

TENANT IMPROVEMENT FOR: 5038 TACOMA MALL BLVD. SUITE 202 TACOMA, WA 98409

PROJ. NO.
222-3377

REGISTERED ARCHITECT
3987
BOLESZAW ZENCZAK
STATE OF WASHINGTON

ABBREVIATIONS

<p>@ AT</p> <p>A.B. ANCHOR BOLT</p> <p>AC. / ACOUST. ACOUSTICAL</p> <p>A.C.T. ACOUSTICAL CEILING TILE</p> <p>A.D.A. AMERICANS WITH DISABILITIES ACT</p> <p>ADJ. ADJUSTABLE / ADJACENT</p> <p>AFF. / A.F.F. ABOVE FINISH FLOOR</p> <p>ALT. ALTERNATE</p> <p>ALUM. ALUMINUM</p> <p>ANOD. ANODIZED</p> <p>APPROX. APPROXIMATE</p> <p>BD. BOARD</p> <p>BLDG. BUILDING</p> <p>BLKG. BLOCKING</p> <p>BM. BEAM</p> <p>BNDRY. BOUNDARY</p> <p>B.O. BOTTOM OF</p> <p>BOT. BOTTOM</p> <p>BTW. BETWEEN</p> <p>CAB. CABINET</p> <p>C.B. CATCH BASIN</p> <p>C.L. CENTER LINE</p> <p>CLG. CEILING</p> <p>CLKG. CAULKING</p> <p>CLR. CLEAR</p> <p>C.M.U. CONCRETE MASONRY UNIT</p> <p>C.O. CENTER OF</p> <p>COL. COLUMN</p> <p>CONC. CONCRETE</p> <p>CONSTR. CONSTRUCTION</p> <p>CONT. CONTINUOUS</p> <p>CONTR. CONTRACTOR</p> <p>CORR. CORRIDOR</p> <p>CPT. CUSTOMER SERVICE REPRESENTATIVE</p> <p>CSR CERAMIC TILE</p> <p>C.T. CENTER</p> <p>DBL. DOUBLE</p> <p>DEMO. DEMOLISH / DEMOLITION</p> <p>DET. DETAIL</p> <p>DIA. DIAMETER</p> <p>DIM. DIMENSION</p> <p>DISP. DISPENSER / DISPOSAL</p> <p>DR. DOOR</p> <p>DRY. DRYER</p> <p>DS. DOWNSPOUT</p> <p>DW DISHWASHER</p> <p>DWG. DRAWING</p> <p>E. EAST</p> <p>EA. EACH</p> <p>ELEC. ELECTRICAL</p> <p>ELEV. ELEVATION / ELEVATOR</p> <p>EMER. EMERGENCY</p> <p>ENCL. ENCLOSURE</p> <p>ENG. ENGINEERED</p> <p>ETC. ETCETERA</p> <p>EQ. EQUAL</p> <p>EQUIP. EQUIPMENT</p> <p>EX. / EXIST. EXISTING</p> <p>EXT. EXTERIOR</p> <p>F.A. FIRE ALARM</p> <p>F.D. FLOOR DRAIN</p> <p>FND. FOUNDATION</p> <p>F.E. / F.X. FIRE EXTINGUISHER</p> <p>F.F.E. FINISH FLOOR ELEVATION</p> <p>FIN. FINISH</p> <p>FLUOR. FLUORESCENT</p> <p>F.O. FACE OF</p> <p>F.O.C. FACE OF COLUMN</p> <p>F.O.F. FACE OF FINISH</p> <p>F.O.S. FACE OF STUD</p> <p>FRMG. FRAMING</p> <p>FT. FOOT / FEET</p> <p>FTG. FOOTING</p> <p>FURN. FURNITURE</p> <p>FURR. FURRING</p> <p>GA. GAUGE</p> <p>GAL. GALLON</p> <p>GALV. GALVANIZED</p> <p>G.B. GRAB BAR</p> <p>G.C. GENERAL CONTRACTOR</p> <p>GL. GLUE LAMINATED</p> <p>GLZG. GLAZING</p> <p>GLS. GLASS</p> <p>GR. GRADE</p> <p>G.W.B. GYPSUM WALL BOARD</p> <p>GYP. GYPSUM</p> <p>H.B. HOSE BIBB</p> <p>H/C HANDICAPPED</p> <p>H.C. HOLLOW CORE</p> <p>H.D.O. HIGH DENSITY OVERLAY</p> <p>HDWR. HARDWARE</p> <p>H.M. HOLLOW METAL</p> <p>HORIZ. HORIZONTAL</p> <p>HR. HOUR</p> <p>HSS. HOLLOW STRUCTURAL SECTIONS</p> <p>HT. HEIGHT</p> <p>HTR. HEATER</p> <p>H.W. HOT WATER</p> <p>IN. INCH</p> <p>I.D. INSIDE DIAMETER</p> <p>INSUL. INSULATION / INSULATED</p> <p>INST. INSTALL / INSTALLED</p> <p>INT. INTERIOR</p> <p>JAN. JANITOR</p> <p>J.B. JUNCTION BOX</p> <p>LAM. LAMINATE / LAMINATED</p> <p>LAV. LAVATORY</p> <p>L.F. LINEAR FOOT / FEET</p> <p>LIN. LINEAR</p> <p>LT. LIGHT</p>	<p>MANUF. / MFR. MANUFACTURER</p> <p>MAT'L. MATERIAL</p> <p>MAX. MAXIMUM</p> <p>MBR. MEMBER</p> <p>MDF. MEDIUM DENSITY FIBERBOARD</p> <p>M.D.O. MEDIUM DENSITY OVERLAY</p> <p>MECH. MECHANICAL</p> <p>MEMB. MEMBRANE</p> <p>MIN. MINIMUM</p> <p>MISC. MISCELLANEOUS</p> <p>M.O. MASONRY OPENING</p> <p>MTD. / MNTD. MOUNTED</p> <p>MTL. METAL</p> <p>MUL. MULLION</p> <p>N. NORTH</p> <p>N/A NOT APPLICABLE</p> <p>N.I.C. NOT IN CONTRACT</p> <p>NO. NUMBER</p> <p>NOM. NOMINAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O/ OVER</p> <p>O.A. OVERALL</p> <p>O.C. ON CENTER</p> <p>O.D. OUTSIDE DIAMETER</p> <p>OFF. OFFICE</p> <p>OPNG. OPENING</p> <p>OPP. OPPOSITE</p> <p>PART. PARTITION</p> <p>PERP. PERPENDICULAR</p> <p>P.L. PROPERTY LINE</p> <p>P.LAM. PLASTIC LAMINATE</p> <p>PLAS. PLASTIC</p> <p>PLYWD. PLYWOOD</p> <p>PPT. PARAPET</p> <p>POLY. POLYETHYLENE</p> <p>PR. PAIR</p> <p>PRE-ENG. PRE-ENGINEERED</p> <p>PROP. PROPOSED</p> <p>PT. PAINT</p> <p>P.T. PRESSURE TREATED</p> <p>P.T.D. PAPER TOWEL DISPENSER</p> <p>PTL. PARTIAL</p> <p>RAD. RADIUS</p> <p>R.C.P. REFLECTED CEILING PLAN</p> <p>R.D. ROOF DRAIN</p> <p>REF. / REFRIG. REFRIGERATOR</p> <p>REFL. REFLECTED</p> <p>REINF. REINFORCE / REINFORCED</p> <p>REQ. REQUEST</p> <p>REQS. REQUIREMENTS</p> <p>RESIL. RESILIENT</p> <p>RF. ROOF</p> <p>RM. ROOM</p> <p>R.O. ROUGH OPENING</p> <p>S. SOUTH</p> <p>S.C. SOLID CORE</p> <p>S.C.D. SEAT COVER DISPENSER</p> <p>SCHED. SCHEDULE</p> <p>S.D. SOAP DISPENSER</p> <p>SEP. SEPARATION</p> <p>S.F. SQUARE FOOT / FEET</p> <p>SH. SHOP PRIMED AND PAINTED</p> <p>SHTG. SHEATHING</p> <p>SIM. SIMILAR</p> <p>SIMP. SIMPSON</p> <p>SGL. SINGLE</p> <p>S.N.D. SANITARY NAPKIN DISPENSER</p> <p>SPEC. SPECIFICATION</p> <p>SQ. SQUARE</p> <p>S.ST. STAINLESS STEEL</p> <p>ST. STAIN</p> <p>STA. STATION</p> <p>STD. STANDARD</p> <p>STL. STEEL</p> <p>STR. STRUCTURAL</p> <p>STRUCT. STRUCTURE / STRUCTURAL</p> <p>SUSP. SUSPENDED</p> <p>S.V. SHEET VINYL</p> <p>SYM. SYMMETRICAL</p> <p>SYMB. SYMBOL</p> <p>SYST. SYSTEM</p> <p>T.B. TOWEL BAR</p> <p>T.B.D. TO BE DETERMINED</p> <p>T&G TONGUE AND GROOVE</p> <p>TEL. TELEPHONE</p> <p>TERR. TERRAZZO</p> <p>THK. THICK</p> <p>T.I. TENANT IMPROVEMENT</p> <p>T.O. TOP OF</p> <p>T.P. TOILET PAPER</p> <p>TRTD. TREATED</p> <p>T.S. TUBE STEEL</p> <p>TYP. TYPICAL</p> <p>U.N.O. UNLESS NOTED OTHERWISE</p> <p>V.C.T. VINYL COMPOSITION TILE</p> <p>VERT. VERTICAL</p> <p>V.T.R. VENT THROUGH ROOF</p> <p>W. WEST</p> <p>W/ WITH</p> <p>W.C. WATER CLOSET</p> <p>WD. WOOD</p> <p>W.H. WATER HEATER</p> <p>WIN. WINDOW</p> <p>W/O WITHOUT</p> <p>WSH. WASH</p> <p>WT. WEIGHT</p>
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LEGAL DESCRIPTION

LOT 16 THROUGH 21, INCLUSIVE, BLOCK 13, BARKERS ADDITION TO TACOMA, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 106, RECOPRODS OF PIERCE COUNTY.

PROJECT TEAM

OWNER	SKXU, LLC. 4002 SOUTH M STREET, STE. A TACOMA, WA 98418
DESIGN TEAM	
ARCHITECT	ZENCZAK & PARTNERS - ARCHITECTS 3720 6th AVENUE, SUITE A TACOMA, WA 98406 (253) 475-0380 F: (253) 475-3553 CONTACT: B.Z. ZENCZAK
CONTRACTOR	T.B.D.

PROJECT DATA

PROJECT DESCRIPTION	TENANT IMPROVEMENT 5038 TACOMA MALL BOULEVARD TACOMA, WASHINGTON 98409
BUILDING FLOOR AREA	FIRST FLOOR AREA: 4,710 S.F. SECOND FLOOR AREA: 4,273 S.F. TOTAL BUILDING AREA: 8,983 S.F.
T.I. FLOOR AREA	1,191 S.F.
TAX PARCEL NUMBER	2320000650
BUILDING CODE	2018 I. B. C. AS AMENDED BY THE CITY OF TACOMA
ZONING	C1
OCCUPANCY	B
TYPE OF CONSTRUCTION	TYPE V-B (FULLY SPRINKLERED)
UTILITIES:	
POWER	CITY OF TACOMA
NATURAL GAS	CITY OF TACOMA
WATER	CITY OF TACOMA
SANITARY & STORM SEWER	CITY OF TACOMA
WASTE	CITY OF TACOMA
TELEPHONE	CENTURY LINK
DEFERRED/ BIDDER DESIGN ITEMS	HVAC, FIRE SPRINKLER, FIRE ALARM & ELECTRICAL PERMIT.
NOTE:	HVAC ROOF UNIT INSTALLED UNDER ORIGINAL CONSTRUCTION PERMIT.

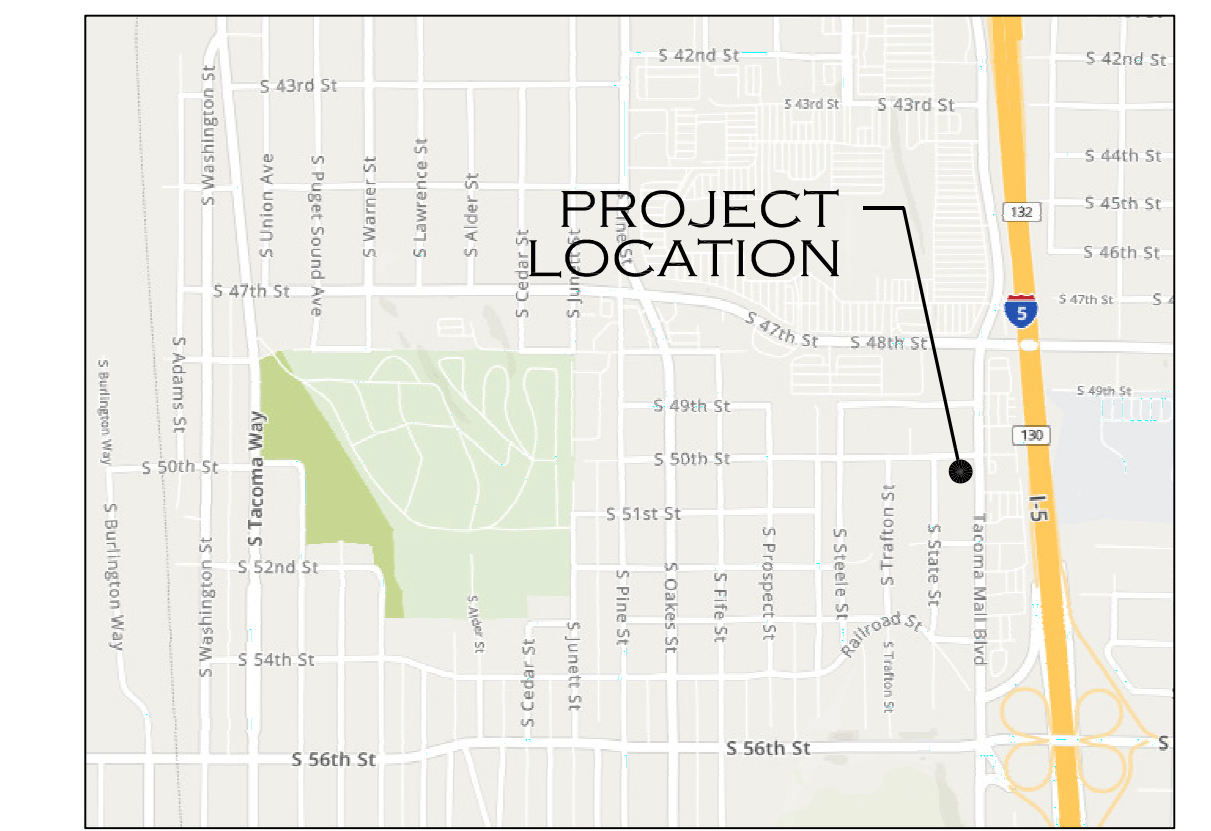
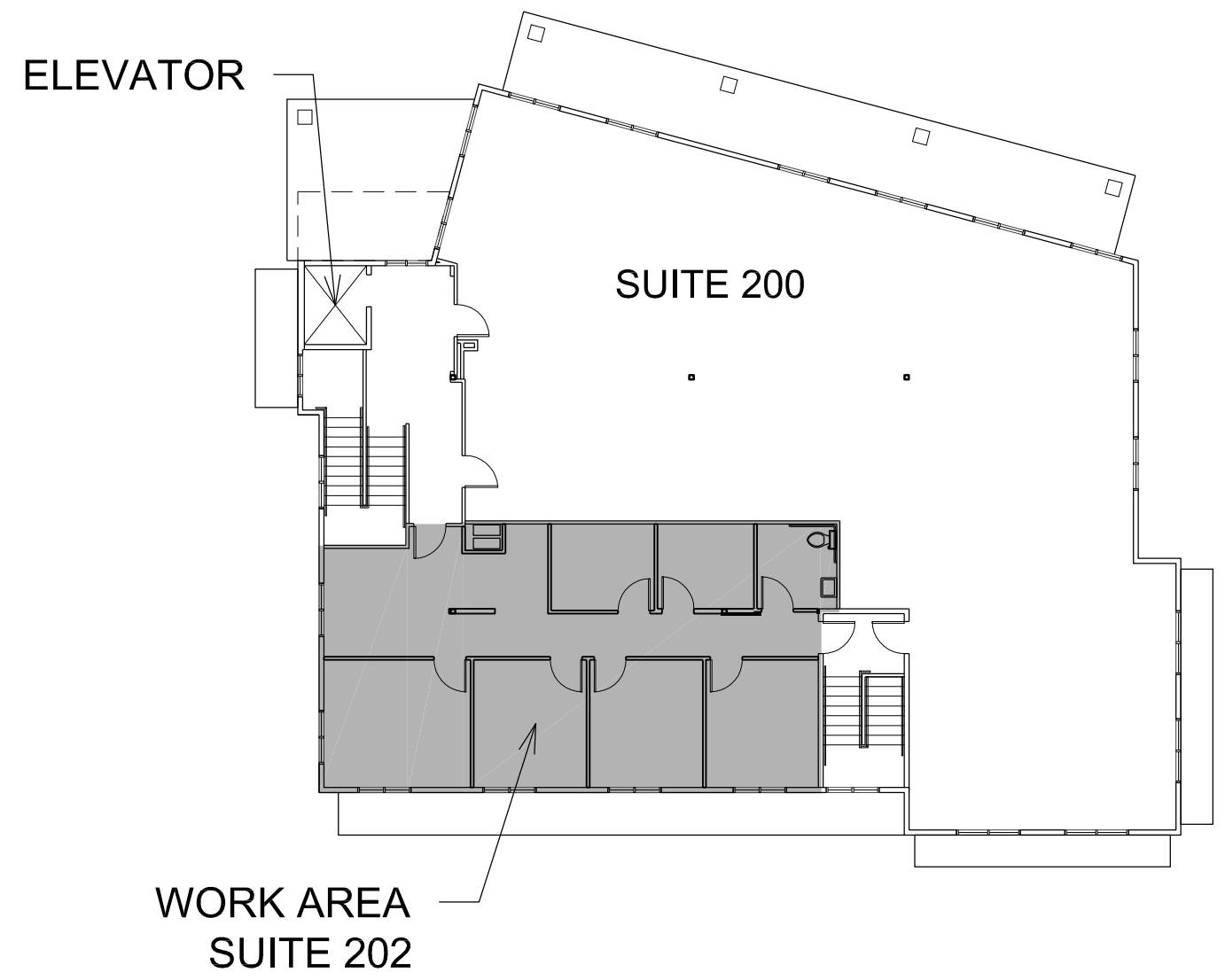
ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT WHO SHALL CORRECT SUCH ERROR OR OMISSION IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH ERROR SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS FOUND AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

PROJECT DESCRIPTION

THE SCOPE OF WORK SHALL BE THE CONSTRUCTION OF A NEW TENANT SPACE. THE WORK SHALL INCLUDE NEW WALLS AND CEILING, WITH THE MODIFICATION OF THE EXISTING PLUMBING, HVAC & ELECTRICAL BUILDING SYSTEMS. THE CONTRACTOR SHALL INCLUDE ANY AND ALL TRADES TO BRING THE PROJECT TO USE BY THE TENANT PER THE PLANS AND DOCUMENTS AS PROVIDED AND APPROVED BY ZENCZAK & PARTNERS ARCHITECTS. MODIFY EXISTING FIRE SPRINKLER SYSTEM PER FIRE SPRINKLER SUBCONTRACTOR.

SYMBOLS

---	PROPERTY LINE REFERENCE
---	CENTER LINE REFERENCE
---#--- xxx	LEVEL LINE (CONTROL POINT OR DATUM) REFERENCE
##	GRID LINE REFERENCE
# A#.#	BUILDING / WALL SECTION REFERENCE
#	DETAIL REFERENCE
# A#.#	ELEVATION REFERENCE
#	DRAWING REVISION REFERENCE
(RM)	ROOM / SPACE NUMBER
#	DOOR TYPE
X	WINDOW TYPE
#	SHEARWALL NOTE REFERENCE
#	DEMOLITION KEY REFERENCE
Ø	DIAMETER
FE	FIRE EXTINGUISHER



NORTH

KEY PLAN

0 16 32

NORTH

VICINITY MAP

N.T.S.

ZPCA ARCHITECTS, A.I.A.
 4545 SOUTH UNION AVENUE, SUITE 200
 TACOMA, WASHINGTON 98409
 PHONE (253) 475-0380
 FAX (253) 475-3553

**TENANT IMPROVEMENT FOR:
5038 TACOMA MALL BLVD.
SUITE 202
TACOMA, WA 98409**

DWG. DATE
3/15/22

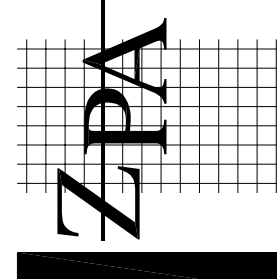
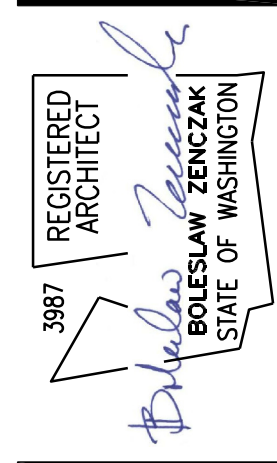
REVISION DATE

1	06/10/22	DESIGN UPDATE
2	03/20/23	DESIGN UPDATE

PRINT DATE

PROJ. NO.
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A1



DWG. DATE
3/15/22

REVISION DATE
1 06/10/22 DESIGN UPDATE
2 03/20/23 DESIGN UPDATE

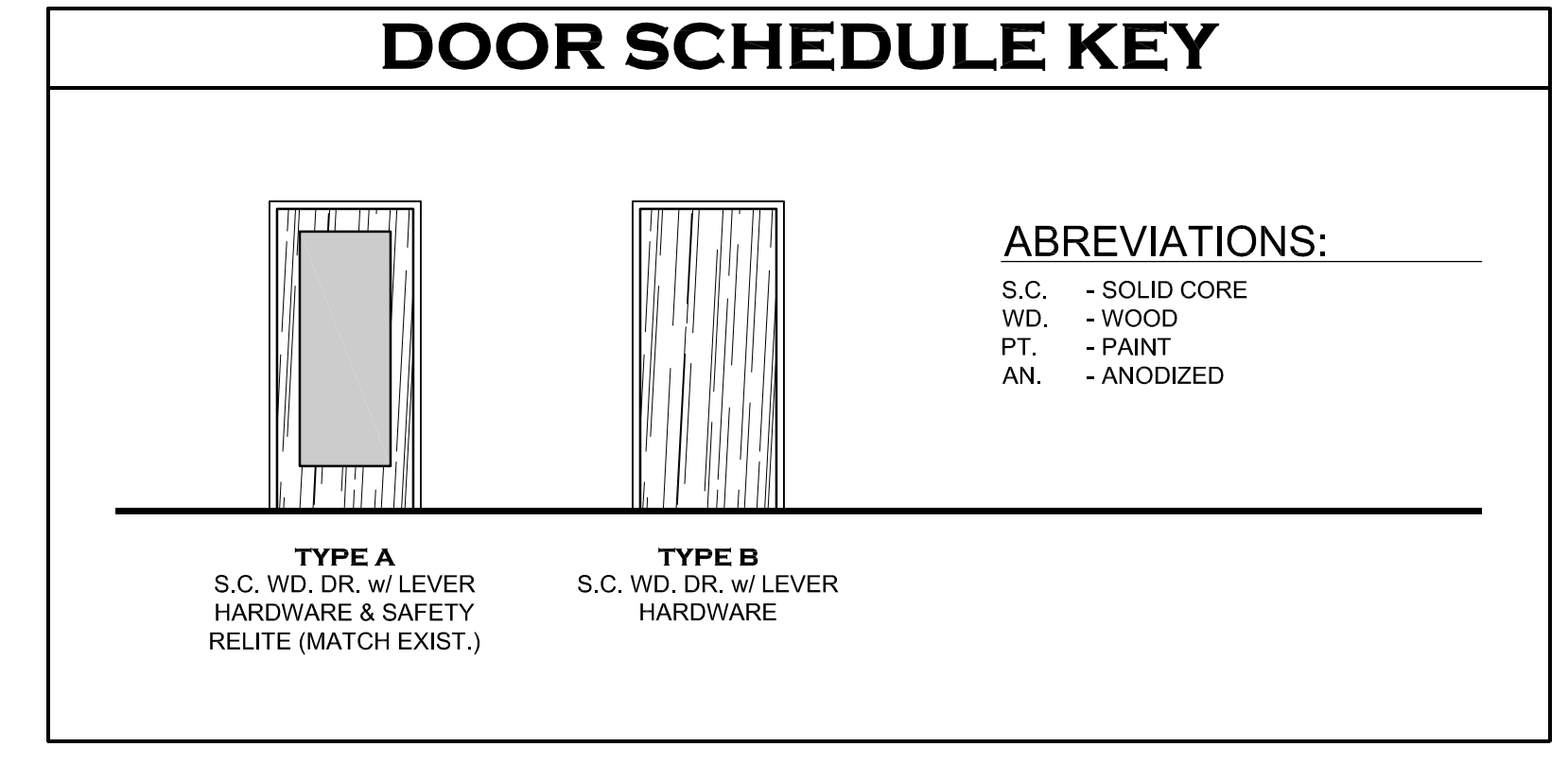
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DOOR SCHEDULE

KEY	SIZE	TYPE	DOOR MAT.	DOOR FIN.	FRAME MAT.	FRAME FIN.	HARD WARE	REMARKS
1	3'-0" X 7'-0" X 1 3/4"	A	WD.	PT.	H.M.	AN.		SAFETY GLAZED PER DOOR SCHED. KEY
2	3'-0" X 7'-0" X 1 3/4"	A	WD.	PT.	H.M.	AN.		SAFETY GLAZED PER DOOR SCHED. KEY
3	3'-0" X 7'-0" X 1 3/4"	A	WD.	PT.	H.M.	AN.		SAFETY GLAZED PER DOOR SCHED. KEY
4	3'-0" X 7'-0" X 1 3/4"	A	WD.	PT.	H.M.	AN.		SAFETY GLAZED PER DOOR SCHED. KEY
5	3'-0" X 7'-0" X 1 3/4"	B	WD.	PT.	H.M.	AN.		
6	3'-0" X 7'-0" X 1 3/4"	A	WD.	PT.	H.M.	AN.		SAFETY GLAZED PER DOOR SCHED. KEY
7	3'-0" X 7'-0" X 1 3/4"	A	WD.	PT.	H.M.	AN.		SAFETY GLAZED PER DOOR SCHED. KEY
EX	EXISTING DOOR TO REMAIN							

NOTE: ALL INTERIOR DOORS SHALL HAVE LEVER HARDWARE PER ANSI REQ.



WALL SCHEDULE / KEY

TYP. EXISTING WALL TO REMAIN - PROVIDE 5/8" GYPSUM BOARD FINISH AT ALL INTERIOR SUITE WALLS

TYP. INTERIOR WALL
 3/2" MTL. STUDS (2x4 WD. STUDS ALTERNATE) @ 16" O.C. W/ 5/8" GYP. BD. EA. SIDE & 3" AC. SOUND BATT INSUL.

INTERIOR WALL
 5/2" MTL. STUDS (2x6 WD. STUDS ALTERNATE) @ 16" O.C. W/ 5/8" GYP. BD. EA. SIDE & 3" AC. SOUND BATT INSUL.

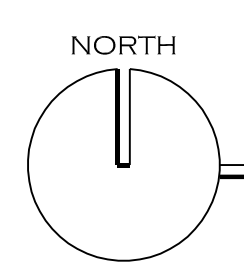
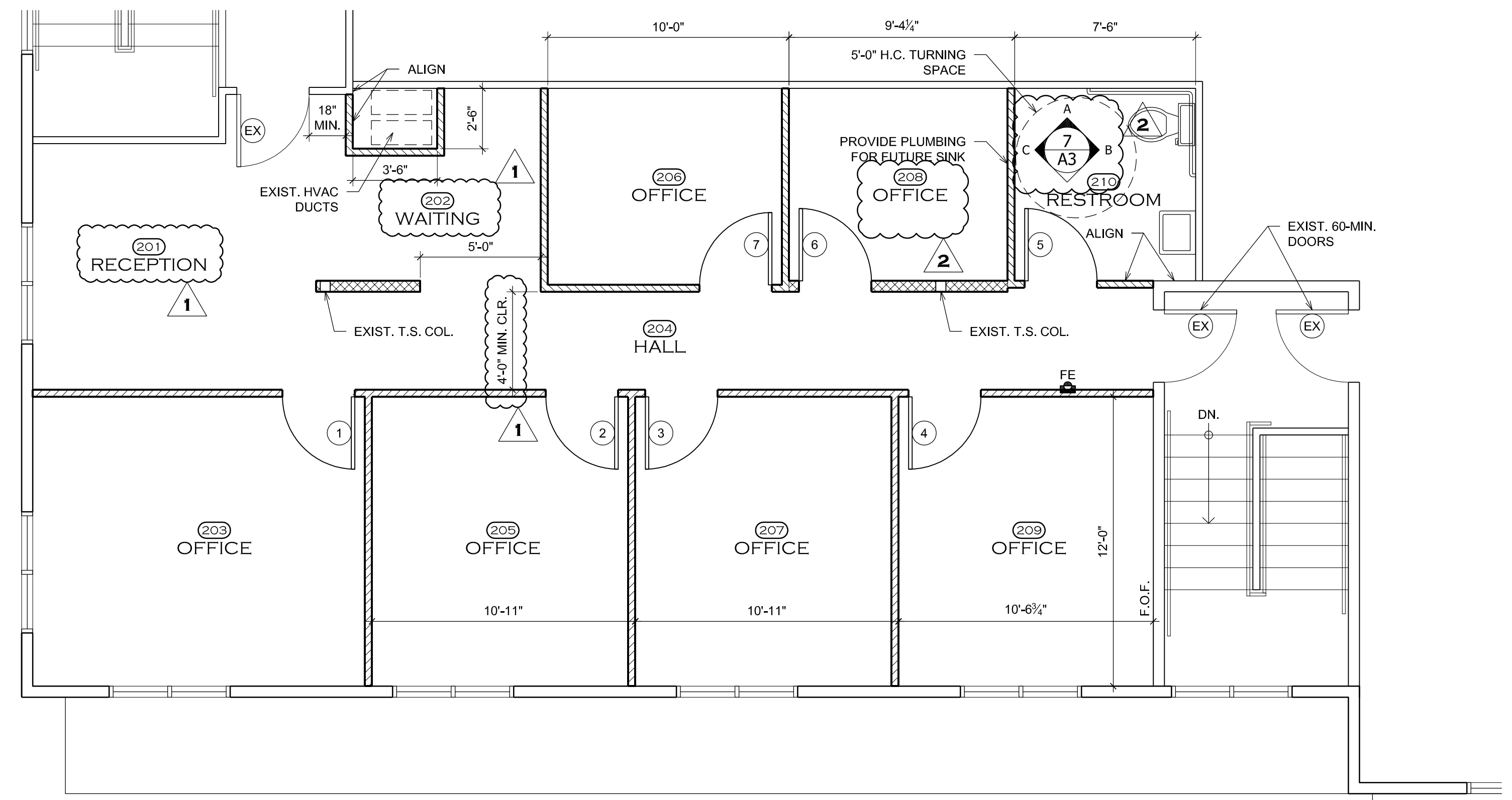
NOTE: ALL DIMENSIONS ARE TO EDGE OF STUD, U.N.O.

FE FIRE EXTINGUISHER

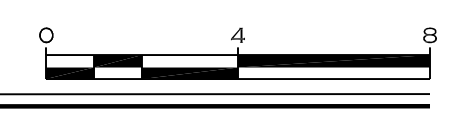
OCCUPANCY

ROOM	ROOM NAME	SQ. FT.	LOAD FACTOR	OCC. LOAD
201	RECEPTION	82	1: 150	1
202	WAITING	55	1: 150	4
203	OFFICE	165	1: 150	1
204	HALL			
205	OFFICE	128	1: 150	1
206	OFFICE	79	1: 150	1
207	OFFICE	128	1: 150	1
208	OFFICE/ BREAK	72	1: 150	1
209	OFFICE	121	1: 150	1
210	RESTROOM	60	1: 150	1*
	TOTAL	1,093	1	11

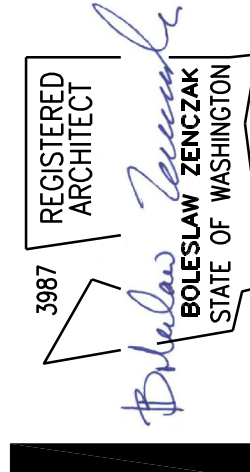
NOTE: OCCUPANCY LOADS FOLLOWED BY (*) = ROOM EXITING OCCUPANCY ONLY (NOT INCLUDED IN TOTAL LOAD)



T.I. FLOOR PLAN



ARCHITECTURAL SPECIFICATIONS



5038 TACOMA MALL BLVD. TENANT IMPROVEMENT DIVISION 1 - GENERAL REQUIREMENTS

GENERAL CONDITIONS

"GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," STANDARD FORM A-201, 2007 EDITION, AMERICAN INSTITUTE OF ARCHITECTS HERINAFTER REFERRED TO AS "GENERAL CONDITIONS" ARE HEREBY MADE PART OF THESE GENERAL CONSTRUCTION NOTES TO THE SAME EXTENT AS IF BOUND HEREIN.

THE A.I.A. "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE MODIFIED AS FOLLOWS:

PARAGRAPH 1.1 SHALL BE MODIFIED BY ADDING THE FOLLOWING SUB-PARAGRAPHS:
SUB-PARAGRAPH 1.1.5.A: IN GENERAL, DRAWINGS SHALL SHOW DIMENSIONS, POSITIONS, MATERIALS AND KIND OF WORKMANSHIP AND METHODS. WORK CALLED FOR ON DRAWINGS AND NOT MENTIONED IN SPECIFICATIONS, OR VICE-VERSA, SHALL BE PERFORMED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED, IN CASE OF DIFFERENCE BETWEEN SPECIFICATIONS AND DRAWINGS WITH REGARD TO QUALITY OF MATERIALS, THE OWNER SHALL DECIDE ON THE CORRECT INTENT. IN CASE OF DIFFERENCE BETWEEN SPECIFICATIONS AND DRAWINGS WITH REFERENCE TO SIZE, SHAPE OR DIMENSION, THE OWNER SHALL DECIDE UPON THE CORRECT INTENT.

SUB-PARAGRAPH 1.1.5.B: SHOULD AN ERROR APPEAR IN THE SPECIFICATIONS OR DRAWINGS OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AT ONCE AND THE OWNER WILL ISSUE INSTRUCTIONS AS TO PROCEDURE. IF THE CONTRACTOR PROCEEDS WITH WORK SO AFFECTED WITHOUT INSTRUCTIONS FROM THE OWNER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES TYPOGRAPHICAL ERRORS IN SPECIFICATIONS AND NOTATION ERRORS ON DRAWINGS. WHERE DOUBTFUL OF INTERPRETATION, FIGURED DIMENSIONS ON SCALE DRAWINGS AND ON FULL SIZE DRAWINGS SHALL GOVERN.

SUB-PARAGRAPH 1.1.5.C: DRAWINGS SHALL BE ACCURATELY FOLLOWED AS TO SCALE, EXCEPT WHERE DIMENSIONS ARE NOTED, IN WHICH CASE, THE NOTED DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO BOTH.

SUB-PARAGRAPH 1.3.1 SHALL BE CHANGED TO READ AS FOLLOWS:
1.3.1: THE ARCHITECTOR SHALL BE CHARGED WITH THE BUILDING DEPARTMENT STAMPED SET. ALL PLANS AND SPECIFICATIONS RETURNED FROM BIDDERS THAT HAVE NOT BEEN VOIDED BY ARCHITECT OR CHANGES. CONTRACTOR SHALL PAY THE COST OF REPRODUCTION FOR ALL OTHER COPIES OF DRAWINGS AND SPECIFICATIONS FURNISHED TO HIM. THE ARCHITECT WILL FURNISH, AT CONTRACTOR'S EXPENSE, A SPECIAL SET OF REPRODUCIBLE DRAWINGS TO THE CONTRACTOR AT THE END OF THE CONTRACT FOR POSTING CHANGES MADE DURING THE CONSTRUCTION PERIOD.

SUB-PARAGRAPH 3.7.1 SHALL BE CHANGED TO READ AS FOLLOWS:
SUB-PARAGRAPH 3.7.1: THE OWNER SHALL SECURE AND PAY FOR THE PLAN CHECK FEE AND THE GENERAL BUILDING PERMIT. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED AT THE TIME THE BIDS ARE RECEIVED.

PARAGRAPH 9.1 SHALL BE MODIFIED BY ADDING THE FOLLOWING SUB-PARAGRAPH:
SUB-PARAGRAPH 9.1: THE CONTRACTOR SHALL NOT BE INCLD AS PART OF THE CONTRACTOR'S PROPOSAL. AN APPLICABLE AMOUNT FOR WASHINGTON STATE SALES TAX WILL BE ADDED TO THE PROPOSAL. THE WASHINGTON STATE SALES TAX WILL BE PAID AS AN APPORTIONATE AMOUNT WITH EACH PAYMENT CERTIFICATE.

SUMMARY OF WORK

USING THE INFORMATION IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN, THE CONTRACTOR SHALL CONSTRUCT AN OFFICE TENANT IMPROVEMENT OF APPROXIMATELY 1,191 SQUARE FEET WITHIN AN EXISTING BUILDING. THE PROJECT SHALL INCLUDE ANY AND ALL TRADES TO BRING THE PROJECT TO USE BY THE OWNER.

RESPONSIBILITIES: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION REQUIRED FOR COMPLETE AND EFFICIENT CONSTRUCTION AND FINISHING OF WORK AS SHOWN ON DRAWINGS AND HEREIN SPECIFIED. HE SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS, AND CORRECT FIT AND WORKING ORDER OF ALL PARTS. EACH CONTRACTOR SHALL INSPECT SITE BEFORE BIDDING AND BE RESPONSIBLE FOR WORKING FROM EXISTING SITE AND CONDITIONS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL TEMPORARY OR PERMANENT PERMITS, CERTIFICATES, INSPECTIONS, HOOK UP CHARGES, AND OTHER LEGAL FEES REQUIRED BY GOVERNING AGENCIES AND PRIVATE UTILITY FURNISHING ORGANIZATIONS HAVING JURISDICTION OVER WORK UNDER THEIR CONTRACTS.

THE WORK OF THIS CONTRACT SHALL BE COMMENCED ON THE EFFECTIVE DATE SPECIFIED IN THE NOTICE TO PROCEED AND SHALL BE SUBSTANTIALLY COMPLETE PER CONTRACT. THE DATE OF SUBSTANTIAL COMPLETION SHALL BE THE DATE CERTIFIED BY THE ARCHITECT THAT THE OWNER MAY OCCUPY THE PROJECT OR APPLICABLE PORTIONS THEREOF FOR THE USE FOR WHICH IT IS INTENDED.

UPON PROCURING THE BUILDING PERMIT DRAWINGS FROM BUILDING DEPARTMENT, GENERAL CONTRACTOR SHALL INFORM ARCHITECT OF AND PROVIDE ARCHITECT ACCESS TO ALL REDLINE MARKUPS AND OR CHANGES TO DRAWINGS PERFORMED BY PLANS EXAMINER.

TIME IS OF THE ESSENCE FOR EACH AND EVERY PORTION OF THIS CONTRACT; THE CONTRACTOR SHALL PERFORM THE WORK REQUIRED UNDER THIS CONTRACT REGULARLY, DILIGENTLY AND UNINTERRUPTEDLY AS WILL ENSURE ITS COMPLETION.

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A MINIMUM OF ONE YEAR DATED FROM FINAL ACCEPTANCE OF WORK BY OWNER AND ARCHITECT, AND SHALL REPAIR OR REPLACE ALL DEFECTIVE MATERIAL OR WORKMANSHIP DISCOVERED WITHIN THIS PERIOD. REASONABLE WEAR AND TEAR EXPECTED, WHERE GUARANTEES ARE REQUIRED BY SPECIFICATIONS FOR LONGER PERIODS, SUCH SHALL APPLY.

CONSTRUCTION PROCEDURES
MATERIALS & WORKMANSHIP: MATERIALS SHALL BE NEW AND FREE FROM DEFECTS. MATERIALS SHALL BE DELIVERED TO PROJECT SITE IN MANUFACTURER'S ORIGINAL CONTAINERS, BUNDLES OR PACKAGES, UNOPENED, WITH SEALS UNBROKEN AND LABELS INTACT. EACH TYPE OF MATERIAL SHALL BE OF SAME MAKE AND QUALITY THROUGHOUT. MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED OR INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, UNLESS OTHERWISE SPECIFIED. EXECUTE INSTALLATION AND WORK ACCORDING TO THE BEST METHOD KNOWN TO EACH TRADE CRAFT. DAMAGE TO CONSTRUCTION WORK SHALL BE REPAIRED BY MECHANICS SKILLED IN TRADES INVOLVED. LAY WORK TO TRUE LINES, PLUMB AND LEVEL, UNLESS OTHERWISE SPECIFIED. OWNER SHALL SOLELY DETERMINE QUALITY OF WORKMANSHIP. OWNER'S REJECTION OF WORK SHALL REQUIRE REMOVAL AND REPLACEMENT OF SAID WORK.

CLEAN-UP: EACH SUB CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL REFUSE AND DEBRIS GENERATED FROM WORK BY HIMSELF AND OTHERS INVOLVED IN HIS PARTICULAR TRADE. DISPOSE OF REFUSE AND DEBRIS AT APPROVED DUMP SITES. REFUSE SHALL NOT BE PERMITTED TO BE BLOWN FROM THE SITE.

TESTS: EACH SUB CONTRACTOR SHALL BE CHARGED WITH ANY COST OF INSPECTION WHEN MATERIAL AND WORKMANSHIP IS NOT READY AT THE TIME INSPECTION IS REQUESTED BY CONTRACTOR. INSPECTION AND TESTS SPECIFIED ARE IN ADDITION TO THOSE PERFORMED BY BUILDING OFFICIALS AS REQUIRED BY BUILDING CODE. ADDITIONAL INSPECTION AND TESTS REQUIRED BECAUSE OF DEFECTIVE WORK SHALL BE AT SUB CONTRACTOR'S EXPENSE. FEES FOR ALL TESTS SHALL BE PAID BY SUBCONTRACTOR RESPONSIBLE FOR WORK TESTED.

INSPECTIONS AND TESTING: THE OWNER WILL ENGAGE AND PAY A TESTING LABORATORY TO PROVIDE FULL-TIME INSPECTION SERVICES REQUIRED BY THE SPECIFICATIONS, 2018 I.B.C. OR CITY OF TACOMA REQUIREMENTS. TESTING AND INSPECTION BY THE OWNER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO FURNISH SATISFACTORY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

CONTRACTOR IS TO CALL FOR AND OBTAIN ALL REQUIRED CITY INSPECTIONS. OBTAIN ALL CERTIFICATES OF INSPECTIONS AND SUBMIT TO ARCHITECT.

THE CONTRACTOR WILL REMOVE AND REPLACE ANY DEFECTIVE WORK AT THE CONTRACTOR'S OWN EXPENSE. IF TEST CYLINDERS FAIL TO MEET DESIGN STRESSES, THE CONTRACTOR SHALL MAKE CORE TESTS IF REQUIRED BY THE ARCHITECT OR BUILDING CODE.

CONTRACTOR SHALL PROVIDE BARRIERS, ETC. AS REQUIRED TO PROVIDE A SAFE CONSTRUCTION SITE. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO COORDINATE THE PROPER REMOVAL OF ALL CONSTRUCTION, DEBRIS AND RUBBISH. IF REQUIRED, CONTRACTOR SHALL PROVIDE ADEQUATE DEBRIS, RUBBISH AND RECYCLING CONTAINERS. CONTRACTOR TO BE RESPONSIBLE FOR HAULING DEBRIS AND RUBBISH OFF SITE. CLEAN UP BEFORE FINAL COMPLETION, JUST BEFORE FINAL COMPLETION OF THE BUILDING, THE GENERAL CONTRACTOR TO PROVIDE THE FOLLOWING CLEANING OF THE WORK:
A. WASH ALL GLASS BOTH SIDES.
B. CLEAN ALL FLOORS.
C. WIPE DOWN ALL HARD SURFACES

SUBMITTAL REQUIREMENTS
THE ARCHITECT SHALL BE GIVEN A MINIMUM OF 10 BUSINESS DAYS TO REVIEW ALL SHOP DRAWINGS AND SUBMITTALS. THE GENERAL CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A MINIMUM OF 3 HARD COPIES OF SHOP DRAWINGS & SUBMITTALS. SUBMITTALS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING PORTIONS OF THE PROJECT:

- DOORS – FRAMES, LEAFS AND HARDWARE
- CABINETRY & MILLWORK – SHOP DRAWINGS AND SAMPLES
- PAINT COLOR DRAW DOWNS
- FLOOR COVERINGS
- ANY PORTION OF THE PROJECT WHERE A SUBSTITUTION OR REVISION IS REQUESTED.

THIS LIST MAY BE MODIFIED BY MUTUAL CONSENT OF THE ARCHITECT AND GENERAL CONTRACTOR IN WRITTEN FORM.

DIVISION 2 - SITE WORK

NO WORK IN THIS SECTION.

DIVISION 3 – CONCRETE

NO WORK IN THIS SECTION.

DIVISION 4 – MASONRY

NO WORK IN THIS SECTION.

DIVISION 5 – METALS

STEEL STUDS

ALL STEEL STUDS AND ACCESSORIES SHALL BE TYPE SJ; 20 OR 25 GAUGE OF SIZE AND SPACING AS INDICATED ON DRAWING, UNLESS NOTED OTHERWISE.

DIVISION 6 - CARPENTRY

GENERAL

WOOD STUDS: FRAMING LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU (WCLIB) OR WESTERN WOOD PRODUCTS ASSOC. (WWPA). EACH PIECE SHALL BEAR THE WCLIB OR WWPA TRADEMARK, SPECIES AND GRADES AS FOLLOWS:

- A. BLOCKING: DOUG FIR LARCH NO. 2
- B. INTERIOR STUD WALLS: DOUG FIR LARCH NO 2 OR BETTER.
- C. ALL OTHER STRUCTURAL FRAMING: DOUG FIR LARCH NO 2 OR BETTER.

WOOD TREATMENT: STANDARD SPECIFICATIONS; "BOOK OF STANDARDS" PUBLISHED BY AMERICAN WOOD PRESERVERS ASSOCIATION, HEREIN CALLED AWPA STANDARDS. MATERIAL TO BE TREATED. ANY WOOD IN CONTACT WITH CONCRETE, WOOD CANT STRIPS, WOOD CURBS FOR VENTS, SKYLIGHTS, ETC. USE WATER BORNE PRESERVATIVES CONFORMING TO AWPA STANDARDS FOR LUMBER AND PLYWOOD AS RECOMMENDED FOR SPECIES AND GRADE AND FOR ABOVE GROUND AND WITH GROUND CONTACT.

DOOR FRAMES AND INTERIOR TRIM: PLAIN SLICED WHITE ASH OR EQUAL PREMIUM GRADE READY FOR FINISHING. SQUARE EDGES. FRAMES, RUN TO DETAIL. DADO HEAD AND JAMB SET PLUMB AND SQUARE IN OPENING. TRIM, MITER EXTERNAL CORNERS, APPLY WITH FINISH NAILS AND SET HEADS.

INTERIOR STOCK FINISH LUMBER AND TRIM: CONFORM TO A W.I. "CUSTOM" GRADE UNLESS OTHERWISE NOTED. USE CONCEALED FASTENERS WHEREVER POSSIBLE. WHERE NECESSARY TO NAIL THROUGH FINISHED SURFACES, SET NAIL HEADS FOR PUTTYING. STAPLES NOT ALLOWED WHERE EXPOSED. ALL FINISH LUMBER TO BE SURFACED FOUR SIDES. 45 DEGREE MITER CUT ALL END JOINTS ON LONG RUNS AND MITER OR COPE AT ANGLES AND CORNERS. ALL JOINTS TIGHT, GLUED WITH WATER-RESISTANT GLUE. ALL INTERIOR CASINGS AND TRIM TO BE BACKED-OUT FOR TIGHT FIT.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SOUND ATTENUATION INSULATION

PROVIDE UNFACED FIBERGLASS INSULATION BY OWENS CORNING OR EQUAL TO ACHIEVE MIN. ASSEMBLY RATING OF 50 STC. INSTALL PER MANUFACTURER SPECIFICATIONS.

DIVISION 8 - DOORS & WINDOWS

WOOD DOORS

STANDARDS: COMPLY WITH REQUIREMENTS OF ANSI-NWMA I.S. 1 AND SECTION 1300 OF AWI (ARCHITECTURAL WOODWORK QUALITY STANDARDS). SUBMIT SHOP DRAWINGS SHOWING LOCATION, SIZE, FACE MATERIALS, CORE CONSTRUCTION, FIRE RATINGS, FINISHES AND DOOR SWING FOR EACH DOOR. FOR REVIEW BY ARCHITECT OR OWNER. DOORS SHALL BE PRE-FINISHED BY DOOR SUPPLIER. SOLID CORE WOOD DOORS SHALL BE CONSTRUCTED OF FIVE OR SEVEN PLY MADE UP OF FACE VENEERS, CROSS BANDING AND CORE UNIT SECURELY BONDED BY HOT PLATE PROCESS. VENEERS SHALL BE THOROUGHLY BELT SANDED FACE VENEERS TO SMOOTH, EVEN TEXTURED SURFACE READY FOR FINISHING. DOOR SHALL BE READY TO ACCEPT STAIN. DOORS TO HAVE A LIFETIME WARRANTY.

FRAME CONSTRUCTION SHALL BE HOLLOW METAL PREMIUM GRADE READY FOR FINISHING. CROSS SECTIONAL PROFILE SHOWN, DEPTH TO SUIT WALL THICKNESS.

BUILDER'S HARDWARE

GENERAL: HARDWARE SUPPLIER SHALL SUBMIT TO OWNER A HARDWARE SCHEDULE AND MARK EACH ITEM OF HARDWARE AS TO DESCRIPTION AND LOCATION OF INSTALLATION IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULE. EXPOSED SURFACES OF HARDWARE SHALL BE COVERED AND WELL PROTECTED DURING INSTALLATION SO AS TO AVOID DAMAGE TO FINISHES. HARDWARE SUPPLIER SHALL ENSURE PROPER OPERATION OF HARDWARE AT TIME OF DELIVERY. THE HARDWARE DISTRIBUTOR SHALL HAVE IN HIS EMPLOY AN A.H.C. MEMBER OF THE DOOR AND HARDWARE INSTITUTE. CONSULTANT AND LOCKSMITH SHALL BE AVAILABLE AT ALL REASONABLE TIMES DURING THE COURSE OF CONSTRUCTION TO MEET WITH THE OWNER, ARCHITECT OR CONTRACTOR FOR KEYING OF HARDWARE. HARDWARE SHALL MEET WITH A.D.A. REQUIREMENTS.

FINISH HARDWARE: CONTRACTOR TO FURNISH OWNER WITH FINISH HARDWARE SCHEDULE. MANUFACTURER SHALL BE HAGER HINGE CO., NORTON & YALE, SCHLAGE LOCK COMPANY OR EQUAL. GRADE OF HARDWARE SHALL BE OF COMMERCIAL GRADE, D-SERIES SCHLAGE - LEVER DESIGN OR EQUAL, AND SHALL COMPLY WITH A.D.A. REQUIREMENTS.

KEYING: ALL LOCKS AND CYLINDERS SHALL BE KEYED TO THE MASTER KEY SYSTEM AS DIRECTED BY THE OWNER. CONTRACTOR SHALL DELIVER ALL KEYS TO THE OWNER. THE GENERAL CONTRACTOR SHALL SUPPLY A TEMPORARY KEY BOARD WITH KEYS IDENTIFIED AS TO LOCATION OF LOCKS THEY OPERATE. SHOULD ANY KEYS BE MISSING, THE GENERAL CONTRACTOR WILL BE REQUIRED TO CHANGE THE COMBINATION OF THE LOCKS CONTROLLED BY THE MISSING KEY OR KEYS.

MATERIAL INCLUDED: PROVIDE ALL FINISH HARDWARE WITH SUITABLE FASTENINGS FOR COMPLETE WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS. QUANTITIES LISTED IN EACH INSTANCE ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED. ITEMS NOT SPECIFICALLY MENTIONED BUT NECESSARY TO COMPLETE THE WORK SHALL BE FURNISHED, MATCHING IN QUALITY AND FINISH THE ITEMS SPECIFIED.

CLEANUP

REMOVE ALL MATERIAL FROM JOB SITE LEFT OVER FROM CONSTRUCTION.

CLEAN ADJACENT MATERIALS AND SURFACES, AND THE WORK AREA OF FOREIGN MATERIAL RESULTING FROM CONSTRUCTION.

DIVISION 9 - FINISHES

GYPSUM DRYWALL

MATERIALS: 5/8" GYPSUM WALLBOARD WITH STANDARD TAPERED EDGES, ASTM C36, AS MANUFACTURED BY DORMAT GYPSUM OR EQUAL.

ALL WALLS OF LAVATORIES TO BE UNDERLAYED WITH APPROVED WATERPROOF TYPE 5/8" GYPSUM WALLBOARD.

INSTALLATION: INSTALL 5/8" GYPSUM WALLBOARD IN ACCORDANCE WITH LATEST INDUSTRY STANDARD SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS. SECURE TO SUPPORTS WITH APPROVED FASTENERS AT 8" MAXIMUM. APPLY WALLBOARD IN DIRECTION TO SHOW LEAST AMOUNT OF JOINTS. REINFORCE INSIDE CORNERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TREAT FIELD JOINTS AND NAIL HEADS IN ACCORDANCE WITH STANDARD SPECIFICATIONS. PROTECT EXTERNAL CORNERS AND EXPOSED EDGES WITH METAL TRIM, NAILED IN PLACE. PROVIDE METAL TRIM AT ALL JUNCTIONS OF WALLBOARD AND OTHER FINISH. GYPSUM WALLS AND CEILINGS SHALL RECEIVE A STIPPLE WALL FINISH PRIOR TO BEING PRIMED, UNLESS NOTED OTHERWISE.

FLOOR COVERINGS (CONFIRM ALL FLOOR COVERINGS AND COLORS WITH TENANT)

PAINTING

GENERAL: PAINT AND FINISH EXTERIOR EXPOSED ITEMS AND SURFACES THROUGHOUT UNLESS OTHERWISE INDICATED. FOR SURFACES NOT SPECIFICALLY CALLED OUT, PAINT AS DIRECTED BY THE TENANT. PREPARATION AND APPLICATION OF PAINT FINISHES SHALL BE ACCORDING TO THE ARCHITECTURAL SPECIFICATION MANUAL. COLORS SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLOR CHIPS. DO NO OUTSIDE WORK DURING DAMP WEATHER WHEN TEMPERATURE IS BELOW 50° F. OR UNTIL SURFACES HAVE DRIED FROM EFFECTS OF SUCH WEATHER. DO NO WORK WHEN DUST OR INSECTS ARE PRESENT. PAINTING MAY BE DONE IN AREAS AND SURFACES ARE ENCLOSED AND HEATED WITHIN ALLOWABLE LIMITS. ALL INTERIOR SURFACES ARE TO BE PAINTED UNLESS SPECIFICALLY NOTED OTHERWISE. MINIMUM PRIMER PLUS TWO COATS FOR ALL INTERIOR, PAINTED SURFACES.

PROTECTIONS: TAKE CARE TO PREVENT FIRES. KEEP RUBBING CLOTHS AND OIL RAGS IN TIGHTLY CLOSED METAL CONTAINERS. PROTECT ADJACENT WORK WITH DROP CLOTHS. CLEAN PAINT SPATTERS AND STAINS FROM COMPLETED SURFACES. BEFORE APPLYING PAINT, REMOVE OR PROVIDE ADEQUATE PROTECTION FOR HARDWARE, PLATES, LIGHT FIXTURES AND SIMILAR ITEMS. REINSTALL UPON COMPLETION. REMOVE DOORS TO PAINT BOTTOM EDGE. EMPLOY SKILLED CRAFTSMEN FOR REMOVING AND REINSTALLING SAID ITEMS.

MATERIALS: PROVIDE HIGHEST QUALITY PAINTS AND STAINS AS MANUFACTURED BY SHERWIN WILLIAMS, BENJAMIN MOORE, ICI, OR APPROVED EQUAL. SUBMIT COMPLETE AND DETAILED LIST OF MATERIALS PROPOSED FOR USE ON PROJECT. INCLUDE LETTER FROM MANUFACTURER STATING THAT MATERIALS ARE BEST OF THEIR RESPECTIVE KINDS AND SUITABLE FOR INTENDED PURPOSES. OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.

PREPARATION: PREPARE AND CLEAN SURFACES TO RECEIVE PAINT IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS AND THE ARCHITECTURAL SPECIFICATION MANUAL. DO NOT PAINT OVER DIRT, RUST, GREASE, MOISTURE, SCUFFED SURFACES, OR CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM. APPLICATION MUST EXAMINE AREAS AND CONDITIONS UNDER WHICH PAINTING WORK IS TO BE APPLIED AND NOTIFY CONTRACTOR OF CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO ARCHITECT. STARTING OF PAINTING WORK WILL BE CONSTRUED AS APPLICATION'S ACCEPTANCE OF SURFACES AND CONDITIONS WITHIN ANY PARTICULAR AREA.

APPLICATION: APPLY PAINT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. USE APPLICATIONS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED. SPREAD MATERIAL EVENLY WITHOUT RUNS OR SAGS. CUT SHARP LINES AGAINST GLASS, OTHER MATERIALS, AND DIFFERENT COLORS. VARY SHADES OF SUCCESSIVE COATS TO PREVENT SKIPPING. SANDPAPER EXPOSED SURFACES OF DOORS, FRAMES, AND TRIM BETWEEN COATS. ALLOW AMPLE TIME BETWEEN COATS FOR THOROUGH DRYING.

FINISHING SCHEDULE - INTERIOR. (CONFIRM ALL COLORS WITH ARCHITECT / TENANT PRIOR TO APPLICATION) ALL INTERIOR WALLS SHALL RECEIVE ONE COAT OF PRIMER MINIMUM.

WALLS (P1): TO BE TEXTURED, PRIMED AND READY FOR TENANT PAINT.

DOORS: TO BE PRIMED AND READY FOR TENANT PAINT.

DOOR FRAMES: TO BE PRIMED AND READY FOR TENANT PAINT.

SIGNS

ALL INTERIOR SIGNAGE SHALL MEET A.D.A. REQUIREMENTS.

SUSPENDED CEILING SYSTEM

SUSPENDED CEILING SYSTEM SHALL BE A NON-FIRE RATED SYSTEM OR BETTER WITH CLASS "A" FLAME SPREAD RATING. ACOUSTICAL MATERIAL SHALL BE 24" x 24" x 15/16" TO MATCH EXISTING. LAY-IN CEILING PANELS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. EXPOSED GRID SYSTEM INCLUDING, TO REMAIN. CEILING CONTRACTOR TO PROVIDE LIGHT WIRES FOR RELOCATED ELECTRICAL FIXTURES.

INSTALLATION: INSTALL ALL ACOUSTICAL MATERIAL AND SUSPENSION SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LATEST I.B.C. INSTALL PRODUCTS OF THIS SECTION AFTER OTHER EQUIPMENT HAS BEEN INSTALLED IN CEILING CAVITY. INSTALL SUSPENSION SYSTEM TRUE AND LEVEL. PROVIDE OWNER WITH 10% EXTRA CEILING PANELS FOR FUTURE USE.

DIVISION 10 - SPECIALTIES

FIRE PROTECTION SPECIALTIES

THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED PER LATEST APPLICABLE OR IMPLIED FEDERAL, STATE OR LOCAL CODES OR ORDINANCES. NFPA 13 SHALL GENERALLY GOVERN THE SPRINKLER SYSTEM. NFPA 24, OUTSIDE PROTECTION, AND NFPA 14, STANDPIPES AND ASSOCIATED ITEMS, CONTRACTOR SHALL SUBMIT CALCULATIONS AND DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO OWNER PRIOR TO CONSTRUCTION. PROVIDE PUMPER CONNECTION PER CODES. SPRINKLER HEADS SHALL BE FULLY RECESSED & CONCEALED WITH WHITE COVER PLATES.

PROVIDE ONE (1) SEMI-RECESSED STANDARD 5 LB. 3A40BC FIRE EXTINGUISHERS. THE SEMI-RECESSED FIRE EXTINGUISHER CASE SHALL BE INSTALLED PER NFPA REQUIREMENTS. (CONFIRM LOCATION WITH OWNER/ARCHITECT.)

ALL PRODUCTS/ MATERIALS SHALL HAVE A MINIMUM ONE-YEAR WARRANTY (SUPPLIED TO GENERAL CONTRACTOR).

ALL PRODUCTS/ MATERIALS SHALL REQUIRE SUBMITTALS INDICATING PERFORMANCE, INSTALLATION METHODS, ETC., SUPPLIER/SUB CONTRACTOR SHALL CERTIFY THAT PRODUCTS/MATERIALS MEET ALL APPLICABLE CODES AND REQUIREMENTS OF THE OWNER, STATE OF WASHINGTON AND GOVERNING JURISDICTIONS.

CONTRACTOR/SUPPLIER SHALL SUBMIT TO THE OWNER UPON REQUEST A SAMPLE WARRANTY. THE OWNER SHALL DETERMINE AT ITS SOLE DISCRETION IF THE WARRANTY IS ACCEPTABLE. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL.

DIVISION 11 - EQUIPMENT

NO WORK IN THIS SECTION.

DIVISION 12- FURNISHINGS

NO WORK IN THIS SECTION.

DIVISION 13 - SPECIAL CONSTRUCTION

NO WORK IN THIS SECTION.

DIVISION 14 - CONVEYING SYSTEMS

NO WORK IN THIS SECTION.

DIVISION 15 - MECHANICAL

PLUMBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEM'S APPROVALS, PERMITS, SUBMITTALS AND OPERATION AS REQUIRED BY GOVERNING JURISDICTIONS. CONTRACTOR SHALL SUBMIT DESIGN & AS-BUILT DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION. THE PLUMBING SYSTEM SHALL BE DESIGNED AND INSTALLED PER THE LATEST APPLICABLE OR IMPLIED FEDERAL, STATE OR LOCAL CODES OR ORDINANCES. THE LATEST EDITION OF THE I.P.C. SHALL GENERALLY GOVERN INSIDE OF BUILDING. CONTRACTOR SHALL PROVIDE AS-BUILT PLUMBING DRAWINGS UPON COMPLETION OF WORK.

UTILITIES: WATER, SANITARY SEWER AND STORM SEWER CONNECTIONS FROM LOCAL SERVICE ARE EXISTING AND SHALL REMAIN. VERIFY LOCATION OF ALL UTILITIES AND ITEMS NOT SHOWN, WITH LOCAL MUNICIPALITY.

SERVICE

1. WATER - COLD WATER AND HOT WATER SUPPLY TO THE RESTROOM.
 2. SANITARY WASTE CONNECTION FROM THE RESTROOM.
- FIXTURES:** (AS MANUFACTURED BY KOHLER OR EQUAL - BRACE, WALL & MOUNT AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.)

PLUMBING FIXTURES SCHEDULE

RESTROOM	"PINOIR" WALL MOUNTED BATHROOM SINK BY KOHLER #K-2035-9-0 "SPECIALTY FAUCET" #711-WFDF BY DELTA "ULTRA FLUSH" TOILET #21-318 BY GERBER
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H.V.A.C. AND MECHANICAL

THE H.V.A.C. AND MECHANICAL SYSTEMS SHALL BE DESIGNED, MODIFIED AND INSTALLED PER THE LATEST APPLICABLE OR IMPLIED FEDERAL, STATE OR LOCAL CODES OR ORDINANCES. UMC SHALL GENERALLY GOVERN THE MECHANICAL WORK. CONTRACTOR SHALL SUBMIT CALCULATIONS AND DRAWINGS FOR REVIEW BY THE ARCHITECT PRIOR TO CONSTRUCTION.

SCOPE OF WORK: THIS DOCUMENT AND THE MECHANICAL DRAWINGS ARE TO BE USED AS A PERFORMANCE GUIDE BY THE MECHANICAL CONTRACTOR. COMPLETE MECHANICAL SYSTEMS ARE TO BE PROVIDED WHICH MEET THE REQUIREMENTS OF THIS SPECIFICATION. THE DRAWINGS SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. WORK INCLUDED UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, FURNISHING ALL LABOR, MATERIAL, TOOLS, EQUIPMENT, SERVICES, AND PAYING ALL COSTS OF WHATEVER NATURE, AS MANY NECESSARILY EXPENDED FOR THE INSTALLATION AND TESTING OF THE WORK SPECIFIED HEREIN AND SHOWN ON THE DRAWINGS.

DRAWINGS: DRAWINGS ARE GENERALLY DIAGRAMMATIC AND NO ATTEMPT HAS BEEN MADE TO SHOW COMPLETE DETAILS OF ALL PIPING AND BUILDING CONSTRUCTION WHICH AFFECTS THE MECHANICAL INSTALLATION.

CODES AND ORDINANCES: ALL MECHANICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND/OR ORDINANCES. IN CASE THE GOVERNING ORDINANCE AND THE CONTRACT DOCUMENTS DO NOT AGREE THEN THE ORDINANCE SHALL TAKE PRECEDENCE IN ALL CASES EXCEPT WHERE BETTER QUALITY IS SPECIFIED IN THE CONTRACT DOCUMENTS. ALL MECHANICAL EQUIPMENT, MATERIALS, CONSTRUCTION METHODS, AND TESTS SHALL BE IN STRICT CONFORMITY, AND MEET OR EXCEED THE ESTABLISHED STANDARDS OF THE FOLLOWING IN THEIR LATEST EDITIONS:

1. NATIONAL BOARD OF FIRE UNDERWRITERS.
2. NATIONAL FIRE PROTECTION ASSOCIATION.
3. UNDERWRITERS LABORATORIES, INC.

WORKMANSHIP: ALL MECHANICAL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY WORKMEN SKILLED IN THE PARTICULAR TRADE, AND INCLUDES ALL OF THE WORK NECESSARY TO PROPERLY COMPLETE THE INSTALLATION IN A FIRST CLASS WORKMANLIKE MANNER SO AS TO PRESENT A NEAT AND FINISHED APPEARANCE. ALL SYSTEMS SHALL BE COMPLETE INCLUDING ALL INCIDENTAL ITEMS, WHETHER OR NOT SPECIFICALLY CALLED OUT.

MATERIALS: ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION AND OF BEST QUALITY, AND SHALL BE PROVIDED BY REPUTABLE AND WELL-KNOWN MANUFACTURERS.

METHODS: ALL METHODS OF PERFORMANCE UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH ESTABLISHED STANDARDS OR PROFESSIONAL EXCELLENCE WITHIN THE TRADE AND SHALL BE SUBJECT TO APPROVAL OF THE ARCHITECT OR HIS DESIGNEE.

SPECIALTIES: ALL PIPE AND EQUIPMENT HANGARS, ANCHORS, AND ANCHOR BOLTS, STRAPS, SLEEVES, ETC. SHALL BE DESIGNED SPECIFICALLY FOR THE INTENDED USE AND BE OF TOP QUALITY.

NAMEPLATES: FURNISH AND INSTALL LAMINATED PHENOLIC NAMEPLATES WITH WHITE LETTERS ON BLACK BACKGROUND, AFFIXED WITH SCREWS. LETTERING SHALL BE AS SPECIFIED OR AS SHOWN ON THE DRAWINGS. SUBMIT A COMPLETE LIST TO ARCHITECT FOR REVIEW. FURNISH FOR EACH MAIN DISTRIBUTION PANELBOARD, BRANCH PANELBOARD, FIRE ALARM CABINET, ALL TERMINAL CABINETS, SAFETY SWITCHES, TIME SWITCHES AND FAN CUT-OUT RELAYS.

DRAWINGS: UPON COMPLETION, PROVIDE (1) SET OF ELECTRICAL AS-BUILT DRAWINGS ON BLUE PRINTS PROVIDED BY ARCHITECT. SHOW ALL CIRCUITS, DEVICES AND LOCATIONS.

ZENICZAK & PARTNERS
ARCHITECTS, A.I.A.

ZPA

TENANT IMPROVEMENT FOR:
5038 TACOMA MALL BLVD.
SUITE 202
TACOMA, WA 98409

DWG. DATE
3/15/22

REVISION DATE

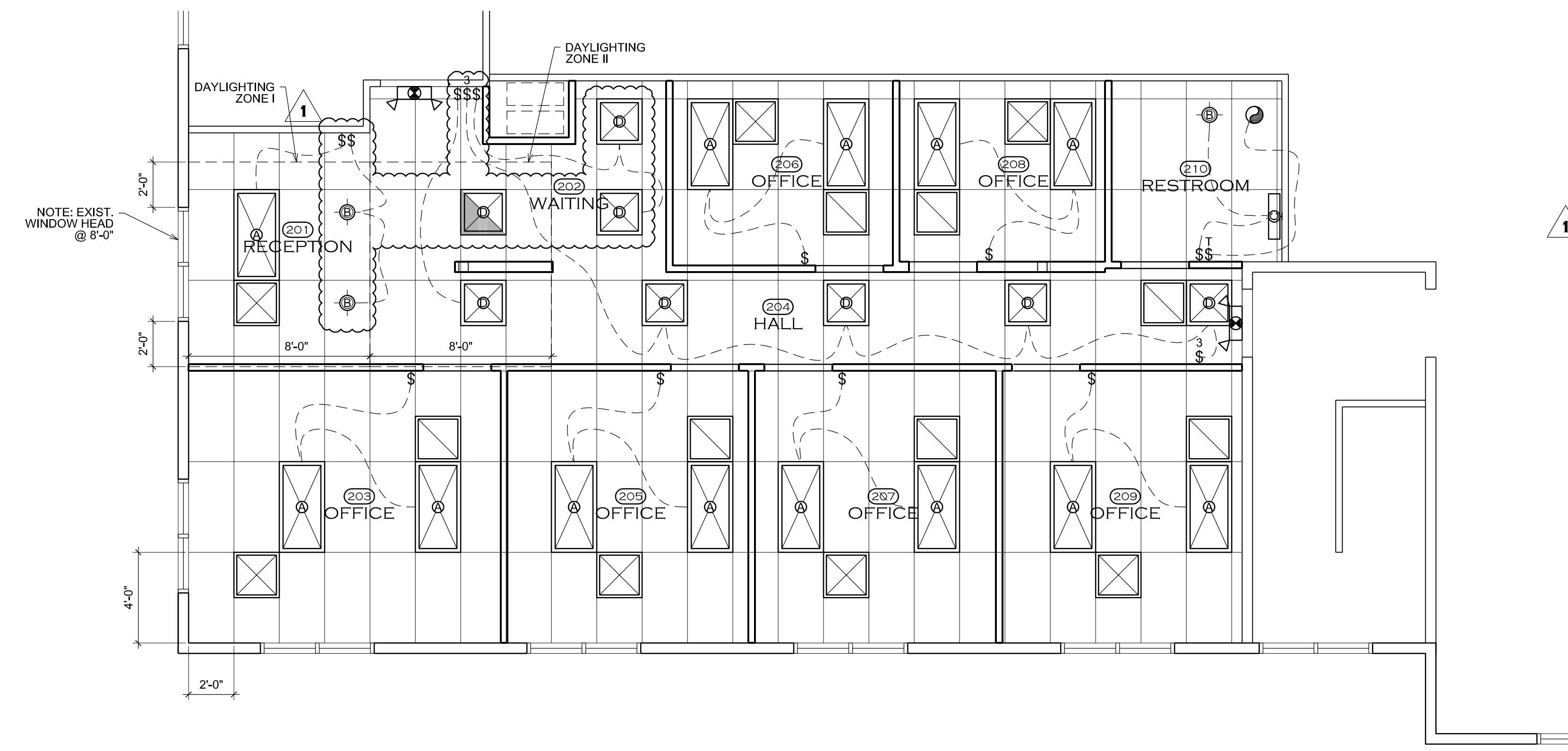
03/20/23
DESIGN/UPDATE

PRINT DATE

PROJ. NO.
222-3377

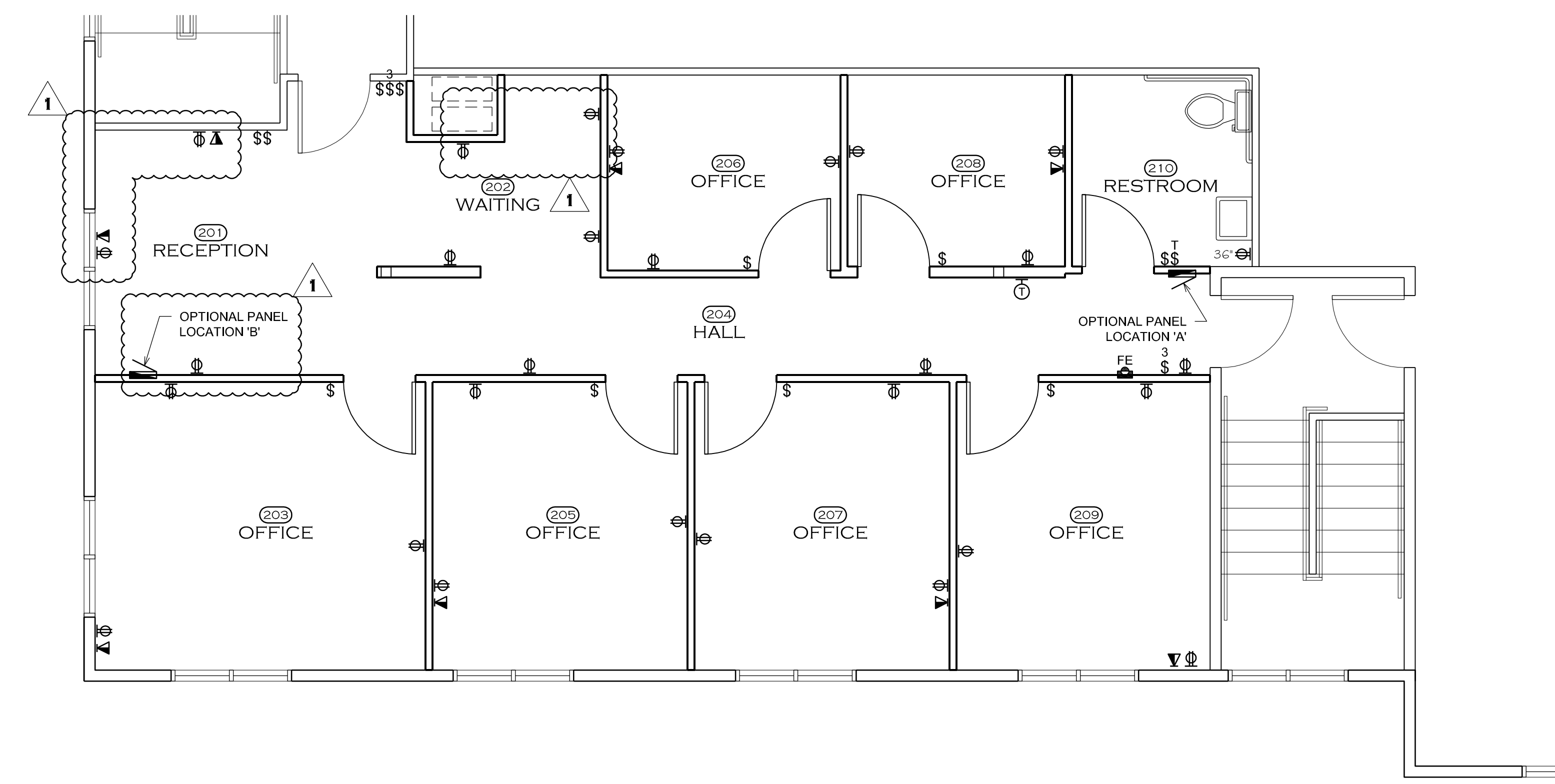
A4

ARCHITECTURAL SPECIFICATIONS



LIGHTING SYMBOLS	
SYMBOL	FIXTURE DESCRIPTION
[Symbol]	2x4 SUSPENDED CEILING GRID
[Symbol]	2x4 (3) LAMP LED FIXTURE IN SUSPENDED CEILING
[Symbol]	6" COMPACT LED DOWNLIGHT
[Symbol]	WALL MOUNTED LED LAVATORY LIGHT FIXTURE
[Symbol]	2x2 (3) LAMP LED FIXTURE IN SUSPENDED CEILING
[Symbol]	NIGHT LIGHTING - FIXTURE DESCRIBED ABOVE W/ BATTERY POWER BACKUP
[Symbol]	SINGLE SWITCH @ 48" AFF. (D = DIMMABLE SWITCH, T = TIMER SWITCH, 3 = 3-WAY SWITCH) W/ OCCUPANCY SENSORS
[Symbol]	ILLUMINATED WALL MOUNTED EXIT SIGN WITH EMERGENCY LIGHTING AND BATTERY BACKUP
[Symbol]	EXHAUST FAN AS SPECIFIED BY MECHANICAL
[Symbol]	HVAC SUPPLY (PREFERRED LOCATION)
[Symbol]	HVAC RETURN (PREFERRED LOCATION)

T.I. REFLECTED CEILING PLAN
NOTE: • SUSPENDED CEILING @ 9'-0" AFF.
• FOR CEILING DETAILS SEE SHEET A3



ELECTRICAL SYMBOLS	
SYMBOL	FIXTURE DESCRIPTION
[Symbol]	DUPLEX 110V. OUTLET MOUNTED +15" ABOVE FIN. FLR. U.N.O.
[Symbol]	DUPLEX 110V. OUTLET (# = MOUNTED AT DESIGNATED HEIGH, GFI = GROUND FAULT INTERRUPT MOUNTED 44" ABOVE FIN. FLR. U.N.O.)
[Symbol]	2 - PORT TELEPHONE/ DATA OUTLET MOUNTED +15" AFF. U.N.O.
[Symbol]	THERMOSTAT LOCATION
[Symbol]	ELECTRICAL SUB-PANEL LOCATION
[Symbol]	SINGLE SWITCH W/ OCCUPANCY SENSOR @ 48" AFF. T = TIMER SWITCH

T.I. ELECTRICAL FLOOR PLAN