RIOTGAMES

Riot Games Seattle - Exterior Upgrades

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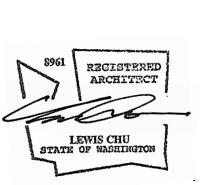
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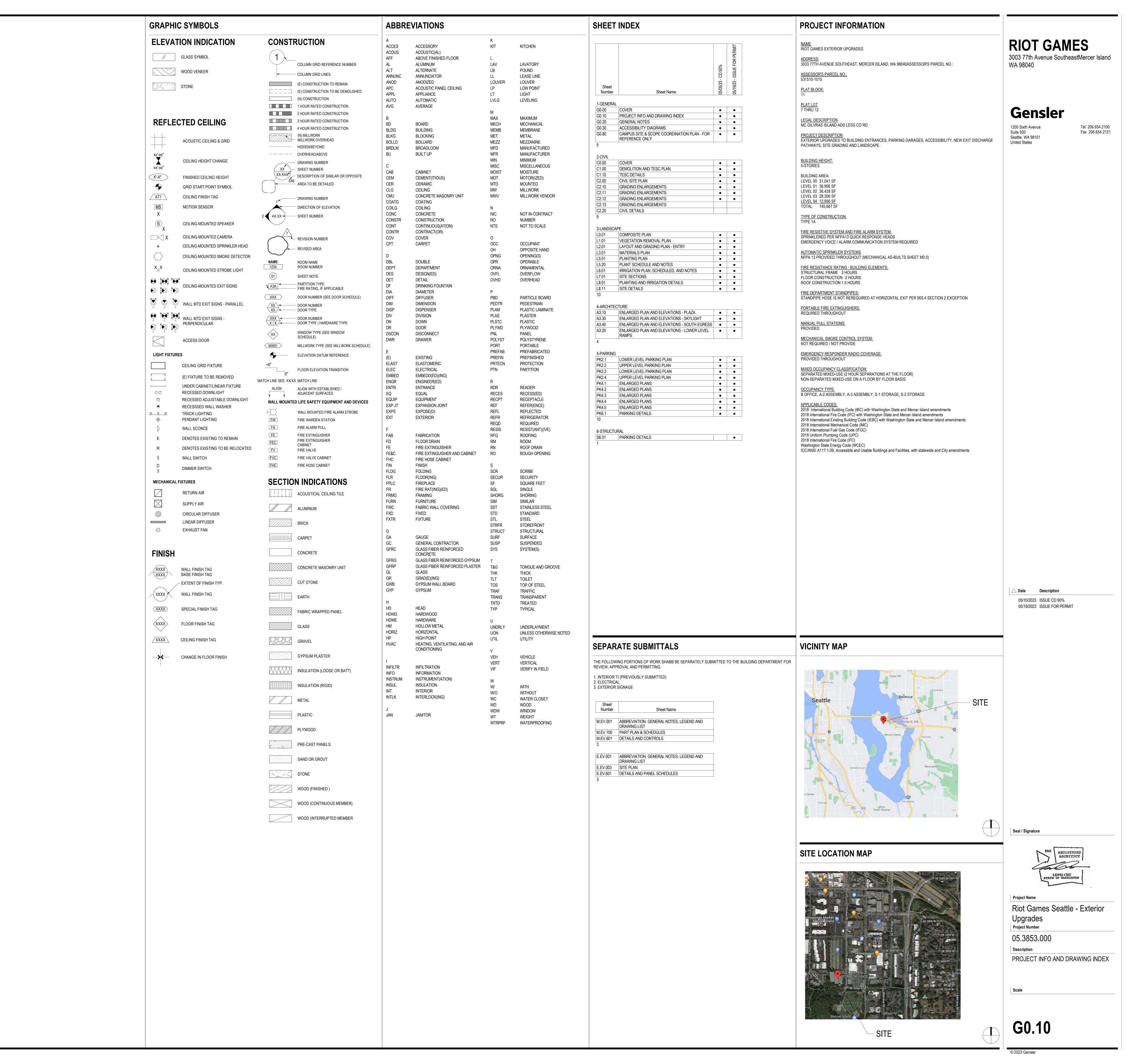
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FIRE PROTECTON NOTES

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A10BC WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR. 2018 IBC
- PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS. WHERE SHOWN ON DRAWINGS. AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
- PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES. 2018 IBC 1008.2.1
- MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS. 2018 IBC 1020.2.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES. 2018 IBC 1010.1.9.
- DOORS OPENING INTO REQUIRED RATED, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A RATING AS REQUIRED, AND SHALL BE SELF-CLOSING. 2018
- FIRE RATED DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED. 2018 IBC 716.2.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA. 2018 IBC 1010.1.2.1.
- INTERIOR WALL & CEILING FINISHES SHALL BE CLASSIFIED INTO THE FOLLOWING CATEGORIES (PER 2018
- 9A CLASS A: FLAME SPREAD INDEX 0-25 & SMOKE DEVELOPED INDEX 0-450,
- 9C CLASS C: FLAME SPREAD INDEX 76-200 & SMOKE DEVELOPED INDEX 0-450

9B CLASS B: FLAME SPREAD INDEX 26-75 & SMOKE DEVELOPED INDEX 0-450, AND

- 10 COMBUSTIBLE DECORATIVE MATERIALS OTHER THAN VEGETATION (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL COMPLY WITH 2018 IBC 806.
- PROVIDE FIRE DAMPERS, DOORS, OR FIRE/SMOKE DAMPERS AS REQUIRED WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS, COMPLY WITH 2018 IBC SECTION 714 & 717. SEE ALSO MECHANICAL DRAWINGS.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS. FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH SEATTLE FIRE CODE REGULATIONS. 2018 IBC 414 & 415.
- 3 WOOD BLOCKING, WHERE PERMITTED, SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE
- REQUIREMENTS. 2018 IBC 603. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/

LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE

- OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION. 15 LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES AS REQUIRED PER 2009 ICC A117.1, ABOVE THE LEVEL OF THE FLOOR. WORKING PLATFORM, GROUND SURFACE OR SIDEWALK. COORDINATE ALL
- LOCATIONS IN FIELD PRIOR TO INSTALLATION. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED
- FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE. 2018 IBC 907.5. 2009 ICC A117.1 702. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN

APPROVAL PRIOR TO INSTALLATION. COORDINATE INSTALLATION AND RELOCATION OF SPRINKLER HEADS

AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION. 2018 IBC 903.4.

WITH REFLECTED CEILING PLAN.

- 9 PROVIDE EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPT LOCK BOX (AT STAIRWELL AND EXTERIOR EGRESS DOORS) AND ADDRESS POSTING LOCATIONS TO BE VERIFIED IN FIELD BY FIRE
- 0 THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS. OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (APPLIED AT LATCH SIDE OF DOOR). FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE.
- EXIT SIGNS, INTERNAL OR EXTERNAL SHALL BE ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON SITE GENERATOR SET TO ENSURE CONTINUED ILLUMINATION FOR AT LEAST 1.5 HOURS IN CASE OF PRIMARY POWER LOSS.
- PROVIDE AUDIO / VISUAL CUT OFF RELAYS IN AREAS OF LOUD MUSIC AND / OR AREAS WERE SOMEONE COULD BE DISTRACTED BY NON-EMERGENCY SOUNDING EQUIPMENT.

POWER AND COMMUNICATION NOTES

- PRIOR TO CORING SLAB. COORDINATE AND REVIEW LOCATIONS WITH OWNER, ARCHITECT, ELECTRICAL ENGINEER, AND OWNER'S FURNITURE, IT, AND AV VENDORS.
- GC TO COORDINATE INSTALLATION OF FURNITURE, MILLWORK, AV, TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS WITH ARCHITECT, OWNER, AND OWNER'S VENDORS. NOTIFY OWNER AND ARCHITECT OF COORDINATION ISSUES PRIOR TO FABRICATION AND INSTALLATION.
- VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
- VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.
- GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
- PROVIDE LIGHT SWITCHING IN CONFORMANCE WITH LOCAL JURISDICTION REQUIREMENTS AND PROJECT LEED GOALS. UNLESS OTHERWISE INDICATED. FOR ROOMS OR AREAS GREATER THAN 100 SQUARE FEET PROVIDE DOUBLE SWITCHES WITH EACH SWITCH CONTROLLING 50% OF LAMPS PER FIXTURE.
- MOUNT STANDARD WALL OUTLETS. SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY LOCAL JURISDICTION AND ADA GUIDELINES. U.O.N. THE MAX. HEIGHT FOR CONTROLS. SWITCHES. RECEPTACLES.
- INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS OTHERWISE NOTED.

OUTLETS AND THERMOSTATS IS 48" A.F.F. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER.

- INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL
- PROVIDE ONE-PIECE TYPE GANG COVER PLATES, U.O.N. PROVIDE MATCHING WHITE COVER PLATES, RECEPTACLES AND RELATED ITEMS, U.O.N. AT SPECIAL FINISH WALLS (WOOD, TILE, ETC.) USE STAINLESS
- STEEL COVER PLATES.
- 1 IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED. DOT.

INSTALL BOTH ALIGNED HORIZONTALLY PER TYPICAL MOUNTING HEIGHTS DETAILS.

- 12 ALL OUTLETS SHOWN ARE NEW U.O.N. ALL NEW ELECTRICAL OUTLETS TO BE INSTALLED @ 18" A.F.F. TO COMPLY WITH TITLE 24 REQUIREMENTS, U.O.N..
- INSTALL ADJACENT TELEPHONE & ELECTRICAL OUTLETS AT 6" ON CENTER, U.O.N., SEE TYPICAL MOUNTING HEIGHTS DETAIL.
- 14 ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.
- 15 ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERING DRAWINGS.
- 16 CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC & THEIR SUPPORTS.
- 7 CONDUIT ABOVE CEILING TO BE HELD 8" MIN. ABOVE GRID.
- WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS & FIXTURES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. CUT-OUTS FOR SWITCHES, OUTLETS, ETC., AS REQUIRED BY

THE CABINET CONTRACTOR, SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.O.N..

- 20 GC TO COORDINATE ALL DEVICE LOCATIONS FROM ELECTRICAL, AV, MECHANICAL, IT AND OTHER PLANS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE ON LOCATION OF DEVICES.
- 21 PROVIDE PULL STRINGS IN ALL EMPTY CONDUIT AND J-BOXES.

8 ALL CONDUIT RUN ABOVE CEILING SHALL BE STEEL CONDUIT.

FINISH NOTES

RESUBMITTALS IF REQUIRED.

FLOOR AS REQUIRED FOR ALL FINISH TRANSITIONS.

ARCHITECTURAL COATINGS" PER THE 2016 CGBSC.

BACK-TO-BACK.

- ALL WALLS, FLOORS AND CEILING FINISHES SHALL COMPLY WITH SECTION 2018 IBC SECTION 803 & 804.
- ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK SHOULD INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.
- PRIOR TO PURCHASE OR INSTALLATION OF ANY FINISH MATERIALS. SUBMIT SAMPLES TO ARCHITECT FOR REVIEW IN CONFORMANCE WITH SPECIFIED PROCEDURES. ALLOW TIME FOR SUBMITTAL REVIEW AND FOR
- COORDINATE INSTALLATION OF RESILIENT BASE WITH MILLWORK. DELETE WALL BASE WHERE BUILT-IN CABINETS ARE INDICATED. INSTALL BASE AT TOE SPACE AS SCHEDULED.
- ALL PAINT FINISH OF METAL PARTS OF DOORS, PERIMETER ENCLOSURES, ETC. SHALL BE SEMI-GLOSS,
- ALL FLOOR MATERIAL TRANSITIONS OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, U.O.N.
- FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATIONS. FEATHER
- CARPET CONTRACTOR MUST VERIFY EXISTING FLOOR CONDITIONS PRIOR TO BID & INSTALLATION.
- U.O.N., PROVIDE 1/8" BRUSHED STAINLESS STEEL SCHLUTER STRIP AT CARPET/STONE OR CARPET/CERAMIC

CARPET SEAMING DIAGRAM TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO

- 2 ALL ADHESIVES, SEALANTS, AND CAULKS TO BE LESS THAN OR EQUAL TO THE VOC LIMITS ON TABLES 5.504.4.1 "ADHESIVE VOC LIMIT", 5.504.4.2 "SEALANT VOC LIMIT", & 5.504.4.3 "VOC CONTENT LIMITS FOR
- ALL ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH 2016 CGBSC TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. AEROSOL PAINTS AND COATING SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR TITLE 17, SECTION 94520 ET SEQ). VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.
- ALL CARPETS & CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM PER SECTION 2016 CGBSC 5.504.4.4 & 5.504.4.4.1. CARPET ADHESIVES SHALL BE LESS THAN OR MEET THE REQUIREMENTS OF TABLE 5.504.4.1 PER THE 2016 CGBSC.
- COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH SECTION 5.504.4.5 AND BE LESS THAN OR MEET THE FORMALDEHYDE LIMITS PER TABLE 504.4.5 & SECTION A5.504.4.5.1 OF THE 2016 CGBSC. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY, AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT CERTIFICATIONS AND SPECIFICATIONS; CHAIN OF CUSTODY CERTIFICATIONS; AND/OR OTHER METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SYSTEMS TO BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM PER SECTION 5.504.4.6 OF THE 2016 CGBSC. DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET POLLUTANT EMISSION LIMITS.
- FLOORS OF RESTROOMS TO BE FINISHED WITH SMOOTH. HARD, NON-ABSORBENT MATERIALS WHICH EXTEND MINIMUM 4" UP SURROUNDING WALLS TO PROVIDE A CONTINUOUS, INTEGRAL BASE. SEE INTERIOR ELEVATIONS AND FINISH PLAN.
- WALL FINISHES AT MOP SINKS IN JANITOR CLOSETS TO BE FINISHED WITH SMOOTH, HARD, NON-ABSORBEN MATERIALS WHICH EXTEND TO MIN. HEIGHT OF 48" A.F.F. WITHIN 48" OF MOP SINK, U.O.N. ALSO, SEE
- 19 WET WALLS OF RESTROOMS TO BE FINISHED WITH SMOOTH, HARD, NON-ABSORBENT MATERIALS TO A HEIGHT OF 48" AFF OVER A MOISTURE-RESISTANT UNDERLAYMENT. SEE INTERIOR ELEVATIONS & SPECIFICATIONS.
- COATINGS SUGGESTED CONTROL MEASURE. AS SHOWN IN TABLE 4.504.3 PER FOOTNOTE 3 IN THE 2016

ALL PAINTINGS & COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL

21 ALL THERMAL INSULATION SHALL COMPLY WITH STANDARDS LISTED IN SECTIONS A4.504.3 & A5.504.4.8 OF THE 2016 CGBSC.

ACOUSTICAL CEILING & WALL PANELS SHALL COMPLY WITH CHAPTER 8 IN TITLE 24, PART 2 & WITH THE VOC

LIMITS DEFINED IN THE 2009 CHPS CRITERIA PER SECTION A5.504.4.9 PER THE 2016 CGBSC. 23 ALL WOOD FINISHES TO BE FSC CERTIFIED, U.O.N.

ACCESSIBILITY NOTES

- IN BUILDINGS AND FACILITIES. FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT. OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS.
- FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44"
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL

CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2

- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS. OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 34" AND 44" ABOVE FLOOR FINISH.
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR FATE SHALL BE AS FOLLOWS: 1) INTERIOR HINGED DOORS AND GATES: 5 LBS MAX. 2) SLIDING OR FOLDING DOORS: 5 LBS MAX. 3) REQUIRED FIRE DOORS: THE MIN. OPENING FORCE ALLOWABLE BY APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS. 4) EXTERIOR HINGED DOORS: 5 LBS MAX.
- THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. (A 44" MIN. LANDING IS ACCEPTABLE IF DOOR DOES NOT HAVE LATCH OR CLOSER OR EITHER).
- TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
- 13 CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 18" ABOVE THE FLOOR OR WORKING
- 14 SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE.
- ENTRY TO SANITARY FACILITIES: 15.1 44" CLEAR AISLES OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
- 15.2 DOORWAYS TO HAVE A 32" CLEAR OPENING.

PLATFORM.

- 15.3 ON APPROACH SIDE, PROVIDE A 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH AND 48"
- SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.

16 TOILET ROOM ACCESSORIES:

- 16.1 MOUNT BOTTOM EDGE OF A MIRROR'S REFLECTIVE SURFACE NO HIGHER THAN 40" A.F.F...
- 16.2 MOUNT TOILET TISSUE DISPENSERS WITHIN 7"-9" FROM THE FRONT EDGE OF THE TOILET SEAT.
- 16.3 MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, COIN SLOTS, ETC.) WITH HIGHEST OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.
- SINGLE ACCOMMODATION TOILET FACILITY
- 17.1 CLEARANCES AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM SIDE WALL AND 56" MIN. MEASURED FROM REAR WALL, PER 11B-604.3.1.
- 17.2 A MIN. OF 60" WIDE AND 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER 11B-604.3.1.
- 17.3 THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES AT OTHER FIXTURES AND TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN REQUIRED WATER CLOSET CLEARANCE.
- THE HEIGHT OF THE WATER CLOSET (TOP OF SEAT) SHALL BE BETWEEN 17" AND 19".
- MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE THE FLOOR, ON THE SIDE OF THE TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.
- 20 PROVIDE GRAB BARS ON EACH SIDE, OR ONE SIDE AND BACK OF WATER CLOSET.
- 20.1 GRAB BARS TO BE INSTALLED HORIZONTAL, 33" 36" A.F.F. MEASURED TO THE TOP OF THE GRIPPING
- 20.2 SIDE BARS TO BE 42" LONG AND PROJECT 24" MIN. BEYOND THE FRONT EDGE OF THE WATER CLOSET. GRAB BAR AT BACK TO BE 36" LONG.

20.5 GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250

20.4 PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL.

20.3 DIAMETER OF GRAB BARS TO BE 1-1/4" TO 2".

THE FRONT OF THE LAVATORY.

POUND LOAD.

- 20.6 GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- 20.7 GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
- 20.8 EDGES OF GRAB BARS SHALL HAVE A MINIMUM RADIUS OF 1/8".
- 21 PROVIDE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH. MOUNT LAVATORIES WITH A MINIMUM CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. PROVIDE KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM WIDTH, AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR A MINIMUM OF 17" DEEP FROM
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF THE
- 24 INSULATE OR OTHERWISE COVER HOT/COLD WATER AND DRAIN PIPES UNDER LAVATORIES.
- 25 THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

REFLECTED CEILING NOTES

- UNLESS OTHERWISE INDICATED OR REQUIRED. DESIGN SUSPENDED CEILING FRAMING SYSTEMS TO RESIST A LATERAL FORCE OF 20% OF THE WEIGHT OF THE CEILING ASSEMBLY AND ANY LOADS TRIBUTARY TO THE SYSTEM. USE A MINIMUM CEILING WEIGHT OF 5 POUNDS PER SQUARE FOOT TO DETERMINE THE LATERAL FORCE. REFERENCE THE INSTALLATION OF THE SUSPENDED CEILING SYSTEM TO COMPLY WITH 2018 IBC, ASCE 7-10 AND ASTM C635 AND C636.
- WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHODS MAY BE EMPLOYED:
- 1 PROVIDE LATERAL SUPPORT BY FOUR WIRES OF MINIMUM NO. 12 GAUGE SPLAYED IN FOUR DIRECTIONS 90. DEGREES APART, AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. PROVIDE THESE LATERAL SUPPORT POINTS 12 FEET ON CENTER IN EACH DIRECTION, WITH THE FIRST POINT WITHIN 4' FROM EACH WALL.
- 2.2 $\,$ ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS. MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.
- 3 PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION, VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8' OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A
- 2.4 SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURES ABOVE.
- LOCATE REGISTERS, LIGHTING FIXTURES, SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES, AND SIMILAR CEILING ELEMENTS CENTERED IN ACOUSTICAL TILES TYP, U.O.N.. SEE ALSO REFLECTED CEILING PLANS; ARCHITECTURAL PLANS GOVERN.
- FINISH HVAC DIFFUSERS, DRAPERY POCKETS, CONCEALED SPRINKLER HEAD COVERS AND SPEAKER GRILLES TO MATCH ADJACENT FINISH, U.O.N..

LOCATIONS OF CEILING PENETRATIONS, SUCH AS AIR DIFFUSERS, GRILLES, LIGHT FIXTURES, ETC. SHALL BE

WHEN CEILING INTERRUPTIONS OCCUR, SUCH AS PARTITIONS, FURR DOWNS, ETC., THEY SHALL BE CHECKED

- AS SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY ARCHITECT OF DISCREPANCIES WITH FIELD CONDITIONS OR CONSULTANT DRAWINGS FOR CLARIFICATION, PRIOR TO FABRICATION AND INSTALLATION.
- AND THEIR CONSTRUCTABILITY VERIFIED PRIOR TO CONSTRUCTION. SHOULD QUESTIONS REGARDING SUCH INTERRUPTIONS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
- IN GYP. BD. SOFFITS AND CEILINGS, CONCEALED SPRINKLER HEADS TO BE USED. IN NEW ACT CEILINGS, SPRINKLER TO MATCH NEW LEVEL AT RECESSED SPRINKLERS.
- THERE SHALL BE NO COMBUSTIBLE MATERIALS USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, AND POT METAL CONNECTORS. ALL CONNECTORS SHALL BE STEEL.
- LOCATE RECESSED DOWN LIGHTS, WALL WASHERS AND SPOT LIGHTS IN CENTER OF CEILING TILES SO THAT LIGHT IS NOT LESS THAN 18" OR MORE THAN 30" FROM FACE OF WALL, U.O.N. EARTHQUAKE CLIPS AND WIRES WILL BE USED.
- 10 CONDUIT MUST BE A MINIMUM OF 8" CLEAR ABOVE THE CEILING GRID.
- 11 $\,$ AVERAGE LEVEL OF LIGHTING THROUGHOUT AS REQUIRED TO MEET LOCAL JURISDICTION REQUIREMENTS AND PROJECT LEED GOALS.
- 12 $\,$ THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTATION. SAID DOCUMENTATION SHALL BE SUBMITTED TO ARCHITECT PRIOR TO APPLICATION FOR FINAL PAYMENT.
- 13 ALL CONDUITS AND HVAC DUCTS SHALL BE INDEPENDENTLY SUSPENDED FROM THAT USED TO SUSPEND THE

14 NOTIFY ARCHITECT PRIOR TO CONSTRUCTION IF INDICATED CEILING HEIGHTS AND ELECTRICAL, MECHANICAL,

- PLUMBING, OR FIRE PROTECTION INSTALLATIONS CONFLICT WITH FIELD CONDITIONS. 5 ARRANGE ITEMS ABOVE CEILING TO PROVIDE ADEQUATE CLEARANCES FOR CEILING AND ALL ASSOCIATED
- 16 INSTALL ABOVE CEILING UL LISTED FLEXIBLE SPRINKLER CONNECTIONS IN ACCORDANCE WITH NFPA13 SEISMIC QUALIFICATIONS AND ASCE7. G.C. TO VERIFY SIGNIFICANT WATER PRESSURE TO ACCOMMODATE
- 17 ACT CEILING GRID TO BE CENTERED WITHIN ENCLOSED ROOMS, U.O.N., TYP.

FLEXIBLE SPRINKLER CONNECTION.

- 18 CONTRACTOR SHALL CLEAN ALL FIXTURE LAMPS AND REPLACE AS MISSING, BURN OUT OR MISMATCHED.
- 19 ALL EXISTING REUSED GRILLES SHALL BE REFINISHED TO "LIKE NEW" CONDITION. ALL EXISTING DAMAGED GRILLES SHALL BE REPLACED WITH NEW.
- 20 REWORK LIGHTING AND LIGHT SWITCHING AS REQUIRED FOR NEW ROOM CONFIGURATION.
- 1 REWORK EXISTING HVAC AIR DISTRIBUTION AS REQUIRED FOR NEW ROOM CONFIGURATION. 22 REPLACE ALL EXISTING DAMAGED OR MISSING CEILING TILES AND GRID SYSTEM.
- 23 ARRANGE ABOVE CEILING ITEMS TO PROVIDE ADEQUATE CLEARANCES FOR CEILING AND ITS DEVICES.
- 24 REMOVE ALL TAGS AND LABELS NOT REQUIRED BY CODE FROM EXPOSED DUCTWORK, CONDUIT AND PIPING. 25 IF IT IS NOT POSSIBLE TO LOCATE SPRINKLER HEADS AS REQUIRED FOR ANY REASON, INCLUDING CODE

REQUIREMENTS, DO NOT PROCEED WITH WORK UNTIL SUCH CONDITIONS HAVE BEEN REVIEWED WITH

- 26 EXIT SIGNS TO BE CENTERED ON THE CORRESPONDING DOOR, TYP., U.O.N.
- 7 GC TO PROVIDE SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION. LOCATIONS OF ALL HEADS TO ALIGN WITH LIGHT FIXTURES U.O.N. REVIEW CONDITIONS WITH ARCHITECT IF IT

IS NOT POSSIBLE TO LOCATE SPRINKLER HEADS AS REQUIRED FOR ANY REASON.

CONSTRUCTION NOTES

- ALL EXISTING CONSTRUCTION SHOWN TO REMAIN U.O.N. CONTRACTOR TO PATCH AND REPAIR ANY AREA AFFECTED BY CONSTRUCTION TO BE IN "LIKE NEW"
- UNLESS OTHERWISE DIRECTED BY OWNER, ARCHITECT, OR PROJECT MANAGER, GC TO PROVIDE KEYING AND SIGNAGE ALLOWANCE.
- PROVIDE AND INSTALL WINDOW TREATMENT AS NOTED IN SCOPE AREA U.O.N..
- USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT, U.O.N..
- U.O.N., ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ALL EXPOSED EDGES POLISHED. PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.
- ALL PENETRATIONS THROUGH RATED ASSEMBLIES MUST BE FIRE SEALED PER UL METHODS.
- ALL INTERIOR PARTITIONS SHALL BE TAPED SMOOTH AND SANDED TO RECEIVE FINISHES AS SCHEDULED, SEE 20 MAINTAIN INTEGRITY OF FIRE SPRINKLER SYSTEM, INCLUDING FIRE PANEL FOR MONITORING OF RISER
- PERPENDICULAR PARTITIONS. CONTRACTOR SHALL PREPARE AND IMPLEMENT CONSTRUCTION WASTE MANAGEMENT PLAN IN COMPLIANCE

10 LOCATE THE HINGE SIDE OF DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED 4" FROM ADJACENT

- WITH LOCAL JURISDICTION REQUIREMENTS AND PROJECT LEED CERTIFICATION GOALS. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR, OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH. REMOVE ALL NAILS, PINS, ETC. AND PATCH AND REPAIR ALL EXISTING HOLES IN GYPSUM BOARD PARTITIONS
- AS REQUIRED. PREP TO RECEIVE NEW SPECIFIED FINISHES.
- 3 ALL FIRE BARRIERS SHALL BE PERMANENTLY IDENTIFIED W/ SIGNS OR STENCILING THAT INCLUDE:
- 13A LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES. 13B BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET
- MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 13C INCLUDING LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" PER

GENERAL NOTES

COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

PURCHASE, FABRICATION OR INSTALLATION. SEE ALSO PROJECT SPECIFICATIONS.

PRIOR TO BIDDING OR PERFORMING ANY WORK IN QUESTION.

DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

FLOOR FINISH MATERIAL TO ALLOW FOR FULL DOOR SWING.

ORDERLY SEQUENCE OF INSTALLATION

LANDLORD TO ENSURE SECURITY.

OR BRACED TO WALLS OR CEILINGS.

GAS LINE, DOMESTIC WATER, ETC.

DEMOLITION NOTES

COST TO THE OWNER.

CONTRACTOR'S RESPONSIBILITY.

OBSERVATIONS OF EXISTING CONDITIONS.

BUILDING AND TENANT IMPROVEMENTS, U.O.N.

ITEMS ASSOCIATED WITH SCOPE OF DEMOLITION.

OTHERWISE NOTED.

AND ORDINANCES.

REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS

SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO

COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES,

BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE

OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE

SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE

GC TO COORDINATE FURNITURE, SIGNAGE, GRAPHICS, TELECOMMUNICATIONS, DATA AND SECURITY

ARCHITECT OF COORDINATION ISSUES PRIOR TO FABRICATION AND INSTALLATION TYPICAL.

SYSTEM INSTALLATIONS WITH ARCHITECT, OWNER, AND OWNER'S VENDORS TYPICAL, NOTIFY OWNER AND

MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES

10 MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND

PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN

13 GC COORDINATE AND PROVIDE BACKING FOR MILLWORK AND EQUIPMENT ITEMS AS ATTACHED, MOUNTED

14 ALL DOORS SHALL BE TRIMMED AT THRESHOLD TO PROVIDE 1/4" MIN. / 3/4" MAX, CLEARANCE (U.O.N.) ABOVE

15 GC TO COORDINATE WITH LANDLORD OF ANY RELOCATION OF (E) SERVICE LINES, SUCH AS WATER LINE,

16 THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5

POUND FORCE. FOR OTHER SIDE-SWINGING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.

HORIZONTAL MOVABLE PARTITIONS (AS PART OF A COMPONENT OF A MEANS OF EGRESS) SHALL BE

COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO

PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE

IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO

REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER

PROTECT INTEGRITY OF BUILDING AND SITE PLUMBING, GAS AND CONDENSATE SYSTEM(S) TO REMAIN.

IF REQUIRED, PROPERLY CUT AND CAP DEMOLISHED WASTE LINES BELOW SLAB OR FLUSH WITH CLEAN

OUT. PROTECT AS REQUIRED TO ENSURE SEWER LINES ARE FREE FROM DEMOLITION DEBRIS. LINES

ERECT AND MAINTAIN DUST-PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES,

AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND

REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS

10 REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS

11 REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR

2 PATCH AND/OR REPAIR ANY DAMAGED GYPSUM BOARD CONSTRUCTION ON THE EXISTING BASE

COORDINATE WITH OWNER PRIOR TO REMOVAL/DISCONNECT OF SECURITY OR FIRE/LIFE SAFETY

14 EXISTING ROOF TOP HVAC UNITS TO REMAIN. PROTECT AS REQUIRED TO MAINTAIN INTEGRITY OF

16 ALL SALVAGED FEEDERS AND/OR BRANCH CIRCUITS SHALL BE REMOVED AT LOAD SIDE OF CIRCUIT

17 REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES THROUGHOUT,

19 DEMO (E) AV/IT CABLES, MAINTAIN LENGTHS, RETURN TO OWNER FOR REUSE AND CONSTRUCTION.

21 FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA 241.

CIRCUITS AND CONDUITS AND SEAL ALL OPENINGS WITH UL APPROVED K.O. TYPE SEALS.

18 G.C. TO COORDINATE WITH FIRE ALARM VENDOR TO VERIFY SCOPE OF DEMOLITION WORK IF

BREAKERS. LEAVE EXISTING CIRCUIT BREAKERS INTACT. REMOVE ALL UNNECESSARY BRANCH

15 ALL EXPOSED WIRING TO BE CAPPED OFF AND TERMINATED IN JUNCTION BOXES.

13 ENSURE CONTINUOUS OPERATION OF EXISTING SECURITY AND FIRE/LIFE SAFETY SYSTEMS.

REQUIRED FOR NEW WORK. RETURN ALL SALVAGEABLE ITEMS TO THE OWNER. DETERMINE THE

EXTENT OF REUSABLE MATERIAL BASED ON INFORMATION IN THE CONTRACT DOCUMENTS AND DIRECT

ARE CURRENTLY IN SERVICEABLE CONDITION. FUTURE SERVICE CALLS TO CLEAR LINES SHALL BE

AND 15 POUNDS TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH.

SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

9 REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK.

CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

RESTROOM CORE(S), JANITOR'S CLOSET(S), GAS & CONDENSATE FOR HVAC.

OPENABLE BY A SIMPLE METHOD FROM BOTH SIDES WITHOUT SPECIAL KNOWLEDGE OR EFFORT. THE

FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 30 POUNDS TO SET THE DOOR IN MOTION

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE

- OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WA 98040
- BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION

1200 Sixth Avenue Suite 500 Seattle, WA 98101

Tel 206.654.2100 Fax 206.654.2121

United States

05/10/2023 ISSUE CD 90% 05/19/2023 ISSUE FOR PERMIT

Date Description

Seal / Signature

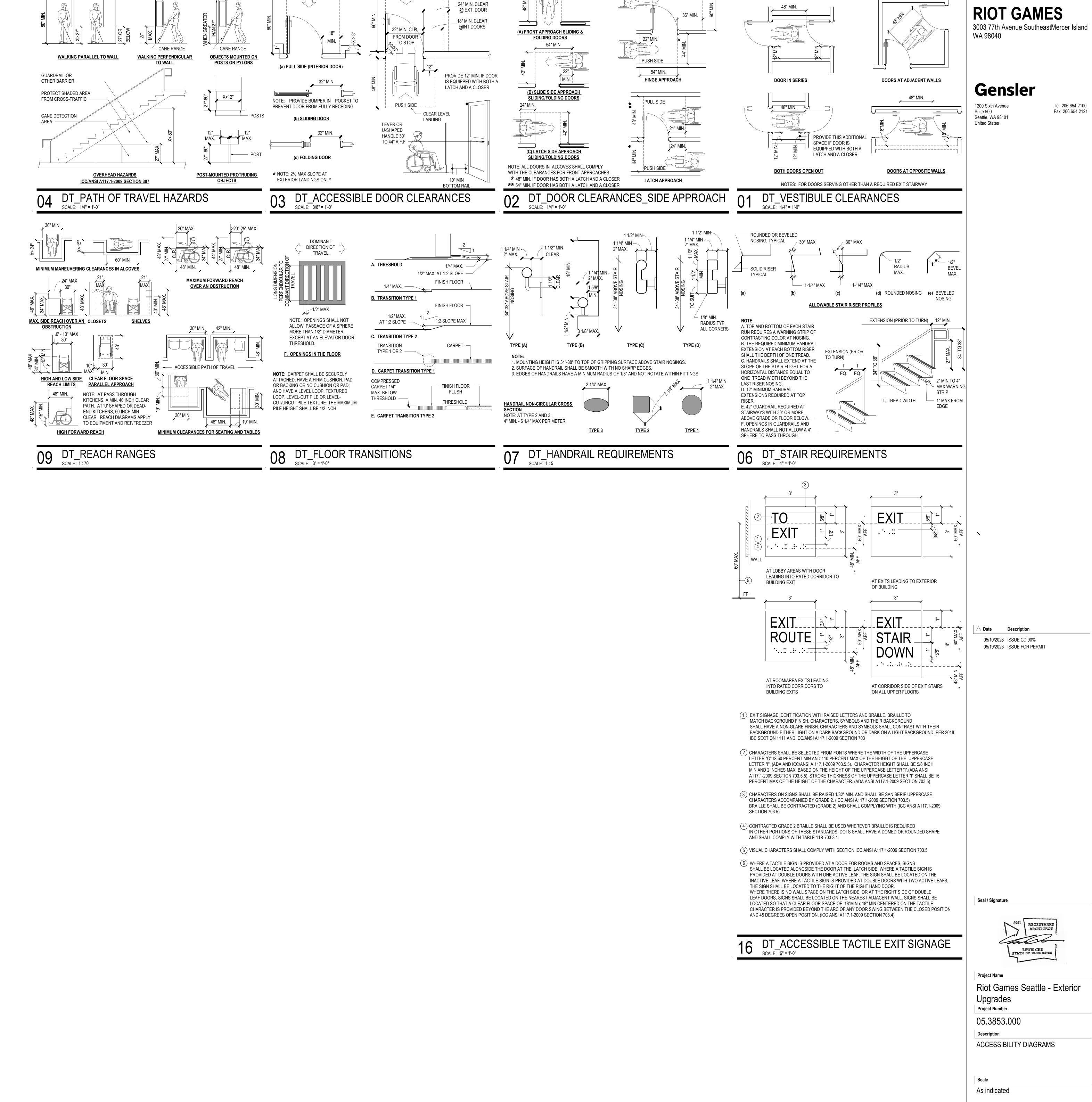
Riot Games Seattle - Exterior Upgrades **Project Number**

GENERAL NOTES

05.3853.000

Description

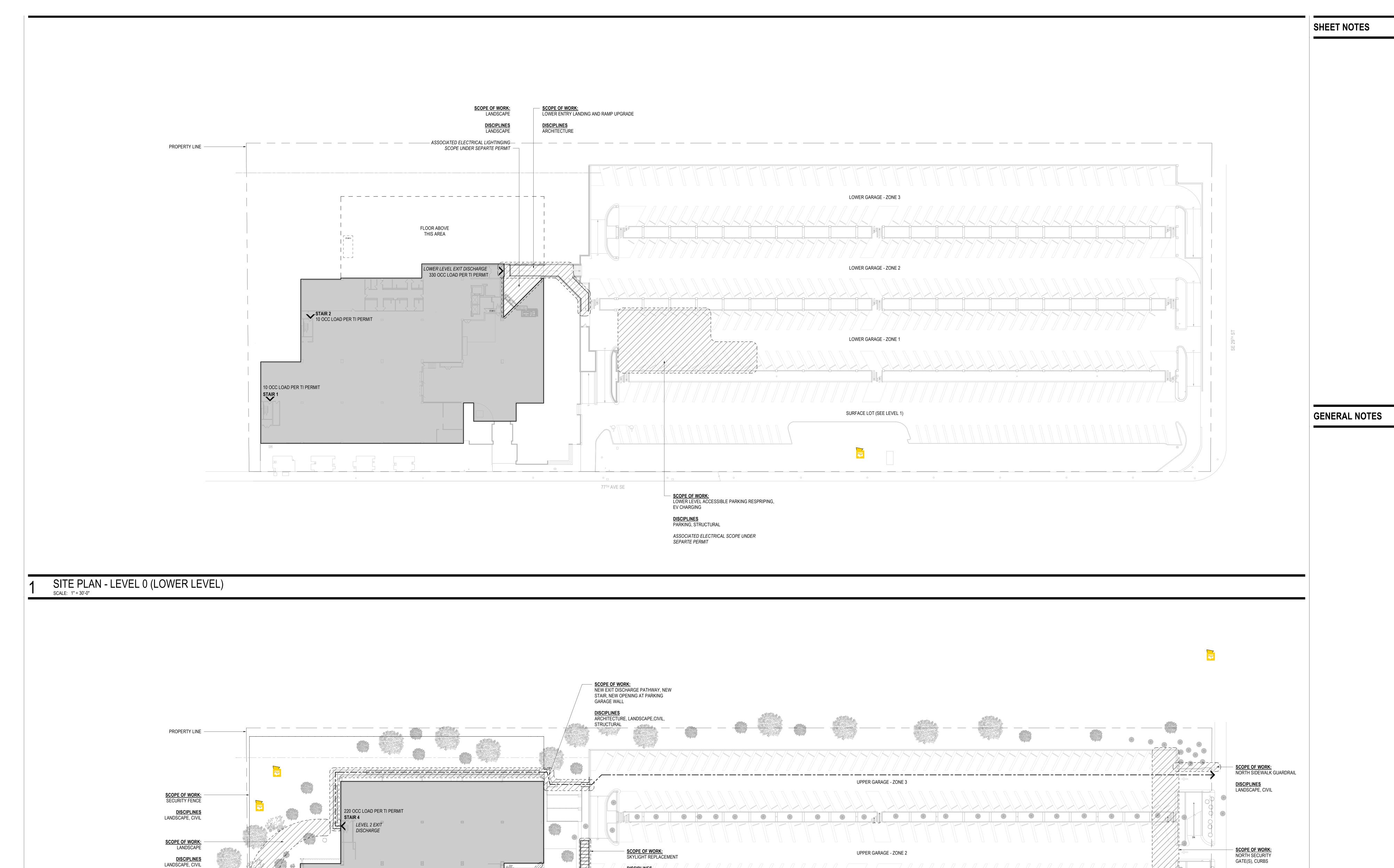
Scale



LANDING*

3003 77th Avenue SoutheastMercer Island

G0.30



DISCIPLINES
ARCHITECTURE, STRUCTURAL

- SCOPE OF WORK: UPPER LEVEL ACCESSIBLE

SCOPE OF WORK:
 VISITOR ACCESSIBLE PARKING

<u>DISCIPLINES</u> PARKING, CIVIL, LANDSCAPE

RESTRIPING & PATHWAY UPGRADES,

PARKING RESTRIPING

DISCIPLINES PARKING

77TH AVE SE

SCOPE OF WORK: ACCESSIBLE PATH OF

TRAVEL ANALYSIS & REPORT

VISITOR SURFACE LOT

 ALL EXISTING PARKING SURFACE TO BE RESTRIPED. TYP. ALL LOTS.
 GC TO COORDINATE WITH OWNERS REP

183 OCC LOAD PER TI PERMIT

SCOPE OF WORK:
 LANDSCAPE AT SIDEWALK SEATING

DISCIPLINES LANDSCAPE

183 OCC LOAD PER TI PERMIT

STAIR 1

DISCHARGE

SCOPE OF WORK: REVISED EXIT DISCHARGE PATHWAY, NEW STAIRWAY,

<u>DISCIPLINES</u> LANDSCAPE, CIVIL, ARCHITECTURE

<u>SCOPE OF WORK:</u> RAMP REMOVAL & LANDSCAPING

SITE PLAN - LEVEL 01 (ENTRY)
SCALE: 1" = 30'-0"

GUARDRAIL, HANDRAIL

SLOPE STABILIZATION

<u>DISCIPLINES</u> LANDSCAPE, CIVIL 33" /.15 = 220 MAX OCC.

LEVEL 1 ACCESSIBLE >

357 OCC LOAD PER TI PERMIT

<u>SCOPE OF WORK:</u> PLAZA PLANTER & ENTRY SLOPE,

COURTYARD GUARDRAIL

<u>DISCIPLINES</u> ARCHITECTURE, LANDSCAPE,

ASSOCIATED ELECTRICAL SCOPE UNDER SEPARTE PERMIT

SECURITY, STRUCTURAL

REFER TO: 13 / A3.10

RIOT GAMES 3003 77th Avenue SoutheastMercer Island WA 98040 Tel 206.654.2100 Fax 206.654.2121 Suite 500 Seattle, WA 98101 United States 05/10/2023 ISSUE CD 90% 05/19/2023 ISSUE FOR PERMIT Seal / Signature Riot Games Seattle - Exterior Upgrades Project Number 05.3853.000 Description CAMPUS SITE & SCOPE COORDINATION PLAN - FOR REFERENCE ONLY 1" = 30'-0" G0.80 © 2023 Gensler

<u>DISCIPLINES</u> PARKING, STRUCTURAL

EXISTING LEGEND AND ABBREVIATIONS (PER PROJECT SURVEY):

AREA DRAIN ABAN/RET ABANDONED/RETIRED CATCH BASIN (CB)

CONCRETE SURFACE

CC/XC CONCRETE/EXTRUDED CURB CP/IP CONCRETE/IRON PIPE Q/M CENTERLINE/MONUMENT LINE CS/WS CONCRETE/WOOD STAIRS H/C PARKING SPACE

EM ELECTRICAL METER

FIRE HYDRANT FIRE DEPT. CONNECTION (FDC FIBER OPTICS

FOMH FIBER OPTIC MANHO FFE FINISH FLOOR ELEVATIO IDI GAS VALVE GV GAS VAULT △ ICB IRRIGATION CONTROL BOX

M IV IRRIGATION VALVE ----- IRON FENCE (WIF) IE INVERT ELEVATION LIGHT POLE (DECORATIVE LSCAPE/PA LANDSCAPE/PLANTER (o) (o) MANHOLE

US - MAILBOX (FEDERAL/PRIVATE) MW MONITOR WELL P.S. PARKING SPACE(S) PROPERTY LINE (PL) PAINTED UTILITY LOCATIO ⇒ PIPE FLOW DIRECTION PE POLYETHYLENE

PPS PARKING PAY STATION PS/PSS COMBINED/SANITARY SEWER STORM DRAIN PRIVATE CATCH BASIN RECORD DATA ROCKERY

ROOF ELEVATION CO CLEANOUT SSS SANITARY SIDE SEWER (RECORD) A SIGN/STREET NAME SIGN

TCD TELEPHONE CONDUIT (BURIED)

TC/SL TRAFFIC CONTROL/STREET LIGHT HANDHOLE TCHD TRENCH DRAIN TEMPORARY BENCHMARK (TBM)

TELEPHONE DUCT TV TELEPHONE VAULT TMH TELEPHONE MANHOLE TELEPHONE SENTRY TRAFFIC FLOW DIRECTION TOE OF SLOPE TOP TOP OF BANK O UP UTILITY POLE (WOOL WV WATER VAULT W WATER MAIN

WM WATER METER M WATER VALVE WATER GATE VALVE/CHAMBER VO/CO VACATION/CONDEMNATION ORDINANCE

----- WOOD FENCE (WF)

● = MONUMENT FOUND AS NOTED. VISITED SEPT. 1, 2005. = FOUND TACK IN LEAD.

■ = SITE BENCHMARK VC = FLOW LINE OF VERTICAL CURB

♦ = SIGN = FLAGPOLE

& = HANDICAP PARKING/RAMP (H/C) -X- = HAND RAIL■ = GATE POST = POWER POLE (PP)

= GUY WIRE ANCHOR (GWA) PV = POWER VAULT TP = TRANSFORMER PAG

 \triangle = IRRIGATION CONTROL BOX (ICB)

= WATER METER (WM) WV = WATER VAULT U = HYDRANT

= FIRE CONNECTION (FC) □ = IRRIGATION CONTROL VAULT (ICV)

= STORM DRAINAGE MANHOLE (SDMH) ■ = SANITARY SEWER MANHOLE (SSMH)

LEGAL DESCRIPTION:

IN KING COUNTY, WASHINGTON.

BASIS OF BEARING:

AVENUE SOUTHEAST.

VERTICAL DATUM:

ELEVATION: 155.669' (NAVD 88)

ELEVATION: 110.98' (NAVD 88)

ELEVATION: 84.52' (NAVD 88)

5.875 ACRES

SITE ADDRESS:

LOTS 7 THROUGH 12, BLOCK 11, MCGILVRAS ISLAND ADDITION; ACCORDING TO THE PLOT THEREOF RECORDED IN

WASHINGTON, EXCEPT THE EAST 10 FEET CONVEYED FOR ROAD

BY DEED RECORDED DECEMBER 1, 1958 UNDER RECORDING NO.

AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES

AS SFT FORTH IN DOCUMENT RECORDED JULY 26, 1979, AS

RECORDIG NO. 7907260876 OF OFFICIAL RECORDS, AND

BENEFITING LOTS 7 THROUGH 10, BLOCK 11, MCGILVRA'S ISLAND ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

HELD CENTERLINE BEARING OF NORTH 88 31'14" WEST OF

FOUND MONUMENTS ON SOUTHEAST 29TH STREET, BETWEEN ITS INTERSECTIONS WITH 77TH AVENUE SOUTHEAST AND 76TH

HELD WSDOT BM #6477 FOUND WSDOT DISC ON NORTH END OF

SET HUB AND MAG NAIL SOUTHWEST OF SITE. SHOWN HEREON.

SET MAG AND WASHER EAST OF SITE. SHOWN HEREON.

72ND AVE SE BRIDGE ON THE SURFACE OF CONCRETE WALK

ALSO +/- 50 FEET FROM NE CORNER OF BRIDGE.

4970979 AND JUNE 15, 1966, UNDER RECODING NO. 6041874,

VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY,

SHEET INDEX						
SHEET NO.	SHEET TITLE					
C0.00	COVER SHEET					
C1.00	DEMOLITION & TESC PLAN					
C1.10	TESC DETAILS					
C2.00	CIVIL SITE PLAN					
C2.10	GRADING ENLARGEMENTS					
C2.11	GRADING ENLARGEMENTS					

GRADING ENLARGEMENTS

GRADING ENLARGEMENTS

CIVIL DETAILS

EXISTING IMPERVIOUS REMOVAL = - 1,051-SF

DISTURBED AREA CALCULATIONS:

NEW IMPERVIOUS SURFACE = + 1,040-SF

NET IMPERVIOUS SURFACE = 11-SF OF REDUCED IMPERVIOUS SURFACING

CODE THRESHOLD FOR NET IMPERVIOUS SURFACE INCREASE = +500-SF

NEW AND REPLACED HARD SURFACE = 1,607-SF

CODE THRESHOLD FOR NEW AND REPLACED HARD SURFACE = 2,000-SF

BENCHMARKS AND DATUM (PER PROJECT SURVEY)

LOTS 7 THROUGH 12, BLOCK 11, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

EXCEPT THE EAST 10 FEET CONVEYED FOR ROAD BY DEED RECORDED DECEMBER 1, 1958 UNDER RECORDING NO. 4970979 AND JUNE 15. 1966 UNDER RECORDING NO. 6041874, IN KING COUNTY, WASHINGTON.

AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SET FORTH IN DOCUMENT RECORDED JULY 26, 1979 AS RECORDING NO. 7907260876 OF OFFICIAL RECORDS.

HORIZONTAL DATUM:

HORIZONTAL BENCHMARKS: OWNER: CITY OF MERCER ISLAND ID# MI 1015 DESCRIPTION: FOUND 13" PUNCHED BRASS DISC WITH PUNCH IN 4"X4"CONC "LS23613", DOWN 0.35 LOCATION: 77TH AVE SE & SE 32ND ST NORTHING: 215382.42 EASTING: 1294489.12 OWNER: CITY OF MERCER ISLAND ID# 8659?

NORTHING: 216302.78 EASTING: 1294509.62

VERTICAL DATUM:

SOURCE: CITY OF MERCER ISLAND ID# MI 1015 DESCRIPTION: FOUND 13" PUNCHED BRASS DISC WITH PUNCH IN 4"X4"CONC "LS23613", DOWN 0.35 LOCATION: 77TH AVE SE & SE 32ND ST

DESCRIPTION: FOUND RAISED ROCK NEAR CENTER

LOCATION: 77TH AVE SE & SE 32ND ST

OF CONC IN CASE, DOWN 1.20

ELEVATION: 85.16

SOURCE: BRH ID# TBM 'B' DESCRIPTION: CHISELED SQUARE AT CURB FACE WESTERLY CORNER OF H/C RAMP LOCATION: NORTHWEST CORNER OF 77TH AVE SE & SE 29TH ST

SITE AS SHOWN CONTAINS 255,928 SQUARE FEET OR 5.8753 ACRES, MORE OR LESS.

SITE ADDRESS: 3003 77TH AVENUE SE

MERCER ISLAND, WA 98040

ELEVATION: 83.92

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ELECTRICAL FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO

MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

CITY OF MERCER ISLAND PERMIT APPROVAL IS STILL PENDING AND ADDITIONAL

COMMENTS MAY BE ISSUES THAT COULD AFFECT CIVIL DESIGN SCOPE.

1. ALL WORK SHALL CONFORM TO THE 2023 WSDOT STANDARD PLANS & SPECIFICATIONS, UNLESS NOTED OTHERWISE. A COPY OF THESE DOCUMENTS SHALL BE ON

C2.20

- 2. BASE MAP USED IN CIVIL DRAWINGS IS A COMPILATION OF SURVEYS BY BUSH, ROED & HITCHINGS, INC (BRH, DATED 4/16/2021) AND CONTOUR ENGINEERING LLC (CONTOUR, DATED 10/29/2021, REVISED 4/5/2023). APPROXIMATE BOUNDARY BETWEEN SURVEYS IS NOTED ON CIVIL PLANS. IF ANY DISCREPANCIES ARE FOUND IN THE FIELD FROM WHAT IS SHOWN IN THE SURVEY THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF DISCREPANCY PRIOR TO CONSTRUCTION TO MODIFY DESIGN
- 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, SUPPLIES, AND INCIDENTALS REQUIRED TO COMPLETE ALL WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN INSPECTOR ACCEPTANCE BY THE CITY OF MERCER ISLAND.
- 4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS AND WITH THE 2023 WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
- 5. THE INTENT OF THESE DRAWINGS IS TO PRESCRIBE A COMPLETE WORK. OMISSIONS FROM THE DRAWINGS OF DETAIL OF WORK WHICH ARE NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE OMITTED WORK.
- 6. ANY PROPOSED ALTERATIONS BY THE CONTRACTOR AFFECTING THE REQUIREMENTS AND INFORMATION IN THESE DRAWINGS SHALL BE IN WRITING AND WILL REQUIRE APPROVAL OF THE ENGINEER AND INSPECTOR.
- SERVICES SHALL REMAIN ACCESSIBLE AT ALL TIMES.

8. ALL AREAS DISTURBED BEYOND PROPOSED IMPROVEMENTS DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE-CONSTRUCTION" STATE OR

7. OWNER AND CONTRACTOR SHALL TOGETHER COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS. DRIVEWAYS AND UTILITY

- 9. CONTRACTOR SHALL DETERMINE OWNER AND CITY OF MERCER ISLAND RECORD DRAWING REQUIREMENTS FOR BELOW GRADE UTILITIES. CONTRACTOR SHALL SCHEDULE UTILITY OBSERVATIONS BY ENGINEER PRIOR TO BACKFILLING IF ENGINEER APPROVAL OR DOCUMENTATION IS REQUIRED. KPFF WILL NOT
- CERTIFY/APPROVE RECORD DOCUMENTS OF WORK WE HAVE NOT OBSERVED. 10. ALL CONSTRUCTION METHODS AND ACTIVITIES SHALL BE IN ACCORDANCE WITH THE PERMIT, FINAL PLANS, AND SPECIFICATIONS AS APPROVED BY THE CITY OF MERCER ISLAND. THE CITY OF MERCER ISLAND. AND ITS REPRESENTATIVES SHALL BE PROVIDED ACCESS TO THE WORK AND ANY ADDITIONAL INFORMATION AS
- REQUIRED TO ACCOMMODATE PERMIT COMPLIANCE. 11. KEEP WORK ON PRIVATE PROPERTY UNLESS NOTED OTHERWISE. COORDINATE ALL WORK IN THE RIGHT OF WAY WITH CITY OF MERCER ISLAND.

PROJECT NOTES

- 1. PROVIDE SUBMITTALS OF PRODUCTS AND MATERIALS NEEDED TO COMPLETE THE WORK FOR CIVIL ENGINEER'S REVIEW AND APPROVAL. SUBMIT CONCRETE JOINTING PLAN FOR LANDSCAPE ARCHITECT AND CIVIL ENGINEER'S REVIEW AND APPROVAL.
- 2. STRUCTURAL FILL SHALL CONSIST OF SELECTED IMPORTED, CLEAN, FREE-DRAINING GRAVEL AND/OR SAND WITH THE AMOUNT OF FINE-GRAINED MATERIAL LIMITED TO 5 PERCENT BY WEIGHT WHEN MEASURED ON THE NO. 4 SIEVE FRACTION.
- 3. CONCRETE SIDEWALK SHALL BE PER WSDOT STANDARD SPEC 8-14 AND CURBS SHALL BE PER WSDOT STANDARD SPEC 8-04.
- 4. CONTRACTOR SHALL PREPARE AND CONFIRM PAVING AND UTILITY TRENCH SUBGRADE, AND FILL/BACKFILL PLACEMENT MEETS THE FOLLOWING CRITERIA
 - A. ALL IMPERVIOUS PAVEMENT SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO 95% MDD (MAXIMUM DRY DENSITY).
 - B. UNAUTHORIZED EXCAVATION AS WELL AS REMEDIAL WORK DIRECTED BY THE OWNER'S REPRESENTATIVE SHALL BE AT NO EXPENSE TO THE OWNER. BACKFILL UNAUTHORIZED EXCAVATION WITH STRUCTURAL FILL TO 95% MDD.
- C. IF REQUIRED BY THE GEOTECHNICAL ENGINEER, PROVIDE EQUIPMENT AND LABOR FOR PROOF ROLLING.
- D. WHERE SOFT SPOTS ARE IDENTIFIED OR OCCUR, REMOVE AND REPLACE WITH STRUCTURAL FILL AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- 4. FINAL GRADES SHALL COMPLY WITH DOCUMENTATION ON THE PLANS WITHIN A TOLERANCE OF 1/2-INCH, WHEN TESTED WITH A 10-FOOT
- STRAIGHTEDGE AND BE UNIFORMLY GRADED BETWEEN ELEVATIONS AND GRADE BREAKS SHOWN ON THE PLAN.
- 5. PROTECT WORK COMPLETED AND PROVIDE REPAIRS AS NECESSARY IF DAMAGE OCCURS.

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COVER SHEET

Upgrades

Scale

Description

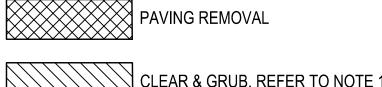
1. PROVIDE SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT LADEN RUN OFF AND/OR CONCENTRATED FLOW FROM LEAVING THE LIMITS OF CONSTRUCTION OR DISCHARGING TO THE ADJACENT STREETS. CONTRACTOR SHALL INSTALL AND ADJUST TESC MEASURES, INCLUDING STOCKPILE COVERING AS NEEDED TO MANAGE RUN OFF FROM CHANGING CONDITIONS AND WEATHER

AND TO MEET CITY OF MERCER ISLAND SURFACE WATER REQUIREMENTS.

- PERFORM NECESSARY DEMOLITION, EXCAVATION, CLEARING, AND GRUBBING WITHIN LIMITS OF WORK TO COMPLETE CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL STRUCTURES/UTILITIES LOCATED WITHIN WORK LIMITS THAT ARE TO BE DEMOLISHED OR PROTECTED PRIOR TO CONSTRUCTION. IF EXISTING ITEMS ARE FOUND IN FIELD THAT ARE NOT REFLECTED IN THE SURVEY, CONTRACTOR SHALL COORDINATE PROTECTION, REMOVAL, OR RELOCATION WITH ENGINEER AND OWNER.
- PREVENT DISTURBANCE BEYOND THE LIMITS OF WORK. DEMOLITION BEYOND WORK LIMITS OR DAMAGE TO EXISTING FACILITIES/UTILITIES TO REMAIN SHALL BE REPAIRED IN KIND AT CONTRACTOR'S COST.
- 4. COORDINATE CONSTRUCTION ACCESS FOR THE WORK ALONG THE WEST AND SOUTH OF BUILDING WITH CITY, OWNER, AND ARCHITECT.
- 5. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS EXCEPT THOSE CALLED OUT TO BE DEMOLISHED.
- 6.) REFER TO PARKING PLANS FOR LOCATION OF PROPOSED CURB CUTS.
- 7. MAKE A VERTICAL SAW CUT BETWEEN ANY EXISTING IMPROVEMENTS TO REMAIN AND THE PORTION TO BE REMOVED.
- 8. REPLACE AT NO EXPENSE TO THE OWNER ANY EXISTING IMPROVEMENTS TO REMAIN THAT ARE DAMAGED DURING THE REMOVAL OF OTHER IMPROVEMENTS.
- (9.) DEMOLITION OF EXISTING PANEL STRUCTURE AND SAWCUT OF EXISTING SITE WALL IS REQUIRED TO CONSTRUCT NEW PATHWAY CONNECTION. COORDINATE WITH OWNER, ARCHITECT, AND STRUCTURAL ENGINEER FOR PANEL REMOVAL EXTENTS. PROTECT EXISTING WALL, CURB, AND SLAB STRUCTURE.
- (10.) COORDINATE WITH LANDSCAPE ARCHITECT.

- (11) COORDINATE WITH ARCHITECT.
- (12) COORDINATE WITH OWNER.
- (13) COORDINATE WITH STRUCTURAL ENGINEER.
- (14) COORDINATE WITH CITY OF MERCER ISLAND.
- 15. STAKE OUT PATHWAY EXTENTS. REMOVE TOPSOIL WITHIN 1 FOOT HORIZONTAL OFFSET OF PATHWAY SECTION. COMPACT NATIVE SUBGRADE. PLACE STRUCTURAL FILL TO PROPOSED PAVEMENT SECTION SUBGRADE. PRESERVE TOPSOIL WITHIN LANDSCAPE AREAS BEING MODIFIED.

----- RIGHT-OF-WAY CENTERLINE LIMITS OF CONSTRUCTION X X SILT FENCE ----- SAWCUT **CB/INLET PROTECTION** COMPOST SOCK PATH DEMOLITION



<u>LEGEND</u>

— — — PROPERTY LINE

CLEAR & GRUB, REFER TO NOTE 15

----- APPROXIMATE SURVEY BOUNDARY

TREE PROTECTION FENCING, REFER TO LANDSCAPE PLANS

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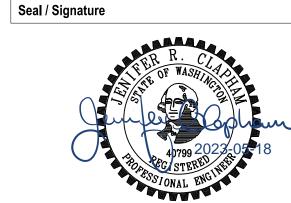
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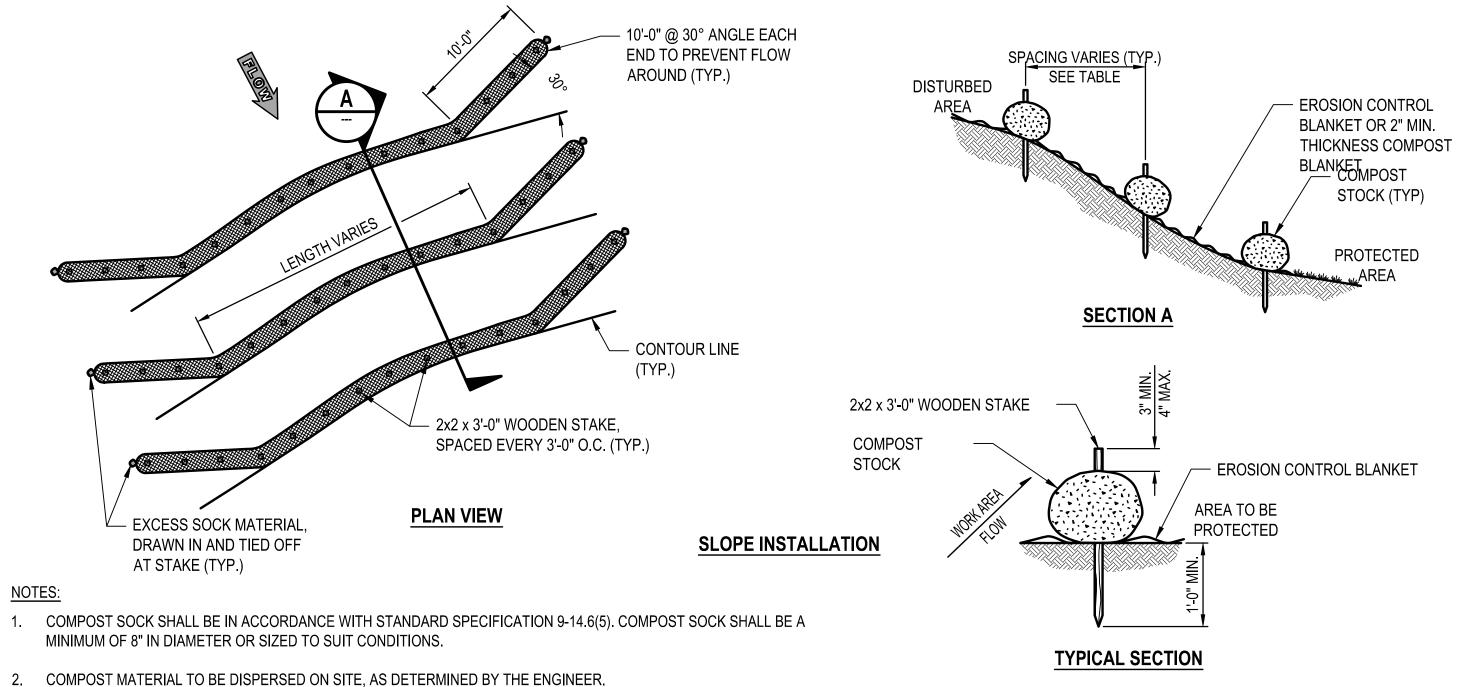
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DEMOLITION & TESC PLAN

Scale

C1.00

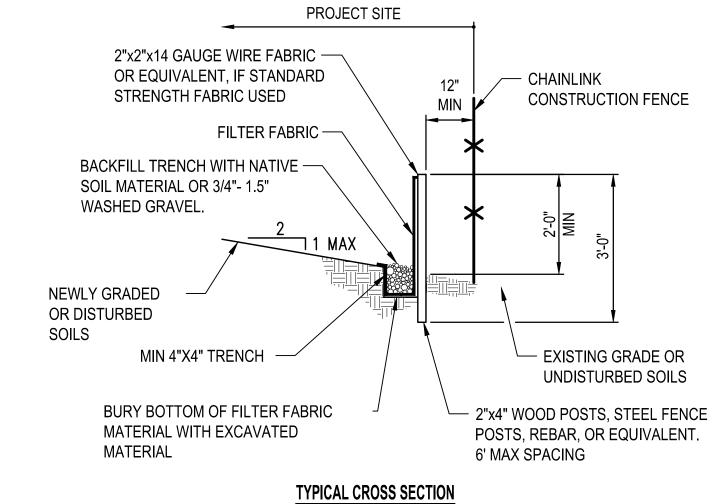
- 2. CB/INLET INSERTS ARE ONLY TO BE INSTALLED IN DRAINAGE DEVICES PER THE MANUFACTURER'S
- 3. INLET INSERTS SHALL BE INSPECTED AND MAINTAINED WHEN A 1/2 INCH RAIN ACCUMULATES WITHIN A 24
- PLACEMENT OF A NEW CATCH BASIN.
- 6. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE CB/INLET INSERTS, EMPTYING, AND



2. COMPOST MATERI	AL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.			
	MPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IN ACCORDANCE WITH STANDARD 4.6(2), OR COMPOST BLANKET. SEE STANDARD PLAN I-30.40.	COMPOST SOCK SPACING		
4. ALWAYS INSTALL (OMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.	TABLE MAXIMUM SPACING		
5	FERONATUE UB OLORE OIDE OF THE COMPOST COOK MUEN ACCUMULATION HAS REACHED 4/2 OF	SLOPE	MAXIMUM SPACING	
	FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF IGHT OF THE COMPOST SOCK	2.0:1	15'	

3.0:1

6. LIVE STAKES CAN BE USED IN ADDITION TO WOODEN STAKES AND SHALL BE IN ACCORDANCE WITH STANDARD **COMPOST SOCK DETAIL** C1.00



- 1. SILT FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
- ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF THE RUN. 3. SILT FENCE SHALL BE REMOVED AT THE END OF THE JOB.
- 4. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V. 5. JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE STAPLES, WIRE RINGS, OR
- EQUIVALENT TO ATTACH FABRIC TO POSTS.

MAINTENANCE STANDARDS

- 1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY. 2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND
- CONVEYED TO A SEDIMENT TRAP OR POND.
- 3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO
- THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
- 4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH. 5. IF THE FILTER FABRIC HAS DETERIORATED, IT SHALL BE REPLACED.

SILT FENCE DETAIL



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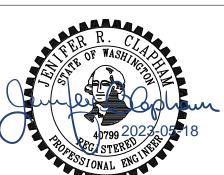
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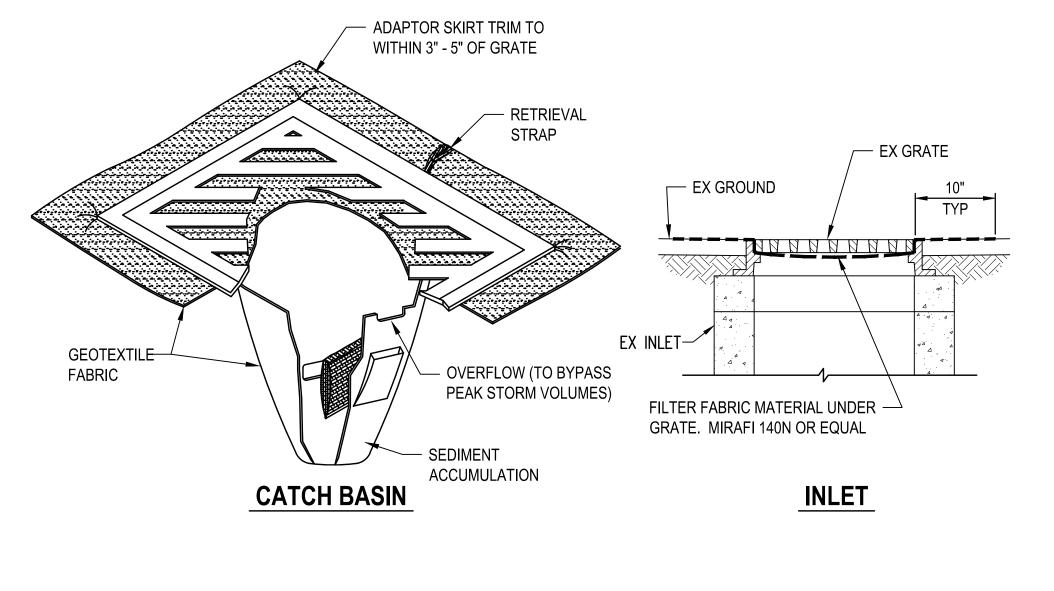
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TESC DETAILS

Scale

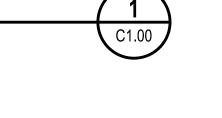
C1.10

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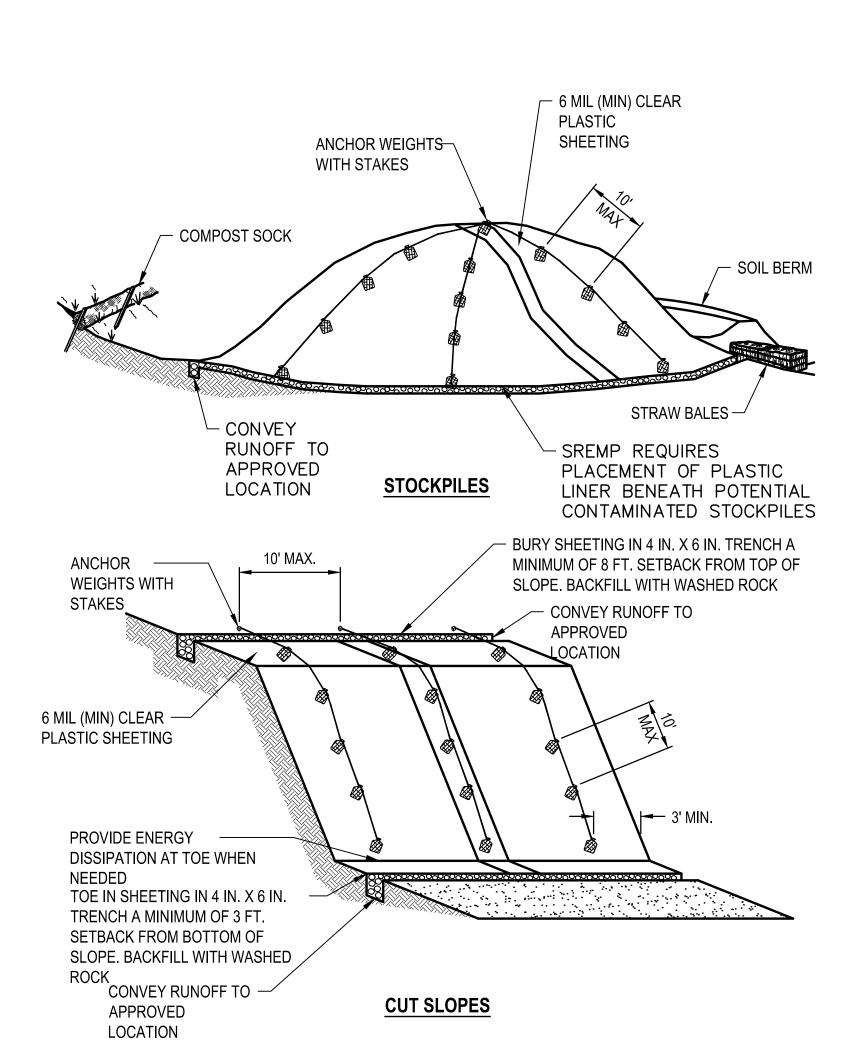
- 1. CB/INLET INSERTS NEED TO BE REMOVED AT THE END OF THE JOB.
- RECOMMENDATIONS. CATCH BASIN INLET INSERTS ARE NOT TO BE INSTALLED IN CURB INLETS.
- HOUR PERIOD.
- 4. CB/INLET INSERTS SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON
- 5. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES 1/3 FULL OR MANUFACTURER'S
- RE-INSERTING IT INTO THE CATCH BASIN/INLET.





THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.

SPECIFICATION 9-14.6(1). SEE PLANS FOR SPECIES SELECTION AND SPACING.

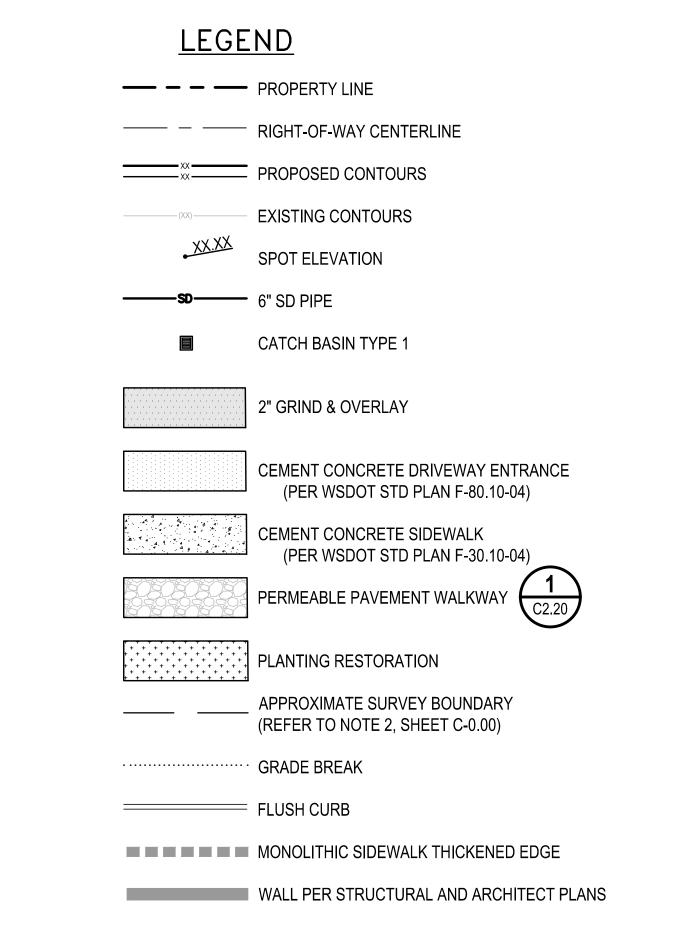


STOCKPILE COVER DETAIL

REFER TO PARKING PLANS FOR PARKING STALL AND ADA PATH LAYOUT. CONFIRM EXISTING GRADES PRIOR TO

BEGINNING ADA PATH CONSTRUCTION AND COORDINATE WITH ENGINEER IF GRADES DIFFER FROM SURVEY.

- 2. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF EGRESS PATHWAYS.
- 3. INSTALL ISOLATION JOINTS BETWEEN BUILDINGS, WALLS, AND CONCRETE PAVEMENT PER WSDOT STANDARD PLAN F-30.10-04 EXPANSION JOINT DETAIL.
- (4.) REFER TO LANDSCAPE PLANS FOR PLANTING/RESTORATION AND FENCE LAYOUT AND DETAILS.
- (5.) REFER TO ARCHITECT PLANS FOR GATE DETAILS AND LAYOUT.
- 6.) CONCRETE DRIVE PAVEMENT THICKNESS SHALL BE 6" CONCRETE OVER 6" CSBC OR MATCH EXISTING, WHICHEVER IS GREATER PER WSDOT STANDARD SPEC. 8-06.
- (7.) LOCATE EXISTING INCOMING PIPE IN FIELD AND PROVIDE TEE FITTING TO CONNECT NEW PIPE TO EXISTING. IE PROVIDED IS APPROXIMATE AND MAY REQUIRE ADJUSTMENT IN THE FIELD. COORDINATE WITH ENGINEER IF ELEVATIONS DIFFER THAN THOSE PROVIDED.
- 8. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM WHEN PRICING THIS SCOPE OF WORK.





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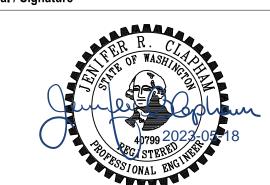
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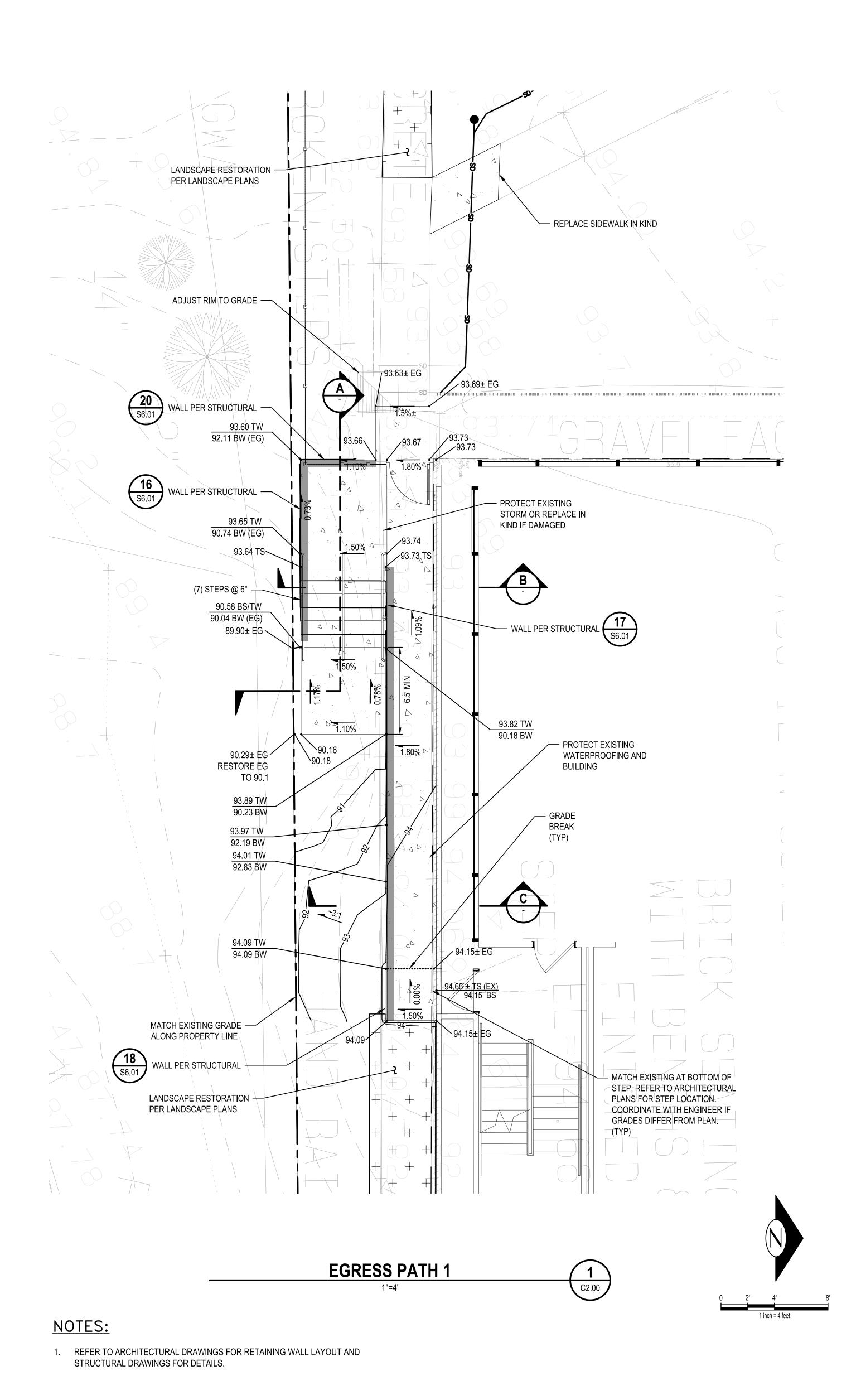
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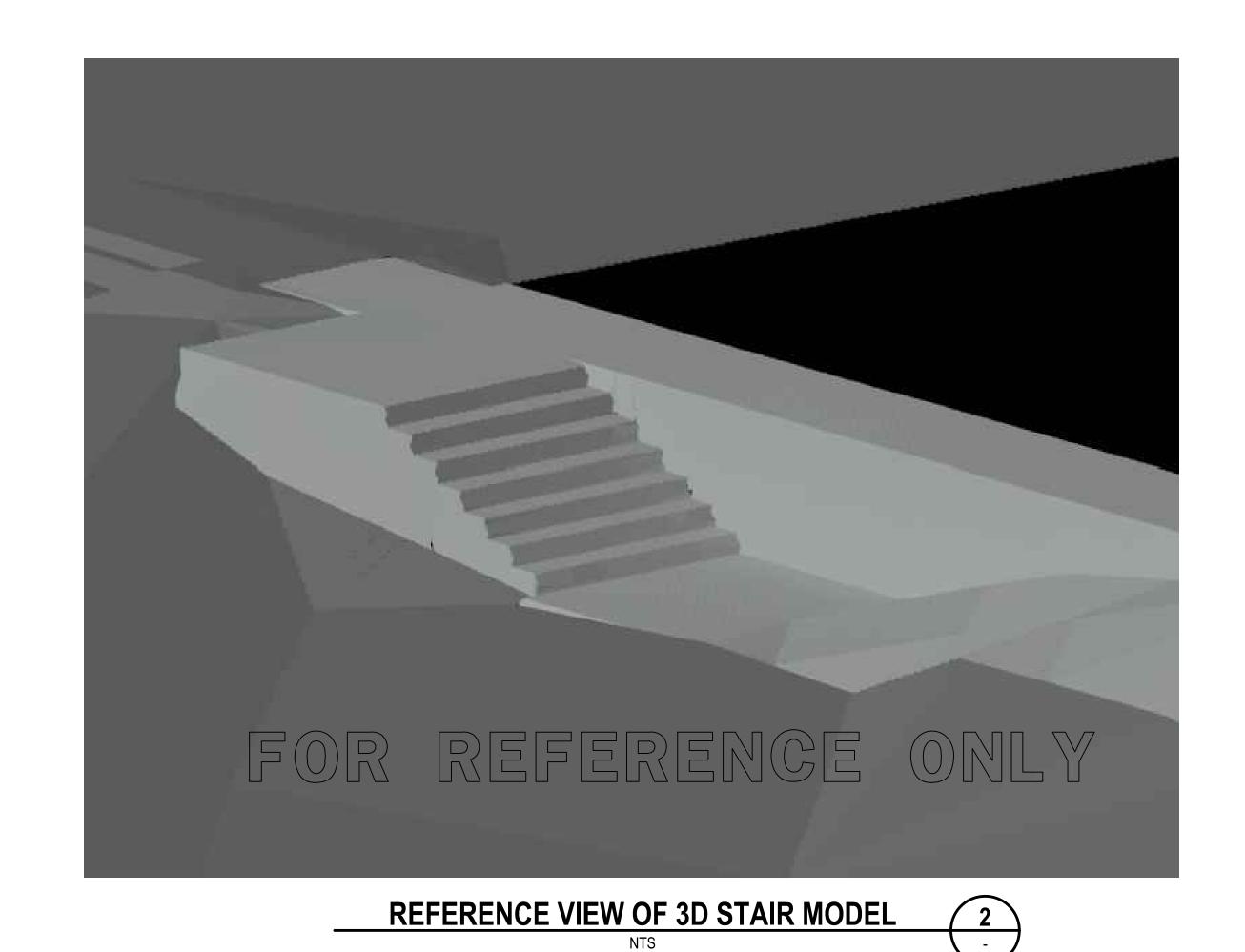
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CIVIL SITE PLAN

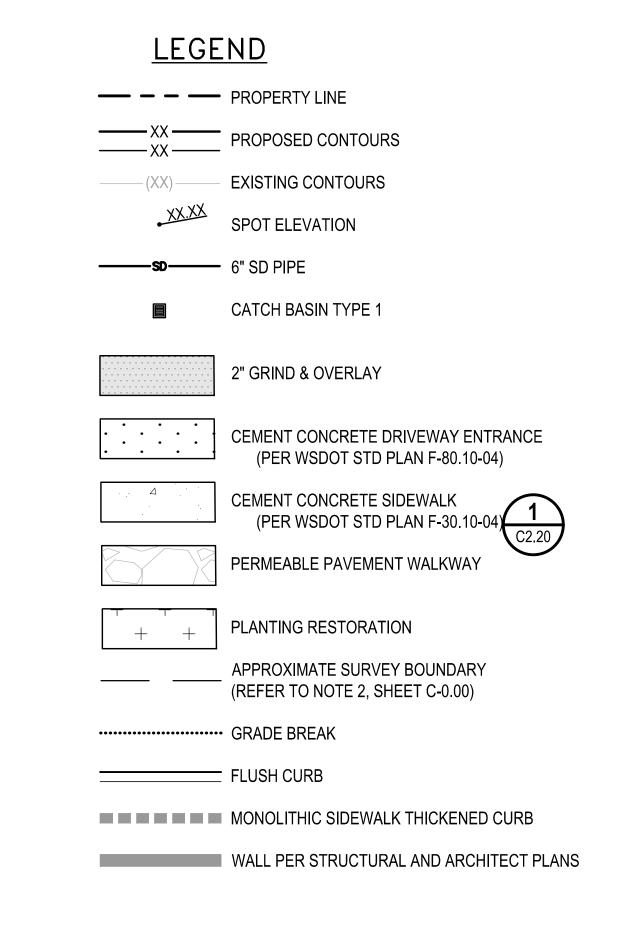
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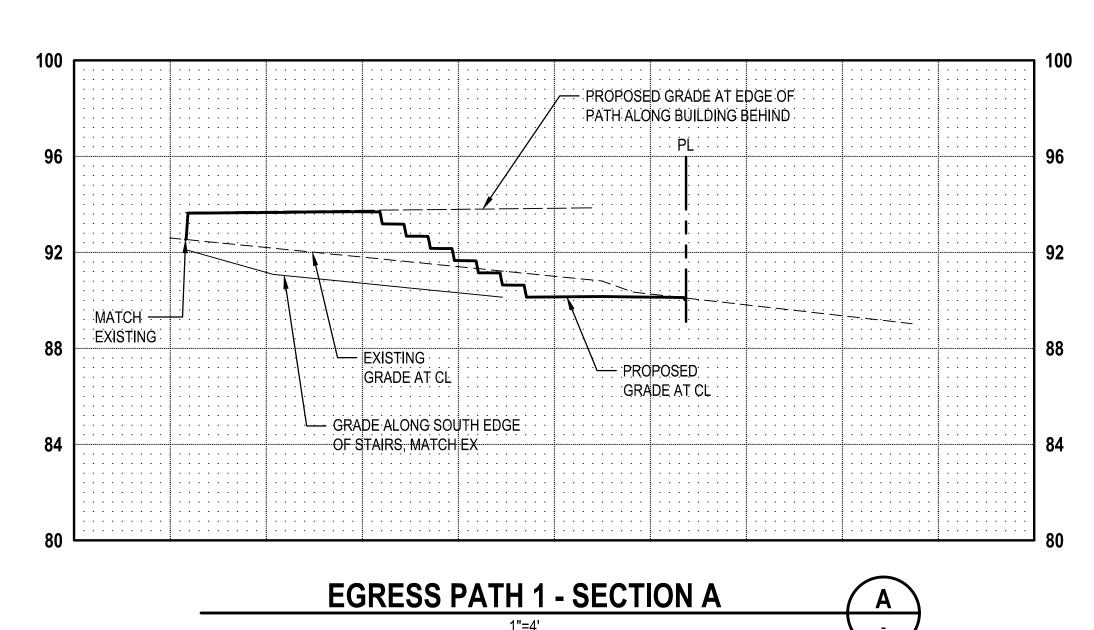
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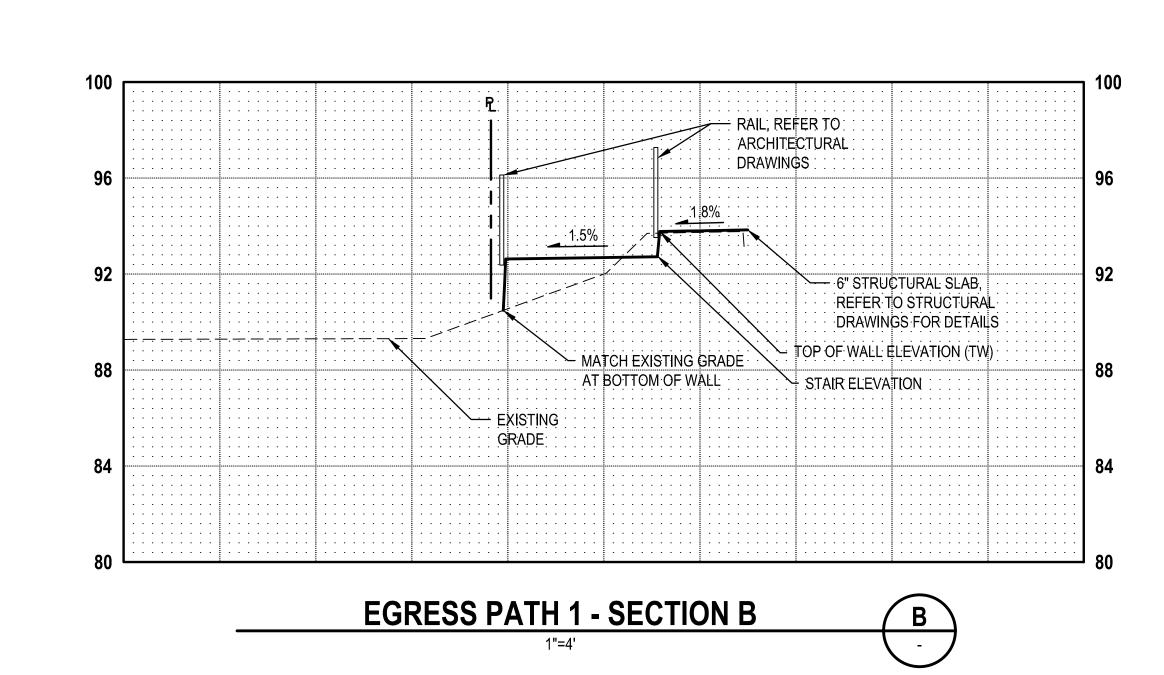


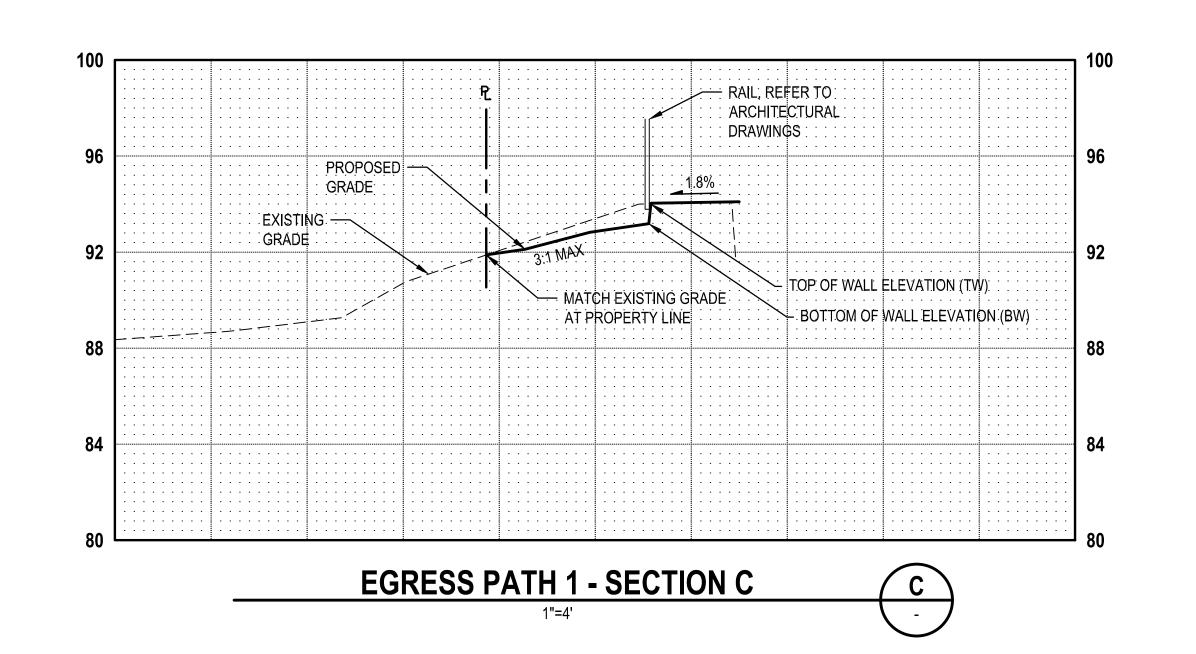


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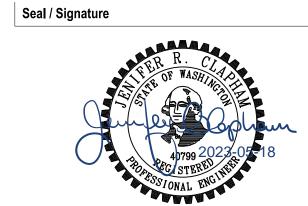
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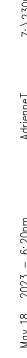
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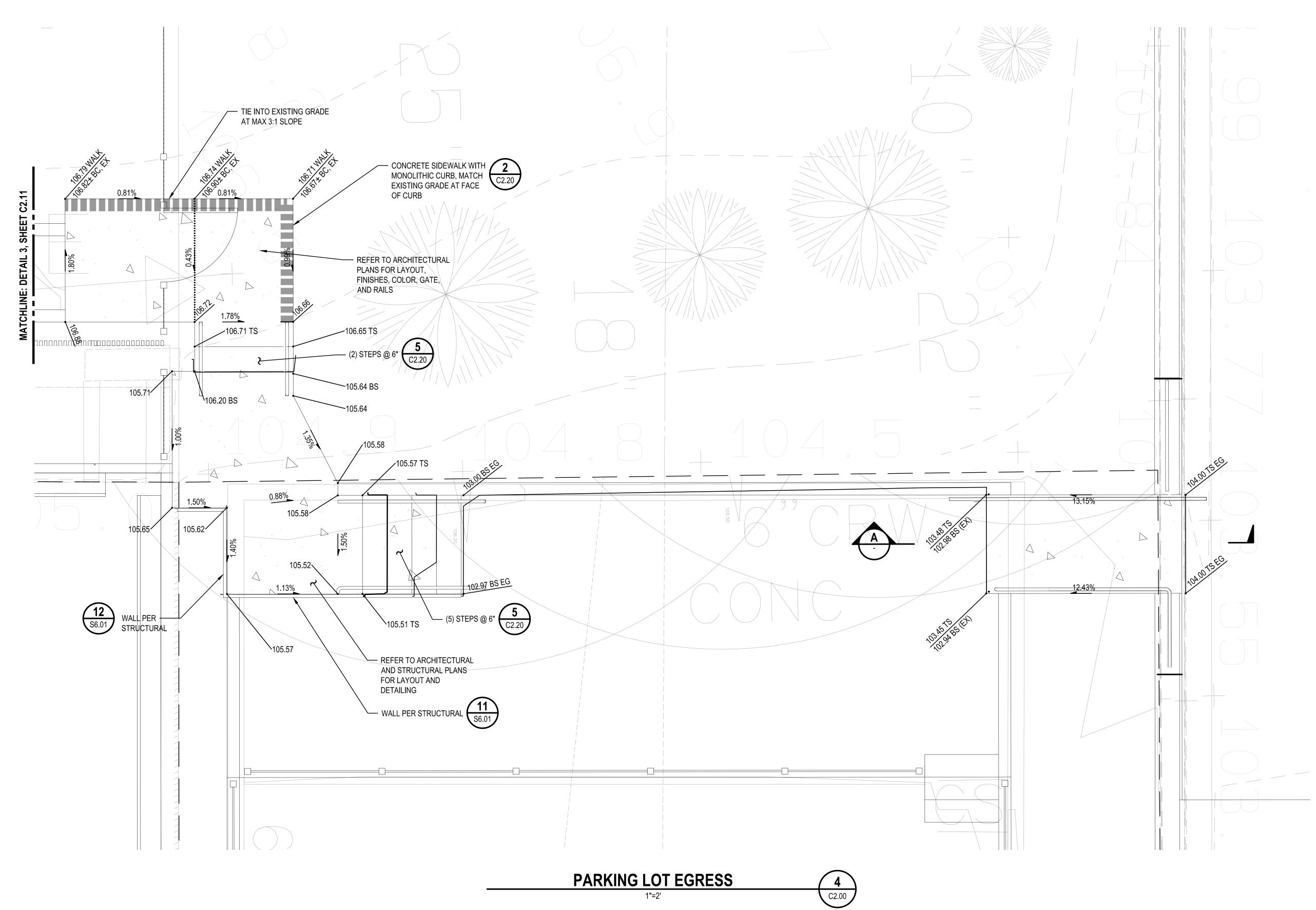
GRADING ENLARGEMENTS

Scale

C2.10

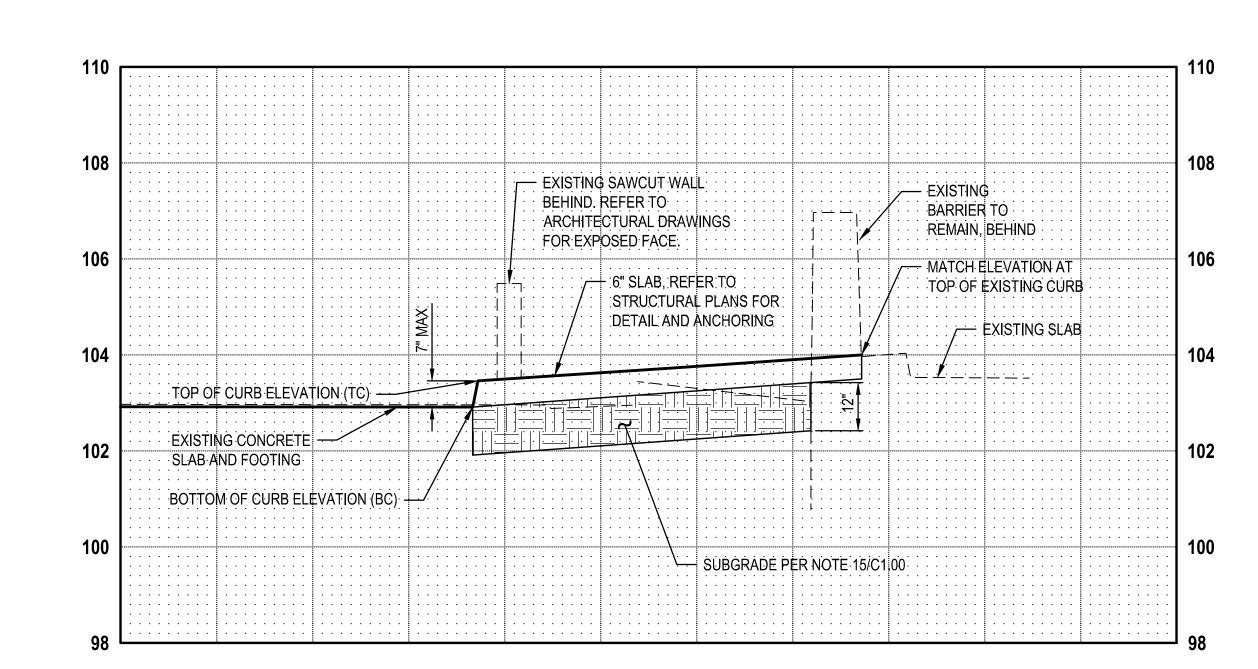






NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR RETAINING WALL LAYOUT AND STRUCTURAL DRAWINGS FOR DETAILS.



PARKING LOT EGRESS - SECTION A



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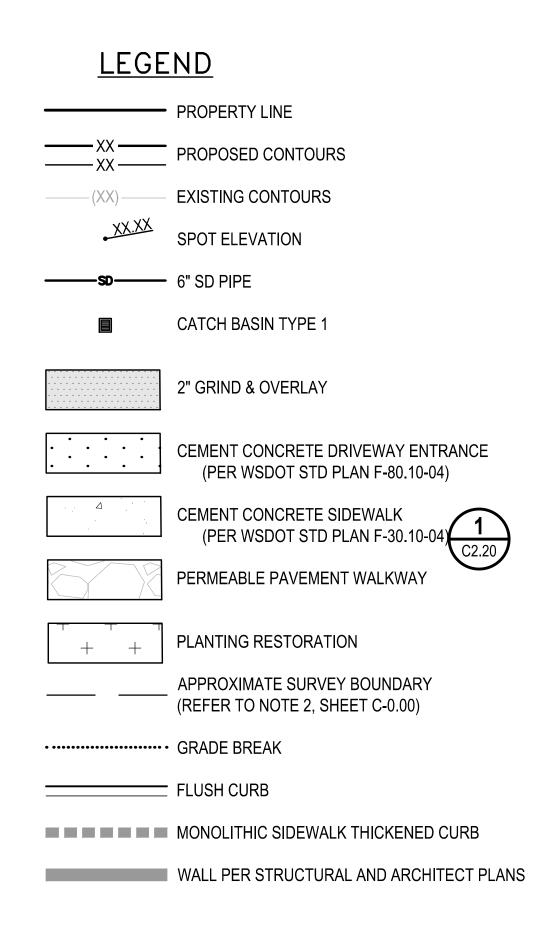
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GRADING ENLARGEMENTS

Scale

C2.12

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1' 2'

NOTES:

- 1. GRADE ADA PARKING STALL OVERLAY AND WALKWAY TO PROVIDE UNIFORM SLOPE, REMOVE LOCALIZED UNEVEN SURFACE GRADES, AND MEET ADA REQUIREMENTS.
- . PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING SURFACE IMPROVEMENTS.

<u>LEGEND</u>

EXISTING CONTOURS CATCH BASIN TYPE 1 2" GRIND & OVERLAY CEMENT CONCRETE DRIVEWAY ENTRANCE (PER WSDOT STD PLAN F-80.10-04) CEMENT CONCRETE SIDEWALK
(PER WSDOT STD PLAN F-30.10-04)
(C2.20) PERMEABLE PAVEMENT WALKWAY

(REFER TO NOTE 2, SHEET C-0.00) ----- GRADE BREAK

______ FLUSH CURB

MONOLITHIC SIDEWALK THICKENED CURB

_ APPROXIMATE SURVEY BOUNDARY

PLANTING RESTORATION

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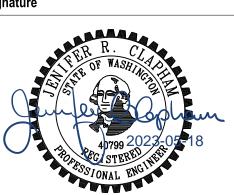
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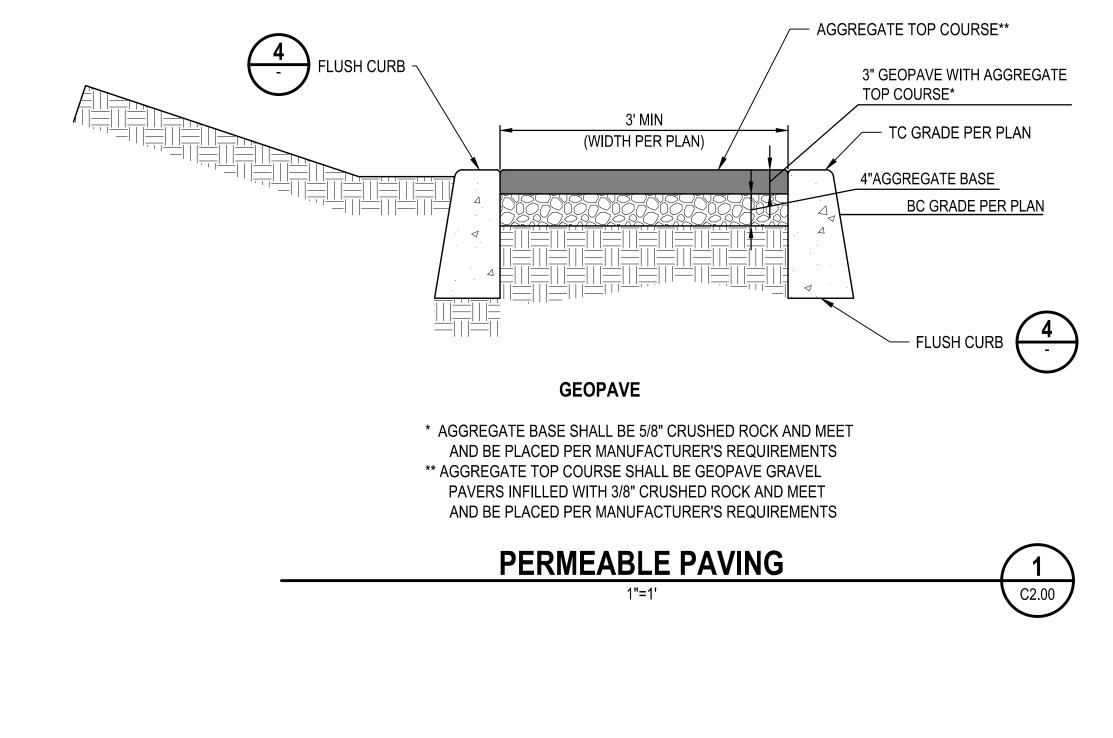
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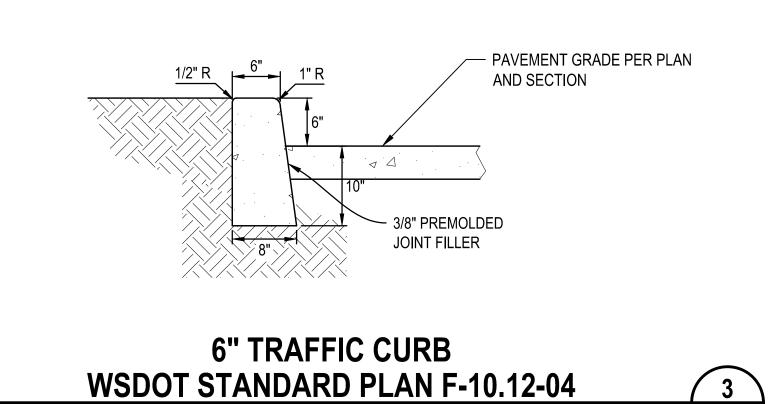
Upgrades
Project Number

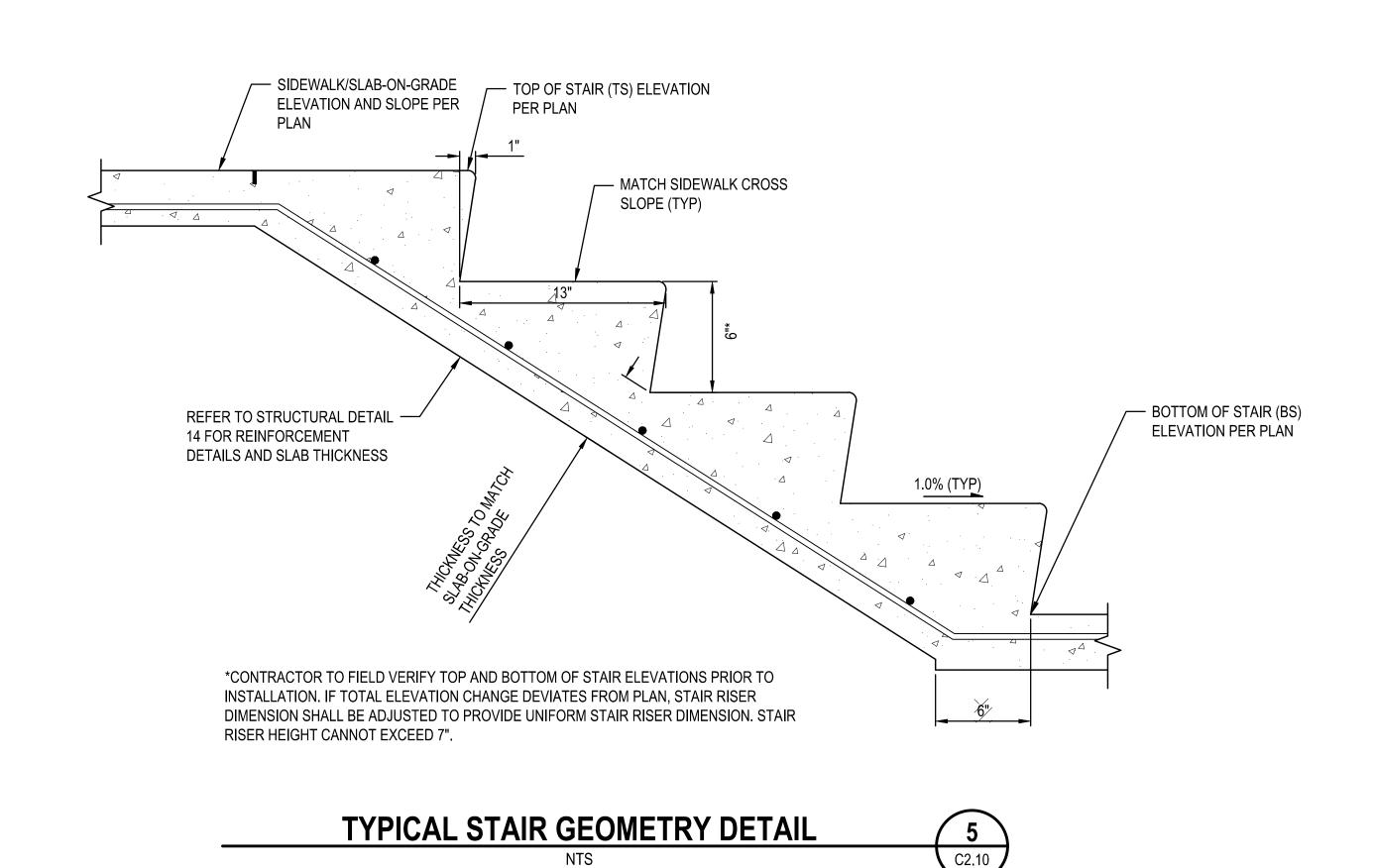
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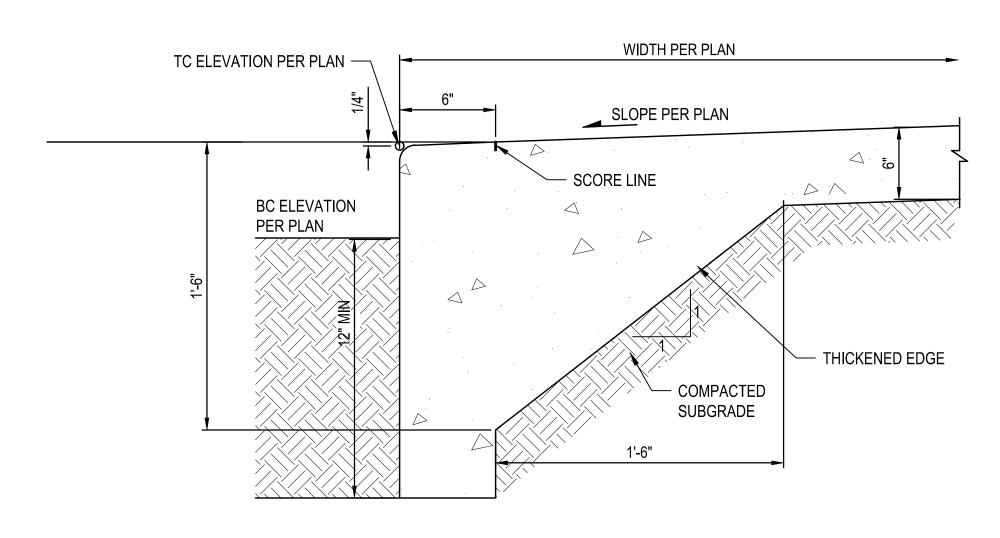
GRADING ENLARGEMENTS

C2.13









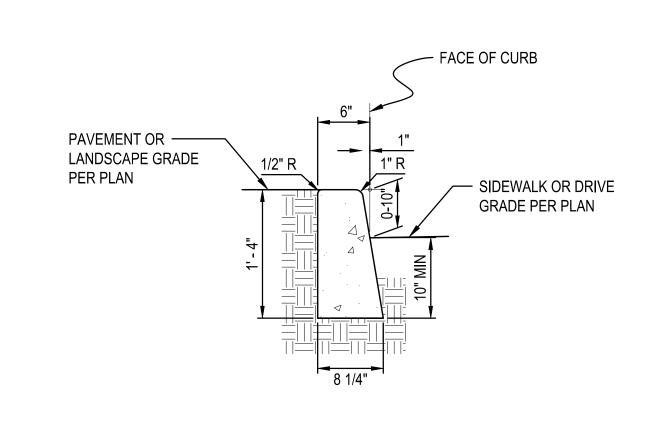
NOTES:
 VERTICAL BACKFACE OF CURB SHALL BE FORMED AGAINST NATIVE EARTH WHERE PRACTICAL, OTHERWISE BY BACKFORM LEFT IN PLACE.

CONCRETE SIDEWALK WITH MONOLITHIC CURB

NTS

2
C2.00

4 C2.11



CONCRETE FLUSH CURB
WSDOT STANDARD PLAN F-10.12-04

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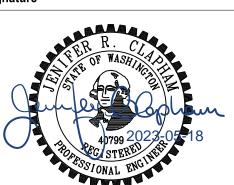
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C2.20

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Scale

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SHEET INDEX

SHEET DESCRIPTION

COMPOSITE PLAN L1.01 VEGETATION REMOVAL PLAN L2.01 LAYOUT AND GRADING PLAN - ENTRY MATERIALS PLAN L3.01 L5.01 PLANTING PLAN

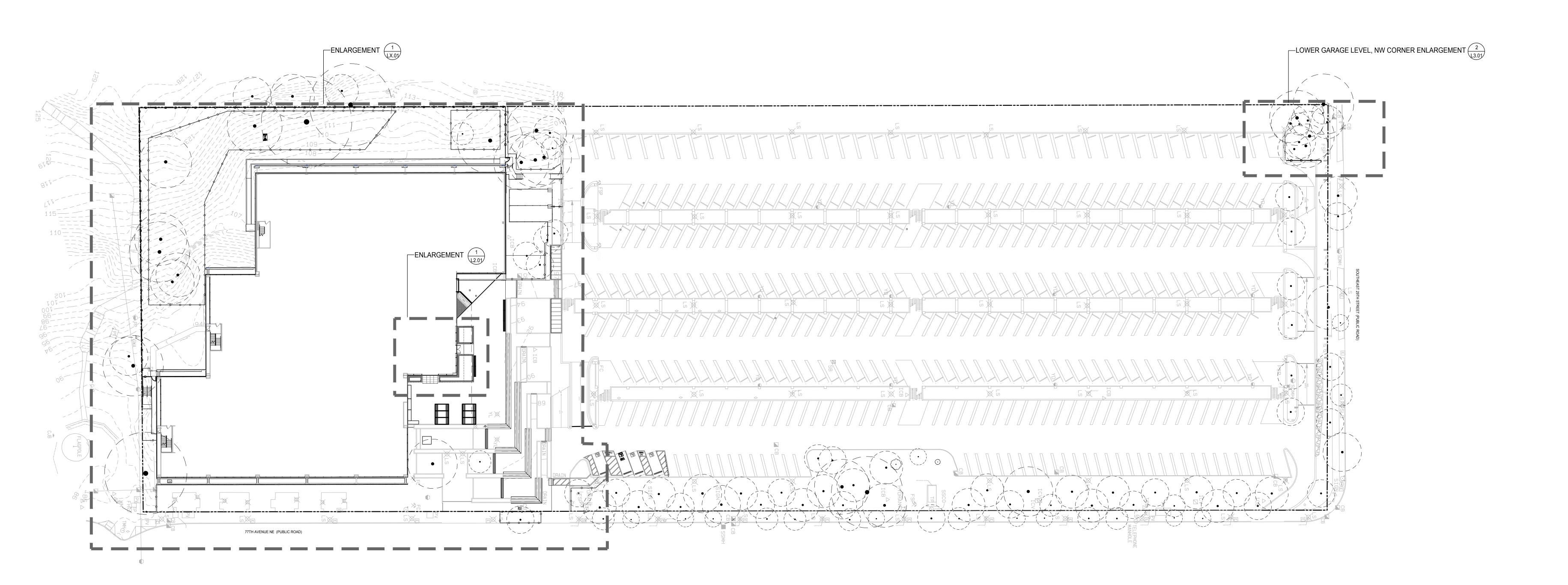
PLANT SCHEDULE AND NOTES L6.01 IRRIGATION PLAN, SCHEDULE, AND NOTES SITE SECTIONS PLANTING AND IRRIGATION DETAILS L8.01 L8.11 SITE DETAILS

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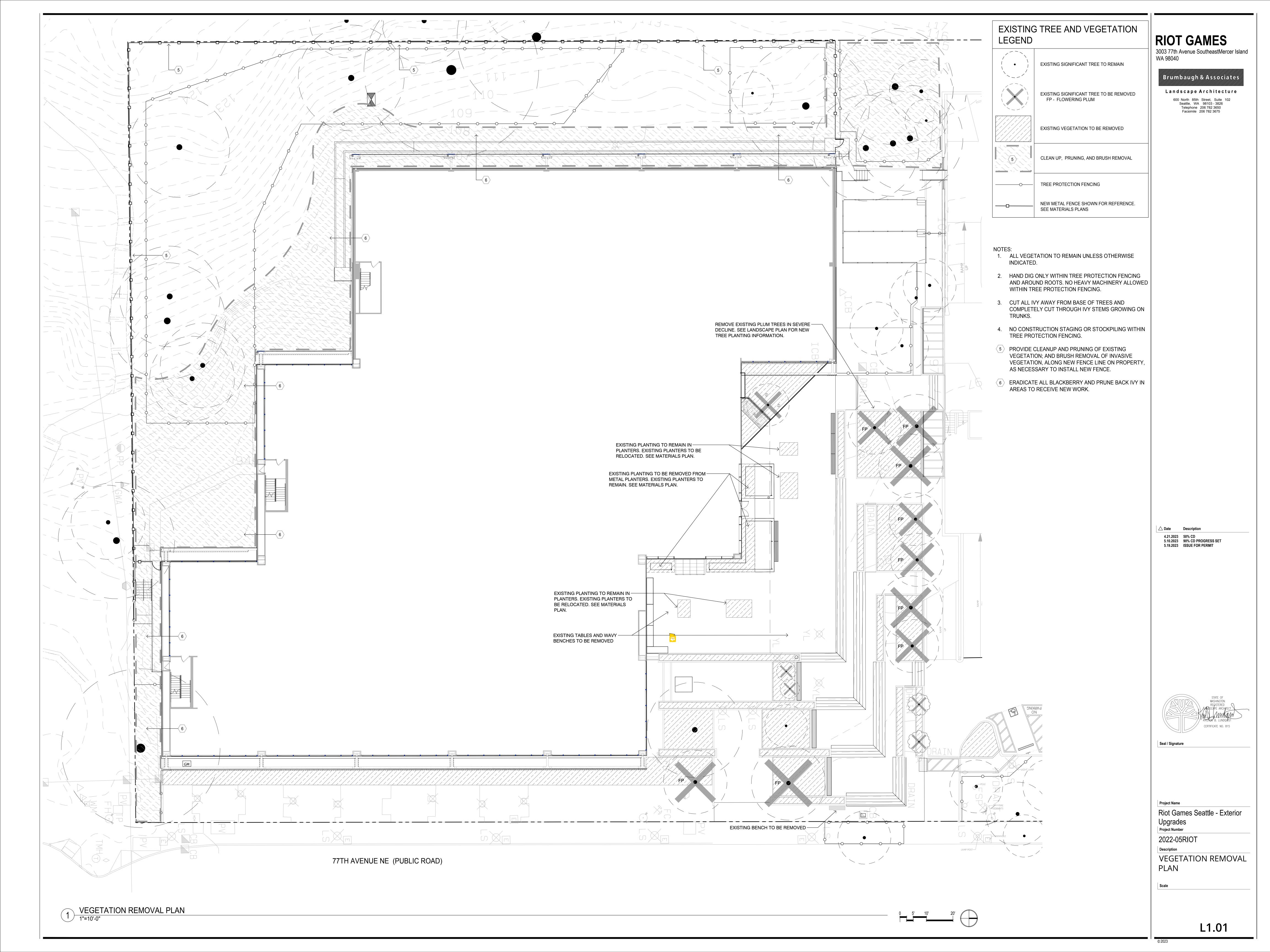
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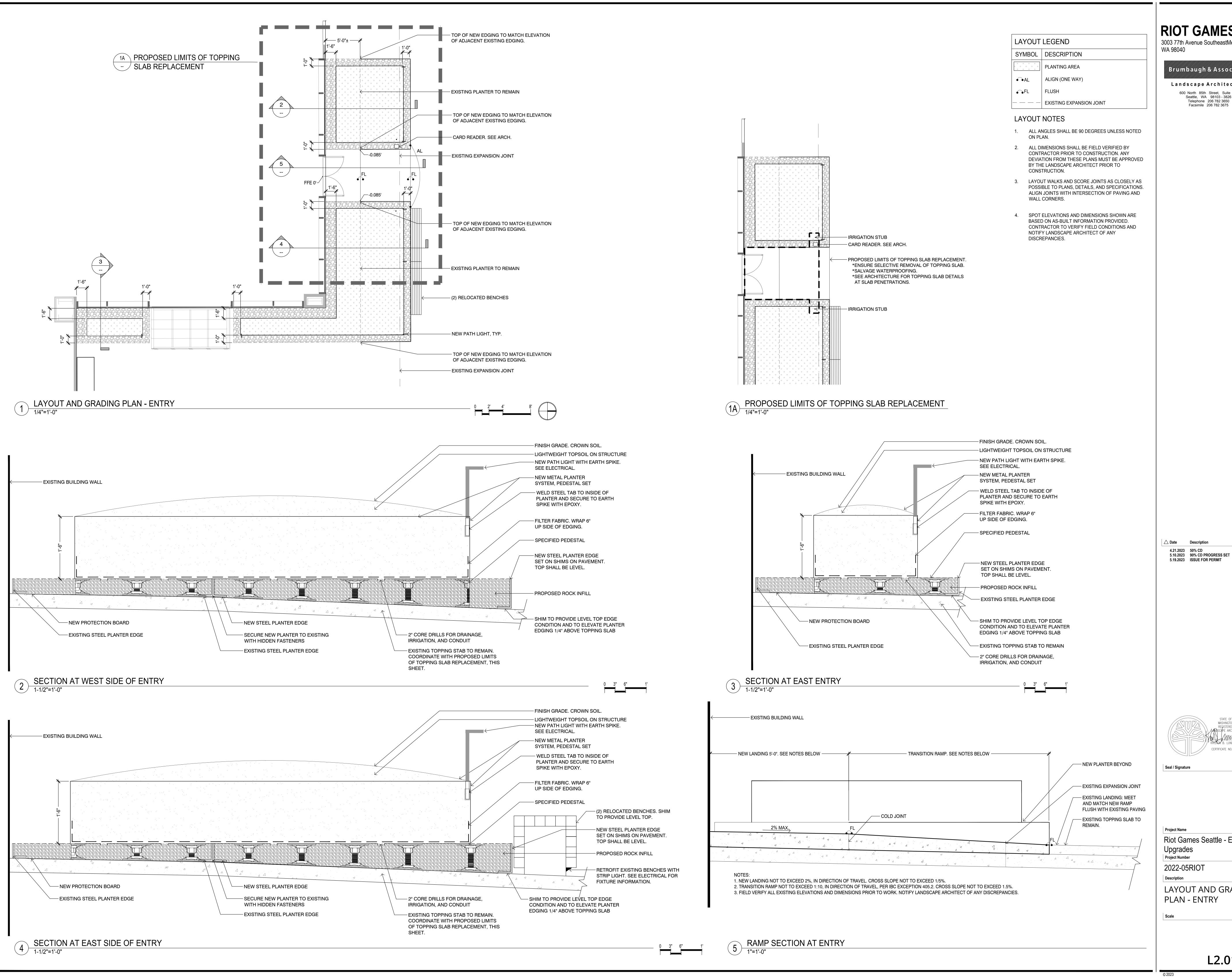
2022-05RIOT

COMPOSITE PLAN

1 COMPOSITE PLAN
1"=30'-0"

L0.01





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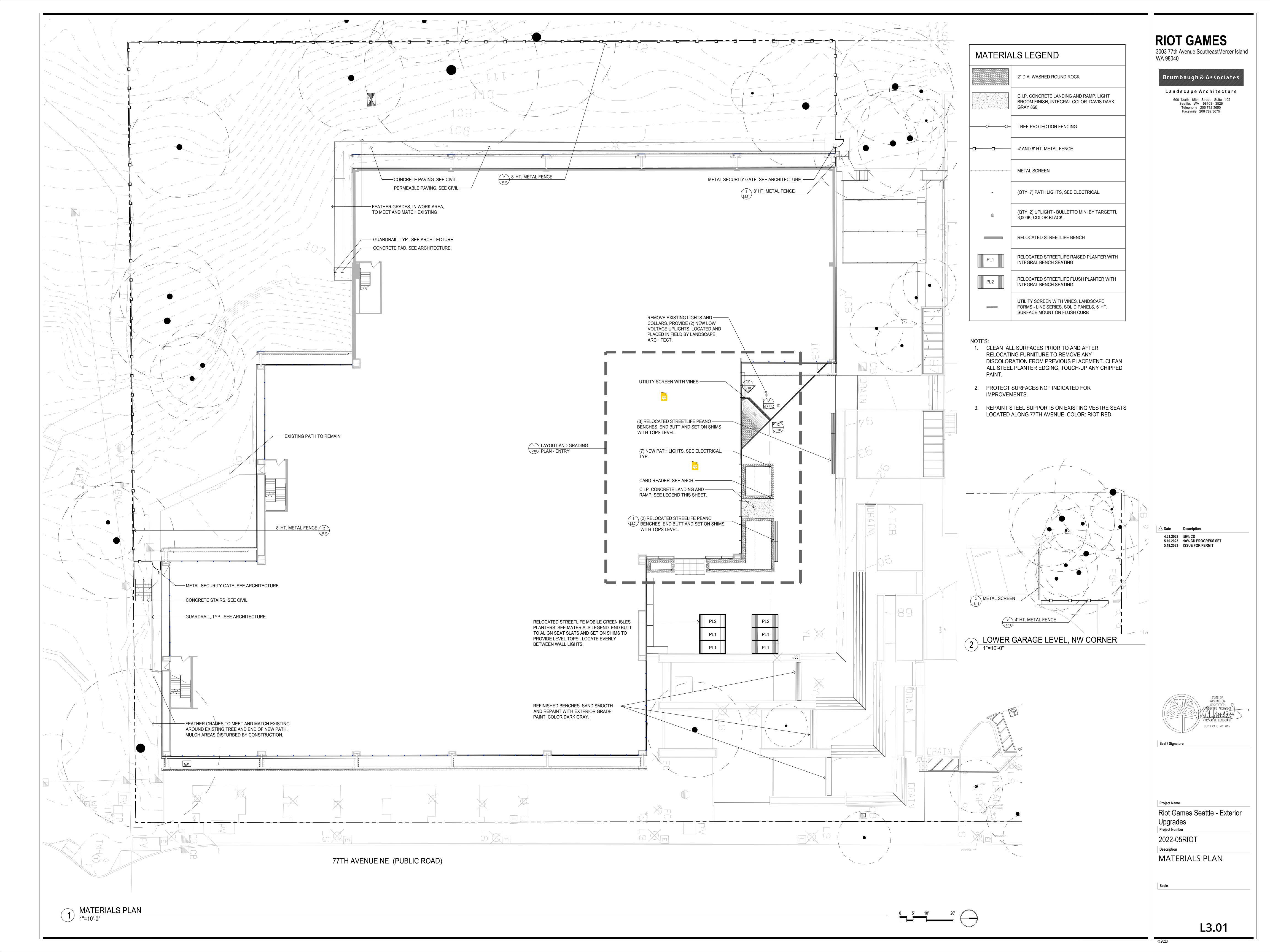
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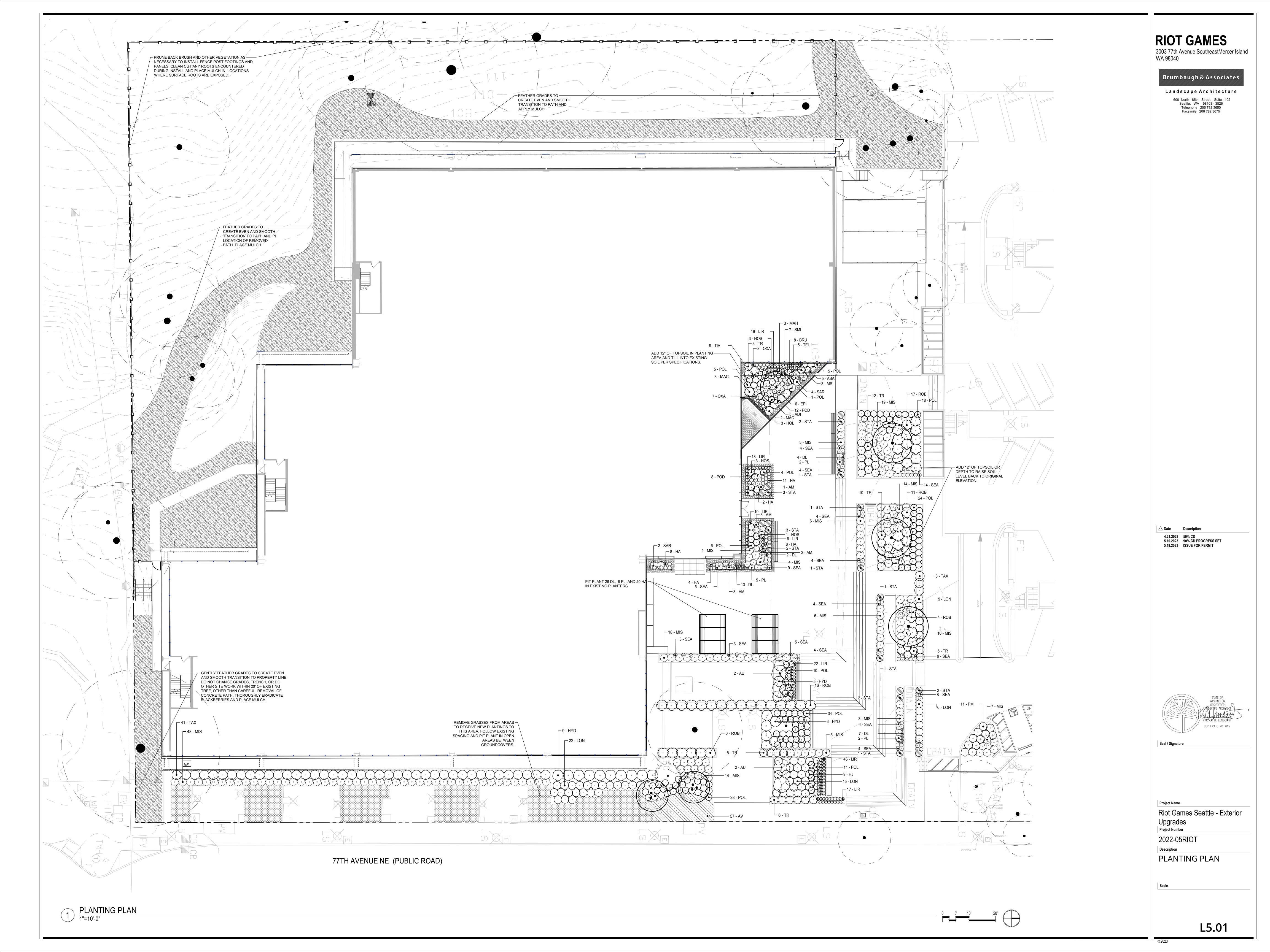
5.10.2023 90% CD PROGRESS SET

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LAYOUT AND GRADING

L2.01





TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>		REMARKS
		4	CORNUS KOUSA	KOUSA DOGWOOD	12` HT.		MULTI-STEM
		1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	16` HT.		MULTI-STEM, SPECIMEN QU
May		2	THUJA PLICATA 'EXCELSA'	EXCELSA WESTERN RED CEDAR	6`-8` HT.		
SHRUBS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
•	HYD	9	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	3 GAL	48" o.c.	
Ō	MAH	8	MAHONIA NERVOSA	OREGON GRAPE	2 GAL	24" o.c.	
\bigcirc	MAC	4	MAHONIA X MEDIA 'CHARITY'	CHARITY MAHONIA	5 GAL	48" o.c.	
•	MIC	3	MICROBIOTA DECUSSATA 'PRIDES'	CELTIC PRIDE® SIBERIAN CARPET CYPRESS	3 GAL	36" o.c.	
	ROB	28	ROSA RUGOSA 'BLANC DOUBLE DE COUBERT'	BLANC DOUBLE DE COUBERT ROSE	2 GAL	48" o.c.	
\odot	SAR	26	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	2 GAL	36" o.c.	
$\overline{}$	TAX	41	TAXUS X MEDIA `HICKSII`	HICKS YEW	5 GAL	42" o.c.	
<u>FERNS</u>	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
(+)	BLE	9	BLECHNUM SPICANT	DEER FERN	1 GAL	18" o.c.	
0	DRY	11	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	1 GAL	24" o.c.	
\odot	POL	8	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL	30" o.c.	
PERENNIALS AND GRASSES	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	<u>REMARKS</u>
\oplus	BRU	5	BRUNNERA MACROPHYLLA 'JACK FROST'	JACK FROST SIBERIAN BUGLOSS	1 GAL	18" o.c.	
(+)	DIC	9	DICENTRA SPECTABILIS 'ALBA'	WHITE JAPANESE BLEEDING HEART	1 GAL	18" o.c.	
\odot	HEL	9	HELLEBORUS X HYBRIDUS 'WALHELIVOR'	IVORY PRINCE HELLEBORE	1 GAL	18" o.c.	
\bigcirc	HOS	4	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	1 GAL	30" o.c.	
©	LIR	104	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	14" o.c.	
	MIS	114	MISCANTHUS SINENSIS 'LITTLE KITTEN'	LITTLE KITTEN EULALIA GRASS	2 GAL	36" o.c.	
•	SEA	40	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL	18" o.c.	
€3	SMI	22	SMILACINA RACEMOSA	FALSE SOLOMON'S-SEAL	1 GAL	24" o.c.	
	STA	10	STACHYS BYZANTINA 'HELEN VON STEIN'	HELEN VON STEIN LAMB'S EAR	1 GAL	30" o.c.	
\odot	TIA	14	TIARELLA X 'CUTTING EDGE'	CUTTING EDGE FOAMFLOWER	1 GAL	18" o.c.	
GROUND COVERS			BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
			ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	VANCOUVER JADE KINNIKINNICK	1 GAL	24" o.c.	
			BARK MULCH				
**************************************			RELOCATED GRASSES				

LANDSCAPE NOTES

- CONTRACTOR TO REMOVE ALL EXISTING PLANT MATERIALS, NOT INDICATED TO REMAIN, FROM ALL AREAS INDICATED TO RECEIVE NEW LANDSCAPE IMPROVEMENTS. PRIOR TO REMOVAL, VERIFY LIMITS IN THE FIELD WITH LA.
- ALL LANDSCAPE AREAS TO BE FULLY IRRIGATED BY A FULLY FUNCTIONING IRRIGATION SYSTEM SPECIFIED ON THE EXISTING IRRIGATION PLANS. RESET AND REPAIR AS NECESSARY TO PROVIDE FULL COVERAGE TO ALL LANDSCAPE AREAS IMPACTED BY IMPROVEMENTS.

RELOCATED GRASSES

- PLANTS TO BE LAID OUT BY LA IN FIELD PRIOR TO PIT PLANTING. PROVIDE QUANTITIES PRE SCHEDULE
- EXISTING PLANTING PER EXISTING PLANS SHOWN FOR REFERENCE ONLY.

RIOT GAMES

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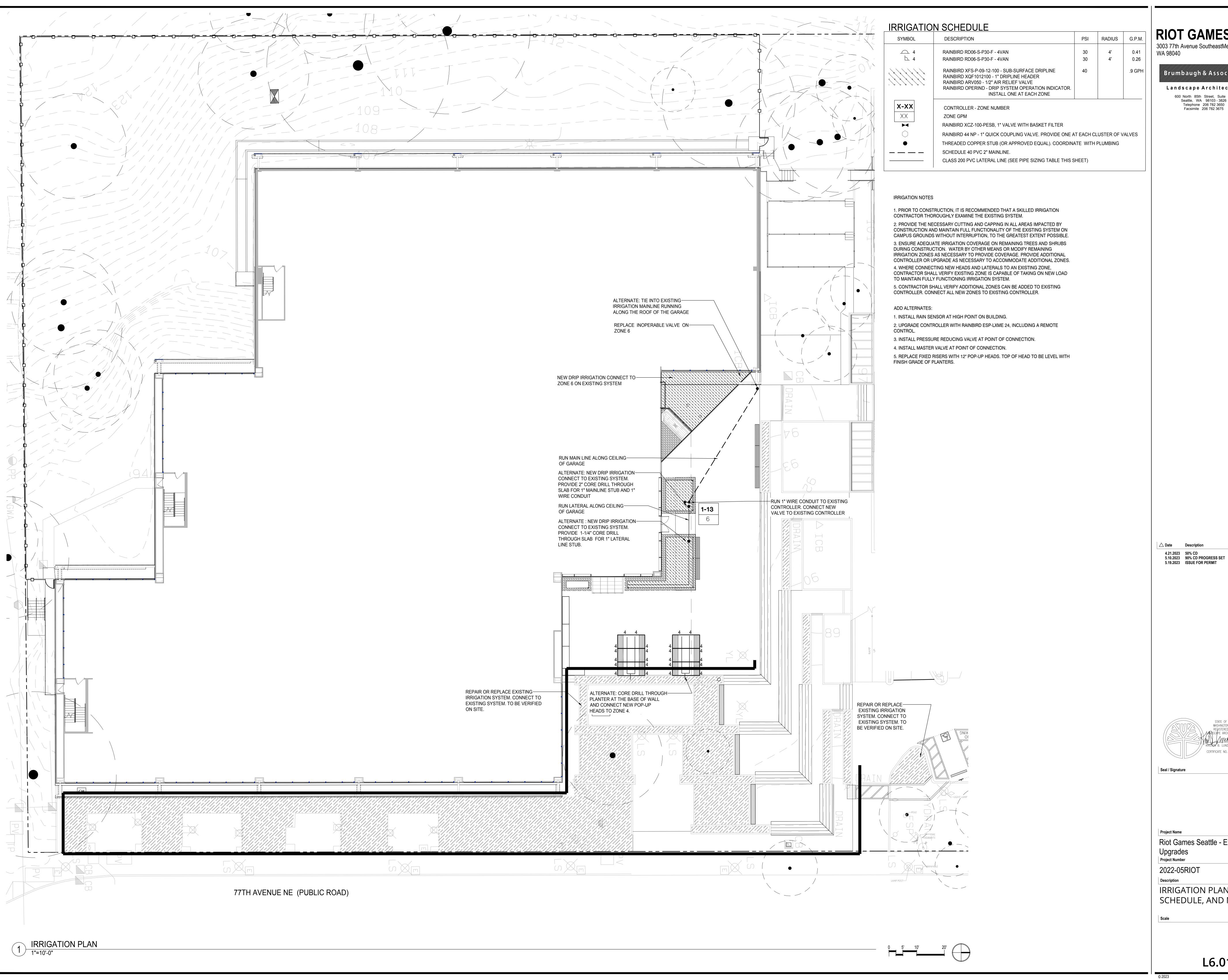
4.21.2023 50% CD 5.10.2023 90% CD PROGRESS SET 5.19.2023 ISSUE FOR PERMIT

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PLANT SCHEDULE AND NOTES

L5.20



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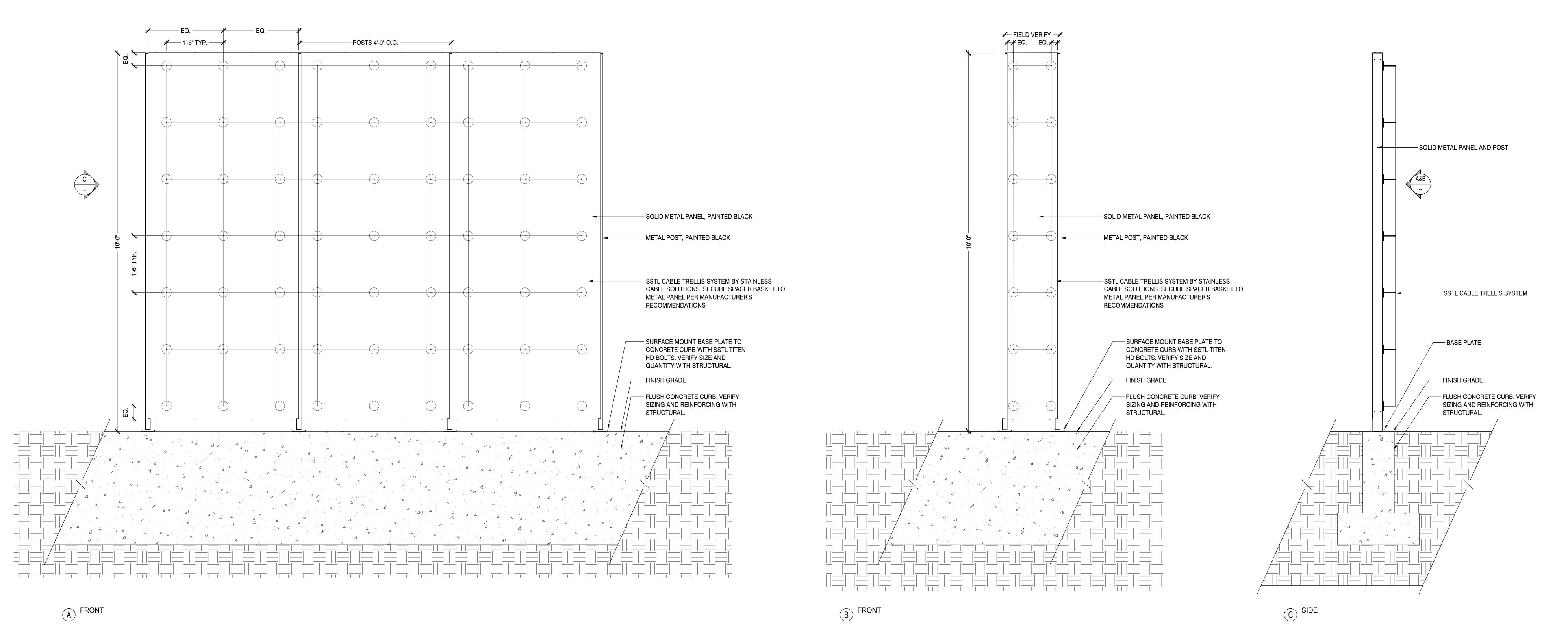
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IRRIGATION PLAN, SCHEDULE, AND NOTES

L6.01



1 UTILITY SCREEN WITH VINES
1"=1'-0"

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Facsimile 206 782 3675

 △ Date
 Description

 4.21.2023
 50% CD

 5.10.2023
 90% CD PROGRESS SET

 5.19.2023
 ISSUE FOR PERMIT

STATE OF
WASHINGTON
REGISTERED
AND SCAPE ARCHITECT
KRISTEN B. LUNDQUIST
CERTIFICATE NO. 815

Seal / Signature

Project Name

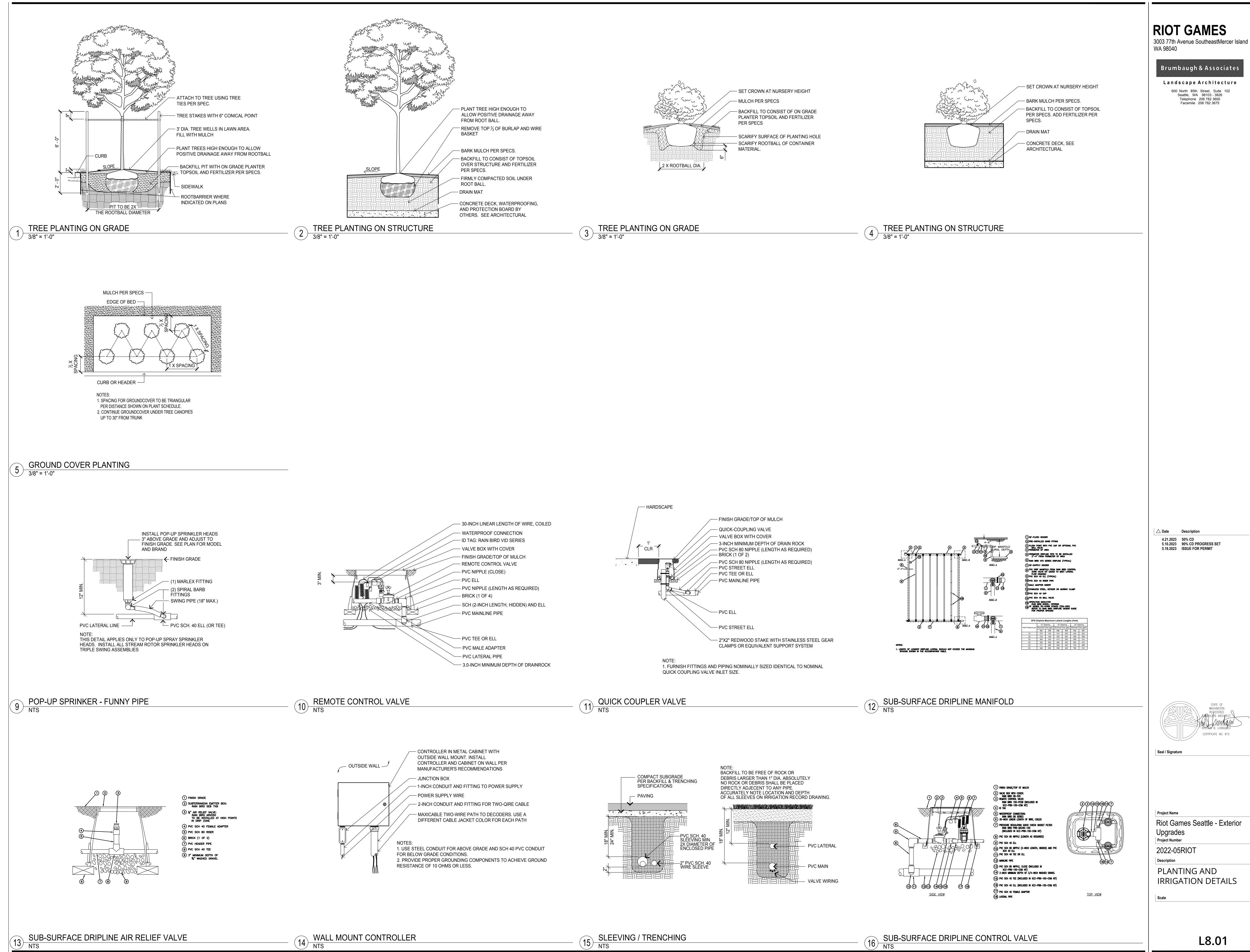
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Project Number

2022-05RIOT

SITE SECTIONS

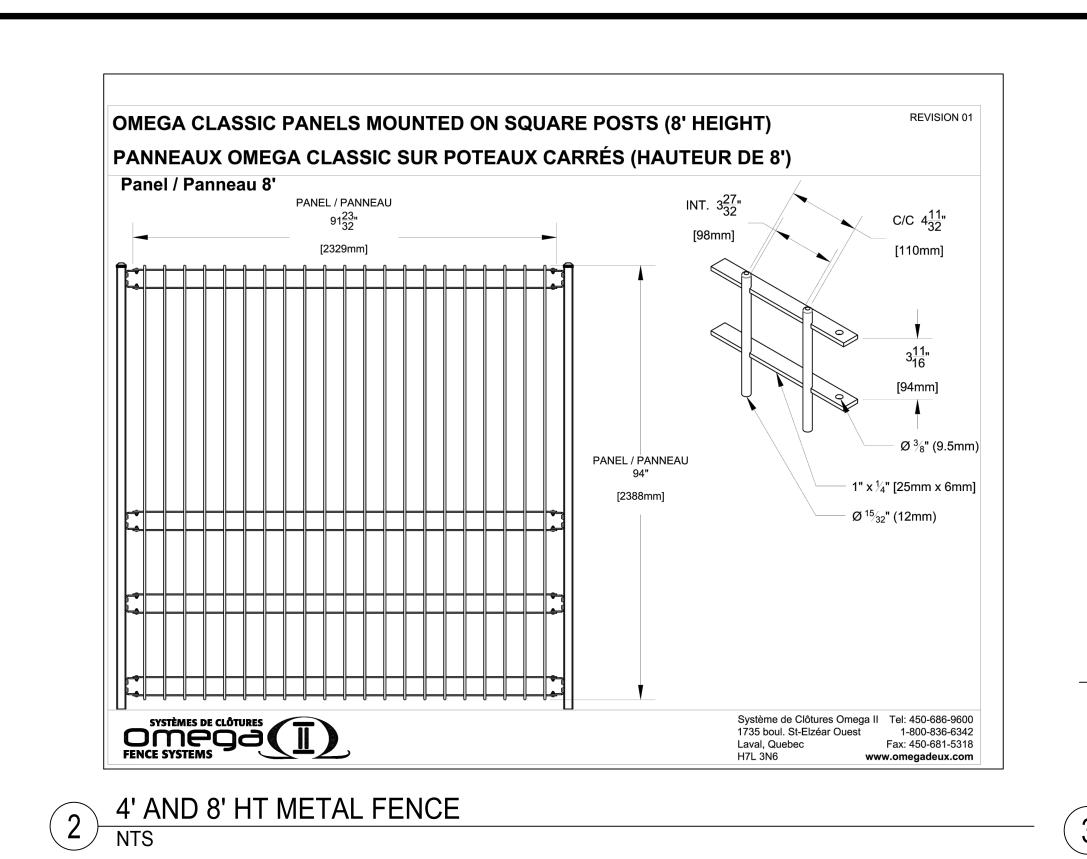
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L7.01

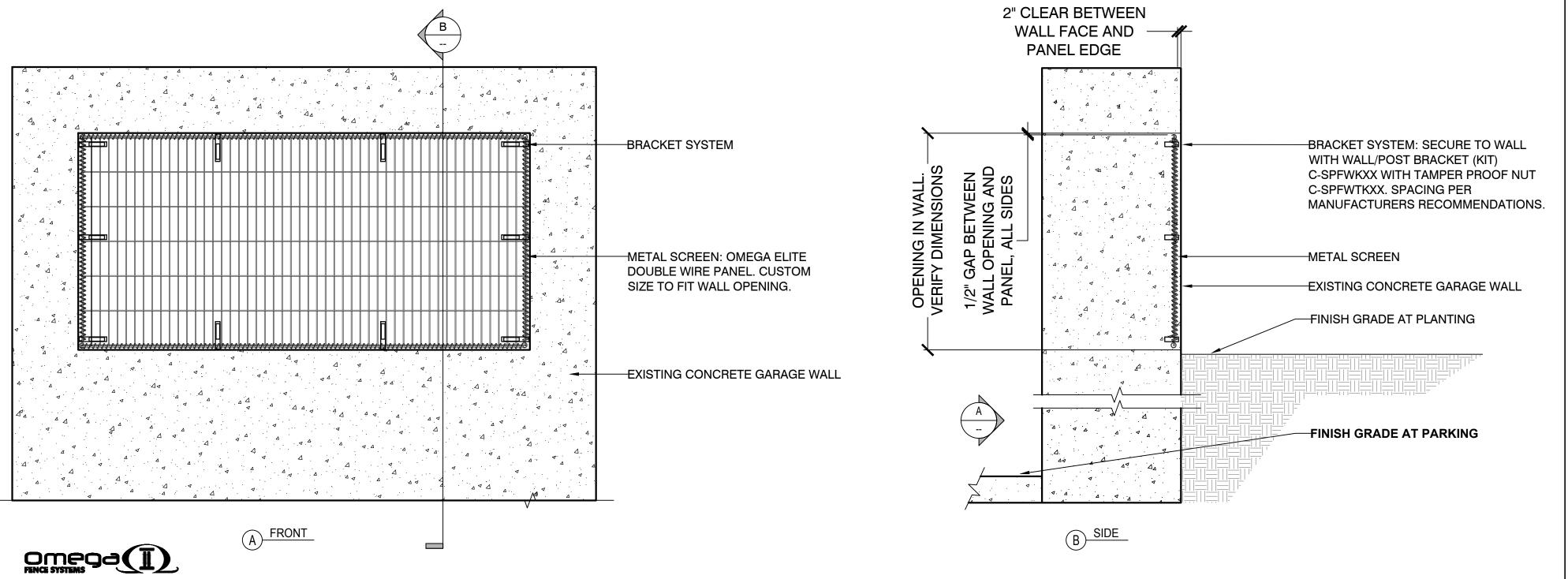


L8.01

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METAL SCREEN



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 △ Date
 Description

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 50% CD

 5.10.2023
 90% CD PROGRESS SET

 5.19.2023
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STATE OF WASHINGTON REGISTERED ARCHITECT

KRISTEN B. LUNDQUIST

CERTIFICATE NO. 815

Seal / Signature

Project Name

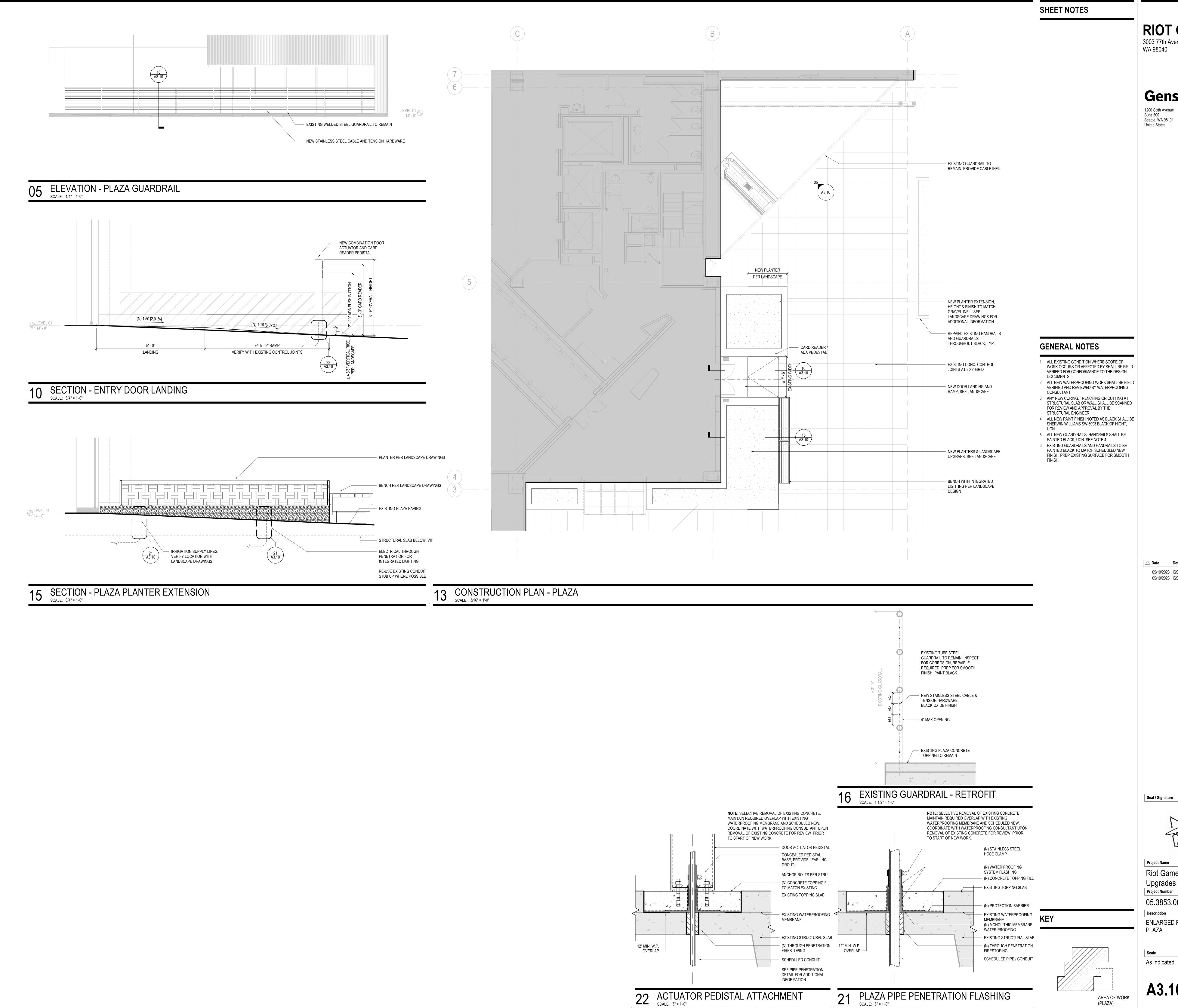
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SITE DETAILS

Scale

L8.11

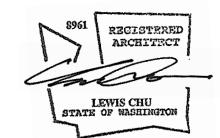


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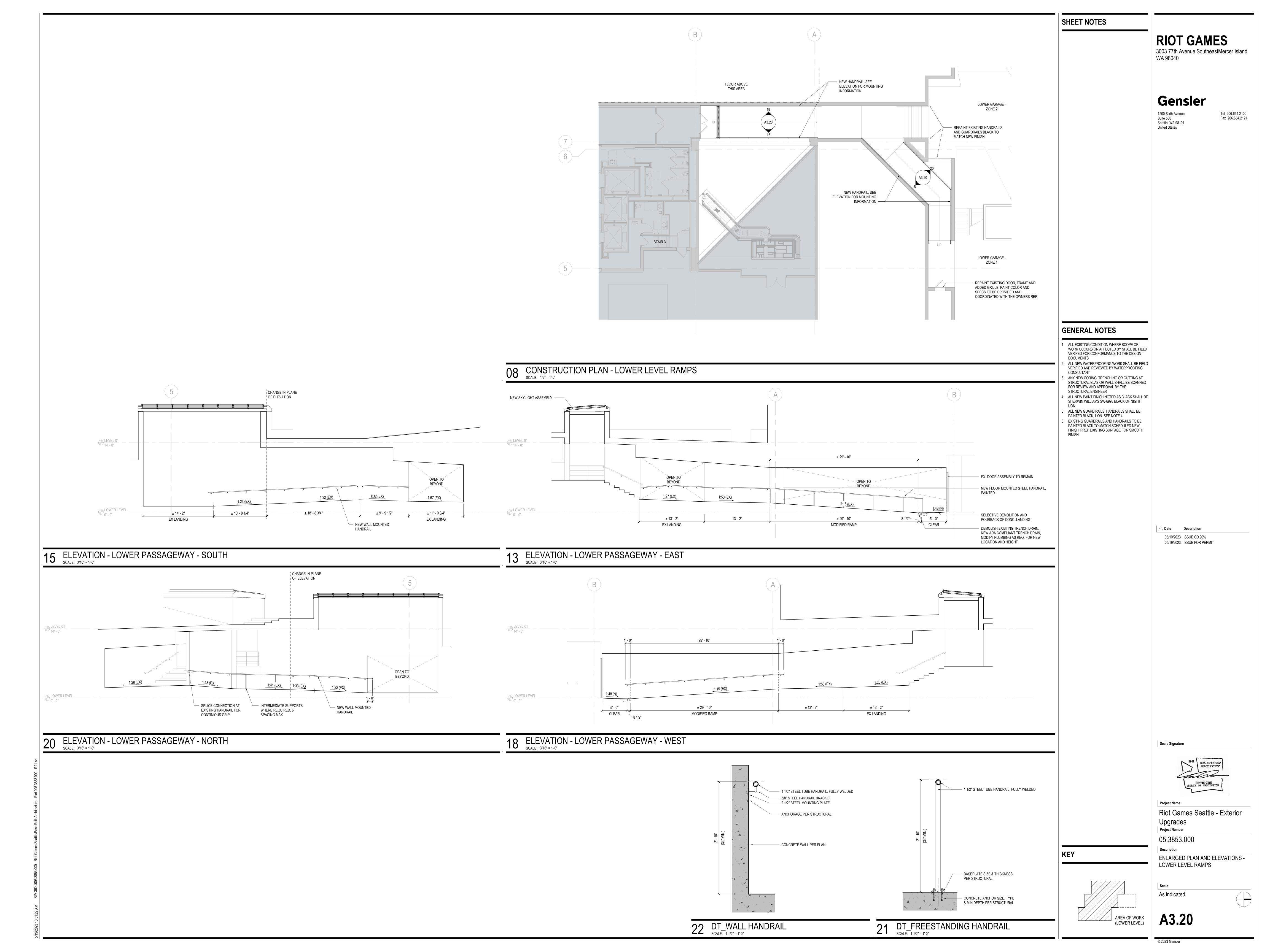


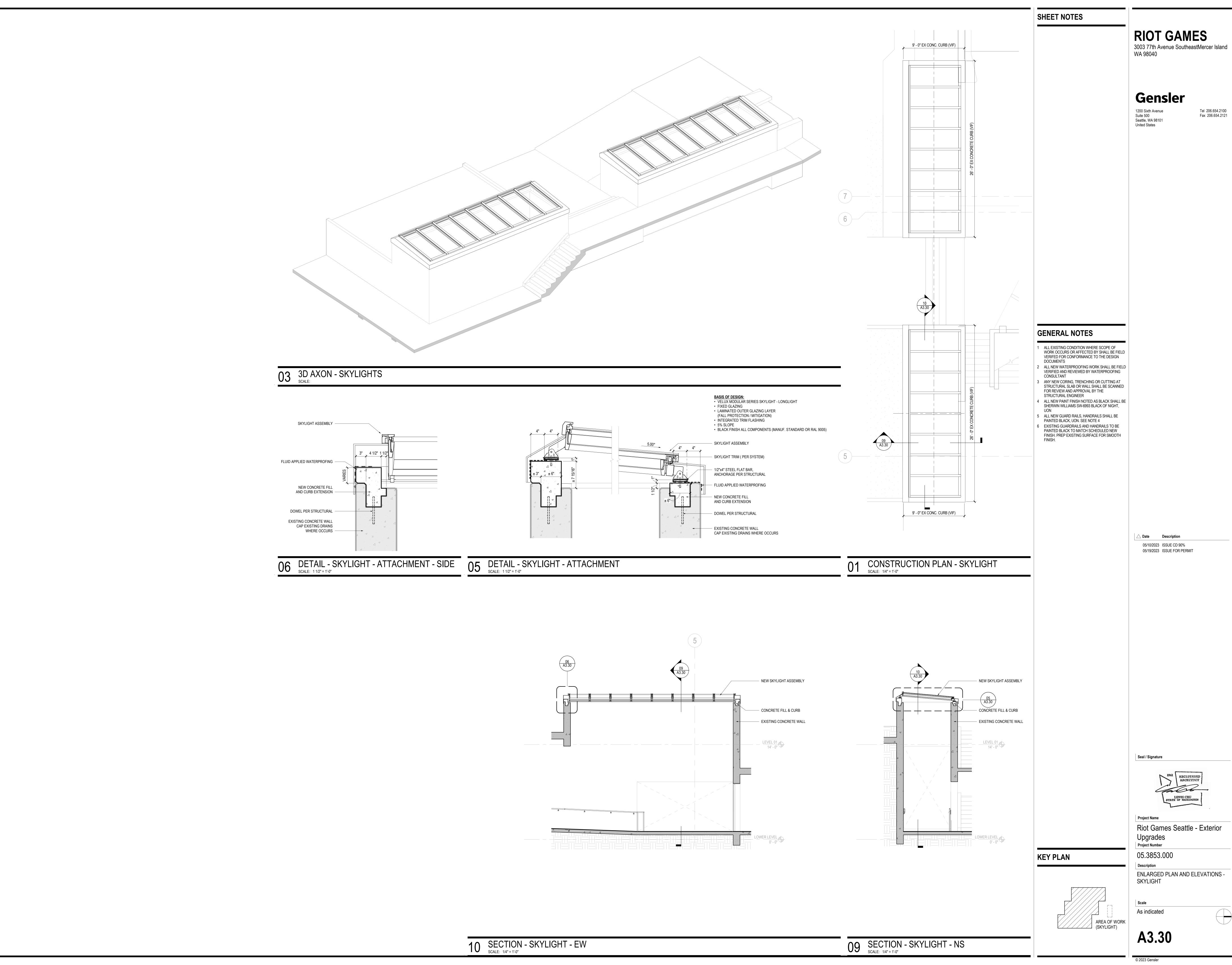
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Project Number 05.3853.000

Description ENLARGED PLAN AND ELEVATIONS -

As indicated





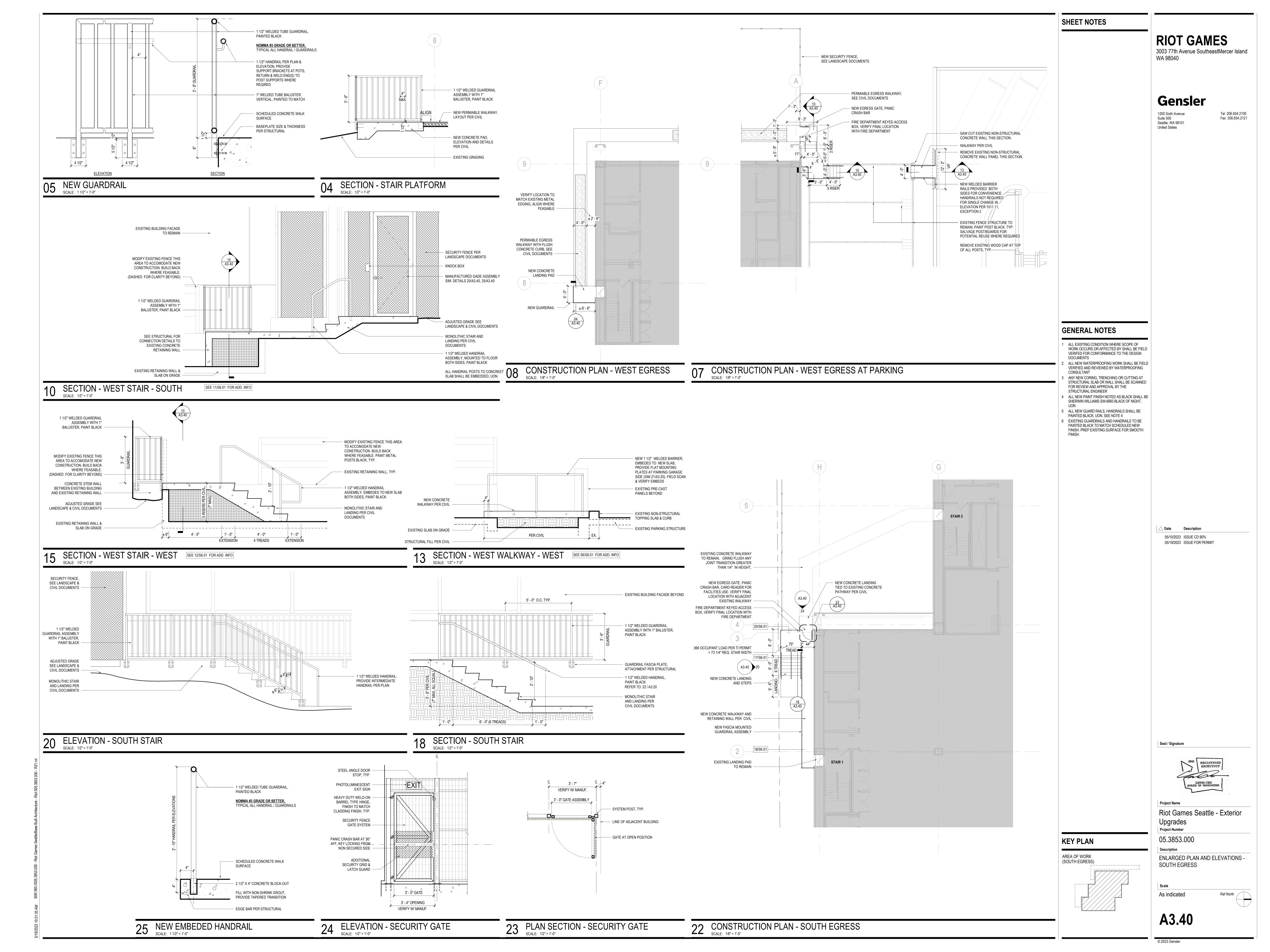
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ENLARGED PLAN AND ELEVATIONS -SKYLIGHT



A **RIOT GAMES**

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LOWER LEVEL PARKING PLAN

PK2.1

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

28 PK4.2

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Suite 500 Fax 206.654.2121
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United States

WATRY DESIGN, INC.

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Project Number

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Description
UPPER LEVEL PARKING PLAN

.

PK2.2

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

(4) LEVEL-2 EV CHARGER (DUAL HEAD) │┡*╼╤*╈╃╾╾╒╒╼╼╼╼╼╼╼┪╾╾╾╼╼╒╾╾╾╃╒╒╼╼╼╼╼╼╼╼╒╒╾╾╼═╒╼╾╾╸╒ r------SCOPE OF WORK:

1. REMOVE (E) STRIPING

2. RREMOVE (E) WHEEL STOPS

AND STORE FOR REUSE

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Description

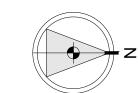
LOWER LEVEL PARKING PLAN

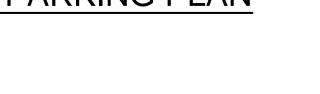
Scale

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

PK2.3

LOWER LEVEL PARKING PLAN
1/16" = 1'-0"





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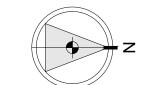
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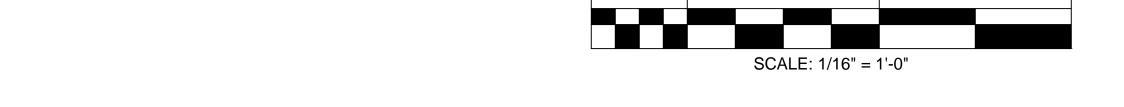
05.3853.000

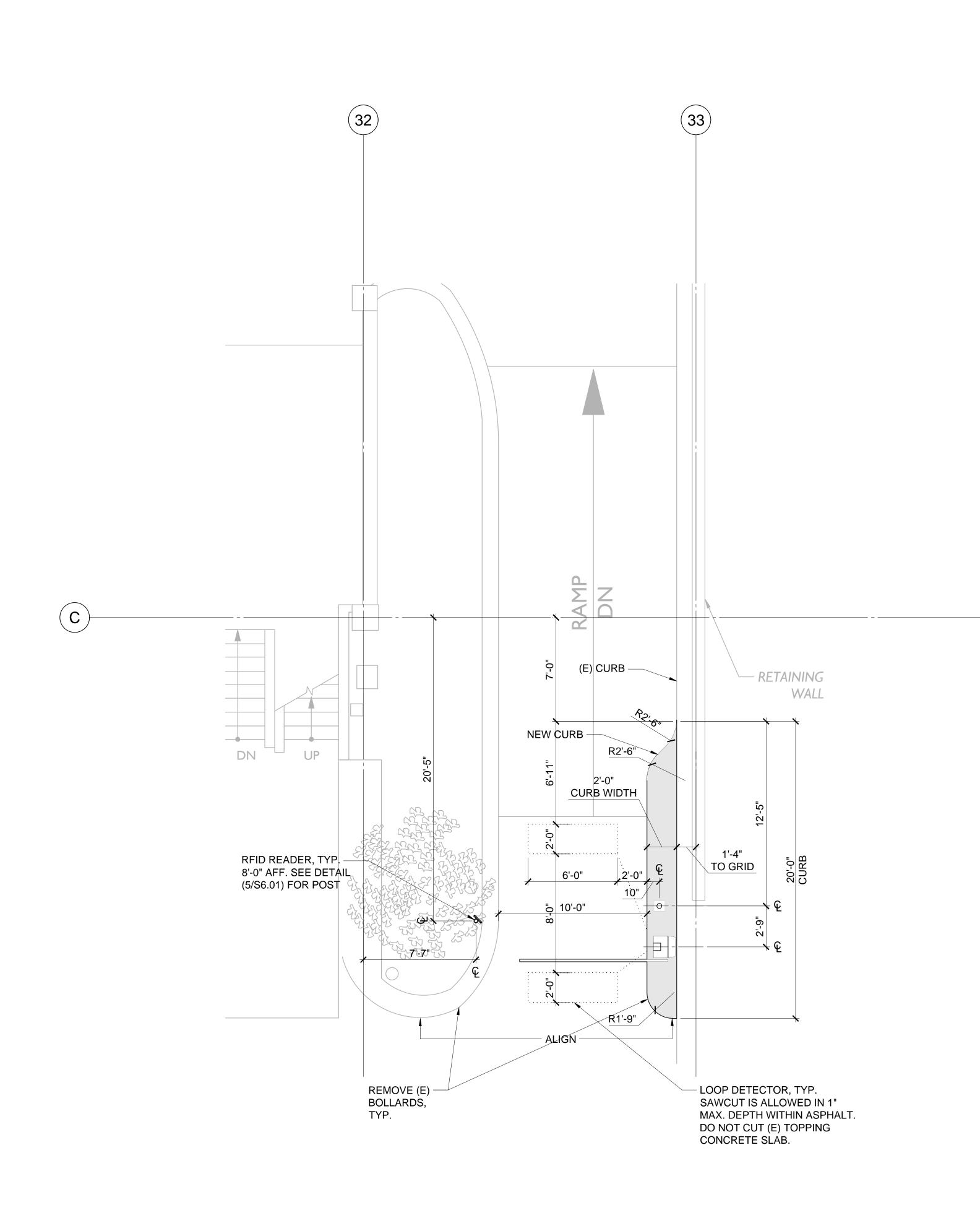
UPPER LEVEL PARKING PLAN

PK2.4

UPPER LEVEL PARKING PLAN 1/16" = 1'-0"

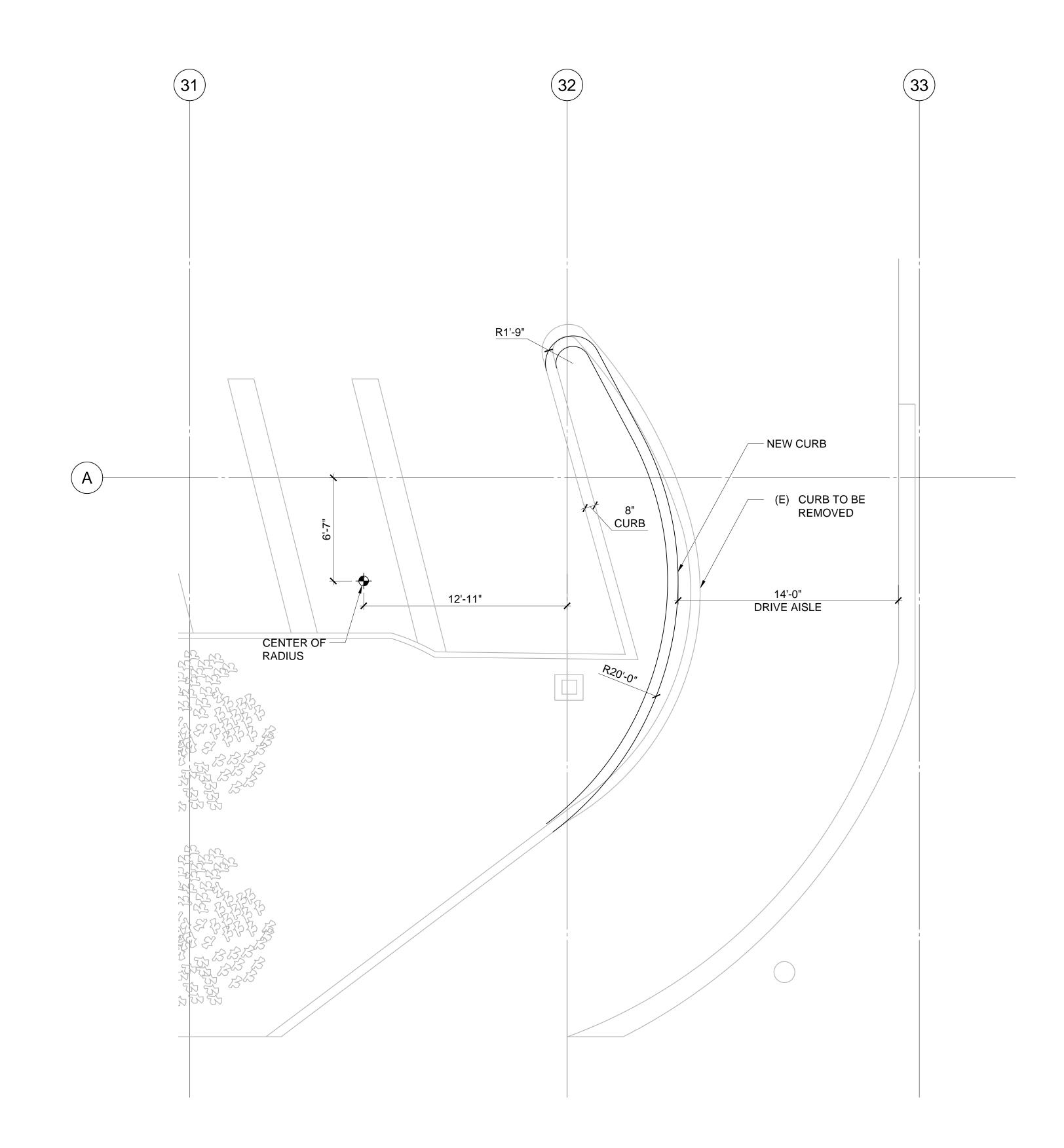






UPPER LEVEL GATE ARM
ENLARGED PLAN

PK4.1 1/4" = 1'-0"



UPPER LEVEL EXIT
ENLARGED PLAN PK4.1 1/4" = 1'-0"

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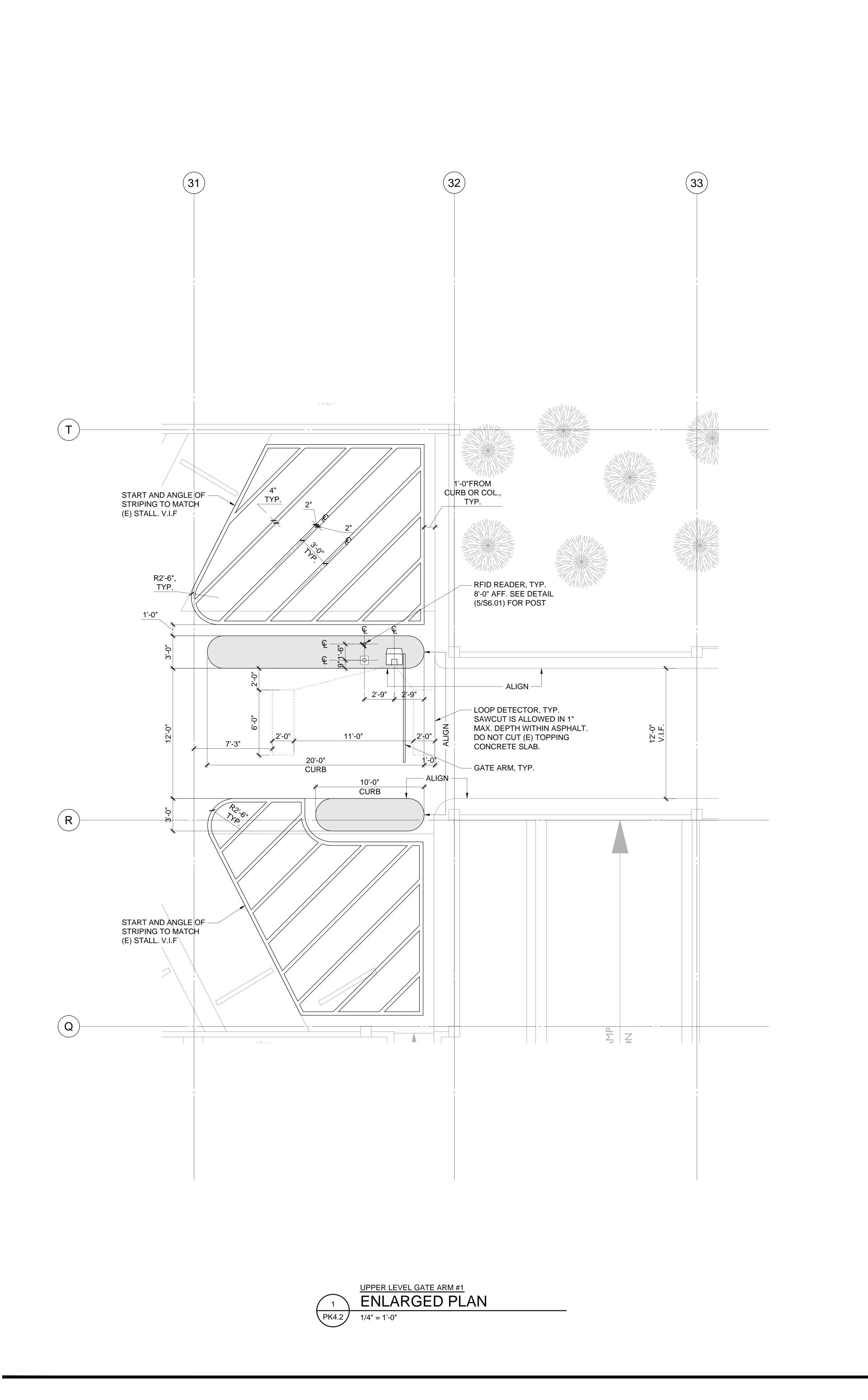
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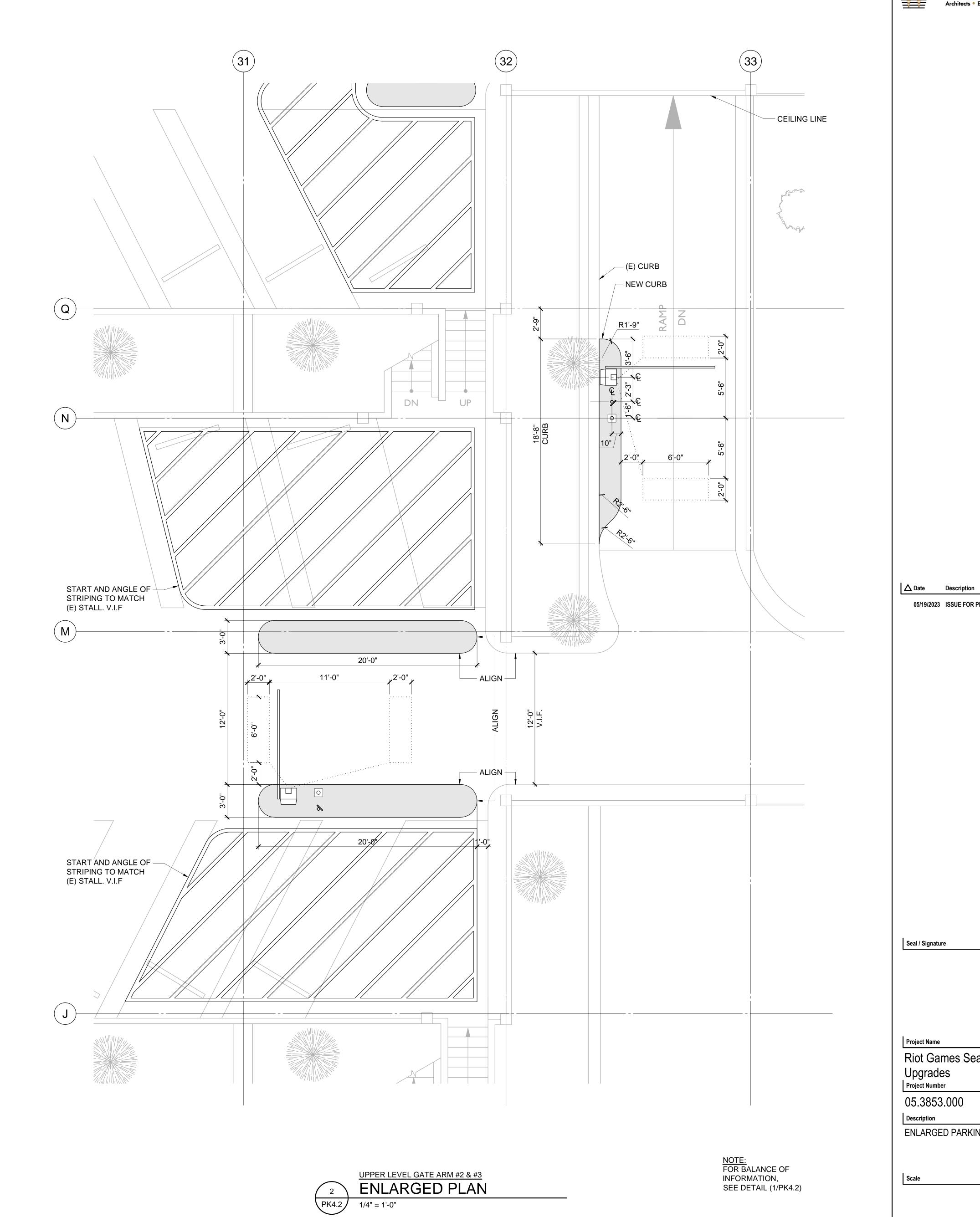
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ENLARGED PARKING PLAN

PK4.1





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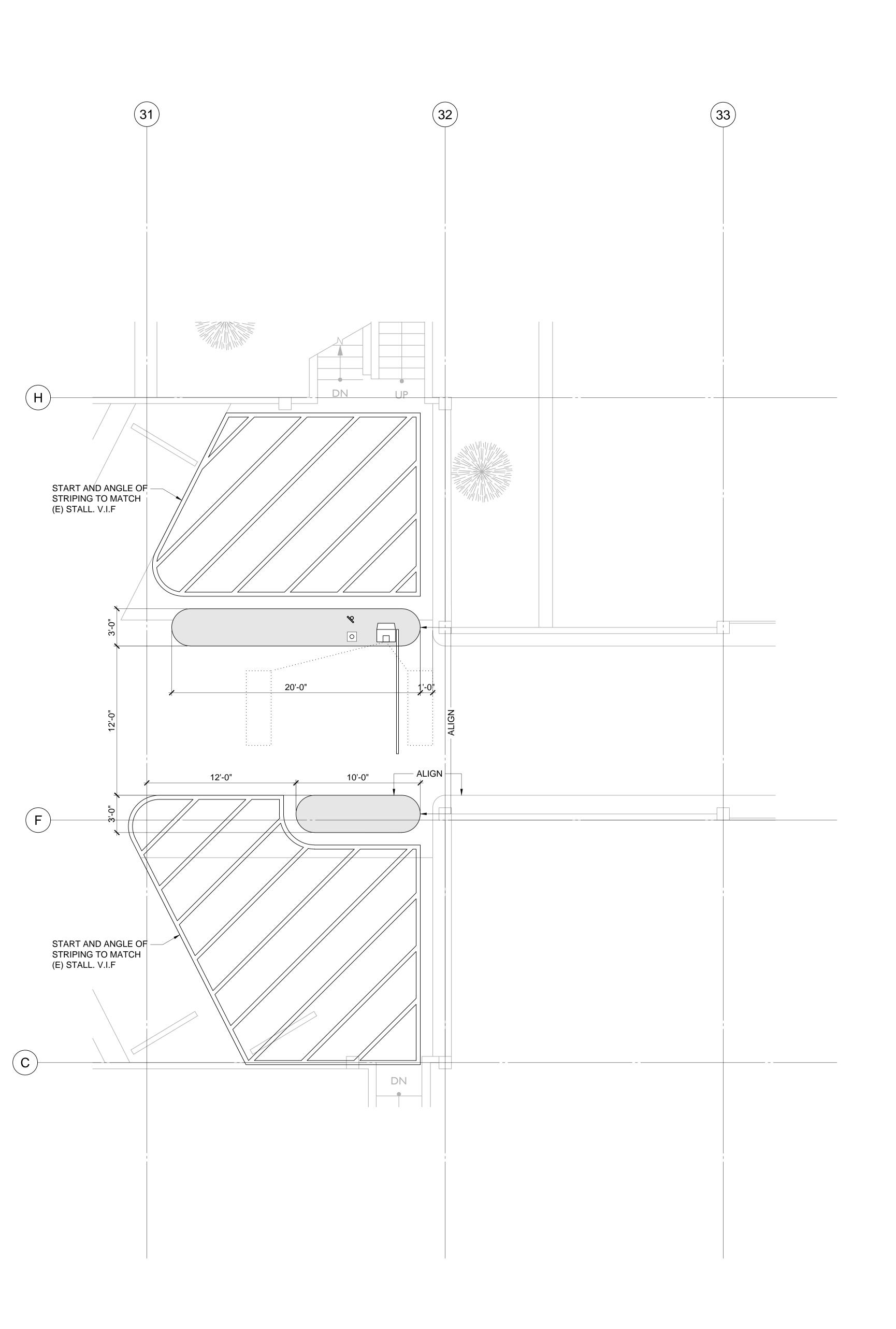
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ENLARGED PARKING PLAN

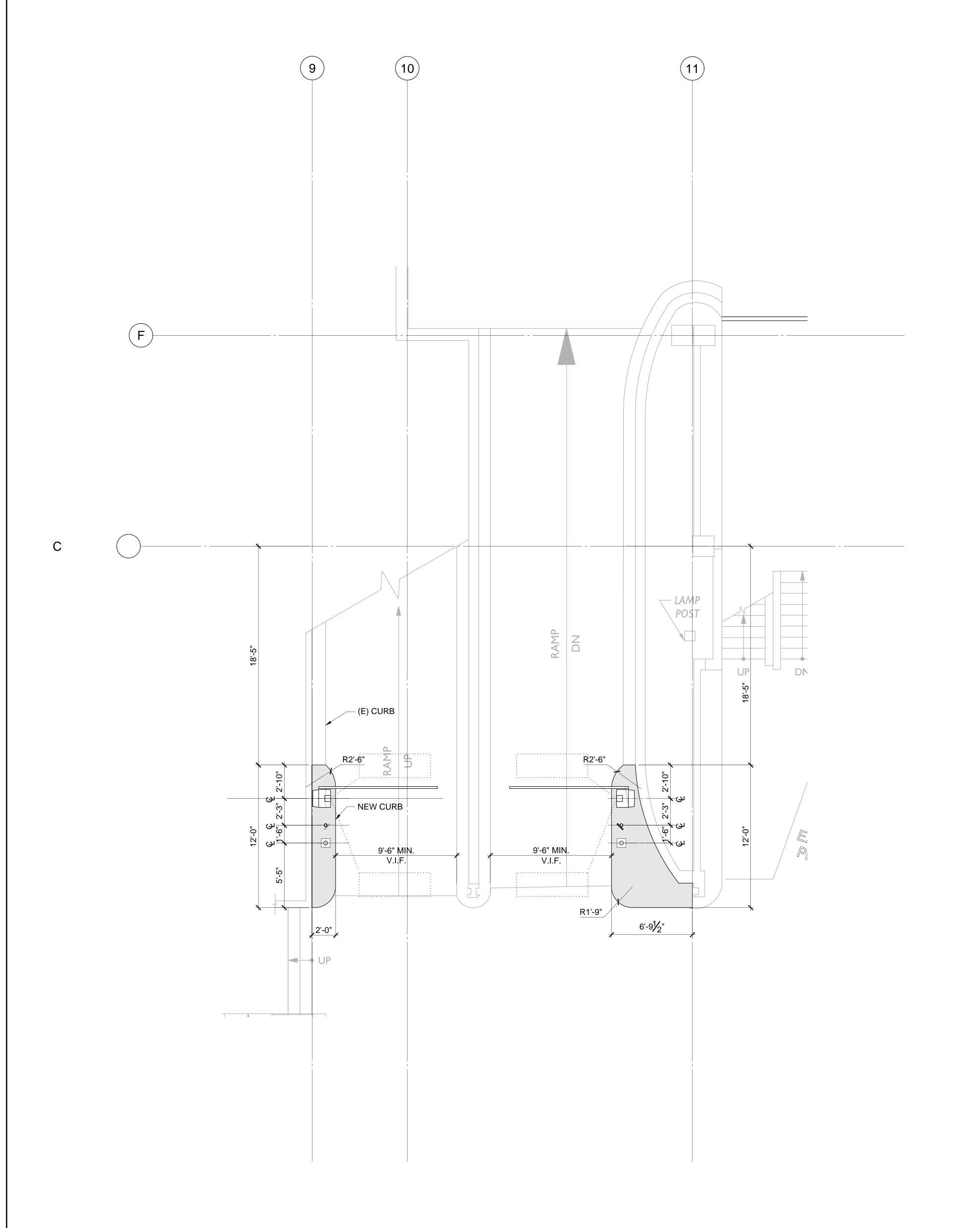
PK4.2



UPPER LEVEL GATE ARM #4
ENLARGED PLAN

PK4.3 1/4" = 1'-0"

NOTE:
FOR BALANCE OF
INFORMATION,
SEE DETAIL (1/PK4.2)



LOWER LEVEL SOUTH GATE ARM #1 & #2
ENLARGED PLAN

PK4.3 1/4" = 1'-0"

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Description
ENLARGED PARKING PLAN

Scale

PK4.3

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NOTE: FOR BALANCE OF INFORMATION, SEE DETAIL (1/PK4.2) & (2/PK4.2)

NOTES: 1. VERIFY THAT THE SLOPE OF THE ACCESSIBLE PARKING SURFACE SHALL NOT EXCEED 2% MAX. IN ANY DIRECTION. 2. VERIFY THAT THE VERTICAL CLEARANCE SHALL NOT BE LESS THAN 7'-0" FOR THE ACCESSIBLE PARKING AREA AND 8'-2" FOR THE VAN ACCESSIBLE PARKING REMOVE (E) STALL STRIPING -Suite 500 Seattle, WA 98101 RESTRIPE (E) STALL -AREA. (3) & (E) WHEEL STOPS, AND STRIPING (3) United States STORE FOR REUSE (16) 9 (15) (14)(11)(13) (12) LETTERING AS 2 EQUAL MOTORCYCLE PARKING PER EACH (E) REMOVE (E) WHEEL SHOWN, STOPS AND STORE FOR REUSE /12" HIGH, 'WHITE', PARKING SPACE, TYP. PAINT THE WORDS STALL WIDTH/ "NO PARKING" IN 12" HIGH WHITE LETTERS, MIN. SCOPE OF WORK: 1. REMOVE (E) STRIPING REMOVE FIRST PAINT TE WORD "MOTORCYCLE -— 4" WIDE PAINTED 'WHITE' PARKING' IN 12" HIGH WHITE 2. RREMOVE (E) WHEEL STOPS STRIPE, CENTERED ON 2 STALLS AND STORE FOR REUSE LETTERS ON BACKGROUND (E) STALL, TYP, UNO PAINTED IN BLACK WITHIN THE LOADING AND — UNLOADING ACCESS AISLE — 4" WIDE PAINTED 'GREEN' LETTERING AS SHOWN, START OF ADA — ACCESSIBLE PARKING PAINT THE WORDS "NO PARKING STALL STALL STRIPE, TYP AT 12" HIGH, 'GREEN', MARK, SEE DETAIL PARKING" IN 12" HIGH CENTERED ON STALL WIDTH — MATCH TO (E) 'EV CHARGING' STALL\$. (2/PK6.1) WHITE LETTERS, MIN. ANGLE, V.I.F. 11'-10" FEND OF (E) STALL 4" WIDE PAINTED **BLUE BORDER** 4" WIDE PAINTED 'WHITE' STALL STRIPE, TYP, UNO (4) LEVEL-2 EV CHARGER, (DUAL HEAD), SEE DETAIL (6/PK6.1) STOP TO BE WHEEL STOP, LOCATE AT THE OUTSIDE OF REUSE FROM (E) SIGN, SEE DETAIL RELOCATED, (8/PK6.1) ADJACENT STALL EDGE. V.I.F. STALLS REMOVED. LETTERING 'VALET 1' THROUGH -'VALET 10/ AT/NEXT 10 (E) STALL\$, 12" HIGH, 'GREEN', CENTERED ON EACH SŤALĽ WIDTH △ Date Description _____ LETTERING AS SHOWN, CENTERED ON STALL 'VAN' NOT TO BE — START OF ADA PAINTED, FOR INFORMATION ONLY - END OF (E) STALL REMOVE (E) CURB FOR ACCESSIBLE - SEE DETAIL (1/C2.10)/ Seal / Signature FOR CROSSWALK STRIPING 1. REMOVE (E) STRIPING
2. REMOVE (E) WHEEL STOPS AND STORE FOR REUSE — DETECTABLE - ADD NEW CURBS FOR WARNING MAT. SEE ACCESSIBLE PATH, SEE DETAIL (4/PK6.1) DETAIL (1/C2.10) REMOVE (E) CURB FOR ACCESSIBLE PATH, SEE DETAIL (1/C2.10) ADA PARKING AT LOWER LEVEL **ENLARGED PLAN** PK4.4 3/16" = 1'-0"

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Description ENLARGED PARKING PLAN

PK4.4

NOTES:

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- VERIFY THAT THE VERTICAL CLEARANCE SHALL NOT BE LESS THAN 7'-0" FOR THE ACCESSIBLE PARKING AREA AND 8'-2" FOR THE VAN ACCESSIBLE PARKING AREA.

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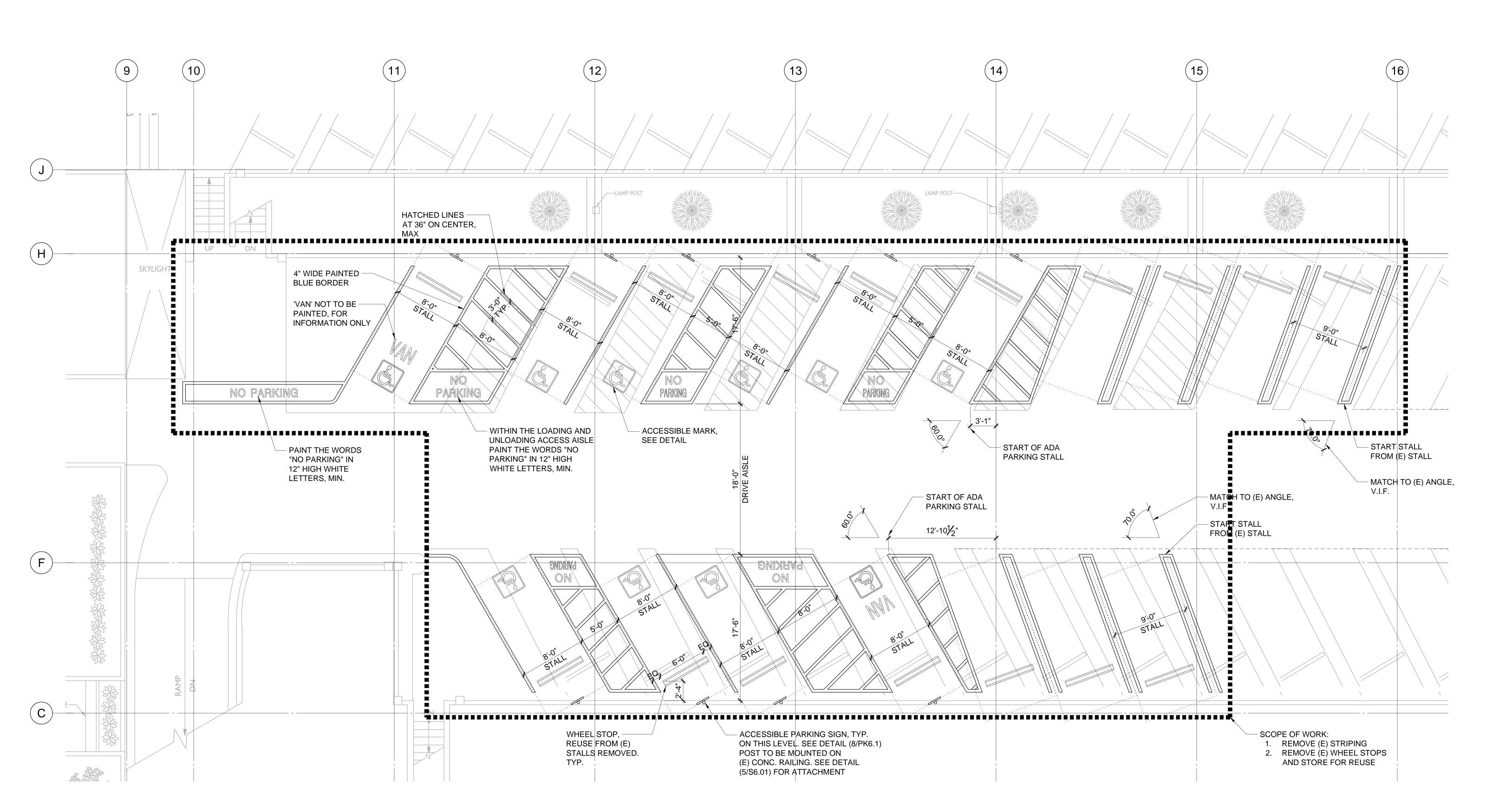
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NOTE:
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INFORMATION,
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Description

ENLARGED PARKING PLAN

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Upgrades
Project Number

PK4.5

