Highline College

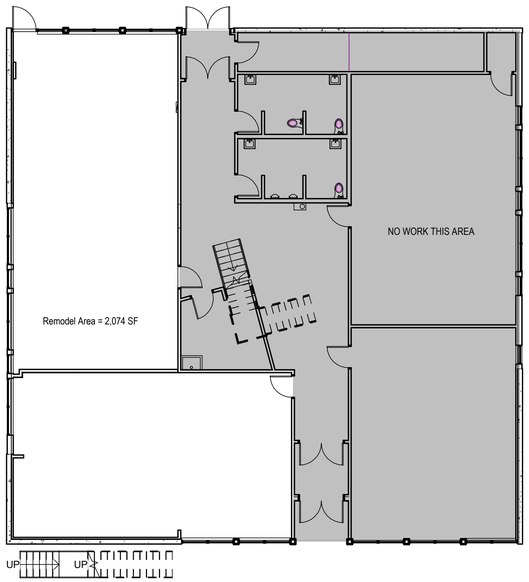
Building 21 Tenant Improvements

2400 S. 240 Street, Des Moines, WA 98198-9800

Project Number: 2022-164

Contract Drawings

Area of Work Reference Plans



Level 1 - Area of Work

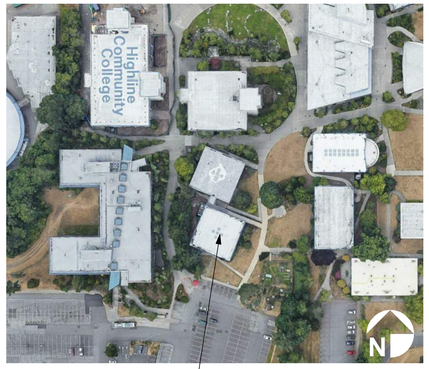
2 / T1.00

Scale: 3/32" = 1'-0"

Sheet Index

Vicinity Map

Location Map



Building 21

Legal Description

SW 1/4 OF SE 1/4 LESS CO RD & POR VAC ST ADJ

Project Description

Interior demolition and interior remodel on Level 1 of existing classroom building for students above the 12th grade. Occupancy and use for building remains the same. Interior remodel is for college classrooms.

King County Assessor's Parcel No.

Parcel Number: 1622049016

Deferred Permit Submittals

1. Fire Alarm System
2. Seismic Bracing of Tall Modular Partitions.

Owner:

Highline College
2400 S. 240 Street
Des Moines, WA 98198-9800
Contact: Christina Neville-Neil
206-592-3262

Owner Representative

State of Washington
Department of Enterprise Services
Engineering & Architectural Services
1500 Jefferson Street SE, Olympia, WA 98501
P.O. Box 41476, Olympia, WA 98504
Contact: Brady Knowles
360-489-2344

Architect:

Schreiber Starling Whitehead Architects
901 Fifth Avenue, Suite 3100
Seattle, WA 98164
Contact: Stephen Starling, AIA
206-682-8300

Mechanical Engineer:

BCE Engineers, Inc.
6021 12th Street E, Suite 200
Fife, WA 98424
Contact: Scott Zimbelman, PE
253-922-0446

Electrical/Communications Engineer:

BCE Engineers, Inc.
6021 12th Street E, Suite 200
Fife, WA 98424
Contact: Scott Watling
253-922-0446

Environmental Health and Safety:

PBS Engineering & Environmental Inc.
214 E Galer St, Suite 300
Seattle, WA 98102

Approval Signatures

Approved by: _____
Barry Holldorf, Director of Facilities & Operations — Date
Highline College

Approved by: _____
Brady Knowles, PE Project Manager — Date
Washington State DES Engineering and Architectural Services

Approved by: _____
Nancy Deakins, PE, Assistant Program Manager — Date
Washington State DES, Engineering and Architectural Services

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD
901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
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STATE OF WASHINGTON

HIGHLINE COLLEGE

Building 21 - First Floor Tenant Improvements

Design Development

Title Sheet

PRELIMINARY
6/7/2022 5:57:15 PM

Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

T1.00

Abbreviations (For additional abbreviations, see legends and notes for each discipline)

Units of Measure:

AWG	American wire gauge
AWC	Architectural Wood Casework
BTU	British thermal unit
CF	cubic foot (feet)
CU IN	cubic inch(es)
CY	cubic yard
FT	foot, feet
GA	gauge
GAL	gallon(s)
IN	inch(es)
LB	pounds
LF	linear feet
MIN	minimum
MAX	maximum
PSF	pounds per square foot
PSI	pounds per square inch
R VALUE	thermal resistance
SF	square foot (feet)
SQ IN	square inches
U VALUE	thermal conductance (1/R)
V	volt(s)
VAC	volts, AC
VDC	volts, DC
W	watts
YD	yard

Terminology:

@	at
&	and
℄	center line
AB	anchor bolt
ACOUST	acoustic
ACP	asphalt concrete paving
ACT	acoustic ceiling tile
ADA	accessible per IBC Chapter 11
ADJ	adjacent, adjustable
A/E	architect/ engineer
AESS	architecturally exposed structural steel
AFF	above finish floor
AHJ	authority having jurisdiction
ALUM	aluminum
ANCH	anchor
ANOD	anodized
APP	approach
APPROX	approximate
AVG	average
AWP	acoustic wall panel
B	base cabinet
BB	bulletin board
BD	board
BLDG	building
BLKG	blocking
B/O	bottom of
BOT	bottom
BRG	bearing
BTWN	between
CD	ceiling diffuser
CFCI	contractor furnished, contractor installed
CG	corner guard
CIP	cast-in-place
CJ	control joint
CLG	ceiling
CLR	clear
CMU	concrete masonry unit
COL	column
CONC	concrete
CONT	continuous, contractor
COORD	coordinate
CPT	carpet
CR	card reader
CT	ceramic tile
CTR	center
CUST	custodial
CW	old water
DA	door actuator
DBL	double
DET	detail
DF	drinking fountain
DIAG	diagonal
DIM	dimension
DIV	division
DN	down
DS	downspout
DWG	drawing
E	east
EA	each
EF	each face; exhaust fan
EJ	expansion joint
ELEC	electrical
ELEV	elevation
EMR	Elevator Machine Room
EQ	equal
EST	estimated
(E) & EX	existing
EXH	exhaust
EXP	expansion; exposed
EXT	exterior
FACP	fire alarm control panel
FD	floor drain
FDC	fire department connection
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FH	fire hydrant
FIN	finish(ed)
FLG	flooring
FLR	floor
F/O	face of
FOS	face of stud
FPA	fall protection anchor
FURN	furnish
GA	gauge
GALV	galvanized
GEN	generator, general
GFR	glass fiber reinforced wall board
GL	glass, glazing
GWB	gypsum wallboard
GYP	gypsum
HB	hose bibb
HDWR	hardware
HGT	height, high
HM	hollow metal
HORIZ	horizontal
IC	Institutional Casework
ID	inside diameter
INCL	include(d)
INSUL	insulation
INT	interior
INV	invert
JB	junction box - electrical, AV, or communications
JST	joist
JT	joint
LAM	laminate
LAV	lavatory
LB	light bollard
LF	light fixture
LIN	linear
LOCS	locations
MAS	masonry
MATL	material
MAX	maximum
MB	marker board
MDF	medium density fiberboard
MDO	medium density overlay
MECH	mechanical
MFR	manufacturer
MIC	microwave
MIN	minimum
MISC	miscellaneous
MO	masonry opening
MT	mount
MTD	mounted
MTL	metal
MWP	manufactured wall panel
N	north
NIC	not in contract
NOM	nominal
NTS	not to scale
O/	over
OC	on center; overcurrent
OD	outside diameter
OFCI	owner furnished, contractor installed
OFOI	owner furnished, owner installed
OH	overhead
OPNG	opening
OPP	opposite
P	post
PATT	pattern
PERF	perforated
PERM	permanent
PIV	post indicator valve
PLAM	plastic laminate
PLBG	plumbing
PNT/PT	paint
PR	pair
PT	pressure treated
PTD	paper towel dispenser
PTN	partition
PV	photovoltaic
PVC	polyvinylchloride
PVMT	pavement
PLYWD	plywood
R	risers
RA	relief angle
RB	resilient base
RCP	Reflected Ceiling Plan
RD	roof drain
REF	reference, refer, refrigerator
REIN	reinforced
REQ'D	required
REV	revise, revision, reverse
RF	resilient flooring
RFB	recessed floor box
RJ	reveal joint
RL	roof leader
RM	room
RO	rough opening
S	sink cabinet
SAN	sanitary
SB	standing height base cabinet
SCHED	schedule
SD	soap dispenser
SF	supply fan
SGL	single
SIM	similar
SP	stand pipe
SPEC	specification
SQ	square
SS	stainless steel
STD	standard
STL	steel
STRFT	storefront
STRUCT	structural/structure
SURF	surface
SUSP	suspended
T	tempered
TB	tack board
TC	tall cabinet
TEMP	temporary
TESC	temporary erosion and sediment control
T/O	top of
TOC	top of concrete / curb
TOS	top of steel; top of structure
TOW	top of wall
TP	toilet partition
TR	treads
TYP	typical
TWS	tackable wall surface
U	unit heater
UNEX	unexcavated
UNFIN	unfinished
UON	unless otherwise noted
VB	vapor barrier
VEH	vehicle
VERT	vertical
VIF	verify in field
VOL	volume
VTR	vent through roof
W	west
W/	with
WC	water closet
WCT	wood ceiling tile
WD	wood
WF	wide flange
WH	water heater; wall hydrant
WL	wind load
W/O	without
WP	weatherproof/waterproof
WWF	welded wire fabric
WWP	welded wire partition

General Notes

1. These drawings are intended to provide a general description of the scope of work and must be reviewed for intent as well as specific information. It is the sole responsibility of the Contractor to execute the work with generally accepted standards of quality construction to provide a completed project, fully intended for intended purpose.
2. Field-verify all relevant dimensions and existing conditions.
3. 2018 IBC governs. Verify with agency having jurisdiction prior to start of work.
4. Call for all inspections required by public officials and agencies having jurisdiction at the project site.
5. Do not scale the drawings.
6. Contractor is responsible for building security at all times during the construction phase of this project.

Symbols Legend

STRUCTURAL GRID — 1

BUILDING SECTION — 1 / A4.01 — DETAIL NUMBER / SHEET NUMBER

WALL SECTION — 1 / A4.01 — DETAIL NUMBER / SHEET NUMBER

REFERENCE ELEVATION — Level 02 / +12.00' — HGT ABOVE DATUM

EXTERIOR ELEVATION — 1 / A4.11 — DETAIL NUMBER / SHEET NUMBER

INTERIOR ELEVATION — 1 A9.41 2 3 4 — DETAIL NUMBER / SHEET NUMBER

DETAIL CALLOUT — 1 / A4.01 — DETAIL NUMBER / SHEET NUMBER

WALL TYPE OR PARTITION TYPE — P1

CEILING TYPE TAG — 9'-0" / ACT-1

ROOM TAG — Conference / 101 — NAME / NUMBER

LOUVER/ WINDOW/ STOREFRONT TYPE — A

RELITE TYPE — R2

DOOR TAG — 101-1 — NUMBER

EQUIPMENT TAG — MB-5 — SIZE OR TYPE / ITEM

CASEWORK TAG — 300M 30 12 32.5 — CASEWORK TYPE, BASED ON NWAAS 3.0 CASEWORK DESIGN SERIES; "M" INDICATES TYPE HAS BEEN MODIFIED FROM STANDARD; ITEM DEPTH (IN INCHES); ITEM HEIGHT (IN INCHES); ITEM WIDTH (IN INCHES)

FLOOR FINISH TRANSITION — CPT-1 / TT-1 / FLOOR FINISH — TRANSITION LINE: EXAMPLE: CPT-1 INSTALLED LEFT OF TRANSITION LINE & TT-1 INSTALLED RIGHT OF LINE

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SCHREIBER STARLING WHITEHEAD
901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM

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STATE OF WASHINGTON

HIGHLINE COLLEGE

Building 21 - First Floor Tenant Improvements

Design Development

Abbreviations, Symbols & General Notes

PRELIMINARY
5/19/2022 8:41:28 PM

Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

T1.01

Fire and Safety During Construction

- Combustible debris, rubbish and waste material shall not accumulate within buildings. It shall be removed at the end of each shift of work.
- Where rubbish containers with a capacity exceeding 5.33 cubic feet (40 gallons) are used for temporary storage of combustible debris, rubbish and waste material, they shall have tight-fitting or self-closing lids. Such rubbish containers shall be noncombustible.
- Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a noncombustible container.
- On-site cutting and welding shall be done in accordance with Chapter 35 of the 2015 IFC.
- Temporary wiring for electrical power and lighting installations used in connection with the construction or demolition shall comply with NFPA 70.
- The Owner shall designate a person to be the fire prevention program superintendent. The Owner's responsibilities are outlined in Section 3308 of the 2015 IFC.
- Approved vehicle access for fire fighting shall be provided to the construction and demolition site. See construction staging plan for fire department connection locations.
- Means of egress shall be maintained during construction and demolition. See Architectural plans for temporary egress plans.
- Not less than one approved portable fire extinguisher shall be located at each stairway where combustible materials have accumulated, located in every construction storage shed, and located where flammable and combustible liquids are stored or used.

Plumbing Systems Calculations for Building 21

Table 2902.1
The required plumbing fixture calculation below includes the total occupant load for the building.

2902.1 'B' Occupancy most nearly resembles the proposed occupancy of remodeld areas.

10,337 (Existing Building Occupiable Spaces)/150 = 69 Total Occupants

	Water Closets				Lavatories				Drinking Fountains	
Occupant: B (Entire Building) SF/Occupant	Male WC		Fem WC		Male Lav		Fem Lav		1 for first 150 and then 1 per 500, min 1/floor	
	1 per 25 for first 50 and then 1 per 50				1 per 40 for first 80 and then 1 per 80					
	Req'd.	Prov.	Req'd.	Prov.	Req'd.	Prov.	Req'd.	Prov.	Req'd	Prov.
35 Male + 36 Female Occupants	2	6**	2	4	2	4	2	4	2	2*

Note:

* existing dual-unit type drinking fountains at Level 1 and 2 to remain, no change
** 2 water closets & 4 urinals

Project Description and Applicable Building Code

Description of Building 21
The original building was constructed in 1966. Occupancy has been maintained throughout the building's history. The existing building complies with all codes and regulations in place at the time of construction.

Proposed Work
The proposed improvements do not increase the floor area, number of building stories, or height of the existing structure.

- Abatement of hazardous materials
- Demolition of interior partitions, suspended ceilings and finishes
- Interior partitions, ceilings, doors, frames and finishes
- Plumbing for sinks
- Minor adjustments to existing mechanical system that provides heating, ventilation and air condition to the renovated space
- Electrical systems to provide lighting, lighting controls, convenience power and communications systems in the renovated space
- Fire alarm and protection systems adjusted to serve remodeled areas.

Existing Building Area:
- 10,337 GSF

Proposed Remodel Areas:
No increase to existing building area proposed:
- Level 1 Existing: 5,280 GSF
- Level 1 Remodel: 2,074 SF
- Level 2 Existing: 5,057 SF

Applicable Codes
Following is a list of the building codes and regulations that are applicable to this project. The code analysis and summary that are presented in this section are based on the latest adopted versions of these codes at the time of publication.

- 2018 Edition of the International Building Code, as amended by the State Building Code Council in Chapter 51-50 WAC, and with amendments, deletions and additions thereto as provided in Chapter 15.08A ACC, Building Code.
- 2018 International Existing Building Code, as amended by the Existing Building Code 2018 of Washington
- 2018 Edition of the International Mechanical Code, as amended by the State Building Code Council in Chapter 51-52 WAC,
- 2016 Edition, ASHRAE Standard 62.1 Ventilation for Acceptable Indoor Air Quality
- 2018 Edition of the International Fire Code, as amended by the State Building Code Council in Chapter 51-54A WAC, and with amendments as provided in Chapter 15.36A ACC, Fire Code.
- 2018 Edition of the Uniform Plumbing Code, as amended by the State Building Code Council in Chapter 51-56 WAC,
- 2018 Washington State Energy Code as established under Chapter 19.27A RCW as amended by the State Building Code Council in Chapters 51-11C and 51-11R WAC
- 2020 Edition, NFPA 70/National Electrical Code (NEC)
- National Fire Alarm Code (NFPA 72)
- 2018 Edition, NFPA 54/National Fuel Gas Code (NFG)
- 2009 Edition, ICC/ANSI A117.1-Accessible and Usable Buildings and Facilities
- Washington State Regulations for Barrier-Free Facilities (Amended IBC Chapter 11)
- 2016 Edition, State of Washington Energy Life Cycle Cost Analysis (ELCCA)
- Des Moines Municipal Code

Code Compliance
The following code analysis and summary that are presented in this section are based on the latest adopted versions of the codes noted above.

Washington State Energy Code Requirements (2018)

- Alterations to an existing building, building system or portion thereof shall conform to the Washington State Energy Code for new construction (C503.1).
- Requirements of C505 do not apply to the proposed improvements as there is no change in occupancy.
- Mechanical systems comply with C403.
- Electrical systems comply with C503.6.1 through C503.6.6.

International Existing Building Code (2018)

- The prescriptive compliance method per 301.1.1 of the International Existing Building Code shall be applied. Alterations shall comply with Chapter 4 of the International Building Code and the International Fire Code.
- The proposed work will comply with Chapters 7 and 8 for Level 1 and 2 Alterations.
- Alterations shall comply with the requirements for new construction.
- Alterations shall be such that the existing building or structure is no less conforming than the existing building or structure was prior to the alterations.

International Building Code (2018)

Chapter 3: Use and Occupancy Classification
The proposed tenant improvement construction is of unseparated mixed occupancy single-story building. No change of occupancy is proposed. Occupancy is:
- Group B: Administrative Offices and Classrooms for Education above the 12th grade.
- Group S-1: Storage Areas

Chapter 5: General Building Height and Area Limitations
There is no change to the building height, stories, or area.
Existing Stories: 2

Chapter 6: Type of Construction
Construction Type: Type III-B.

Fire-Resistant Rating Requirements for Building Elements (per IBC Table 601):

a.	Primary Structure	0 hour
b.	Exterior Bearing walls	0 hour
c.	Interior Bearing walls	0 hour
d.	Interior Nonbearing Walls	0 hour
e.	Floor construction	1 hour
f.	Roof construction	1 hour

Remodel construction will be consistent with the requirements in IBC 602.2; building elements are of non-combustible construction, except as allowed in IBC 603.

Chapter 7: Fire and Smoke Protection
The existing building is non-sprinklered and has fire alarm system.

Corridors in B Occupancy without fire sprinkler system are required to be 1 hour rated fire partitions (IBC 708).

Ducts and air transfer openings are protected in accordance with IBC Section 716.

Chapter 8: Interior Finishes
In accordance to Group B Occupancy, the interior wall and ceiling requirements for rooms and enclosed spaces shall be Class C finishes (per IBC Table 803.11) Flame Spread 76-200.

Chapter 9: Fire Protection Systems
NA, non-sprinklered with fire alarm system. Existing manual fire alarm systems to remain, modified for tenant improvement alterations only.

Chapter 10: Means of Egress
Per IBC Table 1004.5 the following design occupant loads apply:
- Business Area (Offices) 1 occupant per 100 GSF
- Accessory Storage Areas 1 occupant per 300 GSF

Applicable exiting requirements are:
- Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the areas served are accessory to one or the other, are not a Group H occupancy and provide a discernable path of egress travel to the exit.
- Maximum Occupants with One exit or exit access is 49 for group B occupancies (IBC Table 1006.2.1).
- The common path of egress travel distance may not exceed 75 ft. for Group B Occupancies with OLF >30 and 100 ft. with OL <=30. (IBC Table 1006.2.1).
- Areas of Refuge at Exit Stairways required (IBC 1009.3)
- All means of egress doors shall comply with IBC Section 1010.
- Exit Access Travel Distance to exit (per IBC Table 1017.2):
  Group B Occupancies = 200 ft. without sprinkler system and 300 ft. with sprinkler system
  Group S-1 Occupancies = 200 ft. without sprinkler system and 250 ft. with sprinkler system
- Minimum Corridor Fire-Resistance Rating = 1-hour for occupant loads greater than 30 in un-sprinklered building (IBC Table 1020.1)
- The minimum corridor width = 44 inches (IBC Table 1020.2)
- Maximum dead-end corridors length = 20 ft. With automatic Sprinkler System length = 50 ft. (IBC 1020.4.)
- Accessible egress route is level and on grade.
- Tactile exit signs shall be provided adjacent to each door to an Exit Stairway and/or Exit Passageway (IBC 1013.4)

Chapter 11: Accessibility
Building and facilities to be accessible in accordance with Chapter 11 and ICC A117.1

Chapter 29: Plumbing Systems
Plumbing facilities shall comply with Section 2902 and Chapter 11 of the IBC. From WAC Table 2902.1 the minimum plumbing fixtures per occupant shall be:

- Business = 1 WC per 25 for first 50 / 1 WC per 50 for the remainder exceeding 50, 1 LAV per 40 for the first 80 / 1 LAV per 80 for the remainder.

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SCHREIBER STARLING WHITEHEAD
901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
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Building 21 - First Floor Tenant Improvements

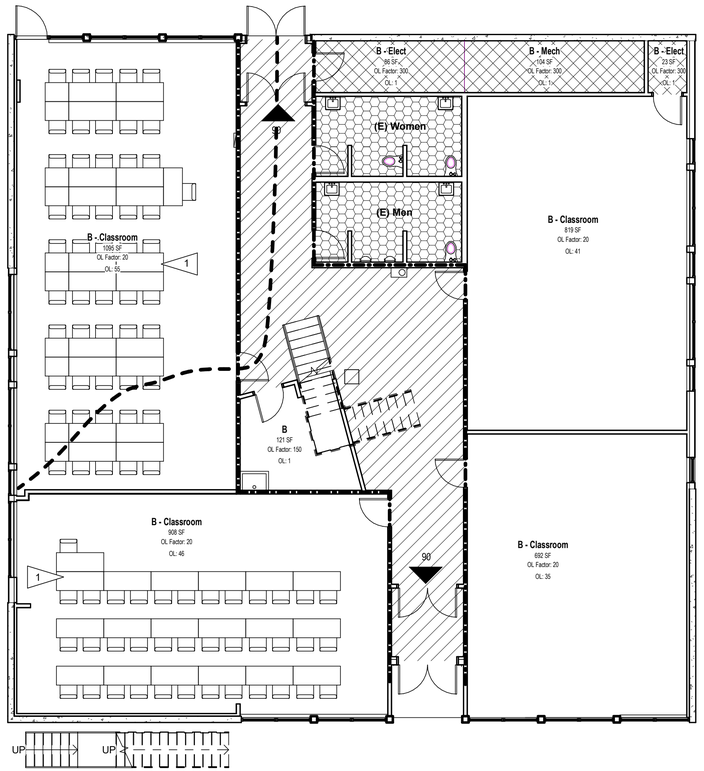
Design Development

Code Summary

PRELIMINARY
5/19/2022 8:55:21 PM

Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

R2.01



4 / R2.02 Level 1 - Life Safety Plan

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

Level 1 - Occupancy Load Calculation

Occupancy	Description	Total Area	Area per Occupant	Occupant Load
Maximum occupant load based on GSF of entire Level 1 as B occupancy:				
B	Business	5,280 GSF	150 GSF	36 (2 exits required IBC Table 1006.3.2)
Occupant load based on existing use as B occupancy with Accessory areas:				
B	Business	Per Life Safety Plan	150 SF	1
B	Classroom	Per Life Safety Plan	20 SF	177
B (S-1)	Accessory Storage, Mech Equip Room	Per Life Safety Plan	300 SF	3
				181 (2 exits required IBC Table 1006.3.2)

Life Safety Plan Legend

Occupancy — **X: Room Type**

Total Area — XX SF

Occupant Load Factor — OLF XXX

Occupant Load — OL XXX

Corridor -No Occupancy

B Occupancy

S-1 Occupancy

Utility Space - No Occupancy

1-HR Fire Barrier

2-HR Fire Barrier

XXX Required Exit

XXX Direction of Egress & Occupant Load.

Travel Distance

FE Portable Fire Extinguisher on Bracket

FH & FEC Combined Fire Hose and Fire Extinguisher Cabinet

FAP Fire Annunciator Panel

EAR Existing Area of Refuge

Area of No Work

Life Safety Plan Notes

1. OFOI furniture shown for reference only.
2. Prior use and occupancy of the Level 1remodel area was a fitness and weight room with excercise equipment.
3. Not used

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Building 21 - First Floor Tenant Improvements

Design Development

Life Safety Plans

PRELIMINARY 5/19/2022 8:41:26 PM

Client Project No.: 2016-722 G (1-1)

SSW Architects Project No.: 16016

Date:

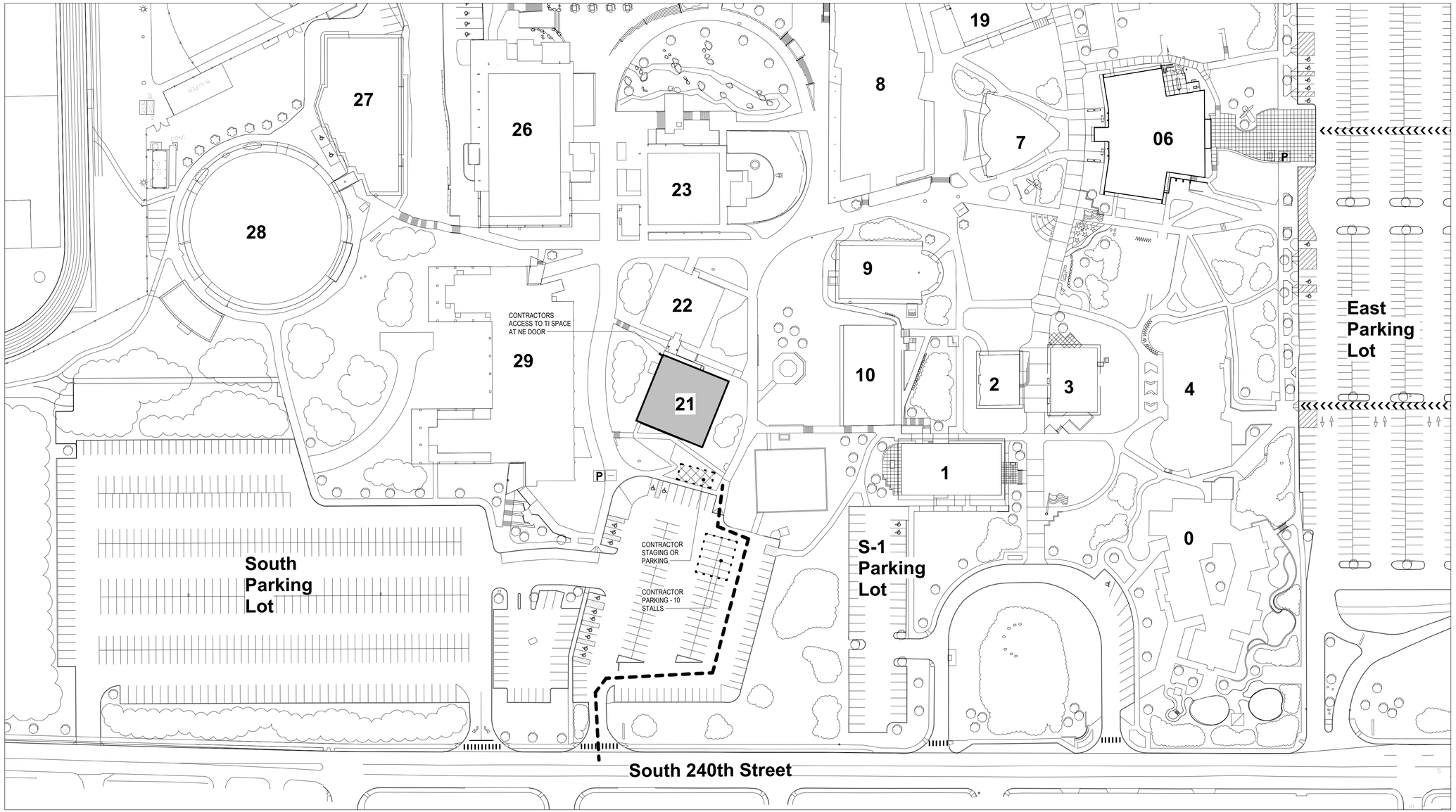
R2.02

Site Staging Legend

- Large Vehicle Access Path - verify with Des Moines Transportation Department and Highline College
- Project Area
- Contractor Parking or Staging Area. Enclose with 8 FT high chainlink fence with vehicle and pedestrian gates. Locate portable toilets this area.
- Fire Lane - Do Not Block, must remain open at all times

Site Fire Safety, Construction Access and Staging General Notes

1. During the COVID Phase I and II periods, Highline College is open for services despite instruction occurring remotely. Campus is active though there are very low levels of vehicle and pedestrian activity. Campus is expected to open for partial on-campus instruction in the fall of 2021 (September 27, 2021). As such, vehicle and pedestrian activity in the parking lots, access ways, and campus sidewalks is expected to increase starting September 1. Contractor will be required to take additional safety and protection measures to accommodate the increase in vehicle and pedestrian traffic in and around all construction operations.
2. Highline College is located 1.2 mi from the South King Fire & Rescue Station 67, 2238 S 223rd St, Des Moines, WA 98198
3. Work limits and Construction Staging Areas shown are approximate and will need to be expanded to permit limited work outside the areas indicated. The duration of work outside the areas identified is to be minimized to limit disruption to regular campus operations.
4. All construction hauling and deliveries are limited to the haul route indicated.
5. Contractor must maintain accessible pedestrian routes and Fire access lanes around the perimeter of the site at all times.
6. No deliveries for Contractor at Campus Receiving areas.
7. Construction limits indicate the primary extent of the work area and are approximate. Coordinate all work outside these limits with Architect, to avoid impact to Owner's ongoing campus operations. See Mechanical and Electrical drawings for utility work outside of these limits.
8. Site security is the responsibility of the Contractor.



2 / R2.03 Site - Haul Route & Staging

Scale: 1" = 60'-0"

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206-682-8300

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HIGHLINE COLLEGE

Building 21 - First Floor Tenant Improvements

Design Development

Haul Route and Staging Area

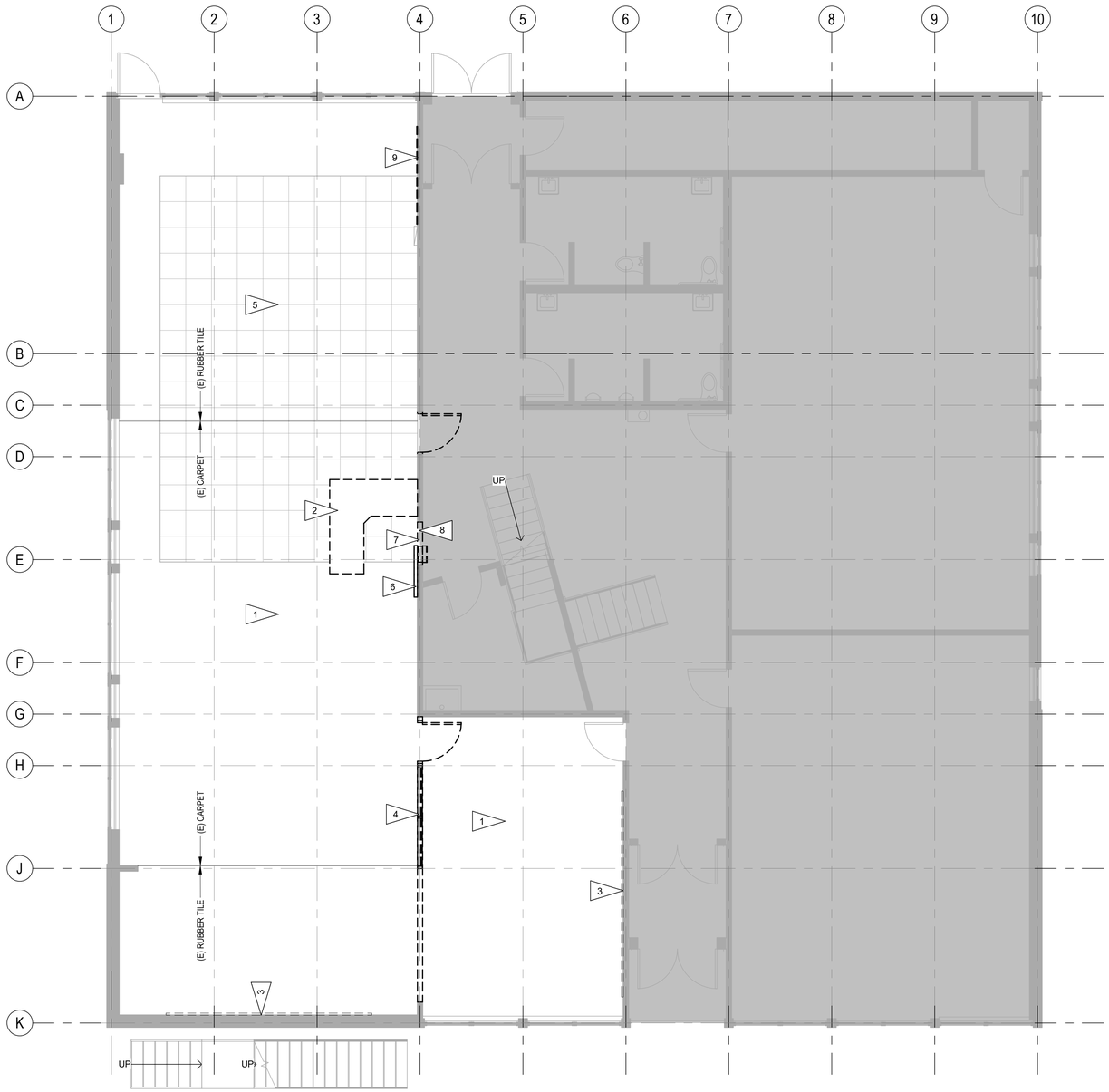
PRELIMINARY 5/19/2022 8:41:27 PM

Client Project No.: 2016-722 G (1-1)

SSW Architects Project No.: 16016

Date:

R2.03



1 / A2.01 Level 1 - Demolition Floor Plan

Scale: 3/16" = 1'-0"

General Demolition Notes

1. Demolition floor and ceiling plan content shown is intended to provide the bidders an understanding of the general extents of the existing construction for the removal of existing materials. Owner provided record drawings were used for demolition information and may vary from actual conditions.
2. Protect existing components and appurtenances to remain from any damage. Contractor to repair any damage caused by demolition activities to the satisfaction of the Owner.
3. The scope of demolition work includes all necessary cutting and patching of finishes to accomodate the remodel work, including work for mechanical and electrical demolition work.
4. Remove and dispose demolished materials from site, unless noted otherwise.
5. Disconnect & cap utilities per the contract documents. Maintain existing utilities as indicated and protect them against damage during demolition operations. Provide uninterrupted services for existing facilities to remain in service including fire alarm system.
6. Remove all unused conduit, wiring, cabling, piping and ducting to source.
7. Reference specification section 01 1110 and the Hazmat Report for locations of asbestos-containing materials to be removed.
8. Refer to Mechanical, Plumbing, and Electrical drawings for additional demolition notes and drawings.
9. Construction limits indicating the primary extent of the work area are approximate. Coordinate all work outside these limits with Architect, to avoid impact to Owner's ongoing campus operations.
10. See Mechanical, Plumbing, and Electrical drawings for utility work outside of these limits.
11. Fire sprinkler heads and piping, plumbing, ductwork and associated controls, and electrical conduit not related to demolished fixtures, incorporated in or adjacent to ceilings in the area of work to remain.

Demolition Floor Plan Legend

- Existing door and frame to remain
- Existing wall construction to remain
- Existing wall construction to be demolished
- Existing interior relite to be demolished
- Existing door and frame to be demolished, UON
- Approximate area of slab cutting and slab repair

Demolition Floor Plan Flag Notes

1. DEMOLISH (E) WALL BASE, CARPET/RUBBER TILE AND ADHESIVE
2. DEM0LISH (E) CASEWORK.
3. DEMOLISH (E) MIRRORS
4. DEMOLISH (E) RELITE
5. (E) RAISED PEDESTAL COMPUTER FLOOR SYSTEM TO REMAIN
6. SALVAGE (E) WHITEBOARD
7. SALVAGE (E) FIRE EXTINGUISHER CABINET
8. PARTIALLY DEMOLITION EXISTING PARTITION FOR DOOR OPENING
9. DEMOLISH (E) PLYWOOD COMMUNICATION BACKER BOARD

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Building 21 - First Floor Tenant Improvements

Design Development

Level 1 - Demolition Floor Plan

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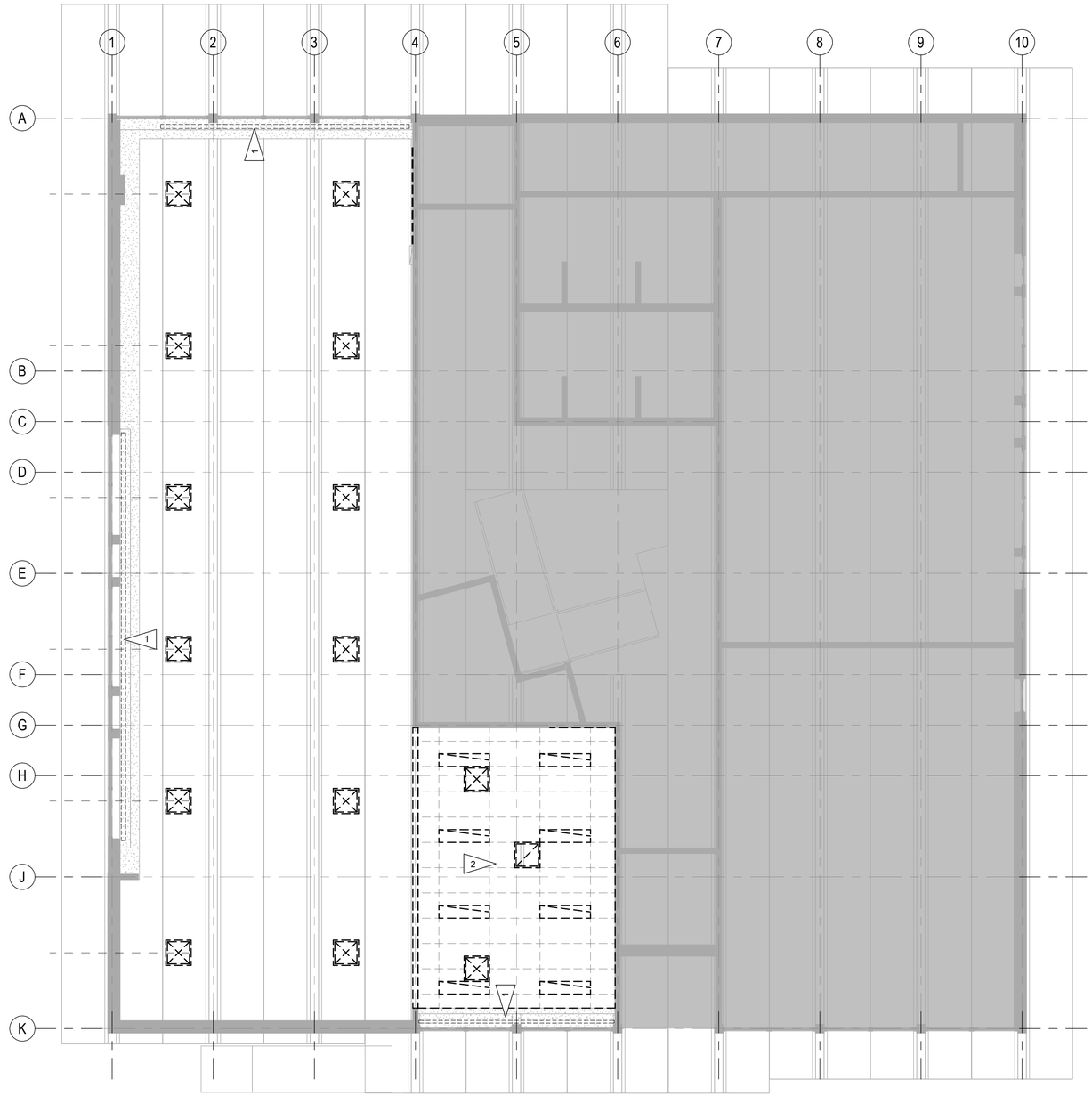
Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

A2.01



Demolition Ceiling Plan Notes

1. See General Demolition notes on sheet A2.01.

Demolition Ceiling Plan Legend

(E) 2' x 2' Suspended ACT, UON

(E) Light fixture

(E) Mechanical Diffuser

Ceiling Demolition Flag Notes

1. DEMOLISH (E) ROLLER SHADES
2. DEMOLISH (E) 24" X 48" SUSPENDED ACT SYSTEM
3.

N

1 / A2.10 Level 1 Demolition Reflected Ceiling Plan

Scale: 3/16" = 1'-0"

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Building 21 - First Floor Tenant Improvements

Design Development

Level 1 - Demolition Reflected Ceiling Plan

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Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

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N 1 A3.01 Level 1 Floor Plan

Scale: 3/16" = 1'-0"

Floor Plan Notes

1. See Sheet A7.01 for wall and partition types. Interior partitions are type A1 UON.
2. Metal stud walls are dimensioned to centerline of stud UON. Dimensions are taken from face of existing surfaces.
3. Dimensions noted as "clear" are from final finished surface to final finished surface.
4. At sound retardant walls, provide batt insulation within full extent of partition, including returns, jogs, and corners, whether indicated or not, for complete fill of partition cavities.
5. At locations where the demolition of walls, ceilings or equipment leaves unfinished or damaged surfaces or voids, provide new materials to patch damaged or missing finishes to match existing adjacent surfaces.
6. All interior and exterior exposed steel to be Architecturally Exposed Structural Steel (AESS) and painted.
7. Mechanical, and electrical components identified on architectural plans are for general information and are not intended to fully describe such features. For full descriptions, see associated drawings.
8. Coordinate with Electrical all floor boxes for power and data. Architectural plans show dimensions to box centerline.
9. Provide blocking and backing for all wall-mounted materials, accessories, equipment, and furnishings - Coordinate with all other disciplines.
10. Align centerline of partition with centerline of vertical window mullion UON.
11. On Level 1, the underside of the existing concrete T beams is 8'-11" and bottom of concrete slab is 11'- 6 1/2" above the finished floor.

Floor Plan Legend

NOTE: See Furnishing, Fixture and Equipment Legend for additional Legend information.

- Existing Wall - Construction to Remain
- New Wall
- P1 — Wall Type or Partition Type
- CG — Corner Guard
- DA — Door Actuator Button, (mounted 40" AFF to centerline of device)
- CR — Card Reader (Access Control, mounted 40" AFF to centerline of device, UON)
- SPK — OFCI Wall-mounted Speaker, CFCI back box
- VS — OFCI POE Emergency Speaker, CFCI back box
- ▷2 — Floor Outlet Box, Power and Data
- DF/BFS — Drinking Fountain / Bottle Filling Station
- FE — Portable Fire Extinguisher on Bracket
- RS — Shades (Roller) installed in hollow metal frame
- B — Blinds (Horizontal Louver) installed in hollow metal frame

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Level 1 - TI Floor Plan

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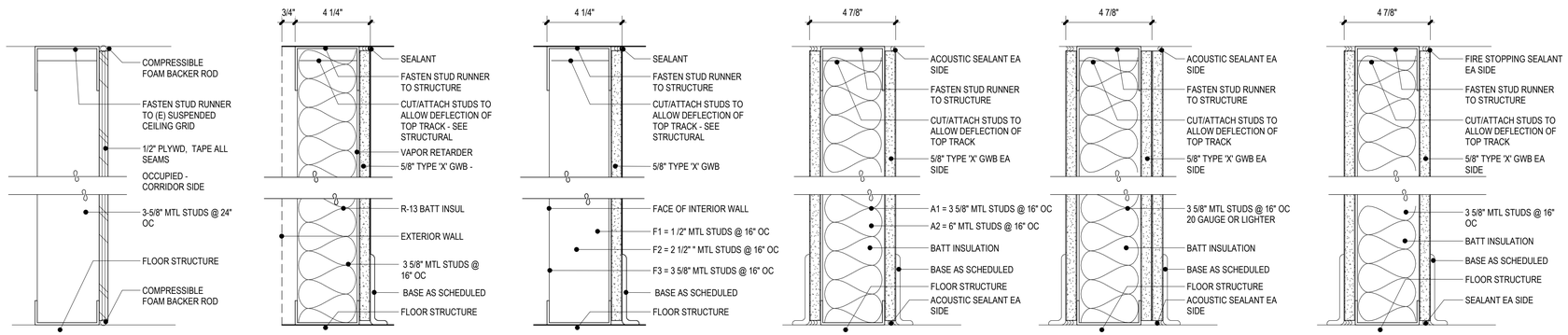
Room Finish Schedule - Level 1 TI																
Room Number	Room Name	Floor	Base	North Wall		East Wall		South Wall		West Wall		Ceiling		Soffit		Remarks
				Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	
116	Classroom															
117	Classroom															

Finish Schedule Notes

1. Conceal all conduits, piping, and mechanical ductwork. Where ceiling is exposed, paint structure and devices to match color of adjacent surface. Paint all exposed conduits, piping, and mechanical ductwork, unless noted otherwise.
2. Paint all exposed interior structural steel, unless noted otherwise.
3. Paint all exposed exterior structural steel, unless noted otherwise.
4. Paint all interior hollow metal doors, door frames, and relites PT-4.
5. Paint all exposed concrete ceiling structure PT-5, unless otherwise noted.
6. Do Not paint pre-finished metal items.
7. Finish edges with manufacturer's standard moldings and trim pieces.
8. Finishes shall extend without interruption across full surface of spaces, including recesses, jogs, corners, wings, and columns, whether indicated or not.

Finish Schedule Legend	
FLOORS	
CONC	Concrete (EX Prefix indicated existing)
CPT-1	Carpet - Color 1
RF-1	Resilient Flooring - Color 1
RF-2	Resilient Flooring - Color 2
BASE	
RB	Resilient Base - 4" high
WALL	
GWB	Gypsum Wall Board - (EX Prefix indicates existing)
FRP	Fiber-Reinforced Plastic Wainscot 8'-0" H
PLYWD	Treated Plywood 8'-0" H
CEILING	
OTS	Open to Concrete Structure - Painted
ACT	Acoustic Ceiling Tile - (EX Prefix inidicates existing)
SWC	Suspended Wood Ceiling
PAINT	
PT-B1	Paint - Base Color No. 1 - White
PT-A2	Paint - Accent Color No. 1
PT-A3	Paint - Match Existing
PT-S1	Paint - Specialty Color No. 1 - Hollow Metal Door/Relites
PT-S2	Paint - Specialty Color No. 2 - Hollow Metal Doors
PT-S3	Paint - Specialty Color No. 3 - Exp.Conc. Ceiling, & Mech.
PT-11	Paint-Intumescent Coating-White-IDF Backboards



T1 Temporary Dust / Construction Partition

F4 Exterior Furring Wall

F3, F2 & F1 Interior Furring Wall

A1, A2 Sound Retardant UL U419, STC 48

A3 Sound Retardant STC 50

R1 1 Hour Rated Fire Partition UL U419

1 / A7.01 Interior Partition Types

Scale: 3" = 1'-0"

Interior Partition Notes

1. All interior partitions to be full-height, slab-to structure, UON.
2. Brace partitions, in concealed locations, as necessary to sustain imposed loads without excessive deflection.
3. All rated partitions shall comply with UL-tested and approved assemblies.
4. All penetrations (of pipes, conduit, ducts, beams, joists, bracing) through rated partitions shall be firestopped. All firestopping shall comply with UL-tested and approved assemblies.
5. For sound-retardant partitions, see Sound Retardant Partition Notes, also on this sheet.
6. All GWB shall be Type X, UON.

Sound Retardant Partition Notes

For partitions designated as sound-retardant, comply with the following:

1. Provide Type X GWB.
2. Stagger joints on multiple layers of GWB.
3. On walls taller than 10 feet with multiple layers of GWB, apply one GWB layer horizontally and the second layer vertically. The order of layers shall be determined by the contractor.
4. Attach multiple layers of GWB with screws. Do not use adhesive.
5. Seal perimeter on both sides of partition with non-hardening silicon mastic.
6. Offset electrical boxes on opposite sides of a common partition a minimum of 18 inches, with at least one stud between boxes. Do not install electrical outlets back-to-back. Seal all openings around electrical boxes with Code-approved sound-insulating materials.
7. Where a sound-retardant partition abuts a continuously framed partition, interrupt GWB at the point of intersection and seal joint liberally. Do not continue GWB behind the intersecting stud.
8. Seal gaps around partitions with non-hardening silicone mastic.
9. Batt insulation thickness shall match stud depth.

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Building 21 - First Floor Tenant Improvements

Design Development

Room Finish Schedule & Partition Types

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Client Project No.: 2016-722 G (1-1)

SSW Architects Project No.: 16016

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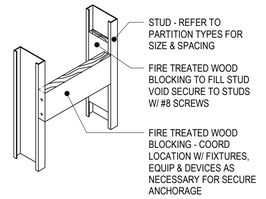
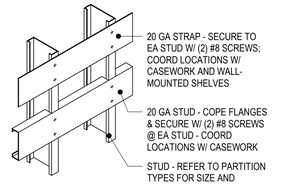
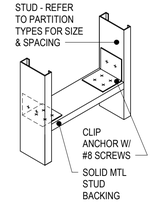
A7.01



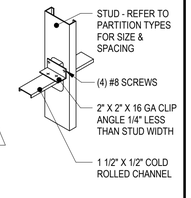
Backing at Fixture, Equipment, & Device



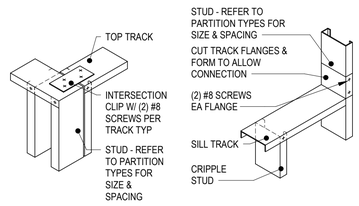
Backing at Cabinets



Solid Blocking

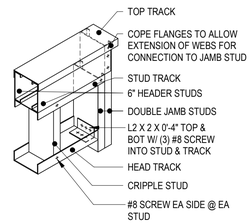


Lateral Bracing Attachment

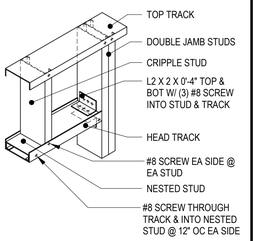


Top Plate Intersection

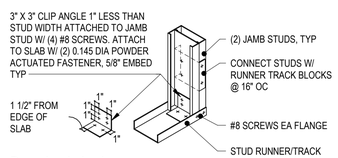
Sill Connection at Jamb



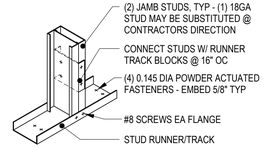
Header Beam for Wide Opening (>48")



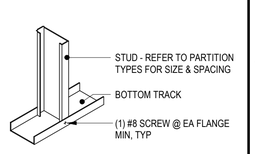
Header at Opening 48" Wide or Less



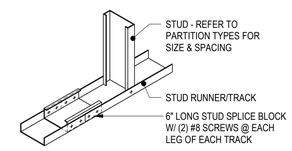
Door Jamb Anchorage



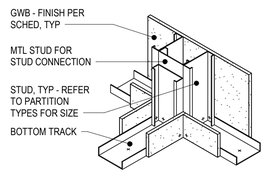
Window Jamb Anchorage



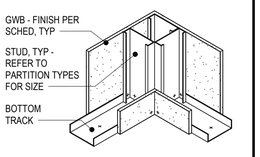
Stud-to-Track Connection (Sim @ Top Track)



Top and Bottom Track Splice



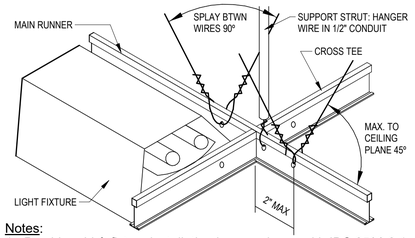
Wall Intersection Framing



Corner Framing

1 A7.02 Typical Non-Load Bearing Metal Stud Partition Details

Scale: 3" = 1'-0"



Notes:

1. Provide grid & fixture installation in accordance with IBC 2506.2.1, ASTM C 635, Section 13.5.6 of ASCE 7 & UL fire resistance directory.
2. Support strut and splay wire assembly to be spaced no more than 12' on center and 6 feet max. from wall. Center at corridors.
3. In lieu of 2" wall angle, install BERC2 clips and 7/8" edge molding per manufacturer's instructions.
4. Install additional hanger wires @ all members within 8" of the ceiling perimeter.

5 A7.02 Typical Seismic Brace at ACT Ceilings

Scale: 1 1/2" = 1'-0"

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Partition & Interior Details

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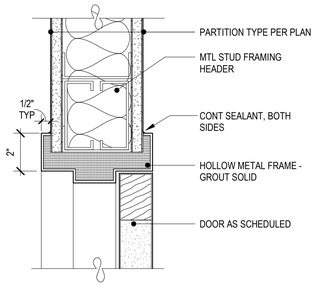
A7.02

Level 1 TI Door Schedule

Door Number	Width	Height	Door				Frame				Head	Jamb	Sill	Fire Rating	Elec Reqs	Remarks
			Type	Mat'l	Finish	Glazing	Type	Material	Finish	Glazing						
116A	3' - 0"	7' - 0"	D4	WD	ST	G-1	F1	HM	PT	N/A	7/A7.20	8/A7.20	6/A7.20	20 MIN		
116B	3' - 4"	7' - 0"	(E)	(E)	PT	NA	(E)	(E)	PT	N/A						PAINT INTERIOR SIDE (E) DOOR AND (E) FRAME
117	3' - 0"	7' - 0"	(E)	(E)	ST	(E)	(E)	(E)	PT	N/A				20 MIN		REMOVE EMERGENCY EXIT ONLY HDWR, ADD PANIC HDWR

Door Schedule Key	
Mark	**Description**
ALUM	Aluminum
ANOD	Anodized
HM	Hollow Metal
PT-S1	Paint - Specialty Color 1 - Hollow Metal Door Frames
PT-S2	Paint - Specialty Color 2- Hollow Metal Doors
SV-1	Stain and Varnish Number 1
WD-1	Wood Species

Glazing Schedule Key	
Mark	**Description (See specifications for detail)**
G-1	20 Minute fire protection rated safety glazing: 1/4" thick
G-2	Not Used
G-3	Safety glazing: 1/4" thick
IG-1	Insulated Safety glazing: 1" thick



7 / A7.20 HM Frame - Typical Door Head
Scale: 3" = 1'-0"

Hollow Metal Notes

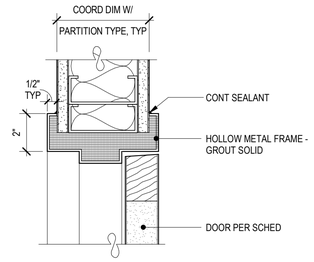
1. Interior Door and Relite frames are typically hollow metal UON. Refer to Door Schedules and Door & Relite Details.
2. See Glazing specification for all glazing types. Provide G1 glazing in all borrowed lites UON.
3. Provide tempered glazing where indicated by "T". Whether indicated or not, provide tempered glazing where required by applicable codes / authorities having jurisdiction.
4. See Door Schedule for detail references and additional requirements for hollow metal doors and frames.
5. Provide sealant all around frame perimeters, both sides.
6. Fill the frame cavity of all hollow metal door frames and relites with mineral fiber insulation.

Door Schedule Notes

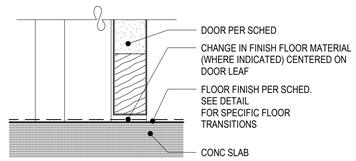
1. See Door Schedule & Specifications for all glazing types.
2. Field verify all dimensions prior to fabrication.
3. "T" on Door Frame Type, Relite or Door elevation indicates Tempered Glass. Whether or not indicated, provide tempered glass at all locations where Safety Glazing is required by Building Code or Authority Having Jurisdiction.
4. Some Doors and Door Frame Types are opposite hand to what is shown on Detail Elevations. Refer to Plan for layout and door swing direction.
5. Match sealant color to color selected by Architect.
6. Provide continuous sealant around all interior door frames.
7. All exit doors shall be operable from inside without the use of keys or any special knowledge or effort.
8. Comply with requirements of ICC A117.1 for all doors.

Door & Relite Legend

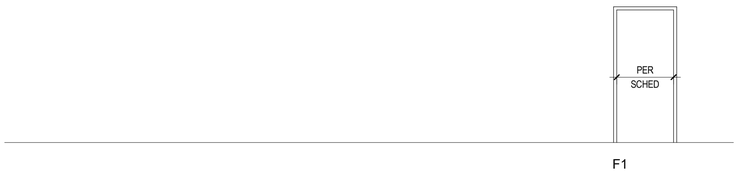
- Glazed panel
- B — Bind (horizontal louver) at side light / relite glazing
- T — Tempered glazing



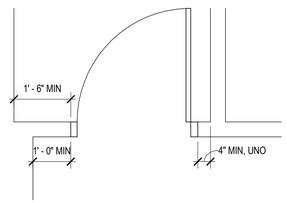
8 / A7.20 HM Frame - Typcial Door Jamb
Scale: 3" = 1'-0"



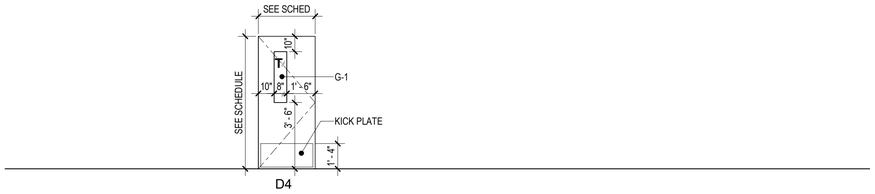
6 / A7.20 HM Frame - Typical Door Sill
Scale: 3" = 1'-0"



2 / A7.20 Door & Relite Frame Types
Scale: 1/4" = 1'-0"



3 / A7.20 Typical Jamb Setback
Scale: 1/2" = 1'-0"



NOTE: SEE HARDWARE SCHEDULE IN PROJECT MANUAL

1 / A7.20 Door Types
Scale: 1/4" = 1'-0"

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Building 21 - First Floor Tenant Improvements

Design Development

Door Schedule & Door Details

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Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

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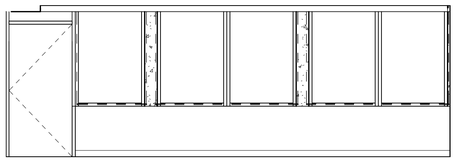
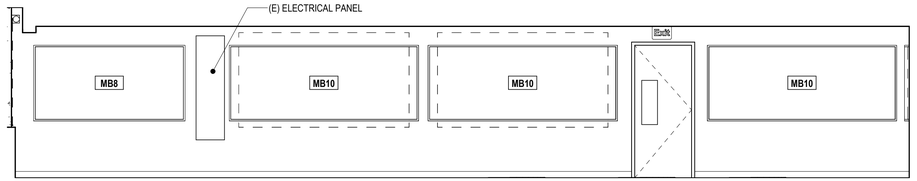
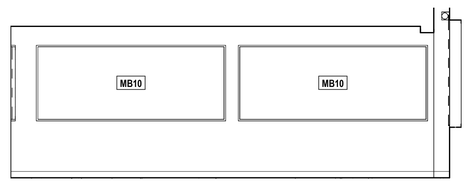


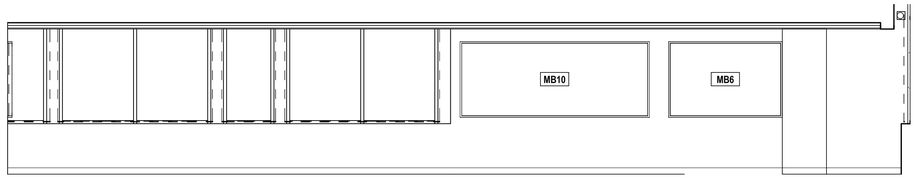
1 A9.01 Classroom 116 - North
Scale: 1/4" = 1'-0"



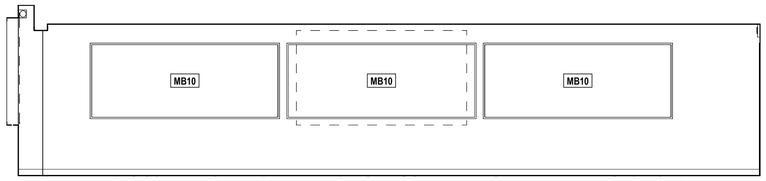
2 A9.01 Classroom 116 - East
Scale: 1/4" = 1'-0"



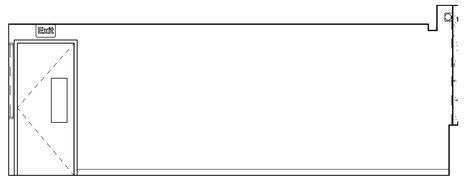
3 A9.01 Classroom 116 - South
Scale: 1/4" = 1'-0"



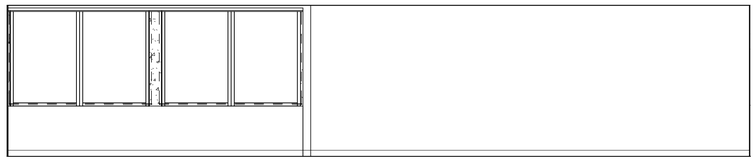
4 A9.01 Classroom 116 - West
Scale: 1/4" = 1'-0"



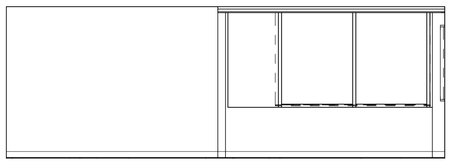
5 A9.01 Classroom 117 - North
Scale: 1/4" = 1'-0"



6 A9.01 Classroom 117 - East
Scale: 1/4" = 1'-0"



7 A9.01 Classroom 117 -South
Scale: 1/4" = 1'-0"



8 A9.01 Classroom 117 - West
Scale: 1/4" = 1'-0"

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Building 21 - First Floor Tenant Improvements

Design Development

Interior Elevations

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Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
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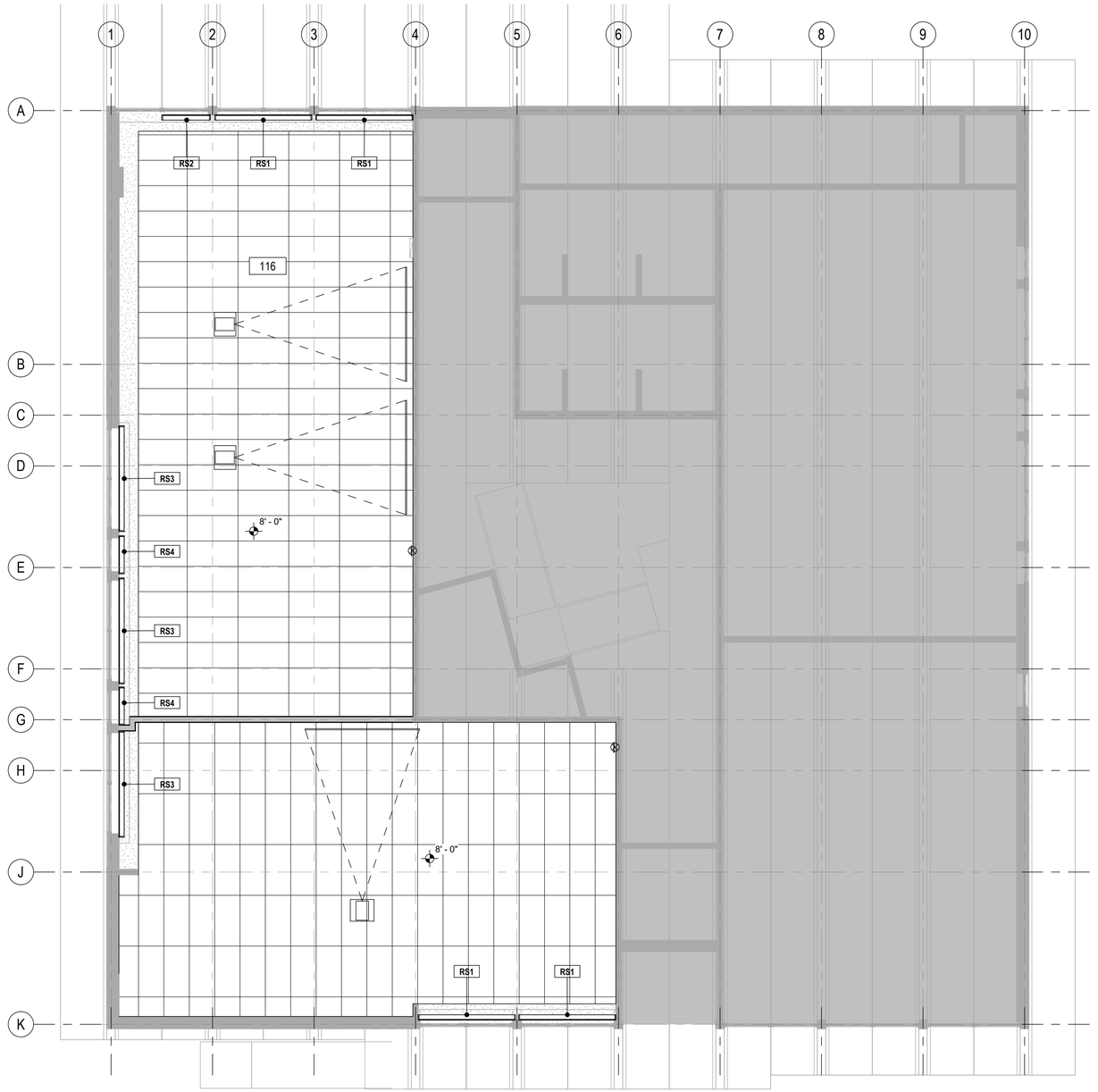

N

1 / A10.01 Level - Reflected Ceiling Plan

Scale: 3/16" = 1'-0"

Ceiling Plan Notes

1. Center ceiling grids and light fixtures each way within rooms unless otherwise indicated. Align similar fixtures, diffusers and grilles each way within rooms unless otherwise indicated.
2. Architectural reflected ceiling plans indicate general light fixture location and orientation with respect to architectural elements. Fixtures not related to architectural elements may not be depicted. See electrical lighting plans for fixture types, any fixture locations not depicted herein, and mounting conditions (including mounting heights unless otherwise indicated).
3. Contractor shall coordinate all light fixture locations to assure adequate clearance with mechanical equipment and architectural/structural elements. Pendant cables at exposed ceilings shall be suspended from the ceiling structure. Do not support light fixtures from supplementary framing below ductwork. Refer all conflicts to the Architect for resolution before installing fixtures.
4. Architectural Reflected Ceiling Plans indicate light fixture locations and orientation. See Electrical Lighting Plans for fixture and equipment electrical information.
5. Architectural Reflected Ceiling Plans indicate mechanical fixture and equipment locations and orientation. See Mechanical plans for fixture and equipment types and mounting conditions.
6. Refer to Floor Plans for additional wall section call-outs.
7. In areas with exposed ceilings, run all ducts, piping and conduit tight to bottom of ceiling structure to maximize head clearance. All utilities shall be run parallel/ perpendicular to structure, and installed in a neat and orderly manner.
8. See 6/A7.02 for suspended ACT seismic bracing requirements.

Reflected Ceiling Plan Legend

- Recessed Light
- Pendant Light
- Work Light
- Recessed Can Light
- Supply Diffuser
- Exhaust Grille
- POE Emergency Speaker OFCI
- WAP — Wireless Access Port OFCI
- 2'X4' Acoustic Lay-in Ceiling Tile System
- RS — Manual Roller Shade

Roller Shade Schedule			
Type Mark	Length	Overall Height	Shade Material
RS1	7' - 8"	5' - 5"	Roller Shade Cloth - 1% open
RS1	7' - 8"	5' - 5"	Roller Shade Cloth - 1% open
RS1	7' - 8"	5' - 5"	Roller Shade Cloth - 1% open
RS1	7' - 8"	5' - 5"	Roller Shade Cloth - 1% open
RS2	3' - 10"	5' - 5"	Roller Shade Cloth - 1% open
RS3	8' - 4"	5' - 7"	Roller Shade Cloth - 1% open
RS3	8' - 4"	5' - 7"	Roller Shade Cloth - 1% open
RS3	8' - 4"	5' - 7"	Roller Shade Cloth - 1% open
RS4	3' - 0"	5' - 7"	Roller Shade Cloth - 1% open
RS4	3' - 0"	5' - 7"	Roller Shade Cloth - 1% open

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Building 21 - First Floor Tenant Improvements

Design Development

Level 1 - Reflected Ceiling Plan

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Client Project No.: 2016-722 G (1-1)
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Date:

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FF&E Plan Notes

1. Unless otherwise noted, all furniture is for coordination purposes only and is not included in the construction contract. This includes tables, chairs, modular partitions, desks, file cabinets, office equipment, copiers, printers, and computers.
2. Symbols included in this legend shall apply to all drawings in series.

Furnishing, Fixture and Equipment Legend

CFCI and OFCI Equipment

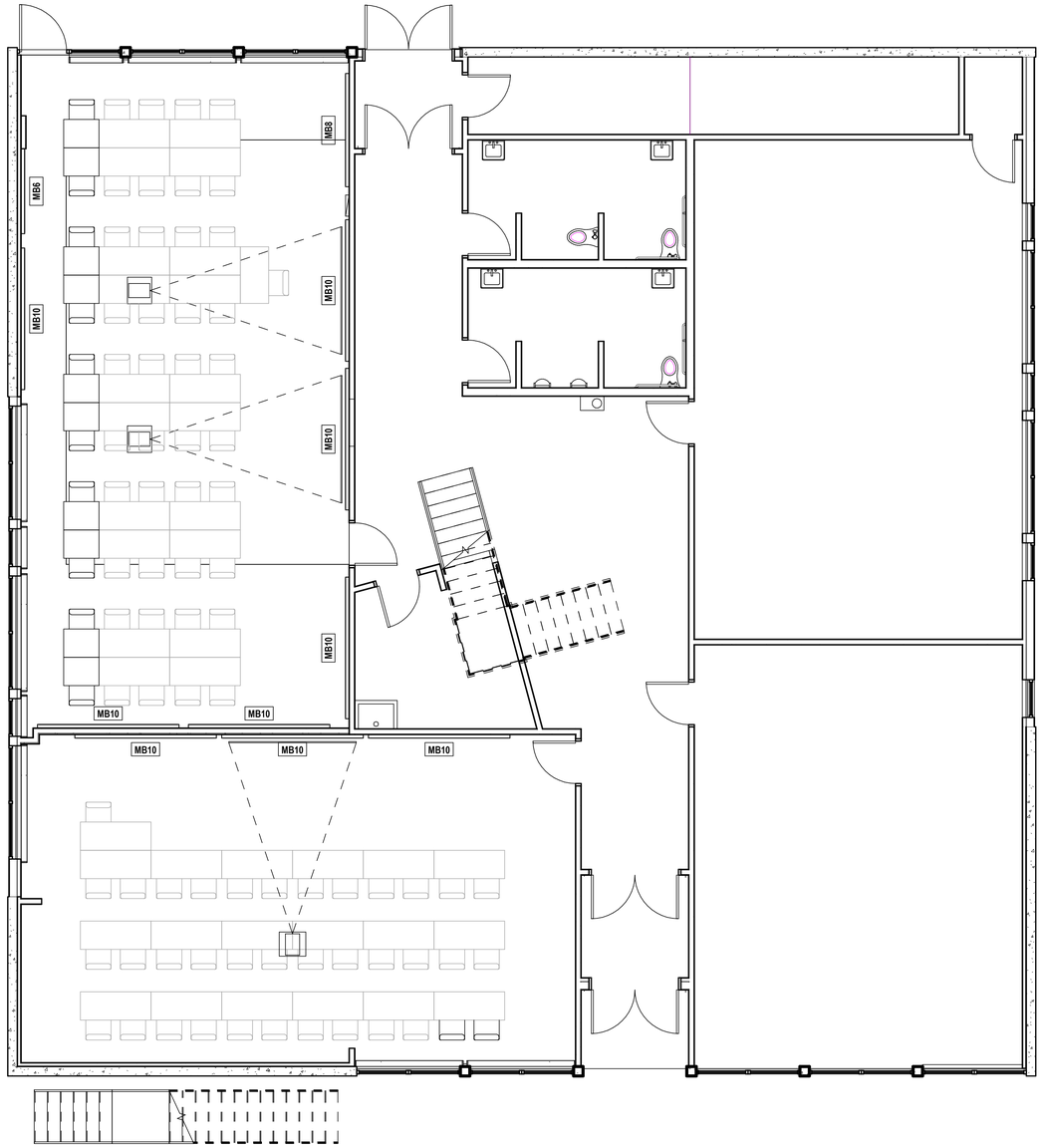
- WM55 — OFOI Wall-mounted Monitor Bracket & OFOI Monitor (number indicate diagonal size in inches)
- MB10 — CFCI Markerboards (number indicates width in feet)
- TB4 — CFCI Tackboards (number indicates width in feet)
- DW — CFCI Dishwasher
- SPK — OFOI Wall-mounted Speaker, CFCI back box, see ELEC
- VS — OFCI POE Emergency Speaker, CFCI back box, see ELEC

OFOI Equipment

- Floor Copier - Large
- Floor Copier - Medium
- Computer / Copier Release Station
- CLK — Wall-mounted, battery operated Clock
- U.C. Refr. — Under Counter refrigerator
- REF. — Refrigerator

OFOI Furniture

- Table
- 48" Diameter table
- Task chair
- Desk chair
- Lateral File Cabinet
- Vertical File Cabinet
- Storage Cabinet
- Shelving
- Partial height modular partition
- Lounge chair
- Wardrobe



1 / A11.01 — Level 1 Furnishings, Fixtures and Equipment
Scale: 3/16" = 1'-0"

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Design Development

Level 1 - FF&E Plan

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MECHANICAL LEGEND

HVAC

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SUPPLY DUCT UP		FLEXIBLE DUCT
	SUPPLY DUCT DOWN		VOLUME DAMPER (VD)
	RETURN, RELIEF, TRANSFER, OSA DUCT UP	M	MOTORIZED DAMPER
	RETURN, RELIEF, TRANSFER, OSA DUCT DOWN		CEILING RADIANT FIRE DAMPER
	EXHAUST DUCT UP		FIRE DAMPER
	EXHAUST DUCT DOWN		COMBINATION FIRE/SMOKE DAMPER
	RECTANGULAR DUCT SQUARE ELBOW UP		FLEXIBLE CONNECTION (DUCT)
	RECTANGULAR DUCT, RADIUS ELBOW UP		TURNING VANES (TV)
	RECTANGULAR DUCT, SQUARE ELBOW DOWN		BACKDRAFT DAMPER (BD)
	RECTANGULAR DUCT, RADIUS ELBOW DOWN	T	THERMOSTAT (T'STAT)
	ROUND DUCT ELBOW UP	T G	THERMOSTAT WITH GUARD OR FLAT PLATE SEE SPECIFICATIONS
	ROUND DUCT ELBOW DOWN	H	HUMIDISTAT (H'STAT)
	CEILING AIR TERMINAL - SQUARE	PS	SPACE PRESSURE SENSOR
	CEILING AIR TERMINAL - ROUND	C02	CARBON DIOXIDE SENSOR
12 X 12 CD / 300 CFM	AIR TERMINAL SIZE, TYPE & CFM	XØ	ROUND DUCT
X/X	SQUARE DUCT	X/XØ	OVAL DUCT

PLUMBING/HYDRONIC

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
COND	CONDENSER SUPPLY		DOMESTIC COLD WATER (CW)
CR	CONDENSER RETURN		DOMESTIC HOT WATER (HW)
CWS	CHILLED WATER SUPPLY		DOMESTIC HOT WATER CIRCULATING (HWC)
CWR	CHILLED WATER RETURN	W	SOIL, WASTE (S, W)
HWS	HOT WATER SUPPLY		VENT (V), OR HIDDEN BELOW WASTE
HWR	HOT WATER RETURN	G	NATURAL GAS PIPING
E	EXISTING PIPING	R	REFRIGERANT PIPING (1)
	GATE VALVE (GV)		WASTE OR VENT UP
	GLOBE VALVE		WALL CLEANOUT
	BUTTERFLY VALVE		FLUSH CLEANOUT (FCO/SCO)
	PRESSURE REDUCING VALVE (PRV)		CLEAN OUT (CO)
	CHECK VALVE (CV)		IN LINE WASTE CONNECTION
	FLOW CONTROL VALVE		P-TRAP
	TEMP./PRESS. RELIEF VALVE (T&PRV)		BRANCH PIPE DOWN
	BALL VALVE		BRANCH PIPE UP
	BALANCING COCK (BC)		TEE & UP
	2-WAY CONTROL VALVE		TEE
	3-WAY CONTROL VALVE		ELBOWS, 90° & 45°
	4-WAY CONTROL VALVE		CAP
	PIPE DOWN		PUMP
	PIPE UP		WALL HYDRANT
	BRANCH-TOP CONNECTION	T	THERMOMETER
	BRANCH-BOTTOM CONNECTION	P	PRESSURE GAGE
	BRANCH-SIDE CONNECTION		CROSSING LINES, NON CONNECTING
	FLOW DIRECTION		PIPE CONTINUATION
OR	VALVE IN RISER / DROP	MC	MECHANICAL CONTRACTOR
	PIPE ANCHOR	EC	ELECTRICAL CONTRACTOR
	PIPE GUIDE	GC	GENERAL CONTRACTOR
	FLEXIBLE CONNECTION (PIPE)	POC	POINT OF CONNECTION
	REDUCER	BFF	BELOW FINISHED FLOOR
	STRAINER	AFF	ABOVE FINISHED FLOOR
	UNION		

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SCHREIBER STARLING WHITEHEAD
901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM

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6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896

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Building 21 - First Floor Tenant Improvements

Schematic Design

ABBREVIATIONS, GENERAL NOTES, AND SYMBOLS LEGEND

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Client Project No.: 2016-722 G (1-1)
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FAN COIL UNIT SCHEDULE

UNIT NO	AREA SERVED	TOTAL CFM	COOLING COIL								HEATING COIL							ELECTRICAL			REMARKS
			GPM	WATER PRESSURE DROP (FT)	TOTAL MBH	SENSIBLE MBH	E.W.T. (°F)	L.W.T. (°F)	E.A.T. (°F)	L.A.T. (°F)	GPM	WATER PRESSURE DROP (FT)	MBH	E.W.T. (°F)	L.W.T. (°F)	E.A.T. (°F)	L.A.T. (°F)	AMPS	VOLT	PHASE	
FCU-110	110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.57	208	1	1,2
FCU-117	117	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.57	208	1	1,2

NOTES FOR AIR HANDLING UNIT SCHEDULE:
1. PROVIDE WITH WITH THREE WAY VALVES.

DEDICATED OUTDOOR AIR UNIT SCHEDULE

UNIT NO	MANUFACTURER	MODEL	LOCATION	SUPPLY FAN DATA					EXHAUST FAN DATA					HEAT EXCHANGER DATA (WINTER/SUMMER)						ELECTRICAL				WEIGHT (LBS)	EXHAUST FILTERS	OSA PRE FILTERS	STARTER FURNISHED BY	DISCONNECT FURNISHED BY	REMARKS
				TOTAL CFM	HP	BHP	ESP	RPM	TOTAL CFM	HP	BHP	ESP	RPM	VRF COIL (MBH)	OSA		RETURN		SUPPLY		MCA	MOP	V	PH						
															DB EAT	WB EAT	DB EAT	WB EAT	DB LAT	WB LAT										
DOAS-1	AAON	-	CEILING	1100	1.00	0.76	0.8	1648	1100	1.00	0.32	0.8	1382	40.0	21 / 79.7	19 / 64	70 / 75	62 / 64	80 / 55.5	58.8 / 53.9	7.0	15.0	460	3	900	MERV 8	MERV 8	MFR	EC	1,2,3,4,5

NOTES FOR DEDICATED OUTDOOR AIR UNIT SCHEDULE

1. PROVIDE WITH SINGLE POINT POWER CONNECTION
2. PROVIDE WITH MANUFACTURER'S VFD
3. PROVIDE WITH DOUBLE WALL CONSTRUCTION
4. PROVIDE WITH LG COMPATIBLE VRF COIL AND AHU KIT.
5. PROVIDE WITH MERV 13 FINAL FILTER.

GRILLES, REGISTERS & DIFFUSERS SCHEDULE

UNIT NO	MANUFACTURER	MODEL	DESCRIPTION	CFM	AIR PATTERN	MOUNTING	FACE SIZE	NECK SIZE	COLOR	REMARKS
CD-4	TITUS	TDC-4	SUPPLY CEILING DIFFUSER	PER PLANS	4 WAY	T-BAR	23-3/4" X 23-3/4"	PER PLANS	WHITE	FRAME 3
EG	TITUS	50F-A	EXHAUST GRILLE	PER PLANS	-	T-BAR	NECK SIZE +1" TOTAL	PER PLANS	WHITE	

NOTES FOR GRILLES, REGISTERS & DIFFUSERS SCHEDULE

1. FURNISH WITH OPPOSED BLADE DAMPER (OBD)
2. FURNISH WITH HORIZONTAL FRONT BLADES

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SCHREIBER STARLING WHITEHEAD
901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM

BCE engineers, inc.
6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896

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Schematic Design

MECHANICAL SCHEDULES

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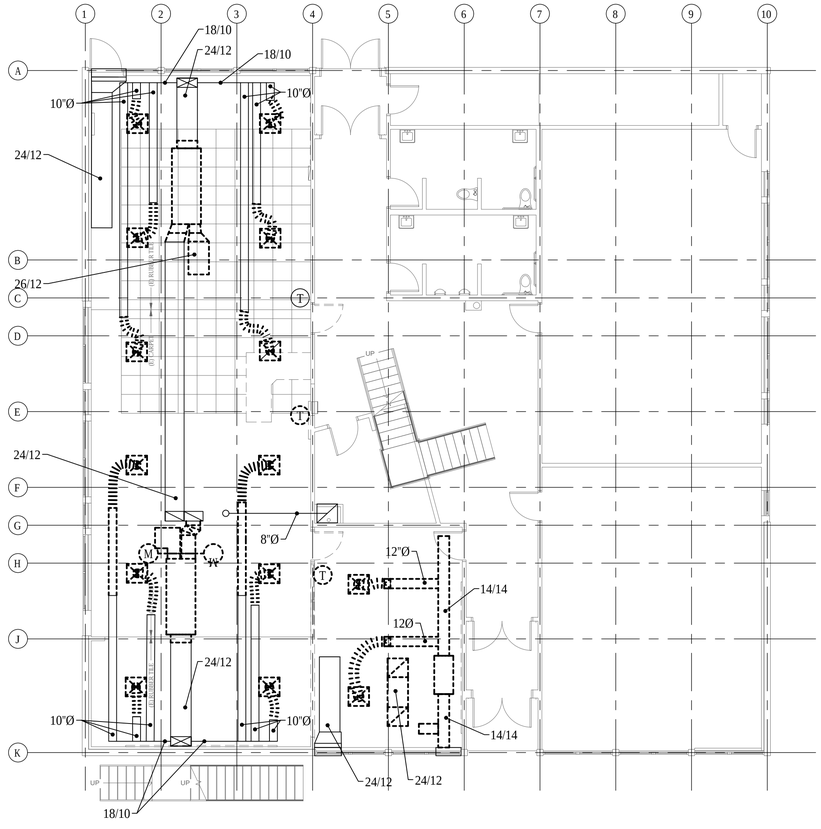

1 MECHANICAL DEMOLITION PLAN

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

N

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Building 21 - First Floor Tenant Improvements

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MECHANICAL DEMOLITION PLAN

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Date:

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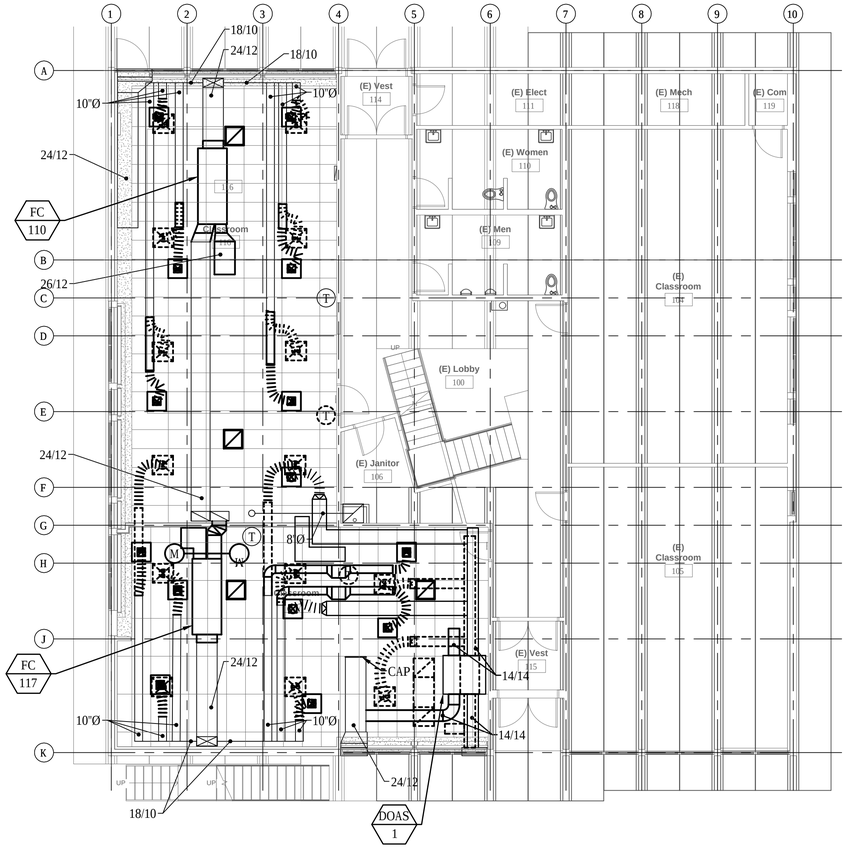

1 MECHANICAL DUCTWORK PLAN

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

N

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Building 21 - First Floor Tenant Improvements

Schematic Design

MECHANICAL
DUCTWORK PLAN

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Client Project No.: 2016-722 G (1-1)

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING
	RECESSED LIGHT FIXTURE
	SURFACE OR PENDANT MOUNT LIGHT FIXTURE (CIRCLE INDICATES RECESSED OR CONCEALED JUNCTION BOX)
EM	EGRESS FIXTURE WITH EMERGENCY BATTERY PACK. PROVIDE UNSWITCHED HOT LEG (EM INDICATES EGRESS FIXTURE WITH EMERGENCY BATTERY PACK) .
	EXIT LIGHT FIXTURE (PROVIDE DIRECTION ARROWS AS INDICATED) WITH BATTERY BACK-UP. PROVIDE UNSWITCHED HOT LEG.
	PRIMARY DAYLIGHT ZONE
	SECONDARY DAYLIGHT ZONE
	RECEPTACLES
	DUPLEX RECEPTACLE
G	DUPLEX RECEPTACLE (G INDICATES GROUND FAULT CIRCUIT INTERRUPTER)
C	DUPLEX RECEPTACLE (C INDICATES ABOVE COUNTER)
S	DUPLEX RECEPTACLE (S INDICATES CONTROLLED (SWITCHED) RECEPTACLE WITH NEC REQUIRED SYMBOLS)
	FOURPLEX RECEPTACLE
S	FOURPLEX RECEPTACLE (S INDICATES COMBINATION CONTROLLED (SWITCHED) DUPLEX RECEPTACLE WITH NEC REQUIRED SYMBOLS AND UNSWITCHED DUPLEX RECEPTACLE)
	EQUIPMENT, WIRING AND RACEWAYS
	CONDUIT STUB OUT (PROVIDE CONCRETE MARKER ON EXTERIOR)
	DEDICATED CONDUIT HOMERUN TO PANEL & CIRCUIT NUMBERS AS INDICATED ON PLANS
	RACEWAY CONCEALED IN WALL OR CEILING
	MARKS INDICATE NUMBER OF #12 AWG UNLESS NOTED OTHERWISE
	GROUNDING CONDUCTOR
	FLEXIBLE CONDUIT
	GROUNDING SYSTEM PER CODE
J	JUNCTION BOX - SIZE PER CODE (F INDICATES FIRE ALARM SYSTEM)
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	277/480 VOLT PANELBOARD
	120/208 VOLT PANELBOARD (OR AT RATED VOLTAGE AS NOTED)
	ENCLOSED CIRCUIT BREAKER, AMPERES AS INDICATED
	MISCELLANEOUS
1	CONSTRUCTION NOTES
1	DEMOLITION NOTES
$	ALL DEVICES WITH LIGHT LINE WEIGHT INDICATES EXISTING TO BE RETAINED
$	ALL DEVICES WITH DASH LINE INDICATES EXISTING TO BE REMOVED
	SWITCHES
$	SINGLE POLE SWITCH
$LV	LOW VOLTAGE SWITCH
PC	PHOTOCELL CONTROL
OS	CEILING MOUNTED OCCUPANCY SENSOR (LIGHTING CONTROL) - PROVIDE WITH AUX CONTACT
VS	CEILING MOUNTED VACANCY SENSOR (LIGHTING CONTROL) - PROVIDE WITH AUX CONTACT
	FIRE ALARM
	SMOKE DETECTOR (CEILING MOUNTED)
	FIRE ALARM HORN W/ CLEAR (WHITE) STROBE - WALL MOUNTED W/ THE ENTIRE STROBE LENS NOT LESS THAN 80" OR MORE THAN 96" ABOVE THE FINISHED FLOOR OR NOT MORE THAN 6" BELOW THE CEILING, WHICHEVER IS LOWER.
	FIRE ALARM CLEAR (WHITE) STROBE ONLY - WALL MOUNTED W/ THE ENTIRE STROBE LENS NOT LESS THAN 80" OR MORE THAN 96" ABOVE THE FINISHED FLOOR OR NOT MORE THAN 6" BELOW THE CEILING, WHICHEVER IS LOWER.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	SYSTEMS
	TELECOMMUNICATIONS DATA OUTLET - WALL MOUNT WITH (2) ACTIVE DATA PORTS AND (2) CAT6 CABLES (4/S BOX WITH SINGLE-GANG MUDRING AND COVER PLATE) WITH ONE (1) 1" CONDUIT TO ACCESSIBLE CEILING SPACE, MOUNT AT +18" AFF (UNLESS NOTED OTHERWISE). ("C" INDICATES ABOVE COUNTER) (# INDICATES QUANTITY OF DATA PORTS AND CABLES, IF DIFFERENT THAN 2). REVIEW THE FLOOR PLANS, DETAIL SHEETS AND RISER DIAGRAMS FOR ADDITIONAL INFORMATION.
	WIRELESS ACCESS POINT (WAP) TELECOMMUNICATIONS OUTLET - CEILING MOUNT. PROVIDE (1) CAT6 CABLES WITH RJ-45 CONNECTOR ABOVE THE CEILING. FOLLOW THE MPTL STANDARD AS DEFINED IN TIA-569.2-D. SEE THE TELECOMMUNICATIONS / SYSTEMS DETAILS. PROVIDE 10' SERVICE LOOP.
AV1	A/V INPUT ROUGH-IN LOCATION - WALL MOUNT AT +18" AFF. PROVIDE 5/S BACK BOX WITH DOUBLE-GANG MUDRING AND BLANK FACEPLATE. PROVIDE (1) 1-1/2"C. TO THE ACCESSIBLE CEILING SPACE.
PRJ	A/V PROJECTOR ROUGH-IN LOCATION - CEILING MOUNT.
$AV	A/V SPEAKER ROUGH-IN LOCATION - CEILING MOUNT.
$	EMERGENCY NOTIFICATION SPEAKER - CEILING MOUNT. SPEAKER FROM VALCOM MODEL VIP-402A IS OFCI. PROVIDE (1) CAT6 CABLE AND DATA JACK AT EACH SPEAKER FOR CONNECTION TO EXISTING EMERGENCY NOTIFICATION SYSTEM OVER THE SITE WAN.

GENERAL NOTES

1. SEE EACH SHEET FOR ADDITIONAL GENERAL NOTES THAT ARE SPECIFIC TO AN AREA OR SHEET.
2. THE CONTRACTOR/INSTALLING VENDOR IS RESPONSIBLE TO VERIFY ALL CMU/CONCRETE WALLS, BRICK WALLS, CABLE ROUTING AND ALL WORK REQUIRED TO FACILITATE A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
3. THE CONTRACTOR SHALL REFER TO STRUCTURAL DRAWINGS FOR BRACE FRAMED OR SHEAR CONTRACTOR SHALL MOUNT DEVICES AND ROUTE CONDUIT SO AS NOT TO INTERFERE WITH THE STRUCTURAL INTEGRITY OF THE WALL.
4. ALL CONDUITS MUST BE A MINIMUM OF 6'-6" ABOVE ALL MECHANICAL EQUIPMENT AND MECHANICAL CLEARANCE SPACES. E.C. WILL BE RESPONSIBLE TO MOVE ANY CONDUITS WHICH DO NOT COMPLY.
5. COMMISSIONING SHALL BE PROVIDED PER WASHINGTON STATE ENERGY CODE C103.6, C45, AND C408 AS REQUIRED. COORDINATE ALL WORK WITH COMMISSIONING CONTRACTOR.
6. CONDUIT SHALL NOT BE SURFACE MOUNTED IN ANY FINISHED AREAS WITHOUT SPECIAL PERMISSION FROM THE ENGINEER. CONTRACTOR SHALL TAKE SPECIAL CARE AND COORDINATE WITH OTHER DISCIPLINES TO INSURE CONDUIT IS HIDDEN.
7. REVIEW ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF AREAS WITH ACCESSIBLE CEILING TILES, GWB, AND OPEN CEILINGS. PROVIDE MANUFACTURER APPROVED BACK BOXES IN AREAS WITH CEILINGS THAT ARE OPEN TO STRUCTURE. ROUTE CONDUIT ON TOP OF ROOF DECK UNDER INSULATION TO CONCEAL. UTILIZE RIGID GALVANIZED STEEL CONDUIT.
8. PANEL DESIGNATIONS AND CIRCUIT NUMBERS ARE ONLY INDICATED ON THE DRAWINGS FOR REFERENCE BY THE ELECTRICAL CONTRACTOR. THE E.C. IS RESPONSIBLE TO PROVIDE ALL CONDUIT, WIRING, JUNCTION BOXES AND MISCELLANEOUS ACCESSORIES TO ACCOMMODATE INSTALLATION AND CONNECTION OF ALL DEVICES INDICATED ON THE CONTRACT DOCUMENTS. ALL WIRING HOMERUNS SHALL BE IN HARD CONDUIT BACK TO THE DESIGNATED PANELBOARD. ALL JUNCTION BOXES SHALL BE LABELED IDENTIFYING THE PANELBOARD AND CIRCUIT CONTAINED WITHIN. THERE SHALL BE NO MORE THAN (3) CIRCUITS PER HOMERUN. MULTI-WIRE CIRCUITS ARE NOT ALLOWED. EACH CIRCUIT SHALL CONTAIN A DEDICATED NEUTRAL UNLESS SPECIFICALLY ALLOWED BY THE ENGINEER. ALL WIRING SHALL BE SIZED ACCORDING TO THE AMPACITY OF THE CIRCUIT BREAKER INDICATED ON THE PANEL SCHEDULE. ALL CONDUITS SHALL BE SIZED PER NEC CODE BASED ON THE CONDUCTOR SIZE, TYPE, QUANTITY AND MINIMUM FILL REQUIREMENTS. CIRCUITS OVER 120' SHALL BE UPSIZED ONE WIRE SIZE TO ACCOUNT FOR VOLTAGE DROP. E.C. IS RESPONSIBLE TO SHOW ALL JUNCTION BOX LOCATIONS, CONDUIT ROUTING AND HOMERUNS ON THE OF AS-BUILT DRAWINGS.
9. FEED THROUGH GFCI RECEPTACLES SHALL NOT BE USED.
10. CIRCUIT BREAKER HANDLE TIES SERVING MULTI-WIRE BRANCH CIRCUITS IS NOT ALLOWED. PROVIDE DEDICATED NEUTRALS FOR EACH CIRCUIT.
11. ALL SPARE CONDUITS (FOR FUTURE USE) SHALL BE LABELED "SPARE/FUTURE CONDUIT" AT EACH END OF THE CONDUIT WITH 1/2" TALL LETTERS, USING A PERMANENT MARKER.
12. ALL TYPICAL DEVICES SHALL BE MOUNTED AT CONSISTENT LOCATIONS AND HEIGHTS THROUGHOUT THIS PROJECT, UNLESS NOTED OTHERWISE.
13. SEE ALL DETAIL SHEETS AND RISER DIAGRAMS FOR ADDITIONAL WORK. ALL DETAILS AND RISERS ARE APPLICABLE TO THIS PROJECT WHETHER REFERENCED OR NOT.
14. COORDINATE THE EXACT LOCATIONS OF EQUIPMENT WITH THE ARCHITECT, MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR AND ALL OTHER TRADES, PRIOR TO ROUGH IN.
15. GROUNDING SHALL CONFORM TO NEC 250.
16. REVIEW ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF AREAS WITH ACCESSIBLE CEILING SPACES, HARD LID CEILINGS, AND AREAS WITH CEILINGS THAT ARE OPEN TO STRUCTURE. PROVIDE SURFACE-MOUNTED DEVICES AND THEIR RELATED SURFACE MOUNT BACK BOXES IN AREAS WITH CEILINGS THAT ARE OPEN TO STRUCTURE. PAINT EACH BACKBOX TO MATCH THE ADJACENT SURFACE BY PAINTER.
17. SEE ARCHITECTURAL LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS. PROVIDE FIRE RATED MECHANICAL PENETRATIONS (STI EZ-PATH OR EQUAL) FOR ALL CABLES TRANSITIONING THROUGH RATED WALLS. EC SHALL FIRE SEAL AROUND ALL CONDUITS PENETRATING THROUGH FLOORS, ROOF, AND FIRE RATED WALLS.
18. ALL OUTLETS, SWITCHES AND DEVICES SHALL NOT BE MOUNTED BACK TO BACK IN A WALL, LOCATE IN SEPARATE STUD BAYS, OR FURNISH WITH SOUND ATTENUATING MATERIAL AROUND THE BOX TO MEET ACOUSTICAL REQUIREMENTS.

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD
901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM

BCE engineers, inc.
6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896

HIGHLINE COLLEGE

Building 21 - First Floor Tenant Improvements

Schematic Design

ELECTRICAL LEGEND

PRELIMINARY
5/16/2022 2:01:27 PM

Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

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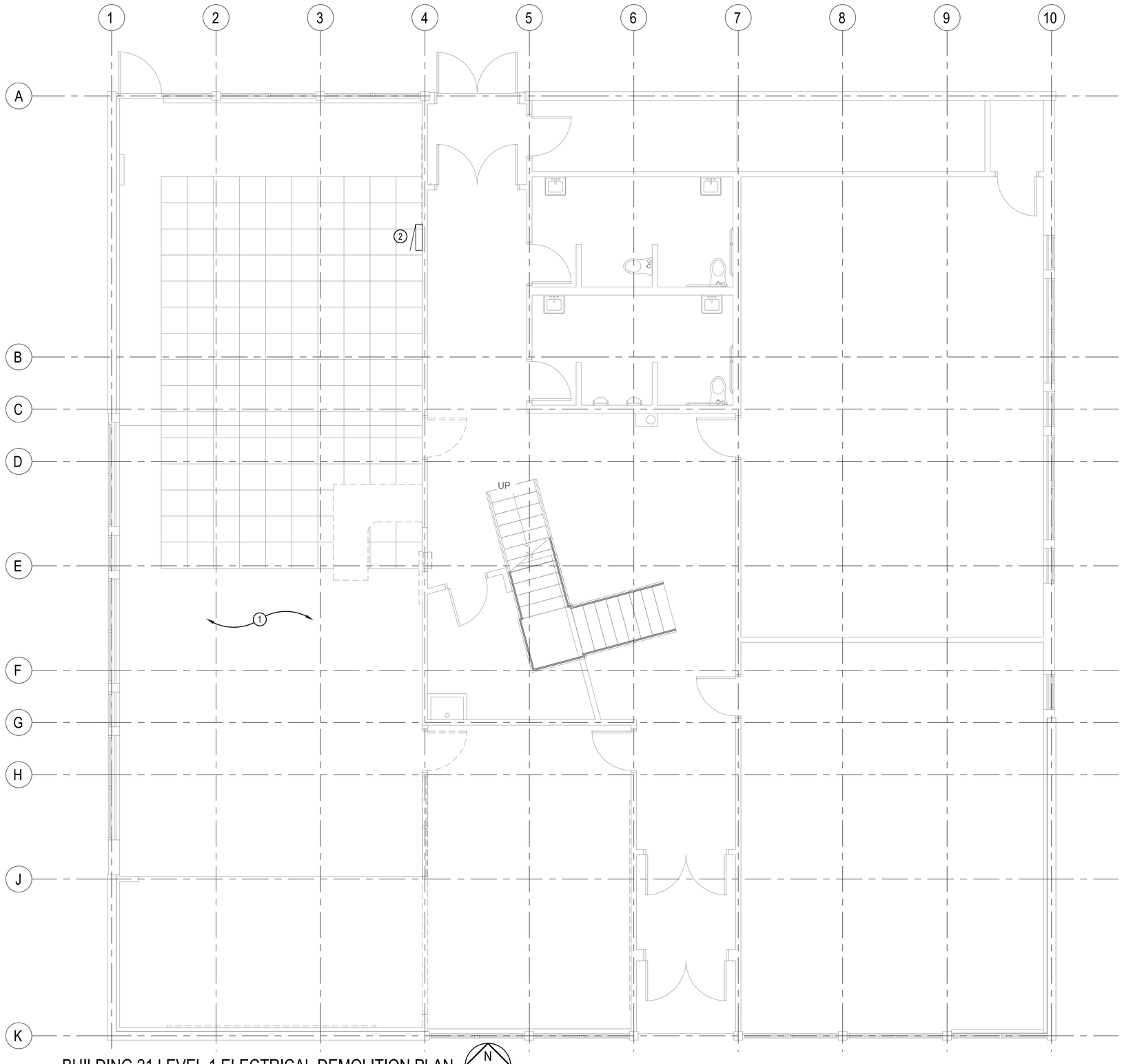

CONSTRUCTION NOTES

1. REMOVE ALL EXISTING ELECTRICAL DEVICES IN THIS ROOM UNLESS NOTED OTHERWISE.
2. EXISTING PANELBOARD TO REMAIN.

1 BUILDING 21 LEVEL 1 ELECTRICAL DEMOLITION PLAN

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

N

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD
901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM

BCE engineers, inc.
6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896

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Building 21 - First Floor Tenant Improvements

Schematic Design

BUILDING 21 LEVEL 1 ELECTRICAL DEMOLITION PLAN

PRELIMINARY
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Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

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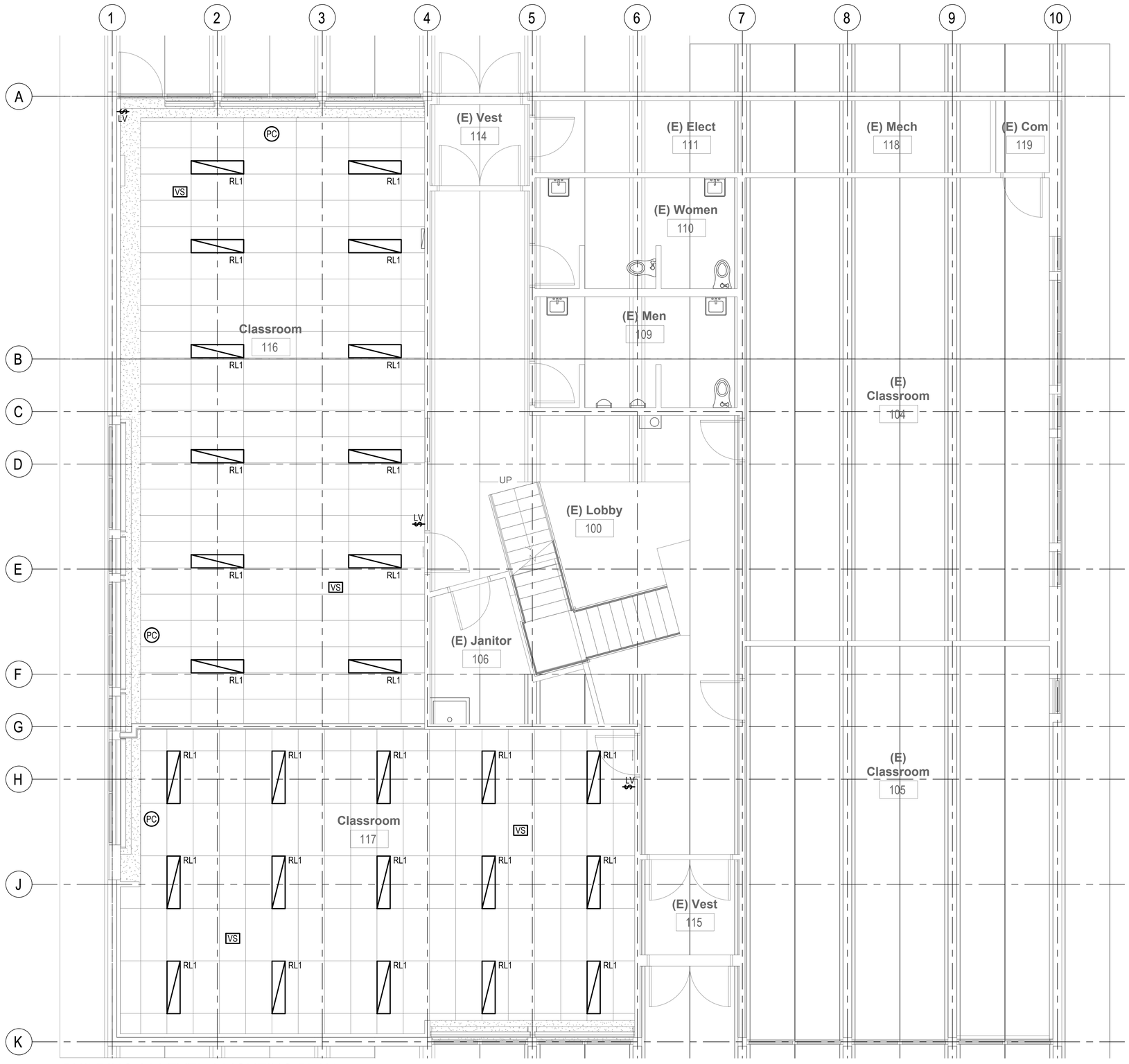

1 BUILDING 21 LEVEL 1 LIGHTING PLAN

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

N

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SCHREIBER STARLING WHITEHEAD

901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM

BCE engineers, inc.
6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896

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Building 21 - First Floor Tenant Improvements

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BUILDING 21 LEVEL 1 LIGHTING PLAN

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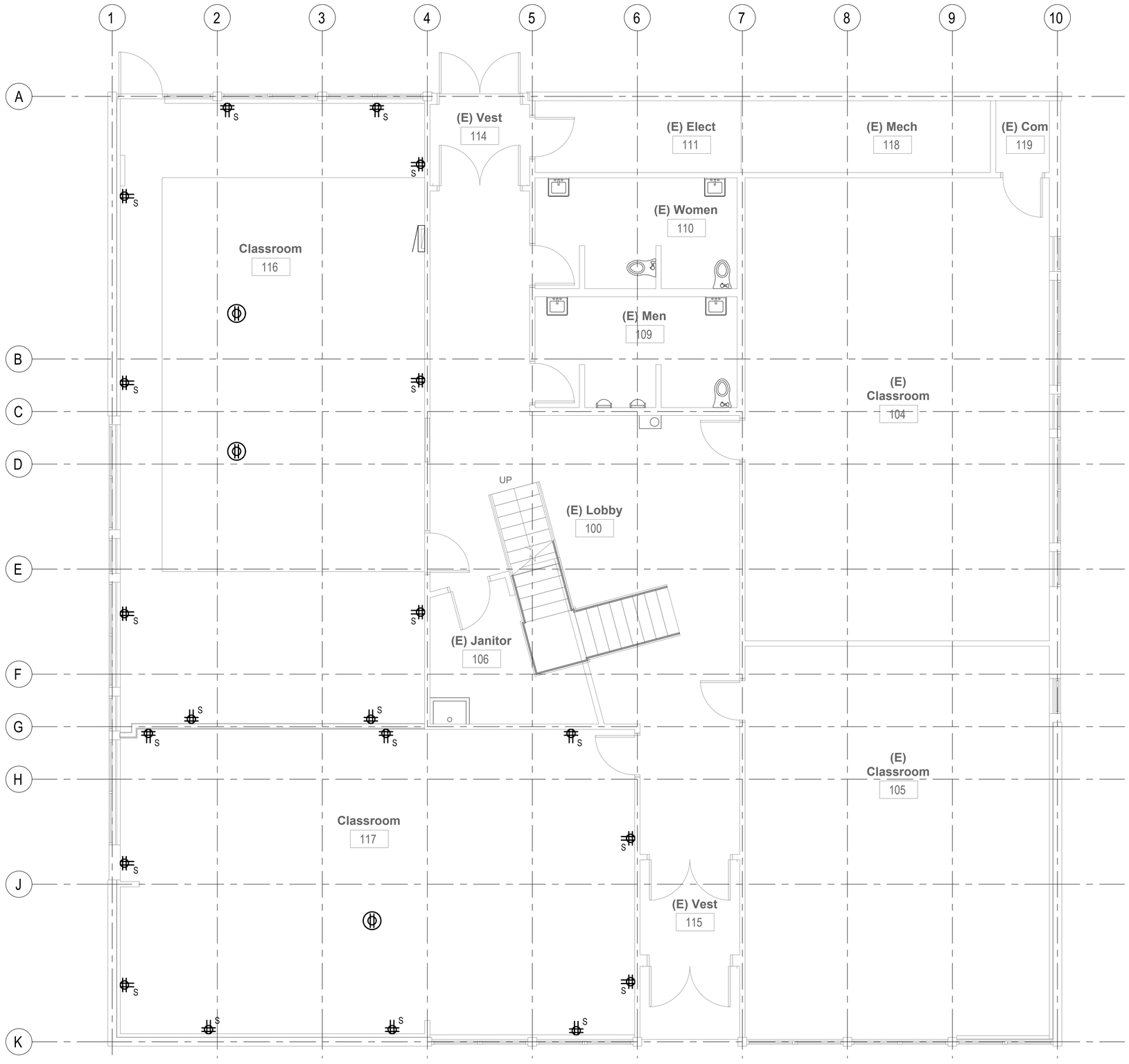
Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

E1.21



1 BUILDING 21 LEVEL 1 POWER PLAN

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

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SCHREIBER STARLING WHITEHEAD

901 FIFTH AVE NO 3100
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM

BCE engineers, inc.
6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896

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Building 21 - First Floor Tenant Improvements

Schematic Design

BUILDING 21 LEVEL 1 POWER PLAN

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Date:

E1.31

1 BUILDING 21 LEVEL 1 SYSTEMS PLAN

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

CONSTRUCTION NOTES

1. PROVIDE (1) CAT6 CABLE AND DATA JACK FOR EACH EMERGENCY NOTIFICATION SPEAKER.
2. ALL NEW DATA OUTLET CABLING SHALL BE ROUTED BACK TO THE EXISTING TELECOM CLOSET AND TERMINATED WITHIN THE EXISTING RACK.

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SCHREIBER STARLING WHITEHEAD

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SSWARCHITECTS.COM

BCE engineers, inc.
6021 12th Street East, Suite 200
Fife, Washington 98424
T: 253.922.0446
F: 253.922.0896

HIGHLINE COLLEGE

Building 21 - First Floor Tenant Improvements

Schematic Design

BUILDING 21 LEVEL 1 SYSTEMS PLAN

PRELIMINARY
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Client Project No.: 2016-722 G (1-1)
SSW Architects Project No.: 16016
Date:

E1.41