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LAKE CITY COMMUNITY CENTER & HOUSING



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Tacoma, WA 98402
253-572-4903

Project Title:
CITY LAKE COMMUNITY
CENTER & HOUSING

12531 28th Avenue NE,
Seattle, WA 98125

Client:
SEATTLE PARKS AND
RECREATION

Job Number:
18-016

Issue Set and Date:
SCHEMATIC DESIGN
OCTOBER 18 2018

NOT FOR CONSTRUCTION



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Revisions:

Sheet Title:
TITLE SHEET

Designed by: GEA, GO
Drawn by: GO
Checked by: GEA

Sheet Number:
T1.0

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



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PROJECT DESCRIPTION:

CONCEPTUALLY THE PLAN IS TO REPLACE THE EXISTING 2-STORY LAKE CITY COMMUNITY CENTER WHICH IS LOCATED INSIDE OF ALBERT DAVIS PARK PROPERTY WITH A NEW 5-STORY COMMUNITY CENTER CONTAINING HOUSING ON TOP. THE PROJECT IS PROPOSING TWO LEVELS OF UNDERGROUND PARKING WITH THE COMMUNITY CENTER OCCUPYING THE FIRST AND SECOND FLOORS IMMEDIATELY ABOVE THE PARKING WITH FIVE LEVELS OF HOUSING UNITS OVER THE COMMUNITY CENTER. THE EXISTING PARK AREA WAS RECENTLY RECONSTRUCTED AND WILL REMAIN WITH SMALL MODIFICATIONS TO PROVIDE ADEQUATE ACCESS FROM THE NEW COMMUNITY CENTER.

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ABBREVIATIONS

| | | | | | | | | | |
|----------|--|------------|--|--------|--------------------------------------|--------|---|---------|--|
| & | AND | DPR | DAMPER | HDWD | HARDWOOD | OFF | OFFICE | SP | STANDPIPE |
| @ | AT | DR | DOOR | HDWR | HARDWARE | OFOI | OWNER FURNISHED OWNER INSTALLED | SPEC | SPECIFICATION, SPECIFIED |
| A/C | AIR CONDITIONING | DS | DOWNSPOUT | HIWC | HIGH IMPACT WALL COVERING | OFOI | OWNER FURNISHED/OWNER INSTALLED | SQ | SQUARE |
| AB | ANCHOR BOLT | DV | DRYER VENT | HM | HOLLOW METAL | OH | OVERHEAD | SR | SEMI-RECESSED |
| AC | ACOUSTIC | DW | DISHWASHER | HND | HANDRAIL, HANDED | OPNG | OPENING | SS | SANITARY SEWER, STAINLESS STEEL |
| ACB | ACOUSTIC CEILING BOARD | DWG | DRAWING | HO | HOLD-OPEN | OPP | OPPOSITE | SSK | SERVICE SINK |
| ACC | ACCESSIBLE | E | EAST | HORIZ | HORIZONTAL | OR | OR | SSM | SOLID SURFACE MATERIAL |
| ACM | ASBESTOS CONTAINING MATERIAL | EA | EACH | HP | HORSE POWER | ORD | OUTSIDE RADIUS | SST | STAINLESS STEEL |
| ACOUS | ACOUSTICAL | EB | EXPANSION BOLT | HPC | HIGH PERFORMANCE COATING | OSB | ORIENTED STRAND BOARD | ST | STAIN, STONE, STREET |
| ACP | ACOUSTICAL CEILING PANEL | EF | EACH FACE, EXHAUST FAN | HR | HOUR | OTS | OPEN TO STRUCTURE | STC | SOUND TRANSMISSION CLASS |
| ACT | ACOUSTICAL CEILING TILE | EF | EXTERIOR FINISH SYSTEM | HT | HOOK STRIP, HIGH STRENGTH | PA | POWER | STD | STANDARD |
| ACU | AIR CONDITIONING UNIT | EIFS | EXTERIOR INSULATION & FINISH SYSTEM | HTG | HEATING | P | PUBLIC ADDRESS | STL | STEEL |
| AD | AREA DRAIN, ACCESS DOOR | EJ | EXPANSION JOINT | HTR | HEATER | PAR | PARALLEL | STRUCT | STRUCTURE, STRUCTURAL |
| ADD | ADDENDUM, ADDITIVE | EL | ELEVATION | HVAC | HEATING/VENTILATION/AIR CONDITIONING | PB | PANIC BAR | SURF | SURFACE |
| ADDL | ADDITIONAL | ELEC | ELECTRIC(EAL) | HWC | HOSE VALVE CABINET | PB | PANIC BAR | SUSP | SUSPENDED |
| ADJ | ADJACENT, ADJUSTABLE | ELEV | ELEVATOR, ELEVATION | HW | HOT WATER | PBD | PARTICLE BOARD | SV | SHEET VINYL |
| AFC | ACOUSTICAL FABRIC COVER | EM | ENAMEL | HW | HOT WATER TANK | PC | PRECAST, POINT OF CURVE | SWL | STATIC WATER LEVEL |
| AFF | ABOVE FINISH FLOOR | EN | ENTRY MAT | HWD | HOT WATER DISPENSER | PERF | PERFORATED | SWR | SEWER |
| AFG | ABOVE FINISH GRADE | ENCL | ENCLOSURE | HMY | HIGHWAY | PERP | PERPENDICULAR | SYM | SYMMETRICAL |
| AGG | AGGREGATE | EOS | EDGE OF SLAB | HYD | HYDRANT | PI | PREFABRICATED | PTN | PARTITION (TOILET) |
| ALT | ALTERNATE | EP | ELECTRICAL PANEL | ID | INSIDE DIMENSION, INSIDE DIAMETER | PF | POINT OF INTERSECTION | T | TEMPERED GLASS |
| ALUM | ALUMINUM | EPX | EPOXY | IN | INCH | PJ | PANEL JOINT | T&B | TOP & BOTTOM |
| AND | AND/ZEED | EQ | EQUALLY | IE | INVERT ELEVATION | PL | PLATE | T&G | TONGUE & GROOVE |
| AP | ACCESS PANEL | EQUIP | EQUIPMENT | IN | INCH | PLAM | PLASTIC LAMINATE | TB | TOWEL BAR |
| APC | ACOUSTICAL PANEL CEILING | ES | EACH SIDE | INCL | INCLUDE(D, ING) | PLAS | PLASTER | TEL | TELEPHONE |
| APPD | APPROVED | EST | ESTIMATE(ED) | INFO | INFORMATION | PLYWD | PLYWOOD | TER, TZ | TERRAZZO |
| APPROX | APPROXIMATE(LY) | EW | EACH WAY | INSUL | INSULATE(D, (ION) | PNL | PANEL | TESC | TEMPORARY EROSION & SEDIMENTATION CONTROL |
| APT | APARTMENT UNIT | EWC | ELECTRIC WATER COOLER | INT | INTERIOR | PNT | PAINT | TFOI | TENANT FURNISHED/OWNER INSTALLED |
| ARCH | ARCHITECTURE (URAL) | EX | EXPANSION | INV | INVERT | POC | POINT OF CONNECTION | THK | THICK(NESS) |
| ASPH | ASPHALT | EXC | EXCAVATE | IPS | IRON PIPE SIZE | POL | POLISHED | TKBD | TACKBOARD |
| AVE | AVENUE | EXH | EXHAUST | JAN | JANITOR | POLY | POLYETHYLENE | TO | TOP OF |
| AWF | ACOUSTICAL WALL FABRIC | EXIST, (E) | EXISTING | JB | JUNCTION BOX | PP | POWER POLE | TOB | TOP OF BEAM |
| AWP | ACOUSTICAL WALL PANEL | EXP | EXPANSION | JST | JOIST | PR | PAIR | TOC | TOP OF CURB, TOP OF CONCRETE, TOP OF COLUMN |
| CH | ANGLE | EXT | EXTERIOR | JT | JOINT | PRCST | PRECAST | TOF | TOP OF FOUNDATION |
| B | BATH | F/F | FACE TO FACE | K, KIT | KITCHEN | PREFAB | PREFABRICATED | TOM | TOP OF MASONRY |
| BBQ | BARBEQUE | FA | FIRE ALARM | KD | KILN DRIED | PROP | PROPERTY | TOP | TOP OF PAVEMENT, TOP OF PLATE |
| BD | BOARD | FBO | FURNISHED BY OTHERS | KDF | KNOCK DOWN FRAME | PSF | POUNDS PER SQUARE FOOT | TOS | TOP OF SLAB |
| BF | BOTH FACES | FD | FLOOR DRAIN | KO | KNOCK OUT | PSI | POUNDS PER SQUARE INCH | TOW | TOP OF WALL |
| BIT | BITUMEN, BITUMINOUS | FDCS | FOLD DOWN CHANGING STATION | KP | KICK PLATE | PSL | PARALLEL STRAND LUMBER | TP | TOILET DISPENSER |
| BLDG | BUILDING | FDN | FOUNDATION | KS | KNEE SPACE | PT | POINT, PRESSURE TREATED | TRAN | TRANSPARENT |
| BLK(G) | BLOCKING | FE | FIRE EXTINGUISHER | L | LONG, LENGTH, LEFT | PTDWR | PAPER TOWEL DISPENSER & WASTE RECEPTACLE | TRD | TREAD |
| BM | BEAM, BENCH MARK | FEC | FIRE EXTINGUISHER CABINET | LAM | LAMINATE | PVC | POLYVINYL CHLORIDE | TS | TUBE STEEL |
| BO | BOTTOM OF | FF | FACTORY FINISH | LAV | LAVATORY | PVG | PAVING | TTD | TOILET TISSUE DISPENSER |
| BOT | BOTTOM | FF&E | FURNITURE, FIXTURES & EQUIPMENT | LB | LAG BOLT | PVMT | PAVEMENT | TTH | TOOTHBRUSH HOLDER |
| BR | BRICK, BEDROOM | FGL | FIBERGLASS | LBS, # | POUNDS | PW | POTABLE WATER, PLYWOOD | TV | TELEVISION |
| BRG | BEARING | FH | FIRE HYDRANT | LH | LINEAL FOOT/FEET | PWT | PREFABRICATED WOOD TRUSS | TWC | TEXTILE WALL COVERING |
| BS | BACKSPLASH | FHC | FIREHOSE CABINET | LG | LENGTH, LONG | QUAN | QUANTITY | TYP | TYPICAL |
| BSMT | BASEMENT | FIN | FINISH(ED) | LH | LEFT HAND | R | RADIUS, RISER, THERMAL RESISTANCE | UC | UNDER COUNTER |
| BTWN | BETWEEN | FL | FLOORING | LHR | LEFT HAND REVERSE | R&R | REMOVE & REPLACE | UC | UNDERCUT |
| BUR | BUILT-UP ROOFING | FLUOR | FLUORESCENT | LKR | LOCKER | R&S | ROD & SHELF | UFAS | UNIFORM FEDERAL ACCESSIBILITY STANDARDS |
| C/C | CENTERLINE | FO, FIO | FACE OF | LL | LIVE LOAD | RA | RETURN AIR | UG | UNDERGROUND |
| CHANNEL | CHANNEL | FOC | FACE OF CONCRETE OR CMU | LMS | LIQUID MARKING SURFACE | RAD, R | RADIUS | UL | UNDERWRITERS LABORATORIES |
| C/W | COMPLETE WITH | FOF | FACE OF FINISH | LPT | LOW POINT | RB | RESILIENT BASE, RUBBER BASE | UNF | UNFINISHED |
| CAB | CABINET, CEMENT ASBESTOS BOARD | FOIC | FURNISHED BY OWNER/INSTALLED BY CONTRACTOR | LRH | LIGHT REFLECTIVE HARDNER | RBR | RUBBER | UNO | UNLESS NOTED OTHERWISE |
| CB | CATCH BASIN | FOIO | FURNISHED BY OWNER/INSTALLED BY OWNER | LS | LANDSCAPE | RD | ROOF DRAIN, ROAD | UR | URINAL |
| CBU | CEMENTIOUS BACKER UNITS | FOM | FACE OF MASONRY | LSD | LIQUID SOAP DISPENSER | RD/O | ROOF DRAIN OVERFLOW | UV | ULTRA VIOLET |
| CEM | CEMENT | FOS | FACE OF STUD | LT | LIGHT | REBAR | REINFORCING BAR | V | VENT |
| CER | CERAMIC | FP | FIREPLACE | LTG | LIGHTING | REC | RECESSED | VAR | VARIES |
| CF | CUBIC FEET | FFRF | FIREPROOFING | LVR | LOUVER | RECEP | RECEPTACLE | VAT | VINYL ASBESTOS TILE |
| CFCI | CONTRACTOR FINISHED/CONTRACTOR INSTALLED | FPWH | FREEZE PROOF WALL HYDRANT | LWC | LIGHTWEIGHT CONCRETE | RECIRC | RECIRCULATION | VCT | VINYL COMPOSITION TILE |
| CFM | CUBIC FEET PER MINUTE | FR | FIRE RESISTIVE | MACH | MACHINE | RECT | RECTANGULAR | VENT | VENTILATOR |
| CFT | CONDUCTIVE FLOOR TILE | FR | FIBER REINFORCED CONCRETE | MAS | MASONRY | REF | REFERENCE, REFRIGERATOR | VERT | VERTICAL |
| CG | CORNER GUARD | FRC | FIBER REINFORCED CEMENT BOARD | MAT | MATERIAL | REG | REGISTER | VEST | VESTIBULE |
| CH, CHAN | CHANNEL | FRCB | FIBER REINFORCED CEMENT BOARD | MAX | MAXIMUM | REINF | REINFORCE(D)ING | VG | VERTICAL GRAIN |
| CI | CAST IRON | FRG | FIBER REINFORCED GYPSUM | MB | MACHINE BOLT | REQ | REQUIRED, REQUIREMENT | VIN | VINYL |
| CIP | CAST IN PLACE | FRP | FIBERGLASS REINFORCED PLASTIC | MDF | MEDIUM DENSITY FIBERBOARD | RESIL | RESILIENT | VR | VAPOR RETARDER |
| CJ | CONTROL JOINT | FS | FLOOR SINK | MDO | MEDIUM DENSITY OVERLAY | RET | RETAINING | VTR | VENT THROUGH ROOF |
| CLF | CHAIN LINK FENCE | FT | FOOT, FEET | MECH | MECHANICAL | REV | REVISION | WVC | VINYL WALL COVERING |
| CLG | CEILING | FTG | FOOTING | MEMB | MEMBRANE | RFG | ROOFING | W | WATER, WEST, WIDE, WIDTH, WASH |
| CLK | CAULKING | FURR | FURRING, FURRED | MEZZ | MEZZANINE | RH | RIGHT HAND, RELATIVE HUMIDITY, ROBE HOOK | W/ | WITH |
| CLO | CLOSET | FUT | FUTURE | MFR | MANUFACTURER | RHR | RIGHT HAND REVERSE | WI | WITHIN |
| CLR | CLEARANCE | G | GAS | MH | MANHOLE | RL | RAIN LEADER | W/O | WITHOUT |
| CMU | CONCRETE MASONRY UNIT | GA | GAUGE | MIN | MINIMUM | RM | ROOM | WW | WALL TO WALL |
| CO | CLEAN OUT | GAL | GALLON | MIR | MIRROR | RO | ROUGH OPENING | WB | WALL BASE, WASTE BASKET |
| COL | COLUMN | GALV | GALVANIZED | MISC | MISCELLANEOUS | RR | RAILROAD | WC | WATER CLOSET, WALL COVERING |
| CONC | CONCRETE | GALV STL | GALVANIZED STEEL | MLDG | MOLDING | RS | ROUGH SAWN | WD | WOOD |
| CONN | CONNECTION | GB | GRAB BAR | MO | MASONRY OPENING | RT | RESILIENT TILE | WF | WIDE FLANGE |
| CONST | CONSTRUCTION | GC | GENERAL CONTRACTOR | MOD | MODIFIED | RWL | RAIN WATER LEADER | WG | WIRE GLASS |
| CONT | CONTINUOUS | GD | GARBAGE DISPOSAL | MR | MOISTURE RESISTANT | S | SLOPE, SOUTH | WH | WATER HEATER, WALL HUNG |
| COORD | COORDINATE | GEN | GENERAL | MTD | MOUNTED | S/MSH | SHELF/MOP HOLDER | WIN | WINDOW |
| CORR | CORRIDOR | GFCI | GROUND FAULT CIRCUIT INTERRUPTOR | MUL | MULLION | S/V | STAIN & VARNISH | WM | WIRE MESH |
| CPT | CARPET(ED) | GFR | GLASS FIBER REINFORCED CONCRETE | MW | MICROWAVE OVEN | SAM | SELF ADHERING MEMBRANE | WP | WATER PROOF, WORKING POINT |
| CRS | COURSE(ES) | GFRG | GLASS FIBER REINFORCED GYPSUM | NP | NOT PROVIDED | SAN | SANITARY, SEWER | WR | WEATHER PROOF LOUVER |
| CS | CONCRETE SEALER | GFRP | GLASS FIBER REINFORCED GYPSUM | (N) | NEW | SCD | SOLID CORE | WPL | WASTE RECEPTACLE, WATER REPELLANT, WATER RESISTANT |
| CSW | CASE WORK | GL | GLASS, GLAZING, GLAZED | N | NORTH | SCHED | SEAT COVER DISPENSER | WR/WGB | WATER RESISTANT GWB |
| CT | CERAMIC TILE | GLU-LAM | GLUE-LAMINATED | N/A | NOT APPLICABLE | SCR | SHOWER CURTAIN ROD | WRB | WEATHER RESISTANT BARRIER |
| CTCS | CERAMIC TILE CORNER SHELF | GND | GROUND | N/C | NONCOMBUSTIBLE | SD | SOAP DISPENSER, STORM DRAIN, SMOKE DETECTOR | WS | WOOD SCREW, WATERSTOP, WEATHERSTRIP |
| CTR | COUNTER | GPM | GALLONS PER MINUTE | NAT | NATURAL | SECT | SECTION | WSCOT | WAINSCOT |
| CTSK | COUNTER SINK | GR | GRADE | NFS | NON-FROST SUSCEPTIBLE | SF | SQUARE FOOT/FEET | WT | WEIGHT, WATER TANK |
| CTV | CABLE TELEVISION | GS | GALVANIZED STEEL | NFVA | NET FREE VENT AREA | SFP | SPRAY-ON FIREPROOFING | WWF | WELDED WIRE FABRIC |
| CU | CUBIC | GSP | GROSS SQUARE FOOT(AGE) | NO, # | NUMBER | SG | SAFETY GLAZING | X BRACE | CROSS BRACE |
| CW | COLD WATER | GSL | GYPSSUM SHAFT LINER | NOM | NOMINAL | SH | SINGLE | YD | YARD, YARD DRAIN |
| CWB | CAPILLARY WATER BARRIER | GWB | GYPSUM WALL BOARD | NR | NONRATED | SHT | SHEET | | |
| CY | CUBIC YARD(S) | GYP | GYPSUM | NRC | NOISE REDUCTION COEFFICIENT | SHTG | SHEATHING | | |
| D | DEEP, DEPTH, DRYER | GYP SHTG | GYPSUM SHEATHING | NTS | NET SQUARE FEET | SIM | SIMILAR | | |
| d | PENNY NAILS | H | HIGH | O | OVER | SLR | SEALER | | |
| D FIR | DOUGLAS FIR | HB | HOSE BIB | O/O | OUT TO OUT | SLV | SLEEVE | | |
| DBL | DOUBLE | HBCG | HIGH BUILD GLAZE COATING | OA | OVERALL | SM | SHEET METAL, SHOWER MODULE | | |
| DEMO | DEMOLITION, DEMOLISH | HC | HANDICAP, HOLLOW CORE | OC | ON CENTER | SMH | SHOWER MODULE HANDICAPPED | | |
| DEP | DEPRESSED | HCT | HOLLOW CLAY TILE | OD | OUTSIDE DIMENSION, OVERFLOW DRAIN | SMR | SURFACE METAL RACEWAY | | |
| DEPT | DEPARTMENT | HD | HAND DRYER, HAIR DRYER | OF | OUTSIDE FACE | SND | SANITARY NAPKIN DISPENSER, SANITARY NAPKIN DISPOSAL | | |
| DET, DTL | DETAIL | HDOL | HIGH DENSITY OVERLAID | OFCI | OWNER FURNISHED/CONTRACTOR INSTALLED | SNK | SINK | | |
| DF | DRINKING FOUNTAIN | HDR | HEADER | | | SOG | SLAB ON GRADE | | |
| DI | DUCTILE IRON, DEIONIZED WATER | | | | | SOV | SHUT OFF VALVE | | |
| DIA | DIAMETER | | | | | | | | |
| DIAG | DIAGONAL | | | | | | | | |
| DIM | DIMENSION | | | | | | | | |
| DIM PT | DIMENSION POINT | | | | | | | | |
| DISP | DISPOSAL, DISPENSER | | | | | | | | |
| DL | DEAD LOAD | | | | | | | | |
| DMPF | DAMP/PROOFING | | | | | | | | |
| DN | DOWN | | | | | | | | |

SYMBOLS

| | |
|--|---|
| | PROJECT NORTH (PLAN REFERENCE ONLY - SEE SURVEY FOR TRUE NORTH) |
| | SECTION CUT/ELEVATION NUMBER OR LETTER SHEET DRAWN |
| | SHEET TAKEN |
| | DETAIL NUMBER |
| | SHEET DRAWN |
| | DETAIL NUMBER |
| | SHEET DRAWN |
| | SHEET TAKEN |
| | SHEET ON WHICH INTERIOR ELEVATION IS DRAWN |
| | SHEET ON WHICH ELEVATION IS DRAWN |
| | DOOR TYPE |
| | FRAME TYPE |
| | WALL TYPE |
| | DEMO FLAG NOTE |
| | WORK FLAG NOTE |
| | GRID LINE |
| | INDICATES FRONT OF THE BUILDING |
| | DOOR NUMBER |
| | ROOM IDENTIFICATION NUMBER |
| | STAIR OR SLOPE DIRECTION |
| | CHAIN LINK FENCE |
| | ELEVATION INDICATOR |
| | 1 HR SEPARATION |
| | FLOOR MATERIAL INDICATOR |

REFER TO INDIVIDUAL DISCIPLINE SHEETS FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS

DIMENSIONS ARE FACE OF STUD, FACE OF STRUCTURE, OR CENTER OF STEEL, UNO



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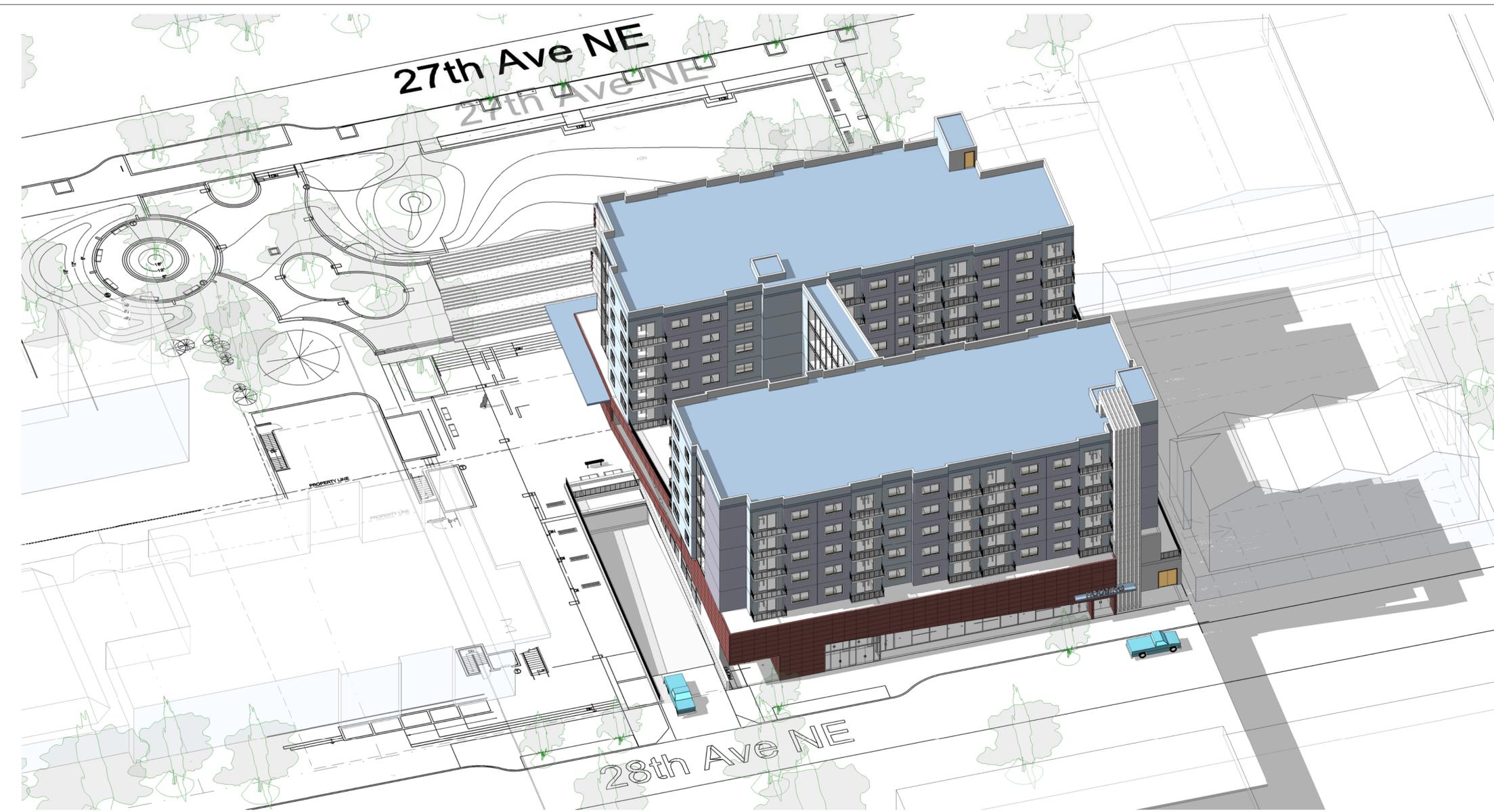
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| MASS AREA SCHEDULE % | | | |
|----------------------|-----------|---------|------|
| Level | Area | Usage | % |
| Level 1 | 23795 SF | PUBLIC | 18% |
| Level 2 | 16398 SF | PUBLIC | 12% |
| Level 3 | 23680 SF | HOUSING | 18% |
| Level 4 | 16888 SF | HOUSING | 13% |
| Level 5 | 16888 SF | HOUSING | 13% |
| Level 6 | 16888 SF | HOUSING | 13% |
| Level 7 | 16888 SF | HOUSING | 13% |
| TOTAL: 7 | 131427 SF | | 100% |

Floor Area Ratio (FAR): 5.5



① 3D MASSING VIEW

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② 28th Ave NE Elevation
1" = 20'-0"



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SITE PLAN

Designed by: GEA, GO

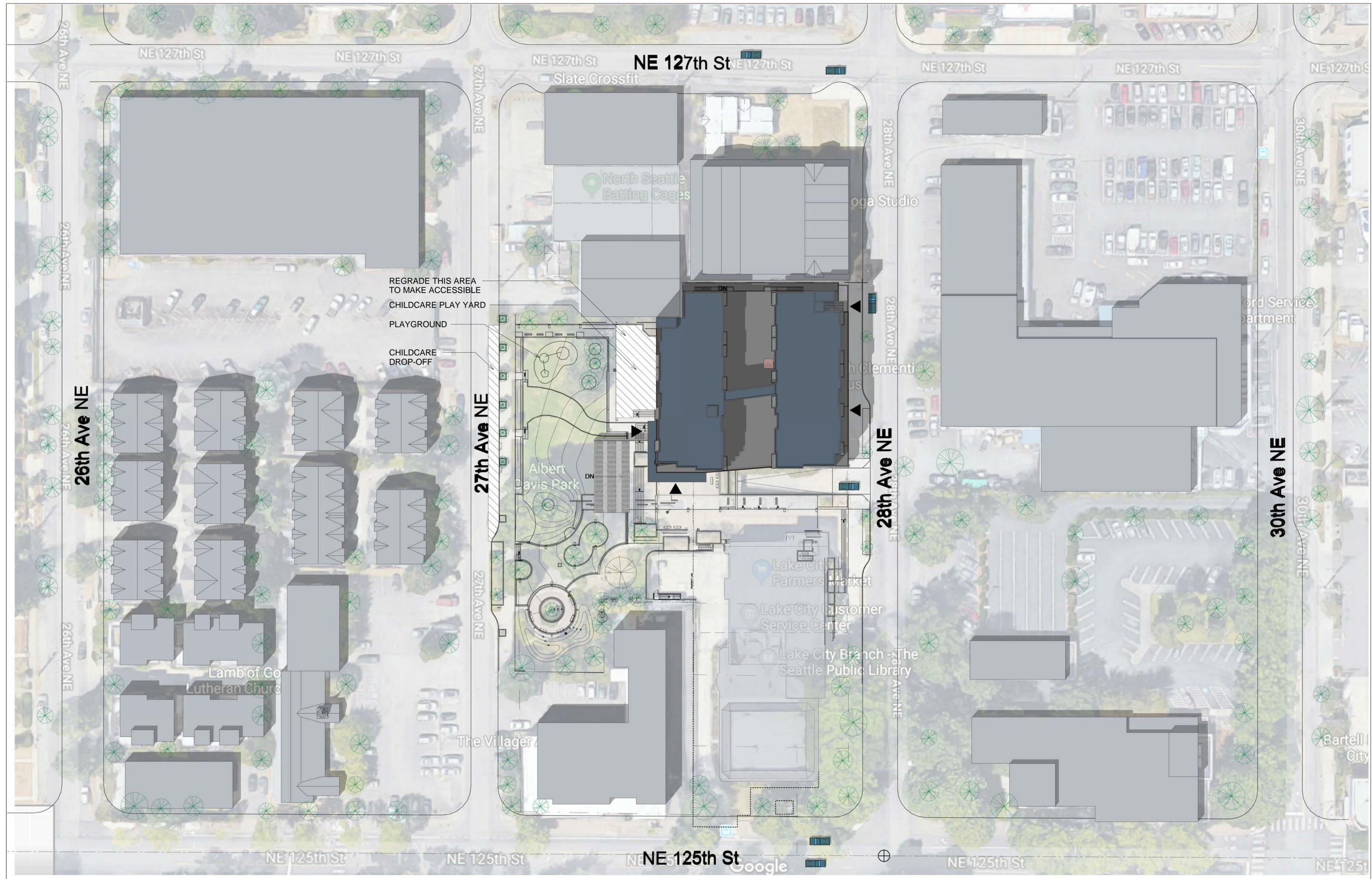
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SD1.1

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



1 SITE MAP
1" = 40'-0"



10/29/2018 3:20:38 PM



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

Project Title:
CITY LAKE COMMUNITY CENTER & HOUSING
12531 28th Avenue NE,
Seattle, WA 98125

Client:
SEATTLE PARKS AND RECREATION

Job Number:
18-016

Issue Set and Date:
**SCHEMATIC DESIGN
OCTOBER 18 2018**

NOT FOR CONSTRUCTION

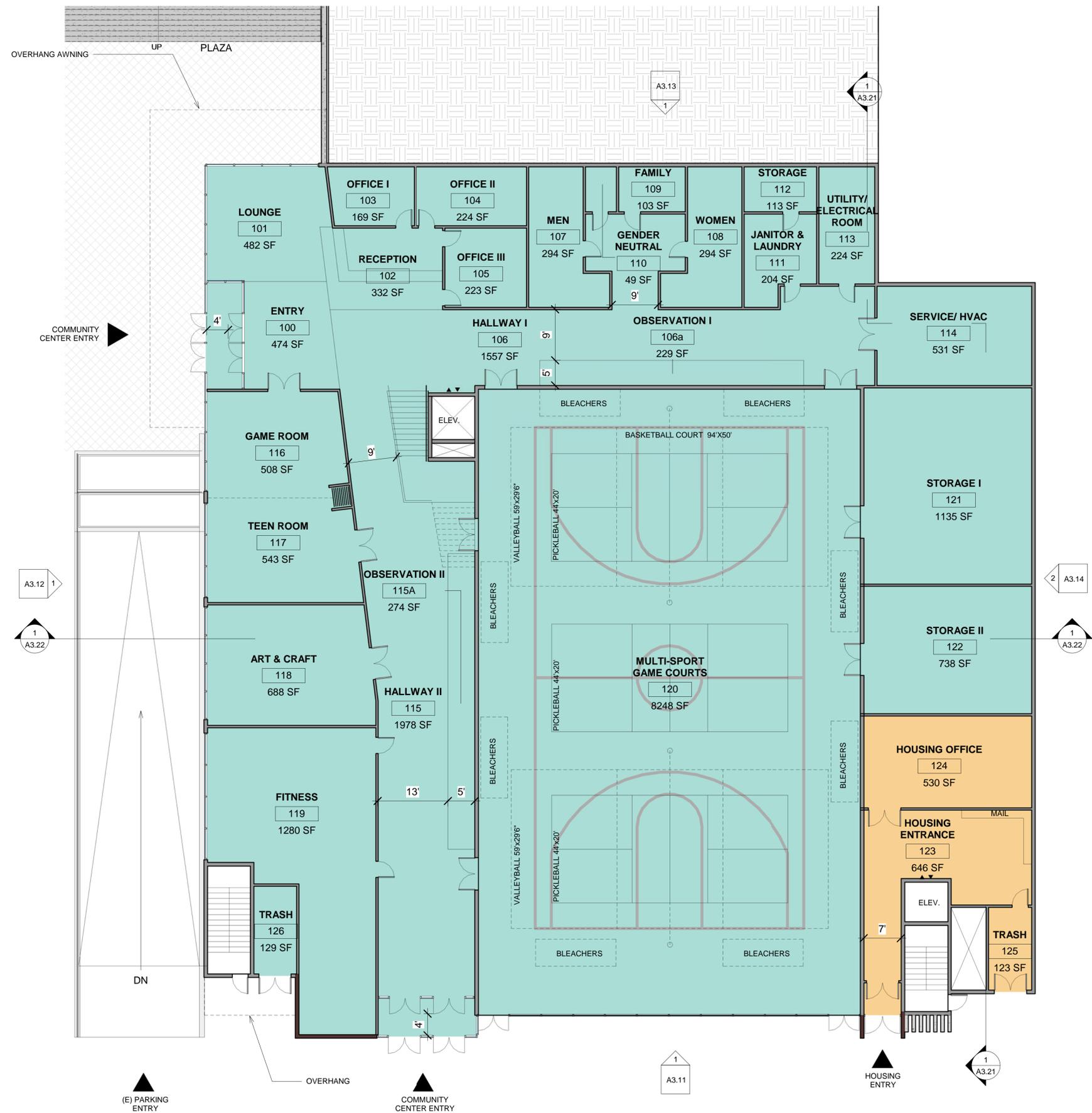
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COLOR SCHEME
Public Space
Housing Space

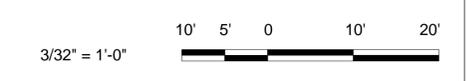
| 1ST FLOOR - PUBLIC SPACE | | |
|--------------------------|--------------------------|----------|
| 100 | ENTRY | 474 SF |
| 101 | LOUNGE | 482 SF |
| 102 | RECEPTION | 332 SF |
| 103 | OFFICE I | 169 SF |
| 104 | OFFICE II | 224 SF |
| 105 | OFFICE III | 223 SF |
| 106 | HALLWAY I | 1557 SF |
| 106a | OBSERVATION I | 229 SF |
| 107 | MEN | 294 SF |
| 108 | WOMEN | 294 SF |
| 109 | FAMILY | 103 SF |
| 110 | GENDER NEUTRAL | 49 SF |
| 111 | JANITOR & LAUNDRY | 204 SF |
| 112 | STORAGE | 113 SF |
| 113 | UTILITY/ ELECTRICAL ROOM | 224 SF |
| 114 | SERVICE/ HVAC | 531 SF |
| 115 | HALLWAY II | 1978 SF |
| 115A | OBSERVATION II | 274 SF |
| 116 | GAME ROOM | 508 SF |
| 117 | TEEN ROOM | 543 SF |
| 118 | ART & CRAFT | 688 SF |
| 119 | FITNESS | 1280 SF |
| 120 | MULTI-SPORT GAME COURTS | 8248 SF |
| 121 | STORAGE I | 1135 SF |
| 122 | STORAGE II | 738 SF |
| 126 | TRASH | 129 SF |
| TOTAL PUBLIC AREA | | 21023 SF |

| 1ST FLOOR - HOUSING SPACE | | |
|---------------------------|------------------|---------|
| 123 | HOUSING ENTRANCE | 646 SF |
| 124 | HOUSING OFFICE | 530 SF |
| 125 | TRASH | 123 SF |
| TOTAL HOUSING AREA | | 1298 SF |

1ST FLOOR GROSS AREA 23795 SF



1 COMMUNITY CENTER - FIRST FLOOR
3/32" = 1'-0"



- 4
- 3
- 2
- 1

Revisions:

Sheet Title:
1ST FLOOR - COMMUNITY CENTER

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A1.11

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

10/29/2018 3:21:15 PM

COLOR SCHEME

- Public Space
- Day Care
- Housing Space

| 2ND FLOOR - PUBLIC SPACE | | |
|--------------------------|-------------------|---------|
| 201 | MEZZANINE HALLWAY | 2165 SF |
| 201a | OBSERVATION | 226 SF |
| 202 | MULTI - PURPOSE | 1642 SF |
| 203 | MEETING ROOM | 959 SF |
| 204 | KITCHEN | 988 SF |
| 215 | MEN | 201 SF |
| 216 | WOMEN | 171 SF |
| 217 | UNIVERSAL | 127 SF |
| TOTAL PUBLIC AREA | | 6478 SF |

| 2ND FLOOR - CHILD CARE | | |
|------------------------|-----------|---------|
| 205 | HALL | 756 SF |
| 206 | OFFICE | 276 SF |
| 207 | CHILDCARE | 709 SF |
| 207a | BOYS | 41 SF |
| 207b | GIRLS | 42 SF |
| 208 | PRESCHOOL | 708 SF |
| 208a | BOYS | 38 SF |
| 208b | GIRLS | 40 SF |
| 209 | PRESCHOOL | 705 SF |
| 209a | BOYS | 42 SF |
| 209b | GIRLS | 45 SF |
| 209c | STORAGE | 42 SF |
| TOTAL DAY CARE AREA | | 3443 SF |

| 2ND FLOOR - HOUSING SPACE | | |
|---------------------------|------------------|---------|
| 210 | HALLWAY | 1343 SF |
| 211 | LAUNDRY | 246 SF |
| 212 | 5'x10' STORAGES | 500 SF |
| 213 | UTILITY/ STORAGE | 271 SF |
| 214 | 5'x5' STORAGES | 400 SF |
| TOTAL HOUSING AREA | | 2760 SF |

2ND FLOOR GROSS AREA 16398 SF

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1 COMMUNITY CENTER - SECOND FLOOR
3/32" = 1'-0"



- 4
- 3
- 2
- 1

Revisions:

Sheet Title:
2ND FLOOR - COMM. CENTR, CHILD CARE, HOUSING

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A1.12

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

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COLOR ROOM SCHEME

- STUDIO
- 1 BDROOM
- 2 BDROOM
- 3 BDROOM
- WEST HALLWAY
- EAST HALLWAY
- BRIDGE
- NORTH COURTYARD
- SOUTH COURTYARD
- Calculating...

| 3RD FLOOR - HOUSING SPACE | | |
|---------------------------|--------------|-----------------|
| 301 | WEST HALLWAY | 2032 SF |
| 302 | EAST HALLWAY | 1792 SF |
| 303 | BRIDGE | 336 SF |
| 304 | STUDIO | 318 SF |
| 305 | 1 BDROOM | 457 SF |
| 306 | 2 BDROOM | 690 SF |
| 307 | 2 BDROOM | 690 SF |
| 308 | 3 BDROOM | 910 SF |
| 309 | 1 BDROOM | 457 SF |
| 310 | STUDIO | 318 SF |
| 311 | 1 BDROOM | 457 SF |
| 312 | 1 BDROOM | 457 SF |
| 313 | 3 BDROOM | 910 SF |
| 314 | STUDIO | 318 SF |
| 315 | STUDIO | 318 SF |
| 316 | 1 BDROOM | 457 SF |
| 317 | STUDIO | 318 SF |
| 318 | 1 BDROOM | 457 SF |
| 319 | 1 BDROOM | 457 SF |
| 320 | 1 BDROOM | 457 SF |
| 321 | 2 BDROOM | 690 SF |
| 322 | 1 BDROOM | 457 SF |
| 323 | 1 BDROOM | 454 SF |
| TOTAL HOUSING AREA | | 14208 SF |

| 3RD FLOOR - COURTYARD SPACE | | |
|-----------------------------|-----------------|----------------|
| 324 | SOUTH COURTYARD | 2491 SF |
| 325 | NORTH COURTYARD | 3193 SF |
| TOTAL COURTYARD AREA | | 5685 SF |

3RD FLOOR GROSS AREA 23680 SF



① 3RD HOUSING FLOOR
3/32" = 1'-0"

3/32" = 1'-0"
10'
5'
0
10'
20'

Revisions:

Sheet Title:
**3RD FLOOR - HOUSING,
COURTYARDS**

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A1.13

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

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COLOR ROOM SCHEME

- STUDIO
- 1 BDROOM
- 2 BDROOM
- 3 BDROOM
- WEST HALLWAY
- EAST HALLWAY
- BRIDGE
- Calculating...

| 4TH FLOOR - HOUSING SPACE | | |
|---------------------------|--------------|-----------------|
| 401 | WEST HALLWAY | 2032 SF |
| 402 | EAST HALLWAY | 1792 SF |
| 403 | BRIDGE | 336 SF |
| 404 | STUDIO | 318 SF |
| 405 | 1 BDROOM | 457 SF |
| 406 | 2 BDROOM | 690 SF |
| 407 | 2 BDROOM | 690 SF |
| 408 | 3 BDROOM | 910 SF |
| 409 | 1 BDROOM | 457 SF |
| 410 | STUDIO | 318 SF |
| 411 | 1 BDROOM | 457 SF |
| 412 | 1 BDROOM | 457 SF |
| 413 | 3 BDROOM | 910 SF |
| 414 | STUDIO | 318 SF |
| 415 | STUDIO | 318 SF |
| 416 | 1 BDROOM | 457 SF |
| 417 | STUDIO | 318 SF |
| 418 | 1 BDROOM | 457 SF |
| 419 | 1 BDROOM | 457 SF |
| 420 | 1 BDROOM | 457 SF |
| 421 | 2 BDROOM | 690 SF |
| 422 | 1 BDROOM | 457 SF |
| 423 | 1 BDROOM | 454 SF |
| TOTAL HOUSING AREA | | 14208 SF |

4TH FLOOR GROSS AREA 16888 SF

① 4TH- 7TH TYPICAL FLOOR PLAN
3/32" = 1'-0"



Revisions:

Sheet Title:
**4TH - 7TH FLOORS -
HOUSING**

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A1.14

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

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- 4
- 3
- 2
- 1

Revisions:

Sheet Title:
GARAGE FLOOR PARKING -1

Designed by: GEA, GO
Drawn by: GO
Checked by: GEA

Sheet Number:

A1.21

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

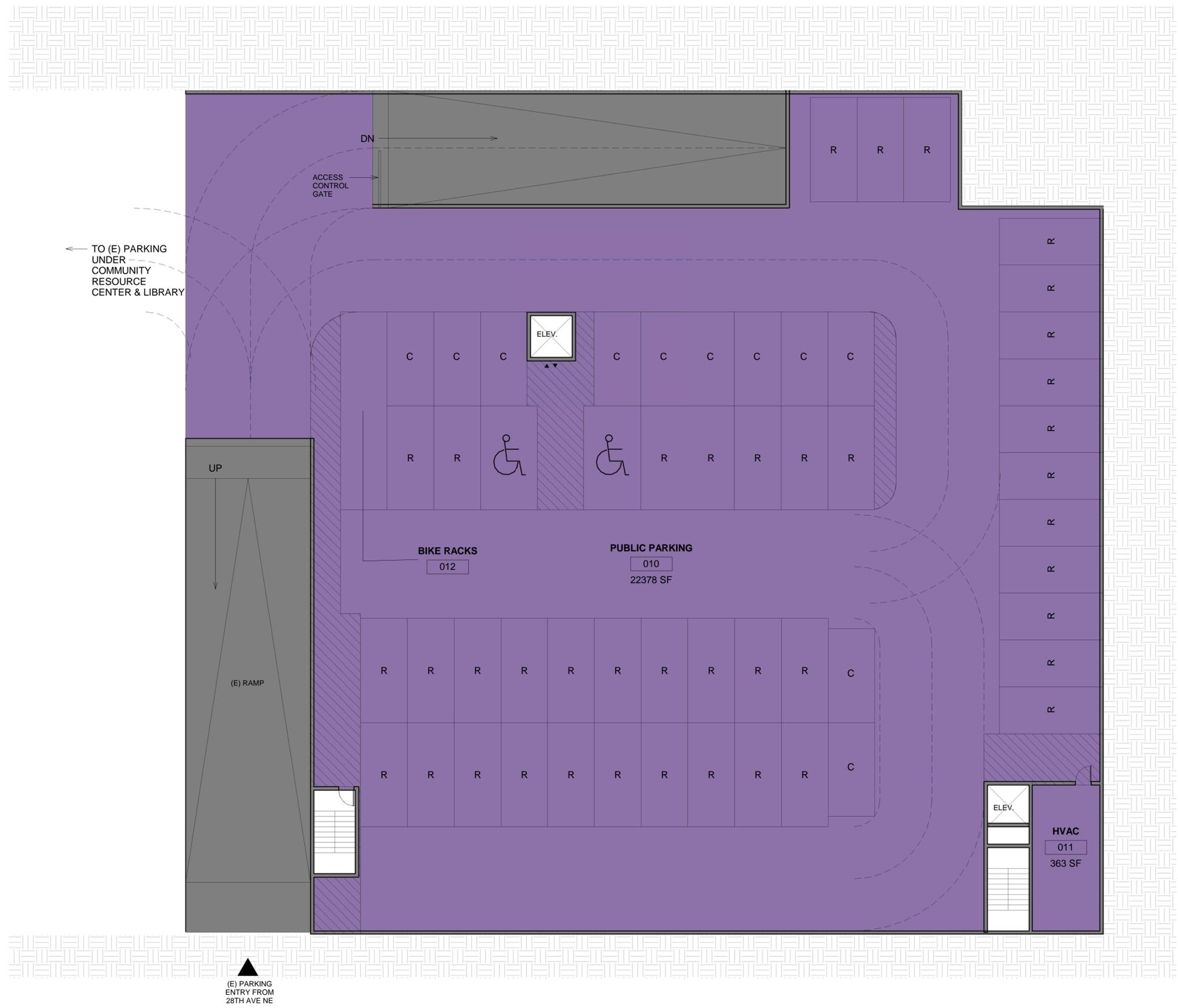
PARKING REQUIREMENTS:
COMMUNITY CENTER PARKING STALLS - 48;
COMMUNITY CENTER BIKE RACKS - 26

PUBLIC PARKING STALLS: 54
(R) REGULAR 20'x9' = 41
(C) COMPACT 18'x9' = 11
ADA STALL 20'x11' = 2

COLOR SCHEME
Public Garage

| GARAGE FLOOR - PARKING -1 | | |
|---------------------------|----------------|----------|
| 010 | PUBLIC PARKING | 22378 SF |
| 011 | HVAC | 363 SF |
| 012 | BIKE RACKS | 342 SF |
| TOTAL PUBLIC GARAGE AREA | | 23082 SF |

GARAGE LEVEL 1 GROSS AREA 25349 SF



TO (E) PARKING UNDER COMMUNITY RESOURCE CENTER & LIBRARY

(E) PARKING ENTRY FROM 28TH AVE NE

1 GARAGE FLOOR PARKING -1
3/32" = 1'-0"



3/32" = 1'-0"



10/29/2018 3:23:12 PM



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Tacoma, WA 98402
253-572-4903

Project Title:
CITY LAKE COMMUNITY CENTER & HOUSING
12531 28th Avenue NE,
Seattle, WA 98125

Client:
SEATTLE PARKS AND RECREATION

Job Number:
18-016

Issue Set and Date:
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- 4
- 3
- 2
- 1

Revisions:

Sheet Title:
GARAGE FLOOR PARKING -2

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A1.22

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

PARKING REQUIREMENTS:
HOUSING PARKING STALLS - 40 MAX;
DAYCARE STAFF PARKING STALLS - 8;
HOUSING BIKE RACKS - 100;
DAYCARE STAFF BIKE RACK - 1.

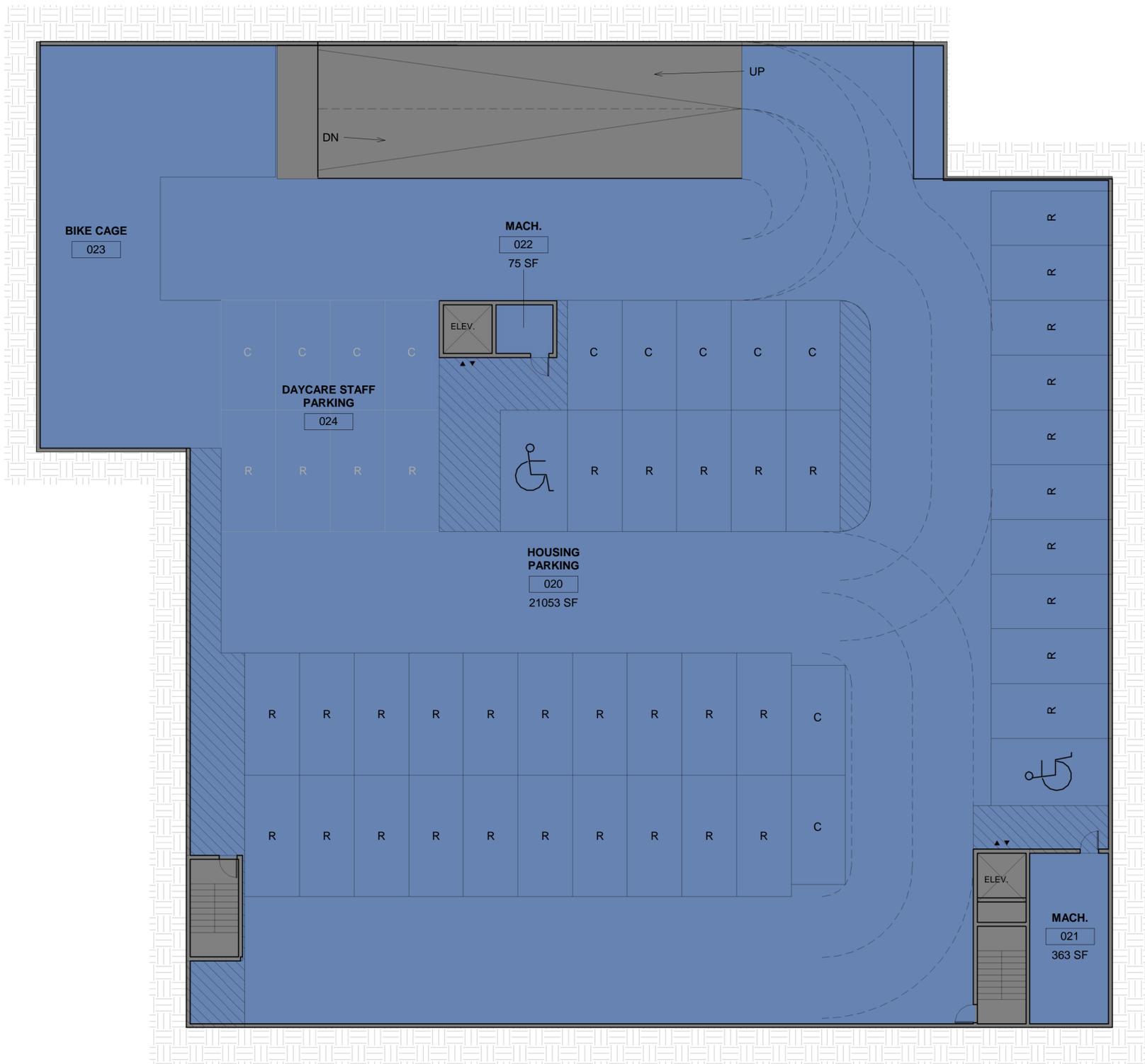
HOUSING PARKING STALLS: 44
(R) REGULAR 20'x9' = 35
(C) COMPACT 18'x9' = 7
ADA STALL 20'x11' = 2

DAYCARE STAFF PARKING STALLS: 8
(R) REGULAR 20'x9' = 4
(C) COMPACT 18'x9' = 4

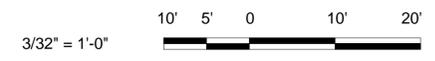
COLOR SCHEME
Housing Garage

| GARAGE FLOOR - PARKING -2 | | |
|----------------------------------|-----------------------|-----------------|
| 020 | HOUSING PARKING | 21053 SF |
| 021 | MACH. | 363 SF |
| 022 | MACH. | 75 SF |
| 023 | BIKE CAGE | 1959 SF |
| 024 | DAYCARE STAFF PARKING | 1368 SF |
| TOTAL HOUSING GARAGE AREA | | 24817 SF |

GARAGE LEVEL 2 GROSS AREA 25349 SF



1 GARAGE FLOOR PARKING -2
3/32" = 1'-0"



10/29/2018 3:24:08 PM



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253-572-4903

Project Title:
CITY LAKE COMMUNITY
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12531 28th Avenue NE,
Seattle, WA 98125

Client:
SEATTLE PARKS AND
RECREATION

Job Number:
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- 4 _____
- 3 _____
- 2 _____
- 1 _____

Revisions:

Sheet Title:
ROOF PLAN

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A1.31

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



1 ROOF PLAN
3/32" = 1'-0"



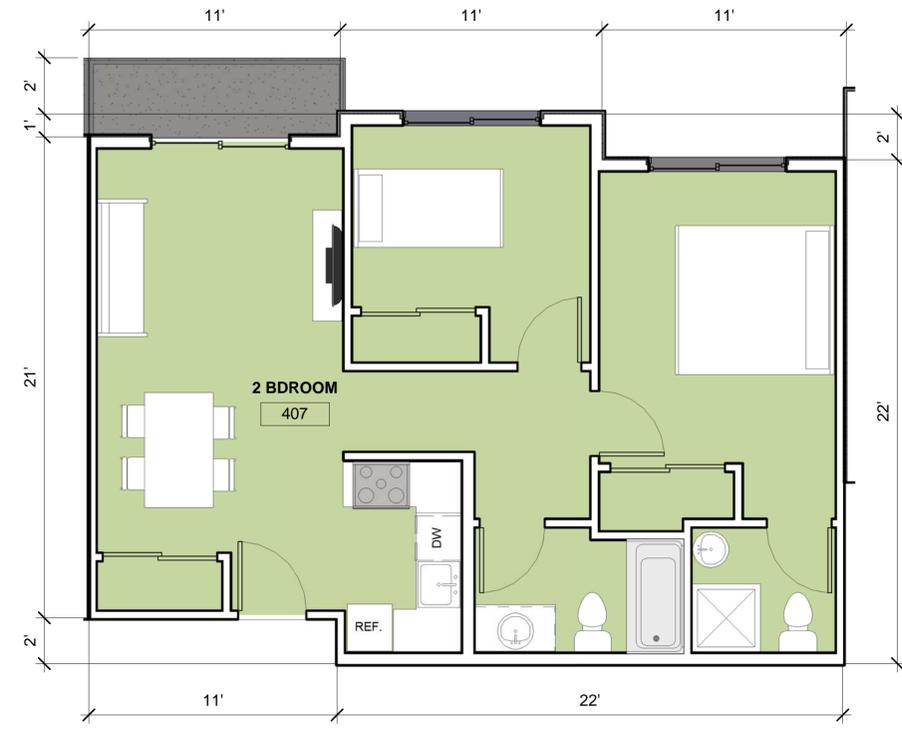
3/32" = 1'-0"



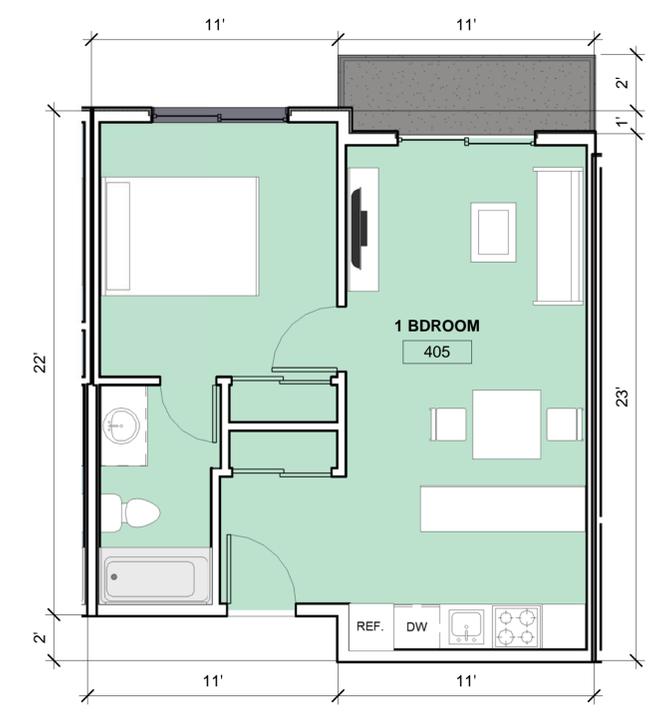
10/29/2018 3:24:18 PM



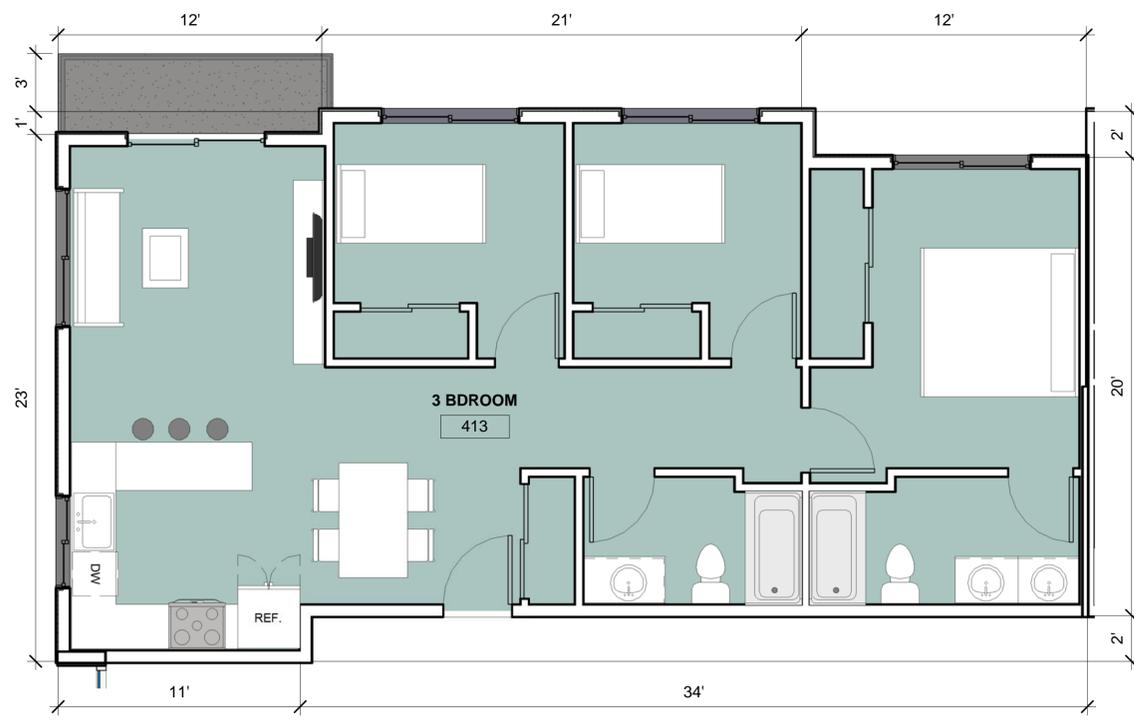
① ENLARGED - STUDIO
1/4" = 1'-0"



③ ENLARGED - 2 BEDROOM
1/4" = 1'-0"



② ENLARGED - 1 BEDROOM
1/4" = 1'-0"



④ ENLARGED - 3 BEDROOM
1/4" = 1'-0"

STUDIO = 25 UNITS (25%)
1 BEDROOM = 50 UNITS (50%)
2 BEDROOM = 15 UNITS (15%)
3 BEDROOM = 10 UNITS (10%)
TOTAL: 100 UNITS (100%)

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- ④
- ③
- ②
- ①

Revisions:

Sheet Title:
ENLARGED UNIT PLANS

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A2.11



SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

10/29/2018 4:04:55 PM



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Tacoma, WA 98402
253-572-4903

Project Title:
**CITY LAKE COMMUNITY
CENTER & HOUSING**
12531 28th Avenue NE,
Seattle, WA 98125

Client:
**SEATTLE PARKS AND
RECREATION**

Job Number:
18-016

Issue Set and Date:
**SCHEMATIC DESIGN
OCTOBER 18 2018**

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- 4
- 3
- 2
- 1

Revisions:

Sheet Title:
EAST ELEVATION

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A3.11

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



① EAST ELEVATION
1/8" = 1'-0"



10/29/2018 3:27:47 PM



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Tacoma, WA 98402
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Project Title:
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CENTER & HOUSING**
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- 4
 - 3
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- Revisions:

Sheet Title:
SOUTH ELEVATION

Designed by: GEA, GO
Drawn by: GO
Checked by: GEA

Sheet Number:
A3.12

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



① SOUTH ELEVATION
1/8" = 1'-0"



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- 4
- 3
- 2
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Revisions:

Sheet Title:
WEST ELEVATION

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A3.13

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



① WEST ELEVATION
1/8" = 1'-0"



10/29/2018 3:34:07 PM



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Tacoma, WA 98402
253-572-4903

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- 4
- 3
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Revisions:

Sheet Title:
NORTH ELEVATION

Designed by: GEA, GO

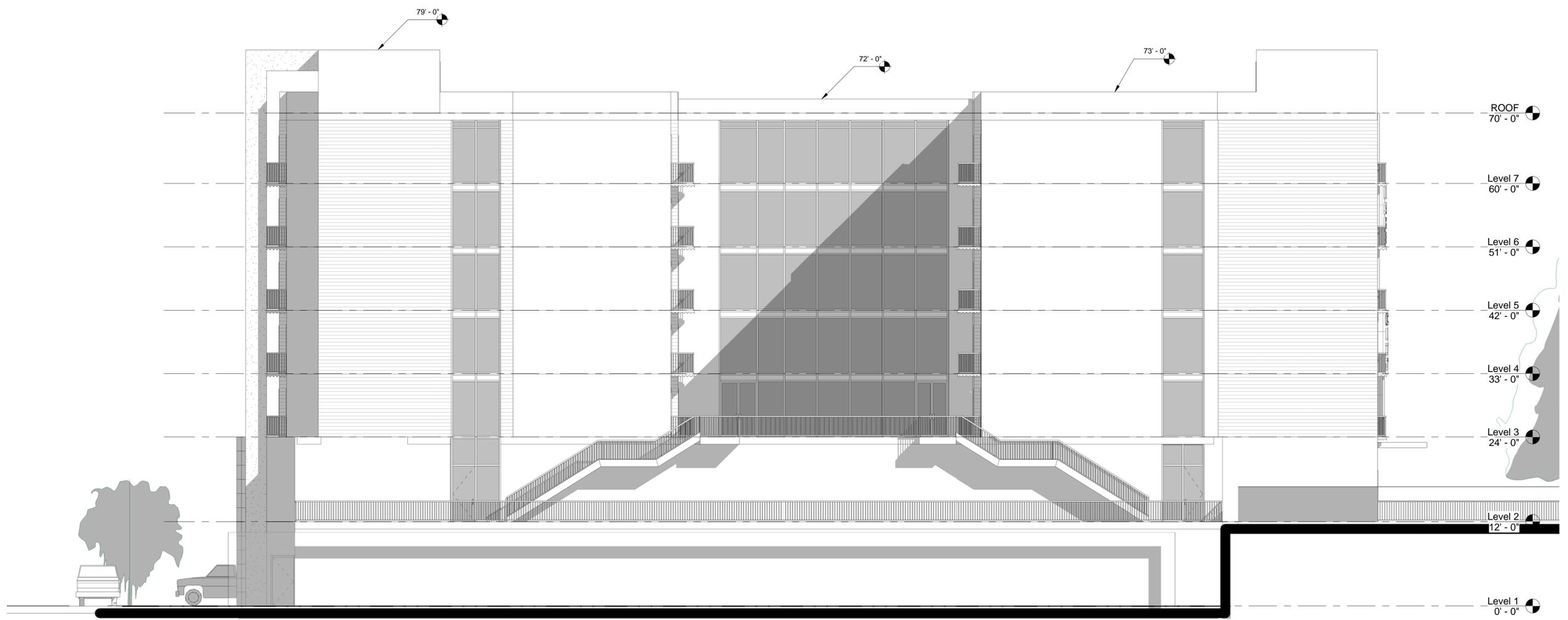
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Checked by: GEA

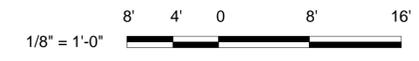
Sheet Number:

A3.14

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

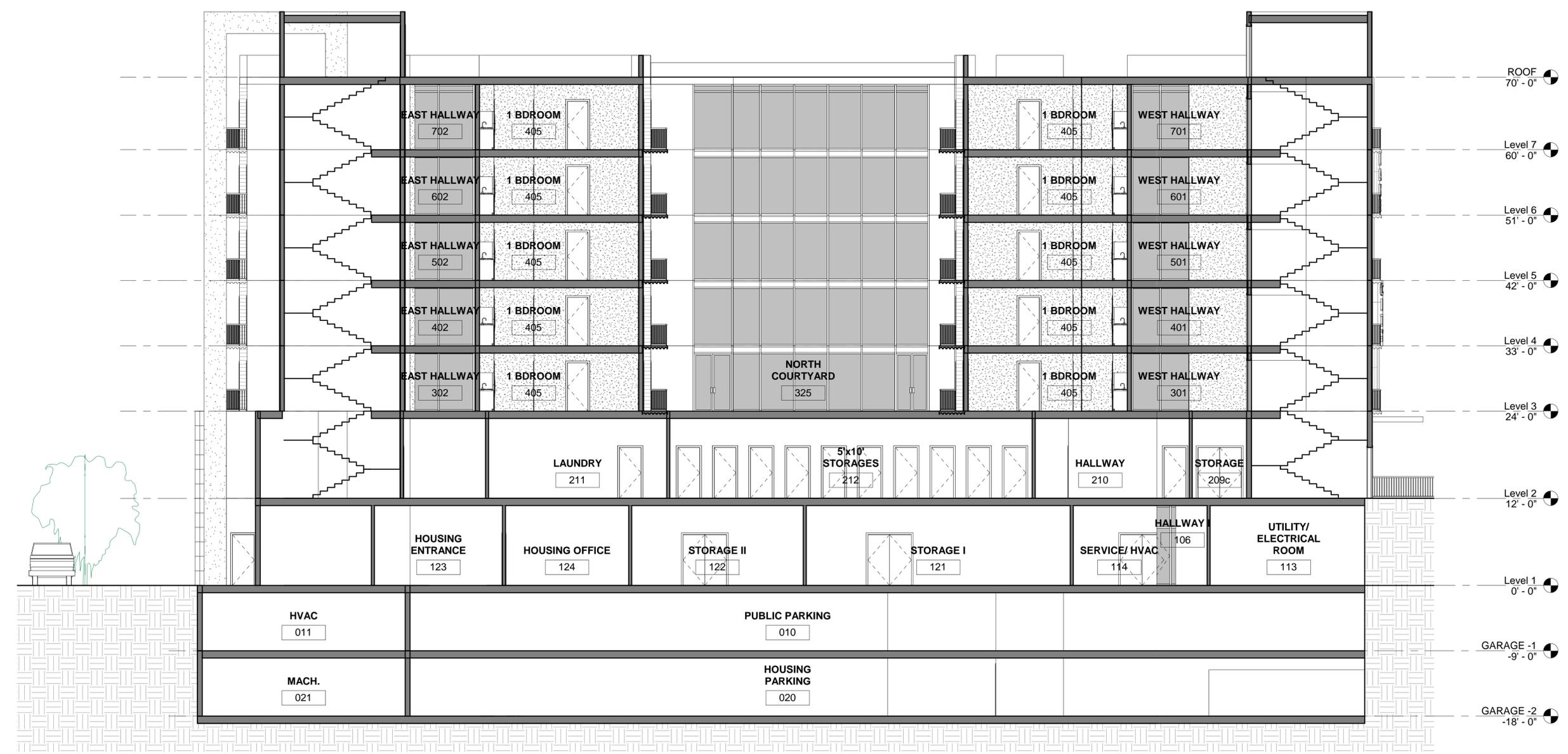


② NORTH ELEVATION
1/8" = 1'-0"



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1 Section 1
1/8" = 1'-0"



Revisions:

Sheet Title:
BUILDING SECTION 1

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A3.21

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

10/29/2018 3:34:41 PM



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Tacoma, WA 98402
253-572-4903

Project Title:
CITY LAKE COMMUNITY CENTER & HOUSING
12531 28th Avenue NE,
Seattle, WA 98125

Client:
SEATTLE PARKS AND RECREATION

Job Number:
18-016

Issue Set and Date:
**SCHEMATIC DESIGN
OCTOBER 18 2018**

NOT FOR CONSTRUCTION

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- 4
 - 3
 - 2
 - 1
- Revisions:

Sheet Title:
BUILDING SECTION 2

Designed by: GEA, GO

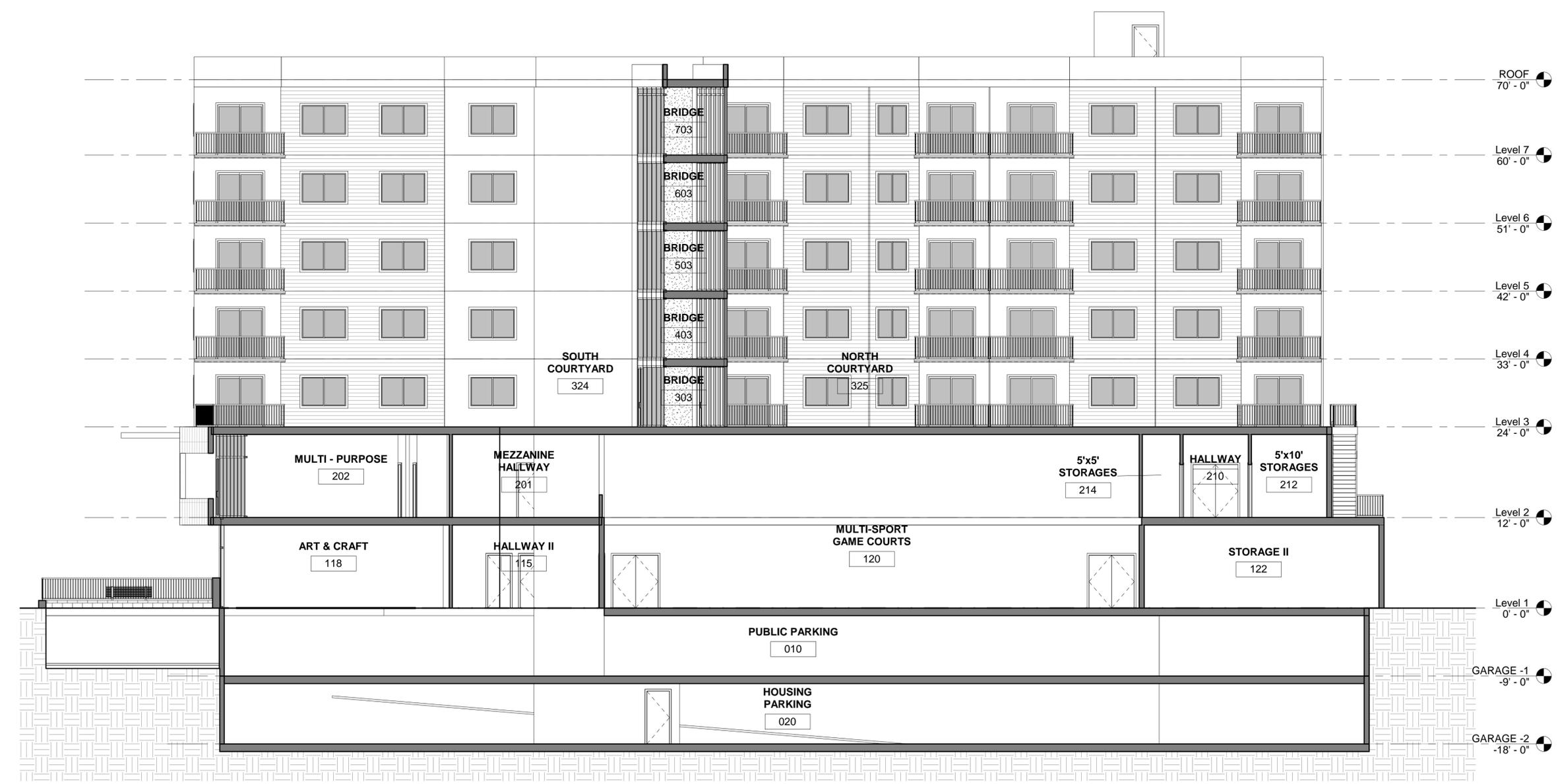
Drawn by: GO

Checked by: GEA

Sheet Number:

A3.22

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



Section 2
1/8" = 1'-0"



10/29/2018 4:05:56 PM



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

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CITY LAKE COMMUNITY
CENTER & HOUSING
12531 28th Avenue NE,
Seattle, WA 98125

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② 28TH AVE PERSPECTIVE VIEW



① PLAZA PERSPECTIVE VIEW

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- ②
- ①

Revisions:

Sheet Title:
PERSPECTIVE VIEWS

Designed by: GEA, GO

Drawn by: GO

Checked by: GEA

Sheet Number:

A7.11

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

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- ④ _____
- ③ _____
- ② _____
- ① _____

Revisions:

Sheet Title:
**SUN STUDY AT
SUMMER TIME (21TH
JUNE)**

Designed by: GEA, GO

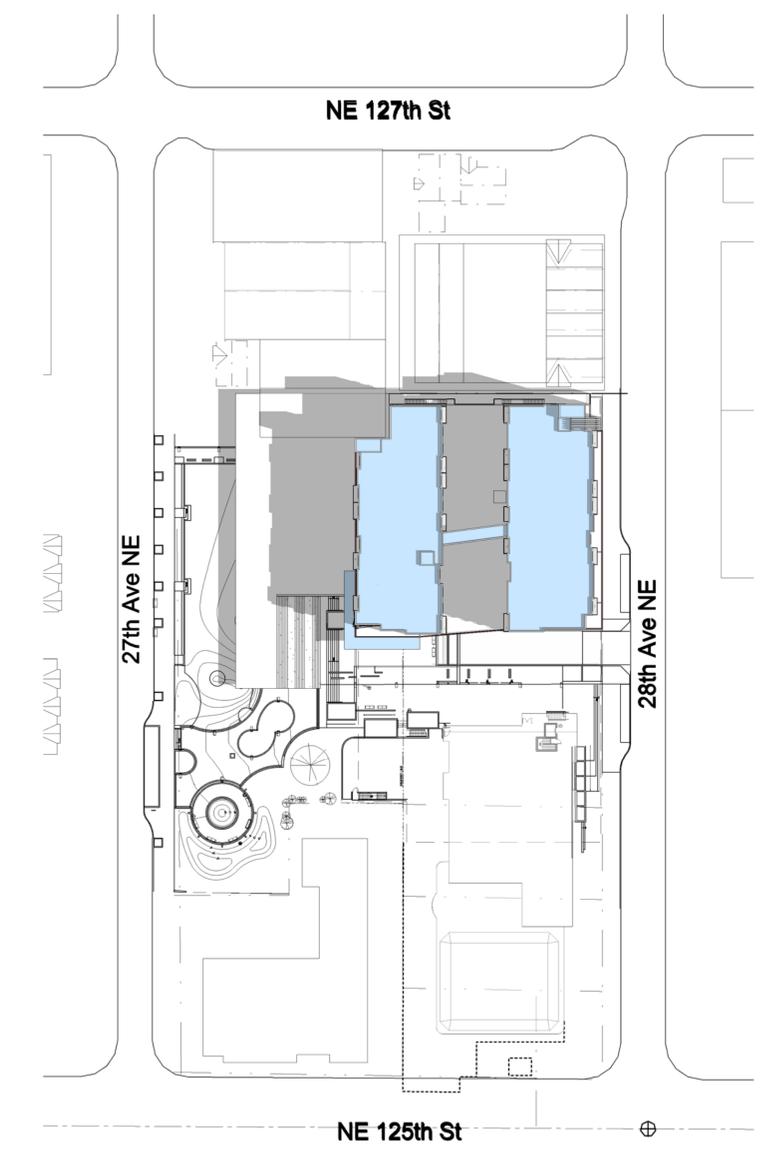
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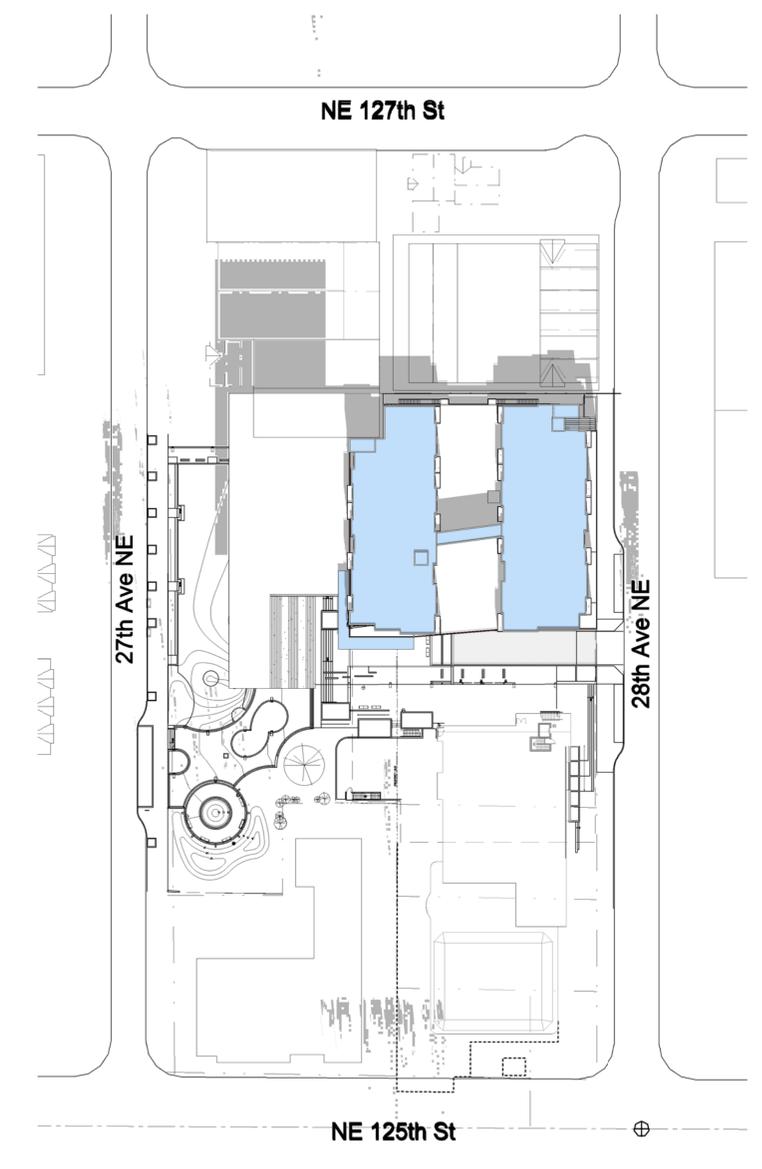
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A7.21

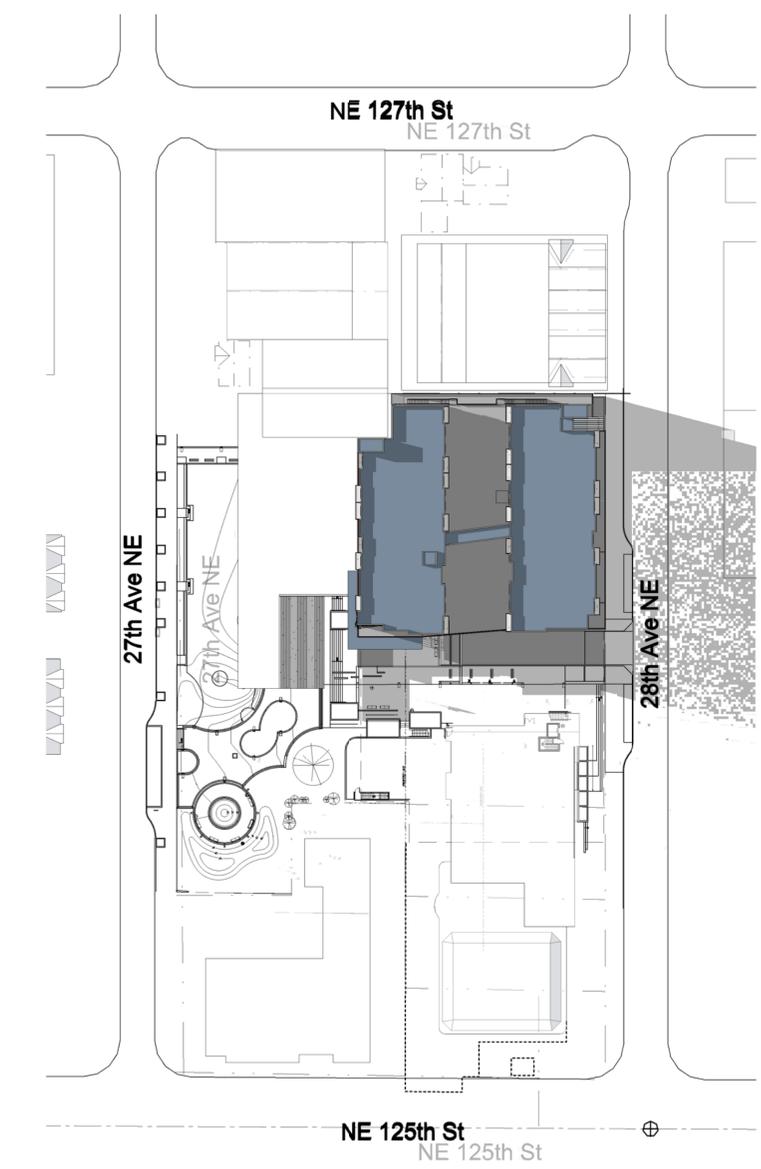
SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



① SUMMER MORNING - 9 AM



② SUMMER NOON - 12 PM



③ SUMMER EVENING - 6 PM

10/29/2018 3:37:13 PM

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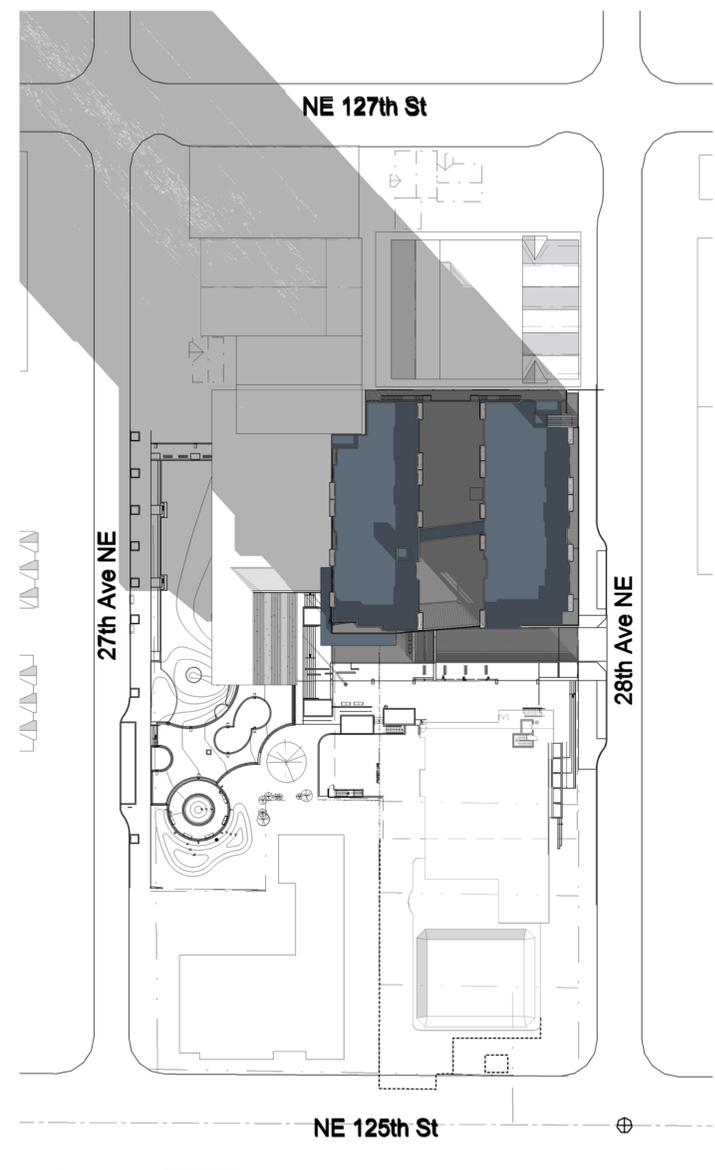
Revisions:

Sheet Title:
**SUN STUDY AT WINTER
TIME (21TH
DECEMBER)**

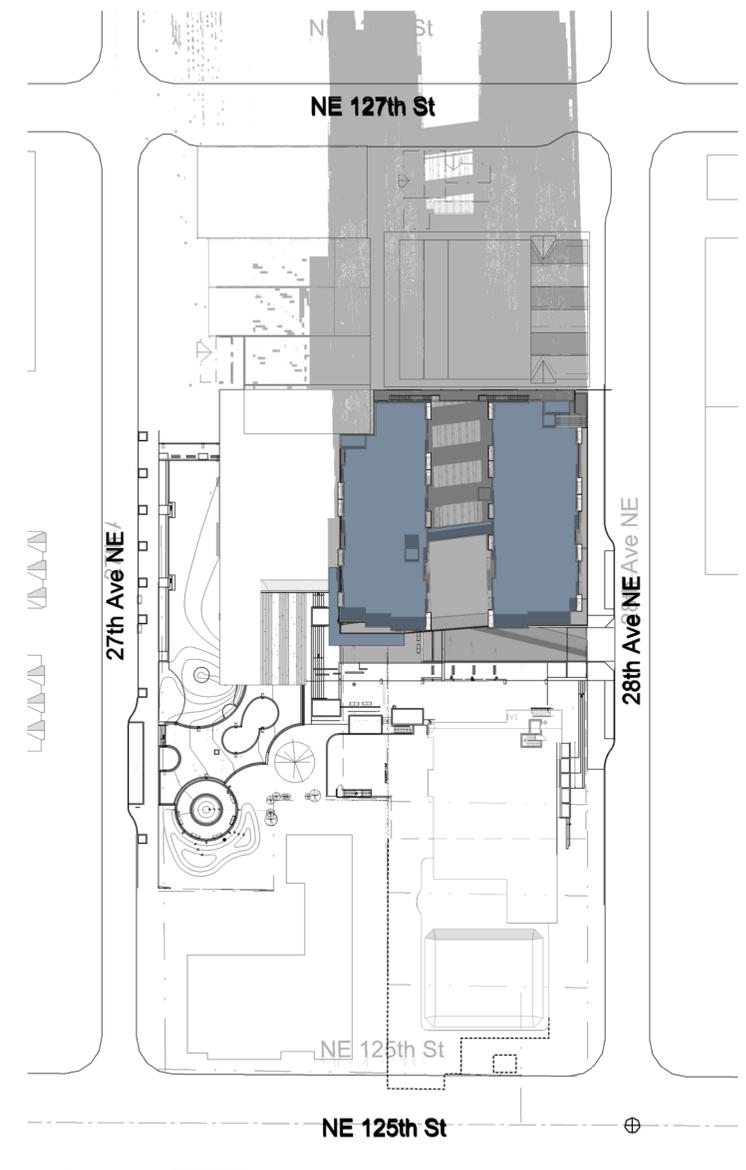
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Drawn by: GO
Checked by: GEA

Sheet Number:
A7.22

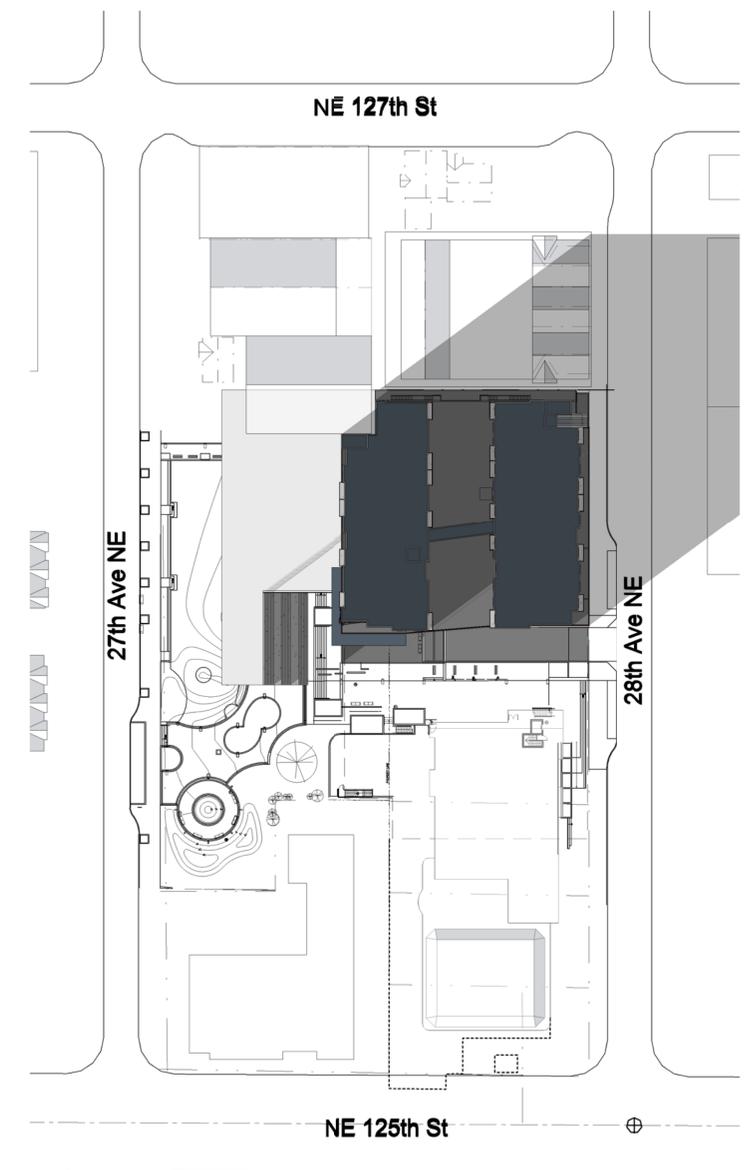
SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



① WINTER MORNING - 9 AM



② WINTER NOON - 12 PM



③ WINTER EVENING - 6 PM