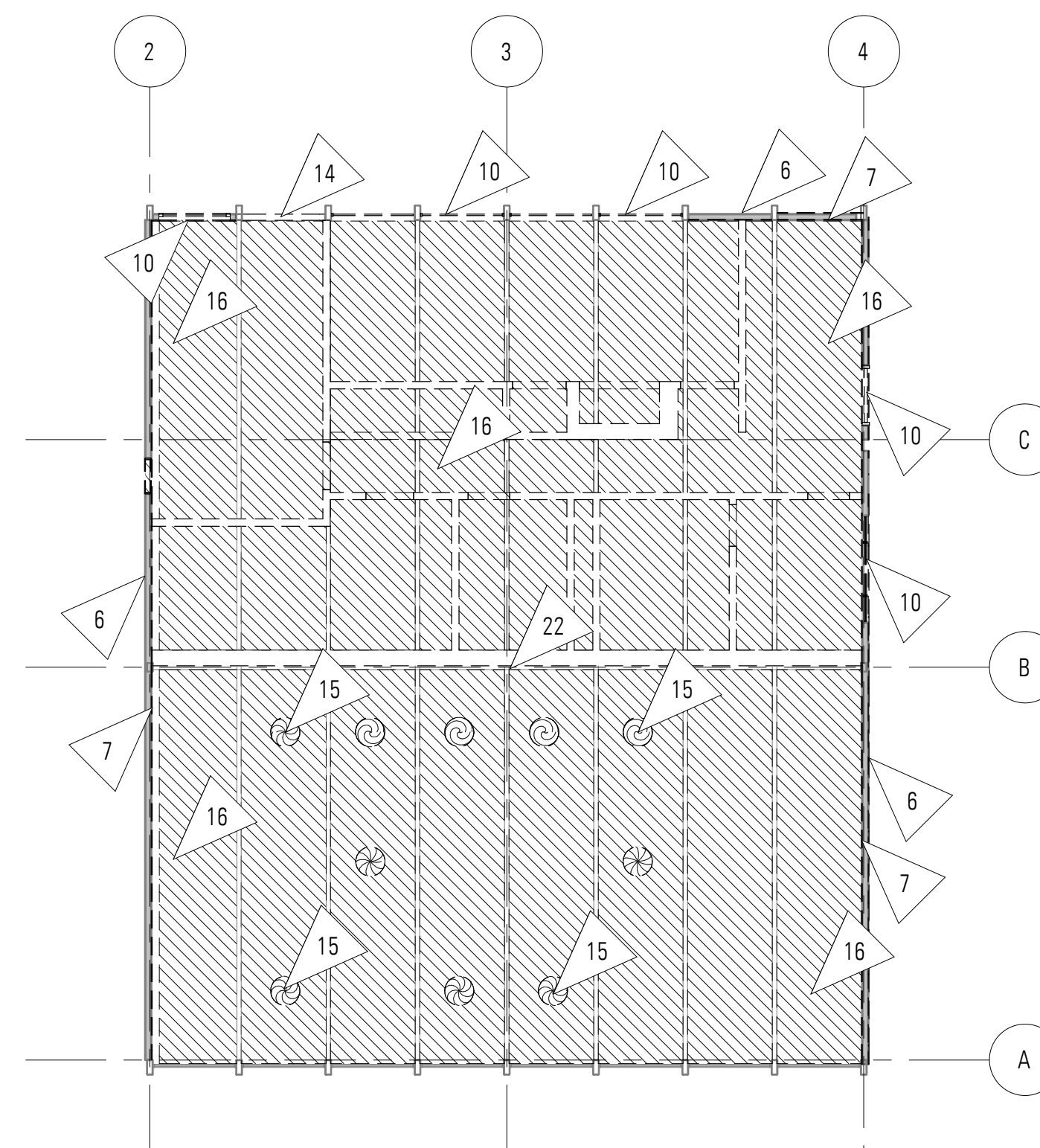
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7. SEE A001 FOR SITE DEMOLITION INFORMATION

KEYNOTE #	KEYNOTE
6	DEMO (E) EXTERIOR CLADDING AND FURRING, TYP.
7	DEMO (E) GYPSUM WALL BOARD AND FURRING, TYP.
10	DEMO (E) CURTAIN WALL/WINDOW, TYP.
14	DEMO (E) EXTERIOR WALL
15	REMOVE, SALVAGE AND PROTECT 8 (E) PENDANT GLASS GLOBE LIGHT FIXTURES TO BE REINSTALLED PER REFLECTED CEILING PLAN, REFERENCE SHEET A112
16	DEMO (E) GYPSUM WALL BOARD AND ACOUSTIC CEILING TILE, TYP.
22	DEMO (E) FLOOR EDGE AS REQUIRED TO ACCOMMODATE STRUCTURAL UPDATES

LEGEND - REFLECTED CEILING PLANS - EXISTING & DEMO

- (E) WALL
- WALL
- (D) WALL
- DEMOLISHED SURFACE (SEE PLAN NOTES)



A4 LEVEL 2 RCP - DEMOLITION  
1/8" = 1'-0"



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REVISIONS

AHJ STAMP



Architect Project No: 2052  
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RCP - EXISTING &  
 DEMO - LEVEL 2

# A025



# SKYWAY RESOURCE CENTER

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Checker: MM / GA

**EXISTING CONDITION  
PHOTOS AND  
DEMOLITION NOTES**

# A026



SOUTH FACADE

- REMOVE (E) COPING AT AREAS OF NEW ROOFING, TYP.
- REMOVE (E) ROCKCRETE PANELS AND FURRING, TYP.
- REMOVE (E) ROOFTOP EQUIPMENT, TYP.
- REMOVE (E) CANOPY STRUCTURE
- REMOVE (E) WALL PATCH, AND INFILL CMU TO MATCH PATTERN OF EXISING BLOCKS
- REMOVE (E) KNOX BOX, AND REPLACE WITH NEW RECESSED KNOX BOX IN SAME LOCATION
- REMOVE (E) HOSE BIB
- REMOVE (E) PAVING (EXTENTS PER DEMO SITE PLAN)

REMOVE (E) BOX REMOVE (E) WALL MOUNT LIGHTS, TYP.

- REMOVE (E) ELECTRIC ENTRANCE
- REMOVE (E) LOUVERS, TYP.
- REMOVE (E) SURFACE MOUNTED CONDUIT, AND EQUIPMENT, TYP.



NORTH FACADE

- REMOVE (E) LANDSCAPE VALVE BOXES / STORE AND PROTECT IN PREPARATION FOR REINSTALLATION
- REMOVE (E) ELECTRIC METER
- COORDINATE REMOVAL OF (E) GAS METER AND PIPES

- REMOVE (E) GLAZING, FRAMES, AND SPANDREL PANELS AT LOCATIONS INDICATED ON DEMO PLANS, TYP.



SOUTH FACADE

- PROTECT (E) GLAZING AND FRAMES AT LOBBY (REMOVE ADHERED FILM AND VENETIAN BLINDS FROM INTERIOR SIDE)
- REMOVE (E) LIGHT FIXTURES AT UNDERSIDE OF CANOPY (SEE ELECTRICAL DRAWINGS FOR NEW FIXTURES TO BE INSTALLED AT SAME LOCATIONS)
- REMOVE (E) BOX
- REMOVE (E) HC PARKING SIGNS (SEE SITE PLAN FOR NEW SIGN LOCATIONS)

REMOVE (E) ROCKCRETE PANELS AND FURRING, TYP.



NORTH FACADE

REMOVE (E) LOUVERS, TYP.

REMOVE (E) GLAZING, FRAMES, AND SPANDREL PANELS AT LOCATIONS INDICATED ON DEMO PLANS, TYP.

REMOVE (E) WHEEL STOPS AT LOCATIONS INDICATED ON SITE PLAN

**GENERAL NOTES - PHOTOS - EXISTING & DEMO**

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**EXISTING CONDITION  
PHOTOS AND  
DEMOLITION NOTES**

# A027



NORTH FACADE

REMOVE (E) GLAZING AND FRAMES AT LOCATIONS INDICATED ON DEMO PLANS, TYP.

REMOVE (E) SURFACE MOUNTED CONDUIT, AND EQUIPMENT, TYP.

REMOVE (E) FASCIA/COPING AT AREAS OF NEW ROOFING, TYP.

REMOVE (E) ROOF DRAIN LEADERS, TYP.

REMOVE (E) DOOR AND FRAME

REMOVE (E) WHEEL STOPS AT LOCATIONS INDICATED ON SITE PLAN

REMOVE (E) GLAZING, FRAMES, AND SPANDREL PANELS AT LOCATIONS INDICATED ON DEMO PLANS, TYP.



EAST FACADE

REMOVE (E) ROOFTOP EQUIPMENT, TYP.

COORDINATE REMOVAL OF (E) ATM WITH US BANK

REMOVE (E) DOOR AND FRAME. CUT WALL ABOVE DOOR AS REQUIRED TO ALLOW FOR NEW DOOR INSTALLATION AT HIGHER FINISH FLOOR ELEVATION PER PLANS.

REMOVE (E) BOLLARDS

REMOVE (E) PAVING (EXTENTS PER DEMO SITE PLAN)



EAST ROOF

CLEAN CANOPY ROOF AS INDICATED ON ROOF PLAN

REMOVE (E) PIPING AND CONDUIT RUNNING ABOVE ROOF, TYP.

REMOVE (E) ROOFTOP EQUIPMENT AND DUCTWORK, TYP.

REMOVE (E) FASCIA/COPING AT AREAS OF NEW ROOFING, TYP.

REMOVE (E) ROOFING AT LOCATIONS INDICATED ON PLAN, TYP.



CENTRAL ROOF

REMOVE (E) ROOF HATCH, TYP.

REMOVE (E) ROOF DRAINS, TYP.

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Checker: MM / GA

## FLOOR PLAN - LEVEL 1




# A101

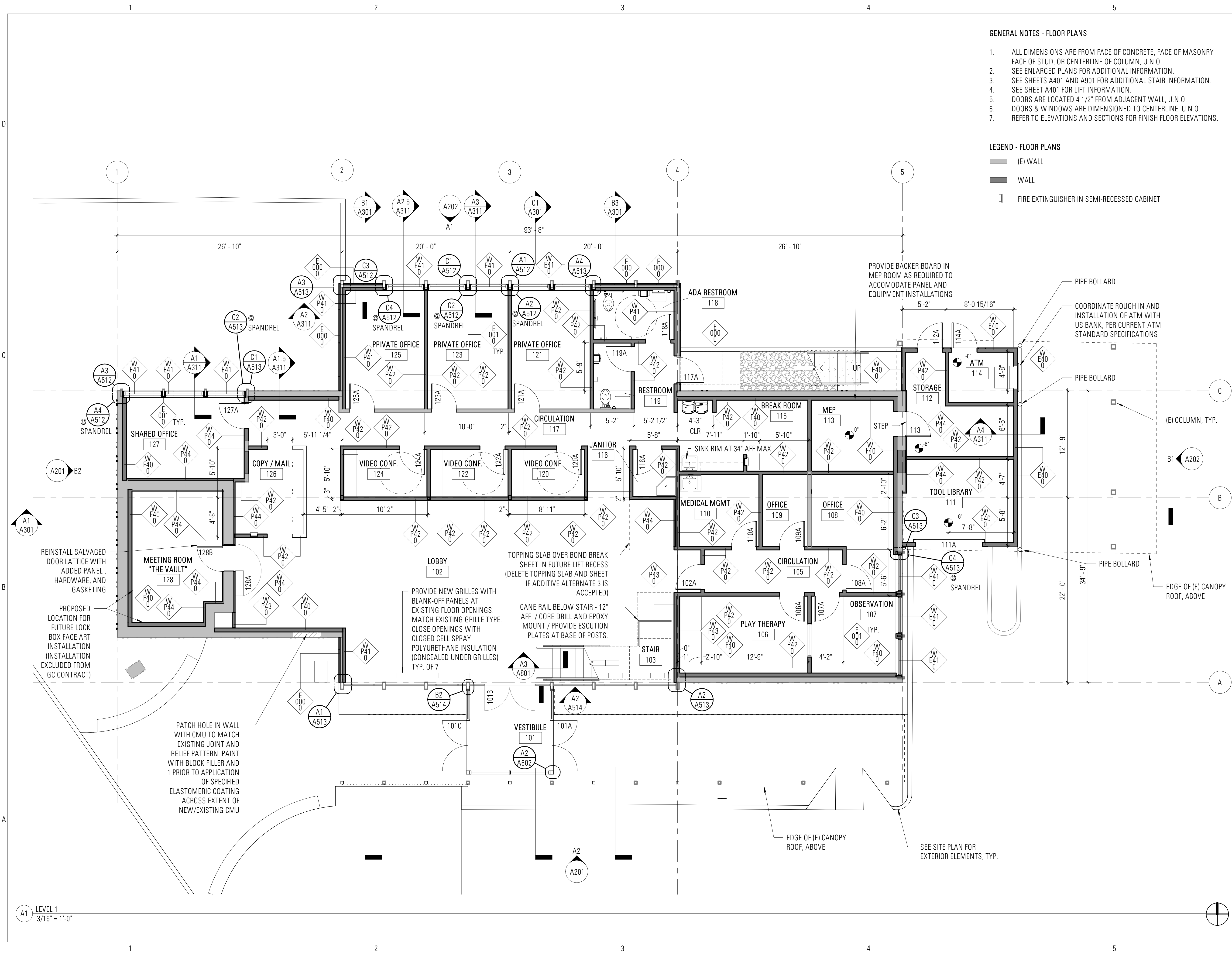
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### GENERAL NOTES - FLOOR PLANS

- ALL DIMENSIONS ARE FROM FACE OF CONCRETE, FACE OF MASONRY FACE OF STUD, OR CENTERLINE OF COLUMN, U.N.O.
- SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
- SEE SHEETS A401 AND A901 FOR ADDITIONAL STAIR INFORMATION.
- SEE SHEET A401 FOR LIFT INFORMATION.
- DOORS ARE LOCATED 4 1/2" FROM ADJACENT WALL, U.N.O.
- DOORS & WINDOWS ARE DIMENSIONED TO CENTERLINE, U.N.O.
- REFER TO ELEVATIONS AND SECTIONS FOR FINISH FLOOR ELEVATIONS.

### LEGEND - FLOOR PLANS

-  (E) WALL
-  WALL
-  FIRE EXTINGUISHER IN SEMI-RECESSED CABINET



10/13/2023 2:29:57 PM



# SKYWAY RESOURCE CENTER

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REVISIONS

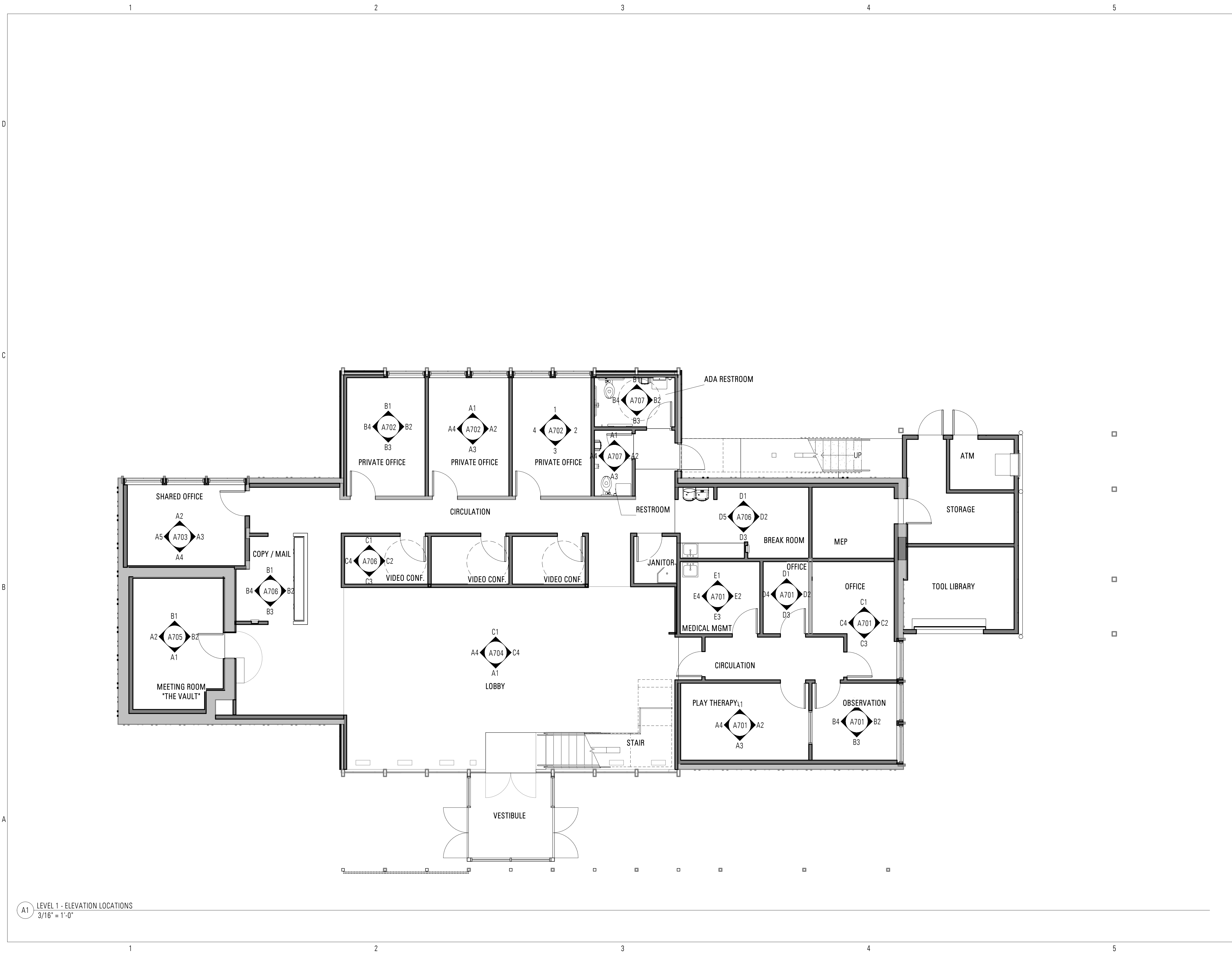
AHJ STAMP



Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

FLOOR PLAN - INT.  
ELEVATION CALLOUTS  
- LEVEL 1

# A101A



A1 LEVEL 1 - ELEVATION LOCATIONS  
3/16" = 1'-0"

8/25/2023 3:15:40 PM







architect  
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 d 206.743.9437 c 206.819.9011  
 e geoff@schemataworkshop.com

owner  
**King County Housing Authority**

600 Andover Park W.  
 Seattle, WA 98188  
 CONTACT: Sunnie Park  
 e. SunP@kcha.org  
 v. (206) 394.3757

# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
 BRYN-MAWR-SKYWAY,  
 WA 98178

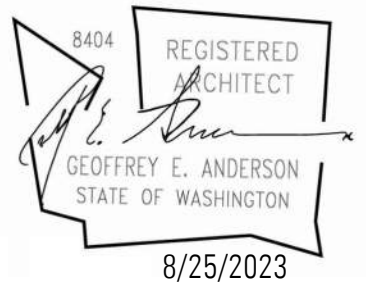
**BID SET**

2052  
 25 AUGUST 2023

ISSUANCES
NO. DATE DESCRIPTION

REVISIONS

AHJ STAMP

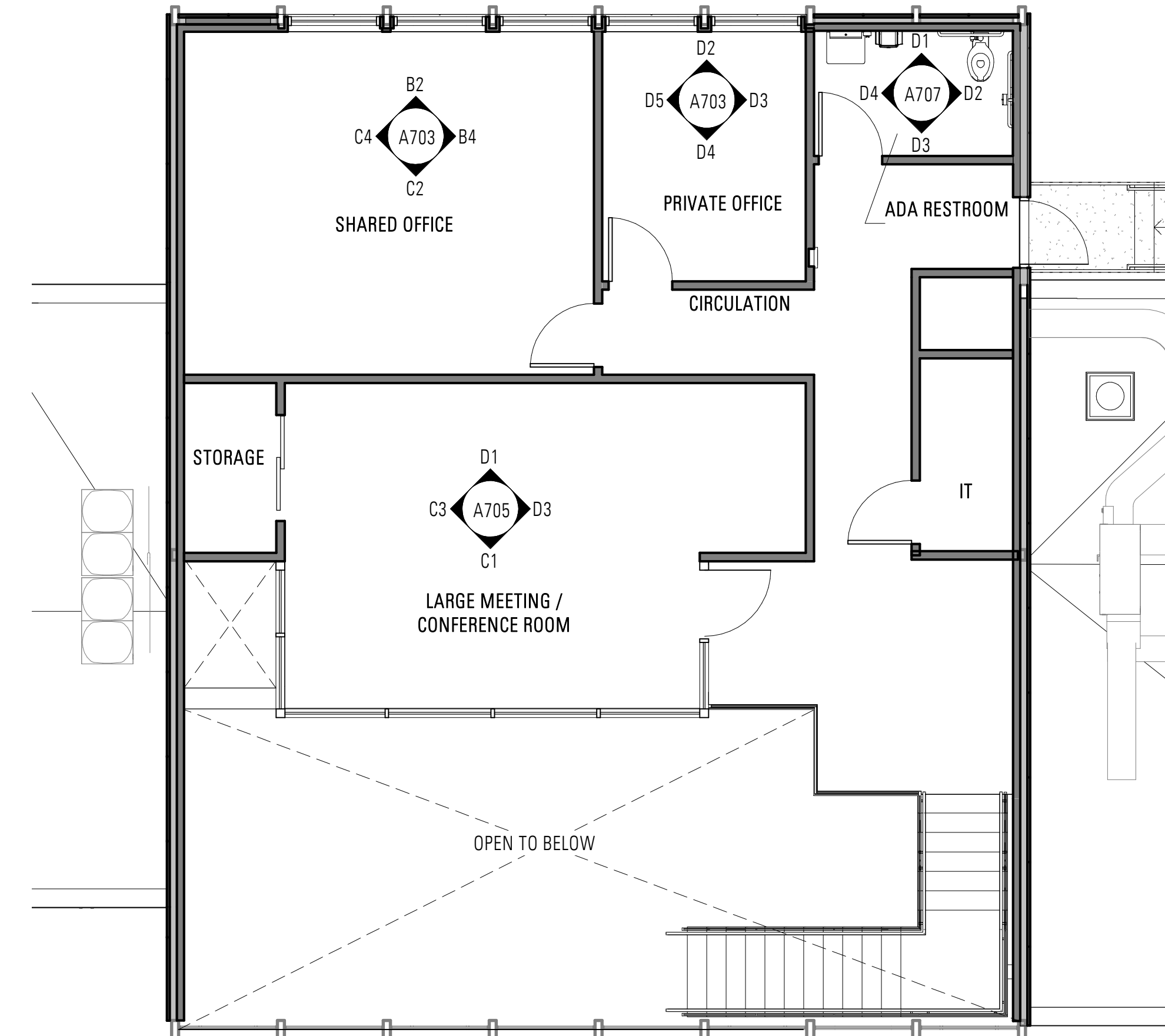


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 Checker: MM / GA

FLOOR PLAN - INT.  
 ELEVATION CALLOUTS  
 - LEVEL 2

# A102A

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A4 LEVEL 2 - ELEVATION LOCATIONS  
 3/16" = 1'-0"

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Architect Project No: 2052  
Author: MC / KH  
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## ROOF PLAN

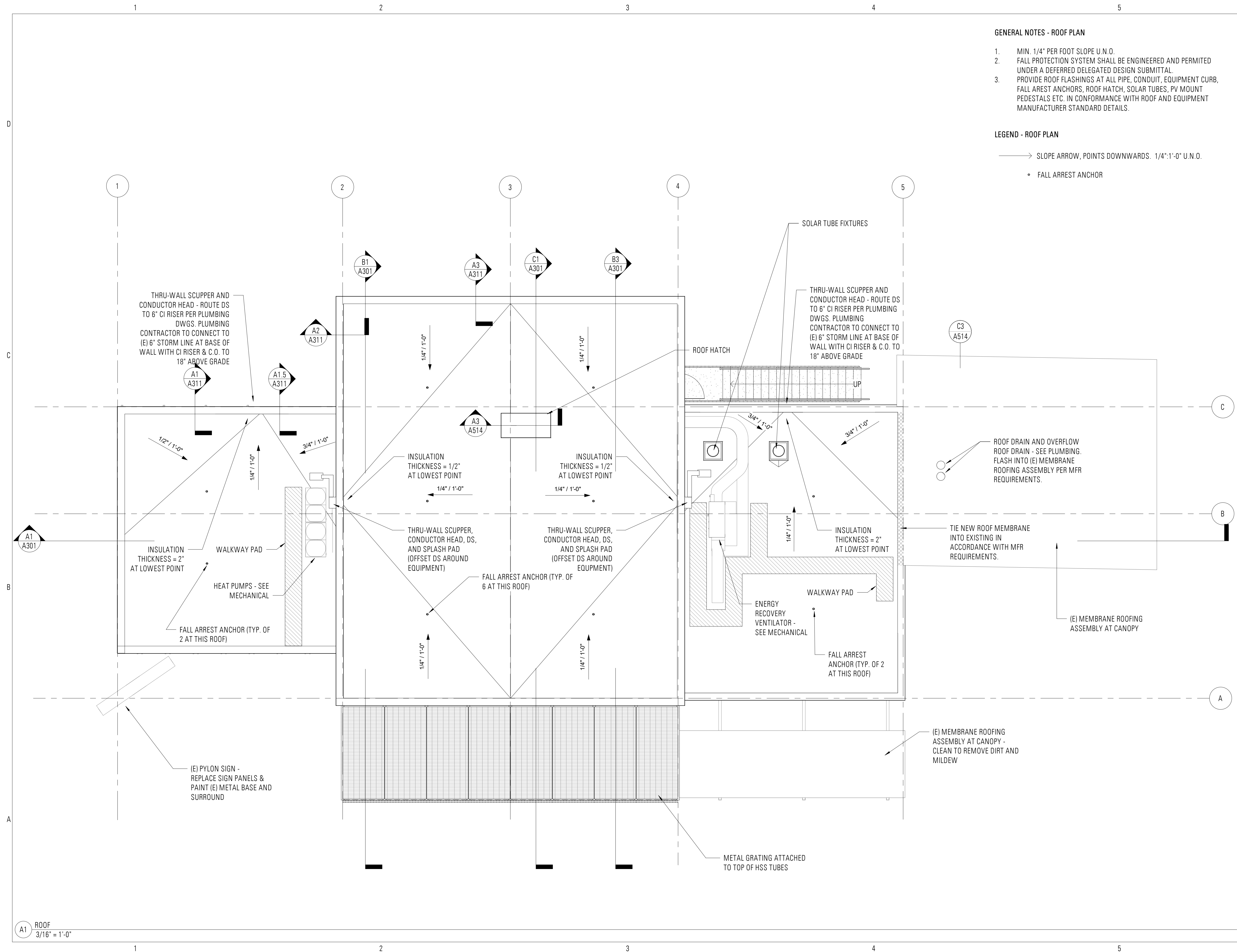
# A103

### GENERAL NOTES - ROOF PLAN

- MIN. 1/4" PER FOOT SLOPE U.N.O.
- FALL PROTECTION SYSTEM SHALL BE ENGINEERED AND PERMITTED UNDER A DEFERRED DELEGATED DESIGN SUBMITTAL.
- PROVIDE ROOF FLASHINGS AT ALL PIPE, CONDUIT, EQUIPMENT CURB, FALL AREST ANCHORS, ROOF HATCH, SOLAR TUBES, PV MOUNT PEDESTALS ETC. IN CONFORMANCE WITH ROOF AND EQUIPMENT MANUFACTURER STANDARD DETAILS.

### LEGEND - ROOF PLAN

- SLOPE ARROW, POINTS DOWNWARDS. 1/4":1'-0" U.N.O.
- FALL ARREST ANCHOR



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A1 ROOF  
3/16" = 1'-0"



# SKYWAY RESOURCE CENTER

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**RCP - LEVEL 1**












# A111

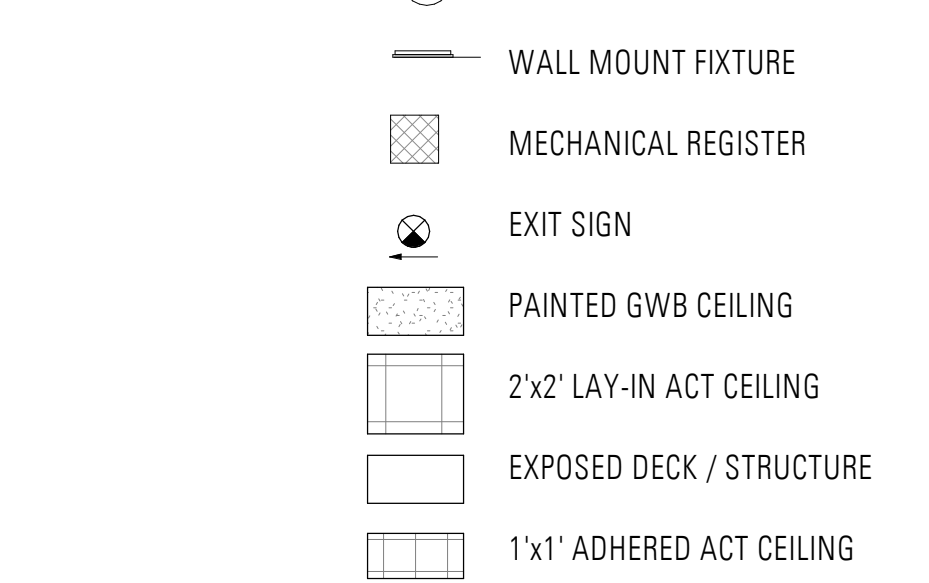
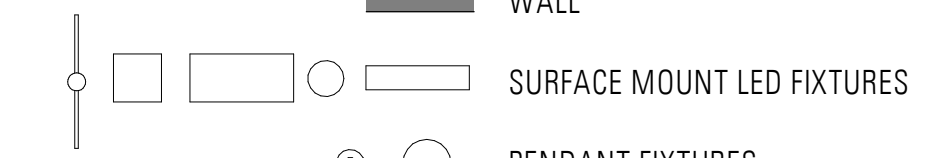
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**GENERAL NOTES - REFLECTED CEILING PLANS**

- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.
- ARCH PLANS GOVERN FOR LAYOUT / REFERENCE MEP PLANS FOR FIXTURE AND CONTROLS INFORMATION.

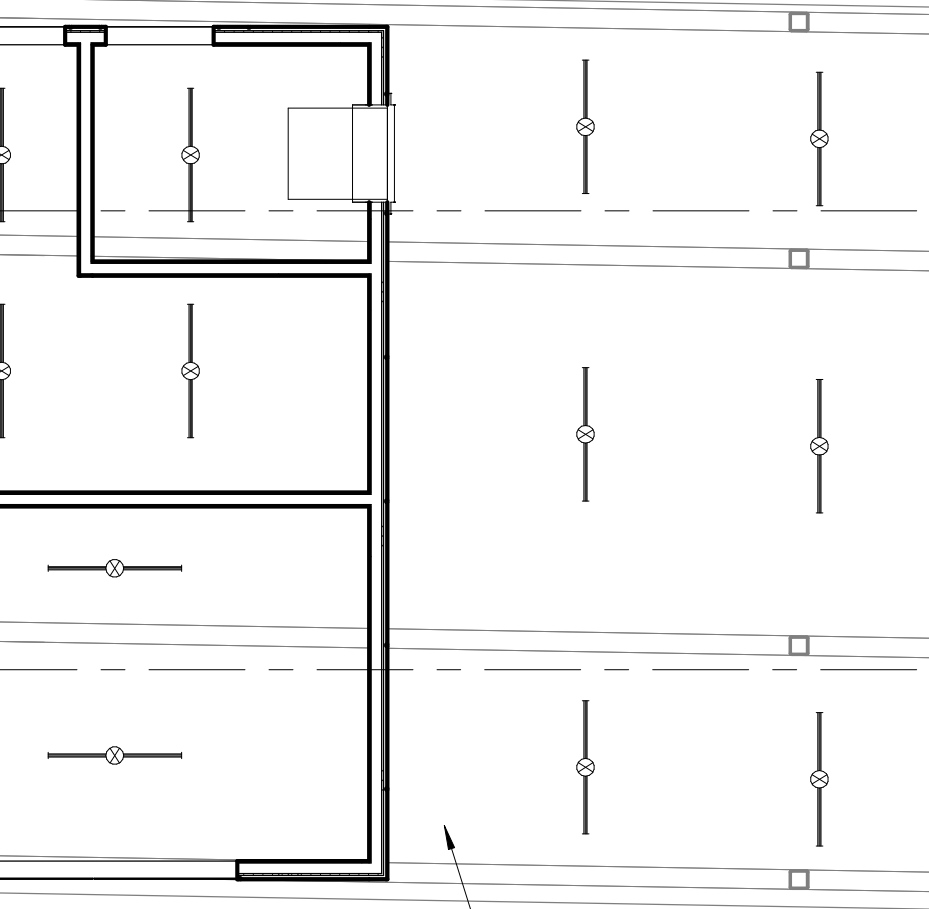
**LEGEND - REFLECTED CEILING PLANS**

-  (E) WALL
-  WALL
-  SURFACE MOUNT LED FIXTURES
-  PENDANT FIXTURES
-  WALL MOUNT FIXTURE
-  MECHANICAL REGISTER
-  EXIT SIGN
-  PAINTED GWB CEILING
-  2'x2' LAY-IN ACT CEILING
-  EXPOSED DECK / STRUCTURE
-  1'x1' ADHERED ACT CEILING

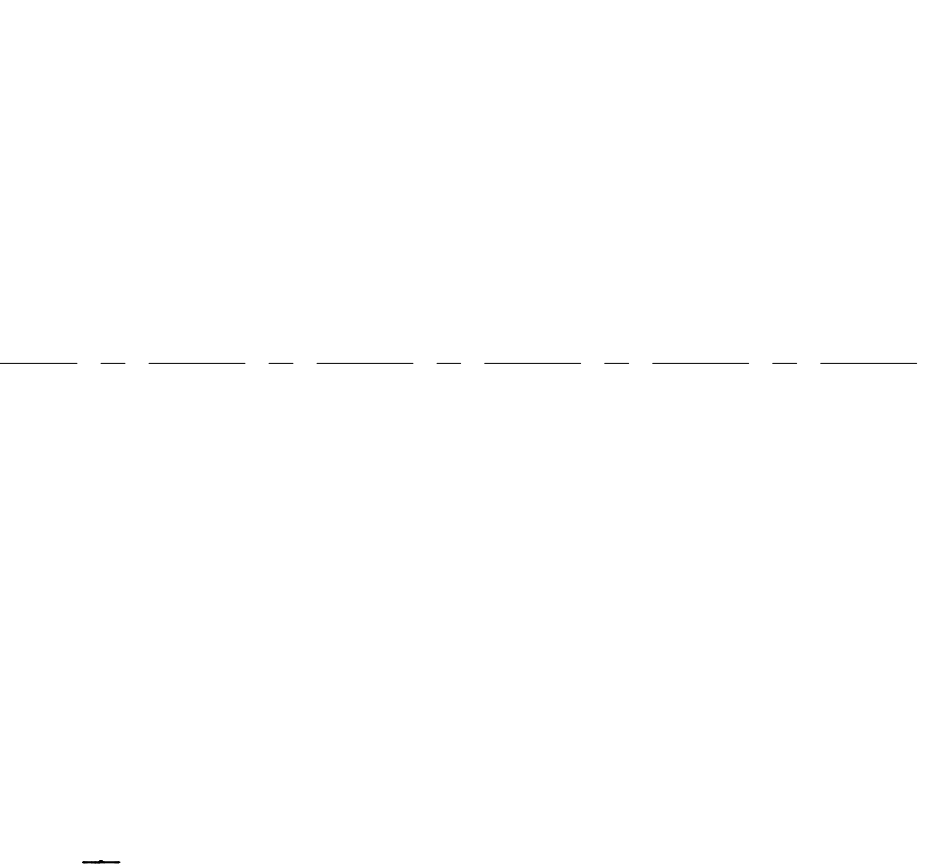


CEILING AT AREA OF FUTURE LIFT SHALL BE DELETED IF ADDITIVE ALTERNATE 3 IS ACCEPTED

SOLAR TUBE DIFFUSER FIXTURES



PAINT (E) CANOPY DECKING



PAINT (E) CANOPY SOFFIT



ACQUSTIC PANEL WITH BLACK SURFACE ABOVE WOOD SLAT CEILING PANELS



ALUMINUM CHANNEL MATCHING STOREFRONT PROFILE/FINISH APPLIED AT UNDERSIDE OF CEILING



FURRED GYP. BOX AROUND WIDE FLANGE STEEL BEAM (BOTTOM, SIDES, AND TOP)



BOTTOM OF STOREFRONT FRAME OPEN TO ABOVE



TRACK FOR PRIVACY CURTAIN (TYP. OF 3)



FAN COIL UNIT, TYP. - SEE MECH



PROJECTOR (ADD. ALT. 1)  
PROJECTION SCREEN (ADD. ALT. 1)



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 e geoff@schemataworkshop.com

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 v. (206) 394.3757

# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
 BRYN-MAWR-SKYWAY,  
 WA 98178  
**BID SET**

2052  
 25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

RCP - LEVEL 2

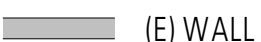

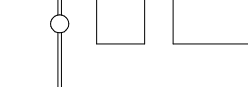



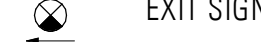


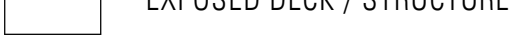
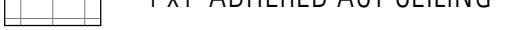
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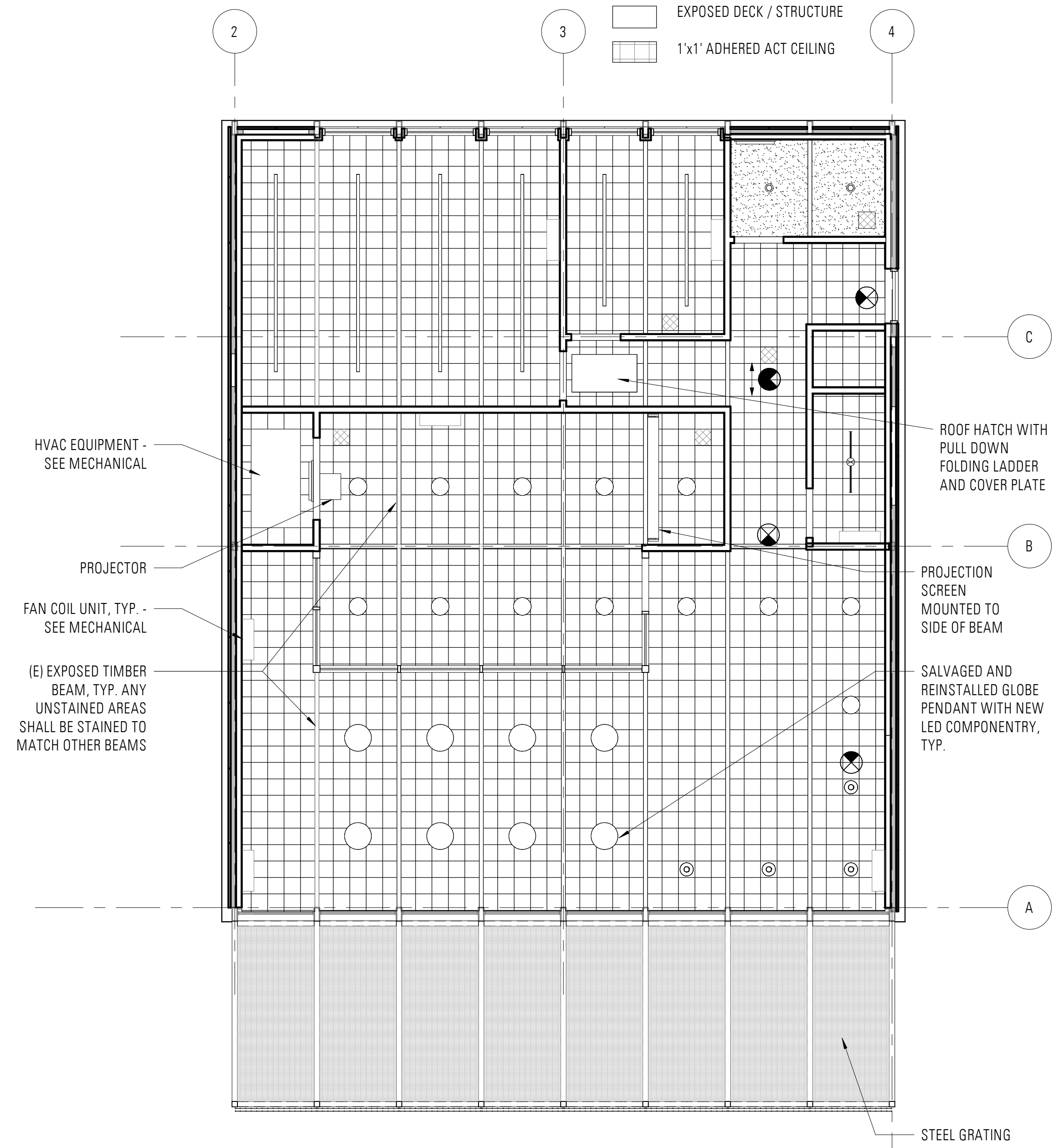
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**GENERAL NOTES - REFLECTED CEILING PLANS**

- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.
- ARCH PLANS GOVERN FOR LAYOUT / REFERENCE MEP PLANS FOR FIXTURE AND CONTROLS INFORMATION.

**LEGEND - REFLECTED CEILING PLANS**

-  (E) WALL
-  WALL
-  SURFACE MOUNT LED FIXTURES
-  PENDANT FIXTURES
-  WALL MOUNT FIXTURE
-  MECHANICAL REGISTER
-  EXIT SIGN
-  PAINTED GWB CEILING
-  2x2' LAY-IN ACT CEILING
-  EXPOSED DECK / STRUCTURE
-  1x1' ADHERED ACT CEILING



**A4** LEVEL 2 RCP  
 3/16" = 1'-0"

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# SKYWAY RESOURCE CENTER

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WA 98178

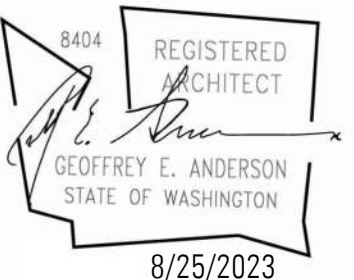
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**FINISH PLAN - LEVEL 1**

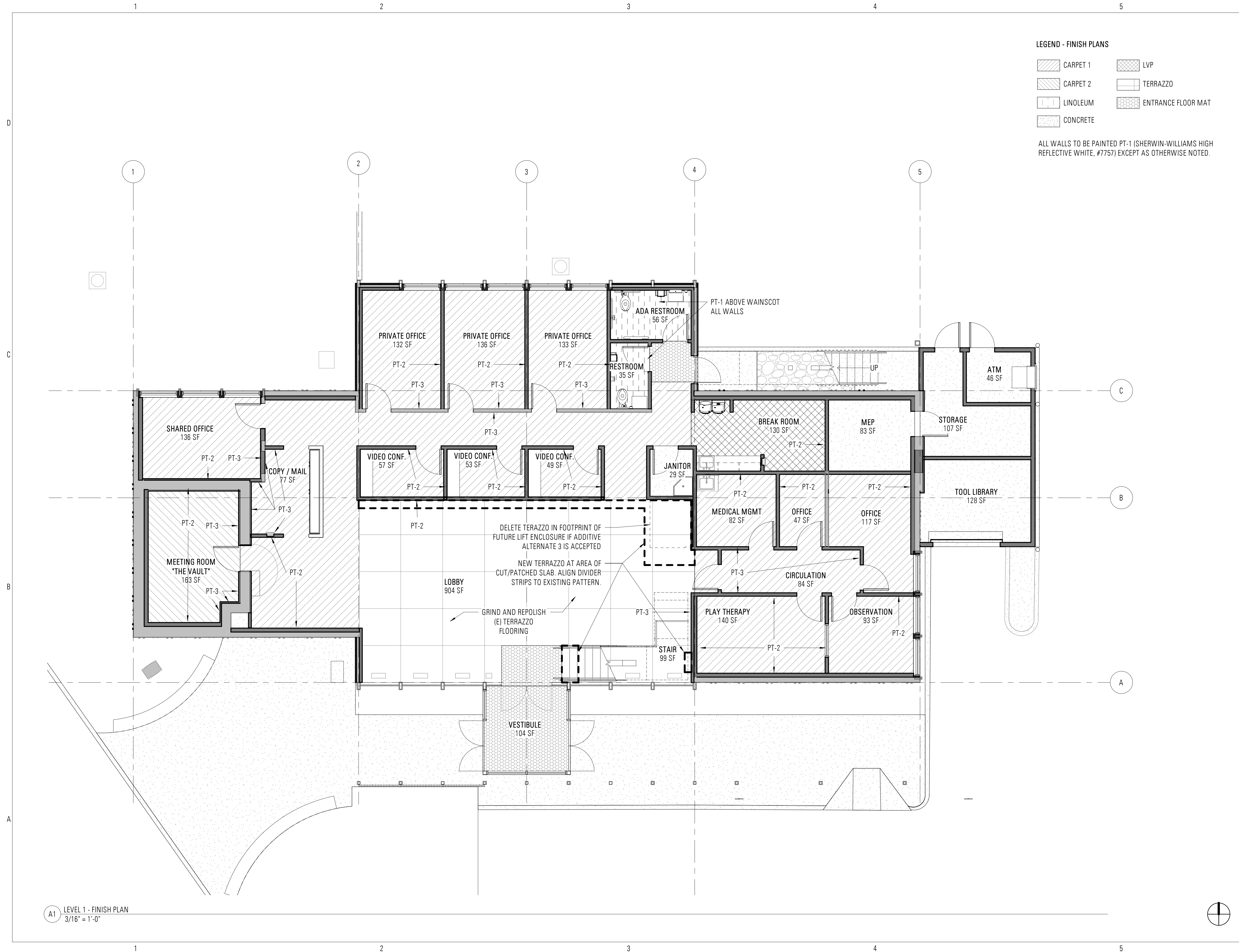
# A121

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**LEGEND - FINISH PLANS**

-  CARPET 1
-  CARPET 2
-  LINOLEUM
-  CONCRETE
-  LVP
-  TERRAZZO
-  ENTRANCE FLOOR MAT

ALL WALLS TO BE PAINTED PT-1 (SHERWIN-WILLIAMS HIGH REFLECTIVE WHITE, #7757) EXCEPT AS OTHERWISE NOTED.



A1 LEVEL 1 - FINISH PLAN  
3/16" = 1'-0"



# SKYWAY RESOURCE CENTER

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WA 98178

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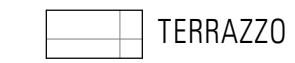



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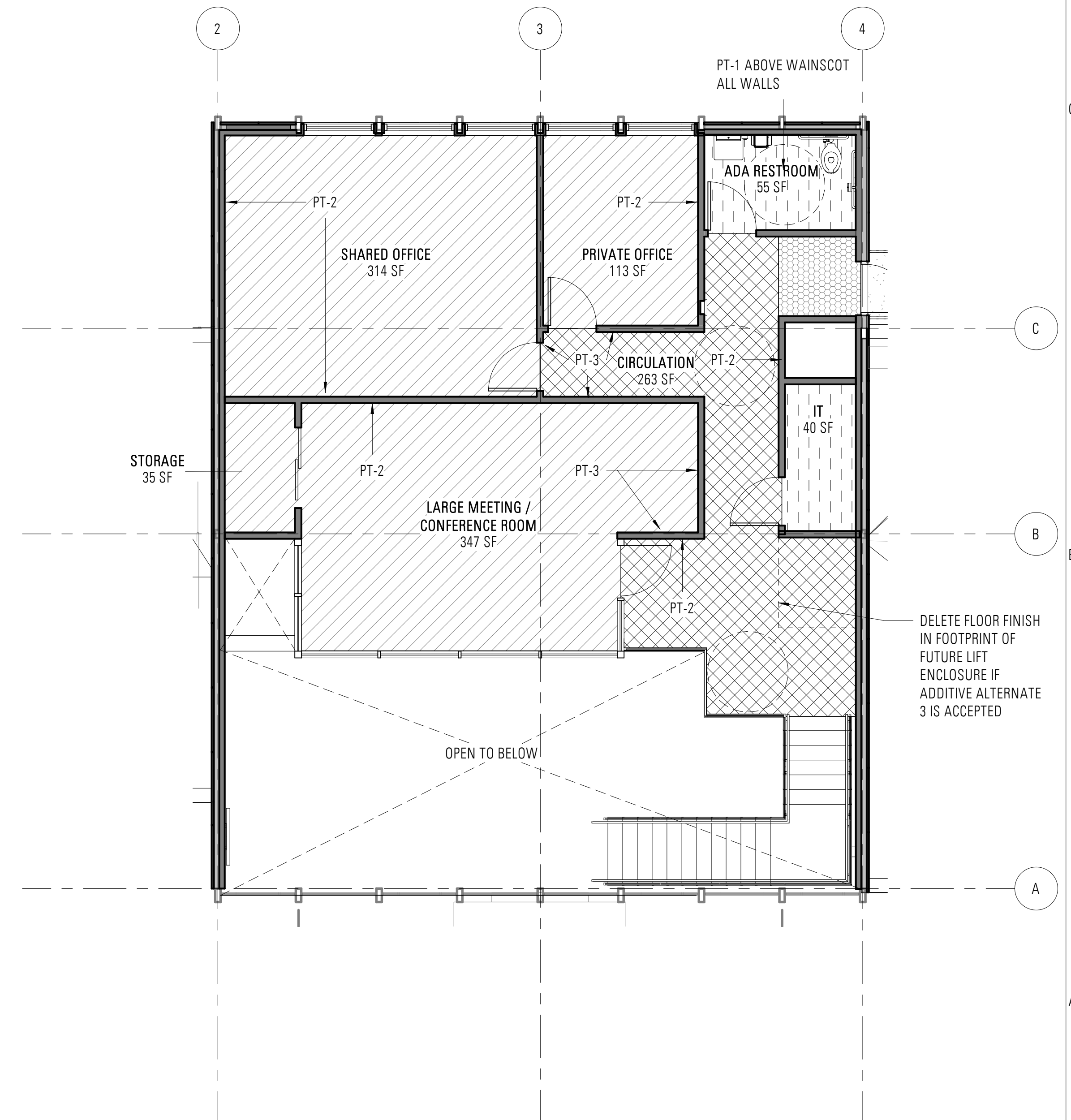
**FINISH PLAN - LEVEL 2**

# A122

**LEGEND - FINISH PLANS**

-  CARPET 1
-  CARPET 2
-  LINOLEUM
-  CONCRETE
-  LVP
-  TERRAZZO
-  ENTRANCE FLOOR MAT

ALL WALLS TO BE PAINTED PT-1 (SHERWIN-WILLIAMS HIGH REFLECTIVE WHITE, #7757) EXCEPT AS OTHERWISE NOTED.



A4 LEVEL 2 - FINISH PLAN  
3/16" = 1'-0"



# SKYWAY RESOURCE CENTER

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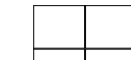

Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

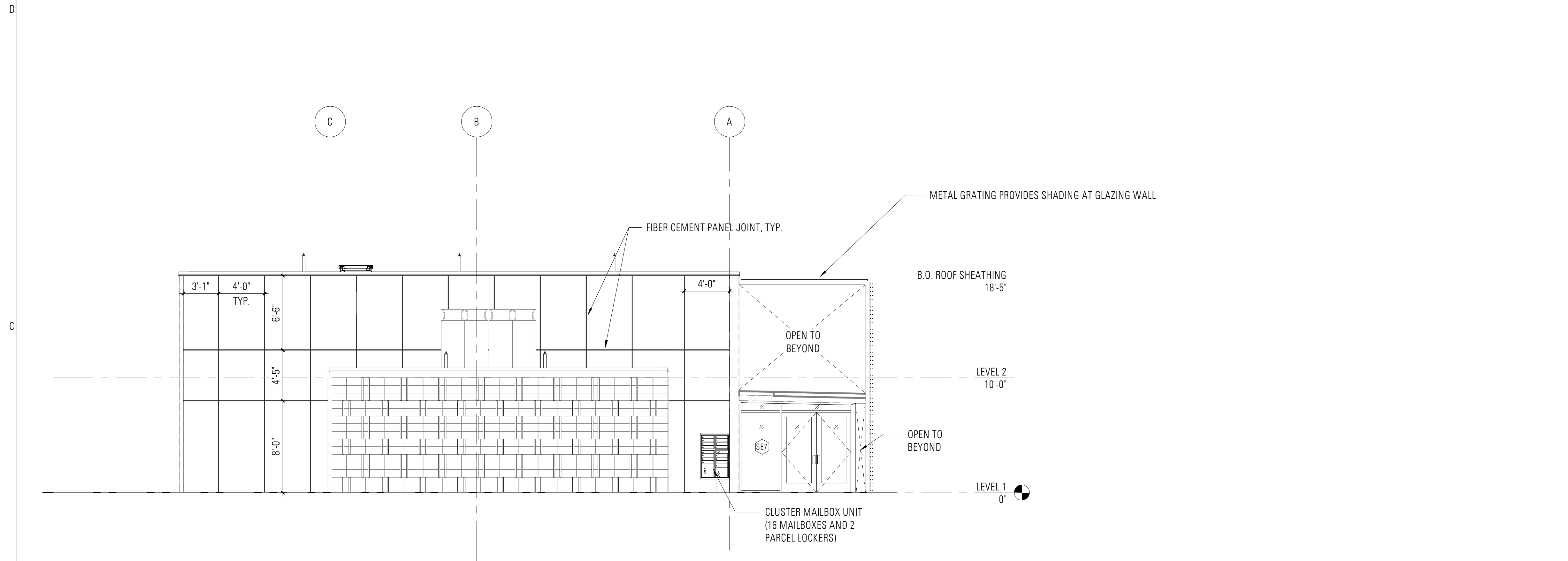
EXTERIOR ELEVATION -  
SOUTH & WEST

# A201

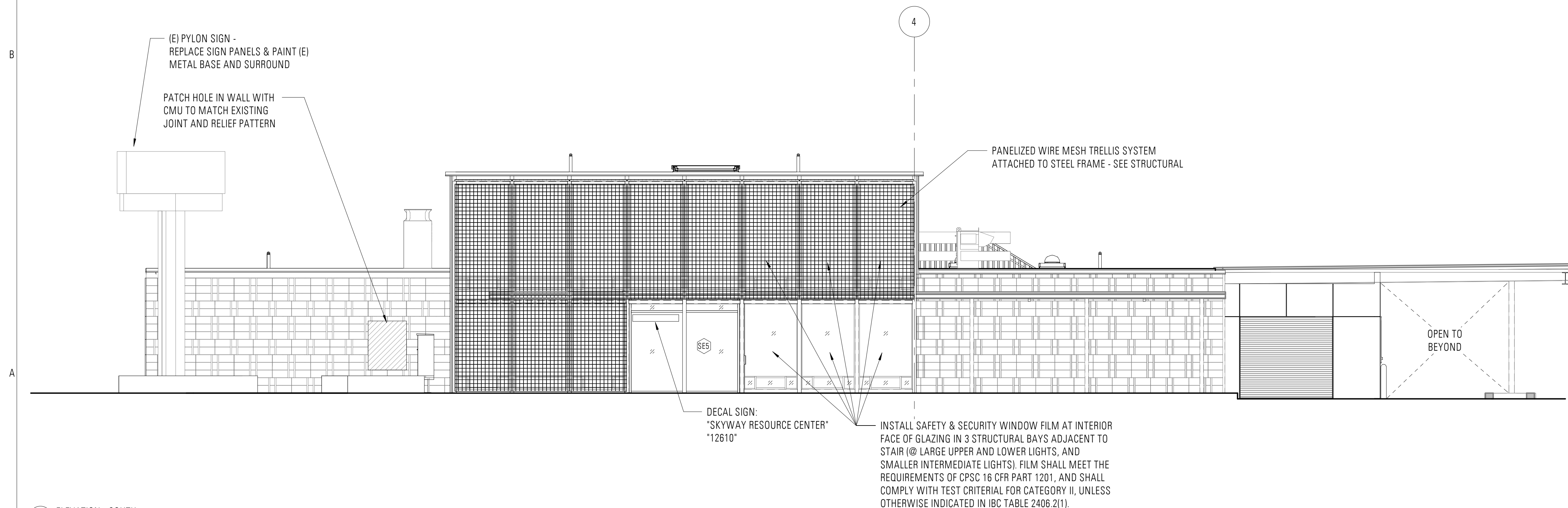
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LEGEND - WALL CLADDING TYPES

-  EXISTING CMU
-  FIBER CEMENT PANELING
-  GLAZING



B2 ELEVATION - WEST  
3/16" = 1'-0"



A2 ELEVATION - SOUTH  
3/16" = 1'-0"



# SKYWAY RESOURCE CENTER

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25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

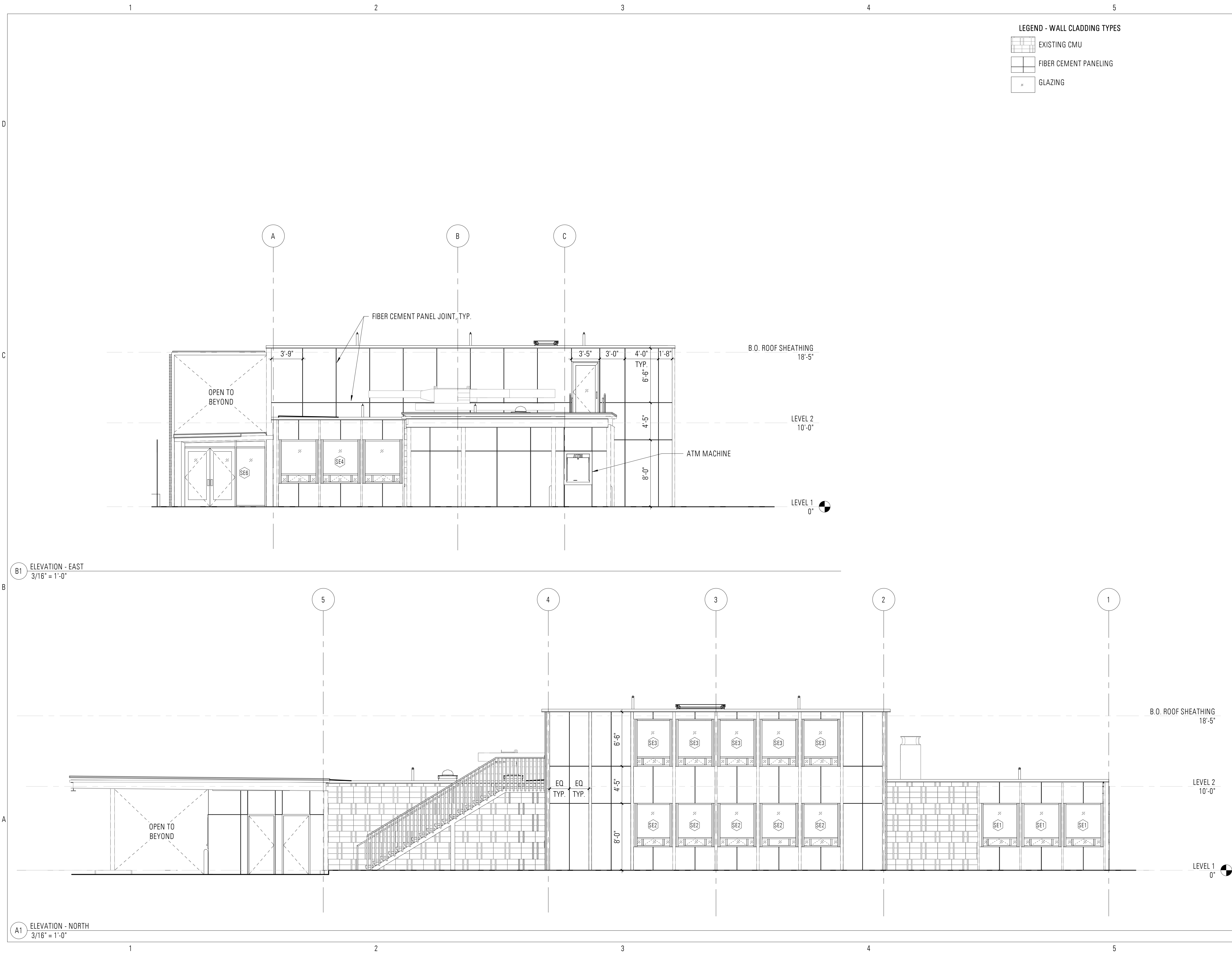
AHJ STAMP



Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

EXTERIOR ELEVATION -  
NORTH & EAST

# A202





# SKYWAY RESOURCE CENTER

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25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## BUILDING SECTIONS

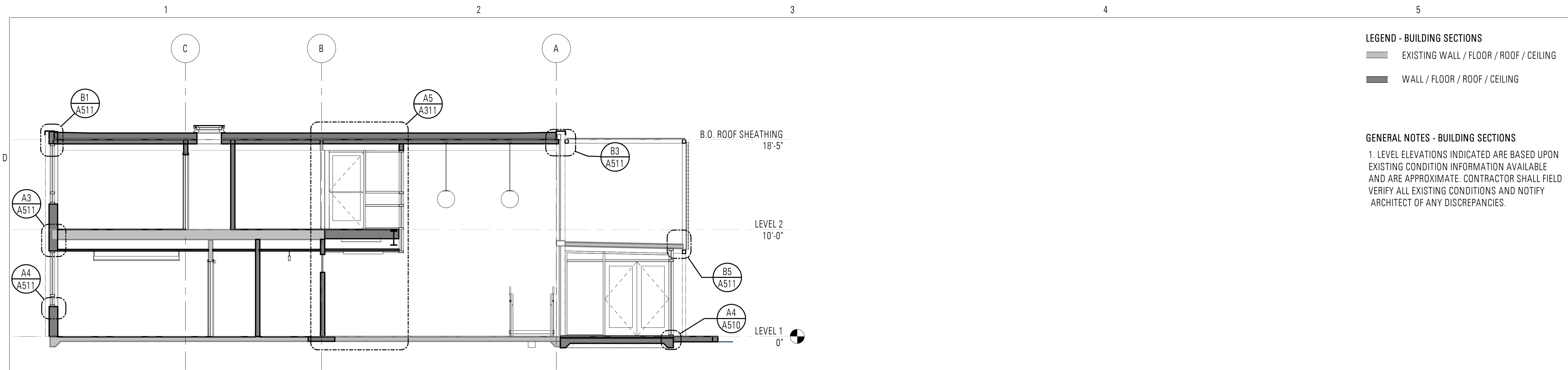
# A301

**LEGEND - BUILDING SECTIONS**

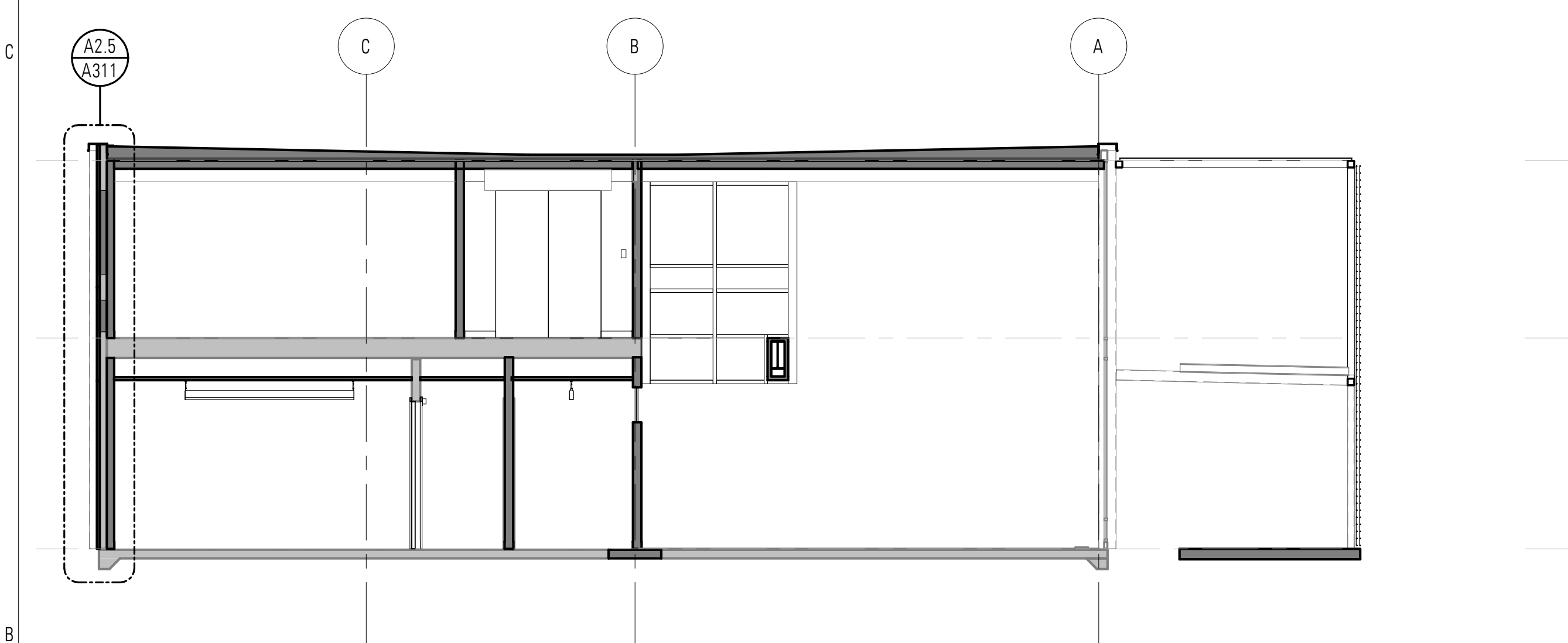
-  EXISTING WALL / FLOOR / ROOF / CEILING
-  WALL / FLOOR / ROOF / CEILING

**GENERAL NOTES - BUILDING SECTIONS**

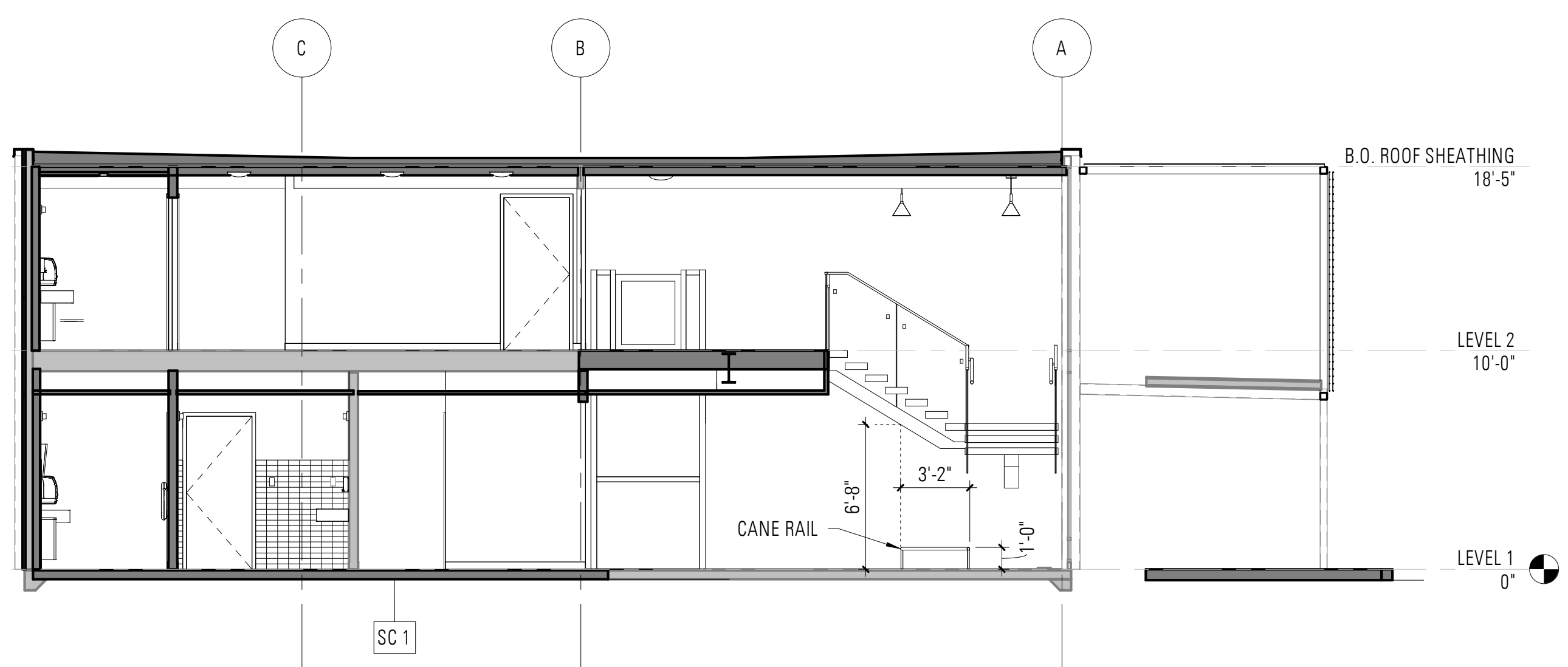
1. LEVEL ELEVATIONS INDICATED ARE BASED UPON EXISTING CONDITION INFORMATION AVAILABLE AND ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.



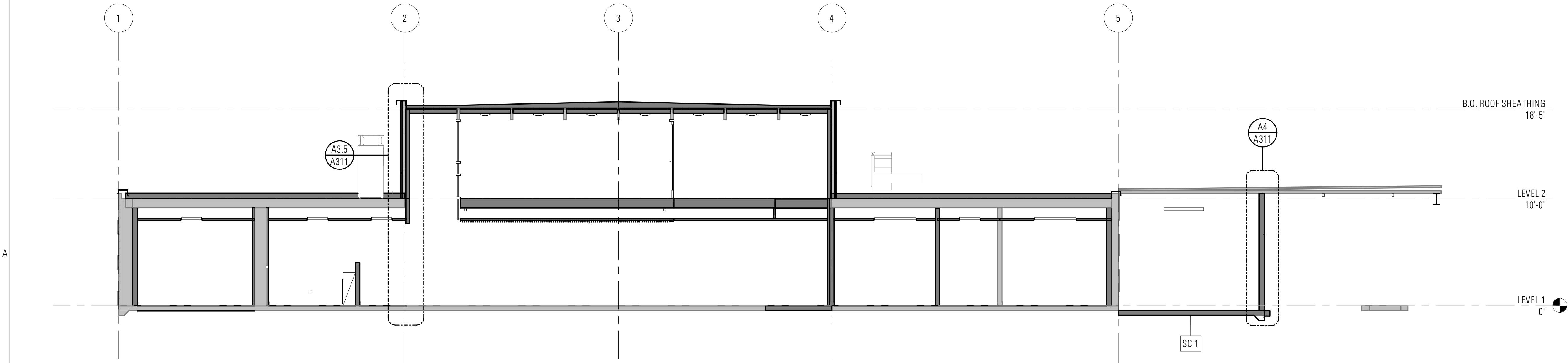
C1 SECTION - NORTH SOUTH2  
3/16" = 1'-0"



B1 SECTION - NORTH SOUTH  
3/16" = 1'-0"



B3 SECTION - NORTH SOUTH1  
3/16" = 1'-0"



A1 SECTION - EAST WEST  
3/16" = 1'-0"



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**LEGEND - BUILDING SECTIONS**  
 [Light Gray Box] EXISTING WALL / FLOOR / ROOF / CEILING  
 [Dark Gray Box] WALL / FLOOR / ROOF / CEILING

**GENERAL NOTES - BUILDING SECTIONS**  
 1. LEVEL ELEVATIONS INDICATED ARE BASED UPON EXISTING CONDITION INFORMATION AVAILABLE AND ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.



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owner  
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2052  
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REVISIONS

AHJ STAMP

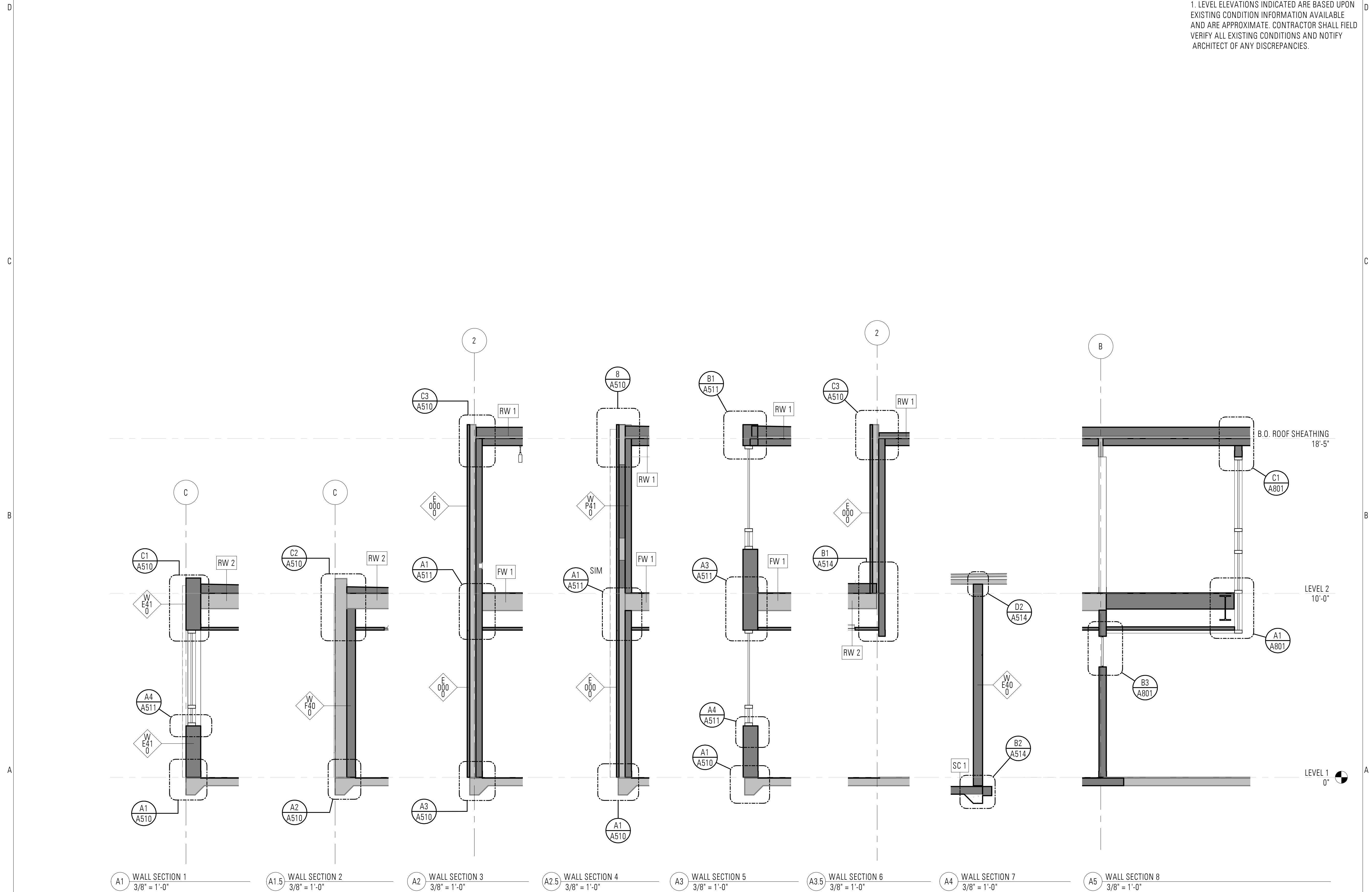


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 Checker: MM / GA

## WALL SECTIONS

# A311

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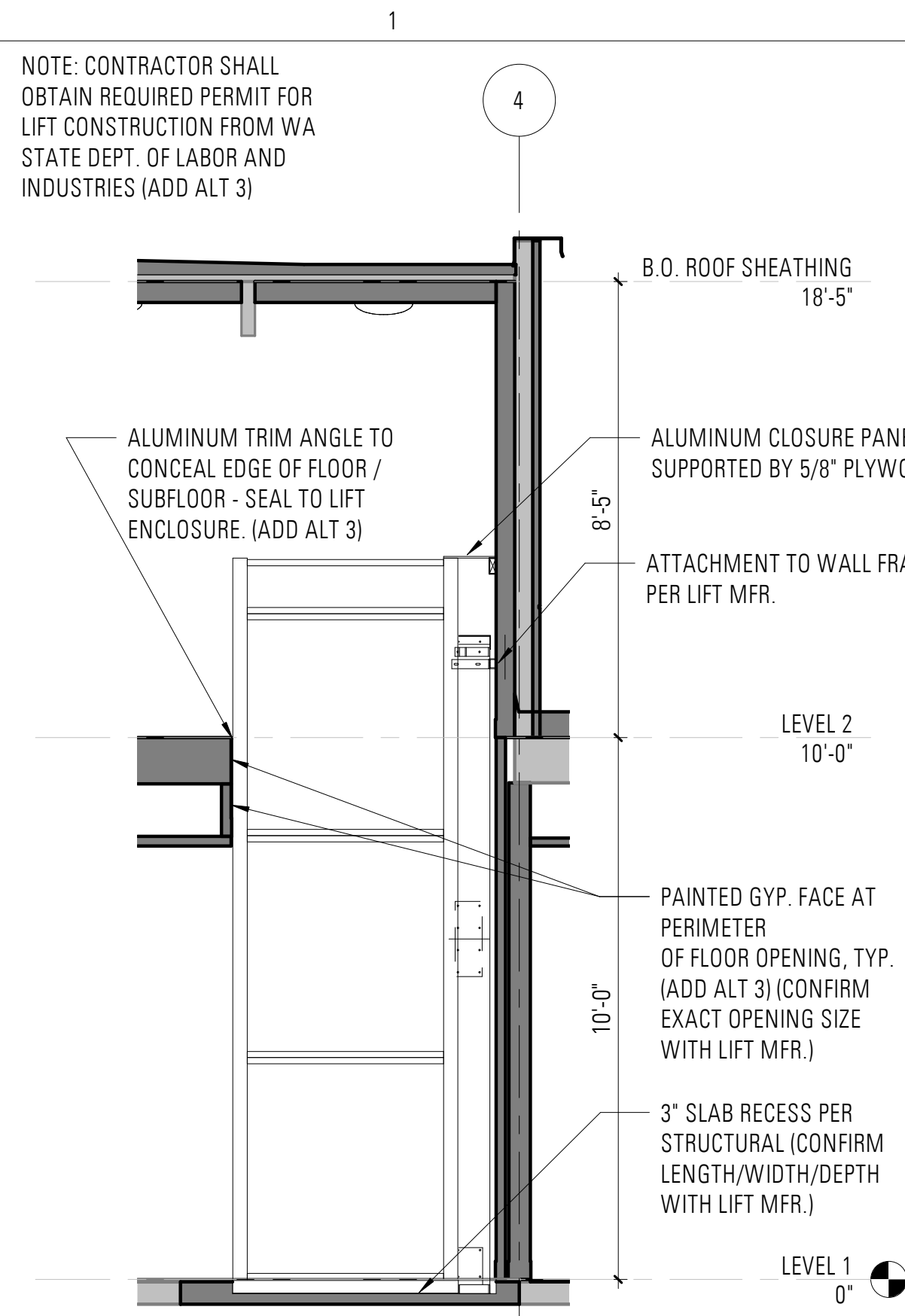


Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

**ENLARGED VIEWS -  
STAIR & LIFT**

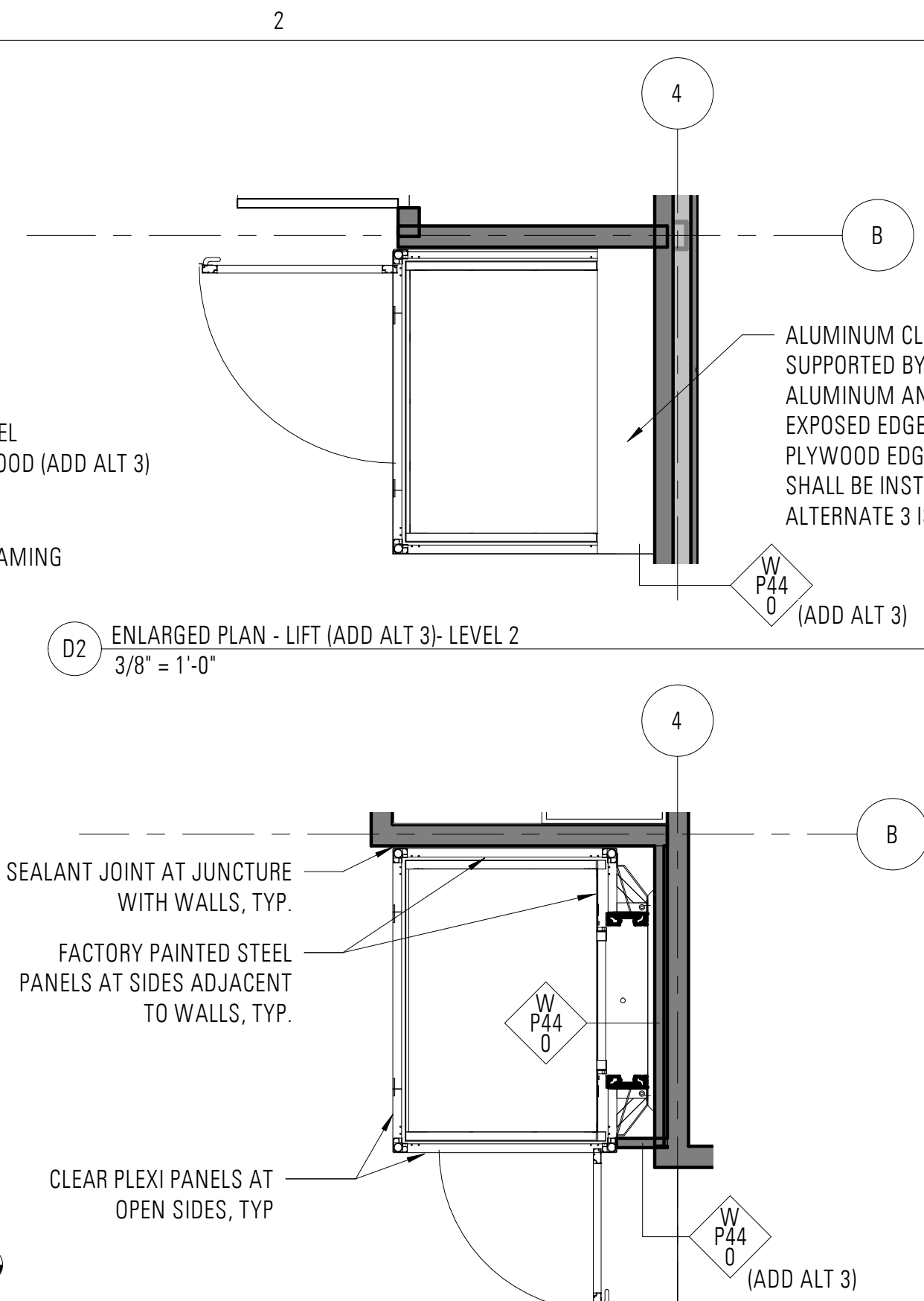
# A401

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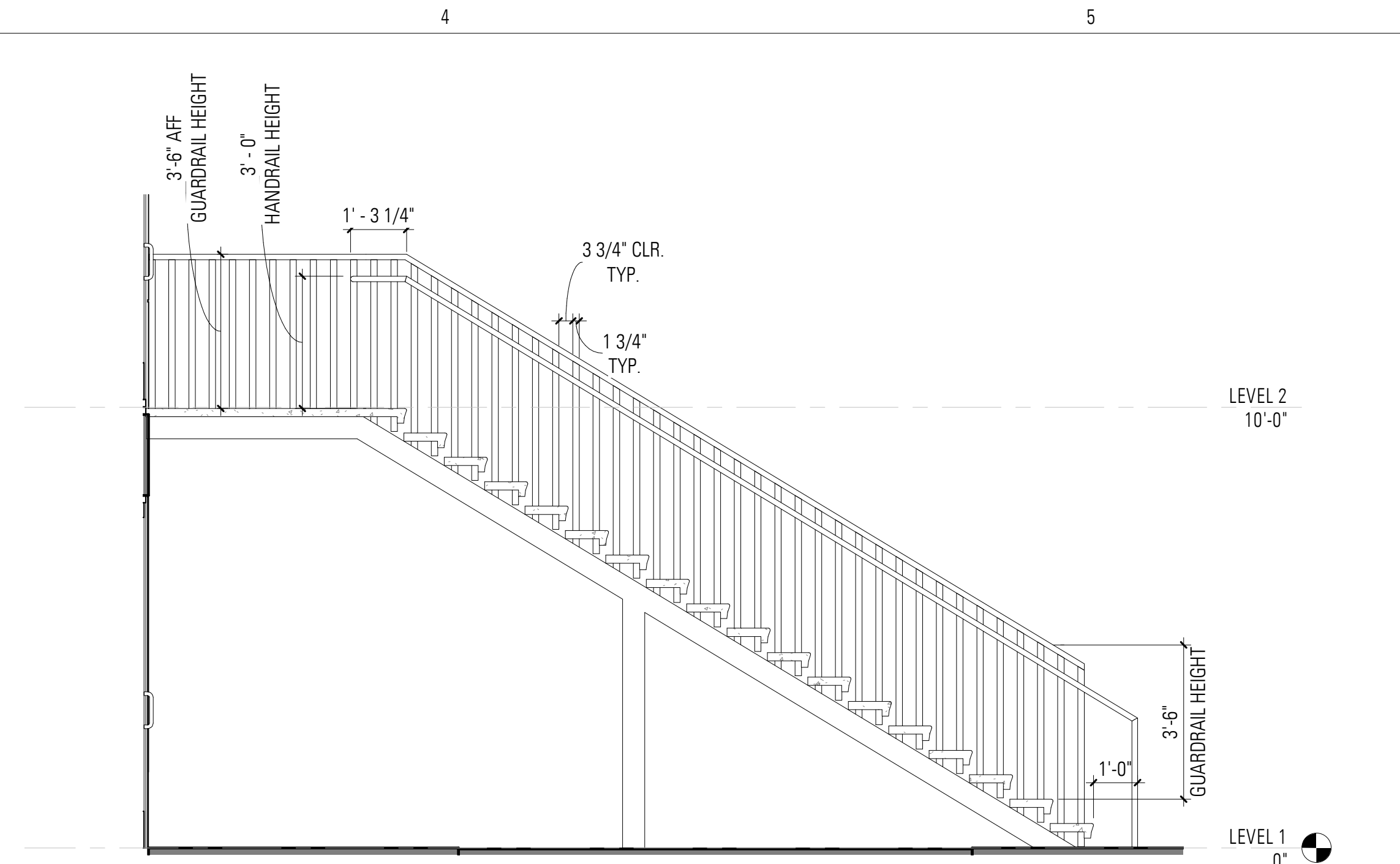


**C1** ENLARGED SECTION - LIFT (ADD ALT 3)  
3/8" = 1'-0"

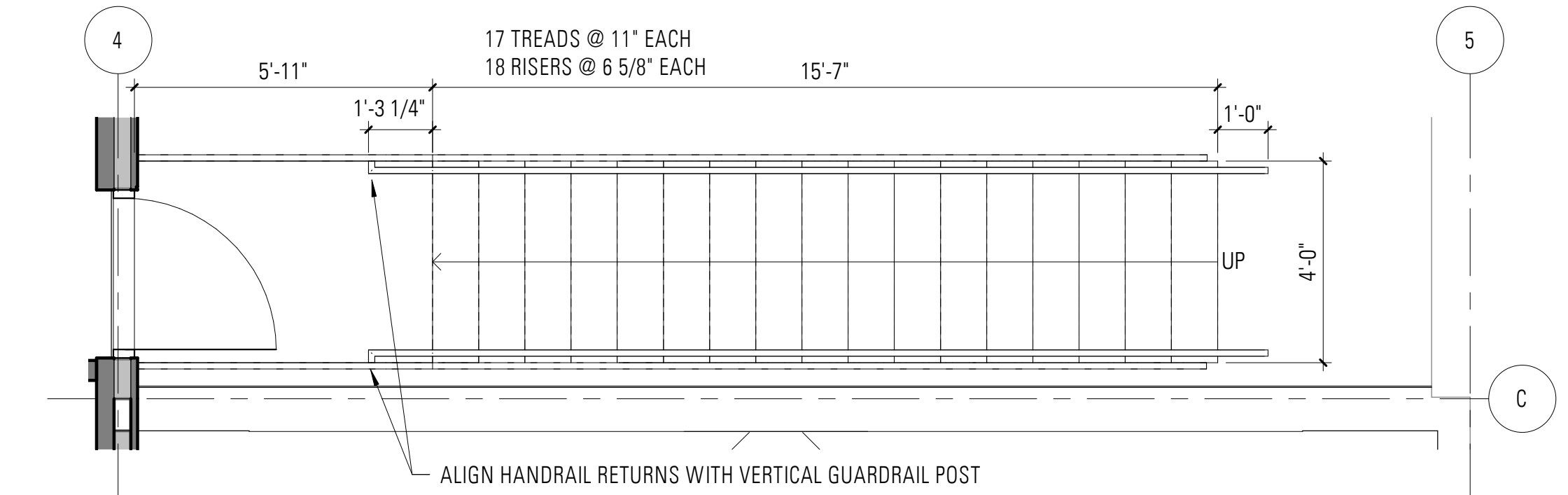
NOTE: LIFT ASSEMBLY SHALL BE INSTALLED IF ADDITIVE ALTERNATE NUMBER 3 IS ACCEPTED. REFERENCE ARCHITECTURAL FLOOR PLANS AND FINISH PLANS FOR BASE BID CONFIGURATION. REFERENCE STRUCTURAL DRAWINGS FOR BASE BID INFILL FRAMING AT LEVEL 2 FLOOR OPENING.



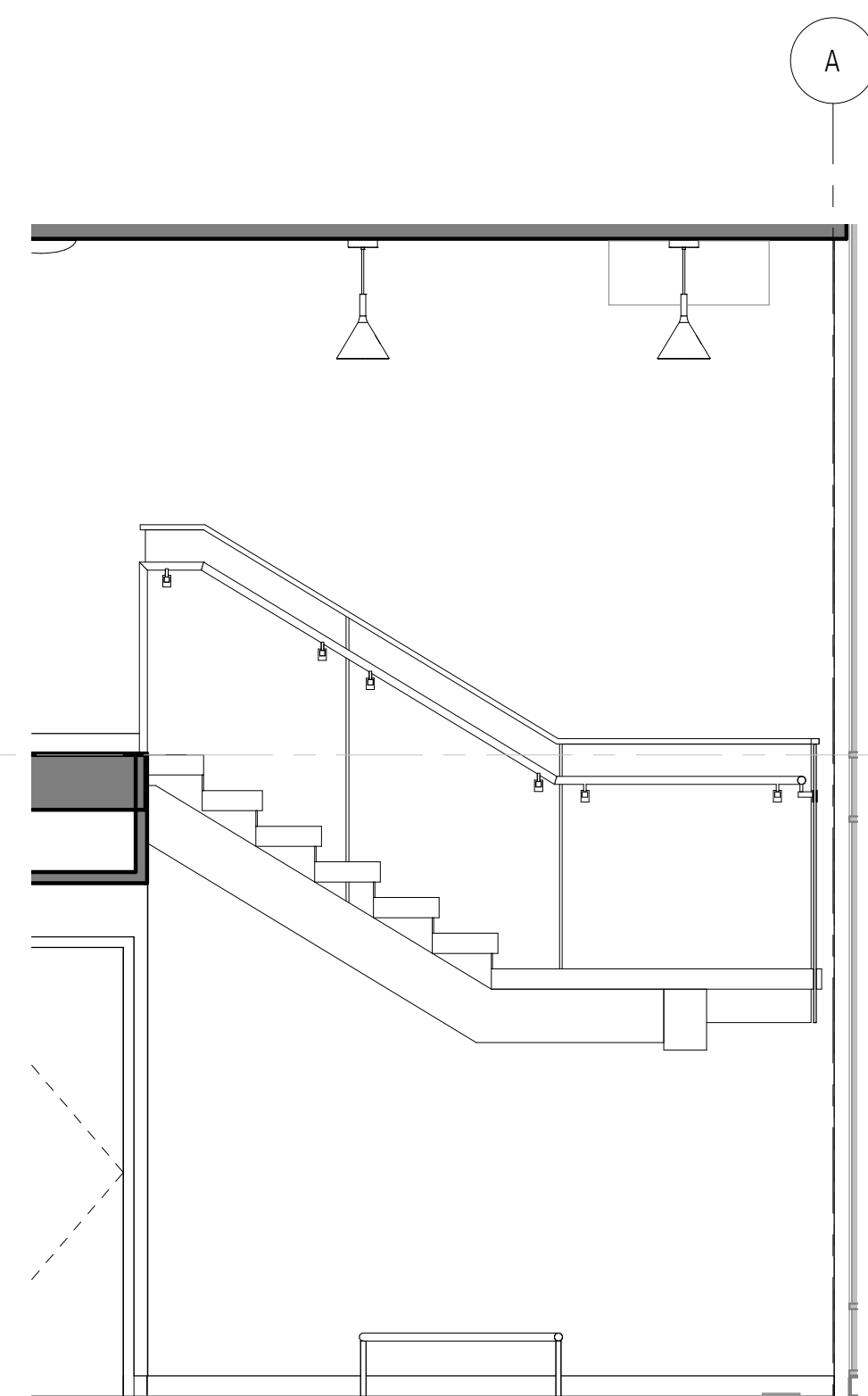
**D2** ENLARGED PLAN - LIFT (ADD ALT 3)- LEVEL 2  
3/8" = 1'-0"



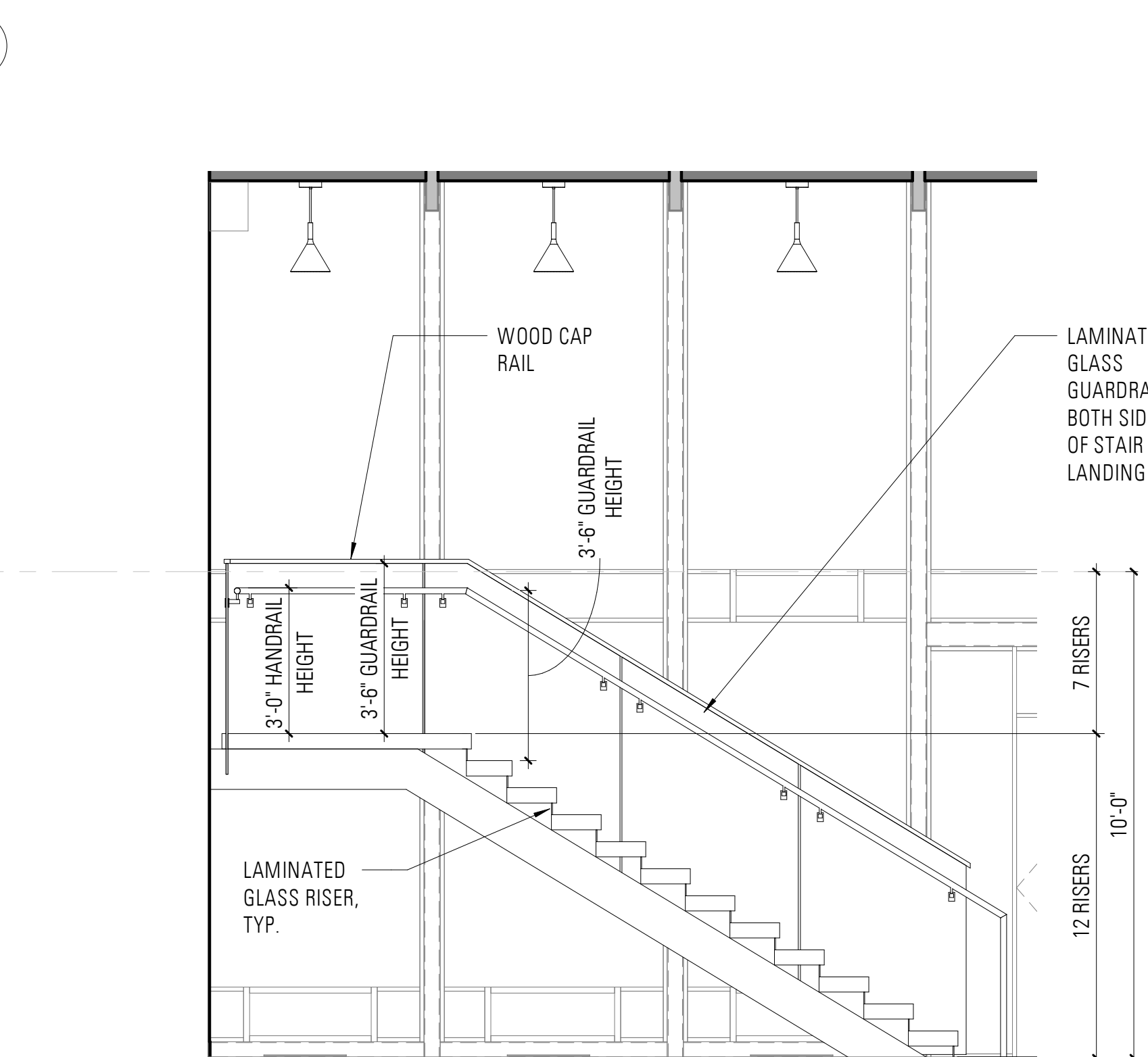
**C3** ENLARGED SECTION - EXTERIOR STAIR  
3/8" = 1'-0"



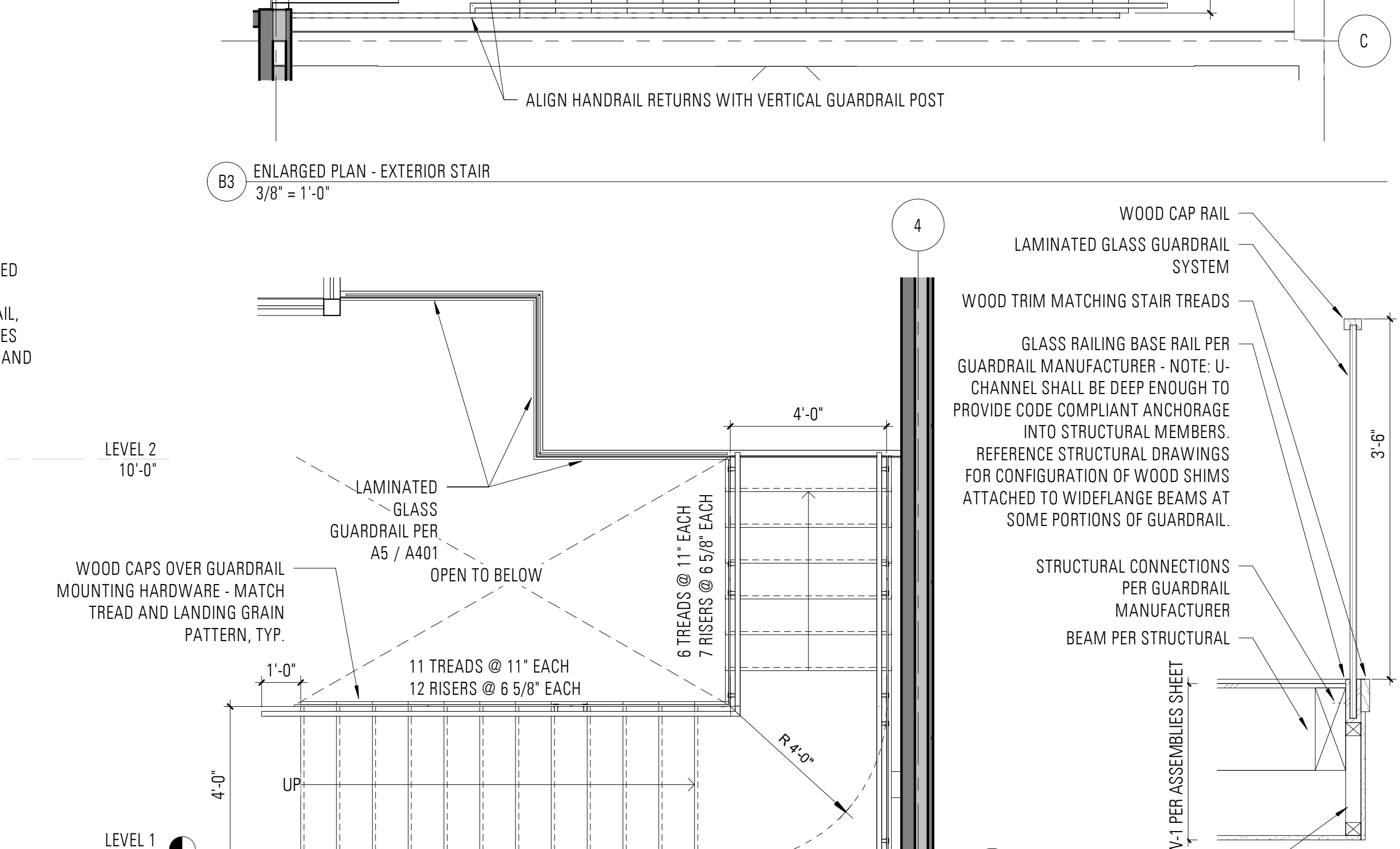
**B3** ENLARGED PLAN - EXTERIOR STAIR  
3/8" = 1'-0"



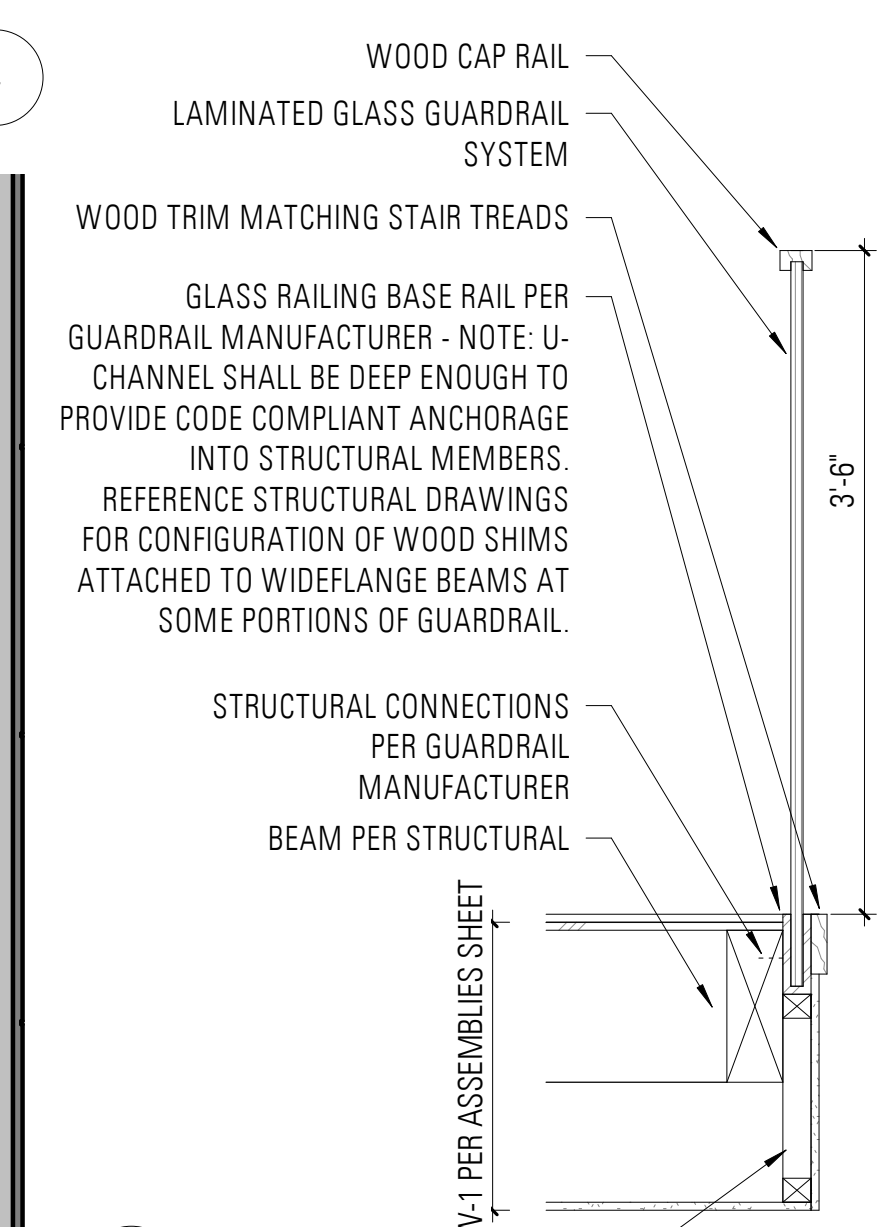
**A1** ENLARGED SECTION - MAIN STAIR 2  
3/8" = 1'-0"



**A2** ENLARGED SECTION - MAIN STAIR 1  
3/8" = 1'-0"



**A3** ENLARGED PLAN - MAIN STAIR  
3/8" = 1'-0"



**A5** SECTION DETAIL - GUARDRAIL AT L2 LANDING  
1" = 1'-0"

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# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
BRYN-MAWR-SKYWAY,  
WA 98178

**BID SET**

2052  
25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS

AHJ STAMP



Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## ASSEMBLIES

# A501

**LEGEND - WALL ASSEMBLIES**

**WALL TYPE DESIGNATION**

WALL MATERIAL → W  
WALL FUNCTION → E 6 0  
FIRE RATING → 2

**WALL MATERIAL**

C - CONCRETE  
M - MASONRY  
S - STEEL STUDS  
W - WOOD STUDS

**WALL FUNCTION**

E - EXTERIOR WALL  
P - INTERIOR PARTITION  
F - FURRING  
S - SHAFT WALL  
D - DEMISING WALL  
A - AREA SEPARATION WALL  
M - MASS WALL

**NOMINAL CORE THICKNESS**

#	CONCRETE	MASONRY	STEEL STUDS	WOOD STUDS
1	-	-	7/8" CHANNEL	1X FURRING
2	-	-	1 1/2" CHANNEL	2X FLAT
3	-	-	2 1/2"	2X3
4	4"	3 5/8"	3 5/8"	2X4
6	6"	5 5/8"	6"	2X6
8	8"	7 5/8"	8"	2X8
10	10"	9 5/8"	10"	2X10
12	12"	11 5/8"	12"	2X12

**LEGEND - HORIZONTAL ASSEMBLIES**

**ASSEMBLY TYPE DESIGNATION:**

COMPONENT → FW1  
STRUCTURAL MATERIAL → NUMBER


**COMPONENT:**  
S - SLAB  
F - FLOOR/CEILING  
R - ROOF  
D - CEILING  
S - SOFFIT

**STRUCTURAL MATERIAL:**  
C - CONCRETE  
S - STEEL  
W - WOOD  
- - APPLIED TO STRUCT ASSEMBLY

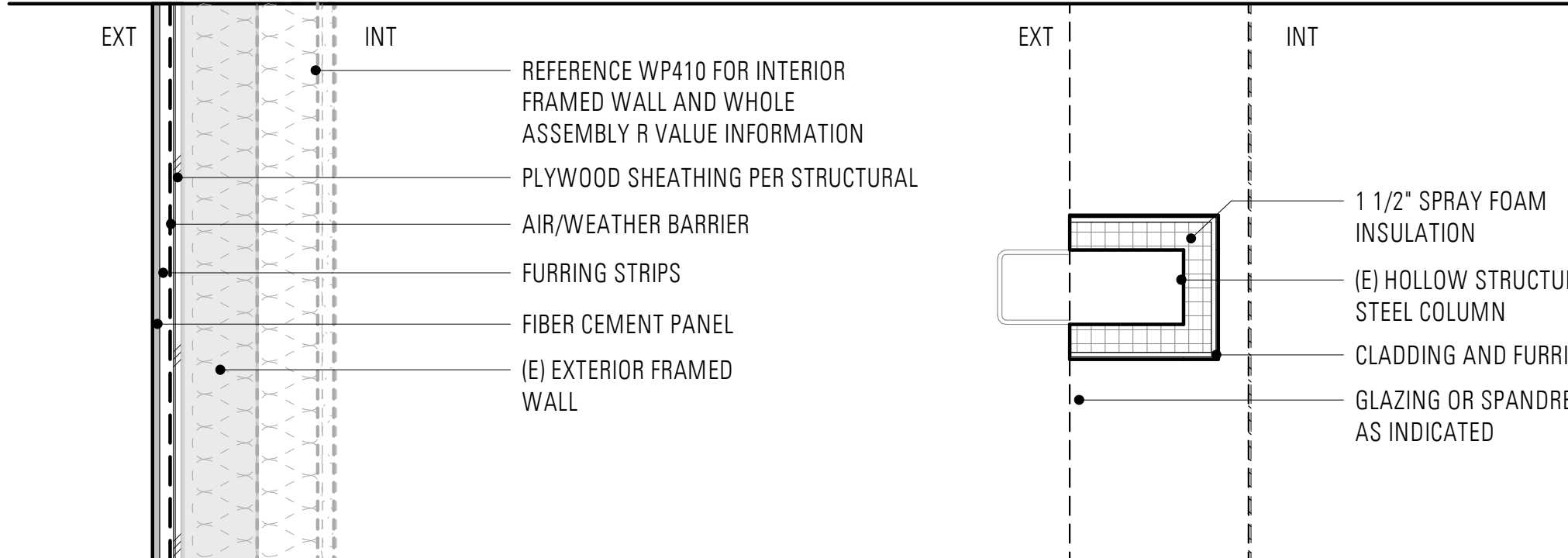
**GENERAL NOTES - HORIZONTAL ASSEMBLIES**

- INSULATION MARK SHALL BE APPLIED TO ALL INSULATION MATERIALS
- WHERE TWO (2) OR MORE LAYERS OF RIGID INSULATION WILL BE USED, EDGE JOINTS BETWEEN THE LAYERS TO BE STAGGERED
- A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE
- AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS
- AIR BARRIER PENETRATIONS SHALL BE SEALED. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS TO NOT DISLodge, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE WIND AIR PRESSURE, STACK EFFECT AND MECHANICAL VENTILATION.
- INTERIOR VAPOR RETARDER (PVA PRIMER) SHALL BE APPLIED TO INTERIOR GYPSUM BOARD SURFACE ON ALL EXTERIOR WALLS
- WATER-RESISTANT GWB SHALL BE INSTALLED AT TOILET ROOMS AND BATHROOMS
- PROVIDE ACOUSTIC CAULKING AT ASSEMBLIES WITH AN STC RATING. REFER TO SPECIFICATIONS.

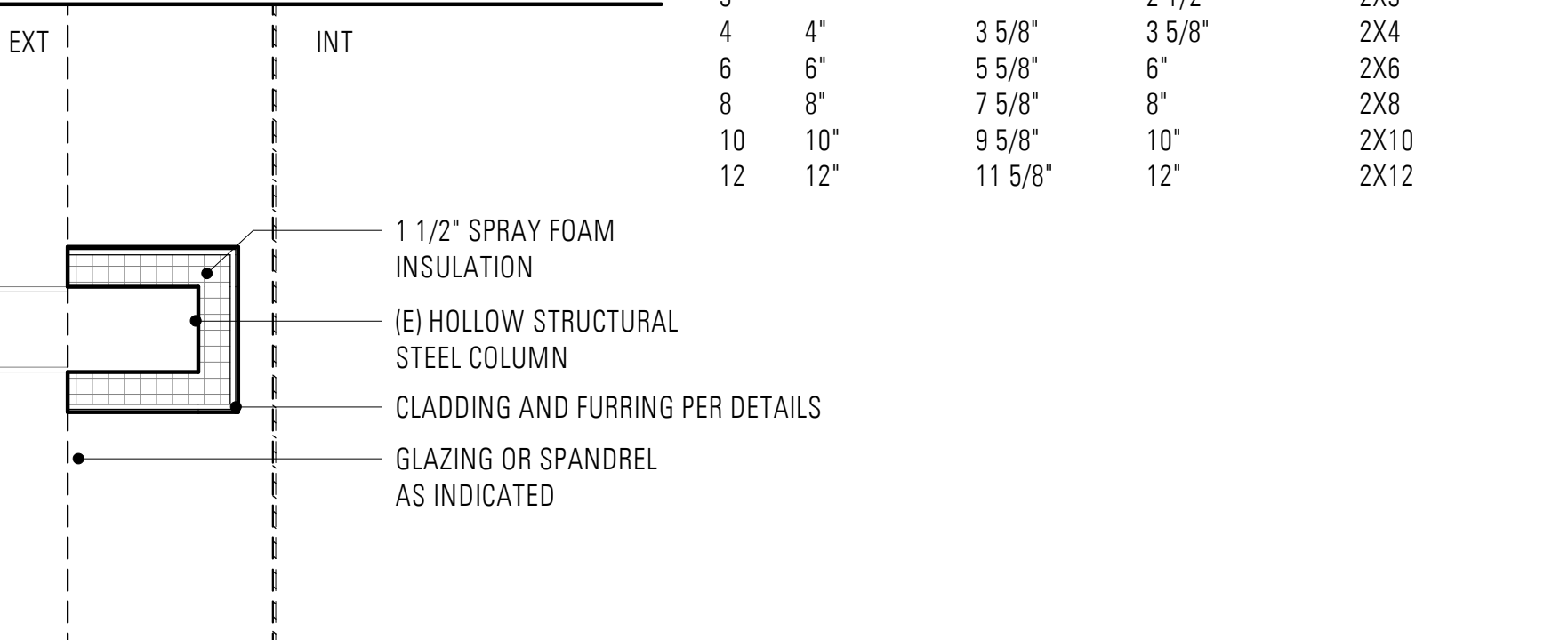
**WOOD, INTERIOR, 2X2** ASSEMBLY U VALUE N/A



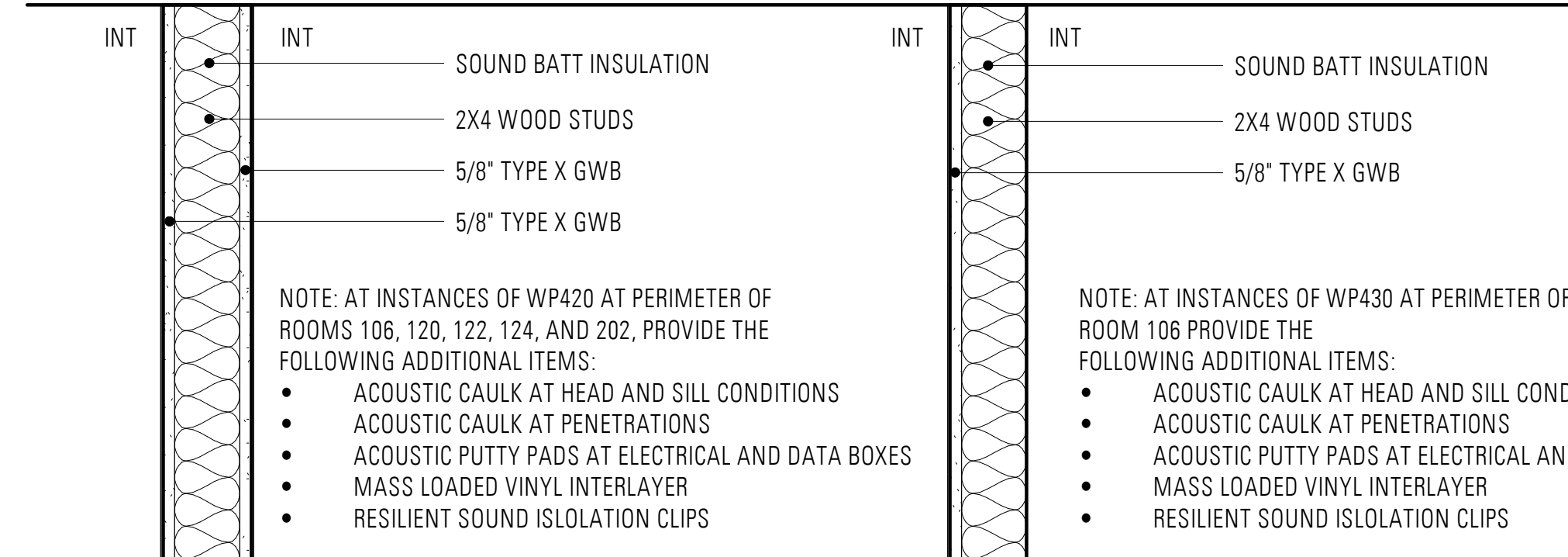
**EXTERIOR CLADDING** ASSEMBLY U VALUE N/A



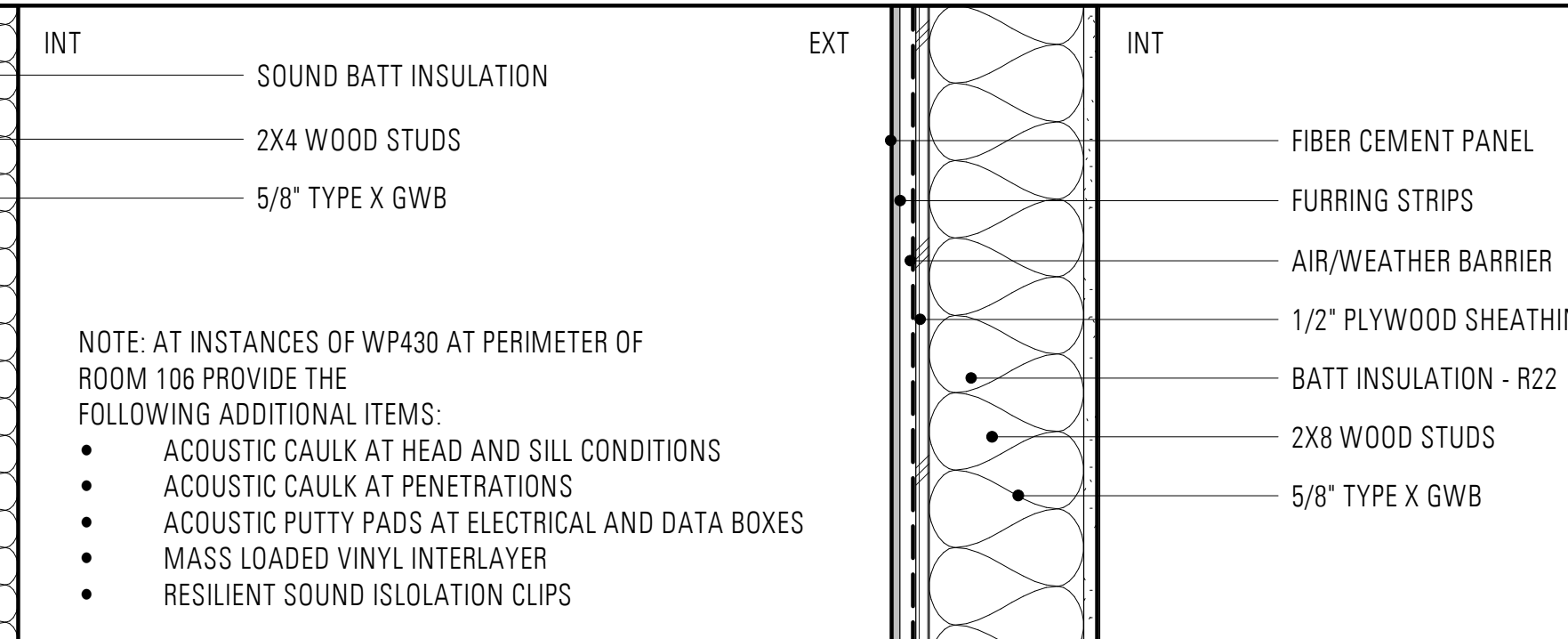
**HOLLOW STRUCTURAL STEEL COLUMN** ASSEMBLY U VALUE = 0.088



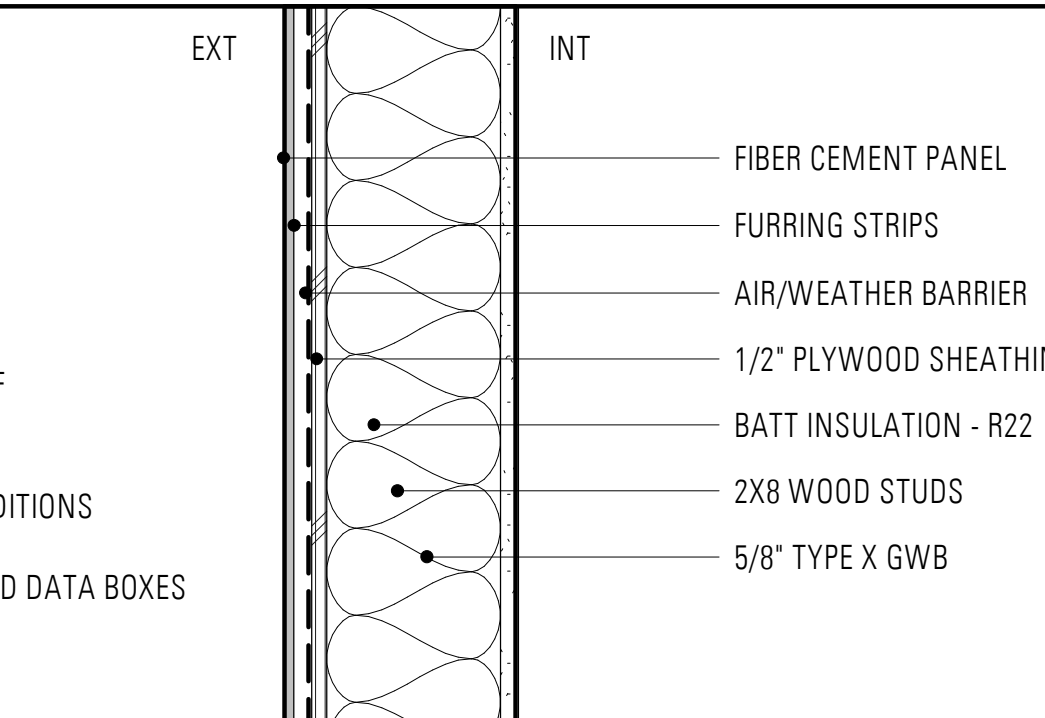
**WOOD, INTERIOR, 2X4** ASSEMBLY U VALUE N/A



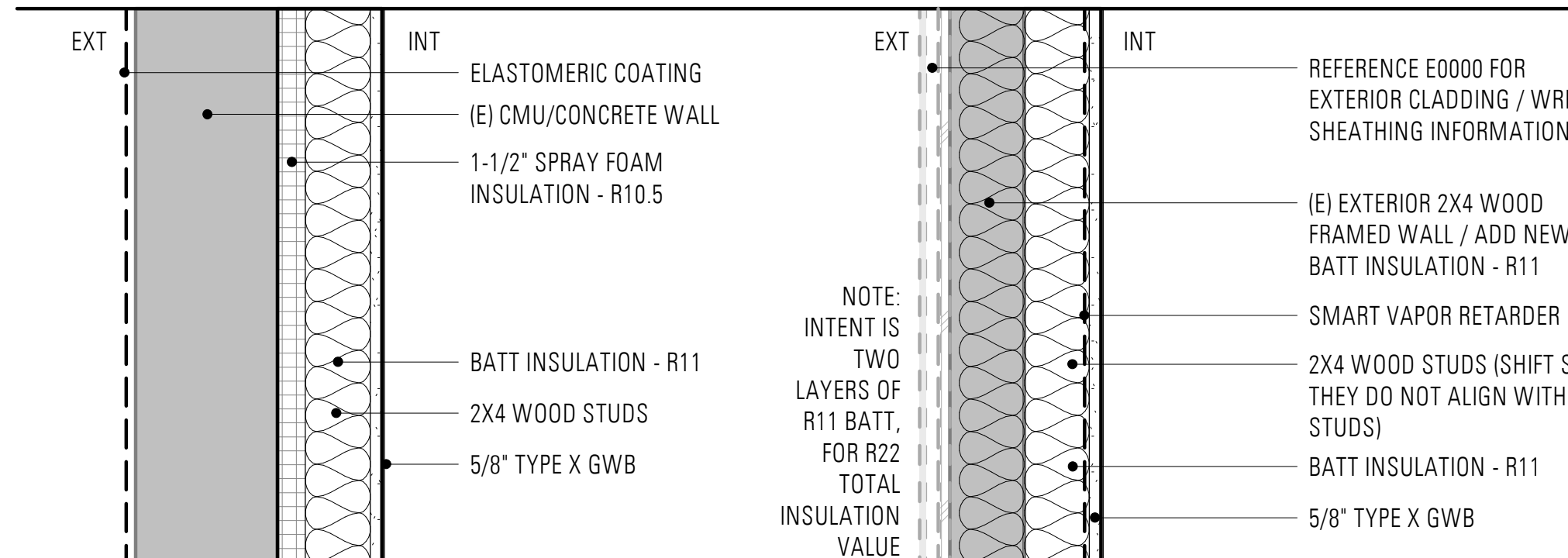
**WOOD, INTERIOR, 2X4** ASSEMBLY U VALUE N/A



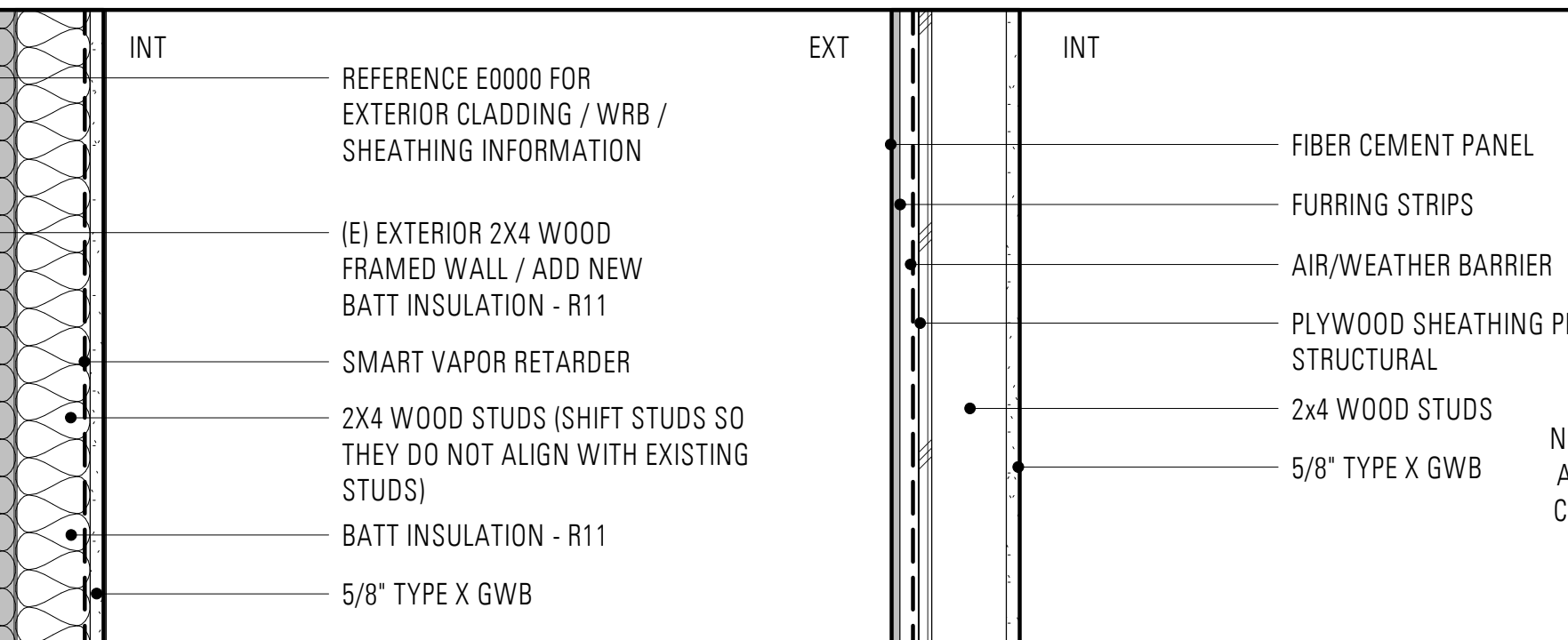
**EXTERIOR WALL AT SPANDREL LOCATIONS** ASSEMBLY U VALUE = 0.039



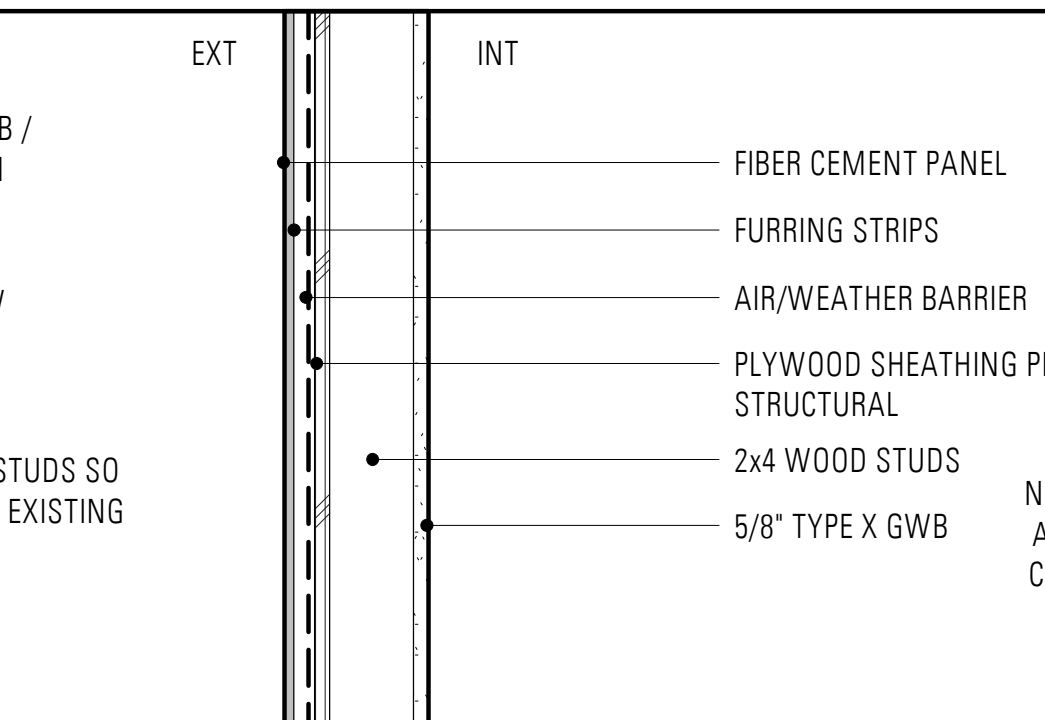
**FURRING ON EXISTING CMU/CONCRETE WALL** ASSEMBLY U VALUE = 0.040



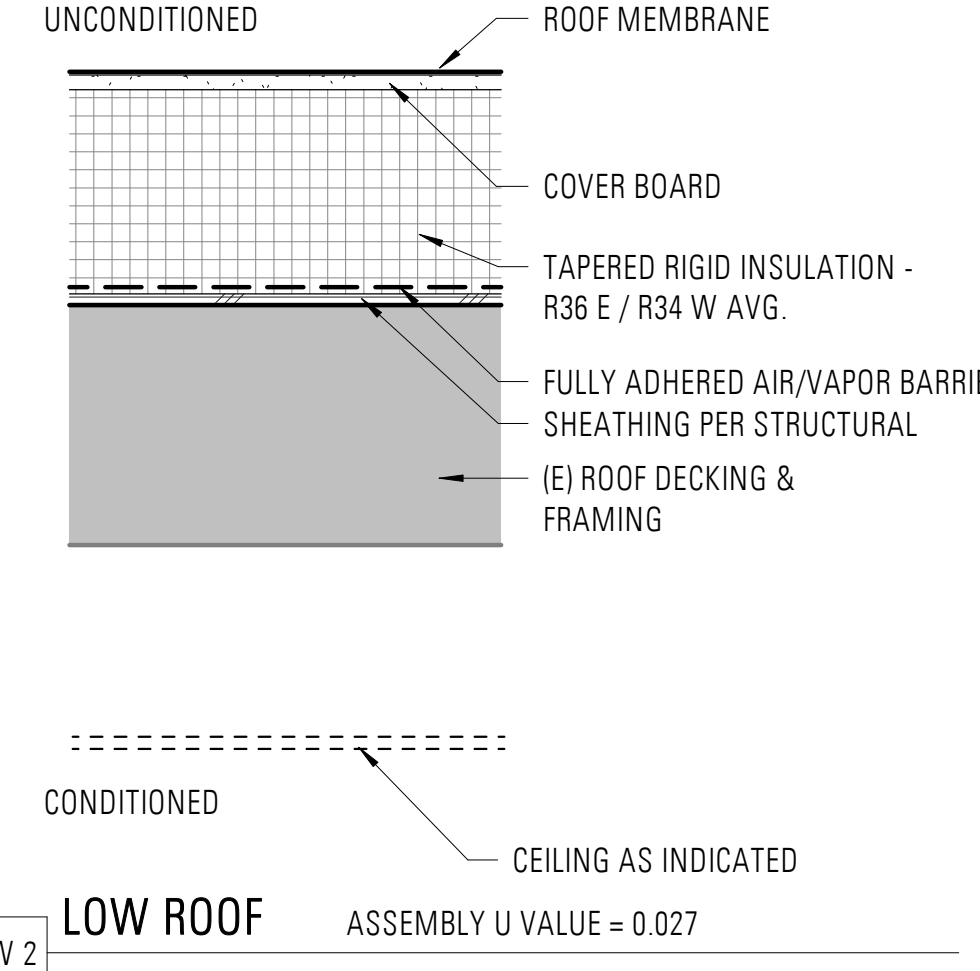
**FURRING ON EXISTING EXTERIOR FRAMED WALL** ASSEMBLY U VALUE = 0.041



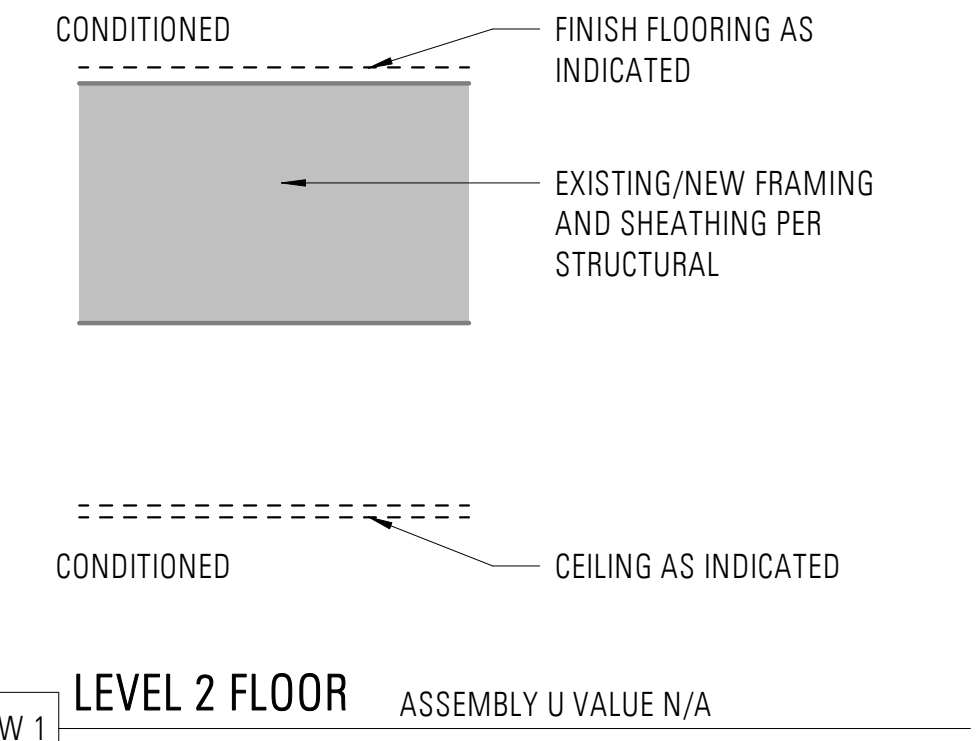
**EXTERIOR WALL AT CANOPY** ASSEMBLY U VALUE N/A



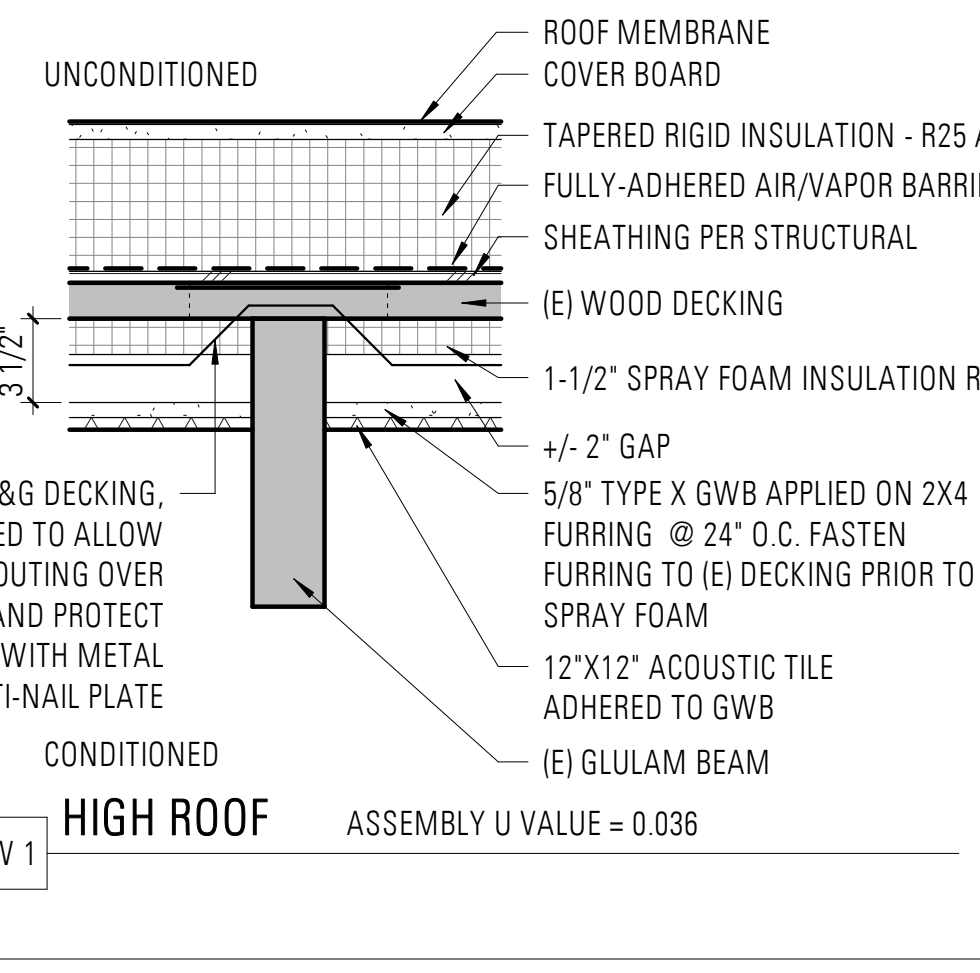
**LOW ROOF** ASSEMBLY U VALUE = 0.027



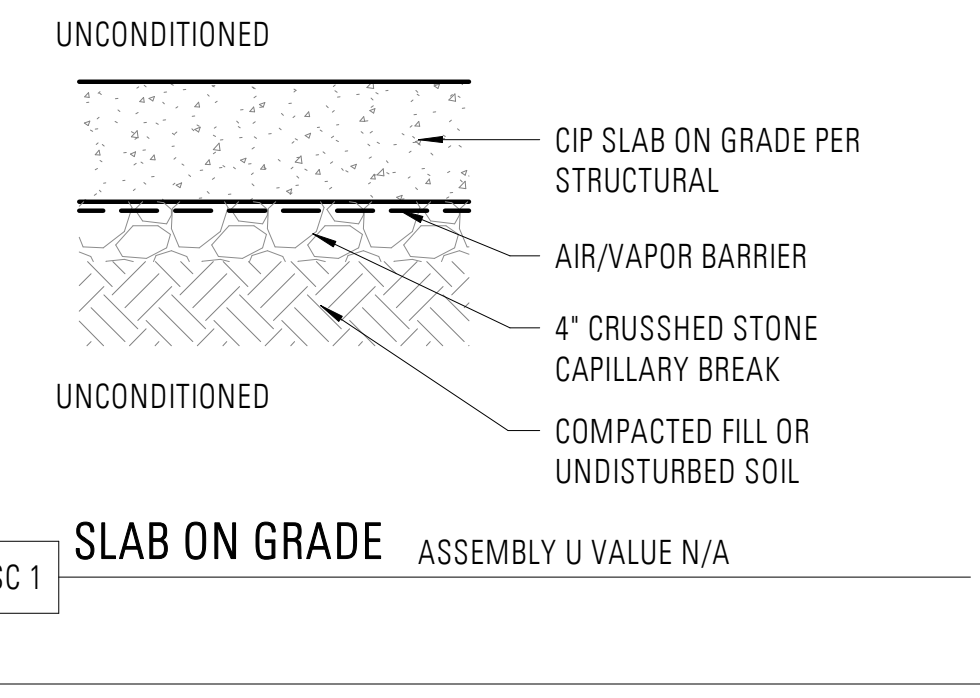
**LEVEL 2 FLOOR** ASSEMBLY U VALUE N/A



**HIGH ROOF** ASSEMBLY U VALUE = 0.036



**SLAB ON GRADE** ASSEMBLY U VALUE N/A





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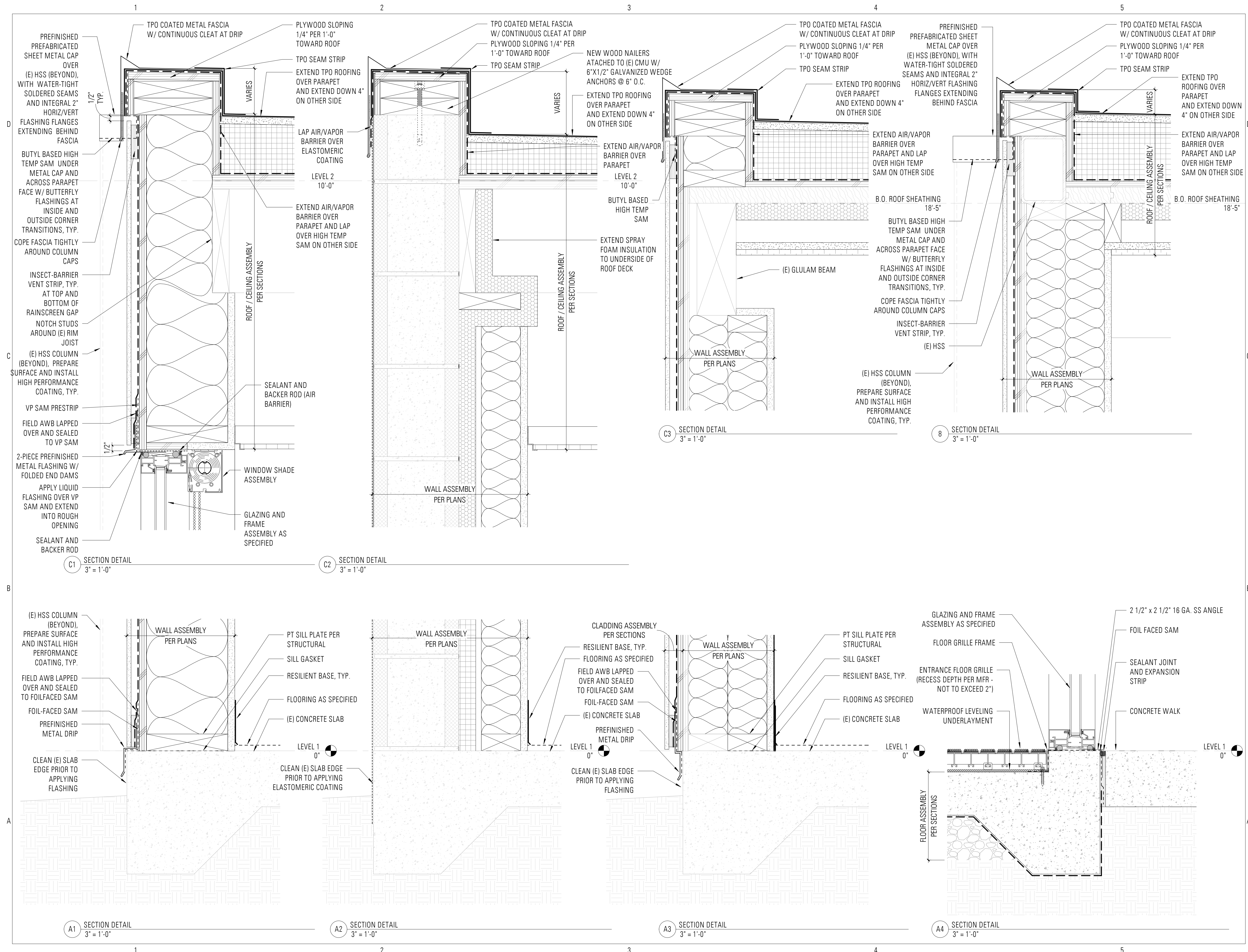


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Checker: MM / GA

**EXTERIOR DETAILS**

# A510

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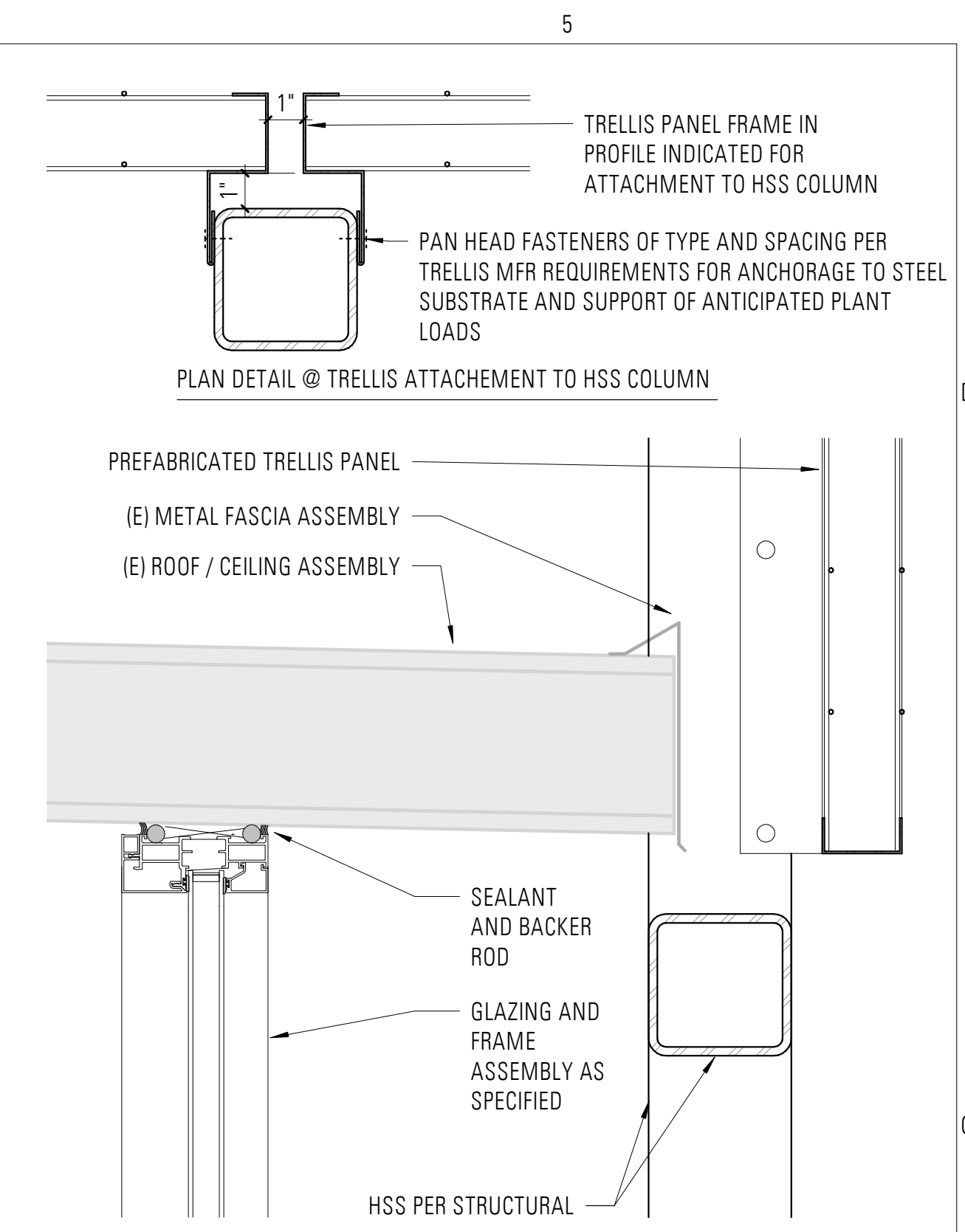
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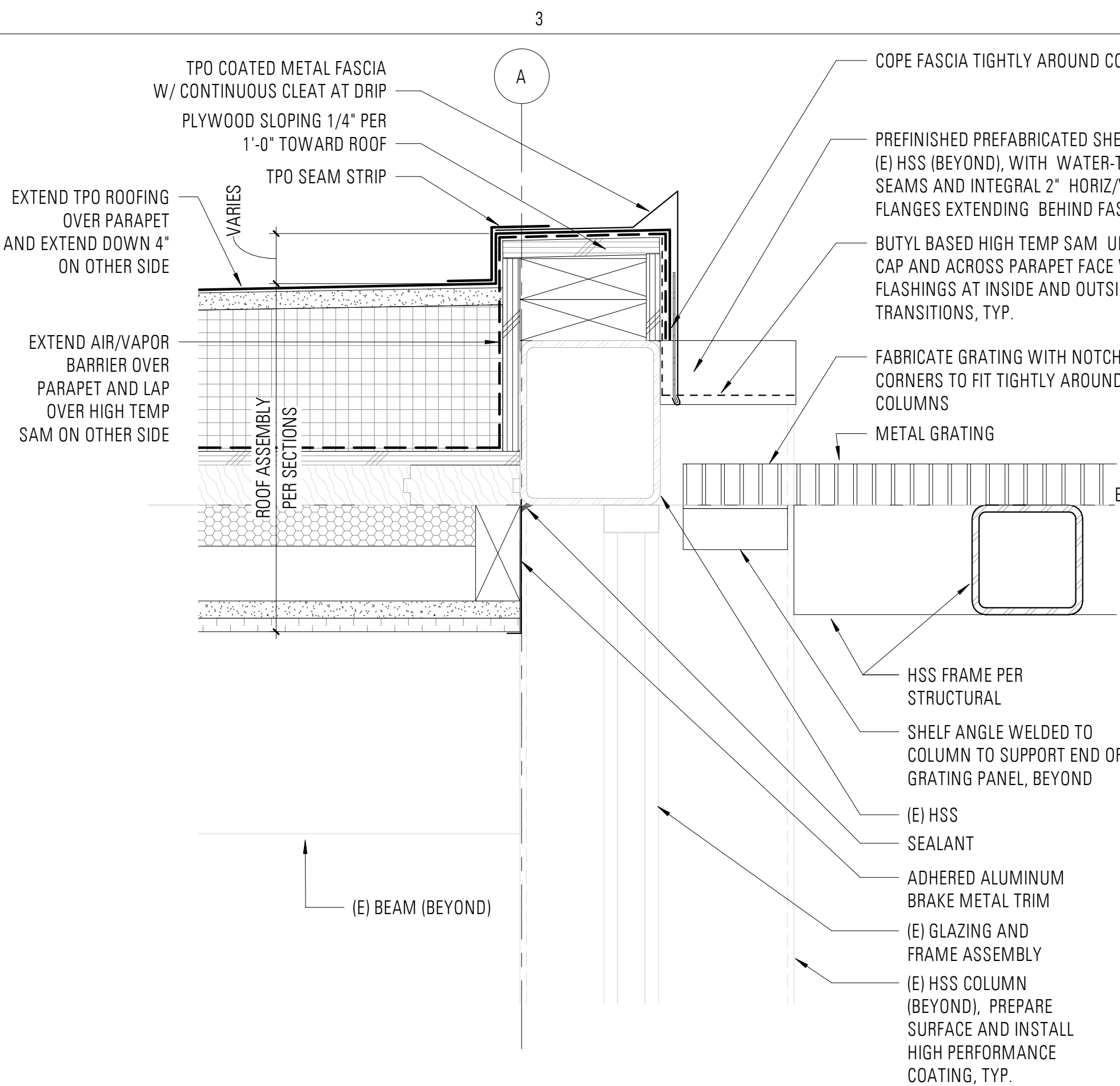
Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## EXTERIOR DETAILS

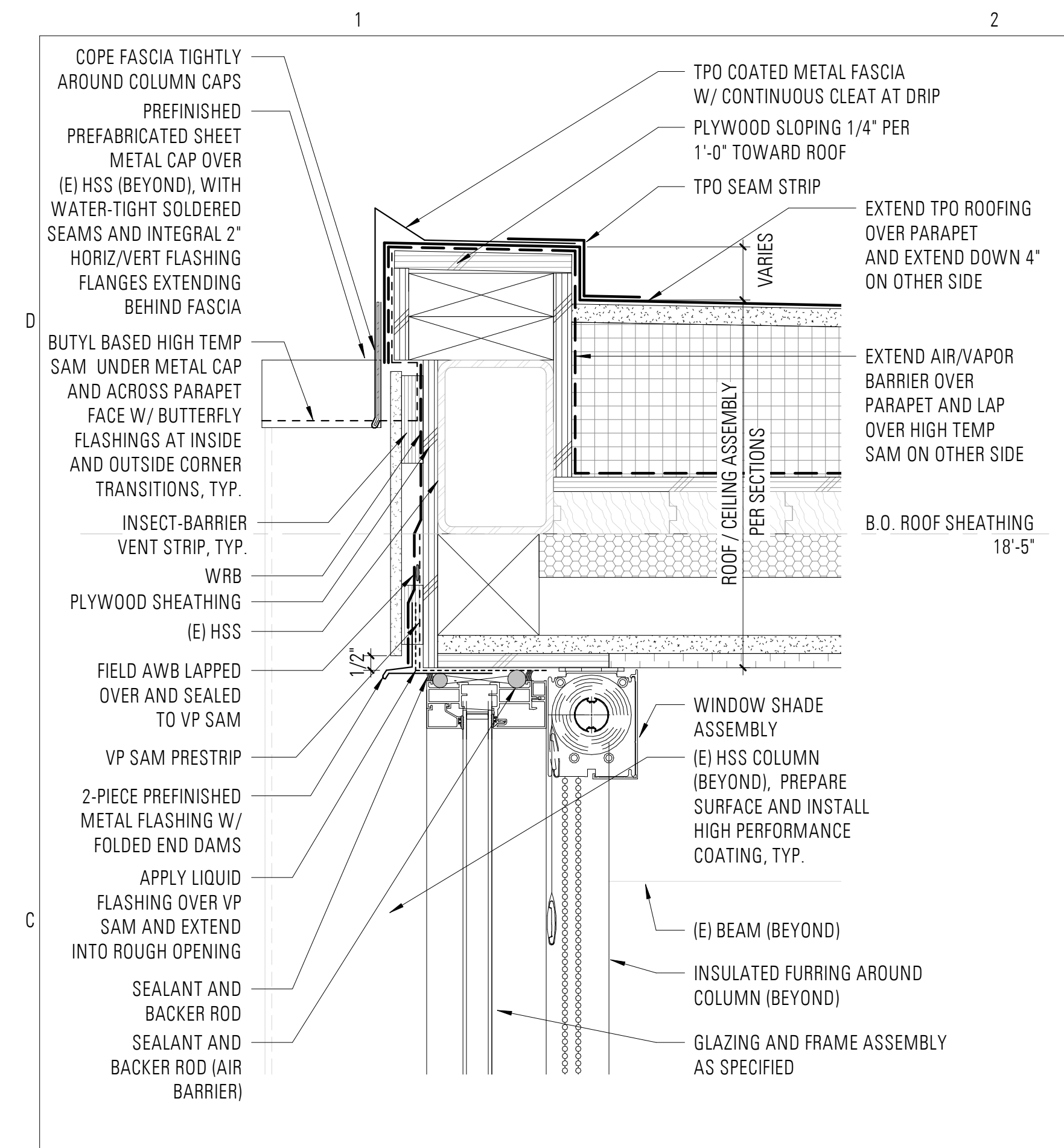
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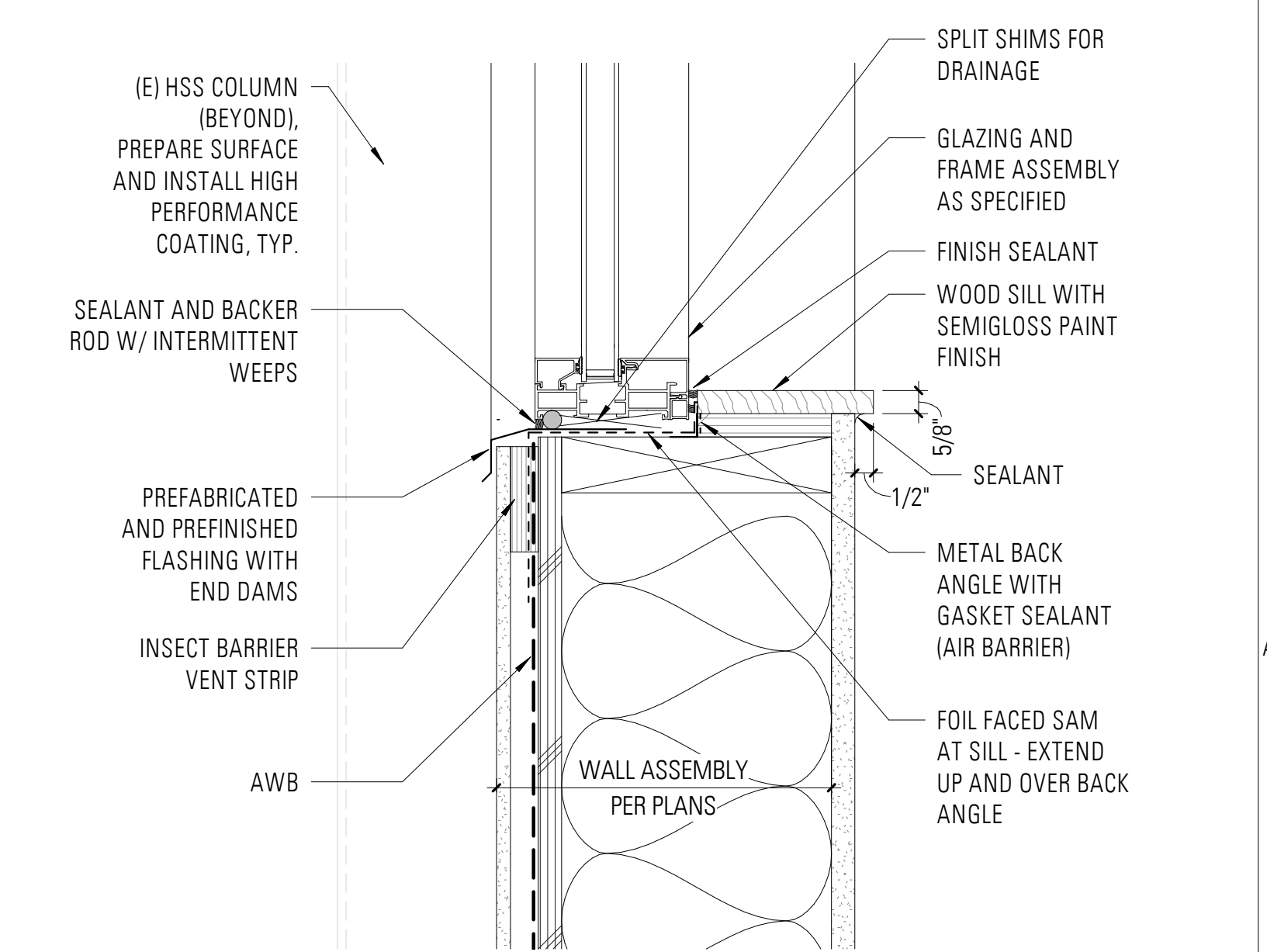
**B5** SECTION DETAIL  
3" = 1'-0"



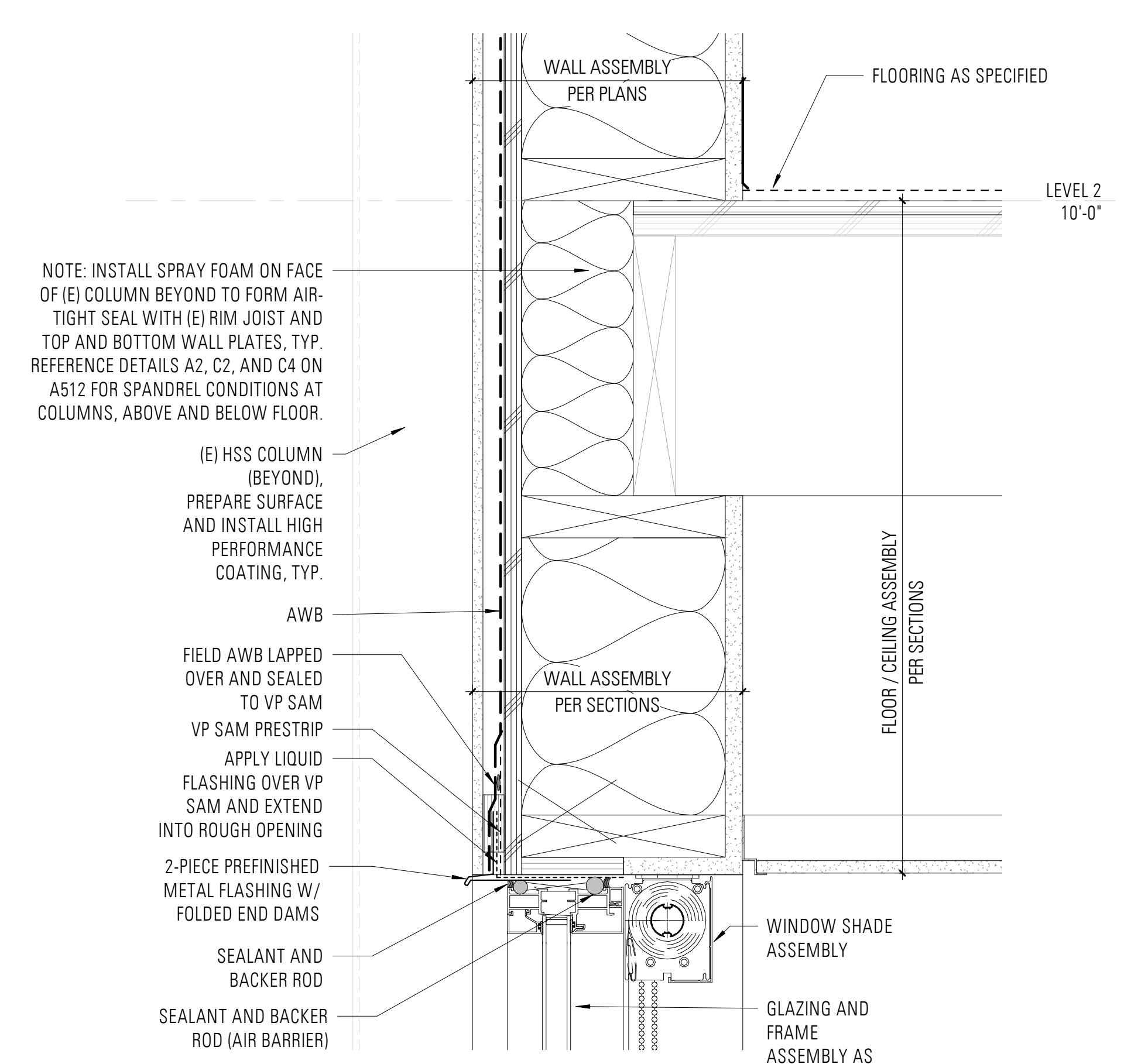
**B3** SECTION DETAIL  
3" = 1'-0"



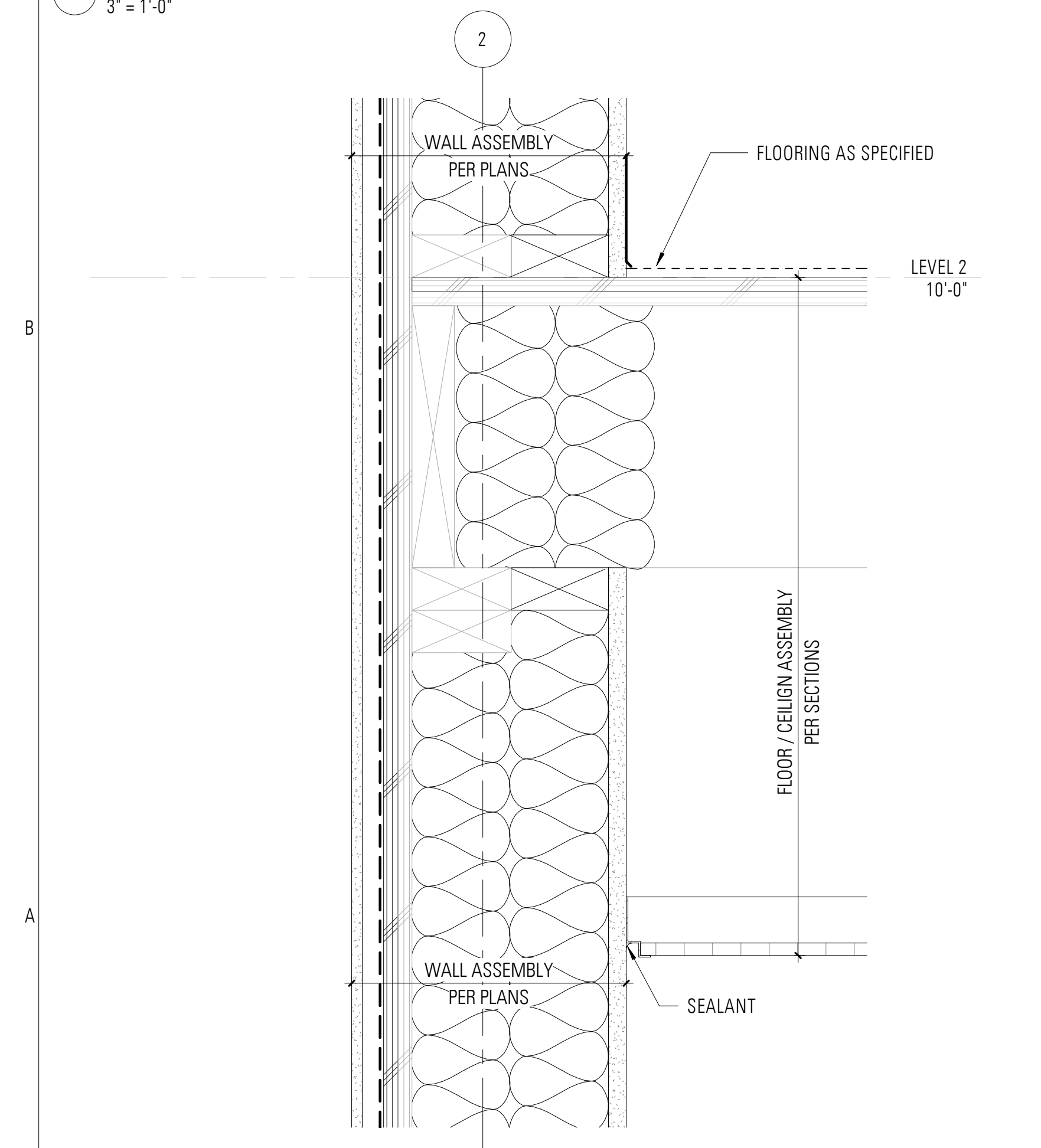
**B1** SECTION DETAIL  
3" = 1'-0"



**A4** SECTION DETAIL  
3" = 1'-0"



**A3** SECTION DETAIL  
3" = 1'-0"



**A1** SECTION DETAIL  
3" = 1'-0"



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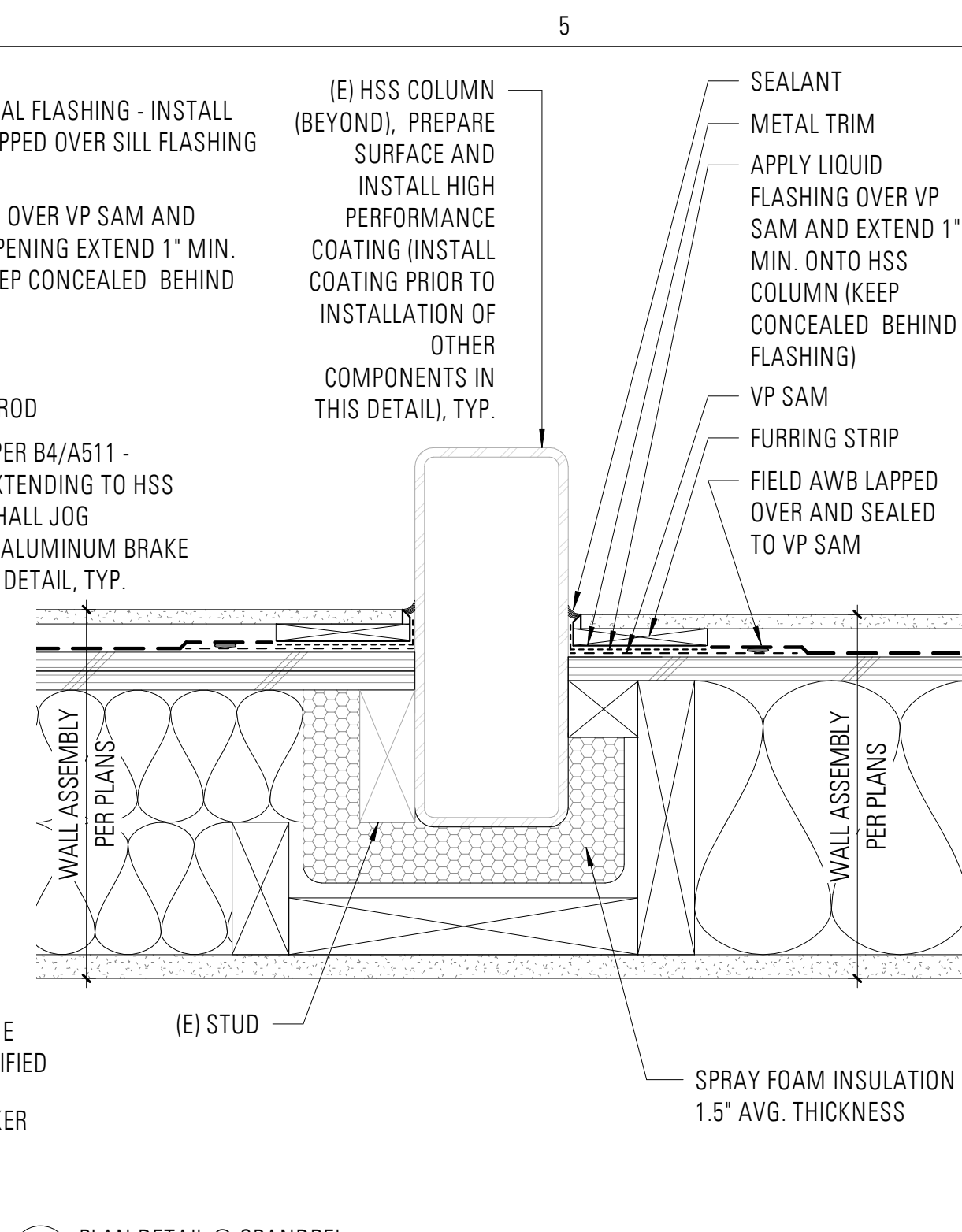
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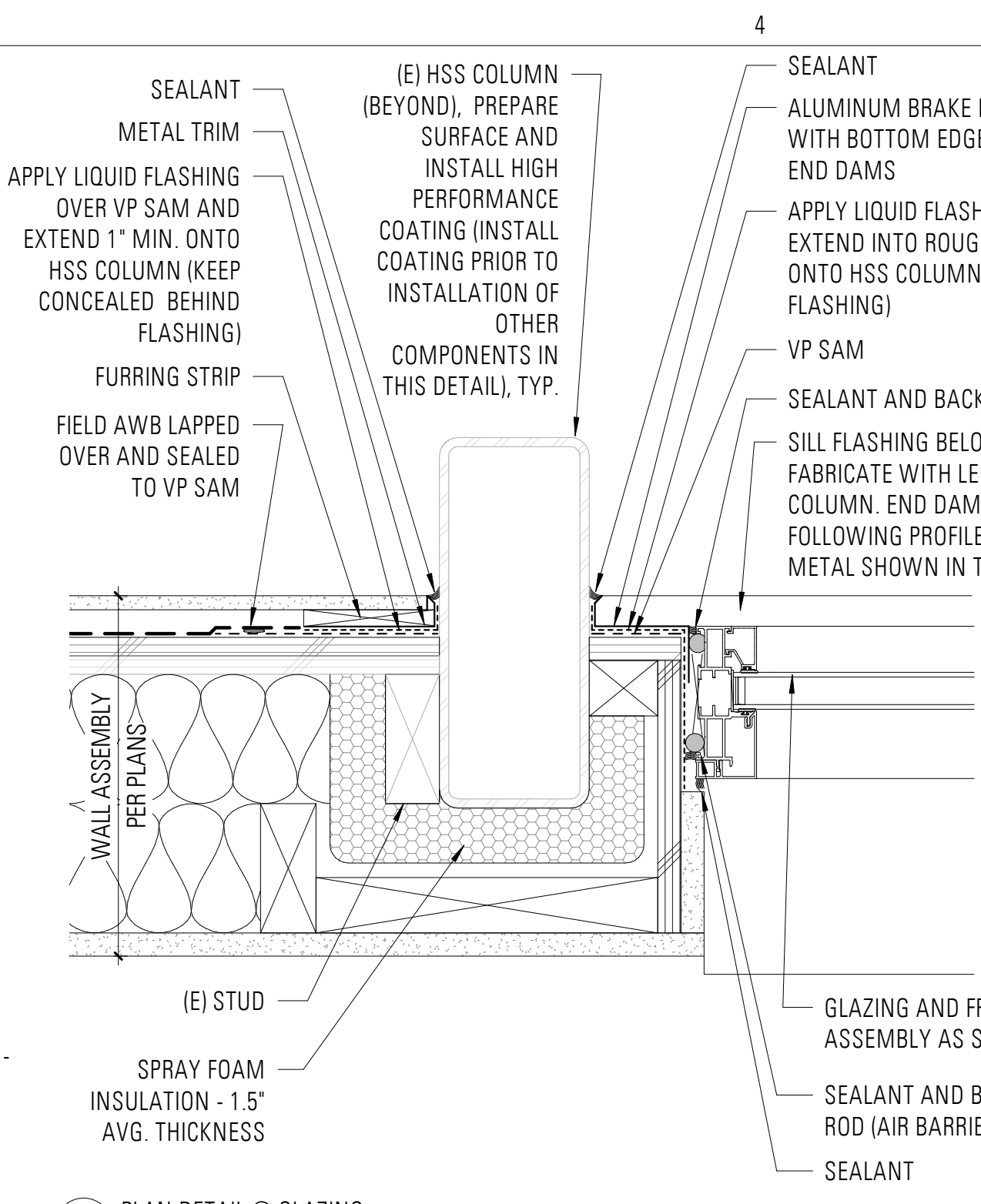
Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## EXTERIOR DETAILS

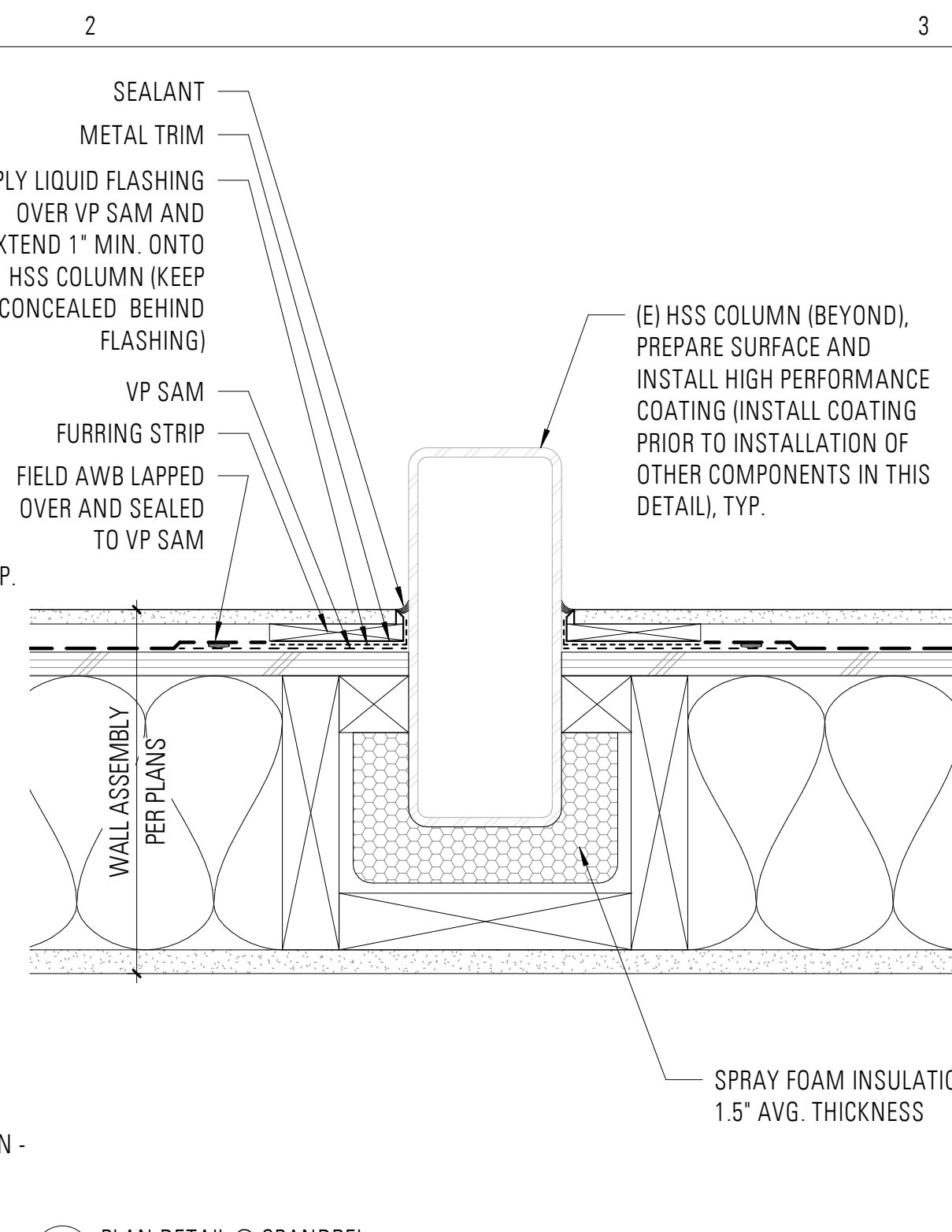
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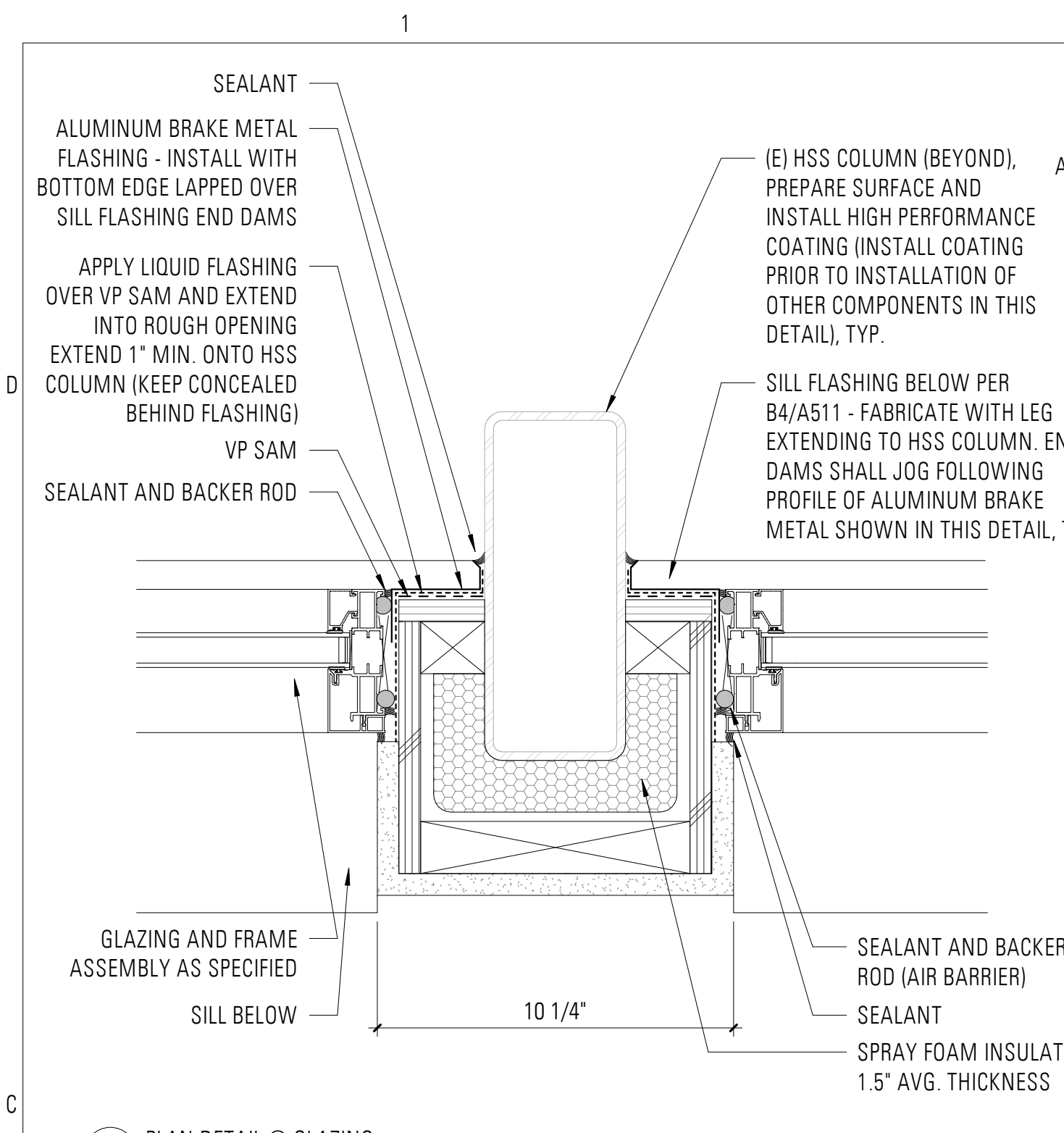
**C4** PLAN DETAIL @ SPANDREL  
3' = 1'-0"



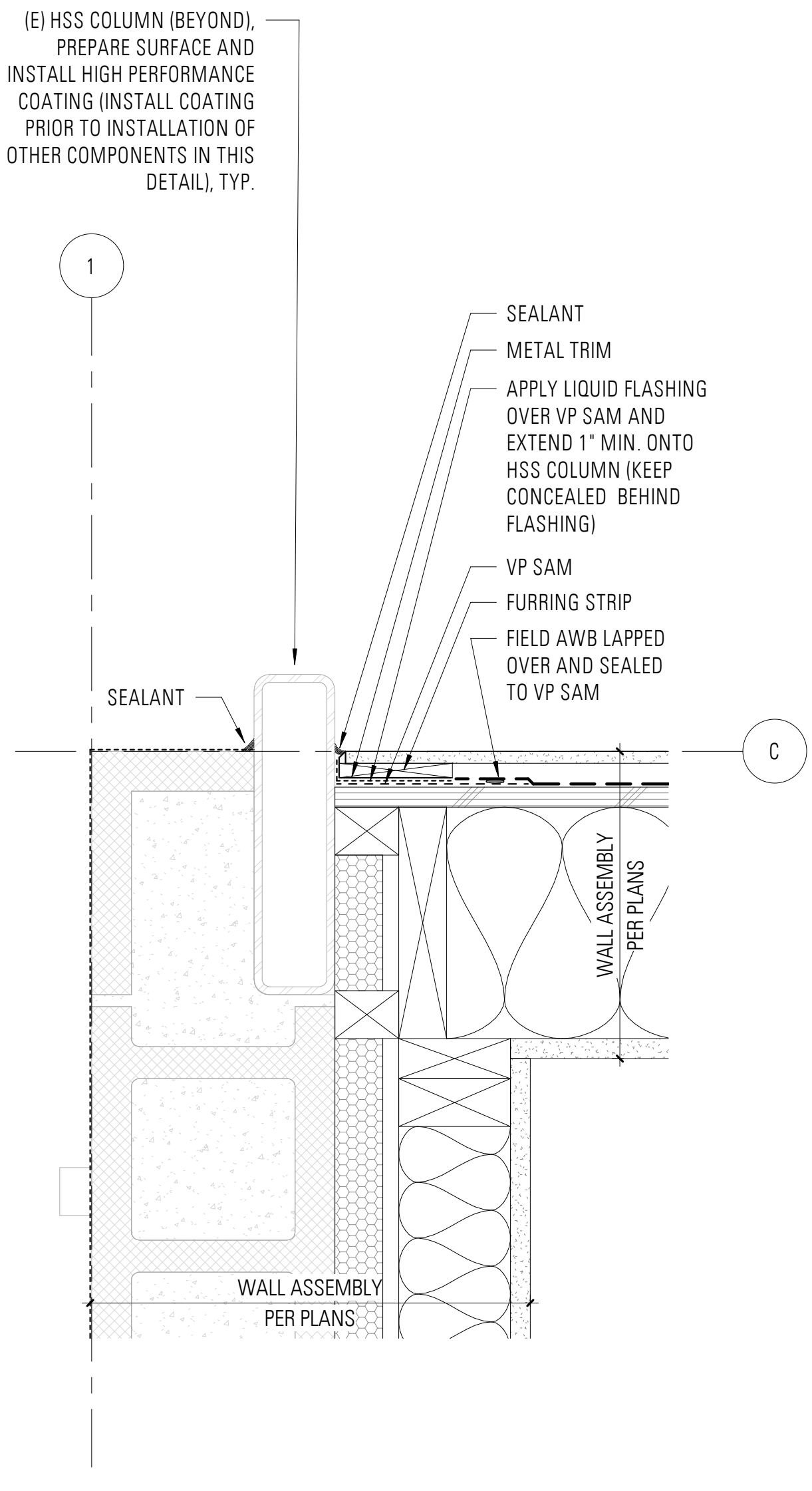
**C3** PLAN DETAIL @ GLAZING  
3' = 1'-0"



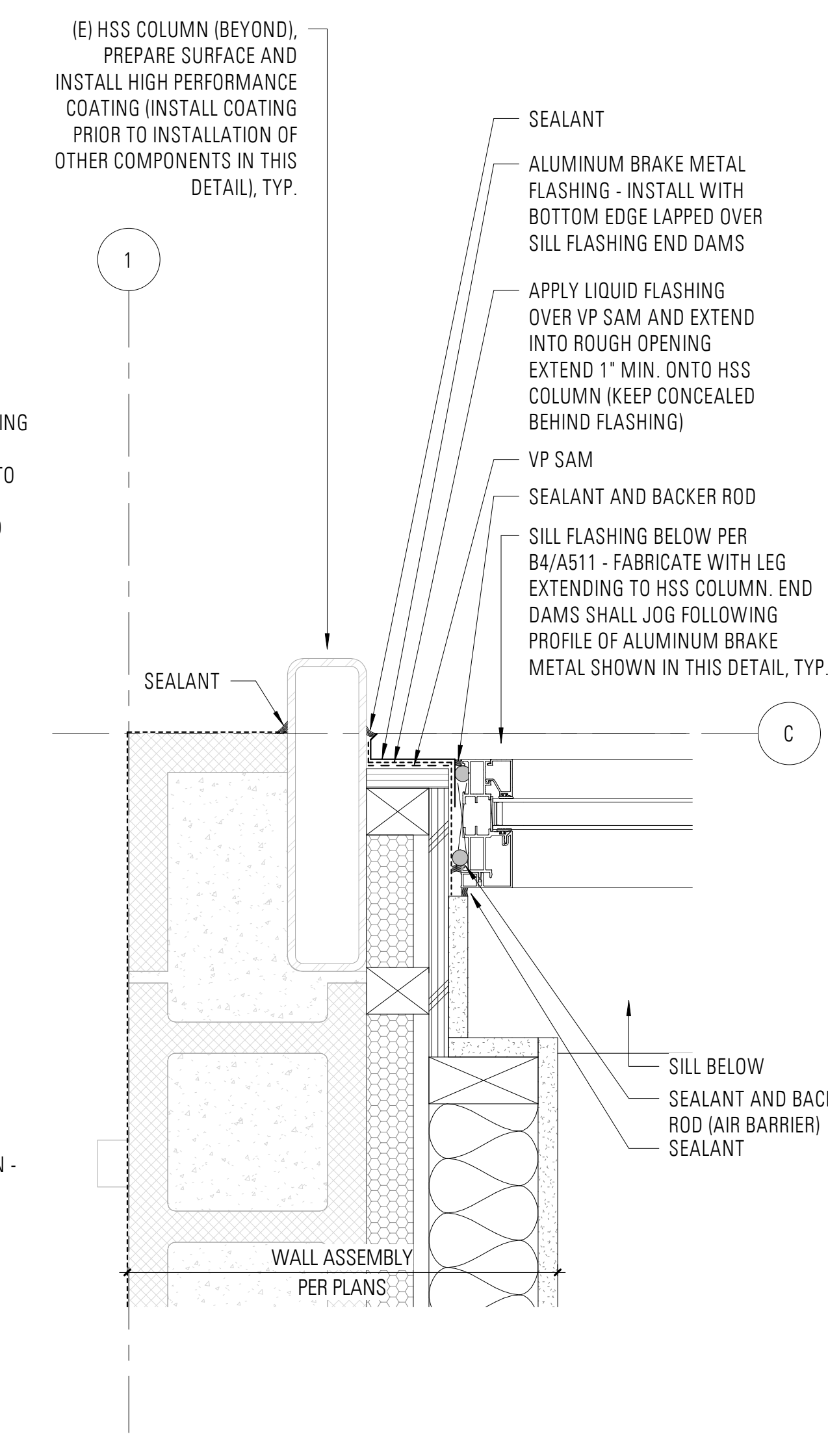
**C2** PLAN DETAIL @ SPANDREL  
3' = 1'-0"



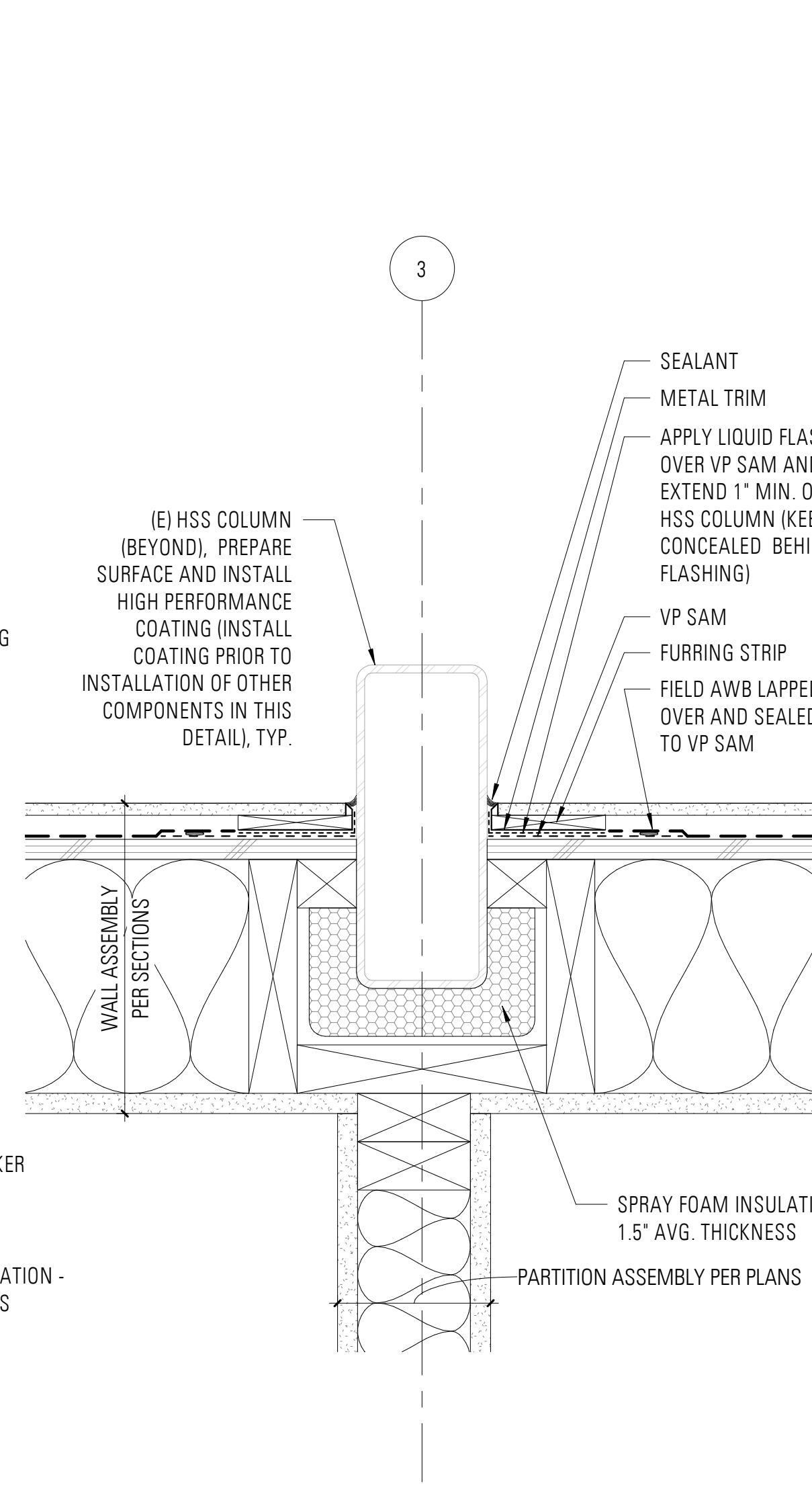
**C1** PLAN DETAIL @ GLAZING  
3' = 1'-0"



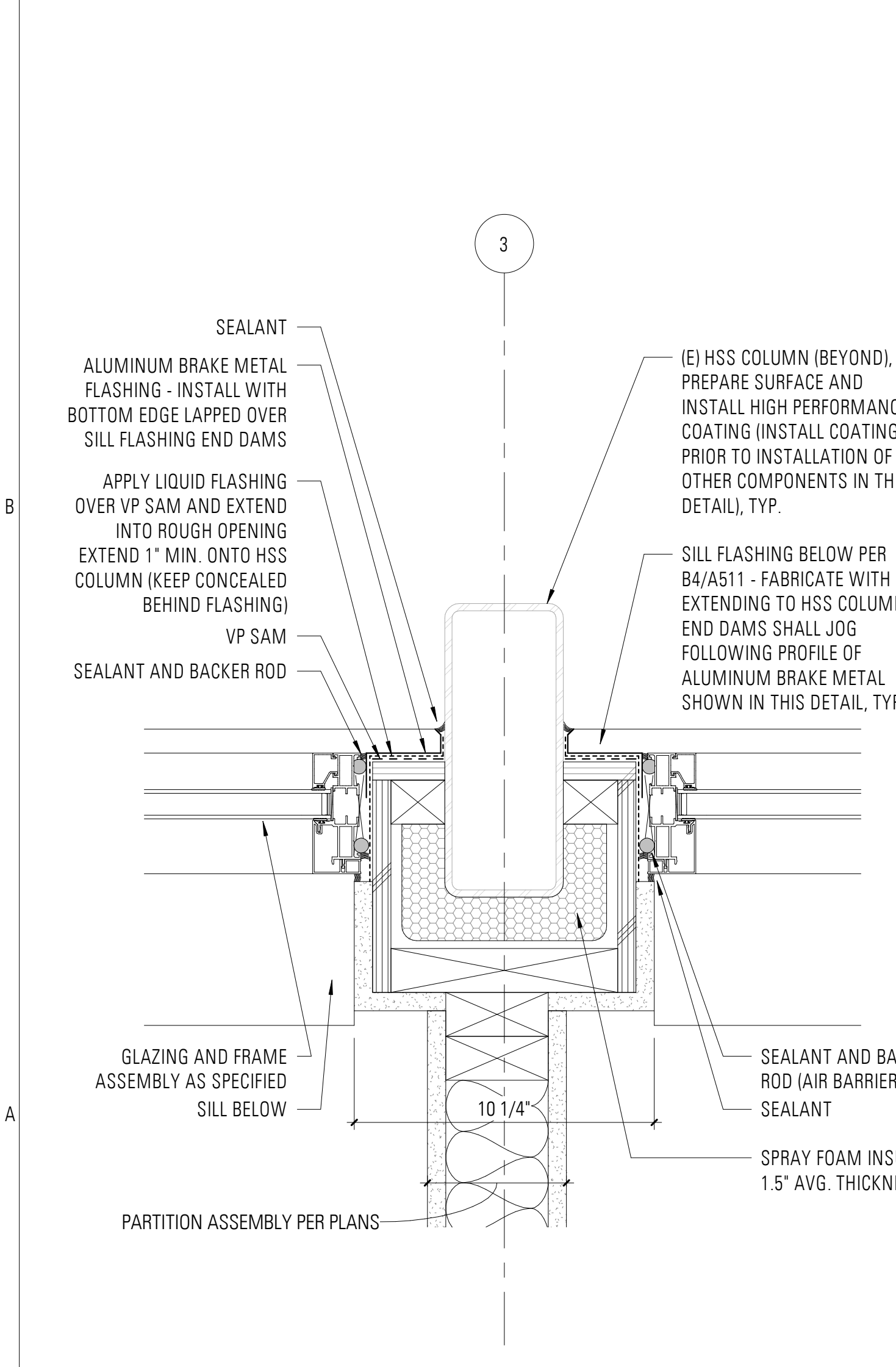
**A4** PLAN DETAIL @ SPANDREL  
3' = 1'-0"



**A3** PLAN DETAIL @ GLAZING  
3' = 1'-0"



**A2** PLAN DETAIL @ SPANDREL  
3' = 1'-0"



**A1** PLAN DETAIL @ GLAZING  
3' = 1'-0"



# SKYWAY RESOURCE CENTER

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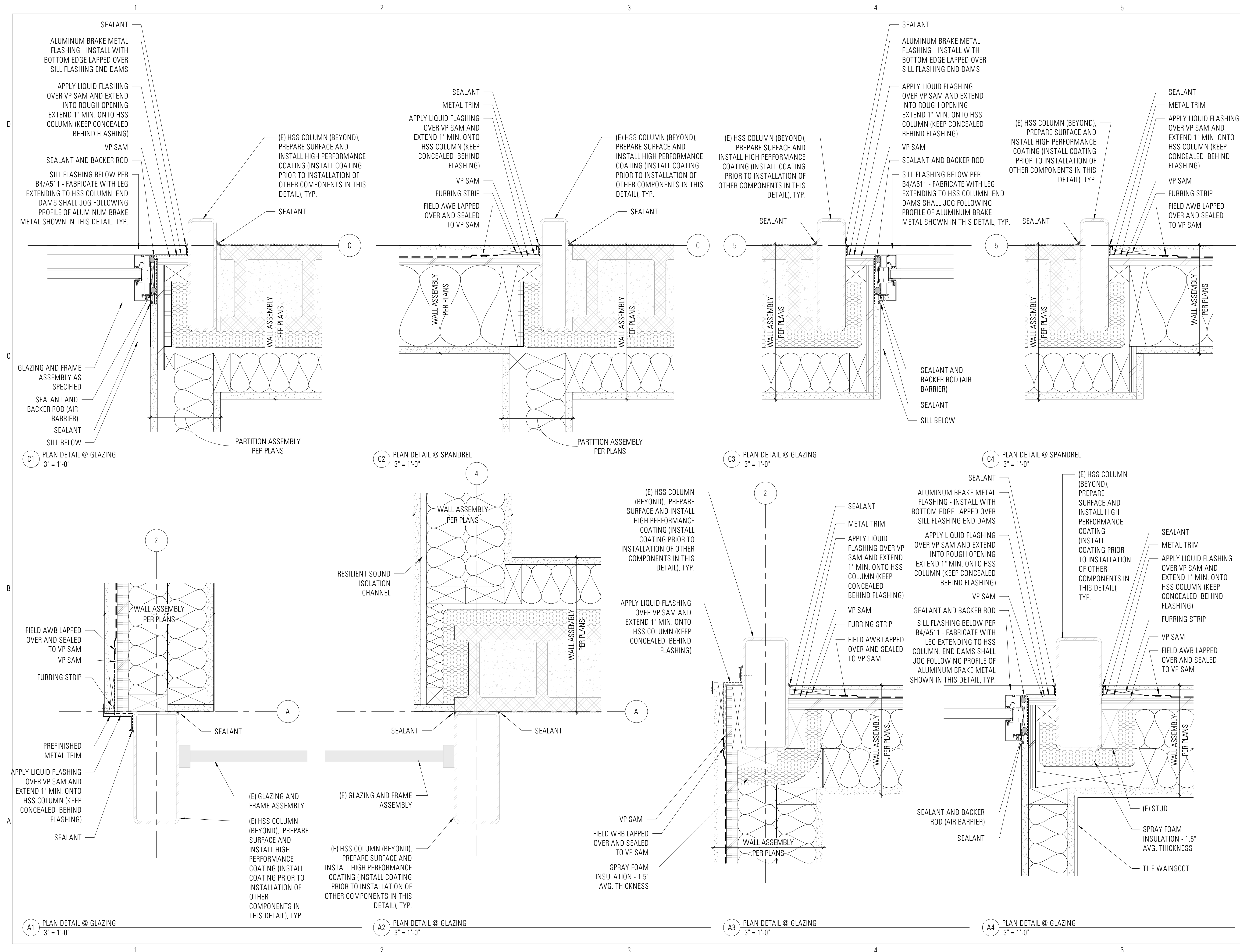


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## EXTERIOR DETAILS

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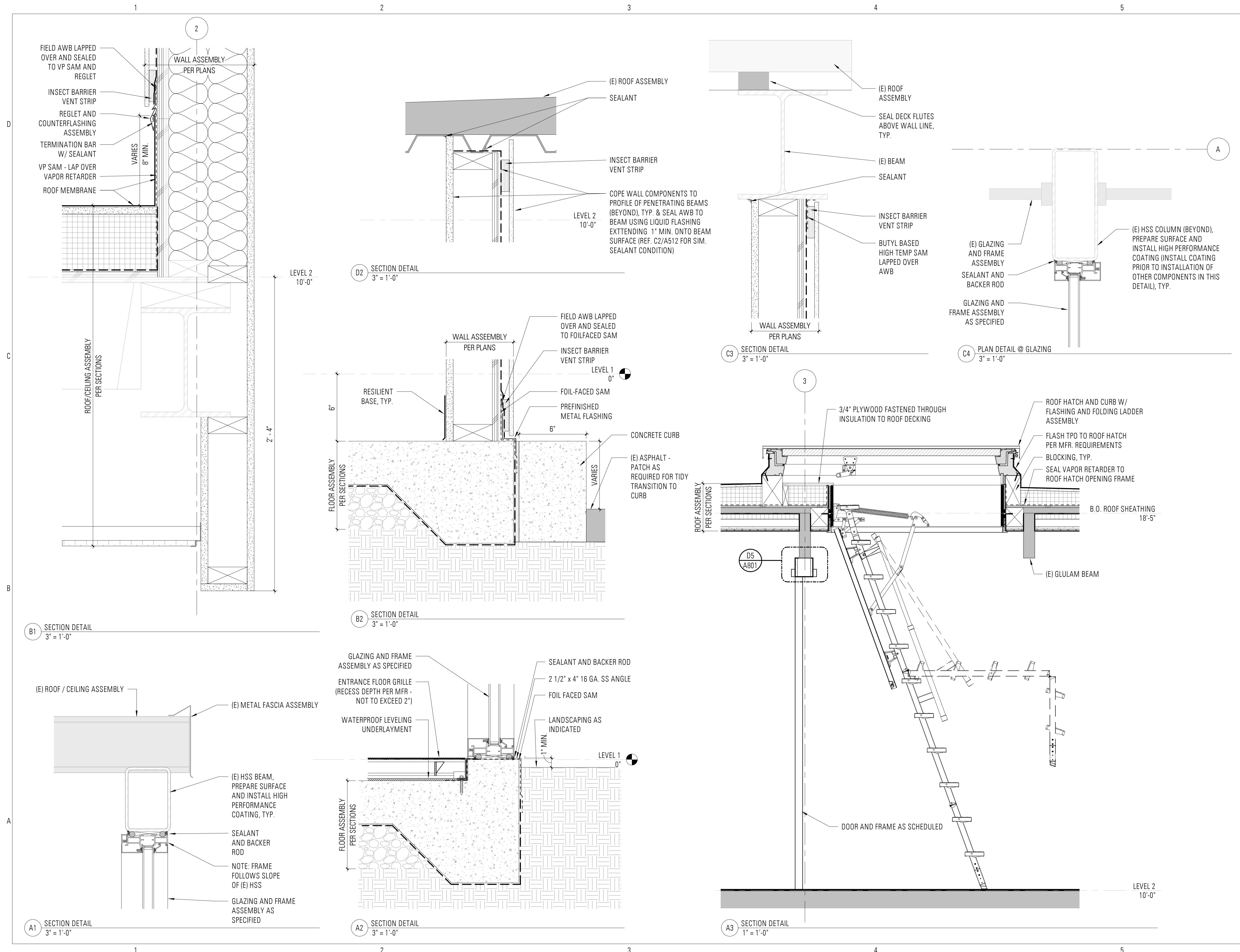


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**EXTERIOR DETAILS**

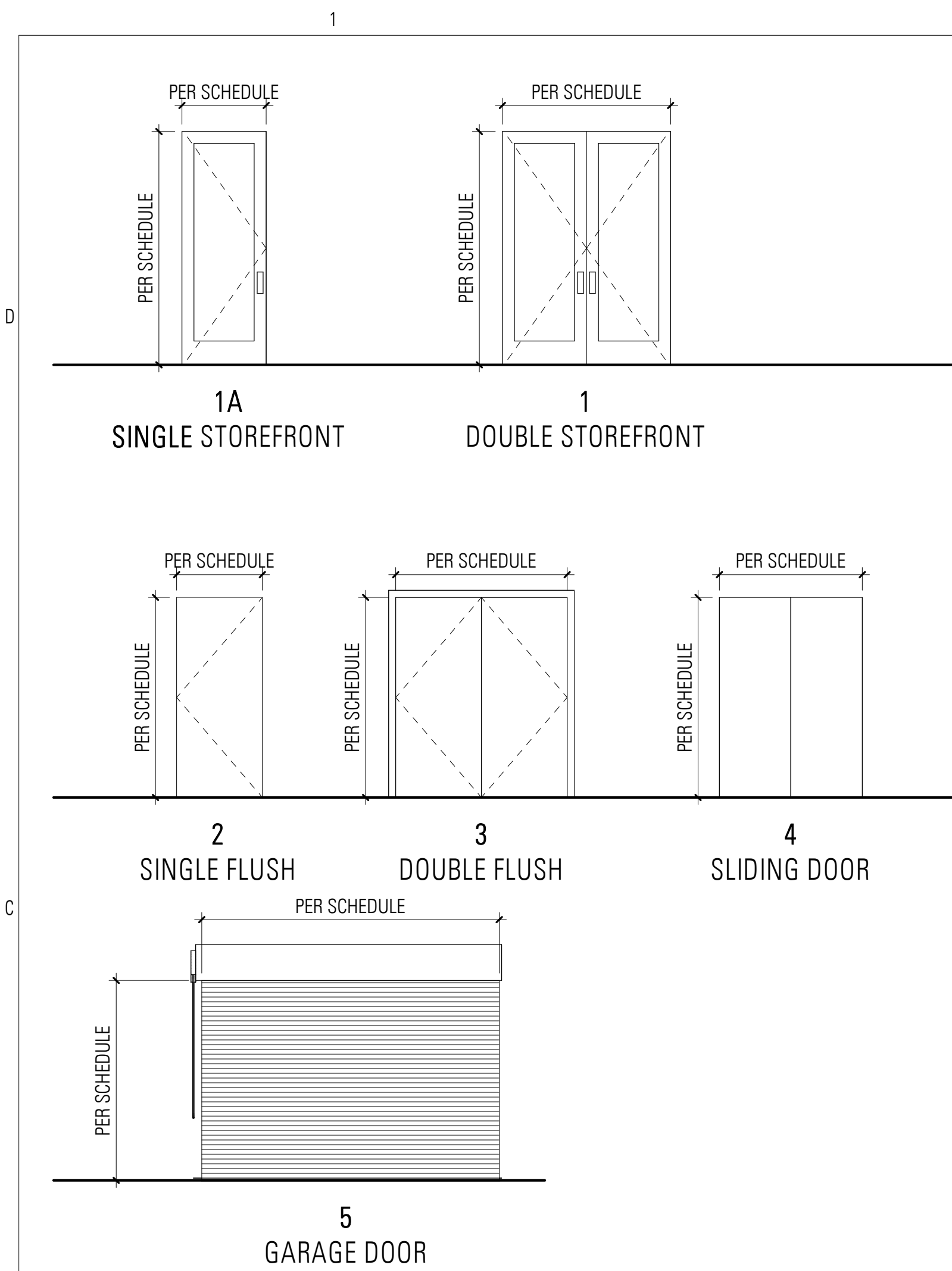
# A514

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DOOR SCHEDULE											
DOOR NUMBER	TYPE	WIDTH	HEIGHT	U-VALUE	FIRE RATING	HARDWARE SET	DOOR MATERIAL	FRAME MATERIAL	SILL DETAIL	JAMB DETAIL	Comments
101A	1	6'-0"	7'-0"	0.34	NA	01	AL	AL	A1/A601	A2/A602	PANIC HARDWARE
101B	1	6'-0"	7'-0"	0.34	NA	01	AL	AL	A2/A601	--	DOOR INSTALLED IN EXISTING FRAME / PANIC HARDWARE
101C	1	6'-0"	7'-0"	0.34	NA	01	AL	AL	A1/A601	A2/A602	PANIC HARDWARE
102A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
106A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
107A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
108A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
109A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
110A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
111A	5	8'-0"	7'-0"	0.34	NA	09	ST	ST	A3/A602	C1/A602	
112A	2	3'-0"	7'-0"	0.34	NA	08	HM	HM	A4/A601	B1/A602	
113	2	3'-0"	7'-0"	-	NA	08	HM	HM	C4/A602	A1/A602 SIM	
114A	2	3'-0"	7'-0"	0.34	NA	08	HM	HM	A4/A601	B1/A602	
116A	2	3'-0"	7'-0"	-	NA	07	WD	HM	C3/A602	D1/A602	
117A	1A	3'-0"	7'-10"	0.34	NA	05	AL	AL	A3/A601	A1/A602	PANIC HARDWARE
118A	2	3'-0"	7'-0"	-	NA	02	WD	HM	C3/A602	D1/A602	
119A	2	3'-0"	7'-0"	-	NA	02	WD	HM	C3/A602	D1/A602	
120A	2	3'-0"	7'-0"	-	NA	04	WD	HM	C3/A602	D1/A602	
121A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
122A	2	3'-0"	7'-0"	-	NA	04	WD	HM	C3/A602	D1/A602	
123A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
124A	2	3'-0"	7'-0"	-	NA	04	WD	HM	C3/A602	D1/A602	
125A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
127A	2	3'-0"	7'-0"	-	NA	06	WD	HM	C3/A602	D1/A602	
128A	1	3'-0"	7'-0"	-	NA	N/A	N/A	N/A	--	--	EXISTING VAULT DOOR TO REMAIN - ADD WELDS TO HINGES TO PERMANENTLY SECURE IN FULLY OPEN POSITION SHOWN ON PLAN
128B	2	3'-0"	7'-0"	-	NA	03	N/A	N/A	C3/A602	--	EXISTING VAULT GRILLE - SECURE STAINLESS STEEL PLATE TO GRILLE TO PROVIDE CLOSURE, AND ADD NEW PASSAGE SET DOOR HARDWARE AND GASKETING FOR ACOUSTIC CLOSURE
201	1A	3'-0"	7'-0"	-	NA	05	AL	AL	A4/A602	A1/A602	PANIC HARDWARE
202A	1A	3'-3"	7'-3"	-	NA	03	AL	AL	D3/A602	B2/A602	DARK BRONZE ANNOZIDIZED FINISH TO MATCH FRAME
202B	4	5'-0"	7'-0"	-	NA	N/A	WD	N/A	--	--	PROVIDE OVERHEAD CLOSET DOOR TRACK AND RECESSED FINGER PULLS
205A	2	3'-0"	7'-0"	-	NA	07	WD	HM	D3/A602	D1/A602	
208A	2	3'-0"	7'-0"	-	NA	02	WD	HM	D3/A602	D1/A602	
209A	2	3'-0"	7'-0"	-	NA	06	WD	HM	D3/A602	D1/A602	
210A	2	3'-0"	7'-0"	-	NA	06	WD	HM	D3/A602	D1/A602	

GENERAL NOTES - DOORS

- FIELD VERIFY ALL OPENING SIZES PRIOR TO ORDERING
- U-VALUE: 0.20 MAXIMUM FOR GLAZED DOORS.
- ALL EXTERIOR DOORS TO BE LABELED BY A CERTIFIED INDEPENDENT AGENCY LICENSED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL). THE LABEL SHALL CERTIFY COMPLIANCE WITH THE ABOVE CRITERIA.
- WEATHERSTRIPPING: ALL DOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL BE WEATHERSTRIPPED. FIXED GLAZING IN DOORS SHALL BE TIGHT FITTING WITH GLASS RETAINED BY STOPS WITH SEALANT AT ENTIRE PERIMETER. ALL GLAZING AT DOORS TO BE SAFETY GLAZING.
- ALL LATCH SETS, LOCKSETS AND DOOR HANDLES TO COMPLY WITH ICC/ANSI A117.1-2009.
- MAXIMUM THRESHOLD SHALL BE BARRIER-FREE COMPLIANT.

ABBREVIATIONS:

AL	ALUMINUM
HM	HOLLOW METAL (PAINTED)
N/A	NOT APPLICABLE
NR	NOT RATED
WD	WOOD
ST	STEEL



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e geoff@schemataworkshop.com

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King County Housing Authority

600 Andover Park W.  
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CONTACT: Sunnie Park  
e. SunP@kcha.org  
v. (206) 394.3757

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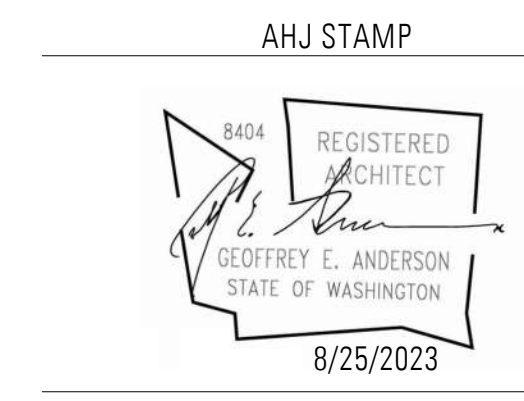
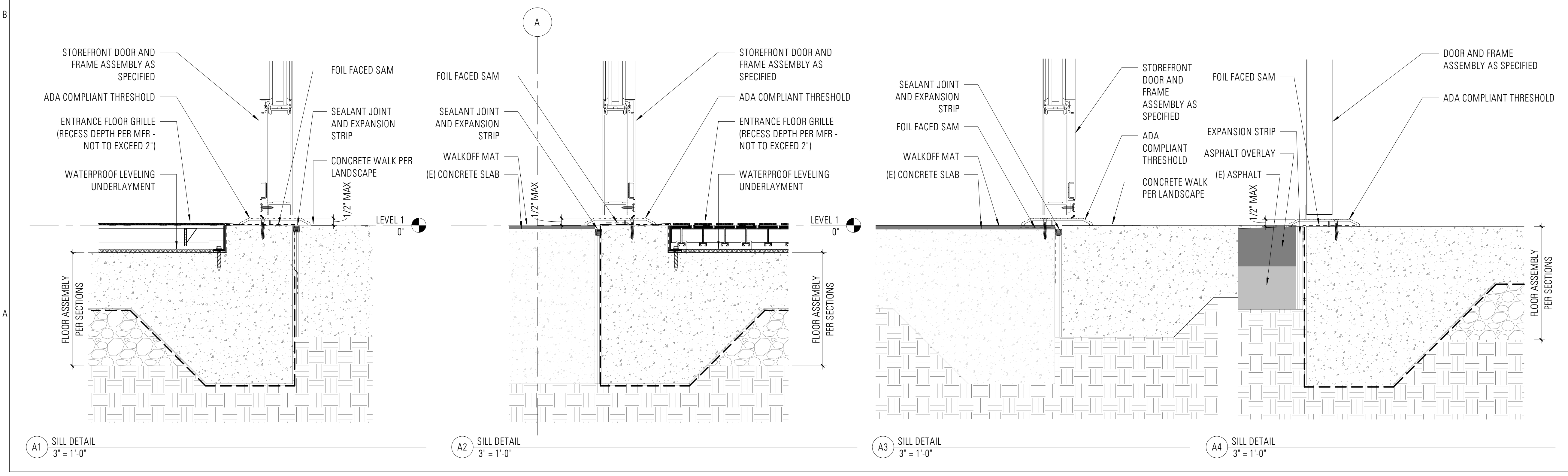
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### REVISIONS

LEGEND - DOOR TYPES  
NOT TO SCALE



Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## DOOR SCHEDULE, LEGEND, & DETAILS

# A601

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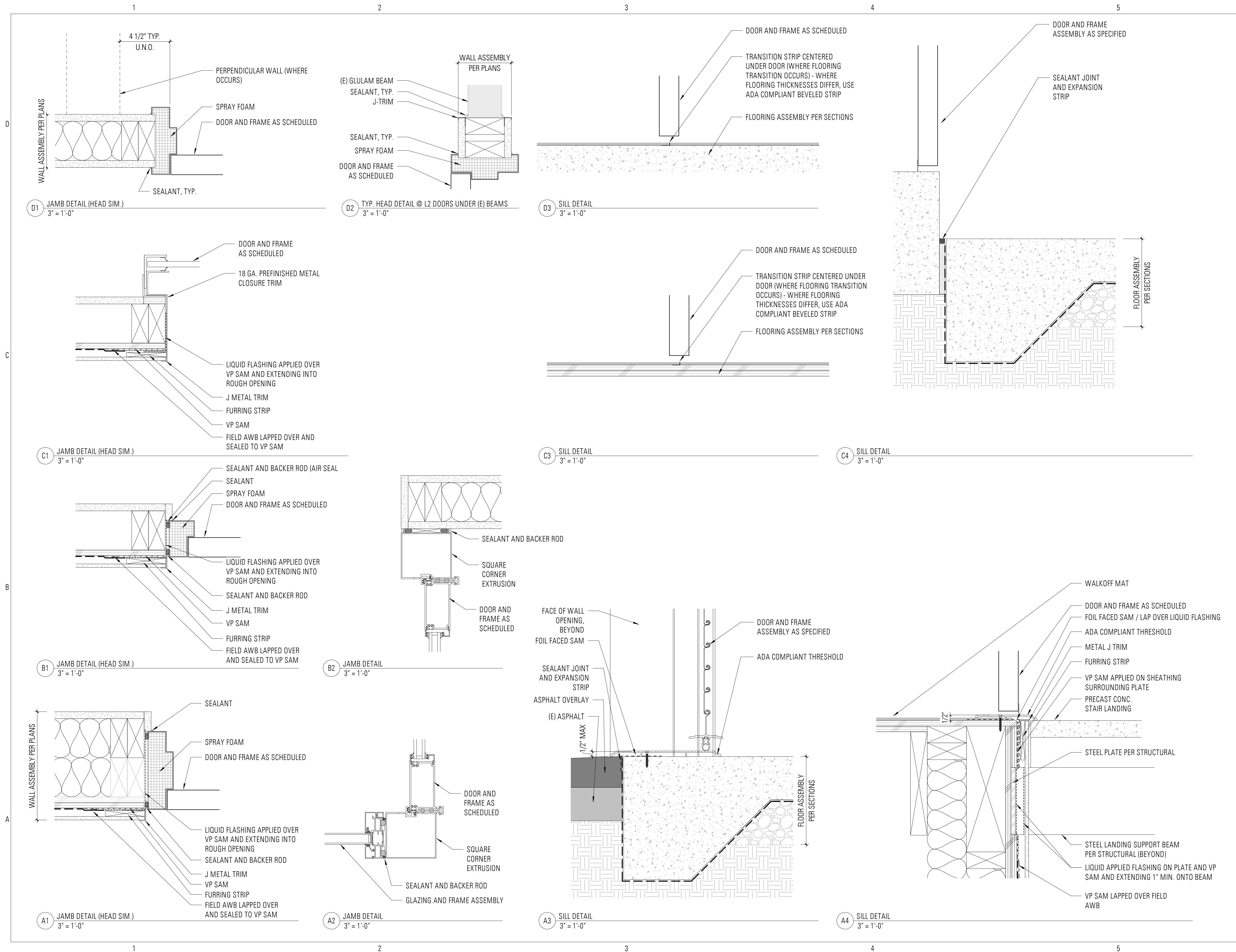
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Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## DOOR DETAILS

# A602





GENERAL NOTES - WINDOWS

- ALL WINDOWS TO BE LABELED BY A CERTIFIED INDEPENDENT AGENCY LICENSED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL). THE LABEL SHALL CERTIFY COMPLIANCE WITH THE ABOVE CRITERIA.
- WEATHERSTRIPPING: ALL OPERABLE GLAZING SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL BE WEATHERSTRIPPED. FIXED WINDOWS SHALL BE TIGHT FITTING WITH GLASS RETAINED BY STOPS WITH SEALANT AT ENTIRE PERIMETER.
- SAFETY GLAZING: PROVIDE TEMPERED PER BUILDING ELEVATIONS. REFERENCE WABC 2406.4.
- GLAZING VISUAL LIGHT TRANSMITTANCE SHALL BETWEEN 0.4 - 0.7
- GLAZING ASSEMBLY U FACTOR SHALL BE 0.34, MAX
- GLAZING SOLAR HEAT GAIN COEFFICIENT SHALL BE 0.35, MAX
- INTERIOR STOREFRONT SHALL BE SINGLE GLAZED, TYP.
- EXTERIOR STOREFRONT AND WINDOWS SHALL BE DOUBLE GLAZED, TYP.
- STOREFRONT AND WINDOW FRAMES SHALL BE CLEAR ANODIZED U.N.O.
- V.I.F. ALL ROUGH OPENINGS PRIOR TO FABRICATION



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# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
 BRYN-MAWR-SKYWAY,  
 WA 98178

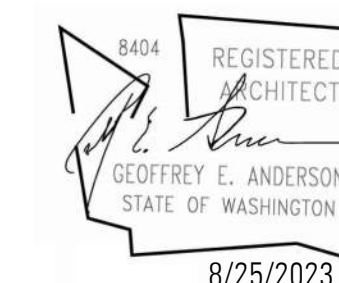
## BID SET

2052  
 25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

## REVISIONS

## AHJ STAMP

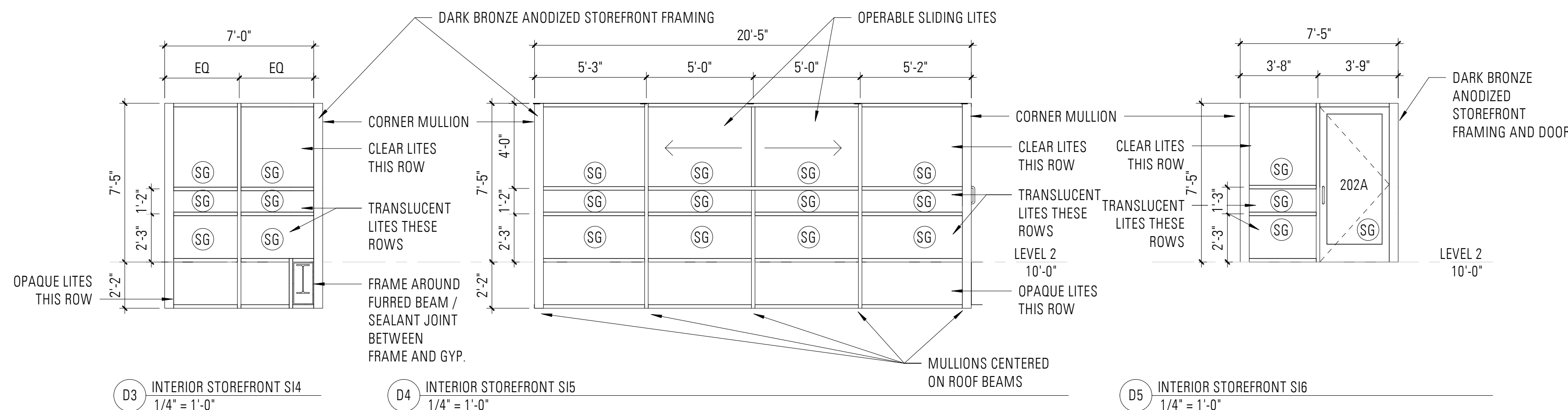


Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

## WINDOW & STOREFRONT LEGEND

# A610

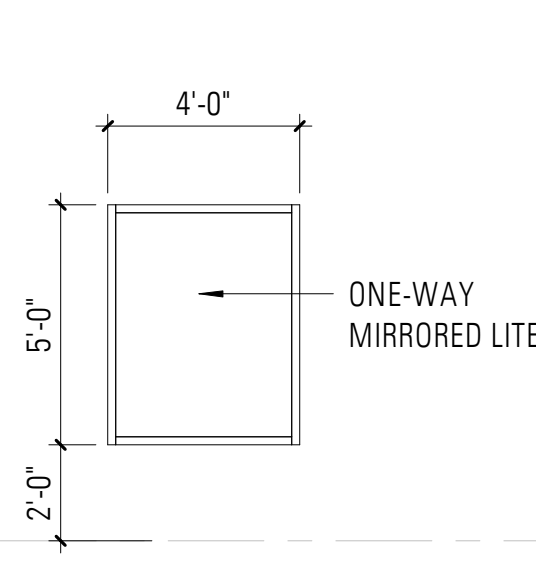
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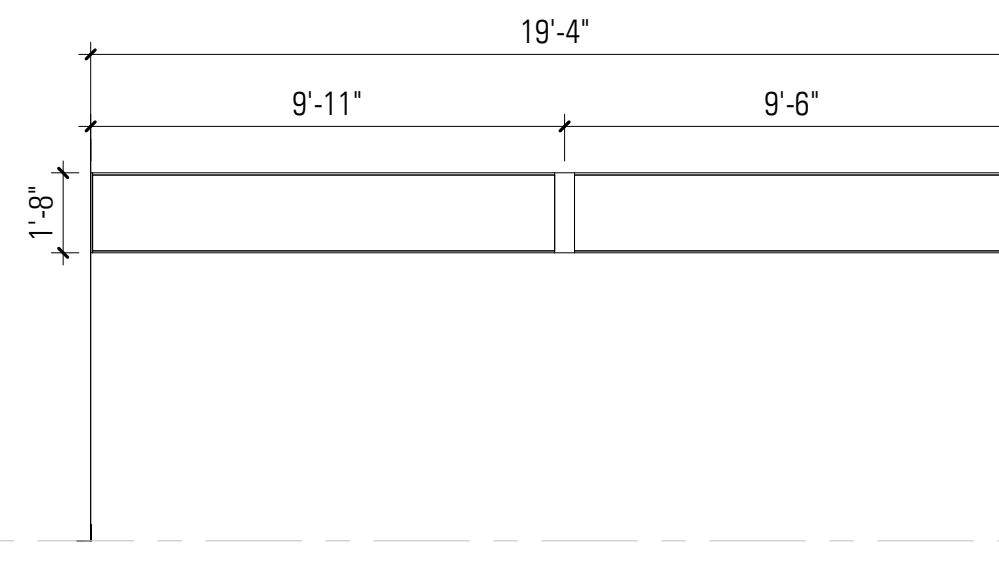
D3 INTERIOR STOREFRONT SI4  
 1/4" = 1'-0"

D4 INTERIOR STOREFRONT SI5  
 1/4" = 1'-0"

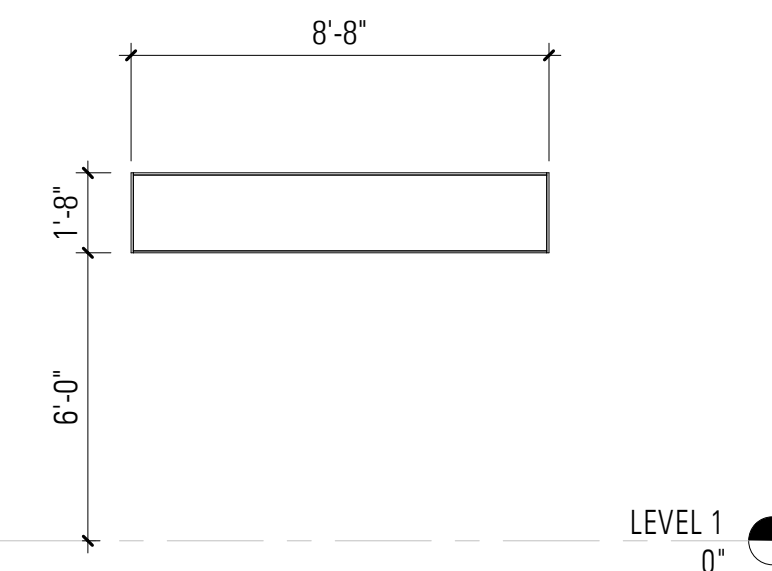
D5 INTERIOR STOREFRONT SI6  
 1/4" = 1'-0"



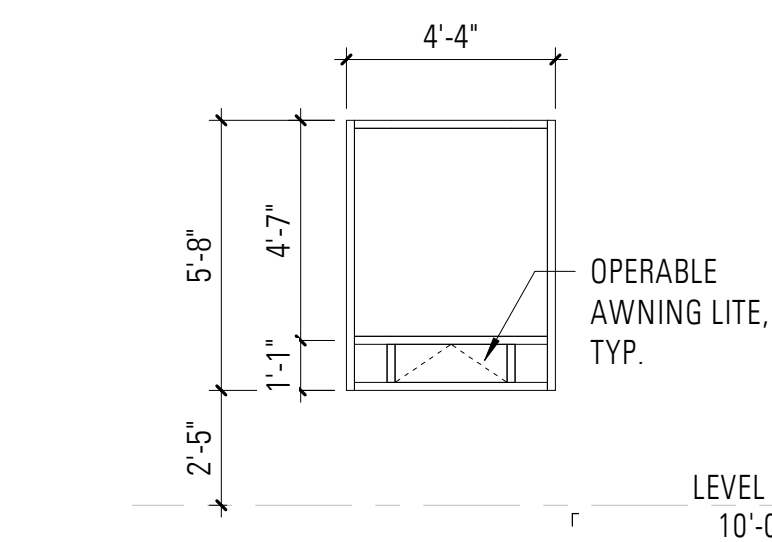
C3 INTERIOR STOREFRONT SI3  
 1/4" = 1'-0"



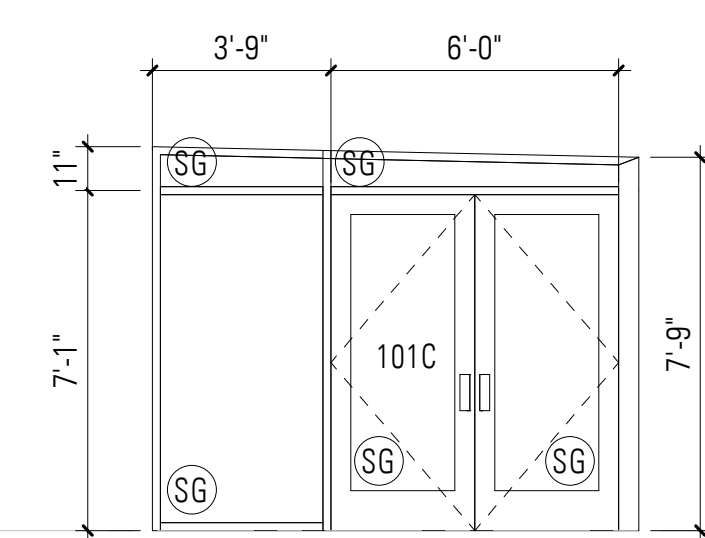
C4 FRAMELESS POLYCARBONATE WITH FIELD INSTALLED STOPS SI1  
 1/4" = 1'-0"



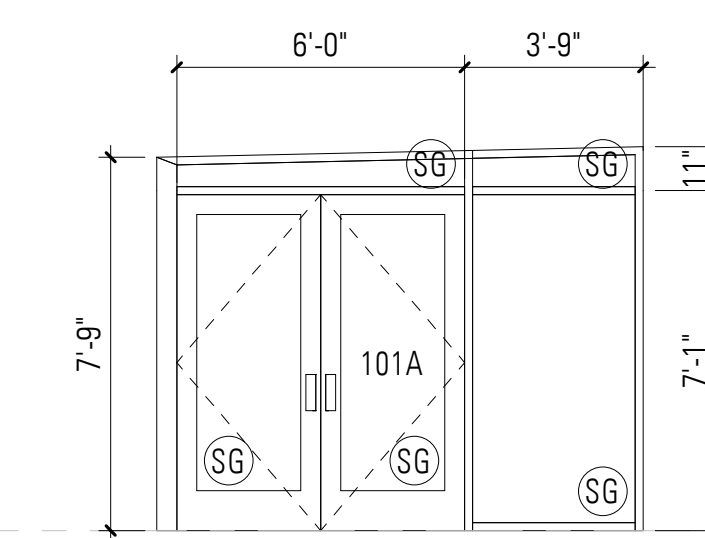
C5 FRAMELESS POLYCARBONATE WITH FIELD INSTALLED STOPS SI2  
 1/4" = 1'-0"



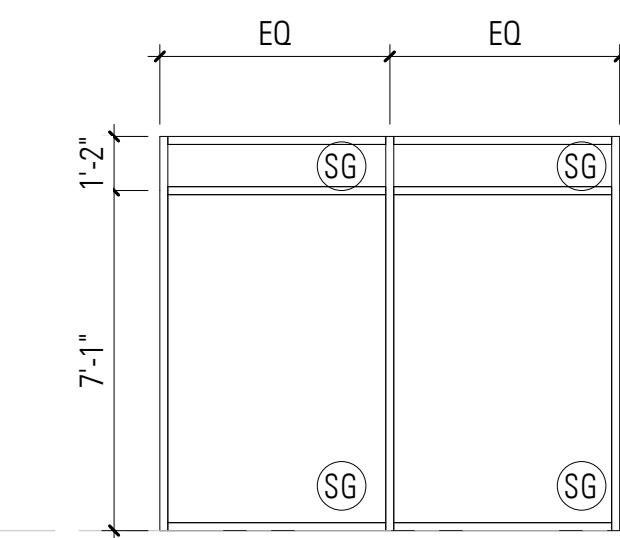
B5 ALUMINUM WINDOW SE3  
 1/4" = 1'-0"



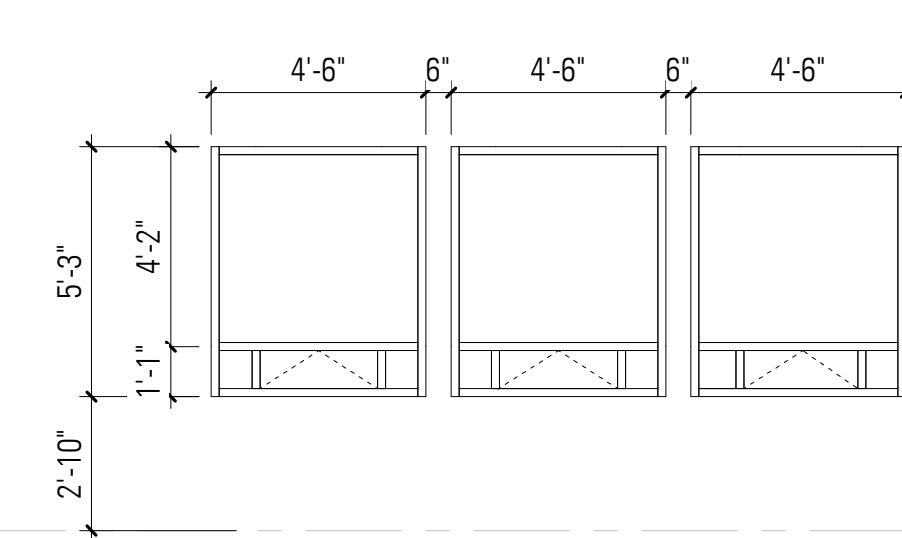
A1 STOREFRONT SE7  
 1/4" = 1'-0"



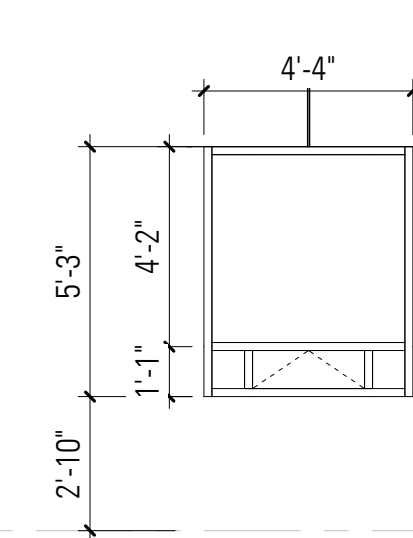
A2 STOREFRONT SE6  
 1/4" = 1'-0"



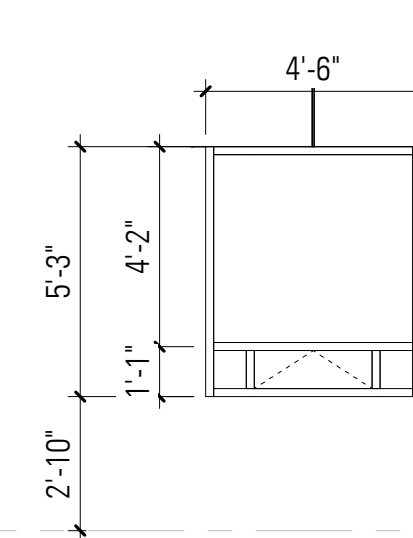
A3 STOREFRONT SE5  
 1/4" = 1'-0"



A4 ALUMINUM WINDOW SE4  
 1/4" = 1'-0"



A4.5 ALUMINUM WINDOW SE2  
 1/4" = 1'-0"



A5.5 ALUMINUM WINDOW SE1  
 1/4" = 1'-0"



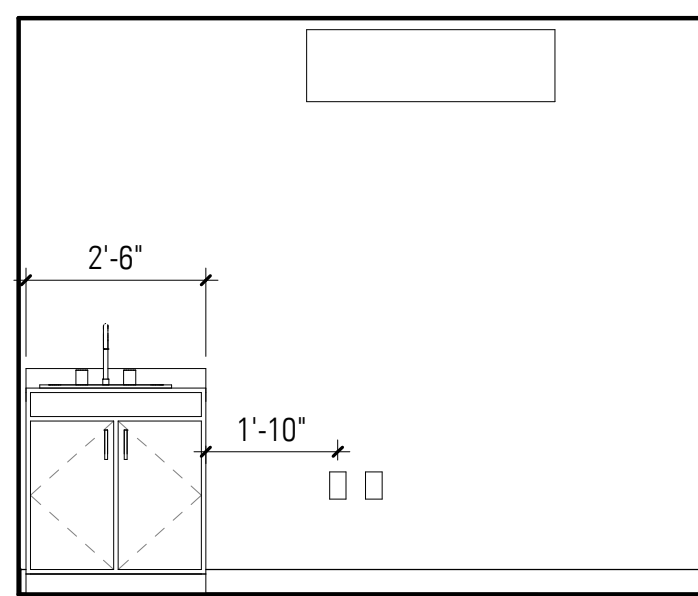
**LEGEND - INTERIOR ELEVATIONS**

□ DATA OUTLET / POWER RECEPTACLE / LIGHT SWITCH

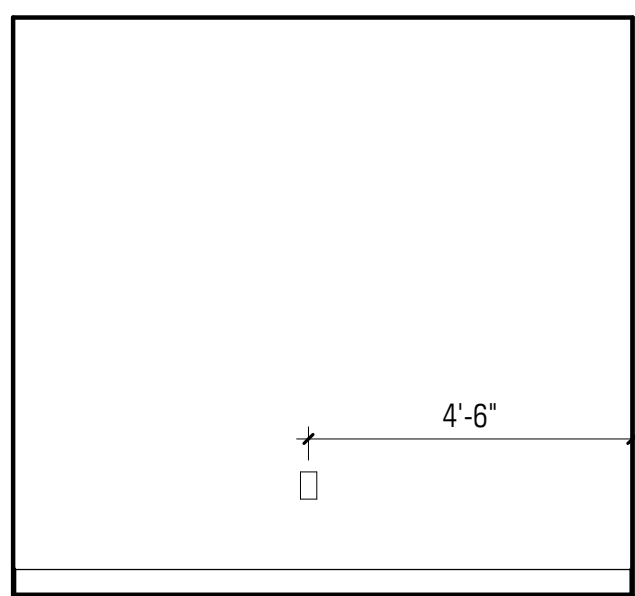
**GENERAL NOTES**

1. SEE ELECTRICAL FOR OUTLET AND JUNCTION BOX SPECIFICATIONS. OUTLETS ARE SHOWN ON THIS SHEET FOR PLACEMENT COORDINATION ONLY.
2. REFER TO SHEET G111 FOR ACCESSIBLE MOUNTING HEIGHT OF OUTLETS, SWITCHES, AND OTHER RELATED ITEMS.
3. REFER TO DOOR SCHEDULE FOR ALL DOORS SHOWN.
4. REFER TO WINDOW LEGEND FOR ALL STOREFRONT AND WINDOWS SHOWN.
5. REFERENCE SPECIFICATIONS FOR WALL BASE

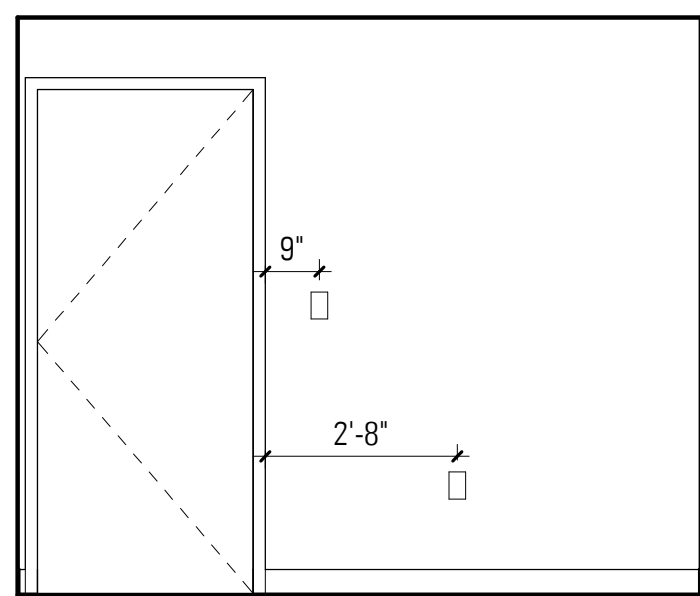
**MEDICAL MANAGEMENT**



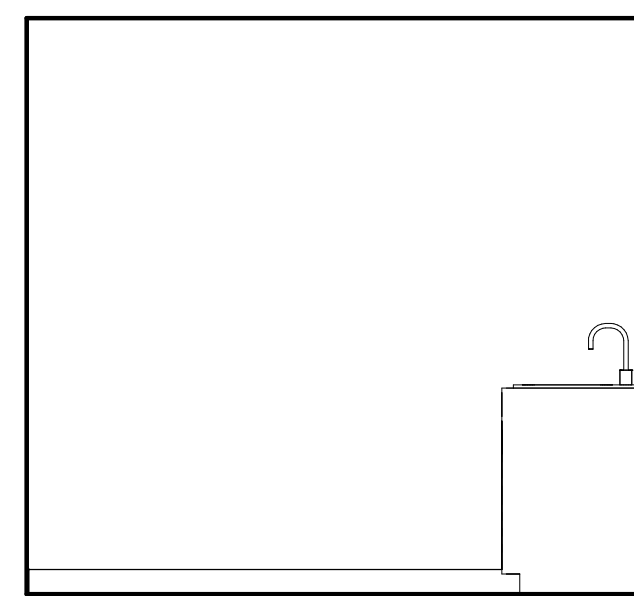
**E1** GOOD INTENTIONS (1) - NORTH ELEVATION  
3/8" = 1'-0"



**E2** GOOD INTENTIONS (1) - EAST ELEVATION  
3/8" = 1'-0"

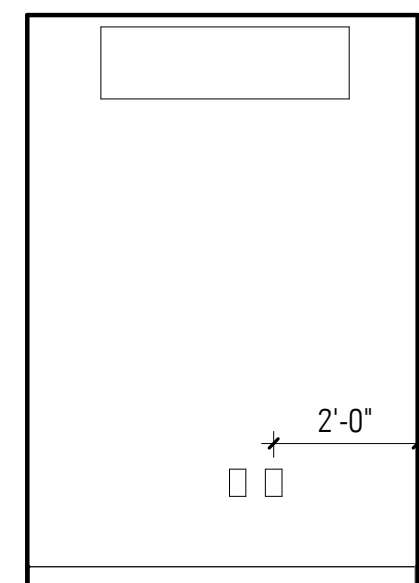


**E3** GOOD INTENTIONS (1) - SOUTH ELEVATION  
3/8" = 1'-0"

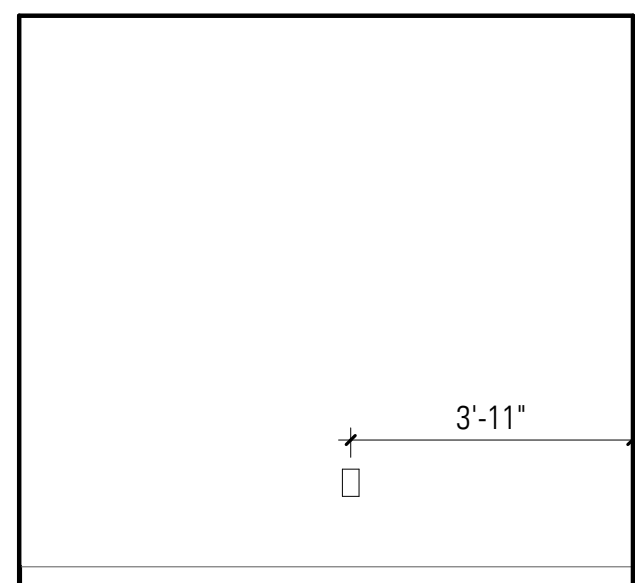


**E4** GOOD INTENTIONS (1) - WEST ELEVATION  
3/8" = 1'-0"

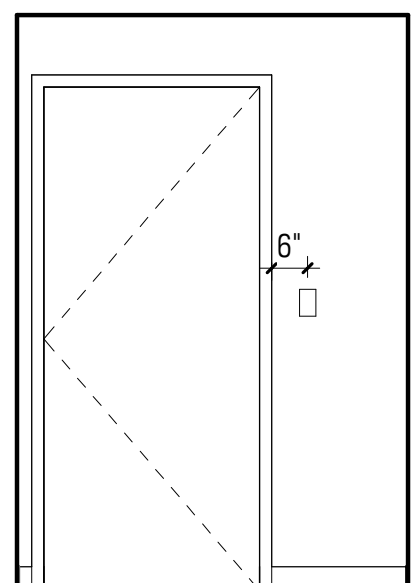
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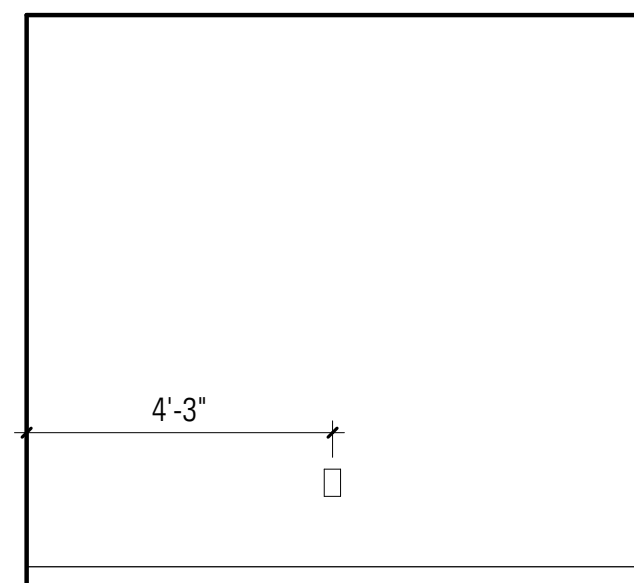
**D1** GOOD INTENTIONS (2) - NORTH ELEVATION  
3/8" = 1'-0"



**D2** GOOD INTENTIONS (2) - EAST ELEVATION  
3/8" = 1'-0"

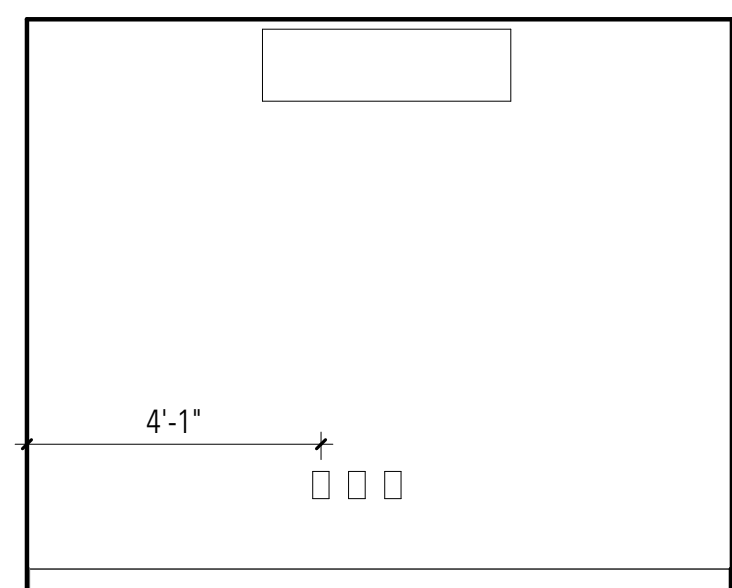


**D3** GOOD INTENTIONS (2) - SOUTH ELEVATION  
3/8" = 1'-0"

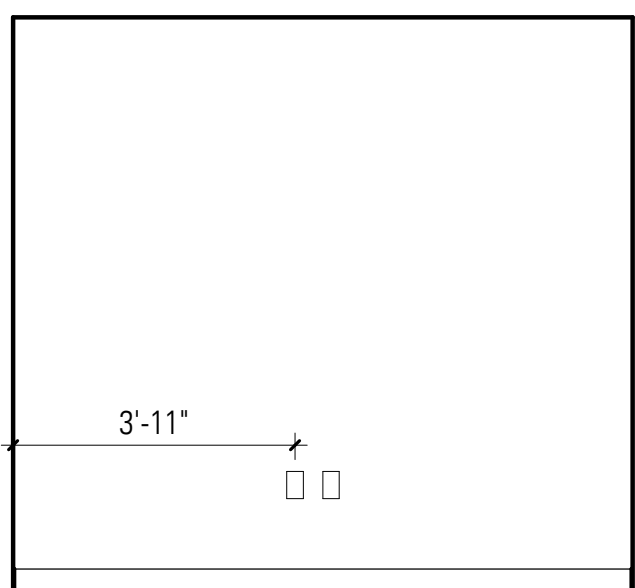


**D4** GOOD INTENTIONS (2) - WEST ELEVATION  
3/8" = 1'-0"

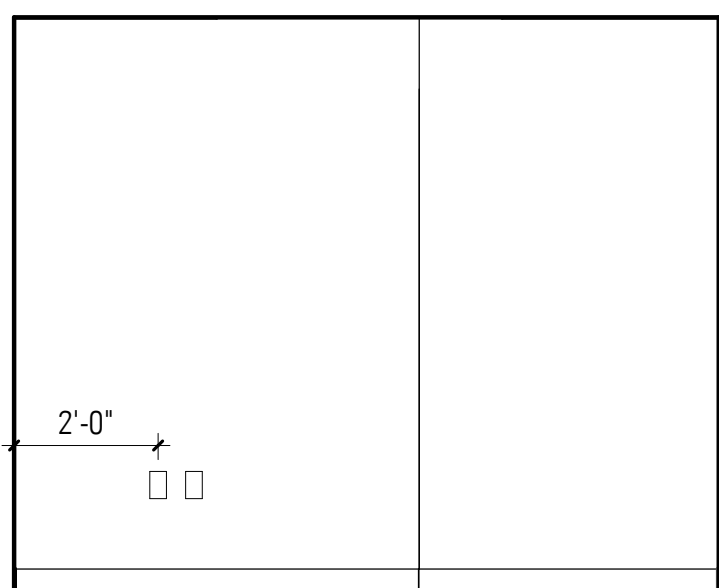
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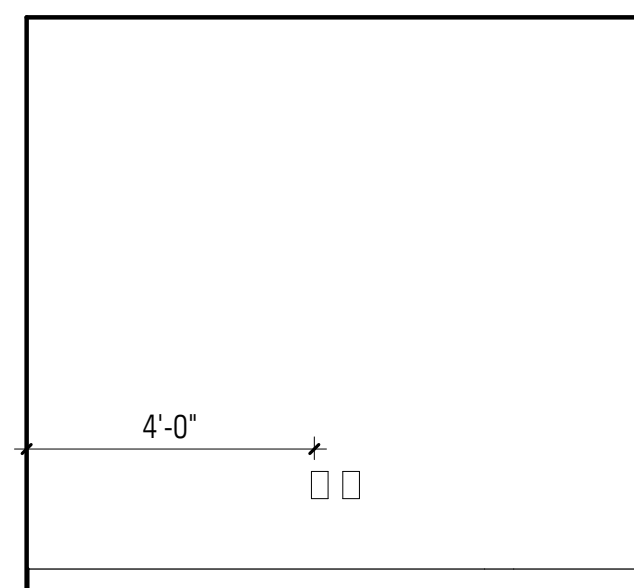
**C1** GOOD INTENTIONS (3) - NORTH ELEVATION  
3/8" = 1'-0"



**C2** GOOD INTENTIONS (3) - EAST ELEVATION  
3/8" = 1'-0"

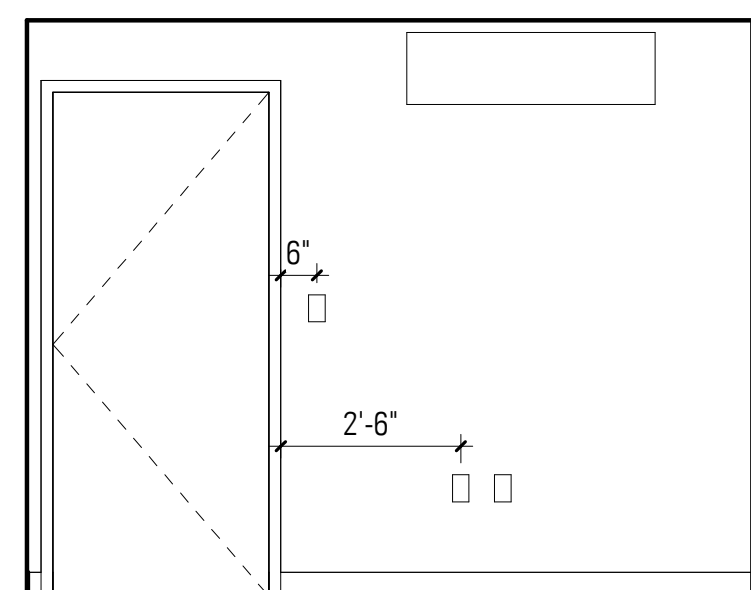


**C3** GOOD INTENTIONS (3) - SOUTH ELEVATION  
3/8" = 1'-0"

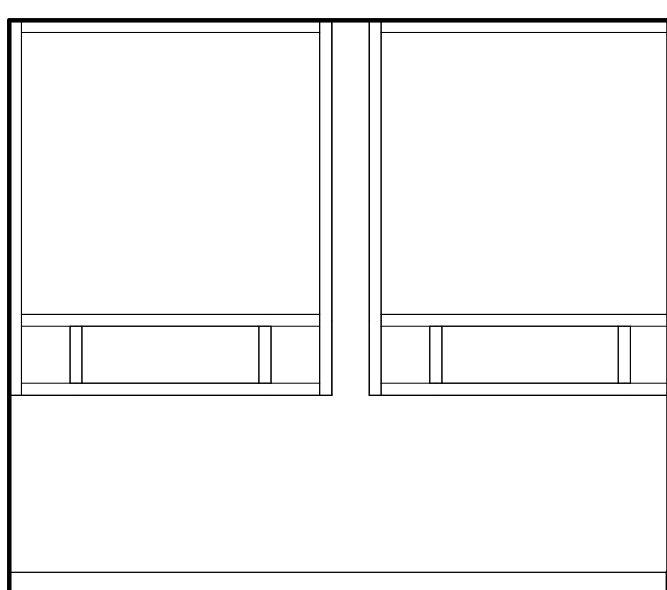


**C4** GOOD INTENTIONS (3) - WEST ELEVATION  
3/8" = 1'-0"

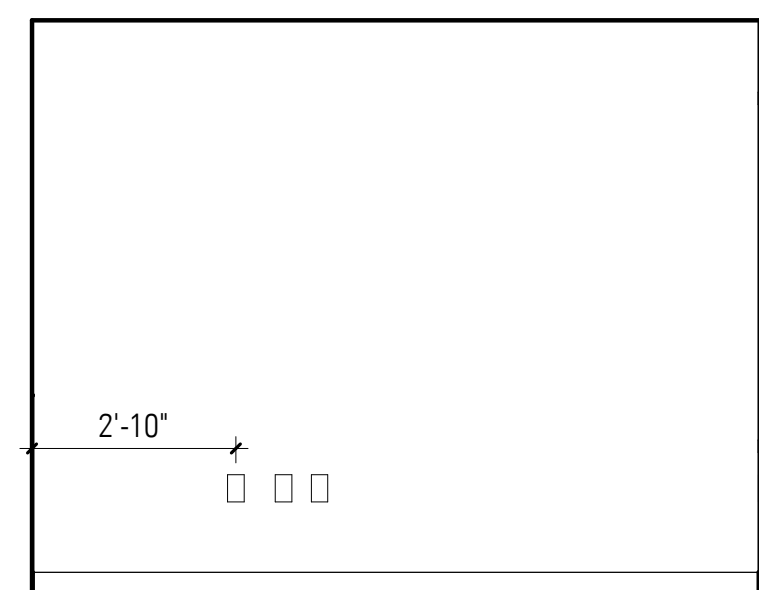
**OBSERVATION ROOM**



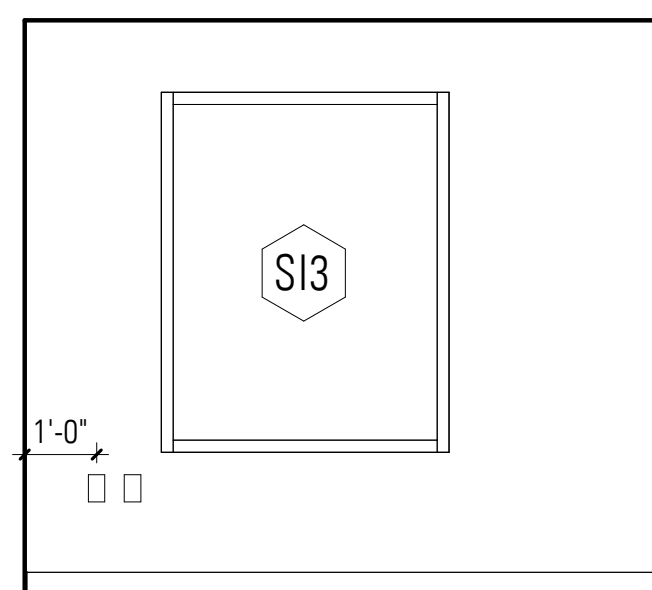
**B1** GOOD INTENTIONS (4) - NORTH ELEVATION  
3/8" = 1'-0"



**B2** GOOD INTENTIONS (4) - EAST ELEVATION  
3/8" = 1'-0"

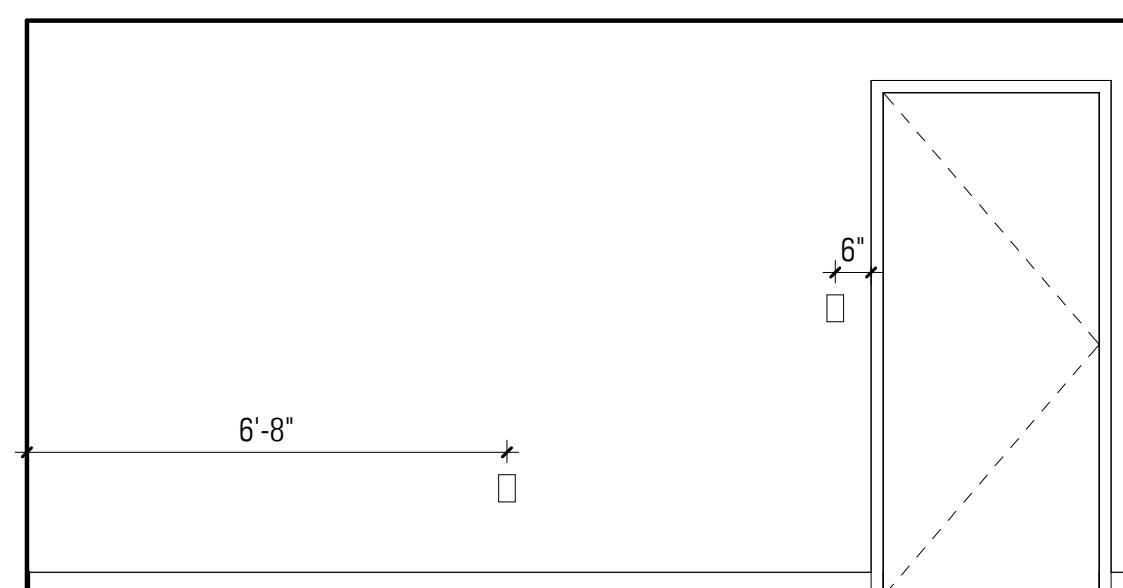


**B3** GOOD INTENTIONS (4) - SOUTH ELEVATION  
3/8" = 1'-0"

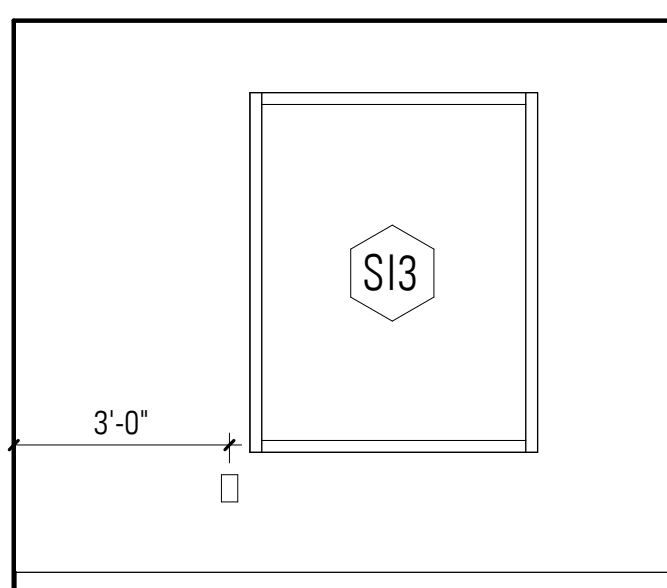


**B4** GOOD INTENTIONS (4) - WEST ELEVATION  
3/8" = 1'-0"

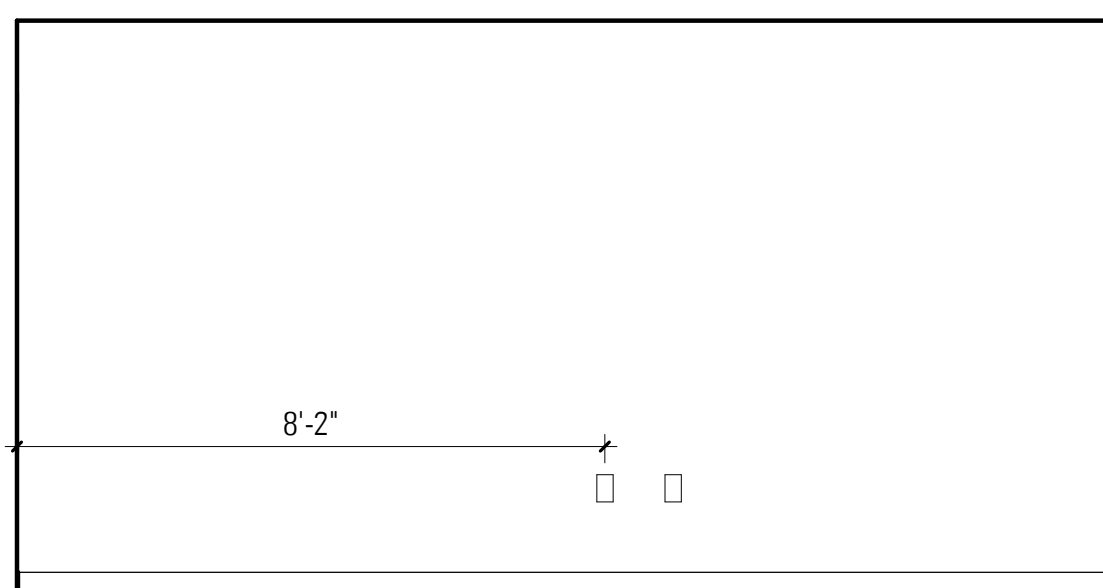
**PLAY THERAPY**



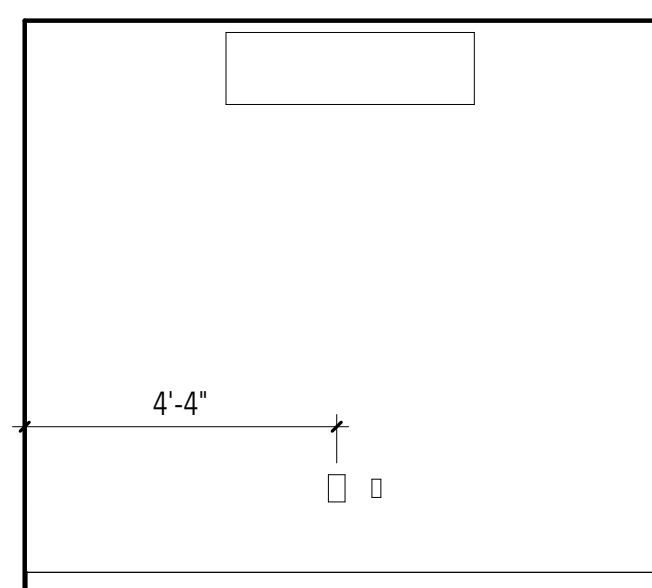
**A1** GOOD INTENTIONS (5) - NORTH ELEVATION  
3/8" = 1'-0"



**A2** GOOD INTENTIONS (5) - EAST ELEVATION  
3/8" = 1'-0"



**A3** GOOD INTENTIONS (5) - SOUTH ELEVATION  
3/8" = 1'-0"



**A4** GOOD INTENTIONS (5) - WEST ELEVATION  
3/8" = 1'-0"



LEGEND - INTERIOR ELEVATIONS

□ DATA OUTLET / POWER RECEPTACLE / LIGHT SWITCH

GENERAL NOTES

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5. REFERENCE SPECIFICATIONS FOR WALL BASE



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# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
BRYN-MAWR-SKYWAY,  
WA 98178

BID SET

2052  
25 AUGUST 2023

NO.	DATE	DESCRIPTION

REVISIONS

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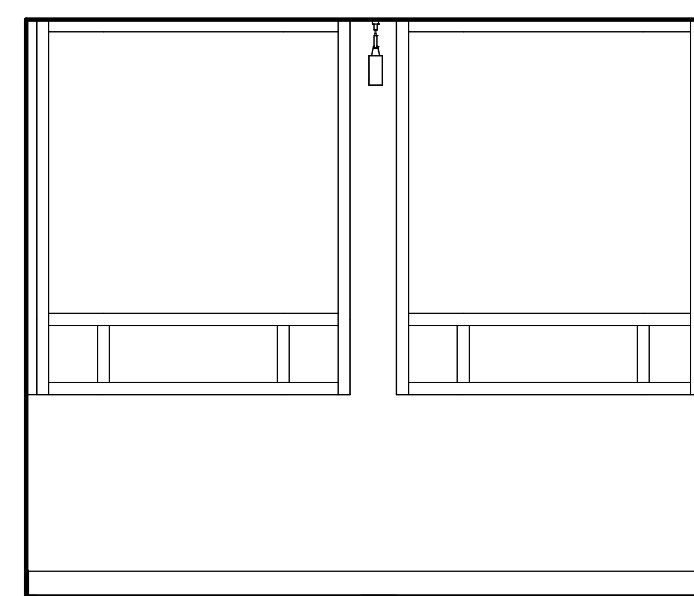


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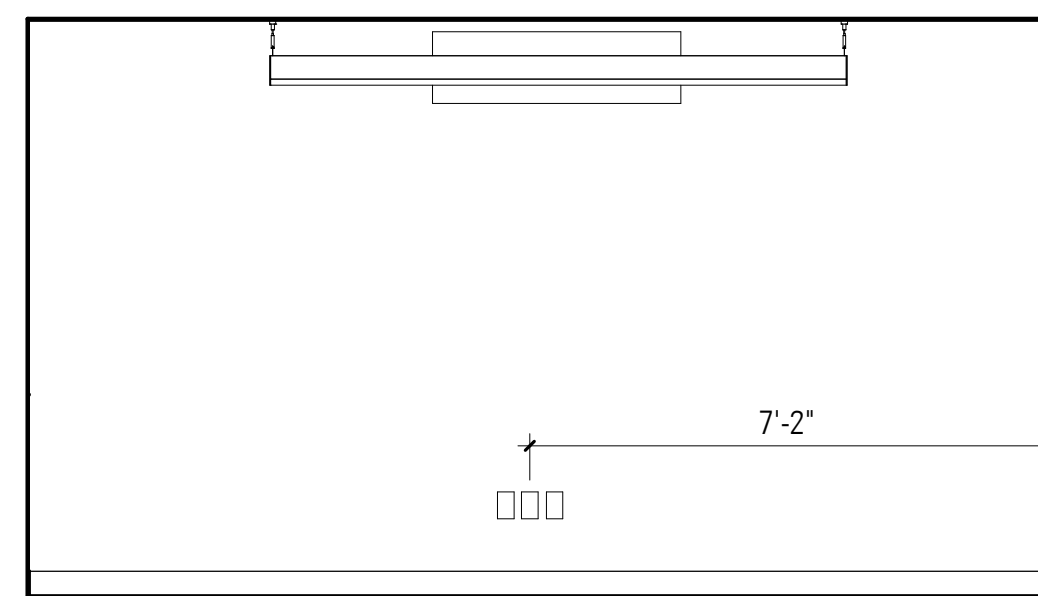
## INTERIOR ELEVATIONS - KING COUNTY PUBLIC HEALTH & DLS

# A702

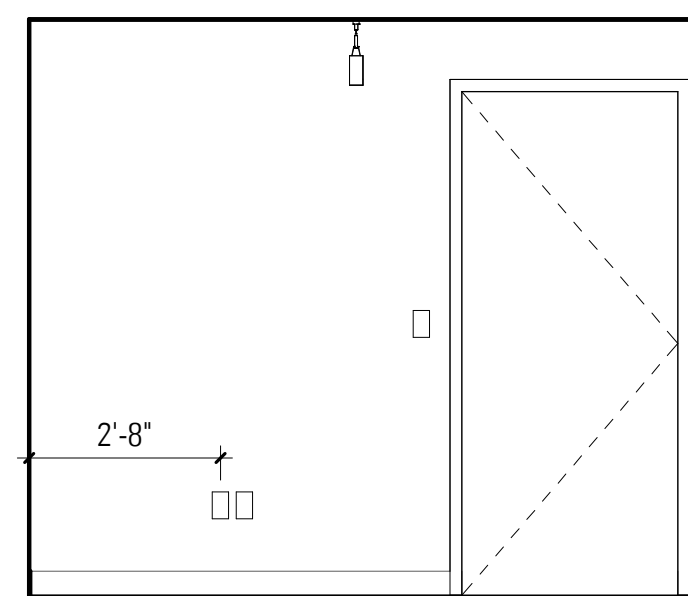
KCDLS OFFICE 1



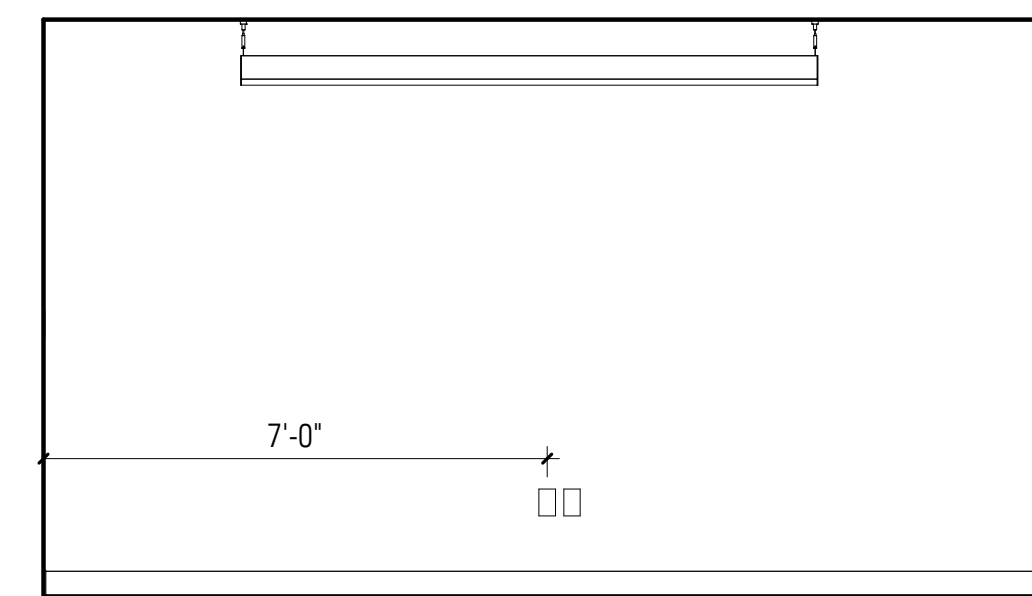
1 KCDLS - NORTH ELEVATION  
3/8" = 1'-0"



2 KCDLS - EAST ELEVATION  
3/8" = 1'-0"

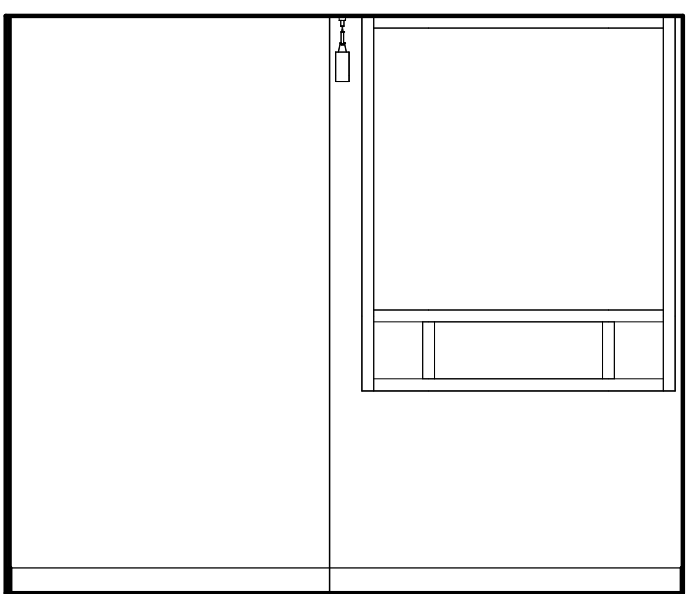


3 KCDLS - SOUTH ELEVATION  
3/8" = 1'-0"

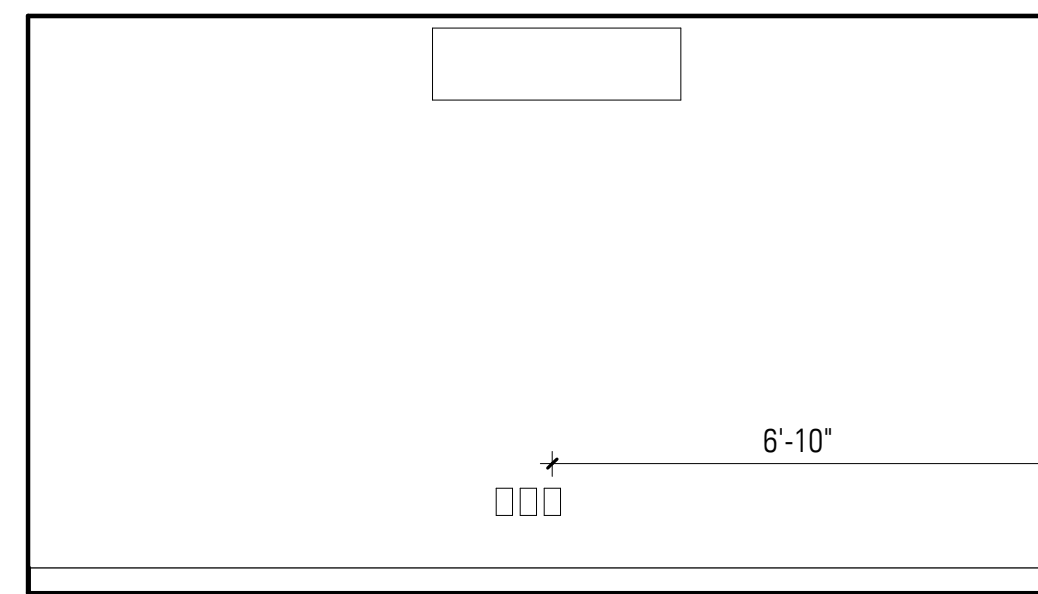


4 KCDLS - WEST ELEVATION  
3/8" = 1'-0"

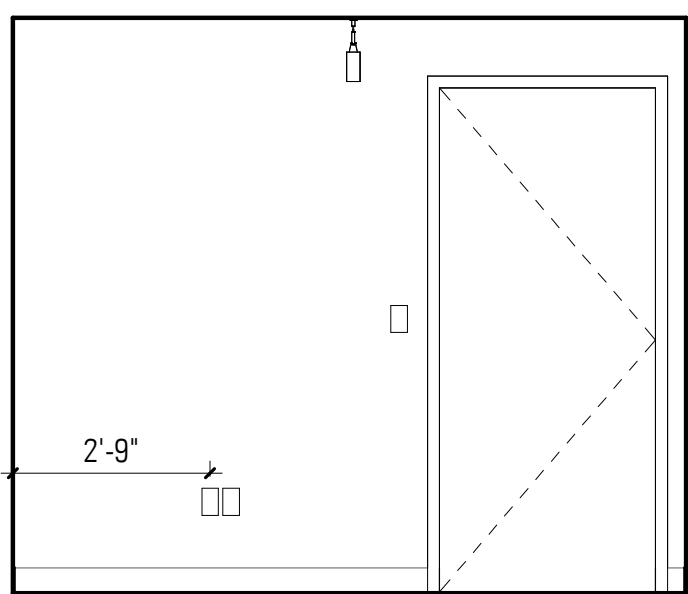
KCPH OFFICE 1



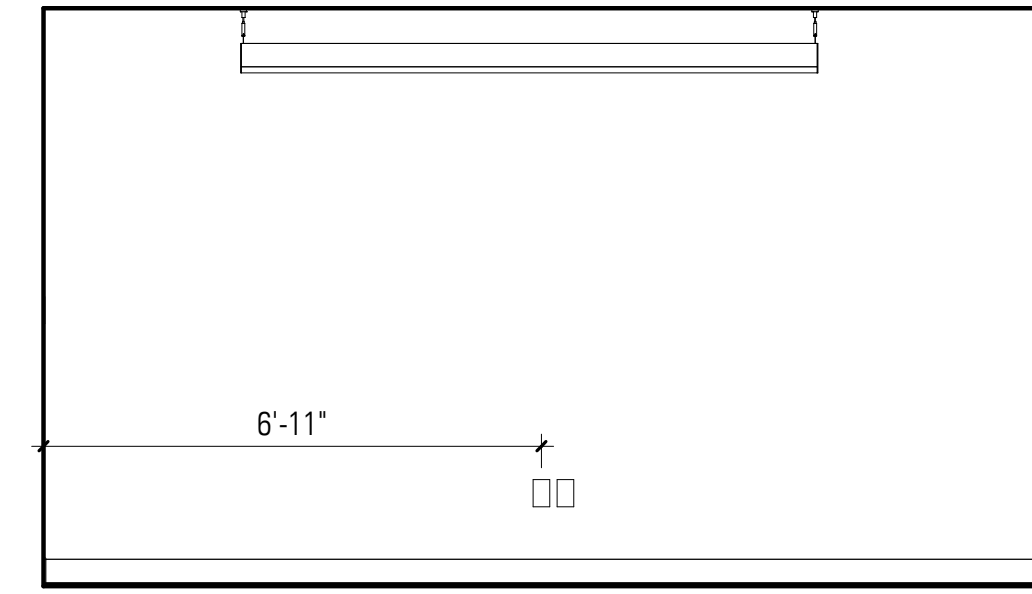
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3/8" = 1'-0"



B2 KCPH (1) - EAST ELEVATION  
3/8" = 1'-0"

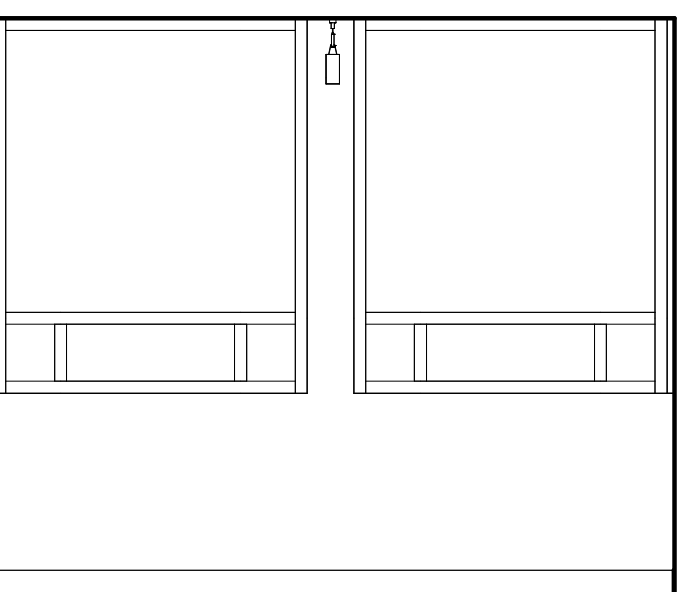


B3 KCPH (1) - SOUTH ELEVATION  
3/8" = 1'-0"

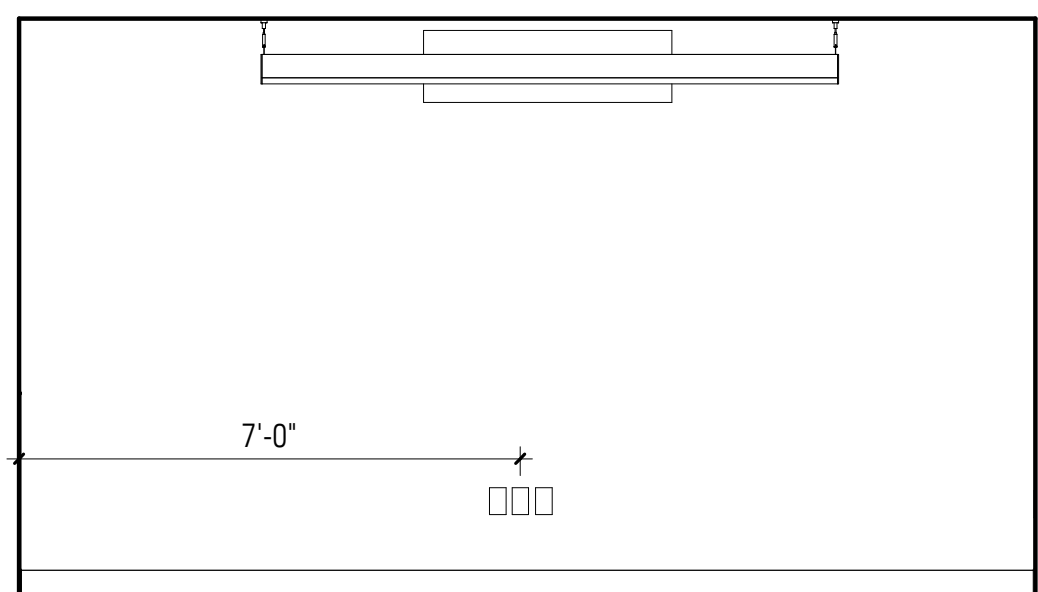


B4 KCPH (1) - WEST ELEVATION  
3/8" = 1'-0"

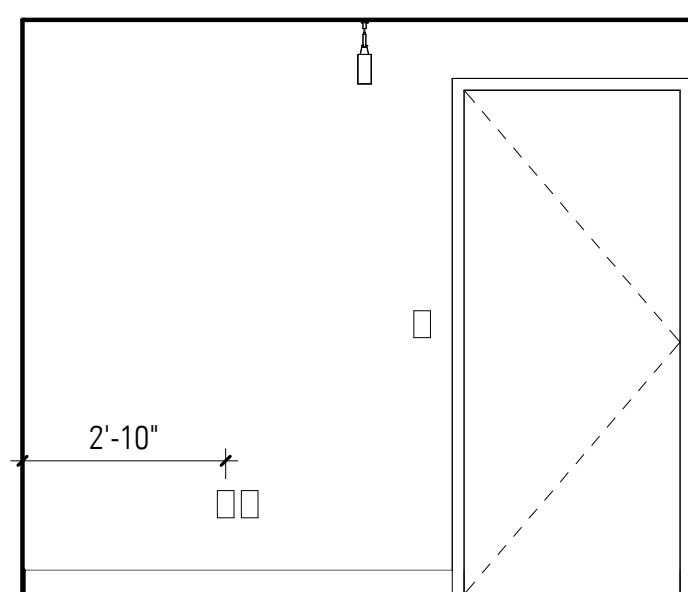
KCPH OFFICE 2



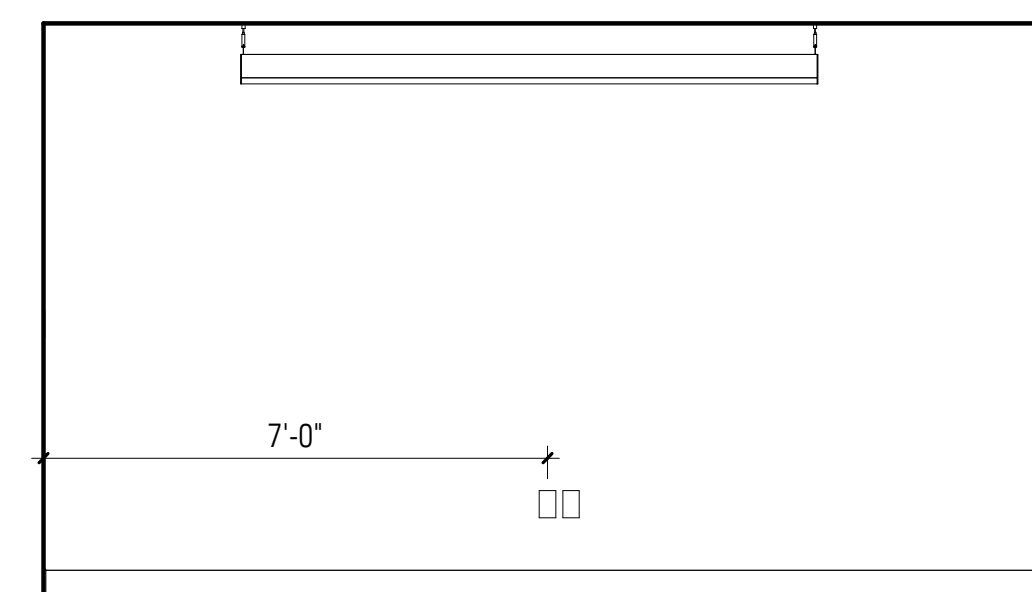
A1 KCPH (2) - NORTH ELEVATION  
3/8" = 1'-0"



A2 KCPH (2) - EAST ELEVATION  
3/8" = 1'-0"



A3 KCPH (2) - SOUTH ELEVATION  
3/8" = 1'-0"



A4 KCPH (2) - WEST ELEVATION  
3/8" = 1'-0"



# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
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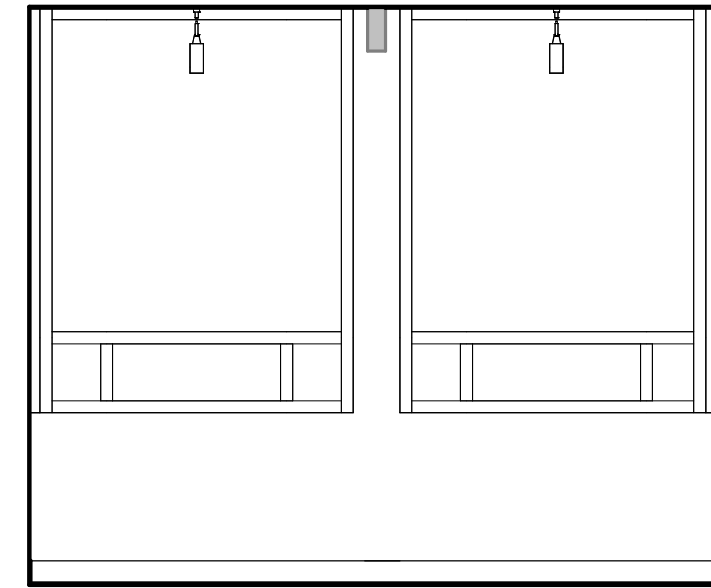
Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

INT. ELEVATIONS -  
OTHER TENANT  
SPACES

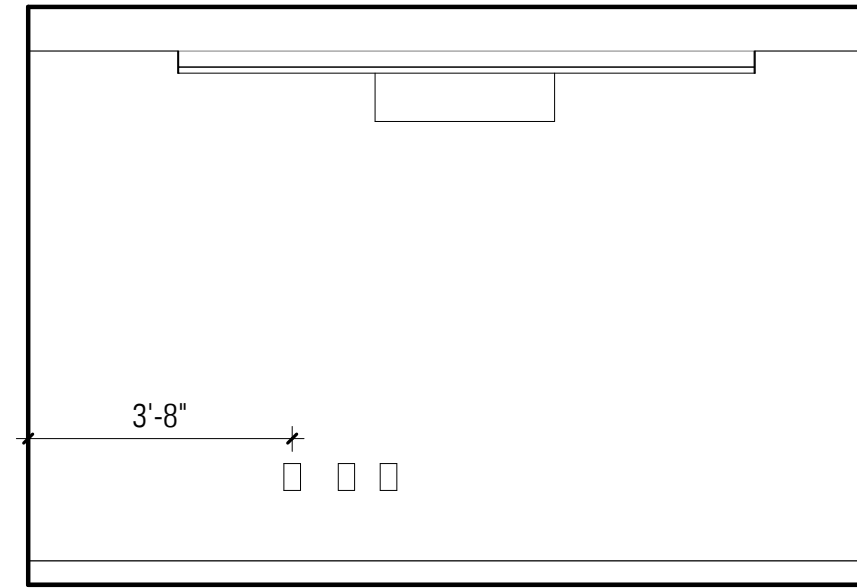
# A703

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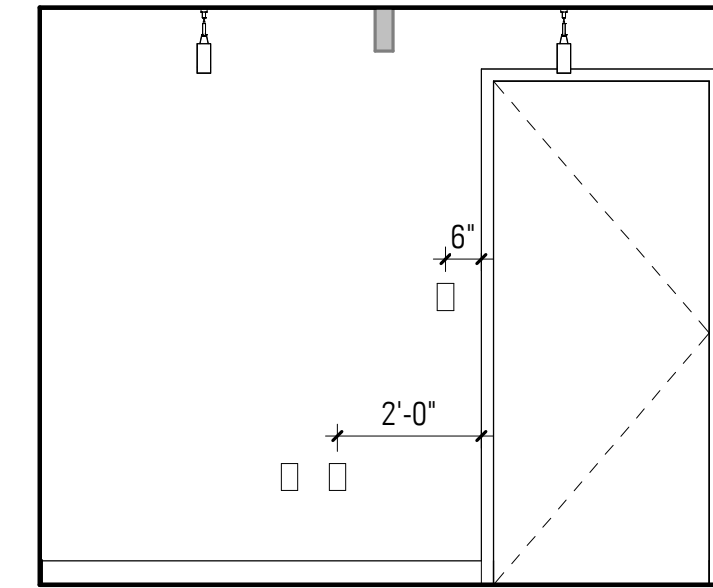
DAMASCUS ROAD



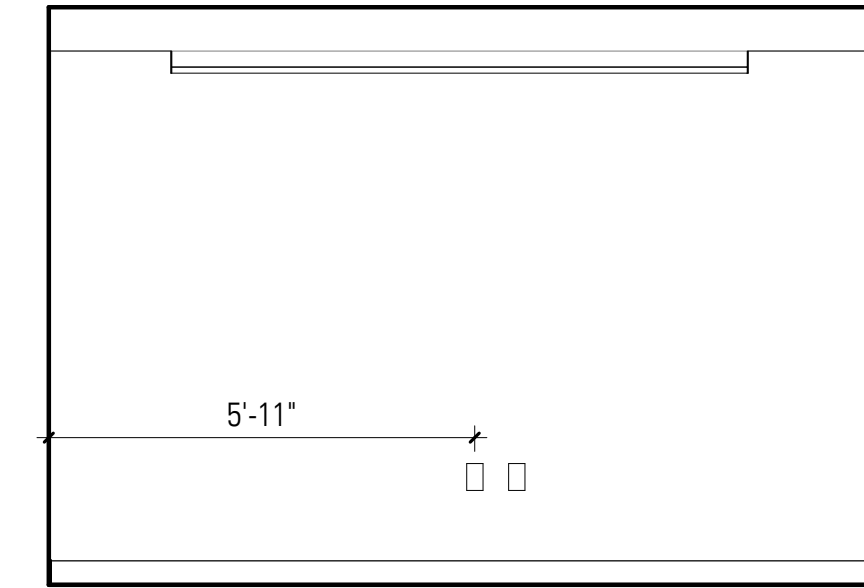
D2 DAMASCUS ROAD - NORTH ELEVATION  
3/8" = 1'-0"



D3 DAMASCUS ROAD - EAST ELEVATION  
3/8" = 1'-0"

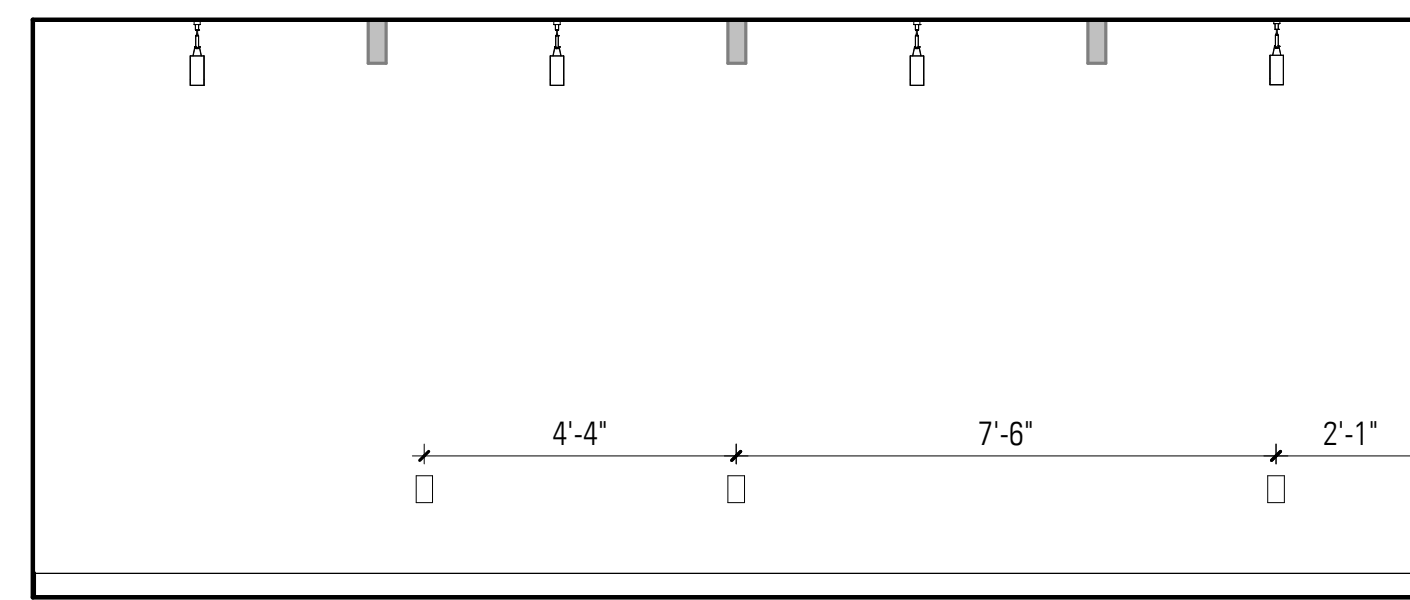


D4 DAMASCUS ROAD - SOUTH ELEVATION  
3/8" = 1'-0"

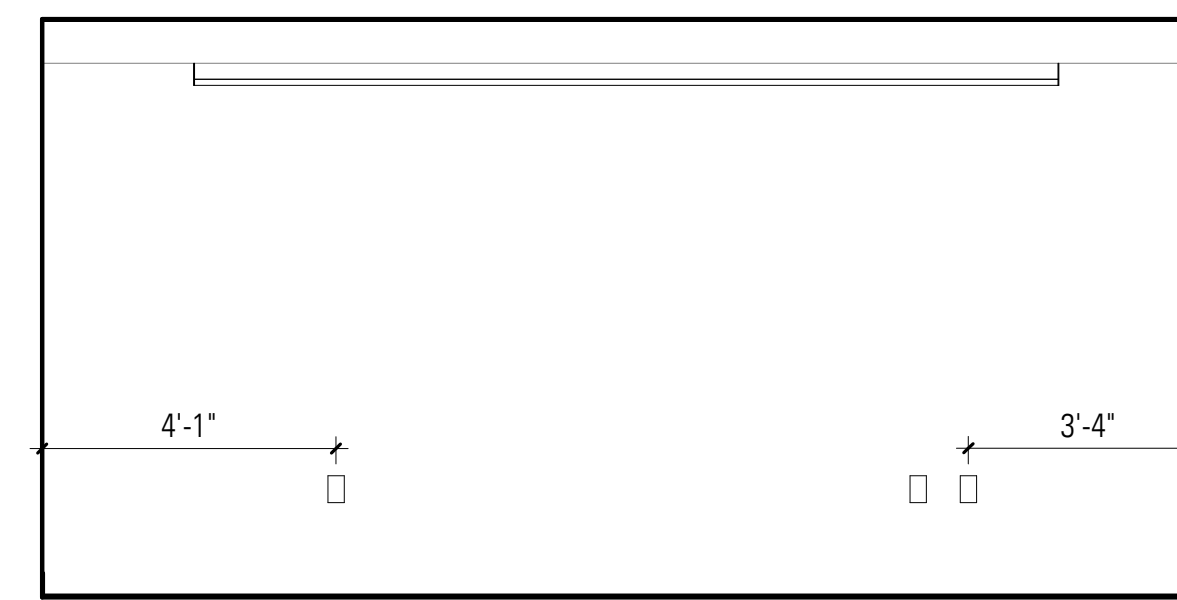


D5 DAMASCUS ROAD - WEST ELEVATION  
3/8" = 1'-0"

DARE2B / NAACP  
/ UFSP / SILENT  
TASK FORCE

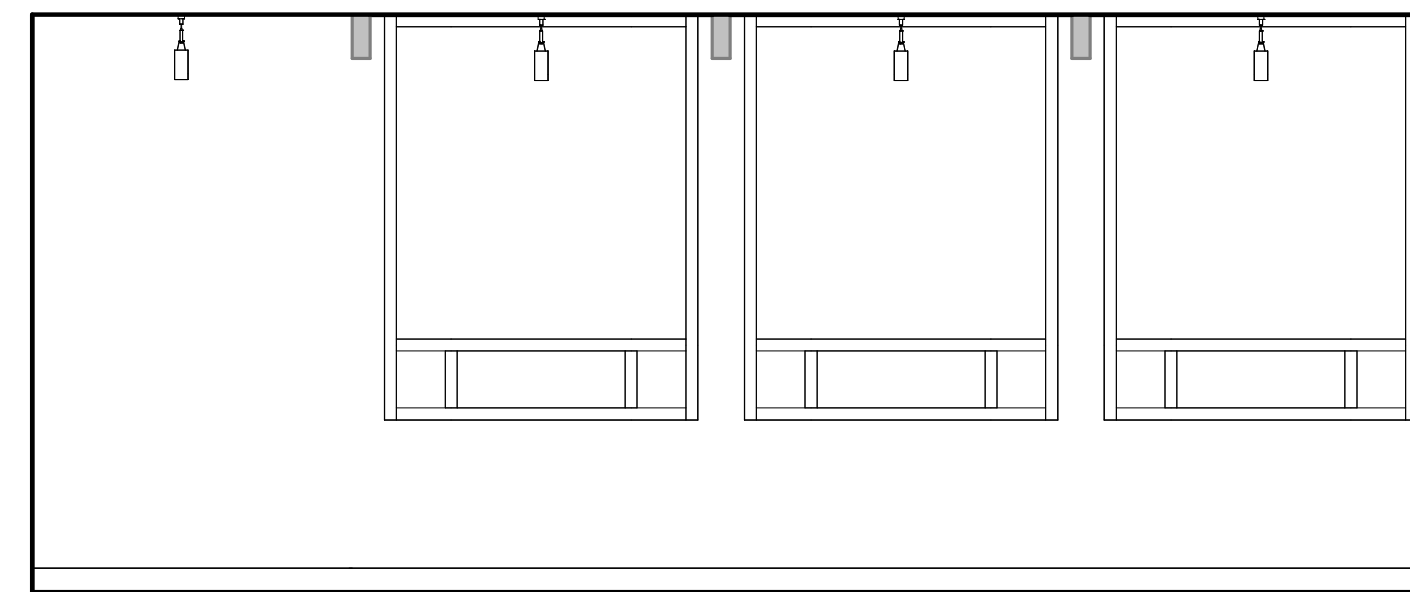


C2 DARE2B - SOUTH ELEVATION  
3/8" = 1'-0"

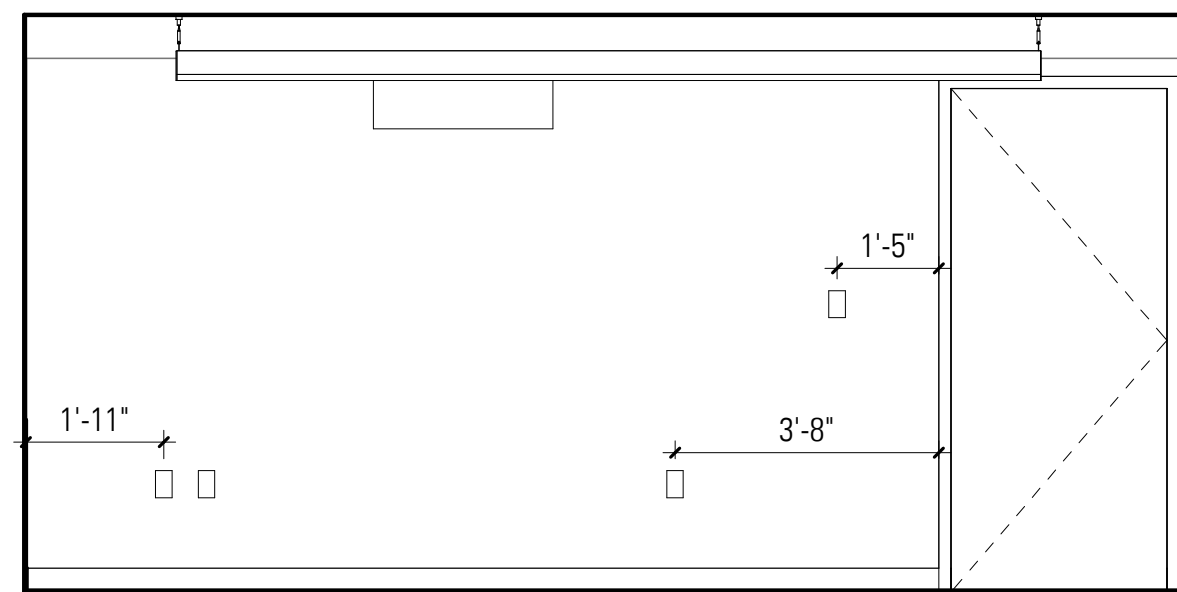


C4 DARE2B - WEST ELEVATION  
3/8" = 1'-0"

DARE2B / NAACP  
/ UFSP / SILENT  
TASK FORCE

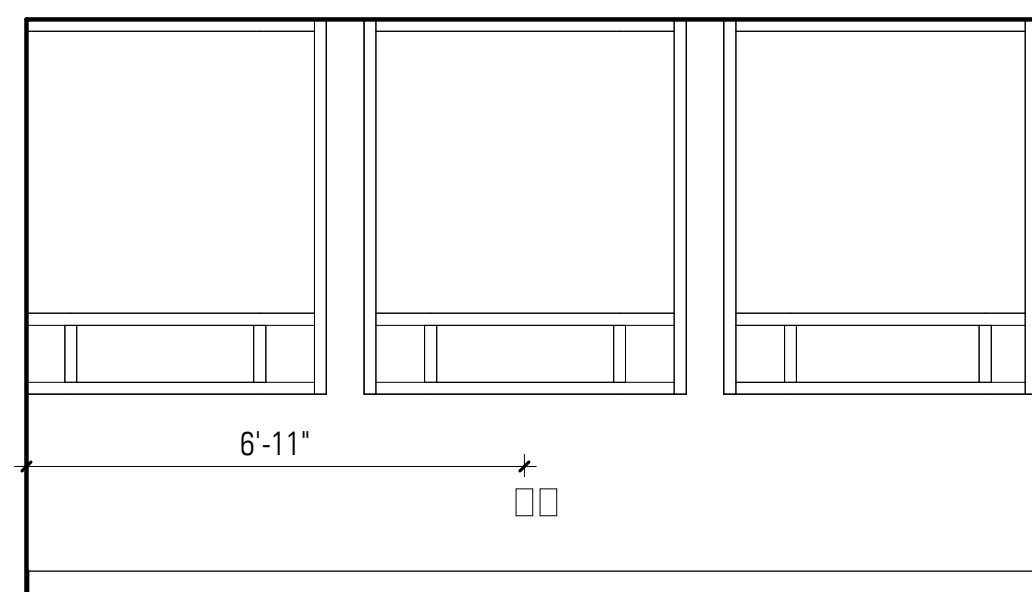


B2 DARE2B - NORTH ELEVATION  
3/8" = 1'-0"

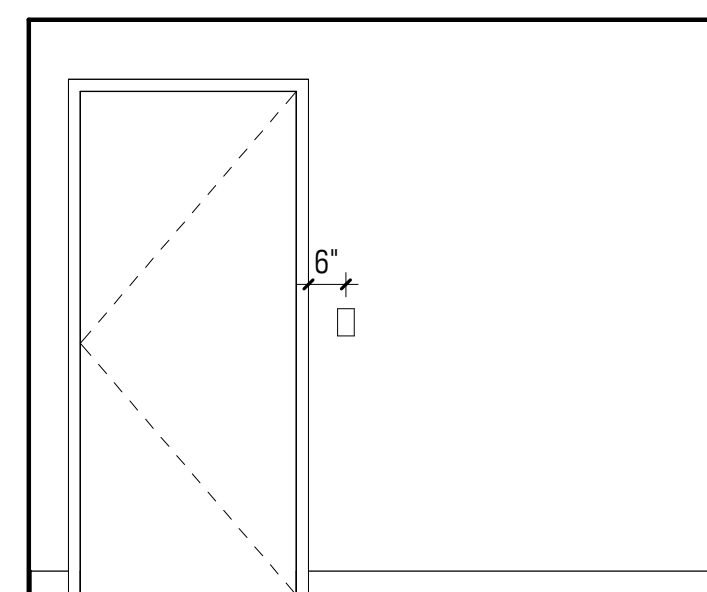


B4 DARE2B - EAST ELEVATION  
3/8" = 1'-0"

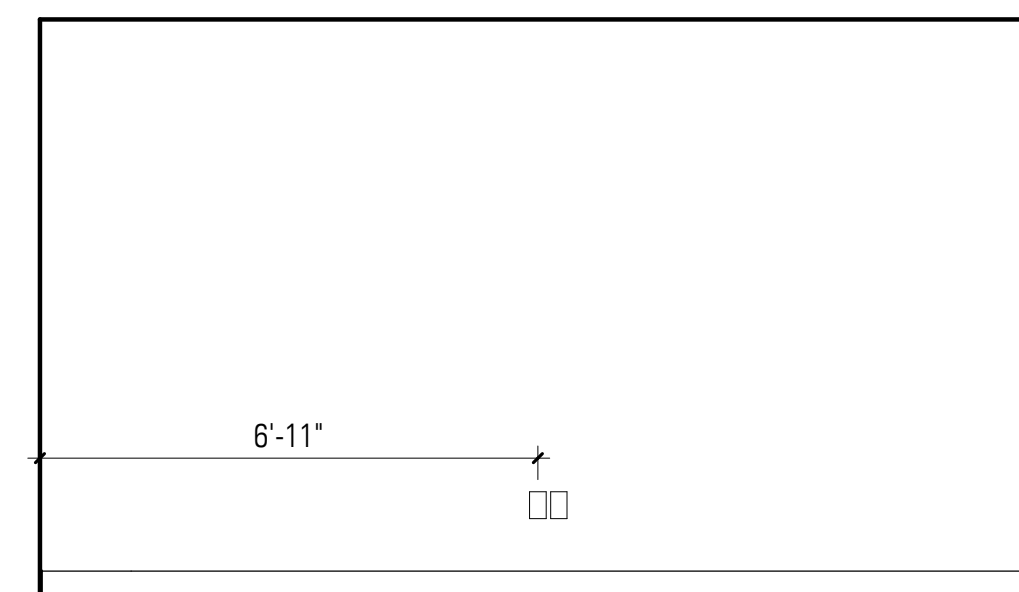
SKYWAY  
COALITION /  
WHCDA



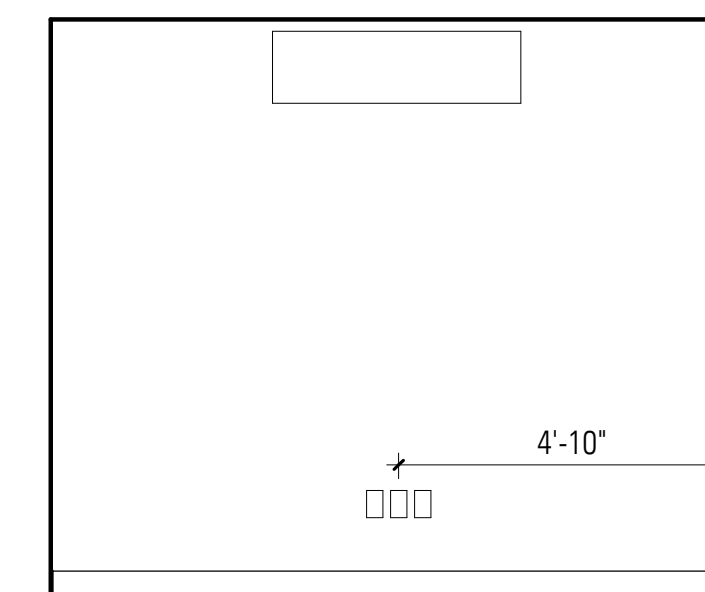
A2 SKYWAY COALITION/WHCDA - NORTH ELEVATION  
3/8" = 1'-0"



A3 SKYWAY COALITION/WHCDA - EAST ELEVATION  
3/8" = 1'-0"



A4 SKYWAY COALITION/WHCDA SOUTH ELEVATION  
3/8" = 1'-0"



A5 SKYWAY COALITION/WHCDA - WEST ELEVATION  
3/8" = 1'-0"



1

2

3

4

5

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**INTERIOR ELEVATIONS**  
- LOBBY

# A704

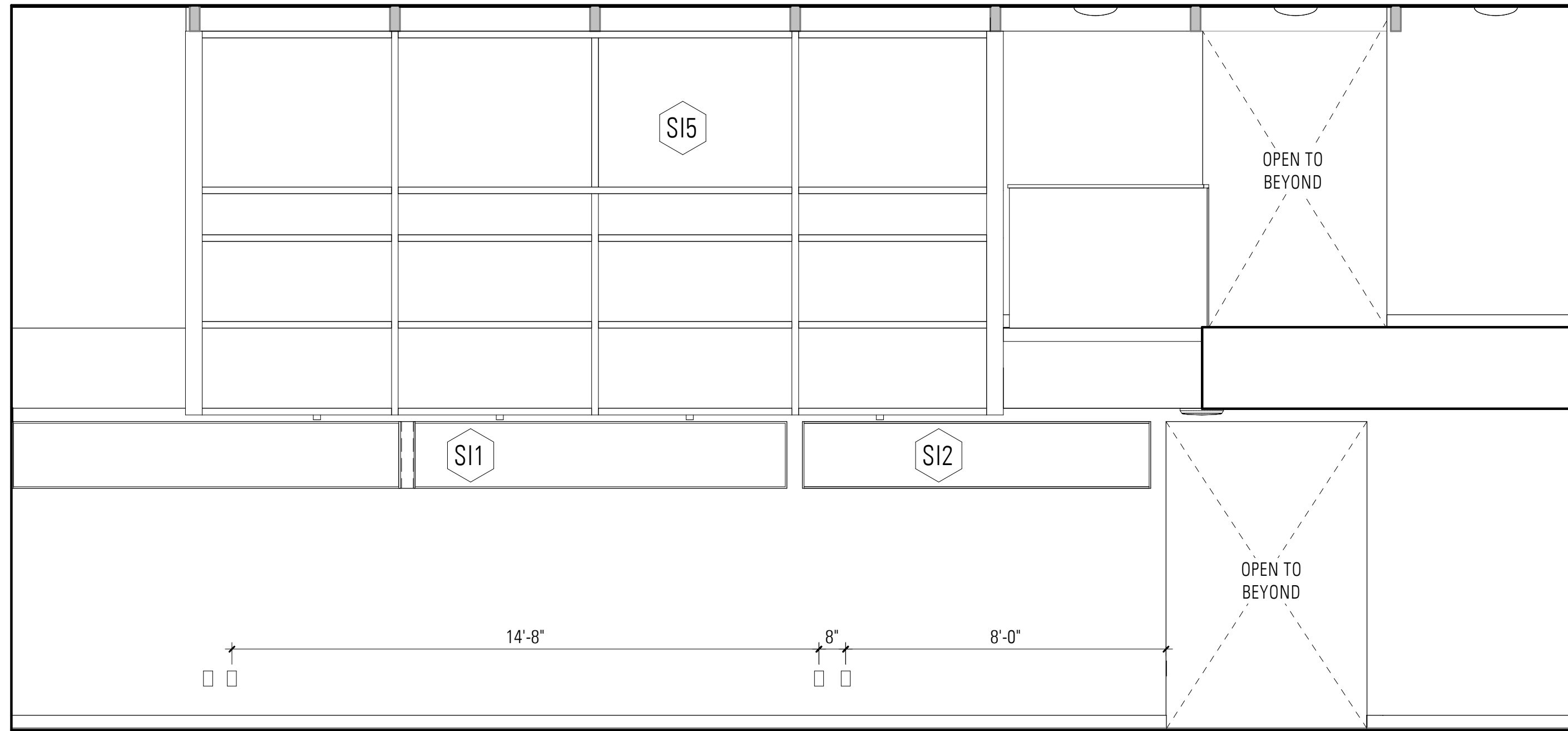
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**LEGEND - INTERIOR ELEVATIONS**

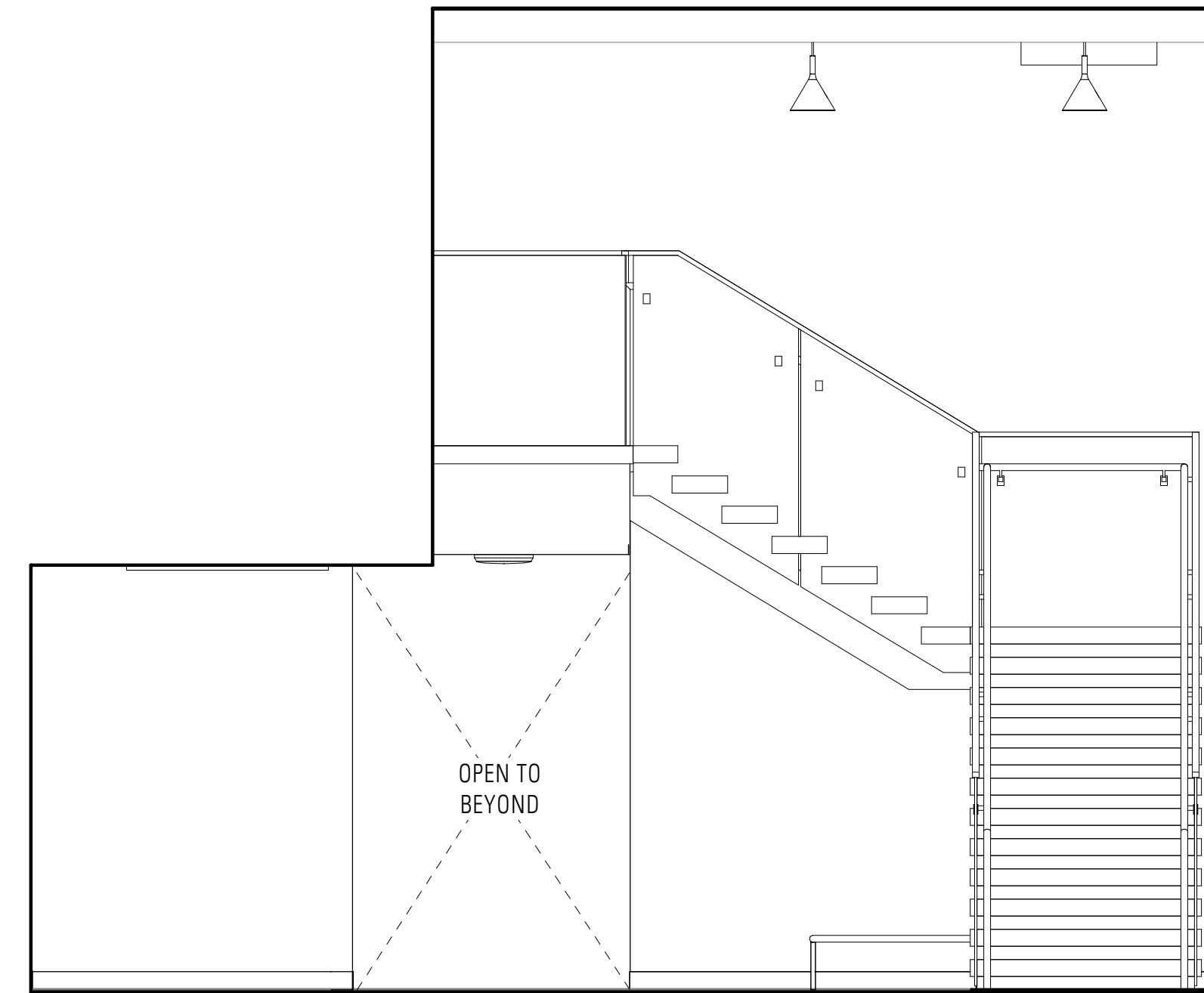
□ DATA OUTLET / POWER RECEPTACLE / LIGHT SWITCH

**GENERAL NOTES:**

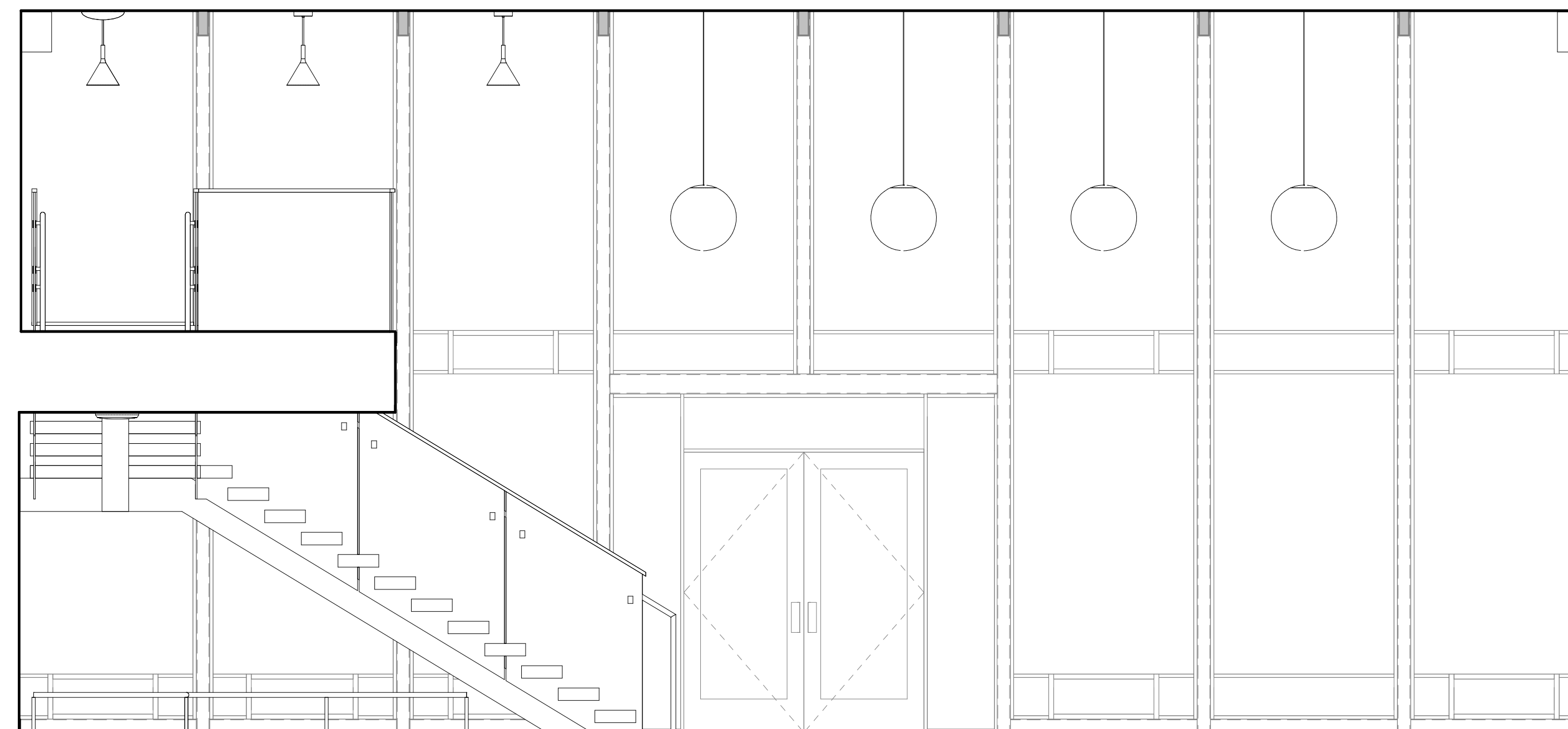
1. SEE ELECTRICAL FOR OUTLET AND JUNCTION BOX SPECIFICATIONS. OUTLETS ARE SHOWN ON THIS SHEET FOR PLACEMENT COORDINATION ONLY.
2. REFER TO SHEET G111 FOR ACCESSIBLE MOUNTING HEIGHT OF OUTLETS, SWITCHES, AND OTHER RELATED ITEMS.
3. REFER TO DOOR SCHEDULE FOR ALL DOORS SHOWN.
4. REFER TO WINDOW LEGEND FOR ALL STOREFRONT AND WINDOWS SHOWN.
5. REFERENCE SPECIFICATIONS FOR WALL BASE



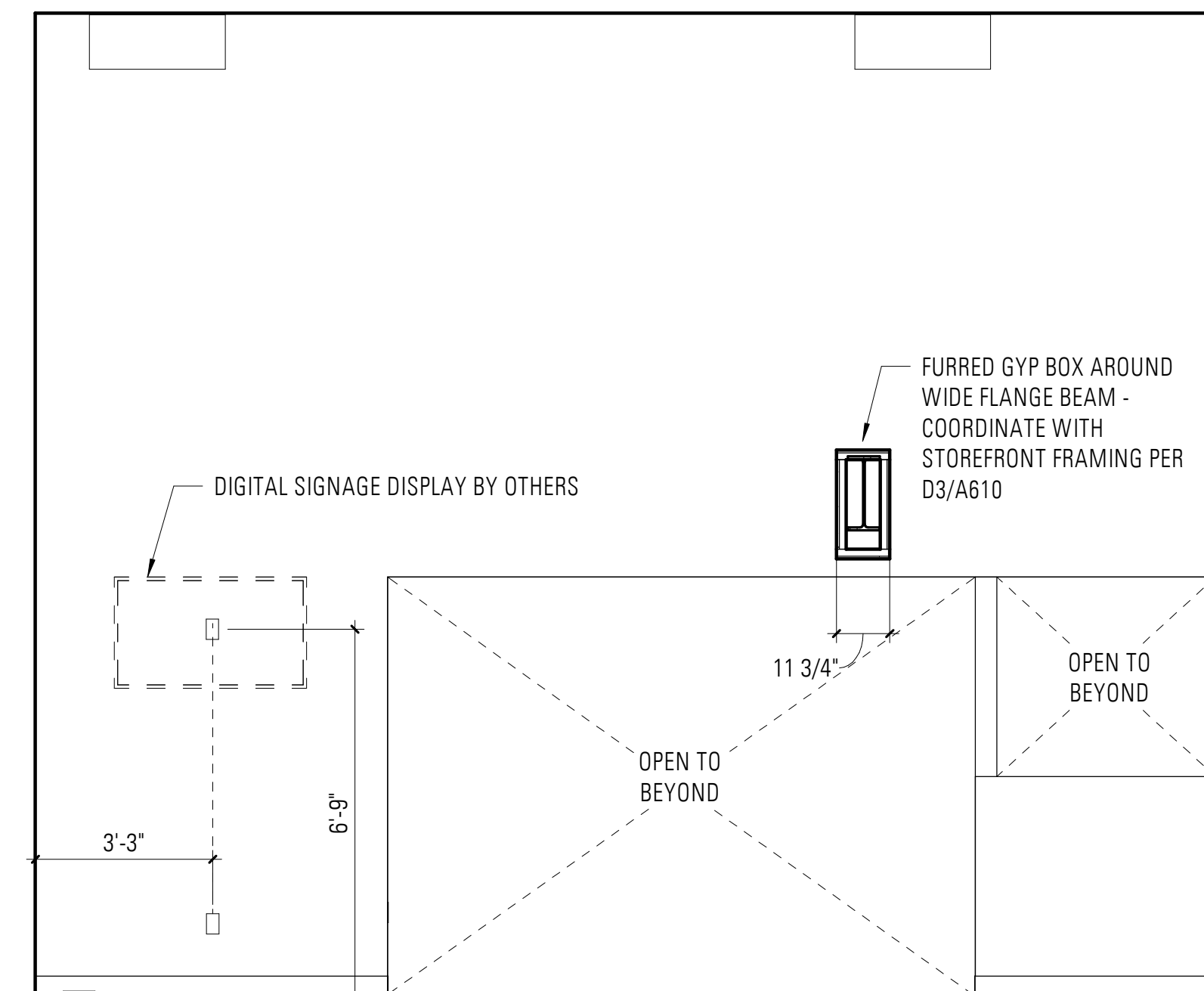
C1 LOBBY - NORTH ELEVATION  
3/8" = 1'-0"



C4 LOBBY - EAST ELEVATION  
3/8" = 1'-0"



A1 LOBBY - SOUTH ELEVATION  
3/8" = 1'-0"



A4 LOBBY - WEST ELEVATION  
3/8" = 1'-0"



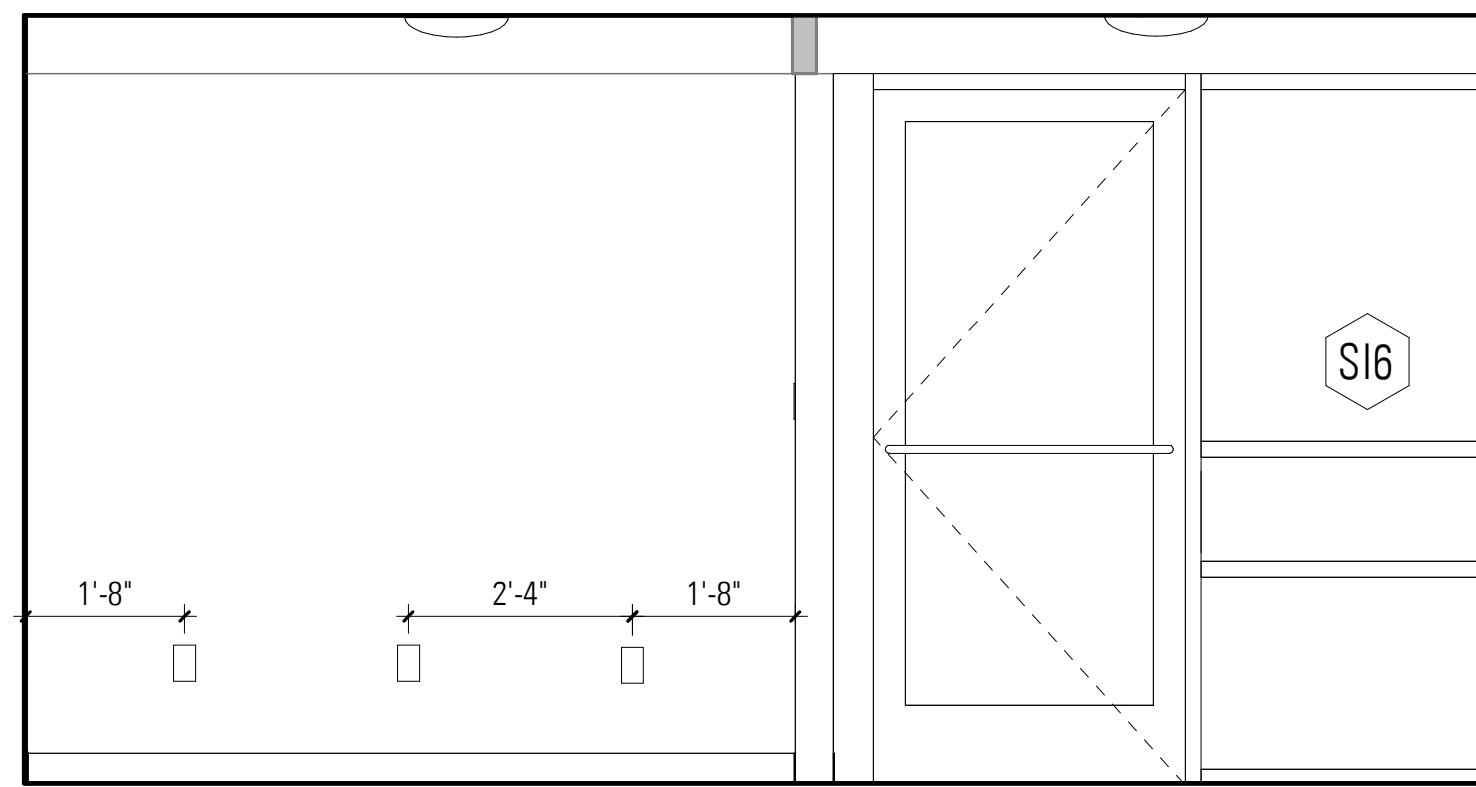
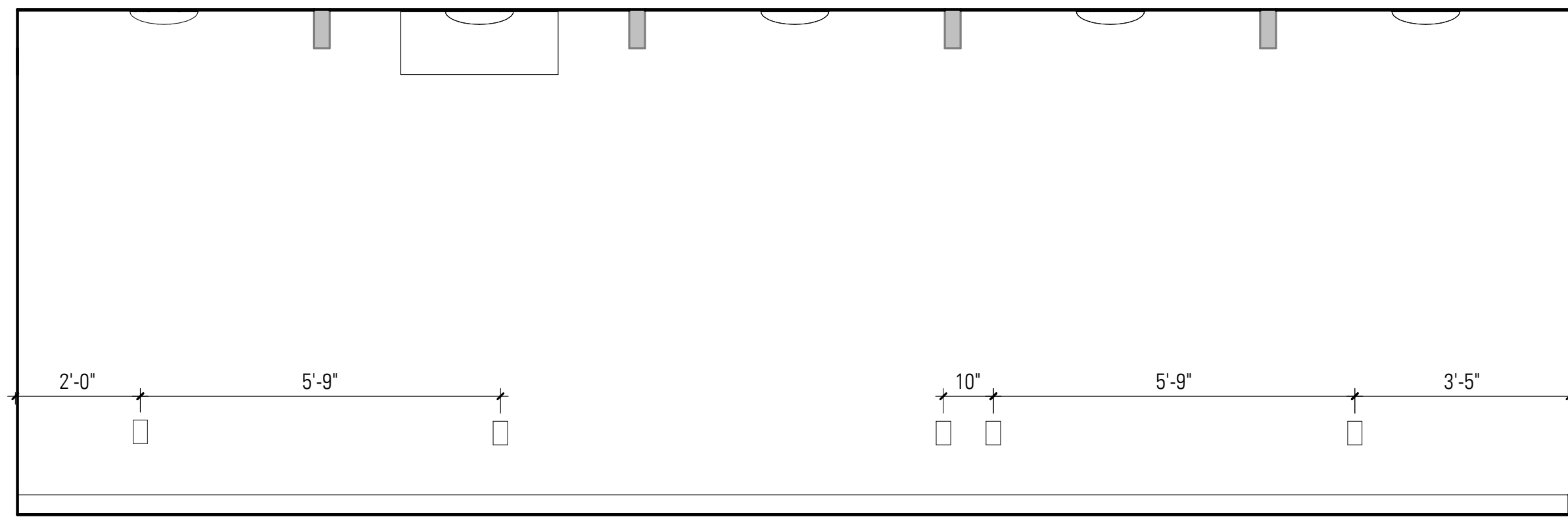
1

2

3

4

5



LEGEND - INTERIOR ELEVATIONS

□ DATA OUTLET / POWER RECEPTACLE / LIGHT SWITCH

GENERAL NOTES

1. SEE ELECTRICAL FOR OUTLET AND JUNCTION BOX SPECIFICATIONS. OUTLETS ARE SHOWN ON THIS SHEET FOR PLACEMENT COORDINATION ONLY.
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owner  
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 CONTACT: Sunnie Park  
 e. SunP@kcha.org  
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# SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH  
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 WA 98178

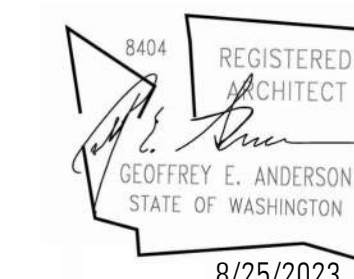
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REVISIONS

AHJ STAMP



Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

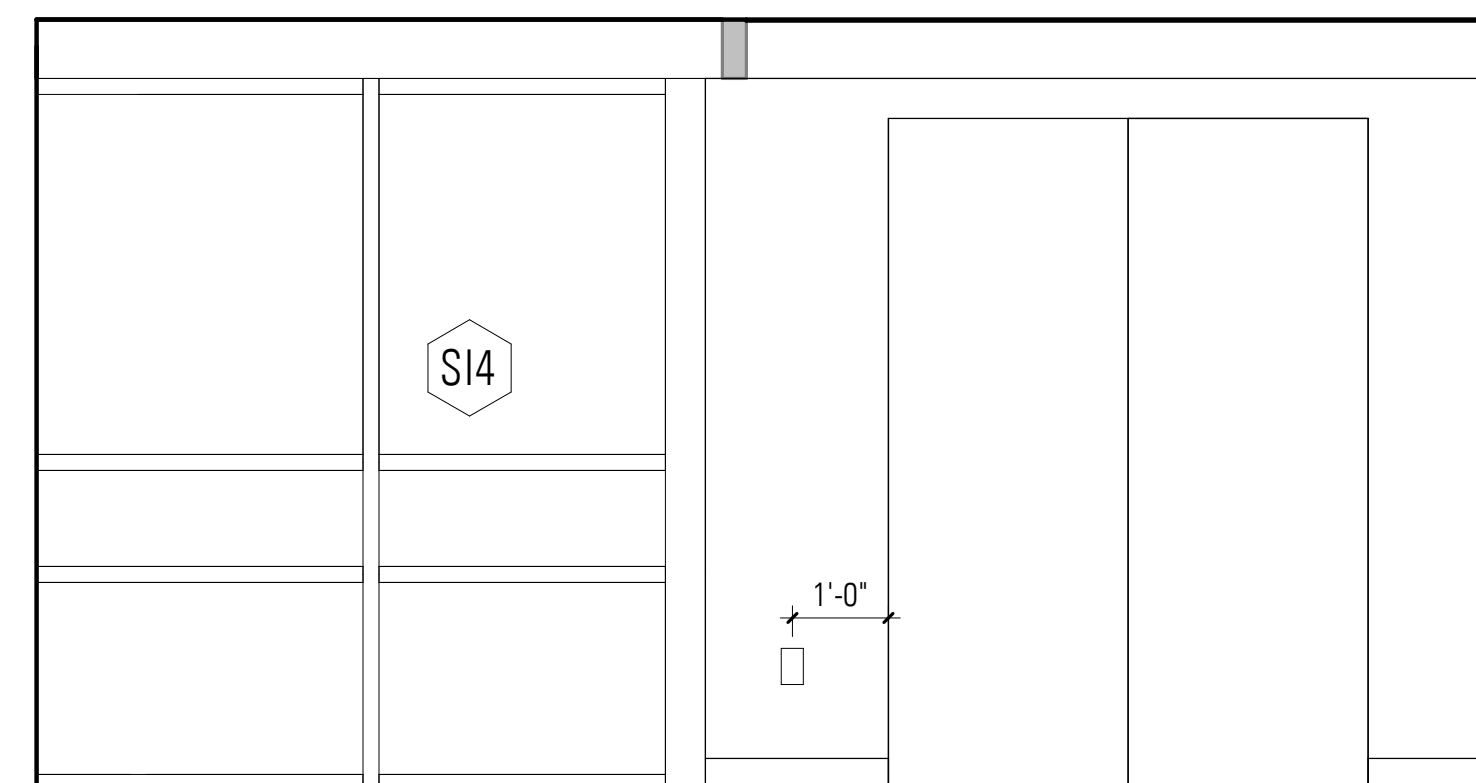
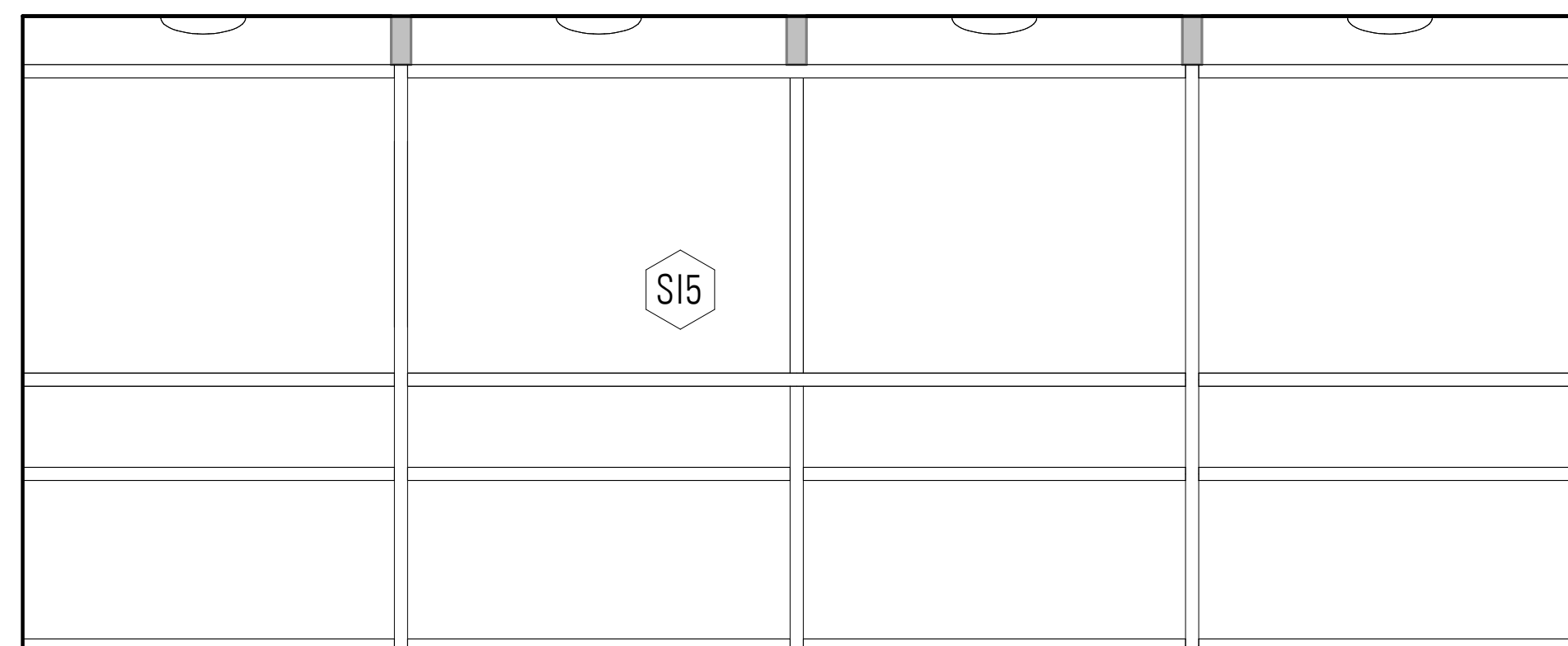
## INTERIOR ELEVATIONS - CONFERENCE ROOMS

# A705

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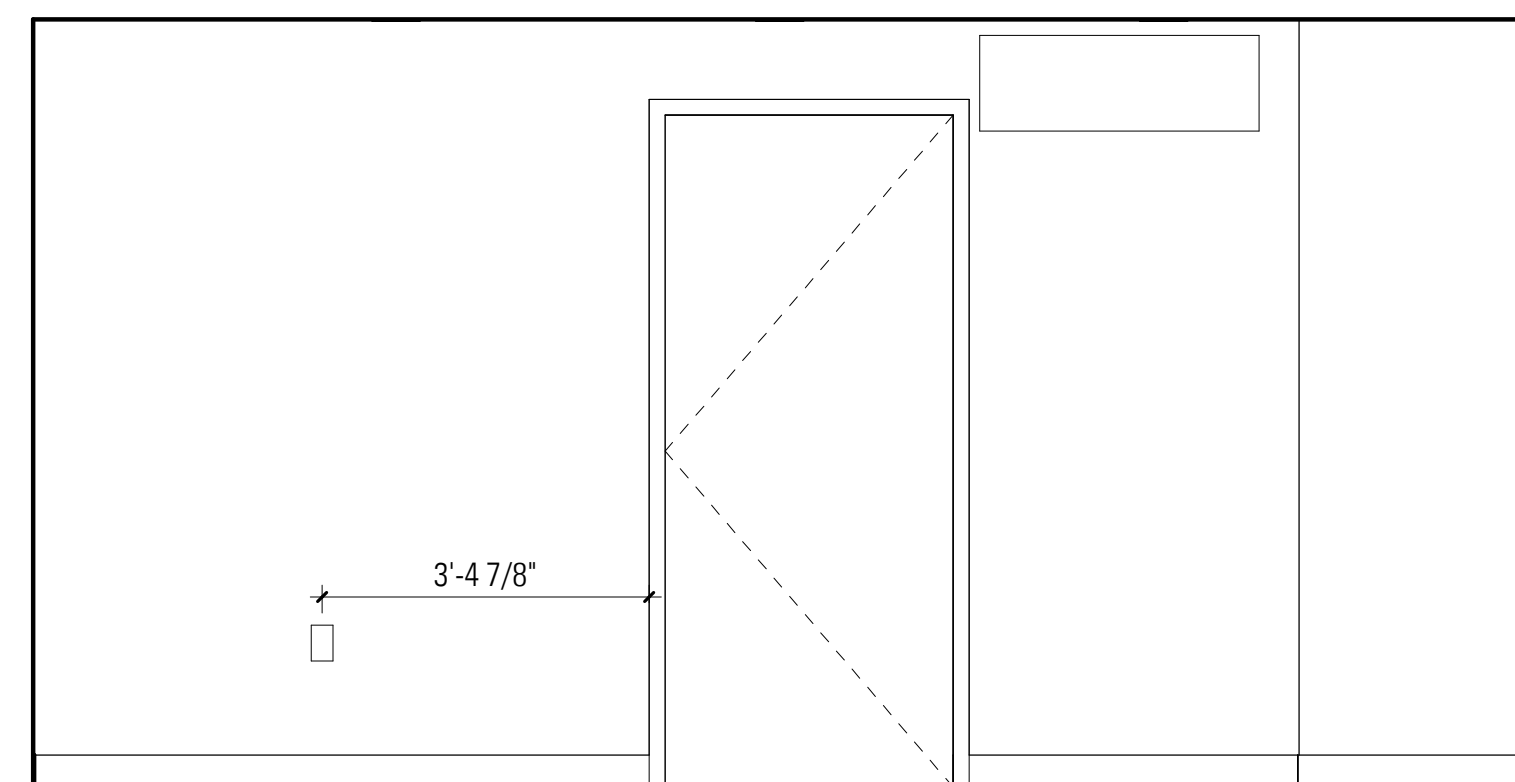
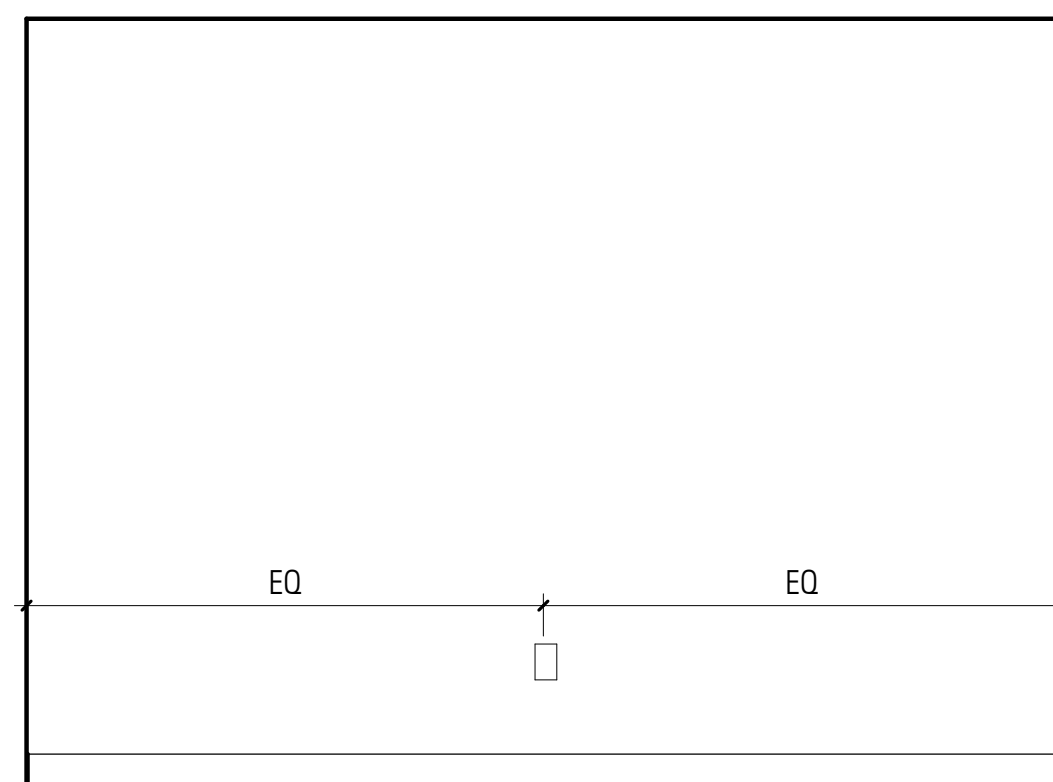
D1 CONFERENCE ROOM ELEVATION - NORTH  
 1/2" = 1'-0"

D3 CONFERENCE ROOM ELEVATION - EAST  
 1/2" = 1'-0"



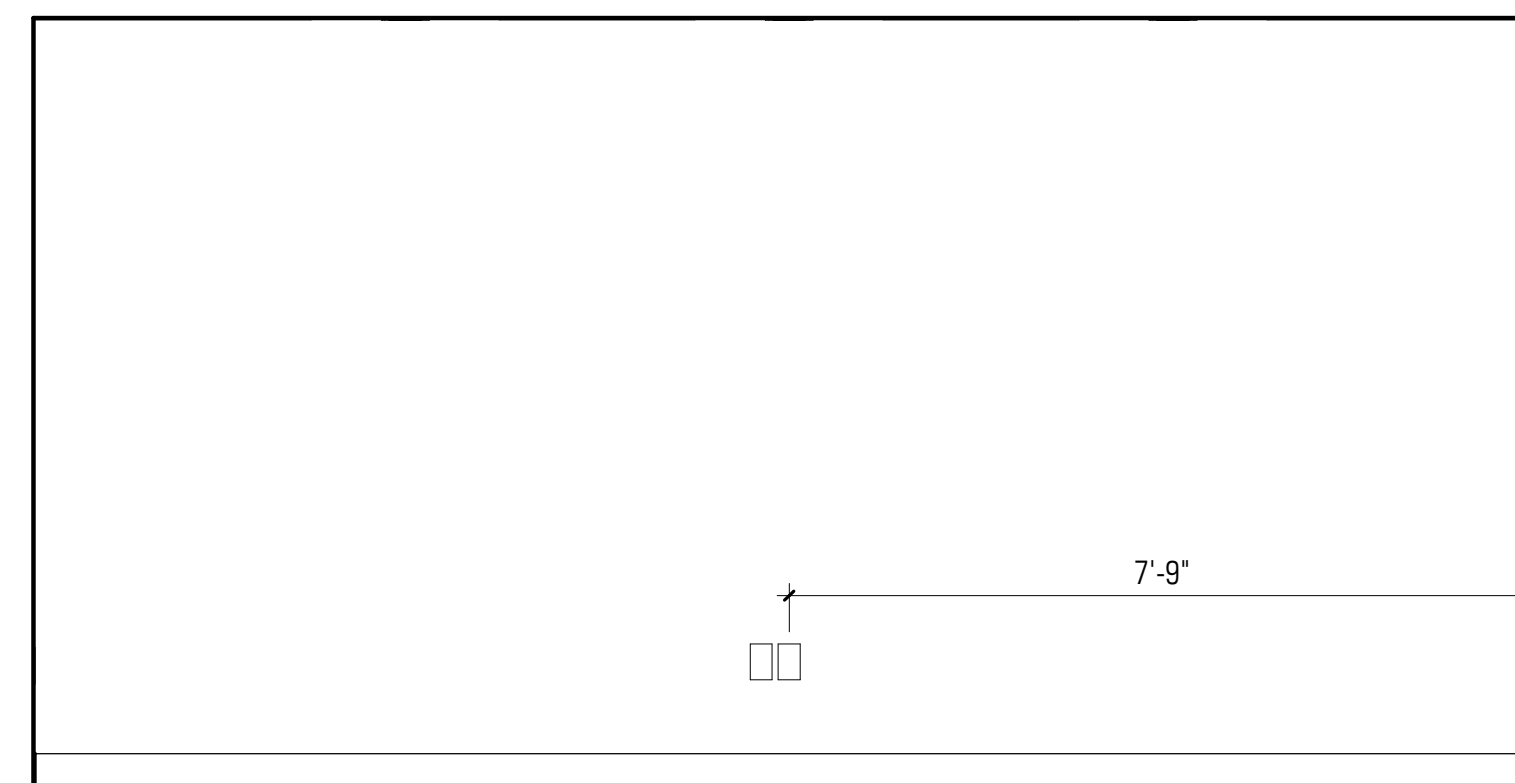
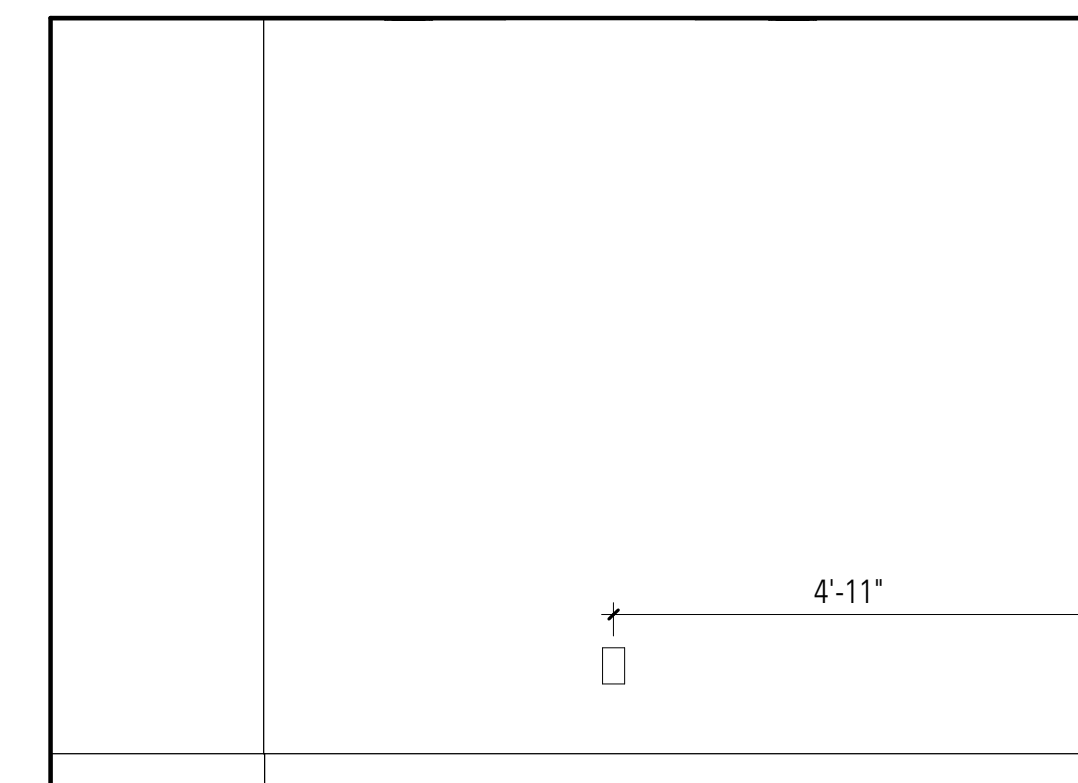
C1 CONFERENCE ROOM ELEVATION - SOUTH  
 1/2" = 1'-0"

C3 CONFERENCE ROOM ELEVATION - WEST  
 1/2" = 1'-0"



B1 THE VAULT - NORTH ELEVATION  
 1/2" = 1'-0"

B2 THE VAULT - EAST ELEVATION  
 1/2" = 1'-0"



A1 THE VAULT - SOUTH ELEVATION  
 1/2" = 1'-0"

A2 THE VAULT - WEST ELEVATION  
 1/2" = 1'-0"

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# SKYWAY RESOURCE CENTER

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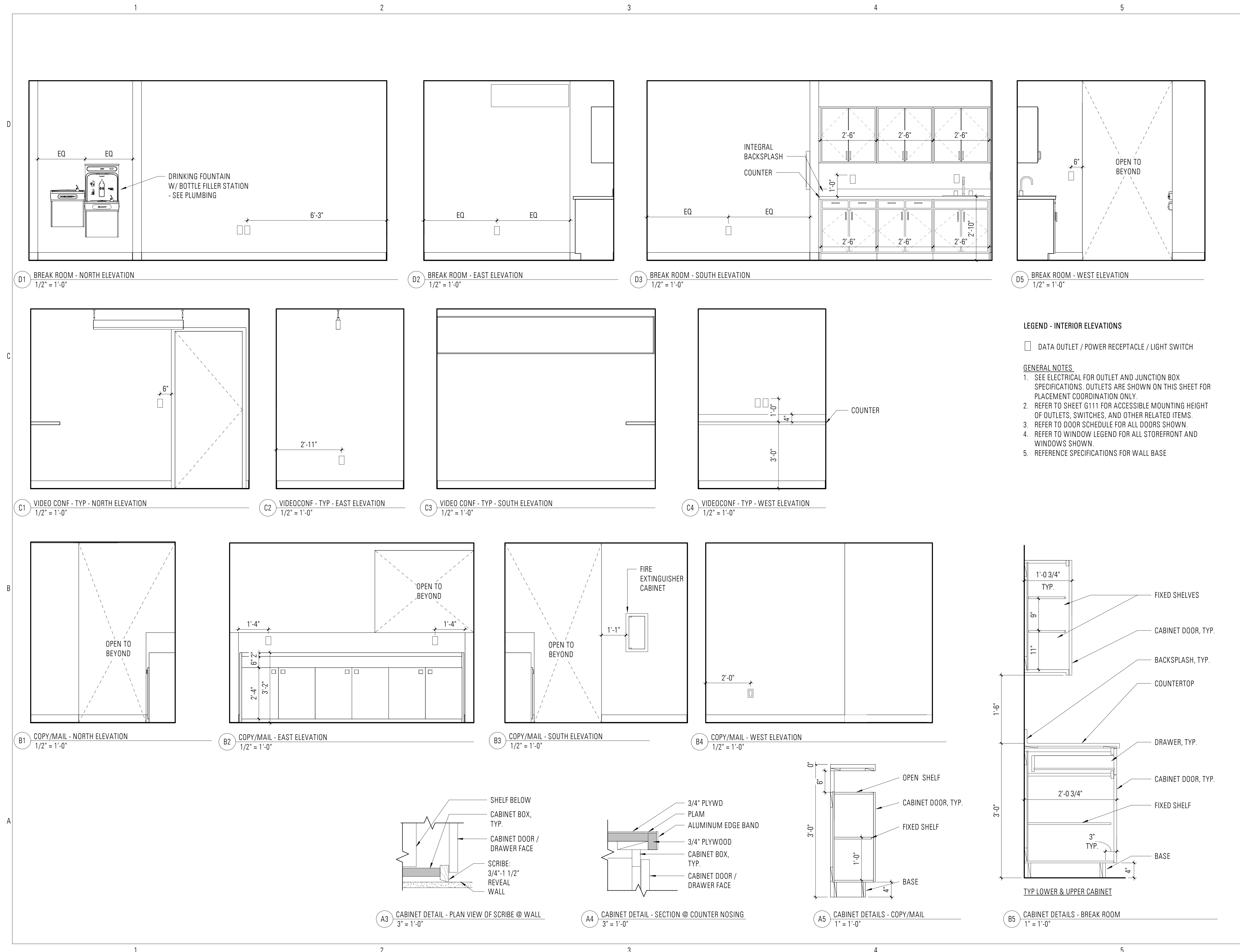
## AHJ STAMP



Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## BREAK ROOM/VIDEO CONF/COPY ROOM ELEVATION & DETAIL

# A706



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LEGEND - INTERIOR ELEVATIONS

□ DATA OUTLET / POWER RECEPTACLE / LIGHT SWITCH

GENERAL NOTES

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- 5. REFERENCE SPECIFICATIONS FOR WALL BASE



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**SKYWAY  
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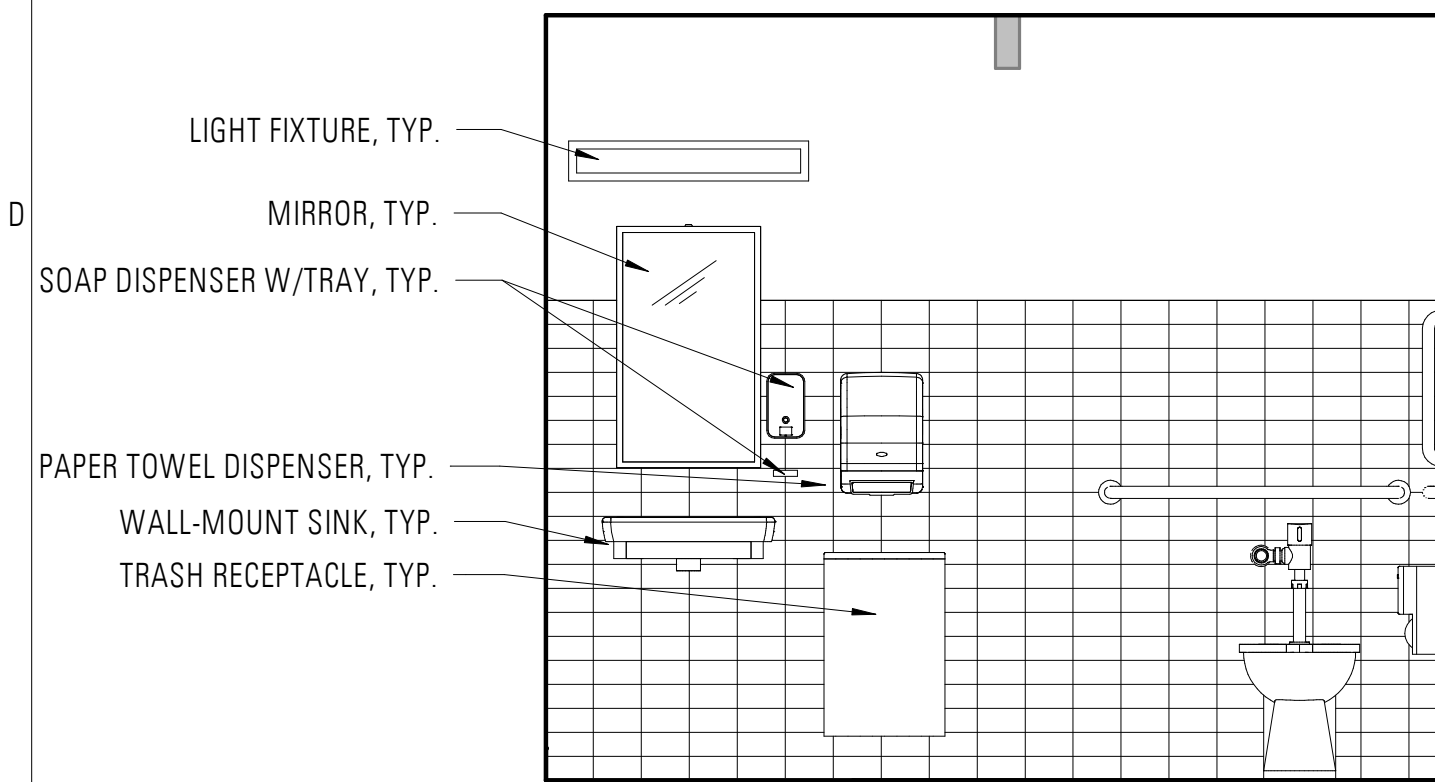
AHJ STAMP



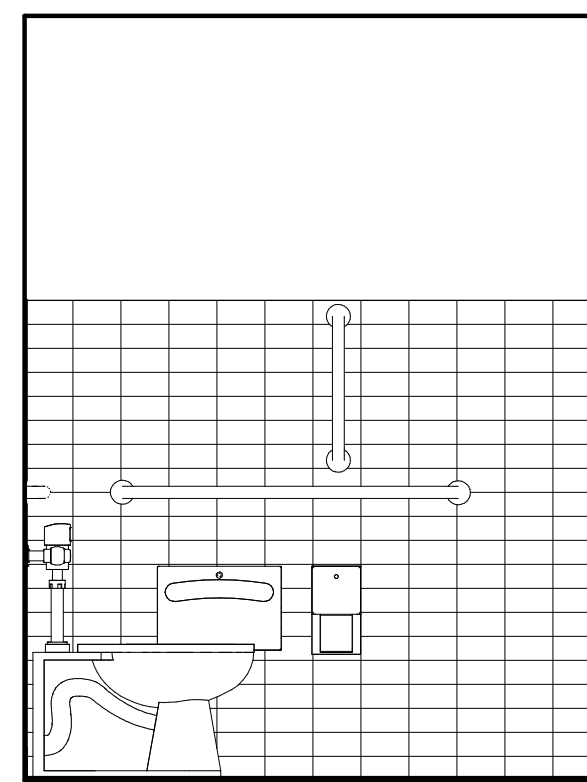
Architect Project No: 2052  
 Author: MC / KH  
 Checker: MM / GA

**INTERIOR ELEVATIONS  
 - RESTROOMS**

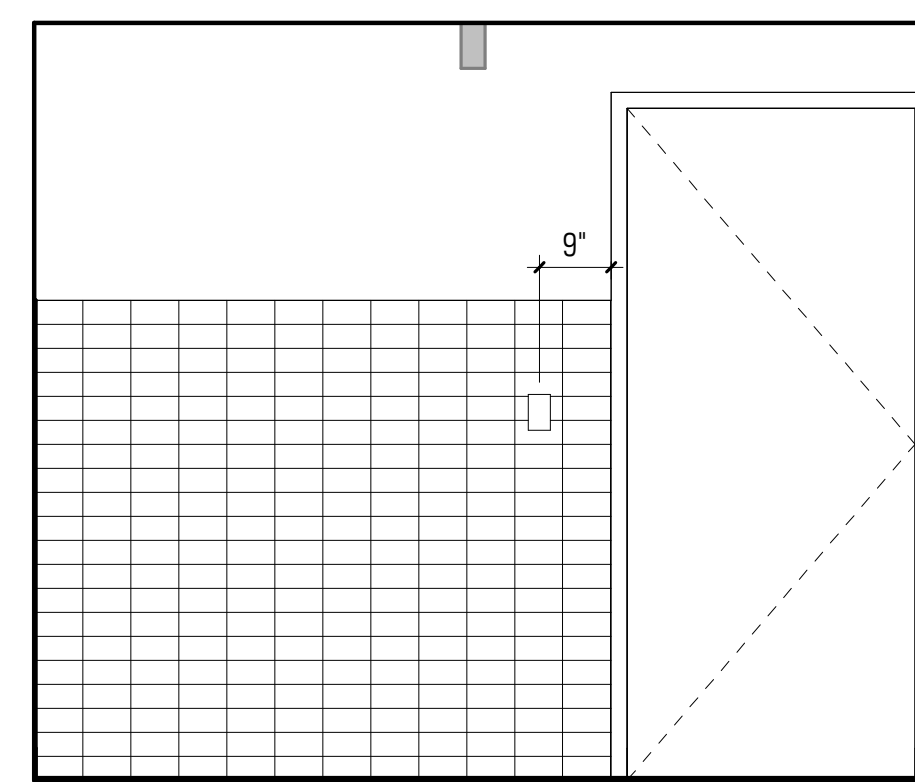
**A707**



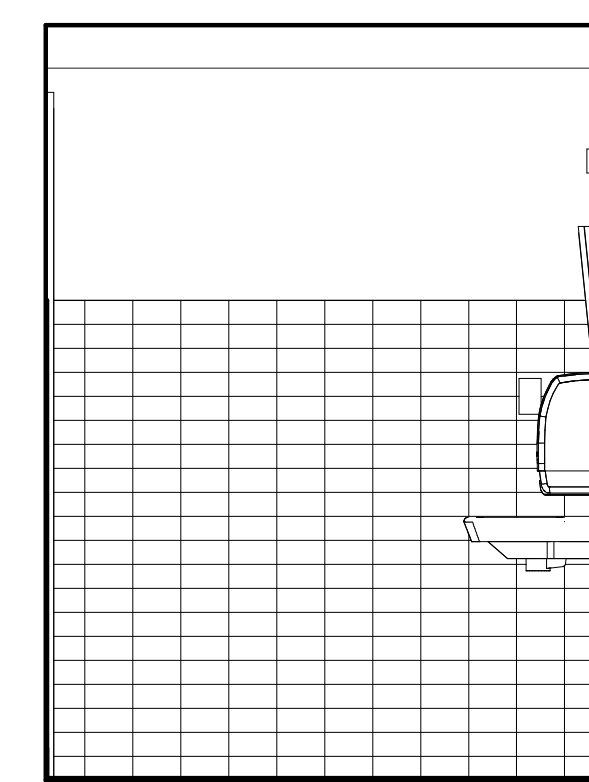
**D1** ADA RR 2 - NORTH ELEVATION  
 1/2" = 1'-0"



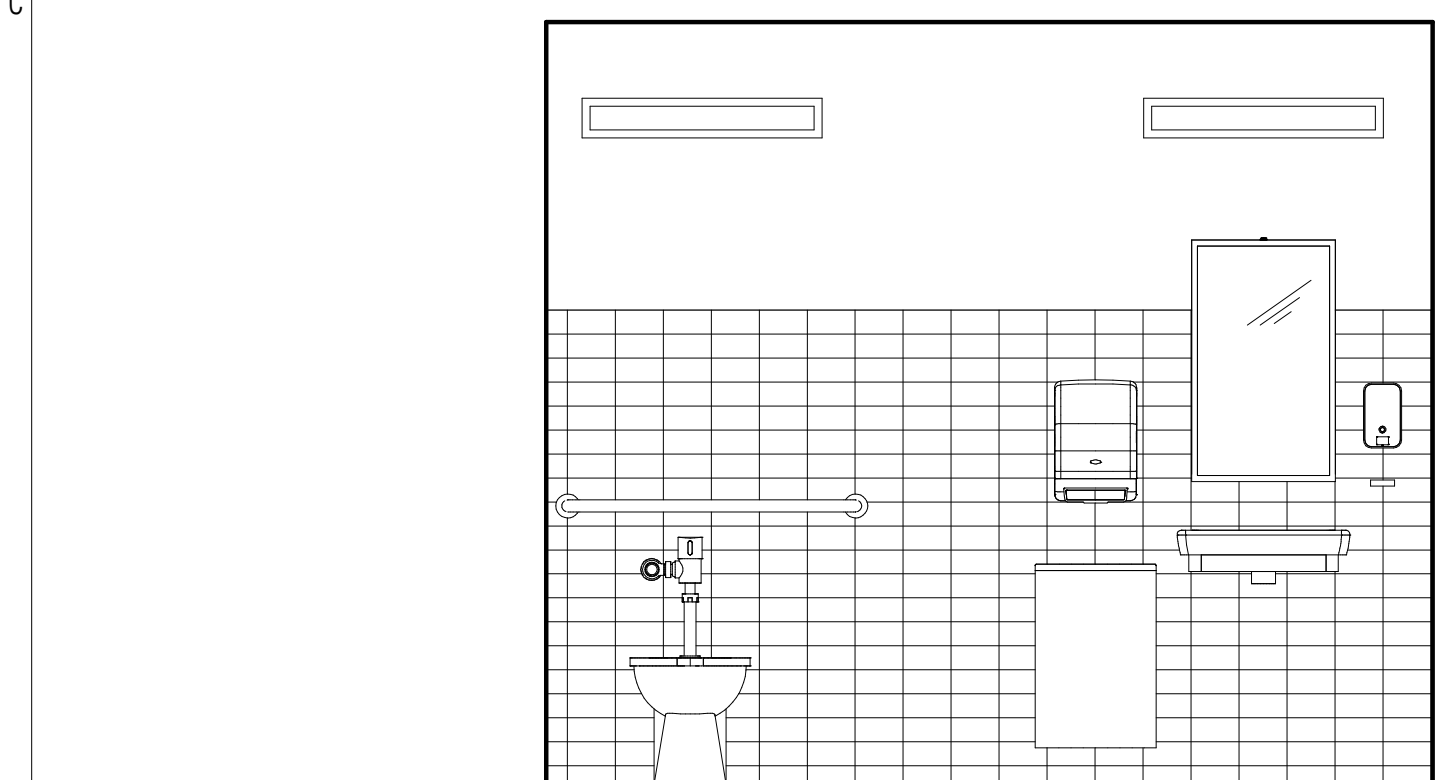
**D2** ADA RR 2 - EAST ELEVATION  
 1/2" = 1'-0"



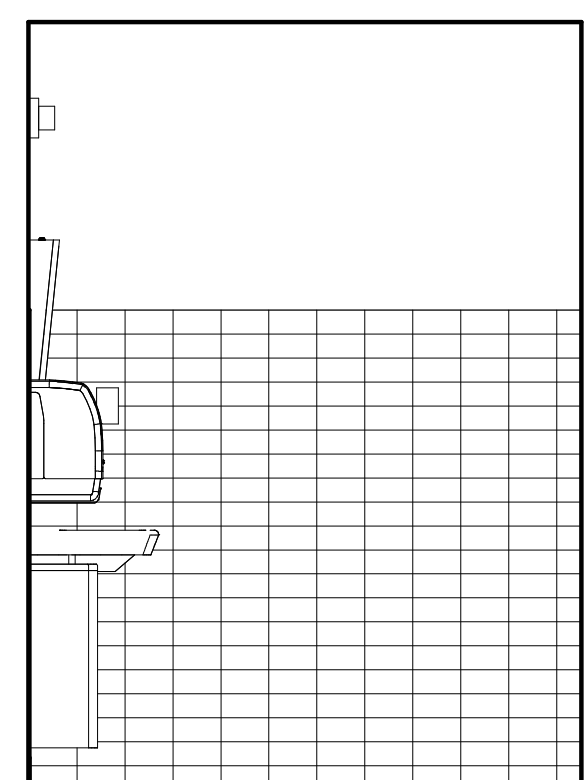
**D3** ADA RR 2 - SOUTH ELEVATION  
 1/2" = 1'-0"



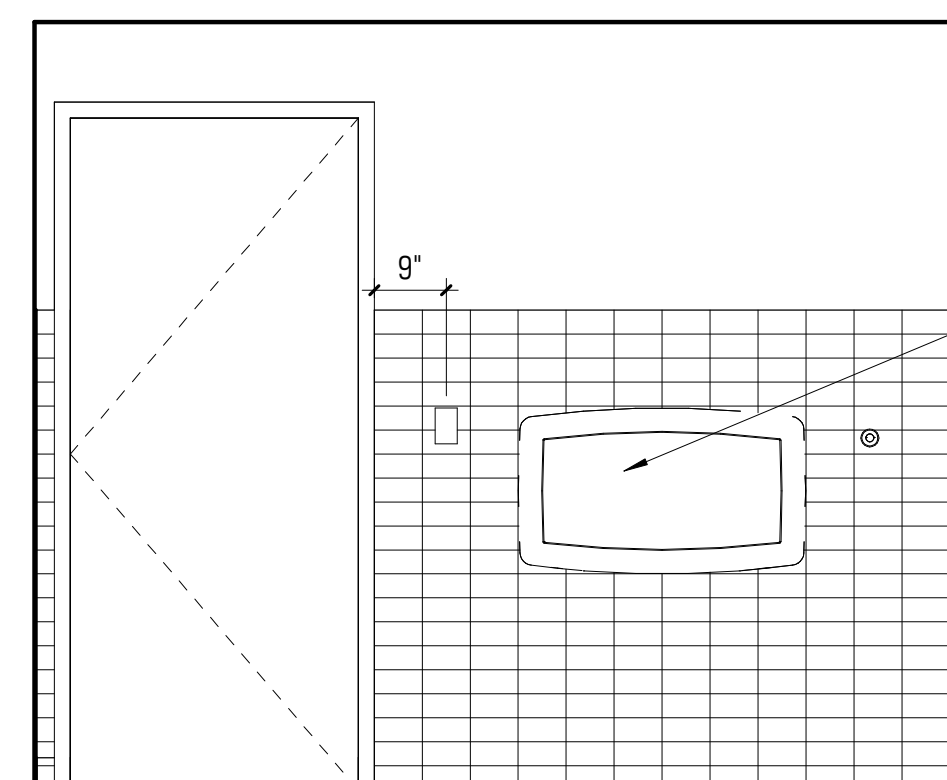
**D4** ADA RR 2 - WEST ELEVATION  
 1/2" = 1'-0"



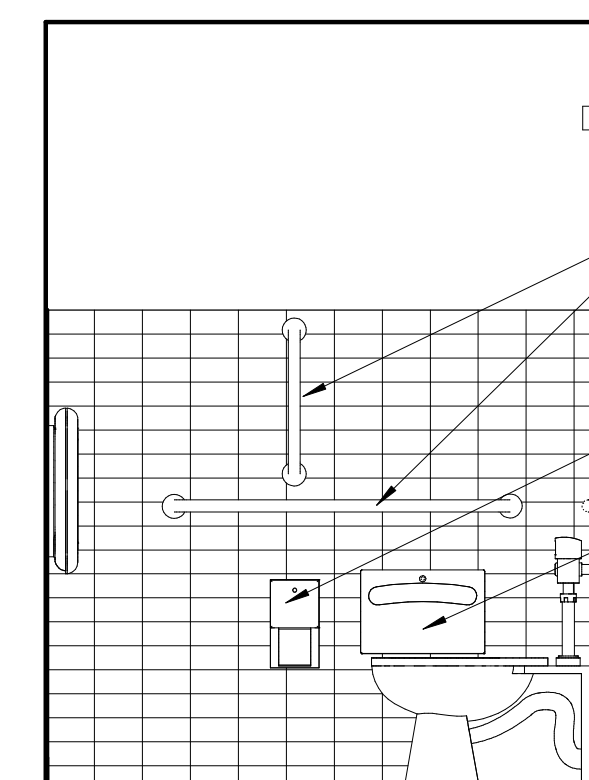
**B1** ADA RR 1 - NORTH ELEVATION  
 1/2" = 1'-0"



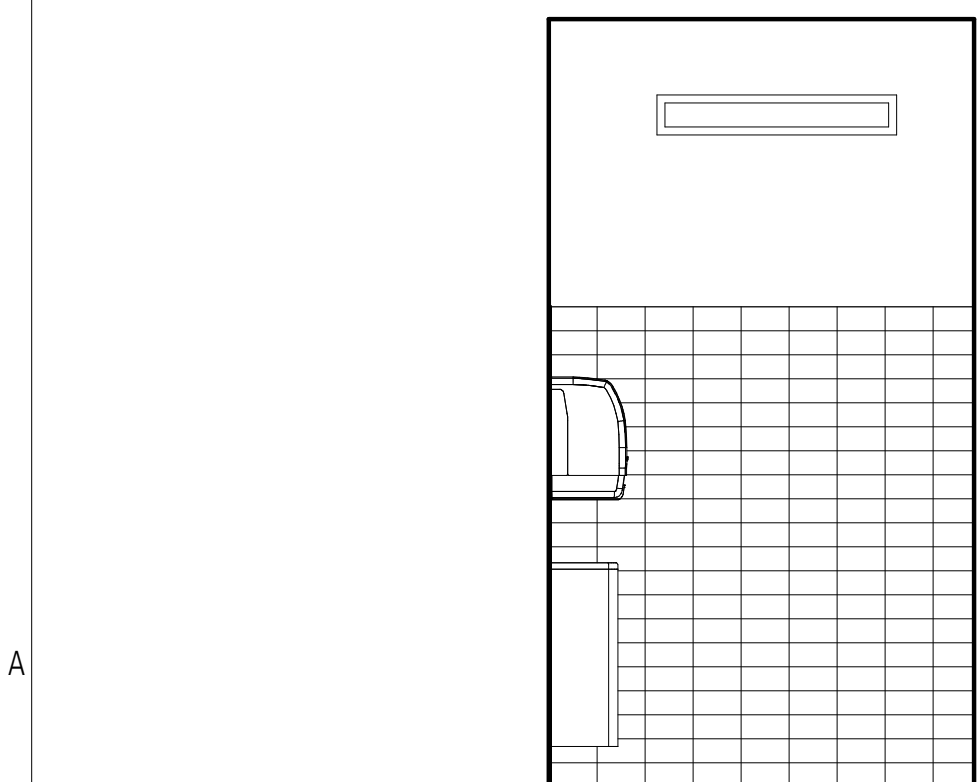
**B2** ADA RR 1 - EAST ELEVATION  
 1/2" = 1'-0"



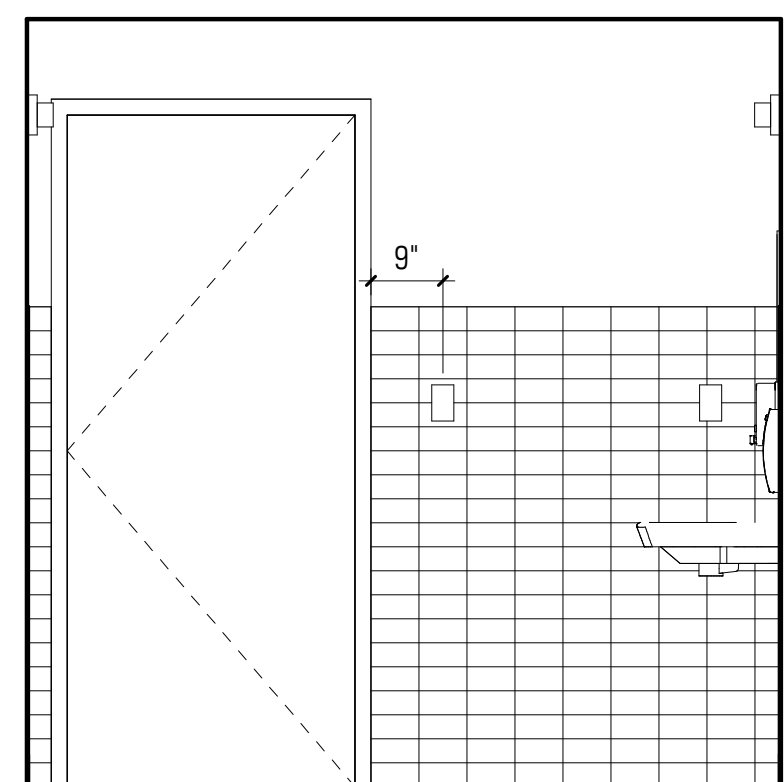
**B3** ADA RR 1 - SOUTH ELEVATION  
 1/2" = 1'-0"



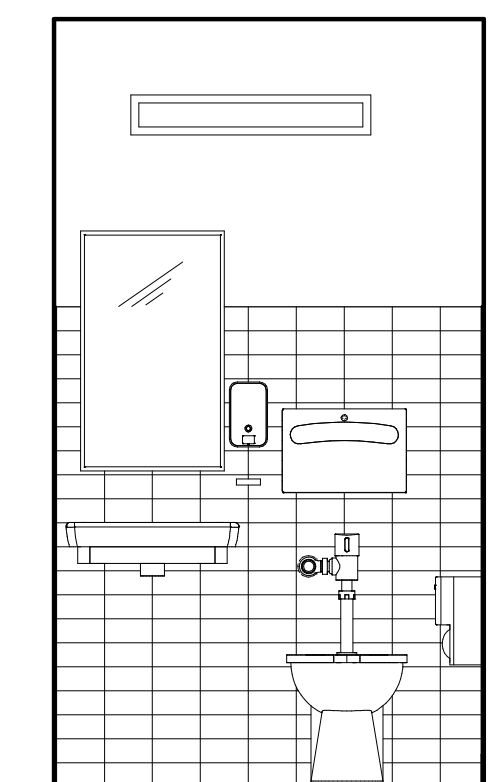
**B4** ADA RR 1 - WEST ELEVATION  
 1/2" = 1'-0"



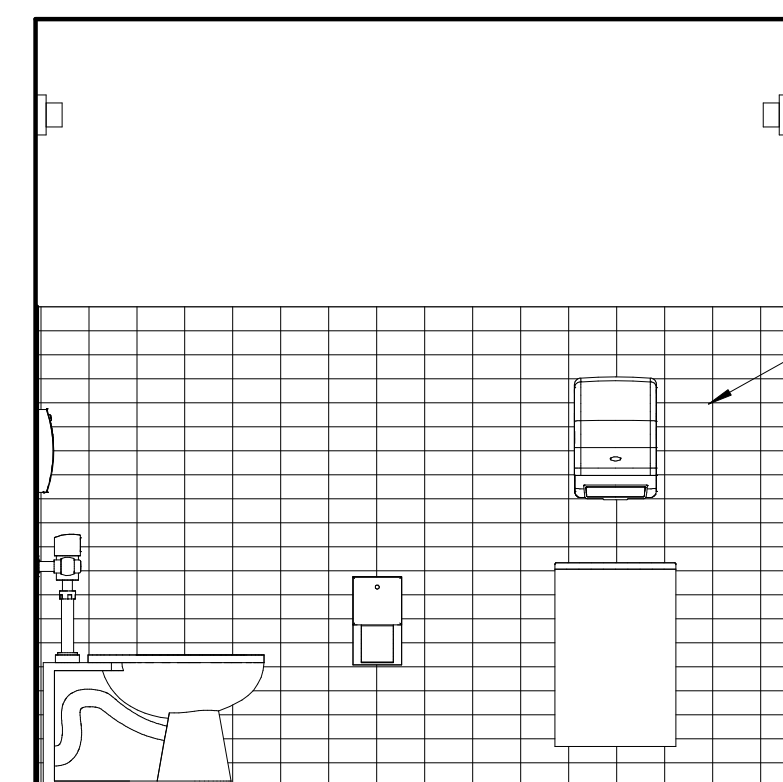
**A1** RR 1 - NORTH ELEVATION  
 1/2" = 1'-0"



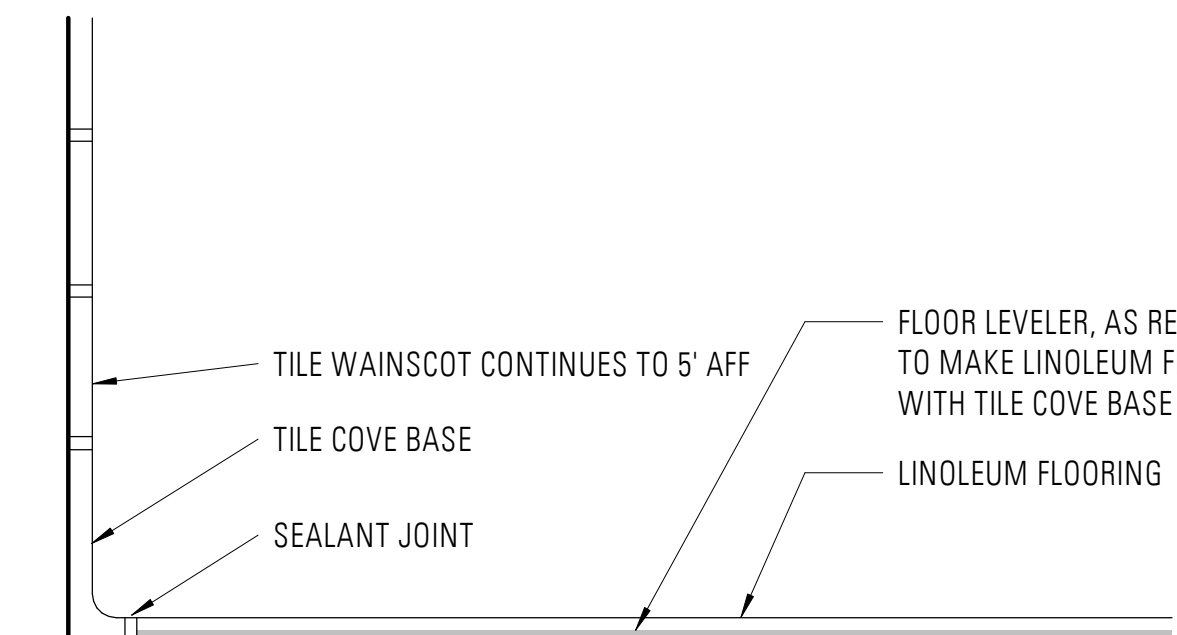
**A2** RR 1 - EAST ELEVATION  
 1/2" = 1'-0"



**A3** RR 1 - SOUTH ELEVATION  
 1/2" = 1'-0"



**A4** RR 1 - WEST ELEVATION  
 1/2" = 1'-0"



**1** RESTROOM TILE WAINSCOT DETAIL  
 3" = 1'-0"

D

C

B

A

D

C

B

A



# SKYWAY RESOURCE CENTER

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**BID SET**

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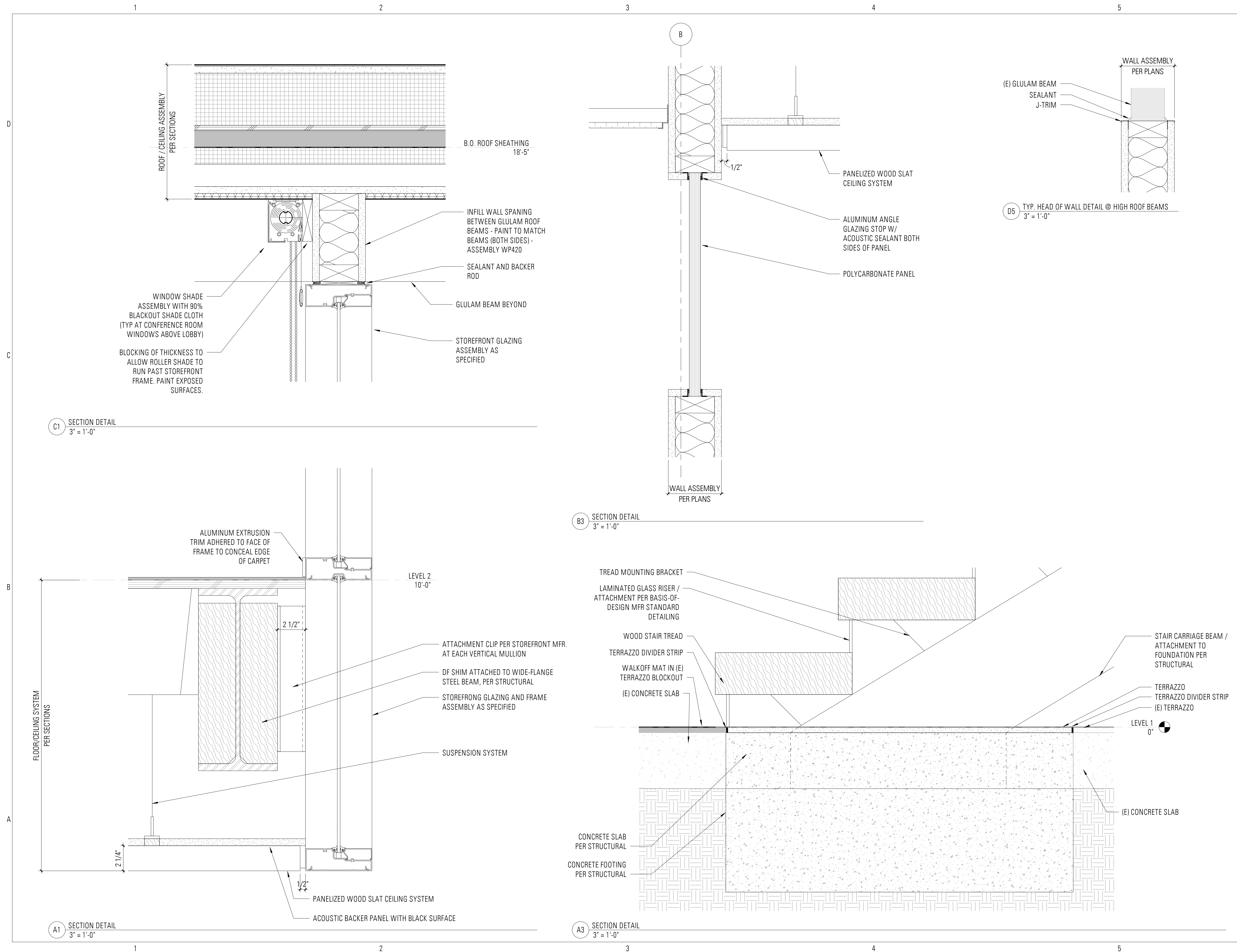


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Checker: MM / GA

**INTERIOR DETAILS**

# A801

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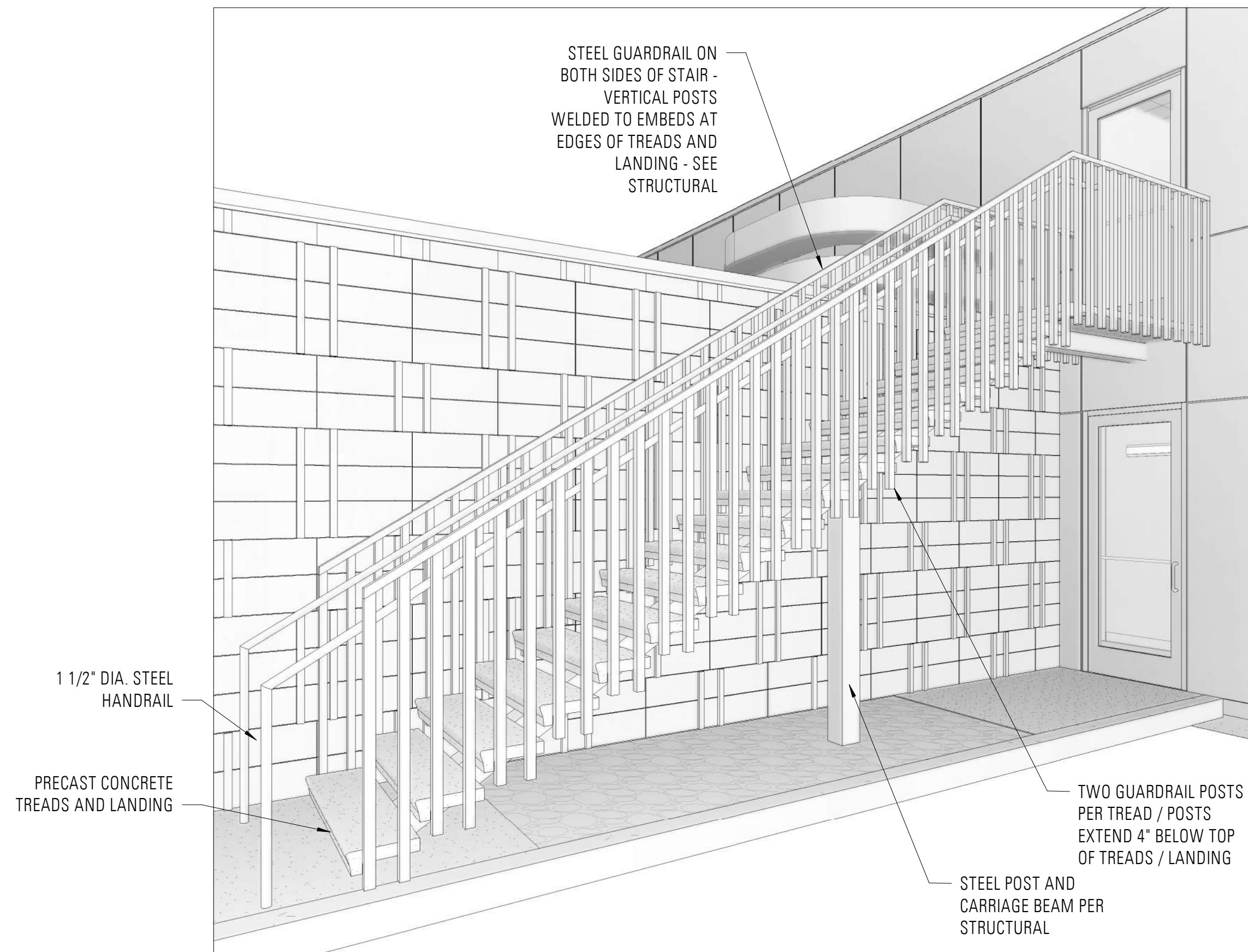
NOTE: VIEWS ON THIS SHEET ARE NOT COMPREHENSIVE, BUT ARE INTENDED TO ORIENT THE VIEWER BY PORTRAYING THE GENERAL 3 DIMENSIONAL CHARACTER OF SELECT SPACES IN THE PROJECT. REFER TO ALL OTHER DRAWINGS IN THE PROJECT FOR ADDITIONAL REQUIREMENTS.



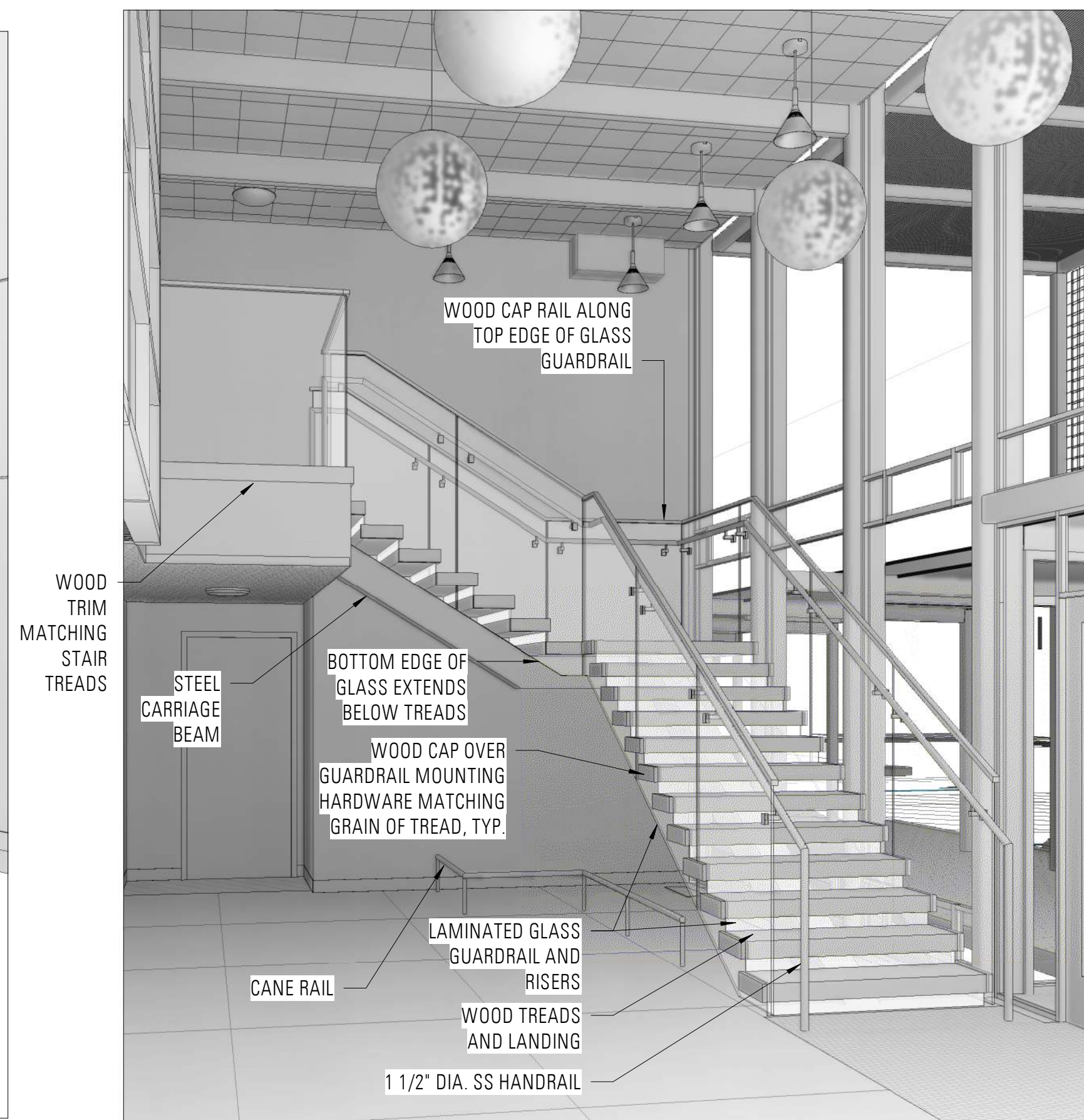
C2 PERSPECTIVE VIEW - LOBBY



C4 PERSPECTIVE VIEW - LOBBY



A2 PERSPECTIVE VIEW - EXTERIOR STAIR



A4 PERSPECTIVE VIEW - INTERIOR STAIR

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PERSPECTIVE VIEWS

# A901



## SKYWAY RESOURCE CENTER

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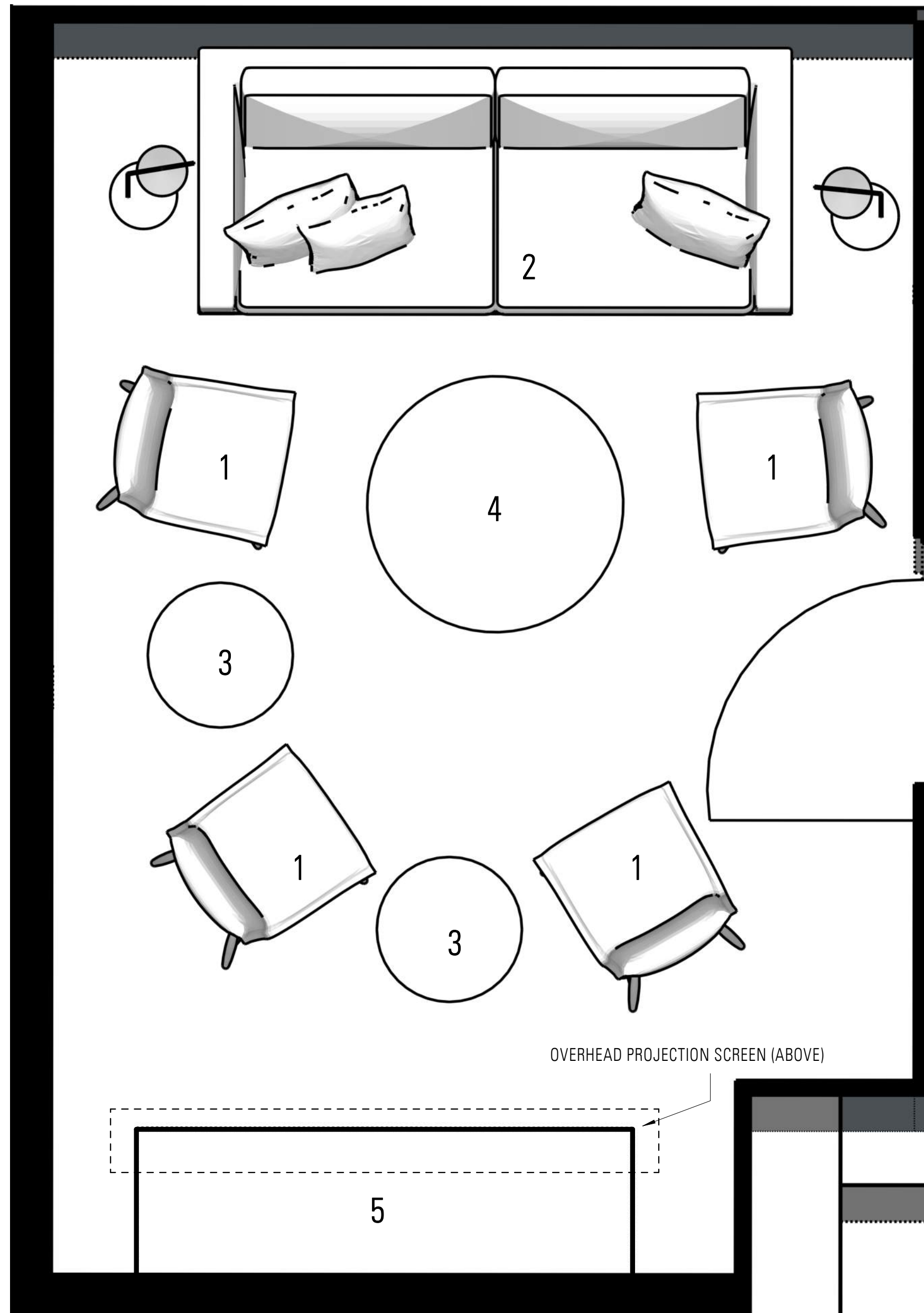
Architect Project No: 2052  
Author: MC / KH  
Checker: MM / GA

## VAULT (LOUNGE) - FURNITURE

# F003.2

NOTE: ALL FURNISHINGS ARE INCLUDED IN  
ADDITIVE BID ALTERNATE #1.

### VAULT AS LOUNGE (VL) - 4 SIDE CHAIRS, SOFA, COFFEE TABLE, 2 END TABLES, CREDENZA



1



2



3



4



5

Vault - Lounge						
KEY #	FURNITURE	MANUFACTURER	PRODUCT DESCRIPTION	QTY	PRODUCT URL	NOTES:
1	Side Chair	Keilhauer	Justa Side Chair	4	<a href="https://keilhauer.com/product-family/juxta/">https://keilhauer.com/product-family/juxta/</a>	<b>Armless</b> <b>Grade 1 - to be selected by Architect</b>
2	Sofa	Allermuir	Fifty Series - 2 person Sofa	1	<a href="https://www.allermuir.com/us/products/sofas/fifty-series">https://www.allermuir.com/us/products/sofas/fifty-series</a>	<b>FIFT02, Compact two seater w/ tubular legs</b> <b>Grade 1 - to be selected by Architect</b>
3	Side Table	Keilhauer	Boxcar Side Table	2	<a href="https://keilhauer.com/product-family/boxcar/">https://keilhauer.com/product-family/boxcar/</a>	<b>Diameter 15.75 H 20</b> <b>Table Top: Chrome</b> <b>Table Base: Polished Chrome</b>
4	Coffee Table	Keilhauer	Cahoots	1	<a href="https://keilhauer.com/product-family/cahoots/">https://keilhauer.com/product-family/cahoots/</a>	<b>Diameter 37 H 13.25</b> <b>Table Top: Laminate to be selected by Architect</b> <b>Table Base: Polished Chrome</b>
5	Credenza	West Elm	Carved Pattern Buffet	1	<a href="https://www.westelm.com/products/carved-pattern-buffet-h11958/?pkey=cconsoles-buffet-tables">https://www.westelm.com/products/carved-pattern-buffet-h11958/?pkey=cconsoles-buffet-tables</a>	<b>Finish: Burnt Wax</b>

Basis of Design Furnishings Provider:

Legacy Group  
Attn: Michael Lanthier  
michael@legacygroupinteriors.com



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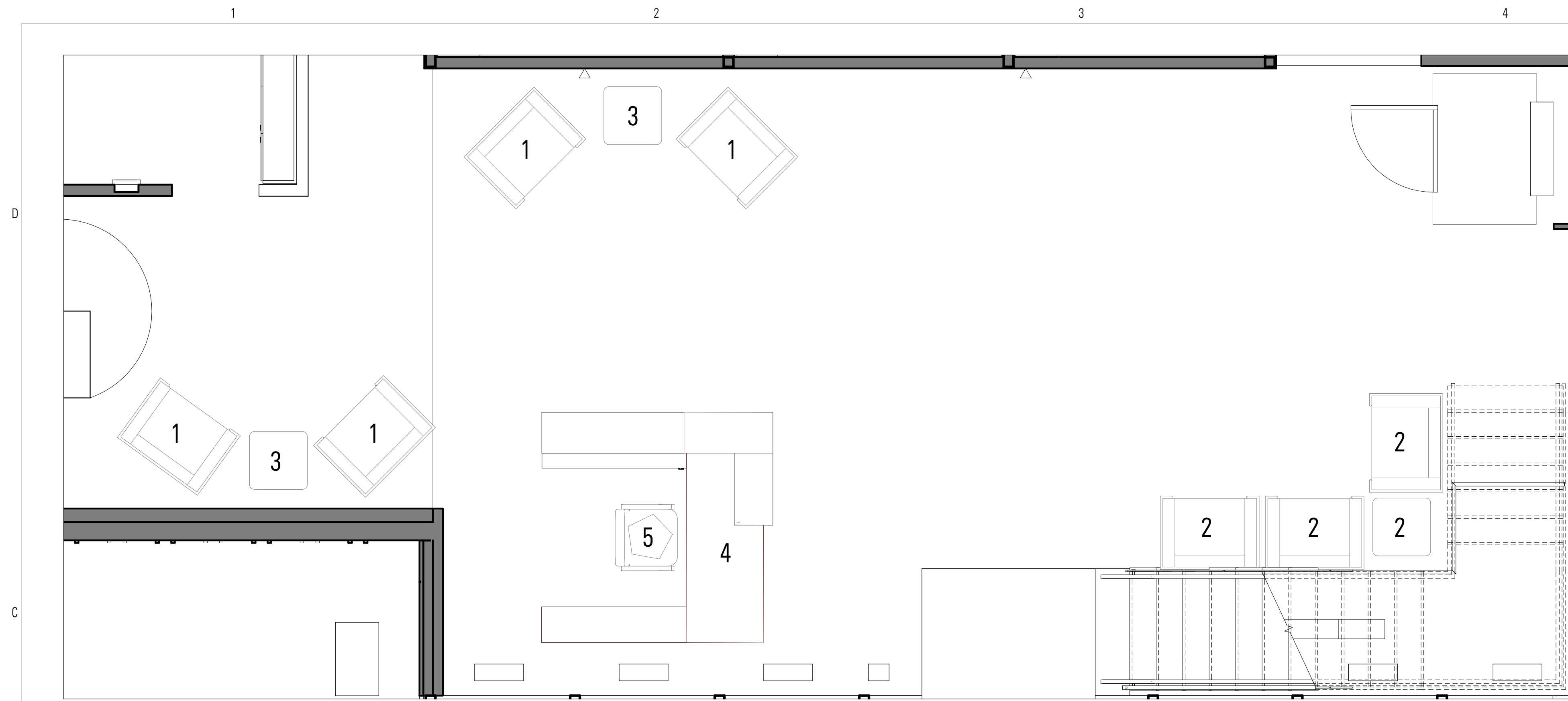


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Author: MC / KH  
Checker: MM / GA

## LOBBY FURNITURE

# F004

NOTE: ALL FURNISHINGS ARE INCLUDED IN  
ADDITIVE BID ALTERNATE #1.



1 LOBBY  
3/8" = 1'-0"

LOBBY (L) - 4 LOUNGE CHAIRS, 2 SIDE TABLES, 4 POLY-BACK CHAIRS, MOBILE DESK



1



2



3



4



5

GRADE 1 UPHOLSTERY TO BE  
SELECTED BY ARCHITECT

Basis of Design Furnishings Provider:  
Legacy Group  
Attn: Michael Lanthier  
michael@legacygroupinteriors.com

Lobby						
KEY #	FURNITURE	MANUF.	PRODUCT	QTY		NOTES:
1	Lounge Chair	Kimball	Hobsen	4	<a href="https://www.kimballinternational.com/workplace/seating/lounge/hobsen.html">https://www.kimballinternational.com/workplace/seating/lounge/hobsen.html</a>	<b>Midback</b> <b>Grade 3 - to be selected by Architect</b>
2	Stacking Chair	Global	Popcorn	4	<a href="https://www.globalfurnituregroup.com/products/popcorn#models-show-all">https://www.globalfurnituregroup.com/products/popcorn#models-show-all</a>	<b>Poly Chair. No Arms</b> <b>Color to be selected by Architect</b>
3	Side Table	Keilhauer	Boxcar	2	<a href="https://keilhauer.com/product-family/boxcar/">https://keilhauer.com/product-family/boxcar/</a>	<b>Diameter 15.75 H 20</b> <b>Table Top: Chrome</b> <b>Table Base: Polished Chrome</b>
4	Mobile Reception Desk	Peblo	Mobile L-shaped Reception Desk	1	<a href="http://www.theofficeleader.com/products/25368-peblo-mobile-portable-l-shape-reception-desk-cubicle-workstation.aspx">http://www.theofficeleader.com/products/25368-peblo-mobile-portable-l-shape-reception-desk-cubicle-workstation.aspx</a>	<b>Laminate to be selected by Architect</b>
5	Task Chair	OFS	Revel Task Chair	1	<a href="https://ofs.com/products/seating/task/revel">https://ofs.com/products/seating/task/revel</a>	<b>Polished Arms, Black nylon base, Swivel Tilt</b> <b>Grade 3 - to be selected by Architect</b>



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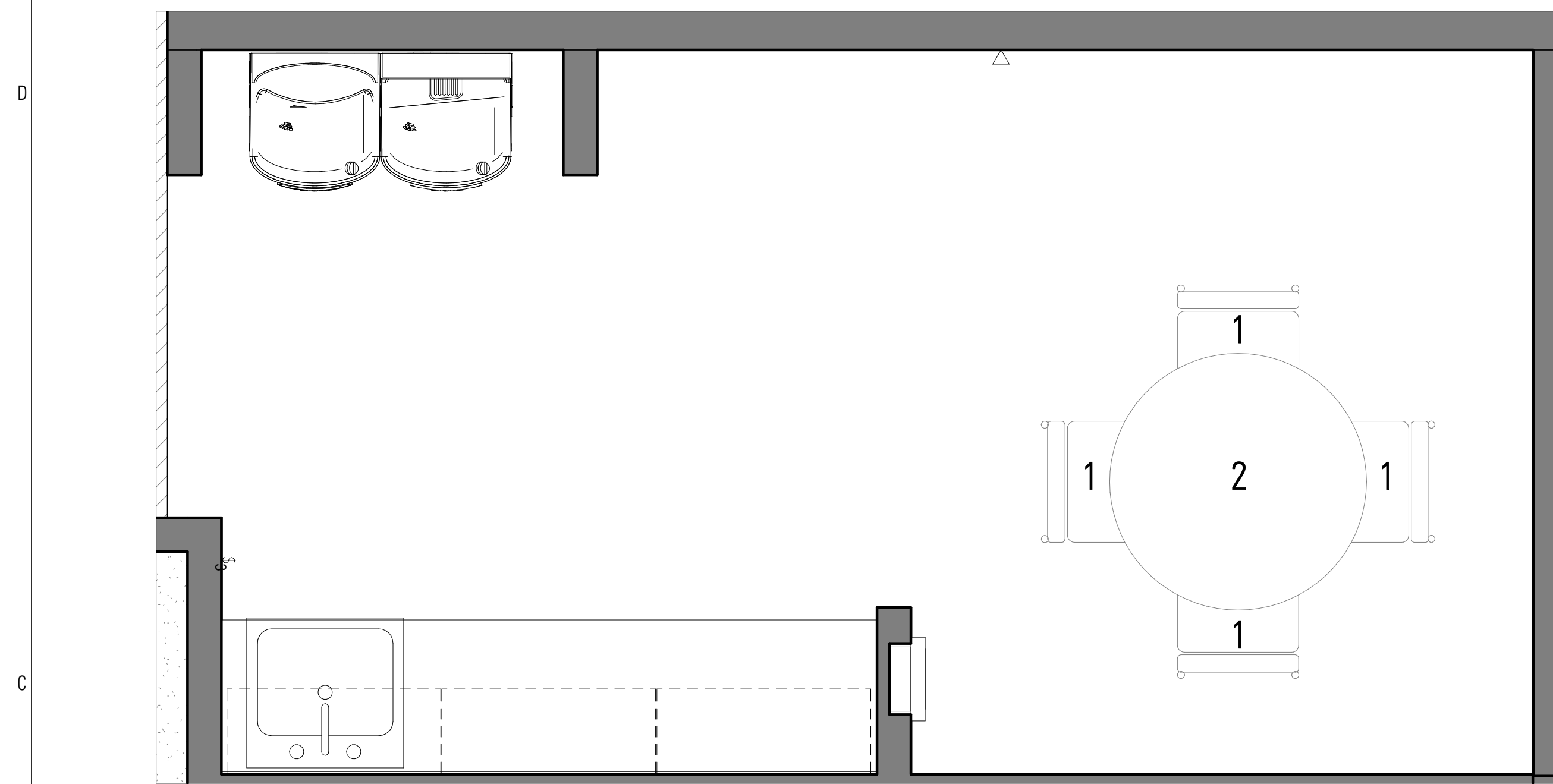
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Author: MC / KH  
Checker: MM / GA

**BREAK ROOM  
FURNITURE**

# F005

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NOTE: ALL FURNISHINGS ARE INCLUDED IN  
ADDITIVE BID ALTERNATE #1.



1 BREAK ROOM  
3/4" = 1'-0"

### BREAK ROOM (BR) - 4 POLY-BACK CHAIRS, CAFE TABLE



1



2

Basis of Design Furnishings Provider:

Legacy Group  
Attn: Michael Lanthier  
michael@legacygroupinteriors.com

Break Room						
KEY CODE	FURNITURE	MANUF.	PRODUCT	QTY		NOTES:
1	Stacking Chair	SitOnIt	Sprout	4	<a href="https://www.sitonit.net/productcatalog/sprout.html">https://www.sitonit.net/productcatalog/sprout.html</a>	<b>Poly Chair. No Arms</b> <b>Color to be selected by Architect</b>
2	Café Table	Global	Swap	1	<a href="https://www.globalfurnituregroup.com/products/swap-tables">https://www.globalfurnituregroup.com/products/swap-tables</a>	<b>36" Round</b> <b>Thermally fused laminate, flat edge</b> <b>Laminate to be selected by Architect</b>



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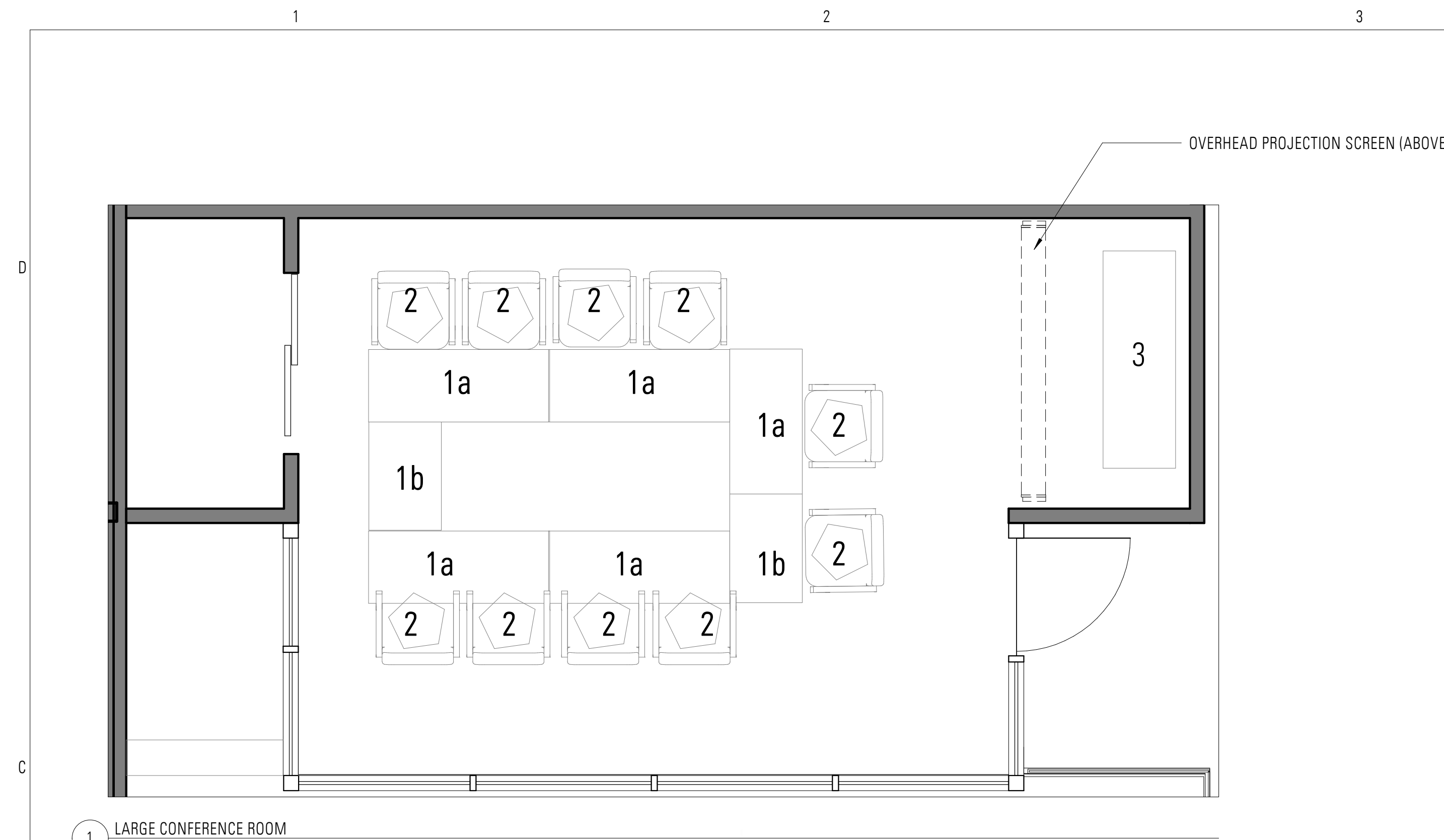
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Checker: MM / GA

LARGE CONFERENCE  
ROOM FURNITURE

# F006

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NOTE: ALL FURNISHINGS ARE INCLUDED IN  
ADDITIVE BID ALTERNATE #1.



1 LARGE CONFERENCE ROOM  
3/8" = 1'-0"

LARGE CONFERENCE ROOM (LC) - 7 MODULAR CONFERENCE TABLES, 10 CHAIRS, CREDENZA



1a

HPL FINISH TO BE SELECTED BY ARCHITECT



1b



2

GRADE 1 UPHOLSTERY TO BE SELECTED BY ARCHITECT



3

Basis of Design Furnishings Provider:

Legacy Group  
Attn: Michael Lanthier  
michael@legacygroupinteriors.com

Large Conference Room						
KEY #	FURNITURE	MANUF.	PRODUCT	QTY		NOTES:
1	Conference Table	Global	Bungee	7	<a href="https://www.globalfurnituregroup.com/workplace/products/bungee-tables">https://www.globalfurnituregroup.com/workplace/products/bungee-tables</a>	<b>1a: 24 x 60 x 29 (QTY 5)</b> <b>1b: 24 x 36 x 29 (QTY 2)</b>
2	Swivel Chair	Kimball	Volute	10	<a href="https://www.kimballinternational.com/all/applications/student-center/Volute.html">https://www.kimballinternational.com/all/applications/student-center/Volute.html</a>	<b>4-PRONG HIGH PROFILE MOBILE</b> <b>Grade 1 - to be selected by Architect</b>
3	Credenza	West Elm	Carved Pattern Buffet	1	<a href="https://www.westelm.com/products/carved-pattern-buffet-h11958/?pkey=cconsoles-buffet-tables">https://www.westelm.com/products/carved-pattern-buffet-h11958/?pkey=cconsoles-buffet-tables</a>	<b>Finish: Burnt Wax</b>