IMPROVEMENT FOR VICTORY COURT CHURCH CONDITIONAL USE PERMIT SET

THE OFFICE OF:

TRANSFORMATIONS ARCHITECTURE & CONSULTING

DAVID R. SEELY, ARCHITECT
10907 SE 244TH ST.
KENT, WA 98030
(253) 520-6242

VICTORY COURT CHURCH T.I.

13555 NE BELLEVUE-REDMOND ROAD, SUITE 200
BELLEVUE, WA 98005

REGISTERED ARCHITECT — STATE OF WASHINGTON

GENERAL NOTES

1. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

2. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. CONFORM TO AGENCY INSPECTORS COMMENTS AND CORRECTIONS. NOTIFY THE ARCHITECT OF ALL CONFLICTS IMMEDIATELY BEFORE PROCEEDING, AND ESPECIALLY IF INSPECTOR REQUIREMENTS CHANGE OR ADD TO APPROVED PLANS AND CONTRACT DOCUMENTS.

3. CONCEAL TO THE GREATEST EXTENT POSSIBLE PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION IN DRAWINGS.

4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

5. DO NOT SCALE DRAWINGS OR DETAILS – USE GIVEN DIMENSIONS. DIMENSIONS ON PLANS ARE TO FACE OF EXISTING FINISHES, GRIDLINE OR CENTERLINE U.N.O. NEW DOORS AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4" FROM FACE OF ADJACENT WALL ON THE HINGE SIDE OF DOOR.

6. COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. RELOCATE, STORE AND PROTECT OWNER EQUIPMENT SUPPLIES AND FURNISHINGS TO REMAIN ON SITE DURING CONSTRUCTION.

7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, AS PER MANUFACTURER'S RECOMMENDATIONS.

8. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY ONE OF THE FOLLOWING FOUR METHODS: LISTING ACCEPTABLE MANUFACTURER, BY SPECIFIC PRODUCT NAME, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, PROVIDE SUBMITTALS THAT INCLUDE COMPLETE SYSTEM DATA AND INFORMATION FOR PURPOSES OF EVALUATION.

9. THE HVAC SYSTEM AND ELECTRICAL WORK SHALL BE BY BIDDER DESIGN CONTRACTOR. GENERAL CONTRACTOR WILL NEED TO COORDINATE WITH THESE CONTRACTORS AND SECURE ALL PERMITS. CONCEPTUAL BIDDER DESIGN INFORMATION IS INCLUDED THROUGHOUT THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY CONFLICT BETWEEN THE DRAWINGS, OTHER TRADES OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY WORK INSTALLED WITHOUT NOTIFICATION THAT IS IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

10. GC SHALL SUBMIT SAMPLES OF ALL FINISHES PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (INCLUDING, BUT NOT LIMITED TO, HVAC, ELECTRICAL DEVICES, FLOOR SEAMING, DOORS AND HARDWARE).

11. PHONE EQUIPMENT, DATA COMMUNICATION EQUIPMENT, SECURITY SYSTEM EQUIPMENT, ETC. ARE F.O.I.O. GC SHALL COORD. WITH UTILITY AND VENDOR'S INSTALLERS AND PROVIDE BACKBOARD, PATCHING OF FINISHES, JUNCTION BOXES, CONDUIT WIRE, ETC. AS REQUIRED BY THESE SYSTEMS. GC SHALL COORD. LOCATIONS OF PHONE AND DATA CONNECTIONS WITH OWNER/ARCHITECT. VERIFY AND PROVIDE ALL POWER CONNECTIONS REQD. FOR ALL EQUIP., FIXTURES AND FURNISHINGS.

12. THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS.

13. IF REQUIRED, PROVIDE EXIT SIGNS AT EXIT DOORS PER IBC SECTION 1011. ALL EXIT SIGNS SHALL HAVE LETTERS SIX (6) INCHES HIGH MINIMUM, AND SHALL CONFORM WITH APPLICABLE CODES. REFER TO DRAWINGS FOR EXIT SIGN LOCATIONS.

14. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.

15. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

16. ALL LIGHT GAUGE METAL STUDS AND FRAMING SHALL BE INSTALLED PER THE STANDARDS AND DETAILS PUBLISHED BY THE STEEL STUD MANUFACTURERS ASSOCIATION. METAL FRAMING AND FURRING PRODUCTS HAVE A FOUR PART IDENTIFICATION CODE BY THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) WHICH IDENTIFIES THE SIZE (BOTH DEPTH AND FLANGE WIDTH), STYLE, AND MATERIAL THICKNESS OF EACH MEMBER.

EXAMPLE: 600 S 162 - 54, WHERE THE NUMBERS REPRESENT:

1) MEMBER DEPTH IN HUNDREDTHS OF AN INCH (6" = 600 X 1/100 INCHES)
2) STYLE: S=STUD, T=TRACK, U=CHANNEL, F=FURRING
3) FLANGE WIDTH IN HUNDREDTHS OF AN INCH (1-5/8" = 162 X 1/1000 INCHES)
4) BASE METAL THICKNESS IN THOUSANDTHS OF AN INCH (MILS) (0.054 IN. = 54 MILS)

PARKING ANALYSIS & STUDY

THE EXISTING BUILDING AND SITE HAS PLENTY OF PARKING FOR BOTH EXISTING USES AND THE NEW ASSEMBLY OCCUPANCY.

BUILDING AREAS AND PARKING AVAILABLE:

1. TOTAL AREA: 33,000 FT.² IN EXISTING OFFICE USE.
2. TENANT SPACE AREA: 2798 SQUARE FEET IN NEW RELIGIOUS OCCUPANTS.
3. FINAL OFFICE AREA: APPROXIMATELY 30,000 SQUARE FEET.
4. EXISTING PARKING STALLS PROVIDED: 133, INCLUDING 3 BARRIER FREE STALLS. REQUIRED PARKING STALL COUNT PER LCU 20.20.590 AND 20.25D.120, PARKING, CIRCULATION, AND INTERNAL WALKWAY REQUIREMENTS:

1. OFFICE: BUSINESS SERVICES/PROFESSIONAL SERVICES/GENERAL OFFICE: 3/1000 NSF MIN. TO 4/1000 NSF MAX. PER LCU 20.25D.120. STALLS REQUIRED/ALLOWED FOR THE CURRENT SITUATION IS 90 TO 132.

2. ASSEMBLY USE FROM LCU 20.20.590: 10/1000 NSF MINIMUM. FOR THIS ANALYSIS WE SIMPLY USE THE GROSS SF RATHER THAN THE NET SF OF THE ASSEMBLY SPACE. 28 STALLS ARE REQUIRED FOR THE ASSEMBLY USE PROPOSED FOR THE TENANT IMPROVEMENT.

TIMING OF PARKING SPACE USE: THE BUSINESS AND OFFICE SPACES ARE OCCUPIED DURING NORMAL BUSINESS HOURS OF BETWEEN 7 AM AND 6 PM WEEKDAYS. THE CHURCHES SPACE WILL BE USED PRIMARILY EVENINGS AND ON WEEKENDS WHEN THE MOST OF THE 133 PARKING STALLS ARE AVAILABLE.
PARKING PROVISION COMPLIANCE: AFTER OCCUPANCY OF THE CHURCH THE MINIMUM REQUIRED PARKING COUNT IS AS FOLLOWS:

SPACE. PARKING REQD. = CHURCH USE + OFFICE USE <= 133 STALLS

MIN. PARKING REQD. = (10 X 2800 SF /1000) + (3 X 30000 SF /1000) <= 133 STALLS

MIN. PARKING REQD. = 28 STALLS + 91 STALLS <= 133 STALLS

MIN. PARKING REQD. = 119 STALLS < 133 STALLS.

THE PARKING PROVIDED COMPLIES WITH THE CODE AND IS SUFFICIENT FOR THE USE EVEN WITHOUT CONSIDERING THE JOINT USE NATURE OF THIS TENANT.

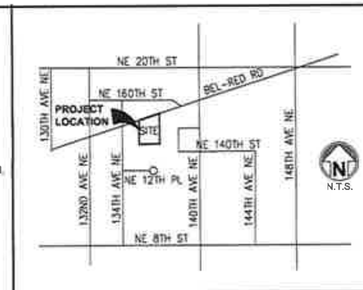
LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTH HALF OF TRACT 17 AND THAT PORTION OF THE EAST HALF OF TRACT 18 AND OF TRACT 19, LYING SOUTH OF HIGHWAY, BELLEVUE GARDENS, ACCORDING TO THAT PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

VICINITY MAP



PROJECT TEAM

TENANT: (APPLICANT)
VICTORY COURT (RCCG)
P.O. BOX 709
BELLEVUE, WA 98009
CONTACT: JUDE OGUNLEYE
PH: (206) 321-0489
EMAIL: KINGFREVER@GMAIL.COM

ARCHITECT:
TRANSFORMATIONS ARCHITECTURE & CONSULTING
10907 SE 244TH STREET,
KENT, WA 98030
PH.:(253) 520-6242
CONTACT: DAVID R. SEELY
TACARCHITECT@Q.COM

BUILDING OWNER
MB INVESTMENT III, LLC
2445 NW MARKET ST
SEATTLE, WA 98106
CONTACT: STEVE PELLUER
COLLIERS INTERNATIONAL
EMAIL: STEVE.PELLUER@COLLIERS.COM
PH: (425) 453-3149

CONTRACTOR:
CONTRACTOR: TBD
ADDRESS
CITY, WA ZIP CODE
PH: (XXX) XXX-XXXX
CONTACT XXX
EMAIL

PROJECT DESCRIPTION/DESIGN INTENT

THE PROJECT SCOPE INVOLVES A TENANT IMPROVEMENT IN AN EXISTING SPACE WITH A CHANGE OF USE FROM OFFICE (B OCCUPANCY) TO A CHURCH USE (A-3 OCCUPANCY). THE SCOPE OF WORK INVOLVES INTERIOR MODIFICATIONS ONLY. THERE IS NO WORK ON THE SITE, REVISIONS TO THE PARKING, NO NEW BUILDING AREA, NOR MODIFICATIONS TO THE EXTERIOR SHELL.
RESIDENTIAL PROPERTIES ABUTTING THE SITE INCLUDE APARTMENTS TO THE SOUTHEAST AND TO SINGLE-FAMILY LOTS SOUTH OF THE SOUTHWEST CORNER. THE TENANT SPACE IN QUESTION IS IN THE NORTHEAST CORNER OF THE BUILDING. CONSEQUENTLY, THERE WILL BE NO IMPACTS ON NEIGHBORING RESIDENTIAL PROPERTIES DUE TO PARKING, NOISE, VISUAL OR ENVIRONMENTAL CONCERNS. REFER TO THE DRAWINGS AND ATTACHED ENVIRONMENTAL CHECKLIST FOR INFORMATION REGARDING THE NON-IMPACT OF THE PROPOSED DEVELOPMENT.

ABBREVIATIONS

[illegible]

LEGEND OF SYMBOLS

- REVISION NO. (TTL) / BLOCK SHOWS REV DATE)
- INDICATES REVISED AREA
- DETAIL NO. DESIGNATION / SHEET THAT DETAIL IS SHOWN
- BLDG. SECTION NO. / SHEET THAT SECTION IS SHOWN
- WALL SECTION NO. / SHEET THAT SECTION IS SHOWN
- INTERIOR ELEV. NO. / WALL ORIENTATION / SHEET THAT INTERIOR ELEV. IS SHOWN
- NORTH ARROW
- SHEET KEY NOTE
- DOOR SCHEDULE KEY (CORRESP. TO ROOM NO. WHERE DOOR OCCURS)
- WINDOW SCHEDULE KEY
- ELECTRICAL ROOM — ROOM NAME / ROOM NO. / ROOM AREA
- FINISH SCHEDULE KEY
- EQUIP. SCHEDULE KEY
- CASEWORK DTL. NO. / SHEET NO.
- WALL TYPE NO. / INSULATION KEY
- DATUM POINT
- CEILING HEIGHT / FINISH CEILING TYPE
- GRID DESIGNATION
- ROOF SLOPE AND DIRECTION KEY
- BREAK LINE SYMBOL
- MATCH LINE MARKER

BUILDING DATA

PROPERTY NAME - AVOCK BUILDING
TENANT NAME: RCCG VICTORY COURT CHURCH

ADDRESS:	13555 BEL-RED RD, SUITE 200, BELLEVUE, WA 98005
JURISDICTION	CITY OF BELLEVUE
STORIES:	2 STORY
ZONING	BR-ORT
ONSITE PARKING:	133 STALLS
OCCUPANCY CLASSIFICATION	A-3 (ASSEMBLY) FOR TENANT SPACE & B-BUSINESS FOR REST OF BLDG
CONSTRUCTION TYPE	TYPE VB, NON SPRINKLED
SITE AREA	119,124± SF, 2.73 ACRES
TENANT SPACE AREA	2798 SF - SUITE 200
BUILDING AREA:	1ST FLR.: 10,190 S.F.
	2ND FLR.: 22,780 S.F.
	BLDG TOTAL 32,970 S.F.

SHEET INDEX

ARCHITECTURAL:

A1.0 COVER SHEET
A2.0 SITE PLAN / EXTERIOR ELEVATIONS & SITE PHOTOS
A3.0 FLOOR PLAN / PARTIAL DEMO PLAN
– ALTA SURVEY

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 1/22/16
DRAWN BY: OVG
CHECKED BY: DRS

PROJECT NO: TAC 15006

SHEET TITLE: COVER SHEET

SHEET NUMBER: A1.0

EAST ELEVATION - SUITE 200 | SCALE: NTS | 1

WEST ELEVATION - SUITE 200 | SCALE: NTS | 2

NORTH ELEVATION - SUITE 200 | SCALE: NTS | 3

SITE PHOTO A | SCALE: NTS | 4

SITE PHOTO B | SCALE: NTS | 5

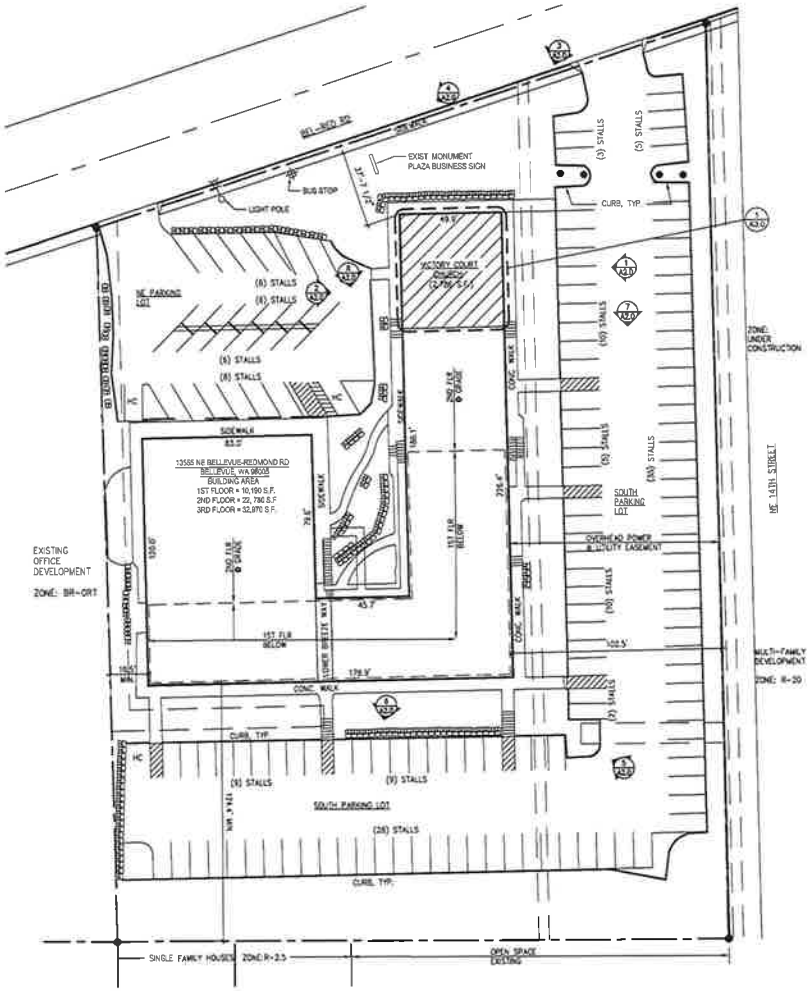
SITE PHOTO C | SCALE: NTS | 6

SITE PHOTO D | SCALE: NTS | 7

SITE PHOTO E | SCALE: NTS | 8

1) NO CHANGES TO BUILDING EXTERIOR OR SITE DEVELOPMENT.
2) EXISTING PARKING: 133 STALLS TOTAL W/ 3 H.C. SPACES SEE PARKING NOTES ON A1.0
3) EXISTING SIGNAGE TO REMAIN
4) NO GRADING WORK.
5) EXISTING LANDSCAPE TO REMAIN

SITE PLAN NOTES



SITE PLAN | SCALE: SC 1:30 | 1

THE OFFICE OF:
TRANSFORMATIONS ARCHITECTURE & CONSULTING
DAVID R. SEELY, ARCHITECT
10907 SE 244TH ST.
KENT, WA 98030
(253) 520-6242

VICTORY COURT CHURCH T.I.
13555 NE BELLEVUE-REDMOND ROAD, SUITE 200
BELLEVUE, WA 98005

REGISTERED ARCHITECT
STATE OF WASHINGTON

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE:	1/22/16
DRAWN BY:	DVG
CHECKED BY:	DRS

PROJECT NO: TAC 15006

SHEET TITLE: SITE PLAN/ EXT. ELEV.

SHEET NUMBER: A2.0

PLAN NOTES

A. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES UNO.

B. DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN.

C. FINISH FLOOR OF THE MAIN (FRONT) SPACE IS THE ELEVATION REFERENCE DATUM (0'-0").

D. PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT. PROVIDE MOUNTED KNOX BOX OUTSIDE THE BUILDING ON THE OUTSIDE WALL. COORD LOCATION WITH FIRE MARSHAL.

E. EXPOSED INSULATION MATERIALS INCLUDING FACINGS AND VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SPOKE DENSITY NOT TO EXCEED 450, OR SHALL BE IN SUBSTANTIAL CONTACT WITH THE WALL OR CEILING SURFACE FINISH.

F. SEE DETAILS (A/A7.0) (B/A7.0) FOR TYPICAL MOUNTING HEIGHTS DIAGRAMS.

G. AISLES SHALL BE PROVIDED AND MAINTAINED IN ALL PORTIONS OF THE BUILDING TO REQUIRED EXITS. 36" MIN. IN WIDTH WHEN OBSTRUCTIONS ARE PLACED ON ONE SIDE, AND 44" IN WIDTH WHEN OBSTRUCTIONS ARE ON TWO SIDES.

H. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED. PROVIDE FINISH LEVEL 4 WITH UNIFORM LIGHT ORANGE PEEL TEXTURE ON SURFACES.

I. FASTEN GYPSUM WALLBOARD TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH TYPE S OR W DRYWALL SCREWS OR COOLER NAILS AT 7 INCHES O.C. MAXIMUM SPACING U.N.O. USE 10 NAILS ON ø1 X 1-1/4" SCREWS FOR 1/2" WALLBOARD AND 10 NAILS OR ø1 X 1-1/4" SCREWS FOR 5/8" WALLBOARD

J. GC TO VERIFY ALL EXISTING DIMENSIONS AND EXACT LAYOUT OF SPACE AT THE BEGINNING OF WORK AND COMPARE TO DRAWINGS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

K. REFER TO SHEET A1.0 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

L. ALL WORK SHALL BE DIRECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

M. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER, OR GRADES LESS THAN 18" FROM GRADE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE & SHALL BE IDENTIFIED WITH THE STAMP OF THE AMERICAN WOOD PRESERVERS INSTITUTE. USE BUILDING PAPER @ JOIST ENDS TO PREVENT CONTACT WITH CONCRETE.

N. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

O. ALL CASEWORK & MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

P. PROVIDE WATER RESISTANT GWB IN ALL WET AREAS, AND BLOCKING BEHIND ALL FIXTURES.

Q. SHEET VINYL FLOOR (WHERE OCCURS) TO RUN CONT UP AND ONTO WALLS MIN 6" FOR COVE BASE.

DOOR LEGEND

EXISTING WALL / DOOR TO REMAIN PREPARE (E) SURFACES FOR NEW FINISHES.

SHADED WALLS INDICATE NEW WORK:

PARTITION AND INFILL WALLS: REFER TO WALL TYPES ON

PROVIDE ACOUSTIC BATT INSUL. IN RESTROOMS.

NEW DOOR. REFER TO KEYS ON PLAN AND SEE DOOR SCHEDULE. THIS SHEET. INTERIOR DOORS ARE TO BE LOCATED A MIN. 4" FROM ADJACENT PERPENDICULAR WALL FINISH. GC TO COORD. DISTANCE WITH NEW DOOR FRAME

FLOOR DRAIN SEE DETAIL (X/A0.0)

1) FOR DOOR INFORMATION SEE DOOR NOTES AND SCHEDULE ON THIS SHEET.
2) FOR INTERIOR WINDOW INFORMATION SEE NOTES AND SCHEDULE ON THIS SHEET.
3) G.C. SHALL PROVIDE SOLID BLOCKING IN WALL BEHIND ALL EQUIPMENT AND ACCESSORIES WHETHER ITEMS ARE PROVIDED BY G.C., OWNER OR VENDOR. G.C. SHALL COORDINATE WITH OWNER'S SUPPLIERS FOR F.O.I.C. AND F.O.I.O. ITEMS.
4) CASEWORK DIMENSIONS ARE FROM FACE OF WALL FIN. TO COUNTERTOP NOSING, U.N.O.
5) FOR WALLS WITH ACOUSTICAL INSULATION: PROVIDE 3" MIN. ACOUSTICAL MINERAL INSULATION UP WALLS TO STRUCTURE OR ACROSS C.I.G. OF SPACES TO BE ISOLATED; PROVIDE COMPLETE ACOUSTICAL SEPARATION & SEAL ALL JOINTS. ISOLATE ROOMS 016, 020, 026, 030, 013
6) PROVIDE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY FIRE MARSHAL. COORDINATE LOCATIONS WITH AND RECEIVE APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION. REUSE OF EXISTING UNITS IS ACCEPTABLE. NEW EXTINGUISHERS AND CABINETS TO MATCH EXISTING ASSUME 1 NEW UNIT WILL BE REQUIRED
7) COORDINATE W/OWNER AND ISTALL BARRIER FREE SIGNS & ROOM SIGNS WHERE REQUIRED BY CODE AND LOCAL JURISDICTION.
8) OFFICE FURNITURE AND EQUIPMENT, SURVEILLANCE EQUIP. BANK EUIP. PHONE SYSTEM, DATA CABLING AND JACKS, SECURITY ALARMS ARE FURNISHED BY OWNER. *
9) WALL & PARTITION BRACING IS PER DETAIL (–/A6.0)
10) FOR WALL TYPES, SEE (–/A6.0)
11) FOR WINDOW TYPES, SEE (–/A7.0)
12) FOR RESTROOM INTERIOR ELEVATIONS, SEE (–/A7.0)

* CONTRACTOR TO COORD. LOCATIONS AND INSTALLATION OF THESE SYSTEMS FOR INCORPORATION IN THE WORK. GC TO PROVIDE ELECTRICAL POWER AND LOW VOLTAGE BACK BOXES, MUD RINGS, BLANK COVER PLATES AND CONDUIT

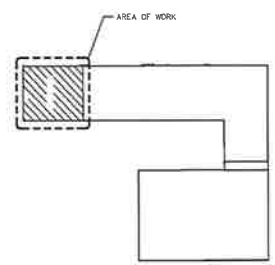
GENERAL NOTES

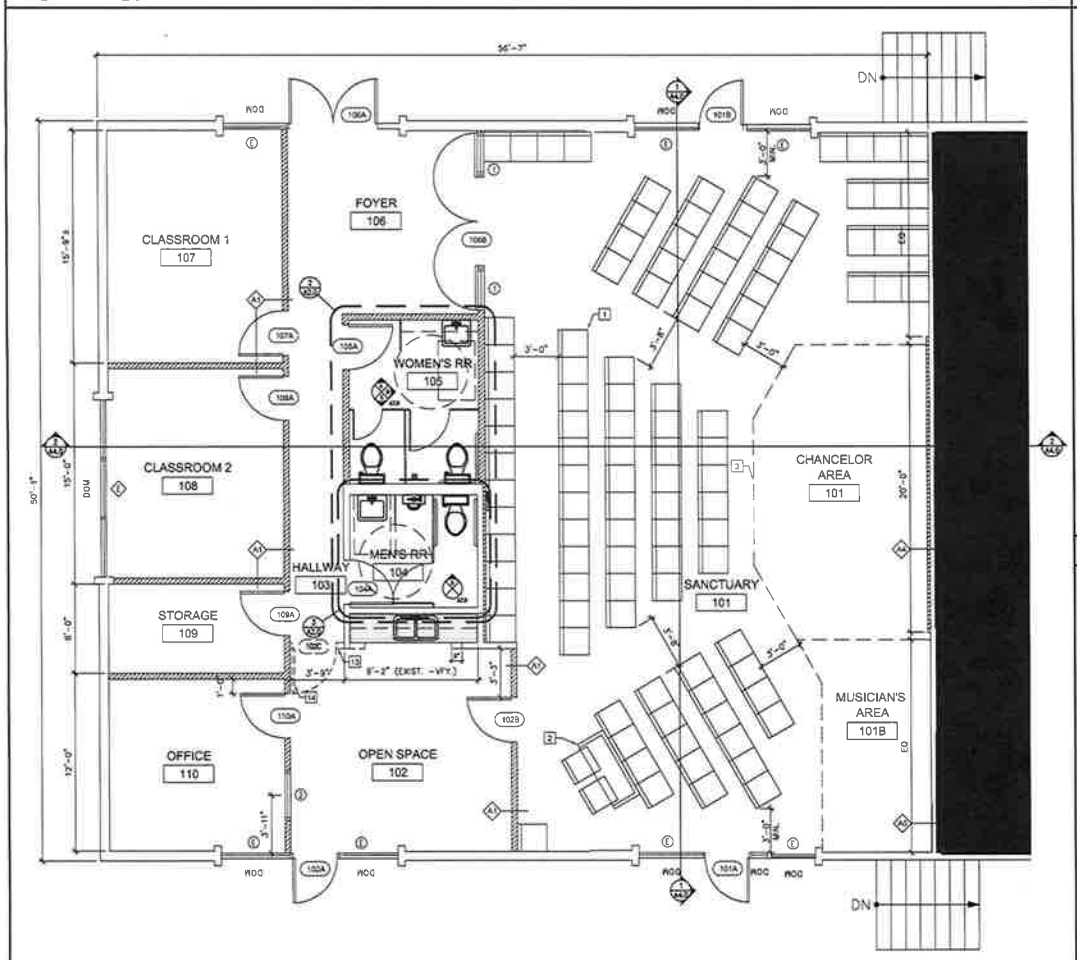
1. SANCTUARY SEATING (NIC)
2. AUDIO/VISUAL BOOTH (NIC)
3. STAGE PLATFORM (NIC)
4. 24"W X 48"H. PARTIAL HEIGHT METAL PARTITION @ 12" AFF
5. 60"H. PARTIAL HEIGHT METAL PARTITION & DOOR @ 12" AFF
6. 3/4"THK. X 9"D. WOOD SHELF @ 44" AFF
7. LAVATORY @ 34" MIN. AFF
8. WATER CLOSET @ 15" MAX AFF (SEAT HEIGHT)
9. URINAL @ 15" AFF
10. ADA GRAB BARS W/ WO BLKG
11. 60" ADA TURNING RADIUS
12. 24" X 48" ADA ACCESS SPACE
13. FUTURE 5/8" GWB WALL ON 2 X 4 WD FRAMING
14. FUTURE 36" X 84" DOOR
15. FLOOR DRAIN
16. 1 1/2" HARDWOOD SHELF @ 40" AFF MAX.

PLAN KEY NOTES

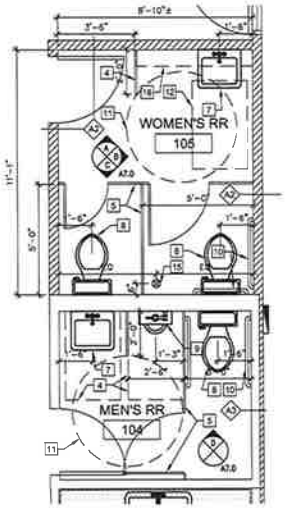
A. DEMO EXISTING TOILET PARTITION AND DOOR
B. REMOVE AND RELOCATE EXISTING WATER CLOSET
C. REMOVE AND RELOCATE ADA GRAB BAR.
D. DEMO PORTION OF EXISTING GWB WALL.

DEMO KEY NOTES

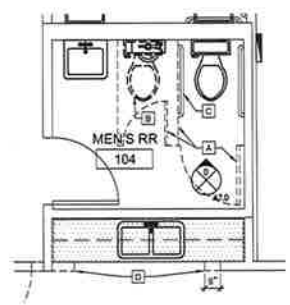




FLOOR_2_FLOOR_PLAN — SCALE: 1/4"=1'-0" (1)



M/W_R.R._PLAN — SCALE: 3/8"=1'-0" (2)



M._R.R._DEMO_PLAN — SCALE: 3/8"=1'-0" (3)

KEY_PLAN — SCALE: NTS (–)

THE OFFICE OF:
TRANSFORMATIONS ARCHITECTURE & CONSULTING
DAVID R. SEELY, ARCHITECT
10907 SE 244TH ST.
KENT, WA 98030
(253) 520-6242

VICTORY COURT CHURCH T.I.
13555 NE BELLEVUE-REDMOND ROAD, SUITE 200
BELLEVUE, WA 98005

REGISTERED ARCHITECT
STATE OF WASHINGTON

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE: 1/22/18
DRAWN BY: OVG
CHECKED BY: DRS

PROJECT NO: TAC 15006

SHEET TITLE: FLOOR PLAN/ DEMO PLAN/ RESTR. ELEV.

SHEET NUMBER: A3.0