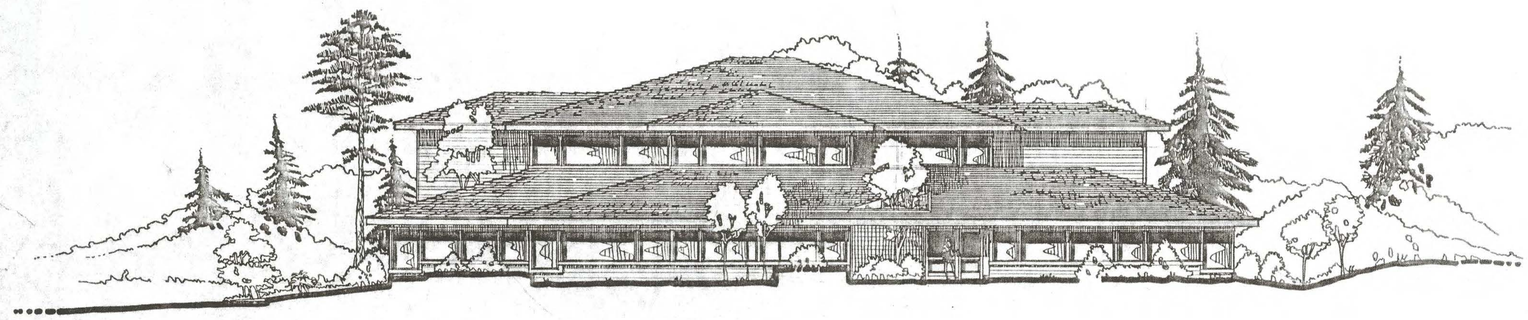


West Campus Office Buildings

for Location Development, Inc.
10518 NE 68th Kirkland, Wa. 828-4406

223-01-LO-GP-TD-*221VL

DRAWING INDEX

	ARCHITECTURAL	STRUCTURAL
1	TITLE SHT., DRW'G INDEX & NOTES	FOUNDATION PLAN
2	SITE PLAN	FIRST FLOOR FRAMING
3	GARAGE PLAN	SECOND FLOOR FRAMING
4	FIRST FLOOR PLAN	UPPER ROOF FRAMING & DETA
5	SECOND FLOOR PLAN	STRUCTURAL DETAILS
6	WEST & SOUTH ELEVATIONS	FOUNDATION DETAILS
7	EAST & NORTH ELEVATIONS	STRUCTURAL NOTES
8	BLDGS. A & B SECTIONS	
9	TYPICAL WALL SECTIONS	
10	STAIR & ELEVATOR DETAILS	
11	HANDICAP RESTROOMS	
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ELECTRICAL

1	SEPARATE PERMIT
2	
3	
4	
5	

MECHANICAL

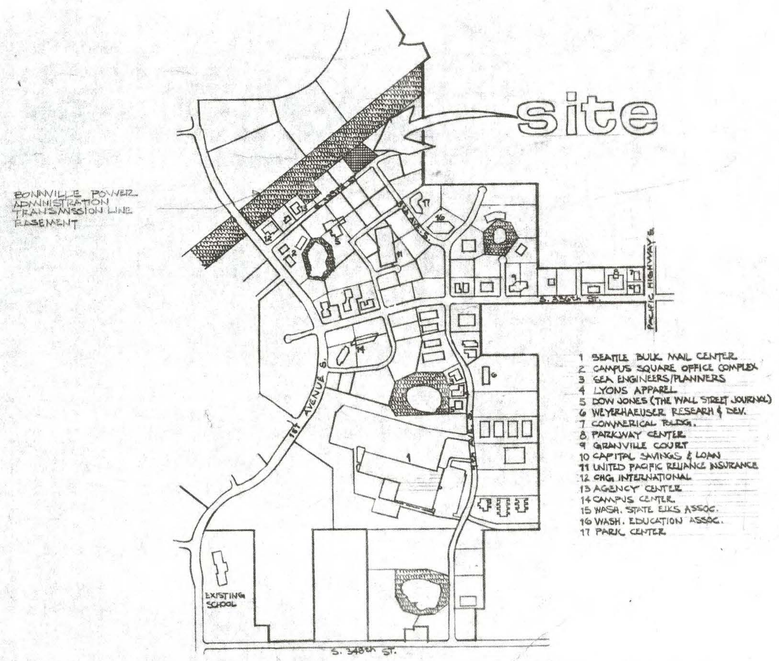
1	SEPARATE PERMIT
2	
3	M3 included this set
4	
5	

CIVIL ENGINEERING

1	STORM DRAINAGE AND GRADING PLAN
2	T.E. & S.C. PLAN
3	
4	
5	

LANDSCAPING

1	SITE PLAN
2	



vicinity map

legal description

LOT 17 OF THE PLAT OF WEST CAMPUS OFFICE PARK DIV. 1 AS RECORDED IN VOL. 97 OF PLATS AT PAGES 55 TO 58, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

building notes

1. DOOR GLAZING: 1/4" PLATE SAFETY GLASS IN ACCORDANCE WITH WASHINGTON STATE SAFETY GLAZING LAW & U.B.C. 7913 CHAPTER 54.
2. ALL WORK SHALL COMPLY TO 1979 EDITION OF UNIFORM BLDG. CODE AS AMENDED BY KING COUNTY CODE AND OTHER APPLICABLE CODES.
3. ALL PLUMBING WORK SHALL COMPLY WITH THE UNIFORM PLUMBING CODE 1979 AS AMENDED BY KING COUNTY CODE AND OTHER APPLICABLE CODES & STANDARDS.
4. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 1981 AS AMENDED BY KING COUNTY CODE AND OTHER APPLICABLE CODES.
5. CONTRACTOR TO VERIFY ALL CONDITIONS OF PROJECT.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING.

GENERAL INFORMATION

Occupancy Group: B2 (192 OCCUPANTS)
MAX. OCCUPANCY: 218
Construction Type: V1HOUR
Zoning: MP (MANUFACTURING PARK)
Site Area: 78,653 SQ.FT. (APPROX.)
Site Coverage: FIRST PHASE BLDGS. #1 16.6%
Parking:
Required: 139
Provided: 138
FIRE ZONE: 3

B	Building Area:	A
8,283 SQ.FT.	GARAGE LEVEL:	12,857 SQ.FT.
9,108	MAIN FLOOR LEVEL:	13,183
3856	SECOND FLOOR LEVEL:	7,941
21,222	TOTAL:	33,101
8,003	LESS PARKING:	11,854
13,219		21,247

Building Address: 720 S. 33rd Strreet, Federal Way, WA 98003

RICHARD GULSTROM AND ASSOCIATES AIA

BONNEVILLE POWER ADMINISTRATION TRANSMISSION LINE EASEMENT

NEW SEWER LINE FROM BLDG. A

MANHOLE

N 52° 55' 44" E 296.83'

NEW FIRE HYDRANT

TRASH ENCLOSURE ON CONCRETE SLAB VERIFY SIZE

HEAT PUMPS W/5'-0" WOOD SCREEN VERIFY 4" CONC. SLAB SIZE

29 STALLS & GARAGE

FUTURE BUILDING #B.

1ST FIN. FLR = 348.54 FT.

BUILDING #A

FIN. FLR = 350.11 FT.

111'-10" OVERALL

91'-0" ±

20'-0" BUILDING SETBACK

RAMP DN.

CONC. RETAINING WALLS

ROOF LINE

BLDG LINE

5'-0" CONC. SIDEWALK

5'-0" CONC. SIDEWALK

NEW FIRE HYDRANT

4" WIDE PAINTED STRIPES (TYP.)

FUTURE SEWER LINE TO FUTURE BUILDING #2

ELECTRIC SIGN SEPARATE PERMIT

N 53° 58' 39" E 259.65'

EXIST. P.U.

5' CONC. WALK

R = 730' L = 75.08'

Δ = 05° 53' 33"

MANHOLE

8" CAN. SEW.

MANHOLE

South 333 rd Street

8th Ave. South

NORTH

Court Pixton
253-606-7539

SITE PLAN

SCALE: 1/16" = 1'-0"

4" EXPOSED AGGR. CONC. WALK

EXTRUDED CONC. CURB W/ 1" RADIUS EDGES

2" ASPHALTIC PAVEMENT

2" CRUSHED ROCK SUB-BASE

COMPACTED BASE

1 EXTRUDED CURB @ CONC. WALK

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

LAWN/LANDSCAPING

EXTRUDED CONC. CURB W/ 1" RADIUS EDGES

2" ASPHALTIC PAVEMENT

2" CRUSHED ROCK SUB-BASE

2 EXTRUDED CURB @ LANDSCAPING

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

REVISED 5/8/84

REVISED 9/11/84

REVISED 2/15/84 PER FIRE DEPT

GULSTROM AND ASSOCIATES AIA

BONNEVILLE POWER ADMINISTRATION TRANSMISSION LINE EASEMENT

296.83'
N 52° 58' 44" E

BLDG. SETBACK LINE

5' CONC. SIDEWALK

TRASH ENCLOSURE ON CONC. SLAB VERIFY SIZE

FIRE HYDRANT

HEAT PUMPS ON CONC. SLABS

BUILDING #1
FIN. FLR. = 351.54

4" PAINTED STRIPES (TYP.)

15'-0" UTILITY EASM'T

20'-0" BLDG. SETBACK

FIRE HYDRANT

PARKING SETBACK LINE

246.20'
N 32° 01' 21" W

259.65'
N 53° 58' 39" E

EXIST. F.H.

5' CONC. WALK

R = 750' L = 75.08
Δ = 05° 53' 33"

166.23'
N 47° 57' 46" W

233.17'

SOD

South 333rd Street

8th Ave. South

LANDSCAPING PLAN

SCALE: 1/16" = 1'—0"

PLANT & MATERIAL INDEX

EXPOSED AGGREGATE CONC.
CONSTRUCTION/EXPANSION JOINTS AS REQ'D.

OUTDOOR POST LIGHT
- WEATHERPROOF
- 3957-5 PANORAMA
- 2'-6" HT.

PARKING LOT LIGHT STANDARD
- MERCURY VAPOR
- 16'-0" MAX. HT.
- WD. POLE STAINED & SEALED

NOTE:
CONNECT ALL OUTDOOR LIGHTS TO PHOTO CELL

ROCKERY
- 3, 4, 5 MAN ROCKS
- HT. VARIES

DECIDUOUS TREES
- ACER CIRCINATUM (VINE MAPLE)
- PLATANUS ACERIFOLIA (SYCAMORE - LONDON PLANE)
- POPULUS TREMULOIDES (QUAKING ASPEN)

FLOWERING TREES
- PRUNUS BLIREIANA (FLOWERING PLUM)
- PRUNUS KWANZAN (FLOWERING CHERRY)
- MALUS ECTER-MEYER (FLOWERING CRAB)

EVERGREEN TREES
- PSEUDOTSUGA MENZIES (DOUGLAS FIR)
- HINOKI CYPRESS
- TAXUS BACCATA (ENGLISH YEW)

RHODORENDRON, AZALEA
- MIXED COLORS, RED - LAVENDER, WHITE, PURPLE, PINK, SALMON

MEDIUM EVERGREEN (4'-7' HT.) @ 4'-0" O.C.
- THUJA PYRMIDALIS
- JUNIPERUS PFITZERIANA (COMPACTA)
- PINUS CONTORTA (SCOTCH PINE)

LOW GROWING PLANTS (BROADLEAF & HEATHER)
- VIBURNUM DAVIDII
- HEATHER, ("SPRINGWOOD", "AUSTRAUS", "RUBY GLOW", "CINEREA")

GROUND COVER
- COTONEASTER SELDEN (BROAD LEAF FLAT)
- COTONEASTER
- THYMUS VULGARIS
- HEDERA HELIX

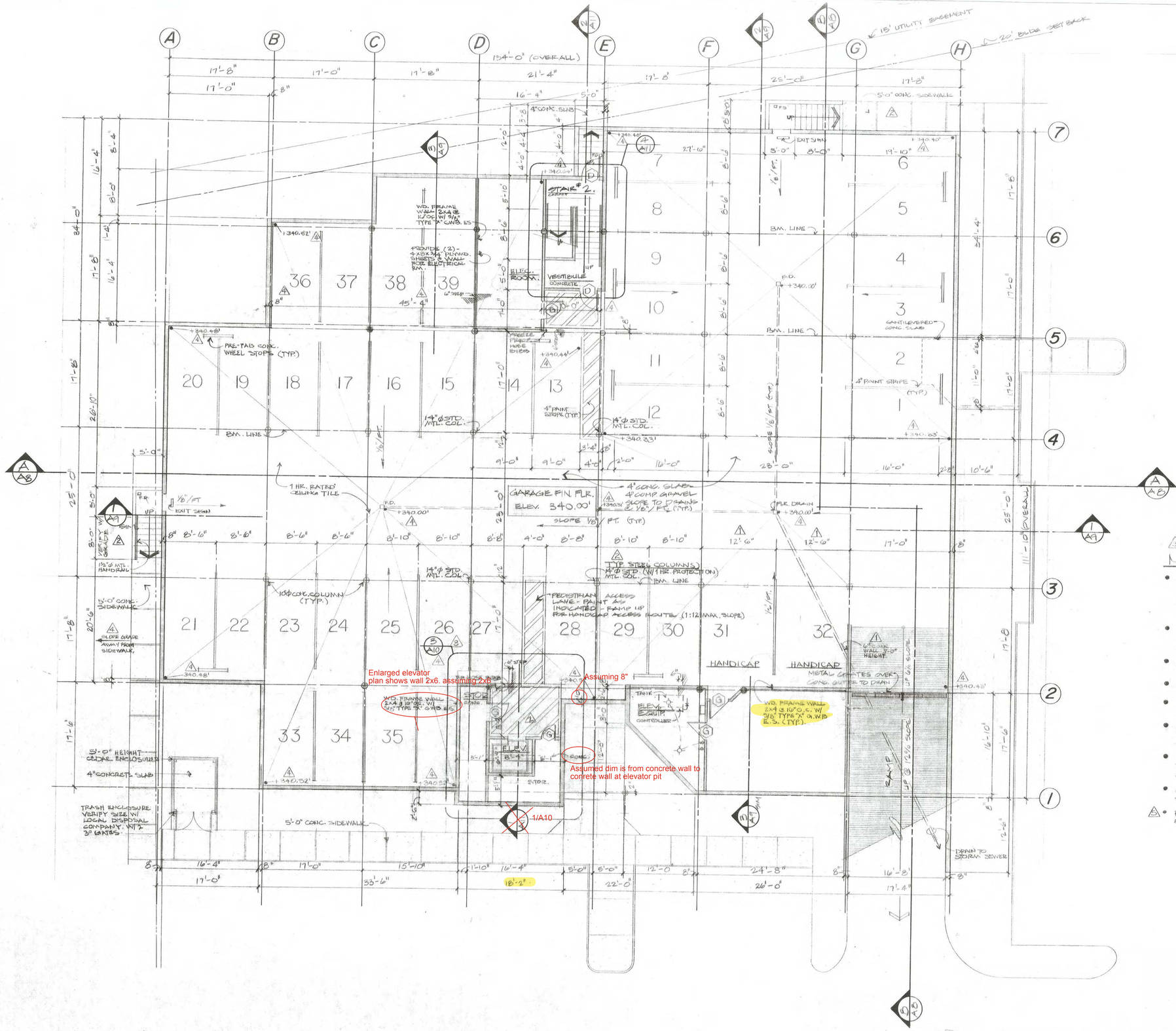
EXIST'G. TREES TO REMAIN

EXIST'G. TREES TO BE REMOVED

SOD

ASSOCIATES AIA

⚠ REVISED 4/17/84



NOTES

- PROVIDE FIRE EXTINGUISHER FOR FOR EACH 3000 S.F. OF FLOOR AREA SO LOCATED THAT ONE EXTINGUISHER IS WITHIN 75 FT. OF TRAVEL FROM ANY POINT ON THAT FLOOR. FIRE EXTINGUISHERS TO BE MIN. 2A-10BC RATING.
- DOOR OPENINGS MUST BE PROTECTED BY 20 MIN. SELF-CLOSING, POSITIVE LATCHING FIRE DOOR ASSEMBLIES.
- DRAFT STOP FLOOR-CEILING ASSEMBLIES AT 1000 S.F. INTERVALS. ATTIC AT 3000 S.F. INTERVALS.
- LOCKS ON EXIT DOORS MUST BE READILY DISTINGUISHABLE AS LOCKED WITH SIGN "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" 1 INCH HIGH LETTERS.
- CARPETING IN STAIRS AND CORRIDORS TO BE CLASS II INTERIOR FLOOR FINISH. MINIMUM CRITICAL RADIANT FLUX OF 0.22 WATT PER SQUARE CENTIMETER.
- INTERIOR WALL AND CEILING FINISHES MUST BE AS FOLLOWS: CLASS III ROOM OR AREAS, CLASS II CORRIDORS, CLASS I STAIRS.
- SEPARATE MECHANICAL PERMIT FOR VENTILATION SYSTEM OF GARAGE LEVEL.

△5 • PARKING STALL NOTE: STALLS 38 THRU 39 ARE NOT VALID STALLS & ARE NOT REQUIRED.

GARAGE FLOOR PLAN

NORTH

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

REVISED 6/13/84 ELEC. RM., STALL
△4 REVISED 4/11/84
△3 REVISED 2/22/84
△2 REVISED 2/15/84 PER FIRE DEPT.
△1 REVISED 2/9/84
△ REVISED 8/21/84

CULSTROM AND ASSOCIATES AIA

DOOR SCHEDULE

A
SIZE: 3'-0" x 7'-0" x 1 3/4" S.C. W/ LITES
MATERIAL: WOOD, SAFETY GLASS, W/CLSR., KEY, LOCK, BRASS 1/2" Ø PULLS B.S.
FRAME: WD.
FINISH: STAIN & VARNISH.

B
SIZE: 3'-0" x 7'-0" x 1 3/4" S.C.
MATERIAL: WOOD VENEER, W/ CLSR, KEY, LOCK
FRAME: WOOD "B" LABEL, 20 MIN. FIRE ASSEMBLY
FINISH: STAIN & VARNISH

C
SIZE: 3'-0" x 7'-0" x 1 3/4" S.C.
MATERIAL: WOOD VENEER, W/CLSR, KEY, LOCK. BRASS SELF LATCHING, MTL KICK PLATE B.S.
FRAME: WD. "B" LABEL 20 MIN. FIRE ASSEMBLY
FINISH: STAIN & VARNISH

D
SIZE: 3'-0" x 7'-0" x 1 3/4"
MATERIALS: H.M. W/CLSR., KEY, LOCK, PANIC HDWR.
FRAME: H. METAL, 1 HOUR RATED
FINISH: PRIMED, PAINT, ENAMEL

E
SIZE: 3'-0" x 7'-0" x 1 3/4" S.C.
MATERIALS: WOOD VENEER, W/CLSR, KEY, LOCK
FRAME: WOOD "B" LABEL 20 MIN. FIRE ASSEMBLY
FINISH: STAIN & VARNISH

F
SIZE: 3'-0" x 7'-0" x 1 3/4" S.C.
MATERIALS: WOOD VENEER, W/CLSR, PANIC HDWR. 5" x 20" WIRE GLASS
FRAME: H.M. 1 HOUR RATED
FINISH: STAIN & VARNISH-DR. PRIME, PAINT, ENAMEL - FRAME.

G
SIZE: 3'-0" x 7'-0" x 1 3/4"
MATERIALS: H.M. W/ CLSR., KEY, LOCK
FRAME: H.M. 1 HOUR RATED
FINISH: PRIME & PAINT

H
SIZE: 3'-0" x 7'-0" x 1 3/4" S.C. W/ LITES (WIRE GLASS W/ M.C. FRAME)
MATERIAL: WOOD, SAFETY GLASS, W/CLSR., KEY, LOCK - W/FUSEABLE LINK
FRAME: WD. "B" LABEL 20 MIN. FIRE ASSEMBLY
FINISH: STAIN & VARNISH

FIRST FLOOR

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

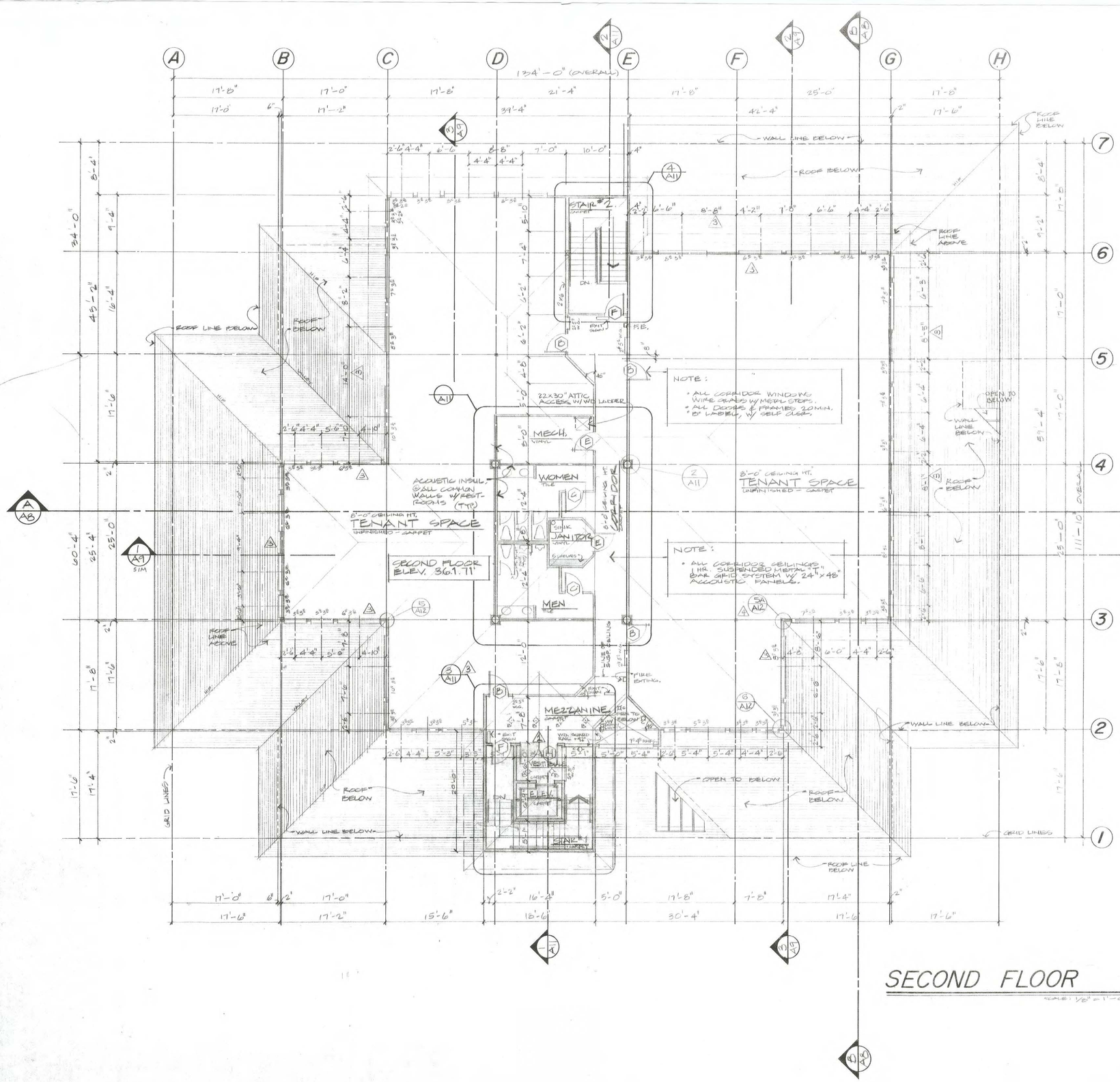
NOTE:
- ALL CORRIDOR WINDOWS WIRE GLASS W/ METAL STOPS.
- ALL DOORS & FRAMES 20 MIN. "B" LABEL, W/ SELF CLOSERS.

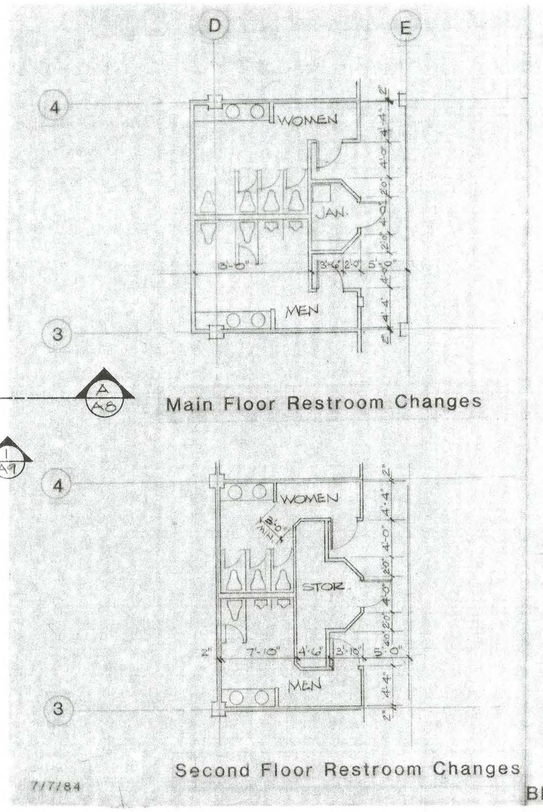
NOTE:
- ALL CORRIDORS 1 HR CONSTR.
- ALL CORRIDOR CEILINGS 1 HR SUSPENDED METAL "T" SYS. W/ 24" x 48" ACOUSTICAL PANELS.

wall dim is incorrect 12'-4 1/2" assume wall centered on grid

△ REVISED 5/2/84
△ REVISED 9/11/84
△ REVISED 2/28/84

GULSTROM AND ASSOCIATES AIA

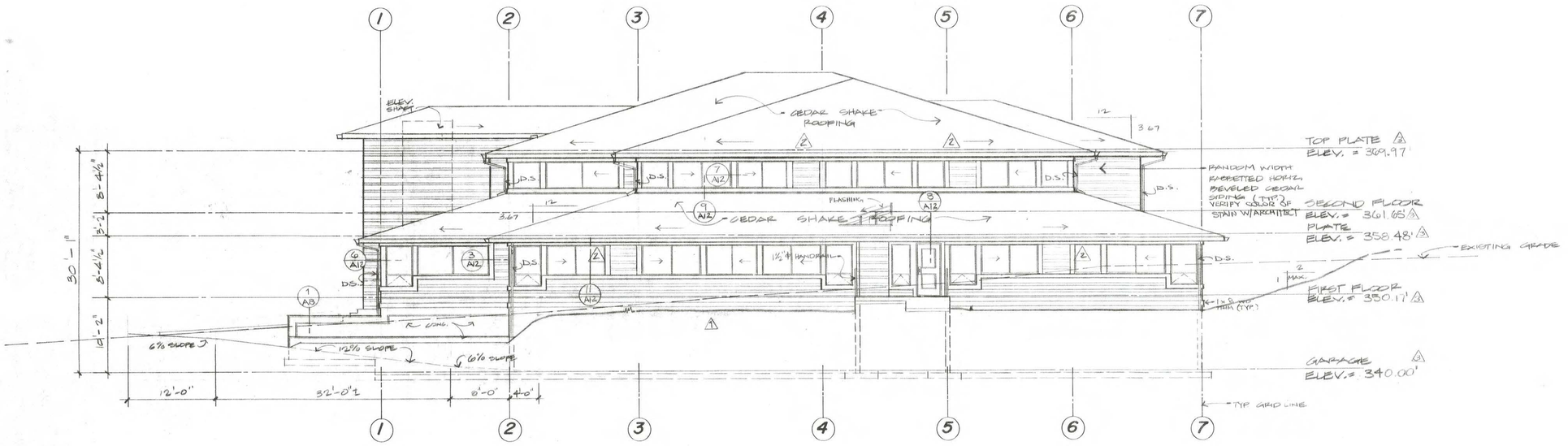




BLDG. A

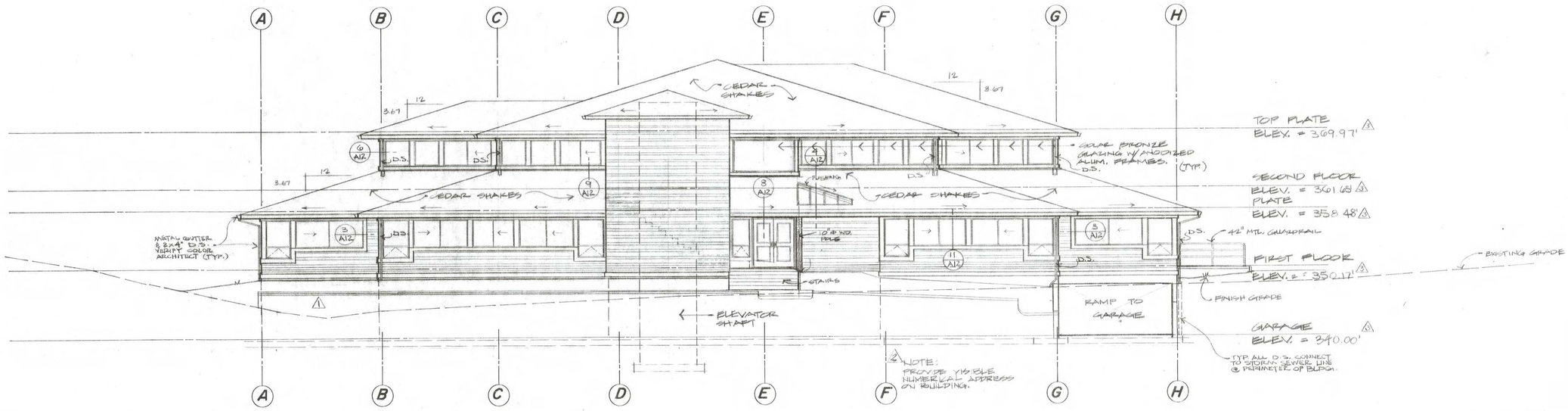
GULSTROM AND ASSOCIATES AIA

△ REVISED 4/11/84
△ REVISED 2/22/84
△ REVISED 2/15/84 PER FIRE DEPT.
△ REVISED 1/4/84



SOUTH ELEVATION

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

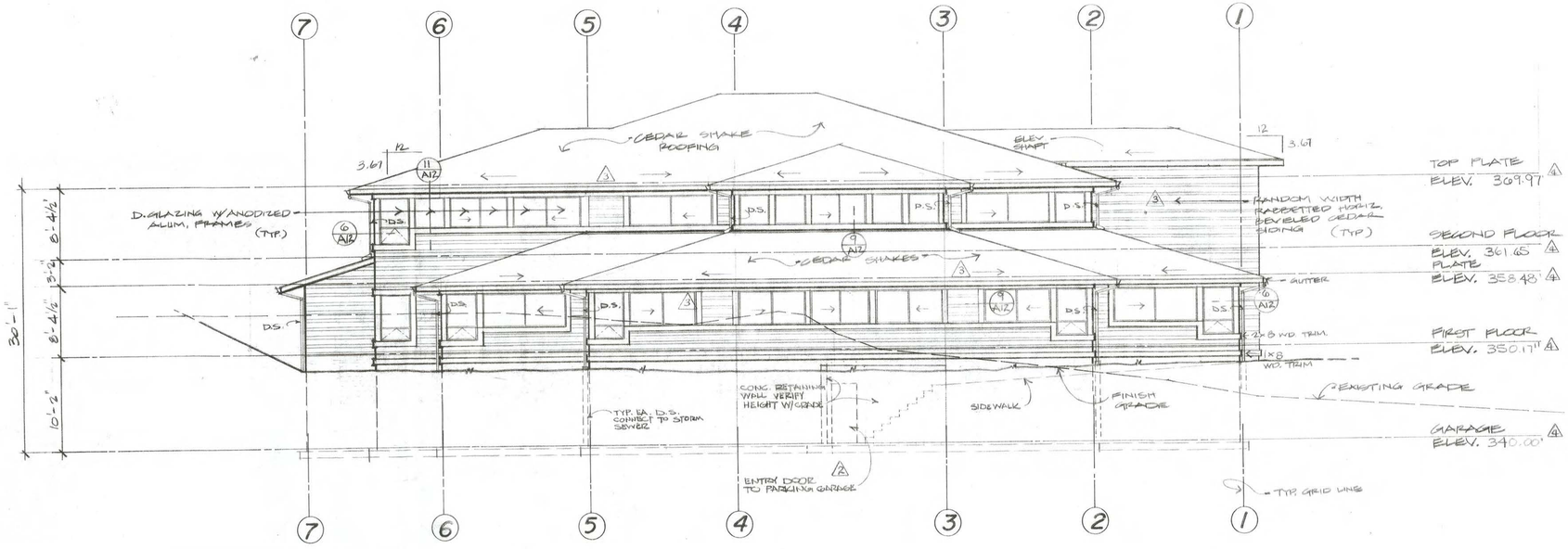


WEST ELEVATION

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

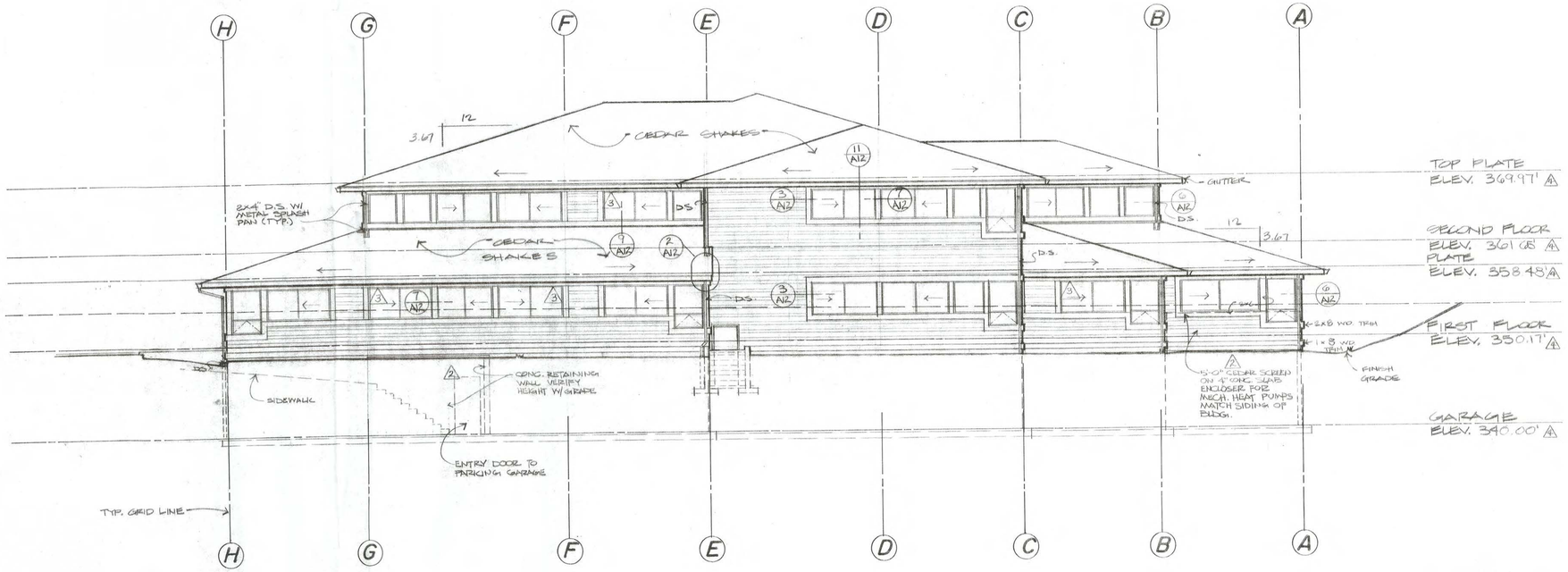
GULSTROM AND ASSOCIATES AIA

△ REVISED 4/11/84
△ REVISED 2/20/84
△ REVISED 2/15/84 PER FIRE DEPT.



NORTH ELEVATION

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

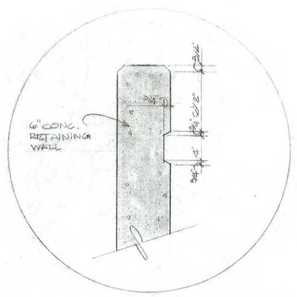


EAST ELEVATION

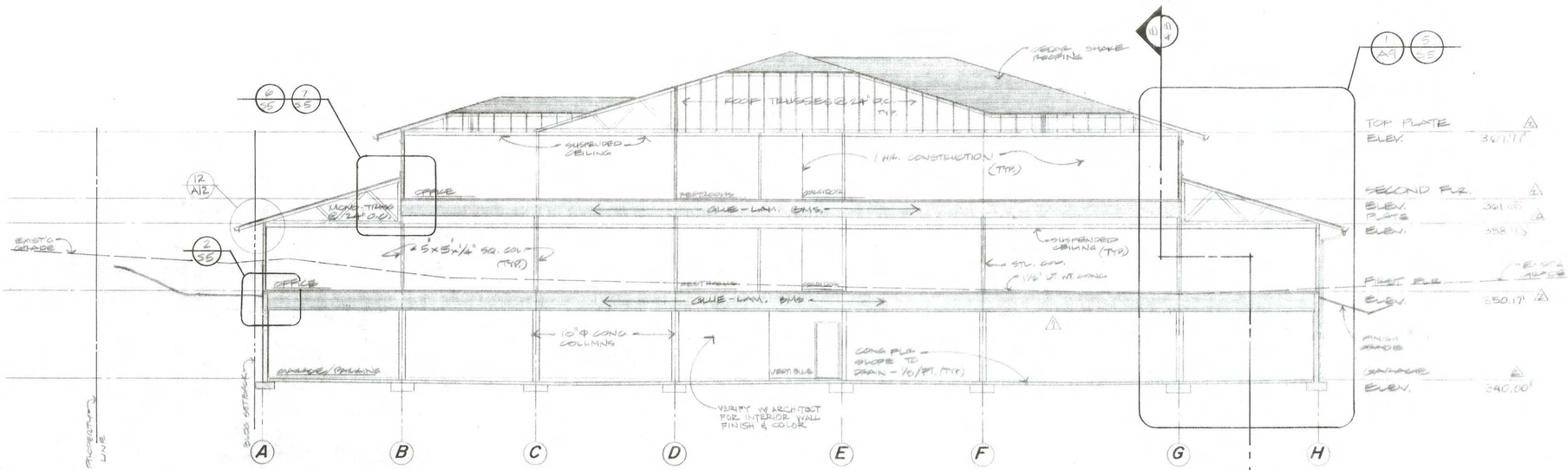
SCALE: 1/8" = 1'-0"

- ⚠ REVISED 4/11/84
- ⚠ REVISED 2/28/84
- ⚠ REVISED 2/15/84 PER FIRE DEPT.
- ⚠ REVISED 2/9/84

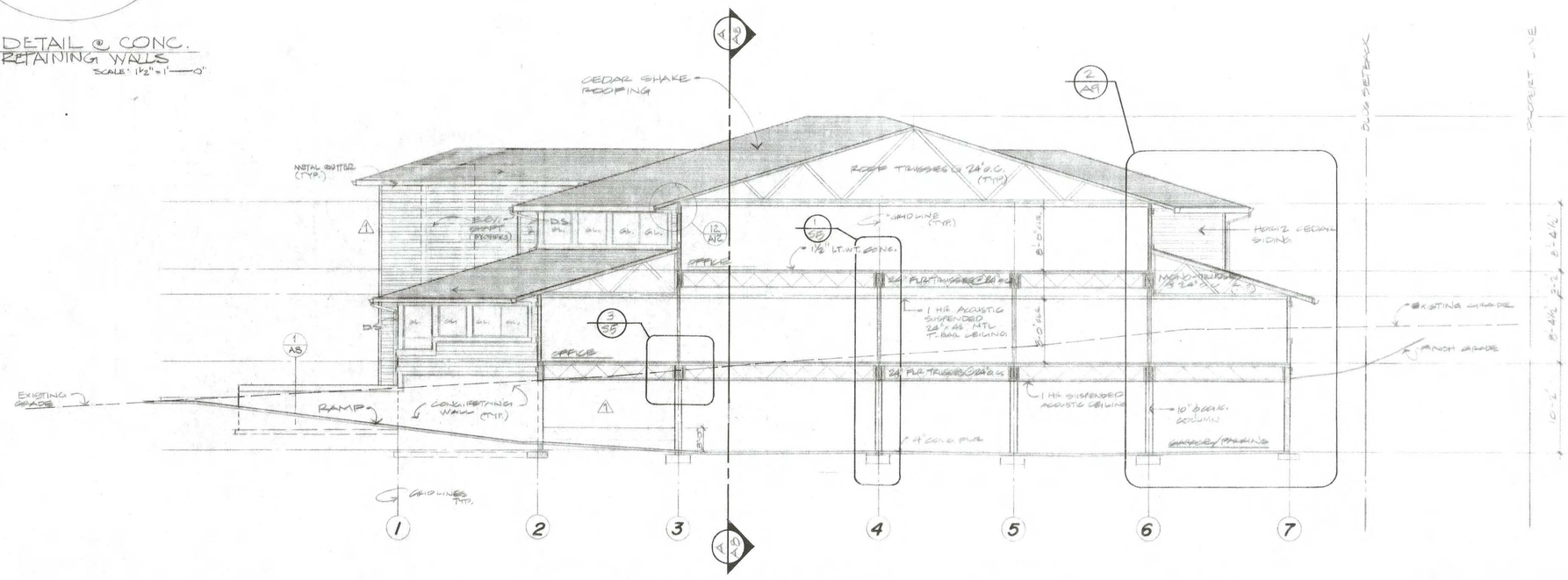
GULSTROM AND ASSOCIATES AIA



1/A8 DETAIL @ CONC. RETAINING WALLS
SCALE: 1½"=1'-0"



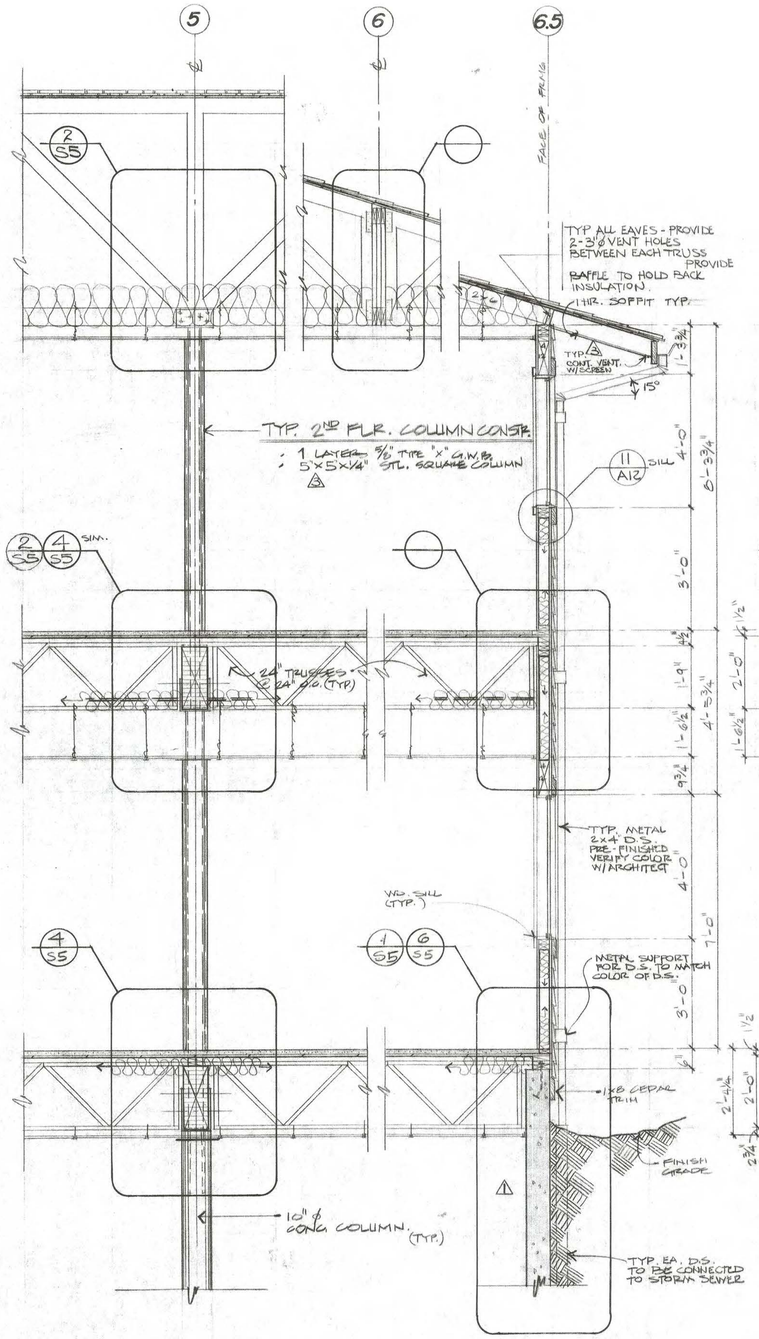
A BUILDING CROSS - SECTION A-A'
SCALE: 1/8"=1'-0"



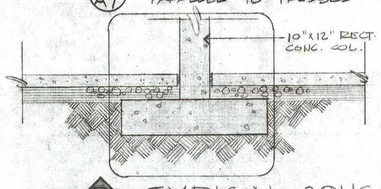
B BUILDING CROSS - SECTION B-B'
SCALE: 1/8"=1'-0"

GULSTROM AND ASSOCIATES AIA

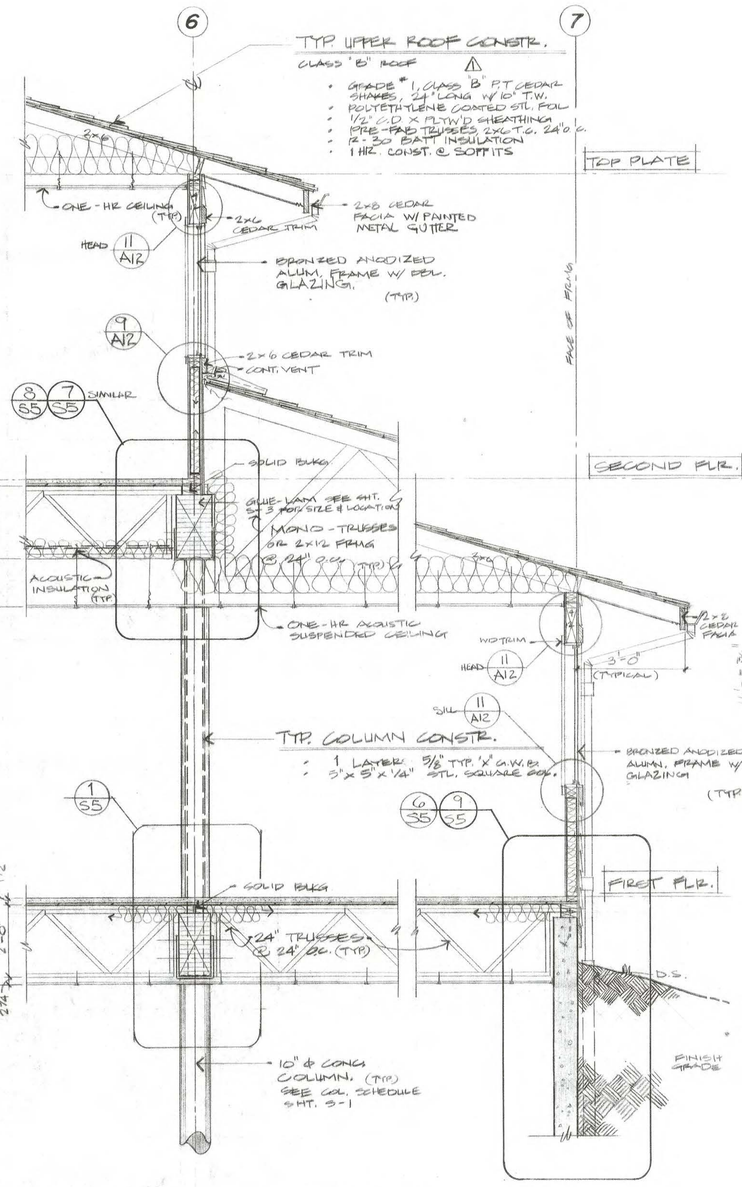
△ REVISED 4/11/84
△ REVISED 2/15/84 PER FIRE DEPT.



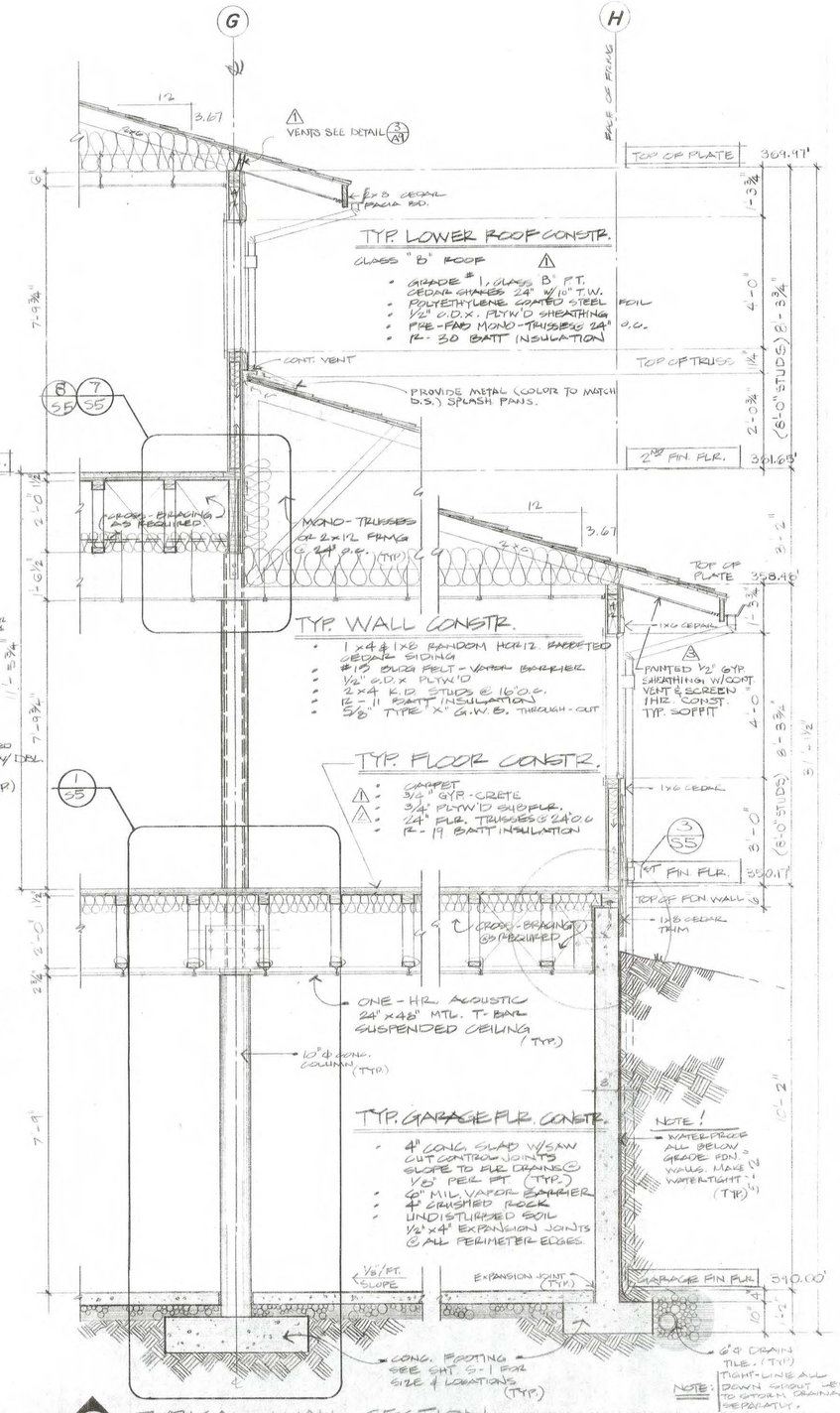
3/A9 TYPICAL 2-STORY WALL SECTION
PARALLEL TO TRUSSES SCALE: 1/2" = 1'-0"



4/A9 TYPICAL CONC. FTG. SECTION
SCALE: 1/2" = 1'-0"



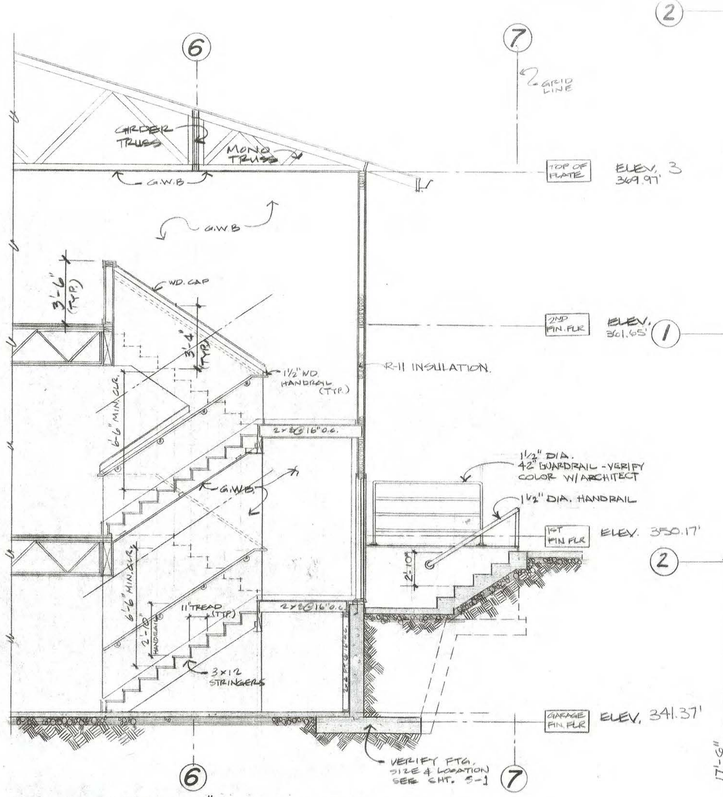
2/A9 TYPICAL WALL SECTION
PARALLEL TO TRUSSES SCALE: 1/2" = 1'-0"



1/A9 TYPICAL WALL SECTION
PERPENDICULAR TO TRUSSES SCALE: 1/2" = 1'-0"

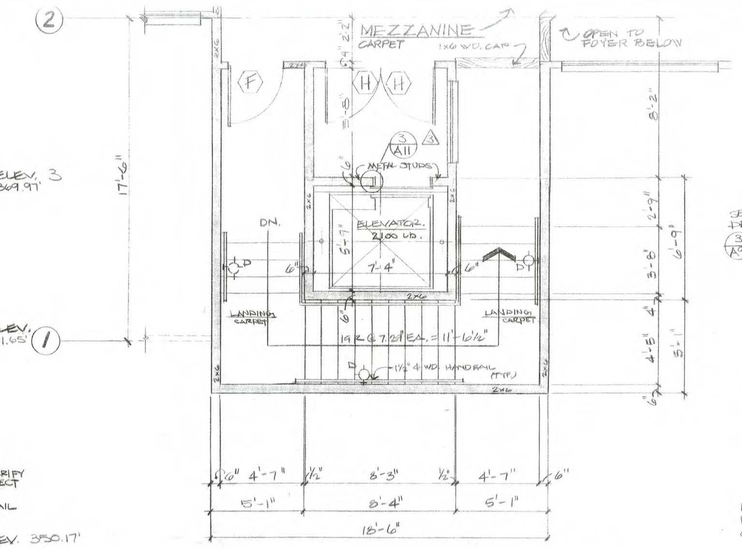
Δ REVISED 5/2/84 Δ REVISED 2/28/84 Δ REVISED 2/14/84 PER FIRE DEPT.

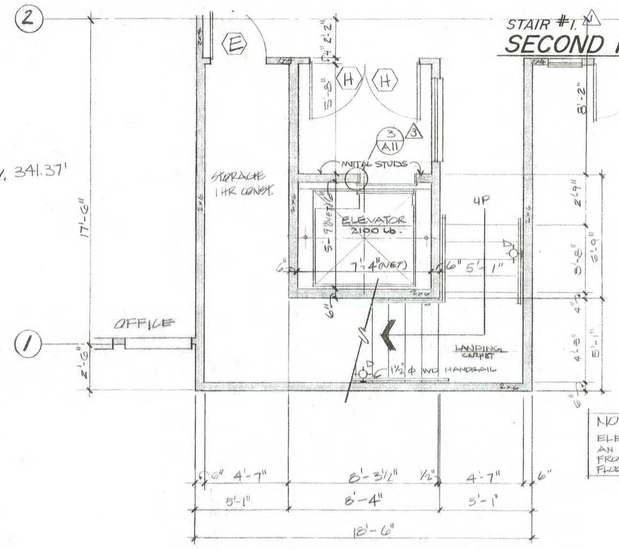
GULSTROM AND ASSOCIATES AIA



STAIR #2 SECTION

1/4" = 1'-0"

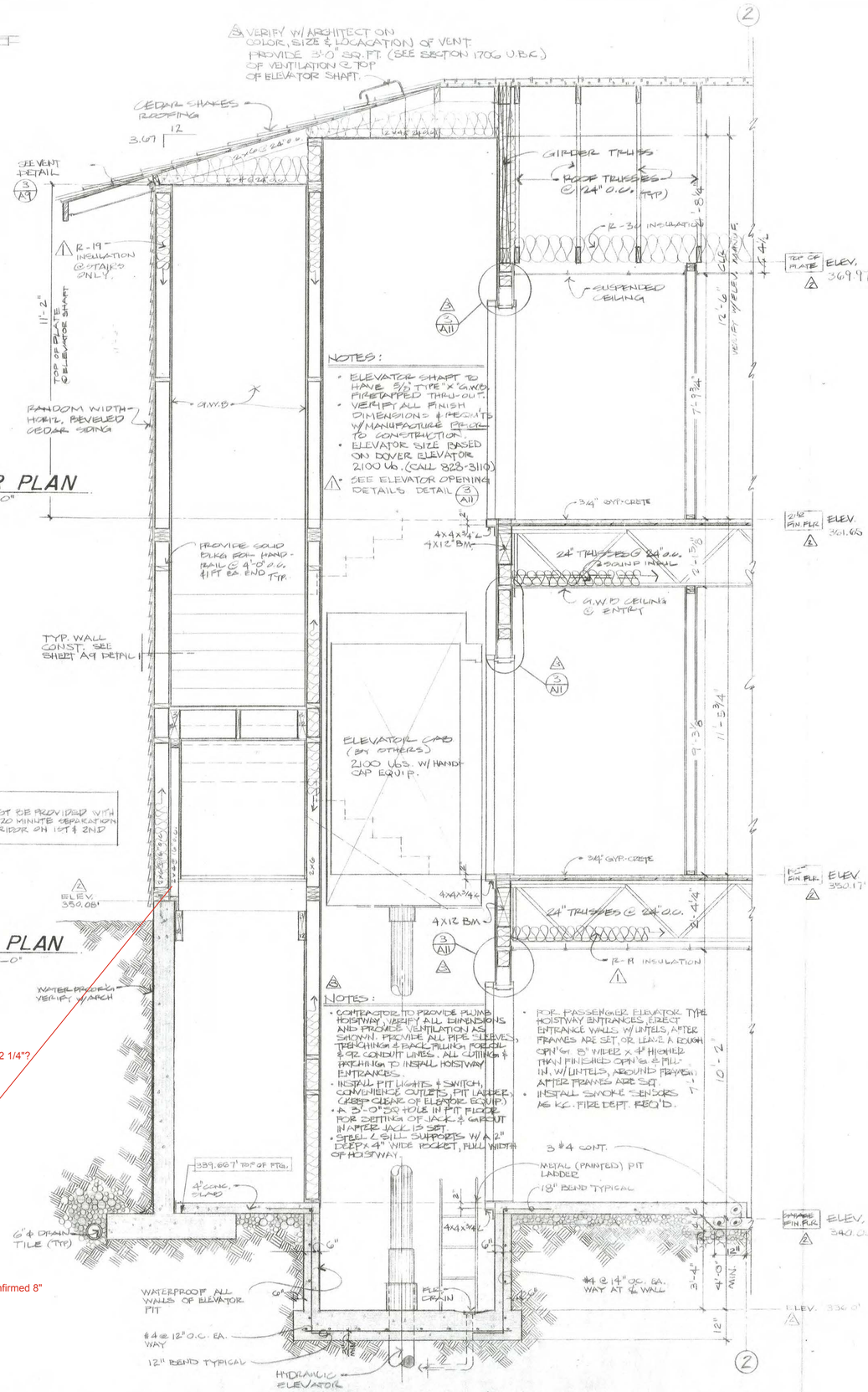


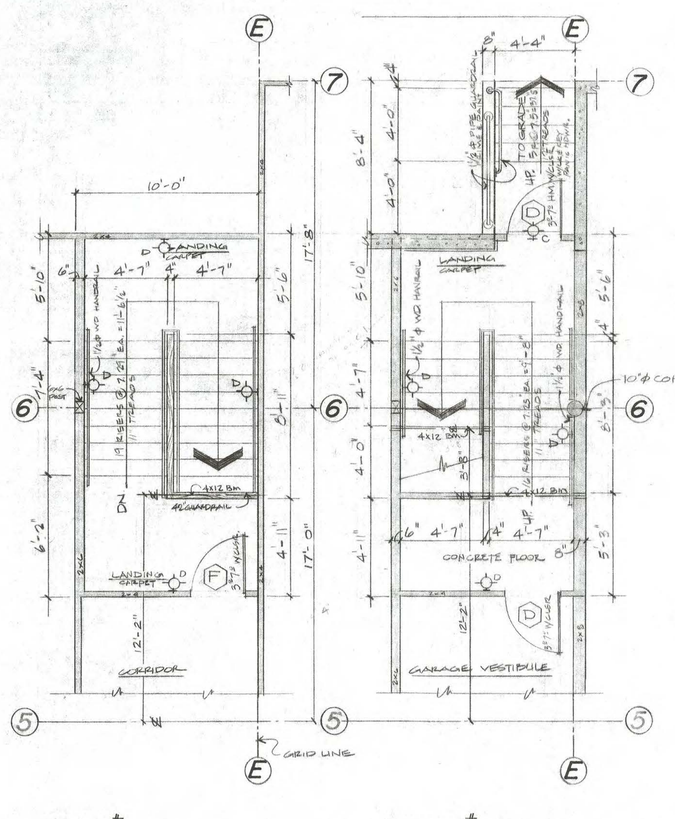


NOTE:
ELEVATOR MUST BE PROVIDED WITH AN APPROVED 20 MINUTE SEPARATION FROM EXIT CORRIDOR ON 1ST & 2ND FLOORS.

STAIR #1 SECOND FLOOR PLAN

1/4" = 1'-0"



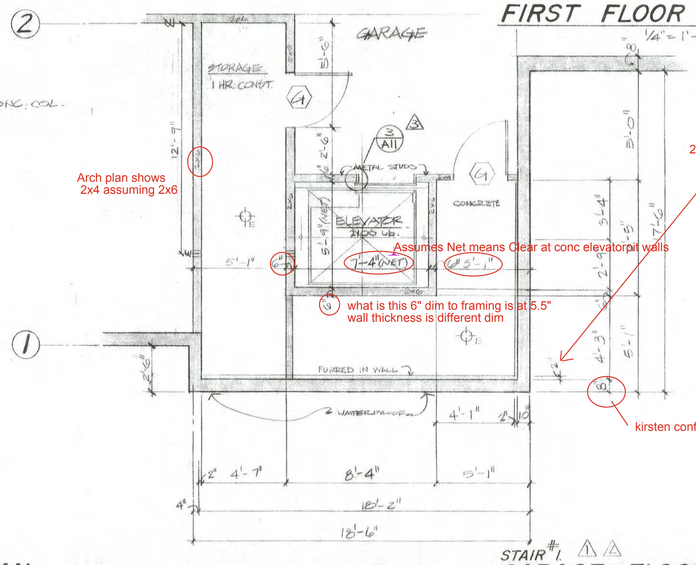


STAIR #2 SECOND FLOOR PLAN

1/4" = 1'-0"

STAIR #2 GARAGE FLOOR PLAN

1/4" = 1'-0"



STAIR #1 FIRST FLOOR PLAN

1/4" = 1'-0"

STAIR #1 GARAGE FLOOR PLAN

1/4" = 1'-0"

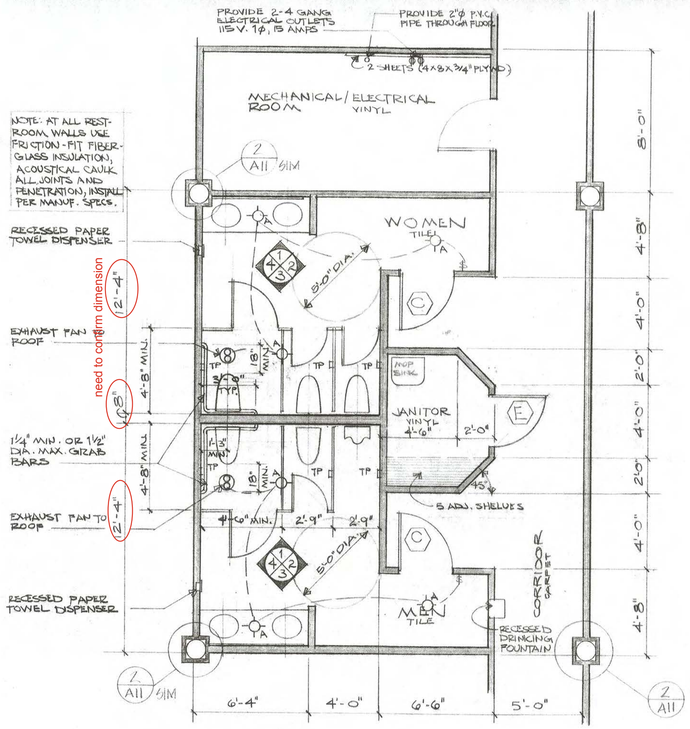
NOTES:
• CONTRACTOR TO PROVIDE PLUMB HOISTWAY, VERIFY ALL DIMENSIONS AND PROVIDE VENTILATION AS SHOWN. PROVIDE ALL PIPE SLEEVES, TRENCHING & BACK FILLING FOR OIL & GR. CONDUIT LINES. ALL CUTTING & PATCHING TO INSTALL HOISTWAY ENTRANCES.
• INSTALL PIT LIGHTS & SWITCH, CONVENIENCE OUTLETS, PIT LADDER, GREASE CLEAR OF ELEVATOR EQUIP.)
• A 3'-0" SQ. HOLE IN PIT FLOOR FOR SETTING OF JACK & CIRCUIT IN APPER JACK IS SET
• STEEL ⊿ SILL SUPPORTS W/ A 2" DEEP x 4" WIDE POCKET, FULL WIDTH OF HOISTWAY.
• FOR PASSENGER ELEVATOR TYPE HOISTWAY ENTRANCES, ERECT ENTRANCE WALLS, W/ LINTELS, AFTER FRAMES ARE SET, OR LEAVE A ROUGH OPN'G 8" WIDER & 4" HIGHER THAN FINISHED OPN'G & PILL-IN W/ LINTELS, AROUND FRAMES AFTER FRAMES ARE SET.
• INSTALL SMOKE SENSORS AS K.C. FIRE DEPT. REQ'D.

ELEVATOR / STAIR SECTION

1/2" = 1'-0"

A REVISED 5/7/84
A REVISED 4/11/84
A REVISED 2/28/84

GUSTROM AND ASSOCIATES AIA



1/A11 **HANDICAP RESTROOMS**

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

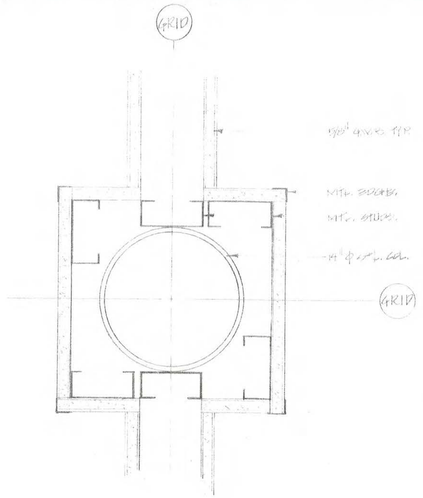
LIGHTING SCHEDULE

(A) FIXTURE 2-TUBE 2x4' TROFFER FLUORESCENT LIGHT W/ALP PARA-LITE-1 LAMP 1 P48 CW-MOUNT RECESSED IN CEILING. (RESTRMS.)

(B) FIXTURE @ LOBBY CEILING LIGHTOLIER 7048-AO-LAMP 100 W PAR 56 - MOUNT RECESSED IN CEILING.

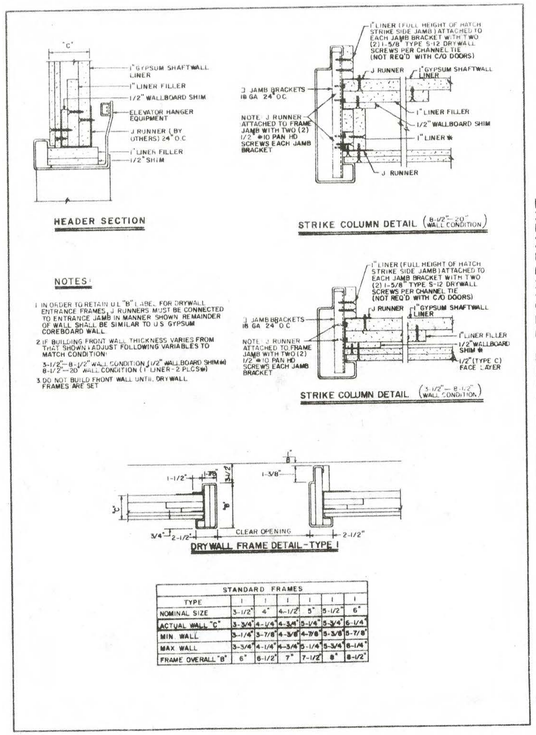
(C) FIXTURE @ ENTRY (EXTERIOR) PRESCOLITE 1175 W/ 2-100 W PAR LAMPS WALL MOUNT. FIXTURE CONNECT TO PHOTO CELL.

(D) FIXTURE @ LOBBY TO MEZZANINE & STAIRS



2/A11 FURRED COL. DETAIL

SCALE: 3"=1'-0"



NOTES:

1 IN ORDER TO RETAIN U.L. "B" LABEL FOR DRYWALL ENTRANCE FRAMES, J RUNNERS MUST BE CONNECTED TO ENTRANCE JAMB IN MANNER SHOWN. REMAINDER OF WALL SHALL BE SIMILAR TO U.S. GYPSUM COREBOARD WALL.

2 IF BUILDING FRONT WALL THICKNESS VARIES FROM THAT SHOWN ADJUST FOLLOWING VARIABLES TO MATCH CONDITION:
5-1/2"–8-1/2" WALL CONDITION 1/2" WALLBOARD SHIM#8
8-1/2"–20" WALL CONDITION (1 LINER-2 PLCS'S)

3 DO NOT BUILD FRONT WALL UNTIL DRYWALL FRAMES ARE SET.

DRY WALL FRAME DETAIL - TYPE I

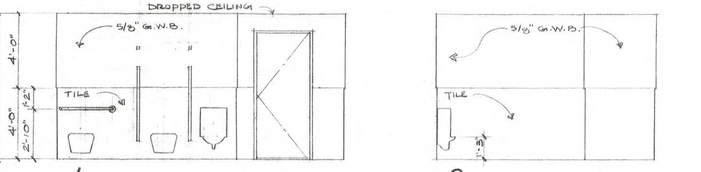
STANDARD FRAMES						
TYPE	I	I	I	I	I	I
NOMINAL SIZE	3-1/2"	4"	4-1/2"	5"	5-1/2"	6"
ACTUAL WALL "C"	3-3/4"	4-1/4"	4-3/4"	5-1/4"	5-3/4"	6-1/4"
MIN WALL	3-1/4"	3-7/8"	4-3/8"	4-7/8"	5-3/8"	5-7/8"
MAX WALL	3-3/4"	4-1/4"	4-3/4"	5-1/4"	5-3/4"	6-1/4"
FRAME OVERALL "B"	6"	6-1/2"	7"	7-1/2"	8"	8-1/2"

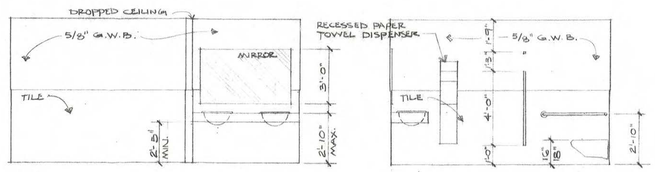
IMPORTANT CODE REQUIREMENT

3/A11 ELEVATOR OPENING DETAILS

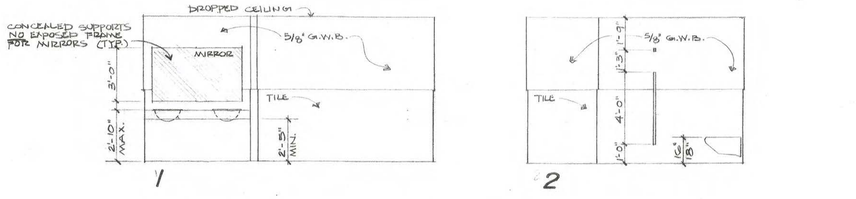
SCALE: NONE

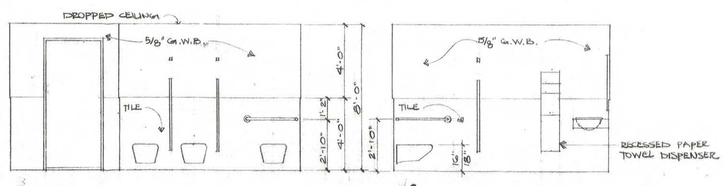
ELEVATOR OPENING DETAILS





MEN



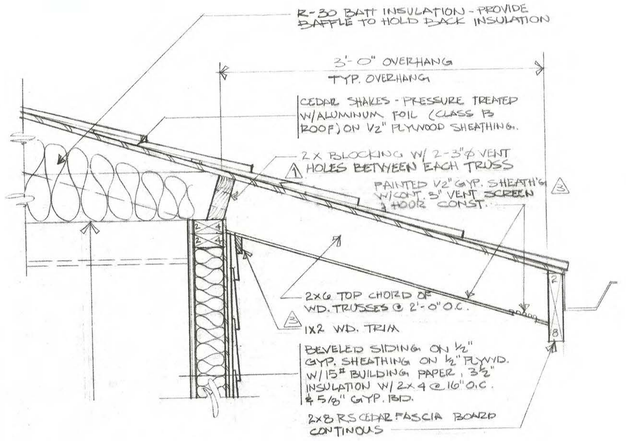


WOMEN

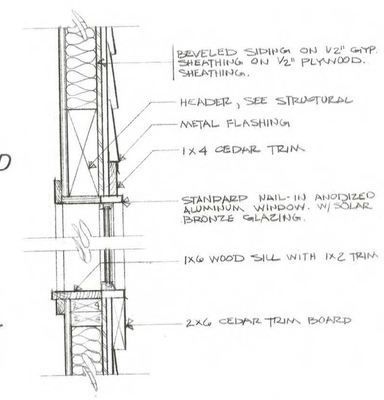
ASSOCIATES AIA

GULSTROM AND

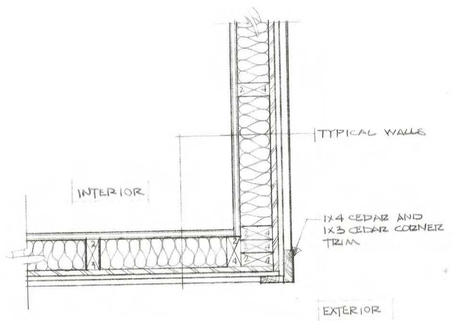
A-11



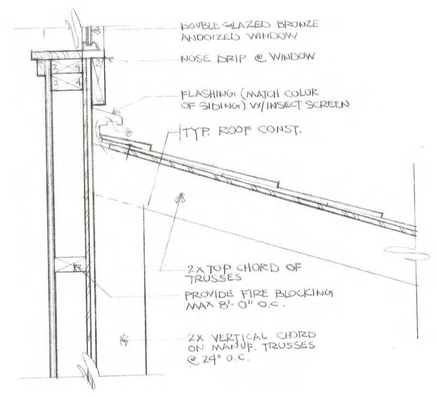
12 TYP. RAFTER OVERHANG



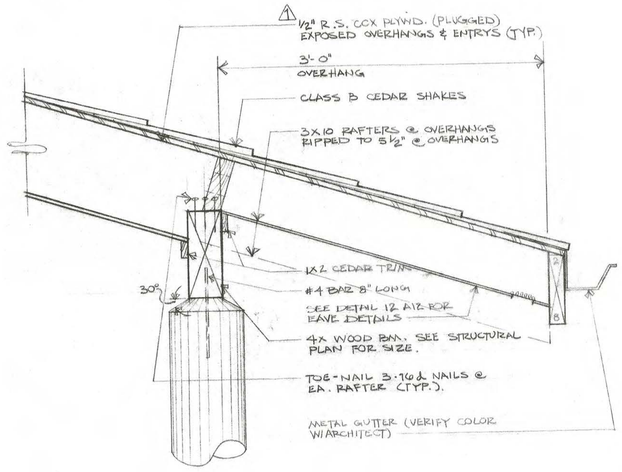
11 TYP. WINDOW DETAIL



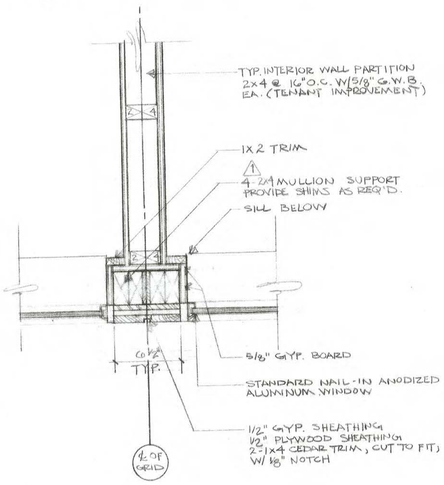
10 SOLID CORNER DETAIL



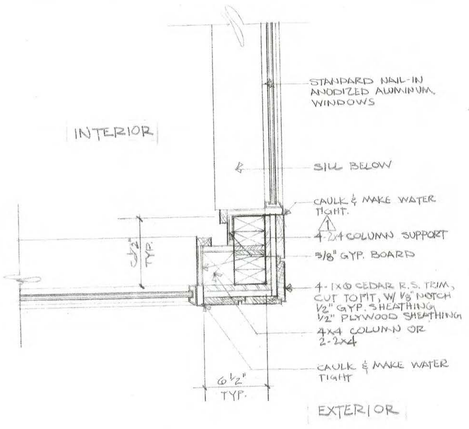
9 SILL at LOWER ROOF



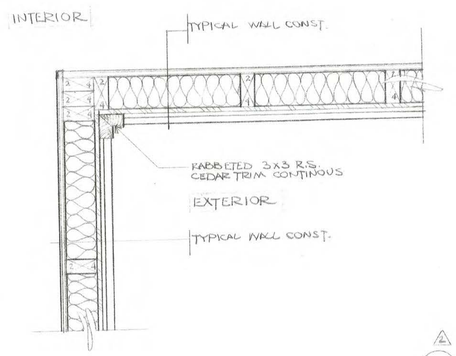
8 TYP. ENTRY OVERHANG



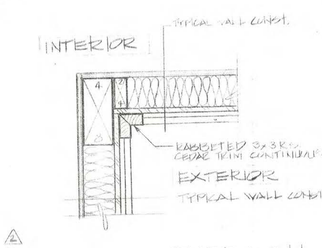
7 TYP. WINDOW DETAIL



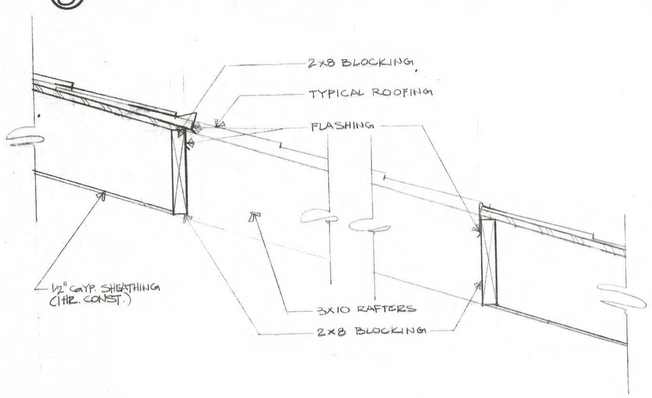
6 CORNER WINDOWS DETAIL



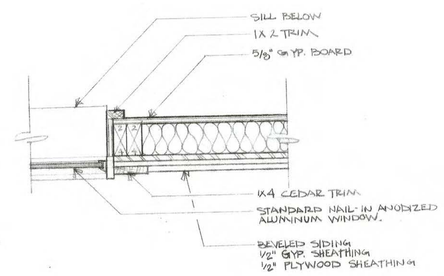
5 INSIDE CORNER WALL DETAIL



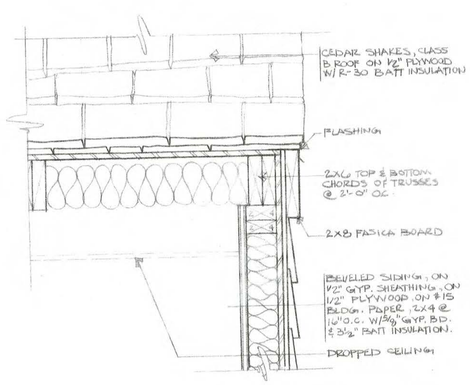
5A INSIDE CORNER WALL DETAIL



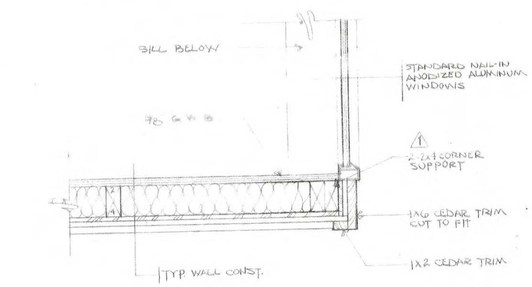
4 OPEN RAFTERS at ENTRY



3 TYP. WINDOW DETAIL JAMB



2 FASCIA DETAIL



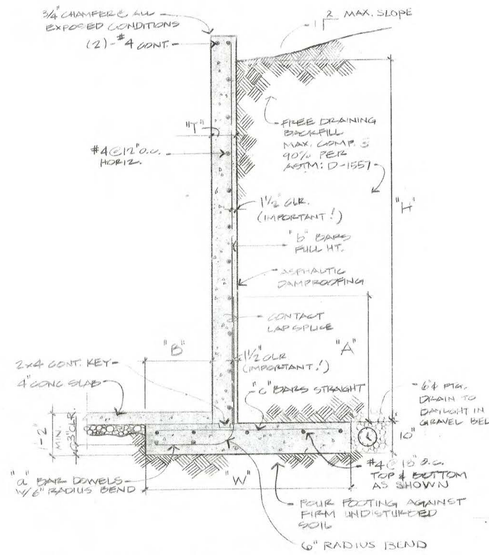
1 CORNER WINDOW DETAIL

3 REVISED 5/2/84
2 REVISED 4/11/84
1 REVISED 2/9/84

TYPICAL DETAILS 1 1/2" = 1'-0"

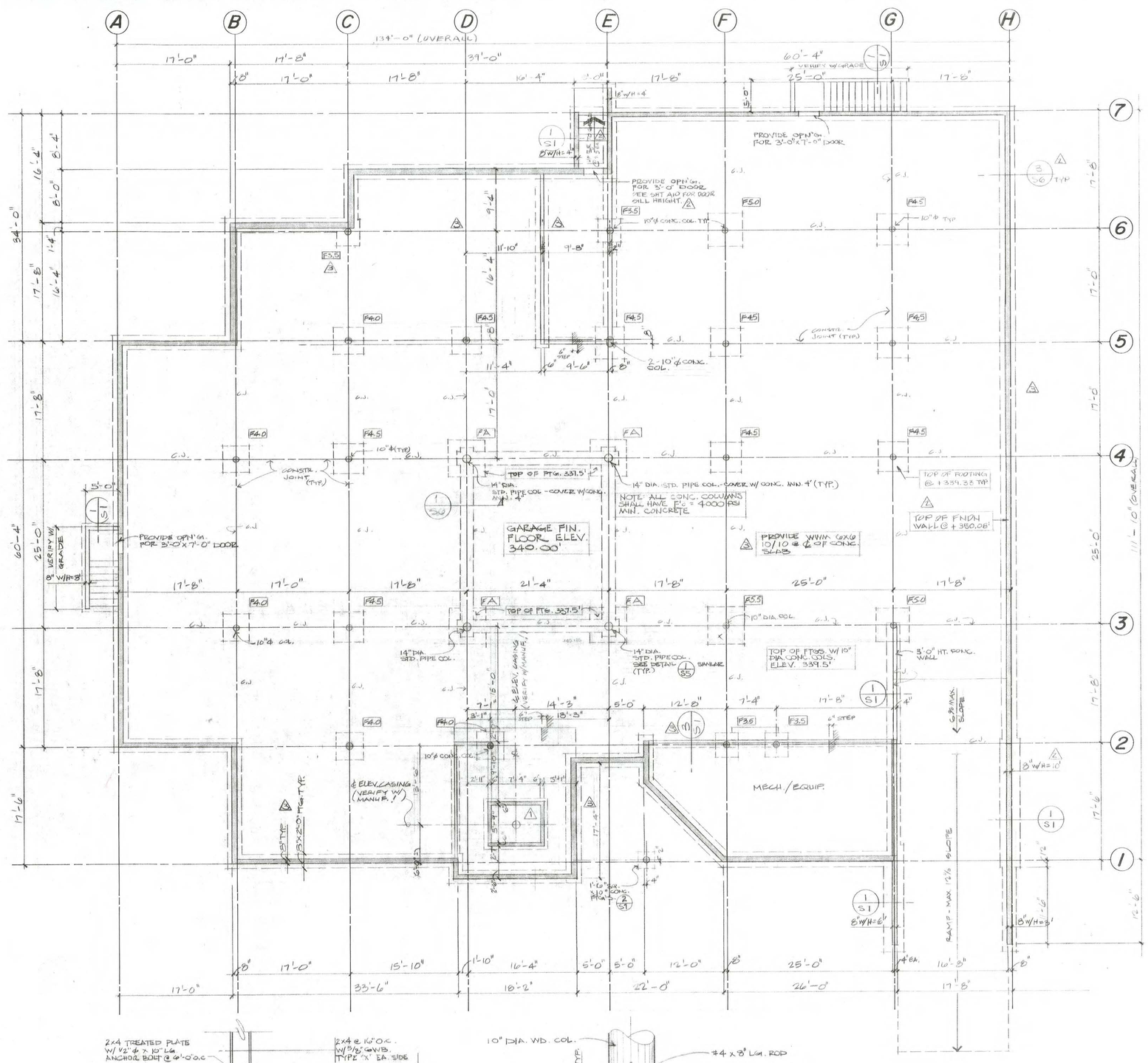
GUSTROM AND ASSOCIATES AIA

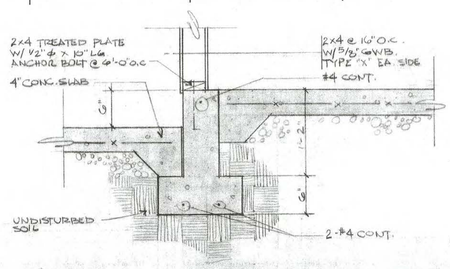
QUANTITY	MARK	DIMENSIONS	REINFORCING
4	F3.5	3'-6" SQ. x 10"	(6)-#4 E.W.B
5	F4.0	4'-0" SQ. x 10"	(7)-#4 E.W.B
9	F4.5	4'-6" SQ. x 11"	(9)-#4 E.W.B
2	F5.0	5'-0" SQ. x 13"	(7)-#5 E.W.B
1	F5.5	5'-6" SQ. x 14"	(8)-#5 E.W.B
4	FA	5'-6" SQ. x 16"	(8)-#6 E.W.B



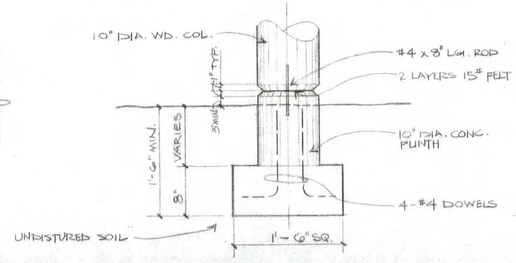
1 TYPICAL REINF. CONC. WALL

"H"	"T"	"W"	"B"	"A"	"a"	"b"	"c"
3'	8"	2'-0"	8"	1'-6"	#4@18" o.c.	#4@18" o.c.	NONE
4'	8"	2'-6"	10"	1'-6"	#4@18" o.c.	#4@18" o.c.	#4@18" o.c.
5'	8"	3'-0"	12"	2'-0"	#4@16" o.c.	#4@16" o.c.	#4@18" o.c.
6'	8"	3'-6"	1'-2"	2'-0"	#4@12" o.c.	#4@12" o.c.	#4@12" o.c.
7'	8"	4'-0"	1'-4"	2'-6"	#4@8" o.c.	#4@16" o.c.	#4@16" o.c.
8'	8"	4'-6"	1'-6"	2'-9"	#5@8" o.c.	#5@16" o.c.	#5@16" o.c.
9'	8"	5'-0"	1'-8"	3'-0"	#5@6" o.c.	#5@12" o.c.	#5@12" o.c.
10'	10"	5'-8"	1'-10"	3'-4"	#5@7" o.c.	#5@14" o.c.	#5@14" o.c.





3 FOOTING DETAIL



2 CONC. FTG. DETAIL FOR 10" DIA COL.

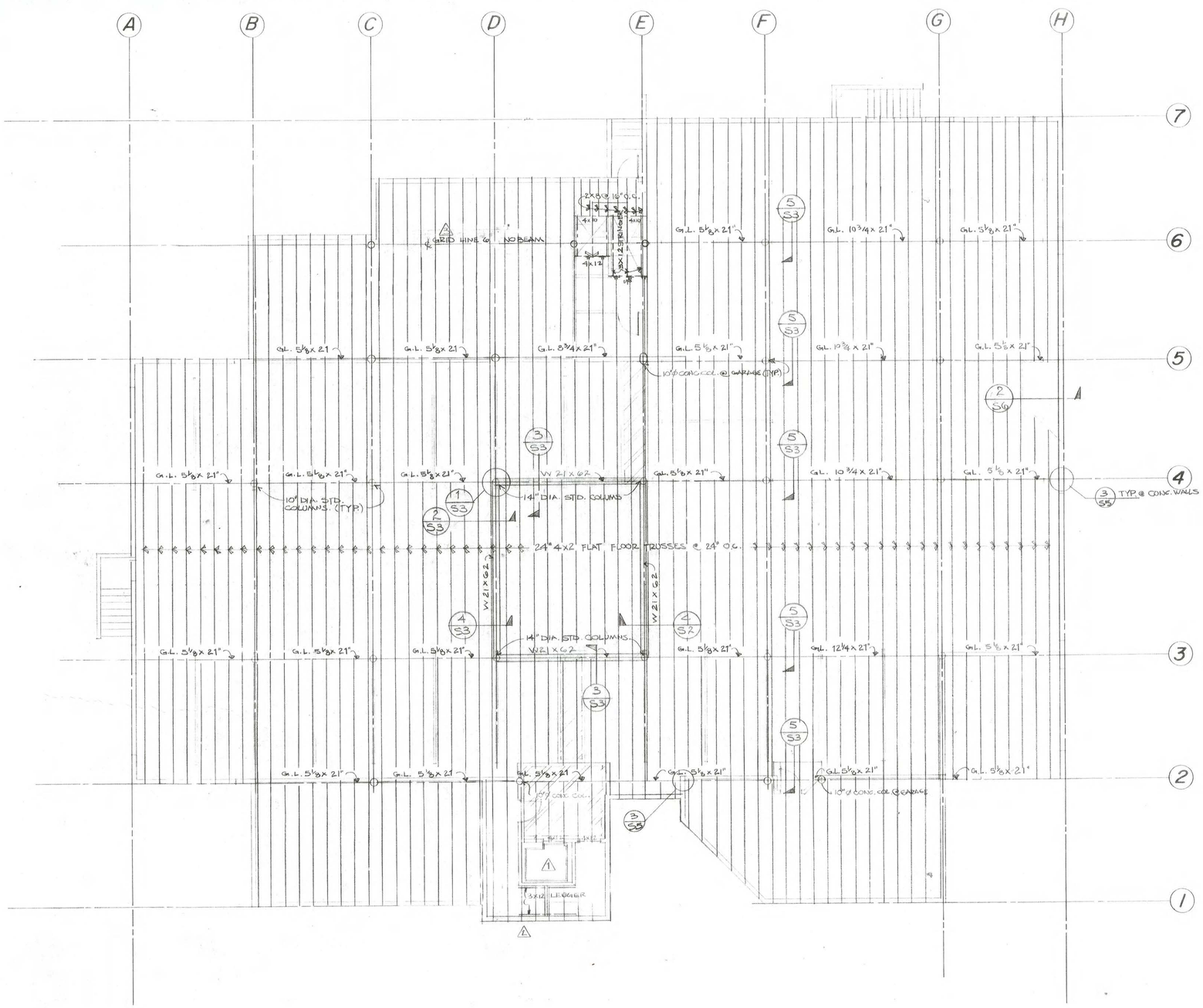
FOUNDATION PLAN

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

NORTH

△ REVISED 5/2/84
△ REVISED 4/11/84
△ REVISED 2/15/84 PER FIRE DEPT.

GULSTROM AND ASSOCIATES AIA



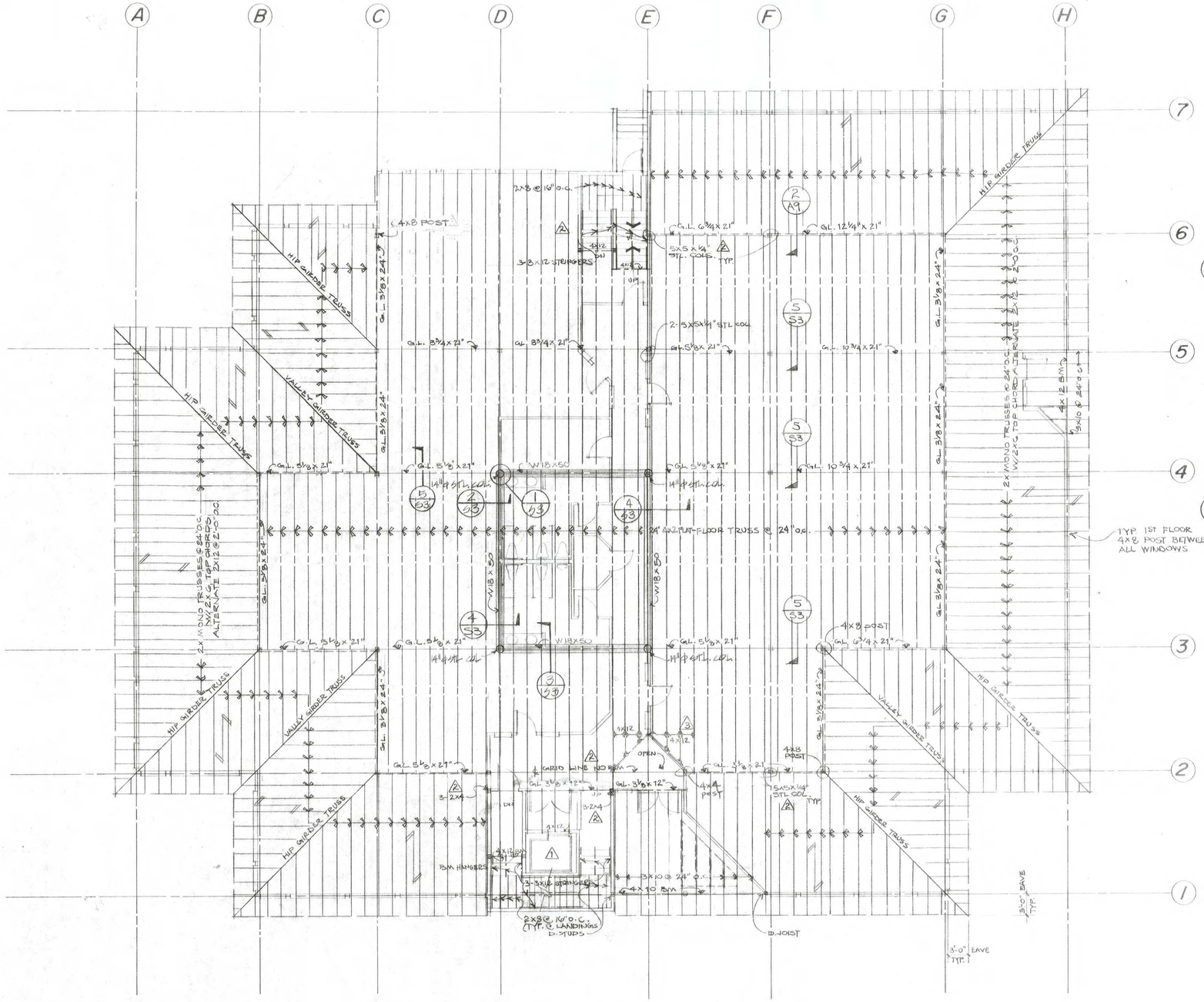
FIRST FLOOR FRAMING

NORTH

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

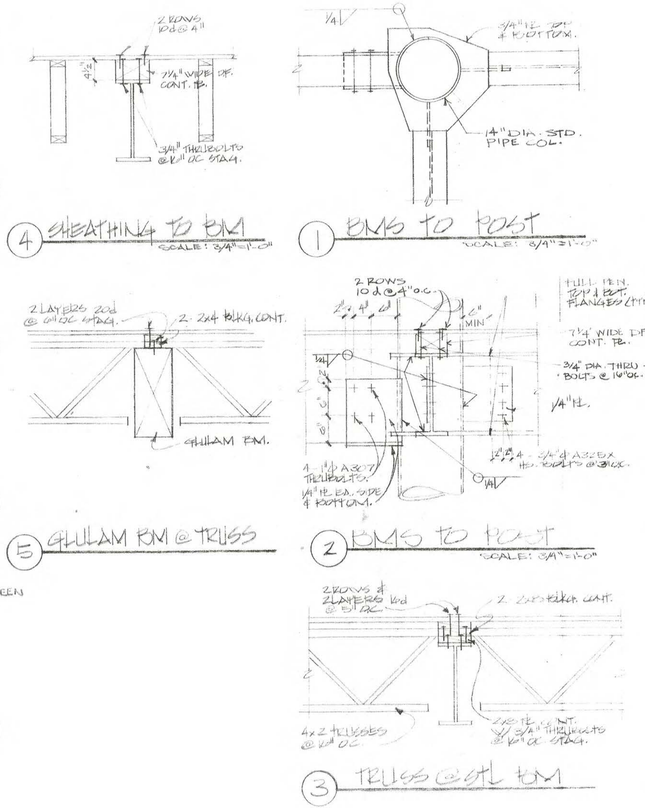
△3 REVISED 5/2/84
△2 REVISED 4/11/84
△1 REVISED 2/15/84 PER FIRE DEPT.

RICHARD GULSTROM AND ASSOCIATES AIA



NOTES:

1. PROVIDE SOLID BEARING AT ALL BEARING POINTS.
2. ALL HEADERS @ WINDOWS TO BE 4x12 UNLESS OTHERWISE NOTED.
3. TRUSS MANUFACTURER TO SUBMIT DETAILS OF GIRDER TRUSS CONNECTIONS PRIOR TO FABRICATION.



4 SHEATHING TO BM
SCALE: 3/4" = 1'-0"

1 BMS TO POST
SCALE: 3/4" = 1'-0"

5 GLULAM BM @ TRUSS

2 BMS TO POST
SCALE: 3/4" = 1'-0"

3 TRUSS @ GL BM

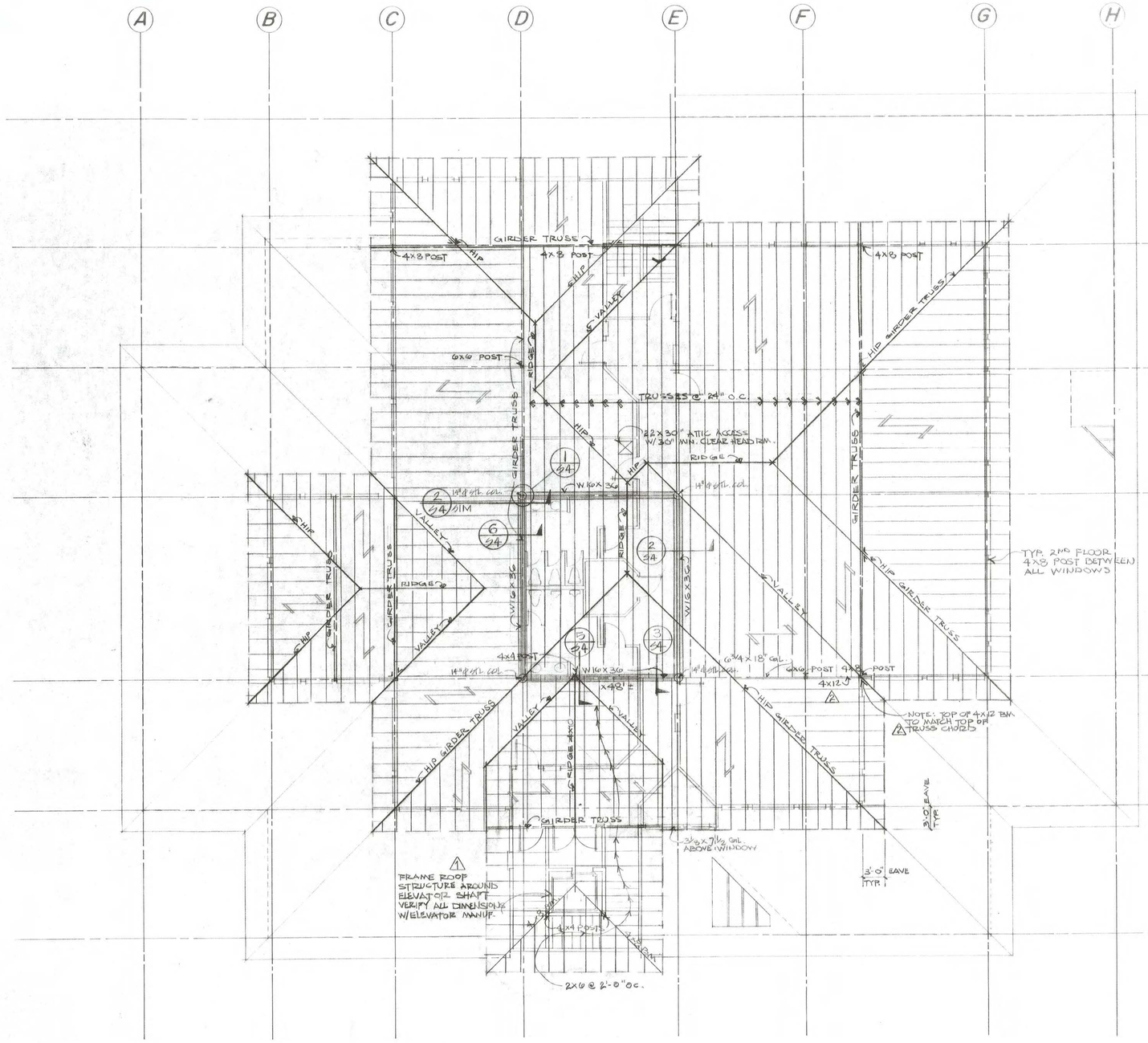
RICHARD GULSTROM AND ASSOCIATES AIA

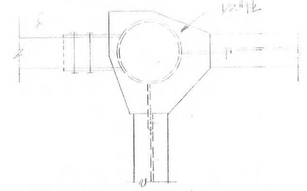
NORTH

2nd FLOOR & LOWER ROOF FRAMING

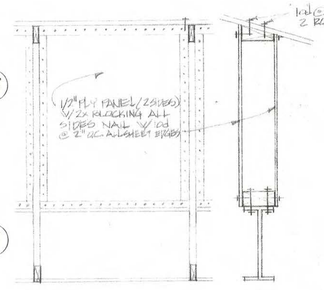
SCALE: 1/8" = 1'-0"

△ REVISED 6/7/84 4x12 BM ADDED
△ REVISED 5/2/84 4x8 CHANGE TO STL. COL. GRIDLINE G/F
△ REVISED 2/15/84 PER FIRE DEPT.

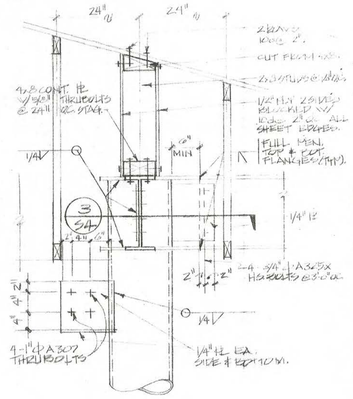




1 BMS TO POST
SCALE: 3/4"=1'-0"

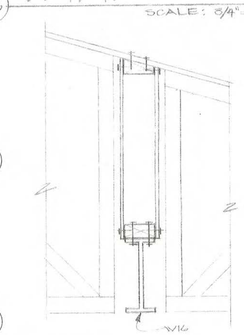


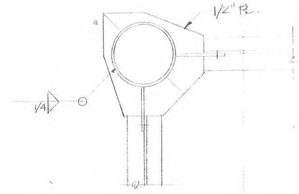
6 TRUSS @ BM



2 BMS TO POST
SCALE: 3/4"=1'-0"

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





3 BMS TO ROOF
SCALE: 3/4"=1'-0"

NOTES:

1. PROVIDE SOLID BEARING AT ALL GIRDER TRUSSES.
2. ALL HEADERS @ WINDOWS TO BE 4 X 12 UNLESS OTHERWISE NOTED.
3. TRUSS MANUFACTURER TO SUBMIT DETAILS OF GIRDER TRUSS CONNECTIONS PRIOR TO FABRICATION.

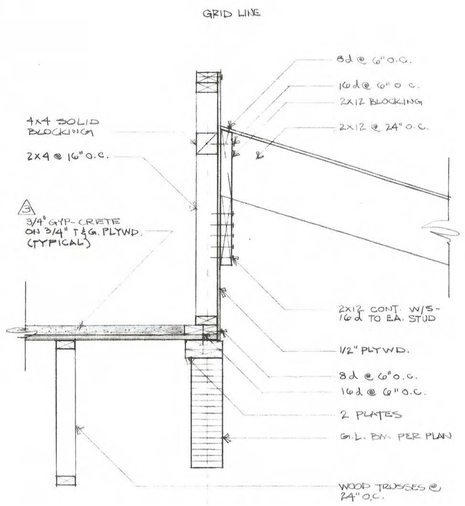
NORTH

UPPER ROOF FRAMING

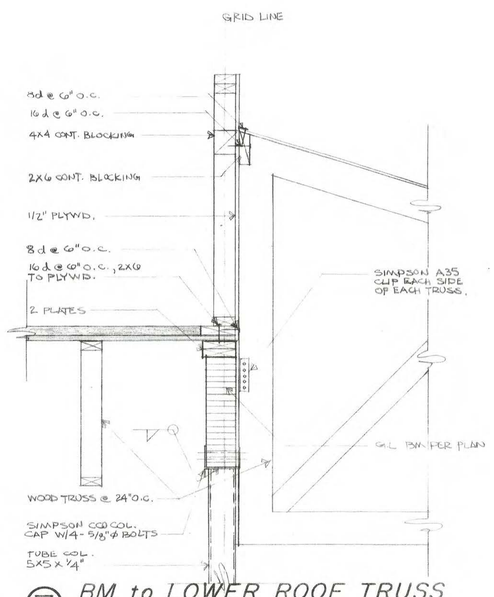
SCALE: 1/8"=1'-0"

2 REVISED 3/8/84
1 REVISED 2/15/84 FIRE DEPT.

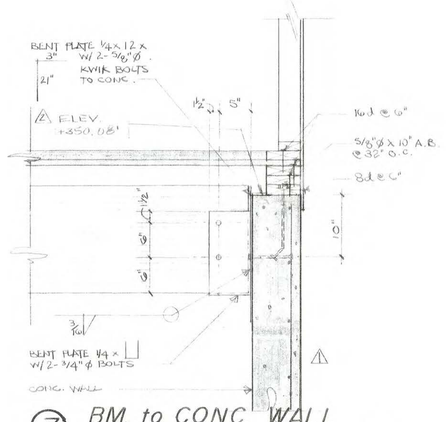
RICHARD GULSTROM AND ASSOCIATES AIA



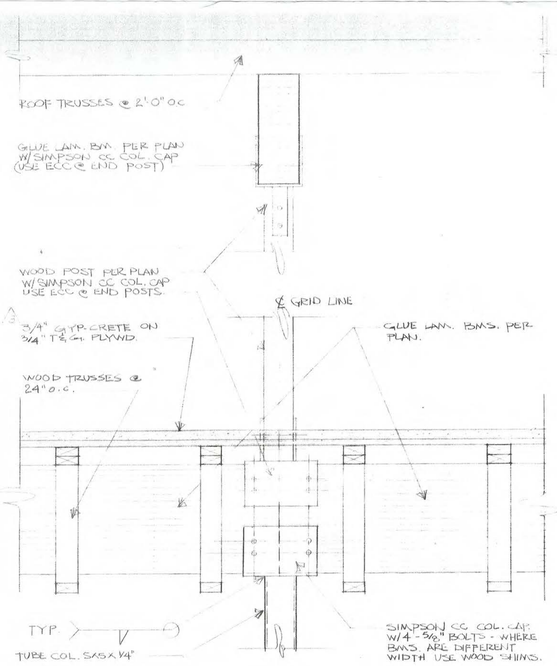
⑧ BM. to 2x12 at LOWER ROOF OPTIONAL



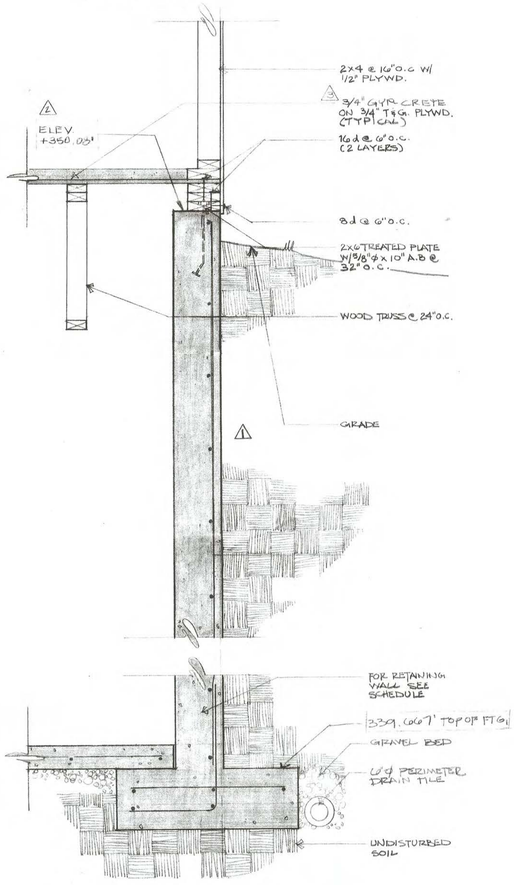
⑦ BM. to LOWER ROOF TRUSS



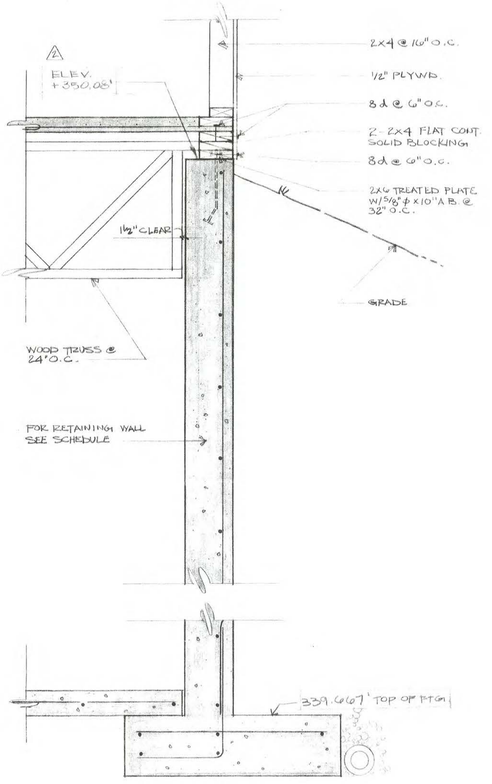
③ BM. to CONC. WALL



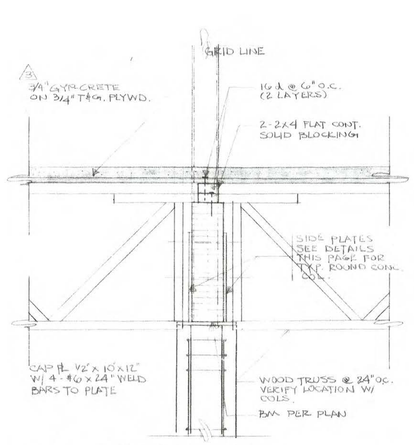
② BMS. to POSTS



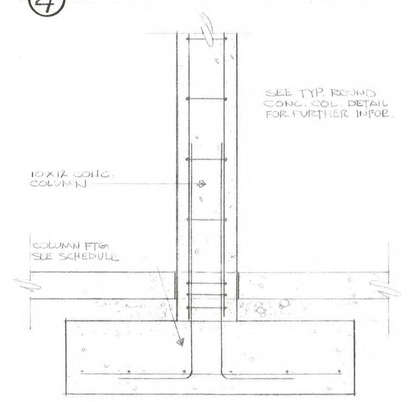
⑨ TRUSS PARALLEL TO CONC. WALL



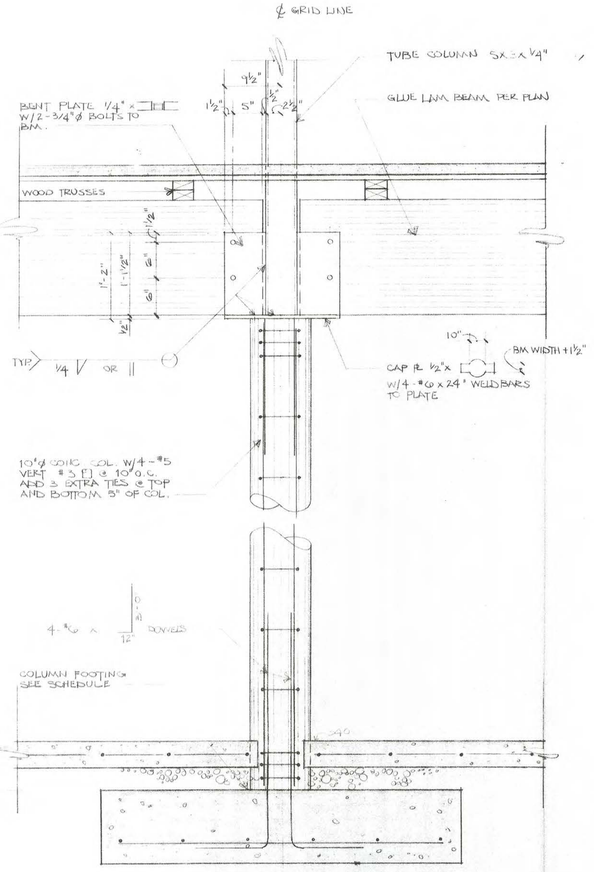
⑥ TRUSS PERPENDICULAR TO CONC. WALL



④ TRUSS to BM.



⑤ TYP. SQ. CONC. COL.

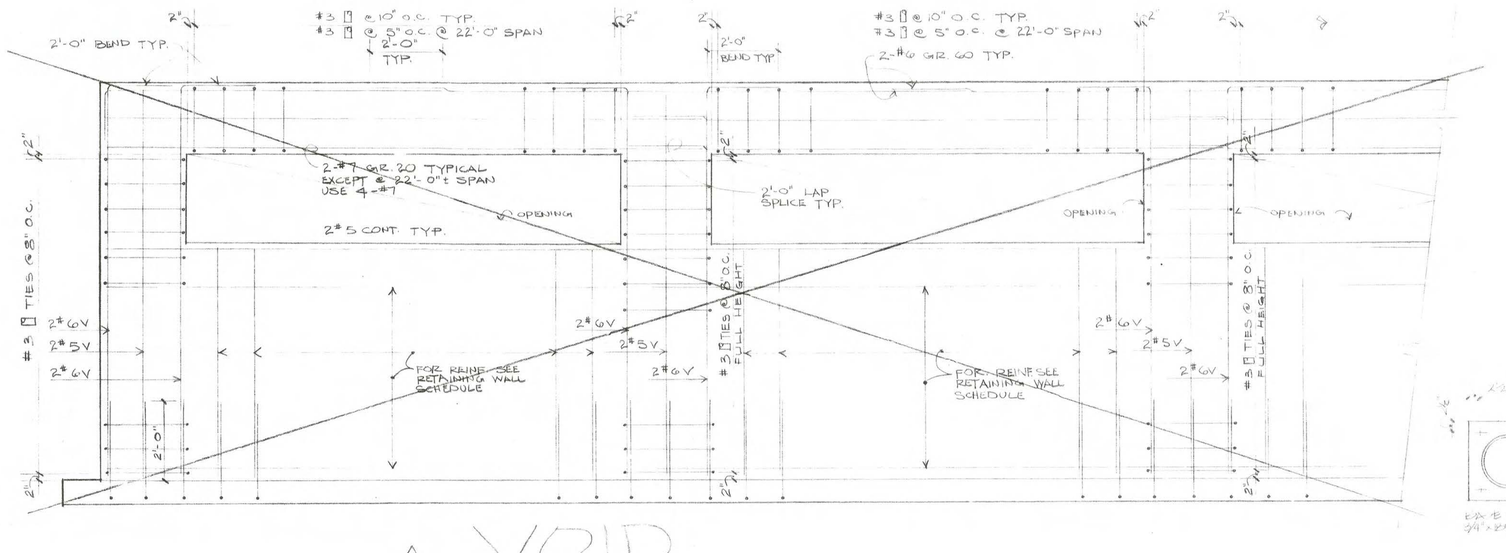


① TYP. ROUND CONC. COL.

GULSTROM AND ASSOCIATES AIA.

△ REVISED 5/6/54
△ REVISED 4/11/54
△ REVISED 4/6/54 PLANS DATED

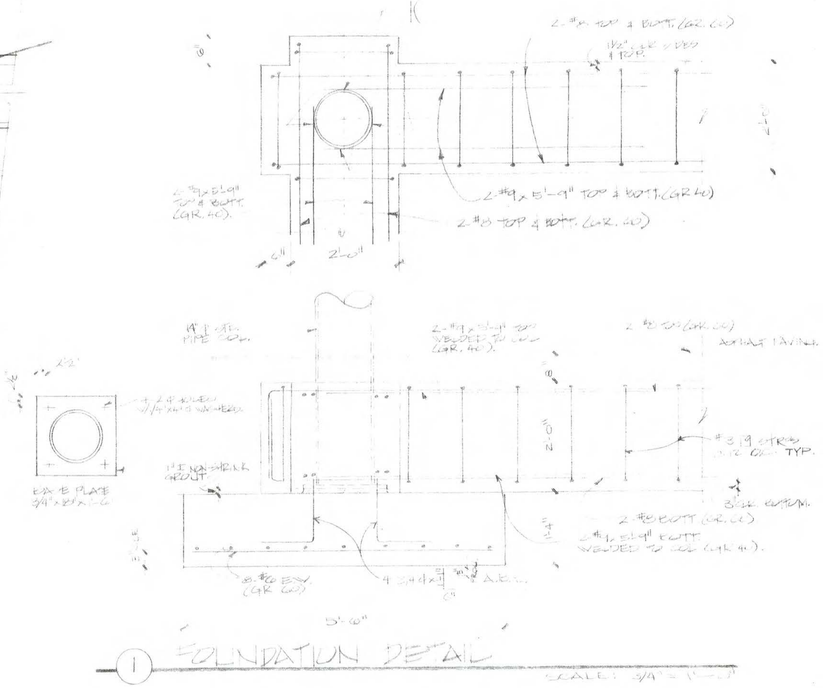
TYPICAL STRUCTURAL DETAILS



VOID

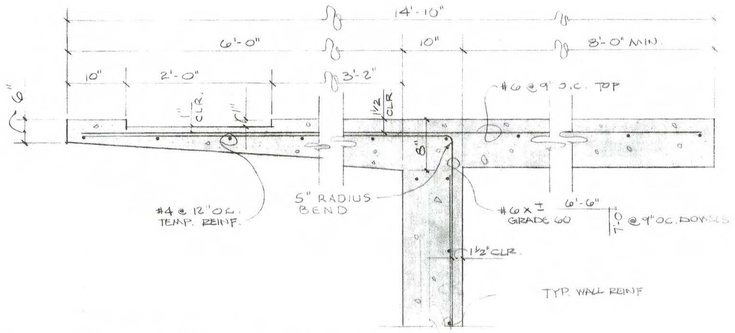
TYPICAL ELEVATION - PARKING GARAGE WALL WITH OPENINGS

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



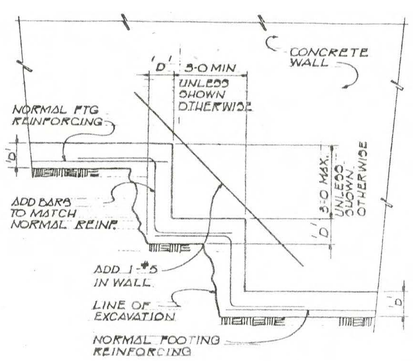
1 FOUNDATION DETAIL

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



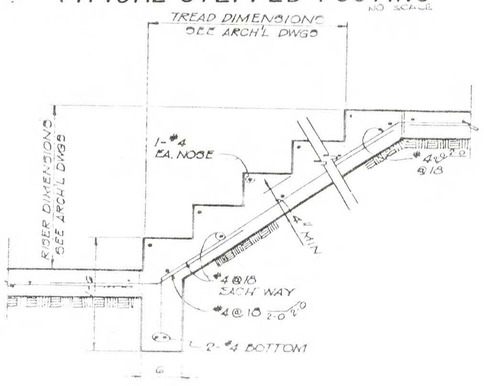
2 CANTILEVER SLAB at ENTRY

SCALE: 1" = 1'-0"

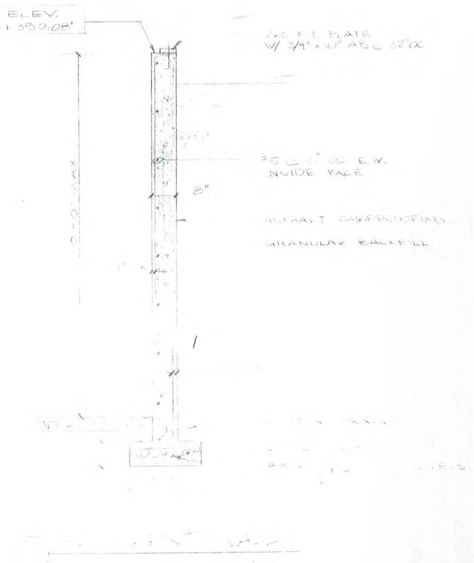


TYPICAL STEPPED FOOTING

NO SCALE



STAIR ON GRADE



TYPICAL PIPE AND TRENCH LOCATIONS

RICHARD GULSTROM AND ASSOCIATES AIA

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND THE UNIFORM BUILDING CODE.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

3. INSPECTION: CONCRETE CONSTRUCTION, STRUCTURAL STEEL FABRICATION AND ERECTION SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 306 OF THE UNIFORM BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE FURNISHED WITH COPIES OF ALL TEST RESULTS.

4. SHOP DRAWINGS FOR REINFORCING STEEL, STRUCTURAL STEEL, GLUED LAMINATED MEMBERS, OPEN WEB WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

5. CONCRETE COLUMNS SHALL ATTAIN A 28 DAY STRENGTH OF f'c = 4,000 PSI AND ALL OTHER CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF f'c = 2,500 PSI.

   ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINED AGENT CONFORMING TO U.B.C. STANDARD 26-9. THE AMOUNT SHALL BE 4% ± 1% BY VOLUME.

6. REINFORCING STEEL SHALL CONFORM TO ASTM A615-75, GRADE 60, fy = 60,000 PSI. EXCEPTIONS: COLUMN TIES, BEAM STIRRUPS, BARS TO BE FIELD BENT, BARS TO BE WELDED AND ANY OTHER BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40,000 PSI. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 40, fy = 40,000 PSI.

   WELDED WIRE MESH SHALL CONFORM TO ASTM A-185.

7. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-74 AND 318-71. LAP ALL CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE MESH ONE FULL MESH AT SIDES AND ENDS.

   NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

8. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH (i.e., WALLS BELOW GROUND) OR WEATHER (#6 BARS OR LARGER)	2"
(#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"

9. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

10. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

11. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

12. STRUCTURAL STEEL, INCLUDING PLATES AND ROLLED SHAPES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 OR A501, Fy = 36 KSI.

    BOLTS SHALL CONFORM TO ASTM A307. EXPANSION BOLTS SHALL BE "RED HEAD" SELF-DRILLING ANCHORS AS MANUFACTURED BY PHILLIPS DRILL COMPANY OR APPROVED EQUAL INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

13. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.B.C. STANDARDS NO. 25-10 AND 25-11. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. ALL BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F, F_b = 2,400 PSI, Fv = 165 PSI. CAMBER ALL SINGLE SPAN GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

14. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

JOISTS (INCLUDING 2 x 6 AND LARGER MEMBERS USED AS STUDS AND PLATES)	HEM-FIR NO. 2 OR DOUGLAS FIR NO. 2, MINIMUM BASIC DESIGN STRESS, f_b = 1,000 PSI.
BEAMS AND STRINGERS	DOUGLAS FIR NO. 1, MINIMUM BASIC DESIGN STRESS, f_b = 1,350 PSI.
POSTS AND TIMBERS	DOUGLAS FIR NO. 1, MINIMUM BASIC DESIGN STRESS, fc = 1,000 PSI.
STUDS, PLATES AND MISC. LIGHT FRAMING	DOUGLAS FIR OR HEM-FIR STANDARD GRADE.
TOP AND BOTTOM PLATES AT BEARING WALLS	DOUGLAS FIR CONSTRUCTION GRADE.

15. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-78" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

ROOF:	TOP CHORD LIVE LOAD	25 PSF	FLOOR: TOP CHORD LIVE LOAD	70 PSF
	TOP CHORD DEAD LOAD	7 PSF	TOP CHORD DEAD LOAD	20 PSF
	BOTTOM CHORD DEAD LOAD	10 PSF	BOTTOM CHORD DEAD LOAD	5 PSF
		42 PSF	TOTAL FLOOR LOAD	95 PSF

    (AT CORRIDORS USE 100 PSF LIVE LOAD)

    WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). FURNISH TRUSS AND TRUSS CONNECTION SHOP DRAWINGS AND DESIGN CALCULATIONS (COMPLETE WITH STRESS DIAGRAMS) FOR APPROVAL PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, GIRDER TRUSS CONNECTIONS, BEARING POINTS, GIRDER TRUSSES, INTERSECTIONS, HIP AND VALLEY FRAMING, ETC., SHOWN ON THE DRAWINGS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING. SEE ALSO NOTE 23 BELOW.

16. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH U.B.C. STANDARD NO. 25-9. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

17. WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE UNIFORM BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 25-P OF THE UNIFORM BUILDING CODE.

18. ALL WOOD PLATES AND BLOCKING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE.

19. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

21. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

22. 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 AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

23. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

24. FOOTINGS SHALL BEAR ON SOLID UNDISTRIBUTED EARTH AT LEAST 18" BELOW LOWEST ADJACENT EXTERIOR FINISHED GRADE.

25. DESIGN CRITERIA

ROOF LIVE LOAD	25 PSF
OFFICE FLOOR LIVE LOAD	70 PSF
STAIR AND CORRIDOR LIVE LOAD	100 PSF
MECHANICAL UNITS	WEIGHTS FURNISHED BY MANUFACTURER
WIND	20 PSF
EARTHQUAKE	ZONE 3
ALLOWABLE SOIL PRESSURE	3000 PSF (ASSUMED)
LATERAL EQUIVALENT FLUID PRESSURE	PCF (ASSUMED)

WOOD FRAMING NOTES

1. MINIMUM NAILING REQUIREMENTS: UNLESS OTHERWISE NOTED, MINIMUM NAILING SHALL BE IN ACCORDANCE WITH TABLE 25-p OF THE UNIFORM BUILDING CODE.

2. AT SAWN TIMBER JOIST AREAS: PROVIDE CROSS-BRIDGING AT 8'-0" o.c. MAXIMUM SPACING AND SOLID BLOCKING AT BEARING POINTS. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS.

3. PROVIDE DOUBLE JOIST HEADERS AND DOUBLE JOISTS EACH SIDE OF ALL OPENINGS IN FLOORS AND ROOFS UNLESS DETAILED OTHERWISE. COORDINATE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

4. PROVIDE TWO 2 x 10 HEADERS OVER AND DOUBLE STUDS EACH SIDE OF ALL OPENINGS IN STUD BEARING WALLS NOT DETAILED OTHERWISE.

5. PROVIDE SOLID BLOCKING FOR ALL WOOD COLUMNS SAME SIZE AS COLUMNS THROUGH FLOORS TO SUPPORTS BELOW.

6. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 8' IN HEIGHT.

7. ATTACH TIMBER JOISTS TO FLUSH HEADERS AND BEAMS WITH SIMPSON "U" SERIES METAL JOIST HANGERS TO SUIT THE JOIST SIZE.

8. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL LOAD CAPACITIES.

9. INDIVIDUAL MEMBERS OF BUILT-UP POSTS AND BEAMS SHALL EACH BE ATTACHED WITH 16d SPIKES AT 12" o.c. STAGGERED.

10. ALL WOOD STUD WALLS SHALL HAVE LOWER WOOD PLATE ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 6" o.c. STAGGERED UNLESS SHOWN OTHERWISE.

11. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE UNIFORM BUILDING CODE.

12. PLYWOOD ROOF AND FLOOR SHEATHING UNLESS OTHERWISE NOTED ON PLAN SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6" o.c. TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS AND @ 12" o.c. (10" o.c. AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS @ 16" o.c. AT UNBLOCKED ROOF SHEATHING EDGES. PROVIDE SOLID BLOCKING AT LINES OF SUPPORT AT FLOORS. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" o.c. UNLESS OTHERWISE NOTED IN THE SHEARWALL SCHEDULE.

13. PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL EDGES.

14. NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7" o.c. USE 5d FOR 1/2" WALLBOARD, 6d FOR 5/8" WALLBOARD.

GULSTROM AND ASSOCIATES AIA
ARCHITECTS
SEATTLE, WASHINGTON 98101 (206) 623-2017

STRUCTURAL NOTES

Conduit Sch Plan

HP-7 HP-8 HP-9
HP-6 HP-5 HP-4
HP-3 HP-2 HP-1

T-514A

NORTH

LOCATION DEVELOPMENT
FEDERAL WAY, WA

REVISIONS

CORBY, INC.
MECHANICAL CONTRACTORS • AIR LIQUID TECHNOLOGY
CONSTRUCTION MANAGEMENT • DESIGN
MECHANICAL DRAWINGS FOR PERMIT

Drawing Date 12/7/94
Date Last Revised
Drawn WEK
Job No
Drawing No M-3
Sheet 3 of 4