

Maintenance Building Remodel Grays Harbor Transit Hoquiam, Washington

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Grays Harbor Transit
Hoquiam, Washington

OTHER INFORMATION

EXISTING CONDITIONS

THE DRAWINGS CONTAIN REFERENCE TO EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.

SUBMITTING A BID SHALL INDICATE THE CONTRACTOR'S ACCEPTANCE OF THE EXISTING CONDITIONS & WILLINGNESS TO PROVIDE TO PROVIDE LABOR, MATERIALS & EQUIPMENT NECESSARY TO COMPLETE THE WORK INTENDED BY THE CONTRACT DRAWINGS.

GENERAL NOTES
















THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE GENERAL NOTES & THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, IN WRITING, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.

THE CONTRACTOR SHALL VERIFY & COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

STABILITY OF THE STRUCTURE, PRIOR TO COMPLETION, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO: JOBSITE SAFETY, ERECTION MEANS, METHODS & SEQUENCES, TEMPORARY SHORING, FORMWORK & BRACING, USE OF EQUIPMENT & CONSTRUCTION PROCEDURES.

CONSTRUCTION OBSERVATION BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY & IS NOT INTENDED, IN ANY WAY, TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

SYMBOL LEGEND

	SHEAR WALL IDENTIFICATION
	WALL TYPE IDENTIFICATION
ROOM NAME 	ROOM IDENTIFICATION
	WINDOW IDENTIFICATION
	DOOR IDENTIFICATION
	ELEVATION IDENTIFICATION
	DETAIL IDENTIFICATION
	SECTION IDENTIFICATION
	EQUIPMENT IDENTIFICATION
	GRID IDENTIFICATION
	REVISION IDENTIFICATION
	CROSS BRACING IDENTIFICATION
	PORTAL FRAME IDENTIFICATION
	HOLDOWN IDENTIFICATION
	SPOT ELEVATION IDENTIFICATION

CODE INFORMATION

BUILDING CODE

INTERNATIONAL EXISTING
BUILDING CODE: 2018 EDITION

CLASSIFICATION OF WORK: ALTERATION - LEVEL 2

FEMA SUBSTANTIAL IMPROVEMENT CALCULATION
2023 ESTIMATED ASSESSED VALUATION: \$1,300,000
ALLOWED COST: 50% MINIMUM THRESHOLD: \$650,000
PROPOSED COST: ESTIMATED IMPROVEMENTS: \$560,280

DEMOLITION: 19' x 27' = 513 SF @ \$100/SF = \$51,300
12' x 12' = 144 SF @ \$100/SF = \$14,400
\$65,700

REMODEL: 19' x 27' = 513 SF @ \$300/SF = \$153,900
12' x 12' = 144 SF @ \$500/SF = \$72,000
31' x 9' = 279 SF @ \$300/SF = \$83,700
\$309,600

SLAB DEMO & PATCHING: \$40,000

FINISHES: \$21,600

FIRE SPRINKLING SYSTEM: \$30,000

SUBTOTAL: \$466,900

CONTINGENCY - 20%: \$93,380

TOTAL ESTIMATED COST: \$560,280

FIRE PROTECTION SYSTEMS: AUTOMATIC SPRINKLER: EXISTING
FIRE ALARM & DETECTION: EXISTING

EXISTING BUILDING AREA:
BUSINESS: GROUP B: LOWER FLOOR: 2,820 SF
UPPER FLOOR: 1,230 SF
FACTORY/INDUSTRIAL: GROUP F-1: LOWER FLOOR: 6,000 SF
UPPER FLOOR: 1,560 SF
TOTAL: 11,610 SF

OCCUPANCY SEPARATION: GROUP B -- GROUP F-1: 0 HR

CONSTRUCTION TYPE: V-B STRUCTURAL ELEMENTS, EXT. WALLS & INT. WALLS ARE OF ANY MATERIALS PERMITTED BY THE IBC.

FIRE-RESISTANCE RATING:
STRUCTURAL FRAME: 0 HOURS
BEARING WALLS - INT: 0 HOURS
BEARING WALLS - EXT: 0 HOURS
NONBEAR. WALLS - INT: 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
NONBEAR. WALLS - EXT: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS

ALLOWABLE BUILDING AREA: TABLE 506.2 - MIXED OCCUPANCY, ONE-STORY BUILDING F-1 (MOST RESTRICTIVE), SPRINKLERED = 25,500 SF

ACTUAL BUILDING AREA: 11,610 SF

ALLOWABLE BUILDING STORIES: TABLE 504.4 F-1, SPRINKLERED: 2 STORIES

ACTUAL BUILDING STORIES: 2 STORIES

ALLOWABLE BUILDING HEIGHT: TABLE 504.3 B, F-1, SPRINKLERED: 60 FEET

ACTUAL BUILDING HEIGHT: 22 FEET

DEFERRED SUBMITTALS

FIRE SPRINKLER & FIRE ALARM SYSTEMS

DRAWING INDEX

A001 PROJECT INFORMATION, PROJECT TEAM, DRAWING INDEX, CODE INFORMATION, MAPS & OTHER INFORMATION
A200 DEMOLITION FLOOR PLAN & NOTES
A210 FLOOR PLANS, INTERIOR ELEVATION, WALL SECTION & NOTES
A300 ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS & NOTES
A310 DOOR & FRAME SCHEDULE & DETAILS
E210 SCHEMATIC LIGHTING FLOOR PLANS & NOTES
E211 SCHEMATIC ELECTRICAL FLOOR PLANS & NOTES

PROJECT INFORMATION

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: HEERMANS ANNEX LOTS 6-18 INC TGW VACS BLK 80

PARCEL NUMBER: 052208000600

SITE ADDRESS: 705 30TH STREET, HOQUIAM, WA

ZONING ORDINANCE INFORMATION

ZONING DISTRICT: C1 - GENERAL COMMERCIAL DISTRICT
USE CLASS: TRUCK & HEAVY EQUIP. SERVICES ARE A PERMITTED USE.
LOT SIZE: APPROXIMATELY 3.3 ACRES.

ZONING ORDINANCE INFORMATION

ZONING DISTRICT: C1 - GENERAL COMMERCIAL DISTRICT
USE CLASS: TRUCK & HEAVY EQUIPMENT SERVICES ARE A PERMITTED USE.
LOT SIZE: APPROXIMATELY 3.3 ACRES.

PROJECT TEAM

OWNER

GRAYS HARBOR TRANSIT FACILITIES MAINT. SUPV: GREG FOUNTAIN, PROJECT MANAGER
MAINTENANCE MANAGER: TODD TOBECK
GENERAL MANAGER: KEN MEHIN
INFORMATION TECHNOLOGY: DAVID BOLIN
705 30TH STREET
HOQUIAM, WA 98550
(360) 532-2770

ARCHITECT OF RECORD

HARBOR ARCHITECTS LLC
PROJECT ARCHITECT: ALAN GOZART AIA
345 W WISHKAH STREET
ABERDEEN, WA 98520
(360) 532-0980

AREA MAP

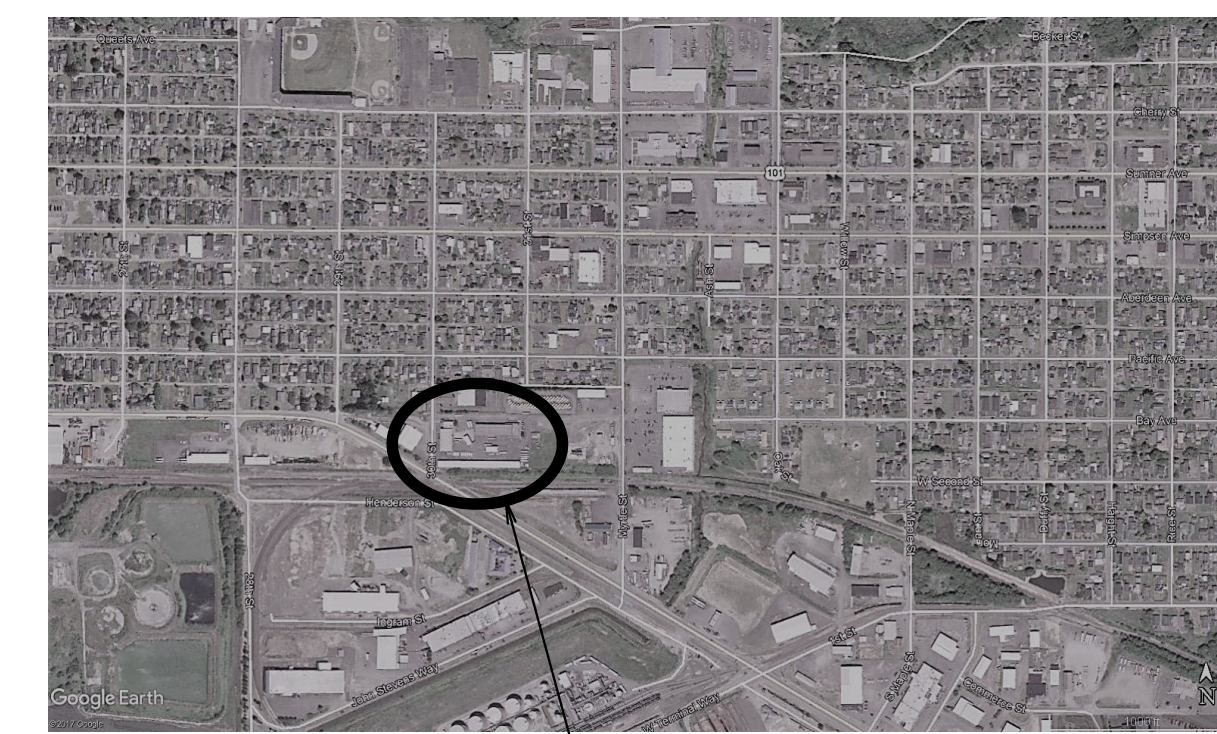
NT5



LOCATION OF WORK

VICINITY MAP

NT5



LOCATION OF WORK

PERMIT SET

REVISIONS

no	date	by
-	-	-

project number 19-12F

date 9.04.23

file name 1912F A001

drawn by MFK

checked by ACC

owner approval _____

A001

Harbor Architects LLC

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