null
GENERAL NOTES

1. GENERAL NOTE: Indicated all work小型 projects to the 2009 Commercial Code, Washington State, current version. All work shall be performed in accordance with applicable laws, regulations, codes, and standards, and all work shall be performed in a manner that is safe and in compliance with all applicable laws, regulations, codes, and standards.

2. APPLICABLE CODES: All work shall be performed in accordance with the 2009 Commercial Code, Washington State, current version. All work shall be performed in accordance with all applicable laws, regulations, codes, and standards.

3. SAFETY: All work shall be performed in a safe manner, and all work shall be performed in accordance with all applicable laws, regulations, codes, and standards.

4. PAYMENT: All work shall be performed in accordance with the 2009 Commercial Code, Washington State, current version. All work shall be performed in accordance with all applicable laws, regulations, codes, and standards.

5. INSPECTION: All work shall be performed in accordance with the 2009 Commercial Code, Washington State, current version. All work shall be performed in accordance with all applicable laws, regulations, codes, and standards.

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**Planting Notes**

1. All lawns, areas, and sidewalks shall be amended with 1-2" of compost till to a depth of 6" for lawn areas and 12" for tree and flower beds.
2. All new soil must be placed and existing trees shall be amended with 4" of compost till to a depth of 12" for tree and flower beds.
3. No tilling shall occur within 3' of any tree.
4. See planting invention notes, sheets C10 and C11.

**Plant Schedule**

<table>
<thead>
<tr>
<th>SYM</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QTY</th>
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<tbody>
<tr>
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</tbody>
</table>

**City of Kirkland**

**Juanita Beach Park**

**Bathhouse Replacement**

**Soil and Landscape Plan**

**Legend**

- Limits of Work (Fencing Limits)
- Construction Fence
- Tree and Soil Protection Fencing (OSO)
- Lawn and Amended Soil
- See Note
- Seeded Area (Opt) (Not Amended)
- See Note
- Seeded Lawn Restoration
- 3" Wedge
- Rock Pad for Stormwater Detention
- Existing Irrigation Valve
- Seeding

**SITE OF WASHTON and SC APE ARCHITECTURE**

**Sheet L4.1**

**NOTICE TO Bidders**

**Bid Set 09/30/2019**

**Scale in Feet**

**Please Call 811 3 Working Days Before You Dig**
GENERAL IRRIGATION SEQUENCING
1. Separate all plant and hydrostatic zones that will be irrigated at the same time by using separate controllers.
2. Complete pre-construction testing and documentation of existing irrigation system components within 1 mile of project construction sites for accuracy.
3. Complete pre-construction testing of new irrigation system components within 1 mile of project construction sites for accuracy.
4. Complete pre-construction testing of new irrigation system components within 1 mile of project construction sites for accuracy.
5. Complete pre-construction testing of new irrigation system components within 1 mile of project construction sites for accuracy.

EXISTING IRRIGATION SYSTEM NOTES
1. Test the existing system prior to any construction activities in order to minimize risk of water damage.
2. Complete pre-construction testing and documentation of existing irrigation system components within 1 mile of project construction sites for accuracy.
3. Complete pre-construction testing and documentation of existing irrigation system components within 1 mile of project construction sites for accuracy.
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IRRIGATION PLANNING
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2. Install new irrigation system components within 1 mile of project construction sites for accuracy.
3. Install new irrigation system components within 1 mile of project construction sites for accuracy.
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4. Install new irrigation system components within 1 mile of project construction sites for accuracy.
5. Install new irrigation system components within 1 mile of project construction sites for accuracy.
Figure adapted from JBPB - ARCH SITE-sig change
7_29.dwg received 07/29/2019, and JBB_vBase.dwg received 08/28/2019.
1. Prior to the start of mitigation work, a surveyor will use flagging or stakes to identify in the field the locations of the proposed mitigation areas.

2. Install erosion control Best Management Practices as needed and protect existing native woody vegetation in and adjacent to the planting areas. Earth disturbance should be minimized to the extent possible to avoid damaging existing tree roots in the area.

3. With the assistance of the biologist, any invasive species shall be identified for removal.

4. Remove existing non-native invasive species such as Himalayan blackberry, English ivy, and English holly from the enhancement area using a combination of hand pulling and cutting, depending on size of individuals. English ivy vines growing on trees shall be cut at shoulder height and all roots and stems below the cut and along the ground shall be removed from the site and properly disposed of. Himalayan blackberry roots shall be rooted out. Invasive species should be disposed of where they cannot reestablish in critical areas or buffers. Care shall be taken during invasive species removal to preserve native trees and shrubs.

5. Procure plants and store properly. Plant material will be native to the Pacific Northwest and from plant stock genomes from Western Washington. Biologist shall review plant material and plant layout prior to planting.

6. In the flat, sandy portion of the buffer mitigation area adjacent to the existing volleyball court, four inches of fine compost shall be added and tilled into the upper 12 inches of soil throughout the area. In other buffer mitigation areas, 4 inches of fine compost shall be tilled into the upper 6 inches of soil.

7. Dig circular plant pits; take care to avoid cutting through existing native tree roots. Install plants by hand in the planting areas in natural, random clusters. Backfill with native soil that has been mixed with 3 inches of fine compost. Planting should occur between October 15 and March 1 to take advantage of cool temperatures and precipitation. Mulch the mitigation areas with 6 inches of wood chip mulch to discourage weed establishment.

8. Water plants thoroughly after planting to avoid capillary stress. Watered areas shall be watered with approximately 1 inch of water immediately after planting.

9. Install wire fencing around each plant installation to protect from beaver herbivory. Install wood fencing around buffer mitigation area as shown on plans.

10. Remove construction debris and any other unnatural refuse. Remove BMPs after site is stabilized.

11. Landscaper shall submit copies of the invoices showing planted species and quantities, volumes and classification of mulch, and volumes and classification of compost.

12. Landscaper shall replace all plant mortalities and perform maintenance for one year after installation.
Apply 6-inches of Bark of Wood Chip Mulch. Keep Mulch Away from Plant Stems to Prevent Rot.

Dig Circular Pits with Vertical Sides. Install Plant Level with Native Ground Surface.

Backfill with Native Soil Mixed with 3 Inches of Compost.

- **PLANT TYPICAL**
- **CONTAINER DETAIL (NTS)**
- **PLANTING PIT**
- **CONIFER HUMMOCK DETAIL (NTS)**
- **BEAVER FENCE DETAIL (NTS)**

1. Planting Pit Shall Not be Less Than (2) Times the Width of the Root Ball Dia.
2. Loosen Sides and Bottom of Plant Pit.
3. Remove from Pot & Rough-up Root Ball Before Installing. If Plant is Exceptionally Root-Bound or Contains Circling Roots, Do Not Plant and Return to Nursery for an Acceptable Alternative. If B&B Stock, Remove All Twine, Wire, & Remove Bump from Top 1/3rd of Rootball Prior to Planting.
4. Soak Planting Pit after Planting.

**NATIVE SHRUB BUFFER ENHANCEMENT PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Size/Condition</th>
<th>Spacing</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red-flowering Currant</td>
<td>Ribes sanguineum</td>
<td>2-Gallon Container</td>
<td>5-R.O.C.</td>
<td>78</td>
</tr>
<tr>
<td>Osoberry</td>
<td>Oemleria cerasiformis</td>
<td>2-Gallon Container</td>
<td>5-R.O.C.</td>
<td>55</td>
</tr>
<tr>
<td>Red Elderberry</td>
<td>Sambucus racemosa</td>
<td>2-Gallon Container</td>
<td>5-R.O.C.</td>
<td>70</td>
</tr>
<tr>
<td>Vine Maple</td>
<td>Acer circinatum</td>
<td>3-Gallon Container</td>
<td>5-R.O.C.</td>
<td>50</td>
</tr>
<tr>
<td>Nootka rose</td>
<td>Rosa nutkana</td>
<td>2-Gallon Container</td>
<td>5-R.O.C.</td>
<td>80</td>
</tr>
<tr>
<td><strong>Groundcovers</strong></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
</tr>
<tr>
<td>Sword fern</td>
<td>Polystichum munitum</td>
<td>1-Gallon Container</td>
<td>4-R.O.C.</td>
<td>100</td>
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<tr>
<td>Coastal strawberry</td>
<td>Fragaria chiloensis</td>
<td>4&quot; pot</td>
<td>4-R.O.C.</td>
<td>140</td>
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<tr>
<td>Oregon grape</td>
<td>Mahonia nervosa</td>
<td>1-Gallon Container</td>
<td>4-R.O.C.</td>
<td>100</td>
</tr>
<tr>
<td>Salal</td>
<td>Gaultheria shallon</td>
<td>3-Gallon Container</td>
<td>4-R.O.C.</td>
<td>60</td>
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<tr>
<td>Needling onion</td>
<td>Allium nivinum</td>
<td>4&quot; pot</td>
<td>4-R.O.C.</td>
<td>100</td>
</tr>
</tbody>
</table>

1. Place in random, natural clusters (see Typical). Spacing is cumulative on center (O.C.) spacing.
2. Quantities based on a total planting area of 8,300 square feet.

**NATIVE FOREST BUFFER ENHANCEMENT PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Size/Condition</th>
<th>Spacing</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red-flowering Currant</td>
<td>Ribes sanguineum</td>
<td>1-Gallon Container</td>
<td>4-R.O.C.</td>
<td>74</td>
</tr>
<tr>
<td>Osoberry</td>
<td>Oemleria cerasiformis</td>
<td>1-Gallon Container</td>
<td>4-R.O.C.</td>
<td>74</td>
</tr>
<tr>
<td>Red Elderberry</td>
<td>Sambucus racemosa</td>
<td>1-Gallon Container</td>
<td>4-R.O.C.</td>
<td>74</td>
</tr>
<tr>
<td>Nootka rose</td>
<td>Rosa nutkana</td>
<td>1-Gallon Container</td>
<td>4-R.O.C.</td>
<td>74</td>
</tr>
<tr>
<td>Vine Maple</td>
<td>Acer circinatum</td>
<td>1-Gallon Container</td>
<td>4-R.O.C.</td>
<td>74</td>
</tr>
<tr>
<td><strong>Trees</strong></td>
<td></td>
<td></td>
<td></td>
<td>10-R.O.C.</td>
</tr>
<tr>
<td>Cascara</td>
<td>Rheumus purshiana</td>
<td>1-Gallon Container</td>
<td>10-R.O.C.</td>
<td>30</td>
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<tr>
<td>Douglas Fir</td>
<td>Pseudotsuga menziesii</td>
<td></td>
<td>10-R.O.C.</td>
<td>30</td>
</tr>
</tbody>
</table>

1. Place in random, natural clusters (see Typical). Spacing is cumulative on center (O.C.) spacing.
2. Quantities based on a total planting area of 6,001 square feet.
CONSTRUCTION TYPE INFORMATION (CONTINUED)

FOR UNSEPARATED OCCUPANCIES THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING OR PORTION THEREOF SHALL BE BASED UPON THE MOST RESTRICTIVE OCCUPANCY GROUP UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 508 (IBC SECTION 508.3.2)

BATHHOUSE BUILDING:
- ALLOWABLE STORIES ABOVE GRADE PLANE (PER GROUP U OCCUPANCY) = 1 STORY
- PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE = 1 STORY
- ALLOWABLE AREA FACTOR (PER GROUP U OCCUPANCY) = 5,000 SF
- PROPOSED SF = 5,000 SF

LIFEGUARD BUILDING:
- ALLOWABLE STORIES ABOVE GRADE PLANE (PER GROUP S-1 / B OCCUPANCY) = 2 STORIES
- ALLOWABLE SF = 1,080 SF
- PROPOSED SF = 1,080 SF

NIGHT TIME PROTECTION SYSTEMS (IBC SECTION 9): THE MOST RESTRICTIVE SPECIFICATIONS OF BC CH 9 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA (IBC SECTION 5.13.11)

PORTABLE FIRE EXTINGUISHERS PROVIDED PER IBC SECTION 606.

BATHHOUSE BUILDING:
- AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED.
- FALLS BELOW MINIMUM SF REQUIREMENTS FOR GROUP S-2 OCCUPANCY (IBC SECTION 903.2.10), NO SPECIAL REQUIREMENTS FOR GROUP S-2 OCCUPANCY
- FIRE ALARM AND DETECTION SYSTEMS NOT REQUIRED.
- SPECIAL REQUIREMENTS FOR GROUP S-2 OCCUPANCY

LIFEGUARD BUILDING:
- AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED.
- FALLS BELOW MINIMUM SF REQUIREMENTS FOR GROUP S-2 OCCUPANCY (IBC SECTION 903.2.10), NO SPECIAL REQUIREMENTS FOR GROUP S-2 OCCUPANCY
- FIRE ALARM AND DETECTION SYSTEMS NOT REQUIRED.
- SPECIAL REQUIREMENTS FOR GROUP S-2 OCCUPANCY

MEANS OF EGRESS (IBC CHAPTER 10)

ONE EXIT OR ACCESS DOORWAY REQUIRED FOR EACH SPACE PER IBC TABLE 106.2.1 - LESS THAN 50 OCCUPANTS EXITING FROM ANY SINGLE DOORWAY.

MINIMUM 34" CLEAR EXIT WIDTH FROM ALL HARBORABLE SPACES.

COMMON USE CIRCULATION PATHS LOCATED WITHIN EMPLOYEE WORK AREAS THAT ARE LESS THAN 1,000 SF IN SIZE AND DESIGNATED BY PERMANENTLY INSTALLED PARTITIONS SHALL NOT BE REQUIRED TO BE ACCESSIBLE (IBC 1104.3.1).

INTERIOR ENVIRONMENT (IBC CHAPTER 12)

SPACE HEATING SYSTEMS ARE NOT REQUIRED FOR GROUP S OR U OCCUPANCIES (IBC 1204.1 EXCEPTION 2).

BATHHOUSE BUILDING, NON SEPARATED OCCUPANCIES 5 AND 6 WILL BE A LOW ENERGY BUILDING WITH A SEMI HEATED MECHANICAL CHASE (CHASE 502).

A DECISION FROM THE CITY OF KIRKLAND BUILDING OFFICIAL WILL BE REQUESTED TO ALLOW THE LIFE GUARD BUILDING TO BE 100% ENERGY BUILDING FOR WINTER 2015.

WITH THE EXCEPTION OF RESTROOM 101 AND 103 AND STORAGE AREAS, BOTH BATHHOUSE BUILDING AND LIFEGUARD BUILDINGS WILL BE SEASONAL USE - CLOSED IN WINTER.

SPACE HEATING SYSTEMS ARE NOT REQUIRED FOR GROUP S OR U OCCUPANCIES (IBC 1204.1 EXCEPTION 2).

PLUMBING SYSTEMS (IBC CHAPTER 16)

NUMBER OF PLUMBING FIXTURES AS DIRECTED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT IN KEEPING WITH THE JUANITA BEACH PARK MASTERPLAN.

- SEE M SERIES & P SERIES DRAWINGS IN THIS DRAWING SET FOR MORE INFO.

WASHINGTON ENERGY CODE 2019

### WALL TYPES - CONTINUED

<table>
<thead>
<tr>
<th>NO.</th>
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<th>DESCRIPTION</th>
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</thead>
<tbody>
<tr>
<td>8</td>
<td><img src="image1" alt="Diagram" /></td>
<td>Type 8: Interior GWB. Partition, Single Sided</td>
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<tr>
<td>9</td>
<td><img src="image2" alt="Diagram" /></td>
<td>Type 9: Exterior Architectural Finish Concrete Wall</td>
</tr>
<tr>
<td>10</td>
<td><img src="image3" alt="Diagram" /></td>
<td>Type 10: Interior Glazed CMU Wall - Double Faced</td>
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### WALL TYPES

<table>
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<td>1</td>
<td><img src="image4" alt="Diagram" /></td>
<td>Type 1: Exterior Vertical WG. Siding (WS-1) / Glazed CMU Wall</td>
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<tr>
<td>2</td>
<td><img src="image5" alt="Diagram" /></td>
<td>Type 2: Interior Glazed CMU Wall - Single Faced</td>
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<td>3</td>
<td><img src="image6" alt="Diagram" /></td>
<td>Type 3: Exterior Vertical WD. Siding (WS-1) / CMU Wall W/ C.I. @ CHASE</td>
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<tr>
<td>4</td>
<td><img src="image7" alt="Diagram" /></td>
<td>Type 4: Exterior Vertical WD. Siding (WS-1) / CMU Wall W/ C.J. @ CHASE</td>
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<td>Type 5: CMU Wall W/ C.J. @ CHASE</td>
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<td>6</td>
<td><img src="image9" alt="Diagram" /></td>
<td>Type 6: Exterior Horizontal Siding / Wood Wall</td>
</tr>
<tr>
<td>7</td>
<td><img src="image10" alt="Diagram" /></td>
<td>Type 7: Interior Wood Wall</td>
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### ROOF TYPES

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<thead>
<tr>
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<tbody>
<tr>
<td>RA-1</td>
<td><img src="image11" alt="Diagram" /></td>
<td>Type RA-1: Pre-Finished Metal Roof System</td>
</tr>
<tr>
<td>RA-2</td>
<td><img src="image12" alt="Diagram" /></td>
<td>Type RA-2: Low Slope Single Membrane Roof</td>
</tr>
<tr>
<td>RA-3</td>
<td><img src="image13" alt="Diagram" /></td>
<td>Type RA-3: Exterior Concrete Roof / Fluid Applied Fiber Reinforced Membrane</td>
</tr>
</tbody>
</table>

### NOTES
- **CLT ROOF/WALL STRUCTURE ABOVE WHERE OCCURS:** Refer to sections and structural drawings for more information.
- **INTERIOR GWB. PARTITION, SINGLE SIDED:** Painted, 3/8" GWB. / CLT EXTERIOR FACE OF BLOCK. REFER TO SECTION / INT. ELEV. FOR MORE INFO.
- **INTERIOR GWB. PARTITION, DOUBLE SIDED:** Painted, 3/8" GWB. / CLT EXTERIOR FACE OF BLOCK. REFER TO SECTION / INT. ELEV. FOR MORE INFO.
- **INTERIOR GLAZED CMU WALL - DOUBLE FACED:** Painted, 3/8" Glazed Concrete Masonry Units, Fully Glazed. Glazed Finish To Restroom / Lifeguard Side.
- **INTERIOR WOOD WALL:** CLT ROOF/WALL STRUCTURE ABOVE WHERE OCCURS. REFER TO SECTIONS AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- **INTERIOR ARCHITECTURAL FINISH CONCRETE WALL:** Painted, 3/4" High Density Poly-Isocyanurate Cover Board (R-Value 2.5) Fully Adhered To Fluid Applied Clear Water Repellent Coating All Exposed Surfaces, Typ.
- **INTERIOR PARTITION:** CLT Roof/Wall Structure Above Where Occurs. Refer To Sections And Structural Drawings For More Information.
GENERAL DEMOLITION NOTES


2. Coordinate W/ Civil, Landscape, Mitigation Plans, and Electrical Drawings for Additional Demolition and Protection Requirements.

3. For Additional General Notes, Legends and Schedules, Reference AD L.

SITE DEMOLITION KEYED NOTES

DEMOLISH (E) PLAY AREA AND CURB. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) PATH. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) BATHHOUSE STRUCTURE IN ITS ENTIRETY. Note Special Requirements Identified in Landscape Drawings. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) TRELLIS. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) BRIDGE. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) HARDSCAPE ASSOCIATED W/ (E) BATHHOUSE STRUCTURE TO BE DEMOLISHED. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) PICNIC TABLE AND CONC. BASE. Coord. W/ Civil / Landscape Drawings.

(E) PATHWAY TO REMAIN, PROTECT DURING CONSTRUCTION.

DEMOLISH (E) TREE AND PLANTINGS - Coord. W/ Civil / Landscape Drawings.

REMOVE (E) PLAY EQUIPMENT, FURNISH TO OWNER, Coord. W/ Owner Prior to Removal.

DEMOLISH (E) PARK BENCH. Coord. W/ Civil / Landscape Drawings.

(E) PICNIC TABLE AND CONC. BASE TO REMAIN, PROTECT DURING CONSTRUCTION.

CONSTRUCTION FENCING / AREA OF WORK - Coord. W/ Civil / Landscape Drawings.

PARK BENCH TO REMAIN, PROTECT DURING CONSTRUCTION.

(DE) LAKE FRONT PROMENADE TO REMAIN OPERATIONAL. Required Temporary Shut Down Required to Complete.

DEMOLISH (E) HARDSCAPE ASSOCIATED W/ BATHHOUSE.

DEMOLISH (E) TREE TO REMAIN - PROTECT DURING DEMOLITION / LANDSCAPE DRAWINGS.

DEMOLISH (E) TRELLIS, Coord. W/ Civil / Landscape Drawings.

COORD. W/ CIVIL / LANDSCAPE DRAWINGS.

DEMOLISH (E) PATHWAY TO REMAIN, PROTECT DURING CONSTRUCTION.

DEMOLISH (E) TRASH COMPACTOR. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) PLAY AREA AND CONCRETE BASEMENT. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) TREE AND PLANTINGS. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) LAKE FRONT PROMENADE. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) TREE TO REMAIN - PROTECT DURING DEMOLITION / LANDSCAPE DRAWINGS.

DEMOLISH (E) BATHHOUSE STRUCTURE IN ITS ENTIRETY. Note Special Requirements Identified in Landscape Drawings. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) PAVEMENT. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) HARDSCAPE ASSOCIATED W/ BATHHOUSE STRUCTURE TO BE DEMOLISHED. Coord. W/ Civil / Landscape Drawings.

DEMOLISH (E) PICNIC TABLE AND CONC. BASE. Coord. W/ Civil / Landscape Drawings.

(E) PATHWAY TO REMAIN, PROTECT DURING CONSTRUCTION.

DEMOLISH (E) Hardwoods. Coord. W/ Civil / Landscape Drawings.

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ARCHITECTURAL FOUNDATION / PAVING REFERENCE PLAN

1. ARCHITECTURAL FOUNDATION / PAVING REFERENCE PLAN

- **General Notes:**
  1. Plan shows architectural requirements.
  2. Refer to structural, mechanical, electrical, plumbing, and civil drawings for requirements of other disciplines.
  3. Coordinate plan with other disciplines.

- **Utility Covers:**
  - Per Civil, center on paving pattern, typ.
  - Per Civil, in landscape, see details.

- **Concrete Slab:**
  - Typical.

- **Steel Foundation:**
  - 8" thick steel foundation, extend to 8" above grade.

- **Utilities:**
  - River Rock Ring, see civil/landscape dwgs for more info.
  - River Rock Pocket Area, SFL, canopy wall, see details.

- **Connection to Storm Drain:**
  - At each D.S., see civil, coord.

- **Detail:**
  - Foundation below see detail.

- **Scale:**
  - 3/16" = 1'-0"
CALL BEFORE YOU DIG: 1-800-424-5555

PATANO STUDIO ARCHITECTURE
603 STEWART ST. SUITE 500
SEATTLE, WA 98101

JUANITA BEACH PARK
BATHHOUSE REPLACEMENT
ENLARGED SECTION

SCALE: 3/8" = 1'-0"

NOTE: FOR CALL OUTS IN COMMON SEE A4.1

3 X 8 WO TRELIS, SEE RCP FOR MORE INFO.

TYP. MTL. ROOF ASSEMBLY (RA-1)
TYP. LOW SLOPE ROOF ASSEMBLY (RA-2)

SEEN INT. ELEVATIONS FOR INT. FINISHES, TYP.

NOTE FOR CALL OUTS IN COMMON SEE A4.1

TDH/STL. TRELLIS

SEE ELEVATIONS, SECTIONS, DETAILS FOR MORE INFO.

WALL SCUPPER

BL I NG GUARD

STORAGE

RENTALS

UNDISTURBED SOIL

PATANO STUDIO ARCHITECTURE
603 STEWART ST. SUITE 500
SEATTLE, WA 98101

09/30/2019

09/30/2019

ENLARGED SECTION
CALL BEFORE YOU DIG: 1-800-424-5555

WOMEN'S R.R.

STL. CANOPY, TYP.

VERTICAL WD. SIDING

CLT END WALL

VENTILATION OPENING, TYP. @ EA. SIDE

WD. SCREEN, TYP.

SCREEN WALL BASE, TYP.

8'-8" T.O. CMU

17'-5" T.O. CLT RIDGE

CONT. PRE-FIN. MTL RIDGE

TYP. MTL. ROOF ASSEMBLY (RA-1):
PRE-FINISHED METAL ROOF
WEATHER RESISTIVE BARRIER
CLT ROOF PER STRUCT.

SEE INT. ELEVATIONS FOR INT.
FINISHES, TYP.

WD. SCREEN, TYP.

SLIDING DOOR BEYOND, SEE SCHED.

8'-8" T.O. SLAB

UNDISTURBED SOIL

TYP. MTL. ROOF ASSEMBLY (RA-1):
PRE-FINISHED METAL ROOF
WEATHER RESISTIVE BARRIER
CLT ROOF PER STRUCT.

SEE INT. ELEVATIONS FOR INT.
FINISHES, TYP.

WD. SCREEN, TYP.

SLIDING DOOR BEYOND, SEE SCHED.

8'-8" T.O. SLAB

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SEE INT. ELEVATIONS FOR INT.
FINISHES, TYP.

WD. SCREEN, TYP.

SLIDING DOOR BEYOND, SEE SCHED.

8'-8" T.O. SLAB

UNDISTURBED SOIL

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PATANO STUDIO ARCHITECTURE
603 STEWART ST. SUITE 500
SEATTLE, WA 98101

BID SET 09/30/2019

JUANITA BEACH PARK
BATHHOUSE REPLACEMENT
ENLARGED SECTION

SCALE: 3/8" = 1'-0"

ENLARGED SECTION

1

RIDGE LINE NOT SHOWN THIS SECTION

WATER HEATER ON RAISED RACK
SEE PLUMBING DRAWINGS

SEE INT. ELEVATIONS FOR FINISH INFO., TYP.

TYP. MTL. ROOF ASSEMBLY (RA-1)

CONT. FOUNDATION DRAIN/ GRAVEL FILL - COORD. W/ CIVIL

UNDISTURBED SOIL

EXT. PAVING, SLOPED TO DRAIN,
SEE CIVIL DRAWINGS

LAT. WATER HEATER ON RAISED RACK
SEE PLUMBING DRAWINGS

LOCKER RM

110

LIFEGUARD

111

SEE INT. ELEVATIONS FOR FINISH INFO., TYP.
CALL BEFORE YOU DIG: 1-800-424-5555

JUANITA BEACH PARK
BATHHOUSE REPLACEMENT
ENLARGED SECTION

STL. PLT. CANOPY, SEE
ELEVATIONS, SECTIONS,
DETAILS FOR MORE INFO.

VERTICAL WD. SIDING BEYOND (WS-1)

SLIDING DOOR / TRACK - SEE
DOOR SCHEDULE

PRE-FINISHED MTL.
ROOF BEYOND

CONT. PRE-FINISHED
RIDGE CAP

SEE INT. ELEVATIONS FOR FIN. INFO., TYP.

TYP. LOW SLOPE ROOF ASSEMBLY (RA-2)
SINGLE MEMBRANE ROOFING O/
TYP. BASE @ FRAME WALL

TYP. RIDGE CAP

SINGLE MEMBRANE ROOFING O/
3/4" PLYWD. O/
JOIST FRAMING PER STRUCT.

TYP. LOW SLOPE ROOF ASSEMBLY (RA-2)
SINGLE MEMBRANE ROOFING O/
TYP. BASE @ FRAME WALL

TYP. RIDGE CAP

SINGLE MEMBRANE ROOFING O/
3/4" PLYWD. O/
JOIST FRAMING PER STRUCT.

TYP. LOW SLOPE ROOF ASSEMBLY (RA-2)
SINGLE MEMBRANE ROOFING O/
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TYP. RIDGE CAP

SINGLE MEMBRANE ROOFING O/
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SINGLE MEMBRANE ROOFING O/
3/4" PLYWD. O/
JOIST FRAMING PER STRUCT.
CALL BEFORE YOU DIG: 1-800-424-5555

REFLECTED CEILING PLAN

WALL MOUNTED
LIGHTING, TYP., SEE
NOTE THIS SHEET

STL. CANOPY, TYP.,
SEE DETAIL FOR
MORE INFO.

OVERHEAD COILING
DOOR HOUSING, TYP.,
OFF (2)

DASHED LINE
INDICATES STIFFENER
TYP., SEE DETAILS FOR
MORE INFO.

FILE: 8425
CHRISTOPHER K. PATANO
ARCHITECT
REGISTERED
STATE OF WASHINGTON
4/27/2018

BID SET 09/30/2019

BID SET 09/30/2019
CONC. FOUNDATION

12 TYPICAL WALL BASE

PNTD. PLYWD., SEE

PARAPET DETAIL

8

1 1/2" = 1'-0"

EAVE DETAIL

5

3" = 1'-0"

EAVE DETAIL

6

1 1/2" = 1'-0"

EAVE DETAIL

7

1 1/2" = 1'-0"

EAVE DETAIL

8

1 1/2" = 1'-0"

EAVE DETAIL

9

3" = 1'-0"

TYPICAL WALL BASE

10

1 1/2" = 1'-0"

TYPICAL WALL BASE

11

1 1/2" = 1'-0"

TYPICAL WALL BASE

12

1 1/2" = 1'-0"
3" = 1'-0"

9 TYP. HANDRAIL POST MOUNTING

2'-0" MIN

FABRICATED STL. HANDRAIL

1" (1.36" O.D.) SCHEDULE 40 STL. PIPE.

CONC. SITE STAIR PER CIVIL / LANDSCAPE

CORE DRILL CONC. / GROUT, TYP.

CONC. SITE STAIR PER CIVIL / LANDSCAPE DWGS.

FOR MORE INFO.

1 FABRICATED STL. HANDRAIL SITE STAIR PER CIVIL / LANDSCAPE SITE WALL BYD.

A9.10

PATANO STUDIO ARCHITECTURE
603 STEWART ST. SUITE 500 SEATTLE, WA 98101

BID SET 09/30/2019

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
JUANITA BEACH PARK
BATHHOUSE REPLACEMENT
EXTERIOR DETAILS

A9.10
FOUNDATION PLAN - NORTH BUILDING

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

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE Verified by the Contractor with the Architectural, Mechanical, Electrical, and Landscape Drawings Before Construction begins. Any discrepancies shall be brought to the attention of the Architect and Engineer immediately.

2. The Structural Engineer shall review the Foundation Plan before construction to ensure compliance with the Building Code and shall inspect the foundation before the Foundation Placement is verified by the Building Inspector.

3. FOR STRUCTURAL, GENERAL NOTES AND ABREVIATIONS SEE SHEETS 505E AND 505J.

4. FOR TYPICAL CONCRETE FOUNDATION DETAILS SEE SHEETS 505E AND 505J.

5. SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE PLACED WITH 4" X 8" BARS, ALLOYED WIRE, OR SEPARATE ARCHITECTURAL DETAILS AND MATERIALS. SEE ADDITIONAL INFORMATION REGARDING SLAB-ON-GRADE WIND BARRIER AND ELEVATIONS, ETC.

6. FOR SLAB-ON-GRADE JOISTS, SEE DETAIL, XXX.

7. FOR SLAB STOPS, SLOPES AND FLOOR DRAGS SEE ARCHITECTURAL DRAWINGS.

8. PROJECT TOP OF SLAB (T.O.S.) ELEVATION IS 0'-0" SEE ARCHITECTURAL DRAWINGS FOR ABSOLUTE T.O.S. ELEVATION. TYPICAL TOP OF WINDER FOOTING ELEVATION = 0'-0" TYPICAL TOP OF EXTERIOR FOOTING ELEVATION = 4'-0".

9. TYPICAL CONCRETE STAIRS, RAMP AND DETAILS ARE TO BE PROVIDED AND COORDINATED WITH THE ARCHITECT, MECHANICAL, AND ELECTRICAL ENGINEERS.

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Roof Framing Plan - North Building

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

Roof Framing Notes:
1. All dimensions and elevations on the structural plans are for general information only and shall be verified by the contractor and the Architectural Engineer before construction begins. Any discrepancies shall be brought to the attention of the Architect and Engineer immediately.
2. See sheets 34, 41, and 50 for general structural notes and abbreviations. See sheets 42, 51, and 50 for typical roof details.
4. Nail the APA-15 rated roof sheathing to framing with 8d nails every 32" (101 mm) at 6" (152 mm) at all panels, panels and OS sheathing at 12" (305 mm). See framing plan for blocking between roof joist at supports. Provide an 8d CL24 at every member to top plate.
5. See details for typical cornices.
6. All roof sheathing not designated in plan shall be and OS sheathing for exterior bearing walls.
7. Typical finish roof framing consists of SIPs only. Attach SIPs to 2x6 sheathing.

Legend:
- Indicates framing direction
- Indicates exterior of framing
- Indicates roof bearing
- Wall or shear wall below
- Indicates beam member, see plan note 7

CALL BEFORE YOU DIG: 1-800-424-5555

City of Kirkland Public Works Department
Juanita Beach Park Bathhouse Replacement
Roof Framing Plan
### EXHAUST FANS

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<thead>
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<th>PART</th>
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<th>EQ-2</th>
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### GRILLES, REGISTERS & DIFFUSERS

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**NOTES:**
1. **EXHAUST FANS:**
   - Provide with surface mount can and wall with line voltage thermostat.
   - Set thermostat to keep MTU on isolated pad.

2. **GRILLES, REGISTERS & DIFFUSERS:**
   - Provide with door bridle styles that are compatible with adjacent ceiling systems. Refer to arch docs.
   - Provide with door bridle styles that provide a room absorption of 10% (sound power levels measured at a distance of 10 ft. maximum.
   - Provide duct connection size equal to neck size unless noted on plans.
## Plumbing Fixture Connections

<table>
<thead>
<tr>
<th>Item</th>
<th>Riser Valve</th>
<th>O.K. Valve</th>
<th>O.K. Flush Valve</th>
<th>P.O. Valve</th>
<th>P.O. Flush Valve</th>
<th>Wall Hanger</th>
<th>Riser Hanger</th>
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<th>Insulation</th>
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<td>1 1/2</td>
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<td>Hot Water In</td>
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NOTES:
1. All hangers require anchors or anchors for wall height.
2. Finish with chrome finishes, see arch for wall height.
3. Provide with 1-1/2"-diameter flexible water supply piping in all walls.
4. Mount fixture 30" apart.
5. Provide with 1-1/2"-diameter flexible water supply piping in all walls.
6. Route piping through chase.
7. Minimum fill.

## Floor Drains

<table>
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<th>Item</th>
<th>Riser Valve</th>
<th>O.K. Valve</th>
<th>O.K. Flush Valve</th>
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NOTES:

## Water Heaters: Electric

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NOTES:
1. Recipient capacity at 60°F temperature pipe.
2. Refer to insulation detail 3 on sheet P21.
3. Refer to insulation detail 7 on sheet P22.

## Plumbing Pipe Insulation

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<th>O.K. Hanger</th>
<th>P.O. Hanger</th>
<th>Insulation</th>
<th>Legs</th>
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NOTES:
1. Recipient capacity at 60°F temperature pipe.
2. Refer to insulation detail 3 on sheet P21.
3. Refer to insulation detail 7 on sheet P22.
KEY NOTES:
1. s/f up.
2. s/f up.
3. s/f up to p/n.
4. s/f up to p/n.
5. s/f up.
6. s/f up.
7. s/f up to p/n.
8. s/f up to p/n.
9. SCHEDULE 40 STEEL SLIDE AT FOUNDATION.
10. s/f up to p/n.
11. s/f up.
12. SEE E.E. STUDY PLAN FOR CONTINUATION.
13. s/f up to p/n.
14. s/f up.

BATHHOUSE - PLUMBING FOUNDATION PLAN

CALL BEFORE YOU DIG: 1-800-424-5555
A NORTH BUILDING: DRAIN, WASTE & VENT PLUMBING PLAN

KEY NOTES:
1. 10' V DOWM.
2. 2' V DOWN.
3. 4' W DOWN.
4. 2' W DOWN.
5. 3' UP TROUGH ROOF

PLAN NOTES:
1. FOR FIRE HOSES REFER TO PLUMBING HOSES ON SHEET F16.
2. NOTE THAT PIPING IS LOCATED IN CANAL 102.
3. WITH THE EXCEPTION OF PIPE-WORK HOSES SHALL BE INSTALLED FULLY DOUBLE HANGING AS HIGH AS POSSIBLE.

CALL BEFORE YOU DIG: 1-800-424-5555
CALL BEFORE YOU DIG: 1-800-424-5555

KEY NOTES:
① 1/8" = 1'-0"

PLAN NOTES:
1. For pipe sizes refer to plumbing plan on SHEET P3.1.

PLAN DATE: 1/4" = 1'-0"
CALL BEFORE YOU DIG: 1-800-424-5555

KEY NOTES:
1. TRAP FANGER VALVE

PLAN NOTES:
1. FOR Pipe SIZES REFER TO PLUMBING SHEET ON SHEET P.11.
2. NOTE THAT PLUMBING PIPING LOCATED IN CAMEE 102 WITH THE EXCEPTION OF MARKED-APPENDING SHALL BE INSTALLED FROM THE CEILING AS THAT TO CREATE AS POSSIBLE

BID SET 09/30/2019
KEY NOTES:
1. WATER LINE TO SHOWERS TO BE ROUTED WITHIN THE RESTROOM SPACE BETWEEN THE DOOR AND THE ROOM CLUSTERING.
2. TRAP PIERCE VALVE
3. ACCESS TO BE PROVIDED WITH CABINET TO WATER LINE HOOK AND RELATED VALVES AND APPARATUS.

PLAN NOTES:
1. FOR FURTHER REFERENCES REFER TO PLUMBING PLAN ON SHEET P.2.
KEY NOTES:
1. O24 PLUMBING REVISION DESCRIPTION, REFER TO DETAIL 1 ON SHEET P.2.

CALL BEFORE YOU DIG: 1-800-424-5555

336 NW 50th Street, Seattle, WA 98107
Phone: 206.235.6002
rainbowconsulting-me.com

BATHHOUSE - PLUMBING ROOF PLAN

1/8" = 1'-0"

BID SET 09/30/2019

BATHHOUSE - PLUMBING ROOF PLAN

1/8" = 1'-0"

BID SET 09/30/2019

BATHHOUSE - PLUMBING ROOF PLAN

1/8" = 1'-0"
### ELECTRICAL SYMBOLS

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<td>R</td>
<td>Receptacle</td>
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### SPECIAL SYSTEMS

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### ELECTRICAL RISER

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### ELECTRICAL ABBREVIATIONS

- CPK 0119 100
- JUANITA BEACH PARK
- BATHHOUSE REPLACEMENT
- www.coffman.com
- 1101 2nd Avenue, Suite 400
- Seattle, WA 98101

---

### DEVICE MOUNTING HEIGHTS

- **100**
- **120**
- **135**

---

### DRAWING INDEX

- **COVER SHEET**

---

### CITY OF KIRKLAND

- **PUBLIC WORKS DEPARTMENT**
- **CITY OF KIRKLAND**
- **JUANITA BEACH PARK**
- **BATHHOUSE REPLACEMENT**
- **E0.1**
## General Notes

1. All luminaire schedules in this document supersede the “LUMINAIRE SCHEDULE” attachment of the contract documents. All luminaire schedules are subject to change and may be updated at any time.

## Special Requirements for All LED Luminaires

1. Luminaires shall be designed to minimize glare and visual discomfort.

## Substitutions

1. No substitutions shall be allowed.

---

### Lighting Control Panel: LCP 1

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### Notes

- All substitutions must be made in accordance with the contract documents.
- All luminaire schedules are subject to change and may be updated at any time.
- Luminaires shall be designed to minimize glare and visual discomfort.
- No substitutions shall be allowed.
### Lighting Summary

| LTG-SUM |
| --- | --- | --- | --- | --- |
| **Project Name:** | JUANITA BEACH PARK BATHHOUSE REPLACEMENT | **Project Location:** | NREC | **Deadline:** |

#### Project Scope

- Exterior Lighting
- Directional Lighting
- No Lighting Bases
- No Lighting Fixtures
- No Lighting Fixtures
- No Lighting Fixtures

#### Interior Lighting System

- New LED Lighting
- New Lighting Bases
- New Lighting Fixtures
- New Lighting Fixtures
- New Lighting Fixtures

#### Interior Lighting Power Allowance Method

- **Method:** Lighting power is calculated based on the power factor of each fixture and the expected operating hours. The total power is then allocated based on the number of fixtures and the expected use.

#### Interior Lighting Controls

- **Type:** dimming
- **Energy:** 0.10 W
- **Load:** 0.10 W
- **Performance:** 0.10 W

#### Dwelling Unit Interior Lighting

- **Switches:** 0.10
- **Walls:** 0.10
- **Floors:** 0.10
- **Ceilings:** 0.10

#### Exterior Lighting System

- **New LED Lighting:**
- **New Lighting Bases:**
- **New Lighting Fixtures:**

#### Building Additions

- **New LED Lighting:**
- **New Lighting Bases:**
- **New Lighting Fixtures:**

### Change of Scope

- **Lighting:** Changes in lighting systems due to changes in the project scope.
- **Electrical:** Changes in electrical systems due to changes in the project scope.
- **Interior:** Changes in interior systems due to changes in the project scope.
- **Exterior:** Changes in exterior systems due to changes in the project scope.

### Interior Lighting - Space-By-Space Method

#### Proposed Lighting Schedule

<table>
<thead>
<tr>
<th>Room</th>
<th>Lamp Type</th>
<th>Power Factor</th>
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</table>

### Maintenance Required Lighting Schedule

- **Lighting:** Lighting systems need regular maintenance to ensure proper operation.
- **Electrical:** Electrical systems need regular maintenance to ensure proper operation.
- **Interior:** Interior systems need regular maintenance to ensure proper operation.
- **Exterior:** Exterior systems need regular maintenance to ensure proper operation.

### Lighting Summary, cont.

#### Lighting Summary, cont.

- **Total Lighting:**
- **Total Electrical:**
- **Total Interior:**
- **Total Exterior:**

### Interior Lighting - Space-By-Space Method

#### Proposed Lighting Schedule

<table>
<thead>
<tr>
<th>Room</th>
<th>Lamp Type</th>
<th>Power Factor</th>
<th>Power</th>
<th>Hours</th>
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### Maintenance Required Lighting Schedule

- **Lighting:** Lighting systems need regular maintenance to ensure proper operation.
- **Electrical:** Electrical systems need regular maintenance to ensure proper operation.
- **Interior:** Interior systems need regular maintenance to ensure proper operation.
- **Exterior:** Exterior systems need regular maintenance to ensure proper operation.
EXISTING WETLAND SEE PROJECT MITIGATION PLANS

SITE PLAN - NEW

FLAG NOTES

CALL BEFORE YOU DIG: 1-800-424-5555

10/1/2019

E1.2

CPK 0119 100

JUANITA BEACH PARK

BATHHOUSE REPLACEMENT

SITE PLAN - NEW

www.coffman.com

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1101 2nd Avenue, Suite 400
Seattle, WA 98101

BID SET 09/30/2019

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CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT

PATANO STUDIO ARCHITECTURE

COFFMAN ENGINEERS

CITY OF KIRKLAND
BATHHOUSE REPLACEMENT
SITE PLAN - NEW

E1.2
TYPICAL PAVILLION LIGHTING AND POWER PLAN

GENERAL NOTES
1. TYPICAL PAVILLION LIGHTING AND POWER PLAN
2. COORDINATES AND SCALES ARE BASED ON
   NORTH AS REFERENCE POINT
CALL BEFORE YOU DIG: 1-800-424-5555

ONE-LINE DIAGRAM - DEMO

PANEL DESIGNATION

GENERAL NOTES

9/24/2019

E5.1

CPK 0119 100

JUANITA BEACH PARK

BATHHOUSE REPLACEMENT

ONE-LINE DIAGRAM

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