

ABBREVIATIONS

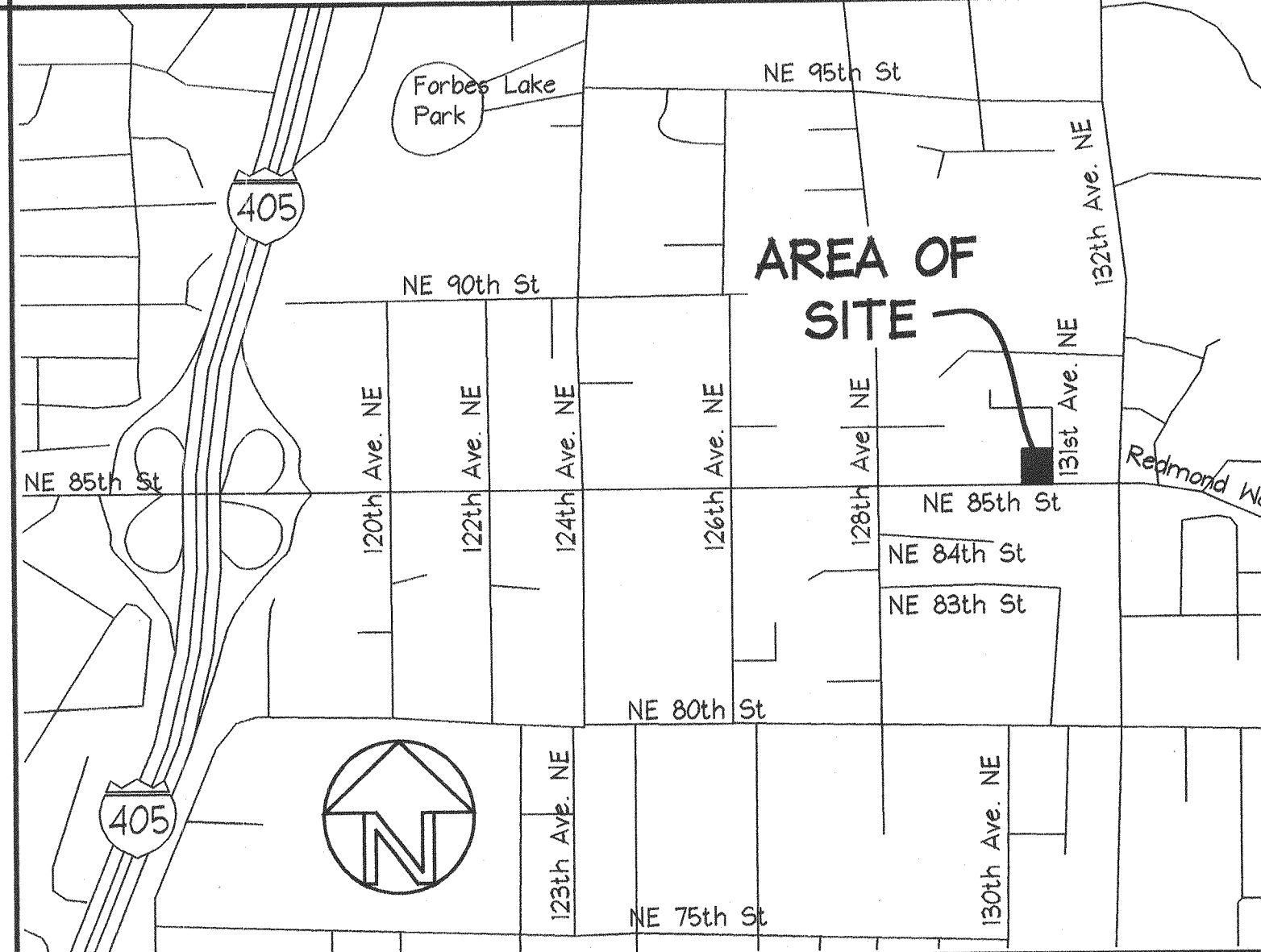
{Note: Periods (.) may be omitted}

ABV.	Above	M.D.F.	Medium Density Fiberboard
A.C.T.	Acoustical Ceiling Tile	M.B.	Machine Bolt
ALUM.	Aluminum	MAX.	Maximum
AFF	Above Finished Floor	MECH.	Mechanical
A.B.	Anchor Bolts	MTL.	Metal
#	And	MFR.	Manufacturer
L	Angle	MIN.	Minimum
@	At	MISC.	Miscellaneous
ACOUS.	Acoustical	M.O.	Masonry Opening
ADJ.	Adjustable	M.D.O.	Medium Density Overlay Plywood
AGG.	Aggregate	N.	North
APPROX.	Approximate	N.I.C.	Not in Contract
ARCH.	Architectural	NO. OR #	Number
		NOM.	Nominal
		N.T.S.	Not To Scale
		N.R.P.	Non-Removable Pin
BD.	Board	O.F.O.I.	Owner Furnished Owner Installed
BLDG.	Building	O.F.C.I.	Owner Furnished Contractor Installed
BLK.	Black	OA.	Overall
BLKG.	Blocking	O.C.	On Center
BM.	Beam	O.D.	Outside Diameter
BUR.	Built-up Roof	OPNG.	Opening
		O.S.B.	Oriented Strand Board
CAB.	Cabinet	PERP.	Perpendicular
CANT.	Cant. strip	PL.	Plate
C.B.	Catch Basin	P-LAM.	Plastic Laminate
CKT.	Circuit	PLYWD.	Plywood
CPT.	Carpet	#	Pound or Number
CL.	Centerline	PR.	Pair
C.J.	Control Joint	PT.	Point
CLO.	Closet	R.	Riser
CLR.	Clear	RAD.	Radius
COL.	Column	R.D.	Roof Drain
CONC.	Concrete	REF.	Reference
CONST.	Construction	REFR.	Refrigerator
CONT.	Continuous	REINF.	Reinforced
CNTRTOP.	Countertop	REQ'D.	Required
C.T.	Ceramic Tile	RES.	Resilient
CLG.	Ceiling	RM.	Room
CTR.	Center	R.O.	Rough Opening
		S.	South
DBL.	Double	S&V	Stain & Varnish
DTL.	Detail	S.C.	Solid Core
DIA.	Diameter	SCHED.	Schedule
DM.	Dimension	SHEATH.	Sheathing
DN.	Down	SECT.	Section
DR.	Door	SHT.	Sheet
DWR.	Drawer	SIM.	Similar
D.S.	Down Spout	S.F.	Square Footage
DWRG.	Drawing	SKYLT.	Skylight
		SPEC.	Specification
E.	East	SQ.	Square
EA.	Each	S.S.	Stainless Steel
E.I.F.S.	Exterior Insulation & Finish System	STBK.	Setback Line
		STD.	Standard
ELEC.	Electrical	STL.	Steel
ELEV.	Elevation	STOR.	Storage
EQ.	Equal	STRUCT.	Structural
EQPT.	Equipment	SYM.	Symmetrical
EXIST.	Existing	S.V.	Sheet Vinyl
EXP.	Expansion	SHT.VYN.	Sheet Vinyl
EXT.	Exterior	TEMP.	Temperature
		T.#B.	Top & Bottom
F.D.	Floor Drain	TR.	Tread
FDN.	Foundation	T.C.	Top of Curb
FIN.	Finish	T&G.	Tongue & Groove
FLR.	Floor	T.P.	Top of Pavement
FLASH.	Flashing	T.S.	Tube Steel
FLUOR.	Fluorescent	T.W.	Top of Wall
F.F.E.	Finish Floor Elevation	TYP.	Typical
FT.	Foot or Feet	UNF.	Unfinished
FTG.	Footing	U.O.N.	Unless Otherwise Noted
FURR.	Furring	UBC	Uniform Building Code
F.F.	Factory Finish	UPC	Uniform Fire code
F.P.	Frost Proof	UPC	Uniform Plumbing Code
		VTO.	Vent To Outside
GLB.	Glu-Laminated Beam	VERT.	Vertical
GA.	Gauge	W.	West
GALV.	Galvanized	W.C.	Water Closet
GL.	Glass/glazing	WD.	Wood
GR.	Grade	W/O	Without
GYP.	Gypsum	WGT. OR	Weight
GYP. BD.	Gypsum Board	WT.	Weight
		Y.D.	Yard Drain
H.A.	Handicap Accessible		
H.B.	Hose Bibb		
H.C.	Hollow Core		
HDWD.	Hardwood		
H.M.	Hollow Metal		
HORIZ.	Horizontal		
HW.	Hot Water		
HT.	Height		
HI.	High		
I.D.	Inside Diameter		
INSUL.	Insulation		
INT.	Interior		
I.E.	Invert Elevation		
JAN.	Janitor		
JT.	Joint		
JST.	Joist		
LAM.	Laminate		
LAV.	Lavatory		

GENERAL NOTES

1. BE RESPONSIBLE FOR PROVIDING WORK AND MATERIAL IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
2. VERIFY FIELD DIMENSIONS AND EXISTING CONDITIONS.
3. OBTAIN PERMITS, AS REQUIRED BY PROPER JURISDICTION FOR HEATING AND VENTILATING SYSTEMS, ELECTRICAL WORK, AND PLUMBING SYSTEMS.
4. BE RESPONSIBLE FOR COORDINATING WORK INCLUDING ADDITIONAL PERMITS AND SUBCONTRACTOR WORK.
5. SET NEW PARTITIONS DIMENSIONED FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
6. PROVIDE SOLID BLOCKING FOR WALL HUNG ITEMS (i.e. CABINETS, PAPER, DISPENSERS, VIEW BOXES); COORDINATE WITH OTHER TRADES.
7. UNDERCUT DOORS APPROXIMATELY 1/2" FOR SHEET VINYL SURFACES.
8. CLEAN SURFACES PRIOR TO OCCUPANCY OF SPACE
9. MAINTAIN A TRASH BIN ON THE PREMISES FOR THE COLLECTION OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL DISPOSE OF DEBRIS AND REMOVE TRASH BIN PRIOR TO FINAL OCCUPANCY.
10. SEAL AND WATERPROOF PENETRATIONS OF THE CONCRETE SLAB. (i.e. PLUMBING LINES, FLOOR ELECTRICAL AND/OR TELEPHONE MONUMENTS, ETC.)
11. MAKE EXIT DOORS OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
12. VERIFY THERMOSTAT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
13. PRESSURE TREAT WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH.
14. TEMPER WINDOWS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS AND WHEN SILLS ARE WITHIN 18" OF THE FLOOR LEVEL, AS REQUIRED BY CODE.
15. ISOLATE DISSIMILAR METALS TO PREVENT CORROSION.
16. PROVIDE MECHANICAL AND ELECTRICAL SYSTEMS AS BIDDER DESIGNED.
17. CALL CONFLICTS OR QUESTIONS TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE PROCEEDING.

VICINITY MAP



CODE

BUILDING CODE:	EXISTING	ALLOWED	PROPOSED	COMMENTS
Current Edition: 1997 UNIFORM BUILDING CODE BY ICBO				
Occupancy Group & Description: Use: B, Business Print Shop		Varied Yes	B, Business Veterinary Office	
Construction Type: V, Non-Rated No		Varied Yes	V, Non-rated No	Not required
Allowable Area Calculation Basic, 1 story: N/A		8,000	2,704	
Yard increase: N/A		2,400	N/A	
Sprinkler increase: N/A		N/A	N/A	No change to existing building square footage
Subtotal: N/A		10,400	2,704	
Story increase: N/A		16,000	N/A	
Total: N/A		26,400	2,704	
ZONING CODE:	EXISTING	REQ'D/PERMIT'D	PROPOSED	COMMENTS
Use: Comp. Plan Design: Land Use Zone: Specific Use: Cam. Office PO (2) Print Shop		Cam. Office PO (2) Pro. Office Varied	No Change No Change Veterinary Office	Allowed Use
Setbacks: Front 32' Side 5' Side 27' Rear 32'		20' 5' 10' 15'	32' 5' 27' 32'	Adjoins PO (2) Adjoins PO (2) Adjoins RSX
Height: Average 13'		30'	13'	
Total Required Stall Calculation Standard (8.5' x 18.5') Compact (8' x 16') 50% Accessible (Van) 10%	2,704 s.f. / 200s.f./stall = 13 stalls	13 stalls	5 stalls	One existing parking stall changed to Accessible parking
Impervious Surface Total Stalls: 10		14 per Code (7 per City of Kirkland)	10	
Site Area: 6,361 s.f.			6,361 s.f.	
Building: 2,704 s.f.			2,704 s.f.	
Paving: 1,140 s.f.			1,140 s.f.	
Total: 10,205		70%	61(%)	
Landscaping: 15' Back N/A		15' Type C, Standard 2 @ Back; Type C Typical N/A	15' Stand. 2 Back; Type C Typ. N/A	80% Landscape Cover N/A

SCOPE OF WORK

THE PROJECT CONSISTS OF A REMODEL TO AN EXISTING ONE STORY BUILDING FOR USE AS A VETERINARY OFFICE. MINOR EXTERIOR WORK TO INCLUDE: CONCRETE GENERATOR PAD, CONCRETE REAR EXIT PAD, EXTERIOR WALL MOUNTED WOOD TRELLIS, SIDING REPAIR AND PAVING OF AN EXISTING PARKING STALL FOR ADA. INTERIOR RENOVATIONS TO INCLUDE: 2X8, 2X6 & 2X4 WOOD STUD WALL PARTITIONS, GYP. WALLBOARD, MILLWORK, SHEET VINYL & CARPET FLOORING, ACOUSTICAL ISOLATION SYSTEM, REMOVAL AND REPAIR OF INTERIOR ELECTRICAL/MECHANICAL/PLUMBING SYSTEMS AND FINISHES, NEW ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS TO BE BIDDER DESIGNED.

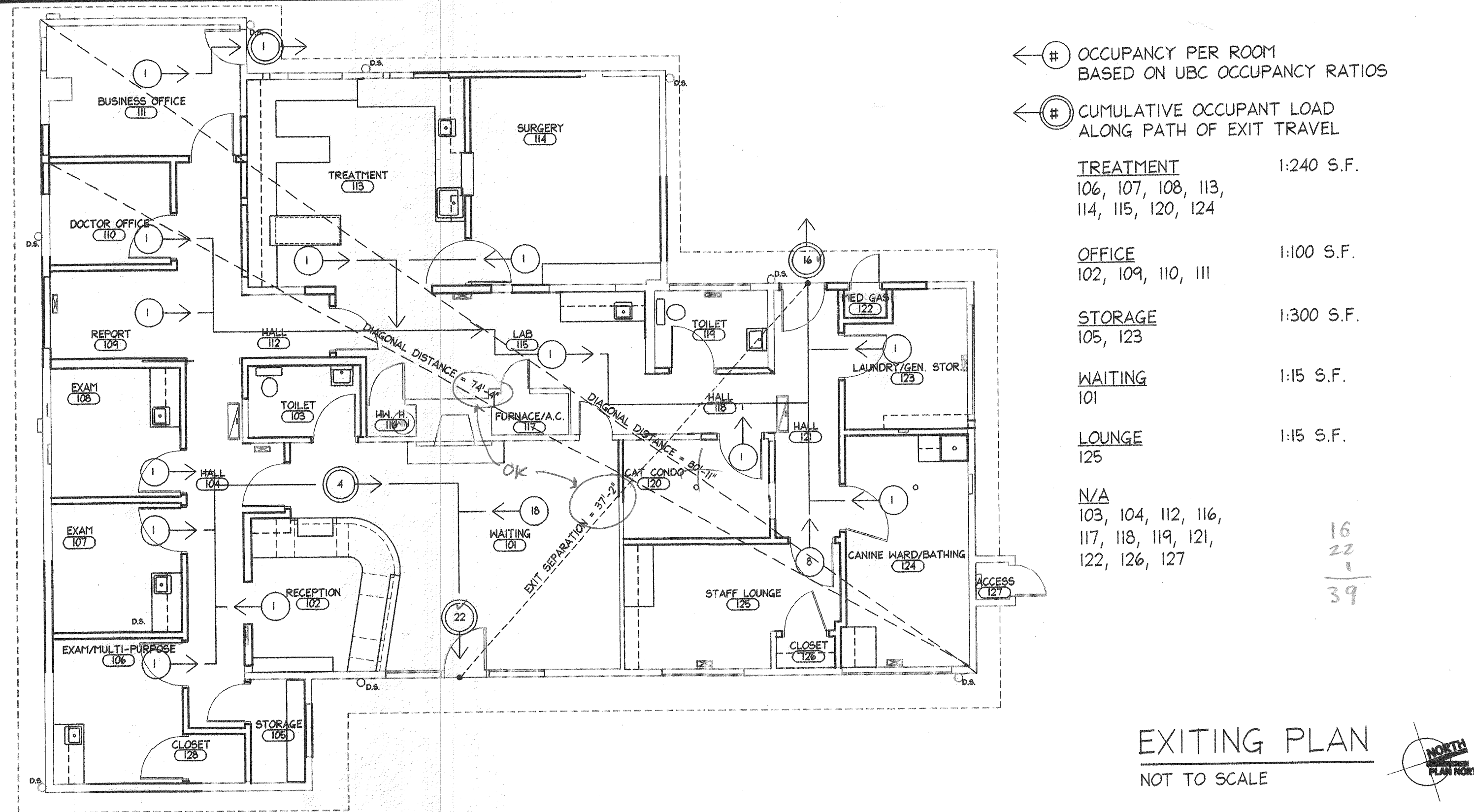
LEGAL DESCRIPTION

TAX ID#: 863570001009
PARCEL NO. 863570-0100 0010
SE SEC 04 TWP 25 RGE 05 LOT 2 THREE PINES ADDITION, DIV. NO 2, LESS ST HWY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUMES 56 OF PLATS, PAGE 44, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER KING COUNTY RECORD #6612862.

SHEET INDEX

A0.1	COVER SHEET
A1.1	SITE PLAN AND DETAILS
A2.0	DEMOLITION FLOOR PLAN
A2.1	FLOOR PLAN
A2.2	POWER & EQUIPMENT PLAN
A3.0	DEMOLITION REFLECTED CEILING PLAN
A3.1	REFLECTED CEILING PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	BUILDING WALL SECTION
A5.1	DETAILS
A5.2	DETAILS
A7.1	INTERIOR ELEVATIONS
A7.2	INTERIOR ELEVATIONS
A9.1	DOOR, WINDOW, & FINISH SCHEDULES
A9.2	EQUIPMENT & PLUMBING SCHEDULE
11.1	FINISH PLAN
S2.1	FOUNDATION & FLOOR FRAMING PLAN
S2.2	ROOF FRAMING PLAN

EXITING PLAN



PROJECT TEAM

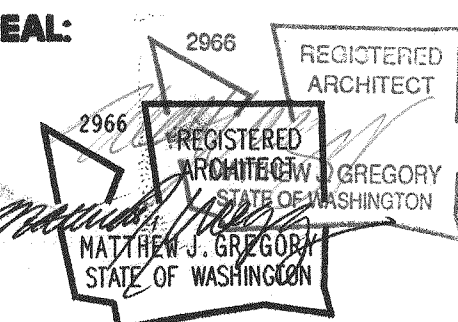
OWNER:
VJ PROPERTY LLC.
13020 NE 85TH ST.
KIRKLAND, WA 98033
PH: 425-497-9277
CONTACT: VICTORIA JONES

TENANT:
VICTORIA JONES, DVM
NW ANIMAL EYE SPECIALISTS
15615 BEL-RED ROAD, SUITE D
BELLEVUE, WA 98008
PH: 425-497-9277
CONTACT: VICTORIA JONES

ARCHITECT:
ARCHITECTURAL WERKS, INC.
11335 NE 122ND WAY, SUITE 140
KIRKLAND, WA 98034
PH: 425-823-2244
CONTACT: MATTHEW J. GREGORY, AIA



CONSULTANT:



NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: JAM
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:

SHEET TITLE:

COVER SHEET

BID SET
SHEET NUMBER:

A0.1

DETAIL INDICATOR

INDICATOR FOR AREA/ OBJECT DETAIL

DETAIL # ON SHEET

DETAIL SHEET DESIGNATION

-----NEW CONTOUR

 EXISTING BUILDING

EXISTING
GRAVEL



NEW
PAVING

NE 85TH ST.

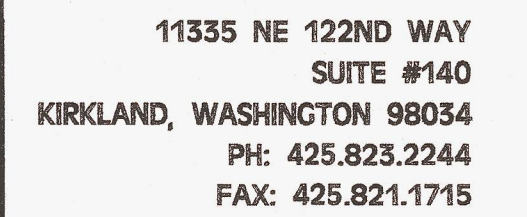
1. SEE FLOOR PLAN, SHEET A2.1 FOR ADDITIONAL WORK
& DIMENSIONS

131ST AVE. NE

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI
8AM TO 2PM SAT. NO WORK SUNDAYS &
HOLIDAYS (PER KZC SEC. 115.25)
Exceptions must be approved in
writing by Planning Official

- ANY ACTIVITY MUST MEET NOISE STANDARDS OUTLINED IN NOISE REPORT.
- INTERNAL WORK ONLY (NO ADDITION)
- PARKING OK PER PUBLIC WORKS

REVISION
RECEIVED
JUL 25 2000

**CONSULTANT:****SEAL:**

2966 REGISTERED ARCHITECT
MATTHEW J. BRIDGEMAN
STATE OF WASHINGTON

**NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033**

JOB NUMBER: 0257
DRAWN: JAM
CHECKED:
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 07/23/03 City Corrections

SHEET TITLE:

SITE PLAN

BID SET

SHEET NUMBER:

A1.1

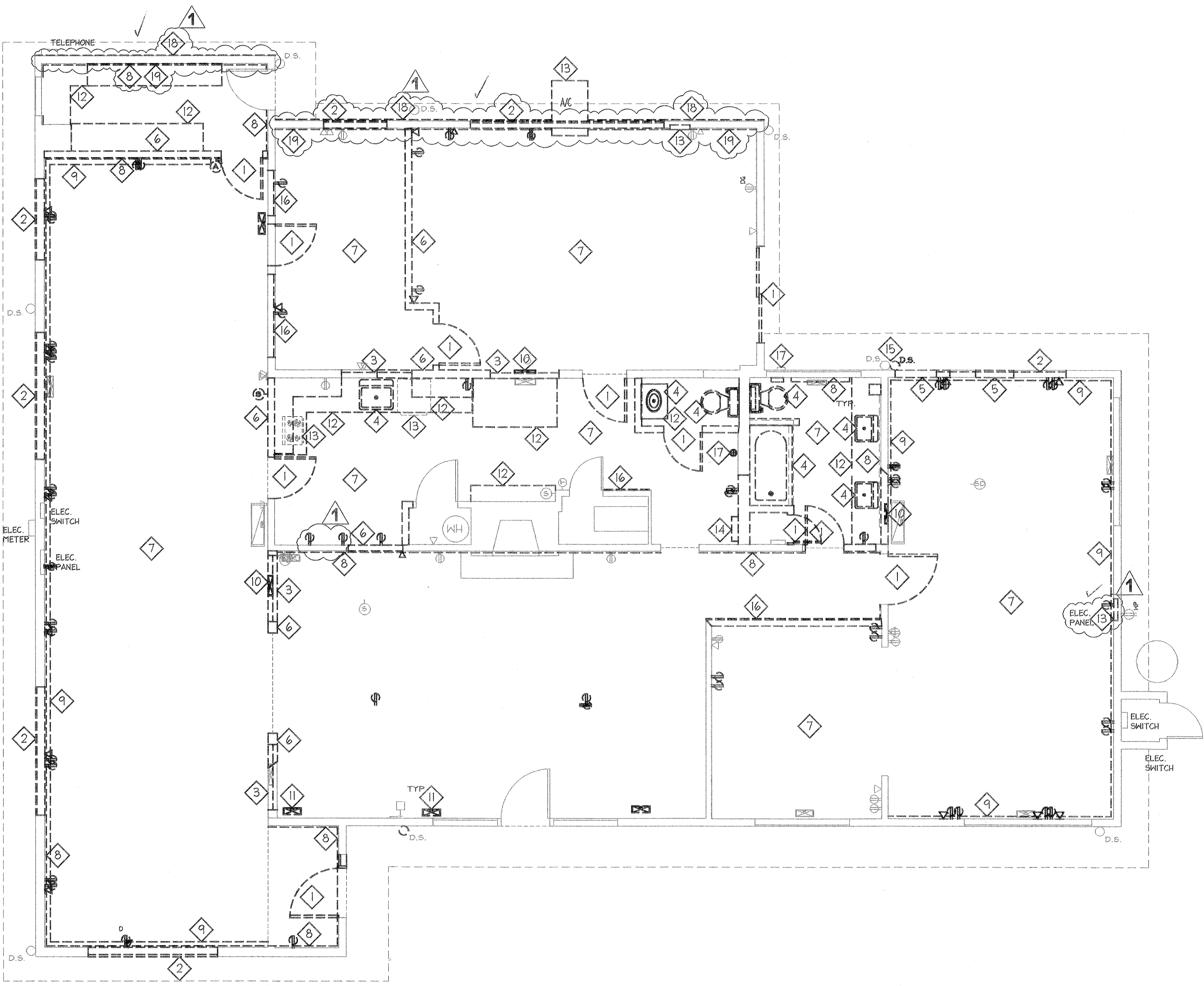
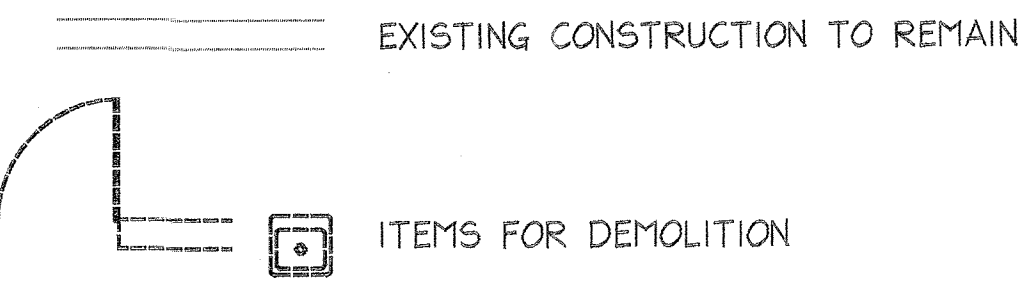
DEMOLITION GENERAL NOTES

- 1. NOTE: ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT THE GUARANTEE OF ACCURACY. HENCE, VERIFY ALL EXISTING CONDITIONS.
- 2. COMPLY WITH ALL RULES AND REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER DEMOLITION WORK.
- 3. INCLUDE COMPLETE REMOVAL AND DISPOSAL OF DEMOLISHED ITEMS. SALVAGE ITEMS WHEN APPROPRIATE, COORDINATED PICKUP OR STORAGE WITH OWNER.
- 4. COOPERATE WITH OWNER FOR SHUT-OFF, CAPPING, AND CONTINUATION OF UTILITY SERVICE AS REQUIRED.
- 5. PROVIDE DEMOLITION IN THE EXTENT AS REQUIRED FOR NEW CONSTRUCTION. REFER TO ARCHITECTURAL (AND CONSULTANT DRAWINGS IF APPLICABLE) FOR EXTENT OF DEMOLITION REQUIRED.
- 6. REMOVE THE FOLLOWING WITHIN AREA OF MAJOR WORK, U.O.N. EXIST. FLOORING COVERING, BASE, LIGHT FIXTURES, EQUIPMENT (SALVAGE FOR OWNER), WALL COVERING. SALVAGE LIGHT FIXTURES TO USE IN NEW CONSTRUCTION.
- 7. PROTECT STRUCTURAL ELEMENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- 8. COORDINATE WITH OWNER TO HAVE ALL FURNITURE AND EQUIPMENT REMOVED FROM DEMOLITION AREAS PRIOR TO CONSTRUCTION START, U.O.N.
- 9. REMOVE, REPLACE, AND RELOCATE EXISTING ELECTRICAL, MECHANICAL, AND FIRE PROTECTION EQUIPMENT/DEVICES AS REQUIRED FOR NEW CONSTRUCTION. AT LOCATIONS WHERE WHERE ELECTRICAL IS TO BE REMOVED, PULL OUT WIRING BACK TO PANEL. REFER TO CONSULTANT DRAWINGS WHEN APPLICABLE. COORDINATE WITH OWNER FOR STORAGE/DISPOSAL OF EXISTING LIGHT FIXTURES NOT TO BE RELOCATED.
- 10. REMOVE EXISTING ELECTRICAL CONDUIT, WIRE EQUIPMENT, AND DATA CABLING WHERE INDICATED BY DRAWINGS OR MADE NECESSARY BY NEW WORK.
- 11. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND NEW CONSTRUCTION PRIOR TO PROCEEDING WITH THE WORK.
- 12. REMOVE EXISTING FLOOR FINISHES AND BASE AS REQUIRED FOR THE INSTALLATION OF NEW FINISHES. REFER TO ARCHITECTURAL FINISH SCHEDULE.
- 13. PATCH AND REPAIR ALL EXISTING INTERIOR WALL SURFACES AND FINISHES TO REMAIN. PROVIDE A 'LIKE NEW' APPEARANCE.
- 14. SALVAGE TOILET ACCESSORIES AND FIRE EXTINGUISHERS FOR REUSE OR OWNER DISPOSITION.

DEMOLITION KEY NOTES

- 1 REMOVE DOOR & DOOR TREATMENT, AT CONTRACTOR'S OPTION, OR CONTACT OWNER REGARDING DISPOSAL.
- 2 REMOVE EXTERIOR WINDOW, FRAME AND WINDOW TREATMENT, AT CONTRACTOR'S OPTION, CONTACT OWNER REGARDING DISPOSAL.
- 3 REMOVE INTERIOR WINDOW AND FRAME, SALVAGE FOR RELOCATION, AT CONTRACTOR'S OPTION, CONTACT OWNER REGARDING DISPOSAL.
- 4 REMOVE/RELOCATE PLUMBING FIXTURE, MIRROR AND SHOWER DOOR. DEMO TILE, COUNTER AND SHOWER SURROUND. CONSULT WITH OWNER REGARDING DISPOSAL.
- 5 CUT NEW OPENING, PATCH AND REPAIR ADJACENT SURFACE.
- 6 REMOVE EXISTING WALL AS REQUIRED. PREPARE WALLS AS REQUIRED FOR INSTALLATION OF NEW WALL AND FINISH TREATMENT. SEE FINISH SCHEDULE A9.1
- 7 REMOVE EXISTING FLOOR FINISHES AND BASE AS REQUIRED FOR INSTALLATION OF NEW FINISHES.
- 8 REMOVE EXISTING WALL PANELING & WALLCOVERING AS REQUIRED FOR INSTALLATION OF NEW FINISHES.
- 9 REMOVE EXISTING BASE ELECTRICAL RACEWAY, PREPARE WALL AS REQUIRED FOR INSTALLATION OF NEW FINISHES.
- 10 REMOVE WALL REGISTER, PREPARE WALL AS REQUIRED FOR INSTALLATION OF NEW FINISHES.
- 11 REMOVE FLOOR REGISTER, PREPARE FLOOR AS REQUIRED FOR INSTALLATION OF NEW FINISHES.
- 12 REMOVE EXISTING CASEWORK, CONTACT OWNER REGARDING DISPOSAL.
- 13 REMOVE EXISTING EQUIPMENT, SALVAGE FOR RELOCATION, AT CONTRACTOR'S OPTION, CONTACT OWNER REGARDING DISPOSAL.
- 14 REMOVE/ RELOCATE EXISTING PHONE PANEL
- 15 RELOCATION DOWN SPOUT
- 16 SALVAGE MAP RAILS AND TACK BOARDS
- 17 REMOVE/RELOCATE DRYER VENT
- 18 REMOVE SIDING
- 19 REMOVE PANELING AND GYPSUM BOARD & REPLACE WITH 5/8" TYPE X GYP.BD.

LEGEND



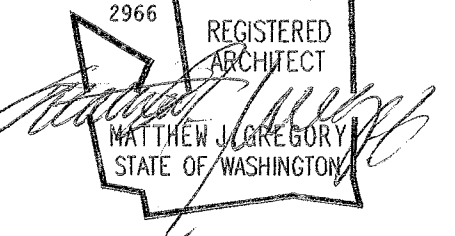
1 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



11335 NE 122ND WAY
SUITE #140
KIRKLAND, WASHINGTON 98034
PH: 425.823.2244
FAX: 425.821.1715

CONSULTANT:

SEAL:



NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER:	0257
DRAWN:	EL, JAM
CHECKED:	
DATE:	FEBRUARY 11, 2003
REVISIONS:	
07/23/03	City Corrections

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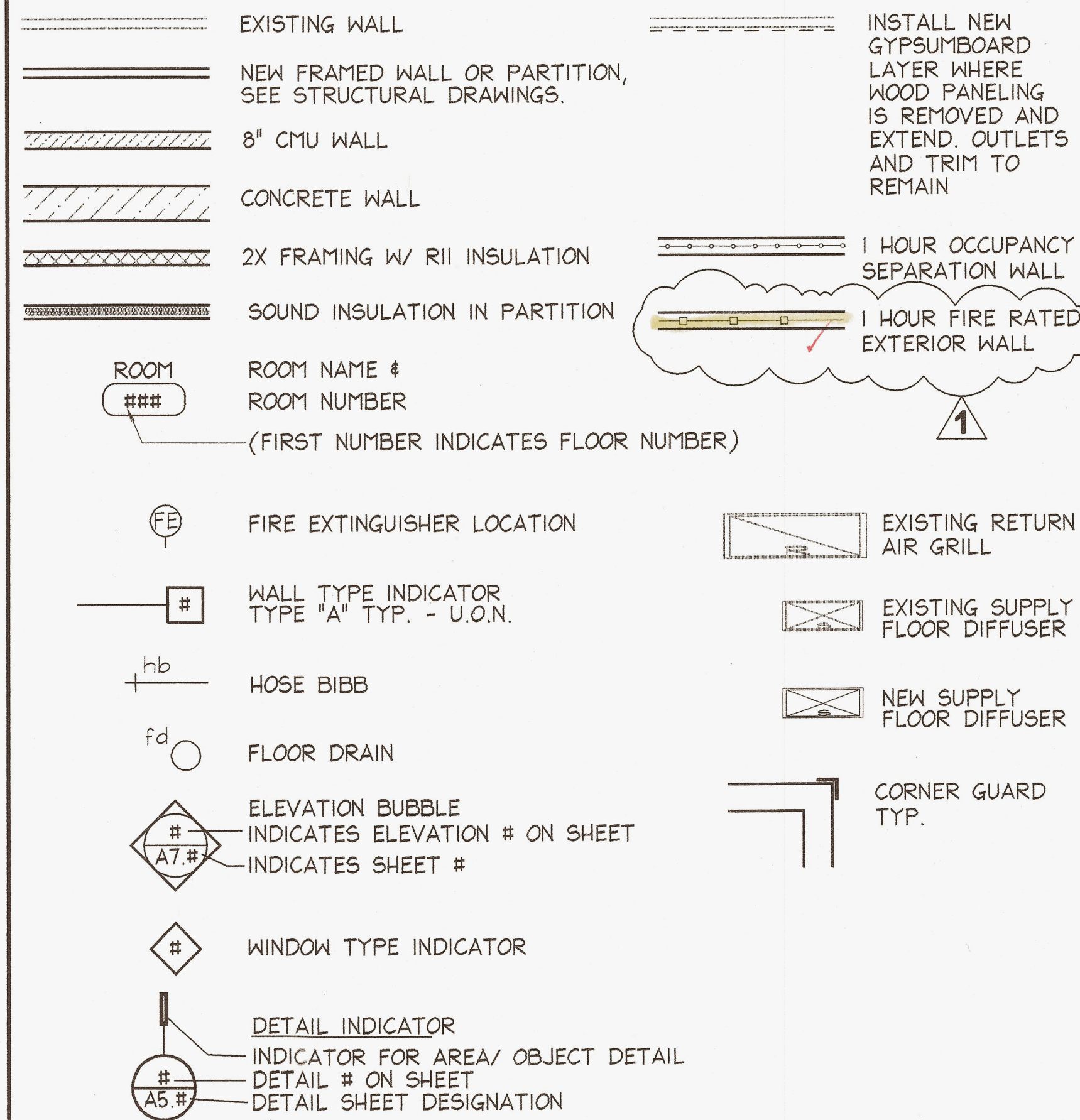
DEMOLITION
FLOOR PLAN

BID SET

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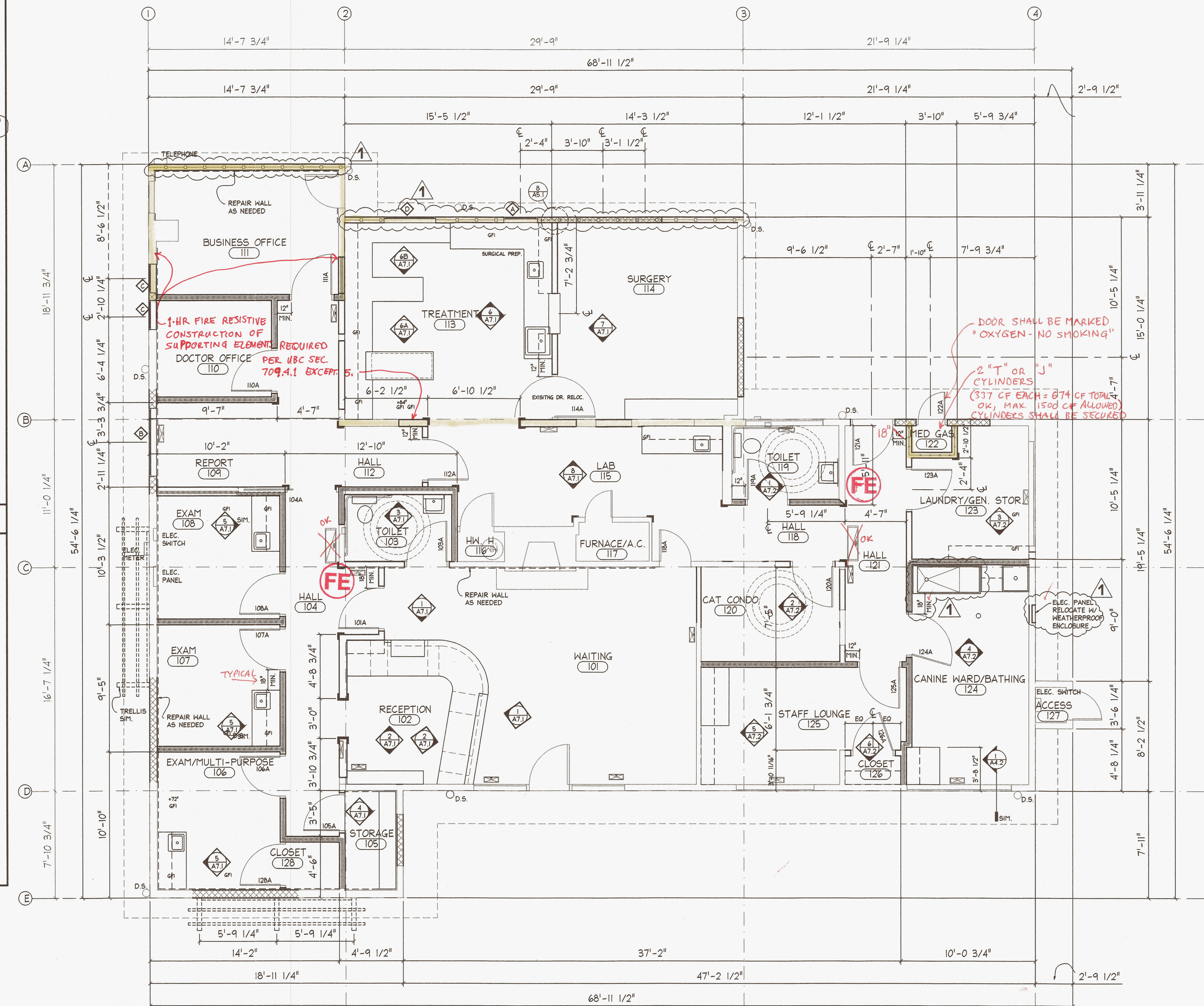
A2.0

FLOOR PLAN LEGEND



GENERAL NOTES

1. FILL ALL SCRATCHES, DENTS, CRACKS, HOLES, OPENINGS, IRREGULARITIES AND/OR DEFECTS IN BOTH EXISTING AND NEW WALL SURFACES WITH PLASTER PATCH, SPACKLING, JOINT COMPOUND, OR OTHER PRESCRIBED MATERIALS IN AN INDUSTRY APPROVED MANNER TO PROVIDE A UNIFORM AND SMOOTH FINISHED WALL SURFACE. CLEAN AND SAND SMOOTH ALL SURFACES BEFORE APPLYING FINISH MATERIAL.
2. REMOVE ALL EXCESS BUILD-UP OF EXISTING AND/OR NEW WALL AND PAINT MATERIALS FROM ALL NEW AND EXISTING WALL SURFACES INCLUDING BUT NOT EXCLUSIVE OF: PLASTER, PATCHING COMPOUND, PUTTY, MASTIC, ETC. CLEAN AND FINISH SAND SMOOTH WALL SURFACE READY FOR THE APPLICATION OF FINISH MATERIAL.
3. PROVIDE FOR A SMOOTH FINISHED WALL SURFACE ALL THE WAY DOWN TO THE FINISHED FLOOR TO ALLOW FOR THE PROPER INSTALLATION OF THE SPECIFIED WALL BASE. THAT INCLUDES TAPING AND FINISHING ALL VERTICAL JOINTS AND BEADS DOWN TO THE FINISHED FLOOR ALONG WITH FILLING ALL SCREW HOLES AND FILLING ALL VOIDS.
4. LEVEL THE FLOOR SURFACE/ SUBSTRATE WITH A LATEX UNDERLAYMENT SMOOTH AND FREE FROM CRACKS, HOLES, RIDGES, COATINGS PREVENTING ADHESIVE BOND AND OTHER DEFECTS IMPAIRING PERFORMANCE OR APPEARANCE. MAXIMUM ALLOWABLE SLOPE 1/4" IN 10'-0". FINISH SAND SMOOTH TO PROVIDE AN ADEQUATE SUBSTRATE FOR THE INSTALLATION OF THE SCHEDULED FLOORING MATERIAL.
5. SWINGING DOOR FRAMES ARE SET 2 INCHES FROM INSIDE CORNER, TYPICAL UNLESS NOTED OTHERWISE.



FE FIRE EXTINGUISHER
2A10BC MIN. RATING
(2 REQUIRED)

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 1 2 4 6 10



**ARCHITECTURAL
WERKS**
11335 NE 122ND WAY
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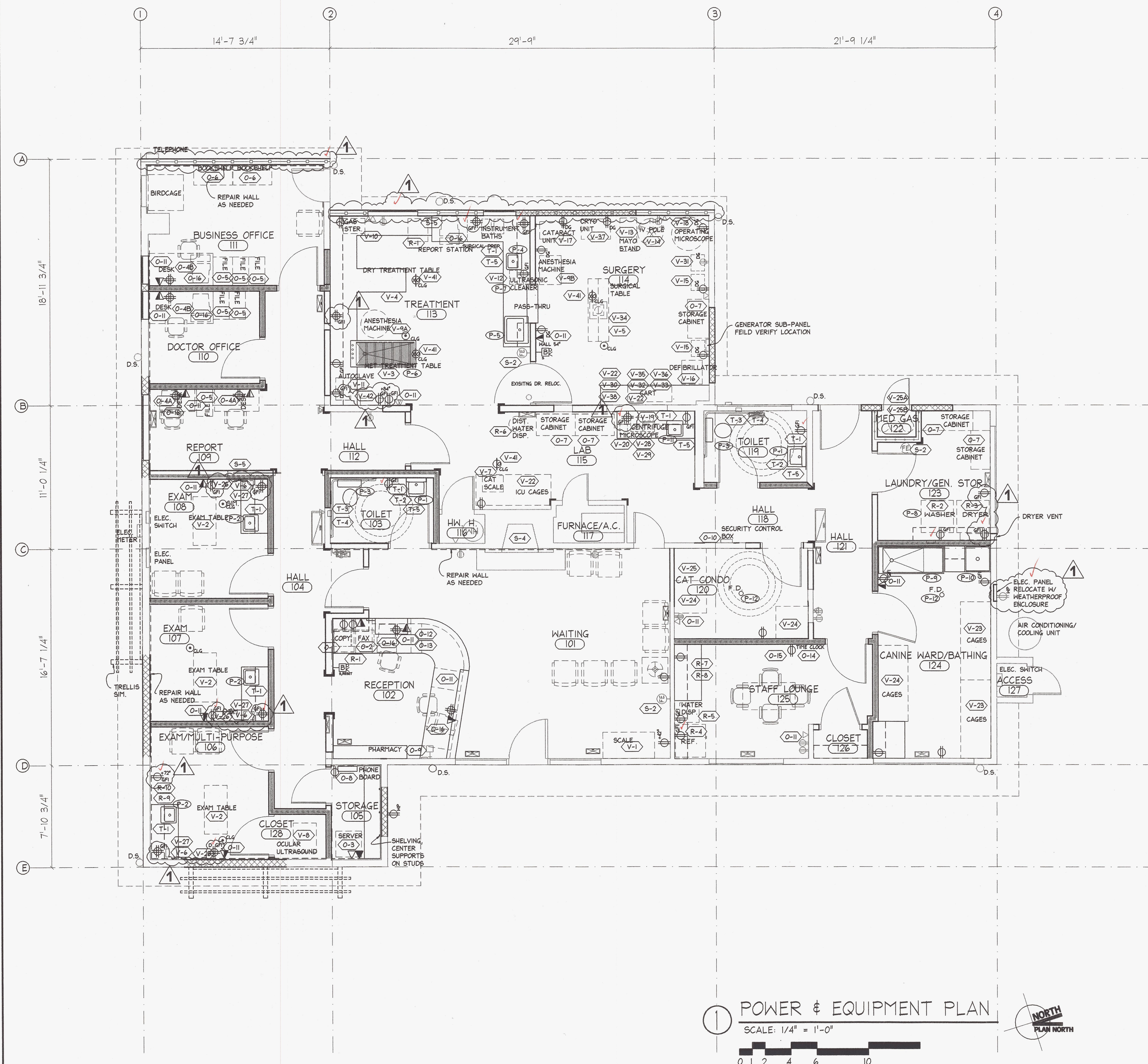
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A2.1

POWER & EQUIPMENT LEGEND

- ⊕^{xxx} 110V DUPLEX RECEPTACLE W/ ADDITIONAL INFORMATION. NOTE(S) TYPICAL FOR ALL SYMBOLS - MOUNT @ 15" AFF UNLESS NOTED OTHERWISE
 - +XX - HEIGHT ABOVE FINISH FLOOR (TO CENTERLINE OF BOX)
 - CLG - CEILING MOUNTED
 - PIG - CEILING OUTLET W/ PIGTAIL, DROP TO 84" A.F.F.
 - D - DEDICATED OUTLET
 - G - GENERATOR
- ⊕ 110V DUPLEX RECEPTACLE MOUNTED 44" A.F.F.
- ⊕ CENTRAL VACUUM SYSTEM
- ⊕ 110V FOURPLEX RECEPTACLE @ 12" A.F.F. UNLESS NOTED OTHERWISE
- ⊕^{xxx} 220V RECEPTACLE @ 12" A.F.F. UNLESS NOTED OTHERWISE.
- ⊕ SPECIAL PURPOSE RECEPTACLE
- ▽ PHONE/DATA DUAL JACK
- ▽[#] PHONE JACK (# OF JACKS, IF MORE THAN 1)
- ▽ DATA JACK
- ⊕ J-BOX FOR EQUIPMENT CONNECTION
- ⊕ RETRACTABLE OVERHEAD POWER CORD
- ⊕ CORRIDOR DOME STATION W/ BUZZER, CUT-OFF SWITCH W/ BELL & RESET
- ⊕ HOSE BIBB
- ⊕^{P-#} PLUMBING FIXTURE IDENTIFICATION
- ⊕^{#-#} EQUIPMENT IDENTIFICATION NUMBER
- ⊕^O OXYGEN OUTLET W/ QUICK DISCONNECT
- ⊕ SCAVENGER SYSTEM CEILING DROP LOCATION - +82" AFF.
- ⊕^X SCAVENGER OUTLET W/ QUICK DISCONNECT



1 POWER & EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"
0 1 2 4 6 10
NORTH
PLAN NORTH

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WERKS**
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**POWER &
EQUIPMENT
PLAN**

BID SET
SHEET NUMBER:

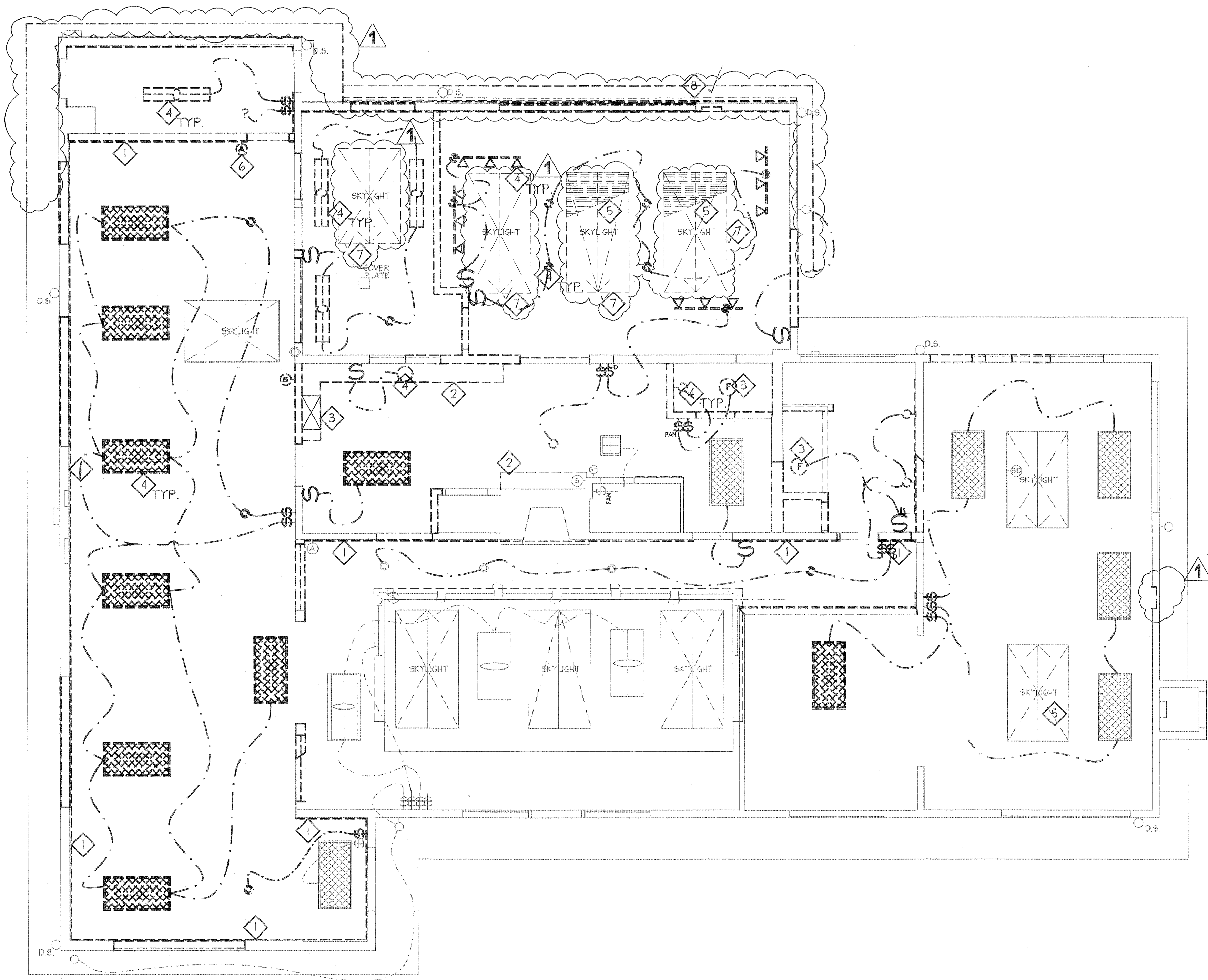
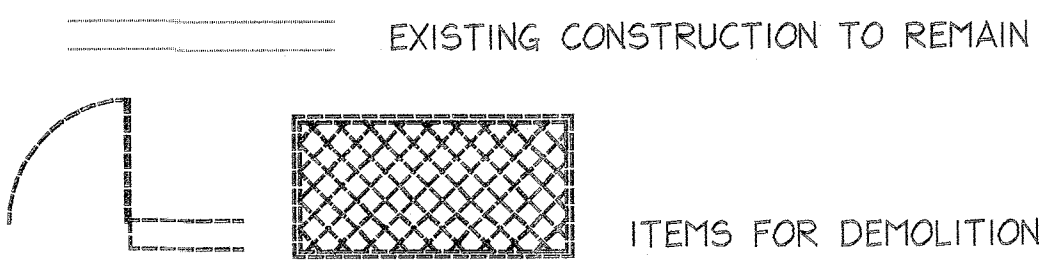
A2.2

CEILING DEMOLITION GENERAL NOTES

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING PANELING AND WALL COVERING AS REQUIRED FOR INSTALLATION OF NEW FINISHES.
- 2 REMOVE EXISTING CASEWORK, CONTACT OWNER REGARDING DISPOSAL.
- 3 REMOVE EXISTING EQUIPMENT, SALVAGE FOR RELOCATION, AT CONTRACTOR'S OPTION, CONTACT OWNER REGARDING DISPOSAL.
- 4 REMOVE EXISTING LIGHT FIXTURES, SALVAGE FOR RELOCATION, AT CONTRACTOR'S OPTION, CONTACT OWNER REGARDING DISPOSAL.
- 5 REMOVE EXISTING SKYLIGHT SHADES, SALVAGE FOR RELOCATION, CONTACT OWNER REGARDING DISPOSAL.
- 6 REMOVE EXISTING MOTION DETECTOR, SALVAGE FOR RELOCATION
- 7 REMOVE SKYLIGHT
- 8 REMOVE EAVE VENT AND SOFFIT BD.

LEGEND



1 DEMOLITION REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

**ARCHITECTURAL
WERKS**

11335 NE 122ND WAY
SUITE #140
KIRKLAND, WASHINGTON 98034
PH: 425.823.2244
FAX: 425.821.1715

CONSULTANT:

SEAL:

2966 REGISTERED ARCHITECT
MATTHEW J. GREGORY
STATE OF WASHINGTON

**NW Animal Eye Specialists
for VJ Property LLC.**
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: EL, JAM
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:
1/07/23/03 City Corrections

SHEET TITLE:
**DEMOLITION
REFLECTED
CEILING PLAN**

BID SET
SHEET NUMBER:
A3.0

REFLECTED CEILING PLAN LEGEND

xxx

\$

SINGLE POLE WALL SWITCH W/ ADDITIONAL INFORMATION NOTE - TYP. ALL SYMBOLS:
+XX - HEIGHT ABOVE FINISH FLR.
E - EXISTING
D - DIMMER
3, 5 - MULTIPLE WAY SWITCH
T - 15 MIN. TIMER (EXHAUST FAN)
MS - MOTION SENSOR
B - BUZZER
R - RELOCATED LIGHT FIXTURE
G - GENERATOR
Ⓢ - SPECIAL PURPOSE RECEPTACLE
Ⓜ - MOTION SENSOR (EXISTING)
Ⓣ - DETECTOR (EXISTING)
Ⓡ - RETRACTABLE OVERHEAD POWER CORD
Ⓢ - SURFACE MOUNT LIGHT FIXTURE
Ⓢ - WALL MOUNT LIGHT FIXTURE
Ⓢ - RECESSED INCANDESCENT LIGHT FIXTURE
Ⓢ - RECESSED INCANDESCENT LIGHT FIXTURE W/ WALL WASH LENS
Ⓢ - SURFACE MNT'D. INCANDESCENT PENDANT LIGHT FIXTURE
Ⓢ - SMOKE DETECTOR (EXISTING)

1X4 SURFACE MNT'D. LIGHT FIXTURE

1X4 SURFACE MNT'D. LIGHT FIXTURE

2X4 SURFACE MNT'D. LIGHT FIXTURE

2X4 SURFACE MNT'D. LIGHT FIXTURE W/ NIGHTLITE

WALL MOUNT FLUORESCENT FIXTURE

4' UNDER COUNTER LIGHT FIXTURE

EMERGENCY LIGHTING

EXIT SIGN
ILLUMINATED FACE
DIRECTION OF TRAVEL

EXHAUST FAN

HVAC SUPPLY DIFFUSER

HVAC RETURN DIFFUSER

12X12 NEW CEILING TILES

1X4 SURFACE-MOUNTED LIGHT FIXTURE (EXISTING)

2X4 SURFACE-MOUNTED LIGHT FIXTURE (EXISTING)

2X4 SURFACE-MOUNTED LIGHT FIXTURE (EXISTING)

2X4 SURFACE MNT'D. LIGHT FIXTURE W/ NIGHTLITE (EXISTING)

3' SOFFIT LIGHT FIXTURE (EXISTING)

SCAVENGER SYSTEM SOFFIT

HVAC DIFFUSER (EXISTING)

O= OXYGEN OUTLET W/ QUICK DISCONNECT
X= SCAVENGER OUTLET W/ BALANCING VALVE

CEILING DROP LOCATION - +80" AFF. VERIFY WITH OWNER

- NOTES:
1. PROVIDE LIGHTING, POWER AND HVAC SYSTEMS BY BIDDER DESIGN. CONTRACTOR TO COORDINATE.
 2. VERIFY EXACT LOCATION OF CEILING DROPS AND OUTLETS W/ OWNER.
 3. PUT EXTERIOR LIGHTS ON PHOTOCELL - TYP.
 4. MODIFY EXISTING SPRINKLERS AS REQUIRED TO COMPLY WITH LOCAL REGULATIONS.

LIGHT FIXTURE SCHEDULE

- L1 - 2x4 SURFACE MOUNTED (2) LAMP FLUORESCENT LIGHT FIXTURE

L2 - 1x4 SURFACE MOUNTED (2) LAMP FLUORESCENT LIGHT FIXTURE

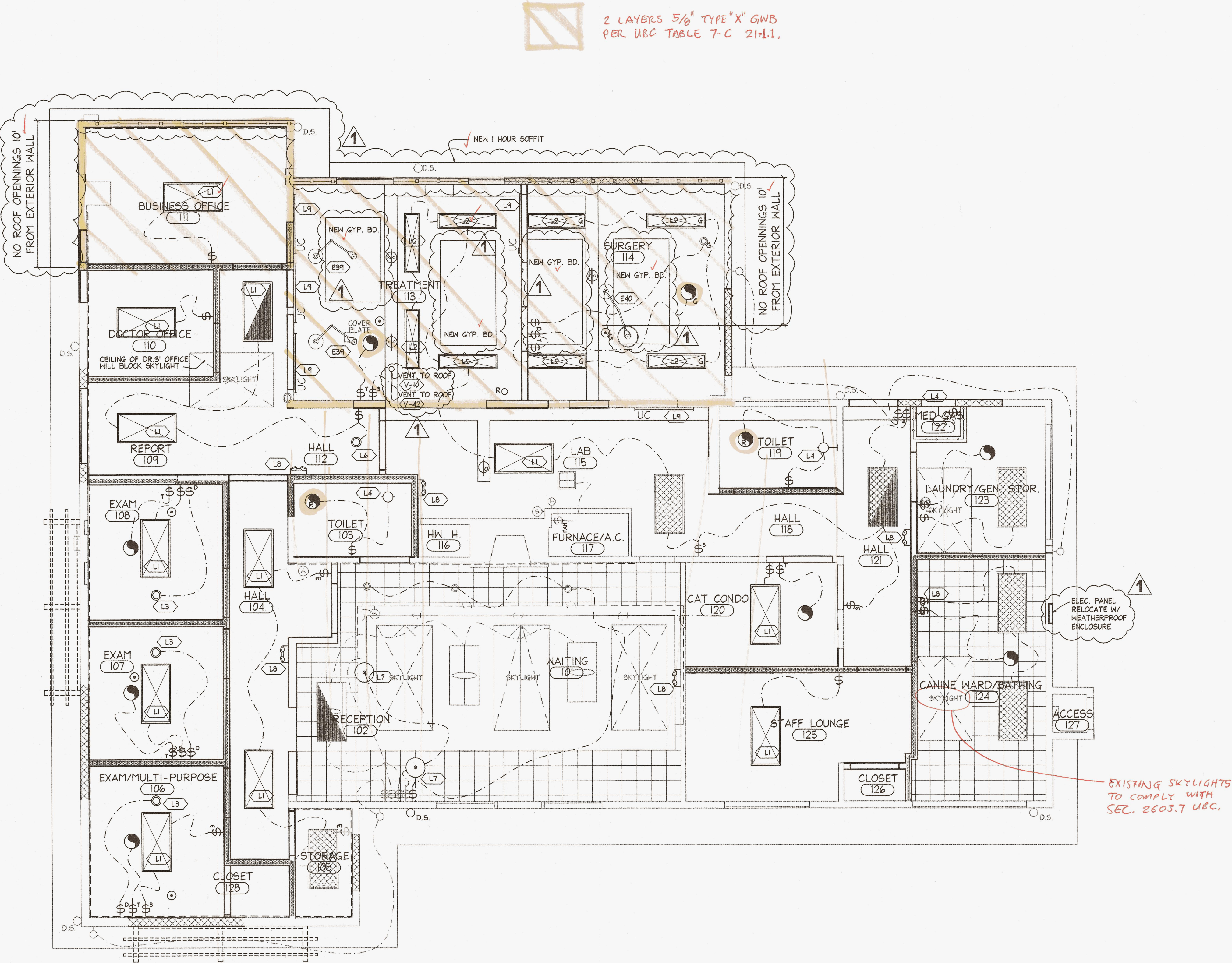
L3 - 8" DIMMABLE RECESSED INCANDESCENT DOWN LIGHT

L4 - WALL MOUNTED INCANDESCENT CERAMIC SOCKET LIGHT FIXTURE
- L6 - 8" RECESSED INCANDESCENT DOWN LIGHT

L7 - INCANDESCENT PENDANT LIGHT FIXTURE

L8 - EMERGENCY LIGHTING WALL PACK

L9 - 4' UNDER CABINET FLOURESCENT TASK LAMP



1

REFLECTED CEILING PLAN

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

0 1 2 4 6 10

NORTH

PLAN NORTH

ARCHITECTURAL
WERKS

11335 NE 122ND WAY
SUITE #140
KIRKLAND, WASHINGTON 98034
PH: 425.823.2244
FAX: 425.821.1715

CONSULTANT:

SEAL:

2966

REGISTERED
ARCHITECT
MATTHEW J. GREGORY
STATE OF WASHINGTON

NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257

DRAWN: EL, JAM

CHECKED:

DATE: FEBRUARY 11, 2003

REVISIONS:

07/23/03 City Corrections

SHEET TITLE:

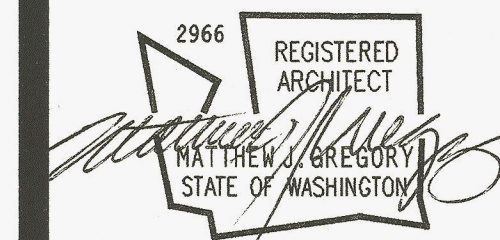
REFLECTED
CEILING PLAN

BID SET
SHEET NUMBER:

A3.1

CONSULTANT:

SEAL:



**NW Animal Eye Specialists
for VJ Property LLC.**
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: JLM, JAM
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:
A 07/23/03 City Corrections

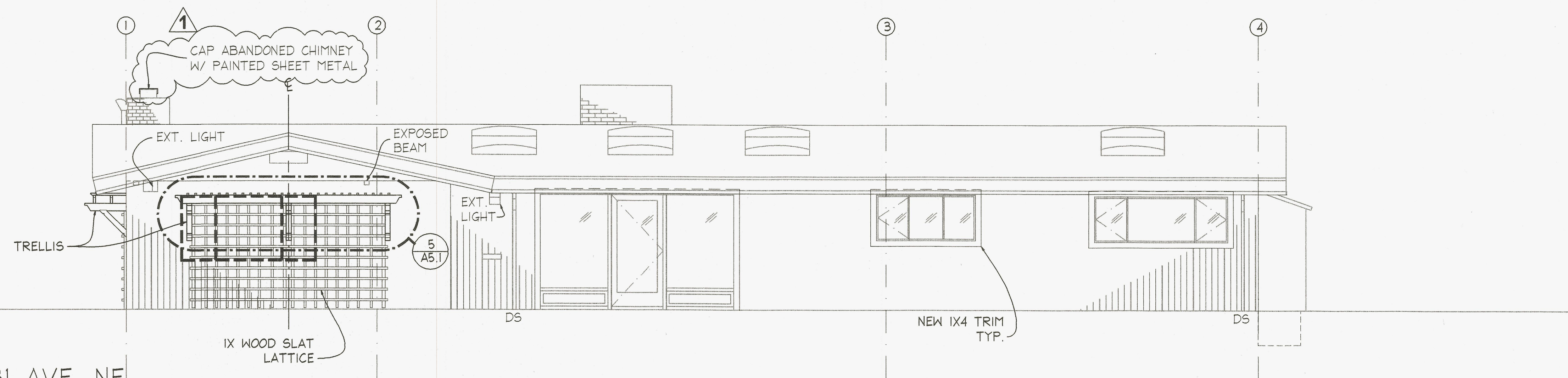
SHEET TITLE:

ELEVATIONS

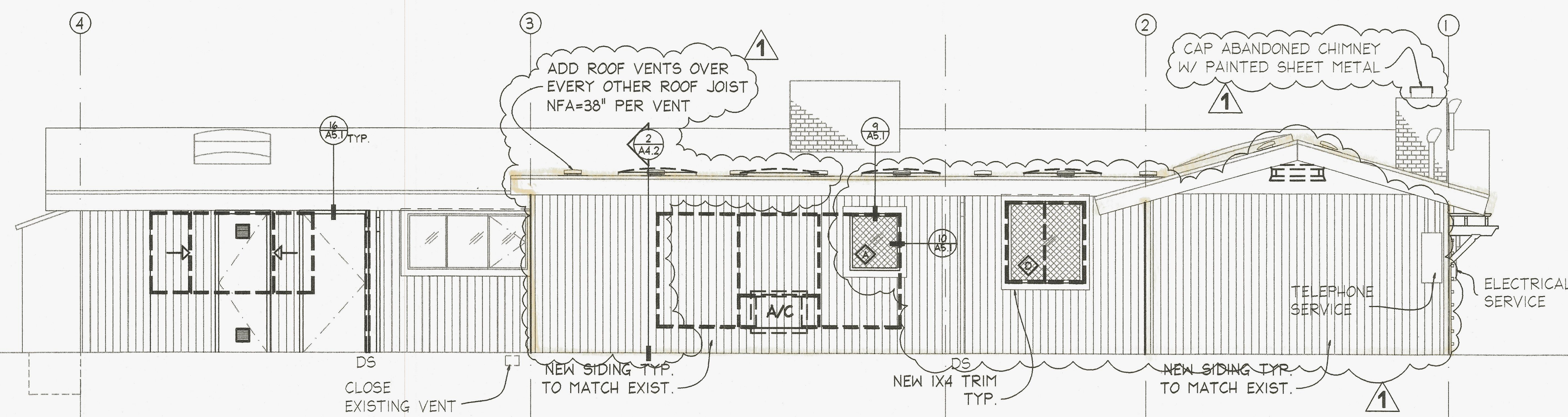
BID SET

SHEET NUMBER:

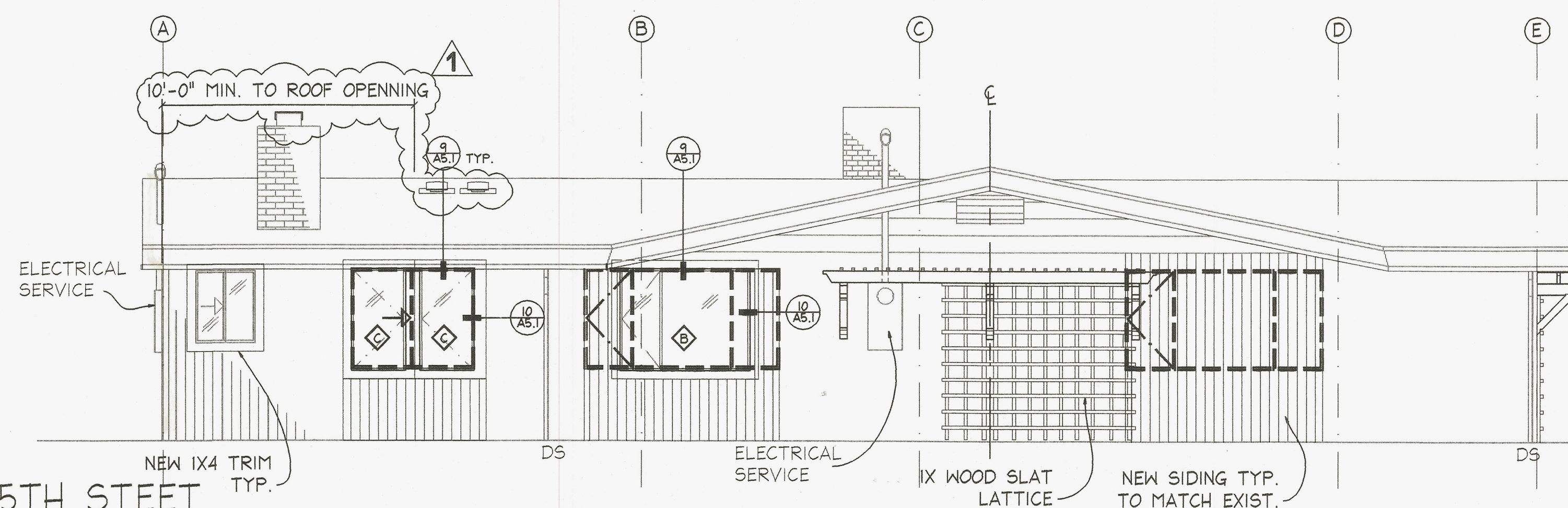
A4.1



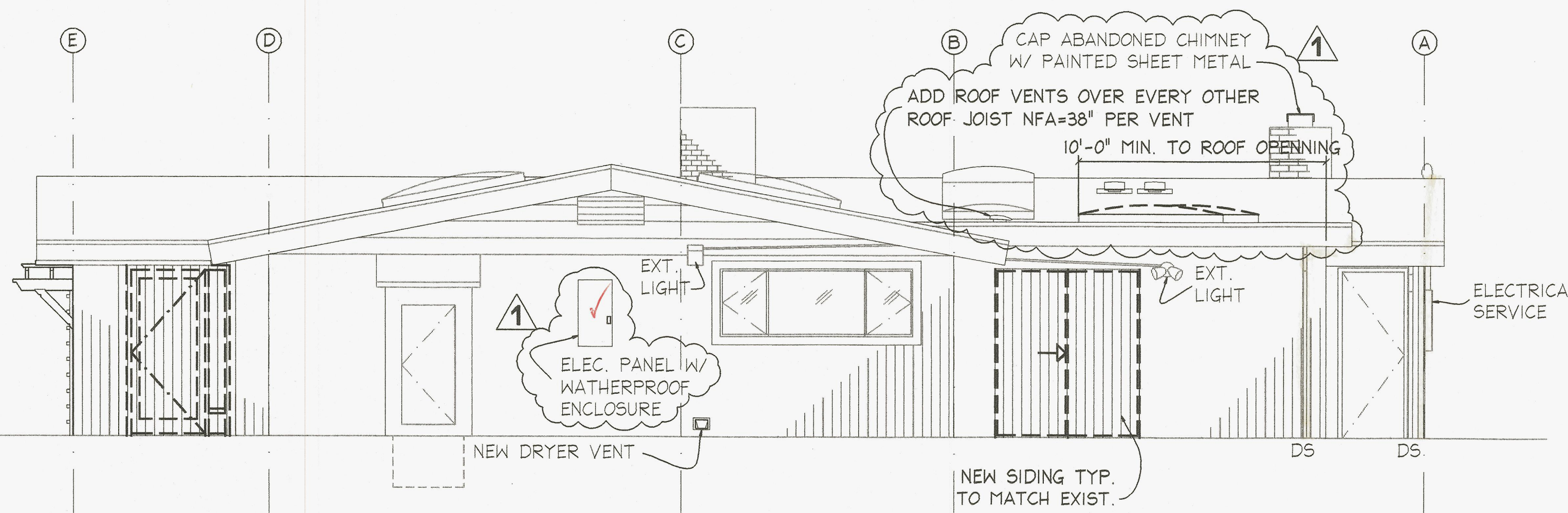
① EAST ELEVATION - 131 AVE. NE
SCALE: 1/4" = 1'-0"



② WEST ELEVATION
SCALE: 1/4" = 1'-0"



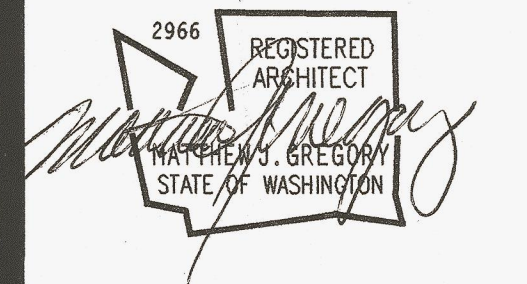
③ SOUTH ELEVATION - NE 85TH STREET
SCALE: 1/4" = 1'-0"



④ NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANT:

SEAL:



**NW Animal Eye Specialists
for VJ Property LLC.**
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: JAM
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:
A 07/25/05 City Corrections

SHEET TITLE:

WALL SECTION

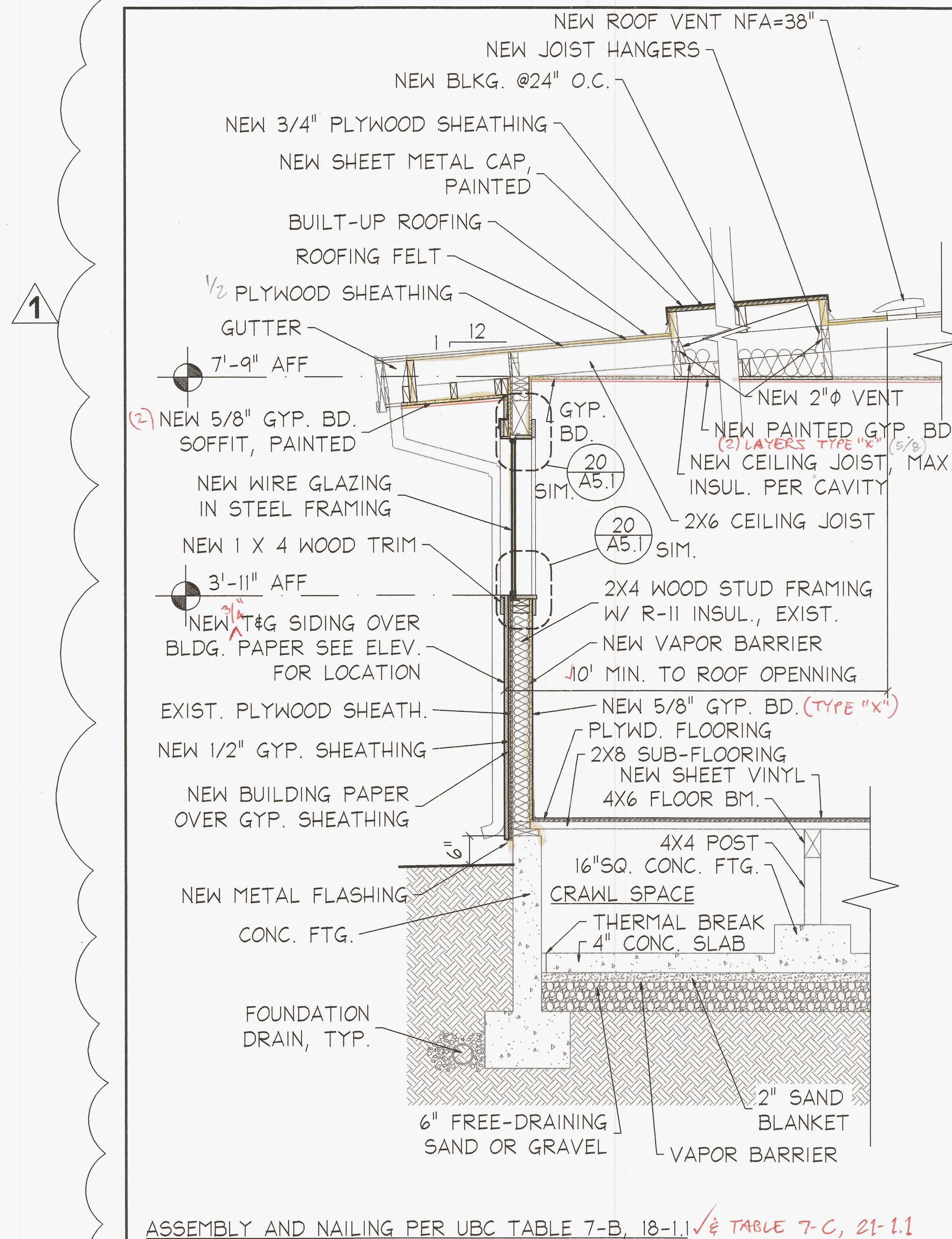
BID SET

SHEET NUMBER:

A4.2

WALL SECTION NOTES

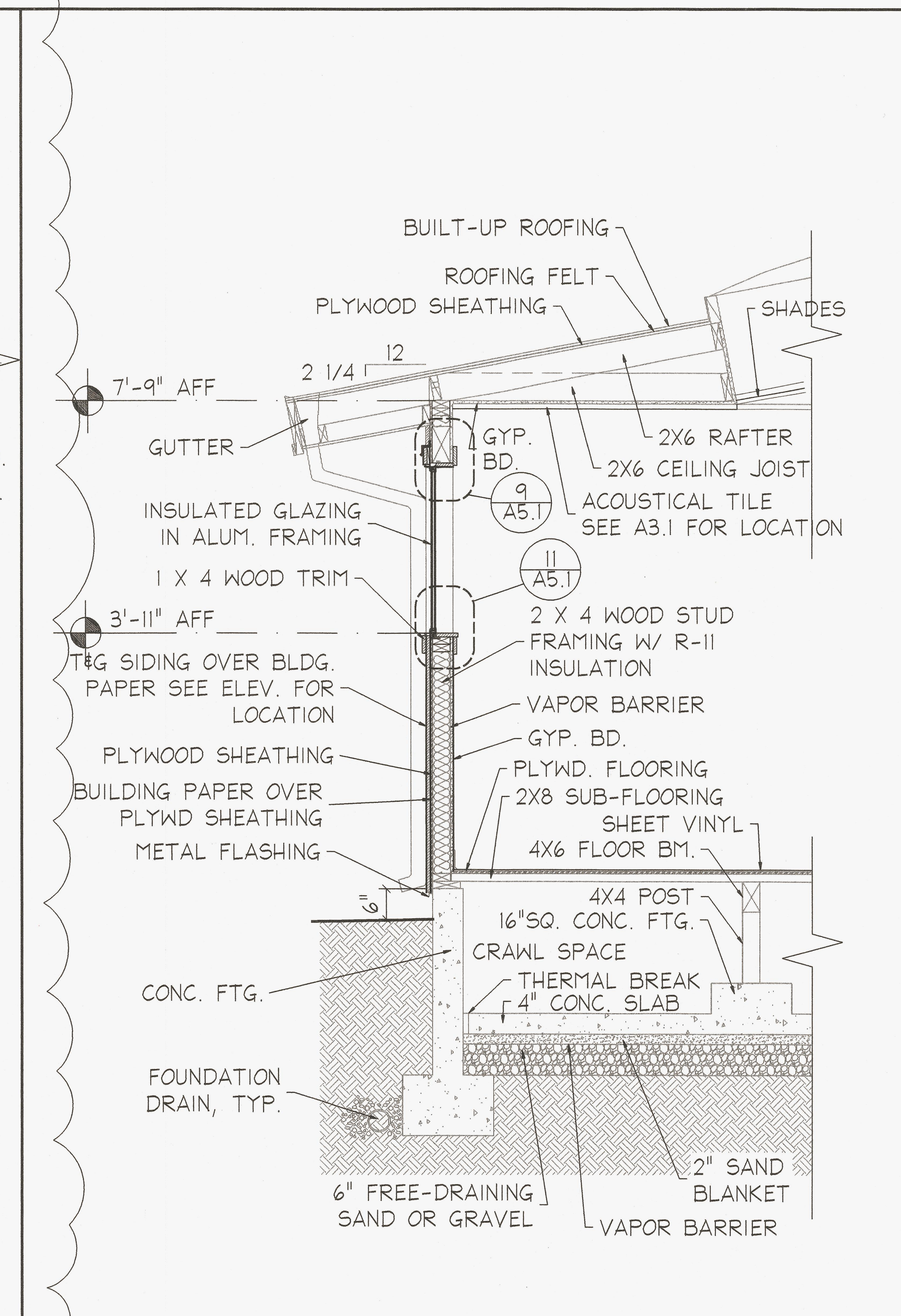
1. SEE FLOOR PLAN, SHEET A2.1 FOR ADDITIONAL WORK & DIMENSIONS
2. STRUCTURAL FRAMING IS BASED ON OBSERVATION & ASSUMED CONCEALED CONDITIONS. ADVISE ARCHITECT IF FOUND TO BE DIFFERENT



ASSEMBLY AND NAILING PER UBC TABLE 7-B, 18-1.1 ✓ & TABLE 7-C, 21-1.1

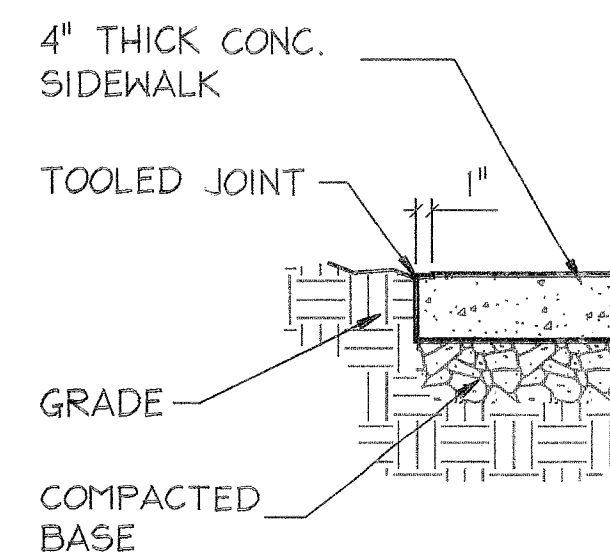
1 HOUR RATED WEST WALL

SCALE: 3/4" = 1'-0"

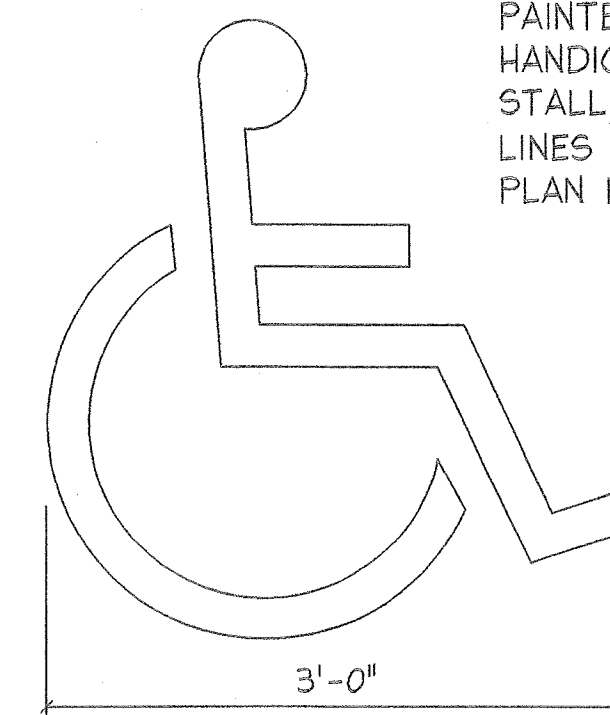
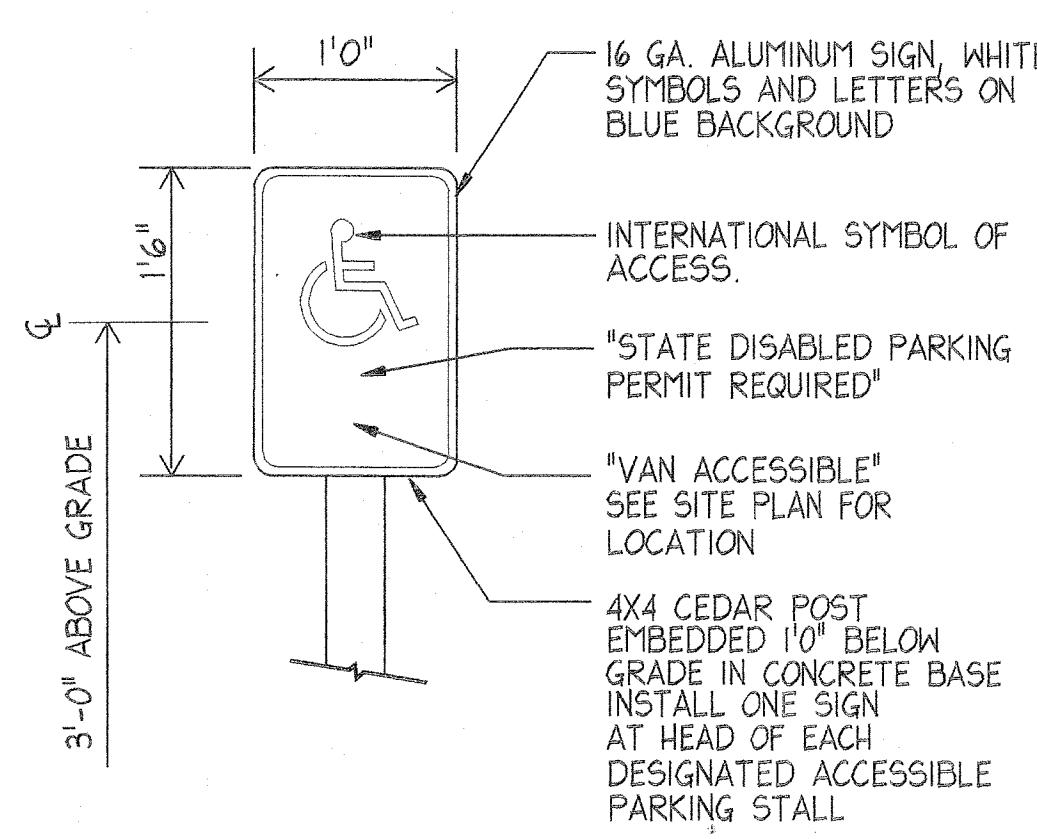
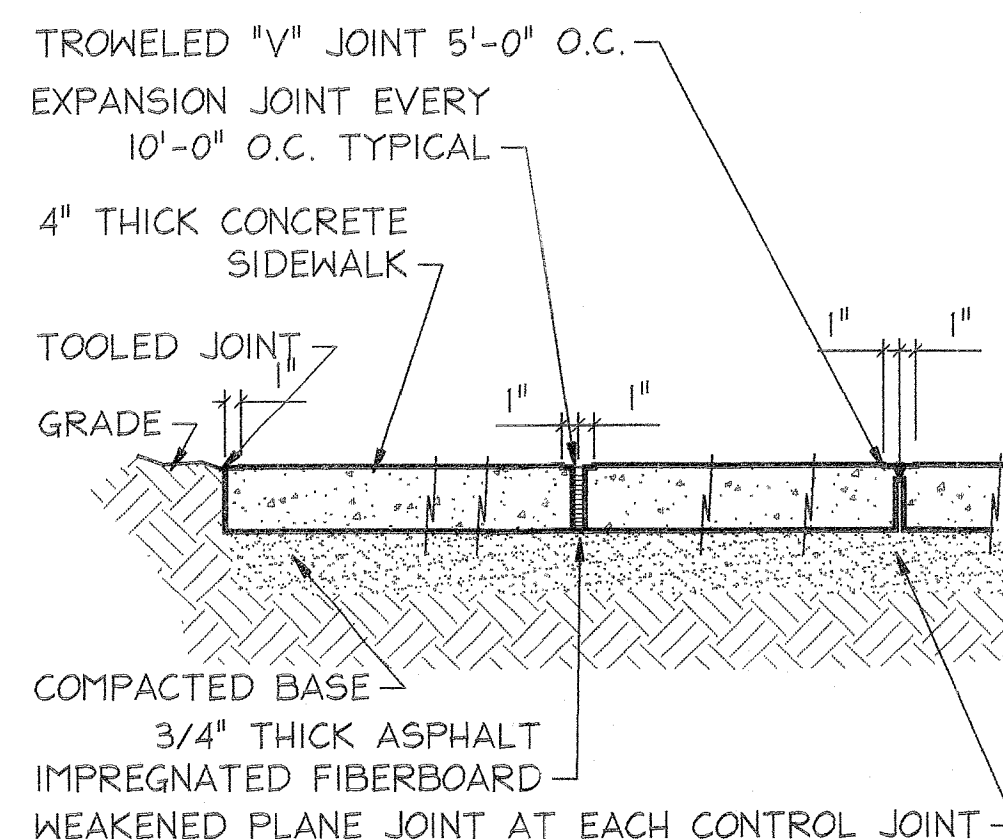


TYP. BLDG. WALL SECTION

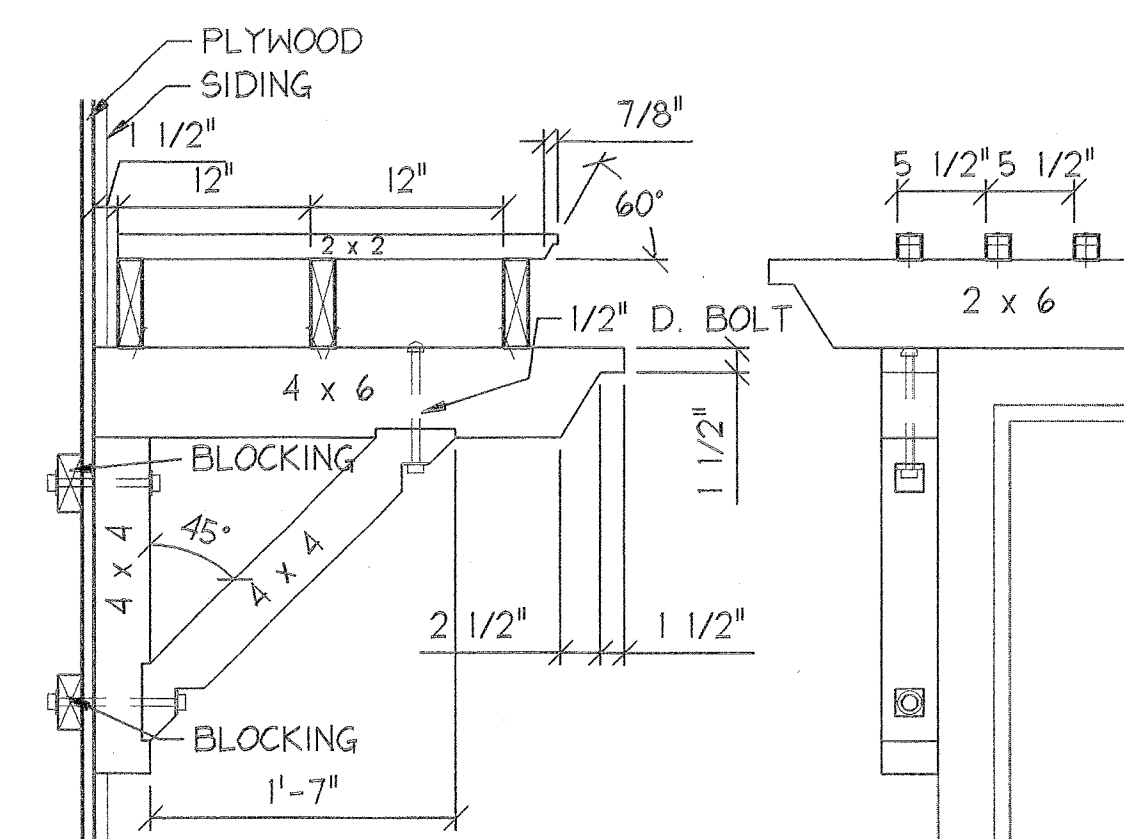
SCALE: 3/4" = 1'-0"



SEE CIVIL DRAWINGS



HANDICAPPED SYMBOL
PAINTED ON ASPHALT AT
HANDICAPPED PARKING
STALL, WIDTH OF PAINTED
LINES TO BE 4". SEE SITE
PLAN FOR LOCATION.



1 SIDEWALK EDGE

SCALE: 1" = 1'-0"

x-pvmt-conc-edge

2 SIDEWALK EXPANSION AND CONTROL JOINTS

SCALE: 1" = 1'-0"

x-pvmt-joints

3 ACCESSIBLE PARKING SIGN

SCALE: N.T.S.

02891-01

4 ACCESSIBLE SYMBOL

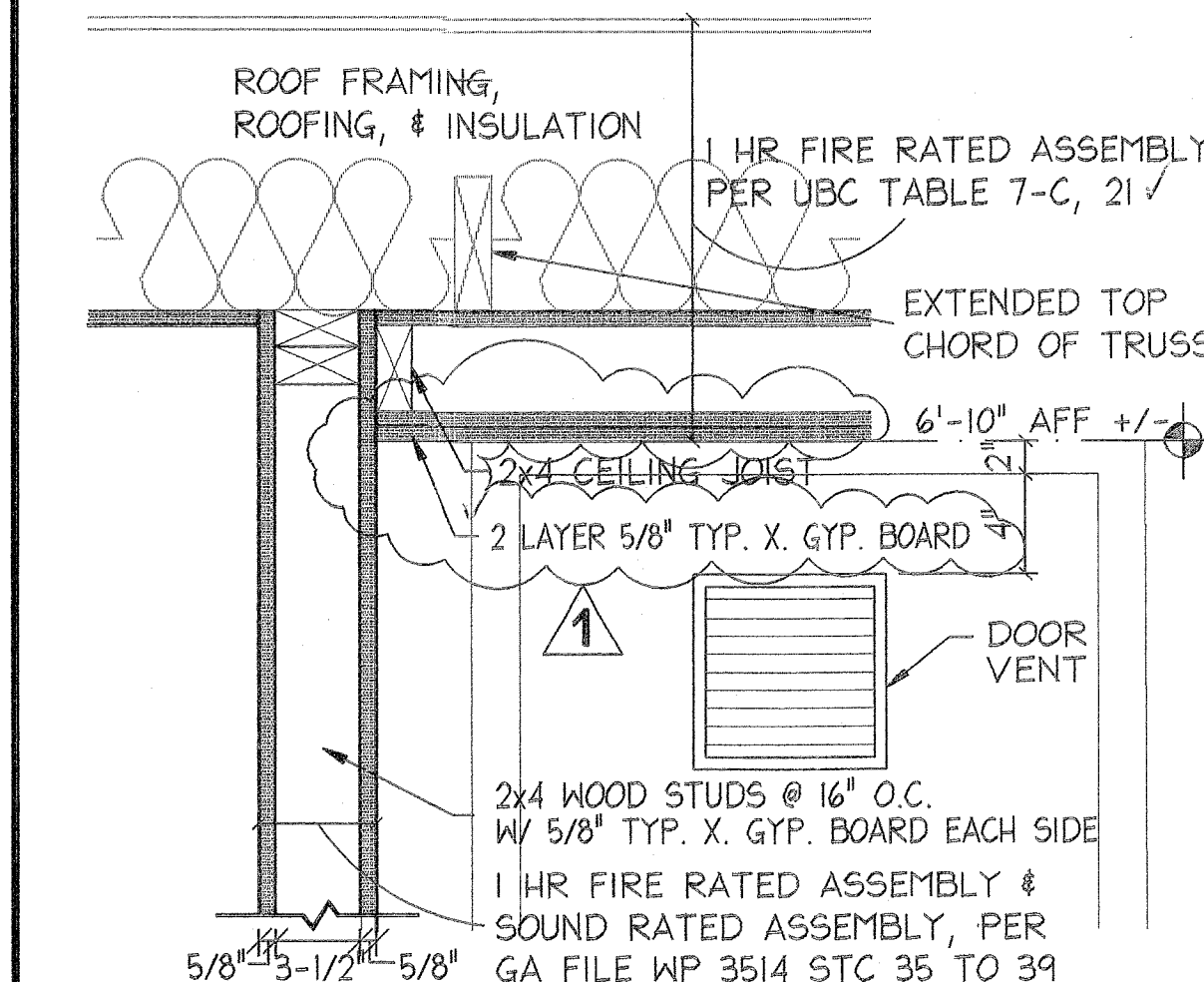
SCALE: NOT TO SCALE

x-pvmt-symb

5 TRELLIS WALL CONNECTION

SCALE: 1" = 1'-0"

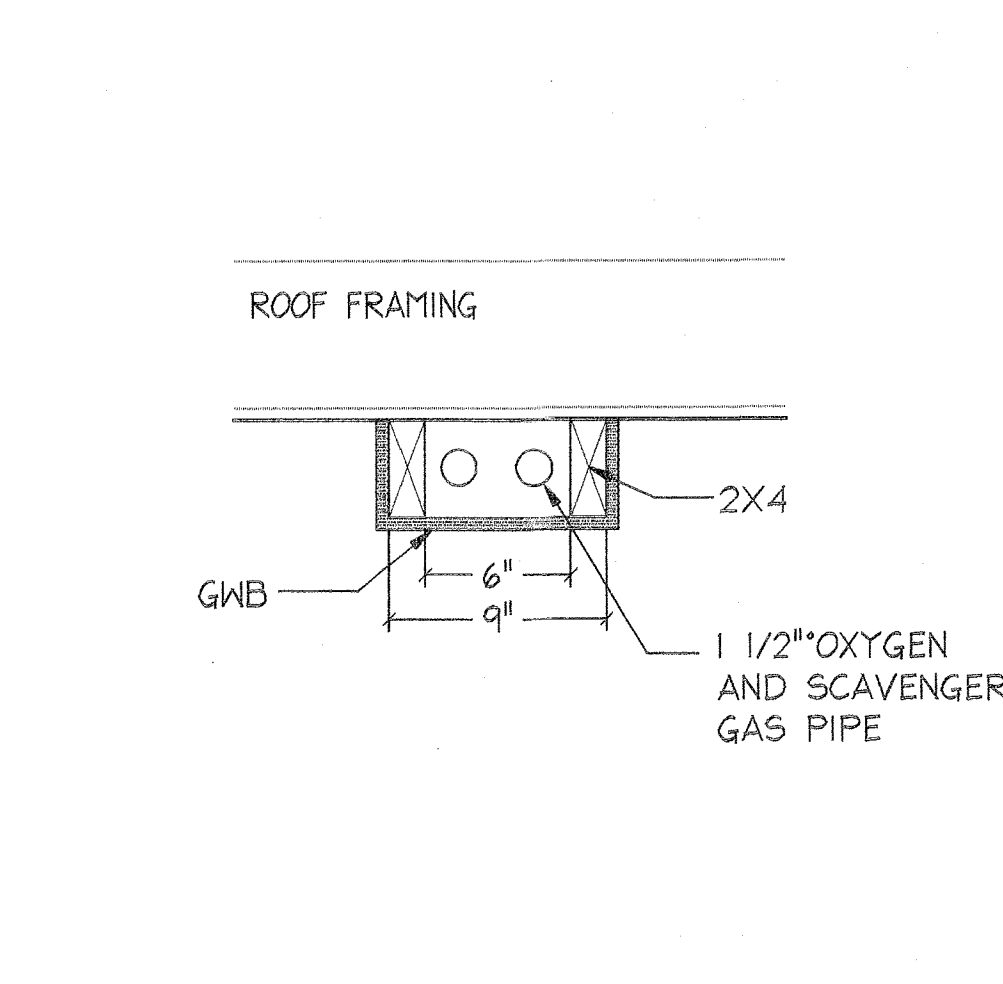
x-trlls-wall



6 1 HR MEDICAL GAS ENCLOSURE

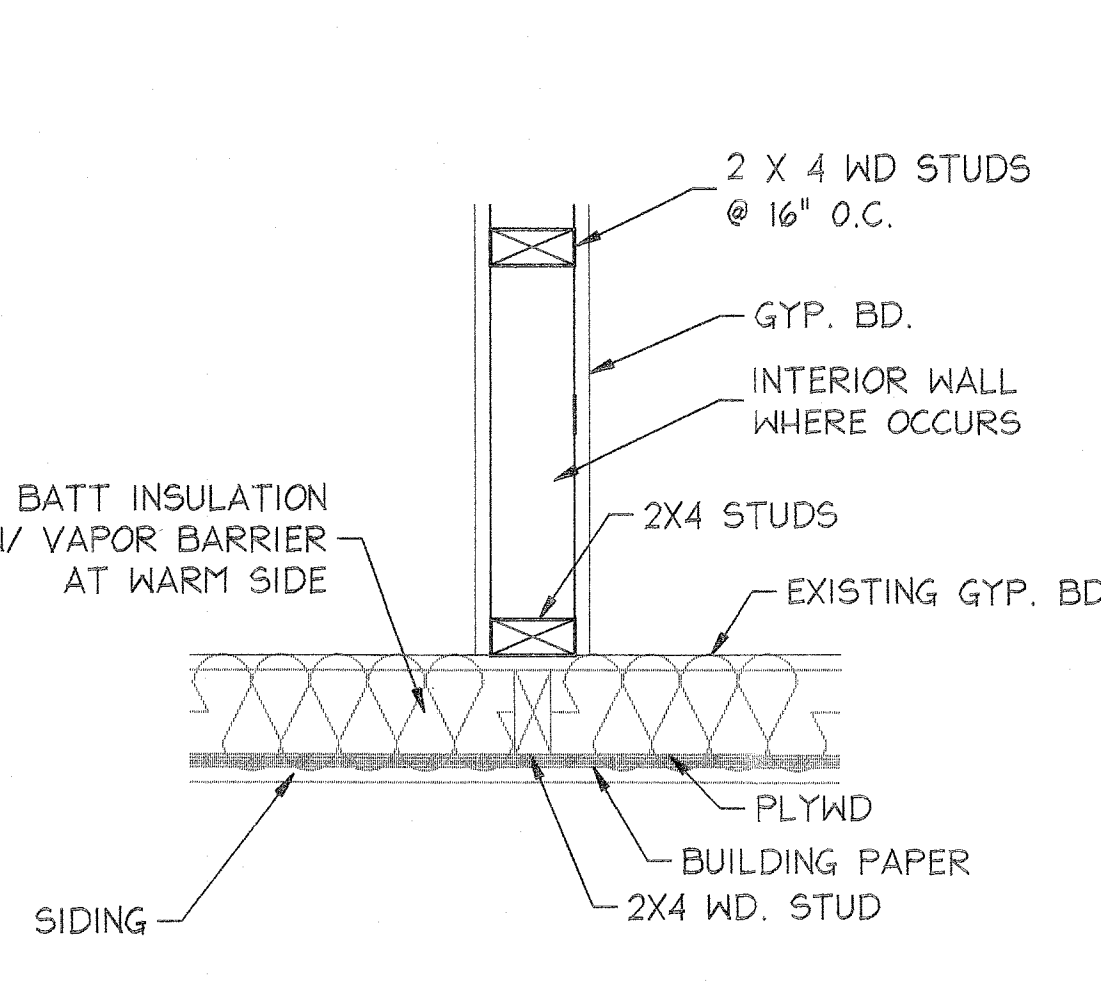
SCALE: 1-1/2" = 1'-0"

DTL03



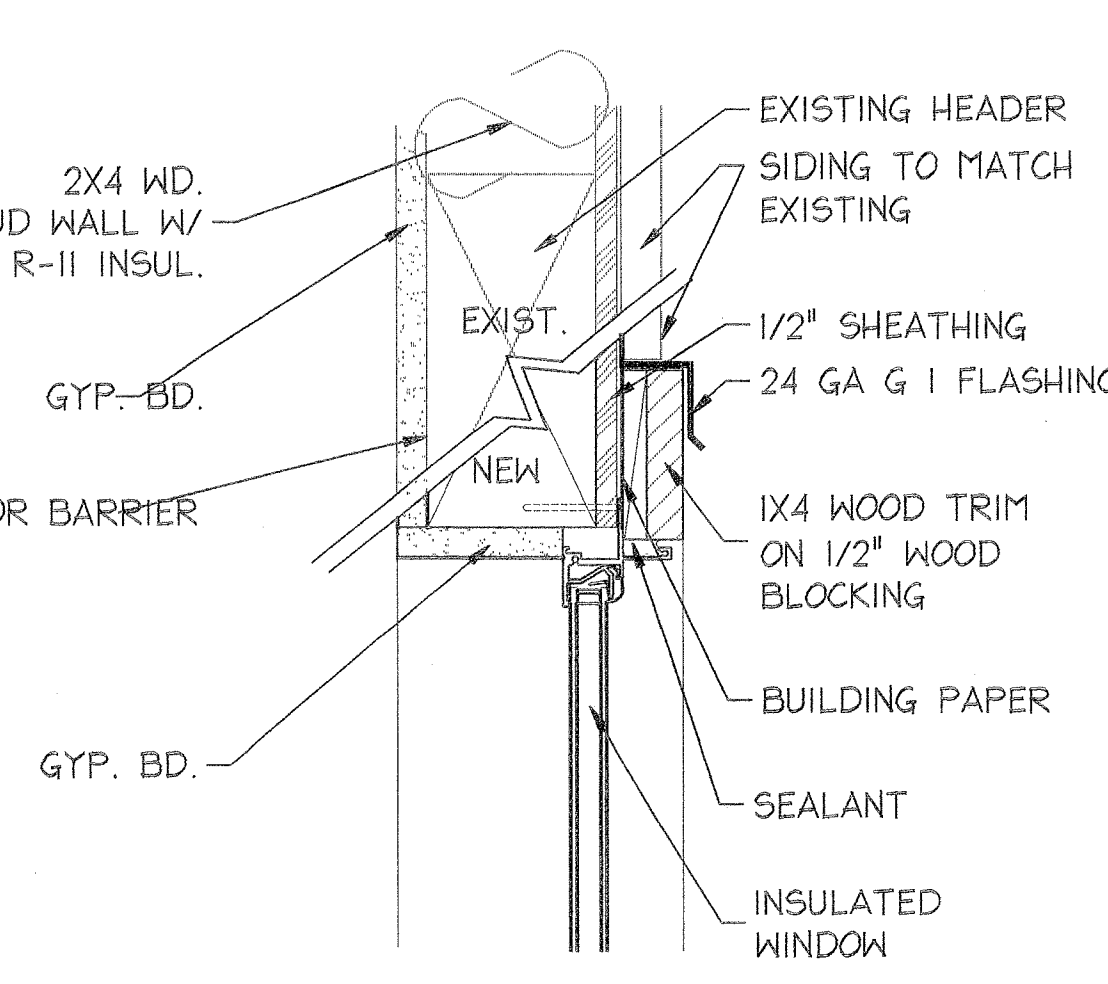
7 OXYGEN/SCAVENGER SOFFIT DETAIL

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



8 TYP. INTERIOR WALL CONNECTION

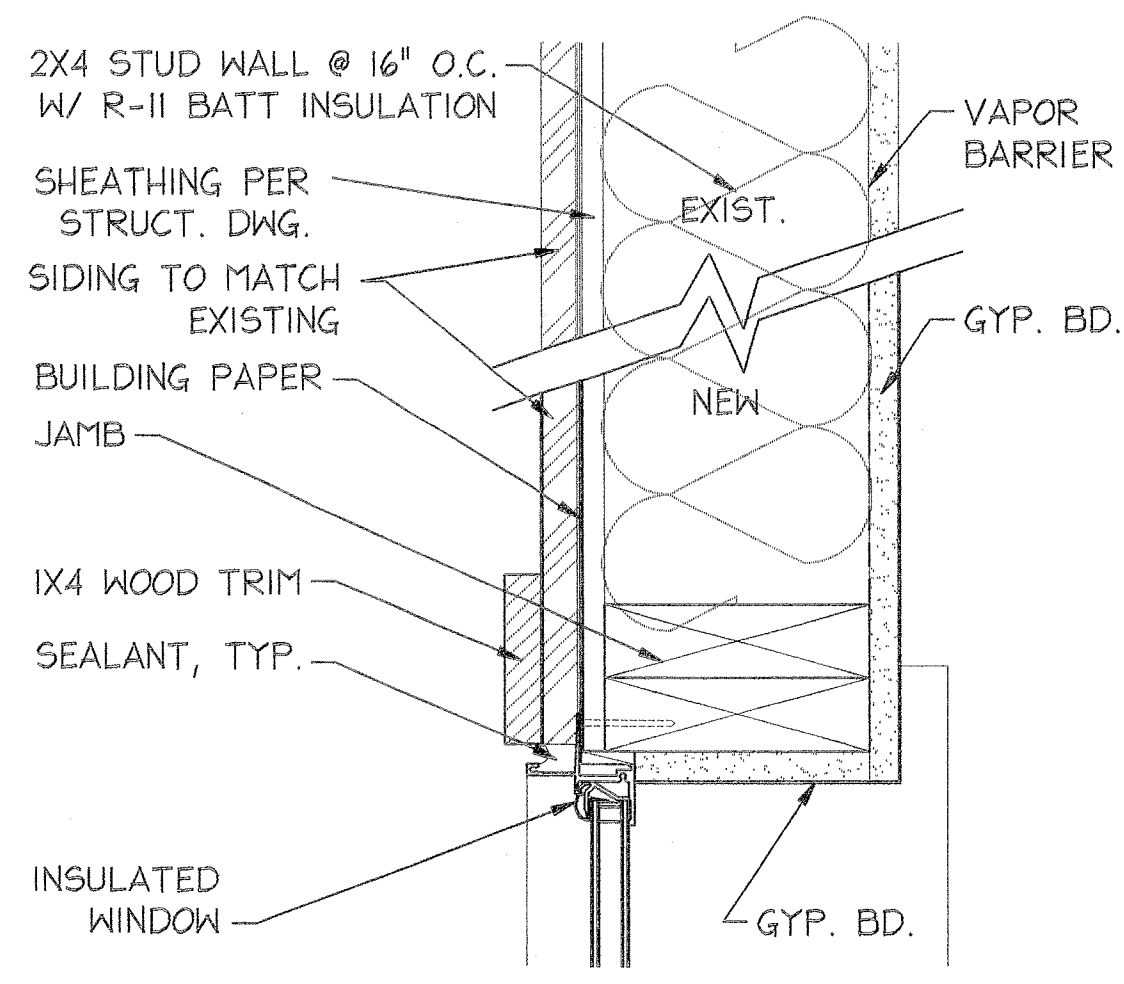
SCALE: 1-1/2" = 1'-0"



9 EXTERIOR WINDOW HEAD

SCALE: 3" = 1'-0"

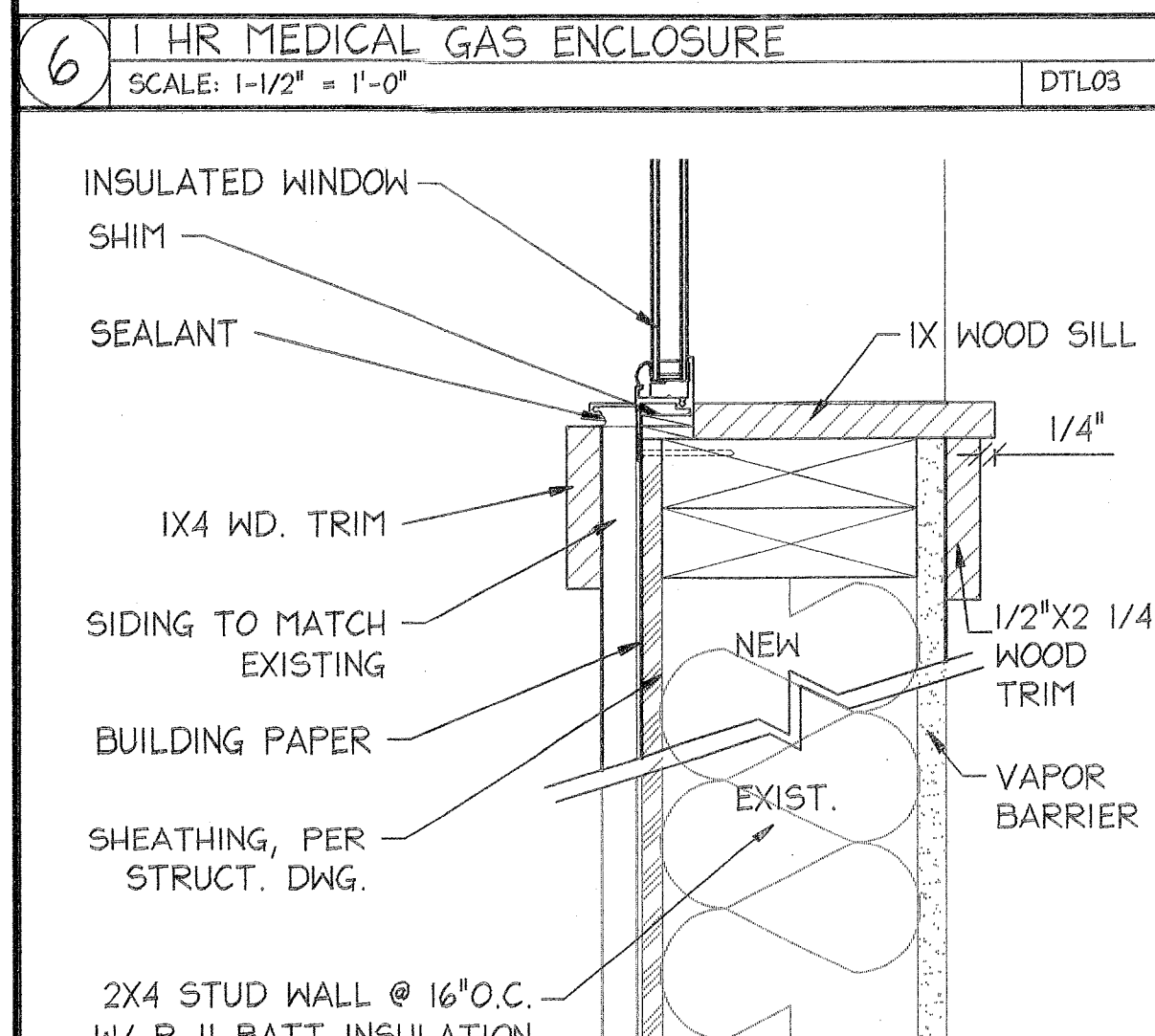
x-wind-alm-udsdg-head



10 EXTERIOR WINDOW JAMB

SCALE: 3" = 1'-0"

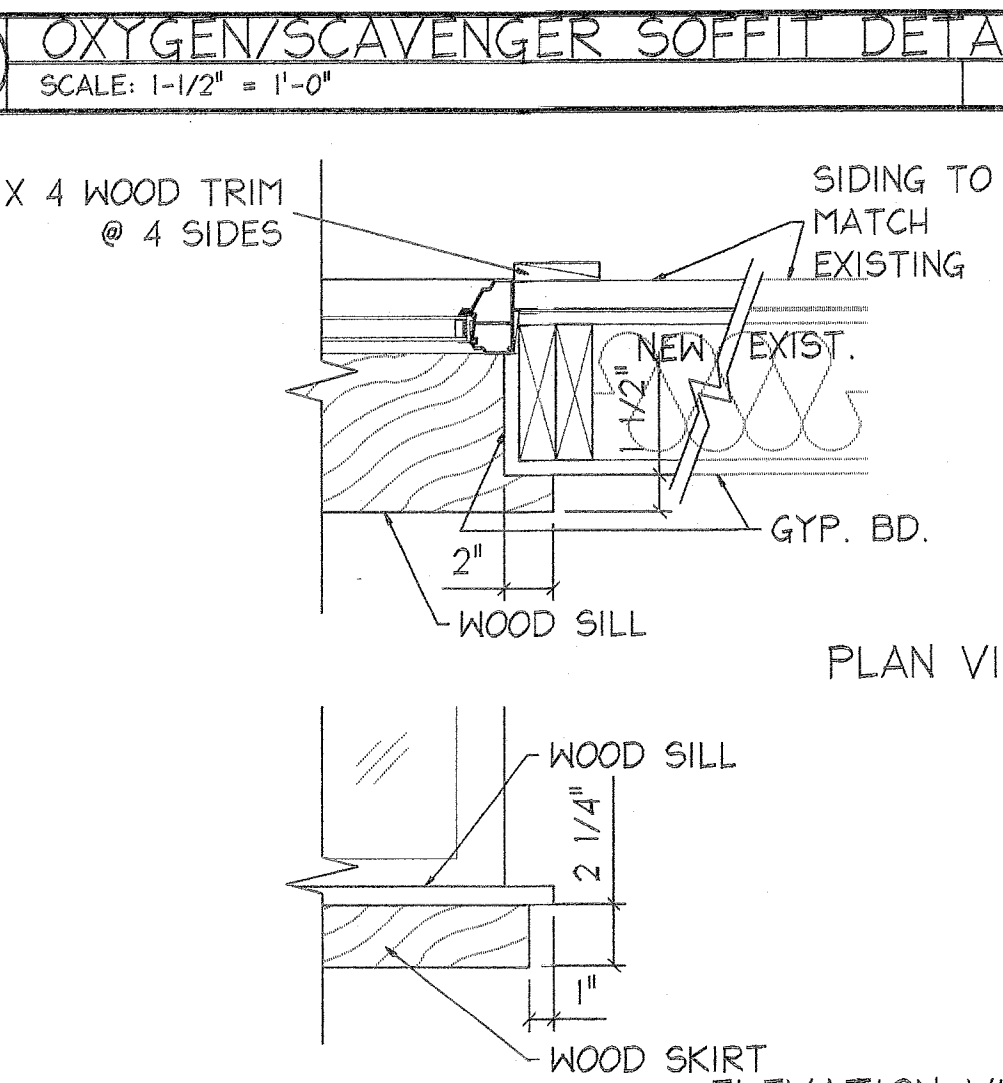
x-wind-alm-udsdg-jamb



11 EXTERIOR WINDOW SILL

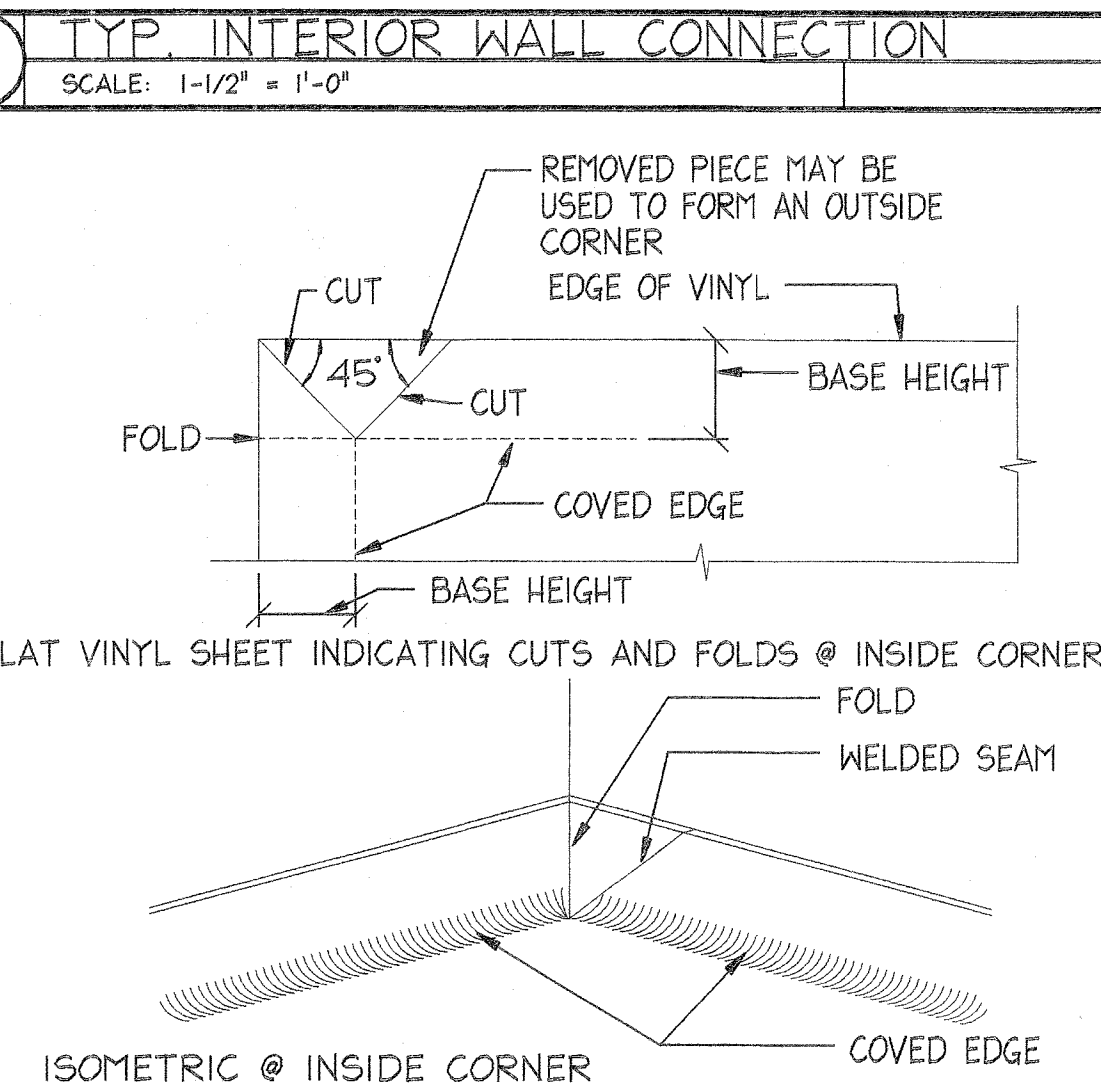
SCALE: 3" = 1'-0"

x-wind-alm-udsdg-sill



12 TYPICAL WINDOW SILL

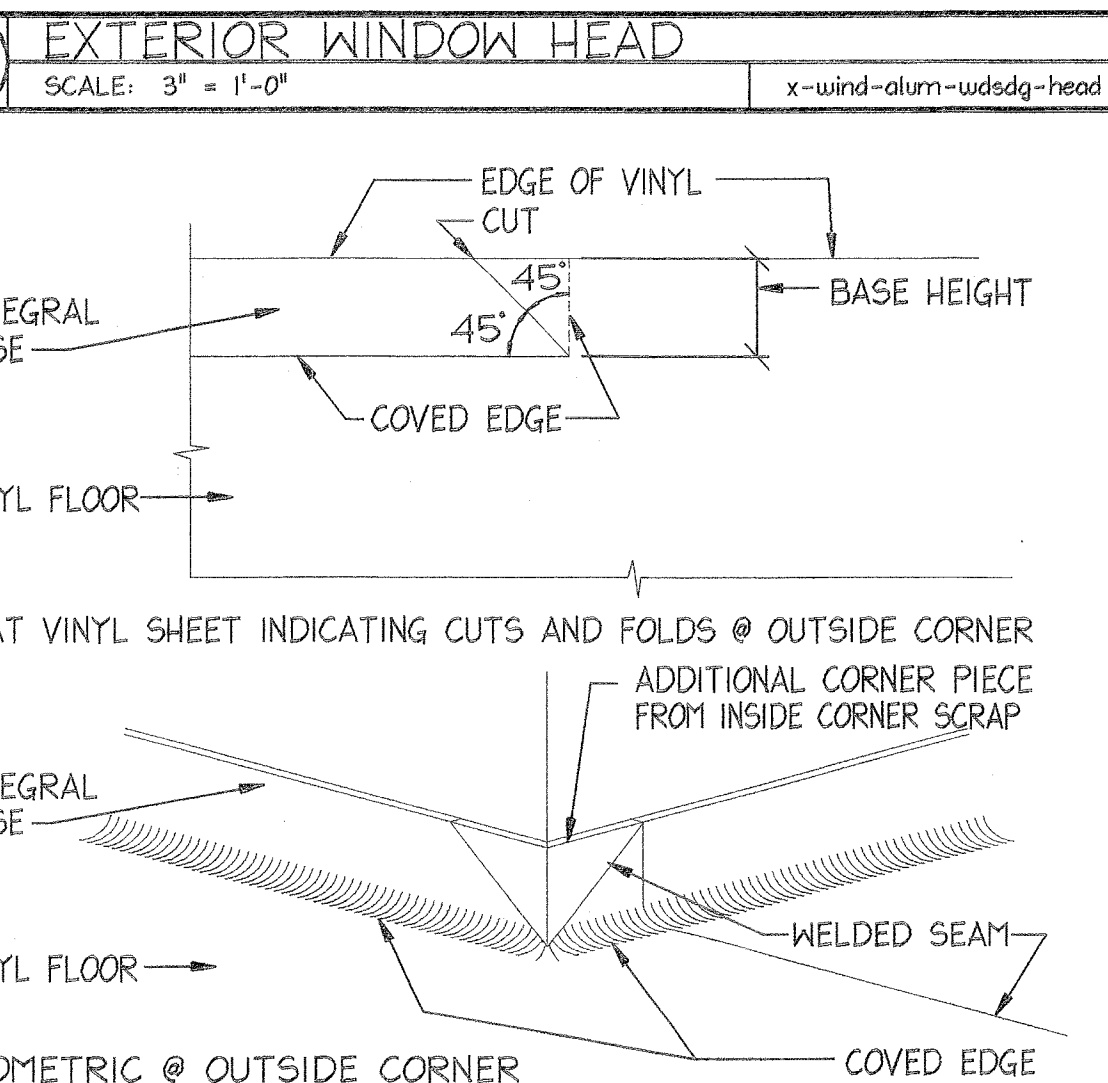
SCALE: 1-1/2" = 1'-0"



13 FLASH COVE BASE @ INSIDE CORNER

SCALE: NOT TO SCALE

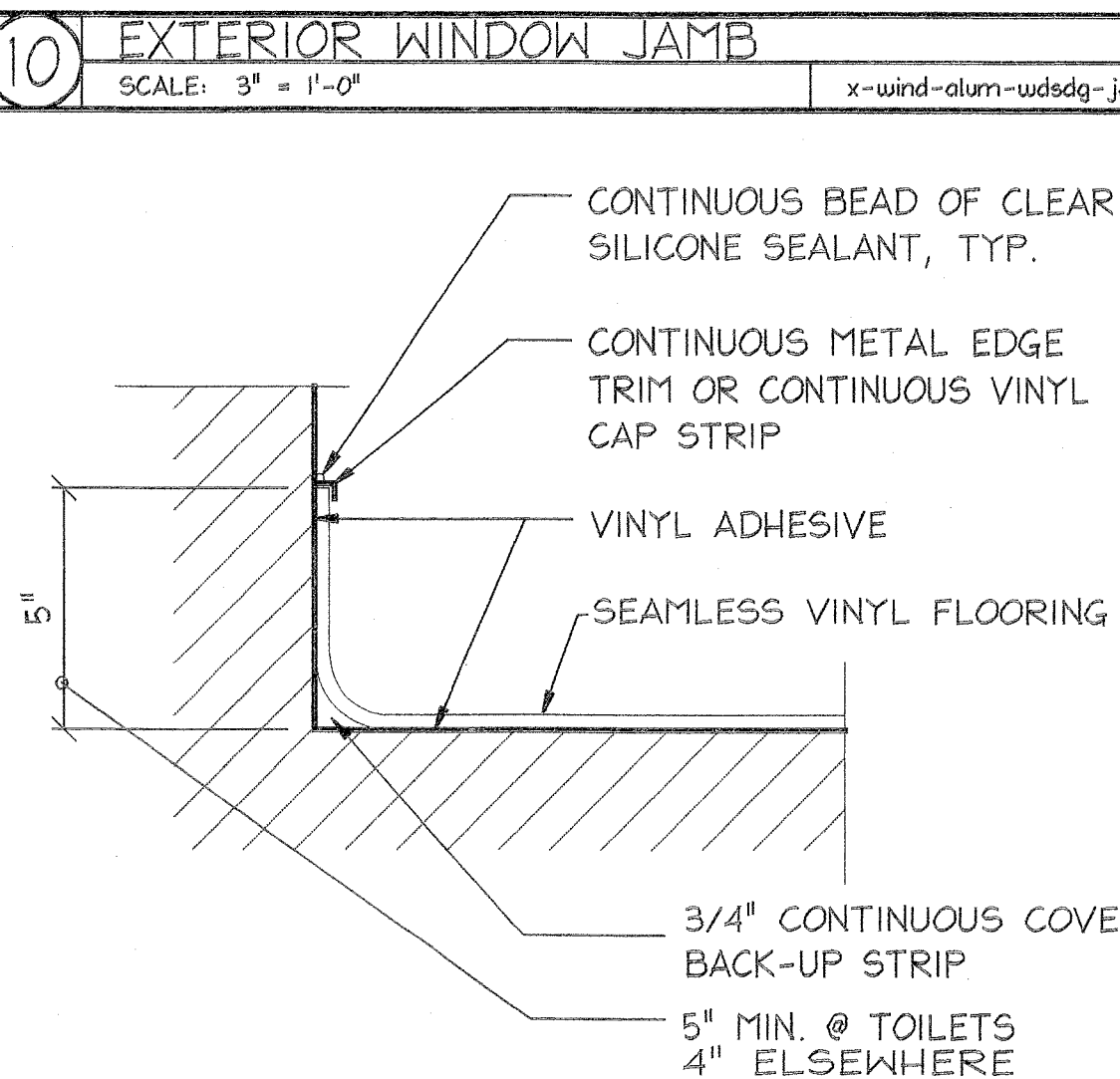
i-base-cove-crrn-insd



14 FLASH COVE @ OUTSIDE CORNER

SCALE: NOT TO SCALE

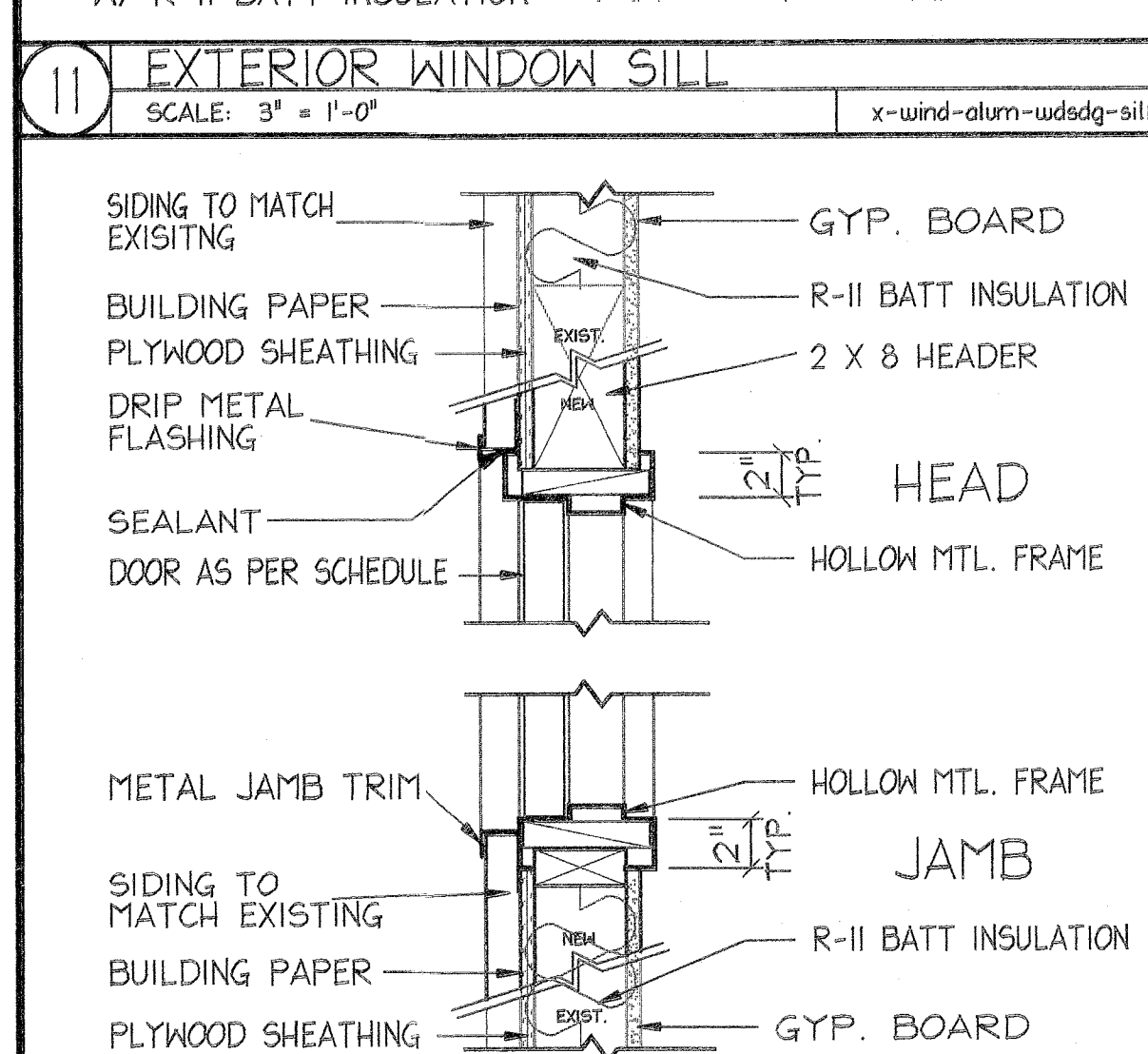
i-base-cove-crrn-otsd



15 FLASH COVE BASE

SCALE: NOT TO SCALE

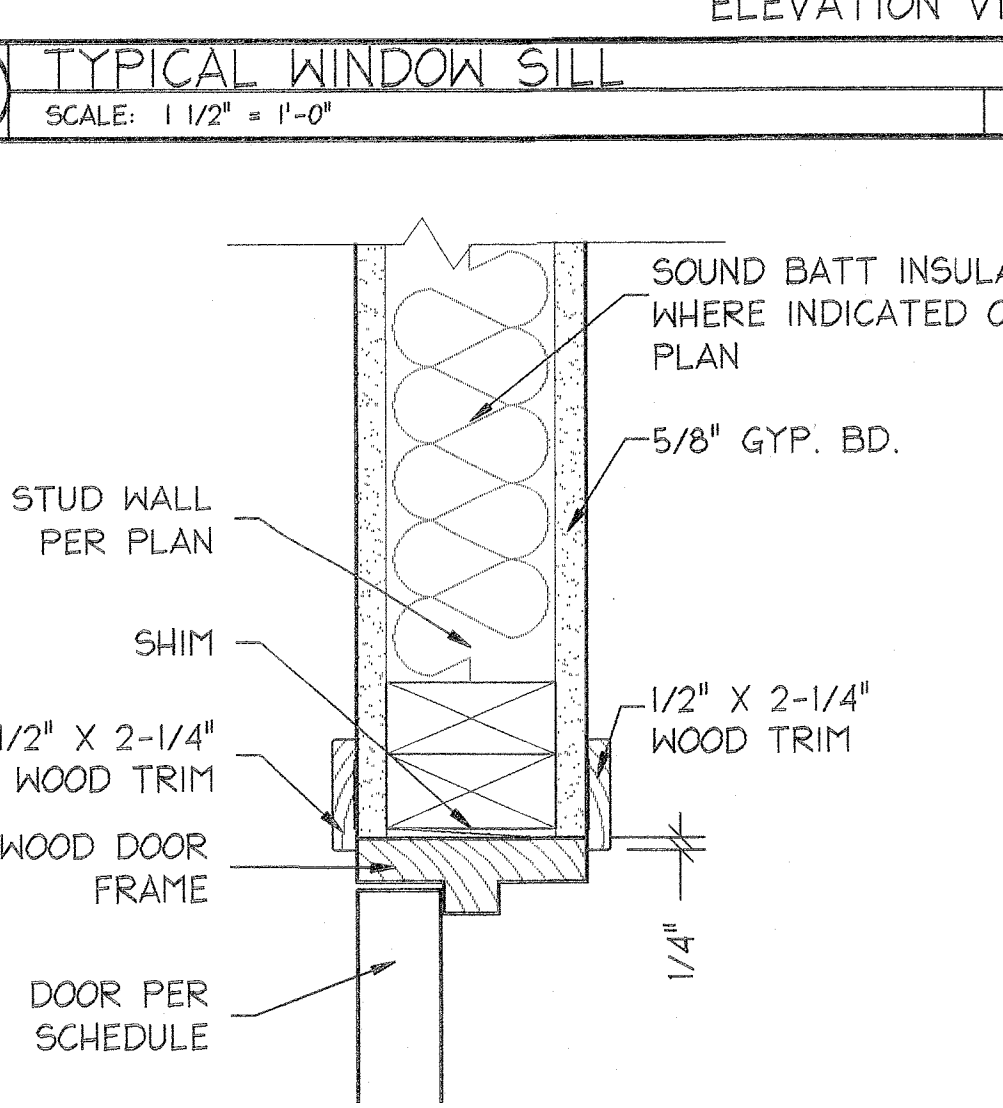
i-base-cove-crrn-sect



16 EXTERIOR DOOR - HEAD AND JAMB

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

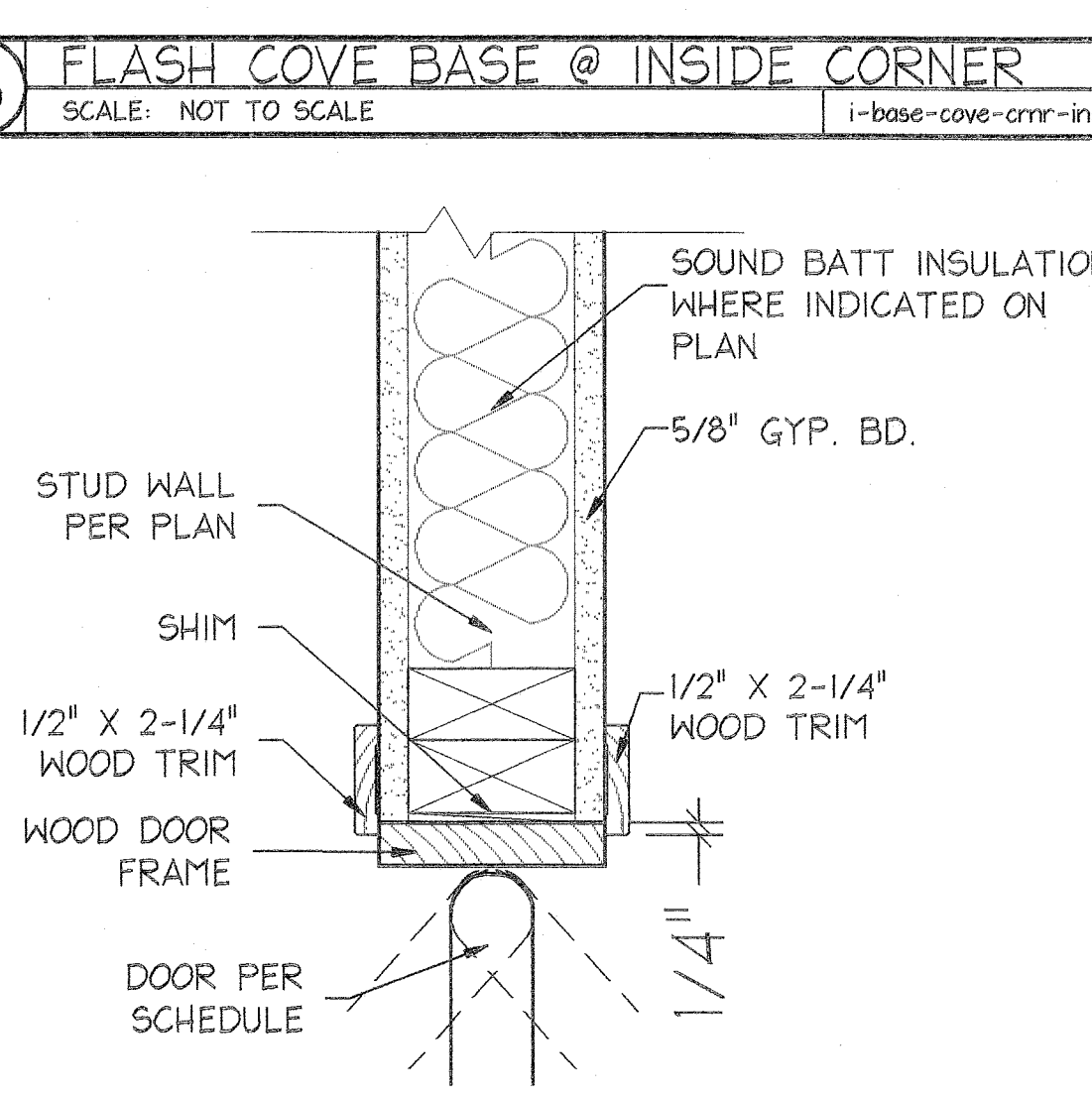
x-door-hrmtl-mtlisd-head



17 INTERIOR DOOR - JAMB/HEAD SIM.

SCALE: 3" = 1'-0"

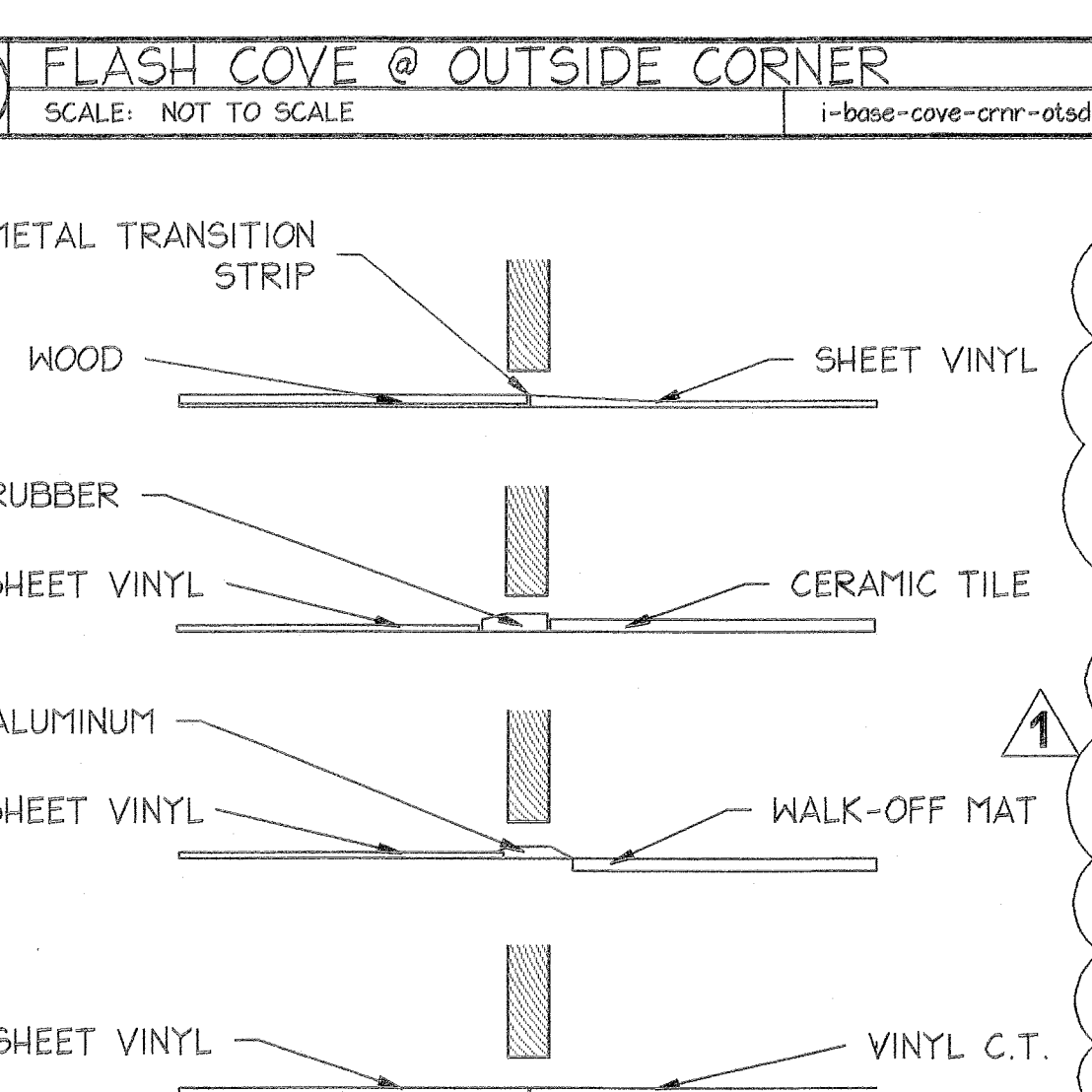
i-door-wood-head-b



18 DOUBLE ACTING DOOR JAMB

SCALE: 3" = 1'-0"

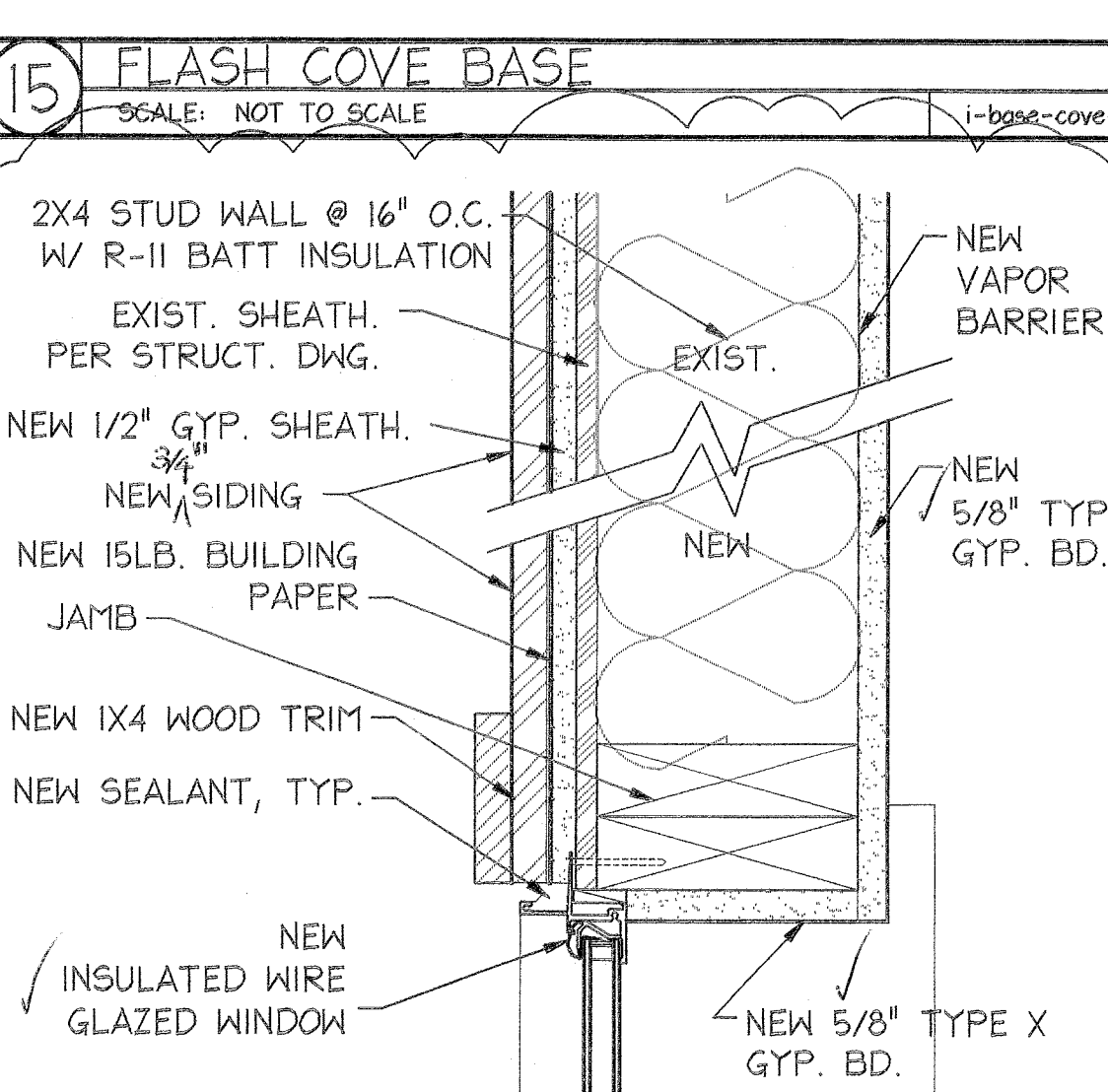
i-door-hrmtl-dblact-jamb



19 TYPICAL THRESHOLDS

SCALE: 3" = 1'-0"

i-flor-thld

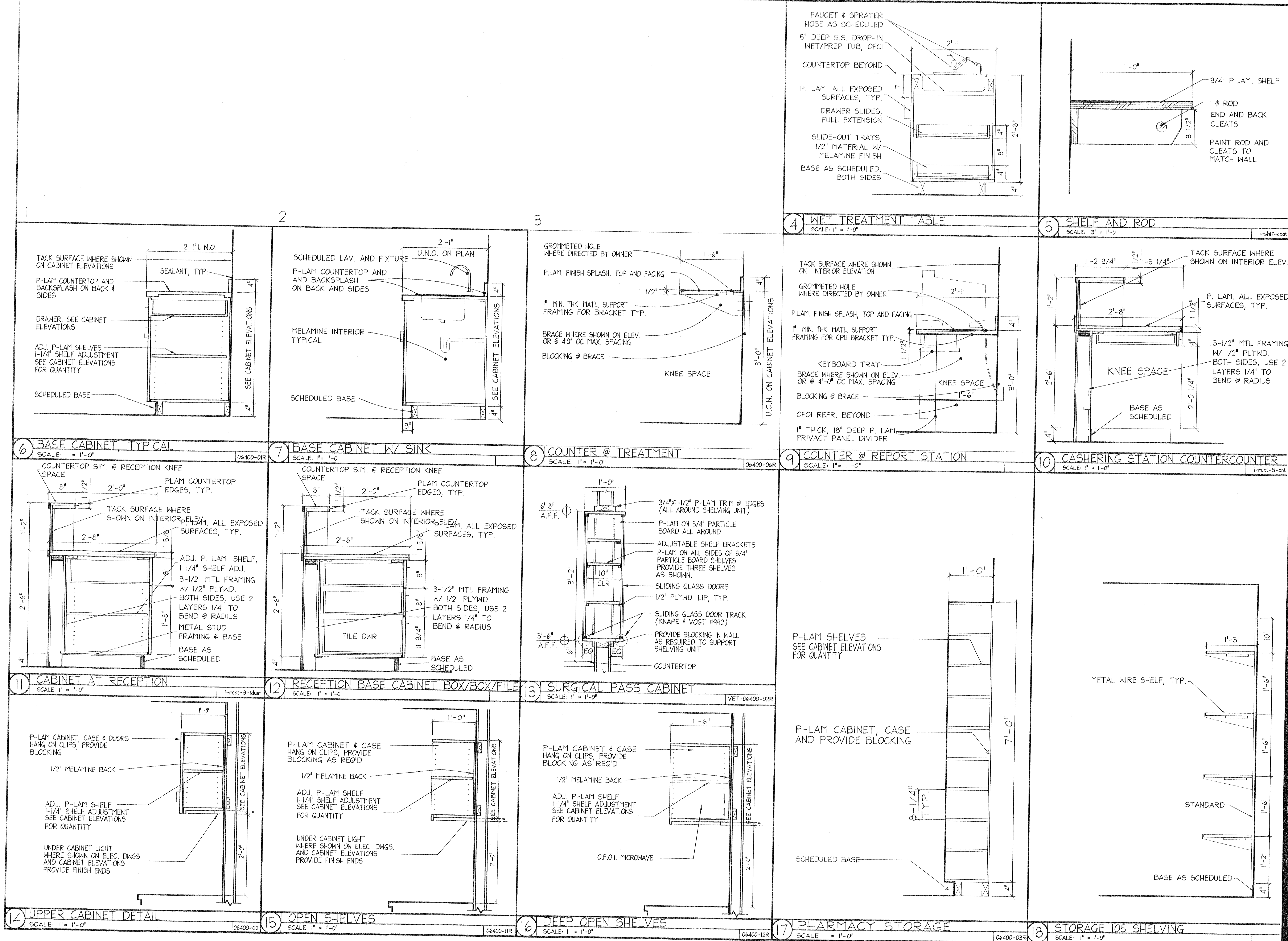


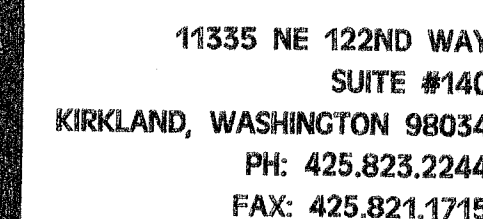
20 1 HOUR WALL @ WINDOW

SCALE: 3" = 1'-0"

x-wind-steel-udsdg-jamb

SEE 9-10-11/A5.1 FOR OTHER APPLICABLE INSUL. & TRIM DETAILS



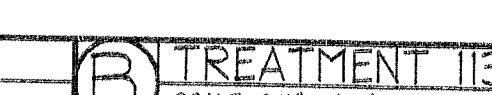
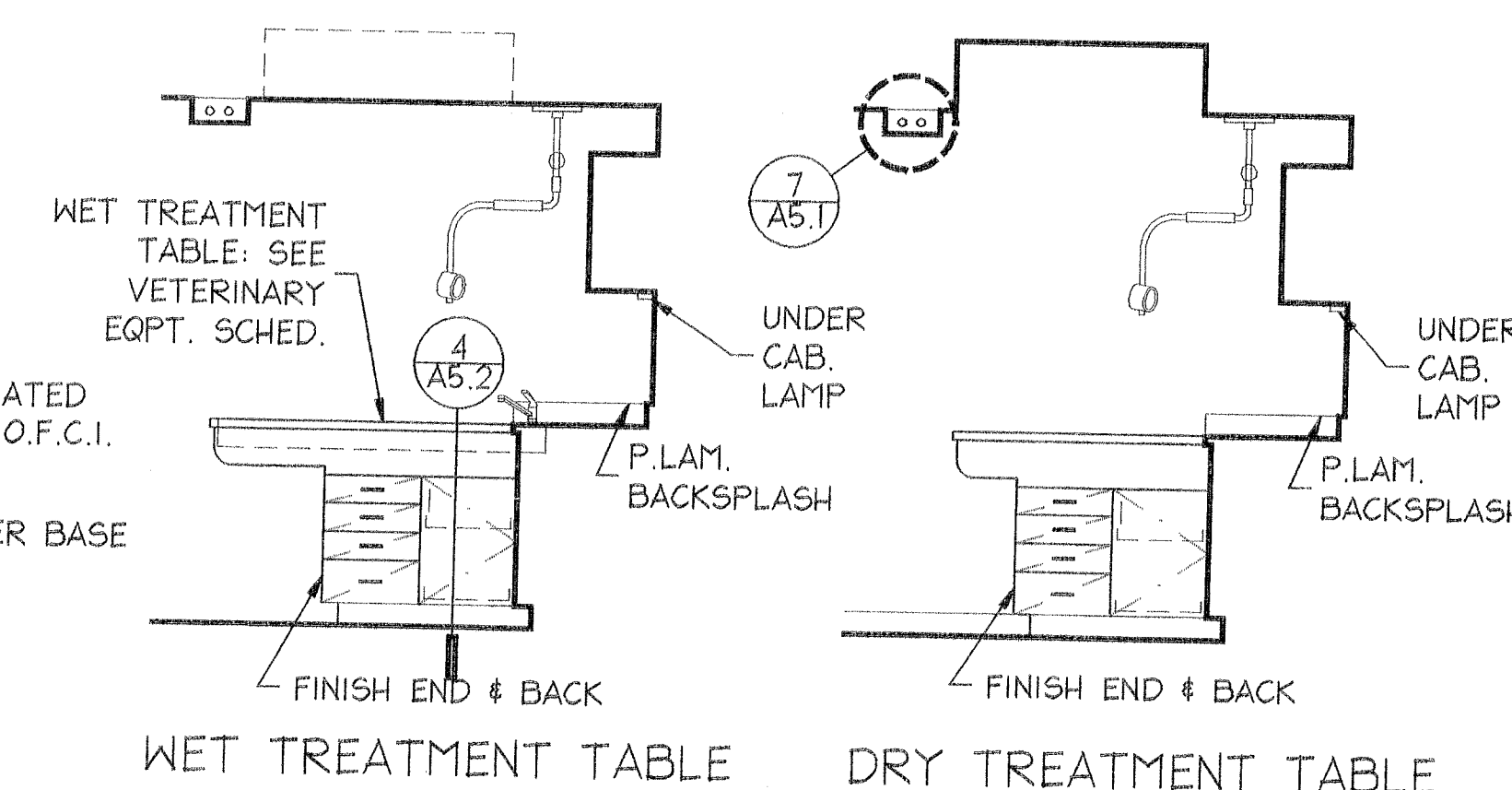
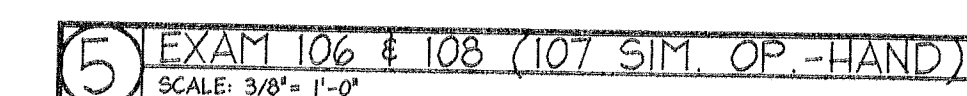
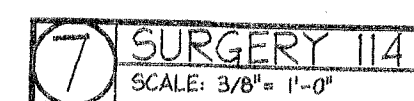
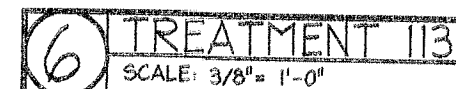
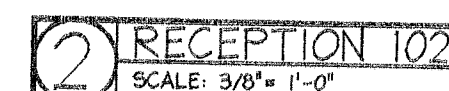


**NW Animal Eye Specialists
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13020 NE 85th Street
Kirkland, WA 98033**

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REVISIONS:

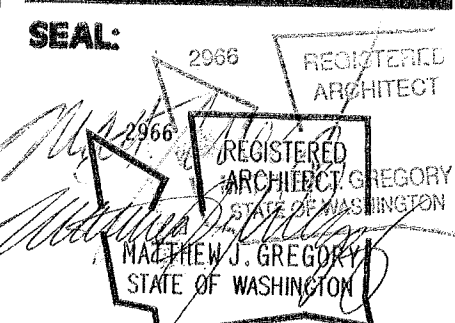
INTERIOR ELEVATIONS

A7.1



CONSULTANT:

SEAL:



**NW Animal Eye Specialists
for VJ Property LLC.
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Kirkland, WA 98033**

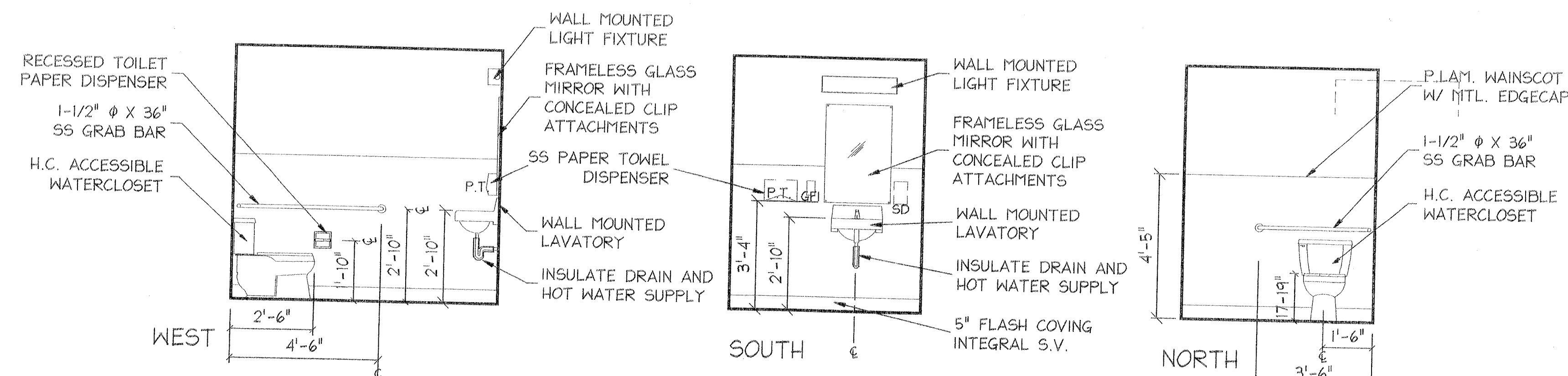
JOB NUMBER: 0257
DRAWN: JAM
CHECKED:
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REVISIONS:

SHEET TITLE:

INTERIOR
ELEVATIONS

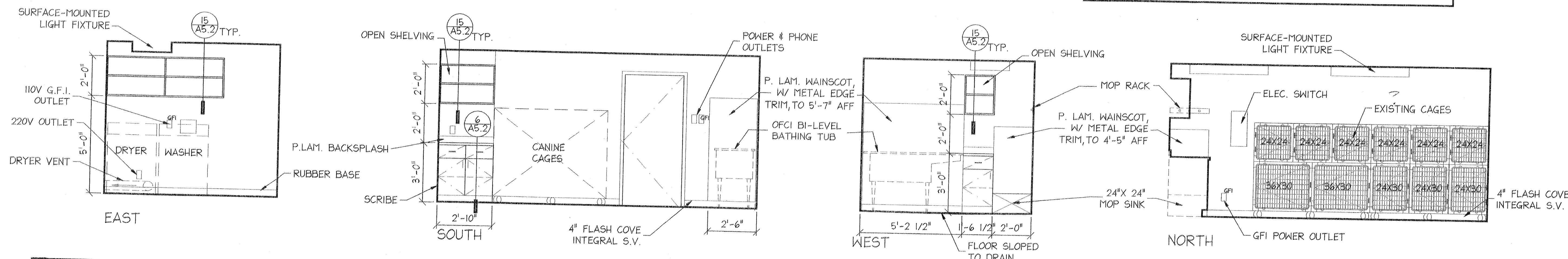
SHEET NUMBER:

A7.2



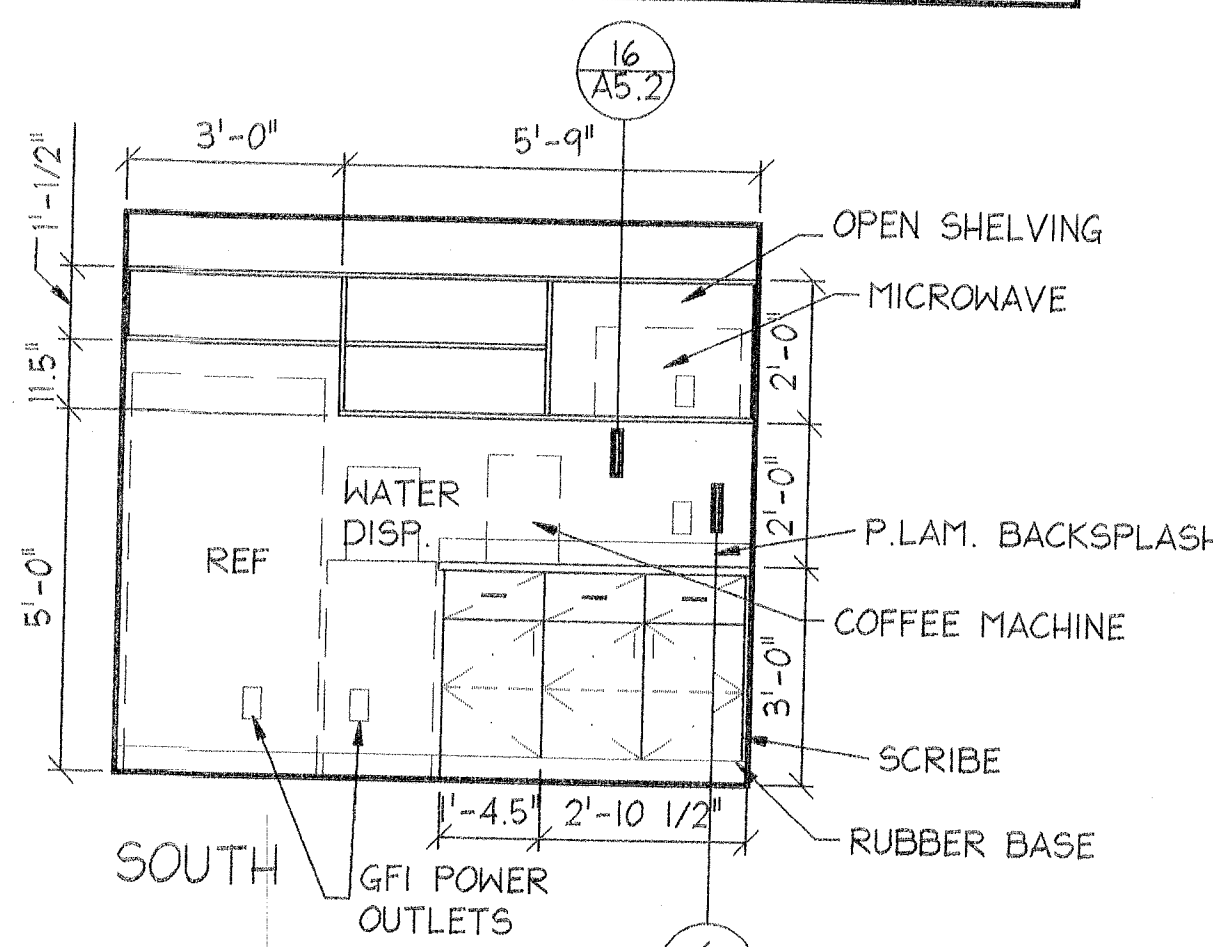
1 TOILET 119
SCALE: 3/8" = 1'-0"

2 CAT CONDO 120
SCALE: 3/8" = 1'-0"

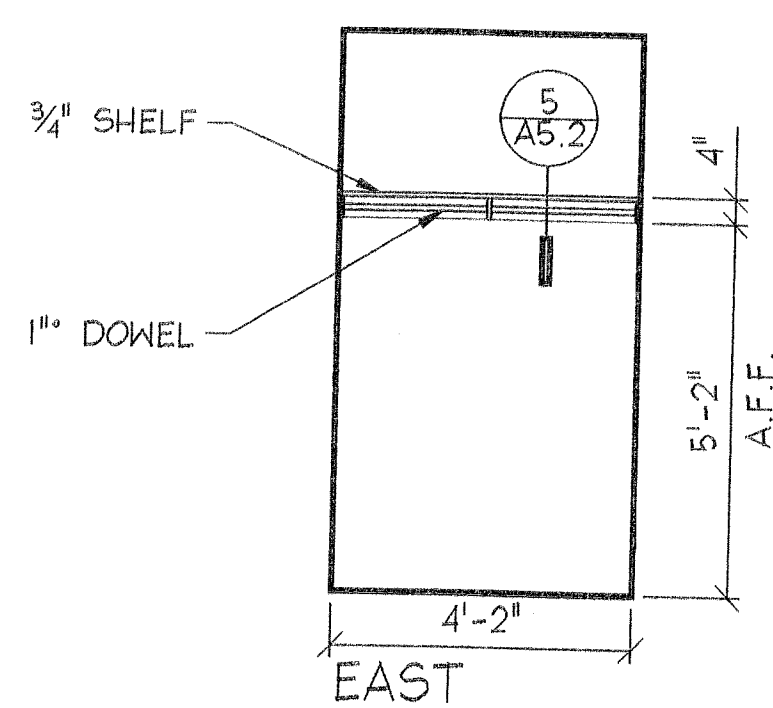


3 LAUNDRY/GEN. STOR. 123
SCALE: 3/8" = 1'-0"

4 CANINE WARD/BATHING 124
SCALE: 3/8" = 1'-0"



5 STAFF LOUNGE 125
SCALE: 3/8" = 1'-0"



6 CLOSET 126
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE			DOOR TYPE	FRAME TYPE	HARDWARE	MATERIAL						FINISH				HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	FIRE RATING	REMARKS			
ROOM NAME	DOOR #	DOOR SIZE WIDTH x HEIGHT x THICK.				DOOR			FRAME			DOOR		FRAME									
						WOOD	PLASTIC	HOLLOW METAL	ALUMINUM	WOOD	HOLLOW METAL	ALUMINUM	STAIN & VARNISH	PAINT	ANODIZE						STAIN & VARNISH	PAINT	ANODIZE
WAITING	101A	3'-0" x 6'-8" x 1/4"	B	1	1	●				●			●			2/A5.2	2/A5.2	4/A5.2					
TOILET	103A	3'-0" x 6'-8" x 1/4"	B	1	4	●				●			●			2/A5.2	2/A5.2	4/A5.2					
HALL	104A	3'-0" x 6'-8" x 1/4"	A	11	●					●			●			2/A5.2	2/A5.2	4/A5.2					
STORAGE	105A	2'-8" x 6'-8" x 1/4"	B	1	3	●				●			●			2/A5.2	2/A5.2	4/A5.2					
EXAM/MULTI. PRPS.	106A	3'-0" x 6'-8" x 1/4"	D	1	7	●				●			●			2/A5.2	2/A5.2	4/A5.2					
EXAM	107A	3'-0" x 6'-8" x 1/4"	D	1	7	●				●			●			2/A5.2	2/A5.2	4/A5.2					
EXAM	108A	3'-0" x 6'-8" x 1/4"	D	1	7	●				●			●			2/A5.2	2/A5.2	4/A5.2					
DOCTOR OFFICE	110A	3'-0" x 6'-8" x 1/4"	D	1	9	●				●			●			2/A5.2	2/A5.2	4/A5.2					
BUSINESS OFFICE	111A	3'-0" x 6'-8" x 1/4"	C	1	16	●				●			●			2/A5.2	2/A5.2	4/A5.2					
HALL	112A	3'-0" x 6'-8" x 1/4"	E	1	6	●				●			●			2/A5.2	2/A5.2	4/A5.2					
SURGERY	114A	3'-0" x 6'-8" x 1/4"			12											2/A5.2	3/A5.2	4/A5.2	8				
HALL	118A	2'-4" x 6'-8" x 1/4"	B	1	6	●				●			●			2/A5.2	2/A5.2	4/A5.2					
TOILET	119A	3'-0" x 6'-8" x 1/4"	B	1	4	●				●			●			2/A5.2	2/A5.2	4/A5.2					
CAT CONDO	120A	3'-0" x 6'-8" x 1/4"	B	1	15	●				●			●			2/A5.2	2/A5.2	4/A5.2					
HALL	121A	3'-0" x 6'-8" x 1 3/8"	B	1	13		●		●		●			●		1/A5.2	2/A5.2	4/A5.2	4				
MED GAS	122A	2'-0" x 6'-8" x 1 3/8"	F	1	2		●		●		●			●		1/A5.2	2/A5.2	4/A5.2					
LAUND./GEN. STOR.	123A	3'-0" x 6'-8" x 1/4"	B	1	14	●				●			●			2/A5.2	2/A5.2	4/A5.2					
CANINE WARD/BATH	124A	3'-0" x 6'-8" x 1/4"	B	1	10	●				●			●			2/A5.2	2/A5.2	4/A5.2					
STAFF LOUNGE	125A	3'-0" x 6'-8" x 1/4"	D	1	8	●				●			●			2/A5.2	2/A5.2	4/A5.2					
CLOSET	126A	3'-0" x 6'-8" x 1/4"	B	1	3	●				●			●			2/A5.2	2/A5.2	4/A5.2					
CLOSET	128A	3'-0" x 6'-8" x 1/4"	B	1	3	●				●			●			2/A5.2	2/A5.2	4/A5.2					

REMARKS	
1. ALL OPERATING HARDWARE ON DOORS SHALL HAVE A LEVER OR OTHER SHAPE WHICH WILL PERMIT PERMIT OPERATION BY WRIST OR ARM PRESSURE AND WHICH DOES NOT REQUIRE TIGHT GRASPING PINCHING, OR TWISTING TO OPERATE. DOOR HARDWARE TO COMPLY WITH WAC 51-40 "ACCESSIBILITY". 2. ALL HARDWARE TO BE BIDDER DESIGNED 3. VERIFY COMMUNICATION ROOM MECHANICAL REQUIREMENTS 4. U = .60 5. PROVIDE PEEP HOLE IN DOOR 6. DOUBLE-ACTING HARDWARE 7. VERIFY DOOR/FRAME SIZE IN FIELD 8. RELOCATED DOOR O.F.C.I., S.S.	
FRAME TYPE	
DOOR TYPES	

HARDWARE SCHEDULE	
28700 HARDWARE General: Quality Assurance: Use supplier who will be "Bidder Design" for work of this Section. References: Accessibility: Comply with ANSI A117.1, ADA, State and local H.C. requirements. Standards: Comply with ANSI A156. Products: Manufacturers: Furnish hardware to match existing tenant standards in Valley Medical Center wherever possible. Manufactured Assemblies: Furnish hardware below by Ingersoll - Rand Architectural Hardware Group (IRAHG) family of companies where ever possible. Quality: Furnish commercial type, ANSI Grade: 2 Sets: Furnish cylinder locksets and latchsets, Schlage "AL Series" or Falcon similar series. Lever: Use Schlage "Neptune" style, or similar. Pulls & Plates: Furnish bi-fold door pulls (not cabinet wire pull type), double acting door plates, non latching door pulls and clear acrylic kick plates by Ives. Closers: Furnish low force, standard cover, door closers by LCN Exit Devices: Furnish exit devices by Monarch, Van Duprin Kickplates: Select from IRAHG Companies, plastic laminate. Stops: Furnish floor and wall stops by Glynn-Johnson or Ives. Bolts: Furnish dead bolts and flush bolts by Glynn-Johnson or Ives. Protectors: Furnish lock protectors by Glynn-Johnson. Holders: Furnish floor/wall holders/stops by Glynn-Johnson or Ives. Furnish other hardware below as follows: Hinges: Furnish full mortise type, with non-removable pins at exterior doors, by Hager, Ives, or Stanley and single/double acting spring loaded hinges by Bannmer. Tracks/Rollers: Furnish bi-fold door tracks and suspension rollers by Johnson, KNC or Stanley. Thresholds: Furnish aluminum thresholds and saddles by Hager, NGP, Pernko, Reese, or Sealeze. Ultra, or Zero. Gaskets: Furnish silencers and weather stripping by Hager, NGP, Pernko, Reese, or Sealeze. Ultra, or Zero. Seals: Furnish sound and fire seals, and door bottoms, by Hager, NGP, Pernko, Reese, or Sealeze. Ultra, or Zero. Fabrications: Finishes: Standard Powder Coated: AL Aluminum - BHMA 689 for closers. Metallic Finish - US 260 Satin Chromium Plated - BHMA 626 Keying: Key building to establish new grand master key system for entire building. Execution: Groups: Comply with the following Hardware Groups for like conditions and add groups as necessary for specific situations. Schedule: Hardware Group 1 - Waiting to Hall 1 - Hall from each storage, server. 3 ea. Hinge SC 4.5 x 4.5 1 ea. Latch SC AL105 1 ea. Wall Stop GJ 50C 2 - Exam/Procedure to Toilets 118 & 119 3 ea. Hinge SC 4.5 x 4.5 1 ea. Privacy SC 540D AL405 1 ea. Wall Stop GJ 50C 1 ea. Floor Stop GJ FB36 3 - Hall to Exams, Bookkeeper, Office, Break, 3 ea. Hinge SC 4.5 x 4.5 1 ea. Latch SC AL105 1 ea. Wall Stop GJ 50C	

JAMB DETAIL		THRESHOLD DETAIL	FIRE RATING	REMARKS	WINDOW SCHEDULE		WINDOW TYPE	WIDTH	HEIGHT	FRAME WIDTH	BLINDS & SHADES	COUNT	GLAZING MATERIAL	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	AREA - SQ.FT.	TOTAL AREA - SQ.FT.	REMARKS
					SYSTEM TYPE	ROOM #															
2/A5.2	4/A5.2				EXTERIOR WINDOW SYSTEM	109	B	5'-0"	3'-10"	1.5"		1	INSULATED	ALUM.	FACTORY FINISH, ANODIZED	9/A5.1	10/A5.1	11/A5.1	19.15	19.15	1
2/A5.2	4/A5.2				EXTERIOR WINDOW SYSTEM	110	C	2'-2"	3'-10"	1.5"		1	INSULATED	ALUM.	FACTORY FINISH, ANODIZED	9/A5.1	10/A5.1	11/A5.1	8.27	8.27	1
2/A5.2	4/A5.2				EXTERIOR WINDOW SYSTEM	111	C	2'-2"	3'-10"	1.5"		1	INSULATED	ALUM.	FACTORY FINISH, ANODIZED	9/A5.1	10/A5.1	11/A5.1	8.27	8.27	1
2/A5.2	4/A5.2				EXTERIOR WINDOW SYSTEM	113	A	2'-2"	2'-6"	1.5"		1	INSULATED	STEEL	FACTORY FINISH, PAINTED	20/A5.1	20/A5.1 SIM.	20/A5.1 SIM.	5.4	5.4	1/2
2/A5.2	4/A5.2				EXTERIOR WINDOW SYSTEM	113	D	3'-4"	3'-8"	1.5"		1	INSULATED	STEEL	FACTORY FINISH, PAINTED	20/A5.1	20/A5.1 SIM.	20/A5.1 SIM.	12.2	12.2	1/2
2/A5.2	4/A5.2																				
2/A5.2	4/A5.2																				
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11335 NE 122ND WAY
SUITE #140
KIRKLAND, WASHINGTON 98034
PH: 425.823.2244
FAX: 425.821.1715

CONSULTANT:

SEAL:

2566 REGISTERED ARCHITECT
MAX THEDEN, AIA
STATE OF WASHINGTON

NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: ELJAM
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:
A 07/23/03 City Corrections

SHEET TITLE:
DOOR, WINDOW & FINISH SCHEDULES

BID SET
SHEET NUMBER:
A9.1

</

PLUMBING FIXTURE SCHEDULE

PI - LAVATORY	2
P2 - HANDWASH SINK	3
P3 - H.C. WATER CLOSET	2
P4 - PREP SINK	1
P5 - HANDWASH (PREP) SINK	1 (EXISTING)
P6 - WET TREATMENT TABLE	1
P7 - ULTRASONIC CLEANER HOOKUP	1
P8 - WASHER HOOKUP	1
P9 - BATHING TUB HOOKUP, PROVIDE HAIR INTERCEPTOR @ DRAIN LINE O.F.C.I.	1
PI0 - MOP SINK	1
PI1 - LAB SINK W/ EYE WASH	1
PI2 - FLOOR DRAIN	1

RESIDENTIAL EQUIPMENT SCHEDULE - 11450

EQUIPMENT NUMBER	EQUIPMENT	EQUIPMENT DESCRIPTION	EQUIPMENT LOCATION	PROVIDER	QUANTITY	REMARKS
R-1	UNDER COUNTER REFRIGERATOR	18" X 30" X 20"	RECEPTION	O.F.C.I.	1	
R-2	WASHER	27" X 20"	LAUNDRY/ GEN. STORAGE	O.F.C.I.	1	PROVIDE PLUMBING CONNECTIONS
R-3	DRYER	27" X 20"	LAUNDRY/ GEN. STORAGE	O.F.C.I.	1	DRYER VENT BY CONTRACTOR
R-4	FULL-SIZE REFRIGERATOR	20" X 20" X 64"	LOUNGE	O.F.C.I.	1	REQUIRES WATER SUPPLY FOR ICE MAKER
R-5	DRINKING WATER DISP.	18" X 10"	LOUNGE	O.F.C.I.	1	
R-6	DISTILLED WATER DISP.		LAB	O.F.C.I.	1	
R-7	MICROWAVE OVEN	17" X 14" X 9"	LOUNGE	O.F.C.I.	1	
R-8	COFFEE MAKER		LOUNGE	O.F.C.I.	1	
R-9	WALL MOUNTED TELEVISION	14" X 14" X 14"	EXAM/MULTI-PURPOSE	O.F.C.I.	1	PROVIDE BAKING IN HALL
R-10	VCR		EXAM/MULTI-PURPOSE	O.F.C.I.	1	

OFFICE EQUIPMENT SCHEDULE - 11680

EQUIPMENT NUMBER	EQUIPMENT	EQUIPMENT DESCRIPTION	EQUIPMENT LOCATION	PROVIDER	QUANTITY	REMARKS
O-1	COMBINATION COPIER/PRINTER	CENTER TOP MODEL 18" X 18" X 21"	RECEPTION	O.F.C.I.	1	
O-2	FACSIMILE MACHINE		RECEPTION	O.F.C.I.	1	
O-3	COMPUTER SERVER		STORAGE	O.F.C.I.	1	
O-4A	DESK		REPORT	O.F.C.I.	2	
O-4B	DESK		DR. OFFICE, BUSINESS OFFICE	O.F.C.I.	2	
O-5	FILE CABINET		REPORT, DR. OFFICE, BUSINESS OFFICE	O.F.C.I.	4	
O-6	BOOKSHELVES		BUSINESS OFFICE	O.F.C.I.	2	
O-7	STORAGE CABINET		LAB, SURGERY, LAUNDRY / GEN. STOR.	O.F.C.I.	3	
O-8	PHONE BOARD	EXISTING ON-SITE	STORAGE	O.F.C.I.	1	
O-9	SECURITY ALARM PAD	EXISTING ON-SITE	WAITING	EXIST.	1	
O-10	ALARM PANEL	EXISTING ON-SITE	HALL 1B	EXIST.	1	
O-11	TELEPHONES	LUCENT TECHNOLOGIES FOUR-LINE INTERCOM/SPEAKER PHONE 184	REPORT, DR. OFFICE, SURGERY, BUSINESS OFFICE, RECEPTION LOUNGE, CAT & CANINE HARBOR	O.F.C.I.	13	
O-12	CREDIT CARD READER		RECEPTION	O.F.C.I.	1	
O-13	LABEL PRINTER		RECEPTION	O.F.C.I.	1	
O-14	TIME CLOCK	WALL-MOUNTED	LOUNGE	O.F.C.I.	1	
O-15	CARD RACK	WALL-MOUNTED	LOUNGE	O.F.C.I.	1	
O-16	COMPUTER	DESK-TOP	RECEPTION, REPORT, BUSINESS & DR. OFFICE	O.F.C.I.	4	

SPECIALTIES SCHEDULE - 10000

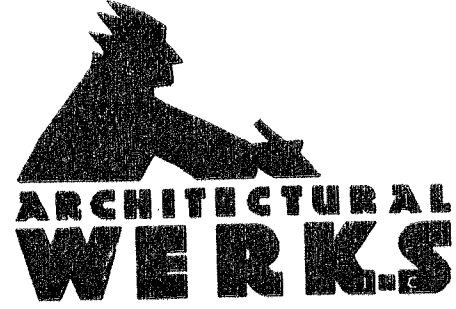
EQUIPMENT NUMBER	EQUIPMENT	EQUIPMENT DESCRIPTION	EQUIPMENT LOCATION	PROVIDER	QUANTITY	REMARKS
S-1	GENERATOR	GUARDIAN MODEL SERIAL#324703 CONTACT: GENERAC, 242-479-584	EXTERIOR ADJACENT TO TOILET RM	O.F.C.I.	1	PROVIDE FOUNDATION AND GAS CONNECTION
S-2	FIRE PROTECTION	FIRE EXTINGUISHER	SEE PLANS	O.F.C.I.	3	
S-3	CORNER GUARDS	18" OR 18" PROTECTION AS REQUIRED (SEE PLAN)	WALLS	C.F.C.I.	1	
S-4	FIREPLACE		WAITING	C.F.C.I.	1	PROVIDE GAS CONNECTION AND LOG INSERT
S-5	MEMO BOARD		REPORT, TREATMENT	O.F.C.I.	2	

TOILET ACCESSORY SCHEDULE - 10810

EQUIPMENT NUMBER	EQUIPMENT	EQUIPMENT DESCRIPTION	EQUIPMENT LOCATION	PROVIDER	QUANTITY	REMARKS
T-1	PAPER TOWEL DISP. A & J WASHROOM ACCESSORIES	SURFACE MOUNTED HEAVY DUTY ROLL PAPER TOWEL DISPENSER 18" X 1-3/4" X 4" CAPACITY: ONE STANDARD ROLL PAPER TOWELS	EXAMS, TREATMENT, TOILETS, SURG. PREP, LAB	C.F.C.I.	7	
T-2	MIRROR A & J WASHROOM ACCESSORIES	WALL MOUNTED, FRAMELESS GLASS MIRROR 14" POLISHED COPPER, 100% QUALITY 1/4" PLATE GLASS W/ SILVER COATING, SEALED W/ ELECTROLYTIC COPPER PLATING, MOUNTED W/ 3/8" X 1/8" COPPER BRASS CLIP	TOILETS	C.F.C.I.	2	
T-3	GRAB BAR	HALL MOUNTED, 1-1/4" DIA. SNAP-ON FLANGE, 1/8" GAUGE SS, 36" X 48", VERIFY LENGTH W/ TOILET DEPTH	TOILETS	C.F.C.I.	2	
T-4	TOILET PAPER DISP. A & J WASHROOM ACCESSORIES	RECESSED SINGLE ROLL	TOILETS	C.F.C.I.	2	
T-5	SOAP DISPENSER		TOILETS, LAB, SURGICAL PREP.	C.F.C.I.	4	

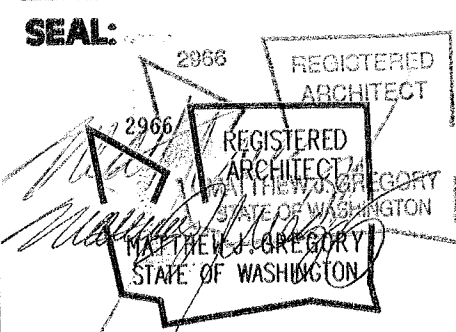
VETERINARY EQUIPMENT SCHEDULE - 11775

EQUIPMENT NUMBER	EQUIPMENT	EQUIPMENT DESCRIPTION	EQUIPMENT LOCATION	PROVIDER	QUANTITY	REMARKS
V-1	VET SCALE	VET TECH 300 CONTACT: TEGAN/DYNE CORP. 800-654-0073	WAITING	O.F.C.I.	1	
V-2	EXAM TABLE	SUBURBAN CONTACT: 800-323-7346	EXAM	C.F.C.I.	3	
V-3	WET TREATMENT TABLE	SUBURBAN TUB W/ RACK AND FAUCET 15.5" DROP IN	TREATMENT	C.F.C.I.	1	PROVIDE PLUMBING CONN. RECESS COUNTER
V-4	DRY TREATMENT TABLE	CASEWORK	TREATMENT	C.F.C.I.	1	
V-5	SURGICAL TABLE	SUBURBAN CONTACT: 800-323-7346	80" X 20" X 36" BASE: PR02046 1 R02046/1	SURGERY	O.F.C.I.	1
V-6	BIOGRAPHSCOPE	KONA 16-14 CONTACT: 810-327-1113	EXAM	O.F.C.I.	3	
V-7	CAT SCALE	HEALTHMETER MODEL# 386 S	ICU/LAB	O.F.C.I.	1	
V-8	OCULAR ULTRASOUND	13 SYSTEM-400 CONTACT: INNOVATIVE IMAGING 800-765-7226	EXAM/MULTI-PURPOSE	O.F.C.I.	1	
V-9A	MOBILE ANESTHESIA MACHINE	1005 PATRIOT VHS MACHINE	TREATMENT	O.F.C.I.	1	
V-9B	ANESTHESIA MACHINE	WABERD 2 - NORTH AMERICAN DRAGER CONTACT: 800-426-5007	SURGERY	O.F.C.I.	1	EXISTING RECONDITIONED HUMAN UNIT - CONTACT: ANESTHESIA EQUIP & SUPPLY 800-426-5007
V-10	GAS STERILIZER	ANDERSEN PRODUCTS CONTACT: 800-624-3465	TREATMENT	O.F.C.I.	1	EXISTING
V-11	AUTOClave	TRIPACK 7100 MODEL CONTACT: 487-626-3862	SURGICAL PREP.	O.F.C.I.	1	
V-12	ULTRASONIC CLEANER	V-1200ES	SURGICAL PREP.	O.F.C.I.	1	
V-13A	STATO STAND		SURGERY	O.F.C.I.	1	
V-14	IV POLE		SURGERY	O.F.C.I.	1	
V-15	CO2 LASER	LUXAR LX-20 CONTACT: LUXAR 105-493-4142	SURGERY	O.F.C.I.	1	
V-16	DEBRILLATOR	HENLETT PACKARD 4310A CONTACT: 800-934-7372	SURGERY	O.F.C.I.	1	
V-17	CATRACT UNIT	DIPLOMATE MODEL CONTACT: ALLERGAN 714-246-4500	SURGERY	O.F.C.I.	1	
V-18	OPERATING MICROSCOPE	ZISSO OPTIK 800-433-4440	SURGERY	O.F.C.I.	1	
V-19	CENTRIFUGE	VAN GUARD V6000	EXISTING RECONDITIONED FROM PARAGON	LAB	O.F.C.I.	1
V-20	MICROSCOPE	NIKON	EXISTING	LAB	O.F.C.I.	1
V-21	ICU CAGES	SNYDER??	20" X 48-1/4" X 64-3/4"	LAB	O.F.C.I.	1
V-22	CART		MOBILE STORAGE CART	SURGERY	O.F.C.I.	1
V-23	CANINE CAGES	SNYDER CONTACT: 800-422-1932	2 EXISTING 1 NEW	CANINE HARD	O.F.C.I.	2 EXISTING 1 NEW
V-24	CAT CONDOS	SNYDER??		CAT CONDO	O.F.C.I.	2
V-25A	MEDICAL GAS CYLINDER RESTRAINT			MEDICAL GAS	C.F.C.I.	3
V-25B	MEDICAL GAS SYSTEM MANFOLD			MEDICAL GAS	C.F.C.I.	1
V-26	INDIRECT OPHTHALMOSCOPE	KEBLER ALL-PURP. INDIRECT 800-528-8620	EXAM	O.F.C.I.	1	
V-27	TONOMETER	TONO-PER XL	EXISTING, COUNTER TOP MODEL	EXAM	O.F.C.I.	1
V-28	REFRACTOMETER	WESTOVER MODEL RHC-200ATC	LAB	O.F.C.I.	1	
V-29	CLUCKOMETER	ACCU-CHEK INSTANT	LAB	O.F.C.I.	1	
V-30	PHACO	DIPLOMATE MODEL CONTACT: ALLERGAN 714-246-4500	SURGERY	O.F.C.I.	1	
V-31	DIODE LASER	DIODE MEDICAL 800-388-4747	SURGERY	O.F.C.I.	1	
V-32	PULSE OXIMETER/ECG	SURVIVET V5404 240-519-3500	SURGERY	O.F.C.I.	1	
V-33	NERVE STIMULATOR	DIGI STIM II NEURO TECHNOLOGY 800-435-7649	SURGERY	O.F.C.I.	1	
V-34	HEATED SURGICAL TABLE WARMER	BAIR HUGGER MODEL 505 800-783-7775	SURGERY	O.F.C.I.	1	
V-35	BLOOD PRESSURE MONITOR	CARDIALL MODEL 1800V 813-462-4444	SURGERY	O.F.C.I.	1	
V-36	FLUID PUMP	NEKA VET/VTM 2.2 800-246-8302	SURGERY	O.F.C.I.	1	
V-37	CRYOSURGICAL UNIT	PHOTONICS CE-2500 COOPER SURGICAL 800-243-2074	SURGERY	O.F.C.I.	1	
V-38	CAPNOGRAPH (CO2 MONITOR)	SURVIVET V5004 CAPNOGRAPH	SURGERY	O.F.C.I.	1	
V-39	TASK LAMP		WALL MOUNTED	TREATMENT	C.F.C.I.	2
V-40	SURGICAL TASK LAMP	BARTON PRODUCTIONS??	CEILING MOUNTED DUAL HEAD	SURGERY	C.F.C.I.	1
V-41	GAS SCAVENGER SYSTEM OUTLET	BALANCED VALVE	TREATMENT, SURGERY, LAB	C.F.C.I.	4	
V-42	GAS SCAVENGER UNIT		TREATMENT	C.F.C.I.	1	



11335 NE 122ND WAY
SUITE #140
KIRKLAND, WASHINGTON 98034
PH: 425.823.2244
FAX: 425.821.1715

CONSULTANT:



NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: EL
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:

SHEET TITLE:

EQUIPMENT &
PLUMBING FIXTURE
SCHEDULE

BID SET
SHEET NUMBER:

A9.2

INTERIOR FINISH LEGEND/NOTES

WALL PAINT COLORS

- P-#
- P-1 TYPICAL WALL, UNLESS NOTED OTHERWISE
- P-2 ACCENT (ENTRY)
- P-3 ACCENT HALL
- P-4 TOILETS

- DOOR FRAME
- WOOD TRIM
- STAIN TO MATCH PRE-FINISHED DOORS

- HARDWARE
- BRUSHED CHROME / S.S.

- FLOORING
- XX-#
- TL-1 SLATE : SEE SPEC.
- SV-1 TYPICAL SHEET VINYL: SEE SPEC.

- BASE MATERIAL
- TYPICAL RUBBER BASE: 4", ROPPE
- TYPICAL INTEGRAL S.V. BASE: MATCH FLOORING

- TRANSITION STRIPS
- TYPICAL: MATCH RUBBER BASE

- COUNTER TOP FINISH
- XX-#
- PL-1 RECEPTION COUNTERTOP LAMINATE INCLUDING SELF EDGE AND BACKSPLASH
- PL-2 COUNTERTOP LAMINATE INCLUDING SELF EDGE AND BACKSPLASH

- PLASTIC LAMINATE
- XX-#
- PL-1 TYPICAL VERTICAL FACE OF CABINETS
- PL-2 VERTICAL FACE AT RECEPTION
- PL-3 LAMINATE WAINSCOT ✓

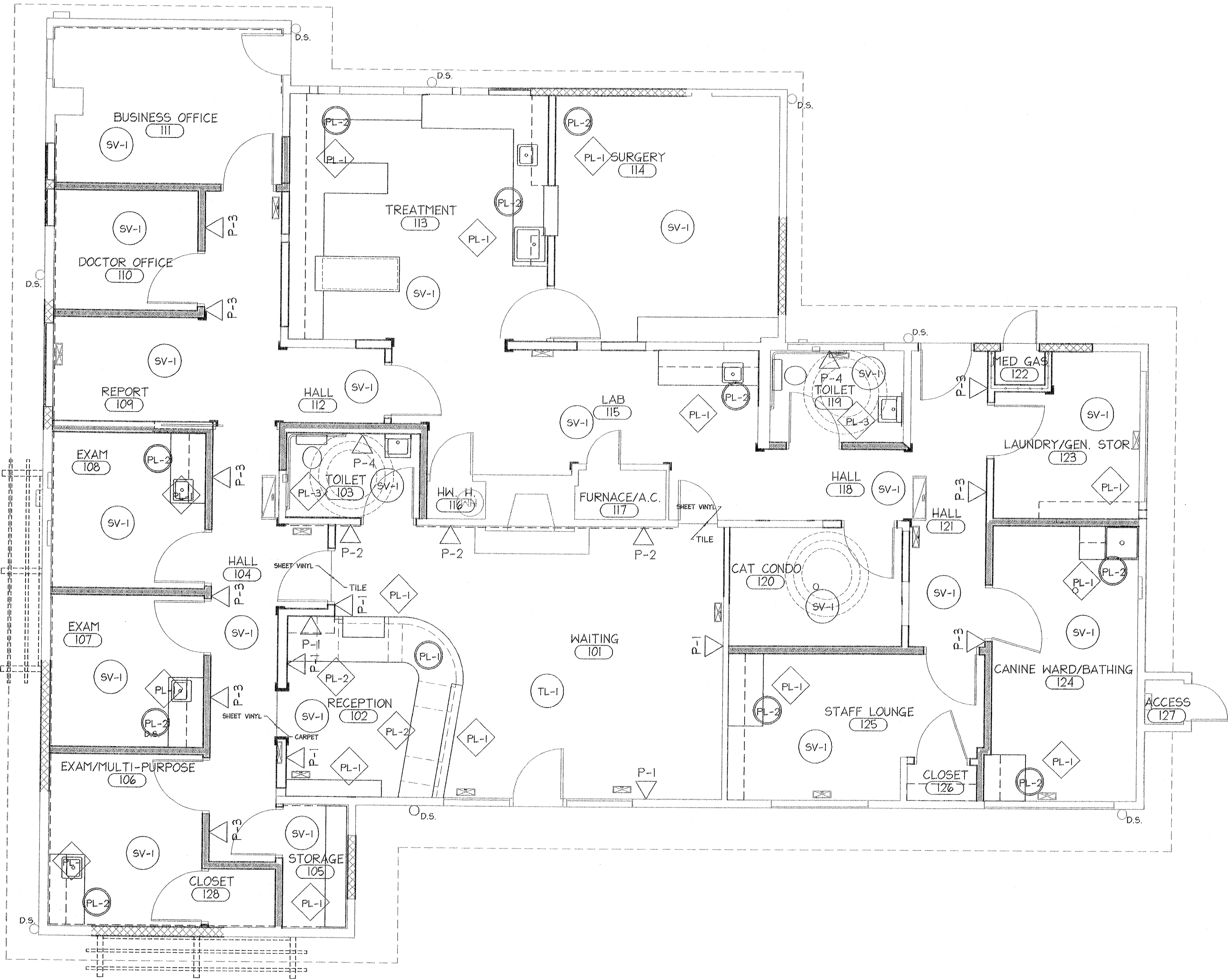
- CABINET INTERIORS
- TYPICAL : MELAMINE
- ALMOND

- DRAWER AND CABINET PULLS
- TYPICAL: U-SHAPED, 4"
- BRUSHED CHROME

- BLINDS AND SHADES
- TO BE SELECTED

- CORNER GUARDS
- CLEAR

- CEILING TILES
- ARMSTRONG, 1x1
- WHITE



① FINISH PLAN

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

0 1 2 4 6 10

NORTH

**ARCHITECTURAL
WERKS**

11335 NE 122ND WAY
SUITE #140
KIRKLAND, WASHINGTON 98034
PH: 425.823.2244
FAX: 425.821.1715

CONSULTANT:

SEAL: 2966 REGISTERED ARCHITECT

REGISTERED ARCHITECT
STATE OF WASHINGTON
MATTHEW S. GREGORY

NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: EL JAM
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:

SHEET TITLE:

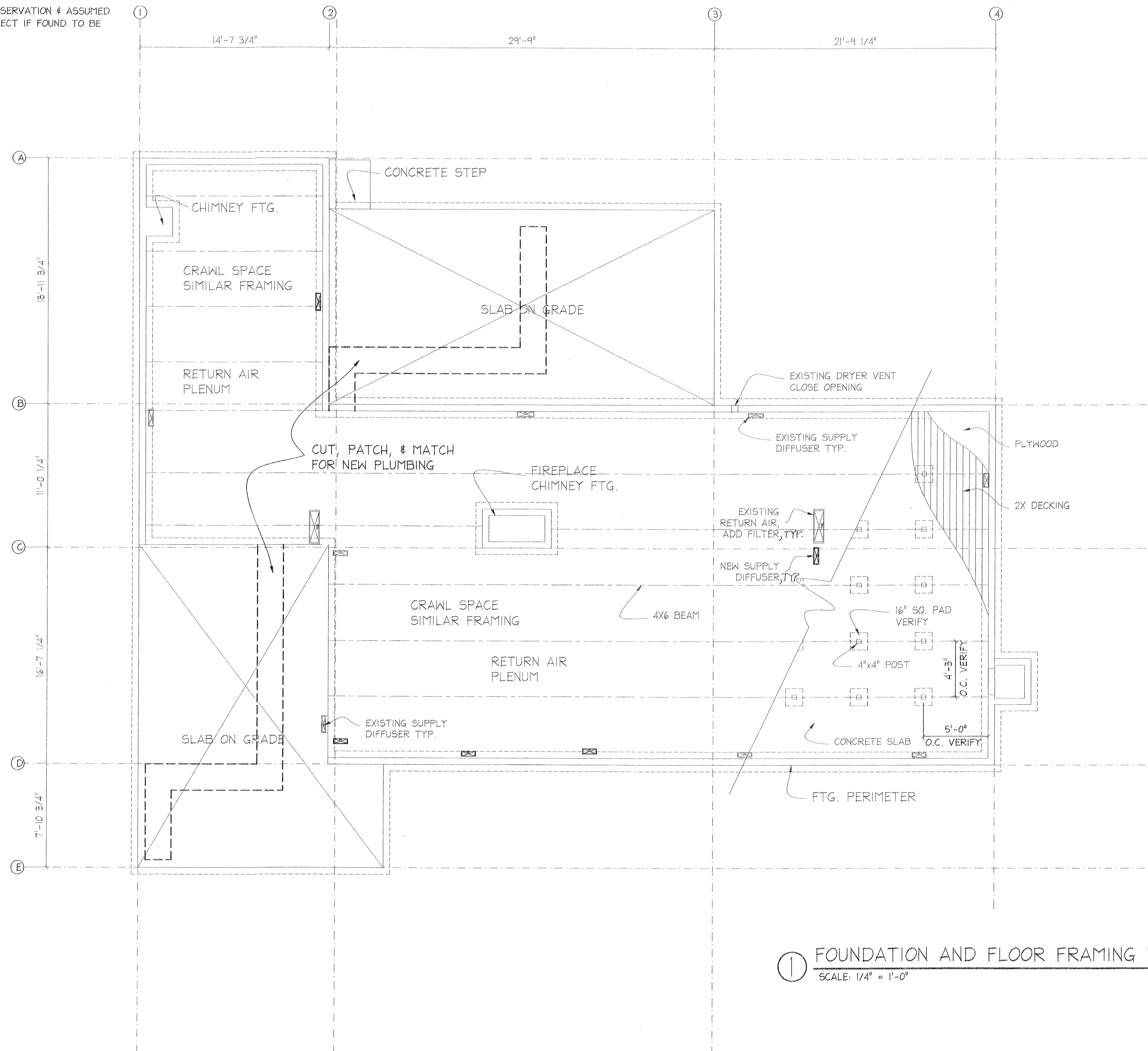
FINISH
PLAN

BID SET
SHEET NUMBER:

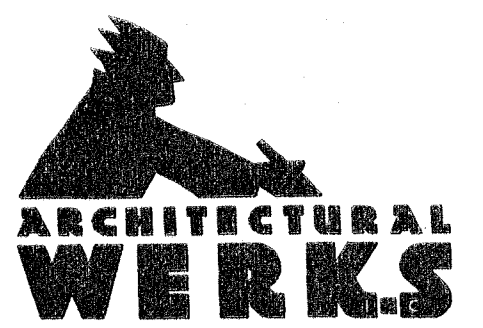
11.1

FOUNDATION PLAN NOTES

1. SEE FLOOR PLAN, SHEET A2.1 FOR ADDITIONAL WORK & DIMENSIONS
2. STRUCTURAL FRAMING IS BASED ON OBSERVATION & ASSUMED CONCEALED CONDITIONS. ADVISE ARCHITECT IF FOUND TO BE DIFFERENT

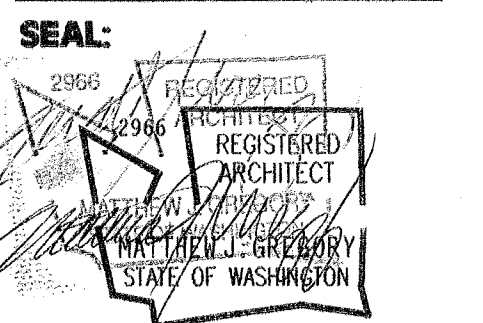


① FOUNDATION AND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



11335 NE 122ND WAY
SUITE #140
KIRKLAND, WASHINGTON 98034
PH: 425.823.2244
FAX: 425.821.1715

CONSULTANT:



NW Animal Eye Specialists
for VJ Property LLC.
13020 NE 85th Street
Kirkland, WA 98033

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SHEET TITLE:

FOUNDATION &
FLOOR FRAMING
PLAN

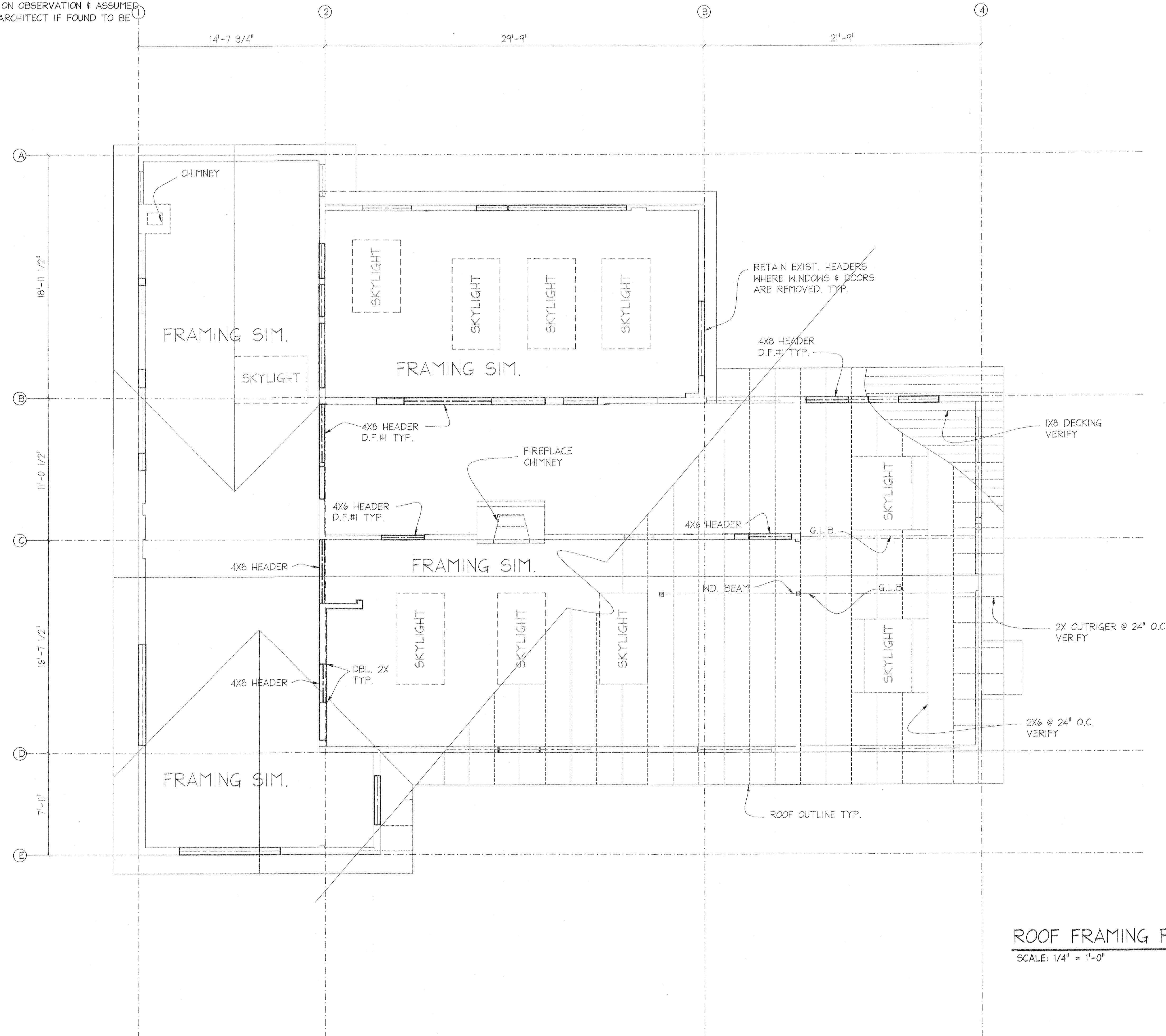
BID SET

SHEET NUMBER:

S2.1

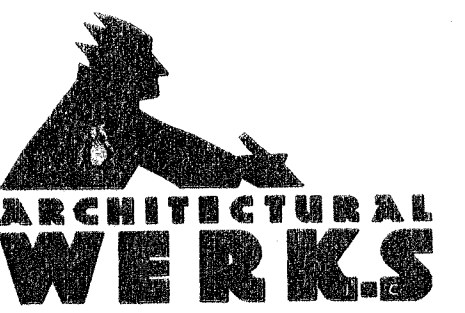
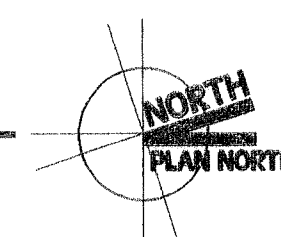
ROOF FRAMING PLAN NOTES

1. SEE FLOOR PLAN, SHEET A2.1 FOR ADDITIONAL WORK & DIMENSIONS
2. STRUCTURAL FRAMING IS BASED ON OBSERVATION & ASSUMED CONCEALED CONDITIONS. ADVISE ARCHITECT IF FOUND TO BE DIFFERENT



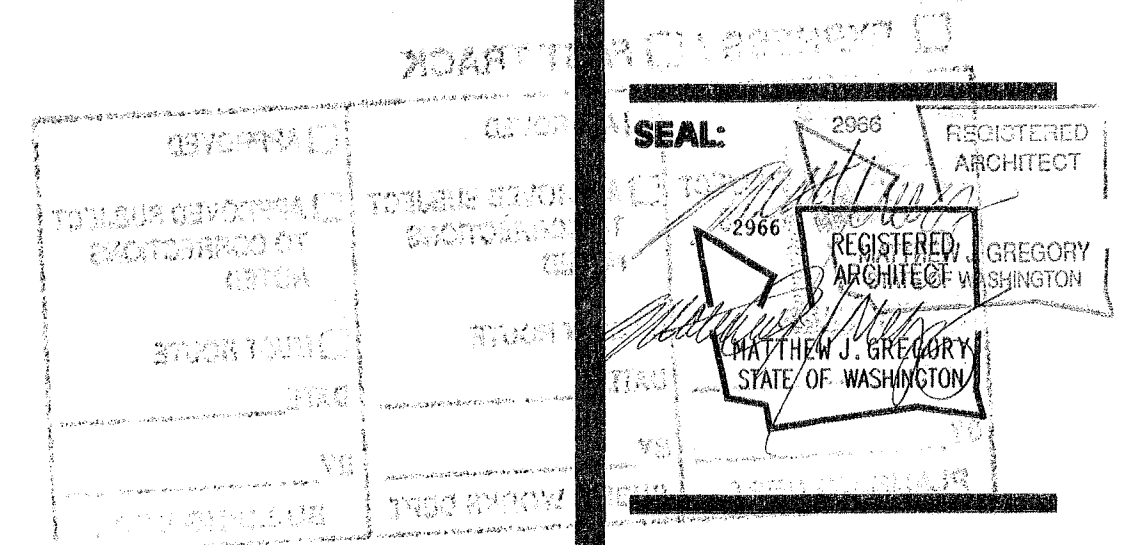
ROOF FRAMING PLAN

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



11335 NE 122ND WAY
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KIRKLAND, WASHINGTON 98034
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Kirkland, WA 98033

JOB NUMBER: 0257
DRAWN: JAM
CHECKED:
DATE: FEBRUARY 11, 2003
REVISIONS:

SHEET TITLE:

ROOF FRAMING
PLAN

BID SET

SHEET NUMBER:

S2.2

CITY OF KIRKLAND
APPROVED FOR SUBMITTAL

Initials / Date
 Building 1/5/10
 Planning 1/5/10
 Public Works 1/5/10

Need call from arch - loss of lateral?
 No Fast Track/Express this is a change in use.

☒ EXPRESS / ☐ FAST TRACK

☒ APPROVED	☒ APPROVED	☒ APPROVED
☒ APPROVED SUBJECT TO CORRECTIONS NOTED	☒ APPROVED SUBJECT TO CORRECTIONS NOTED	☒ APPROVED SUBJECT TO CORRECTIONS NOTED
☒ MUST ROUTE	☒ MUST ROUTE	☒ MUST ROUTE
DATE _____	DATE _____	DATE _____
BY _____	BY _____	BY _____
PLANNING DEPT.	PUBLIC WORKS DEPT.	BUILDING DEPT.

2003-01

SEPARATE PERMITS REQUIRED:

☒ FIRE SPRINKLER? N/A
☒ FIRE ALARM? N/A

final 4/26/04
 RECEIVED

MAY 01 2003

BUILDING

ELECTRICAL DRAWINGS NOT REVIEWED
 NOR APPROVED. A SEPARATE ELECTRICAL
 PERMIT IS REQUIRED

CITY OF KIRKLAND
BUILDING DEPT.

PERMIT NUMBER BLD03-00431
 ADDRESS 13020 NE 85th St
 PLANS FOR T.I. New Animal Eye Spec
 OWNER VI Property LLC
 DATE SUBMITTED 7/10/03 DATE APPROVED 7/10/03
 APPROVED BY [Signature]

CHECK
PARCEL
FLAG

OFFICE COPY

Bld