Bellefield OFFICE PARK

Arbor Bldg. Upgrades

Building "F" Upgrades

Bellevue Office Park Key Site Plan

Scale: N.T.S.

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Scope of Work:

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

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

Code Information:

PROJECT ADDRESS:
ARBOR BUILDING
1621 114TH AVENUE SE
BELLEVUE, WASHINGTON 98004

CONSTRUCTION TYPE:
CONST-TYPE: V-B
SPKR-TYPE: NON-SPRINKLERED

ZONE:
O

OCCUPANCY:
B

TENANT SQUARE FOOTAGE:
(area of work)
N/A

APPLICABLE EDITIONS OF BUILDING CODES:

BUILDING CODE	2012 INTERNATIONAL BLDG CODE (IBC), WAC 51-50
FIRE CODE	2012 INTERNATIONAL FIRE CODE (IFC), INCL. APPENDIX B&C
ENERGY CODE	2012 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11
MECHANICAL CODE	2012 INTERNATIONAL MECHANICAL CODE (IMC), WAC 51-52
ELECTRICAL CODE	2008 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70) + PART 1 AND PART 3, 2009 WASHINGTON CITIES ELECTRICAL CODE WITH APPLICABLE RW 19.28 & WAC 296-46B
PLUMBING CODE	2012 UNIFORM PLUMBING CODE (UPC), WAC 51-56 & 51-57 INCL. APPENDIX CHAPTERS H & L - EXCL. SECTIONS L5-L7 & "LAWN SPRINKLER HEAD" FROM TABLE 6-4 OF APPENDIX L
ZONING CODE	CITY OF BELLEVUE
ACCESSIBILITY CODE	2009 ICC A117.1

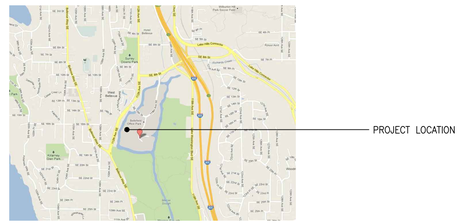
Legal Description:

TAX PARCEL #: 066288-0020

BELLEFIELD OFFICE PARK - BSP TGW UND INT IN TRACT A THRU J

NE 1/4 AND THE SE 1/4 SEC. 5, TWP. 24N., RGE. 5E., W.M. CITY OF BELLEVUE, KING COUNTY, WASHINGTON

Vicinity Map:



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Arbor Building
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DESIGN	JPC
DRAWN	BT
CHECKED	CA
NO.	15-0027

6949 REGISTERED ARCHITECT
DANIEL R. BUTLER
STATE OF WASHINGTON

2-27-2015 Shoreline Permit

JURISDICTION STAMP

Cover Sheet & Site Plan

A-0.0

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Author: CHRIS ACKERMAN
Date/Time: 2/26/2015 4:42 PM
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XRef: ATB.dwg,

1 INCH

PROJECT SPECIFICATIONS:

NAME	PRODUCT
STONE VENEER	MUTUAL MATERIALS: 'CRAFTSMAN' STACKED NATURAL LEDGESTONE VENEER. ROXPRO CRAFTSMAN STANDARD PANEL COLOR: PLACER GOLD RP-14F
CANOPY GLASS	1/2" LAMINATED GLASS - 1/4" CLEAR TEMPERED GLASS, 0.060 RAIN EDGE INTERLAYER AND 1/4" TEMPERED SATIN ETCH FRIT #4
PAINT	STEEL: SHERWIN WILLIAMS EXTERIOR ACRYLIC POLYURETHANE ROLL APPLIED MATTE FINISH, COLOR: BLACK CONCRETE: SHERWIN WILLIAMS EXTERIOR TO MEET APPLICATION. COLOR: TBD

Abbreviations:

A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
B/S	BUILDING STANDARD
BU	BUILT UP
CAB	CABINET
CLG	CEILING
CLR	CLEAR(ANCE)
COL	COLUMN
CONC	CONCRETE
CONS	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DEMO	DEMOLITION
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
DRW	DRAWER
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPANSION
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FULL HEIGHT
FIN	FINISH(ED)
FLR	FLOOR
FLUOR	FLUORESCENT
FOIC	FURNISH BY OWNER, INSTALL BY CONTRACTOR
FOS	FACE OF STUD(S)
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FT	FOOT/FEET
FUR	FURRED/FURRING
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HCPD	HANDICAPPED
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATING AIR CONDITIONING
INSUL	INSULATION
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE(D)
LAV	LAVATORY
LH	LEFT HAND
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MEZ	MEZZANINE
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
P-LAM	PLASTIC LAMINATE
PNL	PANEL
PR	PAIR
PTN	PARTITION
RAD	RADIUS
RB	RESILIENT BASE
RT	RESILIENT TILE
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING
REQ	REQUIRED
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SEAL	SEALANT
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TEMP	TEMPERED
TFTI	TENANT FURNISHED & TENANT INSTALLED
THK	THICK(NESS)
THRESH	THRESHOLD
TV	TELEVISION
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VESTI	VESTIBULE
VFY	VERIFY
VWC	VINYL WALL COVERING
W	WEST/WIDE
W/	WITH
WD	WOOD
W/O	WITHOUT
WT	WEIGHT

General Notes:

1. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.

2. ALL WORK SHALL CONFORM TO APPLICABLE CURRENT FEDERAL, STATE AND LOCAL CODES. THE CONTRACTOR IS TO PROVIDE FOR ALL REQUIRED NOTIFICATION OF AND COORDINATION WITH CITY AND STATE AGENCIES, AND PROVIDE REQUIRED PERMITS. ALL TESTS AND INSPECTIONS ASSOCIATED WITH OBTAINING APPROVALS TO PROCEED WITH AND COMPLETE THE WORK SHALL BE PAID FOR BY THE CONTRACTOR.

3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY OR REASONABLY INFERABLE AS BEING NECESSARY FOR THE EXECUTION OF THE WORK. BY SUBMITTING A PROPOSAL, THE CONTRACTOR REPRESENTS THAT THOROUGH EXAMINATION OF THE SITE AND ALL EXISTING CONDITIONS AND LIMITATIONS HAVE BEEN MADE AND THAT THE CONTRACT DOCUMENTS HAVE BEEN EXAMINED IN COMPLETE DETAIL, AND THAT IT IS DETERMINED BEYOND DOUBT THAT THE DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS ARE SUFFICIENT, ADEQUATE AND SATISFACTORY FOR CONSTRUCTION OF THE WORK. WHERE MINOR ADJUSTMENTS TO THE WORK ARE NECESSARY FOR THE PURPOSES OF FABRICATION AND INSTALLATION OF ITEMS, OR RESOLUTIONS OF CONFLICTS BETWEEN ITEMS, WITHIN THE INTENT OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS AT NO ADDED EXPENSE TO THE OWNER. WHERE SUCH MINOR ADJUSTMENTS AFFECT FUNCTIONAL OR AESTHETIC DESIGN OF THE WORK, THEY SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

4. THE CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

6. CONTRACTOR SHALL ADHERE TO ALL BUILDING STANDARDS. ANY CHANGES TO SAME SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL.

7. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION. (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

8. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR IS NOT TO SCALE OFF DRAWINGS.

9. CONTRACTOR SHALL PROVIDE 18-GAUGE SHEET METAL BACKING IN PARTITIONS FOR ALL WALL-MOUNTED FIXTURES AND DEVICES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

10. ALL FLOORS SHOULD BE LEVEL AND NOT VARY MORE THAN 1/4" IN 10'-0". THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS THAT DO NOT MEET THIS STANDARD.

11. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.

12. ALL FIREPROOFING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL FIRE PROTECTION LEVELS. (OBTAIN REQUIRED APPROVALS AND TESTING).

13. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION. CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.

14. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

15. ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICES DISRUPTED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED AND REPLACED UNLESS NOTED OTHERWISE. FIRE/LIFE SAFETY SYSTEMS TO BE MAINTAINED DURING CONSTRUCTION.

16. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE. FILL ALL HOLES AND VOIDS IN FLOORS, WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.

17. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVERCUTTING TO A MINIMUM. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES; MATCH ADJACENT EXISTING WORK.

18. CONTRACTOR SHALL PROVIDE FLOOR LEVELING AS MAY BE REQUIRED AT SLIDING DOORS, RELITES WITHOUT BASE, CABINET WORK, AND OTHER LOCATIONS REQUIRING LEVEL SUBSTRATE. FEATHER CHANGES IN ELEVATION OVER SUFFICIENT AREA TO LIMIT TRANSITION SLOPE TO 1/8" PER FOOT.

19. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

20. CONTRACTOR SHALL PROVIDE FOR ALL WORK REQUIRED TO MAINTAIN COMPLIANCE WITH LOCAL FIRE CODE. PROVIDE FOR ALL REQUIRED SHOP DRAWINGS AND APPROVALS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIRE ALARM SYSTEM AUDIBILITY.

21. MECHANICAL AND ELECTRICAL FIXTURES, OUTLETS, ETC., WHEN SHOWN ON THE ARCHITECTURAL DRAWINGS, ARE FOR LOCATION INFORMATION ONLY. MECHANICAL AND ELECTRICAL TO BE DESIGNED BY OTHERS. ALL CIRCUITING COORDINATION TO BE BY OTHERS.

22. CONTRACTOR IS TO PROVIDE DRAWINGS FOR ARCHITECT'S APPROVAL SHOWING LOCATIONS OF ALL HVAC THERMOSTATS, GRILLES AND DIFFUSERS, FIRE AND SMOKE DETECTION DEVICES INCLUDING SPRINKLERS, SMOKE DETECTORS, FIRE EXTINGUISHERS AND HOSE CABINETS, PLUMBING AND PLUMBING EQUIPMENT.

23. ANY CHANGE IN LIGHT FIXTURE PLACEMENT DUE TO INTERFERENCE OF MECHANICAL OR STRUCTURAL COMPONENTS MUST BE APPROVED BY THE ARCHITECT.

24. ALL PERMITS INCLUDING FIRE, MECHANICAL, AND ELECTRICAL TO BE FILED SEPARATELY.

25. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

26. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

27. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

28. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

29. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.

30. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

31. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR: HVAC, CARPET SEAMING, LIGHTING, CASEWORK.

32. MOISTURE TEST - REQUIRED FOR ALL ON GRADE SLAB CONDITIONS DURING THE CONSTRUCTION ESTIMATING/BUDGETING PROCESS THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FROM THE BUILDING OWNER DOCUMENTATION AS TO THE VAPOR EMISSIONS RATE (MOISTURE TEST) FOR ALL 'ON GRADE SLAB CONDITIONS'. THIS INFORMATION SHOULD THEN BE IMMEDIATELY SHARED BETWEEN THE ARCHITECT, THE ARCHITECTS' SELECTED FLOORING REPRESENTATIVE(S), AND FLOORING SUB-CONTRACTOR FOR REVIEW AND APPROVAL OF APPLICABLE MATERIALS AND ANCILLARY INSTALLATION/FINISH PRODUCTS. IF NO MOISTURE TEST CAN BE FURNISHED OR IF FINDING ARE IN QUESTION THE GENERAL CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS:

A. PROVIDE (3) CALCIUM CHLORIDE MOISTURE TESTS FOR THE FIRST THOUSAND SQUARE FEET AND (1) TEST FOR EVERY ONE THOUSAND SQUARE FEET THEREAFTER AT ALL FLOORS WITHIN SCOPE OF WORK. THE CALCIUM CHLORIDE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM F 1869 'STANDARD TEST METHOD' FOR MEASURING VAPOR EMISSIONS RATE OF CONCRETE SUN-FLOOR USING ANHYDROUS CALCIUM CHLORIDE. PROVIDE A WRITTEN REPORT OF FINDINGS TO THE ARCHITECT AS NOTED ABOVE.

B. PROVIDE A PH PENCIL TEST AT ALL FLOORS WITHIN SCOPE OF WORK. PROVIDE A WRITTEN REPORT OF FINDINGS TO THE ARCHITECT AS NOTED ABOVE.

IF REQUIRED BY THE CALCIUM CHLORIDE TEST, A WATERPROOF MEMBRANE SHALL BE APPLIED TO ALL FLOORS WITHIN THE SCOPE OF WORK. THE WATERPROOF MEMBRANE(S) SHALL BE APPROPRIATED FOR EACH FINISH FLOORING APPLICATION AS SPECIFIED BY THE SPECIFIC FLOORING MANUFACTURER VIA THE ARCHITECT. A LICENSED INSTALLER SHALL BE UTILIZED FOR INSTALLATION/APPLICATION OF EACH SPECIFIC MEMBRANE (AS APPLICABLE TO THE FINISH FLOORING PRODUCT) AND A WRITTEN WARRANTY SHALL BE PROVIDED DOCUMENTING STRICT CONFORMANCE TO THE SPECIFIED MANUFACTURES INSTALLATION REQUIREMENTS TO ENSURE AND UPHOLD ALL PERFORMANCE AND LIFE CYCLE GUARANTEES.

33. CONCRETE SLAB ON GRADE REPAIR - MINOR SCOPE (100 SQUARE FEET OR LESS)

WHERE CONCRETE SLAB ON GRADE INFILL AND TRENCHING MUST OCCUR; CONDUCT THE APPROPRIATE UNDER SLAB INVESTIGATION (VIA SONO-GRAPH AND/OR X-RAY) TO LOCATE EXISTING UTILITIES OR OTHER OBSTRUCTIONS THAT SHOULD NOT BE DAMAGED. SAW CUT SLAB AT SUBJECT AREA(S) AND PULL BACK THE EXISTING VAPOR BARRIER (IF PRESENT) AND PROTECT FOR FUTURE RE-INSTALLATION. EXECUTE THE NECESSARY UNDER SLAB WORK (INCLUDING EXCAVATION), BACKFILL AND RE-COMPACT THE SUBJECT AREA WITH THE PREVIOUSLY HELD MATERIALS (IF THE EXCAVATED MATERIALS ARE NOT SUITABLE FOR RE-INSTALLATION, DISCARD AND PROVIDE NEW FREE DRAINING GRANULAR MATERIAL). RE-COMPACT FILL SOIL TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY (MDD) OBTAINED IN GENERAL ACCORDANCE WITH THE ASTM D 1557 TEST PROCEDURE. RE-INSTALL THE EXISTING VAPOR BARRIER AND BIND SEAMS WITH MINIMUM 3" WIDE PRESSURE SENSITIVE TAPE TO ENSURE AN AIR/MOISTURE RESISTANT BOND. ATTACH NEW INFILL TO EXISTING CONCRETE SLAB WITH 18 INCH LONG #4 REBAR AT 24 INCHES ON CENTER EMBEDDED 8 INCHES INTO THE EXISTING CONCRETE SLAB WITH HILTI HY-150 ADHESIVE (OR SIMPSON SET ADHESIVE). REINFORCEMENT SHALL BE INSTALLED PER ADHESIVE MANUFACTURER'S RECOMMENDATIONS. PROVIDE W2 X W2 X 6 X 6 WELDED WIRE FABRIC WITHIN SUBJECT AREA(S), INFILL SLAB TO MATCH THICKNESS OF ADJACENT SURFACE(S) (BUT NOT BE LESS THAN FOUR INCHES THICK) AND #4 DOWELS SHALL BE CENTERED IN SLAB. THE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH A MAXIMUM WATER CEMENT RATION OF 0.58 AND IS TO BE PLACED LEVEL WITH ADJACENT SURFACES. LET CURE AND PROVIDE MOISTURE TESTING AS SPECIFIED ABOVE.

IF SCOPE OF WORK INCLUDES STRUCTURAL ELEVATED SLABS CONSULT A STRUCTURAL ENGINEER. REFER TO STRUCTURAL PLANS, IF APPLICABLE, FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.

34. CLEAN, REPAIR ANY EXISTING PERIMETER BLINDS AS REQUIRED TO BE IN A FULLY FUNCTIONING & OPERATIONAL MANNER.

35. COORDINATE WITH SUB-CONTRACTORS THE LOCATIONS OF ELECTRICAL AND VOICE/DATA OUTLETS, PLUMBING AND OTHER DEVICES WITH LAYOUT AND DESIGN OF CUSTOM CASEWORK.

36. CASEWORK SHALL CONFORM TO A.W.I. CURRENT STANDARDS.

37. EGRESS LIGHTING SHALL BE DESIGNED BY A LICENSED ELECTRICAL ENGINEER BASED ON FINAL FLOOR PLAN(S) AND THE MOST CURRENT (IN FORCE) ISSUE OF THE IBC, IEC AND LOCAL CODES/ORDINANCES. THE ENGINEER MAY USE THE ARCHITECTS EGRESS MAPS (COMMON PATH OF TRAVEL/EXIT TRAVEL DISTANCE) AS STARTING POINT FOR A BASIS OF DESIGN. HOWEVER, IT SHALL REMAIN THE SOLE RESPONSIBILITY OF THE ENGINEER TO COMPLETE A SCOPE OF WORK THAT ADDRESSES ALL EGRESS LIGHTING I.E.; ROOMS, SPECIALIZED SPACES, PATHWAYS, ETC. PER THE AFOREMENTIONED CODES. FINAL EGRESS LIGHTING QUANTITIES AND LOCATIONS SHALL BE DETERMINED BY BUILDING AND FIRE INSPECTOR'S FIELD PLACEMENT DETERMINATION.

Symbol Legend:

- 2306 — ROOM NUMBER REFERENCE
- (2306) — DOOR NUMBER REFERENCE.
- 3 — REVISION REFERENCE
- 1-10.3 — INTERIOR ELEVATION SYMBOL
- 5 / 1-10.3 — DETAIL REFERENCE BUBBLE
- JOB NORTH
- 6 — REFERENCE KEY (REFER TO SHEET/KEY NOTES)

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Arbor Building
1621 114th Ave SE
Bellevue, WA 98004

DESIGN	JPC
DRAWN	BT
CHECKED	CA
NO.	15-0027

6949 REGISTERED ARCHITECT
DANIEL R. BUTLER
STATE OF WASHINGTON

2-27-2015 Shoreline Permit

JURISDICTION STAMP

General Notes & Abbreviations

A-0.1

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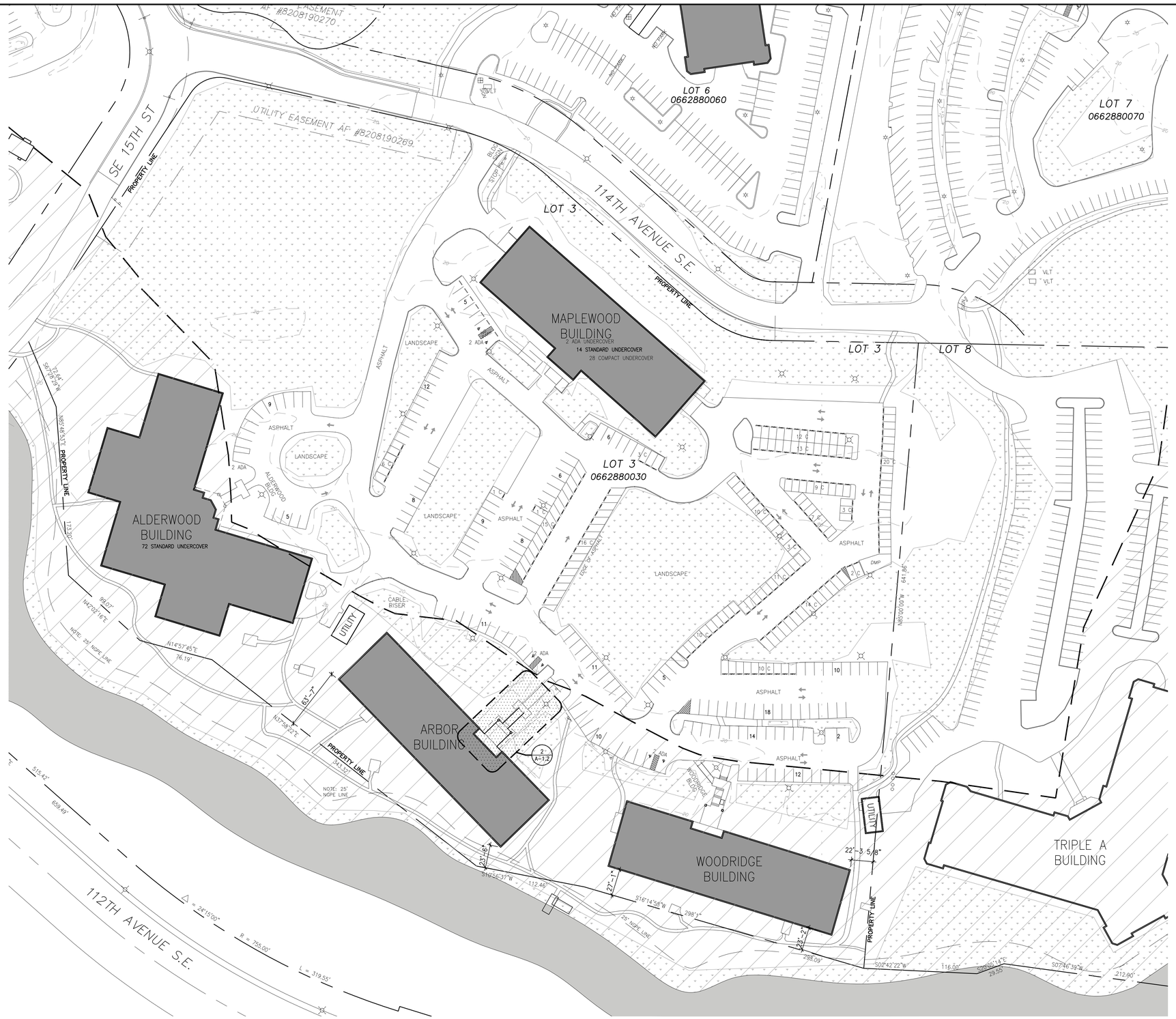
Dwg: L:\2015\15-027\DWG\MP\MASTER\A-0.1.DWG
Pen Table: JPC STD.CTB
Xref: ..\ATB.dwg



Site Plan

Scale: 1" = 50'–0"

0 50' 100'

Site Plan Notes:

1. REFER TO THE STRUCTURAL DRAWINGS AND THE STRUCTURAL GENERAL NOTES FOR CONCRETE MIX DATA, CONCRETE STRENGTHS, REINFORCING STEEL GRADES, ETC.
2. SPECIAL INSPECTION CONTACT INFORMATION: OTTO ROSENAU & ASSOCIATES, INC.; 6747 M.L. KING WAY SOUTH, SEATTLE, WA 98118. CONTACT PERSON: CRISTA MOSER. (206) 725–4600
3. PROPOSED CONTOURS BY LANDSCAPE ARCHITECT
4. UTILITY INFORMATION AVAILABLE FROM PROPERTY ENGINEER BY REQUEST.

Lot Coverage Calculation:

Lot Area:	535,788	sq.ft. (12.3 acres)
Protected Mercer wetland setback:	238,715	sq.ft. (approx.)
Revised Lot Area:	297,073	sq.ft.
Existing Footprint Area:	82,781	sq.ft. (no change to footprint)

82,781/154,830 = 27.9% (structure coverage)

The delta change for pervious to impervious area is under 2,000 sq.ft. Where the impervious area is proposed that exceeds this amount, existing impervious area has been removed to become pervious.

Site Plan Legend:

200' SHORELINE SETBACK

WETLAND PER WATERSHED COMPANY SURVEY

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DANIEL H. BUTLER
STATE OF WASHINGTON

2-27-2015 Shoreline Permit

JURISDICTION STAMP

Site Plan

A-1.1

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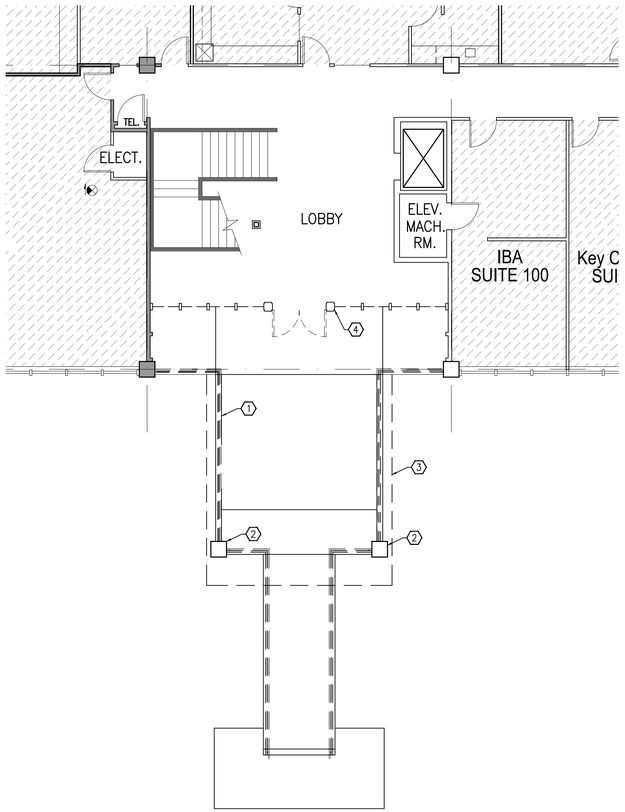
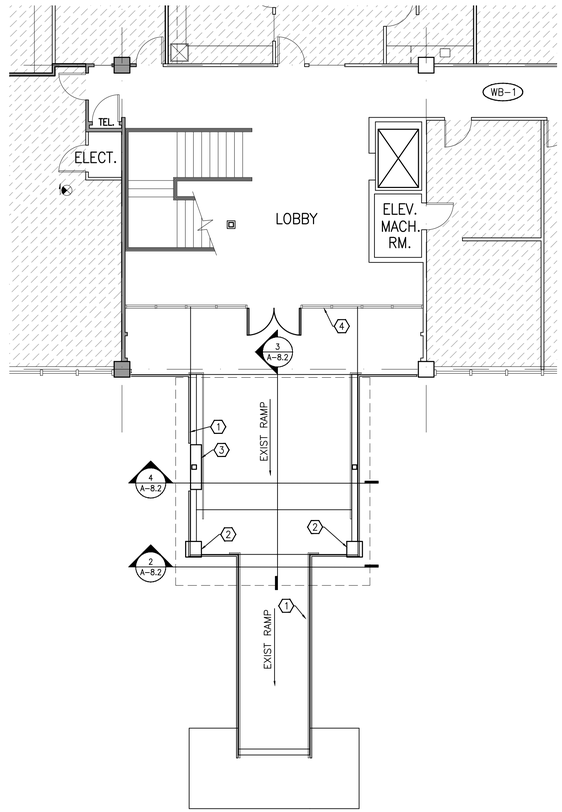


1 Demolition Site Plan

Scale: 1/8"=1'-0"



2 Site Plan

Scale: 1/8"=1'-0"

Demolition Site Plan Key Notes:

1. REMOVE EXISTING GUARDRAIL AND HANDRAIL
2. SAWCUT COLUMN TO HEIGHT SHOWN ON SECTION 13/A-8.2
3. REMOVE CANOPY ABOVE, REFER TO SECTION 13/A-8.2
4. DEMOLISH WOOD STOREFRONT WINDOWS AND DOORS

Site Plan Key Notes:

1. 42" HIGH GUARDRAIL
2. PATCH CONCRETE WHERE SAWCUT TO PROVIDE SMOOTH FINISH AND BEVELED EDGES
3. NEW STEEL FRAMED WALL WITH NATURAL STONE VENEER
4. NEW ALUMINUM STOREFRONT WINDOWS AND DOORS

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Site Plan

A-1.2

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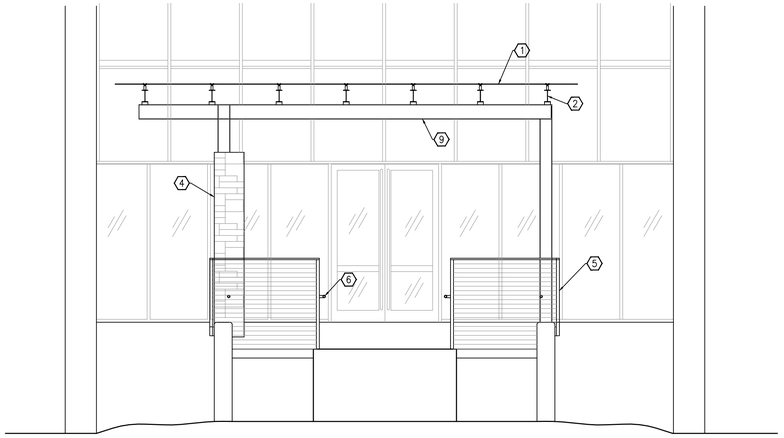
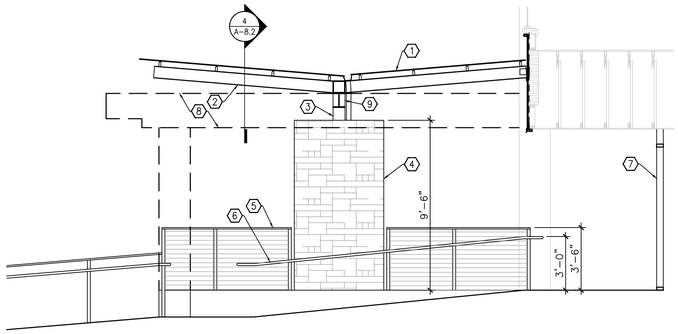
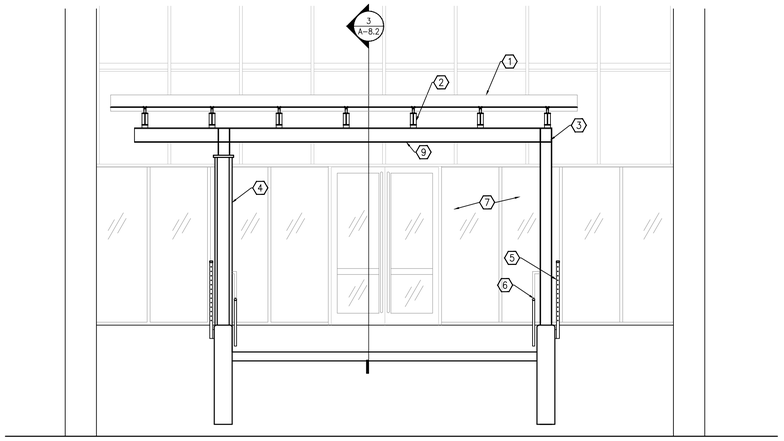
1 INCH



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



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



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

Section / Elevation Key Notes:

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

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Canopy Sections & Elevations

A-8.2

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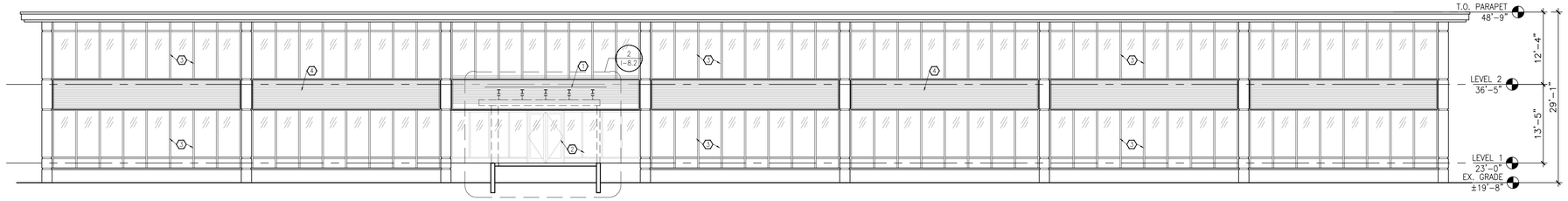
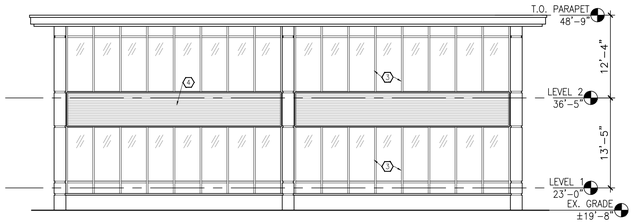


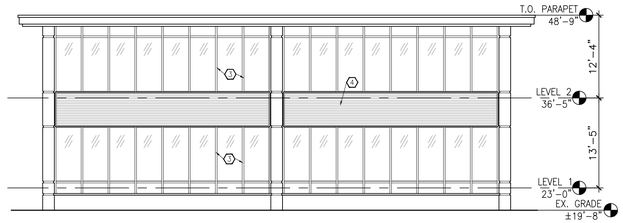
East Elevation

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



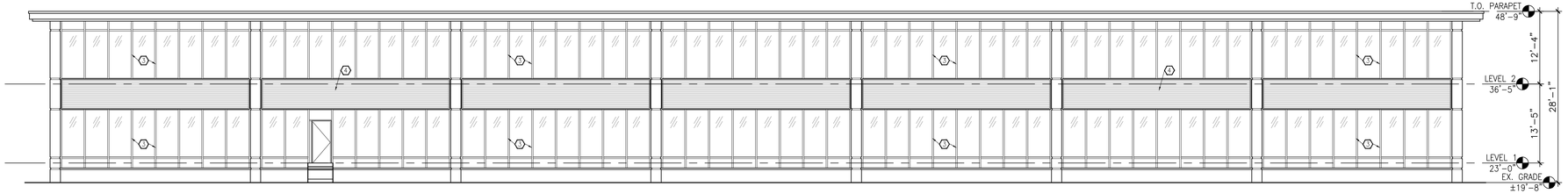
South Elevation

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



North Elevation

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



West Elevation

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

Elevation Key Notes:

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

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Exterior Elevations

A-8.3

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