ABBREVIATIONS

ACOUS.	ACOUSTICAL	H.B.	HOSE BIB
ACW	ALUMINUM CLAD WOOD	H.C.	HOLLOW CORE
A.D.	AREA DRAIN	HDWD.	HARDWOOD
A.F.F.	ABOVE FINISHED FLOOR	HDWR.	HARDWARE
A.H.J.	AUTHORITY HAVING JURISDICTION	H.M.	HOLLOW METAL
AGGR.	AGGREGATE	HORIZ.	HORIZONTAL
AL	ALUMINUM	HR.	HOUR
ALUM.	ALUMINUM	HGT., HT.	HEIGHT
ARCH.	ARCHITECTURAL	H.W.H.	HOT WATER HEATER
ASB.	ASBESTOS		
ASPH.	ASPHALT	I.B.C.	INTERNATIONAL BUILDING CODE
		INSUL.	INSULATION
BD.	BOARD	INT.,INTER.	INTERIOR
BLDG.	BUILDING		
BLKG.	BLOCKING	JAN.	JANITOR
BM.	BEAM		
B.O.	BOTTOM OF	LAM.	LAMINATE
BOT.	BOTTOM	LH	LEFT HAND
C.B.	CATCH BASIN	MAX.	MAXIMUM
CLG.	CEILING	MECH.	MECHANICAL
CLKG.	CAULKING	MTL.	METAL
CL.	CLOSET	MFR.	MANUFACTURER
CLR.	CLEAR	MH.	MANHOLE
C.M.U.	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MIR.	MIRROR
CONC.	CONCRETE	MISC.	MISCELLANEOUS
CONT.	CONTINUOUS		
CPRSN.	COMPRESSION	N.I.C.	NOT IN CONTRACT
C.S.	CRAWL SPACE	NO., #	NUMBER
		N.T.S.	NOT TO SCALE
DBL.	DOUBLE		
DTL., DET.	DETAIL	O/	OVER
D.F.	DRINKING FOUNTAIN	O.C.	ON CENTER
DIA.	DIAMETER	O.H.	OVER HEAD
DIM.	DIMENSION		
DISP.	DISPENSERS	PERF.	PERFORATED
DN	DOWN	P.LAM.	PLASTIC LAMINATE
DR	DOOR	PLWD.	PLYWOOD
DS.	DOWNSPOUT	PR.	PAIR
DWG.	DRAWING	P.T.	PRESSURE TREATED
		PTD.	PAINT
EA.	EACH	P.T.D.	PAPER TOWEL DISPENSER
E.J.	EXPANSION JOINT		
EL., ELEV.	ELEVATION	QUAN.	QUANTITY
ELECT.	ELECTRICAL		
EMER.	EMERGENCY	R	RISERS
E.P.	ELECTRICAL PANELBOARD	RAD.	RADIUS
EQ.	EQUAL	R.D.	ROOF DRAIN
EQPT.	EQUIPMENT	REF.	REFRIGERATOR
(E), E.	EXISTING	REINF.	REINFORCED, REINFORCING
EXIST.	EXISTING	REQ.	REQUIRED
EXPO.	EXPOSED	RH	RIGHT HAND
EXT.	EXTERIOR	RM.	ROOM
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	R.O.	ROUGH OPENING
FDN.	FOUNDATION	S.A.M.	SELF ADHERED MEMBRANE
F.E.	FIRE EXTINGUISHER	S.C./SC	SOLID CORE
F.E.C.	FIRE EXTINGUISHER CABINET	SF , S.F.	SQUARE FEET
F.F.	FINISH FLOOR	SH.	SHEET
F.H.	FIRE HOSE	SHEATH.	SHEATHING
FIN.	FINISH	SHLF.	SHELF
FL.	FLOOR	SIM.	SIMILAR
FLASH.	FLASHING	SPEC.	SPECIFICATION
FLUOR.	FLUORESCENT	SQ.	SQUARE
F.O.	FACE OF	ST	STAIN/STAINED
F.O.C.	FACE OF CONCRETE	STD.	STANDARD
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.I.C.	FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR	STOR.	STORAGE
		STRUCT.	STRUCTURAL
F.O.I.O.	FURNISHED BY OWNER AND INSTALLED BY OWNER	SUSP.	SUSPENDED
F.O.S.	FACE OF STUDS	T	TREADS
F.O.W.	FACE OF WALL	TEMP.	TEMPERED
FPRF.	FIREPROOF	T.S.	TUBE STEEL
F.R.T.	FIRE RETARDANT TREATED	T.P.H.	TOILET PAPER HOLDER
F.S.	FLOOR SINK	TYP.	TYPICAL
FT.	FOOT OR FEET		
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
FURR.	FURRING		
		V.B.	VAPOR BARRIER
GA.	GAUGE		
GALV.	GALVANIZED	W.C.	WATER CLOSET
GLS	GLASS	WD.	WOOD
GL	GLAZED/GLAZING	W/	WITH
G.L.B.	GLUE LAM BEAM	W/O	WITHOUT
G.S.B.	GYPSUM SHEATHING BOARD	WP.	WATERPROOF OR WATERPROOFING
GWB	GYPSUM WALL BOARD		
GYP	GYPSUM	WRB	WATER RESISTANT BARRIER
		WSCT.	WAINSCOT

SYMBOLS DIRECTORY

GRIDLINE — 0

BUILDING SECTION — 1 A8.3 / 1 A8.3

WALL SECTION — 1 A8.3

MATCH LINE

ELEVATION MARK

INTERIOR ELEVATION — 1 A5.0 2

DETAIL — 1 A1.0

REVISION MARK — 1

DETAIL — 1 A1.0

CENTERLINE

WINDOW MARKER — A

NEW & EXISTING CONTOURS — NEW / EXISTING

PARTITION TYPE — A

CUT LINE

DOOR NUMBER — 4

EXTERIOR ELEVATION — 1 A3.0

PLUMBING FIXTURE TAG — A

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING BUILDING CONDITIONS THAT MAY AFFECT THE COST OR SCHEDULING OF CONSTRUCTION ACTIVITIES, PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING THOSE SHOWN ON RECORD DRAWINGS, AND CONDITIONS RELATED TO THE LOCATION OF EXISTING UTILITIES AND SERVICES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR THE ABOVE. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS OR DETAILS -- USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. DIMENSIONS ON PLANS ARE TO FACE OF EXISTING FINISHES, FACE OF NEW STUDS, DOOR AND WINDOW OPENINGS, GRIDLINE OR CENTERLINE. U.N.O. NEW DOORS AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE (4.5") FROM FACE OF ADJACENT WALL ON THE HINGE SIDE OF DOOR.
3. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
4. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
5. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. CONFORM TO AGENCY INSPECTOR'S COMMENTS AND CORRECTIONS. NOTIFY THE ARCHITECT OF ALL CONFLICTS IMMEDIATELY & BEFORE PROCEEDING, AND ESPECIALLY IF INSPECTOR'S REQUIREMENTS CHANGE OR ADD TO APPROVED PLANS AND CONTRACT DOCUMENTS.
6. COORDINATE ALL OPERATIONS SUCH AS AREAS USED FOR MATERIAL STORAGE, PARKING, ACCESS TO AND FROM WORK AND TIMING OF WORK WITH THE ARCHITECT AND OWNER.
7. THE BUILDING SHALL BE OCCUPIED DURING CONSTRUCTION. MAINTAIN EXITING FROM OCCUPIED AREAS. COORDINATE PHASING PLAN, HOURS OF OPERATIONS, PARKING, ETC. WITH OWNER.
8. INSTALL DUST BARRIERS, BARRICADES, GUARDS AND OTHER PROTECTION AS REQUIRED TO PROTECT OCCUPANTS, INSTALLED FINISHES AND FACILITIES.
9. SOME ITEMS OR SYSTEMS INCLUDED IN THE CONSTRUCTION DOCUMENTS ARE TO BE "BIDDER DESIGNED" OR ARE PROVIDED BY OTHERS. THE ARCHITECT AND CONSULTING ENGINEERS WILL REVIEW ALL BIDDER DESIGN SUBMITTALS AND WILL DETERMINE IF THE SUBMITTAL IS IN CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THIS REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF ALL CODES AND THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF BIDDER DESIGNED ITEMS WITH THE STRUCTURAL SYSTEM AND FRAMING. CONFLICTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO BID AND THE REQUIRED MODIFICATIONS INCLUDED IN THE BID PRICE.
10. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY WRITTEN NOTIFICATION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
11. THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS. IF THE GLAZING SUBCONTRACTOR FINDS ANYTHING IN THE DOCUMENTS NOT IN COMPLIANCE WITH THE STANDARDS, HE/SHE SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. NO CLAIMS FOR EXTRAS FOR COMPLYING WITH THE STANDARDS WILL BE ENTERTAINED REGARDLESS OF THE CONTENT OF THE DRAWINGS AND SPECIFICATIONS.
12. CONCEAL TO THE GREATEST EXTENT POSSIBLE PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION IN DRAWINGS. OFFSET STUDS WHERE REQUIRED SO THAT FINISHED WALL SURFACES WILL BE FLUSH. PAINT OR FINISH ALL EXPOSED EQUIPMENT & ELEMENTS.
13. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
14. ALL WOOD FRAMING DETAILS AND CONNECTIONS (SHOWN AND NOT SHOWN) SHALL BE CONSTRUCTED TO CODE STANDARDS.
15. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER, OR GIRDERS LESS THAN 18" FROM GRADE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE & SHALL BE IDENTIFIED WITH THE STAMP OF THE AMERICAN WOOD PRESERVERS INSTITUTE. USE BUILDING PAPER @ JOIST ENDS TO PREVENT CONTACT WITH CONCRETE.
16. FIRE BLOCKING SHALL BE PROVIDED AT MID-HEIGHT OF ALL STUD WALLS AND PARTITIONS OVER 10 FT. IN HEIGHT, AT THE CEILING AND FLOOR LEVELS, AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS, AND AT 10 FT INTERVALS AS REQUIRED.
17. SHOULD A BIDDER FIND DISCREPANCIES IN, OR OMISSIONS FROM, THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD AT ONCE NOTIFY THE ARCHITECT IN WRITING, WHO WILL SEND WRITTEN INSTRUCTIONS OR ADDENDA TO ALL BIDDERS. IF CLARIFICATIONS ARE NOT PROVIDED, THE BIDDER MUST INCLUDE IN THE BID THE MORE EXPENSIVE ALTERNATIVE ITEM, PRODUCT, SYSTEM, METHOD, APPROACH, ETC. NEEDED TO COMPLETE THE WORK.

ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS

3507 RAY NASH DR NW, GIG HARBOR, WA 98335

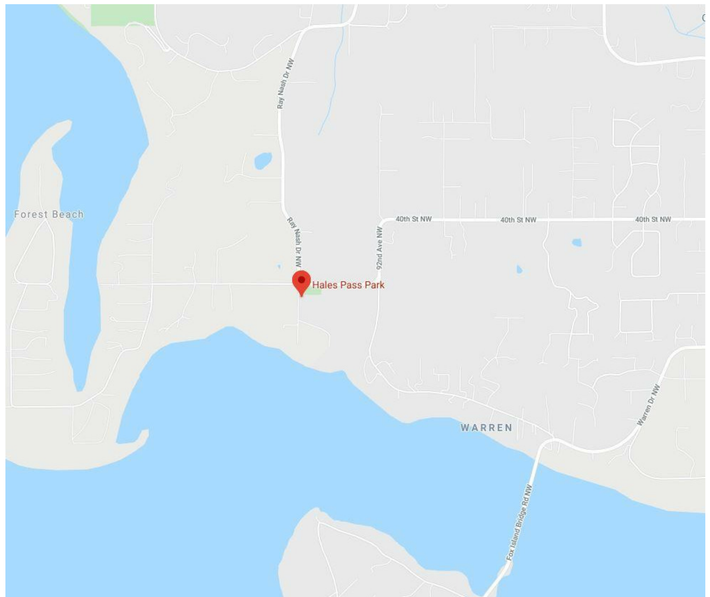
PRELIM SET

10/28/2020

ZONING CODE DATA

ZONING CLASSIFICATION:	PARKS & RECREATION
ADJACENT LAND USE:	NORTH: RURAL 10 SOUTH: RURAL 10 EAST: RURAL 10 WEST: RURAL NEIGHBORHOOD CENTER & RURAL 10
SETBACK REQUIREMENTS:	FRONT: 25'-0" INTERIOR: 30'-0" REAR: 30'-0"
MAX BLDG HEIGHT:	40'-0"
MAX LOT COVERAGE ALLOWED:	XX%
MAX IMPERVIOUS AREA ALLOWED:	XX%
LANDSCAPING REQUIREMENT:	X
LOT COVERAGE:	
LOT COVERAGE BY BLD:	5,363 SF = 3%
PAVED AREA:	34,605 SF = 21%
TOTAL LANDSCAPE AREA:	125,124 SF = 76%
TOTAL SITE AREA	100%
PARKING REQUIRED MIN:	7 STALLS
PARKING REQUIRED MAX:	9 STALLS
PARKING PROVIDED:	6 NEW STALLS, 12 EXISTING SPACES ADJACENT TO RAY NASH DR NW

VICINITY MAP



HISTORIC BUILDING NOTES

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. THE REMOVAL OF HISTORIC MATERIALS OR ALTERATION OF FEATEURES AND SPACES THAT CHARACTERIZE A PROPERTY SHALL BE AVOIDED.
2. DISTINCTIVE FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY SHALL BE PRESERVED.
3. DETERIORATED HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES SHALL BE SUBSTANTIATED BY DOCUMENTARY, PHYSICAL, OR PICTORIAL EVIDENCE.

CH. 12 HISTORIC BUILDINGS, IEBC

1. REPAIRS TO ANY PORTION OF A HISTORIC BUILDING OR STRUCTURE SHALL BE PERMITTED WITH ORIGINAL OR LIKE MATERIALS AND ORIGINAL METHODS OF CONSTRUCTION, SUBJECT TO THE PROVISIONS OF THIS CHAPTER.
2. REPLACEMENT OF EXISTING OR MISSING FEATURES USING ORIGINAL MATERIALS SHALL BE PERMITTED. PARTIAL REPLACEMENT FOR REPAIRS THAT MATCH THE ORIGIINAL IN CONFIGURATION, HEIGHT, AND SIZE SHALL BE PERMITTED.

PROJECT DATA

PROJECT ADDRESS:	3507 RAY NASH DR NW GIG HARBOR, WA 98335
PARCEL NUMBER:	0121223012
SITE AREA:	165,092 SF (3.79 ACRES)
BUILDING AREA:	3,865 SF TOTAL 2,800 SF MAIN FLOOR 1,065 SF BASEMENT
NUMBER OF STORIES:	1 STORY W/ BASEMENT
BUILDING HEIGHT:	30' - 0", UNCHANGED

PROJECT DIRECTORY

OWNER
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LOCAL JURISDICTION
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MECHANICAL, ELECTRICAL, & PLUMBING:
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EMAIL: chris@renschengineering.com

DRAWING INDEX

SHEET #	SHEET NAME
A0.0	COVER SHEET
A0.1	CODE SUMMARY SHEET
A1.0	DEMO SITE PLAN
A1.1	SITE PLAN
A1.2	ENLARGED SITE PLAN
A2.0	DEMO PLANS
A2.1	DEMO REFLECTED CEILING PLANS
A2.2	FLOOR PLANS
A2.3	REFLECTED CEILING PLANS
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A6.0	SCHEDULES & DETAILS
A7.0	GEN. BLDG. DETAILS

SEPARATE OR DEFERRED PERMITS

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED EXCEPT FOR THE BUILDING PERMIT. THESE MAY INCLUDE BUT MAY NOT BE LIMITED TO:

- SITE/STREET/RIGHT-OF-WAY
- ELECTRICAL & LIGHTING
- FIRE & SAFETY

VENDOR WORK

GC TO COORDINATE THE TIMING OF THE VENDOR WORK. THE OWNER'S VENDORS WILL PERFORM THE FOLLOWING WORK:

PROJECT DESCRIPTION

PROJECT TO INCLUDE DEMOLITION OF EXISTING TOILET ROOMS, KITCHEN & SELECT WALLS. NEW ADA COMPLIANT TOILET ROOMS & KITCHEN PER PLANS. INSULATION TO BE ADDED TO WALLS WITHIN BASEMENT LEVEL. SITE WORK TO INCLUDE REPAVEMENT OF WALKWAYS & NEW PARKING SPACES SOUTH OF BUILDING.

LEGAL DESCRIPTION

SECTION 22 TOWNSHIP 21 RANGE 01 QUARTER 34 : PARCEL B OF ROS FOR BLA 2007-10-25-5004 PER RCW 58.04.007 DESC AS FOLL COM AT INTER OF S LI OF GOVT L 2 & C/L OF RAY NASH DR NW TH N 02 DEG 00 MIN 43 SEC E 1341.10 FT TO INTER OF 36 ST NW AND RAY NASH DR NW TH CONT N 02 DEG 00 MIN 43 SEC E 6.65 FT TO N LI OF SD L 2 TH S 88 DEG 02 MIN 25 SEC E 31.77 FT TO W LI OF E 30 AC OF SD L 2 TH S 01 DEG 46 MIN 20 SEC W 36.83 FT TO S MAR OF 36 ST NW & POB TH CONT S 01 DEG 46 MIN 20 SEC W 380.58 FT TO SW COR OF PARCEL CYD TO P CO PER REC D AFN 2379934 TH S 88 DEG 02 MIN 25 SEC E 449 FT TO SW COR OF SD PARCEL TH N 01 DEG 46 MIN 28 SEC E 380.97 TO S MAR OF 36 ST TH N 88 DEG 05 MIN 21 SEC W 179.78 FT TH S 01 DEG 46 MIN 20 SEC W 113.6 TH N 88 DEG 02 MIN 25 SEC W 50 FT TH N 01 DEG 46 MIN 20 SEC E 113.56 FT TO SD S MAR TH N 88 DEG 05 MIN 21 SEC W 219.22 FT TO POB TOG/W EASE OF REC DC 06/06/08DX

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ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS
3507 RAY NASH DR NW, GIG HARBOR, WA 98335

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

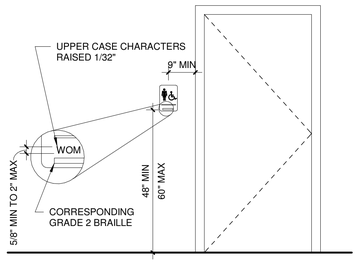
ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME: COVER SHEET

SHEET NUMBER: A0.0

10/28/2020 4:42:34 PM

ACCESSIBLE SIGN MOUNTING HEIGHT



INTERIOR SIGN NOTES:

1. ALL INTERIOR SIGNAGE SHALL CONFORM WITH ICC/ANSI A117/1-2009 AS WELL AS CH. 10, 11, & APPENDIX E OF THE IBC.
2. SIGNAGE SHALL BE MOUNTED AT 48" A.F.F. TO THE BASELINE OF THE CHARACTER.

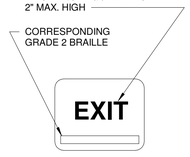
ACCESSIBLE SIGN NOTES:

1. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS. ALL INTERIOR AND EXTERIOR SIGNS DEPICTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE WHITE ON A BLUE BACKGROUND.
2. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NONGLARE FINISH
3. RAISED CHARACTERS SHALL BE 48 INCHES MIN. ABOVE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST RAISED CHARACTER AND 60 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE HIGHEST RAISED CHARACTER.
4. THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE.
5. SIGNS CONTAINING RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA OF 18 INCHES MIN BY 18 INCHES MIN, CENTERED ON THE RAISED CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

ASSEMBLY ROOM SIGNS:

1. POST MAXIMUM OCCUPANCY SIGNS IN BOTH ASSEMBLY ROOMS (MAX IS 39 FOR BOTH ROOMS).

TACTILE EXIT SIGN



SYMBOL OF ACCESSIBILITY

RESTROOM SIGNS

INT. SIGNAGE NOTES

SCALE N/A | 17

BUILDING CODES:

2015 IBC WITH WASHINGTON AMENDMENTS
ICC/ANSI A117.1-09 WITH STATE AMENDMENTS
2015 WASHINGTON STATE ENERGY CODE
2015 INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS
2015 INTERNATIONAL FIRE CODE WITH STATE AMENDMENTS
2015 UNIFORM PLUMBING CODE WITH STATE AMENDMENTS

OCCUPANCY GROUP (PER IBC 302):	ASSEMBLY, A-3
OCCUPANCY SEPARATION (PER IBC 508):	NONE REQUIRED
BUILDING SPRINKLERED:	NO
FIRE ALARM SYSTEM:	SMOKE DETECTORS ONLY
CONSTRUCTION TYPE (PER IBC 602):	TYPE III-B
ALLOWABLE HEIGHT (PER TABLE 504.3):	55'-0"
PROPOSED HEIGHT:	REMAIN AS EXISTING
ALLOWABLE AREA (PER TABLE 506.2):	9,500 SF
PROPOSED AREA:	REMAIN AS EXISTING
ALLOWABLE STORIES ABOVE GRADE (PER TABLE 504.4):	2 STORIES
PROPOSED STORIES:	REMAIN AS EXISTING

LIFE SAFETY NOTES:

FIRE EXTINGUISHERS BY GC TO BE INSTALLED PER IFC 906 & FIRE MARSHAL. VERIFY MOUNTING LOCATION WITH ARCHITECT.

PLUMBING CODES

PLUMBING FIXTURE COUNT PER IBC TABLE 2902-1

OCCUPANCY A-3: 1 TOILET PER 125 OCCUPANTS - MALE, 1 TOILET PER 65 OCCUPANTS - FEMALE
OCCUPANT LOAD: 241 OCCUPANTS

PLUMBING FIXTURES:	REQUIRED	PROVIDED
MALE WATER CLOSETS:	1	1
FEMALE WATER CLOSETS:	2	2
MALE URINAL:	0	1
MALE LAVATORY:	1	1
FEMALE LAVATORY:	1	1
DRINKING FOUNTAINS:	1	2

OCCUPANT LOAD: (PER TABLE 1004.1.2)

ASSEMBLY - 1 PER 5:
NORTH ASSEMBLY 589 SF
SOUTH ASSEMBLY 588 SF

TOTAL AREA 1,177 SF
OCCUPANT LOAD AT 1 PER 5: 235.35 OCCUPANTS

BUSINESS - 1 PER 100:
WORK ROOM 123 SF

TOTAL AREA 123 SF
OCCUPANT LOAD AT 1 PER 100: 1.23 OCCUPANTS

KITCHENS - 1 PER 200:
KITCHEN 125 SF

TOTAL AREA 125 SF
OCCUPANT LOAD AT 1 PER 100: 0.62 OCCUPANTS

STORAGE - 1 PER 300:
JANITOR 37 SF
BASEMENT STORAGE 760 SF
MECHANICAL 264 SF

TOTAL AREA 1,061 SF
OCCUPANT LOAD AT 1 PER 300: 3.53 OCCUPANTS

TOTAL OCCUPANT LOAD FOR FACILITY: 235.35+1.23+0.62+3.53 = 240.73 OR 241 TOTAL OCCUPANTS

EXITING:

EXITING (MAIN LEVEL):

EXITS REQUIRED (PER TABLE 1006.2.1):	1 EXIT IS REQUIRED, MAXIMUM OCCUPANT LOAD IS LESS THAN MAXIMUM OCCUPANT LOAD FOR SINGLE EXIT DOORWAY.
EXITS PROVIDED:	3 EXITS PROVIDED (1 ACCESSIBLE EXIT)
EXIT WIDTH REQUIRED:	85 x 0.2" = 17"
EXIT WIDTH PROVIDED:	36"
SEPERATION OF EXITS (PER IBC 1007):	NOT LESS THAN 1/2 THE MAXIMUM OVERALL DIAGONAL DISTANCE OF THE BUILDING
MAXIMUM ALLOWED EXIT ACCESS TRAVEL DISTANCE (PER TABLE 1017.2):	200'-0" FOR OCCUPANCY B WITHIN NON-SPRINKLERED STRUCTURES. THE LONGEST ACTUAL MAX DISTANCE OF TRAVEL IS XX'-X".
MAX ALLOWED COMMON PATH OF TRAVEL (PER TABLE 1006.2.1)	75'-0" FOR OCCUPANCY B WITHIN NON-SPRINKLERED STRUCTURES. THE LONGEST ACTUAL COMMON PATH OF TRAVEL IS XX'-X"

MEANS OF EGRESS:

DOORS OPENING INTO THE PATH OF EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN 1/2 DURING THE COURSE OF THE SWING. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED WIDTH.

PER IBC 1008.1.1, THE MIN. WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES.

EXTERIOR LIGHTING:

GC TO VERIFY LIGHTING LEVELS AT ATM, SEE A2.1 FOR MORE INFO.

AIR LEAKAGE CONTROL:

BUILDING IS TO COMPLY WITH WSEC C402.5.1.2 AND THE FULL, COMPLETE BUILDING IS TO BE FIELD TESTED TO DEMONSTRATE THAT THE AIR LEAKAGE RATE OF THE BUILDING ENVELOPE DOES NOT EXCEED 0.40 CFM/FT2 AT A PRESSURE OF 0.3 INCH W.G.

ADA NOTES:

ACCESSIBLE DESIGN CONFORMS TO IBC CHAPTER 11 AND STANDARDS ICC/ANSI 117.1.

- ALL AREAS OF PUBLIC FUNCTION ARE ON AN ACCESSIBLE ROUTE OF TRAVEL. RESTROOM ACCESSIBLE FACILITIES SHALL BE PROVIDED PER IBC 1109.

- ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE PORTIONS OF THIS STANDARD.

-ALL HAND RAILS IN HALLWAYS ARE TO BE ADA COMPLIANT AND MEET THE REQUIREMENTS OF WAC 388-78A-3080.

- PROVIDE BARRIER FREE SIGNS & ROOM SIGNS WHERE REQUIRED BY LOCAL JURISDICTION. PROVIDE SIGNS AT ALL TOILET ROOMS, JANITOR'S CLOSET, ELECTRICAL ROOM AND STORAGE ROOM. ALL ACCESSIBLE SIGNAGE SHALL CONFORM TO IBC 1110.

MISCELLANEOUS CONSIDERATIONS (PER IBC CHAPTER II AND ANSI A117.1):
- PROVIDE ALL CLEARANCES, REACH REQUIREMENTS AND TURN AROUNDS.
- MEET SLIP RESISTANCE AND TRANSITION THRESHOLD REQUIREMENTS.
- DOORS SHALL HAVE LEVER HANDLE LATCH SETS.
- CUSTOMER SERVICE DESKS SHALL HAVE AN ACCESSIBLE COUNTER AREA.

HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING PER ANSI ICC 2009, 404.2.6 DOOR HARDWARE. THESE OPERABLE PARTS SHALL BE 34 INCHES MIN. AND 48" MAX. ABOVE THE FLOOR.

DOOR OPENING AND CLOSING SPEED AND OPENING FORCE TO MEET THE CONDITIONS STATED IN THE FOLLOWING: 404.2.7 CLOSING SPEED: 404.2.7.1 DOOR CLOSERS. DOOR CLOSERS SHALL BE ADJUSTED TO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN. 404.2.7.2 SPRING HINGES: DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.

SEE SITE PLAN FOR ACCESSIBLE PARKING AND ENTRY LOCATIONS.

CODE SUMMARY

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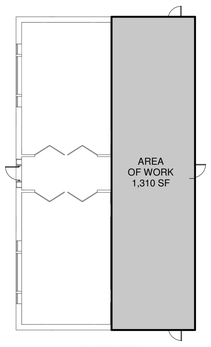
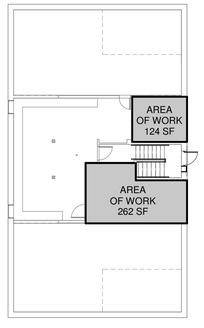


MAIN FLOOR



BASEMENT

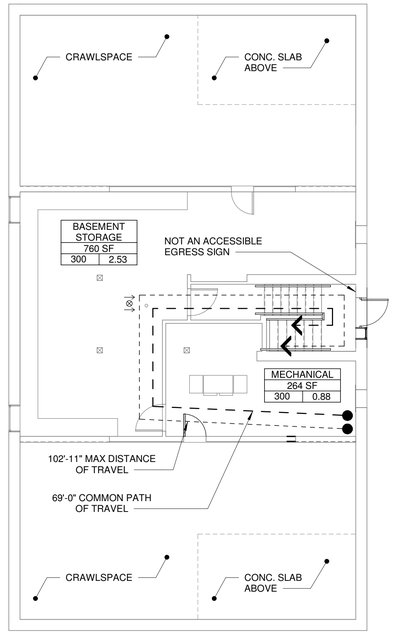
NOTES:

1. BUILDING PERMIT AREA INCLUDES ADDITION AND DEMOLITION OF WALLS AND ALTERATIONS OF FINISHES.
2. TOTAL AREA OF ARLETTA SCHOOLHOUSE, COVERED BREEZEWAY AND OUTDOOR ASSEMBLY STRUCTURE: 6,419 SF

   1,696 SF (AREA OF WORK) / 6,419 SF (TOTAL AREA) = 26%

BUILDING PERMIT AREA PLAN

N | SCALE 1/16" = 1'-0" | 11



BASEMENT CODE PLAN

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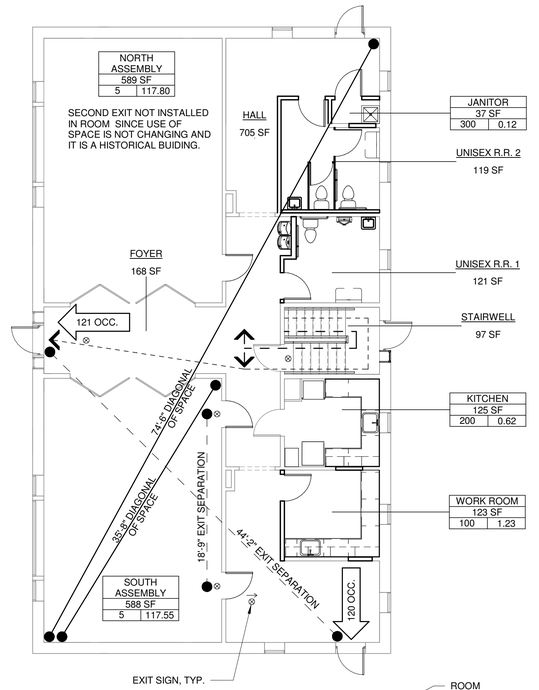

MAIN FLOOR CODE PLAN

N | SCALE 1/8" = 1'-0" | 3

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ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS

3507 RAY NASH DR NW, GIG HARBOR, WA 98335

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
CODE SUMMARY SHEET

SHEET NUMBER:
A0.1

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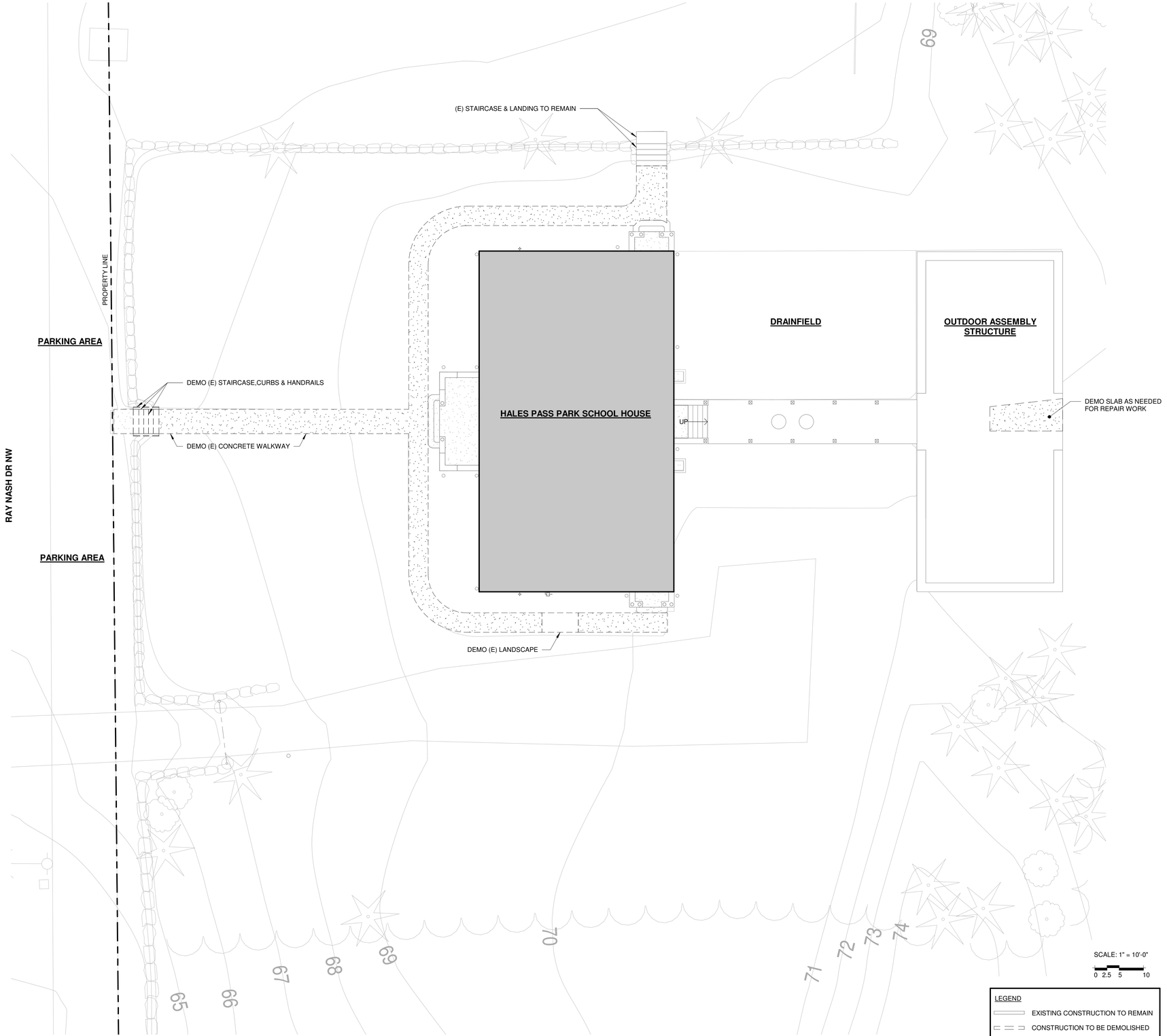

DEMO SITE PLAN

N

SCALE 1" = 10'-0"

1

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PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
DEMO SITE PLAN

SHEET NUMBER:
A1.0

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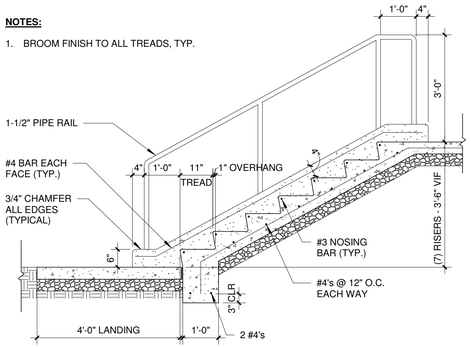
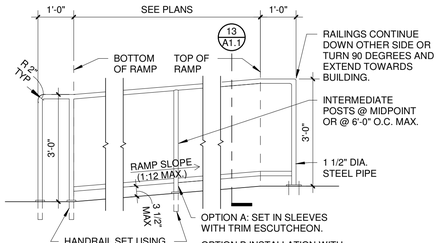


CONCRETE STAIR SECT.

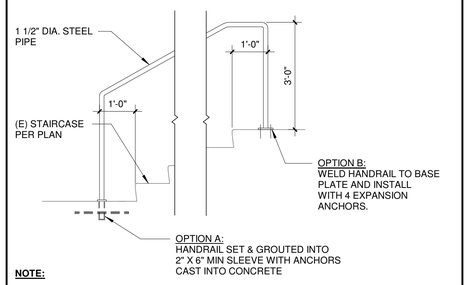
SCALE 1/2" = 1'-0" | 13



HANDRAIL SIDE ELEVATION

HANDRAIL AT RAMP

SCALE 1/2" = 1'-0" | 18

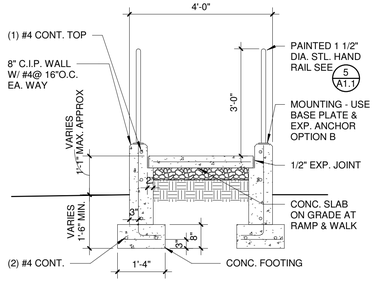


NOTE:

1. SCHEDUL 40 STAND. GALV. PIPE. WELD & GRIND SMOOTH. PRIME & PAINT AS DIRECTED BY THE ARCHITECT.

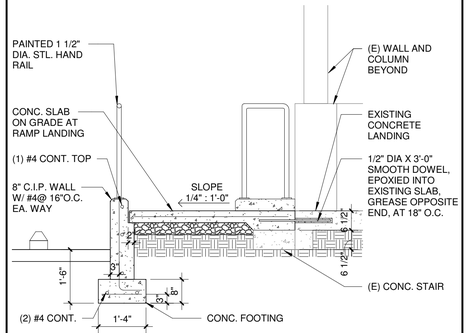
HANDRAIL AT STAIR

SCALE 1/2" = 1'-0" | 14



RAMP SECTION

SCALE 1/2" = 1'-0" | 19



RAMP LANDING SECTION

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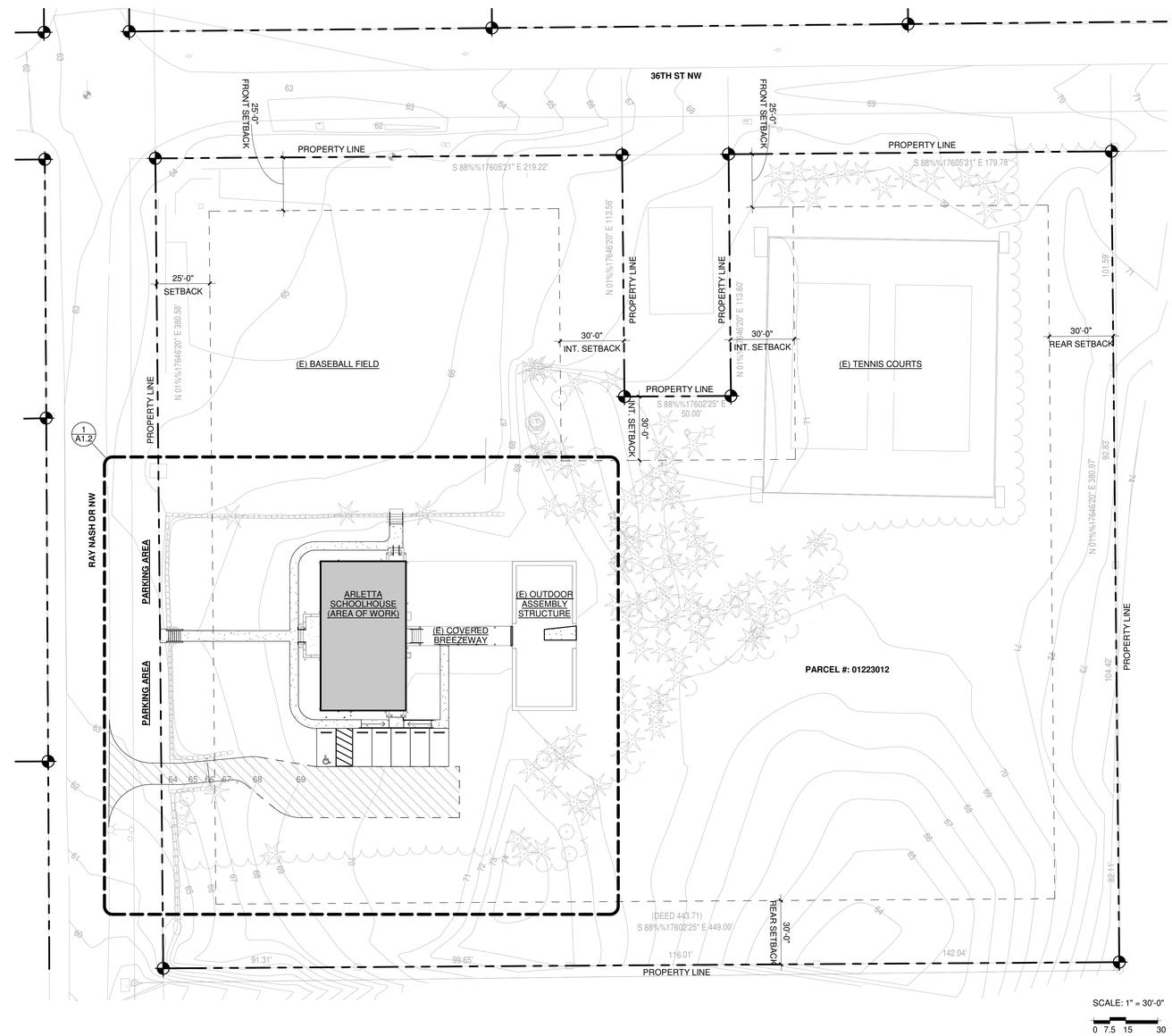
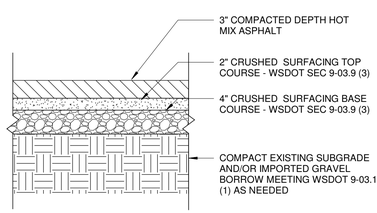


SITE PLAN

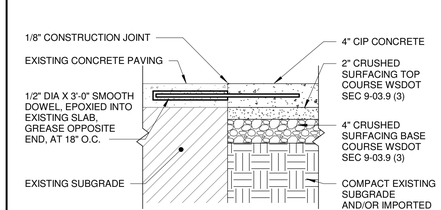
N

SCALE 1" = 30'-0" | 1



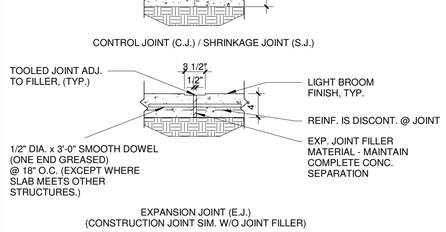
ASPHALT PAVEMENT

SCALE 1" = 1'-0" | 20



NEW TO EXIST. CONC.

SCALE 1" = 1'-0" | 16



NOTES:

1. EXPANSION JOINTS OCCUR @ 30'-0" O.C. (MAX.) EACH WAY AND AT LOCATIONS WHERE SLAB MEETS OTHER SURFACES, TYP.
2. SPACING OF ALL JOINTS TO BE AS SHOWN ON PLANS AND OR SPECS

CONC. CONTROL JOINT

SCALE 1" = 1'-0" | 12

1. VERIFY ALL CONDITIONS SHOWN ON CIVIL DRAWINGS, SURVEY, REPORTS AND FOUND IN THE FIELD. MAINTAIN ALL FEATURES TO REMAIN.
2. THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL AND STREET MAINTENANCE WITH PUBLIC WORKS, AND RECEIVE A RIGHT OF WAY PERMIT BEFORE COMMENCING WORK.
3. SEE DEMOLITION SITE PLAN FOR EXISTING CONDITIONS AND DEMOLITION ITEMS. REMOVE ALL ELEMENTS & PAVING WHICH CONFLICT WITH THE NEW WORK, WHETHER INDICATED OR NOT.
4. NO MATERIAL FROM THE DEMOLITION IS TO BE STOCK PILED ON ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND PRODUCTS OF DEMOLITION ARE TO BE REMOVED FROM THE SITE.
5. FIELD VERIFY & CONFIRM EXIST. UTILITY LINES, LOCATIONS & ROUTING. INCLUDE ALL WORK TO ABANDON, REMOVE, CAP, REPLACE, REROUTE AND PROVIDE NEW UTILITIES IN BID/CONTRACT.
6. MEET ALL CODES AND CITY REQUIREMENTS.
7. PROVIDE ALL WORK IN RIGHT OF WAY.
8. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION & DETAILS.
9. TRENCHING, EXCAVATION & BACK FILL IS PER CIVIL & STRUCTURAL. VERIFY LOCATIONS FOR TRENCHING & PATCHING WITH CIVIL DRAWINGS. BACKFILL SHALL BE TESTED AND SUBGRADES INSPECTED BY OWNER'S TESTING AGENCY.
10. BEFORE CONSTRUCTION, VERIFY THE LOCATION AND INVERT ELEVATION AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER-SERVICE PIPING; UNDERGROUND ELECTRICAL SERVICES, AND OTHER UTILITIES.
11. FURNISH LOCATION DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING PROJECT SITE.
12. FURNISH INFORMATION TO LOCAL UTILITY AND OWNER THAT IS NECESSARY TO ADJUST, MOVE, OR RELOCATE EXISTING UTILITY STRUCTURES, UTILITY POLES, LINES, SERVICES, OR OTHER UTILITY APPURTENANCES LOCATED IN OR AFFECTED BY CONSTRUCTION. COORDINATE WITH AUTHORITIES HAVING JURISDICTION.
13. ENGAGE A LAND SURVEYOR OR PROFESSIONAL ENGINEER TO LAY OUT THE WORK USING ACCEPTED SURVEYING PRACTICES.
14. PROTECT EXISTING LANDSCAPING TO REMAIN.

SITE PLAN NOTES

SCALE N/A | 4

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REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME: **SITE PLAN**

SHEET NUMBER: **A1.1**

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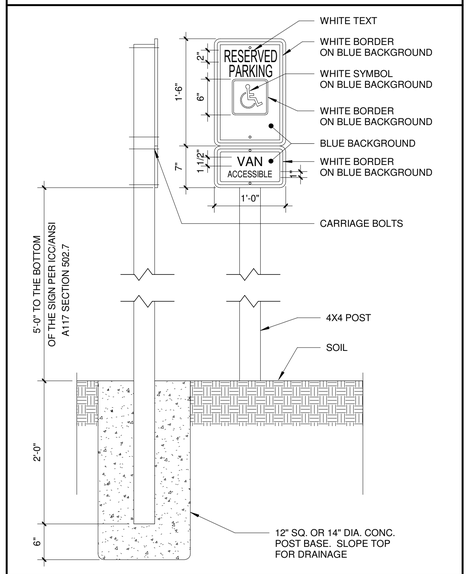
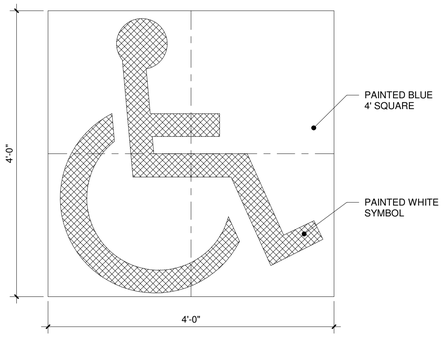


VAN ACCESSIBLE SIGN

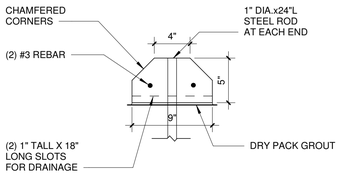
SCALE 1" = 1'-0" | 18



HIGH CONTRAST WHITE ON BLUE BACKGROUND

ACCESSIBLE SYMBOL

SCALE 1" = 1'-0" | 19

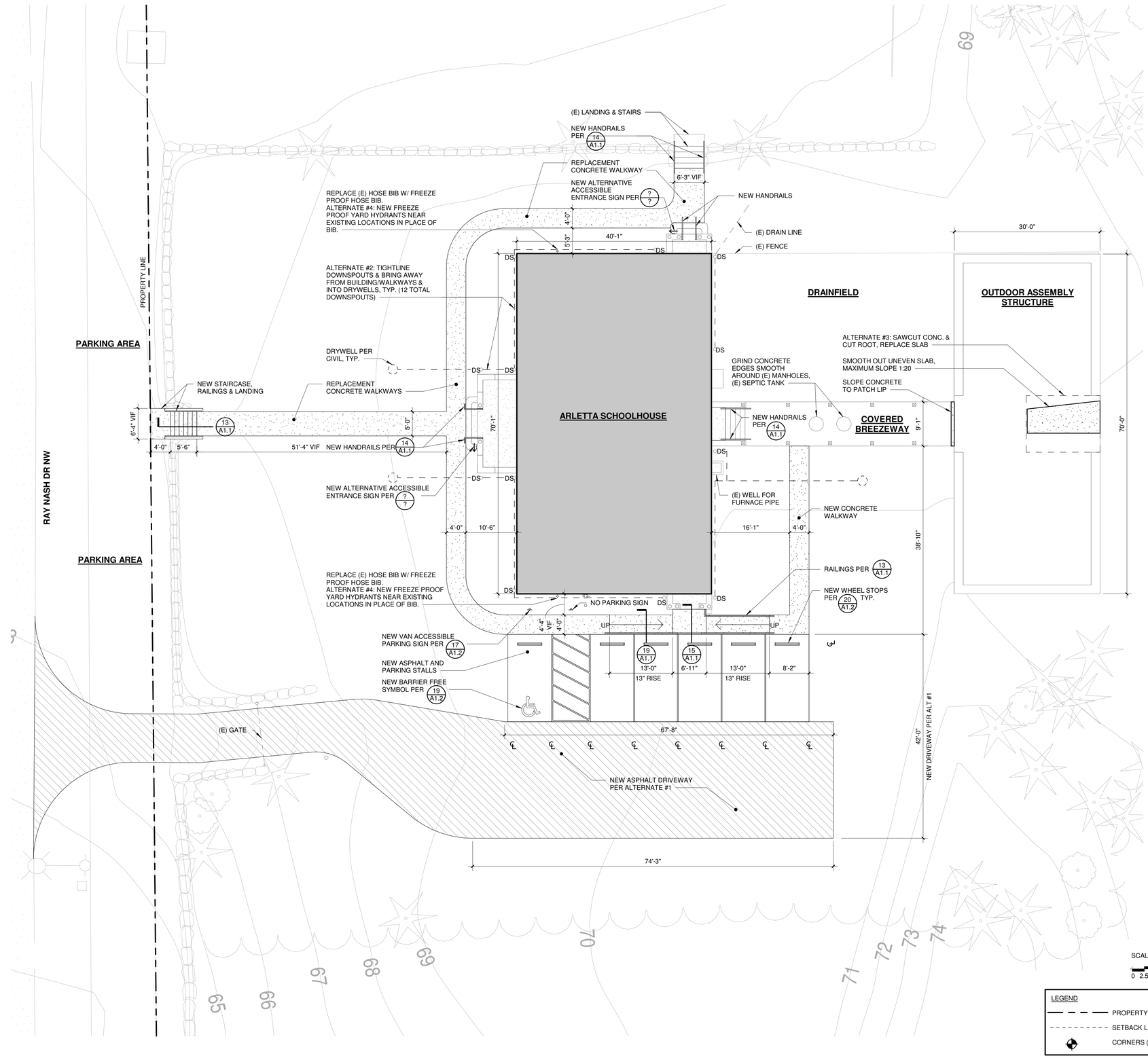


NOTE:

WHEEL STOPS ARE TO BE 6FT LONG

CURB WHEEL STOPS

SCALE 1 1/2" = 1'-0" | 20



ENLARGED SITE PLAN

N | SCALE 1" = 10'-0" | 1

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DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:

ENLARGED SITE PLAN

SHEET NUMBER:

A1.2

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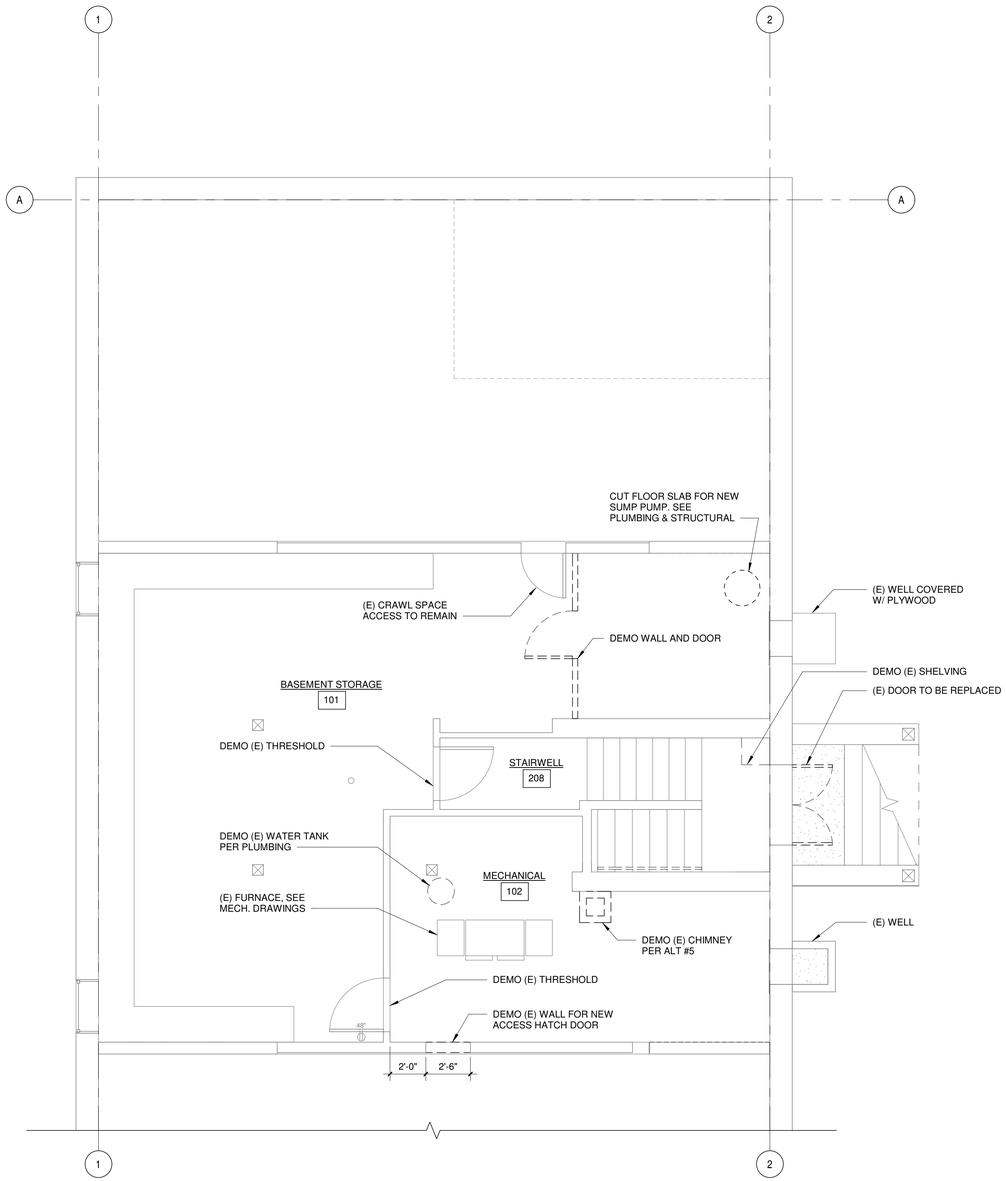


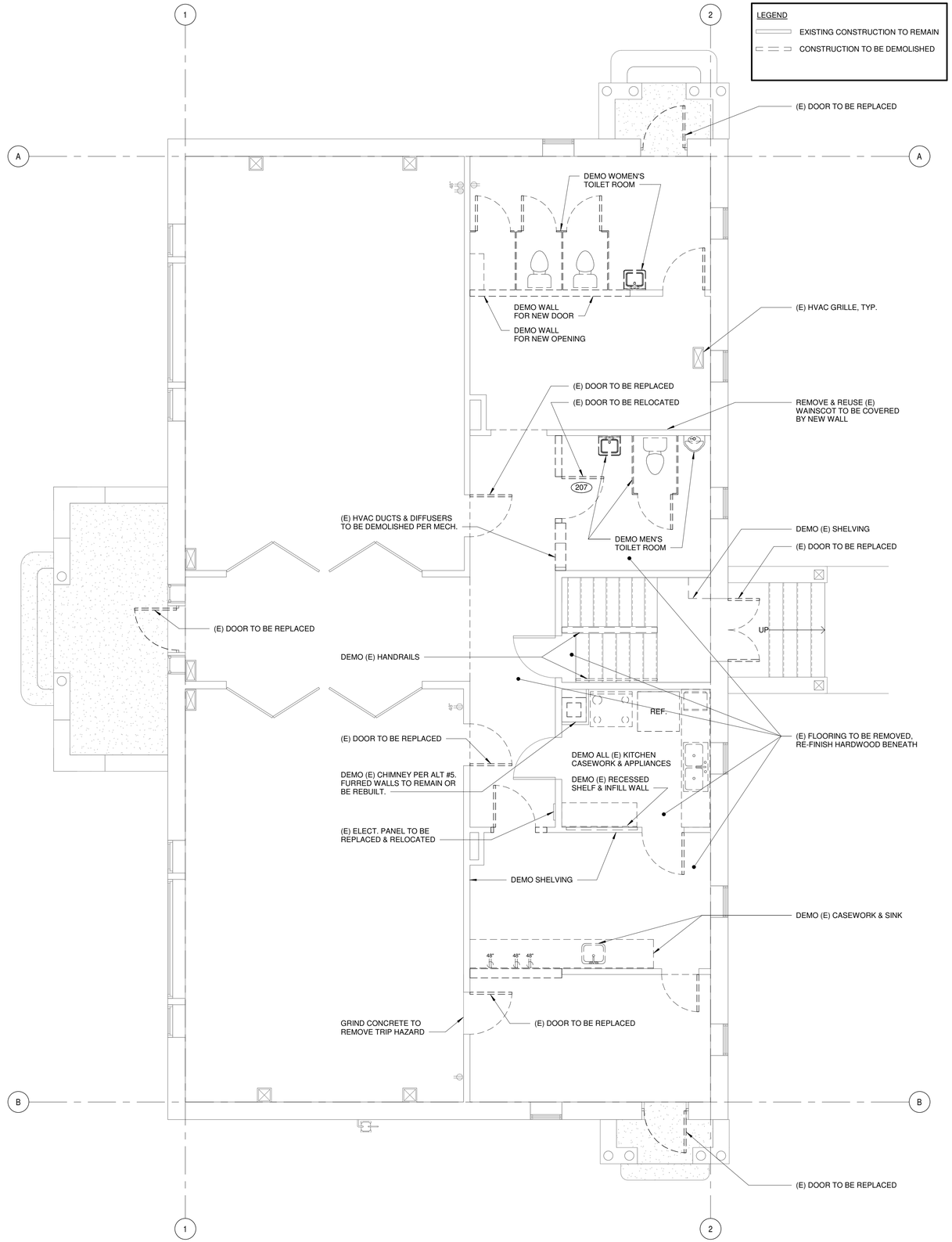
DEMO BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0" | 9

1. THE CONTRACT FOR CONSTRUCTION CONTAINS ALL DEMOLITION WORK REQUIRED TO PREPARE THE BUILDINGS AND SITE FOR THE CONTRACTED CONSTRUCTIONS WORK. THE DEMOLITION DRAWINGS AND NOTES ARE PROVIDED TO OUTLINE THE GENERAL SCOPE OF WORK ONLY. THE CONTRACTOR MUST VISIT THE SITE PRIOR TO BIDDING AND DETERMINE THE FULL EXTENT OF THE WORK AND BE RESPONSIBLE FOR SAME.
2. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY DEMOLITION OR SITE IMPROVEMENTS.
3. VERIFY ALL EXISTING UTILITIES AND EQUIPMENT, RELOCATE EXISTING UTILITIES AS REQUIRED FOR NEW WORK. NOTIFY OWNER & ARCHITECT OF CONFLICTS.
4. PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN FROM DAMAGE DURING DEMOLITION. BRACE AND SUPPORT ALL WORK UNTIL IT IS PROPERLY REMOVED OR INCORPORATED INTO NEW CONSTRUCTION.
5. NO MATERIALS FROM THE DEMOLITION ARE TO BE STOCK PILED ON PLANTING AREAS OR PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND PRODUCTS OF DEMOLITION ARE TO BE REMOVED FROM THE SITE.
6. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION RATIO. THROUGH THE ARCHITECT, VERIFY CUTTING AND PATCHING OF STRUCTURAL MEMBERS WITH STRUCTURAL ENGINEER.
7. REMOVE, REPLACE, PATCH, AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING CUTTING AND PATCHING OPERATIONS, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.
8. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT.
9. FOR BUILDING EXTERIOR, PATCH COMPONENTS IN A MANNER THAT RESTORES ENCLOSURE TO A WEATHER-TIGHT CONDITION.
10. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
11. ALL ITEMS THAT ARE DEMOLISHED OR REMOVED FROM THE SITE AND ARE NOT TO BE SALVAGED OR REINCORPORATED INTO THE CONSTRUCTION BELONG TO THE CONTRACTOR.
12. DURING THE COURSE OF WORK IF THE EXISTENCE OF HAZARDOUS MATERIALS IN THE STRUCTURE OR BUILDING IS OBSERVED (OTHER THAN THAT CALLED OUT IN THE HAZARDOUS MATERIALS SURVEY), THE CONTRACTOR SHALL PROMPTLY NOTIFY OWNER AND ARCHITECT REGARDING REMOVAL OR ENCAPSULATION OF THE HAZARDOUS MATERIAL AND CONTRACTOR SHALL NOT PERFORM ANY WORK PERTINENT TO THE HAZARDOUS MATERIAL PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM OWNER THROUGH THE ARCHITECT.
13. REMOVE AND RELOCATE ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK TO BE REMOVED. PATCH THE FLOOR SLAB AS REQUIRED.
14. REMOVE ALL EXISTING PLUMBING FIXTURES.
15. REMOVE EXISTING FURNISHINGS, EQUIPMENT AND FIXTURES NOT REQUIRED FOR NEW WORK. COORDINATE ITEMS TO BE KEPT BY OWNER.

DEMO NOTES

SCALE N/A | 12



DEMO MAIN FLOOR PLAN

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

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ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS

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PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
DEMO PLANS

SHEET NUMBER:
A2.0

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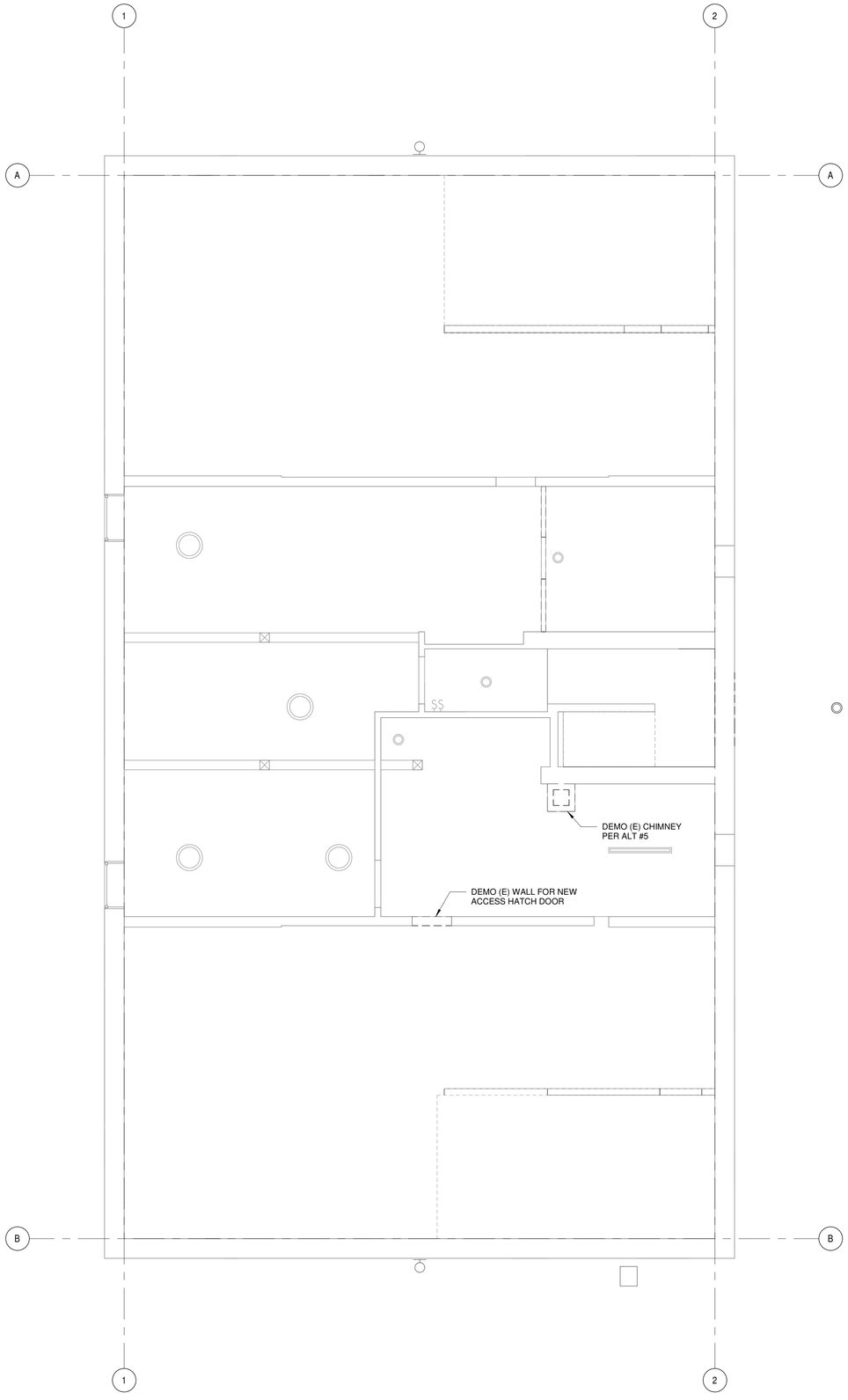
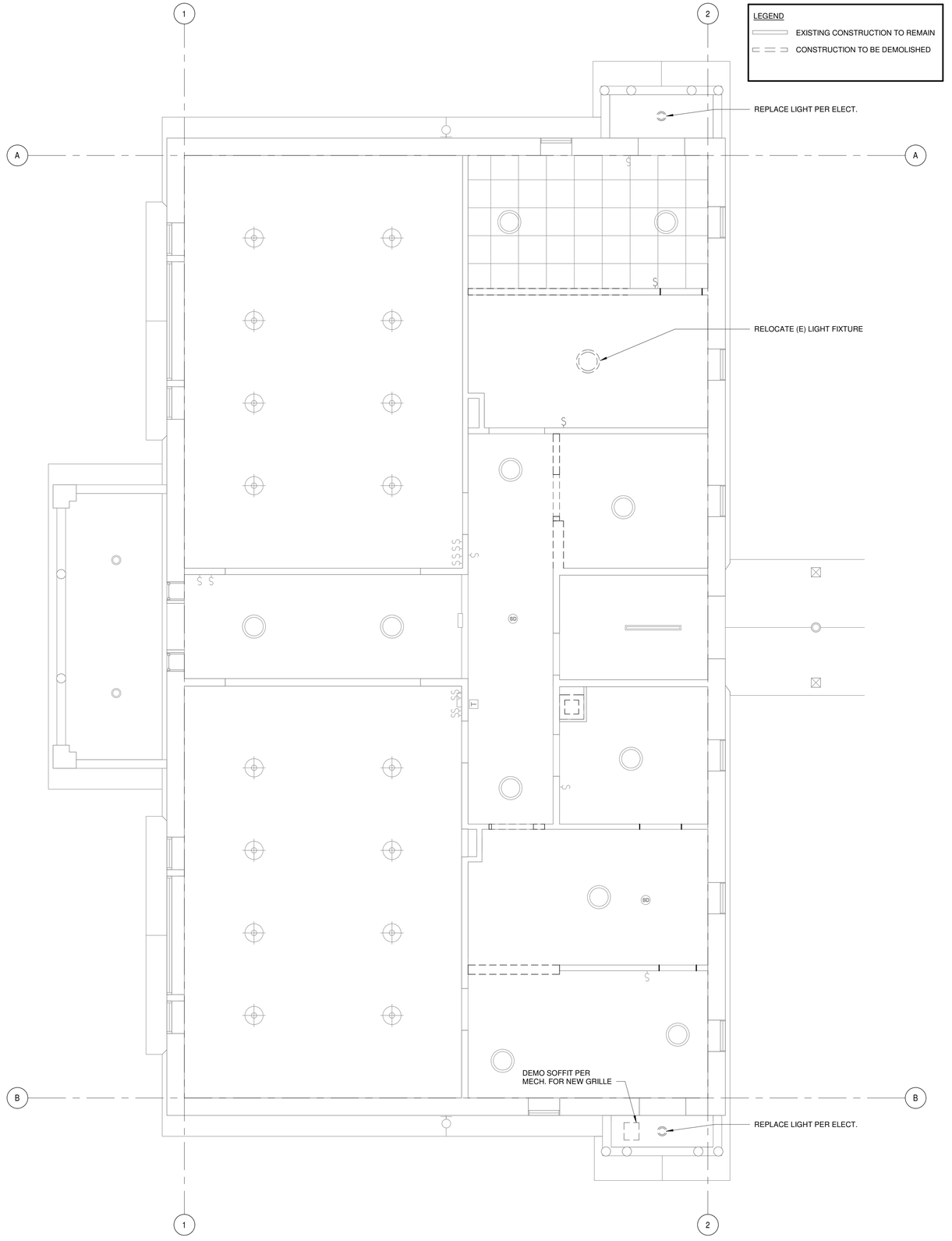


DEMO BASEMENT RCP

N

SCALE 1/4" = 1'-0"

9



DEMO MAIN FLOOR RCP

N

SCALE 1/4" = 1'-0"

2

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PROJECT NUMBER:	21938

SHEET NAME:
DEMO REFLECTED CEILING PLANS

SHEET NUMBER:
A2.1

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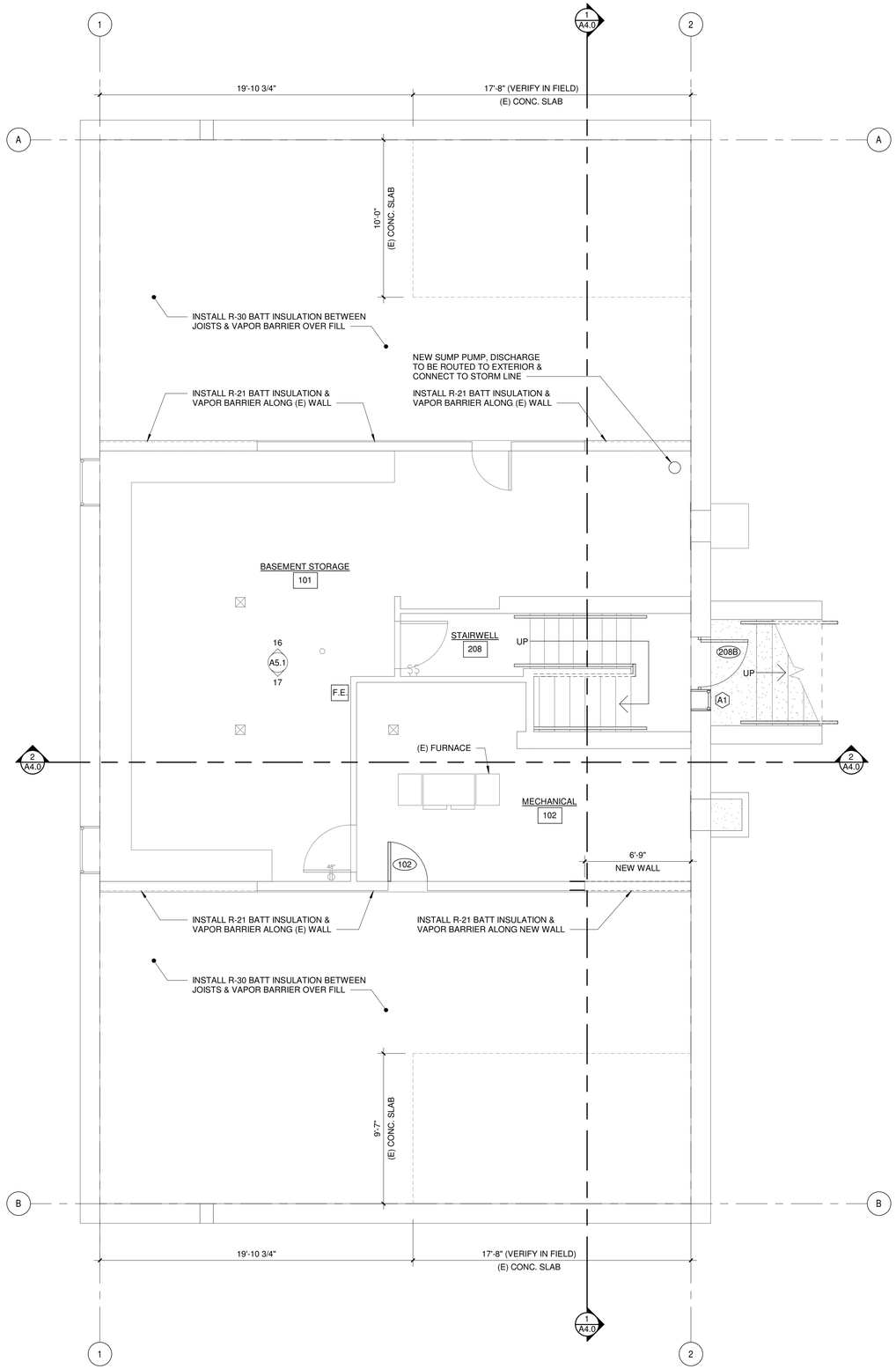
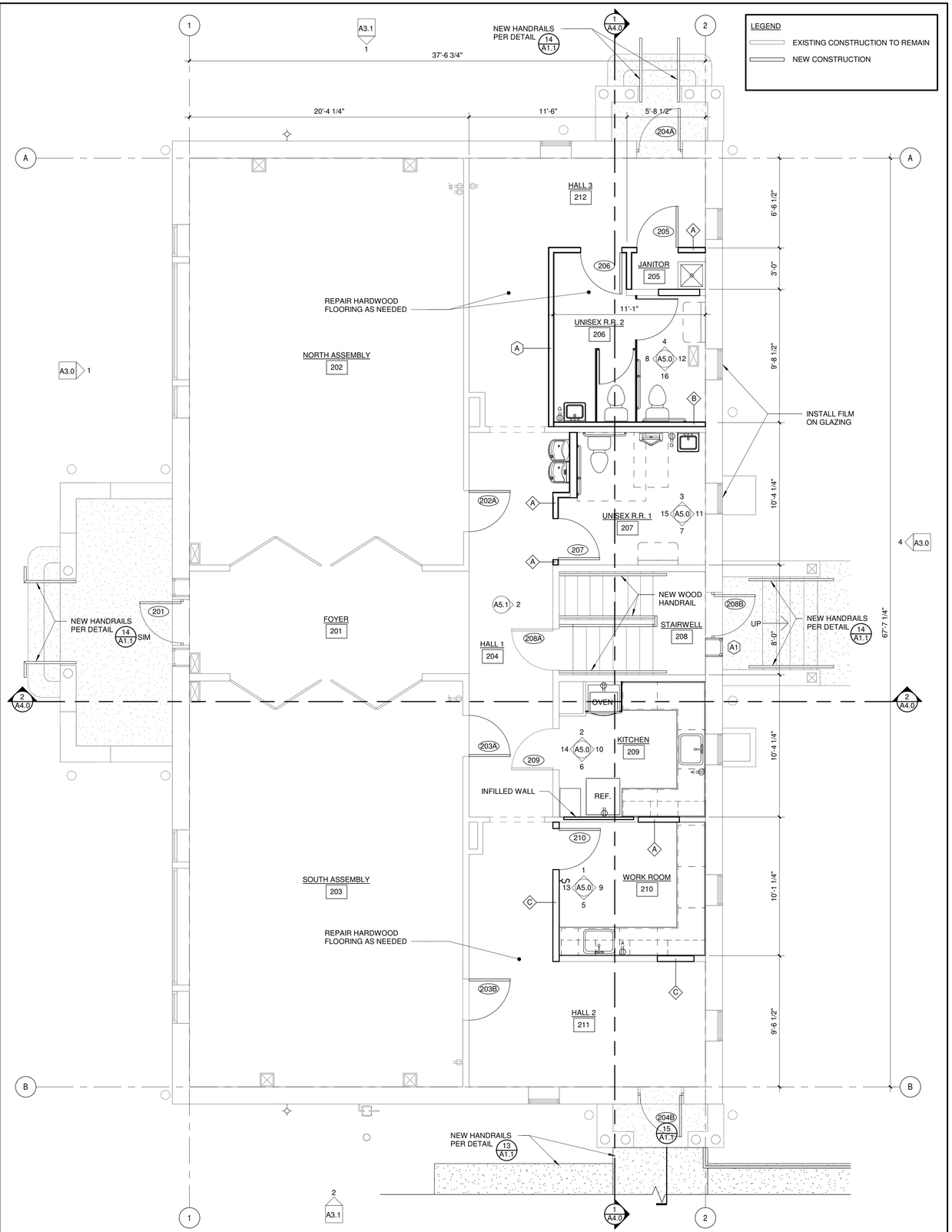


BASEMENT FLOOR PLAN — SCALE 1/4" = 1'-0" — 9



MAIN FLOOR PLAN — SCALE 1/4" = 1'-0" — 1

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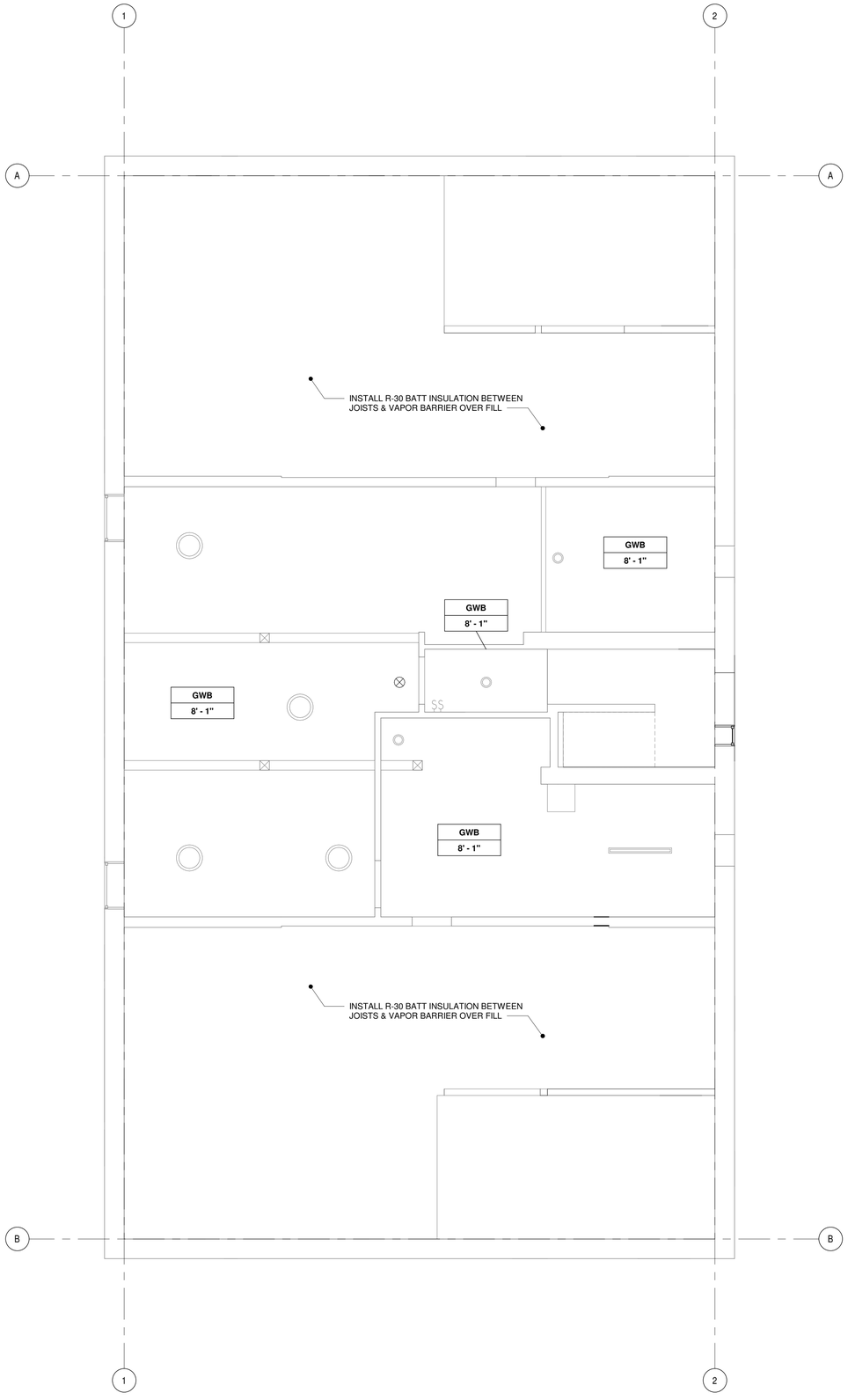
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
FLOOR PLANS

SHEET NUMBER:
A2.2

10/28/2020 4:42:51 PM

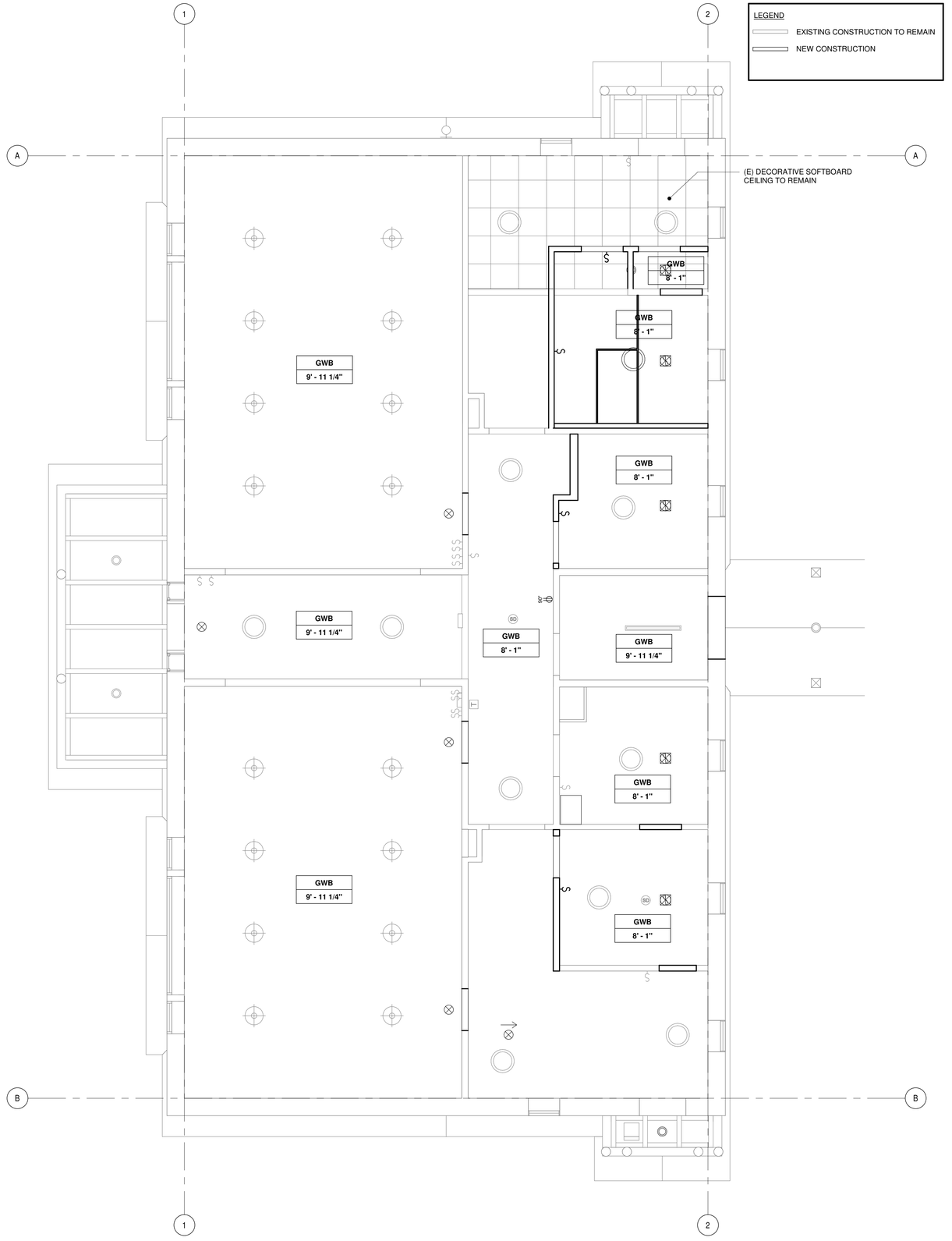


BASEMENT PROPOSED RCP

N

SCALE 1/4" = 1'-0"

9



MAIN FLOOR PROPOSED RCP

N

SCALE 1/4" = 1'-0"

1

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ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS

3507 RAY NASH DR NW, GIG HARBOR, WA 98335

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

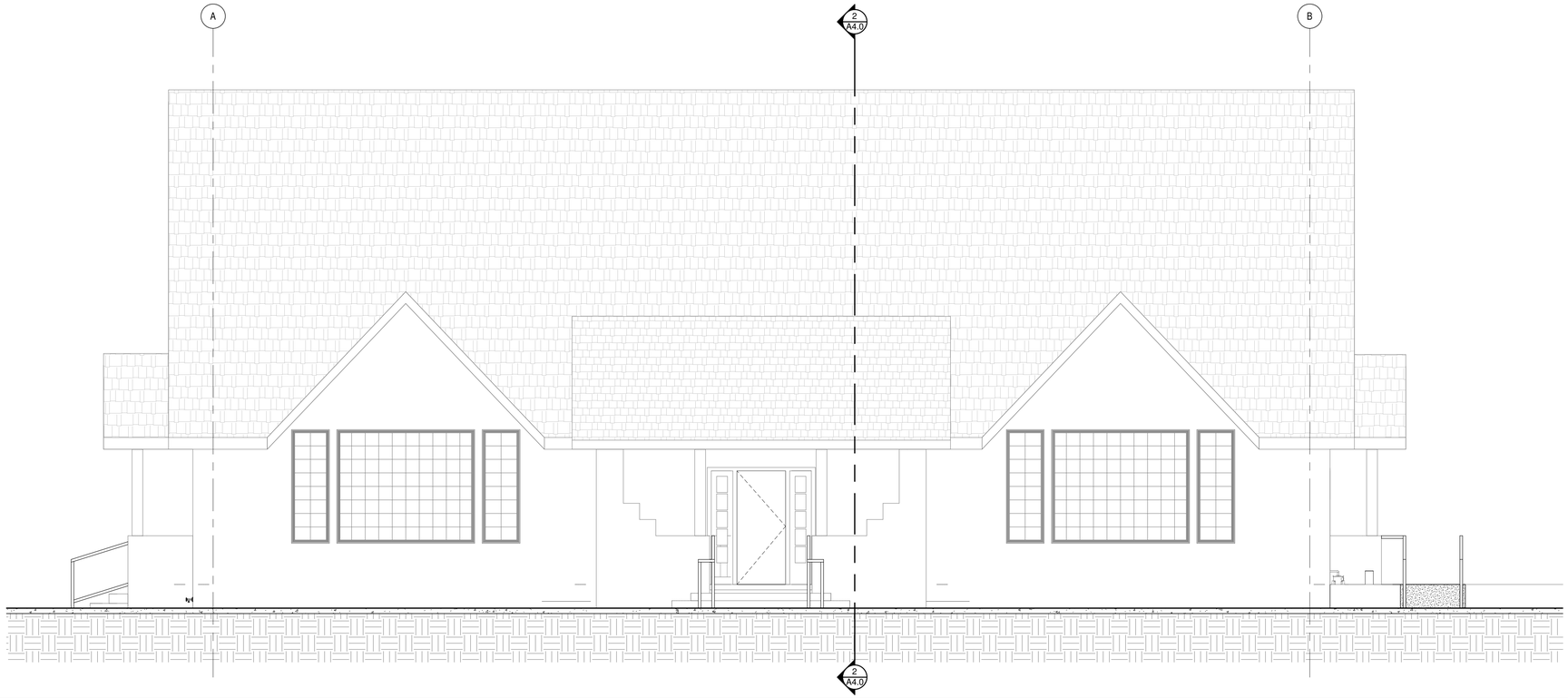
SHEET NAME:

REFLECTED CEILING PLANS

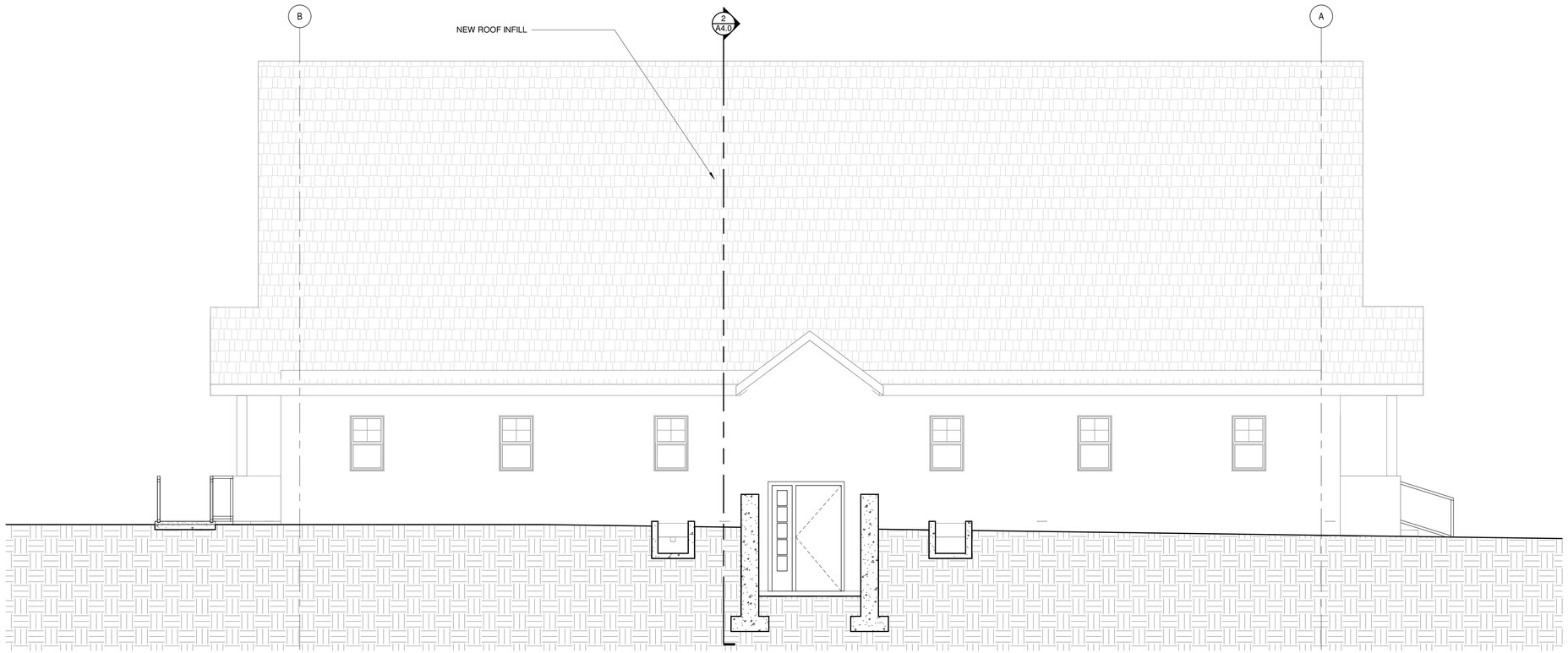
SHEET NUMBER:

A2.3

10/28/2020 4:42:53 PM



WEST ELEVATION | SCALE 1/4" = 1'-0" | 1



EAST ELEVATION | SCALE 1/4" = 1'-0" | 4

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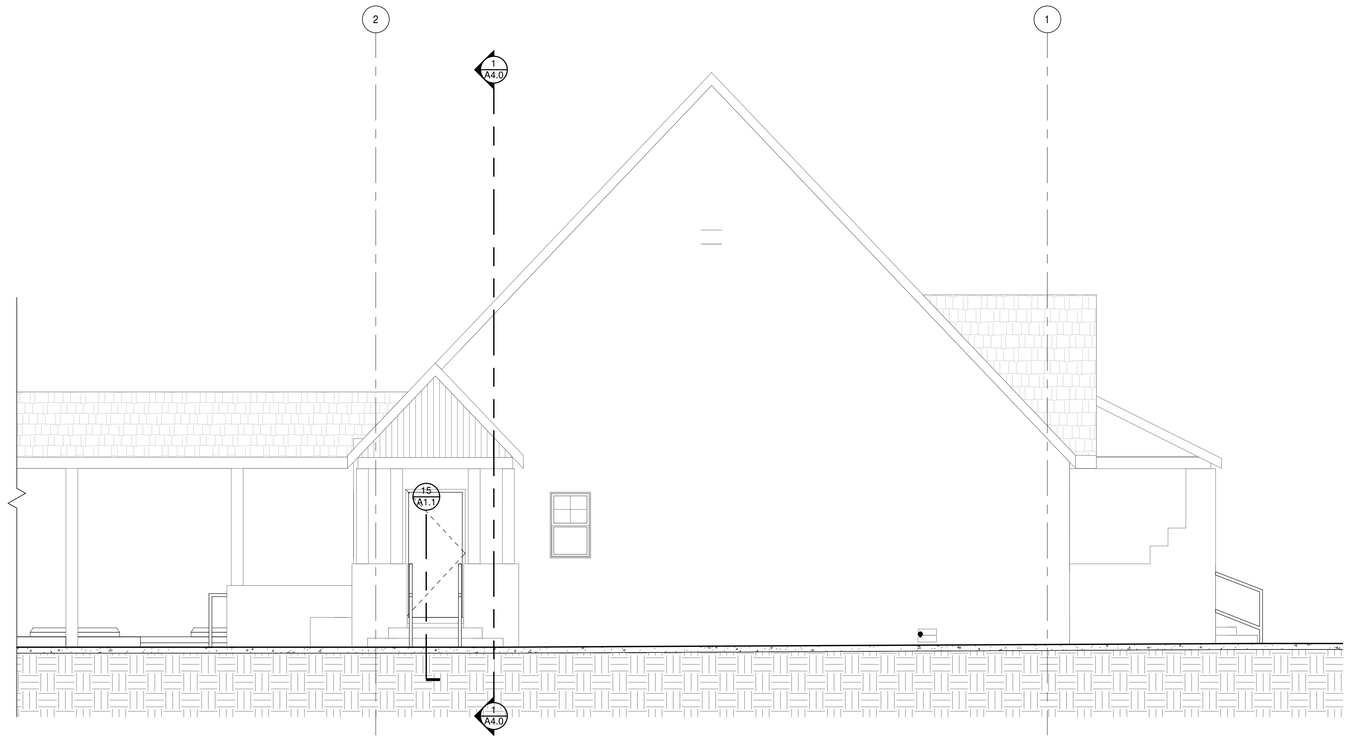
REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

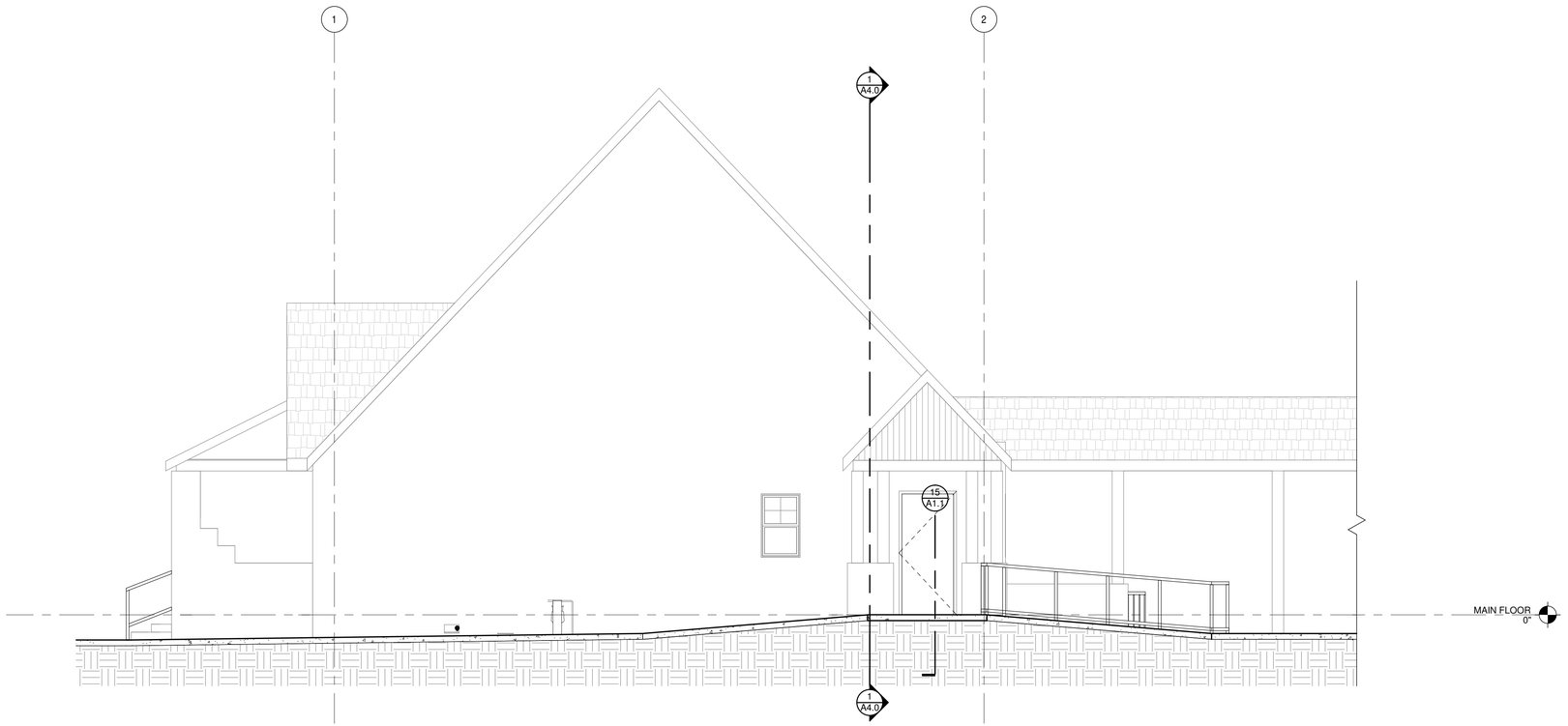
SHEET NAME:
BUILDING ELEVATIONS

SHEET NUMBER:
A3.0

10/28/2020 4:42:54 PM



NORTH ELEVATION | SCALE N/A | 1



SOUTH ELEVATION | SCALE N/A | 2

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NO.	TYPE REVISION	DATE

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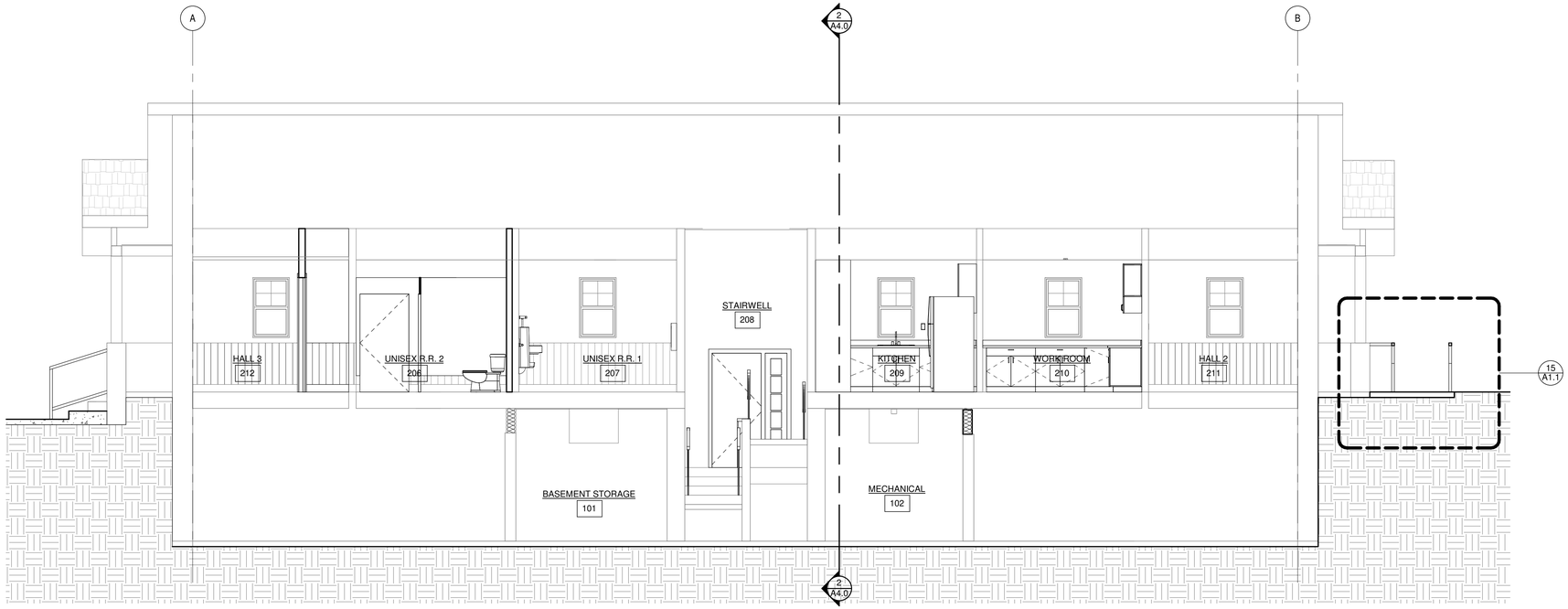
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

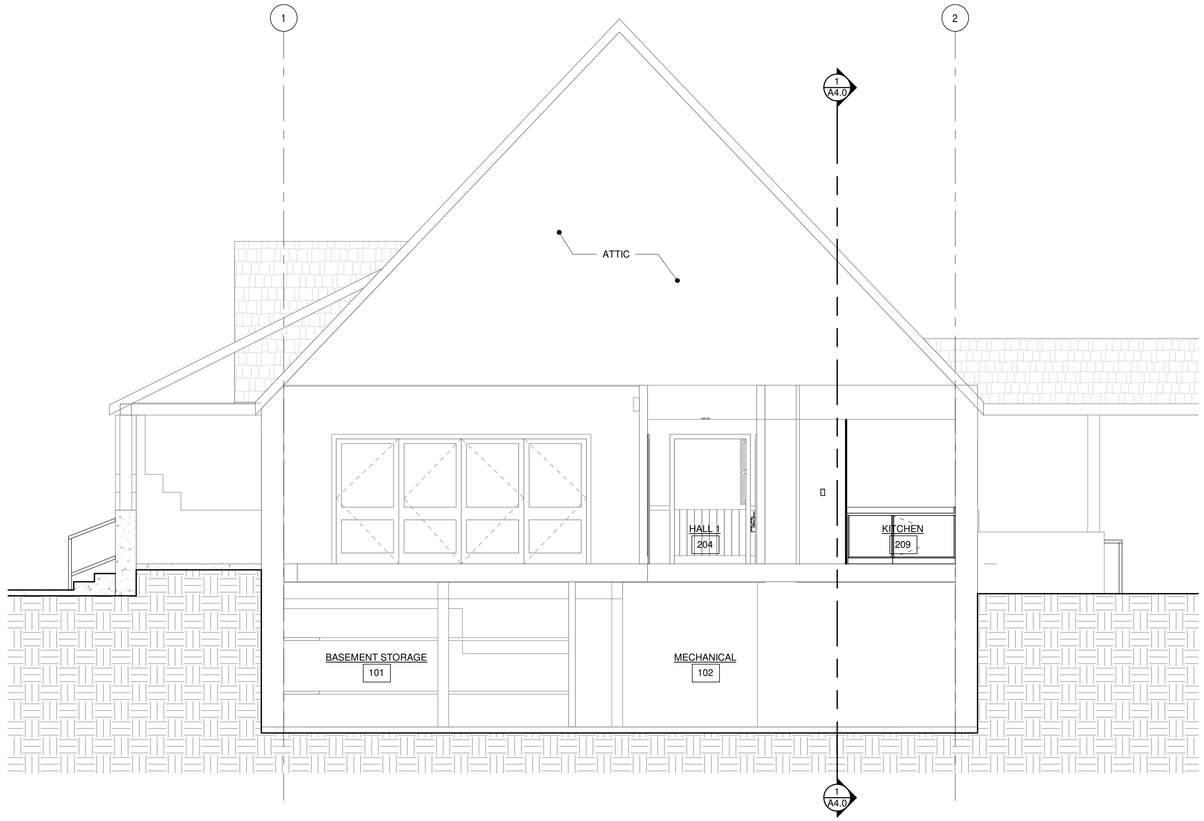
SHEET NAME:
BUILDING ELEVATIONS

SHEET NUMBER:
A3.1

10/28/2020 4:42:56 PM



NORTH-SOUTH SECTION — SCALE 1/4" = 1'-0" — 1



WEST-EAST SECTION — SCALE 1/4" = 1'-0" — 2

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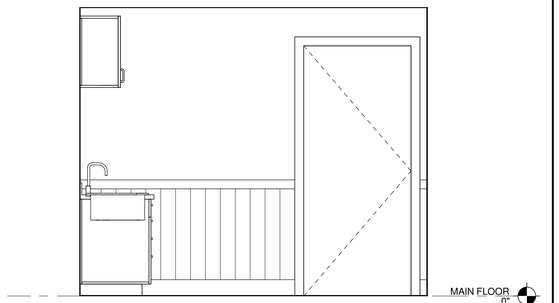
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

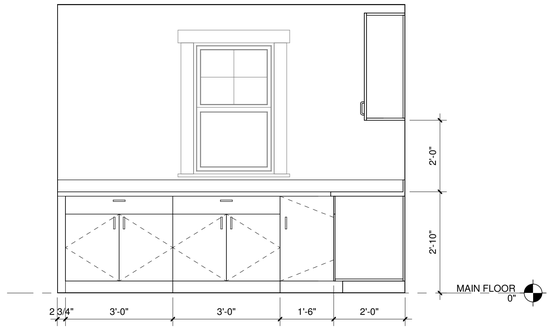
SHEET NAME:
BUILDING SECTIONS

SHEET NUMBER:
A4.0

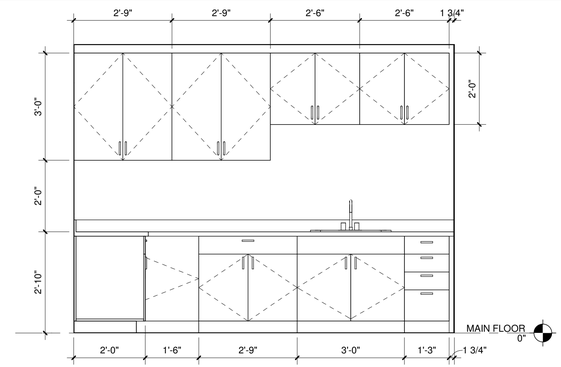
10/28/2020 4:42:57 PM



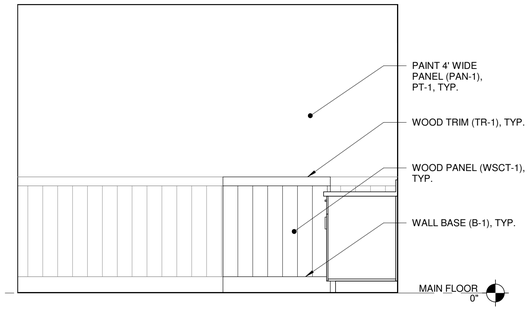
WORK ROOM - WEST | SCALE 1/2" = 1'-0" | 13



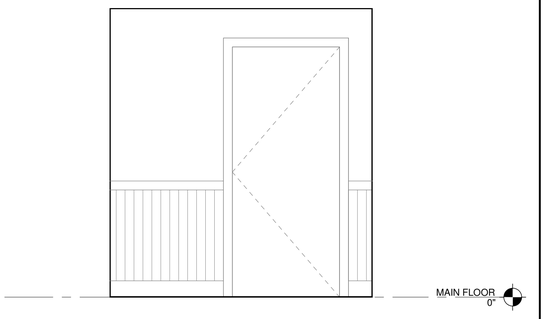
WORK ROOM - EAST | SCALE 1/2" = 1'-0" | 9



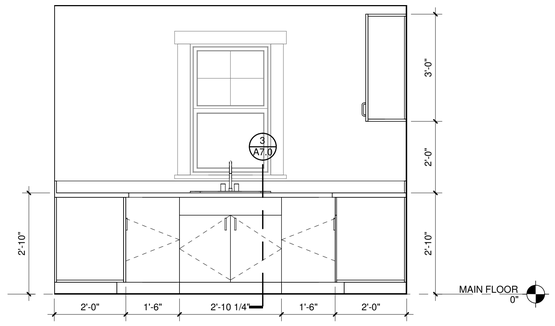
WORK ROOM - SOUTH | SCALE 1/2" = 1'-0" | 5



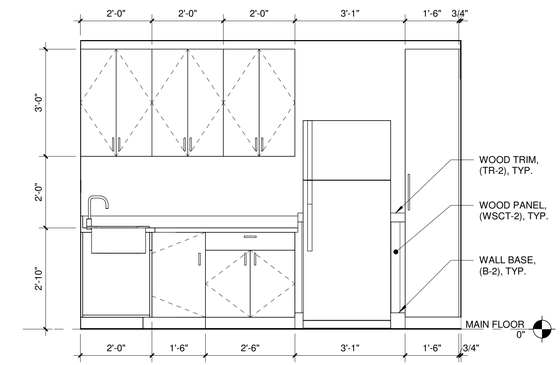
WORK ROOM - NORTH | SCALE 1/2" = 1'-0" | 1



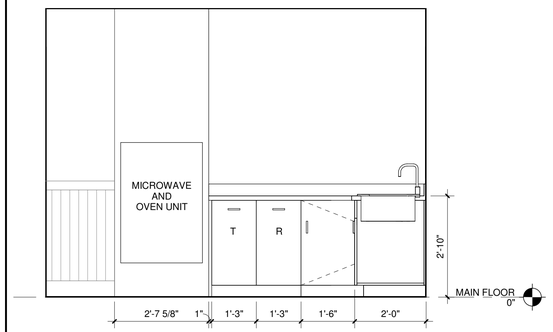
KITCHEN - WEST | SCALE 1/2" = 1'-0" | 14



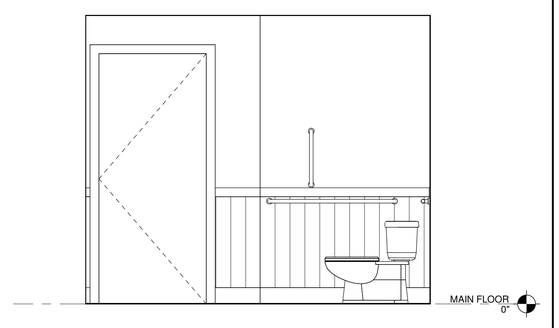
KITCHEN - EAST | SCALE 1/2" = 1'-0" | 10



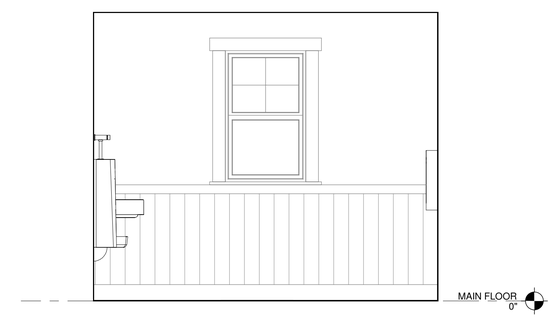
KITCHEN - SOUTH | SCALE 1/2" = 1'-0" | 6



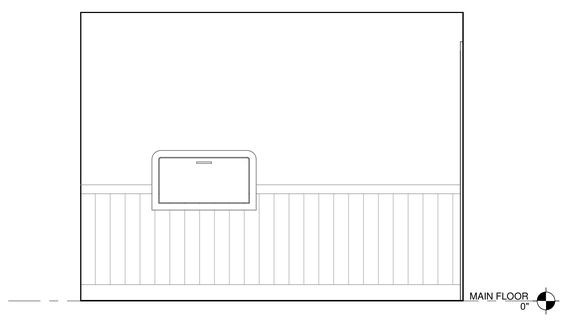
KITCHEN - NORTH | SCALE 1/2" = 1'-0" | 2



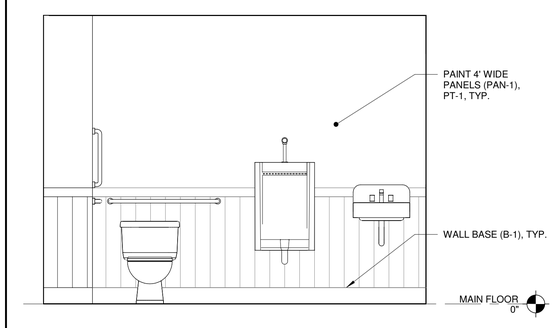
UNISEX R.R. 1 - WEST | SCALE 1/2" = 1'-0" | 15



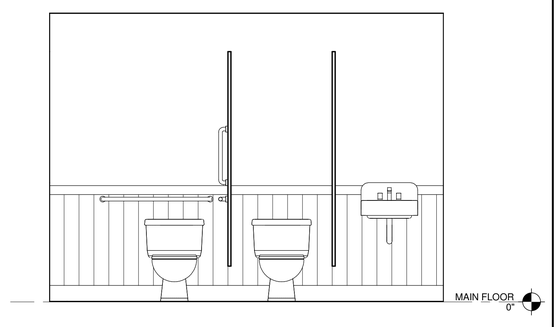
UNISEX R.R. 1 - EAST | SCALE 1/2" = 1'-0" | 11



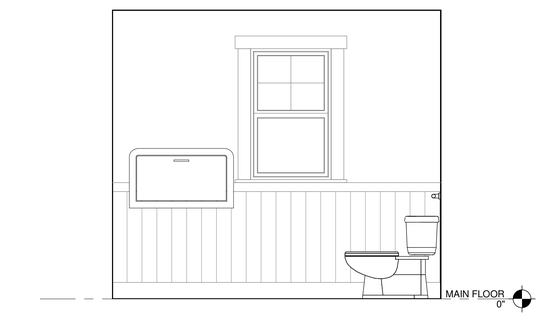
UNISEX R.R. 1 - SOUTH | SCALE 1/2" = 1'-0" | 7



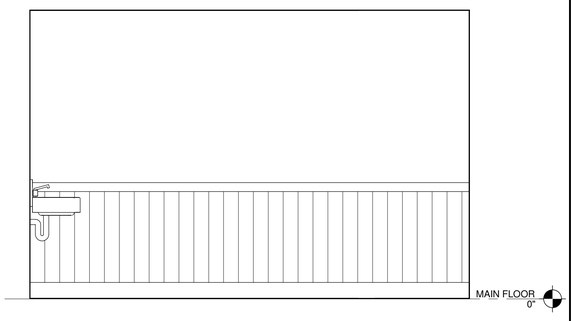
UNISEX R.R. 1 - NORTH | SCALE 1/2" = 1'-0" | 3



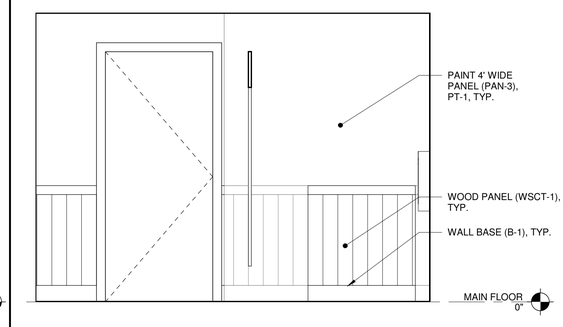
UNISEX R.R. 2 - WEST | SCALE 1/2" = 1'-0" | 16



UNISEX R.R. 2 - EAST | SCALE 1/2" = 1'-0" | 12



UNISEX R.R. 2 - SOUTH | SCALE 1/2" = 1'-0" | 8



UNISEX R.R. 2 - NORTH | SCALE 1/2" = 1'-0" | 4

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ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS

3507 RAY NASH DR NW, GIG HARBOR, WA 98335

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
INTERIOR ELEVATIONS

SHEET NUMBER:
A5.0

10/28/2020 4:42:59 PM

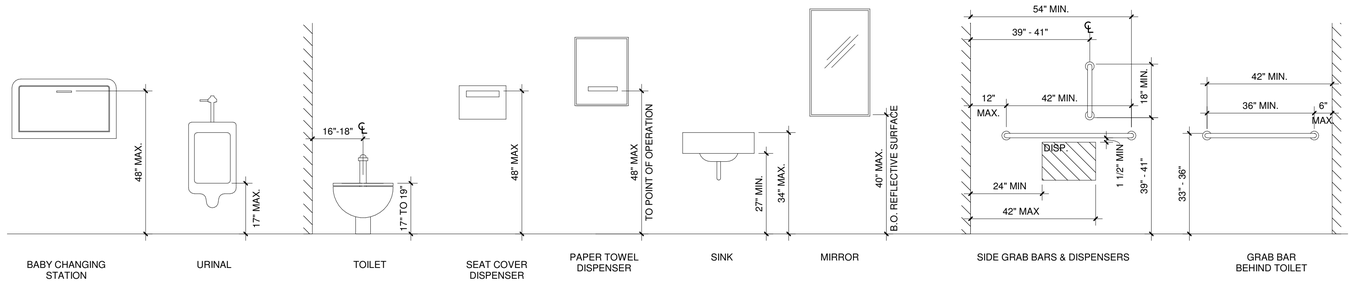
NOTES:

1. FOR CASEWORK DETAILS REFER TO SHEET A8.0.
2. FOR MATERIALS AND ROOM FINISH SCHEDULES REFER TO SHEET A6.0.
3. FOR WOOD MOLDING PROFILES SEE (3 / A6.0)
4. HORIZONTAL DIMENSIONING ON INTERIOR ELEVATIONS IS TO FACE OF FINISH ON WALLS.
5. SANITARY NAPKIN DISPOSALS ARE NOT TO BE INSTALLED IF IN DESIGNATED MEN'S TOILET ROOMS.
6. FOR TYPICAL ELEVATION MOUNTING HEIGHTS FOR RESTROOM FIXTURES SEE (3 / A5.0)
7. ALL PANELS INSTALLED INTO PLAM ARE TO BE PAINTED TO CLOSELY MATCH PLAM.
8. FOR PLAM WAINSCOTING, INSTALL ALUMINUM TRANSITION STRIP AT TOP AND BOTTOM SEAMS AND AT CORNERS OF WALLS.

INT. ELEVATION NOTES

SCALE: N/A

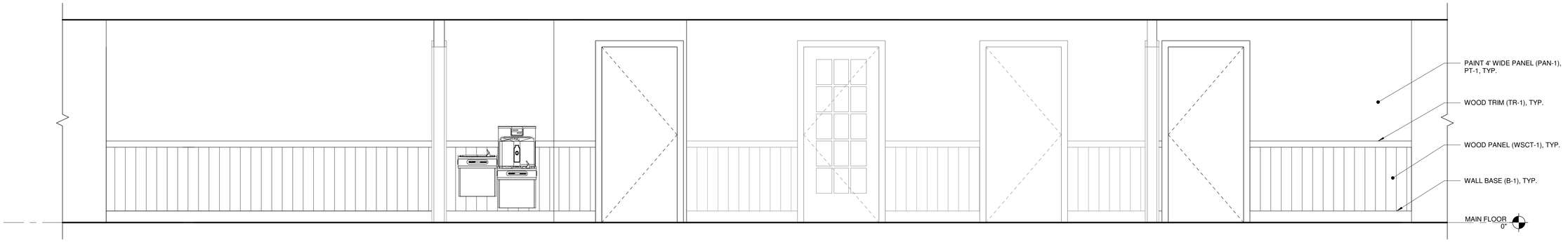
13



TYPICAL ELEVATION HEIGHTS

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

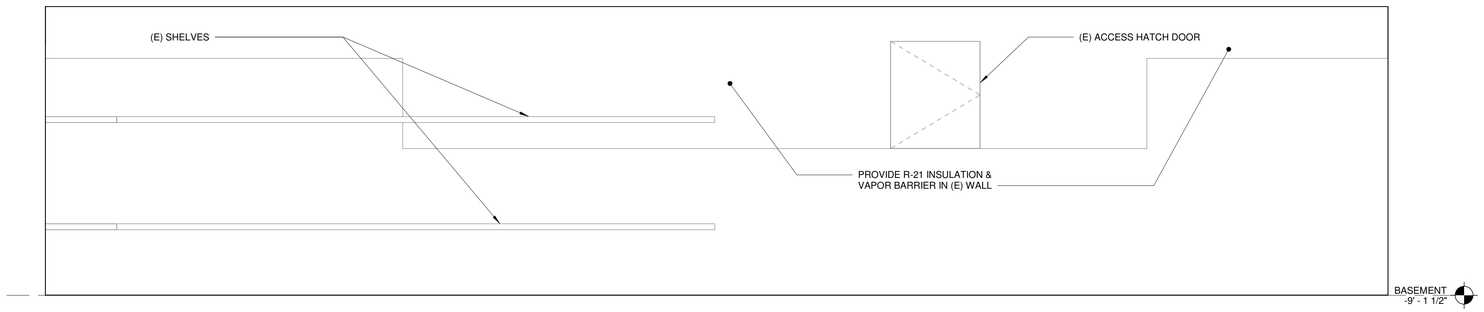
1



HALL 1 - EAST

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

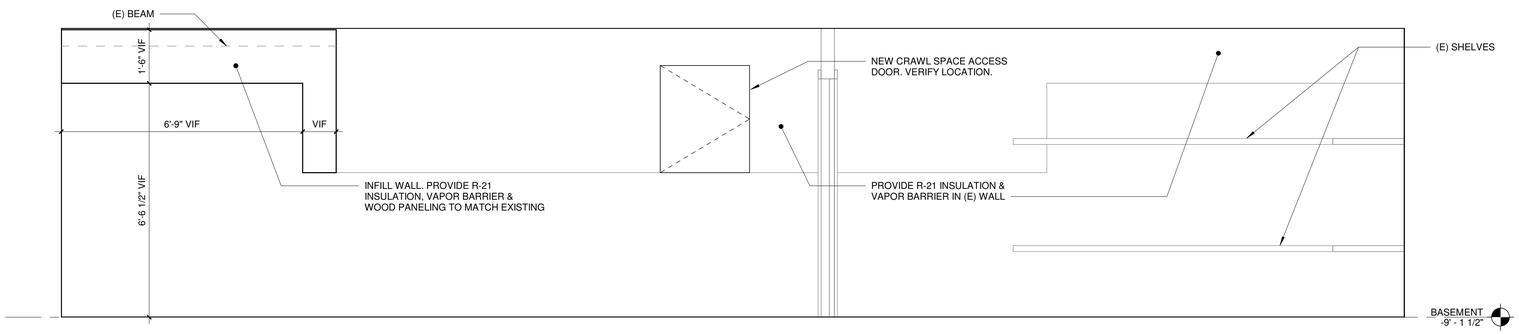
2



BASEMENT STORAGE - NORTH

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

16



BASEMENT STORAGE - SOUTH

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

17

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DRAWN BY:	FP
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PROJECT NUMBER:	21938

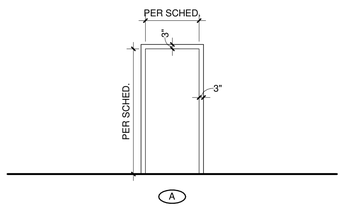
SHEET NAME:

INTERIOR ELEVATIONS

SHEET NUMBER:

A5.1

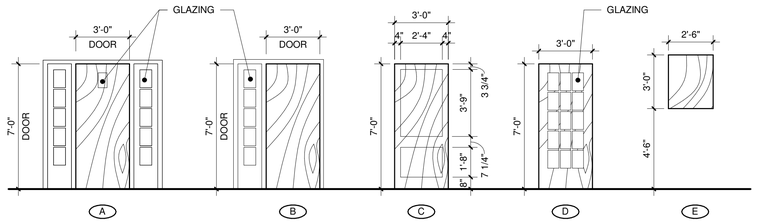
10/28/2020 4:43:01 PM



WOOD FRAME

DOOR FRAME TYPE

SCALE 1/4" = 1'-0" | 17



WOOD DOOR W/ 2 SIDELIGHTS | WOOD DOOR W/ 1 SIDELIGHT | WOOD DOOR | WOOD DOOR W/ GLASS | ACCESS HATCH DOOR

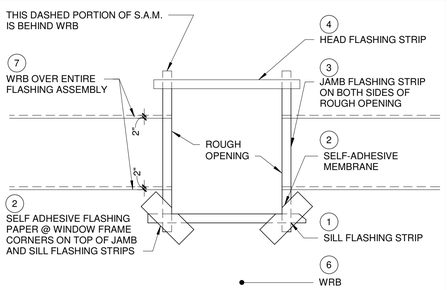
DOOR TYPES

SCALE 1/4" = 1'-0" | 9

DOOR SCHEDULE										
NUMBER	LOCATION	TYPE	DOOR	FRAME	SIDELITE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE
102	MECHANICAL	E	NEW			WOOD	MATCH EXISTING			
201	FOYER	A	NEW (REPLACE)	EXISTING	(2) EXISTING	WOOD, GLASS	STAINED	EXISTING	EXISTING	PANIC HARDWARE
202A	HALL 1	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
203A	HALL 1	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
203B	HALL 2	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
204A	HALL 3	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
204B	HALL 2	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
205	JANITOR	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
206	UNISEX R.R. 2	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
207	UNISEX R.R. 1	C	RELOCATED	NEW		WOOD	EXISTING	MATCH EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
208A	STAIRWELL	D	EXISTING	EXISTING		WOOD, GLASS	EXISTING	EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
208B	STAIRWELL	B	NEW (REPLACE)	NEW	(1) NEW	WOOD, GLASS	STAINED	MATCH EXISTING	MATCH EXISTING	PANIC HARDWARE
208C	BASEMENT STORAGE	E								
208D		205								
208E	HALL 1	205								
208J	UNISEX R.R. 2	208								
208K	UNISEX R.R. 2	209								
209	KITCHEN	C	EXISTING	EXISTING		WOOD	EXISTING	EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
210	WORK ROOM	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE

DOOR SCHEDULE

SCALE N/A | 1



A SECONDARY FLASHING @ WINDOW

B SECONDARY FLASHING @ DOOR

NOTES:

1. FLASHING INSTALLED IN "WEATHERBOARD" FASHION.
2. ALL FLASHING STIPS TO EXTEND 9" AWAY FROM R.O.
3. CONCTRACTOR RESPONSIBLE TO ENSURE WEATHERPROOF SEAL.
4. ALL BUILDING PAPER AND FLASHING STRIPS TO BE REINFORCED WATER RESISTANT BARRIER GRADE A OR B UNLESS OTHERWISE NOTED.
5. WRAP FLASHING INTO R.O. AS SHOWN IN SECTION DETAILS

INSTALLATION SEQUENCING

1. INSTALL SILL FLASHING STRIP, WRAP INTO R.O. AND LEAVE BACKER IN PLACE FOR LATER ADHESION TO WRB FRAME.
2. SELF ADHESIVE FLASHING PAPER @ WINDOW FRAME CORNERS
3. INSTALL JAMB FLASHING
4. INSTALL HEAD FLASHING
5. INSTALL WINDOW UNIT
6. INSERT LOWEST ROW BLDG. PAPER UNDER WINDOW FLASHING STRIP ASSEMBLY.
7. INSTALL BUILDING PAPER ON WALL SHEATHING, LAP BUILDING PAPER 2" MIN. HORIZINTALLY, LAP 6" VERTICALLY OR PER MFR. INSTRUCTIONS. TAPE SEAMS TO COMPY WITH AIR BARRIER REQUIREMENTS.

SECONDARY FLASHING

SCALE 1/4" = 1'-0" | 18

DOOR NOTES:

1. FOR DOOR TYPE ELEVATIONS, SEE DETAIL 9/A6.0
2. ALL DOORS TO BE 36" x 84".
3. ALL DOORS TO HAVE WOOD FRAME PER 17/A6.0
4. ALL GLASS IN DOORS TO BE SAFETY GLASS.
5. SMOKE SEAL ON FIRE RATED DOORS.
6. MAX. THRESHOLD TRANSITION TO BE 1/2" VERT. W/SLOPING FACE OR 1/4" MAX TYP.
7. EXTERIOR DOORS TO HAVE INSULATED GLASS LITES PER MFR. TO MEET ENERGY REQUIREMENTS. PROVIDE THRESHOLDS, SEALS, GASKETS AND SWEEPS.
8. ALL FIRE DOOR ASSEMBLIES SHALL COMPLY WITH ALL SECTIONS OF IBC 716 AND BE MINIMALLY RATED AS SPECIFIED.
9. ALL FIRE DOOR ASSEMBLIES SHALL PROVIDE SMOKE AND DRAFT CONTROL PER IBC 716.5.3.1.
10. ALL FIRE DOOR ASSEMBLIES SHALL BE SMOKE ACTIVATED SELF CLOSING DOORS AND COMPLY WITH IBC 716.5.9.2 & 716.5.9.3. AUTOMATIC-CLOSING FIRE DOOR ASSEMBLIES SHALL BE SELF-CLOSING IN ACCORDANCE WITH NFPA 80.
11. FOR DOORS TO RECEIVED MAGNETIC HOLD OPEN, VERIFY DISTANCE THAT DOORS SHOULD BE INSTALLED FROM ADJACENT WITH MAGNETIC HOLD OPEN MOUNTING INSTRUCTIONS.

DOOR NOTES

SCALE N/A | 14

HARDWARE NOTES:

1. ALL NEW HARDWARE SHALL BE ADA COMPLIANT.
2. LOCKING DEVICE IS TO BE READILY DISTINGUISHABLE AS LOCKED. READILY VISIBLE DURABLE SIGN TO BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
3. ALL HARDWARE TO BE PER SPECS.

DOOR HDWR. NOTES

SCALE N/A | 10

ROOM FINISH SCHEDULE									
NUMBER	NAME	FLOOR FIN.	BASE FIN	WALL - NORTH	WALL - EAST	WALL - SOUTH	WALL - WEST	CEILING - MATERIAL	CEILING - FIN
101	BASEMENT STORAGE	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
102	MECHANICAL	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
201	FOYER	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
202	NORTH ASSEMBLY	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
203	SOUTH ASSEMBLY	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
204	HALL 1	EXISTING	EXISTING	EXISTING	EXISTING, PT-1	EXISTING	EXISTING	EXISTING	EXISTING
205	JANITOR	EXISTING	NONE	PT-1	PT-1	PT-1	PT-1	GWB	PT-1
206	UNISEX R.R. 2	T-1	B-3	PT-1	PT-1	PT-1	PT-1	EXISTING	EXISTING
207	UNISEX R.R. 1	T-1	B-3	PT-1	PT-1	PT-1	PT-1	EXISTING	EXISTING
208	STAIRWELL	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
209	KITCHEN	EXISTING	EXISTING, B-2	EXISTING	EXISTING	EXISTING, PT-1	EXISTING	EXISTING	EXISTING
210	WORK ROOM	EXISTING	EXISTING, B-1	EXISTING, PT-1	EXISTING	EXISTING, PT-1	EXISTING	EXISTING	EXISTING
211	HALL 2	EXISTING	B-1	PT-1	PT-1	PT-1	PT-1	EXISTING	EXISTING
212	HALL 3	EXISTING	B-1	PT-1	PT-1	PT-1	PT-1	GWB	PT-1

ROOM FINISH SCHEDULE

SCALE N/A | 2

1. CEILING FINISH AND MOUNTING HEIGHTS ARE DESIGNATED AS FOLLOWS: FINISH / HEIGHT
2. CEILING HEIGHTS ARE TO FACE OF FINISH FOR SUSPENDED SYSTEMS AND FACE OF STRUCTURAL FRAMING FOR DIRECT ATTACHED SYSTEMS.
3. LIGHT FIXTURES SHALL HAVE TIE WIRES PER CODE AND DETAIL 6/A7.0
4. PROVIDE LIGHTS ON EMERGENCY CIRCUITS AS REQUIRED BY CODE OR LOCAL AUTHORITY. VERIFY LOCATIONS WITH ARCHITECT. LIGHTS AT THE ENTRIES NEED TO BE ON 24 HOURS.
5. PROVIDE EXIT & EMERGENCY FIXTURES & NIGHT LIGHTS AS SHOWN AND AS REQUIRED BY CODE / AHJ.
6. PROVIDE EXIT PATHWAY LIGHTING: USE LIGHT FIXTURES ON BATTERY BACK UP OR WALL PACKS PER CODE.
7. EXTEND ALL GWB AND NECESSARY BLOCKING FOR CEILINGS ABOVE EXISTING CEILINGS.
8. PROVIDE SMOKE DETECTORS AS SHOWN ON PLANS AND AS REQUIRED PER CODE/AHJ.

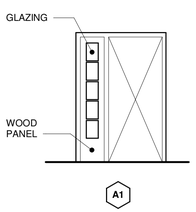
RCP NOTES

SCALE N/A | 11

INTERIOR MATERIAL SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR/PATTERN	NOTES
B-1	WOOD BASE		1x6 BASEBOARD W/ 1" MOLDING ON BOTTOM	BROWN	MATCH EXISTING
B-2	WOOD BASE		1x6 BASEBOARD W/ 1" MOLDING ON BOTTOM	WHITE	MATCH EXISTING
PT-1	INTERIOR PAINT				MATCH EXISTING
TR-1	WOOD TRIM		3" WIDE TRIM	BROWN	MATCH EXISTING
TR-2	WOOD TRIM		3" WIDE TRIM	WHITE	MATCH EXISTING
WSCT-1	WAINSCOT PANEL		5" WIDE BOARDS	BROWN	MATCH EXISTING
WSCT-2	WAINSCOT PANEL		3" WIDE BOARDS	WHITE	MATCH EXISTING

INTERIOR MATERIAL SCHEDULE

SCALE N/A | 3



DOOR SIDELITE WINDOWS

WINDOW TYPES

SCALE 1/4" = 1'-0" | 20

1. FOR DOOR INFORMATION, SEE 10/A6.0
2. FOR WINDOW INFORMATION, SEE 3/AA4.2
3. FOR DETAILS OF WALL TYPES SEE DETAIL 4/A7.0
4. FOR WALLS WITH ACOUSTICAL INSULATION, PROVIDE COMPLETE ACOUSTICAL SEPARATION & SEAL ALL JOINTS ACOUSTICALLY. PROVIDE ACOUSTICAL SEALANT FOR ALL OPENINGS AND @ BASE OF WALLS. ACOUSTICALLY ISOLATE ALL ROOMS.
5. OFFICE FURNITURE AND SYSTEMS FURNITURE ARE F.O.I.O.
6. PROVIDE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY THE FIRE MARSHALL. COORDINATE AND RECEIVE APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION. ANY NEW CABINETS WILL BE SEMI RECESSED.
7. FOR INTERIOR FINISH AND MATERIAL SELECTIONS SEE FINISH SCHEDULE 3/AA4.2
8. VERIFY ALL EXISTING DIMENSIONS TO WALLS & COMPONENTS. DIMENSIONS MAY OR MAY NOT REFLECT EXISTING CONDITIONS. BRING CONFLICTS & VARIANCES TO THE ATTENTION OF ARCHITECT BEFORE PROCEEDING W/ NEW CONSTRUCTION.
9. IN CASES WHERE EXISTING WALLS AND NEW WALLS ARE TO ALIGN, INSTALL ADDITIONAL GWB AS NECESSARY TO PROVIDE SMOOTH TRANSITIONS SO THERE ARE NO JOGS IN THE WALL.
10. GC IS RESPONSIBLE FOR MAINTAINING A CONTINUOUS VAPOR BARRIER AROUND BUILDING ENVELOPE. V.B. IS TO BE INSTALLED ACCORDINGLY EVEN IF INDIVIDUAL DETAILS DON'T CALL OUT V.B. SPECIFICALLY.
12. EXISTING WALLS TO RECEIVE NEW FINISHES AND PAINT PER ROOM FINISH SCHEDULE. VERIFY W/ ARCHITECT PRIOR TO PAINTING.
13. EXISTING WALLS NOT MARKED WITH A WALL TAG MAY STILL REQUIRE NEW WORK INCLUDING BUT NOT LIMITED TO: PATCHING OF EXISTING HOLES, NEW GWB, NEW GWB DUE TO NEW CEILINGS OR CEILING REPAIR. EXISTING WALL FACES INSIDE TENANT SPACE TO RECEIVE NEW PAINT.
14. ANY CONFLICTS BETWEEN NEW CONSTRUCTION AND/OR EXISTING FEATURES, WHERE SHOWN DIMENSIONING WILL CAUSE ALTERATIONS TO MATERIALS OR SPECIFIED PRODUCTS, MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF NEW CONSTRUCTION.
15. FLUSH FLOORING TRANSITIONS BY OTHERS PER DETAIL 3/AA4.2
16. COORDINATE BLOCKING AND BRACING IN WALLS FOR F.O.I.O. FURNITURE AND EQUIPMENT WITH ARCHITECT.
17. ELECTRICAL RECEPTACLES AND OUTLETS TO BE AT A HEIGHT OF 18" U.N.O.
18. OUTLETS ON OPPOSITE SIDES OF AN ACOUSTICAL WALL CANNOT BE IN THE SAME STUD SPACE. POWER AND DATA OUTLETS ON THE SAME SIDE OF THE WALL MAY BE IN THE SAME STUD SPACE.
19. PROVIDE SMOOTH FINISH, READY FOR NON TEXTURED PAINTING FOR ALL GWB WORK.

FLOOR PLAN NOTES

SCALE N/A | 12

DUPLEX RECEPTACLE
#" = HEIGHT ABOVE FINISHED FLOOR
A = ABOVE COUNTER, 42"
D = DEDICATED
G = GROUND FAULT CIRCUIT INTERRUPTER

QUADRAPLEX RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS

DATA OUTLET

FLOOR PLAN LEGEND

SCALE N/A | 8

RECESSED DOWNLIGHT

PENDANT LIGHT

SURFACE MOUNTED LIGHT

LINEAR LIGHT

EXHAUST FAN

SUPPLY AIR DIFFUSER

RETURN AIR GRILL

EXIT SIGN, CEILING MOUNTED, ARROW(S) INDICATE DIRECTION IF SHOWN

LIGHT SWITCH

LOWER CASE LETTER NEXT TO SWITCH INDICATES LIGHTS THAT THE SWITCH CONTROLS. IF NO LETTER IS GIVEN, THEN SWITCH IS TO CONTROL ALL LIGHTS IN THE ROOM IN WHICH IT IS LOCATED.

SMOKE DETECTOR

THERMOSTAT

CEILING PLAN LEGEND

SCALE N/A | 4

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ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS

3507 RAY NASH DR NW, GIG HARBOR, WA 98335

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
ISSUE DATE:	10/28/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME: **SCHEDULES & DETAILS**

SHEET NUMBER: **A6.0**

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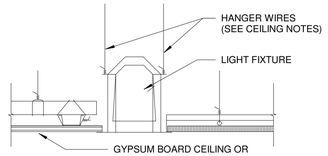
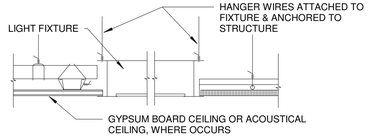




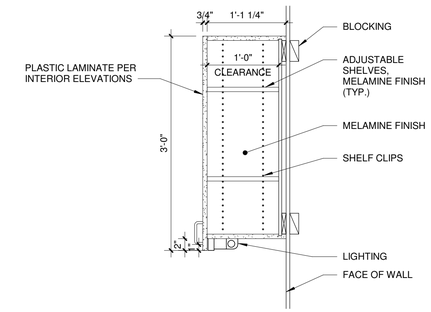
LIGHT FIXT. TIE DETAIL

SCALE 1 1/2" = 1'-0" — 9

1. THESE NOTES PERTAIN TO ALL CASEWORK IN PROJECT.
2. ALL VISIBLE SURFACES SHALL HAVE PLASTIC LAMINATE FINISH. NO VISIBLE SURFACES SHALL HAVE WHITE MELAMINE FINISH.
3. PROVIDE ADDITIONAL SUPPORT BRACKETS FOR COUNTERS AS NEEDED. COORDINATE LOCATIONS WITH ARCHITECT AS TO NOT INTERFERE WITH EQUIPMENT AND FILES.
4. DIMENSIONS IN CASEWORK DETAILS ARE GIVEN FROM FACE OF WALL FINISHES, NOT STUD FACES.
5. ALL VISIBLE, EXTERIOR SURFACES OF CASEWORK TO BE PLASTIC LAMINATE. ALL SURFACES INSIDE CABINET DOORS AND DRAWERS TO BE WHITE MELAMINE.
6. INSTALL SIDESPLASHES WHERE COUNTERS END AT WALLS.
7. USE MARINE GRADE IN WET AREAS INCLUDING TOILET ROOMS AND BREAK ROOM.
8. CABINET SIDE PANELS THAT BUTT AGAINST APPLIANCES OR EQUIPMENT ARE TO BE FINISHED WITH PLASTIC LAMINATE.

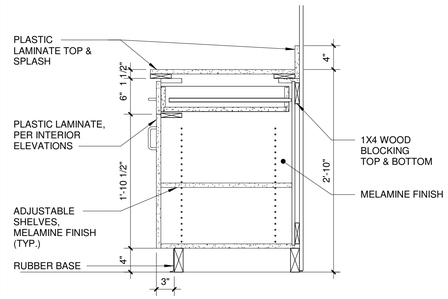
CASEWORK NOTES

SCALE 12" = 1'-0" — 5



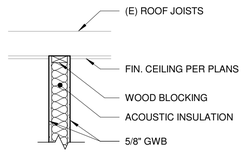
UPPER CABINET

SCALE 1" = 1'-0" — 1

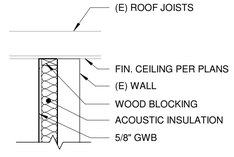


LOWER CABINET B

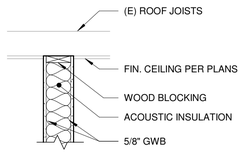
SCALE 1" = 1'-0" — 2



A 2X4 WALL



B 2X4 FURRED WALL



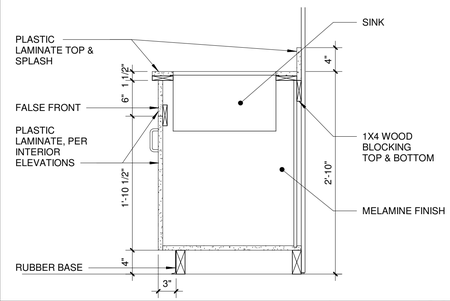
C 2X6 WALL

GENERAL WALL NOTES

1. USE WATER & MOLD RESISTANT GWB IN ALL WET AREAS.
2. TAPE & FINISH ALL GWB SURFACES. PAINT ALL GWB EXPOSED TO VIEW.
3. SEE REFLECTED CEILING PLAN FOR ACTUAL CEILING FINISHES.
4. ALL INSULATION MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS TO ACHIEVE PROPER DENSITIES AND MAINTAIN CLEARANCES, TO THE MAXIMUM EXTENT POSSIBLE.
5. FOR NEW WALLS INSTALLED ON EXISTING SLAB, SHOT PIN SILL PLATES TO SUBFLOOR @ 48" O.C.
6. ALL CORNERS AND EDGES OF GWB ARE TO BE FINISHED WITH CORNER OR J BEADS.

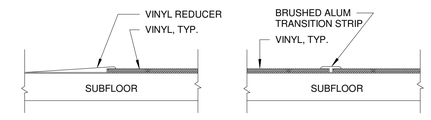
WALL TYPES

SCALE N/A — 7



LOWER CABINET @ SINK

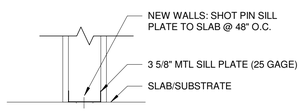
SCALE 1" = 1'-0" — 3



FLOORING TRANSITIONS OCCUR WHERE DIFFERENT TYPES OF FLOORING MEET AND WHERE DIFFERENT COLORS/TYPES OF THE SAME FLOORING MEET.

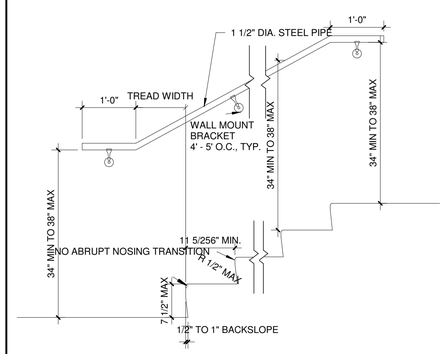
FLOORING TRANSITIONS

SCALE 6" = 1'-0" — 16



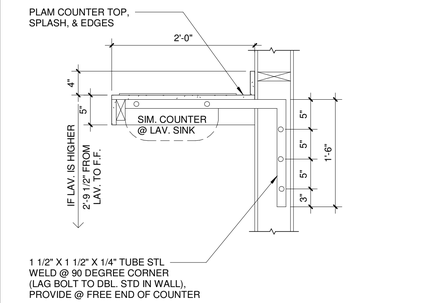
WALL SILL PLATE DETAIL

SCALE 1 1/2" = 1'-0" — 12



STAIR HANDRAILS

SCALE 3/4" = 1'-0" — 8



NOTE:
INSULATE HOT WATER & WASTE PIPING BELOW VANITY PER CODE.

LAVATORY SECTION

SCALE 1" = 1'-0" — 4

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ARLETTA SCHOOLHOUSE RENOVATION AT HALE PASS

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REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	PRELIM SET
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SHEET NAME:
GEN. BLDG. DETAILS

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