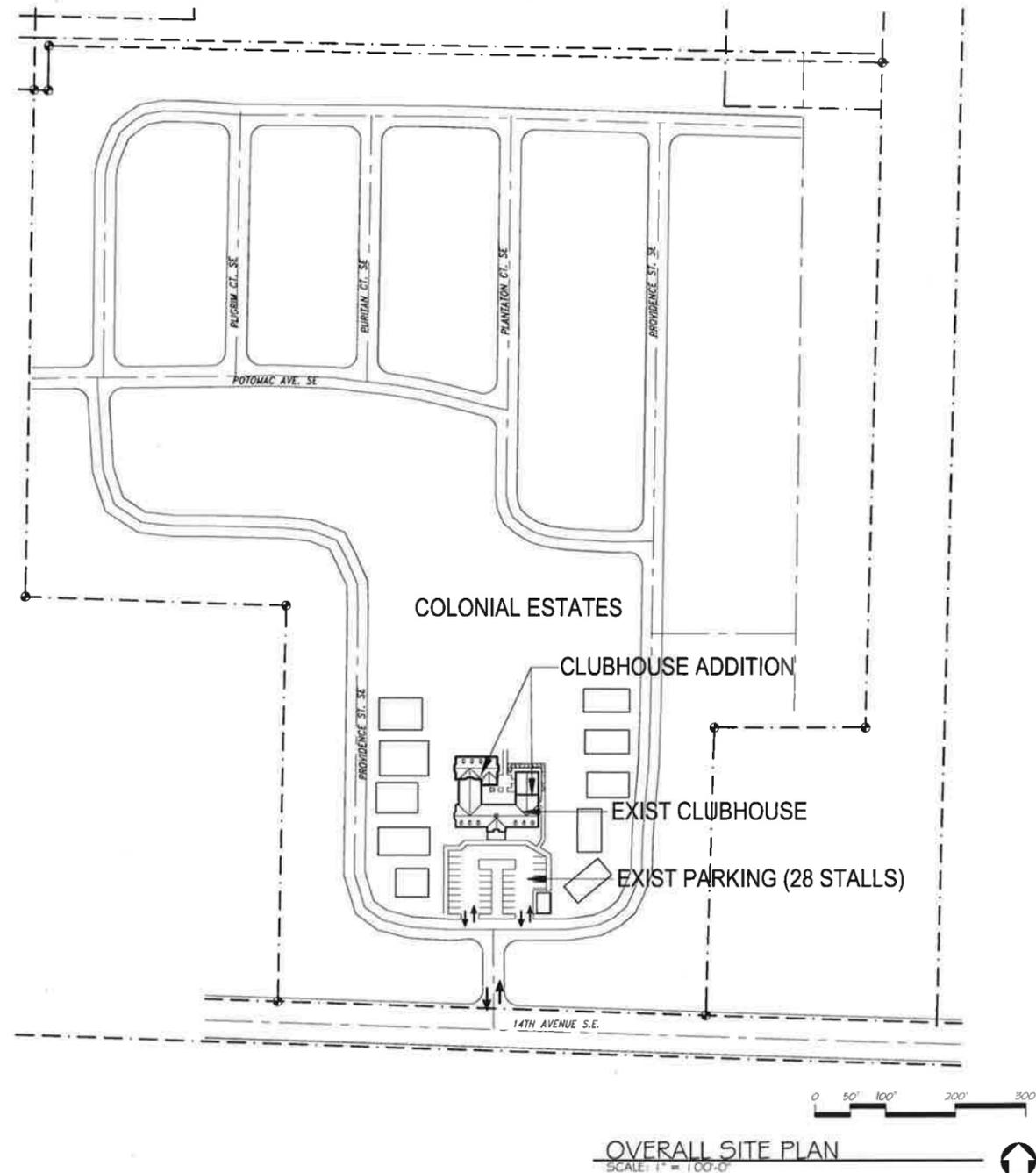


Colonial Estates Clubhouse Addition

3700 14th Avenue SE

Olympia, Washington 98501



PROJECT CONTACTS

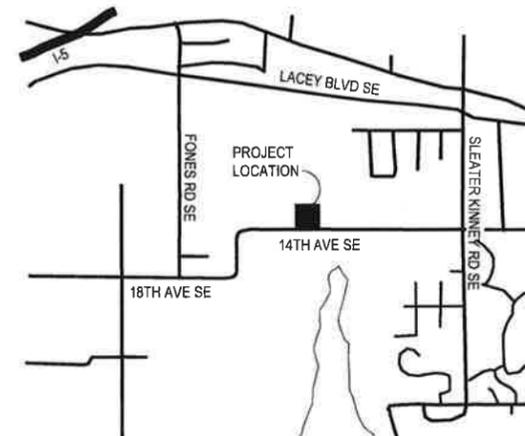
OWNER:	PAIL DETRAY 3801 PACIFIC AVE. SE OLYMPIA, WA 98501	ARCHITECT:	LANCE MUELLER & ASSOCIATES CONTACT: KATHLEEN SCHILB 130 LAKESIDE, SUITE 250 SEATTLE, WA 98122 (206) 325-2553 FAX: (206) 328-0554
DEVELOPER:	THE KIRKBRIDE GROUP CONTACT: FRANK KIRKBRIDE 4405 7TH AVE. SE, SUITE 310 LACEY, WA 98503 (360) 441-6400 FX: (360) 441-	STRUCTURAL ENGINEER:	SHUTLER ENGINEERING CONTACT: JOE SHUTLER 12509 BEL-RED ROAD, 1100 BELLEVUE, WA 98005 (425) 450-4075 FAX: (425) 450-4076

DEFERRED SUBMITTALS

- MANUFACTURER OF ROOF TRUSSES TO PROVIDE SHOP DRAWINGS AND CALCULATIONS STAMPED BY A WASHINGTON STATE REGISTERED ENGINEER FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.
- SUPPLIER FOR 3000 AND 4000 PSI CONCRETE TO PROVIDE MIX DESIGN STAMPED BY A WASHINGTON STATE REGISTERED ENGINEER FOR REVIEW BY STRUCTURAL ENGINEER AND CITY OF OLYMPIA.
- SUBMIT TWO (2) COPIES OF SHOP DRAWINGS AND / OR PRODUCT DATA FOR BUILDING DEPARTMENT REVIEW IN ADDITION TO THOSE COPIES REQUIRED FOR ARCHITECT, STRUCTURAL, OR OWNER REVIEW.
- SUPPLIER OF FIRE ALARM SYSTEM TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS TO ARCHITECT AND CITY OF OLYMPIA. SYSTEM TO BE FULLY ADDRESSABLE.
- MECHANICAL SYSTEM IS DESIGN/BUILD DEFERRED SUBMITTAL UNDER SEPARATE PERMIT. SYSTEM SHALL BE DESIGNED BY A WASHINGTON STATE LICENSED ENGINEER. SYSTEM IS TO CONFORM TO REQUIREMENTS OF WASHINGTON STATE ENERGY CODE AND WASHINGTON STATE VENTILATION & INDOOR AIR QUALITY CODE. MOUNTING HEIGHT OF CONTROLS SHALL COMPLY WITH WAC 1106.3.2 FOR ACCESSIBILITY, AND SHALL BE LOCATED BETWEEN 15" AND 44" FROM FINISH FLOOR.
- ELECTRICAL SYSTEM IS DESIGN/BUILD DEFERRED SUBMITTAL UNDER SEPARATE PERMIT. SYSTEM IS TO CONFORM TO REQUIREMENTS OF STATE ENERGY CODE. SYSTEM SHALL BE DESIGNED BY A WASHINGTON STATE LICENSED ENGINEER. MOUNTING HEIGHT OF CONTROLS AND RECEPTACLES SHALL COMPLY WITH WAC 1106.3.2 FOR ACCESSIBILITY, AND SHALL BE LOCATED BETWEEN 15" AND 44" FROM FINISH FLOOR.

VICINITY MAP

NOT TO SCALE



SCOPE OF WORK

ADDITION TO EXISTING CLUBHOUSE AT COLONIAL ESTATES RETIREMENT COMMUNITY. CLUBHOUSE PROVIDES MEETING, RECREATION, AND EXERCISE FACILITIES TO RESIDENTS OF COLONIAL ESTATES ONLY.

PROJECT DATA

CODES:	2015 I.B.C., CITY OF OLYMPIA ZONING
ZONING:	RM-24
OCCUPANCY:	A-3 (COMMUNITY HALL, RECREATION)
CONSTRUCTION TYPE:	V-B (NON-SRPINKELERED)
ALLOWABLE AREA:	6000 S.F. BASIC A-3 OCCUPANCY 15% ADDITIONAL FOR FRONTAGE SEPARATION 10200 S.F. TOTAL ALLOWABLE
AREAS:	EXISTING CLUBHOUSE 5500 S.F. ADDITION 3944 S.F. NEW BLDG AREA 9444 S.F.
OCCUPANT LOAD:	ASSEMBLY: 4435 S.F. / 15 = 296 EXERCISE: 3173 S.F. / 50 = 64 ACCESSORY: 1236 S.F. / 300 = 4 (MECHANICAL, CIRCULATION, RESTROOMS) TOTAL OCCUPANTS = 363
EXIT WIDTH:	2" PER OCCUPANT x 346 OCCUPANTS TOTAL REQUIRED = 33'
PARKING:	28 STALLS (EXISTING)

CODES

2015 I.B.C. WITH WASHINGTON STATE AMENDMENTS WAC 51-50
2015 INTERNATIONAL RESIDENTIAL CODE w/ WASHINGTON STATE AMENDMENTS WAC 51-51
ICC/ANSI A117.1-2004 ACCESSIBILITY STANDARDS
CITY OF OLYMPIA MUNICIPAL CODE, TITLE 16, LATEST ADOPTED EDITION
2015 INTERNATIONAL MECHANICAL CODE & WAC 51-52
2015 INTERNATIONAL FUEL GAS CODES (IFGC) & WAC 51-52
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL FIRE CODE (IFC) & WAC 51-54A
2015 INTERNATIONAL PLUMBING CODE & WAC 51-56 & 51-57
2015 UNIFORM PLUMBING CODE & WAC 51-56
2015 ENERGY CONSERVATION CODE
2015 WASHINGTON STATE ENERGY CODES, WAC 51-11G AND 51-11R

LEGAL DESCRIPTION V TAX NO.

TAX ASSESSOR NO.: 118 2023 0301
LEGAL DESCRIPTION:
SECTION 20 TOWNSHIP 18 RANGE 1W
QUARTER NW NW & SW NW
PARCEL 1, TR B, BLA-5871 2406/MO4;
PARCELS 2 & 3, BAAP ON THE WEST LINE OF SAID SECTION 20, 543.64 FEET
SOUTH OF THE INTERSECTION OF THE SOUTHERLY LINE OF BN ROW

DRAWING INDEX

PERMIT SET	
ARCHITECTURAL:	A0.0 COVER SHEET / DATA
	A1.1 SITE PLAN
	DEMOLITION PLAN
	A2.1 FLOOR PLANS
	A2.2 ROOF PLAN
	CEILING PLANS
	A2.3 EXERCISE ADDITION PLANS
	A3.1 EXTERIOR ELEVATIONS
	A4.1 SECTIONS
	A4.2 SECTIONS
	A5.1 DOOR & WINDOW SCHEDULES
	DOOR & WINDOW ELEVATIONS
	A5.2 RESTROOM ELEVATIONS
	ROOM FINISH SCHEDULE
	DETAILS
STRUCTURAL:	S-1 GENERAL NOTES
	S-2 FOUNDATION PLAN & DETAILS
	ROOF FRAMING PLAN & DETAILS

17.031	job no.	17.031	date
	drawn	checked	5-9-2017
	scale		
	no.	revision	

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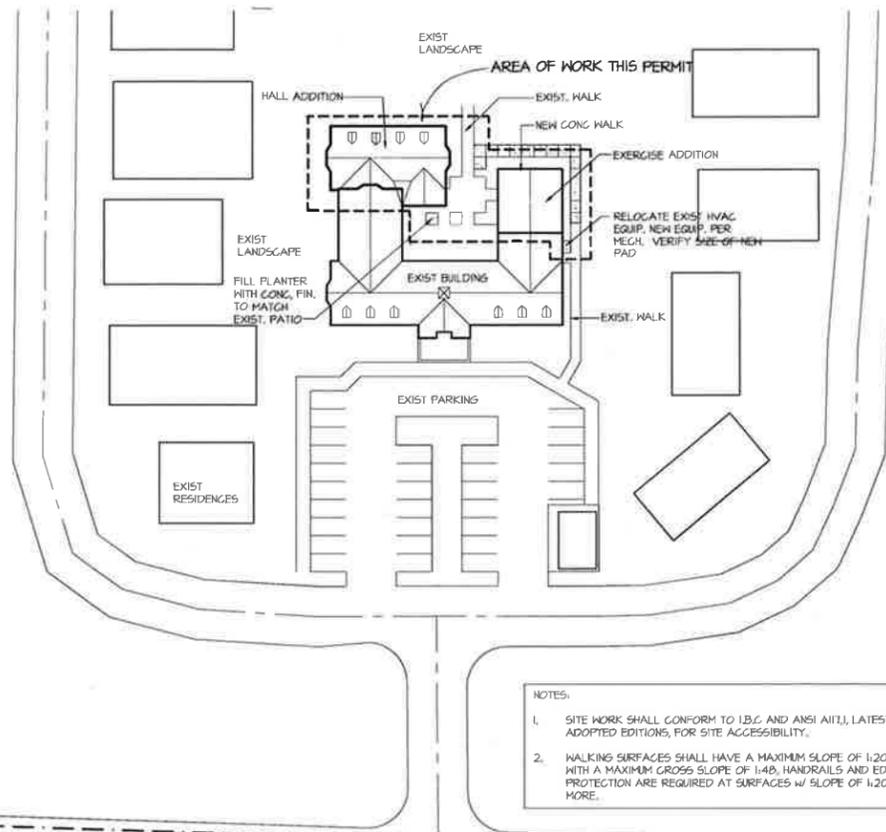
COVERSHEET, PROJECT DATS

LANCE MUELLER & ASSOCIATES

ARCHITECTS

130 LAKESIDE SUITE 250 SEATTLE, WA 98122 (206) 325-2553

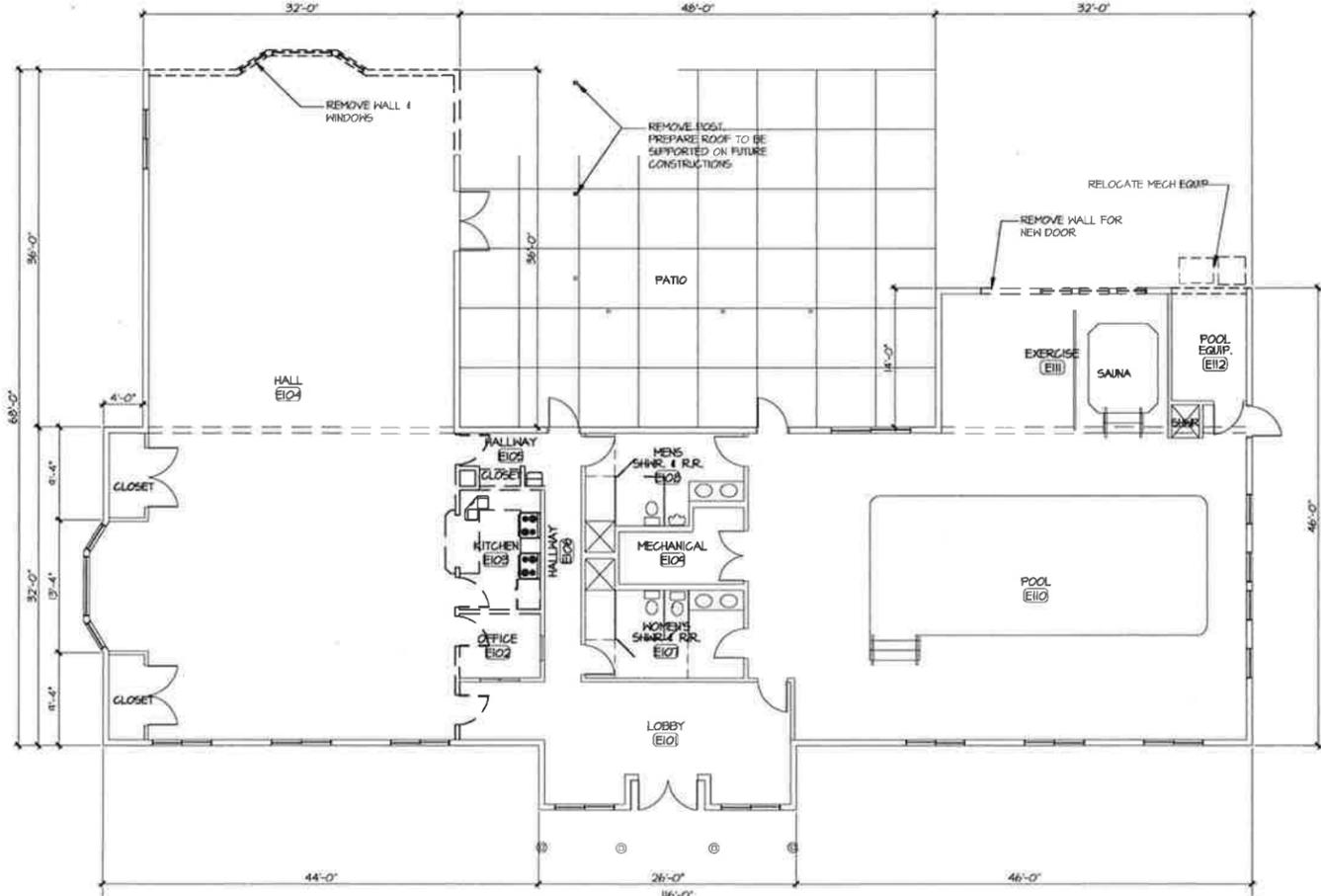
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- NOTES:
1. SITE WORK SHALL CONFORM TO I.B.C. AND ANSI A117.1, LATEST ADOPTED EDITIONS, FOR SITE ACCESSIBILITY.
 2. WALKING SURFACES SHALL HAVE A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE OF 1:48. HANDRAILS AND EDGE PROTECTION ARE REQUIRED AT SURFACES W/ SLOPE OF 1:20 OR MORE.



PARTIAL SITE PLAN
SCALE: 1" = 40'-0"



EXISTING V DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO APPLICABLE CURRENT FEDERAL, STATE AND LOCAL CODES. THE CONTRACTOR IS TO PROVIDE FOR ALL REQUIRED NOTIFICATION OF AND COORDINATION WITH THE CITY AND STATE AGENCIES, AND PROVIDE REQUIRED PERMITS. ALL TESTS AND INSPECTIONS ASSOCIATED WITH OBTAINING APPROVALS TO PROCEED WITH AND COMPLETE THE WORK SHALL BE PAID FOR BY THE CONTRACTOR.
3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY OR REASONABLY INFERRABLE AS BEING NECESSARY FOR THE EXECUTION OF THE WORK. BY SUBMITTING A PROPOSAL, THE CONTRACTOR REPRESENTS THAT THOROUGH EXAMINATION OF THE SITE AND ALL EXISTING CONDITIONS AND LIMITATIONS HAVE BEEN MADE AND THAT THE CONTRACT DOCUMENTS HAVE BEEN EXAMINED IN COMPLETE DETAIL, AND THAT IT IS DETERMINED BEYOND DOUBT THAT THE DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS ARE SUFFICIENT, ADEQUATE AND SATISFACTORY FOR CONSTRUCTION OF THE WORK. WHERE MINOR ADJUSTMENTS TO THE WORK ARE NECESSARY FOR THE PURPOSES OF FABRICATION AND INSTALLATION OF ITEMS, OR RESOLUTIONS OF CONFLICTS BETWEEN ITEMS, WITHIN THE INTENT OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS AT NO ADDED EXPENSE TO THE OWNER. WHERE SUCH MINOR ADJUSTMENTS AFFECT FUNCTIONAL OR AESTHETIC DESIGN OF THE WORK, THEY SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTIONS OF MECHANICAL AND ELECTRICAL SERVICES.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
6. CONTRACTOR SHALL ADHERE TO ALL BUILDING STANDARDS ANY CHANGE TO SAME SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR REVIEW AND APPROVAL.
7. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGE AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION.
8. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR IS NOT TO SCALE OFF DRAWINGS.
9. CONTRACTOR SHALL PROVIDE 16 GAUGE SHEET METAL BACKING IN PARTITIONS FOR ALL WALL MOUNTED FIXTURES AND DEVICES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
10. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INsofar AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
11. EXISTING WORK DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL. AT NO ADDITIONAL COST TO OWNER. ALL REPLACEMENT MATERIAL REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INsofar AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
12. ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICE DISRUPTED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED AND REPLACED UNLESS NOTED OTHERWISE.
13. INSTALLATIONS OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS, OR FLOOR CAVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE. FILL ALL HOLES AND VOIDS IN FLOORS, WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.
14. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARD OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT FOUR (4) COPIES OF COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.
15. CONTRACTOR SHALL PROVIDE FOR ALL WORK REQUIRED TO MAINTAIN COMPLIANCE WITH LOCAL FIRE CODE. PROVIDE FOR ALL REQUIRED SHOP DRAWINGS AND APPROVALS.
16. MECHANICAL AND ELECTRICAL FIXTURES, OUTLETS, ETC. WHEN SHOWN ON THE ARCHITECTURAL DRAWINGS ARE FOR LOCATION INFORMATION ONLY. MECHANICAL AND ELECTRICAL TO BE DESIGNED BY OTHERS. ALL CIRCUITING COORDINATION TO BE BY OTHERS.
17. CONTRACTOR IS TO PROVIDE DRAWINGS FOR ARCHITECT'S APPROVAL SHOWING LOCATIONS OF ALL HVAC THERMOSTATS, GRILLES, AND DIFFUSERS, FIRE AND SMOKE DETECTION DEVICES INCLUDING SPRINKLERS, FIRE EXTINGUISHERS AND HOSE CABINETS ETC.
18. ANY CHANGE IN LIGHT FIXTURE PLACEMENT DUE TO INTERFERENCE OF MECHANICAL OR STRUCTURAL COMPONENTS MUST BE APPROVED BY ARCHITECT.
19. ALL FLOORS SHOULD BE LEVEL AND NOT VARY MORE THAN 1/4" IN 10'-0". THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY CONDITIONS THAT DO NOT MEET THIS STANDARD.
20. FLOOR FINISH TRANSITIONS SHALL OCCUR UNDER DOORS, UNLESS SHOWN OR NOTED OTHERWISE.

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EXIST SITE & BUILDING PLANS

LANDE MUELLER & ASSOCIATES

A R C H I T E C T S • (206) 325-2553
130 LAGESIDE SUITE 250 • SEATTLE, WA 98122

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