

# PROJECT TEAM ABBREVIATIONS

**OWNER/ TENANT**  
 SKAGIT COUNTY  
 1800 CONTINENTAL PL.  
 MOUNT VERNON, WA 98273  
 PHONE: [360] 416-1179  
 EMAIL: kharson@co.skagit.wa.us  
 CONTACT: KEN HANSEN

**ARCHITECT**  
 CARLETTI ARCHITECTS, P.S.  
 116 E FIR STREET, SUITE A  
 MOUNT VERNON, WA 98273  
 PHONE: [360] 424-0394  
 FAX: [360] 424-5726  
 EMAIL: peter@carlettiarchitects.com  
 CONTACT: PETER CARLETTI

**MECHANICAL/ PLUMBING**  
 JTK ENGINEERING  
 380 PEASE ROAD  
 BURLINGTON, WA 98233  
 PHONE: [360] 245-7262  
 EMAIL: tamasa@jtkeng.com  
 CONTACT: TAMAS BENCSIK, PE

**ELECTRICAL**  
 K ENGINEERS, INC.  
 208 3RD STREET, SUITE 4A  
 LYNDEN, WA 98264  
 PHONE: [360] 354-4757 X200  
 EMAIL: billdiephuis@kengineers.com  
 CONTACT: BILL DIEPHUIS, PE

**CONTRACTOR**  
 T.B.D.  
 - WA  
 PHONE: [XXX] XXX-XXXX  
 FAX: [XXX] XXX-XXXX  
 EMAIL: XXX@XXX.com  
 CONTACT: -

ABV	ABOVE	JNT	JOINT
AFF	ABOVE FINISH FLOOR		
AC TILE	ACOUSTICAL TILE	LVL	LEVEL
ACP	ACOUSTICAL CEILING PANEL	L	LONG LINE
ACT	ACTUAL	LAV	LAVATORY
AL	ALUMINUM	LIN	LINOLEUM
ARCH	ARCHITECTURAL	LT	LIGHT
A TILE	ASPHALT TILE		
AVG	AVERAGE	MAR	MARBLE
		MO	MASONRY OPENING
BFF	BOTTOM FINISH FLOOR	MFR	MANUFACTURE
BLKG	BLOCKING	MATL	MATERIAL
BR	BRICK	MAX	MAXIMUM
BOS	BOTTOM OF STRUCTURE	MECH	MECHANICAL
		MTL	METAL
		MIN	MINIMUM
		MUL	MULLION
CPT	CARPET		
CLG	CEILING		
CEM	CEMENT	NAT	NATURAL
CL	CENTER LINE	NOM	NOMINAL
C TO C	CENTER TO CENTER	NA	NOT APPLICABLE
CT	CERAMIC TILE	NIC	NOT IN THIS CONTRACT
CLO	CLOSET	NTS	NOT TO SCALE
CW	COLD WATER	NO. #	NUMBER
COL	COLUMN		
CONC	CONCRETE	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIMENSION
CONST	CONSTRUCTION	O/	OVER
CONT	CONTINUOUS	OVHD	OVERHEAD
COORD	COORDINATE		
COR	CORRIDOR	PNT	PAINT
CFM	CUBIC FEET PER MINUTE	PTD	PAINTED
		PL	PLASTER PLATE
DTL	DETAIL	P LAM	PLASTIC LAMINATE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PT	POST-TENSIONED CONCRETE PRESSURE-TREATED WOOD
DO	DITTO		
DR	DOOR		
DN	DOWN	QT	QUARRY TILE
D.S.	DOWNSPOUT	RL	RAIN LEADER
DWG	DRAWING	REF	REFRIGERATOR, REFERENCE
DF	DRINKING FOUNTAIN	REINF	REINFORCING BAR
		REV	REVISION
EA	EACH	R	RISER, RADIUS
ELEC	ELECTRICAL	RM, RMS	ROOM, ROOMS
ELEV, EL	ELEVATION	RO	ROUGH OPENING
EQ	EQUAL		
(E) EXIST	EXISTING	SCHED	SCHEDULE
EXT	EXTERIOR	SEC	SECTION
		SHT	SHEET
		FRP	FIBERGLASS REINF POLYESTER
		FIN	FINISH
		FAAP	FIRE ALARM ANNUNCIATOR PANEL
		FD	FIRE DAMPER
		FE	FIRE EXTINGUISHER
		FF	FACTORY FINISH
		FF	FINISH FLOOR
		FRT	FIRE RETARDANT TREATED
		FLASH	FLASHING
		FLR	FLOOR
		F.A.	FLUID-APPLIED
		FND	FOUNDATION
		FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
		FOIO	FURNISHED BY OWNER, INSTALLED BY OWNER
		FCIC	FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
		UNO	UNFINISHED
		UR	UNLESS NOTED OTHERWISE URINAL
		GA	GAUGE
		GALV	GALVANIZED
		GAP	GENERATOR ALARM PANEL
		GL	GLASS
		GWB	GYPNUM WALLBOARD
		HC	HANDICAP
		HDWE	HARDWARE
		HP	HEAT PUMP
		HT	HEIGHT
		HM	HOLLOW METAL
		HOR	HORIZONTAL
		HB	HOSE BIB
		HW	HOT WATER
		HWT	HOT WATER TANK
		HMD	HOLLOW METAL DOOR
		HMF	HOLLOW METAL FRAME
		ID	INSIDE DIMENSION
		INSUL	INSULATION
		INT	INTERIOR

# GENERAL NOTES

- IN GENERAL, PLAN DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL COMPLY WITH THE 2021 IBC, IFC, UPC, IMC AS AMENDED BY WASH STATE PROJECT SHALL ALSO COMPLY WITH THE 2021 NREC AND THE VIACQ CODES. PROJECT SHALL ALSO COMPLY W/ JURISDICTIONAL CODE AMENDMENTS BY THE LOCAL AGENCY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS & INSPECTIONS TO COMPLETE THE WORK. CONTRACTOR TO HAVE CURRENT VALID CITY OR COUNTY BUSINESS LICENSE PRIOR TO ISSUANCE OF PERMIT, WHEN REQUIRED BY LAW.
- ERRORS, OMISSIONS, AND DISCREPANCIES, IF ANY, SHALL BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DIRECTION OF HOW TO PROCEED.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT BY OTHERS PROVIDE ALL BLOCK-OUTS, BLOCKING, BACKING AND JACKS REQUIRED FOR DUCTS, PIPES, CONDUITS, EQUIPMENT, FIXTURES, AND CABINETS. VERIFY SIZE AND LOCATION. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT UPON WRITTEN INSTRUCTIONS OF THE ARCHITECT.
- VERIFY LOCATION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO, SEWER, SEPTIC, WATER, GAS, POWER, AND TELEPHONE. CAP, MARK AND PROTECT.
- DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATION MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACTOR.
- PROVIDE CLOSURE, MEETING THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, AT RATED PARTITIONS, FLOORS, CEILINGS, AND ROOF LOCATIONS. ALL REQUIRED FIRE-RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.
- THE CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES, INCLUDING DESIGN-BUILD DOCUMENTS REQUIRED BY CONTRACT DOCUMENTS, TO VERIFY SIZE, WEIGHT, POWER, LOCATION AND OTHER REQUIREMENTS AND LOCATION OF THOSE ITEMS TO BE INSTALLED PRIOR TO COMMENCEMENT OF WORK.
- NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NO EXCEPTIONS.
- SEPERATE PERMITS ARE REQUIRED FOR PLUMBING, MECH., ELEC., KITCHEN HOOD.
- ALL EXPOSED EXTERIOR SHEET METAL SHALL BE GALVANIZED, PRIMED AND PAINTED.
- ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED. PRESSURE TREATED WOOD SHALL BE USED FOR WOOD MEMBERS WHICH FORM THE STRUCTURAL SUPPORT OF BALCONIES, DECKS, OR PORCHES ETC. WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER.
- SLOPE ALL DECKS, PATIOS, AND WALKWAYS AWAY FROM BUILDING MINIMUM OF 1/8"/FT FOR POSITIVE DRAINAGE.
- PROVIDE EXPANSION JOINTS IN ALL CONCRETE SLABS AS REQUIRED TO PREVENT CRACKING. SAW CUT ALL SLABS AS REQD.
- PROVIDE FIREBLOCKING, DRAFTSTOPS, AND FIRESTOPS IN ATTICS, FLOORS, AND WALL CAVITIES AS REQUIRED PER THE IBC.
- ROOF DRAINS, AND OVERFLOW DRAINS SHALL COMPLY W/ THE IPC & IBC. AND WALL CAVITIES AS REQUIRED PER THE IBC.
- 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 BY THE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THE SET SHALL BE A PART OF THE CONTRACTOR'S CLOSE-OUT PACKAGE TO THE OWNER. CLOSE-OUT PACKAGE SHALL INCLUDE, (I) SET OF SHOP DRAWINGS, PRODUCT LITERATURE, EQUIPMENT WARRANTEE MANUALS.
- CONTRACTOR SHALL PROVIDE SOLID BLOCKING, UNLESS NOTED OTHERWISE AS REQUIRED FOR NAILING OF ALL INTERIOR AND EXTERIOR TRIMS, FINISHES, AND FIXTURES. THE CONTRACTOR SHALL PROVIDE FOR ALL THE NECESSARY FRAMING AND BRACING FOR THE INSTALLATION OF OWNER FURNISHED ITEMS SUCH AS SIGNAGE, MENU BOARDS ETC.
- WHERE EXISTING WORK IS DAMAGED, CUT, OR DEFACED DUE TO PERFORMANCE OF NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR SAME TO MATCH ADJOINING SURFACES. REPAIRED FINISHES SHALL BE EXTENDED TO THE NEAREST VISUAL BREAK LINES SUCH AS CORNERS, CEILING LINES, TOP OF BASE OR SIMILAR.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT.

# PROJECT DATA

## PROPERTY INFORMATION

PROPERTY ADDRESS: 45821 RAILROAD AVENUE  
 CONCRETE, WA, 98237

BUILDING CODE: 2021 IBC/2021 IFC

ENERGY CODE: 2021 WASHINGTON STATE NREC

FIRE SPRINKLERS: KITCHEN HOOD ONLY

FIRE ALARM: NONE

## PARCEL#

P43686

## LEGAL DESCRIPTION

0.0400 acd TR BTW N LI OF SW1/4 SE1/4 NE1/4, SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M. & N LI OF RLY, TOGETHER WITH UNOPENED ROW ADJACENT TO F STREET LYING SOUTH OF LOTS 11 TO 20, BLOCK 3A, MILLERS 1ST TO CONCRETE

## ZONING

SETBACKS: EXISTING (NO WORK)  
 BUILDING HEIGHT: EXISTING (NO WORK)  
 LOT ACRES: EXISTING

## PARKING CALCULATION

T.I. ONLY. NO CHANGE

## LANDSCAPING REQUIREMENTS

T.I. ONLY. NO CHANGE

## TYPE OF CONSTRUCTION

SIZE: 2,842 SF  
 OCCUPANCY: A2 WITH KITCHEN  
 TYPE OF CONSTRUCTION: TYPE 5B/A2 ALLOWS 6,000SF IF NOT SPRINKLERED

# DRAWING INDEX

## ARCHITECTURAL

- A-0.0 COVER SHEET AND GENERAL NOTES
- A-0.1 ADA AND BARRIER FREE NOTES
- A-0.2 LIFE SAFETY PLANS
- A-2.0 MAIN BUILDING, EXISTING AND DEMO PLAN
- A-2.1 STORAGE BUILDING, EXISTING AND DEMO PLAN AND NEW CONSTRUCTION
- A-2.2 MAIN BUILDING, PROPOSED NEW CONSTRUCTION
- A-2.3 REFLECTED CEILING PLAN
- A-2.4 MEZZANINE, DEMOLITION PLAN AND SECTIONS
- A-2.5 MEZZANINE, NEW CONSTRUCTION PLAN AND SECTIONS
- A-2.6 DOOR AND FINISH SCHEDULES AND MISC DETAILS
- A-2.7 INTERIOR ELEVATION TAGS AND FLOOR FINISHES
- A-7.0 INTERIOR ELEVATIONS

## ELECTRICAL

- E0.0 ELECTRICAL NOTES, LEGEND, CABLE CODES AND INDEX
- E2.0 DEMOLITION PLAN
- E2.1 MAIN BUILDING POWER PLAN
- E2.2 STORAGE BUILDING DEMOLITION & POWER PLANS
- E3.1 MAIN BUILDING LIGHTING PLAN
- E3.2 STORAGE BUILDING LIGHTING PLAN
- E6.1 POWER SYSTEM RISER DIAGRAM & PANEL SCHEDULES

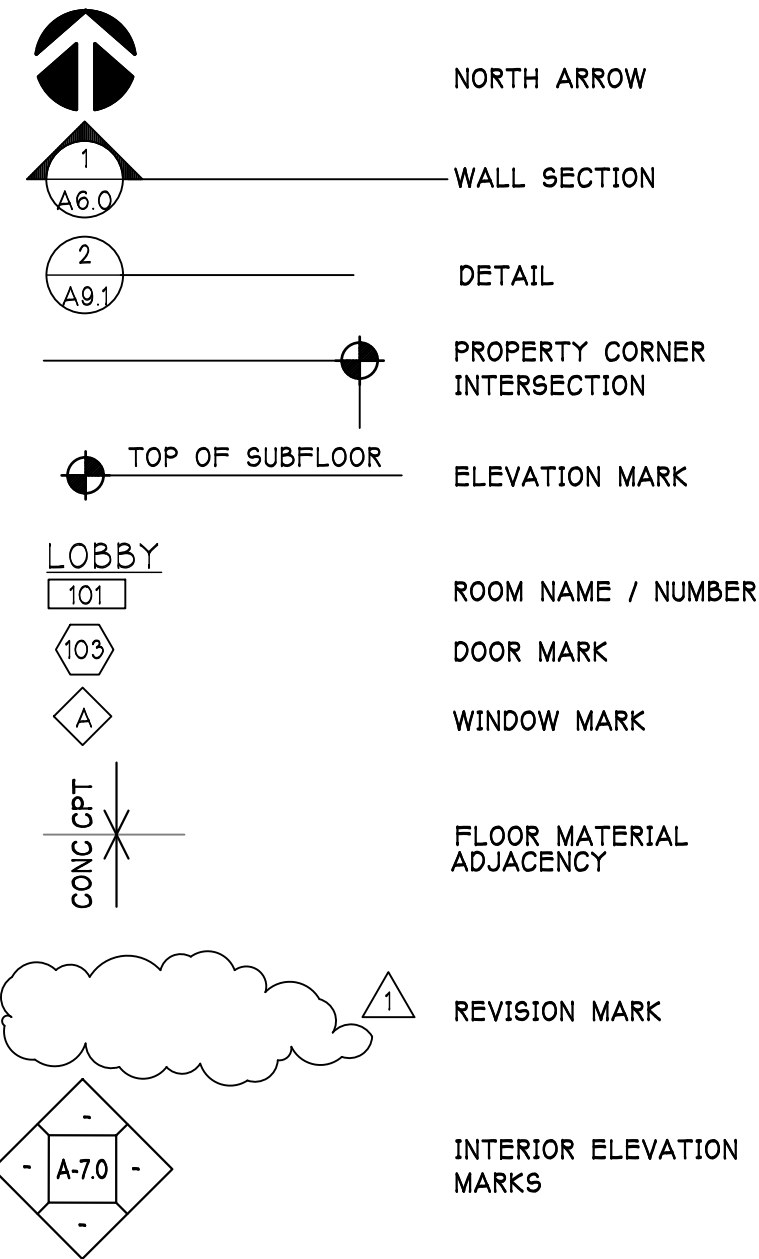
## MECHANICAL

- M0.0 LEGENDS AND ABBREVIATIONS
- M0.1 SPECIFICATIONS
- M0.2 SPECIFICATIONS
- M0.3 SCHEDULES
- M0.4 SCHEDULES
- M1.0 MECHANICAL DEMOLITION PLAN
- M1.1 MECHANICAL PLAN
- M1.2 MEZZANINE MECHANICAL PLAN
- M1.3 STORAGE MECHANICAL PLAN
- M3.0 DETAILS
- M3.1 DETAILS
- M3.2 DETAILS
- M4.0 CONTROLS
- SHEETS 5H 1-5H 11CAPTIVE AIR VENDOR REFERENCE DRAWINGS

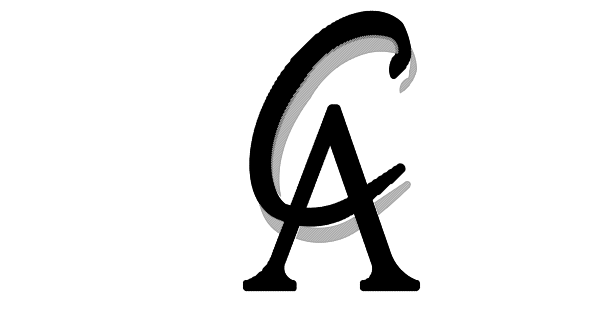
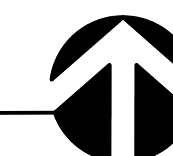
## PLUMBING

- P0.0 LEGENDS AND ABBREVIATIONS
- P0.1 SPECIFICATIONS
- P0.2 EQUIPMENT SCHEDULES
- P1.0 UNDERGROUND PLUMBING DEMOLITION PLAN
- P1.1 FIRST FLOOR PLUMBING DEMOLITION PLAN
- P1.2 UNDERGROUND PLUMBING PLAN
- P1.3 FIRST FLOOR PLUMBING PLAN
- P3.0 DETAILS

# SYMBOLS



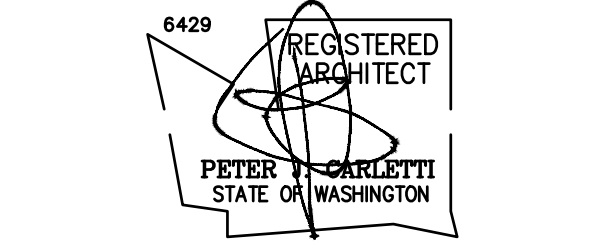
VICINITY MAP



**CARLETTI ARCHITECTS P.S.**

architecture & planning  
 116 EAST FIR STREET  
 SUITE A  
 MOUNT VERNON, WA. 98273

Phone: [360] 424-0394  
 Fax: [360] 424-5726



CONCRETE COMMUNITY CENTER  
 45821 RAILROAD AVENUE  
 CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
 PHONE: 360-416-1176  
 EMAIL: epeterson@co.skagit.wa.us

23-713.2  
 PROJECT NUMBER:

REVISIONS:

BID SET

SHEET TITLE:

COVER SHEET

PJC  
 PROJECT ARCHITECT.

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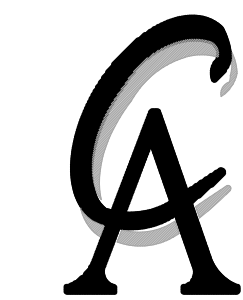
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 CHECKED BY:

18 FEBRUARY, 2025  
 DATE

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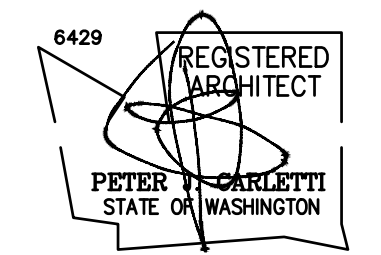
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**CARLETTI ARCHITECTS P.S.**  
architecture & planning

116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

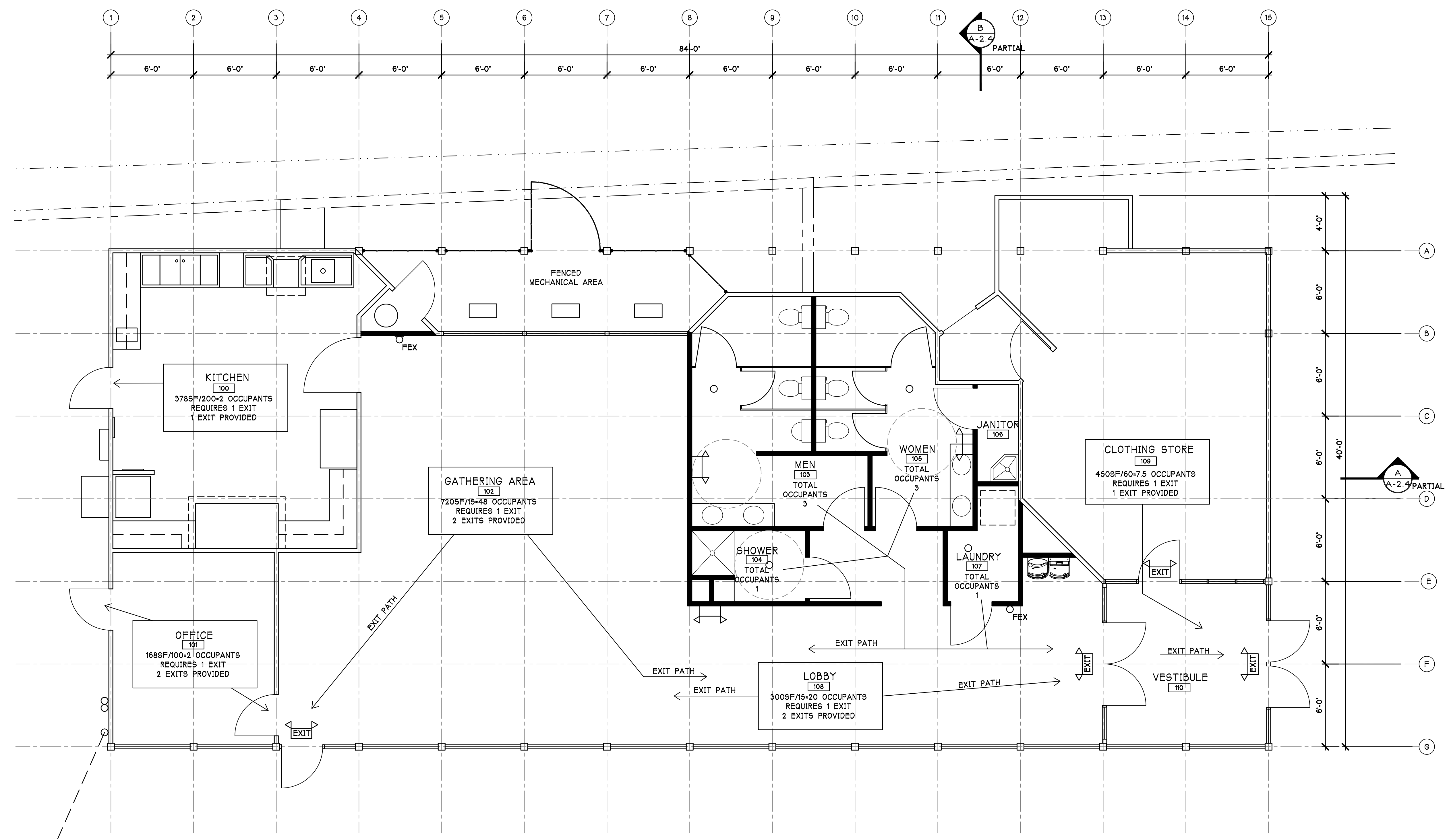
23-713.2  
PROJECT NUMBER:

REVISIONS:  
BID SET

SHEET TITLE:

LIFE SAFETY PLAN

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



## LIFE SAFETY PLAN

**EXIT PLAN LEGEND**

- EMERGENCY EXIT SIGN WITH BATTERY BACKUP IN ACCORDANCE WITH IBC SECTION 1013.1. PROVIDE DIRECTIONAL ARROW IF INDICATED.
- NEW EMERGENCY LIGHTING WITH BATTERY BACKUP. COORDINATE EXACT LOCATIONS WITH ELECTRICAL.
- DIRECTION EXIT TRAVEL.
- FIRE EXTINGUISHER, 2A 10BC.

**EXIT PLAN NOTES**

1. PER SECTION 1006.21 TRAVEL DISTANCE TO COMMON PATH OF EGRESS IN UNSPRINKLED BUILDINGS TO BE LESS THAN 75'. THIS PROJECT COMPLIES.
2. PER SECTION 1006.21 > 40 OCCUPANTS REQUIRES 2 EXITS. 2 EXITS ARE PROVIDED.
3. PER SECTION 1005.1 EGRESS WIDTH PER OCCUPANT SERVED TO BE (20) INCHES PER OCCUPANT WITHOUT A SPRINKLER SYSTEM.
  - EXIT PATH 1 CUMULATIVE OCCUPANT LOAD 54 X .20 = 10.8'
  - EXIT PATH 2 CUMULATIVE OCCUPANT LOAD 30.5 X .20 = 6.1'
4. PER SECTION 1007.1.1 EXITS ARE ALL GREATER THAN 1/2 THE DIAGONAL DISTANCE APART WHERE 2 EXITS ARE REQUIRED.

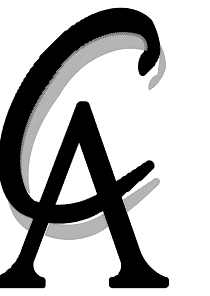
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PROJECT ARCHITECT:

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PJC  
CHECKED BY:

18 FEBRUARY, 2025  
DATE

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COMPUTER FILE NAME

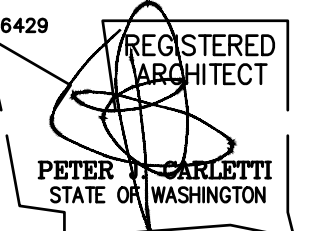
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architecture & planning

116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
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CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER.

REVISIONS:  
BID SET

SHEET TITLE:

EXISTING/DEMOLITION FLOOR PLAN

PJC  
PROJECT ARCHITECT.

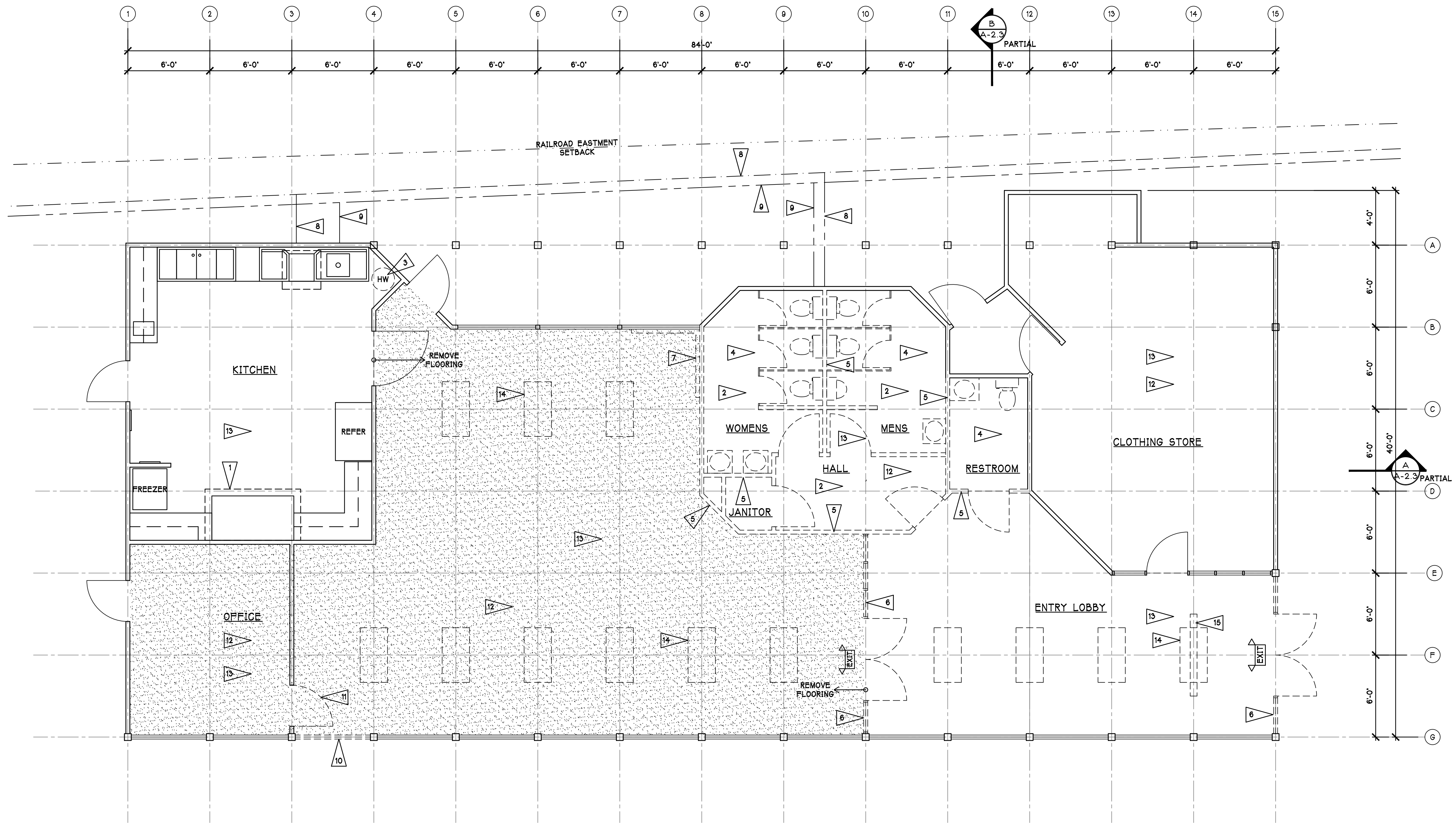
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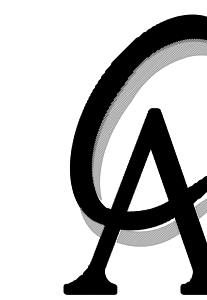


**EXISTING/DEMOLITION FLOOR PLAN**

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

**DEMOLITION CONSTRUCTION NOTES:**

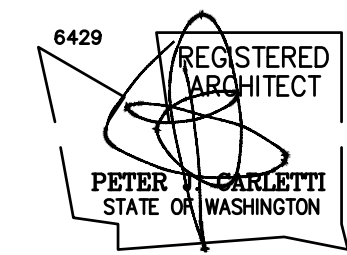
<p>THIS HATCHED AREA HAS TESTED POSITIVE FOR HAZARDOUS MATERIALS. SEE REPORT IN PROJECT MANUAL. REMOVE THIS MATERIAL UTILIZING A LICENSED AND APPROVED COMPANY AND DISPOSE ACCORDING TO ALL LAWS AND REGULATIONS.</p> <p>1 REMOVE EXISTING STAINLESS STEEL HOOD DUCT AND FAN ABOVE. PROVIDE TEMPORARY WEATHER BARRIER UNTIL NEW WORK IS READY.</p> <p>2 SEE PLUMBING PLAN FOR NEW UNDERGROUND WORK AND SAW CUT AND REMOVE CONCRETE WHERE NECESSARY.</p> <p>3 REMOVE EXISTING HW TANK.</p> <p>4 REMOVE ALL TOILETS, SINKS, URINALS, PARTITIONS, FLOOR TILE, TILE BASE AND MISCELLANEOUS ACCESSORIES.</p> <p>5 TYPICALLY INDICATES WALLS TO BE REMOVED, INCLUDING DOORS/ FRAMES.</p> <p>6 REMOVE SIDELIGHT GLAZING AND DOUBLE DOORS AND MISCELLANEOUS GLAZING ABOVE.</p>	<p>7 EXISTING BRICK VENEER TO BE REMOVED.</p> <p>8 APPROXIMATE LOCATION OF SEWER MAIN. LOCATE AND VERIFY.</p> <p>9 APPROXIMATE LOCATION OF WATER SERVICE. LOCATE AND VERIFY.</p> <p>10 REMOVE GLAZING UP TO HEADER BEAM AND PORTION OF WALL BELOW TO FINISH FLOOR AND PREPARE FOR INFILL AS INDICATED ON FLOOR PLAN.</p> <p>11 REMOVE DOOR AND RELOCATE DOOR 180 DEGREES.</p> <p>12 REMOVE EXISTING FLOORING/ BASE.</p> <p>13 SEE MECHANICAL AND ELECTRICAL FOR DEMOLITION WORK THESE AREAS.</p> <p>14 LIGHT FIXTURES TO BE REMOVED.</p> <p>15 CUT IN AND HEADER OFF OPENING FOR MECHANICAL LOUVER IN GABLE END ABOVE.</p>
--	--



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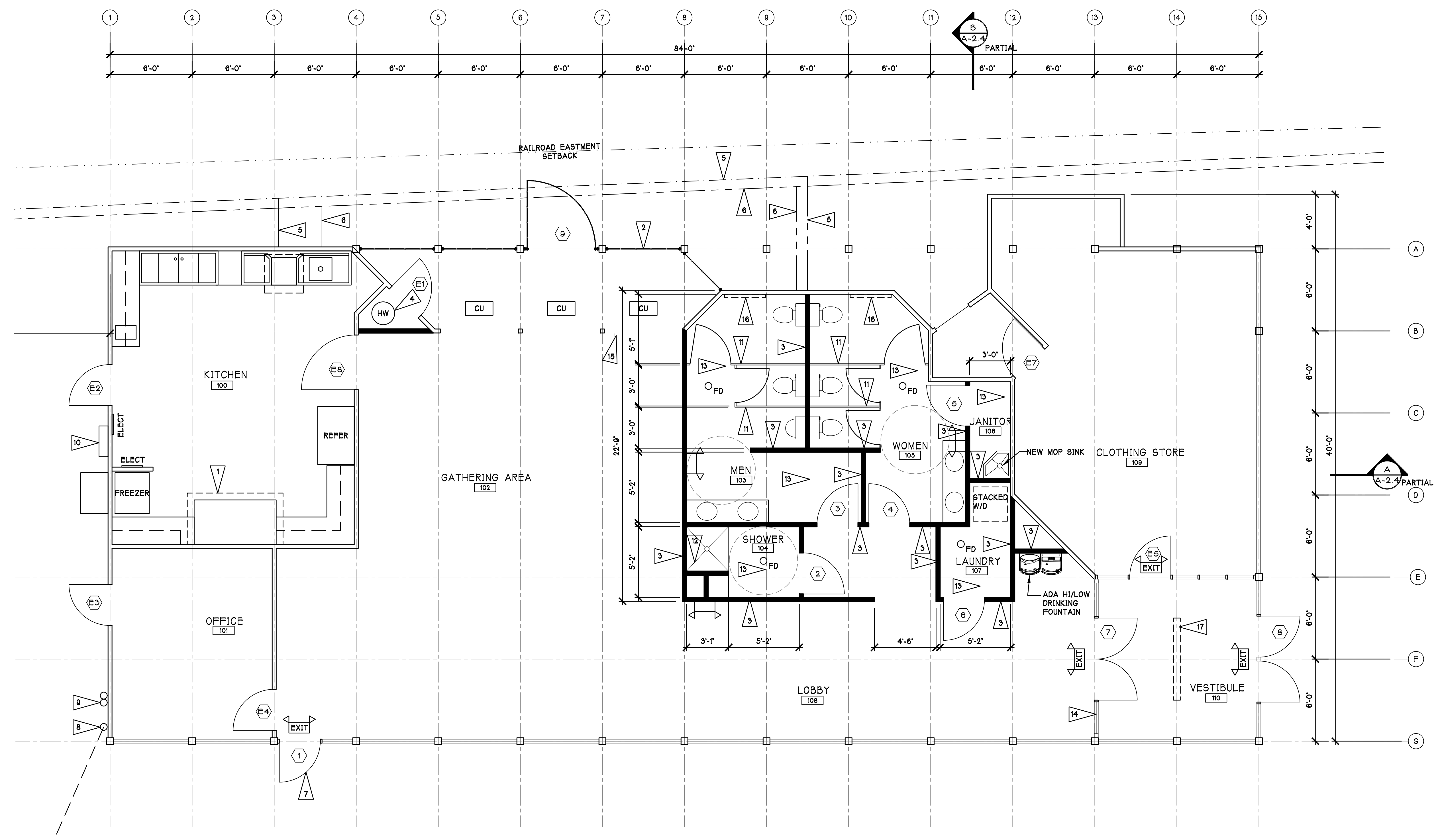
CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER:

REVISIONS:  
BID SET

SHEET TITLE:

PROPOSED FLOOR PLAN



**PROPOSED FLOOR PLAN**

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

PROPOSED CONSTRUCTION NOTES:	
	TYPICALLY INDICATES EXISTING WOOD FRAME WALLS.
	TYPICALLY INDICATES NEW WOOD FRAME WALL EITHER INFILL OR NEW FROM FLOOR TO UNDERSIDE OF GWB LID.
	NEW KITCHEN HOOD AND FIRE SUPPRESSION. SEE MECH. DWGS.
	8' HIGH CHAIN LINK FENCE BETWEEN EXISTING STRUCTURE. GATE IS ONE PANEL APPROXIMATELY 6' WIDE.
	TYPICALLY INDICATES NEW STUD WALLS. TYPICALLY 2X4 EXCEPT AS REQUIRED FOR PLUMBING. VERIFY WITH PLUMBER.
	NEW HW TANK CONNECTED TO EXISTING ADJACENT PIPING.
	APPROXIMATE LOCATION OF SEWER MAIN. LOCATE AND VERIFY.
	APPROXIMATE LOCATION OF WATER SERVICE. LOCATE AND VERIFY.
	NEW DOOR AND SIDE LIGHT IN OPENING. INCLUDE INTERIOR AND EXTERIOR FINISHES TO MATCH ADJACENT.
	EXISTING LP GAS CONNECTION TO BUILDING. LOCATE AND VERIFY PIPING PATH.
	EXISTING ELECTRICAL CONDUITS. LOCATE AND VERIFY PATHWAYS.
	EXISTING ELECTRICAL SERVICE TO BUILDING.
	TOILET PARTITIONS TO BE VANDAL RESISTANT SOLID COLOR REINFORCED COMPOSITE POST TO CEILING MOUNTED.
	PREFAB FIBERGLASS SHOWER W/ FOLDABLE BENCH AND GRAB BARS FOR BARRIER FREE.
	AT ALL PLUMBING TRENCHES ADD COMPACTED STRUCTURAL FILL AND 4" CONCRETE SLAB FLUSH TO EXISTING ADJACENT. TROWEL SMOOTH AS NECESSARY FOR NEW FLOORING.
	ALL ABOVE STOREFRONT TO BE FRAMED TO UNDERSIDE OF STRUCTURE ABOVE. INCLUDES 4X4 POSTS AND BEAM HEADER ABOVE DOOR.
	PATCH/ REPAIR WALL W/ GWB BEHIND DEMOLISHED BRICK.
	BABY CHANGING STATION.
	SEE EXTERIOR ELEVATION ON SHEET A-2.6 FOR CUT IN MECHANICAL LOUVER ABOVE IN GABLE END.
	NEW FLOOR DRAIN.

PJC  
PROJECT ARCHITECT:

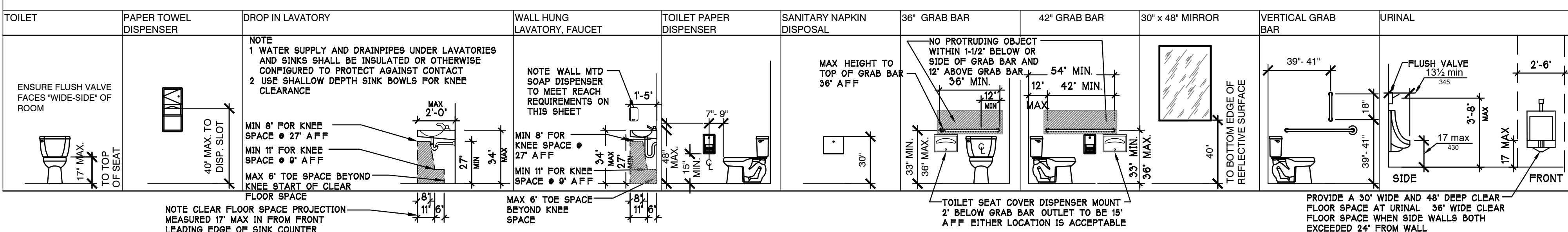
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18 FEBRUARY, 2025  
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A-2.1

**ACCESSORY MOUNTING SCHEDULE** ALL DIMENSIONS ARE FROM FINISHED SURFACE



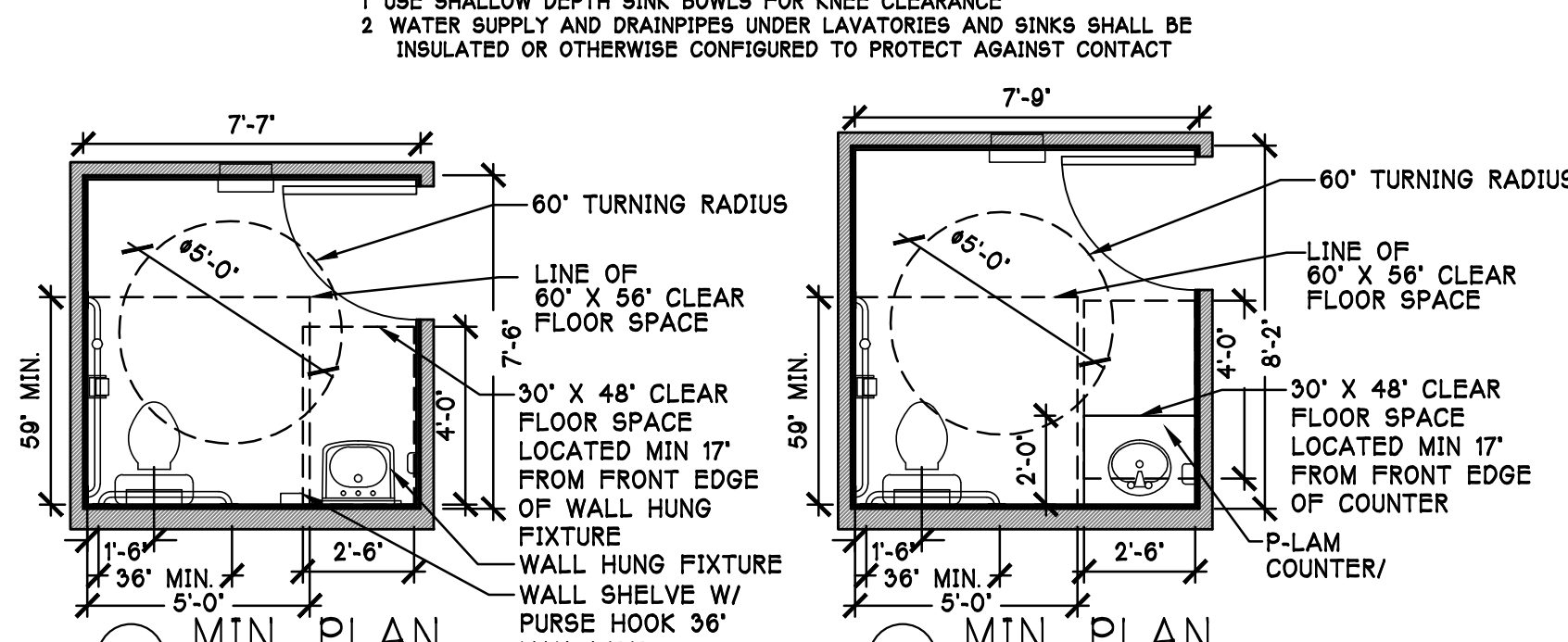
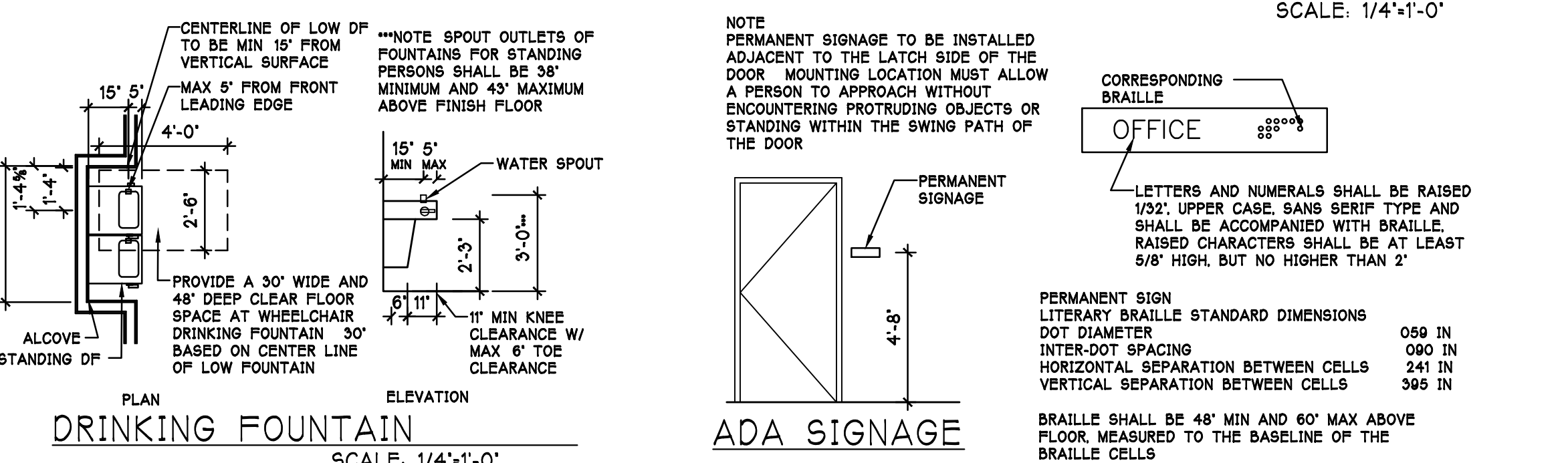
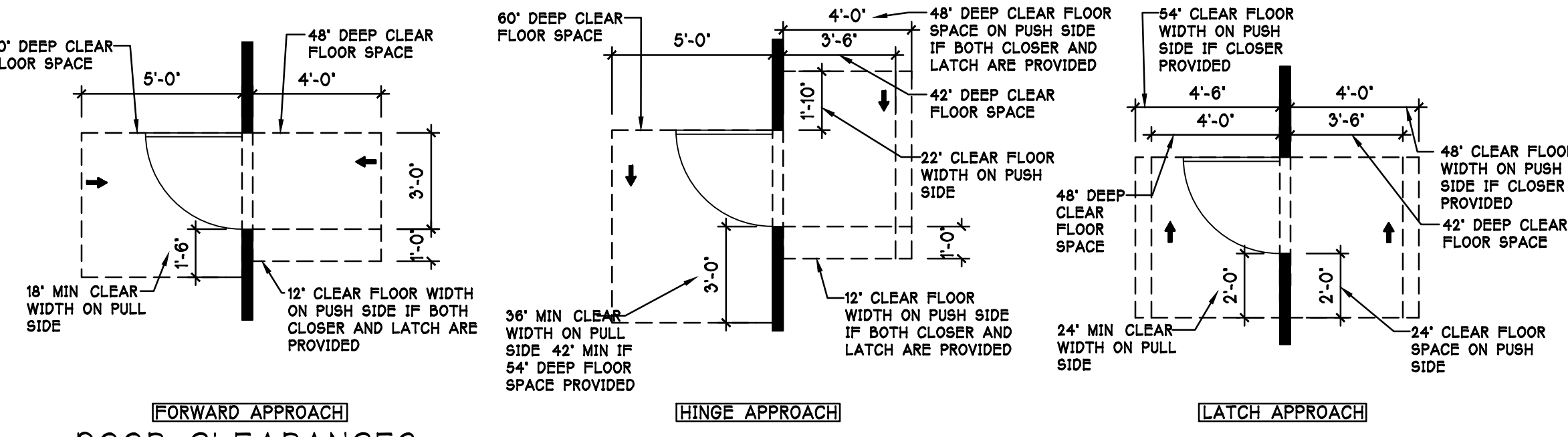
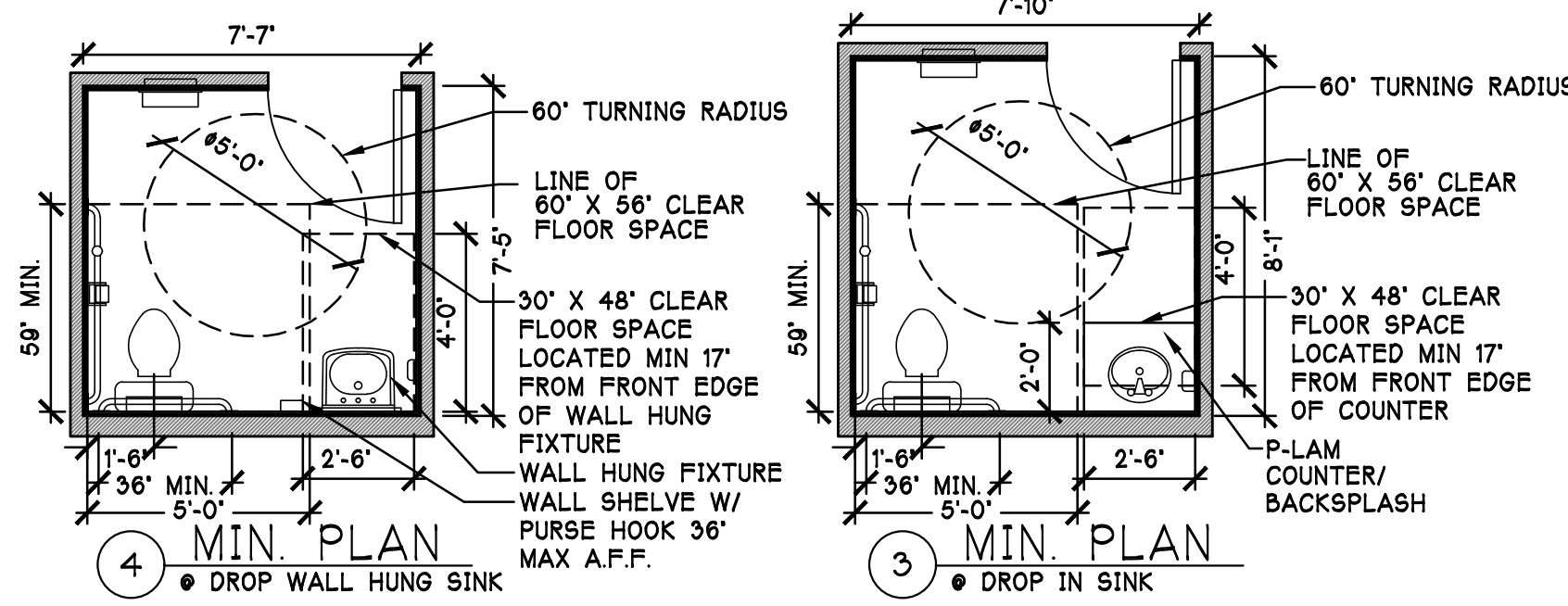
**GENERIC NOTES FOR W.C. COMPARTMENTS**

- MIN. SIZE OF STALL 60\"/>

**GENERIC NOTES FOR ONE W.C. TOILET RM.**

- UNLESS NOTED OTHERWISE ALL DIMENSIONS SHOWN ARE MINIMUM.
- OVER AND UNDER DIMENSIONS INDICATE ACCEPTABLE LIMITS.
- DIMENSIONS SHOWN ARE ACCEPTABLE MINIMUM AND MAY BE USED IN CONJUNCTION WITH OTHERS AS SHOWN.
- EXPOSED DRAIN PIPES AND ALL WATER PIPES SHALL BE RECESSED, INSULATED OR GUARDED TO PREVENT BURN ACCIDENTS.
- GRAB BARS SHALL BE 1/4\"/>

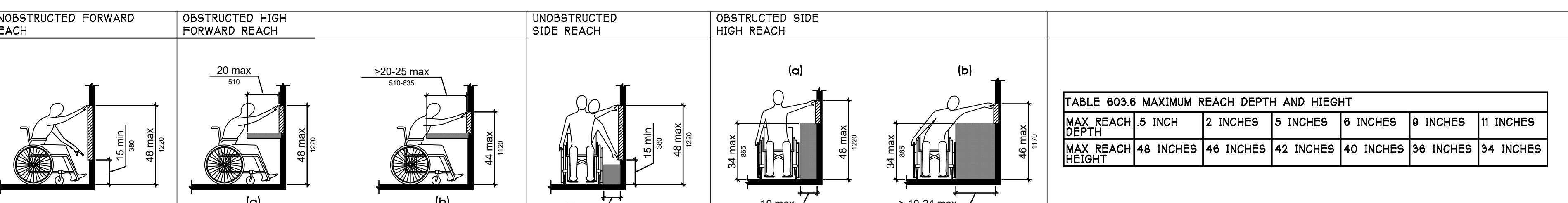
**TYPICAL RESTROOM**



**DRINKING FOUNTAINS**

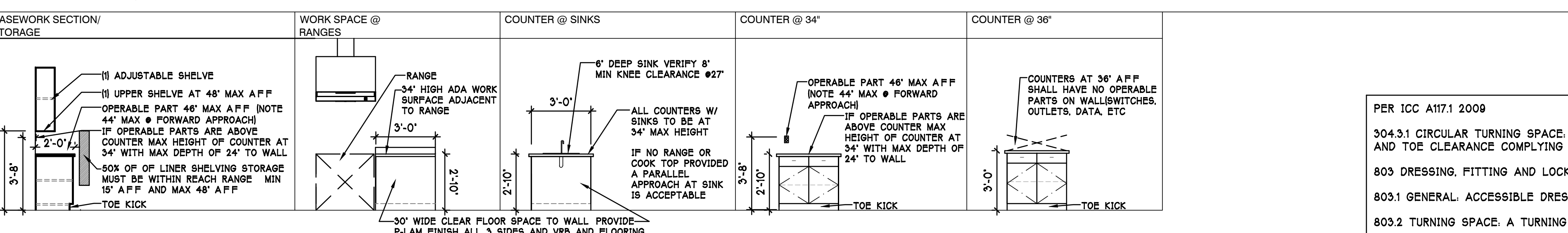
- A CLEAR SPACE OF 30 INCHES WIDE BY 48\"/>

**TYP. ADA REACH RANGES**



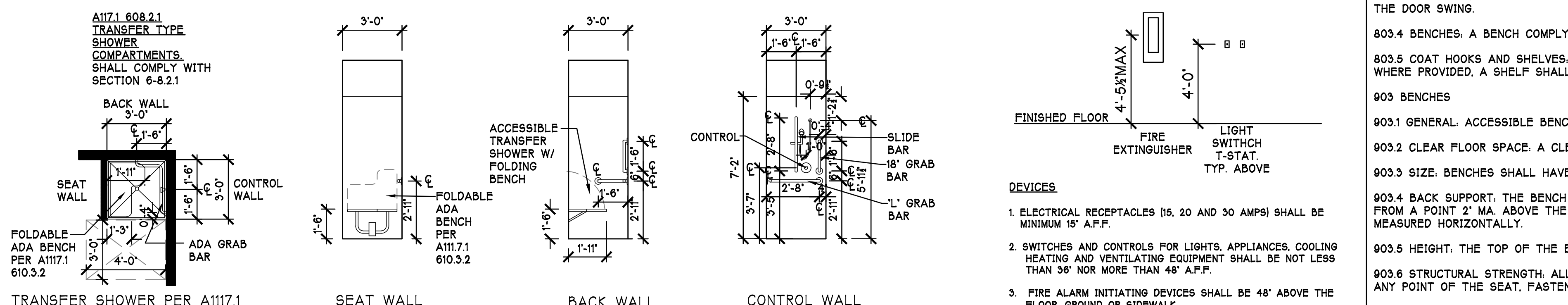
REACH DEPTH	2 INCHES	5 INCHES	6 INCHES	9 INCHES	11 INCHES
MAX REACH 48 INCHES	46 INCHES	42 INCHES	40 INCHES	36 INCHES	34 INCHES

**TYP. ADA KITCHEN STANDARDS**

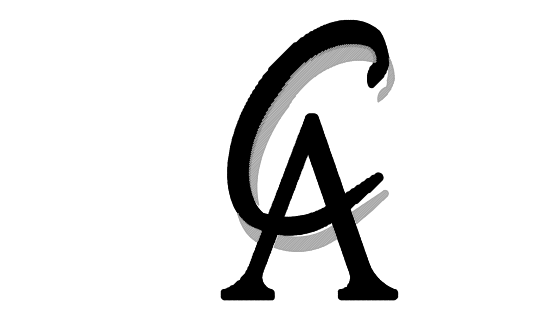


**GENERIC NOTES FOR CASEWORK/ EQUIPMENT**

- IF COMBO REFRIGERATOR/ FREEZER IS USED 50% OF FREEZER SHELVES TO BE MAX 54\"/>



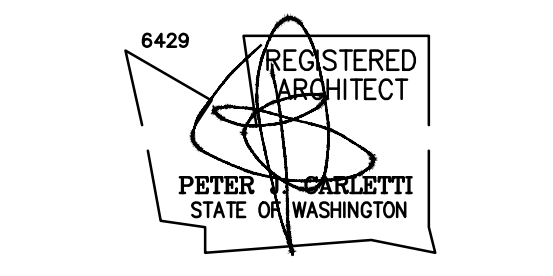
- PER ICC A117.1-2009
- 304.3.1 CIRCULAR TURNING SPACE. THEE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60\"/>
  - 803 DRESSING, FITTING AND LOCKER ROOMS
  - 803.1 GENERAL. ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS SHALL COMPLY WITH SECTION 803.
  - 803.2 TURNING SPACE. A TURNING SPACE COMPLYING WITH SECTION 304.3.1 OF 60\"/>
  - 803.3 DOOR SWING. DOORS SHALL NOT SWING INTO THE ROOM UNLESS A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN THE ROOM, BEYOND THE ARC OF THE DOOR SWING.
  - 803.4 BENCHES. A BENCH COMPLYING WITH SECTION 803 SHALL BE PROVIDED WITHIN THE ROOM.
  - 803.5 COAT HOOKS AND SHELVES. ACCESSIBLE COAT HOOKS PROVIDED WITHIN THE ROOM SHALL ACCOMMODATE A FORWARD REACH OR SIDE REACH COMPLYING WITH SECTION 308. WHERE PROVIDED, A SHELF SHALL BE 40\"/>
  - 903 BENCHES
  - 903.1 GENERAL. ACCESSIBLE BENCHES SHALL COMPLY WITH SECTION 903.
  - 903.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR PARALLEL APPROACH TO THE BENCH SEAT SHALL BE PROVIDED.
  - 903.3 SIZE. BENCHES SHALL HAVE SEATS 42\"/>
  - 903.4 BACK SUPPORT. THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO THE WALL. BACK SUPPORT SHALL BE 42\"/>
  - 903.5 HEIGHT. THE TOP OF THE BENCH SEAT SHALL BE 17\"/>
  - 903.6 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 205 POUNDS IS APPLIED AT ANY POINT OF THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING SURFACE.
  - 903.7 WET LOCATIONS. WHERE PROVIDED IN WET LOCATIONS THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.



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116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER:

REVISIONS:

BID SET

SHEET TITLE:

ADA/ BARRIER FREE NOTES

PJC  
PROJECT ARCHITECT.

DRAWN BY:

PJC  
CHECKED BY:

18 FEBRUARY, 2025  
DATE

COMPUTER FILE NAME

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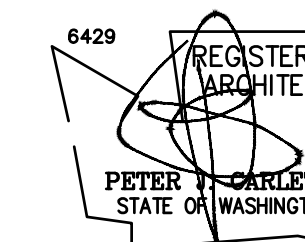


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116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
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CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER:

REVISIONS:

BID SET

SHEET TITLE:

EXISTING/DEMOLITION STOR. BLDG.

PROPOSED FLOOR PLAN

STORAGE BUILDING

PJC

PROJECT ARCHITECT.

DRAWN BY:

PJC

CHECKED BY:

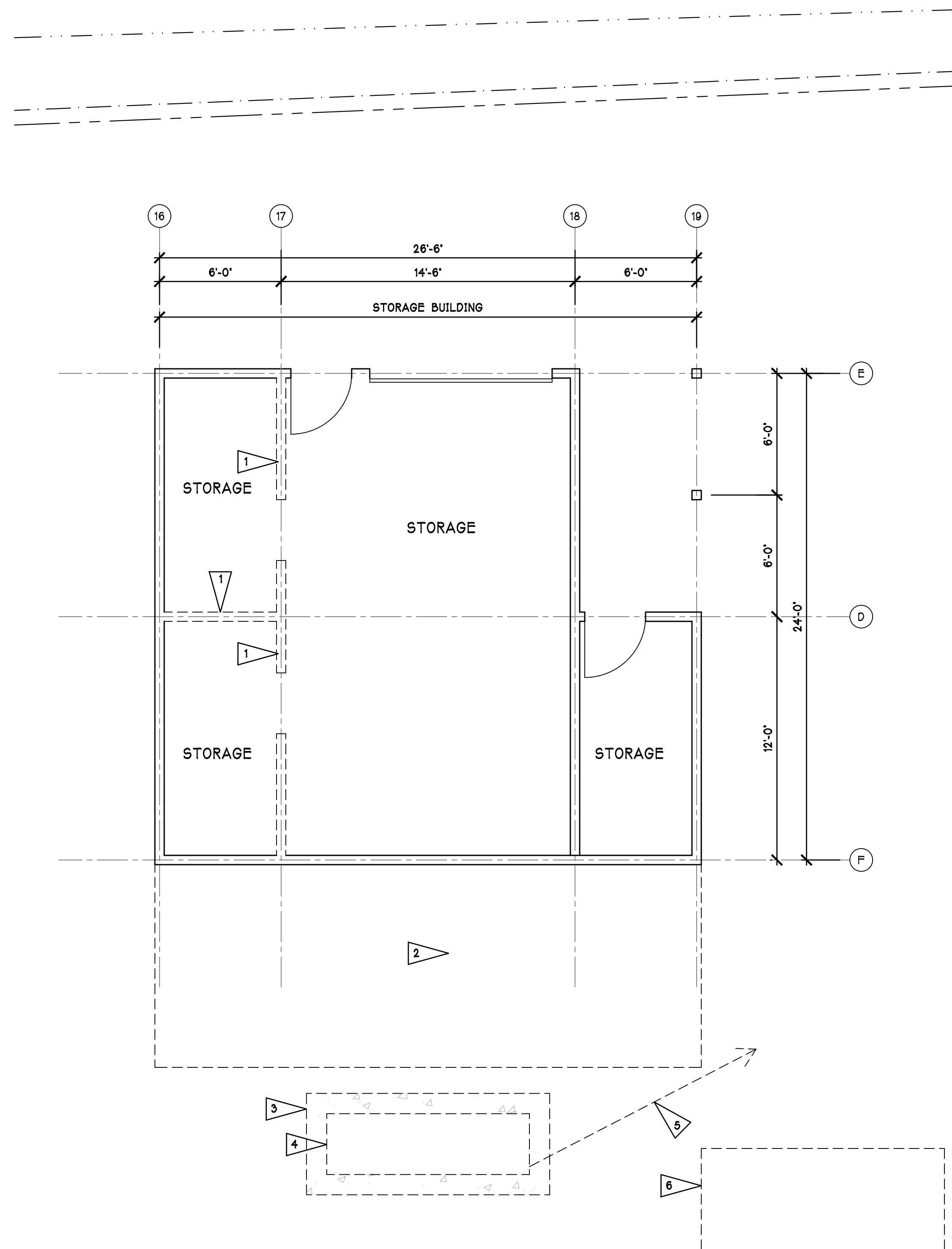
18 FEBRUARY, 2025

DATE

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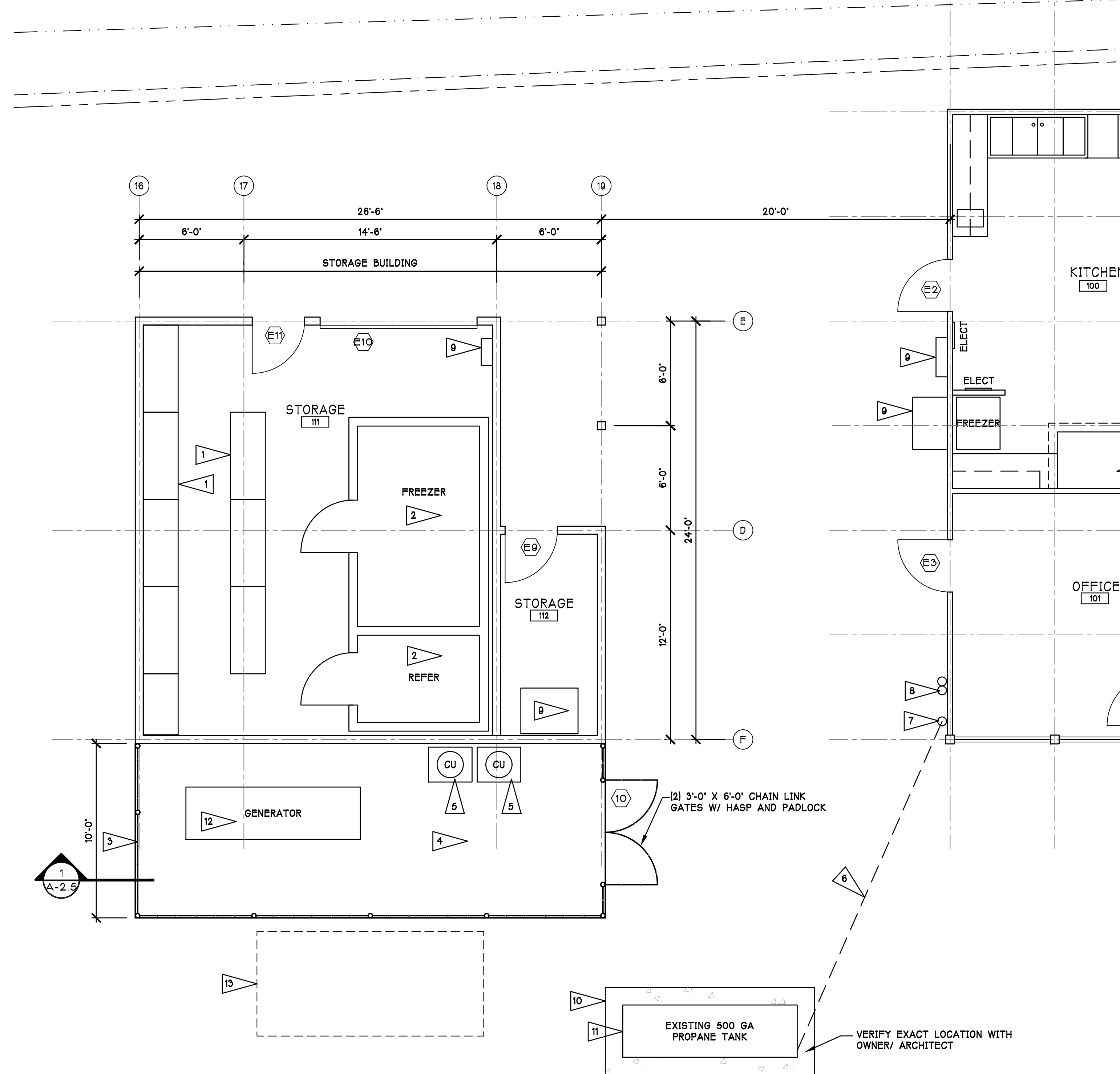
A-2.2

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DEMOLITION PLAN - STORAGE BUILDING

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



PROPOSED FLOOR PLAN - STORAGE BUILDING

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

DEMOLITION CONSTRUCTION NOTES:

- 1 REMOVE SELECTED INTERIOR WALLS AND CEILING HUNG SHELVING. PATCH AND REPAIR CEILING AS REQUIRED AFTER REMOVAL OF WALLS AND SHELVING.
- 2 EXCAVATE FOR NEW CONCRETE SLAB. MINIMUM NECESSARY FOR DETAIL 1/A-2.5.
- 3 DEMOLISH EXISTING CONCRETE PD UNDER PROPANE TANK.
- 4 EXISTING PROPANE TANK TO BE RELOCATED.
- 5 LOCATE AND MOVE GAS LINE TO SERVICE NEW TANK LOCATION.
- 6 EXCAVATE 5'X12'X14' FOR NEW STRUCTURAL FILL AND 6" SLAB.

PROPOSED CONSTRUCTION NOTES:

- 1 METRO STORAGE SHELVING BY OWNER.
- 2 PRE-MANUFACTURED REFRIGERATOR AND FREEZER UNITS 8'X18'. CONFIRM EXACT CONFIGURATION WITH OWNER.
- 3 6' HIGH CHAIN LINK FENCE WITH 6' WIDE GATES.
- 4 CONCRETE SLAB ON COMPACTED FILL. SEE DETAIL 1/A-2.5.
- 5 CONDENSING UNITS AS REQUIRED FOR REFRIGERATION AND FREEZER. PROVIDE DISCONNECTS AND POWER AS REQUIRED. SEE MECHANICAL AND ELECTRICAL DWGS.
- 6 RELOCATED PROPANE LINE TO BUILDING.
- 7 EXISTING LP CONNECTION AT BUILDING.
- 8 EXISTING ELECTRICAL CONDUITS. VERIFY WITH ELECTRICAL.
- 9 NEW ELECTRICAL ITEMS. SEE ELECTRICAL.
- 10 NEW 5'X12'X6' CONCRETE SLAB WITH #4'S @ 24 INCH CENTER EACH WAY ON 8' OF COMPACTED STRUCTURAL FILL.
- 11 RELOCATED PROPANE TANK.
- 12 NEW GENERATOR. SEE ELECTRICAL DRAWINGS.
- 13 AT DEMOLISHED SLAB, ADD TOPSOIL AND GRASS SEED TO BLEND WITH ADJACENT.

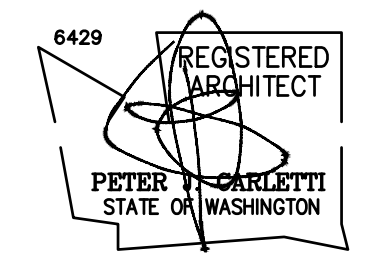




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116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER:

REVISIONS:  
BID SET

SHEET TITLE:  
PROPOSED REFLECTED CEILING PLAN

PJC  
PROJECT ARCHITECT:

DRAWN BY:

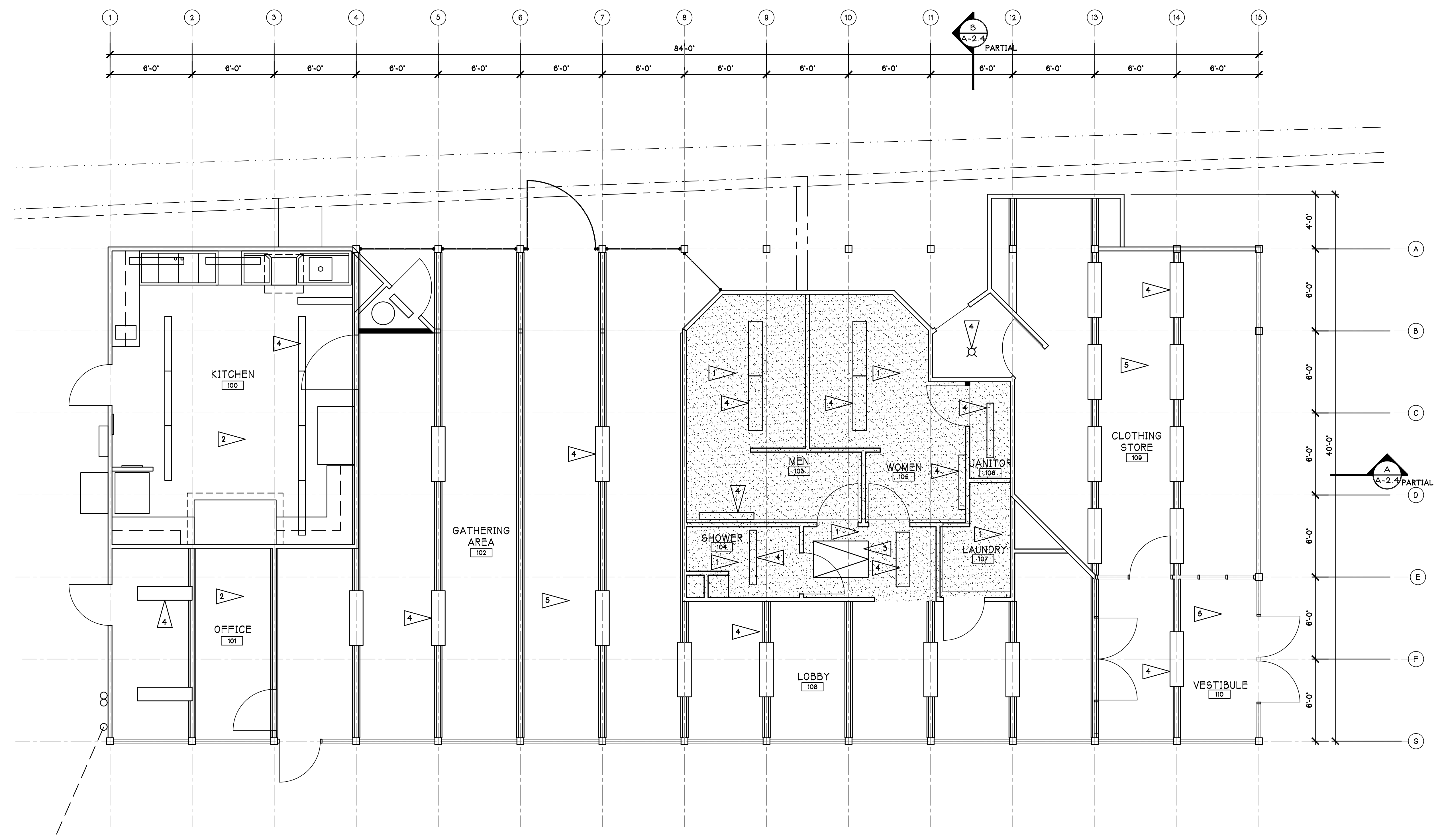
PJC  
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18 FEBRUARY, 2025  
DATE

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COMPUTER FILE NAME

A-2.3

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**PROPOSED REFLECTED CEILING PLAN**

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

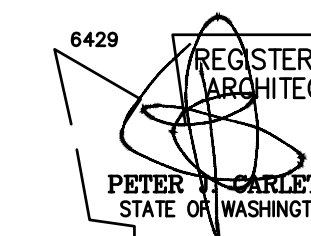
- REFLECTED CEILING PLAN NOTES**
- 1 NEW PAINTED GWB.
  - 2 PREPARE AND PAINT EXISTING GWB.
  - 3 PULL DOWN STAIR, ROUGH OPENING 32X48.
  - 4 TYPICALLY INDICATES NEW LIGHT FIXTURE. VERIFY TYPE, NUMBER AND LOCATION WITH ELECTRICAL.
  - 5 'HIGH BAY' AREA TO UNDERSIDE OF STRUCTURE ABOVE. WORK THESE AREAS LIMITED TO NEW LIGHTING. SEE ELECTRICAL.



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SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER.

REVISIONS:  
BID SET

SHEET TITLE:

EXISTING/DEMOLITION MEZZANINE  
PLAN AND SECTIONS

PJC  
PROJECT ARCHITECT.

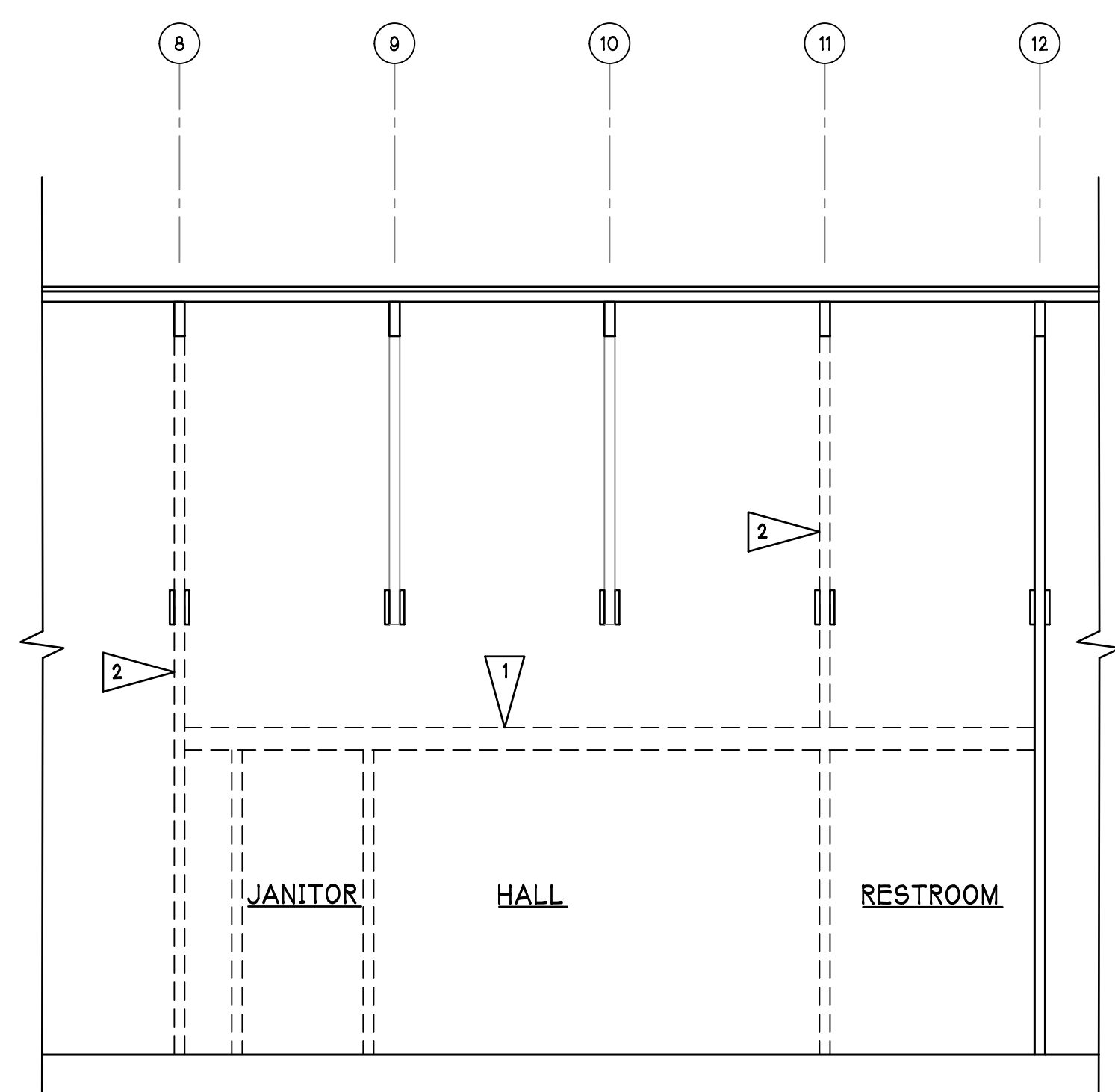
DRAWN BY:  
PJC  
CHECKED BY:

18 FEBRUARY, 2025  
DATE

DATA/23-713.2 SC CON COMM CTR  
COMPUTER FILE NAME

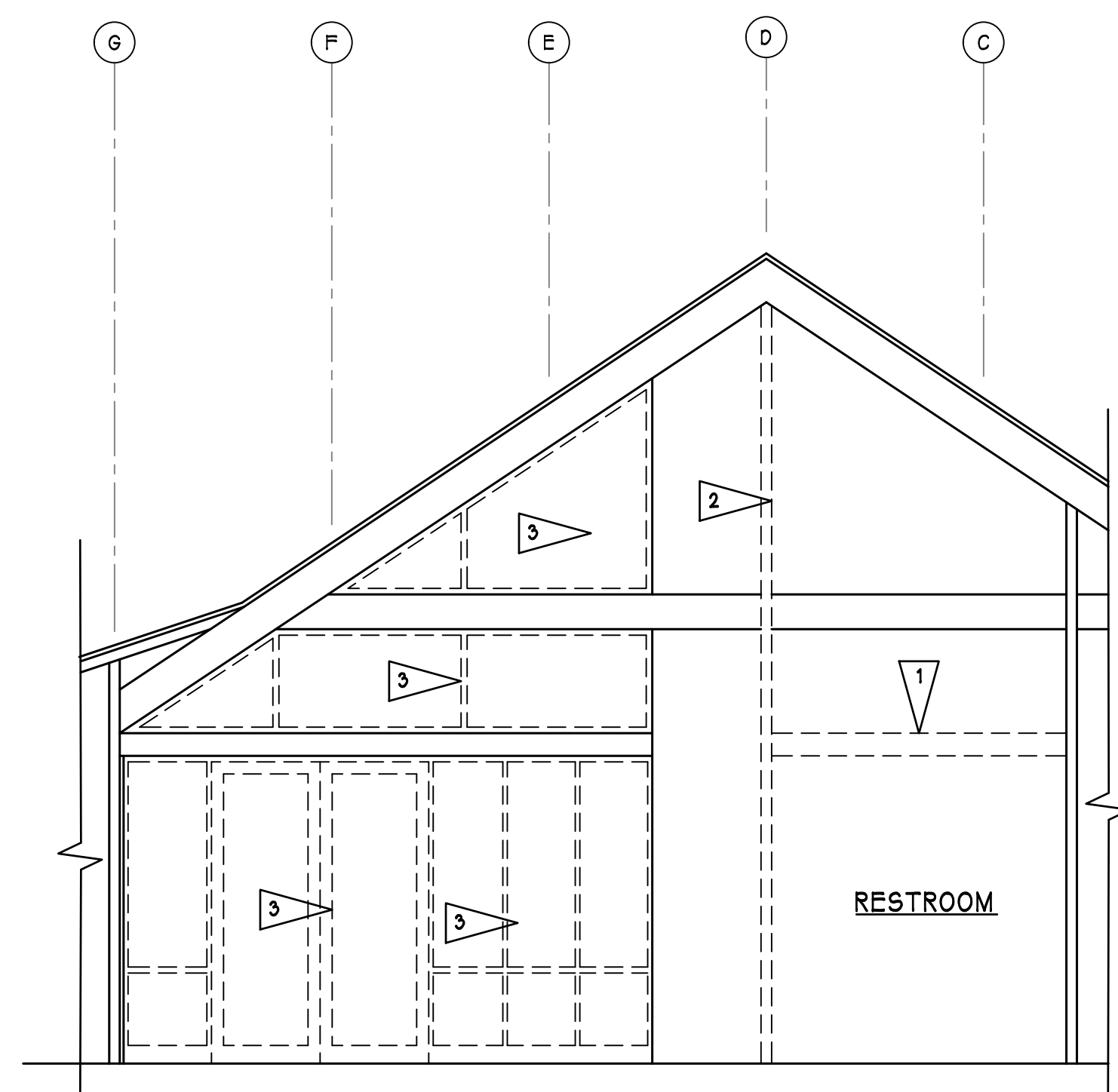
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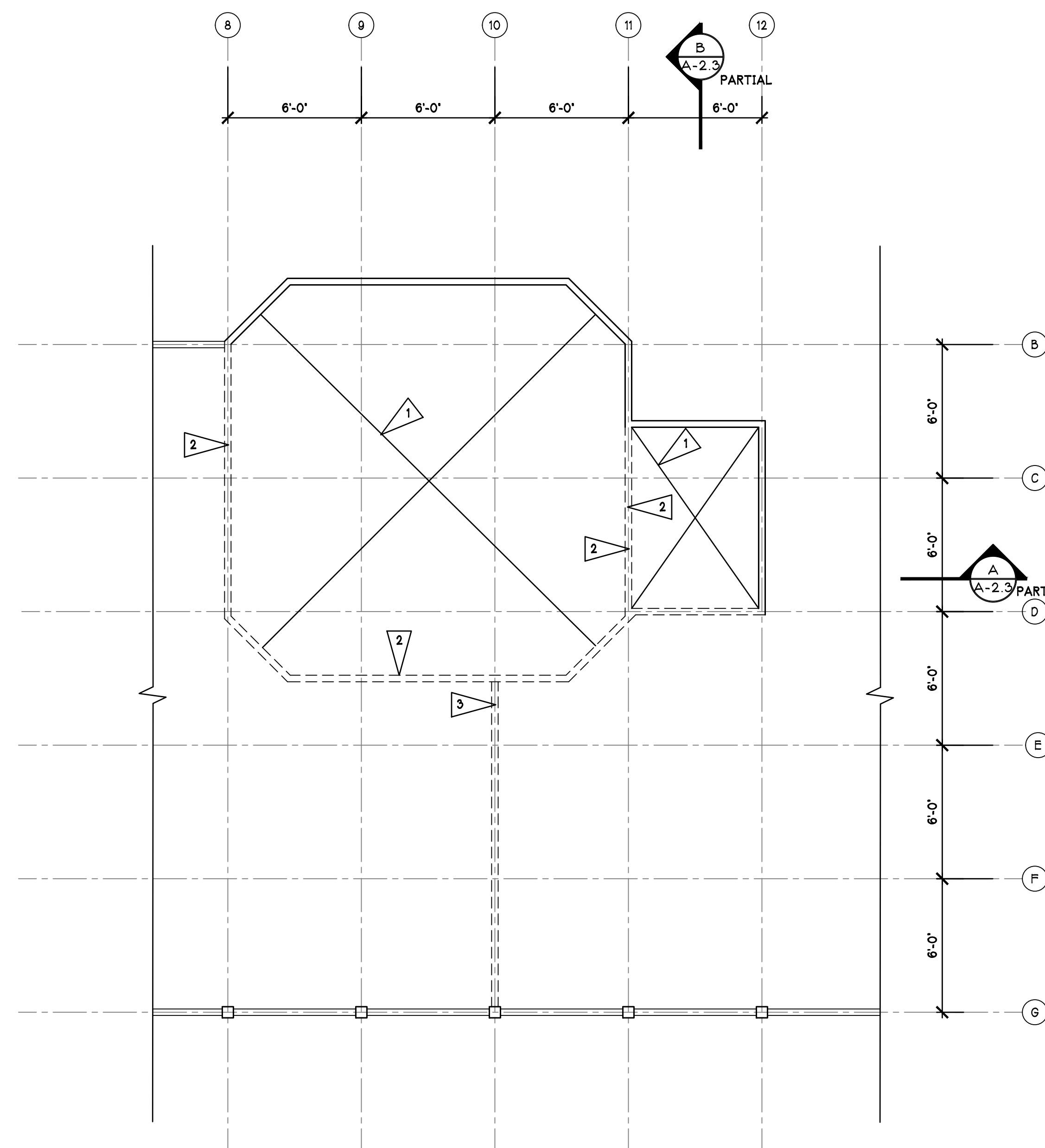
BUILDING SECTION 'A' DEMOLITION

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



BUILDING SECTION 'B' DEMOLITION

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



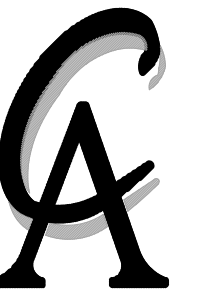
EXISTING/DEMOLITION MEZZANINE PLAN

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

**DEMOLITION CONSTRUCTION NOTES.**

- 1 REMOVE FLOOR JOISTS AND PLYWOOD DECK THIS AREA. JOISTS ARE 2X8 @ 16" O.C.
- 2 REMOVE FRAMED WALLS TO UNDERSIDE OF STRUCTURE ABOVE.
- 3 REMOVE DOORS, GLAZING AND ASSOCIATED ITEMS UP TO STRUCTURE ABOVE.

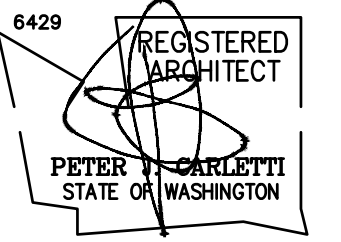




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SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER.

REVISIONS:  
BID SET

SHEET TITLE:

NEW MEZZANINE PLAN

MEZZANINE REFLECTED CEILING PLAN

BUILDING SECTIONS

PJC  
PROJECT ARCHITECT.

DRAWN BY:

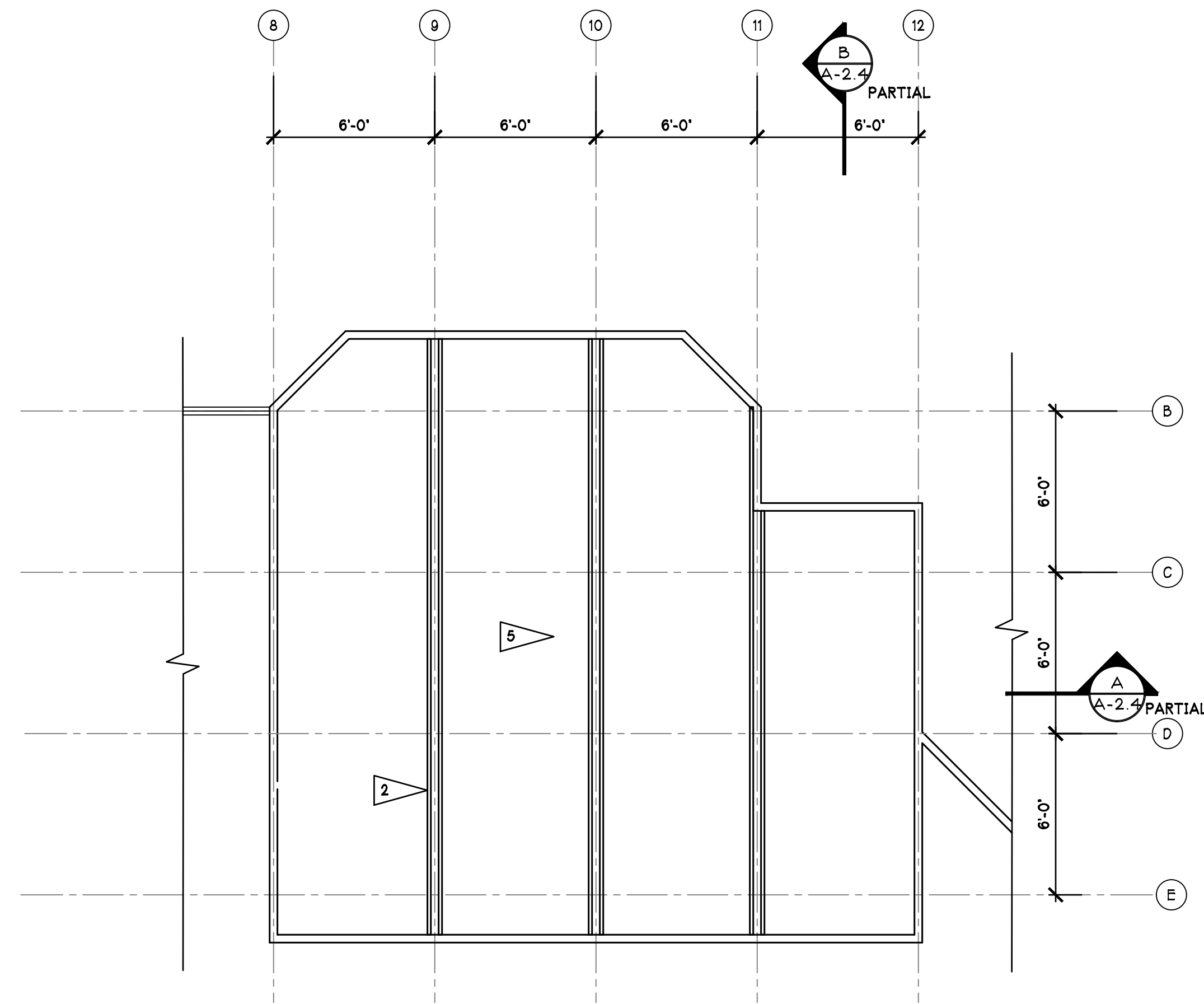
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CHECKED BY:

18 FEBRUARY, 2025  
DATE

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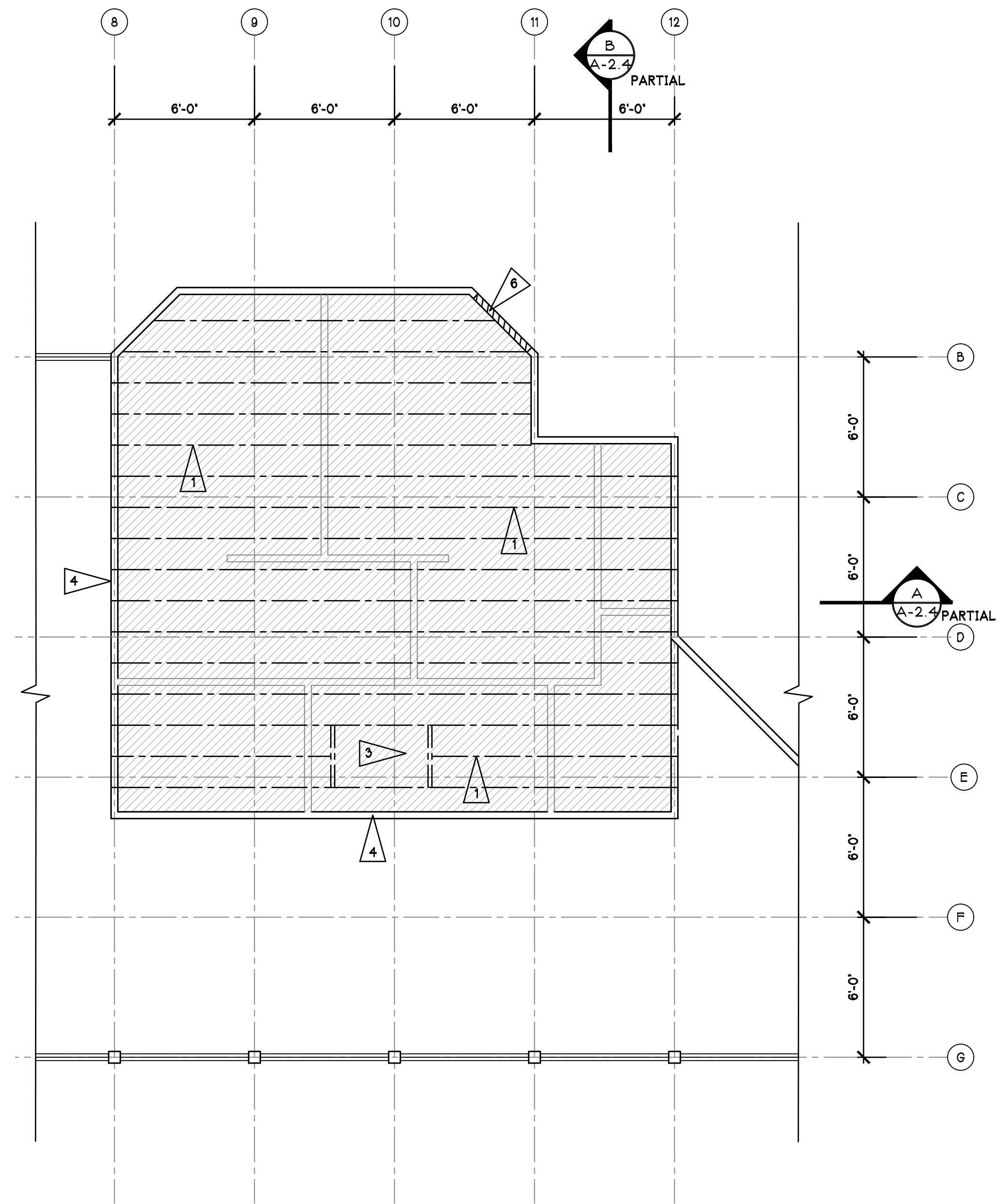
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MEZZANINE REFLECTED CEILING PLAN

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

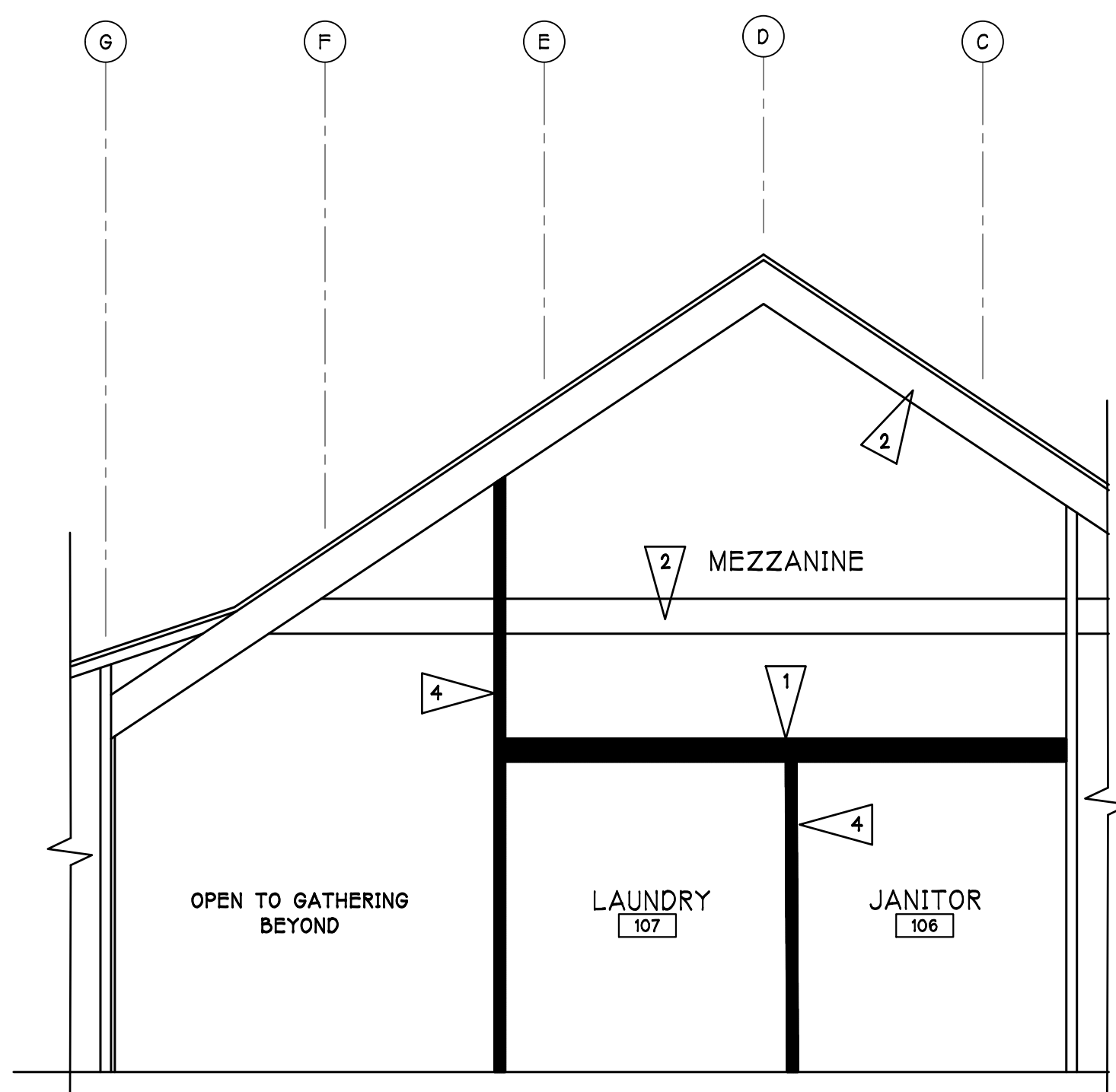


NEW MEZZANINE PLAN

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

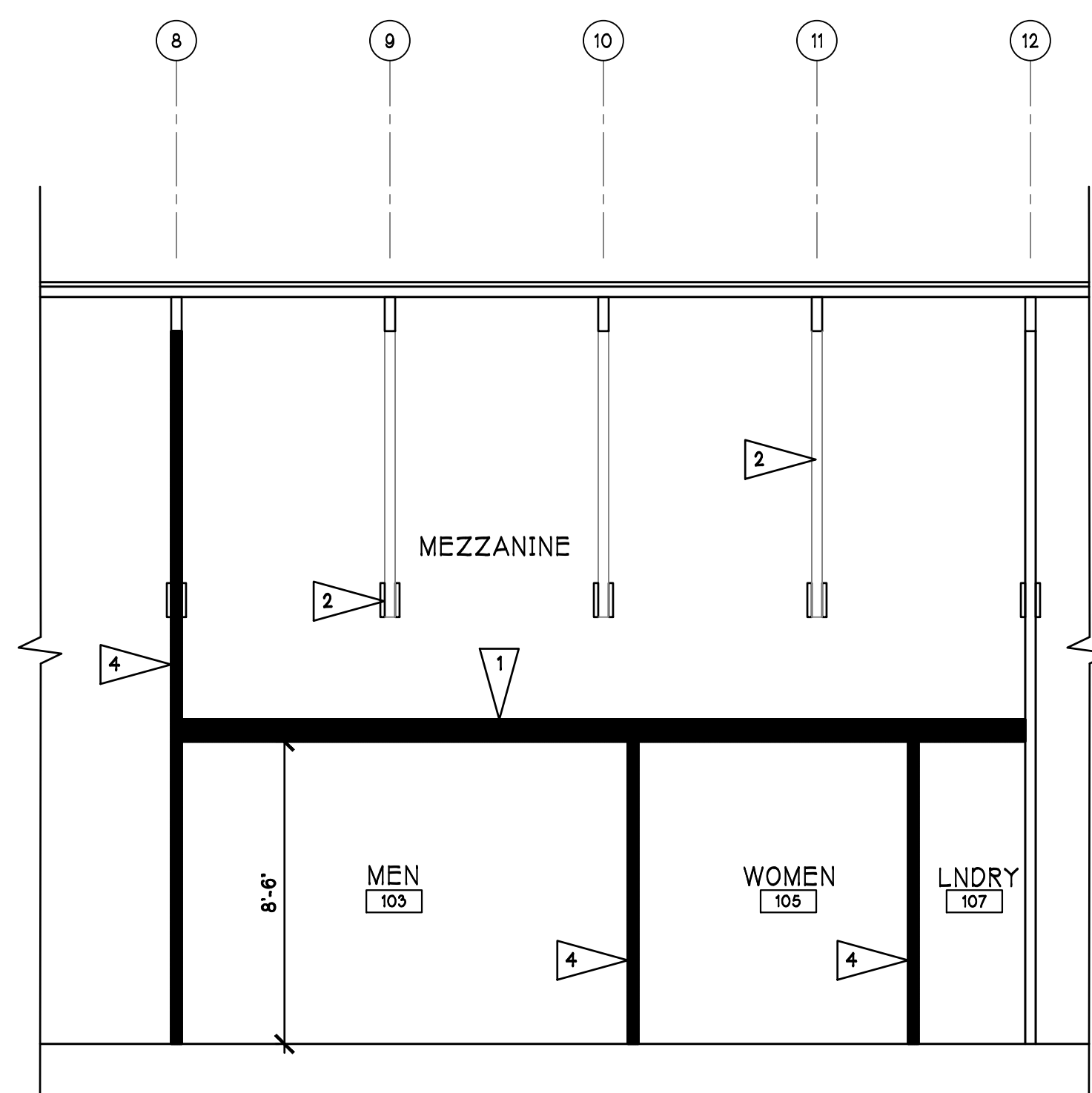
PROPOSED CONSTRUCTION NOTES:

- 1 INDICATES LIMITS OF NEW MEZZANINE FLOOR STRUCTURE. 2X8 @ 16' O.C. WITH 3/4" T&G PLYWOOD.
- 2 TYPICALLY INDICATES EXISTING STRUCTURAL ELEMENTS.
- 3 FRAME OPENING FOR PULL DOWN STAIR.
- 4 THESE WALLS TO UNDERSIDE OF ROOF DECK OR JOISTS ABOVE. 2X4 @ 16' O.C. W/ 5/8" GWB.
- 5 THIS AREA EXPOSED TO STRUCTURE ABOVE. SEE ELECTRICAL AND MECHANICAL FOR WORK THIS AREA.
- 6 SEE MECHANICAL FOR EXHAUST LOUVER CUT INTO EXISTING WALL.



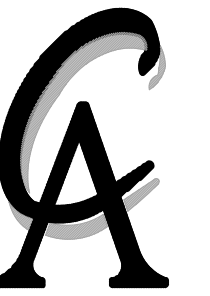
PARTIAL BUILDING SECTION 'B'

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



PARTIAL BUILDING SECTION 'A'

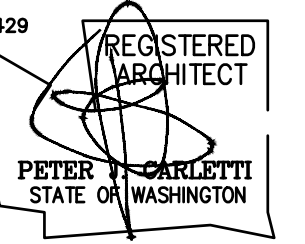
SCALE: 1/4"=1'-0"



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116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER.

REVISIONS:  
BID SET

SHEET TITLE:

DOOR SCHEDULE  
ROOM FINISH SCHEDULE

PJC  
PROJECT ARCHITECT.

DRAWN BY:  
PJC  
CHECKED BY:

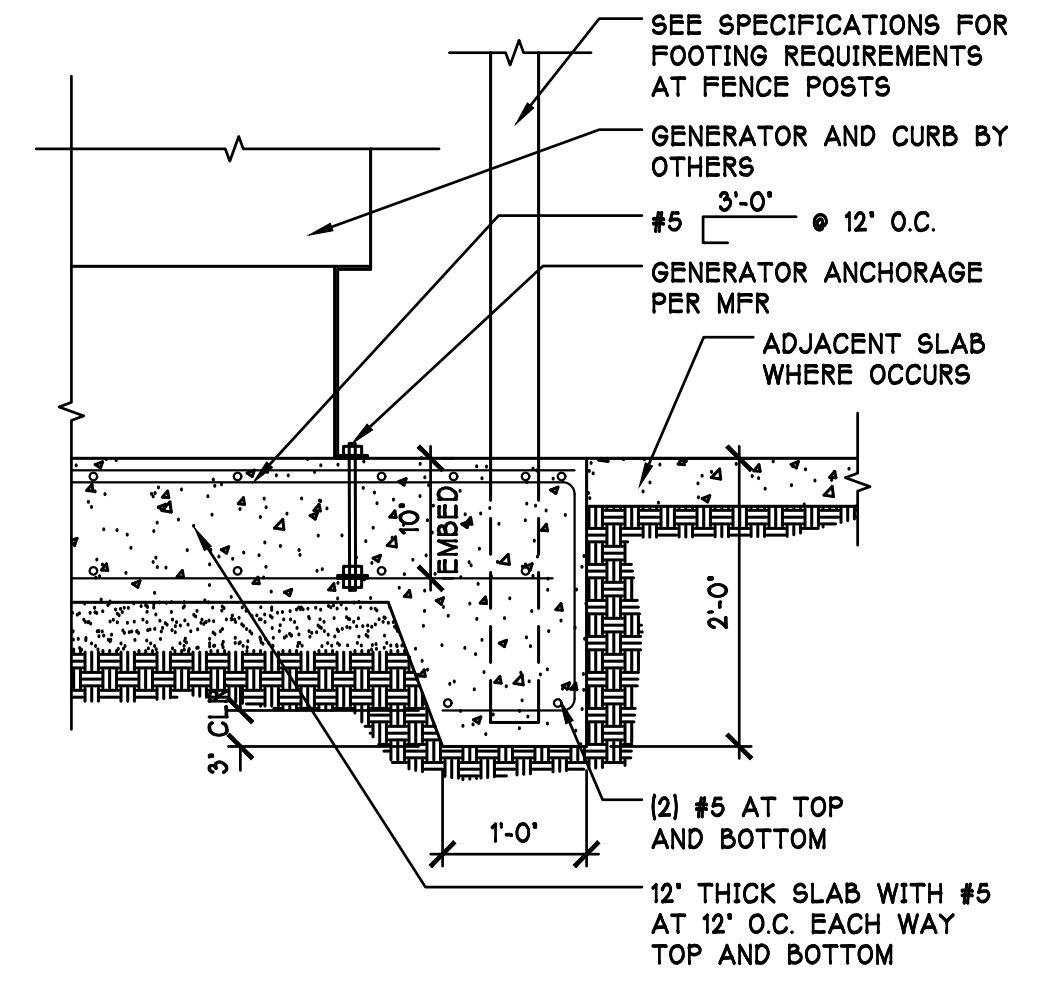
18 FEBRUARY, 2025  
DATE

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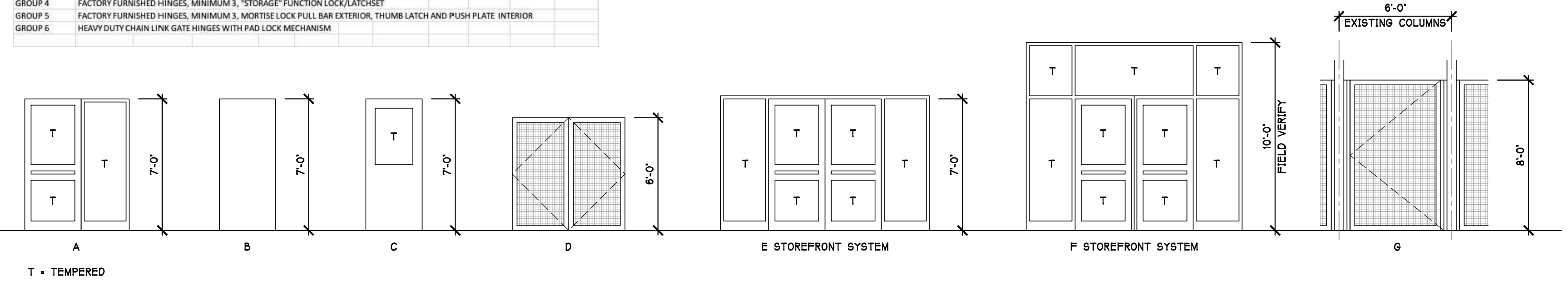
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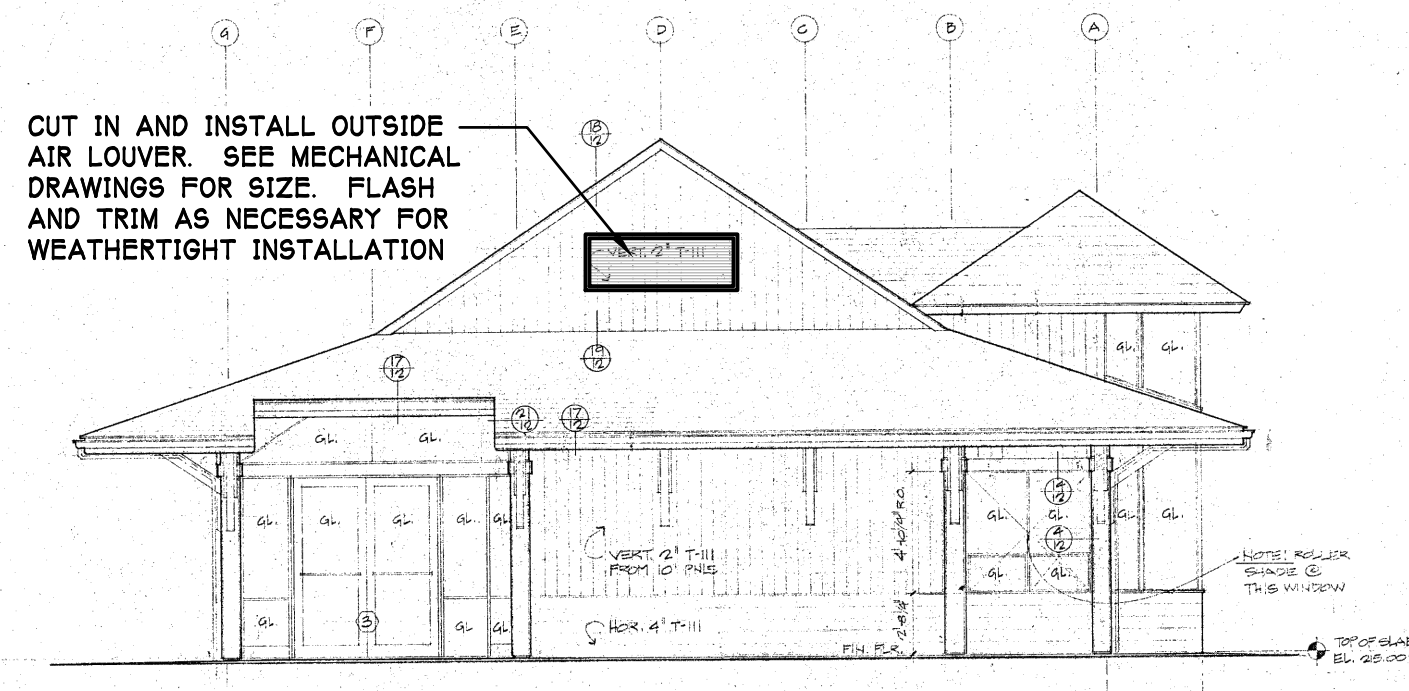
DOOR #	SIZE	DOOR LEAF		FRAME		HARDWARE		PANIC	GROUP	NOTE
		W X H	TYPE	MAT'L	FIN.	MAT'L	FIN.			
EXISTING										
MAIN BUILDING										
E1	NO WORK THIS DOOR/FRAME									
E2	NO WORK THIS DOOR/FRAME									
E3	NO WORK THIS DOOR/FRAME									
E4	THIS DOOR IS THE EXISTING AT THIS LOCATION BUT REMOVED AND REINSTALLED AS SHOWN.									
E5	NO WORK THIS DOOR/FRAME									
E6	NO WORK THIS DOOR/FRAME									
E7	NO WORK THIS DOOR/FRAME									
E8	NO WORK THIS DOOR/FRAME									
SHOP BUILDING										
E9	NO WORK THIS DOOR/FRAME									
E10	NO WORK THIS DOOR/FRAME									
E11	NO WORK THIS DOOR/FRAME									
NEW										
MAIN BUILDING										
1	36W X 84H	A	AL	FF	AL	FF	YES	NO	1	
2	36W X 84H	B	WD	FF	HM	PAINT	YES	NO	3	
3	36W X 84H	B	WD	FF	HM	PAINT	YES	NO	2	
4	36W X 84H	B	WD	FF	HM	PAINT	YES	NO	2	
5	36W X 84H	B	WD	FF	HM	PAINT	NO	NO	4	
6	36W X 84H	C	WD	FF	HM	PAINT	YES	NO	5	
7	36W X 84H	E (DOUBLE)	AL	FF	AL	FF	YES	YES	1	1
8	36W X 84H	F (DOUBLE)	AL	FF	AL	FF	YES	YES	1	1
9	72W X 96H	G	CHAIN LINK	FF	GALV STL	FF	NO	NO	6	2
SHOP BUILDING										
10	36W X 72H	D (DOUBLE)	CHAIN LINK	FF	GALV STL	FF	NO	NO	6	
NOTES										
1	THESE DOORS AND FRAMES ARE PART OF A STOREFRONT ASSEMBLY INCLUDING SIDELIGHTS AND TRANSOMS.									
2	SEE DOOR LEGEND FOR GRAPHIC DESCRIPTION AND FIELD VERIFY EXACT WIDTH AND HEIGHT IN EXISTING CONDITIONS.									
3	THIS GATE'S WIDTH IS DETERMINED BY EXISTING STRUCTURE. FIELD VERIFY.									
HARDWARE										
GROUP 1	FACTORY FURNISHED HINGES, WEATHERPROOFING SEALS, COMMERCIAL CLOSER, PANIC BAR, ONLY KEYED ENTRY FROM EXTERIOR									
GROUP 2	FACTORY FURNISHED HINGES, MINIMUM 3, NO LOCK/LATCHSET, HANDLE INTERIOR, PUSH PLATES EXTERIOR									
GROUP 3	FACTORY FURNISHED HINGES, MINIMUM 3, ADA LATCHSET, OCCUPIED/UNOCCUPIED MORTISE									
GROUP 4	FACTORY FURNISHED HINGES, MINIMUM 3, "STORAGE" FUNCTION LOCK/LATCHSET									
GROUP 5	FACTORY FURNISHED HINGES, MINIMUM 3, MORTISE LOCK PULL BAR EXTERIOR, THUMB LATCH AND PUSH PLATE INTERIOR									
GROUP 6	HEAVY DUTY CHAIN LINK GATE HINGES WITH PAD LOCK MECHANISM									



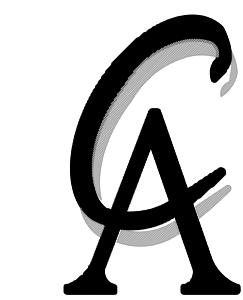
1 GENERATOR SLAB DETAIL  
SCALE: 3/4"=1'-0"



ROOM #	NAME	FLOOR			BASE			NORTH WALL			SOUTH WALL			EAST WALL			WEST WALL			CEILING	
		MAT'L	FIN.	NOTE	MAT'L	FIN.	NOTE	MAT'L	FIN.	NOTE	MAT'L	FIN.	NOTE	MAT'L	FIN.	NOTE	MAT'L	FIN.	NOTE	MAT'L	FIN.
100	KITCHEN	EXISTING			EXISTING			EXGWB	PNT	3	EXGWB	PNT	3	EXGWB	PNT	3	EXGWB	PNT	3	EXGWB	PNT
101	OFFICE	LVT	FF		VRB	FF		EXGWB	PNT		EXGWB	PNT		EXGWB	PNT		EXGWB	PNT		EXGWB	PNT
102	GATHERING	LVT	FF		VRB	FF		EXGWB	PNT		GWB	PNT		GWB	PNT		GWB	PNT		EXISTING	PNT
103	MEN	CT	FF		CT/COVE	FF		GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	EXISTING	PNT
104	SHOWER	CT	FF		CT/COVE	FF		GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	EXISTING	PNT
105	WOMEN	CT	FF		CT/COVE	FF		GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	GWB/CT	PNT/FF	2	EXISTING	PNT
106	JANITOR	CT	FF		COVE	FF	4	GWB/FRP	PNT/FF	1	GWB/FRP	PNT/FF	1	GWB/FRP	PNT/FF	1	GWB/FRP	PNT/FF	1	EXISTING	PNT
107	LAUNDRY	CT	FF		COVE	FF	4	GWB/FRP	PNT/FF	1	GWB/FRP	PNT/FF	1	GWB/FRP	PNT/FF	1	GWB/FRP	PNT/FF	1	EXISTING	PNT
108	LOBBY	LVT	FF		VRB	FF		GWB	PNT		GWB	PNT		GWB	PNT		GWB	PNT		EXISTING	PNT
109	CLOTHING	LVT	FF		VRB	FF		EXGWB	PNT		EXGWB	PNT		EXGWB	PNT		EXGWB	PNT		EXISTING	PNT
110	VESTIBULE	LVT	FF		VRB	FF		EXISTING			EXISTING			EXISTING			EXISTING			EXISTING	
111	STORAGE	EXISTING			EXISTING			EXISTING			EXISTING			EXISTING			EXISTING			EXISTING	
112	STORAGE	EXISTING			EXISTING			EXISTING			EXISTING			EXISTING			EXISTING			EXISTING	
Notes																					
1 GWB W/FRP WAINSCOTT, SEE INTERIOR ELEVATIONS FOR EXTENT																					
2 GWB W/ CERAMIC TILE WAINSCOTT, SEE INTERIOR ELEVATIONS FOR EXTENT																					
3 THESE WALLS HAVE VARIOUS ITEMS ATTACHED TO THEM. MASK ITEMS AND PAINT ACCESSIBLE AREAS IN BETWEEN. PREP AS RECOMMENDED BY PAINT MANUFACTURER.																					
4 BASE THIS ROOM IS INTEGRAL COVE WITH FLOORING																					
EXGWB	EXISTING GYPSUM WALL BOARD																				
LVT	LUXURY VINYL TILE																				
CT	CERAMIC TILE																				
VRB	VINYL RUBBER BASE																				
FF	FACTORY FINISH																				
PNT	PAINT																				
FRP	FIBERGLASS REINFORCED PANEL																				



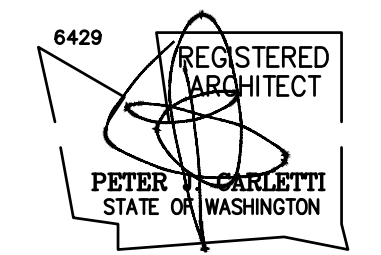
WEST ELEVATION  
SCALE: 1/8"=1'-0"



**CARLETTI ARCHITECTS P.S.**  
architecture & planning

116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

23-713.2  
PROJECT NUMBER:

REVISIONS:  
BID SET

SHEET TITLE:

INTERIOR ELEVATION TAGS AND  
FLOOR FINISHES

PJC  
PROJECT ARCHITECT:

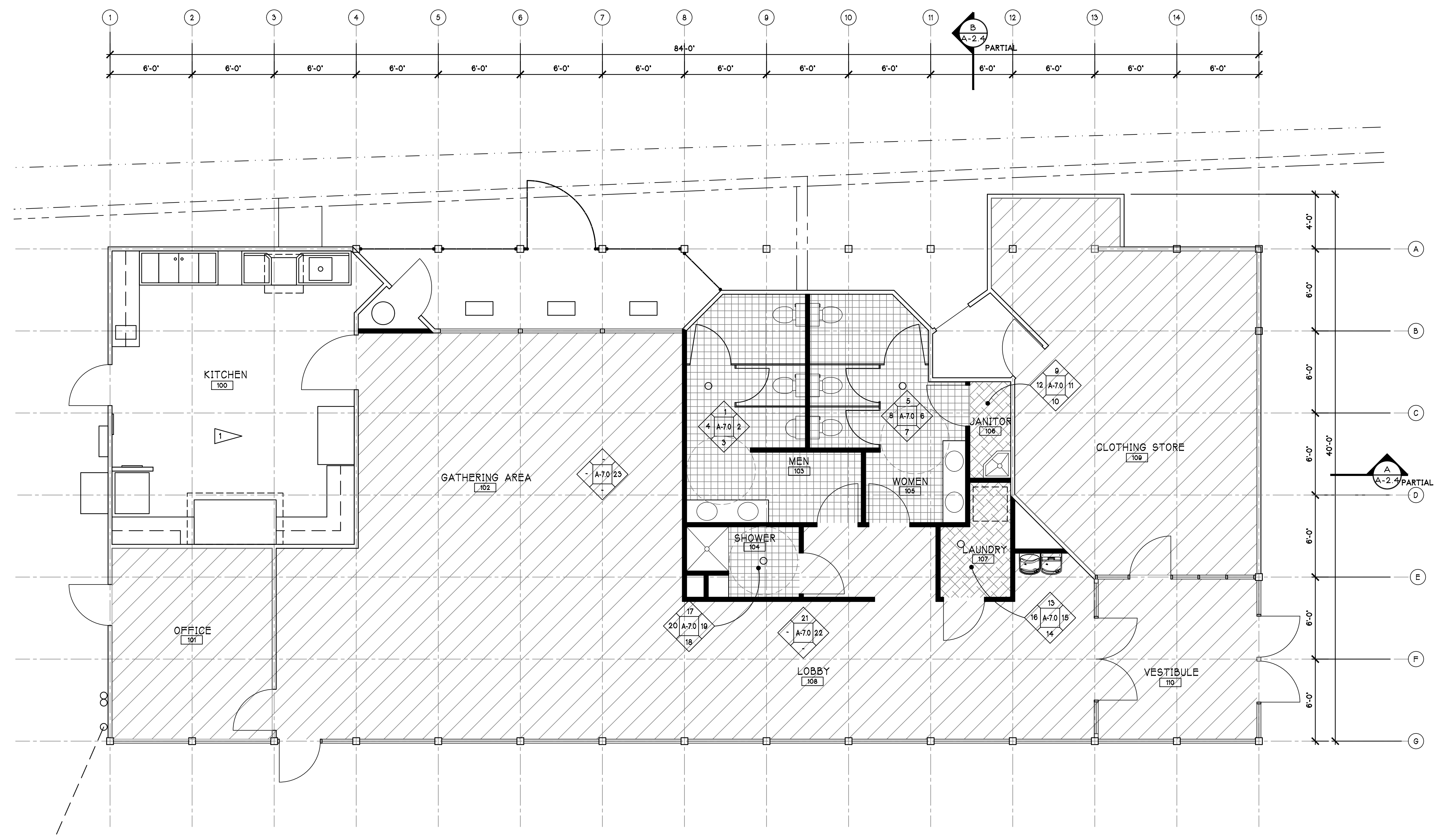
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DATE

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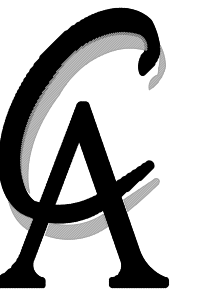
### INTERIOR ELEVATION TAGS AND FLOOR FINISHES

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

**FLOOR FINISH LEGEND**

- TYPICALLY INDICATES NEW LUXURY VINYL TILE (LVT) WITH VINYL RUBBER BASE THESE AREAS.
- TYPICALLY INDICATES CERAMIC TILE WITH TILE COVERED BASE THESE AREAS.
- TYPICALLY INDICATES WELDED SEAM SHEET GOODS WITH INTEGRAL COVERED BASE THESE AREAS.
- NO NEW FLOORING THIS AREA.

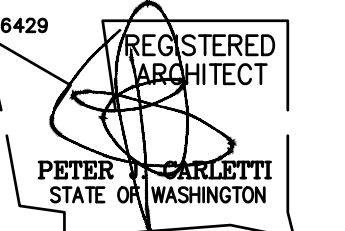
INTERIOR MATERIAL FINISH SCHEDULE						
SURFACE		SIZE	MANUFACTURER	STYLE	COLOR	NOTES
<b>FLOOR</b>						
LVT	LUXURY VINYL TILE	6 INCH X 40 INCH	MANNINGTON	ACCESS, WOOD	SHIBORI JASMINE	8
SVF	SHEET VINYL		SHAW	VITALITY TONES 4375V	PEP UP	3
CT	CERAMIC TILE	2X2	DALTILE	PORTFOLIO	ASH GREY	1
GRT	GROUT	1/8 INCH	MAPIE	KERAPOXY	GREY 19	
TRN	TRANSITION	TBD	SHAW	MICRO TRANSITIONS	SILVER	2
<b>WALLS</b>						
VRB	VINYL RUBBER BASE	4 INCH WITH TOE	ROPPE	4 INCH WITH TOE	CHARCOAL	3
CT	CERAMIC TILE BASE	6 X 12	DALTILE	PORTFOLIO	ASH GREY	9
CT	CERAMIC TILE WALLS	6 X 6	DALTILE	COLOR WHEEL CLASSIC	WHITE	10
CT	WALL EDGES	TBD	SCHLUTER	JOLLY ALUMINUM	SATIN ANODIZED	4
GRT	GROUT	1/8 INCH	MAPIE	KERACOLOR SANDED	WHITE TO MATCH TILE	
FRP	FIBERGLASS REINFORCED PANEL		MAARLITE	SATIN	WHITE	10
PNT	PAINT WALLS/CEILINGS		SHERWIN WILLIAMS	SEMI-GLOSS	NAVAHO WHITE	5
PNT	PAINT WALLS ONLY		SHERWIN WILLIAMS	SATIN	NAVAHO WHITE	6
<b>VANITY COUNTERS</b>						
	SOLID SURFACE	VARIES	WILSONART	SOLID SURFACE 1/2 INCH	WHITE STONE	7
<b>TOILET PARTITIONS</b>						
	TOILET PARTITIONS		BRADLEY	PHENOLIC RESIN	RAW CHESTNUT	
<b>NOTES</b>						
1 THESE SPACES ARE SMALL ENOUGH FOR A SINGLE PIECE ONLY, NO WELDED SEAMS REQUIRED						
2 TRANSITION BETWEEN CERAMIC TILE AND LVT						
3 INCLUDES ALL SPACES WITH LVT FLOORING						
4 SCHLUTER EDGES PERIMETER OF ALL WALL TILE EXCEPT AT TOP OF COVE BASE						
5 SEMI GLOSS ONLY IN ROOMS 103, 104, 105, 106, 107						
6 SATIN IN ALL SPACES OTHER THAN IN NOTES						
7 TOILET ROOM/VANITIES ONLY						
8 HERRINGBONE PATTERN						
9 INCLUDES ALL SPACES WITH CERAMIC TILE FLOOR						
10 SEE INTERIOR ELEVATIONS FOR LOCATIONS						



**CARLETTI ARCHITECTS P.S.**  
architecture & planning

116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



CONCRETE COMMUNITY CENTER  
45821 RAILROAD AVENUE  
CONCRETE, WA 98237

CONTACT: ERIC PETERSON  
PHONE: 360-416-1176  
EMAIL: epeterson@co.skagit.wa.us

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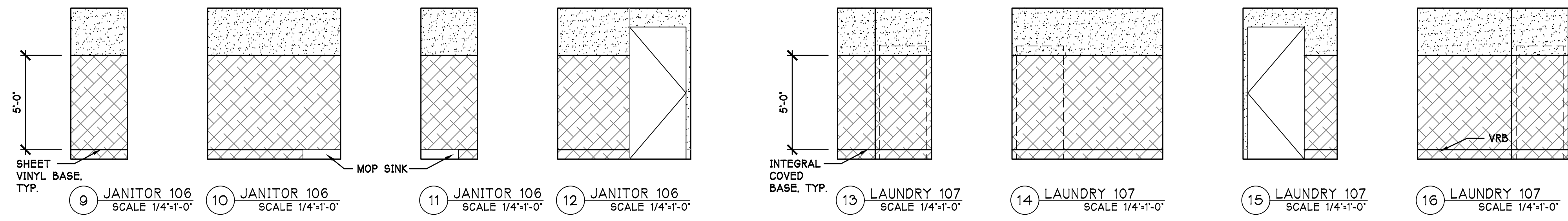
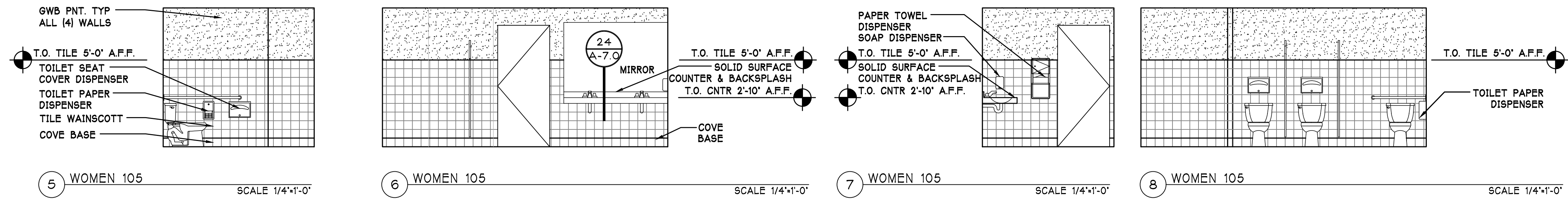
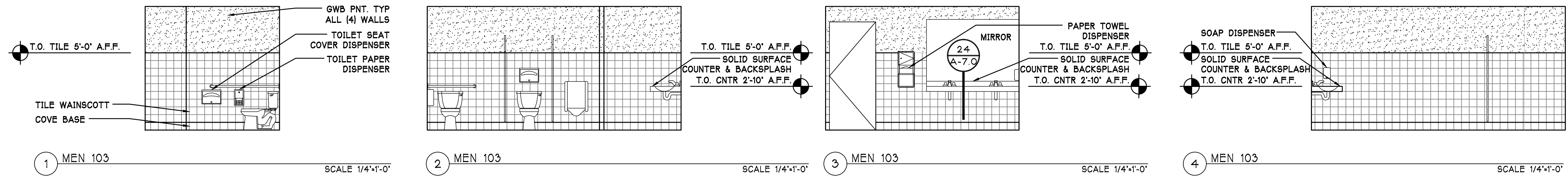
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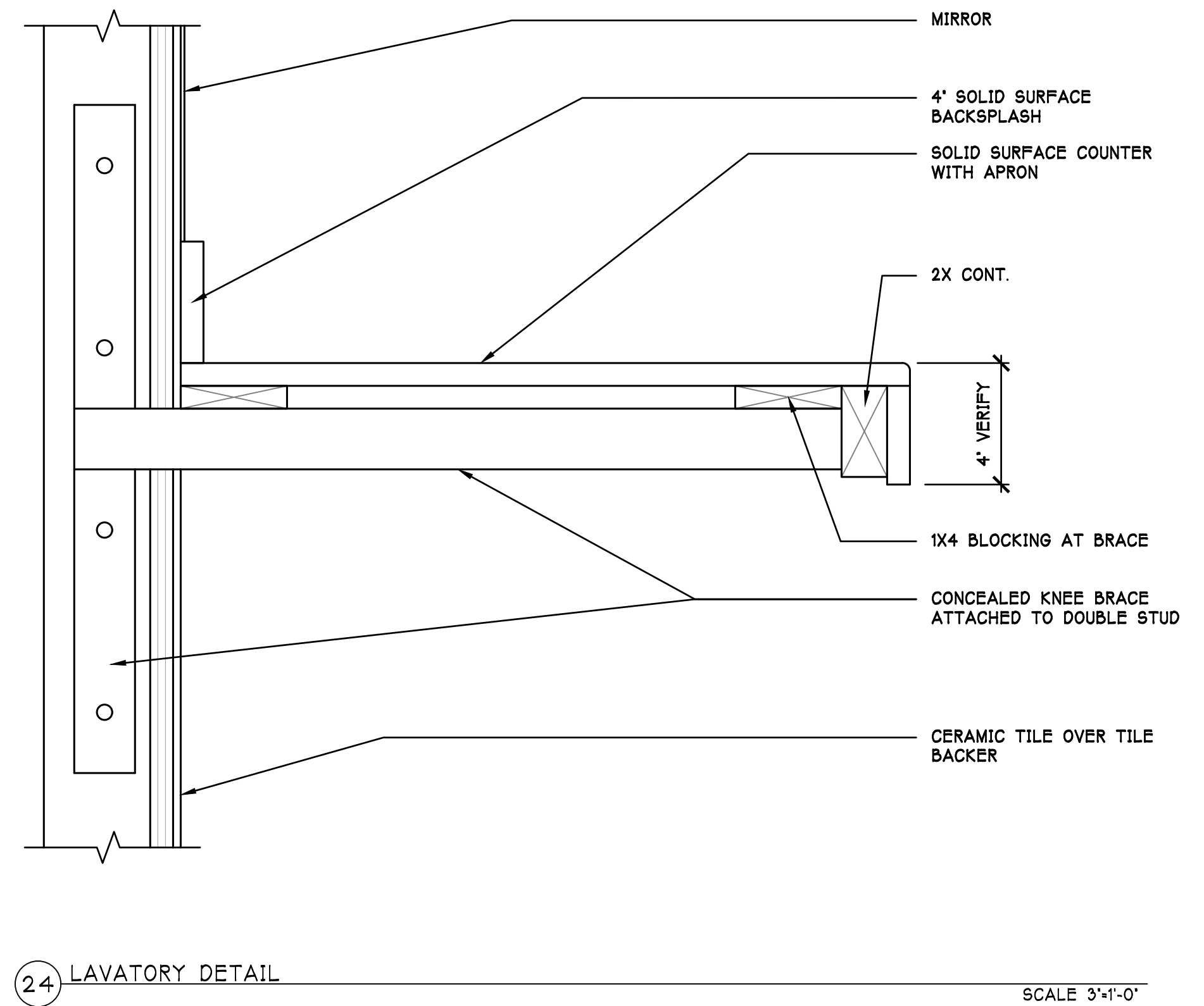
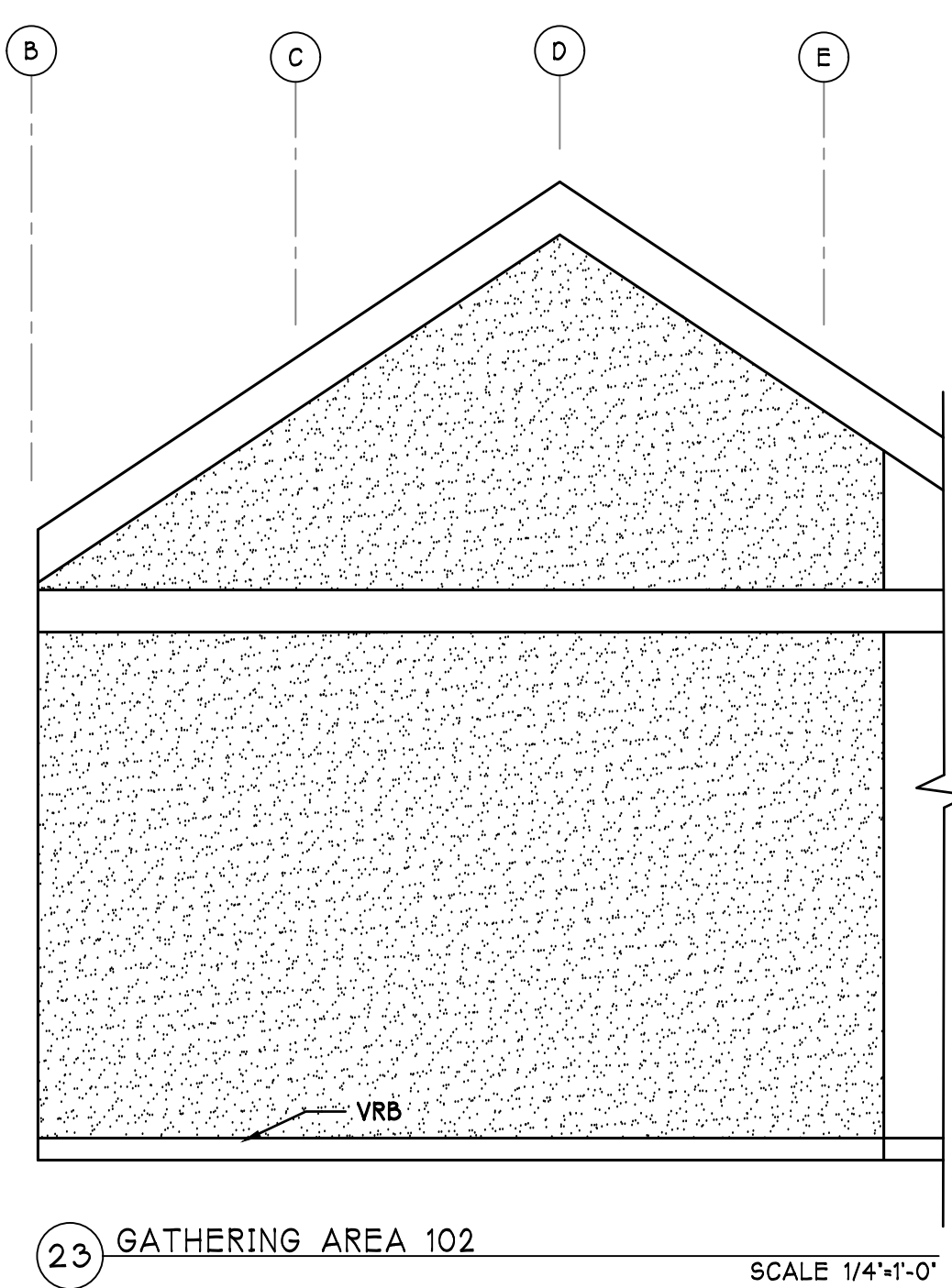
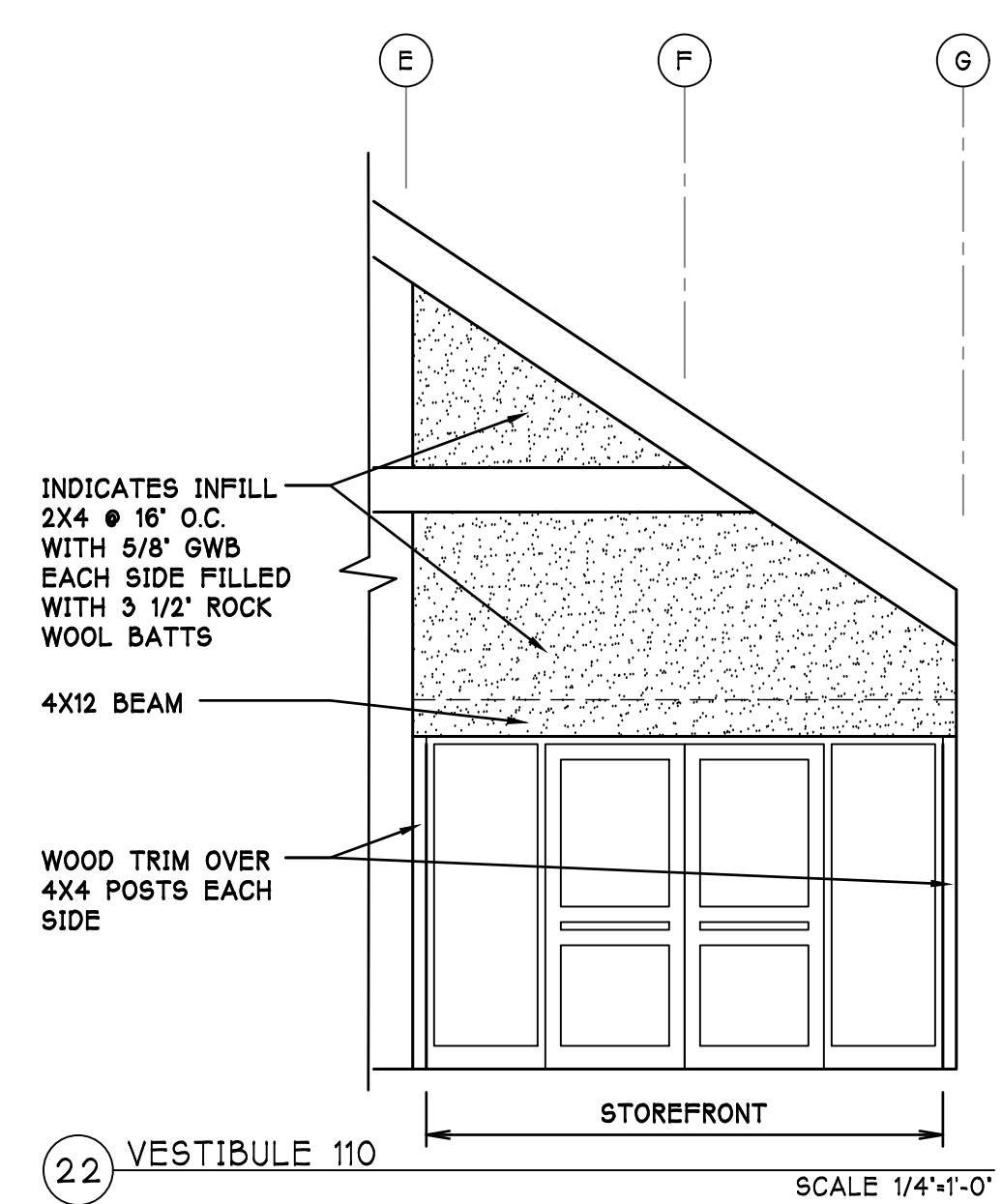
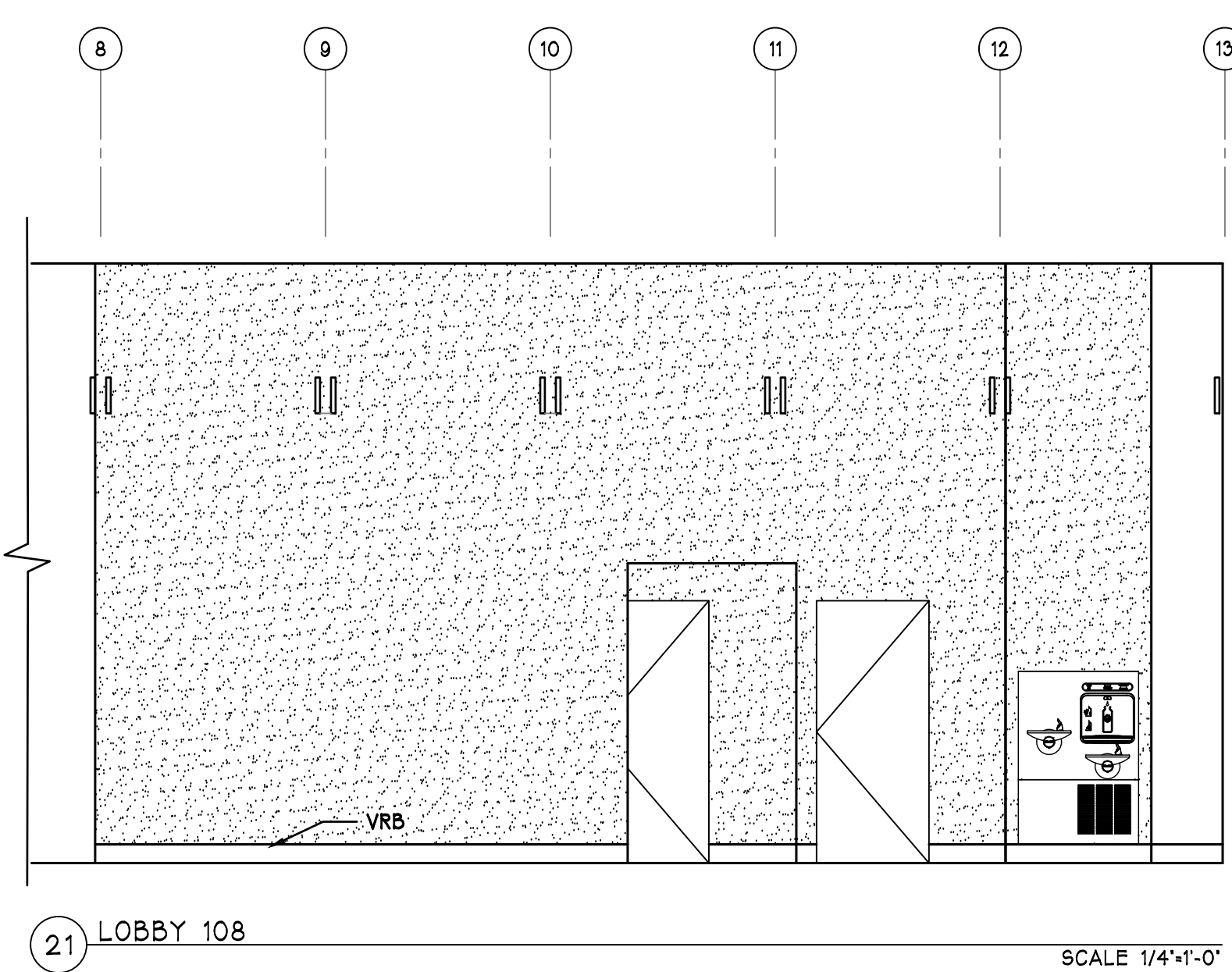
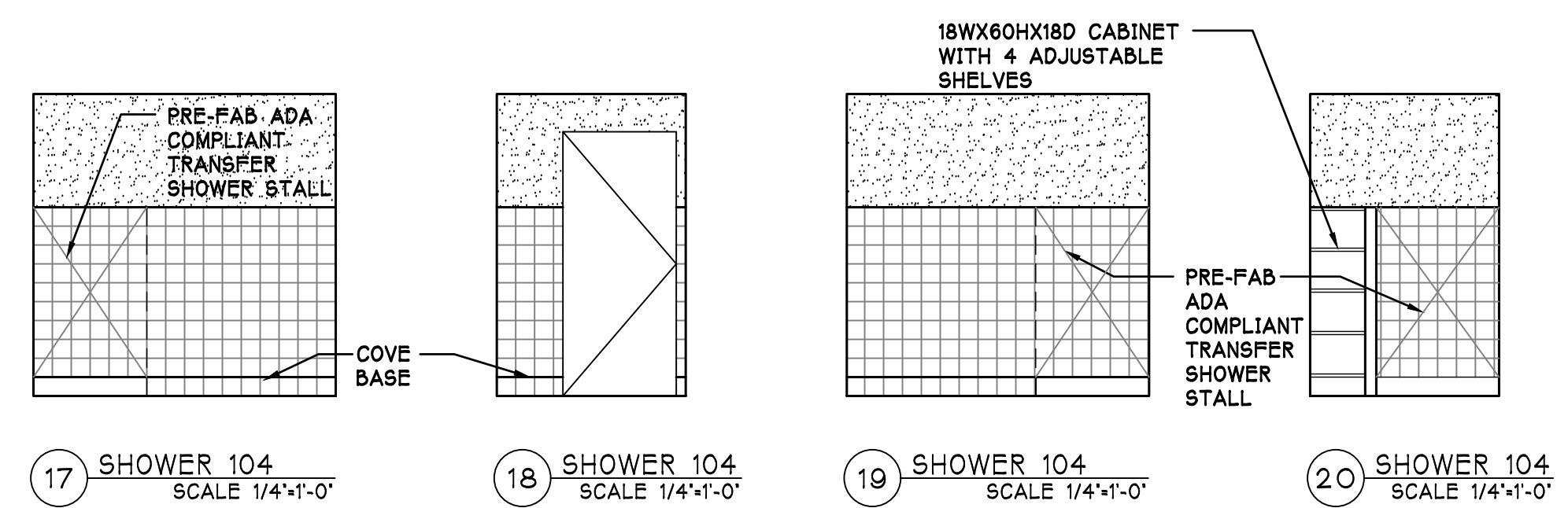
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**INTERIOR ELEVATION LEGEND**

- [Grid pattern] TYPICALLY INDICATES CERAMIC TILE WITH COVE BASE OVER TILE BACKER BOARD
- [Cross-hatch pattern] TYPICALLY INDICATES FRP OVER GWB. ALL FRP TO HAVE ALUMINUM EDGES AND BUTT JOINTS.
- [Dotted pattern] TYPICALLY INDICATES PAINTED GWB.

**INTERIOR ELEVATION NOTES REGARDING TOILET ACCESSORIES.**  
ALL TOILET PARTITIONS, GRAB BARS AND MIRRORS ARE FURNISHED AND INSTALLED BY CONTRACTOR. ALL TOILET PAPER DISPENSERS, PAPER TOWEL DISPENSERS, TOILET SEAT PROTECTORS AND SOAP DISPENSERS ARE TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. BACKING FOR ALL ACCESSORIES BY CONTRACTOR.



21 LOBBY 108 SCALE 1/4"=1'-0"

22 VESTIBULE 110 SCALE 1/4"=1'-0"

23 GATHERING AREA 102 SCALE 1/4"=1'-0"

24 LAVATORY DETAIL SCALE 3"=1'-0"