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Randy Hayden

July 15, 2020

SUBJECT: North Franklin Visitor's Center Connell, WA
BIDS DUE AUGUST 11, 2020 AT 10:00 AM

Dear Small Works General Contractor:

Please find enclosed the bidding documents for the Port of Pasco, North Franklin Visitor's Center project. The project involves renovations of an existing 1,440 sf building and exterior appurtenances and site additions. Plumbing, Mechanical and Electrical design are to be furnished by the Contractor based on performance specifications included in the bid documents. Bids shall include all items for a complete and functioning facility.

We would appreciate your bid proposal or a response indicating that you will not be submitting a bid.

If you have any questions, please feel free to contact me at (509) 547-3378.

Respectfully,

A handwritten signature in blue ink that reads "Tracy Friesz".

Tracy Friesz
Facilities Engineer

enclosure

Port of Pasco
INVITATION FOR BIDS
Small Works Roster

Notice to Contractors: The Port of Pasco requests your proposal to furnish labor, equipment, and material to accomplish the project: North Franklin Visitor's Center, Connell, WA.

Instructions: Due to COVID-19 health and safety precautions, please submit your proposal by e-mail not later than **10:00 AM. PST, August 11, 2020**. Bids shall be e-mailed to Bidresponse@portofpasco.org. This will be preferred method for receiving bids. Hard copy Bids will also be accepted at main office at time specified. No one will be allowed to stay for bid opening. Questions may be directed to Tracy Friesz, Ph. 509.547.3378. Plans and specifications may be examined or obtained at the Port of Pasco web site, www.portofpasco.org under "Business with the Port". Contractors must be on the Port's Small Works Roster to be eligible for bidding on this project. Small Works Roster applications are available on the Port's web site, www.portofpasco.org.

Bid Opening: Bid opening meeting will be held publicly via Zoom meeting and by telephone at 11:00 A.M PST, (1) hour after the published bid submittal time. Bids will be read aloud at the public opening via Zoom and telephone at time listed above. Login information for bid opening meeting will be listed on website prior to bid opening. Bids received after the time for submission cannot be considered, and will not be accepted.

Bid Award: Opened proposals will be submitted to the Board of Commissioners of the Port of Pasco at the next regular meeting. It is anticipated an award will be made within one week after the presentation to the Board of Commissioners. The work will be awarded to, and a contract negotiated with the lowest responsible bidder or the bid judged to be in the best interest of the Port of Pasco. The successful bidder shall have 10 days after receipt of the Notice of Award to execute the Agreement and furnish required bonds and proof of insurance.

Start Date and Contract Time: Work will begin within 10 days after the execution of the contract, and require completion not to exceed 150 calendar days.

Pre-Bid Walk-Through: A pre-bid meeting for the project will be held via Zoom meeting and by telephone on August 4, 2020, at 10:00 AM. Login information for pre-bid meeting will be listed on website prior to pre-bid meeting. Contractors can visit project site on July 28th and 29th prior to pre-bid meeting. Building will be open from 8:00 a.m. until 3:00 p.m. PST on those days. COVID-19 Health and Safety precautions as set forth with the 'Phase 1 Construction Restart COVID-19 Jobsite Restart Requirement' or the appropriate Phase of the 'Safe Start' reopening as provided and published by Washington State shall be adhered to while visiting the building. Bidders are responsible for their own health and safety.

Bid Proposal Form: Proposals shall be prepared on the standard proposal form within bid documents. The e-mail bids shall include the name of project, due date and time, and name of bidder in the subject line of the Bids e-mail. The bidder shall make no stipulation on the bid form, nor qualify the bid in any manner. All other forms if required in bid documents shall be submitted electronically with bid form.

The Port's e-mail server will not accept files larger than 5 MB. If files are larger than 5 MB, Bidders should send multiple e-mails with the information as set forth in the solicitation above as well as the total number of e-mails submitted by the Bidder.

Port will use the time stamp on the Bidder's e-mail to determine timeliness.

Bidders are responsible for ensuring timely delivery of Bids.

The Port is not responsible for Bidder's technical difficulties in submitting electronically. Late Bids shall be rejected as non-responsive.

The Port is not responsible for any costs incurred in response to this Advertisement for Bids.

Bid Comparisons: Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between figures and numbers written as words shall be resolved in favor of the numbers written as words.

Bid Hold: No Bid may be withdrawn for a period of four weeks after the bid date.

Bid Guarantee: A bid bond made payable to the Port of Pasco for an amount equal to at least 5% of the total base bid amount shall accompany each bid and included in e-mailed proposals. Certified checks can be dropped in the Port's drop box outside the front entrance to the Port's office prior to bid time as well.

Performance & Payment Bond: The Contractor shall furnish performance and payment bonds, each in an amount at least equal to the Contract Price, as required by R.C.W. 39.08, upon execution of a contract. These bonds shall remain in effect until one year after the date when final payment becomes due. In lieu of the said performance and payment bonds, and in the event the contract is for an amount less than \$150,000.00, the Contractor may elect to have the Port retain 10% of the contract amount for a period of forty five (45) days after the date of final acceptance, or until receipt of all necessary releases from the Department of Revenue, Department of Labor and Industries, and the settlement of liens filed under Chapter 60.28 R.C.W., whichever is later. Retained amounts will be held by the Port unless Contractor submits a written request to invest the deposit retainage in accordance with applicable law.

Agreement: Successful bidder will execute the attached Agreement between the Port of Pasco and the Contractor.

Right of the Port to Accept or Reject Bids: The Port of Pasco reserves the right to reject any or all bids, to waive any informalities or irregularities in any bid, or in the bidding, and to accept or reject any bid for reasons based solely on considerations for the best interests of the Port of Pasco.

GENERAL CONDITIONS:

Insurance: The Contractor shall purchase and maintain such insurance as will protect it from claims arising out of Contractor's operations under the contract, whether such operations be by itself or by any subcontractor or by anyone directly or indirectly employed by any of them, or

by anyone for whose acts any of them may be liable (per Title 48 of the R.C.W.). Said insurance shall include provisions applying to:

- A. Claims under workman's compensation, disability benefit and other similar employee benefit acts;
- B. Claims for damages because of bodily injury, occupational sickness or disease, or death of its employees, and claims insured by usual personal injury liability coverage;
- C. Claims for damages because of bodily injury, sickness or disease, or death of person other than its employees, and claims insured by usual personal injury liability coverage; and
- D. Claims for damages because of injury to or destruction of tangible property, including loss of use resulting there from.

The insurance required by this paragraph shall be written for not less than:

- A. Commercial General Liability and Contractual Liability Insurance; written on an Occurrence form, and include Premises and Products/Completed Operations; Employers Liability.

Combined Single Limit per Occurrence \$1,000,000

General Aggregate \$2,000,000

- B. Commercial Auto Liability; including all Owned, Non-Owned, and Hired Autos:

Combined Single Limit per Occurrence \$1,000,000 each Accident
including Bodily Injury and
Property Damage Liability

- C. Workers Compensation Statutory Requirements

- D. Excess/Umbrella \$1,000,000 Each
Occurrence

All such insurance policies shall be issued by a reputable insurance company satisfactory to Port; authorized to do business in the State of Washington and rated A- or better by A. M. Best Company. The insurance company and its agent shall be licensed with the State of Washington Insurance Commissioner per Title 48 of the RCW of Washington.

The policy of Commercial General Liability shall 1) name the Port as an Additional Insured for both "ongoing" and "completed operations", and shall include coverage for the Port's officers, directors, partners, employees, agents, and consultants and 2) be primary coverage for both Defense and Indemnity and Non-Contributory with any insurance maintained by Port, and shall provide for a Waiver of Subrogation rights as to the Port.

Evidence of Insurance shall be filed with the Port prior to the execution of the agreement, which documents that policies providing such coverage and limits of insurance are in full force and effect in a form acceptable to the Port. Attach appropriate endorsement forms evidencing required additional insured parties. Thirty (30) days advance notice shall be given in writing to the PORT prior to cancellation, termination or alteration of said policies of insurance. The insurance company and its agent shall be licensed with the State of Washington Insurance Commissioner per Title 48 of the RCW of Washington.

Warranty: Standard one year Contractors Guarantee covering the work performed and Manufacturers' Warranty on material, and warranties as otherwise listed in these specifications. Copies of all such warranties to be furnished to the Port of Pasco.

COVID-19 Work will be conducted in compliance with the 'Phase 1 Construction Restart COVID-19 Jobsite Restart Requirement' or the appropriate Phase of the 'Safe Start' reopening as provided and published by Washington State.

Prevailing Wage: The hourly wages paid to laborers, workmen or mechanics shall not be less than the prevailing rate of wage, R.C.W. 39.12.020. No worker may be paid less than the specified hourly rate. Contractor will submit Intent to Pay Prevailing Wages, Affidavit of Wages Paid, and Request for Release to the Department of Labor and Industries at appropriate times.

The Washington State Prevailing Wage Rates for Public Works Contracts, Franklin County, effective August 4, 2020, is a part of this Invitation and may be accessed from the following website: <http://www.lni.wa.gov/TradesLicensing/PrevWage/WageRates/default.asp>. A copy is also available for viewing at the Port of Pasco office, 1110 Osprey Pointe Blvd, Suite 201, Pasco, WA 99301, and can be mailed upon request.

Retainage: Retainage of 5% will be administered in accordance with R.C.W. 60.28 when contractor elects to furnish a performance and payment bond for the project when all requirements are met. If contractor elects not to furnish a performance and payment bond on the project of \$150,000 or less, retainage of 10% will be withheld until requirements of R.C.W. 60.28 are met.

Bidder Responsibility Criteria It is the intent of Owner to award a contract to the lowest, responsible bidder. In accordance with RCW 39.04.350, before award of a public works contract, the bidder must meet the following bidder responsibility criteria to be considered a responsible bidder and qualified to be awarded a public works project. The bidder may be required by the Owner to submit documentation demonstrating compliance with the criteria. The bidder must:

- A. Have a current certificate of registration as a contractor at the time of bid submittal, in compliance with chapter 18.27 RCW. In addition, per RCW 39.06.010(1), all electrical and elevator contractors must also be licensed, which must have been in effect at the time of bid submittal;
- B. Have a current Washington Unified Business Identifier (UBI) number;
- C. If applicable:
 - 1. Have Industrial Insurance (workers' compensation) coverage for the bidder's employees working in Washington, as required in Title 51 RCW, unless self insured;
 - 2. Have a Washington Employment Security Department number, as required in Title 50 RCW;
 - 3. Have a Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - 4. Have a Federal Employer Identification number (EIN or Federal Tax ID number)
- D. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

- E. If bidding on a public works project subject to the apprenticeship utilization requirements in RCW 39.04.320, not have been found out of compliance by the Washington state apprenticeship and training council for working apprentices out of ratio, without appropriate supervision, or outside their approved work processes as outlined in their standards of apprenticeship under chapter 49.04 RCW for the one-year period immediately preceding the date of the bid solicitation;
- F. Have received training on the requirements related to public works and prevailing wage under this chapter and chapter 39.12 RCW. The bidder must designate a person or persons to be trained on these requirements. The training must be provided by the department of labor and industries or by a training provider whose curriculum is approved by the department. The department, in consultation with the prevailing wage advisory committee, must determine the length of the training. Bidders that have completed three or more public works projects and have had a valid business license in Washington for three or more years are exempt from this subsection. The department of labor and industries must keep records of entities that have satisfied the training requirement or are exempt and make the records available on its web site. Responsible parties may rely on the records made available by the department regarding satisfaction of the training requirement or exemption;
- G. Within the three year period immediately preceding the date of the bid solicitation, not have been determined by a final binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW. This requires the successful bidder to submit to the municipality a signed acknowledged statement under oath verifying under penalty of perjury that the bidder is in compliance with the responsible bidder criteria requirement set forth under this number.
- H. In accordance with RCW 39.06, a public works contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify responsibility criteria for each of its subcontractors. Verification shall include that each subcontractor, at the time of subcontract execution, meets the responsibility criteria and possesses an electrical contractor license if required by RCW 19.28, or an elevator contractor license, if required by RCW 70.87. This verification requirement, as well as the responsibility criteria, must be included in every public works contract and subcontract of every tier.

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SPECIFICATIONS:

Section 1:

Description of the Work: The project involves renovations of an existing 1,440 sf structure per plans and specifications by Wave Design Group. Plans are attached as Drawings G-000 through G-004, S-001 through S-003, S-101, S-501, S-502, A-011 through A-013, A-101, A-111, A-121, A-131, A-201, A-202, A-301, A-311, A-411, A-421, A-501, A-502, A-601, A-621, A-622, E-101 and E-102.. Plumbing, Mechanical and Electrical system design are to be furnished by the Contractor based on performance specifications furnished in bid documents. Bids shall include all items for a complete and functioning facility. Contractor shall prepare any required plans for permit submittal to City of Connell for Plumbing, Mechanical and Electrical work and pay all fees associated with the submittals and permits for this work. Contractor shall submit a copy of these plans to Architect prior to submittal to City for permitting. Project specific requirements are listed below:

DIVISION 012600 - CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.01 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing contract modifications.

1.02 MINOR CHANGES IN THE WORK

- A. Architect will issue supplemental instructions authorizing minor changes in the work, not involving adjustment to the contract sum or the contract time, on AIA Document G710, "Architect's Supplemental Instructions."

1.03 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect will issue a description of proposed changes in the work that may require adjustment to the contract sum or the contract time. Work change proposal requests issued by architect are not instructions either to stop work in progress or to execute the proposed change. Cost shall include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made, applicable taxes, delivery charges, equipment rental, and costs of labor and supervision directly attributable to the change.
- B. Contractor-Initiated Work Change Proposals: If latent or changed conditions require modifications to the contract, contractor may initiate a claim by submitting a request for a change to architect. Include a statement outlining reasons for the change and the effect of the change on the work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the contract sum and the contract time. Cost shall include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made, applicable taxes, delivery charges, equipment rental, and costs of labor and supervision directly attributable to the change.

1.04 CHANGE ORDER PROCEDURES

- A. On owner's approval of a work changes proposal request, architect will issue a change order for signatures of owner and contractor on AIA Document G701.

1.05 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect may issue a construction change directive on AIA Document G714. Construction change directive instructs contractor to proceed with a change in the work, for subsequent inclusion in a change order.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the construction change directive. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the contract.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF DIVISION 012600 - CONTRACT MODIFICATION PROCEDURES

DISISION 013100 - PROJECT MANAGEMENT AND COORDINATION

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes administrative provisions for coordinating construction operations on project including, but not limited to Requests for Information (RFIS) and project meetings.

1.02 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different sections of the specifications to ensure efficient and orderly installation of each part of the work. Coordinate construction operations, included in different sections, which depend on each other for proper installation, connection, and operation. Schedule construction operations in sequence required to obtain the best results where installation of one part of the work depends on installation of other components, before or after its own installation. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair. Make adequate provisions to accommodate items scheduled for later installation.
- B. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the work. Such administrative activities include, but are not limited to, preparation of contractor's construction schedule, delivery and processing of submittals, progress meetings, pre-installation conferences, project closeout activities, and startup and adjustment of systems.

1.03 REQUESTS FOR INFORMATION (RFIS)

- A. General: Immediately on discovery of the need for additional information or interpretation of the contract documents, contractor shall prepare and submit an RFI in the form specified. Architect will return RFIS submitted to architect by other entities controlled by contractor with no response.
- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the contractor's suggested resolution. If contractor's solution(s) impacts the contract time or the contract sum, contractor shall state impact in the RFI.

- C. RFI forms: AIA Document G716 or approved form, acceptable to architect.
- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for architect's response for each RFI. The following RFIS will be returned without action: Requests for approval of submittals or substitutions and requests for coordination information already indicated in the contract documents.
- E. RFI Log: Prepare, maintain, and submit a tabular log of RFIS organized by the RFI number. Include RFI description, date submitted and date architect's response was received. Notify architect within five days if contractor disagrees with response.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF DIVISION 013100 - PROJECT MANAGEMENT AND COORDINATION

DIVISION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the work, consisting of the contractor's construction schedule.

1.02 SUBMITTALS

- A. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.

1.03 COORDINATION

- A. Coordinate contractor's construction schedule with the schedule of values, submittal schedule, progress reports, and payment requests coordinate each construction activity with other activities and schedule them in proper sequence.

PART 2 – PRODUCTS

2.01 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. Time Frame: Extend schedule from date established for the notice to proceed to date of substantial completion. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by change order.
- B. Activities: Separate area as a separate numbered activity for each main element of the work. Comply with the following: define activities so no activity is longer than 90 days. Include procurement process activities for long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, submittals, approvals, purchasing, fabrication, and delivery.

- C. Milestones: Include milestones indicated in the contract documents in schedule, including, but not limited to, the notice to proceed, substantial completion, and final completion.
- D. Recovery Schedule: When periodic update indicates the work is 14 or more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which contractor intends to regain compliance with the schedule.

2.02 CONTRACTOR'S CONSTRUCTION SCHEDULE (GANTT CHART)

- A. Gantt-chart Schedule: Submit a comprehensive, fully developed, horizontal, Gantt-chart-type, contractor's construction schedule within 7 days prior of date established for commencement of the work. Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line. For construction activities that require more than three months to complete, indicate an estimated completion percentage in 10 percent increments within time bar.

PART 3 – EXECUTION

3.01 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.
- B. Distribution: Distribute copies of approved schedule to architect owner, separate contractors, testing and inspecting agencies, and other parties identified by contractor with a need-to-know schedule responsibility.

END OF DIVISION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION

DIVISION 014000 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.01 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated in the contract documents for specific test and inspection requirements. These services do not relieve contractor of responsibility for compliance with the contract document requirements.

1.02 CONFLICTING REQUIREMENTS

- A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to architect for a decision before proceeding.
- B. Minimum quantity or quality levels: the quantity or quality level shown or specified shall be the minimum provided or performed.

1.03 REPORTS AND DOCUMENTS

- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other sections.
- B. Manufacturer's Field Reports: Prepare written information documenting tests and inspections specified in other sections.
- C. Permits, Licenses, and Certificates: For owner's records, submit copies of permits, licenses, certifications, inspection reports, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the work.
- D. Testing Agency Qualifications: An independent agency with the experience to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual technical sections; and that is acceptable to authorities having jurisdiction.

1.04 QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as owner's responsibility, owner will engage a qualified testing agency to perform these services.
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to the owner are contractor's responsibility. Perform additional quality-control activities required to verify that the work complies with requirements, whether specified or not.
- C. Manufacturer's Field Services: Where indicated, engage a manufacturer's representative to observe and inspect the work. Manufacturer's representative's services include examination of substrates and conditions, verification of materials, inspection of completed portions of the work, and submittal of written reports.
- D. Re-testing/re-inspecting: Regardless of whether original tests or inspections were contractor's responsibility, provide quality-control services, including retesting and re-inspecting, for construction that replaced work that failed to comply with the contract documents.
- E. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide access to the work, and incidental labor and facilities necessary to facilitate tests and inspections.
- F. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.

PART 2 - PRODUCTS (NOT USED)

PART 3 – EXECUTION

3.01 TEST AND INSPECTION LOG

- A. Test and inspection log: maintain a record at project site.

3.02 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes. Repair and protection are contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF DIVISION 014000 - QUALITY REQUIREMENTS

DIVISION 016000 - PRODUCT REQUIREMENTS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes administrative and procedural requirements for selection of products for use in project; product delivery, storage, handling; manufacturers' standard warranties; special warranties; and comparable products.

1.02 DEFINITIONS

- A. Products: Items obtained for incorporating into the work, whether purchased for project or taken from previously purchased stock. The term "Product" includes the terms "Material," "Equipment," "System," and terms of similar intent.
 1. Named products: Items identified by manufacturer's product name, make or model number listed in manufacturer's published product literature that is current as of date of the contract documents.
 2. New products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
 3. Comparable product: product that is approved through the submittal process to have the indicated qualities related to type, function, dimension, performance, physical properties, appearance, and other characteristics that equal or exceed those of the specified product.
- B. Basis-of-design Product Specification: A specification in which a specific manufacturer's product is named, including make or model number or other designation, to establish the significant qualities related to type, function, dimension, performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

1.03 SUBMITTALS

- A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include specification section number and title and drawing numbers and titles.
- B. Basis-of-design Product Specification Submittal: Comply with requirements in division 01 section "Submittal Procedures." show compliance with requirements.

1.04 QUALITY ASSURANCE

- A. Compatibility of Options: If contractor is given option of selecting between two or more products for use on project, select product compatible with products previously selected, even if previously selected products were also options.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions. Schedule delivery to minimize long-term storage at project site and to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration. Deliver products to project site in an undamaged condition in manufacturer's original sealed containers, complete with labels and instructions for handling, storing, unpacking, protecting, and installing. Protect stored products from damage and liquids from freezing.

1.06 PRODUCT WARRANTIES

- A. Warranties shall be in addition to, and run concurrent with, other provisions of the contract documents. Manufacturer's disclaimers and limitations on product warranties do not relieve contractor of obligations under requirements of the contract documents.
- B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution from Manufacturers.

PART 2 – PRODUCTS

2.01 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the contract documents, are undamaged and, unless otherwise indicated, are new at time of installation. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
 1. Product: Where specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for contractor's convenience will not be considered. Where specifications include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, that complies with requirements.
 2. Basis-of-design Product: Where specifications name a product, or refer to a product indicated on drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named.
 3. Visual Selection Specification: Where specifications include the phrase "as selected from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

2.02 COMPARABLE PRODUCTS & SUBSTITUTIONS

- A. Substitutions will be considered up to 5 calendar days prior to bid opening.

- B. Substitutions may be considered after contract award only when a product becomes unavailable through no fault of the contractor, or when the Owner deems it to be in the Owner's best interest to do so.
- C. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.
- D. A request constitutes a representation that the Bidder/Contractor:
 - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.
 - 2. Will provide the same warranty for the Substitution as for the specified product.
 - 3. Will coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Owner.
 - 4. Waives claims for additional costs or time extension that may subsequently become apparent.
 - 5. Will reimburse Owner for review or redesign services associated with re-approval by authorities.
- E. Substitutions will not be considered when they are indicated or implied on shop drawing or product data submittals, if they have not been previously approved.
- F. Substitution Submittal Procedure:
 - 1. All substitution requests shall be accomplished by requesting substitution form from Engineer.
 - 2. Clearly indicate with red arrows on the supporting data the proposed substitution and accessories.
- G. Substitution Review Procedure: Engineer will review substitution requests prior to bid within the 10 days prior to bidding. The substitution request form will be required to be filled out. Only approved substitutions will be listed on addenda. All proposed substitutions not listed on addenda shall be considered by the submitter and the Contractor as non-acceptable substitution and shall not be used. Substitutions after bid submission by Contractor will be reviewed only as per item B above or a better quality item is requested for substitution on approval by Engineer.

PART 3 - EXECUTION (NOT USED)

END OF DIVISION 016000 - PRODUCT REQUIREMENTS

DIVISION 017839 - PROJECT RECORD DOCUMENTS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes administrative and procedural requirements for project record documents, including record drawings and specifications.

1.02 SUBMITTALS

- A. Record drawings: Submit one complete paper-copy set of marked-up record prints.

PART 2 – PRODUCTS

2.01 RECORD DRAWINGS

- A. Record Prints: Maintain one set of marked-up paper copies of the contract drawings and shop drawings, incorporating new and revised drawings as modifications are issued. Mark record prints to show the actual installation where installation varies from that shown originally. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later. Note construction change directive numbers, alternates, change order numbers, and similar identification, where applicable.

PART 3 – EXECUTION

3.01 RECORDING AND MAINTENANCE

- A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur.
- B. Maintenance of Record Documents: Store record documents apart from the contract documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for architect's reference during normal working hours.

END OF DIVISION 017839 - PROJECT RECORD DOCUMENTS

Section 2:

Permits: The plan review fee and building permit fee will be paid for by the Port of Pasco. Port will obtain permit to be picked up by contractor upon Notice to Proceed. Contractor shall be responsible for all other permits and fees associated with construction of the project for plumbing, mechanical and electrical.

Section 3:

Disposal & Notification: Contractor shall be responsible for the disposal of all debris in a legal manner according to all applicable laws, codes and regulations. Notification of proper authorities for hazardous materials removal if required shall be the responsibility of the contractor. All fees associated with disposal of hazardous materials and general construction debris shall be included in Contractors scope of work.

Section 4:

Dust Control and Water: Contractor shall, at all times during the length of the contract, maintain proper dust control at the project sites. Water may be taken from the nearest City of Connell fire hydrant in accordance with City of Connell requirements. The Contractor shall apply for and obtain a City supplied meter from the City of Connell Water Department. Meter deposits and water use charges shall be paid by the Contractor.

Section 5:

Utilities: Contractor shall be responsible to coordinate with City of Connell and other local utility companies for hook-up fees and required permits.

Section 6:

Security: Contractor shall erect temporary construction fencing as determined by contractor to extent they determine necessary to secure the site during construction and maintain public safety. Materials shall be stored to protect nearby properties from wind-blown debris.

Section 7:

Health and Safety: The Contractor's attention is alerted to the strict enforcement and requirements of the "Occupational Safety and Health Act" (OSHA) and "The Washington Industrial Safety and Health Act of 1973" (WISHA), which apply to all operations within this contract. The Contractor shall comply with all provisions thereof and make such reports and maintain such records as the acts require. The Contractor shall prepare a project-specific health and safety plan in full compliance with OSHA and WISHA requirements. The Contractor shall 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 not be limited to normal working hours.

COVID-19 Health and Safety: Work shall be conducted in compliance with the 'Phase 1 Construction Restart COVID-19 Jobsite Restart Requirement' or the appropriate Phase of the 'Safe Start' reopening as provided and published by Washington State, Labor and Industries, RCW's, WAC's, Franklin County Health District or local Building, Construction and Health Codes.

Section 8:

Plans: As per Wave Design Group.

Section 9:

Cleanup: Contractor shall leave the job site clean on a daily basis.

BID FORM

Small Works Contract

To: Port Of Pasco
 1110 Osprey Pointe Blvd, Suite 201
 P O Box 769
 Pasco, WA 99301

Project: North Franklin Visitor's Center Connell, WA

Submitted By: _____
 (Full Name)

 (Address)

 (City, State and Zip Code)
 _____ (Phone Number) _____ (Employment Security Dept. Number)

Offer: Furnish labor, equipment, and material, to complete "North Franklin Visitor's Center Connell, WA" according to the specifications and other descriptive documents, for the amount of (including Washington Sales Tax):

1	Base Bid	LS	\$
	WSST 8.6%	LS	\$
	COVID-19 Compliance	LS	\$
Total Base Bid Incl. WSST		(use numbers)	\$
		(use words)	dollars

Signature

Date

Print Name

(Contractor License Number)

Title: _____
If Corporation please affix Corporate Seal.

(Contractor UBI Number)

(Federal Employer ID Number)

CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUS



Certification of Compliance with Wage Payment Statutes

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date (August 4, 2020), the bidder is not a “willful” violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Bidder’s Business Name

Signature of Authorized Official*

Printed Name

Title

Date

City

State

Check One:

Sole Proprietorship Partnership Joint Venture Corporation

State of Incorporation, or if not a corporation, State where business entity was formed:

If a co-partnership, give firm name under which business is transacted:

**** If a corporation, proposal must be executed in the corporate name by the president or vice-president (or any other corporate officer accompanied by evidence of authority to sign). If a co-partnership, proposal must be executed by a partner.***

Port of Pasco
BIDDERS'S CHECKLIST

The bidder's attention is especially called to the following forms which must be completed in full as required and submitted collectively as the bid proposal package:

- ___ 1. Proposal Form- The unit prices must be shown in the space provided. Show all unit prices in both words and figures when indicated.
- ___ 2. Bid Bond- Electronic bid bond. The amount of the bid bond shall not be less than five percent (5%) of the total amount of the bid.
- ___ 3. Addenda- All Addenda shall be signed and included in sealed bid.
- ___ 4. Certification of Compliance with Wage Payment Status. Certification of Compliance with Wage Payment Status form shall be completed, signed and included in sealed bid.
- ___ 5. Proposals- Proposals shall be prepared on the standard proposal form attached. The proposal shall be e-mailed and marked in the subject line of e-mail "Proposal for *Job Name*", time and date of submission and Bidder's name. See bidder instructions for further information.

The following forms shall be executed and submitted within ten (10) calendar days after Notice of Award.

- ___ 1. Contract- To be executed by the successful bidder.
- ___ 2. Payment and Performance Bonds- Separate performance and payment bonds shall be completed on Standard AIA bond forms by Contractor's Surety and submitted with Contractor executed Contracts.
- ___ 3. Certificate of Insurance- Contractor shall furnish Certificate of Insurance and all applicable Endorsements naming the Port of Pasco as additional insured on its Commercial General Liability and Automobile Liability Policies per General Instructions under Insurance in bid specifications Instructions to Bidders.
- ___ 4. Construction Schedule- To be submitted by Contractor prior to scheduled Pre-Construction meeting.
- ___ 5. Schedule of Values- To be submitted by Contractor with executed Contract.
- ___ 6. List of Subcontractors- To be submitted by Contractor with executed Contract.
- ___ 7. Contractor's W-9- To be submitted by Contractor with executed Contract.

The following shall be filed prior to Notice to Proceed.

- ___ 1. Statement of Intent to Pay Prevailing Wages- To be filed immediately by the Prime Contractor after Contract is awarded and before work begins and subsequently by all those providing labor on the project.

AGREEMENT

Agreement between Port of Pasco and Contractor

Small Works Contract

THIS AGREEMENT is made on the ____ day of ____, 2020 between the Port of Pasco (hereinafter “the Port”) and the contractor, XYZ, (hereinafter “the Contractor”), who in consideration of the mutual promises contained herein, agree as follows:

ARTICLE 1: The Work

1.1 The Contractor shall perform all the work required by the contract documents identified in Article 5 and by this reference incorporated herein, for the project entitled North Franklin Visitor's Center Connell, WA.

ARTICLE 2: Time of Commencement and Completion

2.1 The work to be performed under this contract shall commence not later than Notice to Proceed date and shall be completed not later than 150 calendar days following the date of commencement (hereinafter the “completion date”).

ARTICLE 3: Contract Sum

3.1 The Port will pay the Contractor, for the satisfactory performance of the work, a contract sum of _____ Dollars (\$_____), which includes applicable Washington State sales tax.

ARTICLE 4: Payment

4.1 Monthly progress payments will be made for invoices submitted by the first of the month. Invoices should reflect work completed to date and are subject to approval by the Engineer. Materials and equipment not incorporated in the Work, but delivered, suitably stored, and accompanied by documentation satisfactory to the Port will be paid at 75% of cost (with the balance being retainage until fully incorporated into the Work).

4.2 Upon final acceptance of the work by the Port, the Contractor shall submit a final invoice in the amount of 100% of the contract sum, plus 100% of the applicable Washington State sales tax.

4.3 The Port may withhold payment (or a portion thereof) otherwise due the Contractor on account of:

- A. defective work not remedied;
- B. claims filed;
- C. failure of the Contractor to make payment properly to subcontractors or for labor, materials or equipment;
- D. damages to another Contractor; or
- E. unsatisfactory performance of the work by the Contractor.

4.4 The acceptance of the final payment by the Contractor shall constitute a waiver of all claims, of whatever sort or nature, by the Contractor against the Port.

4.5 Unless withheld pursuant to paragraph 4.3, final payment to the Contractor shall be made upon occurrence of the following:

- A. The expiration of 45 days following the final acceptance of the project, and
- B. The receipt by the Port of the department of revenue certificate of payment of state excise taxes if contract is for a sum of \$35,000.00 or more, and
- C. Satisfaction of the Port that the claims of materialmen and laborers incurred in filing and processing such claims have been paid or provided for, and
- D. All requirements of RCW 39.12 relating to Prevailing Wage have been met.

4.6 Retainage of 5% will be withheld until the requirements in Section 4.5 hereinabove and RCW 60.28 are met when contractor elects to furnish a performance and payment bond for the project of \$150,000 or less. If contractor elects not to furnish a performance and payment bond on project of \$150,000 or less, retainage of 10% will be withheld until the requirements in Section 4.5 hereinabove and RCW 60.28 are met.

ARTICLE 5: The Contract Documents

5.1 The contract documents, which by this reference are incorporated herein, consist of those documents listed below specifically:

- A. This Agreement.
- B. Invitation for Bids, Addenda, Small Works Roster.
- C. General Conditions

- D. Specifications.
- E. Bid Form submitted by Bidder
- F. Drawings.
- G. Prevailing Wages Schedule.

5.2 The contract documents set forth above form the entire and integrated agreement between the Parties hereto, and supersede all prior negotiations, representation, or agreements, either written or oral. The contract may be amended or modified only by a written amendment to the contract signed by both parties or by a change order.

5.3 By his execution of the contract, the Contractor represents that he has visited the site of the work and familiarized himself with all conditions under which the work is to be performed.

5.4 The Contractor shall comply with all applicable Federal/State laws, City/County ordinances, and rules and regulations of all authorities having jurisdiction of project construction. Said laws will be deemed to be included the same as though written out in full.

ARTICLE 6: Owner

6.1 The Port of Pasco, as owner, shall issue all instructions to the Contractor through an authorized representative. The Port shall at all times have access to the work wherever it is in preparation or progress.

ARTICLE 7: Contractor

7.1 The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for performing, scheduling and coordinating all portions of the work under the contract in a proper fashion and in strict compliance with all applicable codes, rules, regulations and laws.

7.2 Contractor shall carry on the Work in a safe manner, and shall comply with all applicable federal, state and local laws, regulations, standards, and recognized trade practices for the protection and safety of its employees and other persons about its Work, including without limitation those governing labor, safety, health, sanitation, and protection of the environment.

7.3 Contractor is solely responsible for protection and safety of its employees, for final selection of safety methods and means, and for

establishing, supervising, inspecting and enforcing its safety obligations in accord with this Agreement and applicable law.

7.5 Contractor shall conduct work in compliance with the 'Phase 1 Construction Restart COVID-19 Jobsite Restart Requirement' or the appropriate Phase of the 'Safe Start' reopening as provided and published by Washington State, Labor and Industries, RCW's, WAC's, Franklin County Health Districts or local Building, Construction and Health Codes.

7.4 Contractor shall defend, indemnify and hold the Port, its officers, officials, employees, engineer and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them in performance of this Agreement, except for injuries and damages caused by the sole negligence of the Port. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them and the Port, its officers, officials, employees, engineer and volunteers, the Contractor's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Contractor's negligence, or of any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

7.5 Unless otherwise specifically noted, the Contractor shall provide and pay for all labor and materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the work.

7.6 The Contractor shall pay prevailing wages, all sales, consumer, use, and other similar taxes required by law, and shall secure and pay for all permits, fees, and licenses necessary for execution of the work.

7.7 The Contractor will warrant to the Port that all materials and equipment furnished under the contract will be new unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the specifications. All work not so conforming to these standards may be considered defective. If required by the Port, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. This warranty shall be in addition to and not in limitation of any other warranty or remedy afforded by law.

7.8 RCW 39.06.020 requires a public works contractor to verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify responsibility criteria for each of its subcontractors. Verification is to include that, at the time of subcontract execution, each subcontractor meets the responsibility criteria listed above and in RCW 39.04.350(1) and additionally – if applicable – possesses an electrical contractor license or an elevator contractor license.

ARTICLE 8: Separate Contracts

8.1 The Port reserves the right to award other contracts in connection with other portions of the project.

ARTICLE 9: Time

9.1 All time limits stated in the contract documents are of the essence of the contract.

ARTICLE 10: Independent Contractor

10.1 Contractor represents, warrants and understands that it is an independent contractor and employing unit, duly licensed to perform the Work (including without limitation state contractor registration), subject to all applicable Social Security, Unemployment Compensation and Workers' Compensation statutes, and shall keep records and make reports and payments of all taxes or contributions required. Contractor agrees to indemnify, defend and hold Port harmless from any expenses or liability incurred under such statutes in connection with employees of Contractor.

10.2 If any Work hereunder is performed by principals of Contractor who are not covered by Workers' Compensation, the principals agree that they

shall have no claim against Port or its insurers or its Workers' Compensation coverage in the event they are injured while performing such Work.

ARTICLE 11: Miscellaneous Provisions

11.1 This agreement is executed on the day first above written.

11.2 In the event of any dispute between Port and Contractor arising out of or relating to this Agreement, the prevailing party shall be entitled, whether or not a suit, action, or arbitration proceeding is instituted, to recover all costs incurred in connection with the dispute, including without limitation reasonable attorneys' and expert witness fees, whether at trial, on appeal or denial of any petition for review, or in connection with enforcement of any judgment.

11.3 This Agreement shall be interpreted in accordance with the laws and court rules of the State of Washington in effect on the date of execution of this Agreement. In the event any party deems it necessary to institute legal action or proceedings to ensure any right or obligation under this Agreement, the parties agree that such action shall be brought in a court of competent jurisdiction situated in Franklin County, Washington.

11.4 The Defend Trade Secrets Act provides that an individual may not be held criminally or civilly liable under any federal or state trade secret law for disclosure of a trade secret: (1) made in confidence to a government official, either directly or indirectly, or to an attorney, solely for the purpose of reporting or investigating a suspected violation of law; and/or (2) in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal. Additionally, an individual suing an employer for retaliation based on the reporting of a suspected violation of law may disclose a trade secret to his or her attorney and use the trade secret information in the court proceeding, so long as any document containing the trade secret is filed under seal and the individual does not disclose the trade secret except pursuant to court order.

PORT OF PASCO:

CONTRACTOR: XYZ

By: _____

By: _____

Title: _____

Title: _____

By: _____

By: _____

Title: _____

Title: _____

Washington State Contractors License No.:

PREVAILING WAGES

DRAWINGS AND SPECIFICATIONS

NORTH FRANKLIN VISITOR'S CENTER

RENOVATION - CONNELL, WA



July 13, 2020 - 08:26 AM

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CONNELL VISITOR CENTER
 PORT OF PASCO
 661 S COLUMBIA AVE.
 CONNELL, WA 99326



PROJECT CONSULTANTS

OWNER / DEVELOPER

PORT OF PASCO
 1110 OSPREY POINTE BLVD, STE 201
 PASCO, WA 99301
 CONTACT: RANDY HAYDEN, EXECUTIVE DIRECTOR
 PHONE: (509) 547-3378
 EMAIL: rhayden@portofpasco.org

GENERAL CONTRACTOR

TBD

PROJECT ARCHITECT

WAVE DESIGN GROUP, LLC
 418 N KELLOGG ST. STE B
 KENNEWICK, WA 99336
 CONTACT: MICHAEL CORBIN
 PHONE: (509) 737-1000
 EMAIL: mike@wavedesigngroupllc.com

STRUCTURAL ENGINEER

WAVE DESIGN GROUP, LLC
 418 N KELLOGG ST. STE B
 KENNEWICK, WA 99336
 CONTACT: DICK NELSON
 PHONE: (509) 737-1000
 EMAIL: dick@wavedesigngroupllc.com

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DATE	BY	DATE	REV. #
2-13-2020	MGKB		
	MC		
	JOB #:	20-011	
	CLNT:		
	1:		
	2:		
	3:		

COVER SHEET

SHEET NO. :

G-000

GENERAL NOTES:

1	CONSTRUCTION, WORKMANSHIP, AND MATERIAL SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL AND STATE CODES, CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER CODES AS LOCALLY ADOPTED AND AMENDED.
2	IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE DRAWINGS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3	CONTRACTORS AND SUBCONTRACTORS SHALL REPORT TO THE ARCHITECT IN WRITING ANY DISCREPANCIES BETWEEN ON-SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS (INCLUDING SPECIFICATIONS) PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
4	UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC) MARKED "PRELIMINARY", "BID SET", OR "PROGRESS PRINTS" BE USED FOR ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE SUBCONTRACTORS WITH MARKED LATEST EDITION OF PRINTS.
5	THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
6	APPROVALS BY BUILDING INSPECTOR SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS).
7	OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE ARCHITECT FOR CLARIFICATION.
8	THE CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL THROUGHOUT THE WORK. THE CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK IN THE FIELD IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REQUIREMENTS, ETC. SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN THE SPECIFICATIONS.
9	THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY DURING, BUT NOT LIMITED TO, NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT THE OWNER AND ARCHITECT SHALL BE NAMED AS ADDITIONS INSURED ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE.
10	ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC, SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE ICBO RESEARCH RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, PRODUCTS OF EQUAL QUALITY WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED, BUT ONLY IF APPROVED BY THE ARCHITECT UNLESS SPECIFICALLY NOTED IN THE CONTRACT, ARCHITECT(S) WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
11	CONTRACTOR SHALL CONSULT, PRIOR TO THE START OF CONSTRUCTION, REPRESENTATIVES OF CITY AND GAS (OIL), ELECTRIC, WATER, TELEPHONE, AND CABLE COMPANIES CONCERNING UTILITIES AVAILABILITY AND HOOK-UP, AS WELL AS CALL FOR LOCATIONS.
12	SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY CONTRACTORS IN CONNECTION WITH SOME PORTION OF THIS WORK ARE TO BE SUBMITTED TO THE ARCHITECT AND APPROVED PRIOR TO COMMENCEMENT OF ORDERING FABRICATION, CONSTRUCTION, OR INSTALLATION.
13	ARCHITECT OR ENGINEER STAMPED PLANS CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE ARCHITECT OR ENGINEER. PLANS MODIFIED BY OTHERS WILL NOT BE ACCEPTED.
14	DIMENSIONS: WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. UNLESS NOTED OTHERWISE, ALL DIMS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC.
15	DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
16	STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, SLEEVES, ETC UNLESS SPECIFICALLY NOTED OR DETAILED.
17	ALL CONCRETE SLABS SHALL HAVE CONTROL JOINTS AS REQUIRED.
18	PROVIDE FIRE BLOCKING, DRAFT STOPS, AND FIRE STOPS AS PER THE IBC.
19	PROVIDE FIRE DEPT ACCESS TO EQUIPMENT IDENTIFIED AS REQUIRED PER IFC. APPROVED SIGNS SHALL BE LOCATED AT THE MAIN ENTRANCE.
20	LOCKS & LATCHES SHALL BE PERMITTED ON THE MAIN ENTRY TO PREVENT OPERATION OF DOORS WHERE THE FOLLOWING EXISTS. A READILY VISIBLE DURABLE SIGN TO BE POSTED ON THE EGRESS SIDE OR ON ADJACENT DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE TEXT SHALL BE 1" HIGH ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE SHALL BE READILY DISTINGUISHABLE AS OPEN/CLOSED. 2015 IBC 1010.1.9.3
21	PREMISE IDENTIFICATION SHALL BE MAINTAINED OR PROVIDED IN ACCORDANCE WITH IFC SEC. 505.1. APPROVED ADDRESS NUMBERS SHALL BE PLACED ON ALL BUILDINGS IN A LOCATION AND SIZE APPROVED BY THE FIRE CODE OFFICIAL. NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD OR STREET FRONTING THE PROPERTY. LARGE COMPLEX ADDRESSING SHALL INCLUDE BOTH BUILDING AND INDIVIDUAL UNIT IDENTIFICATION AS DESCRIBED IN IFC.
22	FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH IFC SECTION 906 AND NFPA 10. EXTINGUISHERS LOCATED IN CABINETS OR NOT READILY VISIBLE SHALL BE ADEQUATELY MARKED. PROVIDED A MINIMUM OF ONE 2A:10B:C RATED FIRE EXTINGUISHER PLACED WITHIN 75 FEET TRAVEL DISTANCE TO ALL AREAS, MOUNTED NO HIGHER THAN 40" ABOVE THE FLOOR.

GENERAL NOTES:

23	THE ENTRY/EXT DOOR SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 2015 IBC 1010.1.9
24	EXIT SIGNS (IFC 1011.1) WHERE REQUIRED EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS FROM THE NEAREST VISIBLE EXIT SIGN.
25	MEANS OF EXIT ILLUMINATION (IFC SECTION 1008) THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF THE EGRESS IS OCCUPIED. EXIT LIGHTING MUST COMPLY WITH IFC 1006.3 ILLUMINATION EMERGENCY POWER.
26	DOORS INTO ELECTRICAL CONTROL PANEL ROOMS AND SPRINKLER RISER ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING "ELECTRICAL ROOM" AND "SPRINKLER RISER ROOM" OR SIMILAR APPROVED WORDING, RESPECTIVELY.
27	RANGE HOOD/MICROWAVE COMBO OVER OVEN/RANGE TO PROVIDE A MINIMUM EXHAUST AIRFLOW RATE OF 0.30 CFM/FT ² .

GENERAL FLOOR PLAN NOTES:

1	CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
2	ALL EXTERIOR AND INTERIOR PARTITIONS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING SHALL BE SEALED CASKETING OR WEATHER STRIPPED AS REQUIRED TO MEET PARTITION RATINGS.
3	ALL DIMENSIONS ARE TO FACE OF FRAMING.
4	REFER TO DOOR & WINDOW SCHEDULES.
5	REFER TO EQUIPMENT SCHEDULE. ALL EQUIPMENT TO MEET STATE OF WA/BFHD HEALTH DEPARTMENT REGULATIONS.
6	COORDINATE EQUIPMENT WITH PLUMBER.
7	REFER TO BUILDING PROVIDER DRAWING SET FOR METAL BUILDING STRUCTURAL DRAWINGS AND CALCULATIONS INFORMATION (IF APPLICABLE).

GENERAL ROOF NOTES:

1	CONTRACTOR SHALL REVIEW & COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXISTING CONDITIONS & COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS & NRCA STANDARDS.
2	DIMENSIONS, DETAILS, EQUIPMENT SIZE & LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION & REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL & TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM & GENERAL CONTRACTOR TO COORDINATE.
3	MINIMUM SLOPE ALLOWABLE ON THE ROOF SHALL BE NO LESS THAN ¼" PER FOOT. CRICKET THE UP SLOPE SIDE OF ALL SQUARE CURBS & PROJECTIONS OVER 20" IN WIDTH.
4	ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS. MEP CONTRACTOR SHALL PROVIDE SUPPORTS FOR LINES.
5	REFER TO MEP DRAWINGS FOR SIZE & LOCATION OF NEW DECK PENETRATIONS & ROOF TOP EQUIPMENT.
6	GENERAL CONTRACTOR TO ENSURE ALL ROOFTOP PENETRATIONS (EQUIP, SOIL STACKS, ETC.) ARE INSTALLED MIN. 2'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, & ROOF EDGE.
7	CONTRACTOR SHALL VERIFY ROOF OPENING & EQUIPMENT SIZES, LOCATIONS. MAINTAIN PROPER REQUIRED FLASHING & DRAINAGE AROUND CURBS & EQUIPMENT.
8	ROOF DETAILS ARE FOR REFERENCE ONLY. ROOFING CONTRACTOR TO UTILIZE APPROPRIATE MANUFACTURER DETAIL/ASSEMBLY AS REQUIRED TO PROVIDE THE ROOF SYSTEM WARRANTY.
9	CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO THE INSTALLATION OF THE NEW ROOFING SYSTEM. NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
10	THE CONTRACTOR IS TO MAINTAIN BUILDING IN A WEATHER-TIGHT CONDITION AGAINST INCLEMENT WEATHER AT ALL TIMES.

GENERAL RCP/LIGHTING NOTES:

1	REFER TO STRUCTURAL AND MECHANICAL FOR ADDITIONAL INFORMATION (IF APPLICABLE).
2	ARCHITECTURAL REFLECTED CEILING PLAN NOTES REFER TO THE GENERAL TYPE AND LOCATION OF LIGHT FIXTURES.
3	VERIFY CEILING HEIGHT.
4	SANITARY TILES IN KITCHEN AREA (IF APPLICABLE).

DESCRIPTION OF WORK

* CONSTRUCTION OF A TENANT IMPROVEMENT RENOVATION OF AN EXISTING ±1,440 SQ FT BUILDING.

DEFERRED SUBMITTALS

- * PLUMBING SHOP DRAWINGS
- * MECHANICAL SHOP DRAWINGS
- * ELECTRICAL SHOP DRAWINGS

VICINITY MAP



DATE:	2-13-2020
BY:	MG/KB
CHKD:	MC
JOB #:	20-011
CLNT:	1: 2: 3:

ABBREVIATIONS

A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASSEM	ASSEMBLY
BD	BOARD
BL	BUILDING LINE
BLDG	BUILDING
BM	BEAM
BSMT	BASEMENT
CL	CENTER LINE
CLG	CEILING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
D	DRYER FOR CLOTHES
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISH WASHER
DWG	DRAWINGS
EA	EACH
EXIST	EXISTING
(E)	EXISTING
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EXT	EXTERIOR
EL	ELEVATION
EQUIP	EQUIPMENT
EXP	EXPANSION
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FE	FIRE EXTINGUISHER
FH	FIRE HYDRANT
FRP	FIBER REINFORCED PANEL
FTG	FOOTING
GA	GAUGE OR GAGE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPTER
GLU-LAM	GLUE LAMINATED BEAM
GSB	GYPSPUM SHEATHING BOARD
GSB	GYPSPUM WALL BOARD
GYP	GYPSPUM
HGT	HEIGHT
HM	HOLLOW METAL
HVAC	HEATING VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
I.M.	INSULATED METAL
INT	INTERIOR
J-BOX	JUNCTION BOX
JAN	JANITOR
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
N	NORTH
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OSB	ORIENTED STRAND BOARD
PLYWD	PLYWOOD
PNL	PANEL
PT	PRESSURE TREATED FOR RESISTANCE TO WATER DECAY
R	RADIUS
PVC	POLYVINYL CHLORIDE
REF	REFERENCE
REQ	REQUIRED
RO	ROUGH OPENING
R/S	ROUGH SAWN
SHR	SHEAR
SF	SQUARE FEET
SQ FT	SQUARE FEET
SIM	SIMILAR
TI	TENANT IMPROVEMENT
UNO	UNLESS NOTED OTHERWISE

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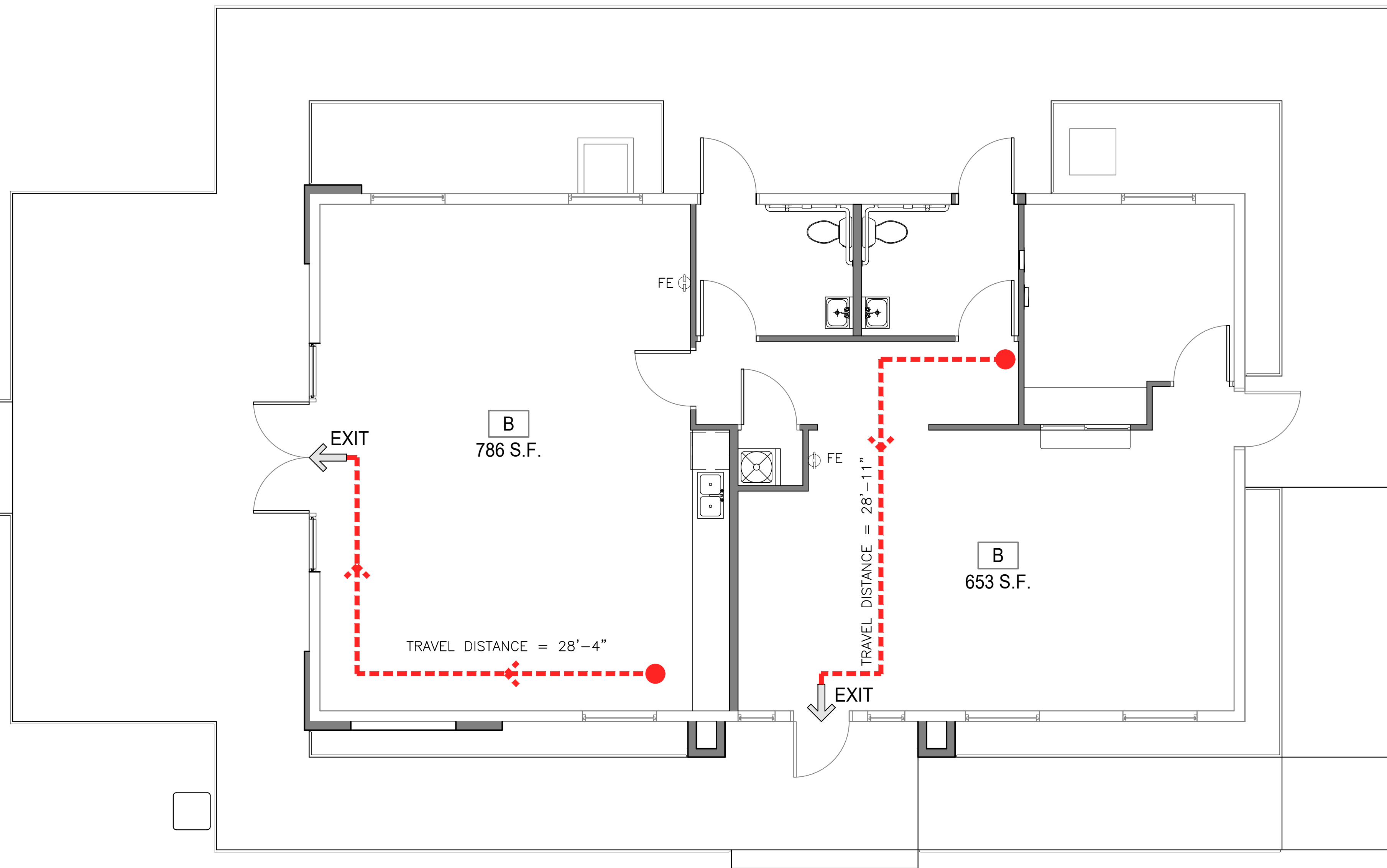
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GENERAL NOTES

SHEET NO. :
G-001

LIFE SAFETY EXIT PLAN



NORTH
 1 MAIN FLOOR EXIT PLAN
 SCALE: 1/4" = 1'-0"

CODE ANALYSIS:

GENERAL INFORMATION	
AUTHORITY HAVING JURISDICTION:	CITY OF CONNELL
CODE:	INTERNATIONAL BUILDING CODE 2015 WITH WA STATE AMENDMENTS
PROJECT ADDRESS:	661 S COLUMBIA AVE, WA 99326
ZONING:	CG - COMMERCIAL GENERAL
PROJECT DESCRIPTION:	TENANT IMPROVEMENT - RENOVATION OF AN EXISTING BUILDING FOR A VISITOR'S CENTER, OFFICE SPACE AND COMMUNITY MEETING ROOM.
PARKING REQUIRED, PER MUNICIPAL CODE:	(E) TO REMAIN
EV PARKING INFRASTRUCTURE:	N/A
CHAPTER 3	
OCCUPANCY CLASSIFICATION:	A-3 (ASSEMBLY), B (BUSINESS)
CHAPTER 5	
ALLOWABLE HEIGHT (FT.), TABLE 504.3:	40 FT. (NON-SPRINKLERED)
ALLOWABLE STORIES ABOVE GRADE, TABLE 504.4:	A-3: 1 STORY (NON-SPRINKLERED)
ALLOWABLE AREA (SQ. FT.), TABLE 506.2:	A-3: 6,000 SQ. FT. (NON-SPRINKLERED)
ALLOWABLE AREA INCREASE, SECTION 506:	10,500
<A = (A + (NS X I))>	
<W = (L1 X w1 + L2 X w2...) / F>	
<I = (F/P - 0.25) W / 30>	
PROPOSED HEIGHT (FT.):	(E) 13'-10 1/2"
PROPOSED STORIES ABOVE GRADE:	(E) 1 STORY
PROPOSED AREA, PER FLOOR:	1,440 SQ. FT.
PROPOSED TOTAL BUILDING AREA:	INTERIOR: 1,440 SQ. FT. EXTERIOR PATIO: 314 SQ. FT.
REQUIRED OCCUPANCY SEPARATION, TABLE 508.4:	N/A, NOT REQUIREMENT
CHAPTER 6	
CONSTRUCTION TYPE, TABLE 601:	(E) TYPE V-B WITH INTERIOR WOOD FRAMED WALLS
EXTERIOR WALL FIRE RATING REQUIREMENT, TABLE 602:	N/A, NOT REQUIRED
CHAPTER 7	
ALLOWED EXTERIOR WALL OPENINGS, TABLE 705.8	DIST > 30', NO LIMIT
PARAPET EXCEPTION, SECTION 705.11:	EXCEPTION 1
CHAPTER 9	
FIRE SPRINKLER SYSTEM REQUIRED, IBC SECTION 903/IEBC SECTION 804.2.2:	NO
FIRE SPRINKLER SYSTEM INSTALLED:	NO
FIRE EXTINGUISHERS REQUIRED, SECTION 906:	YES, SEE EXIT PLAN
FIRE ALARM SYSTEM, SECTION 907:	NO
IF REQUIRED, SYSTEM SHALL MEET NFPA 72 REQUIREMENTS	
CHAPTER 10	
OCCUPANT LOAD, TABLE 1004.1.2:	(1/100) 1,439 SQ. FT./100 = 15 OCCUPANTS
B OCCUPANCY:	15 OCCUPANTS
TOTAL BUILDING OCCUPANCY:	15 OCCUPANTS
MEANS OF EGRESS CAPACITY, SECTION 1005:	
MEANS OF EGRESS COMPONENTS:	B: 15 OCCUPANTS X 0.2" = 3" REQ'D WIDTH
MEANS OF EGRESS, STAIRWAYS:	N/A
NUMBER OF EXITS, SECTION 1006:	B: 15 < 49 = 1 EXIT REQ'D, 2 PROVIDED
PANIC HARDWARE REQUIRED, SECTION 1010.1.10:	NO
EXIT SIGNS SHOWN ON PLANS, SECTION 1013:	SHEET A-121 REFLECTED CEILING AND LIGHTING PLAN
HANDRAIL TYPE, SECTION 1014.3:	TYPE 1
MAXIMUM EXIT TRAVEL DISTANCE, TABLE 1017.2:	B: 200'-0" TRAVEL DISTANCE
CHAPTER 29	
MINIMUM NUMBER OF PLUMBING FIXTURES, TABLE 2902.1:	
OCCUPANCY CLASSIFICATION:	B OCCUPANCY
OCCUPANTS (PER GENDER):	TOTAL OCCUPANTS: 15 / 2 = 8
WATER CLOSETS:	
FEMALE:	(1:25) = 1 REQ'D, 1 PROVIDED
MALE:	(1:25) = 1 REQ'D, 1 PROVIDED
LAVATORIES:	
FEMALE:	(1:40) = 1 REQ'D, 1 PROVIDED
MALE:	(1:40) = 1 REQ'D, 1 PROVIDED

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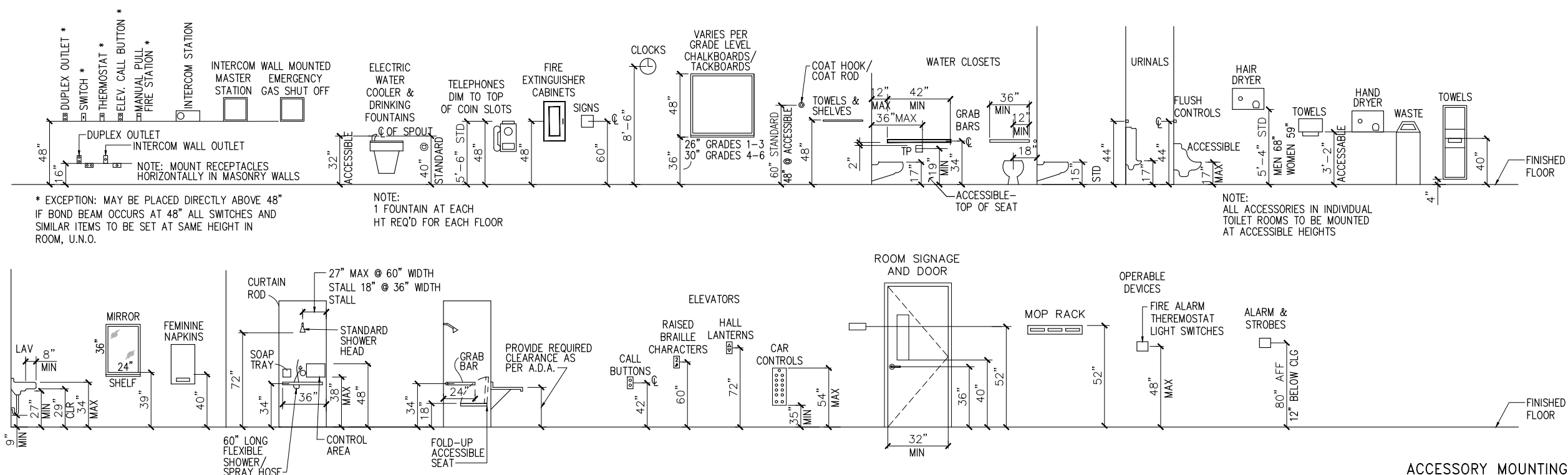
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	2:		
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CODE REVIEW

SHEET NO.:
G-002



* EXCEPTION: MAY BE PLACED DIRECTLY ABOVE 48" IF BOND BEAM OCCURS AT 48" ALL SWITCHES AND SIMILAR ITEMS TO BE SET AT SAME HEIGHT IN ROOM, U.N.O.

NOTE: 1 FOUNTAIN AT EACH HT REQ'D FOR EACH FLOOR

NOTE: ALL ACCESSORIES IN INDIVIDUAL TOILET ROOMS TO BE MOUNTED AT ACCESSIBLE HEIGHTS

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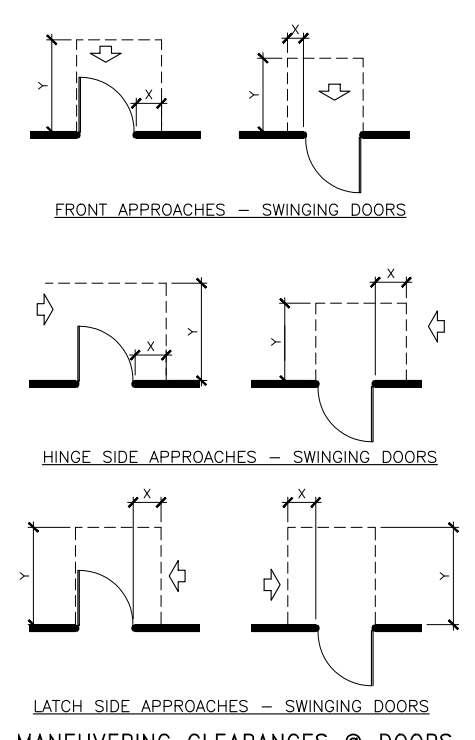
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ACCESSORY MOUNTING HEIGHTS

MANEUVERING CLEARANCES SWINGING DOORS AND GATES

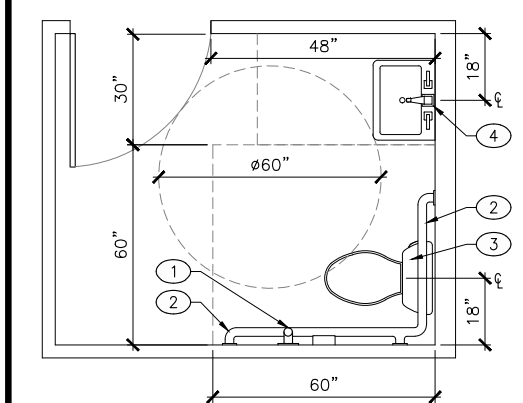
TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY (Y)	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED) (X)
FROM FRONT	PULL	60 INCHES	18 INCHES
FROM FRONT	PUSH	48 INCHES	0 INCHES ⁽¹⁾
FROM HINGE SIDE	PULL	60 INCHES	36 INCHES
FROM HINGE SIDE	PULL	54 INCHES	42 INCHES
FROM HINGE SIDE	PUSH	42 INCHES ⁽²⁾	22 INCHES ⁽³⁾
FROM LATCH SIDE	PULL	48 INCHES ⁽⁴⁾	24 INCHES
FROM LATCH SIDE	PUSH	42 INCHES ⁽⁴⁾	24 INCHES

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED
2. ADD 6 INCHES IF CLOSER AND LATCH ARE PROVIDED
3. BEYOND HINGE SIDE
4. ADD 6 INCHES IF CLOSER IS PROVIDED



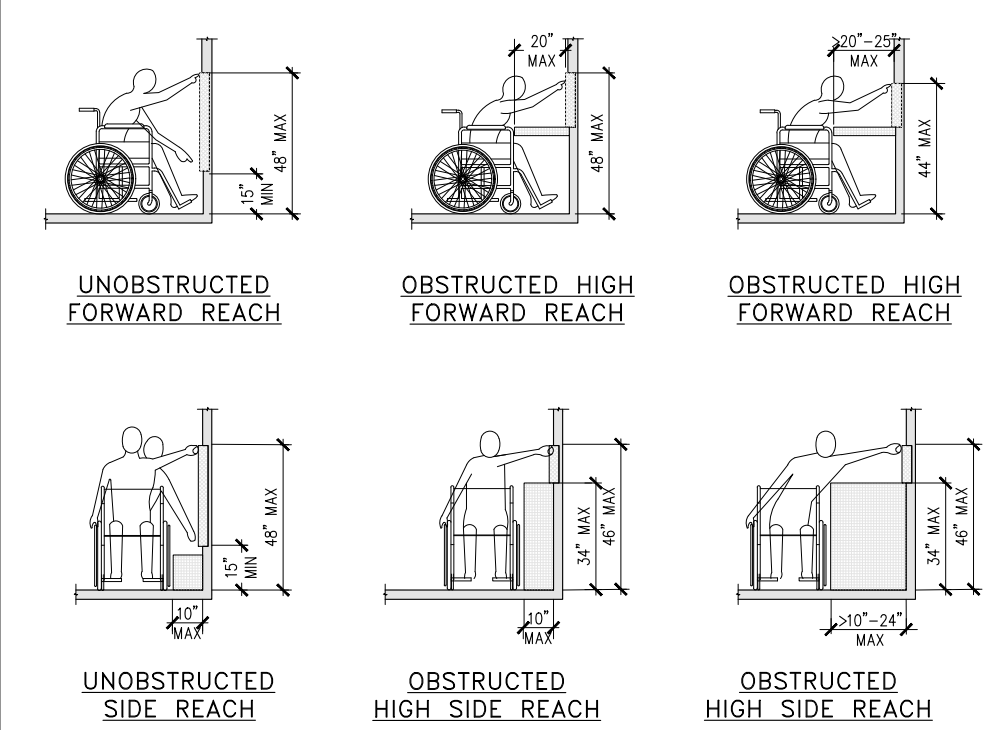
KEYED NOTES

- 1 ADA STAINLESS STEEL VERTICAL GRAB BAR
 - 2 Ø1 1/4" TO Ø1 1/2" STAINLESS STEEL GRAB BAR. MOUNT W/ CENTERLINE AT 36" AFF
 - 3 ADA APPROVED TOILET (PROVIDE SUBMITTAL)
 - 4 ADA APPROVED SINK
- NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS AND HARDWARE SUBMITTALS FOR REVIEW PRIOR TO ORDERING.

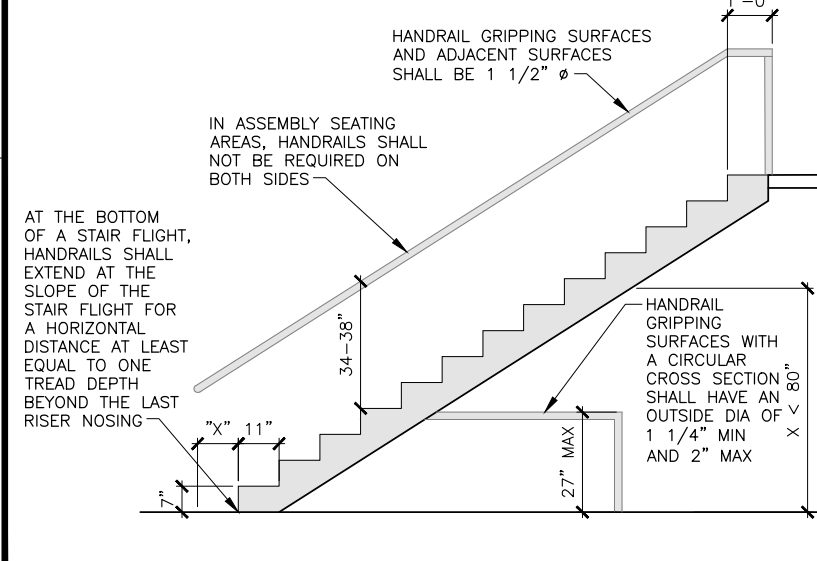


1 ADA RESTROOM CLEARANCE PLAN
SCALE: 1/2" = 1'-0"

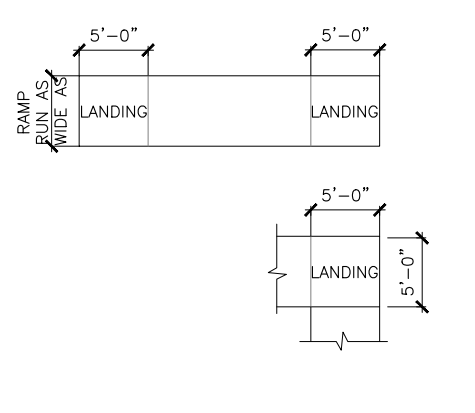
ADA VERTICAL REACH CLEARANCES



STAIRS AND HANDRAILS

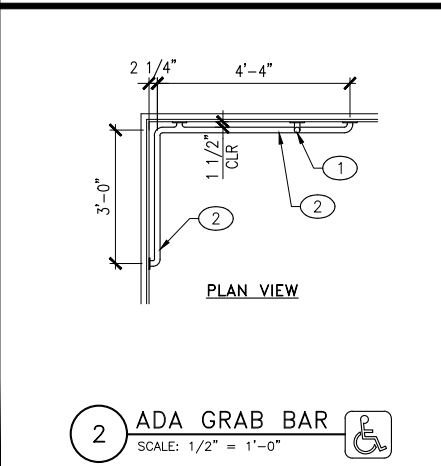


RAMPS

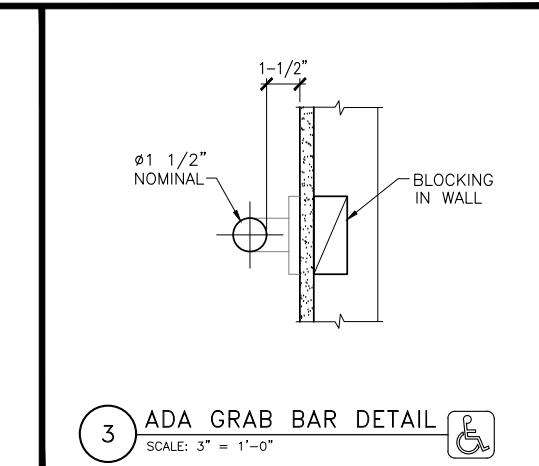


RAMPS

- 1 RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12
- 2 CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48
- 3 THE CLEAR WIDTH OF A RAMP OF A RAMP RUN SHALL BE 36 INCHES MIN
- 4 THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES
- 5 RAMP RUN WITH A RISE GREATER THAN 6 INCHES SHALL HAVE A HANDRAIL



2 ADA GRAB BAR
SCALE: 1/2" = 1'-0"



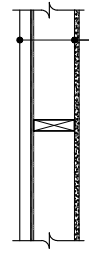
3 ADA GRAB BAR DETAIL
SCALE: 3" = 1'-0"

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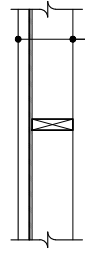
ADA STANDARDS

SHEET NO.:
G-003



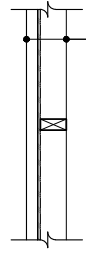
- WALL ASSEMBLY**
- FINISH: PER SCHEDULE
 - (1) LAYER OF 5/8" GWB
 - 2X6 WOOD STUDS @ 16" O.C.
 - 7/16" OSB SHEATHING
 - AIR FILTRATION BARRIER
 - FINISH: PER ELEVATIONS

A 2x6 EXTERIOR WALL
SCALE: 1"=1'-0"



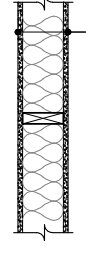
- WALL ASSEMBLY**
- 2X6 WOOD STUDS @ 16" O.C.
 - 7/16" OSB SHEATHING
 - AIR FILTRATION BARRIER
 - FINISH: PER ELEVATIONS

B 2x6 EXTERIOR WALL
SCALE: 1"=1'-0"



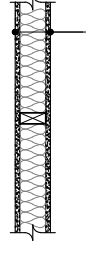
- WALL ASSEMBLY**
- 2X4 WOOD STUDS @ 16" O.C.
 - 7/16" OSB SHEATHING
 - AIR FILTRATION BARRIER
 - FINISH: PER ELEVATIONS

C 2x4 EXTERIOR FURRED WALL
SCALE: 1"=1'-0"



- WALL ASSEMBLY**
- FINISH: PER SCHEDULE
 - (1) LAYER OF 5/8" GWB
 - 2X6 WOOD STUDS @ 16" O.C.
 - SOUND BATT INSULATION
 - (1) LAYER OF 5/8" GWB
 - FINISH: PER SCHEDULE

D 2X6 INTERIOR WALL
SCALE: 1"=1'-0"



- WALL ASSEMBLY**
- FINISH: PER SCHEDULE
 - (1) LAYER OF 5/8" GWB
 - 2X4 WOOD STUDS @ 16" O.C.
 - SOUND BATT INSULATION
 - (1) LAYER OF 5/8" GWB
 - FINISH: PER SCHEDULE

E 2X4 INTERIOR WALL
SCALE: 1"=1'-0"



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WALL ASSEMBLIES

SHEET NO. :
G-004

STRUCTURAL NOTES:

DESIGN CODE----- 2015 IBC

DESIGN LOADS:

REQUIRED SOIL BEARING CAPACITY (DL+LL)----- 1500 PSF

SNOW LOAD DESIGN DATA:

SNOW RISK CATEGORY----- II
 SNOW EXPOSURE FACTOR----- 0.9
 SNOW THERMAL FACTOR----- 1.0
 SNOW IMPORTANCE FACTOR----- 1.0
 GROUND SNOW LOAD----- 20 PSF
 ROOF SNOW LOAD----- 20 PSF

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND THE SPECIFICATIONS (IF ANY). DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.
2. ALL EXCAVATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATIONS MUST BE APPROVED BY OSHA PRIOR TO ERECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
4. SHOP DRAWINGS REQUIRED BY THESE NOTES SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW PRIOR TO FABRICATION.
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ENGINEER.
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS TO THE ENGINEER. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS (IF APPLICABLE) FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND ALL PIPE SLEEVES, ELECTRICAL CONDUIT, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
7. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

FOUNDATION:

1. ALL FOOTINGS SHALL BEAR ON COMPACTED STRUCTURAL FILL OR UNDISTURBED NATIVE SOIL. ALL FOOTINGS SHALL BE A MINIMUM OF 24 INCHES BELOW GRADE UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. FILL UNDER FOOTINGS AND SLABS SHALL BE COMPACTED TO 95% MINIMUM OF MAXIMUM DRY DENSITY PER ASTM D-1557. COMPACTION OF FILL SHALL BE IN LIFTS NOT TO EXCEED 8 INCHES LOOSE THICKNESS.
3. THE FOUNDATION DESIGN IS BASED ON ASSUMPTIONS DRAWN FROM KNOWN SITE CONDITIONS. INADEQUATE BEARING SOILS MAY CAUSE EXCESSIVE SETTLEMENTS OF THE FOUNDATION. WDG DOES NOT ASSUME LIABILITIES ASSOCIATED WITH INADEQUATE SOIL CONDITIONS LOCATED ON THE SITE. IF A GEOTECHNICAL REPORT IS PROVIDED, FOUNDATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS REPORT.
4. MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER, OR OTHER DEBRIS. FILL AND BACKFILL SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 8 INCHES THICK. PROPERLY MOISTEN ALL BACKFILL MATERIAL TO APPROXIMATE OPTIMUM REQUIREMENTS AND THOROUGHLY ROLL OR COMPACT WITH APPROVED EQUIPMENT IN SUCH A MANNER AND EXTENT AS TO PRODUCE A RELATIVE COMPACTION OF 95% OF MAXIMUM DRY DENSITY FOR OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557 METHOD OF COMPACTION.

CONCRETE:

1. ALL CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS: QUALITY OF CONCRETE SHALL BE DETERMINED BY CHAPTER 19, 2015 IBC. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS NOTED BELOW. ALL METHODS AND MATERIALS SHALL BE PER THE 2015 IBC. SUBMIT MIX DESIGNS TO WAVE DESIGN GROUP, INC

MIX DESIGN REQUIREMENTS:

	SPECIFIED 28-DAY COMPRESSIVE STRENGTH	MAXIMUM AGGREGATE SIZE	MAX. W/C RATIO	AIR CONT (%)	MAX. FLY ASH CONTENT (%)	SLUMP (INCHES)
FOOTINGS	3000 PSI	1 INCH	-	-	15.0	3-4
FOUNDATION WALLS	3000 PSI	3/4 INCH	0.5	5.0	15.0	3-4
INTERIOR SLAB-ON-GRADE	4000 PSI	3/4 INCH	0.5	-	15.0	3-4
EXTERIOR SLAB-ON-GRADE	4000 PSI	3/4 INCH	0.45	6.0	15.0	3-4

2. CONCRETE MEMBERS HAVE BEEN DESIGNED FOR F'c = 2500 PSI. HIGHER STRENGTH CONCRETE COMPRESSIVE STRENGTH IS ONLY REQUIRED FOR DURABILITY REQUIREMENTS. NO SPECIAL INSPECTION IS REQUIRED.
3. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF SEVEN (7) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.
4. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES EXCEPT SLABS ON GRADE. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
5. SLABS ON GRADE: SLABS SHALL HAVE THICKNESS PER PLAN AND BE PLACED OVER 4" OF 5/8" MINUS CRUSHED ROCK, UNLESS DIRECTED OTHERWISE BY SOILS REPORT. POUR JOINTS SHALL HAVE #4 SMOOTH STRAIGHT DOWELS X 24" AT 12" ACROSS THE COLD JOINT. THESE DOWELS SHALL BE COATED WITH GREASE ON ONE SIDE TO PREVENT BONDING, OR COVERED WITH A PAPER OR PLASTIC SLEEVE. CRACK CONTROL JOINTS SHALL BE PLACED AT 15' O.C. FOR 6" SLAB MAXIMUM IN EACH DIRECTION. ACCEPTABLE JOINTS SHALL BE EITHER A POUR JOINT AS NOTED ABOVE, ZIP-STRIP INSTALLED PER MANUFACTURERS RECOMMENDATIONS, OR SAW CUTS 1/8" X 1/4 OF THE SLAB THICKNESS (BUT NOT LESS THAN 1-1/4"). IF SAW CUTS ARE TO BE USED, THE CUT MUST BE MADE AS SOON AS THE SLAB WILL SUPPORT THE SAW AND THE SAW WILL NOT RAVEL THE CUT (THIS IS USUALLY 4 TO 12 HOURS AFTER FINISHING). CONTROL JOINTS SHALL OCCUR AT RE-ENTRANT CORNERS OR AT OTHER ABRUPT CHANGES IN DIMENSIONS. JOINTS SHALL INTERSECT COLUMN CENTERLINES, AND AT COLUMNS, BE IN A DIAMOND PATTERN.
6. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.
7. PROVIDE TESTING PER 2015 IBC, SECTION 17 AS REQUIRED PER SPECIAL INSPECTION.

INSPECTION OF FABRICATORS (1704.2.5)

THE FOLLOWING CHECKED ITEMS WILL REQUIRE SPECIAL INSPECTIONS PER 2015 IBC SECTION 1704.2.5:

- FABRICATION AND IMPLEMENTATION PROCEDURES: THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK. SPECIAL INSPECTION OF THE FABRICATOR SHALL NOT BE REQUIRED WHERE THE FABRICATOR IS APPROVED IN ACCORDANCE WITH SECTION 1704.2.5.2.

CONCRETE CONSTRUCTION INSPECTIONS (1705.3)

CONCRETE SPECIAL INSPECTION NOT REQUIRED PER IBC SECTION 1705.3

SOILS CONSTRUCTION INSPECTIONS (1705.6)

1. SOIL SPECIAL INSPECTION NOT REQUIRED PER IBC SECTION 1705.6 WITH THE FOLLOWING EXCEPTION:
- WHERE REPORTING OF MATERIALS AND PROCEDURES FOR FILL PLACEMENT IS NOT REQUIRED (NO GEOTECHNICAL REPORT REQUIRED), SPECIAL INSPECTOR SHALL VERIFY ONLY:
3. PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT. PER ASTM D1.557



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GENERAL NOTES

SHEET NO. :
S-001

ABBREVIATIONS

~<	ANGLE	FDN	FOUNDATION	PLWD	PLYWOOD
AB	ANCHOR BOLT	FIN	FINISH	PP	PARTIAL PENETRATION
ADDL	ADDITIONAL	FLR	FLOOR	PREFAB	PREFABRICATED
ALT	ALTERNATE	FRP	FIBERGLASS REINFORCED PLASTIC	PSF	POUNDS PER SQUARE FOOT
ARCH	ARCHITECTURAL	FTG	FOOTING	PSI	POUNDS PER SQUARE INCH
B OR BOT	BOTTOM	F.O.	FACE OF GAGE	PSL	PARALLEL STRAND LUMBER
B.O.	BOTTOM OF BUILDING	GALV	GALVANIZED	P-T	POST-TENSIONED
BLDG	BUILDING	GEOTECH	GEOTECHNICAL	PT	PRESSURE TREATED
BLKG	BLOCKING	GL	GLUE LAMINATED TIMBER	R	RADIUS
BMU	BRICK MASONRY UNIT	GWB	GYPSON WALL BOARD	RD	ROOF DRAIN
BP	BASEPLATE	HDR	HEADER	REF	REFER/REFERENCE
BRBF	BUCKLING RESISTING BRACED FRAME	HF	HEM-FIR	REINF	REINFORCING
BRG	BEARING	HGR	HANGER	REQD	REQUIRED RET
BTWN	BETWEEN	HD	HOLD-DOWN	SCBF	SPECIAL CONCENTRIC BRACED FRAME
~C	CENTERLINE	HORIZ	HORIZONTAL	SCHED	SCHEDULE
C	CAMBER	HP	HIGH POINT	SHTHG	SHEATHING
CB	CASTELLATED BEAM	HSS	HOLLOW STRUCTURAL SECTION	SIM	SIMILAR
CIP	CAST IN PLACE	IBC	INTERNATIONAL BUILDING CODE	SMF	SPECIAL MOMENT FRAME
CJ	CONSTRUCTION OR CONTROL JOINT	ID	INSIDE DIAMETER	SOG	SLAB ON GRADE
CJP	COMPLETE JOINT PENETRATION	IE	INVERT ELEVATION	SPEC	SPECIFICATION
CLG	CEILING	IF	INSIDE FACE	SQ	SQUARE
CLR	CLEAR	INT	INTERIOR	SR	STUDRAIL
CMU	CONCRETE MASONRY UNIT	K	KIPS	SF	SQUARE FOOT
COL	COLUMN	KSF	KIPS PER SQUARE FOOT	SST	STAINLESS STEEL
CONC	CONCRETE	LF	LINEAL FOOT	STAGG	STAGGERE/D
CONN	CONNECTION	LL	LIVE LOAD	STD	STANDARD
CONST	CONSTRUCTION	LLH	LONG LEG HORIZONTAL	STIFF	STIFFENER
CONT	CONTINUOUS	LLV	LONG LEG VERTICAL	STL	STEEL
C'SINK	COUNTERSINK	LP	LOW POINT	STRUCT	STRUCTURAL
CTRD	CENTERED	LONGIT	LONGITUDINAL	SWWJ	SOLID WEB WOOD JOIST
∅	DIAMETER	LSL	LAMINATED STRAND LUMBER	SYM	SYMMETRICAL
DB	DROP BEAM	LVL	LAMINATED VENEER LUMBER	T	TOP
DBA	DEFORMED BAR ANCHOR	MAS	MASONRY	T.O.	TOP OF
DBL	DOUBLE	MAX	MAXIMUM	T&B	TOP & BOTTOM
DEMO	DEMOLISH	MECH	MECHANICAL	TC	TOP CHORD
DEV	DEVELOPMENT	MEZZ	MEZZANINE	AXLD	AXIAL LOAD
DF	DOUGLAS FIR	MFR	MANUFACTURER	TCX	TOP CHORD EXTENSION
DIAG	DIAGONAL	MIN	MINIMUM	TDS	TIE DOWN SYSTEM
DIST	DISTRIBUTED	MISC	MISCELLANEOUS	T&G	TONGUE & GROOVE
DL	DEAD LOAD	NIC	NOT IN CONTRACT	THKND	THICKENED
DN	DOWN	NTS	NOT TO SCALE	THRD	THREADED
DO	DITTO	OC	ON CENTER	THRU	THROUGH
DP	DEPTH/DEEP	OCBF	ORDINARY CONCENTRIC BRACED FRAME	TRANSV	TRANSVERSE
DWG	DRAWING	OD	ORDINARY CONCENTRIC BRACED FRAME	TYP	TYPICAL
(E)	EXISTING	OF	OUTSIDE DIAMETER	UBC	UNIFORM BUILDING CODE
EA	EACH	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
EF	EACH FACE	OPP	OPPOSITE	URM	UNREINFORCED MASONRY
EL	ELEVATION	OWSJ	OPEN WEB STEEL JOIST	VERT	VERTICAL
ELEC	ELECTRICAL	OWWJ	OPEN WEB WOOD JOIST	W	WIDE
ELEV	ELEVATOR	P	PLATE	W/	WITH
EMBED	EMBEDMENT	PAF	POWDER ACTUATED FASTENER	W/O	WITHOUT
EQ	EQUAL	PC	PRECAST	WHS	WELDED HEADED STUD
EQUIP	EQUIPMENT	PERP	PERPENDICULAR	WP	WORKING POINT
EW	EACH WAY			WWF	WELDED WIRE FABRIC
EXP	EXPANSION			±	PLUS OR MINUS
EXP JT	EXPANSION JOINT				
EXT	EXTERIOR				
FD	FLOOR DRAIN				



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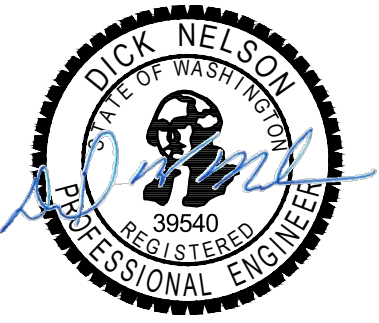
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ABBREVIATIONS

SHEET NO. :
S-002

NOTE:

- 1. SEE SHEET G-001 FOR GENERAL NOTES
- 2. SEE SHEET S-002 FOR ABBREVIATIONS



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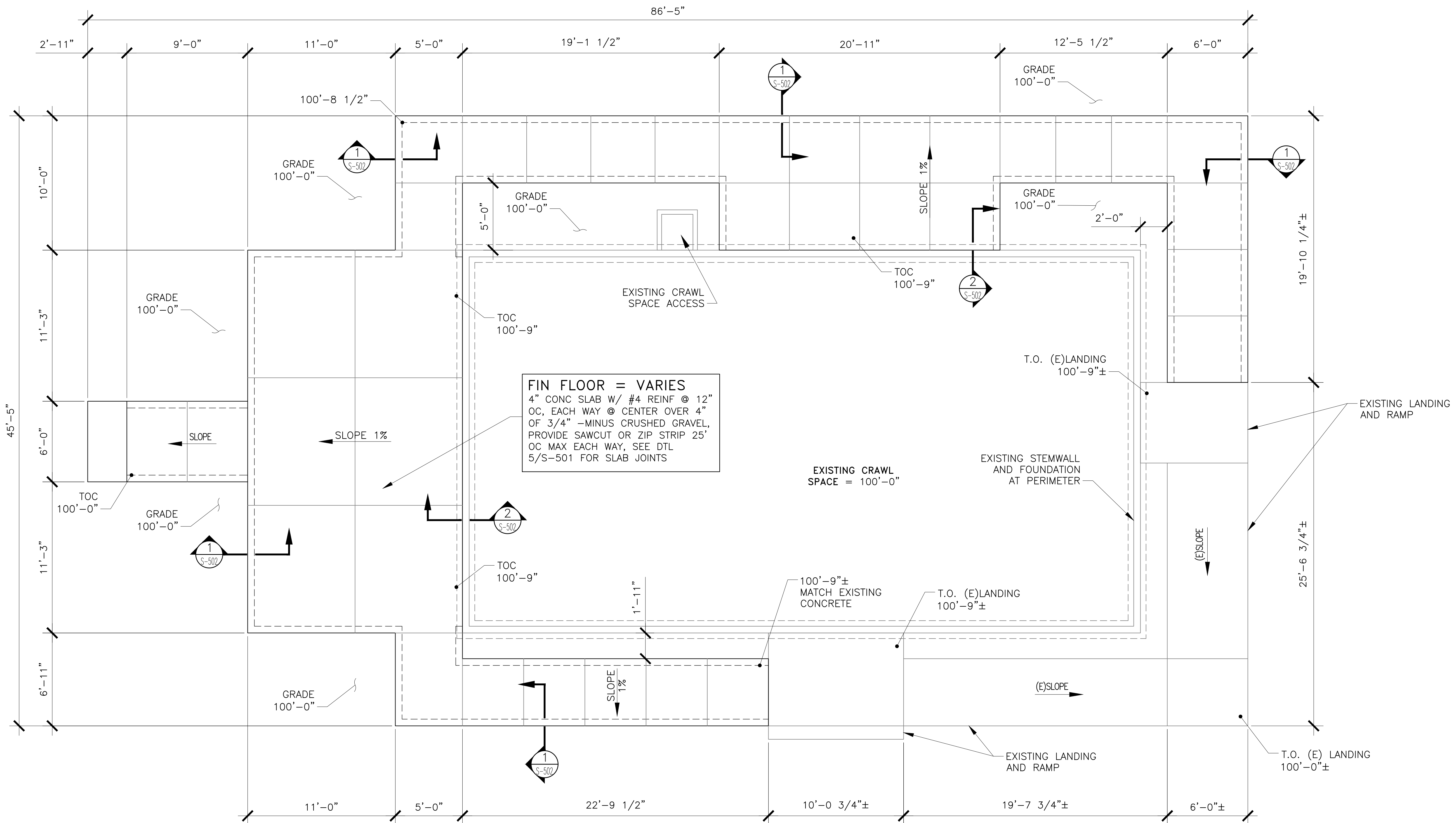
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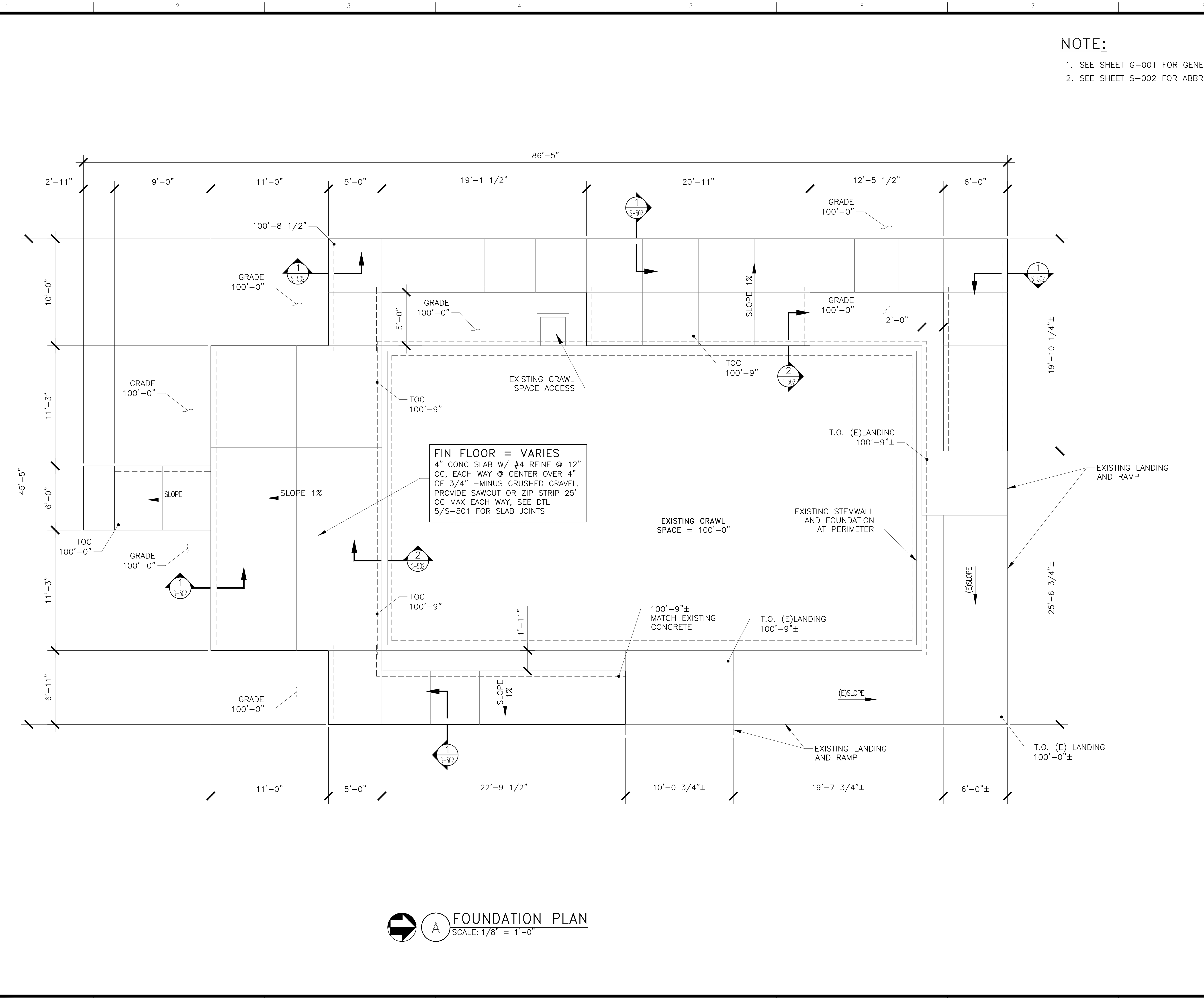
STRUCTURAL
 FOUNDATION
 PLAN

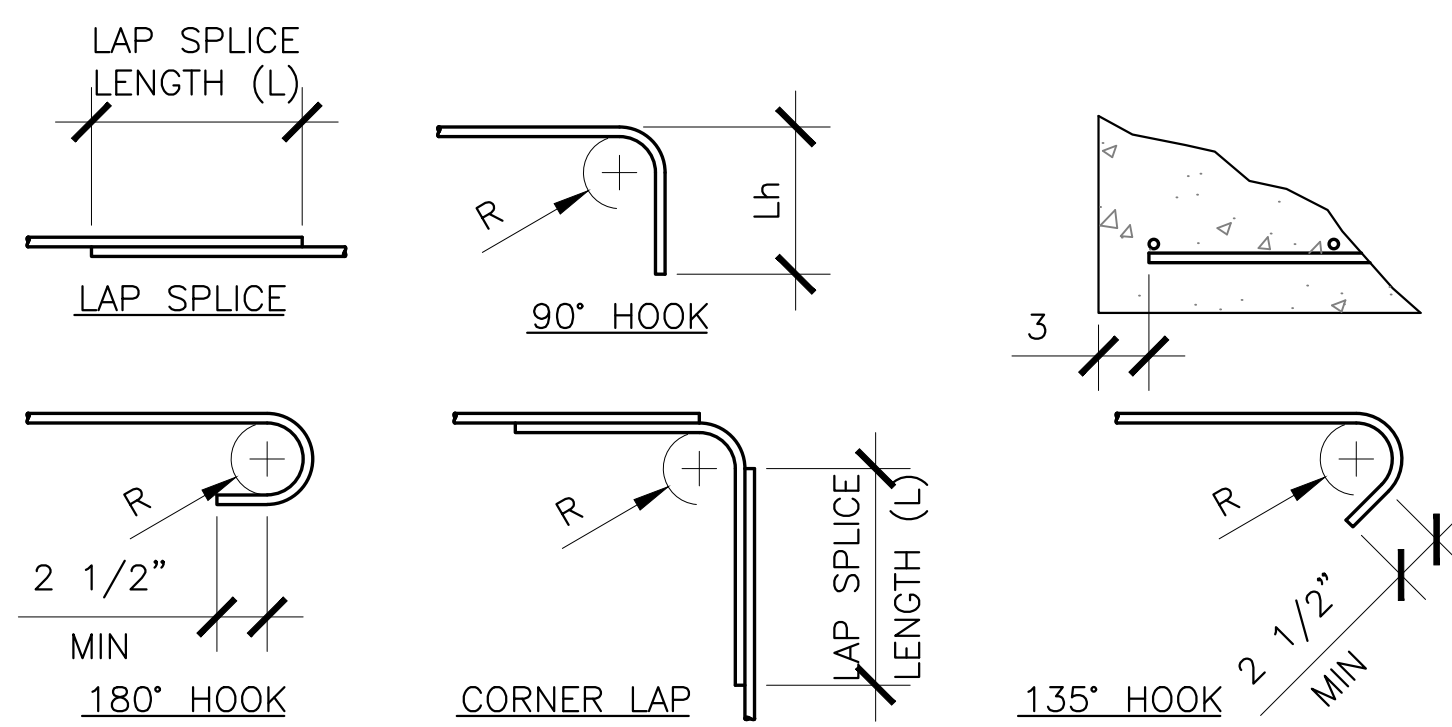
SHEET NO. :
S-101



FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

E
 D
 C
 B
 A





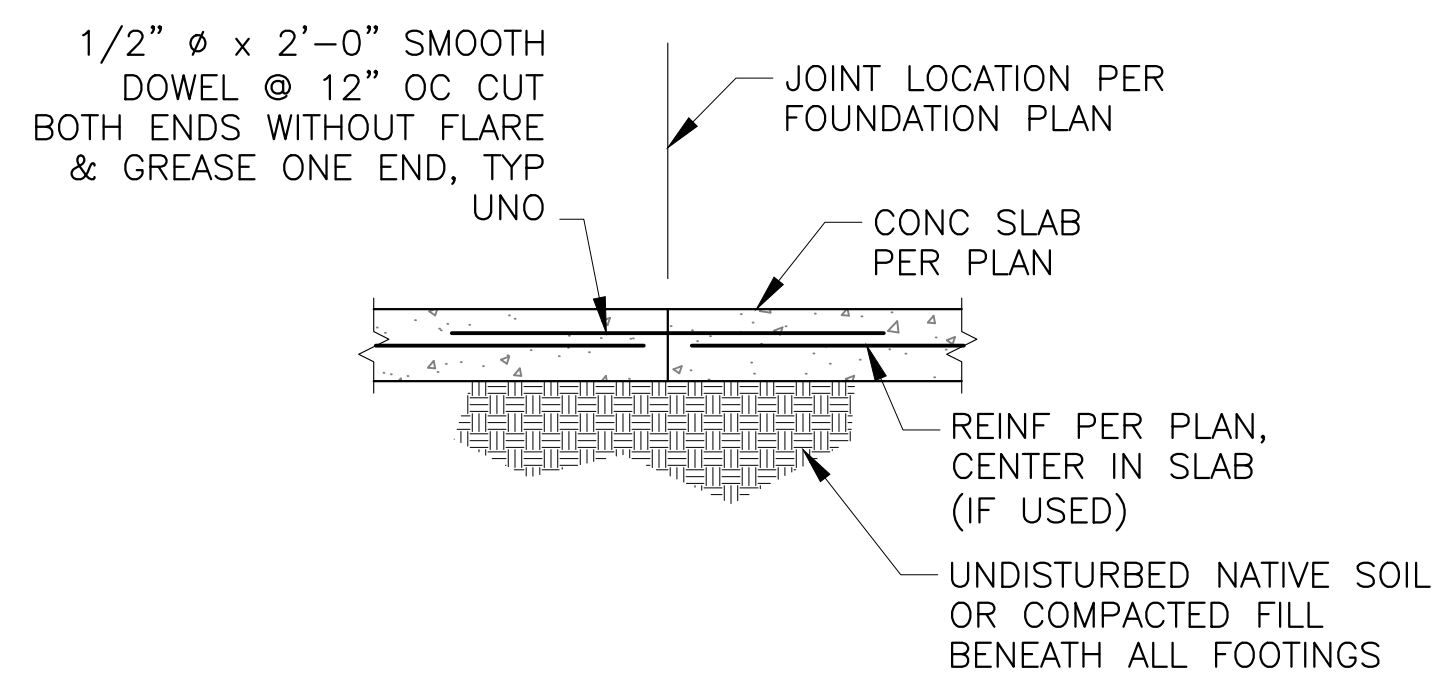
CONCRETE REINFORCING BAR SCHEDULE

BAR SIZE	LAP SPLICES L		HOOKS		CORNER BAR	
	SLAB ON GRADE	OTHERS	R	Lh	R	L
#3	20"	19"	1 1/8"	6"	1 1/8"	19"
#4	25"	25"	1 1/2"	8"	1 1/2"	25"
#5	32"	31"	1 7/8"	10"	1 7/8"	31"
#6	38"	37"	2 1/4"	12"	2 1/4"	37"
#7	55"	54"	2 5/8"	14"	2 5/8"	54"
#8	63"	61"	3"	16"	3"	61"
#9	63"	61"	3"	16"	3"	61"

- LENGTHS ARE BASED ON ACI 318 FOR $f'_c = 2500\text{psi}$ EXCEPT FOR SLABS ON GRADE WHICH IS BASED ON 4000psi .
- LENGTHS ARE BASED ON CLASS B SPLICES, STAGGERING OF SPLICES IS NOT REQUIRED.

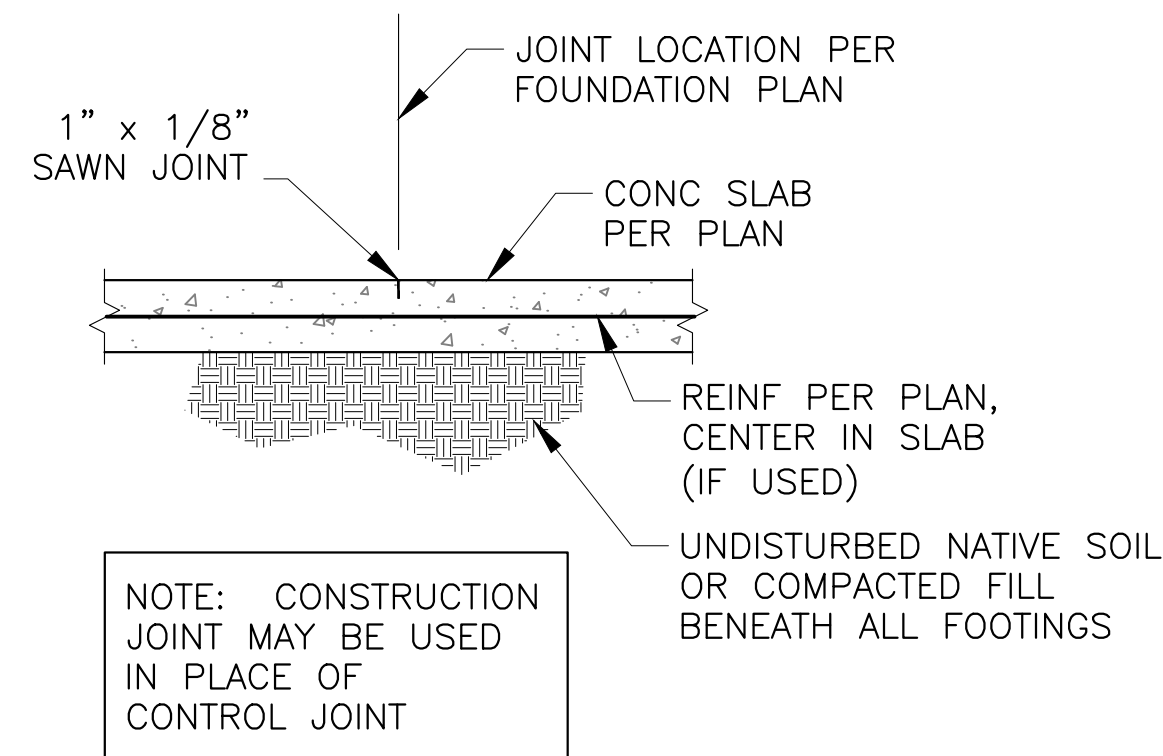
1 STANDARD BAR BENDS

SCALE: NOT TO SCALE



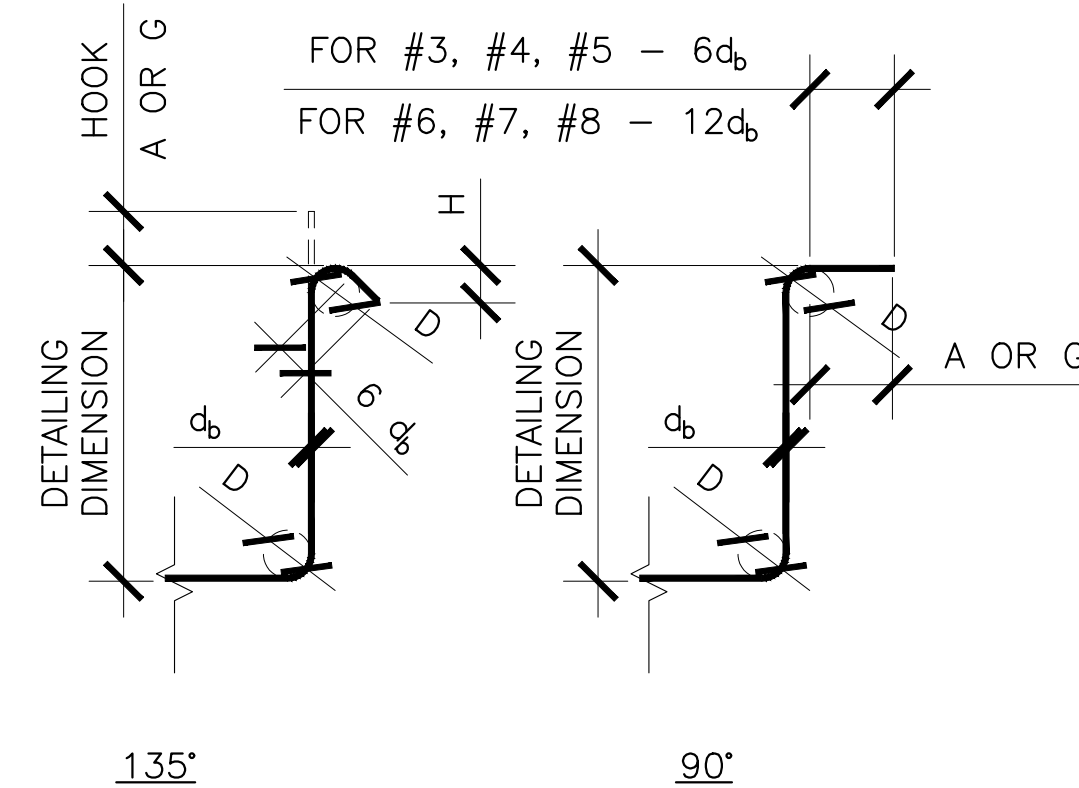
4 CONSTRUCTION JOINT

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



5 CONTROL JOINT

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

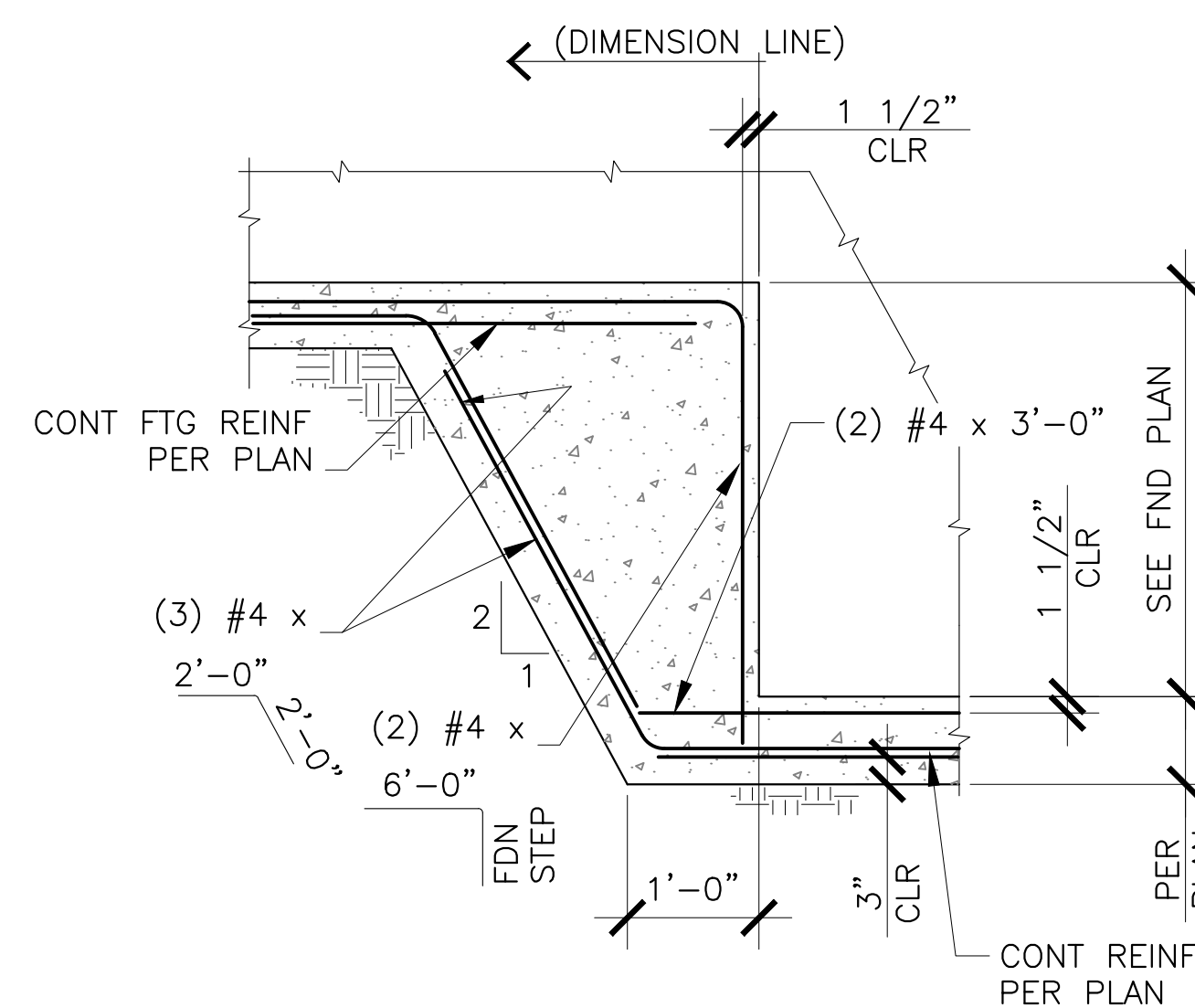


BAR SIZE	D	90° HOOKS		135° HOOKS	
		A OR G	A OR G	H*	H*
#3	1 1/2"	4"	4"	2 1/2"	
#4	2"	4 1/2"	4 1/2"	3"	
#5	2 1/2"	6"	5 1/2"	3 3/4"	
#6	4 1/2"	1'-0"	8"	4 1/2"	
#7	5 1/4"	1'-2"	9"	5 1/4"	
#8	6"	1'-4"	10 1/2"	6"	

* = H DIMENSION IS APPROXIMATE

2 STANDARD BAR BENDS

SCALE: NOT TO SCALE



6 FDN STEP

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

BAR SIZE	LAP CLASS	LENGTH (INCHES)	
		TOP BARS	OTHER BARS
#3	A	24	18
	B	31	24
#4	A	32	24
	B	41	32
#5	A	39	30
	B	51	39
#6	A	47	36
	B	61	47
#7	A	55	42
	B	71	55
#8	A	63	48
	B	82	63
#9	A	71	54
	B	92	71
#10	A	78	60
	B	102	78
#11	A	86	66
	B	112	86

NOTES

- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
- TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-14, SECTIONS 25.4.2 AND 25.5.2, RESPECTIVELY. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS. LENGTHS ARE IN INCHES.
- CASES 1 AND 2, WHICH DEPEND ON THE TYPE OF STRUCTURAL ELEMENT, CONCRETE COVER, AND THE CENTER-TO-CENTER SPACING OF THE BARS, ARE DEFINED AS BEAMS OR COLUMNS:

- CASE 1 COVER AT LEAST $1.0d_b$ AND C.-C. SPACING AT LEAST $2.0d_b$.
- CASE 2 COVER LESS THAN $1.0d_b$ OR C.-C. SPACING LESS THAN $2.0d_b$.
- ALL OTHERS:
- CASE 1 COVER AT LEAST $1.0d_b$ AND C.-C. SPACING AT LEAST $3.0d_b$.
- CASE 2 COVER LESS THAN $1.0d_b$ OR C.-C. SPACING LESS THAN $3.0d_b$.

LAP SPLICE LENGTHS ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS; CLASS A = $1.0l_d$ AND CLASS B = $1.3l_d$ (ACI 318-14, SECTION 20.5.2).

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.

FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.

FOR EPOXY-COATED BARS, MULTIPLY THE TABULATED VALUES BY ONE OF THE FOLLOWING FACTORS

CONCRETE COVER AND SPACING	TOP BARS	OTHER BARS
COVER < $3.0d_b$ OR C.-C. SPACING < $7.0d_b$	$1.7/1.3 = 1.31$	1.50
COVER ≥ $3.0d_b$ OR C.-C. SPACING ≥ $7.0d_b$	1.20	1.20

ALL CALCULATIONS SHOWN ABOVE ARE ASSUMED TO BE CASE 2.

3 LAP SPLICE AND DEVELOPMENT LENGTH

SCALE: NOT TO SCALE



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TYPICAL CONCRETE DETAILS

SHEET NO.: S-501

NOTE:

1. SEE SHEET G-001 FOR GENERAL NOTES
2. SEE SHEET S-002 FOR ABBREVIATIONS



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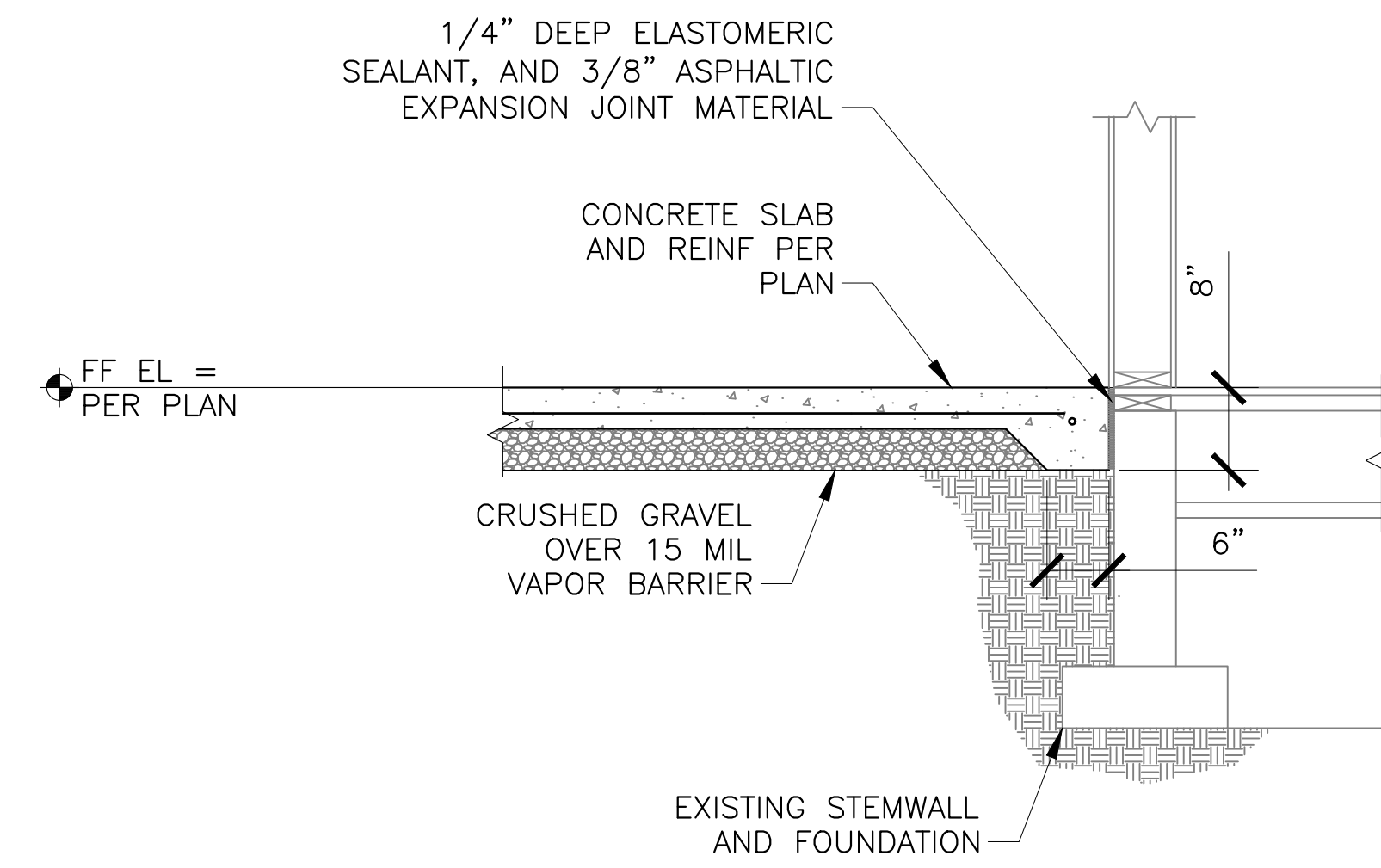


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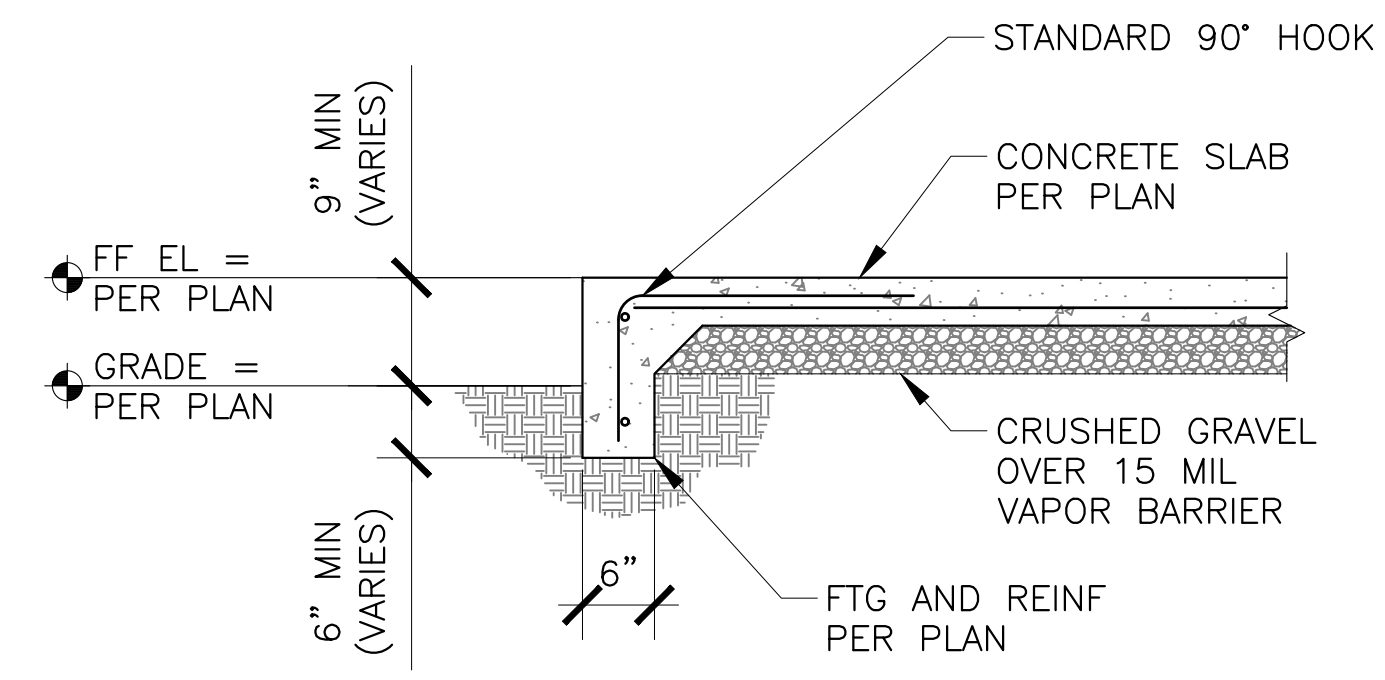
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TYPICAL
 CONCRETE
 DETAILS

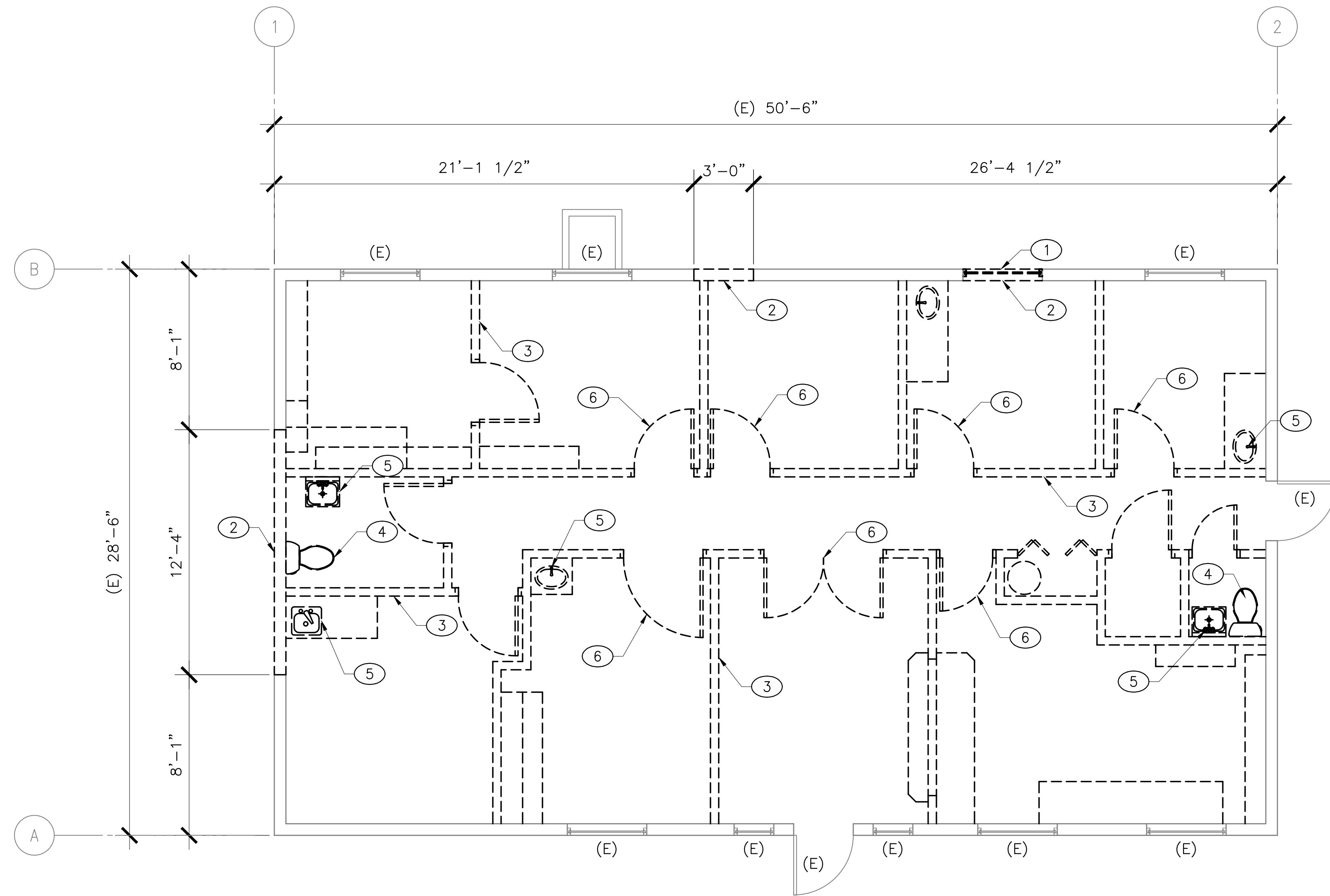
SHEET NO. :
S-502



2 SLAB AND FOOTING SECTION
 S-101 SCALE: 3/4" = 1'-0"



1 SLAB AND FOOTING SECTION
 S-101 SCALE: 3/4" = 1'-0"



DEMO FLOOR PLAN – LEGEND:

ITEM	DESCRIPTION
	EXISTING TO REMAIN
	INDICATES DEMOLISHED ITEM
(E)	EXISTING ITEM

DEMOLITION KEYNOTES:

①	DEMO/REMOVE (E) WINDOW AND FRAME AS INDICATED
②	DEMO/REMOVE (E) WALL TO 7'-0" AFF FOR DOOR OPENING
③	DEMO/REMOVE (E) WALL AND APPURTENANCES
④	DEMO/REMOVE (E) WC, GRAB BARS, PARTITIONS AND ALL APPURTENANCES, TYP. CAP PLUMBING SUPPLY AND WASTE LINES BELOW FLOOR
⑤	DEMO/REMOVE (E) SINK AND ALL APPURTENANCES, CAP SUPPLY AND WASTE LINES BELOW FLOOR
⑥	DEMO/REMOVE (E) DOOR AND FRAME AS INDICATED

DEMOLITION NOTES:

- 1 PATCH AND REPAIR ALL EXISTING TO REMAIN SURFACES/CONDITIONS IF DAMAGED OR OTHERWISE AFFECTED BY THIS CONSTRUCTION.
- 2 CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SHORING IN ALL AREAS REQUIRED
- 3 CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COLUMNS AND REMAINING WALLS, ETC. FROM IMPACT DURING CONSTRUCTION
- 4 CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
- 5 ALL (E) FLOOR FINISHES TO BE REMOVED, FIELD VERIFY WITH CONTRACTOR ALL LOCATIONS, AND IF ANY QUESTIONS CONTACT ARCHITECT IN CHARGE.

8909 REGISTERED ARCHITECT
Michael A. Corbin
 MICHAEL A. CORBIN
 STATE OF WASHINGTON
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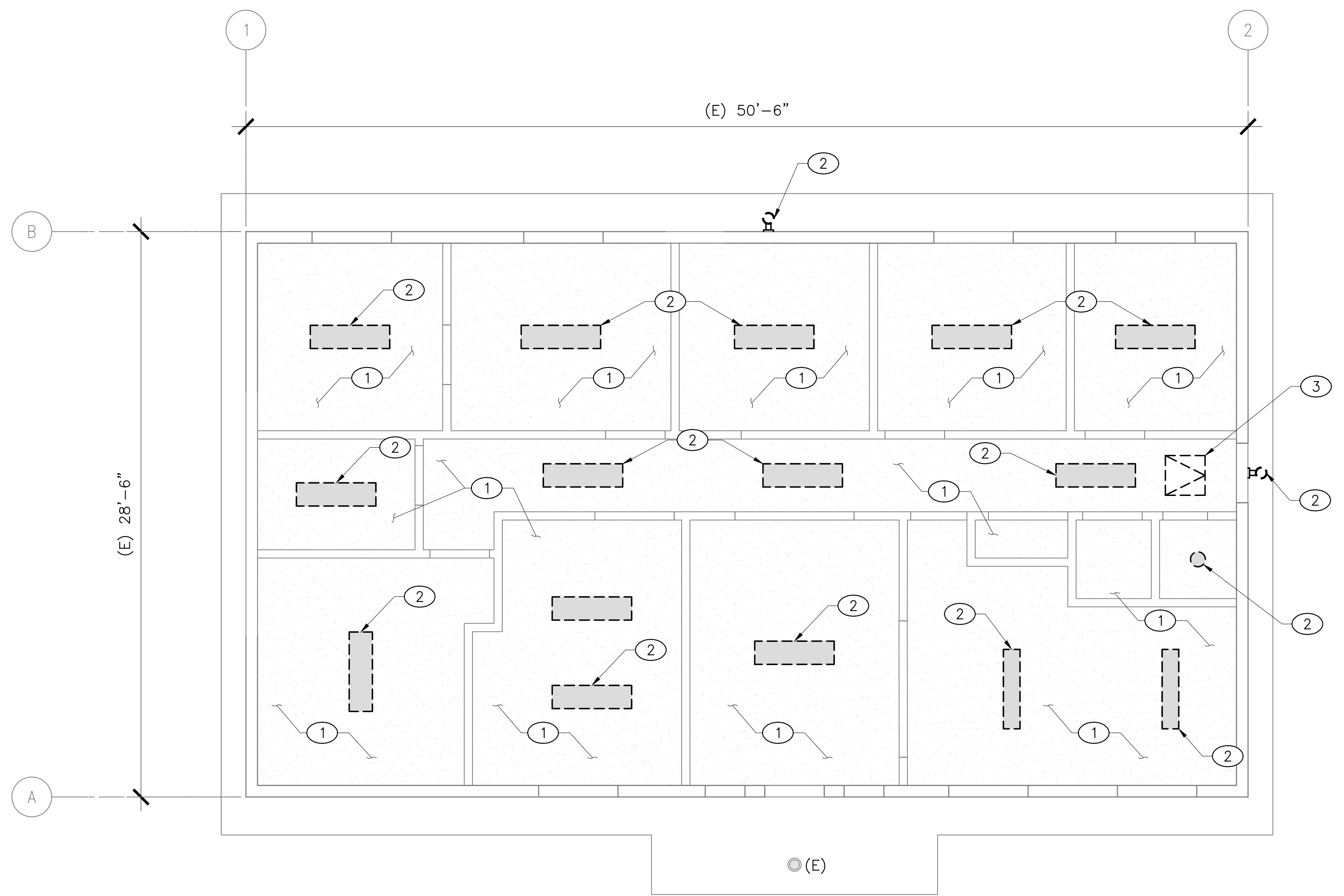
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	MC		
	20-011		

DEMOLITION FLOOR PLAN

SHEET NO.: **A-011**



DEMO FLOOR PLAN - LEGEND:

ITEM	DESCRIPTION
[Solid Line]	EXISTING TO REMAIN
[Dashed Line]	INDICATES DEMOLISHED ITEM
(E)	EXISTING ITEM
[Stippled Area]	EXISTING GWB CEILING
[Grey Box]	EXISTING LIGHT FIXTURE
⊘	EXISTING EXTERIOR LIGHT FIXTURE

DEMOLITION KEYNOTES:

①	DEMO/REMOVE (E) GWB CEILING
②	DEMO/REMOVE (E) LIGHT FIXTURE
③	DEMO/REMOVE (E) CEILING HATCH

DEMOLITION NOTES:

- 1 PATCH AND REPAIR ALL EXISTING TO REMAIN SURFACES/CONDITIONS IF DAMAGED OR OTHERWISE AFFECTED BY THIS CONSTRUCTION.
- 2 CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COLUMNS AND REMAINING WALLS, ETC. FROM IMPACT DURING CONSTRUCTION
- 3 CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.

8809 REGISTERED ARCHITECT
Michael A. Corbin
 MICHAEL A. CORBIN
 STATE OF WASHINGTON
 July 13, 2020 - 08:27 AM

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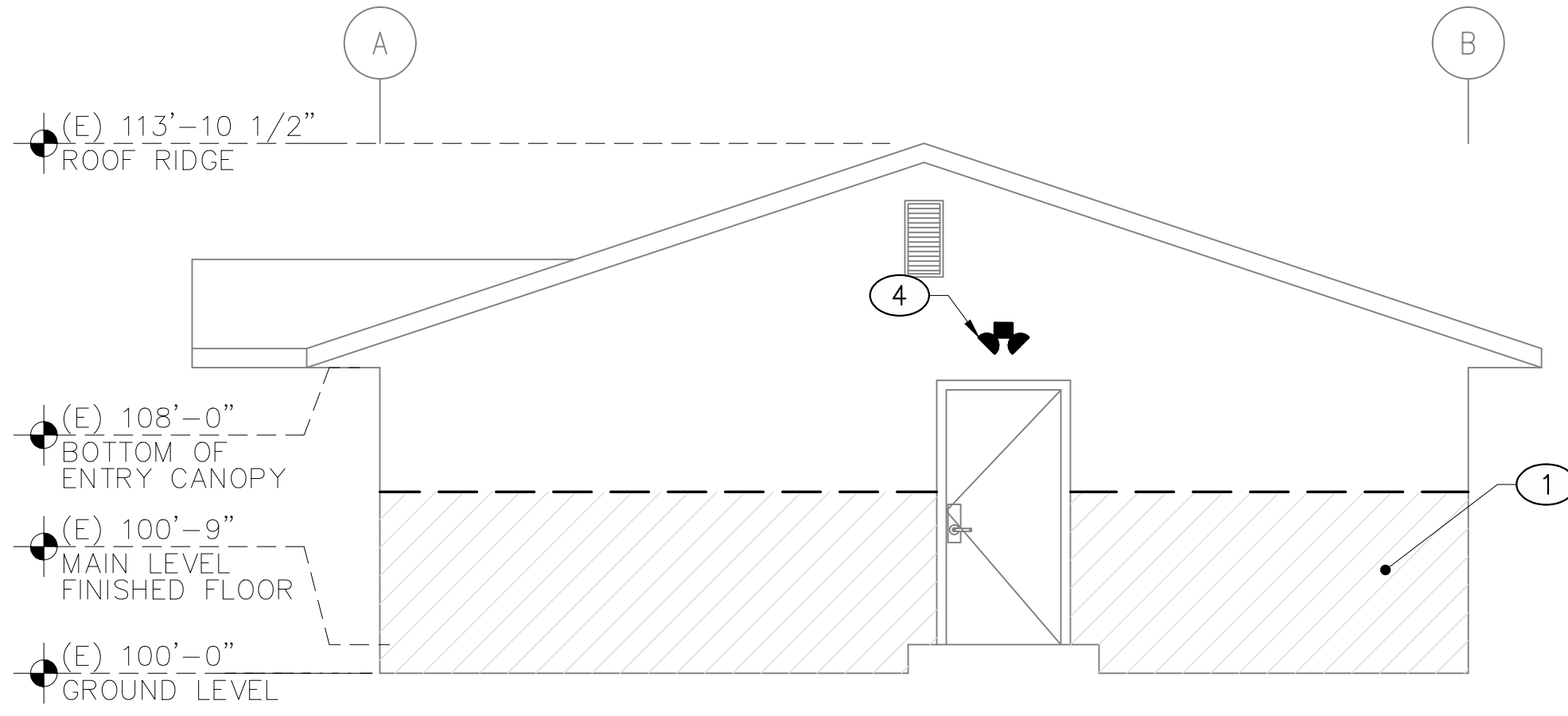
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DATE	BY	DATE	REV. #
2-13-2020	MG/KB		
	MC		

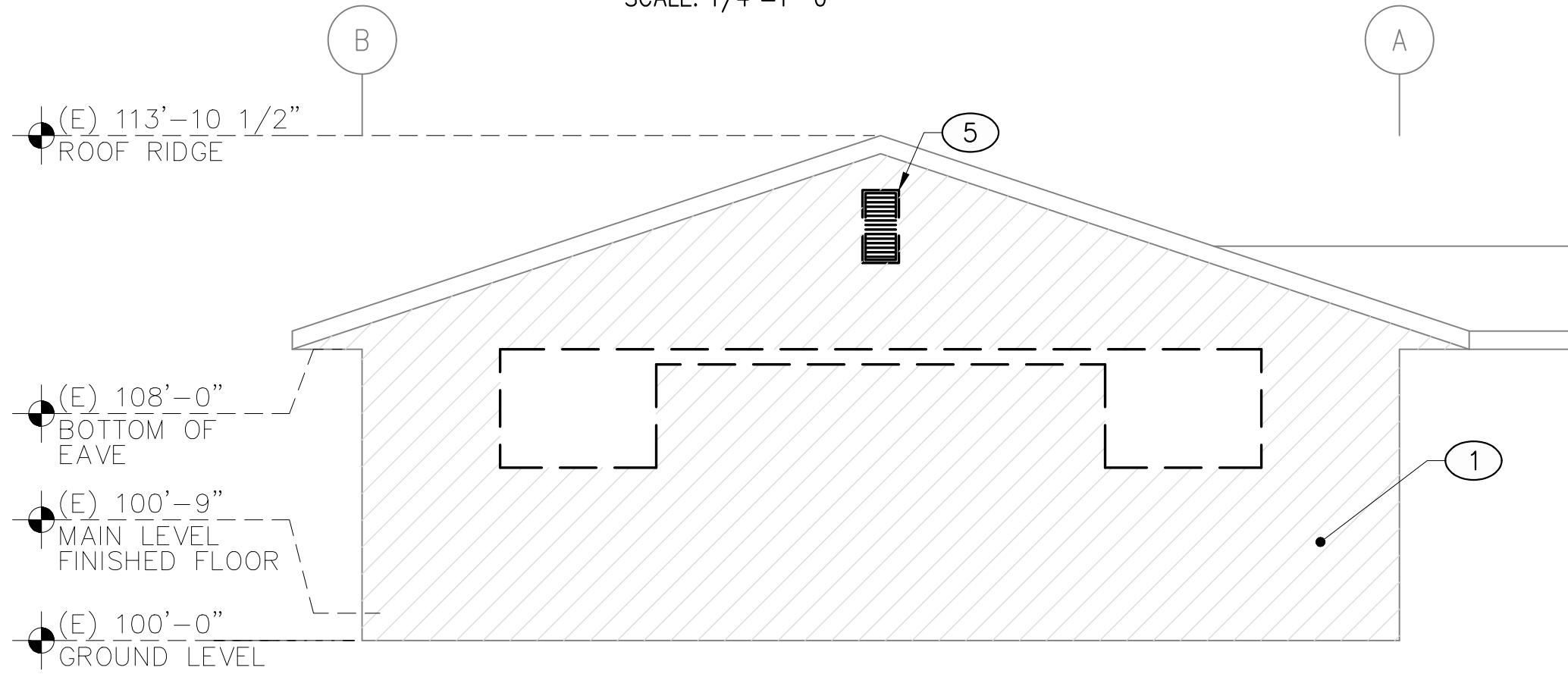
DEMOLITION REFLECTED CEILING AND LIGHTING PLAN

SHEET NO.:
A-012

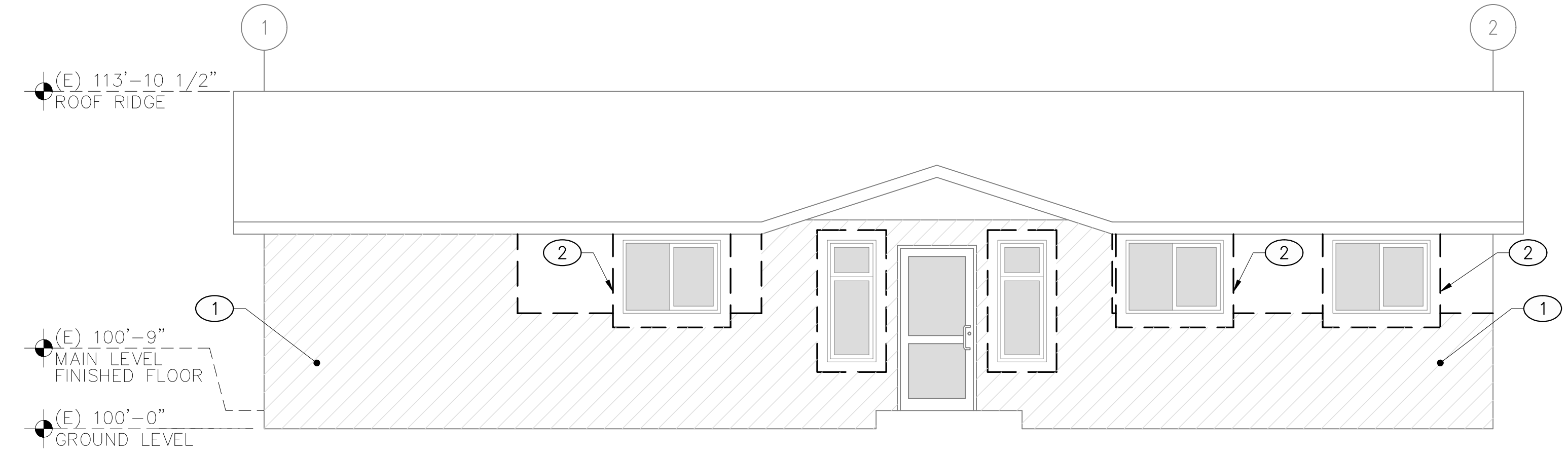
NORTH
 1 DEMOLITION REFLECTED CEILING AND LIGHTING PLAN
 SCALE: 1/4" = 1'-0"



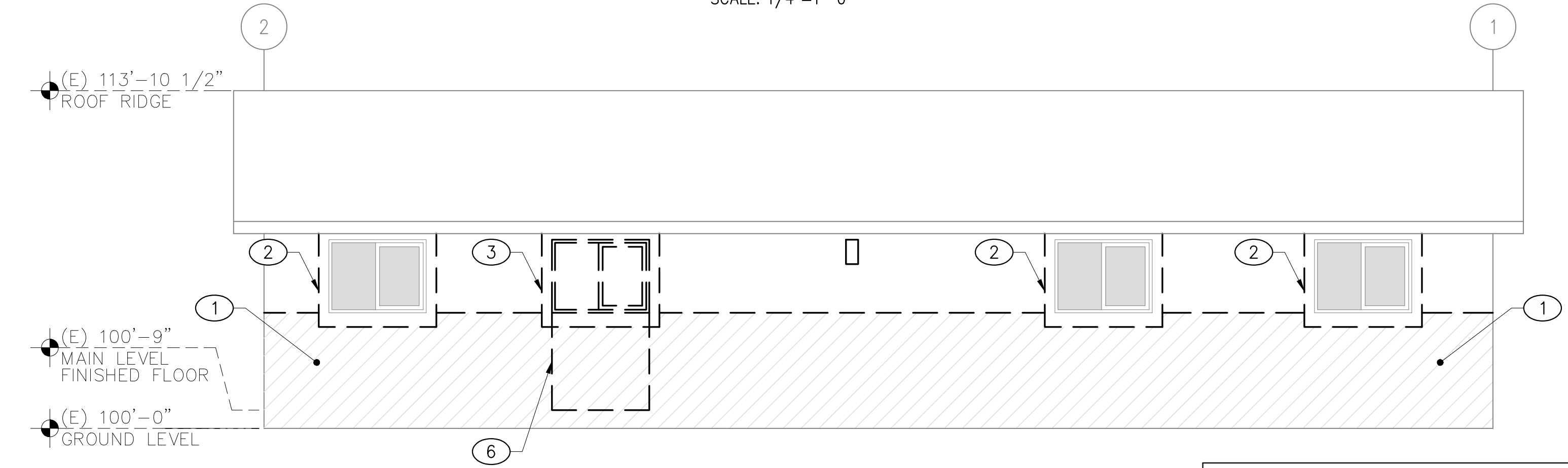
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

DEMO FLOOR PLAN - LEGEND:

ITEM	DESCRIPTION
[Solid Line]	EXISTING TO REMAIN
[Dashed Line]	INDICATES DEMOLISHED ITEM
(E)	EXISTING ITEM
[Hatched Area]	INDICATES STUCCO TO BE DEMOLISHED

DEMOLITION KEYNOTES:

①	DEMO/REMOVE (E) STUCCO FINISH TO EXTERIOR SHEATHING
②	DEMO/REMOVE (E) WINDOW TRIM
③	DEMO/REMOVE (E) WINDOW AND FRAME
④	DEMO/REMOVE (E) LIGHT FIXTURE
⑤	DEMO/REMOVE (E) ROOF VENT
⑥	DEMO/REMOVE (E) WALL FINISHES, FRAMING, AND ALL APPURTENANCES TO MAIN FLOOR LEVEL

DEMOLITION NOTES:

- PATCH AND REPAIR ALL EXISTING TO REMAIN SURFACES/CONDITIONS IF DAMAGED OR OTHERWISE AFFECTED BY THIS CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COLUMNS AND REMAINING WALLS, ETC. FROM IMPACT DURING CONSTRUCTION
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SHORING AND TEMPORARY SUPPORTS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- GENERAL CONTRACTOR TO VERIFY CONDITION OF EXISTING EXTERIOR SHEATHING AFTER REMOVAL OF EXISTING FINISHES.
- GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE FOR REPLACEMENT OF 96 S.F. MAX OF SHEATHING BASED UPON CONDITION AT TIME OF REMOVAL.

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2-13-2020	MG/KB		
	MC		
		20-011	

DEMOLITION BUILDING ELEVATIONS

SHEET NO.:
A-013

FLOOR PLAN - LEGEND:

ITEM	DESCRIPTION
	EXISTING FRAMED WALL
	NEW FRAMED WALL, SEE ASSEMBLIES
	WALL ASSEMBLY CALLOUT
	2A:10B:C RATED FIRE EXTINGUISHER MOUNTED NO HIGHER THAN 40" A.F.F.
	DOOR KEYNOTE
	WINDOW KEYNOTE

NOTES:

- 1 FOR GENERAL NOTES, SEE SHEET G-001 FOR MORE INFORMATION.

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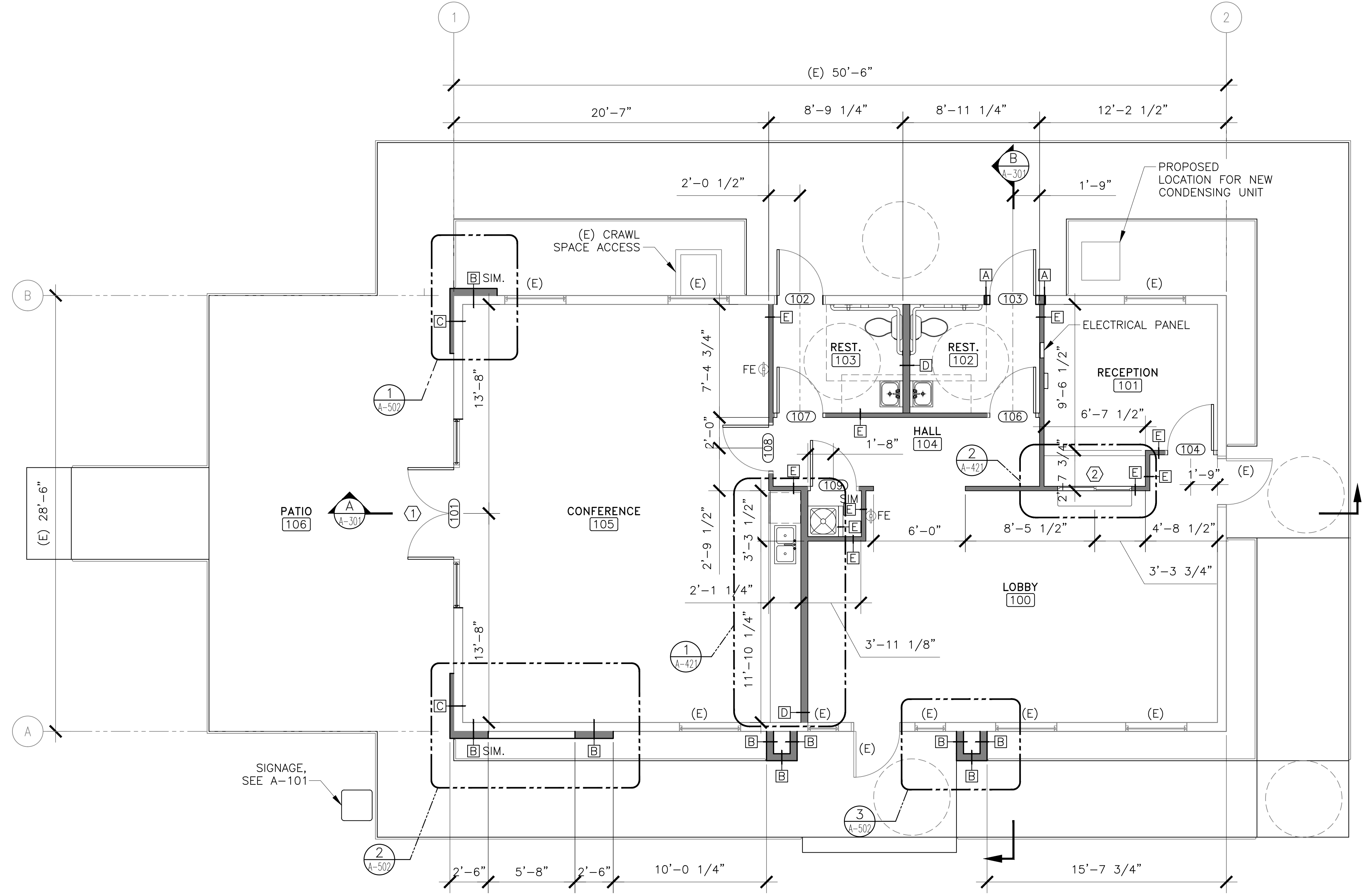
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	MC		

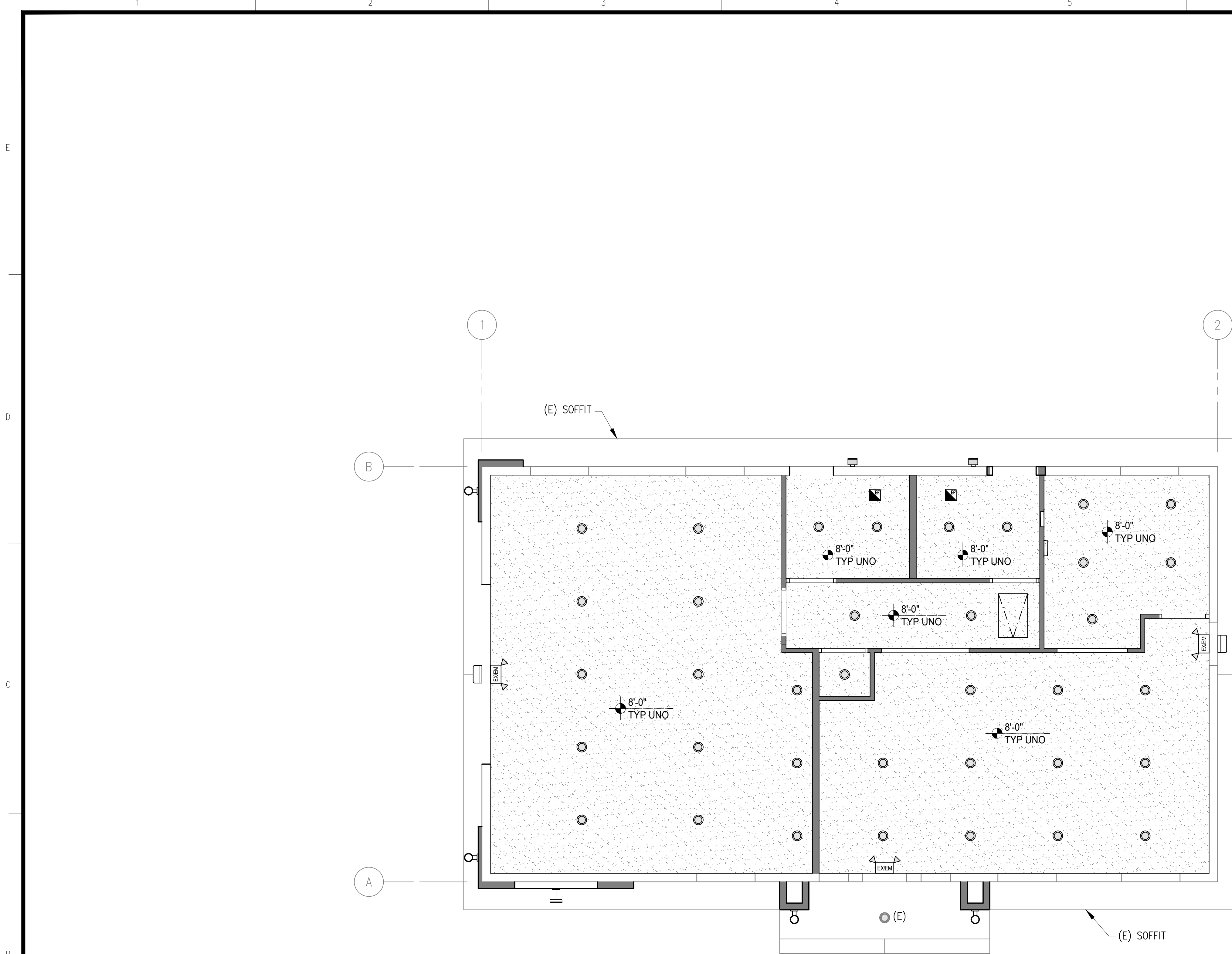
MAIN LEVEL FLOOR PLAN

SHEET NO.:
A-111



NORTH

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



CEILING & LIGHTING LEGEND:

ITEM	DESCRIPTION
	GWB CEILING
	RECESSED 8" LED LIGHT FIXTURE
	COMBINATION EMERGENCY LIGHTING AND EXIT SIGN PER I.B.C./NFPA/IFC. (BATTERY BACK UP)
	24" VERTICAL EXTERIOR LED WALL SCONCE
	20" WIDE LED EXTERIOR WALL WASHER LIGHT FIXTURE
	RESTROOM EXHAUST FAN, APPROX, 100 CFM
	24"x36" ATTIC ACCESS HATCH, PLACE BETWEEN ROOF TRUSSES
	EXTERIOR DOOR LED SECURITY LIGHT FIXTURE OVER DOOR
	12" VERTICAL EXTERIOR LED WALL SCONCE

NOTES:

- FOR GENERAL NOTES, SEE SHEET G-001 FOR MORE INFORMATION.
- PROVIDE 1 F.C. LIGHT LEVEL ALONG EGRESS PATH IN THE EVENT OF EMERGENCY.
- ELECTRICAL DRAWINGS TO SUPERCEDE THIS SHEET.

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2-13-2020	MG/KB	MC	20-011				

REV. #	BY	DATE

REFLECTED
 CEILING AND
 LIGHTING PLAN

SHEET NO. :
A-121

NORTH

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



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Michael A. Corbin
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 STATE OF WASHINGTON

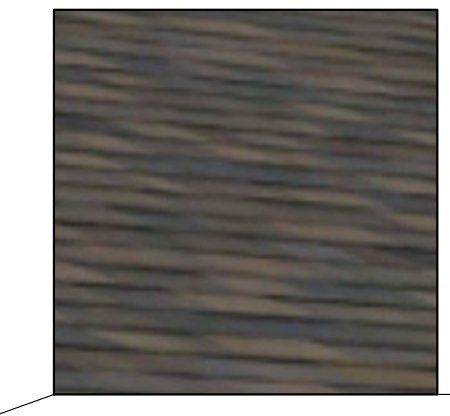
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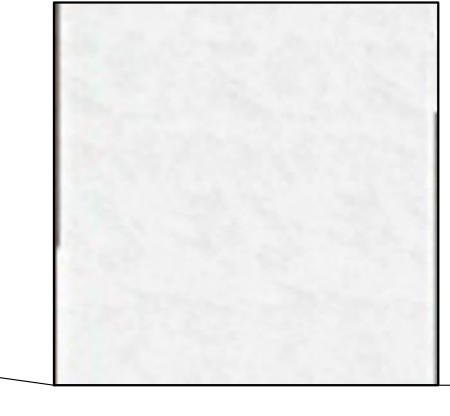
FINISHES



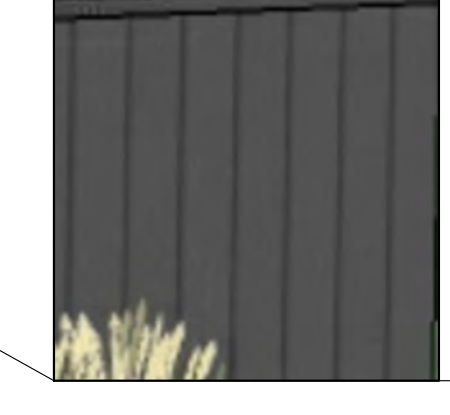
EXISTING 3-TAB ARCHITECTURAL ROOF TO REMAIN



LUX V-GROOVE 6" ARCHITECTURAL METAL PANEL, RANDOM PATTERN, COLORS: 40% ESPRESSO, 40% DARK ASH, 20% CEDAR



STUCCO FINISH, ONE COAT STUCCO SYSTEM WITH ACRYLIC TOP COAT, COLOR: SHERWIN WILLIAMS, SW 7004 SNOWBOUND



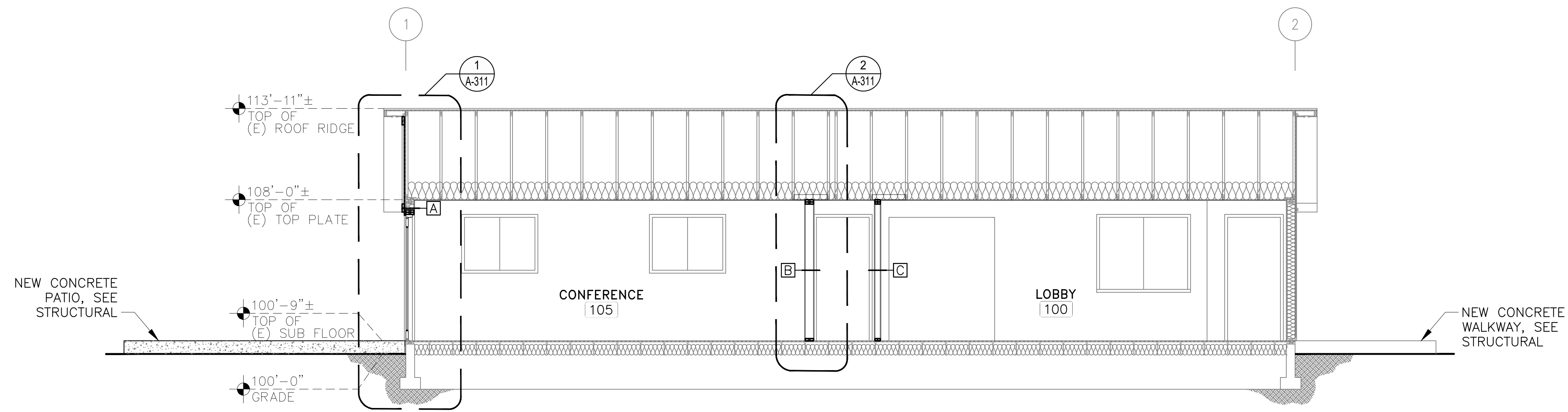
PRE-FINISHED METAL WALL PANEL, AEP SPAN U-PANEL OR APPROVED EQUAL, COLOR: SLATE GRAY

REV. #	BY	DATE

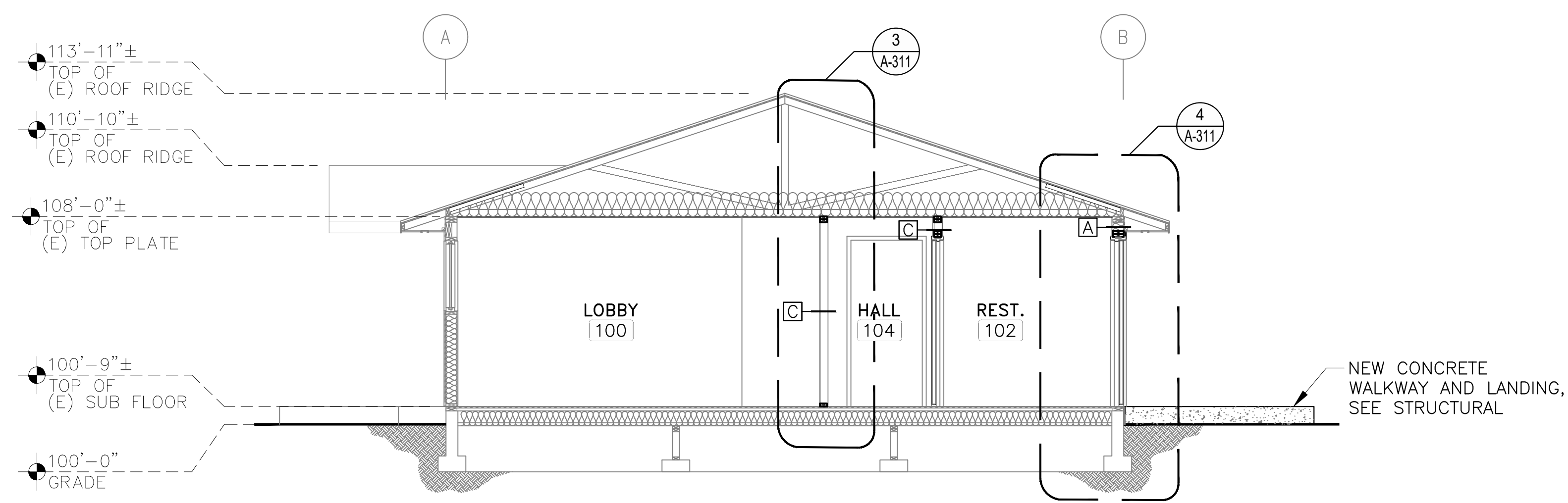
DATE:	2-13-2020
BY:	MG/KB
CHKD:	MC
JOB #:	20-011
CLNT:	
1:	
2:	
3:	

EXTERIOR FINISHES

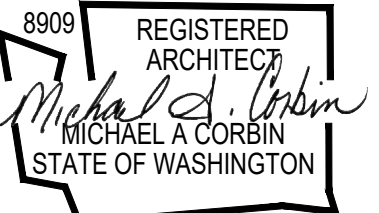
SHEET NO. :
A-202



A BUILDING SECTION
SCALE: 1/4"=1'-0"



B BUILDING SECTION
SCALE: 1/4"=1'-0"



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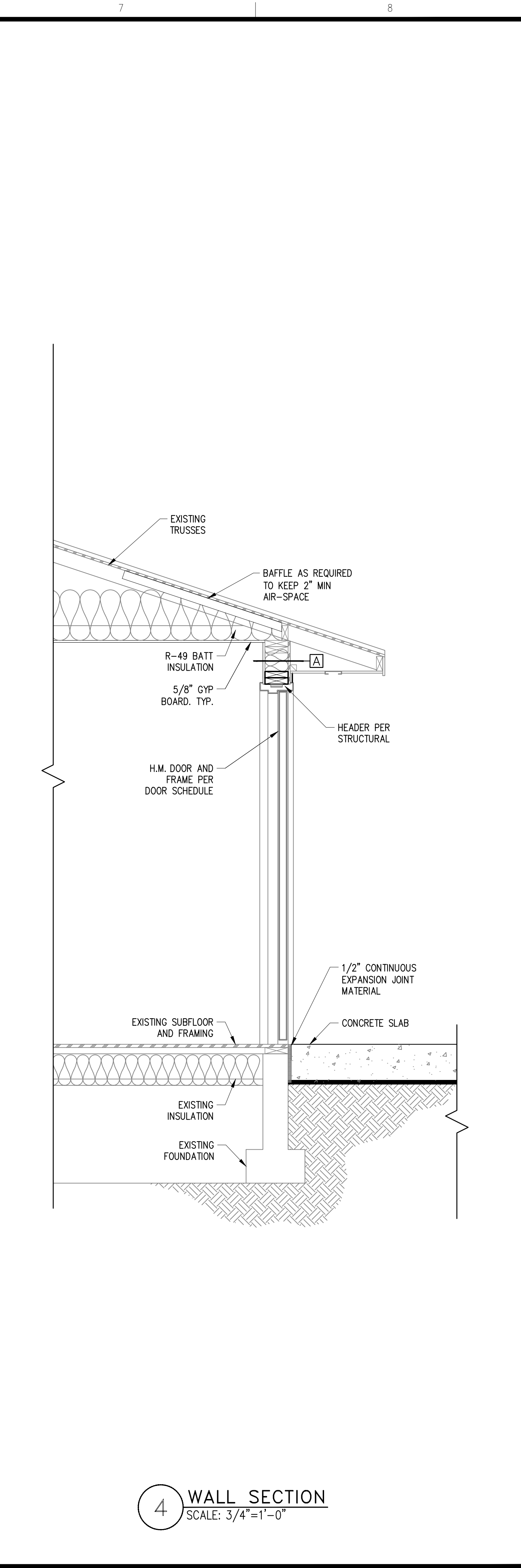
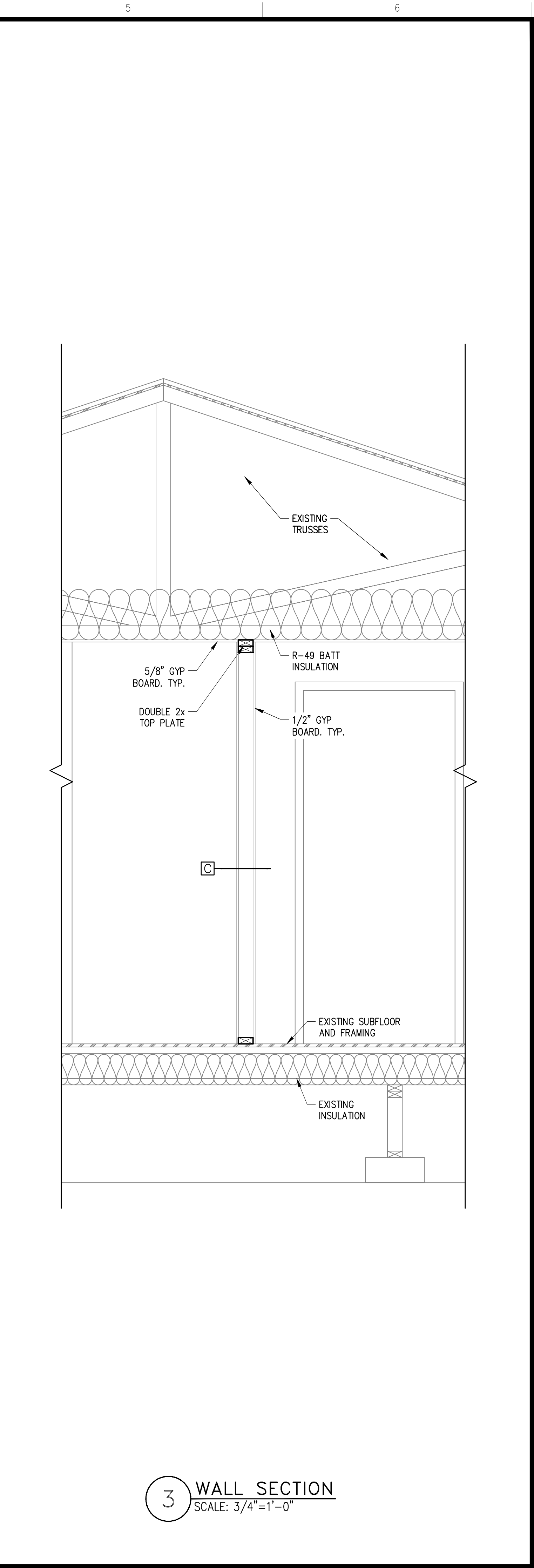
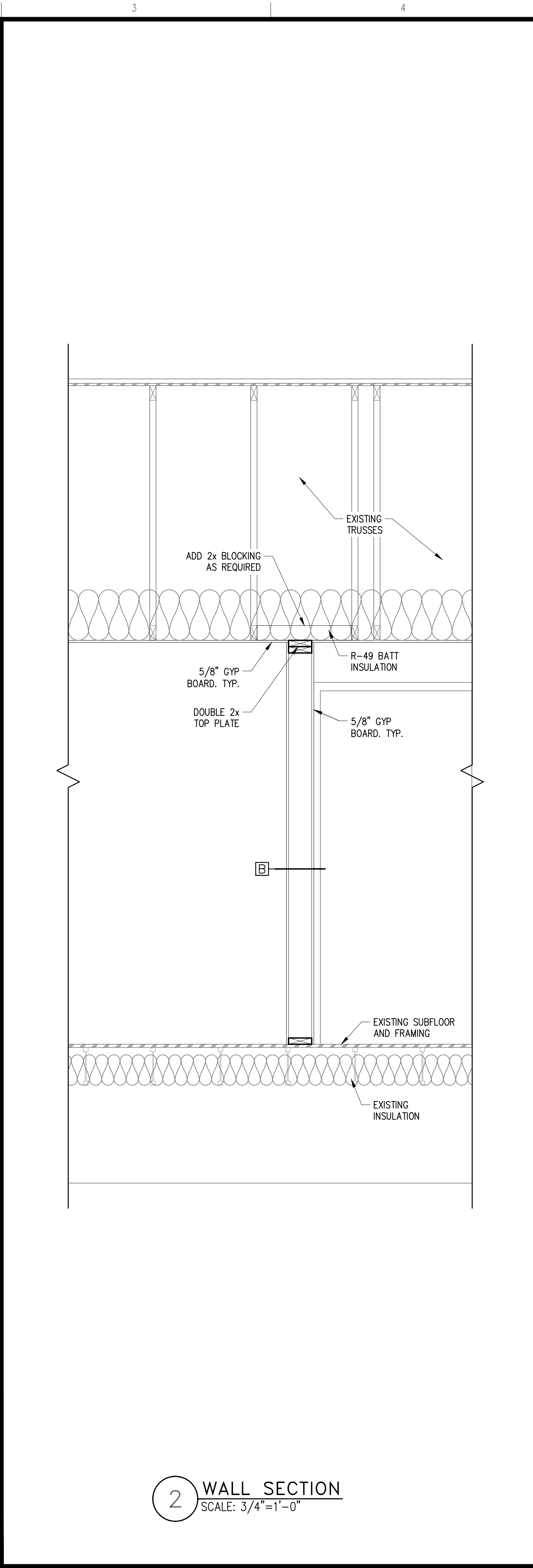
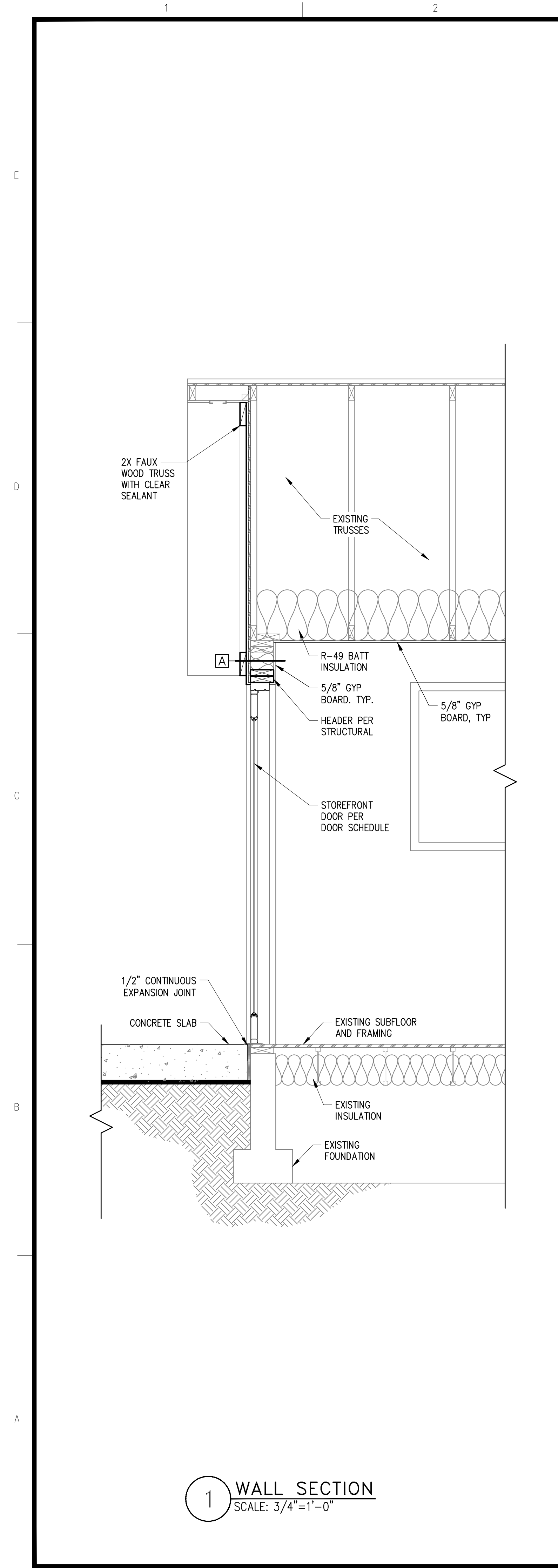


DATE:	BY:	CHKD:	JOB #:	CLNT:	REV. #	BY	DATE
2-13-2020	MG/KB	MC	20-011				
				1:			
				2:			
				3:			

BUILDING SECTIONS

SHEET NO.:

A-301



8909 REGISTERED ARCHITECT
Michael A. Corbin
 MICHAEL A. CORBIN
 STATE OF WASHINGTON
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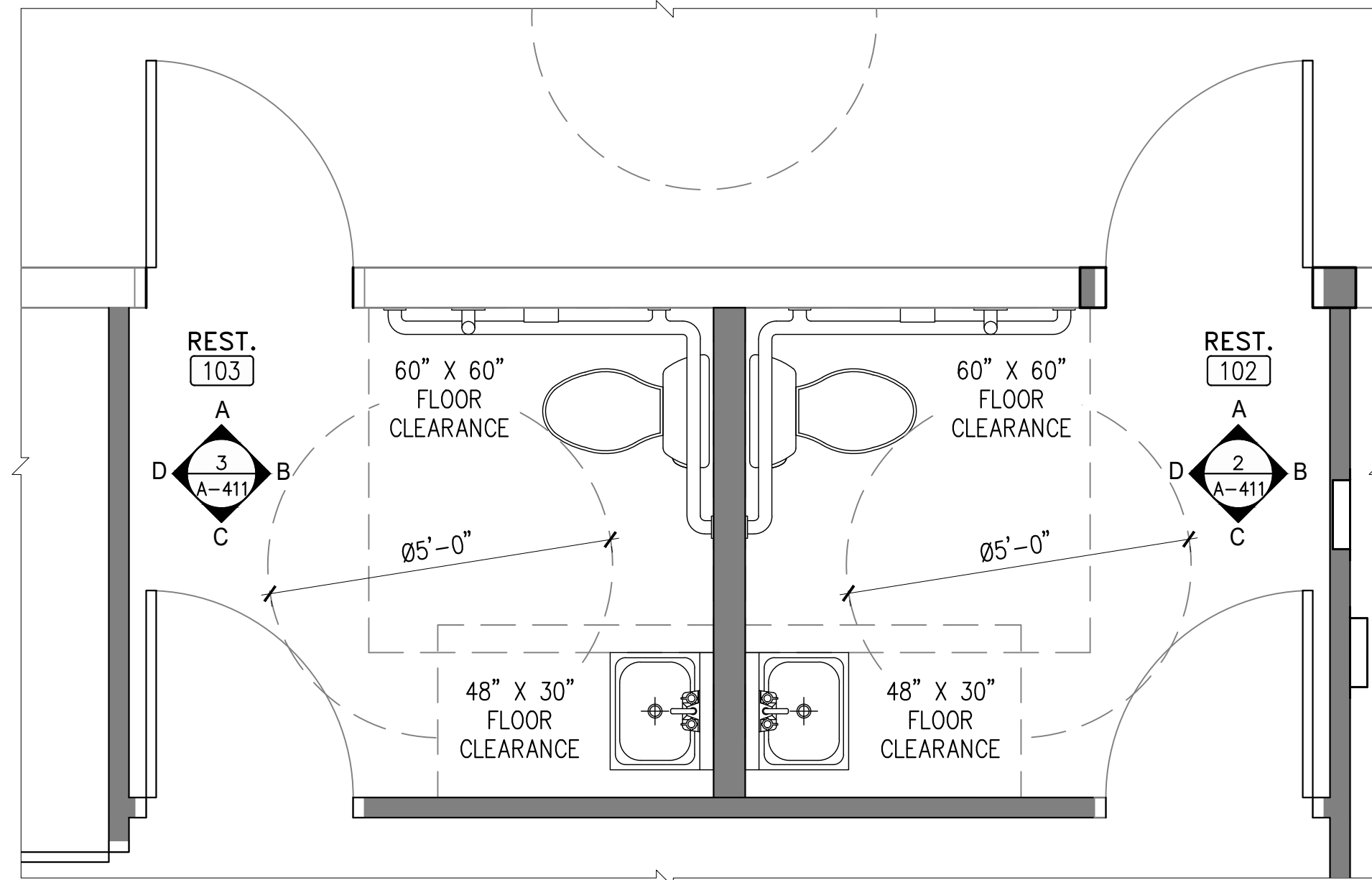
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REV. #	BY	DATE

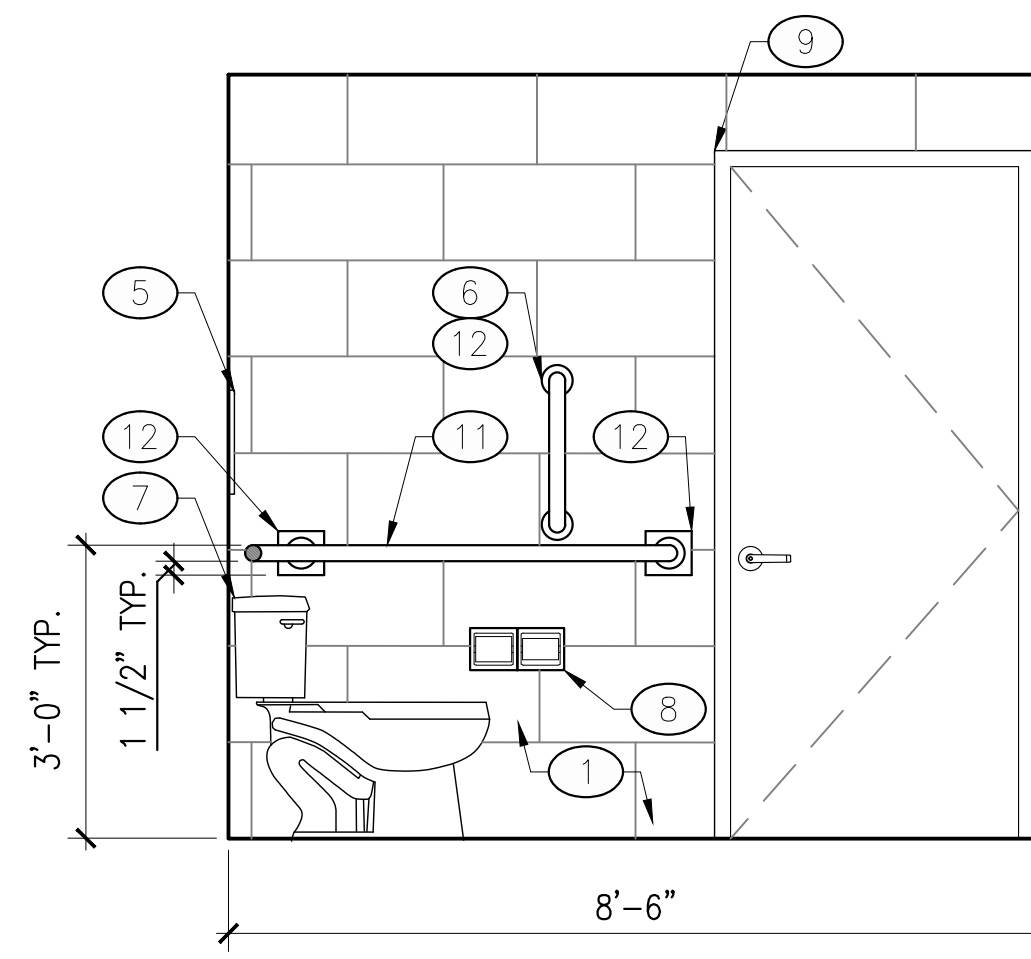
DATE:	2-13-2020
BY:	MG/KB
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CLNT:	1: 2: 3:

WALL SECTIONS

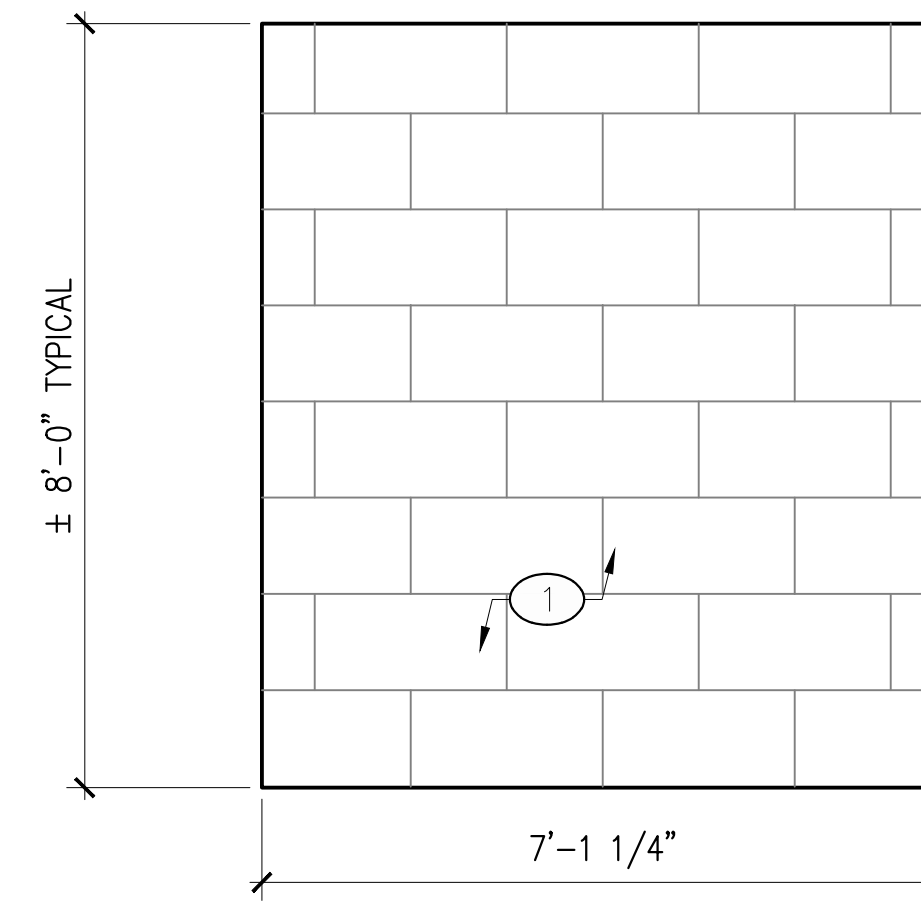
SHEET NO. :
A-311



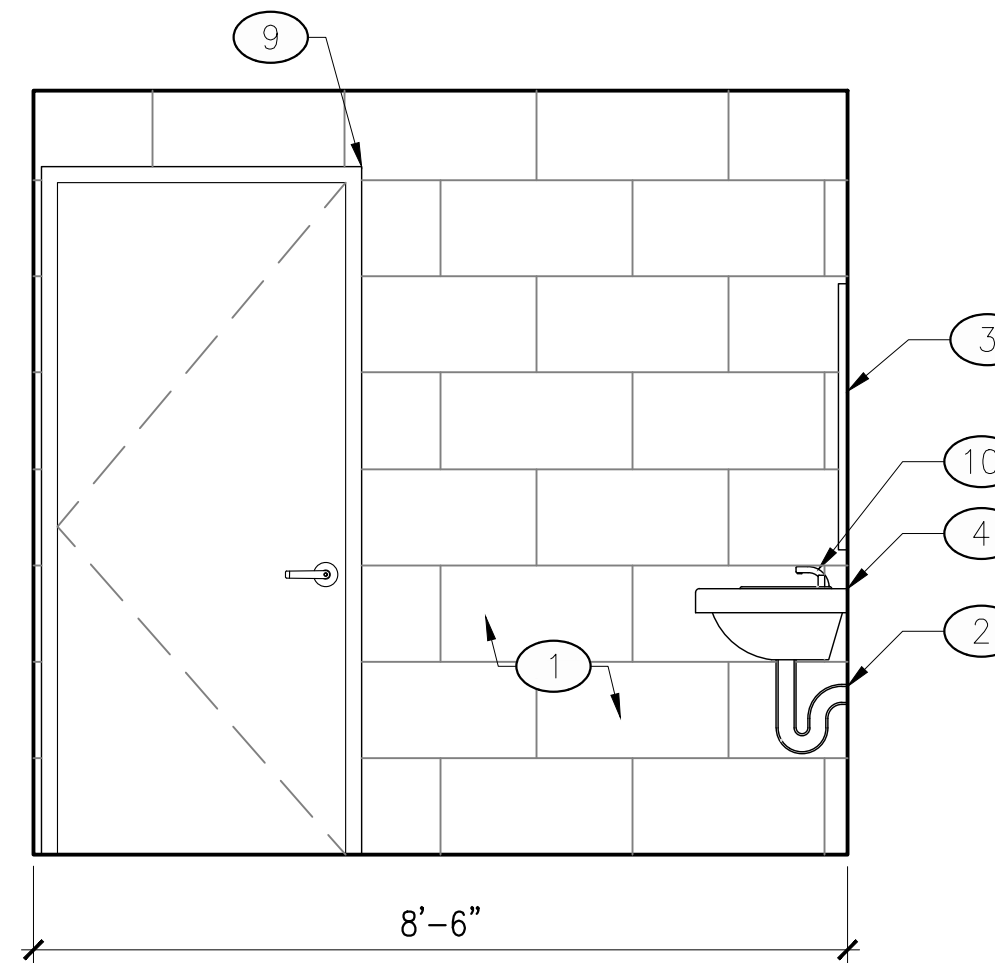
1 ENLARGED RESTROOM PLAN
A-111 SCALE: 1/2" = 1'-0"



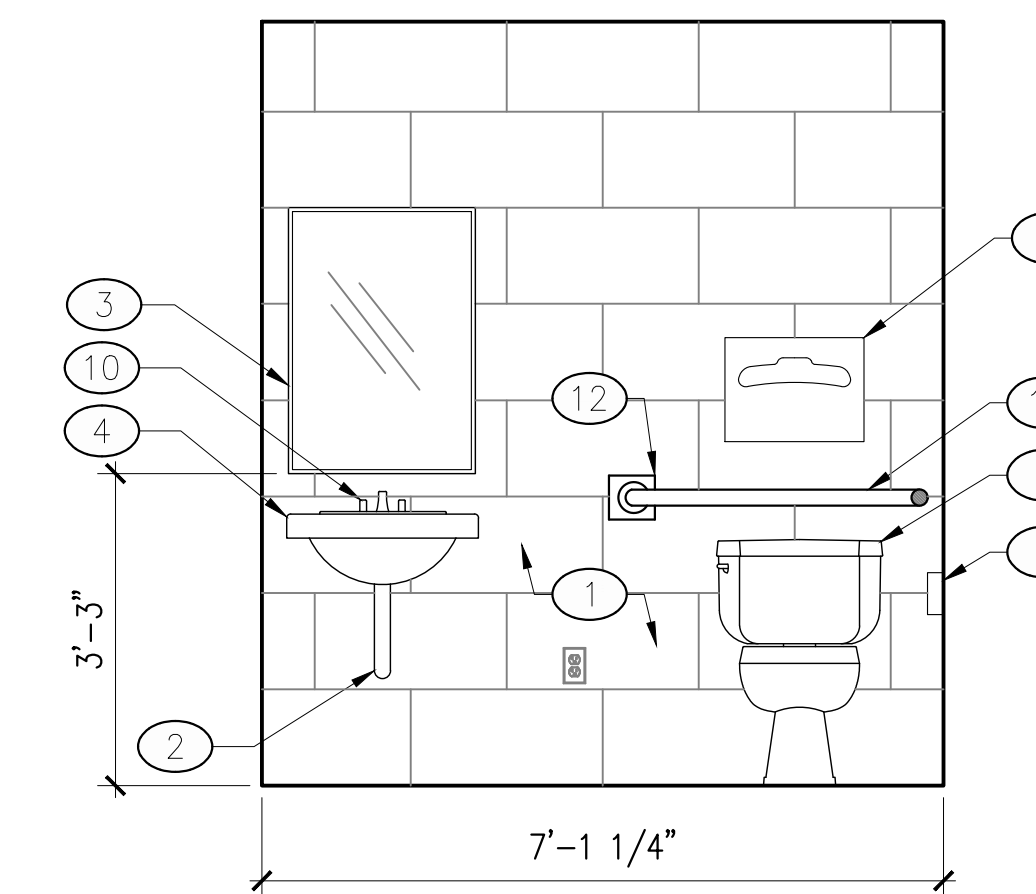
ELEVATION A



ELEVATION B

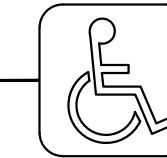


ELEVATION C



ELEVATION D

2 ADA RESTROOM ELEVATIONS
SCALE: 1/2"=1'-0"

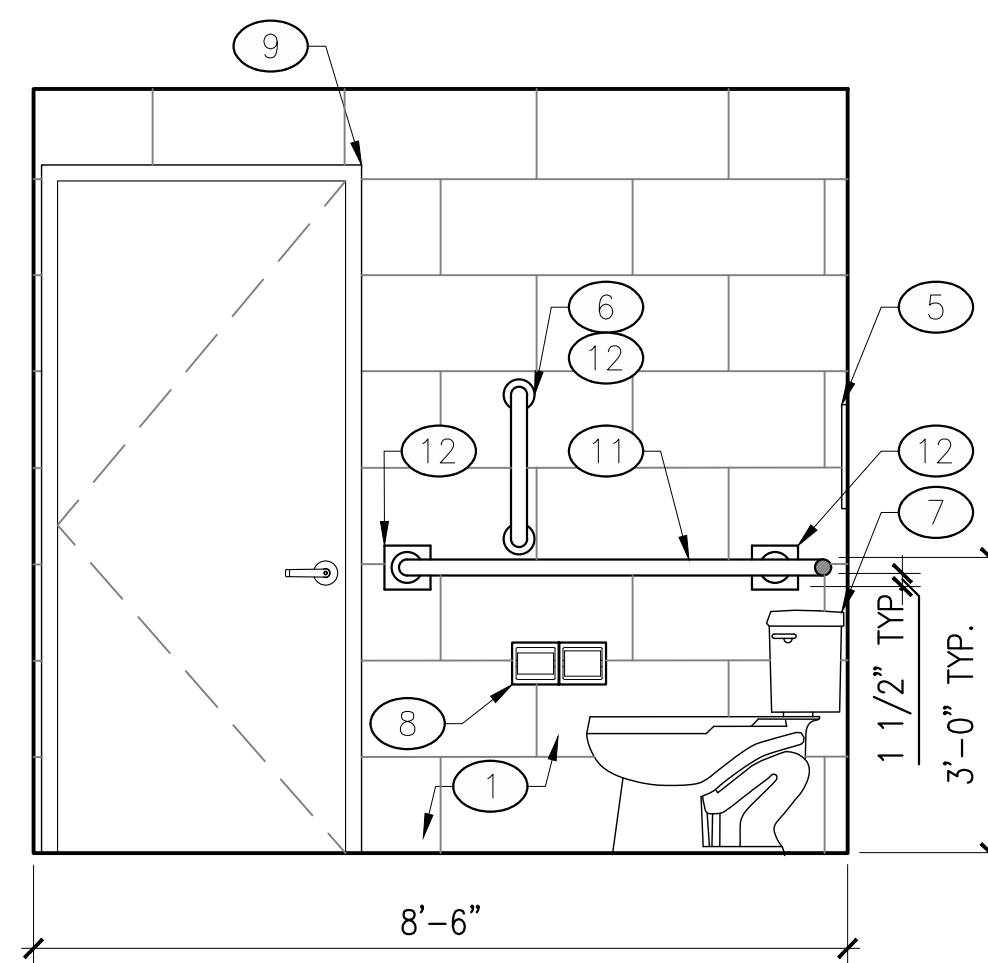


RESTROOM KEY NOTES:

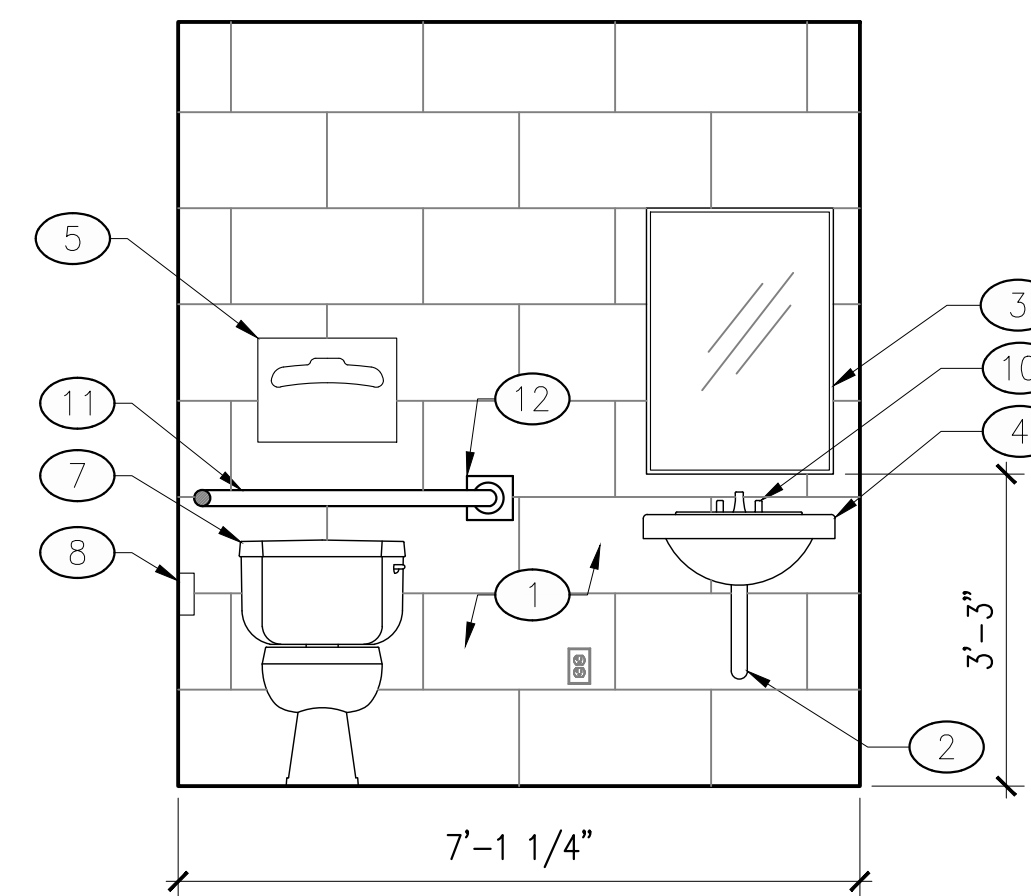
- 1 WALL TILE, SEE INTERIOR FINISH SCHEDULE SHEET A-622
- 2 ADA APPROVED SOFT DRAIN PIPE INSULATION BY HANDY-SHIELD OR APPROVED EQUAL
- 3 2'X3' CHANNEL FRAME MIRROR
- 4 AMERICAN STANDARD "LUCERNE" WALL MOUNTED ADA SINK OR APPROVED EQUAL
- 5 TOILET SEAT COVER DISPENSER
- 6 STAINLESS STEEL VERTICAL GRAB BAR
- 7 ADA WATER CLOSET (TOILET)
- 8 SURFACE MOUNT TOILET PAPER DISPENSER
- 9 DOOR, SEE DOOR SCHEDULE SHEET A-601
- 10 AMERICAN STANDARD NEXTGEN SELECTRONIC ADA FAUCET W/ DECKPLATE OR APPROVED EQUAL
- 11 STAINLESS STEEL HORIZONTAL GRAB BAR
- 12 PROVIDE 2x4 BLOCKING FOR ATTACHING GRAB BARS

NOTES:

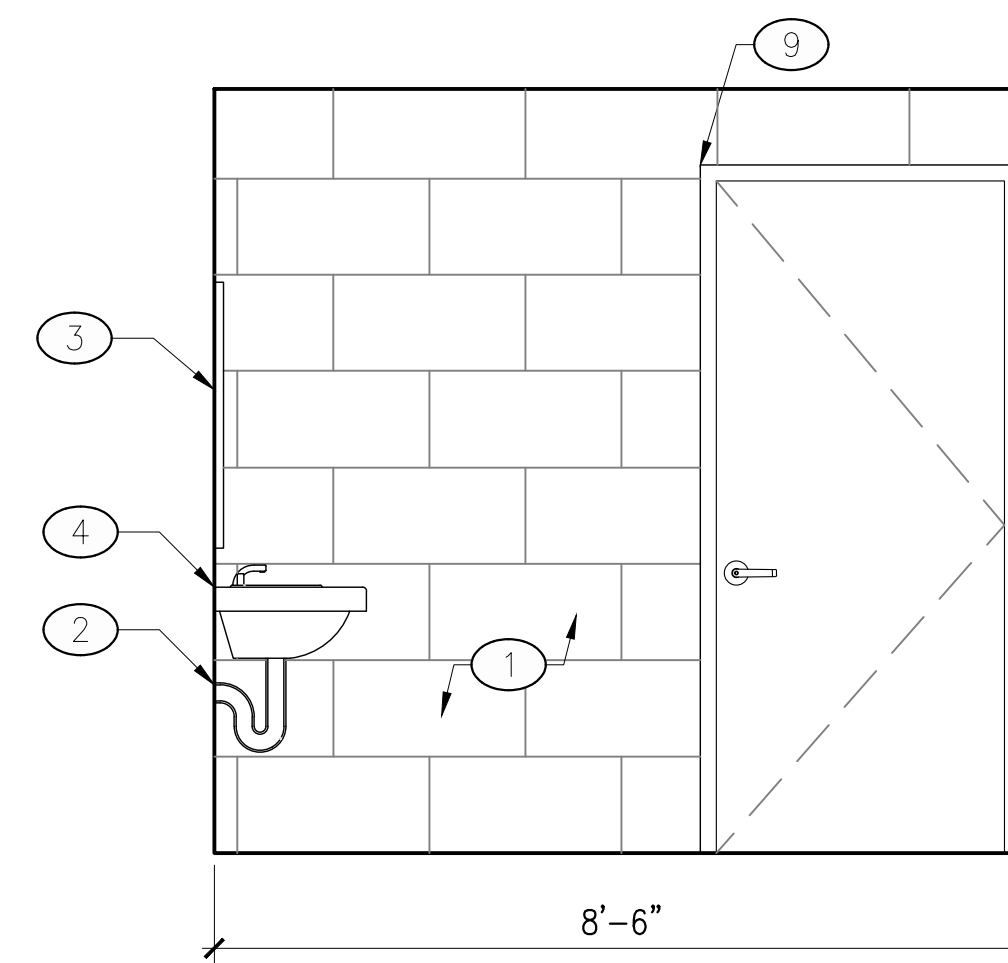
- 1 ALL FIXTURES TO MEET ADA REQUIREMENTS - REFER TO SHEET G-003 FOR ADA INSTALLATION HEIGHT REQUIREMENTS
- 2 CONTRACTOR TO SUBMIT ALL ADA CASEWORK AND HARDWARE FOR REVIEW PRIOR TO ORDERING.



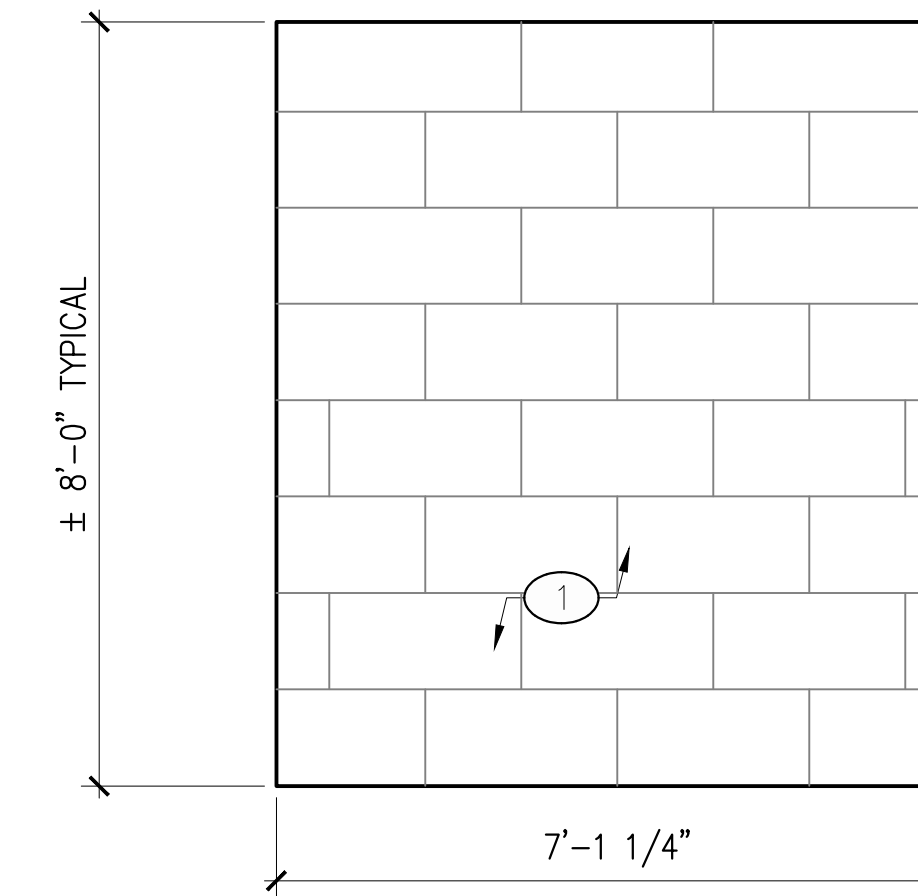
ELEVATION A



ELEVATION B

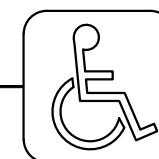


ELEVATION C



ELEVATION D

3 ADA RESTROOM ELEVATIONS
SCALE: 1/2"=1'-0"



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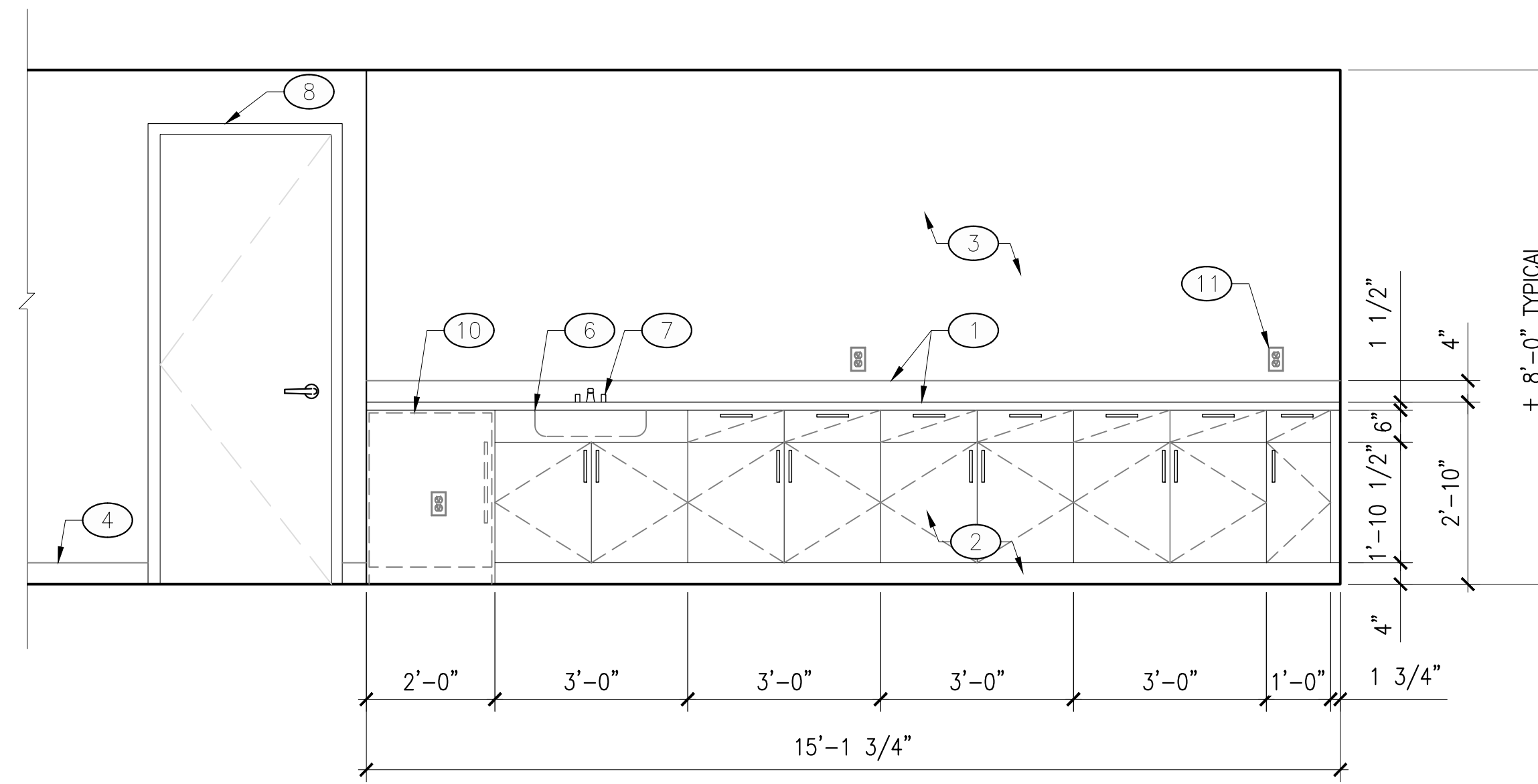
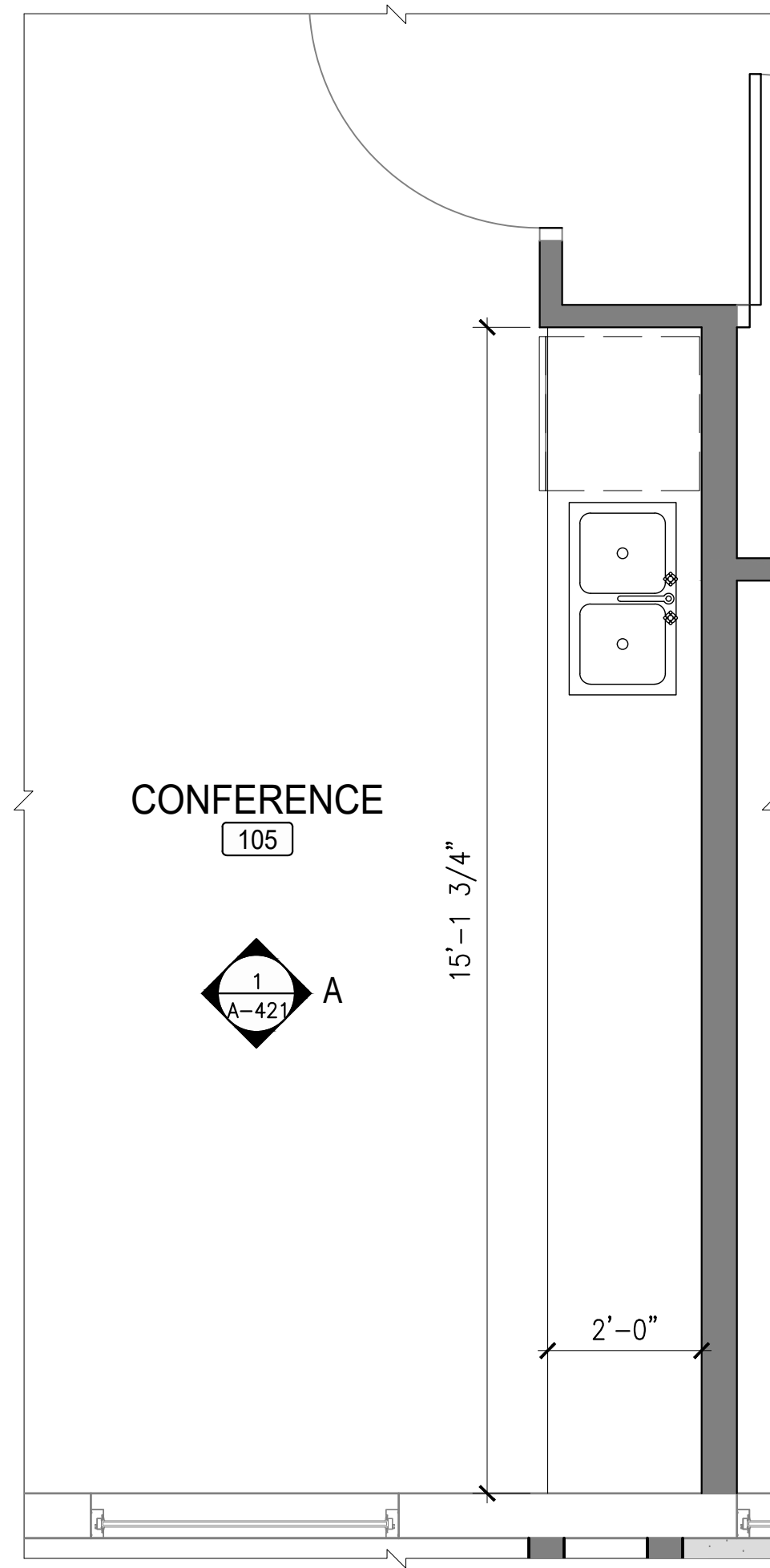
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2-13-2020	MG/KB	MC	20-011				

RESTROOM ENLARGED PLAN AND INTERIOR ELEVATIONS

SHEET NO.:
A-411



CASEWORK KEY NOTES:

1	COUNTERTOP/BACKSPLASH – FORMICA, WHITE BARDIGLIO 9306-58, MATTE FINISH
2	CABINETS/ BASE KICK – WILSONART, SKYLINE WALNUT, 7964K
3	PAINT, SEE FINISH SCHEDULE SHEET A-621
4	RUBBER BASE, SEE FINISH SCHEDULE SHEET A-621
5	COUNTER 'L' BRACKETS, SPACED ±4'-0" APART
6	APPROVED SINK
7	APPROVED FAUCET
8	DOOR, SEE DOOR SCHEDULE SHEET A-601
9	RELITE, SEE DOOR SCHEDULE SHEET A-601
10	UNDER COUNTER REFRIGERATOR, OFOI
11	ELECTRICAL OUTLET, PART OF DESIGN-BUILD ELECTRICAL PORTION OF WORK, TYP.

NOTES:

1	CONTRACTOR TO PROVIDE SHOP DRAWINGS AND HARDWARE SUBMITTALS FOR REVIEW PRIOR TO ORDERING.
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July 13, 2020 - 08:28 AM

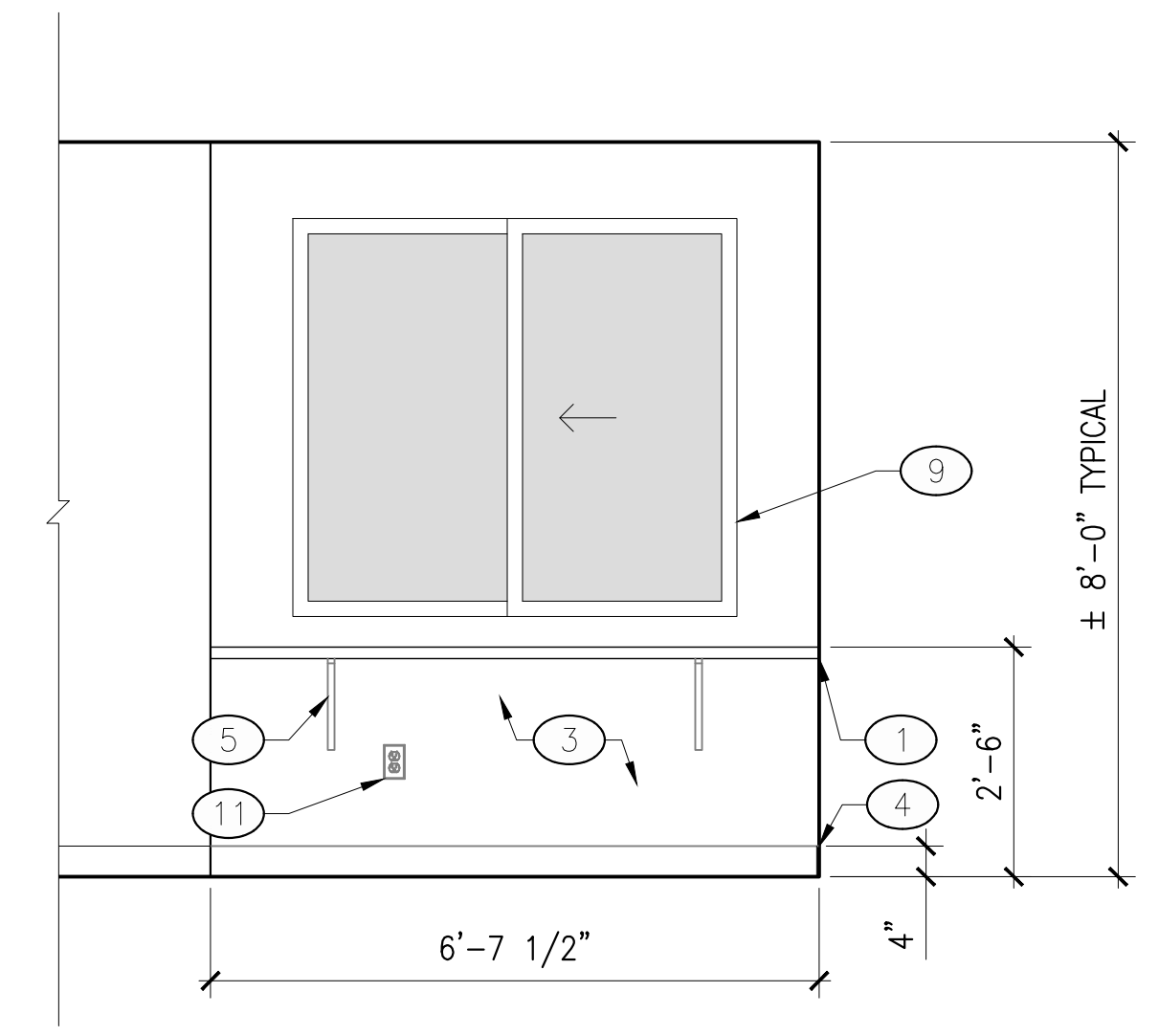
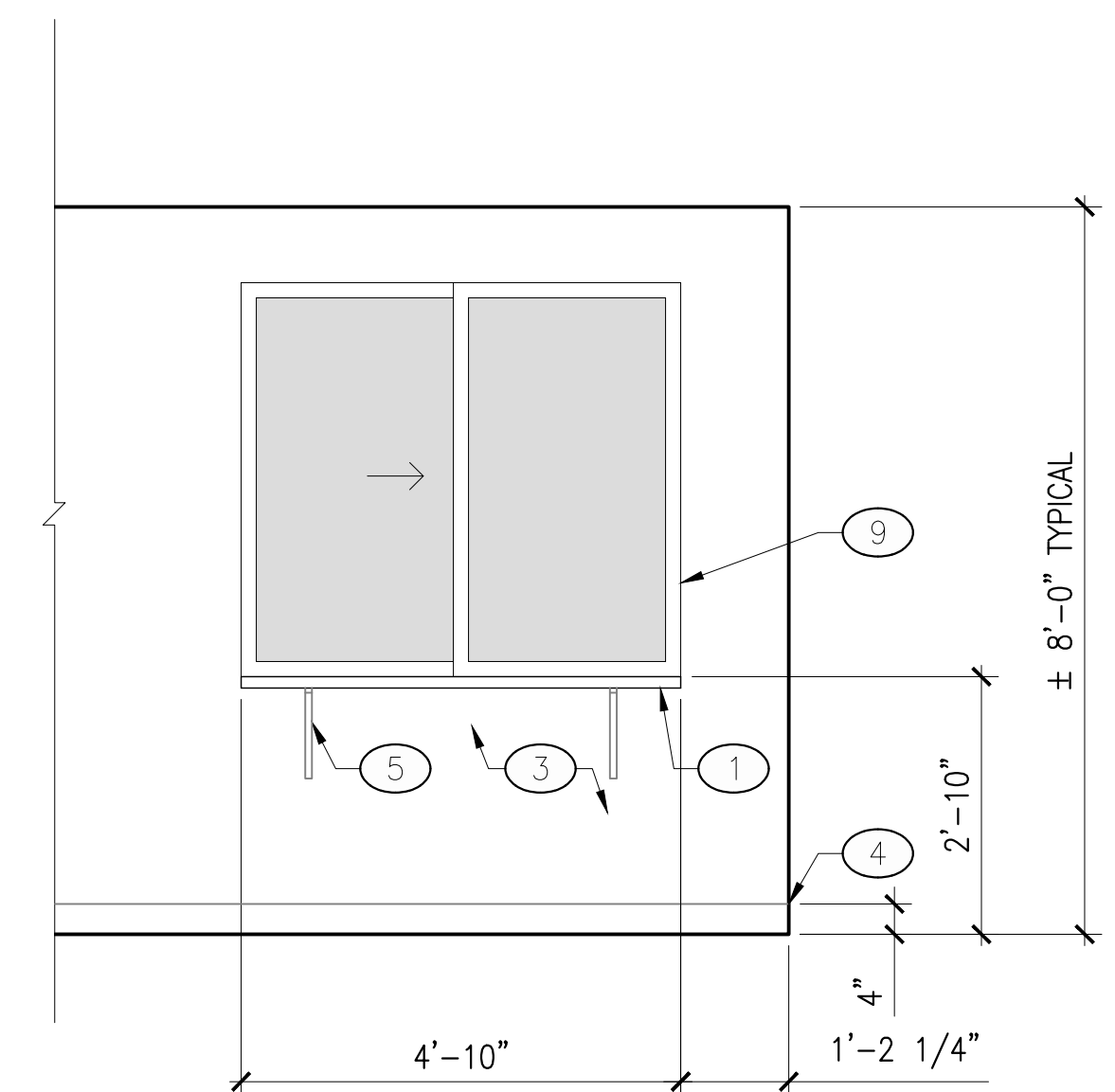
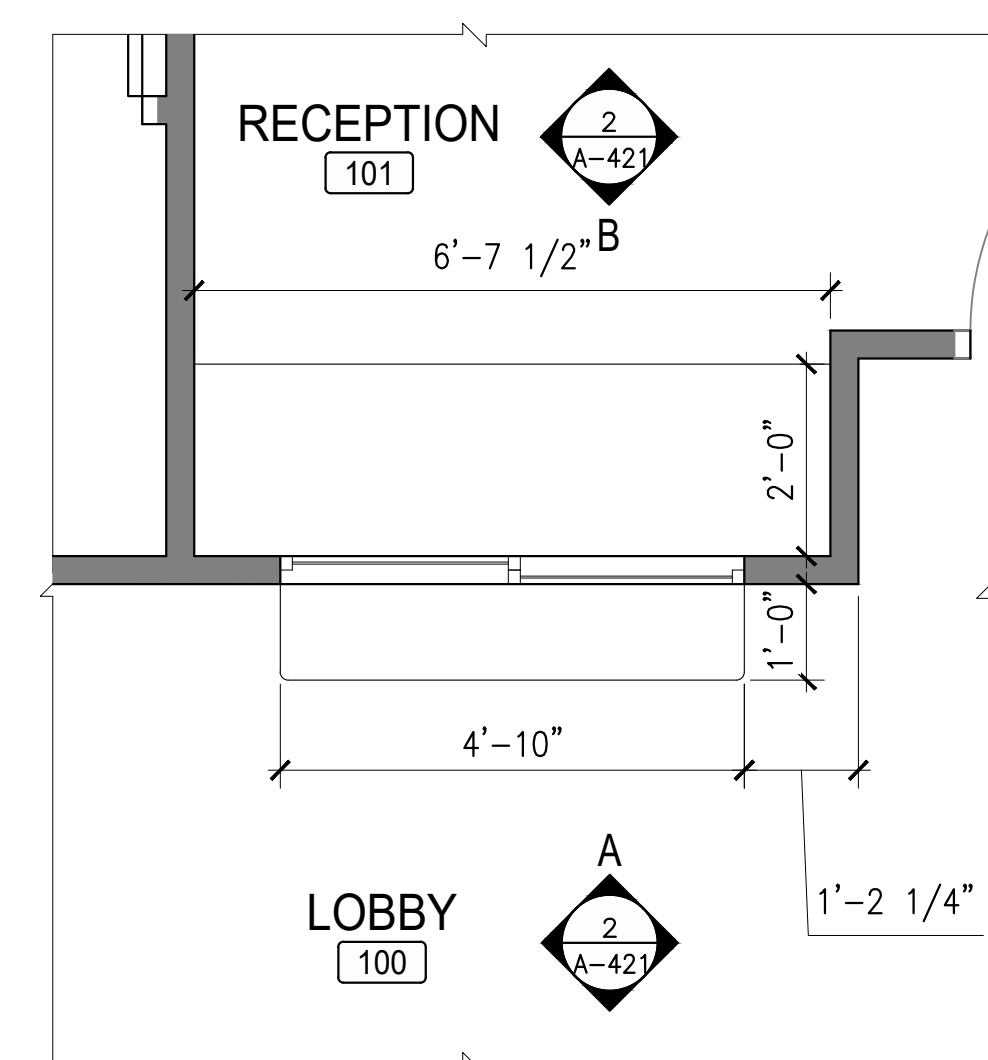
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1 ENLARGED CASEWORK PLAN AND ELEVATION
 A-111 SCALE: 1/2" = 1'-0"

ELEVATION A



2 ENLARGED CASEWORK PLAN AND ELEVATIONS
 A-111 SCALE: 1/2" = 1'-0"

ELEVATION A

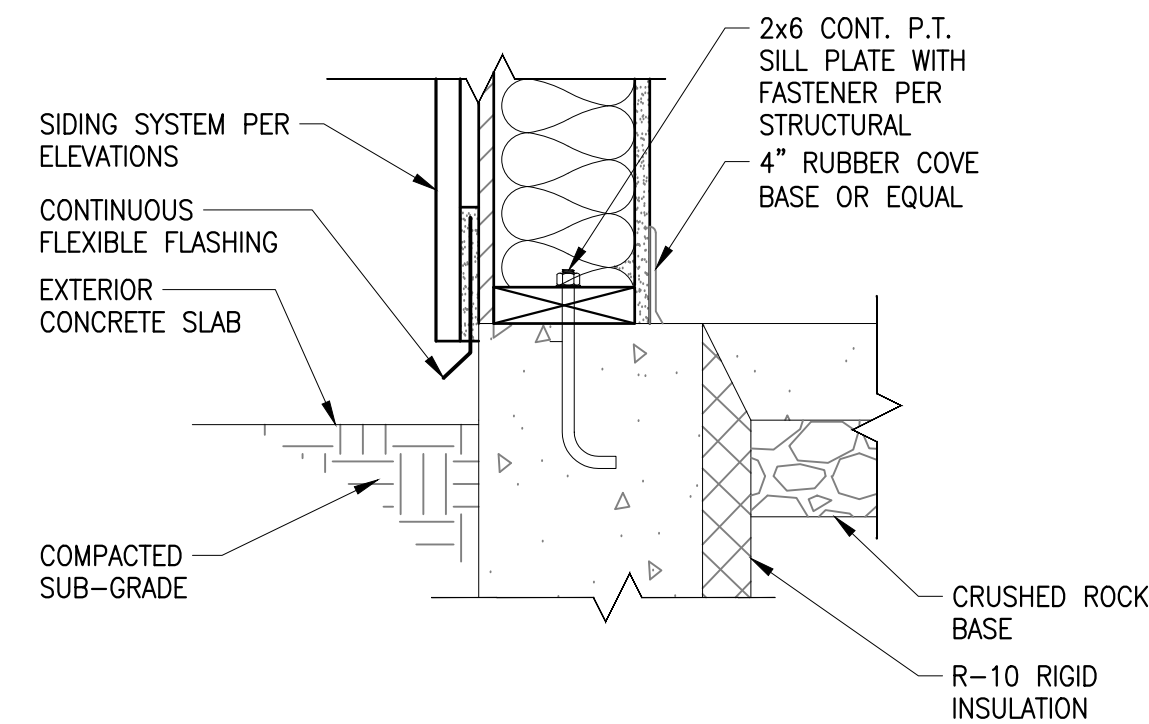
ELEVATION B

REV. #	BY	DATE

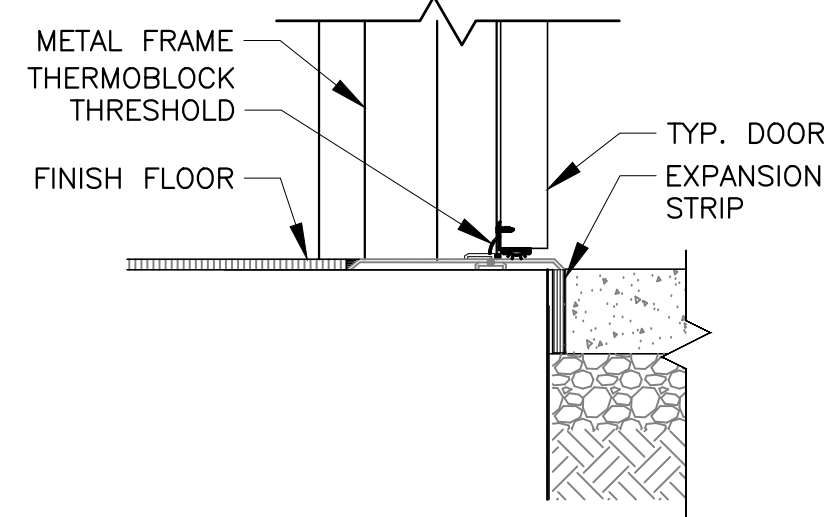
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CHKD:	MC
JOB #:	20-011
CLNT:	1: 2: 3:

CASEWORK
 DETAIL PLANS
 AND INTERIOR
 ELEVATIONS

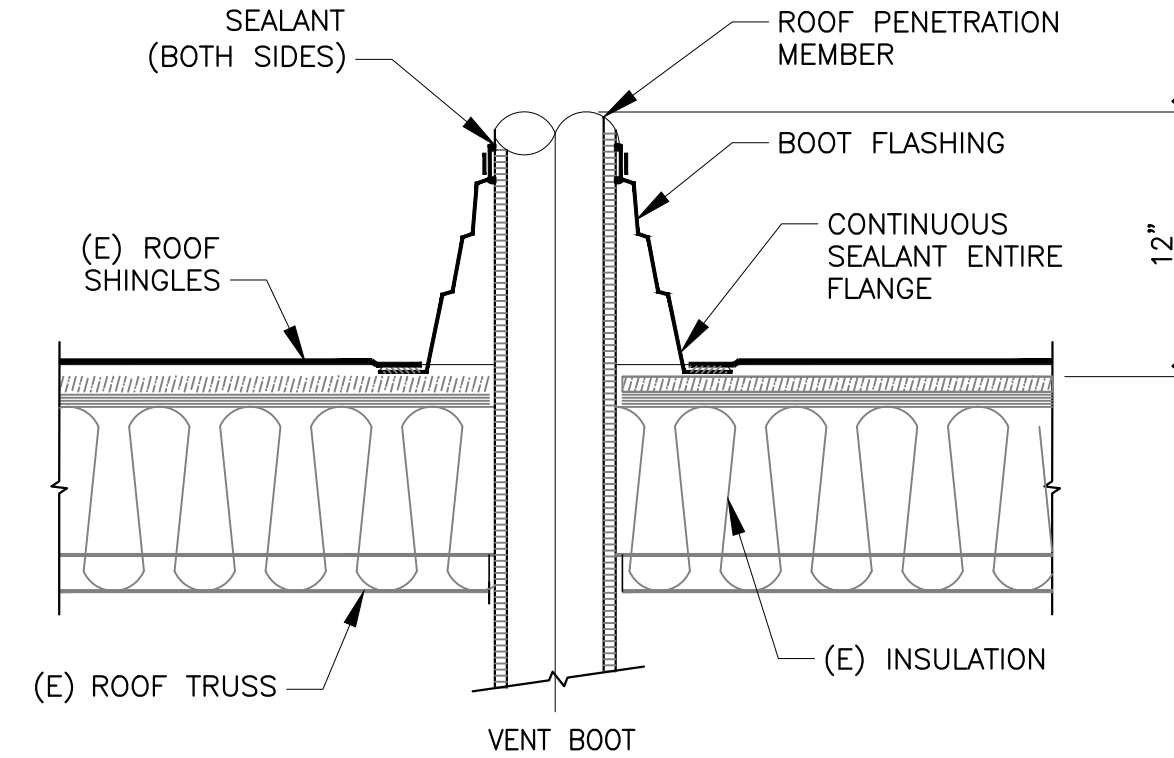
SHEET NO. :
A-421



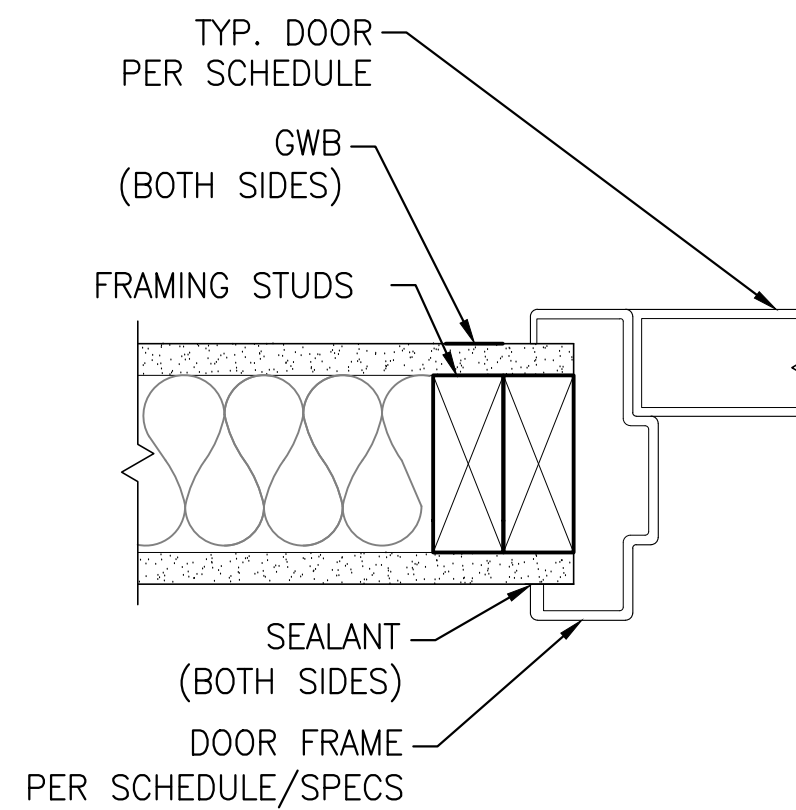
1 TYP EXTERIOR WALL BASE DETAIL
SCALE: 1-1/2"=1'-0"



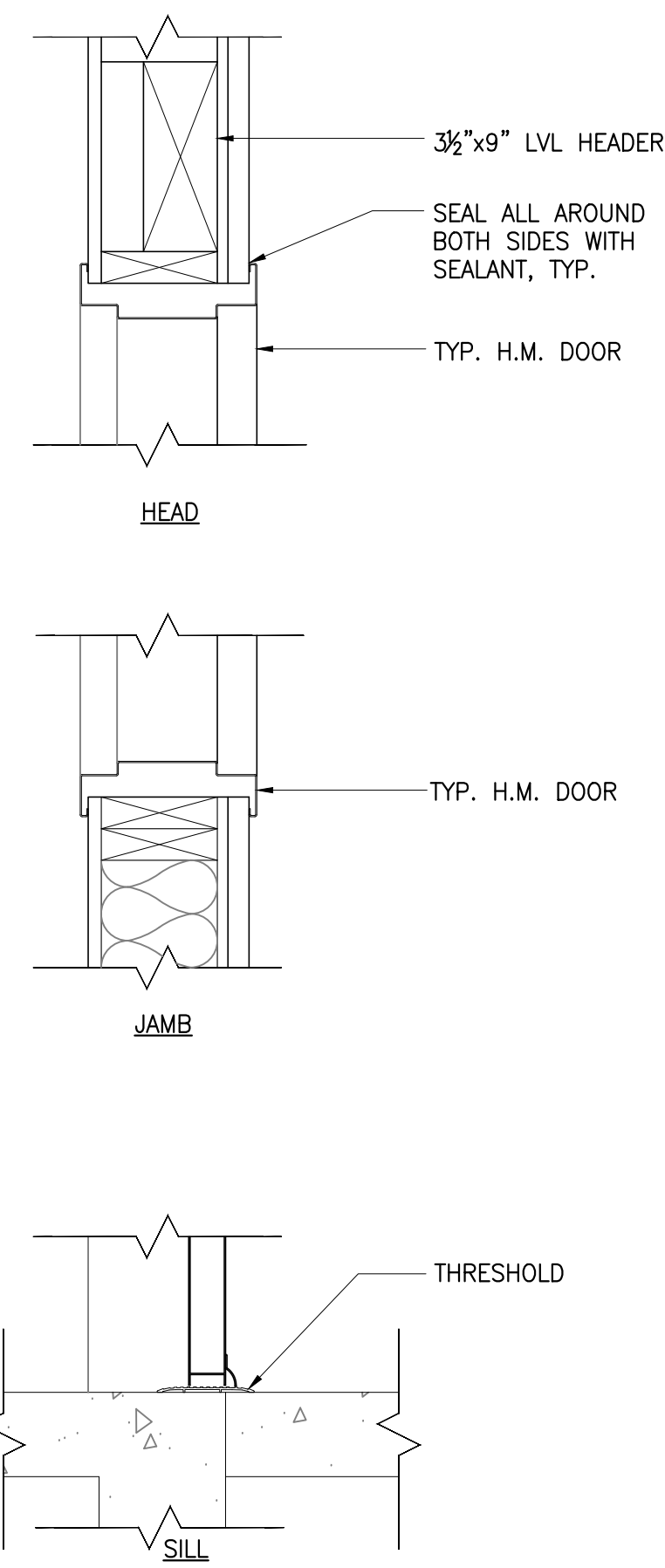
2 TYP EXTERIOR THRESHOLD DETAIL
SCALE: 1-1/2"=1'-0"



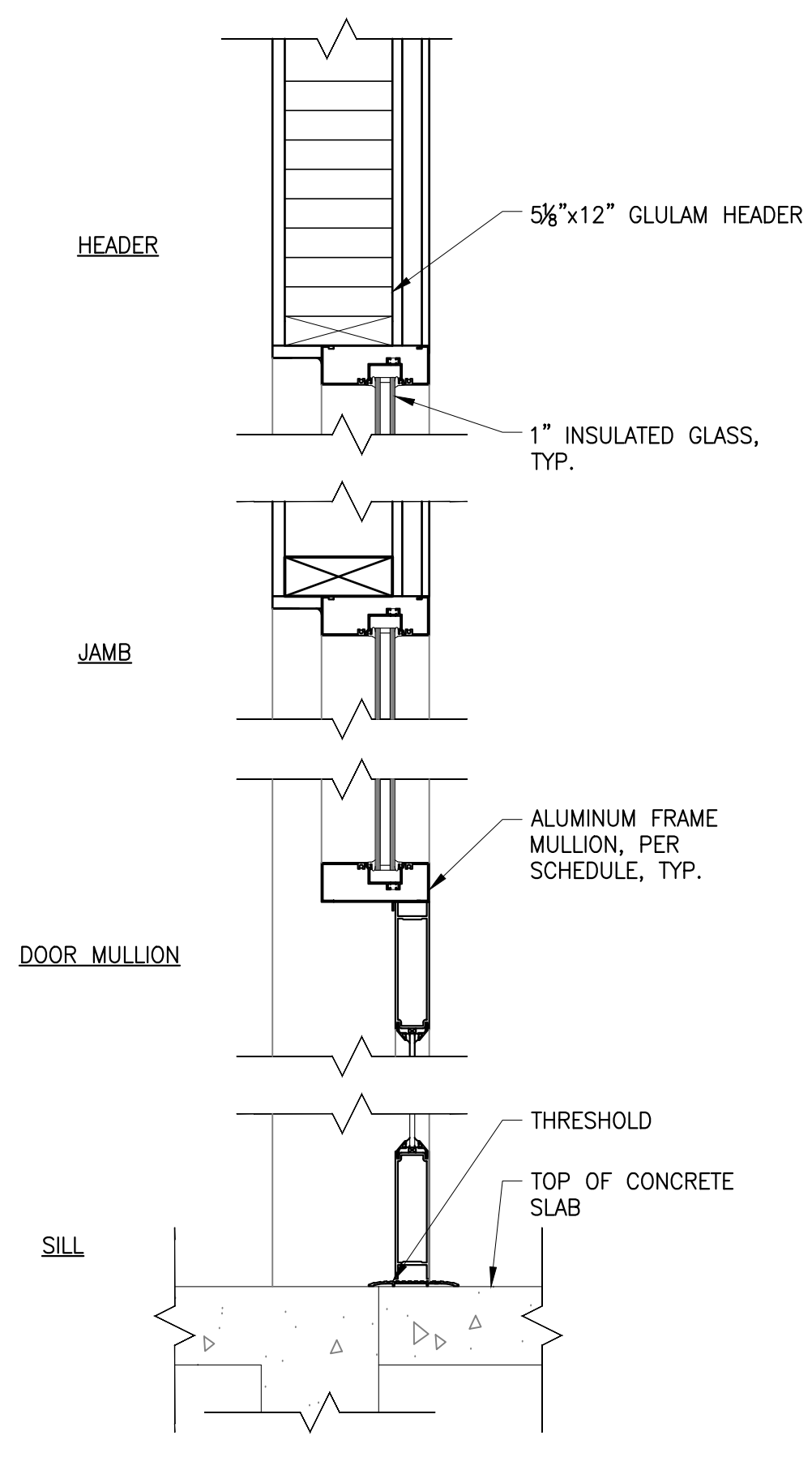
3 TYP ROOF PENETRATION DETAIL
SCALE: 1-1/2"=1'-0"



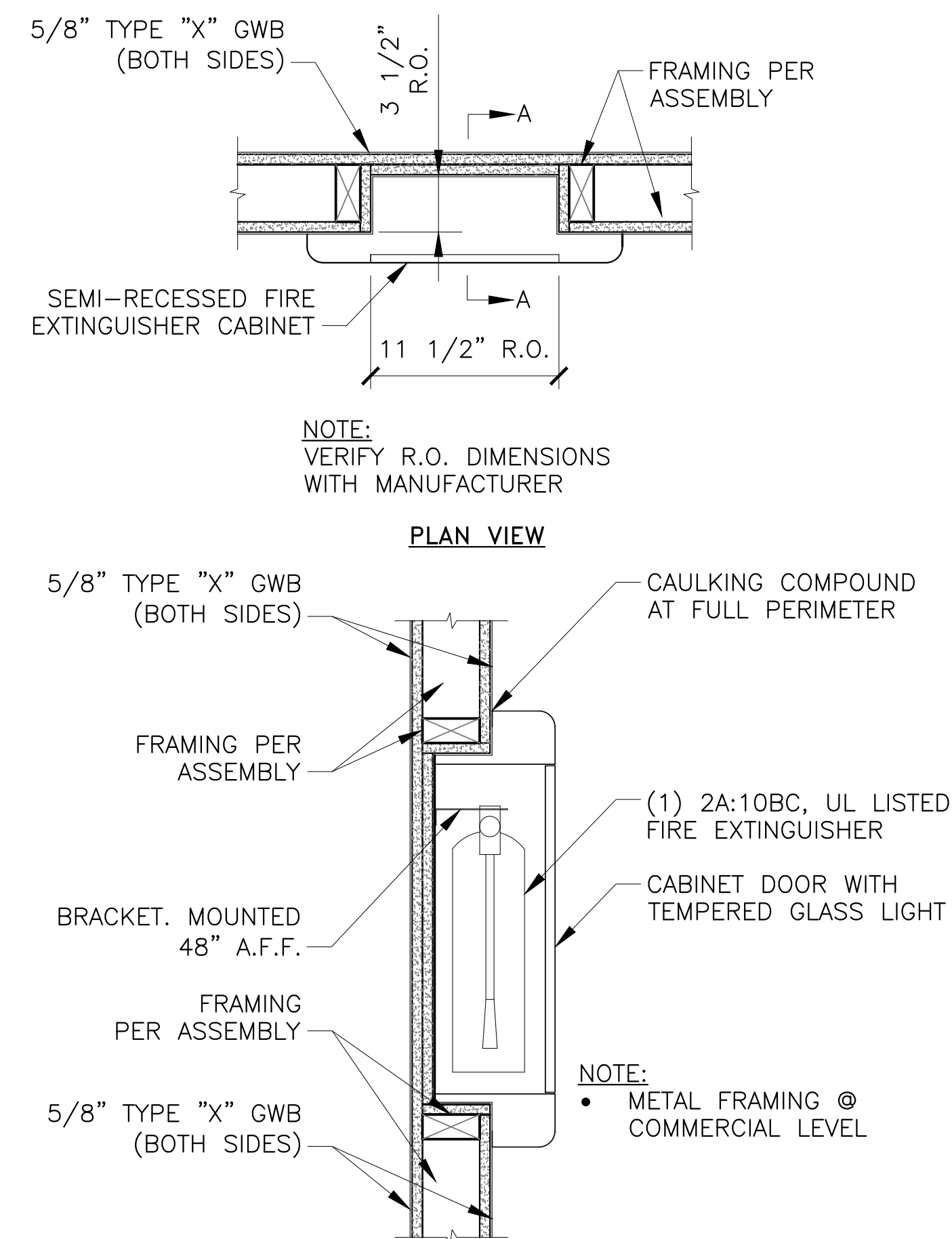
4 TYP INTERIOR DOOR JAMB DETAIL
SCALE: 3"=1'-0"



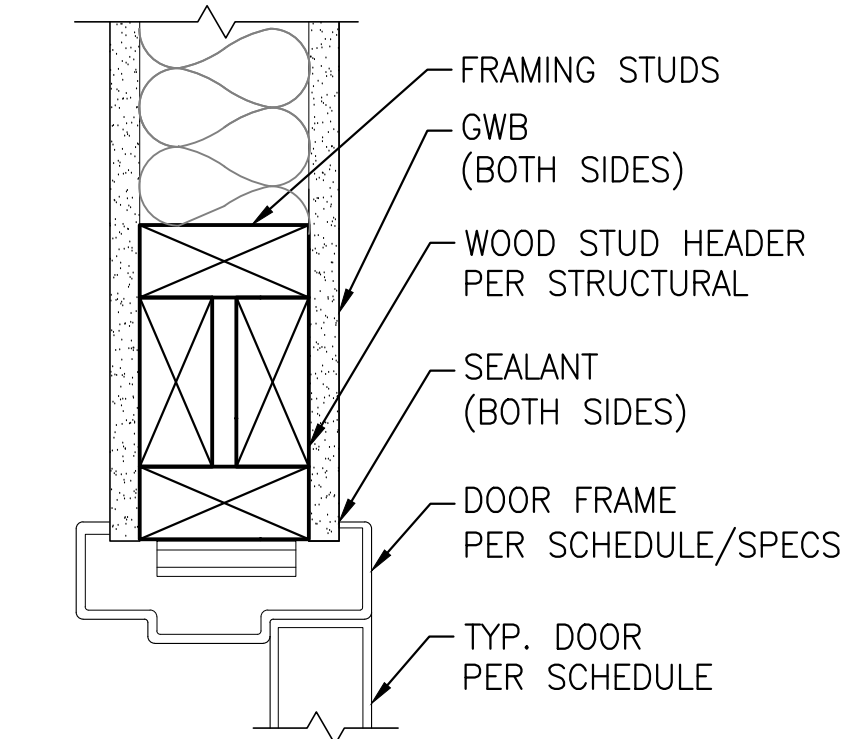
5 EXTERIOR INSULATED H.M. DOOR
SCALE: 3"=1'-0"



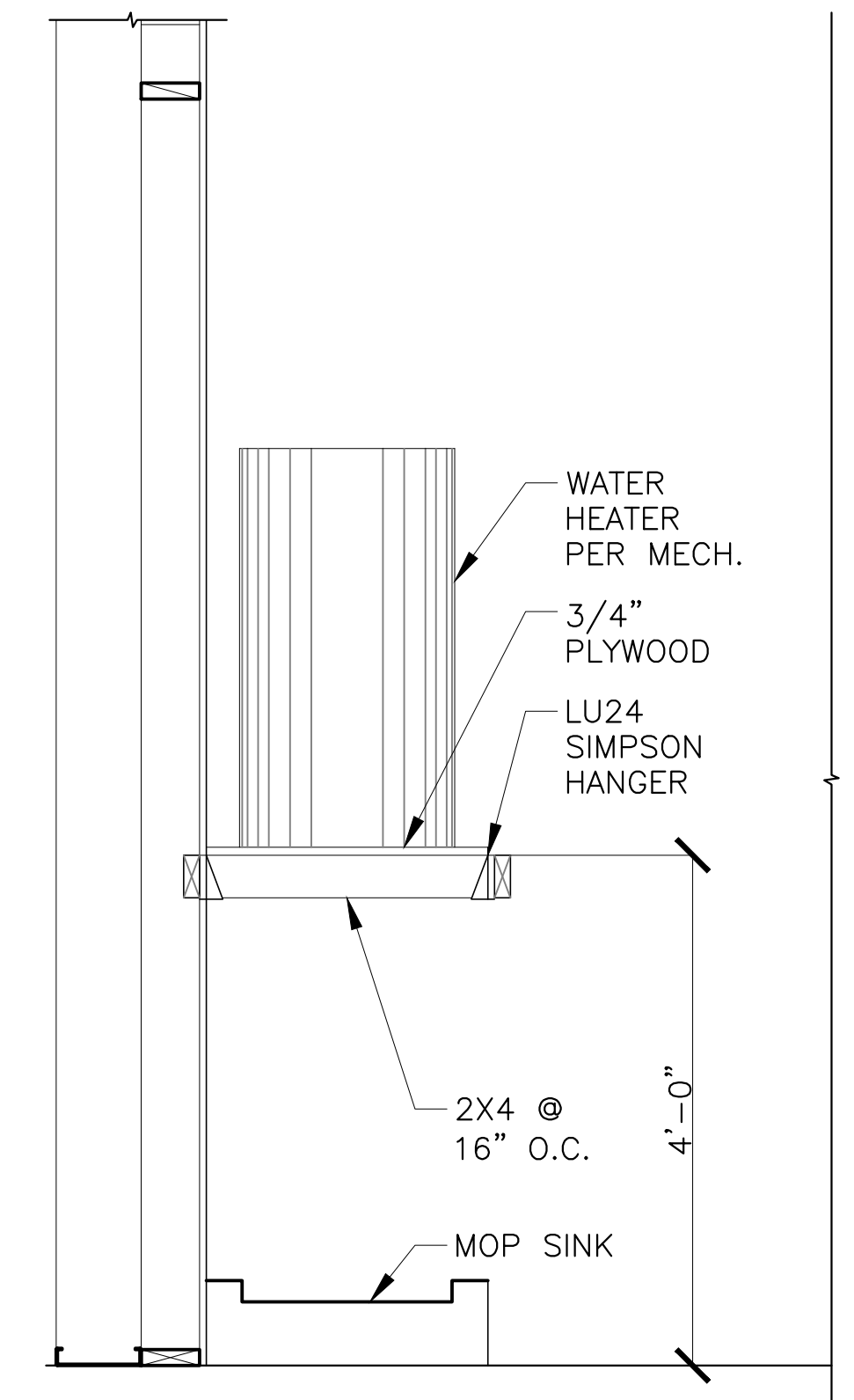
6 STOREFRONT DOOR DETAILS
SCALE: 3"=1'-0"



7 FIRE EXTINGUISHER DETAIL
SCALE: 1-1/2"=1'-0"



8 TYP INTERIOR DOOR HEADER DETAIL
SCALE: 3"=1'-0"



9 WATER HEATER WITH MOP SINK DETAIL
SCALE: 3/4"=1'-0"

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MICHAEL A. CORBIN
STATE OF WASHINGTON
July 13, 2020 - 08:28 AM

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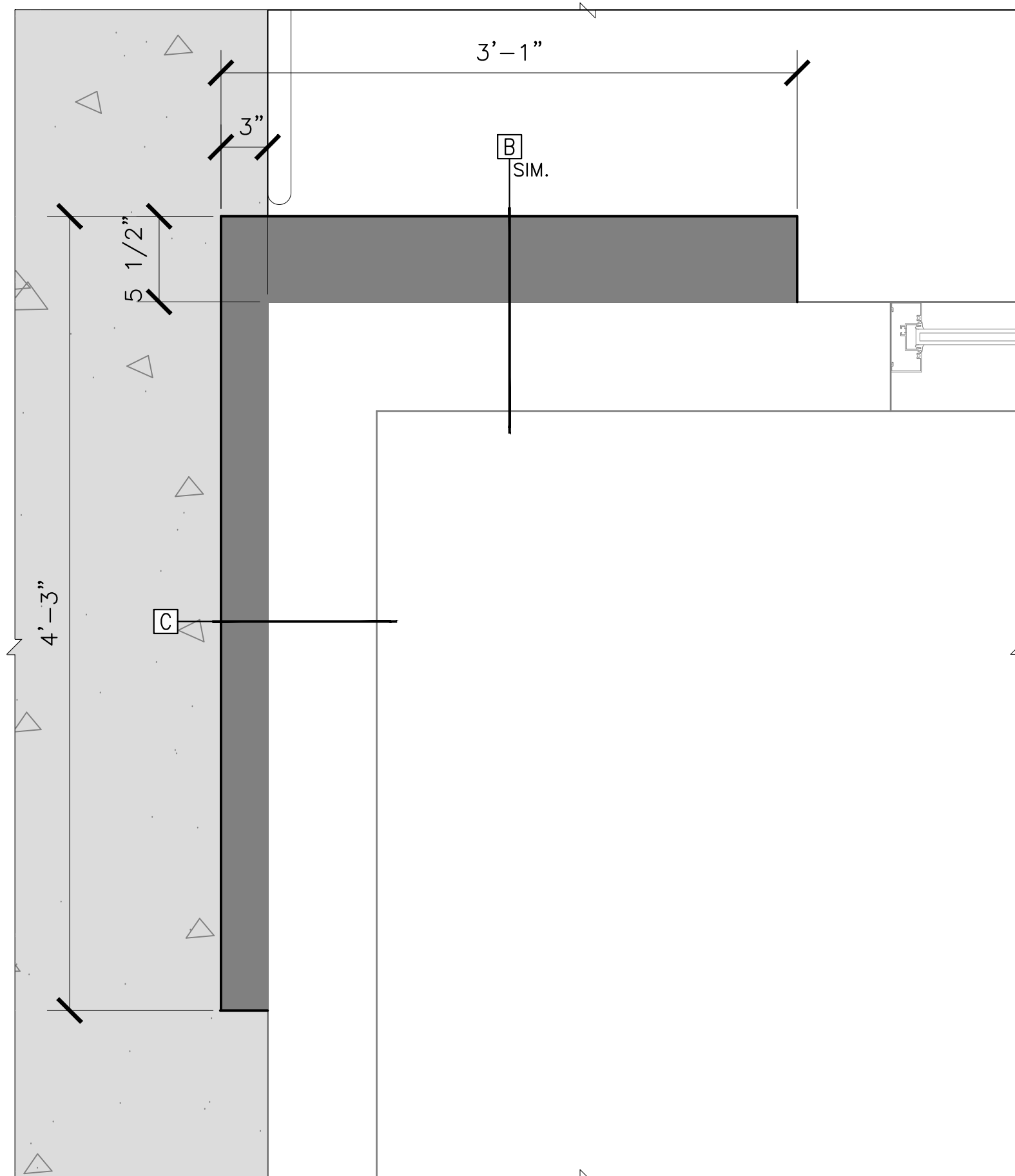
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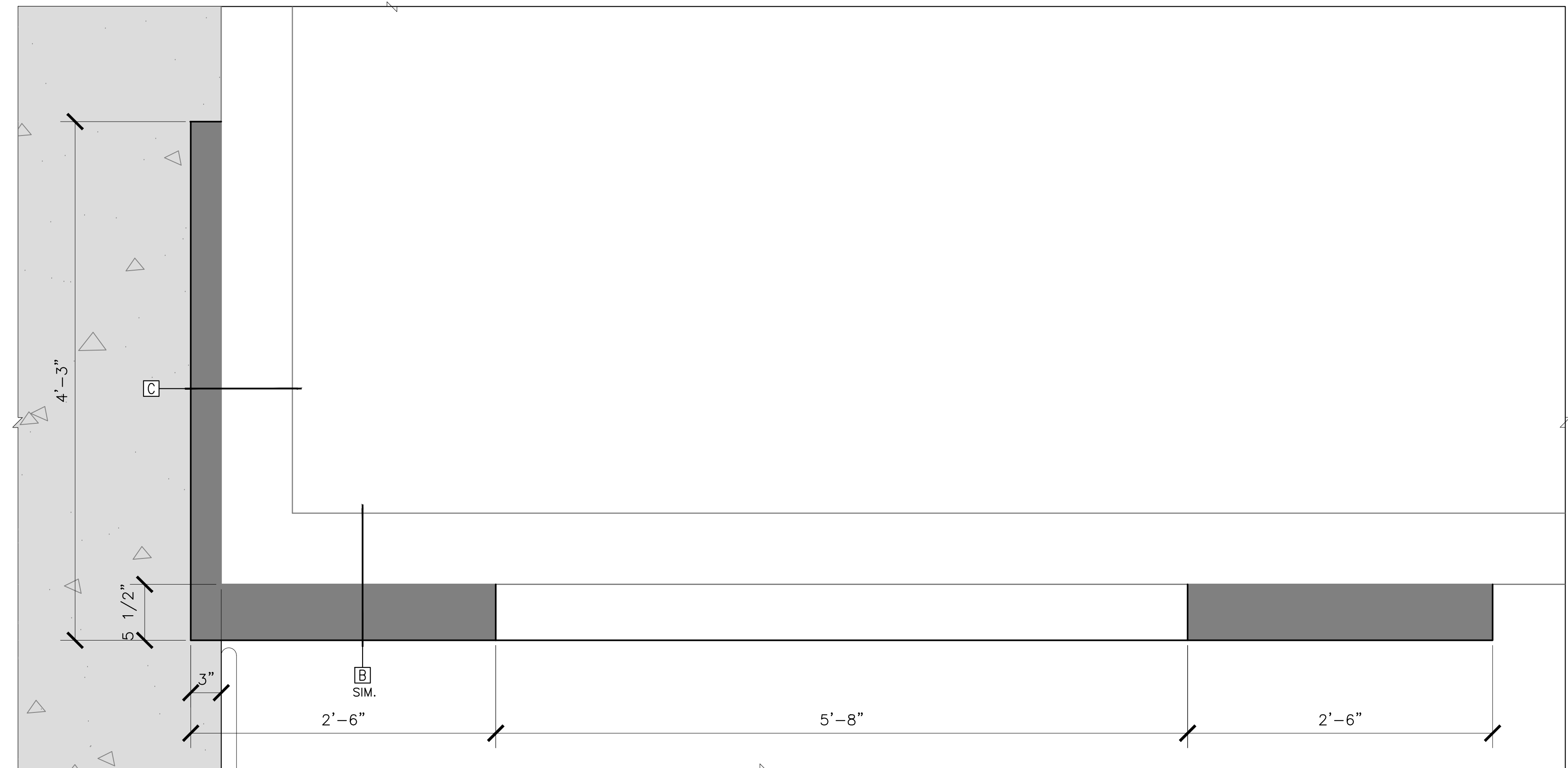
DATE	BY	DATE
2-13-2020	M/GKB	
	CHKD: MC	
	JOB #: 20-011	
	CLNT:	
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		3:

EXTERIOR/
INTERIOR
DETAILS

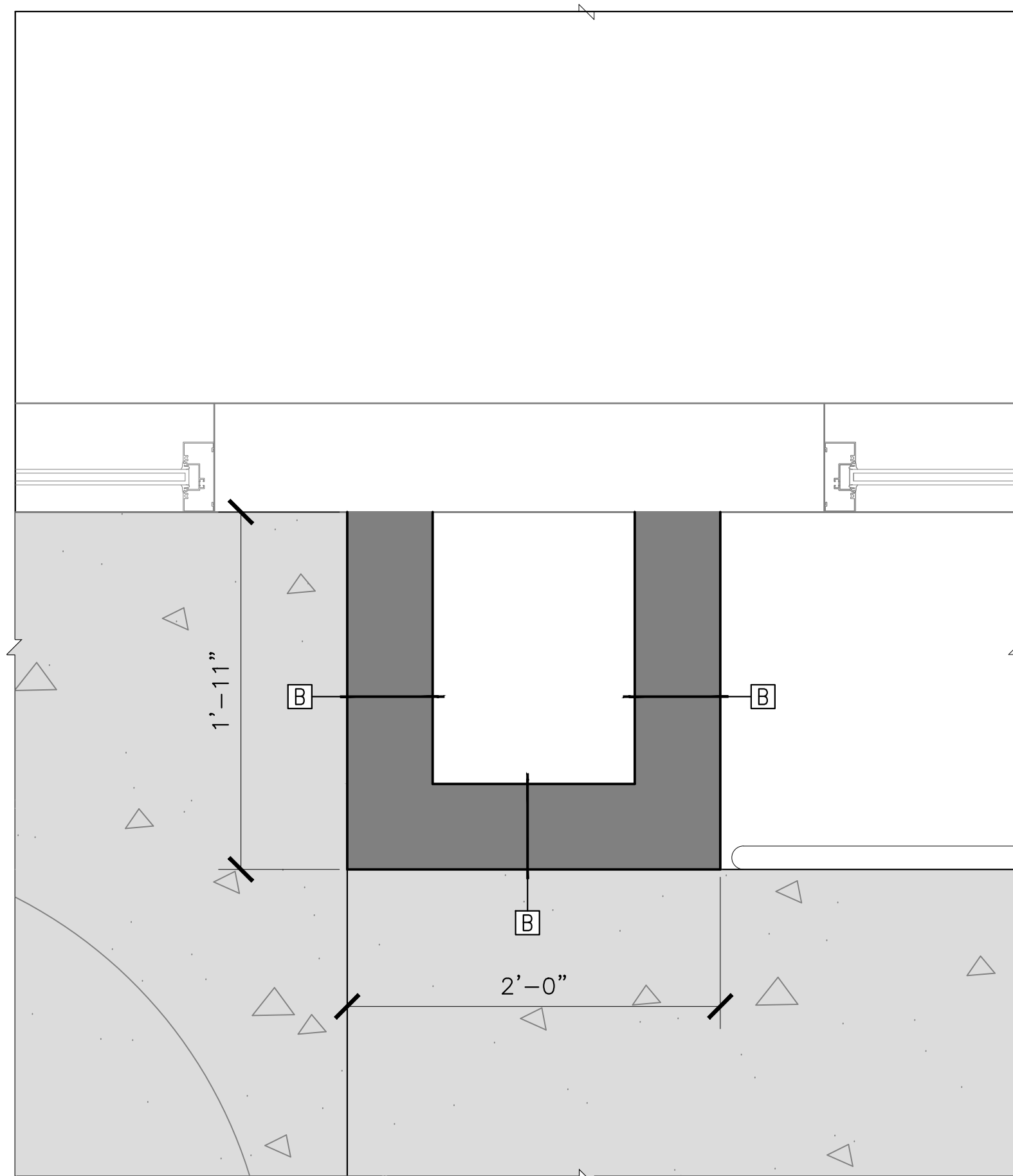
SHEET NO.:
A-501



1 ENLARGED PLAN DETAIL
SCALE: 1-1/2"=1'-0"



2 ENLARGED PLAN DETAIL
SCALE: 1-1/2"=1'-0"



3 ENLARGED PLAN DETAIL
SCALE: 1-1/2"=1'-0"

NOTE:

1. FOR GENERAL NOTES AND ABBREVIATIONS SEE G-001.
2. FOR WALL ASSEMBLIES SEE G-004

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2-13-2020	MG/KB	MC	20-011				
					1:		
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ENLARGED
PLAN
DETAILS

SHEET NO. :
A-502

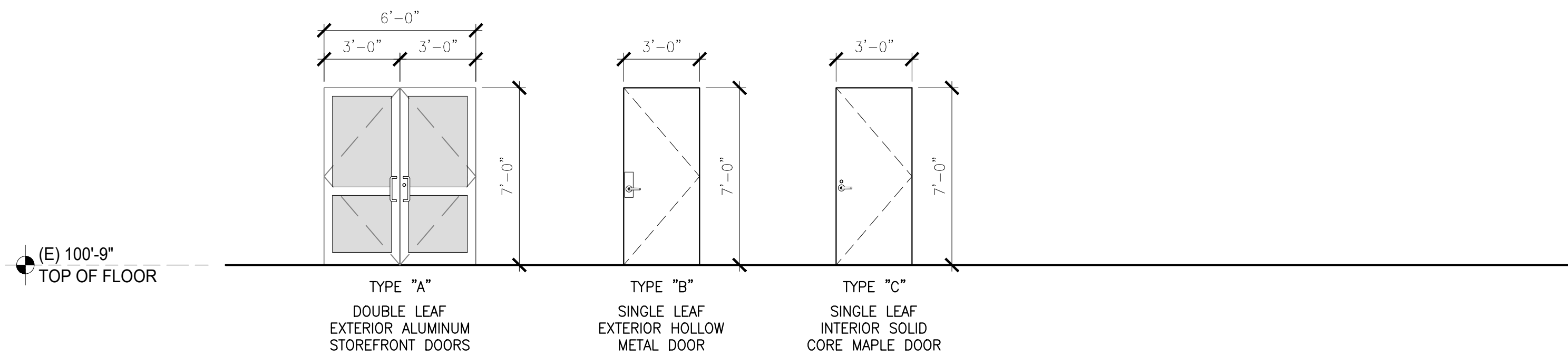
DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR DIMENSIONS		DOOR		FRAMES			FIRE RESISTIVE RATING	HARDWARE GROUP	LOCATION	REMARKS	DOOR NO.
		SIZE	THK.	MATERIAL	FINISH/COLOR	TYPE	MATERIAL	FINISH/COLOR					
101	A	(2)3'-0" x 7'-0"	1-3/4"	ALUMINUM	CLEAR ANODIZED	WINDOW 1	ALUMINUM	CLEAR ANODIZED	-	3	CONFERENCE	-	101
102	B	3'-0" x 7'-0"	1-3/4"	H.M.	PAINT	1	H.M.	PAINT	-	5	RESTROOM	-	102
103	B	3'-0" x 7'-0"	1-3/4"	H.M.	PAINT	1	H.M.	PAINT	-	5	RESTROOM	-	103
104	C	3'-0" x 7'-0"	1-3/4"	WOOD	STAIN	1	H.M.	PAINT	-	3	RECEPTION	-	104
106	C	3'-0" x 7'-0"	1-3/4"	WOOD	STAIN	1	H.M.	PAINT	-	4	RESTROOM	-	106
107	C	3'-0" x 7'-0"	1-3/4"	WOOD	STAIN	1	H.M.	PAINT	-	4	RESTROOM	-	107
108	C	3'-0" x 7'-0"	1-3/4"	WOOD	STAIN	1	H.M.	PAINT	-	3	CONFERENCE	-	108
109	C	3'-0" x 7'-0"	1-3/4"	WOOD	STAIN	1	H.M.	PAINT	-	3	HALL	-	109

- NOTES:**
- ALL DOOR HARDWARE TO MEET ADA REQUIREMENTS.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND HARDWARE SUBMITTALS FOR REVIEW. (REVIEW WITH OWNER OR ARCHITECT BEFORE PROCEEDING WITH ANY WORK)
 - LOCKS & LATCHES SHALL BE PERMITTED ON THE MAIN ENTRY TO PREVENT OPERATION OF DOORS WHERE THE FOLLOWING EXISTS. A READILY VISIBLE DURABLE SIGN TO BE POSTED ON THE EGRESS SIDE OR ON ADJACENT DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE TEXT SHALL BE 1" HIGH ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE SHALL BE READILY DISTINGUISHABLE AS OPEN/CLOSED. 2015 IBC 1010.1.9.3
 - HARDWARE GROUP: #1 PANIC HARDWARE, #2 PASSAGE, #3 LOCKING, #4 PRIVACY, #5 LOCKING WITH IN USE INDICATOR

DOOR TYPES

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



FRAME TYPES

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



WINDOW AND RELITE SCHEDULE

WINDOW TYPE	WINDOW				FRAME		REMARKS	
	SIZE	QTY.	MATERIAL	THK.	TYPE	MATERIAL		FINISH/COLOR
1	SEE WINDOW TYPES	1	TEMPERED, SOLAR BAN 70	1"	FIXED	ALUMINUM	CLEAR ANODIZED	KAWNEER, MEET OR STATE ENERGY REQUIREMENTS, SAFETY GLAZING
2	4'-10" X 4'-4"	1	CLEAR	1/4"	SLIDING	ALUMINUM	CLEAR ANODIZED	KAWNEER, SAFETY GLAZING

THERMAL GLASS SPECIFICATIONS							
SHADING COEFFICIENT	SHGC	U-VALUE WINTER NIGHT TIME (W/m²·C)	U-VALUE WINTER NIGHT TIME (BTU/hr-ft²-F)	U-VALUE SUMMER DAYTIME (W/m²·C)	U-VALUE SUMMER DAYTIME (BTU/hr-ft²-F)	RELATIVE HEAT GAIN (W/m²·C)	RELATIVE HEAT GAIN (BTU/hr-ft²-F)
0.44	0.39	1.39	0.24	1.24	0.22	289.4	91.7

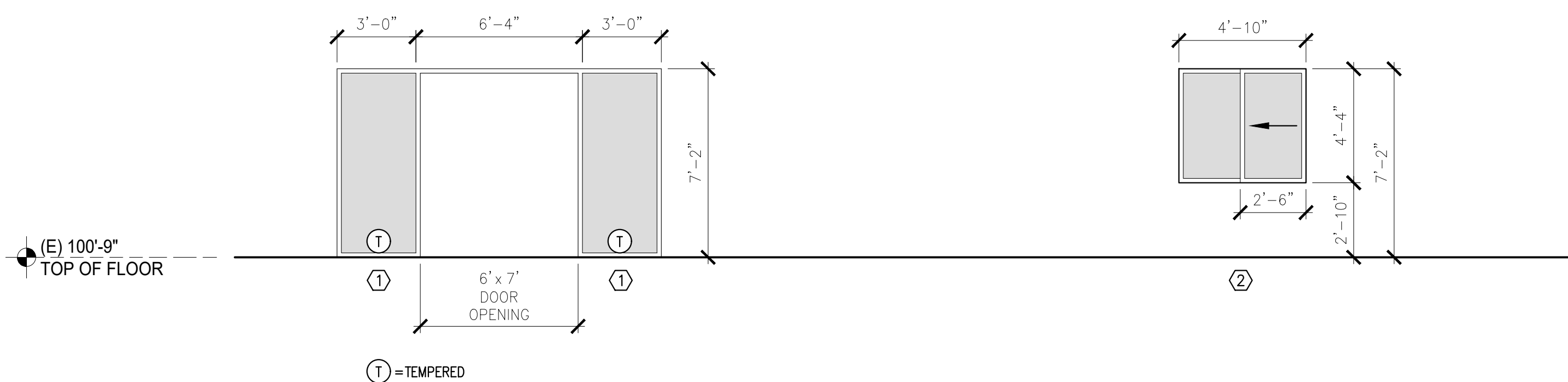
OPTICAL GLASS SPECIFICATIONS									
TRANSMITTANCE			REFLECTANCE			FADING FACTOR	COLOR PROPERTIES		
UV %	VISIBLE %	TOTAL SOLAR ENERGY %	VISIBLE (OUT %)	VISIBLE (IN %)	TOTAL SOLAR ENERGY (OUT %)	T _{dw} -ISO	TRANSMITTANCE		REFLECTANCE
							L*	a*	b*
18	70	34	11	12	28	0.53	87.17	-4.49	2.72
							39.36	-1.54	-2.64

NOTES:

- ALL FINISHES, DOOR AND FRAME, SHALL BE SELECTED BY THE OWNER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
- PROVIDE TEMPERED GLASS IN ALL DOORS; 24" OF DOOR SWING IN ANY ADJACENT PLAN; ANY WINDOW PANE LARGER THAN 9 S.F. WITH EXPOSED BOTTOM EDGES LESS THAN 18 ABOVE FINISH FLOOR, EXPOSED TOP EDGE MORE THAN 36" ABOVE FINISHED FLOOR AND WITHIN 36" OF ADJACENT WALKWAY, GLAZING IN GUARDS AND RAILING, GLAZING ADJACENT TO STAIRWAYS, LANDING AND RAMP THAT IS LESS THAN 60" ABOVE FINISHED FLOOR.
- CONTRACTOR TO VERIFY AND BID ACCORDINGLY FOR HEAT TREATED OR TEMPERED GLAZING AT EXTERIOR GLAZING UNITS TO RESIST THERMAL STRESSES INDUCED BY DIFFERENT SHADING WITHIN INDIVIDUAL GLASS.

WINDOW TYPES

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



RELITE TYPES

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



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DATE	BY	DATE	BY
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	JOB #: 20-011		
	CLNT:	1:	2:
		3:	

DOOR AND WINDOW/RELITE SCHEDULE

SHEET NO.: **A-601**

INTERIOR FINISH SCHEDULE

ABBREVIATIONS:

ROOM NO	ROOM NAME	FLOOR FINISH	WALLS												CEILING			REMARKS
			NORTH			EAST			SOUTH			WEST			MATERIAL	FINISH	HEIGHT	
			BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH	BASE	MATERIAL	FINISH				
100	LOBBY	LVT	B1	(E)	P1	B1	(E)	P1	B1	GWB	P1	B1	GWB	P1	GWB	P2	8'-0"	-
101	RECEPTION	CPT	B1	(E)	P1	B1	GWB	P1	B1	GWB	P1	B1	(E)	P1	GWB	P2	8'-0"	-
102	RESTROOM	FT	-	GWB	WT	-	GWB	WT	-	GWB	WT	-	(E)	WT	GWB	P2	8'-0"	-
103	RESTROOM	FT	-	GWB	WT	-	GWB	WT	-	GWB	WT	-	(E)	WT	GWB	P2	8'-0"	-
104	HALL	LVT	B1	GWB	P1	B1	GWB	P1	B1	GWB	P1	B1	GWB	P1	GWB	P2	8'-0"	-
105	CONFERENCE	LVT	B1	GWB	P1	B1	(E)	P1	B1	(E)	P1	B1	(E)	P1	GWB	P2	8'-0"	-

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
B	BASE
CC	CUBICLE CURTAIN
CDT	CERAMIC DECORATIVE TILE
CF/CI	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED / OWNER INSTALLED
CFT	CERAMIC FLOOR TILE
CG	CORNER GUARD
CL	CENTER LINE
CPT	CARPET
CTS	CEILING TILE/ PANEL SYSTEM
CTB	CERAMIC TILE BASE
CWT	CERAMIC WALL TILE
CONC	CONCRETE, POLISHED
DAP	DECORATIVE ACRYLIC PANEL
DMP	DECORATIVE METAL PANEL
DEMO	DEMOLITION
DIM	DIMENSION
DSS	DRYWALL SUSPENSION SYSTEM
(E)	EXISTING
EP	EPOXY PAINT
EXIST	EXISTING
EXP	EXPOSED
FF	FACTORY FINISH
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FT	FLOOR TILE
FURN	FURNITURE
GL	GLASS
GT	GROUT
GWB	GYPSTUM WALL BOARD
GWT	GLAZED WALL TILE
IB	INTEGRAL BASE
LIN	LINOLEUM
LVT	LUXURY VINYL TILE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OF/CI	OWNER FURNISHED / CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED / OWNER INSTALLED
OTS	OPEN TO STRUCTURE
PL	PLASTIC LAMINATE
P	PAINT
PFT	PORCELAIN FLOOR TILE
PWT	PORCELAIN WALL TILE
REST	RESTROOM
SAT	SUSPENDED ACOUSTICAL TILE
SR	SHEETROCK
SS	STAINLESS STEEL
TR	TRANSITION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VF	VINYL FLOORING
WD	WOOD
WDCLG	WOOD CEILING
WDPNL	WOOD PANEL
WT	WALL TILE

8909 REGISTERED ARCHITECT
 Michael A. Corbin
 MICHAEL A. CORBIN
 STATE OF WASHINGTON
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FINISH MATERIALS	
MATERIAL	SPECIFICATIONS
B1	BASE, TRADITIONAL 4"H RUBBER, JOHNSONITE OR EQUAL
CPT	CARPET TILE, 18"X36", INSTALLED IN AN ASHLAR PATTERN
FT	FLOOR TILE, 12"X24"
LVT	LUXURY VINYL TILE, 18"X36"
P1	GENERAL WALL PAINT, SHERWIN WILLIAMS OR EQUAL
P2	CEILING PAINT, SHERWIN WILLIAMS OR EQUAL
WT	WALL TILE, 12"X24"

REV. #	BY	DATE

DATE:	2-13-2020
BY:	MG/KB
CHKD:	MC
JOB #:	20-011
CLNT:	1: 2: 3:

INTERIOR FINISH SCHEDULE

SHEET NO. :
A-621

GENERAL NOTES/ SUBMITTAL REQUIREMENTS:

1	NOTES PERTAIN TO AREAS WITHIN THIS SCOPE OF WORK ONLY. RE: KEY PLAN FOR LIMITS OF WORK
2	REFER TO INTERIOR FINISH SCHEDULE FOR GENERAL FINISHES. REFER TO INTERIOR NOTES AND DRAWINGS (INCLUDING PLANS, ELEVATIONS, AND DETAILS) FOR COMPLETE INTERIORS INFORMATION.
3	IF COLOR OR FINISH IS NOT SPECIFIED, CONTACT ARCHITECT FOR CLARIFICATION.
4	CLEAN JOB SITE REMOVING SCRAPS, DEBRIS AND WASTE MATERIALS DAILY.
5	PROVIDE A SUBMITTAL SCHEDULE ALLOWING FOR LONG LEAD TIME FINISHES/ITEMS TO PREVENT SUBSTITUTIONS.
6	WALLS - PROVIDE (4) 8 1/2" X 11" PAINT OUT SAMPLES OF ALL SPECIFIED PAINT IN SPECIFIED GLOSS.
7	PROVIDE MINIMUM ONE BOX OVERAGE ON ALL FLOORING AND WALL PRODUCTS (IE: TILE, CARPET), ON ALL SIZES, STYLES, AND COLORS.
8	PROVIDE REPRESENTATIVE SAMPLES FROM ALL DYE LOTS REQUIRED TO COMPLETE INSTALLATION.
9	SPECIFIED LAMINATES - PROVIDE (3) 8" X 10"/LARGE SIZE SAMPLES. LABEL AND IDENTIFY EACH AS TO LOCATION AND APPLICATION.

WALL FINISH NOTES:

1	PAINT GENERAL WALLS THROUGHOUT P1 UNO
2	REFER TO MANUFACTURERS STANDARD DEFINITION FOR GLOSS RANGE ON ALL PAINT SHEENS.
3	PROVIDE SEMI GLOSS FINISH IN: UTILITY ROOMS, JANITOR'S CLOSETS, AND ON ALL PAINTED METAL, UNO
4	PROVIDE EGGSHELL FINISH FOR ALL OTHER LOCATIONS UNO
5	PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS UNO
6	PAINT GRILLS, WALL DIFFUSERS, ELECTRICAL PANELS, WALL MOUNTED BOXES, ACCESS PANELS, ETC., WHICH ARE EXPOSED IN FINISHED SPACES TO MATCH THE SURFACE ON WHICH THEY OCCUR.
7	PROVIDE ALL CERAMIC TILE TRIM PIECES - BULL NOSE, INSIDE/OUTSIDE CORNERS, ETC. (PROVIDE 45 DEGREE MITRE AT ALL OUTSIDE CORNERS IF NO BULL NOSE TILE IS AVAILABLE.)

FLOORING FINISH NOTES:

1	PROVIDE SHOP DRAWING LAYOUT SHOWING ALL FLOOR PATTERN LOCATIONS, GRAIN DIRECTION, SEAMING DIAGRAMS AND PRODUCT DATA PRIOR TO PROCUREMENT.
2	ALIGN TRANSITION OF FLOOR MATERIAL WITH CENTER OF HINGE IN DOORWAY.
3	INSTALL DIRECTIONAL FLOORING ORIENTATED AS SPECIFIED IN THE FINISH SCHEDULE.
4	PREP SUBFLOOR TO MEET MANUFACTURERS REQ'S FOR NEW FLOORING MATERIALS. FLOAT SUBFLOOR/USE TRANSITIONS AS NECESSARY TO ALIGN FINISHED SURFACES.
5	CONDUCT MOISTURE TESTS ON ALL CONCRETE SLABS WHERE ANY FINISH MATERIALS ARE SCHEDULED. RECORD PASSING MOISTURE LEVEL PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURES INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQ'S.

BASE FINISH NOTES:

1	WHERE SPECIFIED PROVIDE CONTINUOUS LENGTH OF BASE AS NOTED IN THE FINISH SCHEDULE.
---	--

CEILING FINISH NOTES:

1	PAINT ALL GYPBOARD CEILINGS P2 UNO WITH A SMOOTH LEVEL 4 DRYWALL FINISH UNO
---	---

MILLWORK FINISH NOTES:

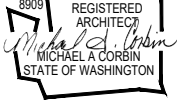
1	CAULK COUNTERS WHERE THEY ABUT WALLS WITH CLEAR CAULK.
2	REFER TO CASEWORK DRAWINGS FOR SPECIFIED FINISHES.
3	COLORS OF FINISHES, ETC. SHALL BE VERIFIED ON ALL APPROVED MILLWORK SHOP DRAWINGS AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
4	PROVIDE 3MM PVC EDGE BANDING ON ALL DOOR AND DRAWER FRONT EDGES UNO

MISC. FINISH NOTES:

1	PROVIDE BLOCKING AT ALL WALLS SCHEDULED FOR WALL HUNG EQUIPMENT, ETC.
2	SUBMIT SIGNAGE SHOPS, MESSAGE SCHEDULE AND FINISHES TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3	ALL OUTSIDE CORNERS IN PUBLIC AND CIRCULATION AREAS ARE TO RECEIVE CG, (TBD)

ABBREVIATIONS:

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
B	BASE
CC	CUBICLE CURTAIN
CDT	CERAMIC DECORATIVE TILE
CF/CI	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED / OWNER INSTALLED
CFT	CERAMIC FLOOR TILE
CG	CORNER GUARD
CL	CENTER LINE
CPT	CARPET
CTS	CEILING TILE/ PANEL SYSTEM
CTB	CERAMIC TILE BASE
CWT	CERAMIC WALL TILE
CONC	CONCRETE, POLISHED
DAP	DECORATIVE ACRYLIC PANEL
DMP	DECORATIVE METAL PANEL
DEMO	DEMOLITION
DIM	DIMENSION
DSS	DRYWALL SUSPENSION SYSTEM
(E)	EXISTING
EP	EPOXY PAINT
EXIST	EXISTING
EXP	EXPOSED
FF	FACTORY FINISH
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FT	FLOOR TILE
FURN	FURNITURE
GL	GLASS
GT	GROUT
GWB	GYPSUM WALL BOARD
GW	GLAZED WALL TILE
IB	INTEGRAL BASE
LIN	LINOLEUM
LVT	LUXURY VINYL TILE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OF/CI	OWNER FURNISHED / CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED / OWNER INSTALLED
OTS	OPEN TO STRUCTURE
PL	PLASTIC LAMINATE
P	PAINT
PFT	PORCELAIN FLOOR TILE
PWT	PORCELAIN WALL TILE
REST	RESTROOM
SAT	SUSPENDED ACOUSTICAL TILE
SR	SHEETROCK
SS	STAINLESS STEEL
TR	TRANSITION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VF	VINYL FLOORING
WD	WOOD
WDCLG	WOOD CEILING
WDPNL	WOOD PANEL
WT	WALL TILE

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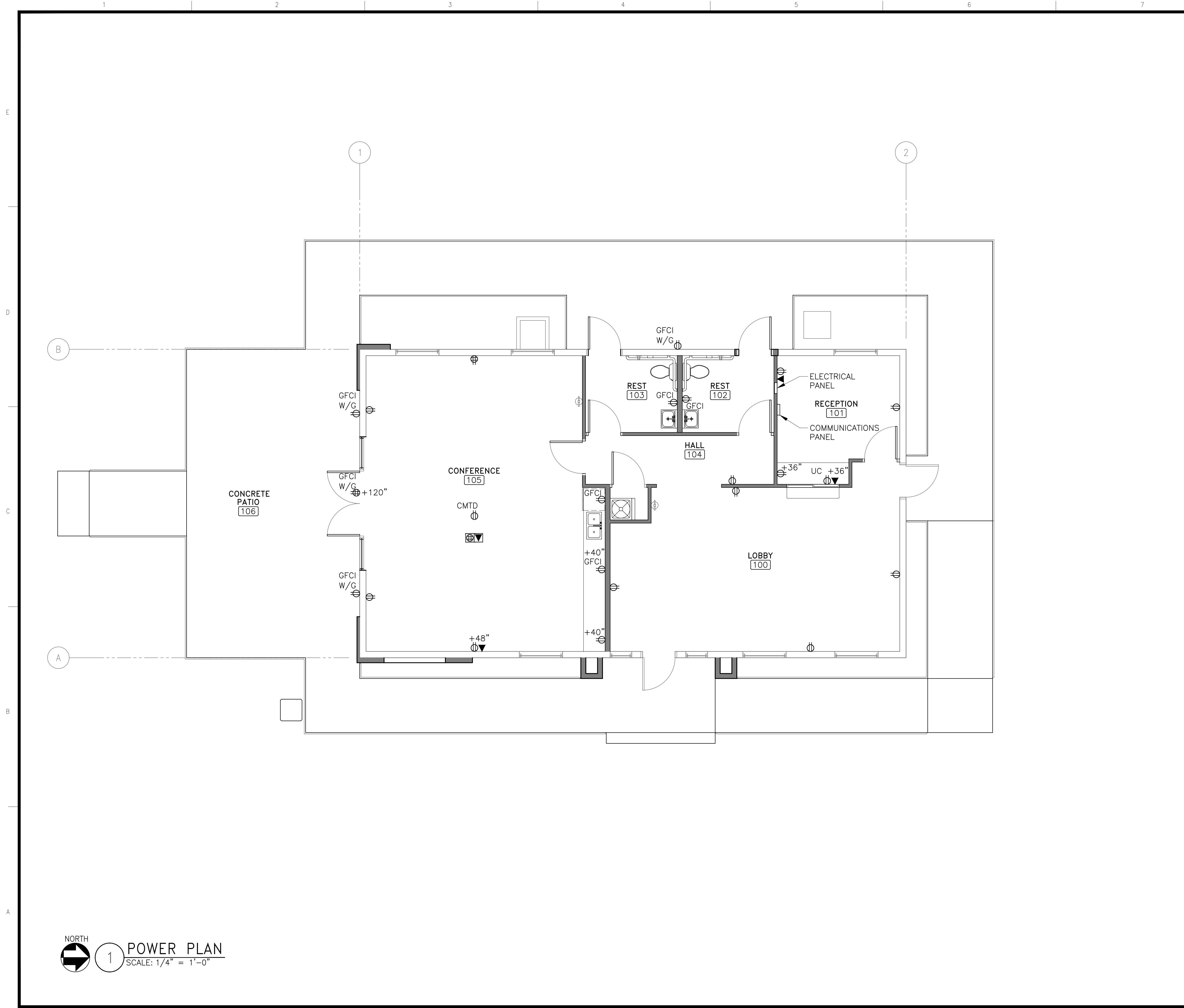
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DATE:	2-13-2020	BY:	MGKB
CHKD:	MC	JOB #:	20-011
CLNT:		1:	
		2:	
		3:	

INTERIOR FINISH
 GENERAL NOTES

SHEET NO. :
A-622



POWER PLAN LEGEND:

ITEM	DESCRIPTION
	DUPLEX OUTLET
	DOUBLE DUPLEX OUTLET
	DOUBLE DUPLEX FLOOR OUTLET
	DATA FLOOR OUTLET
	DATA OUTLET

POWER PLAN ABBREVIATIONS:

ITEM	DESCRIPTION
CMTD	CEILING MOUNTED
GFCI	GROUND-FAULT CIRCUIT INTERRUPTERS
UC	UNDER COUNTER
W/G	WEATHER PROOF/GROUND-FAULT CIRCUIT INTERRUPTERS
+36" +40"	REPRESENTS HEIGHT ABOVE
+48" +102"	FINISHED FLOOR

- NOTES:**
- ARCHITECTURAL POWER AND SIGNAL PLAN DEVICES REFLECT ARCHITECTURAL INTENT ONLY.
 - ALL ELECTRICAL DESIGN SHALL CONFORM TO NATIONAL, STATE AND LOCAL CODE REQUIREMENTS FOR DESIGN AND PERFORMANCE.
 - ALL POWER, COMMUNICATIONS, AND AUDIO/VISUAL DEVICES ARE TO BE INSTALLED FLUSH WITH FINISHED SURFACES IN WHICH THEY OCCUR.
 - MULTIPLE OUTLETS AND SWITCHES ARE TO BE GANGED INTO A SINGLE FACEPLATE WHERE POSSIBLE.
 - OUTLET, DEVICE AND COVER PLATES ARE TO BE STANDARD WHITE UNO.
 - PROVIDE SOUND ATTENUATION BLANKETS AND FOAM SOUND SEAL BEHIND AND BETWEEN ALL OUTLETS ON OPPOSITE SIDES OF WALLS.
 - ALL OUTLETS TO BE LOCATED 15" ABOVE FINISHED FLOOR, UNLESS DIMENSIONED OTHERWISE OR IF WINDOW SILL HEIGHT DOES NOT PERMIT.
 - G.C. TO COORDINATE ALL POWER, COMMUNICATIONS, AUDIO/VISUAL, OR OTHER DEVICES WITH MILLWORK INSTALLATIONS.
 - EXHAUST FANS IN RESTROOMS SHALL BE ENERGIZED FROM ROOM LIGHTING CIRCUIT.

July 13, 2020 - 08:28 AM

**CONNELL VISITOR CENTER
PORT OF PASCO
661 S COLUMBIA AVE.
CONNELL, WA 99326**

DATE	BY	DATE	REV. #
2-13-2020			
DATE:	BY:	DATE:	REV. #
CHKD:		CHKD:	
JOB #:	20-011	JOB #:	20-011
CLNT:		CLNT:	
1:		1:	
2:		2:	
3:		3:	

NORTH

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

POWER PLAN

SHEET NO.:
E-101

CEILING AND LIGHTING LEGEND:

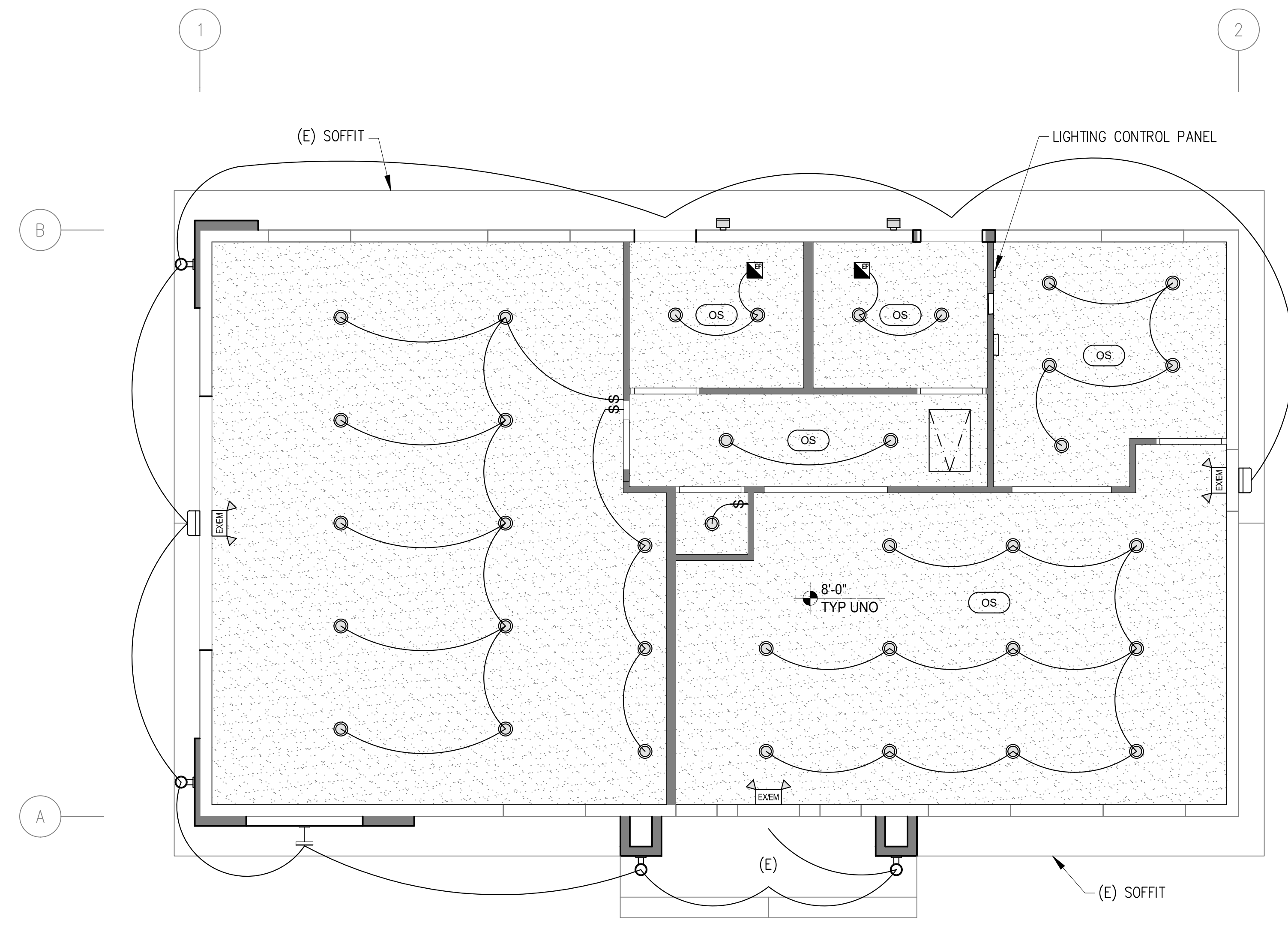
ITEM	DESCRIPTION
⌘	POWER SWITCH AS PER DESIGN/BUILD SCHEDULE
OS	OCCUPANCY SENSOR, WSEC COMPLIANT
☐	EXTERIOR LIGHT FIXTURE
☐	EXHAUST FAN
○	EXTERIOR WALL SCONCE
○	CEILING CAN LIGHT
☐	SECURITY LIGHT
EX/EM	EMERGENCY EXIT LIGHT FIXTURE

July 13, 2020 - 09:39 AM

NOTES:

- 1 ALL ELECTRICAL DESIGN SHALL CONFORM TO NATIONAL, STATE AND LOCAL CODE REQUIREMENTS FOR DESIGN AND PERFORMANCE.
- 2 CONTRACTOR TO PROVIDE A LIGHTING CONTROL PANEL FOR ALL LIGHTING CIRCUITS PER WSEC REQUIREMENTS, PANEL TO BE CAPABLE OF 7 DAY PROGRAMMING AND FULL SWEEP OFF AFTER HOURS AND DAILY SCHEDULE WITH OWNER
- 3 ALL EXTERIOR LIGHTING SHALL BE CONTROLLED WITH ASTRONOMICAL TIME CLOCK CAPABLE OF RETAINING SETTINGS AND PROGRAMMING FOR 10 HOURS IN THE EVENT OF A POWER OUTAGE
- 4 TEST ALL LIGHTING CONTROLS AND PROVIDE DOCUMENTATION OF TEST RESULTS
- 5 REFER TO SHEET A-102 FOR LIGHTING FIXTURE SCHEDULE

CONNELL VISITOR CENTER
PORT OF PASCO
 661 S COLUMBIA AVE.
 CONNELL, WA 99326



NORTH

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

DATE:	BY:	CHKD:	JOB #:	CLNT:	1:	2:	3:
2-13-2020			20-011				

REV. #	BY	DATE

LIGHTING PLAN

SHEET NO. :
E-102

North Franklin Visitors Center

Plumbing Basis of Design

1. This is a design/build project. The Contractor shall be the engineer-of-record as well as the contractor of record and is responsible for all required work. Systems to be incorporated shall include:
2. Design, furnish, and install all equipment and systems specified herein as required for complete and fully functional systems. This is a turn-key project.
3. By submitting a price, Contractor guarantees that the proposal is complete and turn-key, except where specific exceptions are provided herein or clearly noted in the Contractor's proposal.
4. Nothing in Drawings or Specifications shall be construed as permit work not conforming to applicable laws, ordinances, rules, and regulations.
5. Applicable codes include the current version of those listed below, in additions to others specified in individual sections:
 - a) International Building Code with WA state amendments
 - b) Uniform Plumbing Code with WA state amendments
 - c) City of Connell Codes, Ordinances, and Code Amendments
6. If any above requirements conflict with one another, or with Specifications' requirements, the most stringent requirement shall govern.
7. Published specification, standards, test or recommended method of trade, industry or governmental organizations as listed below apply to all work in this Section:
 - a) NSF – National Sanitation Foundation
 - b) ANSI – American National Standards Institute
 - c) ASTM – American Society for Testing Materials
 - d) ASSE – American Society of Sanitary Engineering
8. Industry standards and manufacturer's recommendations, diagrams or requirements shall strictly adhere to standards for installation of materials and equipment.
9. All equipment and accessories to be the product of a manufacturer regularly engaged in its manufacture.

10. All items of a given type shall be the best products of the same manufacturer.
11. Supply all equipment and accessories new and free from defects.
12. Supply all equipment and accessories in compliance with the applicable standards listed in Items 4-8.
13. Submit drawings, product data, samples, and certifications of compliance.
14. The Plumbing Contractor shall guarantee the following:
 - a) All new materials, new equipment, apparatus, and workmanship shall be free of defective materials and faulty workmanship.
 - b) All equipment and material will produce the results specified.
 - c) All systems have been fully tested, adjusted, balanced, and commissioned.
15. The Plumbing Contractor shall furnish written guarantee to replace all defective work, materials, and services furnished under this Section (Items 14-16), at no additional cost to the Owner, for the warranty period.
16. The warranty period shall be one (1) year from date of filing of Notice of Completion.

Provide the following fixtures or approved equals:

Type	Model Number	Color	Additional Appurtenances
Water Closet (ADA, Floor Mounted Only)	American Standard Madera Flowise 3461.001	White	Sloan Chrome flush valve (battery powered) and 9500 Seat
Lavatories: wall hung	American Standard Lucerne 0355.012	White	Lavatory Faucet, mixing valve, grid drain, tailpiece, trap assembly, insulation kit and supply stops
Faucet for Lavatories	American Standard Innsbrook 6055.204	Chrome	Sensor activated faucet (battery powered); Thermostatic mixing valve 605XTMV1070
Kitchen Sink	Elkay, Single Bowl		Stainless steel 18 gauge

17. Documentation Required:

- a) Lead-free fixtures: All fixtures, pipes, and plumbing fitting that are intended to convey or dispense water for human consumption through drinking or cooking.

North Franklin Visitors Center

Heating Ventilation & Air Conditioning Basis of Design

1. This is a design/build project. The Contractor shall be the engineer-of-record as well as the contractor of record and is responsible for all required work. Systems to be incorporated shall include:
 - a) Ductless mini-split HVAC system to heat and cool occupied spaces in accordance with Code requirements.
 - b) Units should be sized per Code to be at minimum 1 ton per 500 square feet of occupied area.
 - c) Restroom exhaust fans meeting minimum CFM requirements per Code.
2. Design, furnish, and install all equipment and systems specified herein as required for complete and fully functional systems. This is a turn-key project.
3. By submitting a price, Contractor guarantees that the proposal is complete and turn-key, except where specific exceptions are provided herein or clearly noted in the Contractor's proposal.
4. Nothing in Drawings or Specifications shall be construed as permit work not conforming to applicable laws, ordinances, rules, and regulations.
5. Applicable codes include the current version of those listed below, in additions to others specified in individual sections:
 - a) International Building Code with WA state amendments
 - b) International Mechanical Code with WA state amendments
 - c) City of Connell Codes, Ordinances, and Code Amendments
6. If any above requirements conflict with one another, or with Specifications' requirements, the most stringent requirement shall govern.
7. Published specification, standards, test or recommended method of trade, industry or governmental organizations as listed below apply to all work in this Section:
 - a) AABC – Associated Air Balance Council
 - b) ADC – Air Diffuser Balance Council
 - c) AMCA – Air Moving and Conditioning Association
 - d) ANSI – American National Standards Institute

- e) AHRI – Air Conditioning, Heating, and Refrigeration Institute
 - f) ASHRAE – American Society of Heating, Refrigeration and Air Conditioning Engineers
 - g) ASME – American Society of Mechanical Engineers
 - h) ASTM – American Society for Testing Materials
 - i) ETL – Intertek Semko (Formerly Electrical Testing Laboratories)
 - j) IEEE – Institute of Electrical and Electronic Engineer
 - k) NEMA – National Electrical Manufacturer’s Association
 - l) NFPA – National Fire Protection Association
 - m) SMACNA – Sheet Metal and Air Condition Contractors National Association
8. Industry standards and manufacturer’s recommendations, diagrams or requirements shall strictly adhere to standards for installation of materials and equipment.
 9. All equipment and accessories to be the product of a manufacturer regularly engaged in its manufacture.
 10. All items of a given type shall be the best products of the same manufacturer.
 11. Supply all equipment and accessories new and free from defects.
 12. Supply all equipment and accessories in compliance with the applicable standards listed in Items 4-8.
 13. Submit drawings, product data, samples, and certifications of compliance.
 14. The HVAC Contractor shall guarantee the following:
 - a) All new materials, new equipment, apparatus, and workmanship shall be free of defective materials and faulty workmanship.
 - b) All equipment and material will produce the results specified.
 - c) All systems have been fully tested, adjusted, balanced, and commissioned.
 15. The HVAC Contractor shall furnish written guarantee to replace all defective work, materials, and services furnished under this Section (Items 14-16), at no additional cost to the Owner, for the warranty period.

16. The warranty period shall be one (1) year from date of filing of Notice of Completion.