

To Permitting Department,

Revision to an existing permit project BNR25-01347

New page numbers are located on the **lower left corner** of all pages.

This document set contains:	
Page	Drawing/Section Name
1	this page
2-14	architectural documents
15-18	Theater rigging documents
19	structural design B2 engineers
20-38	structural design Clark Reder
39-44	structural documents
45	Floor Structural from Original Permit
56	WSEC

Yes, we have several professional engineers on the project

- Harelquin Stage Schaefer
- Rigging dynamics Clark Reder
- Rigging building structure B2 Engineers

You'll probably notice a discrepancy between rigging dynamic drawings (Clark Reder) and rigging building structure drawings (B2 Engineers) – we value engineered to eliminate some mounting steel. That change only affected rigging building structure.

Scope of Project

Remove existing counterweight rigging system. Cover arbor well stage right. Install mounting steel for rigging / motors. Install 37 prodigy variable speed motors, headblocks and loft blocks. Extend battens 8'. Install new fireproof drapes and scrims.

Remove existing stage trap. Remove existing structural posts in pit. Install steel support structure and new subfloor. Install Harlequin dual sprung / unsprung floor system. Connect new electrical service to floor. Replace downstage orchestra cover. Repair / replace stage front as necessary

ENR25-04238 covers all electrical changes.

I'm sorry for the state of this drawing set. We had an overzealous designer documenting the project. The full document set is ~150 pages. Only 8 original architectural pages are relevant to the work we will be doing this summer. You will notice that some pages are not stamped. After the designer realized he shouldn't be using someone else's stamp, all updated pages are not stamped. We have had all these designs vetted by licensed professionals.

This is the replacement for the **A002 page index:**

Page 2	A0.1	Coversheet
Page 3	A001	Cover Page
Page 4	A002	Notes
Page 5	A033	Tribal land notes
Page 6	A10.1	Stage Floor Plan
Page 7	A951	Existing / Proposed
Page 8	A053	Stage existing / Proposed
Page 9	A103.0	Stage floor plan
Page 10	A103.2	Harlequin floor plan
Page 11	A103.3	Orchestra cover
Page 12	A301.1	Building Section
Page 13	A301.C	Building Section
Page 14	A500	Detail Notes
Page 15	TR 101	Rigging plan
Page 16	TR 103	Lineset plan
Page 17	TR 201	Rigging elevations
Page 18	TR 901	Rigging isometric view
Page 19		B2 Engineer report
Page 20		Clark Reder Engineer report
Page 21-38		Clark Reder reference drawings
Page 39	S001	Structural notes
Page 40	S101	Stage / Pit plan
Page 41	S104	Replacement Steel Plan
Page 42	S105	Stage Floor Details
Page 43	S201	Structural Elevations
Page 44	S501	Structural Details
Page 45	Z	Floor Structural from Original Permit
Page 46	WSEC	WSEC – does not apply

Original approved plans

All electrical changes are covered under permit [ENR25-04238](#).

HOURS OF WORK:
7 AM to 8 PM Mon-Fri and 9 AM to 6 PM Sat. No work Sundays & holidays (per KZC 115.25). Exceptions must be approved in writing by Planning Official.

**City of Kirkland
Post Revision
Reviewed by PJM
07/08/2025**

APPROVED PLAN
SET MUST
REMAIN ON SITE.

CITY MARKUPS &
APPROVALS MUST
BE PRINTED IN
RED.

SCOPE OF WORK - Changes to the scope of work, design, materials or method of construction will require revised plans to be submitted. The plans must be reviewed and approved by City of Kirkland review staff prior to being implemented in the field. Additional review fees will be charges as applicable.

APPLICABLE CODES AS ADOPTED BY THE STATE OF WA

2021 International Building Code (IBC)
2021 International Residential Code (IRC)
2021 International Existing Building Code (IEBC)
2023 Kirkland Electrical Code (2023 NEC)
2021 International Mechanical Code (IMC)
2021 Uniformed Plumbing Code (UPC)
2021 International Fuel Gas Code (IFGC)
2021 International Fire Code (IFC)
2021 Accessibility Code (CH 11 IBC) (ICC A117.1-2017)
2021 Washington State Energy Code (WSEC) (IECC)
2021 International Swimming Pool and Spa Code (ISPSC)

DEFERRED SUBMITTALS:
DRAWINGS, CALCULATIONS AND PRODUCT DATA FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT FOR REVIEW AND PRIOR TO FABRICATION.

ALL WELDING MUST BE DONE BY AWS CERTIFIED WELDERS.

FABRICATION AND SHOP WELDING PERFORMED WITHIN WA STATE SHALL BE DONE BY A WABO CERTIFIED FABRICATION SHOP OR SHALL BE DONE BY A WABO CERTIFIED WELDER.

SPECIAL INSPECTIONS ARE REQUIRED FOR ALL SITE WELDING. PROVIDE EITHER THE SPECIAL INSPECTION REPORT OR THE WABO FABRICATION SHOP CERTIFICATION TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

Asbestos Requirements for Renovations

It shall be unlawful for any person to cause or allow a renovation unless the property owner or the owner's agent determines whether there are suspect asbestos-containing materials in the work area and obtain an asbestos survey of any suspect asbestos-containing materials by a currently certified building inspector. For more information contact the Puget Sound Clean Air Agency at 206-343-8800 or 1-800-552-3565.

All reference to electrical equipment on these plans is considered to be for information only or related to Washington State Energy Code compliance. A separate electrical permit is required.

INSERT REVISED PAGES
INTO APPROVED SET
07/08/2025

GENERAL NOTES

- 1

ARCHITECT OF RECORD - DAVID SOVA - HE HAS OR WILL REVIEW AND COORDINATE ALL SUBMITTALS AND DOCUMENTS PREPARED BY OTHERS INCLUDING ANY DEFERRED SUBMITTALS FOR COMPATIBILITY WITH THE DESIGN ACCORDING TO SECTION 107.3.4 2018 IBC.
- 2

ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE I.B.C., I.P.C., I.M.C., N.E.C., I.F.C. LOCAL CODE AMENDMENTS AND AUTHORITIES. REFERENCES TO THE IBC IN THESE DOCUMENTS SHALL MEAN THE 2018 INTERNATIONAL BUILDING CODE, WITH APPLICABLE STATE & LOCAL AMENDMENTS.
- 3

ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN DOCUMENTS AND/OR SUBMITTALS SUPPLIED BY OTHERS.
- 4

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
- 5

EACH CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH CONTRACTOR DURING AND IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
- 6

ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- 7

EACH CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT THE SURFACES REPLACED, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- 8

NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
- 9

DIMENSIONS:

A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.

B. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.
- 10

PROVIDE BLOCKING FOR WALL MOUNTED FIXTURES, ACCESSORIES AND EQUIPMENT
- 11

ALL OPEN JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED OR WEATHER STRIPPED
- 13

MAXIMUM 1/2" RISE BETWEEN TOP OF THRESHOLD AND ADJACENT FINISHED FLOOR. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- 14

ALL DOORS SHALL BE PROVIDED WITH LEVER HARDWARE OPENABLE WITH A SINGLE EFFORT.
- 15

ALL LEGAL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQUIRED BY CODE. ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF EXIT.
- 16

ADJUST DOOR CLOSERS AT EXTERIOR DOORS TO 8.5 LBS. OF PRESSURE; AT INTERIOR DOORS TO 5 LBS. OF PRESSURE, AND FIRE RATED DOORS TO 15 LBS. OF PRESSURE.
- 17

PROVIDE SIGN OVER MAIN ENTRY DOOR WHICH READS "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" WITH LETTERS NOT LESS THAN 1" HIGH ON CONTRASTING BACKGROUND.
- 18

DOOR OPENING FORCE: 30 LBS. MAX. APPLIED TO LATCH SIDE.
- 19

ALL NEW GYP BOARD WALLS SHALL RECEIVE A LEVEL 4 SURFACE AND PAINT FINISH, U.N.O.
- 20

ALL INTERIOR MATERIALS AND FINISHES SHALL BE A MINIMUM CLASS III FLAME SPREAD
- 21

PROVIDE FIRE EXTINGUISHERS PER CODE (EVERY 75'-0") AND FIRE MARSHALL'S INSTRUCTIONS
- 22

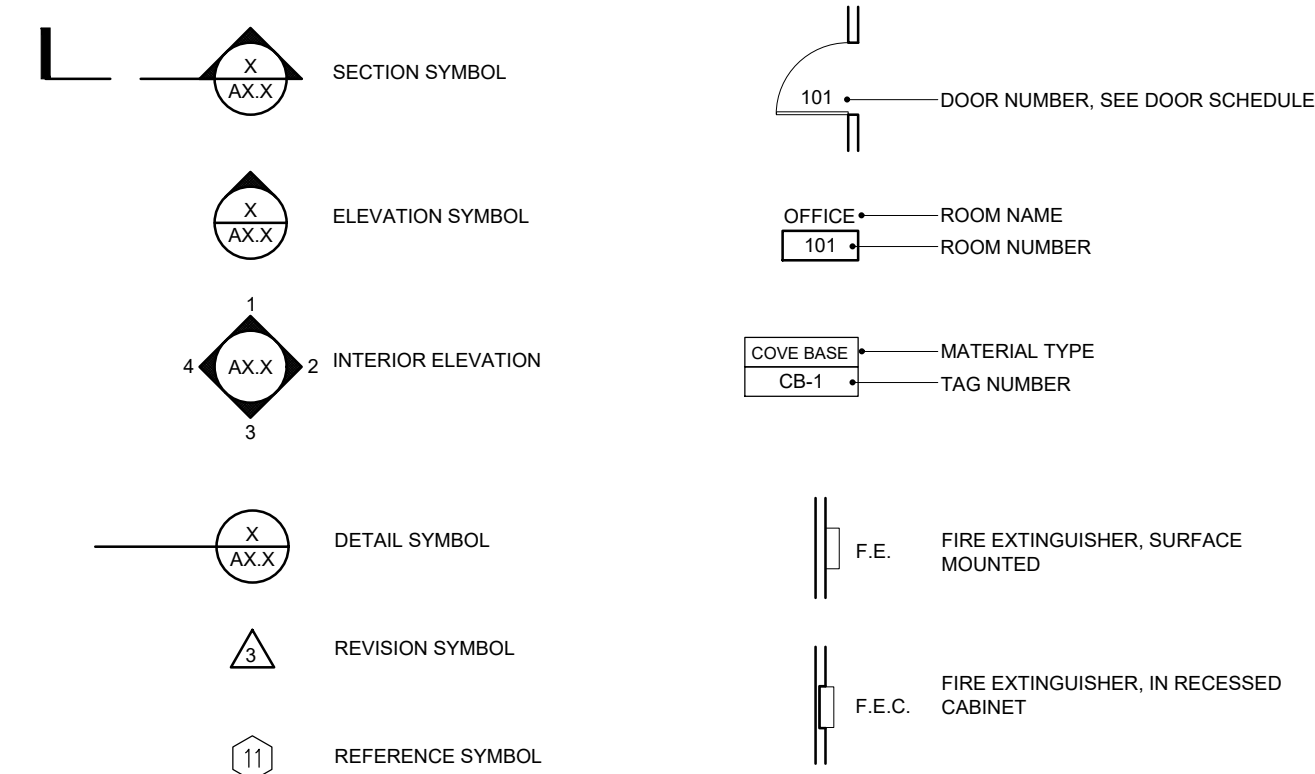
ALL PIPING SHALL BE IN WALLS OR FURRED CEILING SPACES UNLESS NOTED OTHERWISE.
- 23

VERIFY ALL THERMOSTAT AND ELECTRICAL PANEL LOCATIONS WITH ARCHITECT OR TENANT PRIOR TO FINAL INSTALLATION
- 24

ALL LIGHT FIXTURES & BALLASTS SHALL BE ENERGY SAVING TYPE.
- 25

WHEN OUTLETS AND JUNCTION BOXES ARE INDICATED ON OPPOSITE SIDES OF A WALL, THEY SHALL BE SEPARATED BY A MINIMUM OF ONE STUD.

SYMBOL LEGEND



INDEX TO DRAWINGS

- A0.1

COVER SHEET, INDEX, AGENCY NOTES, CODE DIAGRAM, VICINITY MAP
- A 002

REFER TO SHEET A002 - "NOTES"

Architect
David Sova

dsdaa.com

AGENCY NOTES

PROJECT DESCRIPTION:	INTERIOR IMPROVEMENTS TO AN EXISTING LIVE PERFORMANCE THEATER		
PROJECT ADDRESS:	350 KIRKLAND AVENUE, KIRKLAND, WA 98033		
PARCEL #:	052505-9029		
LEGAL DESCRIPTION:	BEG AT A PT WHICH BEARS FROM MEADR COR TO FRACT SEC 8 & 5 N 89-39-00 E 1511.5 FT ALG SEC LN & N 00-21-00 W 30 FT TH S 89-39-00 W 721.50 FT TH N 00-21-00 W 623.14 FT TO S LN OF CENTRAL AVE IN KIRKLAND TH N 70-04-15 E 141.12 FT ALG SD LN OF CENTRAL AVE TH N 63-26-15 E 666.01 FT ALG SD AVE TO PT N 00-21-00 W FROM BEG TH S 00-21-00 E 960.20 FT TO BEG LESS HWY & LESS POR FOR RD PER DEED REC #20191126001941 AS DESCRIBED IN CITY OF KIRKLAND LOT CONSOLIDATION REC # 20010619001842 LESS RD (ROW DEDICATION PER CITY OF KIRKLAND REC #20211209001234)		
PLAT BLOCK:	PLAT LOT:		
BUILDING CODE:	2021 IBC, IMC, IPC, NEC, IFC &		
TYPE OF CONSTRUCTION:	TYPE V (WOOD FRAME) WITH AUTOMATIC SPRINKLER SYSTEM		
OCCUPANT TYPE:	A-1 THEATER - LIVE STAGE		
TENANT FLOOR AREA:	17,207 SF GROSS AREA		
OCCUPANT LOAD	PER TABLE 1004.6 "Shall be determined by the number of fixed seats installed therein".		
TABLE 1017.2 EXIT TRAVEL DISTANCE - WITH AUTOMATIC SPRINKLER SYSTEM		250'	

PROJECT TEAM

OWNER:

CITY OF KIRKLAND
123 5TH AVENUE
KIRKLAND, WA 98033
PHONE: NA
EMAIL: NA

TENANT:

KCP.ORG
350 KIRKLAND AVENUE
KIRKLAND, WA 98033
CONTACT: JEFF LOCHART
PHONE: NA
EMAIL: NA

PROJECT MANAGER / DESIGNER:

BATTEN & LIGHT STUDIO
ADDRESS NA
MAPLE VALLEY, WA 98038
CONTACT: THOMAS COWDERY
PHONE: 206.427.7513
EMAIL: thomas@battenandlightstudio.com

ARCHITECT OF RECORD:

DAVID SOVA AIA
16915 SE 272ND STREET
SUITE 100-180
COVINGTON, WA 98042
CONTACT: DAVID SOVA
PHONE: 206.617.9010
EMAIL: david@dsdaa.com

GENERAL CONTRACTOR:

BELLEVUE LIGHTING
8647 SOUTH 212TH STREET
KENT, WA 98031
LICENSE # BELLELL764JD
CONTACT: KEVIN NASH
PHONE: 425.230.5230
EMAIL: NA



15 VICINITY PLAN (SATELLITE IMAGE)
SCALE: NOT TO SCALE



INSERT REVISED PAGES
INTO APPROVED SET
07/08/2025

Note	Date	Author	Description
Stamp			



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Project Title:

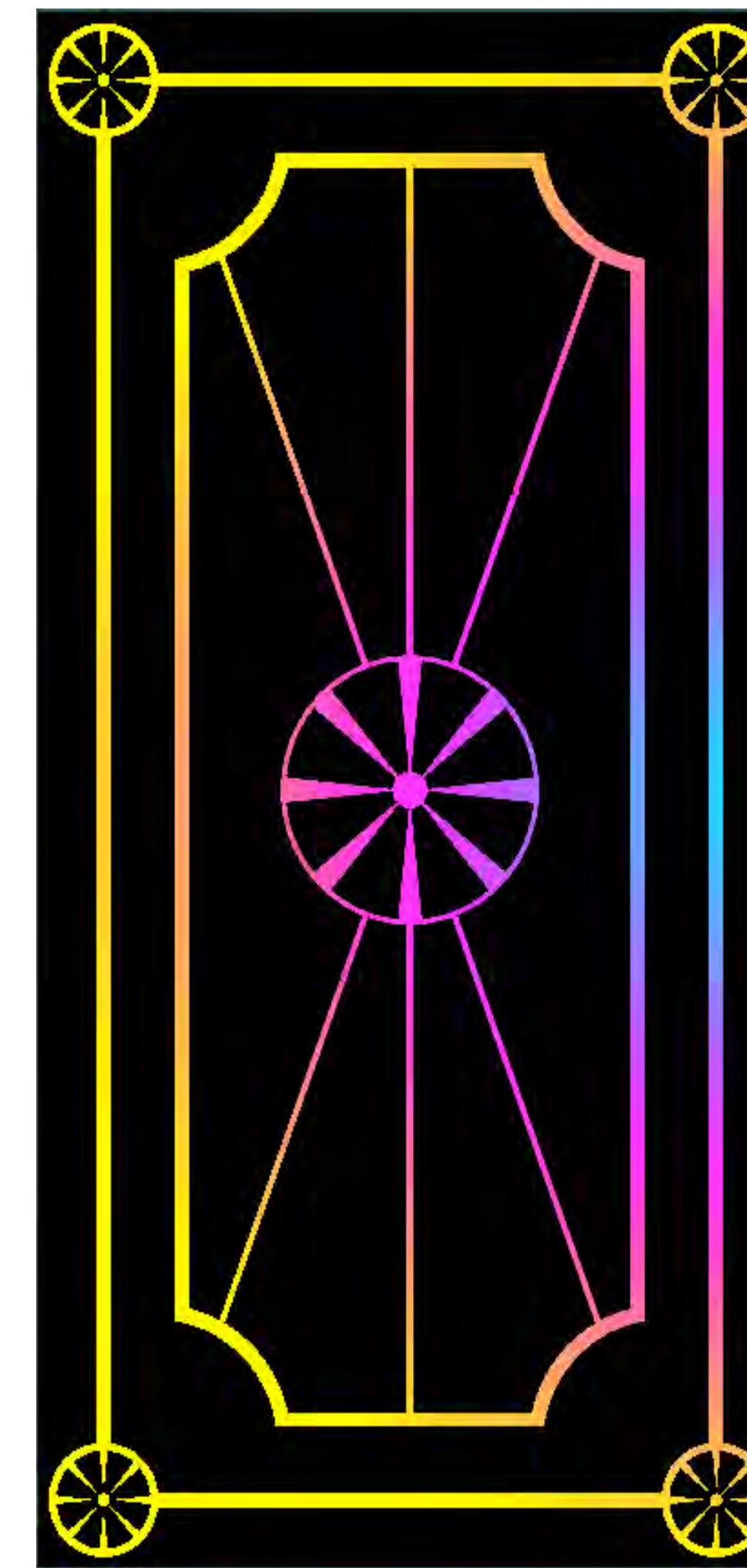
Kirkland Performance Center
350 Kirkland Avenue
Kirkland, WA 98033

Sheet Title:

Cover Sheet

Scale: As Noted

Drawn by:	Date:	Sheet Number:
DS	02/06/25	A0.1
Checked by:	Job Number:	- of - sheets
-	-	



NOTES

1. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF METAL STUDS, FACE OF MASONRY OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL CONTINUOUS WOOD BLOCKING IN STUD PARTITIONS FOR ANCHORAGE OF WALL ATTACHED ITEMS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: GRAB BARS, VANITY UNITS, TOILET ACCESSORIES, WALL CABINETS, AND WALL MOUNTED FIXTURES, MARKER BOARDS, TACK BOARDS
3. COORDINATION AND FIELD VERIFICATION:
 - a. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING DIMENSIONAL REQUIREMENTS OF NEW WORK WITH EXISTING BUILDING CONDITIONS TO MAKE A COMPLETE WORKING INSTALLATION PRIOR TO START OF WORK.
 - b. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL CHASE SIZES WITH MECHANICAL SUBCONTRACTOR.
 - c. ALL UTILITY DRAWINGS ARE DIAGRAMMATIC. THEIR LOCATION AND ELEVATIONS ARE APPROXIMATE AND SHALL BE VERIFIED AND COORDINATED WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO STRUCTUAL CONDITIONS, FRAMING CONDITIONS, BUILDING CONDITIONS, EXISTING CONDITIONS, PRIOR TO START OF CONSTRUCTION
4. WALL OPENINGS FOR FIRE DAMPERS SHALL BE FRAMED PER THE FIRE DAMPER MANUFACTURER'S RECOMMENDATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF 4" HIGH CONCRETE HOUSEKEEPING PADS WITH THE MECHANICAL AND ELECTRICAL EQUIPMENT SUPPLIERS.
6. LOCATE CONTROL JOINTS (CJ) AND CONTROL JOINTS ABOVE (CJA) WHERE SHOWN ON THE DRAWINGS. ISOLATE GYPSUM BOARD SURFACES WITH CONTROL JOINTS WHERE:
 - a. CEILING ABUTS A STRUCTURAL ELEMENT, DISSIMILAR WALL OR PARTITION OR OTHER VERTICAL PENETRATION.
 - b. CONSTRUCTION CHANGES WITHIN PLANES OF THE CEILING.
 - c. CEILING RUN EXCEEDS 30 LINEAL FEET.
 - d. CONTROL JOINTS OCCUR IN STRUCTURAL ELEMENTS OF THE BUILDING.
 - e. PARTITION OR FURRING RUN EXCEEDING 30 L.F.
7. SEE PLANS FOR FIRE EXTINGUISHER (FE) AND FIRE EXTINGUISHER CABINET (FEC) EXISTING LOCATIONS.
8. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND / OR SMOKE WITH FIRE SAFING AND APPROVED FIRESTOPPING SEALANT.
9. THE GENERAL CONTRACTOR SHALL COORDINATE CUTOUTS FOR CASEWORK, MILLWORK, OR OTHER EQUIPMENT AS REQUIRED.
10. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED, AND INDICATED IN THE CONTRACTORS BID.
11. NO ASBESTOS OR PCB CONTAINING MATERIALS SHALL BE USED ON THIS PROJECT.
12. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
13. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTOR DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE
14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT. NOTIFY ARCHITECT WHEN EXISTING CONDITION IS DIFFERENT THAN DOCUMENTS.
15. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILINGS OR IN ARCHITECT APPROVED UTILITY SPACES IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
16. ARCHITECTURAL FINISH FLOOR ELEVATIONS 0'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
17. PLAN SYMBOL INDICATES WALL TYPE - SEE SHEET A10 FOR DESCRIPTION OF WALL TYPES
18. SCRIBE GYPSUM BOARD OF WALLS AND PARTITIONS TO IRREGULARITIES OF STRUCTURE AND ROOF DECK ABOVE.
19. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR 2- INCH VERTICAL MOVEMENT OF THE BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING OF RESPECTIVE WALLS. FILL AT SMOKE PARTITIONS WITH MATERIALS CAPABLE OF RESISTING THE PASSAGE OF SMOKE. SEE DETAILS ON CODE RATING DETAIL SHEETS.
20. EXCEPT FOR THE DEMOLITION SHEETS, ALL ARE NEW UNLESS NOTED OTHERWISE.

DOCUMENT NOTES

1. All drawings represent design intent of visual concepts.
2. Batten & Light Studio will not assume responsibility for structural or electrical engineering.
3. All drawings and the associated design intent indicated thereon or represented thereby are owned by & remain the property of Batten & Light Studio; they are developed for use on and in connection with the specified project.
4. Batten & Light Studio defines Lighting as all equipment related to the lighting system, including networking equipment and associated controls.
5. Batten & Light Studio defines audio-video (AV) as all equipment related to the audio, video, practical effect and interactive systems, including networking equipment and associated controls.
6. Written dimensions on drawings shall have authority over scaled measurements. Contractors, fabricators and installers shall verify and be responsible for all dimensions and site conditions on a per project basis and inform all Batten & Light Studio, the project architect, engineer, designer and the project owner of any variations from drawings prior to performing the work.
7. In the absence of written dimensions, the design drawings: plans, sections and details shall indicate the proper locations of equipment if applicable. Exact locations to be verified with field conditions and confirmed prior to final installation.

GENERAL NOTES

1. GENERAL NOTES APPLY TO ALL DRAWINGS
2. EXISTING CONDITION DOCUMENTATION
ALL EXISTING CONDITION INFORMATION INDICATED ON DRAWINGS IS BASED ON ORIGINAL
 - a. ARCHITECTURAL DRAWINGS: BECKER ARCHITECTS 1996
 - b. THEATRICAL LIGHTING DRAWINGS: STAGECRAFT 1997
 - c. STAGE RIGGING DRAWINGS: STAGECRAFT 1997EXISTING FRAMING AND DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR IS TO FIELD VERIFY EXISTING CONDITIONS IN AREAS OF WORK AND NOTIFY AEOR AND SEOR IF CONDITIONS DIFFER THAN THAT SHOWN ON DRAWINGS.
3. ALL DIMENSIONS ARE ACUTUAL AND ARE FROM FACE OF STD, FACE OF MASONARY OR CENTERLINE OF COLUMN, UNLESS OTHERWISE NOTED
4. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL 2" X 10" OR EQUIV. IN STUD PARTITIONS FOR ANCHORAGE OF WALL ATTACHED ITEMS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWINGS: GRAB BARS, VANITY UNITS, TOILET ACCESSORIES, WALL CABINETS, AND WALL MOUNTED FIXTURES, MARKER BOARDS, TACK BOARDS
5. COORDINATION AND FIELD VERIFICATION:
 - a. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING DIMENSIONAL REQUIREMENTS OF NEW WORK WITH EXISTING BUILDING CONDITIONS TO MAKE A COMPLETE WORKING INSTALLATION PRIOR TO START OF WORK.
 - b. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL CHASE SIZES WITH MECHANICAL SUBCONTRACTOR.
 - c. ALL UTILITY DRAWINGS ARE DIAGRAMMATIC. THEIR LOCATION AND ELEVATIONS ARE APPROXIMATE AND SHALL BE VERIFIED AND COORDINATED WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO STRUCTUAL CONDITIONS, FRAMING CONDITIONS, BUILDING CONDITIONS, EXISTING CONDITIONS, PRIOR TO START OF CONSTRUCTION
6. WALL OPENINGS FOR FIRE DAMPERS SHALL BE FRAMED PER THE FIRE DAMPER MANUFACTURER'S RECOMMENDATIONS.
7. GENERAL CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF 4" HIGH CONCRETE HOUSEKEEPING PADS WITH THE MECHANICAL AND ELECTRICAL EQUIPMENT SUPPLIERS
8. LOCATE CONTROL JOINTS (CJ) AND CONTROL JOINTS ABOVE (CJA) WHERE SHOWN ON THE DRAWINGS. ISOLATE GYPSUM BOARD SURFACES WITH CONTROL JOINTS WHERE:
 - a. CEILING ABUTS A STRUCTURAL ELEMENT, DISSIMILAR WALL OR PARTITION OR OTHER VERTICAL PENETRATION.
 - b. CONSTRUCTION CHANGES WITHIN PLANES OF THE CEILING.
 - c. CEILING RUN EXCEEDS 30 LINEAL FEET.
 - d. CONTROL JOINTS OCCUR IN STRUCTURAL ELEMENTS OF THE BUILDING.
 - e. PARTITION OR FURRING RUN EXCEEDING 30 L.F.
9. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT. SYSTEMS, ETC. INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONAL UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS (SEE NOTES 14 AND 19).
10. ALL FIELD CONDITIONS BE VERIFIED BY CONTRACTOR PRIOR TO FABRICATION

CONSTRUCTION WASTE REDUCTIONS NOTES

1. CONSTRUCTION WASTE MANAGEMENT.
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.2 OR 5.408.1.3; OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
2. CONSTRUCTION WASTE MANAGEMENT PLAN.
WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLANT THAT:
 - a) IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
 - b) DETERMINES IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
 - c) IDENTIFIES DIVERSION FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
 - d) SPECIFIES THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
3. WASTE MANAGEMENT COMPANY.
UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH THIS SECTION.
NOTE: THE OWNER OR CONTRACTOR SHALL MAKE THE DETERMINATION OF THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY. EXCEPTIONS EXCAVATED SOIL AND LANDCLEARING DEBRIS. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST. DEMOLITION WASTE MEETING LOCAL ORDINANCE OR CALCULATED IN CONSIDERATION OF LOCAL RECYCLING FACILITIES AND MARKETS.

FLOOR NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. ALL NEW CONSTRUCTION AND EQUIPMENT SHALL BE BASED ON FIELD VERIFIED DIMENSIONS.
2. REFER TO SHEET AXX DOOR SCHEDULE AND AXX FOR WINDOW SCHEDULE.
3. REFER TO SLAB PLANS FOR FLOOR BOX LOCATION
4. REFER TO SLAB PLANS FOR RAMP DOCUMENTATION
5. EXTERIOR WINDOWS AND DOORS ARE LOCATED AT EXISTING WINDOW AND DOOR OPENINGS, UNLESS NOTIFIED OTHERWISE. VERIFY IN FIELD DIMENSIONS AND LOCATIONS.
6. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF METAL STUDS, FACE OF MASONRY OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
7. REMOVE ALL STUCCO AND PLASTER PRIOR TO INSTALLING ANCHORS AND ATTACHMENTS.

LAND ACKNOWLEDGEMENT

1. KIRKLAND PERFORMANCE CENTER ACKNOWLEDGES THAT OUR THEATRE OCCUPIES THE UNCEDED, TRADITIONAL LAND OF THE COAST SALISH PEOPLES, WHICH INCLUDES BUT IS NOT LIMITED TO THE DUWAMISH, STILAGUAMISH, SNOQUALMIE, SUQUAMISH, MUCKLESHOOT, AND TULALIP PEOPLES, PAST AND PRESENT. WE HONOR WITH GRATITUDE THE LAND ITSELF AND THE PEOPLE WHO HAVE STEWARDED IT THROUGHOUT GENERATIONS.

AREAS OF FOCUS

The project focuses on enhancing the crew's safety during rigging operations. By incorporating an automated rigging system, we can ensure the precise placement of line sets at a predictable and repeatable speed. This will significantly reduce the risk of human error, allowing actors and crew members to fully concentrate on their roles, thereby enhancing the show's overall safety and performance quality.

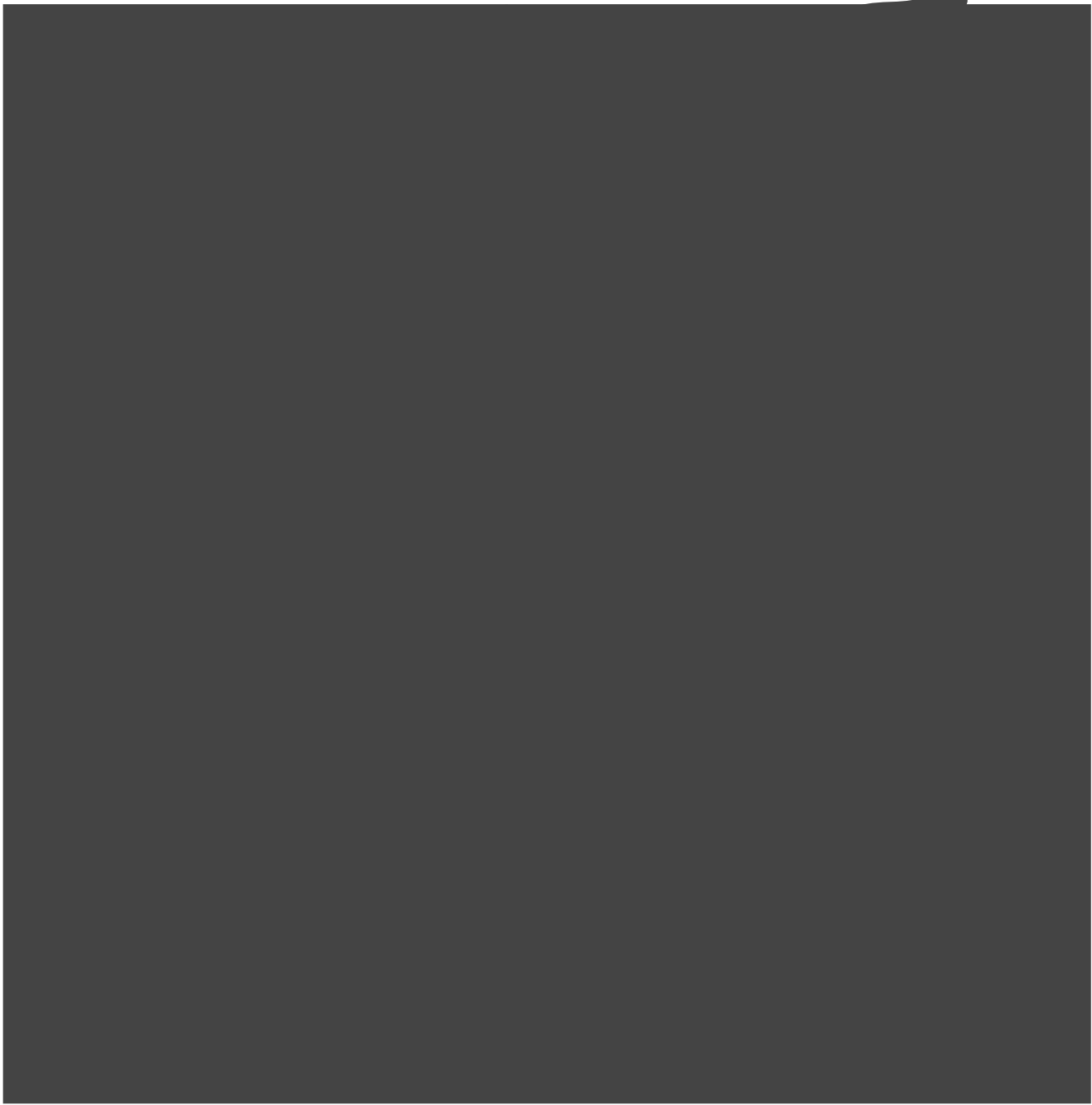
This will allow the crew on stage to perform a repeatable show, removing a large portion of human error from the equation.

The second aspect of this project is the safe movement within the theatre for the patrons during a performance. The method we are being deployed for this will be LED lighting behind the seats, illuminating the floor without undue light being released within the space that would detract from the show. No new power will be pulled for this installation; existing power for aisle lighting will be used.

In conjunction with this, seat cushions, backs, or armrests may be removed to access floor covering or aisle lighting. The theatre intends to replace the existing seating with a like-for-like replacement; no additional seating will be added or removed from the space.

SCOPE OF WORK

- RIGGING**
- REMOVE EXISTING COUNTERWEIGHT RIGGING SYSTEM.
 - FILL IN ARBOR WELL STAGE RIGHT TO RECLAIM FLOOR SPACE.
 - INSTALL 37 PRODIGY LINESETS
 - INSTALL AND INTEGRATE CONTROL SYSTEM FOR LINESETS
- STAGE DECK**
- REMOVE EXISTING STAGE TRAPS
 - REMOVE EXISTING STRUCTURAL POSTS IN PIT
 - INSTALL NEW STRUCTURAL STEEL IN PIT
 - INSTALL NEW HARLEQUIN DUAL SPRUNG/UNSPRUNG FLOOR SYSTEM
 - REPLACE DOWNSTAGE PIT COVER
 - REPAIR REPLACE STAGE FRONT AS NECESSARY



OWNERS' RESPONSIBILITIES

1. It is the responsibility of the owner to perform proper and regular maintenance in order to ensure expected performance of all equipment. Batten & Light Studio cannot be held responsible or liable for improper service and maintenance of systems.

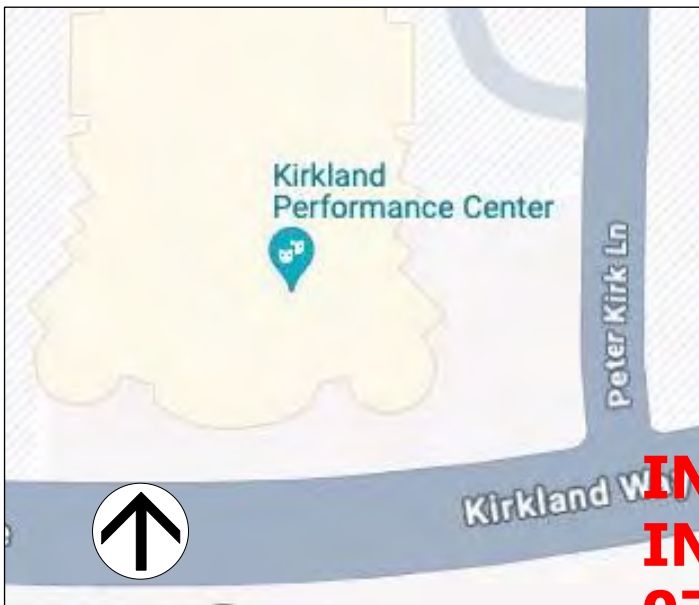
BIDDING NOTES

GENERAL BIDDING NOTES LOCATED IN SPECIFICATIONS

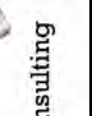
LOCATION
350 Kirkland Avenue
Kirkland, WA

SITE VISITS

SITE VISITS MUST BE COORDINATED, NO RANDOM VISITS ARE ALLOWED
Contact :
Mari Cannon
(425) 828-0422 x233 mari@kpcenter.org



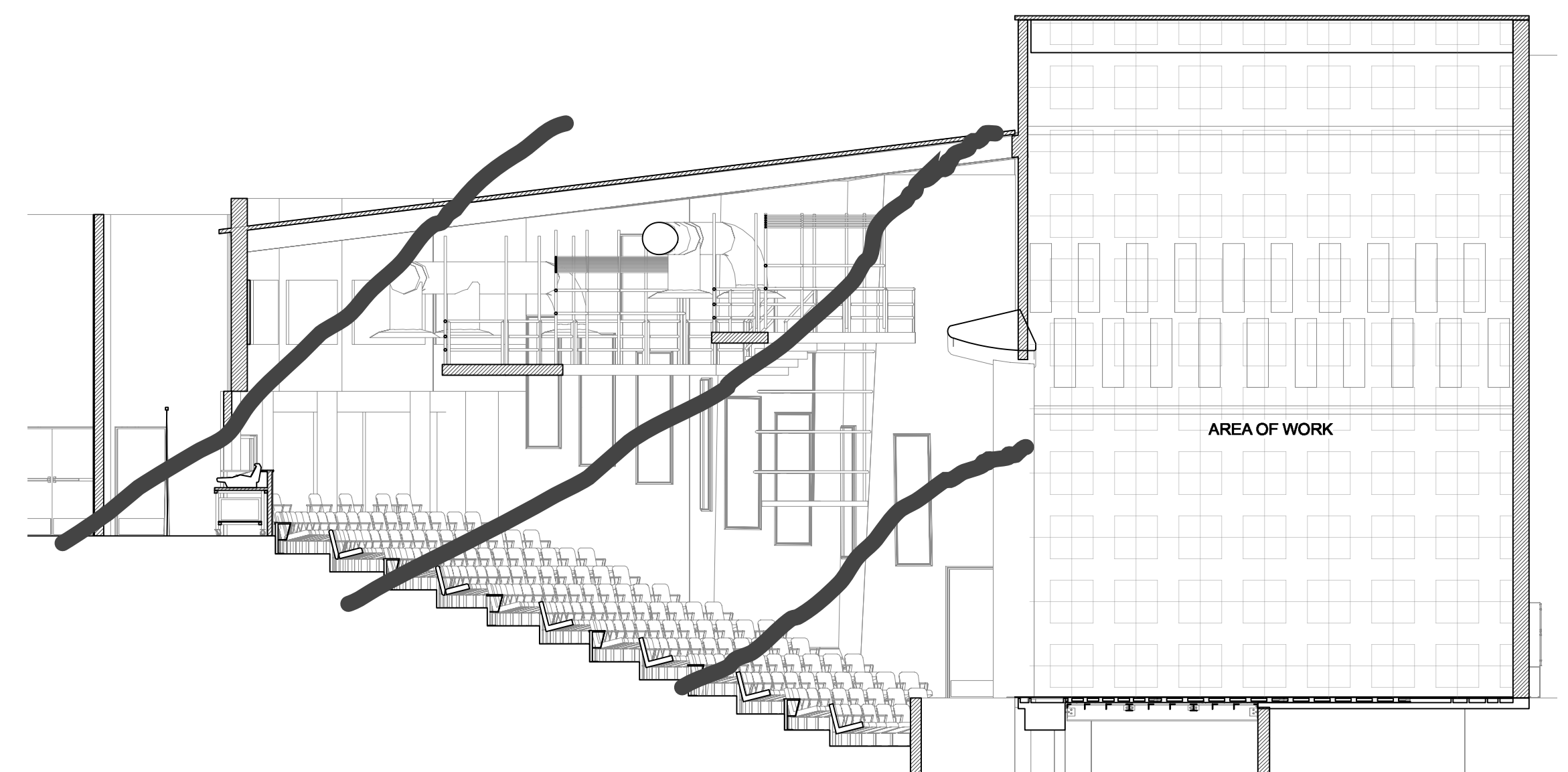
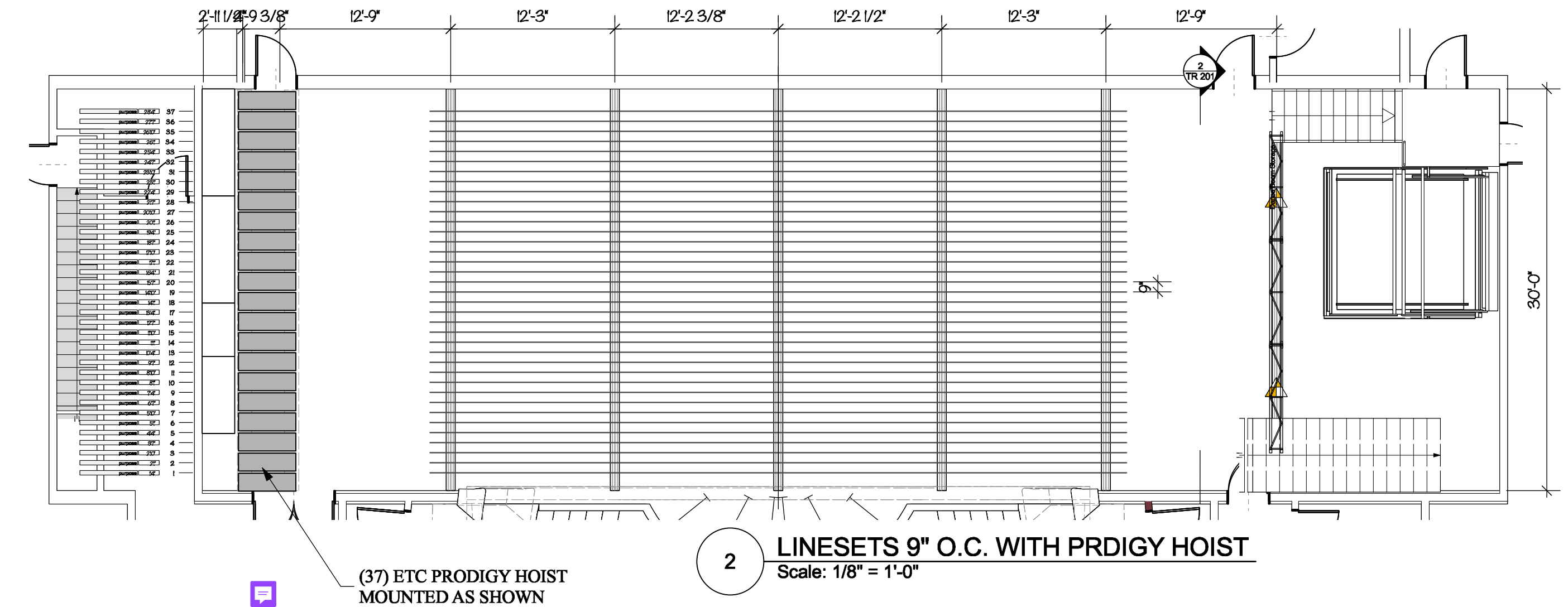
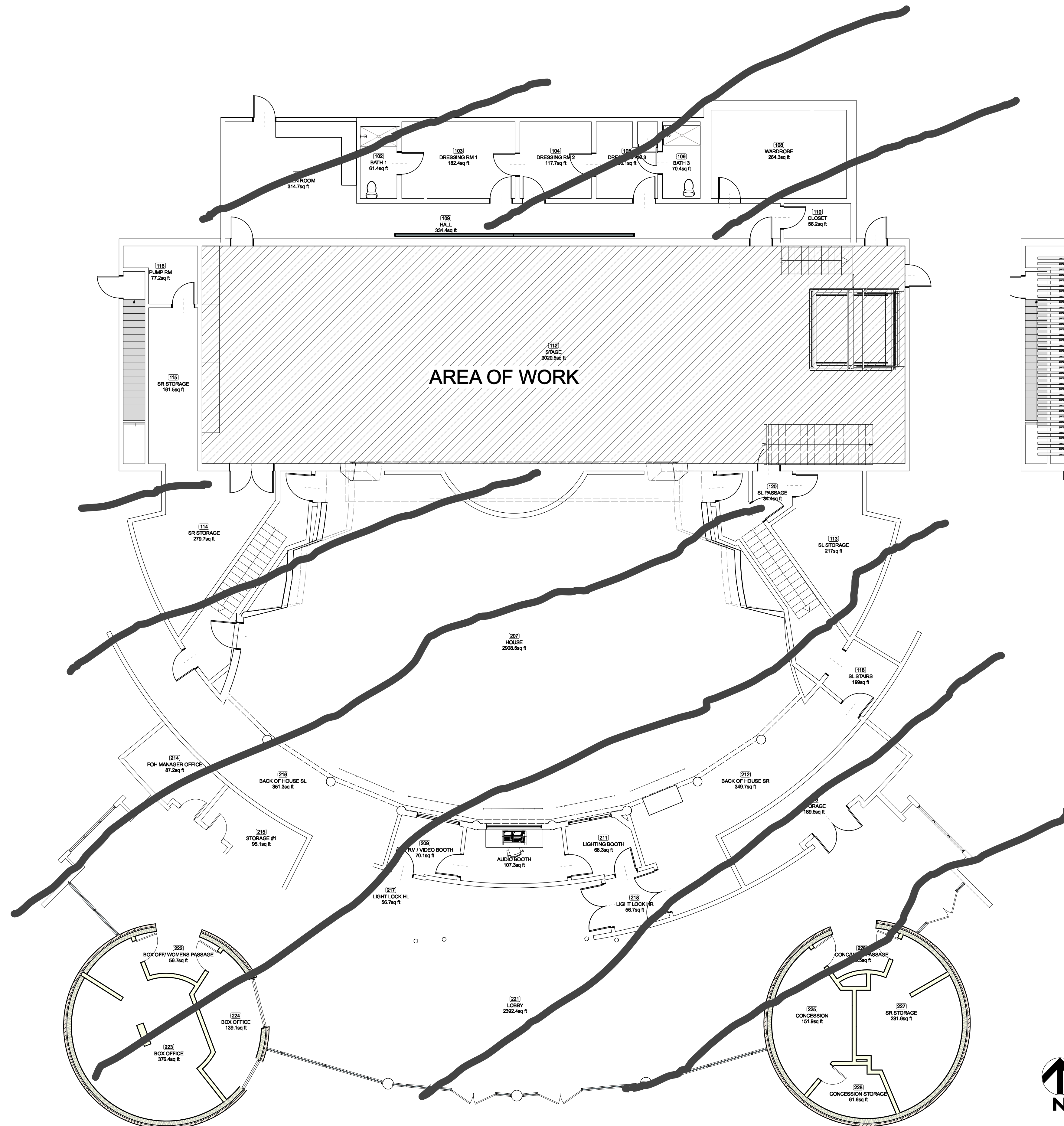
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07/08/2025

 Batten & Light Studio		 Theatre Consulting & Design	
Thomas Coudery Principal		Thomas Coudery	
Maple Valley, WA		Drawn By: Thomas Coudery	
(206) 427-7513		Thomas Coudery Michael Kears Resale Office	
Project: Kirkland Performance Center Safety Update 350 Kirkland Ave. Kirkland, WA 98033-4921			
Status: 25%DD		Sheet Name:	
REV. #:		Issue Date:	
ale:		eet:	
A 002			

LAND ACKNOWLEDGEMENT
Kirkland Performance Center acknowledges that our theater occupies the unceded, traditional land of the Coast Salish Peoples, which includes but is not limited to the Duwamish, Stillaguamish, Snoqualmie, Suquamish, Muckleshoot, and Tulalip Peoples, past and present. We honor with gratitude the land itself and the people who have stewarded it throughout generations.

General Notes

1. BREAKING OF UNDISTURBED SOIL OR GROUND IS NOT ANTICIPATED.
2. ANY EXTERIOR WORK REQUIRING THAT GROUND OR SOIL BE DISTURBED MUST BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO WORK COMMENSING TO ALLOW FOR PROPER REVIEW BY AUTHORITY THAT HAS JURISDICTION.
3. ALL WORK RELATED TO THE GRANT OFFERED BY THE WASHINGTON STATE COMMERCE DEPARTMENT IS EXPECTED TO BE CONTAINED WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURE.





Batten & Light Studio

Thomas Coudery
Principal

Batten and light Studio
(206) 427-7513 Maple Valley, WA

Thomas Coudery
Theatre Consultant:
Lighting Consultant:
Interior Designer:

Thomas Coudery
Michael Jones
Rebecca Cump

Thomas Coudery
Theatre Consulting
& Design

NOTES:

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Project: Kirkland Performance Center Safety Update
350 Kirkland Ave.
Kirkland, WA 98033-6221

Status:

Sheet Name: TRIBAL LAND NOTES

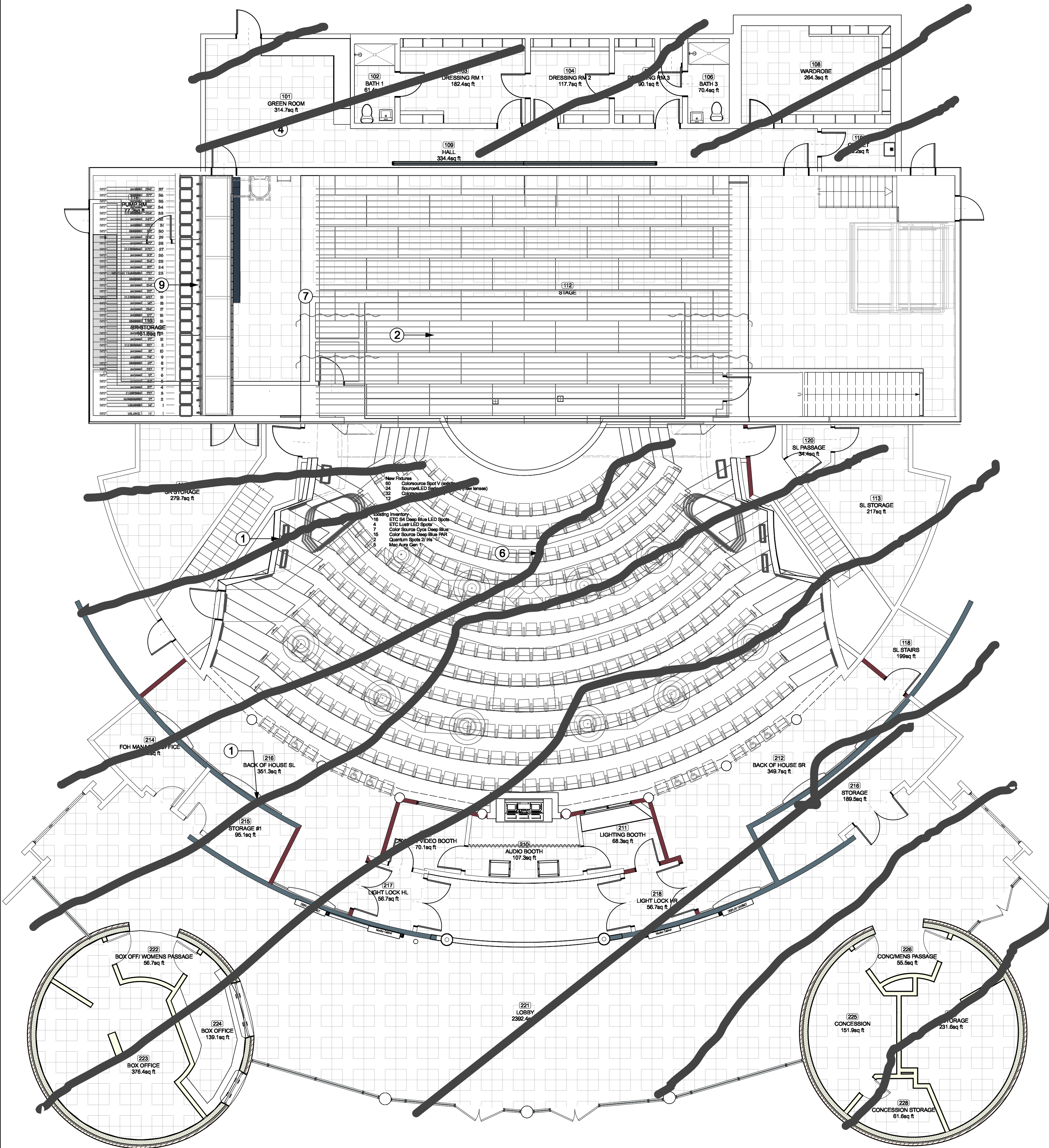
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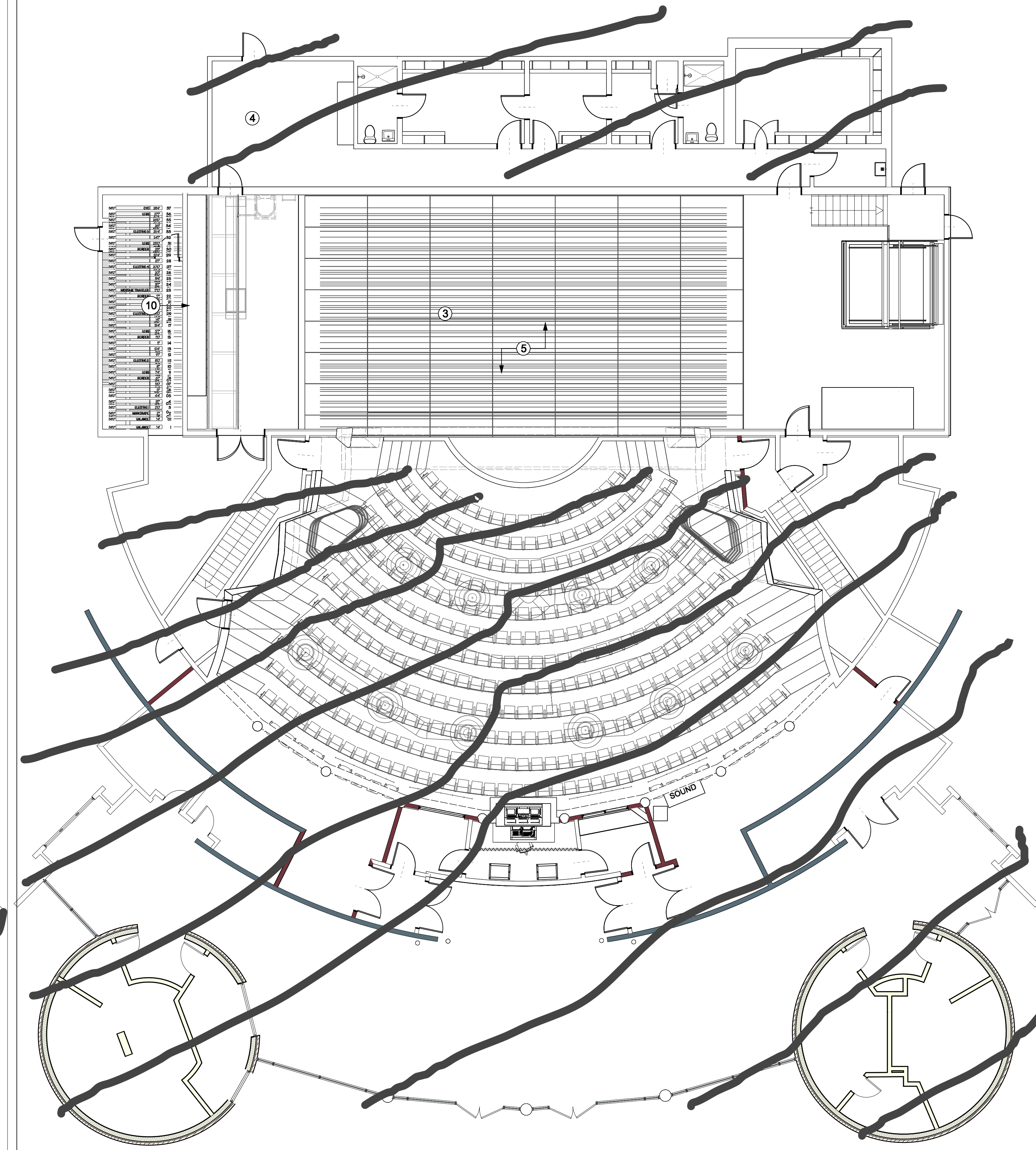
7402 REGISTERED
er Line ARCHITECT
V. DAVID SOVA
STATE OF WASHINGTON

Project Notes

1. REFINISH WALLS W/ PAINT AND/OR OTHER WALL TREATMENT. INCORPORATE ACOUSTIC PANELS PER ACOUSTICIAN.
2. REMOVE EXISTING TRAPS. DEMO SUPPORT STEEL COLUMNS IN TRAP ROOM
3. INSTALL NEW WORK LIGHT FIXTURES. INTEGRATE WITH EMERGENCY LIGHTING SYSTEM
4. DEMO GREEN ROOM AND DRESSING ROOM CEILING LIGHT FIXTURES
5. INSTALL NEW HARIQUIN LIBERTY FLOOR SYSTEM.
6. REMOVE EXISTING CLOUDS BENEATH CATWALKS. ADD ACOUSTIC TREATMENT, ADD DECORATIVE SEG, AND LIGHTED PANELS
7. DEMO STAGE GRID WORK LIGHT FIXTURES
8. INSTALL NEW LIGHT FIXTURES. INTEGRATE WITH EMERGENCY LIGHTING SYSTEM.
9. INSTALL 37 PRODIGY LINESETS ON APPROX 9" CENTERS
10. REMOVE EXISTING LINESETS

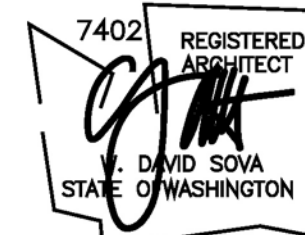


1 Proposed Lobby, Auditorium, Green Room Floor Plan
Scale: 1/8" = 1'-0"



4 Existing Lobby, Auditorium, Green Room Floor Plan
Scale: 1/8" = 1'-0"

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07/08/2025**



Project: Kirkland Performance Center Safety Update 350 Kirkland Ave. Kirkland, WA 98033-4921		REV. #:		Issue Date:		Scale:		Sheet:	
Status: R		AUDITORIUM EXISTING & PROPOSED		A 051					
Sheet Name: Auditorium Existing & Proposed		Batten and light Studio (206) 427-7513 Maple Valley, WA		Thomas Coudery Principal		Thomas Coudery Drawn By:		Theatre Consulting & Design	
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SEE PLATE A 005 FOR FINISH SCHEDULE

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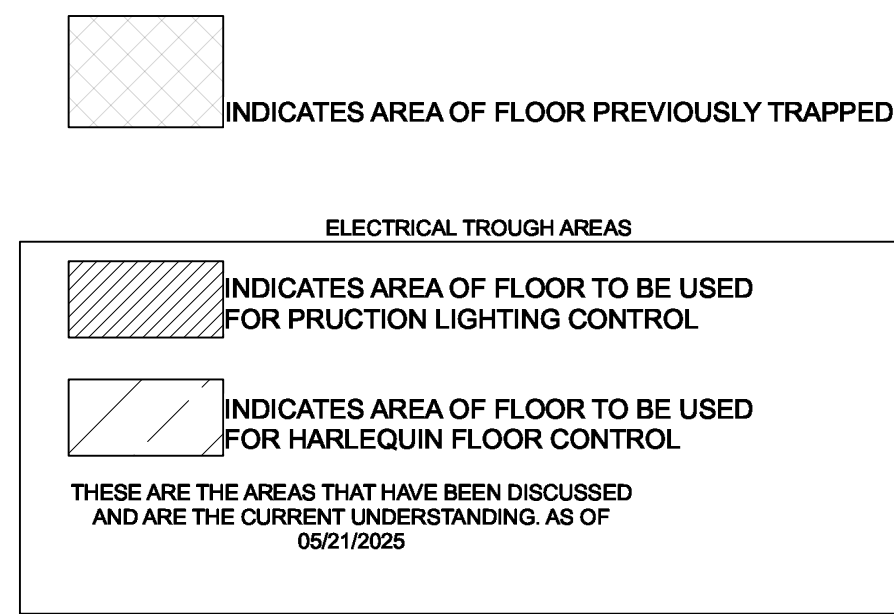
PROPOSED FLOOR PLAN

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

2 EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"

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7402 REGISTERED
ARCHITECT
W. DAVID SOVA
STATE OF WASHINGTON



A 103.2

Scale:

Sheet:

Issue Date:

Project: Kirkland Performance Center Safety Update

350 Kirkland Ave.
Kirkland, WA 98035-6221

Sheet Name: HARLEQUIN FLOOR PLAN

REV. #:

Status: 95CD-1

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R

Thomas Coudery

Principle

Thomas Coudery

Principle

Batten & Light Studio

(206) 427-7513

Maple Valley, WA

Thomas Coudery

Lighting Consultant

Thomas Coudery

Lighting Consultant

Michael Kneass

Interior Designer

Michael Kneass

Interior Designer

Rebecca Quatro

Rebecca Quatro

Rebecca Quatro

Rebecca Quatro

Thomas Coudery

Thomas Coudery

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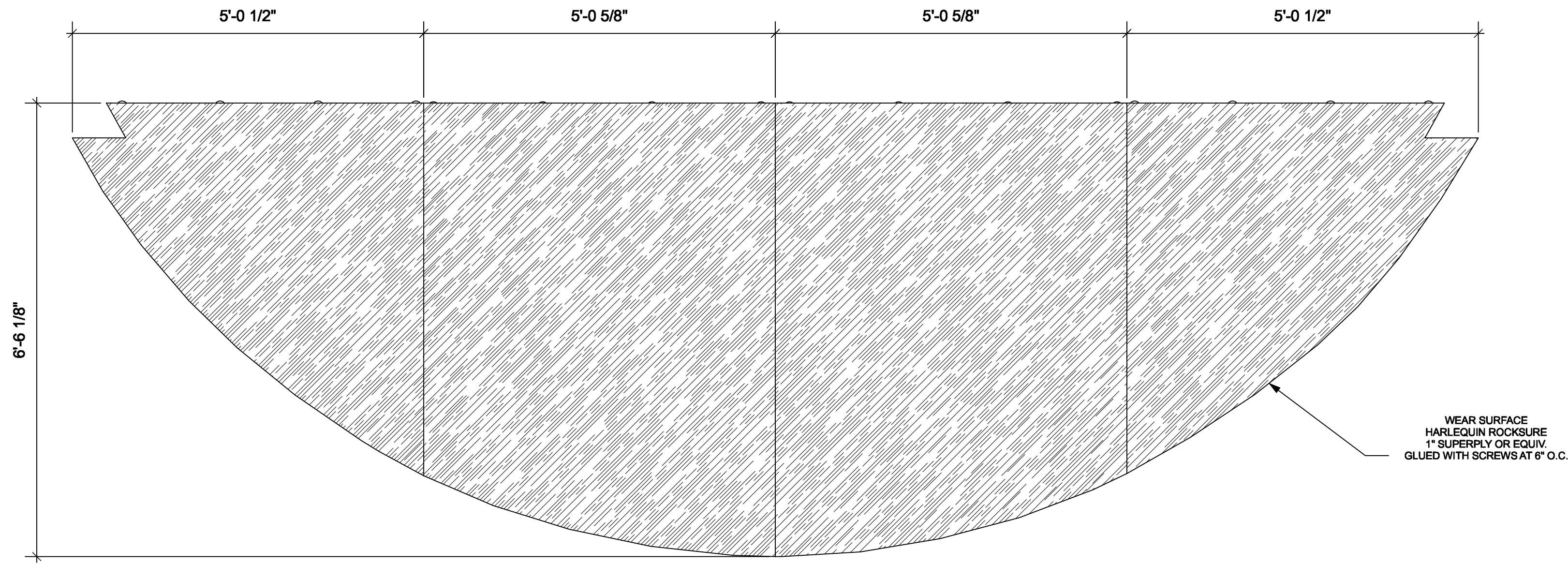
Thomas Coudery

Thomas Coudery

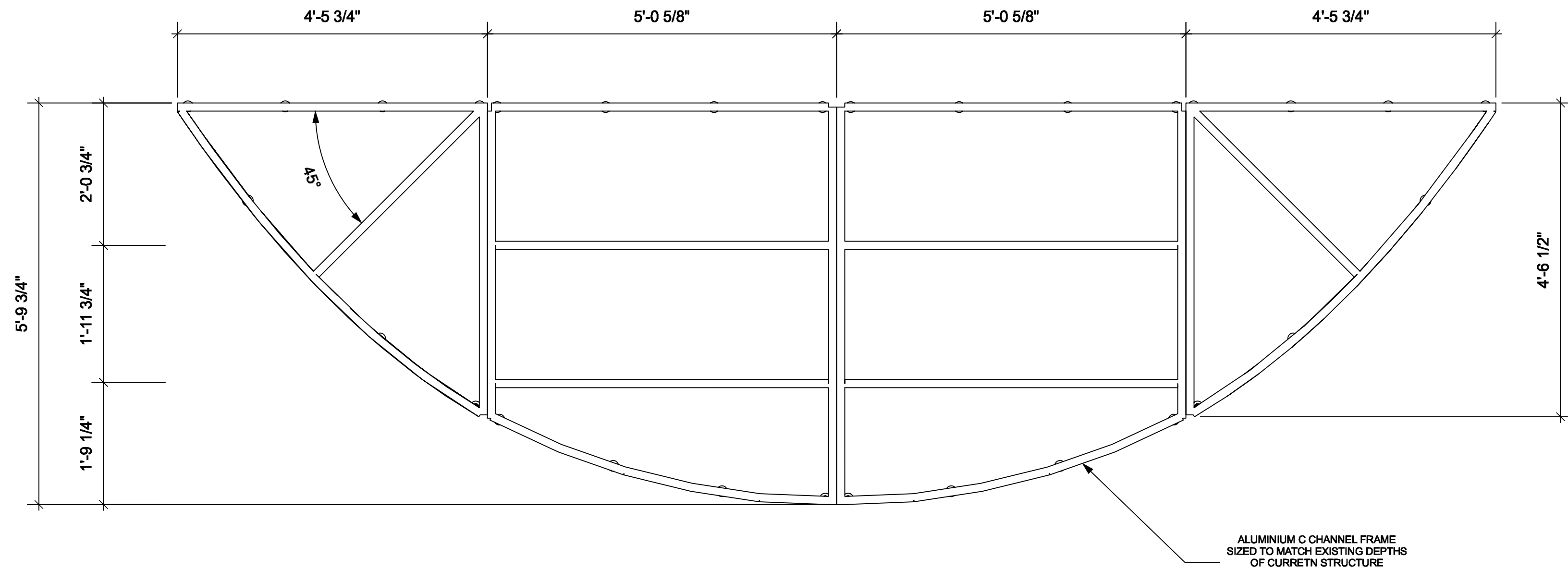
Thomas Coudery

Thomas Coudery

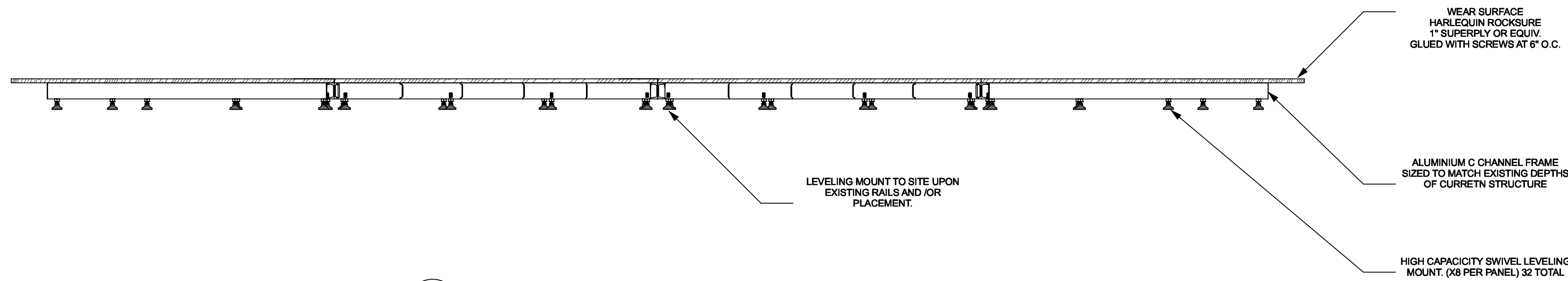
Thomas Coudery



1 ORCH PIT COVER WEAR SURFACE
Scale: 3/4" = 1'-0"



2 ORCH PIT COVER WEAR SURFACE
Scale: 3/4" = 1'-0"



3 ORCH COVER FRONT VIEW
Scale: 3/4" = 1'-0"

- General Notes**
1. ORCHESTRA COVER TO REPLACE EXISTING ORCHAstra COVER IN SAME FOOT PRINT .
 2. ORCHESTRA COVER WIL BE THE SAME HIEGHT AS NEW HARLEQUIN LIBERTY SWITCH FLOOR.
 3. THESE DRAWINGS ARE INTENDED AS DESIGN INTENT.
 4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
 5. CONTRACTOR TO COORDINATE WITH HAREQUIN TO ENSURE AREA OF TRNASITION ARE ADDRESSED
 6. IF THERE ARE ANY DISCREPANCY ON HIEGHT THE HARLEQUIN FLOOR WILL TAKE PRECEDENCE.
 7. Electrical connection for footlights shall be addressed prior to manufacture of Orchestra cover

Batten and light Studio
(206) 427-7513.
Maple Valley, WA
Thomas Coudery
Principal
Thomas Coudery
Theatre Consulting & Design

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350 Kirkland Ave.
Kirkland, WA 98033-4921
Status: 95CD-1
Sheet Name: ORCH PIT COVER PLAN

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ISSUE DATE 25-04-01

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Issue Date:

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350 Kirkland Ave.
Kirkland, WA 98033-4921
Status: ☒ X
Sheet Name: AUDITORIUM & STAGE SECTIONS

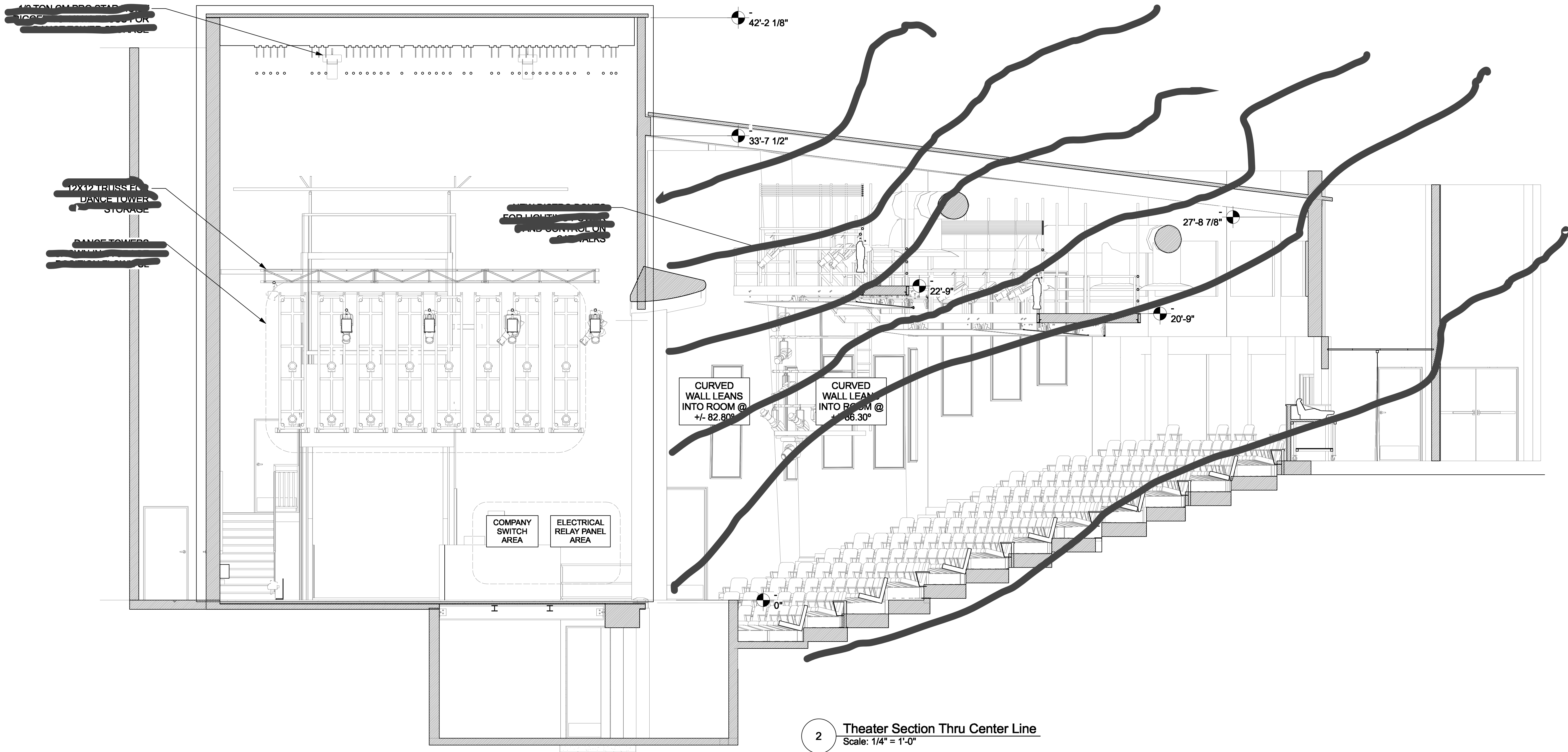
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Batten and light Studio
(206) 427-7513.
Thomas Coudery
Lighting Consultant:
Michael Kiers
Interior Designer:

Thomas Coudery
Principal
Maple Valley, WA
Drawn By: Thomas Coudery



Theatre Consulting
& Design



2 Theater Section Thru Center Line
Scale: 1/4" = 1'-0"

- General Notes**
1. These general notes are provided as a convenience and as a guideline to usage of the general notes feature in the Vectorworks Industry Series products. Users of this feature should carefully review these notes for applicability to their projects and jurisdictions. Users of these notes are wholly responsible for their content and implications thereof.
 2. The method of attachment of tenant work to the base building structure shall be in accordance with standards required by the Building Manager, and the Building Manager shall be consulted in these matters prior to attachment of any systems.
 3. CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE OWNERS REPRESENTATIVE FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
 4. CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO OWNERS REPRESENTATIVE FOR OWNER'S, THEAYRE CONSULTANT, AND ENGINEER'S APPROVAL.
 5. CONTRACTOR SHALL CO-ORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.
 6. DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE THEATRE CONSULTANT OR ENGINEER OR OWNER.
 7. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY.
 8. ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODES: UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM FIRE CODE, NFPA STANDARDS, NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE, ALL AS ADOPTED BY THE CITY OF KIRKLAND, WA.
 9. ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
 10. THIS PROJECT HAS FINICIAL CATOGORIES THHAT MUST BE MAINTAINED. THESE CATAGORIES ARE TO BE AS FOLLOWS:
CITY OF KIRKLAND
WASHINGTON STATE DEPARTMENT OF COMMERCE
KIRKLAND PERFORMACE CENTER
ALL PURCHASING AND BILLING SHOUD FALL INTO ONE OF THESE.
 11. This project is in compliance with accessibility standards as specified by The Americans with Disabilities Act of 1990 (ADA).
 12. REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING TO THEATRE CONSULTANT, CITY OF KIRKLAND, AND KPC FOR APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
 13. ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR TWO YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

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DETAIL NOTES

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350 Kirkland Ave.
Kirkland, WA 98033-4921

REV. #:

Issue Date:

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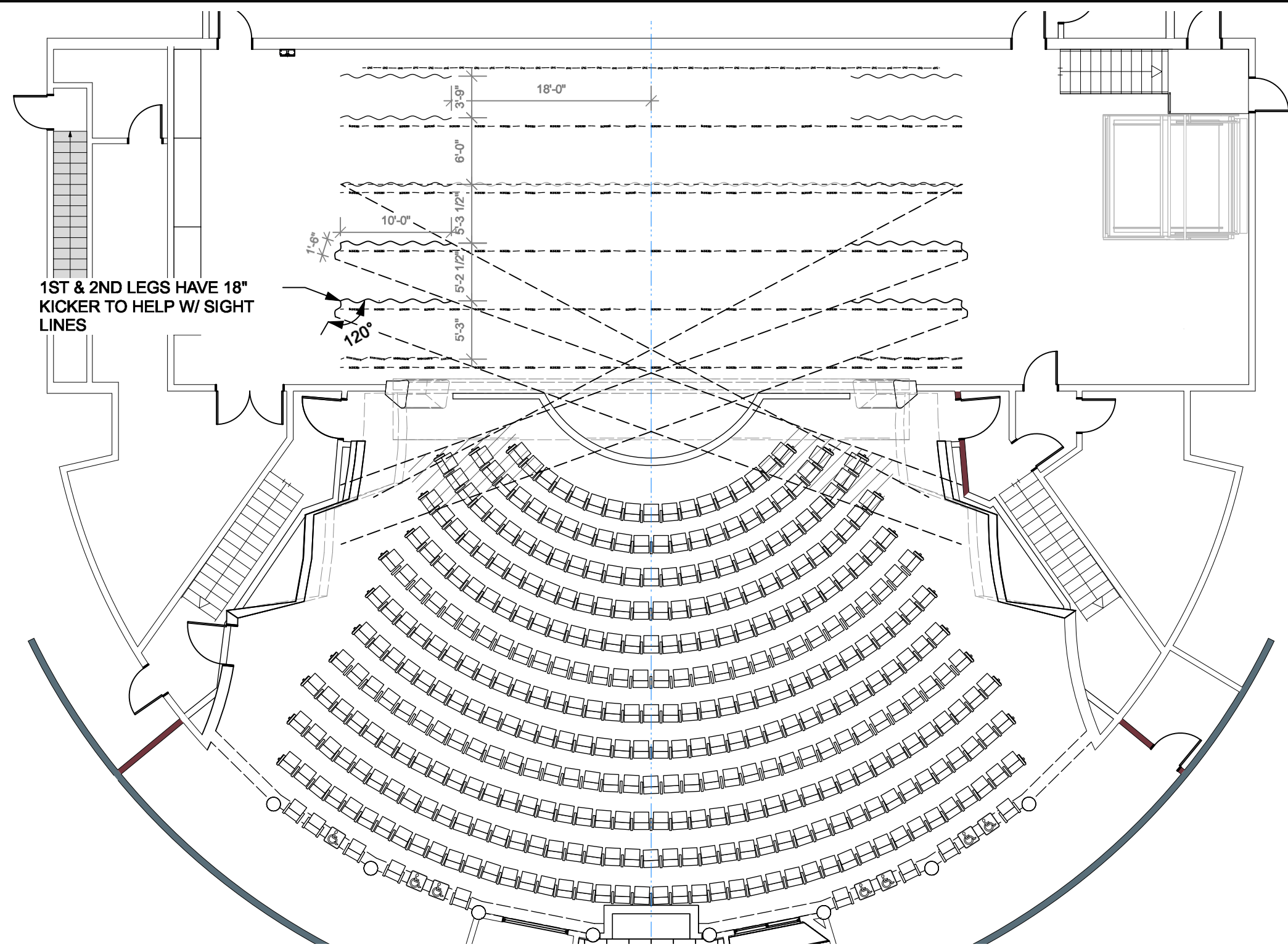
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Batten and light Studio
(206) 427-7513.
Thomas Coudery
Lighting Consultant:
Thomas Coudery
Interior Designer:
Thomas Coudery
Michael Adams
Roshalee Quinn

Thomas Coudery
Principal
Maple Valley, WA
Drawn By:
Thomas Coudery

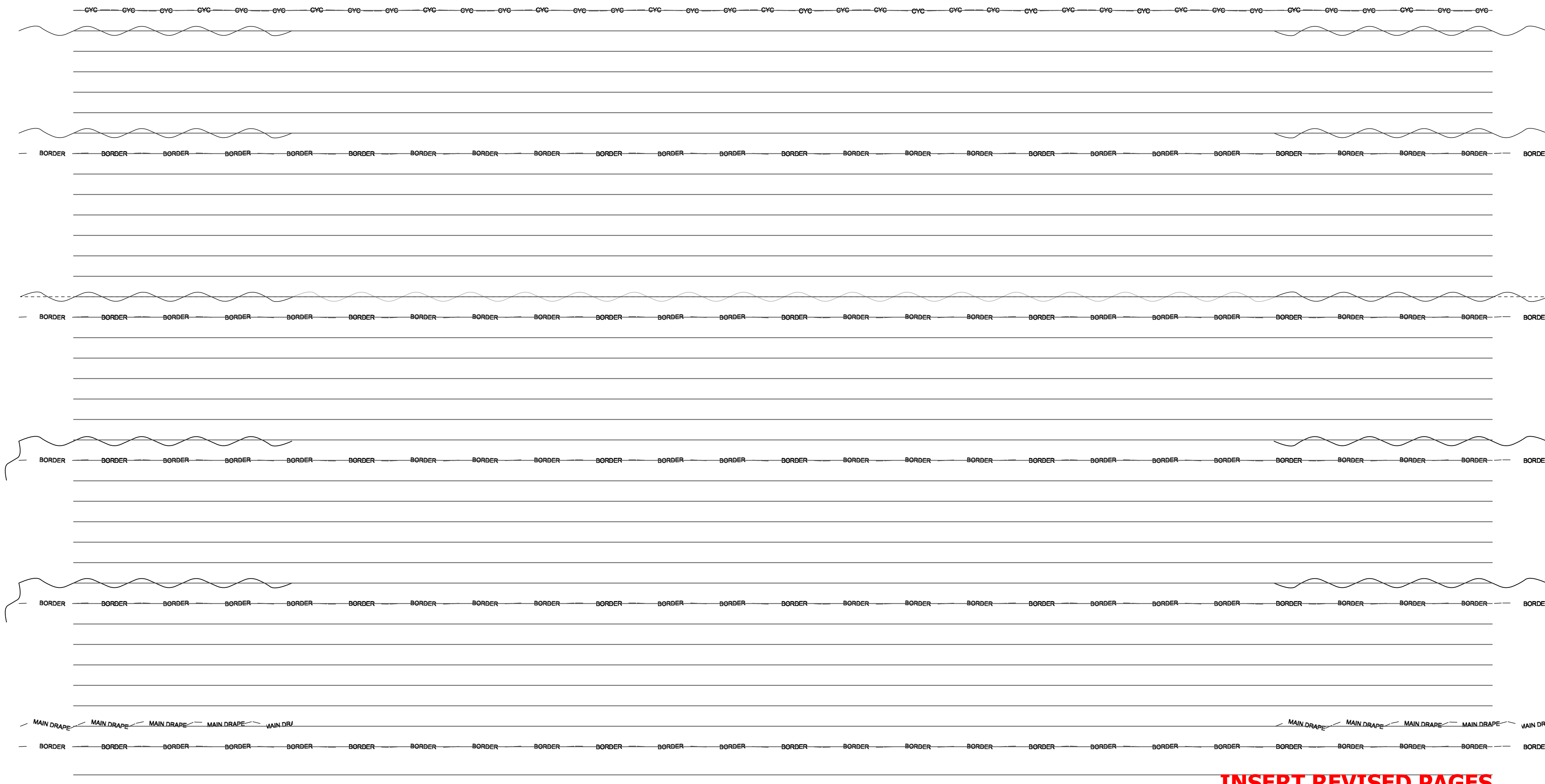
Batten & Light Studio
Theatre Consulting & Design





2 Masking & Sight Lines
Scale: 3/32" = 1'-0"

38'2"	CYC	28'4"	37
38'2"	LEGS	27'7"	36
38'2"		26'10"	35
38'2"		26'1"	34
38'2"	ELECTRIC 5	25'4"	33
38'2"		24'7"	32
38'2"	LEGS	23'10"	31
38'2"	BORDER	23'1"	30
38'2"		22'4"	29
38'2"		21'7"	28
38'2"	ELECTRIC 4	20'10"	27
38'2"		20'1"	26
38'2"		19'4"	25
38'2"		18'7"	24
38'2"	MIDSTAGE TRAVELER	17'10"	23
38'2"	BORDER	17'1"	22
38'2"		16'4"	21
38'2"		15'7"	20
38'2"	ELECTRIC 3	14'10"	19
38'2"		14'1"	18
38'2"		13'4"	17
38'2"	LEGS	12'7"	16
38'2"	BORDER	11'10"	15
38'2"		11'1"	14
38'2"		10'4"	13
38'2"		9'7"	12
38'2"	ELECTRIC 2	8'10"	11
38'2"		8'1"	10
38'2"	LEGS	7'4"	9
38'2"	BORDER	6'7"	8
38'2"		5'10"	7
38'2"		5'1"	6
38'2"		4'4"	5
38'2"		3'7"	4
38'2"	ELECTRIC 1	2'10"	3
38'2"	MAIN DRAPE	2'1"	2
38'2"	VALANCE	1'4"	1
38'2"	VALANCE	1'4"	1



1 LINESETS HANGING PLAN
Scale: 3/8" = 1'-0"

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**Batten and Light Studio**
Theatre Consulting & Design

Thomas Coudery
Principal

Batten and light Studio
(206) 427-7513. Maple Valley, WA

Thomas Coudery
Principal

Thomas Coudery
Principal

Thomas Coudery
Principal

Thomas Coudery
Principal

Project: Kirkland Performance Center Safety Update
350 Kirkland Ave.
Kirkland, WA 98033-4921

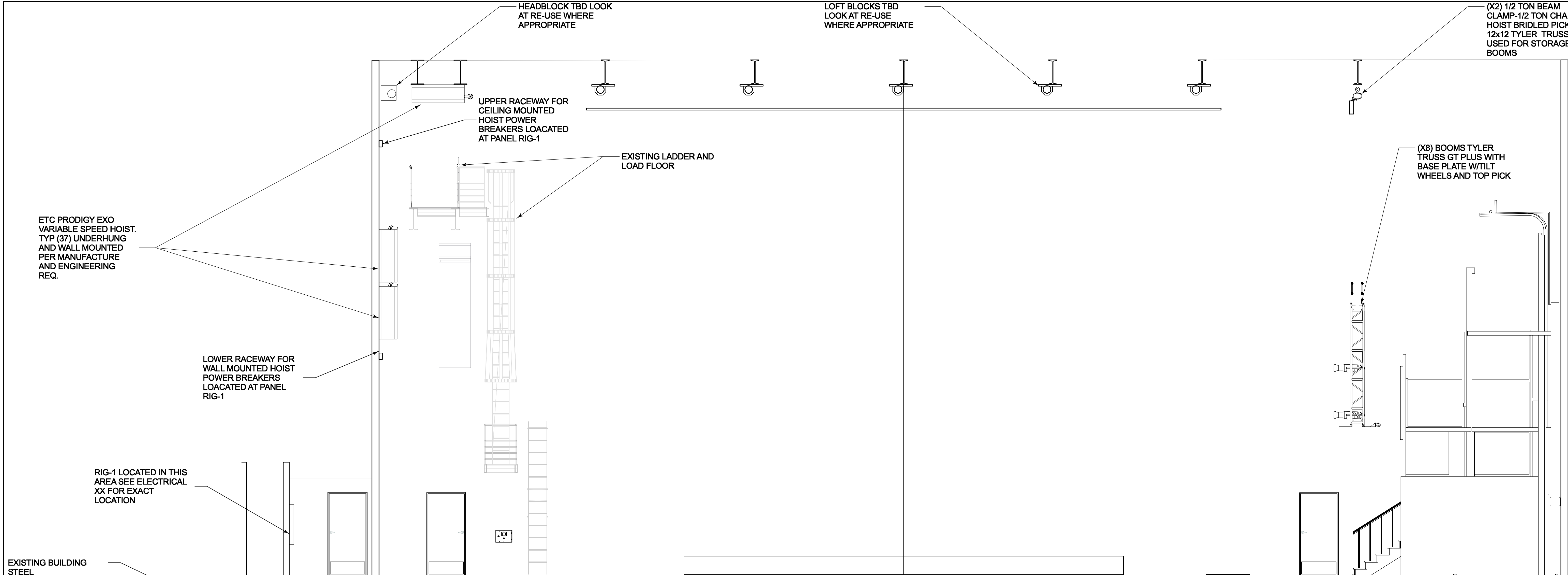
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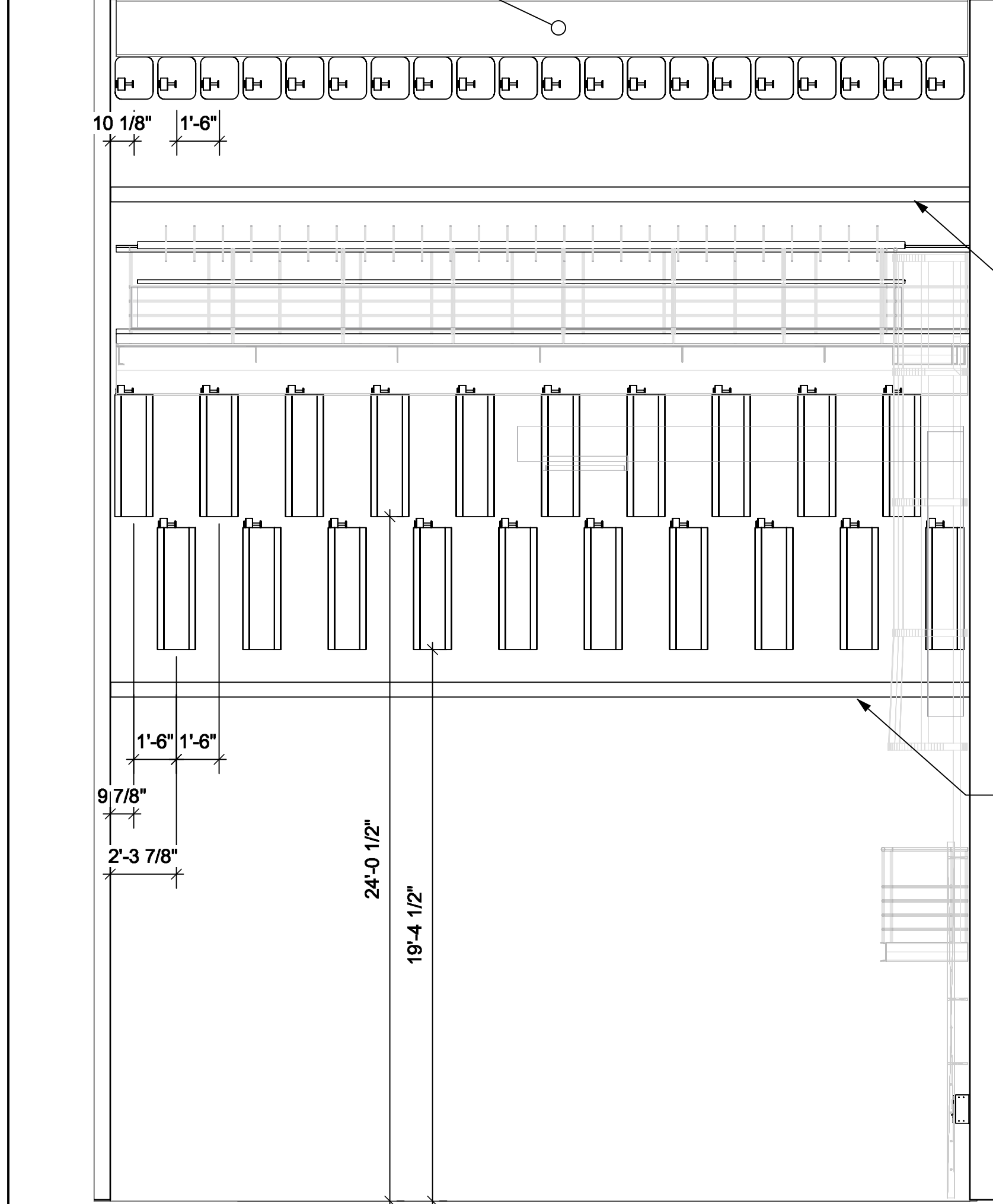
Issue Date:

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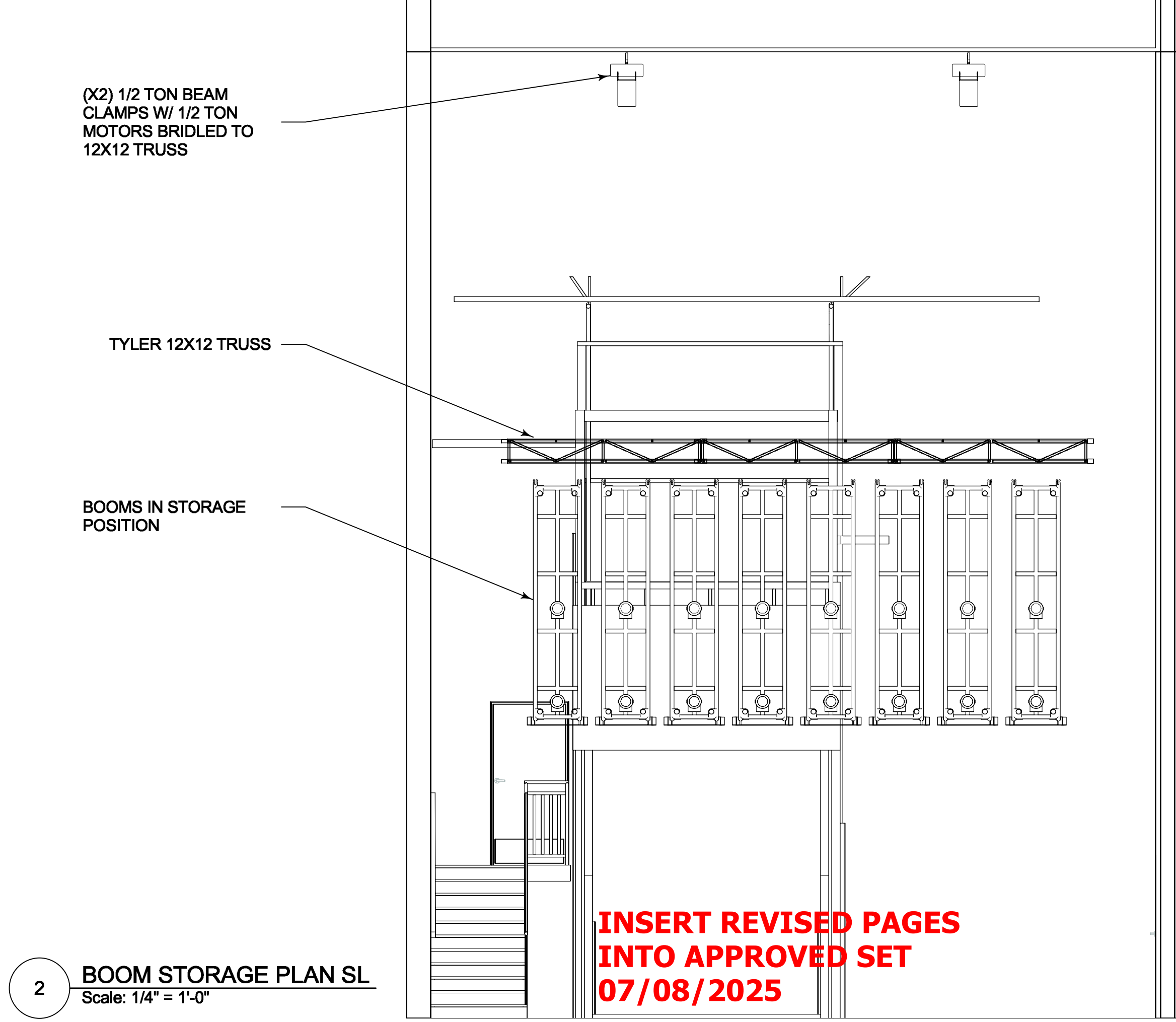
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3 RIGGING SECTION
Scale: 1/4" = 1'-0"

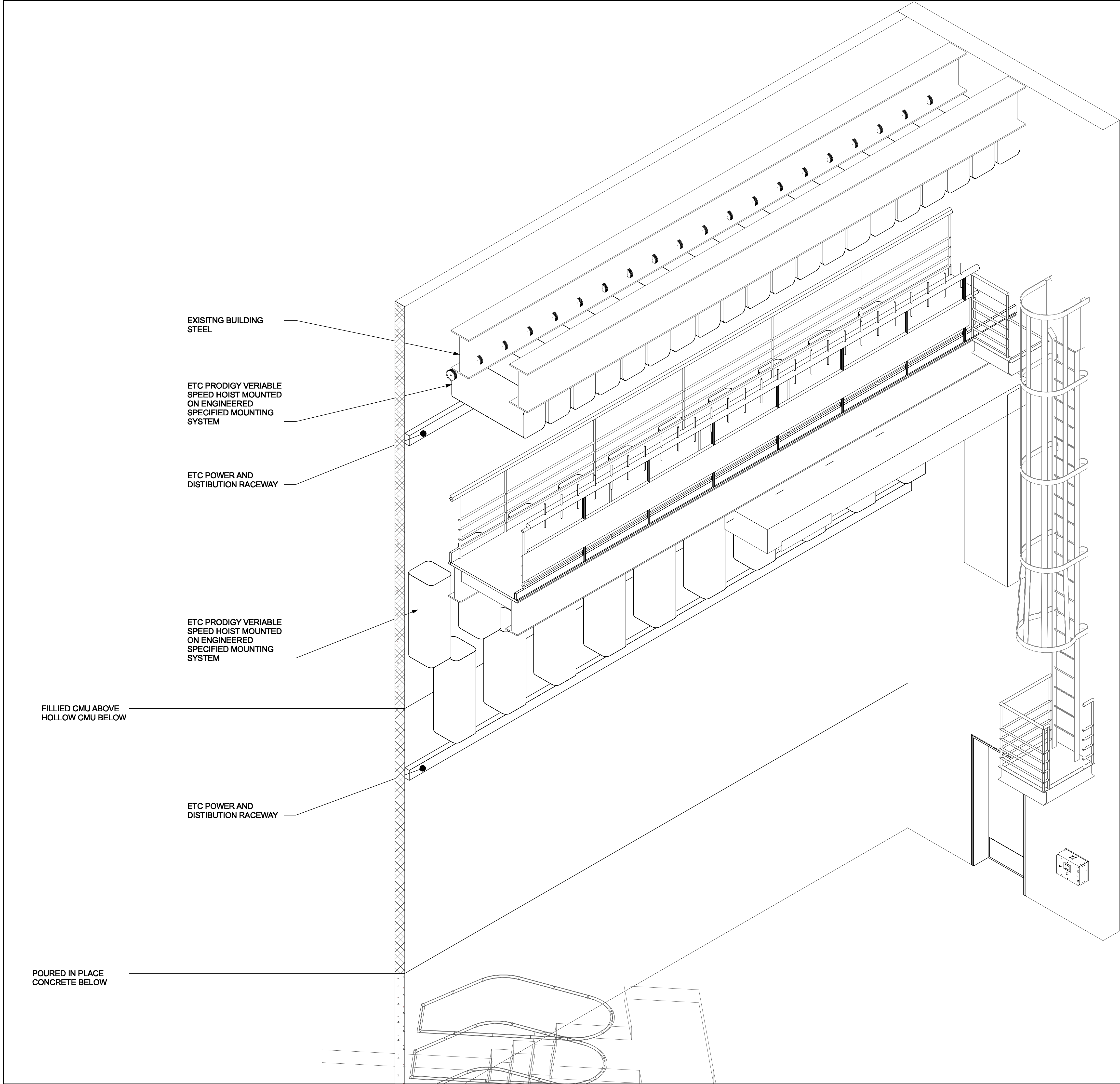


1 HOIST LAYOUT VIEW SR
Scale: 1/4" = 1'-0"



2 BOOM STORAGE PLAN SL
Scale: 1/4" = 1'-0"

Batten and light Studio (206) 427-7513 Thomas Coudery Lighting Consultant: Thomas Coudery Michael Kears Interior Designer: Thomas Coudery		Batten and light Studio Thomas Coudery Principal Maple Valley, WA Drawn By: Thomas Coudery Theatre Consulting & Design	
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Status: Sheet Name:		Issue Date:	
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TR 201			



EXISTING BUILDING
STEEL

ETC PRODIGY VARIABLE
SPEED HOIST MOUNTED
ON ENGINEERED
SPECIFIED MOUNTING
SYSTEM

ETC POWER AND
DISTRIBUTION RACEWAY

ETC PRODIGY VARIABLE
SPEED HOIST MOUNTED
ON ENGINEERED
SPECIFIED MOUNTING
SYSTEM

FILLIED CMU ABOVE
HOLLOW CMU BELOW

ETC POWER AND
DISTRIBUTION RACEWAY

POURED IN PLACE
CONCRETE BELOW

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**KIRKLAND PERFORMING ARTS CENTER
STAGE RIGGING INSTALLATION REVIEW
406 KIRKLAND AVE, KIRKLAND, WA**



PROJECT NO: 25086 DATE:05/22/25
PREPARED BY: BASRI BASRI PE, SE

Design Criteria

International Building Code (IBC) 2021
American Society of Civil Engineers (ASCE) 7-16

Project Description

Structural review of existing roof beams, reinforced CMU walls and steel angle ledger to support motorized stage rigging system. The forces applied by the rigging system are provided by Bellevue Lighting. We find that the steel beams and reinforced masonry walls, steel angle ledger are sufficient. However, the ledger anchorage to the CMU wall needs to be reinforced with additional epoxy anchors. Please see attached calculations and details for your reference

Live Load and Other Structural Criteria

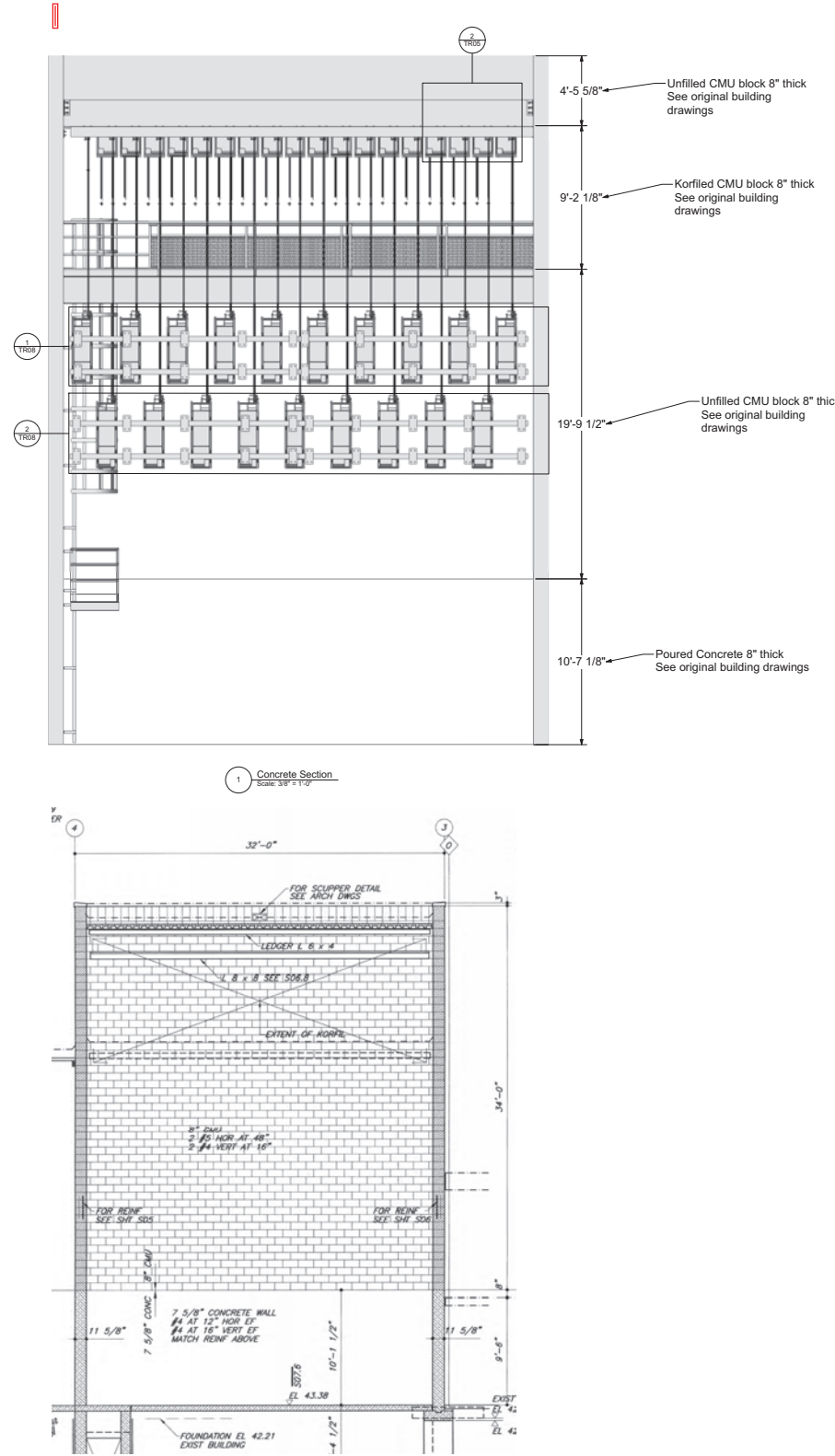
Roof Snow (psf)	25
Residential Live Load (psf)	
Balcony, Deck and Platform Live Load (psf)	100
Office Live Load (psf)	
Garage Live Load (psf)	
Retail, Corridor, Walkway Live Load (psf)	
Allowable Soil Bearing Pressure (psf)	
Soil Active Pressure (pcf)	

Seismic Criteria

S _s , %g	140
S _i , %g	50
Risk Category	II
Site Class	D
Ductility Factor, R	N.A
Seismic Performance Category	D

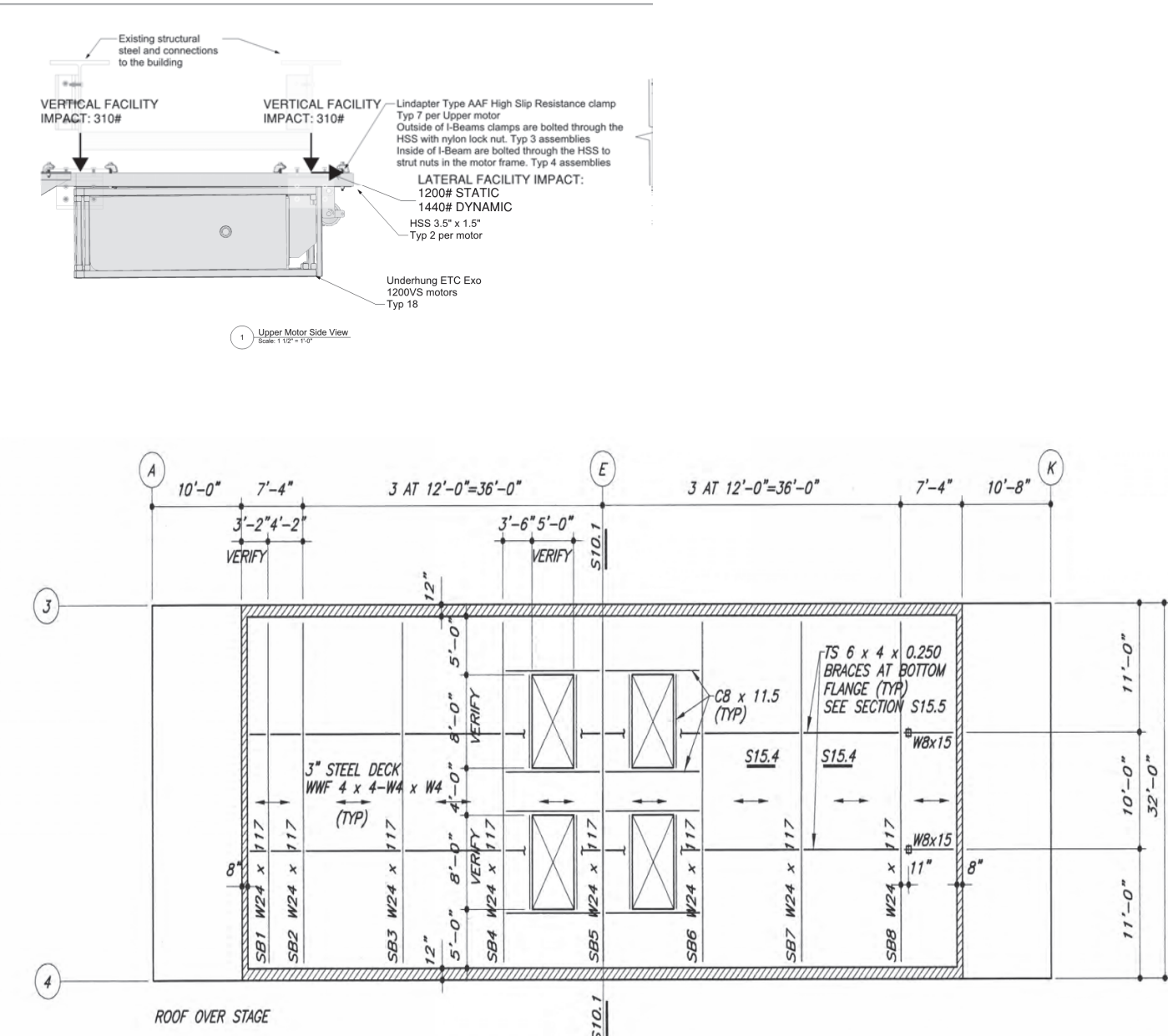
1. CHECK EXISTING REINFORCED CMU WALL FOR ADDITIONAL RIGGING VERTICAL LOAD.
CMU WALL 8 INCH THICK REINFORCED WITH 2-#4 VERTICAL AT 16"
THE WALL DOES NOT CARRY MUCH GRAVITY LOAD

RIGGING FORCE PER FT WIDTH OF CMU = 572 PLF
PLEASE SEE ATTACHED SPREADSHEET CALCULATION, THE CMU WALL IS ADEQUATE TO RESIST RIGGING FORCE COMBINED WITH INTERIOR WIND PRESSURE OR WALL SEISMIC LOAD.



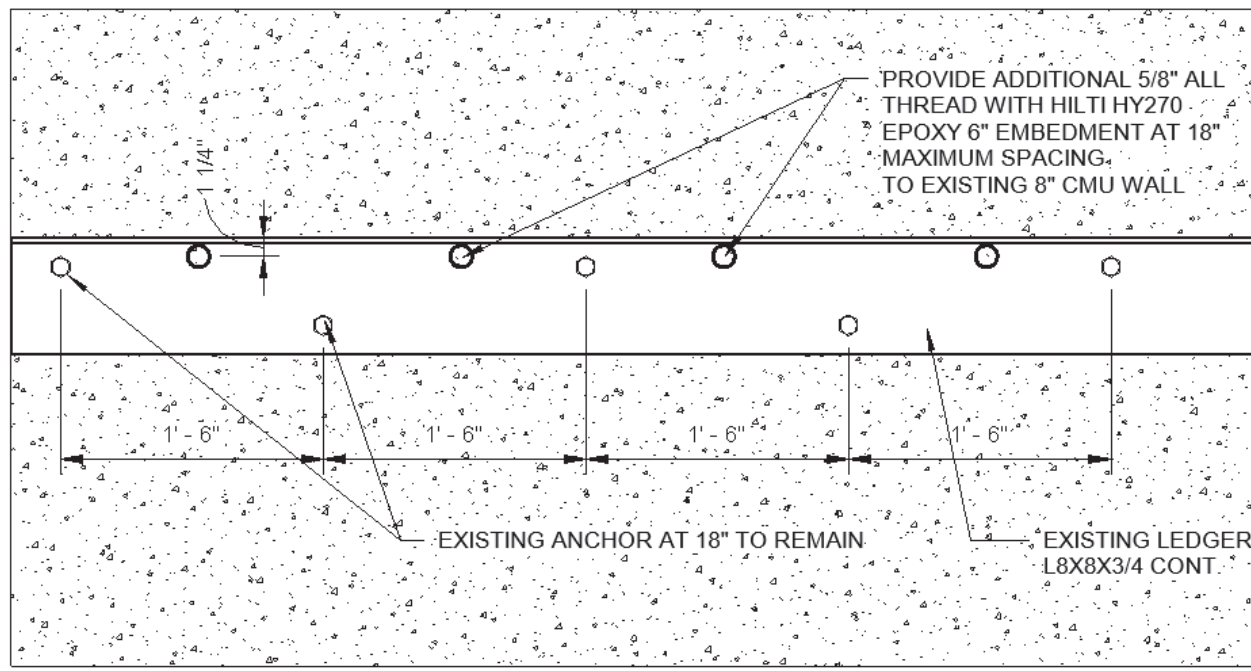
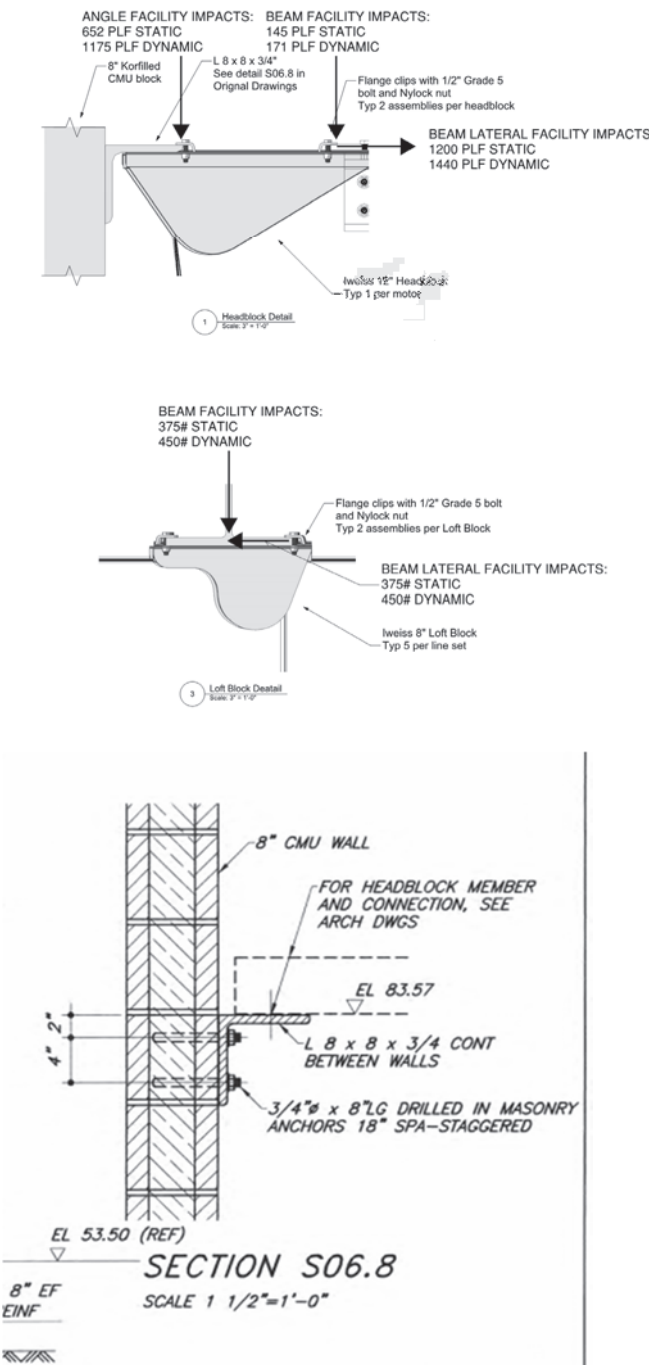
2. CHECK (2) RIGGING BEAMS W24X117 CLOSER TO GRID-A TO SUPPORT VERTICAL AND LATERAL LOAD:
VERTICAL IMPACT LOAD = 310 LBS AT EACH MOTOR AT EACH BEAM
HORIZONTAL IMPACT LOAD = 1440 LBS AT EACH BEAM
TOTAL VERTICAL IMPACT LOAD ON EACH BEAM = 18 X 310 = 5580 LBS
HORIZONTAL IMPACT LOAD ON EACH BEAM = 1440/2 * 12"/18" = 480 PLF
BEAM DEAD LOAD = 150 PSF X 7 FT = 1050 PLF
BEAM LIVE LOAD = 100 PSF X 7 FT = 700 PLF
FOR GRAVITY LOAD, W24X117 IS ADEQUATE BY MORE THAN 172 PERCENT.

FOR TORSION DUE TO HORIZONTAL IMPACT LOAD THE BEAM STRESS RATIO IS LESS THAN 0.4 < 1.0 OK
PLS SEE ATTACHED CALCULATIONS



3. CHECK STEEL ANGLE AND ANCHORAGE TO SUPPORT RIGGING IMPACT FORCES

VERTICAL IMPACT LOAD = 1175 PLF
MOMENT = 1175 x 8 '' = 9400 LB-IN = 9.4 K-IN
CHECK L8X8X3/4 CONTINUOUS ANGLE
ALLOWABLE MOMENT = F_y * Z/1.67 = 36 KSI * 12'' X 0.75 ^2/(4 * 1.67) = 36.4 K-IN (OK)
EXISTING ANCHORS SPACED AT 18 INCH IS NOT ADEQUATE. INSTALL ADDITIONAL HILTI 5/8" ALL THREAD (A36) AT 18" AT THE TOP OF THE ANGLE (USING HY270 ADHESIVE). PLS SEE ATTACHED DETAIL AND CALCULATIONS. IT IS MORE CONSERVATIVE SINCE THE CMU WALL MAYBE HOLLOW AT THIS LOCATION.



ADDITIONAL EPOXY ANCHORS AT STEEL LEDGER

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STRUCTURAL SUBMITTAL PACKAGE

for

Bellevue Lighting

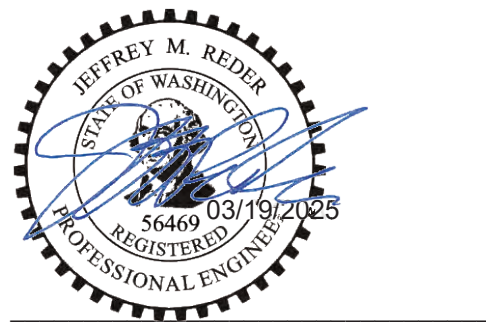
Kirkland Performing Arts Center

Project Location: Kirkland, WA

Submittal Date: 3/19/2025

Clark Reder Project Number: 25.201.02

Reviewed by:



Jeffrey M. Reder, P.E.
WA Registration #: 56469

Prepared by:



Tommy Wagak, E.I.T.



Table of Contents for Structural Submittal Package

Cover Page1

Table of Contents2

Project Information3

General Notes 4-5

Operations Management Plan6

Reference DrawingsAppendix A

Calculations Appendix B



Project Information

Project Summary

The project referenced by this submittal consists of theater rigging equipment being installed in an existing building. A total of (37) line-sets are being added. The linesets utilize motorized winches manufactured by ETC. Two types of winch mounts are utilized: under hung and wall mounted. The underhung winches are mounted to existing steel. The wall mounted winches are attached to new wide flange framing anchored to an existing concrete wall.

Bellevue Lighting provided the attached referenced documents.

Scope of Review

Clark Reder Engineering reviewed the structure for adequate strength. Gravity loads considered comprise structure self-weight and rigging loads, where applicable. Lateral loads considered include code required wind forces per the ASCE 7-16.

Tools used for this review include MathCAD Prime 8 and RISAs 3D.

Conclusions

Our review has concluded that the Theater Installation meets the structural requirements of the 2021 Washington State Building Code, 2021 International Building Code, ASCE 7-16, and ASCE 37-14.

Limitations and Exceptions

The scope of review for this submittal is limited to the items listed above. The ETC winch system, as well as the ETC beam clamps and associated hardware, is the responsibility of others.

Where the items covered by this submittal are attached to existing structures, it is the responsibility of the engineer of record for those existing structures to review the impact of the elements referenced in this submittal.



GENERAL STRUCTURAL NOTES

LOCATION

1. EVENT LOCATION: KIRKLAND, WA

CODES

1. 2021 WASHINGTON BUILDING CODE
2. 2021 INTERNATIONAL BUILDING CODE
3. ASCE 7-16: MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
4. AISC 360-16: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS

DESIGN LOADS

1. DEAD LOAD: SELF-WEIGHT OF STRUCTURE
2. RIGGING LOADS: SEE ATTACHED SHOW SPECIFIC RIGGING PLOT
3. SEISMIC LOADS DO NOT CONTROL THE DESIGN OF THIS STRUCTURE.

CONSTRUCTION AND SAFETY

1. ENGINEER SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, OR SEQUENCE OF CONSTRUCTION UNLESS SPECIFICALLY STATED ON THE DRAWINGS.
2. ENGINEER HAS DESIGNED THE STRUCTURES FOR THEIR FINAL AS-BUILT CONDITION. ENGINEER IS NOT RESPONSIBLE FOR TEMPORARY STABILITY OF STRUCTURES DURING ERECTION UNLESS SPECIFICALLY STATED ON THE DRAWINGS.

STRUCTURAL STEEL

1. ALL STEEL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE LATEST VERSION OF THE FOLLOWING SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS:
- A. AISC 360: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
- B. AISC 303: CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
- C. RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS
- D. AWS D1.1: STRUCTURAL WELDING CODE-STEEL
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING CRITERIA UNLESS NOTED OTHERWISE ON THE DRAWINGS:
- A. ROLLED WIDE FLANGE SHAPES: ASTM A992, FY = 50 KSI
- B. MISC PLATE, BAR, ANGLES AND CHANNELS: ASTM A36, FY = 36 KSI
- C. PIPE SHAPES: ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI
- D. HSS TUBES: ASTM A500 GR B, FY = 46 KSI
- E. BOLTS: ASTM A325-N
- F. HARDENED WASHERS: ASTM F436
- G. NUTS: ASTM A663
- H. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES

WIRE ROPE AND RIGGING ACCESSORIES

1. WIRE ROPE 3/8" OR LESS IN DIAMETER: 7X19 G4C, MEETING FEDERAL SPEC. RR-W-410E
2. SHACKLES: GALVANIZED, SCREW PIN ANCHOR TYPE, ASTM A153
3. TURNBUCKLES: GALVANIZED, ASTM F-1145
4. FORGED WIRE ROPE CLIPS: GALVANIZED, MEETING FEDERAL SPEC. FF-C-450 TYPE I CLASS I
5. WIRE ROPE THIMBLES: GALVANIZED, MEETING FEDERAL SPEC. FF-T-276B TYPE II
6. RATCHET STRAPS: MEETING ASME B30.9 - 2018
7. CHAIN PULLERS: MEETING ASME HST-2 - 2018
8. POLYESTER OR STEEL CORE ROUND SLING: MEETING ASME B30.9 - 2018

ALLOWABLE LOADING GUIDELINES

1. EACH LOAD INDICATED IN THE TABLE IS INDEPENDENT OF THE OTHER LOADS AND IS NOT ADDITIVE TO ANY OTHER LOAD.
2. CARE SHOULD BE TAKEN WHEN APPLYING LOADS AS LOADING OF ONE TRUSS MAY INDUCE LOAD ON ANOTHER BATTEN RESULTING IN AN OVERLOAD SITUATION.
3. THE UNIFORMLY DISTRIBUTED LOAD IS ONLY APPLICABLE IF THE LOAD IS APPLIED EVENLY OVER THE ENTIRE LENGTH OF THE BATTENS.
4. SELFWEIGHT OF THE BATTENS HAS BEEN INCLUDED IN THE CALCULATION OF THE ALLOWABLE LOADS.
5. BRIDLES ARE NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD.
6. ALLOWABLE LOADS INDICATED ARE FOR GENERAL GUIDANCE ONLY. ALL RIGGING PLOTS SHOULD BE EVALUATED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO HANGING ANY RIGGING LOADS.
7. NO DYNAMIC OR SHOCK LOADS HAVE BEEN TAKEN INTO ACCOUNT.



INSPECTIONS

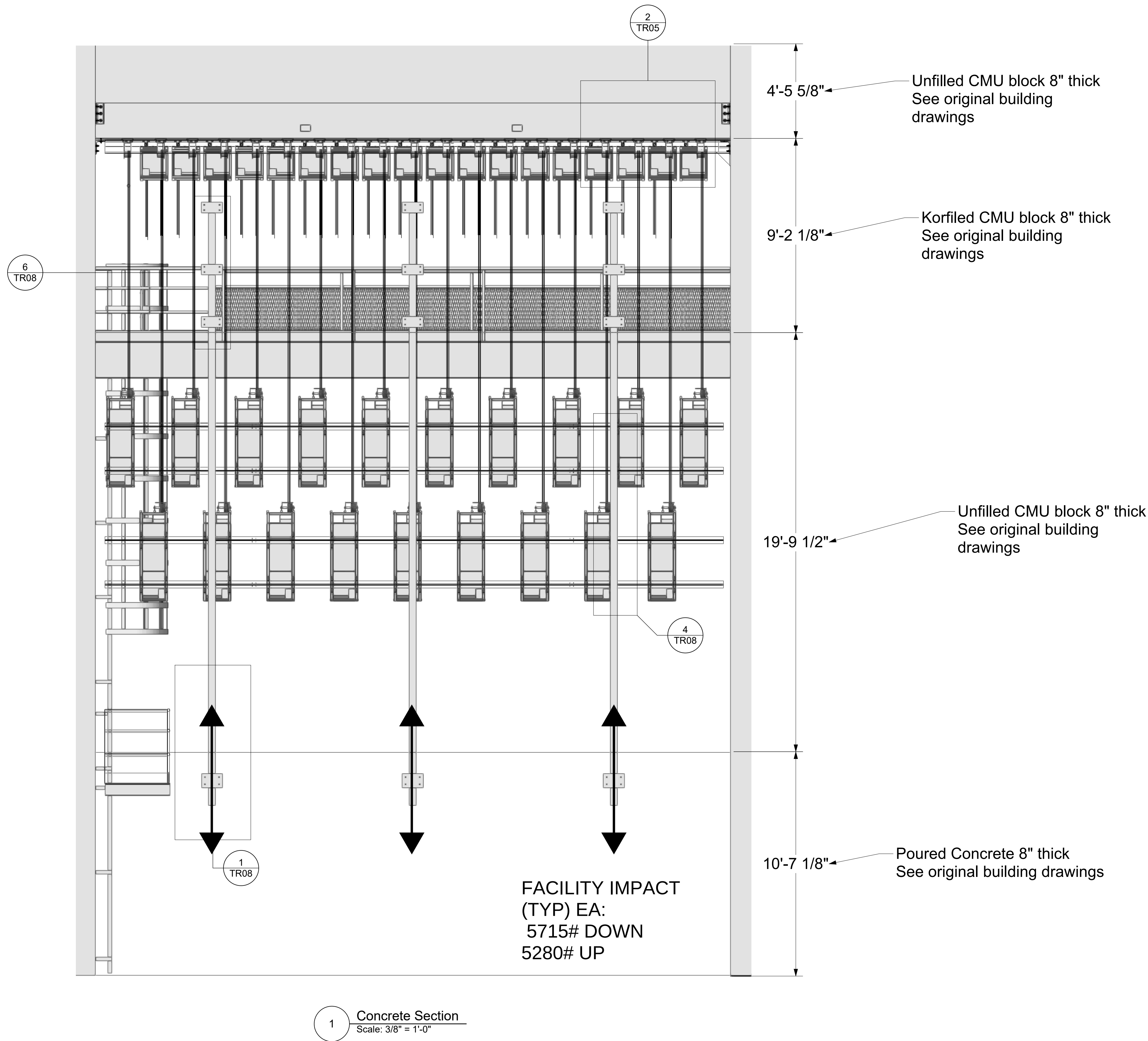
1. ALL RIGGING EQUIPMENT SHALL BE VISUALLY INSPECTED PRIOR TO ERECTION. DAMAGED OR CORRODED EQUIPMENT SHALL NOT BE USED. FIELD MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.



Appendix A

Reference Drawings

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Original Drawing references:
See S07.2 for layout of existing Stage Right wall structure

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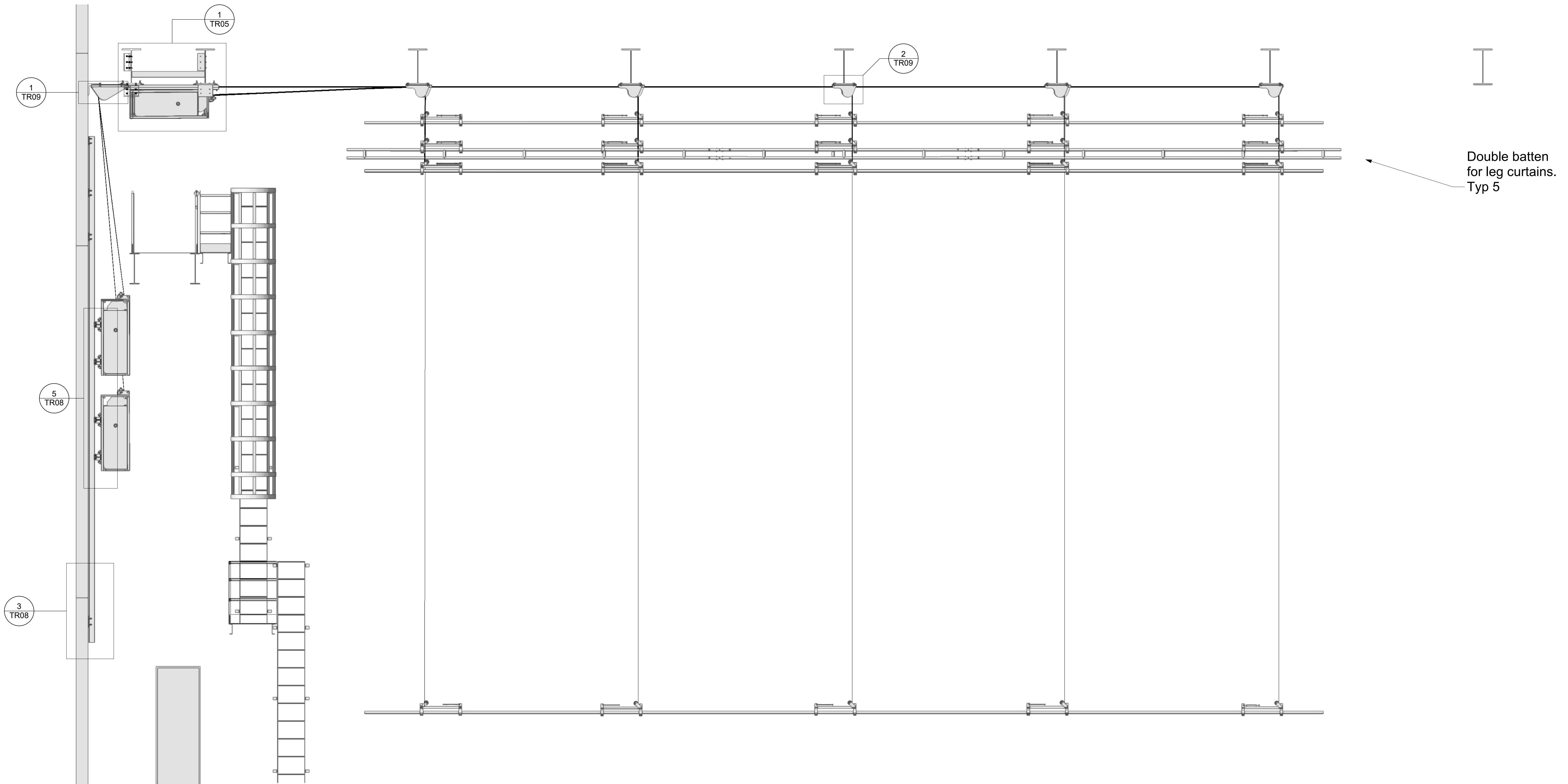


Bellevue Lighting
8647 S 212th St, Kent WA 98031
Drawn By: Shannon Saunders

Project: Kirkland Performance Center
Status:
Sheet Name: Front Elevation

Issue Date:
A 3/10/2025
Scale:
Sheet: TR02

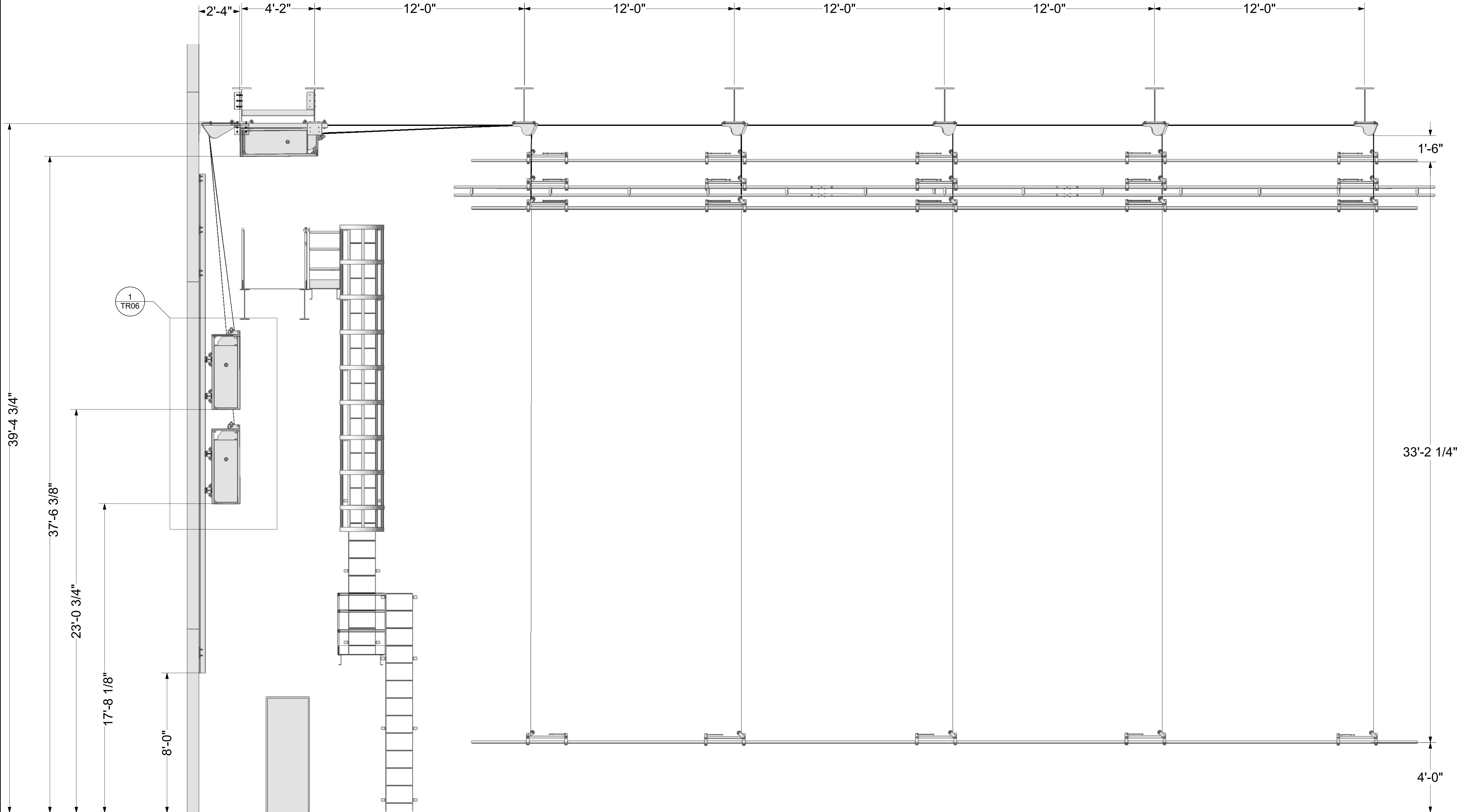
Single Batten length: 54 feet
Double Batten length: 56 feet



1 Front Elevation
Scale: 3/8" = 1'-0"

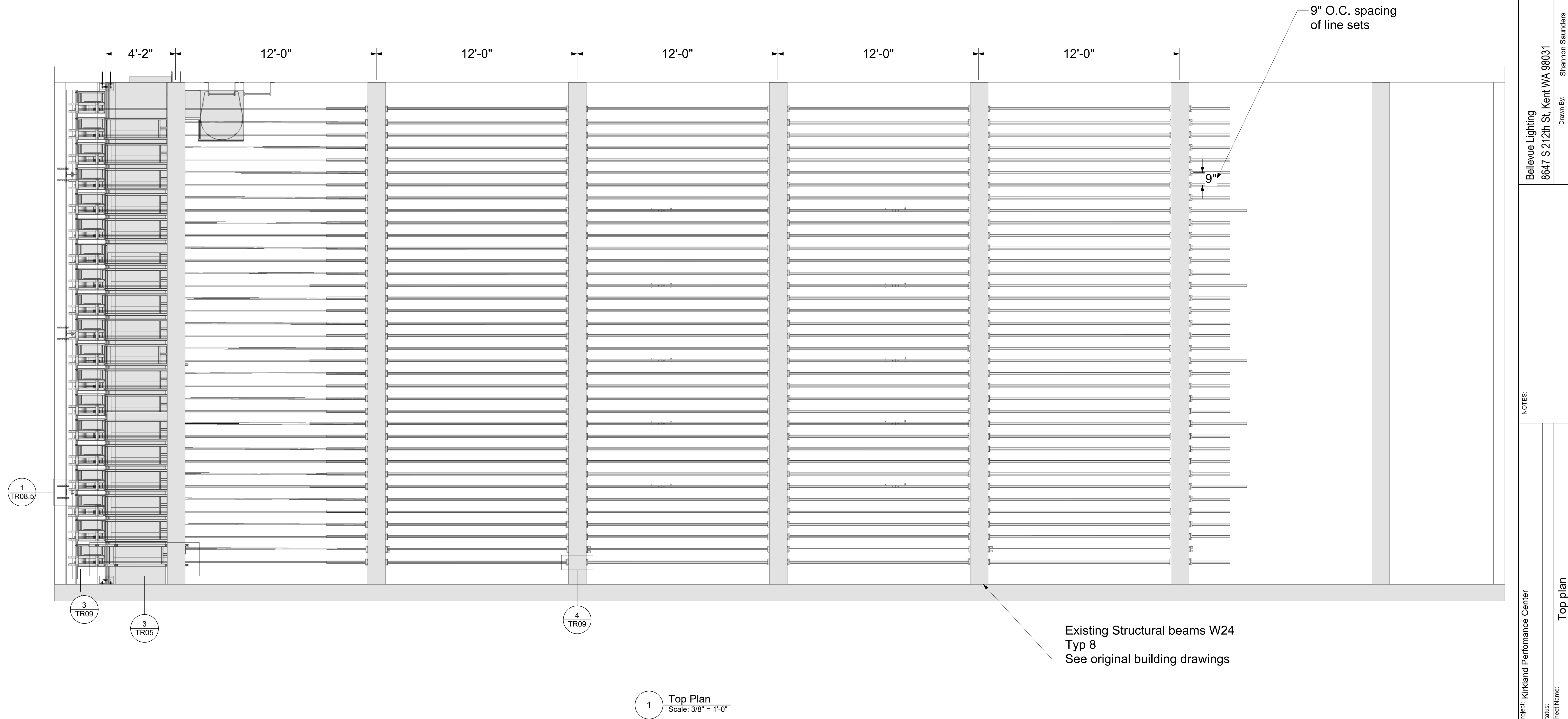
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Original Drawing references:
See SO5.1 for reference elevation

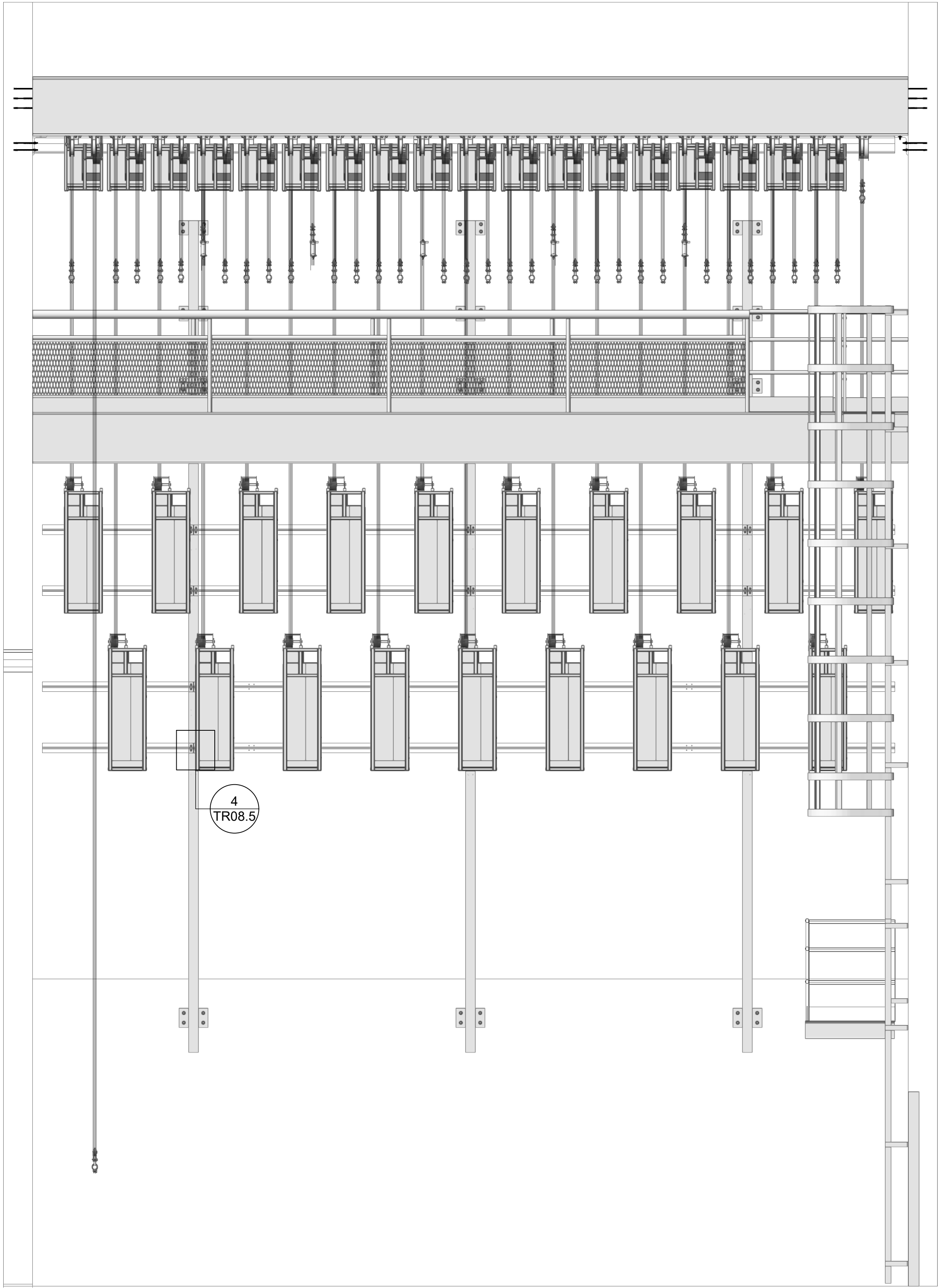


1 Motor Heights and Batten trim
Scale: 3/8" = 1'-0"

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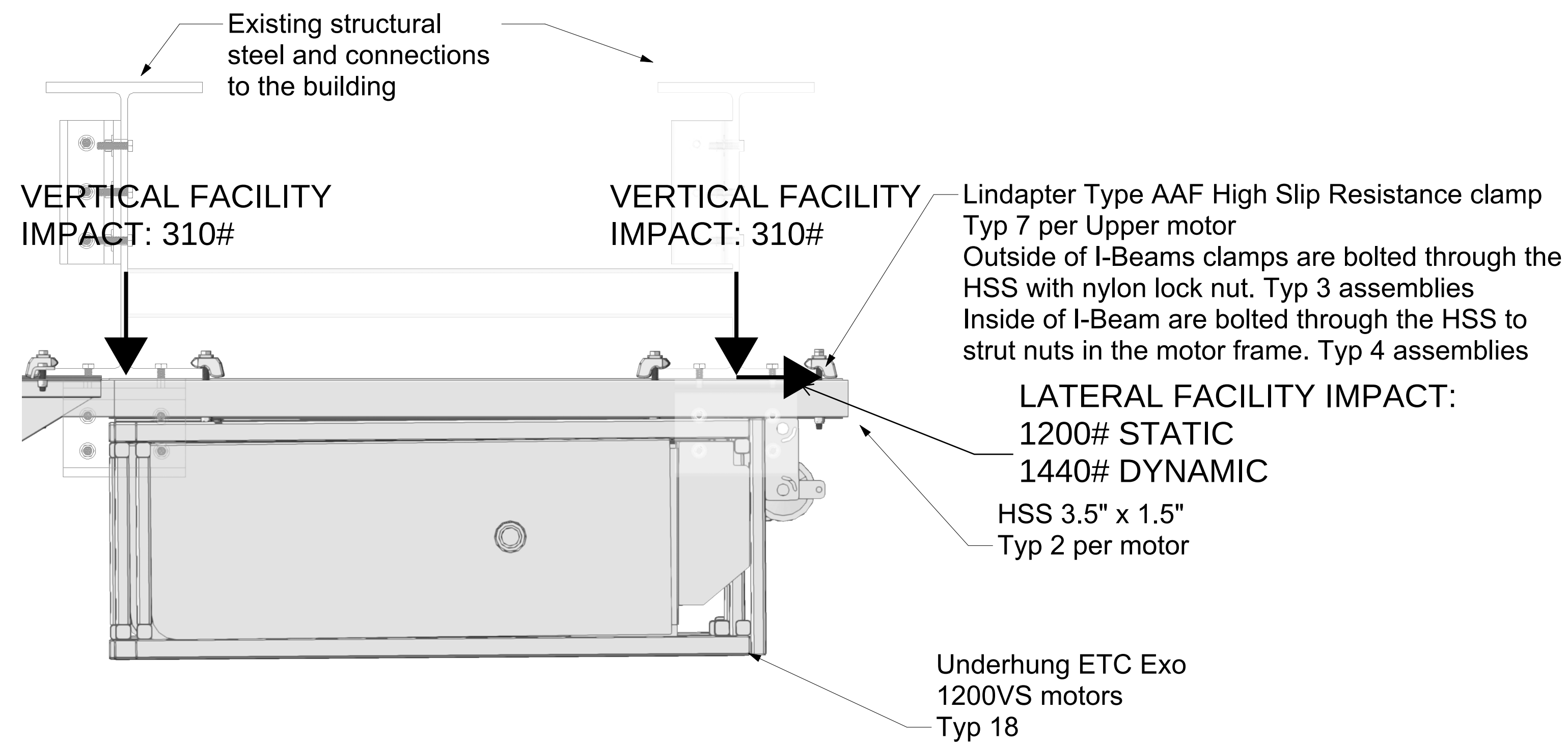


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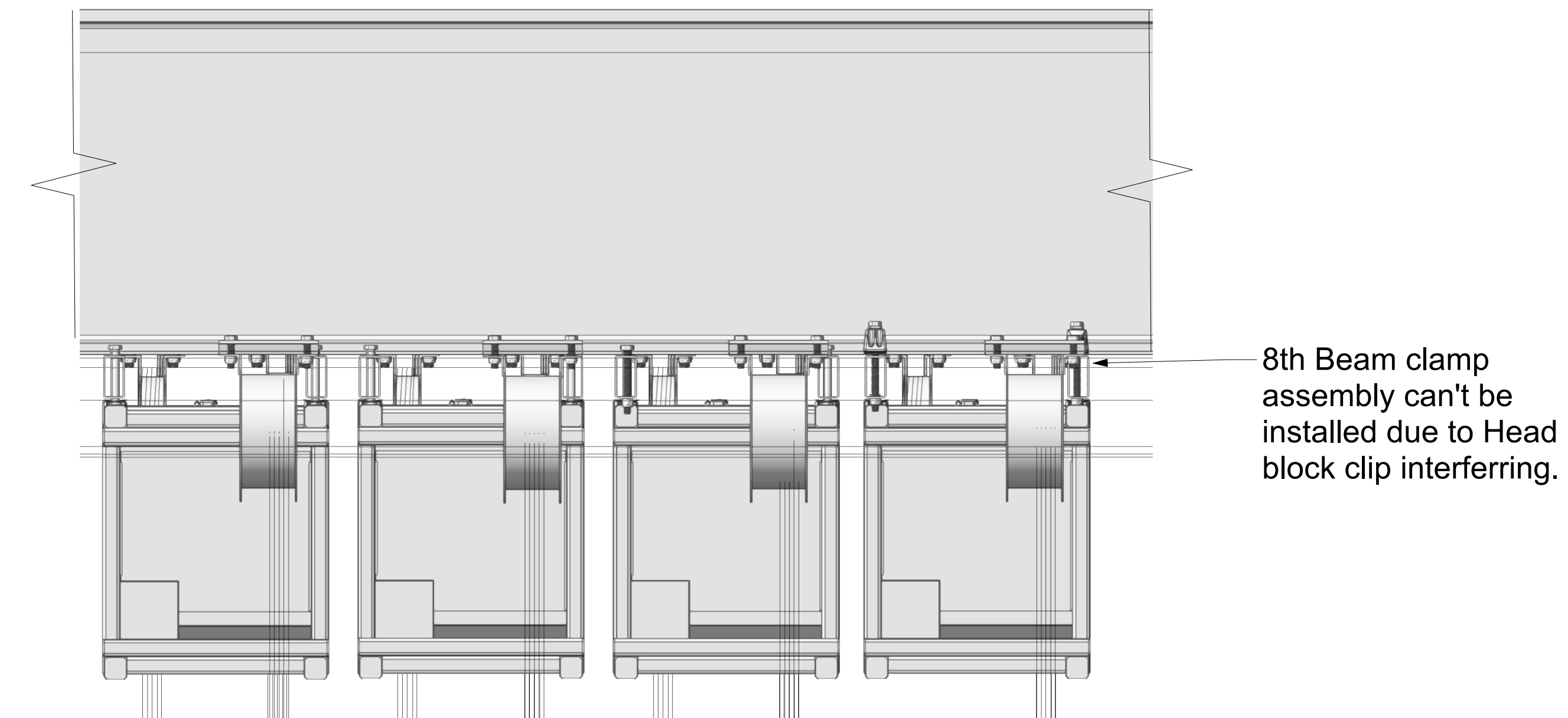


1 Section View
Scale: 3/8" = 1'-0"

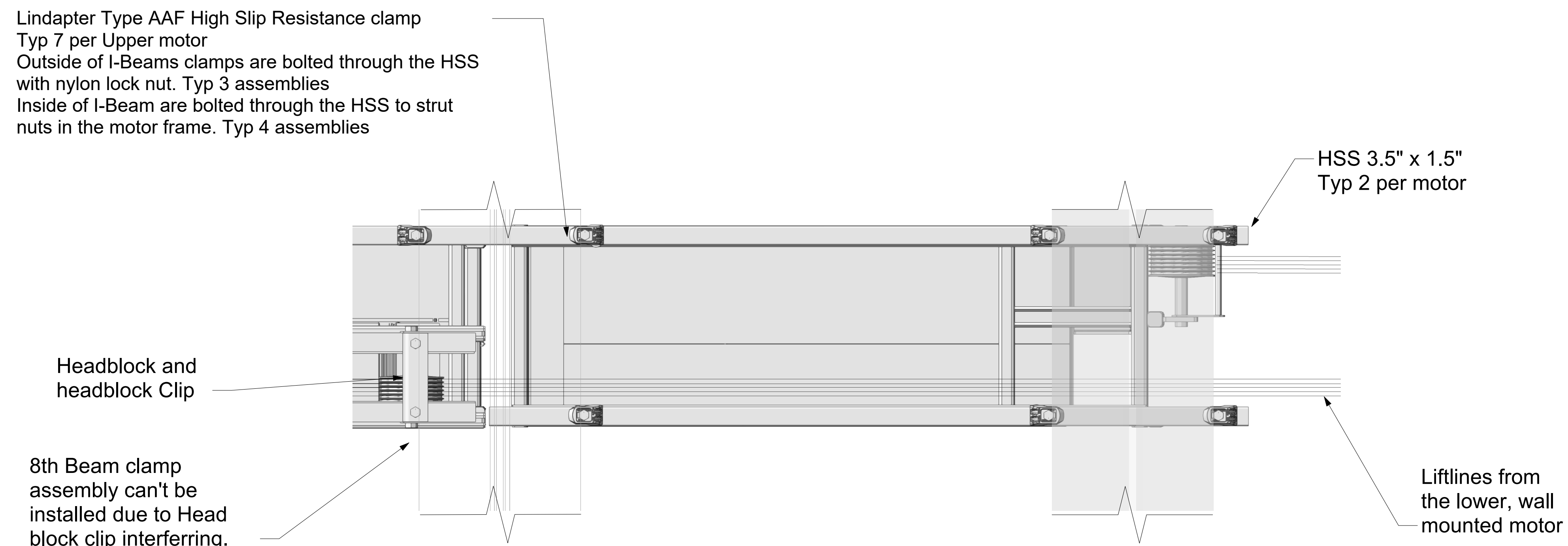
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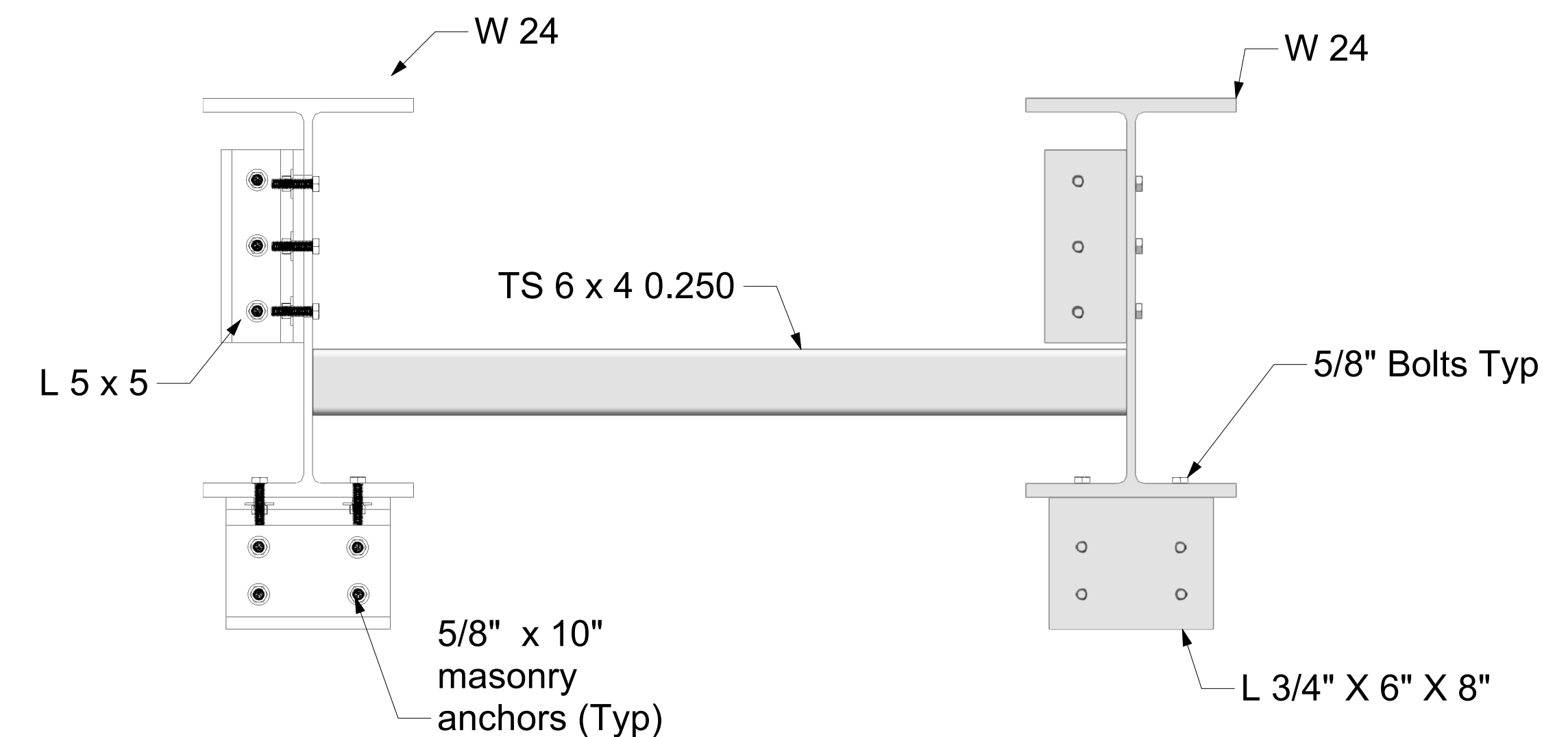
1 Upper Motor Side View
Scale: 1 1/2" = 1'-0"



2 Upper Motor End View
Scale: 1 1/2" = 1'-0"



3 Top View
Scale: 2" = 1'-0"

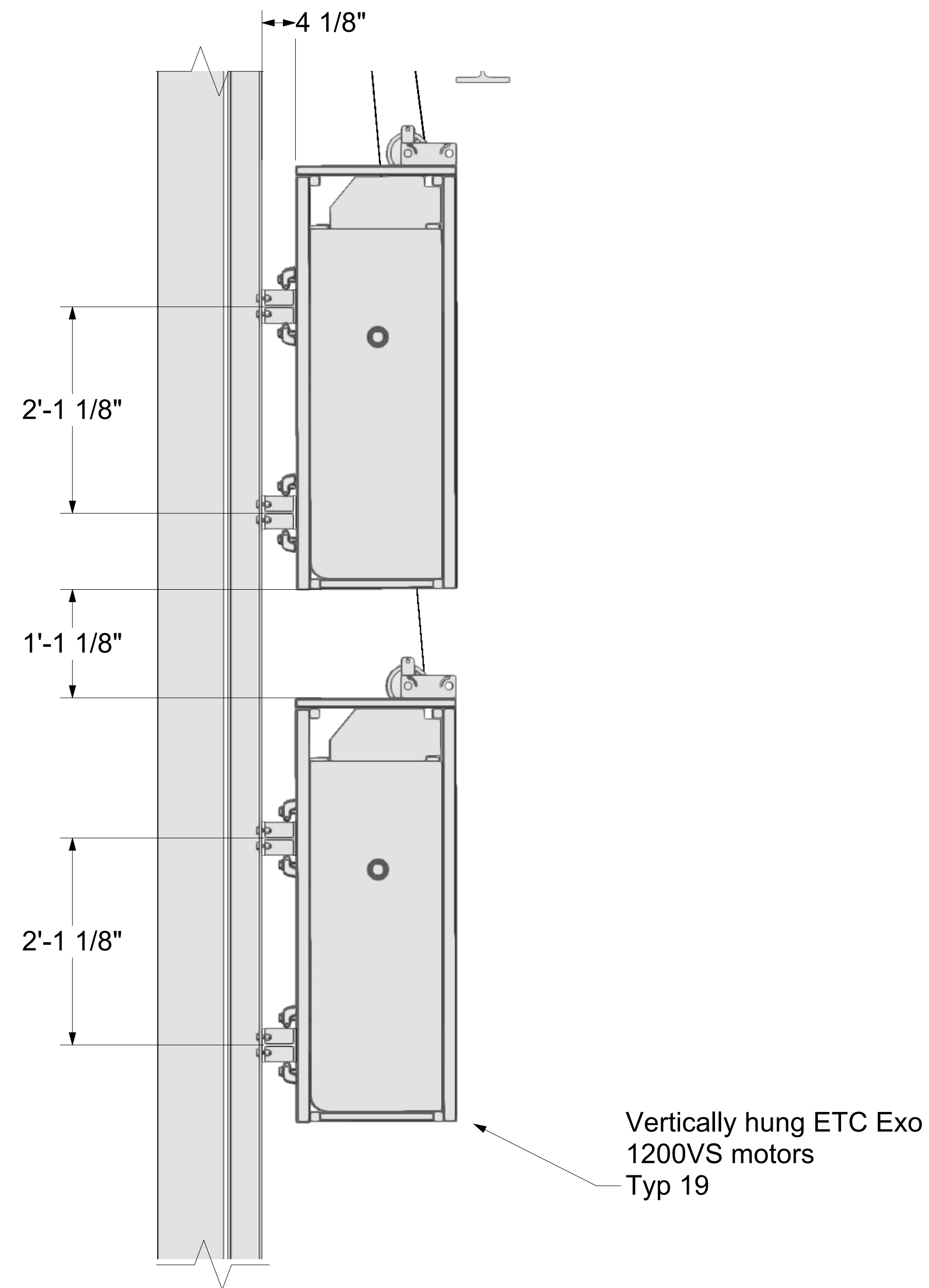


4 Existing steel structure
Scale: 1 1/2" = 1'-0"

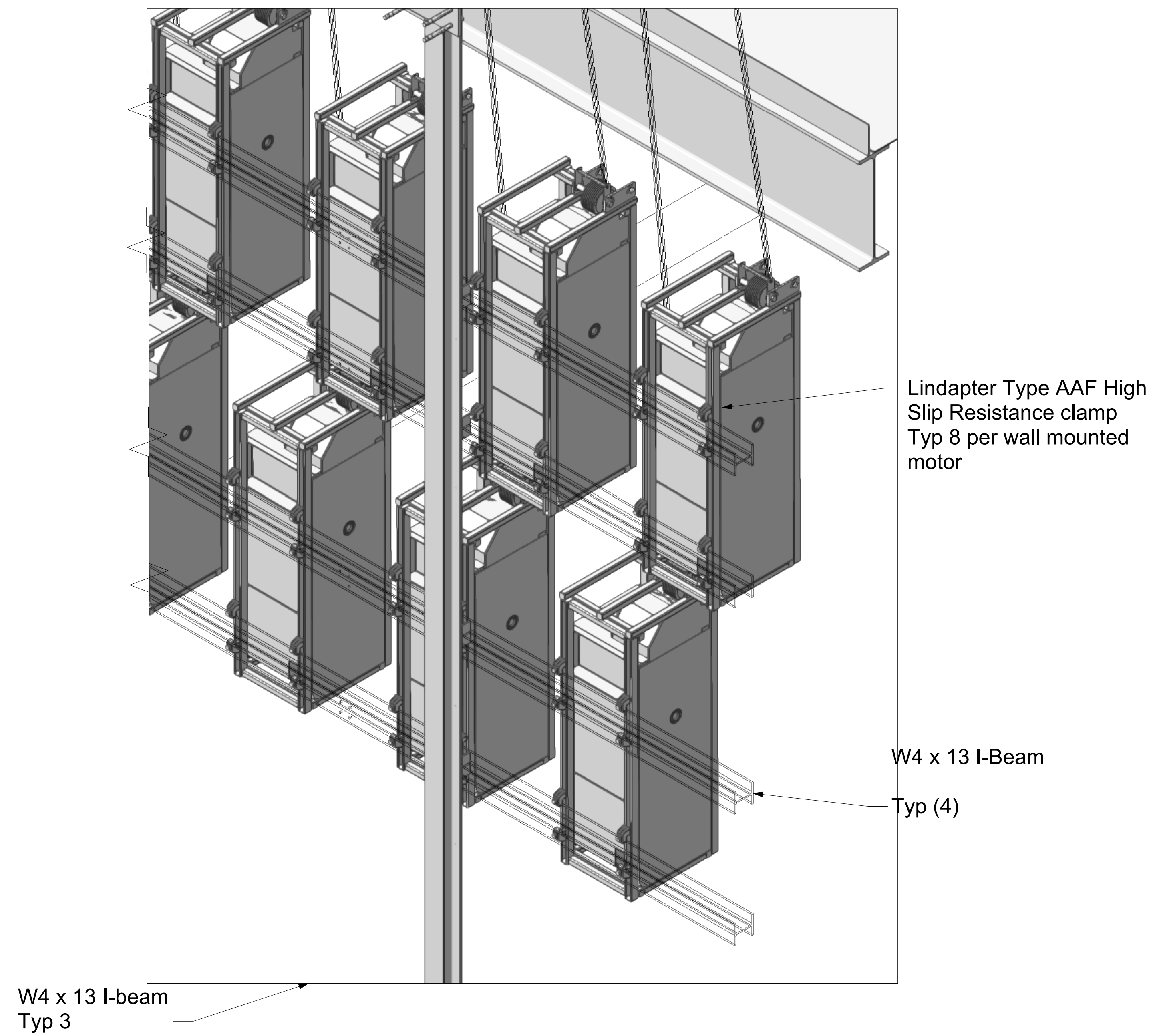
Original Drawing references:

See S15.4 and S15.5 for structural beams attachment to wall
SeeS15.10 for tube steel detail

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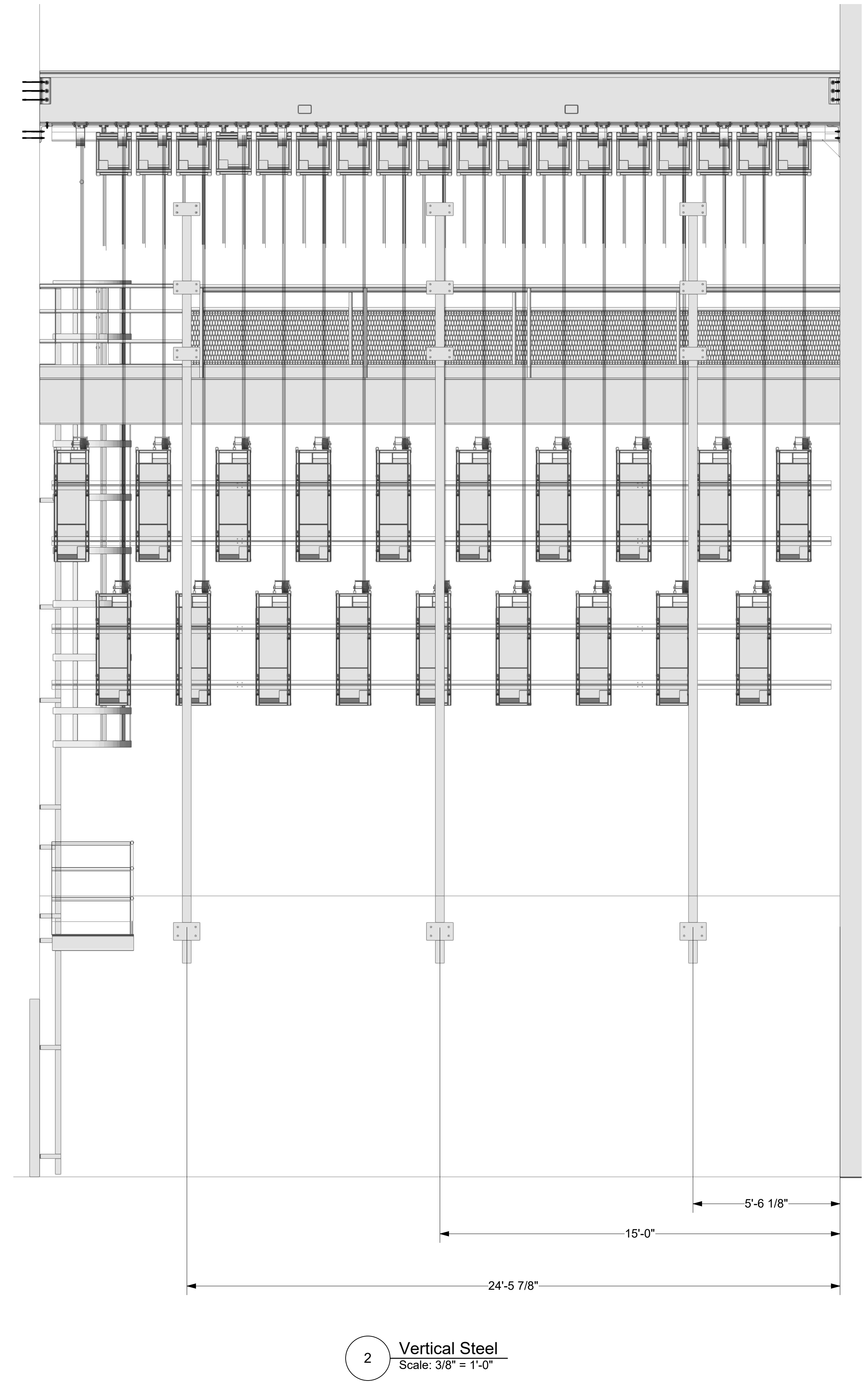
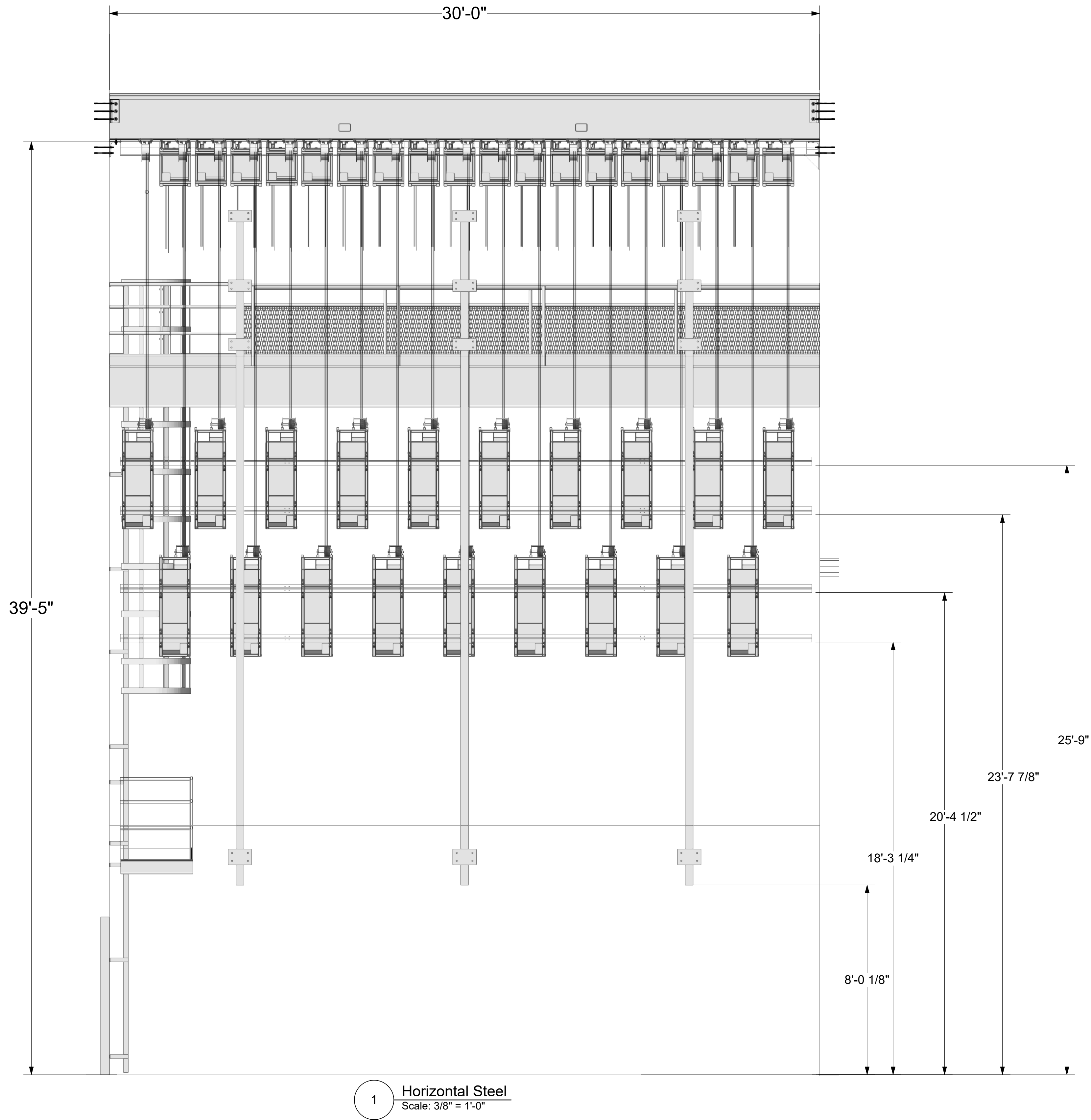


1 Wall mounted motors
Scale: 1" = 1'-0"

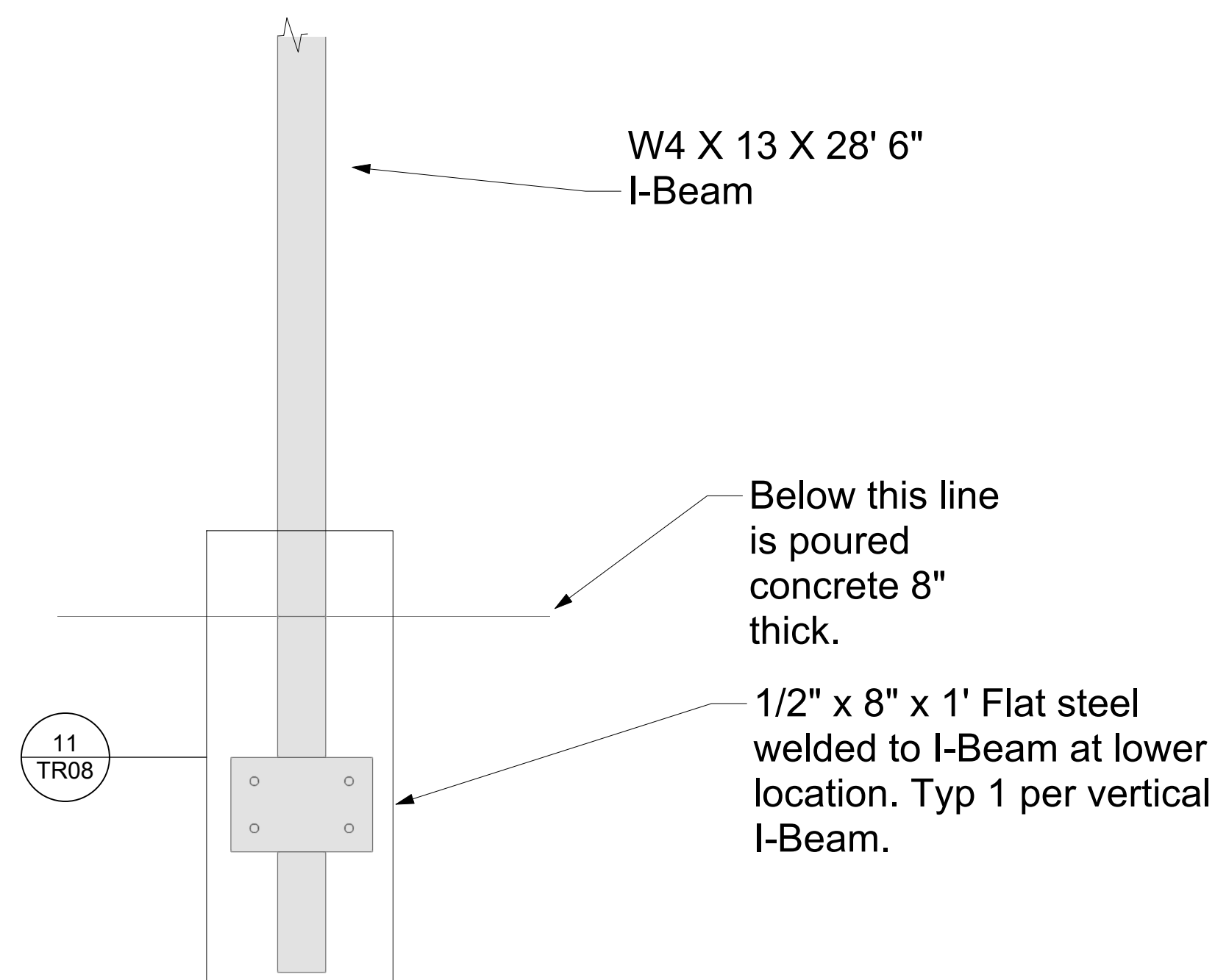


2 Wall motor mounting detail
Scale: 1" = 1'-0"

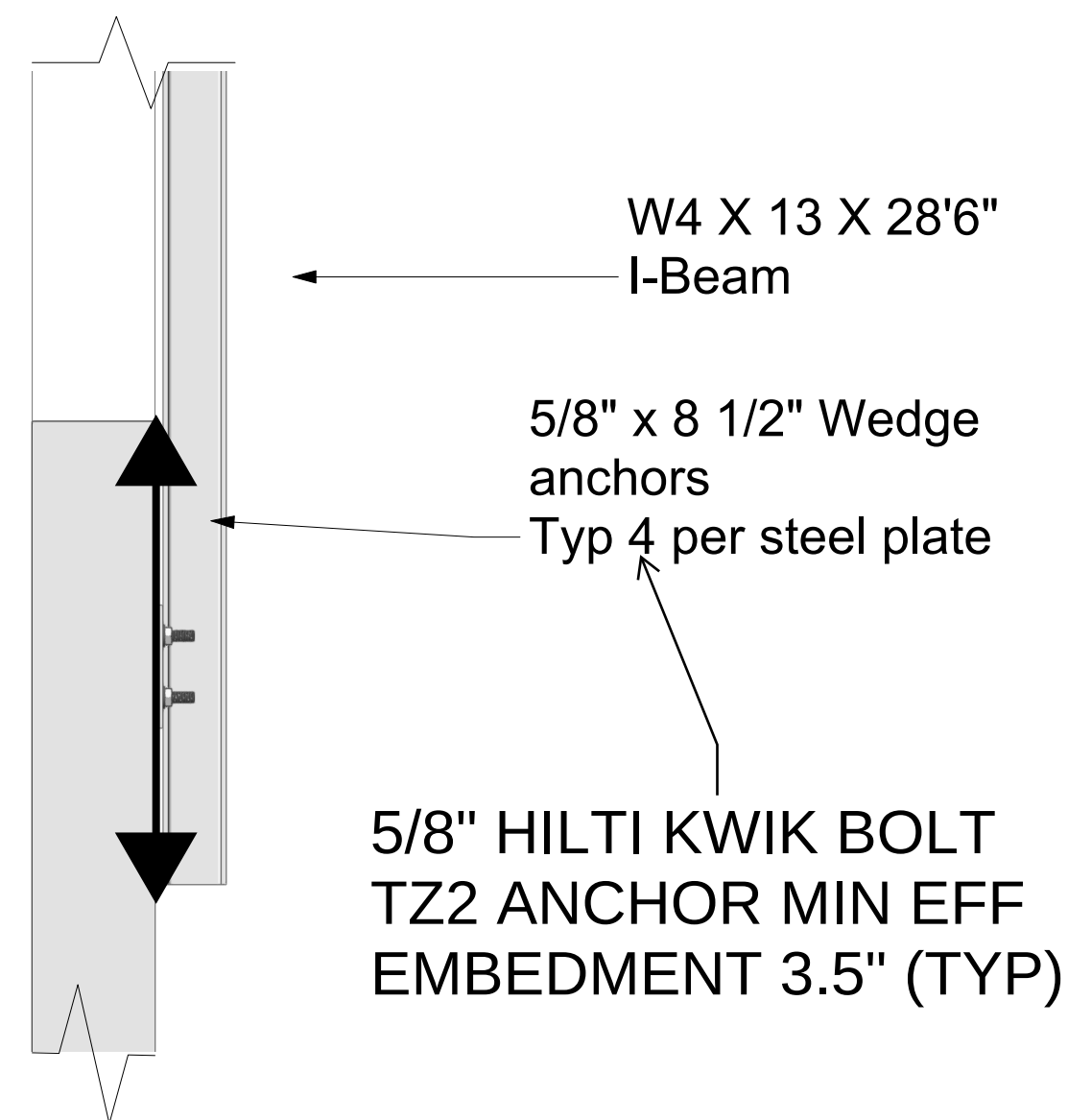
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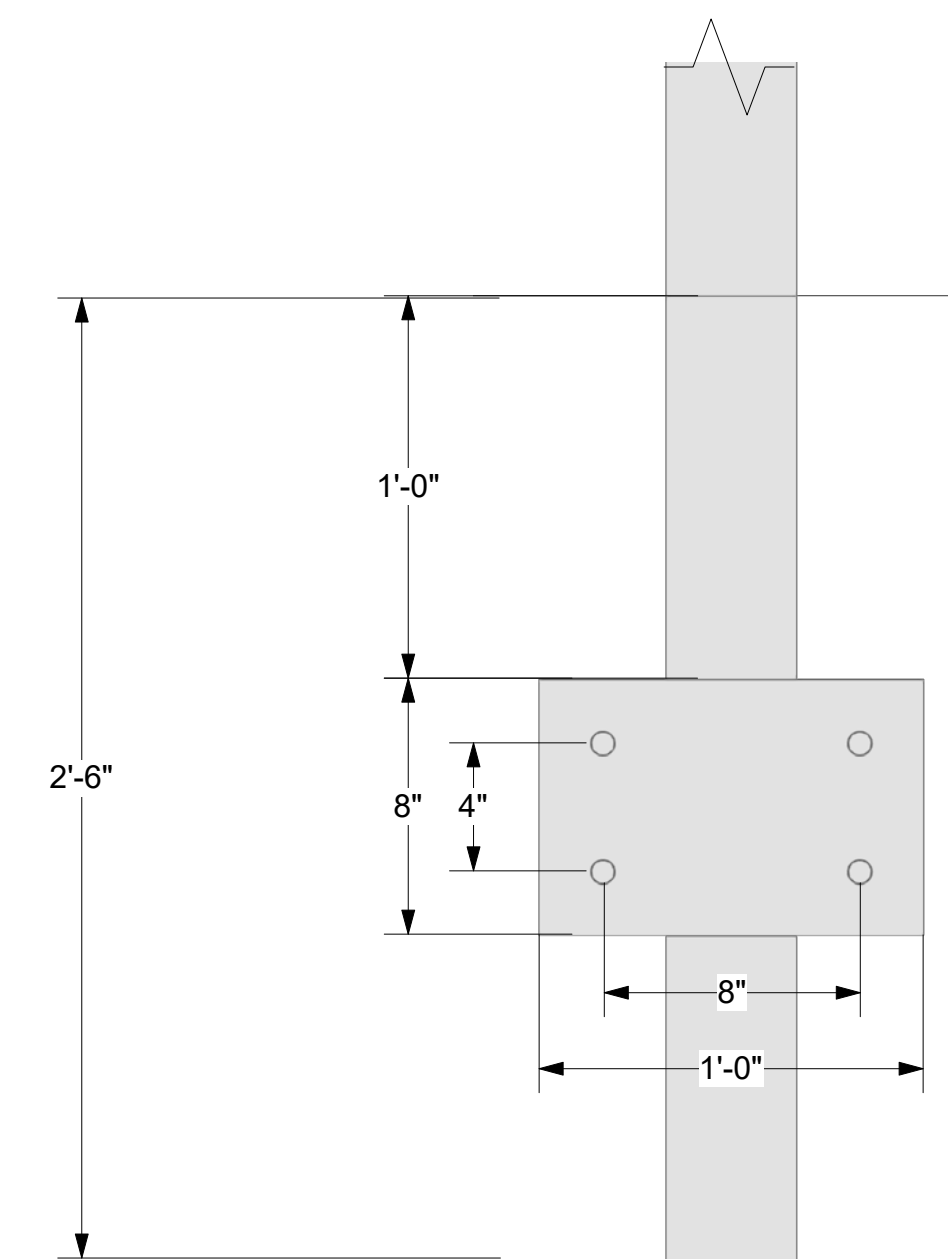
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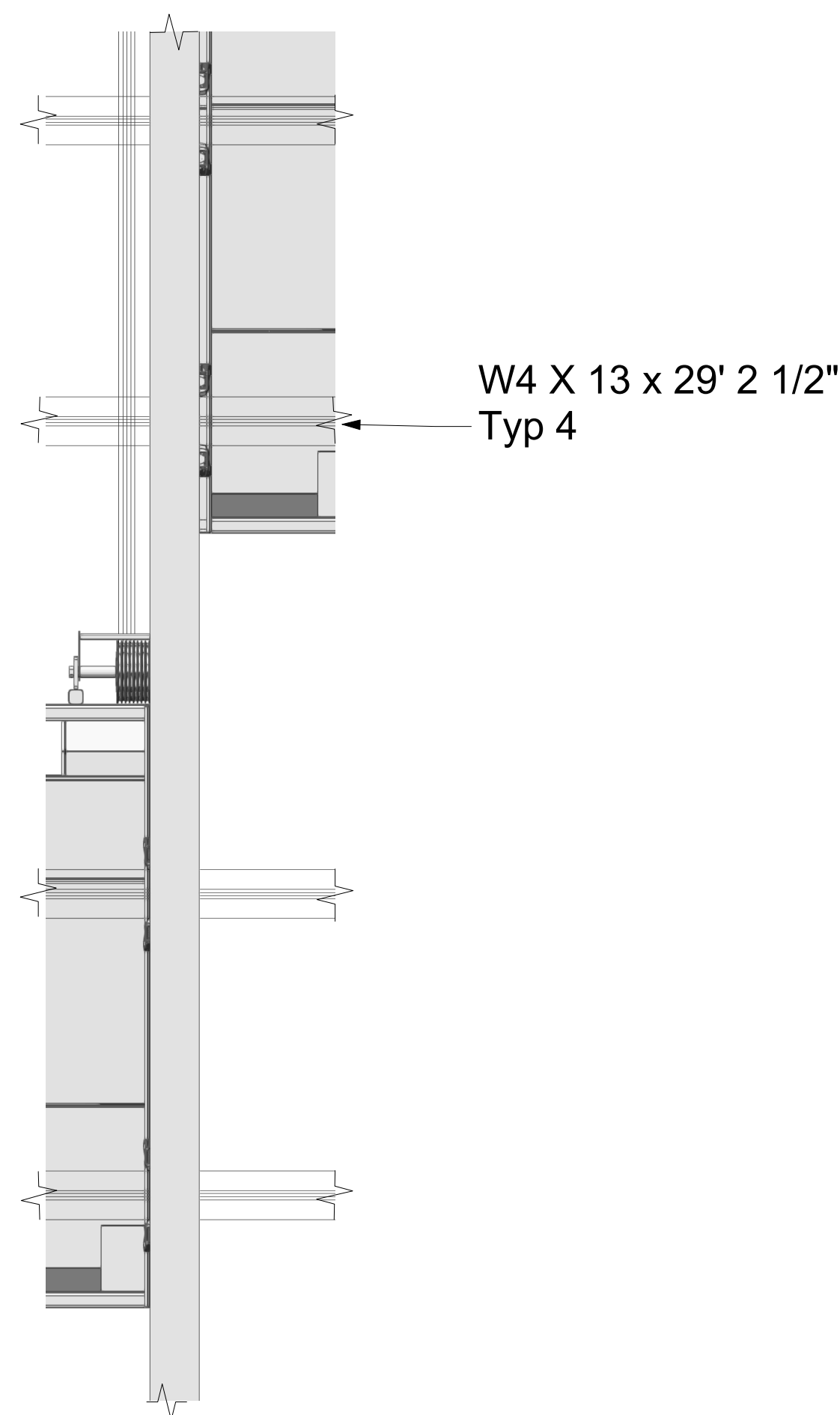
1 Vertical Steel - Lower-Detail 1
Scale: 1" = 1'-0"



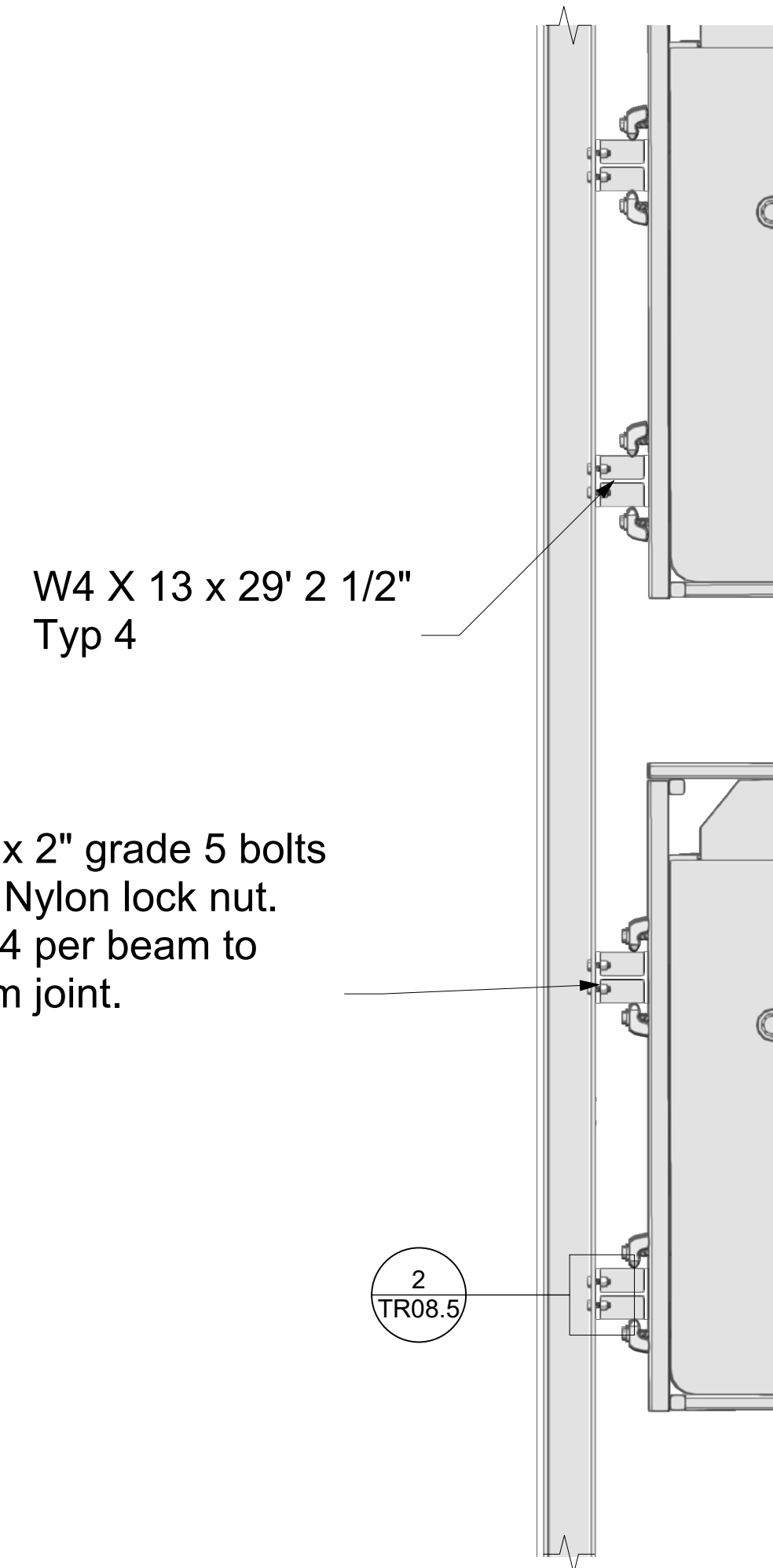
3 Vertical Steel - Lower- detail 2
Scale: 1" = 1'-0"



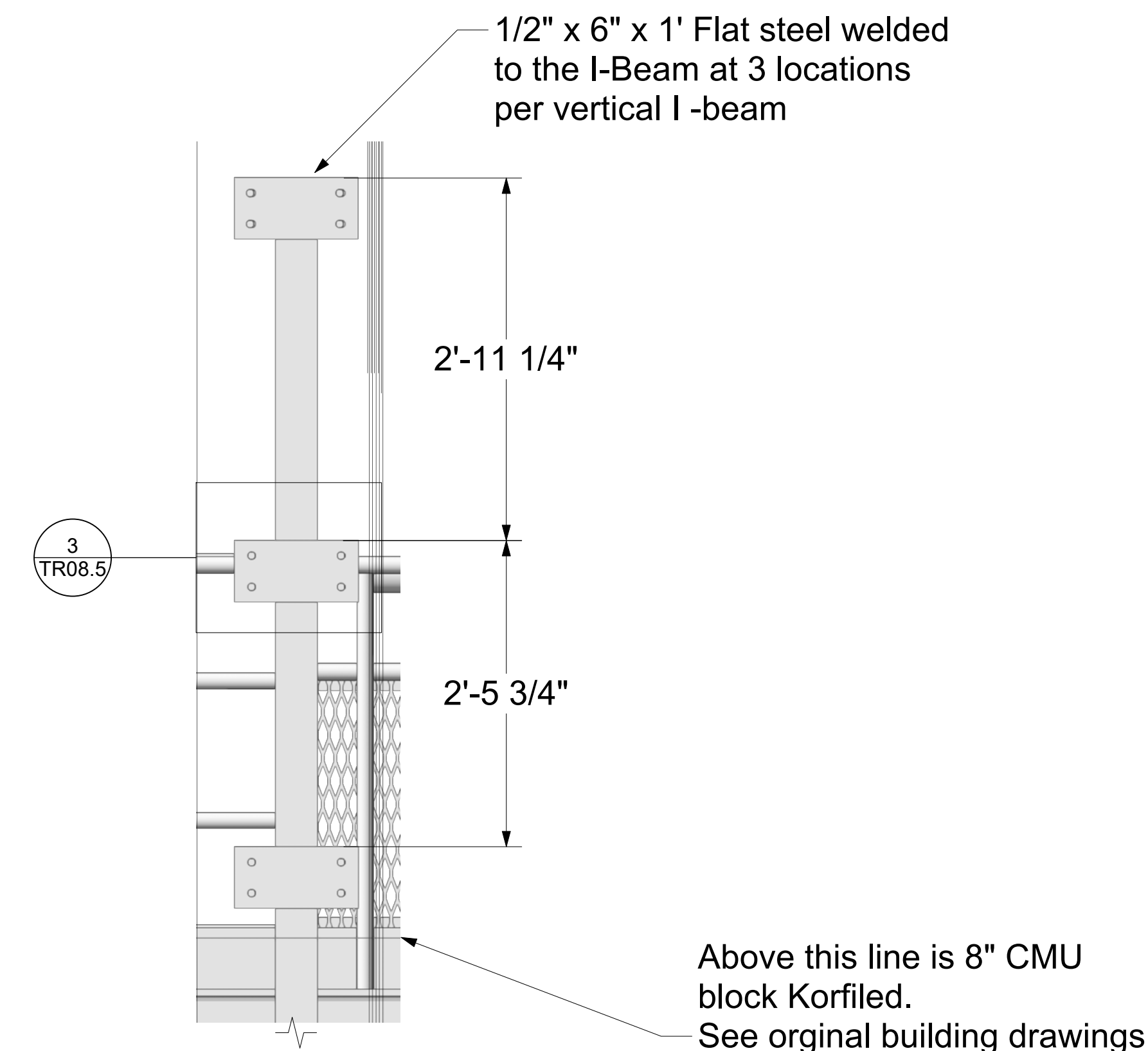
11 Vertical Steel - Lower - Detail 3
Scale: 2" = 1'-0"



4 Horizontal Steel - Detail 1
Scale: 1" = 1'-0"



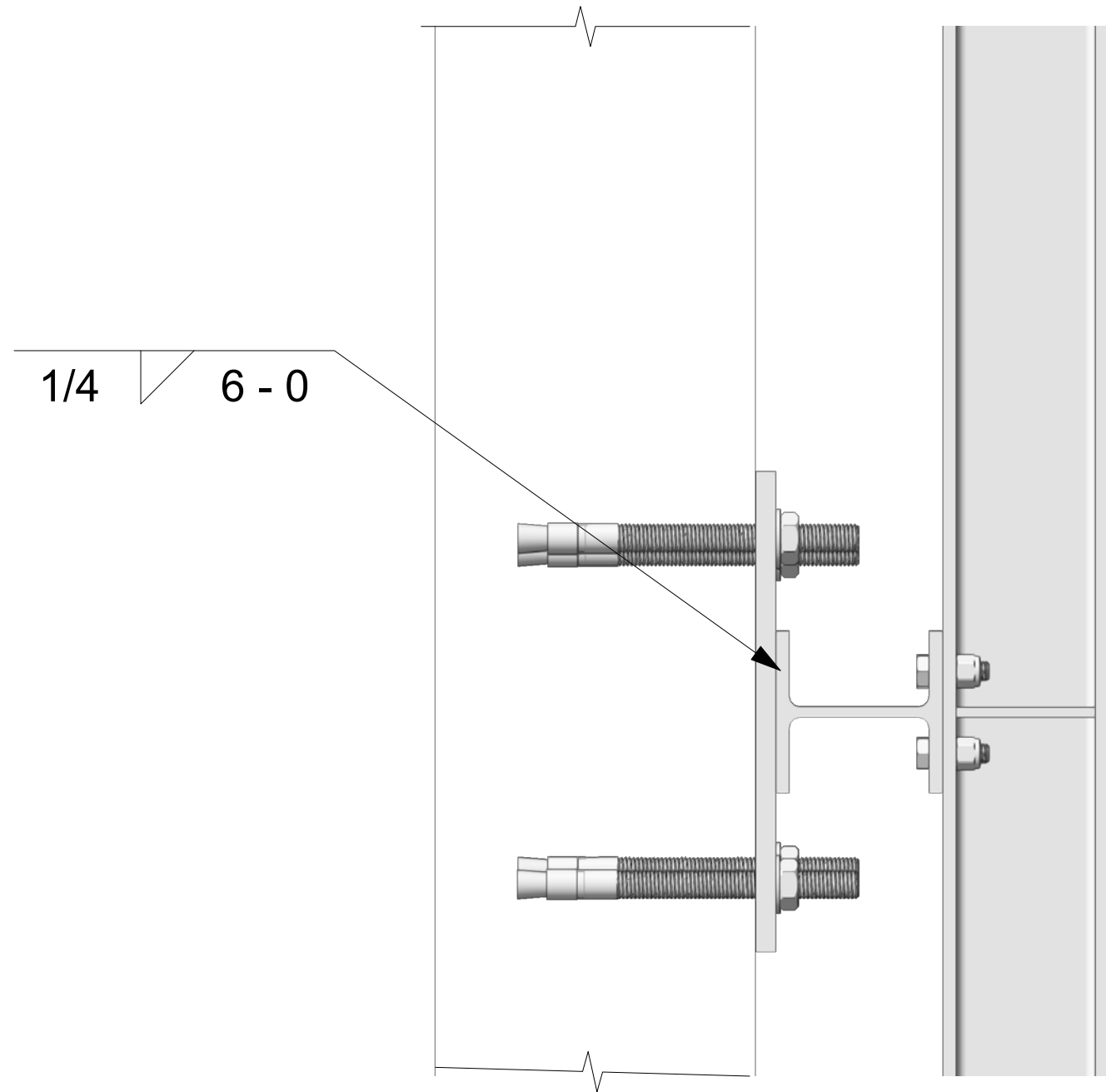
5 Horizontal Steel - Detail 2
Scale: 1" = 1'-0"



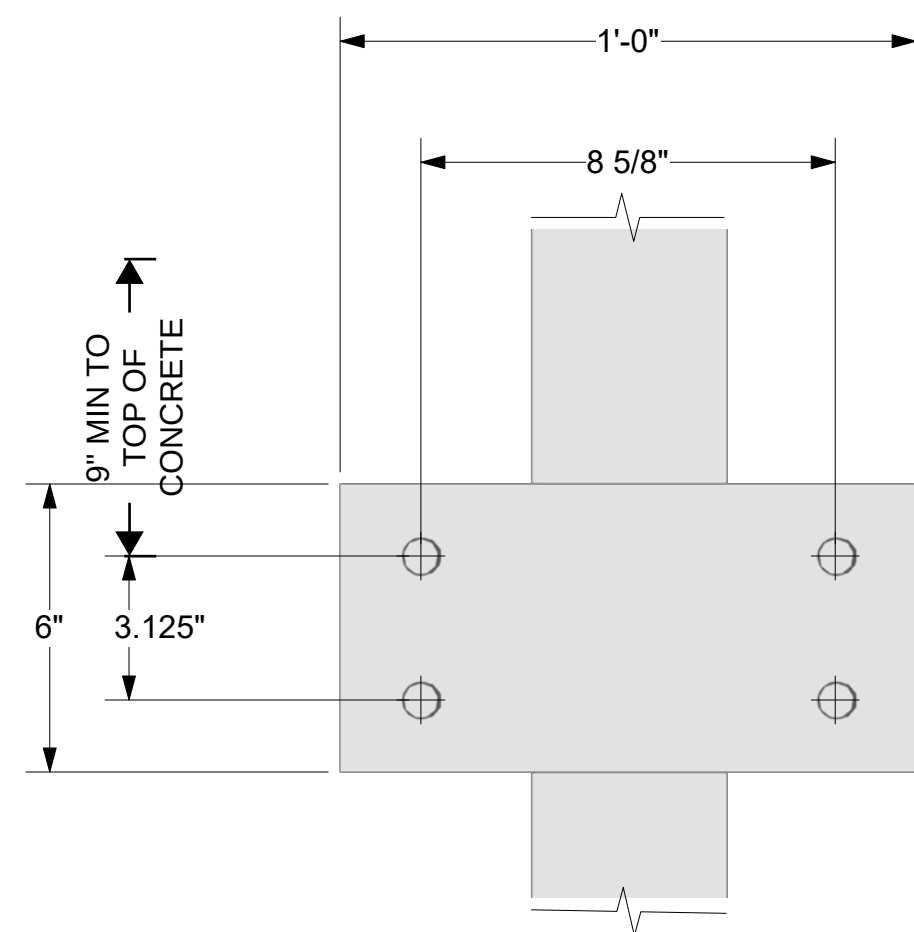
6 Vertical Steel - Upper - detail 1
Scale: 1" = 1'-0"

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Original Drawing references:
See S07 for existing wall structure

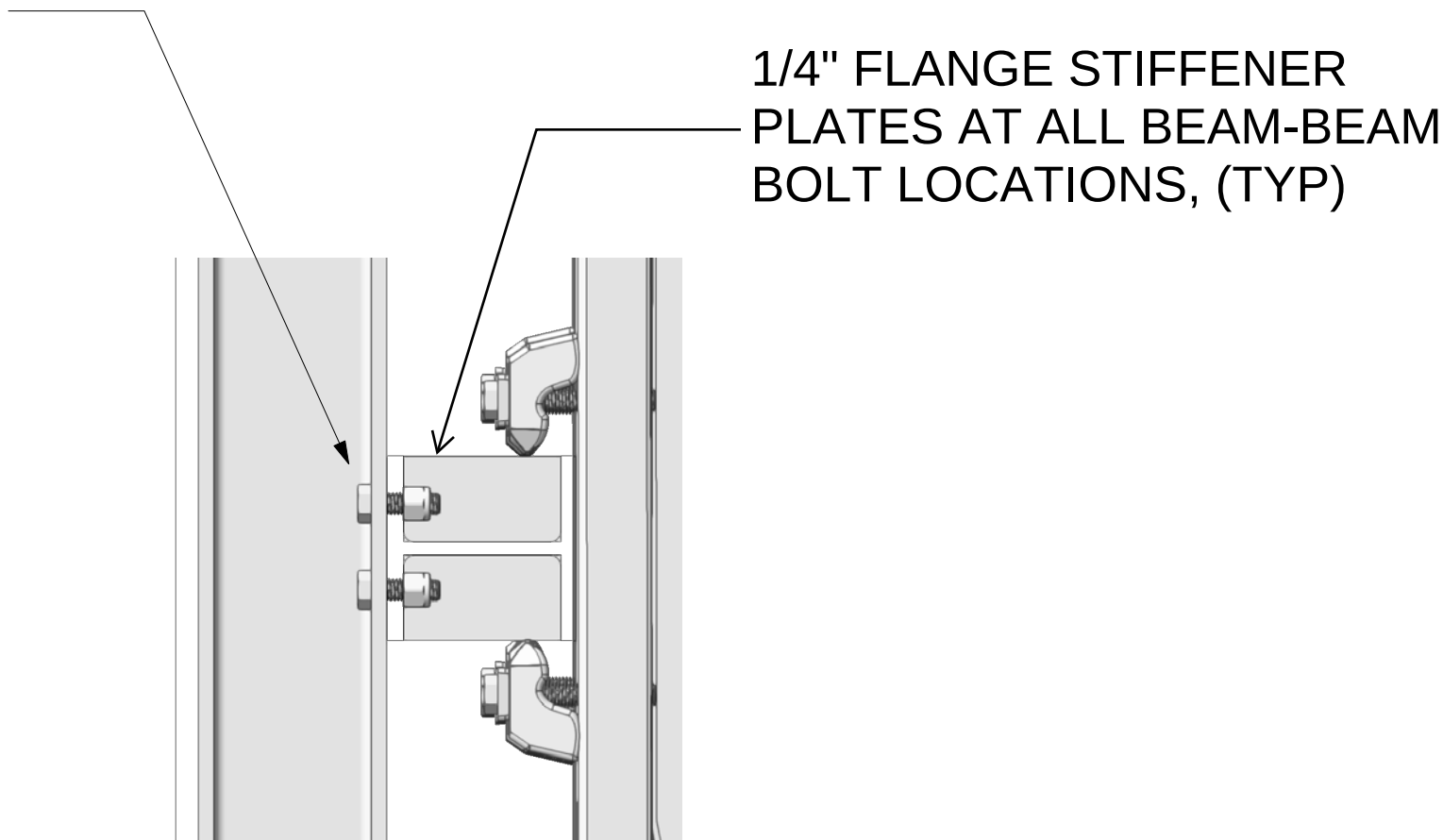


1 Weld Detail - Vertical Steel to flate plate
Scale: 3" = 1'-0"

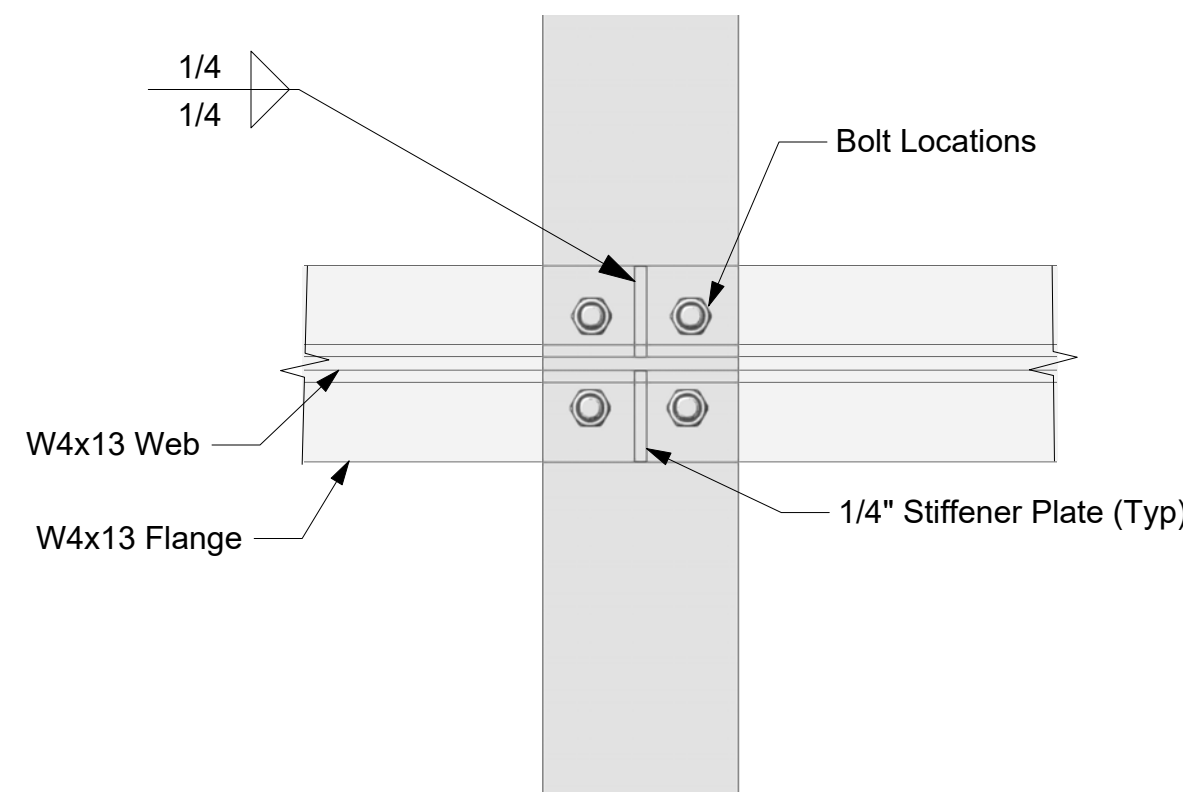


3 Upper Plate detail
Scale: 3" = 1'-0"

Beam to Beam:
1/2" x 2" grade 5 bolt with Nylon
locknut
Typ 4 per beam to beam connection

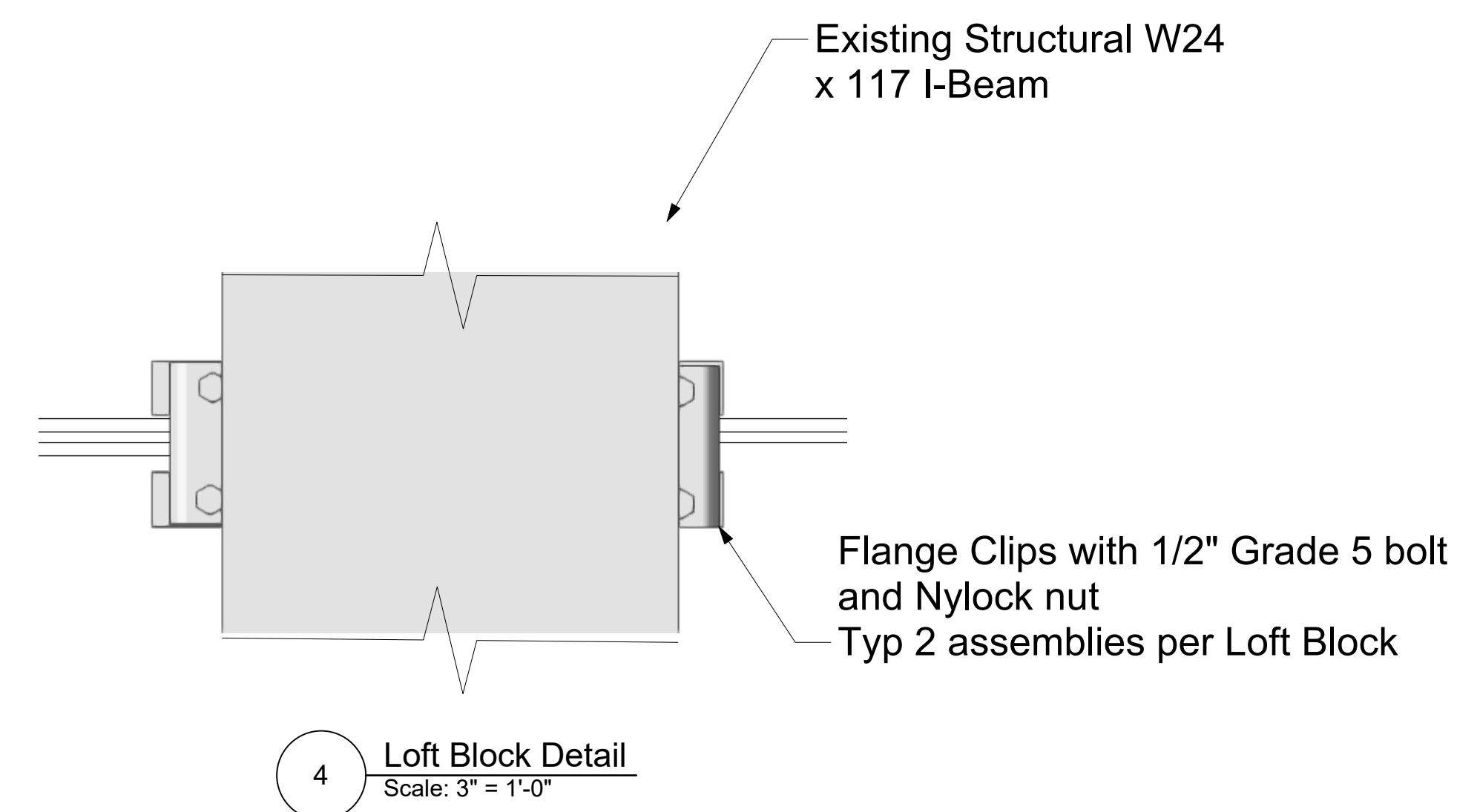
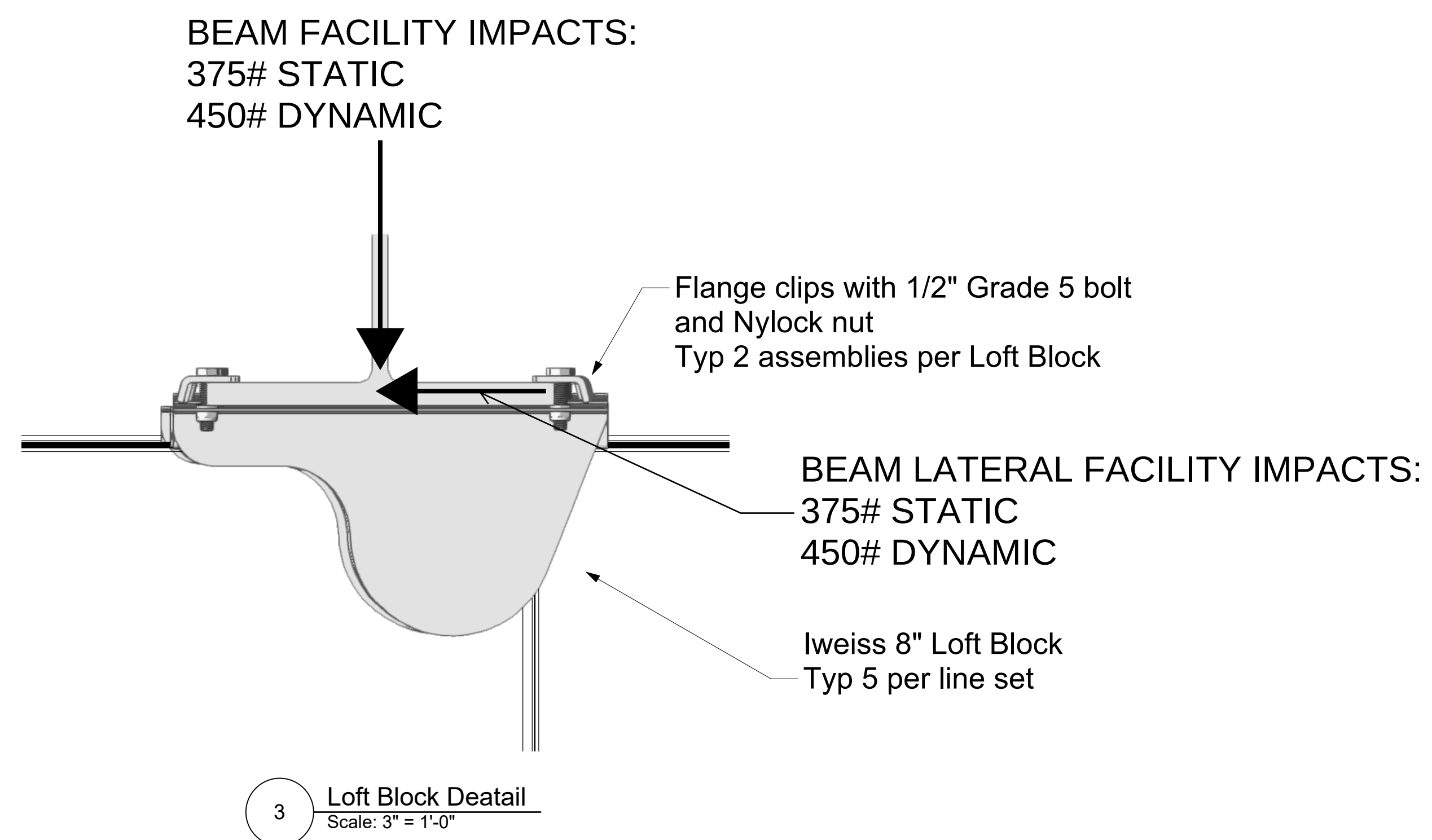
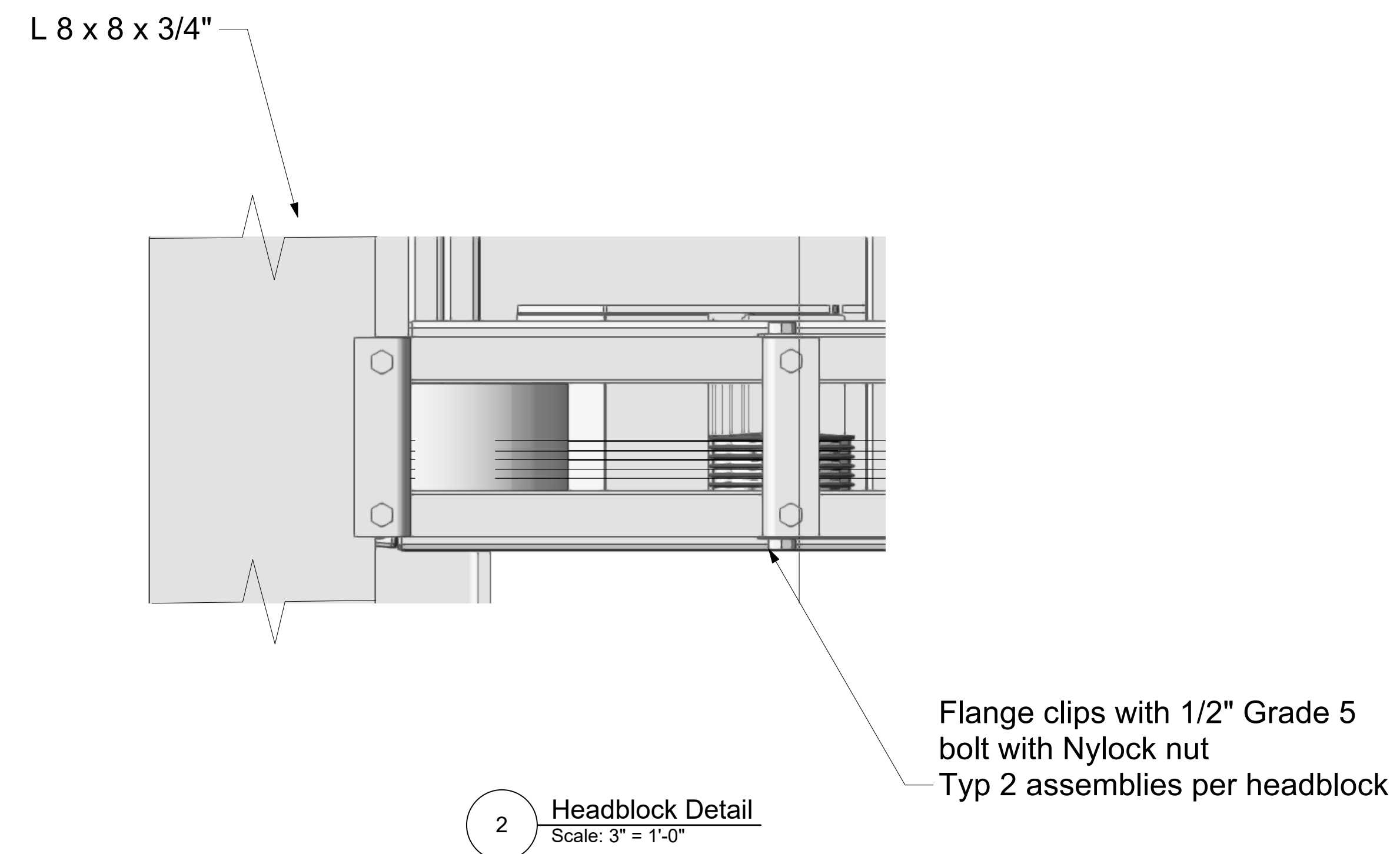
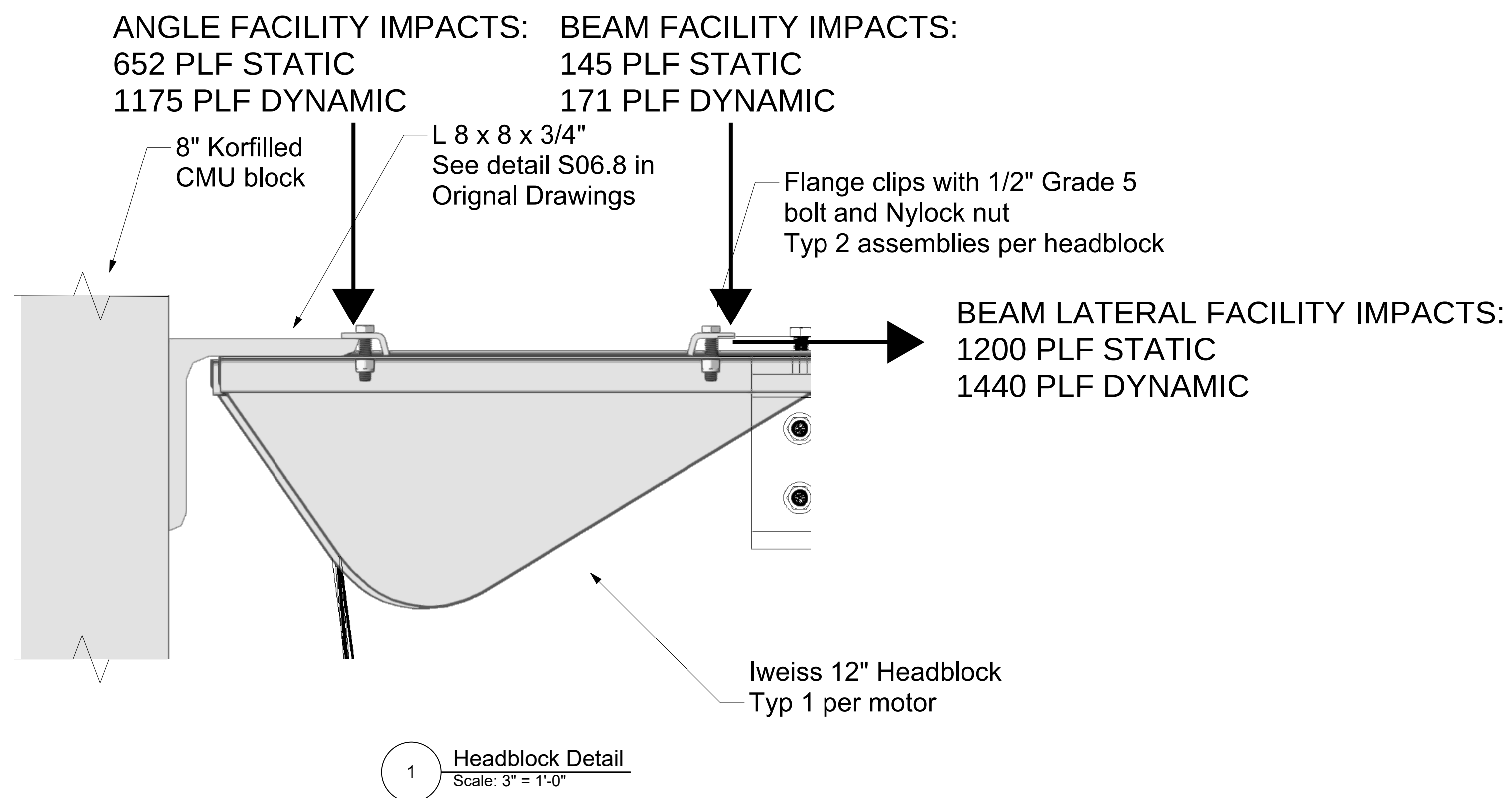


2 Beam to Beam bolts
Scale: 3" = 1'-0"



4 W 4x13 Web Stiffener detail
Scale: 3" = 1'-0"

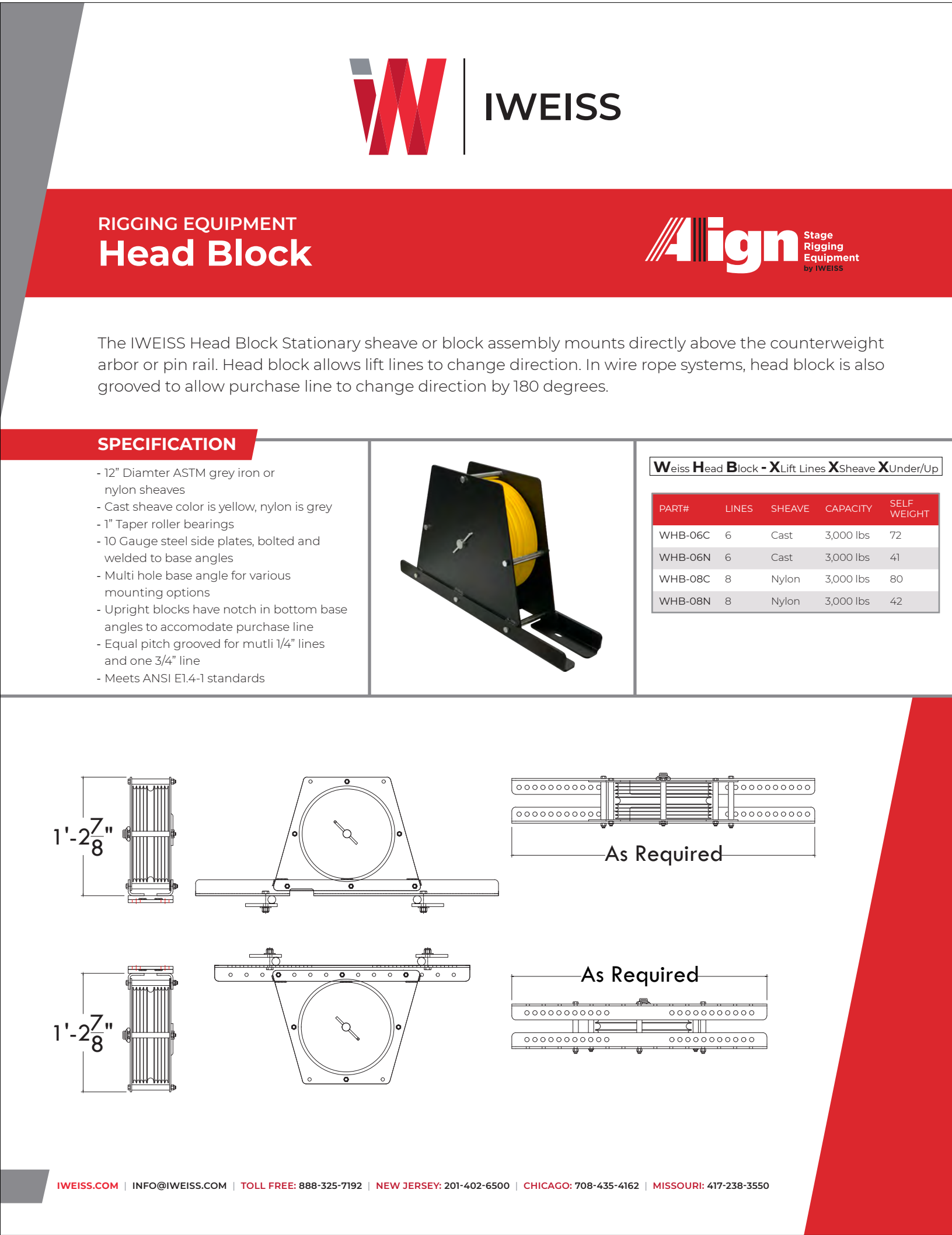
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Original Drawing references:

See S06.8 for detail of existing angle steel for headblock mount

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RIGGING EQUIPMENT

Underhung Loft Block

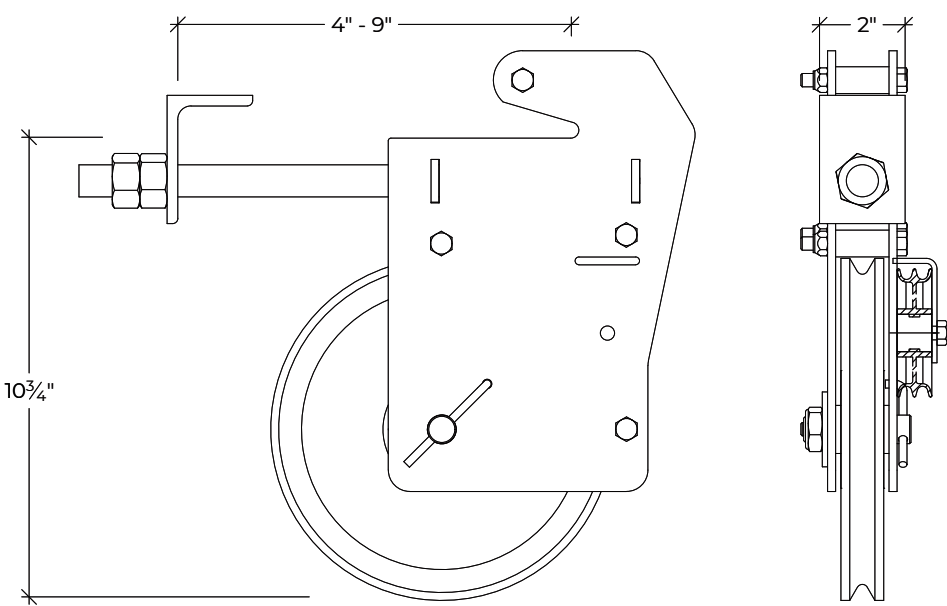


The underhung loft block is solely intended for the use of mounting to the underside of a structural flange in order to direct the lift lines before they are attached to the load that is being supported or lifted.

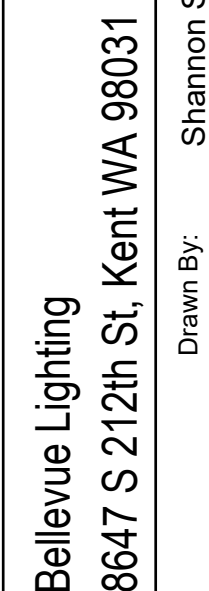
TECHNICAL DATA

- Part #** WLB-1NX
- Specs**
 - Underhung mounting
 - 8" diameter ASTM Class 30 grey iron or nylon sheave
 - 3/16" steel side plate
 - 3/4" steel draw bolt allows for mount direct to beams up to 3/8-3/4" thick and 4" - 9" wide
 - Idler options are two line nylon sheave with two ball bearings

Weiss Lock Block • X Lift Lines X Sheave X Idler XU						
Part#	Lines	Sheave	Bearing	Capacity	Self Weight	Idler
WLB-3BN	(1) 3/16"	8" Nylon	Ball Bearing	525	10	
WLB-25NU	(1) 1/4"	8" Nylon	Ball Bearing	750	10	
WLB-25NU-2	(1) 1/4"	8" Nylon	Ball Bearing	750	11	(2) 1/4"
WLB-25NU-4	(1) 1/4"	8" Nylon	Ball Bearing	750	12	(4) 1/4"
WLB-25NU-6	(1) 1/4"	8" Nylon	Ball Bearing	750	13	(6) 1/4"
WLB-25NU-8	(1) 1/4"	8" Nylon	Ball Bearing	750	14	(8) 1/4"

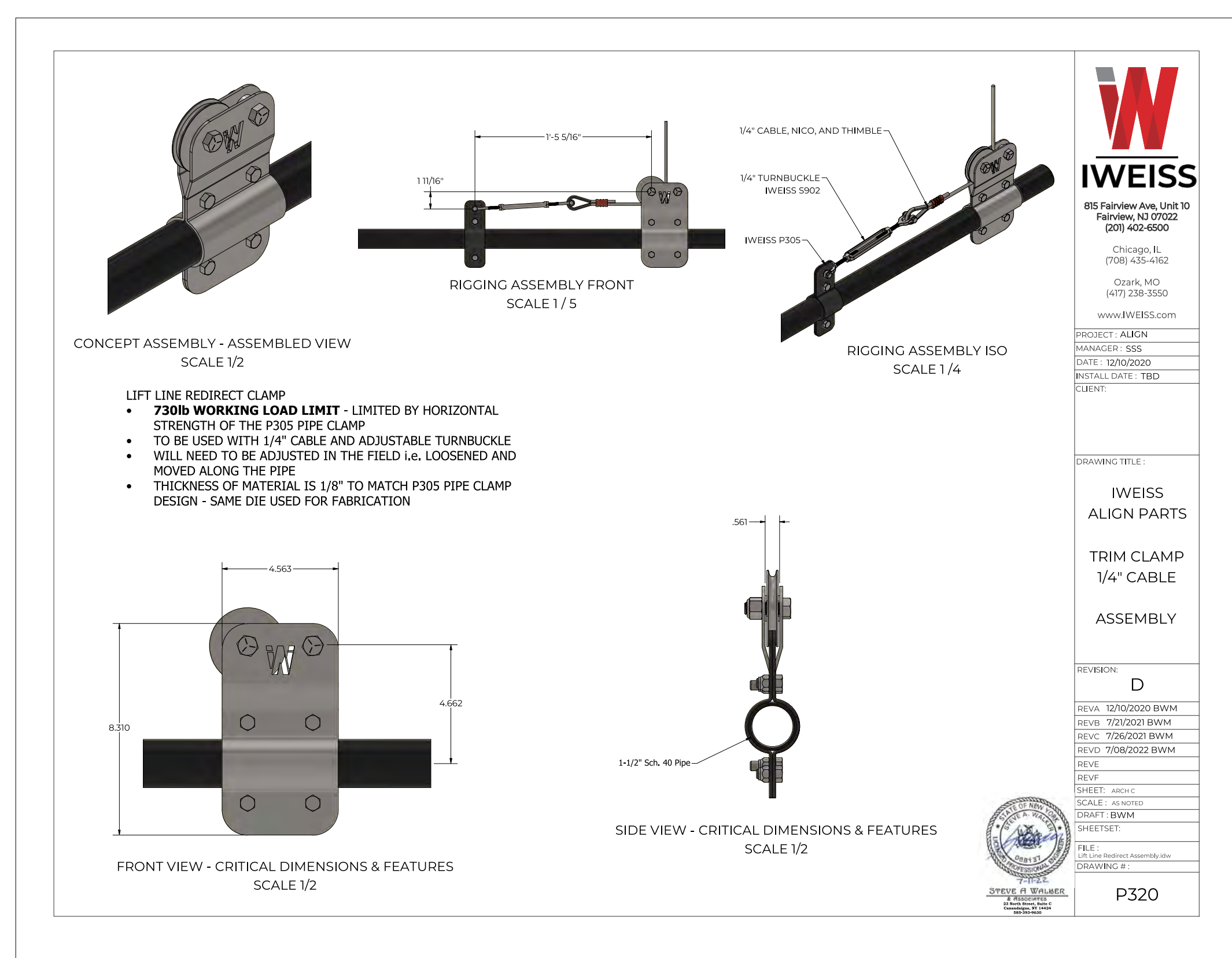


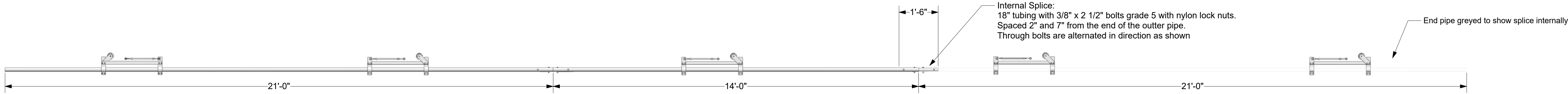
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Project: Kirkland Performance Center

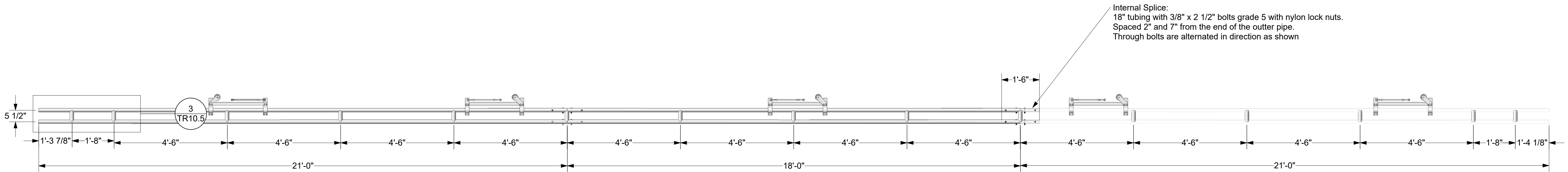
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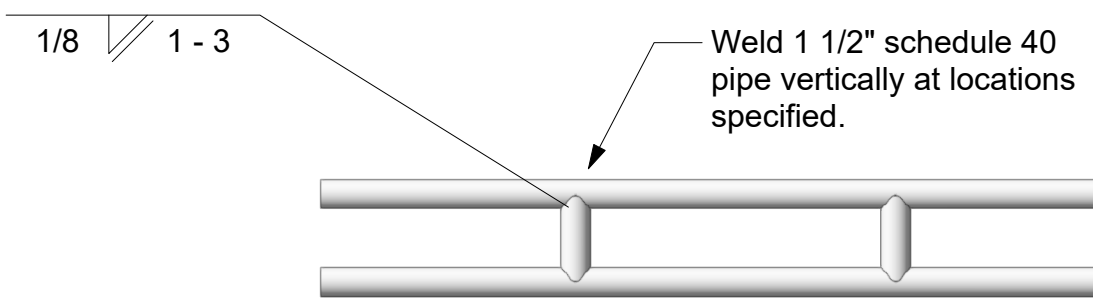




1 Single Batten
Scale: 1/2" = 1'-0"



2 Double Ladder Batten
Scale: 1/2" = 1'-0"



3 [Drawing Title]
Scale: 1" = 1'-0"

Both the single and Double ladder battens are made from 1 1/2" Schedule 40 steel pipe finished black

Internal Pipe Splices are 1.5" diameter round tubing. A513. 120 wall

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Sales Order No: D10060
Customer : MARMON KEYSTONE PIPE & TUBE
: 8555

Specification : A513-20

Article : 50-10472

MILL CERTIFICATE
THIS TUBING WAS MANUFACTURED IN THE U.S.A.

Date: 05/02/24



S i z e	Quantity		Chemical Composition (Ladle Analysis)											Tensile Test			(Heat No.) (Date Produced)
	Number of Pieces	Calculated Weight per ft.	C (%) x 100	Mn (%) x 100	P (%) x 1000	S (%) x 1000	Si (%) x 1000	Cr (%) x 100	Cu (%) x 100	Mo (%) x 100	Ni (%) x 100	Va (%) x 1000	Yield Strength (-)	Tensile Strength (-)	Elongation (%)		
1 1/2 RD X 11 GA. X HRPO 240"	273	1.769	6	40	7	2	10	0	0	0	0	0	0	0	0	0 B72313 04/08/24	
3 RD X 120 X HRPO 240"	37	3.691	6	38	9	2	10	0	0	0	0	0	0	0	0	0 B72073 03/12/24	
3 RD X 120 X HRPO 240"	74	3.691	7	38	7	3	10	0	0	0	0	0	0	0	0	0 B71717 03/12/24	

We hereby certify that the material described herein conforms fully to the said specification.
Unless noted this tubing does not meet the melted and manufactured specification for MADE IN AMERICA
⚠ Warning: Cancer and Reproductive Harm www.p65warnings.ca.gov

SEARING INDUSTRIES, INC.

Salvador Rodriguez-Quality Manager

INSERT REVISED PAGES
INTO APPROVED SET
07/08/2025

BL

Bellevue Lighting
8647 S 212th St, Kent WA 98031
Drawn By: Shannon Saunders

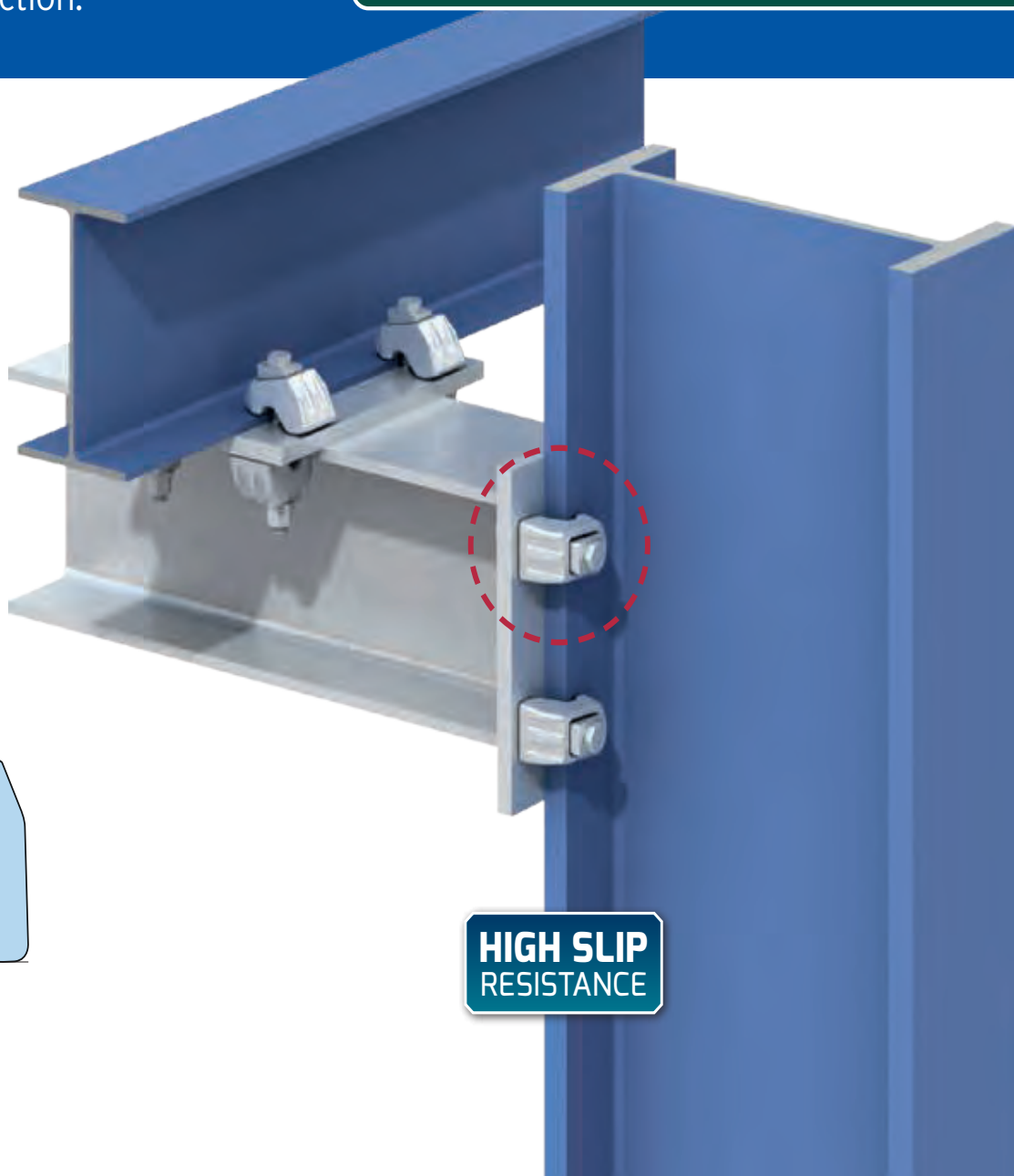
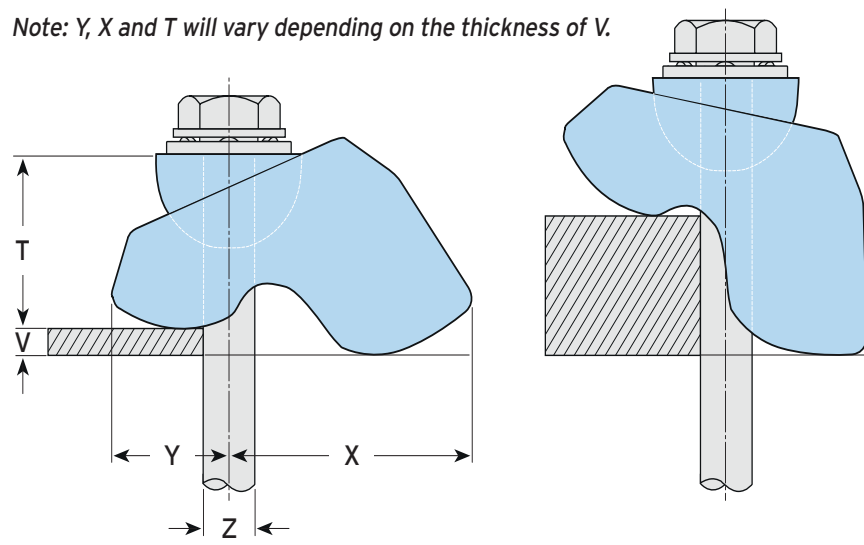
NOTES:

Project: Kirkland Performance Center
Status:
Sheet Name: Mill Spec for Internal Pipe Splices

Issue Date:
A 3/10/2025

Scale:

Sheet:
TR10.7



- High slip resistance clamp evaluated for tensile, slip and combined load applications.
- Self-adjusts to suit a range of flange thicknesses.
- Safe working loads apply in temperatures as low as -76°F.
- Independently evaluated for fatigue resistance per ICC-ES ESR-3976, AISC 360 Appendix 3 and EN 1993-1-9.
- For parallel and tapered flanges up to and including 10°.
- The tail spans loaded clearance holes.

- Lindapter recommends the use of DTI Washers when using A325 or A490 structural bolts with Type AAF. For further information refer to page 70.
- For fatigue resistance please refer to ESR 3976 for appropriate stress category in accordance with AISC 360 Appendix 3 or contact our Technical Support team.

Material: Low temperature SG iron, hot dip galvanized.

Product Code	Bolt		Safe Working Loads			Minimum Plate Thickness (see page 19)		Tight. Torque*	Clamping Range ³⁾ V	Dimensions				
	Size Z	Grade	Tensile Resistance / 1 Bolt (FOS 4.5:1)	Slip Resistance ¹⁾ / 2 Bolts (FOS 2:1)		Location Plate	End Plate			Galv. Steel ft lb	Y	X	T	Width
				Painted Steel ²⁾ lbs	Galv. Steel lbs									
LAAF050	1/2"	5/A325	1911	764	877	1/2"	5/8"	66	3/16" - 1"	1" - 1 ⁵ /16"	1/16" - 1 ¹⁵ /16"	1/32" - 1 ³ /8"	1 ⁵ /8"	
LAAF062	5/8"	5/A325	3597	1798	2248	5/8"	3/4"	177	1/4" - 1 ³ /16"	1 ⁵ /16" - 2"	1/4" - 2 ⁵ /16"	1 ³ /8" - 1 ¹³ /16"	2 ³ /16"	
LAAF075	3/4"	5/A325	5901	2922	3597	3/4"	1"	347	1/4" - 1 ⁹ /16"	1 ¹⁵ /16" - 2 1/2"	1 ⁷ /8" - 3 1/16"	2 1/16" - 2 1/2"	3"	
LAAF062	5/8"	A490**	4383	2473	2698	5/8"	1"	221	1/4" - 1 ³ /16"	1 ⁵ /16" - 2"	1/4" - 2 ⁵ /16"	1 ³ /8" - 1 ¹³ /16"	2 ³ /16"	
LAAF075	3/4"	A490**	6744	4496	5620	3/4"	1"	477	1/4" - 1 ⁹ /16"	1 ¹⁵ /16" - 2 1/2"	1 ⁷ /8" - 3 1/16"	2 1/16" - 2 1/2"	3"	

1) Slip resistant values calculated against movement exceeding 0.004" / 0.1mm.

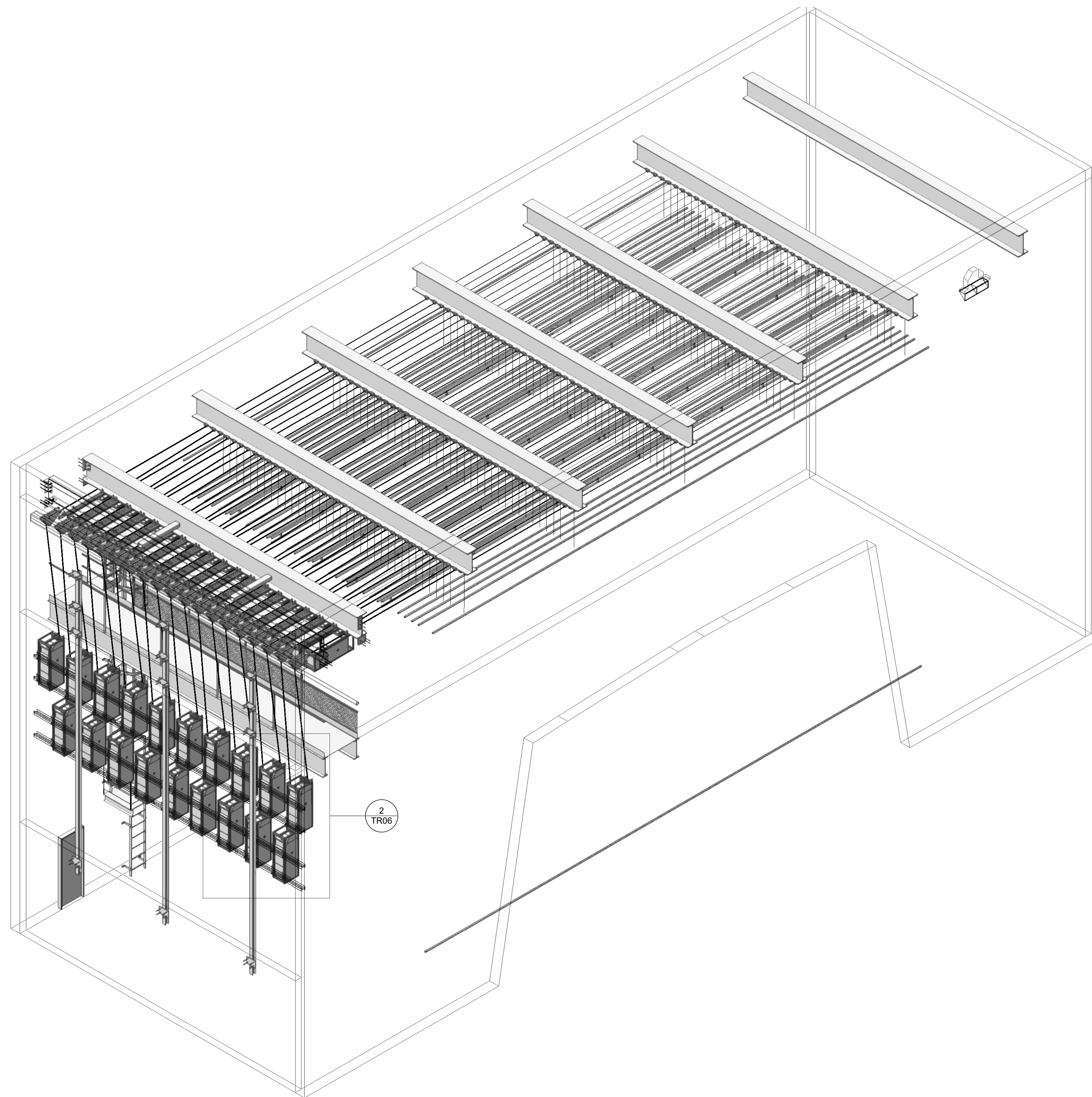
2) Shot blast and painted steel

3) Packing pieces are available to increase the clamping range, see page 18.

Note: Location plate and end plate details can be found on page 19

* Torque figures based on fasteners in an unlubricated condition. For further information see page 70. ** Limited availability of Grade A490 bolts - please check availability before specifying.





1 [Drawing Title]
Scale: 1/4" = 1'-0"

**INSERT REVISED PAGES
INTO APPROVED SET
07/08/2025**

	
Bellevue Lighting 8647 S 212th St, Kent WA 98031 Drawn By: Shannon Saunders	
NOTES:	
Project: Kirkland Performance Center	Isometric view
Status: Sheet Name:	
Issue Date:	
A 3/10/2025	
Scale:	
Sheet:	TR12

Member ID	Member Type	Length	
CTR BRACKET-1	Steel	Angle	Center
CTR BRACKET-2	Steel	Angle	Center
CTR BRACKET-3	Steel	Angle	Center
CTR BRACKET-4	Steel	Angle	Center
CTR BRACKET-5	Steel	Angle	Center
CTR BRACKET-6	Steel	Angle	Center
CTR BRACKET-7	Steel	Angle	Center
CTR BRACKET-8	Steel	Angle	Center
CTR BRACKET-9	Steel	Angle	Center
CTR BRACKET-10	Steel	Angle	Center
CTR BRACKET-11	Steel	Angle	Center
CTR BRACKET-12	Steel	Angle	Center
CTR BRACKET-13	Steel	Angle	Center
CTR BRACKET-14	Steel	Angle	Center
CTR BRACKET-15	Steel	Angle	Center
CTR BRACKET-16	Steel	Angle	Center
CTR BRACKET-17	Steel	Angle	Center
CTR BRACKET-18	Steel	Angle	Center
CTR BRACKET-19	Steel	Angle	Center
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CTR BRACKET-31	Steel	Angle	Center
CTR BRACKET-32	Steel	Angle	Center
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L3X3-2	Steel	Angle	Center
L3X3-3	Steel	Angle	Center
L3X3-4	Steel	Angle	Center
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ON/OFF BRACKET-6	Steel	Angle	Center
ON/OFF BRACKET-7	Steel	Angle	Center
ON/OFF BRACKET-8	Steel	Angle	Center
PERLIN L4X4X3/8-1	Steel	Angle	Center
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PERLIN L4X4X3/8-30	Steel	Angle	Center
UP/DN BRACKET-1	Steel	Angle	Center
UP/DN BRACKET-2	Steel	Angle	Center
UP/DN BRACKET-3	Steel	Angle	Center
UP/DN BRACKET-4	Steel	Angle	Center
UP/DN BRACKET-5	Steel	Angle	Center
UP/DN BRACKET-6	Steel	Angle	Center
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UP/DN BRACKET-14	Steel	Angle	Center
UP/DN BRACKET-15	Steel	Angle	Center
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W5X16-9	Steel	Wide Flange	Center
W5X16-10	Steel	Wide Flange	Center
W8X18-1	Steel	Wide Flange	Center
W8X18-2	Steel	Wide Flange	Center
W8X18-3	Steel	Wide Flange	Center
W8X18-4	Steel	Wide Flange	Center

STRUCTURAL NOTES
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COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT SCHAEFER. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.
GOVERNING CODE
2021 WASHINGTON STATE BUILDING CODE (REFERENCES IBC 2021 & ASCE-7-16)
DESIGN LOADS
1. DEAD LOAD 10 PSF
2. LIVE LOAD (OVER ENTIRE FLOOR) 150 PSF
3. LIVE LOAD LOCAL – (1) 4000 POUND LIFT (16 FT*2) 185 PSF
CONSTRUCTION AND SAFETY
1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
5. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

STRUCTURAL STEEL
1. MATERIALS (UNLESS NOTED OTHERWISE):
A. W AND WT SHAPES: ASTM A992, Fy = 50 KSI
B. L SHAPES: ASTM A36, Fy = 36 KSI
C. PLATES AND BARS: ASTM A36, Fy = 36 KSI
D. BOLTS: ASTM F3125, GRADE A325-N, 3/4" DIAMETER (UNLESS NOTED OTHERWISE)
E. WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
2. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION
3. FABRICATOR QUALIFICATIONS: STRUCTURAL STEEL FABRICATOR SHALL PARTICIPATE IN THE AISC QUALITY CERTIFICATION PROGRAM, AND SHALL BE DESIGNATED AS AN AISC-CERTIFIED PLANT, CATEGORY STD.
4. SUBMITTALS
A. STRUCTURAL STEEL SHOP DRAWINGS
WOOD - ROUGH CARPENTRY
1. WOOD FRAMING MATERIALS:
A. DIMENSION LUMBER FRAMING - INTERIOR APPLICATIONS:
i. 2x4 AND 2x6 (TYPICAL): STUD NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
2. ANCHORS AND FASTENERS:
A. WOOD SCREWS:
i. #8= 0.164" DIA.
ii. #10= 0.19" DIA.
iii. #12= 0.216" DIA.
3. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL, AND ARE BASED ON THEIR CATALOG PUBLISHED CAPACITIES. ALL CONNECTORS SHALL BE INSTALLED USING THE MAXIMUM NAILING SPECIFIED AND PROPER NAIL SIZE UNLESS NOTED OTHERWISE.
WOOD - SHEATHING
1. MATERIALS:
A. FLOOR SHEATHING (TYPICAL): 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE, EXPOSURE 1 CLASSIFICATION.
2. SHEATHING INSTALLATION:
A. NAIL SHEATHING TO WOOD FRAMING WITH 0.131" DIA, 3" LG NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
POST INSTALLED ANCHORS
1. INSTALLATION: INSTALL ANCHORS PER EVALUATION REPORT AND MANUFACTURER’S PRINTED INSTALLATION INSTRUCTIONS (MPII).
2. CONNECTIONS TO EXISTING REINFORCED CONCRETE OR MASONRY: PRIOR TO DRILLING, VERIFY LOCATIONS OF EXISTING REINFORCING BARS USING A REBAR DETECTOR. NOTIFY ENGINEER PRIOR TO INSTALLATION IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING BARS. DO NOT DRILL THROUGH REINFORCING BARS.
3. TESTING AND INSPECTION: REFER TO EVALUATION REPORTS FOR ADDITIONAL TESTING AND INSPECTION REQUIREMENTS.
4. SUBSTITUTIONS: SUBSTITUTIONS COMPLYING WITH SPECIFIED ACCEPTANCE CRITERIA MAY BE CONSIDERED. SUBMIT EVALUATION REPORT DEMONSTRATING COMPLIANCE WITH GOVERNING CODE AND SPECIFIED ACCEPTANCE CRITERIA PRIOR TO INSTALLATION.
5. ADHESIVE ANCHORS:
A. ANCHOR RODS: HILTI “HAS-V-36” UNLESS NOTED OTHERWISE. SIZE AND EMBEDMENT AS INDICATED ON DRAWINGS.
B. SIZE SHALL BE 5/8" DIAMETER AND 4" EMBEDMENT.
C. ADHESIVE IN CONCRETE: HILTI “HIT-HY 200-V3” HYBRID ADHESIVE (EVALUATION REPORT: ICC-ES ESR-4868), SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES AC308 AND ACI 355.4 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.
D. VERIFY THAT THE SHELF LIFE OF THE ADHESIVE HAS NOT BEEN EXCEEDED ON THE DATE OF INSTALLATION.
6. EXPANSION ANCHORS:
A. ANCHORAGE TO CONCRETE: HILTI “KWIK BOLT T22 CARBON STEEL” (EVALUATION REPORT: ICC-ES ESR-4266. SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA ICC-ES ACI93 AND ACI 355.2 FOR USE IN CRACKED CONCRETE MAY BE CONSIDERED.
B. SIZE SHALL BE 5/8" DIAMETER AND 3 1/4" EMBEDMENT.

HOURS OF WORK:
7 AM to 8 PM Mon-Fri and 9 AM to 6 PM Sat. No work Sundays & holidays (per KZC 115.25). Exceptions must be approved in writing by Planning Official.

SCOPE OF WORK - Changes to the scope of work, design, materials or method of construction will require revised plans to be submitted. The plans must be reviewed and approved by City of Kirkland review staff prior to being implemented in the field. Additional review fees will be charges as applicable.

THIS PERMIT DOES NOT INCLUDE WORK RELATED TO: ELECTRICAL, PLUMBING, MECHANICAL, SPRINKLER SYSTEMS, STAGE LIGHTING/HOIST SYSTEMS. SEPARATE PERMITS ARE REQUIRED

City of Kirkland
Reviewed by P. McJunkin
03/11/2025

APPROVED PLAN
SET MUST
REMAIN ON SITE.

CITY MARKUPS &
APPROVALS MUST
BE PRINTED IN
RED.

Illicit Discharges and Connections (Municipal Code 15.52) are prohibited into the Storm Drain System: Contractor is responsible for keeping streets clean and free of contaminants at all times, removing pollutants from a private system that enters the municipal storm system and/or surface and ground water, and preventing an illicit discharge (KMC 15.52) into a the municipal storm drain system and/or surface and ground water. If your construction project violates Municipal Code 15.52, the City of Kirkland Storm Maintenance Division will be called to clean the public storm system, and other affected public infrastructure. The contractor(s), property owner, vendor, and any other responsible party may be charged all costs associated with the clean-up and may also be assessed a fine (KMC 1.12.200). The minimum fine is \$500. A fine for a repeat violation shall be determined by multiplying the surface water fine by the number of violations. A fine may be reduced or waived for persons who immediately self-report violation to the city at 425-587-3900. A Final Inspection of your Project will not be granted until all costs associated with the clean-up, and penalties, are paid to the City of Kirkland.

ALL WELDING MUST BE DONE BY AWS CERTIFIED WELDERS.

FABRICATION AND SHOP WELDING PERFORMED WITHIN WA STATE SHALL BE DONE BY A WABO CERTIFIED FABRICATION SHOP OR SHALL BE DONE BY A WABO CERTIFIED WELDER.

SPECIAL INSPECTIONS ARE REQUIRED FOR ALL SITE WELDING. PROVIDE EITHER THE SPECIAL INSPECTION REPORT OR THE WABO FABRICATION SHOP CERTIFICATION TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.



STRUCTURAL ENGINEERS
800.542.3302
schaefer -inc.com

schaefer



Thomas Coudery

Principal

Maple Valley, WA

Thomas Coudery

Thomas Coudery

Principal

Maple Valley, WA

Thomas Coudery

Thomas Coudery

Principal

Maple Valley, WA

Thomas Coudery

Project: Kirkland Performance Center Safety Update

350 Kirkland Ave.
Kirkland, WA 98033-8921

Status:

Sheet Name:

REV. #:

Issue Date:

Scale:

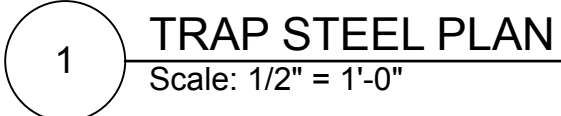
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ENGINEERS NOTES

S 001

BNR25-01347 APPROVED PLANS -KPC Auditorium Stage Floor- 3.11.25 Page 1 of 6

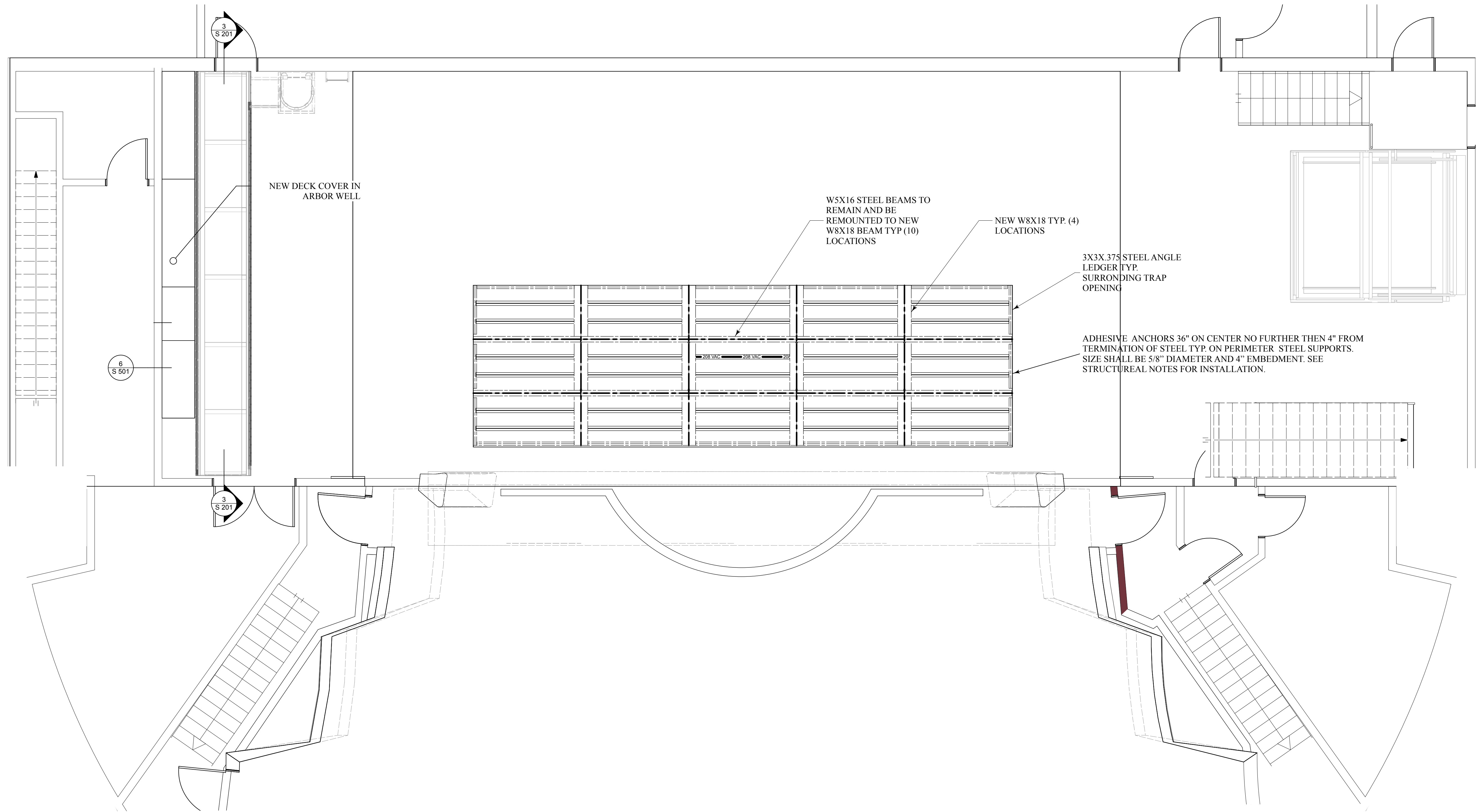


- ALL WELDING MUST BE DONE BY AWS CERTIFIED WELDERS.**
- FABRICATION AND SHOP WELDING PERFORMED WITHIN WA STATE SHALL BE DONE BY A WABO CERTIFIED FABRICATION SHOP OR SHALL BE DONE BY A WABO CERTIFIED WELDER.**
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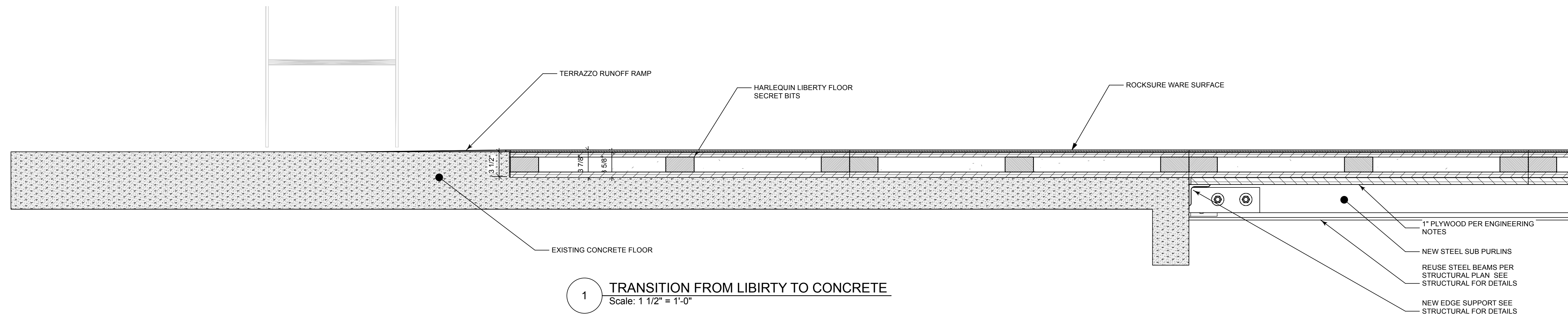
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Batten and light Studio (206) 427-7513. Thomas Coudery Lighting Consultant: Thomas Coudery Interior Designer: Michael Kline Eugene Quinn		Thomas Coudery Principal Maple Valley, WA Drawn By: Thomas Coudery	Batten and light Studio Theatre Consulting & Design
NOTES: THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF BATTEN & LIGHT STUDIO LLC. NO REPRODUCTION OR USE OF DESIGN CONCEPTS ARE ALLOWED WITHOUT THE WRITTEN PERMISSION OF BATTEN & LIGHT STUDIO LLC. ANY VIOLATION OF THIS COPYRIGHT SHALL BE SUBJECT TO LEGAL ACTION			
Project: Kirkland Performance Center Safety Update 350 Kirkland Ave. Kirkland, WA 98033-4821		REV. #:	R
Status:	Sheet Name:	Issue Date:	
Scale:		S 104	
Sheet:		REPLACEMENT STEEL PLAN	



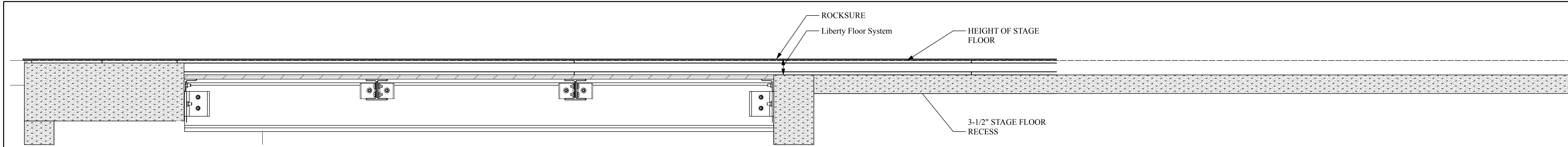
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FABRICATION AND SHOP WELDING PERFORMED WITHIN WA STATE SHALL BE DONE BY A WABO CERTIFIED FABRICATION SHOP OR SHALL BE DONE BY A WABO CERTIFIED WELDER.

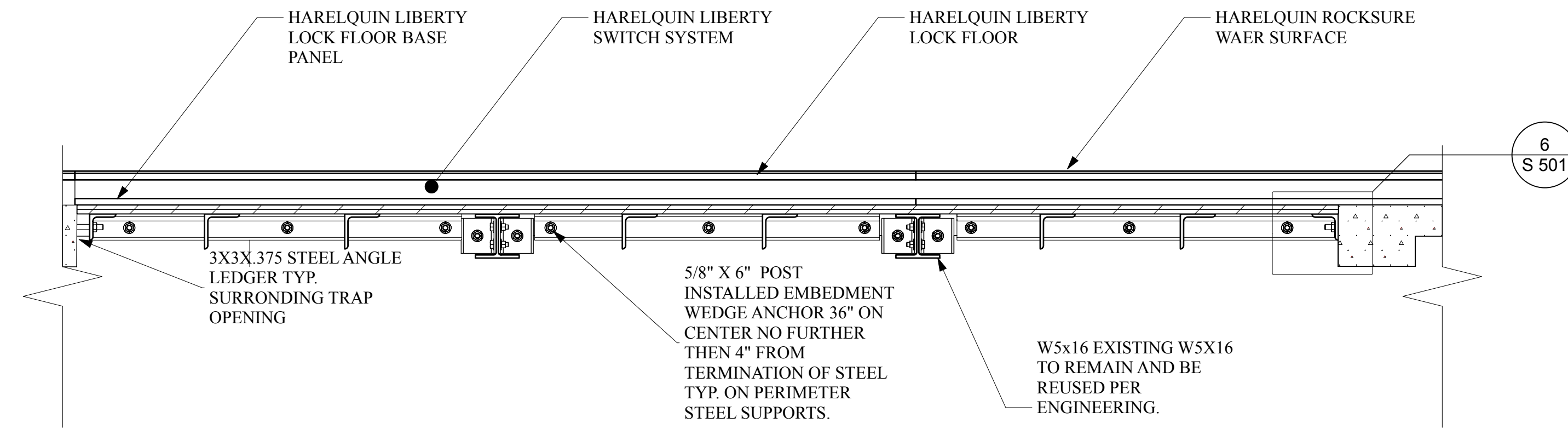
SPECIAL INSPECTIONS ARE REQUIRED FOR ALL SITE WELDING. PROVIDE EITHER THE SPECIAL INSPECTION REPORT OR THE WABO FABRICATION SHOP CERTIFICATION TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

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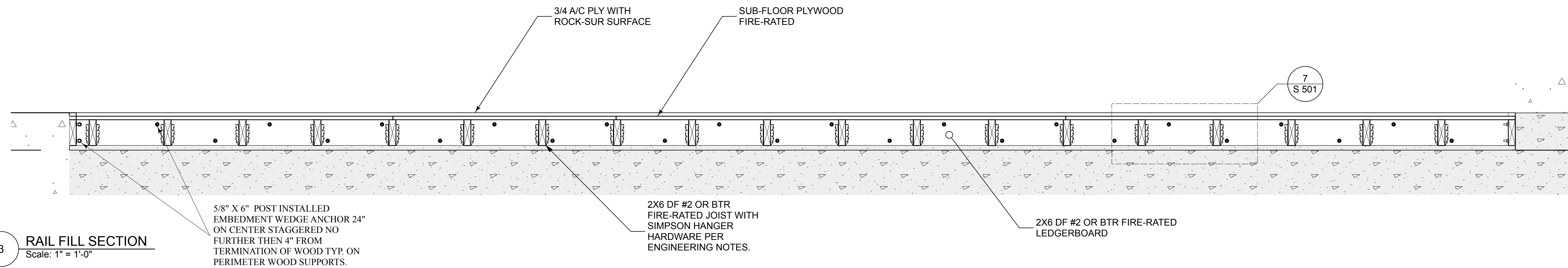
schaefer



1 STAGE FLOOR STRUCTURAL SECTION UP TO DOWN STAGE
Scale: 1" = 1'-0"



2 TRAP LEDGE SECTION UP DOWN STAGE RIGHT
Scale: 1" = 1'-0"



3 RAIL FILL SECTION
Scale: 1" = 1'-0"

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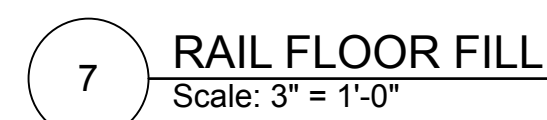
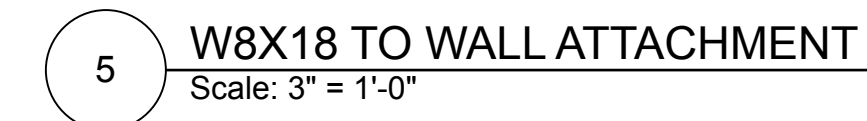
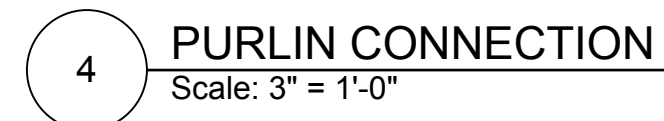
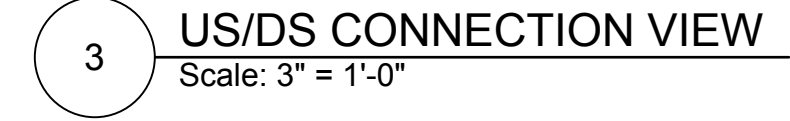
SPECIAL INSPECTIONS ARE REQUIRED FOR ALL SITE WELDING. PROVIDE EITHER THE SPECIAL INSPECTION REPORT OR THE WABO FABRICATION SHOP CERTIFICATION TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.



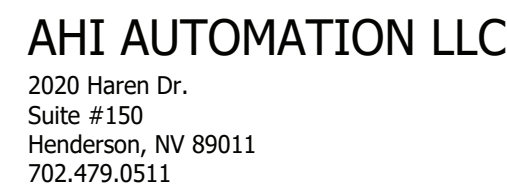
STRUCTURAL ENGINEERS
800.542.3302
schaefer-inc.com

schaefer

Batten and light Studio Thomas Coudery Principle (206) 427-7513 Maple Valley, WA Thomas Coudery Drawn By: Michael Klara Project Designer: Michael Klara		Project: Kirkland Performance Center Safety Update 350 Kirkland Ave. Kirkland, WA 98033-4821 Status: R Sheet Name: STRUCTURAL ELEVATIONS	
NOTES: THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF BATTEN & LIGHT STUDIO LLC. NO REPRODUCTION OR USE OF DESIGN CONCEPTS ARE ALLOWED WITHOUT THE WRITTEN PERMISSION OF BATTEN & LIGHT STUDIO LLC. ANY VIOLATION OF THIS COPYRIGHT SHALL BE SUBJECT TO LEGAL ACTION		REV. #: Issue Date: Scale: Sheet: S 201	



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Kirkland Performance Center

Kirkland, WA

UL508A ENCLOSURE/SYSTEM

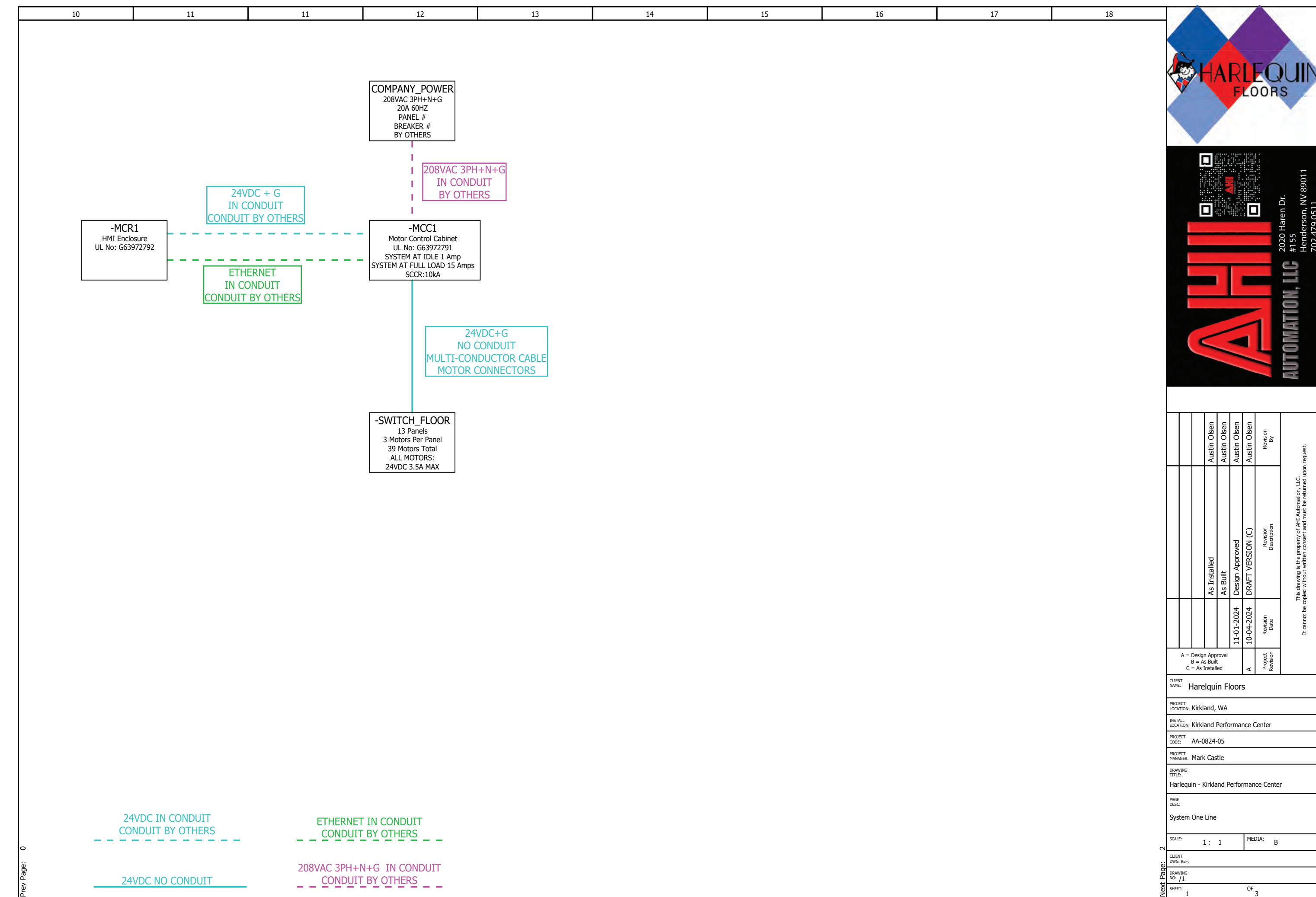
Basic project with identification structure in accordance with IEC standard

[illegible]

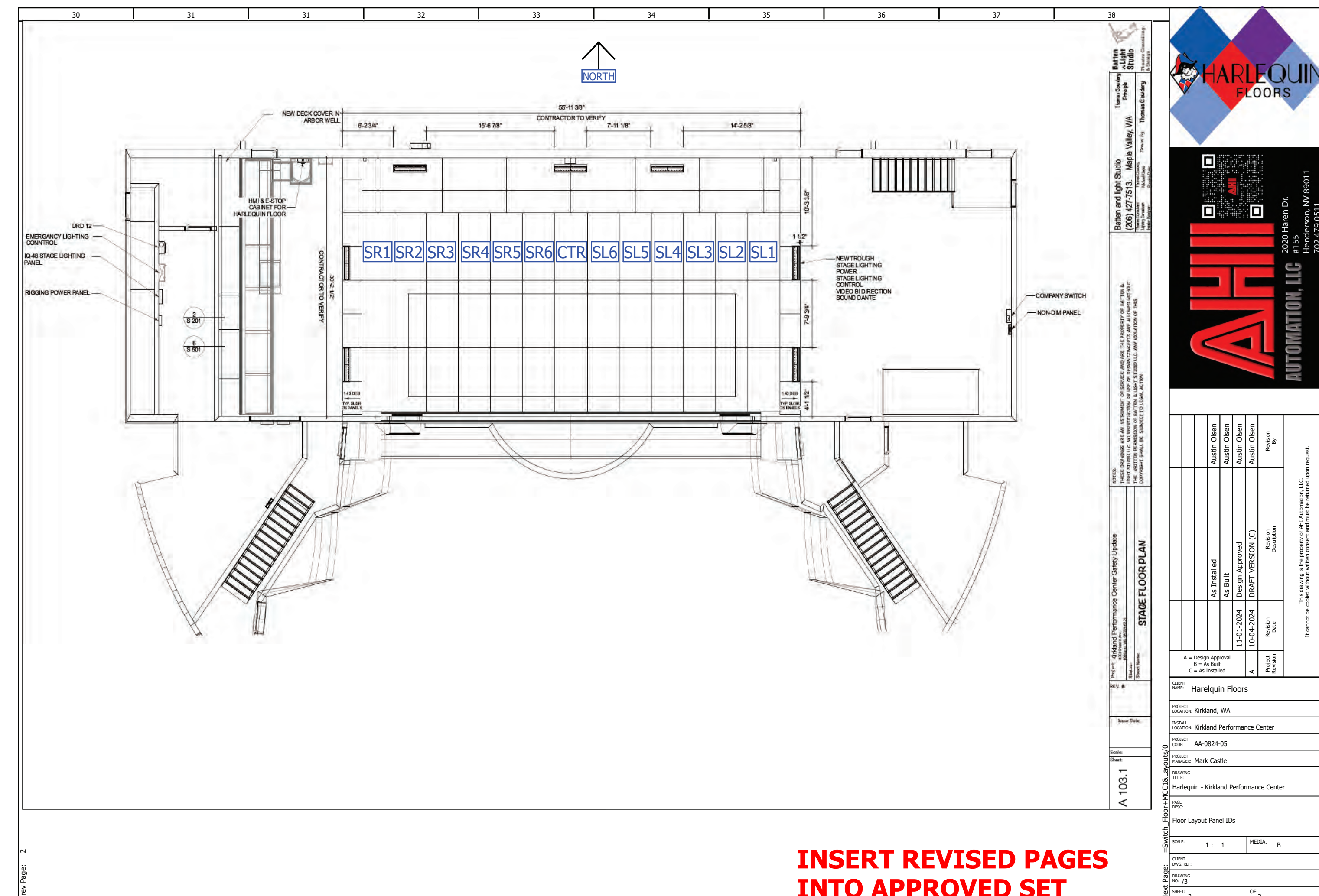
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PROJECT LOCATION:	Kirkland, WA	
SUBSIT: LOCATION:	Kirkland Performance Center	
PROJECT CODE:	AA-0524-05	
PROJECT MANAGER:	Mark Castle	
DRAWING TITLE:	Harelequin - Kirkland Performance Center	
DATE ISSUED:	Project Title Page	
SCALE:	1 : 1	MEDIA: B
CLIENT (FIRM, REP.):		
DRAWING BY:		
PROJECT / SHEET:	0	OF 3

[illegible]

CLIENT NAME:	Harequin Floors		
PROJECT LOCATION:	Kirkland, WA		
INTERNAL LOCATION:	Kirkland Performance Center		
PROJECT CODE:	AA-0824-05		
PROJECT MANAGER:	Mark Caddle		
DRAWING TITLE:	Harequin - Kirkland Performance Center		
PAGE INFO:	Floor Layout One Line		
SCALE:	1 : 1	MEDIA:	B
CLIENT ORG. REF:			
DRAWING NO. (7)			
SHEET:	OF		

[illegible]

CLIENT NAME:	Harelquin Floors		
PROJECT LOCATION:	Kirkland, WA		
INSTALL LOCATION:	Kirkland Performance Center		
PROJECT CODE:	AA-0824-05		
PROJECT MANAGER:	Mark Castle		
DRAWING:	Harelquin - Kirkland Performance Center		
FLOOR PANEL:	Floor Layer Panel 1Ds		
SCALE:	1 : 1	MEDIA:	B
CLIENT:	ENR, INC.		
DRAWING NO.:	JF_3		
SHEET:	3	OF	3



**INSERT REVISED PAGES
INTO APPROVED SET
07/08/2025**

NOTES:

Project: Kirkland Performance Center Safety Update

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Project: Kirkland Performance Center Safety Update
350 Kirkland Ave.
Kirkland, WA 98033-6221

Status:

Sheet Name: HARBORVIEW FLOOR

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Sca

She

Batten and light Studio (206) 427-7513 Maple Valley, WA	Thomas Coudery Principal	Batten & Light Studio
Thomas Coudery Principal	Thomas Coudery Principal	Thomas Coudery Principal



Mechanical Requirements List, pg 1 of 25

2018 WSEC Requirements for Commercial Buildings including Group R2, R3 & R4 over 3 stories & all R1 -- Administered by ©2025 NEEA, All rights reserved
The following information is necessary to check a mechanical permit application for compliance with the mechanical systems and equipment requirements in the Washington State Energy Code, Commercial Provisions.
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

Project:
Kirkland Performance Center Renovation - 2018 WSEC
350 Kirkland Ave
Kirkland, WA 980336221

Date: 2025-05-23

Applies	Code Section	Code Provision	Compliance Information Required In Permit Documentation	Location in Documents	Building Notes
SCOPE					
	C103.1	Construction documents - General	For a shell & core or tenant space (first build-out) project, indicate if there is no mechanical scope included in the project.		
	C103.1	Construction documents - General	For an alteration project, indicate if there is no mechanical scope included in the project.		
PERFORMANCE CRITERIA & SYSTEM DESIGN					
	C403.1	Exempt process equipment	Identify equipment used by manufacturing, industrial or commercial processes that are not for heating, conditioning or maintaining comfort and air qualities for occupants; identify provisions applicable to this equipment per C403.1 exception		
	C403.1	HVAC total system performance ratio (TSR)	For systems serving office, retail, library or education occupancies, provide a TSR report demonstrating the proposed design ratio is equal to or greater than the standard reference design ratio, or exception applied		
	C403.1.2	Calculation of heating and cooling loads	Provide load calculations performed per ASHRAE Std 183 or equivalent, using design parameters per C302 and Appendix C; include load adjustments to account for energy recovery		
	C403.1.3	Data centers	Provide documentation that demonstrates that data center systems comply with the maximum allowed Design MLC and Annualized MLC per ASHRAE 90.4 with 2018 WSEC adjustments per climate zone		
	C403.2.1 C403.4.2.2	Zone isolation	If there are HVAC zones that are intended to be occupied non-simultaneously, identify isolation zone areas on plans; if multiple zones intended to be occupied simultaneously will be combined into a single isolation zone, include on plans that the combined zone area does not exceed 25,000 sf and does not include more than one floor; or exception applied		
			Indicate locations of associated zone isolation dampers in HVAC distribution system		
			Refer to HVAC Controls section in Requirements List for applicable automatic setback and shutdown controls requirements		
EQUIPMENT SELECTION & PERFORMANCE					

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INTO APPROVED SET
07/08/2025