

City of Seattle Parks and Recreation

Golden Gardens Bathhouse Renovation

PW 2003-010
Record Documents

PROJECT TEAM

ARCHITECT
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Tres West Engineers
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PROJECT INFORMATION

Building Address: Golden Gardens Park
8001 Seaview Avenue Northwest (DCLU Record Address)
Seattle, Washington 98177

King County Parcel #: 342603-9006

DCLU MUP Project #: 2310515 **DCLU Bldg Project #:** 2304486

ZONING CODE DATA

Zoning Designation: SF9600

Shoreline Zone: Conservancy Recreation (CR)

Proposed Uses: Shoreline recreation uses permitted outright in the CR Environment, previously established as accessory to a public park, per 23.60.360; and Administrative conditional use in the CR Environment for proposed new use as eating and drinking establishment associated with a public park, per 23.60.365.C.1.c(3). Section 23.60.122.B. Proposed changes to walkways, patios, terraces, ramps, and platforms around the building are designed to provide improved access for the disabled and public access.

Setbacks and Coverage: N/A

Parking: N/A

BUILDING CODE DATA

(Seattle Building Code, 1997 Edition)

Construction Type: V-N

Size: 5,698 SF (per King County records)

Height: 24'-1" Maximum at Center Roof Ridge

Proposed Occupancy: Groups A-3, B & E-2

Maximum Allowable Area: Table 5-B, for Type V-NR:

A-3	6,000 SF
B	8,000 SF
E-2	9,100 SF

Existing Use & Occ. Type:	Area:	Proposed Uses (SF @ Interior) & Occ. Type:
Center, Storage, B	2,037 SF	Multi Purpose Room #112, A-3
North, Locker Room, B	1,043 SF	Classroom #113, E-2 (No change in Use)
South, Locker Room, B	316 SF	Meeting Room #108, B
South, Locker Room, B	135 SF	Office, B
Storage, 3 Rooms, B	222 SF	Storage, B (No change in Use)
Storage, South, B	180 SF	Kitchen, B
Cafe, B	308 SF	Cafe, B (No change in Use)
Toilet Rms/ Circulation	1,457 SF	Toilet Rm/ Circulation

PROJECT SUMMARY

The project is a renovation of a 5,698 sq. ft., one story brick masonry and wood frame landmark building which dates from 1929. The project will include selective demolition and replacement of 308 sq. ft. 1956-era addition to the original building, and new paved walkways, terraces, patios, exterior platform, landscaping and site improvements.

LEGAL DESCRIPTION

That part of Government Lot 1, Section 3, Township 25 North, Range 3 East W.M. lying west of the right of way of the Great Northern Railway; The South 1320 feet of Government Lot 1, Section 34, Township 26 North, Range 3 East W.M. lying west of the right of way of the Great Northern Railway; That part of Government Lot 2, Section 34, Township 26 North, Range 3 East W.M. lying west of the right of way of the Great Northern Railway; Blocks 24,25,26, Ballard Tidelands; Part of Stanley Mead's Replat of Blocks 22, 23, Ballard Tidelands, as follows: Lots T10,11, 19, 21, 22, 26, Block 22, All of Lots 4,5,21, all those parts of Lots 22,24,25,26 lying west of the right of way of the Great Northern Railway; Together with vacated West 80th Street and West 85th Street lying west of the right of way of the Great Northern Railway.

GENERAL NOTES

- The Contractor shall coordinate all activities with the Owner. Coordinate scheduling and timing of required administrative proceedings with other activities to avoid conflicts and to ensure orderly progress of construction.
- The Contractor shall verify all dimensions and conditions pertaining to the work before proceeding. The Architect must be notified immediately of any variations from the dimensions and/or conditions shown on these drawings or any discrepancies in site conditions. Any such variation shall be resolved by the Architect prior to proceeding with the work, or the Contractor shall accept full responsibility for cost to rectify same. Written dimensions on drawings shall have precedence over scaled dimensions.
- The Contractor shall notify the Owner of any anticipated utility interruptions or necessity for any sidewalk or street closures.
- The Contractor is responsible for maintaining the safety and security of the construction area during the work of this contract.
- The Contractor shall provide necessary signage, barricades, and lighting as required to safely restrict access to the construction site. Maintain necessary fencing. Hours of construction activity will be per specifications unless prior scheduling is approved by the Owner.
- The Contractor is to confine operations and storage to areas shown on drawings. Keep the dumpster areas and site clean and orderly. Dumpsters and material containers are to be maintained at a location determined by the Owner.
- The Contractor shall minimize dust and off-gassing, the impact of construction noise, and the effects of traffic from deliveries to and removal from the site. The use of all solvents and other materials introduced during construction shall comply with applicable state and local environmental regulations.
- Each Subcontractor shall be responsible for the joining of his/her work to the work of other trades. General Contractor shall coordinate. Any discrepancies on drawings or in specifications shall be brought to the attention of the Architect immediately upon discovery and before proceeding with the work, or the Contractor shall accept full responsibility for cost to rectify same.
- The General Contractor shall provide bases, housekeeping pads and blocking for mechanical and electrical equipment. Verify locations and sizes of openings required by other trades. Furnish same complete with bucks and required lintels.
- The Contractor is responsible during the demolition and construction for providing protection as necessary to preserve and maintain the adjacent buildings, landscaping, fencing, and materials, and to ensure the safety of the public.
- Salvage materials as noted.
- Architectural background plans on structural, mechanical and / or electrical drawings are for the purpose of illustrating general plan configuration. Such backgrounds shall not be used for portions of the work other than that pertaining to the title of each sheet. Refer to the appropriate discipline sheet for each specific portion of the work.
- Repetitive features not noted on the drawings shall be completely provided as if drawn in full. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated, but are similar in character to details shown, similar details of construction shall be used, subject to review and approval by Architect. Refer to architectural drawings for openings, architectural requirements and dimensions.

INDEX OF DRAWINGS

SHEET #	TITLE, INDEX, VICINITY PLAN AND NOTES	SHEET #	TITLE, INDEX, VICINITY PLAN AND NOTES	SHEET #	TITLE, INDEX, VICINITY PLAN AND NOTES
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		28 of 60	A6.5 DETAILS	49 of 60	M3.0 PLUMBING & PIPING PLAN
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		37 of 60	A7.6 DOOR DETAILS	58 of 60	E4.0 ELECTRICAL SYSTEMS FLOOR PLAN
				59 of 60	E5.0 ATTIC ELECTRICAL PLAN
				60 of 60	E6.0 PANEL SCHEDULES

RECORD DOCUMENTS PREPARED IN SUMMER OF 2004

APPROVED FOR ADVERTISING:
Kenneth J. Nakatsu
Director of Executive Administration
Seattle, Washington _____ 20____
By: _____
Director, Contracting Services Division

REVIEWED: _____
PARK ENGINEER _____ DATE _____

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.



BOLA ARCHITECTURE + PLANNING
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SEATTLE, WASHINGTON 98109
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RECORD DRAWING

GOLDEN GARDENS BATHHOUSE

RENOVATION

TITLE, INDEX, VICINITY PLAN AND NOTES

DESIGNED RL	DATE 27 AUGUST 03
DRAWN MH	DESIGN REVIEW
CHECKED	
120412, 120640,	
ORDINANCE NO. 120973	SHEET 1 OF 60
CONTRACT NO. 1647	
SCALE NO SCALE	GO.0