



The Driftmier Architects, PS

7983 Leary Way NE
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

**HALES PASS PARK SCHOOL HOUSE
RENOVATION COST ESTIMATE PLANS**

PROJECT ADDRESS

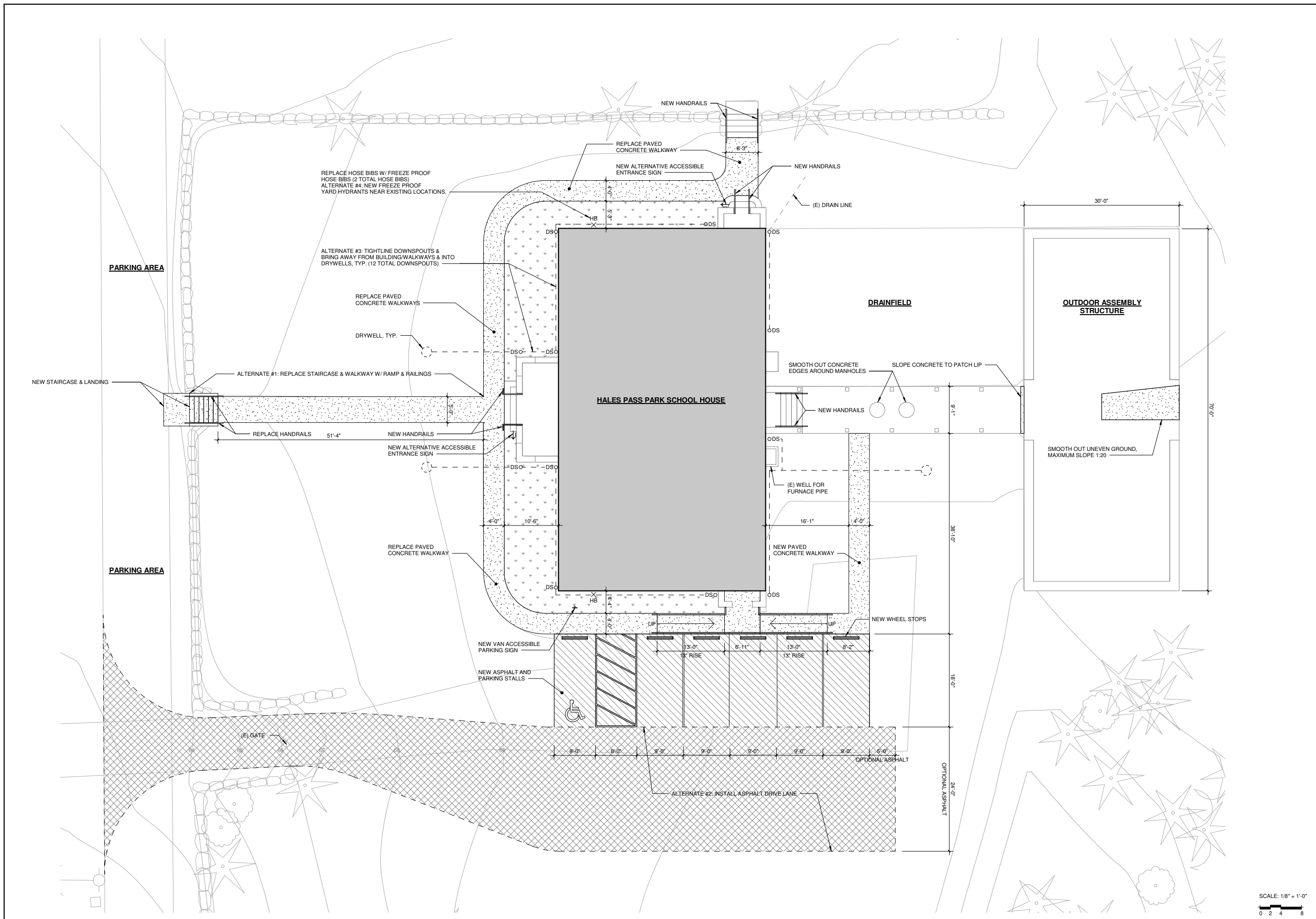
REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	COST ESTIMATE
ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
**SITE PLAN -
OPTION 2**

SHEET NUMBER:
SD1

3/16/2020 8:14:59 AM



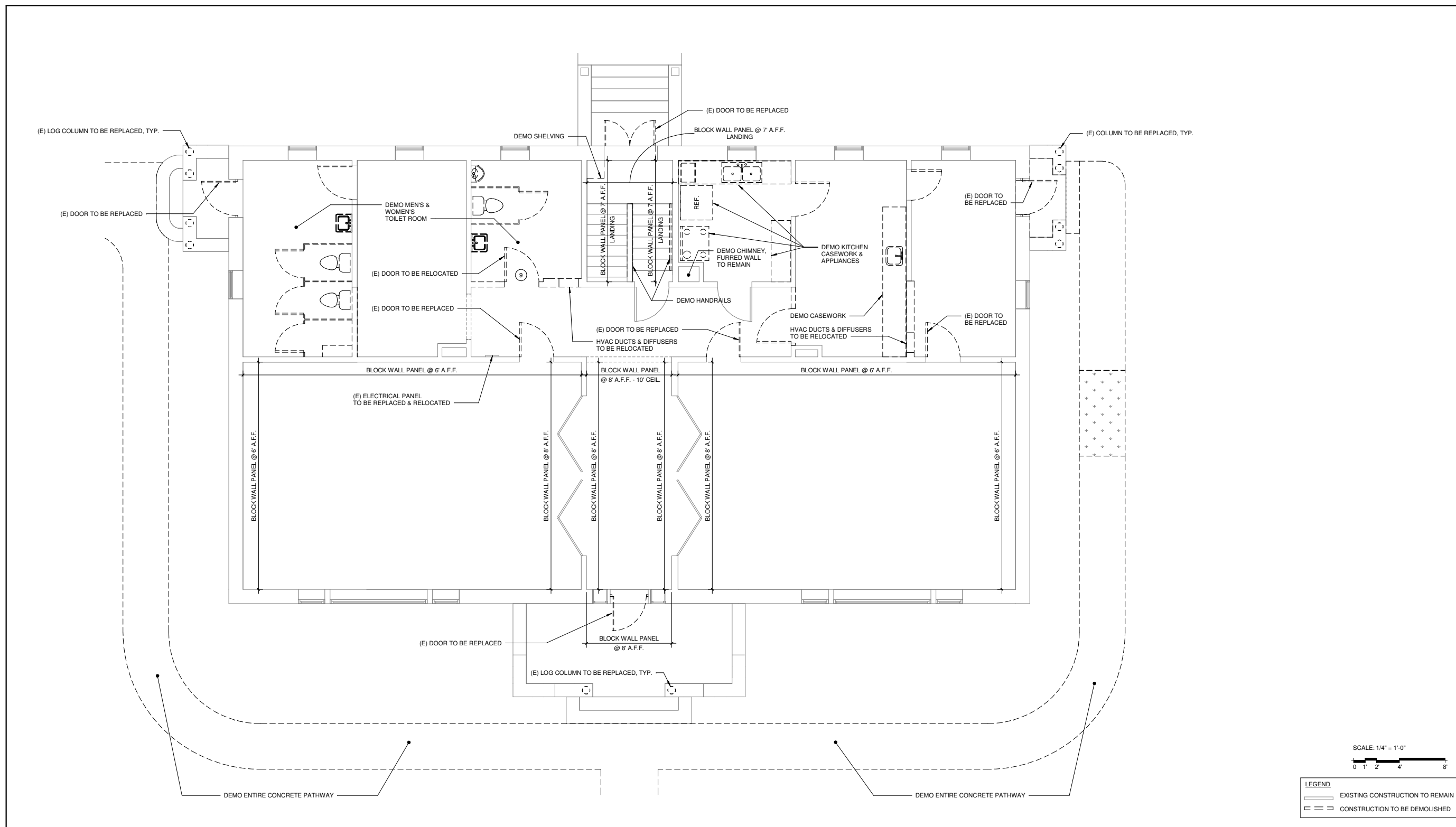


The Driftmier Architects, PS

7983 Leary Way NE
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

**HALES PASS PARK SCHOOL HOUSE
RENOVATION COST ESTIMATE PLANS**

PROJECT ADDRESS



COST ESTIMATE MAIN FLOOR DEMO PLAN - OPTION 2

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	COST ESTIMATE
ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
**DEMO FLOOR
PLAN - MAIN
FLOOR OPTION 2**

SHEET NUMBER:
SD2

3/16/2020 8:14:59 AM

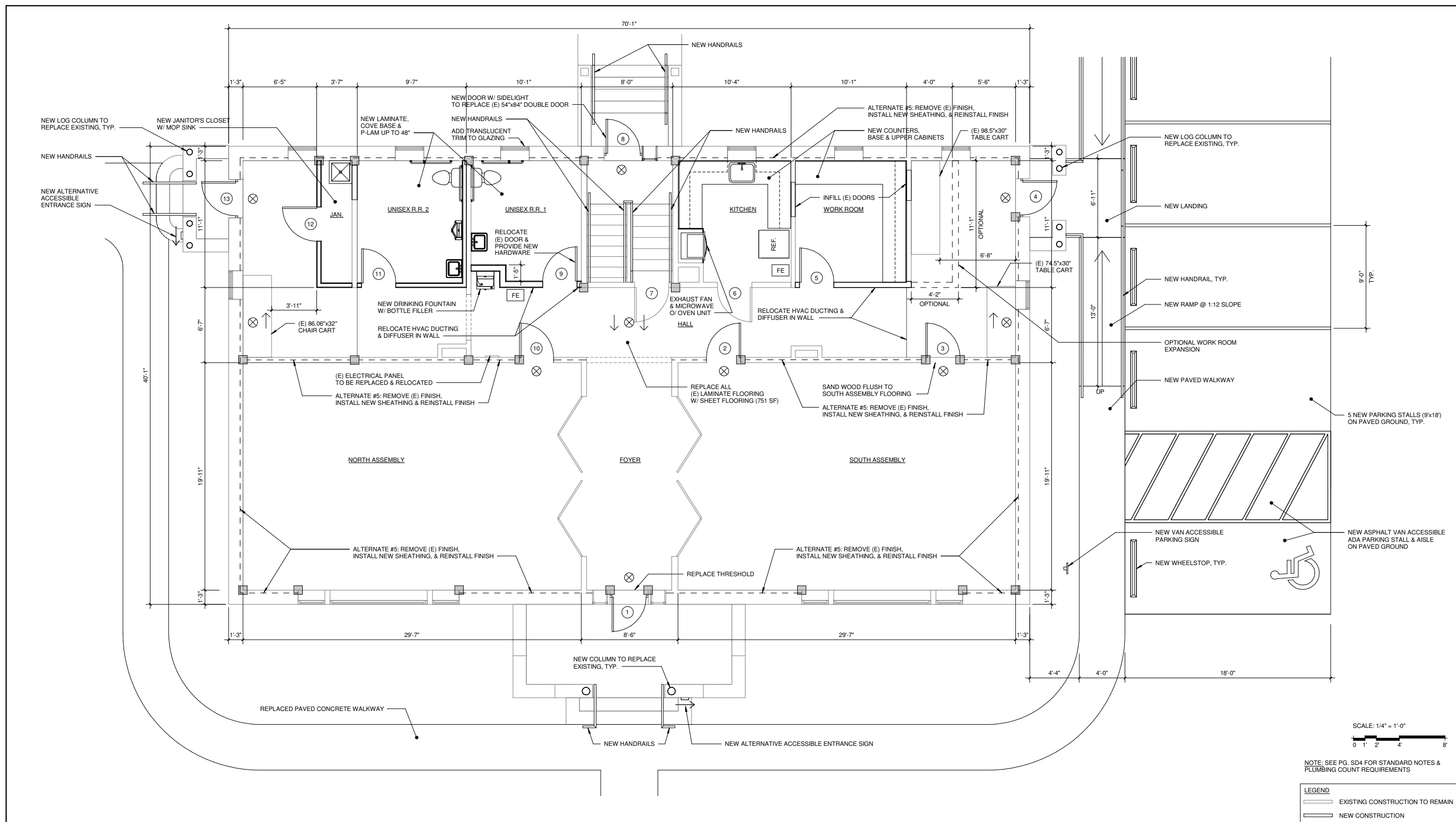


The Driftmier Architects, PS

7983 Leary Way NE
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

**HALES PASS PARK SCHOOL HOUSE
RENOVATION COST ESTIMATE PLANS**

PROJECT ADDRESS



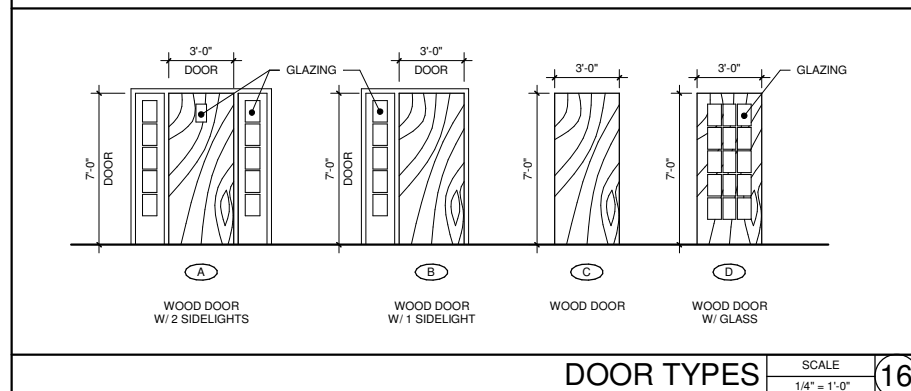
SCALE: 1/4" = 1'-0"
0 1 2 4 8

NOTE: SEE PG. SD4 FOR STANDARD NOTES & PLUMBING COUNT REQUIREMENTS

LEGEND		
	EXISTING CONSTRUCTION TO REMAIN	
	NEW CONSTRUCTION	

COST ESTIMATE MAIN FLOOR PLAN - OPTION 2

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



DOOR TYPES SCALE 1/4" = 1'-0" 16

DOOR SCHEDULE										
NUMBER	LOCATION	TYPE	DOOR	FRAME	SIDELITE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE
1	FOYER	A	NEW (REPLACE)	EXISTING	(2) EXISTING	WOOD, GLASS	STAINED	EXISTING	EXISTING	PANIC HARDWARE
2	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
3	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
4	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
5	WORK ROOM	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
6	KITCHEN	C	EXISTING	EXISTING		WOOD	EXISTING	EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
7	HALL	D	EXISTING	EXISTING		WOOD, GLASS	EXISTING	EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
8	STAIRWELL	B	NEW (REPLACE)	NEW	(1) NEW	WOOD, GLASS	STAINED	MATCH EXISTING	MATCH EXISTING	PANIC HARDWARE
9	UNISEX R.R. 1	C	RELOCATED	NEW		WOOD	STAINED	MATCH EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
10	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
11	UNISEX R.R. 2	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
12	JAN.	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
13	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE

DOOR SCHEDULE SCALE N/A 8

- BUILDING - SYMBOLS**
- NEW ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING - 10 TOTAL
 - NEW SEMI RECESSED FIRE EXTINGUISHER - 2 TOTAL
 - NEW HOLDOWN PER STRUCT. - 25 TOTAL
- SITE - SYMBOLS**
- NEW ALTERNATIVE ACCESSIBLE ENTRANCE SIGN - 2 TOTAL
 - NEW VAN ACCESSIBLE PARKING SIGN - 1 TOTAL
 - NEW WHEELSTOPS - 6 TOTAL
- (E) INDICATES EXISTING ITEM

PLAN SYMBOLS SCALE N/A 4

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	COST ESTIMATE
ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
**FLOOR PLAN -
MAIN FLOOR
OPTION 2**

SHEET NUMBER:
SD3

3/16/2020 8:15:00 AM

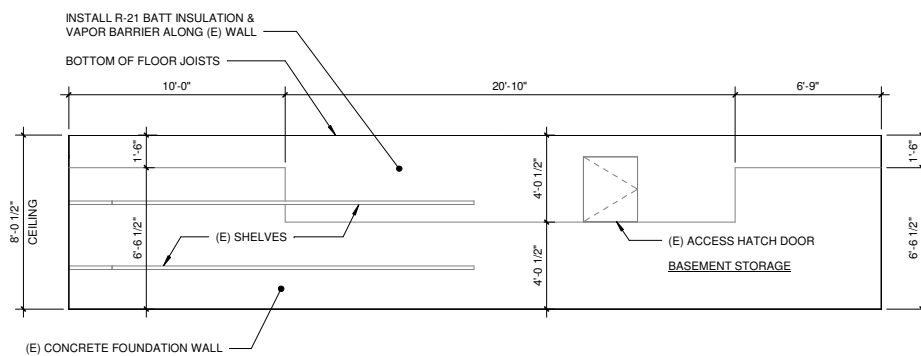


The Driftmier Architects, P.S.

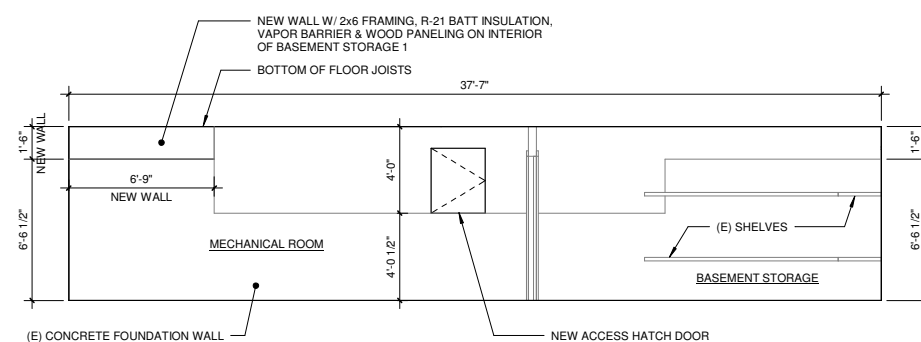
7983 Leary Way NE
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

**HALES PASS PARK SCHOOL HOUSE
RENOVATION COST ESTIMATE PLANS**

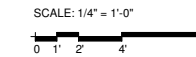
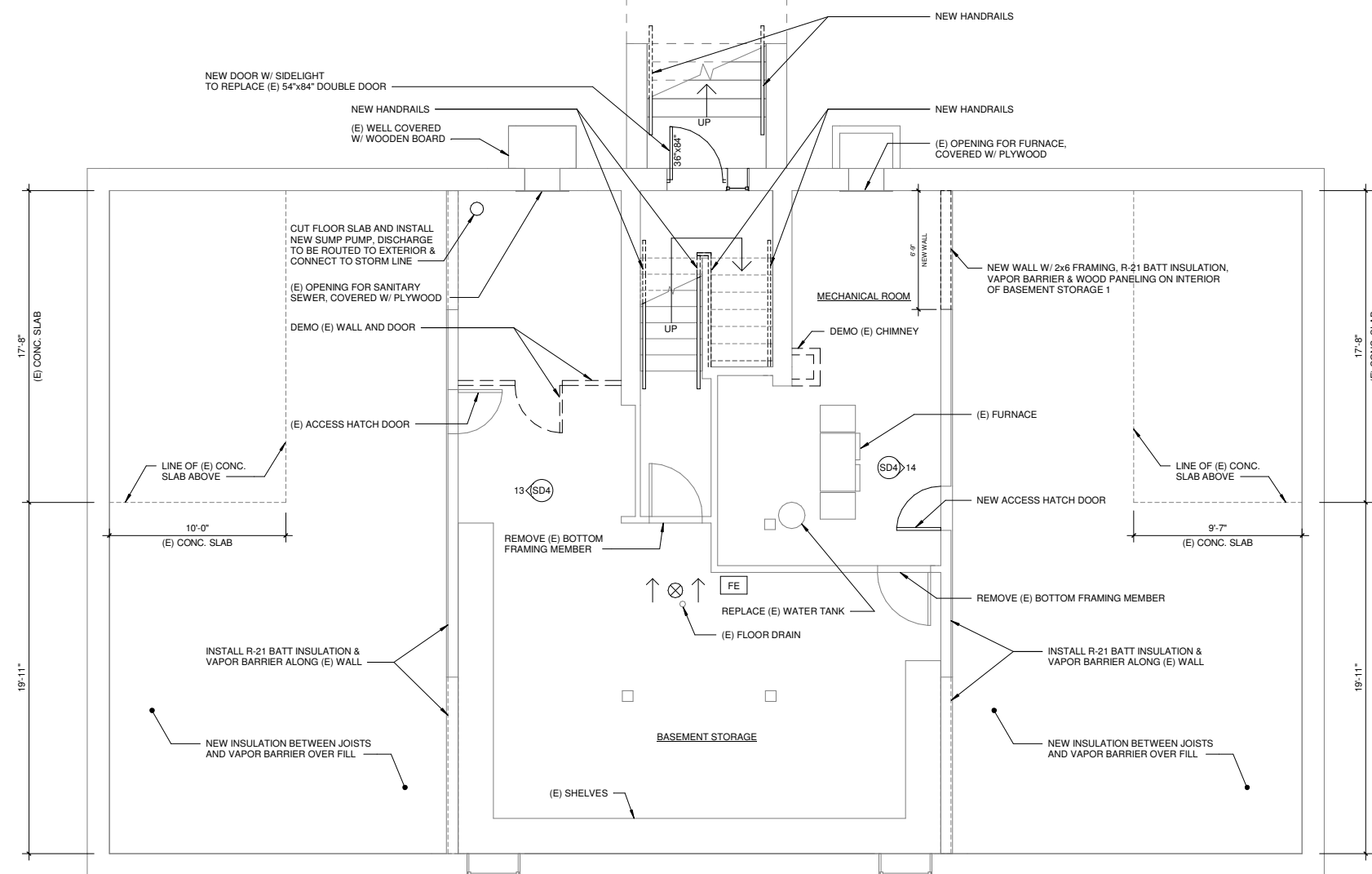
PROJECT ADDRESS



NORTH INTERIOR ELEVATION SCALE 1/8" = 1'-0" 13



SOUTH INTERIOR ELEVATION SCALE 1/8" = 1'-0" 14



LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

COST ESTIMATE BASEMENT - OPTION 2 SCALE 1/4" = 1'-0" 1

REQUIRED PLUMBING FIXTURES (2015 IBC 2902.1 + 2015 IPC 419.2)

MEN'S WATER CLOSETS A-3 (1 PER 125): 40 / 125 = .320 S (1 PER 100): 1.9 / 100 = .019 TOTAL = 1 WATER CLOSET	WOMEN'S WATER CLOSETS A-3 (1 PER 85): 40 / 85 = .471 S (1 PER 100): 1.9 / 100 = .019 TOTAL = 1 WATER CLOSET	DRINKING FOUNTAINS A-3 (1 PER 500): 80 / 500 = .160 S (1 PER 1,000): 3.8 / 1,000 = .0038 TOTAL = 1 DRINKING FOUNTAIN
MEN'S LAVATORIES A-3 (1 PER 200): 40 / 200 = .200 S (1 PER 100): 1.9 / 100 = .019 TOTAL = 1 LAVATORY	WOMEN'S LAVATORIES A-3 (1 PER 200): 40 / 200 = .200 S (1 PER 100): 1.9 / 100 = .019 TOTAL = 1 LAVATORY	
TOTAL PLUMBING FIXTURES REQUIRED WATER CLOSETS: 2 LAVATORIES: 2 DRINKING FOUNTAINS: 1	TOTAL PLUMBING FIXTURES PROVIDED PER SD3 WATER CLOSETS: 2 LAVATORIES: 2 DRINKING FOUNTAINS: 1	

- ARCHITECTURAL**
- ALL NEW DOORS TO HAVE LEVER HARDWARE U.N.O.
 - PAINT INTERIOR OF MAIN FLOOR & STAIRWELL.
 - LOWER ALL LIGHT SWITCHES TO 48" A.F.F. (12 TOTAL).
- MECHANICAL**
- NEW EXHAUST FANS FOR UNISEX R.R. 1 & UNISEX R.R. 2.
 - NEW EXHAUST/HEAT FOR KITCHEN.
 - NEW FURNACE FLUES AND INTAKE PIPES THROUGH ROOF W/ OUTSIDE AIR.
 - INSTALL AT MINIMUM 2 GROUND RODS AND A WATER BOND TO THE MAIN INCOMING METALLIC WATER PIPE.
 - PROVIDE AIR SUPPLY TO UNISEX R.R. 2.
 - PROVIDE FAN IN JANITOR'S CLOSET.
 - RELOCATE THERMOSTAT.

- ELECTRICAL**
- REPLACE ELECTRICAL PANEL & RELOCATE.
 - REPLACE ALL WIRING IN BUILDING & INCLUDE INSULATED GROUND WIRE IN ALL CONDUITS.
 - REPLACE FABRIC COVERED NMC WIRING COMING OUT OF BASEMENT SUBPANEL.
 - NEW EMERGENCY LIGHTS AT THE EXTERIOR SIDES OF EXITS (AT DOORS 1, 4, 8, & 13).
 - NEW LED LIGHT BULBS/FIXTURES TO REPLACE EXISTING INCANDESCENT & FLUORESCENT LIGHTS.
 - FOR SUMP PUMP, PROVIDE 240V CIRCUIT ALONG WITH NEW CONTROL PANEL & ALARM SYSTEM WHEN PUMP IS OFFLINE.
- PLUMBING**
- REPLACE ALL PIPING THROUGHOUT BUILDING.
 - REPLACE HOT WATER TANK.

- STRUCTURAL**
- FULL DEMOLISH OF CHIMNEY.
 - PROVIDE HOLD-DOWNS PER COST ESTIMATE MAIN FLOOR PLAN - OPTION 2 IF REQUIRED BY STRUCT. FOR INSTALLATION PURPOSES, FLOORING NEAR HOLD-DOWN AREAS WILL HAVE TO BE TORN AND REPLACED.
 - ALTERNATE #5: REPLACE SHEATHING PER PLANS.
 - REPLACEMENT OF FRAMING MEMBERS DUE TO ROTTING ARE NOT INCLUDED IN COST ESTIMATE.

PLUMBING COUNTS SCALE N/A 12

STANDARD NOTES SCALE N/A 4

REVISION SCHEDULE

NO.	TYPE REVISION	DATE

ISSUE: COST ESTIMATE

ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
**FLOOR PLAN -
BASEMENT
OPTION 2**

SHEET NUMBER:
SD4

3/16/2020 8:15:00 AM