

MADISON HOUSE - BLDG REMODEL

12215 NE 128TH STREET, KIRKLAND, WA 98034

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CODES AND REGULATIONS

2012 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL FIRE CODE
2009 ICC/ANSI A117.1
2012 INTERNATIONAL MECHANICAL CODES
2012 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PLUMBING CODE

CODE REQUIREMENTS

A. EXISTING OCCUPANCY

1. Use Group - R-1

PROPOSED OCCUPANCY

1. Use Group - A-3 Assembly & R-2 Boarding Home- IBC 2012 Ed.
2. Occupancy Separation - A3 Assembly & R-2 (1hr separation required) (2hr separation is provided)

B. CONSTRUCTION REQUIREMENTS

1. Construction Type

-Type 5A combustible, fire sprinkler protected (IBC 2012)

2. Fire Resistive Ratings:

- a. Exterior Bearing Walls.....1 hour
- b. Exterior non-bearing walls.....0 (Fire Sep. Dist. greater than 30')
- c. Interior bearing walls.....1 hour
- d. Roof Framing / construction.....1 hour
- e. Fire walls / party walls.....2 hour
- f. Smoke barrier.....1 hour
- g. Exit access corridor.....1/2 hour (1 hr. provided)
- h. Sleeping Rooms separated from Corridor,
Living areas & Kitchens.....1/2 hour (1 hr. provided)
- i. Corridor doors.....20 min. self closing
- j. Hazardous Areas

- Waste & Soiled Linen Collection Rms. over 100 S.F. - 1 hr. or sprinklered
- Boiler & Furnace Room - 1 hour or sprinklered
- Storage Rooms more than 100 s.f. - 1 hr. or sprinklered
- Maintenance Shop - 2 hours or 1 hour and sprinklered

C. HEIGHT AND AREA LIMITATIONS

1. Per Table 503 Maximum allowed building height: R-2 = 3 story
Per Section 504.2 Automatic sprinklers allows a building height increase by 20 feet and the maximum number of stories to be increased by one.
2. Per Table 503 Maximum allowed area (A1): R-2 = 12,000 S.F. A3 = 11,500 S.F.

EXISTING BUILDING

1st FLOOR = 22,410 S.F.
2nd FLOOR = 38,940 S.F.
3rd FLOOR = 38,446 S.F.
4TH FLOOR = 16,304 S.F.
TOTAL = 116,100 S.F.

D. INTERIOR FINISH REQUIREMENTS

	IBC 2012	NFPA
1. Lobby / Corridor	Class B	Class A or B
2. Rooms	Class C	Class A or B
3. Floor Finish	Class I or II	Class I or II
4. Exit Enclosure	Class B	Class A

E. EXIT REQUIREMENTS

1. Minimum number of exits - not less than two exits
2. Remoteness - 1/3 length of max. overall diagonal between exits or exit access doors in sprinklered building.
3. Maximum exit access travel - 200 ft. with sprinklers.
4. Travel within room to corridor door - 125 ft.,
From corridor door to nearest exit - 200 ft.
5. Dead-End corridor - 50 ft. w/ sprinklers
6. Egress width per occupant with sprinklers
7. Doors in means of egress
 - stairs.....0.15
 - Doors, Ramps and Corridors.....0.2
- a. Doors in means of egress shall not be locked against egress.
- b. Within interior rooms or suites - swing or sliding type doors permitted.
- c. Delayed egress permitted (not more than one in egress path).
- d. Bathroom doors must be equipped w/ emergency lock release from outside.

F. FIRE PROTECTION

-Sprinklered system required throughout per NFPA 13 with quick response sprinkler.

EXISTING UNIT COUNT

UNITS	SQUARE FEET	1st FL.	2nd FL.	3rd FL.	4th FL.	TOTAL
STUDIO A	427.5	6	6	6		18
STUDIO B	436.5	7	7	7		21
STUDIO C	416.5	7	7	7		21
1-BED A	642	8	29	29	21	87

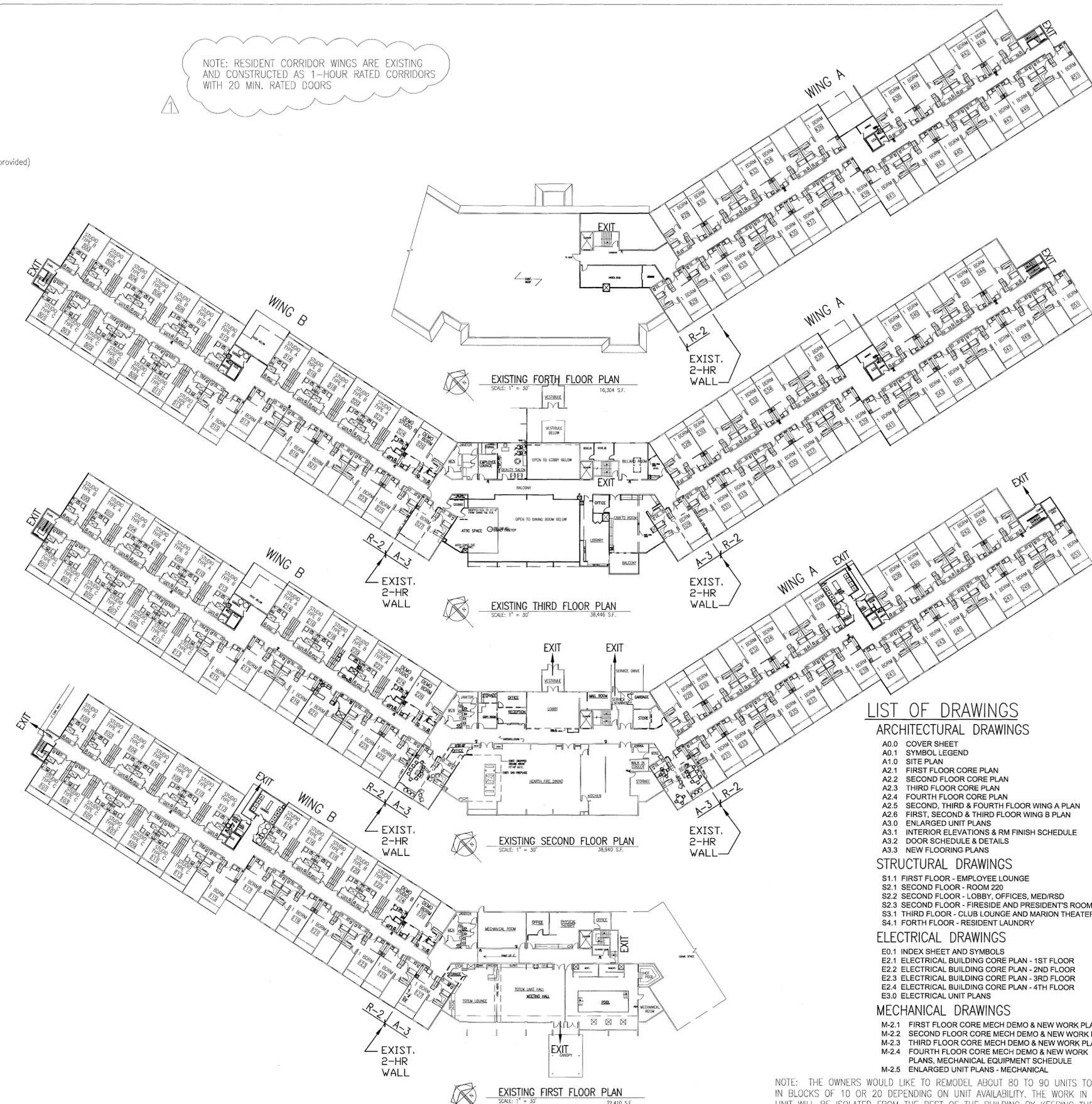
147 UNITS

PROPOSED UNIT COUNT

UNITS	SQUARE FEET	1st FL.	2nd FL.	3rd FL.	4th FL.	TOTAL
STUDIO A	427.5	6	6	6		18
STUDIO B	436.5	6	6	6		18
STUDIO C	416.5	7	7	7		21
1-BED A	642	7	26	26	21	80
2-BED A	1078.5	1	1	1		3

140 UNITS

NOTE: RESIDENT CORRIDOR WINGS ARE EXISTING AND CONSTRUCTED AS 1-HOUR RATED CORRIDORS WITH 20 MIN. RATED DOORS



LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

- A0.0 COVER SHEET
- A0.1 SYMBOL LEGEND
- A1.0 SITE PLAN
- A2.1 FIRST FLOOR CORE PLAN
- A2.2 SECOND FLOOR CORE PLAN
- A2.3 THIRD FLOOR CORE PLAN
- A2.4 FOURTH FLOOR CORE PLAN
- A2.5 SECOND, THIRD & FOURTH FLOOR WING A PLAN
- A2.6 FIRST, SECOND & THIRD FLOOR WING B PLAN
- A3.0 ENLARGED UNIT PLANS
- A3.1 INTERIOR ELEVATIONS & RM FINISH SCHEDULE
- A3.2 DOOR SCHEDULE & DETAILS
- A3.3 NEW FLOORING PLANS

STRUCTURAL DRAWINGS

- S1.1 FIRST FLOOR - EMPLOYEE LOUNGE
- S2.1 SECOND FLOOR - ROOM 220
- S2.2 SECOND FLOOR - LOBBY, OFFICES, MED/RS
- S2.3 SECOND FLOOR - FIRE/SAFE AND PRESIDENT'S ROOMS
- S3.1 THIRD FLOOR - CLUB LOUNGE AND MARION THEATER
- S4.1 FORTH FLOOR - RESIDENT LAUNDRY

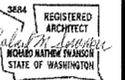
ELECTRICAL DRAWINGS

- E0.1 INDEX SHEET AND SYMBOLS
- E2.1 ELECTRICAL BUILDING CORE PLAN - 1ST FLOOR
- E2.2 ELECTRICAL BUILDING CORE PLAN - 2ND FLOOR
- E2.3 ELECTRICAL BUILDING CORE PLAN - 3RD FLOOR
- E2.4 ELECTRICAL BUILDING CORE PLAN - 4TH FLOOR
- E3.0 ELECTRICAL UNIT PLANS

MECHANICAL DRAWINGS

- M-2.1 FIRST FLOOR CORE MECH DEMO & NEW WORK PLAN
- M-2.2 SECOND FLOOR CORE MECH DEMO & NEW WORK PLAN
- M-2.3 THIRD FLOOR CORE MECH DEMO & NEW WORK PLAN
- M-2.4 FOURTH FLOOR CORE MECH DEMO & NEW WORK PLAN
- M-2.5 PLANS, MECHANICAL EQUIPMENT SCHEDULE ENLARGED UNIT PLANS - MECHANICAL

NOTE: THE OWNERS WOULD LIKE TO REMODEL ABOUT 80 TO 90 UNITS TOTAL IN BLOCKS OF 10 OR 20 DEPENDING ON UNIT AVAILABILITY. THE WORK IN THE UNIT WILL BE ISOLATED FROM THE REST OF THE BUILDING BY KEEPING THE ENTRY DOOR CLOSED AND THE EXIST BATHROOM EXHAUST FAN RUNNING WHILE WORK IS BEING PERFORMED.



Revisions
11-06-14

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Project
MADISON HOUSE
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Drawing Title
COVER SHEET

Sheet No.
A0.0

ABBREVIATIONS

ACOUSTIC	ACOUS	MATERIAL	MAT, MAT'L
ACOUSTIC CEILING TILE	ACT	MAXIMUM	MAX
ALUMINUM	ALUM	MECHANICAL	MECH
ANCHOR BOLT	AB	MEDICINE	MED
ARCHITECTURAL	ARCH	METAL	MET, MTL
ACOUSTIC TILE	AT	METAL LATH	ML
AUTOMATIC	AUTO	METAL STUD	MET STD
ABOVE FINISHED FLOOR	AFF	MILLWORK	MW
BEAM	BM	MINIMUM	MIN
BITUMINOUS	BITUM	MISCELLANEOUS	MISC
BLOCK	BLK	MOUNTED	MTD
BORROWED LIGHT	BL	NOMINAL	NOM
BOTTOM	BOT	NORTH	N
BUILDING	BLDG	NOT IN CONTRACT	NIC
CASED OPENING	CO	NOT TO SCALE	NTS
CABINET	CAB	NUMBER	NO OR #
CEILING	CLG	ON CENTER	OC OR O/C
CEMENT	CEM	OPENING	OPNG
CENTER LINE	CL	OUTSIDE DIAMETER	OD
CERAMIC TILE	CT	OPPOSITE HAND	OH
CLEAR	CLR	OXYGEN	O, O2 OR OX
CLINICAL SERVICE SINK	CSS	PLASTIC LAMINATE	PLAS LAM
CLOSET	CLOS	PARTITION	PTN
COLUMN	COL	PLASTER	PLAS
CONCRETE	CONC	PLATE	PL
CONCRETE MASONRY UNIT	CMU	PLUMBING	PLMB
CONTINUOUS	CONT	RADIUS	RAD OR R
CONTRACT OR CONTRACTOR	CONTR	RECEPTACLE	RECP
CONTROL JOINT	CJ	REFERENCE	REF
CORNER GUARD	CG	REFRIGERATOR	REFRIG
COUNTER	CTR	REINFORCE OR REINFORCING	REINF
COUNTER FLASHING	CTR FLASH	REQUIRED	REQD
CUBICLE CURTAIN	CC	RESILIENT	RESIL
DETAIL	DET	REVISION	REV
DIAMETER	DIA	ROOF DRAIN	RD
DIMENSION	DIM	ROOM	RM
DISPENSER	DISP	RUBBER	R
DOWN	DN	SINK	SNK
DRAWING	DWG	SCHEDULE	SCH
EACH	EA	SECTION	SECT
ELECTRIC	ELEC	SERVICE	SERV
ELEVATION	EL	SHEET	SHT
ELEVATOR	ELEV	SHEET METAL	SM
EQUAL	EQ	SIMILAR	SIM
EQUIPMENT	EQUIP	SLIDE	S
EXISTING	EXIST	SLIDING	SL, SL'G
EXPANSION JOINT	EJ	SLOP SINK OR SERVICE SINK	S/S
FELT OR FOOT	FT	SOLID CORE	SC
FINISH	FIN	SPECIFICATIONS	SPEC
FIRE EXTINGUISHER CABINET	FEC	SQUARE	SQ
FIRE HOSE CABINET	FHC	STAINLESS STEEL	SS
FIRE HOSE VALVE	FHV	STANDARD	STD
FLASHING	FLASH	STEEL	STL
FLOOR	FL	STORAGE	STOR
FLOOR DRAIN	FD	STRUCTURAL	STR. STRUCT.
FOOTING	FTG	SUSPEND OR SUSPENDED	SUSP
FOUNDATION	FDN	TACKBOARD	TB
FRAME	FR	TELEPHONE	TEL
FURRING	FURR	TELEVISION	TV
GALVANIZED	GALV	THICKNESS	TK
GAUGE	GA	THICK	THK
GLASS	GL	TOILET	TOIL
GYPSUM BOARD	GYP BD	TOP OF CURB	T/C
HALF FULL SIZE	HFS	TRANSFORMER	TRANS
HEATING	HTG	TYPICAL	TYP
HEIGHT	HT	UNDERWRITERS LABORATORIES	UL
HOLLOW CORE	HC	UNLESS NOTED OTHERWISE	UNO
HOLLOW METAL	HM	VERTICAL	VERT
HORIZONTAL	HORIZ	VERIFY IN FIELD	VIF
INSIDE DIAMETER	ID	VESTIBULE	VEST
INCH	IN	VIEW BOXES	VB
INCLUDED	INCL	VINYL	V
INFORMATION	INFO	VINYL COMPOSITION TILE	VCT
INSULATION	INSUL	WATERCLOSET	WC
INTERIOR	INT	WATERPROOF OR WATERPROOFING WP	WP
JANITOR CLOSET	JC	WELDED WIRE FABRIC	WWF
JOINT	JT	WEIGHT	WT
LAY-IN ACOUSTICAL TILE	LAT	WHEELCHAIR	WC
LAMINATED	LAM	WIDTH	W
LAVATORY	LAV	WITH	W/
LOCKERS	LK	WITHOUT	W/O
MANUFACTURER	MFR, MANUF.	WOOD	WD
MASONRY	MAS	WORKING POINT	WP

SYMBOL LEGEND

	DESCRIPTIVE PLAN NOTE
	DOOR TYPE
	PARTITION TYPE
	WINDOW TYPE
	DETAIL BUBBLE
	INTERIOR ELEVATION TAG
	EXTERIOR ELEVATION TAG
	SECTION TAG
	EG = END GUARD CC = CORNER GUARD
	EXIST. PARTITION TO BE REMOVED
	EXIST. PARTITION TO REMAIN
	NEW PARTITION
	HAND RAIL
	CHAIR RAIL
	CCT = CUBICLE CURTAIN TRACK
	RECESSED FIRE EXTINGUISHER

NOTE: NOT ALL SYMBOLS MAY BE USED

MATERIAL LEGEND

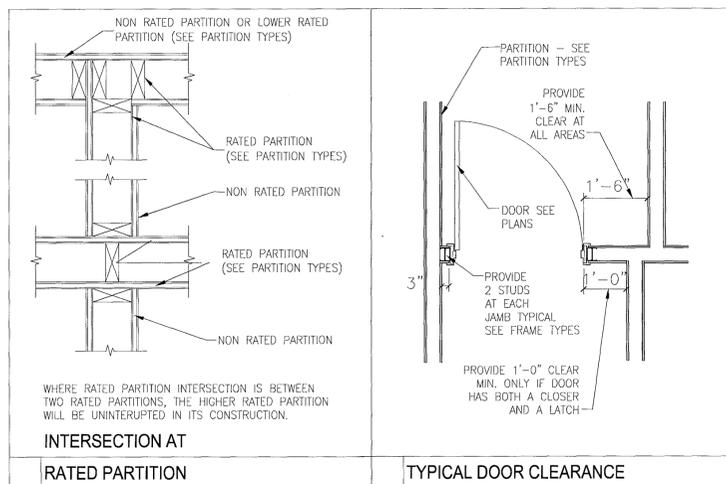
	STEEL
	CONCRETE
	EARTH
	FIREPROOFING
	GYPSUM BOARD
	CONCRETE MASONRY UNIT
	BRICK VENEER
	STONE VENEER
	RIGID INSULATION
	BATT INSULATION
	ACOUSTICAL TILE
	WOOD BLOCKING
	FINISHED WOOD
	ALUMINUM
	LIMESTONE

NOTE: NOT ALL SYMBOLS MAY BE USED

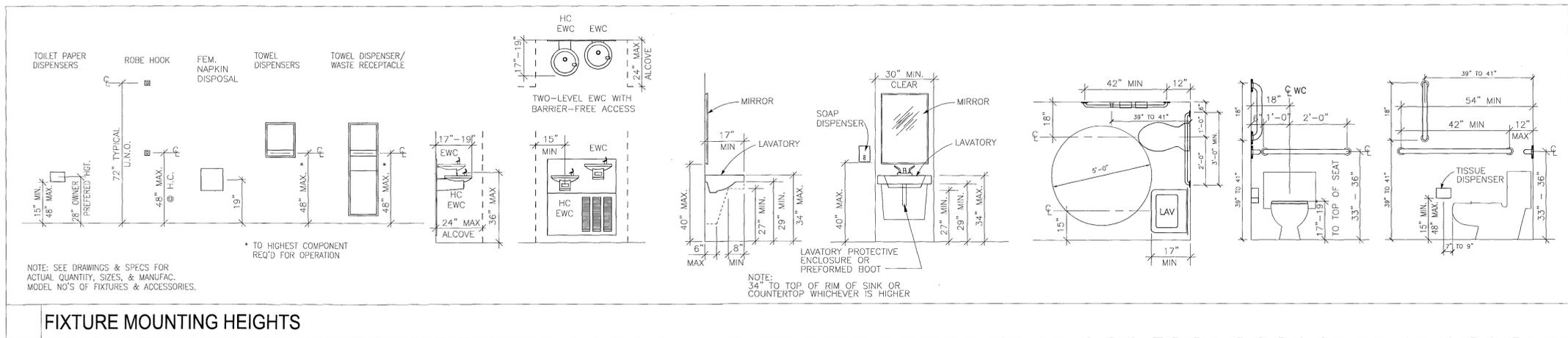
PLAN LEGEND

	EXISTING PARTITION		EXISTING MILLWORK
	EXISTING PARTITION TO BE REMOVED		EXISTING MILLWORK TO BE REMOVED
	NEW PARTITION		NEW MILLWORK
	EXISTING DOOR & FRAME		EXISTING FIXTURES AND ACCESSORIES
	EXISTING DOOR, FRAME & HARDWARE TO BE REMOVED		TO BE REMOVED
	EXISTING DOOR, FRAME & PARTITION TO BE REMOVED		NEW FIXTURES
	NEW DOOR & FRAME IN EXISTING PARTITION		DESCRIPTIVE PLAN NOTE
	NEW DOOR, FRAME & PARTITION		SPRINKLER HEAD (CENTER IN TILE) U.N.O.
	EXISTING WINDOW		PENDANT LIGHT FIXTURE
	EXISTING WINDOW TO BE REMOVED		WALL SCONCE
	NEW WINDOW		CUBICLE CURTAIN TRACK
	2'-0" x 4'-0" FLUORESCENT LIGHT FIXTURE IN L.A.T. GRID		
	1'-0" x 4'-0" FLUORESCENT LIGHT FIXTURE IN L.A.T. GRID		
	2'-0" x 2'-0" FLUORESCENT LIGHT FIXTURE IN L.A.T. GRID		
	DOWN LIGHT (CENTER IN TILE) U.N.O.		
	LUMINOUS CEILING		
	HYDRONIC RADIANT CEILING SYSTEM		
	ELECTRIC RADIANT CEILING PANEL		
	GYPSUM BOARD CEILING OR SOFFIT		
	SUPPLY AIR DIFFUSER		
	RETURN AIR OR EXHAUST REGISTER		
	LINEAR DIFFUSER		
	EXIT SIGN (CENTER IN TILE) U.N.O.		
	SMOKE DETECTOR (CENTER IN TILE) U.N.O.		
	SPEAKER (CENTER IN TILE) U.N.O.		
	HEAT DETECTOR (CENTER IN TILE) U.N.O.		
	NURSE CALL DOME LIGHT (CENTER IN TILE) U.N.O.		

NOTE: NOT ALL SYMBOLS MAY BE USED



- ACCESSIBILITY NOTES**
- ALL DOORS SHALL COMPLY WITH ADAAG GUIDELINES AND HAVE 3'-0" DOOR, LEVER OPERATED OR EQUAL DOOR HARDWARE, 18" ON THE PULL SIDE, A MAXIMUM 8.5 LB. FORCE TO OPEN ON ALL HINGED EXTERIOR DOORS AND A 5 LB. MAXIMUM FORCE TO OPEN ON ALL INTERIOR DOORS.
 - ALL DOORS LEADING TO HAZARDOUS AREAS SHALL HAVE KNURLED HARDWARE.
 - ALL PUBLIC TOILET ROOMS SHALL HAVE PERMANENT ROOM AND SPACE SIGNAGE AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 - ALL TOILET ROOM LAVATORIES SHALL HAVE INSULATED PIPES UNDERNEATH TO PROTECT AGAINST CONTACT.



FIXTURE MOUNTING HEIGHTS



Revisions

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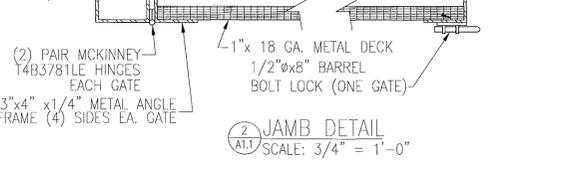
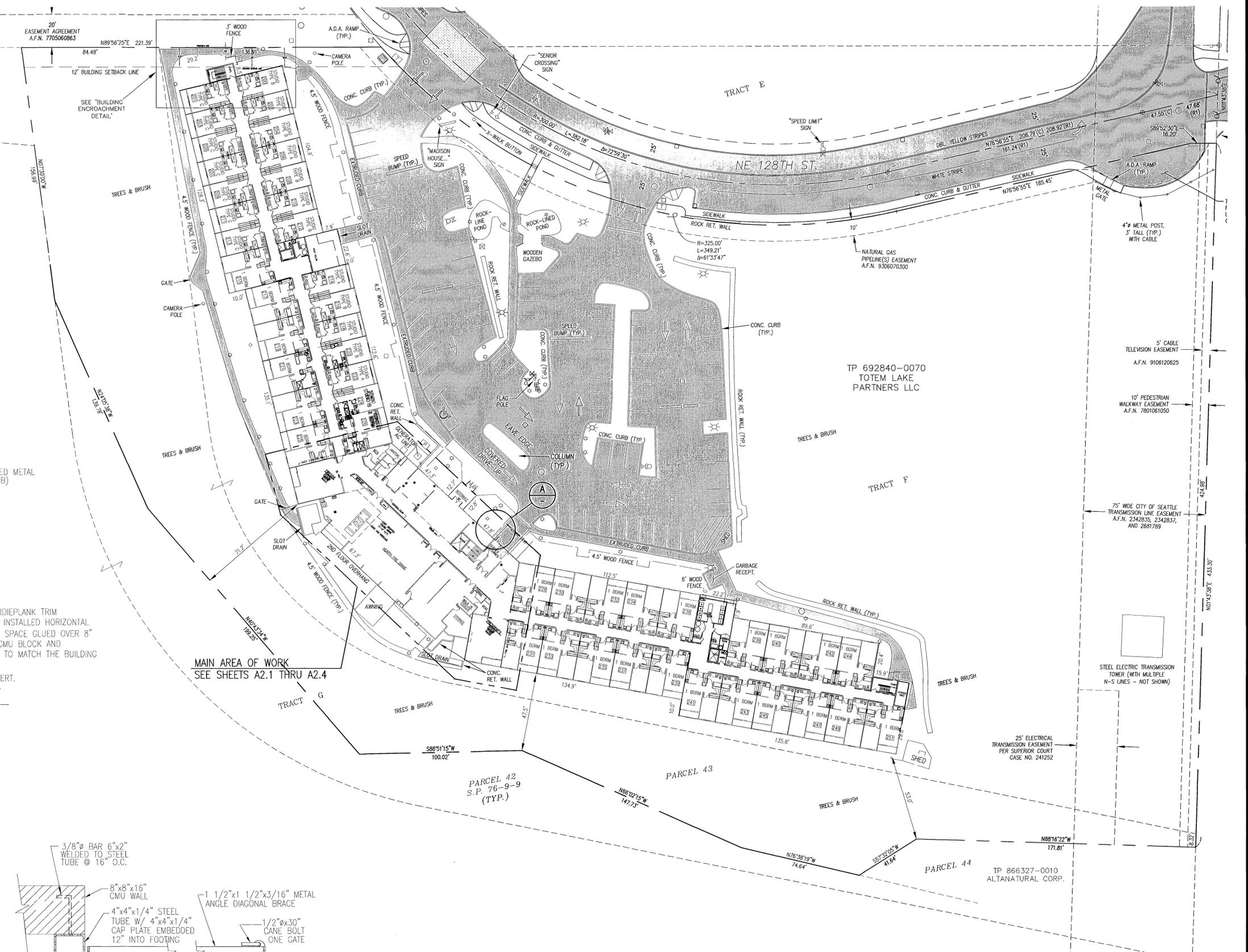
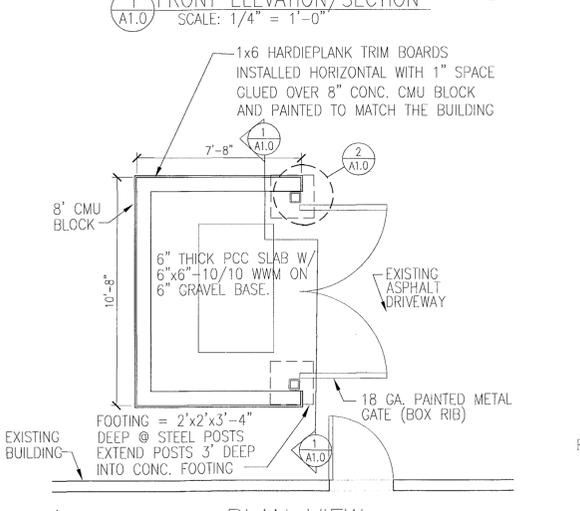
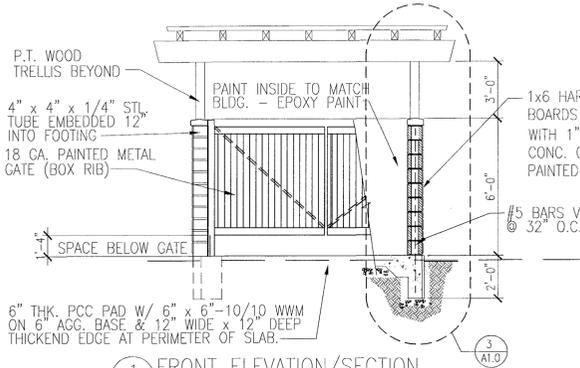
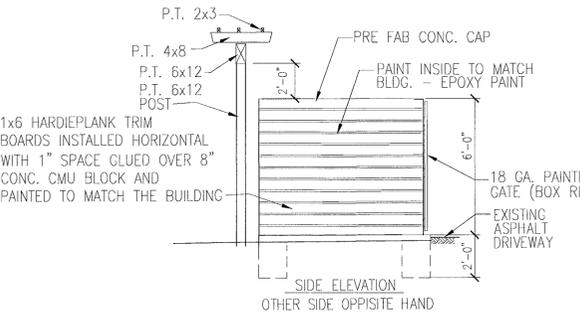
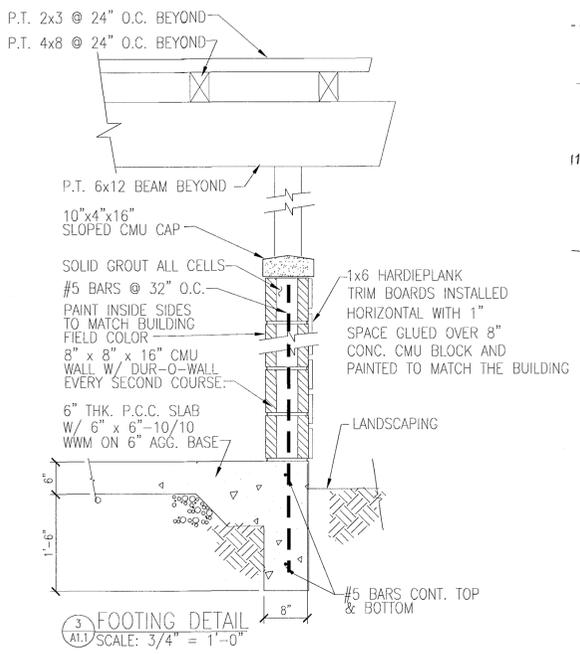
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Project
MADISON HOUSE BUILDING REMODEL
12215 NE 128th STREET
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Drawing Title
SYMBOL LEGENDS

Sheet No.

A0.1



(A) TRASH ENCLOSURE

Revisions

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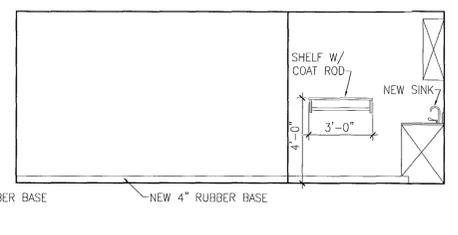
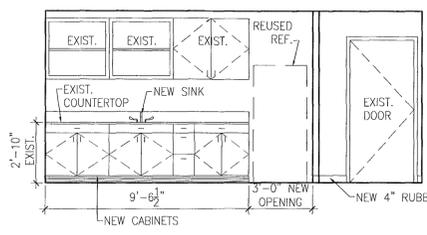
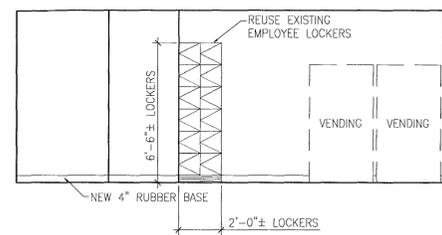
Project
MADISON HOUSE BUILDING REMODEL
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Drawing Title
SITE PLAN

Sheet No.
A1.0

INSTALL NOTES

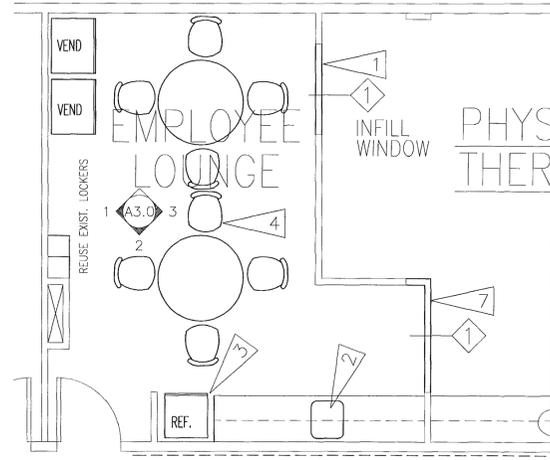
- 1 INFILL EXIST. WINDOW OPENING TO MATCH SURROUNDING MATERIALS. TAPE, TEXTURE AND PAINT BOTH SIDES.
- 2 INSTALL NEW SINK
- 3 NEW REFRIGERATOR LOCATION PROVIDE OUTLET BEHIND REF.
- 4 NEW VINYL FLOORING
- 5 INSTALL NEW PAIR OF 3'-0" SOLID CORE DOORS W/ MAGNETIC HOLD OPENS.
- 6 INSTALL NEW CARPETED STAIRS, VERIFY ACTUAL FLOOR TO FLOOR HEIGHT AND ADJUST RISERS AS NEEDED.
- 7 INSTALL NEW WALLS TO MATCH SURROUNDING MATERIAL. TAPE, TEXTURE AND PAINT BOTH SIDES.
- 8 INSTALL NEW CHAIR RAILS IN CORRIDORS -SEE DETAIL C/A3.1
- 9 INSTALL NEW HANDRAILS IN CORRIDORS -SEE DETAIL D/A3.1
- 10 RE-INSTALL EXIST. DOOR TO NEW SWING
- 11 INSTALL NEW EXHAUST FAN DUCTED TO THE EXTERIOR WALL
- 12 INSTALL NEW COMMERCIAL WASHER
- 13 NEW SINK LOCATION
- 14 INSTALL NEW COMMERCIAL DRYER
- 15 NOT USED
- 16 INSTALL NEW RECESS FIRE EXTINGUISHER SEE DETAIL 5/A2.5



1 EMPLOYEE LOUNGE
 1/4"=1'-0"

2 EMPLOYEE LOUNGE
 1/4"=1'-0"

3 EMPLOYEE LOUNGE
 1/4"=1'-0"

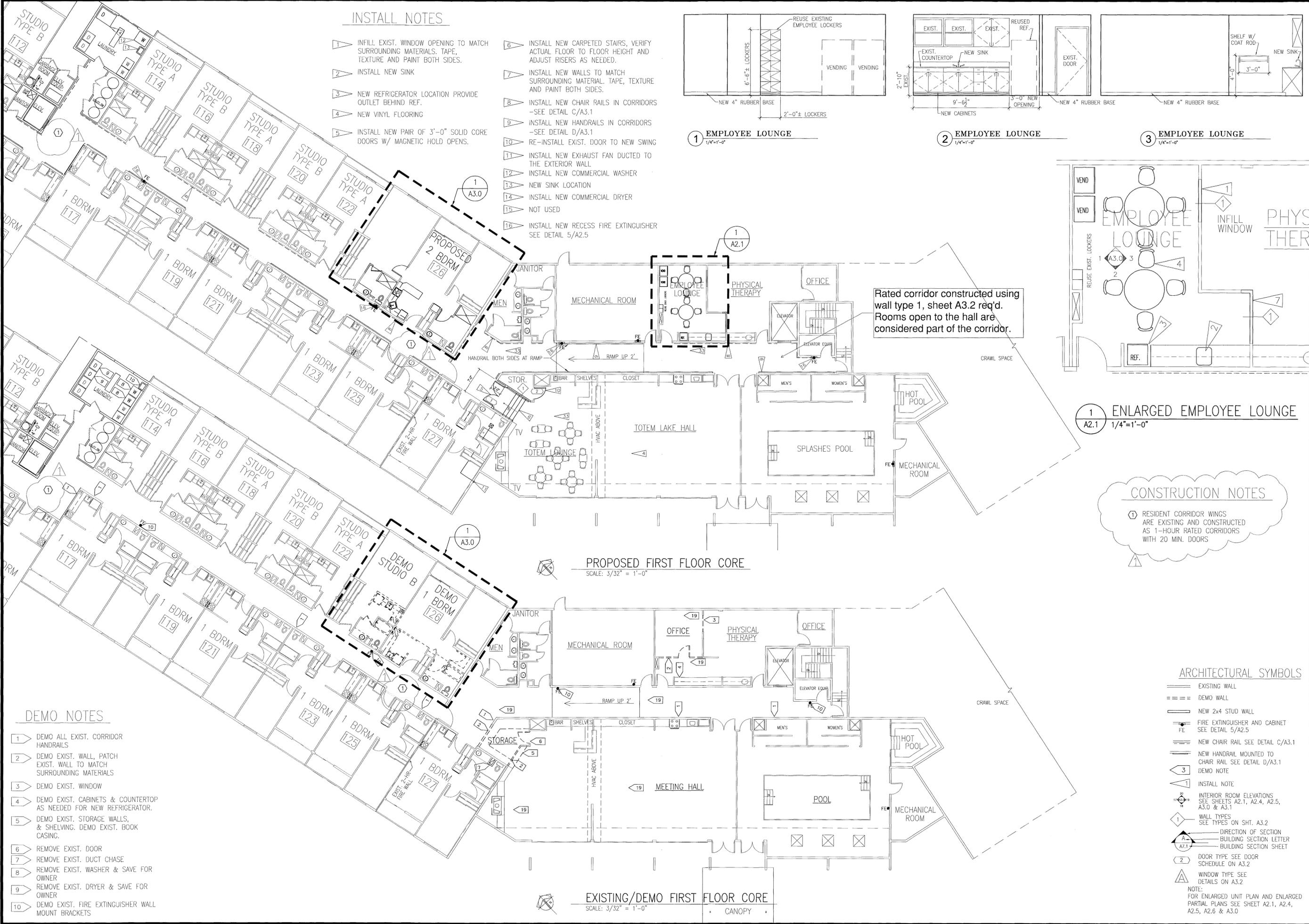


1 ENLARGED EMPLOYEE LOUNGE
 1/4"=1'-0"

Rated corridor constructed using wall type 1, sheet A3.2 req'd. Rooms open to the hall are considered part of the corridor.

CONSTRUCTION NOTES

- 1 RESIDENT CORRIDOR WINGS ARE EXISTING AND CONSTRUCTED AS 1-HOUR RATED CORRIDORS WITH 20 MIN. DOORS



DEMO NOTES

- 1 DEMO ALL EXIST. CORRIDOR HANDRAILS
- 2 DEMO EXIST. WALL, PATCH EXIST. WALL TO MATCH SURROUNDING MATERIALS
- 3 DEMO EXIST. WINDOW
- 4 DEMO EXIST. CABINETS & COUNTERTOP AS NEEDED FOR NEW REFRIGERATOR.
- 5 DEMO EXIST. STORAGE WALLS, & SHELVEING. DEMO EXIST. BOOK CASING.
- 6 REMOVE EXIST. DOOR
- 7 REMOVE EXIST. DUCT CHASE
- 8 REMOVE EXIST. WASHER & SAVE FOR OWNER
- 9 REMOVE EXIST. DRYER & SAVE FOR OWNER
- 10 DEMO EXIST. FIRE EXTINGUISHER WALL MOUNT BRACKETS

PROPOSED FIRST FLOOR CORE
 SCALE: 3/32" = 1'-0"

EXISTING/DEMO FIRST FLOOR CORE
 SCALE: 3/32" = 1'-0"

ARCHITECTURAL SYMBOLS

- EXISTING WALL
- DEMO WALL
- NEW 2x4 STUD WALL
- FIRE EXTINGUISHER AND CABINET SEE DETAIL 5/A2.5
- NEW CHAIR RAIL SEE DETAIL C/A3.1
- NEW HANDRAIL MOUNTED TO CHAIR RAIL SEE DETAIL D/A3.1 DEMO NOTE
- INSTALL NOTE
- INTERIOR ROOM ELEVATIONS SEE SHEETS A2.1, A2.4, A2.5, A3.0 & A3.1
- WALL TYPES SEE TYPES ON SHT. A3.2
- DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
- DOOR TYPE SEE DOOR SCHEDULE ON A3.2
- WINDOW TYPE SEE DETAILS ON A3.2

NOTE:
 FOR ENLARGED UNIT PLAN AND ENLARGED PARTIAL PLANS SEE SHEET A2.1, A2.4, A2.5, A2.6 & A3.0

INSTALL NOTES

- 4 NEW VINYL FLOORING
- 8 INSTALL NEW CHAIR RAILS IN CORRIDORS SEE DETAIL C/A3.1
- 9 INSTALL NEW HANDRAILS IN CORRIDORS SEE DETAIL D/A3.1
- 16 INSTALL NEW RECESS FIRE EXTINGUISHER SEE DETAIL 5/A2.5
- 21 INSTALL NEW P-TAC UNIT PER MFR. SPEC.
- 29 INSTALL NEW SOLID CORE DOOR(S) W/ 2x FRAMING AS NEEDED. SEE DOOR SCHEDULE ON SHT A3.2
- 30 INSTALL NEW CASE OPENING W/ 2x FRAMING AS NEEDED
- 32 INSTALL NEW WOODPLANK VINYL FLOORING SEE ROOM FINISH SCHEDULE ON SHT A3.1
- 33 INSTALL NEW CARPET FLOORING SEE ROOM FINISH SCHEDULE ON SHT A3.1
- 35 INSTALL NEW SUPPORT BEAM SEE STRUCTURAL PLANS
- 36 INFILL EXIST. DOOR TO MATCH SURROUNDING WALLS
- 37 INSTALL NEW 60x30 WINDOW SEE WINDOW TYPES ON A3.2
- 38 INSTALL NEW CABINET W/ SINK -RECONNECT TO EXIST. PLUMBING
- 39 INSTALL NEW CABINET W/ SINK AND SOAP & P.T. DISP. SEE INTERIOR ELEVATIONS ON SHTS A2.4, A2.5, A2.6 & A3.1
- 40 INSTALL NEW FOLDING COUNTER
- 41 INSTALL NEW STACKED W/D, VENT DUCT TO EXTERIOR WALL & PROVIDE WATER & DRAIN FOR WASHER & POWER FOR BOTH W/D.

Rated corridor constructed using wall type 1, sheet A3.2 req'd. Rooms open to the hall are considered part of the corridor.

PROPOSED THIRD FLOOR CORE
 SCALE: 3/32" = 1'-0"

DEMO NOTES

- 1 DEMO ALL EXIST. CORRIDOR HANDRAILS
- 10 DEMO EXIST. FIRE EXTINGUISHER WALL MOUNT BRACKETS
- 11 DEMO EXIST. WALLS, CABINETS, SHELVES, OUTLETS, PLUMBING FIXTURES AND APPLIANCES. (ITEMS IN GOOD CONDITION ARE TO BE SAVED FOR OWNER AND REUSED WHERE POSSIBLE) SEE ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION
- 13 DEMO EXIST. CORRIDOR WALL AND DOOR TO CREATE NEW CASED OPENING
- 14 DEMO EXIST. WALL FOR NEW DOOR OPENING
- 16 DEMO EXIST. DOOR & WALL AS NEEDED FOR NEW FLOOR PLAN. PATCH EXIST. WALLS AS NEEDED TO MATCH SURROUNDING MATERIALS
- 19 DEMO EXIST. FLOORING & PREP FLOOR TO RECEIVE NEW FLOORING
- 21 DEMO HOLE IN EXIST. WALL TO INSTALL NEW P-TAC UNIT, VERIFY OPENING SIZE W/ MFR.
- 22 DEMO EXHAUST CHASE

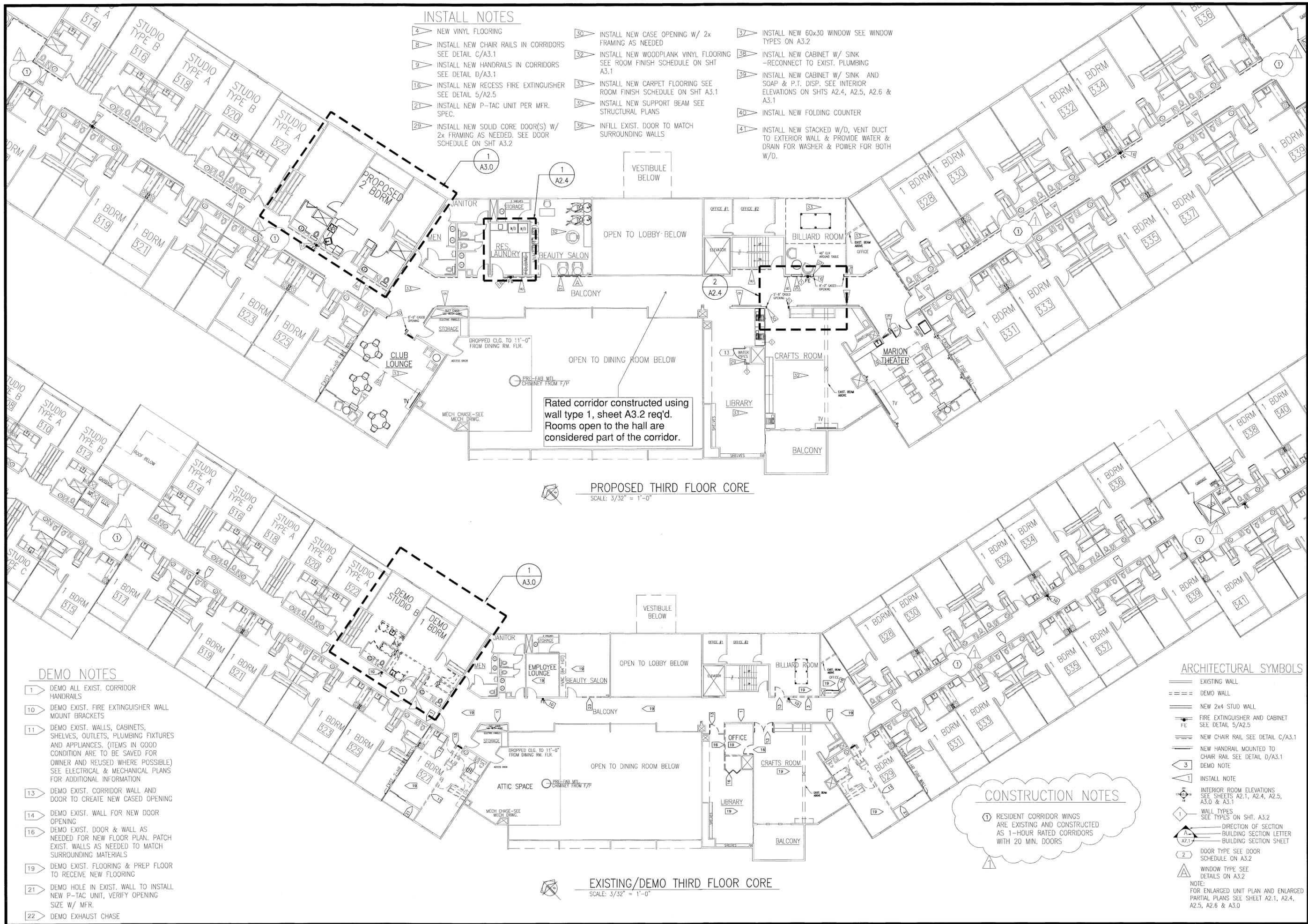
ARCHITECTURAL SYMBOLS

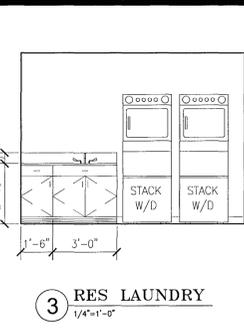
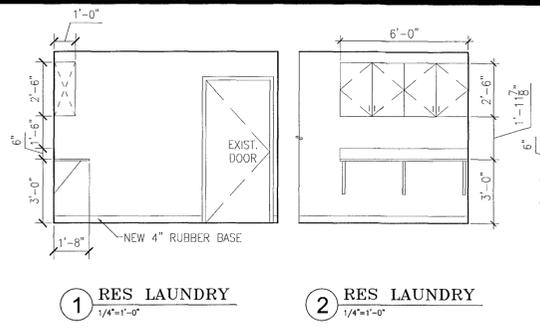
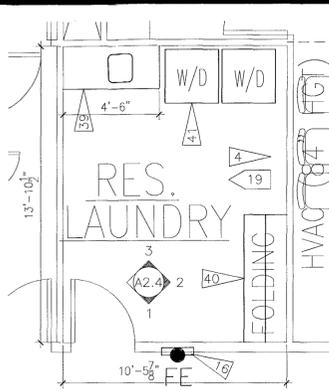
- EXISTING WALL
- DEMO WALL
- NEW 2x4 STUD WALL
- FIRE EXTINGUISHER AND CABINET SEE DETAIL 5/A2.5
- NEW CHAIR RAIL SEE DETAIL C/A3.1
- NEW HANDRAIL MOUNTED TO CHAIR RAIL SEE DETAIL D/A3.1
- DEMO NOTE
- INSTALL NOTE
- INTERIOR ROOM ELEVATIONS SEE SHEETS A2.1, A2.4, A2.5, A3.0 & A3.1
- WALL TYPES SEE TYPES ON SHT. A3.2
- DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
- DOOR TYPE SEE DOOR SCHEDULE ON A3.2
- WINDOW TYPE SEE DETAILS ON A3.2

CONSTRUCTION NOTES

- RESIDENT CORRIDOR WINGS ARE EXISTING AND CONSTRUCTED AS 1-HOUR RATED CORRIDORS WITH 20 MIN. DOORS

EXISTING/DEMO THIRD FLOOR CORE
 SCALE: 3/32" = 1'-0"

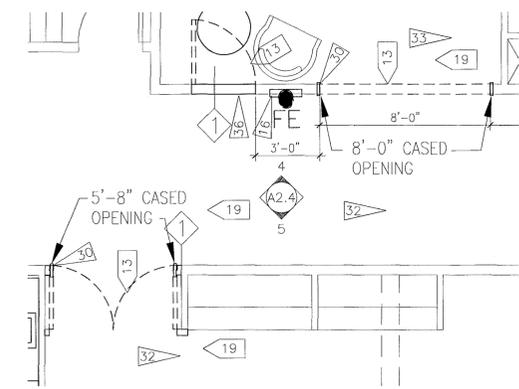




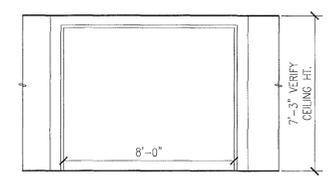
INSTALL NOTES

- 4 NEW VINYL FLOORING
- 19 INSTALL NEW WALLS TO MATCH SURROUNDING MATERIAL. TAPE, TEXTURE AND PAINT BOTH SIDES. PROVIDE VENT GRILLS & ACCESS PANELS AS NEEDED TO REPAIR OR REMOVE FURNACE.
- 8 INSTALL NEW CHAIR RAILS IN CORRIDORS SEE DETAIL C/A3.1
- 9 INSTALL NEW HANDRAILS IN CORRIDORS SEE DETAIL D/A3.1
- 16 INSTALL NEW RECESS FIRE EXTINGUISHER SEE DETAIL 5/A2.5
- 19 INSTALL NEW SOLID CORE DOOR SEE DOOR SCHEDULE ON SHEET A3.2
- 30 INSTALL NEW CASE OPENING W/ 2x FRAMING AS NEEDED
- 32 INSTALL NEW WOODPLANK VINYL FLOORING SEE ROOM FINISH SCHEDULE ON SHT A3.1
- 33 INSTALL NEW CARPET FLOORING SEE ROOM FINISH SCHEDULE ON SHT A3.1
- 36 INFILL EXIST. DOOR TO MATCH SURROUNDING WALLS
- 39 INSTALL NEW CABINET W/ SINK AND SOAP & P.T. DISP. SEE INTERIOR ELEVATIONS ON SHTS A2.4, A2.5, A2.6 & A3.1
- 40 INSTALL NEW FOLDING COUNTER
- 41 INSTALL NEW STACKED W/D, VENT DUCT TO EXTERIOR WALL & PROVIDE WATER & DRAIN FOR WASHER & POWER FOR BOTH W/D.

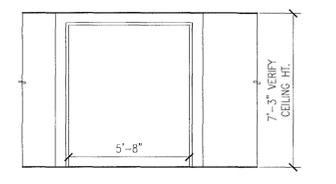
1 PROPOSED NEW RES. LAUNDRY
A2.3 1/4"=1'-0"



2 PROPOSED NEW CASED OPENINGS
A2.3 1/4"=1'-0"



4 BILLIARD RM OPENING
1/4"=1'-0"



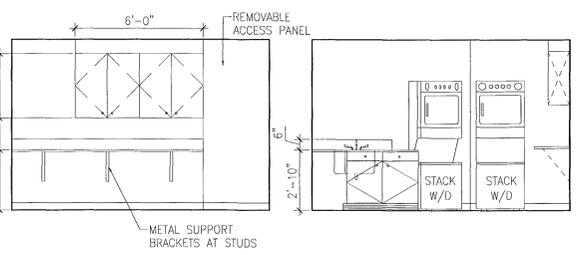
5 CRAFT RM OPENING
1/4"=1'-0"

CONSTRUCTION NOTES

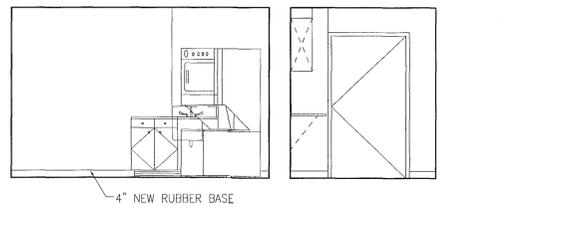
1 RESIDENT CORRIDOR WINGS ARE EXISTING AND CONSTRUCTED AS 1-HOUR RATED CORRIDORS WITH 20 MIN. DOORS

DEMO NOTES

- 1 DEMO ALL EXIST. CORRIDOR HANDRAILS
- 10 DEMO EXIST. FIRE EXTINGUISHER WALL MOUNT BRACKETS
- 13 DEMO EXIST. CORRIDOR WALL AND DOOR TO CREATE NEW CASED OPENING
- 14 DEMO EXIST. WALL FOR NEW DOOR OPENING
- 18 DEMO EXIST. DOOR INFILL WALL OPENING TO MATCH SURROUNDING MATERIALS

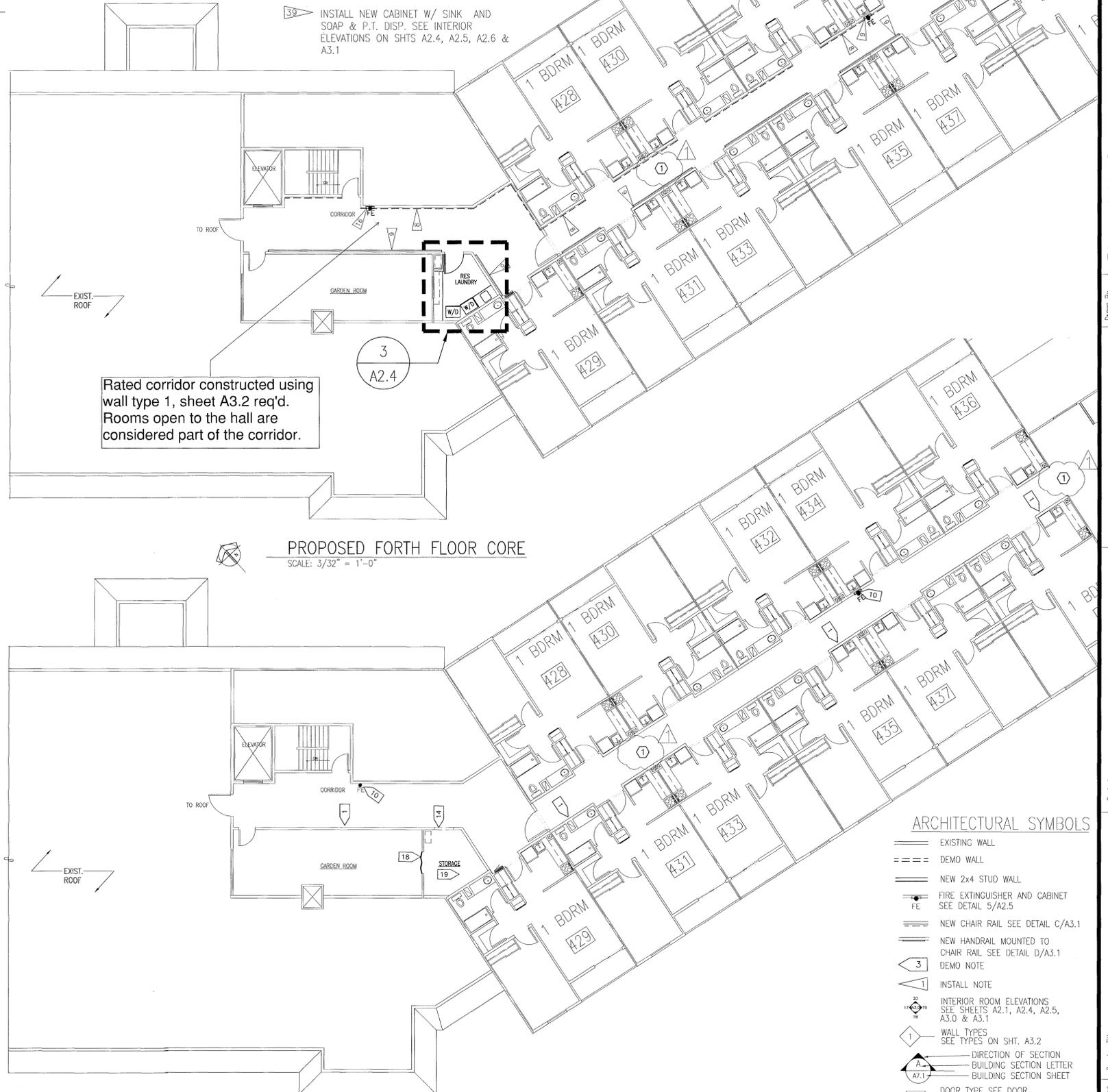


6 RES LAUNDRY 1/4"=1'-0" **7 RES LAUNDRY** 1/4"=1'-0"



8 RES LAUNDRY 1/4"=1'-0" **9 RES LAUNDRY** 1/4"=1'-0"

3 PROPOSED RES. LAUNDRY
A2.4 1/4"=1'-0"



PROPOSED FORTH FLOOR CORE
SCALE: 3/32" = 1'-0"

EXISTING/DEMO FORTH FLOOR CORE
SCALE: 3/32" = 1'-0"

ARCHITECTURAL SYMBOLS

- EXISTING WALL
- DEMO WALL
- NEW 2x4 STUD WALL
- FIRE EXTINGUISHER AND CABINET SEE DETAIL 5/A2.5
- NEW CHAIR RAIL SEE DETAIL C/A3.1
- NEW HANDRAIL MOUNTED TO CHAIR RAIL SEE DETAIL D/A3.1 DEMO NOTE
- INSTALL NOTE
- INTERIOR ROOM ELEVATIONS SEE SHEETS A2.1, A2.4, A2.5, A3.0 & A3.1
- WALL TYPES SEE TYPES ON SHT. A3.2
- DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
- DOOR TYPE SEE DOOR SCHEDULE ON A3.2
- WINDOW TYPE SEE DETAILS ON A3.2

NOTE: FOR ENLARGED UNIT PLAN AND ENLARGED PARTIAL PLANS SEE SHEET A2.1, A2.4, A2.5, A2.6 & A3.0



Revisions
11-06-14

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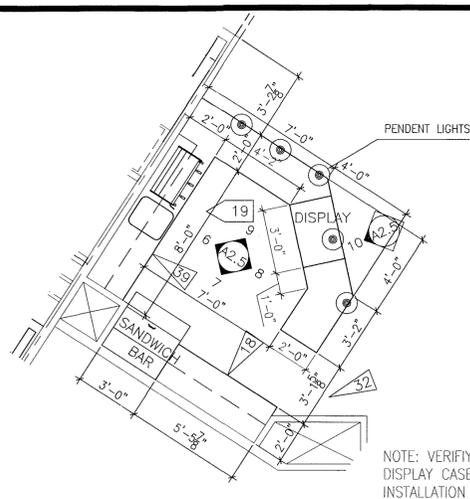
Drawn By: MJC
Checked By: RMS
Date: 9-13-14
Project No.:

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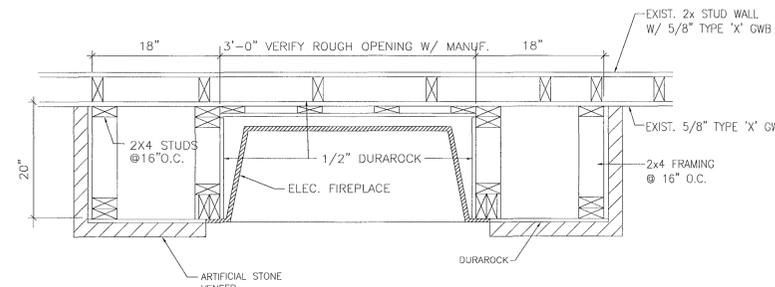
Project
MADISON HOUSE
BUILDING REMODEL
12215 NE 128th STREET
KIRKLAND, WA 98030

Drawing Title
EXISTING/DEMO & PROPOSED
FORTH FLOOR CORE PLANS

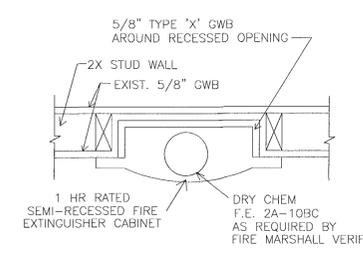
Sheet No.
A2.4



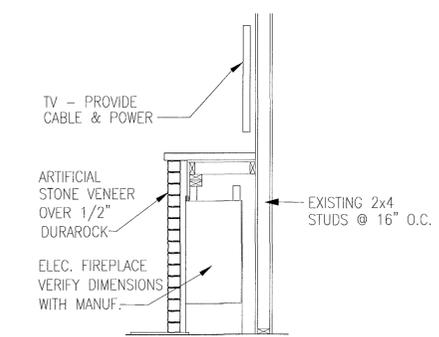
1 BISTRO FLOOR PLAN
A2.2 1/4"=1'-0"



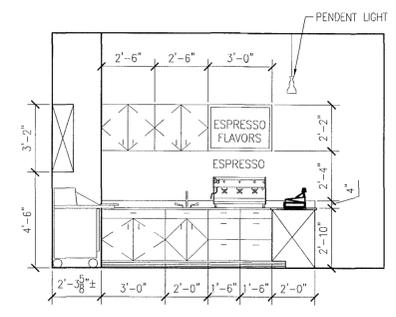
3 ELECTRIC FIREPLACE
1/4"=1'-0"



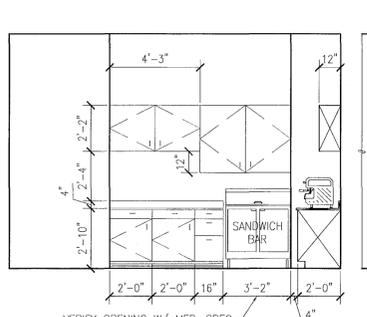
5 FIRE EXTINGUISHER
1/4"=1'-0"



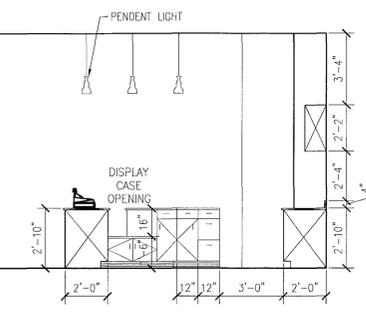
4 ELEC. FIREPLACE DETAIL
N.T.S.



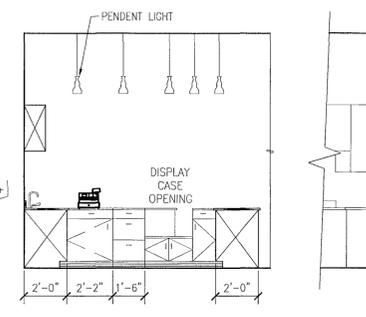
6 BISTRO
1/4"=1'-0"



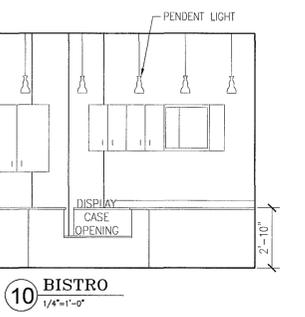
7 BISTRO
1/4"=1'-0"



8 BISTRO
1/4"=1'-0"



9 BISTRO
1/4"=1'-0"

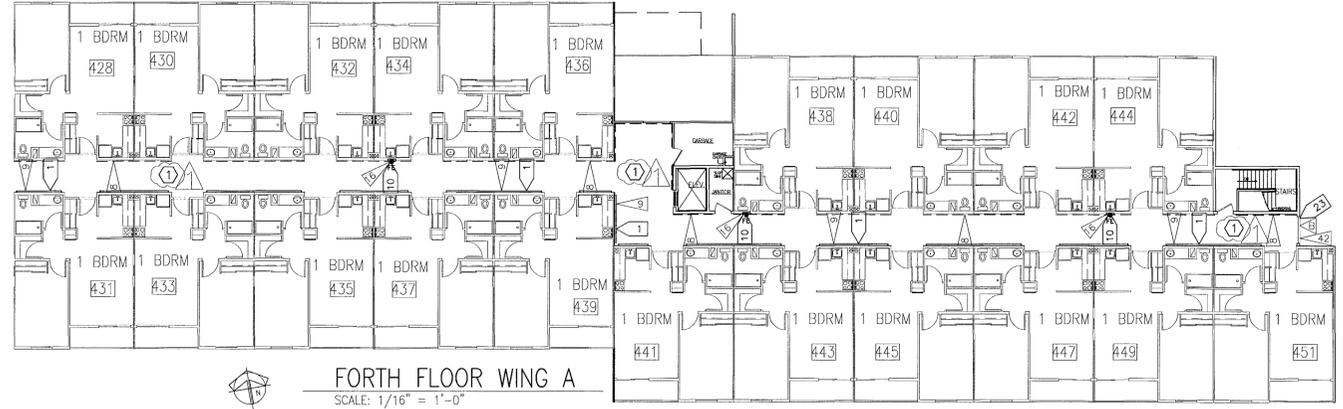


10 BISTRO
1/4"=1'-0"

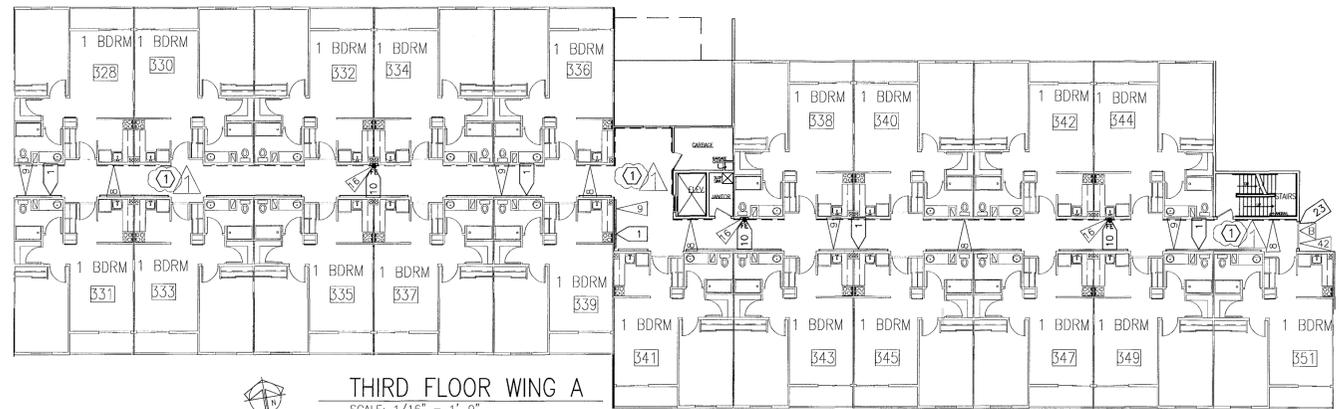
- INSTALL NOTES**
- 8 INSTALL NEW CHAIR RAILS IN CORRIDORS SEE DETAIL C/A3.1
 - 9 INSTALL NEW HANDRAILS IN CORRIDORS SEE DETAIL D/A3.1
 - 16 INSTALL NEW RECESS FIRE EXTINGUISHER SEE DETAIL 5/A2.5
 - 18 INSTALL NEW CABINETS SEE INTERIOR ELEVATION ON SHEETS A2.4, A2.5, A2.6 & A3.1
 - 31 INSTALL NEW BISTRO DROP DOWN CEILING GRID W/ LIGHTING SEE SHT A2.5
 - 32 INSTALL NEW WOODPLANK VINYL FLOORING SEE ROOM FINISH SCHEDULE ON SHT A3.1
 - 39 INSTALL NEW CABINET W/ SINK AND SOAP & P.T. DISP. SEE INTERIOR ELEVATIONS ON SHTS A2.4, A2.5, A2.6 & A3.1
 - 42 INSTALL NEW 50x50 WINDOW SEE WINDOW TYPES ON A3.2

CONSTRUCTION NOTES

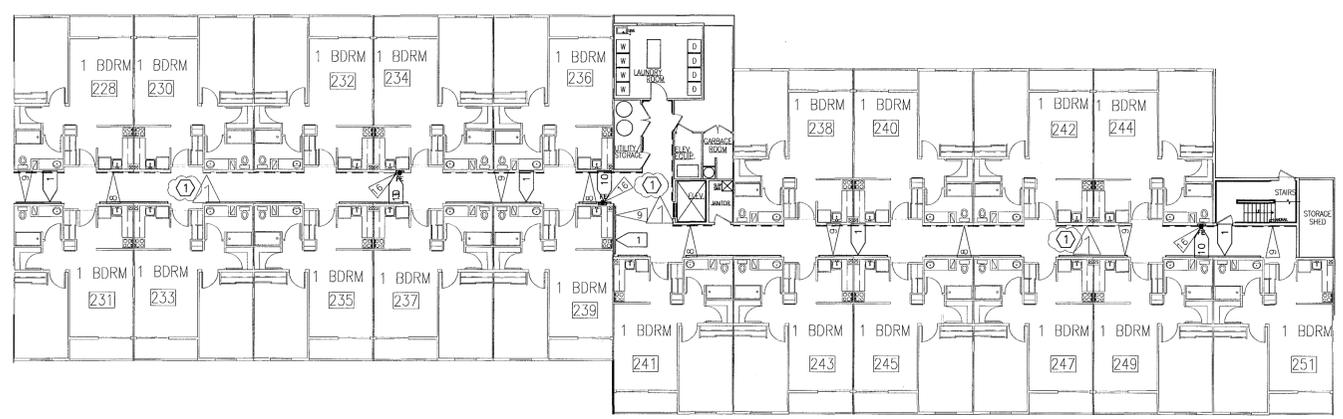
1 RESIDENT CORRIDOR WINGS ARE EXISTING AND CONSTRUCTED AS 1-HOUR RATED CORRIDORS WITH 20 MIN. DOORS



FORTH FLOOR WING A
SCALE: 1/16" = 1'-0"



THIRD FLOOR WING A
SCALE: 1/16" = 1'-0"



SECOND FLOOR WING A
SCALE: 1/16" = 1'-0"

ARCHITECTURAL SYMBOLS

- EXISTING WALL
 - DEMO WALL
 - NEW 2x4 STUD WALL
 - FIRE EXTINGUISHER AND CABINET SEE DETAIL 5/A2.5
 - NEW CHAIR RAIL SEE DETAIL C/A3.1
 - NEW HANDRAIL MOUNTED TO CHAIR RAIL SEE DETAIL D/A3.1
 - 3 DEMO NOTE
 - 1 INSTALL NOTE
 - INTERIOR ROOM ELEVATIONS SEE SHEETS A2.1, A2.4, A2.5, A3.0 & A3.1
 - WALL TYPES SEE TYPES ON SHT. A3.2
 - DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
 - DOOR TYPE SEE DOOR SCHEDULE ON A3.2
 - WINDOW TYPE SEE DETAILS ON A3.2
- NOTE:**
FOR ENLARGED UNIT PLAN AND ENLARGED PARTIAL PLANS SEE SHEET A2.1, A2.4, A2.5, A2.6 & A3.0

DEMO NOTES

- 1 DEMO ALL EXIST. CORRIDOR HANDRAILS
- 10 DEMO EXIST. FIRE EXTINGUISHER WALL MOUNT BRACKETS
- 13 DEMO EXIST. CORRIDOR WALL AND DOOR TO CREATE NEW CASSED OPENING
- 19 DEMO EXIST. FLOORING & PREP FLOOR TO RECEIVE NEW FLOORING
- 23 DEMO EXIST. WALL FOR NEW WINDOW OPENING

Revisions
 11-06-14

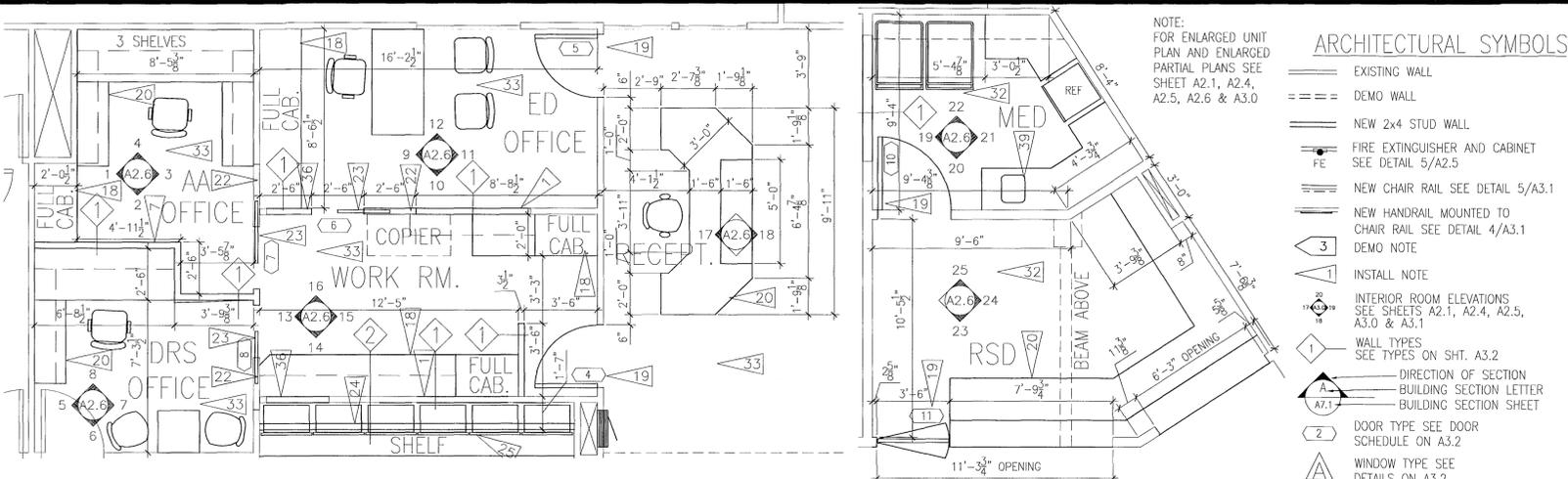
Richard M. Swanson, Architect
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Project
MADISON HOUSE BUILDING REMODEL
 12215 NE 128th STREET
 KIRKLAND, WA 98030

Drawing Title
SECOND, THIRD & FOURTH FLOORS WING A FLOOR PLANS

Sheet No.
A2.5



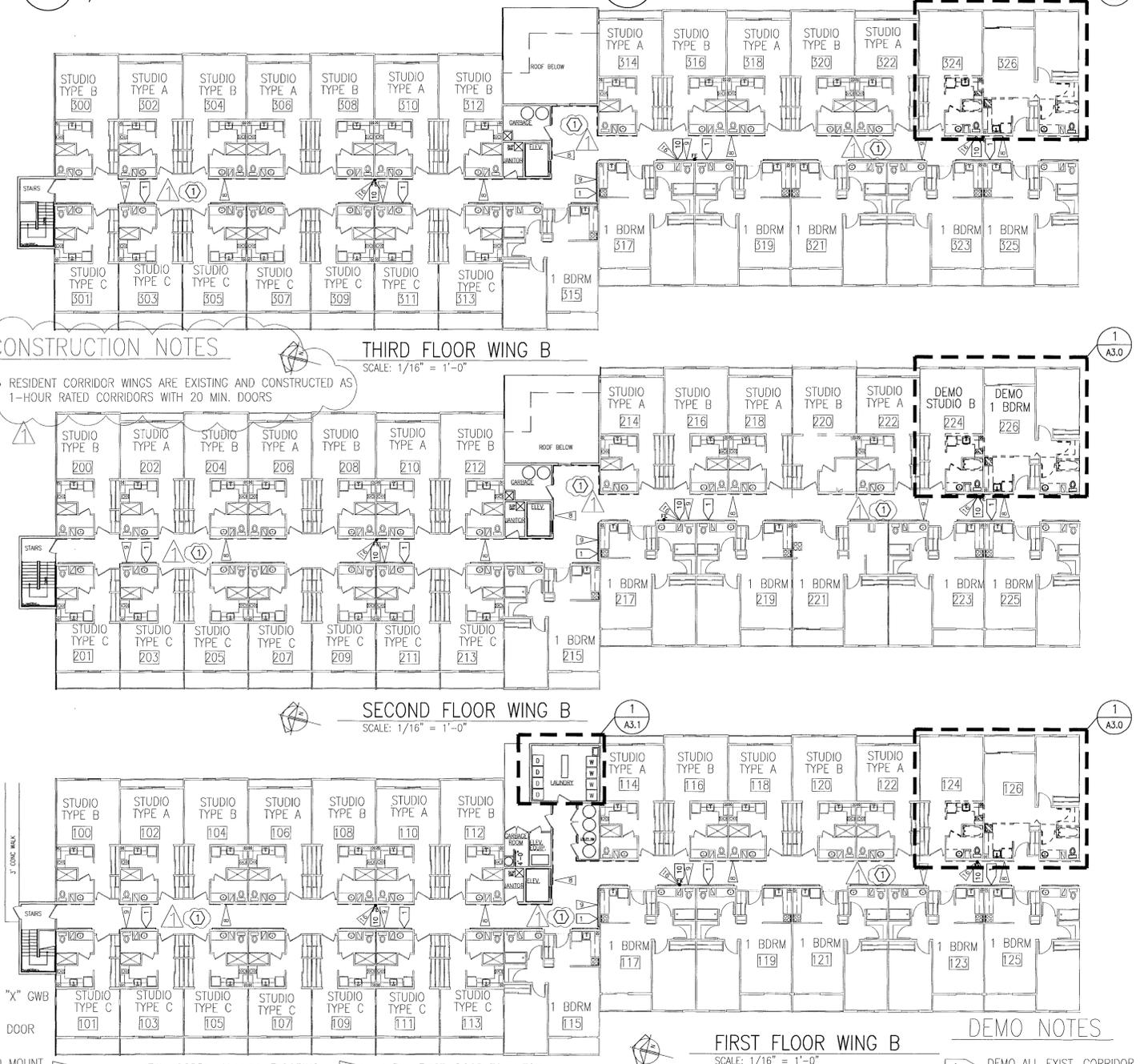
1 ENLARGED LOBBY & OFFICES
A2.6 1/4"=1'-0"

2 ENLARGED MED & RSD
A2.6 1/4"=1'-0"

- ARCHITECTURAL SYMBOLS**
- EXISTING WALL
 - DEMO WALL
 - NEW 2x4 STUD WALL
 - FIRE EXTINGUISHER AND CABINET SEE DETAIL 5/A2.5
 - NEW CHAIR RAIL SEE DETAIL 5/A3.1
 - NEW HANDRAIL MOUNTED TO CHAIR RAIL SEE DETAIL 4/A3.1
 - DEMO NOTE
 - INSTALL NOTE
 - INTERIOR ROOM ELEVATIONS SEE SHEETS A2.1, A2.4, A2.5, A3.0 & A3.1
 - WALL TYPES SEE TYPES ON SHT. A3.2
 - DIRECTION OF SECTION
 - BUILDING SECTION LETTER
 - BUILDING SECTION SHEET
 - DOOR TYPE SEE DOOR SCHEDULE ON A3.2
 - WINDOW TYPE SEE DETAILS ON A3.2

CONSTRUCTION NOTES

1 RESIDENT CORRIDOR WINGS ARE EXISTING AND CONSTRUCTED AS 1-HOUR RATED CORRIDORS WITH 20 MIN. DOORS



THIRD FLOOR WING B
SCALE: 1/16" = 1'-0"

SECOND FLOOR WING B
SCALE: 1/16" = 1'-0"

FIRST FLOOR WING B
SCALE: 1/16" = 1'-0"

DEMO NOTES

- 1 DEMO ALL EXIST. CORRIDOR HANDRAILS
- 10 DEMO EXIST. FIRE EXTINGUISHER WALL MOUNT BRACKETS

INSTALL NOTES

- 8 INSTALL NEW CHAIR RAILS IN CORRIDORS SEE DETAIL C/A3.1
- 9 INSTALL NEW HANDRAILS IN CORRIDORS SEE DETAIL D/A3.1
- 16 INSTALL NEW RECESS FIRE EXTINGUISHER SEE DETAIL 5/A2.5
- 18 INSTALL NEW CABINETS SEE INTERIOR ELEVATION ON SHEETS A2.4, A2.5, A2.6 & A3.1
- 19 INSTALL NEW SOLID CORE DOOR SEE DOOR SCHEDULE ON SHEET A3.2
- 20 INSTALL NEW DESK/WORK STATION
- 22 ADD RC CHANNEL & 5/8" TYPE "X" GWB TO WALL
- 23 INSTALL NEW POCKET DOOR SEE DOOR SCHEDULE ON SHEET A3.2
- 24 INSTALL NEW 2x6 STUD WALL TO MOUNT NEW MAILBOXES. VERIFY OPENING SIZE W/MFR.
- 25 INSTALL NEW MAILBOXES W/12" SHELF
- 32 INSTALL NEW WOODPLANK VINYL FLOORING SEE ROOM FINISH SCHEDULE ON SHT A3.1
- 33 INSTALL NEW CARPET FLOORING SEE ROOM FINISH SCHEDULE ON SHT A3.1
- 36 INFILL EXIST. DOOR TO MATCH SURROUNDING WALLS
- 39 INSTALL NEW CABINET W/ SINK AND SOAP & P.T. DISP. SEE INTERIOR ELEVATIONS ON SHTS A2.4, A2.5, A2.6 & A3.1

3684 REGISTERED ARCHITECT
RICHARD M. SWANSON
STATE OF WASHINGTON

Revisions
11-06-14

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Project: MADISON HOUSE BUILDING REMODEL
12215 NE 128th STREET
KIRKLAND, WA 98030

Drawing Title: FIRST, SECOND & THIRD FLOORS WING B FLOOR PLANS

Sheet No: A2.6

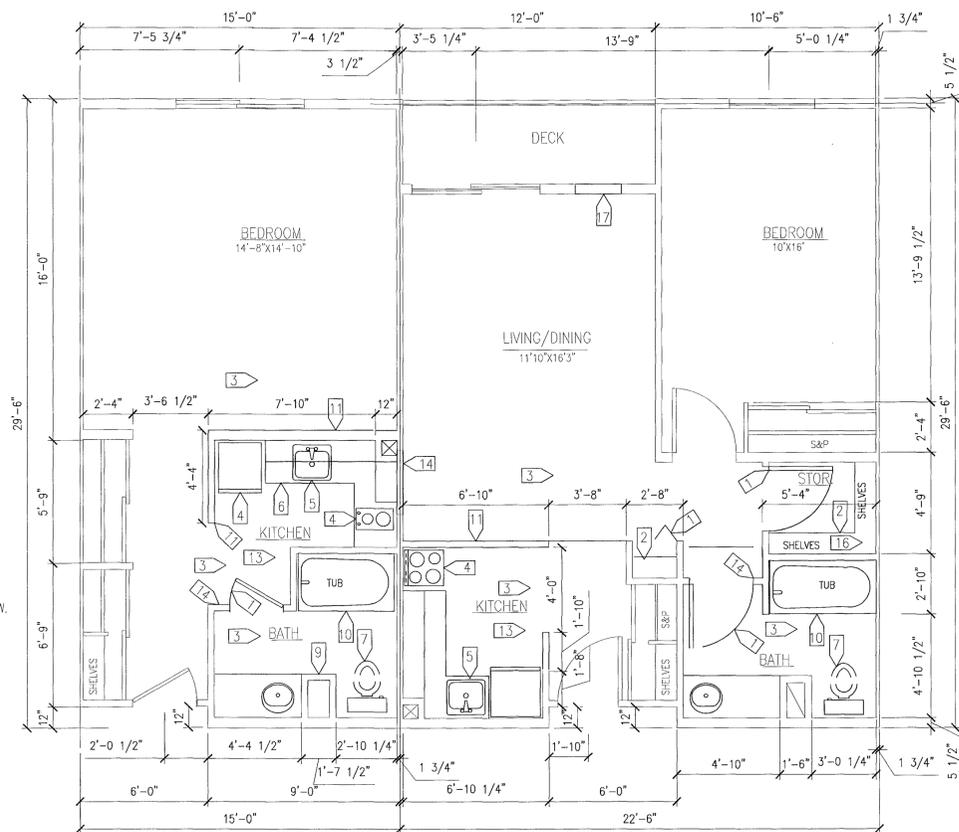
DEMO NOTES

- 1 DEMO EXISTING DOORS AND FRAME OR TRACK.
- 2 DEMO EXISTING SHELF AND ROD.
- 3 DEMO EXISTING CARPET OR VINYL FLOORING. PREP FLOOR AS NEEDED TO RECEIVE NEW FLOORING.
- 4 REMOVE EXISTING REFRIGERATOR AND STOVE. SAVE FOR REINSTALLATION.
- 5 DEMO EXISTING SINK TEMPORARILY CAP PLUMBING AS NEEDED FOR NEW LOCATION.
- 6 DEMO EXISTING KITCHEN CABINETRY.
- 7 DEMO EXISTING TOILET. TEMPORARILY CAP PLUMBING AS NEEDED.
- 8 DEMO EXISTING BATHROOM CABINETRY AND SINK. TEMPORARILY CAP PLUMBING AS NEEDED FOR NEW LOCATION.
- 9 DEMO EXISTING EXHAUST SHAFT WALLS AS NEEDED TO MAKE SHAFT AS SMALL AS POSSIBLE.
- 10 DEMO EXISTING BATHTUB.
- 11 DEMO EXISTING WALL TO CLEAR NEW KITCHEN CABINETRY.
- 12 REMOVE EXISTING DOOR AND FRAME. SAVE FOR REINSTALLATION.
- 13 DEMO EXISTING OUTLETS & LIGHT SWITCHES TO CLEAR NEW WORK.
- 14 DEMO EXISTING WALL TO CLEAR NEW WORK.
- 15 REMOVE EXISTING DOOR AND FRAME AND SAVE FOR REINSTALLATION.
- 16 DEMO EXISTING CWB ON WALLS & CEILING
- 17 DEMO EXISTING WALL AS NEEDED TO INSTALL NEW PTAC UNIT
- 18 DEMO EXISTING WALL AS NEEDED TO INSTALL NEW PTAC UNIT. NEW PTAC TO BE LOCATED AT EXISTING BASE BOARD HEATER LOCATION. UNITS WITHOUT DECK ARE TO HAVE PTAC UNIT CENTERED UNDER THE EXISTING WINDOW.

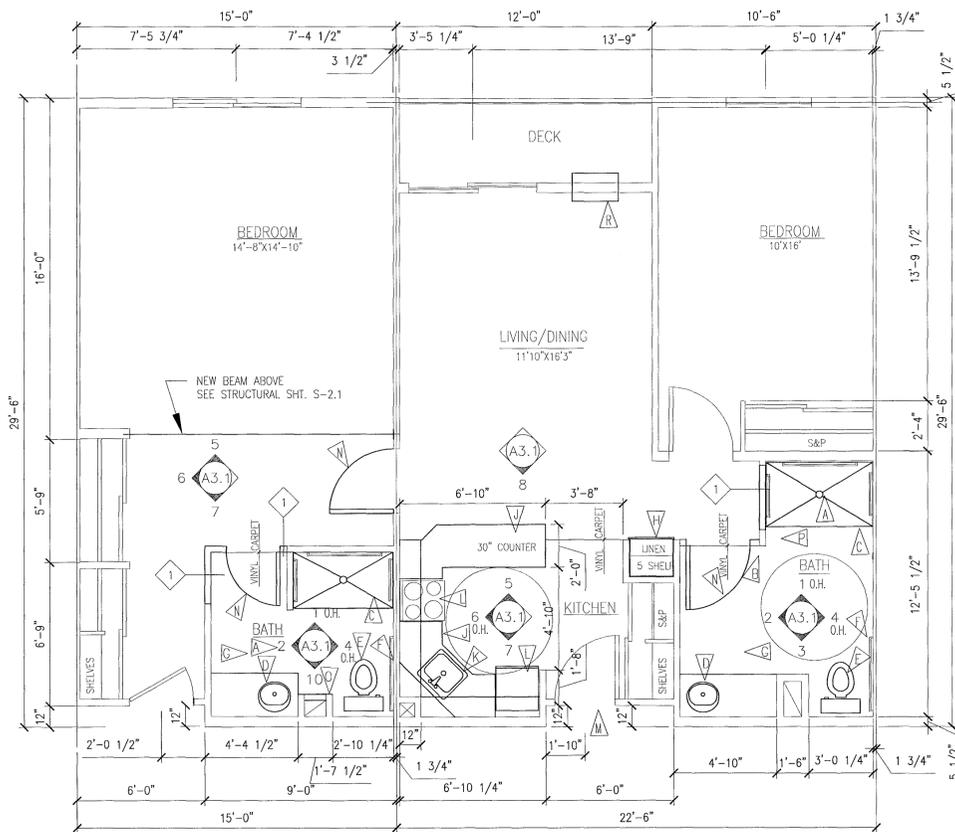
NOTE: THE OWNERS WOULD LIKE TO REMODEL ABOUT 80 TO 90 UNITS TOTAL IN BLOCKS OF 10 OR 20 DEPENDING ON UNIT AVAILABILITY. THE WORK IN THE UNIT WILL BE ISOLATED FROM THE REST OF THE BUILDING BY KEEPING THE ENTRY DOOR CLOSED AND THE EXIST BATHROOM EXHAUST FAN RUNNING WHILE WORK IS BEING PERFORMED.

CONSTRUCTION NOTES

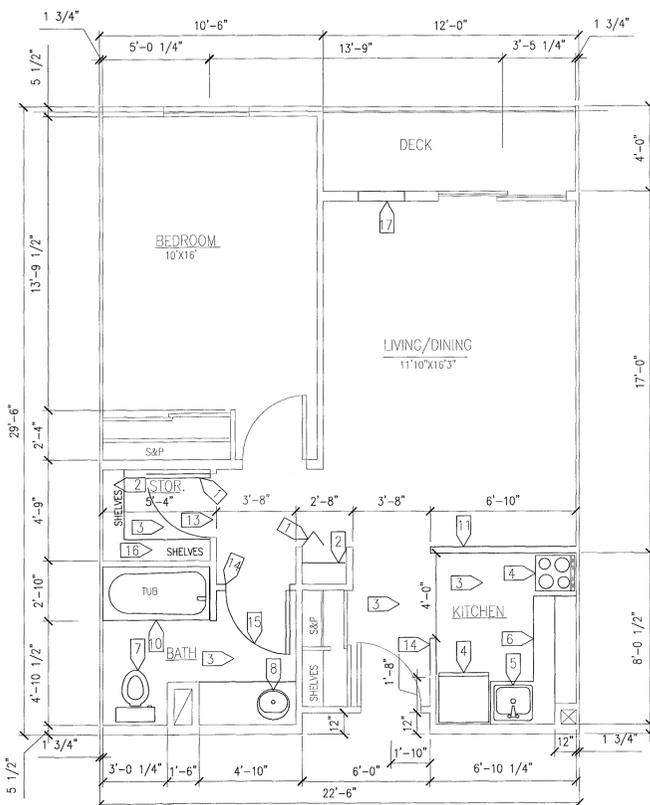
- 1 RESIDENT ROOM DOORS ARE EXISTING 20 MIN. RATED DOORS



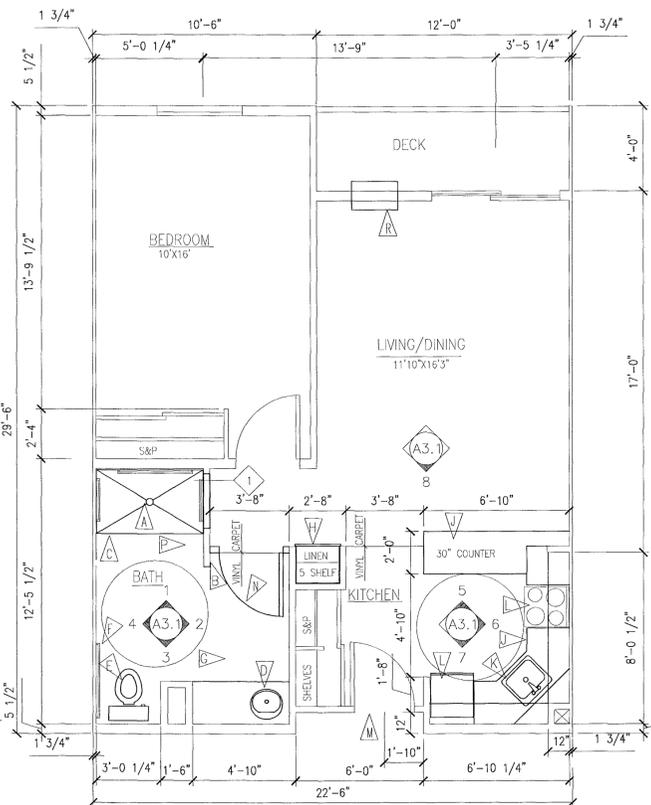
1 EXISTING/DEMO STUDIO & 1-BEDROOM UNITS
SCALE: 1/4" = 1'-0" 1,049 S.F.



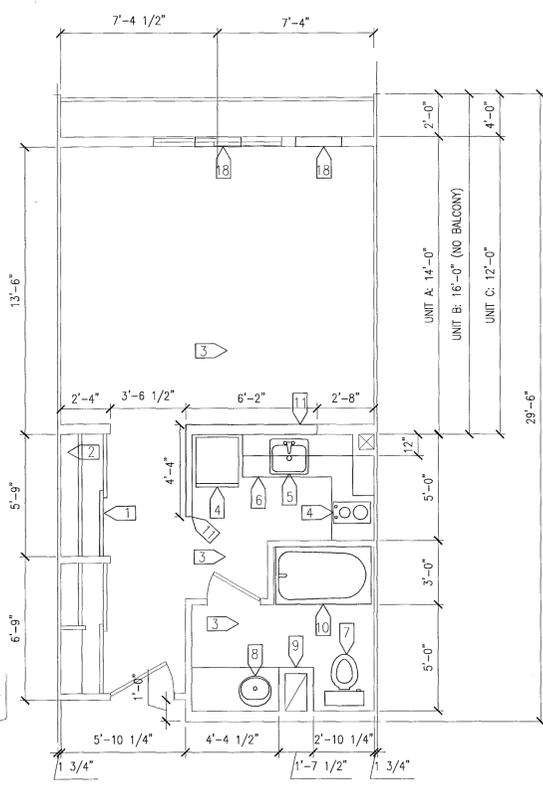
1 PROPOSED 2-BEDROOM UNIT
SCALE: 1/4" = 1'-0" 1,049 S.F.



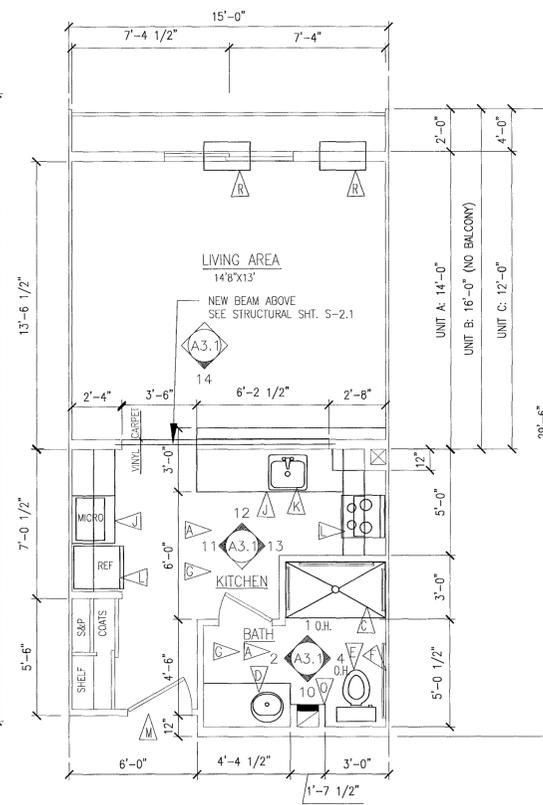
2 EXISTING/DEMO 1-BEDROOM UNIT
SCALE: 1/4" = 1'-0" 610 S.F.



2 PROPOSED 1-BEDROOM UNIT
SCALE: 1/4" = 1'-0" 610 S.F.



3 EXISTING/DEMO STUDIO UNIT A, B & C
SCALE: 1/4" = 1'-0" 406 S.F.



3 PROPOSED STUDIO UNIT A, B & C
SCALE: 1/4" = 1'-0" 406 S.F.

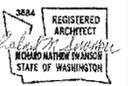
UNIT A = 406 S.F.
UNIT B = 436 S.F.
UNIT C = 376 S.F.

ARCHITECTURAL SYMBOLS

- EXISTING WALL
 - DEMO WALL
 - NEW 2x4 STUD WALL
 - FIRE EXTINGUISHER AND CABINET SEE DETAIL 5/A2.5
 - NEW CHAIR RAIL SEE DETAIL C/A3.1
 - NEW HANDRAIL MOUNTED TO CHAIR RAIL SEE DETAIL D/A3.1
 - DEMO NOTE
 - INSTALL NOTE
 - INTERIOR ROOM ELEVATIONS SEE SHEETS A2.1, A2.4, A2.5, A3.0 & A3.1
 - WALL TYPES SEE TYPES ON SHT. A3.2
 - DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
 - DOOR TYPE SEE DOOR SCHEDULE ON A3.2
 - WINDOW TYPE SEE DETAILS ON A3.2
- NOTE:
FOR ENLARGED UNIT PLAN AND ENLARGED PARTIAL PLANS SEE SHEET A2.1, A2.4, A2.5, A2.6 & A3.0

INSTALL NOTES

- INSTALL NEW LIGHT FIXTURE EXISTING LOCATION.
- INSTALL NEW SHOWER LIGHT WITH SWITCH OR TIE TO EXISTING LIGHT.
- INSTALL NEW ROLL-IN SHOWER
- INSTALL NEW LAV AND CABINETRY.
- INSTALL NEW ADA TOILET.
- INSTALL NEW GRAB BARS.
- INSTALL NEW VINYL FLOORING.
- INSTALL NEW LINEN CABINET.
- INSTALL NEW KITCHEN CABINETRY.
- INSTALL NEW STAINLESS STEEL SINK. RECONNECT TO EXISTING PLUMBING. REINSTALL EXISTING APPLIANCES. INSTALL NEW OUTLET IF NEEDED.
- ADD TRIM MOLDING TO DOOR (TO CREATE PANEL LOOK), NEW KICK PLATE AND ADA LEVER HANDLES.
- REINSTALL EXISTING BATHROOM DOOR AND FRAME
- INSTALL NEW MOISTURE RESISTANT TYPE "X" CWB ON WALLS & CEILING
- INSTALL NEW PTAC UNIT. VERIFY LOCATIONS ON STUDIO UNITS.



Revisions
11-06-14

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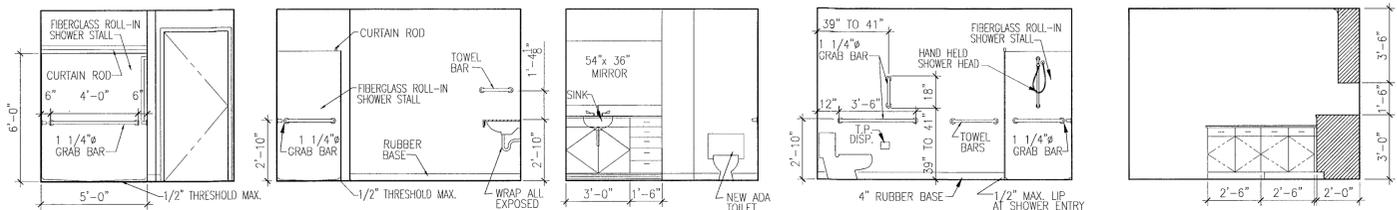
Drawn By: MJC
Checked By: RMS
Date: 9-15-14
Project No.:

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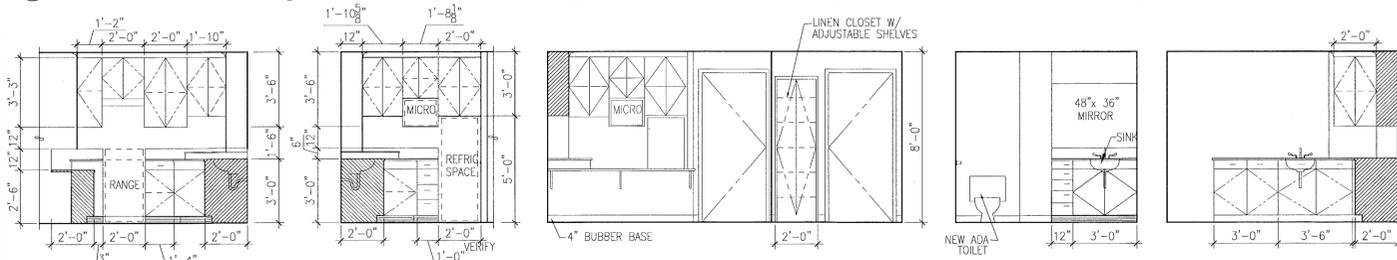
Project
MADISON HOUSE
BUILDING REMODEL
12215 NE 128th STREET
KIRKLAND, WA 98030

Drawing Title
ENLARGED UNIT PLANS

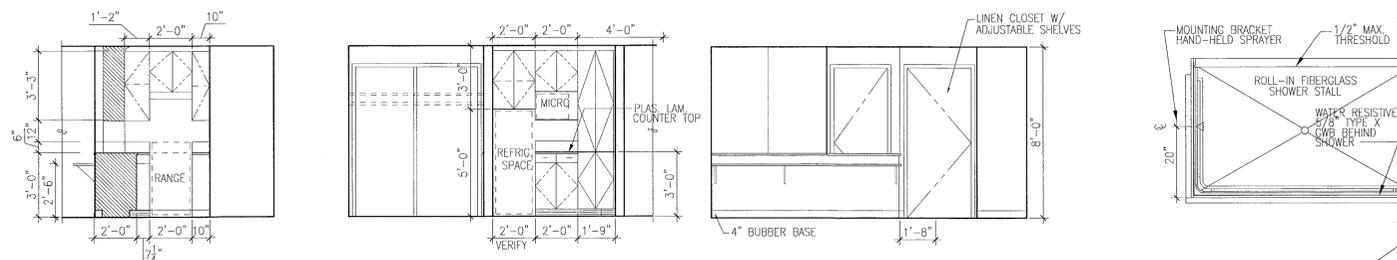
Sheet No.
A3.0



1 BATHROOM-1&2 BED 1/4"x1'-0"
 2 BATHROOM-1&2 BED 1/4"x1'-0"
 3 BATHROOM-1&2 BED 1/4"x1'-0"
 4 BATHROOM-1&2 BED 1/4"x1'-0"
 5 KITCHEN-1&2 BED 1/4"x1'-0"



6 KITCHEN-1&2 BED 1/4"x1'-0"
 7 KITCHEN-1&2 BED 1/4"x1'-0"
 8 LIVING-1&2 BED 1/4"x1'-0"
 10 BATHROOM-STUDIO 1/4"x1'-0"
 11 BATHROOM-STUDIO 1/4"x1'-0"



12 BATHROOM-STUDIO 1/4"x1'-0"
 13 BATHROOM-STUDIO 1/4"x1'-0"
 14 LIVING-STUDIO 1/4"x1'-0"
 A TYP. FIBERGLASS SHOWER DETAIL

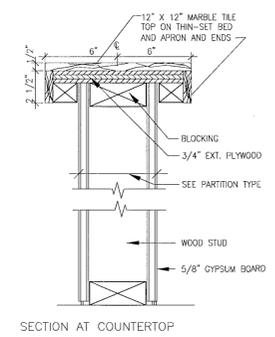
- REMARKS:**
- 1 PAINT TRIM WORK SHERWIN WILLIAMS DOVER WHITE (SW6385)
 - 2 PROVIDE SHEET VINYL AT THE UNIT ENTRY & KITCHEN FLOOR
 - 3 PROVIDE OUTDOOR CARPET AT BALCONY FLOORING (SHAW WINDSURF 54688-00700 DRIFTWOOD)
 - 4 PAINT TRIM SHERWIN WILLIAMS NAVAJO WHITE (SW6126)
 - 5 PAINT TRIM SHERWIN WILLIAMS VIRTUAL TAUPE (SW7039)
 - 6 PAINT TRIM SHERWIN WILLIAMS BALANCED BEIGE (SW7037)
 - 7 PAINT INSET WALLS & DOOR TRIM SHERWIN WILLIAMS BALANCED BEIGE (SW7037)
 - 8 PAINT ENTRY DOOR SHERWIN WILLIAMS BLACK FOX (SW7020)
 - 9 THE EXISTING 3 WALLS WITH FABRIC ARTWORK ARE TO BE PAINTED SHERWIN WILLIAMS VIRTUAL TAUPE (SW7039)
 - 10 PAINT ACCENT WALLS (2) SHERWIN WILLIAMS VIRTUAL TAUPE (SW7039)
 - 11 PAINT NORTHEAST WALL TO MATCH EXISTING ROOM
 - 12 PAINT NORTHWEST WALL TO MATCH EXISTING ROOM
 - 13 CROWN MOLDING ON ALL WALLS
 - 14 ADD CROWN MOLDING TO MATCH EXISTING
 - 15 CHAIR RAILS AROUND THE ROOM WITH WP2 WALLPAPER ABOVE - SEE CHAIR RAIL DETAIL C/A3.1
 - 16 WP2 WALLPAPER ON ALL THE WALLS EXCEPT VESTIBULE WALL
 - 17 WP2 WALLPAPER ON LOBBY SIDE OF STUB WALL
 - 18 REPLACE EXISTING SUSPENDED CEILING TILES WITH NEW SUSPENDED CEILING TILES IN CORRIDOR AND PAINT GRID TO MATCH NEW CEILING TILES
 - 19 VERIFY WITH OWNER FOR WP2 LOCATIONS

ABBREVIATIONS - DEFINITIONS

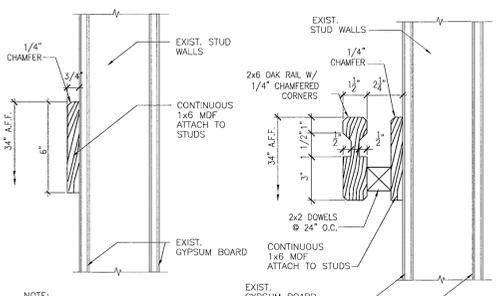
R - RUBBER BASE	RESIDENT ROOMS (JOHNSONITE RUBBER WALL BASE COLOR 129 SILK 4") COMMON AREAS (VERIFY W/ INTERIOR DESIGNER)
SV - SHEET VINYL	(COMMERCIAL GRADE, 1/8" THICK, COLOR AND STYLE TO BE SELECTED BY OWNER FROM SAMPLES SUBMITTED BY GENERAL CONTRACTOR.)
C1 - CARPET (54588 AMAZE)	
C2 - CARPET (1473 PLUSH)	
C3 - CARPET (54688 WINDSURF)	
C4 - CARPET (WALK OFF)	
C5 - CARPET (50509-106 SHAW MAVERICK)	
G - GYPSUM WALL BOARD	5/8" TYPE 'X' OR AS NOTED, USE MOISTURE RESISTANT GWB IN BATHROOMS, TOILET ROOMS & LAUNDRY AREAS. ALL GWB TO BE PRIMED WITH ALKYL PRIMER & PAINTED WITH (1) COAT OF EGG SHEEL OR LOW SHEAR PAINT. COLOR & STYLE TO BE SELECTED BY OWNER.
SL - SLATE TILE	
WD - WOOD	
WP1 - WALL PAPER	COLOR & STYLE TO BE SELECTED BY OWNER. NOTE: ALL TOILET ROOM ARE TO HAVE WATER PROOF WALLPAPER.
WP2 - WALL PAPER	COLOR & STYLE TO BE SELECTED BY OWNER. NOTE: ALL TOILET ROOM ARE TO HAVE WATER PROOF WALLPAPER.
S - SUSP. CEILING	ARMSTRONG 2x4 "SECOND LOOK" NON-RATED REGULAR CEILING TILE. GRID TO BE MEDIUM DUTY STEEL, PAINTED WHITE, BY CHICAGO METALLIC CORP. COLOR & STYLE TO BE SELECTED BY OWNER.
KAR - KARDEAN LVT WOOD PLANK FLOORING	
P1 - SHERWIN WILLIAMS	SHERWIN WILLIAMS - SOFTER TAN SW6141
P2 - SHERWIN WILLIAMS	SHERWIN WILLIAMS - DOVER WHITE SW6385
P3 - SHERWIN WILLIAMS	SHERWIN WILLIAMS - NAVAJO WHITE SW 6126
P4 - SHERWIN WILLIAMS	SHERWIN WILLIAMS - BLACK FOX SW7020
P5 - SHERWIN WILLIAMS	SHERWIN WILLIAMS - BALANCED BEIGE SW7037
P6 - SHERWIN WILLIAMS	SHERWIN WILLIAMS - VIRTUAL TAUPE SW7039
P7 - EXISTING BUILDING PAINT	

THRESHOLD @ HANDICAP SHOWERS
 SCALE: 1/2" = 1'-0"

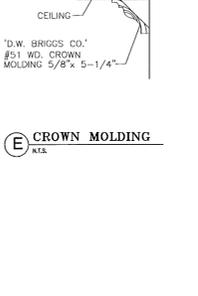
A TYP. FIBERGLASS SHOWER DETAIL



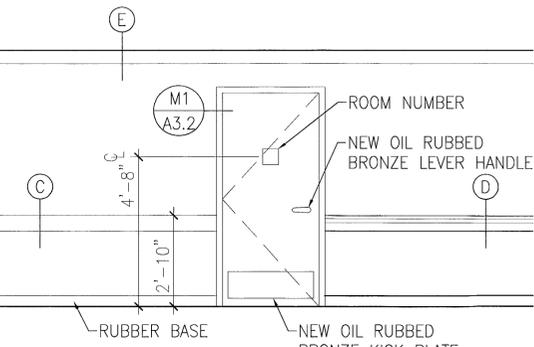
B LOW HEIGHT PARTITION



C CHAIRRAIL DETAIL



D HANDRAIL DETAIL



F TYPICAL MOLDINGS
 Scale: NTS

ROOM NAME	FLOORS						WALLS				WAINSCOT		CEILING		REMARKS
	MAT.	BASE	NORTH	EAST	SOUTH	WEST	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.			
STUDIO UNIT A															
LIVING	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1,2,3,8,18	
BATH	SV	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
STUDIO UNIT B															
LIVING	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1,2,8	
BATH	SV	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
STUDIO UNIT C															
LIVING	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1,2,3,8	
BATH	SV	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
1- BEDROOM UNIT															
LIVING	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1,2,3,8,18	
BEDROOM	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
BATH	SV	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
2- BEDROOM UNIT															
LIVING	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1,2,3,8,18	
BEDROOM 1	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
BEDROOM 2	C5	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
BATH 1	SV	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
BATH 2	SV	4"R	P1	P1	P1	P1					EX-GWB	P2		1	
1ST FLOOR															
EMPLOYEE LOUNGE	KAR	4"R	P3	P3	P3	P3					EX-GWB	P2			
PHYSICAL THERAPY	-	-	-	-	-	-					EX-GWB	P2		12	
TOTEM LOUNGE	C1	4"R	P5	P5	P5	P5					EX-GWB	P2			
TOTEM LAKE HALL	KAR	4"R	P1	P1	P1	P1					EX-GWB	P2		6	
TOTEM STORAGE	SV	4"R	P7	P7	P7	P7					EX-GWB	P7			
CORE CORRIDOR	C	4"R	P3	P3	P3	P3					EX-S	P2		18	
WING B CORRIDOR	-	-	P3	P3	P3	P3					EX-S	P2		7,8,18	
2ND FLOOR															
VESTIBULE	SL/C4	4"R	P1	P1	P1	P1					EX-GWB	P2			
LOBBY	C2	4"R	P1	WP1	WP1	WP1					EX-GWB	P2		16	
ED OFFICE	C2	4"R	WP1	WP1	WP1	WP1					EX-GWB	P2		13	
AA OFFICE	C1	4"R	P1	P1	P1	P1					EX-GWB	P2			
DRS OFFICE	C1	4"R	P1	P1	P1	P1					EX-GWB	P2			
WORK ROOM	KAR	4"R	P1	P1	P1	P1					EX-GWB	P2		17	
MARKETING OFFICE	C2	4"R	WP1	WP1	WP1	WP1					EX-GWB	P2		13	
MED ROOM	KAR	4"R	P3	P3	P3	P3					EX-GWB	P2			
RESIDENT SERVICE DESK	KAR	4"R	P3	P3	P3	P3					EX-GWB	P2			
FIRESIDE ROOM	C1	4"R	WP2	WP2	WP2	WP2					EX-GWB	P2		3,4,13	
BISTRO	KAR	4"R	P3	P3	P3	P3					EX-GWB	P2		10	
HEARTH FIRE DINING	C2	4"R	P3	P3	P3	P3					EX-GWB	P2		9	
PRESIDENT'S ROOM	KAR	4"R	WP2/P	WP2/P	WP2/P	WP2/P					EX-GWB	P2		3,4,13	
CORE CORRIDORS	KAR	4"R	P3	P3	P3	P3					EX-S	P2		18	
WING A CORRIDOR	-	-	P3	P3	P3	P3					EX-S	P2		7,8,18	
WING B CORRIDOR	-	-	P3	P3	P3	P3					EX-S	P2		7,8,18	
3RD FLOOR															
RESIDENT LAUNDRY	KAR	4"R	P1	P1	P1	P1					EX-GWB	P2			
BEAUTY SALON	KAR	4"R	WP1	WP1	WP1	WP1					EX-GWB	P2		13	
BILLIARD ROOM	C1	4"R	P5	P5	P5	P5					EX-GWB	P2		13	
OFFICE	C?	4"R	P1	P1	P1	P1					EX-GWB	P2			
CLUB LOUNGE	C2	4"R	WP2	WP2	WP2	WP2					EX-GWB	P2		13,18	
LIBRARY	C2	4"R	P1	WP2	P1	WP2					EX-GWB	P2		4,14,19	
CRAFTS ROOM	KAR	4"R	P3	P3	P3	P3					EX-GWB	P2			
MARION THEATER	C1	4"R	P1	P1	P1	P1					EX-GWB	P2		3,5,13	
CORE CORRIDORS	C2/KAR	4"R	P3	P3	P3	P3					EX-S	P2		18	
WING A CORRIDOR	-	-	P3	P3	P3	P3					EX-S	P2		7,8,18	
WING B CORRIDOR	-	-	P3	P3	P3	P3					EX-S	P2		7,8,18	
4TH FLOOR															
GARDEN ROOM	-	-	-	P7	-	-					EX-GWB	P2		11	
RESIDENT LAUNDRY	KAR	4"R	P1	P1	P1	P1					EX-GWB	P2			
CORE CORRIDOR	-	-	P3	P3	P3	P3					EX-S	P2		18	
WING A CORRIDOR	-	-	P3	P3	P3	P3					EX-S	P2		7,8,18	

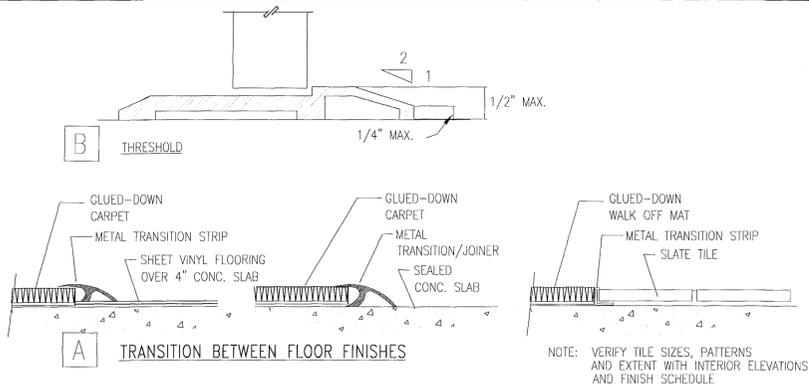
Project: MADISON HOUSE BUILDING REMODEL 12215 NE 128th STREET KIRKLAND, WA 98030

Registered Architect: Richard M. Swanson, Architect 7727 Canterwood Drive SE Olympia, WA 98513 (360) 438-1145

Drawn By: MJC Created By: RMS Date: 9-15-14 Project No.: 111 MARKET ST NE #325 OLYMPIA, WA 98501 P (360) 867-1945 F (360) 867-1956 E-MAIL: LUBDESIGNS@DOMCAST.NET

Interior Elevations Room Finish Schedule

Sheet No. A3.1

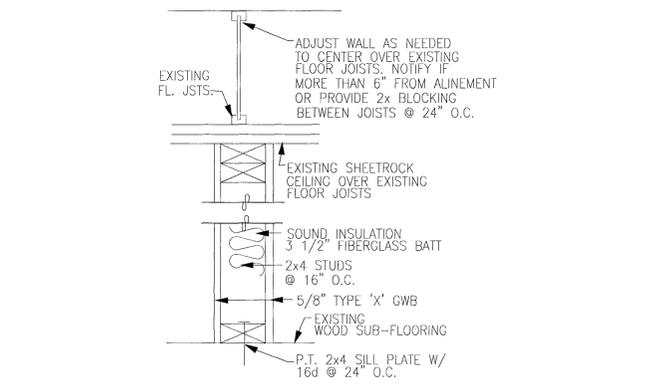


- NOTES:
- 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
 - 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
 - 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

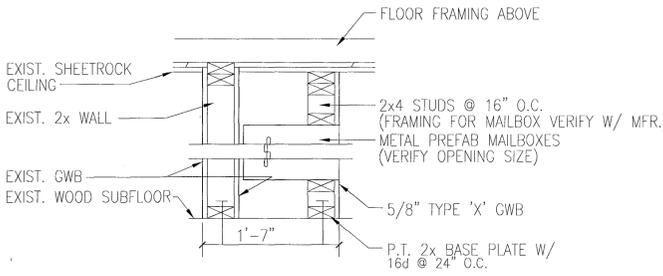
ACCESSIBLE THRESHOLD NOTES

Scale: NTS

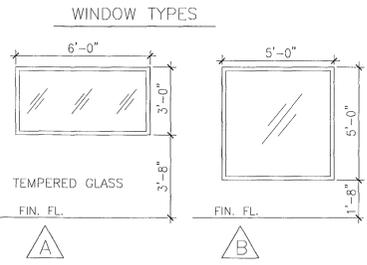
GA FILE NO. WP 3605	GENERIC	1 HOUR FIRE	30 TO 34 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
<small>One layer 5/8" type X plain or predecorated gypsum wallboard, water resistant gypsum backing board, or gypsum veneer base applied parallel to or at right angles to each side of 2x4 wood studs 16" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. joints of square edge, bevel edge or predecorated wallboard may be left exposed. Joints staggered 16" on opposite sides. (LOAD BEARING)</small>			
Thickness: 4 7/8"	Approx. Weight: 7.5d	UL R1319-4, -6, 6-17-52;	UL R2717-29, 1-20-56;
Fire Test: UL R3501-52, 3-15-66;	UL Design U325	ULC Design W301	ULC Design W301
Sound Test: OR 64-8, 2-4-64			



GA FILE # WP3605
WALL TYPE 1
SCALE: NTS

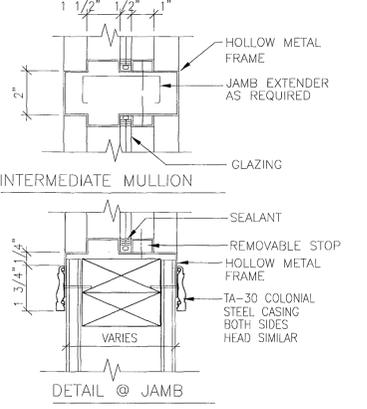


WALL TYPE 2
SCALE: NTS



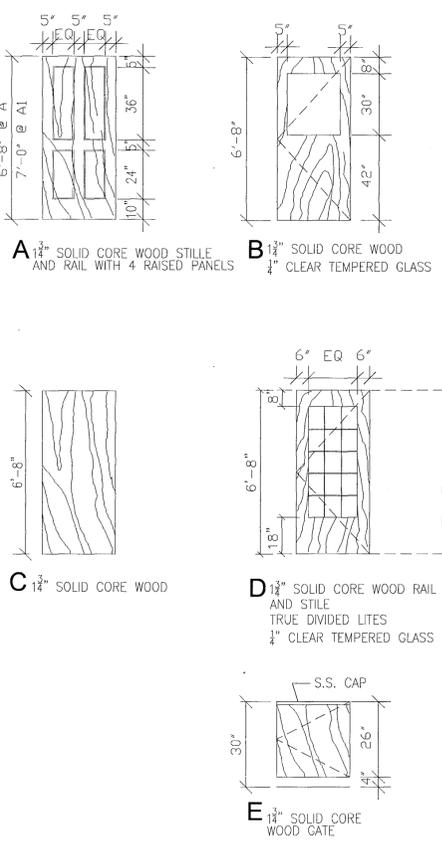
NOTE: WINDOW UNITS ROUGH OPENING TO BE REVISED AS REQUIRED BY MANUFACTURE SELECTED. ALL WINDOW UNITS WITHIN 2'-0" OF A DOOR ARE TO HAVE TEMPERED GLASS. VERIFY ALL HEADER HEIGHTS TO ALIGN TOP OF DOOR FRAME WITH TOP OF WINDOW FRAME

WINDOW TYPE A - SHALL BE HOLLOW METAL PICTURE FRAME W/ TEMPERED SAFETY GLASS
WINDOW TYPE B - SHALL BE A VINYL PICTURE UNIT W/ INSUL. GLASS PANELS (TO MATCH EXIST. WINDOWS)

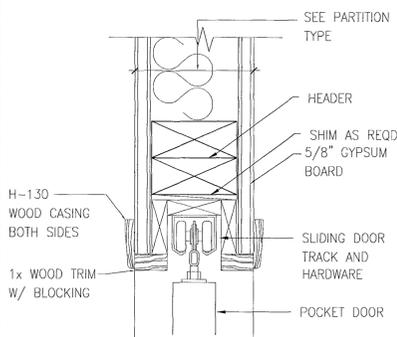


RELITE HEAD / JAMB (SIM.)
Scale: NTS

DOOR TYPES



M1 FRAME TYPE



M2 FRAME TYPE



DOOR AND FRAME NOTES

- ALL DOORS SHALL BE 6'-8" HIGH, 1 3/4" THICK UNLESS OTHERWISE NOTED.
- ALL LABELED DOORS SHALL BE GOVERNED BY U.L. REQUIREMENTS AND SHALL BEAR PHYSICAL U.L. LABEL OF FIRE RATING SPECIFIED.
- VERIFY ALL PARTITION THICKNESS PRIOR TO DETERMINING FRAME THROAT SIZE.
- ALL DOOR FRAME DEPTH SIZE DIMENSIONS SHALL BE 1/8" GREATER ON EACH SIDE OF PARTITION WHERE SNAP-ON CASING IS SCHEDULED.
- DOUBLE DOORS SHALL HAVE METAL ASTRAGAL.
- ALL FIRE RATED DOOR FRAMES SHALL BE 18 GAUGE.
- ALL VISION PANELS IN DOORS SHALL HAVE AN 18 GAUGE STEEL FRAME.
- COMMON AREA SIDES OF DOOR JAMBS AND WINDOW JAMBS TO RECEIVE WOOD TRIM WHILE UTILITY ROOMS AND RESIDENT ROOM SIDES OF METAL JAMBS TO RECEIVE "TIMELY" COLONIAL STYLE METAL SNAP-ON TRIM.
- PROVIDE KICK PLATES AT ALL EXISTING CORRIDOR DOORS.
- PROVIDE NEW DOOR HARDWARE TO MATCH EXISTING PER SECTION 1008.1.8.1 HARDWARE DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- PER ICC/ANSI A117.1 SECTION 404.2.8 OPENING FORCE FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 - INTERIOR HINGED DOOR: 5.0 POUNDS MAX.
 - SLIDING OR FOLDING DOOR: 5.0 POUNDS MAX.
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

HARDWARE SETS

- HS-1
3 PAIR BUTTS
1 LEVER PASSAGE SET
1 DUMMY TRIM
1 SET AUTO FLUSH BOLTS
1 ASTRAGAL
1 SET GASKETING
- HS-2
1 1/2 PAIR BUTTS
1 STORE ROOM LOCKSET AL80PD
1 DOOR CLOSER W/ STOP ARM
- HS-3
1 1/2 PAIR BUTTS
1 ENTRANCE LOCKSET AL53PD
1 WALL DOOR STOP
1 SET GASKETING
- HS-4
1 POCKET DOOR HARDWARE KIT W/ LOCK
- HS-5
1 1/2 PAIR BUTTS
1 STOREROOM LOCKSET AL80PD
1 WALL DOOR STOP
1 SET GASKETING
- HS-6
2 SPRING HINGES
1 GATE LATCH
1 STOP
1 10" KICK PLATE
- HS-7
1 1/2 PAIR BUTTS
1 ENTRANCE LOCKSET
1 CLOSER
1 WALL DOOR STOP
1 SET GASKETING

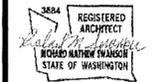
DOOR SCHEDULE

No.	DOOR					FRAME				REMARKS	
	TYPE	MAT'L.	FINISH	WIDTH	HEIGHT	THICK	TYPE	FINISH	U.L. RTG		HWDR.
1ST FLOOR CORE											
1	D	WD	PAINT	3'-0"PR	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1	
2	C	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-2	
2ND FLOOR CORE											
3	D	WD	PAINT	3'-0"PR	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1	
4	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-3	
5	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-3	
6	C	WD	PAINT	2'-6"	6'-8"	1 3/4"	M2	PAINT		HS-4	POCKET DOOR
7	C	WD	PAINT	3'-0"	6'-8"	1 3/4"	M2	PAINT		HS-4	POCKET DOOR
8	C	WD	PAINT	2'-6"	6'-8"	1 3/4"	M2	PAINT		HS-4	POCKET DOOR
9	A	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-3	
10	B	WD	PAINT	3'-6"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-5	
11	E	WD	PAINT	3'-6"	26"	1 3/4"	--			HS-6	ACCESS SWING GATE
3RD FLOOR CORE											
12	B	WD	PAINT	3'-0"PR	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-1	
13	C	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-2	
4TH FLOOR CORE											
14	B	WD	PAINT	3'-0"	6'-8"	1 3/4"	M1	PAINT	20 MIN.	HS-7	

NOTE: ADD KICK PLATE TO DOORS IN CORRIDORS & LOBBY AREA

CONSTRUCTION NOTES

1 RESIDENT CORRIDOR WINGS ARE EXISTING AND CONSTRUCTED AS 1-HOUR RATED CORRIDORS WITH 20 MIN. DOORS



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Project: **MADISON HOUSE BUILDING REMODEL**
12215 NE 128th STREET
KIRKLAND, WA 98030

Dooring Title: **DOOR SCHEDULE & DETAILS**
Sheet No. **A3.2**

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 Olympia, WA 98513
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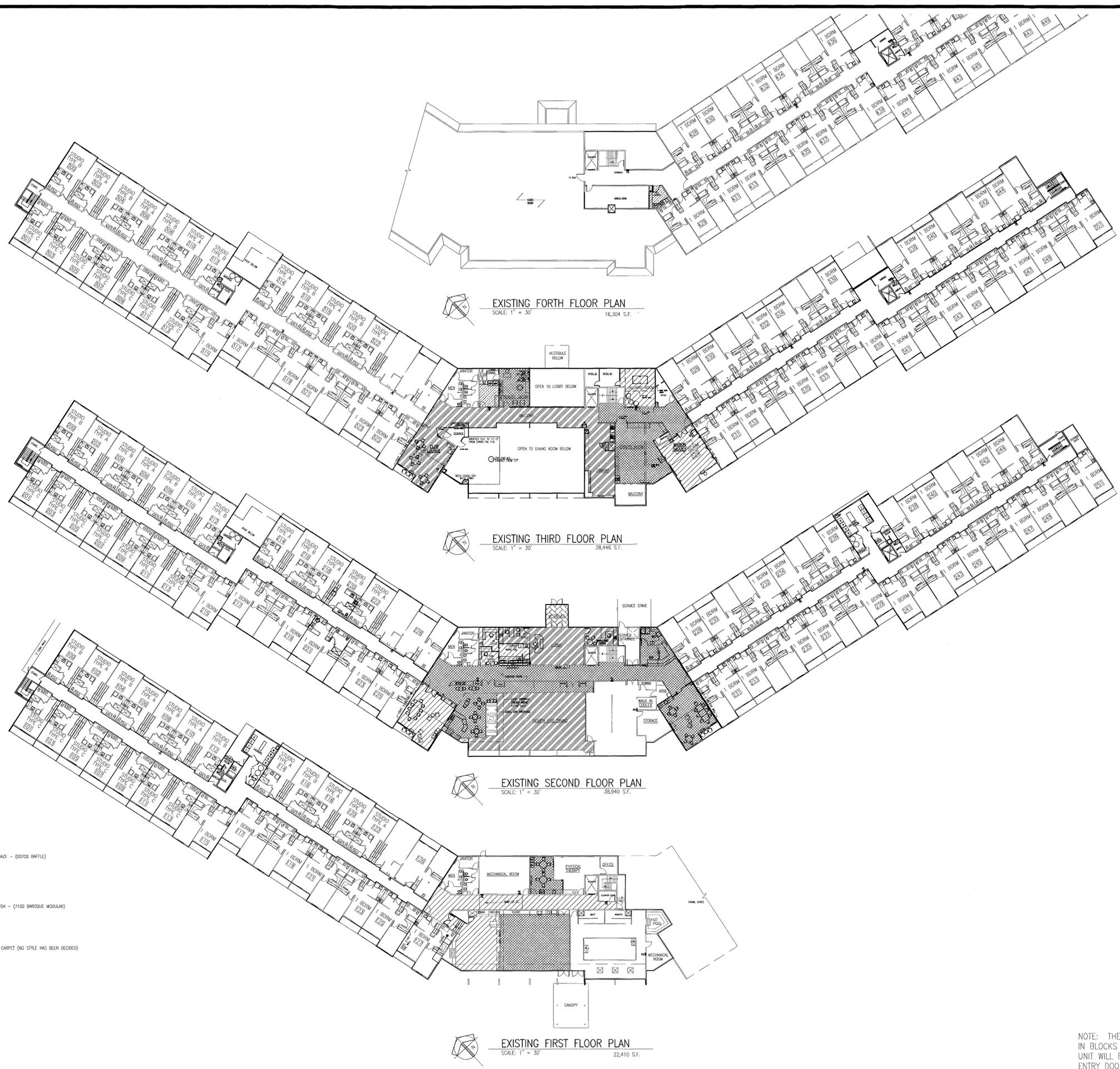
Drawn By: MJC
 Checked By: RMS
 Date: 9-15-14
 Project No:

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 111 MARKET ST NE #325
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Project:
**MADISON HOUSE
 BUILDING REMODEL**
 12215 NE 128th STREET
 KIRKLAND, WA 98030

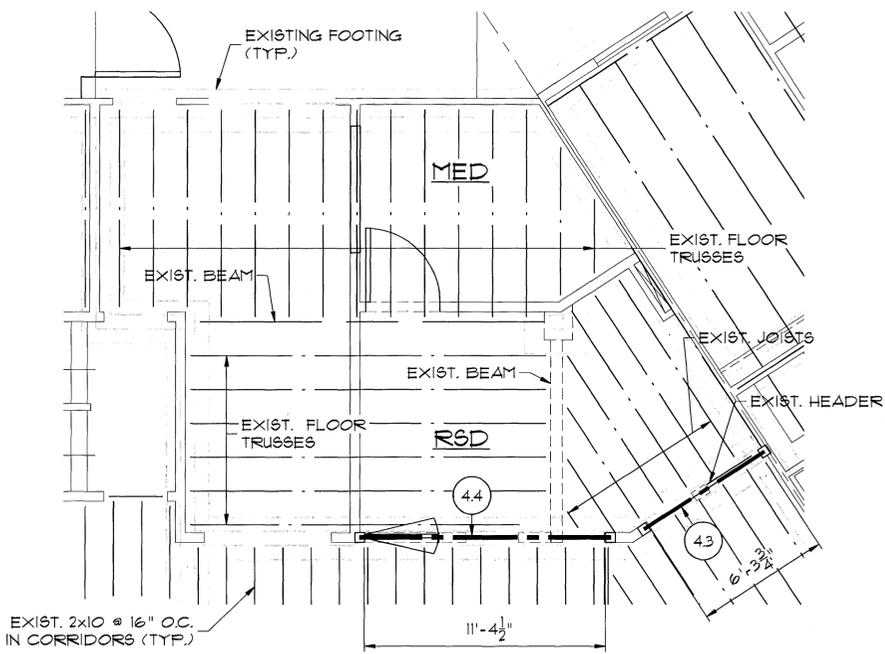
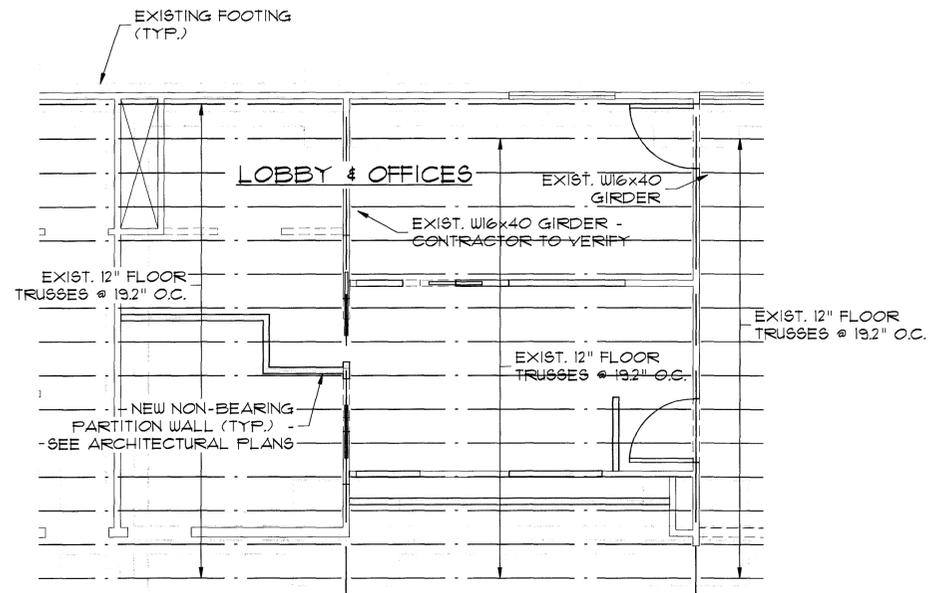
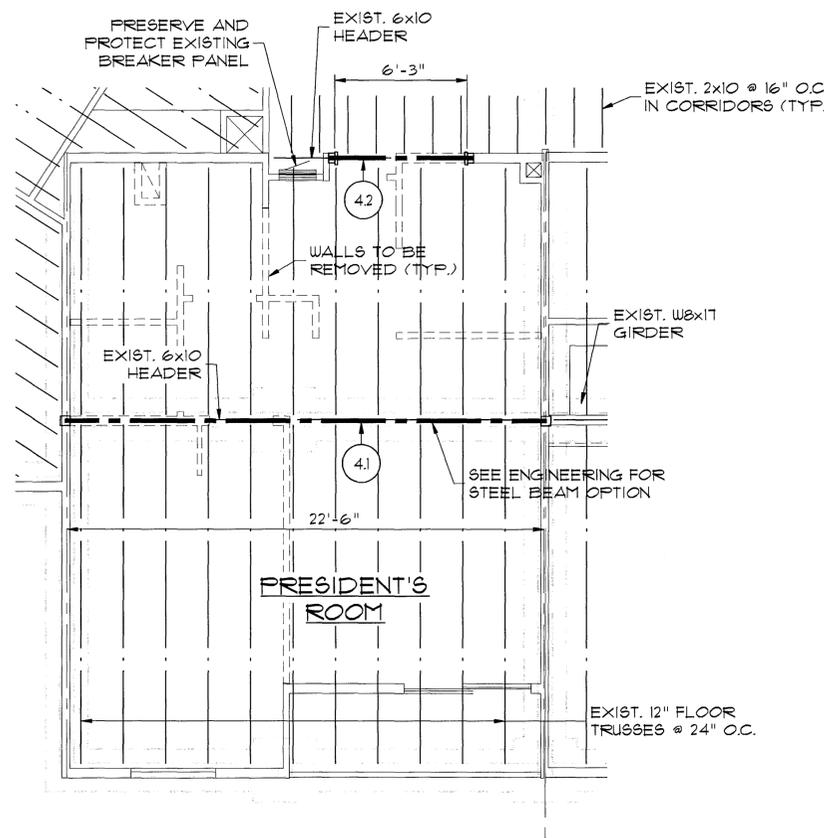
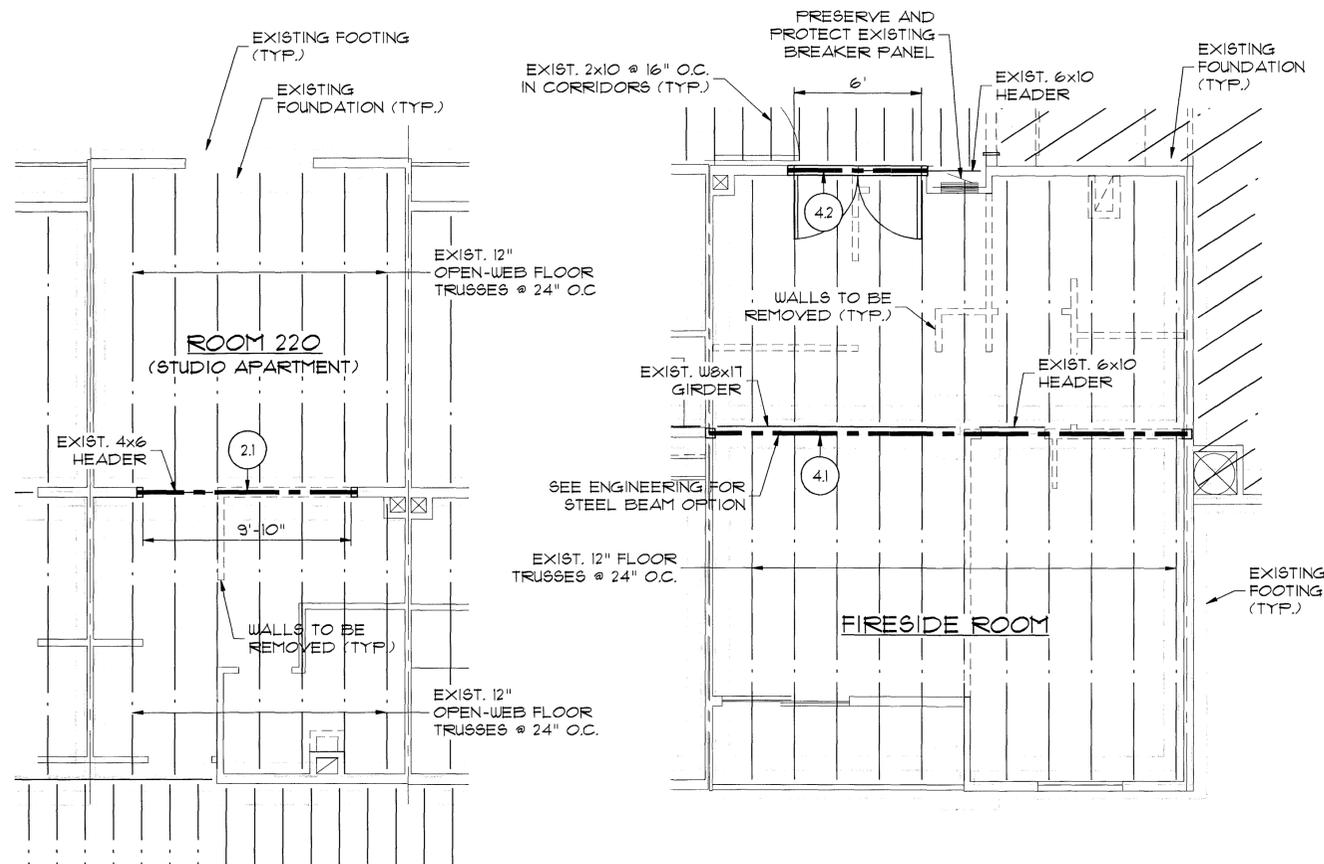
Drawing Title
NEW FLOORING

Sheet No.
A3.3



-  CARPET 1 ~ 5458B AMAZE ~ (00700 BHFLE)
-  CARPET 2 ~ 1473 FLUSH ~ (7100 BAROQUE MODULAR)
-  CARPET 3 ~ OUTDOOR CARPET (NO STYLE HAS BEEN DECIDED)
-  HARDWOOD
-  UNKNOWN

NOTE: THE OWNERS WOULD LIKE TO REMODEL ABOUT 80 TO 90 UNITS TOTAL IN BLOCKS OF 10 OR 20 DEPENDING ON UNIT AVAILABILITY. THE WORK IN THE UNIT WILL BE ISOLATED FROM THE REST OF THE BUILDING BY KEEPING THE ENTRY DOOR CLOSED AND THE EXIST BATHROOM EXHAUST FAN RUNNING WHILE WORK IS BEING PERFORMED.



STRUCTURAL NOTES:

- 2.1) CEILING BEAM FOR STUDIO UNIT WALL REMOVAL, SEE PLANS UNIT #220. USE 3.125" X 12" 24F-V4 GLU LAM SUPPORTED ON 4 X 4 D.F. #1. ATTACH GLU LAM BEAM TO POSTS WITH 2 SIMPSON ST6224 AT EACH END. IF BEAMS AND POSTS STACK FLOOR TO FLOOR, USE 4 X 6 DF #1 POSTS ON LOWER TWO FLOORS. USE SAME SIZE BEAM ON ALL FLOORS.
- 2.2) FOURTH FLOOR REMODEL IMPROVEMENTS ON THE FOURTH FLOOR, THERE WILL BE 2 WALLS ADDED TO THE RESIDENTIAL LAUNDRY ROOM. THESE ADDITIONS ARE NON-STRUCTURAL, AND THERE IS THEREFORE NOTHING FOR THIS OFFICE TO ADDRESS.
- 3.0) THIRD FLOOR REMODEL IMPROVEMENTS
- 3.1) CEILING BEAM OVER CLUB LOUNGE AND MARION THEATER, BOTH ON THIRD FLOOR USE 3.125" X 15" 24F-V4 GLU LAM OR 5.125" X 12" 24F-V4 GLU LAM SUPPORTED BY 4 X 6 DF #1 POST WITH 2 - SIMPSON ST6224 AT EACH END TO CONNECT BEAM TO POST.
- 3.2) HEADER FOR ENTRANCE DOOR FOR CLUB LOUNGE AND MARION THEATER USE 2 - 2 X 8 DF #2 SUPPORTED ON 1 - 2 X 4 STUD TRIM.
- 4.0) SECOND FLOOR IMPROVEMENTS
- 4.1) CEILING BEAM OVER FIRESIDE ROOM AND PRESIDENT'S ROOM USE 5.125" X 16.5 24F-V4 OR 6.75" X 15 GLU LAM. USE SIMPSON ECC COLUMN CAPS W/ 6 X 6 DF #1 POSTS. CONTRACTOR TO INSURE AT LEAST A 6 X 6 CARRIES POST LOADS TO BASEMENT AND FOUNDATION.
- 4.2) HEADER FOR ENTRANCE DOOR FOR THE FIRESIDE ROOM AND PRESIDENT'S ROOM USE 2 - 2 X 8 DF #2 SUPPORTED ON 1 - 2 X 4 STUD TRIM.
- 4.3) NEW HEADER AT RSD STATION USE 3.125" X 9" 24F-V4 GLU LAM SUPPORTED ON 2 - 2 X 4 STUD TRIM.
- 4.4) CEILING BEAM OVER COUNTER AT RSD USE 3.125" X 15" 24F-V4 OR 5.125" X 12" 24F. SUPPORT ON 2 - 2 X 6 DF #2 STUDS. ATTACH EXISTING PERPENDICULAR BEAM TO NEW BEAM WITH SIMPSON HWU, IF POSSIBLE. OR BEAR EXISTING BEAM ON TOP OF NEW BEAM WITH 2 - SIMPSON A35'S.
- 4.5) SECOND FLOOR LOBBY AND OFFICES MODIFICATIONS TO THIS AREA DO NOT AFFECT THE STRUCTURE. CONTRACTOR TO VERIFY THAT EXISTING FLOOR GIRDER ABOVE THIS SPACE SPANS THE WHOLE SPACE AS IS A W16X40 STEEL BM.
- 5.0) FRAMING ABOVE FIRST FLOOR IMPROVEMENTS.
- 5.1) FLOOR GIRDER ABOVE TOP OF NEW STAIRS FROM TOTEM LOUNGE USE 3.125" X 10.5" 24F-V4 GLU LAM SUPPORTED ON 2 - 2 X 6 STUD TRIMMERS. NOTE, CONTRACTOR TO VERIFY THAT DOUBLE TRIMMER LOAD IS TRANSFERRED TO LEVEL BELOW (BASEMENT) WITH AT LEAST 2 - 2 X 6 STUDS.



REVISION	DATE	BY

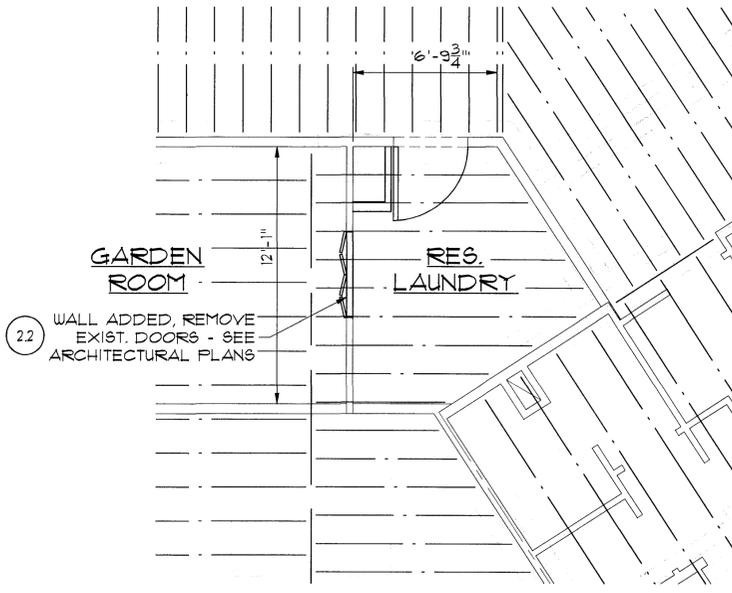
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DRAWING: 2ND FLOOR STRUCTURAL

PROJECT: MADISON HOUSE BUILDING REMODEL
12215 NE 128TH STREET
KIRKLAND, WA 98030

DATE: 9/29/2014
DRAWN BY: JKR
SCALE: 1/4" = 1'-0"
JOB NUMBER: 14013

SHEET: S-2.1



STRUCTURAL NOTES:

- 2.1) CEILING BEAM FOR STUDIO UNIT WALL REMOVAL. SEE PLANS UNIT #220. USE 3.125" X 12" 24F-V4 GLU LAM SUPPORTED ON 4 X 4 DF #1. ATTACH GLU LAM BEAM TO POSTS WITH 2 SIMPSON ST6224 AT EACH END. IF BEAMS AND POSTS STACK FLOOR TO FLOOR, USE 4 X 6 DF #1 POSTS ON LOWER TWO FLOORS. USE SAME SIZE BEAM ON ALL FLOORS.
- 2.2) FOURTH FLOOR REMODEL IMPROVEMENTS. ON THE FOURTH FLOOR, THERE WILL BE 2 WALLS ADDED TO THE RESIDENTIAL LAUNDRY ROOM. THESE ADDITIONS ARE NON-STRUCTURAL, AND THERE IS THEREFORE NOTHING FOR THIS OFFICE TO ADDRESS.
- 3.0) THIRD FLOOR REMODEL IMPROVEMENTS
 - 3.1) CEILING BEAM OVER CLUB LOUNGE AND MARION THEATER, BOTH ON THIRD FLOOR. USE 3.125" X 15" 24F-V4 GLU LAM OR 5.125" X 12" 24F-V4 GLU LAM SUPPORTED BY 4 X 6 DF #1 POST WITH 2 - SIMPSON ST6224 AT EACH END TO CONNECT BEAM TO POST.
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 - 4.1) CEILING BEAM OVER FIRESIDE ROOM AND PRESIDENT'S ROOM USE 5.125" X 16.5 24F-V4 OR 6.75" X 15 GLU LAM. USE SIMPSON ECC COLUMN CAPS W/ 6 X 6 DF #1 POSTS. CONTRACTOR TO INSURE AT LEAST A 6 X 6 CARRIES POST LOADS TO BASEMENT AND FOUNDATION.
 - 4.2) HEADER FOR ENTRANCE DOOR FOR THE FIRESIDE ROOM AND PRESIDENT'S ROOM. USE 2 - 2 X 8 DF #2 SUPPORTED ON 1 - 2 X 4 STUD TRIM.
 - 4.3) NEW HEADER AT R&D STATION USE 3.125" X 9" 24F-V4 GLU LAM SUPPORTED ON 2 - 2 X 4 STUD TRIM.
 - 4.4) CEILING BEAM OVER COUNTER AT R&D USE 3.125" X 15" 24F-V4 OR 5.125" X 12" 24F. SUPPORT ON 2 - 2 X 6 DF #2 STUDS. ATTACH EXISTING PERPENDICULAR BEAM TO NEW BEAM WITH SIMPSON HWU, IF POSSIBLE. OR BEAR EXISTING BEAM ON TOP OF NEW BEAM WITH 2 - SIMPSON A35'S.
 - 4.5) SECOND FLOOR LOBBY AND OFFICES. MODIFICATIONS TO THIS AREA DO NOT AFFECT THE STRUCTURE. CONTRACTOR TO VERIFY THAT EXISTING FLOOR GIRDER ABOVE THIS SPACE SPANS THE WHOLE SPACE AS IS A W6X40 STEEL BM.
- 5.0) FRAMING ABOVE FIRST FLOOR IMPROVEMENTS.
 - 5.1) FLOOR GIRDER ABOVE TOP OF NEW STAIRS FROM TOTEM LOUNGE. USE 3.125" X 10.5" 24F-V4 GLU LAM SUPPORTED ON 2 - 2 X 6 STUD TRIMMERS. NOTE, CONTRACTOR TO VERIFY THAT DOUBLE TRIMMER LOAD IS TRANSFERRED TO LEVEL BELOW (BASEMENT) WITH AT LEAST 2 - 2 X 6 STUDS.



REVISION	DATE	BY

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DRAWING:
4TH FLOOR RES. LAUNDRY

PROJECT:
MADISON HOUSE
BUILDING REMODEL
12215 NE 128TH STREET
KIRKLAND, WA 98030

DATE:
9/29/2014
 DRAWN BY:
JKR
 SCALE:
1/4" = 1'-0"
 JOB NUMBER:
14013

SHEET:
S-4.1



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Drawn By: JPR
 Checked By: CCB
 Date: 9/9/14
 Project No.: 14948

Project:
 MADISON HOUSE
 BUILDING REMODEL
 12215 NE 128th STREET
 KIRKLAND, WA 98030

Drawing Title:
 FIRST FLOOR CORE
 MECH DEMO AND NEW WORK PLANS

Sheet No.:
 M2.1

NEW WORK PLAN NOTES:

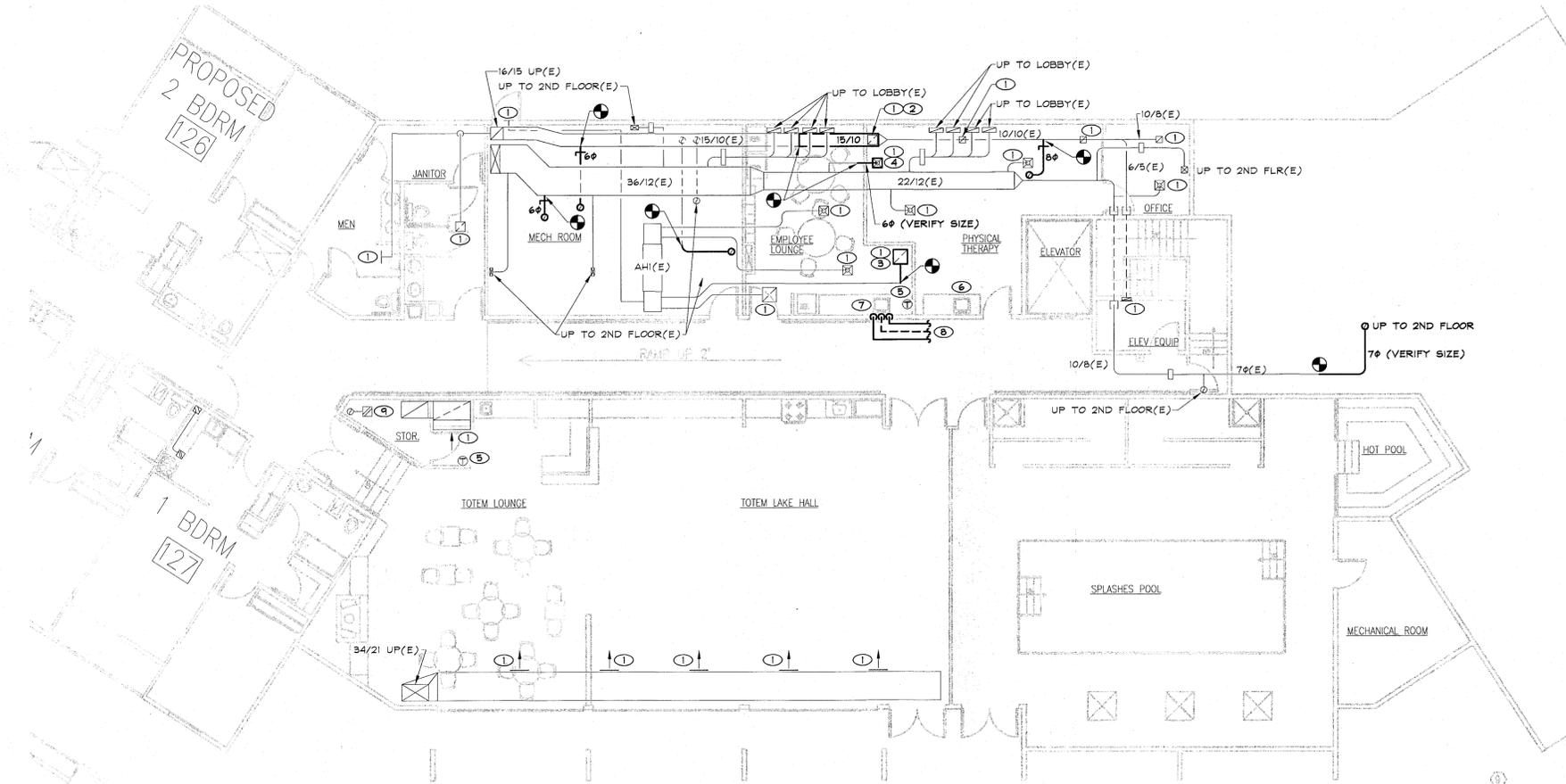
- ① SET TO AIR QUANTITY AS DETERMINED BY ENGINEER DURING CONSTRUCTION PHASE.
- ② EXTEND 15X10 (VERIFY SIZE) DUCT AND RELOCATE CEILING GRILLE.
- ③ RELOCATED CEILING GRILLE.
- ④ RELOCATED CEILING DIFFUSER.
- ⑤ EXISTING THERMOSTAT.
- ⑥ EXISTING SINK.
- ⑦ PROVIDE NEW SINK SK-1. MAKE CONNECTION TO EXISTING WATER, WASTE AND VENT PIPING SERVING SINK LOCATED IN PHYSICAL THERAPY.
- ⑧ 1/2" DCW, 1/2" DHW AND 1/2" VENT.
- ⑨ EXISTING EXHAUST FAN.

GENERAL NOTES:

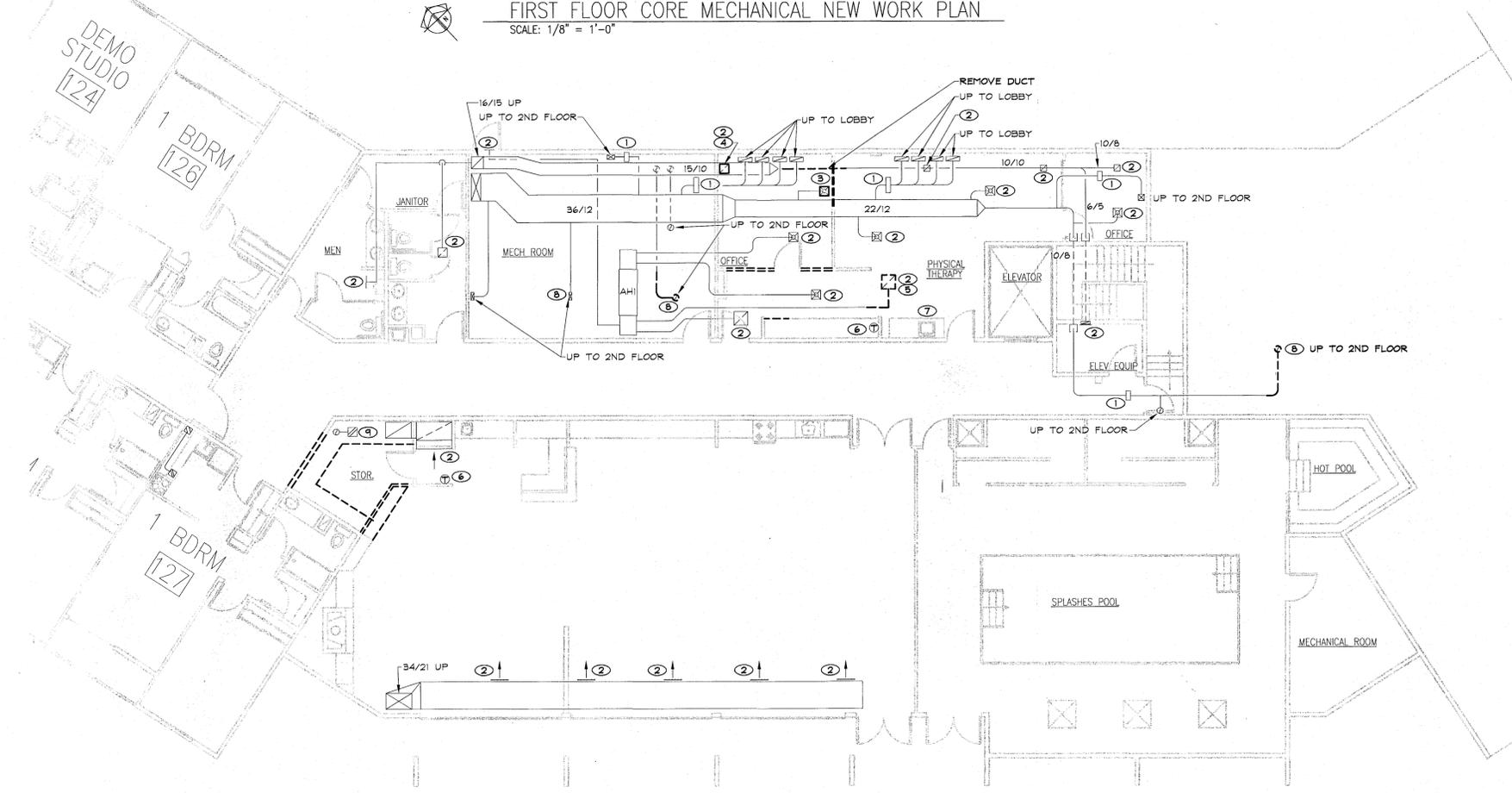
1. REFER TO SHEET M2.5 FOR WORK IN RESIDENT ROOMS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT QUANTITY OF RESIDENT ROOMS INTENDED FOR REMODEL.
2. READ AIRFLOWS WHERE INDICATED ON DRAWINGS. REPORT RESULTS TO ENGINEER. DO NOT ORDER GRILLES OR DUCTWORK WITHOUT APPROVAL FROM ENGINEER.
3. ● DENOTES POINT OF CONNECTION NEW TO EXISTING.

DEMOLITION PLAN NOTES:

- ① VERIFY OPERATION OF DUCT HEATER. REPORT FINDINGS TO ENGINEER.
- ② RECORD EXISTING AIR QUANTITY. REPORT FINDINGS TO ENGINEER.
- ③ RELOCATE CEILING DIFFUSER. SEE NEW WORK PLAN.
- ④ RELOCATE CEILING GRILLE AND EXTEND 15X10 (VERIFY SIZE) DUCT AS INDICATED ON NEW WORK PLAN.
- ⑤ RELOCATE GRILLE. SEE NEW WORK PLAN.
- ⑥ THERMOSTAT TO REMAIN.
- ⑦ SINK TO REMAIN.
- ⑧ RELOCATE FLOOR GRILLE LOCATED ABOVE. EXTEND DUCT.
- ⑨ EXHAUST FAN TO REMAIN.



FIRST FLOOR CORE MECHANICAL NEW WORK PLAN
 SCALE: 1/8" = 1'-0"



FIRST FLOOR CORE MECHANICAL DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

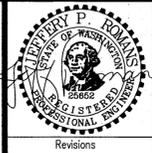
PROPOSED
 2 BDRM
 126

1 BDRM
 127

DEMO STUDIO
 124

1 BDRM
 126

1 BDRM
 127



Revisions

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Drawn By: JPR
Checked By: GCD
Date: 9/9/14
Project No.: 14048

Project
MADISON HOUSE
BUILDING REMODEL
12215 NE 128th STREET
KIRKLAND, WA 98030

Drawing Title
SECOND FLOOR CORE
MECH DEMO AND NEW WORK PLANS

Sheet No.
M2.2

NEW WORK PLAN NOTES:

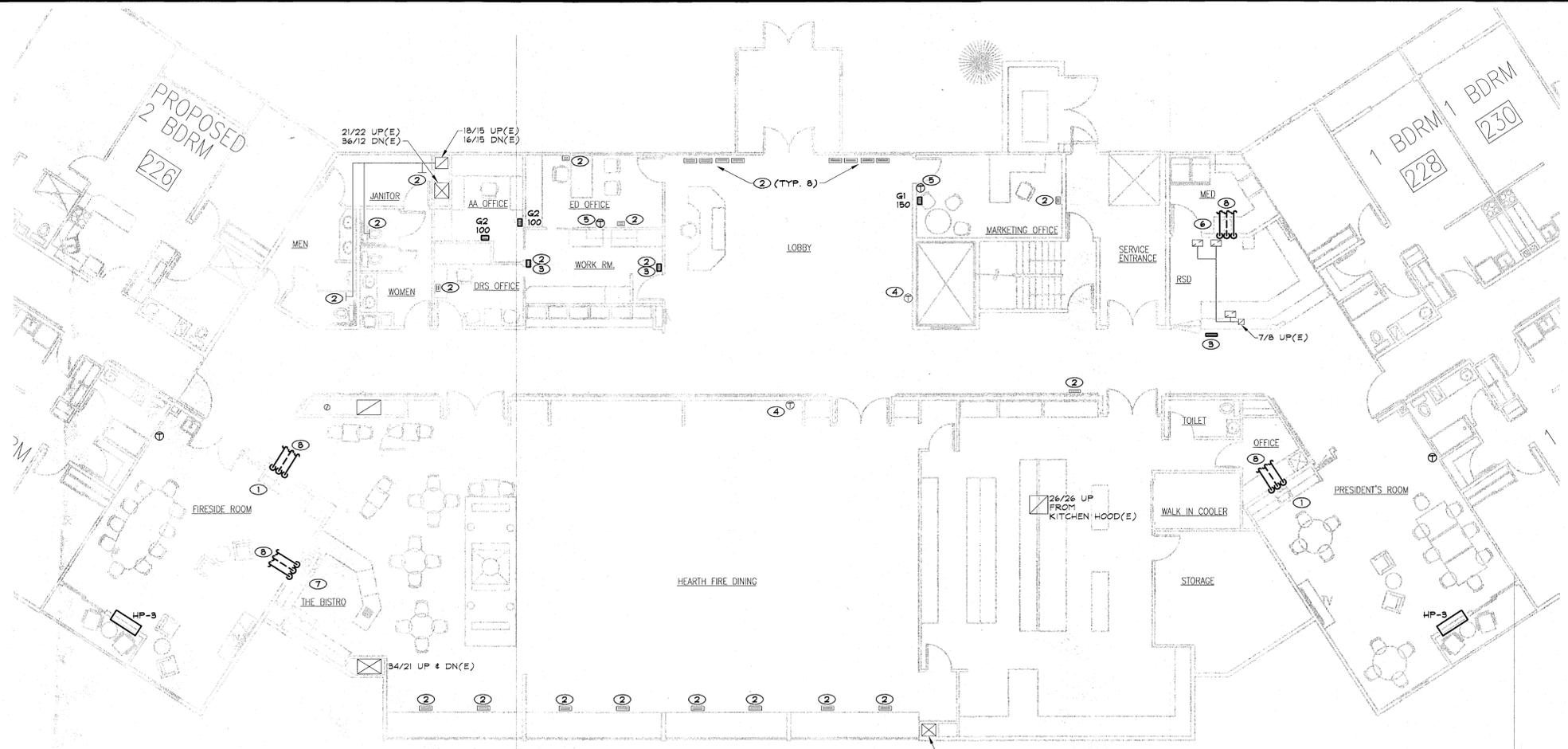
- ① PROVIDE SINK SK-1. MAKE CONNECTION TO EXISTING WATER, WASTE AND VENT FROM DEMO'D SINK.
- ② SET TO AIR QUANTITY AS DETERMINED BY ENGINEER DURING CONSTRUCTION PHASE.
- ③ RELOCATED FLOOR GRILLE.
- ④ EXISTING THERMOSTAT.
- ⑤ RELOCATED THERMOSTAT.
- ⑥ PROVIDE SINK SK-3. MAKE CONNECTION TO EXISTING WATER, WASTE & VENT.
- ⑦ PROVIDE SINK SK-2. MAKE CONNECTION TO EXISTING WATER, WASTE & VENT AT DEMO'D TOILET ROOM.
- ⑧ 1/2" DCW, 1/2" DHW AND 1/2" VENT.

GENERAL NOTES:

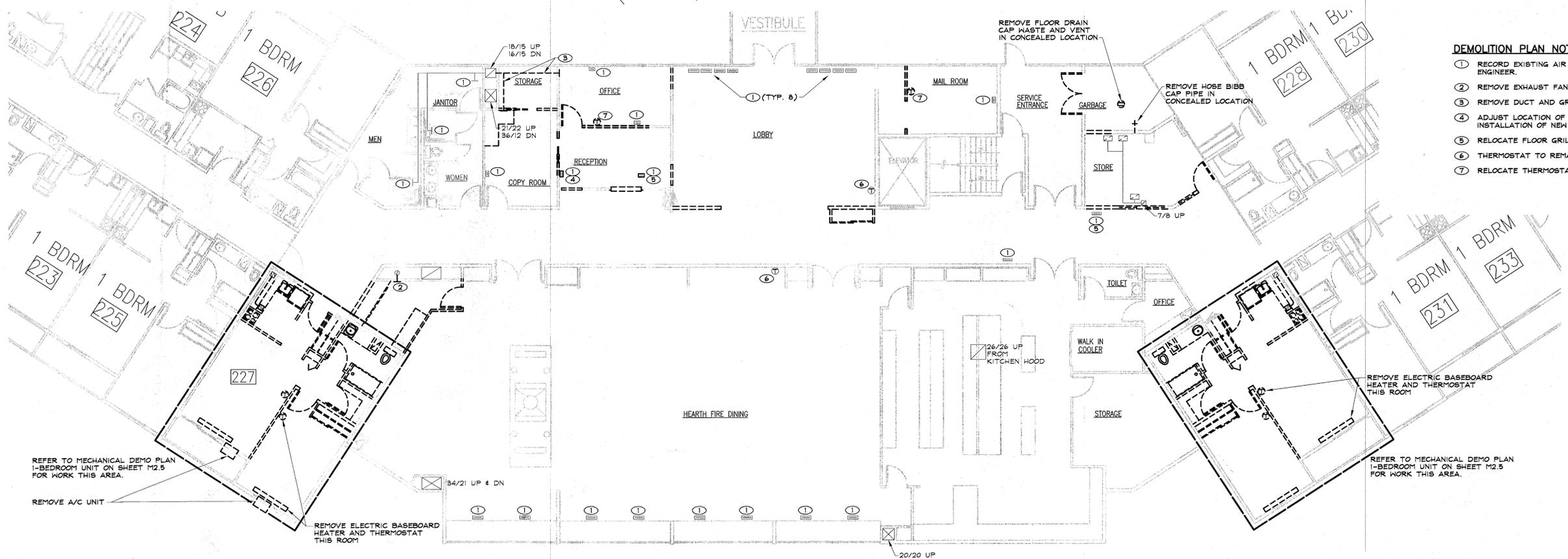
1. REFER TO SHEET M2.5 FOR WORK IN RESIDENT ROOMS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT QUANTITY OF RESIDENT ROOMS INTENDED FOR REMODEL.
2. READ AIRFLOWS WHERE INDICATED ON DRAWINGS. REPORT RESULTS TO ENGINEER. DO NOT ORDER GRILLES OR DUCTWORK WITHOUT APPROVAL FROM ENGINEER.
3. Ⓢ DENOTES POINT OF CONNECTION NEW TO EXISTING.

DEMOLITION PLAN NOTES:

- ① RECORD EXISTING AIR QUANTITY. REPORT FINDINGS TO ENGINEER.
- ② REMOVE EXHAUST FAN. CAP DUCT IN CONCEALED LOCATION.
- ③ REMOVE DUCT AND GRILLE.
- ④ ADJUST LOCATION OF FLOOR GRILLE TO ALLOW FOR INSTALLATION OF NEW CABINETS.
- ⑤ RELOCATE FLOOR GRILLE. SEE NEW WORK PLAN.
- ⑥ THERMOSTAT TO REMAIN.
- ⑦ RELOCATE THERMOSTAT.



SECOND FLOOR CORE MECHANICAL NEW WORK PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR CORE MECHANICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

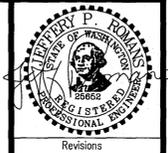
REFER TO MECHANICAL DEMO PLAN 1-BEDROOM UNIT ON SHEET M2.5 FOR WORK THIS AREA.

REMOVE A/C UNIT

REMOVE ELECTRIC BASEBOARD HEATER AND THERMOSTAT THIS ROOM

REFER TO MECHANICAL DEMO PLAN 1-BEDROOM UNIT ON SHEET M2.5 FOR WORK THIS AREA.

REMOVE ELECTRIC BASEBOARD HEATER AND THERMOSTAT THIS ROOM



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Checked By	GD
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Project No.	1408

Project
 MADISON HOUSE
 BUILDING REMODEL
 12215 NE 128th STREET
 KIRKLAND, WA 98030

Drawing Title
 THIRD FLOOR CORE
 MECH DEMO AND NEW WORK PLANS

Sheet No.
 M2.3

NEW WORK PLAN NOTES:

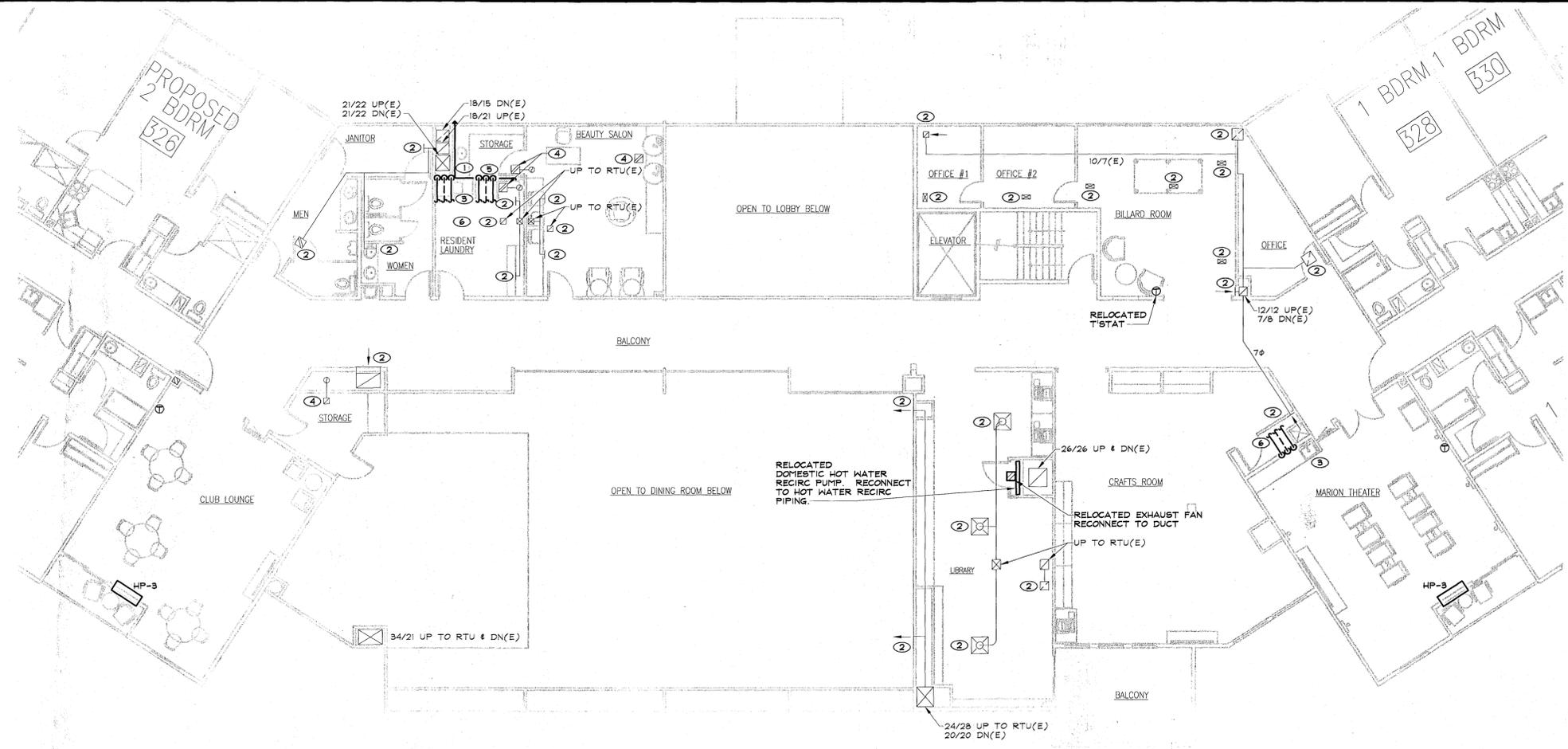
- ① RUN 4" DRYER EXHAUST BELOW COUNTERTOP AND EXTEND THROUGH EXTERIOR WALL. TERMINATE WITH DRYER CAP (TYPICAL OF 2).
- ② SET TO AIR QUANTITY AS DETERMINED BY ENGINEER DURING CONSTRUCTION PHASE.
- ③ PROVIDE SINK SK-1. MAKE CONNECTION TO EXISTING WATER, WASTE AND VENT SERVING DEMO'D TOILET ROOM.
- ④ EXISTING EXHAUST FAN.
- ⑤ MAKE CONNECTION TO EXISTING WATER, WASTE AND VENT - RUN TO WASH MACHINE BOX WB-1 (TYPICAL OF 2).
- ⑥ 1/2" DCW, 1/2" DHW AND 1/2" VENT.

GENERAL NOTES:

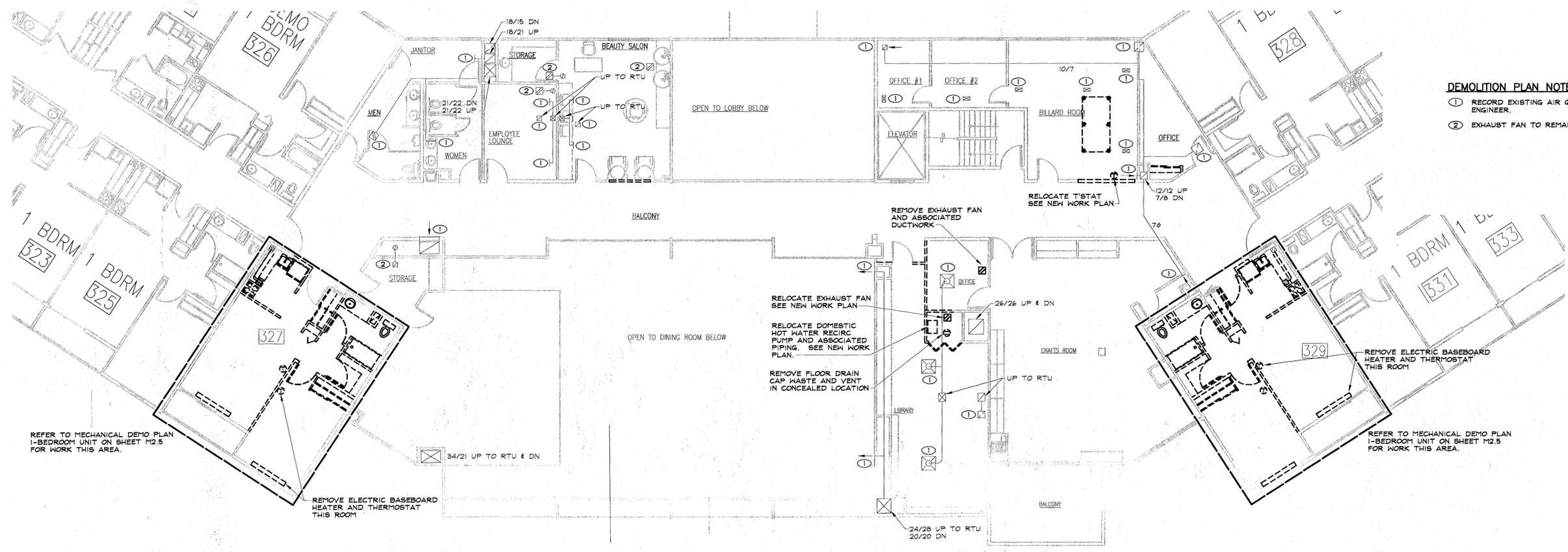
1. REFER TO SHEET M2.5 FOR WORK IN RESIDENT ROOMS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT QUANTITY OF RESIDENT ROOMS INTENDED FOR REMODEL.
2. READ AIRFLOWS WHERE INDICATED ON DRAWINGS. REPORT RESULTS TO ENGINEER. DO NOT ORDER GRILLES OR DUCTWORK WITHOUT APPROVAL FROM ENGINEER.
3. Ⓞ DENOTES POINT OF CONNECTION NEW TO EXISTING.

DEMOLITION PLAN NOTES:

- ① RECORD EXISTING AIR QUANTITY. REPORT FINDINGS TO ENGINEER.
- ② EXHAUST FAN TO REMAIN.



THIRD FLOOR CORE MECHANICAL NEW WORK PLAN
 SCALE: 1/8" = 1'-0"



THIRD FLOOR CORE MECHANICAL DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

REFER TO MECHANICAL DEMO PLAN 1-BEDROOM UNIT ON SHEET M2.5 FOR WORK THIS AREA.

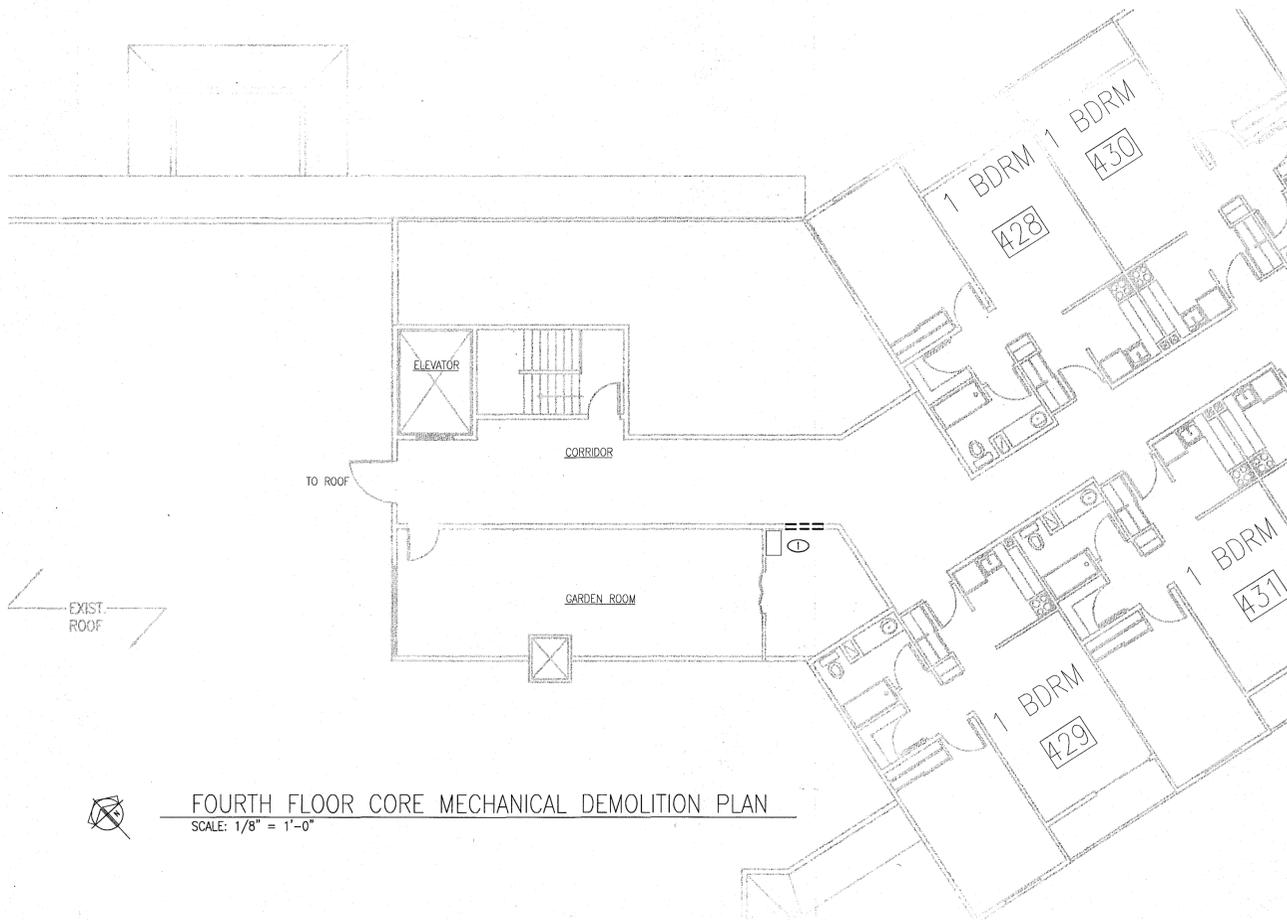
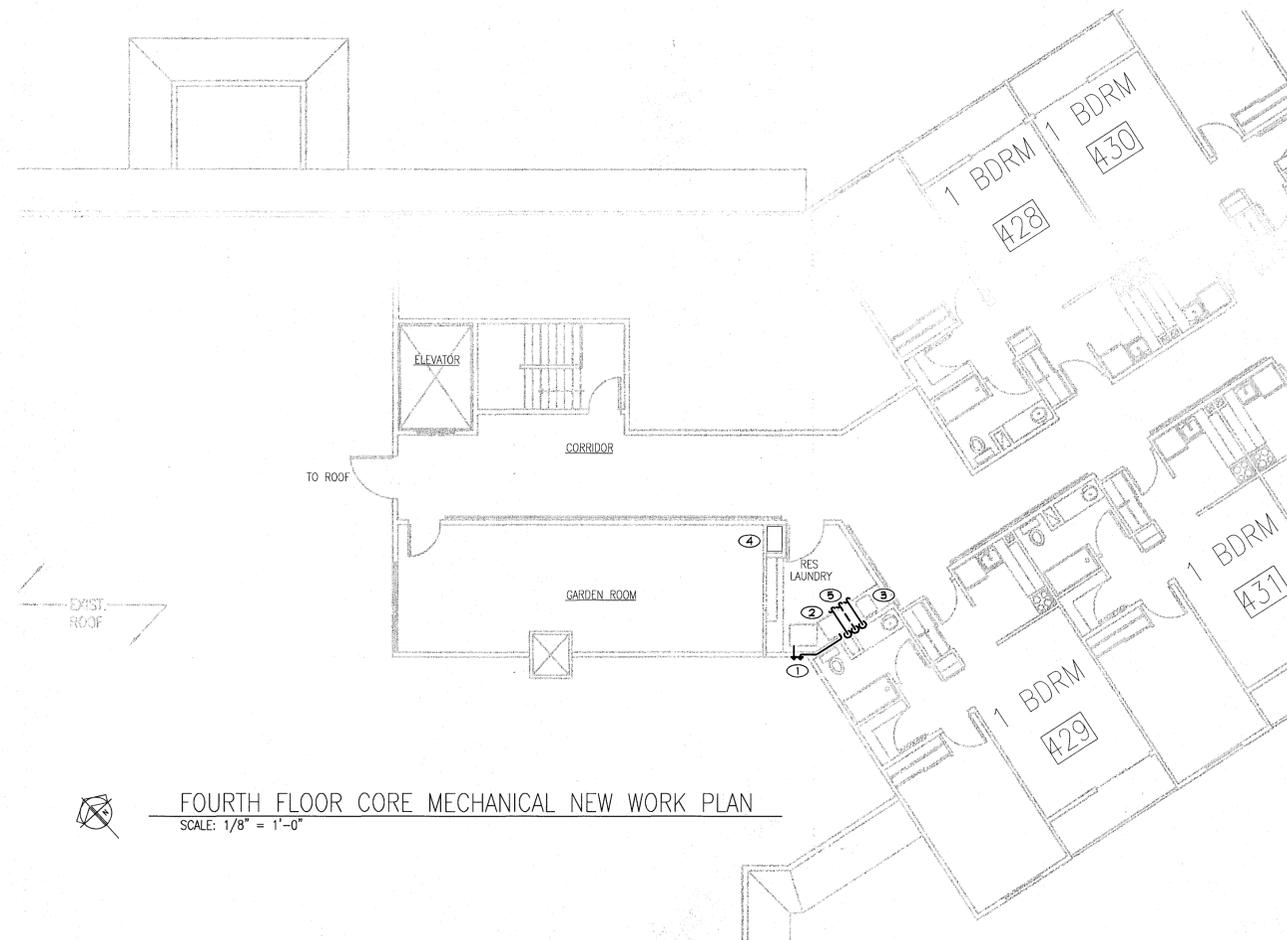
REFER TO MECHANICAL DEMO PLAN 1-BEDROOM UNIT ON SHEET M2.5 FOR WORK THIS AREA.

THROUGH THE WALL HEAT PUMP SCHEDULE			
ITEM NO.:	HP-1	HP-2	
FAN CAPACITY:			
CFM	265	265	310
COOLING CAPACITY:			
TOTAL (MBH)	8.7	11.1	13
AMBIENT TEMP. (°F)	84/68	84/68	84/68
REFRIGERANT	R-410a	R-410a	R-410a
EER	9.4	9.4	9.9
HEATING CAPACITY			
MBH	9.0	10.7	13.6
COP	2.9	2.7	3.2
POWER			
AMPS	14.0	14.0	14.0
VOLTS	208	208	208
PHASE	1	1	1
MANUFACTURER:	AMANA	AMANA	AMANA
MODEL:	PBH09	PBH11	PBH15
NOTES:	1,2	1,2	1,2
1. PROVIDE ARCHITECTURAL GRILLE.			
2. USED IN MULTIPLE LOCATIONS.			

PLUMBING FIXTURE SCHEDULE		ROUGH-IN CONNECTION	
ITEM NO.	DESCRIPTION	H	V
LV-1	LAVATORY: ADA, COUNTERTOP, VITREOUS CHINA, SELF-RIMMING, FRONT OVERFLOW, AMERICAN STANDARD 0491.019, SUPPLY FITTING: CHICAGO 1003, OFFSET TAILPIECE, CAST BRASS GRID DRAIN ASSEMBLY STRAINER, CHICAGO 337, P-TRAP: KOHLER K-9018, FAUCET: 4" CENTERS, STANDARD AERATOR, ADA SINGLE LEVER HANDLE, DELTA 516LF-HDF.	1/2	1 1/2
WC-1	ADA WATER CLOSET: FLOOR MOUNT, TANK TYPE, VITREOUS CHINA, ELONGATED BOWL, AMERICAN STANDARD 3517A.101 WITH TANK, STEEL BOLTS, CHROMIUM PLATED BRASS WASHERS, CAP NUTS, BOLT CAPS, AND SEALS. SEAT, WHITE, OPEN FRONT WITHOUT COVER, WITH CONCEALED CHECK HINGES BEMIS 1500EX-000.	1/2	2
BK-1	SINK - SINGLE COMPARTMENT: COUNTER MOUNTED SELF RIMMING STAINLESS STEEL SINK, MANUFACTURER: DAYTON D-12522-3, SUPPLY FITTING: CHICAGO 1003, STAINLESS STEEL STRAINER WITH STAINLESS STEEL REMOVABLE BASKET AND NEOPRENE STOPPER, 1-1/2" TAILPIECE, JUST J-35, P-TRAP: KOHLER K-9000, FAUCET: SINGLE LEVER, 8" SWING SPOUT WITH SPRAY, MANUFACTURER: DELTA 300-DST.	1/2	1 1/2
BK-2	SINK - SINGLE COMPARTMENT: 21" X 15" X 7" (VERIFY WITH OWNER) COUNTER MOUNTED SELF RIMMING STAINLESS STEEL SINK, MANUFACTURER: DAYTON, SUPPLY FITTING: CHICAGO 1003, STAINLESS STEEL STRAINER WITH STAINLESS STEEL REMOVABLE BASKET AND NEOPRENE STOPPER, 1-1/2" TAILPIECE, JUST J-35, P-TRAP: KOHLER K-9000, FAUCET: SINGLE LEVER, 8" SWING SPOUT WITH SPRAY, MANUFACTURER: DELTA 300-DST.	1/2	1 1/2
BK-3	SINK - SINGLE COMPARTMENT: 14" X 16" X 7" (VERIFY WITH OWNER) COUNTER MOUNTED SELF RIMMING STAINLESS STEEL SINK, MANUFACTURER: DAYTON, SUPPLY FITTING: CHICAGO 1003, STAINLESS STEEL STRAINER WITH STAINLESS STEEL REMOVABLE BASKET AND NEOPRENE STOPPER, 1-1/2" TAILPIECE, JUST J-35, P-TRAP: KOHLER K-9000, FAUCET: CHICAGO MODEL 895-317XKABCP.	1/2	1 1/2
WB-1	WASHING MACHINE OUTLET BOX, PLASTIC BOX WITH TOP SUPPLIED 1/2 TURN BALL VALVE FOR HOT & COLD WATER SUPPLY, AND BOTTOM DRAIN OUTLET. MANUFACTURER: WATER-TITE W4700. SEE DETAIL 9 ON SHEET M5.2.		
SH-1	SHOWER STALL: FIBER FAB 60HZKDLF-NWHNS, 60X37X79, THREE PIECE FIBERGLASS SHOWER STALL WITH SLIP RESISTANT FLOOR AND DRAIN FITTING, PROVIDE WITH SINGLE LEVER BALANCING VALVE WITH INTEGRAL STOPS, HAND HELD SHOWER HEAD WITH 60 INCH LONG FLEXIBLE HOSE, VACUUM BREAKER, 24 INCH LONG BAR AND SLIDE.	1/2	1 1/2

EXHAUST FAN SCHEDULE	
ITEM NO.:	EF-1
AREA SERVED	KITCHEN
CAPACITY:	
CFM	150
ESP. (IN W.G.)	0.15
SONES	0.3
POWER:	
HP	27 Watts
VOLTS	115
PHASE	1
DISCONNECT	NOTE 1
WEIGHT (LBS)	15
MANUFACTURER:	PANASONIC
MODEL:	FV-15V05
NOTES:	ALL NOTES
METHOD OF CONTROL:	MALL SWITCH
1. DISCONNECT FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	
2. PROVIDE WITH FACTORY MOTOR SPEED CONTROL.	
3. PROVIDE WITH IN-LINE GRAVITY BACKDRAFT DAMPER RATED AT 20 CFM LEAKAGE PER SQUARE FOOT AT 1.0" PRESSURE AS TESTED BY AMCA 500. FULL OPEN PRESSURE DROP NOT TO EXCEED 0.1".	
4. EXHAUST FAN MOTORS GREATER THAN OR EQUAL TO 1/2 HP AND LESS THAN 1 HP SHALL BE PROVIDED A ELECTRONICALLY COMMUTATED MOTORS.	

GRILLE SCHEDULE		
ITEM NO.:	G1	G2
NECK SIZE (IN.)	6X10	4X12
MANUFACTURER:	SHOEMAKER	SHOEMAKER
MODEL:	AFP	AFP
NOTES:	1,2	1,2
1. COORDINATE FRAME TYPE WITH CONSTRUCTION.		
2. ALL GRILLES SELECTED FOR NC LEVELS BELOW 50, AND AIR PRESSURE DROP BELOW 0.15" W.G.		



NEW WORK PLAN NOTES:

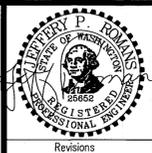
1. RUN 4" DRYER EXHAUST BELOW COUNTERTOP AND EXTEND THROUGH EXTERIOR WALL. TERMINATE WITH DRYER CAP (TYPICAL OF 2).
2. MAKE CONNECTION TO EXISTING WATER, WASTE AND VENT - RUN TO WASH MACHINE BOX WB-1 (TYPICAL OF 2).
3. PROVIDE SINK SK-1. MAKE CONNECTION TO EXISTING WATER, WASTE AND VENT.
4. EXISTING FURNACE.
5. 1/2" DCM, 1/2" DHW AND 1/2" VENT.

GENERAL NOTES:

1. REFER TO SHEET M2.5 FOR WORK IN RESIDENT ROOMS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT QUANTITY OF RESIDENT ROOMS INTENDED FOR REMODEL.
2. READ AIRFLOWS WHERE INDICATED ON DRAWINGS. REPORT RESULTS TO ENGINEER. DO NOT ORDER GRILLES OR DUCTWORK WITHOUT APPROVAL FROM ENGINEER.
3. (Circled number) DENOTES POINT OF CONNECTION NEW TO EXISTING.

DEMOLITION PLAN NOTES:

1. FURNACE TO REMAIN.



Richard M. Swanson, Architect
7727 Canterwood Drive SE
Olympia, WA 98513
(360) 438-1145

Drawn By: LPR
Checked By: GCD
Date: 9/9/14
Project No.: 14048

Project:
MADISON HOUSE
BUILDING REMODEL
12215 NE 128th STREET
KIRKLAND, WA 98030

Drawing Title:
FOURTH FLOOR CORE
MECH DEMO AND NEW WORK PLANS
MECHANICAL EQUIPMENT SCHEDULES

Sheet No.
M2.4



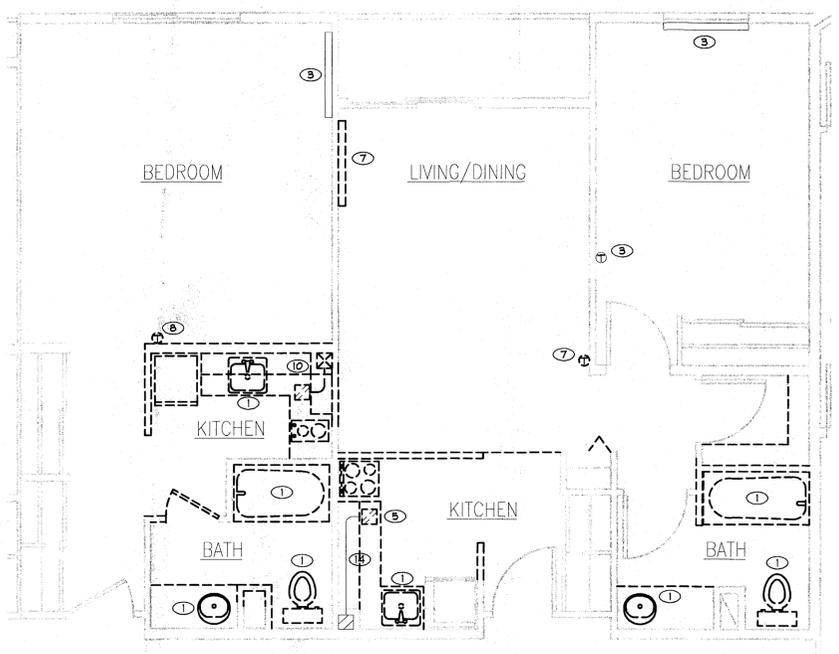
Richard M. Swanson, Architect
 7727 Canterwood Drive SE
 Olympia, WA 98513
 (360) 438-1145

Drawn By: LPR
 Checked By: GCD
 Date: 9/9/14
 Project No.: 10048

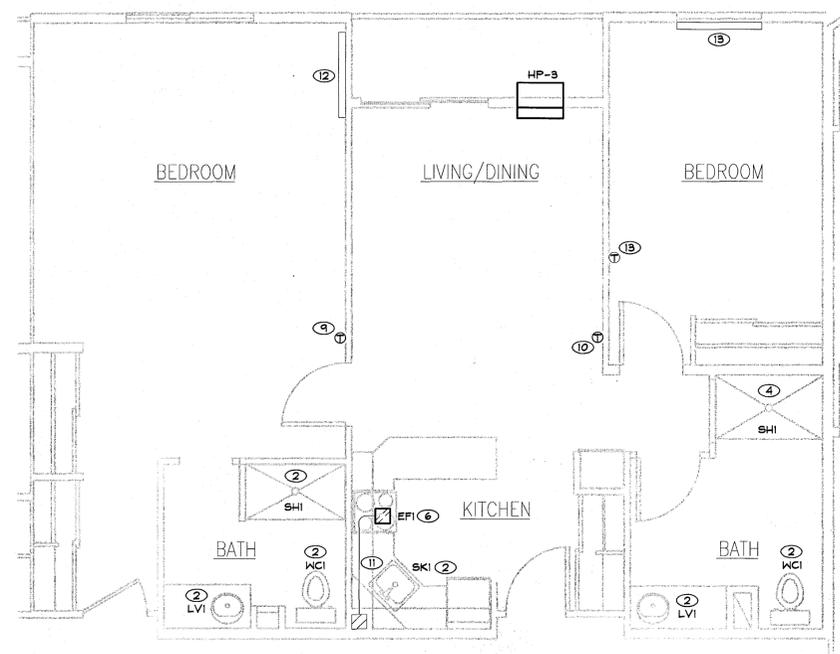
Project
 MADISON HOUSE
 BUILDING REMODEL
 12215 NE 128th STREET
 KIRKLAND, WA 98030

Drawing Title
 ENLARGED UNIT PLANS - MECHANICAL

Sheet No.
 M2.5



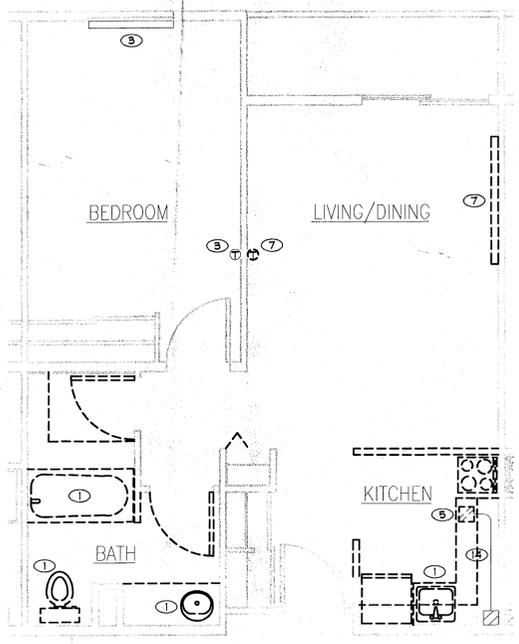
2-BEDROOM UNIT MECHANICAL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



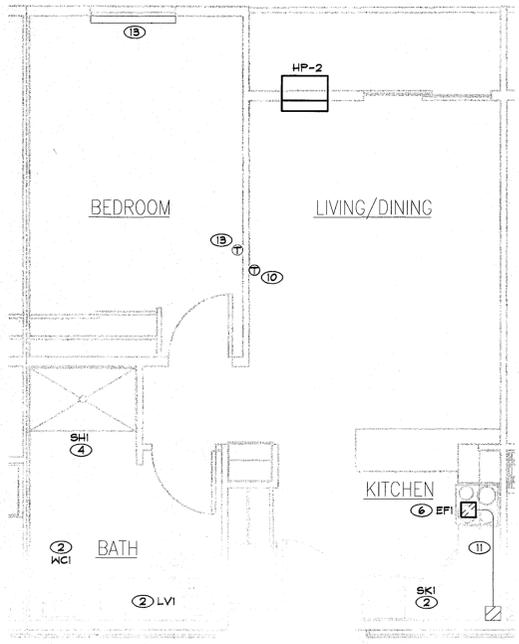
2-BEDROOM UNIT MECHANICAL NEW WORK PLAN
 SCALE: 1/4" = 1'-0"

GENERAL NOTES:
 1. THE MECHANICAL WORK SHOWN ON THIS SHEET DEPICTS 1 EACH OF THE 2-BEDROOM, 1-BEDROOM AND STUDIO UNITS. REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT QUANTITY OF THESE ROOMS TO BE REMODELED.

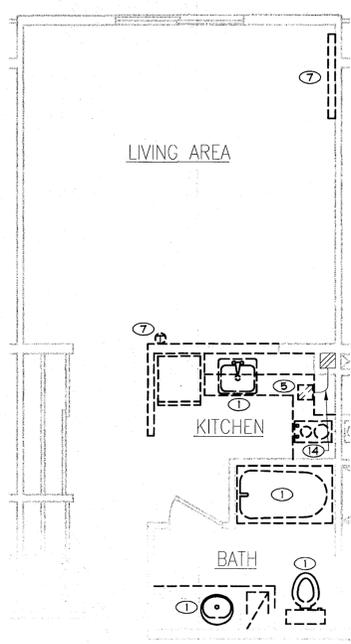
- PLAN NOTES:**
- ① REMOVE PLUMBING FIXTURE.
 - ② INSTALL NEW PLUMBING FIXTURE, RECONNECT TO WATER, WASTE & VENT.
 - ③ ELECTRIC BASEBOARD HEATER AND THERMOSTAT TO REMAIN.
 - ④ INSTALL NEW PLUMBING FIXTURE, EXTEND AND RECONNECT WATER, WASTE AND VENT.
 - ⑤ REMOVE EXHAUST FAN.
 - ⑥ CONNECT EFI TO EXISTING DUCT ABOVE CEILING.
 - ⑦ REMOVE ELECTRIC BASEBOARD HEATER AND THERMOSTAT.
 - ⑧ RELOCATE THERMOSTAT AS SHOWN ON NEW WORK PLAN.
 - ⑨ RELOCATED BASEBOARD HEATER THERMOSTAT.
 - ⑩ PROVIDE THERMOSTAT FOR HP-1.
 - ⑪ EXISTING EXHAUST DUCT.
 - ⑫ EXISTING ELECTRIC BASEBOARD HEATER.
 - ⑬ EXISTING ELECTRIC BASEBOARD HEATER AND THERMOSTAT.
 - ⑭ EXHAUST DUCT TO REMAIN.



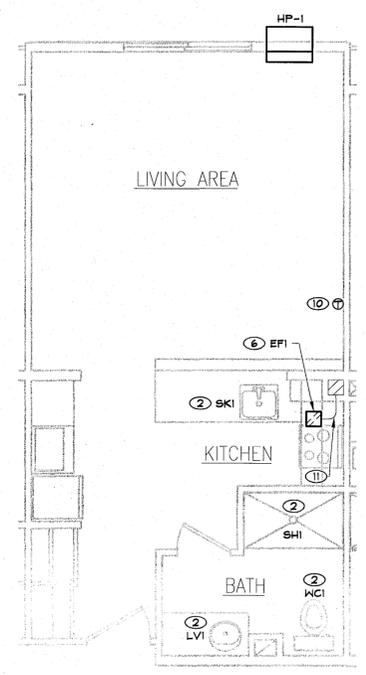
1-BEDROOM UNIT MECHANICAL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



1-BEDROOM UNIT MECHANICAL NEW WORK PLAN
 SCALE: 1/4" = 1'-0"



STUDIO UNIT A, B & C MECHANICAL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

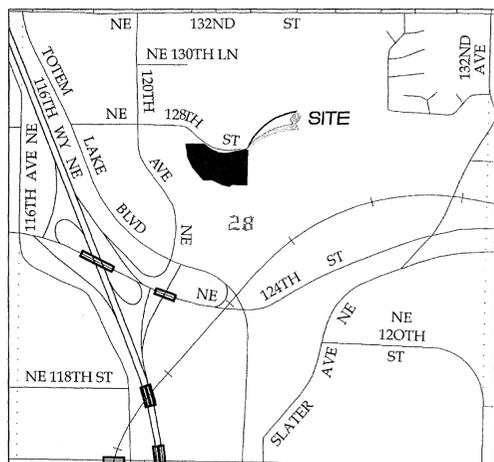


STUDIO UNIT A, B & C MECHANICAL NEW WORK PLAN
 SCALE: 1/4" = 1'-0"

MADISON HOUSE

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



TAX PARCEL NUMBERS
692840-0070

SITE ADDRESS
12215 NE 128TH STREET
KIRKLAND, WA 98034

SITE AREA
266,378 SQ. FT.
6.115 ACRES

SITE ACCESS
PUBLIC RIGHT OF WAY ON THE NORTH (NE 127TH ST.)

PARKING
REGULAR PARKING = 77 STALLS
HANDICAPPED PARKING = 1 STALL
TOTAL = 78 PARKING STALLS

ZONING REQUIREMENTS
ZONE: R 1.8
FRONT SETBACK = 20'
SIDE SETBACK = 5' BUT TWO SIDE YARDS MUST EQUAL AT LEAST 15'
REAR SETBACK = 10'
MAX. BUILDING HEIGHT = 30' ABOVE AVERAGE BUILDING ELEVATION
LOT COVERAGE = 70% MAX.
PARKING REQUIRED = 1.7 PER INDEPENDENT UNIT
1.0 PER ASSISTED LIVING UNIT

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP #5303303600, EFFECTIVE DATE NOVEMBER 6, 1999.

PROPERTY DESCRIPTION
(PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0007840-06 AMENDMENT SECOND)
TRACT F, PUGET SOUND CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92 OF PLATS, PAGE(S) 95 AND 96, IN KING COUNTY, WASHINGTON, AS CORRECTED BY THAT CERTAIN MAP RECORDED MAY 10, 1971 UNDER RECORDING NUMBER 7105100304, RECORDS OF SAID COUNTY, TOGETHER WITH PARCEL 43, CITY OF KIRKLAND SHORT PLAT NUMBER 76-9-9, RECORDED DECEMBER 1, 1976 UNDER RECORDING NUMBER 7612010652, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT F; THENCE SOUTH 1°43'38" WEST ALONG THE EAST LINE THEREOF 424.98 FEET (424.96 - ORIGINAL PLAT) FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 43; THENCE CONTINUING SOUTH 1°43'38" WEST ALONG SAID EAST LINE A DISTANCE OF 8.32 FEET TO THE SOUTHEAST CORNER OF PARCEL 43; THENCE NORTH 88°16'22" WEST ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 43 A DISTANCE OF 171.81 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE SOUTH 57°32'05" WEST 41.64 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 76°38'19" WEST 74.64 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 86°02'15" WEST 147.73 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE SOUTH 88°51'15" WEST 100.02 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 40°43'34" WEST 159.25 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 24°05'38" WEST 139.78 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID LINE NORTH 7°30'00" WEST 156.99 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 43; THENCE NORTH 89°58'25" EAST ALONG SAID NORTH LINE 84.48 FEET (84.49 RECORD) TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF SAID TRACT F; THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 89°58'25" EAST 136.91 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTHEAST 128TH STREET, SAID POINT BEING ON A CURVE TO THE LEFT FROM WHICH THE CENTER LIES NORTH 48°30'42" EAST 325.00 FEET DISTANT; THENCE ALONG SAID CURVE TO THE LEFT AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 61°33'47" AN ARC DISTANCE OF 349.21 FEET (349.20 RECORD) TO A POINT OF TANGENCY ON SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 76°56'53" EAST 185.45 FEET (185.07 RECORD) TO AN ANGLE POINT ON SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 89°52'30" EAST 16.20 FEET (16.56 RECORD) TO THE POINT OF BEGINNING.

AND TOGETHER WITH THOSE CERTAIN BENEFICIAL EASEMENT RIGHTS AS CONTAINED IN INSTRUMENT RECORDED MAY 6, 1977 UNDER RECORDING NO. 7705060665.

TITLE COMMITMENT NOTES
RELINQUISH WAS PLACED ON CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0007840-06, EFFECTIVE JANUARY 17, 2014 AT 8:00 A.M. FOR THE INFORMATION PRESENTED ON THIS SURVEY.

METHODS AND EQUIPMENT
SURVEY PERFORMED WITH A 1" TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS. THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

SURVEY STANDARDS
SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS AS CONTAINED IN W.A.C. 332.130.090 AND THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS WHICH CONTROL LAND BOUNDARIES FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS.

REFERENCES
1. PLAT OF PUGET SOUND CENTER RECORDED IN VOLUME 92 OF PLATS, PAGES 95 AND 96, RECORDS OF KING COUNTY, WASHINGTON.
2. AFFIDAVIT OF CORRECTION OF PLAT, AFN 7105100304 (SEE NOTE #18 OF "SCHEDULE B - ITEMS")
3. CITY OF KIRKLAND SHORT PLAT NO. 76-9-9, AFN 7612010652 (MAP IS ILLEGIBLE)
4. RECORD OF SURVEY, AFN 2008102290002

BASIS OF BEARINGS
PUGET SOUND CENTER RECORDED IN VOLUME 92 OF PLATS, PAGES 95 AND 96, RECORDS OF KING COUNTY, WASHINGTON.

SURVEY NOTES
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN TAKEN FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0007840-06 IN PREPARING THIS MAP. APEX ENGINEERING HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH IN PREPARATION OF THIS MAP. NOR IS APEX ENGINEERING AWARE OF ANY ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP. APEX ENGINEERING HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE APEX ENGINEERING QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON 1-7-14 THROUGH 1-9-14.
3. PROPERTY CORNERS WERE NOT SET AS PART OF THIS SURVEY.
4. UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION. IRRIGATION CONTROL VALVES, SPRINKLERS, AND SOME LANDSCAPING ITEMS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN THE RECENT MONTHS.
6. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A WASTE DUMP, SUMP, OR SANITARY LANDFILL.
7. BUILDING AREA AS SHOWN ON SHEET 2 BASED UPON BUILDING EXTERIOR MEASUREMENTS MADE AT GROUND LEVEL.
8. PROFESSIONAL LIABILITY IS PROVIDED BY NEW HAMPSHIRE INSURANCE COMPANY, POLICY NUMBER 6420056103, IN THE AMOUNT OF \$1,000,000.

SCHEDULE B - ITEMS
THE NUMBERS AND DESCRIPTIONS CORRESPOND TO SCHEDULE B SPECIAL EXCEPTIONS LISTED IN CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0007840-06. (DESCRIPTIONS MAY HAVE BEEN SHORTENED AND/OR SUMMARIZED COMPARED TO TITLE REPORT.)

- SCHEDULE B SPECIAL EXCEPTIONS:
- EASEMENT(S) FOR ELECTRICAL TRANSMISSION GRANTED TO THE CITY OF SEATTLE PER AUDITOR'S FILE NUMBER (AFN) 2342835; AS SHOWN HEREON.
 - EASEMENT(S) FOR ELECTRICAL TRANSMISSION GRANTED TO THE CITY OF SEATTLE PER AFN 2342837; AS SHOWN HEREON.
 - EASEMENT(S) FOR ELECTRICAL TRANSMISSION GRANTED TO THE CITY OF SEATTLE PER AFN 2681789; AS SHOWN HEREON.
 - EASEMENT(S) FOR ELECTRICAL TRANSMISSION EASEMENT GRANTED TO THE CITY OF SEATTLE PER KING COUNTY SUPERIOR COURT CASE NO. 241232; AS SHOWN HEREON.
 - EASEMENT(S) FOR ELECTRICAL TRANSMISSION AND APPURTENANCES GRANTED TO PUGET SOUND POWER & LIGHT COMPANY PER AFN 3691169; DESCRIPTION OF EASEMENT INSUFFICIENT TO PLOT.
 - EASEMENT AGREEMENT BETWEEN KING COUNTY PUBLIC HOSPITAL NO. 2 AND T. DAN AND MARY D. MORTIMER PER 770506065; AS SHOWN HEREON.
 - EASEMENT(S) FOR UNDERGROUND ELECTRICAL TRANSMISSION, DISTRIBUTION SYSTEM, AND APPURTENANCES GRANTED TO PUGET SOUND POWER & LIGHT COMPANY PER AFN 7707070680; NON-SPECIFIC LOCATION, NOT SHOWN.
 - EASEMENT(S) FOR PEDESTRIAN WALKWAY GRANTED TO CITY OF KIRKLAND PER AFN 7801061050; AS SHOWN HEREON.
 - COMMERCIAL RIGHT OF ENTRY AGREEMENT BETWEEN MADISON HOUSE/TOTEM LAKE AND VACOM CABLEVISION PER AFN 8901060731; NOT A SURVEY ITEM.
 - RIGHT OF ENTRY/EASEMENT AGREEMENT BETWEEN DANMOR COMPANY AND CROWN COMMUNICATIONS CORPORATION PER AFN 8412040575; NOT A SURVEY ITEM.
 - RIGHT OF ENTRY/EASEMENT AGREEMENT BETWEEN TOTEM LAKE ASSOCIATES AND CROWN COMMUNICATIONS CORPORATION PER AFN 8412040575; NOT A SURVEY ITEM.
 - COMMERCIAL EASEMENT AND RIGHT OF ENTRY AGREEMENT BETWEEN MADISON HOUSE RETIREMENT APARTMENTS AND VACOM CABLEVISION PER AFN 8905230210; NOT A SURVEY ITEM.
 - COMMERCIAL EASEMENT AND RIGHT OF ENTRY AGREEMENT BETWEEN TOTEM LAKE ASSOCIATES AND VACOM CABLEVISION PER AFN 8901060731; NOT A SURVEY ITEM.
 - EASEMENT(S) FOR CABLE TELEVISION FACILITIES GRANTED TO VACOM CABLEVISION PER AFN 9108120625; AS SHOWN HEREON.
 - EASEMENT(S) FOR GAS PIPELINE(S) AND APPURTENANCES GRANTED TO WASHINGTON NATURAL GAS COMPANY PER AFN 9306070300; AS SHOWN HEREON.
 - COVENANTS, CONDITIONS, RESTRICTIONS, ETC. PER AFN 6536936 AND AMENDED PER LIMITED WAIVER OF COVENANT AND DEED RESTRICTIONS PER AFN 7701140502; WAIVER ALLOWED FOR BUILDING CONSTRUCTION WITHIN 12 FEET OF THE LINE COMMON TO TRACTS "F" AND "D" (PLAT OF PUGET SOUND CENTER). 12-FOOT OFFSET LINE NOT SHOWN GRAPHICALLY TO AVOID CONFUSION WITH REGARD TO ENCRoACHMENT OF ORIGINAL SETBACK(S).
 - COVENANTS, CONDITIONS, RESTRICTIONS, ETC. PER AFN 6536939 AND AMENDED PER LIMITED WAIVER OF COVENANT AND DEED RESTRICTIONS PER AFN 7701140502; BUILDING PEAK ELEVATION LIMITED TO 238.00' BASED ON KING COUNTY AERIAL SURVEY DATA. NO DETERMINATION WAS MADE AS TO THE ELEVATION OF THE BUILDING PEAK. THEREFORE, NOTHING PLOTTED.
 - COVENANTS, CONDITIONS, RESTRICTIONS, ETC. PER AFN 6888282 AND AMENDED PER AFFIDAVIT OF CORRECTION OF PLAT PER AFN 7105100304; MATTERS UNRESOLVED AS AFFIDAVIT PROVIDES NO DESCRIPTION OR INFORMATION AS TO WHAT ITEM(S) WAS CORRECTED. AFFIDAVIT ALSO REFERS TO AN "ATTACHED CORRECTION MAP." ACCORDING TO CHICAGO TITLE COMPANY OF WASHINGTON, SAID MAP WAS NOT RECORDED. A COPY OF THE MAP PROVIDED BY THE ORIGINAL SURVEYOR'S FIRM DISCLOSES A TEMPORARY EASEMENT WHICH HAS BEEN PLOTTED HEREON.
 - TERMS AND CONDITIONS OF CITY OF KIRKLAND ORDINANCE NO. 2248; NOT A SURVEY ITEM.
 - COVENANTS, CONDITIONS, RESTRICTIONS, ETC. PER AFN 7612010652 (CITY OF KIRKLAND SHORT PLAT NO. 76-9-9); LEGIBLE MAP NOT AVAILABLE. NOTHING PLOTTED.
 - COVENANTS, CONDITIONS, RESTRICTIONS, ETC. PER AFN 7701070377 (REAL ESTATE CONTRACT); NOT A SURVEY ITEM.
 - TERMS AND CONDITIONS OF NOTICE OF CHARGES (WATER, SEWER, STORM AND SURFACE WATER) PER AFN 9207300895; NOT A SURVEY ITEM.
 - PAYMENT OF REAL ESTATE TAX; NOT A SURVEY ITEM.
 - GENERAL AND SPECIFIC TAXES AND CHARGES; NOT A SURVEY ITEM.
 - UNRECORDED LEASE PER AFN 8608260577 (LAUNDRY EQUIPMENT SPACE); NOT A SURVEY ITEM.
 - APPLIANCE LEASE PER 9401130878 (NATURAL GAS); NOT A SURVEY ITEM.
 - APPLIANCE LEASE PER 9401130877 (NATURAL GAS); NOT A SURVEY ITEM.
 - UNRECORDED LEASE PER AFN 9402141702; NOT A SURVEY ITEM.
 - DEED OF TRUST PER AFN 20070829022720; NOT A SURVEY ITEM.
 - ASSIGNMENT OF REVENUE PER AFN 20070829022720; NOT A SURVEY ITEM.
 - HAZARDOUS SUBSTANCES AGREEMENT BETWEEN TOTEM LAKE ASSOCIATES AND KEYBANK NATIONAL ASSOCIATION PER AFN 20070829022722; NOT A SURVEY ITEM.
 - FINANCING STATEMENT PER AFN 20070712001724; NOT A SURVEY ITEM.
 - DEED OF TRUST PER 2008077000930; NOT A SURVEY ITEM.
 - ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS; NOT A SURVEY ITEM.

DESIGN	SJM
DRAWN	SJM
CHECKED	MFG
SEC	28
T	26 N. R 5 E
DISC NO	32575/DWG
DATE	01-29-14
SCALE	1" = 30'

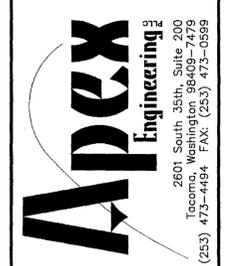
PROJECT MANAGER	REVISION DESCRIPTION	DATE	SIGNATURE
REV NO			
REV. #1	MISC. REVISIONS PER REVIEW COMMENTS AND ADDITIONAL INFORMATION	2-28-14	

DATE SEALED 3/4/2014



TITLE
MADISON HOUSE
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

CLIENT/OWNER
RJ DEVELOPMENT SERVICES
401 CENTRAL ST. SE
OLYMPIA, WA 98501
(ATTN: JEFF YATES)



SURVEYOR'S CERTIFICATION
TO (i) KIRKLAND PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, (ii) BOK FINANCIAL, AND (iii) BOKF, NA d/b/a BANK OF AMERICA, ITS SUCCESSORS AND ASSIGNS, AND (iv) CHICAGO TITLE COMPANY OF WASHINGTON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a, b), 8, 9, 11(c), 13, 14, 16, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-9-14.

DATE OF PLAT OR MAP: 1-29-14

M F Garland
MELVIN F. GARLAND, PLS
REGISTRATION NO. 18902

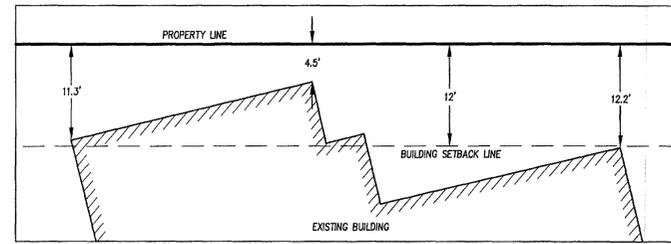
3/4/2014
DATE

MADISON HOUSE

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

BUILDING ENCROACHMENT DETAIL SCALE: 1" = 10'

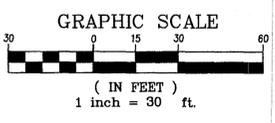
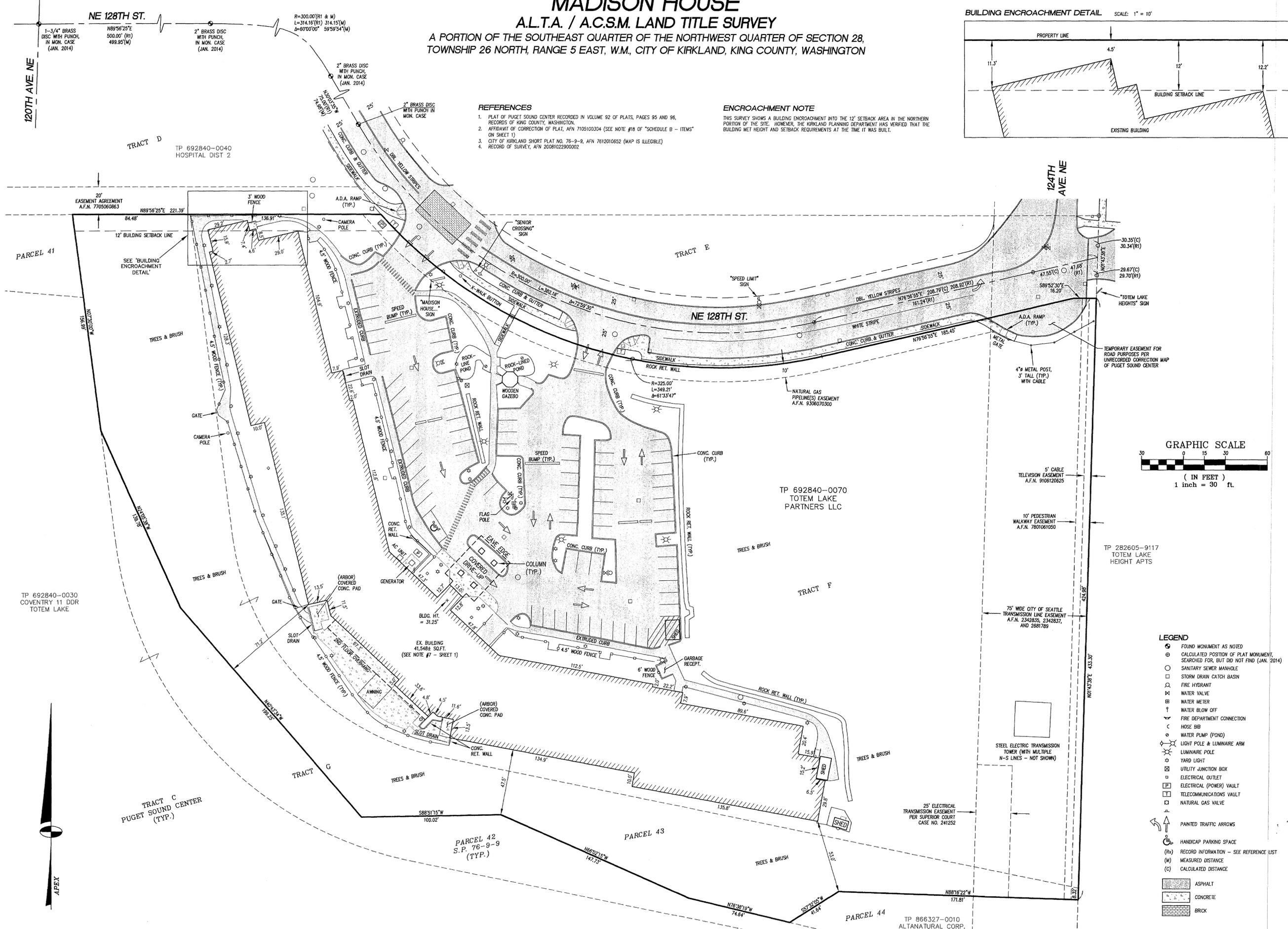


REFERENCES

1. PLAT OF PUGET SOUND CENTER RECORDED IN VOLUME 92 OF PLATS, PAGES 95 AND 96, RECORDS OF KING COUNTY, WASHINGTON.
2. AFFIDAVIT OF CORRECTION OF PLAT, AFN 7105100304 (SEE NOTE #18 OF "SCHEDULE B - ITEMS" ON SHEET 1)
3. CITY OF KIRKLAND SHORT PLAT NO. 76-9-9, AFN 7612010652 (MAP IS ILLEGIBLE)
4. RECORD OF SURVEY, AFN 20081022900002

ENCROACHMENT NOTE

THIS SURVEY SHOWS A BUILDING ENCROACHMENT INTO THE 12' SETBACK AREA IN THE NORTHERN PORTION OF THE SITE. HOWEVER, THE KIRKLAND PLANNING DEPARTMENT HAS VERIFIED THAT THE BUILDING MET HEIGHT AND SETBACK REQUIREMENTS AT THE TIME IT WAS BUILT.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊙ CALCULATED POSITION OF PLAT MONUMENT, SEARCHED FOR, BUT DID NOT FIND (JAN. 2014)
 - SANITARY SEWER MANHOLE
 - ⊗ STORM DRAIN CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊖ WATER VALVE
 - ⊗ WATER METER
 - ⊖ WATER BLOW OFF
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊖ HOSE BIB
 - ⊗ WATER PUMP (POND)
 - ⊕ LIGHT POLE & LUMINAIRE ARM
 - ⊖ LUMINAIRE POLE
 - ⊗ YARD LIGHT
 - ⊕ UTILITY JUNCTION BOX
 - ⊖ ELECTRICAL OUTLET
 - ⊗ ELECTRICAL (POWER) VAULT
 - ⊕ TELECOMMUNICATIONS VAULT
 - ⊖ NATURAL GAS VALVE
 - PAINTED TRAFFIC ARROWS
 - ⊕ HANDICAP PARKING SPACE
 - (R) RECORD INFORMATION - SEE REFERENCE LIST
 - (M) MEASURED DISTANCE
 - (C) CALCULATED DISTANCE
 - ASPHALT
 - CONCRETE
 - BRICK

DESIGN	SUN	CHECKED	MFG	DATE	01-29-14
DRAWN	SUN	SEC	28	T	26 N R 5 E
DISC NO	92875/DWG	DATE	01-29-14	SCALE	1" = 30'

PROJECT MANAGER:	SIGNATURE:	DATE:	REV. #	REV. #

DATE SEALED 3/7/2014

MADISON HOUSE
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

CLIENT/OWNER
RJ DEVELOPMENT SERVICES
407 CENTRAL ST. S.E.
OLYMPIA, WA 98501
(ATTN: JEFF YATES)

Apex Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599

SHEET 2 OF 2
FILE NO 32575
©APEX ENGINEERING PLLC 2013

SITE COPY

CITY OF KIRKLAND BUILDING DEPARTMENT	
Permit #	BMF14-05922 <small>PLAN CASE: BMF14-01504</small>
Address	12215 NE 128TH ST
Work Class	INTERIOR ALTERATION
Project	
Owner	KIRKLAND PARTNERS LLC
Date Submitted	10/01/2014
Date Approved	11/24/14
Reviewed By	