MUST REMAIN ON JOB SITE

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI 9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER KZC SEC. 115.25)
Exceptions must be approved in writing by Planning Official

PCD APPROVED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

SEPARATE PERMITS REQUIRED:
-Electrical
-Plumbing
-Fire

KIRKLAND URBAN

City of Kirkland
Reviewed by AHaupt
05/26/2016

321 PARKPLACE CENTER
KIRKLAND, WA 98033

Prudential Real Estate

TALON PRIVATE CAPITAL

RYAN — BUILDING LASTING RELATIONSHIPS

PACKAGE #3: BUILDING E
PERMIT RESUBMITTAL
4/15/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

DRAWING INDEX

DRAWING LIST - SURVEY

SHEET NO.	DRAWING NAME
1	TOPOGRAPHIC & BOUNDARY SURVEY - SHEET 1
2	TOPOGRAPHIC & BOUNDARY SURVEY - SHEET 2
3	TOPOGRAPHIC & BOUNDARY SURVEY - SHEET 3
4	TOPOGRAPHIC & BOUNDARY SURVEY - SHEET 4
5	TOPOGRAPHIC & BOUNDARY SURVEY - SHEET 5
6	TOPOGRAPHIC & BOUNDARY SURVEY - SHEET 6
7	TOPOGRAPHIC & BOUNDARY SURVEY - SHEET 7

DRAWING LIST - CIVIL

SHEET NO.	DRAWING NAME
C3301	CIVIL SITE PLAN

DRAWING LIST - STRUCTURAL

SHEET NO.	DRAWING NAME
S31.01	GENERAL STRUCTURAL NOTES
S31.02	GENERAL STRUCTURAL NOTES
S31.03	LOADING DIAGRAMS
S32.1a	LEVEL 1 FLOOR PLAN a
S32.1b	LEVEL 1 FLOOR PLAN b
S32.2a	LEVEL 2 FLOOR PLAN a
S32.2b	LEVEL 2 FLOOR PLAN b
S32.3a	LEVEL 3 FLOOR PLAN a
S32.3b	LEVEL 3 FLOOR PLAN b
S32.4a	LEVEL 4 FLOOR PLAN a
S32.4b	LEVEL 4 FLOOR PLAN b
S32.5a	LEVEL 5 FLOOR PLAN a
S32.5b	LEVEL 5 FLOOR PLAN b
S32.6a	LEVEL 6 FLOOR PLAN a
S32.6b	LEVEL 6 FLOOR PLAN b
S32.7a	LEVEL 7 FLOOR PLAN a
S32.7b	LEVEL 7 FLOOR PLAN b
S32.8a	ROOF PLAN a
S32.8b	ROOF PLAN b
S32.9	PENTHOUSE ROOF PLAN
S33.01	TYPICAL CONCRETE DETAILS
S33.02	COLUMN SCHEDULE & DETAILS
S33.03	COLUMN SCHEDULE
S33.04	COLUMN SCHEDULE
S33.11	SHEAR WALL ELEVATIONS
S33.12	SHEAR WALL ELEVATIONS
S33.13	SHEAR WALL ELEVATIONS
S33.14	SHEAR WALL DETAILS
S33.20	BEAM SCHEDULE & DETAILS
S33.21	TYPICAL POST-TENSIONING NOTES & DETAILS
S33.22	TYPICAL POST-TENSIONING DETAILS
S33.23	STUD RAIL SCHEDULE & DETAILS
S35.01	STEEL DETAILS

DRAWING LIST - ARCHITECTURAL

SHEET NO.	DRAWING NAME
A32.23	Unnamed
G31.1	ABBREVIATIONS, GRAPHIC STANDARDS & NOTES
G31.2	LAND USE CODE INFORMATION
G31.3	BUILDING CODE INFORMATION
G31.4	BUILDING CODE INFORMATION
G31.5	HIGH-RISE CODE NARRATIVE
G32.1	LEVELS 1 & 1.5 EGRESS PLANS
G32.2	LEVELS 2 & 3 EGRESS PLANS
G32.3	LEVELS 4 & 5 EGRESS PLANS
G32.4	LEVELS 6 & 7 EGRESS PLANS
A30.1	OVERALL SITE PLAN
A30.2	SITE PLAN - PARK LEVEL
A32.1	LEVEL 1 FLOOR PLAN
A32.1.5	LEVEL 1.5 FLOOR PLAN
A32.2	LEVEL 2 FLOOR PLAN
A32.3	LEVEL 3 FLOOR PLAN
A32.4	LEVEL 4 FLOOR PLAN
A32.5	LEVEL 5 FLOOR PLAN
A32.6	LEVEL 6 FLOOR PLAN
A32.7	LEVEL 7 FLOOR PLAN
A32.8	ROOF PLAN
A32.21	LEVEL 1 GREAT ROOM & GENERATOR ENCLOSURE FLOOR PLANS
A32.21.5	LEVEL 1.5 GREAT ROOM FLOOR PLAN
A32.41	INTERIOR FINISH SCHEDULE
A32.51	PARTITION SCHEDULE
A32.61	DOOR SCHEDULE
A33.1	LEVEL 1 REFLECTED CEILING PLAN
A33.1.5	LEVEL 1.5 REFLECTED CEILING PLAN
A33.2	LEVEL 2 REFLECTED CEILING PLAN
A33.3	LEVEL 3 REFLECTED CEILING PLAN
A33.4	LEVEL 4 REFLECTED CEILING PLAN
A33.5	LEVEL 5 REFLECTED CEILING PLAN
A33.6	LEVEL 6 REFLECTED CEILING PLAN
A33.7	LEVEL 7 REFLECTED CEILING PLAN
A34.1	SOUTH & EAST ELEVATIONS
A34.2	NORTH & WEST ELEVATIONS
A34.3	NORTH ENLARGED ELEVATION
A34.4	EAST ENLARGED ELEVATION
A34.5	SOUTH ENLARGED ELEVATION
A34.6	WEST ENLARGED ELEVATION
A34.7	EXTERIOR FINISH SCHEDULE
A34.8	BUILDING SECTIONS
A34.11	CURTAIN WALL SCHEDULE DIAGRAM - NORTH & WEST
A34.12	CURTAIN WALL SCHEDULE DIAGRAM - SOUTH & EAST
A34.13	CURTAIN WALL SCHEDULE CW1A-CW3F
A34.14	CURTAIN WALL SCHEDULE CW4A-CW8B
A34.15	CURTAIN WALL SCHEDULE CW9A-CW11F
A34.16	CURTAIN WALL SCHEDULE CW12A-CW13D
A34.17	CURTAIN WALL SCHEDULE CW14A-CW16C
A34.20	3D PERSPECTIVES

DRAWING LIST - ARCHITECTURAL

SHEET NO.	DRAWING NAME
A35.1	NORTH WALL SECTIONS
A35.2	NORTH WALL SECTIONS
A35.3	EAST WALL SECTIONS
A35.4	SOUTH WALL SECTIONS
A35.5	SOUTH & WEST WALL SECTIONS
A35.6	WEST WALL SECTIONS
A36.1	MOUNTING HEIGHT DIAGRAMS
A36.2	L2 - L7 RESTROOM PLAN & ELEVATIONS
A36.3	GREAT ROOM ELEVATIONS
A37.1	STAIRS ES1 & ES2 PLANS
A37.2	STAIRS ES3 & MISC PLANS
A37.3	STAIR & RAMP SECTIONS
A37.4	ELEVATOR PLANS
A37.5	ELEVATOR SECTIONS
A37.11	STAIR DETAILS
A38.1	FLOOR, ROOF & EXTERIOR WALL ASSEMBLIES
A38.2	EXTERIOR PLAN DETAILS
A38.3	EXTERIOR PLAN DETAILS
A38.4	EXTERIOR PLAN DETAILS
A38.5	EXTERIOR PLAN DETAILS
A38.6	EXTERIOR PLAN DETAILS
A38.11	EXTERIOR SECTION DETAILS
A38.12	EXTERIOR SECTION DETAILS
A38.13	CANOPY SECTIONS
A38.21	CURTAIN WALL SECTION DETAILS
A38.22	CURTAIN WALL PLAN DETAILS
A38.23	CURTAIN WALL MISC. DETAILS
A38.30	ROOF DETAILS
A39.1	INTERIOR DETAILS

DRAWING LIST - MECHANICAL HVAC

SHEET NO.	DRAWING NAME
M30.0	LEGENDS & NOTES
M30.1	LEGENDS & NOTES
M32.1	LEVEL 1 HVAC PLAN
M32.2	LEVEL 2 HVAC PLAN
M32.3	LEVEL 3 HVAC PLAN
M32.4	LEVEL 4 HVAC PLAN
M32.5	LEVEL 5 HVAC PLAN
M32.6	LEVEL 6 HVAC PLAN
M32.7	LEVEL 7 HVAC PLAN
M32.8	ROOF HVAC PLAN
M37.1	SCHEDULES

DRAWING LIST - PLUMBING

SHEET NO.	DRAWING NAME
P30.0	LEGENDS & NOTES
P32.1	LEVEL 1 PLUMBING PLAN
P32.2	LEVEL 2 PLUMBING PLAN
P32.3	LEVEL 3 PLUMBING PLAN
P32.4	LEVEL 4 PLUMBING PLAN
P32.5	LEVEL 5 PLUMBING PLAN
P32.6	LEVEL 6 PLUMBING PLAN
P32.7	LEVEL 7 PLUMBING PLAN
P32.8	ROOF PLUMBING PLAN
P35.1	DOMESTIC WATER RISER DIAGRAM
P35.2	WASTE AND VENT RISER DIAGRAM
P35.3	RAINLEADER RISER DIAGRAM
P37.1	SCHEDULES

PROJECT DIRECTORY

OWNERS:
PRUDENTIAL REAL ESTATE
4 EMBARCADERO, SUITE 2700
SAN FRANSISCO, CA 94111
CONTACT:
JUSTIN CHAPMAN 415-291-5013
JUSTIN.CHAPMAN@PRUDENTIAL.COM

TALON PRIVATE CAPITAL
720 OLIVE WAY, SUITE 1020
SEATTLE, WA 98101
CONTACT:
BILL LEEDOM 206-607-2561
LEEDOM@TALONPRIVATE.COM

RYAN COMPANIES
3900 E. CAMELBACK ROAD, SUITE 100
PHOENIX, AZ 85018
CONTACT:
MOLLY CARSON
MOLLY.CARSON@RYANCOMPANIES.COM

ARCHITECT: COLLINSWOERMAN
710 SECOND AVENUE, SUITE 1400
SEATTLE, WASHINGTON 98104-1710
CONTACT:
NATASHA EPSTEIN 206-245-2013
NEPSTEIN@COLLINSWOERMAN.COM

GENERAL CONTRACTOR: RYAN COMPANIES
3900 E. CAMELBACK ROAD, SUITE 100
PHOENIX, AZ 85018
CONTACT:
JOEL WAGE 602-322-6158
JOEL.WAGE@RYANCOMPANIES.COM

CIVIL: COUGHLIN PORTER LUNDEEN
801 SECOND AVE, SUITE 900
SEATTLE, WA 98104
CONTACT:
TIM BROCKWAY 206-343-0460
TIMB@CPLINC.COM

GEOTECH: ASSOCIATED EARTH SCIENCES INCORPORATED
911 5TH AVENUE
KIRKLAND, WA 98033
CONTACT:
BRUCE BLYTON
BBLYTON@AESGEO.COM

LANDSCAPE: HEWITT
101 STEWART STREET, SUITE 200
SEATTLE, WA 98101
CONTACT:
KRIS SNIDER 206-624-8154
KSNIDER@HEWITTSEATTLE.COM

STRUCTURAL: COUGHLIN PORTER LUNDEEN
801 SECOND AVE, SUIT 900
SEATTLE, WA 98104
CONTACT:
BRYAN ZAGERS 206-343-0460
BRYANZ@CPLINC.COM

MECHANICAL HVAC & PLUMBING: HOLADAY PARKS
4600 S 134TH PL
SEATTLE, WA 98168
CONTACT:
MICHAEL COOK 206-988-4451
MICHAELC@HOLADAYPARKS.COM

ELECTRICAL: MCKINSTRY
5005 3RD AVE S
SEATTLE, WA 98134
CONTACT:
PAUL HIGHLEY 206-832-8252
PAULHI@MCKINSTRY.COM

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS TO CONSTRUCT A SEVEN (7) STORY STRUCTURE TOTALING APPROXIMATELY 226,109 GSF. THE STRUCTURE HAS 2 LEVELS OF BELOW GRADE PARKING (PROVIDED IN PREVIOUS PERMIT PACKAGE # 2). KNOWN AS BUILDING E. THIS STRUCTURE WILL CONTAIN ONE LEVEL OF RETAIL WITH A LARGE GREAT ROOM AND SIX LEVELS OF OFFICE SPACE.

THE PROPOSED PROJECT IS PART OF A NEW MIXED-USE OFFICE, RETAIL, ENTERTAINMENT, AND RESIDENTIAL CENTER.

PROJECT INFORMATION

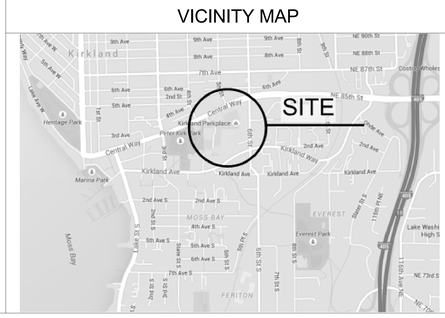
1. SITE ADDRESS:	321 PARKPLACE CENTER KIRKLAND, WA 98033
2. TAX PARCEL NUMBER:	124870-0051

3. LEGAL DESCRIPTION:

BURKE & FARRARS KIRKLAND DIV #39 LOTS 1 THRU 17 BLK 174 SD PLAT TGW POR SE 1/4 OF SW 1/4 SEC 5-25-5 LY NLY OF KIRKLAND WAY & SELY OF CENTRAL WAY & WLY OF SD PLAT OF BURKE & FARRARS KIRKLAND DIV #39 & WLY OF LN BEG ON N MGN SD KIRKLAND WAY AAP 168.71 FT N OF & 708 FT W OF SE COR SD SUBD TH RNNG N 00-21-00 W 660 FT M/L TO S LN SD PLAT OF BURKE & FARRARS & TERM SD LN LESS POR SD SUBD LY WLY OF LN BEG AT PT ON S LN SD SUBD N 89-39 E 1511.50 FT FR COR COMMON TO SECS 5 & 8 TWSP 25 RNG 5 TH N 00-21 W 990.20 FT TO NXN WITH S MGN CENTRAL AVE & TERM THIS LN ALSO LESS POR LY SLY OF LN BEG 708 FT W & 168.71 FT N OF SE COR SD SUBD AAP ON N MGN SD KIRKLAND WAY TH N 00-21 W 149 FT TH S 89-46-25 W 2.87 FT TH S 89-34-30 W 166.54 FT TH N 00-25-30 W 0.58 FT TH S 89-46-25 W 166.54 FT TO W LN SD PAR DESC & TERM THIS LN DESC

4. JURISDICTION:	CITY OF KIRKLAND
5. EXISTING ZONING CLASSIFICATION:	CBD - 5A
6. SITE AREA	501,382 S.F.
7. BUILDING HEIGHT	
1. ALLOWED	100' - 0"
2. PROPOSED	94' - 6"
8. WATER SOURCE	SEATTLE PUBLIC UTILITIES
9. SEWER SOURCE	KIRKLAND PUBLIC WORKS

VICINITY MAP



ALL Welding:

Is required to be done by a WABO certified welder and have Special Inspections by a WABO certified Inspection Agency or
Be done in a WABO certified fabrication shop.

Have either the special inspection report or the WABO fabrication shop certification available on site for the Building Inspector.

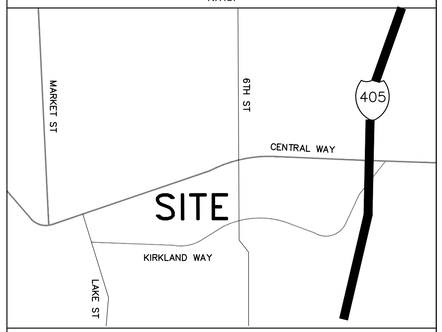
PACKAGE #3
PERMIT RESUBMITTAL
4/15/2016

TOPOGRAPHIC & BOUNDARY SURVEY

City of Kirkland
Reviewed by Allaupt
05/26/2016

VICINITY MAP

N.T.S.



SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. SUBJECT PROPERTY TAX PARCEL NO. 124870–0051.
3. APPROXIMATE SUBJECT PROPERTY AREA IS: 505,383 SQ FT +/– (11.51 ACRES)
4. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332–130–090.
5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. NCS–728458–WA1, 2ND REPORT WITH AN EFFECTIVE DATE OF MAY 19, 2015 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
6. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 23033C0365F, WITH AN EFFECTIVE DATE OF MAY 16, 1995, IN KING COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

EASEMENT LEGEND

- ITEM 5 – RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS, REC. NO. 5584153
- ITEM 6 – RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS, REC. NO. 5605259
- ITEM 7 – VEHICLE, PEDESTRIAN, INGRESS, EGRESS EASEMENT, REC. NO. 5676881
- ITEM 7 – UNDERGROUND AND OVERHEAD UTILITIES EASEMENT, REC. NO. 5676881
- ITEM 10 – PSP&L CO. UNDERGROUND ELECTRIC TRANSMISSION EASEMENT, REC NO. 7907050902
- ITEM 14 – PSP&L CO. GUY WIRES AND ANCHORS EASEMENT, REC NO. 8209010366
- ITEM 18 – SANITARY SEWER EASEMENT, REC NO. 8901271424
- ITEM 22 – PEDESTRIAN INGRESS/EGRESS EASEMENT, REC NO. 9007200568
- ITEM 24 – STAIRWAY AND PEDESTRIAN ACCESS EASEMENT, REC NO. 9506120371
- ITEM 22 – EASEMENTS AS DESCRIBED HEREON, REC. NO. 9303159001

07/21/15

MARK BORYS, PLS# 36876 DATE

SCHEDULE B ITEMS

4. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT OF BURKE & FARRAR'S KIRKLAND ADDITION RECORDED IN VOLUME 33 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON. (BOUNDARIES SHOWN HEREON)
5. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR ROAD AS GRANTED BY DEED RECORDED MAY 16, 1963 UNDER RECORDING NO. 5584153. (SHOWN HEREON)
6. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR ROAD AS GRANTED BY DEED RECORDED JULY 3, 1963 UNDER RECORDING NO. 5605259. (SHOWN HEREON)
7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
   RECORDING INFORMATION: DECEMBER 17, 1963 UNDER RECORDING NO. 5676881
   FOR: VEHICULAR, PEDESTRIAN, INGRESS AND EGRESS
   (SHOWN HEREON, LOCATION CONFLICTS WITH ITEM 22, AMBIGUOUS INFORMATION)
8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT, EXECUTED BY AND BETWEEN ALBERTSON'S INC., A NEVADA CORPORATION AND BRAINTREE INVESTMENT COMPANY, EVELYN H. PERROW AND IRENE L. PERROW, RECORDED DECEMBER 17, 1963 AS INSTRUMENT NO. 5676883 OF OFFICIAL RECORDS. (SUPERCEDED BY ITEM 18)
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PARTY WALL AGREEMENT, EXECUTED BY AND BETWEEN ALBERTSON'S INC., A NEVADA CORPORATION AND BRAINTREE INVESTMENT COMPANY, A LIMITED PARTNERSHIP, AND ELVIN H. PERROW AND IRENE L. PERROW, HUSBAND AND WIFE, RECORDED SEPTEMBER 7, 1965 AS INSTRUMENT NO. 5924675 OF OFFICIAL RECORDS. (SHOWN HEREON)
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: JULY 5, 1979 UNDER RECORDING NO. 7907050902
    IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
    FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
    (SHOWN HEREON)
11. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED OCTOBER 8, 1981 UNDER RECORDING NO. 8110089002, IN VOLUME 29 OF SURVEYS, AT PAGE 104, IN KING COUNTY, WASHINGTON. (NO ADDITIONAL PLOTTABLE INFORMATION)
12. LEASE MADE BY KIRKLAND PARKPLACE ASSOCIATES, A WASHINGTON STATE LIMITED PARTNERSHIP, LESSOR, TO TGI FRIDAY'S INC., A NEW YORK CORPORATION, LESSEE, FOR A TERM OF 20 YEARS, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED APRIL 19, 1982, AND RECORDED MAY 17, 1982 AS DOCUMENT NO. 8205170278. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 27, 1983 AS RECORDING NO. 8309270672 OF OFFICIAL RECORDS. SAID LEASE, AMONG OTHER THINGS PROVIDES FOR AN OPTION TO RENEW FOR A PERIOD OF 3 ADDITIONAL TERMS OF 5 YEARS EACH. (NO PLOTTABLE INFORMATION)
13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: JULY 14, 1982 UNDER RECORDING NO. 8207140357
    IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
    FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
    (10' STRIP EASEMENT CENTERED OVER AS–CONSTRUCTED UTILITIES)
14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: SEPTEMBER 1, 1982 UNDER RECORDING NO. 8209010366
    IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
    FOR: TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND ENLARGE GUY WIRES AND ANCHORS WITH ALL NECESSARY OR CONVENIENT APPURTENANCES THERETO
    (SHOWN HEREON)
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT TO INDEMNITY DEFEND AND SAVE HARMLESS, EXECUTED BY AND BETWEEN CITY OF KIRKLAND AND KIRKLAND PARKPLACE ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP, RECORDED OCTOBER 14, 1982 AS RECORDING NO. 8210140414 OF OFFICIAL RECORDS.
    (NO PLOTTABLE INFORMATION)
16. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED MAY 3, 1984 UNDER RECORDING NO. 8405039003 IN VOLUME 40 OF SURVEYS, AT PAGE 9, IN KING COUNTY, WASHINGTON. (SHOWN HEREON)
17. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED GRANT OF MUTUAL EASEMENTS AGREEMENT RECORDED MAY 8, 1984 UNDER RECORDING NO. 8405080077 OF OFFICIAL RECORDS. (SUPERCEDED BY ITEM 21)
18. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED GRANT OF MUTUAL EASEMENTS AGREEMENT RECORDED JUNE 27, 1985 UNDER RECORDING NO. 8506270132 OF OFFICIAL RECORDS. SAID INSTRUMENT SUPERSEDES AND REPLACES INSTRUMENT RECORDED UNDER RECORDING NO. 5676883.
    MATTERS SET FORTH UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 90–2–02367–2, A COPY OF WHICH IS ATTACHED IS ALSO FILED AS AN ATTACHMENT TO THE FOLLOWING AMENDMENT. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 22, 1996 AS RECORDING NO. 9603220640 OF OFFICIAL RECORDS.
    (SHOWN HEREON)
19. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT FOR SANITARY SEWER EASEMENT RECORDED JANUARY 27, 1989 UNDER RECORDING NO. 8901271424 OF OFFICIAL RECORDS. (SHOWN HEREON)
20. LEASE MADE BY OTR, AN OHIO GENERAL PARTNERSHIP, LESSOR, TO PLITT THEATERS, INC., A DELAWARE CORPORATION, LESSEE, FOR A TERM OF UNDISCLOSED, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED MAY 3, 1989, AND RECORDED JUNE 21, 1989 UNDER RECORDING NO. 8906210636. (NO PLOTTABLE INFORMATION)
21. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED GRANT OF MUTUAL EASEMENTS AGREEMENT RECORDED JULY 20, 1990 UNDER RECORDING NO. 9007200568 OF OFFICIAL RECORDS. (SHOWN HEREON)
22. CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED MARCH 15, 1993 UNDER RECORDING NO. 9303159001, IN VOLUME 92 OF SURVEYS, AT PAGE 39, IN KING COUNTY, WASHINGTON. (SHOWN HEREON)
23. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED EASEMENT AGREEMENT WITH RIGHT OF FIRST REFUSAL AND LEASE OPTION RECORDED OCTOBER 31, 1994 UNDER RECORDING NO. 9410311304 OF OFFICIAL RECORDS.
    SAID INSTRUMENT IS A RE–RECORD OF RECORDING NO. 9108081267, RECORDED AUGUST 8, 1991.
    (MAKES REFERENCE TO ITEM 19, NO PLOTTABLE INFORMATION)
24. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: JUNE 12, 1995 UNDER RECORDING NO. 9506120371
    IN FAVOR OF: DAVIDSON, SERLES AND ASSOCIATES, A WASHINGTON PARTNERSHIP
    FOR: STAIRWAY AND PEDESTRIAN ACCESS
    (SHOWN HEREON)
25. LEASE MADE BY SYLVAN S. SHULMAN COMPANY, LESSOR, TO MCDONALD'S CORPORATION, A DELAWARE CORPORATION, LESSEE, FOR A TERM OF 10 YEARS AND 2 MONTHS, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED FEBRUARY 27, 1995, AND RECORDED JUNE 13, 1995 AS DOCUMENT NO. 9506131293.
    SAID LEASE, AMONG OTHER THINGS PROVIDES FOR AN OPTION TO RENEW FOR A PERIOD OF 2 SUCCESSIVE PERIODS OF 5 YEARS. (NO PLOTTABLE INFORMATION)
26. LEASE MADE BY SYLVAN S. SHULMAN COMPANY–KIRKLAND, LLC, LESSOR, TO WESTERN PCS III CORPORATION, LESSEE, FOR A TERM OF 5 YEARS, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED SEPTEMBER 9, 1998, AND RECORDED JANUARY 15, 1999 AS DOCUMENT NO. 9901150870.
    SAID LEASE, AMONG OTHER THINGS PROVIDES FOR AN OPTION TO RENEW FOR A PERIOD OF 2 ADDITIONAL PERIODS OF 5 YEARS. (NO PLOTTABLE INFORMATION)
27. LEASE MADE BY SYLVAN S. SHULMAN COMPANY–KIRKLAND, LLC, LESSOR, TO GREAT NORTHWEST RESTAURANTS, INC., A WASHINGTON CORPORATION, LESSEE, FOR A TERM OF 10 YEARS, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED JUNE 30, 2004, AND RECORDED JULY 2, 2004 AS DOCUMENT NO. 20040702000959. (NO PLOTTABLE INFORMATION)
28. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
    GRANTOR/TRUSTOR: TOUCHSTONE KPP DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
    GRANTEE/BENEFICIARY: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION
    TRUSTEE: TRANSNATION TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AND ITS SUCCESSORS IN TRUST AND ASSIGNS
    AMOUNT: $30,000,000.00
    RECORDED: NOVEMBER 2, 2007
    RECORDING INFORMATION: 20071102001509
    (NO PLOTTABLE INFORMATION)

LEGAL DESCRIPTION

PARCEL A:

LOTS 1 THROUGH 17, INCLUSIVE, IN BLOCK 174 OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION 39, AS PER PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON. EXCEPT THAT PORTION OF SAID LOT 11 CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED JUNE 27, 1963 AS RECORDING NO. 5602479.

AND THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 89°39'00" WEST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 708.00 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 317.71 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 2.87 FEET;
THENCE SOUTH 89°34'30" WEST A DISTANCE OF 166.54 FEET;
THENCE NORTH 00°25'30" WEST A DISTANCE OF 0.58 FEET;
THENCE SOUTH 89°46'25" WEST A DISTANCE OF 160.59 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 488.34 FEET;
THENCE SOUTH 63°26'15" WEST A DISTANCE OF 0.72 FEET;
THENCE NORTH 00°21'00" WEST A DISTANCE OF 184.39 FEET TO THE SOUTHERLY MARGIN OF CENTRAL WAY AND A POINT THAT BEARS NORTH 89°39'00" EAST A DISTANCE OF 1,511.50 FEET ALONG THE SECTION LINE AND NORTH 00°21'00" WEST A DISTANCE OF 990.20 FEET FROM THE CORNER OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., SAID POINT BEING ON THE SOUTHERLY MARGIN OF CENTRAL WAY;
THENCE NORTH 63°26'15" EAST ALONG SAID MARGIN A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 174, OF SAID AFOREMENTIONED PLAT; THENCE SOUTH 00°21'00" EAST ALONG SAID LOT 1, A DISTANCE OF 183.91 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 63°26'15" EAST ALONG THE SOUTHERLY LINE OF LOT 1, LOT 2 AND LOT 3, TO THE SOUTHEAST CORNER OF LOT 3 AND ITS INTERSECTION WITH THE WEST LINE OF LOT 4, A DISTANCE OF 161.48 FEET; THENCE SOUTH 00°21'00" EAST ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 194.10 FEET TO THE SOUTHWEST CORNER OF LOT 4; THENCE NORTH 89°39'00" EAST ALONG THE SOUTHERLY LINE OF LOT 4 AND LOT 5, A DISTANCE OF 132.00 FEET TO A POINT IN LOT 5 THAT BEARS NORTH 00°21'00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°21'00" EAST A DISTANCE OF 392.43 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL B:

A NON–EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED JULY 20, 1990, UNDER RECORDING NO. 9007200568, IN KING COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS, EGRESS AND PARKING AS GRANTED IN THAT CERTAIN "GRANT OF MUTUAL EASEMENTS" RECORDED JUNE 27, 1985 UNDER RECORDING NO. 8506270132, AS MODIFIED BY AWARD ON ARBITRATION FILED OCTOBER 30, 1990, IN KING COUNTY SUPERIOR COURT CAUSE NO. 90–2–02367–2 AND AMENDMENT RECORDED MARCH 22, 1996 UNDER RECORDING NO. 9603220640, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

BASIS OF BEARINGS: NAD 83/91 – ACCEPTED THE BEARING OF N87°23'32"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, T25N, R5E, W.M. (ALSO BEING THE CENTERLINE OF NE 80TH ST BASED ON PUBLISHED COORDINATES PROVIDED BY THE CITY OF KIRKLAND.

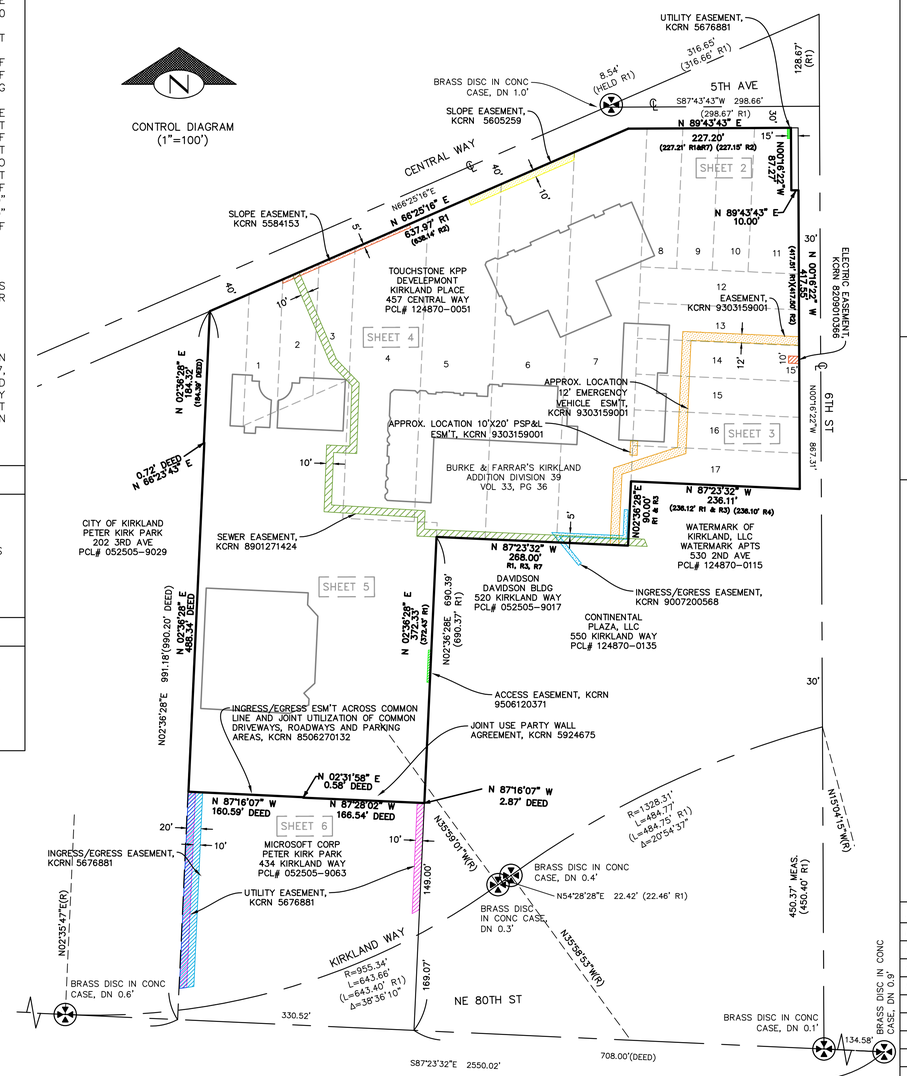
VERTICAL DATUM

NAVD 88

BENCHMARK: CITY OF KIRKLAND BRASS DISC NO. 23, WEST SIDE OF NORTHBOUNDLANE OF 6TH ST AT 80TH ST.
EL=140.41'

LEGEND

	AREA DRAIN	ECd	ELECTRICAL CONDUIT (BURIED)		CATCH BASIN
	ASPHALT (ASPH)	℄	CENTERLINE		POST–INDICATOR VALVE
	BUILDING LINE	EHH	ELECTRICAL HANDHOLE	TCd	TELEPHONE CONDUIT (BURIED)
BC	BUILDING CORNER	EM	ELECTRICAL METER	TV	TELEPHONE VAULT
	BOLLARD	EMH	ELECTRICAL MANHOLE	TMH	TELEPHONE MANHOLE
BR	BIKE RACK	EV/ET	ELECTRICAL VAULT/TRANSFORMER	TS	TELEPHONE SENTRY
	CANOPY		FIRE HYDRANT	CO	CLEANOUT
			FIRE DEPT. CONNECTION (FDC)		SIGN
	CATCH BASIN (CB)	FFE	FINISHED FLOOR ELEVATION	WV	WATER VAULT
	CONCRETE SURFACE (CONC)	G	GAS MAIN	W	WATER MAIN
		GM	GAS METER	WM	WATER METER
CRW/WRW	CONCRETE/WOOD RETAINING WALL		GAS VALVE		WATER VALVE
	CHAIN LINK FENCE (CLF)		LIGHT POLE (ORNAMENTAL)		WATER BLOWOFF VALVE
	COLUMN		LIGHT POLE (METAL)	TSO	TRAFFIC SIGNAL POLE
	FOUND MONUMENT IN CASE	MW	MONITOR WELL		TRAFFIC CONTROL CABINET
CS/MS	CONC./METAL STAIRS		MANHOLE	COC	CENTER OF CHANNEL
	H/C PARKING SPACE	P.S.	PARKING SPACE		TRAFFIC SIGNAL
	CONIFEROUS TREE		ROCKERY	OHP/T	OVERHEAD POWER/TELEPHONE
	DECIDUOUS TREE	RE	ROOF ELEVATION		



GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425-458.4488 support@geodimensions.net
www.geodimensions.net

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SEC 5, T25N., R5E., W.M.
PCL# 124870-0051

KIRKLAND PLACE
457 CENTRAL WAY
KING COUNTY, WA

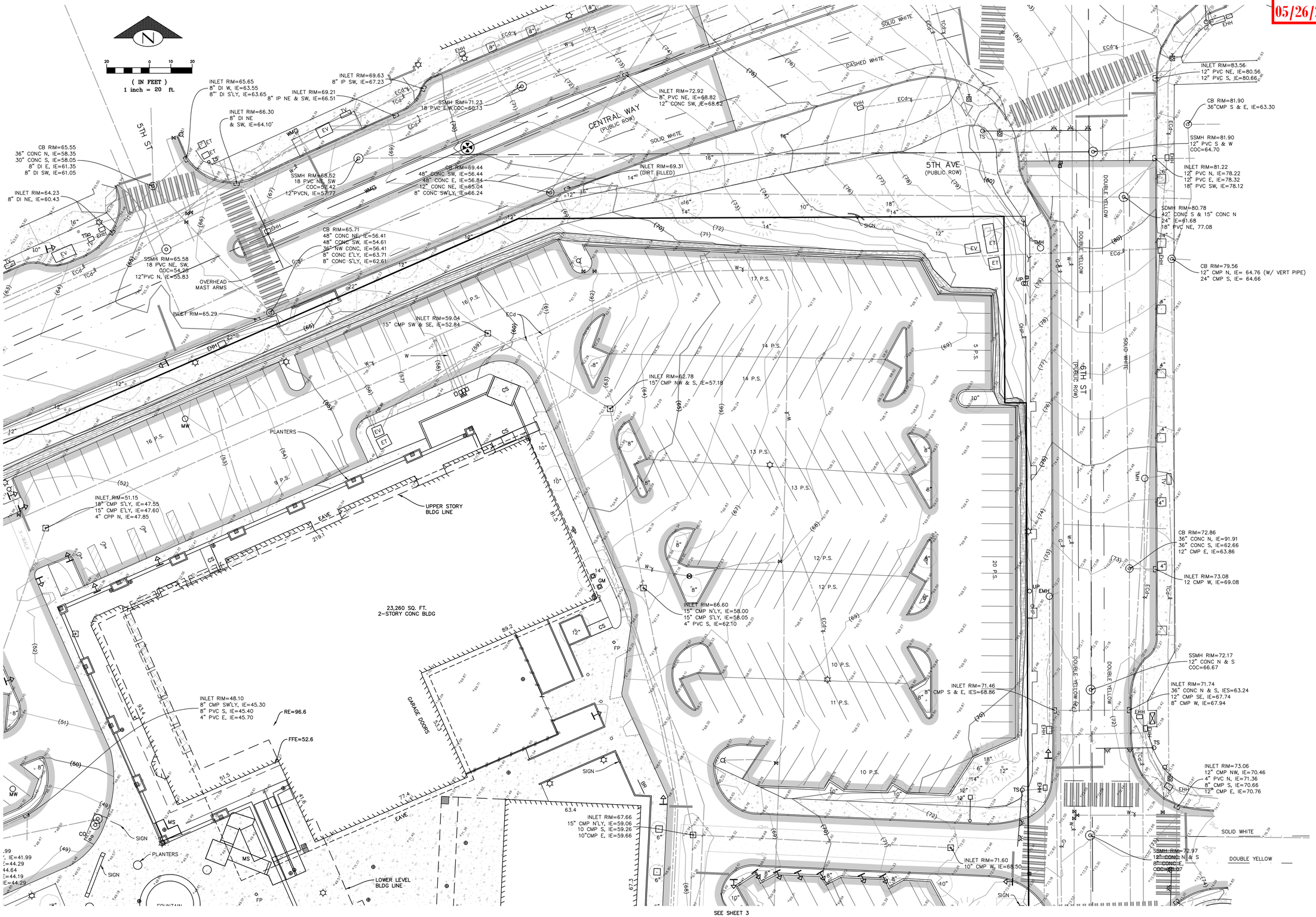
KIRKLAND, WA

MARK A. BORYS, STATE OF WASHINGTON, 36876, REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	150588
DATE:	06/2015
DRAFTED BY:	JBK
CHECKED BY:	MAB
SCALE:	1"= 100'
REVISION HISTORY	
SHEET NUMBER	
1 OF 7	

TOPOGRAPHIC & BOUNDARY SURVEY

City of Kirkland
Reviewed by AHaupt
05/26/2016



GeoDimensions, Inc, 10801 Main Street, Suite 102 Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SEC 5, T25N., R5E., W.M.
PCL# 124870-0051

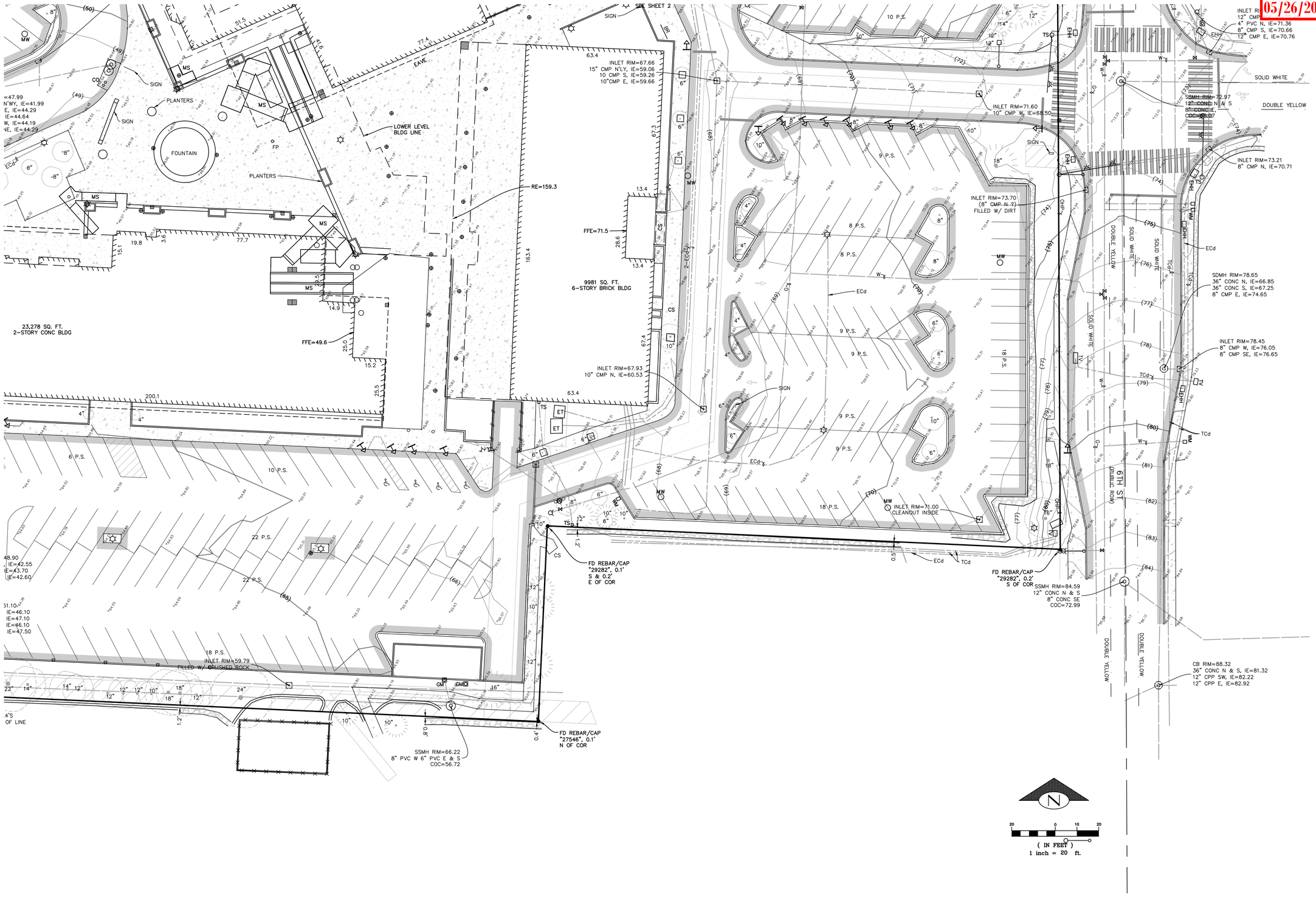
KIRKLAND PLACE
457 CENTRAL WAY
KIRKLAND, KING COUNTY, WA

MARK A. BORYS
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	150588
DATE:	06/2015
DRAFTED BY:	JBK
CHECKED BY:	MAB
SCALE:	1"= 20'
REVISION HISTORY	
SHEET NUMBER	
2 OF 7	

TOPOGRAPHIC & BOUNDARY SURVEY

City of Kirkland
Reviewed by Allaupt
05/26/2016



GeoDimensions
GeoDimensions, Inc, 10801 Main Street, Suite 104
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SEC 5, T25N., R5E., W.M.
PCL# 124870-0051

KIRKLAND PLACE
457 CENTRAL WAY
KIRKLAND, KING COUNTY, WA

MARK A. BORYS
STATE OF WASHINGTON
18487
REGISTERED PROFESSIONAL SURVEYOR

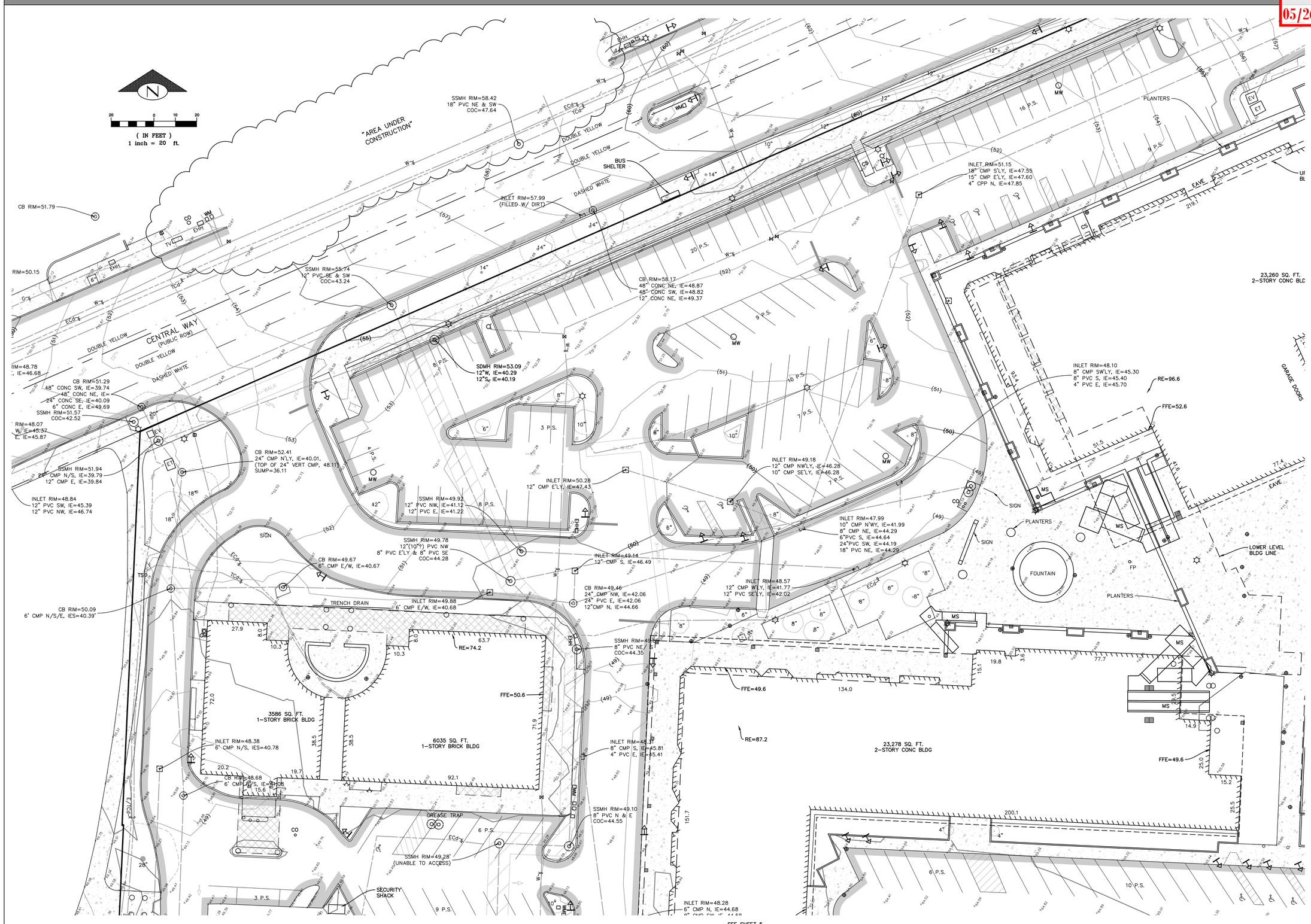
JOB NUMBER:	150588
DATE:	06/2015
DRAFTED BY:	JBK
CHECKED BY:	MAB
SCALE:	1"= 20'

REVISION HISTORY

SHEET NUMBER
3 OF 7

TOPOGRAPHIC & BOUNDARY SURVEY

City of Kirkland
Reviewed by AHaupt
05/26/2016



GeoDimensions, Inc, 10801 Main Street, Suite 102
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SEC 5, T25N., R5E., W.M.
PCL# 124870-0051

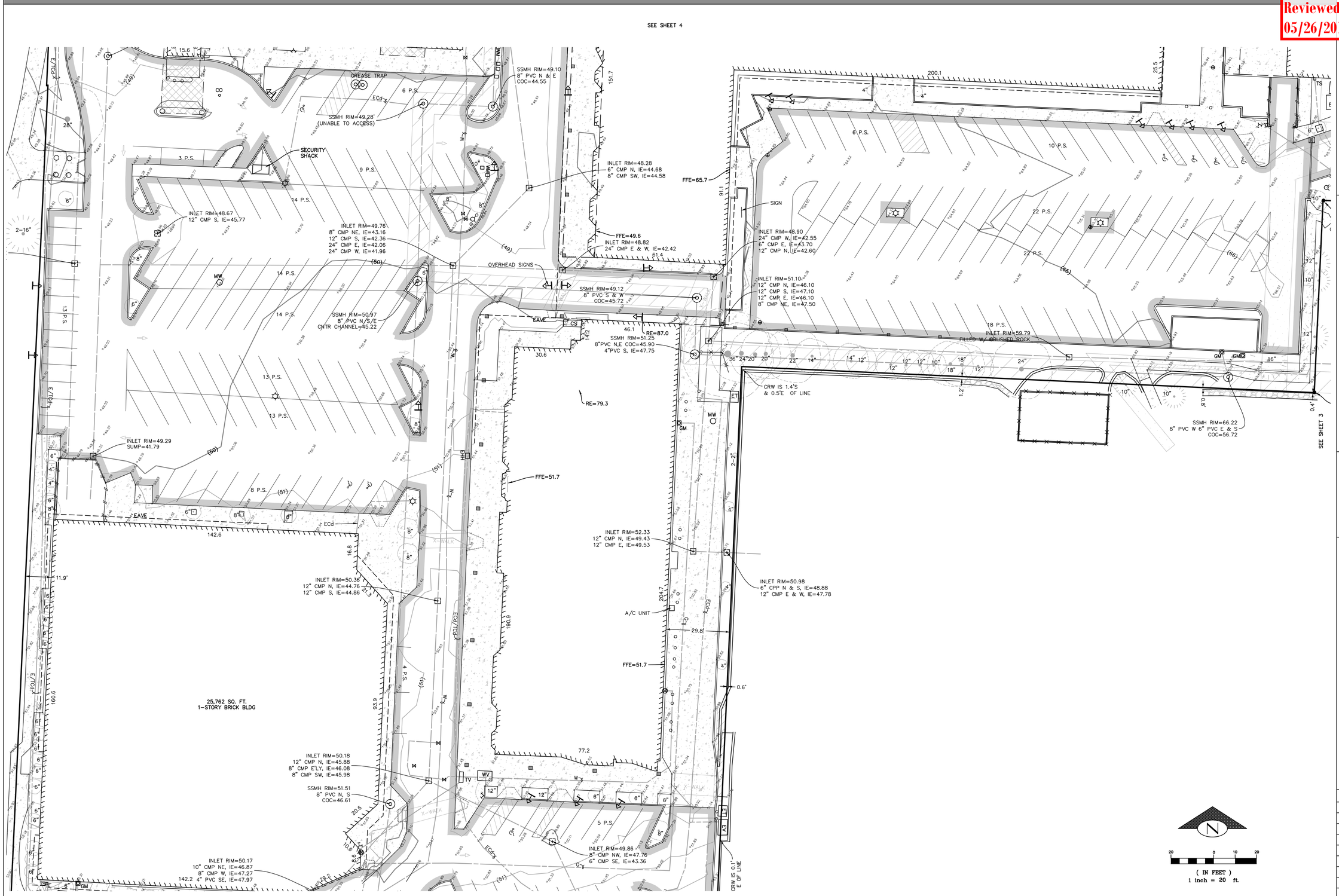
KIRKLAND PLACE
457 CENTRAL WAY
KIRKLAND, KING COUNTY, WA

MARK A. BORYS
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	150588
DATE:	06/2015
DRAFTED BY:	JBK
CHECKED BY:	MAB
SCALE:	1"= 20'
REVISION HISTORY	
SHEET NUMBER	
4 OF 7	

TOPOGRAPHIC & BOUNDARY SURVEY

City of Kirkland
Reviewed by Allaupt
05/26/2016



GeoDimensions, Inc, 10801 Main Street, Suite 104
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SEC 5, T25N., R5E., W.M.
PCL# 124870-0051

KIRKLAND PLACE
457 CENTRAL WAY
KIRKLAND, KING COUNTY, WA

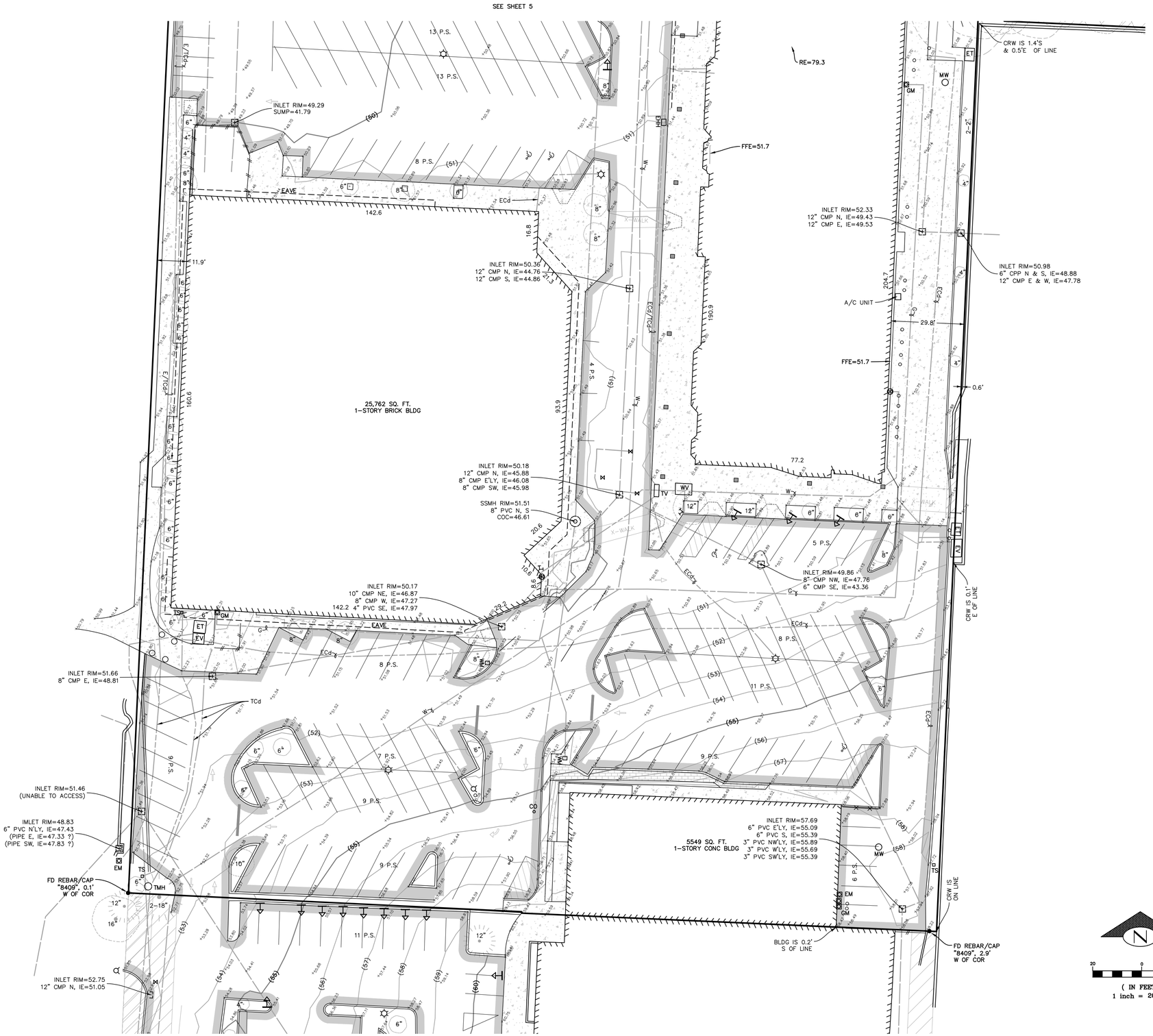
MARK A. BORYS
WASHINGTON
STATE REGISTERED
PROFESSIONAL LAND SURVEYOR
18481

JOB NUMBER:	150588
DATE:	06/2015
DRAFTED BY:	JBK
CHECKED BY:	MAB
SCALE:	1"= 20'
REVISION HISTORY	
SHEET NUMBER	
5 OF 7	

(IN FEET)
1 inch = 20 ft.

TOPOGRAPHIC & BOUNDARY SURVEY

City of Kirkland
Reviewed by Allaupt
05/26/2016



(IN FEET)
1 inch = 20 ft.

GeoDimensions
GeoDimensions, Inc, 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SEC 5, T25N., R5E., W.M.
PCL# 124870-0051

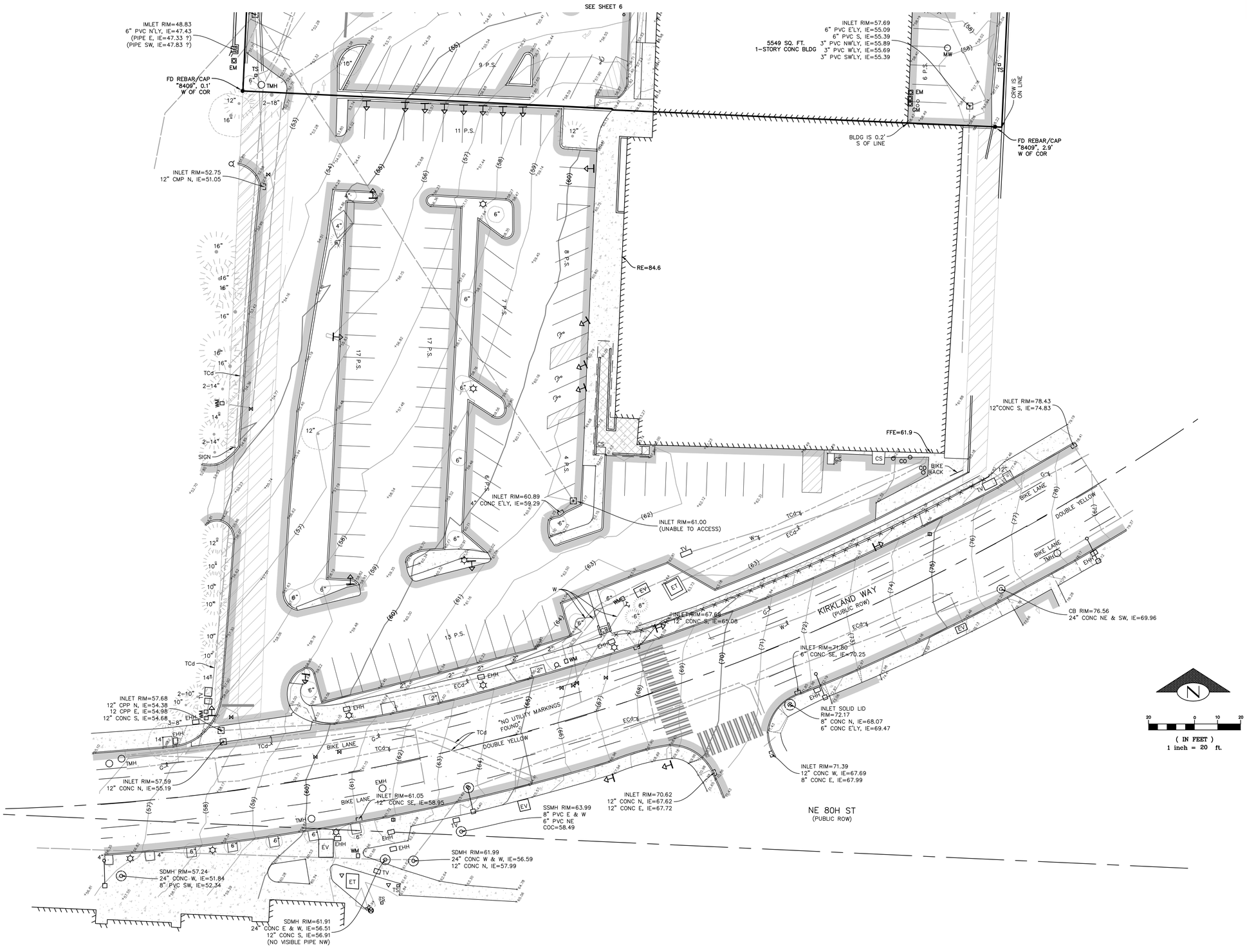
KIRKLAND PLACE
457 CENTRAL WAY
KIRKLAND, KING COUNTY, WA

MARK A. BORYS
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	150588
DATE:	06/2015
DRAFTED BY:	JBK
CHECKED BY:	MAB
SCALE:	1"= 20'
REVISION HISTORY	
SHEET NUMBER	
6 OF 7	

TOPOGRAPHIC & BOUNDARY SURVEY

City of Kirkland
Reviewed by Allaupt
05/26/2016



GeoDimensions
GeoDimensions, Inc, 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 SEC 5, T25N., R5E., W.M.
PCL# 124870-0051

KIRKLAND PLACE
457 CENTRAL WAY
KIRKLAND, KING COUNTY, WA

MARK A. BORYS
STATE OF WASHINGTON
LAND SURVEYOR
REGISTERED
PROFESSIONAL

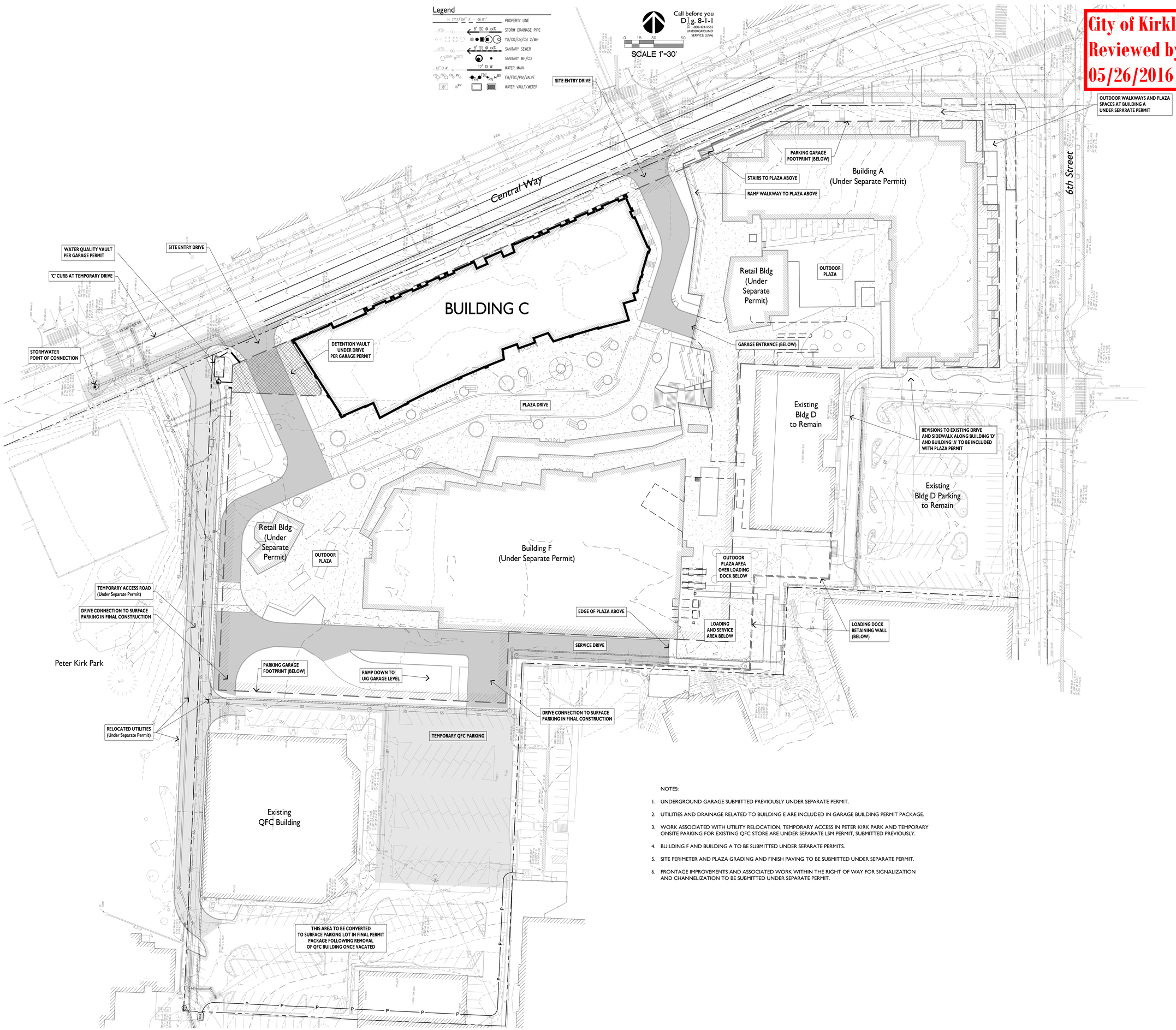
JOB NUMBER:	150588
DATE:	06/2015
DRAFTED BY:	JBK
CHECKED BY:	MAB
SCALE:	1"= 20'

REVISION HISTORY

SHEET NUMBER
6 OF 7

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
ND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



NOTES:

1. UNDERGROUND GARAGE SUBMITTED PREVIOUSLY UNDER SEPARATE PERMIT.
2. UTILITIES AND DRAINAGE RELATED TO BUILDING E ARE INCLUDED IN GARAGE BUILDING PERMIT PACKAGE.
3. WORK ASSOCIATED WITH UTILITY RELOCATION, TEMPORARY ACCESS IN PETER KIRK PARK AND TEMPORARY ONSITE PARKING FOR EXISTING QFC STORE ARE UNDER SEPARATE LSM PERMIT, SUBMITTED PREVIOUSLY.
4. BUILDING F AND BUILDING A TO BE SUBMITTED UNDER SEPARATE PERMITS.
5. SITE PERIMETER AND PLAZA GRADING AND FINISH PAVING TO BE SUBMITTED UNDER SEPARATE PERMIT.
6. FRONTAGE IMPROVEMENTS AND ASSOCIATED WORK WITHIN THE RIGHT OF WAY FOR SIGNALIZATION AND CHANNELIZATION TO BE SUBMITTED UNDER SEPARATE PERMIT.

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

RYAN®
BUILDING LASTING RELATIONSHIPS

TALON PRIVATE CAPITAL

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SET

PROJECT NUMBER	C152268-02
DRAWN BY	LPL
ISSUE DATE	1/18/2016

SEAL

SHEET TITLE / NUMBER

CIVIL SITE PLAN

C3301

BINDING STRIP

General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343.0460
F: 206.343.5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

CRITERIA:

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE ADMINISTRATIVE CODE AMENDMENTS, 2012 EDITION.

   SCOPE: PACKAGE #3 INCLUDES ALL COLUMNS, SLABS AND SHEAR WALLS FOR BUILDING E ABOVE LEVEL 1. REFERENCE PACKAGE #2 FOR STRUCTURAL INFORMATION AT LEVEL 1 AND BELOW.

2. DESIGN LOADING CRITERIA:

RISK CATEGORY IBC TABLE 1604.5	II
ROOF SNOW LOAD	25 PSF (I_S = 1.0)
ROOF LIVE LOAD	SEE LOADING DIAGRAMS
FLOOR LIVE LOAD	SEE LOADING DIAGRAMS
FLOOR LIVE LOAD (PARKING)	40 PSF
STAIR LIVE LOAD	100 PSF
PARTITION LIVE LOADING (OFFICES)	INCLUDED IN LIVE LOAD (10 PSF SEISMIC)
CANOPIES	SAME AS ROOF SNOW LOAD
GUARDRAILS/BALCONY RAILS	50 PLF OR 200 LB CONCENTRATED LOAD
MECHANICAL UNITS	SEE DRAWINGS FOR MAXIMUM ALLOWABLE WEIGHTS
EARTHQUAKE (NEW BUILDING DESIGN)	SEISMIC DESIGN CATEGORY D SITE SPECIFIC RESPONSE SPECTRUM (SEE NOTE 17) ANALYSIS PROCEDURE: MODAL RESPONSE SPECTRUM
ANALYSIS	S_S = 1.14, S_1 = 0.52, S_{DS} = 0.76, S_{D1} = 0.35 BUILDING E SPECIAL REINFORCED CONCRETE SHEAR WALLS (BUILDING FRAME) R = 6.0, Ω_0 = 2.5, IE = 1.0 C_S = 0.056, BASE SHEAR = 3487 KIPS STORY DRIFT LIMIT = 0.02 * H CALCULATED MAXIMUM DRIFT = 0.020 * H
WIND	110 MPH, EXPOSURE "B", Kzt = 1.0
WIND (CLADDING/ENCLOSURE ELEMENT DESIGN PRESSURES)	56.6/40.4 PSF MAX. AT WALLS (LRFD/ASD) 71.0/50.7 PSF GROSS UPLIFT AT ROOF (LRFD/ASD)

   WIND PRESSURES BASED ON LESS THAN 10 SQUARE FOOT TRIBUTARY AREAS NEAR WALL CORNERS OR ROOF EDGES (EXCLUDING CORNER ZONES AT ROOF). REDUCED DESIGN PRESSURES MAY BE CALCULATED IN ACCORDANCE WITH ASCE 7-10 CHAPTER 30.

   SEE DRAWINGS FOR ADDITIONAL LOADING CRITERIA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES AND CONDITIONS PRIOR TO COMMENCING ANY WORK AND PRIOR TO SUBMITTING SHOP DRAWINGS. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED EITHER ON SITE OBSERVATION, ORIGINAL DRAWINGS OR WERE ASSUMED BASED ON EXPECTED CONDITIONS. IF THE EXISTING CONDITIONS DO NOT CLOSELY MATCH THE CONDITIONS SHOWN ON THE DRAWINGS, OR IF THE EXISTING MATERIALS ARE OF QUESTIONABLE OR SUBSTANDARD QUALITY, NOTIFY THE ENGINEER PRIOR TO COMMENCING ANY WORK.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. 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.

9. ALL STRUCTURAL SYSTEMS COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SEISMIC BRACING AND ANCHORAGE OF MECHANICAL OR ELECTRICAL EQUIPMENT AND OTHER MECHANICAL PIPING, FIXTURES, ETC. NOT SPECIFICALLY SHOWN ON THE PROJECT MECHANICAL OR ELECTRICAL DRAWINGS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE MECHANICAL/ELECTRICAL CONTRACTOR MUST HIRE THE ENGINEER AND IS RESPONSIBLE FOR ALL COSTS RELATED TO THE PURCHASE AND INSTALLATION OF SEISMIC BRACING AND ANCHORAGE. SEISMIC BRACING AND ANCHORAGE DESIGN AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 13 OF ASCE 7-10. SEE GENERAL STRUCTURAL NOTE <G01> FOR ADDITIONAL INFORMATION.

11. SHOP DRAWINGS FOR REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION), PRECAST CONCRETE MEMBERS, STRUCTURAL STEEL, METAL DECKING, COLD FORMED METAL FRAMING, GLUED LAMINATED MEMBERS, CONNECTOR PLATE WOOD ROOF TRUSSES, AND ENGINEERED WOOD I-JOISTS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

12. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. THE REPRODUCIBLE SHALL BE MARKED AND RETURNED.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

13. DEFERRED SUBMITTALS, SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE COMPONENT DESIGNER SHALL BE A REGISTERED STRUCTURAL ENGINEER IF REQUIRED BY THE BUILDING OFFICIAL OF THE LOCAL JURISDICTION. BUILDING COMPONENT SUBMITTALS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL. THE ARCHITECT OR CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL WHERE REQUIRED.

    THE FOLLOWING BUILDING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:
    - PREFABRICATED METAL STAIR SYSTEMS
    - PRECAST STAIR TREADS
    - CONCRETE POST-TENSIONING SYSTEM (SEE POST-TENSIONING NOTES AND DETAIL 21/S33.21)
    - EXTERIOR CLADDING SYSTEMS (SEE NOTE 14)

14. EXTERIOR CLADDING PANELS AND CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS AND CONDITIONS SHOWN ON THE DRAWINGS. MANUFACTURER SHALL SUBMIT DETAILED DRAWINGS AND CALCULATIONS BEARING THE STAMP AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER, STATE OF WASHINGTON. MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF EXTERIOR CLADDING PANELS TO BASIC STRUCTURE. ENGINEER OF RECORD TAKES NO RESPONSIBILITY FOR PRODUCT DESIGN, MANUFACTURE, DELIVERY AND HANDLING, OR CONNECTION TO BASIC STRUCTURE. SHOP DRAWINGS SHALL BEAR THE REVIEW STAMP OF THE DESIGNING ENGINEER'S FIRM PRIOR TO REVIEW BY THE ENGINEER OF RECORD. ALL NECESSARY BRACING, EMBEDMENTS, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.

15. PRECAST CONCRETE CLADDING PANELS AND CONNECTIONS TO THE BASIC STRUCTURE SHALL BE PROVIDED AS SHOWN ON THE STRUCTURAL DRAWINGS. ENGINEER OF RECORD SHALL TAKE NO RESPONSIBILITY FOR PRODUCT MANUFACTURE OR DELIVERY AND HANDLING. PRECAST CONCRETE MEMBERS SHALL BE ADEQUATELY BRACED UNTIL ALL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS. CONTRACTOR SHALL PROVIDE ALL EXTRA REINFORCEMENT, INSERTS, LIFTING DEVICES, ETC., REQUIRED FOR HANDLING AND ERECTION. SHOP DRAWINGS SHOWING ALL REINFORCING, CONNECTIONS, BLOCKOUTS OF ALL HOLES, AND ALL FINISH DETAILS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

STATEMENT OF SPECIAL INSPECTIONS (STRUCTURAL):

16. STATEMENT OF SPECIAL INSPECTIONS - STRUCTURAL ITEMS (SEISMIC DESIGN CATEGORY D):

    DEFINITIONS:
    THE SEISMIC FORCE RESISTING SYSTEM FOR THIS STRUCTURE CONSISTS PRIMARILY OF MOMENT FRAMES SHEAR WALLS, FLOOR/ROOF DIAPHRAGMS, AND STRUT MEMBERS AS SPECIFIED ON THE DRAWINGS. SEE THE LEGEND OF PLAN SHEETS FOR ADDITIONAL INFORMATION DEFINING MEMBER LOCATIONS.

    SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY THE OWNER APPOINTED INSPECTION AGENCY IN ACCORDANCE WITH CHAPTER 17 OF THE IBC WITH REPORTS PER IBC SECTION 1704.2.4 SUBMITTED TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL FOR EACH DAY SPECIAL INSPECTIONS OR TESTING IS PERFORMED. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN IBC SECTION 110. SEE TABLES BELOW FOR ADDITIONAL INFORMATION.

STRUCTURAL ITEMS	SPECIAL INSPECTION FREQUENCY	IBC REFERENCE
STRUCTURAL STEEL FABRICATION,ERECTION, AND NONDESTRUCTIVE TESTING*		
SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE (QA) INSPECTION REQUIREMENTS OF AISC 360-10 CHAPTER N. CONTINUOUS INSPECTION SHALL BE PERFORMED AT "P" TASKS DEFINED IN AISC 360-10; PERIODIC INSPECTION SHALL BE PERFORMED AT "O" TASKS DEFINED IN AISC 360-10. ADDITIONAL SPECIAL INSPECTION AND TESTING REQUIREMENTS FOR THE STRUCTURAL STEEL SEISMIC SYSTEM SHALL BE PER AISC 341-10 CHAPTER J AS INDICATED BELOW.		
SHOP AND FIELD WELDING	CONTINUOUS/PERIODIC (QA PER AISC 360 CH. N5.4)	1705.2.1
HIGH STRENGTH BOLTING	CONTINUOUS/PERIODIC (QA AISC 360 CH. N5.6)	1705.2.1
METAL DECKING	PERIODIC	1705.2.2, TABLE 1705.2.2(ITEM 142)
HEADED STUDS (COMPOSITE CONSTRUCTION)	CONTINUOUS (QA PER AISC 360 CH. N6.)	1705.2.1
MATERIAL VERIFICATION (IDENTIFICATION MARKS AND MANUFACTURE'S TEST REPORTS)	PERIODIC	1705.2.1
STRUCTURAL STEEL SEISMIC SYSTEM (INSPECTION AND TESTING)	CONTINUOUS/PERIODIC (QA PER AISC 341 CH. J)	1705.11.1 & 1705.12.2
COLD-FORMED STEEL FRAMING		
FIELD WELDING	PERIODIC	1705.2.2, 1705.10.2, 1705.11.3
FASTENERS, BOLTS, STRAPS, HOLDOWNS, ETC.	PERIODIC FOR CONNECTIONS OF ALL MEMBERS OF THE SEISMIC AND WIND FORCE RESISTING SYSTEM INCLUDING DIAPHRAGMS, SHEAR WALLS, STRUTS, & HOLDOWNS	1705.10.2 & 1705.11.3
CONCRETE (SEE GENERAL STRUCTURAL NOTE 24 FOR ADDITIONAL REQUIREMENTS)**		
REINFORCING PLACEMENT	PERIODIC AND PRIOR TO ALL CONCRETE POURS	TABLE 1705.3 ITEM 1
REINFORCING WELDING	PERIODIC (CONTINUOUS FOR SHEAR WALL, MOMENT FRAME, OR OTHER SHEAR REINFORCING)	TABLE 1705.2.2 ITEM 2b
ANCHOR BOLT PLACEMENT	PERIODIC AND PRIOR TO ALL CONCRETE POURS	TABLE 1705.3 ITEM 3
CONCRETE PLACEMENT***	CONTINUOUS	TABLE 1705.3 ITEM 5,6&7
CURING & FORMWORK PROCEDURES	PERIODIC	TABLE 1705.3 ITEM 8,11&12
POST-TENSIONING	CONTINUOUS	TABLE 1705.3 ITEM 9&11
PRECAST CONCRETE ERECTION	PERIODIC	TABLE 1705.3 ITEM 10
MASONRY (SEE GENERAL STRUCTURAL NOTE 38 FOR ADDITIONAL REQUIREMENTS)		
LEVEL B SPECIAL INSPECTION 5-11	PERIODIC (CONTINUOUS FOR GROUTING AND WELDING OF REINFORCING BARS)	TABLE 1.19.2 TMS 402/ACI 530/ASCE
EXPANSION BOLTS & INSERTS	PERIODIC INCLUDING TORQUE TESTS IN ACCORDANCE WITH APPROVED ICC-ES REPORTS	TABLE 1705.3 ITEM 4
EPOXY GROUTED RODS OR REBAR	PERIODIC INCLUDING INSPECTION OF EMBEDMENT DEPTH AND HOLE CLEANLINESS PRIOR TO ALL INSTALLATIONS (CONTINUOUS FOR UPWARDLY INCLINED ANCHORS)	TABLE 1705.3 ITEM 4, ACI 318-11 SECTION D4.2

    * STRUCTURAL STEEL QUALITY ASSURANCE INSPECTIONS, EXCEPT NONDESTRUCTIVE TESTING, MAY BE WAIVED IF APPROVED BY THE OWNER AND BUILDING OFFICIAL FOR WORK PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH IBC SECTION 1704.2.5.2.
    ** EXCEPTIONS 1 THRU 5 PER IBC SECTION 1705.3 SHALL NOT APPLY TO CONCRETE WORK ON THIS PROJECT.
    *** FREQUENCY OF CONCRETE LABORATORY TESTING SHALL BE IN ACCORDANCE WITH ACI 318-11 SECTION 5.6.2 UNLESS OTHERWISE NOTED IN THE PROJECT SPECIFICATIONS.

ARCH, MECH, & ELEC ITEMS	SEISMIC DESIGN REQUIREMENTS (ASCE 7-10 CHAPTER 13)	PERIODIC SPECIAL INSPECTION AS SPECIFIED PER IBC CHAPTER 17
EXTERIOR WALLS, VENEER & CLADDING	ASCE 7-10 SECTION 13.5.3	REQUIRED FOR WALL FRAMING, FOR FASTENING OF VENEER OR CLADDING EXCEEDING 5 PSF (IBC 1705.11.5)
SUSPENDED CEILINGS	ASCE 7-10 SECTION 13.5.6	INSPECTIONS PER IBC SECTION 110 AND ASCE 7 13.5.6.2.2 AS REQUIRED
PARTITION WALLS	ASCE 7-10 SECTION 13.5.8	REQUIRED DURING ERECTION AND FASTENING FOR WALLS > 15 PSF (IBC 1705.11.5)
STEEL STORAGE RACKS	ASCE 7-10 SECTION 13.5.3	REQUIRED FOR ANCHORAGE OF RACKS > 8 FEET IN HEIGHT (IBC 1705.11.7)
GLAZING SYSTEMS	ASCE 7-10 SECTION 13.5.9	NOT REQUIRED
LIFE SAFETY COMPONENTS INCLUDING FIRE PUMPS, EMERGENCY GENERATORS, SMOKE EVACUATION FANS, AND COMPONENTS WITH HAZARDOUS COMBUSTIBLE, OR HIGHLY TOXIC CONTENTS (I_P=1.5 PER ASCE 7-10 SECTION 13.1.3)	ASCE 7-10 SECTION 13.6 AND IBC 1705.12.3	REQUIRED FOR VERIFICATION OF CERTIFICATE OF COMPLIANCE LABEL ON COMPONENT (IBC 1705.11.4)
INSTALLATION AND ANCHORAGE OF SPRINKLER SYSTEMS, FIRE PUMPS, EMERGENCY GENERATORS, COMPONENTS WITH HAZARDOUS, COMBUSTIBLE, OR HIGHLY TOXIC CONTENTS (I_P=1.5 PER ASCE 7-10 SECTION 13.1.3)	ASCE 7-10 SECTION 13.6 AND IBC 1705.12.3	REQUIRED (IBC 1705.11.4 & 1705.11.6)
ALL OTHER MECHANICAL AND ELECTRICAL COMPONENTS	ASCE 7-10 SECTION 13.6	NOT REQUIRED

    STRUCTURAL OBSERVATION IN ACCORDANCE WITH IBC SECTION 1704.5 WILL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD DURING CONSTRUCTION AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION CONSISTS OF VISUAL OBSERVATION FOR GENERAL CONFORMANCE TO THE CONSTRUCTION DOCUMENTS AND DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTIONS 110, 1704, OR OTHER SECTIONS OF THE IBC.

    CONTRACTOR STATEMENT OF RESPONSIBILITY: CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY IN ACCORDANCE WITH IBC SECTION 1704.4 TO THE BUILDING OFFICIAL AND OWNER PRIOR TO CONSTRUCTION ACKNOWLEDGING THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

17. NOT USED.

SHEET INDEX

S31.01	GENERAL STRUCTURAL NOTES
S31.02	GENERAL STRUCTURAL NOTES
S31.03	LOADING DIAGRAMS
S32.1a	LEVEL 1 FLOOR PLAN a
S32.1b	LEVEL 1 FLOOR PLAN b
S32.1c	LEVEL 1.5 FLOOR PLAN
S32.2a	LEVEL 2 FLOOR PLAN a
S32.2b	LEVEL 2 FLOOR PLAN b
S32.3a	LEVEL 3 FLOOR PLAN a
S32.3b	LEVEL 3 FLOOR PLAN b
S32.4a	LEVEL 4 FLOOR PLAN a
S32.4b	LEVEL 4 FLOOR PLAN b
S32.5a	LEVEL 5 FLOOR PLAN a
S32.5b	LEVEL 5 FLOOR PLAN b
S32.6a	LEVEL 6 FLOOR PLAN a
S32.6b	LEVEL 6 FLOOR PLAN b
S32.7a	LEVEL 7 FLOOR PLAN a
S32.7b	LEVEL 7 FLOOR PLAN b
S32.8a	ROOF PLAN a
S32.8b	ROOF PLAN b
S32.9	PENTHOUSE ROOF PLAN
S33.01	TYPICAL CONCRETE DETAILS
S33.02	COLUMN SCHEDULE & DETAILS
S33.03	COLUMN SCHEDULE
S33.04	COLUMN SCHEDULE
S33.11	SHEAR WALL ELEVATIONS
S33.12	SHEAR WALL ELEVATIONS
S33.13	SHEAR WALL ELEVATIONS
S33.14	SHEAR WALL DETAILS
S33.20	BEAM SCHEDULE & DETAILS
S33.21	TYPICAL POST-TENSIONING NOTES & DETAILS
S33.22	TYPICAL POST-TENSIONING DETAILS
S33.23	STUD RAIL SCHEDULE & DETAILS
S35.01	STEEL DETAILS

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

STATE OF WASHINGTON
43469
REGISTERED PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

GENERAL STRUCTURAL NOTES

S31.01

- BINDING STRIP -

General Structural Notes

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

ANCHORAGE:

18. EXPANSION BOLTS INTO CONCRETE SHALL BE ONE OF THE FOLLOWING: "KWIK BOLT TZ" AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1917 AND MANUFACTURER'S INSTRUCTIONS; OR "STRONG-BOLT 2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 3037 AND MANUFACTURER'S INSTRUCTIONS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC193. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION. EXPANSION BOLTS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF BOLT LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

    UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING NOMINAL EMBEDMENT DEPTHS FOR EXPANSION BOLTS INTO CONCRETE:

    HILTI KWIK BOLT TZ:
    3/8"Φ EXPANSION BOLTS . . . . 2-5/16"
    1/2"Φ EXPANSION BOLTS . . . . 3-5/8"
    5/8"Φ EXPANSION BOLTS . . . . 4-7/16"
    3/4"Φ EXPANSION BOLTS . . . . 5-9/16"

    SIMPSON STRONG-BOLT 2:
    3/8"Φ EXPANSION BOLTS . . . . 2-7/8"
    1/2"Φ EXPANSION BOLTS . . . . 3-7/8"
    5/8"Φ EXPANSION BOLTS . . . . 5-1/8"
    3/4"Φ EXPANSION BOLTS . . . . 5-3/4"

19. EXPANSION BOLTS INTO GROUTED MASONRY SHALL BE ONE OF THE FOLLOWING: "KWIK BOLT 3", AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1385 AND MANUFACTURER'S INSTRUCTIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS; OR "WEDGE-ALL" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1396 AND MANUFACTURER'S INSTRUCTIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC01. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION. EXPANSION BOLTS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. A MINIMUM OF 6" OF SOLID GROUT SHALL BE IN PLACE AND CURED TO A MINIMUM STRENGTH OF 2,000 PSI ON ALL SIDES OF EXPANSION BOLTS AT MASONRY WALLS PRIOR TO BOLT INSTALLATION. BOLTS IN MASONRY WALL SHALL COMPLY WITH RESTRICTIONS SHOWN IN DETAIL <MSN-105> AT HEAD JOINTS. NOTIFY ENGINEER IF BOLT LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

20. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE ONE OF THE FOLLOWING: "SERIES 1500" (0.145" DIAMETER) AS MANUFACTURED BY ITW RAMSET AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1799 AND MANUFACTURER'S INSTRUCTIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS; "X-U" (0.157" DIAMETER), AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2269 AND MANUFACTURER'S INSTRUCTIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS; "STRONG-TIE MODEL PHN-YY" (0.145" DIAMETER) AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2138 AND MANUFACTURER'S INSTRUCTIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS; OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

21. EPOXY-GROUTED RODS OR REBAR TO CONCRETE SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH ONE OF THE FOLLOWING: "SET-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2508, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS; OR "HIT-HY 200" AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 3187 ("SAFE-SET" INSTALLATION WITH HOLLOW CARBIDE DRILL BIT IS PERMITTED), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC308. SPECIAL INSPECTION OF EPOXY-GROUTED ANCHOR INSTALLATION IS REQUIRED. EPOXY GROUTED RODS OR REBAR SHALL NOT BE USED AS SUBSTITUTES FOR CAST-IN-PLACE ANCHOR BOLTS OR REINFORCING STEEL UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF ANCHOR LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

    UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING EMBEDMENT DEPTHS FOR ANCHORS AT CONCRETE:

    3/8"Φ ROD OR #3 BAR . . . . 4"
    1/2"Φ ROD OR #4 BAR . . . . 5"
    5/8"Φ ROD OR #5 BAR . . . . 7"
    3/4"Φ ROD OR #6 BAR . . . . 9"
    7/8"Φ ROD OR #7 BAR . . . . 12"
    1"Φ ROD OR #8 BAR . . . . 15"

22. EPOXY-GROUTED RODS OR REBAR TO REINFORCED MASONRY SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH ONE OF THE FOLLOWING: "SET XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC INSTALLED IN STRICT ACCORDANCE WITH IAPMO REPORT NO. 265, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS; OR "HIT-HY 70" AS MANUFACTURED BY HILTI, INC. INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2682, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.

    EPOXY-GROUTED RODS OR REBAR TO UNREINFORCED BRICK MASONRY SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH ONE OF THE FOLLOWING: "SET" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1772, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS; OR "HIT-HY 70" AS MANUFACTURED BY HILTI, INC. INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 3342, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.

    SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA (AC58 FOR NEW MASONRY APPLICATIONS, AC60 FOR UNREINFORCED BRICK MASONRY). SPECIAL INSPECTION OF EPOXY-GROUTED ANCHOR INSTALLATION IS REQUIRED. PROVIDE SCREEN TUBES AT BRICK MASONRY LOCATIONS AND AT HOLLOW CMU. SCREEN TUBES ARE NOT REQUIRED AT GROUTED CMU. HOLES IN MASONRY SHALL BE DRILLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. EPOXY GROUTED RODS OR REBAR SHALL NOT BE USED AS SUBSTITUTES FOR CAST-IN-PLACE ANCHOR BOLTS OR REINFORCING STEEL UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF BOLT LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

    UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING EMBEDMENT DEPTHS FOR ANCHORS AT REINFORCED MASONRY WALLS:

    3/8"Φ ROD OR #3 BAR . . . . 4"
    1/2"Φ ROD OR #4 BAR . . . . 5"
    5/8"Φ ROD OR #5 BAR . . . . 7"

23. CONCRETE SCREW ANCHORS SHALL BE ONE OF THE FOLLOWING: "TITEN HD" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 2713 AND MANUFACTURER'S INSTRUCTIONS; OR "KWIK HUS-EZ" AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 3027 AND MANUFACTURER'S INSTRUCTIONS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC193. SPECIAL INSPECTION IS REQUIRED FOR ALL CONCRETE SCREW ANCHOR INSTALLATION. CONCRETE SCREW ANCHORS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS OR EXPANSION BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF SCREW ANCHOR LOCATIONS CONFLICT WITH REINFORCING STEEL - DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

CONCRETE:

24. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318-11 CHAPTER 5 AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

	TYPE OF CONSTRUCTION	28 DAY STRENGTH, U.O.N. (f'c)	EXPOSURE CLASSES (ACI 318-11 TABLES 4.2.1 AND 4.3.1)
A.	CONCRETE EXPOSED TO WEATHER	4,500 PSI MIN.	(F1, S0, P0, C1)
B.	ALL OTHER CONCRETE (UNLESS LISTED BELOW)	4,000 PSI MIN.*	(F0, S0, P0, C0)
C.	CONCRETE SHEAR WALLS	7,000 PSI (AT 56 DAYS)	PER ITEM A THROUGH C ABOVE
D.	COLUMNS	5,000 PSI-8,000 PSI (AT 56 DAYS)	PER ITEM A THROUGH C ABOVE
E.	POST-TENSIONED SLAB & BEAMS SUPPORTING SLABS	6,000 PSI** (3,000 PSI AT 3 DAYS)	PER ITEM A THROUGH C ABOVE
F.	PRECAST NON-PRESTRESSED MEMBERS	4,000 PSI	ADDITIONAL CRITERIA: MIX DESIGN PER PRECAST PLANT STANDARDS AS APPROVED AND COMPATIBILE WITH ARCHITECTURAL FINISH STANDARDS

    * WATER-CEMENTITIOUS MATERIAL RATIO FOR INTERIOR SLABS SHALL BE BETWEEN 0.40 AND 0.44.

    ** SHRINKAGE CRITERIA: MIX SHALL BE PROPORTIONED SUCH THAT THE POST-TENSIONED SLAB DRYING SHRINKAGE SHALL NOT EXCEED 0.035% AT 28 DAYS (LABORATORY CONDITIONS). SUBMIT STRENGTH AND SHRINKAGE TEST DATA AND MIX DESIGN TO THE STRUCTURAL ENGINEER FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO PLACING ANY CONCRETE.

    CONCRETE MIXES SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED ABOVE. MIXES SHALL BE SUBMITTED TO THE ENGINEER AND BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE AND SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES, AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-11, CHAPTER 5. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    CONCRETE MAY BE PLACED BY THE "SHOTCRETE" METHOD, PROVIDED THE APPROVALS, TESTS, AND INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT ARE OBTAINED. SHOTCRETE MATERIALS, EQUIPMENT, PROCEDURES, PROPORTIONS, BATCHING AND MIXING, AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 506.2 AND IBC SECTION 1910. IF WALLS ARE EXPOSED COORDINATE FINISH REQUIREMENTS WITH ARCHITECT.

25. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60,000 PSI. GRADE 60 REINFORCING BARS WHICH ARE TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCEMENT COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

    LONGITUDINAL REINFORCEMENT IN ALL COLUMNS, STRUT MEMBERS, COUPLING BEAMS, AND VERTICAL REINFORCMENT IN SHEAR WALLS SHALL COMPLY WITH ASTM A706. ASTM A615 GRADE 60 REINFORCEMENT ARE ALLOWED IN THESE MEMBERS IF: (A) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI), AND (B) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. CERTIFIED MILL TEST REPORTS FOR EACH SHIPMENT OF REINFORCING SHALL BE SUBMITTED FOR REVIEW.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.

    SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60,000 PSI.

26. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-99 AND 318-11. LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH "REINFORCEMENT SPLICE AND DEVELOPMENT LENGTH SCHEDULE" OF .XXXX . PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 12" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

27. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

    FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . . 3"
    FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER (#6 BARS OR LARGER) . . . 2"
    (#5 BARS OR SMALLER) . . . 1 1/2"
    SLAB-ON-GRADE BOTTOM REINFORCING (WITH VAPOR BARRIER BELOW) . . . . 1 1/2"
    COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . 1 1/2"
    SLABS AND WALLS (INTERIOR FACE) . . . . (#11 BARS OR SMALLER) . . 3/4"
    (#14 OR #18 BARS) . . 1 1/2"

28. FIBROUS REINFORCEMENT: POLYPROPYLENE FIBROUS REINFORCEMENT IN ACCORDANCE WITH THE SPECIFICATIONS SHALL BE USED WHERE NOTED ON THE DRAWINGS OR SPECIFICATIONS. ADD FIBERS TO THE CONCRETE MIX AND FINISH IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

29. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

30. TOPPING SLABS ON METAL DECK: AT SLABS ON METAL DECK, ACCOUNT FOR DEFLECTION OF METAL DECK DURING PLACEMENT OF WET CONCRETE SUCH THAT TOP OF SLAB ELEVATION IS SCREEDED OFF LEVEL BETWEEN ADJACENT DECK SUPPORTS. REFER TO DECK MANUFACTERER'S LITERATURE FOR APPROXIMATE DECK DEFLECTION VALUES. NOTIFY STRUCTURAL ENGINEER IF DECK DEFLECTION EXCEEDS 3/4". AT CAMBERED SUPPORTS, SET SCREED PINS ALONG EACH SUPPORT TO A UNIFORM HEIGHT BASED ON THE SPECIFIED SLAB THICKNESS.

31. PRECAST PRESTRESSED CONCRETE UNITS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS AND SPANS SHOWN ON THE DRAWINGS. MANUFACTURER SHALL DESIGN FOR SPECIAL CONDITIONS AT OPENINGS AND BLOCK-OUTS SHOWN ON STRUCTURAL, ARCHITECTURAL, AND MECHANICAL DRAWINGS. DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS FOR THE UNIT FURNISHED AND ACI STANDARD 318-11. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. ALL SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER, STATE OF WASHINGTON. CALCULATIONS SHALL BE MADE AVAILABLE UPON REQUEST.

    PRECAST CONCRETE MEMBERS SHALL BE ADEQUATELY BRACED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS. CONTRACTOR SHALL PROVIDE ALL EXTRA REINFORCEMENT, INSERTS, LIFTING DEVICES, PRESTRESSING, ETC., REQUIRED FOR HANDLING AND ERECTION.

32. BONDING AGENT SHALL BE "CONCRESIVE LIQUID LPL" BY CHEMREX, INC. OR EQUIVALENT, AND SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST PREVIOUSLY PLACED OR EXISTING CONCRETE. PLACE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING PREPARATION OF EXISTING SURFACES.

33. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (6,000 PSI MINIMUM).

34. MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICC-ES APPROVED SYSTEM (SUCH AS LENTON, DAYTON SUPERIOR, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS. SPLICE LOCATIONS OF ALTERNATE BARS SHALL BE OFFSET BY A DISTANCE WHICH CONFORMS TO THE ICC-ES REPORT OF THE SPLICE USED AND TO ACI 318-11 SECTION 21.1.6.

35. HIGH STRENGTH THREADED RODS (STRESSED AND NON-STRESSED) SHALL BE "DYWIDAG" THREADBARS WITH APPROPRIATE ANCHORAGE PLATES, NUTS, AND COUPLERS AS MANUFACTURED BY DYWIDAG-SYSTEMS INTERNATIONAL, INC., IN CONFORMANCE WITH ASTM A722 (fpu = 150,000 PSI).

36. HEADED DEFORMED BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE AN ICC-ES APPROVED SYSTEM AND SHALL CONFORM TO ASTM A970 INCLUDING ANNEX A1 REQUIREMENTS FOR CLASS HA HEAD DIMENSIONS.

37. RIGID INSULATION BELOW TOPPING SLABS SHALL BE CLOSED-CELL, LIGHTWEIGHT FOAM WITH A COMPRESSIVE STRENGTH AS INDICATED BELOW WITH A MAXIMUM DESNITY SHALL BE 2.5 POUNDS PER CUBIC FOOT. CONTRACTOR TO SUBMIT DATA FOR ENGINEER'S REVIEW.

LOCATION	COMPRESSIVE STRENGTH
INTERIOR SLABS	3 PSI AT 1% DEFORMATION, 10 PSI AT 10% DEFORMATION
EXTERIOR SLABS	10 PSI AT 1% DEFORMATION, 25 PSI AT 10% DEFORMATION

38. NOT USED

STEEL:

39. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

    1. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS AND PLASTIC DESIGN, OR LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.

    2. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, ADOPTED APRIL 14, 2010.

    IN REFERENCE TO SECTIONS 3.1.2 AND 4.4.1, THE CONTRACT DOCUMENTS (DESIGN DRAWINGS) SHOW COMPLETE CONNECTION DETAILS FOR ALL MEMBERS EXCEPT THOSE NOTED TO BE DESIGN-BUILD ITEMS. ALTERNATE CONNECTION DETAILS REQUESTED BY THE FABRICATOR SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL VIA A REQUEST FOR INFORMATION (RFI) PRIOR TO COMPLETION OF SHOP DRAWINGS.

    IN REFERENCE TO SECTION 3.1.6, FABRICATOR SHALL ALSO REVIEW PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS TO DETERMINE PAINTING AND GALVANIZING REQUIREMENTS. MEMBERS EMBEDDED IN CONCRETE, MASONRY OR TO RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING.

    IN REFERENCE TO SECTION 3.3, IN THE EVENT OF DISCREPANCIES BETWEEN DESIGN DRAWINGS AND SPECIFICATIONS, THE DESIGN DRAWINGS GOVERN.

    IN REFERENCE TO SECTION 4.1, THE FABRICATOR SHALL NOT ASSUME BID PACKAGES CONSTITUTE RELEASING THE DRAWINGS FOR CONSTRUCTION WITHOUT EXPLICIT DIRECTION TO DO SO BY THE OWNER.

    3. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

    4. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH AISC 360 CHAPTER N (AISC 341 CHAPTER J FOR STEEL SEISMIC SYSTEM).

    CONTRACTOR SHALL ALSO COMPLY WITH OSHA REGULATION 29 CFR PART 1926 SUBPART R - STEEL ERECTION, PUBLISHED JANUARY 18, 2001. MISCELLANEOUS PLATES FOR GUYING CABLE ATTACHMENTS, TEMPORARY JOIST BRACING, ETC. SHALL BE ADDED AS REQUIRED. CONTRACTOR SHALL EVALUATE COLUMNS AND PROVIDE ADEQUATE BASE PLATE SHIMS, ADDITIONAL TEMPORARY ERECTION BOLTS/CLIPS, GUYS, OR TEMPORARY BRACING AS REQUIRED PER SECTION 1926.755.

40. STRUCTURAL STEEL, INCLUDING PLATES, ANGLES, CHANNELS, AND RODS, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. WIDE FLANGE AND WT STEEL SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING (HSS) SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 (36 KSI). STEEL-TO-STEEL CONNECTION BOLTS SHALL CONFORM TO ASTM A325.

41. DIMENSIONAL TOLERANCE FOR STRUCTURAL STEEL MEMBERS SHALL BE PER THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, SECTION 6.4 AND ASTM SPECIFICATION A6. UNLESS SPECIFICALLY ALLOWED BY THE ENGINEER, COLUMN MEMBERS SHALL NOT BE MODIFIED BY THE ROTARY STRAIGHTENING PROCESS.

42. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE A.I.S.C. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, ADOPTED APRIL 14, 2010. ANY STEEL THAT IS TO BE EXPOSED TO VIEW UPON COMPLETION OF THE PROJECT SHALL BE CONSIDERED ARCHITECTURALLY EXPOSED. SEE SPECIFICATIONS FOR SPECIFIC FABRICATION AND ERECTION REQUIREMENTS FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

43. BOLTS IN CONNECTIONS NOT SPECIFIED AS SLIP-CRITICAL NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. IF A SLOTTED HOLE OCCURS IN AN OUTER PLY, A FLAT HARDENED WASHER OR COMMON PLATE WASHER SHALL BE INSTALLED OVER THE SLOT.

44. HOLE SIZES IN STEEL MEMBERS FOR CONNECTIONS TO CONCRETE OR MASONRY SHALL BE AS FOLLOWS UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS:

	MAXIMUM HOLE DIA. OVER NOMINAL BOLT DIA.	
ANCHOR TYPE	OTHER THAN COL. BASE PLATES	COL. BASE PLATES
CAST-IN-PLACE ANCHOR BOLTS	1/16" *	TABLE 14-2 OF AISC STEEL CONSTR. MANUAL, 14TH ED.
EXPANSION BOLTS	1/16" *	5/16"
EPOXY GROUTED BOLTS	1/8"	5/16"

    * USE OF LARGER HOLES WOULD REQUIRE THE USE OF WELDED PLATE WASHERS AND WOULD REQUIRE PRIOR APPROVAL BY THE STRUCTURAL ENGINEER.

    HARDENED OR COMMON PLATE WASHERS ARE REQUIRED BELOW ALL NUTS WHERE OVERSIZED HOLES ARE USED AND SHALL BE SIZED TO COVER ENTIRE HOLE. MINIMUM WASHER SIZES FOR COLUMN BASE PLATES SHALL BE IN ACCORDANCE WITH TABLE 14-2 OF THE AISC STEEL CONSTRUCTION MANUAL, 14TH EDITION.

45. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCEMENT NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.

    THE WELD SYMBOLS SHOWN ON THE DRAWINGS ARE INTENDED ONLY TO AID THE CONTRACTOR IN THE DETERMINATION OF FIELD VERSUS SHOP WELDING. THE CONTRACTOR SHALL WORK WITH THE FABRICATOR AND ERECTOR TO COORDINATE THE FINAL DETERMINATION OF FIELD VERSUS SHOP WELDS TO ACCOMMODATE THE CONSTRUCTION SEQUENCING OF THE PROJECT.

46. METAL FLOOR AND ROOF DECKING: PROVIDE SIZE, TYPE, GAGE, AND ATTACHMENT TO THE SUPPORTING STRUCTURE AS SHOWN ON THE DRAWINGS. ALTERNATES MUST BE CONNECTED ACCORDING TO PUBLISHED ICC-ES CRITERIA FOR DIAPHRAGM SHEARS SHOWN. PROVIDE SHORING WHERE REQUIRED PER MANUFACTURER'S PUBLISHED CRITERIA. ALL DECKING SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL DECK INSTITUTE. SUBMIT DECK INFORMATION TO ARCHITECT AND ENGINEER PRIOR TO BEGINNING SHOP DRAWINGS.

47. COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE DRAWINGS. NOTATIONS ON THE DRAWINGS, RELATING TO MEMBER TYPES AND SIZES OR MISCELLANEOUS FRAMING ITEMS, REFER TO CATALOG NUMBERS OF THE "STEEL STUD MANUFACTURER'S ASSOCIATION" STANDARD SPECIFICATIONS, AND ICC-ESR REPORT NO. 3064P. ALTERNATE FRAMING SHALL BE SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION. ALL COLD-FORMED STEEL FRAMING SHALL ALSO CONFORM TO THE AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND THE AISI "CODE OF STANDARD PRACTICE FOR COLD-FORMED STRUCTURAL FRAMING." SEE <MTL-027> FOR METAL FRAMING NOTES.

48. COLD-FORMED STEEL JOISTS AND RIM TRACK SHALL BE OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE DRAWINGS. NOTATIONS ON THE DRAWINGS, RELATING TO STEEL JOIST AND RIM TRACK TYPES AND SIZES, REFER TO CATALOG NUMBERS OF THE DIETRICH TRADEREADY STEEL JOIST SYSTEM MEMBERS MANUFACTURED BY DIETRICH METAL FRAMING, PITTSBURGH, PA. ALTERNATE FRAMING SHALL BE SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION. ALL COLD-FORMED STEEL FRAMING SHALL ALSO CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."

49. HEADED STUDS FOR COMPOSITE CONNECTION OF STRUCTURAL STEEL TO CONCRETE AND THREADED STUDS (CPL'S OR CFL'S) FOR CONNECTION OF STRUCTURAL STEEL TO OTHER ELEMENTS SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A108 GR. 1010 THROUGH 1020 (TYPE 2, Fu = 60 KSI MIN.). HEADED STUDS SHALL BE WELDED IN CONFORMANCE WITH THE REQUIREMENTS OF A.W.S CHAPTER 7. UNLESS OTHERWISE NOTED, STUDS SHALL BE WELDED BY THE AUTOMATIC MACHINE WELDING PROCESS IN CONFORMANCE WITH A.W.S. REQUIREMENTS.

    STUD TYPES SHALL BE MANUFACTURED BY NELSON STUD WELDING, INC. OR EQUIVALENT. HEADED STUDS SHALL BE TYPE S3L SHEAR CONNECTORS, THREADED STUDS SHALL BE TYPE CPL PARTIALLY THREADED STUDS OR TYPE CFL FULLY THREADED STUDS.

50. DEFORMED BAR ANCHORS (D2L's) SHALL BE TYPE D2L ANCHORS BY NELSON STUD WELDING, INC., OR EQUIVALENT. ANCHORS SHALL BE MADE FROM COLD ROLLED, DEFORMED STEEL CONFORMING TO ASTM A-496.

    AT NON-BRACED/MOMENT FRAME AND NON-STRUT CONNECTIONS, A706 GRADE 60 REINFORCING BARS OF AN EQUAL DIAMETER AND LENGTH OF THE SPECIFIED D2L's MAY BE USED PROVIDED THEY ARE WELDED TO THE SUPPORTING STEEL IN ACCORDANCE WITH THE TABLE BELOW:

BAR SIZE	ALL-AROUND FILLET WELD SIZE
#4	5/16"
#5	3/8"
#6	7/16"

51. SEISMIC SLIDER CONNECTIONS SHALL BE MANUFACTURED BY CON-SERV, INC. OR AN APPROVED EQUIVALENT, AND SHALL BE PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SLIDER CONNECTIONS SHALL CONSIST OF A GLASS-FILLED VIRGIN POLYTETRAFLOUROETHYLENE (PTFE) SURFACE TESTED PER ASTM D4894 OR ASTM D4895 WITH A MINIMUM BEARING CAPACITY OF 1500 PSI AT 130°F, TENSILE STRENGTH OF 2200 PSI, ELONGATION OF 225%, SPECIFIC GRAVITY BETWEEN 2.17 AND 2.22, AND AN AVERAGE COEFFICIENT OF FRICTION OF 0.06 UNDER A COMPRESSIVE LOAD OF 2000 PSI.

    WHERE SHOWN ON THE DRAWINGS, THE SLIDER CONNECTIONS SHALL BEAR UPON AN ELASTOMERIC BEARING PAD (BEARINGS SHALL BE SURFACED WITH PTFE FOR SLIDER CONNECTION PER MANUFACTURER'S SPECIFICATIONS). ELASTOMERIC BEARING PADS SHALL BE FABRICATED FROM STANDARD SHORE A 50 DUROMETER NEOPRENE WITH A MINIMUM BEARING CAPACITY OF 1500 PSI AND 1/2" THICKNESS.

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

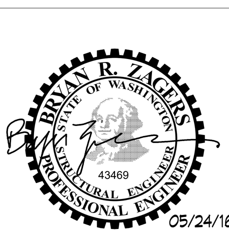
CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

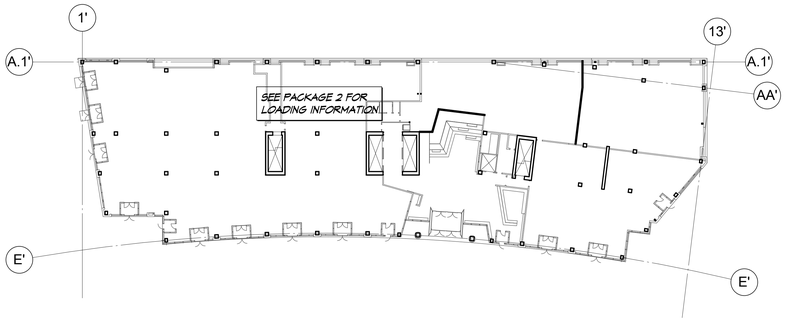


SHEET TITLE / NUMBER

GENERAL STRUCTURAL NOTES

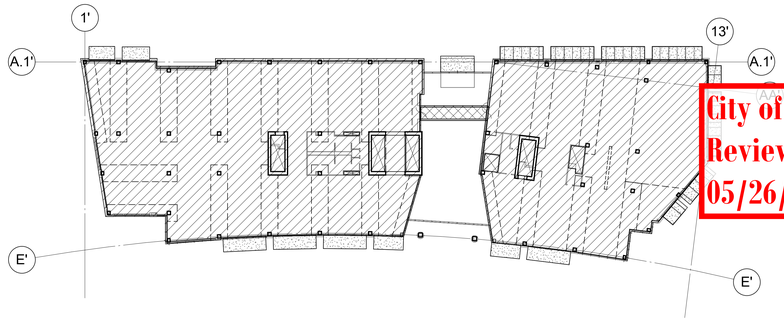
S31.02

BINDING STRIP



1 LEVEL 1 LOADING DIAGRAM

NOT TO SCALE



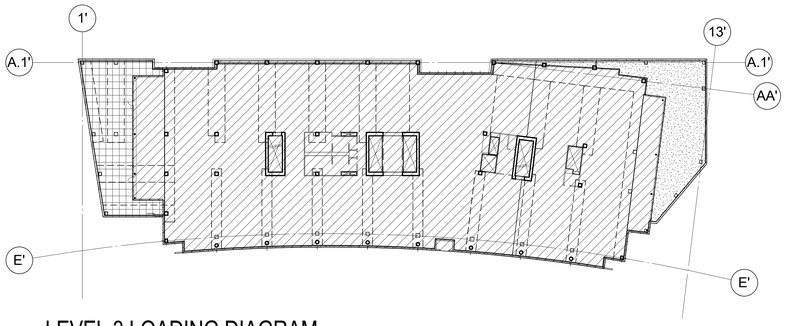
2 LEVEL 2 LOADING DIAGRAM

NOT TO SCALE

SUPERIMPOSED DEAD LOAD = 10 PSF
LIVE LOAD = 80 PSF (REDUCIBLE)

DEAD LOAD = 15 PSF
SNOW LOAD = 25 PSF

DEAD LOAD = 75 PSF
LIVE LOAD = 100 PSF (NON-REDUCIBLE)



3 LEVEL 3 LOADING DIAGRAM

NOT TO SCALE

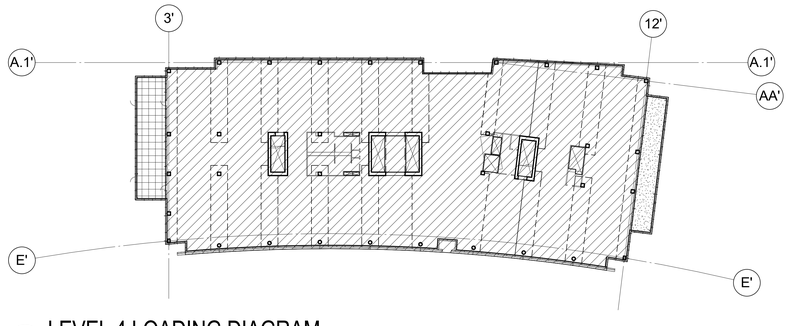
SUPERIMPOSED DEAD LOAD = 10 PSF
LIVE LOAD = 80 PSF (REDUCIBLE)

SUPERIMPOSED DEAD LOAD = 12 PSF
SNOW LOAD = 25 PSF

WORST CASE OF:
OCCUPIED DECK
SUPERIMPOSED DEAD LOAD = 80 PSF
LIVE LOAD = 100 PSF (NON-REDUCIBLE)

OR

LIGHT SOIL PLANTING
SUPERIMPOSED DEAD LOAD = 150 PSF
SNOW LOAD = 25 PSF



4 LEVEL 4 LOADING DIAGRAM

NOT TO SCALE

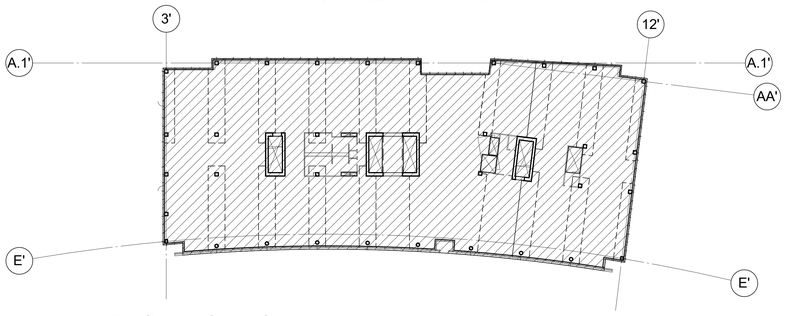
SUPERIMPOSED DEAD LOAD = 10 PSF
LIVE LOAD = 80 PSF (REDUCIBLE)

SUPERIMPOSED DEAD LOAD = 12 PSF
SNOW LOAD = 25 PSF

WORST CASE OF:
OCCUPIED DECK
SUPERIMPOSED DEAD LOAD = 80 PSF
LIVE LOAD = 100 PSF (NON-REDUCIBLE)

OR

LIGHT SOIL PLANTING
SUPERIMPOSED DEAD LOAD = 150 PSF
SNOW LOAD = 25 PSF



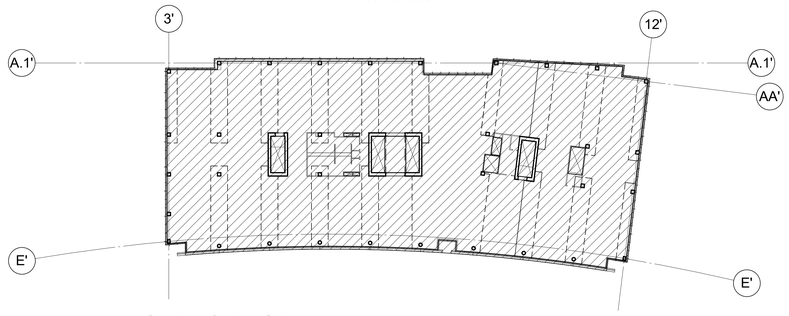
5 LEVEL 5 LOADING DIAGRAM

NOT TO SCALE

SUPERIMPOSED DEAD LOAD = 10 PSF
LIVE LOAD = 80 PSF (REDUCIBLE)

DEAD LOAD = 15 PSF
SNOW LOAD = 25 PSF

DEAD LOAD = 75 PSF
LIVE LOAD = 100 PSF (NON-REDUCIBLE)



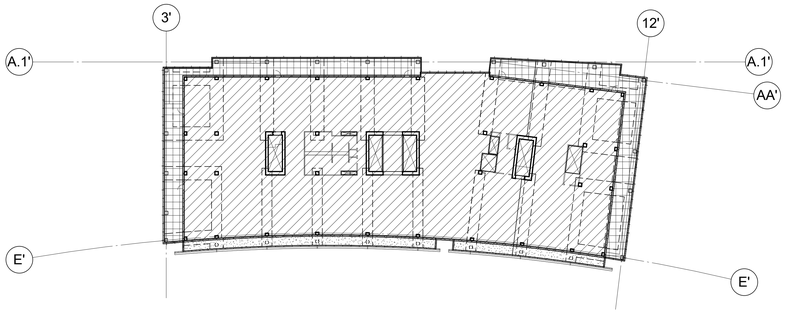
6 LEVEL 6 LOADING DIAGRAM

NOT TO SCALE

SUPERIMPOSED DEAD LOAD = 10 PSF
LIVE LOAD = 80 PSF (REDUCIBLE)

DEAD LOAD = 15 PSF
SNOW LOAD = 25 PSF

DEAD LOAD = 75 PSF
LIVE LOAD = 100 PSF (NON-REDUCIBLE)



7 LEVEL 7 LOADING DIAGRAM

NOT TO SCALE

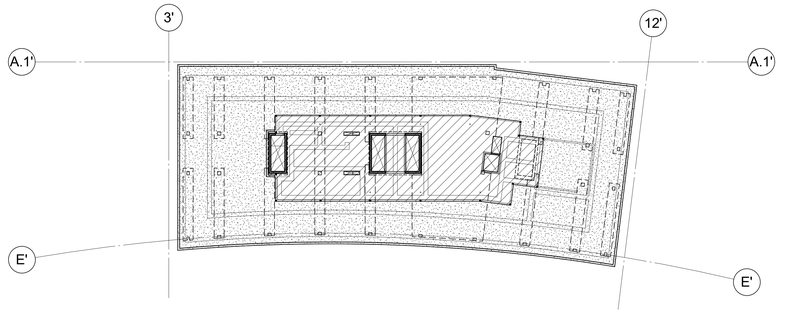
SUPERIMPOSED DEAD LOAD = 10 PSF
LIVE LOAD = 80 PSF (REDUCIBLE)

SUPERIMPOSED DEAD LOAD = 12 PSF
SNOW LOAD = 25 PSF

WORST CASE OF:
OCCUPIED DECK
SUPERIMPOSED DEAD LOAD = 80 PSF
LIVE LOAD = 100 PSF (NON-REDUCIBLE)

OR

LIGHT SOIL PLANTING
SUPERIMPOSED DEAD LOAD = 150 PSF
SNOW LOAD = 25 PSF



8 ROOF LOADING DIAGRAM

NOT TO SCALE

SUPERIMPOSED DEAD LOAD = 12 PSF
SNOW LOAD = 25 PSF

SUPERIMPOSED DEAD LOAD = 125 PSF
LIVE LOAD = 90 PSF (NON-REDUCIBLE)

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	Author
ISSUE DATE	4/15/2016

SEAL

BRIAN R. LACHAN
STATE OF WASHINGTON
43460
PROFESSIONAL ENGINEER
05/24/16

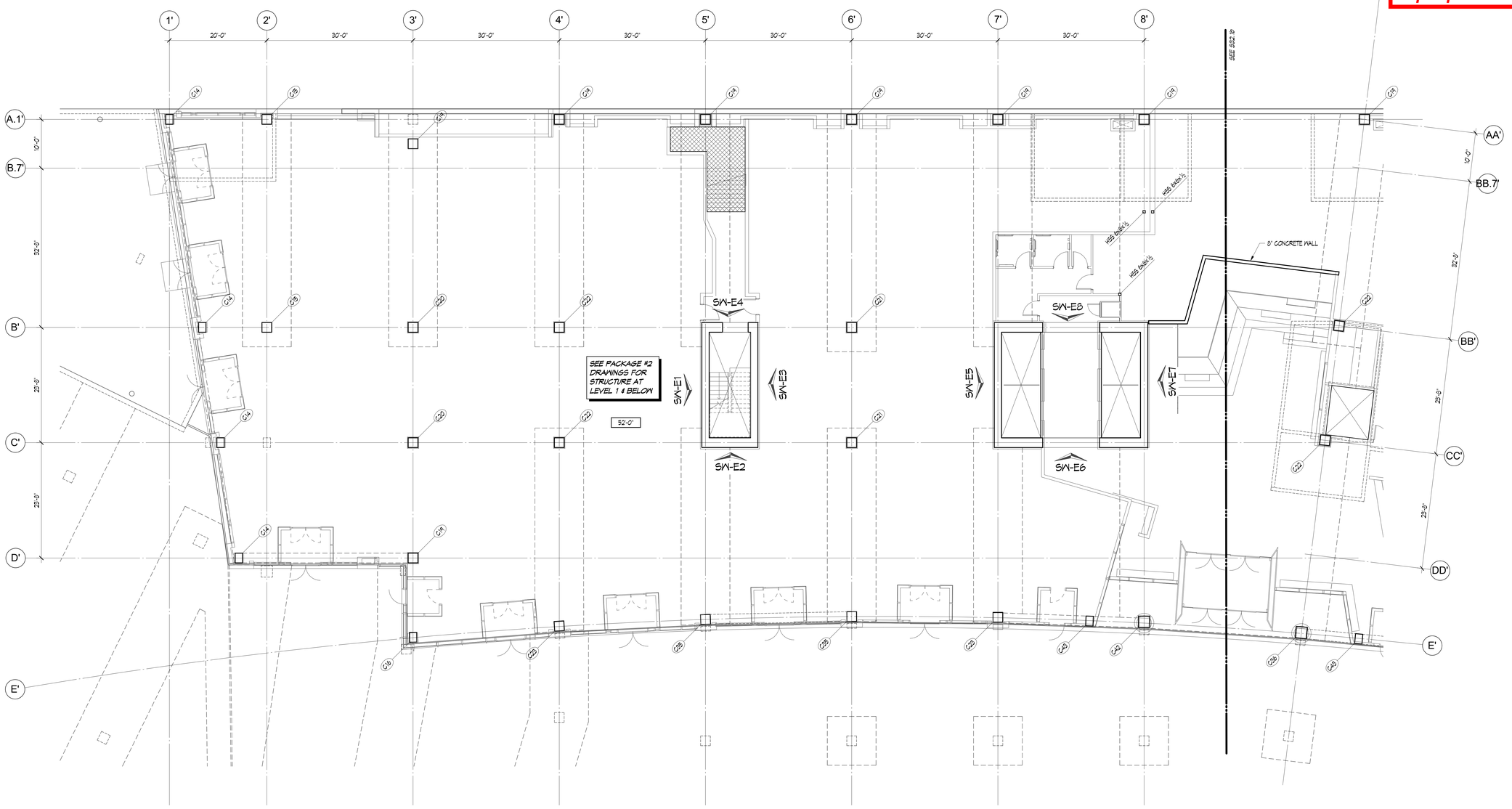
SHEET TITLE / NUMBER

LOADING DIAGRAMS

S31.03

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

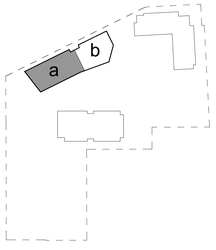


1 LEVEL 1 FLOOR PLAN a
1/8" = 1'-0"

PROJECT NORTH

SEE S32.2a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	Author
ISSUE DATE	4/15/2016

SEAL

BRIAN R. LACKEY
STATE OF WASHINGTON
45480
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

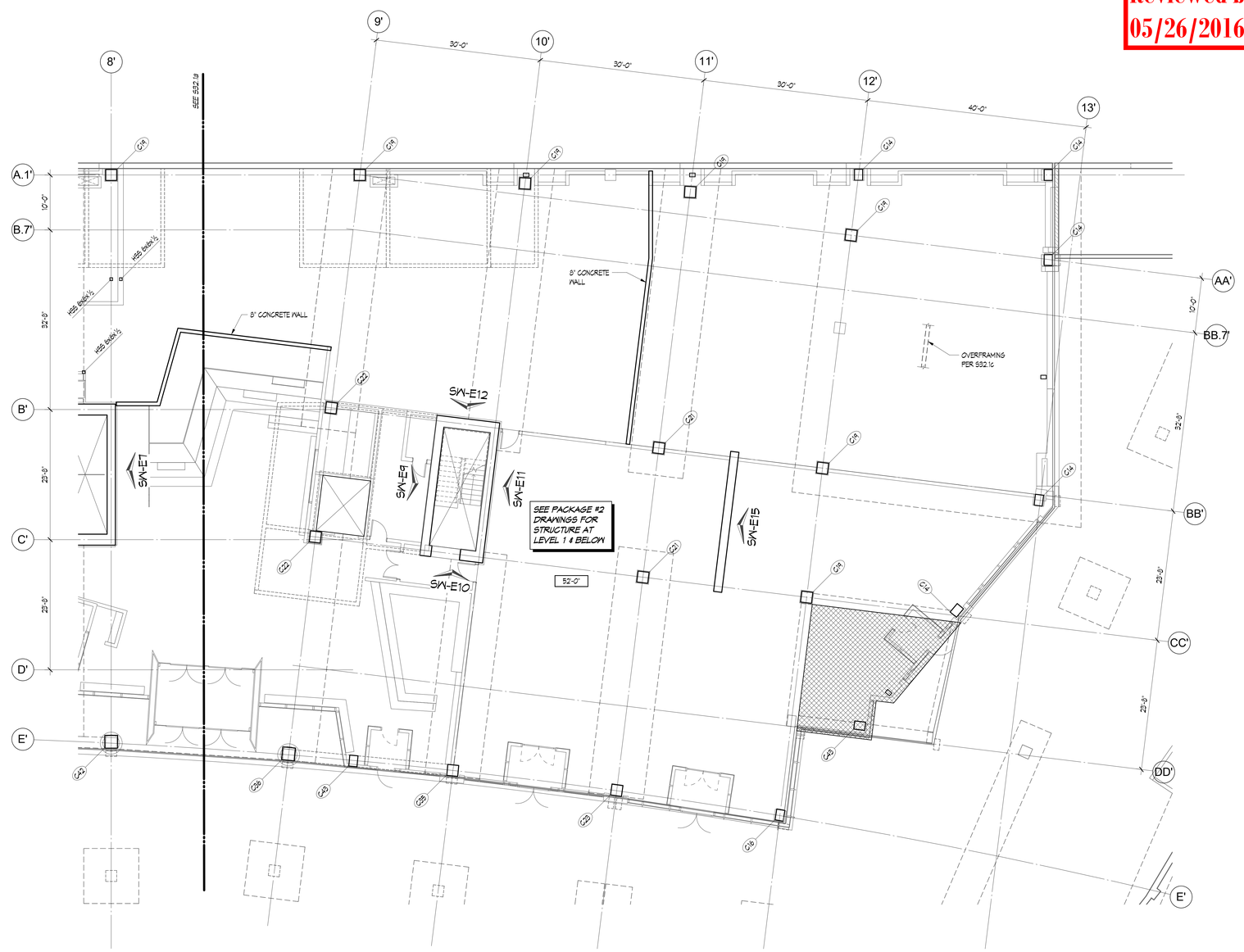
LEVEL 1 FLOOR PLAN a

S32.1a

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

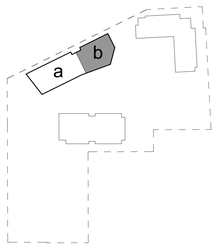


1 LEVEL 1 FLOOR PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE S32.2a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	Author
ISSUE DATE	4/15/2016

SEAL

05/24/16

SHEET TITLE / NUMBER

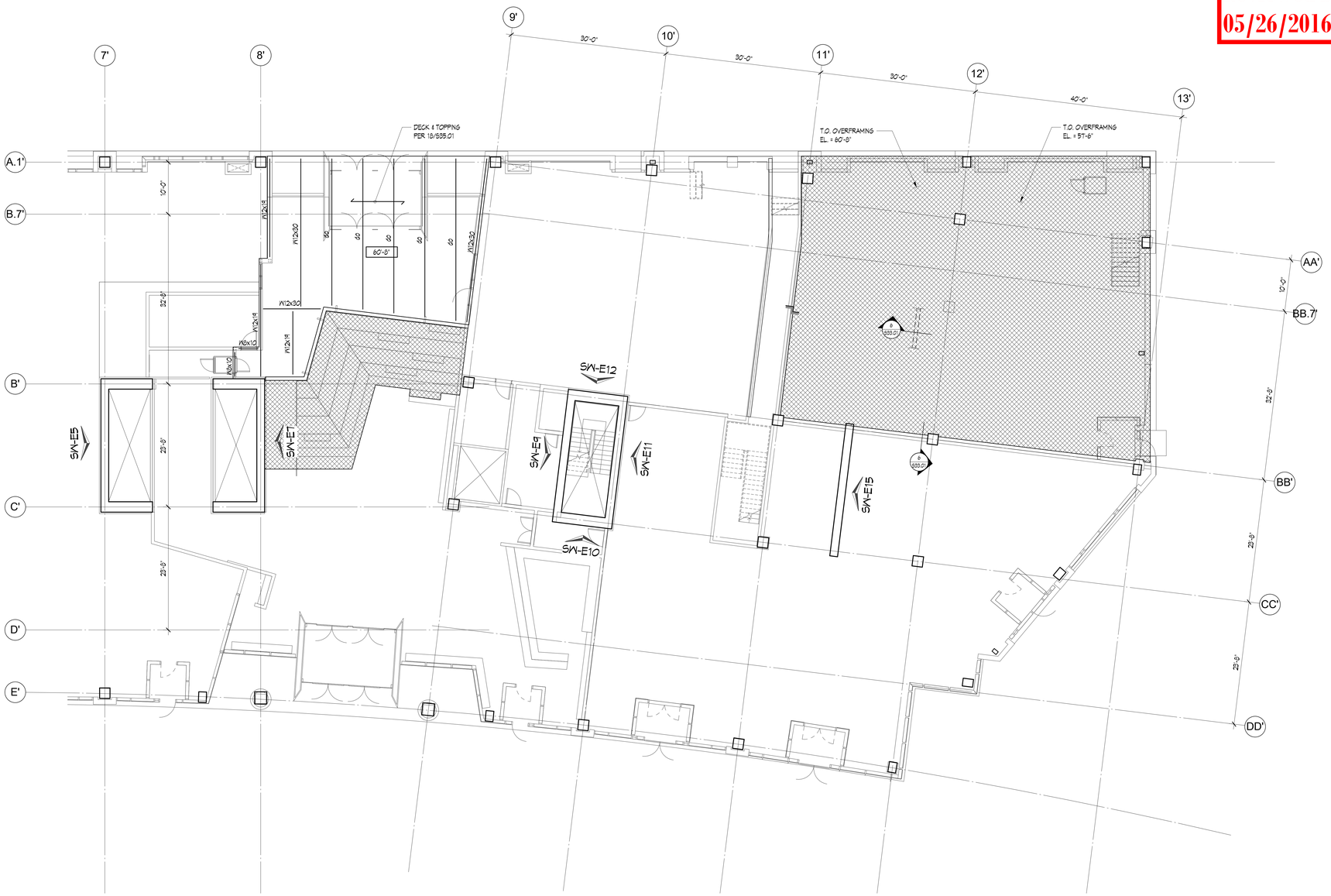
LEVEL 1 FLOOR PLAN b

S32.1b

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

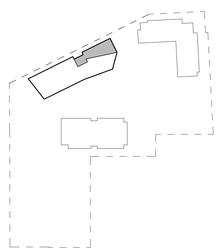
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



1 LEVEL 1.5 FLOOR PLAN
1/8" = 1'-0"

PROJECT NORTH

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

SHEET TITLE / NUMBER

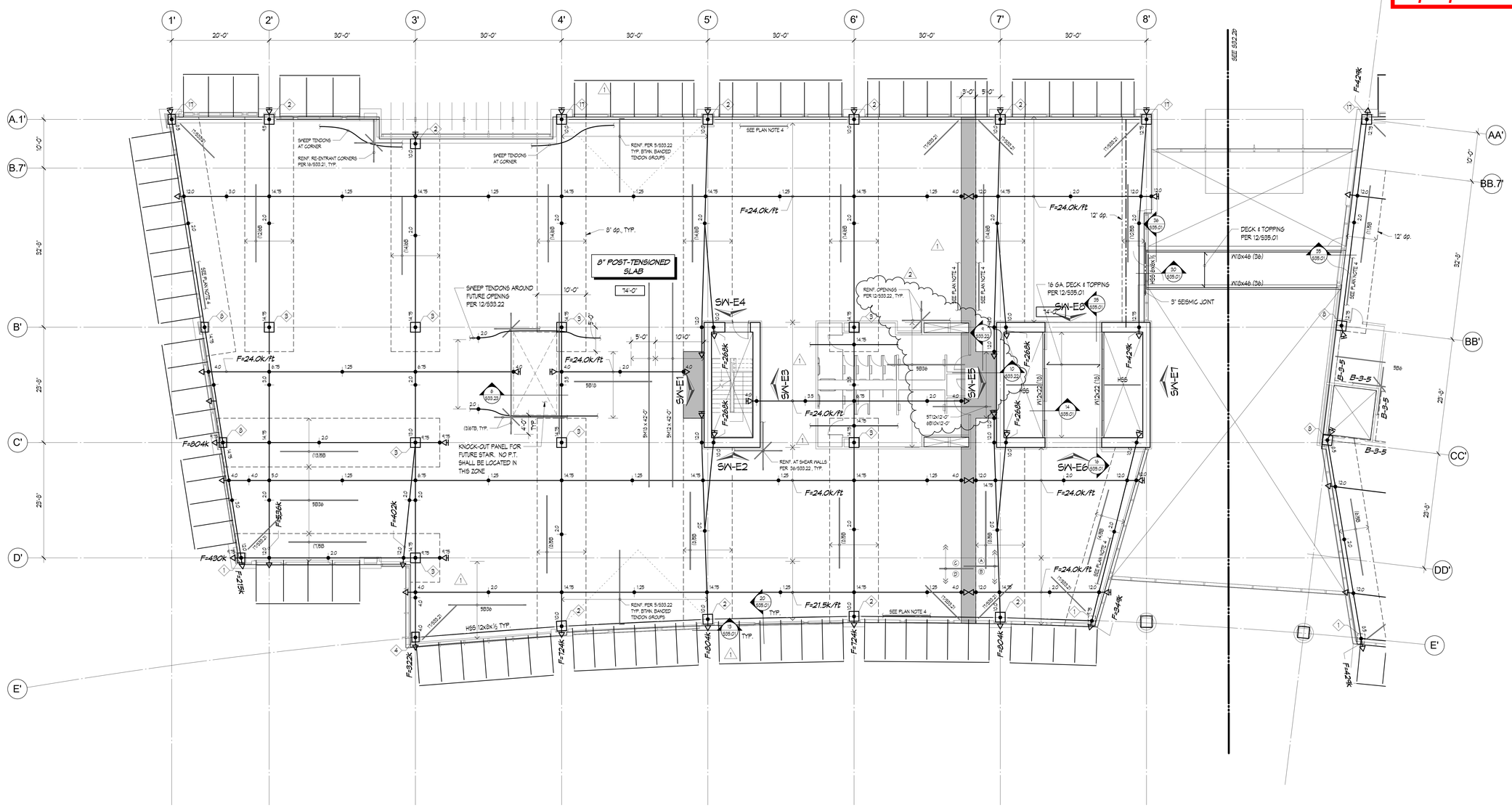
LEVEL 1.5 FLOOR PLAN

S32.1c

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



1 LEVEL 2 FLOOR PLAN a
1/8" = 1'-0"

PROJECT NORTH

PLAN NOTES:

1. T.O. SLAB ELEVATION, SLAB THICKNESS AND REINFORCING SHALL BE AS NOTED ON PLAN. VERIFY DIMENSIONS, SLOPES, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
2. SEE S33.21 & S33.22 FOR POST-TENSIONING GENERAL NOTES AND TYPICAL POST-TENSIONING DETAILS, INCLUDING ADDITIONAL REQUIRED REINFORCING.
3. SLABS ARE DESIGNED FOR 2-HOUR FIRE SEPARATION. PROVIDE 1" MIN. CLEAR COVER TO MILD REINFORCING. PROVIDE 1½" MIN. CLEAR COVER TO POST-TENSIONING REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEAR COVER AT INTERIOR SPANS.
4. PROVIDE (3)#6 T&B CONT. (SEE 30/S33.21 FOR PLACEMENT) ALONG PERIMETER OF SLAB WHERE NOTED ON PLAN. BARS ARE IN ADDITION TO (2)#4 EDGE BARS SHOWN IN 30/S33.21 AND ON PLAN. (3)#6 T&B ARE NOT REQUIRED WHERE CONCRETE SHEAR WALL REINFORCING OF 36/S33.22 IS REQUIRED.
5. CORE DRILLING OR ROTO-HAMMERING OF P.T. SLAB IS NOT PERMITTED WITHOUT ENGINEER APPROVAL. SEE NOTES OF 21/S33.21 .
6. MECHANICAL PIPING, ELECTRICAL FIXTURES AND OTHER HEAVY LOADS HUNG FROM P.T. SLAB SHALL BE SUPPORTED WITH UNISTRUT CONCRETE INSERTS OR EQUAL.
7. MECHANICAL PIPING AND ELECTRICAL CONDUIT SHALL PENETRATE THE P.T. SLAB AT ONLY PREDETERMINED SLEEVE LOCATIONS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF SLAB PENETRATIONS.
8. TENDON LOCATIONS SHALL BE MARKED ACCORDING TO DETAIL 20/S33.22 .
9. ALL STAIRS AND LANDINGS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS ARE DESIGN BUILD COMPONENTS. ALL DESIGN BUILD STEEL COMPONENTS SHALL BE DESIGNED, DETAILED, AND SUPPLIED BY THE STEEL FABRICATOR - SEE GENERAL STRUCTURAL NOTE 13. SUPPLY AND INSTALL COMPLETE STAIR SYSTEMS INCLUDING TREADS, RISERS, AND INTERMEDIATE LANDINGS. ANY NON-STEEL COMPONENTS INCLUDING FOOTINGS SHALL BE DESIGNED PER GENERAL STRUCTURAL NOTE 13 AND SHALL BE SUPPLIED AND INSTALLED BY SUPPLIERS AND SUBCONTRACTORS AS DIRECTED BY THE GENERAL CONTRACTOR.

LEGEND:

- x'-x" — TOP OF SLAB ELEVATION
- x'-x" — BOTTOM OF SLAB (SOFFIT) ELEVATION
- STRESSING END OF P.T. STRAND
- x.x — TENDON HEIGHT TO CGS FROM BOTTOM OF SLAB
- ANCHOR END OF P.T. STRAND
- * — DENOTES TENDON HEIGHT OR MILD STEEL PLACEMENT WITH REFERENCE TO BOTTOM OF THICKENED SLAB
- x" dp. — DEPTH OF DROP IN SLAB SOFFIT
- STEP IN TOP OF SLAB
- x — STUDRAIL CALLOUT PER 36/S33.23
- CLOSURE/POUR STRIP PER 18/S33.22
- A B C D — CLOSURE POUR REINFORCING PER 18/S33.22
- Cx — COLUMN MARK PER SCHEDULE OF 35/S33.02 , 36/S33.03 , & 36/S33.04
- B-x — BEAM PER SCHEDULE OF 36/S33.20
- OVERFRAMING PER DETAILS
- HSS — HSS 8x4x¼ PER 16/S33.01

BAR LEGEND:

(3) 5 B 15
- QUANTITY (WHERE SPECIFIED)
- BAR SIZE
- 'T' TOP, 'M' MIDDLE, or 'B' BOTTOM
- @ SPACING oc (EQ. SPACE IF NOT SPECIFIED)

SEISMIC FORCE RESISTING SYSTEM LEGEND:

(SEE GENERAL STRUCTURAL NOTE 16.)

- SW-x — SHEAR WALL PER ELEVATION OF SHEET S33.11 THRU S33.13
- STRUT — DRAG STRUT OR CHORD COMPONENT OF THE SEISMIC FORCE RESISTING SYSTEM
- DIAPHRAGM — DIAPHRAGM CONSISTS OF THE FLOOR AND ROOF SLABS PER PLAN.

TYPICAL STUD RAILS & REINFORCING:

(1)7BT — (1)7BT — WHERE OCCURS PER PLAN

REINFORCING @ INTERIOR COLUMNS, TYPICAL U.O.N.

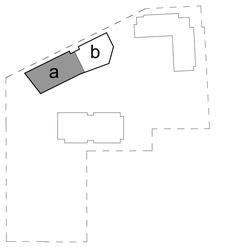
(14)7BT — (14)7BT — WHERE OCCURS PER PLAN — SLAB EDGE

REINFORCING @ CORNER COLUMNS, TYPICAL U.O.N.

(1)7BT — (1)7BT — WHERE OCCURS PER PLAN — SLAB EDGE

REINFORCING @ EXTERIOR COLUMNS, TYPICAL U.O.N.

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

05/24/16

SHEET TITLE / NUMBER

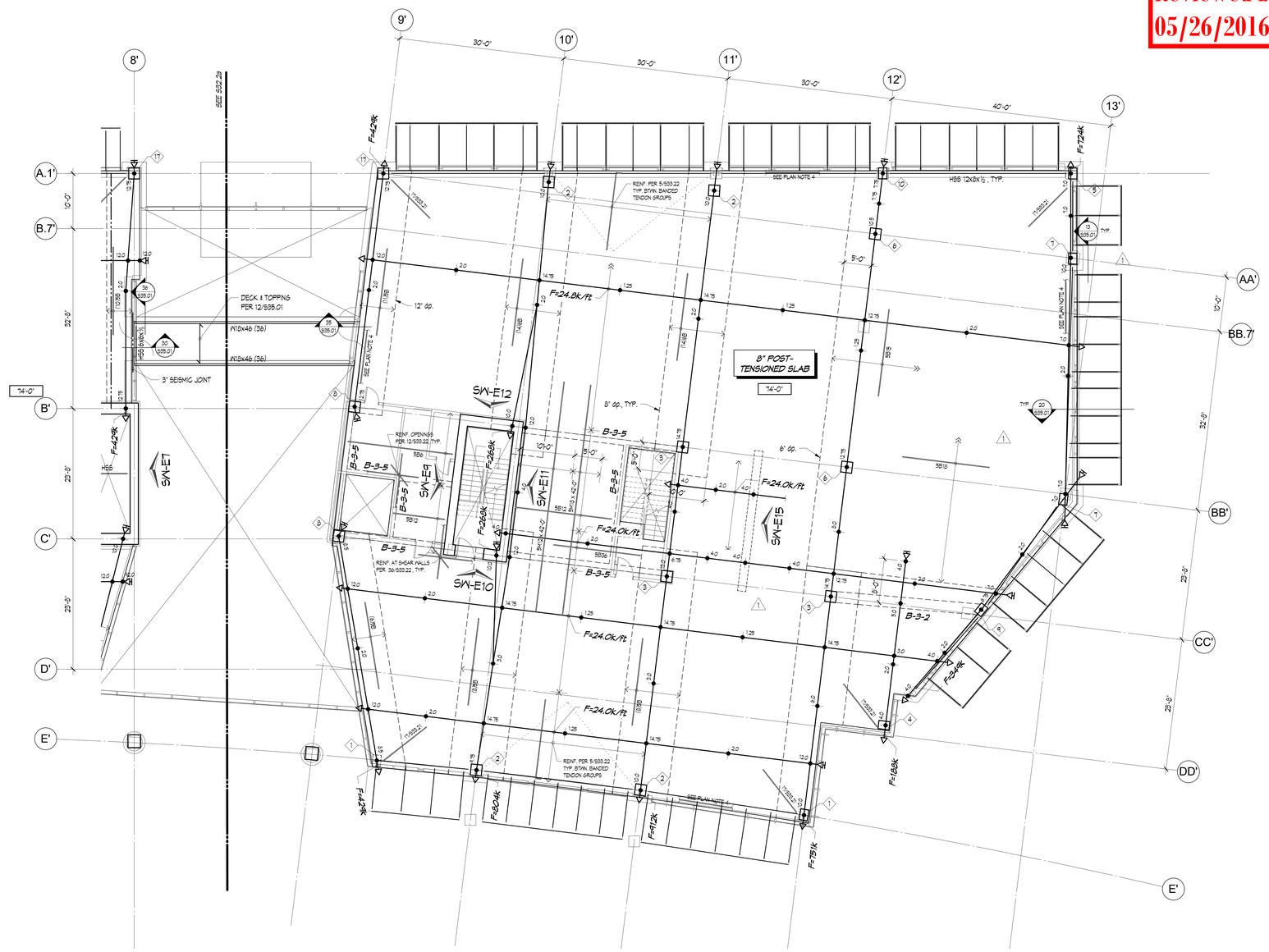
LEVEL 2 FLOOR PLAN a

S32.2a

- - BINDING STRIP - -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN
PORTER
LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING
STRUCTURAL AND CIVIL
ENGINEERING CORPORATION

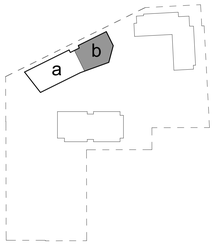


1 LEVEL 2 FLOOR PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE S32.2a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND
URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN P. ZACHAS
STATE OF WASHINGTON
43469
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

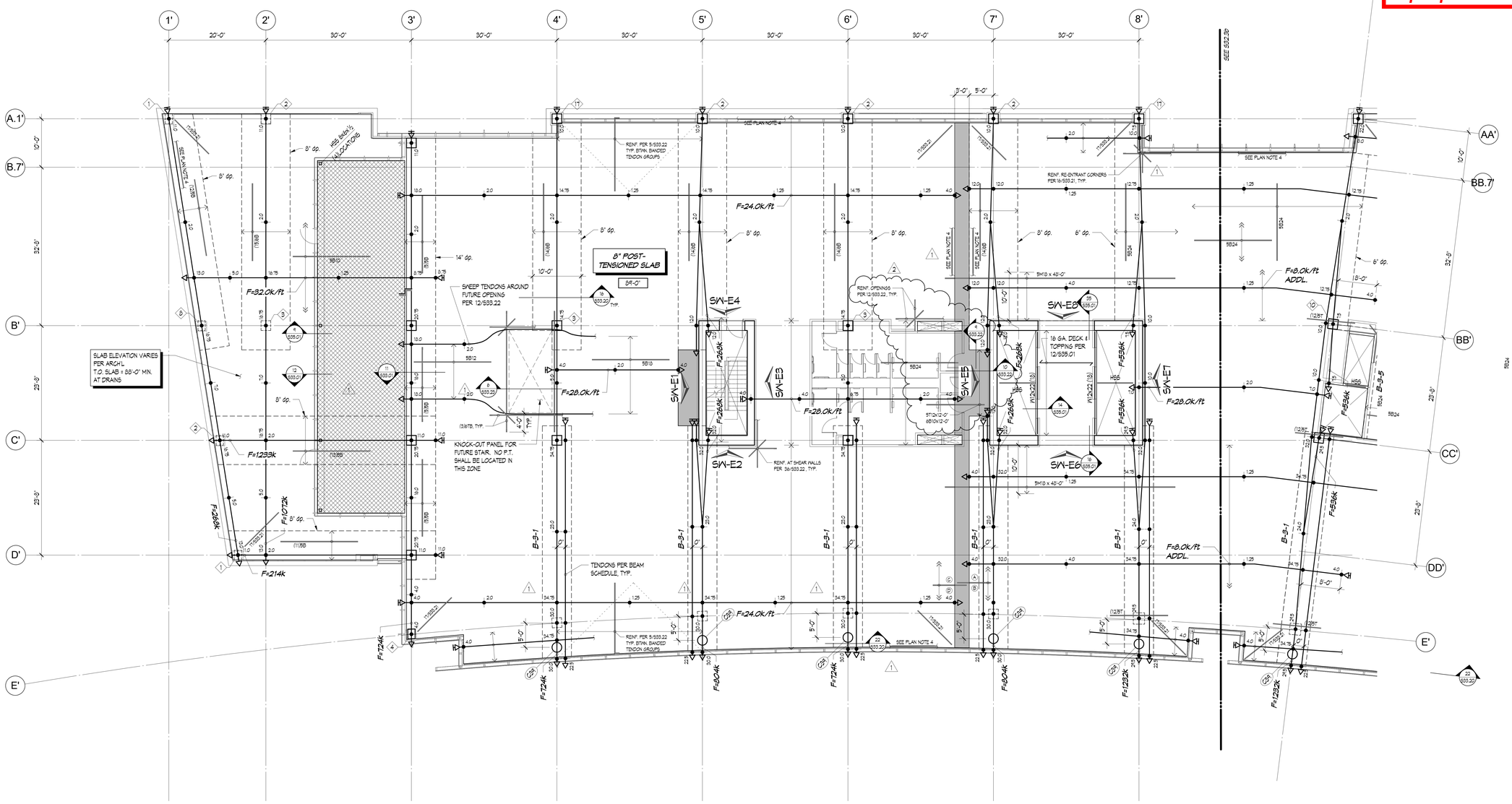
LEVEL 2 FLOOR PLAN b

S32.2b

- BINDING STRIP -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



1 LEVEL 3 FLOOR PLAN a
1/8" = 1'-0"

PROJECT NORTH

PLAN NOTES:

1. T.O. SLAB ELEVATION, SLAB THICKNESS AND REINFORCING SHALL BE AS NOTED ON PLAN. VERIFY DIMENSIONS, SLOPES, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
2. SEE S33.21 & S33.22 FOR POST-TENSIONING GENERAL NOTES AND TYPICAL POST-TENSIONING DETAILS, INCLUDING ADDITIONAL REQUIRED REINFORCING.
3. SLABS ARE DESIGNED FOR 2-HOUR FIRE SEPARATION. PROVIDE 1" MIN. CLEAR COVER TO MILD REINFORCING. PROVIDE 1½" MIN. CLEAR COVER TO POST-TENSIONING REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEAR COVER AT INTERIOR SPANS.
4. PROVIDE (3)#6 T&B CONT. (SEE 30/S33.21 FOR PLACEMENT) ALONG PERIMETER OF SLAB WHERE NOTED ON PLAN. BARS ARE IN ADDITION TO (2)#4 EDGE BARS SHOWN IN 30/S33.21 AND ON PLAN. (3)#6 T&B ARE NOT REQUIRED WHERE CONCRETE SHEAR WALL REINFORCING OF 36/S33.22 IS REQUIRED.
5. CORE DRILLING OR ROTO-HAMMERING OF P.T. SLAB IS NOT PERMITTED WITHOUT ENGINEER APPROVAL. SEE NOTES OF 21/S33.21 .
6. MECHANICAL PIPING, ELECTRICAL FIXTURES AND OTHER HEAVY LOADS HUNG FROM P.T. SLAB SHALL BE SUPPORTED WITH UNISTRUT CONCRETE INSERTS OR EQUAL.
7. MECHANICAL PIPING AND ELECTRICAL CONDUIT SHALL PENETRATE THE P.T. SLAB AT ONLY PREDETERMINED SLEEVE LOCATIONS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF SLAB PENETRATIONS.
8. TENDON LOCATIONS SHALL BE MARKED ACCORDING TO DETAIL 20/S33.22 .
9. ALL STAIRS AND LANDINGS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS ARE DESIGN BUILD COMPONENTS. ALL DESIGN BUILD STEEL COMPONENTS SHALL BE DESIGNED, DETAILED, AND SUPPLIED BY THE STEEL FABRICATOR - SEE GENERAL STRUCTURAL NOTE 13. SUPPLY AND INSTALL COMPLETE STAIR SYSTEMS INCLUDING TREADS, RISERS, AND INTERMEDIATE LANDINGS. ANY NON-STEEL COMPONENTS INCLUDING FOOTINGS SHALL BE DESIGNED PER GENERAL STRUCTURAL NOTE 13 AND SHALL BE SUPPLIED AND INSTALLED BY SUPPLIERS AND SUBCONTRACTORS AS DIRECTED BY THE GENERAL CONTRACTOR.

LEGEND:

- x'-x" — TOP OF SLAB ELEVATION
- x'-x" — BOTTOM OF SLAB (SOFFIT) ELEVATION
- STRESSING END OF P.T. STRAND
- x.x — TENDON HEIGHT TO CGS FROM BOTTOM OF SLAB
- ANCHOR END OF P.T. STRAND
- * — DENOTES TENDON HEIGHT OR MILD STEEL PLACEMENT WITH REFERENCE TO BOTTOM OF THICKENED SLAB
- x" dp. — DEPTH OF DROP IN SLAB SOFFIT
- STEP IN TOP OF SLAB
- X — STUDRAIL CALLOUT PER 36/S33.23
- CLOSURE/POUR STRIP PER 18/S33.22
- A B C D — CLOSURE POUR REINFORCING PER 18/S33.22
- CX — COLUMN MARK PER SCHEDULE OF 35/S33.02 , 36/S33.03 , & 36/S33.04
- B-x — BEAM PER SCHEDULE OF 36/S33.20
- OVERFRAMING PER DETAILS
- HSS — HSS 8x4x¼ PER 16/S33.01

BAR LEGEND:

(8) 5 B 15
- QUANTITY (WHERE SPECIFIED)
- BAR SIZE
- "T" TOP, "M" MIDDLE, or "B" BOTTOM
- @ SPACING oc (EQ. SPACE IF NOT SPECIFIED)

SEISMIC FORCE RESISTING SYSTEM LEGEND:

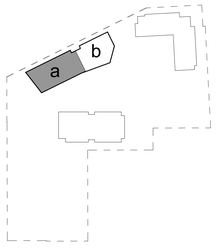
(SEE GENERAL STRUCTURAL NOTE 16.)

- SW-x — SHEAR WALL PER ELEVATION OF SHEET S33.11 THRU S33.13
- STRUT — DRAG STRUT OR CHORD COMPONENT OF THE SEISMIC FORCE RESISTING SYSTEM
- DIAPHRAGM — DIAPHRAGM CONSISTS OF THE FLOOR AND ROOF SLABS PER PLAN.

TYPICAL STUD RAILS & REINFORCING:

- (1)0/BT — WHERE OCCURS PER PLAN
- REINFORCING @ INTERIOR COLUMNS, TYPICAL U.O.N.
- (1)4/BT — WHERE OCCURS PER PLAN; SLAB EDGE
- REINFORCING @ CORNER COLUMNS, TYPICAL U.O.N.
- (1)0/BT — WHERE OCCURS PER PLAN; SLAB EDGE
- REINFORCING @ EXTERIOR COLUMNS, TYPICAL U.O.N.

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

STATE OF WASHINGTON — 43469 — DAVID A. MACKAY — PROFESSIONAL ENGINEER — 05/24/16

SHEET TITLE / NUMBER

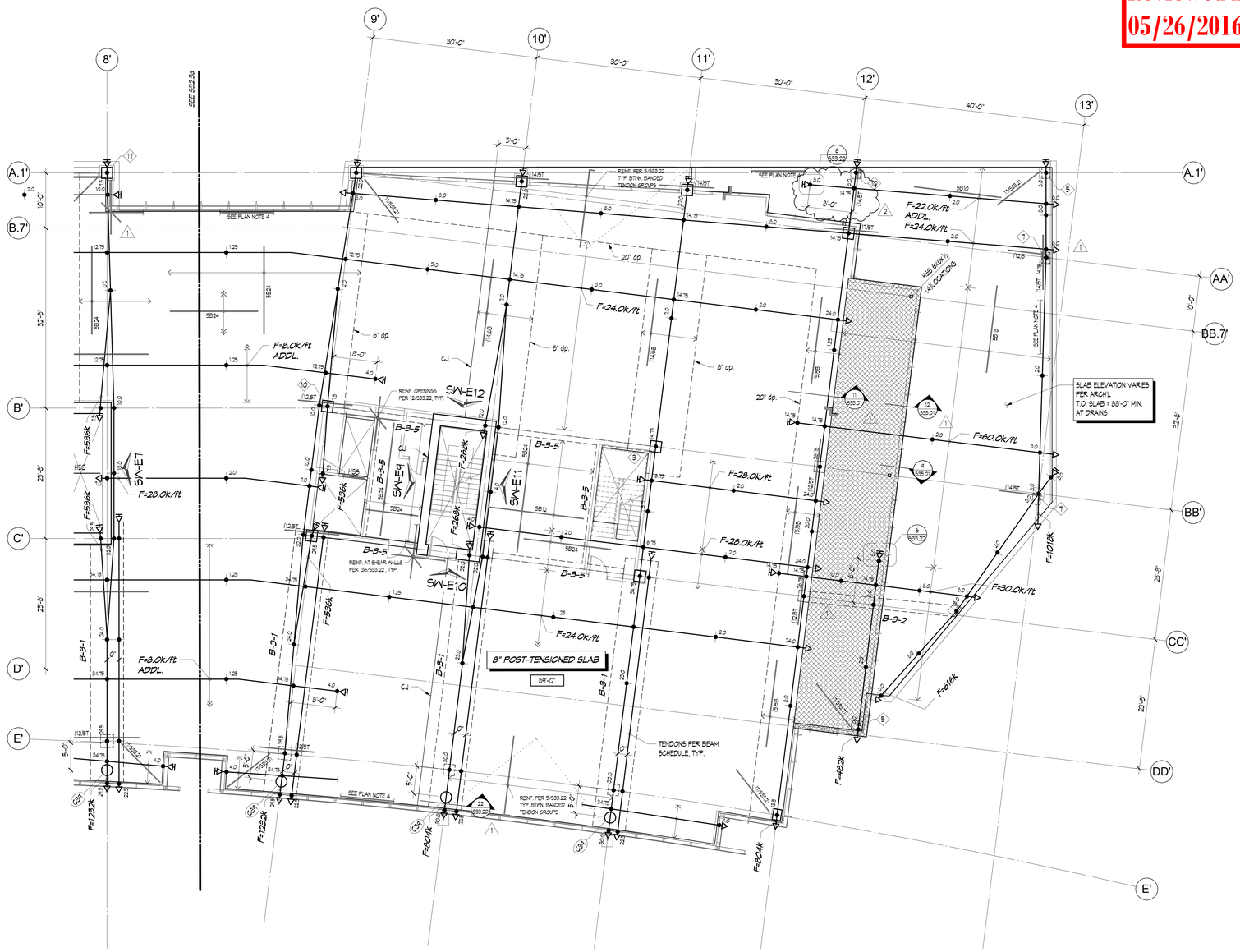
LEVEL 3 FLOOR PLAN a

S32.3a

- - BINDING STRIP - -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

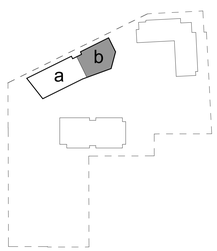


1 LEVEL 3 FLOOR PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE 532.3a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

JOSHUA R. ZACKAS
STATE OF WASHINGTON
43469
PROFESSIONAL ENGINEER
05/24/16

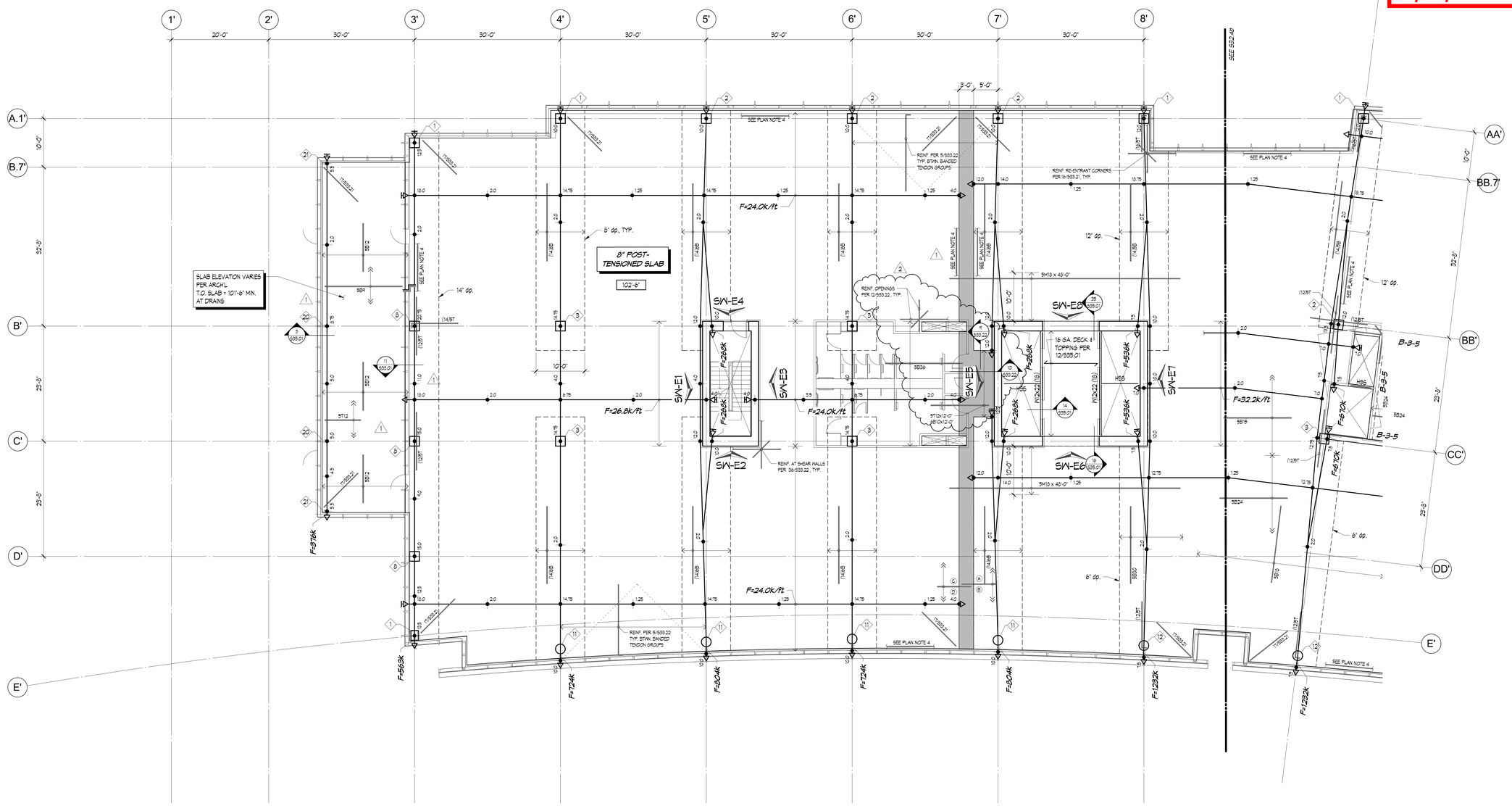
SHEET TITLE / NUMBER

LEVEL 3 FLOOR PLAN b

S32.3b

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



1 LEVEL 4 FLOOR PLAN a
1/8" = 1'-0"

PROJECT NORTH

PLAN NOTES:

1. T.O. SLAB ELEVATION, SLAB THICKNESS AND REINFORCING SHALL BE AS NOTED ON PLAN. VERIFY DIMENSIONS, SLOPES, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
2. SEE S33.21 & S33.22 FOR POST-TENSIONING GENERAL NOTES AND TYPICAL POST-TENSIONING DETAILS, INCLUDING ADDITIONAL REQUIRED REINFORCING.
3. SLABS ARE DESIGNED FOR 2-HOUR FIRE SEPARATION. PROVIDE 1" MIN. CLEAR COVER TO MILD REINFORCING. PROVIDE 1½" MIN. CLEAR COVER TO POST-TENSIONING REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEAR COVER AT INTERIOR SPANS.
4. PROVIDE (3)#6 T&B CONT. (SEE 30/S33.21 FOR PLACEMENT) ALONG PERIMETER OF SLAB WHERE NOTED ON PLAN. BARS ARE IN ADDITION TO (2)#4 EDGE BARS SHOWN IN 30/S33.21 AND ON PLAN. (3)#6 T&B ARE NOT REQUIRED WHERE CONCRETE SHEAR WALL REINFORCING OF 36/S33.22 IS REQUIRED.
5. CORE DRILLING OR ROTO-HAMMERING OF P.T. SLAB IS NOT PERMITTED WITHOUT ENGINEER APPROVAL. SEE NOTES OF 21/S33.21 .
6. MECHANICAL PIPING, ELECTRICAL FIXTURES AND OTHER HEAVY LOADS HUNG FROM P.T. SLAB SHALL BE SUPPORTED WITH UNISTRUT CONCRETE INSERTS OR EQUAL.
7. MECHANICAL PIPING AND ELECTRICAL CONDUIT SHALL PENETRATE THE P.T. SLAB AT ONLY PREDETERMINED SLEEVE LOCATIONS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF SLAB PENETRATIONS.
8. TENDON LOCATIONS SHALL BE MARKED ACCORDING TO DETAIL 20/S33.22 .
9. ALL STAIRS AND LANDINGS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS ARE DESIGN BUILD COMPONENTS. ALL DESIGN BUILD STEEL COMPONENTS SHALL BE DESIGNED, DETAILED, AND SUPPLIED BY THE STEEL FABRICATOR - SEE GENERAL STRUCTURAL NOTE 13. SUPPLY AND INSTALL COMPLETE STAIR SYSTEMS INCLUDING TREADS, RISERS, AND INTERMEDIATE LANDINGS. ANY NON-STEEL COMPONENTS INCLUDING FOOTINGS SHALL BE DESIGNED PER GENERAL STRUCTURAL NOTE 13 AND SHALL BE SUPPLIED AND INSTALLED BY SUPPLIERS AND SUBCONTRACTORS AS DIRECTED BY THE GENERAL CONTRACTOR.

LEGEND:

- x'-x" — TOP OF SLAB ELEVATION
- x'-x" — BOTTOM OF SLAB (SOFFIT) ELEVATION
- STRESSING END OF P.T. STRAND
- xx — TENDON HEIGHT TO CGS FROM BOTTOM OF SLAB
- ANCHOR END OF P.T. STRAND
- * — DENOTES TENDON HEIGHT OR MILD STEEL PLACEMENT WITH REFERENCE TO BOTTOM OF THICKENED SLAB
- x" dp. — DEPTH OF DROP IN SLAB SOFFIT
- STEP IN TOP OF SLAB
- x — STUDRAIL CALLOUT PER 36/S33.23
- CLOSURE/POUR STRIP PER 18/S33.22
- A/B C/D — CLOSURE POUR REINFORCING PER 18/S33.22
- Cx — COLUMN MARK PER SCHEDULE OF 35/S33.02 , 36/S33.03 , & 36/S33.04
- B-x — BEAM PER SCHEDULE OF 36/S33.20
- OVERFRAMING PER DETAILS
- HSS — HSS 8x4x¼ PER 18/S33.01

BAR LEGEND:

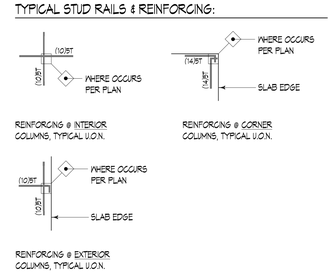
(b) 5 B 15
- QUANTITY (WHERE SPECIFIED)
- BAR SIZE
- 'T' TOP, 'M' MIDDLE, or 'B' BOTTOM
- @ SPACING oc (EQ. SPACE IF NOT SPECIFIED)

SEISMIC FORCE RESISTING SYSTEM LEGEND:

(SEE GENERAL STRUCTURAL NOTE 16.)

- SW-x — SHEAR WALL PER ELEVATION OF SHEET S33.11 THRU S33.13
- STRUT — DRAG STRUT OR CHORD COMPONENT OF THE SEISMIC FORCE RESISTING SYSTEM
- DIAPHRAGM — DIAPHRAGM CONSISTS OF THE FLOOR AND ROOF SLABS PER PLAN.

TYPICAL STUD RAILS & REINFORCING:

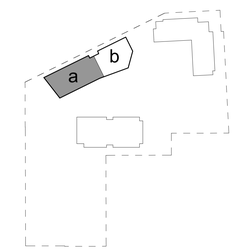


REINFORCING @ INTERIOR COLUMNS, TYPICAL U.O.N.

REINFORCING @ CORNER COLUMNS, TYPICAL U.O.N.

REINFORCING @ EXTERIOR COLUMNS, TYPICAL U.O.N.

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. MACKEY — STATE OF WASHINGTON — 43469 — PROFESSIONAL ENGINEER — 05/24/16

SHEET TITLE / NUMBER

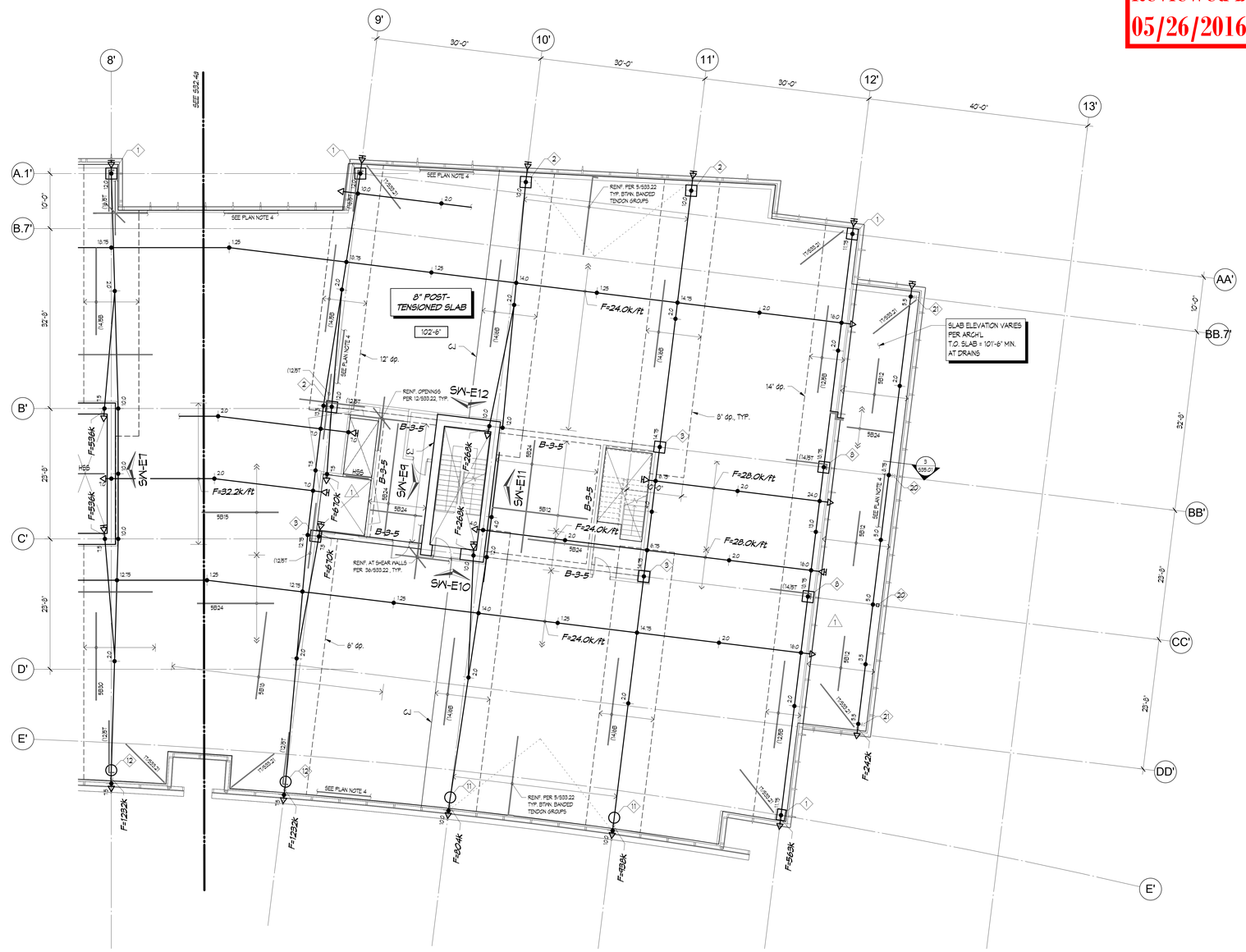
LEVEL 4 FLOOR PLAN a

S32.4a

STRIP - BINDING

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

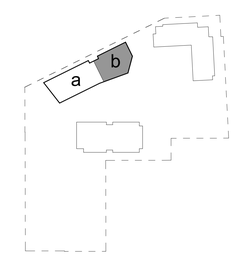


1 LEVEL 4 FLOOR PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE S32.4a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN P. JACOBS
STATE OF WASHINGTON
43469
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

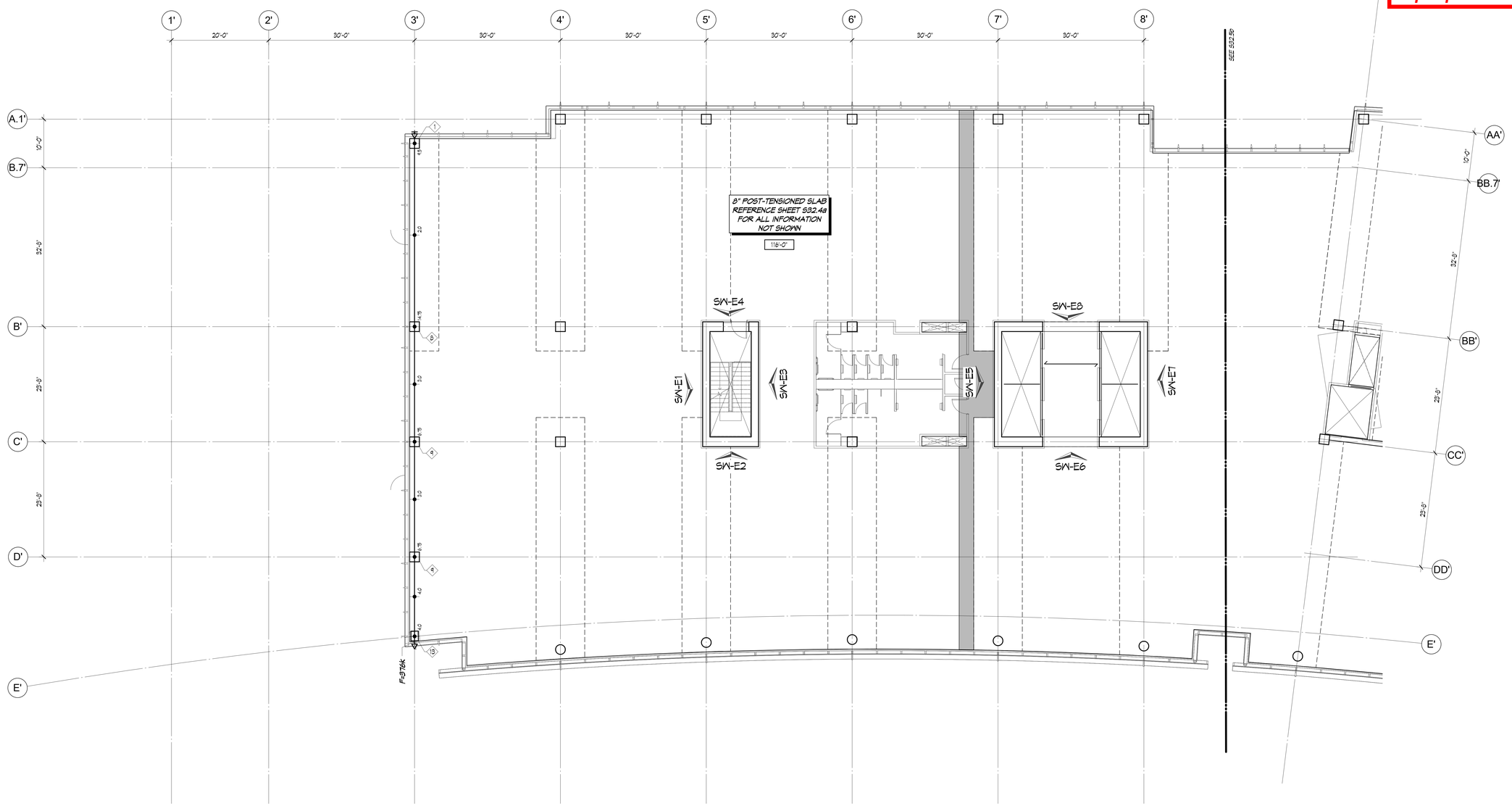
LEVEL 4 FLOOR PLAN b

S32.4b

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

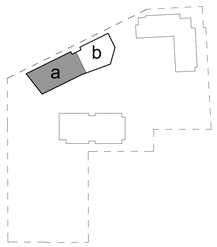


1 LEVEL 5 FLOOR PLAN a
1/8" = 1'-0"

PROJECT NORTH

SEE S32.4a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. JACKS
STATE OF WASHINGTON
43469
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

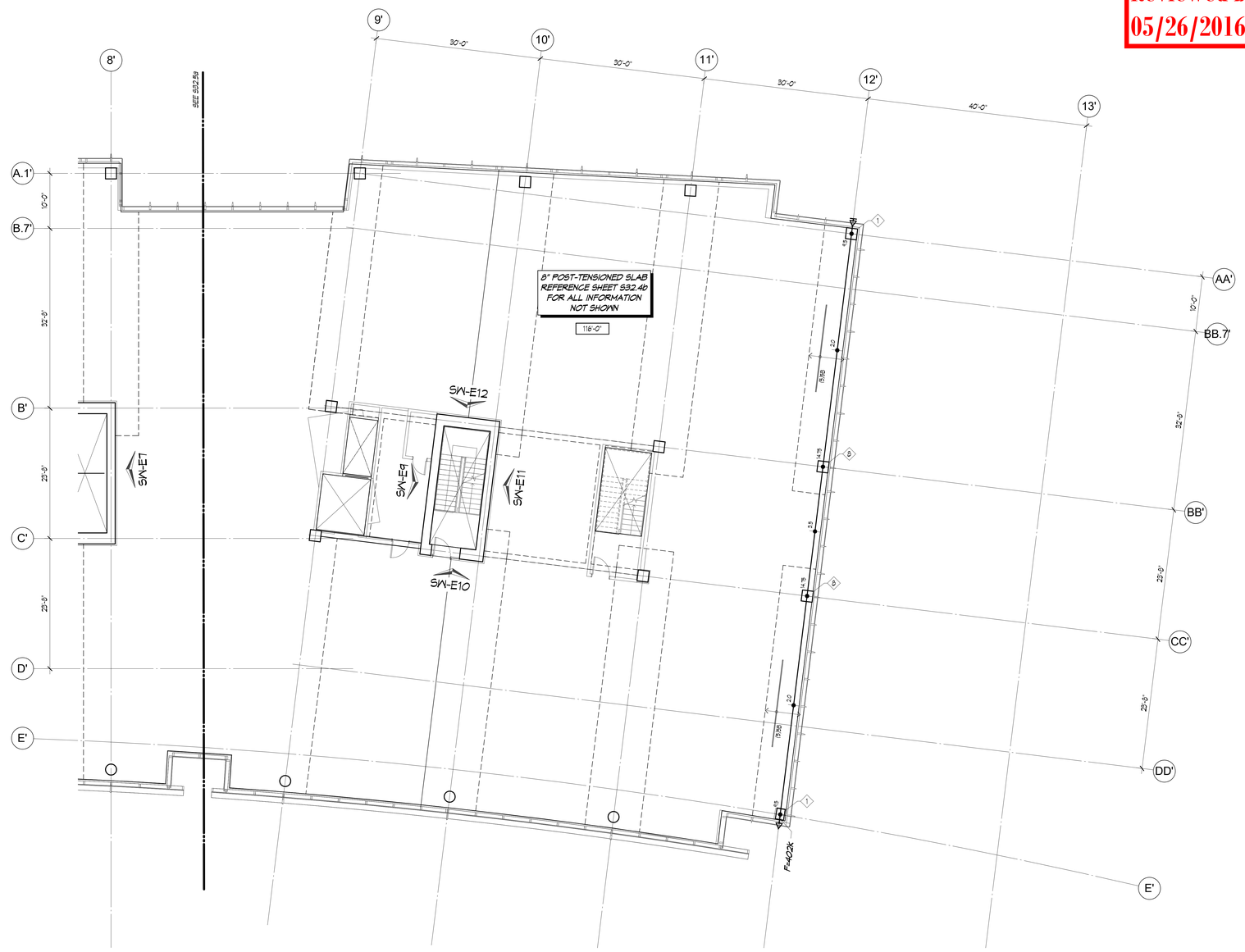
LEVEL 5 FLOOR PLAN a

S32.5a

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING
STRUCTURAL AND CIVIL
ENGINEERING CORPORATION

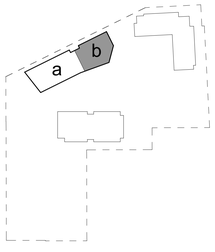


1 LEVEL 5 FLOOR PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE S32.4a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. LARSEN
STATE OF WASHINGTON
43489
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

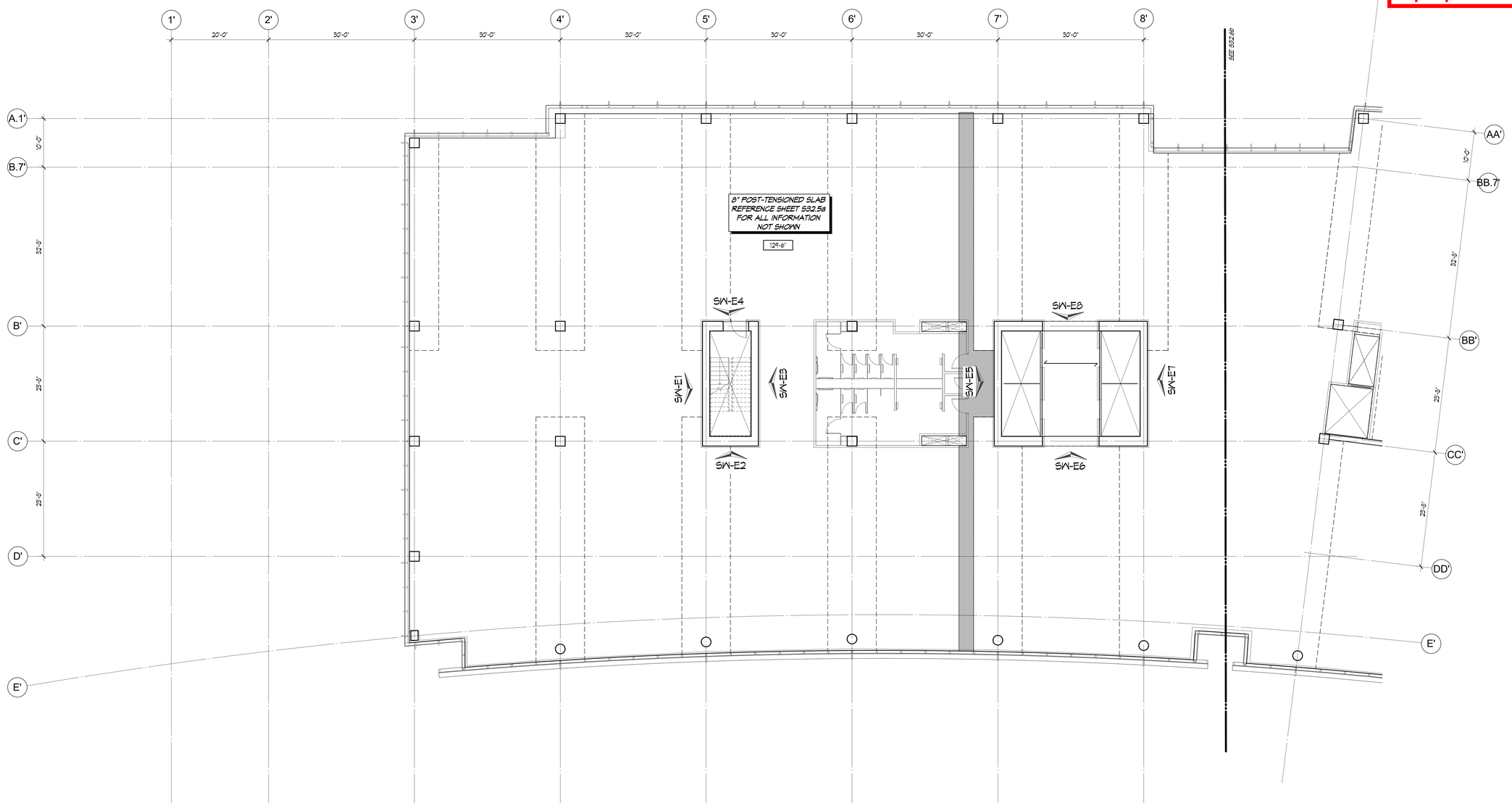
LEVEL 5 FLOOR PLAN b

S32.5b

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

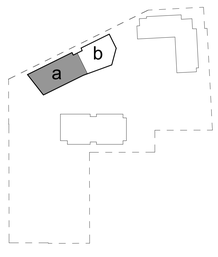


1 LEVEL 6 FLOOR PLAN a
1/8" = 1'-0"

PROJECT NORTH

SEE S32.4a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

05/24/16

SHEET TITLE / NUMBER

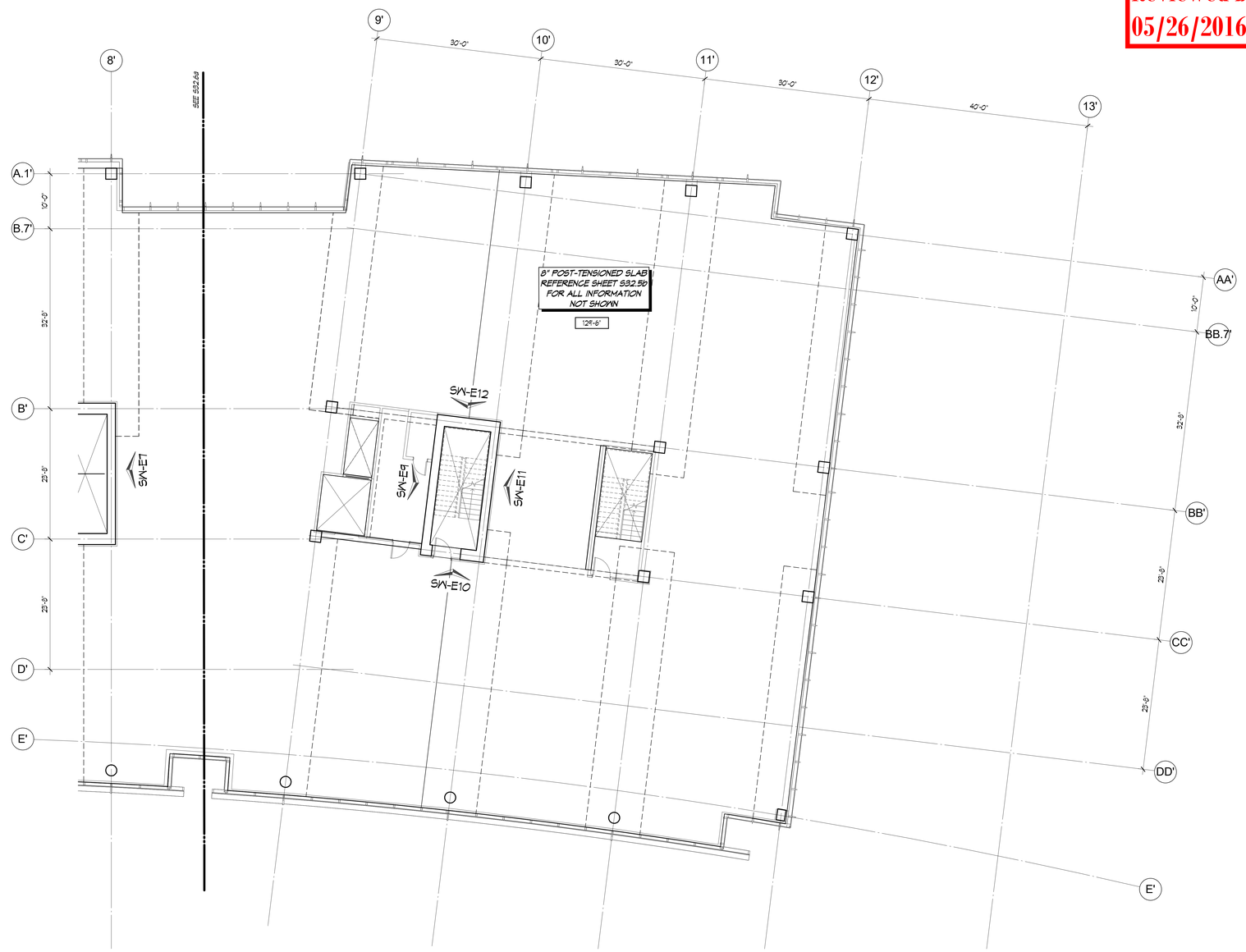
LEVEL 6 FLOOR PLAN a

S32.6a

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING
STRUCTURAL AND CIVIL
ENGINEERING CORPORATION

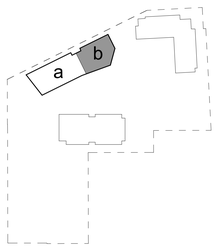


1 LEVEL 6 FLOOR PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE S32.4a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. LACKEY
STATE OF WASHINGTON
43469
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

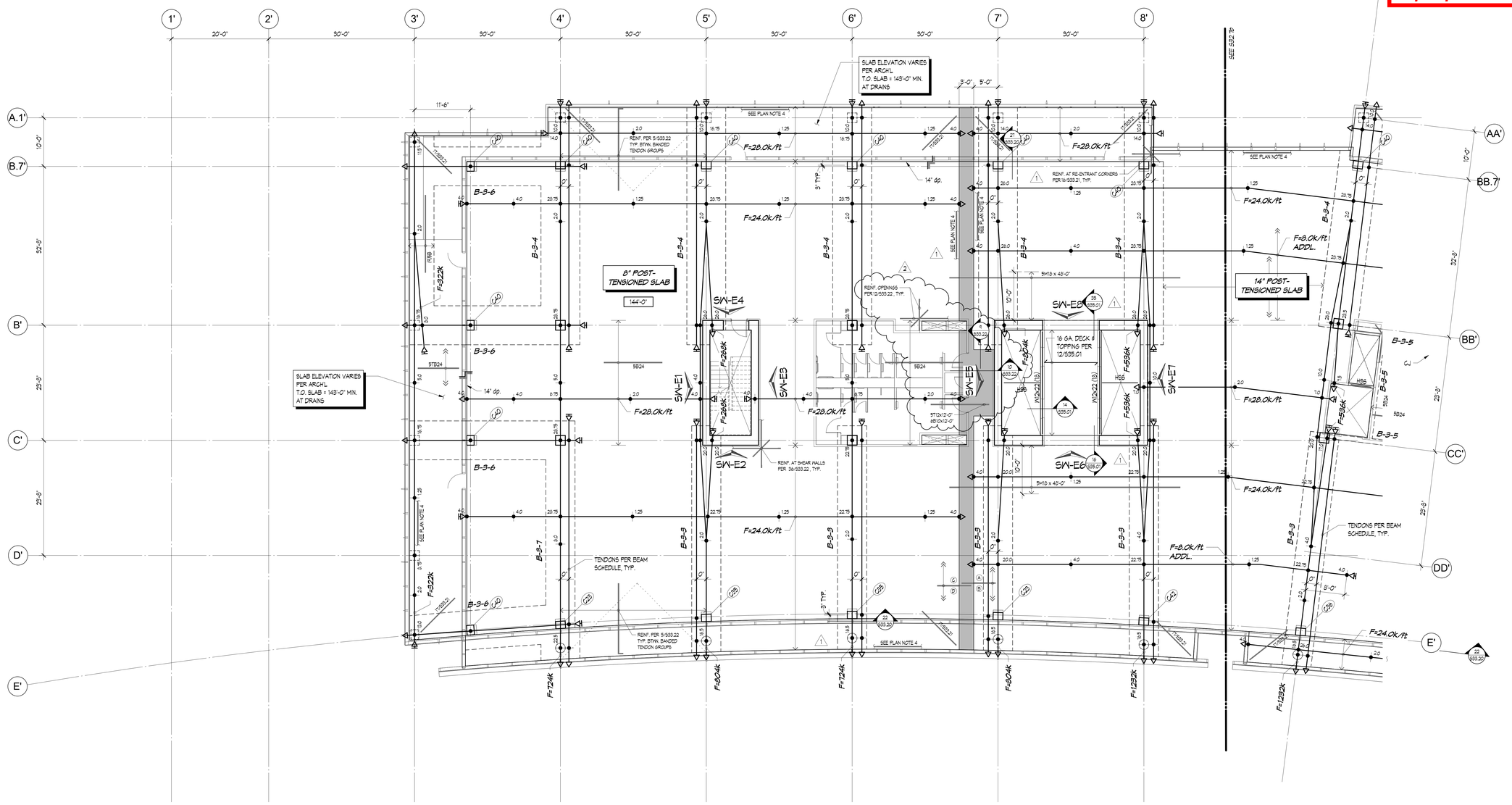
LEVEL 6 FLOOR PLAN b

S32.6b

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



1 LEVEL 7 FLOOR PLAN a
1/8" = 1'-0"

PROJECT NORTH

PLAN NOTES:

1. T.O. SLAB ELEVATION, SLAB THICKNESS AND REINFORCING SHALL BE AS NOTED ON PLAN. VERIFY DIMENSIONS, SLOPES, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
2. SEE S33.21 & S33.22 FOR POST-TENSIONING GENERAL NOTES AND TYPICAL POST-TENSIONING DETAILS, INCLUDING ADDITIONAL REQUIRED REINFORCING.
3. SLABS ARE DESIGNED FOR 2-HOUR FIRE SEPARATION. PROVIDE 1" MIN. CLEAR COVER TO MILD REINFORCING. PROVIDE 1½" MIN. CLEAR COVER TO POST-TENSIONING REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEAR COVER AT INTERIOR SPANS.
4. PROVIDE (3)#6 T&B CONT. (SEE 30/S33.21 FOR PLACEMENT) ALONG PERIMETER OF SLAB WHERE NOTED ON PLAN. BARS ARE IN ADDITION TO (2)#4 EDGE BARS SHOWN IN 30/S33.21 AND ON PLAN. (3)#6 T&B ARE NOT REQUIRED WHERE CONCRETE SHEAR WALL REINFORCING OF 36/S33.22 IS REQUIRED.
5. CORE DRILLING OR ROTO-HAMMERING OF P.T. SLAB IS NOT PERMITTED WITHOUT ENGINEER APPROVAL. SEE NOTES OF 21/S33.21 .
6. MECHANCAL PIPING, ELECTRICAL FIXTURES AND OTHER HEAVY LOADS HUNG FROM P.T. SLAB SHALL BE SUPPORTED WITH UNISTRUT CONCRETE INSERTS OR EQUAL.
7. MECHANCAL PIPING AND ELECTRICAL CONDUIT SHALL PENETRATE THE P.T. SLAB AT ONLY PREDETERMINED SLEEVE LOCATIONS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF SLAB PENETRATIONS.
8. TENDON LOCATIONS SHALL BE MARKED ACCORDING TO DETAIL 20/S33.22 .
9. ALL STAIRS AND LANDINGS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS ARE DESIGN BUILD COMPONENTS. ALL DESIGN BUILD STEEL COMPONENTS SHALL BE DESIGNED, DETAILED AND SUPPLIED BY THE STEEL FABRICATOR - SEE GENERAL STRUCTURAL NOTE 13. SUPPLY AND INSTALL COMPLETE STAIR SYSTEMS INCLUDING TREADS, RISERS, AND INTERMEDIATE LANDINGS. ANY NON-STEEL COMPONENTS INCLUDING FOOTINGS SHALL BE DESIGNED PER GENERAL STRUCTURAL NOTE 13 AND SHALL BE SUPPLIED AND INSTALLED BY SUPPLIERS AND SUBCONTRACTORS AS DIRECTED BY THE GENERAL CONTRACTOR.

LEGEND:

- X'-X" — TOP OF SLAB ELEVATION
- X'-X" — BOTTOM OF SLAB (SOFFIT) ELEVATION
- STRESSING END OF P.T. STRAND
- XX — TENDON HEIGHT TO CGS FROM BOTTOM OF SLAB
- ANCHOR END OF P.T. STRAND
- * — DENOTES TENDON HEIGHT OR MILD STEEL PLACEMENT WITH REFERENCE TO BOTTOM OF THICKENED SLAB
- x" dp. — DEPTH OF DROP IN SLAB SOFFIT
- STEP IN TOP OF SLAB
- X — STUDRAIL CALLOUT PER 36/S33.23
- CLOSURE/POUR STRIP PER 18/S33.22
- A/B C/D — CLOSURE POUR REINFORCING PER 18/S33.22
- CX — COLUMN MARK PER SCHEDULE OF 35/S33.02 , 36/S33.03 , & 36/S33.04
- B-x — BEAM PER SCHEDULE OF 36/S33.20
- OVERFRAMING PER DETAILS
- HSS — HSS 8x4x¼ PER 16/S33.01

BAR LEGEND:

(8) 5 B 15
- QUANTITY (WHERE SPECIFIED)
- BAR SIZE
- T' TOP, 'M' MIDDLE, or 'B' BOTTOM
- @ SPACING oc (EQ. SPACE IF NOT SPECIFIED)

SEISMIC FORCE RESISTING SYSTEM LEGEND:

(SEE GENERAL STRUCTURAL NOTE 16.)

- S/N-x — SHEAR WALL PER ELEVATION OF SHEET S33.11 THRU S33.13
- STRUT — DRAG STRUT OR CHORD COMPONENT OF THE SEISMIC FORCE RESISTING SYSTEM
- DIAPHRAGM — DIAPHRAGM CONSISTS OF THE FLOOR AND ROOF SLABS PER PLAN.

TYPICAL STUD RAILS & REINFORCING:

(10)5T — WHERE OCCURS PER PLAN

REINFORCING @ INTERIOR COLUMNS, TYPICAL U.O.N.

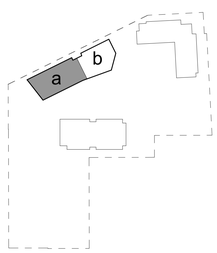
(14)5T — WHERE OCCURS PER PLAN; SLAB EDGE

REINFORCING @ CORNER COLUMNS, TYPICAL U.O.N.

(10)5T — WHERE OCCURS PER PLAN; SLAB EDGE

REINFORCING @ EXTERIOR COLUMNS, TYPICAL U.O.N.

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

STATE OF WASHINGTON — BRIAN R. ZAGERS — 43403 — REGISTERED PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

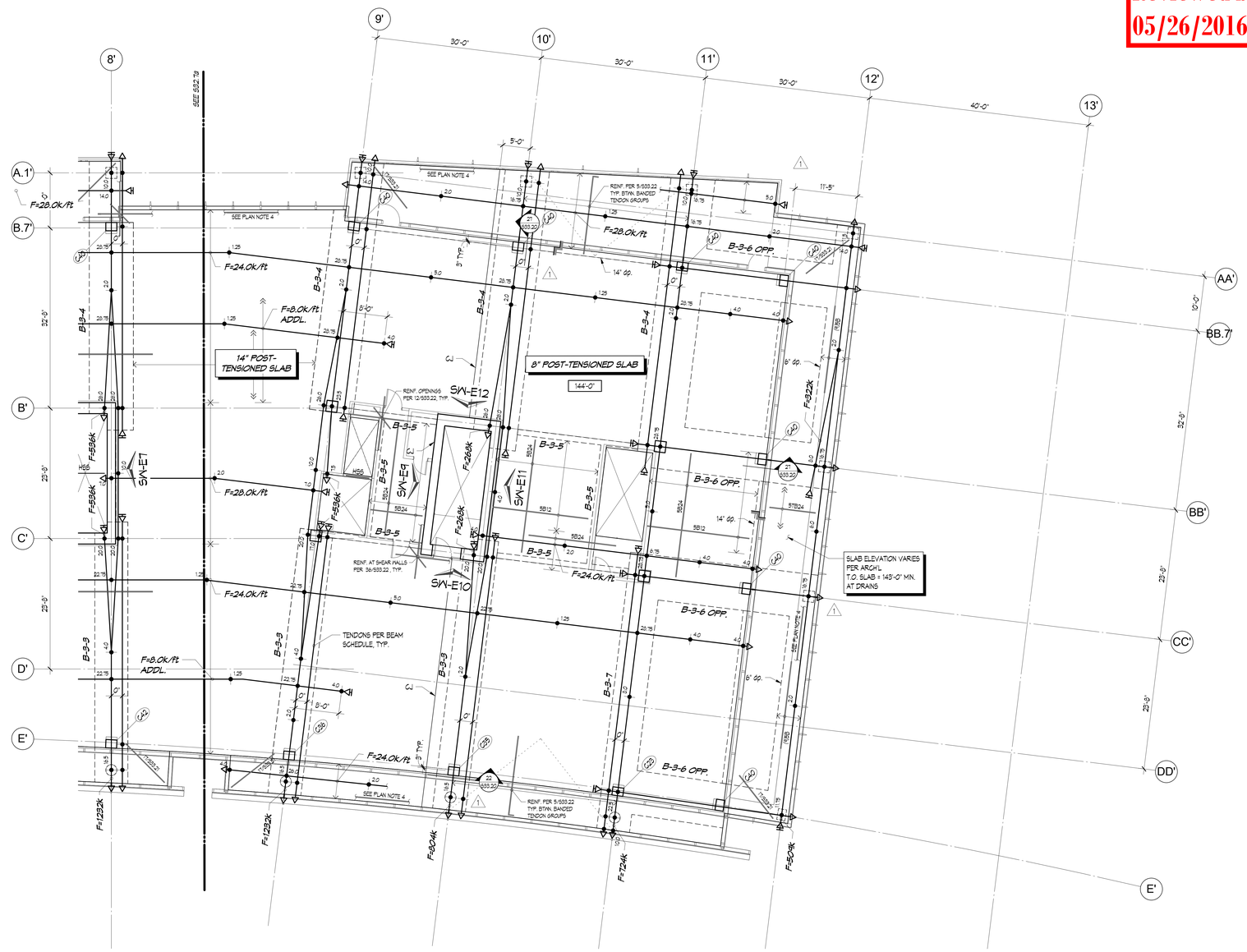
LEVEL 7 FLOOR PLAN a

S32.7a

- - BINDING STRIP - -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

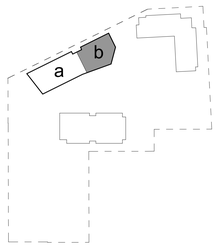


1 LEVEL 7 FLOOR PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE S32.7a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. ZAGARS
STATE OF WASHINGTON
43459
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

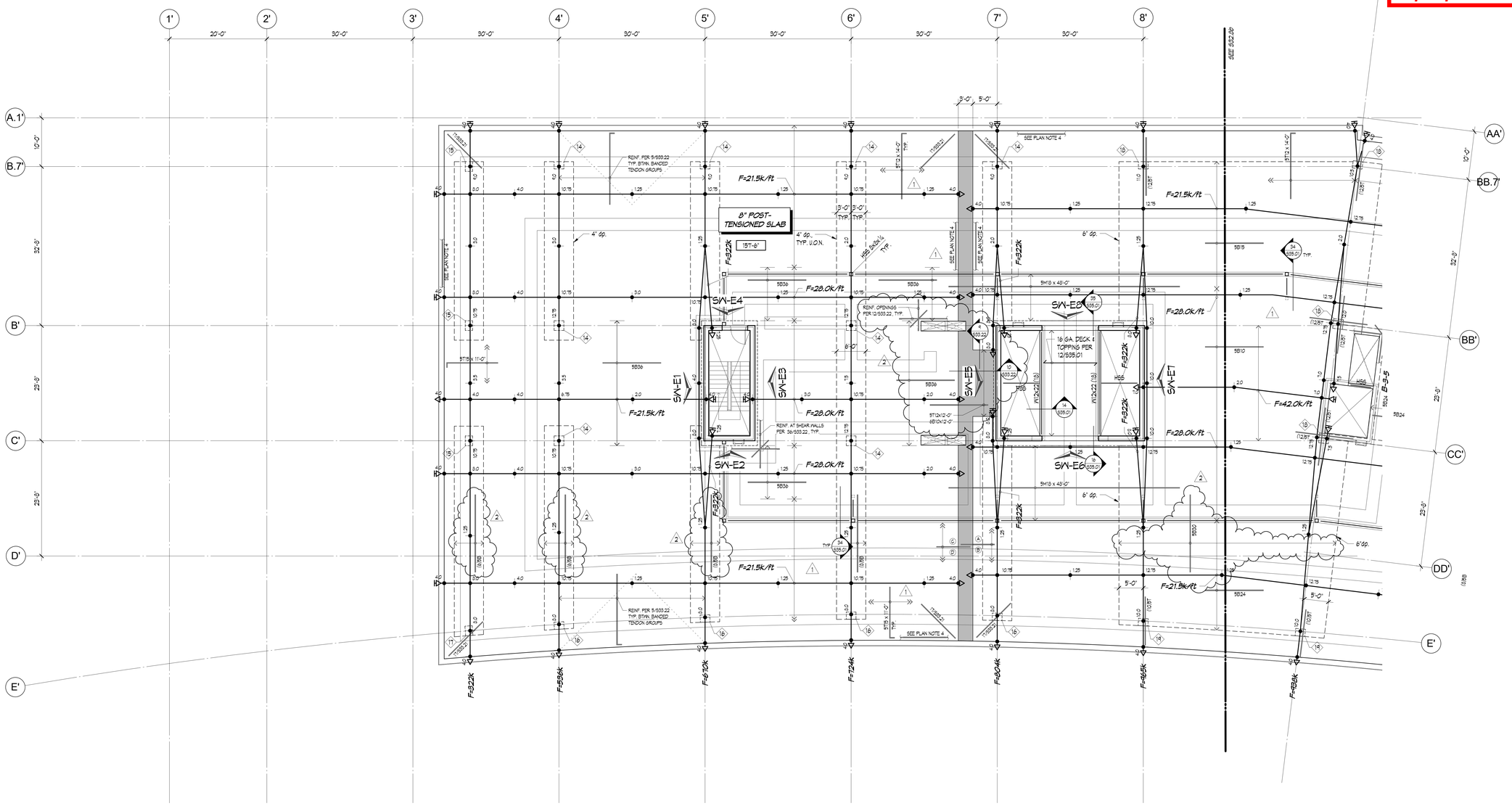
LEVEL 7 FLOOR PLAN b

S32.7b

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



1 ROOF PLAN a
1/8" = 1'-0"

PROJECT NORTH

PLAN NOTES:

1. T.O. SLAB ELEVATION, SLAB THICKNESS AND REINFORCING SHALL BE AS NOTED ON PLAN. VERIFY DIMENSIONS, SLOPES, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
2. SEE S33.21 & S33.22 FOR POST-TENSIONING GENERAL NOTES AND TYPICAL POST-TENSIONING DETAILS, INCLUDING ADDITIONAL REQUIRED REINFORCING.
3. SLABS ARE DESIGNED FOR 2-HOUR FIRE SEPARATION. PROVIDE 1" MIN. CLEAR COVER TO MILD REINFORCING. PROVIDE 1½" MIN. CLEAR COVER TO POST-TENSIONING REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEAR COVER AT INTERIOR SPANS.
4. PROVIDE (3)#6 T&B CONT. (SEE 30/S33.21 FOR PLACEMENT) ALONG PERIMETER OF SLAB WHERE NOTED ON PLAN. BARS ARE IN ADDITION TO (2)#4 EDGE BARS SHOWN IN 30/S33.21 AND ON PLAN. (3)#6 T&B ARE NOT REQUIRED WHERE CONCRETE SHEAR WALL REINFORCING OF 36/S33.22 IS REQUIRED.
5. CORE DRILLING OR ROTO-HAMMERING OF P.T. SLAB IS NOT PERMITTED WITHOUT ENGINEER APPROVAL. SEE NOTES OF 21/S33.21 .
6. MECHANICAL PIPING, ELECTRICAL FIXTURES AND OTHER HEAVY LOADS HUNG FROM P.T. SLAB SHALL BE SUPPORTED WITH UNISTRUT CONCRETE INSERTS OR EQUAL.
7. MECHANICAL PIPING AND ELECTRICAL CONDUIT SHALL PENETRATE THE P.T. SLAB AT ONLY PREDETERMINED SLEEVE LOCATIONS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF SLAB PENETRATIONS.
8. TENDON LOCATIONS SHALL BE MARKED ACCORDING TO DETAIL 20/S33.22 .
9. ALL STAIRS AND LANDINGS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS ARE DESIGN BUILD COMPONENTS. ALL DESIGN BUILD STEEL COMPONENTS SHALL BE DESIGNED, DETAILED, AND SUPPLIED BY THE STEEL FABRICATOR - SEE GENERAL STRUCTURAL NOTE 13. SUPPLY AND INSTALL COMPLETE STAIR SYSTEMS INCLUDING TREADS, RISERS, AND INTERMEDIATE LANDINGS. ANY NON-STEEL COMPONENTS INCLUDING FOOTINGS SHALL BE DESIGNED PER GENERAL STRUCTURAL NOTE 13 AND SHALL BE SUPPLIED AND INSTALLED BY SUPPLIERS AND SUBCONTRACTORS AS DIRECTED BY THE GENERAL CONTRACTOR.

LEGEND:

- X'-X" — TOP OF SLAB ELEVATION
- X'-X" — BOTTOM OF SLAB (SOFFIT) ELEVATION
- STRESSING END OF P.T. STRAND
- xx — TENDON HEIGHT TO CGS FROM BOTTOM OF SLAB
- ANCHOR END OF P.T. STRAND
- * — DENOTES TENDON HEIGHT OR MILD STEEL PLACEMENT WITH REFERENCE TO BOTTOM OF THICKENED SLAB
- x" dp. — DEPTH OF DROP IN SLAB SOFFIT
- STEP IN TOP OF SLAB
- X — STUDRAIL CALLOUT PER 36/S33.23
- CLOSURE/POUR STRIP PER 18/S33.22
- A B C D — CLOSURE POUR REINFORCING PER 18/S33.22
- CX — COLUMN MARK PER SCHEDULE OF 35/S33.02 , 36/S33.03 , & 36/S33.04
- B-x — BEAM PER SCHEDULE OF 36/S33.20
- OVERFRAMING PER DETAILS
- HSS — HSS 8x4x¼ PER 16/S33.01

BAR LEGEND:

QUANTITY (WHERE SPECIFIED)
BAR SIZE
"T" TOP, "M" MIDDLE, or "B" BOTTOM
@ SPACING oc (EQ. SPACE IF NOT SPECIFIED)
(8) 5 B 15

SEISMIC FORCE RESISTING SYSTEM LEGEND:

(SEE GENERAL STRUCTURAL NOTE 16.)

- SW-x — SHEAR WALL PER ELEVATION OF SHEET S33.11 THRU S33.13
- STRUT — DRAG STRUT OR CHORD COMPONENT OF THE SEISMIC FORCE RESISTING SYSTEM
- DIAPHRAGM — DIAPHRAGM CONSISTS OF THE FLOOR AND ROOF SLABS PER PLAN.

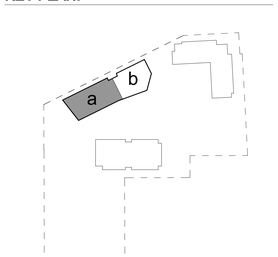
TYPICAL STUD RAILS & REINFORCING:

(0.5)T — WHERE OCCURS PER PLAN
REINFORCING @ INTERIOR COLUMNS, TYPICAL U.O.N.

(0.5)T — WHERE OCCURS PER PLAN — SLAB EDGE
REINFORCING @ CORNER COLUMNS, TYPICAL U.O.N.

(0.5)T — WHERE OCCURS PER PLAN — SLAB EDGE
REINFORCING @ EXTERIOR COLUMNS, TYPICAL U.O.N.

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. ZAGERS — STATE OF WASHINGTON — 43403 — REGISTERED PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

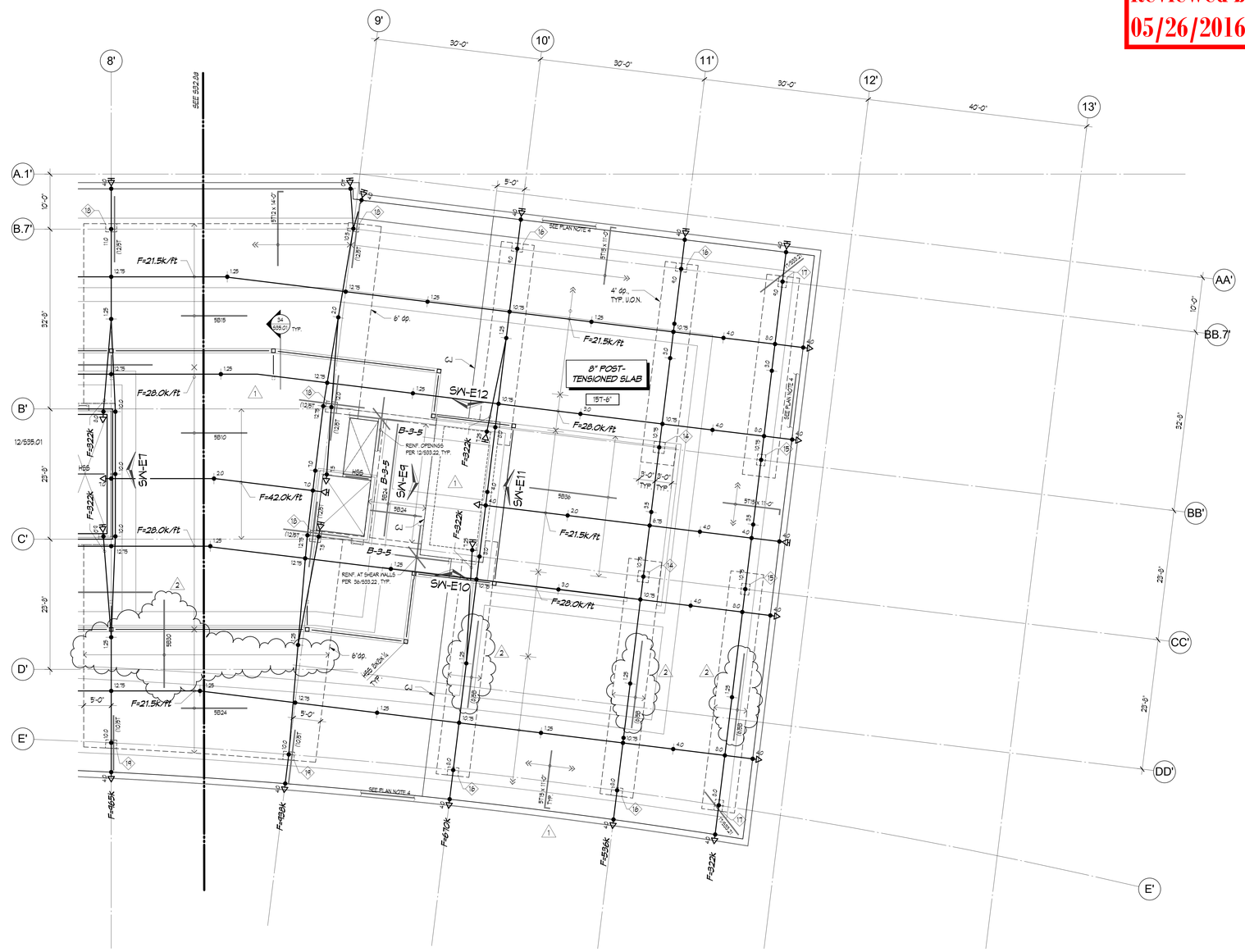
ROOF PLAN a

S32.8a

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

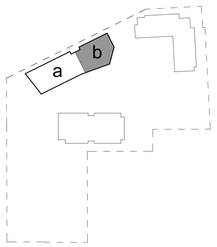


1 ROOF PLAN b
1/8" = 1'-0"

PROJECT NORTH

SEE S32.8a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. ZACHAS
STATE OF WASHINGTON
43469
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

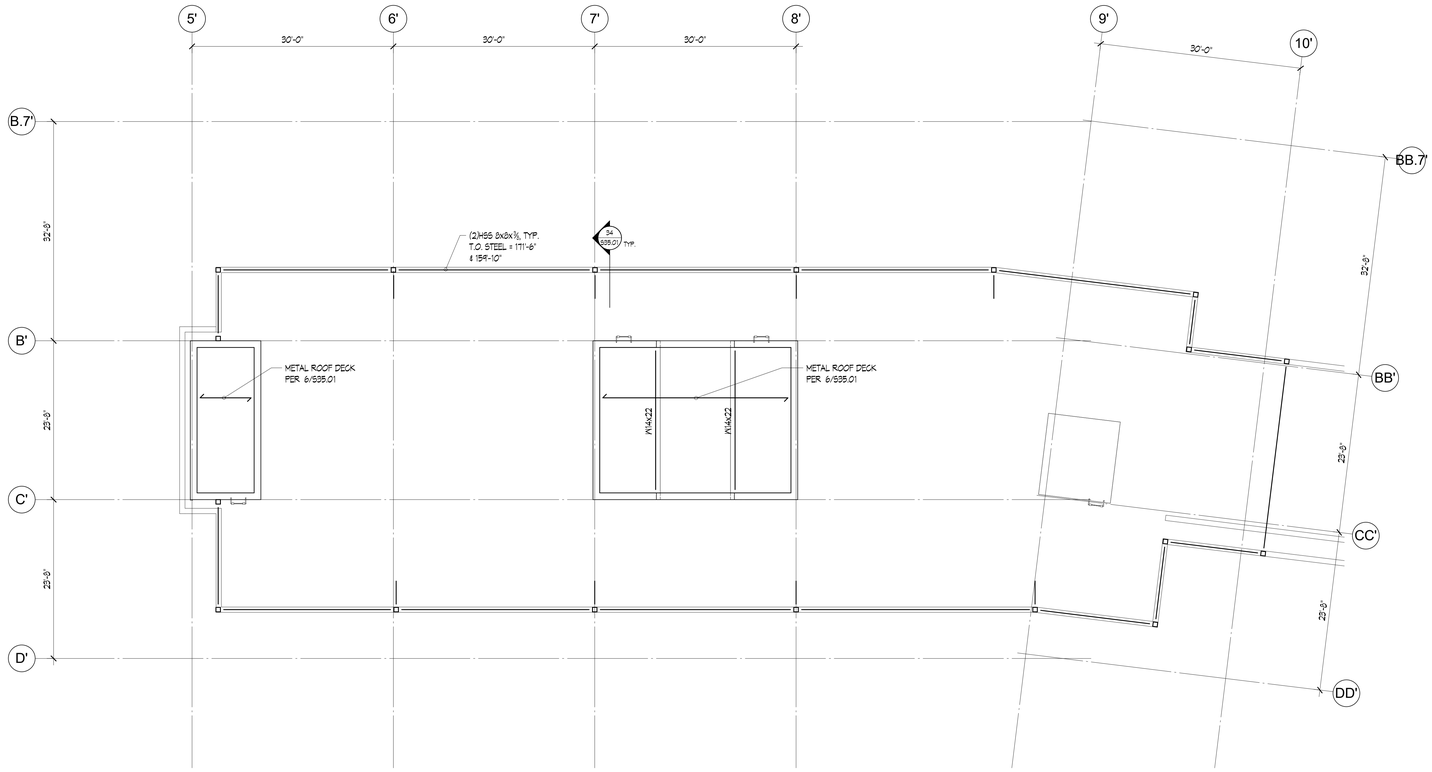
ROOF PLAN b

S32.8b

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING
STRUCTURAL AND CIVIL
ENGINEERING CORPORATION

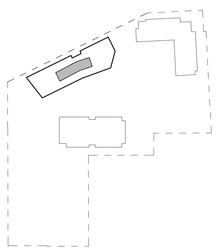


1 PENTHOUSE ROOF PLAN
1/8" = 1'-0"

PROJECT NORTH

SEE S32.8a FOR ALL PLAN NOTES & LEGEND ITEMS REFERENCED THIS SHEET

KEY PLAN:



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

SHEET TITLE / NUMBER

PENTHOUSE ROOF PLAN

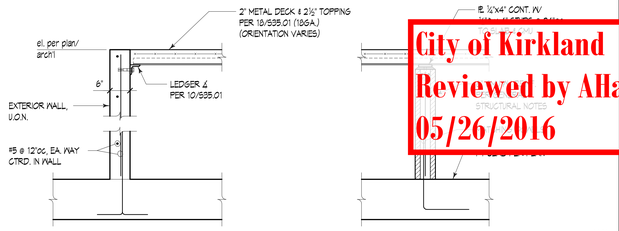
S32.9

- BINDING STRIP -

BINDING STRIP

1 2 3

4



NOTE:
STUD WALLS SHALL BE
SPACED AT 8'-0"oc MAX.

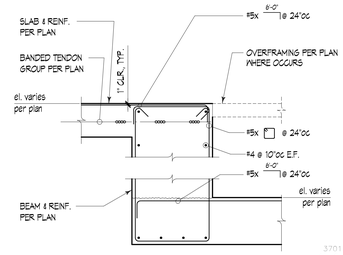
Typical Deck and Topping Overframing 6

City of Kirkland
Reviewed by AHaupt
05/26/2016

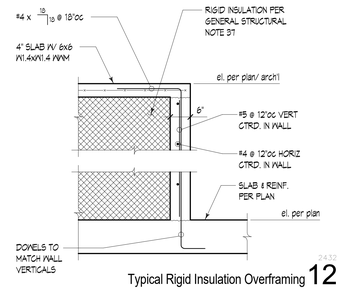
COUGHLIN
PORTER
LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING
STRUCTURAL AND CIVIL
ENGINEERING CORPORATION

7 8 9

10



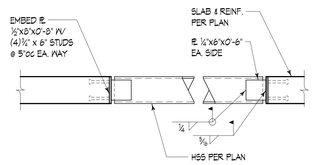
11



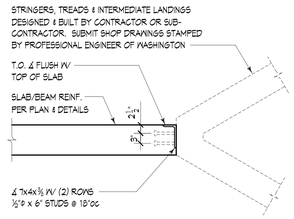
Typical Rigid Insulation Overframing 12

13 14 15

16



17



18

19 20 21

22

23 24

25 26 27

28

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓ_d) +

BAR SIZE	f'c = 4000 to 5000 PSI		f'c = 6000 to 7000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
# 3	14"	15"	16"	12"
# 4	25"	19"	21"	16"
# 5	31"	24"	26"	20"
# 6	37"	29"	31"	24"
# 7	54"	42"	45"	34"
# 8	62"	48"	51"	39"
# 9	70"	54"	57"	44"
# 10	78"	61"	64"	50"
# 11	87"	67"	71"	55"

III MINIMUM EMBEDMENT LENGTHS (ℓ_{dh}) FOR STANDARD END HOOKS

BAR SIZE	f'c = 4000 to 5000 PSI	f'c = 6000 to 7000 PSI
# 3	6"	6"
# 4	7"	6"
# 5	9"	7"
# 6	10"	9"
# 7	12"	10"
# 8	14"	11"
# 9	15"	13"
# 10	17"	14"
# 11	19"	16"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½".
2. END COVER FOR 90° HOOKS MUST BE EQUAL
   TO OR GREATER THAN 2".

II MINIMUM LAP SPLICE LENGTHS (ℓ_s) + (CLASS B)

BAR SIZE	f'c = 4000 to 5000 PSI		f'c = 6000 to 7000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
# 3	24"	19"	20"	16"
# 4	33"	25"	27"	21"
# 5	41"	31"	33"	26"
# 6	49"	37"	40"	31"
# 7	71"	54"	58"	45"
# 8	81"	62"	66"	51"
# 9	91"	70"	74"	57"
# 10	102"	78"	84"	64"
# 11	114"	87"	93"	71"

+ TOP BARS' ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%.

Reinforcing Splice & Development Length Schedule (GR. 60) 36

31 32 33 34

PROJECT TITLE

KIRKLAND
URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

SHEET TITLE / NUMBER

TYPICAL CONCRETE
DETAILS

S33.01

City of Kirkland
Reviewed by AHaupt
05/26/2016

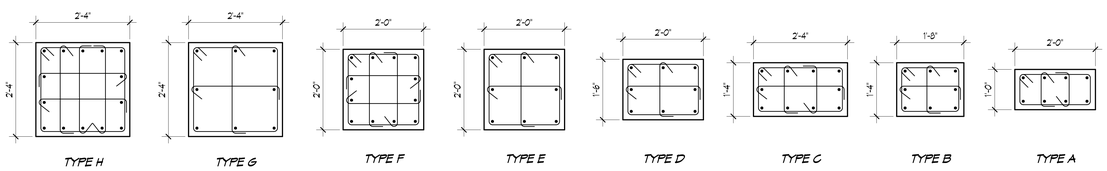
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

BINDING STRIP

LEVEL \ COLUMN MARK	C15	C14	C13	C12	C11	C10	C9	C8	C7	C6	C5	C4	C3	C2	C1	LEVEL \ COLUMN MARK
ROOF																ROOF - BLDG F
LEVEL 8																LEVEL 8 - BLDG F ROOF - BLDG E
LEVEL 7																LEVEL 7
LEVEL 6																LEVEL 6
LEVEL 5																LEVEL 5
LEVEL 4																LEVEL 4
LEVEL 3																LEVEL 3
LEVEL 2	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	C (10)#7 15" @ 3½"OC 24" @ 8½"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	G (8)#9 15" @ 4"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	A (8)#8 15" @ 3"OC 24" @ 8"OC	LEVEL 2
LEVEL 1.5	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	C (10)#7 15" @ 3½"OC 24" @ 8½"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	G (8)#9 15" @ 4"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	A (8)#8 15" @ 3"OC 24" @ 8"OC	LEVEL 1.5
LEVEL 1			f'_c = 8,000 PSI C (10)#7 15" @ 3½"OC 24" @ 8½"OC	f'_c = 8,000 PSI B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	f'_c = 8,000 PSI B (8)#7 15" @ 3"OC 24" @ 8½"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	f'_c = 8,000 PSI F (12)#10 15" @ 4½"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	f'_c = 8,000 PSI D (8)#8 15" @ 3"OC 24" @ 8"OC	f'_c = 8,000 PSI B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC		LEVEL 1
PARKING LEVEL P1	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	C (10)#7 15" @ 3½"OC 24" @ 8½"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	F (12)#10 15" @ 4½"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	G (8)#9 15" @ 4"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC		PARKING LEVEL P1
PARKING LEVEL P2	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	C (10)#7 15" @ 3½"OC 24" @ 8½"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	B (8)#7 15" @ 3"OC 24" @ 8½"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	F (12)#10 15" @ 4½"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	D (8)#8 15" @ 3"OC 24" @ 8"OC	G (8)#9 15" @ 4"OC 24" @ 8"OC	E (8)#8 15" @ 4½"OC 24" @ 8"OC	D (8)#8 15" @ 3½"OC 24" @ 8"OC	A (8)#8 15" @ 3"OC 24" @ 8"OC	PARKING LEVEL P2
																TOP OF FOOTING
f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	

FOR REFERENCE ONLY - SEE PACKAGE 2, 4, & 5

SEE 36/S33.03 FOR ADDITIONAL COLUMN TYPES



NOTES:

1. BASE CONDITIONS AND COLUMN HEIGHTS VARY; ADJUST TYPICAL REINFORCING FOR CONDITION SHOWN ON PLAN.
2. SEE 36/S33.02 FOR ADDITIONAL INFORMATION.
3. f'_c = 8,000 PSI, U.O.N. ON SCHEDULE.
4. SEE GENERAL STRUCTURAL NOTE #21 FOR SPECIAL MATERIAL REQUIREMENTS AT ALL VERTICAL BARS.
5. CONTRACTOR MAY USE SPIRALS AT PITCH EQUAL TO ZONE B SPACING OF HOOPS.

2016 35

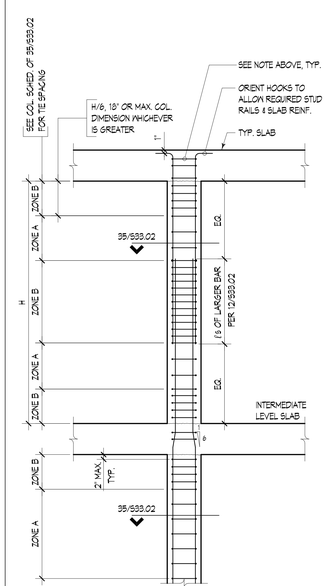
MINIMUM LAP SPLICE LENGTH (l_s)

BAR SIZE	f'_c = 6000PSI - 7000PSI	f'_c ≥ 8000PSI
# 6	19"	19"
# 7	27"	23"
# 8	31"	27"
# 9	36"	33"
# 10	47"	41"
# 11	56"	49"

2015
Column Vertical Splice Schedule 12

18

NOTE:
WITHIN SLAB DEPTH, SPACE TIES AT ZONE B SPACING UNLESS SLAB FRAMES IN (4) SIDES OF COLUMN. WHERE SLAB FRAMES IN (4) SIDES, TIES MAY BE SPACED AT 2x ZONE B SPACING.



2015
Concrete Column & Footing Schedule 36

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. ZIMMER — STATE OF WASHINGTON — 43403 — REGISTERED PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

COLUMN SCHEDULE & DETAILS

S33.02

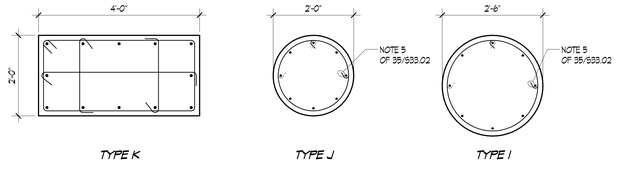
- - BINDING STRIP - -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

FOR REFERENCE ONLY - SEE PACKAGES 2, 4, & 5

LEVEL \ COLUMN MARK	C34	C33	C32	C31	C30	C29	C28	C27	C26	C25	C24	C23	C22	C21	C20	C19	C18	C17	C16	COLUMN MARK / LEVEL
ROOF																				ROOF - BLDG F
LEVEL 8									E (8)#8 #5 @ 4½"oc #4 @ 8"oc											LEVEL 8 - BLDG F ROOF - BLDG E
LEVEL 7		E (8)#8 #5 @ 4½"oc #4 @ 8"oc							E (8)#8 #5 @ 4½"oc #4 @ 8"oc		D (8)#7 #5 @ 3½"oc #4 @ 8"oc	D (8)#7 #5 @ 3½"oc #4 @ 5½"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc						LEVEL 7
LEVEL 6		E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc						E (8)#8 #5 @ 4½"oc #4 @ 8"oc				E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc			D (8)#7 #5 @ 3½"oc #4 @ 5½"oc	LEVEL 6
LEVEL 5		E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc						E (8)#8 #5 @ 4½"oc #4 @ 8"oc				E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc			D (8)#7 #5 @ 3½"oc #4 @ 5½"oc	LEVEL 5
LEVEL 4		E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc						F (12)#8 #5 @ 4½"oc #4 @ 8"oc				E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc			D (8)#7 #5 @ 3½"oc #4 @ 5½"oc	LEVEL 4
LEVEL 3	D (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc							F (12)#8 #5 @ 4½"oc #4 @ 8"oc				F (12)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	F (12)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc			D (8)#7 #5 @ 3½"oc #4 @ 5½"oc	LEVEL 3
LEVEL 2		E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc			F (12)#8 #5 @ 4½"oc #4 @ 8"oc		E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	F (12)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	F (12)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	D (8)#7 #5 @ 3½"oc #4 @ 5½"oc	LEVEL 2
LEVEL 1.5		E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	I (8)#9 #5 @ 3½"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	T_c = 8,000 PSI	H (16)#10 #5 @ 3"oc #4 @ 8"oc	T_c = 8,000 PSI	D (8)#8 #5 @ 3"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	F (12)#10 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	F (12)#10 #5 @ 4½"oc #4 @ 8"oc	E (8)#8 #5 @ 3½"oc #4 @ 8"oc	I (8)#9 #5 @ 3½"oc #4 @ 8"oc	D (8)#8 #5 @ 3½"oc #4 @ 8"oc	LEVEL 1.5
LEVEL 1																				LEVEL 1
PARKING LEVEL P1			G (8)#9 #5 @ 4"oc #4 @ 8"oc		H (16)#10 #5 @ 3"oc #4 @ 8"oc		E (8)#8 #5 @ 4½"oc #4 @ 8"oc		H (16)#10 #5 @ 5"oc #4 @ 8"oc		D (8)#8 #5 @ 3"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	H (16)#10 #5 @ 5"oc #4 @ 8"oc	G (8)#9 #5 @ 4"oc #4 @ 8"oc	H (16)#10 #5 @ 5"oc #4 @ 8"oc	G (8)#9 #5 @ 4"oc #4 @ 8"oc	H (16)#10 #5 @ 5"oc #4 @ 8"oc	G (8)#9 #5 @ 4"oc #4 @ 8"oc	D (8)#8 #5 @ 3½"oc #4 @ 8"oc	PARKING LEVEL P1
PARKING LEVEL P2			G (8)#9 #5 @ 4"oc #4 @ 8"oc		H (16)#10 #5 @ 5"oc #4 @ 8"oc		E (8)#8 #5 @ 4½"oc #4 @ 8"oc		H (16)#10 #5 @ 5"oc #4 @ 8"oc		D (8)#8 #5 @ 3"oc #4 @ 8"oc	E (8)#8 #5 @ 4½"oc #4 @ 8"oc	H (16)#10 #5 @ 5"oc #4 @ 8"oc	G (8)#9 #5 @ 4"oc #4 @ 8"oc	H (16)#10 #5 @ 5"oc #4 @ 8"oc	G (8)#9 #5 @ 4"oc #4 @ 8"oc	H (16)#10 #5 @ 5"oc #4 @ 8"oc	G (8)#9 #5 @ 4"oc #4 @ 8"oc	D (8)#8 #5 @ 3½"oc #4 @ 8"oc	PARKING LEVEL P2
																				TOP OF FOOTING
f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	f'_c / COLUMN TYPE / VERT. REINF. / TIE SIZE & SPACING (ZONE B / ZONE A)	



Concrete Column Schedule 36

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. JACKS · STATE OF WASHINGTON · 45489 · PROFESSIONAL ENGINEER · 05/24/16

SHEET TITLE / NUMBER

COLUMN SCHEDULE

S33.03

City of Kirkland
Reviewed by AHaupt
05/26/2016

FOR REFERENCE ONLY
- SEE PACKAGES 2, 4, & 5

LEVEL \ COLUMN MARK	C53	C52	C51	C50	C49	C48	C47	C46	C45	C44	C43	C42	C41	C40	C39	C38	C37	C36	C35	COLUMN MARK / LEVEL
ROOF																				ROOF - BLDG F
LEVEL 8													D (8)#7 #5 @ 3½"cc #4 @ 8"cc							LEVEL 8 - BLDG F ROOF - BLDG E
LEVEL 7												D (8)#7 #5 @ 3½"cc #4 @ 5½"cc		D (8)#7 #5 @ 3½"cc #4 @ 5½"cc				D (8)#7 #5 @ 3½"cc #4 @ 5½"cc	D (8)#7 #5 @ 3½"cc #4 @ 5½"cc	LEVEL 7
LEVEL 6									E (8)#8 #5 @ 4½"cc #4 @ 8"cc						J (12)#9 #5 @ 4"cc #4 @ 8"cc					LEVEL 6
LEVEL 5									E (8)#8 #5 @ 4½"cc #4 @ 8"cc						J (12)#9 #5 @ 4"cc #4 @ 8"cc					LEVEL 5
LEVEL 4									E (8)#8 #5 @ 4½"cc #4 @ 8"cc						J (12)#9 #5 @ 4"cc #4 @ 8"cc					LEVEL 4
LEVEL 3									E (8)#8 #5 @ 4½"cc #4 @ 8"cc						J (12)#9 #5 @ 4"cc #4 @ 8"cc	E (8)#8 #5 @ 4½"cc #4 @ 8"cc				LEVEL 3
LEVEL 2								f'c = 8,000 PSI B (8)#7 #5 @ 3"cc #4 @ 5½"cc	K (12)#10 #5 @ 3½"cc #4 @ 8"cc								E (8)#8 #5 @ 4½"cc #4 @ 8"cc			E (8)#8 #5 @ 4½"cc #4 @ 8"cc	LEVEL 2
LEVEL 1.5								A (8)#8 #5 @ 3"cc #4 @ 8"cc	F (12)#10 #5 @ 4½"cc #4 @ 8"cc				G (8)#14 #5 @ 5½"cc #4 @ 8"cc					G (8)#14 #5 @ 4"cc #4 @ 8"cc		E (8)#8 #5 @ 4½"cc #4 @ 8"cc	LEVEL 1.5
LEVEL 1									f'c = 8,000 PSI	A (8)#8 #5 @ 3"cc #4 @ 8"cc	D (8)#8 #5 @ 3½"cc #4 @ 8"cc									LEVEL 1
PARKING LEVEL P1									F (12)#10 #5 @ 4½"cc #4 @ 8"cc			G (8)#14 #5 @ 4"cc #4 @ 8"cc								PARKING LEVEL P1
PARKING LEVEL P2									F (12)#10 #5 @ 4½"cc #4 @ 8"cc			G (8)#14 #5 @ 4"cc #4 @ 8"cc								PARKING LEVEL P2
																				TOP OF FOOTING
	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	f'c COLUMN TYPE VERT. REINF. TIE SIZE & SPACING ZONE B ZONE A	

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. JACKAS
STATE OF WASHINGTON
43480
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

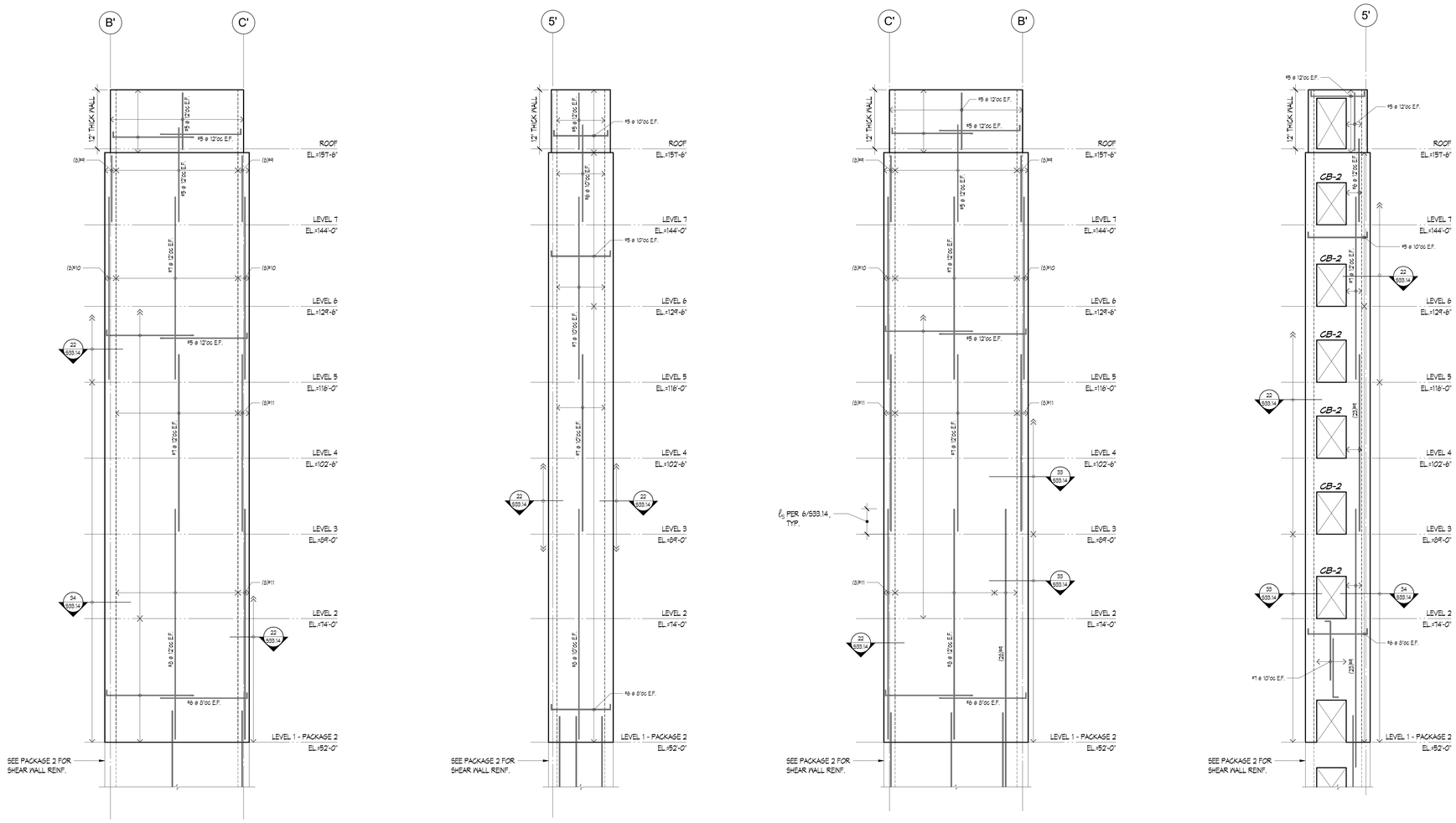
COLUMN SCHEDULE

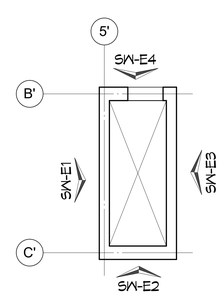
S33.04

- BINDING STRIP -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION





KEY PLAN

SHEAR WALL ELEVATION NOTES:

1. ALL SHEAR WALL THICKNESS & REINFORCING SHALL BE AS NOTED ON THE ELEVATIONS.
2. REBAR DETAILING: ALL SHEAR WALL HORIZONTAL REINFORCING SHALL BE DEVELOPED AND SPLICED FOR FULL TENSION CAPACITY PER SCHEDULE OF 36/S33.01 AS "OTHER BARS". VERTICAL SHEAR WALL REINF. SHALL BE DEVELOPED 125% OF TABLE 1 OF 30/S33.22 & SPLICED PER TABLE OF 36/S33.01 .
3. PROVIDE HOOKS AT ENDS OF ALL HORIZONTAL BARS AT WALL ENDS AND AT FACES OF OPENINGS. PROVIDE CORNER BARS WHERE OCCURS.
4. REFER TO SCHEDULE FOR DOWELS REQUIRED AT INTERSECTIONS OF SLABS AND WALLS - SEE 36/S33.14 .
5. SEE DETAIL 17/S33.01 FOR TYPICAL OPENING REINFORCING NOT OTHERWISE NOTED ON ELEVATIONS. VERIFY OPENING DIMENSIONS WITH ARCHITECTURAL DRAWINGS. PRIOR TO DETAILING, CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS FOR PENETRATIONS ARE COORDINATED W/ MEP & FIRE PROTECTION DRAWINGS. SEE 20/S33.14 FOR TYPICAL MEP PENETRATION DETAILING.
6. SEE GENERAL STRUCTURAL NOTE #25 FOR SPECIAL MATERIAL REQUIREMENTS OF ALL VERTICAL BARS.

LEGEND:

BE	BOUNDARY ELEMENT PER DETAILS
CB-x	COUPLING BEAM REINF. PER SCHEDULE OF 18/S33.14

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. ZAGERS
STATE OF WASHINGTON
43403
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

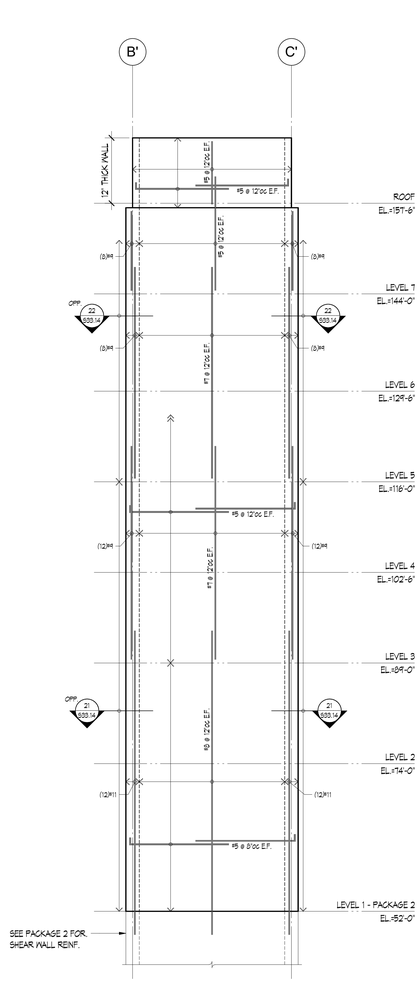
SHEAR WALL ELEVATIONS

S33.11

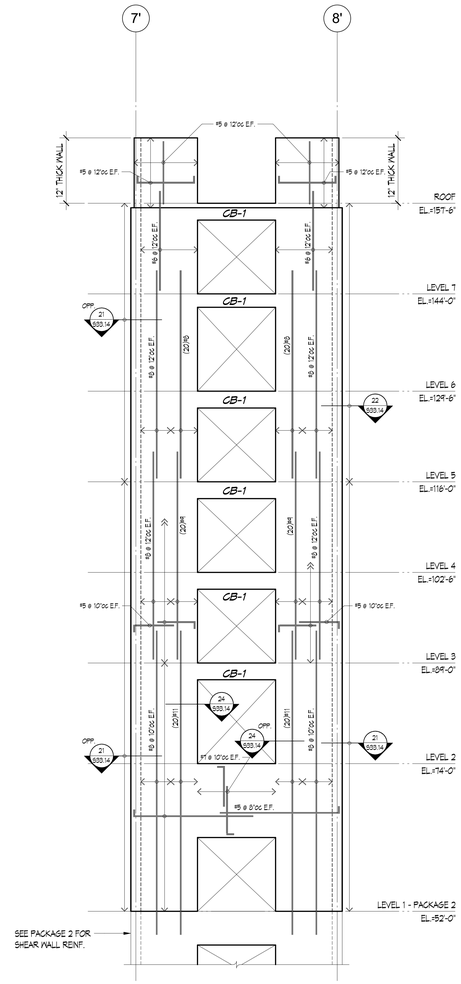
BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

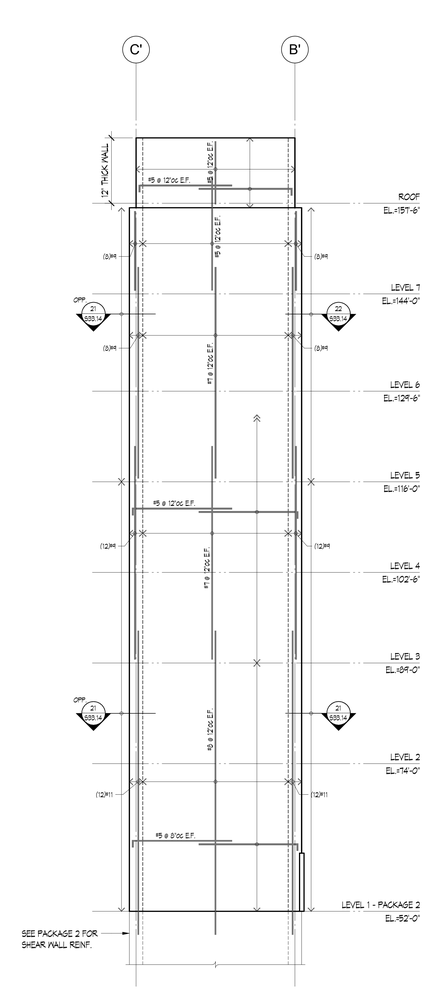
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



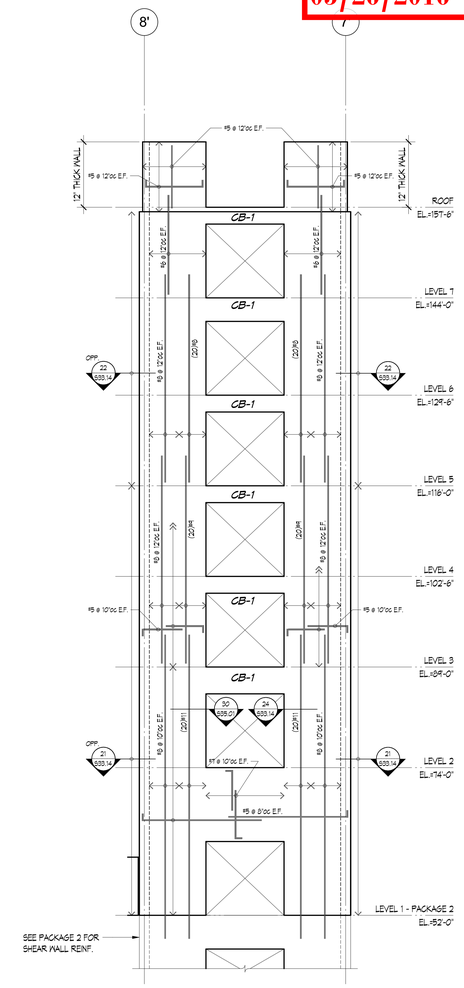
SW-E5
15" WALL



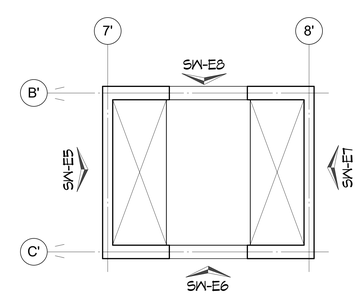
SW-E6
24" WALL



SW-E7
24" WALL



SW-E8
24" WALL



KEY PLAN

SHEAR WALL ELEVATION NOTES:
SEE SHEET S33.11 FOR SHEAR WALL ELEVATION NOTES

LEGEND:
SEE SHEET S33.11 FOR SHEAR WALL ELEVATION LEGEND

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

STATE OF WASHINGTON
BRIAN R. LAGERAS
43469
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

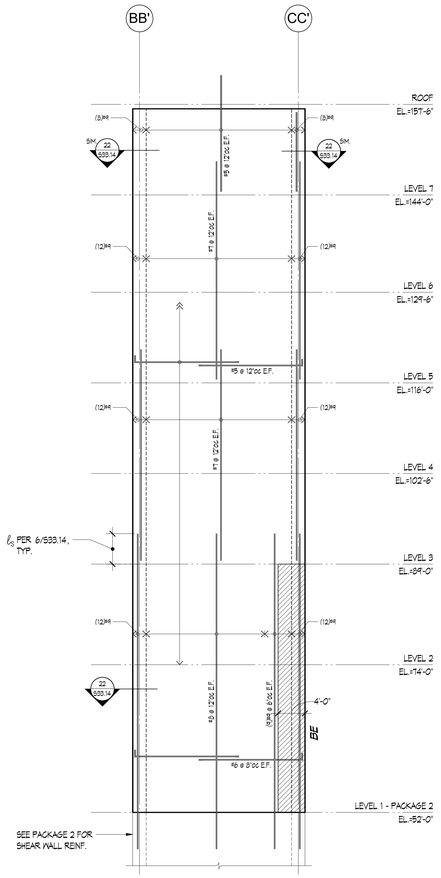
SHEAR WALL ELEVATIONS

S33.12

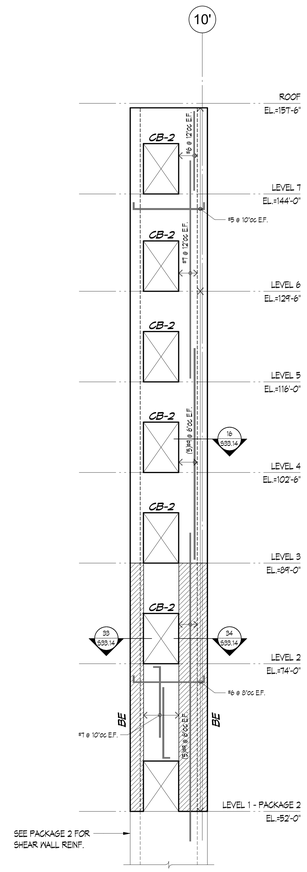
BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

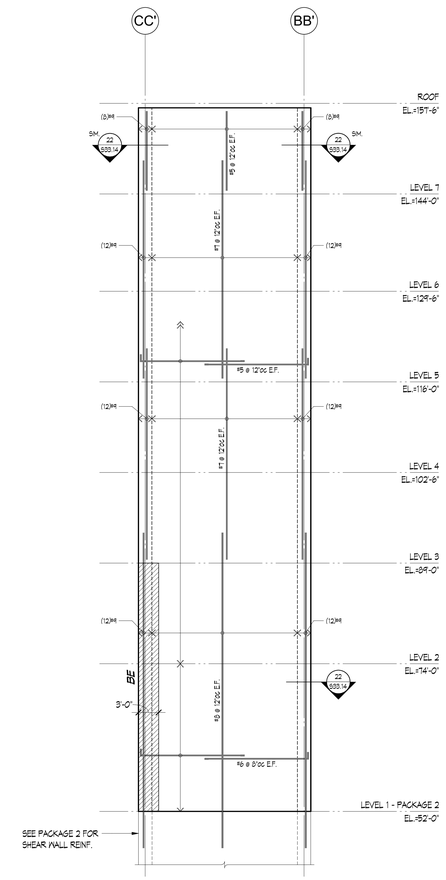
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



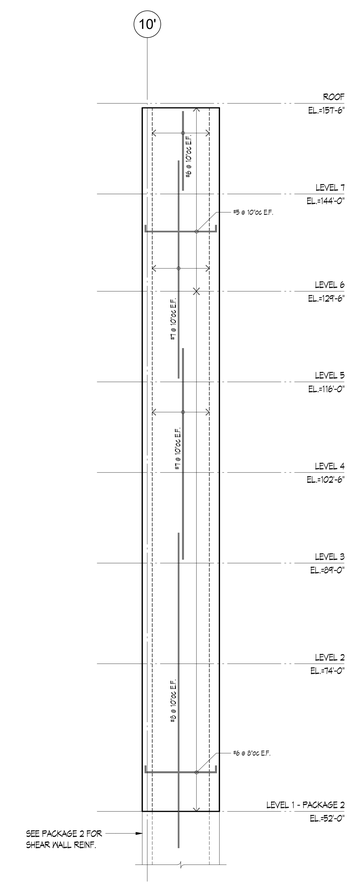
SW-E9
18" WALL



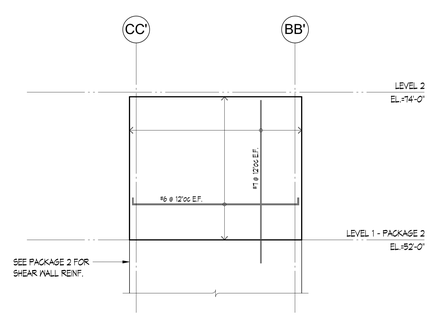
SW-E10
24" WALL



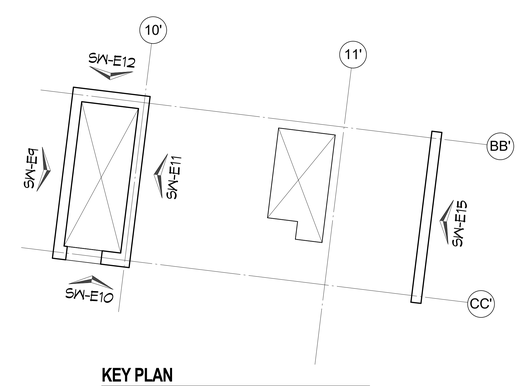
SW-E11
18" WALL



SW-E12
24" WALL



SW-E15
18" WALL



KEY PLAN

SHEAR WALL ELEVATION NOTES:
SEE SHEET S33.11 FOR SHEAR WALL ELEVATION NOTES

LEGEND:
SEE SHEET S33.11 FOR SHEAR WALL ELEVATION LEGEND

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

SHEET TITLE / NUMBER

SHEAR WALL ELEVATIONS

S33.13

BINDING STRIP

BINDING STRIP

1

2

3

4

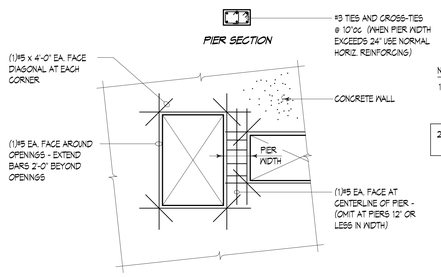
5

BAR SIZ	
# 4	
# 5	
# 6	
# 7	
# 8	50"
# 9	62"
# 10	74"
# 11	88"

Shear Wall Vertical Splice Schedule 6

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343.0460
F: 206.343.5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION



NOTES:

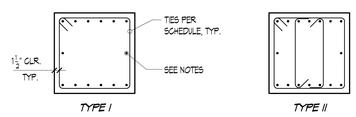
1. REINFORCING SHOWN IS MINIMUM. SEE PLANS AND WALL ELEVATIONS FOR ADDITIONAL REQUIRED REINFORCING.
2. FOR WALLS THICKER THAN 8" USE #6 BARS IN LIEU OF #5 BARS SHOWN.

8

9

10

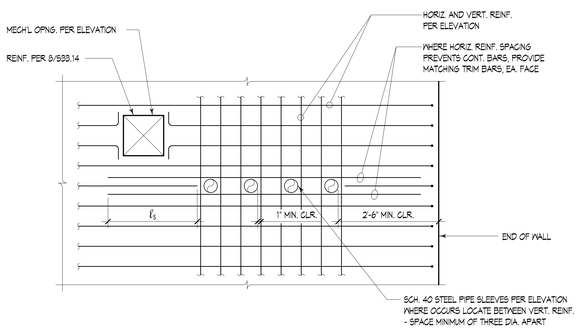
BEAM MARK	COUPLING BEAM REINFORCING SCHEDULE (FACE OF OPENING — FACE OF OPENING)	REMARKS or DETAIL REF.
CB-1	(5)#10 T; (5)#10 B; 1.25 x ℓ_d TYP.; PROVIDE HOOK 2" CLR. OF END OF WALL WHERE OCCURS; #4 TIES @ 5"OC; 1.25 x ℓ_d TYP.	TYPE II
CB-2	(3)#6 T; (3)#6 B; #4 TIES @ 4"OC	TYPE I



NOTES:

1. EXTEND TYPICAL HORIZ. WALL REINF. THROUGH BEAMS - AT CONTRACTORS OPTION HORIZ. BARS MAY BE BENT TO FIT WITHIN TIES OR ADDL. BARS PROVIDED WITHIN BEAM AND LAPPED WITH ADJACENT WALL BARS.
2. SEE GENERAL STRUCTURAL NOTE #25 FOR SPECIAL MATERIAL REQUIREMENTS OF LONG. REINF.

Coupling Beam Schedule 18

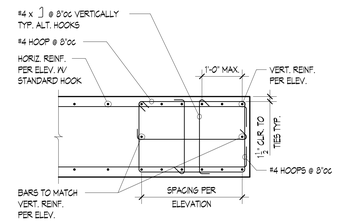


NOTES:

1. SLEEVES MAY NOT BE PLACED WITHIN 2'-6" OF END OF WALL. UNLESS OTHERWISE SHOWN ON WALL ELEVATIONS.
2. REINF. IS IN ADDITION TO REINF. REQD. PER PLANS & WALL ELEVATIONS.
3. ALL SLEEVES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

Reinforcing at Pipe Sleeves Through Shear Wall 20

15

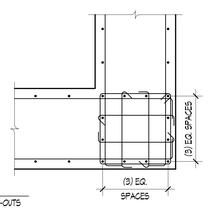


16

NOTES:

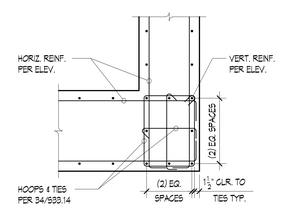
1. EXTEND TYPICAL HORIZ. WALL REINF. THROUGH BEAMS - AT CONTRACTORS OPTION HORIZ. BARS MAY BE BENT TO FIT WITHIN TIES OR ADDL. BARS PROVIDED WITHIN BEAM AND LAPPED WITH ADJACENT WALL BARS.
2. SEE GENERAL STRUCTURAL NOTE #25 FOR SPECIAL MATERIAL REQUIREMENTS OF LONG. REINF.

Coupling Beam Schedule 18

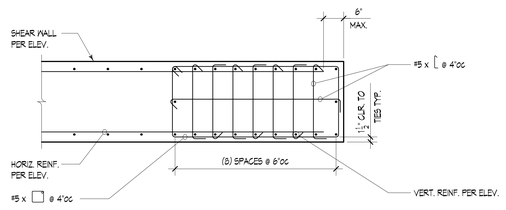


FOR CALL-OUTS IN COMMON SEE DETAIL 22/S33.14

21



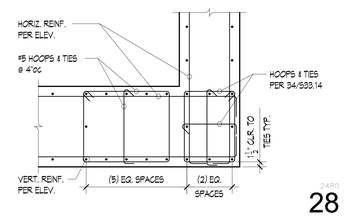
22



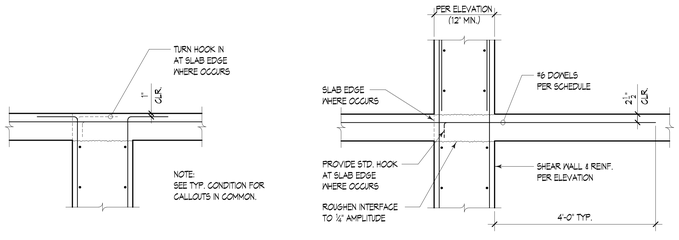
Concrete Shear Wall End (Boundary) 24

25

26



28

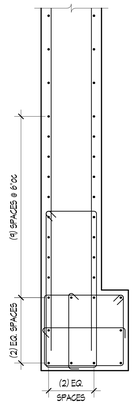


TOP OF WALL CONDITION

TYPICAL CONDITION

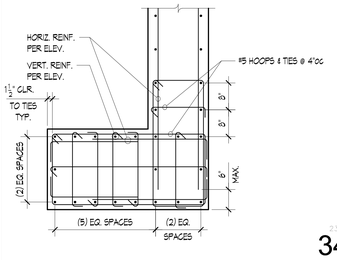
31

32



FOR CALL-OUTS IN COMMON SEE DETAIL 34/S33.14

33



34

LEVEL	SHEAR WALL DOWELS												
	SW-E1	SW-E2	SW-E3	SW-E4	SW-E5	SW-E6	SW-E7	SW-E8	SW-E9	SW-E10	SW-E11	SW-E12	SW-E15
ROOF	40	35	40	35	40	45	40	45	40	35	40	35	-
LEVEL 7	40	35	40	35	40	45	40	45	40	35	40	35	-
LEVEL 6	40	35	40	35	40	45	40	45	40	35	40	35	-
LEVEL 5	40	35	40	35	40	45	40	45	40	35	40	35	-
LEVEL 4	40	35	40	35	40	45	40	45	40	35	40	35	-
LEVEL 3	40	35	40	35	40	45	40	45	40	35	40	35	-
LEVEL 2	80	35	80	35	40	55	40	55	80	35	80	35	65

NOTE:
TABLE INDICATES MINIMUM NUMBER OF DOWELS (TO BE EQUALLY SPACED). MAXIMUM SPACING = 18".

Slab to Shear Wall Dowels 36

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

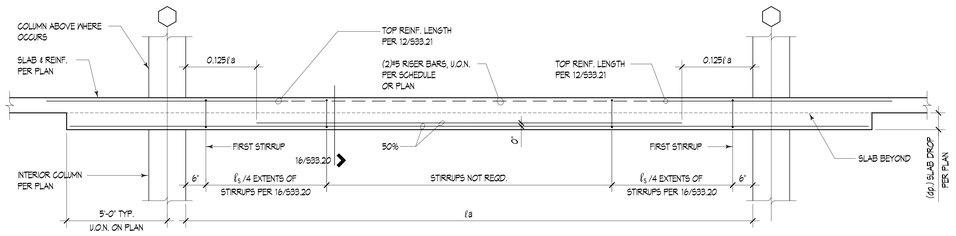
SEAL

BRIAN R. ZAGER, STATE OF WASHINGTON, 43469, STRUCTURAL ENGINEER, PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

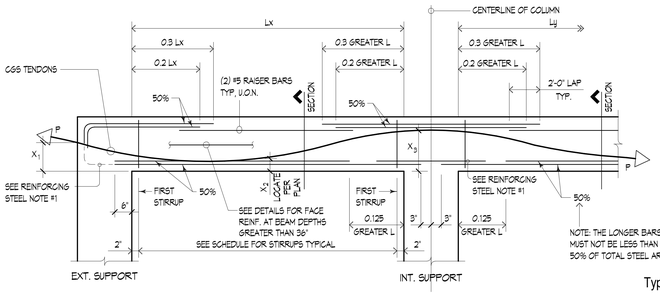
SHEAR WALL DETAILS

S33.14



NOTE:
SEE 10/S33.20 FOR ADD'L REINFORCING AT BEAM ENDS.

Wide Shallow Beam Elevation 3

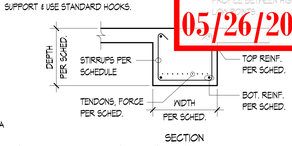


REINFORCING STEEL NOTES

1. AT LEAST 1/4 OF THE SPECIFIED BOTTOM REINFORCING SHALL BE CONTINUOUS THROUGH SUPPORT OR SHALL BE LAP SPLICED THROUGH SUPPORT. AT EXTERIOR SUPPORTS, TERMINATE 1/4 OF SPECIFIED BOTTOM REINFORCING W/ STANDARD HOOK. 2 BARS MIN.
2. EXTEND BOTTOM BARS 6" OVER SUPPORTS, TYP.
   EXTEND TOP BARS TO FAR FACE OF SUPPORT & USE STANDARD HOOKS.

POST-TENSIONING NOTES

1. STRAND LON POINTS ARE LOCATED MIDWAY BETWEEN HIGH POINTS
2. [illegible] OF EXTERIOR SUPPORTS
3. [illegible] ELEVATION
4. [illegible] BETWEEN HIGH AND LOW POINTS



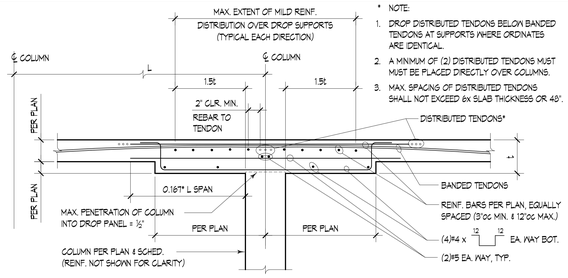
Typical Concrete Beam Reinforcing Steel & Post-Tensioning Elevation 6

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

7

8



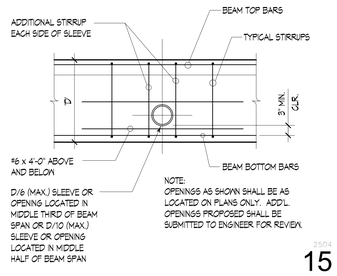
* NOTE:
1. DROP DISTRIBUTED TENDONS BELOW BANDED TENDONS AT SUPPORTS WHERE ORDINATES ARE IDENTICAL.
2. A MINIMUM OF (2) DISTRIBUTED TENDONS MUST MUST BE PLACED DIRECTLY OVER COLUMNS.
3. MAX. SPACING OF DISTRIBUTED TENDONS SHALL NOT EXCEED 6x SLAB THICKNESS OR 48".

10

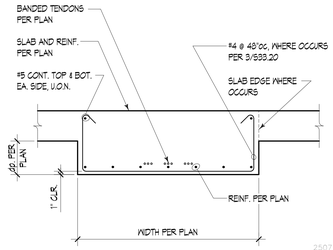
BEAM MARK	WIDTH	DEPTH	TENDON FORCE "P"	X_1	X_2	X_3	BEAM REINFORCING SCHEDULE - SEE 6/S33.20 FOR DETAILING (SOUTH OR WEST / NORTH OR EAST)	REMARKS or DETAIL REF.
B-3-1	72"	36"	1520k	31	27	27	(8)#8T (8)#8T; (8)#8B; #5 x [ ] @ 12"oc; #5 x [ ] @ 8"oc	-
B-3-2	24"	24"	-	-	-	-	BEAM EXTENT PER PLAN; (3)#4T (3)#4T; (4)#4B; #5 x [ ] @ 10"oc	-
B-3-3	72"	24"	186k	16.5	9	12	(6)#8T (6)#8T; (6)#8B; #5 x [ ] @ 18"oc	-
B-3-4	96"	30"/18"	911k	20	9	10	(12)#4T (12)#4T; (8)#4B; #5 x [ ] @ 12"oc	27/S33.20 △1
B-3-5	12"	24"	-	-	-	-	(2)#4T (2)#4T; (2)#4B; #4 x [ ] @ 24"oc	-
B-3-6	96"	30"/18"	590k	9	6	20	(8)#8T (8)#8T; (8)#8B; #5 x [ ] @ 12"oc	27/S33.20 △1
B-3-7	72"	30"	186k	22.5	9	18	(8)#8T (8)#8T; (6)#8B; #5 x [ ] @ 18"oc	

13

14



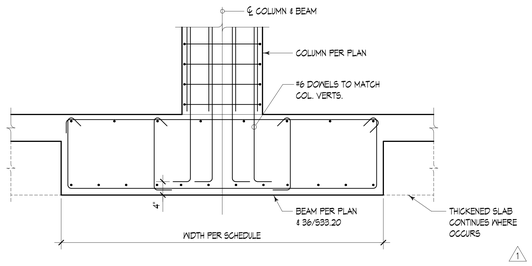
15



16

19

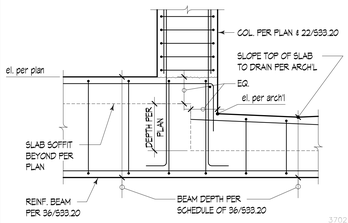
20



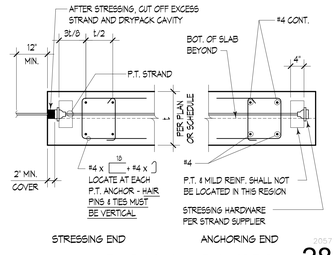
△1 22

25

26



△1 27



Typ. Reinforcing at Ends of P.T. Beams 28

31

32

33

34

36

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

BRIAN R. ZACHAS
STATE OF WASHINGTON
43469
PROFESSIONAL ENGINEER
05/24/16

SHEET TITLE / NUMBER

BEAM SCHEDULE & DETAILS

S33.20

BINDING STRIP

POST-TENSIONING GENERAL NOTES:

A. SPECIFICATIONS: ALL MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.

B. PRE-CONSTRUCTION MEETING: SHALL BE ARRANGED BY THE CONTRACTOR AS REQUIRED BY THE LOCAL GOVERNING BUILDING DEPARTMENT. THIS MEETING SHALL BE ATTENDED BY THE CONTRACTOR, STRUCTURAL ENGINEER OF RECORD, ANY SUBCONTRACTORS INVOLVED WITH POST-TENSIONING WORK, REPRESENTATIVES FROM THE SPECIAL INSPECTION AGENCY, AND A REPRESENTATIVE FROM THE LOCAL GOVERNING BUILDING DEPARTMENT.

C. FORCE DESIGNATION: POST-TENSIONING IS DESIGNATED ON THE STRUCTURAL PLANS WITH THE TOTAL FINAL EFFECTIVE FORCES REQUIRED. THE TOTAL EFFECTIVE FORCE PROVIDED BY THE CONTRACTOR SHALL ACCOUNT FOR THE LOSS OF PRESTRESS PER SECTION 18.6 OF ACI 318-11.

D. PRESTRESSING STEEL: SHALL BE ½" DIAMETER, SEVEN WIRE, LOW-RELAXATION STRAND MANUFACTURED IN ACCORDANCE WITH ASTM A416, FREE FROM CORROSION AND HAVING A GUARANTEED MINIMUM ULTIMATE TENSILE STRENGTH OF 270 KSI. STRAND SHALL BE SHOP COATED WITH COMPOUND TO PREVENT BOND, REDUCE FRICTION, RESIST CORROSION, AND BE ENCASED IN SLIPPAGE SHEATHING. TEARS IN SHEATHING SHALL BE PATCHED BEFORE PLACING CONCRETE. TENDON FABRICATION PROCEDURE SHALL CONFORM TO THE POST-TENSIONING INSTITUTE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS."

E. POST-TENSIONED SLAB REVIEW: IN ACCORDANCE WITH THE TERMS AGREED TO BY ALL PARTIES DURING THE PRE-CONSTRUCTION MEETING, THE CABLES, REINFORCING, AND EMBEDDED ITEMS IN A POST-TENSIONED SLAB SHALL BE REVIEWED BY THE ENGINEER OR APPOINTED REPRESENTATIVE PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF ALL SLAB REVIEWS. ALL REBAR COUNTS AND TENDON PROFILES SHALL BE REVIEWED BY THE SPECIAL INSPECTION AGENCY AND ALL NOTED DISCREPANCIES CORRECTED PRIOR TO REVIEW BY THE ENGINEER. THE CONTRACTOR SHALL ALLOW A MINIMUM OF FOUR HOURS FOR CORRECTION OF ALL DISCREPANCIES NOTED BY THE ENGINEER.

F. ANCHORAGES: ANCHORING HARDWARE SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN ACI STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-11 CHAPTER 18) OR POST-TENSIONING INSTITUTE, "POST-TENSIONING MANUAL, 6th EDITION."

G. CONCRETE STRENGTH: SHALL BE PER GENERAL STRUCTURAL NOTE 20. GROUT OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED IN THE VICINITY OF TENDONS OR ANCHORS. TENSIONING OPERATIONS SHALL NOT COMMENCE UNTIL TEST OF CYLINDERS, CURED UNDER JOBSITE CONDITIONS, INDICATES THAT CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

H. TENDON PLACEMENT: TENDONS SHALL BE DRAPED TO A PARABOLIC PROFILE BETWEEN SUPPORTS AS SHOWN IN DETAILS AND SHALL CONFORM TO THE PROFILE CONTROL POINTS SHOWN ON PLAN. DIMENSIONS SHOWN ON THE DRAWINGS LOCATE THE CENTER OF GRAVITY OF THE TENDON OR GROUP OF TENDONS. LOW POINTS ARE AT MIDSPAN UNLESS OTHERWISE NOTED. ADEQUATE SUPPORT BARS AND CHAIRS SHALL BE FURNISHED TO HOLD TENDONS IN PLACE DURING CONCRETE PLACEMENT. SEE POST-TENSIONING GENERAL NOTES I. & J. CHAIRS FOR SUPPORTS BARS AT BANDED TENDONS SHALL BE SPACED NOT MORE THAN 2'-0" o.c. (TWO CHAIR MINIMUM). VERTICAL TENDON DIMENSIONS SHALL NOT VARY MORE THAN ¼" (⅜" FOR CONCRETE THICKER THAN 8") FROM THE DIMENSIONS SHOWN, EXCEPT THAT 1" MINIMUM CONCRETE COVER SHALL BE MAINTAINED AT ALL TIMES. SLIGHT DEVIATION IN SPACING OF SLAB TENDONS WILL BE PERMITTED WHERE REQUIRED TO AVOID OPENINGS, INSERTS, AND DOWELS. WHERE TENDONS SEEM TO INTERFERE WITH EACH OTHER, ONE TENDON MAY BE MOVED HORIZONTALLY IN ORDER TO AVOID THE INTERFERENCE. A MINIMUM OF TWO BANDED & UNIFORMLY DISTRIBUTED TENDONS SHALL PASS OVER THE CENTER OF THE SUPPORTING COLUMN. CENTER BANDED TENDONS ON COLUMN WHERE POSSIBLE. WHERE MILD STEEL INTERFERES WITH TENDON LOCATIONS, PROPER TENDON LOCATION HAS PRIORITY. LOCATION OF BANDED TENDONS & BANDED REINFORCING HAS PRIORITY OVER UNIFORMLY DISTRIBUTED TENDONS & DISTRIBUTED REINFORCING AT SUPPORTS (SEE 24/S33.21). TWISTING OR ENTWINING OF INDIVIDUAL WIRES OR STRANDS WITHIN A BUNDLE SHALL NOT BE PERMITTED. NO PORTION OF THE TENDON CABLE SHALL BE EXPOSED.

I. MINIMUM CHAIRING: TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION OF THE POST-TENSIONING TENDON DURING AND AFTER THE PLACING OF CONCRETE. SPACING OF POSITIONING DEVICES SHALL NOT EXCEED 3'-6" ON-CENTER.

J. SUPPORT BARS: THE MILD REINFORCING SHOWN ON THE PLANS IS THAT WHICH IS REQUIRED BY DESIGN. SPACING OF SUPPORT BARS SHALL NOT EXCEED 4'-0" ON-CENTER.

K. TENDON LOCATIONS: SHALL BE PERMANENTLY MARKED ON THE UNDERSIDE OF ALL POST-TENSIONED SLABS ACCORDING TO DETAIL 20/S33.22. MARKING SHALL BE SUFFICIENT TO ASSIST IN IDENTIFYING AS-BUILT TENDON LOCATIONS SHOULD FUTURE DRILLING OF THE POST-TENSIONED SLAB BE REQUIRED. TEMPORARY MARKING OF TENDON LOCATIONS WITH CHALK, FORM PAINT, OR SIMILAR MATERIAL MAY BE USED BUT MAY NOT BE SUBSTITUTED FOR THE PERMANENT TENDON MARKING METHOD.

L. SHORING: AT ALL POST-TENSIONED CONCRETE SHALL REMAIN IN PLACE UNTIL TENDONS ARE STRESSED. SHORING AT CLOSURE POUR STRIPS SHALL REMAIN IN PLACE UNTIL CONCRETE IN THE CLOSURE POUR STRIP HAS REACHED DESIGN STRENGTH. SEE PLANS FOR EXTENT OF SHORING NEAR CLOSURE STRIPS. SHORING IN THIS ZONE SHALL BE DESIGNED FOR ALL CONSTRUCTION LOADS UNTIL THE CONCRETE WITHIN THE CLOSURE POUR STRIP HAS REACHED DESIGN STRENGTH.

M. CONSTRUCTION JOINTS: CONTRACTOR SHALL SUBMIT ALL PROPOSED CONSTRUCTION JOINT LOCATIONS FOR STRUCTURAL ENGINEERS REVIEW.

N. SHOP DRAWINGS: SHOWING ALL DETAILS OF TENDON PLACEMENT, END ANCHORAGE, CONNECTIONS, BLOCKOUTS OF ALL HOLES, INSERTS, AND OTHER POST-TENSIONING DETAILS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO TENDON FABRICATION. THE POST-TENSION SHOP DRAWINGS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.

O. PIPE & CONDUIT: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THREE WEEKS PRIOR TO PLACEMENT OF PIPE OR CONDUIT TO THE STRUCTURAL ENGINEER SHOWING SIZE, LOCATION, AND EXTENT OF ALL CONDUIT TO BE PLACED IN POST-TENSIONED CONCRETE. ENGINEER SHALL REVIEW DRAWINGS THREE WEEKS PRIOR TO PLACEMENT OF PIPE OR CONDUIT FOR IMPACT OF PLACEMENT ON STRUCTURAL INTEGRITY OF CONCRETE. ENGINEER SHALL VISUALLY REVIEW CONDUIT PLACEMENT IN SLAB A MINIMUM OF ONE DAY PRIOR TO PLACING CONCRETE. CONTRACTOR SHALL NOTIFY THE ENGINEER, WITH REASONABLE LEAD TIME, FOR THIS SITE VISIT.

SEE POST-TENSIONING DETAILS AND NOTES BELOW FOR RESTRICTIONS ON PLACEMENT OF PIPE AND CONDUIT IN POST-TENSIONED SLAB.

CONDUIT OR PIPE:
SHALL HAVE A MAXIMUM OUTSIDE DIA. OF 1/6 TIMES SLAB THICKNESS OR 2"
SHALL NOT BE PLACED WITHIN 4'-0" OF COLUMN FACE
SHALL NOT BE PLACED WITHIN 1'-6" OF TENDON ANCHORS
SHALL BE A MINIMUM OF 2" CLEAR FROM TENDONS AT ALL LOCATIONS
SHALL BE SPACED A MINIMUM OF THREE x DIA. APART (LARGEST DIA.)
SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SLAB SPAN

AS MUCH AS POSSIBLE, CONDUIT SHALL RUN PARALLEL WITH EITHER THE BANDED OR DISTRIBUTED TENDONS, NOT DIAGONALLY.

WHERE MORE THAN (3) CONDUIT GROUPS OF (3) CONDUITS ARE LESS THAN 12" CENTER-TO-CENTER OR WHERE CONTRACTOR CHOOSES TO REDUCE CONDUIT SPACING WITHIN A GROUP, SPECIAL REINFORCING WILL BE REQUIRED. CONTACT ENGINEER FOR DIRECTION. TYPICAL REINFORCING AT CONDUIT GROUPS SHALL BE PER DETAIL 24/S33.22. CONDUIT SPACED FARTHER APART THAN SPECIFIED MINIMUM DO NOT REQUIRE ADDITIONAL REINFORCING.

P. BLOCKOUTS: CONTRACTOR SHALL SUBMIT TO THE STRUCTURAL ENGINEER LOCATIONS AND SIZES OF ALL MECHANICAL, PLUMBING & ELECTRICAL BLOCKOUTS LOCATED WITHIN THE POST-TENSIONED SLAB, SPECIFICALLY AT STUD RAILS. SUBMITTAL SHALL OCCUR THREE WEEKS PRIOR TO PLACEMENT OF BLOCKOUTS.

Q. STRESSING OPERATION: TENDONS SHALL BE STRESSED BY MEANS OF A HYDRAULIC JACK EQUIPPED WITH A CALIBRATED HYDRAULIC PRESSURE GAUGE. A CALIBRATION CHART SHALL ACCOMPANY EACH JACK AND GAUGE. STRESSING OPERATIONS SHALL BE IN ACCORDANCE WITH SEQUENCE PROVIDED BY THE POST-TENSIONING SUPPLIER. AS A MINIMUM, STRESS MINIMUM OF (2) TENDONS @ SLAB EDGES PERPENDICULAR TO BANDED TENDONS BEFORE STRESSING BANDED TENDONS. JOB SITE INSTRUCTION OF CONTRACTOR'S PERSONNEL IN ALL PLACING AND STRESSING OPERATIONS SHALL BE PROVIDED BY POST-TENSIONING SUPPLIER AS REQUIRED. RECORDS SHALL BE KEPT BY A QUALIFIED AGENCY OF ALL JACKING FORCES AND ELONGATIONS AND SHALL BE SUBMITTED PROMPTLY TO THE STRUCTURAL ENGINEER. MEASURED ELONGATIONS DEVIATING UP TO 7% FROM REQUIRED ELONGATIONS ARE ACCEPTABLE. TENDONS LESS THAN 50 FEET IN LENGTH SHALL NOT HAVE MEASURED ELONGATIONS DEVIATING MORE THAN ¼". IF MEASURED ELONGATIONS EXCEED TOLERANCE, CONTACT TENDON SUPPLIER AND STRUCTURAL ENGINEER. TENDON TAILS SHALL NOT BE CUT PRIOR TO REVIEW OF ELONGATION REPORTS BY STRUCTURAL ENGINEER.

R. INSERTS: CONCRETE INSERTS TO SUSPEND MECHANICAL, ELECTRICAL, AND ARCHITECTURAL WORK SHALL BE CAST-IN-PLACE. POWER DRIVEN FASTENERS WILL BE PERMITTED ONLY WHERE IT CAN BE SHOWN THAT THE FASTENERS WILL NOT SPALL THE CONCRETE, ARE LOCATED 50 AS TO AVOID DAMAGING THE TENDONS, AND DO NOT PENETRATE SLAB BY MORE THAN ¾".

S. MILD REINFORCING ALLOWANCE: THE CONTRACTOR SHALL ALLOW FOR 1000 POUNDS OF ADDITIONAL MILD REINF. AT EACH ELEVATED DECK AS A CONTINGENCY, PLACED AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION.

T. ENCAPSULATED POST-TENSIONING ANCHORAGE SYSTEM

ALL TENDON ANCHORS SHALL BE ENCAPSULATED. ENCAPSULATED ANCHORAGE SYSTEM SHALL MEET ALL REQUIREMENTS BELOW AND THOSE OF PTI GUIDE SPECIFICATIONS FOR MONO-STRAND CORROSION PROTECTION SYSTEMS FOR AGGRESSIVE ENVIRONMENTS. ALL ANCHOR PLATES SHALL BE PLASTIC COATED, HAVE GREASE-FILLED CAPS THAT COVER THE CUT END OF THE TENDON, AND HAVE GREASE-FILLED TUBES OR TRUMPETS TO COVER EXPOSED CABLE ON THE SLAB-SIDE OF THE ANCHOR PLATE.

SAMPLES OF ENCAPSULATED ANCHORAGE SYSTEMS, PRODUCT INFORMATION, AND INSTALLATION PROCEDURES, SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL TWO WEEKS PRIOR TO BID DATE.

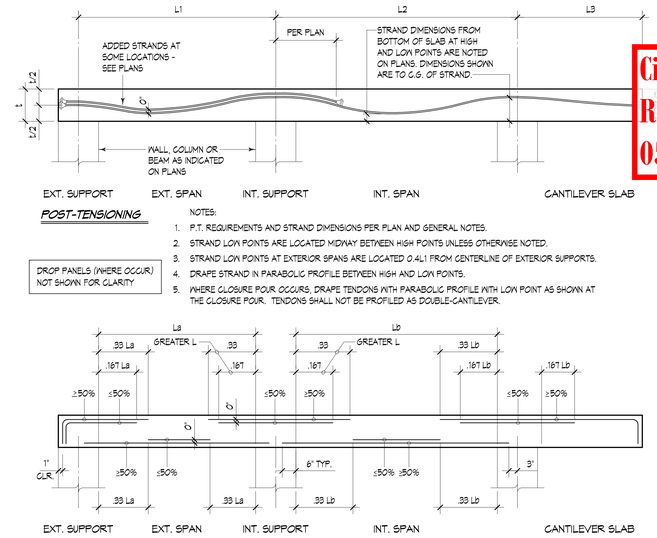
FIELD QUALITY CONTROL

1. ENCAPSULATED TENDONS SHALL NOT BE EXPOSED TO WEATHER FOR MORE THAN SEVEN (7) CALENDAR DAYS PRIOR TO CONCRETE PLACEMENT.
2. TENDON SHEATHING DAMAGED OVER MORE THAN TEN PERCENT OF LENGTH SHALL BE REJECTED. DAMAGED LENGTH NEED NOT BE CONTINUOUS.
3. BEFORE CONCRETE PLACEMENT AROUND SHEATHING, ALL TENDON DAMAGE SHALL BE REPAIRED TO WATERTIGHT CONDITION. REPAIRS SHALL BE ACCEPTABLE TO THE ENGINEER.
4. INSPECT SHEATHING FOR UNREPAIRED DAMAGE, FOR WATERTIGHT SEAL BETWEEN SHEATHING AND AND ANCHOR, AND FOR CORRECT INSTALLATION OF ANCHORS, BEFORE CONCRETE IS PLACED.
5. RELATIVE WEDGE EMBEDMENT SHALL NOT EXCEED 1/8 INCH.

PROTECTION

1. AFTER RECEIVING AUTHORIZATION FROM THE ENGINEER, AS DESCRIBED IN POST-TENSIONING GENERAL NOTE Q, THE TENDON TAILS SHALL BE CUT AND THE EXPOSED TENDON END AND CHUCKS SHALL BE MADE WATERTIGHT BY COVERING WITH GREASE-FILLED TENDON CAP AS SOON AS TENDONS ARE COOL TO THE TOUCH. CUTTING OF TENDONS AND INSTALLATION OF GREASE CAPS SHALL BE WITNESSED BY THE SPECIAL INSPECTOR.
2. AFTER SEALING EXPOSED END OF TENDONS AND CHUCKS, AND BEFORE GROUTING TENDON POCKET, COAT POCKET WITH BONDING AGENT. PREPARE SURFACE PER MANUFACTURERS INSTRUCTIONS.
3. GROUT TENDON POCKETS SOLID WITH NON-SHRINK, NON-STAIN, CHLORIDE FREE GROUT SUCH AS MASTERFLOW 816 OR TARGET PORTLAND EXPANDING GROUT.

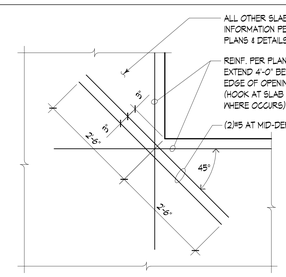
1034
Post-Tensioning Notes 21



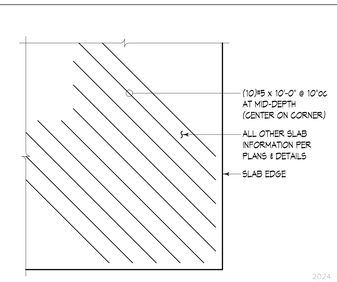
NOTES:
1. P.T. REQUIREMENTS AND STRAND DIMENSIONS PER PLAN AND GENERAL NOTES.
2. STRAND LOW POINTS ARE LOCATED MIDWAY BETWEEN HIGH POINTS UNLESS OTHERWISE NOTED.
3. STRAND LOW POINTS AT EXTERIOR SPANS ARE LOCATED 0.4L1 FROM CENTERLINE OF EXTERIOR SUPPORTS.
4. DRAPE STRAND IN PARABOLIC PROFILE BETWEEN HIGH AND LOW POINTS.
5. WHERE CLOSURE POUR OCCURS, DRAPE TENDONS WITH PARABOLIC PROFILE WITH LOW POINT AS SHOWN AT THE CLOSURE POUR. TENDONS SHALL NOT BE PROFILED AS DOUBLE-CANTILEVER.

NOTES:
1. MILD REINFORCING REQUIREMENTS PER PLAN AND DETAILS.

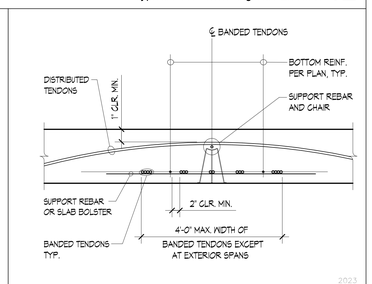
2022
Typical Post-Tensioning Slab Elevation 12



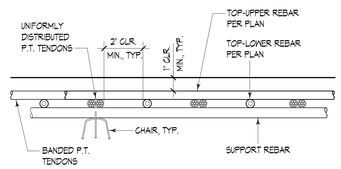
2023
Re-entrant Corner Reinf. at Slab Edge 16



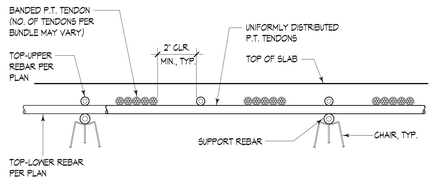
2023
Corner Reinforcing at Slab Edge 17



2023
Typical Section Thru Banded Tendon at Mid-span 18



SECTION THRU UNIFORMLY DISTRIBUTED P.T. TENDONS



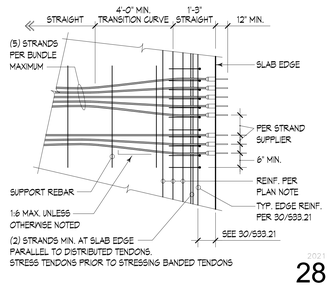
SECTION THRU BANDED P.T. TENDONS

2022
Typical Section Thru Tendons at Column 24

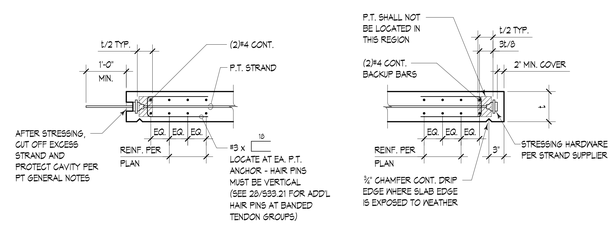
25

26

27



2021
28



STRESSING END

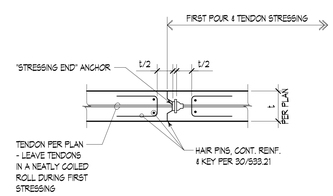
ANCHOR END

2020
30

31

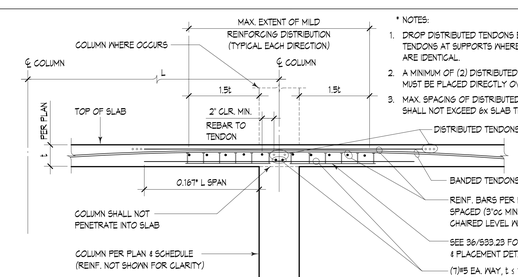
32

33



INTERMEDIATE STRESSING JOINT

2503
34



* NOTES:
1. DROP DISTRIBUTED TENDONS BELOW BANDED TENDONS AT SUPPORTS WHERE ORDINATES ARE IDENTICAL.
2. A MINIMUM OF (2) DISTRIBUTED TENDONS MUST MUST BE PLACED DIRECTLY OVER COLUMNS.
3. MAX. SPACING OF DISTRIBUTED TENDONS SHALL NOT EXCEED 6x SLAB THICKNESS OR 48".

2019
Typical Column Reinforcing 36

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

PROJECT TITLE
KIRKLAND URBAN
321 PARKPLACE CENTER
KIRKLAND, WA 98033
PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL
05/24/16

SHEET TITLE / NUMBER
TYPICAL POST-TENSIONING NOTES & DETAILS
S33.21

BINDING STRIP

BINDING STRIP

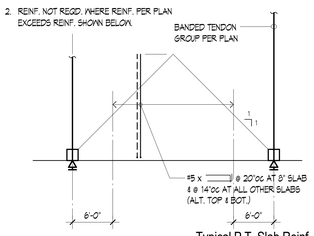
1

2

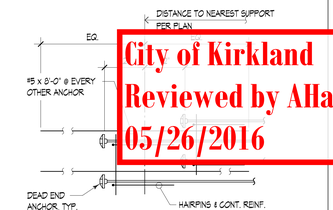
3

4

NOTES:
1. THIS DETAIL APPLIES AT ALL SPANS BETWEEN BANDED TENDON GROUPS, EXCEPT AS NOTED IN NOTE 2.
2. REINF. NOT REQD. WHERE REINF. PER PLAN EXCEEDS REINF. SHOWN BELOW.



Typical P.T. Slab Reinf. Between Banded Tendon Groups 5



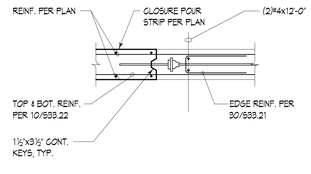
Reinforcing at Added Tendons 6

City of Kirkland
Reviewed by AHaupt
05/26/2016

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

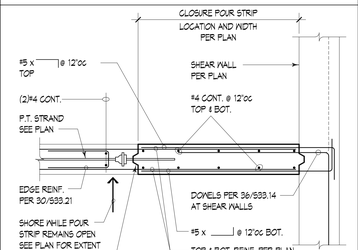
7

8



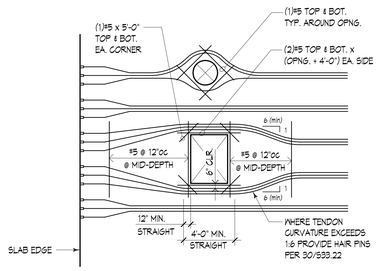
FOR CALL-OUTS IN COMMON SEE DETAIL 10/S33.22

Closure Pour Strip Location and Width Per Plan 9

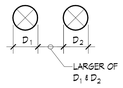


NOTE: POUR STRIP SHALL REMAIN OPEN FOR _4 WEEKS_

Typical Slab Reinforcing 10



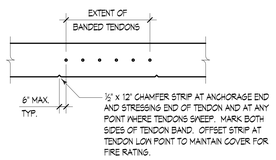
NOTES:
1. OPENINGS SHALL NOT BE PLACED WITHIN 4' OF ANY COLUMN UNLESS APPROVED BY ENGINEER (SEE 36/S33.23 FOR ADDL. REQUIREMENTS AT STUDRAILS)
2. ROUND OPENINGS MAY BE GROUPED AND REINFORCED SIMILAR TO RECTANGULAR OPENINGS.



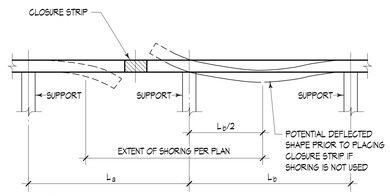
3. MAX. OPENING SIZE IF LOCATED NEAR MIDSPAN:
   ROUND: 48"ø
   RECTANGULAR: 36" x 36"
4. SINGLE SLEEVE PENETRATIONS 6"ø OR SMALLER DO NOT REQUIRE REINFORCEMENT.

P.T. & Additional Reinforcing at Slab Openings 12

13

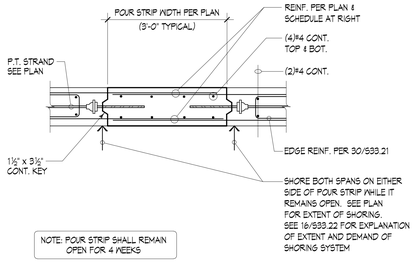


BANDED TENDONS



NOTES:
1. SHORINGS MUST BE SIZED FOR WEIGHT OF SLAB PLUS ALL CONSTRUCTION LOADS
2. RE-SHORING CAN BE DONE PROVIDED THE RE-SHORE SYSTEM DOES NOT DEFLECT AXIALLY AND IF THE RE-SHORING PROCEDURE DOES NOT ALLOW THE SLAB TO DEFLECT VERTICALLY

Closure Pour Strip Shoring 16



NOTE: POUR STRIP SHALL REMAIN OPEN FOR 4 WEEKS

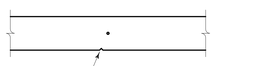
MARK	REINFORCING
A	#5 x 18'-0" @ 18"oc TOP
B	#5 x 10'-0" @ 18"oc BOT.
C	#5 x 10'-0" @ 18"oc TOP
D	#5 x 28'-0" @ 12"oc BOT.
E	#5 x 18'-0" @ 12"oc TOP
F	#5 x 22'-0" @ 10"oc BOT.

NOTE: SEE PLAN FOR EXTENT OF REINFORCING; SEE DETAIL AT LEFT FOR LAYOUT.

PLAN CALLOUT

Typical Interior Closure Pour 18

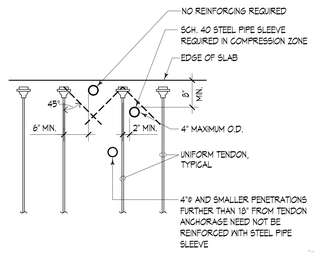
19



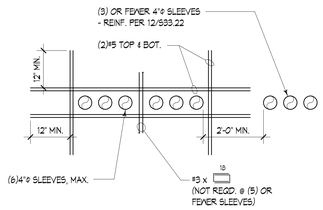
½" x 12" CHAMFER STRIP AT ANCHORAGE END AND STRESSING END OF TENDON AND AT ANY POINT WHERE TENDONS SWEEP. OFFSET STRIP AT TENDON LOW POINT TO MAINTAIN COVER FOR FIRE RATING.

DISTRIBUTED TENDONS

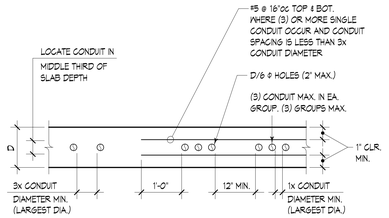
20



Penetration at Tendon Anchorage 21



Typical Reinf. at Sleeved Penetrations 22



NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR PLACEMENT OF CONDUIT IN POST-TENSIONED SLAB. SEE GENERAL STRUCTURAL NOTES FOR REQUIREMENTS.
2. SEE POST-TENSIONING NOTES FOR GENERAL PROVISIONS FOR CONDUIT IN POST-TENSIONED SLAB.
3. SEE DIAGRAM AT LEFT FOR CONDUIT PLACEMENT RESTRICTIONS. PROVIDE REINFORCING AS REQUIRED IN DIAGRAM. CONDUIT PLACEMENT NOT MEETING CRITERIA SHOWN IN DIAGRAM SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.
4. PROVIDE 2" MIN. CLEARANCE BETWEEN CONDUIT AND TENDONS.

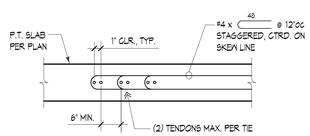
Conduit Placement & Reinforcing 24

25

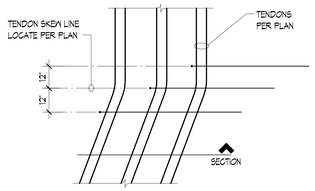
26

27

28



SECTION

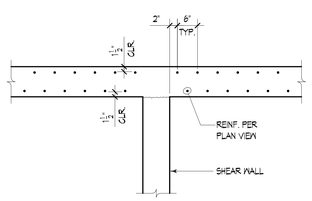


PLAN VIEW

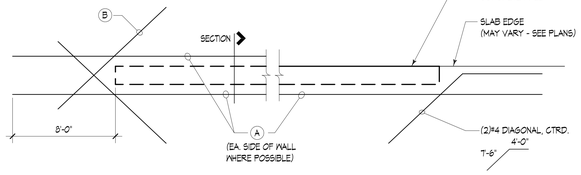
Reinforcing at Skewed Tendons 30

31

32



SECTION



TYPICAL INTERIOR WALLS
PLAN VIEW

WALLS AT SLAB EDGE
PLAN VIEW

MARK	REINF.
A	(6)#5 @ 6"oc STAGGERED TOP & BOTTOM OF SLAB. EXTEND 8'-0" BEYOND WALL END. LAP SPLICE PER THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE AS REQUIRED. HOOK BARS AT SLAB EDGES.
B	(2)#5 x 15'-0" CTRD. IN SLAB

NOTE:
SEE S33.11, S33.12 & S33.13 FOR SHEAR WALL CORES

Typical Slab Reinforcing at Shear Walls 36

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

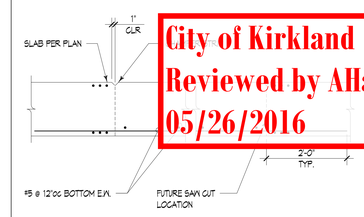
SEAL

SHEET TITLE / NUMBER

TYPICAL POST-TENSIONING DETAILS

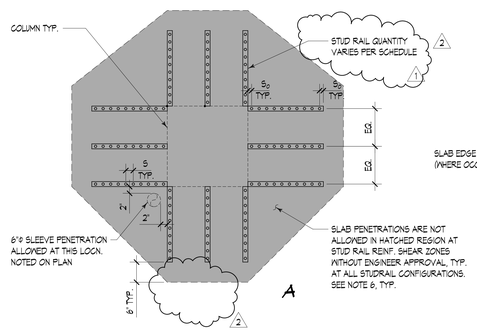
S33.22

City of Kirkland
Reviewed by AHaupt
05/26/2016



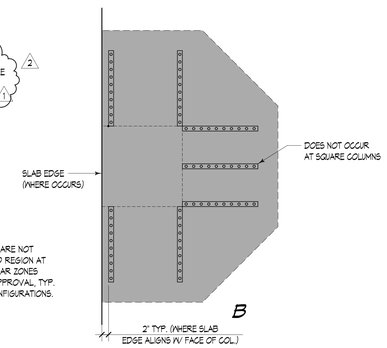
Future Stair Knock-Out Panel 6

COUGHLIN
PORTER
LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206.343-0460
F: 206.343-5691
A CONSULTING
STRUCTURAL AND CIVIL
ENGINEERING CORPORATION



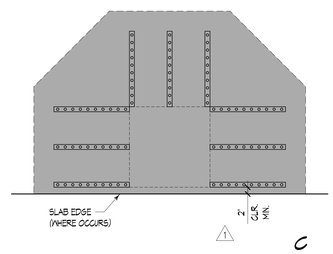
A

PLAN CONFIGURATION



B

PLAN CONFIGURATION
(SEE CONFIGURATION A FOR CALLOUTS IN COMMON)



C

PLAN CONFIGURATION

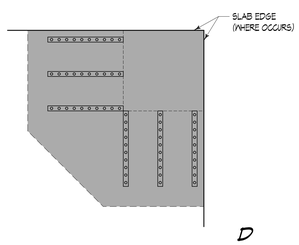
STUDRAIL SCHEDULE*

CALLOUT	CONFIGURATION	NUMBER OF STUDRAILS	STUDRAIL TYPE
1	D	6	SR-A
2	C	9 1	SR-B
3	A	16	SR-B
4	D	6	SR-C
5	D	6	SR-D
6	A	16	SR-D
7	B	6	SR-E
8	B	9	SR-B
9	B	9	SR-D
10	C	9	SR-D
11	E	9	SR-B
12	E	6	SR-E
13	D	7	SR-F
14	A	12	SR-G
15	B	9	SR-G
16	C	9	SR-G
17	D	6	SR-G
18	A	8	SR-H
19	C	6	SR-H
20	B	6	SR-I
21	D	4	SR-I

STUDRAIL TYPE*

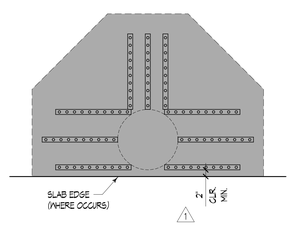
TYPE	NUMBER OF STUDS PER RAIL	S_D(in.)	S (in.)	STUD DIAMETER	OAL (in.)
SR-A	25	6⅞	2¾	½	83¼
SR-B	20	4⅜	4⅜	½	91⅛
SR-C	9	2½	4¾	½	43
SR-D	15	4⅞	4⅞	½	73
SR-E	18	4⅞	5⅛	¾	96⅞
SR-F	13	2½	3⅛	½	42½
SR-G	17	3¼	6⅛	¾	64¼
SR-H	16	4⅜	4⅜	¾	73⅝
SR-I	18	3¼	3¼	½	61¾

* SUBMIT TECHNICAL INFORMATION FOR STUDRAILS FOR APPROVAL. SUBMITTAL MUST INCLUDE CURRENT ICC-ES REPORT. SPECIAL INSPECTION IS REQUIRED FOR ALL STRUCTURAL INSTALLATIONS.



D

PLAN CONFIGURATION
(SEE CONFIGURATION A FOR CALLOUTS IN COMMON)



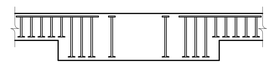
E

PLAN CONFIGURATION
(SEE CONFIGURATION A FOR CALLOUTS IN COMMON)

NOTES:

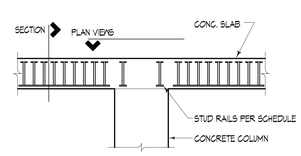
1. ALIGN STUDRAILS WITH COLUMN FACE U.O.N.
2. STUDRAILS SHALL BE 2" MIN. FROM OPENINGS AND SLAB EDGES.
3. STUDRAILS SHALL BE EVENLY SPACED ACROSS COLUMN FACE.
4. STUDRAILS MUST BE VERTICAL.
5. PROVIDE 1" COVER TOP AND 1" COVER BOTTOM OF STUDRAIL.
6. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS SHOWING ALL SLAB PENETRATIONS FOR MECHANICAL, PLUMBING, AND ELECTRICAL PER THE POST-TENSIONING GENERAL NOTE "P" FOR FINAL APPROVAL
7. APPROVED PENETRATIONS SHALL BE REINFORCED PER 12/S33.22
8. STUD RAILS MAY BE INVERTED AT CONTRACTOR'S OPTION.

1

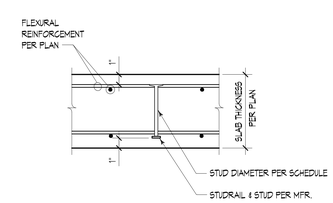


SECTION AT WIDE-SHALLOW BEAM

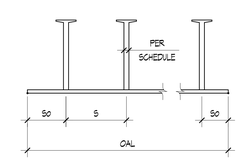
1



COLUMN SECTION



STUD SECTION



STUD RAIL

36

PROJECT TITLE

KIRKLAND
URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL

SHEET TITLE / NUMBER

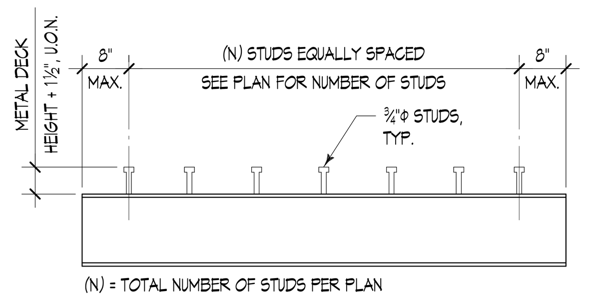
STUD RAIL SCHEDULE &
DETAILS

S33.23

- BINDING STRIP -

BINDING STRIP

1

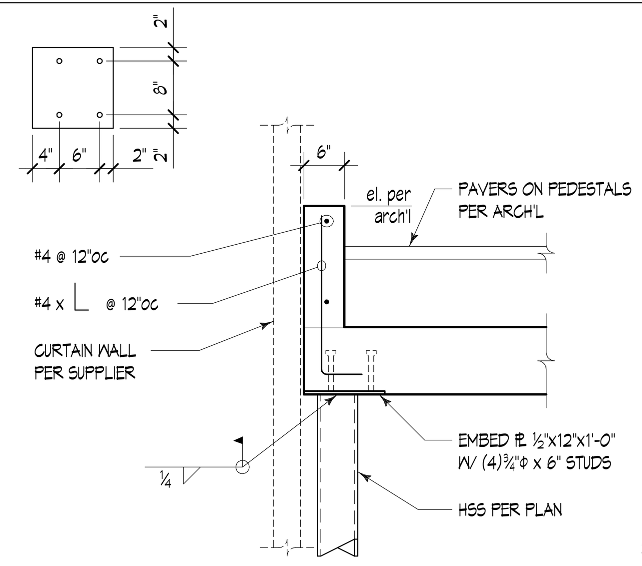


TYPICAL BEAM

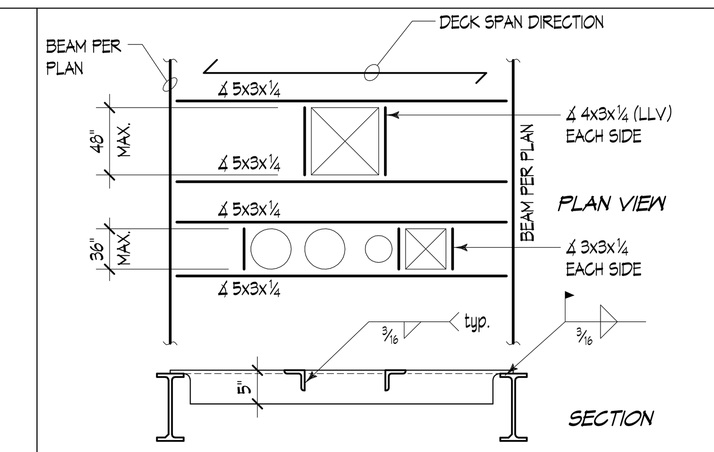
NOTES:

1. CENTER CONNECTORS OVER BEAMS AND GIRDERS TYPICAL.
2. WHERE DECK FLUTES ARE PERPENDICULAR TO BEAMS USE (2) STUDS PER FLUTE @ 3"oc WHERE NUMBER OF STUDS EXCEEDS NUMBER OF FLUTES.
3. SEE GENERAL STRUCTURAL NOTES FOR STUD REQUIREMENTS.

2601
2



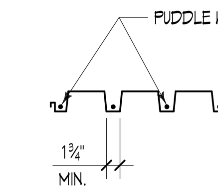
2411
3



NOTES:

1. WELD DECK TO ANGLES W/ ½"Φ PUDDLE WELDS @ 6"oc ALL AROUND OPNG.
2. NO REINF. REQUIRED FOR SINGLE OPENINGS 6" DIAMETER or 6" SQR. or LESS.
3. LARGER OPENINGS MUST BE COORDINATED W/ ARCHITECT & ENGINEER.

2501
4



TYPE = ASC DGN-24 OR VERCO PLN-24, G60 GALVANIZED W/ FOLLOWING MIN. PROPERTIES:

Fy = 33ksi, PANEL WIDTH = 24"

ALLOWABLE SHEAR CAPACITY REQUIRED = __ plf

20GA.	18GA.
I = 0.837 in.^{4}	I = 1.223 in.^{4}
S = +0.467/-0.554 in.^{3}	S = +0.689/-0.765 in.^{3}

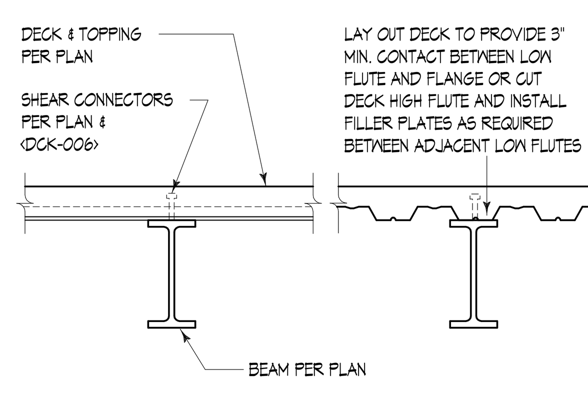
	20GA.	18GA.
SINGLE SPAN CONDITIONS	11'-0"	12'-0"
DOUBLE OR TRIPLE SPAN CONDITIONS	13'-6"	15'-0"

1. USE GAGE OF DECK PER SPAN TABLE AT LEFT, U.O.N. PER PLAN.
2. DECK ATTACHMENTS AT SUPPORTS PERPENDICULAR TO DECK FLUTES: (4)½"Φ EFFECTIVE PUDDLE WELDS PER SHEET AT TYPICAL SUPPORTS. (2) ROWS OF (4)½"Φ EFFECTIVE PUDDLE WELDS AT INTERIOR STRUTS, BRACED FRAME BEAMS, AND WALLS (WHERE DECK OCCURS BOTH SIDES OF SUPPORT, EXCLUDING OVERHANGS AND CHANGES IN DECK ORIENTATION).
3. DECK ATTACHMENTS AT SUPPORTS PARALLEL TO DECK FLUTES: ½"Φ EFFECTIVE PUDDLE WELDS AT _"oc AT TYPICAL SUPPORTS. ½"Φ EFFECTIVE PUDDLE WELDS @ _"oc AT INTERIOR STRUTS, BRACED FRAME BEAMS, AND WALLS (WHERE DECK OCCURS BOTH SIDES OF SUPPORT, EXCLUDING OVERHANGS AND CHANGES IN DECK ORIENTATION).
4. CONNECT DECK SEAMS @ __"oc WITH #10 TEK SCREWS OR VERCO OR THE DELTAGRIP SYSTEM FOR ASC DECK.
5. DECK MUST STRICTLY MEET CRITERIA LISTED INCLUDING ICC-ES RESEARCH REPORT ALLOWABLE SHEAR LOADS. SUBMIT DECK INFORMATION TO ENGINEER PRIOR TO BEGINNING SHOP DRAWINGS.
6. REINFORCE DECK OPENINGS PER 4/S35.01 , U.O.N. DECK OPENINGS MAY NOT BE SHOWN ON PLAN - SEE ARCH'L & MECH'L FOR ADDITIONAL INFO.
7. SEE DRAWINGS FOR LOCATIONS WHERE ACOUSTIC DECK IS REQUIRED (PERFORATED AT WEBS ONLY, U.O.N.). SEE SPECIFICATIONS FOR ACOUSTIC REQUIREMENTS.

2500
6

City of Kirkland
Reviewed by AHaupt
05/26/2016

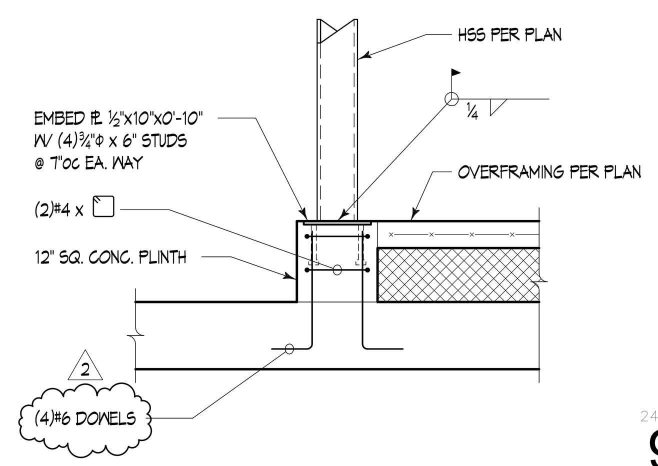
7



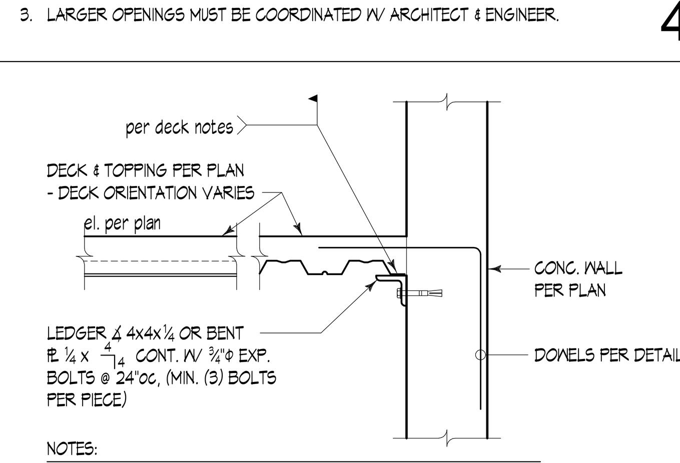
DECK PERPENDICULAR TO BEAM

DECK PARALLEL TO BEAM

2602
8



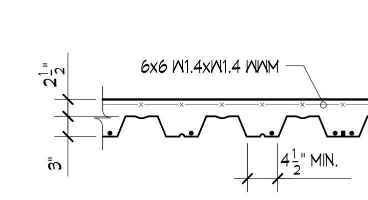
2410
9



NOTES:

1. ¾"Φ A307 ANCHOR BOLTS MAY BE SUBSTITUTED ON AN EQUAL BASIS WITH EXP. BOLTS.
2. LEDGER SHALL OCCUR AT ALL INTERSECTIONS OF FLOOR DECK AND CONCRETE WALLS, UNLESS OTHERWISE NOTED.
3. LEDGER MAY BE INVERTED AT CONTRACTOR'S OPTION EXCEPT WHERE DISTANCE FROM ℄ BOLTS TO TOP OF WALL WOULD BE LESS THAN 4".

2525
10



TYPE = ASC 3W OR VERCO W3 FORMLOK, G60 GALVANIZED W/ FOLLOWING MIN. PROPERTIES:

Fy = 38ksi, PANEL WIDTH = 36"

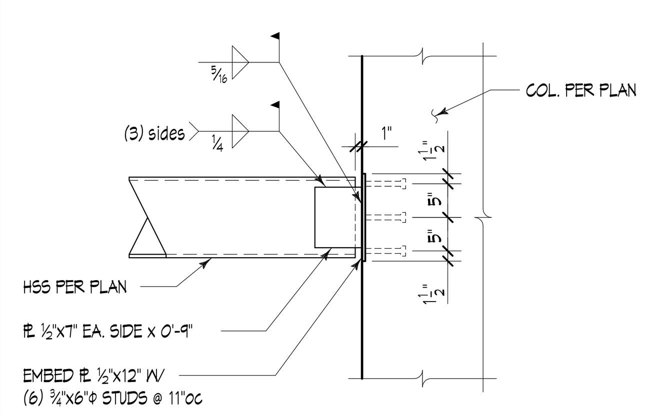
20GA.	18GA.	16GA.
I = .896 in.^{4}	I = 1.203 in.^{4}	I = 1.509 in.^{4}
S = +.534/-.564 in.^{3}	S = +.767/-.767 in.^{3}	S = +.960/-.960 in.^{3}

2.5" TOPPING

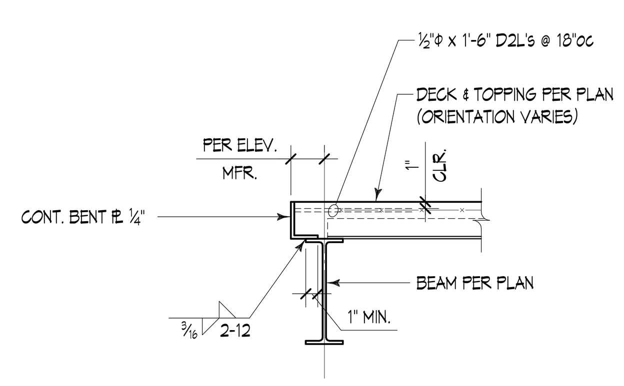
	20GA.	18GA.	16GA.
SINGLE SPAN CONDITIONS	9'-0"	11'-0"	12'-0"
DOUBLE SPAN CONDITIONS	10'-0"	12'-0"	13'-0"
TRIPLE SPAN CONDITIONS	11'-0"	13'-0"	14'-0"

1. USE GAGE OF DECK PER SPAN TABLE BELOW (SPAN TABLES ASSUME SHORING WILL NOT BE USED). DECK SHALL HAVE 150 PSF SUPERIMPOSED LOAD CAPACITY.
2. PROVIDE (4) ½"Φ EFFECTIVE PUDDLE WELDS PER SHEET TO ALL SUPPORTS PERPENDICULAR TO DECK FLUTES. PROVIDE ½"Φ EFFECTIVE PUDDLE WELDS @ 24"oc TO ALL SUPPORTS PARALLEL TO FLUTES.
3. CONNECT DECK SEAMS WITH BUTTON PUNCHES @ 36"oc.
4. DECK MUST STRICTLY MEET CRITERIA LISTED INCLUDING ICC-ES RESEARCH REPORT ALLOWABLE SUPERIMPOSED LOADS. SUBMIT DECK INFORMATION TO ENGINEER PRIOR TO BEGINNING SHOP DRAWINGS.

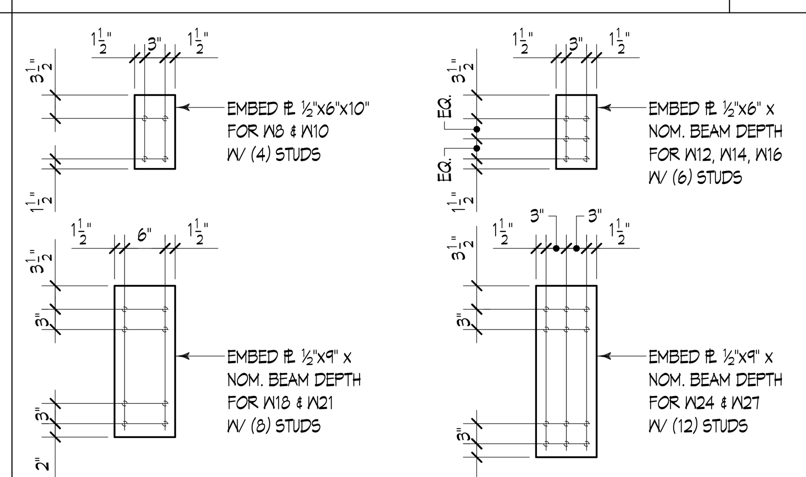
2508
12

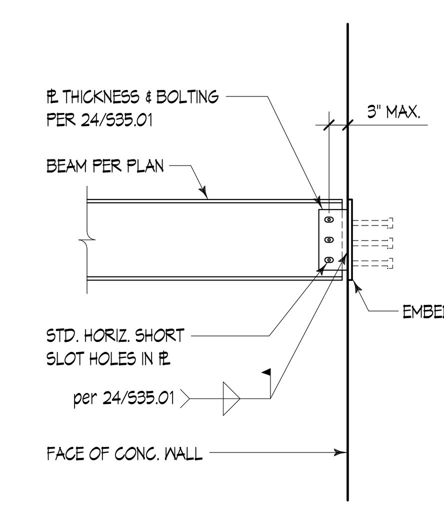


2823
13



2603
14

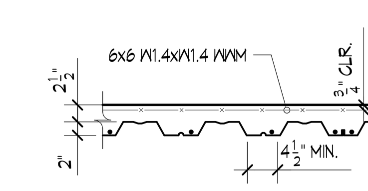




NOTES:

1. ALL STUDS SHALL BE ¾"Φ x 6" U.O.N.
2. HORIZONTAL DISTANCE FROM EDGE OF CONCRETE TO CENTER OF NEAREST STUD SHALL BE 6" MIN.
3. PLACE EMBED ℞ IN WALL SUCH THAT ATTACHED ℞ WILL BE HORIZONTALLY AND VERTICALLY CENTERED.

2510
16



TYPE = ASC 2W OR VERCO W2 FORMLOK, G60 GALVANIZED W/ FOLLOWING MIN. PROPERTIES:

Fy = 38 ksi, PANEL WIDTH = 36"

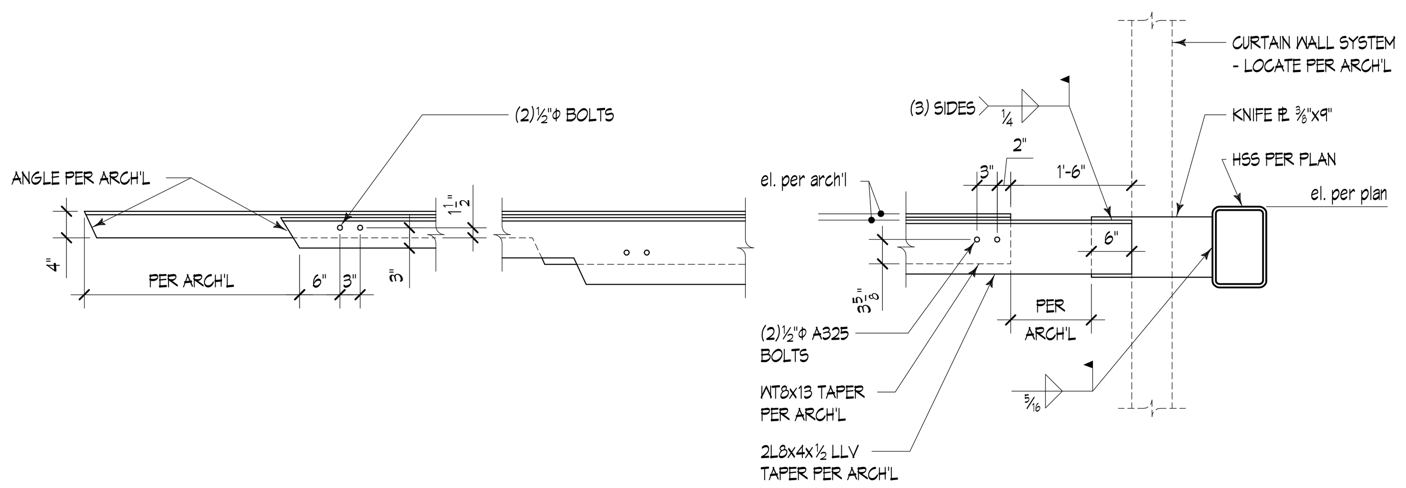
20GA.	18GA.	16GA.
I = .423 in.^{4}	I = .555 in.^{4}	I = .694 in.^{4}
S = +.361/-.370 in.^{3}	S = +.510/-.511 in.^{3}	S = +.639/-.639 in.^{3}

2.5" TOPPING

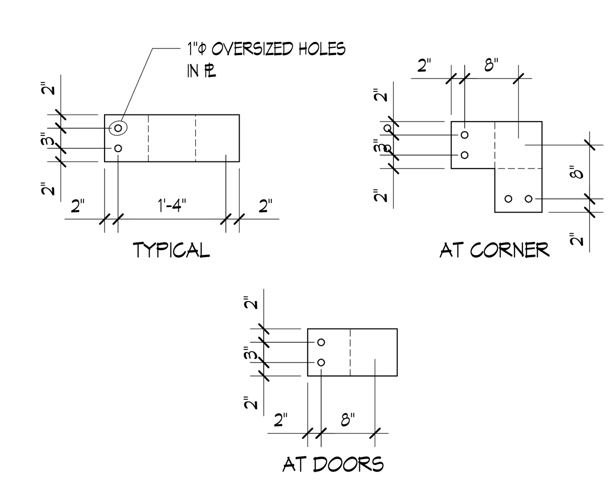
	20GA.	18GA.	16GA.
SINGLE SPAN CONDITIONS	7'-0"	8'-6"	9'-6"
DOUBLE SPAN CONDITIONS	8'-0"	9'-6"	10'-6"
TRIPLE SPAN CONDITIONS	9'-0"	10'-6"	11'-6"

1. USE GAGE OF DECK PER SPAN TABLE AT LEFT (SPAN TABLES ASSUME SHORING WILL NOT BE USED). DECK SHALL HAVE 125 PSF SUPERIMPOSED LOAD CAPACITY.
2. PROVIDE (4) ½"Φ EFFECTIVE PUDDLE WELDS PER SHEET TO ALL SUPPORTS PERPENDICULAR TO DECK FLUTES. PROVIDE ½"Φ EFFECTIVE PUDDLE WELDS @ 24"oc TO ALL SUPPORTS PARALLEL TO DECK FLUTES.
3. CONNECT DECK SEAMS WITH BUTTON PUNCHES @ 36"oc.
4. DECK MUST STRICTLY MEET CRITERIA LISTED INCLUDING ICC-ES RESEARCH REPORT ALLOWABLE SUPERIMPOSED LOADS. SUBMIT DECK INFORMATION TO ENGINEER PRIOR TO BEGINNING SHOP DRAWINGS.

2401
18

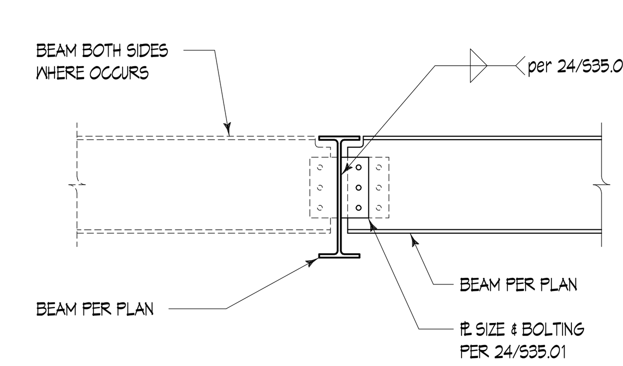


2822
20

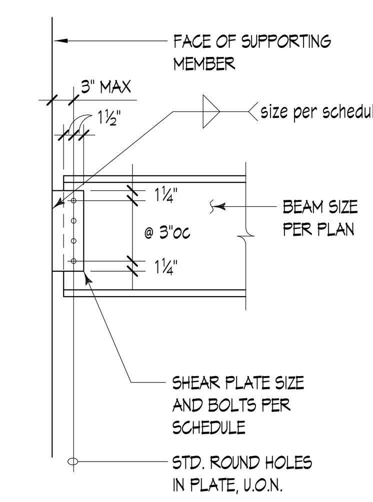


PLAN

5501
21



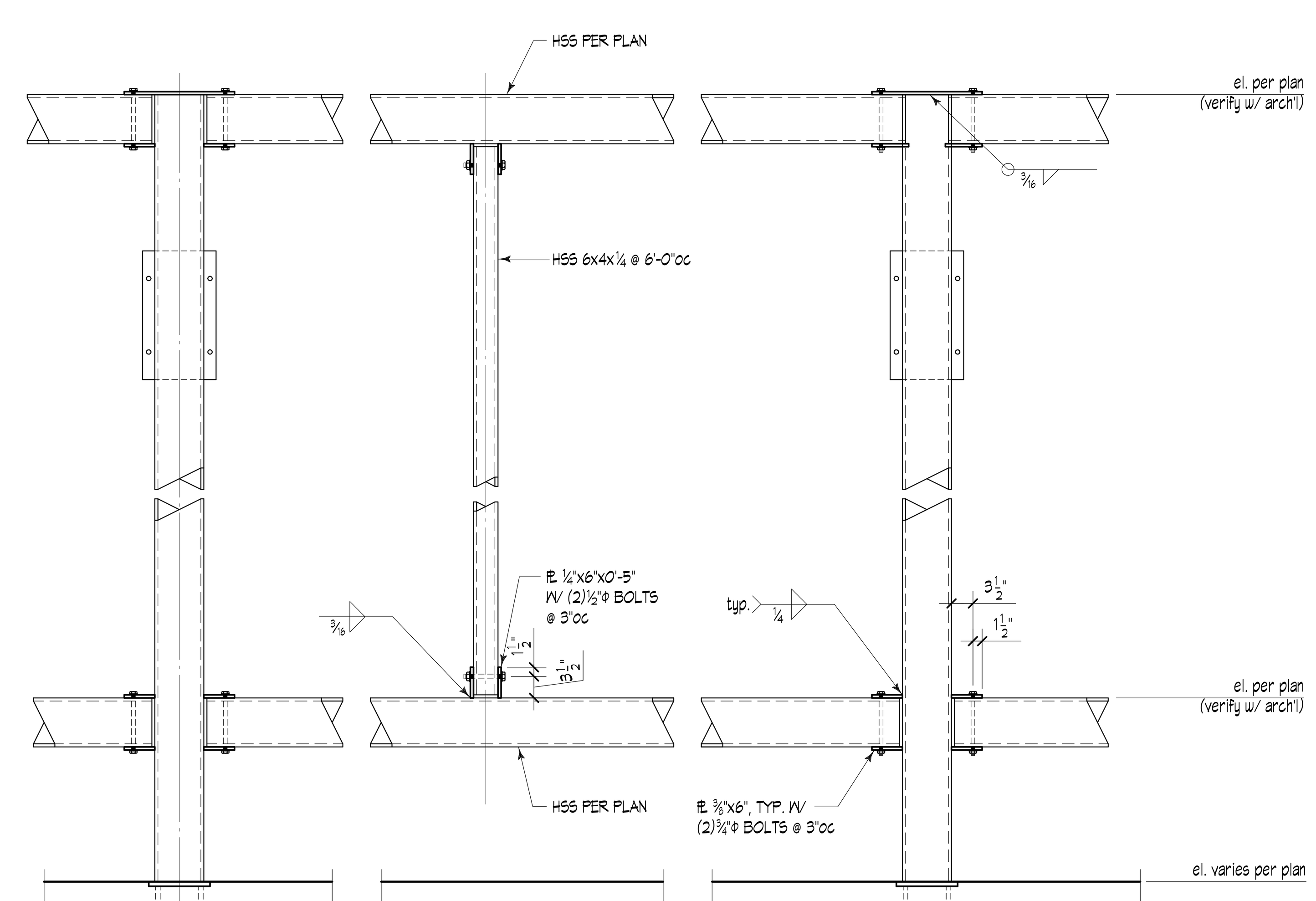
2511
22



STANDARD BEAM CONNECTION SCHEDULE

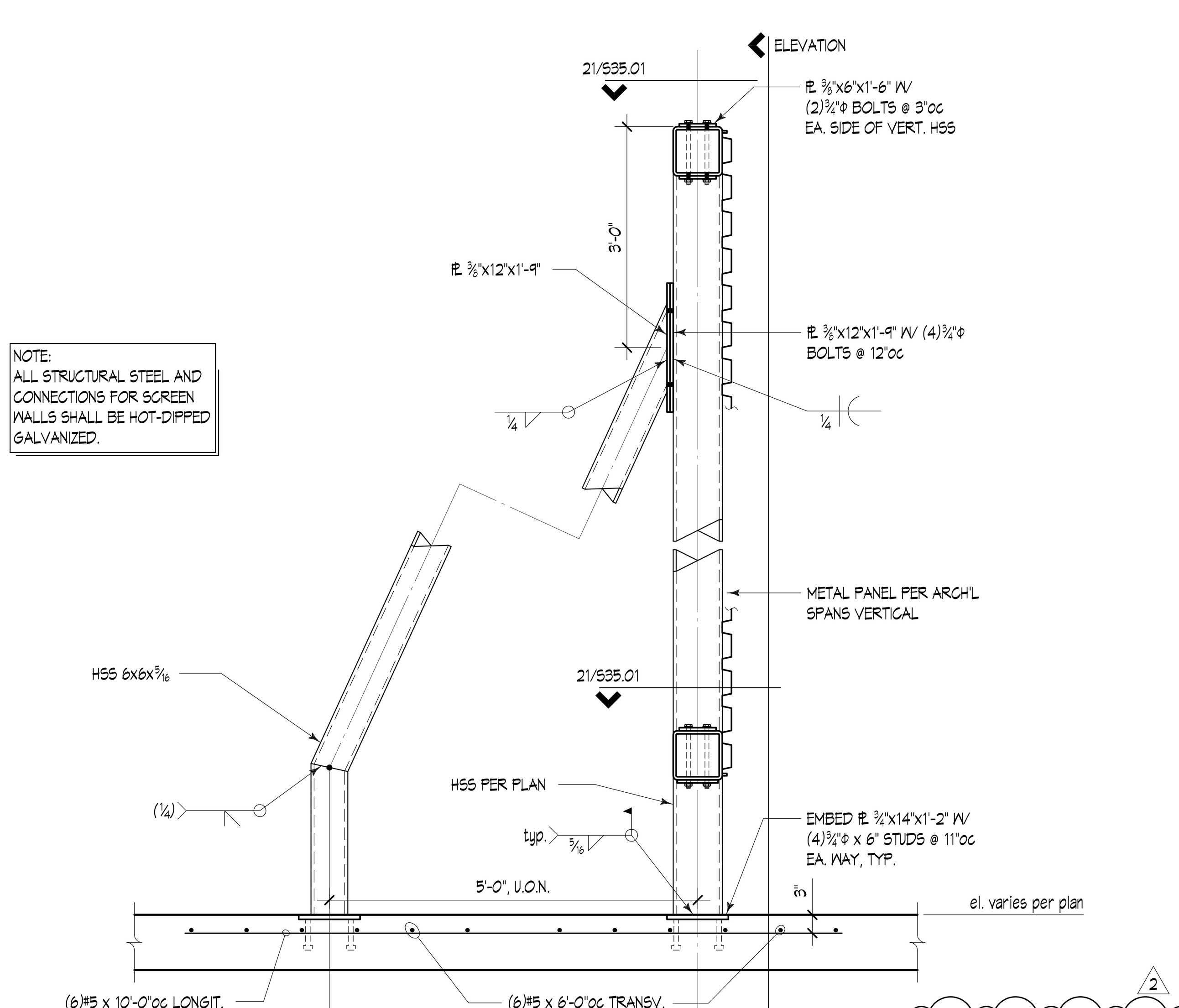
BEAM SIZE	BOLT SIZE (A325N)	NO. OF BOLTS U.O.N.	PLATE THICKNESS	WELD SIZE
W8, W10, C8, C10 WT7 THRU WT10.5	¾"Φ	2	¼"	3/16"
W12, W14, WT12, C12	¾"Φ	3	¼"	3/16"
W16	¾"Φ	4	¼"	3/16"
W18, W21	¾"Φ	5	¼"	3/16"

2512
24

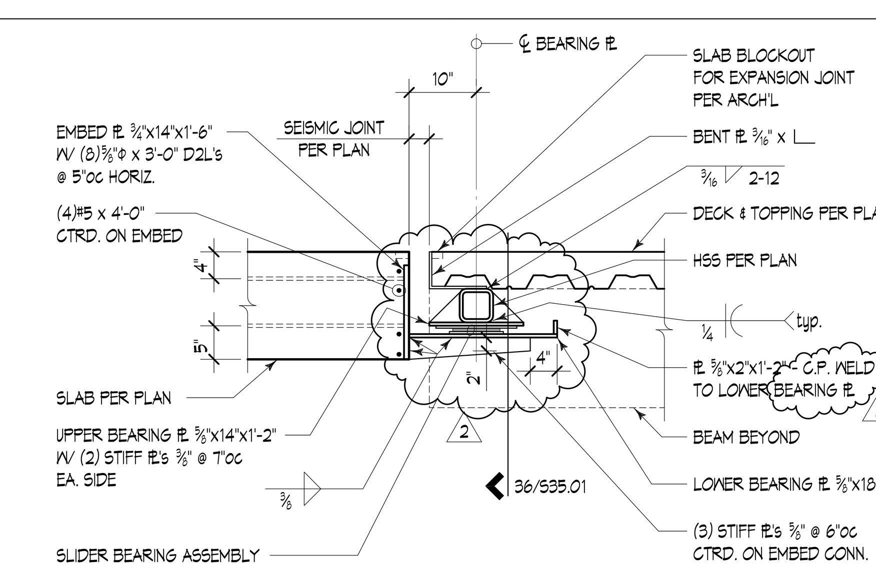


ELEVATION

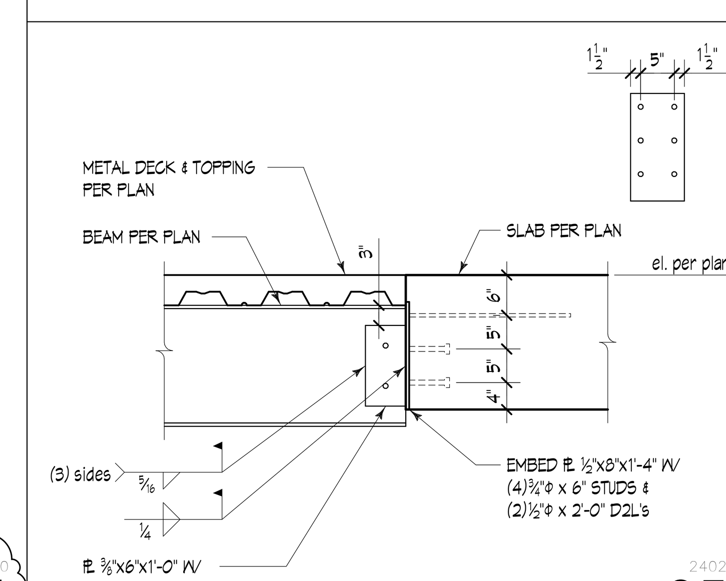
NOTE:
ALL STRUCTURAL STEEL AND CONNECTIONS FOR SCREEN WALLS SHALL BE HOT-DIPPED GALVANIZED.



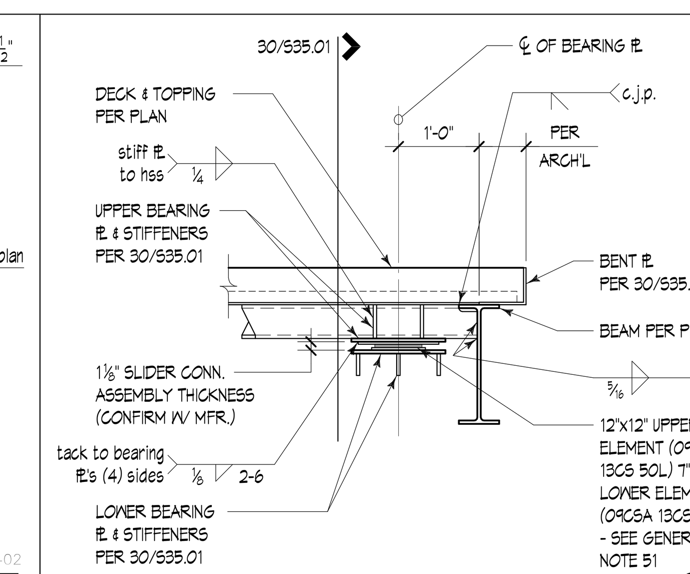
5500
Rooftop Mechanical Screen 34



2403
30



2402
35



2404
36

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

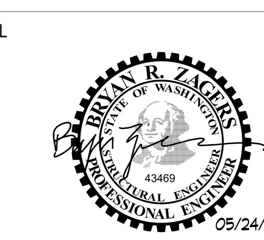
CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
2	5/23/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	S152268-01
DRAWN BY	DAM, JZB
ISSUE DATE	4/15/2016

SEAL



SHEET TITLE / NUMBER

STEEL DETAILS

S35.01

BINDING STRIP

GENERAL ABBREVIATIONS

A:

AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACP	ACOUSTICAL CEILING PANEL
ACST	ACOUSTICAL
ACS PNL	ACCESS PANEL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ACT	
ADDL	ADDITITIONAL
ADJ	ADJACENT, ADJUSTABLE
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
AP	ASPHALT PAVING
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL, ARCHITECT

B:

B	BASE
B/B	BACK TO BACK
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BRKT	BRACKET
BSMT	BASEMENT
BTM	BOTTOM
BTWN	BETWEEN
BUR	BUILT-UP ROOFING

C:

CAB	CABINET
CB	CATCH BASIN
CER	CERAMIC
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT, CONNECTION
CONT	CONTINUOUS, CONTINUE
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER, CONTOUR
CTV	CABLE TELEVISION
CU YD	CUBIC YARD

D:

DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING

E:

E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ENCL	ENCLOSURE, ENCLOSED
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EVTR	ELEVATOR
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR

F:

FA	FIRE ALARM, FRESH AIR
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FRT	FIRE RESISTIVE TREATED
FT	FEET, FOOT
FTG	FOOTING
FUT	FUTURE

G:

GA	GAGE
GALV	GALVANIZED
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GLU LAM	GLUE LAMINATED WOOD
GP	GROUP
GYP	GYPSUM

H:

H	HIGH
HB	HOSE BIBB
HD	HEAVY DUTY
HDW	HARDWARE
HK	HOOK
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATING AND AIR CONDITIONING
HW	HOT WATER

I:

ID	INSIDE DIAMETER
IGU	INSULATING GLASS UNIT
IN	INCH
INCL	INCLUDED, INCLUDING
INSUL	INSULATION, INSULATE
INT	INTERIOR
INV	INVERT

J:

JAN	JANITOR
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JT	JOINT

K:

(NOT USED)

L:

LAB	LABORATORY
LAV	LAVATORY
LBS	POUND(S)
LF	LINEAR FEET (FOOT)
LH	LEFT HAND

M:

MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MULL	MULLION

N:

N	NORTH
NEC	NECESARY
NIC	NOT IN CONTRACT
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE

O:

OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER, OVERFLOW DRAIN
OF/CI	OWNER FURNISHED CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OVFL	OVERFLOW

P:

P	PAINT
PART	PARTIAL, PARTITION
P/C	PRECAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PROPERTY LINE, PLASTIC LAMINATE
PLYWD	PLYWD
PNL	PANEL
POL	POLISH(ED)
PR	PAIR
PREFAB	PREFAFRICATED
PREFIN	PREFINISHED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PVC	POLYVINYL CHLORIDE

Q:

QTY	QUANTITY

R:

R	RISER, RADIUS, THERMAL RESISTANCE
R&S	ROD AND SHELF
RA	RETURN AIR
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RT	RIGHT
RWL	RAINWATER LEADER

S:

S	SOUTH
SAM	SELF ADHERING MEMBRANE
SC	SOLID CORE, SHADING COEFFICIENT
SCHED	SCHEDULE
SD	STORM DRAIN, SOAP DISPENSER, SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FEET
SG	SAFETY GLAZING
SHGC	SOLAR HEAT GAIN COEFFICIENT
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	SOLID SURFACING, SERVICE SINK
SST	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURAL, STRUCTURE
SUSP	SUSPEND(ED)
SYMM	SYMMETRICAL

T:

T	TREAD
TB	TOWEL BAR
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TF/CI	TENANT FURNISHED CONTRACTOR INSTALLED
TFTI	TENANT FURNISHED TENANT INSTALLED
THK	THICK(NESS)
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CURB, CONCRETE
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPTN	TOILET PARTITION
TV	TELEVISION
TYP	TYPICAL

U:

UC	UNDERCUT
U/C	UNDERCOUNTER
UGND	UNDERGROUND
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE

V:

VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN

W:

W	WEST
W/	WITH
WAB	WATER AND AIR BARRIER
WB	WHITEBOARD
W/O	WITHOUT
WC	WATER CLOSET, WALL COVERING
WD	WOOD
WP	WORKING POINT
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WT	WEIGHT, WINDOW TREATMENT
WWF	WELDED WIRE FABRIC

X:

XFMR	TRANSFORMER

Y:

YD	YARD, YARD DRAIN

Z:

(NOT USED)

SYMBOLS

NOTE: OTHER SYMBOLS SPECIFIC TO A SHEET ARE DESCRIBED ON THAT SHEET.

1 / A	GRID IDENTIFICATION
	GRID LINE
PROJECT NORTH	PROJECT NORTH
W02	WINDOW TYPE
SC	SMOKE CONTROL WINDOW GLAZING
101A	OPENING - DOORS
34A	ELEVATION MATERIAL TYPE INDICATOR
1 A3XX	BUILDING SECTION
1 A3XX	WALL SECTION
2 A4.13	EXTERIOR ELEVATION
A D A4.13 B C	INTERIOR ELEVATION
1 A101 SIM	DETAIL LOCATION
1 A101 SIM	DETAIL CUT
XX' - X"	SPOT ELEVATION - EXISTING GRADE
XX' - X"	SPOT ELEVATION - TARGET GRADE
0 P1 CH A	PARTITION TYPE
W1	WALL ASSEMBLY
F1	FLOOR ASSEMBLY
R1	ROOF ASSEMBLY
1t	EQUIPMENT NUMBER
ROOM NAME 150 SF	ROOM NAME & NUMBER
1	PLAN KEYNOTE
	ACCESSIBILITY REQUIREMENTS IN PLAN DOOR w/ CLOSERS APPROACH, TURNING RADII, ETC.
NAME ELEVATION	WORK, CONTROL, DATUM POINT
1	REVISION
	AREA OF REVISION
E4	INTERIOR DEVICE TYPE INDICATOR
A-1	INTERIOR WALL FINISH INDICATOR
CPT-6	INTERIOR FINISH PLAN - FLOOR FINISH
CPT-6 PNT-4	INTERIOR FINISH PLAN - FLOOR AND BASE FINISH
SHADED PORTION IS THE SIDE CONSIDERED	MATCHLINE

MATERIAL LEGEND - DETAILS

	MDF IN SECTION (LARGE SCALE ONLY)
	GYPSUM WALL BOARD IN SECTION (LARGE SCALE ONLY)
	CARPET IN SECTION (LARGE SCALE ONLY)
	RIGID INSULATION IN SECTION
	BATT INSULATION IN SECTION
	CONCRETE STRUCTURE (SMALL SCALE ONLY)
	ACP OR ACT IN SECTION (LARGE SCALE ONLY)
	GLASS IN SECTION (LARGE SCALE ONLY)

SITE SYMBOLS:

	PROPERTY LINE OR SITE BOUNDARY
72.00'	FINISHED GRADE
68.47'	EXISTING GRADE

GENERAL NOTES

City of Kirkland
Reviewed by AHaupt
05/26/2016

1. ALL WORK SHALL CONFORM T[illegible] REGULATIONS.

2. DO NOT SCALE DRAWINGS.

3. TRADE CONTRACTORS MUST [illegible] HAVE THE LATEST DRAWINGS BY [illegible] DRAWINGS ISSUED FOR CONSTR[illegible] OFFICE.

4. TRADE CONTRACTORS ARE R[illegible] THEIR OWN WORK, AND TO SEE T[illegible] TOGETHER WITH THAT OF OTHER [illegible] DRAWINGS TO PROJECT MANAGER FOR DECISIONS.

5. EMPLOY ORIGINAL INSTALLER TO PERFORM CUTTING AND PATCHING OF NEW WORK.

6. VERIFY EXISTING CONDITIONS, DIMENSIONS, DETAILS BEFORE FABRICATION. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO COMMENCING THE WORK.

7. WHEN CONSTRUCTION DETAILS ARE NOT SHOWN FOR PORTIONS OF THE WORK, DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK. IF QUESTIONS CANNOT BE RESOLVED IN THIS MANNER, CONTACT THE ARCHITECT PRIOR TO PROCEEDING.

8. DIMENSIONS TO NEW WORK ARE TO FACE OF GYPSUM BOARD OR GRID LINE, UNO.

9. DIMENSIONS TO EXISTING ARE TO FACE OF EXISTING SUBSTRATE OR GRID LINE UNLESS NOTED OTHERWISE.

10. HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB, UNLESS NOTED OTHERWISE.

11. GRID LINES ARE ON CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.

12. PATCH AND REPAIR DRYWALL PARTITION WHERE INTERSECTION PARTITION HAS BEEN REMOVED.

13. DO NOT CUT OR DRILL THROUGH EXISTING STRUCTURAL ELEMENTS.

14. SUBMIT WRITTEN REQUEST IN ADVANCE OF CUTTING OR ALTERATION WHICH AFFECT:

A. STRUCTURAL INTEGRITY OF ANY ELEMENT OF PROJECT.

B. INTEGRITY OF WEATHER-EXPOSED OR MOISTURE-RESISTANT ELEMENTS.

C. EFFICIENCY, MAINTENANCE, OR SAFETY OF ANY OPERATIONAL ELEMENT.

D. VISUAL QUALITIES OF SIGHT-EXPOSED ELEMENTS.

E. WORK OF OWNER OR SEPARATE CONTRACTOR.

15. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS, AND CONDUIT, AS CLOSELY AS PRACTICAL; PLACE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE, AND FOR REPAIRS.

16. IN FINISHED AREAS CONCEAL PIPES, DUCTS, AND WIRING WITHIN CONSTRUCTION, UNO.

17. COORDINATE LOCATION OF FIXTURES AND OUTLETS WITH FINISHED ELEMENTS.

18. DIAGRAMMATIC LOCATIONS

A. INDICATIONS AND LOCATIONS SHOWN ON MECHANICAL AND ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. COORDINATE WITH ACTUAL FURRING FOR REQUIREMENTS AND LIMITATIONS.

B. WHERE TRADE CONTRACTOR DETERMINES THAT FURRING REQUIREMENTS ABOVE CANNOT BE OBTAINED, INFORM THE ARCHITECT BEFORE ANY WORK IS CARRIED OUT.

19. DRAWING TERMS:

A. REMOVE (OR DEMO OR DEMOLISH): TO SELECTIVELY DISMANTLE AND REMOVE THE MATERIAL, EQUIPMENT OR STRUCTURE OR PORTION OF THE FACILITY(S). THESE MATERIALS ARE TO BE DISPOSED OF OFF SITE BY THE CONTRACTOR.

B. SALVAGE: TO CAREFULLY REMOVE AND PROTECT AN OBJECT FOR EITHER REUSE IN THE PROJECT OR TO DELIVER TO THE OWNER FOR OTHER USE.

C. PROTECT: CONSTRUCTION OR ITEMS INDICATED TO REMAIN AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. CONTRACTOR MAY ELECT TO SALVAGE ITEMS TO A SUITABLE. PROTECTED STORAGE LOCATION DURING DEMOLITION AND THEN PROPERLY CLEAN AND REINSTALL THE ITEM IN THE ORIGINAL LOCATION.

D. REINSTALL (ITEM): AN EXISTING ITEM TO BE SALVAGED AND REINSTALLED IN IT'S ORIGINAL LOCATION.

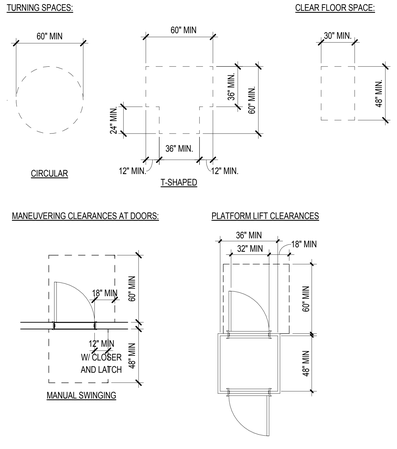
E. RELOCATE (ITEM): AN EXISTING ITEM TO BE SALVAGED AND REINSTALLED IN A NEW LOCATION.

F. RESTORE IN PLACE: TO REWORK, REPAIR OR RESTORE BY REPLACING MISSING ELEMENTS AND THEN TO REFINISH TO ORIGINAL APPEARANCE AND OPERATION.

G. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.

20. WHERE COMPLEX ASSEMBLIES ARE SHOWN ON THE DRAWINGS, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED INTERACTION OF ALL RELATED ELEMENTS FOR ARCHITECT'S REVIEW.

ADA ACCESSIBILITY



MATERIAL SYMBOLS

BRICK MASONRY	INSULATION - RIGID POLYISO
BLOCKING OR SHIM CONTINUOUS	METAL PANEL
BLOCKING OR SHIM INTERMITTENT	NATURAL GRANITE, STONE OR MARBLE
CONCRETE	PLYWOOD
CONCRETE MASONRY UNITS	STEEL, ALUMINUM IN SECTION
CONCRETE-PRECAST	THERMAL BATT INSULATION ACOUSTIC BATT INSULATION
CORK	WOOD FINISH IN ELEVATIONS
EARTHWORK - COMPACTED FILL	PROJECT DEFINED - 20% TONE
EARTHWORK - UNDISTURBED SUBGRADE	PROJECT DEFINED - 40% TONE
GRAVEL - BASE COURSE, CRUSHED	PROJECT DEFINED - 60% TONE
GREEN SCREEN	PROJECT DEFINED - 80% TONE
GYPSUM WALL BOARD - CEILING	PROJECT DEFINED - 100% TONE
INSULATION - RIGID	

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CW
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

SHEET TITLE / NUMBER

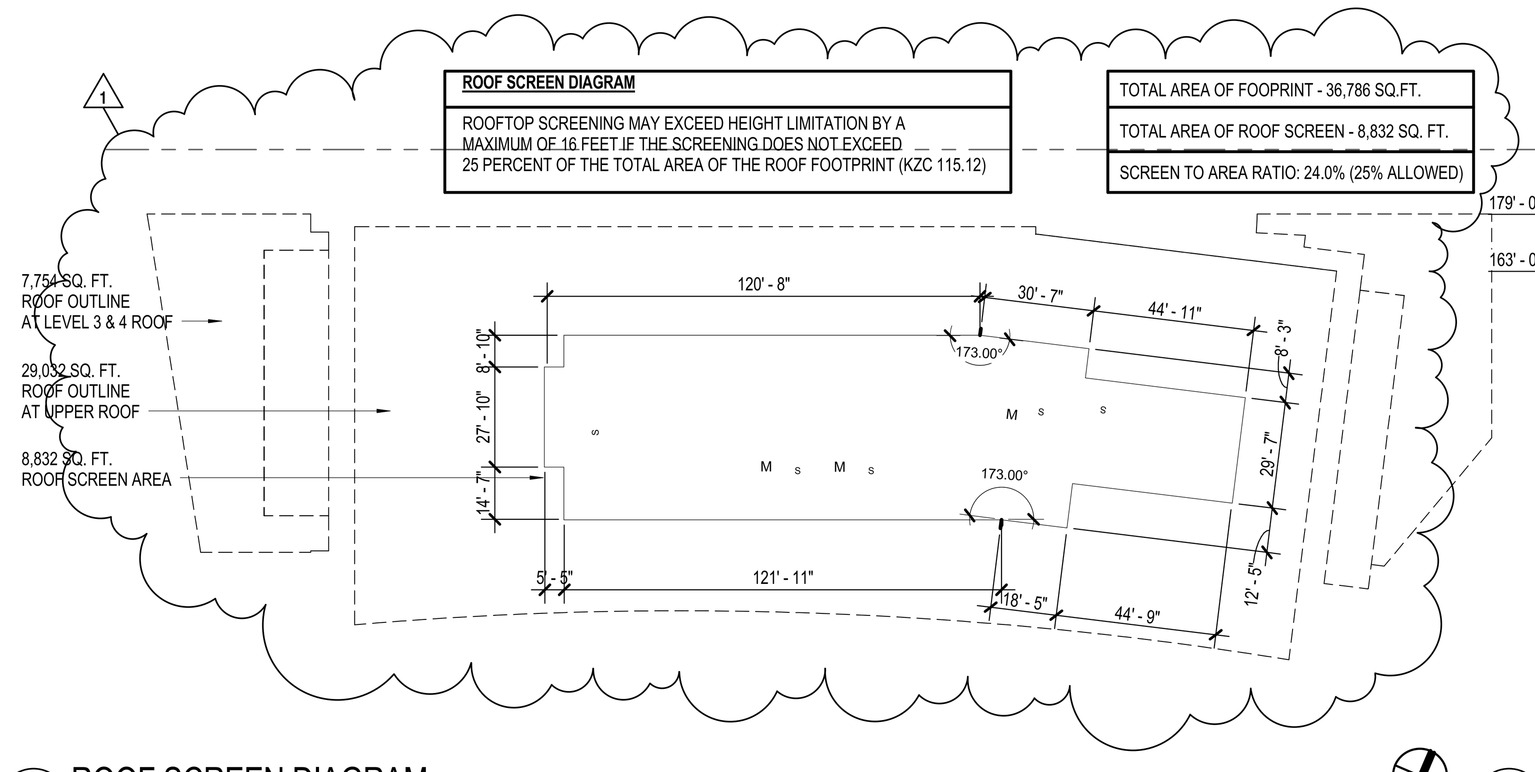
ABBREVIATIONS, GRAPHIC STANDARDS & NOTES

G31.1

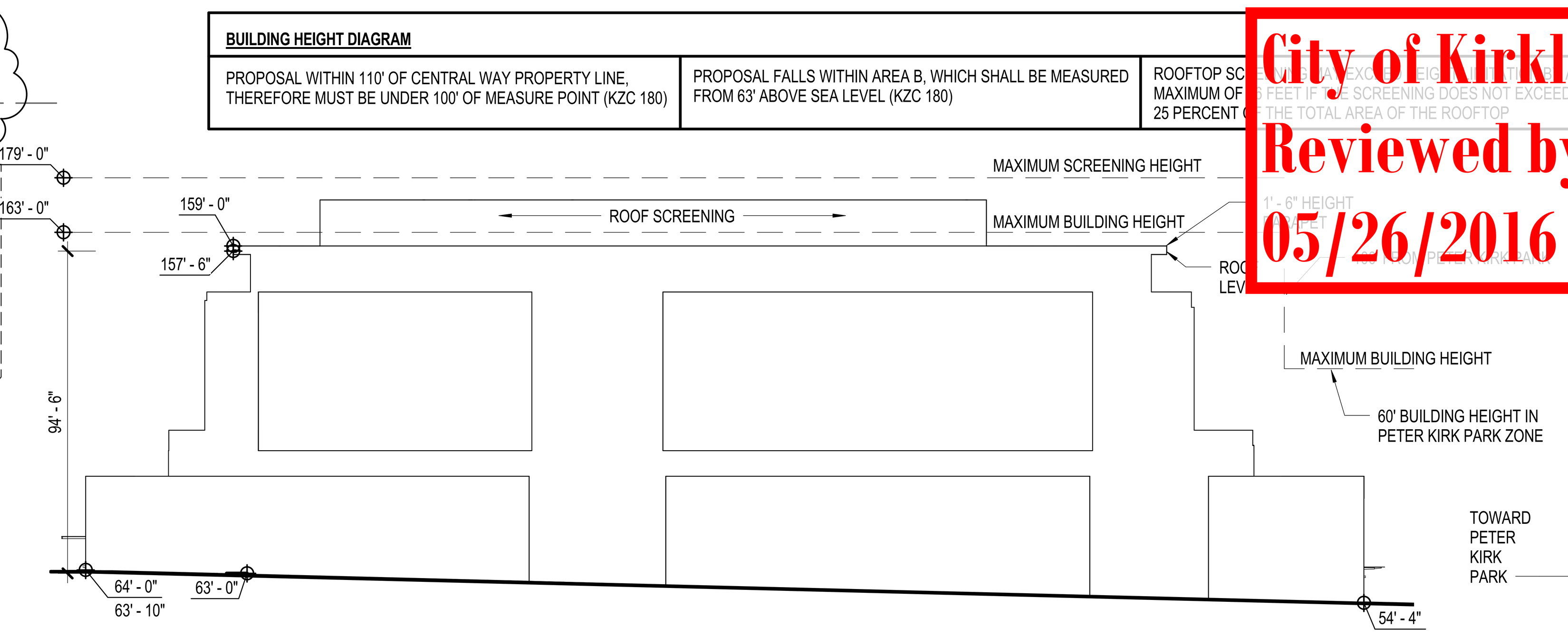
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016

BINDING STRIP

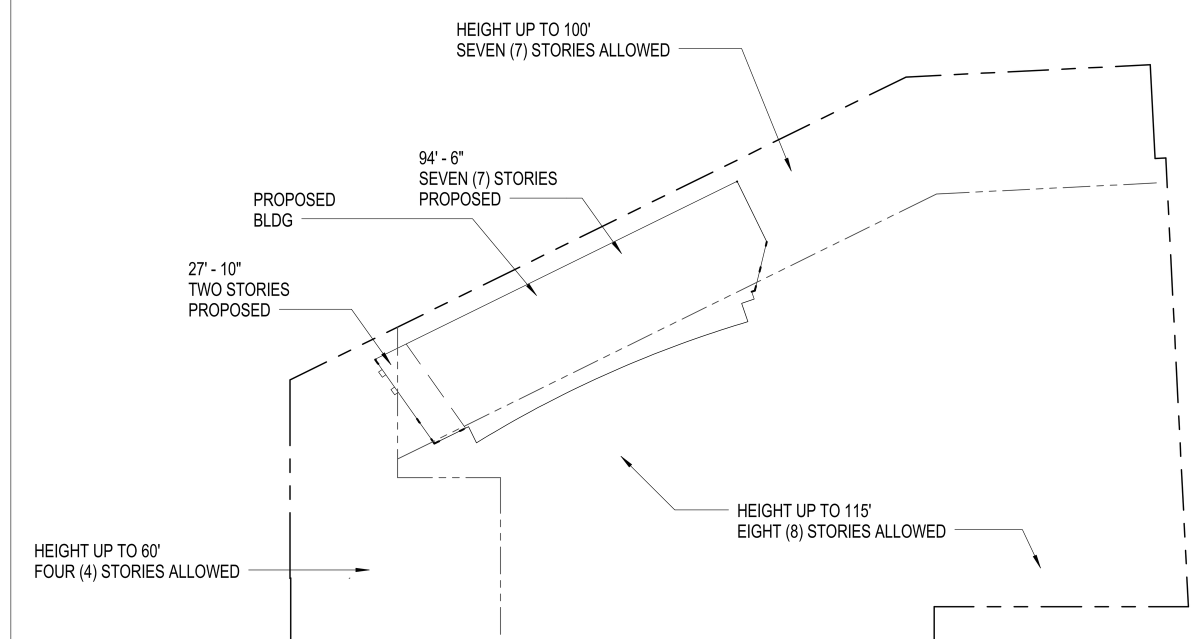


2 ROOF SCREEN DIAGRAM
1" = 30'-0"



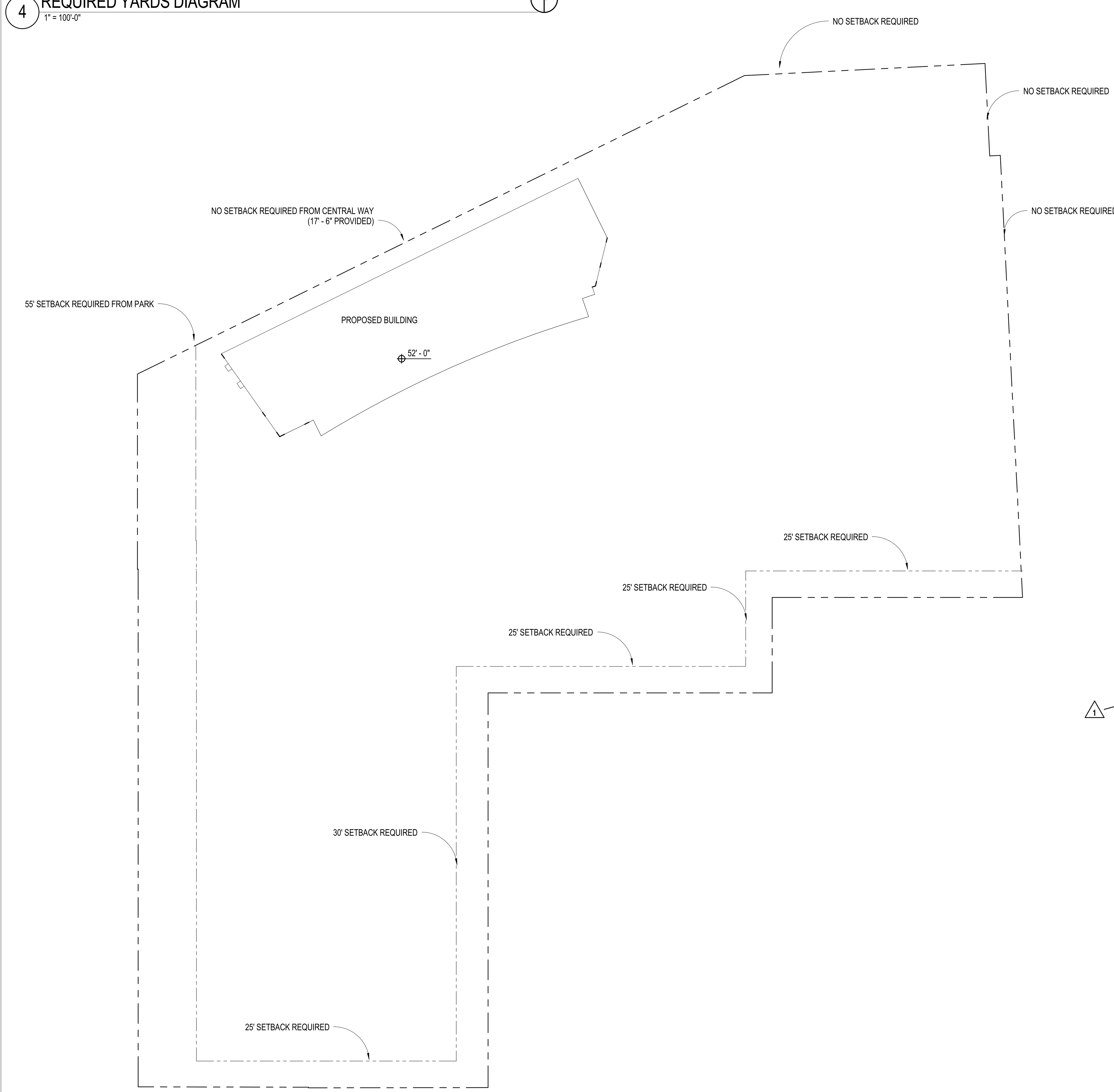
1 BUILDING HEIGHT DIAGRAM - ALONG CENTRAL AVE - LOOKING SOUTH
1" = 30'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



4 REQUIRED YARDS DIAGRAM
1" = 100'-0"

ITEM	ALLOWED	PROPOSAL
BUILDING HEIGHT	100' - 0"	94' - 6"
SETBACK ALONG CENTRAL	0'	17' - 6"
SETBACK ALONG PARK	55' - 0"	79' - 2"
ROOF SCREEN PERCENTAGE	25%	24.86%
ALLOWED STORIES	7 LEVELS	7 LEVELS



3 REQUIRED SETBACK DIAGRAM
1" = 50'-0"

ADDRESS

321 PARKPLACE CENTER, KIRKLAND, WA., 98033

LAND USE ZONE

KIRKLAND ZONING CODE (KZC)

CENTRAL BUSINESS DISCTRICT 5A (CBD - 5A)

MIXED USE DEVELOPMENT CONTAINING OFFICE, RETAIL, AND RESTAURANT USES.

REQUIREMENT	REQUIRED / ALLOWED	PROPOSED	NOTES
PERMITTED USES (KZC 50.38)	MIXED USE, OFFICE, RETAIL, AND RESTAURANT USES. SPECIAL REGULATIONS ALLOW FOR HOTEL, ATHLETIC CLUB, MOVIE THEATRE, PRIVATE LODGE OR CLUB, CHURCH, SCHOOL, DAY-CARE CENTER, MINI-SCHOOL, PUBLIC UTILITY, GOVERNMENT FACILITY, COMMUNITY FACILITY, OR PUBLIC PARK. ASSISTED LIVING FACILITY, AND STACKED OR ATTACHED DWELLING UNITS.	L1: RETAIL, ACCESS TO OFFICE PROPOSED L2-L7: OFFICE USE PROPOSED	*SEE KZC 50.37 AND SPEC. REGS. 1, 2, 3, AND 4 (KZC 23.50.38)*
REVIEW PROCESS (KZC 142.00)	DEVELOPMENT MUST BE PURSUANT TO PARKPLACE MASTER PLAN AND DESIGN GUIDELINES	PROPOSAL COMPLIES - DESIGN REVIEW APPROVED	*SEE KZC 142.00 AND KZC 3.30*
MINIMUM LOT SIZE	N/A	N/A	*SEE KZC 50.38*
MINIMUM REQUIRED YARDS (KZC 115.00)	SEE PLATE 5 (KZC 180) FOR REQUIRED FRONT, SIDE, AND REAR YARDS AND SETBACKS	PROPOSAL COMPLIES, SEE FIGURE 3 / G31.2 FOR DIAGRAM	*SEE PLATE 5 (KZC 180) AND KZC 115*
MAXIMUM LOT COVERAGE	100% ALLOWED LOT COVERAGE	PROPOSAL COMPLIES	*SEE KZC 50.38*
REQUIRED PARKING SPACES (KZC 105.00)	RESIDENTIAL USES REQUIRE: (i.) 1.2 PER STUDIO UNIT; 1.3 PER 1 BEDROOM UNIT; 1.6 PER 2 BEDROOM UNIT; 1.8 PER 3 OR MORE BEDROOM UNIT; (ii.) A MINIMUM OF (10) PERCENT OF THE TOTAL NUMBER OF REQUIRED PARKING SPACES SHALL BE PROVIDED FOR GUEST PARKING AND LOCATED IN A COMMON AREA ACCESSIBLE BY GUESTS; (iii.) ONE PARKING SPACE FOR EACH ASSISTED LIVING UNIT. RESTAURANTS AND TAVERNS REQUIRE: 1 STALL PER EACH 125 SF OF GROSS FLOOR AREA. ALL OTHER USES REQUIRE: 1 STALL FOR EACH 350 SF OF GROSS FLOOR AREA.	STATE OF COMPLIANCE SUBJECT TO DESIGN REVIEW AND IS DOCUMENTED WITHIN PROJECT'S PARKING DEMAND AND SUPPLY ANALYSIS. 2,078 STALLS ARE REQUIRED, 1,425 ARE RECOMMENDED PER THE PARKING SUPPLY AND DEMAND ANALYSIS. PARKING PROVIDED IN PREVIOUS PERMIT PACKAGE #2.	*SEE KZC 105.20 AND SPEC. REG. 7 (KZC 50.38)*
SITE PLAN REVIEW (KMC 23.105.17)	APPLICANT MUST SUBMIT SITE PLAN FOR APPROVAL BY THE DEPARTMENT OF PLANNING	SEE SHEEST A30.1 & A30.2 ADDITION CONTENT TO BE PROVIDED IN FUTURE PERMIT PACKAGE #6	*SEE KMC 23.105.17*
BICYCLE PARKING (KMC 23.105.32)	SHALL PROVIDE BICYCLE PARKING AT A RATIO OF 1 BICYCLE FOR EACH 12 REQUIRED MOTOR VEHICLE PARKING STALLS	PROVIDED IN PREVIOUS PERMIT PACKAGE #2	*SEE KMC 23.105.32*
COVERED BICYCLE STORAGE (KMC 23.105.34)	FOR EACH 6 COVERED AND SECURED BICYCLE SPACES PROVIDED, 1 LESS VEHICULAR PARKING STALL WILL BE REQUIRED	PROVIDED IN PREVIOUS PERMIT PACKAGE #2	*SEE KMC 23.105.34*
MINIMUM REQURIED YARDS	MINIMUM YARD DISTANCE SHALL COMPLY WITH PLATE 5 CBD 5A DIAGRAM	PROPOSAL COMPLIES (SEE FIGURE 4 / G31.2 FOR DIAGRAM)	*SEE KZC 180*
MAXIMUM BUILDING HEIGHTS	SEE PLATES 6 AND 7 (KMC 23.180). ADDITIONAL 16'-0" HEIGHT ALLOWANCE FOR ROOFTOP APPURTENANCES THAT CONSTITUTE LESS THAN 25% OF ROOFTOP AREA. 1. WHERE A MINIMUM OF 75% OF THE GROSS FLOOR AREA IS LOCATED IN AREA "A", THE BUILDING MEASURING POINT WILL BE ELEVATION 53.0 ABOVE SEA LEVEL. 2. WHERE A MINIMUM OF 75% OF THE GROSS FLOOR AREA IS LOCATED IN AREA "B", THE BUILDING MEASURING POINT WILL BE ELEVATION 63.0 ABOVE SEA LEVEL. 3. WHERE A MINIMUM OF 75% OF THE GROSS FLOOR AREA IS LOCATED IN AREA "C", THE BUILDING MEASURING POINT WILL BE ELEVATION 74.5 ABOVE SEA LEVEL.	PROPOSAL COMPLIES (SEE FIGURE 1 / G31.2 FOR DIAGRAM)	*SEE KZC 180*
PEDESTRIAN ACCESS (KMC 23.105.18)	PROVIDE CONVENIENT PEDESTRIAN LINKS BETWEEN DEVELOPMENTS. ALL PARKING LOTS CONTAINING MORE THAN 25 STALLS MUST INCLUDE PEDESTRIAN WALKWAYS THROUGH LOT TO THE MAIN BUILDING ENTRANCE OR CENTRAL LOCATION. APPLICANT SHALL PROVIDE PEDESTRIAN OVERHEAD WEATHER PROTECTION: ALONG BUILDING PORTIONS ADJACENT TO PEDESTRIAN WALKWAY; OVER PRIMARY EXTERIOR BUILDING ENTRANCE; ALONG AT LEAST 80% OF FRONTAGE ON PEDESTRIAN-ORIENTED STREETS.	PROVIDED IN PREVIOUS PERMIT PACKAGE #2 (PARKING) AND PROVIDED IN FUTURE PERMIT PACKAGE #6 (SITE)	*SEE KMC 23.105.18*
BUILDING HEIGHT PROVISIONS IN THE CBD (KMC 23.50.62 AND PLATE 34H KMC 23.180)	BUILDING HEIGHT SHALL BE MEASURED ABOVE THE POINT OF MEASUREMENT AS SPECIFIED IN THE PARTICULAR USE ZONE CHARTS. WHERE RETAIL FRONTAGE IS REQUIRED, THE MINIMUM GROUND STORY HEIGHT FOR RETAIL SHALL BE A MINIMUM OF 15'-0". DECORATIVE PARAPETS MAY EXCEED HEIGHT LIMIT BY 4'-0" PROVIDED THE AVERAGE HEIGHT OF THE PARAPET ABOUT STRUCTURE PREIMETER SHALL NOT EXCEED 2'-0".	THE MAXIMUM BUILDING HEIGHT IS 100' ABOVE AN ELEVATION OF 63', FOR A TOTAL ALLOWED ELEVATION OF 163'. THE PROPOSAL COMPLIES AT 157' - 6". TYPICAL RETAIL FRONTAGE IS 22' - 0" FLOOR-TO-FLOOR. DUE TO GRADE CHANGE ALONG CENTRAL WAY, AND IN ORDER TO PROVIDE ACCESS FROM CENTRAL WAY, THE STORY HEIGHT FOR RETAIL IN THE NORTHEAST CORNER IS REDUCED TO 13' - 4" IN SOME LOCATIONS. (SEE SHEET A32.1 FOR FLOOR ELEVATIONS AND PEDESTRIAN ACSESS.) THE PARAPET EXCEEDS THE BUILDING HEIGHT BY A TOTAL OF 1' - 6", WHICH IS UNDER THE ALLOWABLE 4' - 0". BUILDING (INCLUDING PARAPET) DOES NOT EXCEED HEIGHT LIMIT. THEREFORE PROPOSAL COMPLIES.	
MAXIMUM BUILDING HEIGHTS OF STORIES	MAXIMUM BUILDING HEIGHTS SHALL BE MEASURED BY SPECIFIED AREA DESIGNATION A,B,C ACCORDING TO PLATE 7 CBD 5A.	PROPOSAL FALLS WITHIN THE AREA B MEASUREMENT REGION, WITH AN ASSOCIATED ELEVATION OF 63'. PROPOSAL COMPLIES (SEE SHEET G31.2 FOR DIAGRAM)	*SEE KZC 180*
MASTERPLAN: DEVELOPMENT STANDARDS (SECTION 9-11, KIRKLAND PARKPLACE MASTERPLAN AND DESIGN GUIDELINES, KZC 3.30)	COMPLIANCE WITH THE MASTERPLAN: DEVELOPMENT STANDARDS SHALL BE DETERMINED THROUGH ADMINISTRATIVE REVIEW.	STATE OF COMPLIANCE SUBJECT TO ADMINISTRATIVE REVIEW	*KZC 50.38. SEE SECTION 9-11, KIRKLAND PARKPLACE MASTERPLAN AND DESIGN GUIDELINES, KZC 3.30*
DESIGN GUIDELINES (SECTION 12-13, KIRKLAND PARKPLACE MASTERPLAN AND DESIGN GUIDELINES, KZC 3.30)	COMPLIANCE WITH THE DESIGN GUIDELINES SHALL BE DETERMINED THROUGH DESIGN REVIEW PER KZC 142.	PROPOSAL COMPLIES - APPROVED BY DESIGN REVIEW	*KZC 50.38. SEE SECTION 12-13, KIRKLAND PARKPLACE MASTERPLAN AND DESIGN GUIDELINES, KZC 3.30*
FLOOR AREA RATIO	THE GROSS FLOOR AREA OF RETAIL AND RESTAURANT USES IN THIS ZONE SHALL BE EQUAL TO OR GREATER THAN 25 PERCENT OF THE GROSS FLOOR AREA OF OFFICE USES IN THIS ZONE.	PROPOSAL COMPLIES. TOTAL GSF FOR RETAIL AND OFFICE TO BE MEASURED AS A COMPLETED COMPLEX. PERMIT #3 PROPOSAL ACCOUNTS FOR 33,189 SF OF TOTAL RETAIL GSF AND 192,920 OF TOTAL OFFICE GSF.	*SEE KZC 50.38*
PROHIBITED USES	ANY RETAIL ESTABLISHMENT EXCEEDING 70,000 SQUARE FEET.	PROPOSAL COMPLIES. SEE SHEET A32.1, LARGEST RETAIL ESTABLISHMENT IS 11,680 SQUARE FEET.	*SEE KZC 50.38*
PROHIBITED USES	AT GRADE DRIVE-THROUGH FACILITIES	PROPOSAL COMPLIES - NO DRIVE THROUGH FACILITIES	*SEE KZC 50.38*
PROHIBITED USES	THE OUTDOOR STORAGE, SALE, SERVICE AND/OR RENTAL OF MOTOR VEHICLES, SAILBOATS, MOTOR BOATS, AND RECREATIONAL TRAILERS.	PROPOSAL COMPLIES - NO PROHIBITED PROGRAMS PROPOSED	*SEE KZC 50.38*
ROOFTOP SCREENING ALLOWANCES WHEN OVER MAXIMUM BUILDING HEIGHT	ROOFTOP APPURTENANCES MAY EXCEED THE APPLICABLE HEIGH LIMITATION BY A MAXIMUM OF 16 FEET IF THE AREA OF ALL APPURTENANCES AND SCREEN DOES NOT EXCEED 25 PERCENT OF THE TOTAL AREA OF THE BUIDLING FOOTPRINT	PROPOSAL COMPLIES (SEE FIGURE 1 / G31.2 FOR DIAGRAM)	*SEE KZC 115.12 (4)(B)(4)*
SIGN REQUIREMENTS	PRIOR TO INSTALLATION OF PERMANENT SIGNS, THE DEVELOPMENT MUST SUBMIT AND RECEIVE APPROVAL OF A MASTER SIGN PLAN PURSUANT TO CHAPTER 100 KZC	TO BE PROVIDED IN FUTURE PERMIT PACKAGE #6	*SEE KZC 50.38*
LANDSCAPE CATEGORY (KMC 23.95.00)	N/A	N/A	*SEE KMC 23.95*
SIGN CATEGORY (KMC 23.100.00)	N/A	REFER TO MASTER SIGNAGE PLAN FOR COMPLIANCE	*SEE KMC 23.100*
MASTERPLAN: PROGRAM REQUIREMENTS - CHAPTER 9	ALL NEW OFFICE BUILDINGS WILL BE DESIGNED TO ACHIEVE A LEED CS GOLD THRESHOLD. A USGBC PRE-CERTIFICATION APPLICATION SHOWING POINTS MEETING LEED CS GOLD WILL BE INCLUDED WITH PERMIT SUBMITTALS TO SHOW WHICH POINTS WILL BE PURSUED.	SEE ATTACHED LETTER FROM LEED CONSULTANT AND CURRENT LEED SCORECARD DESCRIBING INTENT AND INDICATING POINTS PURSUED TO MEET LEED CS GOLD.	*SEE KIRKLAND PARKPLACE MASTERPLAN*

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER PRUD01.14.016
DRAWN BY CWD
ISSUE DATE 4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LAND USE CODE INFORMATION

G31.2

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

Kirkland Urban Building Code Summary
PACKAGE #3 BUILDING E

1. General

A. Code Editions (includes adopted amendments):

1) Jurisdiction: City of Kirkland; The 2012 Edition of the International Building Code, as adopted by the State Building Code Council in Chapter 51-50 WAC, as published by the International Code Council, excluding Chapter 1, "Administration," is adopted, together with the following amendments: (Ord. 4410 §6, 2013: Ord. 4246 §2 (part), 2010: Ord. 4188 §1, 2009: Ord. 4099 §3 (part), 2007: Ord. 3946 §1 (part), 2004)

2) 2012 International Building Code

3) 2012 Washington State Building Code 51-50 WAC

4) 2012 International Fire Code

5) 2012 International Mechanical Code

6) 2012 International Fuel Gas Code (Natural Gas)

7) 2012 International Fuel Gas Code 58 (Propane)

8) 2012 Uniform Plumbing Code

9) 2012 Washington State Energy Code WAC 51-11C

10) 2014 National Electric Code

11) ICC/ANSI A117.1 - 2009 Accessible and Usable Buildings and Facilities

B. Construction: New

2. Use and Occupancy Classification(s) (Sections 302 - 312)

A. Building Area Summary:

1) Total building area: 226,109 GSF

2) See Egress Plan sheets G32.1 - G32.4 for building area per floor

B. Primary Occupancy: Business Group, B Occupancy (Section 304)

C. Sub Occupancy Level 1:

1) Mercantile Group, M Occupancy (Section 309

2) Storage Group, S Occupancy (Section 311) associated with Mercantile spaces calculated at 20% of total floor area allocated to Mercantile spaces.

D. Hazardous Materials Identified (Section 307):

1) None to be stored on site

3. Special Detailed Requirements Based Upon Occupancy Classification(s) (Sections 402 - 424)

A. High Rise (Section 403)

1) Construction (Section 403.2):

a. Reduction in Fire Resistance Rating (Section 403.2.1):
Reduction in minimum fire-resistance rating of building elements and shaft enclosures will not used

b. Structural integrity of interior exit stairways & exit enclosures (Section 403.2.3):
Not applicable to this project. Project is classified as Bldg. Risk category II and is less than 420 feet in height

c. Sprayed fire resistant materials (SFRM) (Section 403.2.4):
Bond strength shall be in accordance with Table 403.2.4

Table 403.2.4 - Minimum bond strength

Height of Building	SFRM Minimum bond Strength
Up to 420 feet	430 psf

2) Automatic Sprinkler system (Section 403.3):
Buildings or structures shall be equipped throughout with automatic sprinkler system in accordance with Section 903.3.1.1 & a secondary water supply where required by Section 903.3.5.2. See Section 907.2.1.3 for additional requirements in high rise buildings.

a. Number of sprinkler risers & system design (Section 403.3.1):
Applicable only to buildings over 420 feet in height. See Section 903.3.1.1 and Section 905 for buildings less than 420 feet in height.

b. Fire Pump room (Section 403.3.3):
Fire pumps shall be located in rooms protected in accordance with Section 913.2.1 (2 hour fire barrier in high rise, 1 hour elsewhere)

3) Emergency Systems (Section 403.4):
Detection, alarm & Emergency systems shall comply with Section 403.4.1 through 403.4.9

a. Smoke detection (Section 403.4.1):
provide in accordance with Section 907.2.13.1

b. Fire Alarm System (Section 403.4.2):
A fire alarm system shall be provided per Section 907.2.13

c. Standpipe System (Section 403.4.3):
provide per Section 905.3

d. Emergency voice/alarm communication system (Section 403.4.4):
provide per Section 907.5.2.2

e. Emergency responder radio coverage (Section 403.4.5):
provide per Section 510 of the International Fire Code.

f. Fire Command center (Section 403.4.6):
Provide in compliance with Section 911 in a location approved by Fire Code official.
Location to be adjacent to main building lobby on level 1 and visible from entrance, minimum of 200 sq. ft. in area.
See plans for location.

g. Standby Power (Section 403.4.8)
Shall comply with Chapter 27 and Section 3003. Provide standby power loads for items 1 through 3 specified in Section 403.4.8.2.

i) Special Requirements for Standby Power Systems (Section 403.4.8.1);
If provided by a generator set inside the building, the system shall be located in a separate room enclosed with 2-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies in accordance with Section 711

h. Emergency power systems (Section 403.4.9):
Shall comply with Chapter 27 and provide emergency power loads specified in Section 403.4.9.1

i) Emergency power loads (Section 403.4.9.1):
Provide emergency power for the loads indicated in items 1 through 6 of this section.

4) Means of egress (Section 403.5):
Shall comply with Section 403.5.1 through 403.5.6.

a. Remoteness of interior stairways (Section 403.5.1):
Required stairways shall be separated by not less than 30 feet or not less than ¼ of the maximum overall diagonal dimension of the building area served, whichever is less.

i) Distance shall be measured in a straight line between nearest points of the interior exit stairways. See egress Plan

ii) In buildings with 3 or more exit stairways, at last two stairways shall comply with the separation.

b. Additional exit stairways (Section 403.5.2):
The additional exit stairway is not required in buildings of Group R-2 occupancy or for buildings 420 feet or less in height. Not applicable to this project. Building height less than 420 feet.

c. Stairway door operation (Section 403.5.3):
Stairway doors other than exit discharge doors shall be permitted to be locked from the stairway side.

i) Locked stairway doors shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire command center.

ii) Stairway communication systems (Section 403.5.3.1):
Telephone or other two way communication systems connected to an approved constantly attended station shall be provided at not less than every 5 th floor in each stairway where the doors to the stairway are locked.

iii) Stairway penthouses (Section 403.5.3.2):
All required interior stairways shall terminate at the roof in a penthouse with a door complying with sections 1008.1.1 and 1008.1.2 (Alternate design may be approved by the building official at pre-design conference).

d. Smokeproof enclosures (Section 403.5.4):
Every required exit stairway serving floors more than 75 feet above the lowest level of fire department access shall comply with Section 909.20.5 and 1022.10.

i) Stair Pressurization Alternative (Section 909.20.5)
Interior exit stairways will be pressurized in accordance with this section. A vestibule is not required.

e. Luminous egress path markings (Section 403.5.5):
Shall be provided per Section 1024

5) Elevators (Section 403.6)
Elevator installation and operation in high-rise buildings shall comply with chapter 30 and this section.

a. Fire service Access elevator (Section 403.6.1):
In buildings with an occupied floor more than 120 feet above lowest level of fire department vehicular access, two fire service access elevators or all elevators, whichever is less, shall be provided in accordance with Section 3007. Each fire service access elevator shall have a capacity of not less than 3500 lbs.

b. Occupant evacuation elevators (Section 403.6.2):
Where installed in accordance with Section 3008, all passenger elevators for public use shall be permitted to be used for occupant self-evacuation.

4. General Building Heights and Areas (Section 501 thru 509)

A. Building Address (Section 501.2)
Kirkland Urban
457 Central Way
Kirkland, WA 98033

B. Building Height (Section 504)

1) Building Height & Number of stories per Table 503 & Local Zoning

a.	Construction Type	1B, over Podium provision per Section 510.2 (permitted under separate permit)
b.	Occupancy Group	B
c.	Allowable Building Height per local zoning	100'-0" from grade plane
d.	Allowable Building Height per IBC (Table 503)	160'-0"
e.	Allowable Building Height with Sprinklers (Section 504.2)	180'-0"
f.	Allowable Building Area/No. of Stories per (Table 503)	Area: Unlimited; Stories: 11
g.	Allowable No. of Stories with Sprinklers (Section 504.2)	12
h.	Total No. Of Stories above Podium	7
i.	Grade Plane Elevation	63'-0"
j.	Building Height above Grade Plane	Per Zoning, see c. above
k.	Lowest Elevation of Fire Department Access	51'-6"
l.	Highest Occupied Floor above Fire Department Access	Height: 92'-6" - Level 7

2) Automatic Sprinkler Increase (Section 504.2)

a. Building Height Increase - 20' Height: No

b. Story Increase - 1 story: No

C. Building Area Modifications (Section 506)

1) Building Area Increase (Section 506.1) N/A (Unlimited Area per table 503 for 1B construction type.

2) Mixed Occupancy Area Determination (Section 506.5) N/A All potential occupancies have unlimited area per (Table 503)

D. Mixed Use and Occupancy (Section 508)

1) General (Section 508.1)
Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

Exceptions:

a. Occupancies separated in accordance with Section 510

2) Accessory Occupancies (Section 508.2)

a. Area Limitations (Section508.2.1)
Aggregate Accessory occupancies shall not occupy more than 10% of the building area of the story in which they are located and shall not exceed the tabular values in Table 503, without building area increases in accordance with Section 506 for such accessory occupancies.

b. Separation of Occupancies (Section 508.2.4)
No separation is required between accessory occupancies and primary occupancy.

3) Non-separated occupancies (Section 508.3): Yes'

a. Occupancy Classification (Section 508.3.1)
Non-separated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space.

E. Incidental Use (Section 509)

1) Occupancy Classification (Section 509.2)
Incidental uses shall not be individually classified in accordance with Section 302.1. They shall be included in the building occupancy within which they are located.

2) Area Limitations (Section 509.3)
Incidental uses shall not occupy more than 10% of the building area of the story where they are located.

3) Separation & Protection (Section 509.4)
Shall be separated or protected per Table 509

Table 509 - Incidental Uses Areas, Room or Separation Protection Area

Room or Area	Separation and/or Protection
Waste collection rooms > 100 SF	Automatic Sprinkler Systems

a. Protection (Section 509.4.2)
Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building with construction capable of resisting the passage of smoke. Doors shall be self or automatic closing upon detection of smoke in accordance with Section 716.5.9.3.

F. Special Provisions (Section 510)

1) Horizontal building separation allowance (Section 510.2)
The garage facility constructed under Package #2 submitted under a previous permit will be constructed in accordance with this section to allow subsequent construction of buildings above the garage to be classified as distinct and separate buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction. Building E Submitted for this permit in Package #3 shall be considered a separate building under these provisions.

5. Type of Construction (Chapter 6)

A. Type of Construction: 1B

B. Automatic sprinkler system provided: Yes

C. Construction Classification (Section 602)

Table 601 - Fire-resistance Rating Requirements for Building Elements

Building Element	Construction Type:	1B
	Required	Provided
Primary Structural Frame (per Section 202)	2	2
Bearing Walls: Exterior Interior	 2 2	- 2 2
Nonbearing Walls and Partitions (Exterior)	See Table 602	See Table 602
Nonbearing Walls and Partitions (Interior)	0	0
Floor Construction and Secondary Members (per Section 202)	2	2
Roof Construction and Secondary Members (per Section 202)	1	1

Ratings in Table 601 are eligible for substitution for 1 hour construction per footnote d and have been reduced accordingly: Not used.

Table 602 - Fire-resistance Rating Requirements for Exterior Walls based on Fire Separation Distance

Fire Separation Distance = X (feet)	Actual Distance & Side of Building	Type of Construction	Rating Per Occupancy Group M	Rating Per Occupancy Group B
X < 5	N/A	1B	-	-
5 < X < 10	N/A	1B	-	-
10 < X <30	N/A	1B	-	-
X > 30 (1)	NW, NE, SW, & SE all = 30'-0"	1B	0	0

Footnote: (1) See Park Level Site Plan Sheet A30.2 for actual fire separation distances.

D. Combustible Materials in Type I and II Construction (Section 603)

1) Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3

Applicable Applications: items 2, exceptions 1 & 3, 4, 7, 14, 16, 18, 20 through 25

6. Fire and Smoke Protection Features (Chapter 7)

A. Fire Resistance Rating of Structural Members (Section 704)

1) Fire Resistance Material: Cast in Place concrete with post tensioned floor/roof slabs

B. Exterior Walls (Section 705) N/A

1) Buildings on the same lot (Section 705.3)
Shall be assumed to have an imaginary lot line between them.

2) Allowable Area of Openings (Section 705.8.1)
Maximum area of unprotected & protected openings permitted in the exterior wall of any one story shall not exceed the percentages in Table 705.8.

Table 705.8 - Maximum Area of Exterior Wall Opening Based upon Fire Separation Distance and Degree of Opening Protection

Level 1 & 1.5 Northeast garage portion

Location	Fire Separation Distance (feet)	Degree of Opening Protection	Allowable Area %	Wall Area (SF)	Allowable Open Area (SF)	Actual Open Area %	Actual Open Area (SF)
Northwest	97'-11"	UP, S	No Limit	-	-	-	-
Southwest	79'-0" min.	UP, S	No Limit	-	-	-	-
Southeast	30'-0" (1)	UP,S	No Limit	-	-	-	-
Northeast	30'-0" (1)	UP,S	No limit	-	-	-	-

Footnotes:
(1) Separation to imaginary property line between Parking Garage permitted under Package #2 and Building E submitted under Package #3

C. Fire Walls (Section 706): Not Applicable

D. Fire Barriers (Section 707): Applicable

1) Fire Resistance Rating (Section 707.3)
The following components shall meet the fire resistance rating as specified in the sections referenced:

a. Shaft enclosures (Section 707.3.1) complying with Section 713.4

b. Interior exit stairway and ramp construction (Section 707.3.2) complying with Section 1022.1

c. Enclosures for exit access stairways (Section 707.3.2) complying with Section 1009.3.1.2

d. Exit Passageway (Section 707.3.4) complying with Section 1023.3

e. Separated occupancies (Section 707.3.9)
Not applicable. Potential building occupancy classifications have same allowable area and building height requirements, which allows Non-separated occupancies

2) Continuity (Section 707.5)
Continuous from top of foundation or floor/ceiling assembly below to underside of the floor or roof sheathing, slab, or deck above: Yes

a. Supporting Structure (Section 707.5.1)
Supporting construction shall be protected to provide the same fire resistance rating as the fire barrier being supported.
Exceptions: 2 & 4 are applicable

3) Openings (Section 707.6

a. Maximum opening size limited to 156 SF and aggregate width not to exceed 25% of length of wall: No, per exceptions 1 & 2

b. Openings in enclosures for exit access stairs & ramps, interior exit stairways & exit passageways shall also comply with sections 1022.3 & 1023.5

E. Fire Partitions (Section 708) Not Applicable

F. Smoke Barriers (Section 709) Not Applicable

G. Smoke Partitions (Section 710): Not Applicable

H. Horizontal Assemblies (Section 711) Applicable

1) Fire resistance rating (Section 711.3)
Shall not be less than that required by the Building type or construction per Table 601 or occupancy separation per Section 508.4.

I. Vertical Openings (Section 712)

1) Escalator Openings (Section 712.1.3);|
Are allowed where a building is protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

a. Opening size (Section 712.1.3.1)
The area of the vertical opening between stories shall not exceed twice the horizontal projected area of the escalator. The opening shall be protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13.

2) Penetrations (Section 712.1.4) shall be protected in accordance with Section 714.

3) Two-story openings (Section 712.1.8) shall be permitted if it complies with all of the following:

a. Does not connect more than two stories

b. Does not contain a stairway or ramp required by Chapter 10

c. Does not penetrate a horizontal assembly that separates fire areas or smoke barriers that separate smoke compartments.

d. Is not concealed within the construction of a wall or floor/ceiling assembly

e. Is not open to a corridor in group I or R occupancies

f. Is not open to a corridor on non-sprinklered floors

g. Is separated from floor openings and air transfer openings serving other floors by construction required for shafts.

J. Shaft Enclosures (Section 713):

1) Construction (Section 713.2)
Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711.

2) Fire resistance rating (Section 713.4)

a. Shafts connecting 4 stories or more - 2 hours

b. Shaft enclosures shall have a fire resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

3) Openings (Section 713.7)
Shall be protected in accordance with Section 716 as required for fire barriers. Doors shall be self or automatic closing by smoke detection in accordance with Section 716.5.9.3

4) Elevator Lobby (Section 713.14.1)
Enclosed elevator lobby required @ each floor (connecting more than 3 stories)
Not required per Section 713.14.1 per exception(s) 1, 4 & 6

K. Penetrations (Section 714)

1) Fire resistance rated walls (Section 714.3)
Shall comply with Sections 714.3.1 Through 714.3.3

L. Fire-Resistant Joint Systems (Section 715)

1) General (Section 715.1)
Shall be protected by an approved fire-resistant joint system designed to resist the passage of fire for a time period not less than the fire resistance rating of the wall, floor or roof assembly

M. Opening Protectives (Section 716)

1) Marking fire rated glazing (Section 716.3)
Fire rated glazing assemblies shall be marked in accordance with Tables 716.3, 716.5 and 716.6

2) Fire Door and Shutter Assemblies (Section 716.5)
Shall meet the testing requirements of Sections 716.5.1 through 716.5.3 and the fire protection rating in Table 716.5

3) Fire-protection-rated Glazing (Section 716.6)
Glazing in fire window assemblies shall be fire protection rated per this section and Table 716.6

N. Ducts and Air Transfer Openings (Section 717)

1) Where required (Section 717.5)
Fire dampers, smoke dampers and combination fire/smoke dampers shall be provided at locations indicated in Sections 717.5.1 through 717.5.7 and Section 717.6

7. Interior Finishes (Chapter 8)

A. Wall and Ceiling Finishes (Section 803)

Table 803.9 Interior Wall and Ceiling Finish Requirements by Occupancy

Occupancy Group	Sprinklered		
	Exit Enclosures and Exit Passageways	Corridors	Rooms & Enclosed Spaces
B & M	B	C	C
A-3	B	B	C

B. Interior Floor Finish (Section 804)

1) General (Section 804.1) Interior floor finish and floor coverings materials shall comply with Sections 804.2 through 804.4.2.
Exception: Floor finishes and coverings of a traditional type, such as wood, vinyl, linoleum or terrazzo, and resilient floor covering material that are not comprised of fibers.

2) Interior Floor Finish Requirements (Section 804.4)
Interior floor finish and floor covering materials in exit enclosures, exit passages, corridors and rooms or spaces not separated from corridors by full-height partitions extending from the floor to the underside of the ceiling shall withstand a minimum critical radiant flux as specified in Section 804.4.2.

3) Minimum Critical radiant flux (Section 804.4.2)
Sprinklered Building: Yes
Exception Used: Yes

Occupancy	Required Radiant Flux Class	Provided Radiant Flux Class
A, B & M	Class II	Class II or materials complying with DOC FF-1 "Fill Test" or ASTM D 2859 per exception for Class II

C. Insulation (Section 807): Thermal and acoustical insulation shall comply with Section 719

1) Insulation (Section 807.1)
Thermal and acoustical insulation shall comply with Section 720 and Chapter 23 for fiber insulation and Chapter 26 for foam plastic insulation

D. Acoustical Ceiling Systems (Section 808)

1) Suspended acoustical ceilings (Section 808.1.1.1): Suspended acoustical ceiling systems shall be installed in accordance with the provisions of ASTM C 635 and ASTM C 636.

8. Fire Protection Systems (Chapter 9)

A. General (Section 901)

1) Fire protection systems (Section 901.2)
shall be installed, repaired, operated and maintained in accordance with this code and the International Fire Code

2) Supervisory service (Section 901.6)
Shall be monitored by an approved supervisory station in accordance with NFPA 70 for [illegible] sprinkler system in Section 901.6.1 and Fire alarm systems Section 901.6.2

3) Pump and riser room size (Section 901.8)
Shall be designed with adequate space for all equipment and provided with doors & un[illegible]structed passageway to allow for removal of the largest piece of equipment.

B. Automatic Sprinkler Systems (Section 903) & WAC 51-50-0903

1) Sprinklered Building: Yes

a. Sprinklers shall be installed throughout in accordance with NFPA 13 (Section 903.3.[illegible] 903.3.1.1.1

b. Quick response sprinklers (Section 903.3.2)
Shall be installed per section 903.3.1 and their listings in the following areas:
Condition 4 Light Hazard occupancies as defined in NFPA 13

c. Secondary water supply required (Section 903.3.5.2)Yes
located in garage: 33,000 gallon capacity located under ramp in parking garage level P2, constructed under separate permit.

d. Sprinkler system supervision and alarms (Section 903.4)
All valves associated with sprinkler system including critical air pressures and water flow switches shall be electrically supervised by a listed fire alarm control system.

i) Monitoring (Section 903.4.1)
Alarm, supervisory and trouble signals shall be distinctly different and shall be transmitted to an approved supervisory station or shall sound an audible signal when approved by the fire code official at a constant attended location.

ii) Alarms (Section 903.4.2)

iii) An approved audible device located on the exterior of the building shall be connected to tach automatic sprinkler system.

iv) Floor control valves (Section 903.4.3)
supervised indicating control valves shall be provided at the point of connection to the riser on each floor of high-rise buildings.

C. Standpipe Systems (Section 905)

1) Standpipe Class (Section 905.3): Class I

2) Location of Class I Standpipe Hose Connections (Section 905.4)

a. In every required stairway at intermediate floor level landing unless otherwise approved by fire code official.

b. In every exit passageway at entrance from exit passage to other areas of a building.
Exception:

i) Not required where floor areas are reachable from an exit stairway hose connection by a 30 foot hose stream from a nozzle attached to a 100 foot hose.

D. Portable Fire Extinguishers (Section 906)

1) Where required (Section 906.1)

a. In new and existing Group A, B, M & S occupancies.

2) General Requirements (Section 906.2)
Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10

a. Mercantile (retail) Occupancy: Ordinary Hazard.

b. Business Group B and Assembly Group: Light Hazard

3) Size and Distribution (Section 906.3)
Minimum size and distribution for class A fire hazards shall comply with Table 906.3(1)

TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

	LIGHT (low) Hazard Occupancy	ORDINARY (moderate) Hazard Occupancy	EXTRA (high) Hazard Occupancy
Minimum Rated Single Extinguisher	2-A	2-A	4-A
Minimum Floor Area per Unit of A	3,000 SF	1,500 SF	1,500 SF
Minimum Floor Area per Unit of A	11,250 SF	11,250 SF	11,250 SF
Max. Travel Distance to Extinguisher	75 feet	75 feet	75 feet

E. Fire Alarm and Detection Systems (Section 907)
An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided.

1) Emergency voice/alarm communication systems (Section 907.5.2.2)
Shall be designed and installed per NFPA 72. In high-rise buildings the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be located throughout the building in paging zones.

2) Zones (Section 907.6.3)
Each floor shall be zoned separately and a zone shall not exceed 22,500 sq. ft. or exceed 300 feet in any direction.

a. In high-rise buildings a separate zone by floor shall be provided for the types of alarm-initiating devices listed in this section.

F. Smoke Control Systems (Section 909)
Shall be designed and installed per this section

1) Stair pressurization Alternative (Section 909.20.5)
In lieu of the smoke proof enclosure at interior exit stairways per section 909.2, interior exit stairways shall be pressurized in accordance with this section.

2) Elevator hoistway pressurization Alternative (Section 909.21)
In lieu of enclosed elevator lobbies, hoistway pressurization shall comply with Sections 909.21.1 Through 909.21.11.

G. Fire Command Center (Section 911

1) Separation (Section 911.1.2 WAC 51-50-0911)
The fire command center shall be separated from the remainder of the building by not less than a 2-hour fire barrier constructed in accordance with Section 707 or horizontal assembly constructed in accordance with Section 712, or both.

2) Size (Section 911.1.3):
Minimum 200 Sq. Ft. with a minimum dimension of 10 ft.

3) Layout approval (Section 911.1.4):
Layout and all features required by Section 911.1.5 shall be submitted for approval prior to installation.

4) Required features (Section 911.1.5):
Fire command center shall comply with NFPA 72 and shall contain all the features listed in this section for items 1 through 18.

H. Fire Department Connections (Section 912)
Shall be located per Section 912.2.

I. Fire Pumps (Section 913)
Shall be installed per NFPA 20

1) Protection of fire pump rooms (section 913.2.1)
Shall be separated from all other areas of the building by 2 hour fire barriers per section 707 or 2 hour horizontal assemblies per Section 711 or both.

J. Emergency Responder Safety Features (Section 914)
Door or window openings into vertical shafts shall be marked or signed as required by Sections 914.1.1 and 914.1.2

K. Emergency Responder Radio Coverage (Section 915)
Shall be provided in accordance with Section 510 of the International Fire Code.

9. Means of Egress (Chapter 10)

A. For exiting compliance with Means of Egress requirements: See Egress Plan sheets G32.1, through G 32.4

B. General Means of Egress (Section 1003)
Requirements specified in Sections 1003 through 1013 shall apply to all three elements of the means of egress system in addition to specific requirements for exit access, exit and exit discharge.

1) Ceiling Height (Section 1003.2): Means of egress components shall have ceiling height of not less than 7'-6".
Exceptions:

a. Allowable projections in accordance with Section 1003.3

b. Stair headroom per Section 1009.5

c. Door height per Section 1008.1.1

C. Occupant Load for Exiting Purposes

1) Areas without fixed seating (Section 1004.1.2)
Occupants load shall be computed at the rate of one occupant per unit of area per (Table 1004.1.2)

2) See Egress Plan sheets G32.1, through G 32.4

D. Means of Egress Sizing (Section 1005):

1) Required capacity based on occupant load (Section 1005.3)
Shall be determined in accordance with Sections 1005.3.1 and 1005.3.2

2) See Egress Plan sheets G32.1, through G 32.4

E. Means of Egress Illumination (Section 1006)

1) Illumination level (section 1006.2)
The means of egress illumination level shall not be less than 1 footcandle at the walking surface.

2) Emergency power for illumination (Section 1006.3)
in the event of a power failure an emergency electrical system shall automatically illuminate the areas specified in this section.

F. Accessible Means of Egress (Section 1007) & WAC 51-50-1007

1) Continuity and Components (Section 1007.2): Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRJD01.14.016
DRAWN BY	JE
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

BUILDING CODE INFORMATION

G31.3

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

2) Emergency power for illumination (Section 1006.3)
in the event of a power failure an emergency electrical system shall automatically illuminate the areas specified in this section.

F. Accessible Means of Egress (Section 1007) & WAC 51-50-1007

1) Continuity and Components (Section 1007.2): Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

ITEM	PROVIDED	
Accessible routes complying with Section 1104	Yes	-
Interior exit stairways complying with Section 1007.3 and 1022	Yes	-
Interior exit access stairways complying with Section 1007.3 & Section 1009.3	Yes	-
Exterior exit stairways complying with Section 1007.3 and 1026 and serving levels other than the level of exit discharge	-	No
Elevators complying with Section 1007.4	Yes	-
Platform lifts complying with Section 1007.5	-	No
Horizontal exits complying with Section 1025	-	No
Ramps complying with Section 1010	-	No
Areas of refuge complying with Section 1007.6	-	No
Exterior area for assisted rescue complying with Section 1007.7	-	No

2) Elevators required (Section 1007.2.1)
In buildings where a required accessible floor is four or more stories above or below the level of exit discharge, at least one required accessible means of egress shall be by elevator complying with Section 1007.4: Yes

3) Stairways (Section 1007.3)
Stairways shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit and have a clear width of 48": No

a. Not required in sprinklered building per exceptions 1 & 2

4) Elevators (Section 1007.4)

a. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A17.1. Standby power shall be provided in accordance with Chapter 27 and Section 3003. The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.

b. Elevator Lobby provided as an Area of Refuge or accessed from a horizontal exit:
No, per exception 2

5) Area of Refuge (Section 1007.6)

a. Required at stairways: No, per Section 1007.3 exception 2,

6) Two-way Communication Systems (Section 1007.8): Provide system in compliance with Sections 1007.8.1 and 1007.8.2.

G. Doors, Gates and Turnstiles (Section 1008) & WAC 51-50-1008.
serving as a component in a means of egress system shall meet the requirements of this section & Section 1020.2

1) Panic and fire exit hardware (Section 1008.1.10)
All exit and exit discharge doors in egress path of travel from room or space requiring panic hardware shall be provided with panic hardware to the point of exit discharge except main exterior exit doors if signed according to Section 1008.1.9.3.

a. Required at H occupancies and A & E occupancies over 50 occupants:
Determined by TI buildout under separate permit.

b. Required at electrical rooms with equipment rated 1,200 amperes:
N/A

2) Gates (Section 1008.2)
Gates used as a component in a means of egress shall confirm to the applicable requirements for doors.

H. Stairways (Section 1009)

1) Interior exit stairways (Section 1009.2)
shall lead directly to the exterior of the building or be extended to the exterior with an exit passageway complying with Section 1023, except as permitted in Section 1027.1

a. Enclosure Section 1009.2.2
interior exit stairways shall be enclosed in accordance with Section 1022

2) Stairway width (Section 1009.4): See Egress Plan sheets G32.1, through G 32.4
Minimum required stairway width as determined by Section 1005.2 through 1005.7 but not less than 44" in a sprinklered building.

3) Headroom (Section 1009.5): 80" minimum clearance

4) Stair Treads and Risers (Section 1009.7): 7" maximum rise, 11" minimum tread.
Leading Edge (ANSI A117.1 Section 504.5 and Section 1024): The leading 2-inches of the tread shall have a visual contrast of dark on light or light on dark from the remainder of the tread.

5) Stairway Landings (Section 1009.8)
There shall be a floor or landing at top & bottom

a. Depth shall not be less than stair width except straight run need not exceed 48".

b. Doors openings onto landings shall not reduce landing to less than half the required width. When fully open, the doors shall not project more than 7 inches.

6) Vertical Rise (Section 1009.10)

a. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings.

7) Handrails (Section 1009.15)
Stairways shall have handrails on each side complying with Section 1012
Exceptions: N/A

8) Stairway to the roof (Section 1009.16)
In buildings 4 or more stories above grade plan, one stairway shall extend to the roof unless the roof slope greater than 4 in 12 (33%). In buildings without an occupied roof, access to the roof from the top story shall be by an alternating tread device.

I. Exit Signs (Section 1011)

1) Where required (Section 1011.1)
Placement of exit signs shall be located so that the distance from any point in an exit corridor, exit passageway or other exit pathways is not more than 100 feet or the listed viewing distance for the sign, whichever is less from the nearest visible sign.
See Egress Plan sheets G32.1, through G 32.4 for locations

2) Illumination (Section 1011.3)
Exit signs shall be illuminated: Internally
Exception: Tactile exit signs required by Section 1011.4

3) Tactile Exit Signs (Section 1011.4)
A tactile sign stating EXIT and complying with ICC A117.1 shall be provided adjacent to each door to an exit stairway, an exit ramp, an exit passageway, and the exit discharge.

4) Internally Illuminated Exit Signs (Section 1011.5)
Shall be electrically powered, Self-luminous or photo luminescent and capable of automatically providing emergency illumination for a minimum of 90 minutes in the event of failure of normal lighting.

J. Handrails (Section 1012)
See stair plans on sheet A37.1 and stair details on Sheets A37.11 for provided locations, height, graspability, continuity, extensions, clearances, projections and intermediate handrails.

K. Guards (Section 1013)
See stair plans on sheet A37.1 and stair details on Sheets A37.11 for provided locations, materials, height, and opening limitations.

L. Exit Access (Section 1014)
Exit access arrangement shall comply with Sections 1014 Through 1019

M. Common path of egress travel Section 1014.3
Shall not exceed the travel distances in Table 1014.3

TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL

Occupancy	With Sprinkler System (feet)
B, S	100
All others	75

N. Exit and Exit Access Doorways (Section 1015):
See Egress Plan sheets G32.1, through G 32.4 & Sheet A32.51 for opening requirements.

1) Exits or exit access doorways from spaces (Section 1015.1)
2 exits or exit access doorways from any space shall be provided when:

a. Occupant load exceeds the values in Table 1015.1.

b. Common path of egress travel exceeds one of the limitations in Section 1014.3

TABLE 1015.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

Occupancy	Maximum occupant load
A, B & M	49
S	29

2) Arrangement (Section 1015.2)

a. Two Exits or Exit Access Doorways (Section 1015.2.1): Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than 1/2 the length of the maximum overall diagonal dimension of building or area served measured in a straight line between exit doors or exit access doorways.

i) Exception 2: Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

ii) For separation of doors into required exit stairways in high-rise buildings see Section 403.5.1

O. Exit Access Travel Distance (Section 1016)
Shall not exceed the values in Table 1016.2

TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE

Occupancy	w/ sprinklers
B Occupancy: Office	300 Ft
A & M Occupancy: Assembly & Mercantile	250 Ft
S-2 Occupancy: Storage, Mech., Elec., etc.	300 Ft

P. Corridors (Section 1018) and WAC 51-50-1018.

1) Construction (Section 1018.1): Corridors shall be fire-resistance rated in accordance with Table 1018.1.

TABLE 1018.1 CORRIDOR FIRE RESISTANCE RATING

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)
		w/ sprinklers
A, B M & S Occupancy	>30	0

2) Width (Section 1018.2): The minimum width of corridors specified in Table 1018.2 shall be as determined in Section 1005.1.

TABLE 1018.2 MINIMUM CORRIDOR WIDTH

Occupancy	Occupant Load Served by Corridor
Any facilities not listed below	44 inches
Access to and utilization of mechanical, plumbing or electrical systems or equipment	24 inches
With a required occupancy capacity less than 50	36 inches

3) Dead End Corridors (Section 1018.4): 20 FT Maximum

a. Exception 2: Occupancy B, M, & S: 50 feet with sprinklers.

b. Exception 3: Not limited in length where the length of the dead-end corridor is less than 2.5 times the least width of the dead end corridor.

Q. Exits (Section 1020): See Egress Plan sheets G32.1, through G 32.4
Exits shall comply with Sections 1020 through 1026 and applicable requirements of Sections 1003 through 1013. Once a given level of exit protection is provided it shall not be reduced until arrival at the exit discharge.

R. Number of Exits and Configuration (Section 1021):

1) Exits from stories (Section 1021.2)

a. Two exits or exit access stairways or ramps shall provide access to exits from any story or occupied roof where one of the following conditions exist:

i) Occupant load exceeds one of the values in Table 1021.2 (1) or Table 1021.2 (2).

ii) Exit access travel distance per section 1016.1 exceeds that specified in Table 1021.2 (1) or Table 1021.2 (2).

S. Interior Exit Stairways and Ramps (Section 1022):

1) Construction (Section 1022.2)

a. 2 hour fire resistance rating shall be provided for interior stairways & ramps connecting 4 stories or more.

T. Exit Passageways (Section 1023)

1) Construction (Section 1023.3)

a. Enclosures shall have a fire resistance rating not less than the connecting interior stairway or ramp.

U. Luminous egress path markings (Section 1024)

1) General (Section 1024.1) Approved luminous egress path markings shall be provided in High-rise buildings of Group A, B, & M occupancies per section 1024.1 through 1024.5

V. Exit Discharge (Section 1027): See Egress Plan sheets G32.1, through G 32.4 for exit discharge locations and widths.

1) General (Section 1027.1)
Exits shall discharged directly to the exterior of the building and shall be located at grade or provide direct access to grade unless egress complies with one of the exceptions:
Exception 1:

10. Accessibility (Chapter 11) & WAC 51-50-1101

A. Design (Section 1101.2)
Buildings and facilities shall be designed and constructed to be accessible in accordance with 2012 IBC, 2009 ICC A117.1, and Washington State Amendments.

B. Accessible Route (Section 1104)

1) Site arrival points (Section 1104.1)
Shall be provided from public transportation stops, accessible parking, passenger loading zones and public streets or sidewalks to the accessible building entrance served.

2) Within a site (Section 1104.2)
At least one accessible route shall connect accessible buildings, elements and spaces that are on the site.

C. Parking and Passenger Loading Facilities (Section 1106)

1) Provided in package #2 submitted under separate permit

11. Interior Environment (Chapter 12)

A. Ventilation (Section 1203)
Buildings shall be provided with natural ventilation per Section 1203.4 or mechanical ventilation per the International Mechanical Code.

B. Lighting (Section 1205)
Every space intended for human occupancy shall be provided with natural light per Section 1205.2 or artificial light per Section 1205.3.

C. Interior space dimensions (Section 1208)

1) Minimum room width (Section 1208.1)
shall not be less than 7 feet in any plan dimension for habitable spaces except kitchens.

2) Minimum ceiling heights (Section 1208.2)
occupiable spaces, habitable spaces and corridors: 7'-6"
bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms: 7'-0"

D. Toilet and bathroom requirements (Section 1210)
The number and type of plumbing fixtures provided in any occupancy shall comply with Chapter 29

12. Energy Efficiency (Chapter 13)

A. Criteria (Section 1301.1.1): Buildings shall be designed and constructed in accordance with the International Conservation Energy Code as amended by Washington State.

B. Required approvals (C104.2)-Work shall not be done beyond the point indicated in each successive inspection without obtaining the approval of the code official.

1) Envelope (Section C104.2.1)

a. Wall Insulation Inspection (Section C104.2.1.1)

b. Glazing Inspection (Section C104.2.1.2)

c. Exterior Roofing Insulation (Section C104.2.1.3)

d. Slab/Floor Insulation (Section C104.2.1.4)

2) Mechanical (Section C104.2.2)

a. Mechanical Equipment Efficiency and Economizer (Section C104.2.2.1)

b. Mechanical Pipe and Duct Insulation (Section C104.2.2.2)

3) Lighting and Motors (Section C104.2.3)

a. Lighting Equipment and Controls (SectionC104.2.3.1

b. Motor Inspections (Section C104.2.3.2)

C. Air leakage (Mandatory) (Section C402.4):
Thermal envelope of buildings shall comply with Sections C402.4.1 Through C402.4.8

1) Air Barrier construction (Section C402.4.1.1):
Continuous air barrier shall be constructed to comply with the following:

a. Air barrier shall be continuous for all assemblies that are the thermal envelope of the building and across the joints and assemblies

b. Air barrier joints and seams shall be sealed including sealing transitions in places and change of materials. Penetrations shall be sealed per Section C402.4.2

c. Recessed lighting fixtures and similar objects which penetrate the air barrier shall be sealed to maintain the integrity of the air barrier in compliance with Section C404.2.8
Exception: Buildings that comply with Section C402.4.1.2.3 are not required to comply with Items 1 and 3.

2) Building test (Section C402.4.1.2.3):
Completed building shall be tested and air leakage rate of the building envelope shall not exceed 0.40 CFM.ft2 at a pressure differential of 0.3 inches of water gauge at the upper 95% confidence interval in accordance with ASTM E 779.

3) Air leakage fenestration (Section C402.4.3):
Air leakage of fenestration assemblies shall meet the provisions of Table C402.4.3.

a. Testing shall be in accordance with the applicable test procedures referenced in Table C402.4.3

b. Testing shall be done by an independent testing laboratory and assemblies shall be labeled by the Manufacturer
Exception 1: Field-fabricated fenestration assemblies that are sealed in accordance with Section C402.4.1.
Exception 2: Fenestration in buildings that comply with Section C402.4.1.2.3 is not required to meet the air leakage requirements in Table C402.4.3.
Exception 3: Custom exterior windows and doors manufactured by small business provided they meet the applicable provisions of Chapter 24 of the International Building Code. Once visual inspection has confirmed the presence of a gasket, operable windows and doors manufactured by small business shall be permitted to be sealed off at the frame prior to the test.

13. Exterior Walls (Chapter 14

A. Weather Protection (Section 1403.2)
Exterior walls shall provide the building with a weather-resistant exterior wall envelope as follows:

1) With flashing per Section 1405.4

2) Prevent water accumulation within the wall assembly by providing a water resistive barrier behind the exterior veneer per Section 1404.2

3) Means for draining water to the exterior that enters the wall assembly

4) Protection against condensation per Section 1405.3

B. Vertical and lateral flame propagation (Section 1403.5)
Exterior walls on buildings of Type I, II, III or IV construction that are greater than 40 feet in height above grade plane and contain a combustible water-resistive barriershall be tested in accordance with and comply with the acceptance criteria of NFPA 285.

14. Roof Assemblies and Rooftop Structures (Chapter 15)

A. Fire Classification (Section 1505)

1) Class A, B & C roof assemblies and roof coverings listed by this section shall be tested in accordance with ASTM E 108 or UL 790 and shall comply with Table 1505.1

Table 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

Construction Type	Required Classification	Provided Classification
1-B	B	A

B. Rooftop Structures (Section 1509)

1) Penthouses (Section 1509.2)
Penthouses in compliance with Sections 1509.2.1 through 1509.2.5 shall be considered as a portion of the story directly below the roof deck they are located upon.

2) Mechanical equipment screens (Section 1509.6)
Shall be constructed of the materials specified for the exterior walls based on the type of construction of the building or as modified by this section.

15. Structural Design (Chapter 16)

A. See Structural drawings for requirements.

16. Structural Tests and Special Inspections (Chapter 17)

A. See Structural drawings for requirements.

17. Design of Foundation Systems & Construction Materials (Chapters 18 - 22)

A. See Structural drawings for requirements.

18. Glass and Glazing (Chapter 24 & WAC 51-50-2400)

19. Electrical (Chapter 27)

A. Scope (Section 2701.1)
Electrical components, equipment and systems shall be designed and constructed per NFPA 70

B. Emergency and standby power systems (Section 2702)
Systems required by this code or the International Fire Code shall be installed per this code and NFPA 110 and 111

C. See Electrical drawings for requirements.

20. Mechanical Systems (Chapter 28)

A. Scope (Section 2801.1)
Mechanical appliances, equipment and systems shall be constructed, installed and maintained per the International Mechanical Code and the International Fuel Gas Code

B. See Mechanical drawings for requirements.

21. Plumbing Systems (Chapter 29 & WAC 51-50-2900)

A. Plumbing systems and equipment shall be constructed, installed and maintained per the International Plumbing Code.

B. Minimum number of fixtures (Section 2902.1)
Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 2902.1

1) See Egress Plan sheets G32.1, through G 32.4 for fixture types and number based on occupant load and occupancy classification.

C. Separate Facilities (Section 2902.2): Separate toilet facilities shall be provided for each sex.

1) Exception 2: Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.

2) Exception 3: Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

D. Employee and public toilet facilities (Section 2902.3)
Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902.1 for all users. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall either be separate or combined employee and public toilet facilities

22. Elevators and Conveying Systems (Chapter 30)

A. Hoistway enclosure protection (Section 3002.1)
shall be shaft enclosures complying with Section 713

B. Number of Elevator Cars in a Hoistway (Section 3002.2)
Where four or more elevator cars serve all of the same portion of a building, the elevators shall be located in at least two separate hoistways. Not more than four elevator cars shall be located in a single hoistway

C. Elevator Car to Accommodate Ambulance Stretcher (Section 3002.4)
Where elevators are provided in buildings four or more stories above or four or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors.

D. Common enclosure with stairway (Section 3002.7)
Elevators shall not be in a common shaft enclosure with a stairway

E. Emergency Operations (Section 3003)

1) Standby power (Section 3003.1)
In buildings where standby or emergency power is required or furnished to operate an elevator, the operation shall be per Sections 3003.1.1 through 3003.1.4

2) Fire fighter's emergency operation (Section 3003.2)
Elevators shall be provided with phase I emergency recall operation and phase II emergency in-car operation per ASME A17.1/CSA B44

F. Hoistway Venting (Section 3004.1)
Hoistways of elevators and dumbwaiters penetrating more than three stories shall be provide with a means of venting smoke and hot gases to the outer air in case of fire.
Exception: venting is not required for the following:

1) Occupancies other than R-2, I-2 and similar occupancies with overnight sleeping units where the building is equipped throughout with an approved automatic sprinkler system.

2) Elevator hoistways pressurized in accordance with Section 909.21.

G. Conveying Systems (Section 3005)

1) Escalators and moving walks (Section 3005.2)
Floor openings for escalators shall be shall be protected per Section 712.1.3.1

H. Machine Rooms (Section 3006) and WAC 51-50-3006.

1) Machine rooms and machinery spaces (Section 3006.4)
shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies per Section 711 or both. The fire resistance rating shall not be less than that required for the hoistway enclosure served by t the machinery
Exceptions:

a. Where machine rooms do not abut and have no openings to the hoistway enclosure, the fire barrier enclosure may be reduced to a 1-hour fire resistance rating

b. In buildings four stories or less above grade plane where machine rooms do not abut and have no openings to the hoistway enclosure, the machine room is not required to be fire resistance rated.

I. Fire service Access elevators (Section 3007)
Where required by Section 403.6.1, every floor of the building shall be served by fire service access elevators complying with Section 3007.1 through 3007.10. Except as modified by this section fire service access elevators shall be installed in accordance with this chapter and ASME A17.1/CSA B44

23. Referenced Standards (Chapter 35)

See individual specification sections for applicable referenced standards.

24. Recycle Materials & Solid Waste Storage (WAC 51-50-009)

A. Space shall be provided for storage of recycled materials and solid waste designed to meet the needs of the occupancy, efficiency of pickup and shall be available to all occupants and haulers.

B. Recycle and solid waste storage provided in Parking Garage package #2 in previous submittal.

CITY OF KIRKLAND PROJECT DISCUSSION ISSUES

KIRKLAND PARKPLACE

Based on the 2012 Edition of the IBC

Issued Date:

Item No.	Date	Drawing Number or Code Reference	Issue	Status/Resolution
1.	9/2/2015	IBC 510.2	Horizontal Building Separation	The 3 hour horizontal assembly separating the tower construction from the garage will be provided at the building footprint only. At Building F this will occur at Level 2 (*one store above grade plan*), and at Building E this will occur at Level 1 (*at grade plane*). The overall garage lid will provide 2 hour floor separation.
2.	10/28/2015	(IMC 2012): 501.3.5	Garage Exhaust	The garage exhaust location was reviewed and confirmed to be acceptable at grade vertically discharging 10' under and 10' away from the pedestrian ramp located West of building A.
3.	11/18/2015	403.4.5	Fire Command Center Location	The location of FCC in buildings E & F was reviewed and approved by Lieutenant Jason Chappell from the City of Kirkland Fire Department. In building E, this FCC is not visible from the lobby entry door, but it is directly accessible to the building lobby.
4.	10/14/2015	Table 2902.1	Plumbing Count for Tenant Spaces	The individual retail and restaurant shelled tenant spaces on levels 1 and 2 of buildings E and F will have an identified plumbing count requirement that will need to be built out with the tenant space if not provided in the permit drawings. The building lobbies and common corridor occupancy load will require public restrooms which have been calculated and provided on level 1.5 adjacent to building F. This location is acceptable in distance to cover public area in building E and the three independent buildings B, F.1 and G.
5.	10/14/2015	Table 1004.1.1	Balcony Occupancy and Plumbing Requirements	Balconies in Buildings E and F will have a business occupancy load for calculating exit width requirements, but the occupancy load for these balconies will not factor into calculating required toilet plumbing fixtures.
6.	10/14/2015	IBC 1104.4	ADA site access	A pedestrian ramp has been added to allow for ADA access from Central way onto the elevated deck of the level L2 plaza. From there pedestrians can take a public elevator down to the park level plaza.
7.	11/18/2015	IBC 403	Building E – high-rise pre-design narrative	The Building E High-rise Pre-Design Narrative document was reviewed and accepted by COK. This document will be included in the Building E submittal as documentation of the high-rise code compliance.

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	JE
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

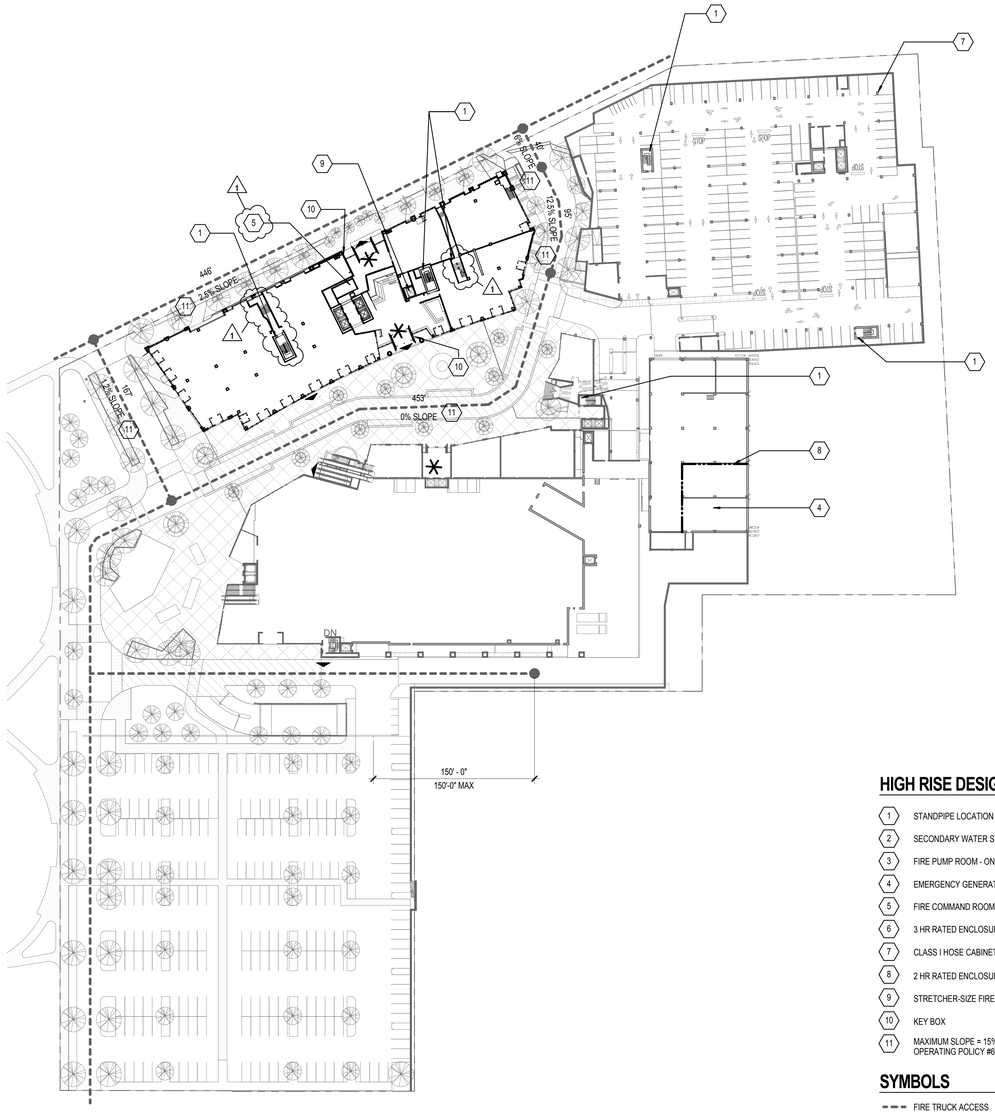
SHEET TITLE / NUMBER

BUILDING CODE INFORMATION

G31.4

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

STRIP - BINDING



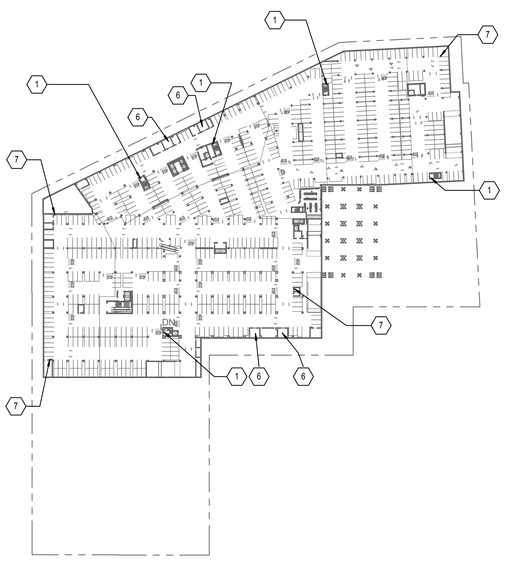
3 LEVEL 1
1" = 50'-0"

HIGH RISE DESIGN KEYNOTES

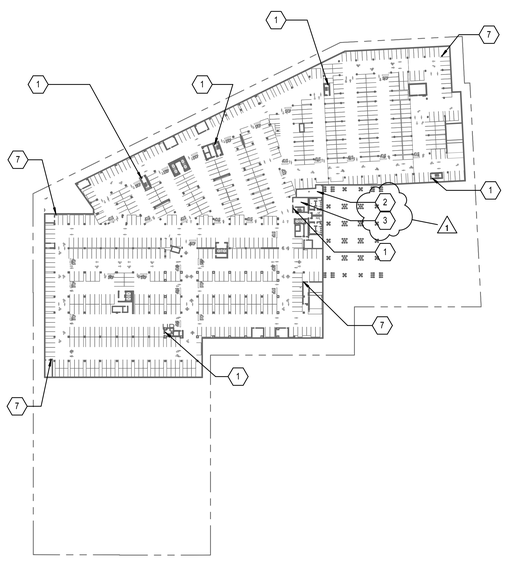
1. STANDPIPE LOCATION
2. SECONDARY WATER STORAGE TANK 33,000 GAL
3. FIRE PUMP ROOM - ONE PUMP FOR BUILDINGS E & F
4. EMERGENCY GENERATOR LOCATION
5. FIRE COMMAND ROOM 200 SF (10' IN EACH DIRECTION MIN.)
6. 3 HR RATED ENCLOSURE
7. CLASS I HOSE CABINET
8. 2 HR RATED ENCLOSURE
9. STRETCHER-SIZE FIRE DEPARTMENT ACCESS ELEVATOR
10. KEY BOX
11. MAXIMUM SLOPE = 15% PER KIRKLAND FIRE DEPARTMENT OPERATING POLICY #6

SYMBOLS

- FIRE TRUCK ACCESS
- FIRE DEPARTMENT ACCESS
- EXIT DISCHARGE



2 PARKING LEVEL P1
1" = 100'-0"



1 PARKING LEVEL P2
1" = 100'-0"

- BINDING STRIP -

APPLICABLE HIGH-RISE CODE SECTIONS

Section 403 High-rise Buildings

403.2.1 Type of construction

Key Items: *Reductions in fire resistance rating are allowed when sprinkler control valves have supervisory initiating device and water-flow initiating devices for each floor. Fire ratings of shaft enclosures are allowed to be reduced where sprinklers are provided within the shaft. Describe any proposed reductions.*

Proposal:
The allowable reduction in minimum fire-resistance rating of building elements and shaft enclosures will not be utilized for this project.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.2.3 Structural Integrity of enclosures.

Key Items: *Exit enclosures and elevator hoistway enclosures in high-rise buildings of Risk Category III or IV, or buildings more than 420 feet in height shall comply with Sections 403.2.3.1 through 403.2.3.4.*

Proposal:
Not applicable to our project whose buildings are Risk Category II.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.2.4 Sprayed fire-resistant materials (SFRM)

Key Items: *The bond strength of the SFRM installed throughout the building shall be in accordance with Table 403.2.4.*

Proposal:
Structural systems will include both cast-in-place reinforced concrete as well as structural steel. Structural steel systems shall be protected with a minimum of 430psf SFRM minimum bond strength in accordance with 403.2.4.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.3 Automatic sprinkler system

Key Items: *Provide a sprinkler system in accordance with section 903.3.1.1 and provide a secondary onsite water supply where required by section 903.3.5.2. (Seismic Design Categories C, D, E or F.)*

Proposal:
Automatic sprinkler system will be provided per 403.3. See attached drawings for location of secondary water supply at parking garage level P2.The secondary water storage supplies a single fire pump, which serves both Building E and Building F.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.3.2 Water supply to required fire pumps

Key Items: *Required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between each connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.*

Proposal:
The IBC Commentary for 403.3.2 states "Where the systems require a fire pump, this section requires the fire pumps to be supplied by two water mains in two separate streets." No exception taken. The project will be supplied by two water services.The single fire pump for both buildings E & F is located on Level P2 of the below grade garage. See attached drawings for location of fire pump.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.1

Key Items: *Smoke detection shall be provided in accordance with Section 907.2.13.1.*

Proposal:
Automatic fire detection and alarm system will be provided per 907.2.13.1.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.2 Fire alarm systems

Key Items: *Fire alarm systems shall comply with section 907.2.13. Describe proposed fire alarm system.*

Proposal:
An automatic smoke detection system shall be provided in accordance with Section 907.2.13.1, a fire department communication system shall be provided in accordance with /section 907.2.13.2; and an emergency voice/alarm communication system shall be provided in accordance with Section 907.5.2.2.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.3 Standpipe System

Key Items: *A standpipe system shall be provided as required by Section 905.3.*

Proposal:
A standpipe system shall be provided as required by 905.3. See attached drawings for locations of proposed standpipes.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16 : Additional documentation to be provided to show distance between standpipes.

403.4.4 Emergency voice/alarm communication systems

Key Items: *An emergency voice/alarm communication system shall be provided in accordance with Section 907.5.2.2.*

Proposal:
An emergency voice/alarm communication system shall be provided in accordance with 907.5.2.2.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.5 Emergency responder radio coverage

Key Items: *Emergency responder radio coverage shall be provided in accordance with Section 510 of the International Fire Code.*

Proposal:
An approved radio coverage system complying with IFC Section 510 shall be provided for emergency responders within the building based upon existing coverage levels of the public safety communication systems of the City of Kirkland at the exterior of the building.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.6 Fire command (Center)

Key Items: *A fire command center complying with Section 911 shall be provided in a location approved by the fire department.*

Proposal:
We propose to locate a command center in buildings E and F, in each building on level L1 adjacent to the main building lobby and visible from the building lobby. Each command center will be a minimum of 200 sf and will have access to the elevator core. The command center in each building will be at the level of the recall floor for the elevator. Key box to be provided on both the North and South exterior face of the building. Remote annunciator panel will not be provided.Fire command center to be separated from the remainder of the building by 2-hour fire-resistant rated construction.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.7 Smoke removal

Key Items: *To facilitate smoke removal in post-fire salvage and overhaul operations, building and structures shall be equipped with natural or mechanical ventilation for removal of products of combustion.*

Proposal:
We propose to provide knock-out glazing per 403.4.7 Exception 2.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.8 Standby power

Key Items: *Provide a standby power system complying with Chapter 27 and Section 3003 for standby power loads specified in 403.4.8.2. Where elevators are provided in a high-rise building for accessible means of egress, fire service access or occupant self-evacuation, the standby power system shall also comply with Sections 1007.4, 3007 or 3008, as applicable.*

Proposal:
A diesel generator providing Emergency and Standby power from separate transfer switches shall be provided in accordance with 403.4.8. See attached drawings for proposed generator location.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.8.1 Special requirements for standby power systems

Key Items: *If the standby system is a generator set inside a building, the system shall be located in a separate room enclosed with 2-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. System supervision with manual start and transfer features shall be provided at the fire command center(s).*

Proposal:
Enclosure for generator per 403.4.8.1 to be provided in future permit.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.8.2 Standby power loads

Key Items: *Standby power loads are classified as: (1) Power and lighting for the fire command center(s) per Section 403.4.6; (2) Ventilation and automatic fire detection equipment for smokeproof enclosures; and (3) Elevators.*

Proposal:
Standby power loads to be provided per 403.4.8.2.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.9 Emergency power systems

Key Items: *Provide an emergency power systems complying with Chapter 27 for emergency power loads specified in Section 403.4.9.1.*

Proposal:
Diesel Generator will be provided to serve Emergency and standby loads from separate transfer switches. Drawings to indicate size, location and type of generator, fuel tank fill location, and vent terminations. Generator and transfer switches shall automatically start and transfer upon power outage. System supervision with manual start and transfer features shall be provided at the fire command center on the Level 1 of the parking garage. See attached drawings for location of emergency generators.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.4.9.1 Emergency power loads

Key Items: *Provide emergency power to exit signs & means of egress illumination; elevator car lighting; emergency voice/alarm communication; fire alarm systems; fire command center; and electrically powered fire pumps.*

Proposal:
Emergency power loads shall comply with 403.4.9.1.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.5.1 Remoteness of interior exit stairways

Key Item: *Required interior exit stairways shall be separated by a distance not less than 30 feet (9144 mm) or not less than one-fourth of the length of the maximum overall diagonal dimension of the building or area to be served, whichever is less. The distance shall be measured in a straight line between the nearest points of the interior exit stairways. In building with three or more interior exit stairways, no fewer than two of the interior exit stairways shall comply with this section. Interlocking or scissor stairs shall be counted as one interior exit stairway.*

Proposal:
Interior exit stairways shall comply with 403.5.1. See attached drawings for stair distance dimensions.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.5.2 Additional exit stairway

Key Items: *For buildings other than Group R-2 that are more than 420 feet(128 m) in building height, one additional exit stairway meeting the requirements of Sections 1009 and 1022 shall be provided in addition to the minimum number of exits required by Section 1021.1.*

Proposal:
Not applicable to this project. Buildings are less than 420 feet in building height.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.5.3 Stairway door operation

Key Items: *Stairway doors other than exit discharge doors shall be permitted to be locked from the stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire control center.*

Proposal:
Interior exit stairways shall comply with 403.5.3.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.5.3.1 Stairway communication system

Key Items: *A telephone or other two-way communication system connected to the fire command center shall be provided at not less than every fifth floor in each stairway where the doors to the stairways are locked.*

Proposal:
Interior exit stairways shall comply with 403.5.3.1.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.5.4* Smokeproof exit enclosures.

Key Items: *Every required exit stairway serving floors more than 75 feet above the lowest level of fire department vehicle access shall be a smokeproof enclosure in accordance with Sections 909.20 and 1022.9.*

Proposal:
The project will provide stair pressurization in accordance with Section 909.20.5 Stair Pressurization alternative.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.5.5 Luminous egress path markings

Key Items: *Luminous egress path markings shall be provided in accordance with Section 1024.*

Proposal:
The project will provide the required luminous egress path markings.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.6 Elevators

Key Items: *Elevator in installation and operation in high-rise buildings shall comply with Chapter 30 and Sections 403.6.1 and 403.6.2.*

Proposal:
Not applicable to this project. Occupied floors are not more than 120' above the lowest level of fire department vehicle access.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.6.1 Fire service access elevator

Key Items: *In buildings with occupied floor more than 120 ft above the lowest level of fire department vehicle access, a minimum of one fire service access elevator shall be provided in accordance with Section 403.*

Proposal:
Not applicable to this project. Occupied floors are not more than 120' above the lowest level of fire department vehicle access.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

403.6.2 Occupant evacuation elevators

Key Items: *Where installed in accordance with Section 403.6.2, passenger elevators for general public use shall be permitted to be used for occupant self-evacuation.*

Proposal:
Not applicable to this project. Occupied floors are not more than 120' above the lowest level of fire department vehicle access.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

Chapter 7 Fire & Smoke Protection

713.14.1 Elevator Lobby

Key Items: *An enclosed elevator lobby shall be provided at each floor where an elevator shaft enclosure connects more than three stories.*

Proposal:
Not applicable to this project per Exception 6. Elevator hoistways connecting more than (3) stories will be pressurized in accordance with section 909.21.

Chapter 9 Fire Protection Systems

909.2 Smoke Control System – General Design Requirements

Key Items: *Buildings, structures or parts thereof required by this code to have a smoke control system (by IBC Section 403.15) shall have such design design in approached ance with Section 909 and generally accepted and well-established principles of engineering relevant to the design.*

Proposal:
Smoke control will be provided through the use of both active and passive systems. The active systems will be stair pressurization and elevator hoistway pressurization. All other areas will utilize the passive method permitted by IBC Section 909.5.

The design of the smoke control systems will be evaluated in accordance with IBC Section 909.4. This analysis will support the type of smoke control system employed, their method of operation and mthods of construction. The analysis will include:

909.4.1 Stack effect
909.4.2 Temperature effect of fire
909.4.3 Wind effect
909.4.4 HVAC systems
909.4.5 Climate
909.4.6 Duration of operation

A conceptual smoke control narrative will be developed and submitted to the City of Kirkland to establish appropriate input information and pass/fail criteria for the smoke control system(s) design. Upon approval of the conceptual approach, the smoke control system design and rational analysis in accordance with IBC Section 909.4 will be provided.

909.20.5 Stair Pressurization Alternative

Key Items: *Smoke proof vestibule enclosure is not required where interior exit stairways are pressurized per this section.*

Proposal:
Stair pressurization will be provided for every required exit stairway serving floors more than 75 feet above lowest level of fire department access.

909.21 Elevator Hoistway Pressurization Alternative

Key Items: *Where elevator hoistway pressurization is provided in lieu of required enclosed elevator lobbies per section 713.14.1, the pressurization system shall comply with sections 909.21.1 through 909.21.11.*

Proposal:
Elevator pressurization will be provided (reference item 713.14.1) in accordance with the following :

909.21.1 Pressurization Requirements:
909.21.2 Rational Analysis:
909.21.3 Duct for systems:
909.21.4 Fan systems:
909.21.5 Stand by power:
909.21.6 Activation of pressurization system:
909.21.7 Special inspection:
909.29.8 Marking & Identification:
909.29.9 Control diagrams:
909.29.10 Control panel:
909.29.11 System response time:

Chapter 10 Means of Egress

1004.5 Outdoor Areas

Key Items: *Yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use.*

Proposal:
Office use-related roof decks will have egress calculations based on 15 sf per occupant as required.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

1005.3.1 Stairways

Key Items: *Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.*

Proposal:
Calculations shall comply with 1005.3.1.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

1005.6 Egress Convergence

Key Items: *Where the means of egress from stories above and below converge at an intermediate level, the capacity of the means of egress from the point of convergence shall not be less than the sum of the required capacities for the two adjacent stories.*

Proposal:
Calculations shall comply with 1005.6.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

1009.16 Stairways to roof

Key Items: *In buildings four or more stories above grade plan, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). In buildings without an occupied roof, access to the roof from the top story shall be permitted to be by an alternating tread device.*

Proposal:
One stair will extend to the roof and the stair penthouse shall comply with Section 1509.2.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

Chapter 30 Elevators and Conveying Systems

3002.4 Elevator car to accommodate ambulance stretcher

Key Items: *The Washington State Amendments to the 2012 IBC Section 3002.4 reads: In buildings four stories in height or more, and in buildings which are required to have an elevator and contain Group R-1, R-2 or I Occupancies on a level other than the exit discharge level, at least one elevator shall be provided for fire department emergency access to all floors. Such elevator car shall be of such size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 2134 mm) ambulance stretcher with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the Hoistway door frame.*

Proposal:
Elevator will accommodate ambulance stretcher per Washington State Amendments to the 2012 IBC.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

Other

Describe any additional highrise interpretations requests or special conditions.

Proposal:
We proposed to have one fire command center in each building (E and F) located in the lobby at level L1 with direct access to the fire department elevators. In each one of these fire command rooms there will be control for the common shared parking garage. See attached drawings for fire command center locations on level L1.

Approval:
Reviewed with Angela Haupt on 11/18/15. Reviewed with Lt. Chappell on 1/6/16.

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRJ001.14.016
DRAWN BY	BW
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

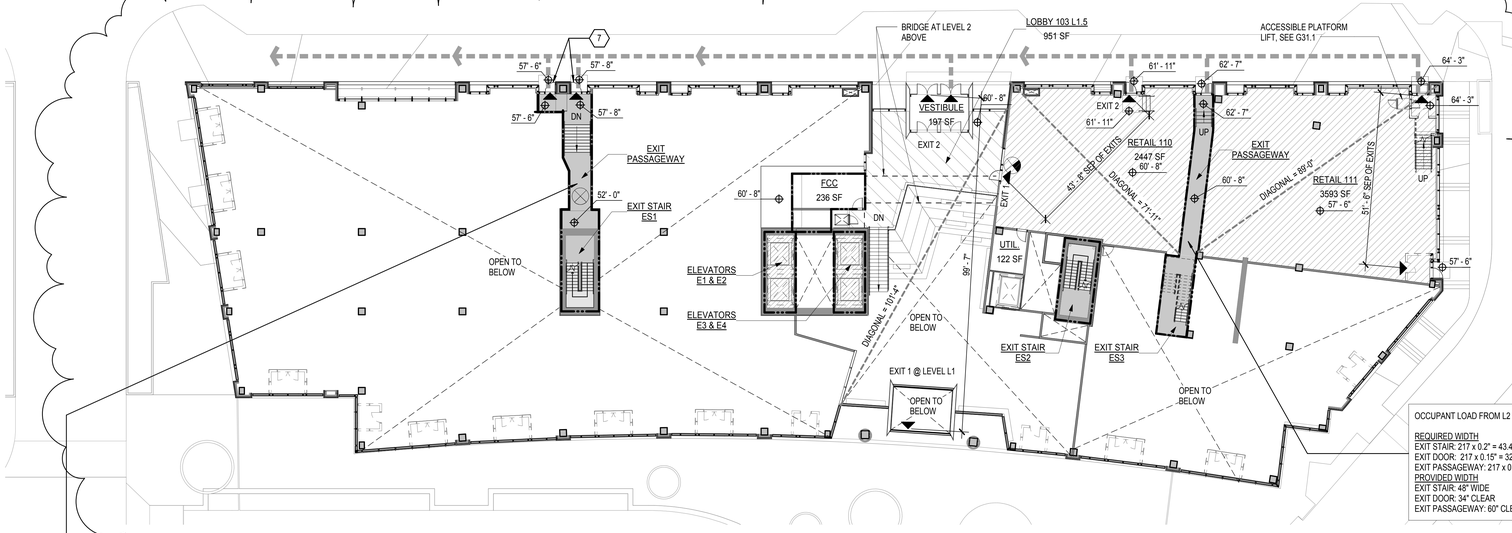
SHEET TITLE / NUMBER

HIGH-RISE CODE NARRATIVE

G31.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



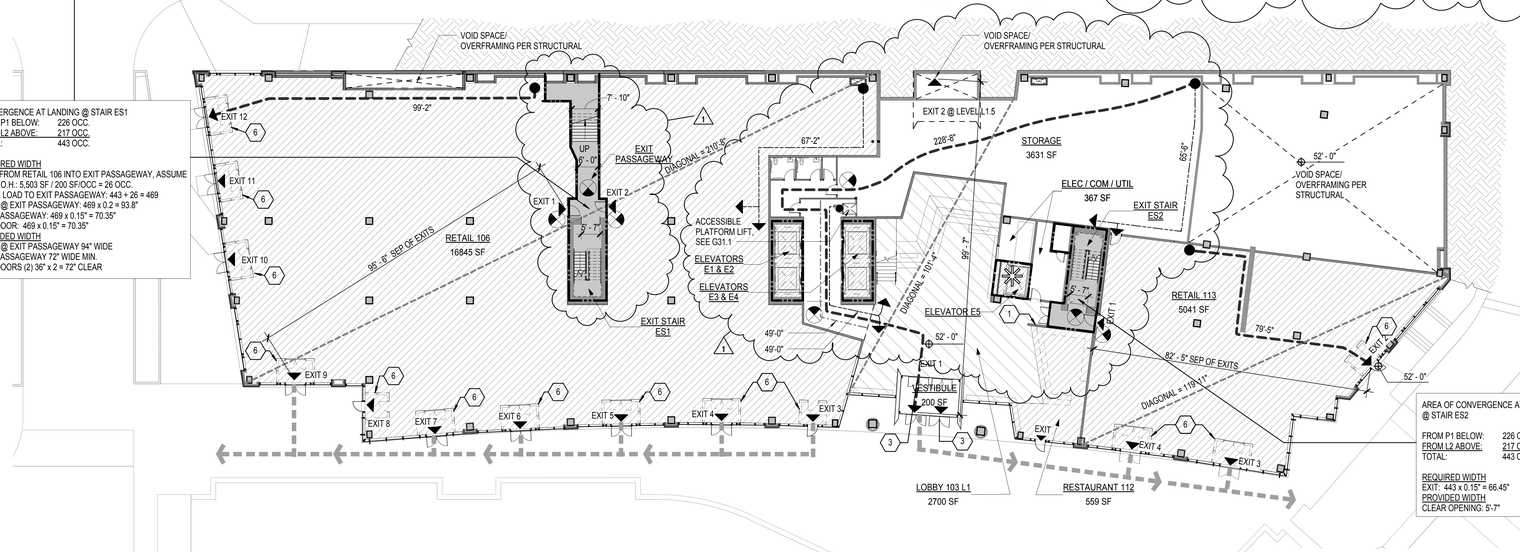
OCCUPANT LOAD FROM L2 ABOVE: 217 OCC.

REQUIRED WIDTH
EXIT STAIR: 217 x 0.2" = 43.4"
EXIT DOOR: 217 x 0.15" = 32.6"
EXIT PASSAGEWAY: 217 x 0.15" = 32.6"
PROVIDED WIDTH
EXIT STAIR: 48" WIDE
EXIT DOOR: 34" CLEAR
EXIT PASSAGEWAY: 60" CLEAR

2 LEVEL 1.5 EGRESS PLAN

1/16" = 1'-0"

PROJECT NORTH



CONVERGENCE AT LANDING @ STAIR ES1
FROM P1 BELOW: 226 OCC.
FROM L2 ABOVE: 217 OCC.
TOTAL: 443 OCC.

REQUIRED WIDTH
LOAD FROM RETAIL 106 INTO EXIT PASSAGEWAY, ASSUME 30% B.O.H.: 5,503 SF / 200 SF/OCC = 26 OCC.
TOTAL LOAD TO EXIT PASSAGEWAY: 443 + 26 = 469
STAIR @ EXIT PASSAGEWAY: 469 x 0.2 = 93.8"
EXIT PASSAGEWAY: 469 x 0.15" = 70.35"
EXIT DOOR: 469 x 0.15" = 70.35"
PROVIDED WIDTH
STAIR @ EXIT PASSAGEWAY 94" WIDE
EXIT PASSAGEWAY 72" WIDE MIN.
EXIT DOORS (2) 36" x 2 = 72" CLEAR

AREA OF CONVERGENCE AT LANDING @ STAIR ES2
FROM P1 BELOW: 226 OCC.
FROM L2 ABOVE: 217 OCC.
TOTAL: 443 OCC.

REQUIRED WIDTH
EXIT: 443 x 0.15" = 66.45"
PROVIDED WIDTH
CLEAR OPENING: 5'-7"

1 LEVEL 1 EGRESS PLAN

1/16" = 1'-0"

PROJECT NORTH

GENERAL NOTES

1. EXIT ACCESS TRAVEL DISTANCE: (IBC TABLE 1016.2)
   B OCCUPANCY: 300 FT.
   A-2, M OCCUPANCY: 250 FT.
2. DEAD END CORRIDOR: (IBC 1018.4)
   B OCCUPANCY: 300 FT. (39.2.6)
   A-2 OCCUPANCY: 250 FT. (12.2.6)
3. COMMON PATH OF TRAVEL DISTANCE: (IBC 1014.3)
   A OCCUPANCY: 20 FT.
   B, M OCCUPANCY: 100 FT.
4. SEPARATION OF EXITS: (IBC 1015.2.1) WHERE TWO EXITS ARE REQUIRED NOT LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
5. REMOTENESS OF INTERIOR EXIT STAIRWAYS FOR HIGH RISE BUILDINGS: (IBC 403.5.1) NOT LESS THAN 1/4 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED OR 30 FEET, WHICHEVER IS LESS.
6. ALL OCCUPANT LOADS CALCULATED PER IBC TABLE 1004.1.2
7. NUMBER OF EXITS REQUIRED PER IBC 1015 &1021
8. PLUMBING FIXTURE REQUIREMENTS PER TABLE 2902.1
9. THE REQUIRED OCCUPANT LOAD CAPACITY AND MINIMUM WIDTHS OF MEANS OF EGRESS COMPONENTS INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD FACTORS INDICATED FOR THE FUNCTIONAL SPACES AS DEFINED IN TABLE 1004.1.2. FUTURE ASSEMBLY SPACES ARE INCLUDED IN THE CALCULATIONS BASED ON PRELIMINARY TENANT IMPROVEMENT PLANS OUTSIDE THE SCOPE OF THIS PERMIT IN ORDER TO ESTABLISH MINIMUM SIZING OF THE MEANS OF EGRESS COMPONENTS.
10. SEE SHEET A30.2 SITE PLAN FOR DISTANCE TO PUBLIC RESTROOMS AT LEVEL 1.5E
11. THE REQUIRED PLUMBING FIXTURE COUNT INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD COUNT OF THE ENTIRE FLOOR AREA USING THE BUSINESS AREA LOAD FACTOR PER IBC TABLE 1004.1.2 AND THE FIXTURE ALLOTMENT FOR THE BUSINESS CLASSIFICATION FROM TABLE 2902.1 OF THE WASHINGTON STATE AMENDMENTS TO THE 2012 IBC. FUTURE TENANT IMPROVEMENTS (TI) SHALL PROVIDE ADDITIONAL PLUMBING FIXTURES WITHIN THEIR TENANT SPACES BASED ON ADDITIONAL OCCUPANT LOAD FACTORS ESTABLISHED FOR ASSEMBLY SPACES WITHIN THE TI SCOPE OF WORK IF THE FIXTURE COUNT EXCEEDS THAT WHICH IS PROVIDED IN THE SHELL AND CORE.

LEGEND AND SYMBOLS

- EXIT ACCESS TRAVEL DISTANCE
- DIAGONAL DISTANCE
- DEAD END CORRIDOR DISTANCE
- COMMON PATH OF EXIT TRAVEL
- DENOTES EXIT
- DENOTES REMOTE POINT OF EXIT TRAVEL
- FIRE HOSE REACH
- EXIT DISCHARGE TO PUBLIC WAY
- 1-HOUR FIRE PARTITION
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- EXIT STAIRS, CORRIDORS, EXIT PASSAGEWAYS
- OCCUPANT LOAD FACTOR: **30** GSF/OCC (E.G. - MERCANTILE AT GRADE)
- OCCUPANT LOAD FACTOR: **100** GSF/OCC (E.G. - BUSINESS)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - BACK OF HOUSE)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - MEP, DATA)
- OCCUPIED ROOF DECK: **15** SF/OCC
- EXIT SIGN-DIRECTIONAL ARROWS AS INDICATED, SHADED SIDES ILLUMINATED. MOUNTED TO CEILING OR UNDERSIDE OF STRUCTURE
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER-IBC 3002.4

KEYNOTES

1. FIRE EXTINGUISHER CABINET
2. EXIT DOOR TO STAIR, 90 MIN (36" WIDE)
3. EXIT DOOR TO EXTERIOR (72" WIDE)
4. EXIT DOOR FROM SUITE, 90 MIN (84" WIDE)
5. EXIT DOOR FROM SUITE, 90 MIN (36" WIDE)
6. ENTRY VESTIBULES BY FUTURE TENANT AT RETAIL AREAS EXCEEDING 3,000 SF
7. EXIT DOOR TO EXTERIOR (36" WIDE)

CODE SUMMARY - LEVELS 1 & 1.5

NAME	OCCU-PANCY GROUP	TOTAL AREA	AREA ALLOCATION FOR RETAIL		NUMBER OF OCCUPANTS PER TABLE 1004.1.1			EXIT WIDTH PER SECTION 1005.3.2 (INCHES) ALL SPRINKLERED OCCUPANCIES			NUMBER OF EXITS PER TABLE 1015 & 1021	
			MERCANTILE / DINING (80% OF TOTAL AREA)	BACK OF HOUSE (20% OF TOTAL AREA)	MERCANTILE (30 GSF/OCC) / DINING (15 GSF/OCC)	BACK OF HOUSE (RETAIL - 300 GSF/OCC) / (RESTAURANT - 200 SF/OCC)	TOTAL OCC.	TOTAL WIDTH REQUIRED (0.15"/OCC)	INCHES OF WIDTH PER EXIT REQUIRED	INCHES PROVIDED, PER EXIT	REQUIRED PER OCCUPANT LOAD	PROVIDED
RETAIL 106	M	16,845	13,476	3,369	449	11	460	69.00	5.31	34	50 TO 500 = 2	13
RESTAURANT 112	A-2	559	447	112	30	1	30	4.56	4.56	34	49 OR FEWER = 1	1
RETAIL 110	M	2,447	1,958	489	65	2	67	10.05	5.03	34	50 TO 500 = 2	2
RETAIL 111	M	3,593	2,874	719	96	2	98	14.7	7.35	68	50 TO 500 = 2	2
RETAIL 113	M	5,041	4,033	1,008	134	3	137	20.55	5.14	68	50 TO 500 = 2	4
BUSINESS AREAS (100 GSF/OCC.)												
VESTIBULE (L1)	B	200					2	0.3	0.30	68	49 OR FEWER = 1	1
LOBBY (L1)	B	2,700					27	4.05	2.03	68	49 OR FEWER = 1	2
VESTIBULE (L1.5)	B	197					2	0.3	0.30	68	49 OR FEWER = 1	1
LOBBY (L1.5)	B	951					10	1.5	0.75	68	49 OR FEWER = 1	2
STORAGE, MEP (300 GSF/OCC)												
STORAGE	S-2	3,631					12	1.8	1.80	68	49 OR FEWER = 1	1
FCC	S-2	236					1				1	1
ELEC / COM / UTIL	S-2	367					2				1	1
UTIL.	S-2	122					1				1	1
TOTAL OCCUPANT LOAD THESE FLOORS = 849												

PLUMBING FIXTURES - LEVELS 1 & 1.5

AREA CLASSIFICATION	OCCUPANCY GROUP	AREA	NUMBER OF OCCUPANTS	WATER CLOSETS & URINALS				LAVATORIES			DRINKING FOUNTAINS	
				PER TABLE 2902.1	FEMALE	MALE WC	MALE URINALS	PER TABLE 2902.1	FEMALE	MALE	PER TABLE 2902.1	REQ.
PROVIDED AT BUILDING E - LEVEL 1.5												
LOBBY (L1+L1.5)	B	3,651	37	1/25*	0.73	0.73		1/40**	0.46	0.46	1/100	0.37
RESTAURANT 112	A-2	559	30	1/75	0.20	0.20		1/200	0.08	0.08	1/500	0.06
TOTAL REQUIRED					1	1			1	1		1
TOTAL PROVIDED (ALL ACCESSIBLE)					2				2			1
PROVIDED AT GARAGE - LEVEL 1.5***												
RETAIL 106	M	16,845	460	1/500	0.46	0.46		1/750	0.31	0.31	1/1000	0.46
RETAIL 110	M	2,447	67	1/500	0.07	0.07		1/750	0.04	0.04	1/1000	0.07
RETAIL 111	M	3,593	98	1/500	0.10	0.10		1/750	0.07	0.07	1/1000	0.10
RETAIL 113	M	5,041	137	1/500	0.14	0.14		1/750	0.09	0.09	1/1000	0.14
STORAGE	S-2	3631	12	1/100	0.06	0.06		1/100	0.06	0.06	1/1000	0.01
FCC	S-2	236	1	1/100	0.01	0.01		1/100	0.01	0.01	1/1000	0.00
ELEC / COM / UTIL	S-2	367	2	1/100	0.01	0.01		1/100	0.01	0.01	1/1000	0.00
TOTAL REQUIRED					1	1			1	1		1
TOTAL PROVIDED					6	3	3		4	4		2
ACCESSIBLE FIXTURES PROVIDED					1	1			2	2		1

* 1/25 FOR FIRST 50; 1/50 FOR REST

** 1/40 FOR FIRST 80; 1/80 FOR REST

***PUBLIC PLUMBING FIXTURES FOR BUILDING E RETAIL TO BE PROVIDED AT LEVEL 1.5 OF GARAGE. THESE FACILITIES WILL SERVE BOTH BUILDING E AND ADDITIONAL RETAIL SPACE IN BUILDIGNS F AND F1.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	MK
ISSUE DATE	4/15/2016

SEAL

39275 REGISTERED ARCHITECT MARK S. WOERMAN STATE OF WASHINGTON

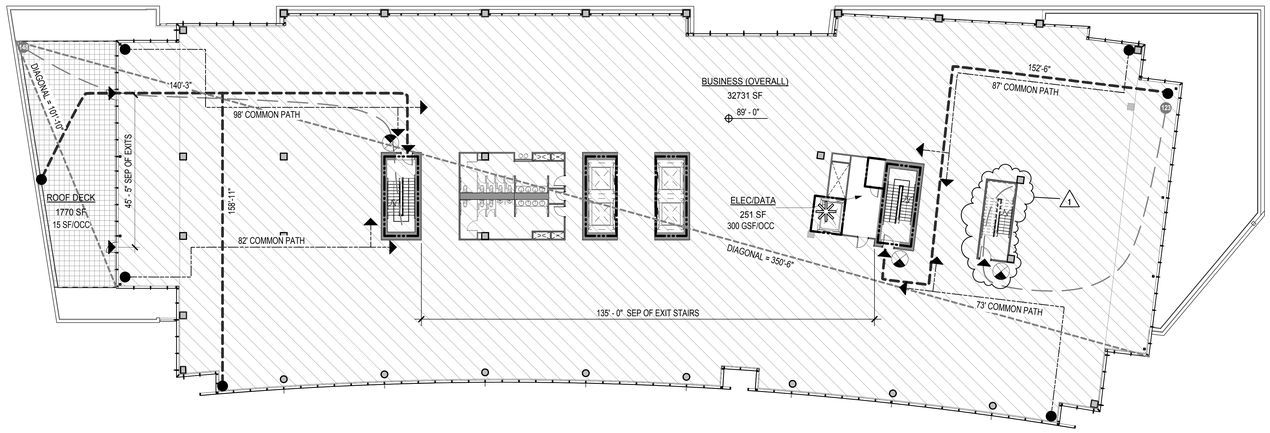
SHEET TITLE / NUMBER

LEVELS 1 & 1.5 EGRESS PLANS

G32.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

STRIP - BINDING



3 LEVEL 3 EGRESS PLAN

1/16" = 1'-0"

PROJECT NORTH

CODE SUMMARY - LEVEL 3

BUSINESS AREA (OVERALL): 32,731 GSF
FUTURE TI ASSEMBLY SPACES: 4,756 NSF; OCCUPANT LOAD (15 SF/OCC) = 317
OFFICE AREA: 27,957 SF; OCCUPANT LOAD (100 GSF/OCC) = 279.6
ELECTRICAL DATA AREA: 251 GSF; OCCUPANT LOAD (300 GSF/OCC) = 1
ROOF DECK AREA: 1,770 SF; OCCUPANT LOAD (15 SF/OCC) = 118

TOTAL OCCUPANT LOAD THIS FLOOR: 317 + 279.6 + 1 + 118 = 716

NUMBER OF EXITS FOR BUSINESS AREA:
716 OCCUPANTS = THREE EXITS REQUIRED. THREE EXITS PROVIDED.

SEPARATION OF EXIT STAIRWAYS PER SECTION 403.5.1
REQUIRED: 30' MIN.
PROVIDED: 135'-0"

EXIT TRAVEL DISTANCE PER TABLE 1016.2 WITH SPRINKLERS FOR OCCUPANCY GROUP B NOT TO EXCEED = 300' MAX.
ACTUAL TRAVEL DISTANCE 158'-11" MAX.

STAIR WIDTH REQUIRED: 716 / 3 = 238.7 x 0.2" = 47.7"
STAIR WIDTH PROVIDED: 48"
EXIT DOOR WIDTH REQUIRED: 238.7 x 0.15" = 35.8"
EXIT DOOR WIDTH PROVIDED: 36" CLEAR

REQUIRED & PROVIDED PLUMBING FIXTURES - LEVEL 3

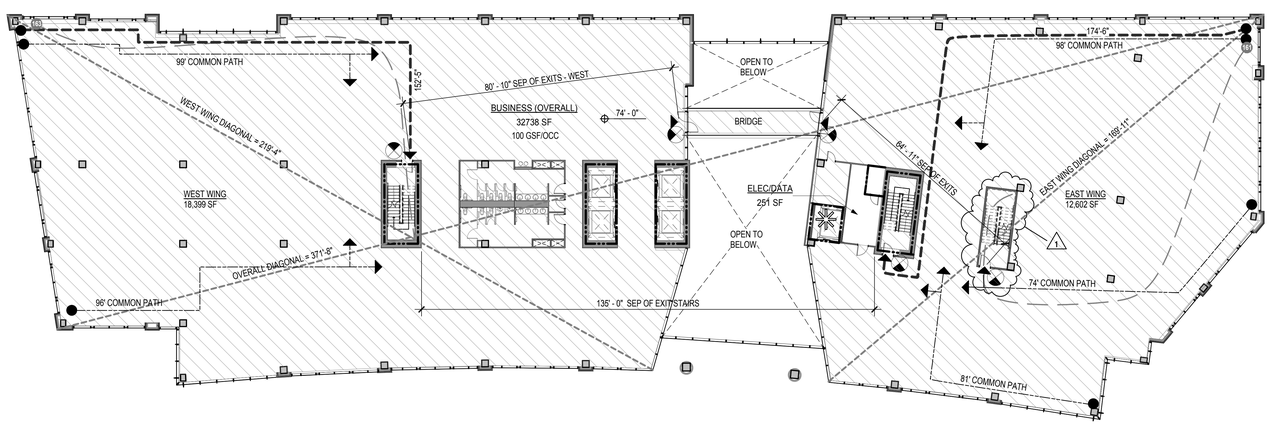
WATER CLOSETS AND URINALS: REQUIRED
1 PER 25 FOR FIRST 50 OCCUPANTS, 1 PER 50 OCCUPANTS THEREAFTER
FEMALE WATER CLOSETS: 4
MALE WATER CLOSETS: 2
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

WATER CLOSETS AND URINALS: PROVIDED
FEMALE WATER CLOSETS: 5
MALE WATER CLOSETS: 3
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

LAVATORIES: REQUIRED
1 PER 40 FOR FIRST 80 OCCUPANTS, 1 PER 80 OCCUPANTS THEREAFTER
FEMALE LAVATORIES:3
MALE LAVATORIES: 3
ACCESSIBLE LAVATORIES: 1 FEMALE / 1 MALE

LAVATORIES: PROVIDED
FEMALE LAVATORIES: 4
MALE LAVATORIES: 4
ACCESSIBLE LAVATORIES: 2 FEMALE / 2 MALE

DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS = 4
PROVIDED: 2 THIS FLOOR PLUS 2 ON EACH OF FLOORS ABOVE AND BELOW



2 LEVEL 2 EGRESS PLAN

1/16" = 1'-0"

PROJECT NORTH

CODE SUMMARY - LEVEL 2

BUSINESS AREA (OVERALL): 32,738 GSF
FUTURE TI ASSEMBLY SPACES: 5,704.6 NSF; OCCUPANT LOAD (15 SF/OCC) = 380.3
OFFICE AREA: 27,033 SF; OCCUPANT LOAD (100 GSF/OCC) = 270.3
ELECTRICAL DATA AREA: 251 GSF; OCCUPANT LOAD (300 GSF/OCC) = 1

TOTAL OCCUPANT LOAD THIS FLOOR: 380.3 + 270.3 + 1 = 652

NUMBER OF EXITS:
652 OCCUPANTS = THREE EXITS REQUIRED. THREE EXITS PROVIDED.

SEPARATION OF EXIT STAIRWAYS PER SECTION 403.5.1
REQUIRED: 30' MIN.
PROVIDED: 135'-0"

EXIT TRAVEL DISTANCE PER TABLE 1016.2 WITH SPRINKLERS FOR OCCUPANCY GROUP B NOT TO EXCEED = 300' MAX.
ACTUAL TRAVEL DISTANCE 168'-11" MAX.

STAIR WIDTH REQUIRED: 652 x 0.2" / 3 = 43.5"
STAIR WIDTH PROVIDED: 48"
EXIT DOOR WIDTH REQUIRED: 652 x .15" / 3 = 32.6"
EXIT DOOR WIDTH PROVIDED: 36" CLEAR

REQUIRED PLUMBING FIXTURES - LEVEL 2

WATER CLOSETS AND URINALS: REQUIRED
1 PER 25 FOR FIRST 50 OCCUPANTS, 1 PER 50 OCCUPANTS THEREAFTER
FEMALE WATER CLOSETS: 4
MALE WATER CLOSETS: 2
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

WATER CLOSETS AND URINALS: PROVIDED
FEMALE WATER CLOSETS: 5
MALE WATER CLOSETS: 3
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

LAVATORIES: REQUIRED
1 PER 40 FOR FIRST 80 OCCUPANTS, 1 PER 80 OCCUPANTS THEREAFTER
FEMALE LAVATORIES:3
MALE LAVATORIES: 3
ACCESSIBLE LAVATORIES: 1 FEMALE / 1 MALE

LAVATORIES: PROVIDED
FEMALE LAVATORIES: 4
MALE LAVATORIES: 4
ACCESSIBLE LAVATORIES: 2 FEMALE / 2 MALE

DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS = 4
PROVIDED: 2 THIS FLOOR PLUS 2 ON FLOOR ABOVE

GENERAL NOTES

1. EXIT ACCESS TRAVEL DISTANCE: (IBC TABLE 1016.2)
   B OCCUPANCY: 300 FT.
   A-2, M OCCUPANCY: 250 FT.
2. DEAD END CORRIDOR: (IBC 1018.4)
   B OCCUPANCY: 300 FT. (39.2.6)
   A-2 OCCUPANCY: 250 FT. (12.2.6)
3. COMMON PATH OF TRAVEL DISTANCE: (IBC 1014.3)
   A OCCUPANCY: 20 FT.
   B, M OCCUPANCY: 100 FT.
4. SEPARATION OF EXITS: (IBC 1015.2.1) WHERE TWO EXITS ARE REQUIRED NOT LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
5. REMOTENESS OF INTERIOR EXIT STAIRWAYS FOR HIGH RISE BUILDINGS: (IBC 403.5.1) NOT LESS THAN 1/4 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED OR 30 FEET, WHICHEVER IS LESS.
6. ALL OCCUPANT LOADS CALCULATED PER IBC TABLE 1004.1.2
7. NUMBER OF EXITS REQUIRED PER IBC 1015 &1021
8. PLUMBING FIXTURE REQUIREMENTS PER TABLE 2902.1
9. THE REQUIRED OCCUPANT LOAD CAPACITY AND MINIMUM WIDTHS OF MEANS OF EGRESS COMPONENTS INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD FACTORS INDICATED FOR THE FUNCTIONAL SPACES AS DEFINED IN TABLE 1004.1.2. FUTURE ASSEMBLY SPACES ARE INCLUDED IN THE CALCULATIONS BASED ON PRELIMINARY TENANT IMPROVEMENT PLANS OUTSIDE THE SCOPE OF THIS PERMIT IN ORDER TO ESTABLISH MINIMUM SIZING OF THE MEANS OF EGRESS COMPONENTS.
10. SEE SHEET A30.2 SITE PLAN FOR DISTANCE TO PUBLIC RESTROOMS AT LEVEL 1.5E
11. THE REQUIRED PLUMBING FIXTURE COUNT INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD COUNT OF THE ENTIRE FLOOR AREA USING THE BUSINESS AREA LOAD FACTOR PER IBC TABLE 1004.1.2 AND THE FIXTURE ALLOTMENT FOR THE BUSINESS CLASSIFICATION FROM TABLE 2902.1 OF THE WASHINGTON STATE AMENDMENTS TO THE 2012 IBC. FUTURE TENANT IMPROVEMENTS (TI) SHALL PROVIDE ADDITIONAL PLUMBING FIXTURES WITHIN THEIR TENANT SPACES BASED ON ADDITIONAL OCCUPANT LOAD FACTORS ESTABLISHED FOR ASSEMBLY SPACES WITHIN THE TI SCOPE OF WORK IF THE FIXTURE COUNT EXCEEDS THAT WHICH IS PROVIDED IN THE SHELL AND CORE.

City of Kirkland
Reviewed by AHaupt
05/26/2016

LEGEND AND SYMBOLS

- EXIT ACCESS TRAVEL DISTANCE
- DIAGONAL DISTANCE
- DEAD END CORRIDOR DISTANCE
- COMMON PATH OF EXIT TRAVEL
- DENOTES EXIT
- DENOTES REMOTE POINT OF EXIT TRAVEL
- FIRE HOSE REACH
- EXIT DISCHARGE TO PUBLIC WAY
- 1-HOUR FIRE PARTITION
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- EXIT STAIRS, CORRIDORS, EXIT PASSAGEWAYS
- OCCUPANT LOAD FACTOR: **30** GSF/OCC (E.G. - MERCANTILE AT GRADE)
- OCCUPANT LOAD FACTOR: **100** GSF/OCC (E.G. - BUSINESS)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - BACK OF HOUSE)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - MEP, DATA)
- OCCUPIED ROOF DECK: **15** SF/OCC
- EXIT SIGN-DIRECTIONAL ARROWS AS INDICATED, SHADED SIDES ILLUMINATED. MOUNTED TO CEILING OR UNDERSIDE OF STRUCTURE
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER-IBC 3002.4

KEYNOTES

1. FIRE EXTINGUISHER CABINET
2. EXIT DOOR TO STAIR, 90 MIN (36" WIDE)
3. EXIT DOOR TO EXTERIOR (72" WIDE)
4. EXIT DOOR FROM SUITE, 90 MIN (84" WIDE)
5. EXIT DOOR FROM SUITE, 90 MIN (36" WIDE)
6. ENTRY VESTIBULES BY FUTURE TENANT AT RETAIL AREAS EXCEEDING 3,000 SF
7. EXIT DOOR TO EXTERIOR (36" WIDE)

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	MK
ISSUE DATE	4/15/2016

SEAL

39975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

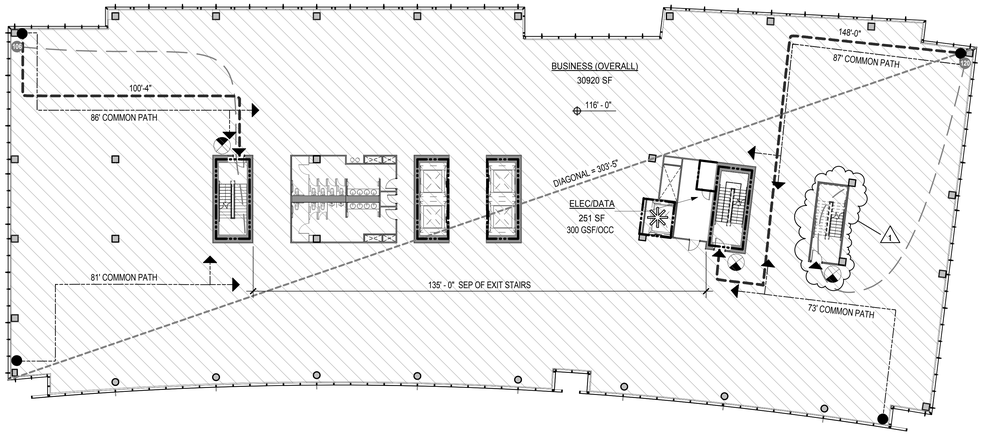
SHEET TITLE / NUMBER

LEVELS 2 & 3 EGRESS PLANS

G32.2

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP



5 LEVEL 5 EGRESS PLAN

1/16" = 1'-0"

PROJECT NORTH

GENERAL NOTES

1. EXIT ACCESS TRAVEL DISTANCE: (IBC TABLE 1016.2)
   B OCCUPANCY: 300 FT.
   A-2, M OCCUPANCY: 250 FT.
2. DEAD END CORRIDOR: (IBC 1018.4)
   B OCCUPANCY: 300 FT. (39.2.6)
   A-2 OCCUPANCY: 250 FT. (12.2.6)
3. COMMON PATH OF TRAVEL DISTANCE: (IBC 1014.3)
   A OCCUPANCY: 20 FT.
   B, M OCCUPANCY: 100 FT.
4. SEPARATION OF EXITS: (IBC 1015.2.1) WHERE TWO EXITS ARE REQUIRED NOT LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
5. REMOTENESS OF INTERIOR EXIT STAIRWAYS FOR HIGH RISE BUILDINGS: (IBC 403.5.1) NOT LESS THAN 1/4 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED OR 30 FEET, WHICHEVER IS LESS.
6. ALL OCCUPANT LOADS CALCULATED PER IBC TABLE 1004.1.2
7. NUMBER OF EXITS REQUIRED PER IBC 1015 &1021
8. PLUMBING FIXTURE REQUIREMENTS PER TABLE 2902.1
9. THE REQUIRED OCCUPANT LOAD CAPACITY AND MINIMUM WIDTHS OF MEANS OF EGRESS COMPONENTS INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD FACTORS INDICATED FOR THE FUNCTIONAL SPACES AS DEFINED IN TABLE 1004.1.2. FUTURE ASSEMBLY SPACES ARE INCLUDED IN THE CALCULATIONS BASED ON PRELIMINARY TENANT IMPROVEMENT PLANS OUTSIDE THE SCOPE OF THIS PERMIT IN ORDER TO ESTABLISH MINIMUM SIZING OF THE MEANS OF EGRESS COMPONENTS.
10. SEE SHEET A30.2 SITE PLAN FOR DISTANCE TO PUBLIC RESTROOMS AT LEVEL 1.5E
11. THE REQUIRED PLUMBING FIXTURE COUNT INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD COUNT OF THE ENTIRE FLOOR AREA USING THE BUSINESS AREA LOAD FACTOR PER IBC TABLE 1004.1.2 AND THE FIXTURE ALLOTMENT FOR THE BUSINESS CLASSIFICATION FROM TABLE 2902.1 OF THE WASHINGTON STATE AMENDMENTS TO THE 2012 IBC. FUTURE TENANT IMPROVEMENTS (TI) SHALL PROVIDE ADDITIONAL PLUMBING FIXTURES WITHIN THEIR TENANT SPACES BASED ON ADDITIONAL OCCUPANT LOAD FACTORS ESTABLISHED FOR ASSEMBLY SPACES WITHIN THE TI SCOPE OF WORK IF THE FIXTURE COUNT EXCEEDS THAT WHICH IS PROVIDED IN THE SHELL AND CORE.

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

LEGEND AND SYMBOLS

- EXIT ACCESS TRAVEL DISTANCE
- DIAGONAL DISTANCE
- DEAD END CORRIDOR DISTANCE
- COMMON PATH OF EXIT TRAVEL
- DENOTES EXIT
- DENOTES REMOTE POINT OF EXIT TRAVEL
- FIRE HOSE REACH
- EXIT DISCHARGE TO PUBLIC WAY
- 1-HOUR FIRE PARTITION
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- EXIT STAIRS, CORRIDORS, EXIT PASSAGEWAYS
- OCCUPANT LOAD FACTOR: **30** GSF/OCC (E.G. - MERCANTILE AT GRADE)
- OCCUPANT LOAD FACTOR: **100** GSF/OCC (E.G. - BUSINESS)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - BACK OF HOUSE)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - MEP, DATA)
- OCCUPIED ROOF DECK: **15** SF/OCC
- EXIT SIGN-DIRECTIONAL ARROWS AS INDICATED, SHADED SIDES ILLUMINATED. MOUNTED TO CEILING OR UNDERSIDE OF STRUCTURE
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER-IBC 3002.4

CODE SUMMARY - LEVEL 5

BUSINESS AREA (OVERALL): 30,920 GSF
FUTURE TI ASSEMBLY SPACES: 3,916.9 NSF; OCCUPANT LOAD (15 SF/OCC) = 261
OFFICE AREA: 27,003.1 SF; OCCUPANT LOAD (100 SF/OCC) = 270
ELECTRICAL DATA AREA: 251 GSF; OCCUPANT LOAD (300 GSF/OCC) = 1

TOTAL OCCUPANT LOAD THIS FLOOR: 261 + 270 + 1 = 532

NUMBER OF EXITS FOR BUSINESS AREA:
532 OCCUPANTS = THREE EXITS REQUIRED. THREE EXITS PROVIDED.

SEPARATION OF EXIT STAIRWAYS PER SECTION 403.5.1
REQUIRED: 30' MIN.
PROVIDED: 135'-0"

EXIT TRAVEL DISTANCE PER TABLE 1016.2 WITH SPRINKLERS FOR OCCUPANCY GROUP B NOT TO EXCEED = 300' MAX.
ACTUAL TRAVEL DISTANCE 148'-0" MAX.

STAIR WIDTH REQUIRED: 532 / 3 = 177.3 x 0.2" = 35.5"
STAIR WIDTH PROVIDED: 48"
EXIT DOOR WIDTH REQUIRED: 177.3 x 0.15" = 26.6"
EXIT DOOR WIDTH PROVIDED: 36" CLEAR

REQUIRED & PROVIDED PLUMBING FIXTURES - LEVEL 5

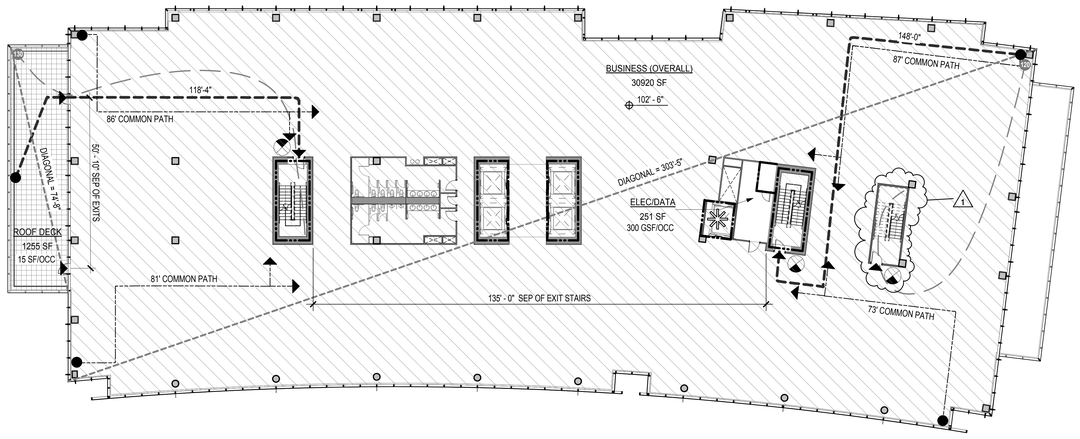
WATER CLOSETS AND URINALS: REQUIRED
1 PER 25 FOR FIRST 50 OCCUPANTS, 1 PER 50 OCCUPANTS THEREAFTER
FEMALE WATER CLOSETS: 4
MALE WATER CLOSETS: 2
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

WATER CLOSETS AND URINALS: PROVIDED
FEMALE WATER CLOSETS: 5
MALE WATER CLOSETS: 3
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

LAVATORIES: REQUIRED
1 PER 40 FOR FIRST 80 OCCUPANTS, 1 PER 80 OCCUPANTS THEREAFTER
FEMALE LAVATORIES:3
MALE LAVATORIES: 3
ACCESSIBLE LAVATORIES: 1 FEMALE / 1 MALE

LAVATORIES: PROVIDED
FEMALE LAVATORIES: 4
MALE LAVATORIES: 4
ACCESSIBLE LAVATORIES: 2 FEMALE / 2 MALE

DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS = 3
PROVIDED: 2 THIS FLOOR PLUS 2 ON EACH OF FLOORS ABOVE AND BELOW



4 LEVEL 4 EGRESS PLAN

1/16" = 1'-0"

PROJECT NORTH

CODE SUMMARY - LEVEL 4

BUSINESS AREA (OVERALL): 30,920 GSF
FUTURE TI ASSEMBLY SPACES: 3,916.9 NSF; OCCUPANT LOAD (15 SF/OCC) = 261
OFFICE AREA: 27,003.1 SF; OCCUPANT LOAD (100 SF/OCC) = 270
ELECTRICAL DATA AREA: 251 GSF; OCCUPANT LOAD (300 GSF/OCC) = 1
ROOF DECK AREA: 1255 NSF; OCCUPANT LOAD (15 SF/OCC) = 84

TOTAL OCCUPANT LOAD THIS FLOOR: 261 + 270 + 1 + 84 = 616

NUMBER OF EXITS FOR BUSINESS AREA:
616 OCCUPANTS = THREE EXITS REQUIRED. THREE EXITS PROVIDED.

SEPARATION OF EXIT STAIRWAYS PER SECTION 403.5.1
REQUIRED: 30' MIN.
PROVIDED: 135'-0"

EXIT TRAVEL DISTANCE PER TABLE 1016.2 WITH SPRINKLERS FOR OCCUPANCY GROUP B NOT TO EXCEED = 300' MAX.
ACTUAL TRAVEL DISTANCE 148'-0" MAX.

STAIR WIDTH REQUIRED: 616 / 3 = 205.3 x 0.2" = 41.1"
STAIR WIDTH PROVIDED: 48"
EXIT DOOR WIDTH REQUIRED: 205.3 x 0.15" = 30.8"
EXIT DOOR WIDTH PROVIDED: 36" CLEAR

REQUIRED & PROVIDED PLUMBING FIXTURES - LEVEL 4

WATER CLOSETS AND URINALS: REQUIRED
1 PER 25 FOR FIRST 50 OCCUPANTS, 1 PER 50 OCCUPANTS THEREAFTER
FEMALE WATER CLOSETS: 4
MALE WATER CLOSETS: 2
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

WATER CLOSETS AND URINALS: PROVIDED
FEMALE WATER CLOSETS: 5
MALE WATER CLOSETS: 3
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

LAVATORIES: REQUIRED
1 PER 40 FOR FIRST 80 OCCUPANTS, 1 PER 80 OCCUPANTS THEREAFTER
FEMALE LAVATORIES:3
MALE LAVATORIES: 3
ACCESSIBLE LAVATORIES: 1 FEMALE / 1 MALE

LAVATORIES: PROVIDED
FEMALE LAVATORIES: 4
MALE LAVATORIES: 4
ACCESSIBLE LAVATORIES: 2 FEMALE / 2 MALE

DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS = 3
PROVIDED: 2 THIS FLOOR PLUS 2 ON EACH OF FLOORS ABOVE AND BELOW

KEYNOTES

1. FIRE EXTINGUISHER CABINET
2. EXIT DOOR TO STAIR, 90 MIN (36" WIDE)
3. EXIT DOOR TO EXTERIOR (72" WIDE)
4. EXIT DOOR FROM SUITE, 90 MIN (84" WIDE)
5. EXIT DOOR FROM SUITE, 90 MIN (36" WIDE)
6. ENTRY VESTIBULES BY FUTURE TENANT AT RETAIL AREAS EXCEEDING 3,000 SF
7. EXIT DOOR TO EXTERIOR (36" WIDE)

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	MK
ISSUE DATE	4/15/2016

SEAL
3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

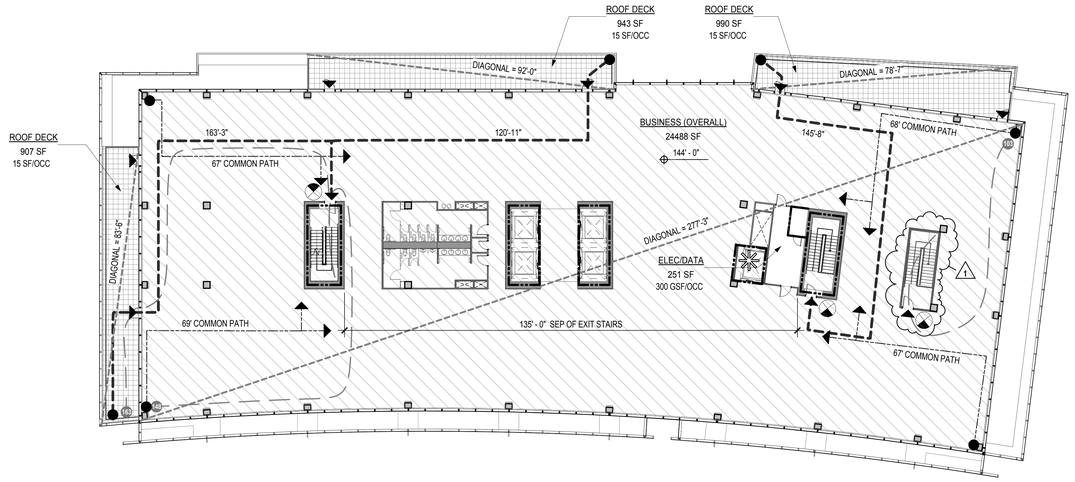
SHEET TITLE / NUMBER

LEVELS 4 & 5 EGRESS PLANS

G32.3

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -



7 **LEVEL 7 EGRESS PLAN**
1/16" = 1'-0"

PROJECT NORTH

GENERAL NOTES

1. EXIT ACCESS TRAVEL DISTANCE: (IBC TABLE 1016.2)
   B OCCUPANCY: 300 FT.
   A-2, M OCCUPANCY: 250 FT.
2. DEAD END CORRIDOR: (IBC 1018.4)
   B OCCUPANCY: 300 FT. (39.2.6)
   A-2 OCCUPANCY: 250 FT. (12.2.6)
3. COMMON PATH OF TRAVEL DISTANCE: (IBC 1014.3)
   A OCCUPANCY: 20 FT.
   B, M OCCUPANCY: 100 FT.
4. SEPARATION OF EXITS: (IBC 1015.2.1) WHERE TWO EXITS ARE REQUIRED NOT LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
5. REMOTENESS OF INTERIOR EXIT STAIRWAYS FOR HIGH RISE BUILDINGS: (IBC 403.5.1) NOT LESS THAN 1/4 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED OR 30 FEET, WHICHEVER IS LESS.
6. ALL OCCUPANT LOADS CALCULATED PER IBC TABLE 1004.1.2
7. NUMBER OF EXITS REQUIRED PER IBC 1015 &1021
8. PLUMBING FIXTURE REQUIREMENTS PER TABLE 2902.1
9. THE REQUIRED OCCUPANT LOAD CAPACITY AND MINIMUM WIDTHS OF MEANS OF EGRESS COMPONENTS INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD FACTORS INDICATED FOR THE FUNCTIONAL SPACES AS DEFINED IN TABLE 1004.1.2. FUTURE ASSEMBLY SPACES ARE INCLUDED IN THE CALCULATIONS BASED ON PRELIMINARY TENANT IMPROVEMENT PLANS OUTSIDE THE SCOPE OF THIS PERMIT IN ORDER TO ESTABLISH MINIMUM SIZING OF THE MEANS OF EGRESS COMPONENTS.
10. SEE SHEET A30.2 SITE PLAN FOR DISTANCE TO PUBLIC RESTROOMS AT LEVEL 1.5E
11. THE REQUIRED PLUMBING FIXTURE COUNT INDICATED ON THE EGRESS PLAN SHEETS G32.1 THROUGH G32.4 ARE BASED ON THE OCCUPANT LOAD COUNT OF THE ENTIRE FLOOR AREA USING THE BUSINESS AREA LOAD FACTOR PER IBC TABLE 1004.1.2 AND THE FIXTURE ALLOTMENT FOR THE BUSINESS CLASSIFICATION FROM TABLE 2902.1 OF THE WASHINGTON STATE AMENDMENTS TO THE 2012 IBC. FUTURE TENANT IMPROVEMENTS (TI) SHALL PROVIDE ADDITIONAL PLUMBING FIXTURES WITHIN THEIR TENANT SPACES BASED ON ADDITIONAL OCCUPANT LOAD FACTORS ESTABLISHED FOR ASSEMBLY SPACES WITHIN THE TI SCOPE OF WORK IF THE FIXTURE COUNT EXCEEDS THAT WHICH IS PROVIDED IN THE SHELL AND CORE.

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

LEGEND AND SYMBOLS

- EXIT ACCESS TRAVEL DISTANCE
- DIAGONAL DISTANCE
- DEAD END CORRIDOR DISTANCE
- COMMON PATH OF EXIT TRAVEL
- DENOTES EXIT
- DENOTES REMOTE POINT OF EXIT TRAVEL
- FIRE HOSE REACH
- EXIT DISCHARGE TO PUBLIC WAY
- 1-HOUR FIRE PARTITION
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- EXIT STAIRS, CORRIDORS, EXIT PASSAGEWAYS
- OCCUPANT LOAD FACTOR: **30** GSF/OCC (E.G. - MERCANTILE AT GRADE)
- OCCUPANT LOAD FACTOR: **100** GSF/OCC (E.G. - BUSINESS)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - BACK OF HOUSE)
- OCCUPANT LOAD FACTOR: **300** GSF/OCC (E.G. - MEP, DATA)
- OCCUPIED ROOF DECK: **15** SF/OCC
- EXIT SIGN-DIRECTIONAL ARROWS AS INDICATED, SHADED SIDES ILLUMINATED. MOUNTED TO CEILING OR UNDERSIDE OF STRUCTURE
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER-IBC 3002.4

CODE SUMMARY - LEVEL 7

BUSINESS AREA (OVERALL): 24,488 GSF
FUTURE TI ASSEMBLY SPACES: 4,913.3 NSF; OCCUPANT LOAD (15 SF/OCC) = 328.75
OFFICE AREA: 19,556.7 SF; OCCUPANT LOAD (100 SF/OCC) = 195.6
ELECTRICAL DATA AREA: 251 GSF. OCCUPANT LOAD (300 GSF/OCC) = 1
ROOF DECK AREA: 907 + 943 + 990 = 2,840 NSF; OCCUPANT LOAD (15 SF/OCC) = 190

TOTAL OCCUPANT LOAD THIS FLOOR: 328.75 + 195.6 + 1 + 190 = 716

NUMBER OF EXITS FOR BUSINESS AREA:
716 OCCUPANTS = THREE EXITS REQUIRED. THREE EXITS PROVIDED.

SEPARATION OF EXIT STAIRWAYS PER SECTION 403.5.1
REQUIRED: 30' MIN.
PROVIDED: 135'-0"

EXIT TRAVEL DISTANCE PER TABLE 1016.2 WITH SPRINKLERS FOR OCCUPANCY GROUP B NOT TO EXCEED = 300' MAX.
ACTUAL TRAVEL DISTANCE 163'-3" MAX.

STAIR WIDTH REQUIRED: 716 / 3 = 238.7 x 0.2" = 47.7"
STAIR WIDTH PROVIDED: 48"
EXIT DOOR WIDTH REQUIRED: 238.7 x 0.15" = 35.8"
EXIT DOOR WIDTH PROVIDED: 36" CLEAR

REQUIRED & PROVIDED PLUMBING FIXTURES - LEVEL 7

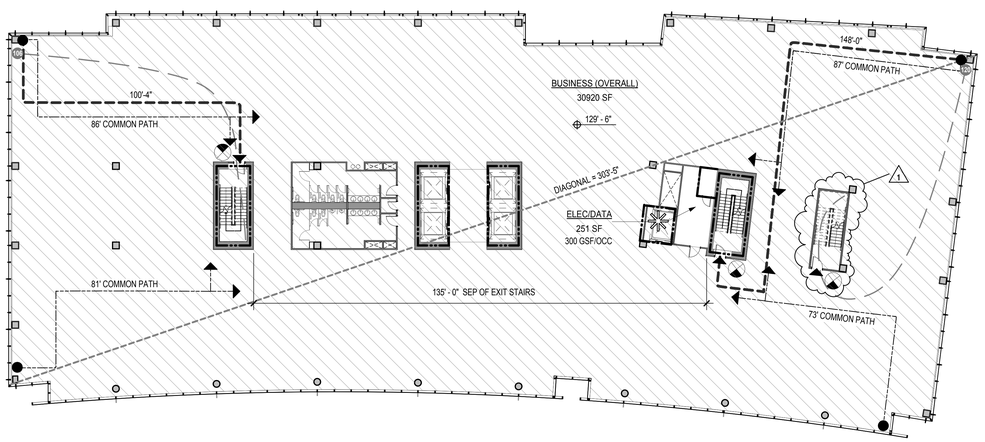
WATER CLOSETS AND URINALS: REQUIRED
1 PER 25 FOR FIRST 50 OCCUPANTS, 1 PER 50 OCCUPANTS THEREAFTER
FEMALE WATER CLOSETS: 4
MALE WATER CLOSETS: 2
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

WATER CLOSETS AND URINALS: PROVIDED
FEMALE WATER CLOSETS: 5
MALE WATER CLOSETS: 3
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

LAVATORIES: REQUIRED
1 PER 40 FOR FIRST 80 OCCUPANTS, 1 PER 80 OCCUPANTS THEREAFTER
FEMALE LAVATORIES: 3
MALE LAVATORIES: 3
ACCESSIBLE LAVATORIES: 1 FEMALE / 1 MALE

LAVATORIES: PROVIDED
FEMALE LAVATORIES: 4
MALE LAVATORIES: 4
ACCESSIBLE LAVATORIES: 2 FEMALE / 2 MALE

DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS = 3
PROVIDED: 2 ON THIS FLOOR PLUS 2 ON FLOOR BELOW



6 **LEVEL 6 EGRESS PLAN**
1/16" = 1'-0"

PROJECT NORTH

CODE SUMMARY - LEVEL 6

BUSINESS AREA (OVERALL): 30,920 GSF
FUTURE TI ASSEMBLY SPACES: 4,736.7 NSF; OCCUPANT LOAD (15 SF/OCC) = 315.8
OFFICE AREA: 26,183.3 SF; OCCUPANT LOAD (100 SF/OCC) = 261.8
ELECTRICAL DATA AREA: 251 GSF. OCCUPANT LOAD (300 GSF/OCC) = 1

TOTAL OCCUPANT LOAD THIS FLOOR: 315.8 + 261.8 + 1 = 579

NUMBER OF EXITS FOR BUSINESS AREA:
579 OCCUPANTS = THREE EXITS REQUIRED. THREE EXITS PROVIDED.

SEPARATION OF EXIT STAIRWAYS PER SECTION 403.5.1
REQUIRED: 30' MIN.
PROVIDED: 135'-0"

EXIT TRAVEL DISTANCE PER TABLE 1016.2 WITH SPRINKLERS FOR OCCUPANCY GROUP B NOT TO EXCEED = 300' MAX.
ACTUAL TRAVEL DISTANCE 148'-0" MAX.

STAIR WIDTH REQUIRED: 579 / 3 = 193 x 0.2" = 38.6"
STAIR WIDTH PROVIDED: 48"
EXIT DOOR WIDTH REQUIRED: 193 x 0.15" = 28.95"
EXIT DOOR WIDTH PROVIDED: 36" CLEAR

REQUIRED & PROVIDED PLUMBING FIXTURES - LEVEL 6

WATER CLOSETS AND URINALS: REQUIRED
1 PER 25 FOR FIRST 50 OCCUPANTS, 1 PER 50 OCCUPANTS THEREAFTER
FEMALE WATER CLOSETS: 4
MALE WATER CLOSETS: 2
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

WATER CLOSETS AND URINALS: PROVIDED
FEMALE WATER CLOSETS: 5
MALE WATER CLOSETS: 3
URINALS: 2
ACCESSIBLE WATER CLOSETS: 1 FEMALE / 1 MALE

LAVATORIES: REQUIRED
1 PER 40 FOR FIRST 80 OCCUPANTS, 1 PER 80 OCCUPANTS THEREAFTER
FEMALE LAVATORIES:3
MALE LAVATORIES: 3
ACCESSIBLE LAVATORIES: 1 FEMALE / 1 MALE

LAVATORIES: PROVIDED
FEMALE LAVATORIES: 4
MALE LAVATORIES: 4
ACCESSIBLE LAVATORIES: 2 FEMALE / 2 MALE

DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS = 3
PROVIDED: 2 THIS FLOOR PLUS 2 ON EACH OF FLOORS ABOVE AND BELOW

KEYNOTES

1. FIRE EXTINGUISHER CABINET
2. EXIT DOOR TO STAIR, 90 MIN (36" WIDE)
3. EXIT DOOR TO EXTERIOR (72" WIDE)
4. EXIT DOOR FROM SUITE, 90 MIN (84" WIDE)
5. EXIT DOOR FROM SUITE, 90 MIN (36" WIDE)
6. ENTRY VESTIBULES BY FUTURE TENANT AT RETAIL AREAS EXCEEDING 3,000 SF
7. EXIT DOOR TO EXTERIOR (36" WIDE)

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	MK
ISSUE DATE	4/15/2016

SEAL

39775 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVELS 6 & 7 EGRESS PLANS

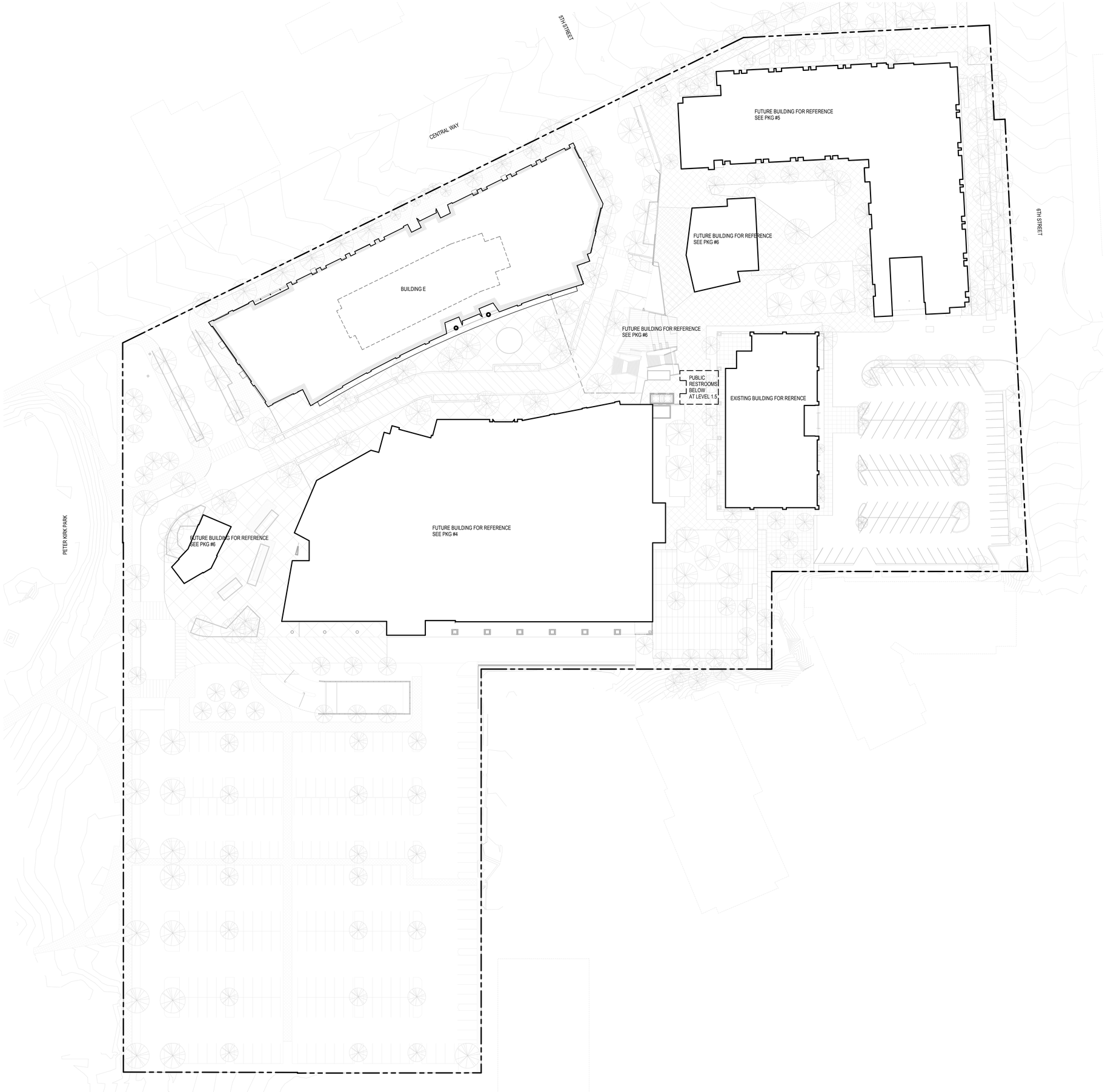
G32.4

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 OVERALL SITE PLAN
1" = 30'-0"

PROJECT NORTH N

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BW
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

OVERALL SITE PLAN

A30.1

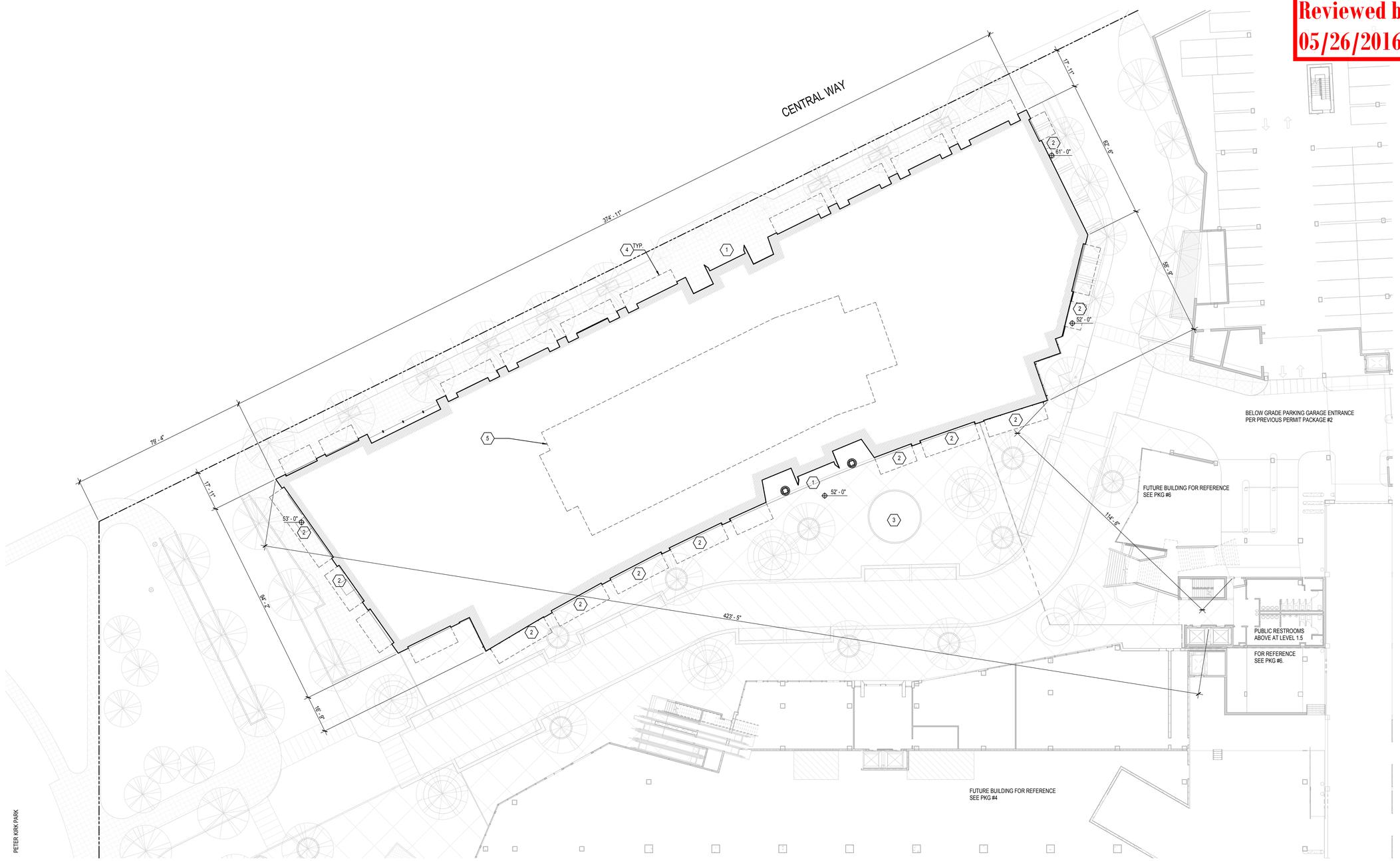
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



1 SITE PLAN - PARK LEVEL
1/16" = 1'-0"

PROJECT NORTH N

0' 4' 8' 16' 32'

SITE SYMBOLS:

PROPERTY LINE OR SITE BOUNDARY

72.00' FINISHED GRADE

68.47' EXISTING GRADE

SITE INFORMATION

SITE AREA: 501,382 SF 11.51 ACRES

PARCEL INFORMATION: 124870-0051

KEYNOTES

1. ENTRY TO LOBBY
2. ENTRY TO RETAIL
3. FUTURE WATER FEATURE FOR REFERENCE. SEE PKG #6
4. CANOPY
5. MECHANICAL SCREEN AT ROOF

GENERAL NOTES

1. ALL LANDSCAPE AND SITE WORK TO BE IN FUTURE PERMIT PACKAGE #6. ALL CONTEXT SHOWN FOR REFERENCE.
2. SEE CIVIL DRAWINGS FOR GRADING, SITE DIMENSIONS, MATERIALS, AND CURB RADII.

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

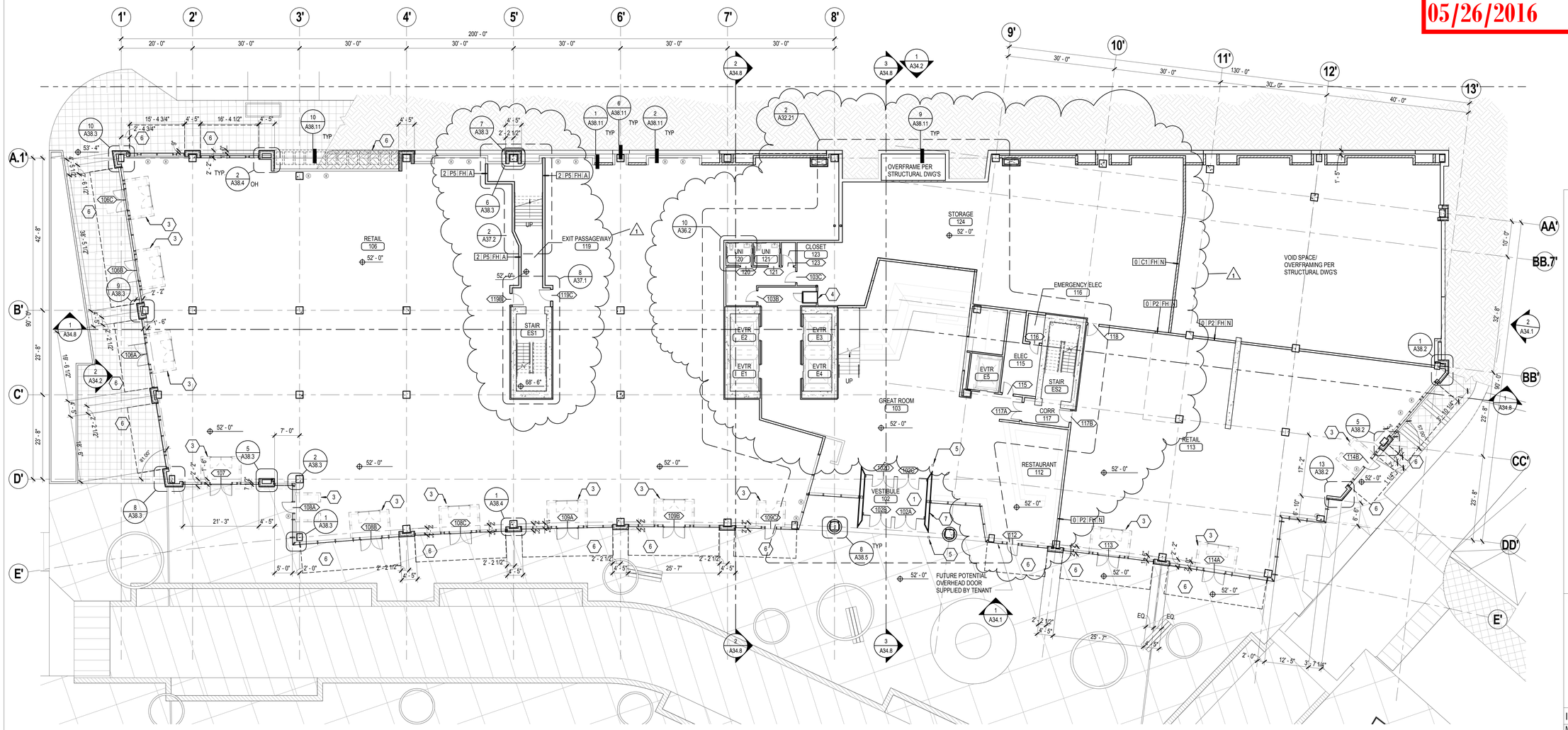
SHEET TITLE / NUMBER

SITE PLAN - PARK LEVEL

A30.2

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



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

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. BUILDING ENTRY
2. STAIR TO PARK LEVEL
3. ENTRY VESTIBULE BY FUTURE TENANT AT RETAIL AREAS EXCEEDING 3,000 SF
4. GLASS ENCLOSED PLATFORM LIFT, SEE G31.1
5. STAINLESS STEEL BOLLARD - ADA PUSH BUTTON LOCATION
6. CANOPY ABOVE
7. KEY BOX

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 1 FLOOR PLAN

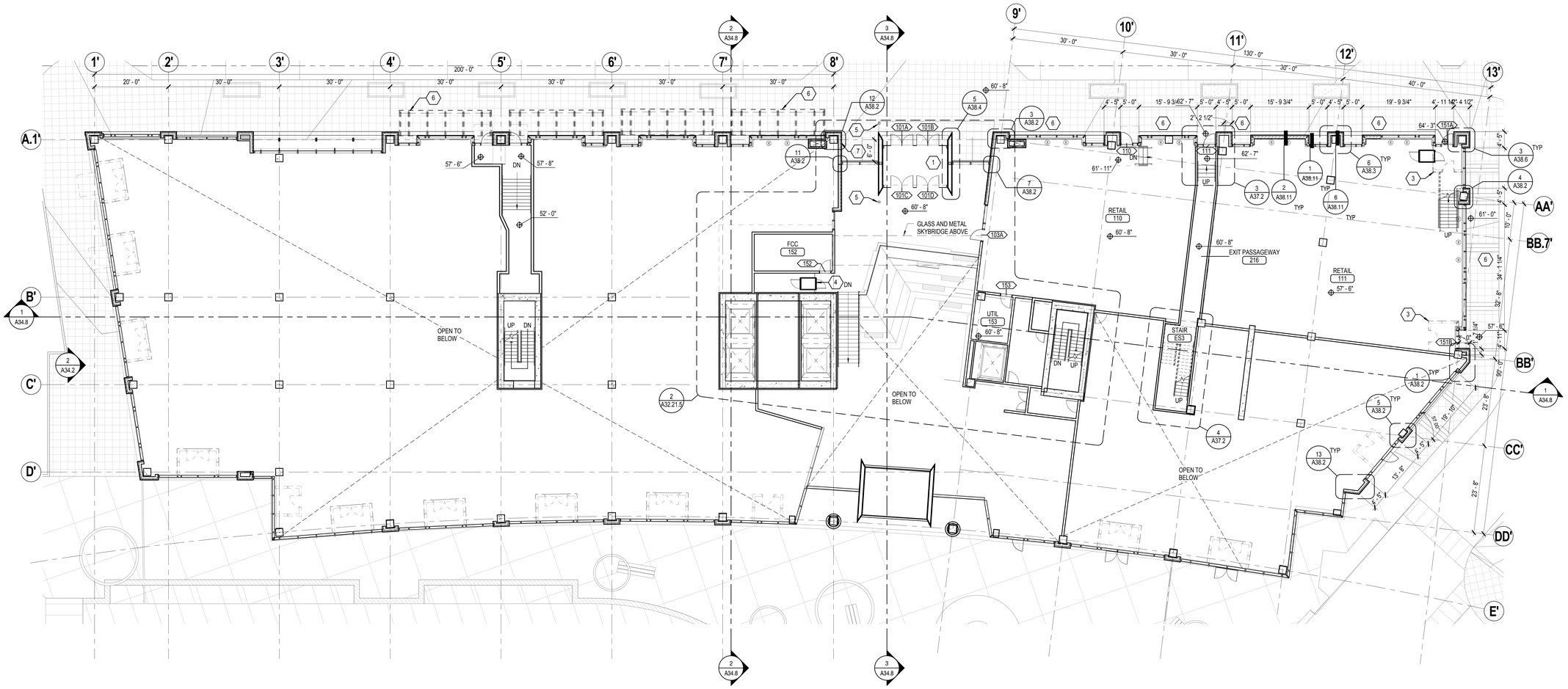
A32.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



1 LEVEL 1.5 FLOOR PLAN
3/32" = 1'-0"

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. BUILDING ENTRY
2. STAIR TO PARK LEVEL
3. ENTRY VESTIBULE BY FUTURE TENANT AT RETAIL AREAS EXCEEDING 3,000 SF
4. GLASS ENCLOSED PLATFORM LIFT, SEE G31.1
5. STAINLESS STEEL BOLLARD - ADA PUSH BUTTON LOCATION
6. CANOPY ABOVE
7. KEY BOX

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 1.5 FLOOR PLAN

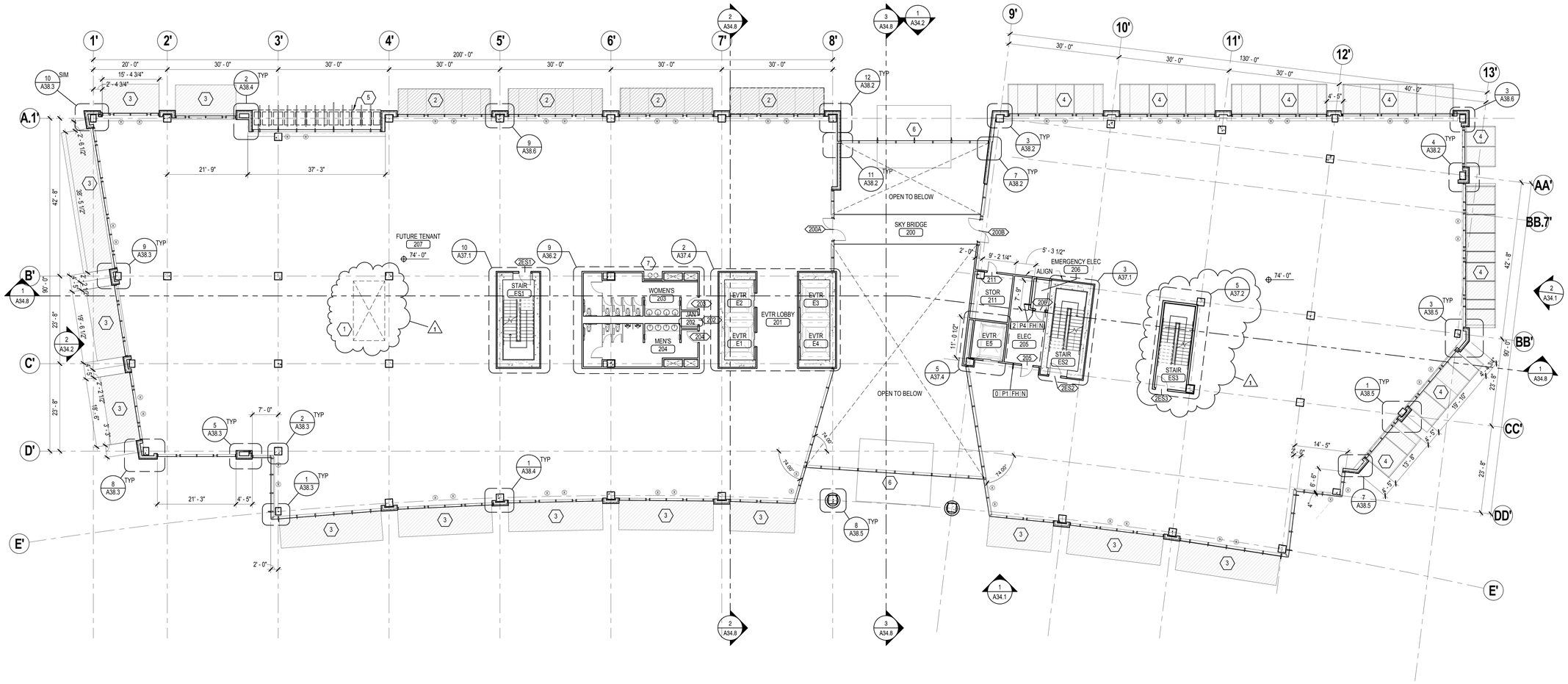
1
A32.1.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



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

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. KNOCKOUT FOR FUTURE STAIR PER STRUCTURAL
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3
5. TUBE STEEL CANOPY OVER BENCH
6. VESTIBULE BELOW
7. DRINKING FOUNTAIN, SEE MOUNTING DETAIL ON 4/A36.1
8. ROOF ANCHOR TYP. SEE DETAIL 2/A38.30
9. GLASS RAILING

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 2 FLOOR PLAN

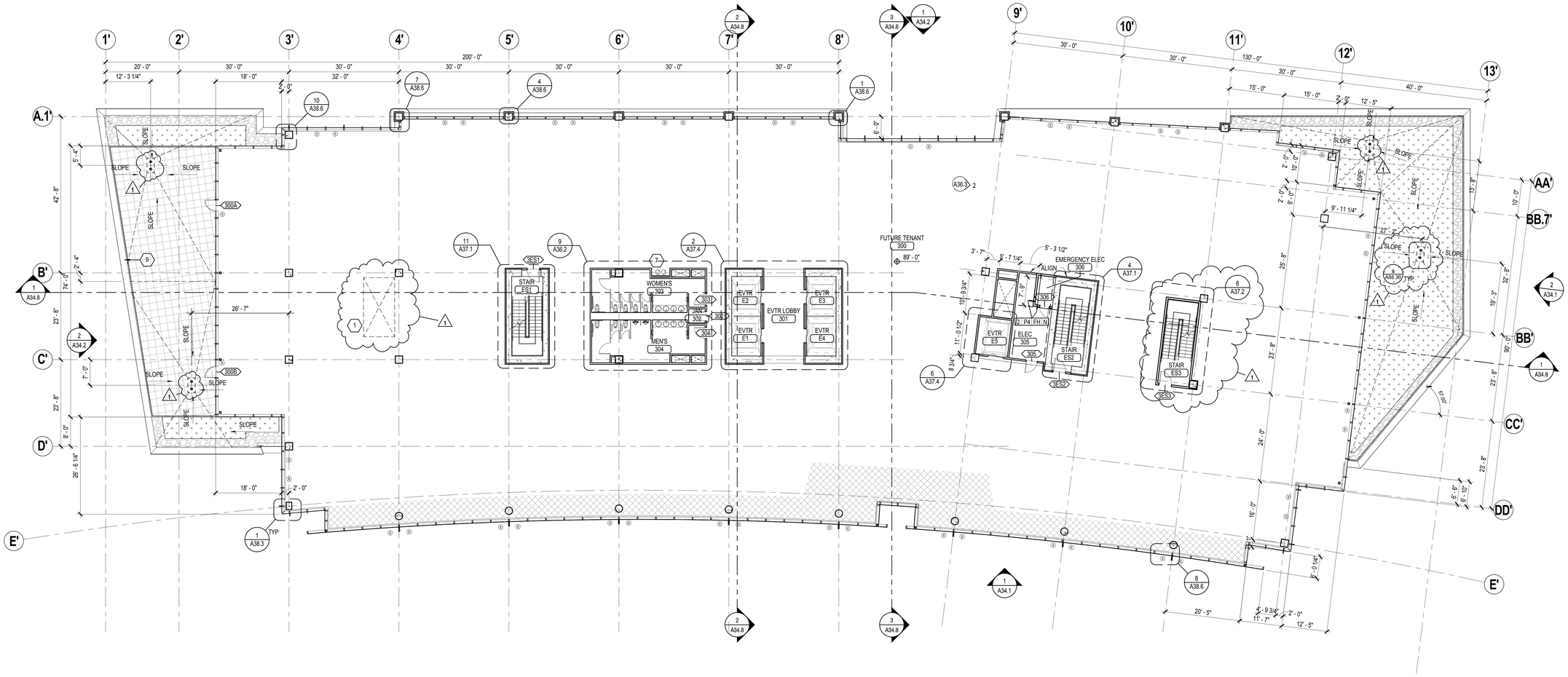
A32.2

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



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

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. KNOCKOUT FOR FUTURE STAIR PER STRUCTURAL
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3
5. TUBE STEEL CANOPY OVER BENCH
6. VESTIBULE BELOW
7. DRINKING FOUNTAIN, SEE MOUNTING DETAIL ON 4/A36.1
8. ROOF ANCHOR TYP. SEE DETAIL 2/A38.30
9. GLASS RAILING

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

39775 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

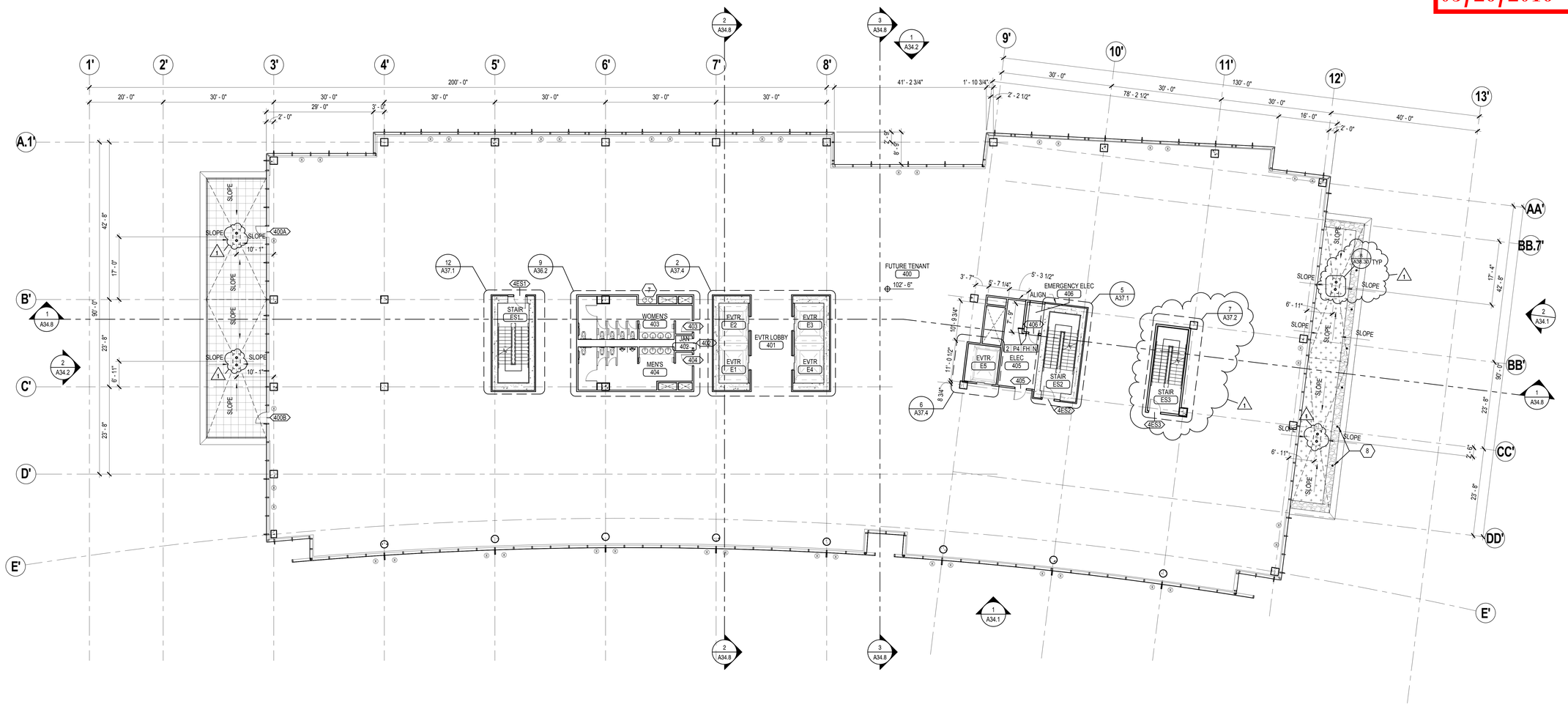
LEVEL 3 FLOOR PLAN

A32.3

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 4
3/32" = 1'-0"

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. KNOCKOUT FOR FUTURE STAIR PER STRUCTURAL
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3
5. TUBE STEEL CANOPY OVER BENCH
6. VESTIBULE BELOW
7. DRINKING FOUNTAIN, SEE MOUNTING DETAIL ON 4/A36.1
8. ROOF ANCHOR TYP. SEE DETAIL 2/A38.30
9. GLASS RAILING

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

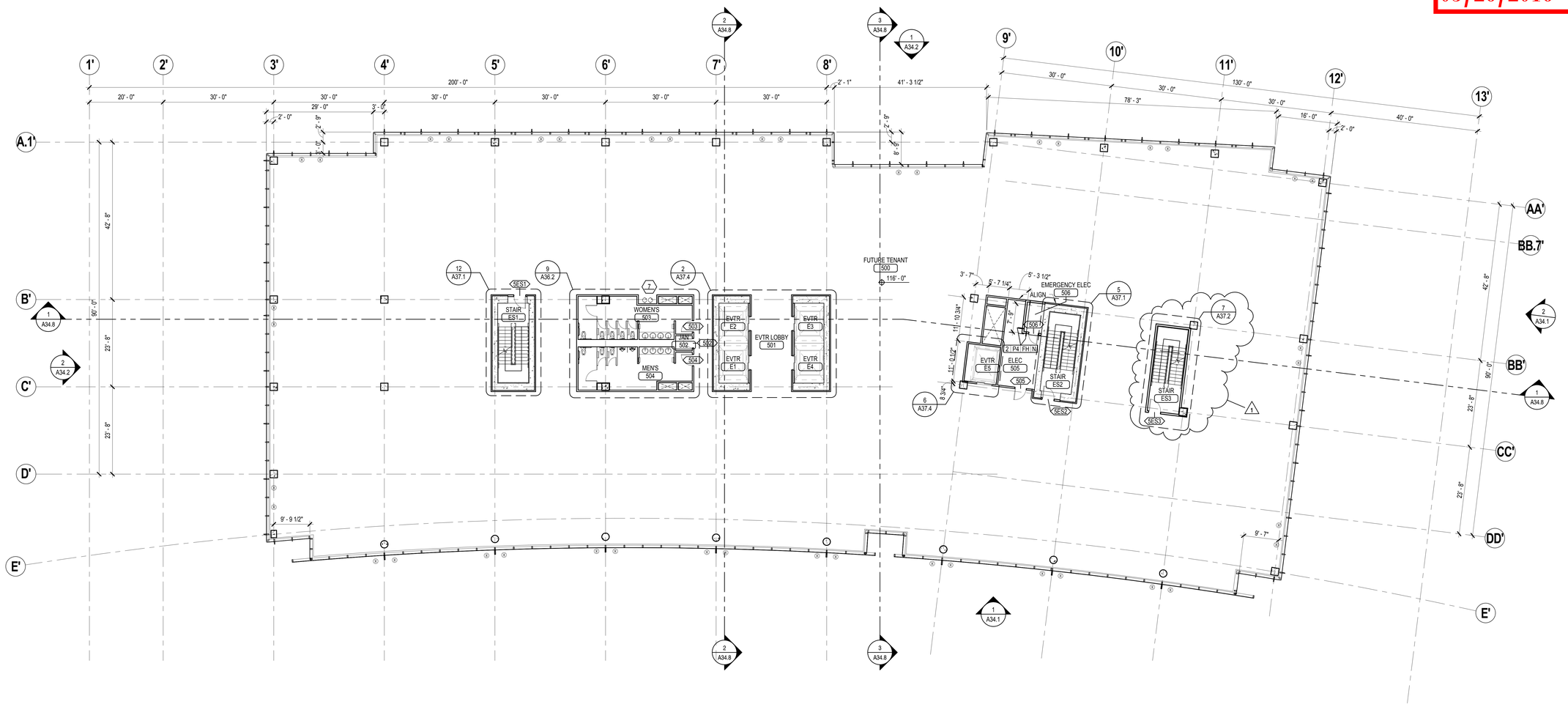
LEVEL 4 FLOOR PLAN

A32.4

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 5 FLOOR PLAN
3/32" = 1'-0"

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. KNOCKOUT FOR FUTURE STAIR PER STRUCTURAL
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3
5. TUBE STEEL CANOPY OVER BENCH
6. VESTIBULE BELOW
7. DRINKING FOUNTAIN, SEE MOUNTING DETAIL ON 4/A36.1
8. ROOF ANCHOR TYP. SEE DETAIL 2/A38.30
9. GLASS RAILING

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 5 FLOOR PLAN

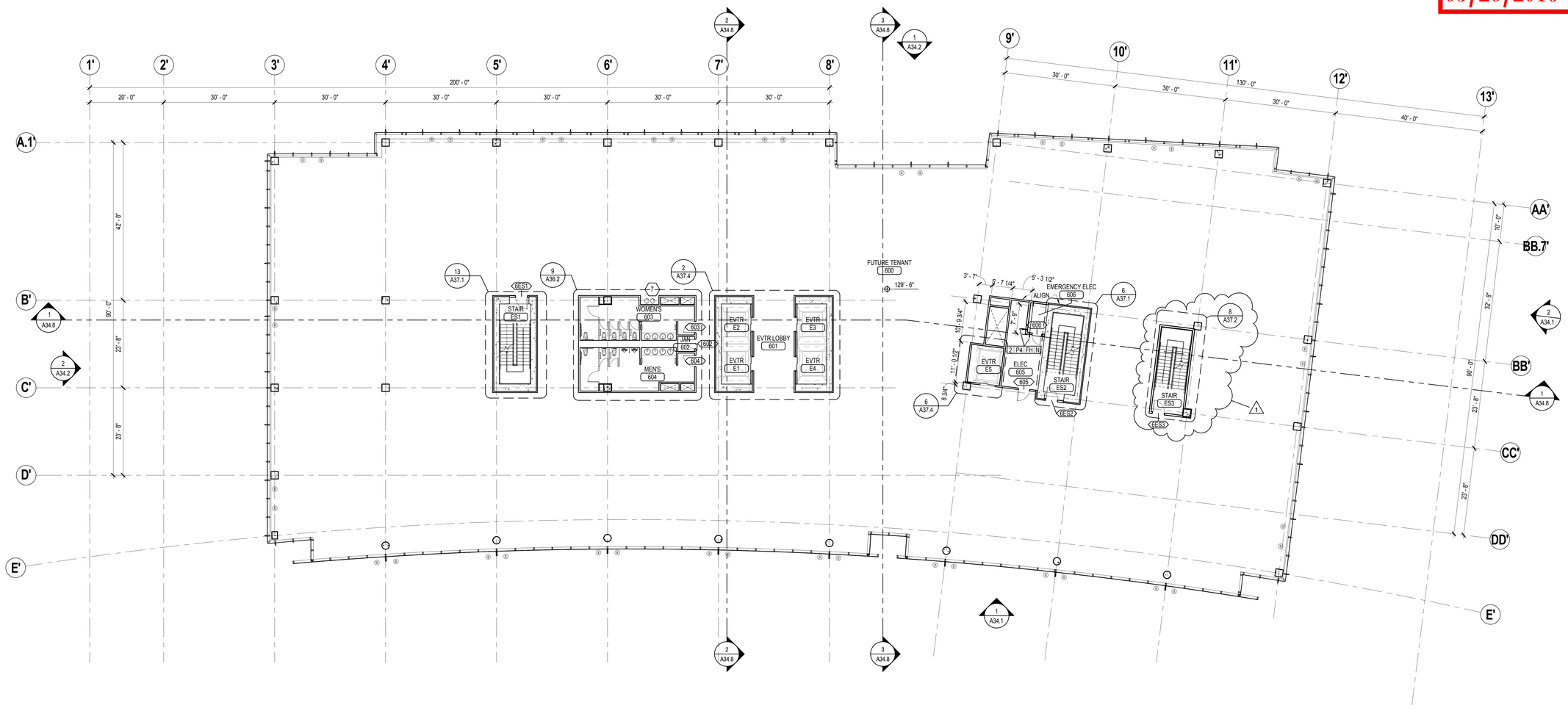
A32.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



1 LEVEL 6 FLOOR PLAN
3/32" = 1'-0"

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. KNOCKOUT FOR FUTURE STAIR PER STRUCTURAL
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3
5. TUBE STEEL CANOPY OVER BENCH
6. VESTIBULE BELOW
7. DRINKING FOUNTAIN, SEE MOUNTING DETAIL ON 4/A36.1
8. ROOF ANCHOR TYP. SEE DETAIL 2/A38.30
9. GLASS RAILING

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 6 FLOOR PLAN

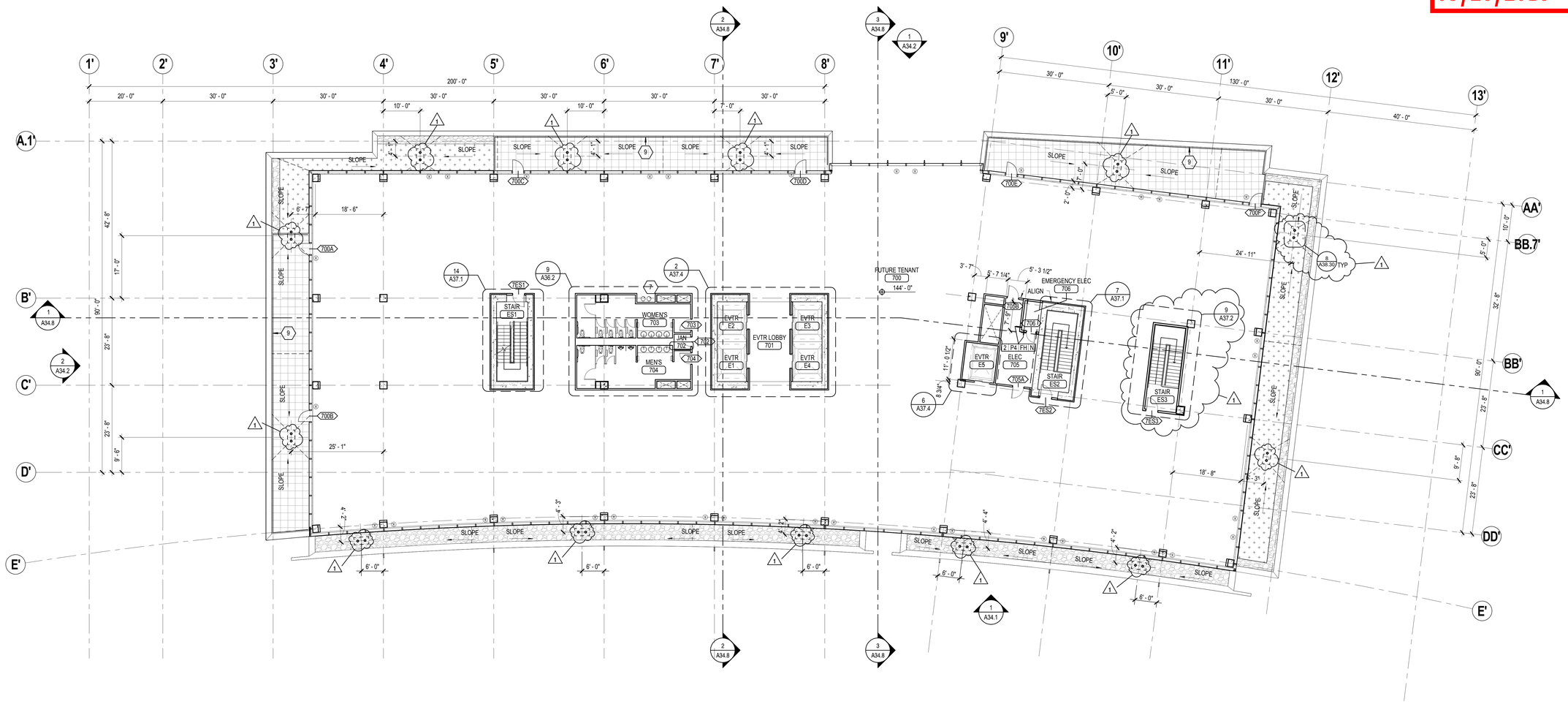
A32.6

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



1 LEVEL 7 FLOOR PLAN

3/32" = 1'-0"

PROJECT NORTH

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. KNOCKOUT FOR FUTURE STAIR PER STRUCTURAL
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3
5. TUBE STEEL CANOPY OVER BENCH
6. VESTIBULE BELOW
7. DRINKING FOUNTAIN, SEE MOUNTING DETAIL ON 4/A36.1
8. ROOF ANCHOR TYP. SEE DETAIL 2/A38.30
9. GLASS RAILING

GENERAL NOTES

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH, UNO
2. COLUMN DIMENSIONS ARE TO CENTER OF COLUMN, UNO
3. CODE REQUIRED FIRE EXTINGUISHERS TO BE INCLUDED IN TENANT IMPROVEMENT IN UNFINISHED AREA, SEPARATE PERMIT.

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 7 FLOOR PLAN

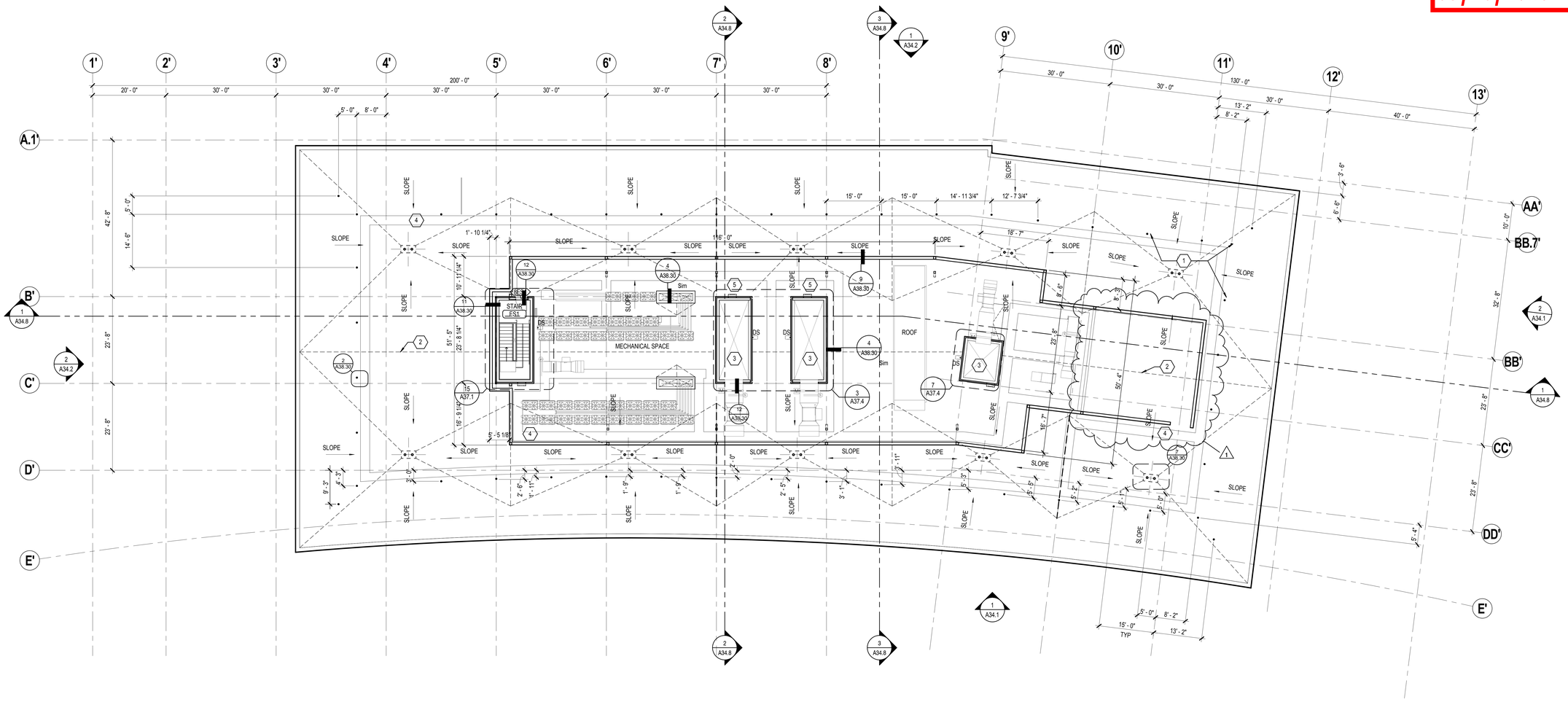
A32.7

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

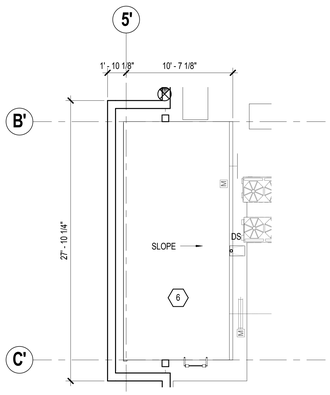
BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

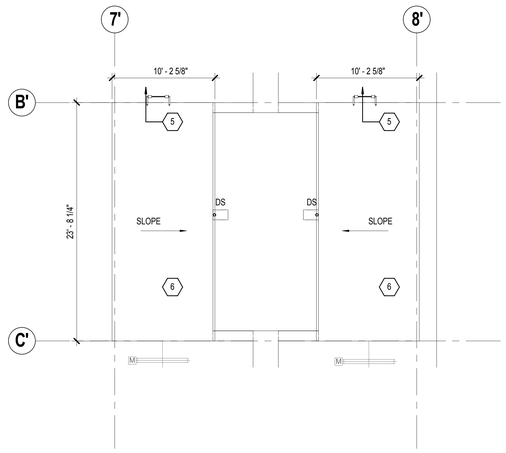
COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



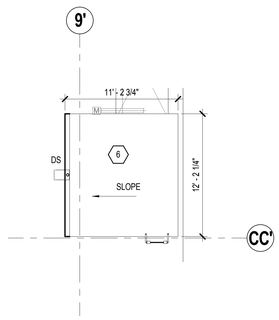
1 LEVEL ROOF PLAN
3/32" = 1'-0"



4 STAIR ES1 ROOF PENTHOUSE PLAN
3/16" = 1'-0"



3 ELEVATORS 1-4 ROOF PENTHOUSE PLANS
3/16" = 1'-0"



2 ELEVATOR E5 PENTHOUSE ROOF PLAN
3/16" = 1'-0"

LEGEND AND SYMBOLS

- OCCUPIED ROOF DECK
- UNDER-FLOOR INSULATION
- BALLAST
- GREEN ROOF
- ROOF DRAIN (RD & OVFL RD)
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

KEYNOTES

1. ROOF ANCHOR TYP. SEE DETAIL 2/A38.30
2. RIDGE LINE
3. ELEVATOR PENTHOUSE
4. MOLDED WALKWAY PADS TYPICAL
5. ACCESS LADDER
6. TYPE 1 ROOF TO GUTTER

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

39975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

ROOF PLAN

A32.8

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

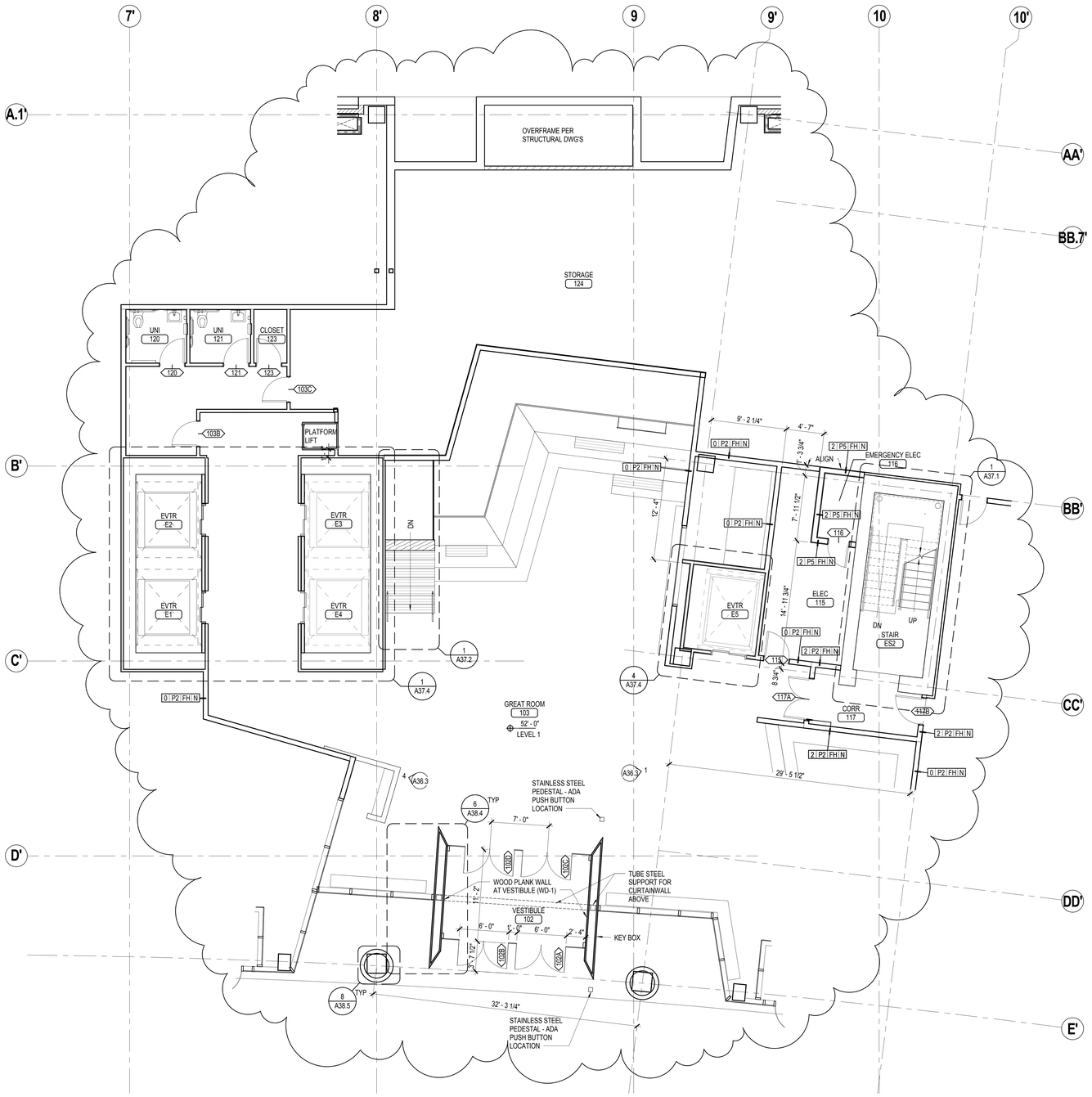
BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

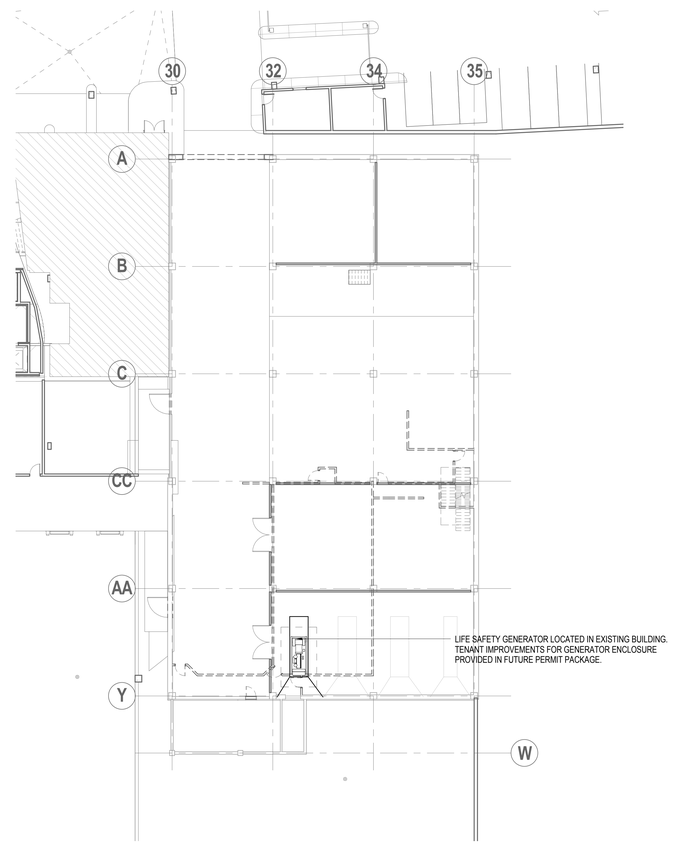
COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

BINDING STRIP

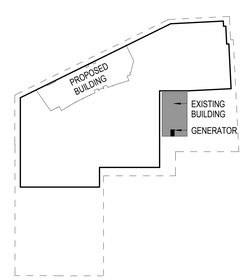


2 LEVEL 1 GREAT ROOM
3/16" = 1'-0"



1 GENERATOR ENCLOSURE
1/16" = 1'-0"

KEY PLAN



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK I. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 1 GREAT ROOM & GENERATOR ENCLOSURE FLOOR PLANS

A32.21

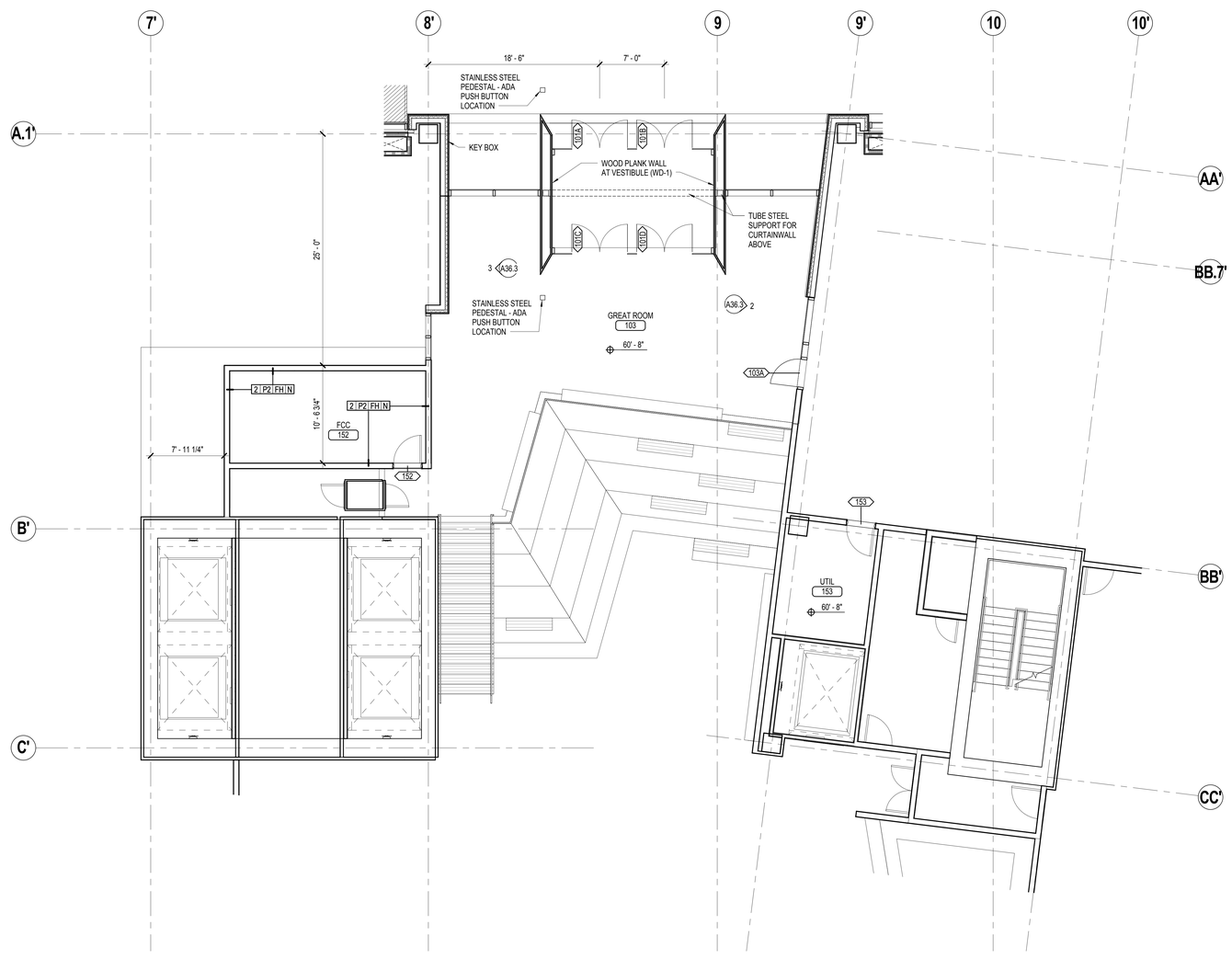
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

BINDING STRIP



2 LEVEL 1.5 GREAT ROOM FLOOR PLAN
3/16" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CKW
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 1.5 GREAT ROOM FLOOR PLAN

1
A32.21.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CKW
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

INTERIOR FINISH SCHEDULE

A32.41

INTERIOR FINISH SCHEDULE

SPEC #:	REF-ABBREV:	ITEM:	MANUFACTURER:	FINISH/SIZE:	NAME:	LOCATION:	NOTES:
GREAT ROOM							
	P-1	PAINT	ICI/GLIDDEN	WALLS: EGGSHELL CEILING: FLAT	61YY 89/040 CRISP LINEN	WALLS/CEILING FIELD/U.N.O.	FIELD COLOR @ GYP BOARD CEILING U.N.O.
	ST-1	STONE TILE	TBD	TBD	TEXTURED LIMESTONE	FEATURE WALL	FLOOR TO CEILING WALL @ FIREPLACE
		CONCRETE	N/A	VERTICAL FORM	BOARD FORM CAST IN PLACE	ELEVATOR CORE WALL	TO BE COORDINATED WITH ARCHITECT
	ACP-1	ACOUSTICAL CEILING PANELS	TECTUM	VARIES/ CUSTOM CUT	VERTICAL BAFFLE NATURAL FINISH	CEILING	REFER TO RCP/ENLARGED PLAN & 3D VIEWS FOR CUSTOM LASER CUT
	WD-1	WOOD	MATCH CONTROL SAMPLE	CLEAR POLYURETHANE CLEAR COAT	WHITE OAK	STAIR/BLEACHERS	COORDINATE WITH MILLWORKER
	MT-1	METAL MESH SCREEN	CAMBRIDGE ARCHITECTURAL	5' X 20' BRONZE POWDERCOATED	SCALE	SEE PLANS/ELEVATIONS	REFER TO INTERIOR DETAILS FOR MOUNTING SYSTEM/SPECIFICATIONS
	CN-1	POLISHED CONCRETE OVERLAY	DECO POUR	GRIND/SEALED PER MANUFACTURER INSTRUCTIONS	CARMELON	SEE FINISH FLOOR PLAN	REFER TO MANUFACTURERS RECOMMENDED PREP/PRIME INSTRUCTIONS
	CPT-1	CARPET INSERT	TBD	TBD		REFER TO FINISH PLANS	
	WD-2	WOOD FLOORING	TBD	TBD		REFER TO FINISH PLANS	MATCH EPAY WOOD USED @ EXTERIOR
VESTIBULES 101 & 102							
	WD-1	SEE ABOVE SPEC FOR WD-1		PLANK (SIZE TBD)		INTERIOR WALLS & CEILING	
	CPT-2	WALK OFF MAT	TBD			FLOOR	
	MT-2	PATINATED METAL CLADDING	PURE+FREEDOM	2' X 8' TYPICAL	CUSTOM FINISH	EXTERIOR CLADDING	
RESTROOMS							
	P-2	PAINT	ICI/GLIDDEN	WALLS: EGGSHELL CEILING: FLAT	WEDDING ORCHID/LT 110-92	WALLS/CEILING	
	CT-1	FLOORING TILE	PENTAL	9" X 36"	AXI WHITE PINE	FLOORING	
	CN-1	FLOORING TILE (ALTERNATE)	SEE ABOVE SPEC CN-1			FLOORING (ALTERNATE)	
	CT-2	FIELD TILE	AMBIENTE	4" X 8"	UNIT ONE MATTE WHITE	WALL TILE REFER TO ELEVATIONS	TILE AT WET WALL
	CT-3	ACCENT TILE	PENTAL	2.5" X 10"	LONDON BROWN BRICK	WALL TILE	ACCENT TILE ON ONE OR TWO WALLS
	CT-4	ACCENT TILE	ANN SACKS	.5" X 1.5" MOSAIC	SAVOY AS10252-29	WALL TILE REFER TO ELEVATIONS	ACCENT TILE STRIP
	WC-1	CUSTOM VINYL WALL GRAPHICS	TBD			WALLS WOMEN'S ROOM FLOOR TO CEILING	TBD
	SS-1	SOLID SURFACE COUNTERTOP	PENTAL		PENTALQUARTZ COTTON WHITE BQ2088P	COUNTERTOP/INTEGRAL TROUGH SINK	COORDINATE WITH ARCHITECT
	SS-1A	SOLID SURFACE COUTNERTOP (ALTERNATE)	PENTAL		PENTALQUARTZ COTTON WHITE BQ2088P	COUNTERTOP (ALTERNATE) WITH UNDERMOUNT SINK	
STAIRS							
	P-3	PAINT	TBD				PAINT ALL WALLS @ STAIRS

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -

GENERAL NOTES:

1. NON-STRUCTURAL METAL FR[illegible] BY A REGISTERED ENGINEER[illegible] DRAWINGS
2. SEE A29.1 FOR BACKING DETA[illegible] PART OF THE NON-STRUCTU[illegible] DESIGN INTENT OF DETAIL
3. LEAD LINED PARTITIONS AND [illegible] REPRESENTATIONS. PROVID[illegible] PROTECTION SYSTEM CONFO[illegible] CONCURRENTLY WITH BIDDE[illegible] FRAMING
4. SEE STRUCTURAL DRAWINGS [illegible]
5. FIRE-RATED SEALANT IS REQUIRED AT HEAD OF PARTITION OF FIRE-RATED WALLS AS REQUIRED FOR THE TESTED ASSEMBLY
6. FIRE-RATED SEALANT IS REQUIRED AT FIRE-RATED PARTITIONS WHERE PARTITION JAMB CONDITIONS INTERFACE W/ DISSIMILAR MATERIALS OR WHERE FIRE TAPING AT INTERFACE OF MATERIALS IS NOT PRACTICAL
7. FOR FIRE RATED PARTITIONS, PROVIDE CONTINUOUS FIRE CAULKING AT JOINTS BETWEEN CONCRETE FLOOR AND GYPSUM BOARD
8. GYPSUM BOARD IS 5/8" THICK "TYPE X" UNO
9. SEE INTERIOR ELEVATIONS, FINISH PLAN AND FINISH SCHEDULE FOR WALL FINISHES
10. WHERE INDICATED, EXTEND THE INSULATION TO THE UNDERSIDE OF STRUCTURE
11. FOR NON-RATED PARTITIONS WITH INSULATION PROVIDE CONTINUOUS ACOUSTIC SEALANT AT JOINTS BETWEEN CONC. FLOOR AND GYPSUM BOARD
12. FOR NON-RATED PARTITIONS PROVIDE ACOUSTIC CAULKING AT ALL PENETRATIONS.
13. FIELD VERIFY EXISTING PARTITION THICKNESS WHERE NEW WALLS ARE TO ALIGN FLUSH

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

SYMBOL LEGEND:

RATING
ASSEMBLY GROUP
PARTITION CONFIGURATION
INSULATION

0 | P1 | CH | A

FIRE / SMOKE RATING:

0 = NON RATED
1/2 = 1/2 HOUR FIRE-RESISTANCE RATING
1 = 1 HR FIRE-RESISTANCE RATING
2 = 2 HR FIRE-RESISTANCE RATING
3 = 3 HR FIRE-RESISTANCE RATING

ASSEMBLY GROUP:

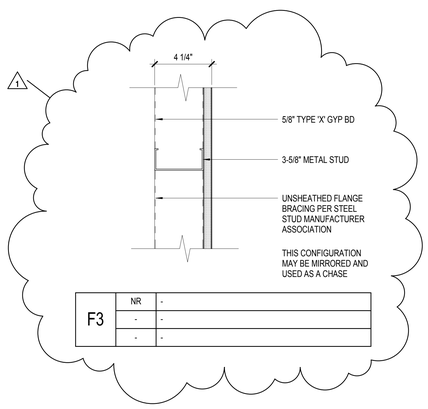
P = PARTITION
F = FURRING
S = SHAFT WALL
C = CMU

HEIGHT CONFIGURATION:

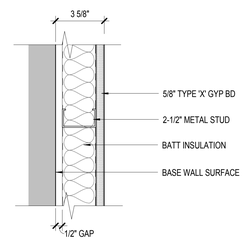
FH = FULL HEIGHT:	EXTEND GWB AS INDICATED TO STRUCTURE ABOVE
FB = FIRE-BARRIER:	EXTEND GWB TO STRUCTURE ABOVE. CONSTRUCT PER IBC 2012, SECTION 707
FP = FIRE-PARTITION:	EXTEND GWB TO STRUCTURE ABOVE. CONSTRUCT PER IBC 2012, SECTION 708
PH = PARTIAL HEIGHT:	EXTEND GWB AS INDICATED TO 6" ABOVE CEILING
V1 = VARIABLE HEIGHT:	EXTEND GWB ON ONE SIDE TO STRUCTURE ABOVE & ON OTHER SIDE TO 6" ABOVE OF CEILING. INSTALL PARTIAL HEIGHT GWB ON SIDE OF PARTITION WHERE SYMBOL IS LOCATED
V2 = VARIABLE HEIGHT:	EXTEND GWB ON BOTH SIDES TO STRUCTURE ABOVE; INSTALL ONE LAYER OF PARTIAL HEIGHT GWB ON SIDE OF PARTITION WHERE SYMBOL IS INDICATED
CH = CEILING HEIGHT:	EXTEND BOTH STUD & GWB TO 6" ABOVE CEILING. BRACE AS REQ'D
PC = PARTIAL/CEILING:	EXTEND BOTH STUD & GWB TO SURFACE OF CEILING
LW = LOW WALL:	HEIGHT AS INDICATED, PROVIDE TUBE STEEL SUPPORTS SECURED TO FLOOR AS PART OF BIDDER DESIGNED NON-STRUCTURAL FRAMING

INSULATION:

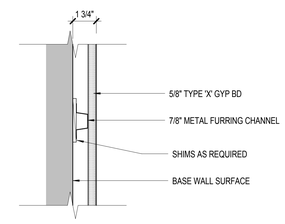
A = ACOUSTICAL INSULATION TO FILL STUD CAVITY, UNO.
T = THERMAL INSULATION TO FILL STUD CAVITY, UNO.
N = NO INSULATION



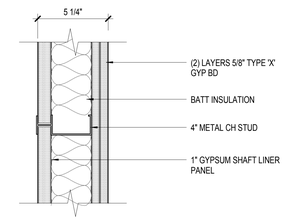
F3	NR	-
	-	-
	-	-



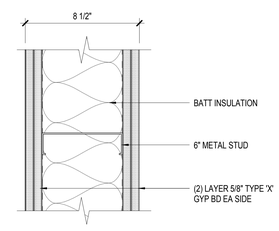
F2	NR	-
	-	-
	-	-



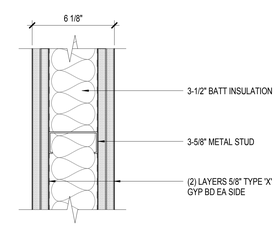
F1	NR	-
	-	-
	-	-



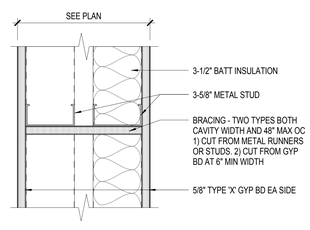
S2	-	STC 45 - 49
	2 HR	GA FILE NO. WP 7095, UL DESIGN U438
	-	-



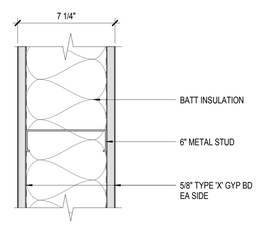
P5	-	STC 40 - 44
	2 HR	GA FILE NO. WP 1716, UL DESIGN V438
	-	-



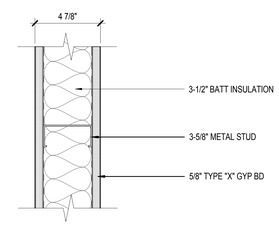
P4	-	STC 40 -44
	2 HR	GA FILE NO. WP 1716, UL DESIGN V438
	-	-



P3	NR	STC 50 - 54
	1 HR	GA FILE NO. WP 5015, UL DESIGN U420
	-	-



P2	NR	STC 35 - 39
	1 HR	GA FILE NO. WP 1350, UL DESIGN V438
	2 HR	-



P1	NR	STC 35 -39
	1 HR	GA FILE NO. WP1350, UL DESIGN V438
	-	-

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

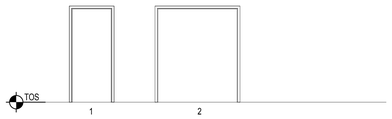
SHEET TITLE / NUMBER

PARTITION SCHEDULE

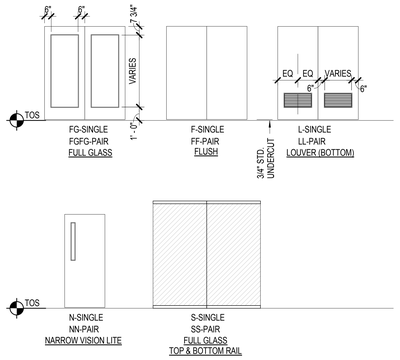
A32.51

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

DOOR FRAME TYPES



DOOR TYPE DESIGNS



DOOR SCHEDULE

	WT	DOOR NO.	TYP E	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR THICKNESS	DOOR CONST	DOOR FACING & FINISH	DOOR GLASS	FRAME TYPE	FRAME MAT	FRAME FINISH	FRAME DETAILS JAMB	FRAME DETAILS HEAD	FRAME DETAILS SILL	FIRE RATING LABEL	HW SET	HW FUNCTION	REMARKS	DOOR NO.
	-	2ES1	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	2ES1
1	-	2ES2	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	2ES2
	-	2ES3	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	45	-	-	2ES3
	-	3ES1	N	3' - 4"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	3ES1
1	-	3ES2	N	3' - 4"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	3ES2
	-	3ES3	N	3' - 4"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	45	-	-	3ES3
	-	4ES1	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	4ES1
1	-	4ES2	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	4ES2
	-	4ES3	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	45	-	-	4ES3
	-	5ES1	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	5ES1
1	-	5ES2	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	5ES2
	-	5ES3	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	45	-	-	5ES3
	-	6ES1	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	6ES1
1	-	6ES2	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	6ES2
	-	6ES3	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	45	-	-	6ES3
	-	7ES1	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	7ES1
1	-	7ES2	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	45	-	-	7ES2
	-	7ES3	N	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	45	-	-	7ES3
	-	8ES1	N	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	-	-	-	90 MIN	46	-	-	8ES1
	-	101A	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	31	-	-	101A
	-	101B	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	30	-	-	101B
	-	101C	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	32	-	-	101C
	-	101D	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	33	-	-	101D
	-	102A	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	31	-	-	102A
	-	102B	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	30	-	-	102B
	-	102C	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	32	-	-	102C
1	-	102D	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	33	-	-	102D
	-	103A	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	36	-	-	103A
	-	103B	N	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	35	-	-	103B
	-	103C	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	35	-	-	103C
	-	106A	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	106A
	-	106B	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	106B
	-	106C	SS	6' - 0"	7' - 7"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	106C
	-	107	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	107
	-	108A	S	3' - 0"	9' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	108A
	-	108B	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	108B
	-	108C	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	108C
	-	109A	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	109A
	-	109B	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	109B
	-	109C	S	3' - 0"	9' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-			34			109C
	-	110	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	110
	-	111	S	3' - 0"	7' - 5"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	111
	-	112	S	3' - 0"	9' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	112
	-	113	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	113
	-	114A	SS	6' - 0"	9' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	38	-	-	114A
	-	114B	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	114B
	-	115	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	37	-	-	115
	-	116	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	39	-	-	116
	-	117A	FF	5' - 0"	7' - 0"	1 3/4"	HM	A	-	2	HM		11/A39.1	12/A39.1	-	90 MIN	40	-	-	117A
	-	117B	F	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	41	-	-	117B
1	-	118	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-		35			118
	-	119A	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	119A
	-	119B	F	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	41	-	-	119B
	-	119C	F	3' - 2"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	41	-	-	119C
	-	119D	S	2' - 11 3/8"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	119D
	-	120	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	37	-	-	120
	-	121	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	37	-	-	121
	-	123	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	35	-	-	123
	-	151A	S	3' - 0"	6' - 6"	1 3/4"	AL	E	TG	1	AL	-	-	-			34			151A
	-	151B	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	34	-	-	151B
	-	152	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	35	-	-	152
	-	153	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-		37			153
	-	200A	SS	6' - 0"	8' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	44	-	-	200A
	-	200B	SS	6' - 0"	8' - 0"	1 3/4"	AL	E	TG	2	AL	-	-	-	-	-	44	-	-	200B
	-	202	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	202
	-	203	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	203
	-	204	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	204
	-	205	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	43	-	-	205
	-	206	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	39	-	-	206
	-	211	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	37	-	-	211
	-	300A	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	300A
	-	300B	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL		-	-	-	-	44	-	-	300B
	-	302	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	302
	-	303	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	303
	-	304	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	304
	-	305	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	43	-	-	305
	-	306	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	39	-	-	306
	-	400A	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	400A
	-	400B	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	400B
	-	402	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	402
	-	403	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	403
	-	404	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	404
	-	405	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	43	-	-	405
	-	406	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	39	-	-	406
	-	502	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	502
	-	503	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	503
	-	504	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	504
	-	505	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	43	-	-	505
	-	506	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	39	-	-	506
	-	602	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	602
	-	603	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	603
	-	604	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	604
	-	605	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	43	-	-	605
	-	606	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	39	-	-	606
	-	700A	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	700A
	-	700B	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	700B
	-	700C	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	700C
	-	700D	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	700D
	-	700E	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	700E
	-	700F	S	3' - 0"	8' - 0"	1 3/4"	AL	E	TG	1	AL	-	-	-	-	-	44	-	-	700F
	-	702	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	702
	-	703	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	703
	-	704	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	25	-	-	704
	-	705A	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	43	-	-	705A
	-	705B	F	3' - 0"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	-	43	-	-	705B
	-	706	F	2' - 6"	7' - 0"	1 3/4"	HM	A	-	1	HM	PS3	11/A39.1	12/A39.1	-	90 MIN	39	-	-	706

NOTES PERTAINING TO DOOR/OPENING SCHEDULE

GENERAL
(*) = SEE REMARKS COLUMN.
"-" SHOWN ON SCHEDULE INDICATES NO WORK
NOT ALL TYPES OR FINISHES SHOWN BELOW ARE USED.

1. DOOR HEIGHT IS MEASURED FROM TOP OF SUB FLOOR TO UNDERSIDE OF

2. DOOR CONSTRUCTION:

AL	ALUMINUM STILE & RAIL WITH GLASS	HM	HOLLO
AL-GR	ALUMINUM COILING GRILLE	HM-SR	HOLLO
COIL	COILING SLATS; OVERHEAD	HM-INS	HOLLO
COIL-INS	COILING SLATS; OVERHEAD-INSULATED	HM-SS	HOLLO
SECT	SECTIONAL; OVERHEAD	WD-HC	WOOD - FLUSH, HOLLOW CORE
SECT-INS	SECTIONAL; OVERHEAD-INSULATED	WD-SC	WOOD - FLUSH, SOLID CORE
EXIST	EXISTING	WD-SR	WOOD - STILE & RAIL

3. DOOR FACING AND FINISH:

A	SHOP/FACTORY PRIMED FOR OPAQUE FINISH IN FIELD	C	TRANSPARENT FINISH IN FIELD
B	PLASTIC LAMINATE FACED	D	REFINISH EXISTING. SEE REMARKS FOR INFO
		E	PREFINISHED

4. GLAZING:

AG	ANNEALED-CLEAR	LS	LAMINATED SECURITY
BR	BULLET RESISTANT	LA	LAMINATED ANNEALED SAFETY
FR	FIRE RESISTANT	LAT	LAMINATED SAFETY
GG	ARCHITECTURAL GRAPHIC	LFR	LAMINATED FIRE RESISTIVE
IGU-X	INSULATING GLASS UNIT (ANNEALED) OF "X" THICKNESS	LO	LAMINATED OBSCURE
		LG	LEADED GLASS
TGU-X	TEMPERED INSULATED UNIT OF "X" THICKNESS	OW	ONE-WAY MIRROR
		SPG	SPANDREL GLASS
		TG	TEMPERED GLASS

5. TEMPERED SAFETY GLAZING

IBC 2012 2406.3 IDENTIFICATION OF SAFETY GLAZING:
"...EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION...AND THE SAFETY GLAZING STANDARD...THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED."
THIS LABEL SHALL BE VISIBLE IN THE FINISHED AND INSTALLED UNIT.

6. FRAME MATERIALS:

AL	ALUMINUM	EXIST	EXISTING
CHAN	CHANNEL STEEL	HM	HOLLOW METAL
CO	CASED OPENING	WD	WOOD

7. FRAME FINISH: (SEE SECTION 09 9000):

INTERIOR FINISHES		EXTERIOR FINISHES	
PS1	FLAT ACRYLIC FINISH	PS11	FLAT FINISH
PS2	EGGSHELL ACRYLIC FINISH	PS12	SATIN FINISH
PS3	SEMI-GLOSS ACRYLIC FINISH	PS13	SEMI-GLOSS FINISH
PS4	SEMI-GLOSS URETHANE FINISH	PS14	GLOSS FINISH
PS5	TRANSPARENT ARCHITECTURAL WOODWORK	PS15	GLOSS INDUSTRIAL FINISH
		PS16	GLOSS WATER BASED POLY. FINISH
PS6	CLEAR AWI FINISH VARIES	PS17	RESERVED
PS7	CLEAR SYNTHETIC OIL	PS18	CLEAR SATIN SPAR URETHANE
PS8	FULL-GLOSS WATER BASED EPOXY	PS19	RESERVED
PS9	CLEAR PENETRATING WATER & OIL REPELLENT		
PS10	RESERVED		

8. DETAILS:

A. NUMBER INDICATES LOCATION OF DETAIL ON SHEET AX.'X' UNLESS OTHERWISE NOTED

9. FIRE RATING:

A. 20 MIN, 45 MIN, 60 MIN, 90 MIN, DESIGNATIONS INDICATE THE FIRE RATING IN MINUTES.

B. IBC 2012 715.5.3 DOOR ASSEMBLIES IN CORRIDORS AND SMOKE BARRIERS
FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN CORRIDOR WALLS OR SMOKE- BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.5.4 SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST. IF A 20-MINUTE FIRE DOOR ASSEMBLY CONTAINS GLAZING MATERIAL, THE GLAZING MATERIAL IN THE DOOR ITSELF SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND BE EXEMPT FROM THE HOSE STREAM TEST (716.5.3.2).

C. IBC 2012 716.5.5 DOORS IN INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:
FIRE DOOR ASSEMBLIES IN INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS SHALL HAVE A MAXIMUM TRANSMITTED TEMPERATURE END POINT OF NOT MORE THAN 450°F (250°C) ABOVE AMBIENT AT THE END OF 30 MINUTES OF STANDARD FIRE TEST EXPOSURE. THESE ASSEMBLIES SHALL BE LABELED AS SUCH PER 716.5.7 OF THE IBC 2012.

D. IBC 2012 716.5.7.3 SMOKE AND DRAFT CONTROL DOOR LABELING REQUIREMENT.
SMOKE AND DRAFT CONTROL DOORS COMPLYING WITH UL 1784 SHALL BE LABELED IN ACCORDANCE WITH SECTION 716.5.6.1 AND SHALL SHOW THE LETTER "S" ON THE FIRE RATING LABEL OF THE DOOR.

10. HARDWARE FUNCTION: HARDWARE SETS SPECIFIED IN SECTION 08 7100

	SINGLE KEY:	ALL TO HAVE FREE EGRESS FROM INSIDE AT ANY TIME.
ENTRY	ENTRY/OFFICE	OUTSIDE LEVER IS LOCKED BY PUSHING INSIDE BUTTON
STORE	STOREROOM	KEY REQUIRED TO OPEN FROM OUTSIDE. - ALWAYS LOCKED
HOTEL	HOTEL	SIMILAR TO ENTRY BUT AND INSIDE BUTTON BLOCKS KEY ACCESS
CLASS	CLASSROOM	OUTSIDE KEY LOCKS OR UNLOCKS. NO INSIDE BUTTON
DEAD	DEADLOCK	NO LEVER. KEY UNLOCKS OUTSIDE THUMB LATCH UNLOCKS INSIDE
	DOUBLE KEYED	
APART	APARTMENT	SIMILAR TO ENTRY BUT KEY REPLACES BUTTON
STORE-D	STOREROOM	KEY ONLY ACCESS FROM BOTH SIDES
INTRUDER	INTRUDER	KEY ON EITHER SIDE LOCK OR UNLOCKS DOOR
COMM	COMMUNICATING	EACH SIDE MUST UNLOCK IT'S SIDE TO ALLOW ACCESS
INST	INSTITUTIONAL	KEY REQUIRED TO UNLOCK FROM EITHER SIDE ALWAYS LOCKED
DEAD-D	DEADLOCK	RETRACT DEADBOLT BY KEY ON BOTH SIDES
	KEYLESS	
PRIVACY	PRIVACY	LOCKED ONLY BY INSIDE BUTTON. UNLOCKS BY OPERATING INSIDE LEVER EMERGENCY KEY OR CLOSING DOOR
PASSAGE	PASSAGE	EITHER SIDE OPERATES AT ALL TIMES
PATIO	PATIO	SIMILAR TO PRIVACY BUT NO EMERGENCY KEY ACCESS
EXIT	EXIT	NO OUTSIDE LEVER EXIT BY TURNING INSIDE LEVER
DUMMY-S	SINGLE DUMMY	SURFACE MOUNTED LEVER ON ONE SIDE NO ACTION
DUMMY-D	DOUBLE DUMMY	SURFACE MOUNTED LEVER ON BOTH SIDES NO ACTION
PUSHPULL	PUSH PULL	NO LATCH SET (MAY INCORPORATE A DEADLOCK)
HOSPITAL	HOSPITAL	PUSH BUTTON LOCKING. UNLOCKED FROM OUTSIDE BY TURNING EMERGENCY TURN-BUTTON. TURNING INSIDE LEVER OR CLOSING DOOR RELEASES BUTTON.
	ELECTRIC	
ELEC-L F-SAF	ELECTRICALLY LOCKED	FAIL SAFE (F-SAF)
ELEC-L F-SEC	ELECTRICALLY LOCKED	FAIL SECURE (F-SEC)
ELEC-U F-SAF	ELECTRICALLY UNLOCKED	FAIL SAFE (F-SAF)
ELEC-U F-SEC	ELECTRICALLY UNLOCKED	FAIL SECURE (F-SEC)

SPECIAL HARDWARE:

MAG	MAGNETIC HOLD OPEN	DC	DOOR CLOSER
AC	ACCESS CONTROL	DE	DELAYED EGRESS
WP	AUTO OPEN WALL PLATE	PH	PANIC (FIRE EXIT) HARDWARE
MS	AUTO OPEN MOTION SENSOR		

SIGNAGE-PROVIDE THE FOLLOWING:

SIGN 1 "FIRE DOOR-DO NOT OBSTRUCT"
SIGN 2 "NOT AN EXIT"
SIGN 3 "THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS"
SIGN 4 ACCESSIBILITY SIGN

11. REMARKS: NOTES PERTAINING TO REMARKS COLUMN

NOTE 1-

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CKW
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

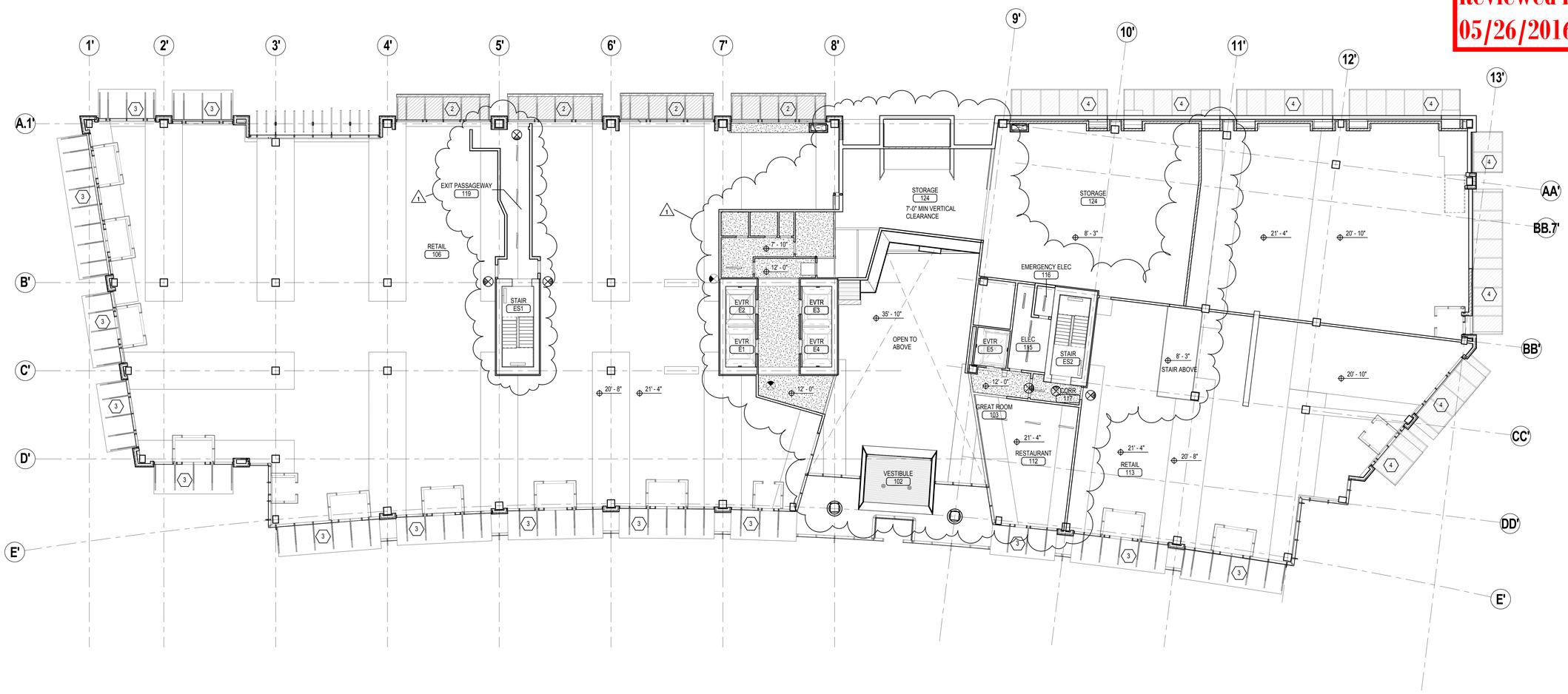
DOOR SCHEDULE

A32.61

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 1 REFLECTED CEILING PLAN

3/32" = 1'-0"

0 4 8 16 32

PROJECT NORTH

KEYNOTES

1. 2 HOUR FIRE RATED CEILING
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM
- ACOUSTIC BAFFLES WITH MODULATED EDGE SCRIM BETWEEN BAFFLES AND HVAC
- WOOD PLANK CEILING

GENERAL NOTES

1. PROVIDE PAINT ON ALL GYPSUM CEILINGS
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
3. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

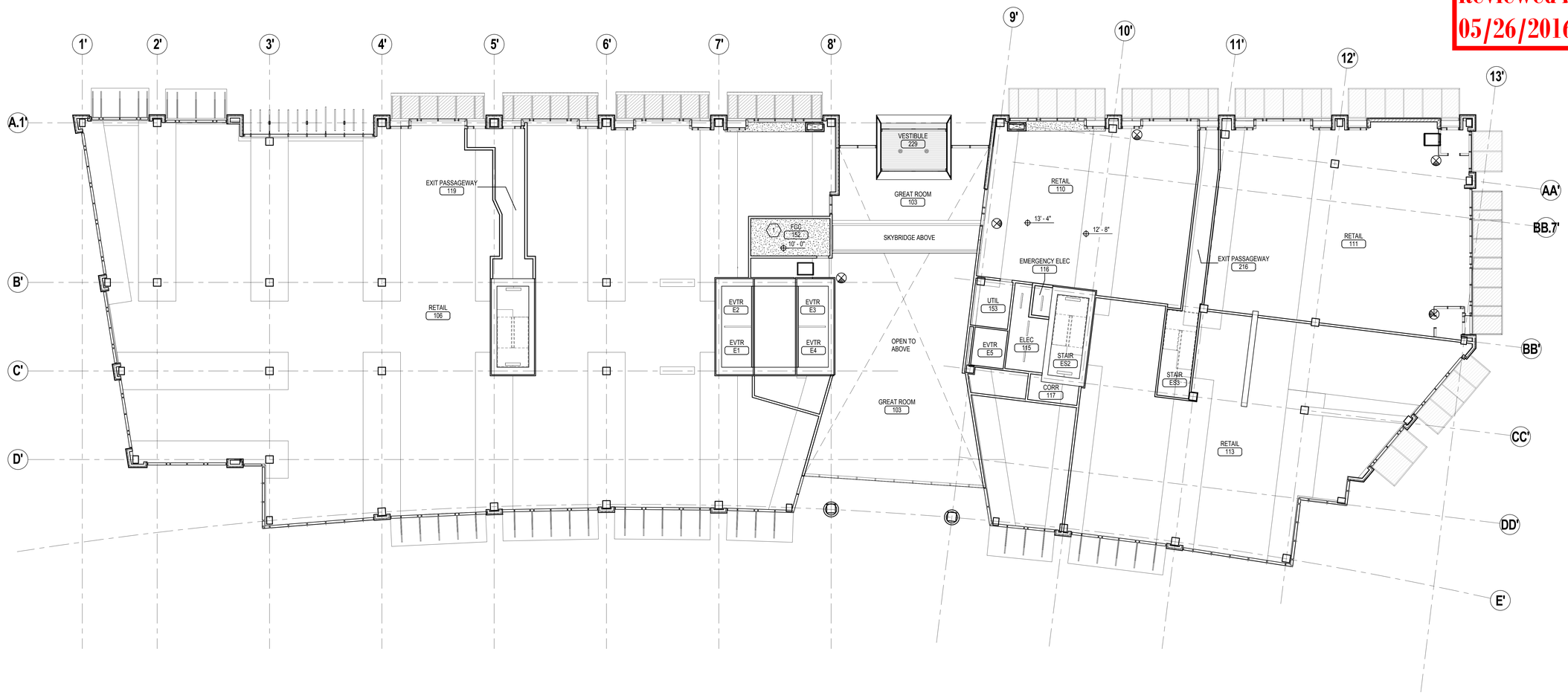
LEVEL 1 REFLECTED CEILING PLAN

A33.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 1.5 REFLECTED CEILING PLAN
3/32" = 1'-0"

0 4 8 16 32

PROJECT NORTH

KEYNOTES

1. 2 HOUR FIRE RATED CEILING
2. GLASS AND METAL CANOPY, TYPE 1
3. GLASS AND METAL CANOPY, TYPE 2
4. GLASS AND METAL CANOPY, TYPE 3

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM
- ACOUSTIC BAFFLES WITH MODULATED EDGE SCRIM BETWEEN BAFFLES AND HVAC
- WOOD PLANK CEILING

GENERAL NOTES

1. PROVIDE PAINT ON ALL GYPSUM CEILINGS
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
3. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	4/15/2016

SEAL

39975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

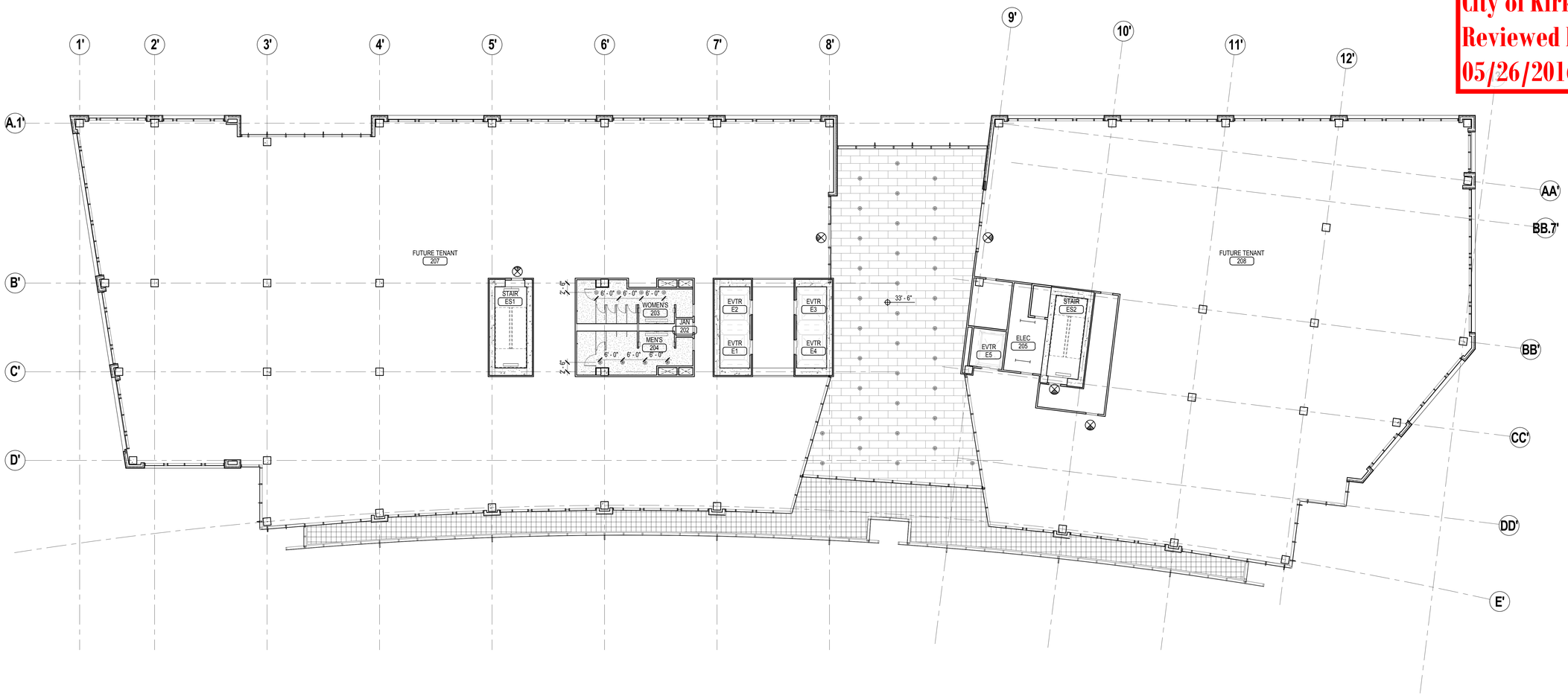
LEVEL 1.5 REFLECTED CEILING PLAN

1
A33.1.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



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

PROJECT NORTH

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM

GENERAL NOTES

1. ALL SPACES ARE OPEN TO STRUCTURE, UNO
2. PROVIDE PAINT ON ALL GYPSUM CEILINGS
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
4. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES
5. CEILING HEIGHT TO BE 9' - 0" AFF,TYP, UNO.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

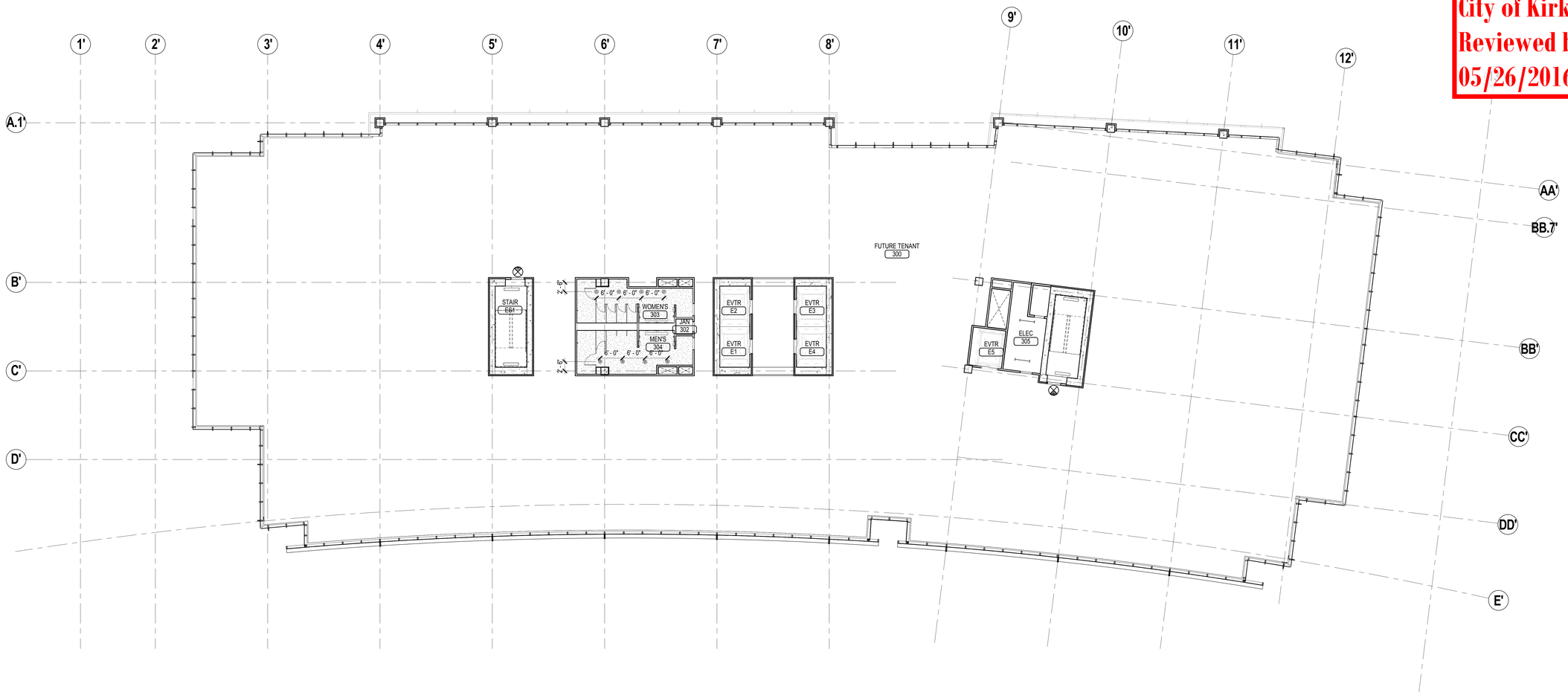
LEVEL 2 REFLECTED CEILING PLAN

A33.2

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 3 REFLECTED CEILING PLAN
3/32" = 1'-0"

PROJECT NORTH

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM

GENERAL NOTES

1. ALL SPACES ARE OPEN TO STRUCTURE, UNO
2. PROVIDE PAINT ON ALL GYPSUM CEILINGS
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
4. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES
5. CEILING HEIGHT TO BE 9' - 0" AFF.TYP, UNO.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

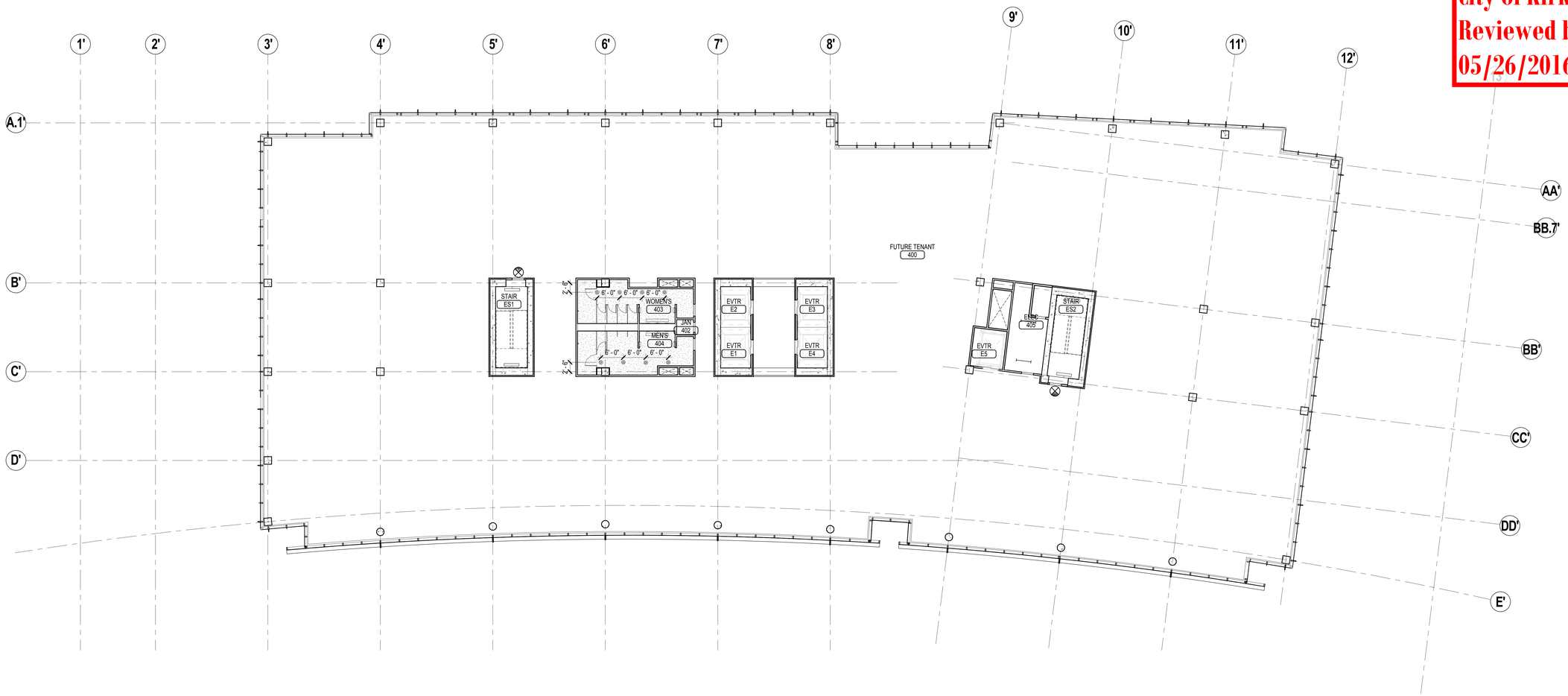
LEVEL 3 REFLECTED CEILING PLAN

A33.3

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 4 REFLECTED CEILING PLAN
3/32" = 1'-0"

PROJECT NORTH

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM

GENERAL NOTES

1. ALL SPACES ARE OPEN TO STRUCTURE, UNO
2. PROVIDE PAINT ON ALL GYPSUM CEILINGS
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
4. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES
5. CEILING HEIGHT TO BE 9' - 0" AFF,TYP, UNO.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

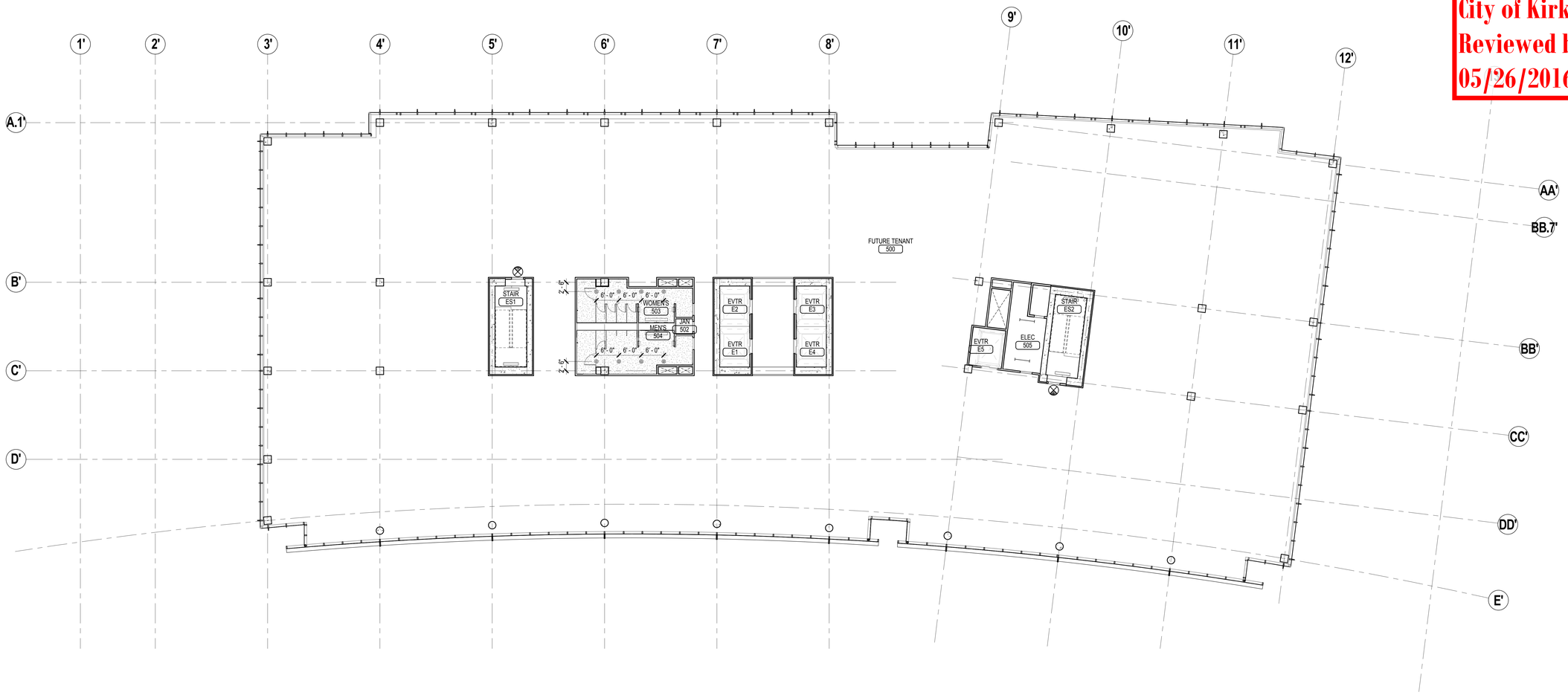
LEVEL 4 REFLECTED CEILING PLAN

A33.4

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 5 REFLECTED CEILING PLAN
3/32" = 1'-0"

0' 4' 8' 16' 32'

PROJECT NORTH

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM

GENERAL NOTES

1. ALL SPACES ARE OPEN TO STRUCTURE, UNO
2. PROVIDE PAINT ON ALL GYPSUM CEILINGS
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
4. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES
5. CEILING HEIGHT TO BE 9' - 0" AFF,TYP, UNO.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

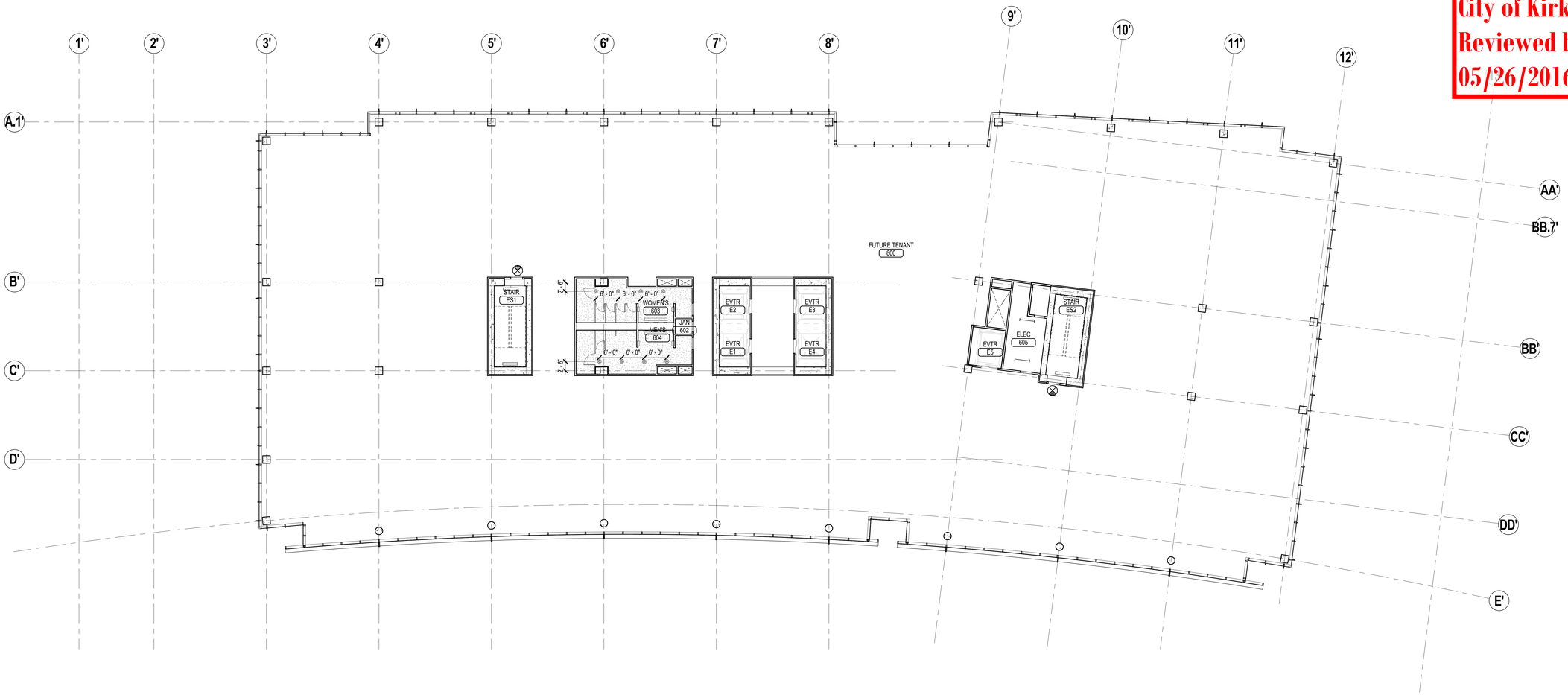
LEVEL 5 REFLECTED CEILING PLAN

A33.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 6 REFLECTED CEILING PLAN
3/32" = 1'-0"

PROJECT NORTH

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM

GENERAL NOTES

1. ALL SPACES ARE OPEN TO STRUCTURE, UNO
2. PROVIDE PAINT ON ALL GYPSUM CEILINGS
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
4. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES
5. CEILING HEIGHT TO BE 9' - 0" AFF,TYP, UNO.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

LEVEL 6 REFLECTED CEILING PLAN

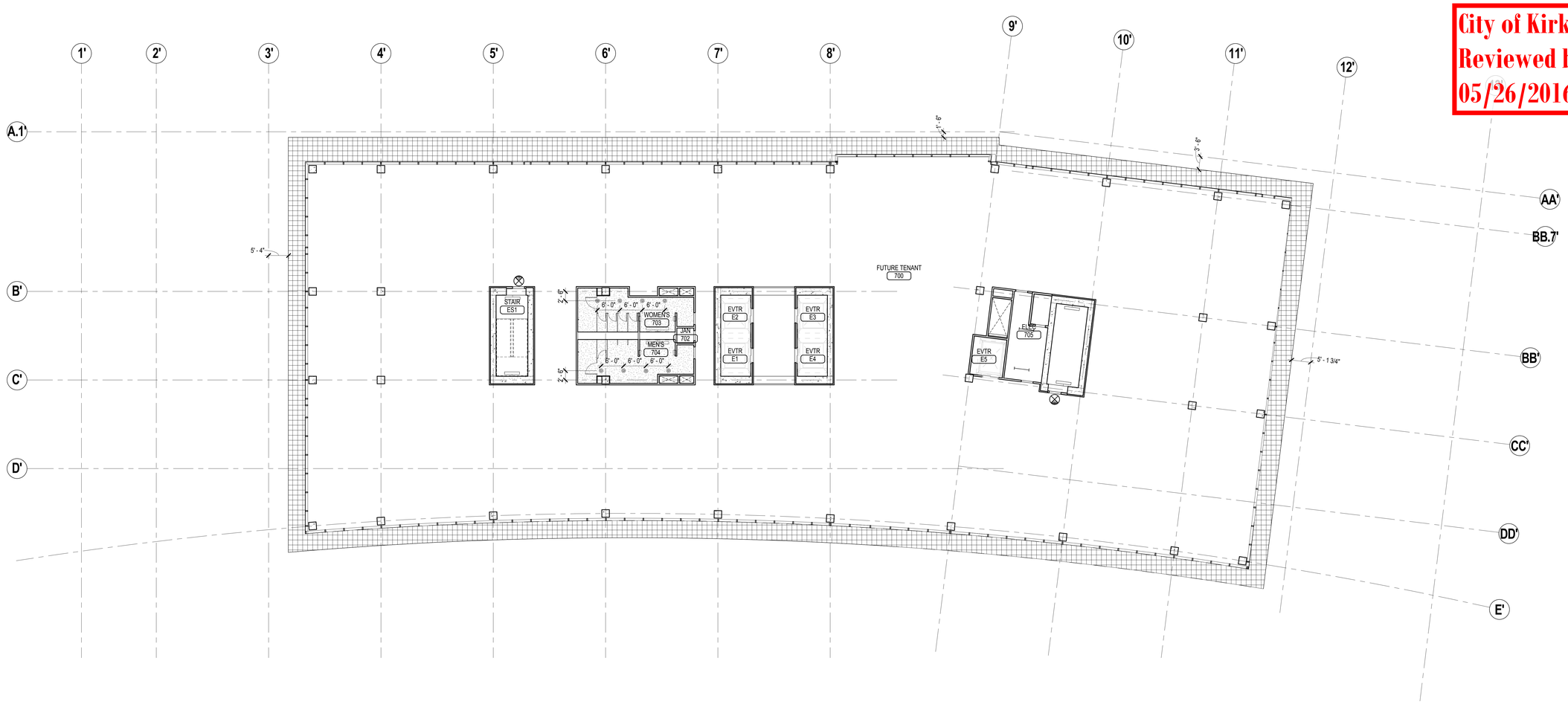
A33.6

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP - DO NOT PRINT

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 LEVEL 7 REFLECTED CEILING PLAN
3/32" = 1'-0"

PROJECT NORTH

LIGHTING LEGEND

- CEILING MOUNTED - RECESSED DOWNLIGHT
- CEILING MOUNTED - DECORATIVE LINEAR LIGHT
- CEILING / STRUCTURE MOUNTED - LINEAR LIGHT
- CEILING/STRUCTURE MOUNTED EGRESS LIGHTING SHADED SIDES ILLUMINATED
- WALL MOUNTED - LINEAR LIGHT

CEILING LEGEND

- OPEN TO STRUCTURE
- EXTERIOR SOFFIT
- GYPSUM BOARD
- RUNNING BOND SUSPENDED ACT PANEL CEILING SYSTEM

GENERAL NOTES

1. ALL SPACES ARE OPEN TO STRUCTURE, UNO
2. PROVIDE PAINT ON ALL GYPSUM CEILINGS
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE
4. SEE ELECTRICAL DRAWINGS FOR TEMPORARY LIGHTING TO BE PROVIDED IN FUTURE TENANT SPACES
5. CEILING HEIGHT TO BE 9' - 0" AFF,TYP, UNO.

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

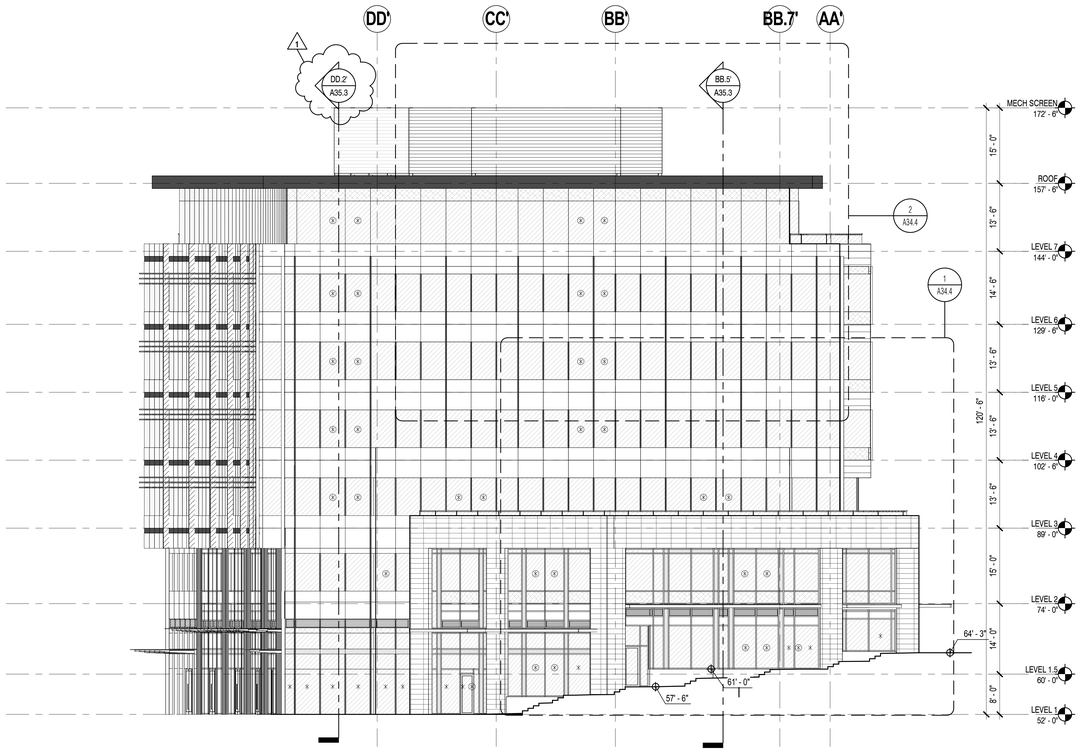
SHEET TITLE / NUMBER

LEVEL 7 REFLECTED CEILING PLAN

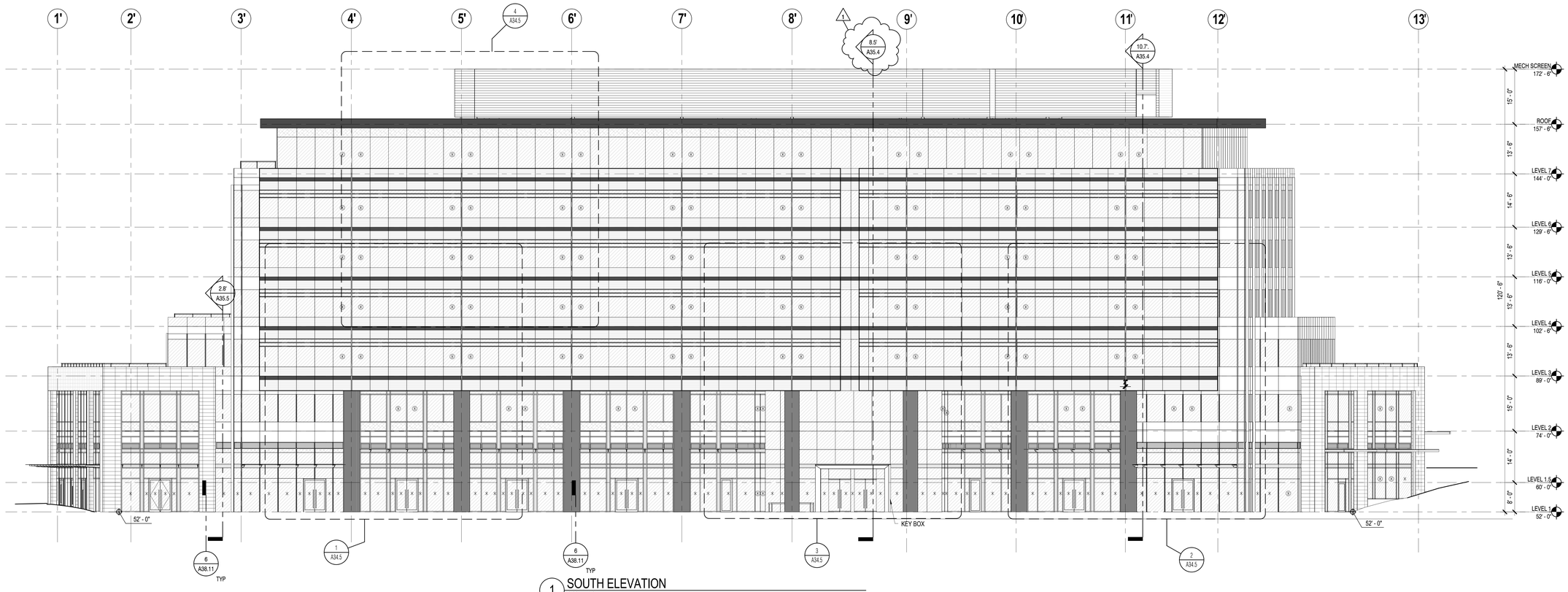
A33.7

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



2 EAST ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

LEGEND:

- PROPERTY LINE
- 72.00' FINISHED GRADE
- TEMPERED SAFETY GLAZING
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

SHEET TITLE / NUMBER

SOUTH & EAST ELEVATIONS

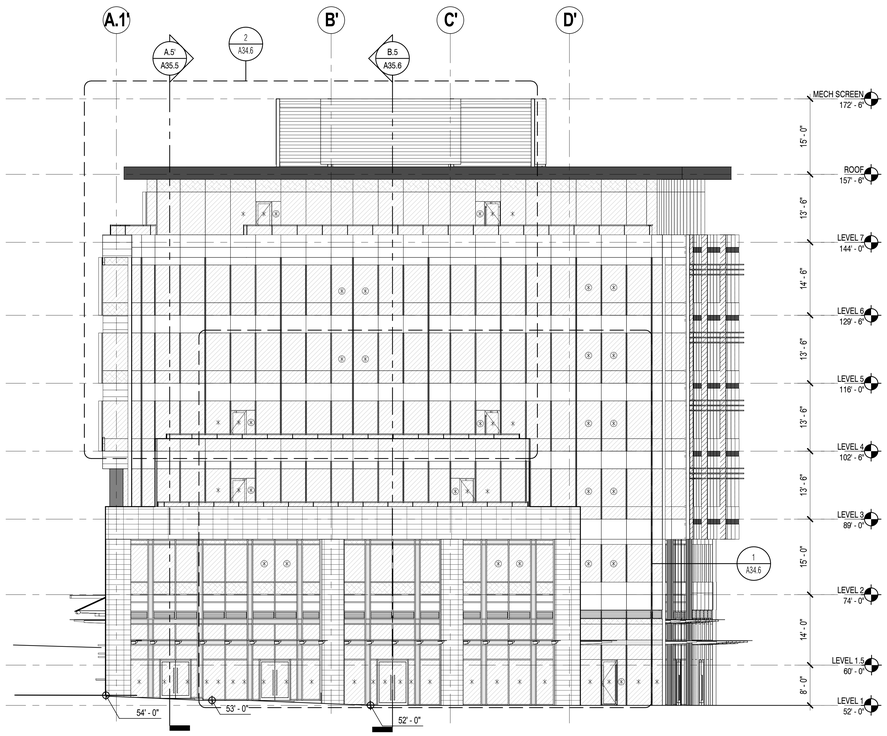
A34.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

BINDING STRIP



2 WEST ELEVATION
3/32" = 1'-0"

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

LEGEND:

- PROPERTY LINE
- 72.00' FINISHED GRADE
- TEMPERED SAFETY GLAZING
- KNOCKOUT TEMPERED SAFETY GLAZING (SMOKE REMOVAL)

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

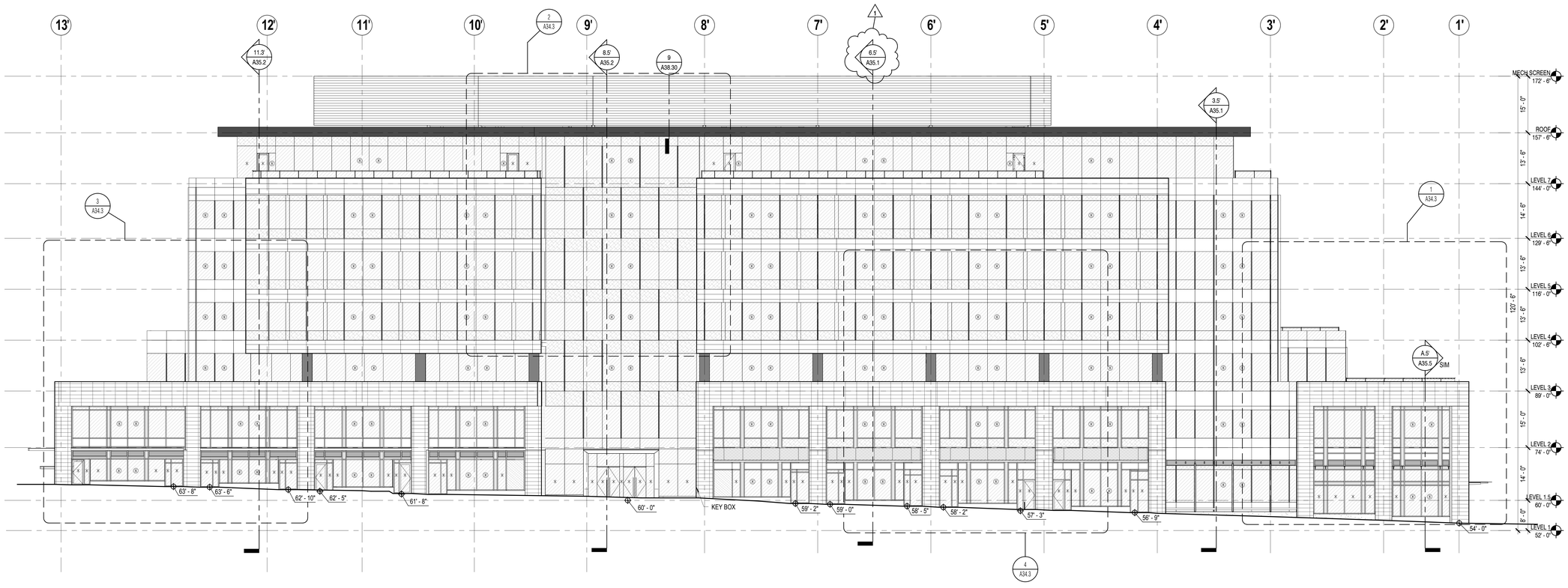
321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL



1 NORTH ELEVATION
3/32" = 1'-0"

PROJECT NUMBER PRUD01.14.016
DRAWN BY NG
ISSUE DATE 4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

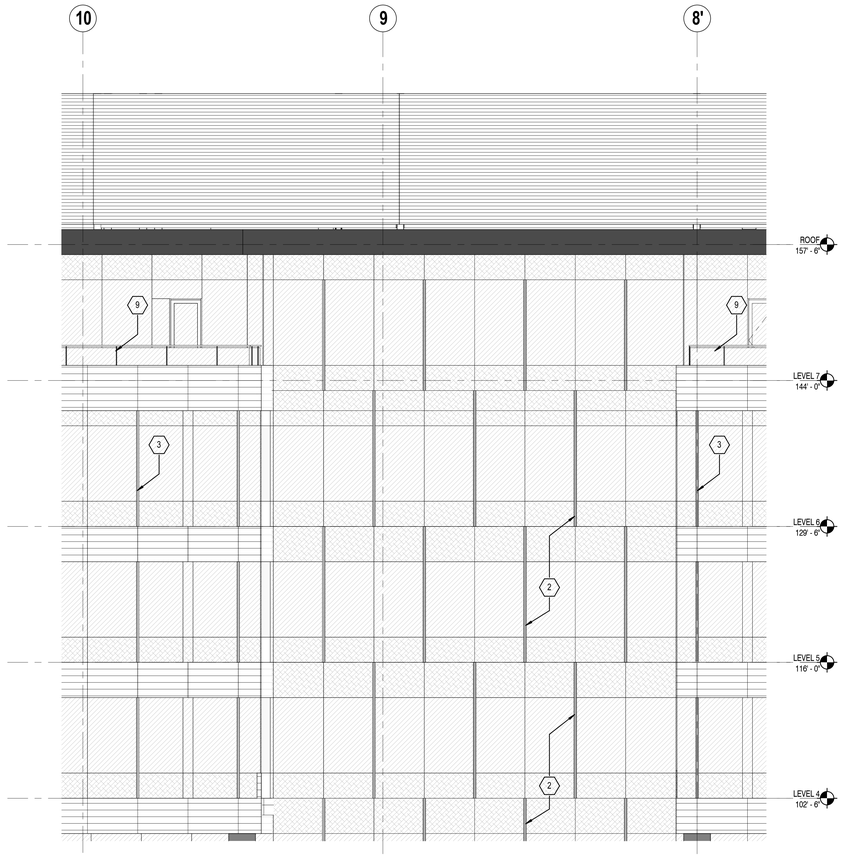
NORTH & WEST ELEVATIONS

A34.2

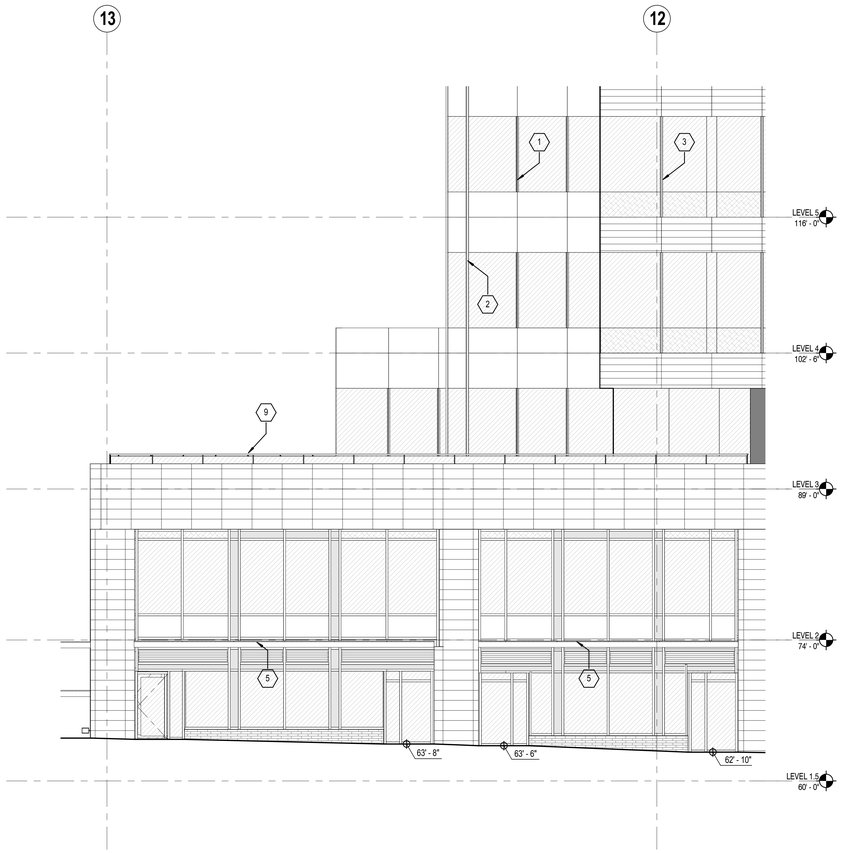
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016

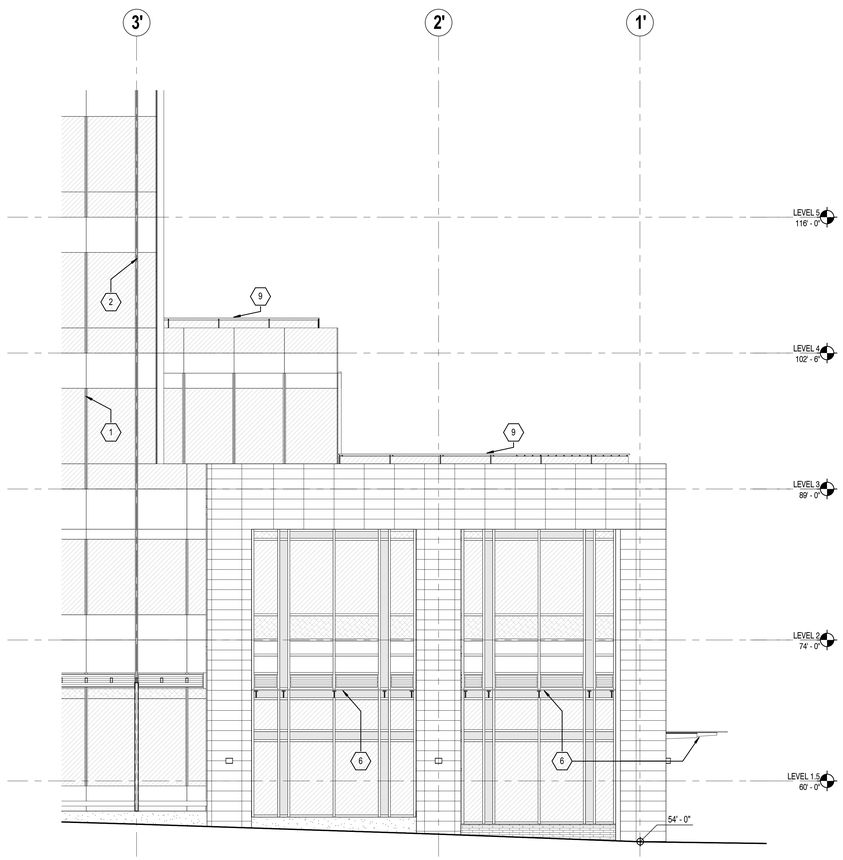
4 ENLARGED ELEVATION - NORTH RIGHT MIDDLE
3/16" = 1'-0"



2 ENLARGED ELEVATION - NORTH MIDDLE
3/16" = 1'-0"



3 ENLARGED ELEVATION - NORTH LEFT
3/16" = 1'-0"



1 ENLARGED ELEVATION - NORTH RIGHT
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

KEYNOTES

1. 4" MULLION CAPS- SEE DETAIL 13/A38.22
2. 8" MULLION CAPS- SEE DETAIL 14/A38.22
3. 10" MULLION CAPS- SEE DETAIL 15/A38.22
4. 8" SUN SHADES- SEE DETAIL 12/A38.6
5. CANOPY (TYPE 1)
6. CANOPY (TYPE 2)
7. CANOPY (TYPE 3)
8. SITEWORK, LANDSCAPE, AND ACCESSIBILITY PROVIDED IN FUTURE PERMIT PACKAGE #6
9. GLASS RAILING @ ACCESSIBLE ROOF DECK
10. 14" VERTICAL SUN SHADES SEE DETAIL 10/A38.22

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

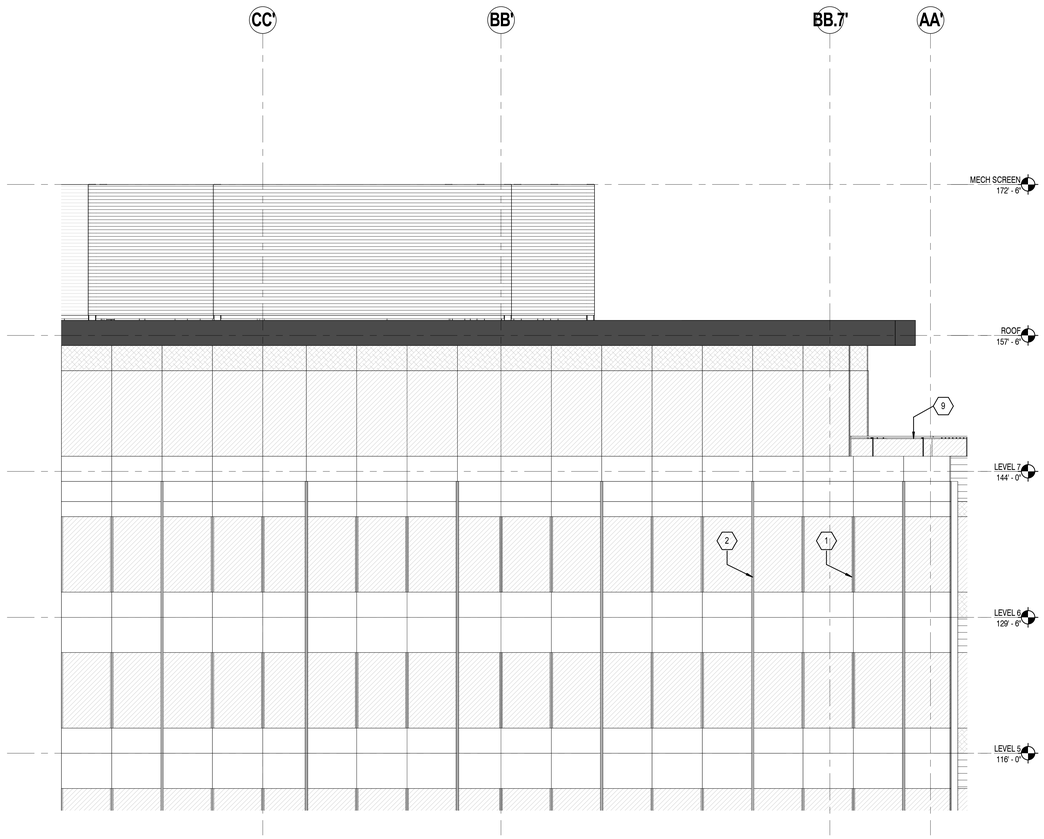
NORTH ENLARGED ELEVATION

A34.3

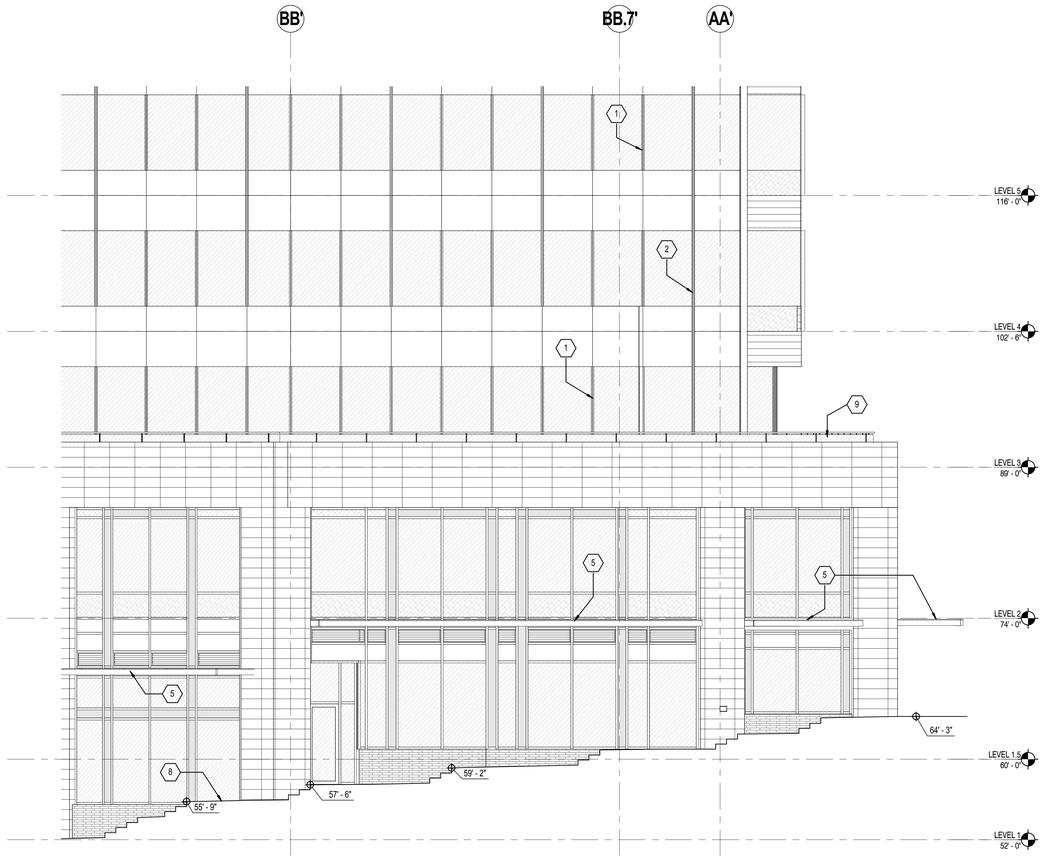
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

- BINDING STRIP -



2 ENLARGED ELEVATION - EAST HIGH
3/16" = 1'-0"



1 ENLARGED ELEVATION - EAST LOW
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

KEYNOTES

1. 4" MULLION CAPS- SEE DETAIL 13/A38.22
2. 8" MULLION CAPS- SEE DETAIL 14/A38.22
3. 10" MULLION CAPS- SEE DETAIL 15/A38.22
4. 8" SUN SHADES- SEE DETAIL 12/A38.6
5. CANOPY (TYPE 1)
6. CANOPY (TYPE 2)
7. CANOPY (TYPE 3)
8. SITEWORK, LANDSCAPE, AND ACCESSIBILITY PROVIDED IN FUTURE PERMIT PACKAGE #6
9. GLASS RAILING @ ACCESSIBLE ROOF DECK
10. 14" VERTICAL SUN SHADES SEE DETAIL 10/A38.22

1

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

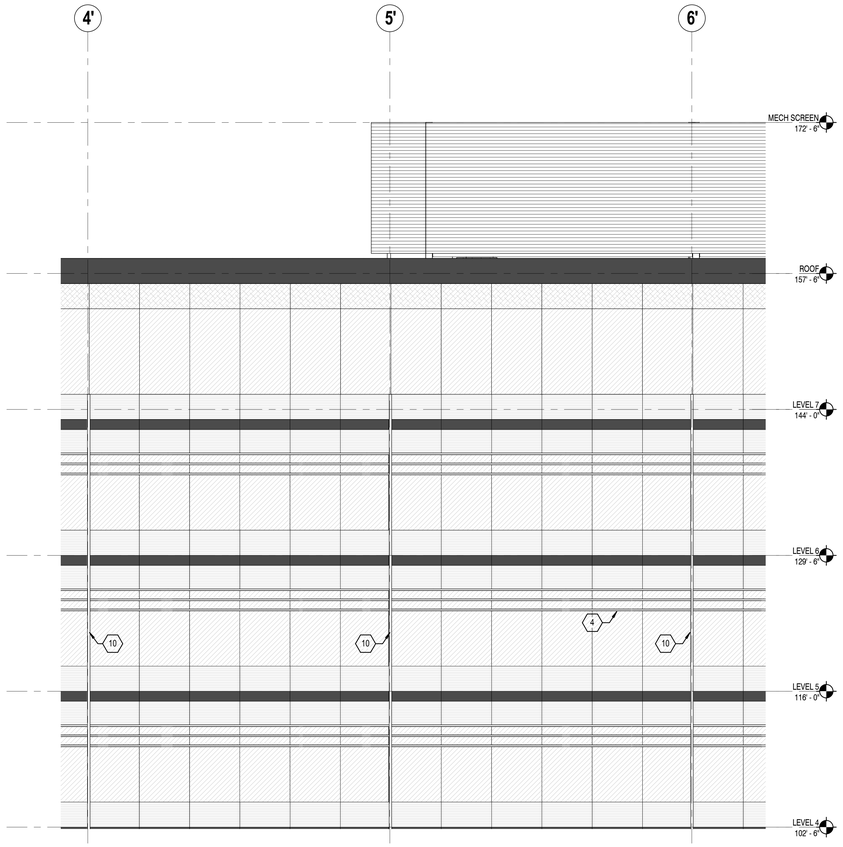
3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

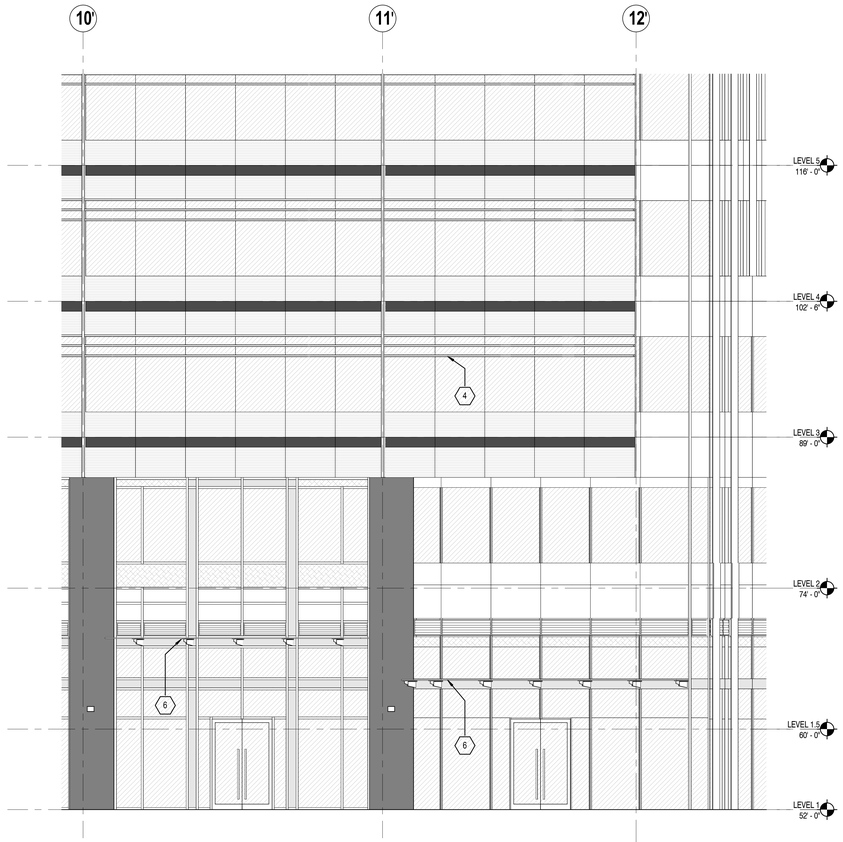
EAST ENLARGED ELEVATION

A34.4

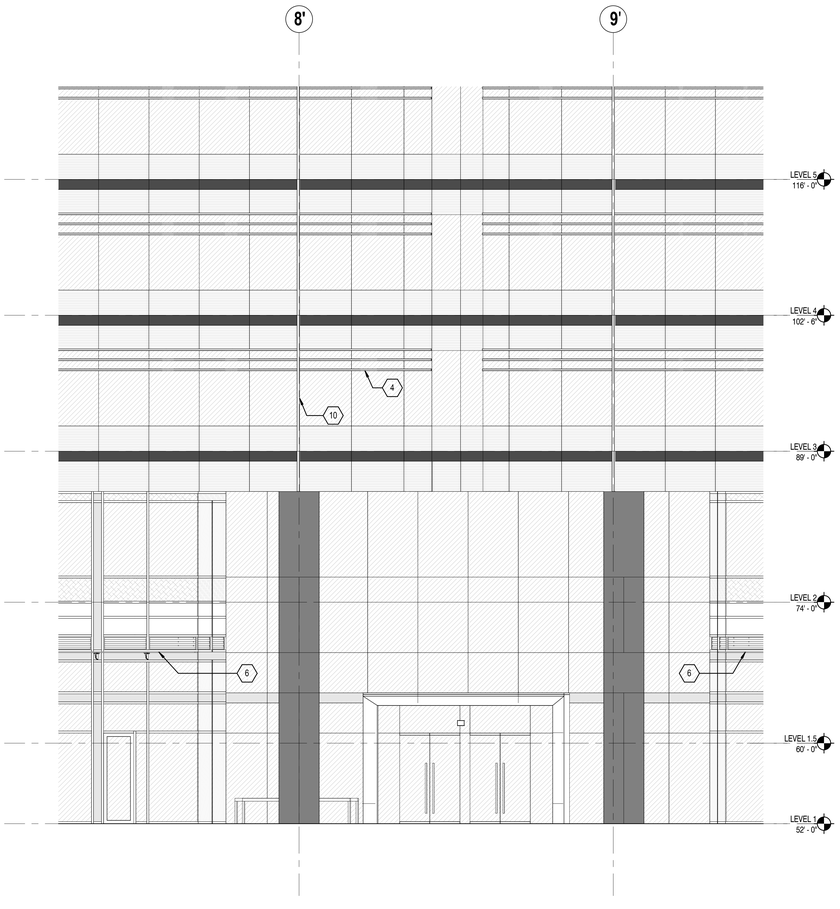
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED



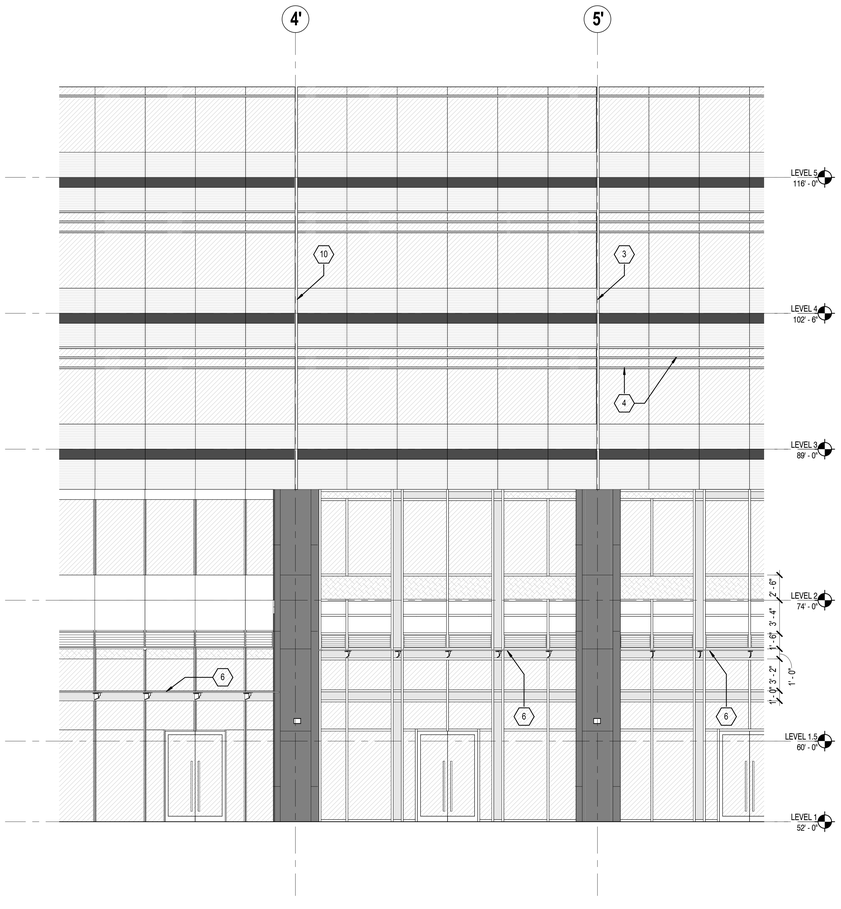
4 ENLARGED ELEVATION - SOUTH HIGH
3/16" = 1'-0"



2 ENLARGED ELEVATION - SOUTH RIGHT
3/16" = 1'-0"



3 ENLARGED ELEVATION - SOUTH MID
3/16" = 1'-0"



1 ENLARGED ELEVATION - SOUTH LEFT
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

KEYNOTES

1. 4" MULLION CAPS- SEE DETAIL 13/A38.22
2. 8" MULLION CAPS- SEE DETAIL 14/A38.22
3. 10" MULLION CAPS- SEE DETAIL 15/A38.22
4. 8" SUN SHADES- SEE DETAIL 12/A38.6
5. CANOPY (TYPE 1)
6. CANOPY (TYPE 2)
7. CANOPY (TYPE 3)
8. SITEWORK, LANDSCAPE, AND ACCESSIBILITY PROVIDED IN FUTURE PERMIT PACKAGE #6
9. GLASS RAILING @ ACCESSIBLE ROOF DECK
10. 14" VERTICAL SUN SHADES SEE DETAIL 10/A38.22

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

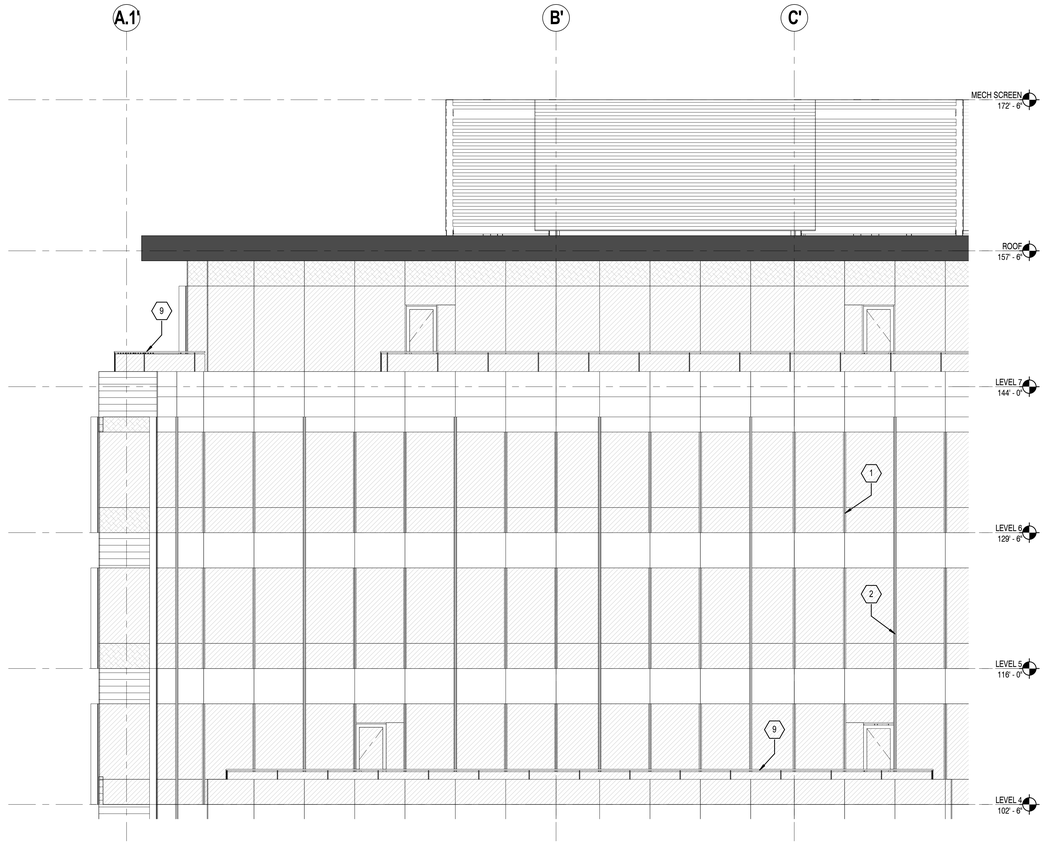
SOUTH ENLARGED ELEVATION

A34.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

BINDING STRIP



2 ENLARGED ELEVATION - WEST HIGH
3/16" = 1'-0"

1 ENLARGED ELEVATION - WEST LOW
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

KEYNOTES

1. 4" MULLION CAPS- SEE DETAIL 13/A38.22
2. 8" MULLION CAPS- SEE DETAIL 14/A38.22
3. 10" MULLION CAPS- SEE DETAIL 15/A38.22
4. 8" SUN SHADES- SEE DETAIL 12/A38.6
5. CANOPY (TYPE 1)
6. CANOPY (TYPE 2)
7. CANOPY (TYPE 3)
8. SITEWORK, LANDSCAPE, AND ACCESSIBILITY PROVIDED IN FUTURE PERMIT PACKAGE #6
9. GLASS RAILING @ ACCESSIBLE ROOF DECK
10. 14" VERTICAL SUN SHADES SEE DETAIL 10/A38.22

1

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

WEST ENLARGED ELEVATION

A34.6

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

EXTERIOR FINISH SCHEDULE

SPEC #:	MATERIAL:		MANUFACTURER:	NAME / COLOR:	SIZE:	LOCATION:	COMMENTS:
PRECAST							
	PC-1	PRECAST	OLYMPIAN PRECAST	SIMILAR TO OLYMPIAN PRECAST SAMPLE LABELED COLOR 4181		BUILDING F QFC FASCIA AND NORTH FACADE	
	PC-2	PRECAST	OLYMPIAN PRECAST	REFER TO PRECAST INSTITUTE COLOR AND TEXTURE GUIDE, PCI #538 AE-D		BUILDING F SOUTH AND EAST FACADE, LEVELS ONE AND TWO	WHITE CEMENT, BLACK PIGMENT FINE AGGREGATE: CRUSHED GREY GRANITE AND PINK FELDSPAR COARSE AGGREGATE: 3/4" TO 1/2" GREY GRANITE
STONE CLADDING							
	SC-1	LIMESTONE	QUARRY S/E	CAMBRIC ALT: MIXED GRIS		BUILDING E RETAIL	STONE SIZE TO BE SELECTED- 12"X36" TYPICAL
	SC-2	LIMESTONE	QUARRY S/E	BAHAMA LIGHT GRAY ALT: PALOMA GRAY		BUILDING F RETAIL	VARIED HEIGHT AND WIDTH
BRICK / CMU (UNIT MASONRY)							
	UM-1	BRICK		IRONSPOT		BUILDNG E RETAIL	ROMAN SIZE – THIN BRICK GROUT TO BE SELECTED
	UM-2	BRICK		IRONSPOT		BUILDING F RETAIL	NORMAN SIZE GROUT TO BE SELECTED
	UM-3	CMU		GREY		BUILDING F SOUTH FAÇADE LEVEL ONE	8 RIB SPLIT RIB
METAL PANEL							
	ACM-1	ALUMINUM COMPOSITE METAL		COLOR TO MATCH ALPOLIC "PEWTER "		BUILDING E NORTH AND SOUTH FAÇADE COLUMN COVERS	
	ACM-2	ALUMINUM COMPOSITE METAL		COLOR TO MATCH ARCHITECT'S SAMPLE- SILVER/CHAMPAGNE METALLIC		BUILDING E LEVEL 1 AND LEVEL 2 WINDOW INFILL PANEL	
	ACM-3	ALUMINUM COMPOSITE METAL		COLOR TO MATCH LARSON XL-65 XL PEWTER		BUILDING E ROOF EYEBROW, WINDOW MULLIONS L1,L2, AND BAND AT FLOORLINE SOUTH ELEV. CURVED FACADE	
	ACM-4	ALUMINUM COMPOSITE METAL		COLOR TO MATCH KINGSPAN MEDIUM GRAY METALLIC		BUILDING F AT NORTH ELEVATION L2, METAL COLUMN COVERS AT L3	
	GLMP-1	GLAZED-IN ACM METAL PANEL		TO MATCH LARSON XL-29 PEAL METALLIC		BUILDING E L1 - L6	
	GLMP-2	GLAZED-IN ACM METAL PANEL	LARSON	ANODIC BRUSHED MATTE OR ALUNATURAL BRUSHED TITANIUM		BUILDING E NORTH FAÇADE LEVELS 4-6	
	GLMP-3	GLAZED-IN ACM METAL PANEL		COLOR TO MATCH ALPOLIC TXG GRAY		BUILDING F L3 - L8	
	GLMP-4	GLAZED-IN ACM METAL PANEL		COLOR TO MATCH KINGSPAN IMPERIAL WHITE		BUILDING F L3 - L8	
	MC-1	METAL CLADDING	LONGBOARD	LIGHT ELM ID #1815/08-716		BUILDING E SPANDREL BETWEEN L1 AND L2	ATTACH TO GLAZED-IN METAL PANEL SUBSTRATE
	MP-1	PATINATED METAL PANEL	PURE + FREEFORM	PURE +FREEDOM CUSTOM FINISH SIM TO "MATURE BRONZE"		BUILDING E ENTRY VESTIBULES AT GREAT ROOM	LOCAL REP ARCHITECTURAL METAL SOLUTIONS TOM LALLY 360-825- 2404
	MP-2	PATINATED METAL PANEL	PURE + FREEFORM	PURE +FREEDOM CUSTOM FINISH SIM TO "OIL RUBBER BRONZE "		BUILDING F OFFICE ENTRIES	LOCAL REP ARCHITECTURAL METAL SOLUTIONS TOM LALLY 360-825- 2404
	MP-3	PATINATED METAL PANEL	PURE + FREEFORM	PURE +FREEDOM CUSTOM FINISH SIM TO BLUE RUST AND MATURE RED		BUILDING F SOUTH FACADE AND WEST FACADE	LOCAL REP ARCHITECTURAL METAL SOLUTIONS TOM LALLY 360-825- 2404
	MS-1	METAL SOFFIT	LONGBOARD	LIGHT ELM	6"	BUILDING E SOFFIT AT LEVEL 3 SOUTH FAÇADE AND ROOF EYEBROW	ALTERNATE 1: ARMSTRONG METALWORKS LINEAR EXTERIOR 6 INCH—COLOR TO BE SELECTED ALTERNATE 2: PURE+ FREEFORM METAL PANEL WOOD GRAIN- 8 INCH PLANKS
	MS-2	METAL SOFFIT	ARMSTRONG	WOOD GRAIN TO BE SELECTED (EFFECTS CHERRY PRELIMINARY SELECTION)	6"	BUILDING F SOFFIT AT ROOF EYEBROW	ALTERNATE 1: LONGBOARD, 6" PLANKS ALTERNATE 2: PURE+ FREEFORM METAL PANEL WOOD GRAIN- 8 INCH PLANKS
	PMP-1	PROFILE METAL PANEL	MORIN OR APPROVED	METALLIC DARK GRAY (E08) COLOR TO MATCH ALPOLIC MICA MZG GREY		BUILDING E ROOF SCREEN	EXPOSED FASTENER
	PMP-2	PROFILE METAL PANEL	MORIN OR APPROVED	METALLIC DARK GRAY(F14) COLOR TO MATCH CUSTOM BUILT METALS STORM GRAY		BUILDING F ROOF SCREEN	EXPOSED FASTENER
	CORTEN 1	STEEL SHEET	US STEEL	WEATHERED 1/4" CORTEN SHEET		BUILDING F PLANTERS AND BUILDING F1 PLANTERS	
	CORTEN 2	STEEL SHEET	US STEEL	WEATHERED PERFORATED CORTEN SHEET		GARAGE WALL NEAR BUILDING B	11 TO 14 GAUGE WITH ¼ HOLES AND 30% FREE AREA . NO PERFORATIONS AT EDGE RETURNS
WOOD PRODUCTS							
	WD-1	WOOD SOFFIT		IPE OR APPROVED	1" X 6"	BUILDING F OFFICE ENTRY CANOPY AND CANOPY AT ELEVATORS L2, WEST ELEVATION	FINISH TO BE SELECTED
	WD-2	WOOD SOFFIT		SPECIES TO BE SELECTED	1" X 6"	BUILDING B SOFFIT	TO MATCH GENERAL COLOR AND TEXTURE OF PREMIUM WOOD SIDING (ALTERNATE SPECIES TO BE CONSIDERED)
	WD-3	WOOD SOFFIT		SPECIES TO BE SELECTED	1" X 6"	BUILDING G SOFFIT	TO MATCH GENERAL COLOR AND TEXTURE OF PREMIUM WOOD SIDING (ALTERNATE SPECIES TO BE CONSIDERED)
	WD-4	WOOD RAINSCREEN CLADDING		MASSARANDUBA 1X4 OR 5/4X6	5/4" X 6"	BUILDING B WALLS (COLUMNS SIM WOOD)	
	WD-5	WOOD RAINSCREEN CLADDING		IPE	5/4" X 6"	BUILDING F NORTH FAÇADE LEVEL TWO	
	WD-6	WOOD RAINSCREEN CLADDING		IPE	5/4" X 6"	BUILDING B WALLS (COLUMNS SIM WOOD)	
FIBER CEMENT PANELS							
	FCP-1	TEXTURED FIBER CEMENT PANEL	EQUITONE	HESSIAN / LINEA		BLG F NORTH L2	LINEA
	FCP-2	FIBER CEMENT PANEL	SWISS PEARL	BLACK OPAL 7020 / CARAT		BLG F NORTH L1 PARAPET AT PLANTERS	CARAT

EXTERIOR FINISH SCHEDULE

SPEC #:	MATERIAL:		MANUFACTURER:	NAME / COLOR:	SIZE:	LOCATION:	COMMENTS:
WINDOW / DOOR FRAME AND MULLIONS							
	LOUVRE 1			COLOR TO MATCH ALPOLIC MICA MZG GREY		HORIZONTAL SUNSHADE SOUTH ELEVATION AT CURVED FACADE	CO PA EL ROOF SCREEN
	MULLION 1	LIMESTONE		COLOR TO MATCH PPG DURANAR XL CHAMPAGNE GOLD		BUILDING F MULLIONS AT BRICK RETAIL FACADES	
	MULLION EXTENSION 1	ALUMINUM COMPOSITE METAL		COLOR TO MATCH LARSON S-32 CADET GRAY		VERTICAL FIN SOUTH ELEVATION AT CURVED FAÇADE AND NORTH ELEVATION L 4-6	
	MULLION EXTENSION 2	LIMESTONE		COLOR TO MATCH CUSTOM BUILT METALS STORM GRAY		VERTICAL FINS	
GLASS AND GLAZING							
	GL-1		VIRACON OR GUARDIAN	NEUTRAL (CLEAR) COLOR LOW E COATING		BUILDING E	LOW E GLAZING VLT 60 % OR ABOVE U VALUE .30 OR BELOW SHGC .31 OR BELOW REFLECTANCE OUT 15% OR BELOW VIRACON VNE13-63 OR GUARDIAN SNX 62/27
	GL-2		VIRACON OR GUARDIAN	OPACICOAT COLOR: OPACII-COAT 300 TELEGRAY		BUILDING E	INSULATED UNIT WITH LOW E TO MATCH VISION GLASS. OPACICOAT ON #4 SURFACE
	GL-3		VIRACON OR GUARDIAN	FRIT COLOR: WARM GRAY CUSTOM COLOR (CONFIRM) OPACICOAT: SAME AS GL-2		BUILDING E SOUTH CURVED FAÇADE	INSULATED UNIT WITH LOW E TO MATCH VISION GLASS. OPACICOAT ON FOURTH SURFACE, FRIT ON 2ND SURFACE. FRIT = HORIZONTAL LINE PATTERN APPROXIMATELY ½ TALL WITH ½" SPACE ON 3RD SURFACE
	GL-4		VIRACON OR GUARDIAN	NEUTRAL (CLEAR) COLOR LOW E COATING		BUILDING F	LOW E GLAZING VLT 60 % OR ABOVE U VALUE .30 OR BELOW SHGC .31 OR BELOW REFLECTANCE OUT 15% OR BELOW VIRACON VNE13-63 OR GUARDIAN SNX 62/27
	GL-5		VIRACON OR GUARDIAN	OPACICOAT CUSTOM COLOR SIMILAR TO WARM GRAY		BUILDING F	CONFIRM ATTACHMENT METHOD. INSULATED UNIT WITH LOW E TO MATCH VISION GLASS. OPACICOAT ON #4 SURFACE
	GL-6		VIRACON OR GUARDIAN	FRIT COLOR: WARM GRAY CUSTOM COLOR (CONFIRM) OPACICOAT: WARM GRAY CUSTOM COLOR (CONFIRM)		BUILDING F	INSULATED UNIT WITH LOW E TO MATCH VISION GLASS. OPACICOAT ON FOURTH SURFACE, FRIT ON 2ND SURFACE. FRIT = HORIZONTAL LINE PATTERN APPROXIMATELY ½ TALL WITH ½" SPACE ON 3RD SURFACE

CANOPY TYPES

CANOPY:	FRAME MATERIAL:	INFILL MATERIAL:				LOCATION:	COMMENTS:
TYPE 1	TUBE STEEL	LAMINATED GLASS WITH PATTERNED INTERLAYER IN ALUMINUM OVERHEAD GLAZING FRAME					GLAZING SLOPED TO OUTSIDE
TYPE 2	DOUBLE STEEL ANGLES - TAPERED	LAMINATED GLASS WITH PATTERNED INTERLAYER STRUCTURALLY GLAZED STEEL FRAME					GLAZING SLOPED TO OUTSIDE
TYPE 3	STEEL PIPE AT PERIMETER WITH SLOPING STEEL GLASS SUPPORT	LAMINATED GLASS WITH PATTERNED INTERLAYER STRUCTURALLY GLAZED TO STEEL FRAME					GLAZING SLOPED TO OUTSIDE
TYPE 4	STEEL PIPE AT PERIMETER WITH SLOPING STEEL SUPPORT	FABRIC ON ALUMINUM FRAME					
TYPE 5	SOLID CANOPY WITH INTERNAL STEEL FRAME	METAL PANEL TOP					INTERNALLY DRAINED

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

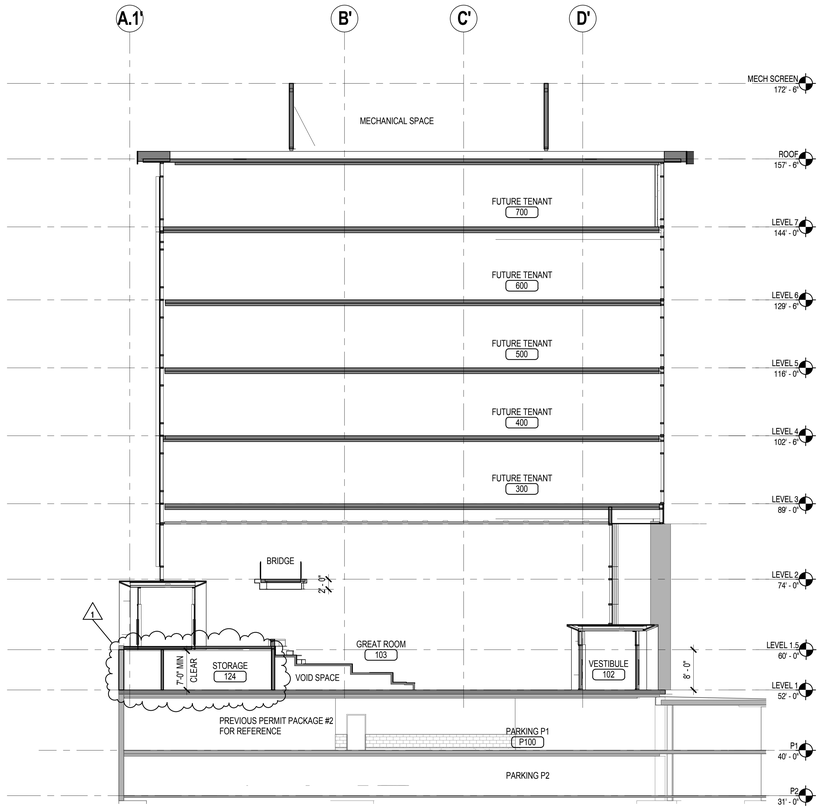
SHEET TITLE / NUMBER

EXTERIOR FINISH SCHEDULE

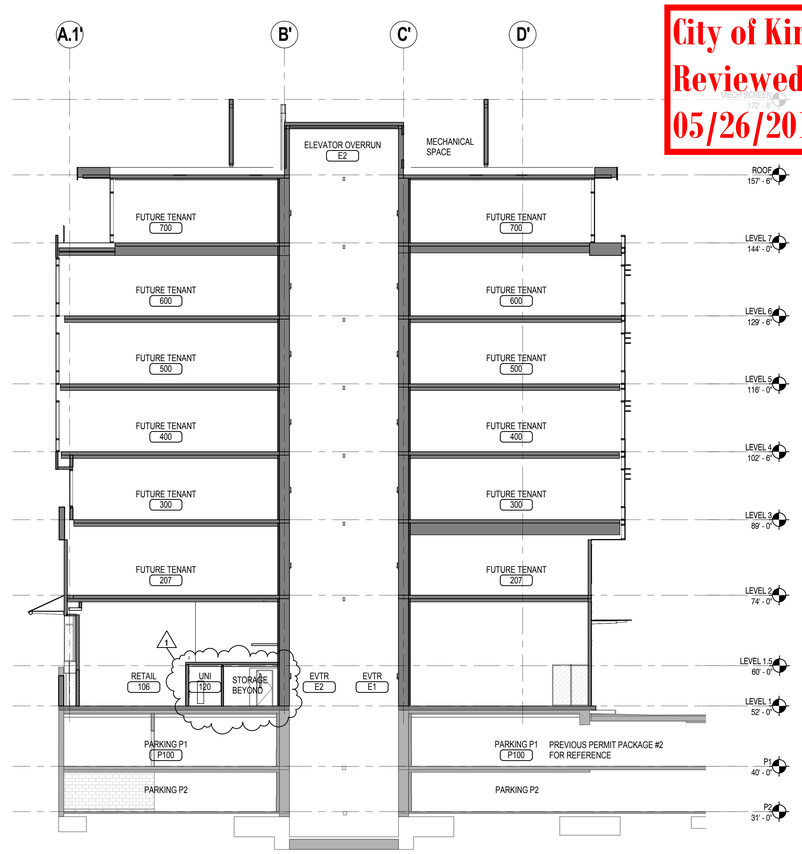
A34.7

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

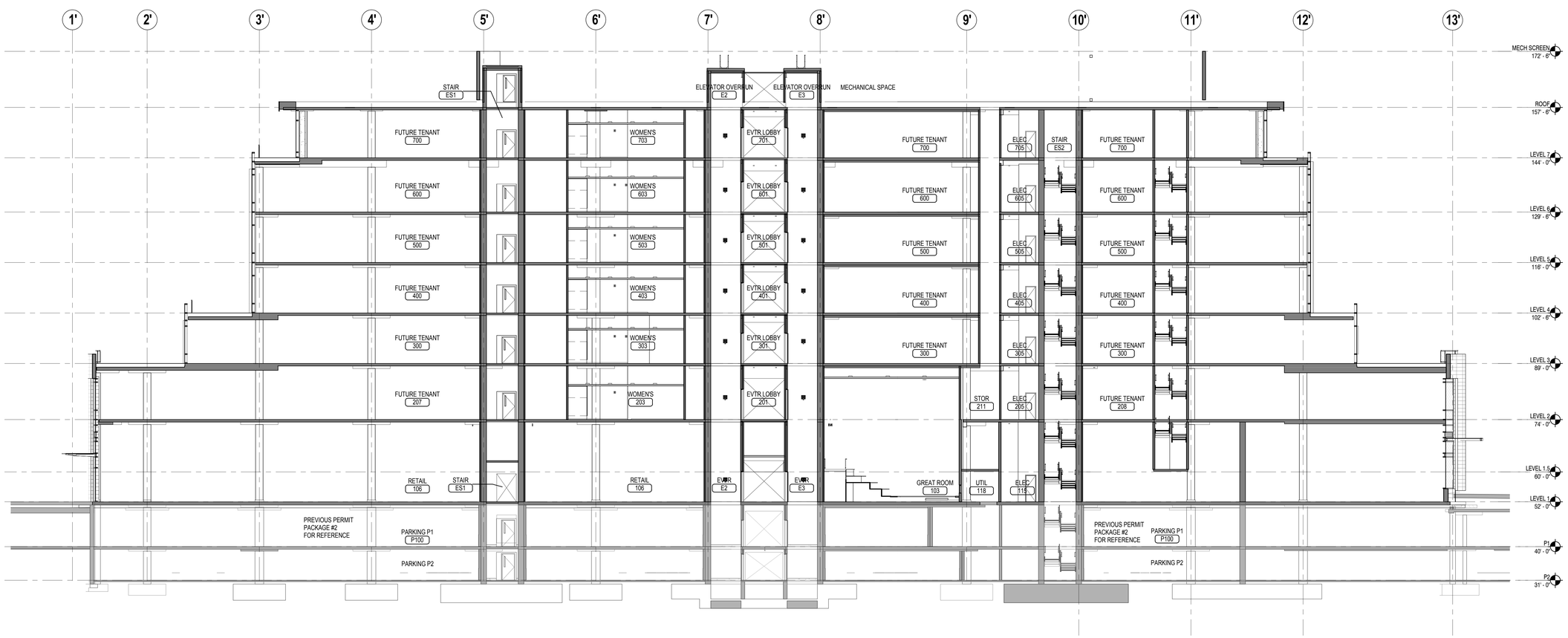
City of Kirkland
Reviewed by AHaupt
05/26/2016



3 N/S BUILDING SECTION LOOKING EAST
3/32" = 1'-0"



2 N/S BUILDING SECTION LOOKING EAST
3/32" = 1'-0"



1 E/W BUILDING SECTION LOOKING NORTH
3/32" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

SHEET TITLE / NUMBER

BUILDING SECTIONS

A34.8

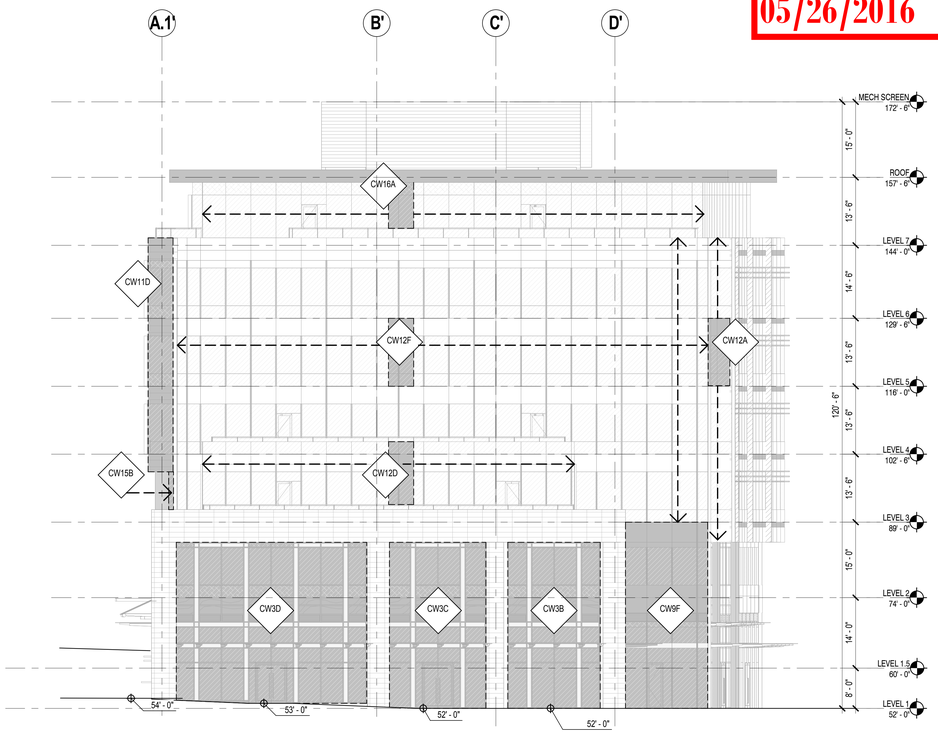
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -

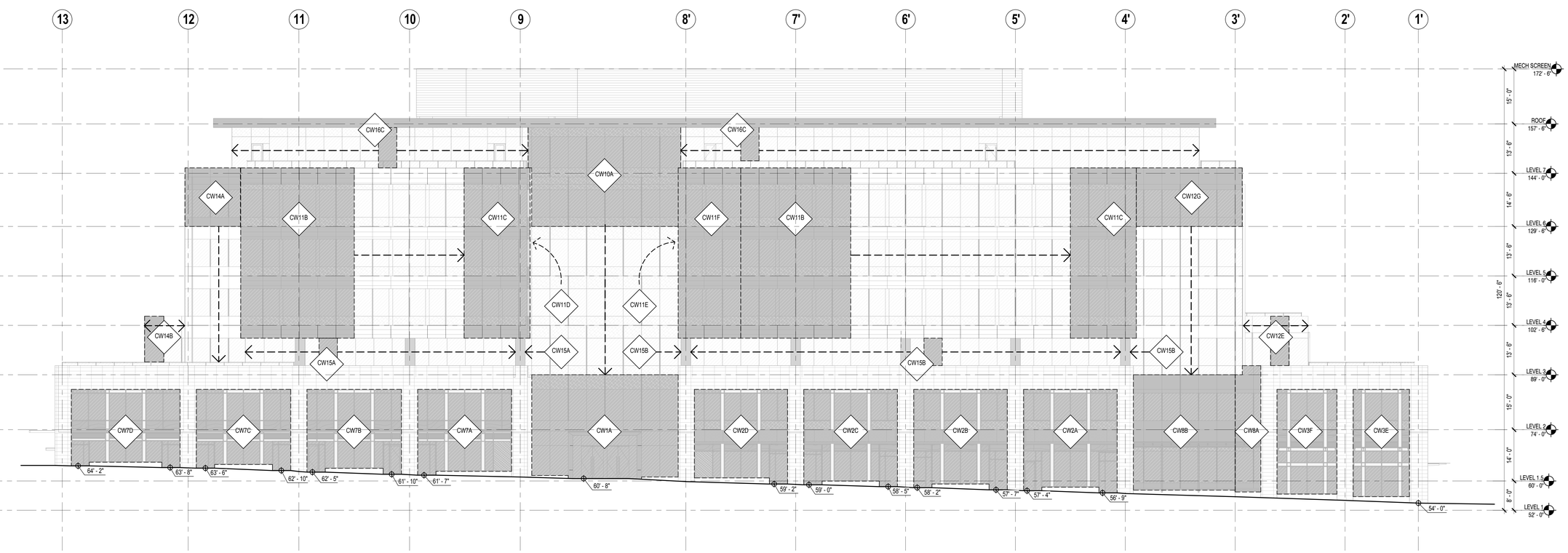
City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



2 ELEVATION - WEST CURTAIN WALL
3/32" = 1'-0"



1 ELEVATION - NORTH CURTAIN WALL
3/32" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

CURTAIN WALL SCHEDULE DIAGRAM - NORTH & WEST

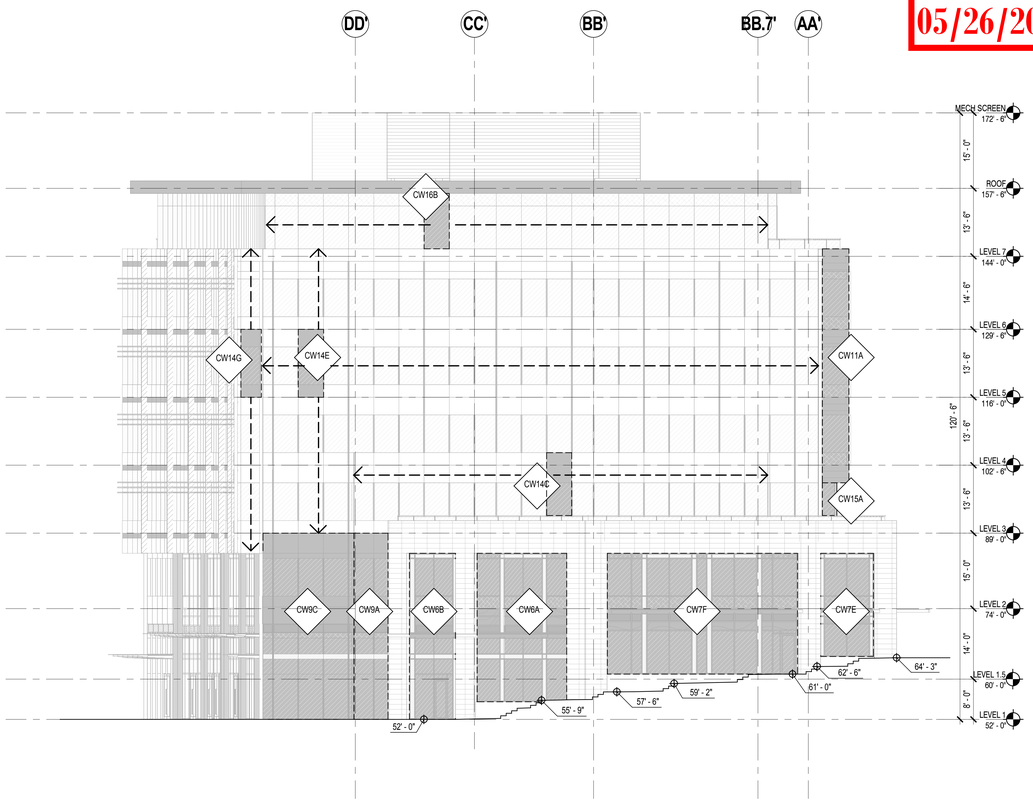
A34.11

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

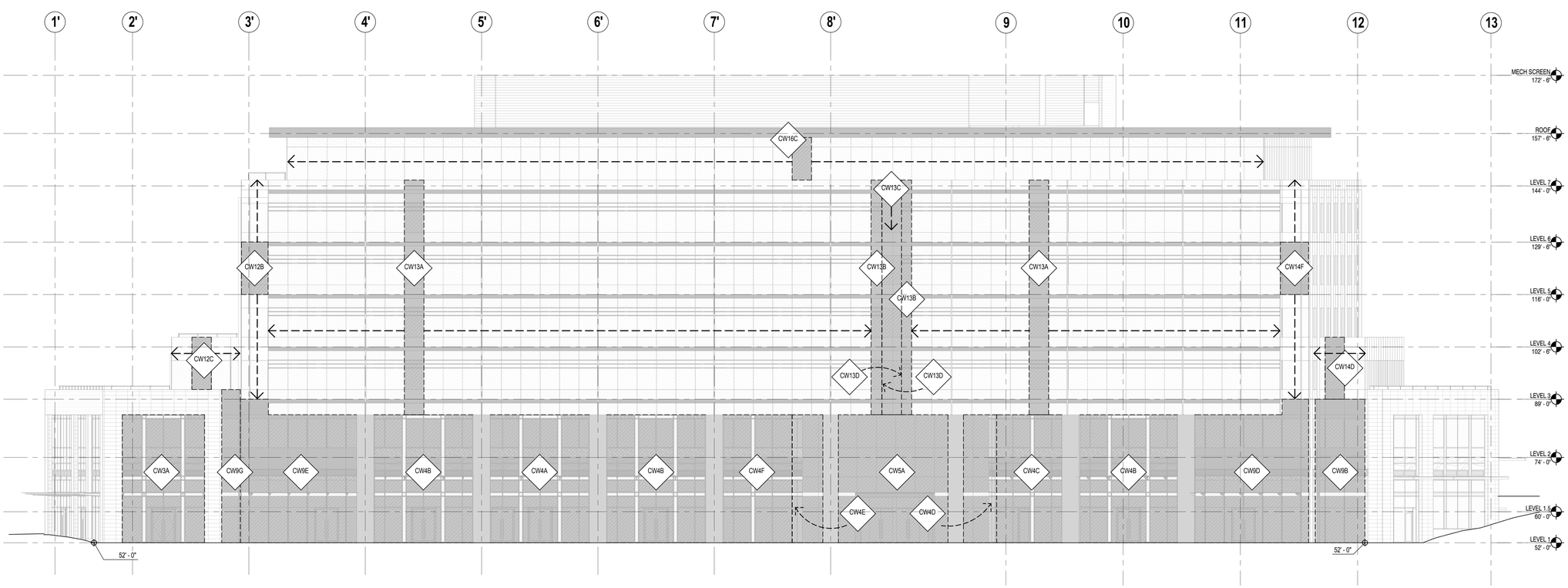
- BINDING STRIP -

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



2 ELEVATION - EAST CURTAIN WALL
3/32" = 1'-0"



1 ELEVATION - SOUTH CURTAIN WALL
3/32" = 1'-0"

- BINDING STRIP -

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

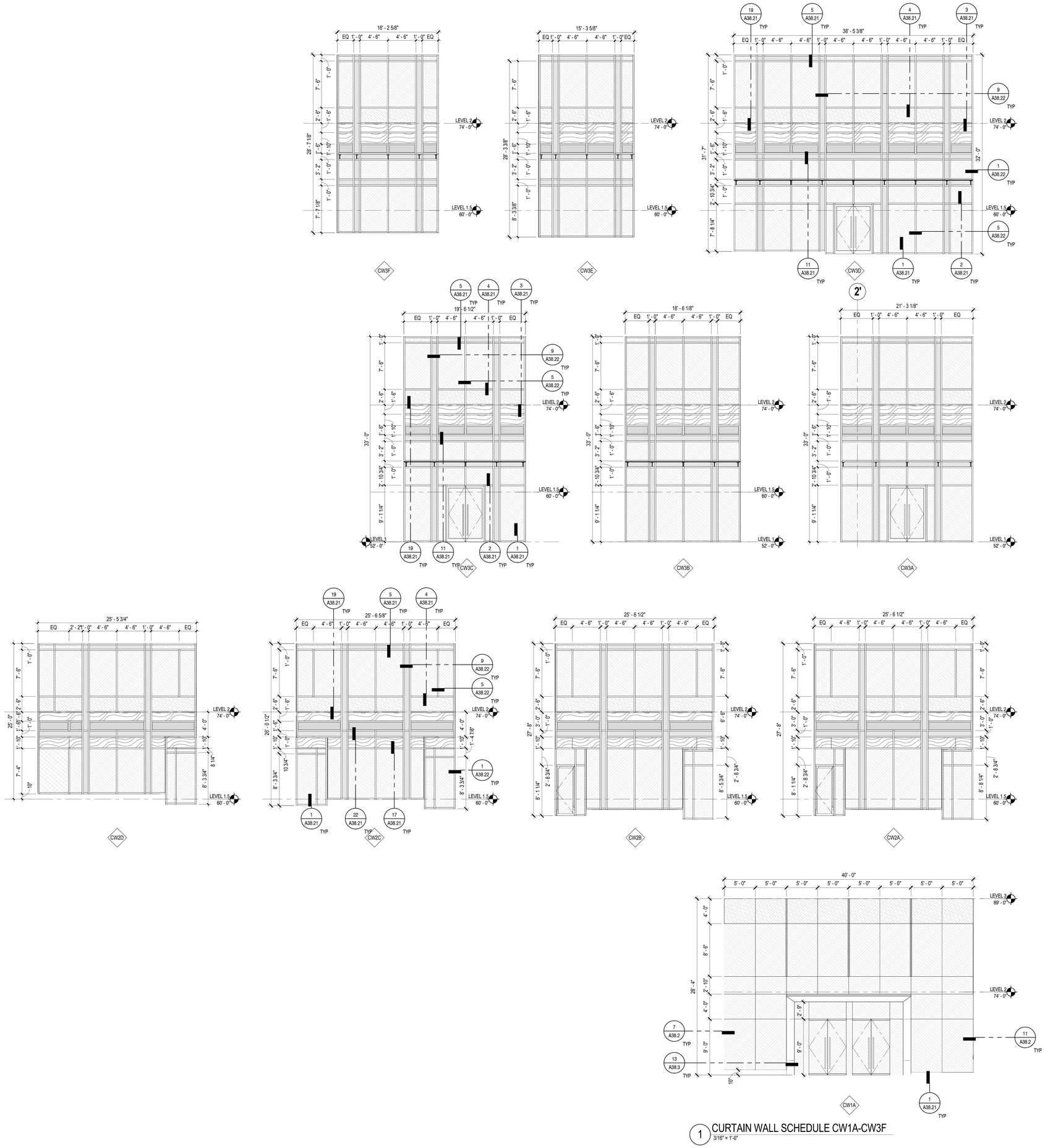
SHEET TITLE / NUMBER

CURTAIN WALL SCHEDULE DIAGRAM - SOUTH & EAST

A34.12

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -



1 CURTAIN WALL SCHEDULE CW1A-CW3F
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

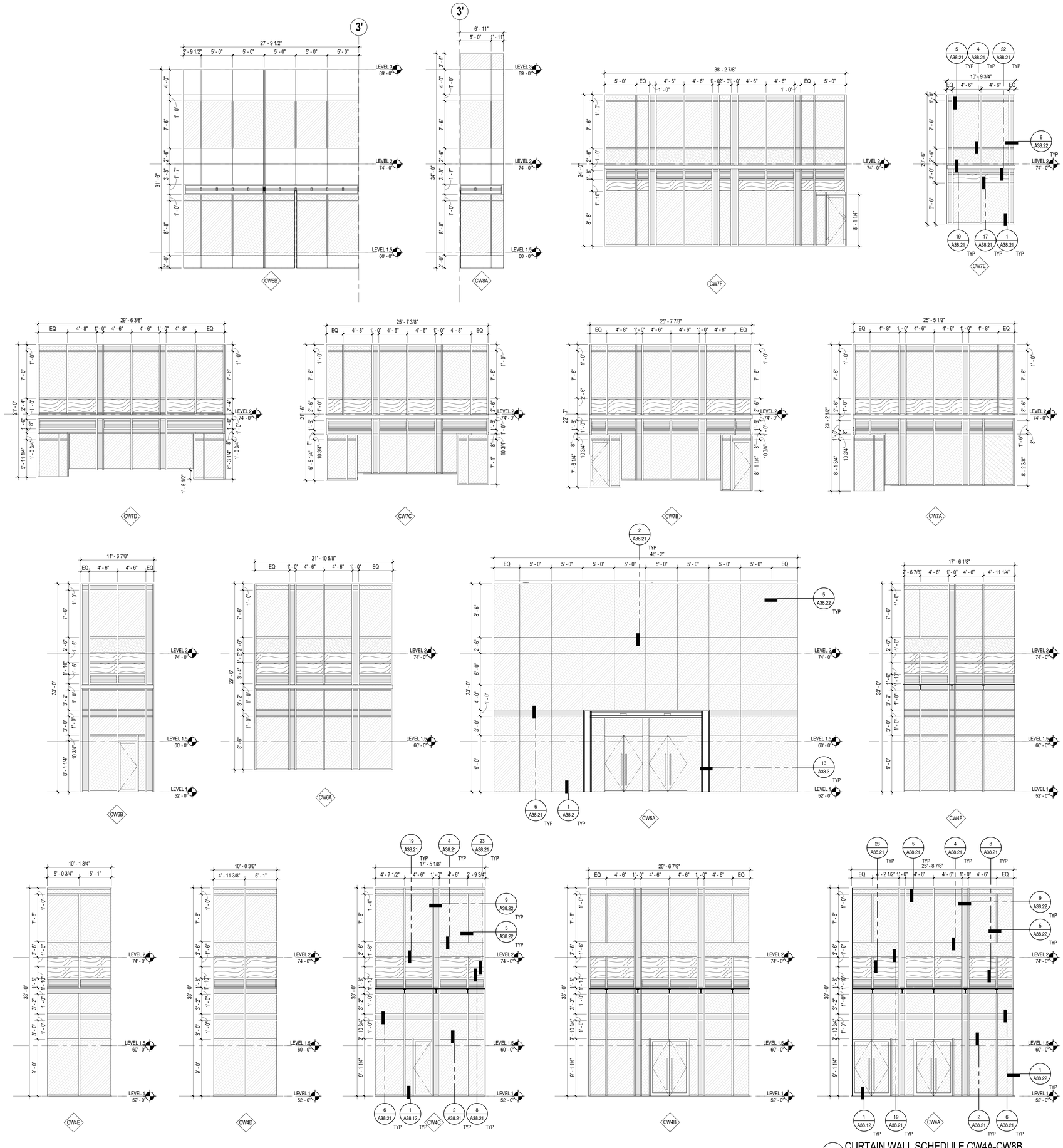
CURTAIN WALL SCHEDULE CW1A-CW3F

A34.13

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



1 CURTAIN WALL SCHEDULE CW4A-CW8B
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

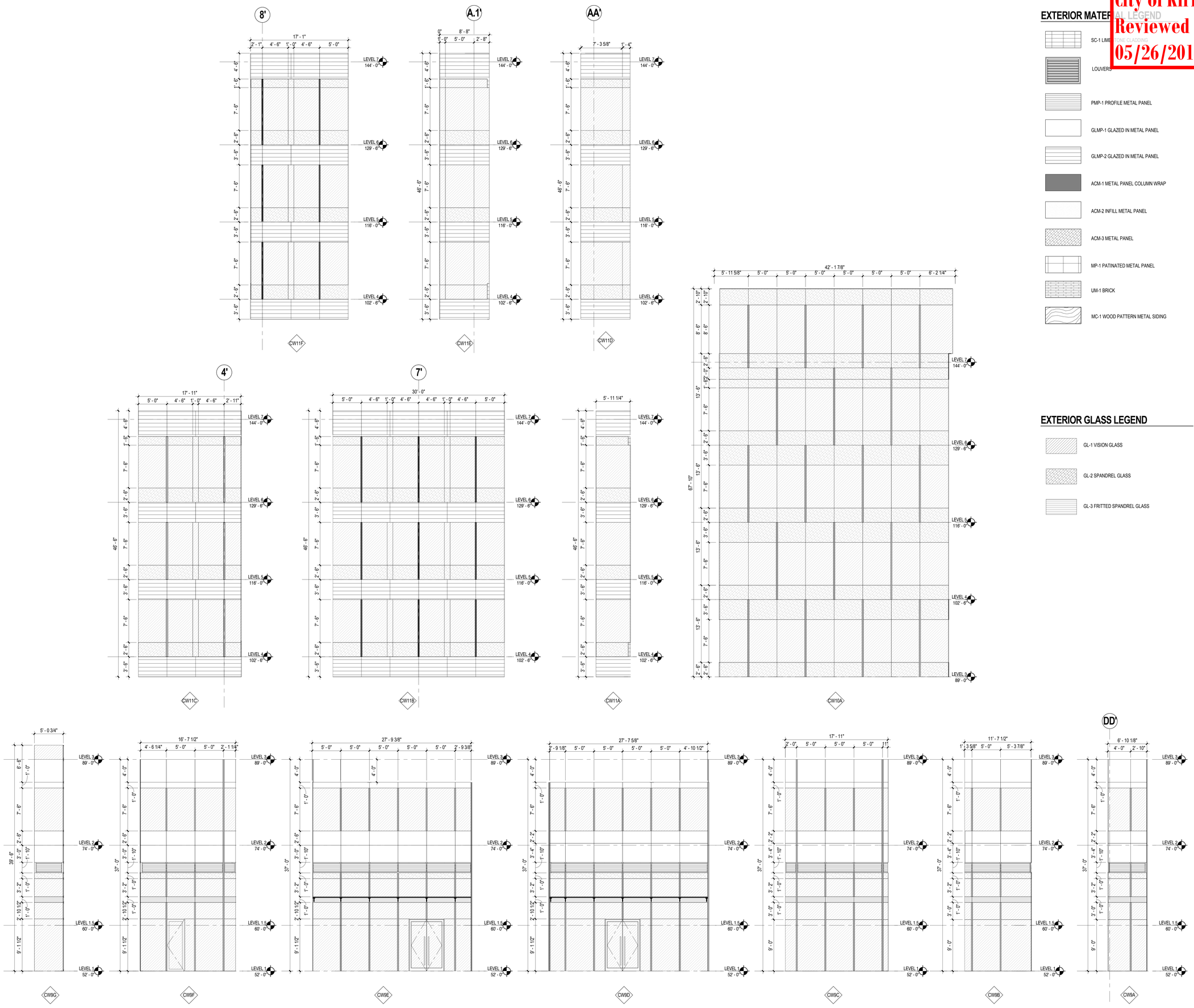
SHEET TITLE / NUMBER

CURTAIN WALL SCHEDULE CW4A-CW8B

A34.14

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -



1 CURTAIN WALL SCHEDULE CW9A-CW11F
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

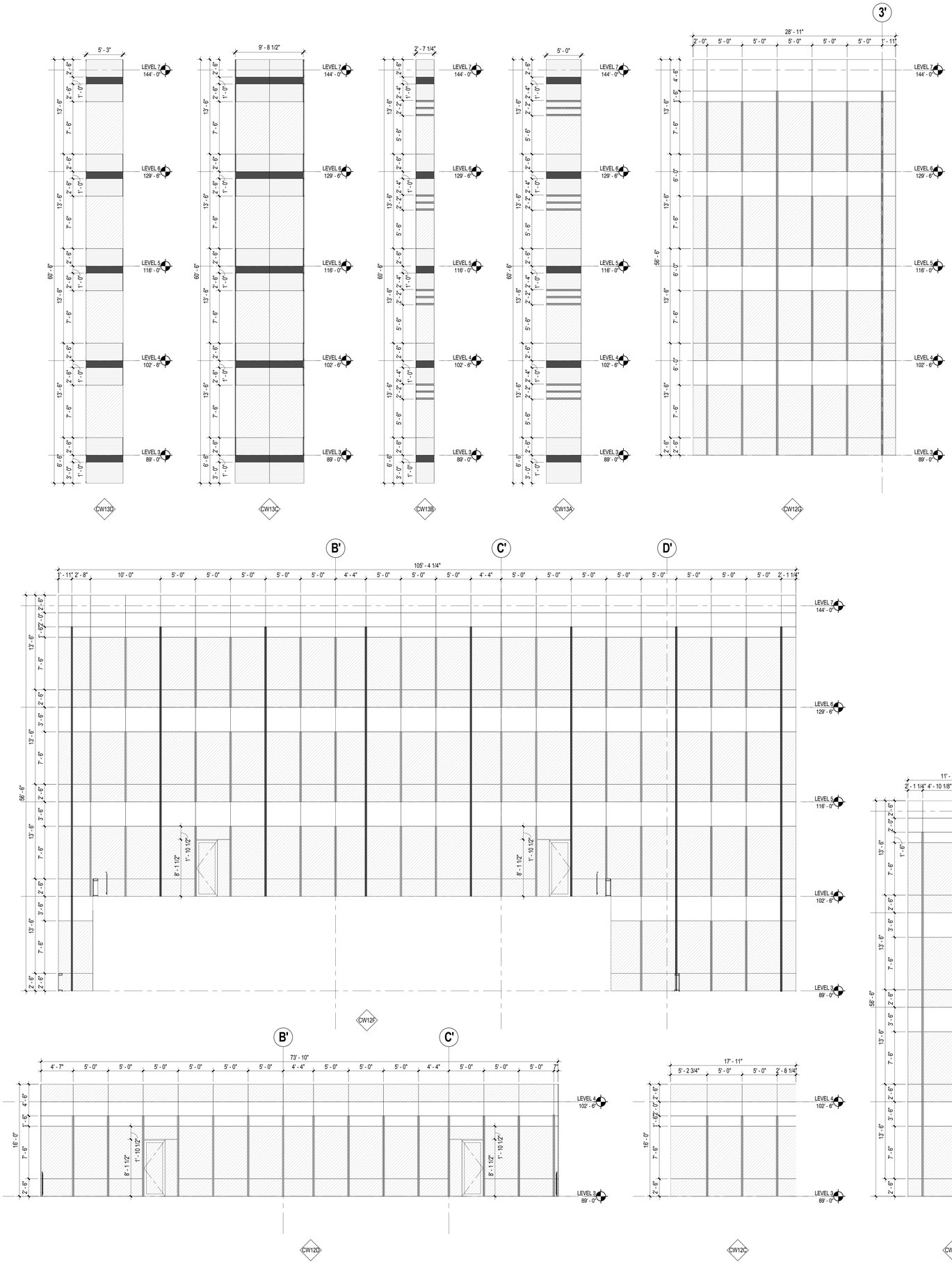
SHEET TITLE / NUMBER

CURTAIN WALL SCHEDULE CW9A-CW11F

A34.15

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP



1 CURTAIN WALL SCHEDULE CW12A-CW13D
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

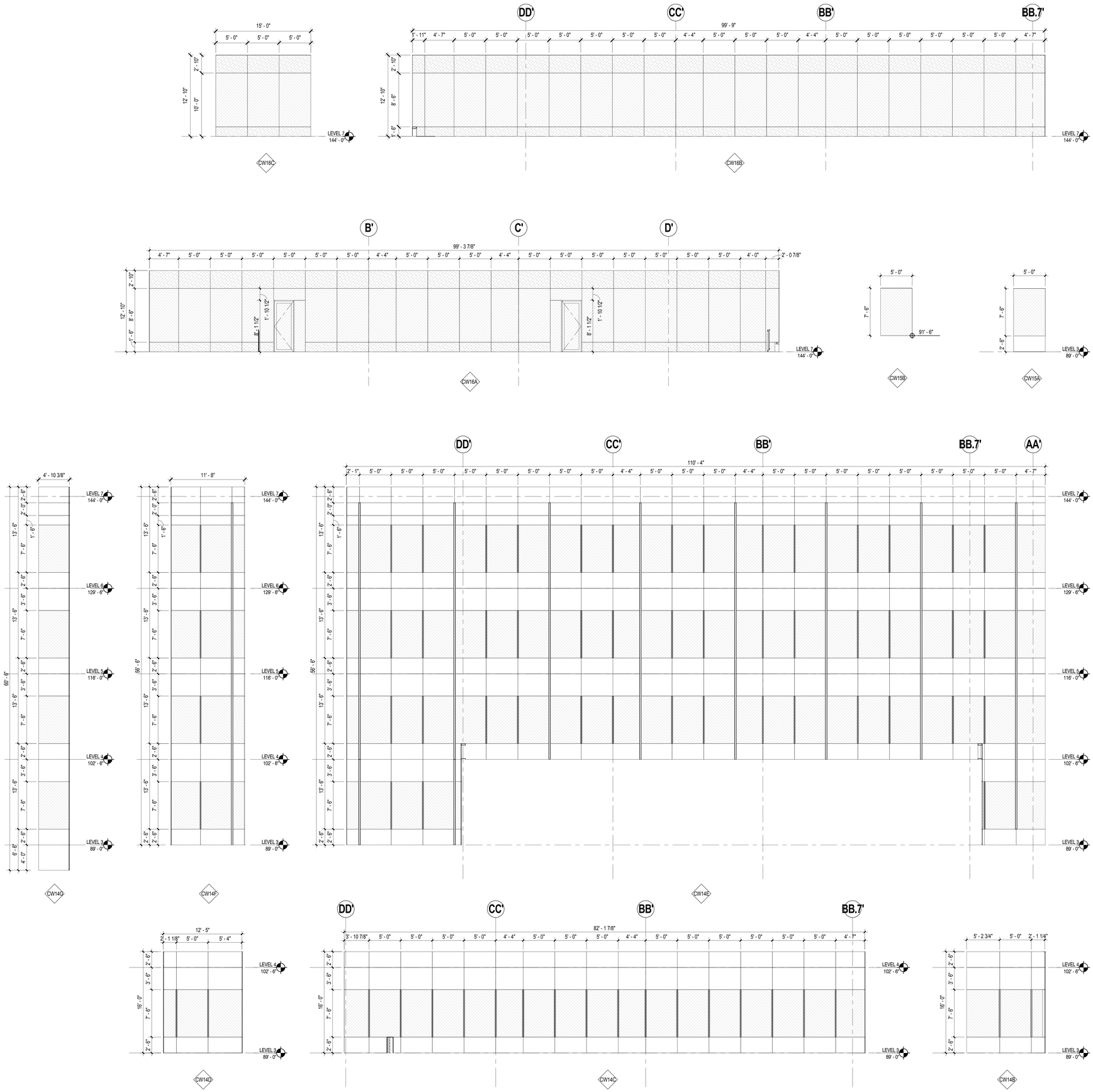
SHEET TITLE / NUMBER

CURTAIN WALL SCHEDULE CW12A-CW13D

A34.16

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



EXTERIOR MATERIAL LEGEND

- SC-1 LIMESTONE CLADDING
- LOUVERS
- PMP-1 PROFILE METAL PANEL
- GLMP-1 GLAZED IN METAL PANEL
- GLMP-2 GLAZED IN METAL PANEL
- ACM-1 METAL PANEL COLUMN WRAP
- ACM-2 INFILL METAL PANEL
- ACM-3 METAL PANEL
- MP-1 PATINATED METAL PANEL
- UM-1 BRICK
- MC-1 WOOD PATTERN METAL SIDING

EXTERIOR GLASS LEGEND

- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 FRITTED SPANDREL GLASS

1 CURTAIN WALL SCHEDULE CW14A-CW16C
3/16" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

CURTAIN WALL SCHEDULE CW14A-CW16C

A34.17

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

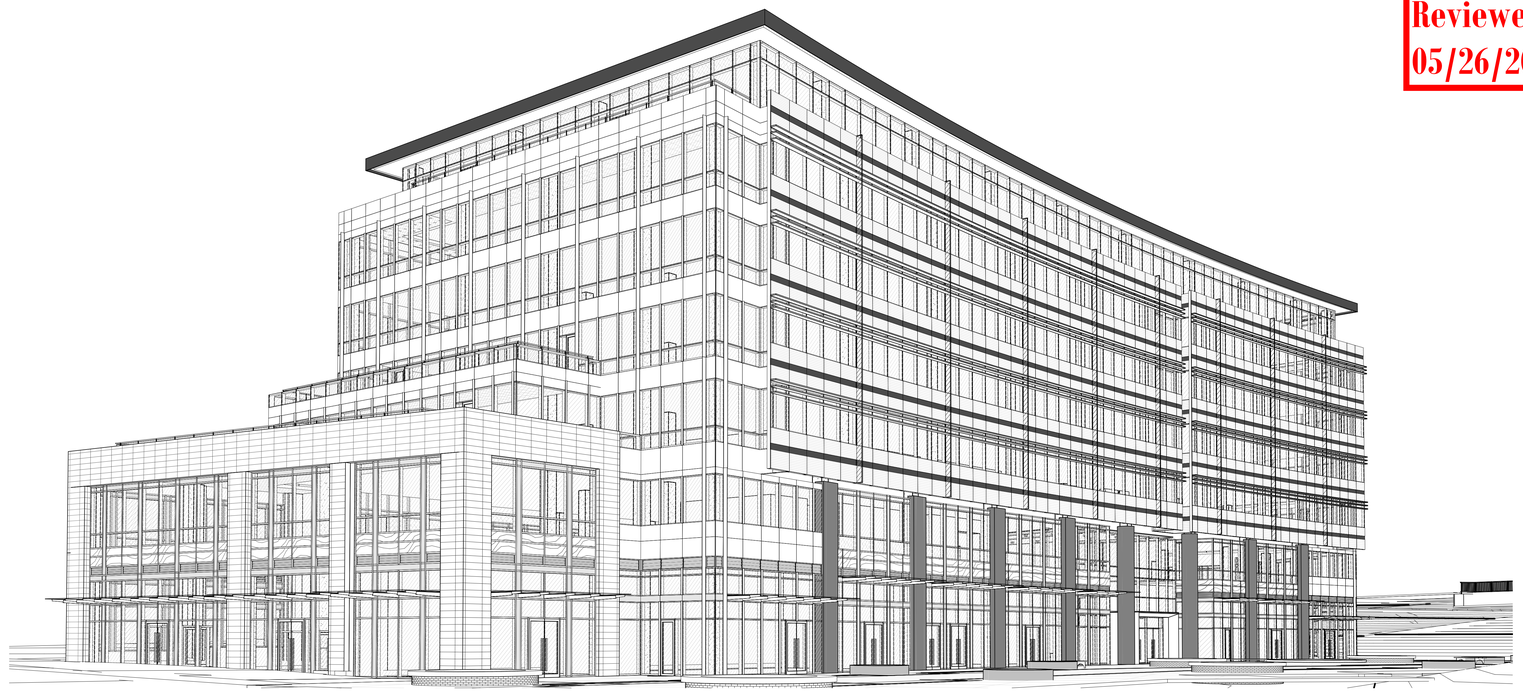
- BINDING STRIP -

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



2 SOUTHWEST PERSPECTIVE

1 NORTHEAST PERSPECTIVE

PROJECT TITLE

KIRKLAND
URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

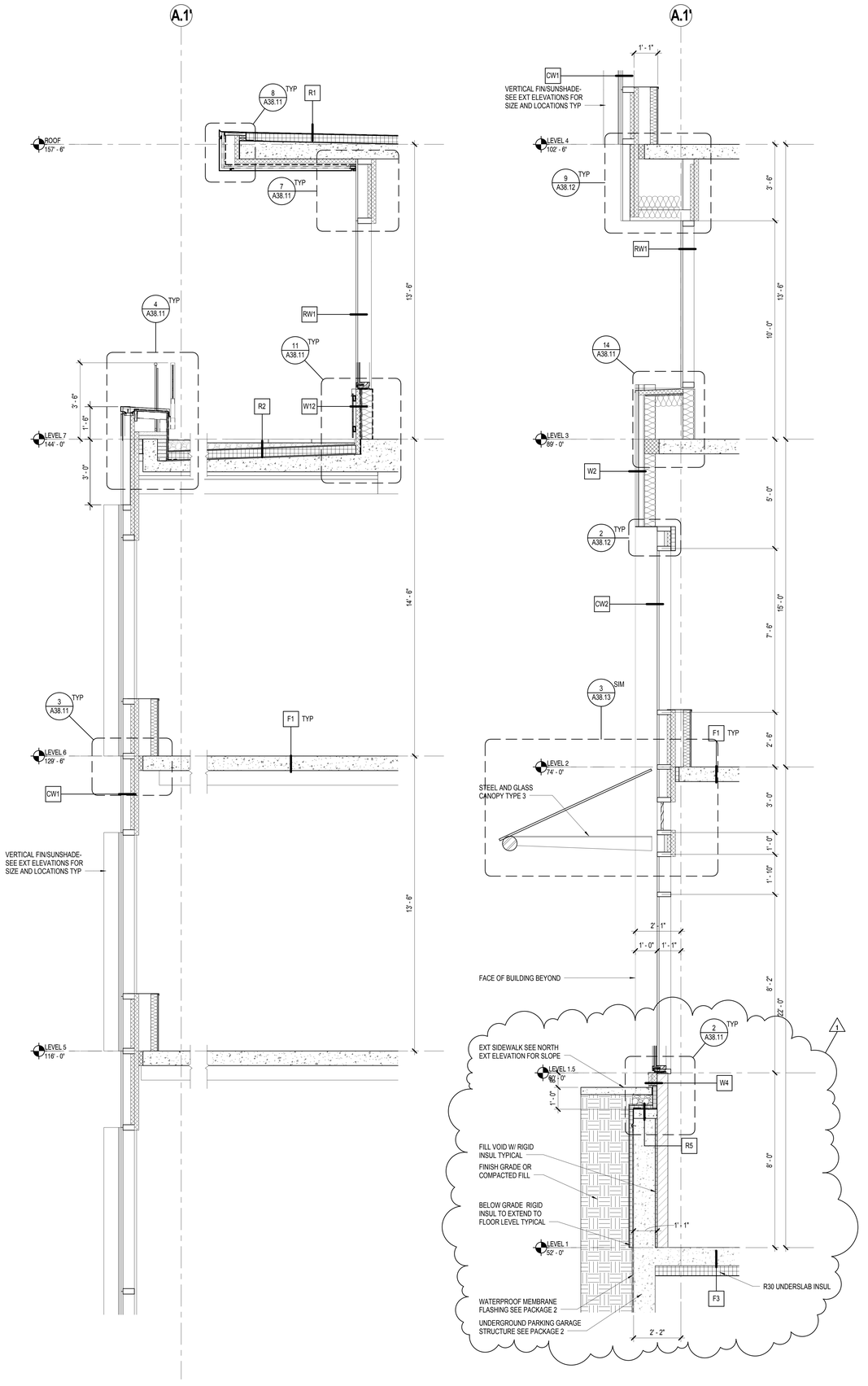
SHEET TITLE / NUMBER

3D PERSPECTIVES

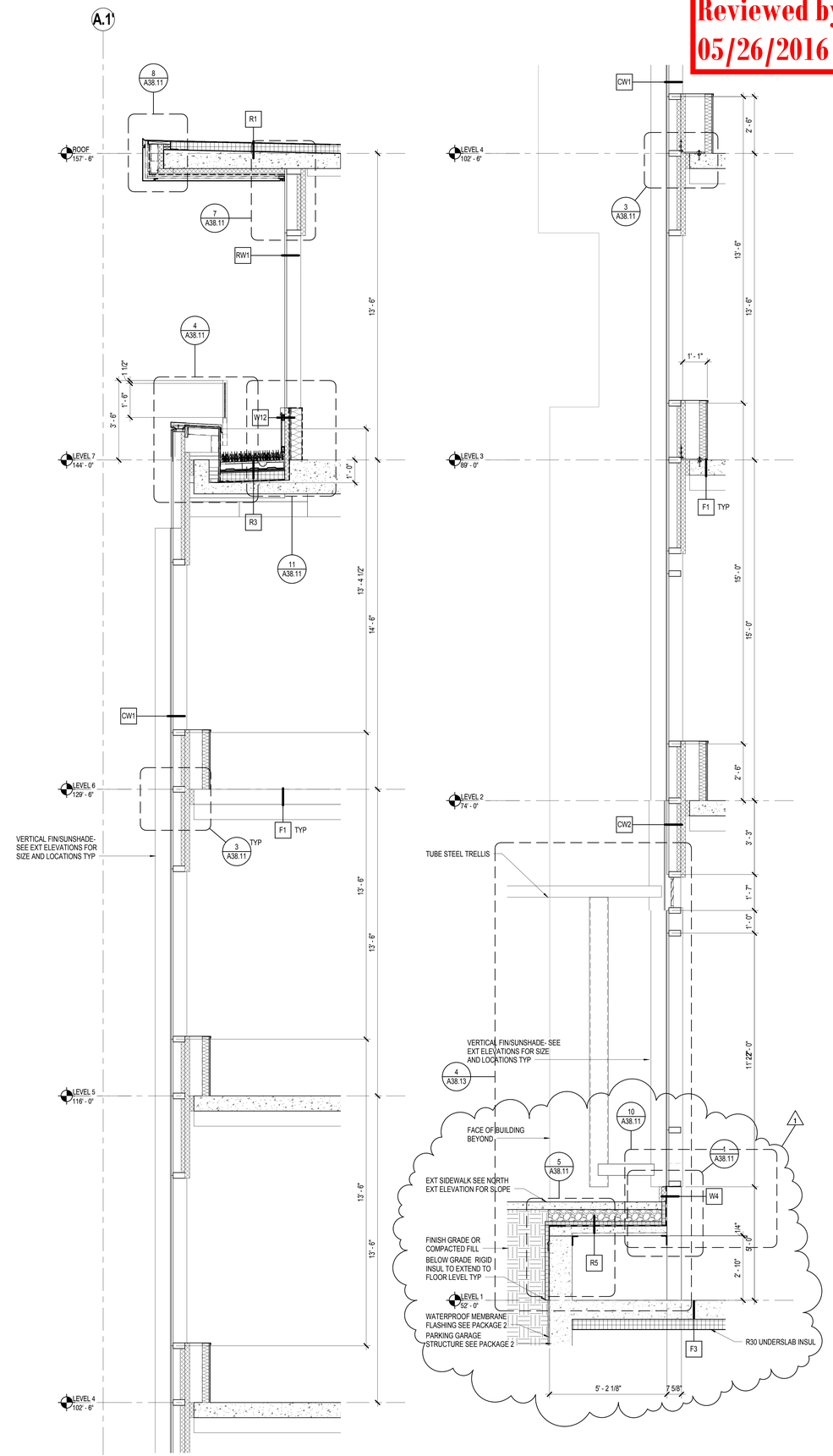
A34.20

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



6.5' NORTH WALL SECTION AT GRID LINE 6.5'
1/2" = 1'-0"



3.5' NORTH WALL SECTION AT GRID LINE 3.5'
1/2" = 1'-0"

- - BINDING STRIP - -

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

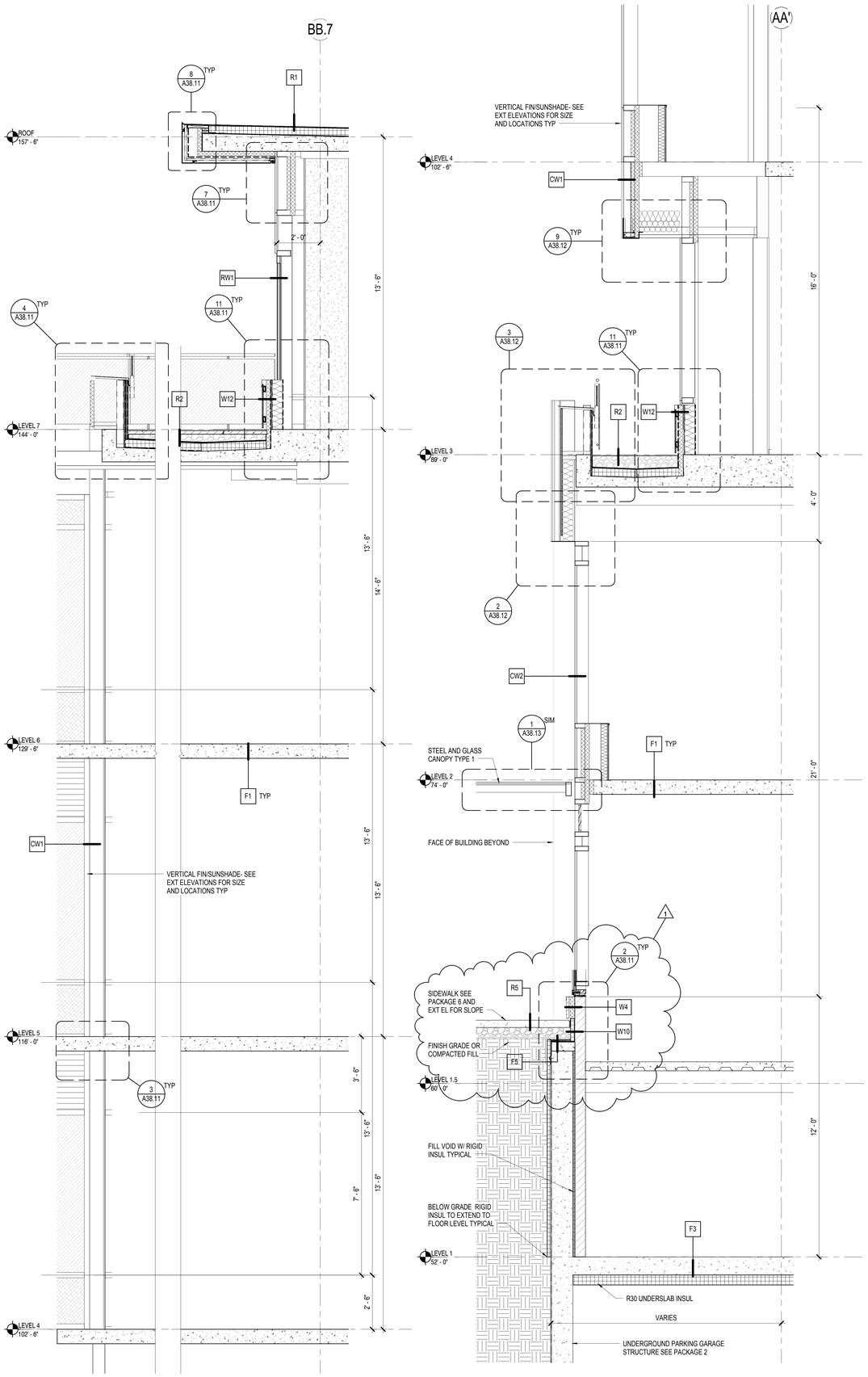
SHEET TITLE / NUMBER

NORTH WALL SECTIONS

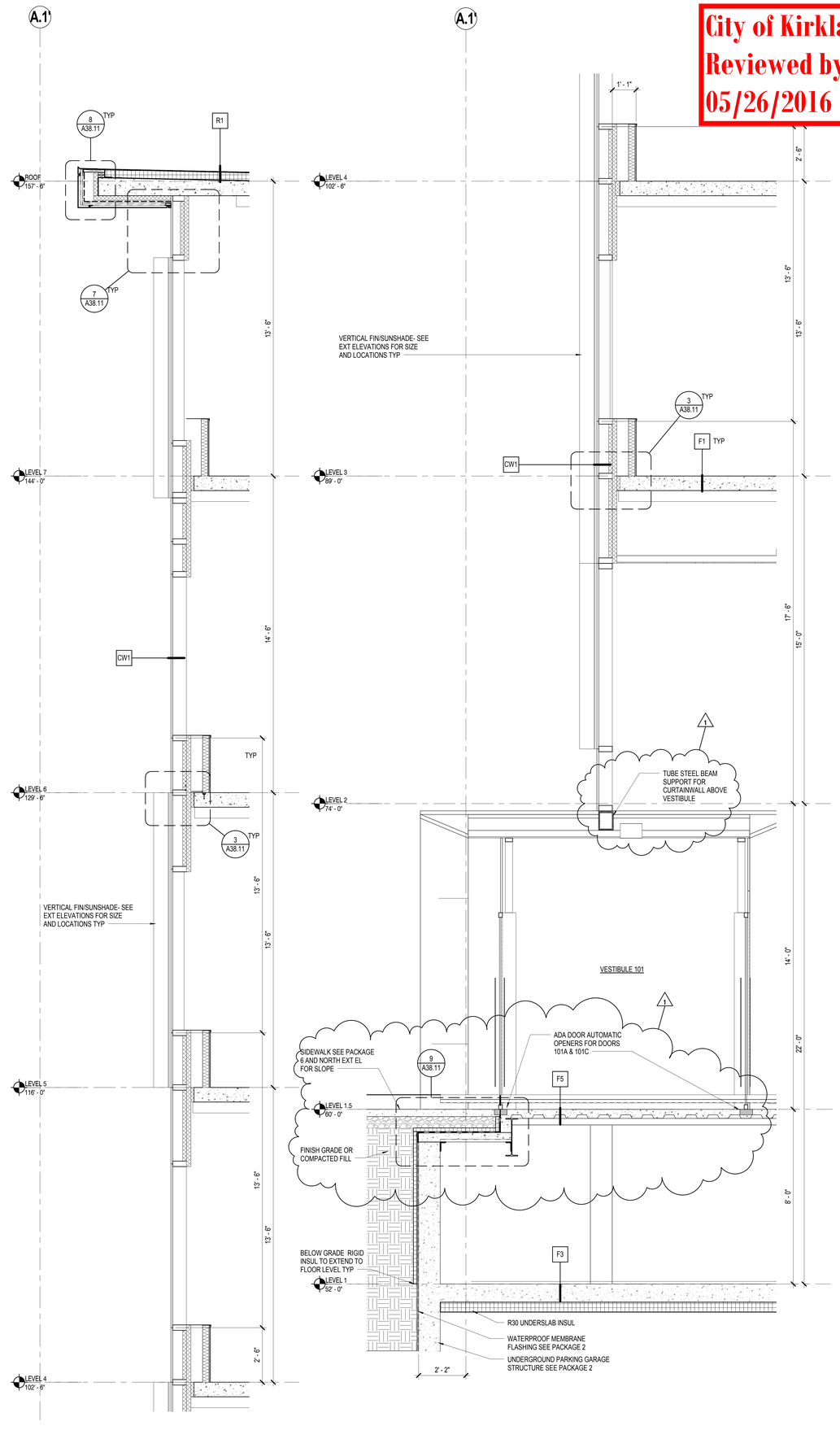
A35.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



11.3 NORTH WALL SECTION AT GRID LINE 11.3'
1/2" = 1'-0"



8.5' NORTH SECTION AT GRID LINE 8.5'
1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

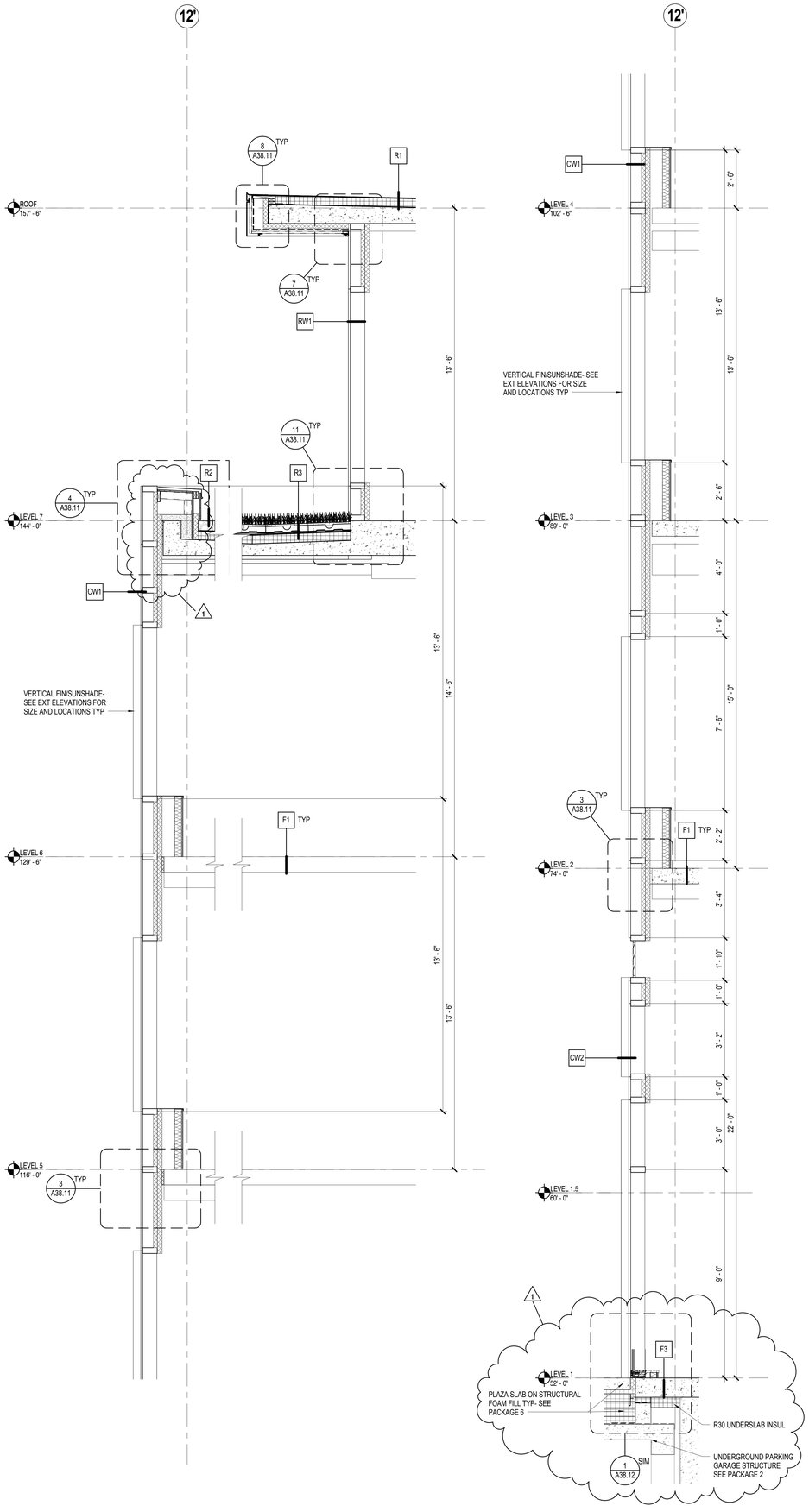
SHEET TITLE / NUMBER

NORTH WALL SECTIONS

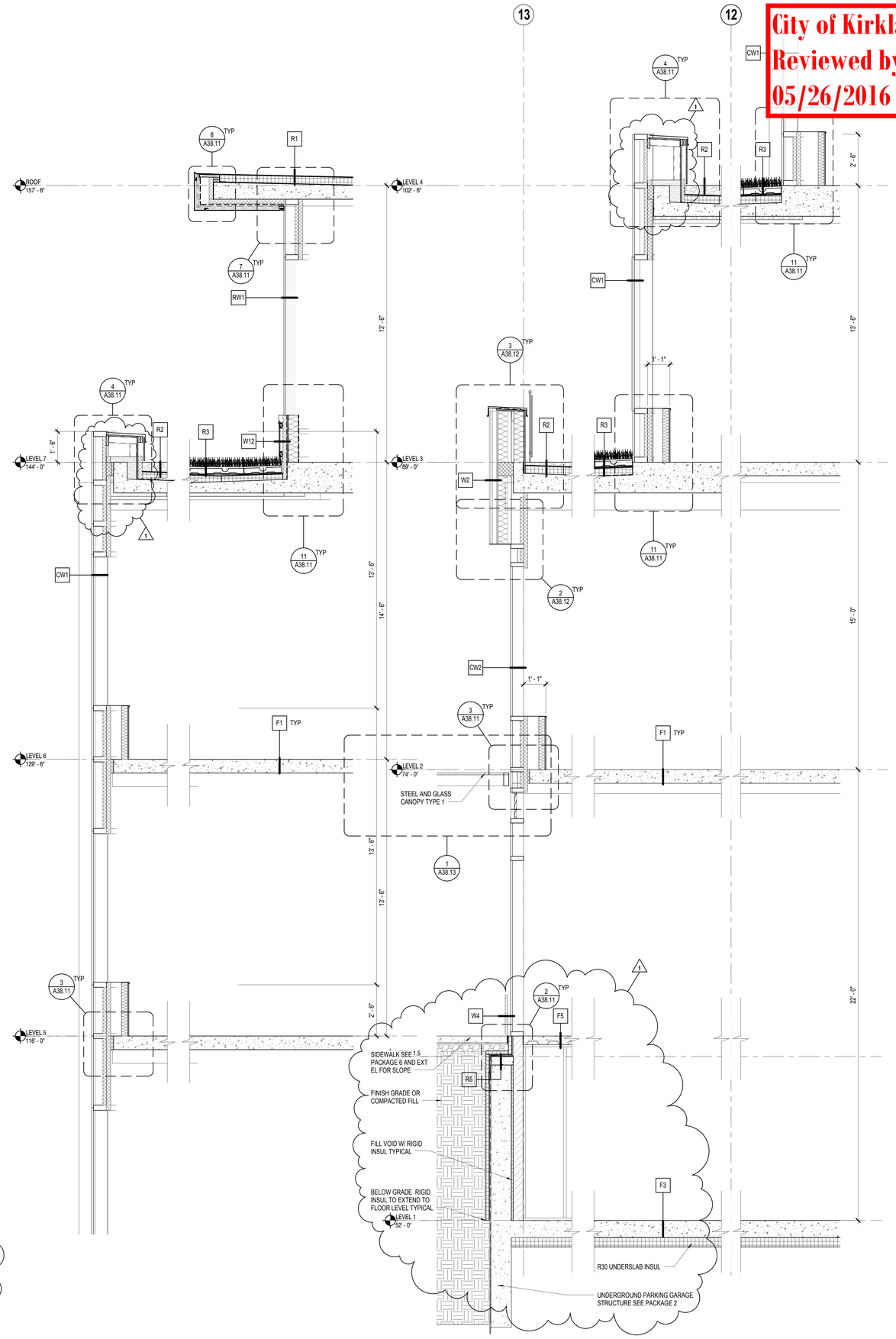
A35.2

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP



DD.2 EAST WALL SECTION AT GRID LINE DD.2'
1/2" = 1'-0"



BB.5 EAST WALL SECTION AT GRID LINE BB.5'
1/2" = 1'-0"

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

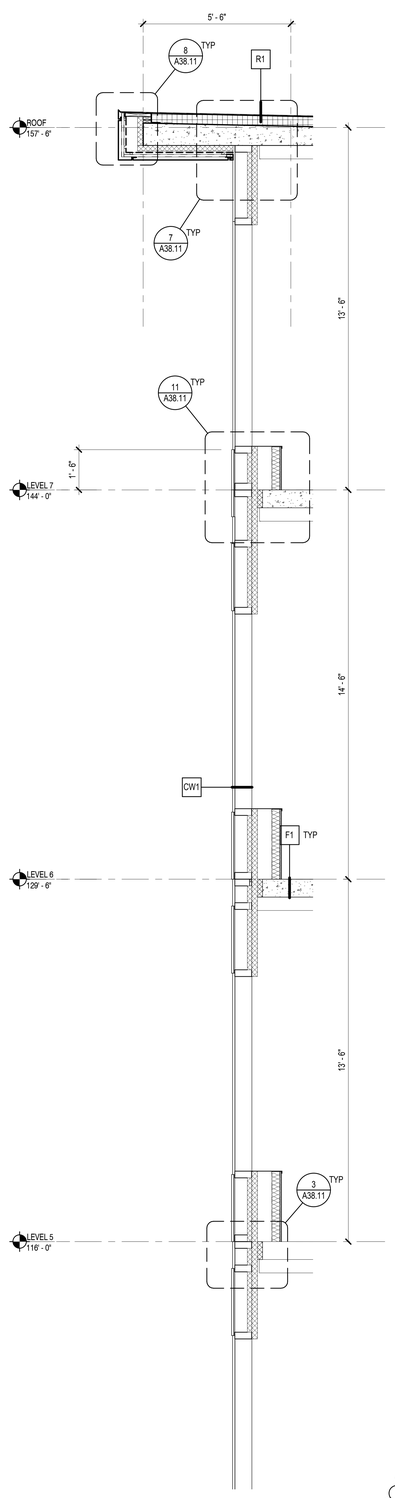
EAST WALL SECTIONS

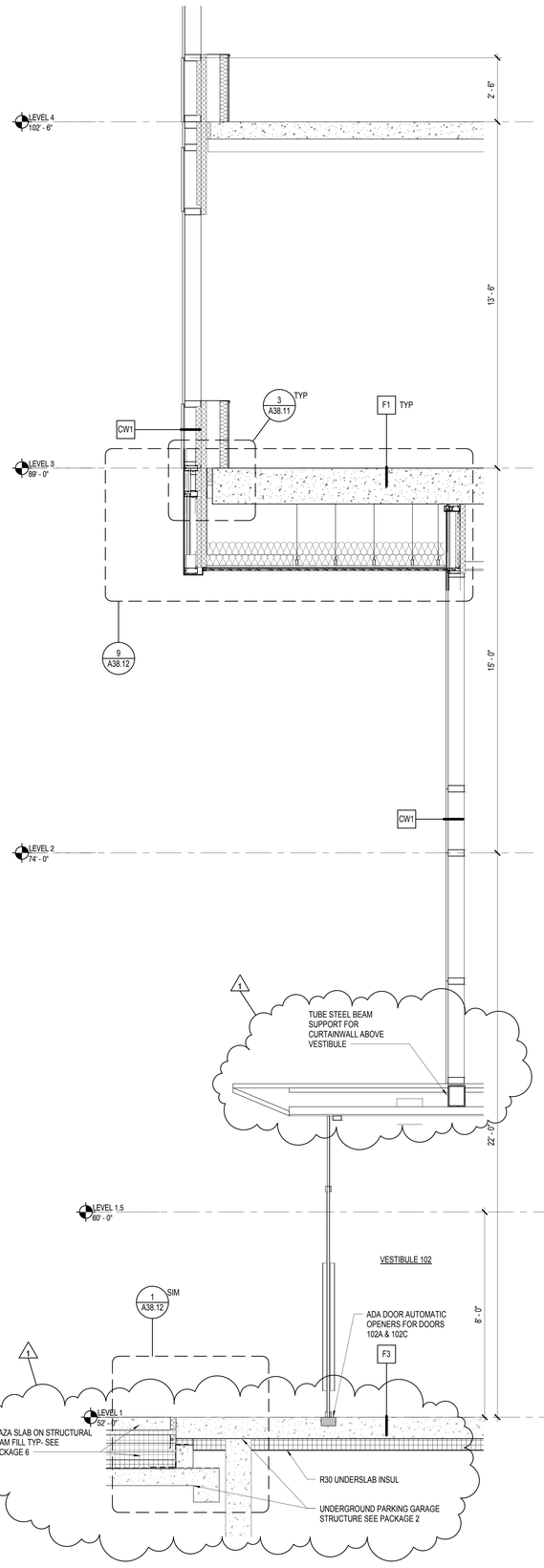
A35.3

BINDING STRIP

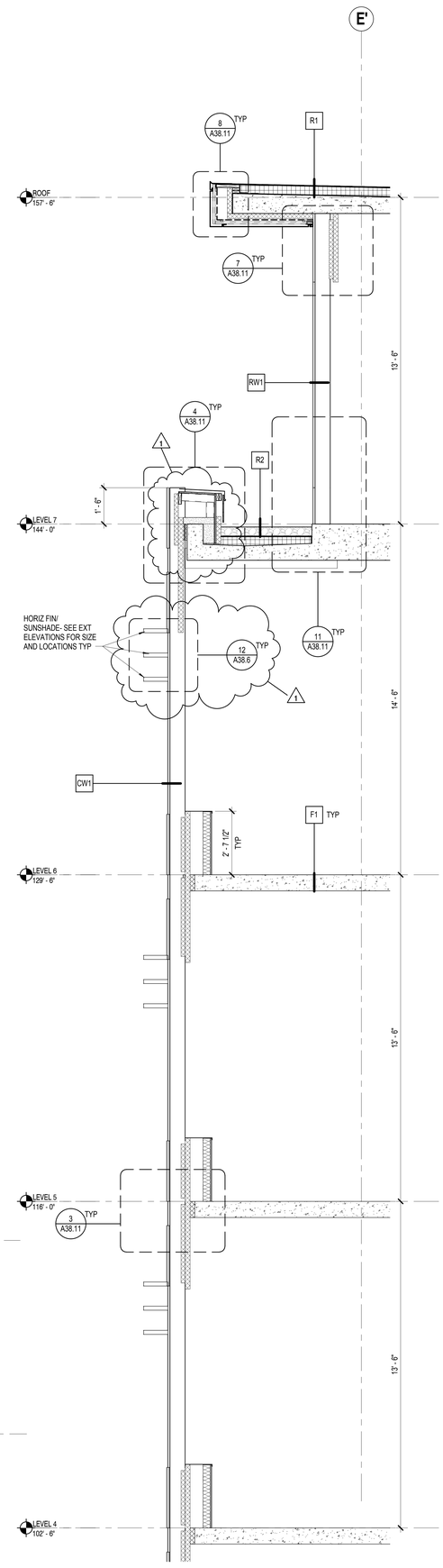
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

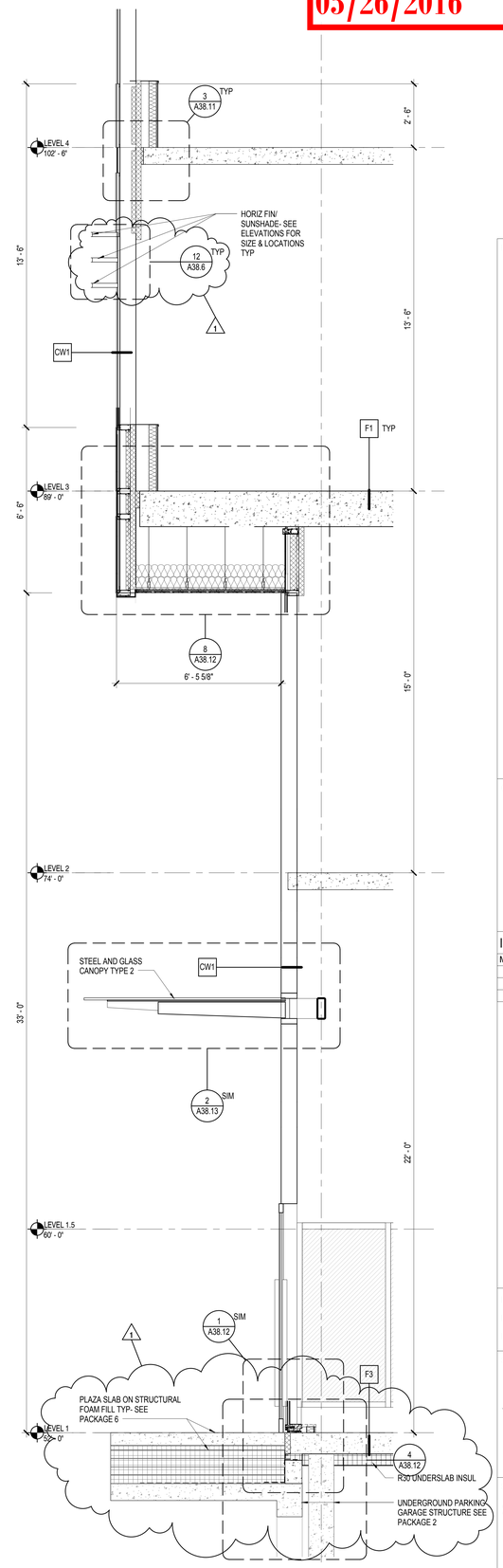
City of Kirkland
Reviewed by AHaupt
05/26/2016





8.5' SOUTH SECTION AT GRID LINE 8.5' S VESTIBULE
1/2" = 1'-0"





10.7' SOUTH WALL SECTION AT GL 10.7' LVLS 1-4
1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

SOUTH WALL SECTIONS

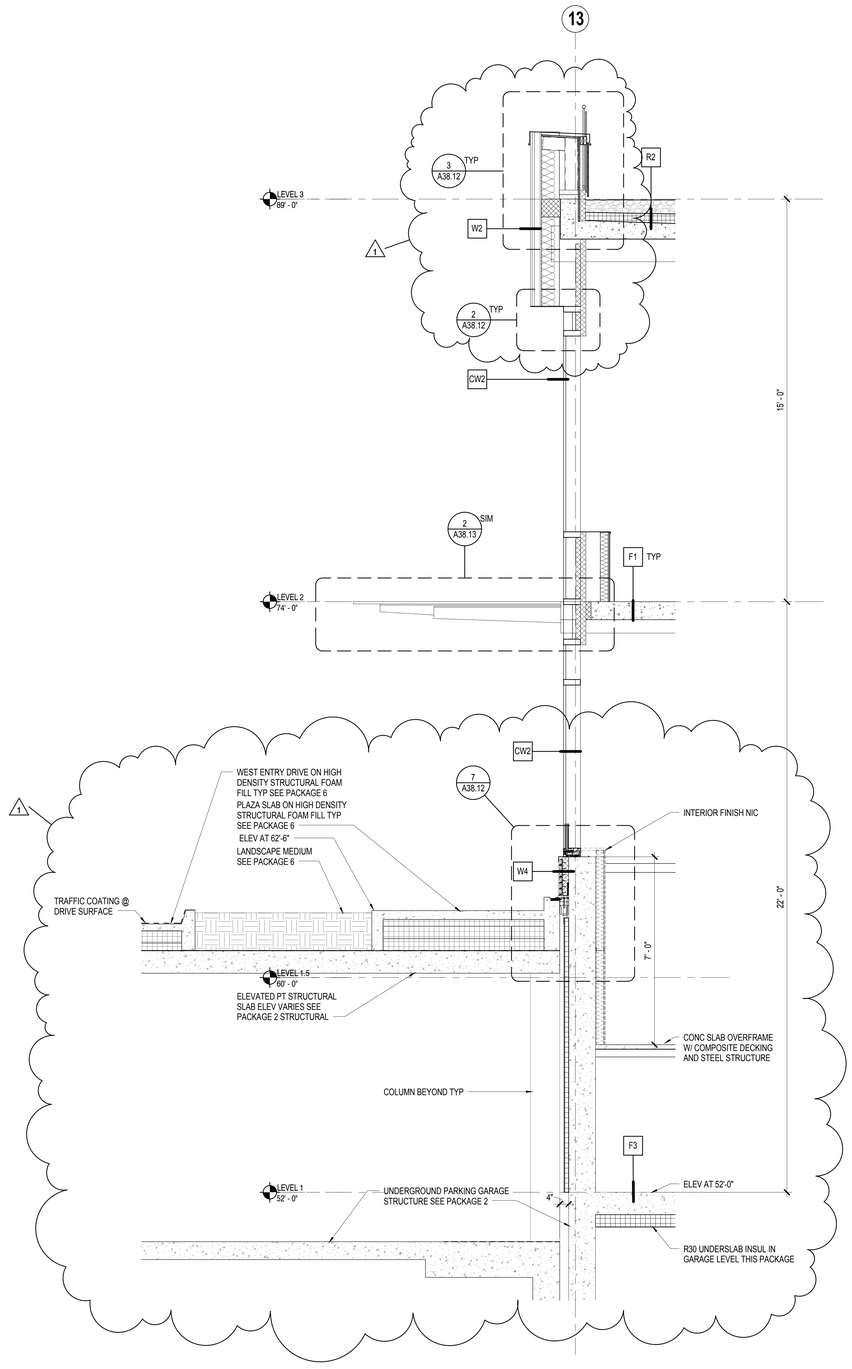
A35.4

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

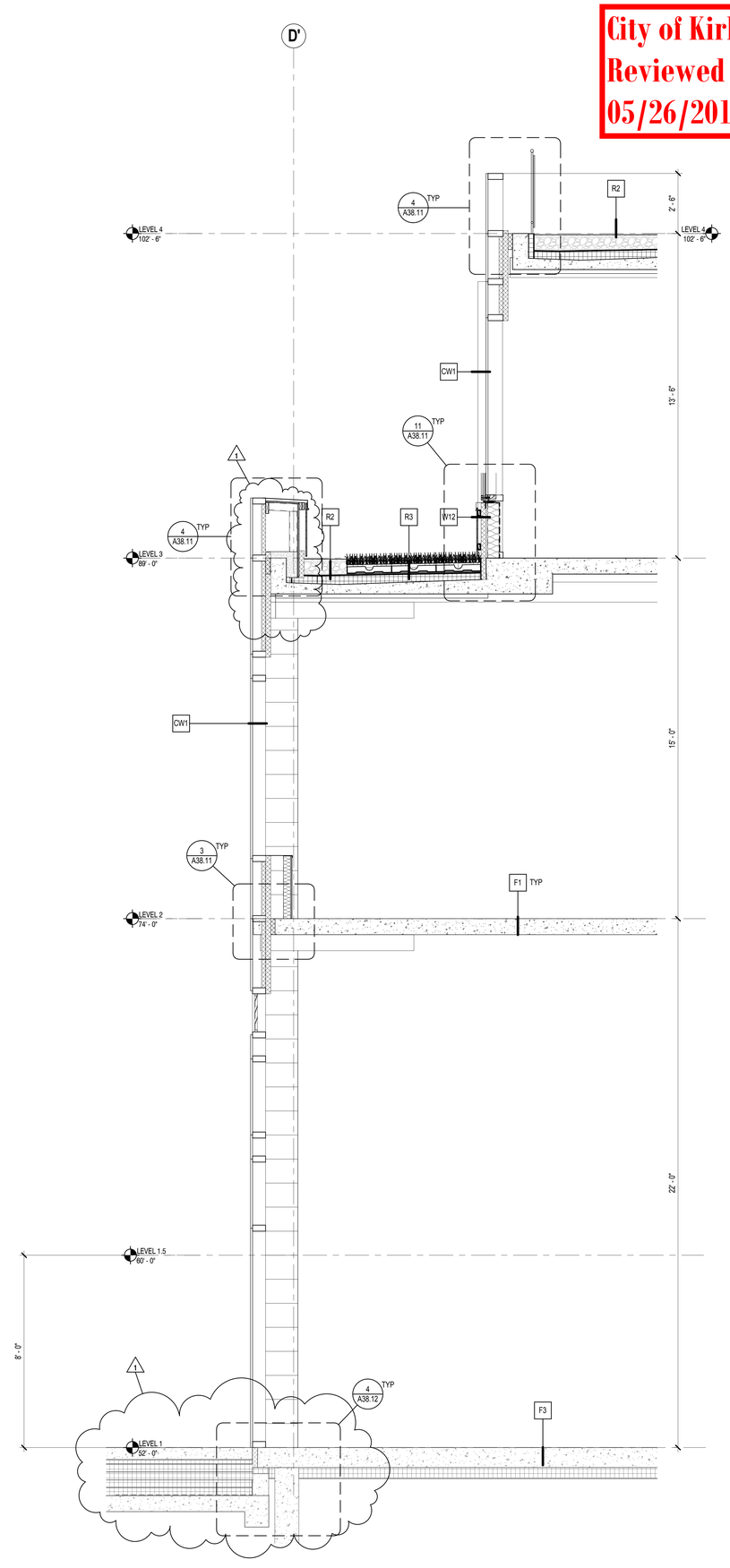
BINDING STRIP

- BINDING STRIP -

City of Kirkland
Reviewed by AHaupt
05/26/2016



A.5' WEST WALL SECTION AT GRID LINES A.5'
1/2" = 1'-0"



2.8' SOUTH WALL SECTION AT GRID LINE 2.8'
1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

39775 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

SOUTH & WEST WALL SECTIONS

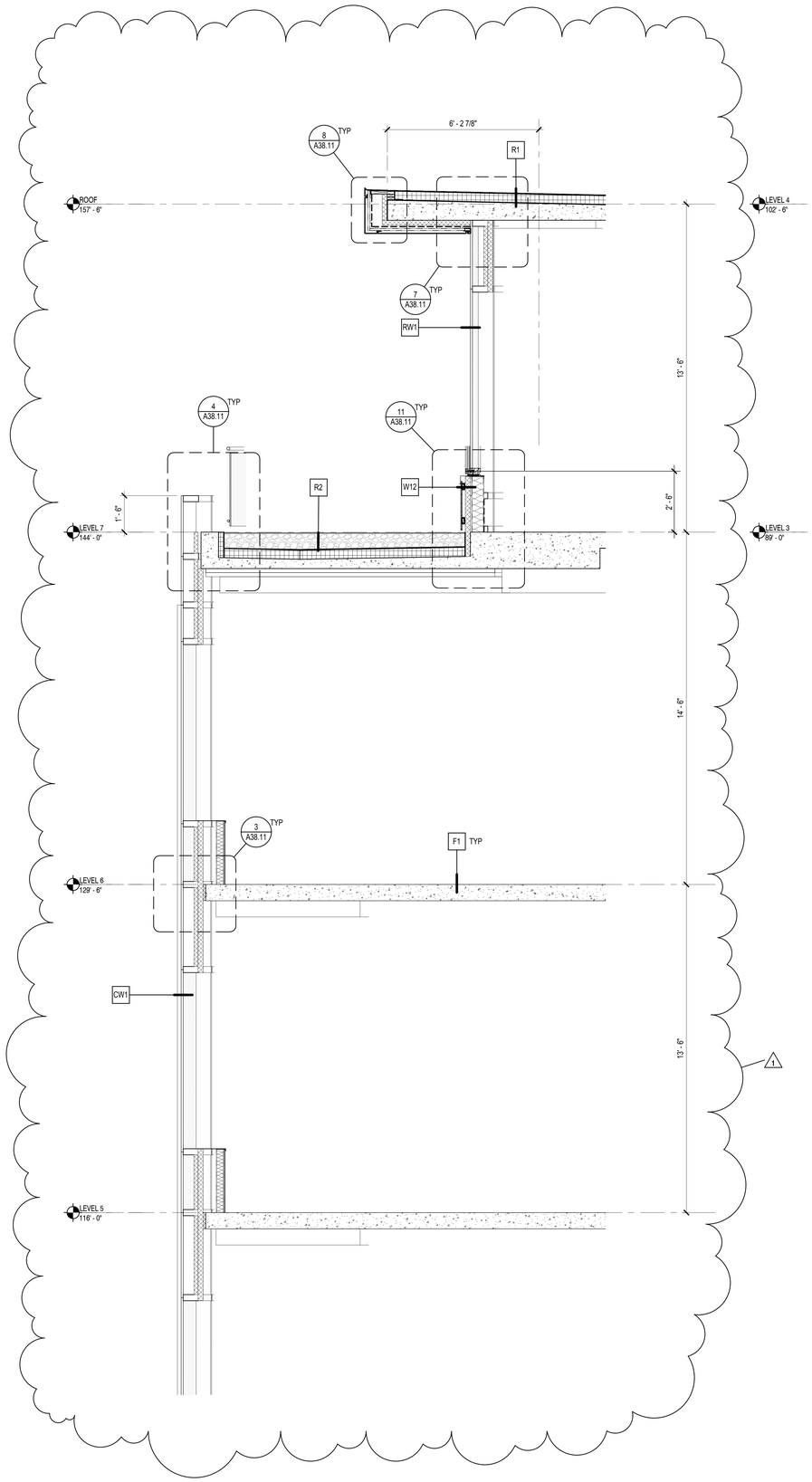
A35.5

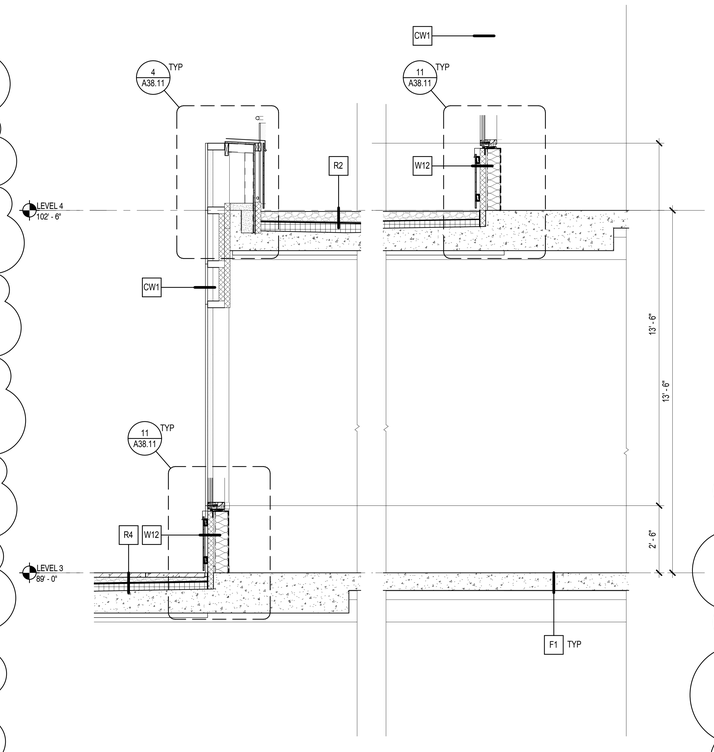
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

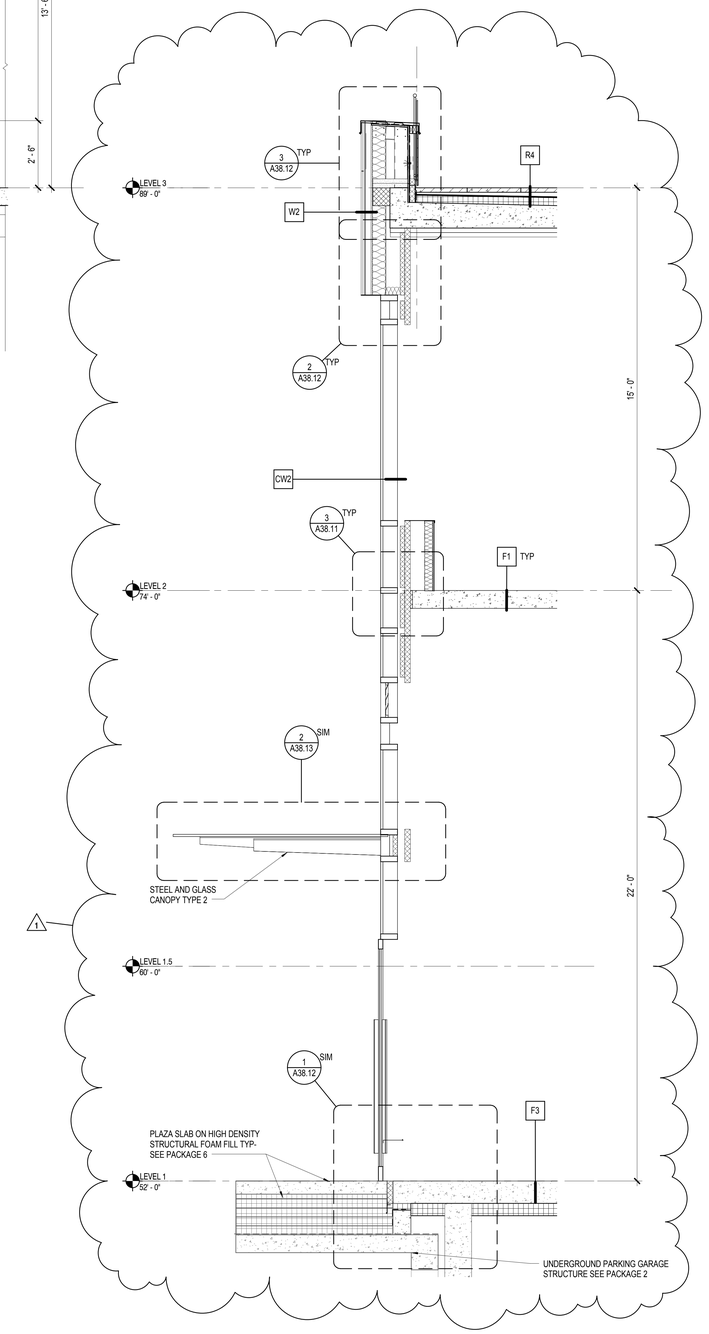
City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM







B.5' WEST WALL SECTION AT GRID LINE B.5'
1/2" = 1'-0"

- BINDING STRIP -

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

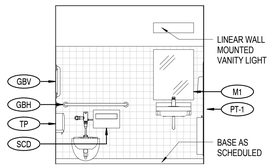
SHEET TITLE / NUMBER

WEST WALL SECTIONS

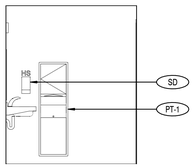
A35.6

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

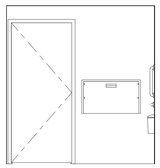
City of Kirkland
Reviewed by AHaupt
05/26/2016



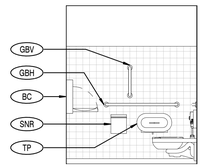
14 UNISEX RESTROOM - NORTH
3/8" = 1'-0"



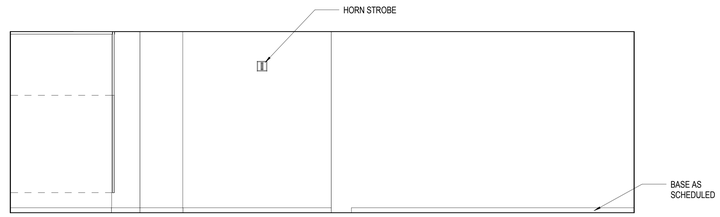
13 UNISEX RESTROOM - EAST
3/8" = 1'-0"



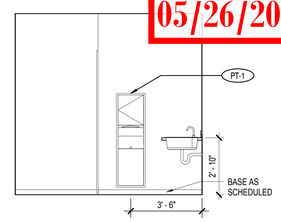
12 UNISEX RESTROOM - SOUTH
3/8" = 1'-0"



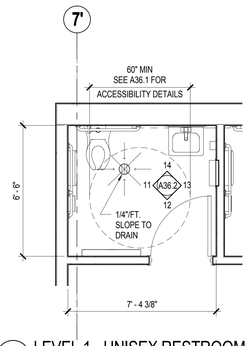
11 UNISEX RESTROOM - WEST
3/8" = 1'-0"



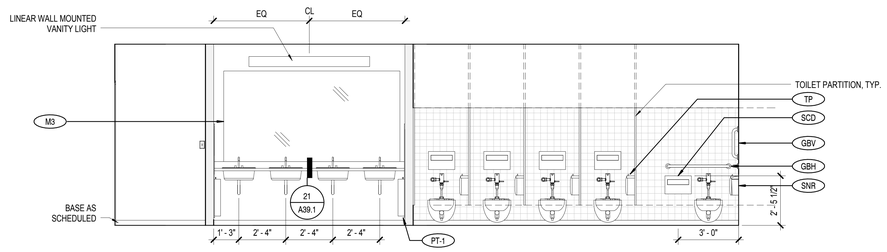
8 TYP WOMEN'S RESTROOM L2-L7 - NORTH
3/8" = 1'-0"



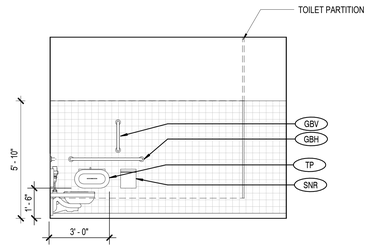
7 TYP WOMEN'S RESTROOM L2-L7 - EAST
3/8" = 1'-0"



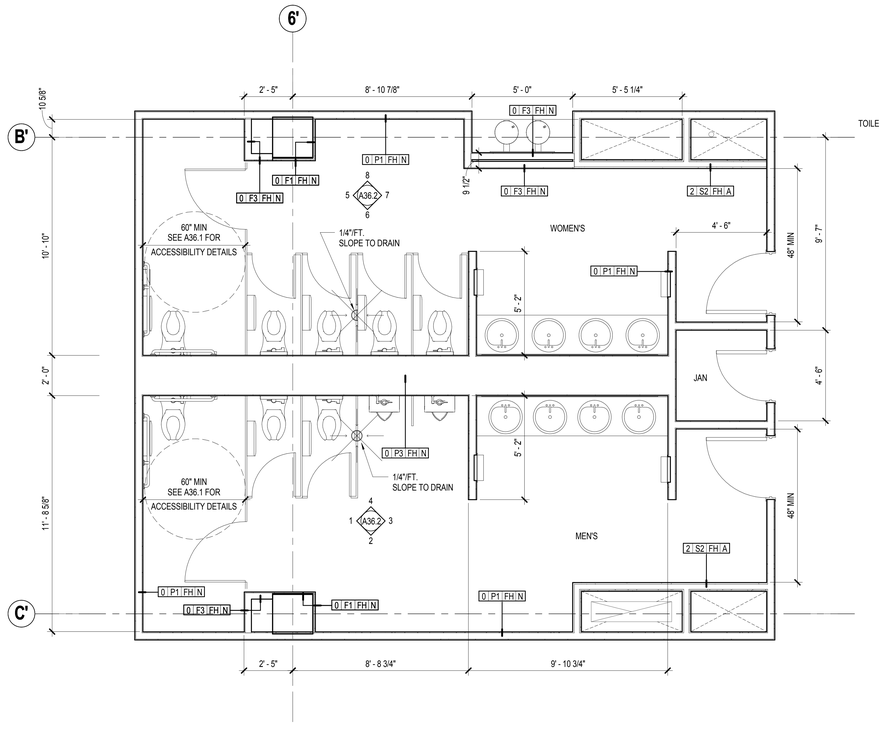
10 LEVEL 1 - UNISEX RESTROOM PLAN
3/8" = 1'-0"



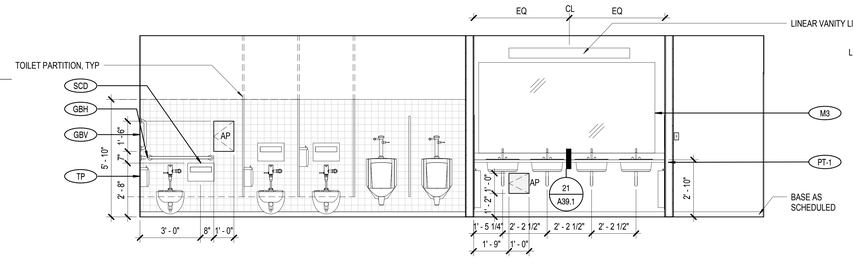
6 TYP WOMEN'S RESTROOM L2-L7 - SOUTH
3/8" = 1'-0"



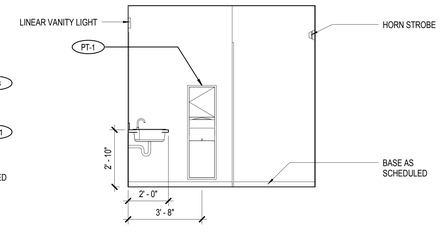
5 TYP WOMEN'S RESTROOM L2-L7 - WEST
3/8" = 1'-0"



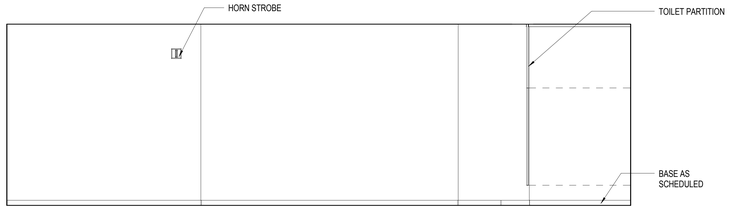
9 LEVELS 2-7 TYP RESTROOM PLAN
3/8" = 1'-0"



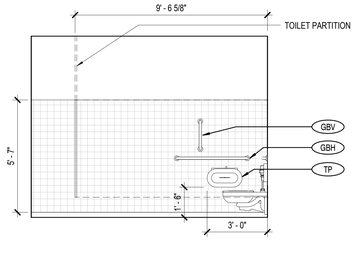
4 TYP MEN'S RESTROOM L2-L7 - NORTH
3/8" = 1'-0"



3 TYP MEN'S RESTROOM L2-L7 - EAST
3/8" = 1'-0"



2 TYP MEN'S RESTROOM L2-L7 - SOUTH
3/8" = 1'-0"



1 TYP MEN'S RESTROOM L2-L7 - WEST
3/8" = 1'-0"

- BINDING STRIP -

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	4/26/2016

SEAL

SHEET TITLE / NUMBER

L2 - L7 RESTROOM PLAN & ELEVATIONS

A36.2

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

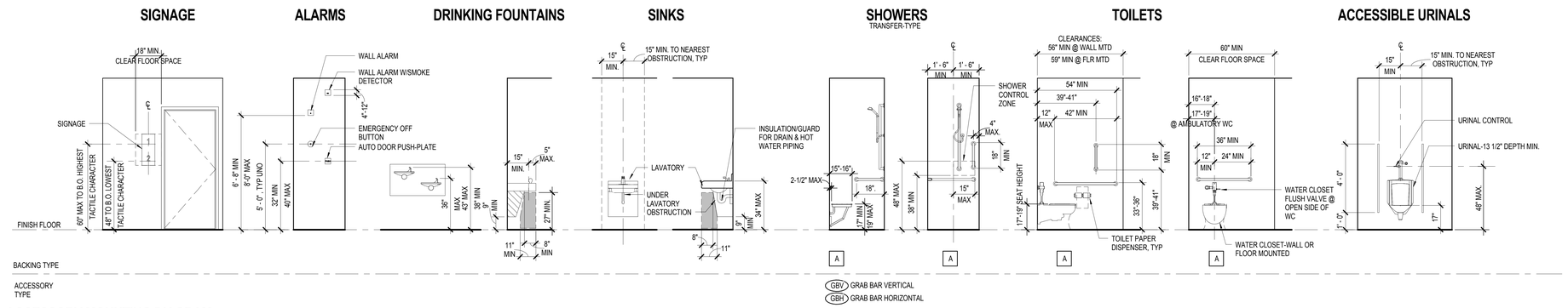
City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

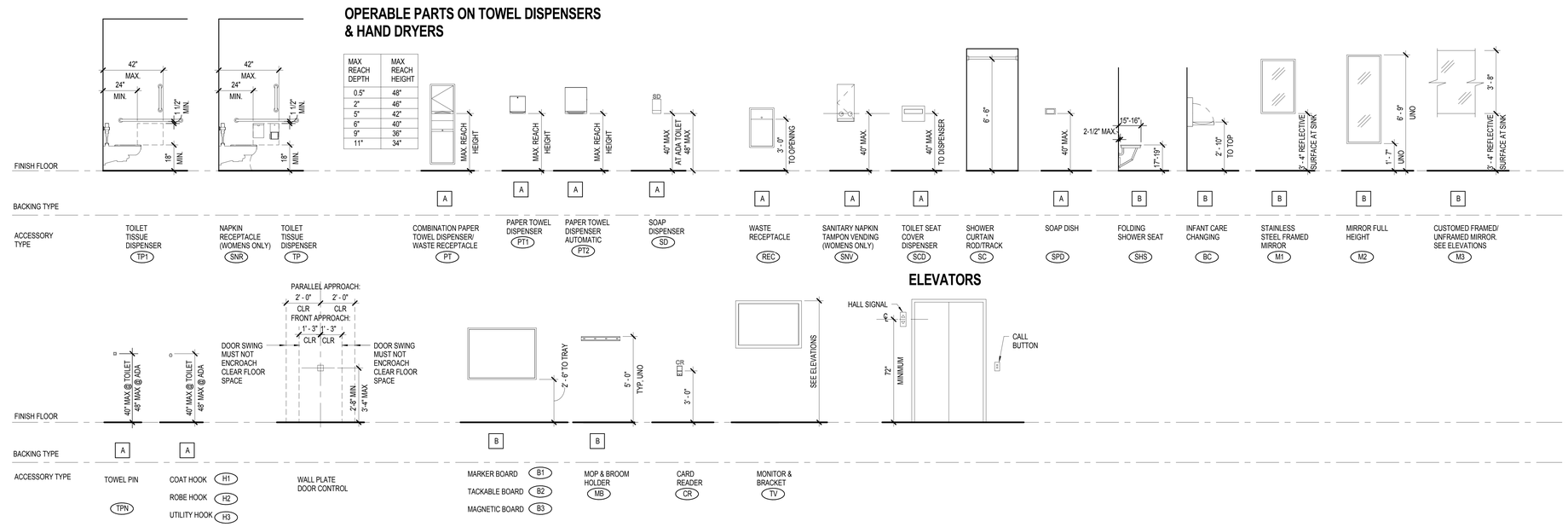
SHEET NOTES:

1. MOUNTING HEIGHT BASED ON ICC/ANSI A117.1-2009
2. SEE SHEET A39.1 FOR BACKING DETAILS
3. FOR ANY COMPONENTS NOTED WITHOUT MOUNTING DETAIL-USE MANUFACTURE RECOMMENDATION

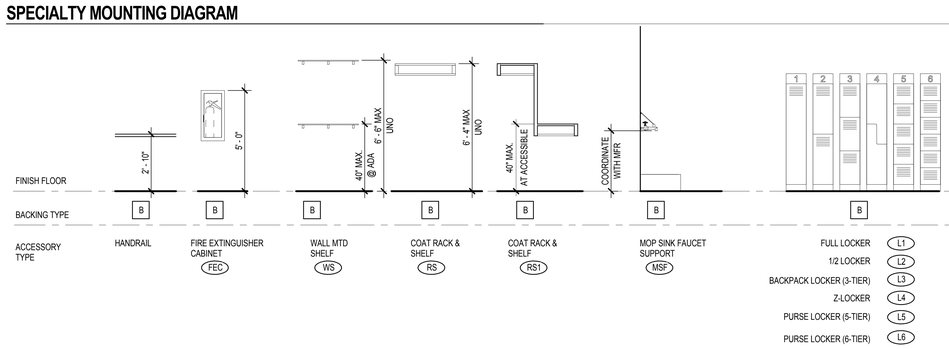
FIXTURE & ACCESSORY MOUNTING DIAGRAM



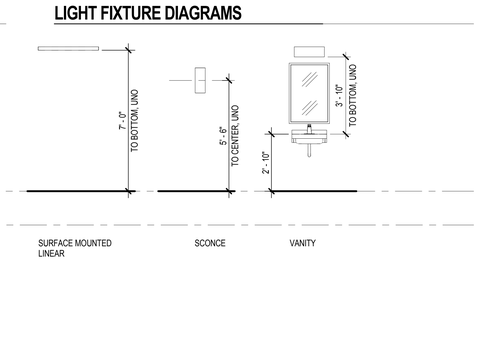
ACCESSORY MOUNTING DIAGRAM



SPECIALTY MOUNTING DIAGRAM



LIGHT FIXTURE DIAGRAMS



PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CW
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

SHEET TITLE / NUMBER

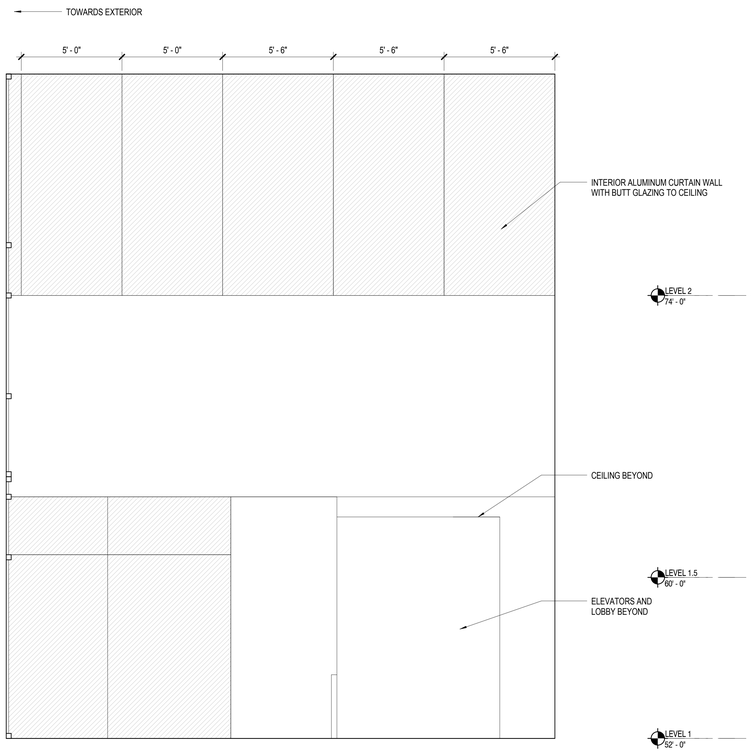
MOUNTING HEIGHT DIAGRAMS

A36.1

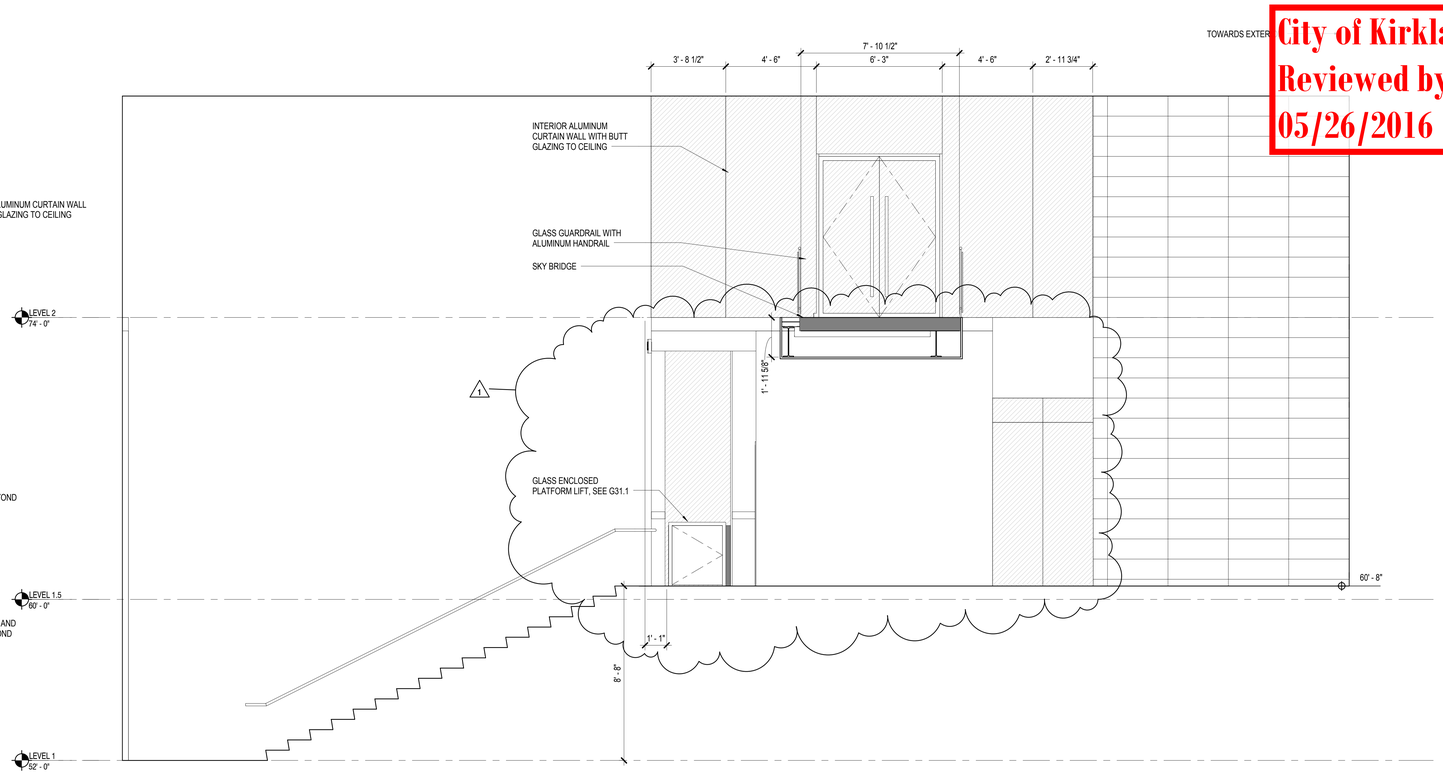
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

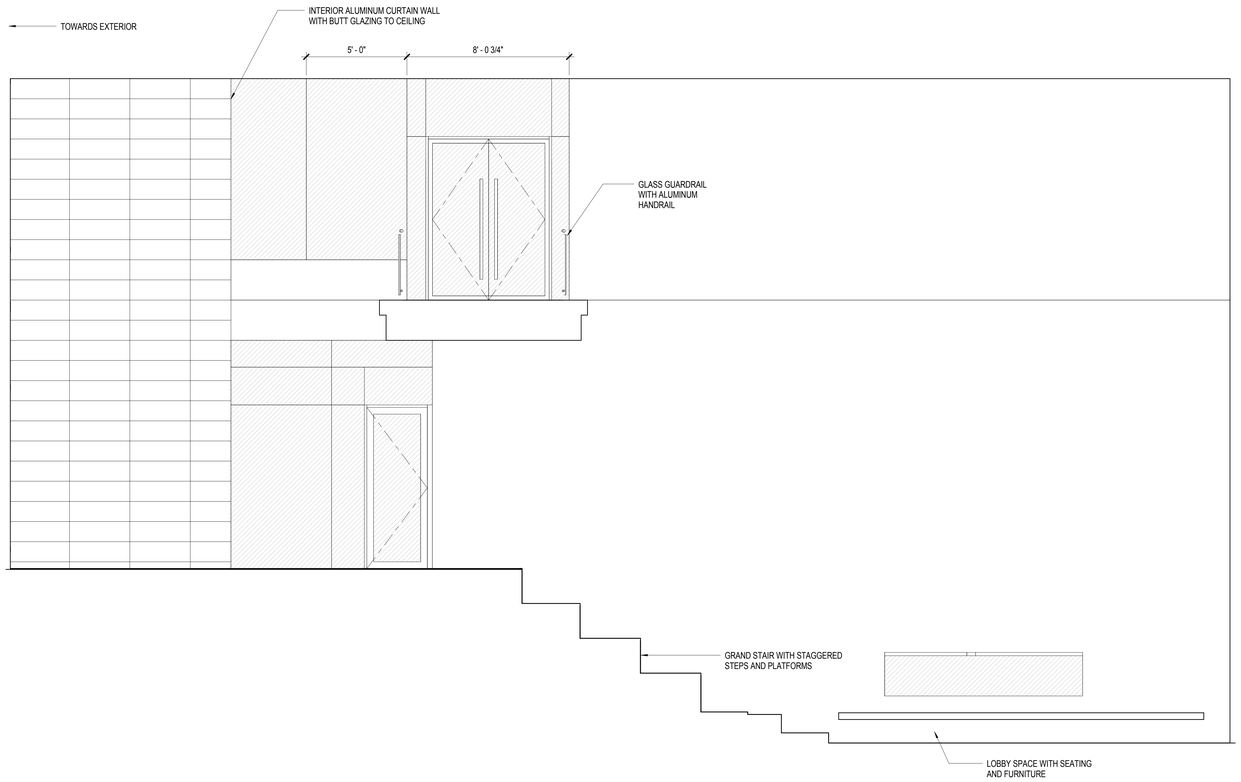
City of Kirkland
Reviewed by AHaupt
05/26/2016



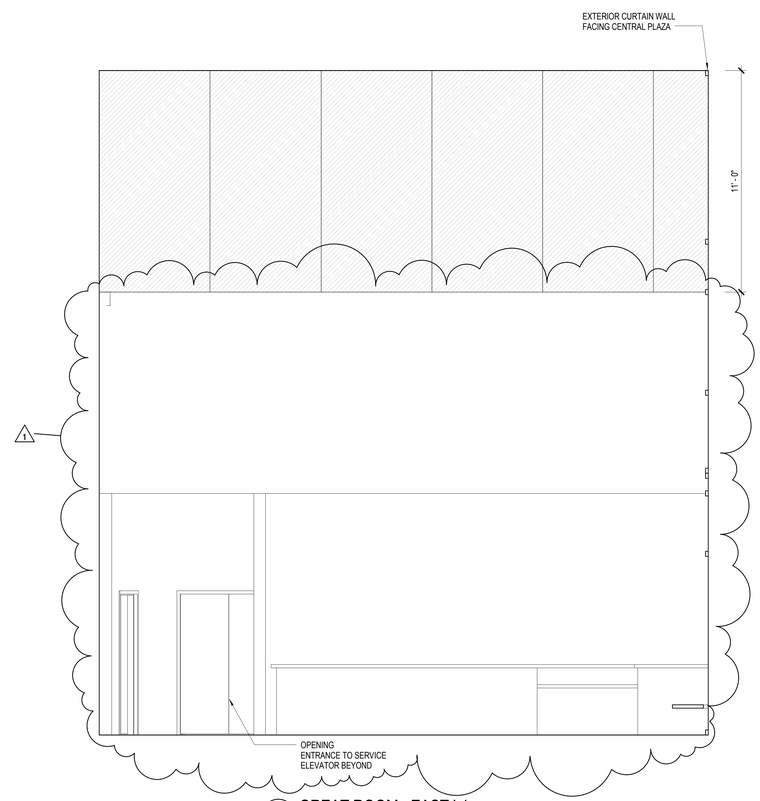
4 GREAT ROOM - WEST L1
3/8" = 1'-0"



3 GREAT ROOM - WEST L1.5
3/8" = 1'-0"



2 GREAT ROOM - EAST L1.5
3/8" = 1'-0"



1 GREAT ROOM - EAST L1
3/8" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CWD
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

GREAT ROOM ELEVATIONS

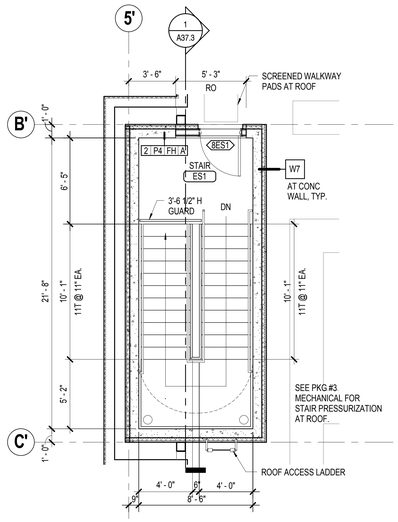
A36.3

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

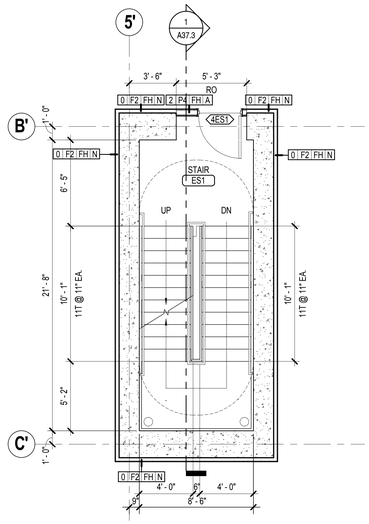
BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

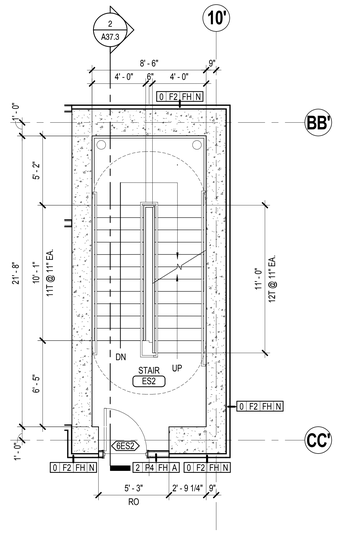
COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



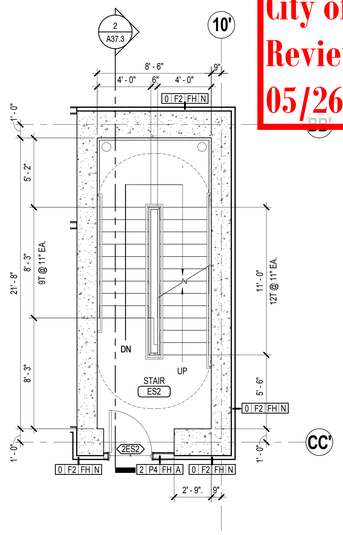
15 STAIR ES1 AT ROOF LEVEL
1/4" = 1'-0"



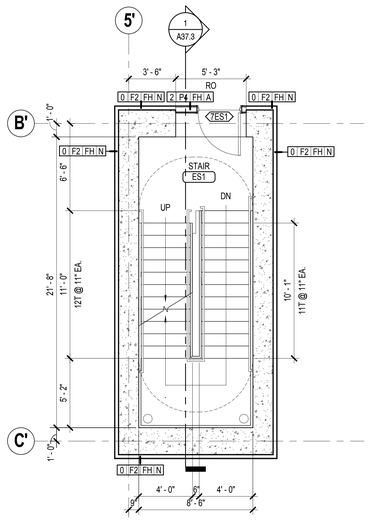
12 STAIR ES1 AT LEVELS 4 & 5
1/4" = 1'-0"



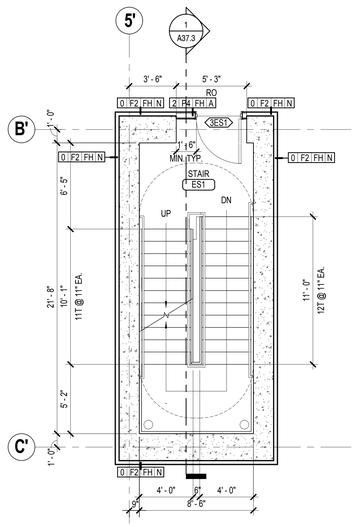
6 STAIR ES2 AT LEVEL 6
1/4" = 1'-0"



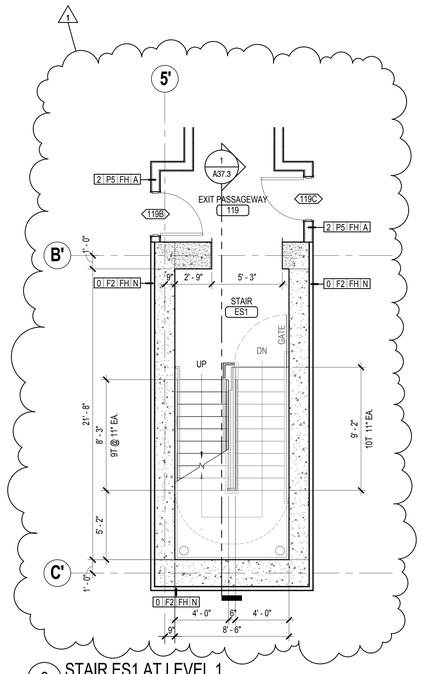
3 STAIR ES2 AT LEVEL 2
1/4" = 1'-0"



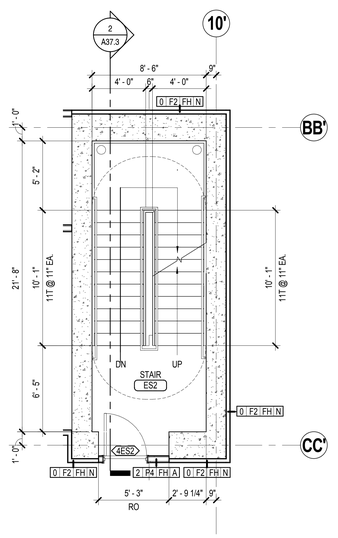
14 STAIR ES1 AT LEVEL 7
1/4" = 1'-0"



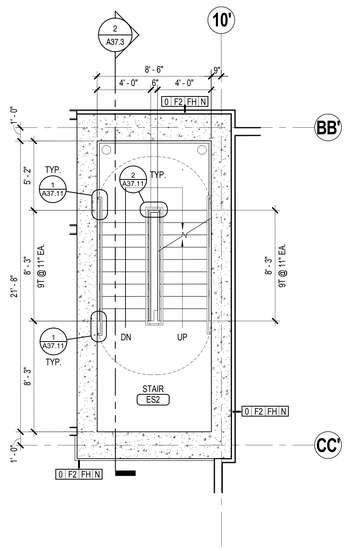
11 STAIR ES1 AT LEVEL 3
1/4" = 1'-0"



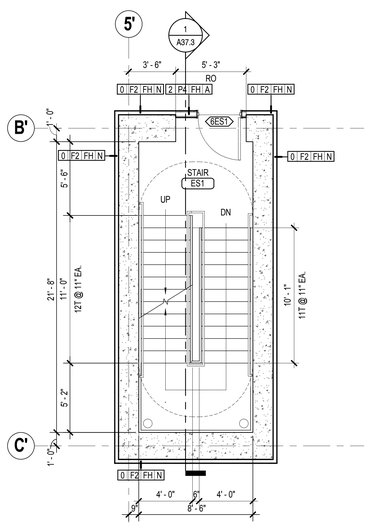
8 STAIR ES1 AT LEVEL 1
1/4" = 1'-0"



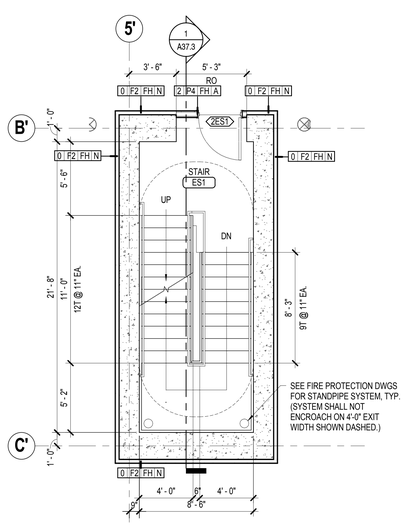
5 STAIR ES2 AT LEVELS 4 & 5
1/4" = 1'-0"



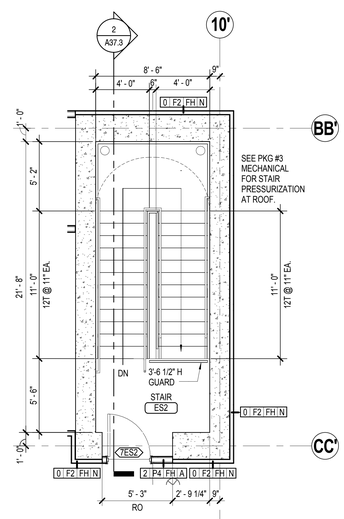
2 STAIR ES2 AT LEVEL 1.5
1/4" = 1'-0"



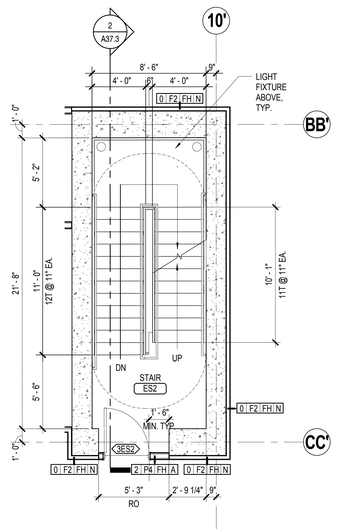
13 STAIR ES1 AT LEVEL 6
1/4" = 1'-0"



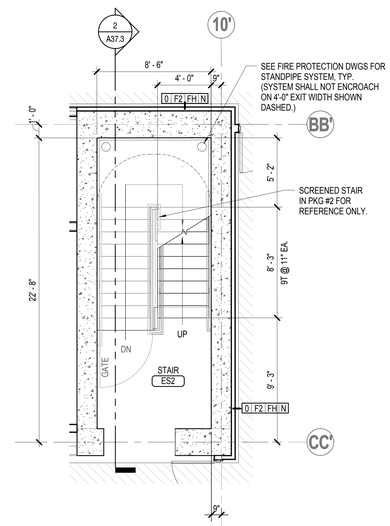
10 STAIR ES1 AT LEVEL 2
1/4" = 1'-0"



7 STAIR ES2 AT LEVEL 7
1/4" = 1'-0"



4 STAIR ES2 AT LEVEL 3
1/4" = 1'-0"



1 STAIR ES2 AT LEVEL 1
1/4" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BA
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

STAIRS ES1 & ES2 PLANS

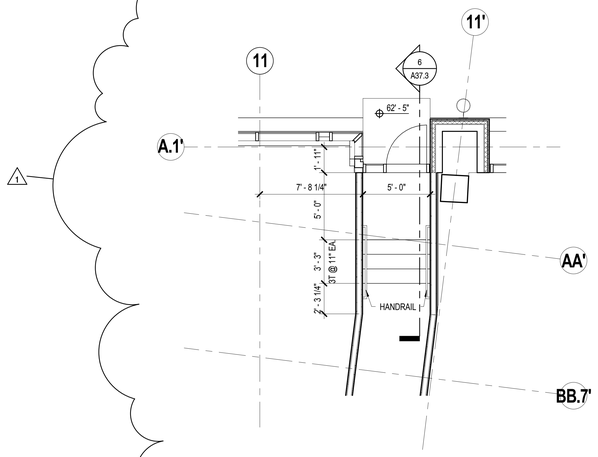
A37.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

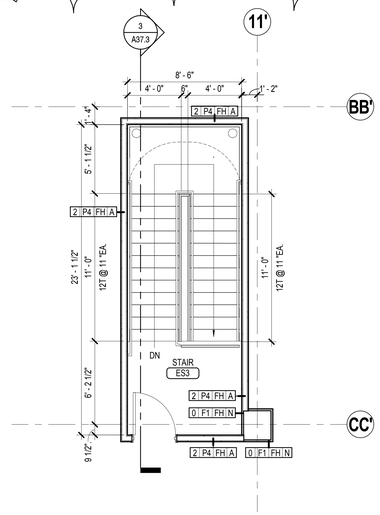
BINDING STRIP

- BINDING STRIP -

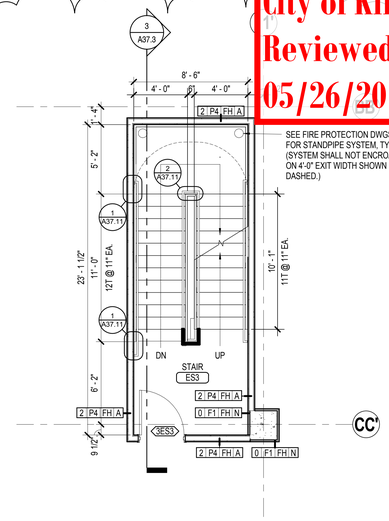
City of Kirkland
Reviewed by AHaupt
05/26/2016



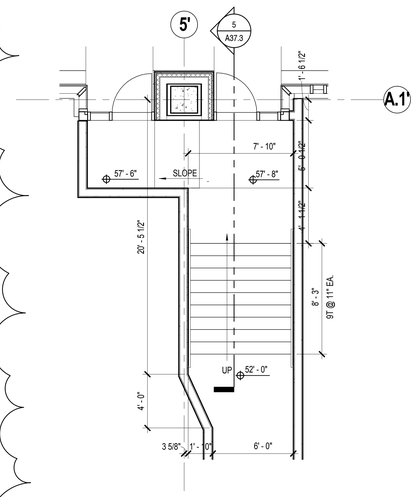
3 LEVEL 1 - EXIT PASSAGEWAY STAIR ES3A
1/4" = 1'-0"



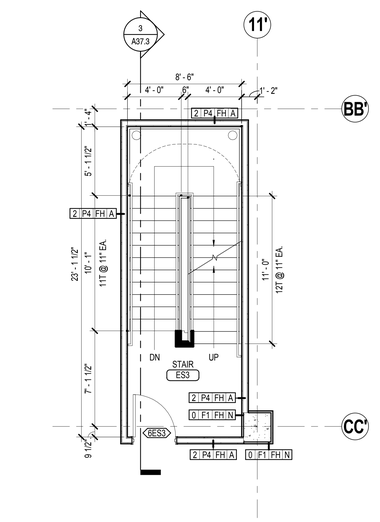
9 STAIR ES3 AT LEVEL 7
1/4" = 1'-0"



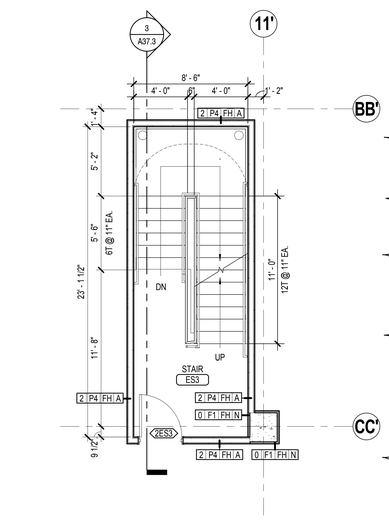
6 STAIR ES3 AT LEVEL 3
1/4" = 1'-0"



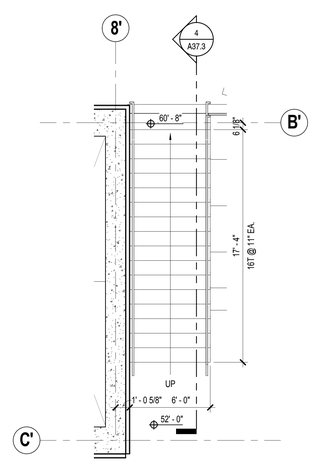
2 LEVEL 1 - EXIT PASSAGEWAY STAIR ES1A
1/4" = 1'-0"



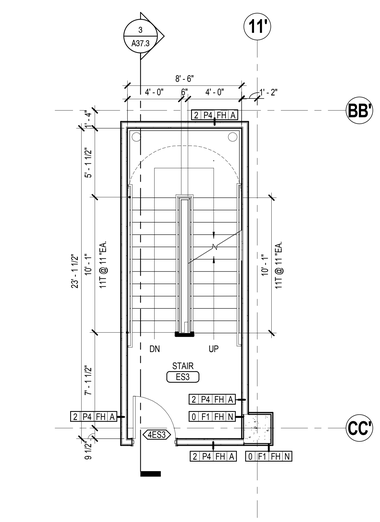
8 STAIR ES3 AT LEVEL 6
1/4" = 1'-0"



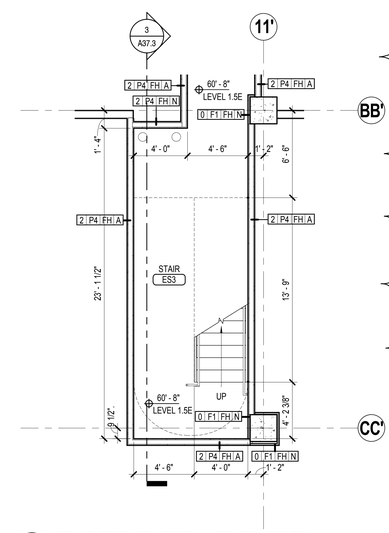
5 STAIR ES3 AT LEVEL 2
1/4" = 1'-0"



1 LEVEL 1 - GREAT ROOM STAIR PLAN
1/4" = 1'-0"



7 STAIR ES3 AT LEVEL 4 (5 SIM.)
1/4" = 1'-0"



4 STAIR ES3 AT LEVEL 1.5E (EL. 60'-8")
1/4" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BA
ISSUE DATE	4/15/2016

SEAL

39975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

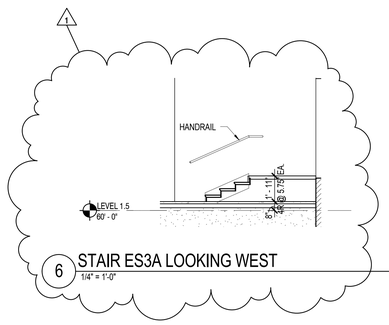
STAIRS ES3 & MISC PLANS

A37.2

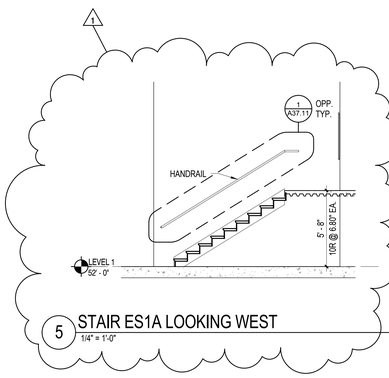
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -

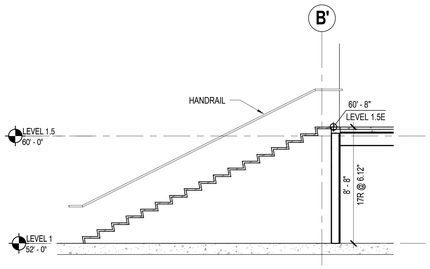
City of Kirkland
Reviewed by AHaupt
05/26/2016



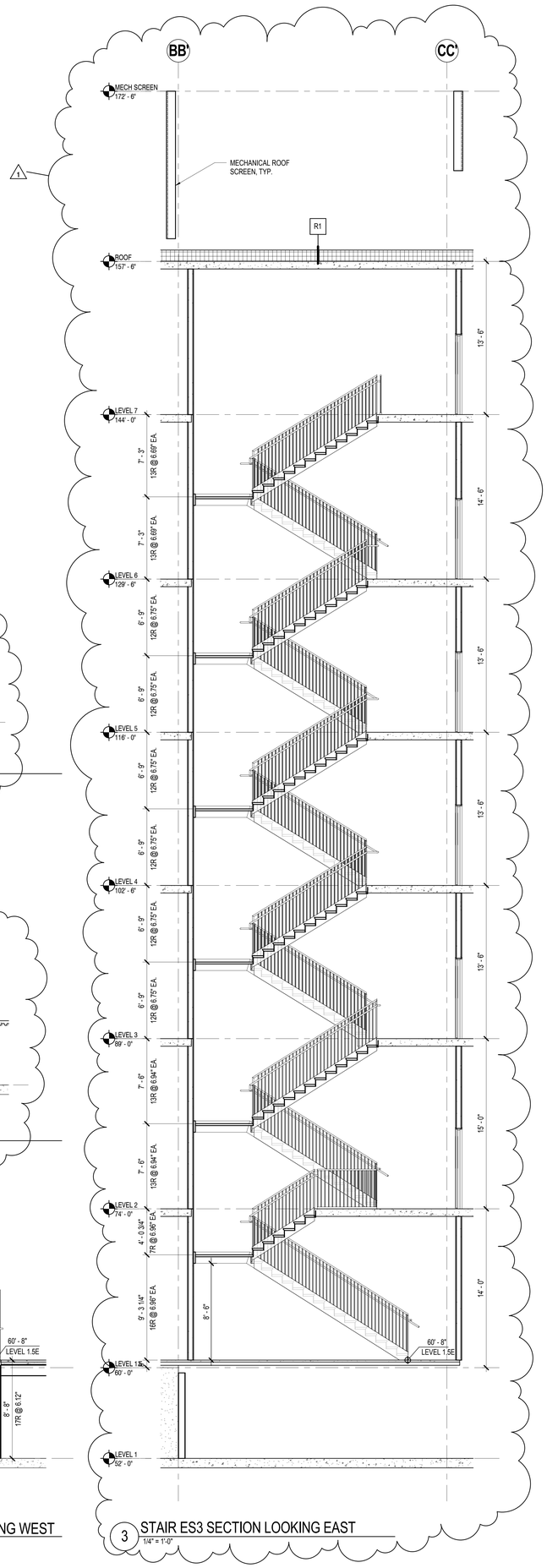
6 STAIR ES3A LOOKING WEST
1/4" = 1'-0"



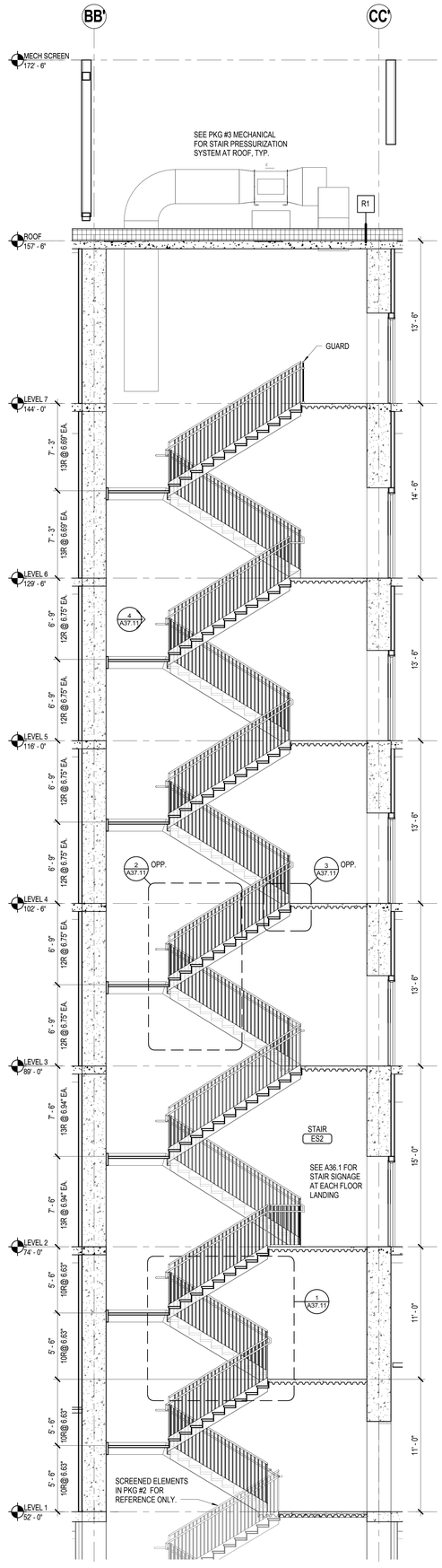
5 STAIR ES1A LOOKING WEST
1/4" = 1'-0"



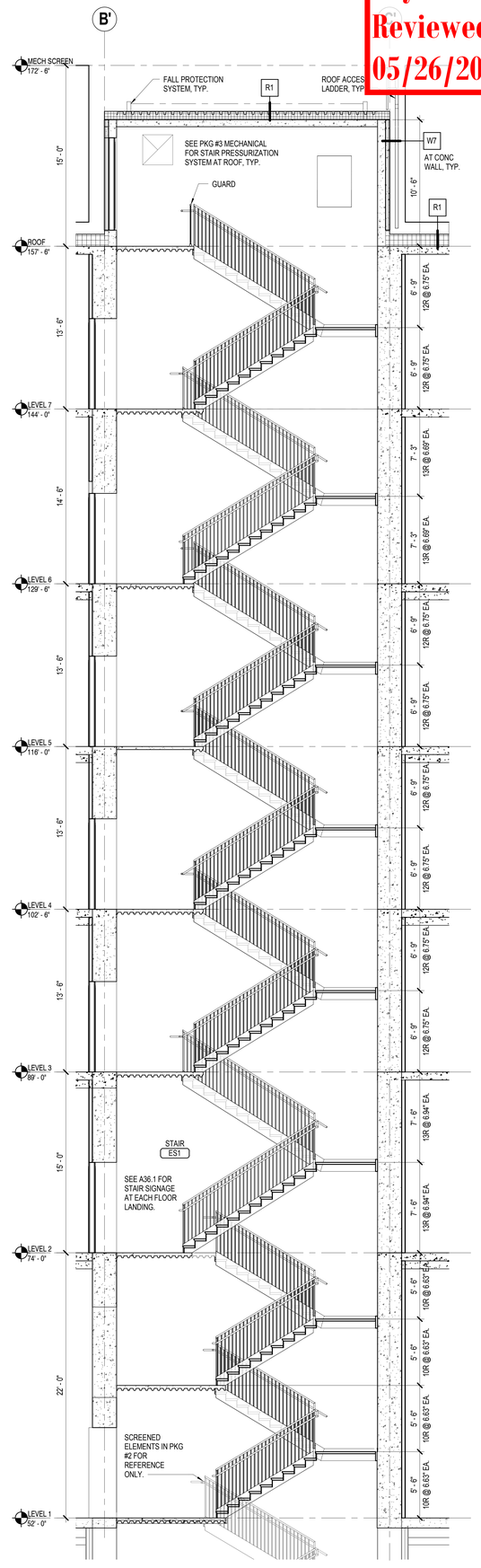
4 GREAT ROOM STAIR SECTION LOOKING WEST
1/4" = 1'-0"



3 STAIR ES3 SECTION LOOKING EAST
1/4" = 1'-0"



2 STAIR ES2 SECTION LOOKING EAST
1/4" = 1'-0"



1 STAIR ES1 SECTION LOOKING EAST
1/4" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BA
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

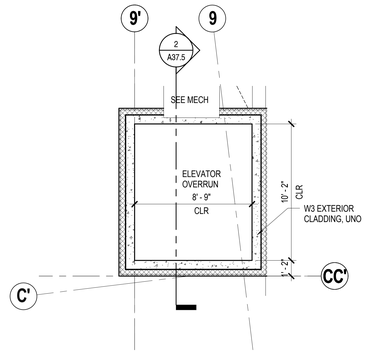
SHEET TITLE / NUMBER

STAIR & RAMP SECTIONS

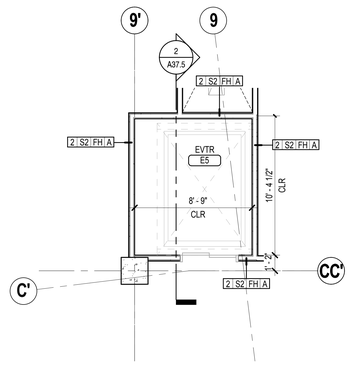
A37.3

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

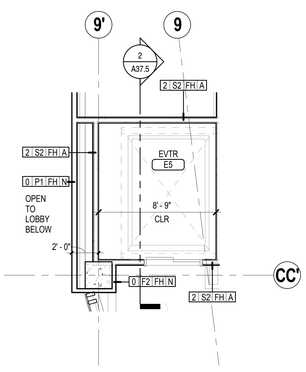
BINDING STRIP



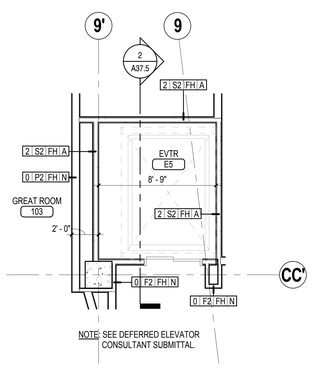
7 ELEVATOR E5 PLAN AT ROOF
1/4" = 1'-0"



6 ELEVATOR E5 PLAN AT LEVELS 3 - 7
1/4" = 1'-0"

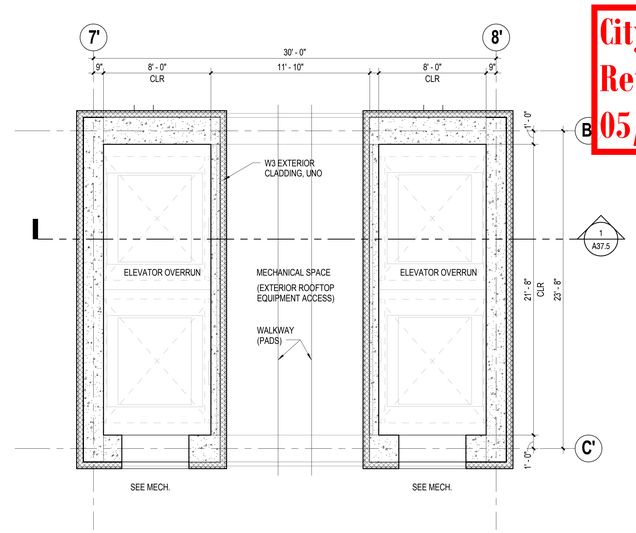


5 ELEVATOR E5 PLAN AT LEVEL 2
1/4" = 1'-0"

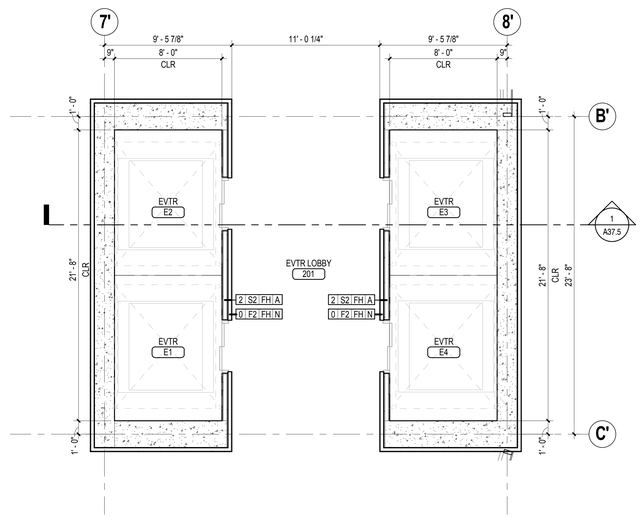


NOTE: SEE DEFERRED ELEVATOR CONSULTANT SUBMITTAL.

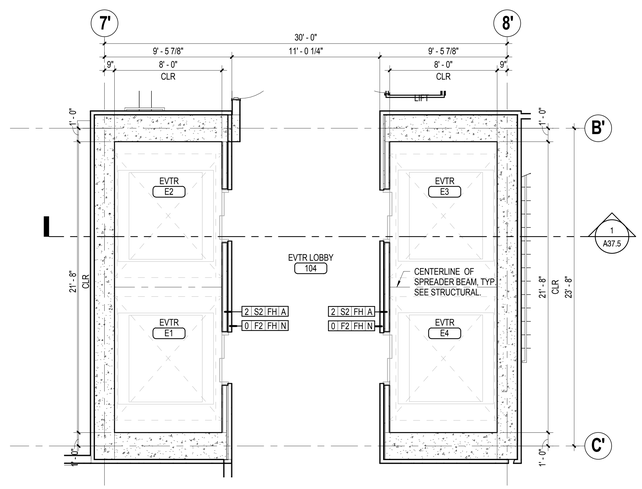
4 ELEVATOR E5 PLAN AT LEVEL 1
1/4" = 1'-0"



3 ELEVATORS E1, E2, E3 & E4 PLAN AT ROOF LEVEL
1/4" = 1'-0"



2 ELEVATORS E1, E2, E3 & E4 PLAN AT LEVELS 2 - 7
1/4" = 1'-0"



NOTE: SEE DEFERRED ELEVATOR CONSULTANT SUBMITTAL.

1 ELEVATORS E1, E2, E3 & E4 PLAN AT LEVEL 1
1/4" = 1'-0"

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BA
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

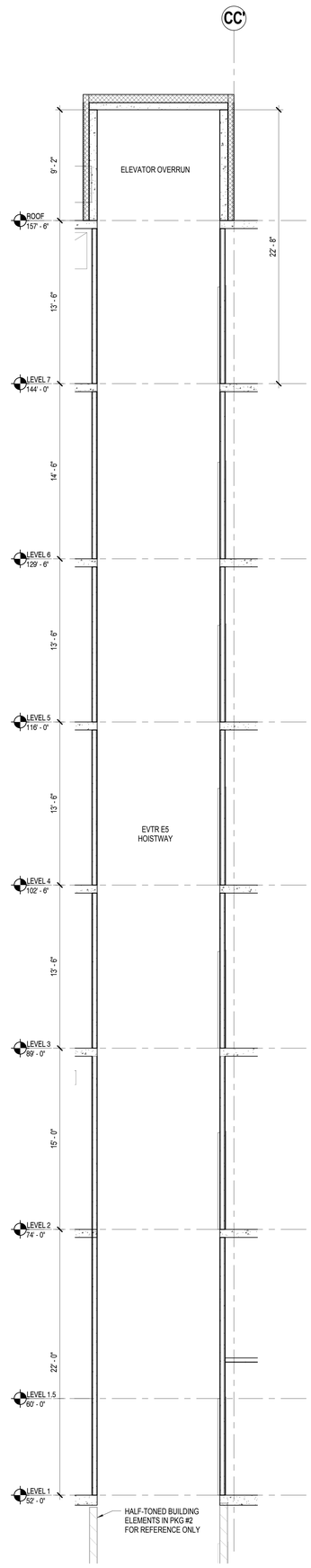
ELEVATOR PLANS

A37.4

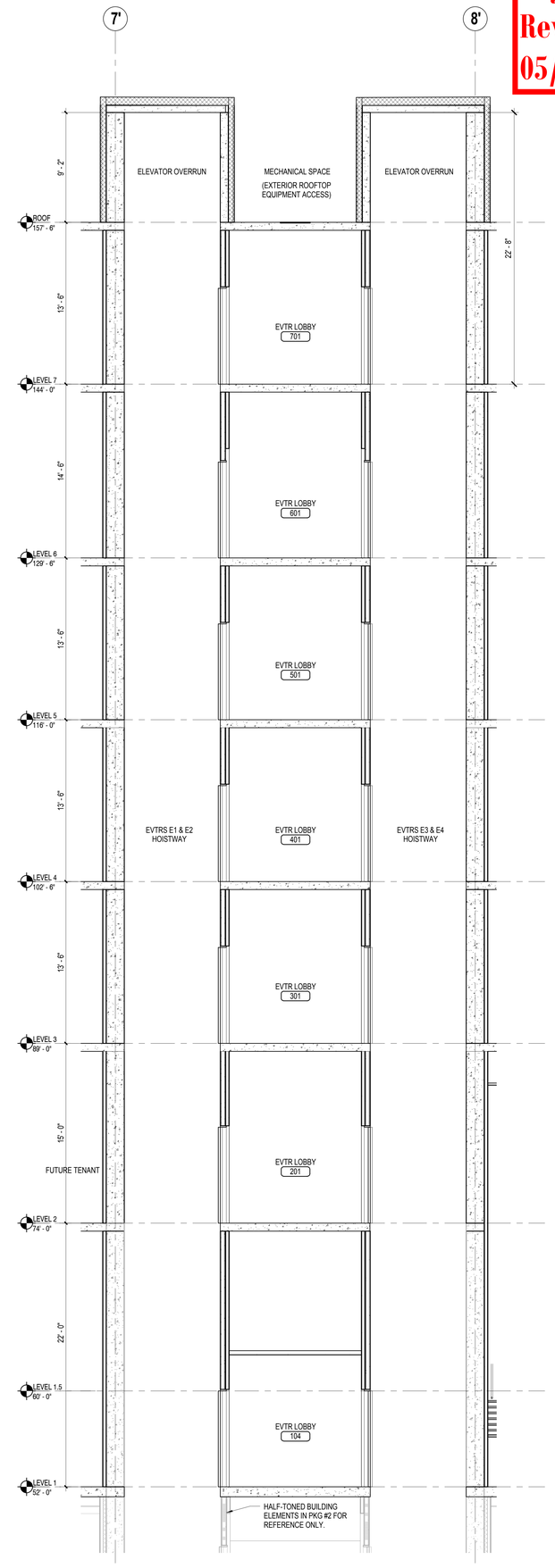
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



2 ELEVATOR E5 SECTION LOOKING WEST
1/4" = 1'-0"



1 ELEVATORS E1, E2, E3 & E4 SECTION LOOKING NORTH
1/4" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BA
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

ELEVATOR SECTIONS

A37.5

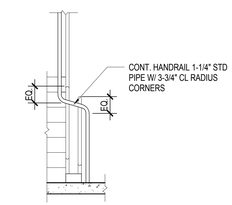
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

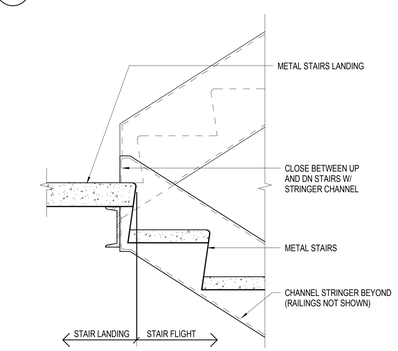
City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN

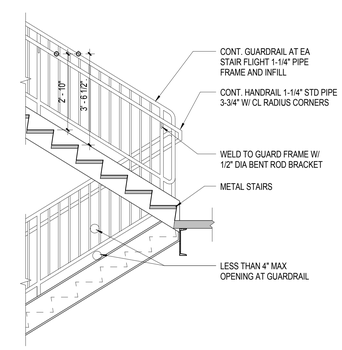
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



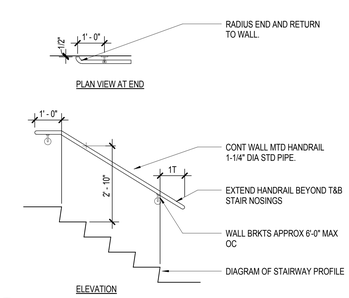
4 GUARDRAIL AND HANDRAIL AT END VIEW
1/2" = 1'-0"



3 STAIR AT FLOOR LANDING
1 1/2" = 1'-0"



2 VERT. GUARDRAIL AND HANDRAIL AT STAIR
1/2" = 1'-0"



1 TYPICAL WALL MOUNTED HANDRAIL
1/2" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BA
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

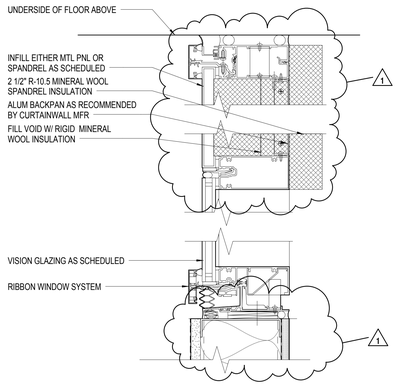
SHEET TITLE / NUMBER

STAIR DETAILS

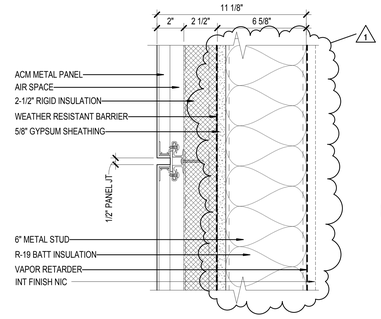
A37.11

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

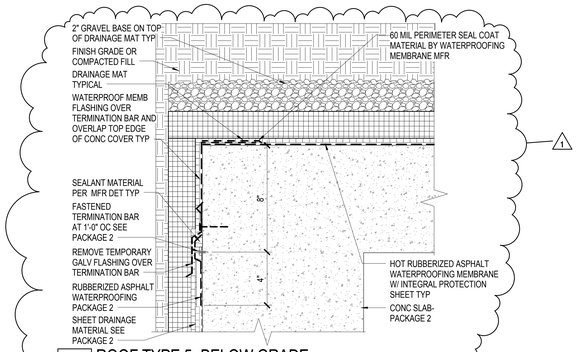
- BINDING STRIP -



RW1 RIBBON WINDOW (RW) LEVELS 3 AND 7
3" = 1'-0"



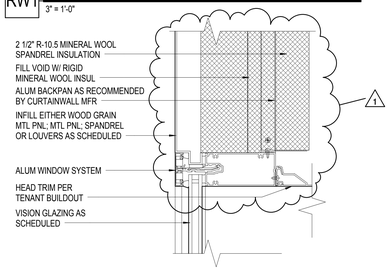
W8 ACM PANEL ON METAL FRAMING
3" = 1'-0"



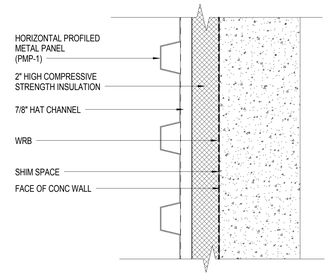
R5 ROOF TYPE 5- BELOW GRADE
3" = 1'-0"

City of Kirkland
Reviewed by AHaupt
05/26/2016

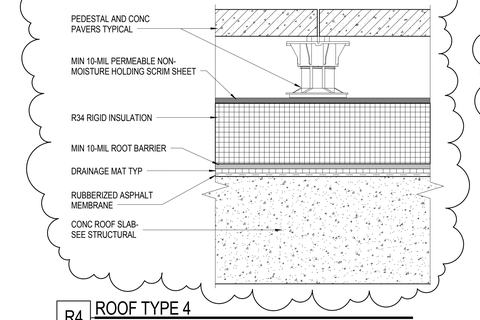
COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



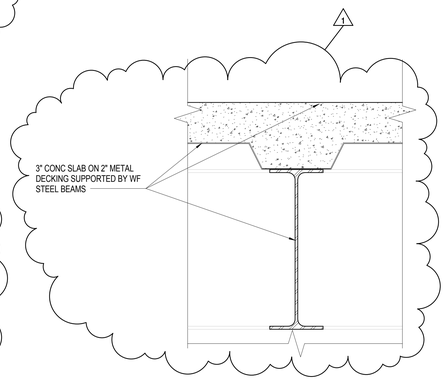
CW2 CURTAINWALL (CW) LEVELS 1 AND 2
3" = 1'-0"



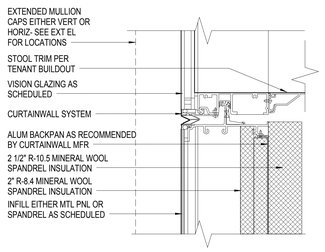
W7 METAL PANEL ON CONC
3" = 1'-0"



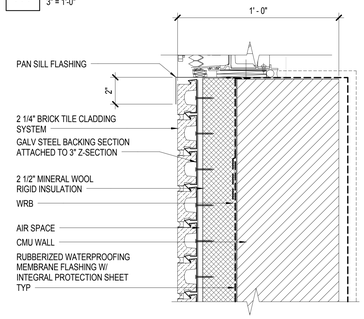
R4 ROOF TYPE 4
3" = 1'-0"



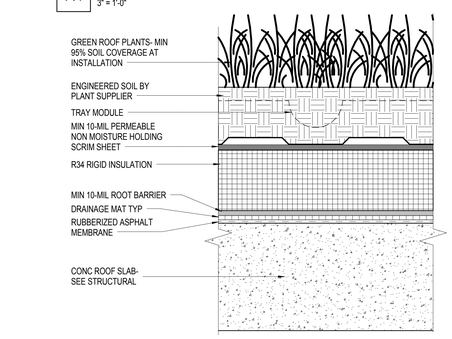
F4 RAISED LOBBY FLOOR SLAB
3" = 1'-0"



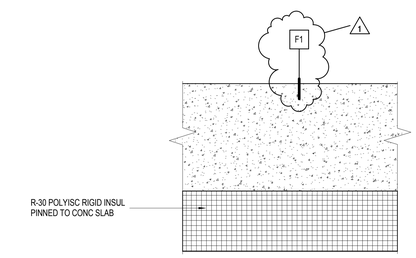
CW1 CURTAINWALL (CW) UNITIZED SYTEM
3" = 1'-0"



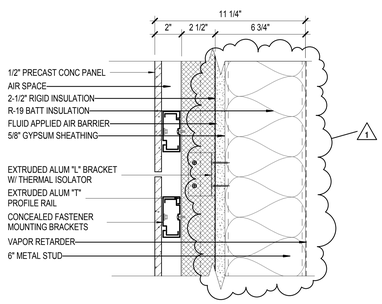
W5 BRICK ON CMU
3" = 1'-0"



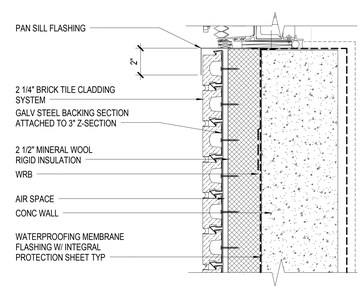
R3 ROOF TYPE 3
3" = 1'-0"



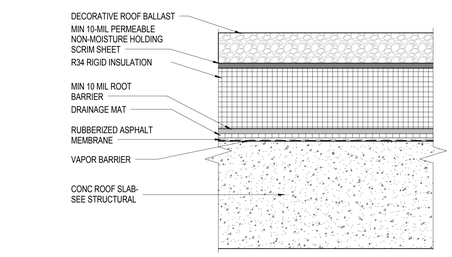
F3 INSULATED CONC FLOOR
3" = 1'-0"



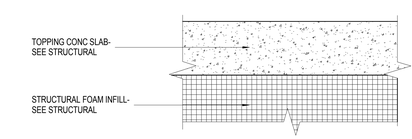
W12 EXT WALL- 1/2" CONC PANEL
3" = 1'-0"



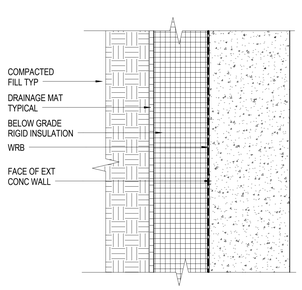
W4 BRICK ON CONC
3" = 1'-0"



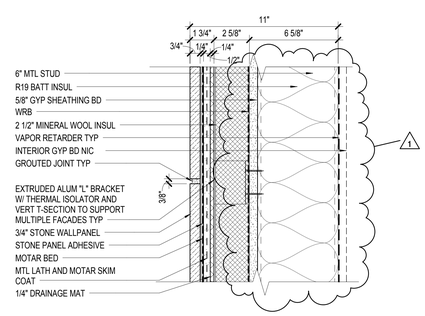
R2 ROOF TYPE 2
3" = 1'-0"



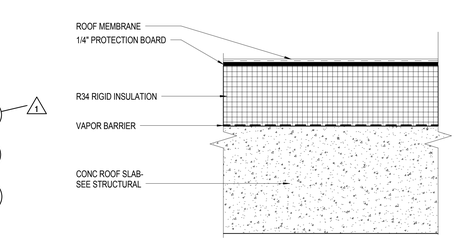
F2 CONC SLAB ON FOAM INFILL
3" = 1'-0"



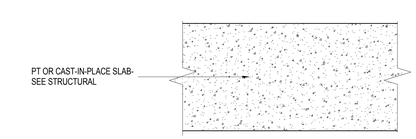
W10 CONC WALL BELOW GRADE
3" = 1'-0"



W2 THINSET STONE PANEL ON MET STUDS
3" = 1'-0"



R1 ROOF TYPE 1
3" = 1'-0"



F1 TYPICAL CONC FLOOR
3" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

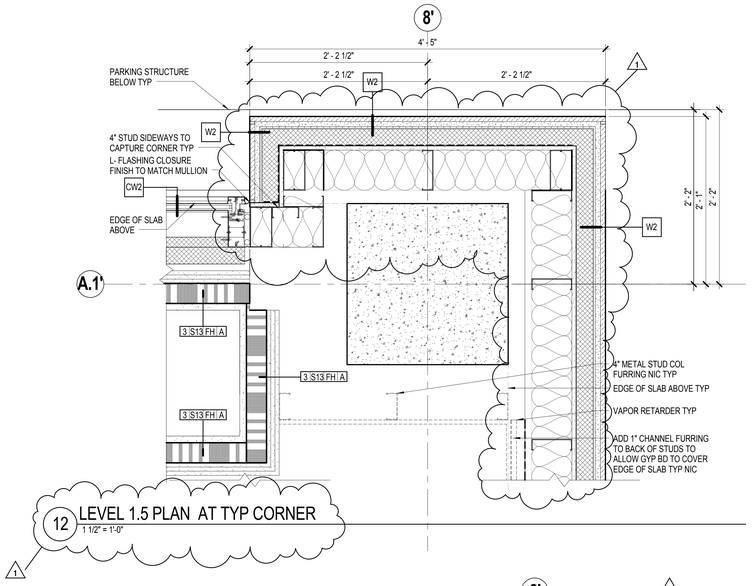
SHEET TITLE / NUMBER

FLOOR, ROOF & EXTERIOR WALL ASSEMBLIES

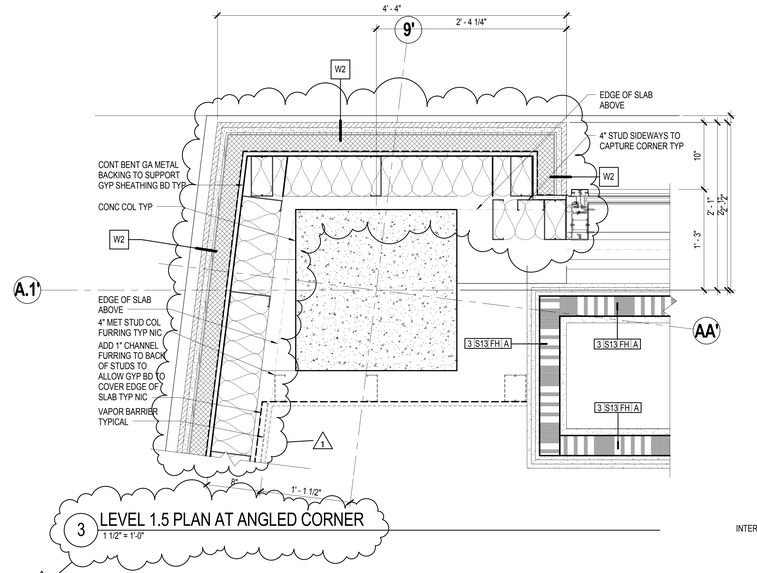
A38.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

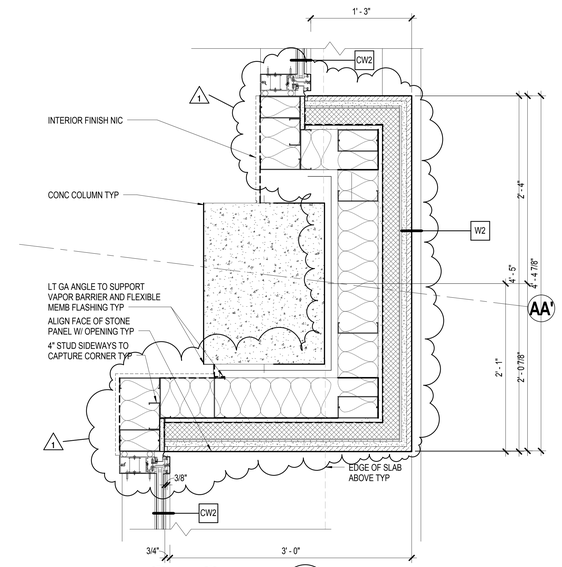
City of Kirkland
Reviewed by AHaupt
05/26/2016



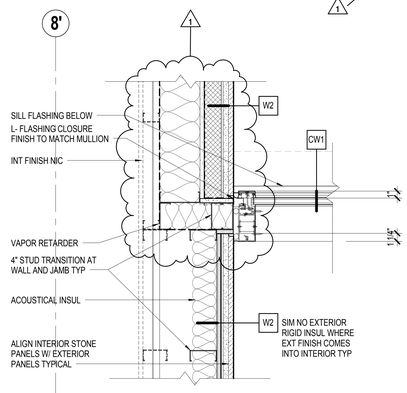
12 LEVEL 1.5 PLAN AT TYP CORNER
1 1/2" = 1'-0"



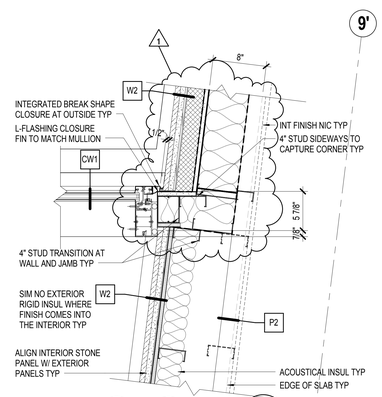
3 LEVEL 1.5 PLAN AT ANGLED CORNER
1 1/2" = 1'-0"



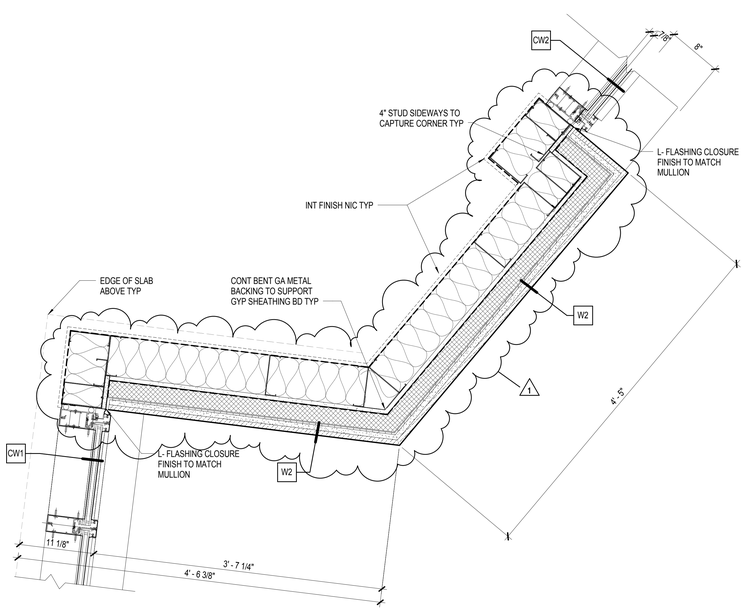
4 LEVEL 1.5 PLAN AT COLUMN WRAP E-SIDE
1 1/2" = 1'-0"



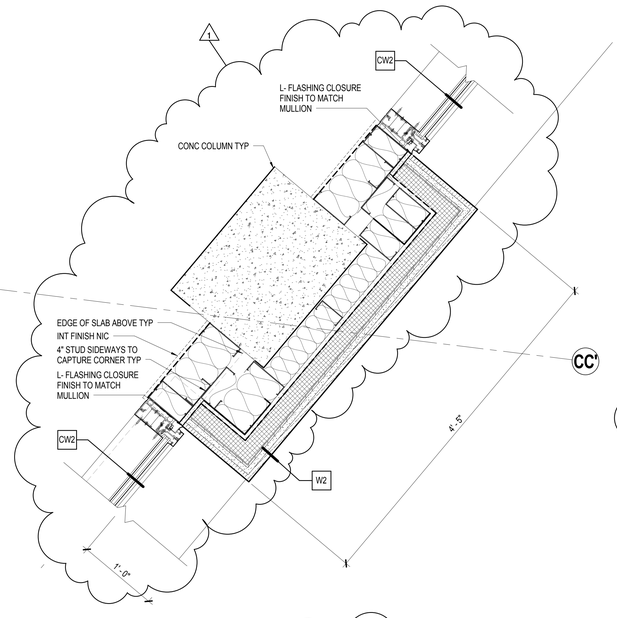
11 LEVEL 1.5 PLAN AT N LOBBY INSET W-SIDE
1 1/2" = 1'-0"



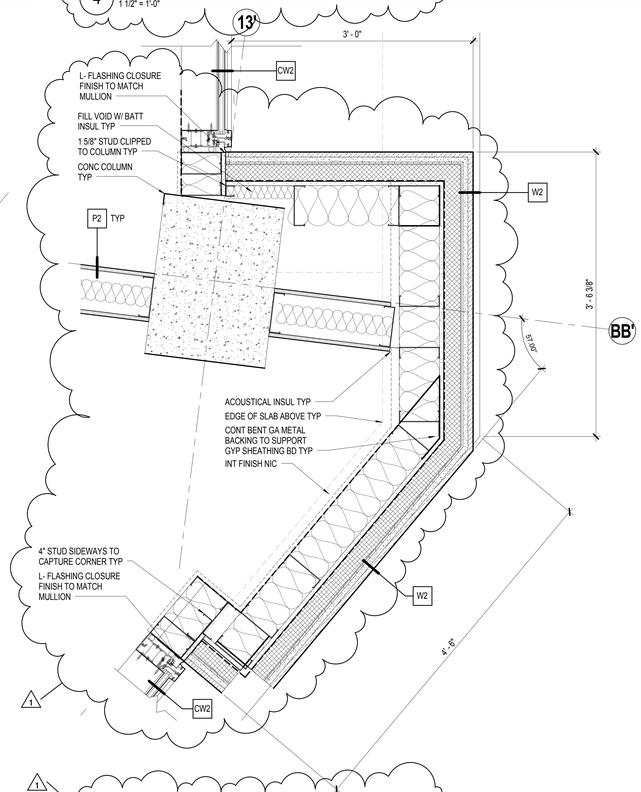
7 LEVEL 1.5 PLAN AT N LOBBY INSET E-SIDE
1 1/2" = 1'-0"



13 LEVEL 1 PLAN AT EAST SIDE TRANSITION
1 1/2" = 1'-0"



5 LEVEL 1 PLAN AT ANGLED WALL E-SIDE'
1 1/2" = 1'-0"



1 LEVEL 1 PLAN AT ANGLED COL E-SIDE
1 1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

39/75 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

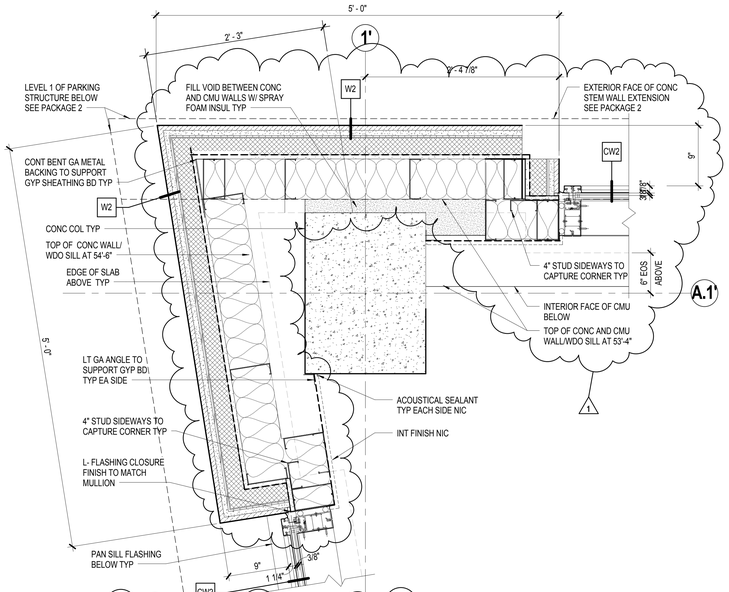
EXTERIOR PLAN DETAILS

A38.2

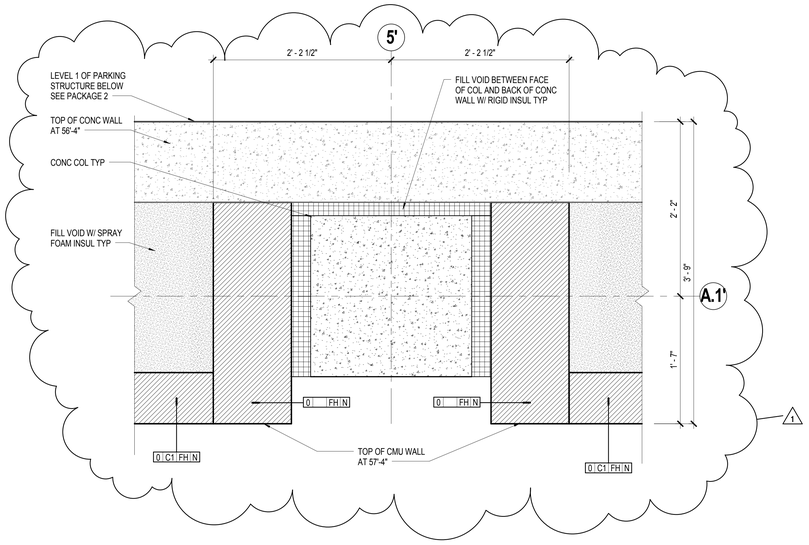
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

- BINDING STRIP -

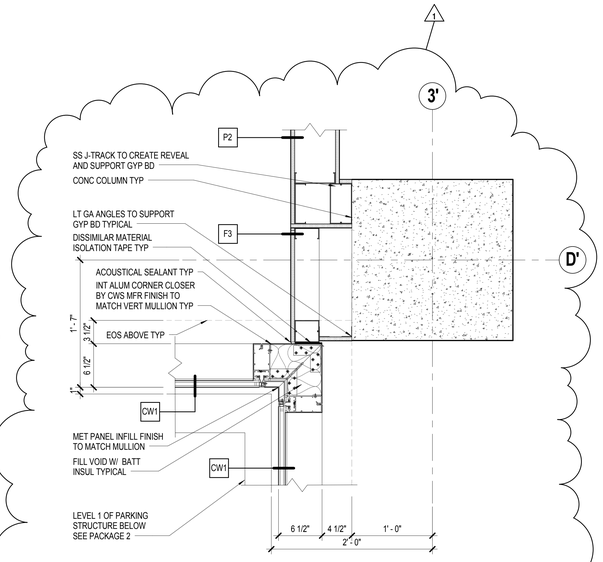
City of Kirkland
Reviewed by AHaupt
05/26/2016



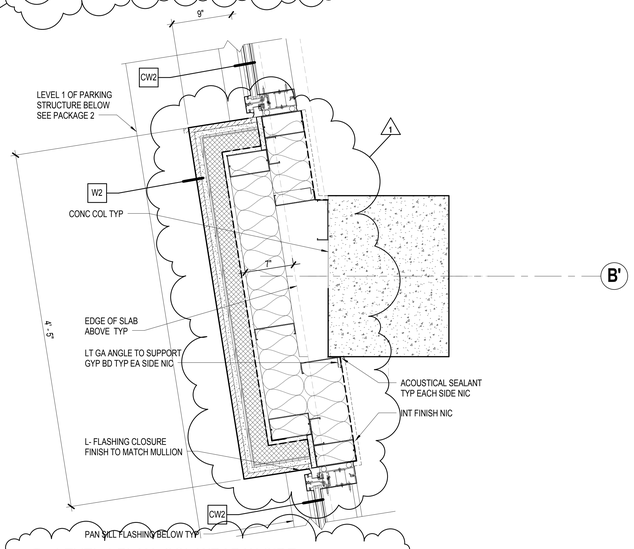
10 LEVEL 1 PLAN AT ANGLED WALL W-SIDE
1 1/2" = 1'-0"



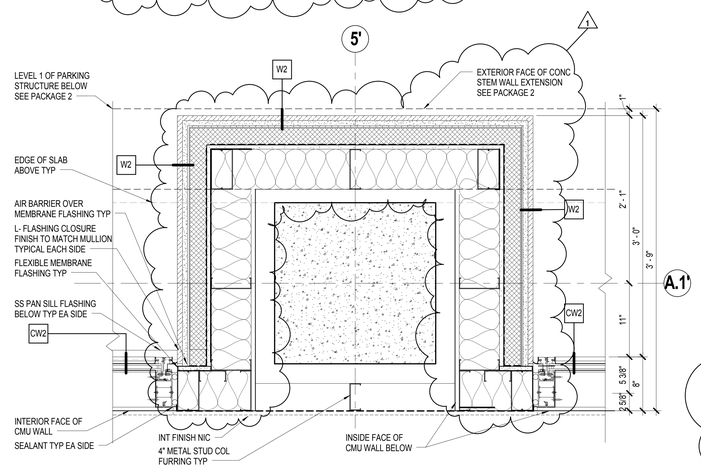
7 PLAN AT LEVEL 1 TYP BELOW WINDOW SYSTEM
1 1/2" = 1'-0"



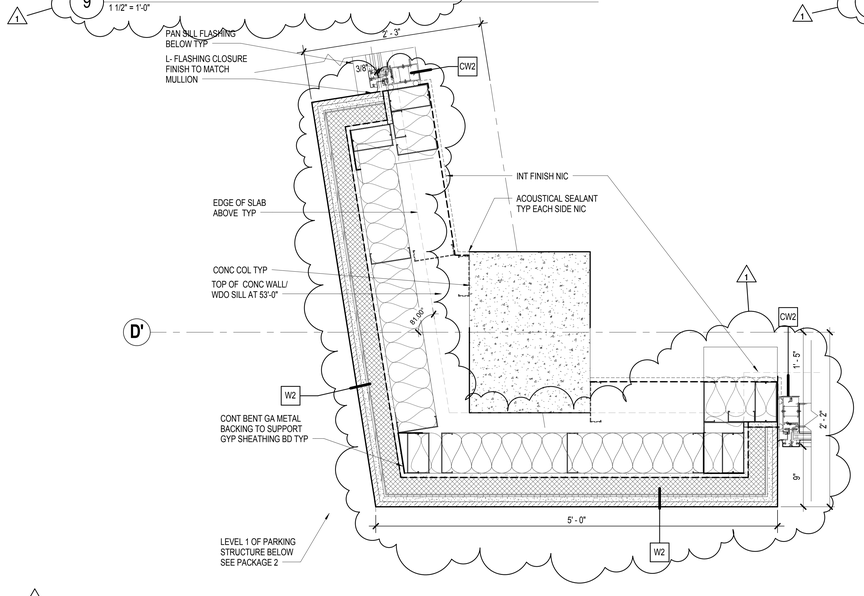
2 LEVEL 1 CURTAINWALL AT INSIDE CORNER
1 1/2" = 1'-0"



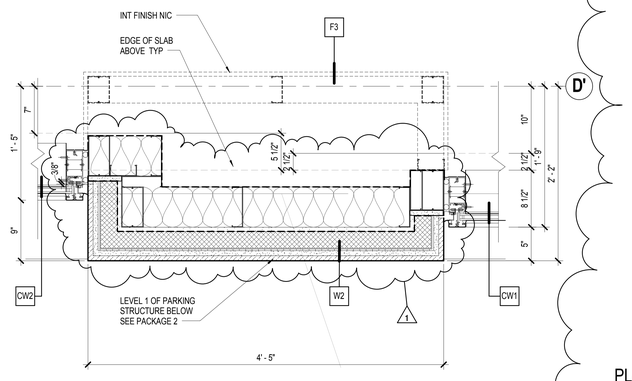
9 LEVEL 1 PLAN COL WRAP W-SIDE
1 1/2" = 1'-0"



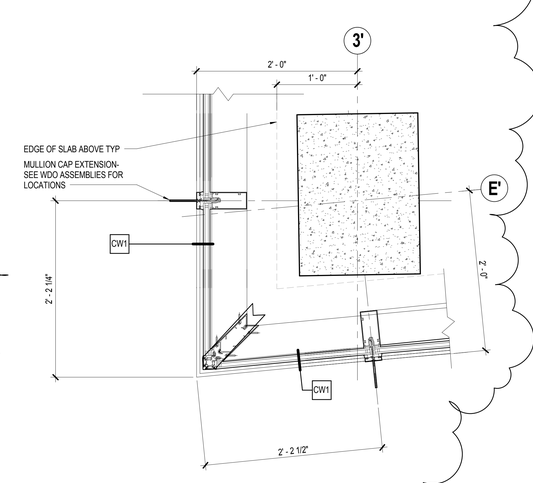
6 PLAN AT LEVEL 1 TYP COL WRAP
1 1/2" = 1'-0"



8 LEVEL 1 PLAN AT SW CORNER
1 1/2" = 1'-0"



5 LEVEL 1 PLAN AT BOX FRAME ALONG D.3'
1 1/2" = 1'-0"



1 PLAN AT LEVEL 1 CURTAINWALL OUTSIDE CORNER
1 1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL
3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

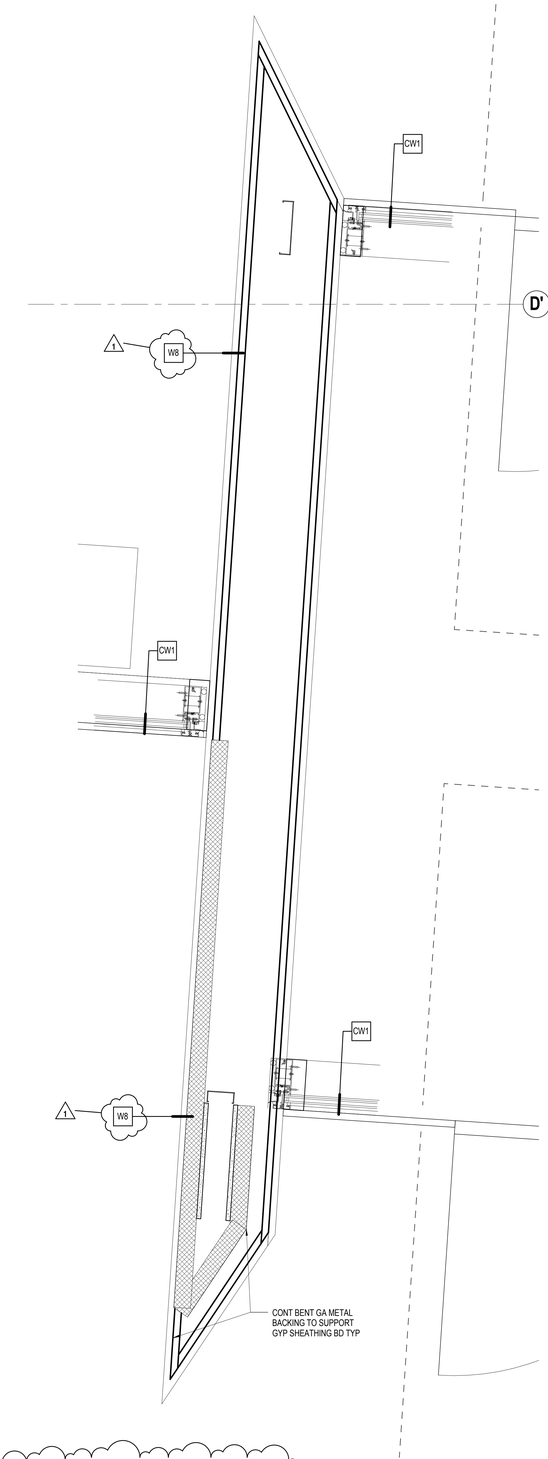
EXTERIOR PLAN DETAILS

A38.3

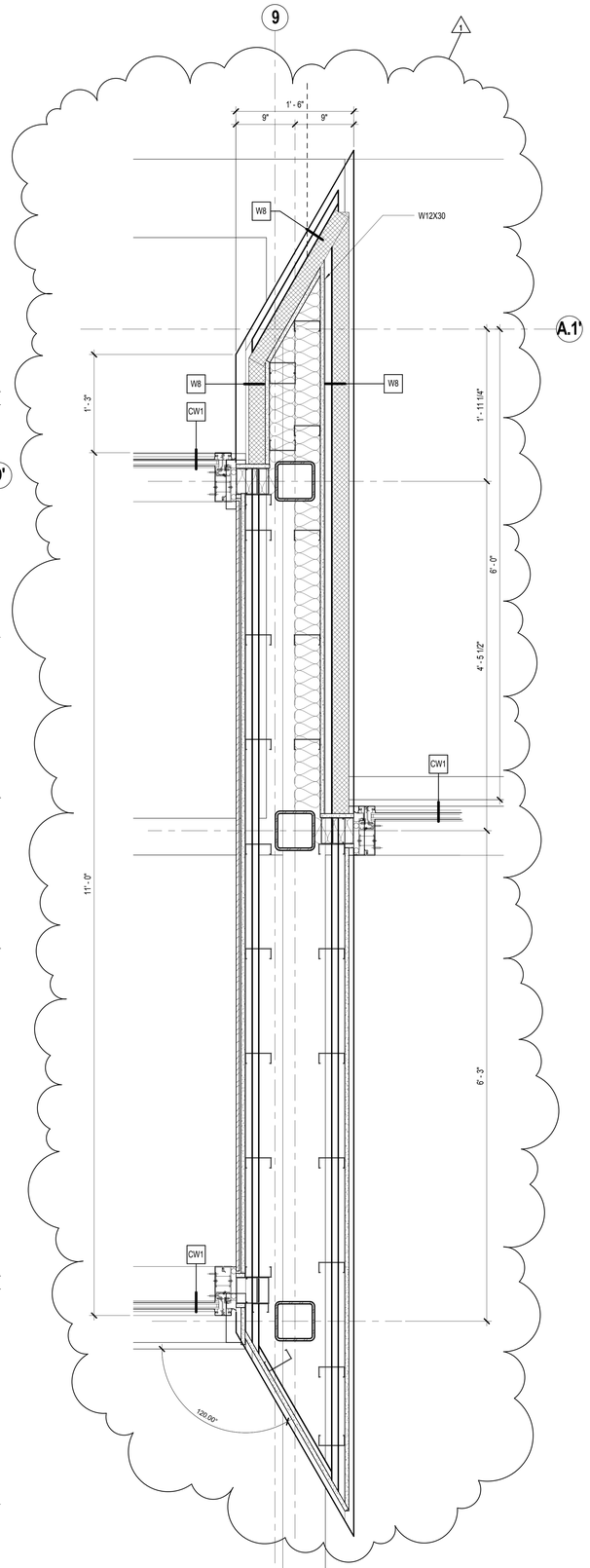
- BINDING STRIP -
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016

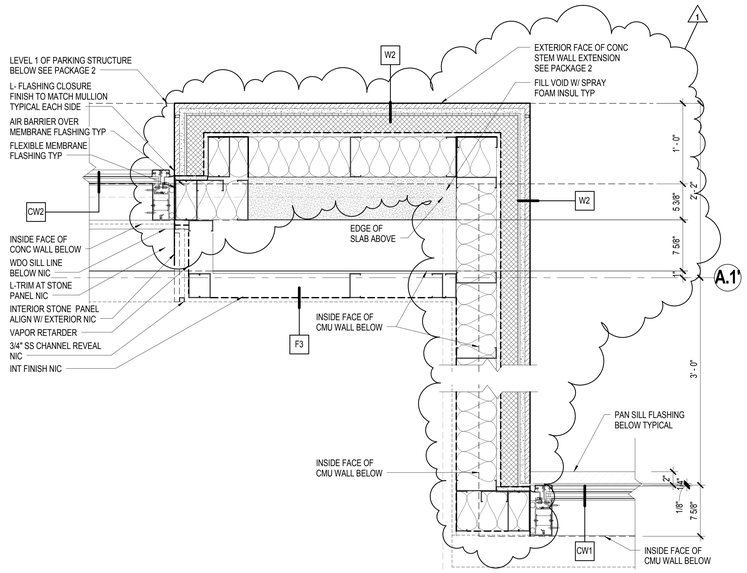
BINDING STRIP



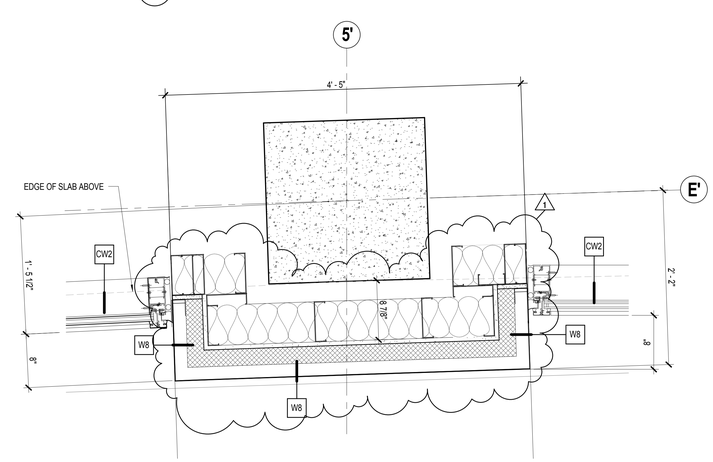
6 LEVEL 1 PLAN AT S ENTRY FEATURE
1 1/2" = 1'-0"



5 LEVEL 1.5 PLAN AT N ENTRY VESTIBULE
1 1/2" = 1'-0"



2 LEVEL 1 PLAN AT CURTAINWALL INSET N-SIDE
1 1/2" = 1'-0"



1 LEVEL 1 PLAN AT TYP COL WRAP S-SIDE
1 1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

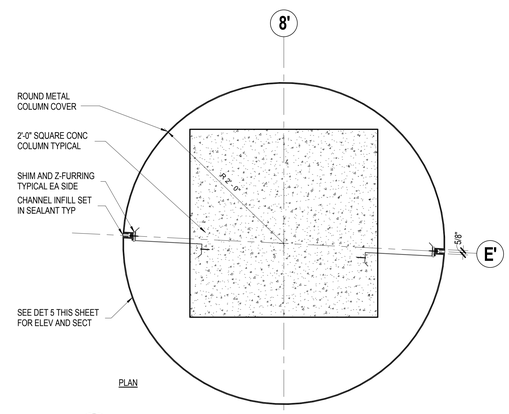
EXTERIOR PLAN DETAILS

A38.4

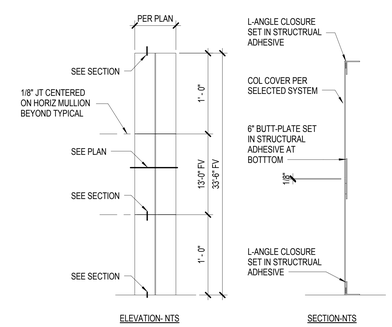
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016

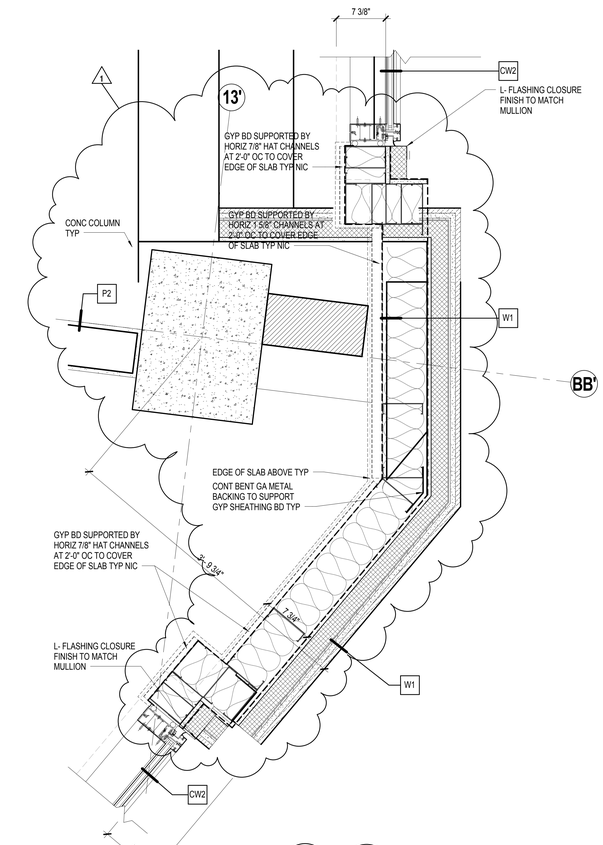
COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



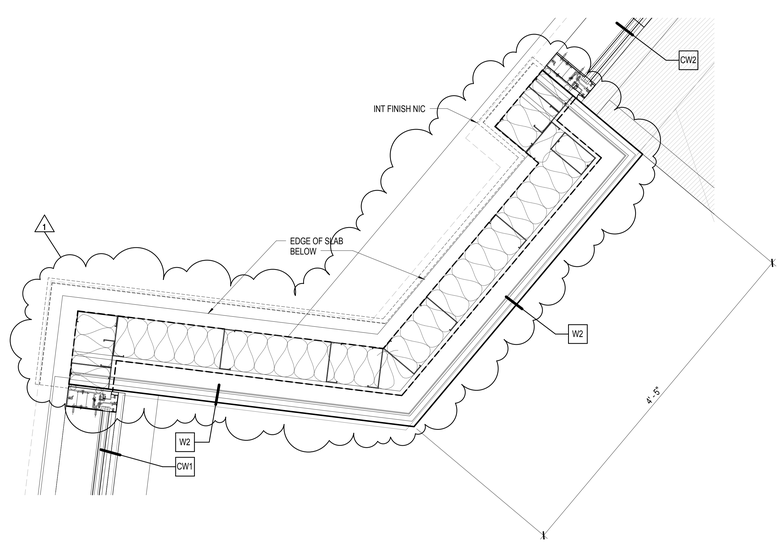
8 LEVEL 1 PLAN AT ROUND COLUMN COVERS S-SIDE
1 1/2" = 1'-0"



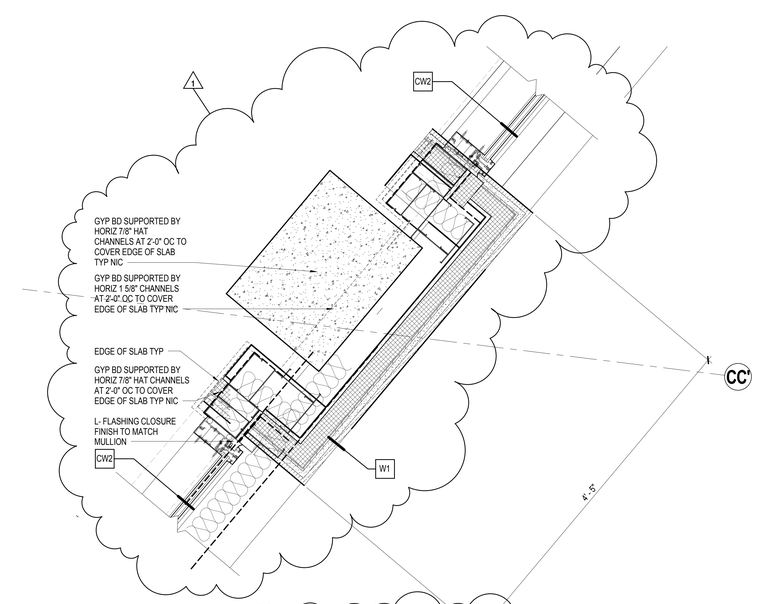
5 LEVEL 1 PLAN AT ROUND COLUMN COVER
1 1/2" = 1'-0"



3 PLAN AT LEVEL 2 PLAN AT ANGLED CORNER E-SIDE
1 1/2" = 1'-0"



7 PLAN AT LEVEL 2 ANGLED WALL E-SIDE
1 1/2" = 1'-0"



1 PLAN AT LEVEL 2 ANGLED WALL COL WRAP E-SIDE
1 1/2" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

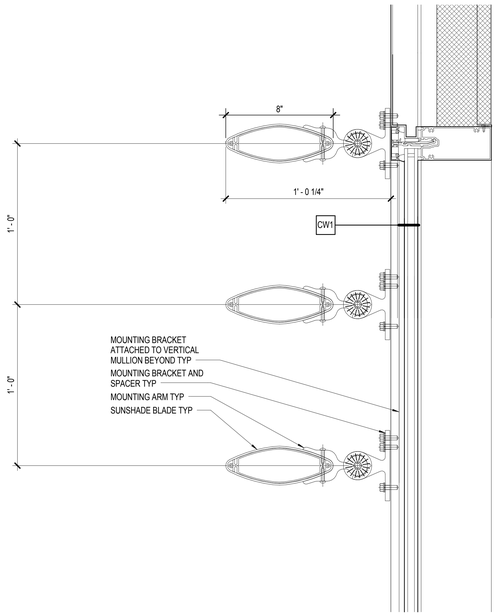
EXTERIOR PLAN DETAILS

A38.5

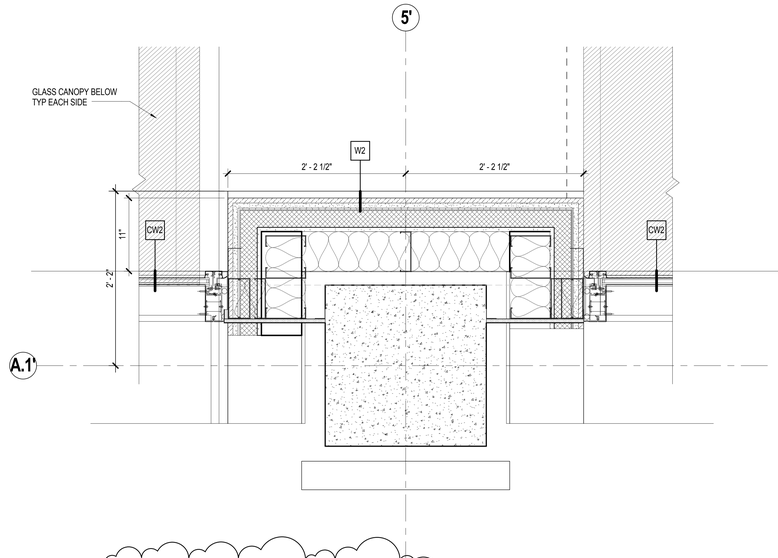
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

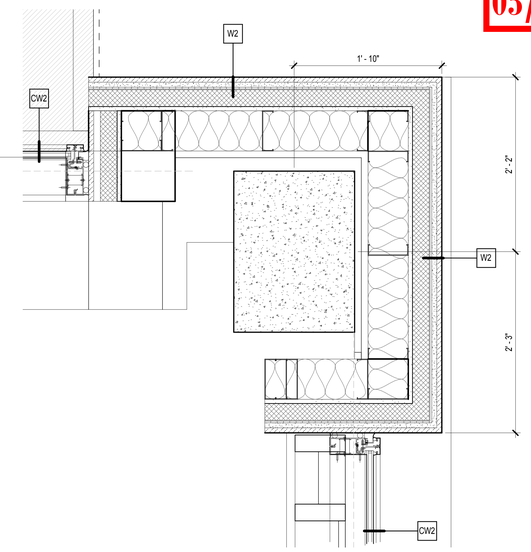
City of Kirkland
Reviewed by AHaupt
05/26/2016

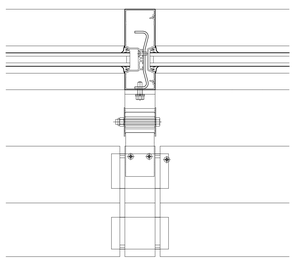


12 CURTAIN WALL SECTION AT HORIZ SUNSHADE
3" = 1'-0"

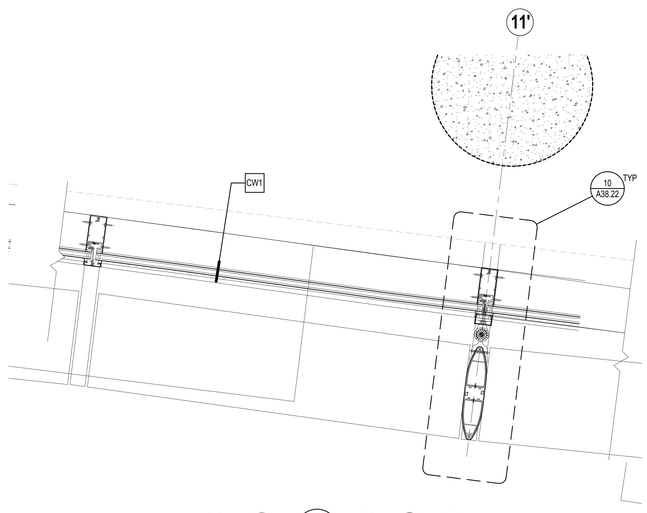


9 PLAN ATLEVEL 2 COL WRAP N-SIDE
1 1/2" = 1'-0"



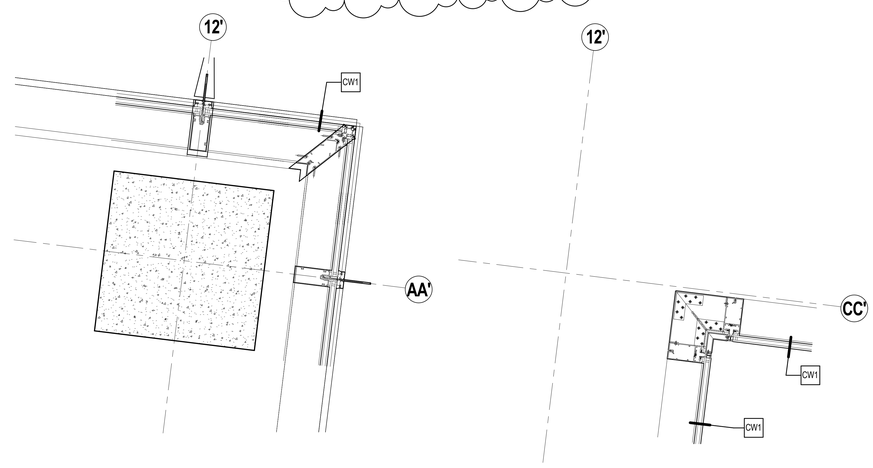


11 CURTAINWALL PLAN AT HORIZ SUNSHADE
3" = 1'-0"



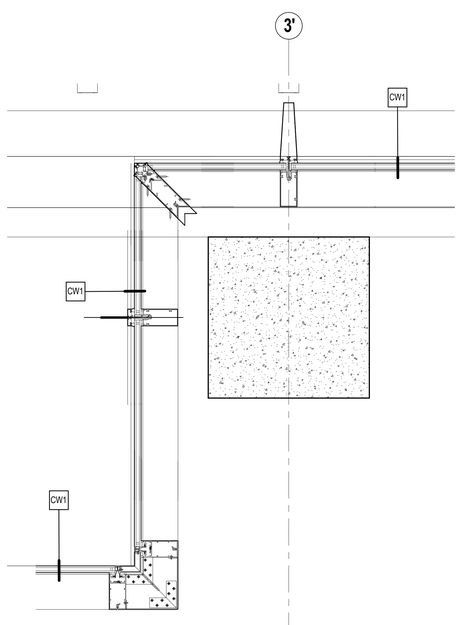
8 PLAN AT LEVEL 3 VERTICAL SUNSHADE FIN
1 1/2" = 1'-0"

3 PLAN AT LEVEL 2 CORNER
1 1/2" = 1'-0"

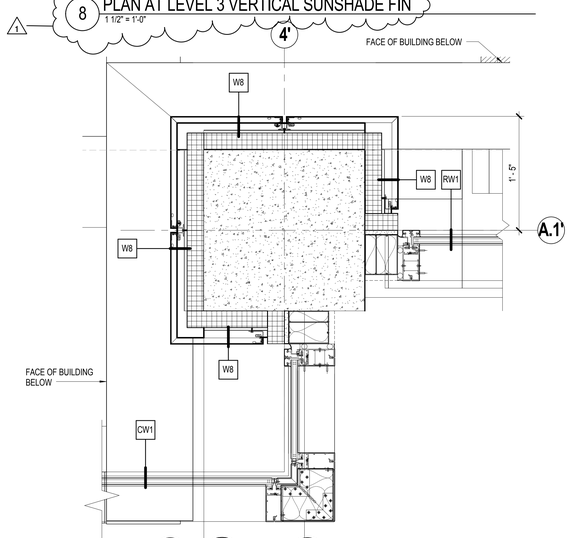


5 PLAN AT LEVEL 3 TYP OUTSIDE CORNER
1 1/2" = 1'-0"

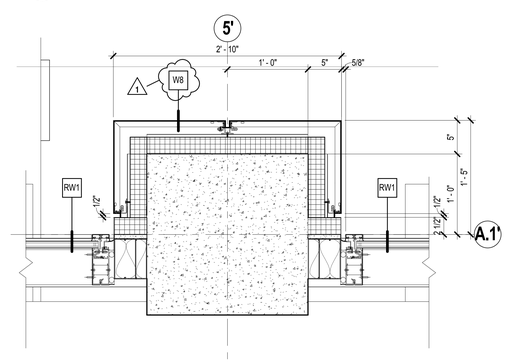
2 PLAN AT LEVEL 3 TYP INSIDE CORNER
1 1/2" = 1'-0"



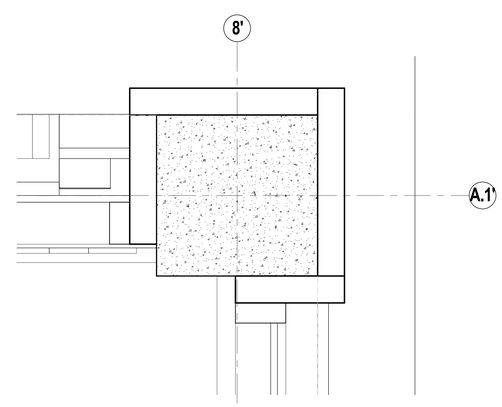
10 PLAN AT LEVEL 3 OUTSIDE CORNER AND COL
1 1/2" = 1'-0"



7 PLAN AT LEVEL 3 TYP CORNER TO CURTAIN WALL CONNECTION
1 1/2" = 1'-0"



4 PLAN AT LEVEL 3 TYP COL WRAP
1 1/2" = 1'-0"



1 PLAN AT LEVEL 3 TYP CORNER WRAP
1 1/2" = 1'-0"

BINDING STRIP

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

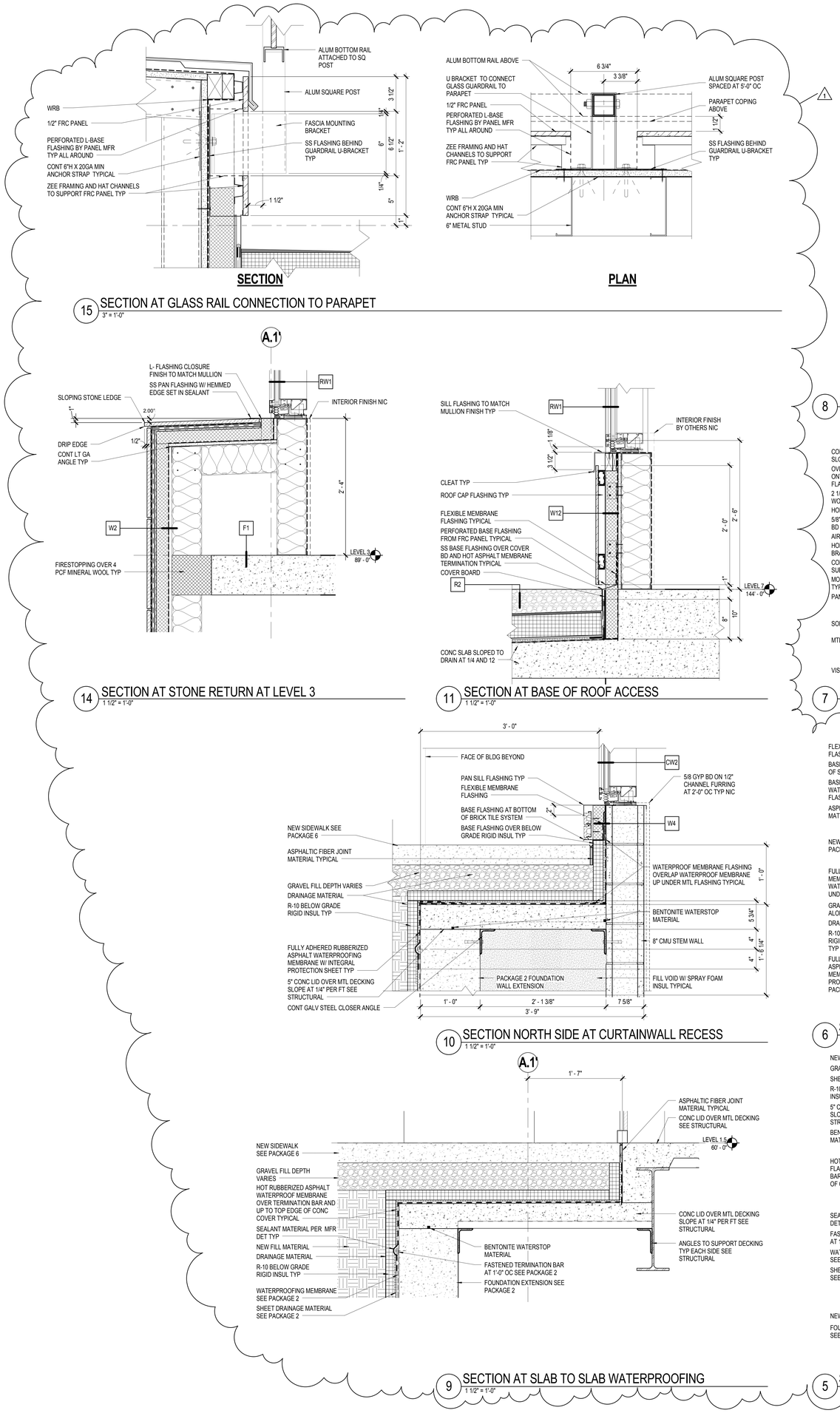
SHEET TITLE / NUMBER

EXTERIOR PLAN DETAILS

A38.6

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



15 SECTION AT GLASS RAIL CONNECTION TO PARAPET
3" = 1'-0"

8 SECTION AT PARAPET LEVEL 8
1 1/2" = 1'-0"

4 SECTION AT CURTAINWALL PARAPET
1 1/2" = 1'-0"

14 SECTION AT STONE RETURN AT LEVEL 3
1 1/2" = 1'-0"

11 SECTION AT BASE OF ROOF ACCESS
1 1/2" = 1'-0"

7 SECTION AT N SIDE LEVEL 7 SETBACK
1 1/2" = 1'-0"

3 SECTION AT EDGE OF SLAB TO CURTAINWALL
1 1/2" = 1'-0"

10 SECTION NORTH SIDE AT CURTAINWALL RECESS
1 1/2" = 1'-0"

6 SECTION NORTH SIDE AT STONE SILL
1 1/2" = 1'-0"

2 SECTION NORTH SIDE AT CURTAINWALL SILL
1 1/2" = 1'-0"

9 SECTION AT SLAB TO SLAB WATERPROOFING
1 1/2" = 1'-0"

5 SECTION AT NEW TO EXISTING WATERPROOFING
1 1/2" = 1'-0"

1 SECTION AT CONC TO WALL WATERPROOFING
1 1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

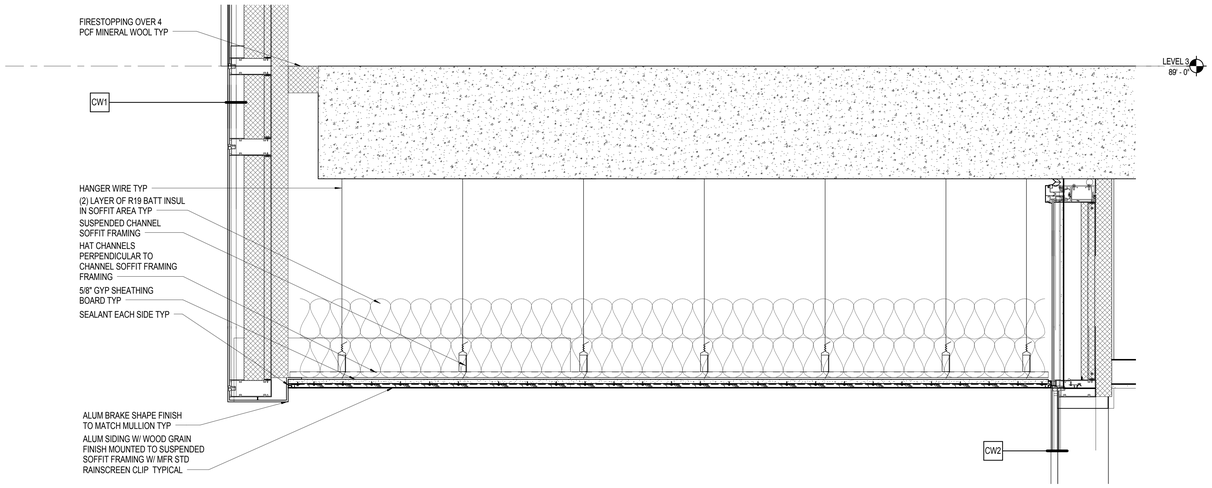
EXTERIOR SECTION DETAILS

A38.11

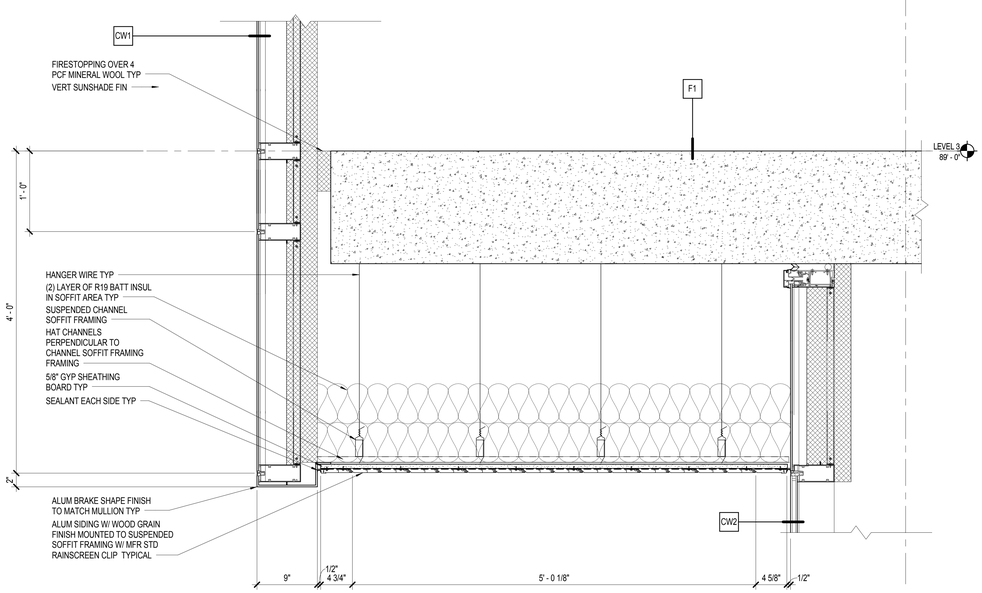
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP - 0

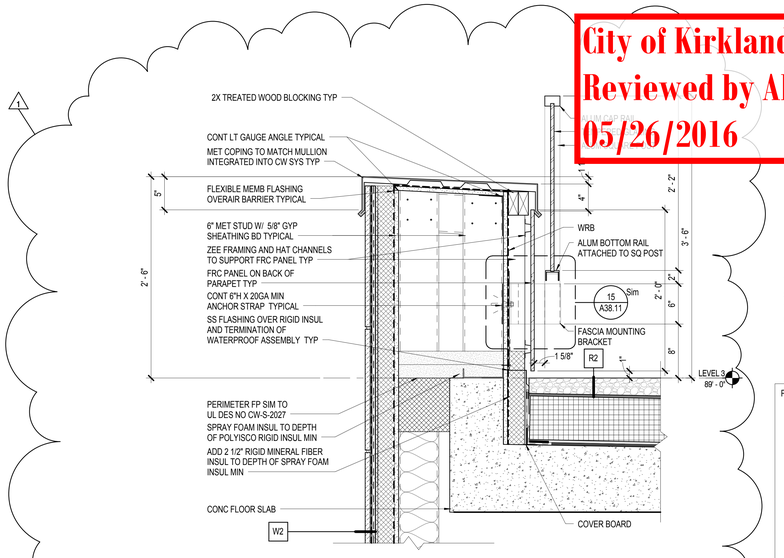
City of Kirkland
Reviewed by AHaupt
05/26/2016



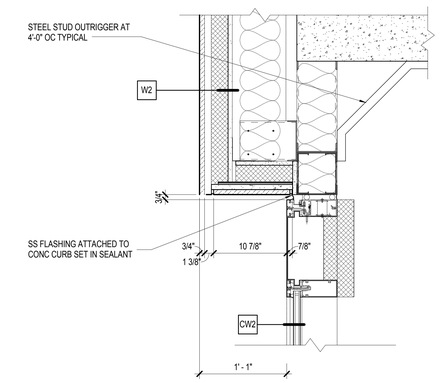
9 SECTION AT S ENTRY INSET SOFFIT
1 1/2" = 1'-0"



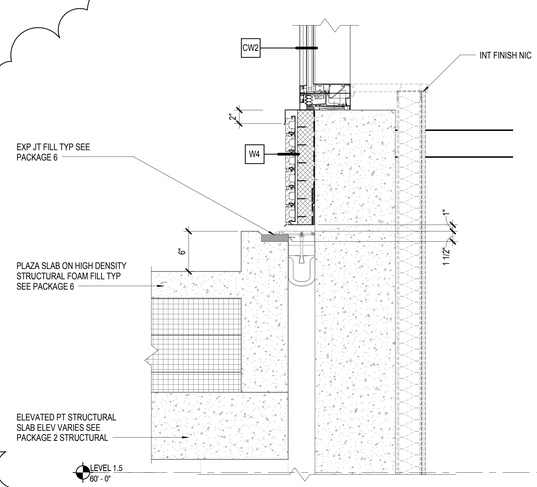
8 SECTION AT CURVED CURTAINWALL SOFFIT
1 1/2" = 1'-0"



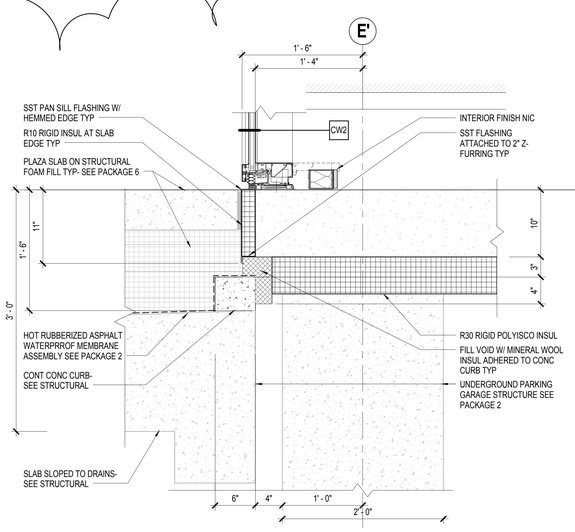
3 SECTION AT LEVEL 3 PARAPET
1 1/2" = 1'-0"



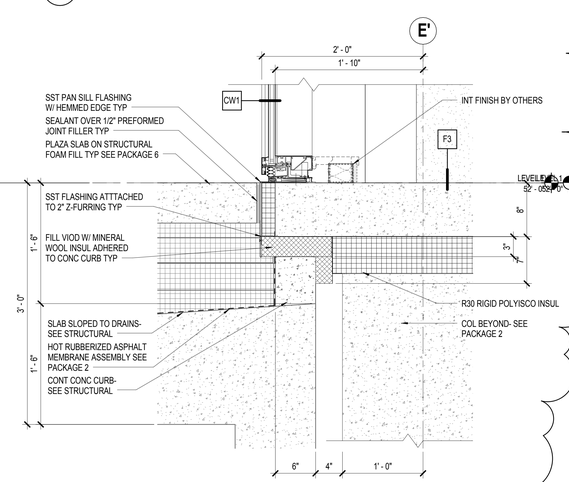
2 SECTION AT SOFFIT
1 1/2" = 1'-0"



7 SECTION AT W-SIDE SIDEWALK
1 1/2" = 1'-0"



4 SECTION SOUTH SIDE AT CW2 SLAB EDGE ALONG E'
1 1/2" = 1'-0"



1 SECTION AT CURTAINWALL BASE SILL
1 1/2" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	4/15/2016

SEAL

3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

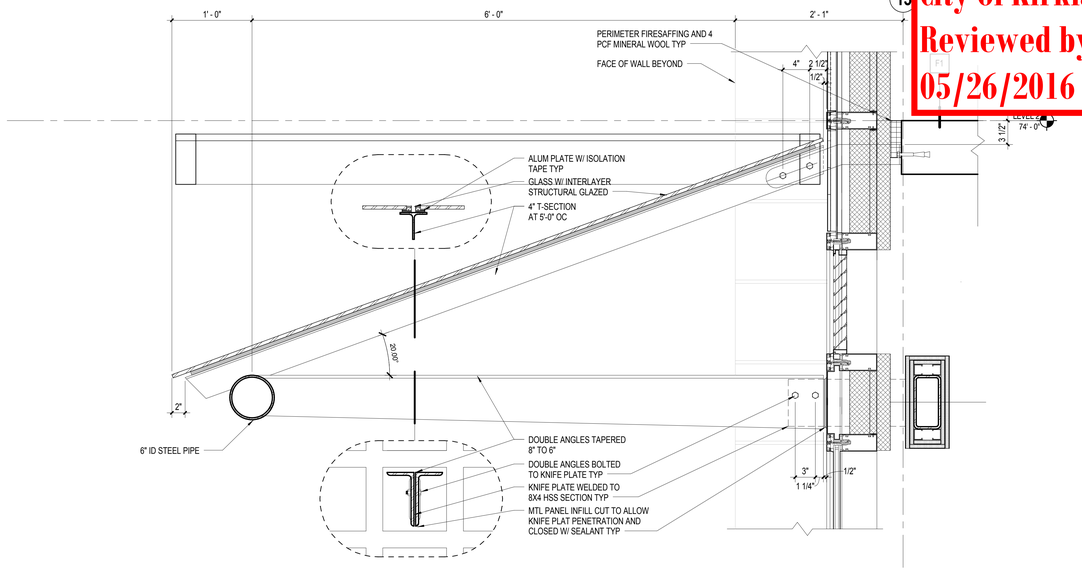
EXTERIOR SECTION DETAILS

A38.12

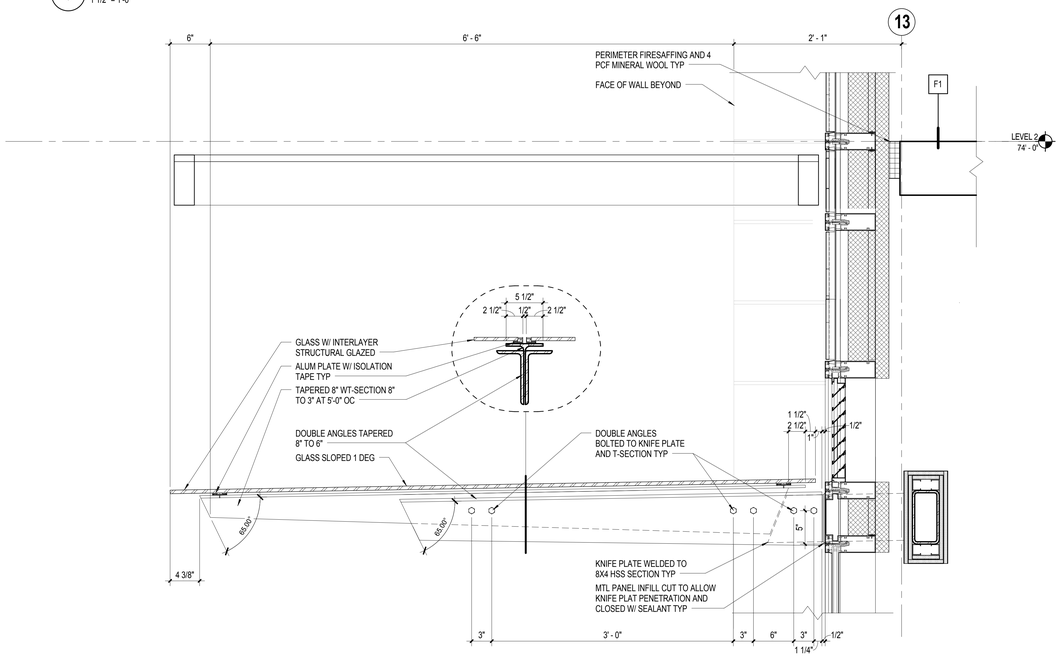
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

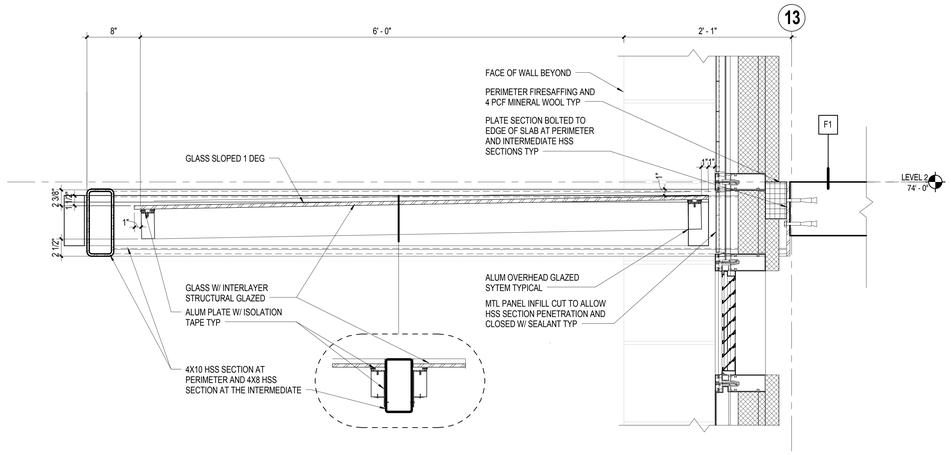
City of Kirkland
Reviewed by AHaupt
05/26/2016



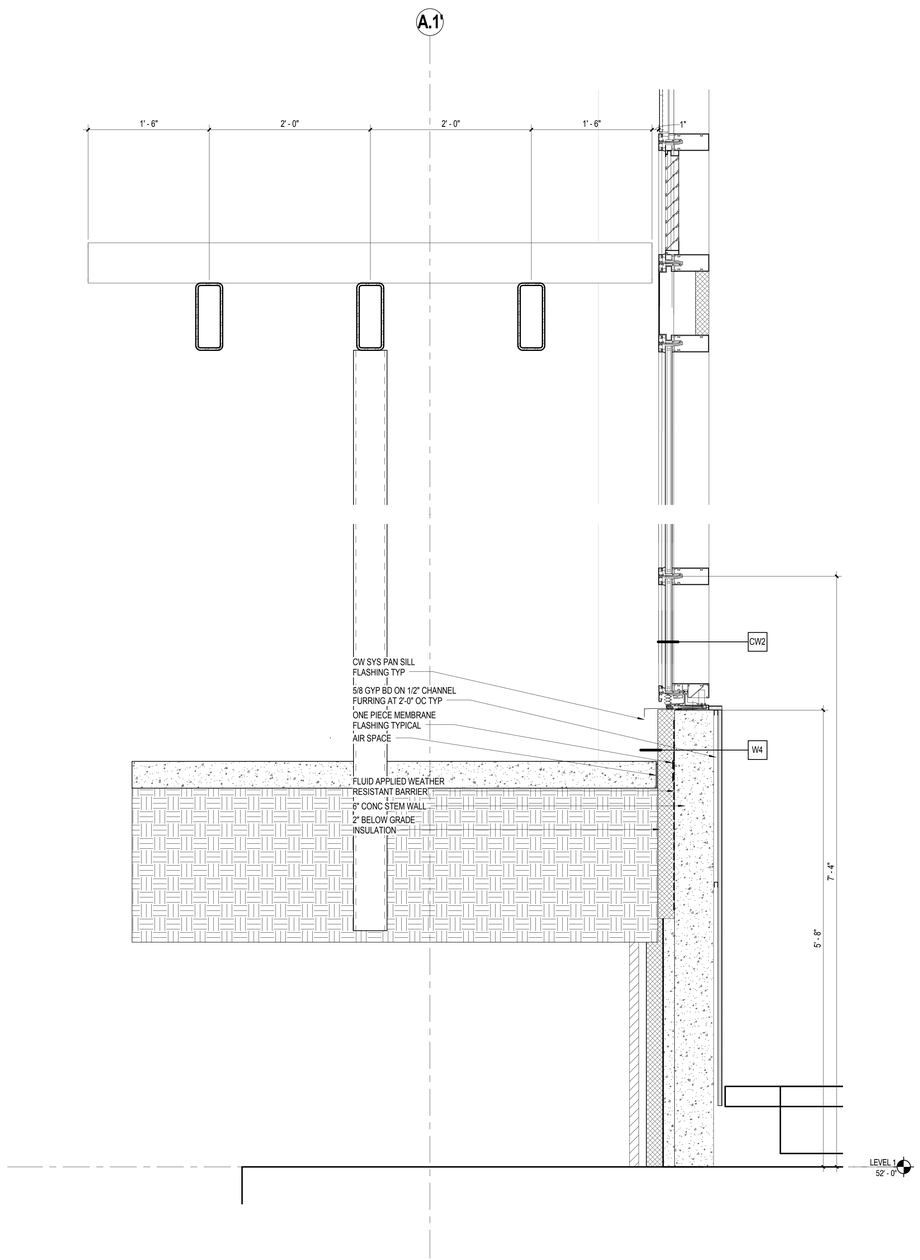
3 SECTION AT GLASS CANOPY TYPE 3
1 1/2" = 1'-0"



2 SECTION AT GLASS CANOPY TYPE 2
1 1/2" = 1'-0"



1 SECTION AT GLASS CANOPY TYPE 1
1 1/2" = 1'-0"



4 SECTION NORTH SIDE AT TRELLIS BENCH
1 1/2" = 1'-0"

- BINDING STRIP -

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	BC
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK J. WOERMAN STATE OF WASHINGTON

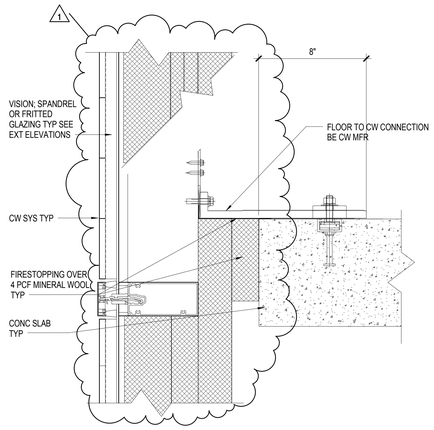
SHEET TITLE / NUMBER

EXTERIOR SECTION DETAILS

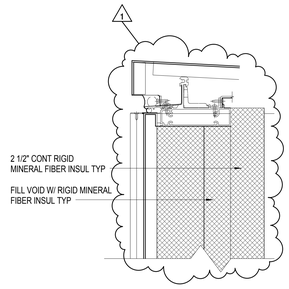
A38.13

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

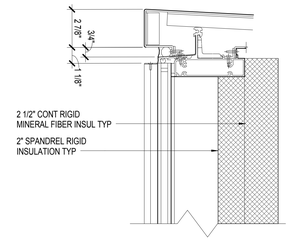
- BINDING STRIP -



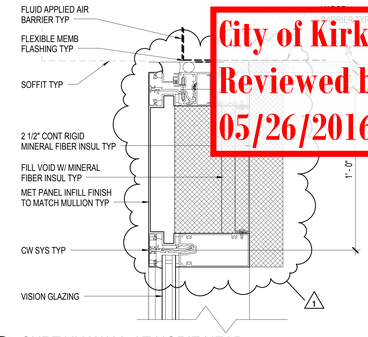
19 CURTAIN WALL CONNECTION AT FLOOR
3" = 1'-0"



15 CURTAIN WALL AT COPING W/ MET PANEL
3" = 1'-0"



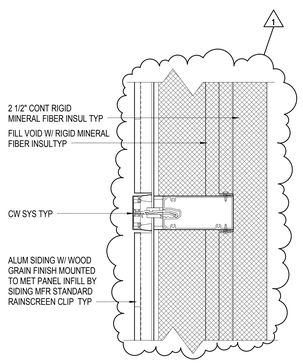
10 CURTAIN WALL AT COPING W/ GLAZING
3" = 1'-0"



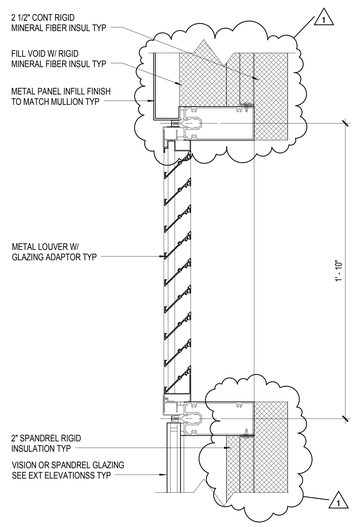
5 CURTAIN WALL AT HORIZ HEAD
3" = 1'-0"

City of Kirkland
Reviewed by AHaupt
05/26/2016

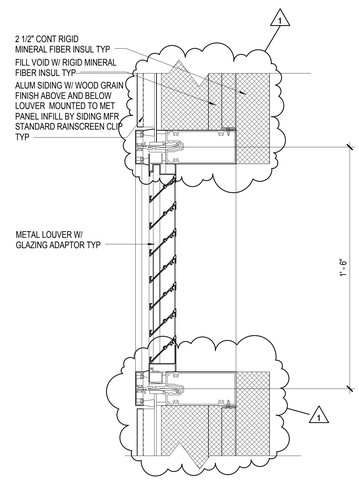
COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



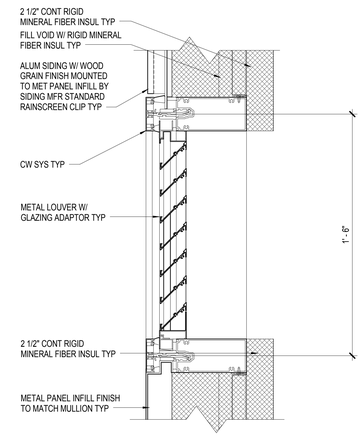
23 CURTAIN WALL AT HORIZ MULLION W/ MET PANEL WOOD GRAIN SIDING
3" = 1'-0"



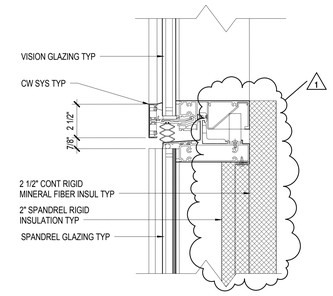
18 CURTAIN WALL AT 1'-10" LOUVER
3" = 1'-0"



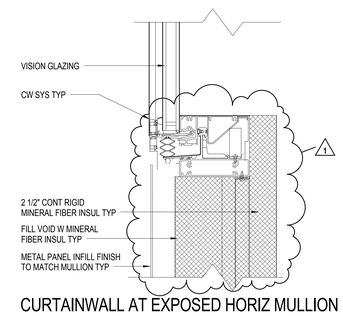
13 CURTAIN WALL AT 1'-16" LOUVER W/ MET PANEL WOOD GRAIN SIDING EACH SIDE
3" = 1'-0"



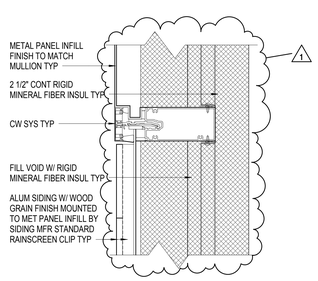
8 CURTAINWALL AT 1'-6" LOUVER W/ MET PANEL TO WOOD GRAIN MET PANEL SIDING INFILL
3" = 1'-0"



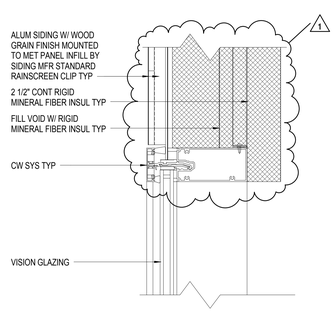
4 CURTAIN WALL AT EXPOSED HORIZ MULLION VISION TO SPANDREL GLAZING
3" = 1'-0"



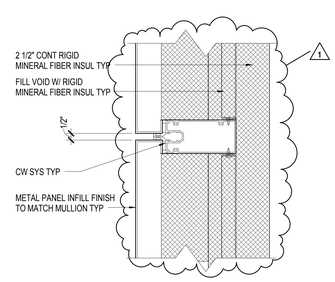
3 CURTAINWALL AT EXPOSED HORIZ MULLION VISION GLAZING TO MET PANEL
3" = 1'-0"



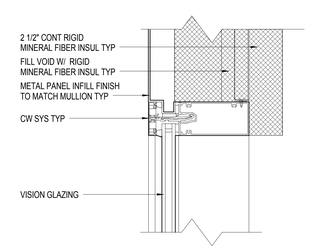
22 CURTAIN WALL AT HORIZ MULLION W/ MET PANEL WOOD GRAIN SIDING TO MET PANEL INFILL
3" = 1'-0"



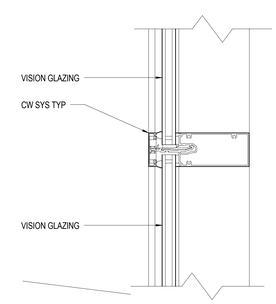
17 CURTAIN WALL AT HORIZ MULLION VISION GLAZING TO MET PANEL WOOD GRAIN SIDING
3" = 1'-0"



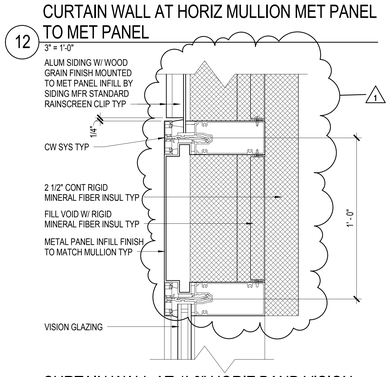
12 CURTAIN WALL AT HORIZ MULLION MET PANEL TO MET PANEL
3" = 1'-0"



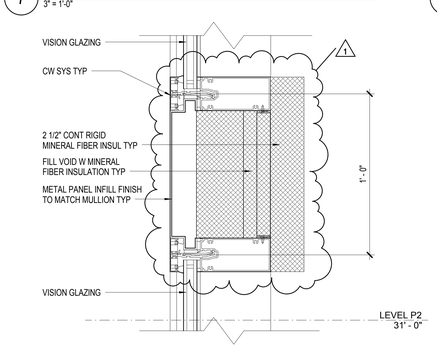
7 CURTAINWALL AT HORIZ MULLION VISION GLAZING TO MET PANEL
3" = 1'-0"



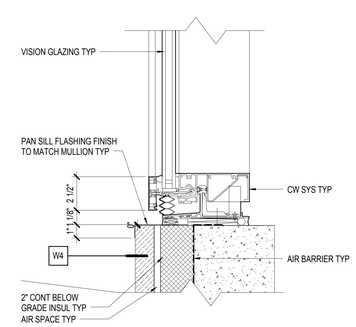
2 CURTAIN WALL AT HORIZ MULLION
3" = 1'-0"



11 CURTAIN WALL AT 1'-0" HORIZ BAND VISION GLAZING TO MET PANEL WOOD GRAIN SIDING
3" = 1'-0"



6 CURTAIN WALL AT 1'-0" HORIZ BAND
3" = 1'-0"



1 CURTAINWALL AT SILL MULLION
3" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	7/10/2015	PRICING PACKAGE
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL

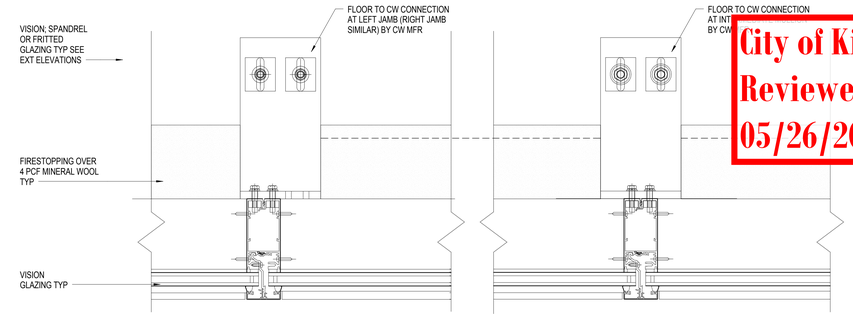
3975 REGISTERED ARCHITECT
MARK J. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

CURTAIN WALL SECTION DETAILS

A38.21

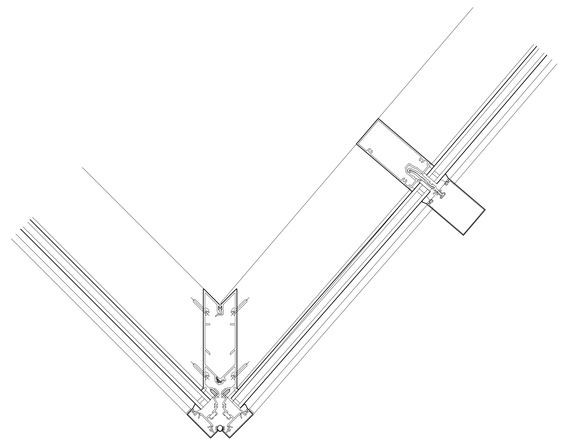
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED



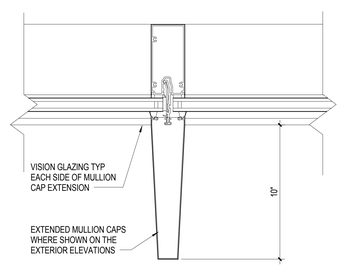
8 CURTAIN WALL CONNECTION AT FLOOR PLAN
3" = 1'-0"

City of Kirkland
Reviewed by AHaupt
05/26/2016

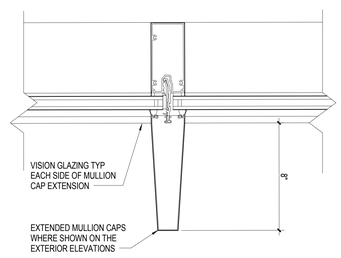
COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



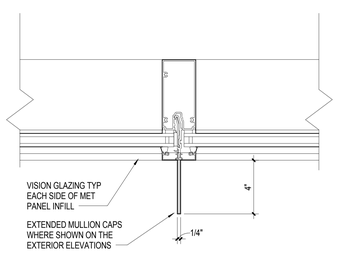
11 VERT CURTAIN WALL AT OUTSIDE CORNER CURVED FACE
3" = 1'-0"



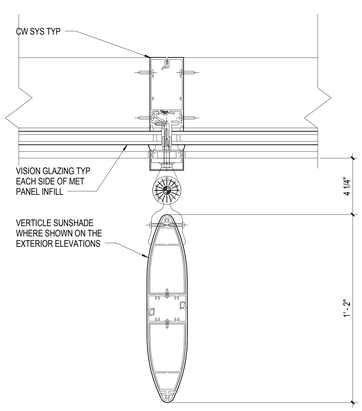
15 VERT CURTAIN WALL AT 10" EXTENDED MULLION CAP
3" = 1'-0"



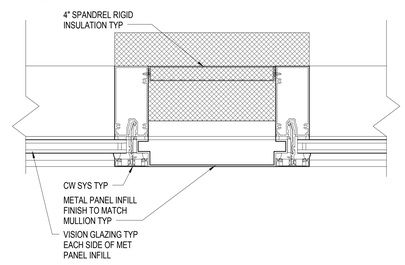
14 VERT CURTAIN WALL AT 8" EXTENDED MULLION CAP
3" = 1'-0"



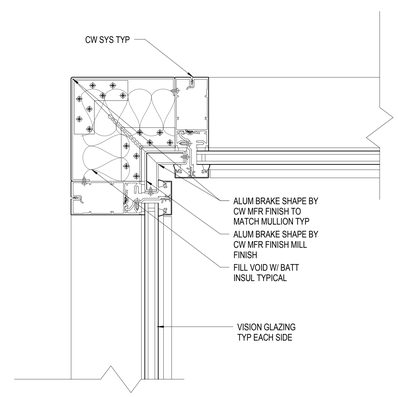
13 VERT CURTAIN WALL AT 4" EXTENDED MULLION CAP
3" = 1'-0"



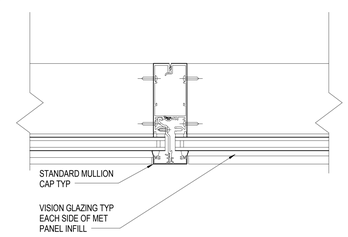
10 VERT CURTAINWALL AT SUNSHADE
3" = 1'-0"



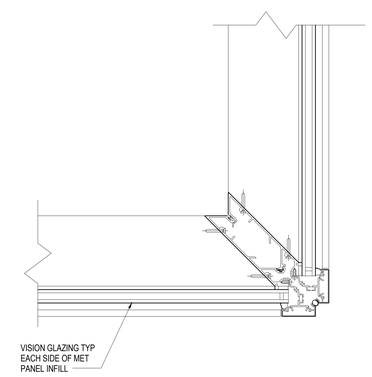
9 VERT CURTAINWALL AT MP BAND
3" = 1'-0"



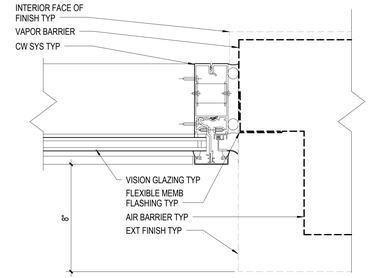
6 VERT CURTAIN WALL AT INSIDE CORNER
3" = 1'-0"



5 VERT CURTAIN WALL AT INTERMEDIATE MULLION
3" = 1'-0"



2 VERT CURTAINWALL AT OUTSIDE CORNER
3" = 1'-0"



1 VERT CURTAIN WALL AT JAMB
3" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

SHEET TITLE / NUMBER

CURTAIN WALL PLAN DETAILS

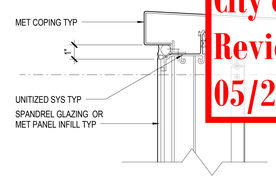
A38.22

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

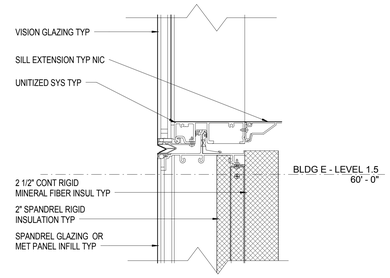
BINDING STRIP

BINDING STRIP - □

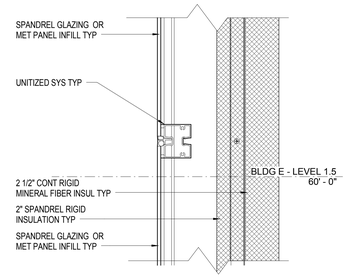
City of Kirkland
Reviewed by AHaupt
05/26/2016



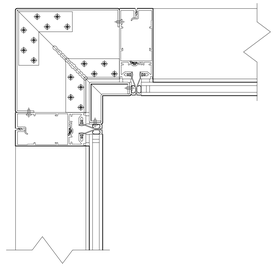
5 UNITIZED HORIZ MULLION AT COPING
3" = 1'-0"



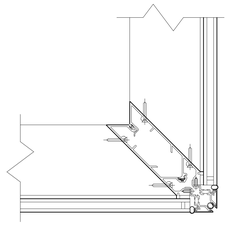
4 UNITIZED HORIZ MULLION VISION TO SPANDREL
3" = 1'-0"



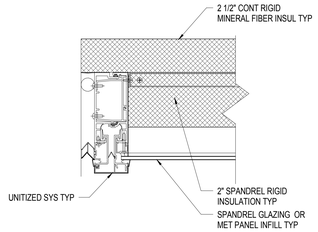
3 UNITIZED HORIZ MULLION SPANDREL
3" = 1'-0"



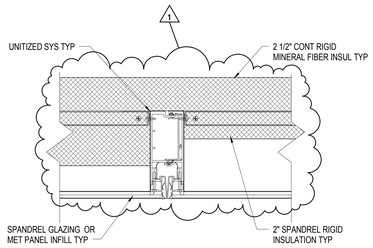
13 UNITIZED INSIDE CORNER
3" = 1'-0"



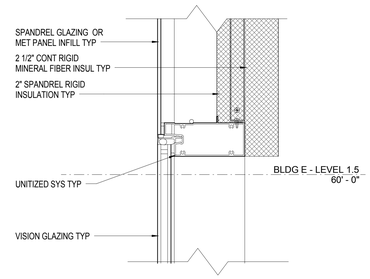
8 UNITIZED OUTSIDE CORNER
3" = 1'-0"



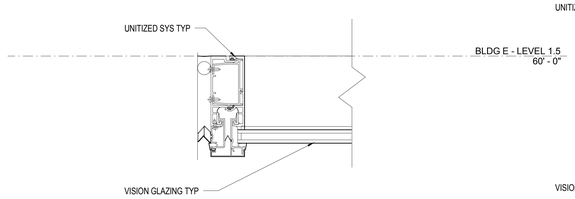
12 UNITIZED VERT JAMB MULLION W/ MET PANEL INFILL
3" = 1'-0"



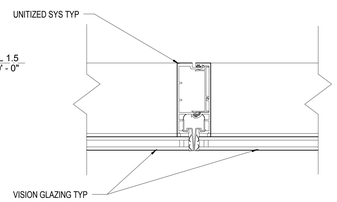
7 UNITIZED VERT MULLION W/ MET PANEL INFILL
3" = 1'-0"



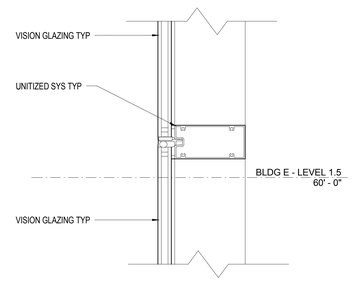
2 UNITIZED HORIZ MULLION SPANDREL TO VISION
3" = 1'-0"



11 UNITIZED VERT JAMB MULLION W/ VISION GLAZING
3" = 1'-0"



6 UNITIZED VERT MULLION W/ VISION GLAZING
3" = 1'-0"



1 UNITIZED HORIZ MULLION VISION GLAZING
3" = 1'-0"

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	NG
ISSUE DATE	4/15/2016

SEAL
3975 REGISTERED ARCHITECT
MARK L. WOERMAN
STATE OF WASHINGTON

SHEET TITLE / NUMBER

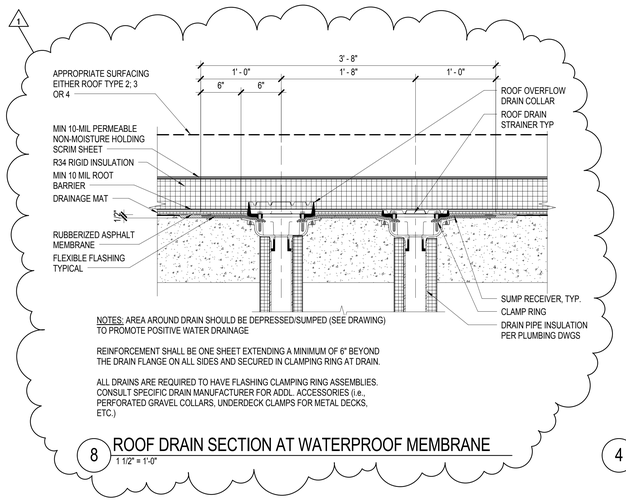
CURTAIN WALL MISC. DETAILS

A38.23

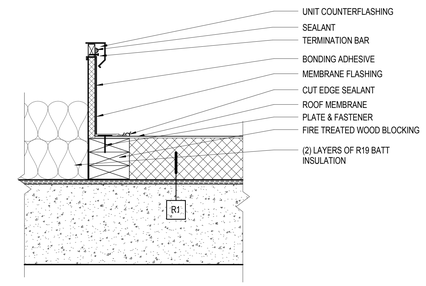
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016

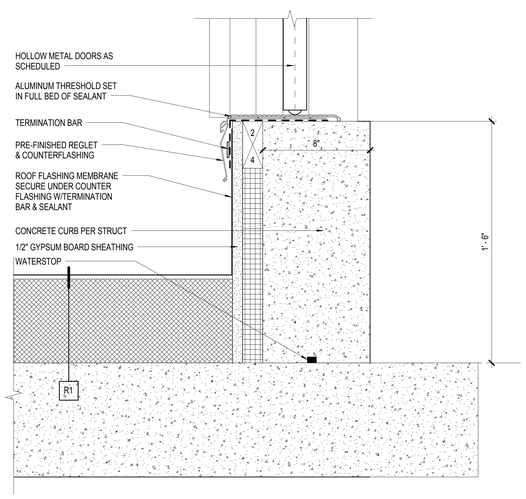
COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



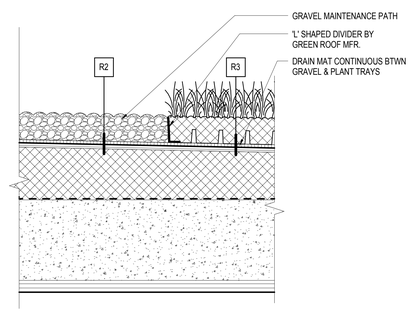
8 ROOF DRAIN SECTION AT WATERPROOF MEMBRANE
1 1/2" = 1'-0"



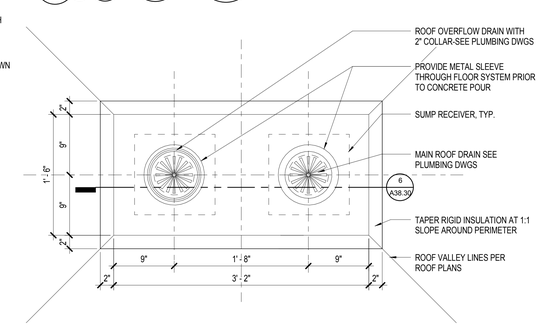
4 INSULATED ROOF CURB @ MEMBRANE ROOF
1 1/2" = 1'-0"



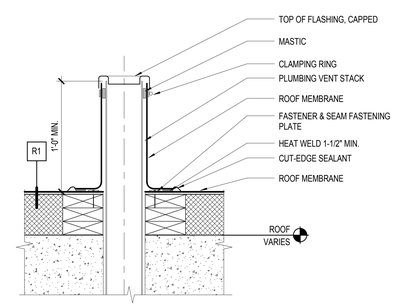
12 DOOR SILL AT ROOF STAIR
3" = 1'-0"



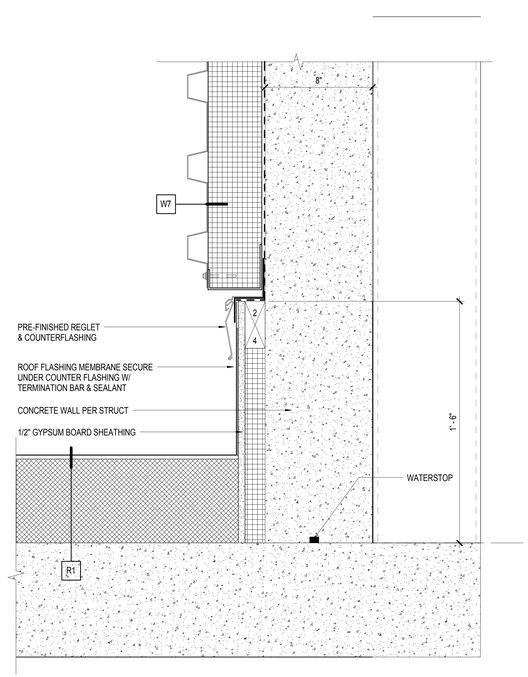
10 GREEN ROOF TRANSITION
1 1/2" = 1'-0"



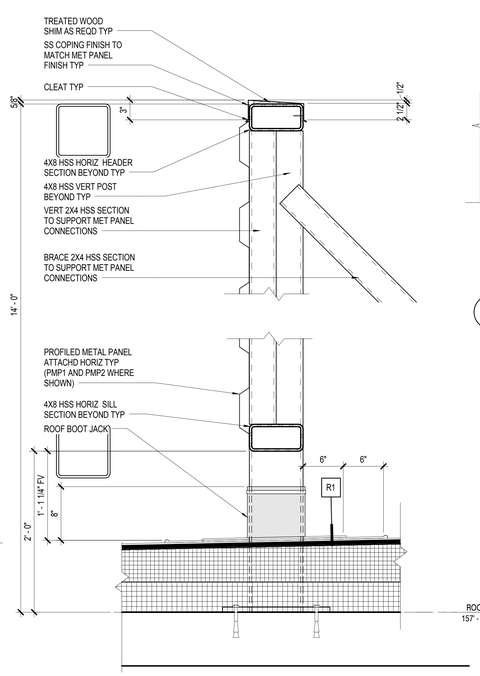
7 ROOF DRAIN PLAN AT CONCRETE
1 1/2" = 1'-0"



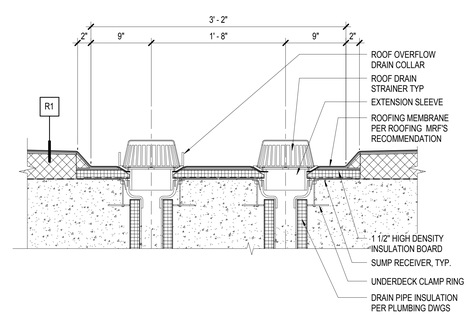
3 TYPICAL VENT PIPING DETAIL
1 1/2" = 1'-0"



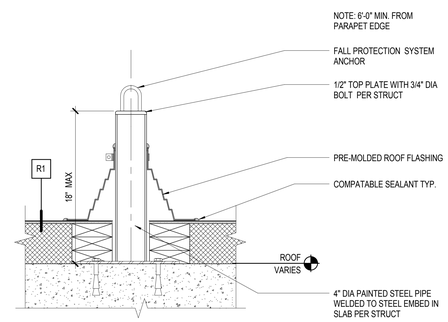
11 PENTHOUSE BASE DETAIL
3" = 1'-0"



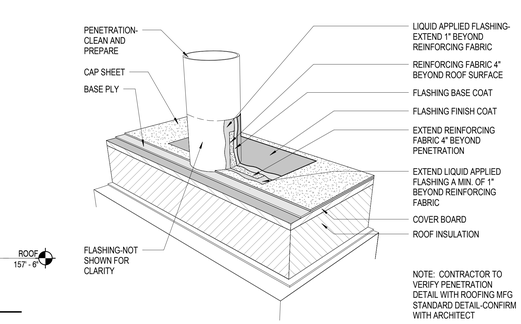
9 SECTION AT MECH ROOF SCREEN
1 1/2" = 1'-0"



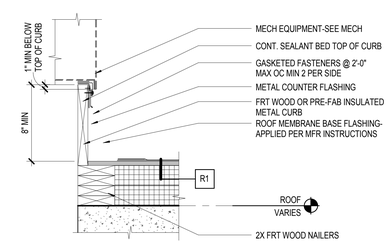
6 ROOF DRAIN SECTION AT CONCRETE
1 1/2" = 1'-0"



2 ROOF ANCHOR DETAIL
1 1/2" = 1'-0"



5 ROOF PENETRATION DETAIL
1 1/2" = 1'-0"



1 ROOF CURB AT MECH EQUIPMENT
1 1/2" = 1'-0"

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL
	3/30/2016	DRAFT GMP
1	4/15/2016	PERMIT RESUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	TR
ISSUE DATE	4/15/2016

SEAL

3978 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

SHEET TITLE / NUMBER

ROOF DETAILS

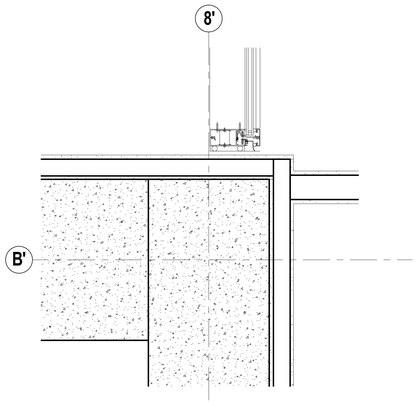
A38.30

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

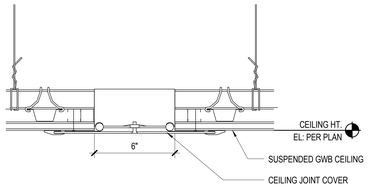
STRIP - BINDING

City of Kirkland
Reviewed by AHaupt
05/26/2016

COLLINS WOERMAN
710 SECOND AVENUE ■ SUITE 1400
SEATTLE, WASHINGTON 98104-1710
T ■ 206 245 2100 F ■ 206 245 2101
URL ■ WWW.COLLINSWOERMAN.COM



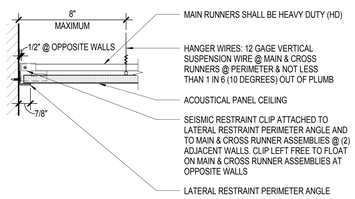
24 LEVEL 1 PLAN AT GRID LINES 8'/B'
1 1/2" = 1'-0"



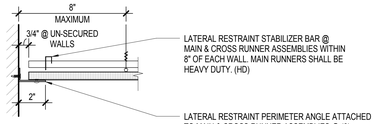
19 CEILING EXPANSION JOINT COVER @ BRIDGE
3" = 1'-0"

NOTES:

1. CEILING AREAS 144 SF OR LESS & SURROUNDED BY WALLS CONNECTED DIRECTLY TO STRUCTURE ABOVE ARE EXEMPT FROM SEISMIC RESTRAINT REQUIREMENTS.
2. CEILING AREAS GREATER THAN 144 SF SHALL HAVE A 7/8" PERIMETER SUPPORT LEDGE IN CONJUNCTION WITH A PROPRIETARY SEISMIC CLIP. CONTRACTOR TO CONFIRM USE OF SEISMIC CLIP IS ACCEPTABLE TO AHJ AT PRE-CONSTRUCTION MEETING. IF NOT APPROVED, PROVIDE A SUPPORT LEDGE OF 2".
3. CEILING AREAS 1000 SF OR LESS & SURROUNDED BY WALLS CONNECTED DIRECTLY TO STRUCTURE SHALL BE EXEMPT FROM THE LATERAL FORCE BRACING REQUIREMENTS.
4. CEILINGS AREAS EXCEEDING 1000 SF, LATERAL FORCE RESTRAINT SYSTEMS SHALL BE PROVIDED. CEILING AREAS EXCEEDING 2,500 SF, SHALL HAVE A SEISMIC SEPARATION JOINT, BULKHEAD BRACED TO STRUCTURE OR FULL HEIGHT WALL PARTITION THAT BREAKS THE CEILING INTO AREAS NOT EXCEEDING 2500 SF.
5. LATERAL RESTRAINT BRACING & VERTICAL STRUT SYSTEM TO START WITHIN 6'-0" OF WALL IN EITHER DIRECTION AND PLACED 12 FEET ON CENTER.
6. CONTRACTOR TO CONFIRM IN PRE-CONFERENCE MEETING IF SPECIAL INSPECTION IS REQUIRED FOR CEILING SYSTEM.
7. FOR VERTICAL STRUT SIZING REFERENCE TABLE IN NORTHWEST WALL AND CEILING BUREAU'S TECHNICAL BULLETIN 401 OR OTHER REFERENCE STANDARDS PROVIDED BY AHJ.
8. SUSPENDED CEILING SYSTEMS TO COMPLY W/ MOST RESTRICTIVE REQUIREMENT OF ASTM C635, ASTM C636 & ASTM E580/E580M FOR SEISMIC ZONES 3-4, AS MODIFIED BY ASCE 7-10 SECTION 13.5.6.2.2.a AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE AHJ PRIOR TO THE INSTALLATION OF THE CEILING SYSTEM.

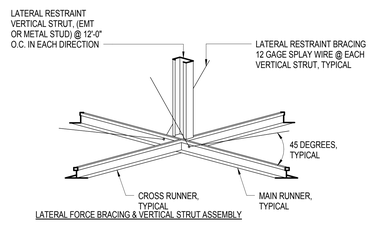


PERIMETER SUPPORT ASSEMBLY



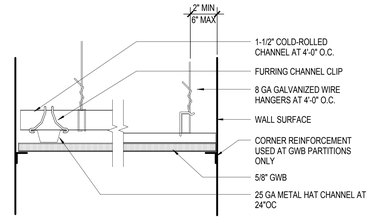
ALTERNATE PERIMETER SUPPORT ASSEMBLY

(TO BE USED IF SEISMIC CLIPS NOT APPROVED BY AHJ

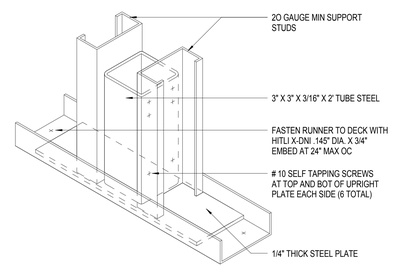


LATERAL FORCE BRACING & VERTICAL STRUT ASSEMBLY

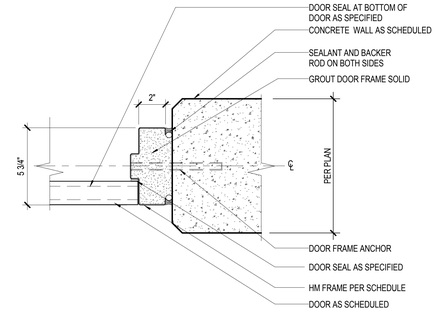
16 SUSPENDED ACP CEILING SEISMIC BRACING - LATERAL RESTRAINT
3" = 1'-0"



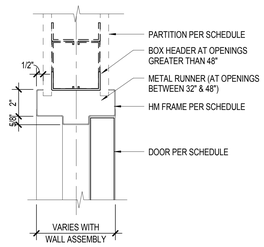
15 SUSPENDED GYP BOARD CEILING
3" = 1'-0"



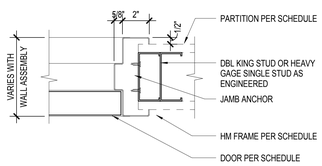
14 PARTIAL HEIGHT PARTITION SUPPORT - TUBE STEEL
3" = 1'-0"



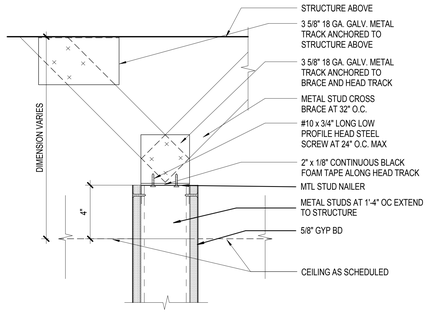
13 HOLLOW METAL HEAD (JAMB SIM) - CONCRETE WALL
3" = 1'-0"



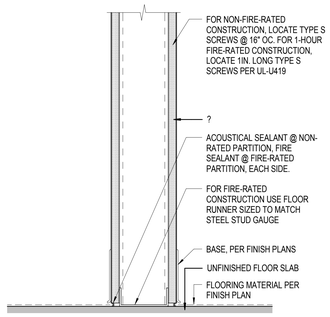
12 HOLLOW METAL HEAD
3" = 1'-0"



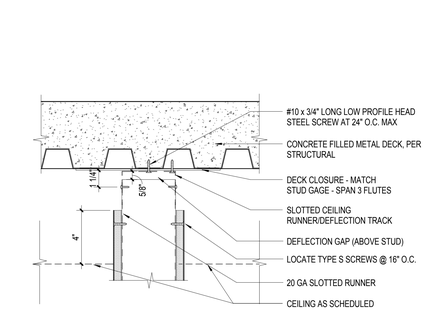
11 HOLLOW METAL JAMB
3" = 1'-0"



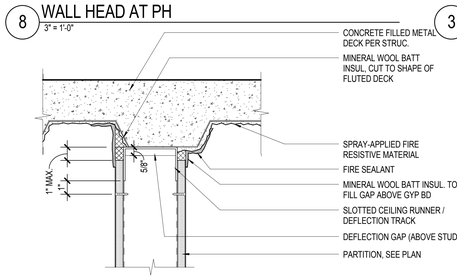
10 WALL HEAD AT CH
3" = 1'-0"



9 WALL PARTITION TO FLOOR TERMINATION
3" = 1'-0"

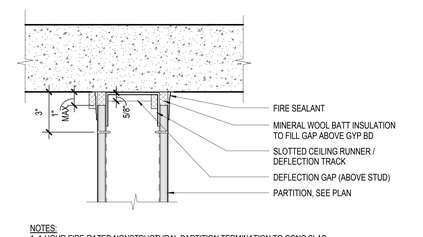


8 WALL HEAD AT PH
3" = 1'-0"



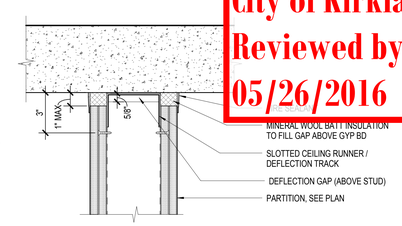
NOTES:
1. 2-HOUR FIRE-RATED NONSTRUCTURAL PARTITION TERMINATION TO METAL DECK; PARTITION HEAD PARALLEL TO FLUTES.
2. BASIS OF DESIGN: UL SYSTEM NO. HW-D-0153. REVIEW UL DETAIL FOR SPECIFIC REQUIREMENTS.
3. DESIGN INTENT: CONTRACTOR TO SUBMIT UL LISTED ASSEMBLIES TO MEET DESIGN INTENT AS PART OF 07 8400 SUBMITTALS.

7 2-HR PARTITION HEAD @ METAL DECK W/FP
3" = 1'-0"



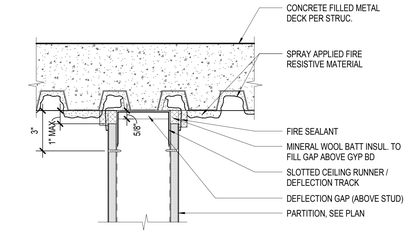
NOTES:
1. 1-HOUR FIRE-RATED NONSTRUCTURAL PARTITION TERMINATION TO CONC SLAB
2. UL SYSTEM NO. HW-D-0136

6 1-HR PARTITION HEAD @ CONCRETE
3" = 1'-0"



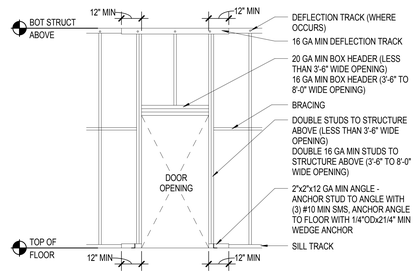
NOTES:
1. 2-HOUR FIRE-RATED NONSTRUCTURAL PARTITION TERMINATION TO CONC SLAB
2. UL SYSTEM NO. HW-D-0136

5 2-HR PARTITION HEAD @ CONCRETE
3" = 1'-0"

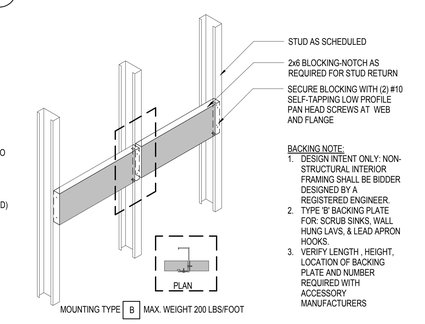


NOTE:
1. 1-HOUR FIRE-RATED NON STRUCTURAL PARTITION TERMINATION TO METAL DECK
2. UL SYSTEM NO. HW-D-0153
3. PARTITION HEAD PARALLEL TO FLUTES

4 1-HR PARTITION HEAD @ METAL DECK (w/ FP)
3" = 1'-0"

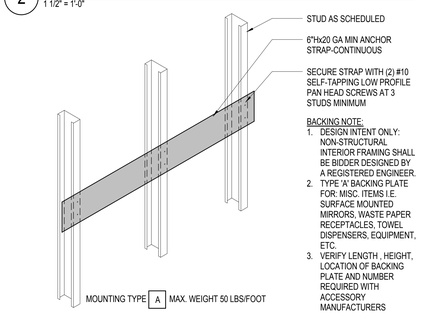


3 TYPICAL FRAMING AT DOOR OPENING
1 1/2" = 1'-0"



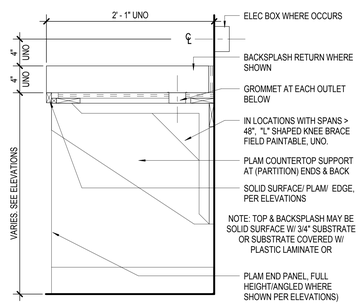
BACKING NOTE:
1. DESIGN INTENT ONLY: NON-STRUCTURAL INTERIOR FRAMING SHALL BE BIDDER DESIGNED BY A REGISTERED ENGINEER.
2. TYPE 'B' BACKING PLATE FOR: SCRUB SINKS, WALL HUNG LAVS, & LEAD APRON HOOKS.
3. VERIFY LENGTH , HEIGHT, LOCATION OF BACKING PLATE AND NUMBER REQUIRED WITH ACCESSORY MANUFACTURERS

2 BACKING TYPE B - UP TO 200 PLF
1 1/2" = 1'-0"

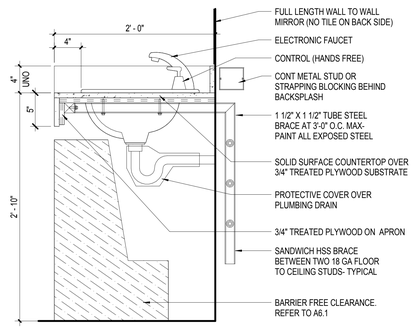


BACKING NOTE:
1. DESIGN INTENT ONLY: NON-STRUCTURAL INTERIOR FRAMING SHALL BE BIDDER DESIGNED BY A REGISTERED ENGINEER.
2. TYPE 'A' BACKING PLATE FOR: MISC. ITEMS I.E. SURFACE MOUNTED MIRRORS, WASTE PAPER RECEPTACLES, TOWEL DISPENSERS, EQUIPMENT, ETC.
3. VERIFY LENGTH , HEIGHT, LOCATION OF BACKING PLATE AND NUMBER REQUIRED WITH ACCESSORY MANUFACTURERS

1 BACKING TYPE A - UP TO 50 PLF
1 1/2" = 1'-0"



22 COUNTERTOP - WITH END SUPPORTS
1 1/2" = 1'-0"



21 SOLID SURFACE COUNTERTOP - ADA SINK
1 1/2" = 1'-0"

- BINDING STRIP -

PROJECT TITLE

KIRKLAND URBAN

321 PARKPLACE CENTER
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	1/18/2016	PERMIT SUBMITTAL

PROJECT NUMBER	PRUD01.14.016
DRAWN BY	CKW
ISSUE DATE	1/18/2016

SEAL

3975 REGISTERED ARCHITECT MARK L. WOERMAN STATE OF WASHINGTON

SHEET TITLE / NUMBER

INTERIOR DETAILS

A39.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

GENERAL NOTES

1. THESE DOCUMENTS ARE BASED ON HOLADAY PARKS ENGINEERING AND SHOP FABRICATION STANDARDS, SMACNA DUCT CONSTRUCTION STANDARDS, AND APPLICABLE LOCAL AND STATE CODES WHICH ARE NOT SHOWN IN DETAIL ON THESE DRAWINGS. VARIATION FROM THESE PLANS REQUIRES NOTIFICATION OF HOLADAY-PARKS ENGINEERING DEPARTMENT
2. ALL TRADES SHALL LEAVE A MINIMUM OF 36" CLEARANCE IN FRONT OF MECHANICAL EQUIPMENT ACCESS PANELS FOR SERVICING. ACCESS PANELS THAT CONTAIN LINE VOLTAGE POWER (120 VOLT AND GREATER) SHALL HAVE A MINIMUM OF 42" CLEARANCE IN FRONT OF THE ACCESS PANEL AND A MINIMUM OF THE ACCESS PANEL WIDTH CLEAR FROM OBSTRUCTIONS AS REQUIRED BY STATE AND LOCAL ELECTRICAL CODES.
3. CUTTING, FRAMING, PATCHING AND PAINTING OF WALL, CEILING AND FLOOR OPENINGS, AS REQUIRED BY THESE MECHANICAL PLANS, SHALL BE BY THE GENERAL CONTRACTOR.
4. ROOF CURBS, SLEEPERS, CANT STRIPS, ROOFING, AND ROOF INSULATION SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. CURBS ARE TO BE CONSTRUCTED ACCORDING TO THE SIZES PROVIDED BY HOLADAY-PARKS' FIELD FOREMEN AND/OR AS SHOWN ON THE MECHANICAL PLANS. THE ROOF CURBS SHALL BE SHIMMED AS REQUIRED TO MAKE ROOF CURBS AND/OR SLEEPERS LEVEL. TOP OF CURBS MUST BE TRUE (FLAT) TO PROVIDE AN ACCEPTABLE SEALING SURFACE. THE MAXIMUM ALLOWABLE DEVIATION FROM LEVEL OR FLAT SHALL BE 1/4" IN 10'. ROOF CURBS AND SLEEPERS MUST BE SECURELY FASTENED TO STRUCTURAL SUPPORT MEMBERS BY THE GENERAL CONTRACTOR.
6. PAINTING OF GRILLES, REGISTERS, AND DIFFUSERS, AS MAY BE REQUIRED BY ARCHITECT OR OWNER, SHALL BE DONE BY THE GENERAL CONTRACTOR.
7. WHERE INDICATED ON THE MECHANICAL PLANS, SOME OF THE MECHANICAL SHAFTS WILL BE USED FOR CONVEYING RETURN AIR WITHOUT DUCTWORK. TO ASSURE SATISFACTORY SYSTEM PERFORMANCE, THESE SHAFTS ARE REQUIRED TO BE CONSTRUCTED SUBSTANTIALLY AIRTIGHT. THIS REQUIRES THAT THE GYPSUM WALLBOARD JOINTS BE THOROUGHLY TAPED AND MUDDED, AND THAT ALL CONSTRUCTION JOINTS BE CAULKED WITH A RESILIENT, NON-HARDENING CAULK. ALL SHAFT CONSTRUCTION AND SEALING SHALL BE BY GENERAL CONTRACTOR. SHAFTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE REQUIREMENTS FOR SHAFT CONSTRUCTION AND SHALL BE SHOWN ON THE ARCHITECTURAL PLANS. RATED SHAFTS SHALL BE INDICATED ON THE MECHANICAL PLANS AND ON THE ARCHITECTURAL PLANS.
8. ALL LOUVERS, BOTH DUCTED AND NON-DUCTED, ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR. LOUVERS ARE SHOWN ON THESE PLANS BOTH FOR COORDINATION OF SIZE AND TO INDICATE THE REQUIRED LEVEL OF PERFORMANCE. REFER TO ARCHITECTUAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS AND SIZES OF LOUVERS.
9. THE GENERAL CONTRACTOR SHALL UNDER-CUT DOORS AS INDICATED ON THE MECHANICAL PLANS. THESE DOORS SHALL BE NOTED BY 'U.C.' AND THE AMOUNT OF UNDERCUT SHALL BE A MINIMUM OF 1/2" OR AS SPECIFIED ON THE MECHANICAL PLANS:
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TEMPORARY HEAT REQUIRED DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. EQUIPMENT, DUCTS, AND PIPING WEIGHTS AND LOCATIONS HAVE BEEN COORDINATED WITH ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR IN ORDER TO DETERMINE BUILDING STRUCTURAL ADEQUACY. IF IT IS NECESSARY TO RELOCATE EQUIPMENT, DUCTS, OR PIPING, NOTIFY HOLADAY-PARKS' ENGINEERING DEPARTMENT FOR ASSISTANCE IN RE-COORDINATION.
12. BEAM PENETRATIONS ARE REQUIRED FOR DUCTWORK CLEARANCE AND FUTURE TENANT IMPROVEMENT. THE GENERAL CONTRACTOR IS TO PROVIDE ALL BEAM PENETRATIONS PER HOLADAY-PARKS' MECHANICAL PLANS AND FIELD MARKINGS, AS APPROVED BY THE STRUCTURAL ENGINEER.
13. WHERE DUCT, PIPING, OR PLUMBING PASSES THROUGH A CORRIDOR THAT IS REQUIRED TO BE OF FIRE RESISTIVE RATED CONSTRUCTION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A RATED SHAFT ENCLOSURE AS REQUIRED BY THE 2012 INTERNATIONAL BUILDING CODE (IBC).
14. WHERE INDICATED ON PLANS, SOME AREAS HAVE BEEN DESIGNATED TO BE "UNOCCUPIED STORAGE AREAS". THE INTERNATIONAL BUILDING AND MECHANICAL CODES DO NOT REQUIRE ANY VENTILATION FOR UNOCCUPIED STORAGE AREAS.
15. IN NO INSTANCE SHALL OTHER CONTRACTORS HANG OR SUPPORT EQUIPMENT, CEILING WIRES, LIGHT FIXTURE HANGERS, ETC..., FROM HVAC EQUIPMENT, DUCTS, PIPING, OR MATERIALS ASSOCIATED WITH THE SUPPORT OF SUCH COMPONENTS.
16. THE PLUMBING CONTRACTOR SHALL ROUTE PLUMBING VENTS SO AS TO MAINTAIN MINIMUM 20 FEET OF CLEARANCE FROM OUTSIDE AIR INTAKES.

ELECTRICAL NOTES

1. LINE VOLTAGE (120 VOLT AND ABOVE) WIRING FOR MECHANICAL EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. LOW VOLTAGE (LESS THAN 120 VOLT) WIRING FOR MECHANICAL EQUIPMENT AND DDC SYSTEMS SHALL BE PROVIDED BY THE CONTROLS CONTRACTOR.
2. WHERE INDICATED ON THE MECHANICAL PLANS, THE ELECTRICAL CONTRACTOR SHALL PROVIDE SELF LIMITING HEAT TRACE ON PIPING, INCLUDING ACCESSORIES SUCH AS TESS AND THERMOSTATS. HEAT TRACE SHALL BE INSTALLED BY THE PIPING CONTRACTOR. HEAT TRACE SHALL BE RAYCHEM XL-TRACE MODEL 5XL OR APPROVED EQUAL. VOLTAGE FOR HEAT TRACE SHALL BE SPECIFIED BY THE ELECTRICAL CONTRACTOR. HEAT TRACE SHALL BE CONTROLLED BY THERMOSTAT BASED ON AMBIENT TEMPERATURE AND DESIGNED FOR 20°F START-UP. THE ELECTRICAL CONTRACTOR SHALL INSTALL THERMOSTATS AND PROVIDE POWER WIRING AND DISCONNECTS, AS REQUIRED BY STATE AND LOCAL CODES AND/OR BY THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. WHERE INDICATED ON EQUIPMENT SCHEDULES, THE EQUIPMENT COMES COMPLETE FROM THE FACTORY WITH MOTOR STARTERS OR VARIABLE FREQUENCY DRIVES. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE AND DISCONNECTS AS REQUIRED BY STATE AND LOCAL CODES, AND INSTALL ALL POWER WIRING, INCLUDING CONNECTING TO EQUIPMENT.
4. WHERE INDICATED ON EQUIPMENT SCHEDULES, THE EQUIPMENT REQUIRES FIELD INSTALLED MOTOR STARTERS, DISCONNECTS, AND/OR VARIABLE SPEED DRIVES. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL MOTOR STARTERS (OR CONTACTORS WHERE INDICATED), PROVIDE SERVICE AND DISCONNECTS PER CODE, INSTALL VARIABLE SPEED DRIVES AND MOTOR OVERLOAD PROTECTION AS REQUIRED, AND INSTALL ALL POWER WIRING, INCLUDING CONNECTING TO EQUIPMENT. FOR AUTOMATIC MOTOR STARTERS, HOLDING COIL CIRCUIT SHALL BE POWERED BY ELECTRICAL CONTRACTOR AND SHALL BE 120 VOLT/1 PHASE UNLESS INDICATED OTHERWISE. ALL STARTERS SHALL BE PROVIDED WITH AN H-O-A SWITCH.
5. WHERE INDICATED ON FAN SCHEDULES, FANS MAY BE FURNISHED WITH A SPEED CONTROL SWITCH AND/OR LINE VOLTAGE THERMOSTAT. ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN AND INSTALL THE SPEED SWITCHES ON FAN HOUSINGS AND THERMOSTATS ON A WALL OR AS INDICATED ON THE MECHANICAL PLANS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AND DISCONNECTS AS REQUIRED BY STATE AND LOCAL CODES, AND INSTALL ALL POWER WIRING, INCLUDING CONNECTING TO EQUIPMENT.
6. WHERE INDICATED ON MECHANICAL PLANS AND EQUIPMENT SCHEDULES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ELECTRIC UNIT HEATERS, BASEBOARD ELECTRIC HEAT, AND OR UNIT HEATERS. THERMOSTATS AND ALL POWER WIRING SHALL BE BY THE ELECTRICAL CONTRACTOR.
7. A FIRE AND/OR SMOKE DETECTION AND ALARM SYSTEM, AS MAY BE REQUIRED BY THE OWNER, ARCHITECT, OR CODE AUTHORITY, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR OR THE FIRE/LIFE/SAFETY CONTRACTOR. ALL ASPECTS OF THIS SYSTEM HAVE BEEN EXCLUDED BY THE MECHANICAL CONTRACTOR, EXCEPT THAT THE MECHANICAL CONTRACTOR MAY PROVIDE THE FANS, DAMPERS, AND OTHER MECHANICAL EQUIPMENT. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR OR FIRE/LIFE/SAFETY CONTRACTOR TO INTERLOCK THE MECHANICAL CONTRACTOR SUPPLIED EQUIPMENT WITH THE FIRE AND/OR SMOKE DETECTION AND ALARM SYSTEM.
8. A MINIMUM OF TWO, 120V, 50 AMP CONTROL CIRCUITS ARE REQUIRED PER FLOOR FOR THE BUILDING DDC SYSTEM. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE AND A DISCONNECT PER STATE AND LOCAL CODES, AND INSTALL ALL POWER WIRING, INCLUDING CONNECTING TO THE CONTROLS CONTRACTOR PROVIDED TRANSFORMERS AND EQUIPMENT.
9. THE BUILDING HAS A STANDBY-GENERATOR. ALL WORK ASSOCIATED WITH THE GENERATOR INSTALLATION, EXCEPT THE FUEL OIL DELIVERY/PIPING SYSTEM, GENERATOR TAILPIPE EXHAUST, AND THE RADIATOR DUCT WORK, ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. ALL COMPONENTS ASSOCIATED WITH THE INSTALLATION OF THE FUEL OIL PIPING SYSTEM ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR FOR INSTALLATION BY THE PIPING CONTRACTOR. ALL EXTERNAL COMPONENTS OF THE GENERATOR TAILPIPE EXHAUST SYSTEM ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR TO BE INSTALLED BY THE PIPING CONTRACTOR. THE GENERATOR RADIATOR DUCT WORK SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

MECHANICAL COMMISSIONING NOTES

COMMISSIONING OF MECHANICAL (HVAC) SYSTEMS, LIGHTING SYSTEMS, SERVICE WATER HEATING SYSTEMS, AND METERING SYSTEMS MAY BE PROVIDED BY A THIRD PARTY COMMISSIONING AGENT (NOT HOLADAY-PARKS). THE NOTES BELOW ARE PROVIDED FOR REFERENCE TO MECHANICAL SYSTEM COMMISSIONING REQUIREMENTS IN THE 2012 WASHINGTON STATE ENERGY CODE (WSEC) ONLY. THESE NOTES DO NOT CONSTITUTE THE PERFORMANCE OF THE REQUIRED COMMISSIONING BY HOLADAY-PARKS. REFER TO SECTION 408 OF THE 2012 WSEC FOR COMPLETE REQUIREMENTS.

1. PROJECTS THAT INSTALL MECHANICAL SYSTEMS WITH EQUIPMENT THAT HAS A HEATING CAPACITY GREATER THAN 600 MBH OR A COOLING CAPACITY GREATER THAN 40 TONS (480 MBH) SHALL BE COMMISSIONED IN ACCORDANCE WITH SECTION 408.2 OF THE 2012 WASHINGTON STATE ENERGY CODE (WSEC). ALL OTHER PROJECTS INSTALLING MECHANICALS SYSTEM THAT DO NOT MEET OR EXCEED THE HEATING OR COOLING LIMITS ABOVE ARE NOT REQUIRED TO PERFORM MECHANICAL SYSTEM COMMISSIONING.
2. WHERE REQUIRED BY THE 2012 WSEC (SEE 1 ABOVE), MECHANICAL SYSTEM COMMISSIONING SHALL INCLUDE THE FOLLOWING AS REQUIRED BY SECTION C408.1 OF THE 2012 WSEC:
   - A. COMMISSIONING PLAN.
   - B. SYSTEM ADJUSTING AND BALANCING.
   - C. HVAC EQUIPMENT AND HVAC CONTROLS FUNCTIONAL TESTING.
   - D. OPERATING AND MAINTENANCE DOCUMENTS (MANUALS) AND RECORD DOCUMENTS (DRAWINGS).
   - E. PRELIMINARY COMMISSIONING REPORT.
   - F. FINAL COMMISSIONING REPORT.

   REFER TO THE 2012 WSEC FOR ADDITIONAL INFORMATION ON EACH CATEGORY LISTED ABOVE.
3. A PRELIMINARY COMMISSIONING REPORT, INCLUDING ALL OF THE MINIMUM REQUIREMENTS LISTED IN NOTE 2 ABOVE, SHALL BE PROVIDED TO THE BUILDING OWNER. SEE SECTION C408.1.2 OF THE 2012 WSEC FOR SPECIFIC REQUIREMENTS. THE COMMISSIONING REPORT IS NOT REQUIRED TO HAVE ALL DEFICIENCIES AND/OR TESTING COMPLETED IN ORDER TO MEET THE REQUIREMENTS OF THE 2012 WSEC. HOWEVER, IT MUST CONTAIN A LIST OF ISSUES (LOG) OF CORRECTED AND UNCORRECTED DEFICIENCIES AND TESTING THAT HAS NOT BEEN COMPLETED AT THE TIME THE REPORT WAS PROVIDED. THE ISSUE LIST (LOG) MUST INDICATE THE ANTICIPATED DATE WHEN UNCORRECTED DEFICIENCIES AND/OR TESTING WILL BE COMPLETED. ALL DEFICIENCIES AND/OR TESTS LISTED AS "NOT COMPLETE" IN THE COMMISSIONING REPORT SHALL BE COMPLETED BY THE RESPONSIBLE PARTIES IN A TIME FRAME AGREED UPON BY THE BUILDING OWNER AND THE RESPONSIBLE PARTIES.
4. A COMMISSIONING COMPLIANCE CHECKLIST SHALL BE SUBMITTED TO THE BUILDING OFFICIAL UPON SUBSTANTIAL COMPLETION OF THE BUILDING OR PROJECT. THE COMPLIANCE CHECKLIST SHALL BE PROVIDED TO THE BUILDING OWNER OR OWNER'S REPRESENTATIVE WITHIN 14 DAYS OF THE DATE OF SUBSTANTIAL COMPLETION BY THE COMMISSIONING AGENT. THE BUILDING OWNER OR OWNER'S AGENT IS RESPONSIBLE FOR PROVIDING A COMPLETED AND SIGNED COPY OF THE COMPLIANCE CHECKLIST TO THE BUILDING OFFICIAL.
5. A FINAL COMMISSIONING REPORT IS TO BE PROVIDED TO THE BUILDING OWNER, IN ACCORDANCE WITH SCETION C408.1.3.4. THE FINAL COMMISSIONING REPORT SHALL INCLUDE RESULTS OF THE FUNCTIONAL TESTING, LIST OF DEFICIENCIES AND THE INCLUDING CORRECTIVE ACTIONS, FUNCTIONAL PERFORMANCE TEST PROCEDURES INLCUDING MEASURED DATA. TESTING THAT COULD NOT BE PERFORMED DUE TO CLIMATE CONDITIONS ARE NOT REQUIRED TO BE INCLUDED IN THE FINAL COMMISSIONING REPORT.

SHEET METAL NOTES

1. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE (IMC), OTHER STATE AND LOCAL CODES AND STANDARDS. ALL DUCTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SMACNA DUCT CONSTRUCTION STANDARDS. ALL DUCTS SHALL BE SEISMICALLY BRACED IN ACCORDANCE WITH SMACNA SEISMIC RESTRAINT MANUAL (SEE SEISMIC RESTRAINT NOTES ON THIS SHEET).
2. DUCT SIZES INDICATED ON PLANS ARE NET INSIDE DIMENSIONS. A CALL-OUT SUCH AS 12" X 12"/SL MEANS A 14" X 14" SHEET METAL DUCT WITH 1" SOUNDLINER, GIVING A NET INSIDE DIMENSION OF 12" X 12".
3. DUCT PENETRATIONS THROUGH FIRE AND OR SMOKE RATED WALLS, CEILINGS, AND FLOORS SHALL BE PROTECTED IN ACCORDANCE WITH THE 2012 IMC. SEE PLANS FOR THESE LOCATIONS. PROTECTION, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS AND STATE AND LOCAL CODES.
4. DUCTWORK SHALL BE CONSTRUCTED TO DIMENSIONS INDICATED ON PLANS. THE TOLERANCE OF THESE DIMENSIONS SHALL BE AS SPECIFIED IN HOLADAY-PARKS, INC. SHOP STANDARDS MANUAL. LENGTHS, AND CRITICAL DIMENSIONS BETWEEN DUCTWORK AND OTHER BUILDING/SYSTEM ELEMENTS ARE INDICATED WHERE A LOCATION OR DIMENSION SCALED FROM THE DRAWING WILL NOT BE ADEQUATE. THE TOLERANCE OF CRITICAL DIMENSIONS, IF NOT INDICATED, SHALL DEFAULT TO THAT OF THE INSTALLING MECHANIC'S MEASURING DEVICES. SCALED LOCATIONS OR DIMENSIONS ARE NOT SUBJECT TO TOLERANCE GUIDELINES.
5. THESE PLANS HAVE BEEN COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, SPRINKLER, AND ELECTRICAL DRAWINGS. ANY CHANGES IN THIS LAY-OUT MUST BE REVIEWED BY HOLADAY-PARKS' ENGINEERING DEPARTMENT.
6. DUCT ELBOWS SHALL BE RADIUS TYPE WITH FULL WIDTH THROAT RADIUS, UNLESS SHOWN OTHERWISE. TURNING VANE ELBOWS SHALL HAVE DOUBLE THICKNESS TURNING VANES INSTALLED IN EVERY RAIL TAB.
7. DUCTWORK SHALL BE SEALED PER 2012 WASHINGTON STATE ENERGY CODE REQUIREMENTS (SEE DUCT SEALING AND LEAKAGE TEST NOTES ON THIS SHEET). DUCT SYSTEMS SHALL BE LEAK TESTED IN ACCORDANCE WITH THE 2012 WASHINGTON STATE ENERGY CODE REQUIREMENTS (SEE DUCT SEALING AND LEAKAGE TEST NOTES ON THIS SHEET).
8. VAV SYSTEM DUCT CONSTRUCTION SHALL BE AS FOLLOWS:
   - a. CONNECT TO SUPPLY OUTLET OF AC UNIT(S) WITH RECTANGULAR PLENUM. LINE PLENUM WITH 2" SOUNDLINER AND PERFORATED METAL LINER. TAKE-OFF FITTINGS SHALL BE CONICAL, RECTANGULAR, OR OVAL AS FITTINGS AS INDICATED ON PLANS. CONICAL FITTINGS SHALL HAVE A 30 DEGREE TRANSITION ANGLE AND A MINIMUM LENGTH OF 6" TAP SHALL BE FLUSH WITH INSIDE SURFACE OF THE PERFORATED METAL, AND SHALL HAVE NO PROTRUSIONS INTO AIR STREAM. CONSTRUCT PLENUM AND TAPS TO 3" PRESSURE CLASS IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS.
   - b. SUPPLY DUCTWORK FROM AC UNIT TO VAV BOXES SHALL BE GALVANIZED SPIRAL PIPE OR FLAT OVAL PIPE WITH SHOP OR FIELD INSTALLED SADDLE OR FLANGE TAP FITTINGS. FITTINGS SHALL HAVE NO PROTRUSIONS INTO THE AIR STREAM. MAKE FINAL CONNECTION TO VAV BOX WITH HIGH PRESSURE INSULATED FLEX DUCT (SEE NOTE 13.d BELOW). HIGH PRESSURE FLEX DUCT SHALL BE LIMITED TO A MAXIMUM LENGTH OF 4 FEET AND ONE 45 DEGREE TURN. VAV BOXES SHALL HAVE MINIMUM TWO DIAMETERS OF STRAIGHT FLEX DUCT AT INLET. FABRICATE AND INSTALL DUCTWORK PER SMACNA 3" PRESSURE CLASSIFICATION UNLESS NOTED OTHERWISE ON THE PLANS.
   - c. WHERE INDICATED ON PLANS WITH "W" (WRAP), SUPPLY DUCTWORK FROM AC UNIT(S) TO VAV BOXES SHALL BE INSULATED WITH 1-1/2" DUCT INSULATION (SEE NOTE 13.f BELOW.).
   - d. SUPPLY DUCTWORK FROM VAV BOXES TO SUPPLY DIFFUSER RUNOUTS SHALL BE AS SHOWN ON THE PLANS. SHEET METAL SUPPLY DUCT SHALL BE WRAPPED WITH 1-1/2" DUCT INSULATION (SEE NOTE 13.f BELOW). DUCTBOARD SUPPLY DUCT SHALL BE 1" THICK, U.L. LISTED, CLASS 1 FIBERGLASS DUCTBOARD (SEE NOTE 13.a BELOW). LINED SHEET METAL SHALL HAVE 1" DUCT LINER (SEE NOTE 13.b BELOW). FABRICATE AND INSTALL SUPPLY DUCT TO SMACNA1/2" PRESSURE CLASSIFICATION.
   - e. RUNOUTS FROM VAV SUPPLY DUCT TO SUPPLY DIFFUSERS SHALL BE LOW PRESSURE (1/2" PRESSURE CLASS) INSULATED FLEX DUCT (SEE NOTE 13.d BELOW). INSULATED FLEX DUCT SHALL BE LIMITED TO A MAXIMUM LENGTH OF 8 FEET AND TWO 45 DEGREE TURNS.
   - f. WHERE RETURN AIR IS DUCTED, RETURN AIR DUCTWORK SHALL BE SAME AS FOR LOW PRESSURE (1/2" PRESSURE CLASS) SUPPLY (SEE NOTES d AND e ABOVE).
   - g. OUTSIDE AIR DUCTWORK CONSTRUCTION SHALL BE AS FOLLOWS
     1. DUCT FROM BUILDING EXTERIOR TO THE MOTORIZED ISOLATION OUTSIDE AIR DAMPER SHALL BE SHEET METAL WITH DUCT INSULATION. R-VALUE OF INSULATION SHALL BE EQUIVALENT TO THE BUILDING ENVELOPE (MINIMUM R-19).
     2. DUCTWORK FROM MOTORIZED ISOLATION OUTSIDE AIR DAMPER UP TO AC UNIT(S) SHALL BE RECTANGULAR GALVANIZED SHEET METAL WITH 2" SOUNDLINER OR ROUND GALVANIZED SHEET METAL WITH MINIMUM R-7 DUCT INSULATION.
     3. DUCT SHALL BE FABRICATED AND INSTALLED TO SMACNA 1" PRESSURE CLASSIFICATION.
9. INDOOR FAN COIL OR HEAT PUMP SYSTEM DUCT CONSTRUCTION SHALL BE AS FOLLOWS:
   - a. SUPPLY DUCTWORK FROM INDOOR FAN COIL TO SUPPLY DIFFUSER RUNOUTS SHALL BE AS SHOWN ON THE PLANS. SHEET METAL SUPPLY DUCT SHALL BE WRAPPED WITH 1-1/2" DUCT INSULATION (SEE NOTE 13.f BELOW).
   - b. RUNOUTS FROM SUPPLY DUCT TO DIFFUSERS SHALL BE LOW PRESSURE (1/2" PRESSURE CLASS) DUCT AND LOW PRESSURE (1/2" PRESSURE CLASS) INSULATED FLEX DUCT. FLEX DUCT SHALL BE LIMITED TO 8 FEET AND TWO 45 DEGREE TURNS.
   - c. WHERE RETURN AIR IS DUCTED, RETURN AIR DUCTWORK SHALL BE SAME AS SUPPLY. RETURN AIR PLENUMS AT HEAT PUMPS SHALL BE GALVANIZED SHEET METAL WITH 1" SOUNDLINER (SEE NOTE 13.b BELOW). FIBERGLASS RETURN PLENUMS ARE NOT ACCEPTABLE.
   - d. OUTSIDE AIR DUCTWORK, WHERE INDICATED ON DRAWINGS, SHALL BE AS FOLLOWS:
     1. DUCT FROM BUILDING EXTERIOR TO MOTORIZED ISOLATION OUTSIDE AIR DAMPER SHALL BE SHEET METAL WITH DUCT INSULATION. R-VALUE OF INSULATION SHALL BE EQUIVALENT THE BUILDING ENVELOPE (MINIMUM R-19).
     2. DUCTWORK FROM OUTSIDE AIR DAMPER UP TO FAN COIL (OR FAN/DUCT HEATER) SHALL BE RECTANGULAR GALVANIZED SHEET METAL WITH 2" SOUNDLINER (SEE NOTE 13.c BELOW) OR MINIMUM R-7 DUCT INSULATION.
     3. DISTRIBUTION DUCTWORK AFTER INDOOR FAN COIL SHALL BE RECTANGULAR GALVANIZED SHEET METAL, GALVANIZED SPIRAL DUCT, OR FURNACE PIPE. DUCT SHALL BE INSULATED TO MINIMUM R-3. MAKE CONNECTION INDOOR FAN COIL RETURN PLENUM WITH SHORT PIECE OF INSULATED FLEXIBLE DUCT (SEE NOTE 13.d BELOW).
     4. DUCT SHALL BE FABRICATED AND INSTALLED TO SMACNA 1/2" PRESSURE CLASSIFICATION.
10. GENERAL EXHAUST DUCTS SHALL BE UNLINED GALVANIZED SHEET METAL (UNLESS OTHERWISE INDICATED), WITH UN-INSULATED RUNOUTS AND UN-INSULATED VAPOR PROOF FLEX CONNECTIONS TO REGISTER AND/OR GRILLE CANS. FLEX DUCT CONNECTIONS SHALL BE LIMITED TO A MAXIMUM OF 4 FEET FROM GRILLE OR REGISTER TO EXHAUST DUCT. FABRICATE AND INSTALL PER SMACNA 1" PRESSURE CLASSIFICATION.
11. FIRE DAMPERS SHALL BE "OUT OF AIR STREAM" CURTAIN TYPE FIRE DAMPERS RATED FOR DYNAMIC OPERATION (GREENHECK MODEL DFD OR APPROVED EQUAL) UNLESS NOTED OTHERWISE ON THE PLANS. SEE EQUIPMENT SCHEDULES IN THESE PLANS.
12. SUPPLY AND RETURN AIR DUCTS INSTALLED ON EXTERIOR OF BUILDING SHALL HAVE MINIMUM R-7 SOUNDLINER OR DUCT INSULATION WITH WATERPROOF JACKET. REFER TO NOTE 13 BELOW FOR MATERIALS.
13. MATERIALS:
   - a. DUCTBOARD: 1" THICK, U.L. LISTED, CLASS 1 FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED PER SMACNA DUCT CONSTRUCTION STANDARDS AND THE MANUFACTURER'S RECOMMENDATIONS. USE ONLY HEAT BONDING TAPE. PRESSURE SENSITIVE TAPE IS NOT ACCEPTABLE.
   - b. SOUNDLINER (INDOORS): 1" THICK, 1-1/2 LB. DENSITY FIBERGLASS DUCTLINER WITH BLACK MAT FACING. SCHULLER-MANVILLE "PERMACOTE LINACOUSTIC STANDARD", OWENS CORNING "AEROFLEX PLUS", OR CERTAINTEED TOUGHGARD DUCT LINER WITH ENHANCED SURFACE. (MINIMUM INSTALLED R-VALUE = 3.3).
   - c. SOUNDLINER (OUTDOORS): 2" THICK, 1-1/2 LB. DENSITY FIBERGLASS DUCTLINER WITH BLACK MAT FACING. SCHULLER-MANVILLE "PERMACOTE LINACOUSTIC STANDARD", OWENS CORNING "AEROFLEX PLUS", OR CERTAINTEED TOUGHGARD DUCT LINER WITH ENHANCED SURFACE. (MINIMUM INSTALLED R-VALUE = 7.0)
   - d. INSULATED FLEX DUCT (LOW AND HIGH PRESSURE): UL 181 CLASS 1 AIR DUCT: THERMAFLEX MK-E.
   - e. UN-INSULATED FLEX DUCT (LOW, HIGH PRESSURE, VAPOR PROOF): UL 181 CLASS 1 AIR DUCT: THERMAFLEX S-TL.
   - f. DUCT INSULATION (INDOORS): 1-1/2" THICK, 3/4 LB. DENSITY FIBERGLASS WITH F.S.K. VAPOR BARRIER JACKET. (MINIMUM INSTALLED R-VALUE = 3.3)
   - g. DUCT INSULATION (OUTDOORS): 3" FIBERGLASS, MINIMUM 3/4 LB. DENSITY, OR 2⅝ FIBERGLASS 1.5 LB. DENSITY WITH VAPOR BARRIER AND WEATHERPROOF JACKET. (MINIMUM INSTALLED R-VALUE = 7.0)
   - h. PERFORATED METAL: 20" GAUGE COLD ROLLED STEEL WITH 3/16" DIAMETER HOLES ON 1/4" STAGGERED CENTER GIVING 51% OPEN AREA.

REFRIGERANT PIPING NOTES

1. INSTALLATION OF REFRIGERANT PIPING SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE (IMC) AND ALL OTHER STATE AND LOCAL CODES AND STANDARDS.
2. INSTALLATION OF LISTED AND LABELED FACTORY BUILT EQUIPMENT AND APPLIANCES SHALL BE PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS. INSTALLATION OF REFRIGERANT PIPING SERVING LISTED AND LABELED FACTORY BUILT EQUIPMENT SHALL BE PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS. REFRIGERANT PIPE SIZE SHALL BE NO LESS THAN THAT REQUIRED BY THE MANUFACTURER'S INSTALLATION REQUIREMENTS AND AS REQUIRED FOR THE INSTALLED LENGTH OF PIPE AND THE LOCATION OF THE EQUIPMENT.
3. REFRIGERANT PIPING SHALL BE EITHER SEAMLESS TYPE "L" DRAWN COPPER TUBING IN ACCORDANCE WITH ASTM B88 OR SEAMLESS COPPER ACR TUBING IN ACCORDANCE WITH ASTM B280. REFRIGERANT PIPE FITTINGS SHALL BE WROUGHT COPPER WITH SILVER-SOLDERED OR BRAZED JOINTS.
4. PENETRATIONS THROUGH FIRE AND/OR SMOKE RATED WALLS, FLOORS, AND CEILINGS SHALL BE PROTECTED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 IMC. PROTECTION, AS REQUIRED, SHALL BE PROVIDED AND INSTALLED BY THE PIPING CONTRACTOR.
5. REFRIGERANT PIPING INSULATION SHALL BE 3/4" THICK PRE-FORMED, ELASTOMERIC INSULATION, "ARMAFLEX", "RUBATEK", OR APPROVED EQUAL. ALL REFRIGERANT SUCTION LINE PIPING SHALL BE INSULATED. ALL REFRIGERANT PIPING LOCATED OUTDOORS OR ON THE ROOF SHALL BE INSULATED. REFRIGERANT PIPING INSULATION LOCATED OUTDOORS SHALL HAVE UV PROTECTION OR SHALL BE PROVIDED WITH AN "ALL WEATHER JACKET" OVER THE INSULATION.
6. REFRIGERANT PIPING THAT IS PART OF A FIELD ERECTED REFRIGERANT SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE 2012 IMC. REFRIGERANT PIPING INSTALLED AS PART OF FACTORY BUILT LISTED AND LABELED EQUIPMENT OR APPLIANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

SEISMIC RESTRAINT NOTES

1. ALL HVAC EQUIPMENT AND DUCT WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC), THE 2012 INTERNATIONAL MECHANICAL CODE (IMC), AND OTHER APPLICABLE STATE AND LOCAL CODES. EQUIPMENT AND DUCT WORK SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THESE CODES AND THE LATEST EDITION OF THE SMACNA SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS.
2. FOR SOME EQUIPMENT, HOLADAY-PARKS, INC. WILL UTILIZE SEISMIC RESTRAINTS AND MATERIALS SPECIFIED BY A WASHINGTON STATE LICENSED STRUCTURAL ENGINEER. THE SEISMIC DESIGN AND CALCULATION PACKAGE PREPARED BY THE STRUCTURAL ENGINEER SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR REVIEW.
3. BASE-MOUNTED EQUIPMENT INSTALLED USING SPRING-ISOLATORS SHALL HAVE TOTALLY ENCLOSED, SEISMIC RATED, SPRING ISOLATORS (MASON MODEL SSLFH OR APPROVED EQUAL) OR OPEN SPRING ISOLATORS PLUS SEISMIC RATED "SNUBBERS" (MASON MODEL Z-1225 OR EQUAL). SPRING ISOLATORS AND SNUBBERS, WHERE REQUIRED, SHALL BE INSTALLED PER STRUCTURAL SEISMIC DESIGN CALCULATIONS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. EQUIPMENT SUSPENDED FROM THE STRUCTURE ABOVE SHALL BE INSTALLED USING SEISMIC RATED SPRING HANGERS OR AN ENGINEERED SUPPORT SYSTEM. SEISMIC RATED SPRING HANGERS SHALL BE DOUBLE DEFLECTION TYPE PRE-COMPRESSED HANGERS (MASON MODEL PC30NS OR APPROVED EQUAL). SPRING HANGERS SHALL BE INSTALLED PER THE STRUCTURAL SEISMIC DESIGN CALCULATIONS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE NOTE 3 BELOW FOR ADDITIONAL REQUIREMENTS FOR SUSPENDED EQUIPMENT. EQUIPMENT INSTALLED USING AND ENGINEERED SUPPORT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL SEISMIC DESIGN CALCULATIONS FOR THE ENGINEERED SUPPORT SYSTEM.
5. SUSPENDED EQUIPMENT INSTALLED USING SPRING ISOLATORS SHALL HAVE SEISMIC CABLING INSTALLED IN ADDITION TO THE EQUIPMENT HANGERS. CABLING SHALL BE INSTALLED DIAGONALLY UP AND AWAY FROM EQUIPMENT CORNERS AND BE ATTACHED TO THE STRUCTURE ABOVE. CABLES SHALL BE LEFT PARTIALLY SLACK. SIZE AND INSTALL CABLES PER THE SMACNA SEISMIC RESTRAINT MANUAL AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
6. EQUIPMENT MOUNTED RIGIDLY TO THE BUILDING STRUCTURE SHALL NOT REQUIRE ADDITIONAL SEISMIC RESTRAINT. INSTALLATION OF EQUIPMENT TO THE BUILDING STRUCTURE SHALL BE PER THE STRUCTURAL SEISMIC DESIGN CALCULATIONS AND PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
7. ALL RECTANGULAR DUCTS HAVING A CROSS SECTIONAL AREA GREATER THAN 6 SQ. FT. AND ALL ROUND DUCTS GREATER THAN 32" IN DIAMETER SHALL BE BRACED IN ACCORDANCE WITH THE SMACNA SEISMIC RESTRAINT MANUAL. BRACING SIZE AND SPACING SHALL BE PER THE SMACNA SEISMIC RESTRAINT MANUAL. CONNECTION OF BRACING TO STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH THE SMACNA SEISMIC RESTRAINT MANUAL.
8. ALL CEILING MOUNTED DIFFUSERS SHALL HAVE SAFETY WIRES (16 GA.) ATTACHED TO THE FLOOR SLAB OR STRUCTURE ABOVE. SAFETY WIRES SHALL BE LEFT PARTIALLY SLACK. ALTERNATE METHOD SHALL BE TO ATTACH DIFFUSERS TO T-BAR GRID WITH SCREWS, RIVETS, OR CEILING CLIPS FOR TERMINALS WEIGHING LESS THAN 20 POUNDS.
9. ALL HYDRONIC PIPING GREATER THAN 3" DIAMETER SHALL BE BRACED IN ACCORDANCE WITH THE SMACNA SEISMIC RESTRAINT MANUAL. ALL GAS, FUEL, AND COMPRESSED AIR PIPING SHALL BE BRACED PER THE STATE AND LOCAL CODES. ALL PLUMBING PIPING SHALL BE BRACED IN ACCORDANCE WITH STATE AND LOCAL CODES.
10. WHERE THE BUILDING IMPORTANCE FACTOR (Ip) IS GREATER THAN 1.0, NOTES 7, 8, AND 9 ABOVE WILL NOT APPLY. REFER TO THE SMACNA SEISMIC RESTRAINT MANUAL FOR ADDITIONAL BRACING AND SEISMIC RESTRAINT REQUIREMENTS AND CONTACT HP ENGINEERING FOR ADDITIONAL INFORMATION.

SEQUENCE OF OPERATIONS

HEAT RECOVERY VENTILATION (HRV)

1. UNOCCUPIED MODE:
   THE SYSTEM WILL BE COMMANDED INTO THE UNOCCUPIED MODE BY THE BAS BASED UPON A SCHEDULE DETERMINED BY THE OWNER/TENANT. THE OSA DAMPER(S) WILL BE CLOSED, THE SUPPLY AND EXHAUST FANS WILL BE DISABLED AND THE HEAT WHEEL WE BE OFF. AT THE ZONE LEVEL, THE VRF FAN COIL UNITS ASSUME THE UNOCCUPIED HEATING AND COOLING SETPOINTS.
2. OCCUPIED OPERATION:
   WHEN THE HRV IS CONTROLLED TO THE OCCUPIED MODE, ALL HRV FUNCTIONS ARE ENABLED. THE HRV WILL OPERATE TO PROVIDE PRIMARY AIRFLOW TO THE VRF FAN COIL UNITS WITHIN EACH ZONE.

   DUCT STATIC PRESSURE CONTROL (SUPPLY FAN):
   AFTER SUPPLY AND EXHAUST FAN STARTUP THE VFD WILL MODULATE THE SUPPLY FAN TO MAINTAIN A CONSTANT SUPPLY DUCT STATIC PRESSURE. DUCT STATIC PRESSURE WILL BE AFFECTED BY THE MODULATION OF THE DAMPERS AT HIGH OCCUPANCY AREAS.

   COOLING:
   COOLING IS PROVIDED AT THE ZONE LEVEL VIA VRF FAN COILS. THE HRV UNIT DOES NOT INCLUDE MECHANICAL COOLING.

   HEAT RECOVERY:
   THE HEAT RECOVERY WHEEL SHALL OPERATE AT A CONSTANT SPEED WHEN THE OUTSIDE AIR TEMPERATURE IS 58F OR BELOW AND 78F AND HIGHER. BETWEEN THESE TEMPERATURES THE HEAT RECOVERY WHEEL WILL BE OFF.
   THE HEAT RECOVERY UNIT IS SIZED TO RAISE 25F OSA TO APPROXIMATELY 49F WITH A 70F EXHAUST STREAM.

   ELECTRIC HEATING:
   THE OUTSIDE AIR UNIT INCLUDES AN ELECTRIC HEATING COIL DESIGNED TO MAINTAIN A MINIMUM VENTILATION SUPPLY AIR TEMPERATURE OF 58°F. THE ELECTRIC HEATER SHALL HAVE FULL MODULATION CAPACITY CONTROLLED BY AN SCR (SILICON CONTROLLED RECTIFIER). A 0-10 VDC HEATING CONTROL SIGNAL SHALL BE FIELD PROVIDED BY THE CONTROLS CONTRACTOR TO CONTROL THE AMOUNT OF HEATING.

   HEAT RECOVERY UNIT BYPASS DAMPERS:
   OPEN THE BYPASS DAMPERS WHEN THE HEAT WHEEL IS OFF. THIS WILL REDUCE PRESSURE LOSS WHEN THE HEAT WHEEL IS NOT IN USE.

   HIGH DUCT STATIC SUPPLY FAN SHUTDOWN:
   IF THE HIGH SUPPLY OR EXHAUST DUCT STATIC PRESSURE CUTOFF EXCEEDS 3 5/16 W.G. (ADJ.) THE SUPPLY AND EXHAUST FANS WILL BE SHUTDOWN.

   EMERGENCY / GENERAL SMOKE ALARM / ZONE SMOKE ALARM OPERATION:
   THE HRV UNIT IS NOT ON EMERGENCY POWER. AIR STREAM SMOKE DETECTION VIA A SUPPLY DUCT AND EXHAUST DUCT SMOKE DETECTOR IN THE DUCTWORK OR A GENERAL ALARM ON ANY FLOOR WILL SHUT DOWN THE AIR HANDLING UNIT.

VARIABLE REFRIGERANT FLOW (VRF) SYSTEMS

THE SHELL & CORE CONTRACTOR SHALL INSTALL THE ROOFTOP CONDENSING UNITS AND REFRIGERANT PIPING. FOR SHELL & CORE LOBBY, VRF FAN COILS, REFRIGERANT HEAT RECOVERY UNIT (HRB) AND DUCTWORK WILL BE PROVIDED PER SHELL & CORE HVAC DESIGN PLAN. SEE VRF FAN COIL SEQUENCE OF OPERATION FOR ADDITIONAL REQUIREMENTS.

VARIABLE REFRIGERANT FLOW SYSTEM (VRF) HEAT PUMP FAN COILS

ALL HEAT PUMP FAN COILS MUST BE MANUFACTURED BY THE SAME MANUFACTURER AS THE SHELL AND CORE VRF SYSTEM AND SHALL BE PROVIDED WITH THE VRF MANUFACTURER'S CONTROLS SYSTEM.
ALL VRF HEAT PUMPS AND A SSOCIATED DUCTS, CONTROLS, AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL MECHANICAL CODE AND THE CURRENT WASHINGTON STATE ENERGY CODE.

THERMOSTATS SHALL BE PROVIDED BY THE VRF EQUIPMENT MANUFACTURER. THERMOSTAT SETPOINTS, INCLUDING OFF-HOUR CONTROLS AND SETBACK SHALL BE CONTROLLED VIA THE VRF EQUIPMENT MANUFACTURER'S BACNET INTERFACE THROUGH THE BUILDING DDC SYSTEM.

1. OCCUPIED OPERATION:
   WHEN THE FAN COILS ARE CONTROLLED TO THE OCCUPIED MODE, THE FAN COIL SUPPLY FAN WILL CONTINUOUSLY RUN REGARDLESS OF HEATING OR COOLING DEMAND.
2. UNOCCUPIED OPERATION:
   WHEN THE FAN COILS ARE CONTROLLED TO THE UNOCCUPIED MODE, THE FAN COIL SUPPLY FAN WILL RUN ONLY DURING HEATING OR COOLING TO MEET UNOCCUPIED TEMPERATURE SETPOINTS.

ELECTRICAL ROOM TRANSFER FANS
(TF-E1-1, TF-E2-1, TF-E3-1, TF-E4-1, TF-E5-1, TF-E6-1, TF-E7-1)

FAN IS CONTROLLED BY A LINE VOLTAGE (120V) THERMOSTAT. THERMOSTAT SHALL BE SET TO START FAN ON A RISE IN ROOM TEMPERATURE ABOVE 85F. THE THERMOSTAT SHALL TURN OFF THE FAN AT 80°F.

FIRE/SMOKE DAMPERS

ACTIVATION OF THE COMBINATION FIRE/SMOKE DAMPER SHALL CLOSE THE FIRE SMOKE DAMPER. INTERLOCK WIRING OF THE COMBINATION FIRE/SMOKE DAMPER TO THE FIRE ALARM SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR OR THE FIRE/LIFE/SAFETY CONTRACTOR.

DUCT SMOKE DETECTOR OPERATION

DUCT SMOKE DETECTORS SHALL BE PROVIDED WHERE SHOWN ON PLANS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE 907.2.13.1.2. THE INTERLOCK WIRING OF THESE DUCT SMOKE DETECTORS SHALL BE PROVIDED AND INSTALLED BY THE SHELL & CORE ELECTRICAL CONTRACTOR. THE DUCT DETECTORS SHALL BE INTERLOCKED WITH THE MECHANICAL EQUIPMENT SUCH THAT ACTIVATION OF THE DUCT SMOKE DETECTOR DISABLES THE FAN OF ANY EQUIPMENT CONNECTED TO THE DUCT IN WHICH A SMOKE DETECTOR IS LOCATED.

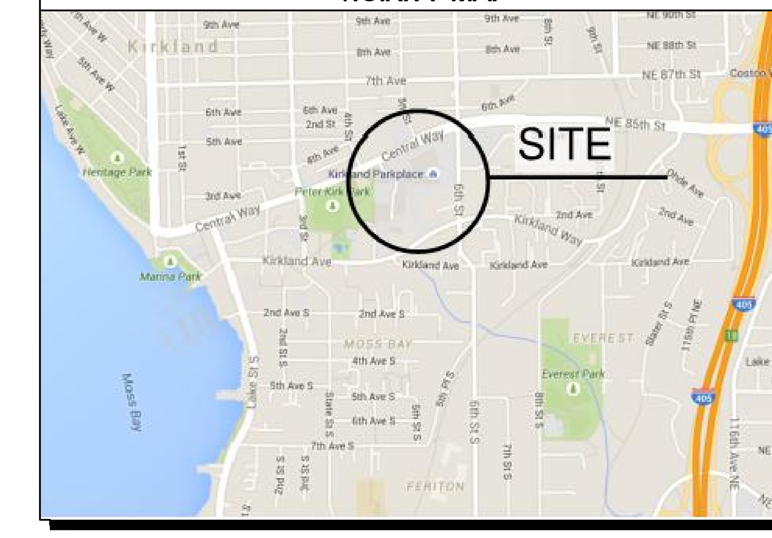
SHEET INDEX

REV #	SHEET #	SHEET TITLE
–	M30.0	LEGENDS AND NOTES
–	M30.1	LEGENDS AND NOTES
–	M32.1	LEVEL 1 HVAC PLAN
–	M32.2	LEVEL [illegible] HVAC PLAN
–	M32.3	LEVEL [illegible] HVAC PLAN
–	M32.4	LEVEL 4 HVAC PLAN
–	M32.5	LEVEL 5 HVAC PLAN
–	M32.6	LEVEL 6 HVAC PLAN
–	M32.7	LEVEL [illegible] HVAC PLAN
–	M32.8	ROOF HVAC PLAN
* –	M35.1	RISER DIAGRAMS
* –	M36.1	DETAILS
–	M37.1	SCHEDULES

* INDICATES SHEETS NOT INCLUDED IN THIS ISSUE

City of Kirkland
Reviewed by AHaupt
05/26/2016

VICINITY MAP



LEGAL DESCRIPTION

SITE ADDRESS: 321 PARKPLACE CENTER
KIRKLAND, WA 98033

TAX PARCEL NUMBER: 124870-0051

BURKE & FARRARS KIRKLAND DIV #39 LOTS 1 THRU 17 BLK 174 SD PLAT TGW POR SE 1/4 OF SW 1/4 SEC 5-25-5 LY NLY OF KIRKLAND WAY & SELY OF CENTRAL WAY & WLY OF SD PLAT OF BURKE & FARRARS KIRKLAND DIV #39 & WLY OF LN BEG ON N MGN SD KIRKLAND WAY AAP 168.71 FT N OF & 708 FT W OF SE COR SD SUBD TH RNNG N 00-21-00 W 660 FT M/L TO S LN SD PLAT OF BURKE & FARRARS & TERM SD LN LESS POR SD SUBD LY WLY OF LN BEG AT PT ON S LN SD SUBD N 89-39 E 1511.50 FT FR COR COMMON TO SECS 5 & 8 TWSP 25 RNG 5 TH N 00-21 W 990.20 FT TO NXN WITH S MGN CENTRAL AVE & TERM THIS LN ALSO LESS POR LY SLY OF LN BEG 708 FT W & 168.71 FT N OF SE COR SD SUBD AAP ON N MGN SD KIRKLAND WAY TH N 00-21 W 149 FT TH S 89-46-25 W 2.87 FT TH S 89-34-30 W 166.54 FT TH N 00-25-30 W 0.58 FT TH S 89-46-25 W 166.54 FT TO W LN SD PAR DESC & TERM THIS LN DESC

HOLADAY-PARKS INC.
SMART Mechanical Solutions©
Mechanical Solutions • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0

PROJECT TITLE

KIRKLAND URBAN

457 CENTRAL WAY
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER 65052
DRAWN BY MLK, MV
ISSUE DATE 01/18/2016

SEAL
MICHAEL COOK
STATE OF WASHINGTON
39624
REGISTERED PROFESSIONAL ENGINEER
01/18/2016

SHEET TITLE / NUMBER
LEGENDS & NOTES

M30.0

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

ABBREVIATIONS (MECHANICAL)

/W	WITH WRAP (DUCT INSULATION)	HRWS	HEAT RECOVERY WATER SUPPLY
AAV	AUTOMATIC AIR VENT	HVAC	HEATING VENTILATION AIR CONDITIONING
ABV	ABOVE	HWC	HOT WATER COIL
AC	AIR CONDITIONER	HWR	HOT WATER RETURN
ACC	AIR COOLED CONDENSER	HWS	HOT WATER SUPPLY
AD	ACCESS DOOR	HX	HEAT EXCHANGER
AFF	ABOVE FINISHED FLOOR	ID	INSIDE DIAMETER/DIMENSION
AHU	AIR HANDLING UNIT	IE	INVERT ELEVATION
AL	ALUMINUM	INS	INSULATION
AP	ACCESS PANEL	KE	KITCHEN EXHAUST
AR	ARGON	KH	KITCHEN HOOD
B	BOILER	LAT	LEAVING AIR TEMPERATURE
BAS	BUILDING AUTOMATION SYSTEM	LBS	POUNDS
BDD	BACK DRAFT DAMPER	LN	LIQUID NITROGEN
BEL	BELOW	LPS	LOW PRESSURE STEAM
BFV	BUTTERFLY VALVE	LWT	LEAVING WATER TEMPERATURE
BHP	BRAKE HORSE POWER	M	METER
BOD	BOTTOM OF DUCT	M.C.	MECHANICAL CONTRACTOR
BOI	BOTTOM OF INSULATION	MAV	MANUAL AIR VENT
BOP	BOTTOM OF PIPE	MAX	MAXIMUM
BOS	BOTTOM OF STEEL	MBH	THOUSANDS BTU/HR
BOU	BOTTOM OF UNIT	MCA	MINIMUM CIRCUIT AMPACITY
BP	BOOSTER PUMP	MD	MOTORIZED DAMPER
BTU	BRITISH THERMAL UNITS	MER	MECHANICAL EQUIPMENT ROOM
BTUH	BRITISH THERMAL UNITS PER HOUR	MIN	MINIMUM
BV	BALANCE VALVE, BALL VALVE	MPG	MEDIUM PRESSURE GAS
C.C.	CONTROLS CONTRACTOR	MUA	MAKE UP AIR
CA	COMPRESSED AIR	MV	MOTORIZED VALVE
CB BDD	COUNTER BALANCED BACK DRAFT DAMPER	MVD	MANUAL VOLUME DAMPER
CC	COOLING COIL	N2	NITROGEN
CFF	CAPPED FOR FUTURE	NC	NORMALLY CLOSED
CFM	CUBIC FEET PER MINUTE	NIC	NOT IN CONTRACT
CHWR	CHILLED WATER RETURN	NO	NORMALLY OPEN
CHWS	CHILLED WATER SUPPLY	NOS	NITROUS OXIDE
CI	CAST IRON	NTS	NOT TO SCALE
CO	CLEANOUT	O2	OXYGEN
CO2	CARBON DIOXIDE	OA	OUTSIDE AIR
COND	CONDENSATE	OBD	OPPOSED BLADE DAMPER
CONN	CONNECTION	OCWR	OPEN CONDENSER WATER RETURN
CP	CIRCULATING PUMP	OCWS	OPEN CONDENSER WATER SUPPLY
CS	CLEAN STEAM, CURRENT SWITCH	OD	OUTSIDE DIAMETER/DIMENSION
CT	COOLING TOWER	P	PUMP
CU	CONDENSING UNIT	P.C.	PLUMBING CONTRACTOR
CV	CHECK VALVE	PC	PUMPED CONDENSATE
CWR	CONDENSER WATER RETURN	PCU	POLLUTION CONTROL UNIT
CWS	CONDENSER WATER SUPPLY	PCWR	PROCESS COOLING WATER RETURN
D	DROP (DOWN IN ELEVATION)	PCWS	PROCESS COOLING WATER SUPPLY
DB	DRY BULB, DUCTBOARD	PHWR	PROCESS HEATING WATER RETURN
DBP	DOUBLE BOOSTER PUMP	PHWS	PROCESS HEATING WATER SUPPLY
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PI	PRESSURE INDICATOR
DC	DUST COLLECTION	POC	POINT OF CONNECTION
DE	DRYER EXHAUST	PRIM	PRIMARY
DEMO	DEMOLITION	PRV	PRESSURE REDUCING VALVE
DH	DUCT HEATER	PS	PRESSURE SENSOR
DN	DOWN (THROUGH FLOOR BELOW)	PSI	POUNDS PER SQUARE INCH
DPT	DIFFERENTIAL PRESSURE TRANSMITTER	PT	PRESSURE TEMPERATURE TRAP (PETE'S PLUG)
DWG	DRAWING	RV	RELIEF VENT
DXFC	DIRECT EXPANSION FAN COIL	R	RISE (UP IN ELEVATION)
E	EXISTING	RA	RETURN AIR
E.C.	ELECTRICAL CONTRACTOR	RELF	RELIEF AIR
EA	EACH	RF	RELIEF FAN
EAT	ENTERING AIR TEMPERATURE	RL	REFRIGERANT LIQUID
ECH	ELECTRIC CABINET HEATER	RODI	REVERSE OSMOSIS DEIONIZED WATER
EF	EXHAUST FAN	RPBA	REDUCED PRESSURE BACK FLOW ASSEMBLY
EFF	EFFICIENCY	RS	REFRIGERANT SUCTION
ELEV	ELEVATION	RTU	ROOF TOP UNIT
EMR	ELEVATOR MACHINE ROOM	S	SENSOR
EPF	ELEVATOR PRESSURIZATION FAN	SA	SUPPLY AIR
EQZR	EQUALIZING LINES	SCLP	STEAM CONDENSATE LOW PRESSURE
ESP	EXTERNAL STATIC PRESSURE	SCHP	STEAM CONDENSATE
EUH	ELECTRIC UNIT HEATER	SCMP	STEAM CONDENSATE
EWT	ENTERING WATER TEMPERATURE	SCPU	STEAM CONDENSATE PUMPED
EXH	EXHAUST	SCVT	STEAM CONDENSATE VENT
EXHP	EXHAUST PIPING	SD	SMOKE DAMPER, SMOKE DETECTOR
FC	FLEXIBLE CONNECTION, FLUID COOLER	SEF	SMOKE EXHAUST FAN
FCU	FAN COIL UNIT	SF	SUPPLY FAN
FD	FIRE DAMPER, FLOOR DRAIN	SL	SOUND LINING
FE	FUME EXHAUST	SM	SHEETMETAL
FFD	FUNNEL FLOOR DRAIN	SP	STATIC PRESSURE
FFL	FINISHED FLOOR LEVEL	SPF	STAIR PRESSURIZATION FAN
FLA	FULL LOAD AMPS	SS	STAINLESS STEEL
FM	FLOW METER	ST	SOLVENT TRANSFER, SOUND TRAP
FOB	FLAT ON BOTTOM	T	THERMOSTAT
FOR	FUEL OIL RETURN	TA	TRANSFER AIR
FOS	FUEL OIL SUPPLY, FLAT ON SIDE	TBD	TO BE DETERMINED
FOT	FLAT ON TOP	TE	TOILET EXHAUST
FSD	FIRE SMOKE DAMPER	TI	TEMPERATURE INDICATOR, TENANT IMPROVEMENT
FUT	FUTURE	TOD	TOP OF DUCT
FV	FLOAT VALVE	TOP	TOP OF PIPE
G	LOW PRESSURE GAS	TOS	TOP OF STEEL
G.C.	GENERAL CONTRACTOR	TOU	TOP OF UNIT
GPM	GALLONS PER MINUTE	TS	TEMPERATURE SENSOR
GRV	GAS REGULATOR VENT	TV'S	TURNING VANES
GV	GATE VALVE	TYP	TYPICAL
HC	HEATING COIL	UP	UP (THROUGH FLOOR ABOVE)
HE	HELIUM	VAC	VACUUM
HHP	HYDRONIC HEAT PUMP	VAV	VARIABLE AIR VOLUME
HP	HEAT PUMP, HORSE POWER	VD	VOLUME DAMPER
HPG	HIGH PRESSURE GAS	VFD	VARIABLE FREQUENCY DRIVE
HPS	HIGH PRESSURE STEAM	W/	WITH
HPWR	HEAT PUMP WATER RETURN	WF	WATER FILTER
HPWS	HEAT PUMP WATER SUPPLY	WFI	WATER FOR INJECTION
HRC	HEAT RECOVERY COIL	WM	WATT METER
HRWR	HEAT RECOVERY WATER RETURN		

GRILLES, REGISTERS, DIFFUSERS LEGEND

NOTE:	THE "/FD" CALLOUT INDICATES A GRILLE WITH U.L. CLASSIFIED RADIATION DAMPER TO BE INSTALLED IN RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES. USE RUSKIN MODEL CFD. INCLUDE THERMAL INSULATION BLANKET FOR LAY-IN T-BAR CEILINGS.
NOTE:	ALL SUPPLY DIFFUSERS ARE TO BE INSTALLED WITH A DIFFUSER CAN W/ PERF DIVIDER, GENSCO REGISTER BOX W/ FLEX COLLAR & DIFF, MODEL COLDC21 OR EQUIV.
NOTE:	FOR EXPOSED DUCTWORK WITH SUPPLY EXHAUST GRILLES TAKEOFFS TO BE GRILLE SIZE PLUS 2" TO MATCH GRILLE FRAME.
X"xX" CD / CFM	CEILING DIFFUSER (LAY-IN T-BAR CEILING) 4 CORE ADJUSTABLE, WITH FILLER FOR 24" x 24" LAY-IN MODULE TITUS MODEL MCD, BORDER TYPE 3 – KRUEGER SERIES 1244, FRAME 23 (USE X"ø RUNOUT)
X"xX" CD/FD / CFM	CEILING DIFFUSER WITH FIRE DAMPER (LAY-IN T-BAR CEILING) 4 CORE ADJUSTABLE, ALL STEEL CONSTRUCTION, RADIATION DAMPER SHALL BE RUSKIN MODEL CFD W/ THERMAL INSULATING BLANKET (USE X"ø RUNOUT)
X"xX" CD/P / CFM	CEILING DIFFUSER (PLASTER CEILING) 4 CORE ADJUSTABLE, "V" FRAME TITUS MODEL MCD, BORDER TYPE 6 – KRUEGER SERIES 1244, FRAME 21
X"xX" CD/P/FD / CFM	CEILING DIFFUSER (PLASTER CEILING) WITH FIRE DAMPER SAME AS C.D./P WITH RADIATION DAMPER AS NOTED ABOVE (USE X"ø RUNOUT)
X"xX" CD/PF / CFM	CEILING DIFFUSER WITH PERFORATED FACE (LAY-IN T-BAR CEILING) 4 CORE ADJUSTABLE, WITH FILLER FOR 24" x 24" LAY-IN MODULE KRUEGER SERIES 1244P, FRAME 23 (USE X" RUNOUT)
X"xX" CLF / CFM	CEILING LAMINAR FLOW DIFFUSER WITH PERFORATED FACE TITUS TLF-SS
#SLOT-INLETø / CFM	SLOT DIFFUSER FOR LAY-IN CEILING KEES-100
#SLOT-INLETø/FD / CFM	SLOT DIFFUSER FOR RATED LAY-IN CEILING WITH FIRE DAMPER TEMPMASTER FRD
#SLOT-INLETø/P / CFM	SLOT DIFFUSER (PLASTER CEILING) KEES K-100, FRAME OPTION I2
#SLOT-IN.ø/FD/P / CFM	SLOT DIFFUSER WITH FIRE DAMPER (PLASTER CEILING) TEMPMASTER MODEL TFD-F OR FRD-F FOR SURFACE MOUNTING
S.S.R.	SIDEWALL SUPPLY REGISTER DOUBLE DEFLECTION, HORIZONTAL FRONT BLADES, WITH O.B.D. TITUS MODEL 272RL O.B.D. – KRUEGER MODEL 880H O.B.D.
S.S.G.	SIDEWALL SUPPLY GRILLE DOUBLE DEFLECTION, HORIZONTAL FRONT BLADES, WITH O.B.D. TITUS MODEL 272RL – KRUEGER MODEL 880H O.B.D.
LN.W.S.G.	LINEAR WALL SUPPLY GRILLE FIXED 15 DEGREE DEFLECTION BLADES KRUEGER MODEL 1515, FRAME 415, ALUMINUM CONSTRUCTION
R.A.G.	RETURN AIR GRILLE ALUMINUM EGGCRATE WITH ½" x ½" x ½" CORE TITUS MODEL 50F – KRUEGER EG-5
R.A.G./ACCESS	RETURN AIR GRILLE PLASTER CEILING INSTALLED IN TITUS RAPID MOUNT FRAME (MODEL TRM) TO ALLOW CEILING ACCESS. FIXED 35 DEGREE REFLECTION BLADES. KRUEGER MODEL S80 – TITUS MODEL 350RL
R.A.G./P.	RETURN AIR GRILLE (PLASTER CEILING) FIXED 35 DEGREE DEFLECTION BLADES KRUEGER MODEL S80H – TITUS MODEL 350RL
S.R.G.	SIDEWALL RETURN GRILLE FIXED 35 DEGREE DEFLECTION BLADES, WITHOUT O.B.D. TITUS MODEL 350RL – KRUEGER MODEL S80H
LN.W.R.G.	LINEAR WALL RETURN GRILLE FIXED 0 DEGREE DEFLECTION BLADES KRUEGER MODEL 1500, FRAME 415 ALUMINUM CONSTRUCTION
E.G.	EXHAUST GRILLE ALUMINUM EGGCRATE WITH ½" x ½" x ½" CORE TITUS MODEL 50F – KRUEGER EG-5
E.G./P.	RETURN AIR GRILLE (PLASTER CEILING) FIXED 35 DEGREE DEFLECTION BLADES TITUS MODEL 350RL – KRUEGER MODEL S80H
E.R.	EXHAUST REGISTER FIXED 35 DEGREE DEFLECTION BLADES TITUS MODEL 350RL O.B.D. – KRUEGER MODEL S80H O.B.D.
T.G.	TRANSFER GRILLE ALUMINUM EGGCRATE WITH ½" x ½" x ½" CORE TITUS MODEL 50F – KRUEGER EG-5
T.G./P.	TRANSFER GRILLE (PLASTER CEILING OR WALL) FIXED 35 DEGREE DEFLECTION BLADES TITUS MODEL 350RL – KRUEGER MODEL S80H
EXHAUST LOUVER	4" STATIONARY LOUVER STEEL CONSTRUCTION RUSKIN MODEL ELF-375
INTAKE LOUVER	4" STATIONARY LOUVER WITH DRAINABLE BLADES GALVANIZED STEEL CONSTRUCTION RUSKIN MODEL ELF-375D FINISH: FACTORY APPLIED PRIME COAT

SYMBOLS LEGEND (HVAC)

	DUCT UND... POSITIVE PRESSURE
	DUCT UND...
	TURNING VANES
10'-0" BOD	ELEVATION ... (INSULATI... 1½" BELO... BOD CALLOUT)
XXXX	EQUIPMENT IDENTIFICATION
T	THERMOSTAT
S	SENSOR
	CEILING OR INLINE EXHAUST FAN
	24" x 12" RETURN AIR GRILLE W/SOUNDLINED CAN
	SUPPLY AIR ARROW
	RETURN AIR ARROW
$	SPEED SWITCH: FURNISHED BY HOLADAY-PARKS, INSTALLED BY ELECTR. CONTR.
FC	FLEXIBLE CONNECTION
	DUCT HEATER
	MANUAL VOLUME DAMPER
	MOTORIZED DAMPER
BDD	BACK DRAFT DAMPER
SD	SMOKE DETECTOR
	VERTICAL FIRE DAMPER (1½ HOUR) IN AIRSTREAM RUSKIN MODEL DIB2 STYLE A
	HORIZONTAL FIRE DAMPER (1½ HOUR) IN AIRSTREAM RUSKIN MODEL DIB2 STYLE A
3 HR	VERTICAL FIRE DAMPER (3 HOUR) IN AIRSTREAM RUSKIN MODEL DIB23 STYLE A
3 HR	HORIZONTAL FIRE DAMPER (3 HOUR) IN AIRSTREAM RUSKIN MODEL DIB23 STYLE A
BDD-L	BACK DRAFT DAMPER RUSKIN MODEL BD2/A1, LOCAL VELOCITY < 1500 FPM
BDD-M	BACK DRAFT DAMPER RUSKIN MODEL BD2/A2, LOCAL VELOCITY < 2500 FPM
BDD-H	BACK DRAFT DAMPER RUSKIN MODEL BD6, LOCAL VELOCITY < 3500 FPM
	SMOKE DAMPER
	HORIZONTAL COMBINATION SMOKE AND FIRE DAMPER
	VERTICAL COMBINATION SMOKE AND FIRE DAMPER
	SPIN-IN TAKE-OFF & VOLUME DAMPER
12"x12"/SL	INDICATES 14" x 14" O.D. SHEETMETAL WITH 1" SOUNDLINER (U.N.O.), 12" x 12" NET I.D.
12"x12" SM	INDICATES UNLINED 12" x 12" S.M. DUCT
12x12	INDICATES 12" x 12" I.D. DUCTBOARD
12"x12" SM/W	INDICATES UNLINED 12" x 12" S.M. DUCT WITH INSULATED WRAP
R / D	RISE OR DROP IN DIRECTION OF FLOW
	FLEXIBLE DUCT
38x24ø	INDICATES FLAT OVAL DUCT
	SPIN-IN TAKE-OFF & VOLUME DAMPER WITH RIGID ROUND FIBERGLASS DUCT
	INDICATES AIRFLOW DIRECTION THROUGH THE PARKING GARAGE TO THE GARAGE EXHAUST FANS.

City of Kirkland
Reviewed by AHaupt
05/26/2016

HOLADAY-PARKS INC.
SMART Mechanical Solutions®
Mechanical Solutions • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0

PROJECT TITLE

KIRKLAND URBAN

457 CENTRAL WAY
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER 65052
DRAWN BY MLK, MV
ISSUE DATE 01/18/2016

SEAL

MICHAEL COOK, STATE OF WASHINGTON, 39624, REGISTERED PROFESSIONAL ENGINEER
01/18/2016

SHEET TITLE / NUMBER

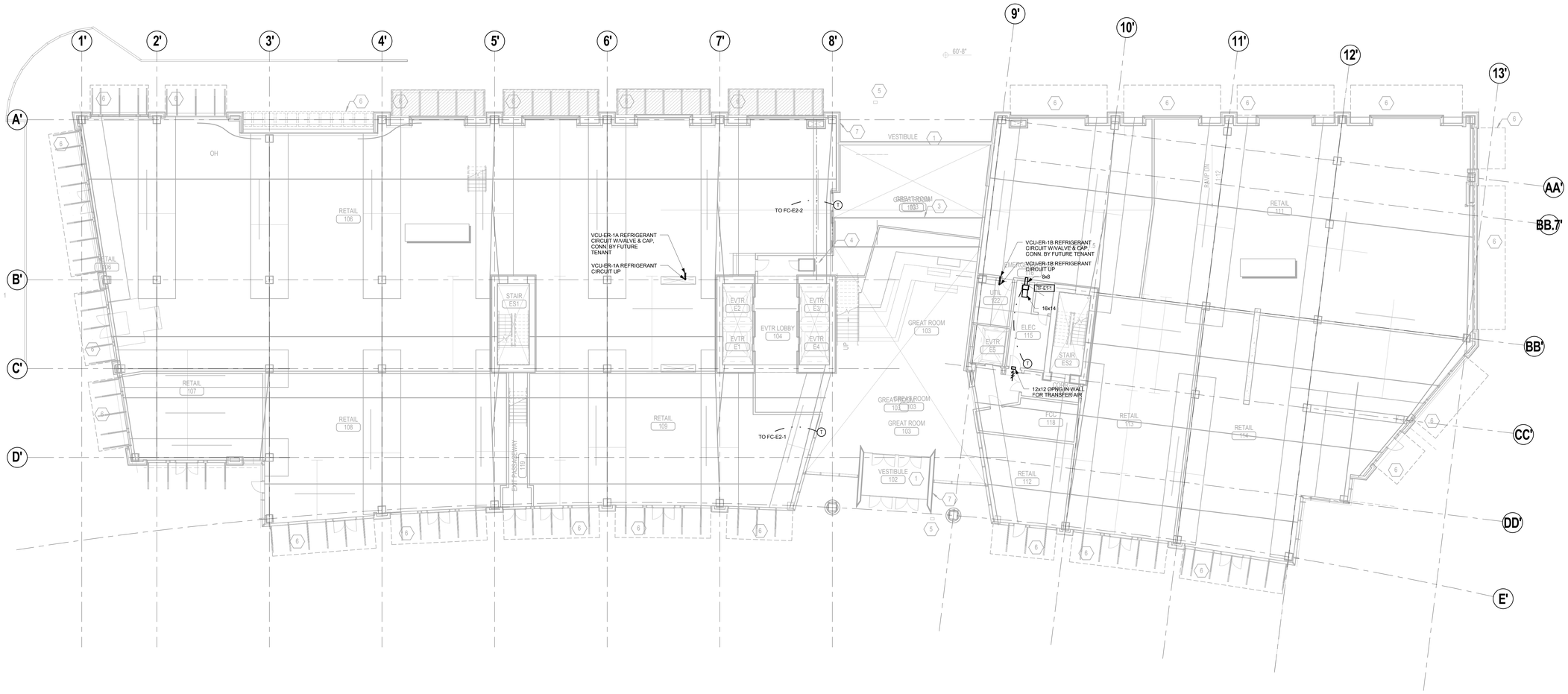
LEGENDS & NOTES

M30.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016

HOLADAY-PARKS, INC.
SMART Mechanical Solutions ®
Mechanical Contracting • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 9816 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0



LEVEL 1 HVAC PLAN
Scale: 3/32" = 1'-0"

GENERAL NOTES

1. OUTSIDE AIR, RELIEF AIR, AND EXHAUST AIR SHALL BE DUCTED TO PERIMETER LOUVERS AT WINDOW WALL. SEE ARCH PLANS FOR LOUVER LOCATIONS. LOUVER PROVIDED BY OTHERS.

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

01/18/2016

SHEET TITLE / NUMBER

LEVEL 1 HVAC PLAN

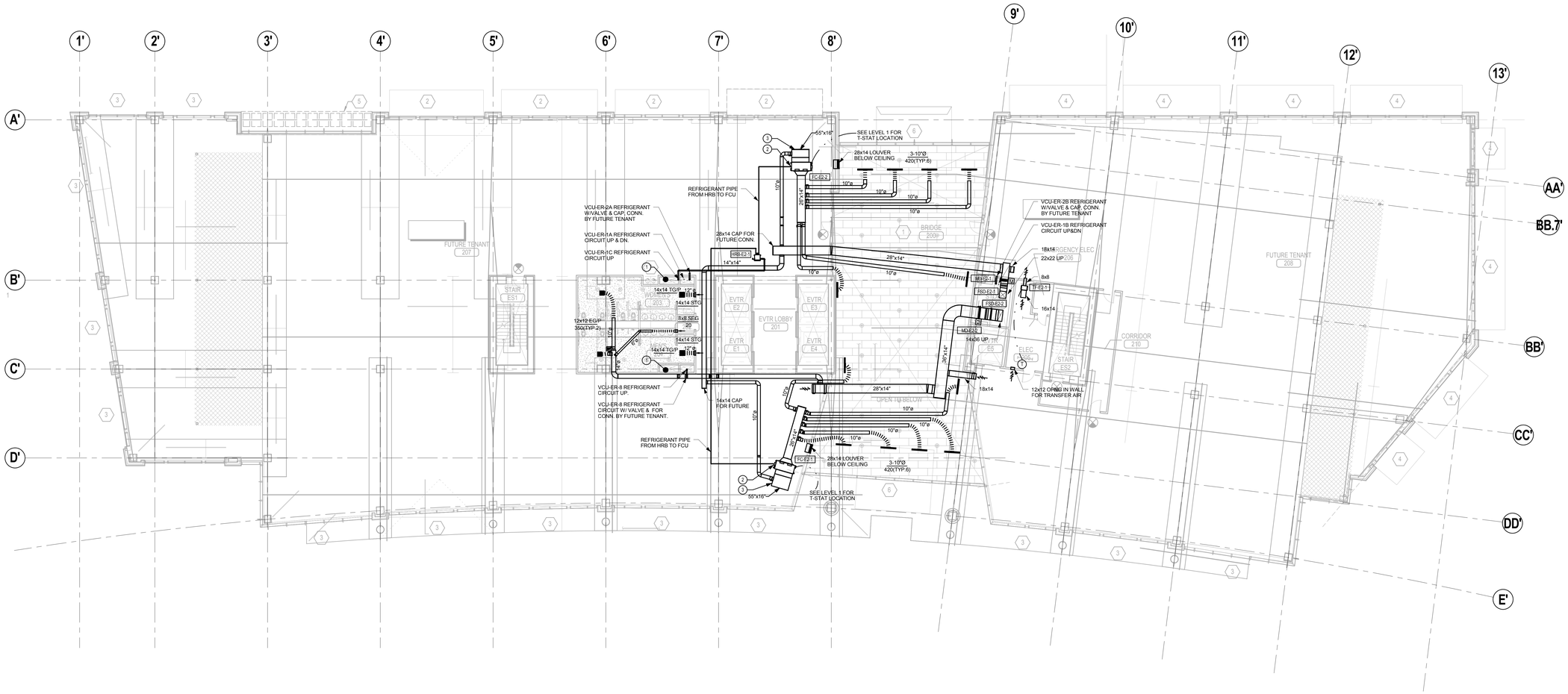
M32.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

HOLADAY-PARKS, INC.
SMART Mechanical Solutions ®
Mechanical Contractors • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0



LEVEL 2 HVAC PLAN
Scale: 3/32" = 1'-0"

KEYED NOTES

1. 2-HR RATED ENCLOSURE FOR FUTURE TYPE I GREASE EXHAUST DUCT.
2. FCU HAS INTERNAL CONDENSATE PUMP. DISCHARGE FROM PUMP SHALL BE ROUTED TO MOP SINK BY PLUMBING CONTRACTOR.
3. RETURN AIR DUCT SMOKE DETECTOR, PROVIDED BY E.C., INSTALLED BY M.C.

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

SHEET TITLE / NUMBER

LEVEL 2 HVAC PLAN

M32.2

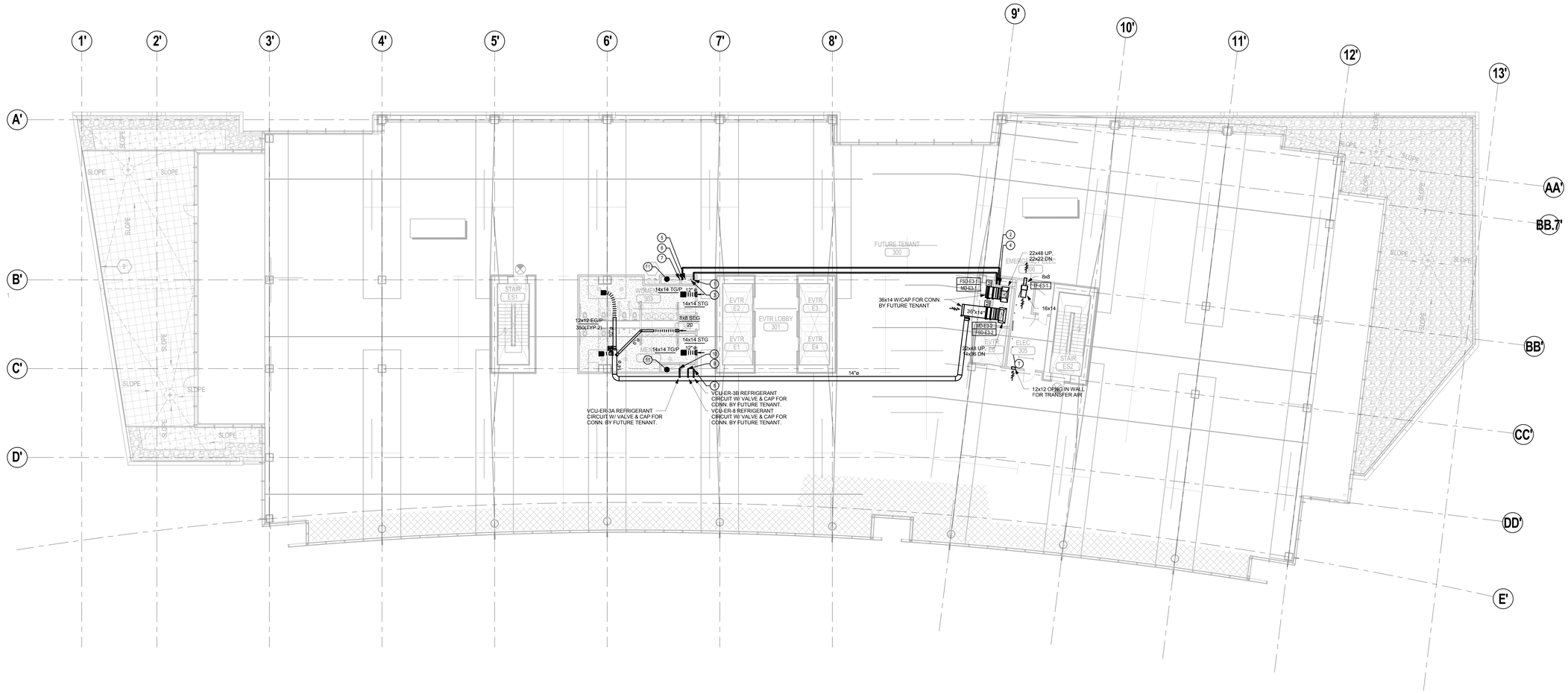
© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

HOLADAY-PARKS, INC.
SMART Mechanical Solutions ®
Mechanical Contracting • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0



LEVEL 3 HVAC PLAN
Scale: 3/32" = 1'-0"

KEYED NOTES

1. VCU-ER-2B REFRIGERANT CIRCUIT UP.
2. VCU-ER-2A REFRIGERANT CIRCUIT DN.
3. VCU-ER-1B REFRIGERANT CIRCUIT UP.
4. VCU-ER-1A REFRIGERANT CIRCUIT DN.
5. VCU-ER-2A REFRIGERANT CIRCUIT UP & DN.
6. VCU-ER-1A REFRIGERANT CIRCUIT UP & DN.
7. VCU-ER-1C REFRIGERANT CIRCUIT UP & DN.
8. VCU-ER-3B REFRIGERANT CIRCUIT UP.
9. VCU-ER-8 REFRIGERANT CIRCUIT UP & DN.
10. VCU-ER-3A REFRIGERANT CIRCUIT UP.
11. 2-HR RATED ENCLOSURE FOR FUTURE TYPE I GREASE EXHAUST DUCT.

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

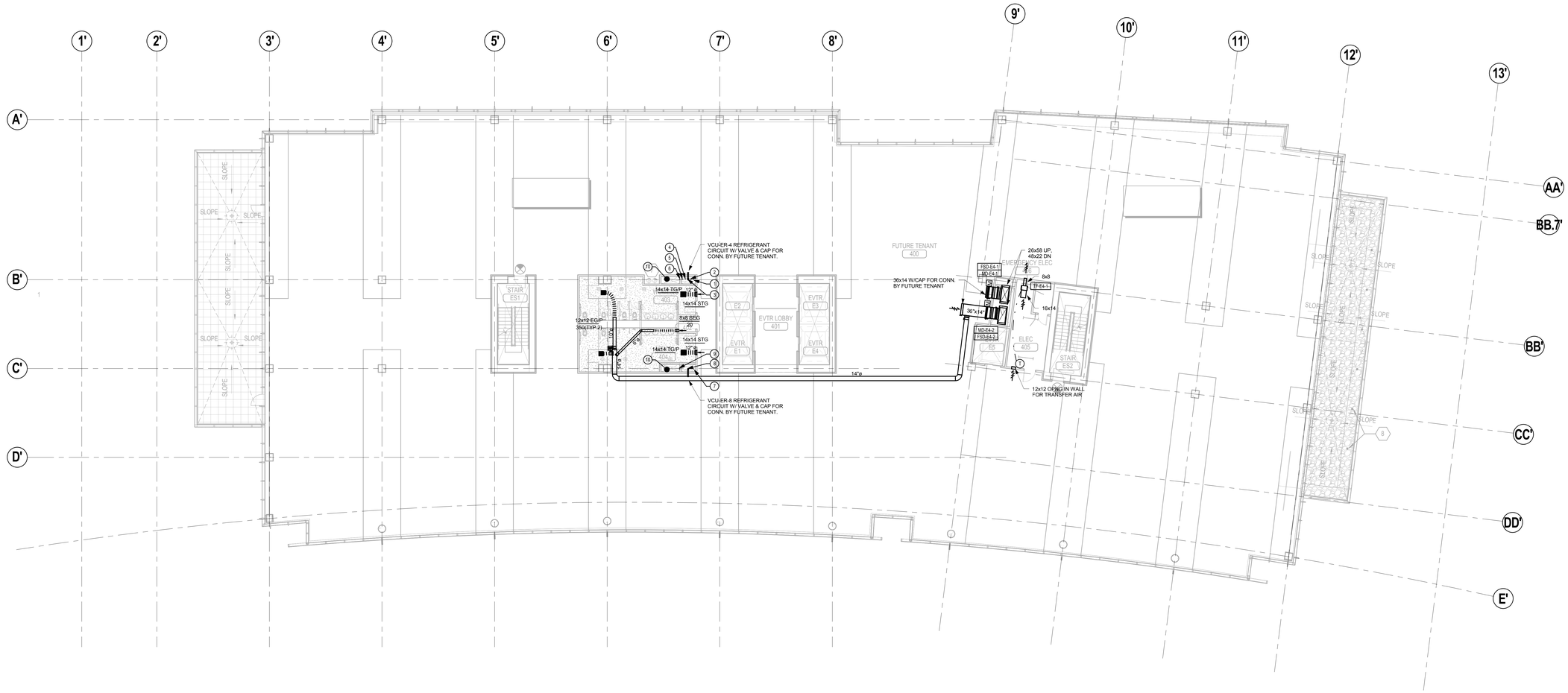
SHEET TITLE / NUMBER

LEVEL 3 HVAC PLAN

M32.3

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

City of Kirkland
Reviewed by AHaupt
05/26/2016



LEVEL 4 HVAC PLAN
Scale: 3/32" = 1'-0"

KEYED NOTES

1. VCU-ER-2B REFRIGERANT CIRCUIT UP & DN.
2. VCU-ER-2A REFRIGERANT CIRCUIT UP & DN.
3. VCU-ER-4 REFRIGERANT CIRCUIT UP.
4. VCU-ER-1A REFRIGERANT CIRCUIT UP & DN.
5. VCU-ER-1B REFRIGERANT CIRCUIT UP & DN.
6. VCU-ER-1C REFRIGERANT CIRCUIT UP & DN.
7. VCU-ER-3B REFRIGERANT CIRCUIT UP & DN.
8. VCU-ER-8 REFRIGERANT CIRCUIT UP & DN.
9. VCU-ER-5 REFRIGERANT CIRCUIT UP & DN.
10. 2-HR RATED ENCLOSURE FOR FUTURE TYPE I GREASE EXHAUST DUCT.

HOLADAY-PARKS INC.
SMART Mechanical Solutions ®
Mechanical Contracting • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 9816 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

SHEET TITLE / NUMBER

LEVEL 4 HVAC PLAN

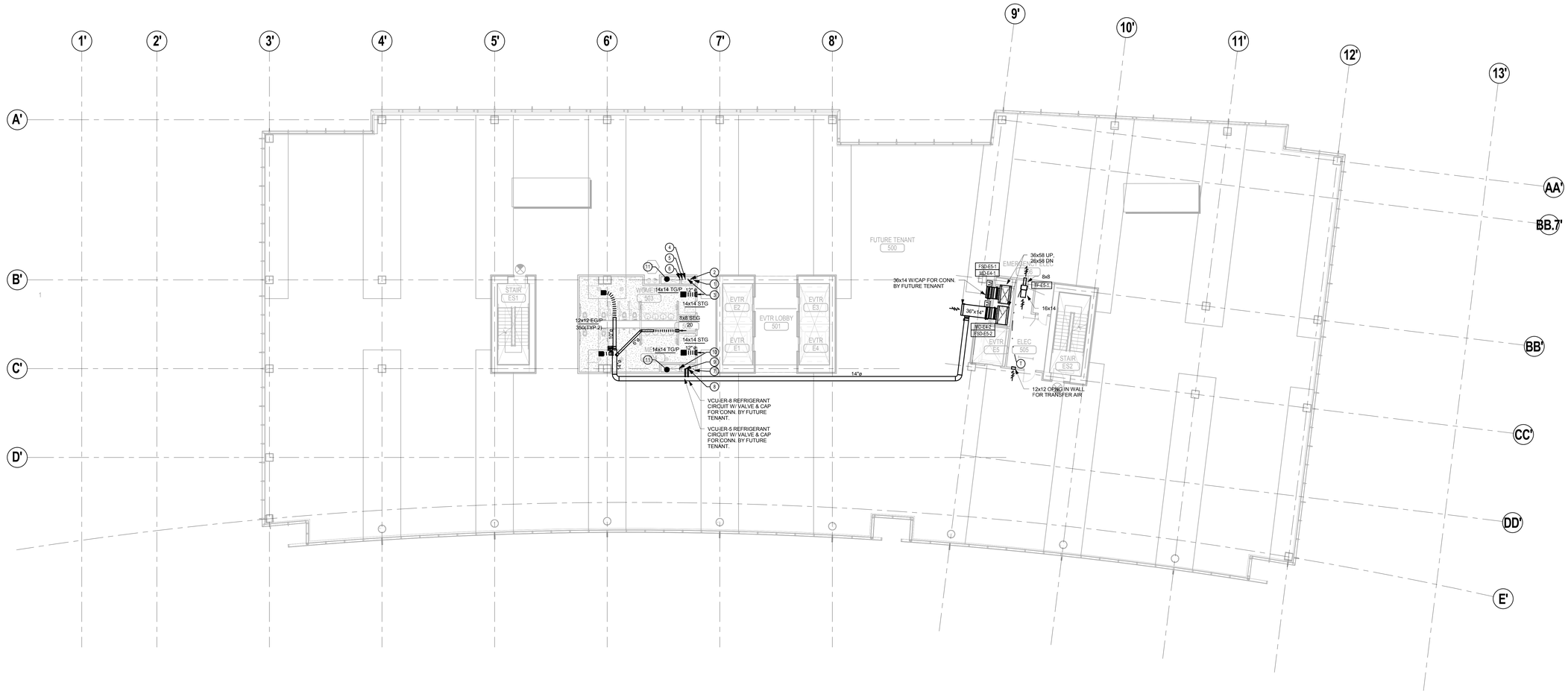
M32.4

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016

HOLADAY-PARKS, INC.
SMART Mechanical Solutions ®
Mechanical Contracting • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0



LEVEL 5 HVAC PLAN
Scale: 3/32" = 1'-0"

KEYED NOTES

1. VCU-ER-2B REFRIGERANT CIRCUIT UP & DN.
2. VCU-ER-2A REFRIGERANT CIRCUIT UP & DN.
3. VCU-ER-4 REFRIGERANT CIRCUIT UP & DN.
4. VCU-ER-1A REFRIGERANT CIRCUIT UP & DN.
5. VCU-ER-1B REFRIGERANT CIRCUIT UP & DN.
6. VCU-ER-1C REFRIGERANT CIRCUIT UP & DN.
7. VCU-ER-3B REFRIGERANT CIRCUIT UP & DN.
8. VCU-ER-8 REFRIGERANT CIRCUIT UP & DN.
9. VCU-ER-5 REFRIGERANT CIRCUIT UP.
10. VCU-ER-3A REFRIGERANT CIRCUIT UP & DN.
11. 2-HR RATED ENCLOSURE FOR FUTURE TYPE I GREASE EXHAUST DUCT.

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

SHEET TITLE / NUMBER

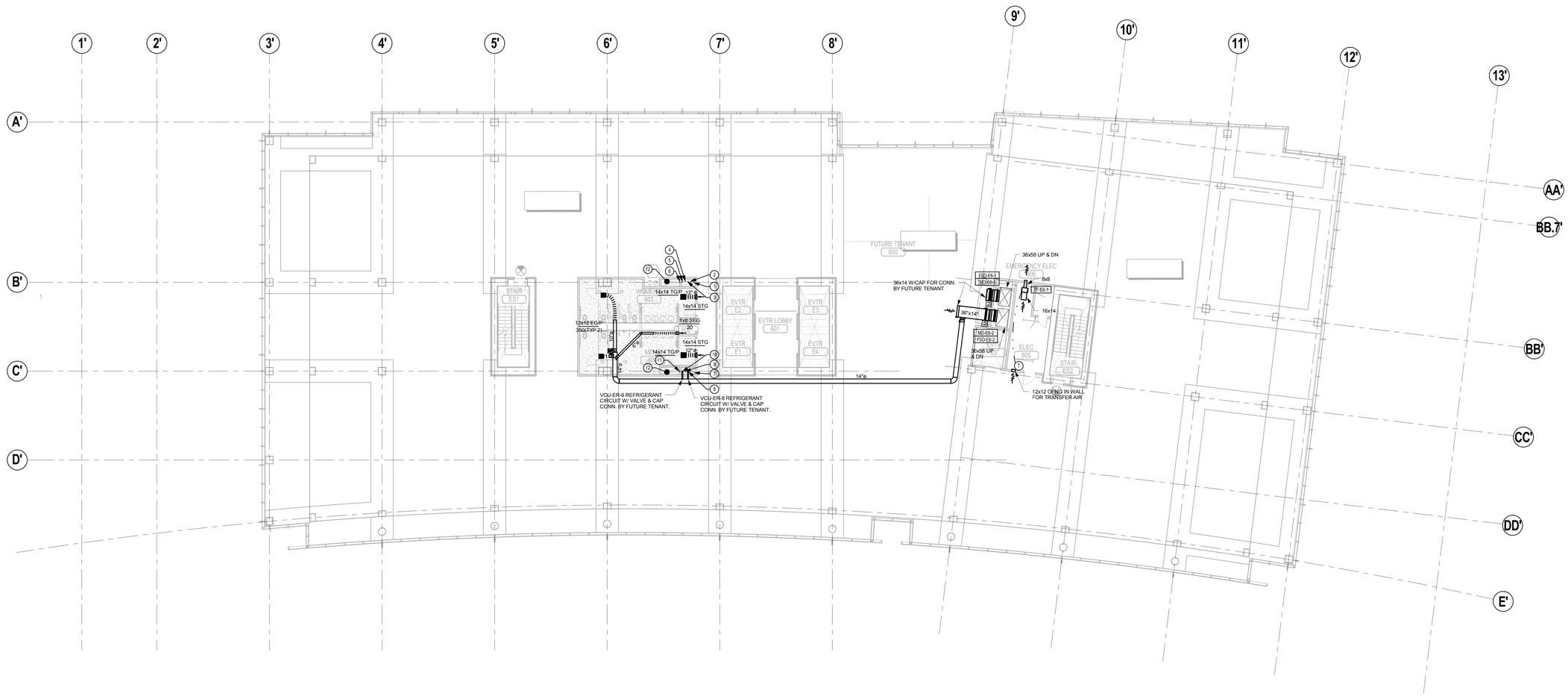
LEVEL 5 HVAC PLAN

M32.5

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



LEVEL 6 HVAC PLAN
Scale: 3/32" = 1'-0"

KEYED NOTES

1. VCU-ER-2B REFRIGERANT CIRCUIT UP & DN.
2. VCU-ER-2A REFRIGERANT CIRCUIT UP & DN.
3. VCU-ER-4 REFRIGERANT CIRCUIT UP & DN.
4. VCU-ER-1A REFRIGERANT CIRCUIT UP & DN.
5. VCU-ER-1B REFRIGERANT CIRCUIT UP & DN.
6. VCU-ER-1C REFRIGERANT CIRCUIT UP & DN.
7. VCU-ER-3B REFRIGERANT CIRCUIT UP & DN.
8. VCU-ER-8 REFRIGERANT CIRCUIT UP & DN.
9. VCU-ER-5 REFRIGERANT CIRCUIT UP & DN.
10. VCU-ER-6 REFRIGERANT CIRCUIT UP.
11. VCU-ER-3A REFRIGERANT CIRCUIT UP & DN.
12. 2-HR RATED ENCLOSURE FOR FUTURE TYPE I GREASE EXHAUST DUCT.

HOLADAY-PARKS, INC.
SMART Mechanical Solutions ®
Mechanical Contracting • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

SHEET TITLE / NUMBER

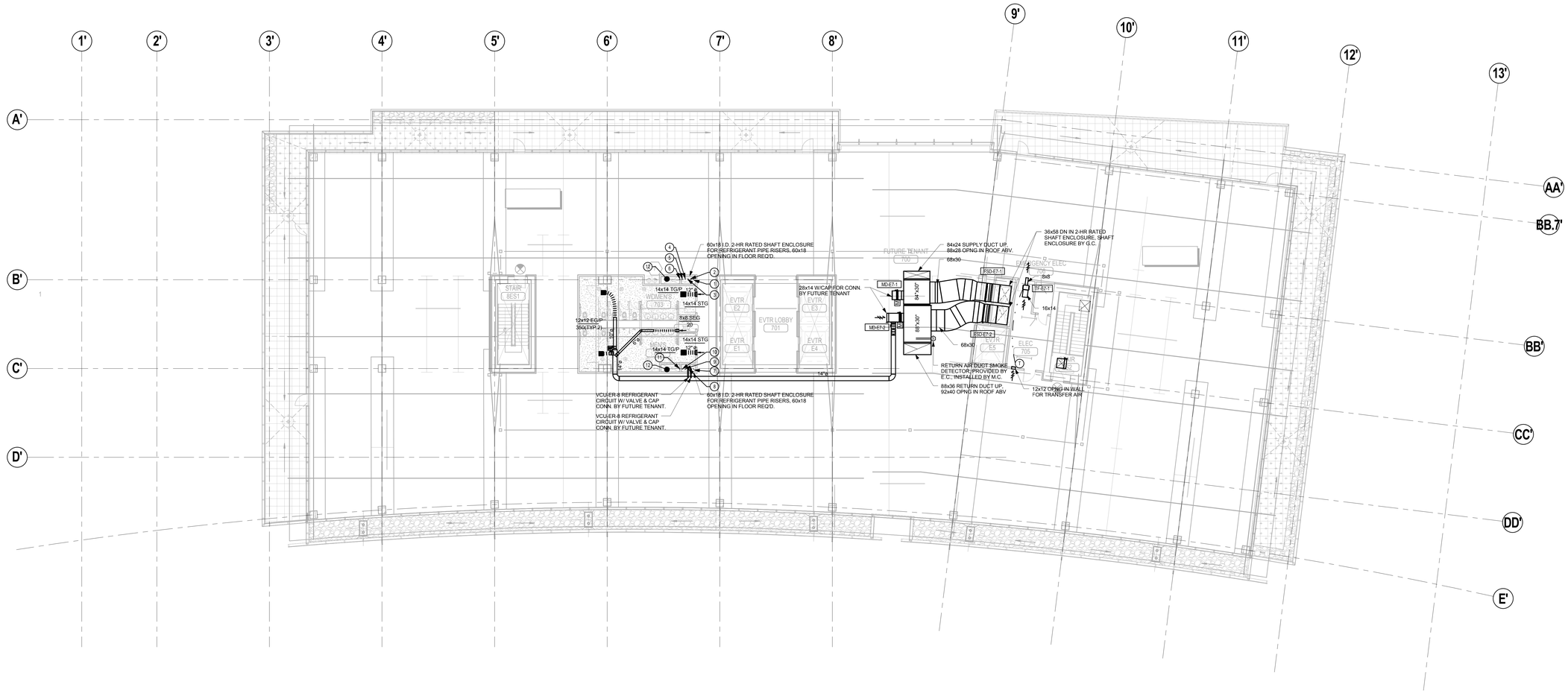
LEVEL 6 HVAC PLAN

M32.6

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



LEVEL 7 HVAC PLAN
Scale: 3/32" = 1'-0"

KEYED NOTES

1. VCU-ER-2B REFRIGERANT CIRCUIT UP & DN.
2. VCU-ER-2A REFRIGERANT CIRCUIT UP & DN.
3. VCU-ER-4 REFRIGERANT CIRCUIT UP & DN.
4. VCU-ER-1A REFRIGERANT CIRCUIT UP & DN.
5. VCU-ER-1B REFRIGERANT CIRCUIT UP & DN.
6. VCU-ER-1C REFRIGERANT CIRCUIT UP & DN.
7. VCU-ER-3B REFRIGERANT CIRCUIT UP & DN.
8. VCU-ER-8 REFRIGERANT CIRCUIT UP & DN.
9. VCU-ER-5 REFRIGERANT CIRCUIT UP & DN.
10. VCU-ER-6 REFRIGERANT CIRCUIT UP.
11. VCU-ER-3A REFRIGERANT CIRCUIT UP & DN.
12. 2-HR RATED ENCLOSURE FOR FUTURE TYPE I GREASE EXHAUST DUCT.

HOLADAY-PARKS, INC.
SMART Mechanical Solutions ®
Mechanical Contracting • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 9816 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

SHEET TITLE / NUMBER

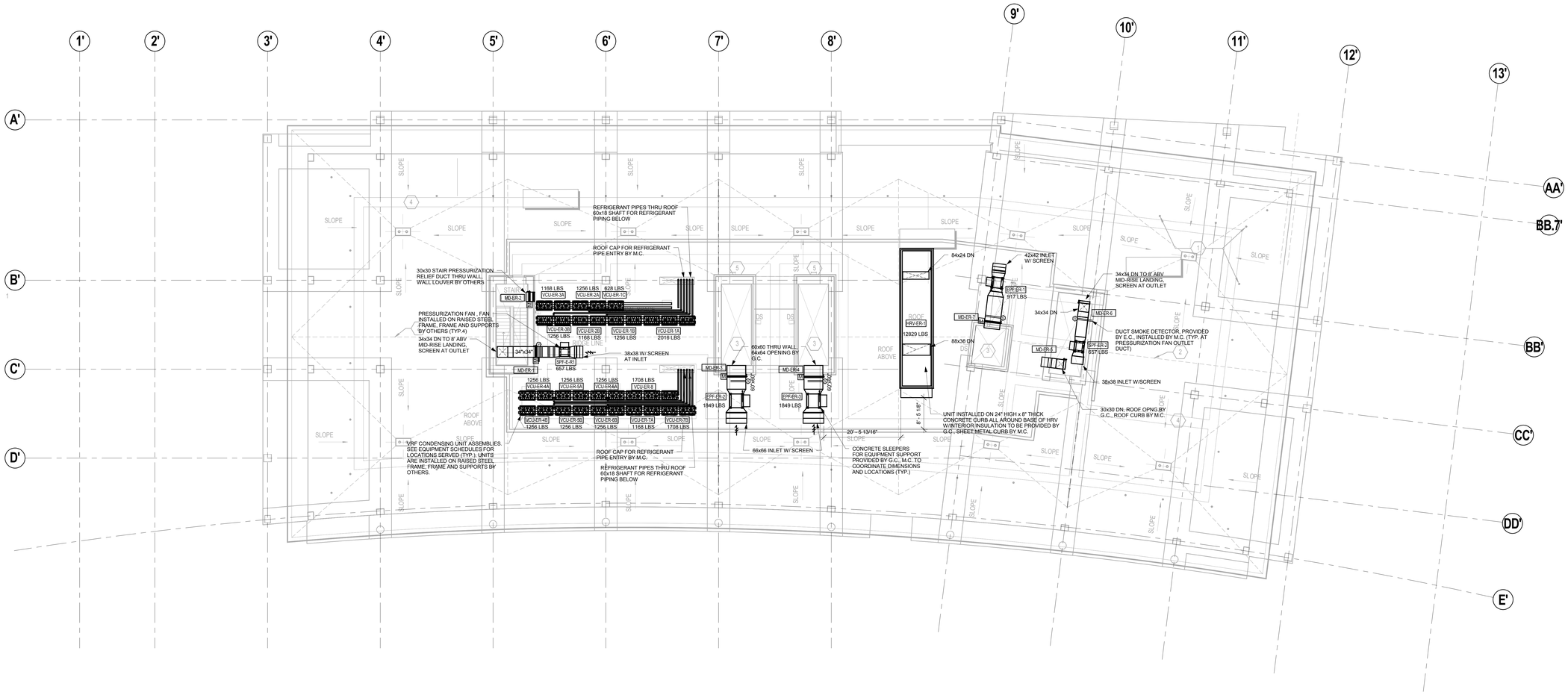
LEVEL 7 HVAC PLAN

M32.7

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

City of Kirkland
Reviewed by AHaupt
05/26/2016



ROOF HVAC PLAN
Scale: 3/32" = 1'-0"

HOLADAY-PARKS, INC.
SMART Mechanical Solutions ®
Mechanical Contracting • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0

PROJECT TITLE

KIRKLAND URBAN

457 Central Way
Kirkland, WA 98033

PACKAGE #3
BUILDING E

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER	65052
DRAWN BY	MLK, MV
ISSUE DATE	01/18/2016

SEAL

SHEET TITLE / NUMBER

ROOF HVAC PLAN

M32.8

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED

BINDING STRIP

HEAT RECOVERY BOX SCHEDULE (VRF) - BUILDING E

TAG	QTY	LOCATION	MAKE	MODEL	NUMBER OF PORTS	MAXIMUM PORT CAPACITY	MAXIMUM TOTAL CAPACITY	CONNECTING INDOOR UNITS PORT 1	PORT 2	PORT 3	PORT 4	CONNECTING CONDENSING UNIT	ELECTRICAL VOLTS/PH	AMPS	WEIGHT	REMARKS
HRB-E2-1	1	L2	LG	PRHR041A	4	54 MBH	192 MBH	FC-E2-1		FC-E2-2		VCU-ER-1C	208-230/1	0.16	49	1, 2, 3, 4
EQUIPMENT LISTED BELOW IS FOR COORDINATION OF FUTURE TENANT INSTALLED EQUIPMENT (NOT FURNISHED OR INSTALLED UNDER SHELL & CORE)																
HRB-E1-XX	4	L1 WEST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-1A	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E1-YY	3	L1 EAST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-1B	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E2-XX	3	L2 WEST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-2A	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E2-YY	2	L2 EAST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-2B	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E3-XX	3	L3 WEST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-3A	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E3-YY	2	L3 EAST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-3B	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E4-XX	3	L4 WEST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-4A	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E4-YY	2	L4 EAST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-4B	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E5-XX	3	L5 WEST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-5A	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E5-YY	2	L5 EAST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-5B	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E6-XX	3	L6 WEST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-6A	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E6-YY	2	L6 EAST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-6B	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E7-XX	3	L7 WEST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-7A	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E7-YY	2	L7 EAST	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-7B	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E8-XX	1	L7	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-8	208-230/1	0.16	49	1, 2, 3, 4, 5
HRB-E8-YY	1	L4	LG	PRHR041A	4	54	192 MBH	–	–	–	–	VCU-ER-8	208-230/1	0.16	49	1, 2, 3, 4, 5

1. POWER WIRING AND DISCONNECT PROVIDED BY THE ELECTRICAL CONTRACTOR.
2. STANDARD FEATURES INCLUDE: INTERNALLY INSULATED CASING, SERIES OR PARALLEL REFRIGERANT CONNECTION
3. LOW VOLTAGE CONTROL WIRING BETWEEN FAN COIL AND CONDENSING UNIT BY CONTROLS CONTRACTOR.
4. HANG UNIT WITH MASON TYPE HD NEOPRENE HANGERS AND ALL-THREAD TO SUPPORT STRUCTURE.
5. FUTURE IS EQUIPMENT IS BASED ON THE MAXIMUM CAPACITY OF A 4-PORT HRB (192 MBH) AND THE SHELL & CORE COOLING CAPACITY OF VRF CONDENSING UNIT (VCU). ACTUAL HRB QTY, CAPACITY, AND ELECTRICAL LOAD WILL VARY.

FAN COIL UNIT SCHEDULE (VRF) - BUILDING E

TAG	QTY	LEVEL	AREA SERVED	MAKE	MODEL	NOMINAL COOLING (TON)	COOLING TOTAL	COOLING SENS	HEATING CAP (BTUH)	SUPPLY FAN DATA CFM	E.S.P.	RPM	WATTS	OSA CFM	AIRSIDE ECONO?	2012 WSEC EXCEPTION	ELECTRICAL DATA VOLTS/PH	WATTS	AMPS	CONNECTED HRB	CONNECTED VCU	WEIGHT (LBS)	REMARKS
FC-E2-1	1	2	L1 LOBBY (SOUTH)	LG	ARNU963B8A2	8	–	–	–	2540	–	–	–	–	N	NA	208-230/1	800	5.2	HRB-E2-1	VCU-ER-1C	192	1, 2, 3, 4, 5, 9
FC-E2-2	1	2	L1 LOBBY (NORTH)	LG	ARNU963B8A2	8	–	–	–	2540	–	–	–	–	N	NA	208-230/1	800	5.2	HRB-E2-1	VCU-ER-1C	192	1, 2, 3, 4, 5, 9
–		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–		–	–	–	–	–
EQUIPMENT LISTED BELOW IS FOR COORDINATION OF FUTURE TENANT INSTALLED EQUIPMENT (NOT FURNISHED OR INSTALLED UNDER SHELL & CORE)																							
FC-E1-XX	10	1	L1 WEST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-1A	–	1, 2, 4, 5, 9, 10
FC-E1-YY	6	1	L1 EAST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-1B	–	1, 2, 4, 5, 9, 10
FC-E2-XX	7	2	L2 WEST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-2A	–	1, 2, 4, 5, 9, 10
FC-E2-YY	5	2	L2 EAST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-2B	–	1, 2, 4, 5, 9, 10
FC-E3-XX	7	3	L3 WEST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-3A	–	1, 2, 4, 5, 9, 10
FC-E3-YY	7	3	L3 EAST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-3B	–	1, 2, 4, 5, 9, 10
FC-E4-XX	7	4	L4 WEST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-4A	–	1, 2, 4, 5, 9, 10
FC-E4-YY	7	4	L4 EAST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-4B	–	1, 2, 4, 5, 9, 10
FC-E5-XX	7	5	L5 WEST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-5A	–	1, 2, 4, 5, 9, 10
FC-E5-YY	7	5	L5 EAST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-5B	–	1, 2, 4, 5, 9, 10
FC-E6-XX	7	6	L6 WEST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-6A	–	1, 2, 4, 5, 9, 10
FC-E6-YY	7	6	L6 EAST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-6B	–	1, 2, 4, 5, 9, 10
FC-E7-XX	6	7	L7 WEST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-7A	–	1, 2, 4, 5, 9, 10
FC-E7-YY	6	7	L7 EAST	LG	–	4	–	–	–	–	–	–	–	–	–	–	208-230/1	450	2.3	VARIES	VCU-ER-7B	–	1, 2, 4, 5, 9, 10
FC-E8-XX	6	VARIES	24/7	LG	–	5	–	–	–	–	–	–	–	–	–	–	208-230/1	450	3.0	VARIES	VCU-ER-8	–	1, 2, 4, 5, 9, 11
–		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–		–	–	–	–	–

1. POWER AND DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR.
2. PROGRAMMABLE T-STAT SHALL BE PROVIDED AND INSTALLED BY C.C.
3. ALL SMOKE DETECTORS PROVIDED BY E.C. INSTALLATION OF DUCT DETECTORS IS BY M.C. ALL WIRING AND FIRE LIFE SAFETY INTERLOCKS ARE BY E.C. SMOKE DETECTORS SHALL BE INSTALLED PER ALL APPLICABLE CODE REQUIREMENTS. E.C. SHALL PROVIDE POWER TO SMOKE DETECTORS AND INTERLOCK SMOKE DETECTORS TO ASSOCIATED TO UNIT AND FIRE ALARM SYSTEM.
4. CONDENSATE TRAP AND PIPING BY PLUMBING CONTRACTOR. ROUTE CONDENSATE TO APPROVED RECEPTACLE.
5. INTEGRAL CONDENSATE PUMP PROVIDED WITH FAN COIL UNIT (ON ALL DUCTED FAN COIL UNITS). INTEGRAL CONDENSATE PUMP HAS 27" OF LIFT FROM THE BOTTOM OF THE UNIT. CONDENSATE PUMP IS POWERED FROM THE FCU (NO SEPARATE POWER CONNECTION REQUIRED). CONDENSATE PUMP PROVIDED WITH A SAFETY SWITCH THAT SHUTS OFF THE FCU IF CONDENSATE RISES TOO HIGH IN THE DRAIN PAN.
6. UNIT SERVES ELECTRONIC EQUIPMENT ROOM (ELECTRICAL ROOM). NO AIRSIDE ECONOMIZER PROVIDED, UTILIZING 2012 WSEC EXCEPTION 5 UNDER SEC C403.4.1. UNIT IS AT LEAST 15% BETTER THAN REQUIRED BY SEC.
7. EQUIPMENT IS PROVIDED IN ACCORDANCE WITH SECTION C403.3.1, EXCEPTION 6, OF THE 2012 WASHINGTON STATE ENERGY CODE.
8. ECONOMIZER MIXING BOX PROVIDED WITH UNIT. M/C/ TO INSTALL, C.C. TO PROVIDE WIRING FOR CONTROL.
9. INDOOR FAN COIL UNITS SHALL BE SUSPENDED FROM STRUCTURE ABOVE AND INSTALLED USING MASON TYPE NEOPRENE ISOLATORS.
10. FUTURE FAN COIL QTY IS BASED ON A NOMINAL 4 TON DUCTED HIGH STATIC UNIT AND THE SHELL & CORE OFFICE COOLING CAPACITY. ACTUAL FAN COIL QTY, SIZE, AND ELECTRICAL LOAD WILL VARY.
11. FUTURE FAN COIL QTY IS BASED ON A NOMINAL 5 TON DUCTED HIGH STATIC UNIT AND THE SHELL & CORE COOLING CAPACITY FOR 24/7 SYSTEM. ACTUAL FAN COIL QTY, SIZE, AND ELECTRICAL LOAD WILL VARY.

VRF CONDENSING UNIT SCHEDULE - BUILDING E

TAG	AREA SERVED	LOCATION	MAKE	MODEL	NUMBER OF MODULES	NOMINAL CAPACITY TONS	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	ELECTRICAL DATA VOLTS/PH	MCA	MOP	RATED AMPS	2012 WSEC TABLE 403.2.3 EFFICIENCY EER	IEER	COP 47 °F	COP 17 °F	AHRI RATED EQUIPMENT EFFICIENCY EER	IEER	COP 47 °F	COP 17 °F	WSEC ECONOMIZER EXCEPTION	WSEC C407 (Y/N)	SOUND (dBA) (8)	WEIGHT (LBS)	NOTES
VCU-ER-1A	L1 RETAIL WEST	ROOF	LG	ARUB480DTE4	3	40	480	540	460/3	107.4	150.0	95.1	9.3	10.8	3.2	2.05	9.5	18.9	3.2	2.2	NA	Y	64.3	2016	1, 2, 3, 4, 5, 6, 7
VCU-ER-1B	L1 RETAIL EAST	ROOF	LG	ARUB288DTE4	2	24	288	324	460/3	63.2	80.0	56.8	9.3	10.8	3.2	2.05	11.6	20.5	3.5	2.47	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-1C	L1 LOBBY	ROOF	LG	ARUB168DTE4	1	14	168	189	460/3	33.9	45.0	30.4	10.4	12.1	3.2	2.05	11.8	22.5	3.6	2.51	NA	Y	59.5	628	1, 2, 3, 4, 5, 6, 7
VCU-ER-2A	2ND FLR W	ROOF	LG	ARUB337DTE4	2	28	336	378	460/3	67.8	90.0	60.8	9.3	10.8	3.2	2.05	10.7	20.5	3.52	2.34	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-2B	2ND FLR E	ROOF	LG	ARUB240DTE4	2	20	240	270	460/3	54.8	75.0	47.5	9.3	10.8	3.2	2.05	12.2	22	3.67	2.61	NA	Y	62.3	1168	1, 2, 3, 4, 5, 6, 7
VCU-ER-3A	3RD FLR	ROOF	LG	ARUB337DTE4	2	28	336	378	460/3	67.8	90.0	60.8	9.3	10.8	3.2	2.05	10.7	20.5	3.52	2.34	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-3B	3RD FLR	ROOF	LG	ARUB313DTE4	2	26	312	351	460/3	65.5	80.0	58.8	9.3	10.8	3.2	2.05	11.3	22	3.56	2.36	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-4A	4TH FLR	ROOF	LG	ARUB313DTE4	2	26	312	351	460/3	65.5	80.0	58.8	9.3	10.8	3.2	2.05	11.3	22	3.56	2.36	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-4B	4TH FLR	ROOF	LG	ARUB313DTE4	2	26	312	351	460/3	65.5	80.0	58.8	9.3	10.8	3.2	2.05	11.3	22	3.56	2.36	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-5A	5TH FLR	ROOF	LG	ARUB313DTE4	2	26	312	351	460/3	65.5	80.0	58.8	9.3	10.8	3.2	2.05	11.3	22	3.56	2.36	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-5B	5TH FLR	ROOF	LG	ARUB313DTE4	2	26	312	351	460/3	65.5	80.0	58.8	9.3	10.8	3.2	2.05	11.3	22	3.56	2.36	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-6A	6TH FLR	ROOF	LG	ARUB313DTE4	2	26	312	351	460/3	65.5	80.0	58.8	9.3	10.8	3.2	2.05	11.3	22	3.56	2.36	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-6B	6TH FLR	ROOF	LG	ARUB313DTE4	2	26	312	351	460/3	65.5	80.0	58.8	9.3	10.8	3.2	2.05	11.3	22	3.56	2.36	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-7A	7TH FLR	ROOF	LG	ARUB288DTE4	2	24	288	324	460/3	63.2	80.0	56.8	9.3	10.8	3.2	2.05	11.6	20.5	3.5	2.47	NA	Y	62.5	1256	1, 2, 3, 4, 5, 6, 7
VCU-ER-7B	7TH FLR	ROOF	LG	ARUB264DTE4	2	22	264	297	460/3	55.6	80.0	48.1	9.3	10.8	3.2	2.05	11.9	21.8	3.6	2.49	NA	Y	62.3	1168	1, 2, 3, 4, 5, 6, 7
VCU-ER-8	24/7 LOADS	ROOF	LG	ARUB360DTE4	3	30	360	405	460/3	78.8	115.0	67.2	9.3	10.8	3.2	2.05	10.5	22.6	3.51	2.4	NA	Y	63.9	1708	1, 2, 3, 4, 5, 6, 7

1. POWER WIRING AND DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. LOW AMBIENT BAFFLE KIT FURNISHED AND INSTALLED BY REFRIGERANT PIPING CONTRACTOR.
3. FASTEN TO STEEL SUPPORT FRAME ON MASON TYPE "W" WAFFLE PAD WITH BOLT ISOLATION BUSHINGS. STEEL SUPPORT FRAME FURNISHED AND INSTALLED BY OTHERS.
4. UNITS ARE RATED IN ACCORDANCE WITH AHRI 1230 AND CERTIFIED.
5. NETWORK CABLE CONNECTIONS BETWEEN HEAT RECOVERY UNIT AND CONDENSING UNIT TO BE FURNISHED AND INSTALLED BY CONTROLS CONTRACTOR.
6. SEE VRF SYSTEM EQUIPMENT SUBMITTAL AND INSTALLATION MANUAL FOR ADDITIONAL REQUIREMENTS.
7. UNIT REQUIRES SEPARATE POWER CONNECTIONS FOR EACH MODULE (UP TO THREE). TOTAL POWER FOR ALL MODULES IS AS SHOWN ABOVE. SEE EQUIPMENT SUBMITTALS FOR POWER REQUIREMENTS FOR INDIVIDUAL MODULES.
8. SOUND DATA LISTED IS FOR ALL MODULES RUNNING SIMULTANEOUSLY. SOUND DATA PROVIDED BY EQUIPMENT MANUFACTURER.

HEAT RECOVERY VENTILATION UNIT SCHEDULE - BUILDING E

TAG	AREA SERVED	MAKE	MODEL	SUPPLY FAN PERFORMANCE DATA CFM	ESP	FAN QTY	FAN RPM	BHP (EA)	MHP (EA)	EXHAUST FAN PERFORMANCE DATA CFM	ESP	FAN QTY	FAN RPM	BHP	MHP	HEATING SECTION HEATER TYPE	QTY	KW	VOLT/PH	UNIT ELECTRICAL DATA FLA	MCA	MOP	VOLT/PH	HEAT RECOVERY DATA OSA EAT	OSA LAT	EXH EAT	EXH LAT	REC EFF.	FILTER DATA PRE-FILTER QTY.	PRE-FILTER MERV	FINAL FILTER QTY.	FINAL FILTER MERV	WEIGHT (LBS.)	REMARKS
HRV-ER-1	WHOLE BUILDING	AAON	RL-045 CUSTOM	32000	2.0	3	1639	13.35	20	32000	0.25	2	1739	7.25	7.5	ELEC	3	40	460/3	250	277	300	460/3	24.0	49.9	70.0	44.1	56.3%	–	8	–	13	12151	1, 2, 3, 4, 5, 6
–	–	–	–	–	–	–		–	–	–	–		–	–	–	–	–	–	–	–	–	–							–	–	–	–	–	

1. POWER AND DISCONNECT PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
2. SEPARATE 120 VOLT POWER REQUIRED FOR UNIT LIGHTS BY E.C.
3. UPON ACTIVATION OF FIRE ALARM, THE UNIT OUTSIDE AIR AND RELIEF DAMPERS SHALL CLOSE UNLESS OTHERWISE NOTED IN SMOKE CONTROL MATRIX.
4. VARIABLE FREQUENCY DRIVES PROVIDED WITH UNIT AT ELECTRICAL PANEL. FINAL WIRING BY E.C.
5. DUCT SMOKE DETECTOR PROVIDED BY E.C. INSTALLED IN DUCTWORK BY M.C., WIRED BY FLS CONTRACTOR.
6. WEIGHT LISTED IN UNIT WEIGHT ONLY.

FIRE/SMOKE DAMPER SCHEDULE - BUILDING E

TAG	AREA SERVED	MAKE	MODEL	CONFIGURATION	VELOCITY (2) (HIGH/LOW)	OPTIONS (3)	FUSE LINK TEMP (°F)	DUCT SIZE (IN)	DAMPER SIZE (IN) (4)	SLEEVE LENGTH (5)	ACTUATOR DATA QTY.	LOCATION IN/OUT	LOCATION LH/RH	POWER TYPE (6)	REMARKS
FSD-E2-1	L1 LOBBY, L2	–	–	VERTICAL	LOW	–	165	22x22	22x22	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E2-2	L1 LOBBY, L2	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E3-1	L3	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E3-2	L3	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E4-1	L4	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E4-2	L4	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E5-1	L5	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E5-2	L5	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E6-1	L6	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E6-2	L6	–	–	VERTICAL	LOW	–	165	36x14	36x14	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E7-1	L7	–	–	VERTICAL	LOW	–	165	58x36	58x36	–	–	OUT	–	S	1,7,8,9,10,11,14
FSD-E7-2	L7	–	–	VERTICAL	LOW	–	165	58x36	58x36	–	–	OUT	–	S	1,7,8,9,10,11,14
–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–

1. ALL SMOKE DETECTORS PROVIDED BY E.C. INSTALLATION OF DUCT DETECTORS IS BY M.C. ALL WIRING AND FIRE LIFE SAFETY INTERLOCKS ARE BY E.C. SMOKE DETECTORS SHALL BE INSTALLED PER ALL APPLICABLE CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF THE 2012 IBC, 2012 IMC, AND ALL OTHER STATE AND LOCAL REQUIREMENTS.
2. LOW VELOCITY: UP TO 2000 FPM; MED VELOCITY: BETWEEN 2000 AND 4000 FPM; HIGH VELOCITY 4000 FPM AND GREATER.
3. OPTIONS AVAILABLE:
   HS-10: ELECTRIC FUSIBLE LINK
   PI-50: DUAL POSITION INDICATOR SWITCH PACKAGE
   EFL: ELECTRIC FUSIBLE LINK
   PFL: PNEUMATIC FUSIBLE LINK
   OCI: OPEN OR CLOSED INDICATOR (SMOKE OR FIRE/SMOKE) - SINGLE POLE, DBL THROUGH SWITCH USED FOR DAMPER POSITION INDICATION
   RRL: RESETTABLE LINK OPTION (FIRE/SMOKE ONLY) - ELECTRIC TEMPERATURE SENSOR, MANUAL RESET REQ'D, SETPOINT AS INDICATED UNDER "FUSIBLE LINK TEMP"
   TOR: TEMPERATURE LIMITED OVERRIDE (FIRE/SMOKE ONLY) - TWO ELECTRIC TEMPERATURE SENSORS W/ PRIMARY SENSOR OVERRIDE, SETPOINTS AS INDICATED UNDER "FUSIBLE LINK TEMP"
   ALL ACTUATORS TO HAVE 120V/1.
4. REFER TO MFGR'S LISTED INSTALLATION INSTRUCTIONS FOR MAXIMUM SINGLE AND MULTIPLE SECTION DIMENSIONS TO MAINTAIN CLASS II LEAKAGE RATING. FOR ROUND AND FLAT OVAL DUCT, DAMPER TO BE 2" LARGER THAN CONNECTING DUCT SIZE OVERALL UNLESS NOTED OTHERWISE.
5. LENGTH TO BE SPECIFIED BY FIELD FOREMAN PRIOR TO ORDERING. SLEEVE TO BE GALVANIZED SHEET METAL, 16 GAGE. BREAKAWAY CONNECTION NOT REQUIRED UP TO 36" WIDE x 24" HIGH.
6. POWER TYPE: E - EMERGENCY, S - LEGALLY REQUIRED, O - OPTIONAL, N - NORMAL.
7. QUALIFICATIONS:
   UL555 CLASSIFICATION AND LABELING AS A 1-1/2 HR OR 3 HR FIRE DAMPER
   UL555S LEAKAGE RATED (SMOKE) DAMPER CLASSIFICATION AND LABEL LEAKAGE CLASS II
8. DUCT ACCESS PANELS SHALL BE PROVIDED AT EACH FSD AND LOCATED SUCH THAT UL LABEL IS VISIBLE FOR INSPECTION PER 2012 IBC AND UL555.
9. SUBMITTAL TO INCLUDE ACTUATOR MODELS AND AMPS, WIRING DIAGRAMS, & SIZE RANGE.
10. ACCEPTABLE MAKES AND MODELS:
    LOW VELOCITY: RUSKIN FSD36, GREENHECK FSD-212, POTTORFF FSD-142
    HIGH VELOCITY: RUSKIN FSD60-2, GREENHECK FSD-312, POTTORFF FSD-152
11. OPTIONS TO INCLUDE 1 1/2" MOUNTING ANGLES BOTH SIDES.
12. FOR TOR OPTION ONLY: PRIMARY CLOSURE TEMP = 165°F, SECONDARY CLOSURE TEMP = 350°F.
13. FIRE SMOKE DAMPER TO BE PROVIDED WITH FACTORY INSTALLED END SWITCHES FOR DAMPER POSITION MONITORING.
14. ALL POWER WIRING AND FIRE/LIFE/SAFETY CONTROL WIRING FOR OPERATION OF THE FIRE SMOKE DAMPERS IN ANY MODE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR OR FIRE/LIFE/SAFETY CONTRACTOR

FIRE LIFE SAFETY FAN SCHEDULE - BUILDING E

TAG	BLDG	FUNCTION	AREA SERVED	LOCATION	MAKE	MODEL	TYPE	DRIVE TYPE	CLASS	SMOKE CONTROL PERFORMANCE CFM	S.P.	RPM	BHP	HP	POWER (10)	VFD (Y/N)	VOLTS/PHASE	WEIGHT (LBS)	REMARKS
SPF-ER-1	E	STAIR PRESSURIZATION	WEST STAIR	ROOF	GREENHECK	TBI-FS-4H30-150	TUBE AXIAL	BELT	–	12500	1.5	1886	9.4	15	S	Y	460/3	657	1, 3, 4, 6, 7, 8, 9
SPF-ER-2	E	STAIR PRESSURIZATION	EAST STAIR	ROOF	GREENHECK	TBI-FS-4H30-150	TUBE AXIAL	BELT	–	11500	1.5	1831	8.5	15	S	Y	460/3	657	1, 3, 4, 6, 7, 8, 9
EPF-ER-1	E	ELEV PRESSURIZATION	E5 ELEVATOR	ROOF	GREENHECK	TBI-FS-5H36-200	TUBE AXIAL	BELT	–	18000	2	1485	12.1	20	S	[illegible]	460/3	[illegible]	[illegible]
EPF-ER-2	E	ELEV PRESSURIZATION	E1/E2 ELEVATORS	ROOF	GREENHECK	VAB-42F17-II-400	VANE AXIAL	BELT	–	39200	2	1543	26.5	40	S	[illegible]	460/3	1849	[illegible]
EPF-ER-3	E	ELEV PRESSURIZATION	E3/E4 ELEVATORS	ROOF	GREENHECK	VAB-42F17-II-400	VANE AXIAL	BELT	–	39200	2	1543	26.5	40	S	Y	460/3	1849	1, 3, 4, 6, 7, 8, 9

1. WIRING AND DISCONNECT BY E.C.
2. AUTOMATIC MOTOR STARTER WITH HOA SWITCH SHALL BE PROVIDED AND INSTALLED BY E.C., COIL CIRCUIT POWERED BY E.C., COIL VOLTAGE TO BE 120V.
3. VFD PROVIDED BY M.C. INSTALLED BY E.C. SEE VFD SCHEDULE. VFD TO BE LOCATED OUTDOOR IN NEMA 3R ENCLOSURE. NEMA 3R ENCLOSURE BY E.C..
4. E.C. SHALL PROVIDE AND INSTALL PRIMARY AND SECONDARY POWER. FAN SHALL BE CONTROLLED BY THE FIRE ALARM PANEL ONLY.
5. NOT USED.
6. PER IBC SECTION 909.10.5 FANS SHALL BE PROVIDED WITH 1.5 TIMES THE NUMBER OF BELTS REQUIRED FOR DESIGN DUTY AND MOTORS SHALL HAVE A MINIMUM SERVICE FACTOR OF 1.15. WHERE FANS ARE DIRECT-DRIVE (NO BELTS), THE MINIMUM MOTOR SERVICE FACTOR IS ALL THAT IS REQUIRED.
7. FIRE ALARM CONTRACTOR TO PROVIDE CURRENT SENSOR RELAY AND ALL WRING TO DISPLAY FAN STATUS AT FIRE ALARM PANEL.
8. FAN OPERATES WHEN EMERGENCY GENERATOR RUNS.
9. A DUCT SMOKE DETECTORS SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR IN THE DISCHARGE DUCT OF THE FAN. DUCT SMOKE DETECTOR SHALL BE INTERLOCKED WITH FAN MOTOR SUCH THAT ACTIVATION SHALL DISABLE THE FAN MOTOR.
10. POWER TYPE: E - EMERGENCY, S - LEGALLY REQUIRED, O - OPTIONAL, N - NORMAL.

FAN SCHEDULE - BUILDING E

TAG	FUNCTION	AREA SERVED	LOCATION	MAKE	MODEL	TYPE	CLASS	PERFORMANCE DATA CFM	S.P.	RPM	BHP	MHP/ WATTS	VFD TAG	DAMPER INTERLOCK (Y/N)	VOLTS/ PHASE	POWER TYPE (11)	WEIGHT (LBS)	REMARKS
TF-E1-1	TRANSFER	L1 ELEC ROOM	ELEC ROOM	GREENHECK	CSP-A510-VG	INLINE CABINET	–	400	0.20	935	–	217 W	NA	N	120/1	N	20	1, 5, 9
TF-E2-1	TRANSFER	L2 ELEC ROOM	ELEC ROOM	GREENHECK	CSP-A710-VG	INLINE CABINET	–	520	0.20	935	–	325 W	NA	N	120/1	N	43	1, 5, 9
TF-E3-1	TRANSFER	L3 ELEC ROOM	ELEC ROOM	GREENHECK	CSP-A710-VG	INLINE CABINET	–	520	0.20	935	–	325 W	NA	N	120/1	N	43	1, 5, 9
TF-E4-1	TRANSFER	L4 ELEC ROOM	ELEC ROOM	GREENHECK	CSP-A710-VG	INLINE CABINET	–	520	0.20	935	–	325 W	NA	N	120/1	N	43	1, 5, 9
TF-E5-1	TRANSFER	L5 ELEC ROOM	ELEC ROOM	GREENHECK	CSP-A710-VG	INLINE CABINET	–	520	0.20	935	–	325 W	NA	N	120/1	N	43	1, 5, 9
TF-E6-1	TRANSFER	L6 ELEC ROOM	ELEC ROOM	GREENHECK	CSP-A710-VG	INLINE CABINET	–	520	0.20	935	–	325 W	NA	N	120/1	N	43	1, 5, 9
TF-E7-1	TRANSFER	L7 ELEC ROOM	ELEC ROOM	GREENHECK	CSP-A710-VG	INLINE CABINET	–	520	0.20	935	–	325 W	NA	N	120/1	N	43	1, 5, 9
–	–	–	–	–	–	–	–	–	–	–	–	–	–		–		–	–

1. POWER WIRING AND DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR.
2. MANUAL STARTER W/OVERLOAD PROTECTION SHALL BE PROVIDED AND INSTALLED BY E.C.
3. AUTOMATIC MOTOR STARTER WITH HOA SWITCH SHALL BE PROVIDED AND INSTALLED BY E.C., COIL CIRCUIT POWERED BY E.C., COIL VOLTAGE TO BE 120V.
4. 7-DAY PROGRAMMABLE T-STAT SHALL BE PROVIDED AND INSTALLED BY CONTROLS CONTRACTOR.
5. LINE VOLTAGE (120V) T-STAT WITH TEMPERATURE RANGE BETWEEN 60 AND 100 DEG. F SHALL BE PROVIDED BY M.C. AND INSTALLED BY E.C.
6. VFD PROVIDED BY M.C. INSTALLED BY E.C. SEE VFD SCHEDULE.
7. INSTALL ON SIESMIC SPRING ISOLATORS MASON MODEL SSLFH OR EQUIV.
8. HANG WITH SPRING ISOLATION MASON MODEL DNHS OR EQUIVALENT W/ SEISMIC SLACK SPRINGS.
9. HANG WITH NEOPRENE ISOLATORS MASON MODEL HD OR EQUIVALENT.
10. FIRE/LIFE/SAFETY CONTRACTOR SHALL PROVIDE A RELAY ON EACH FLOOR TO SHUTDOWN ALL FANS. SHUTDOWN OF FANS SHALL BE THROUGH THE BAS.
11. POWER TYPE: E - EMERGENCY, S - LEGALLY REQUIRED, O - OPTIONAL, N - NORMAL.

MOTORIZED CONTROL DAMPER SCHEDULE - BUILDING E

TAG	LOCATION	ASSOCIATED UNIT	MAKE	MODEL	DUCT SIZE WIDTH	DUCT SIZE HEIGHT	DAMPER SIZE WIDTH	DAMPER SIZE HEIGHT	BLADE CONFIGURATION	ACTUATOR SPRING CLOSED (Y/N)	SPRING OPEN (Y/N)	END SWITCH (Y/N)	MODULATING/ 2-POSITION	VOLTAGE	DAMPER END SWITCH (Y/N)	REMARKS
MD-E2-1	L2	HRV-ER-1	–	–	22	22	22	22	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E2-2	L2	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E3-1	L3	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E3-2	L3	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E4-1	L4	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E4-2	L4	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E5-1	L5	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E5-2	L5	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E6-1	L6	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E6-2	L6	HRV-ER-1	–	–	36	14	36	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E7-1	L7	HRV-ER-1	–	–	28	14	28	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-E7-2	L7	HRV-ER-1	–	–	28	14	28	14	PARALLEL	N	Y	N	2-POSITION	24	N	1, 5, 8, 10, 13
MD-ER-1	ROOF	SPF-ER-1	–	–	34	34	34	34	PARALLEL	N	Y	N	2-POSITION	120	Y	2, 5, 7, 12, 13
MD-ER-2	ROOF	SPF-ER-1	–	–	30	30	30	30	PARALLEL	N	Y	N	2-POSITION	120	Y	2, 5, 7, 12, 13
MD-ER-3	ROOF	EPF-ER-2	–	–	60	60	60	60	PARALLEL	N	Y	N	2-POSITION	120	Y	2, 5, 7, 12, 13
MD-ER-4	ROOF	EPF-ER-3	–	–	60	60	60	60	PARALLEL	N	Y	N	2-POSITION	120	Y	2, 5, 7, 12, 13
MD-ER-5	ROOF	SPF-ER-2	–	–	30	30	30	30	PARALLEL	N	Y	N	2-POSITION	120	Y	2, 5, 7, 12, 13
MD-ER-6	ROOF	SPF-ER-2	–	–	34	34	34	34	PARALLEL	N	Y	N	2-POSITION	120	Y	2, 5, 7, 12, 13
MD-ER-7	ROOF	EPF-ER-1	–	–	50	36	50	36	PARALLEL	N	Y	N	2-POSITION	120	Y	2, 5, 7, 12, 13

1. ACTUATOR PROVIDED BY CONTROLS CONTRACTOR.
2. ACTUATOR PROVIDED BY MECHANICAL CONTRACTOR.
3. ACTUATOR PROVIDED BY ASSOCIATED EQUIPMENT MANUFACTURER.
4. DAMPER PROVIDED BY C.C.
5. DAMPER PROVIDED BY M.C.
6. DAMPER PROVIDED BY ASSOCIATED EQUIPMENT MANUFACTURER.
7. PROVIDE ACTUATOR WITH WEATHER TIGHT ENCLOSURE.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V POWER CIRCUIT ADJACENT TO DAMPER LOCATION. CONTROLS CONTRACTOR SHALL UTILIZE 120V CIRCUIT VIA TRANSFORMER FOR LOW VOLTAGE POWER TO ACTUATOR.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V POWER TO ACTUATOR.
10. DAMPER ACTUATOR AND DAMPER ARE CONTROLLED BY DDC SYSTEM. SEE SEQUENCE OF OPERATION.
11. DAMPER ACTUATOR AND DAMPER ARE CONTROLLED BY ELECTRICAL CONTRACTOR. SEE SEQUENCE OF OPERATION.
12. DAMPER ACTUATOR AND DAMPER ARE CONTROLLED BY FIRE/LIFE/SAFETY CONTRACTOR. SEE SEQUENCE OF OPERATION.
13. DAMPER ACTUATOR SHALL POSITION TO THE FAIL POSITION WHEN POWER IS REMOVED. ALL INTERLOCK WIRING SHALL BE BY THE FIRE/LIFE/SAFETY CONTRACTOR.
14. POSITION INDICATION SWITCH PROVIDE WITH DAMPER. SEE DAMPER SUBMITTAL FOR DAMPER POSITION SWITCH INFORMATION.

City of Kirkland
Reviewed by AHaupt
05/26/2016

HOLADAY-PARKS INC.
SMART Mechanical Solutions®
Mechanical Solutions • Energy Services
Building Controls • Service & Maintenance
4600 S. 134TH PLACE
SEATTLE, WA 98168 • (206) 248-9700
HOLADAYPARKS.com
WA LICENSE NUMBER: HOLADPI379N0

PROJECT TITLE

KIRKLAND URBAN

457 CENTRAL WAY
KIRKLAND, WA 98033

PACKAGE #3
BUILDING E
PENDING CITY APPROVAL

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	12/15/15	PROGRESS SET
	01/18/16	PERMIT ISSUE

PROJECT NUMBER 65052
DRAWN BY MLK, MV
ISSUE DATE 01/18/2016

SEAL

MICHAEL COOK, STATE OF WASHINGTON, 39624, REGISTERED PROFESSIONAL ENGINEER
01/18/2016

SHEET TITLE / NUMBER

HVAC SCHEDULES

M37.1

© 2014 COLLINSWOERMAN, ALL RIGHTS RESERVED