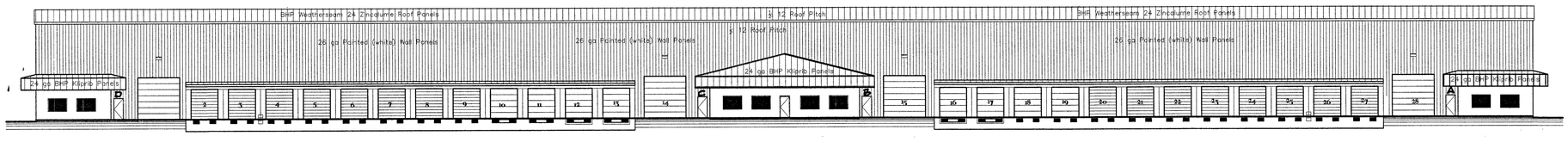
KAUFMAN DEVELOPMENT, L.P.

7711 Martin Way, East
Olympia, WA 98516



PROJECT TEAM

OWNER: KAUFMAN DEVELOPMENT, L.P.
7711 Martin Way East
Olympia, WA 98516
Phone: (360) 491-5231, Fax: (360) 491-5296
e-mail: Vic@kaufmandevelopment.com

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7711 Martin Way East
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e-mail: larry@kaufmandevelopment.com

CIVIL ENGINEER: HOWARD GODAT, PANTIER & ASSOCIATES
2708 Westmoor Court
Olympia, WA 98501
Phone: (360) 943-1599, Fax: (360) 357-6299
e-mail: steve@hgpa.com

STRUCTURAL ENGINEER: MC SQUARED, INC.
1235 East 4th Ave.
Olympia, WA 98506
Phone: (360) 754-9339, Fax: (360) 352-2044
e-mail: eng@mc2-inc.com

TRAFFIC ENGINEER: TRANSPORTATION PLANNING & ENGINEERING, INC.
2101-112th Ave. N.E., Suite 110
Bellevue, WA 98004
Phone: (425) 455-5320, Fax: (425) 453-7180
e-mail: mjacobs@tranplaneng.com

REVIEWING LEAD AGENCY: THURSTON COUNTY DEVELOPMENT SERVICES
2000 Lakeridge Drive, S.W.
Olympia, WA 98502-6045
Phone: (360) 754-3355, Fax: (360)
e-mail:

REVIEWING UGA AGENCY: City of Tumwater
555 Israel Road, S.WI
Tumwater, WA 98501
Phone: (360) 754-4180, Fax: (360) 754-4126
e-mail:

PROJECT ADDRESS:

8009 River Drive SE
Olympia, WA 98502

PARCEL NO.; 44160000-600,700,800

PSUB NO.; 99-0184

SEPA NO.; T-93-261

CASE NO.; 555

DRAWING INDEX

DISCIPLINE	PAGE	DESCRIPTION
ARCHITECTURAL	TITLE	TITLE PAGE
	A-SP	SITE PLAN
	A-FP	FLOOR PLAN
	A-EL	ELEVATIONS
	A-SC	SECTIONS
	A-SH	SCHEDULES
	A-MD	MISC. DETAILS 1
	A-PP	MISC. DETAILS 2
	A-UP	UTILITY PLAN
	A-LP	LANDSCAPING PLAN
STRUCTURAL	S1.0	FOUNDATION PLAN
	S2.0	FOUNDATION DETAILS
	S3.0	FOUNDATION DETAILS
	S.LGP	LIGHT GAGE PLAN
	S-LGS	LIGHT GAGE SECTIONS
	S-LGD	LIGHT GAGE DETAILS
	S-RS1	RESERVED
	S-RS2	RESERVED
MECHANICAL	M1.0	MECHANICAL SCHEDULES
	M2.0	MECHANICAL OFFICE PLAN
	M3.0	MECHANICAL WAREHOUSE PLAN
	M-SP	SPRINKLER PLAN (Preliminary)
FIRE PROTECTION	F-FP	STORAGE PLAN
	F-AS	AUTOMATIC SPRINKLERS (Deferred)
ELECTRICAL	E-LP	LIGHTING PLAN
	E-PP	POWER PLAN
	E-D1	ELECTRICAL DETAILS (Deferred)
	E-AP	ALARM PLAN (Deferred)
	E-AD	ALARM DETAILS (Deferred)
CIVIL	C-1	REFER TO CIVIL SHEET
	C-2	REFER TO CIVIL SHEET
	C-3	REFER TO CIVIL SHEET
	C-4	REFER TO CIVIL SHEET
	C-5	REFER TO CIVIL SHEET
	C-6	REFER TO CIVIL SHEET
	C-7	REFER TO CIVIL SHEET

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KAUFMAN DEVELOPMENT, L.P.
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DESIGN DEVELOPMENT DOCUMENT

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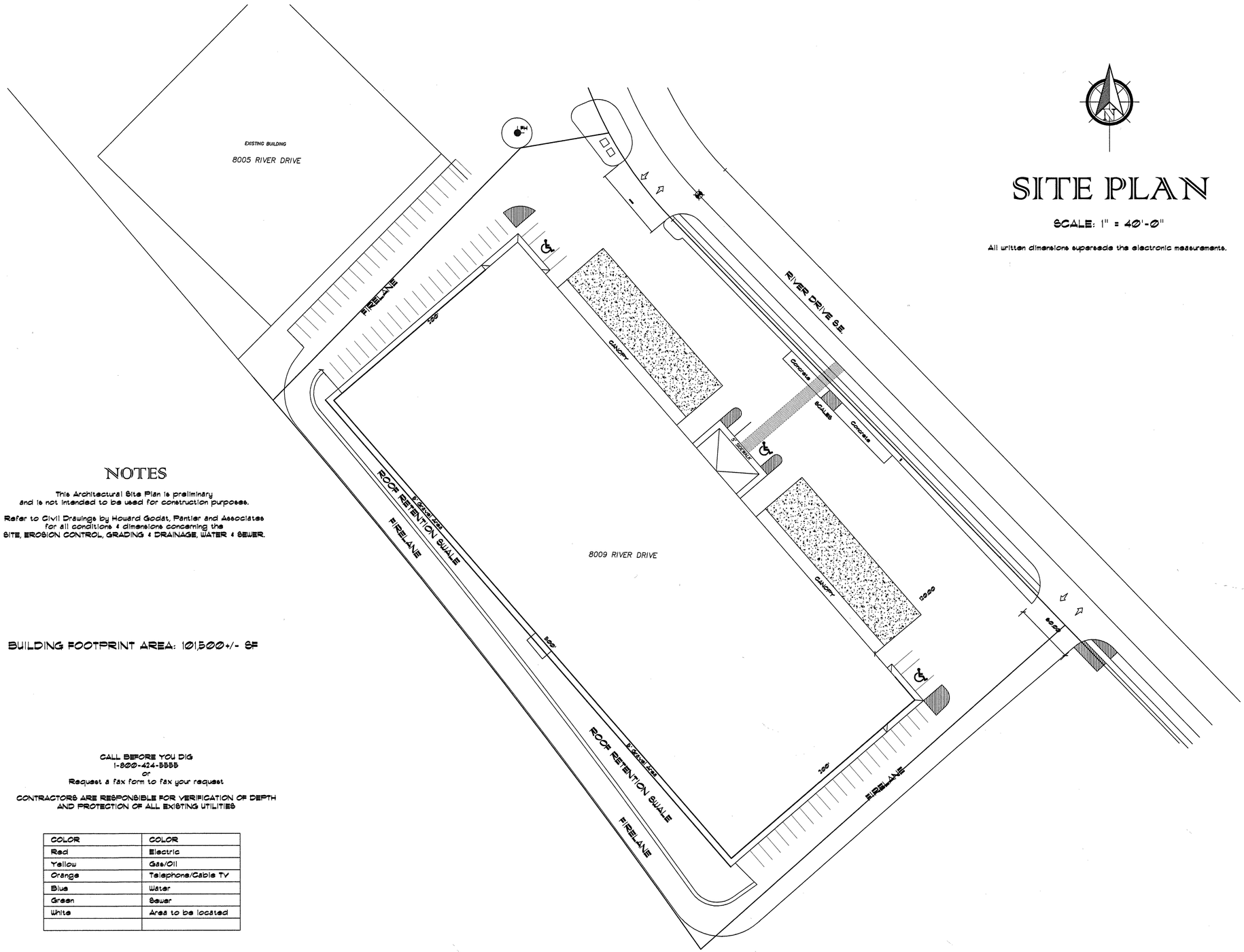
8009 River Drive

TITLE

TITLE PAGE



SITE PLAN

SCALE: 1" = 40'-0"

All written dimensions supersede the electronic measurements.

NOTES

This Architectural Site Plan is preliminary and is not intended to be used for construction purposes.

Refer to Civil Drawings by Howard Goodat, Pantier and Associates for all conditions & dimensions concerning the SITE, EROSION CONTROL, GRADING & DRAINAGE, WATER & SEWER.

BUILDING FOOTPRINT AREA: 101,500+/- SF

CALL BEFORE YOU DIG
1-800-424-5555
or
Request a fax form to fax your request

CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION OF DEPTH AND PROTECTION OF ALL EXISTING UTILITIES

COLOR	COLOR
Red	Electric
Yellow	Gas/Oil
Orange	Telephone/Cable TV
Blue	Water
Green	Sewer
White	Area to be located

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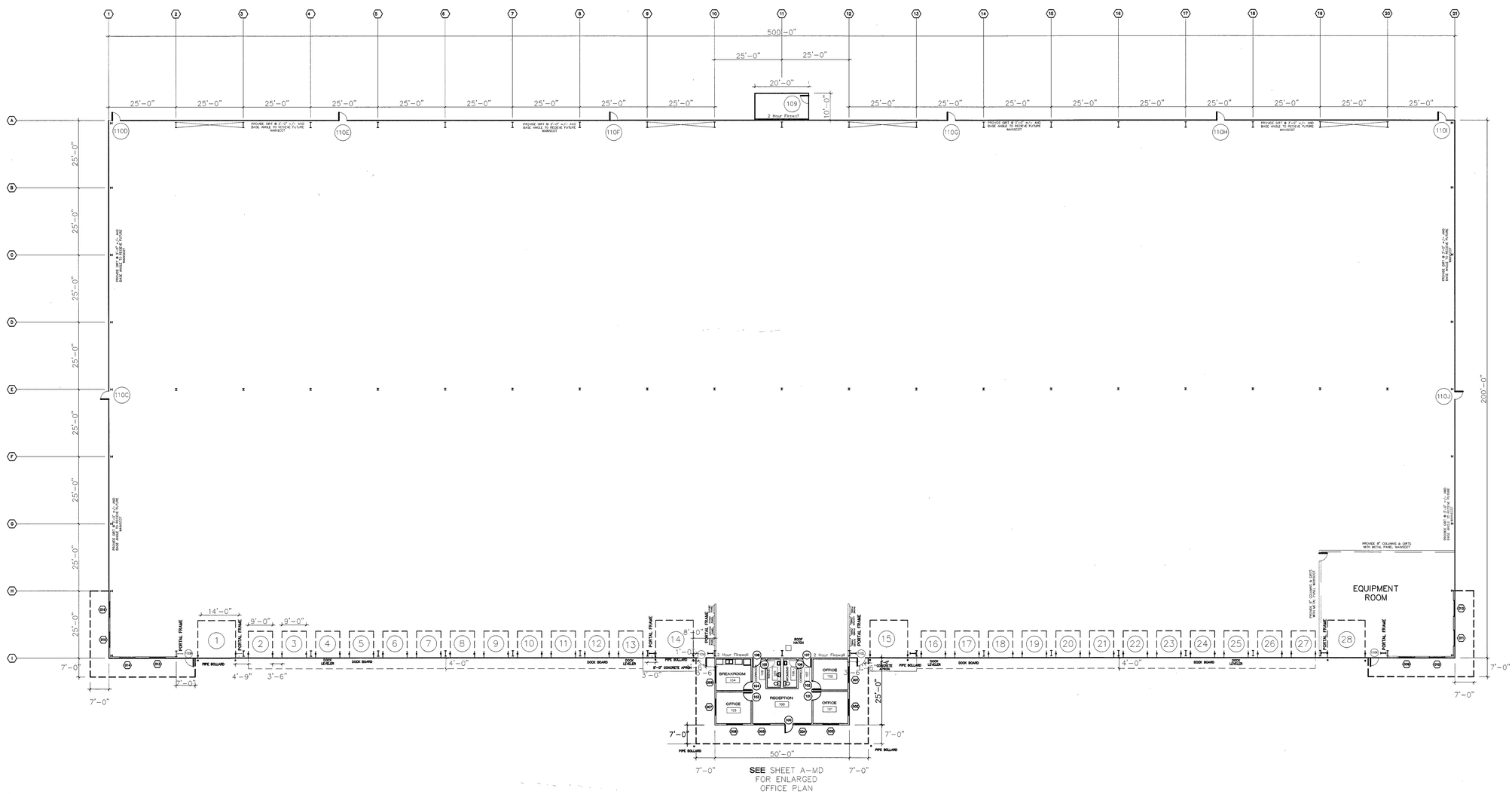
8009 RIVER DRIVE

A-SP

SITE PLAN



SEE SHEET A-MD FOR ENLARGED OFFICE PLAN

FLOOR PLAN

SCALE: 1" = 20'-0"

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AS BUILT DOCUMENT

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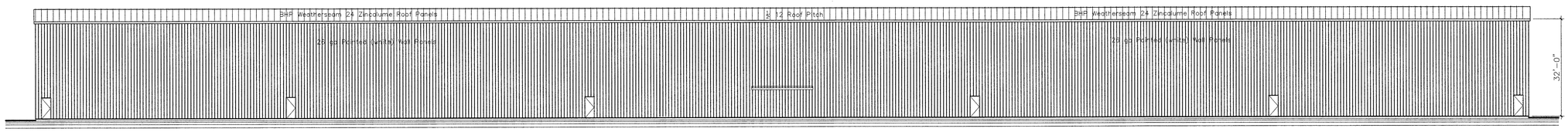
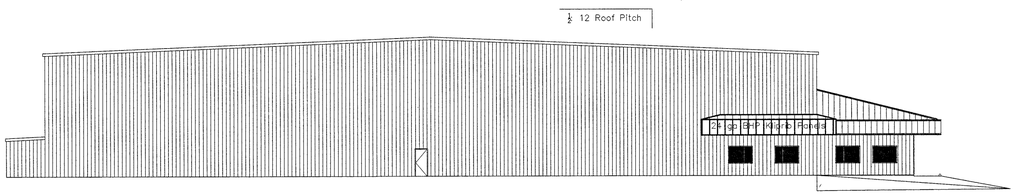
A-FP

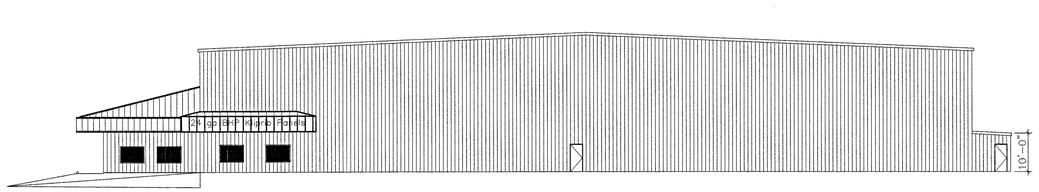
SHEET TITLE



REAR ELEVATION



LEFT ELEVATION



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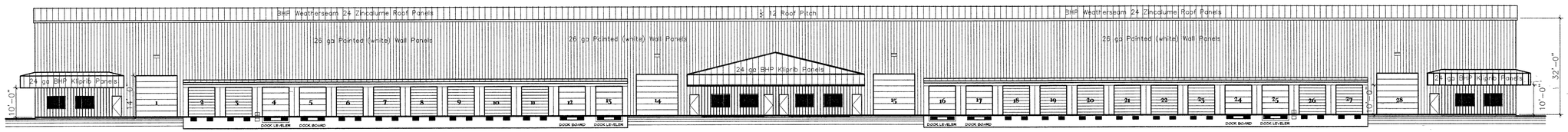

FRONT ELEVATION

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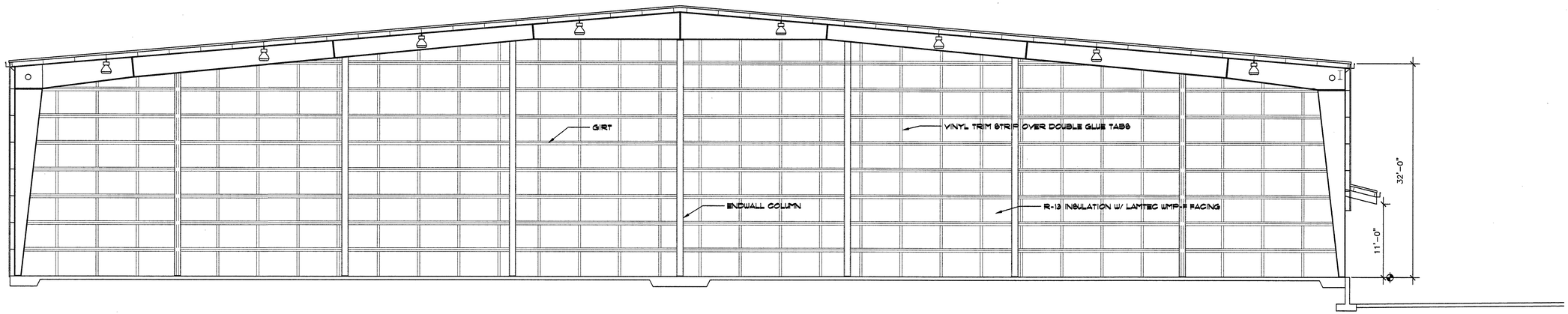
8009 RIVER DRIVE

A-EL

ELEVATIONS



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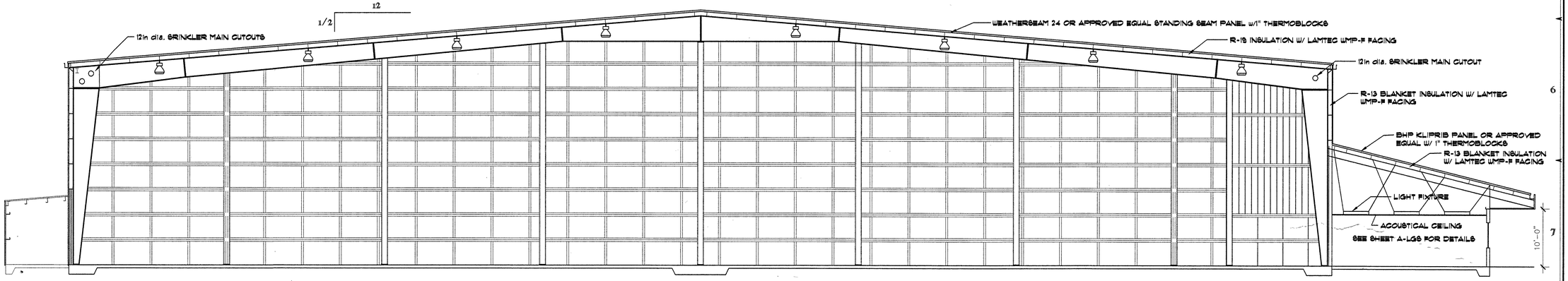

CROSS SECTION 'B'

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8009 RIVER DRIVE

A-SC

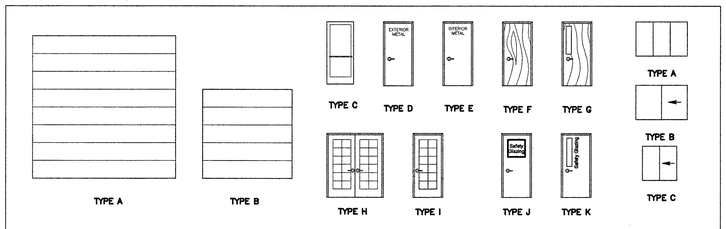
SECTIONS

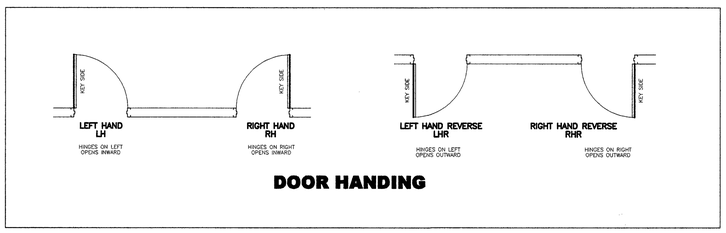
SCHEDULE A - DOORS

NO	TYPE	SIZE	MATERIAL	RATE	CORE	FIN	HAND	FRM	JMB	HARDWARE GROUP	ROUGH OPENING	U-VALUE
100A*	C	3'-0" X 7'-0"	ALM STOREFRONT		GLASS	BRNZ	LHR	ALUM	–	–	–	
100B		FUTURE		–							38X82	0.50
101	F	3'-0" X 8'-8"	OAK	–	SC	SSL	LH	WOOD	7 1/4"	2	38X82	0.51
102	F	3'-0" X 8'-8"	OAK	–	SC	SSL	RH	WOOD	7 1/4"	2	38X82	0.51
103	F	3'-0" X 8'-8"	OAK	–	SC	SSL	RH	WOOD	7 1/4"	2	38X82	0.51
104	F	3'-0" X 8'-8"	OAK	–	SC	SSL	LH	WOOD	7 1/4"	2	38X82	0.51
105	F	3'-0" X 8'-8"	OAK	–	SC	SSL	LH	WOOD	7 1/4"	2	38X82	0.51
106	F	3'-0" X 8'-8"	OAK	–	SC	SSL	RH	WOOD	7 1/4"	2	38X82	0.51
107*	F	3'-0" X 8'-8"	HOLLOWMETAL	1 1/2 hr	SC	SSL	LH	WOOD	7 1/4"	7	38X82	0.51
108*	F	3'-0" X 8'-8"	HOLLOWMETAL	1 1/2 hr	SC	SSL	RH	WOOD	7 1/4"	7	38X82	0.51
109	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RH	MTL	8 1/4"	8		0.067
110A*	J	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	7		0.067
110B*	J	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	LHR	MTL	8 1/4"	7		0.067
110C	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110D	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110E	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110F	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110G	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110H	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110I	D	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110J	J	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	8		0.067
110K*	J	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	7		0.067
110L*	J	3'-0" X 7'-0"	HOLLOWMETAL	–	INS	PAINT	RHR	MTL	8 1/4"	7		0.067

SCHEDULE A cont. - DOORS

NO	TYPE	SIZE	MATERIAL	RATE	CORE	FIN	HAND	FRM	JAMB	HARDWARE GROUP	REMARKS	U-VALUE
1	A	14'-0" X 14'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	–	VERTICAL-LIFT	0.130
2	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
3	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
4	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DL & B	VERTICAL-LIFT	0.130
5	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DB & B	VERTICAL-LIFT	0.130
6	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
7	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
8	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
9	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
10	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
11	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
12	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DB & B	VERTICAL-LIFT	0.130
13	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DL & B	VERTICAL-LIFT	0.130
14	A	14'-0" X 14'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	–	VERTICAL-LIFT	0.130
15	A	14'-0" X 14'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	–	VERTICAL-LIFT	0.130
16	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DL & B	VERTICAL-LIFT	0.130
17	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DB & B	VERTICAL-LIFT	0.130
18	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
19	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
20	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
21	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
22	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
23	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
24	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DB & B	VERTICAL-LIFT	0.130
25	B	10'-0" X 10'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	DL & B	VERTICAL-LIFT	0.130
26	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
27	B	10'-0" X 10'-0"	FUTURE	–	INSUL	PAINT		MTL	–	B	VERTICAL-LIFT	0.130
28	A	14'-0" X 14'-0"	O.H.D.	–	INSUL	PAINT		MTL	–	–	VERTICAL-LIFT	0.130





DOOR HANDING

SCHEDULE B - ROOMS

NO	ROOM	FLOOR		BASE		WALLS NORTH		WALLS EAST		WALLS SOUTH		WALLS WEST		CEILING			REMARKS
		MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	HGT	
100	RECEPTION & OPEN OFFICE	CPT		WD		GWB		GWB		GWB		GWB		ACT		7'-10"	
101	OFFICES UNIT 'A'	CPT		WD		GWB		GWB		GWB		GWB		ACT		7'-10"	
102	OFFICES UNIT 'A'	CPT		WD		GWB		GWB		GWB		GWB		ACT		7'-10"	
103	OFFICES UNIT 'B'	CPT		WD		GWB		GWB		GWB		GWB		ACT		7'-10"	
104	OFFICES UNIT 'B'	CPT		WD		GWB		GWB		GWB		GWB		ACT		7'-10"	
105	WOMENS RESTROOM	VNL		COVE		GWB		GWB		GWB		GWB		ACT		7'-10"	
106	MENS RESTROOM	VNL		COVE		GWB		GWB		GWB		GWB		ACT		7'-10"	
107	CORRIDOR	VNL		COVE		GWB		GWB		GWB		GWB		ACT		7'-10"	
108	CORRIDOR	VNL		COVE		GWB		GWB		GWB		GWB		ACT		7'-10"	
110	WAREHOUSE	CNC		LNER		M/I		M/I		M/I		M/I		M/I			
200A	MEZZANINE – UNIT 'A'	CNC				M/I		M/I		M/I		M/I		M/I			
200B	MEZZANINE – UNIT 'B'	CNC				M/I		M/I		M/I		M/I		M/I			

HARDWARE GROUPS

1 HINGES: 1 1/2 Pair 4X4 F 179 26D HINGES
LOCKSET: Schlage S10 Lever Passage 626
STOP: WC9X Wall Mounted 26D

2 HINGES: 1 1/2 Pair 4X4 F 179 26D HINGES
LOCKSET: Schlage S51 Lever Lock 626
STOP: WC9X Wall Mounted 26D

3 HINGES: 1 1/2 Pair 4X4 F 179 26D HINGES
LOCKSET: Schlage S40 Lever Privacy 626
STOP: WC9X Wall Mounted 26D
KICKPLATE: 10x34 Stainless Steel

4 HINGES: 1 1/2 Pair 4X4 FBB 179 26D HINGES
LOCKSET: Push Plate/Pull Handle 26D
STOP: WC9X Wall Mounted 26D
KICKPLATE: 10x34 Stainless Steel
CLOSER: Corbin Russwin 3000 Series – Aluminum

5 HINGES: 1 1/2 Pair 4X4 FBB 179 26D HINGES
LOCKSET: Schlage S51 Lever Lock 626
STOP: WC9X Wall Mounted 26D
CLOSER: Corbin Russwin 3000 Series – Aluminum
WEATHERSTRIP: Pemco Q 102

6 HINGES: 1 1/2 Pair 4X4 F179 26D HINGES
LOCKSET: Schlage S10 Lever Passage 626
CLOSER: Corbin Russwin 3000 Series – Aluminum
WEATHERSTRIP: Pemco Q 102

7 HINGES: 1 1/2 Pair 4 1/2 X 4 1/2 FBB 179 26D HINGES
LOCKSET: Schlage S10 Lever Passage 626
EXIT DEVICE: CorbinRusswin ED 8200 Series w/ cylinder
COVERPLATE: Corbin Plate, 26d, P8 Wing Pull – exterior
GASKET: Pemco S88
THRESHOLD: Pemco 272A
SWEEP: Pemco 315 CN
CLOSER: CorbinRusswin DC 3000 Series– Aluminum

8 HINGES: 1 1/2 Pair 4 1/2 X 4 1/2 F 179 26D HINGES
DEADBOLT: Schlage B250 626 cylinder
PULL: Corbin Wing Pull, 26D, P–8 exterior
GASKET: Pemco S88
THRESHOLD: Pemco 272A
SWEEP: Pemco 315 CN
CLOSER: CorbinRusswin DC 3000 Series – Aluminum

LEGEND TO DOOR SCHEDULE

ALM -	ALUMINUM
SC -	SOLID CORE
HC-	HOLLOW CORE
INSUL-	INSULATED
BRNZ-	BRONZE
SSL-	SANDED, STAINED, & LAQUERED
MTL-	METAL
B-	BUMPER
DB	DOCK BOARD
DL	DOCK LEVELER

* Required Exit: Per UBC Section 1003.3.1.8, 1003, 1004 & 1005, One half of required exits shall be barrier free. Panic hardware is required at required exit doors. All required exits shall be lighted per UBC Chapter 10. See E-LP for exit and emergency lighting.

LEGEND TO ROOM SCHEDULE

CPT -	CARPET
VNL-	SHEET VINYL
CNC-	CONCRETE
WD-	WOOD
CV-	COVE
GWB-	GYPSUM WALL BOARD
M/I-	METAL PANELS/INSULATION
ACT-	ACOUSTICAL CEILING
LNR-	METAL LINER PANELS

SCHEDULE C - WINDOWS

NO	TYPE	SIZE	FRAME	GLAZING	ENERGY STYLE	U-VALUE	REMARKS
001	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
002	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
003	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
004	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
005	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
006	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
007	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
008	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
009	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
010	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
011	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
012	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
013	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
014	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
015	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE
016	A	6'-0" X 4'-0"	VINYL	LOW E	ARGON	0.550	WHT INSIDE BRNZ OUTSIDE

FINISH SCHEDULE

ROOM	MANUFACTURER	STYLE	COLOR	NO.	NOTE
PRIMARY STRUCTURAL	BLDG MANUFACTURER	PRIMARY STEEL	SHOP COAT GRAY	E 67	
SECONDARY STRUCTURAL	BLDG MANUFACTURER	SECONDARY STEEL	GALVANIZED	G 90	
WAREHOUSE WALL PANELS	BLDG MANUFACTURER	ARCHITECTURAL PROFILE	BONE WHITE OR EQUAL		
WAREHOUSE ROOF PANELS	BLDG MANUFACTURER	BHP WS24 OR APPROVED EQUAL	ZINCALUME		
OFFICE WALL PANELS	BLDG MANUFACTURER	ARCHITECTURAL PROFILE	BONE WHITE OR EQUAL		
OFFICE ROOF PANELS	BLDG MANUFACTURER	KLIP RIB OR APPROVED EQUAL	RED (TO BE APPROVED)		
CARPET	PHILADELPHIA	CAPITAL II	BLACK STONE	46551	
SHEET VINYL	ARMSTRONG	CLASSIC CORLON SANDOVAL	SHADOW GRAY	86673	
COUNTERTOPS	WILSONART		WHITE NEBULA	4621-60	
MISC. LAMINATE SURFACES	WILSONART		FASHION GRAY	D381-60	
RESTROOM WAINSCOT	WILSONART		WHITE NEBULA	4621-60	
RESTROOM PARTITIONS	WILSONART		WHITE NEBULA	4621-60	
MELAMINE	PICKERING	CASEWORK	FOLKSTONE	MC410	
INTERIOR & EXT. METAL DOORS	PARKER	MARATHON	BRILLIANT WHITE		
OVERHEAD DOORS	PARKER	MARATHON	BRILLIANT WHITE		
PGUARD RAILS	PARKER	MARATHON	CARDINAL RED		
PSTAIRS	PARKER	MARATHON	CARDINAL RED		
PIPE BOLLARDS	PARKER	MARATHON	CARDINAL RED		
WOOD BASE TRIM	1/2" X 2 1/4"	FIR	FRUITWOOD		
DOOR TRIM	1/2" X 2 1/4"	FIR	FRUITWOOD		
WINDOW TRIM	1/2" X 2 1/4"	FIR	FRUITWOOD		
OFFICE WALL PAINT	KELLY MOORE	1610	SIERRA WHITE	12	
OFFICE CEILING PAINT	KELLY MOORE	1610	SIERRA WHITE	12	
RESTROOM WALL PAINT	KELLY MOORE	1610	SIERRA WHITE	12	
RUBBER BASE	ROPPE	4 INCH	GRAY	50	
ACOUSTICAL TILE – 2X2	ARMSTRONG	CORTEGA – 2ND LOOK II	PLATINUM	2758PL	
ACOUSTICAL TILE – 2X4	ARMSTRONG	CORTEGA – COLORTONE	WHITE	769WH	
WINDOWS	MILGARD	VINYL, ARGON, LOWE	VINYL, ARGON, LOWE	SERIES 5120	

LEGEND TO WINDOW SCHEDULE

LEGEND TO HARDWARE GROUPS

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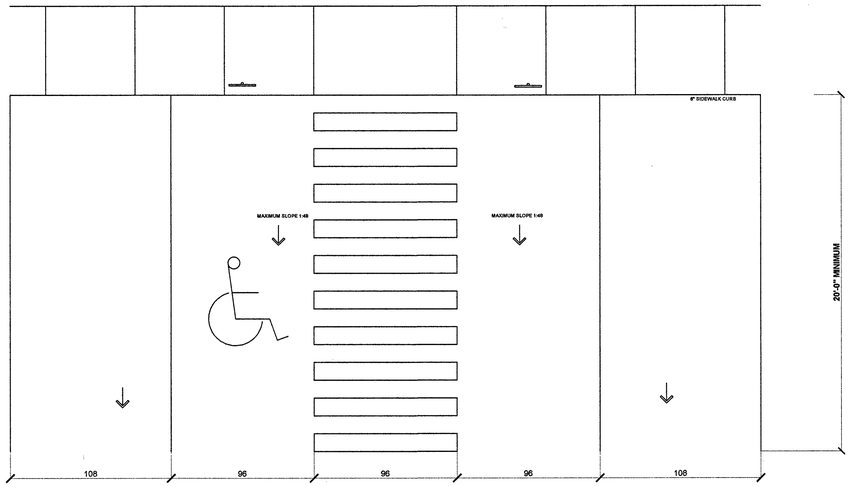
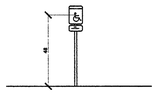
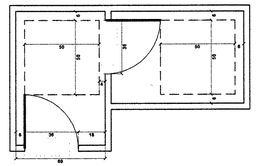
SCHEDULES



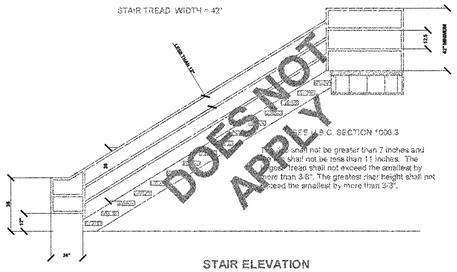
ADA PARKING SPACES



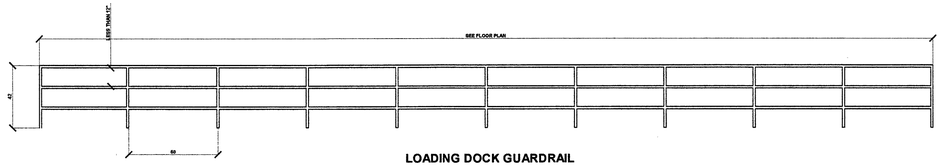
ADA PARKING SIGNAGE



ADA HALLWAY PLAN

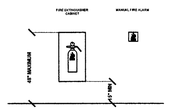


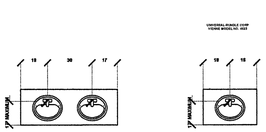
STAIR ELEVATION

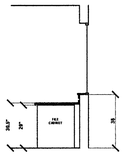


LOADING DOCK GUARDRAIL

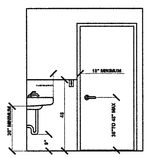
SEE U.B.C. SECTION 509-GUARDRAILS



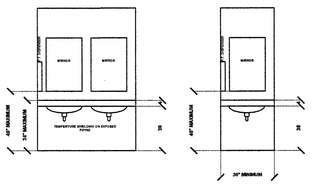




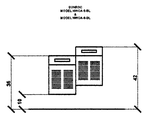
KBC STANDARD
DESK OR COUNTER HEIGHT



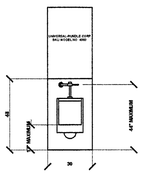
LAVATORY



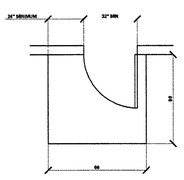
ADA LAVATORY PLAN



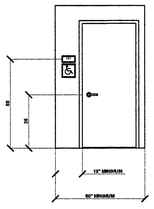
ADA & STANDARD
DRINKING FOUNTAIN



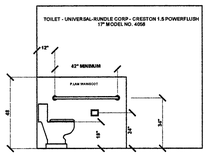
ADA URINAL PLAN



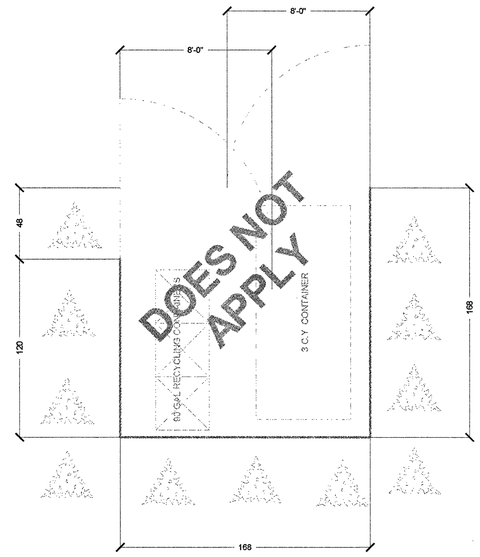
EXTERIOR LANDING



DOORWAYS



ADA WATERCLOSETS



SCREENED ENCLOSURE

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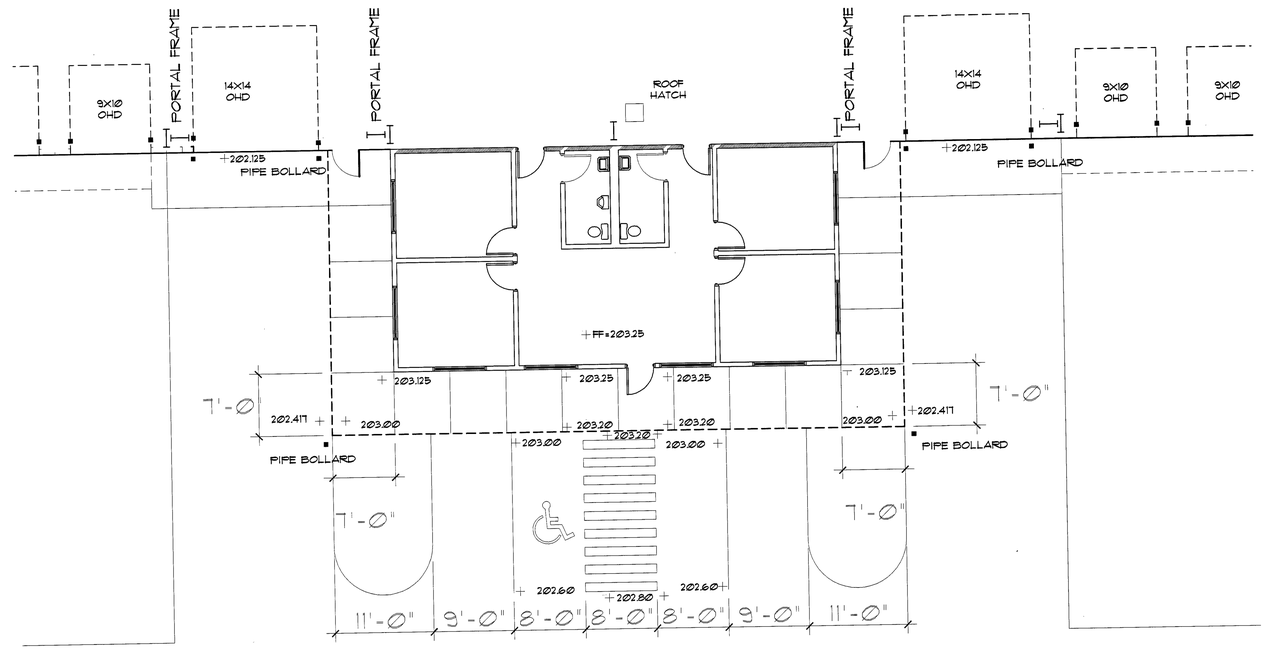
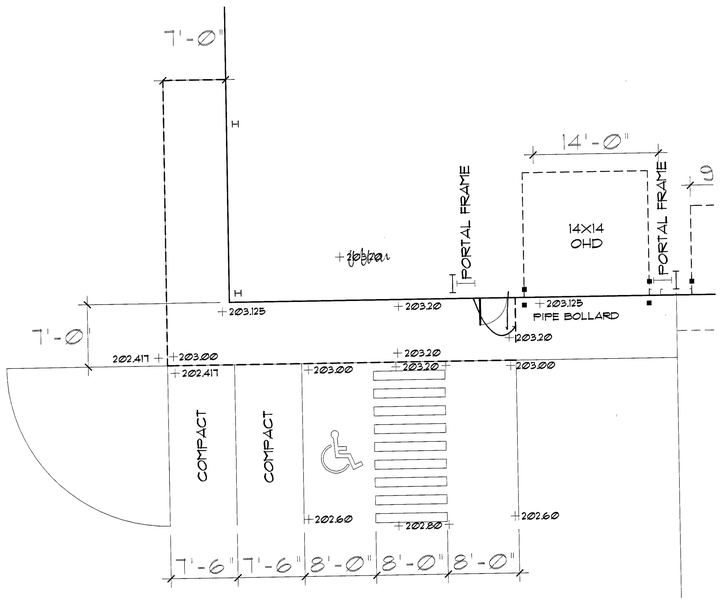
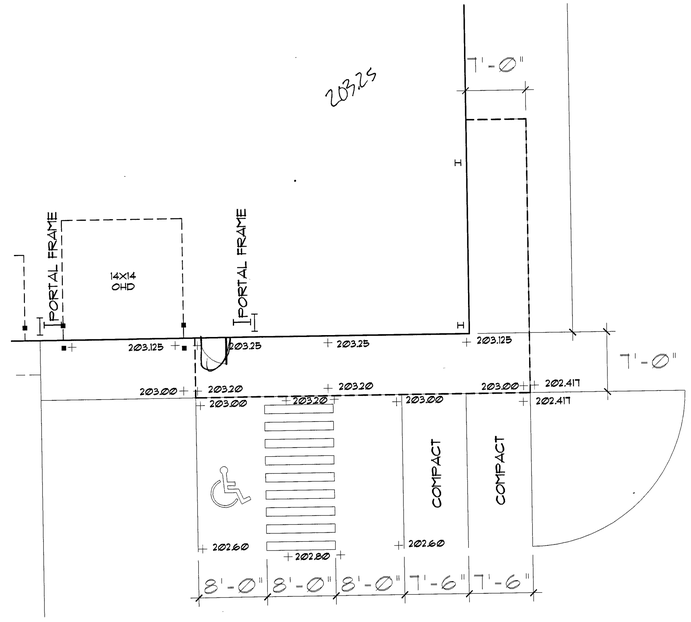
MISC. DETAIL



OFFICE PARKING PLAN



LEFT SIDE PARKING DETAIL



RIGHT SIDE PARKING DETAIL

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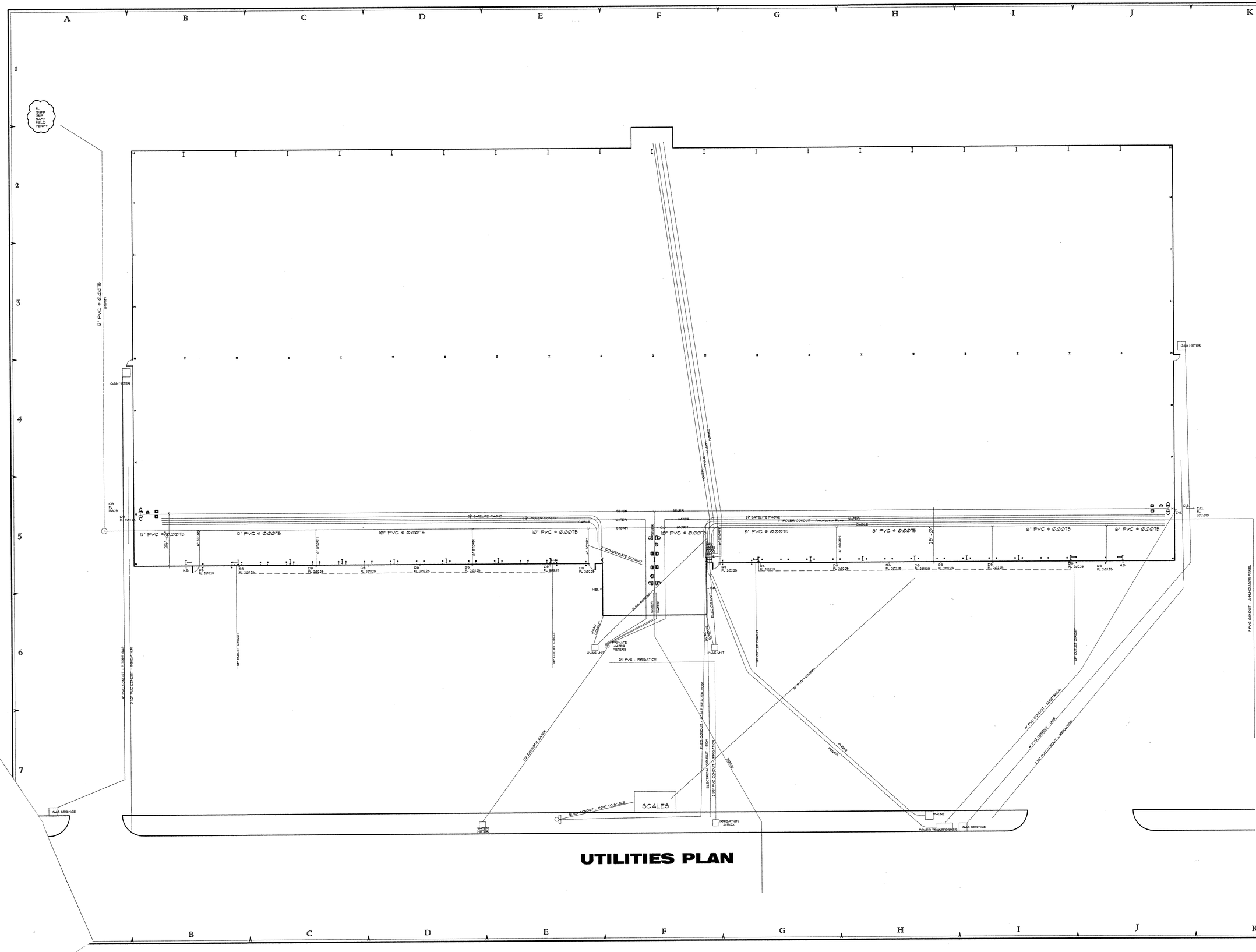

UTILITIES PLAN

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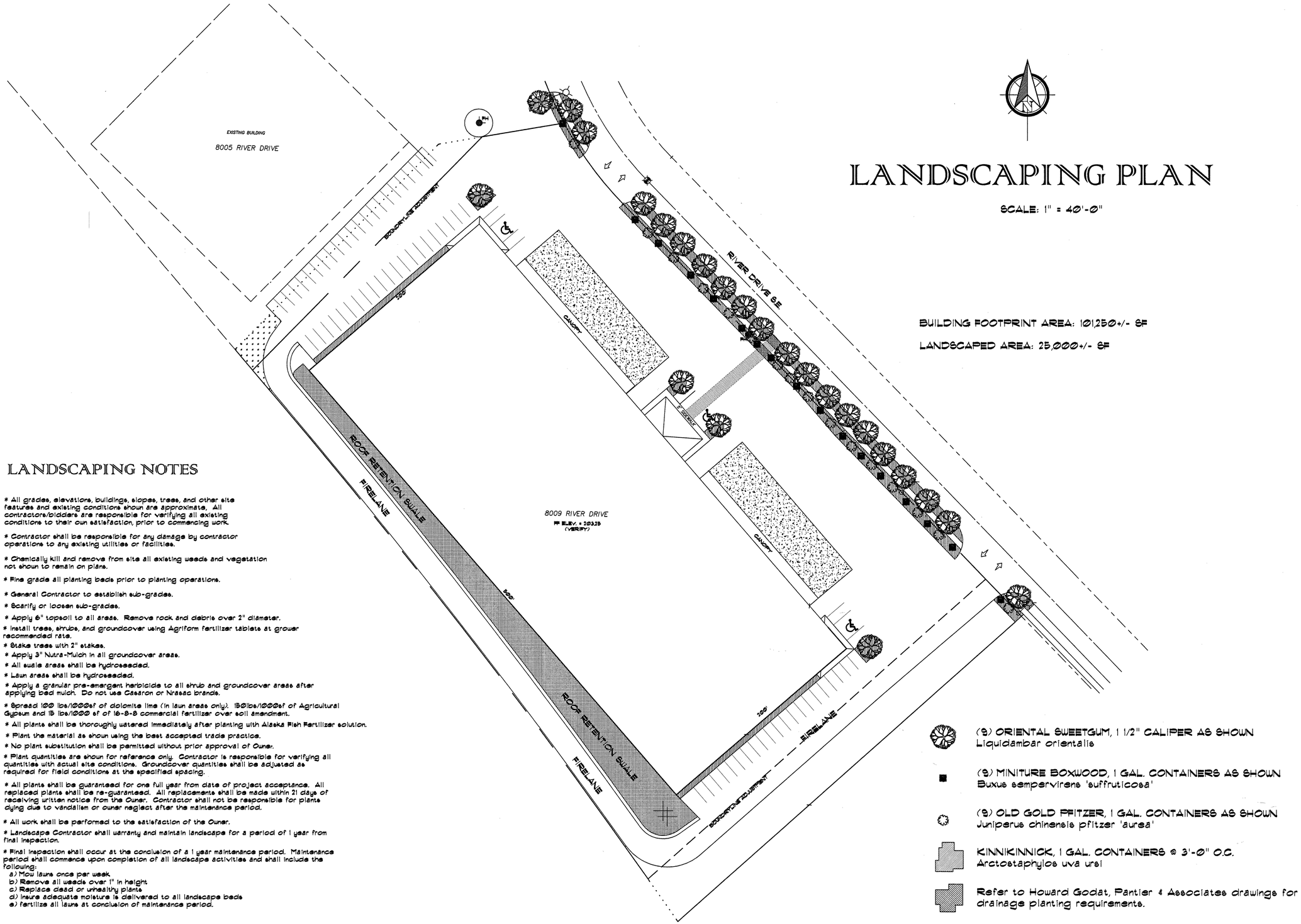
UTILITIES PLAN



LANDSCAPING PLAN

SCALE: 1" = 40'-0"

BUILDING FOOTPRINT AREA: 101,250+/- SF

LANDSCAPED AREA: 25,000+/- SF

LANDSCAPING NOTES

* All grades, elevations, buildings, slopes, trees, and other site features and existing conditions shown are approximate. All contractors/bidders are responsible for verifying all existing conditions to their own satisfaction, prior to commencing work.
* Contractor shall be responsible for any damage by contractor operations to any existing utilities or facilities.
* Chemically kill and remove from site all existing weeds and vegetation not shown to remain on plans.
* Fine grade all planting beds prior to planting operations.
* General Contractor to establish sub-grades.
* Scarify or loosen sub-grades.
* Apply 6" topsoil to all areas. Remove rock and debris over 2" diameter.
* Install trees, shrubs, and groundcover using Agriform fertilizer tablets at grower recommended rate.
* Stake trees with 2" stakes.
* Apply 3" Nutra-Mulch in all groundcover areas.
* All swale areas shall be hydroseeded.
* Lawn areas shall be hydroseeded.
* Apply a granular pre-emergent herbicide to all shrub and groundcover areas after applying bed mulch. Do not use Casaron or Nrasac brands.
* Spread 100 lbs/1000sf of dolomite lime (in lawn areas only). 150lbs/1000sf of Agricultural Gypsum and 15 lbs/1000 sf of 16-8-8 commercial fertilizer over soil amendment.
* All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
* Plant the material as shown using the best accepted trade practice.
* No plant substitution shall be permitted without prior approval of Owner.
* Plant quantities are shown for reference only. Contractor is responsible for verifying all quantities with actual site conditions. Groundcover quantities shall be adjusted as required for field conditions at the specified spacing.
* All plants shall be guaranteed for one full year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to vandalism or owner neglect after the maintenance period.
* All work shall be performed to the satisfaction of the Owner.
* Landscape Contractor shall warranty and maintain landscape for a period of 1 year from final inspection.
* Final inspection shall occur at the conclusion of a 1 year maintenance period. Maintenance period shall commence upon completion of all landscape activities and shall include the following:
  a) Mow lawns once per week.
  b) Remove all weeds over 1" in height
  c) Replace dead or unhealthy plants
  d) Insure adequate moisture is delivered to all landscape beds
  e) Fertilize all lawns at conclusion of maintenance period.

(9) ORIENTAL SWEETGUM, 1 1/2" CALIPER AS SHOWN
Liquidambar orientalis

(9) MINITURE BOXWOOD, 1 GAL. CONTAINERS AS SHOWN
Buxus sempervirens 'suffruticosa'

(9) OLD GOLD PFITZER, 1 GAL. CONTAINERS AS SHOWN
Juniperus chinensis pfitzer 'aurea'

KINNIKINNICK, 1 GAL. CONTAINERS @ 3'-0" O.C.
Arctostaphylos uva ursi

Refer to Howard Godat, Pantier & Associates drawings for drainage planting requirements.

GRASS (seeded)

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LANDSCAPING PLAN