Underwood & Associates, llc

1005 Fourth Street - Anacortes, Washington, 98221
360.588-0471

August 10th, 2017

Ms. Rebecca Lowell
Senior Planner
City of Mount Vernon
910 Cleveland Ave.
PO Box 809
Mount Vernon, WA 98273

RE: PL17-050 Skagit Family YMCA Stormwater and Parking

STORMWATER:

Our civil team is currently assessing the existing stormwater facility to determine the viability of re-routing the 12" drain line directly into the southern side of the pond as discussed. It has been determined that the existing swale has the capacity to accept our stormwater. Further research is needed to determine the functionality of the outfall. An updated drainage report and civil plans will be forthcoming.

PARKING:

The Board has decided to reduce the square footage of the YMCA facility by eliminating the ELC facility (4,800 sf) and reducing the designated healthcare space from 2,200 sf to 1,600 sf. The total square footage is now 57,116 sf, including 1,600 sf for the healthcare component.

55,516 sf / 1,000 sf = 55.5 * 5.03 (parking ratio provided by TSI) = 279 spaces for the YMCA
1,600 sf / 1,000 sf = 1.6 * 4 (approx. ratio provided by TSI) = 6.4 spaces for the clinic.

Total number of parking spaces required is 279+6.4= 285.4 total required spaces. A new agreement with Salem Lutheran Church has been made and an amendment to the shared parking agreement is in draft form. The amendment adds 20 stalls to the original 98, totaling 118.

286 – 118 = 168 stalls required on site.

The proposed revised site plan provides **43 compact spaces and 137 standard stall** spaces for a total of **180 stalls on site**. 25% of which are allowed to be compact (45 stalls) – requirement met.

Per this proposed revised site plan, the YMCA **exceeds** the required parking by 12 stalls.

A self-assessed parking study of the Salem Lutheran Church's facility has been conducted on two occasions during its peak use, Sunday Worship. On July 30th, a parking count of 64 cars were counted on site during the service. On August 6, another parking count was conducted. 77 cars were parked during Sunday Worship. The SLC has 190 parking stalls on site. Sunday mornings when the SLC parking usage is at its peak, the YMCA facility is at its lowest usage – see usage chart below. Please note that this chart reflects check-ins for individuals, not families that travel together, as such, actual Y parking demand is less than these figures.

Current Skagit Y Membership Usage
Sat & Sundays April 1, 2017 - July 1, 2017

Time	13 Sunday Total	Average Sunday	Est Hoag Y Usage	14 Saturday Total	Average Saturday	Est Hoag Y Usage
4am	0	0.0	0.0	0	0	0
5am	0	0.0	0.0	0	0.0	0.0
6am	0	0.0	0.0	109	7.8	23.4
7am	0	0.0	0.0	260	18.6	55.7
8am	59	4.5	13.6	115	8.2	24.6
9am	131	10.1	30.2	127	9.1	27.2
10am	83	6.4	19.2	129	9.2	27.6
11am	107	8.2	24.7	137	9.8	29.4
12 Noon	123	9.5	28.4	119	8.5	25.5
1pm	95	7.3	21.9	151	10.8	32.4
2pm	60	4.6	13.8	171	12.2	36.6
3pm	42	3.2	9.7	101	7.2	21.6
4pm	0	0.0	0.0	37	2.6	7.9
5pm	0	0.0	0.0	5	0.4	1.1
6pm	0	0.0	0.0	179	12.8	38.4
7pm	0	0.0	0.0	26	1.9	5.6
Total	700	53.8	161.5	1666	128.2	384.5

Note: Based on actual members card scans over 13 wee Sundays and 14 Saturdays
This does not consider families that travel together.

If there are any questions or comments, please don't hesitate to ask.

Thank you,

Jeremy McNett
Associate Architect

Included: Pictures taken during Sunday Worship on July 30th, 2017.

$1=$2 Match

N

30 15 0 30 60

SCALE IN FEET

KEY NOTES

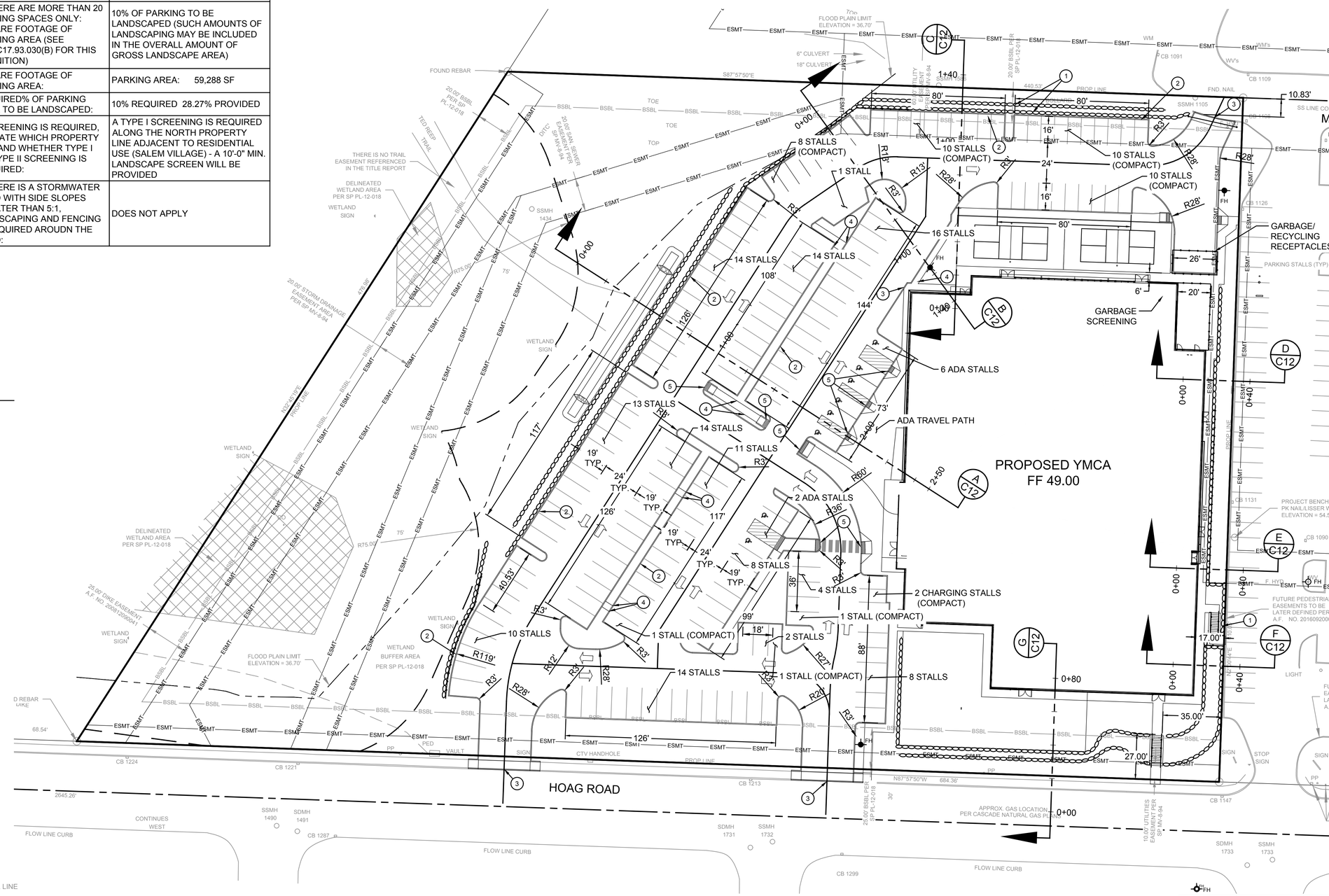
KEY	DESCRIPTION	DETAIL/ SHEET
1	SITE RETAINING WALL	S/C14
2	6" ASPHALT EXTRUDED CURB	N/C14
3	TYPE 1 DRIVEWAY	R/C15
4	CEMENT CONCRETE SIDEWALK	O/C14
5	PERPENDICULAR CURB RAMP	Q/C15

LANDSCAPING CALCULATIONS

GROSS SITE AREA:	5.29 ACRES (230,628.34 SF)
% OF GROSS SITE AREA TO BE LANDSCAPED:	15% REQUIRED (34,564.56 SF) 15.27% PROVIDED (35,223.27 SF)
PARKING AREA:	59,972 SQ FT
LANDSCAPE AREA:	16,077 SQ FT
UNDISTURBED EXISTING LANDSCAPING AREA TO REMAIN:	66,473 SQ FT
WIDTH OF PLANTING STRIP TO BE LOCATED ALONG ALL PUBLIC AND PRIVATE ROADS:	10'-0" REQUIRED, MINIMUM 10'0" PROVIDED, SEE PLAN
IF THERE ARE MORE THAN 20 PARKING SPACES ONLY: SQUARE FOOTAGE OF PARKING AREA (SEE MVMC17.93.030(B) FOR THIS DEFINITION)	10% OF PARKING TO BE LANDSCAPED (SUCH AMOUNTS OF LANDSCAPING MAY BE INCLUDED IN THE OVERALL AMOUNT OF GROSS LANDSCAPE AREA)
SQUARE FOOTAGE OF PARKING AREA:	PARKING AREA: 59,288 SF
REQUIRED% OF PARKING AREA TO BE LANDSCAPED:	10% REQUIRED 28.27% PROVIDED
IF SCREENING IS REQUIRED, INDICATE WHICH PROPERTY LINE AND WHETHER TYPE I OR TYPE II SCREENING IS REQUIRED:	A TYPE I SCREENING IS REQUIRED ALONG THE NORTH PROPERTY LINE ADJACENT TO RESIDENTIAL USE (SALEM VILLAGE) - A 10'-0" MIN. LANDSCAPE SCREEN WILL BE PROVIDED
IF THERE IS A STORMWATER POND WITH SIDE SLOPES GREATER THAN 5:1, LANDSCAPING AND FENCING IS REQUIRED AROUDN THE POND:	DOES NOT APPLY

PARKING CALCULATIONS

TYPE OF USE FROM MVMC 17.84.030	PARKING RATIO REQUIRED	GROSS AND NET SQUARE FEET OF EACH USE	# OF PARKING STALLS REQUIRED	# OF PARKING STALLS PROVIDED
COMMERCIAL RECREATION (YMCA PER CITY REPORT) MEDICAL CLINIC .	1 SPACE/1,000 SF NET FLOOR AREA = 55.5 * 5.03 (RATIO PROVIDED BY TSI) 1 SPACE/1,000 SF NET FLOOR AREA = 1.6 * 4 (RATIO PROVIDED BY TSI)	- 55,516 SF 1,600 SF .	- 279.2 6.4 285.6	43 COMPACT ON-SITE 137 STANDARD ON-SITE 106 OFF-SITE 286 COMBINED



LEGEND

EXISTING	PROPOSED	
		SAN. SEWER MANHOLE (SSMH)
		STORM DRAIN CATCH BASIN (CB)
		STORM DRAIN MANHOLE (SDMH)
		WATER METER
		FIRE HYDRANT
		POWER/UTILITY POLE
		UTILITY POLE ANCHOR
		SIGN
		TREE (DECIDUOUS)
		TREE (CONIFER)
		SHRUB
		ROCK WALL
		MAIL BOX
		PHONE PEDESTAL
P	P	POWER VAULT
LS	N/A	LANDSCAPING
EOP	N/A	EDGE OF PAVEMENT
	N/A	ROCK/LANDSCAPING
	N/A	STREET LIGHT ASSEMBLY
BUS	N/A	BUS STOP
	N/A	CULVERT
		FLOOD PLAIN LEVEL
		WETLAND BUFFER
ESMT	ESMT	EASEMENT
		CENTERLINE
		PROPERTY LINE
BSBL	BSBL	BUILDING SETBACK LINE
		RIGHT OF WAY/ADJ. PARCEL LINE
SD	SD	STORM DRAIN MAIN
W	W	WATER MAIN
SS	SS	SANITARY SEWER MAIN
G	G	GAS MAIN
OHP	OHP	OVERHEAD POWER LINE

Engineering Standards
2nd Edition May 2016
APPROVED BY:
Esco Bell, PE. Public Works Director — Date
Chris Phillips, PE. Community and Economic Development Director — Date

No.	DATE	BY	REVISION

LEED ACCREDITED PROFESSIONAL® & THE RELATED ACRONYM, & THE LEGACY LEED AP LOGO ARE TRADEMARKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

2210 Riverside Drive
Suite 110
Mount Vernon
WA 98273
P: 360.899.1110
F: 360.331.5131
www.dcgengr.com
DCG civil structural

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

DANILO S. DCHOA
STATE OF WASHINGTON
46870
REGISTERED PROFESSIONAL ENGINEER

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: SKAGIT VALLEY FAMILY YMCA
215 EAST FULTON STREET
MOUNT VERNON, WA 98273

PROJECT: 1901 HOAG ROAD
MOUNT VERNON, WA 98273
SITE PLAN

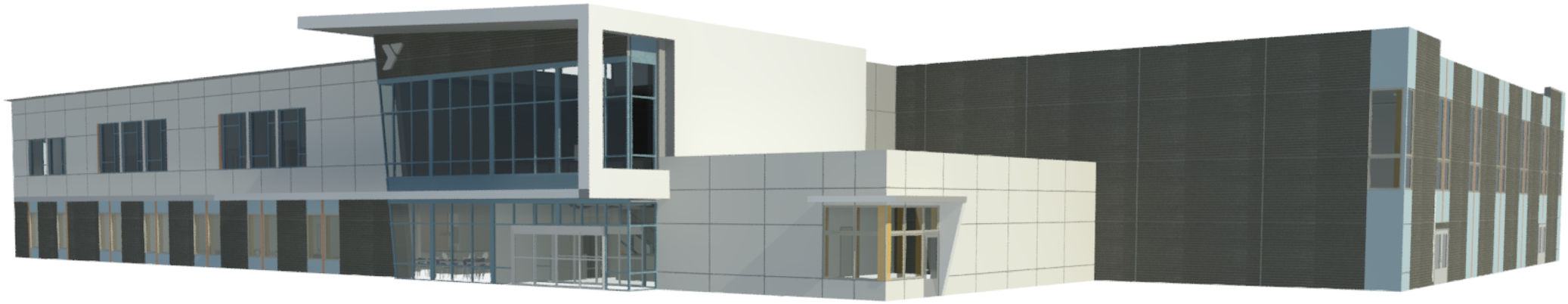
PROJ. MANAGER:	DO
DESIGNED BY:	ND, DO, NA
DRAWN BY:	ND, NA
CHECKED BY:	DO
SCALE:	AS NOTED
DATE: 8/8/2017	REV. A
SHEET	OF 15
SHEET NUMBER	C05

CAD FILE NUMBER: P:\CLIENTS\YMCA SKAGIT\NEW YMCA MV FACILITY\DWG\DRAWING\C05 SITE PLAN.DWG
LAST MODIFIED BY: NDAVIS - SAVE DATE: 8/8/2017 1:37 PM - SHEET SET: 215 E FULTON ST - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2017

SKAGIT VALLEY FAMILY YMCA

MOUNT VERNON, WASHINGTON

DESIGN REVISION - 8.4.2017



PROJECT TEAM

OWNER
SKAGIT VALLEY FAMILY YMCA
215 EAST FULTON STREET
MOUNT VERNON, WA 98273
CONTACT: BOB SHRUMM, CEO
PHONE: 360.899.1070

OWNER'S REP
UNDERWOOD & ASSOC
1005 4TH STREET
ANACORTES, WA 98221
CONTACT: JEREMY MCNETT
PHONE: 360.588.0471

ARCHITECT
BCRA, INC
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402
CONTACT: KENT MCLAREN
CONTACT: JANA SIMISON
PHONE: 253.627.4367

CONTRACTOR
TRICO
15066 JOSH WILSON ROAD
BURLINGTON, WA 98233
CONTACT: JASON SOLIE
PHONE: 206.399.3917

CIVIL
DAVIDO CONSULTING GROUP
2124 RIVERSIDE DRIVE, SUITE 211
MOUNT VERNON, WA 98273
CONTACT: DANNY OCHOA
CONTACT: NATE DAVIS
PHONE: 360.899.1110

STRUCTURAL
PCS STRUCTURAL SOLUTIONS
811 FIRST AVENUE, SUITE 620
SEATTLE, WA 98104
CONTACT: DOUG GOODWIN
PHONE: 206.292.5076

MECHANICAL
ACCO ENGINEERED SYSTEMS
835 NORTH CENTRAL AVENUE
KENT, WA 98032
CONTACT: LISA CONNORS
PHONE: 253.854.8444

ELECTRICAL
VALLEY ELECTRICAL
1100 MERRILL CREEK PARKWAY
EVERETT, WA 98203
CONTACT: JOHN PROBSTFIELD
CONTACT: JASON PRATT
425.407.0832

LANDSCAPE ARCHITECT
BCRA, INC
414 STEWART STREET, SUITE 200
SEATTLE, WA 98101
CONTACT: JON MCNAMARA
PHONE: 206.625.3300

POOL SYSTEMS ENGINEER
WATER TECHNOLOGY, INC
100 PARK AVENUE
BEAVER DAM, WI 53916
CONTACT: RYAN NACHREINER
PHONE: 920.392.2918

FIRE SPRINKLER DESIGN/BUILD
COSCO FIRE PROTECTION
4308 SOUTH 131ST PLACE
TUKWILA, WA 98168
CONTACT: STEPHEN ANDRO
PHONE: 206.438.3365

BCRA
T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
SKAGIT VALLEY YMCA
1901 HOAG ROAD
MOUNT VERNON, WA 98273

REVISIONS

DATE
08.04.2017
BCRA NO.
17012
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE
COVER

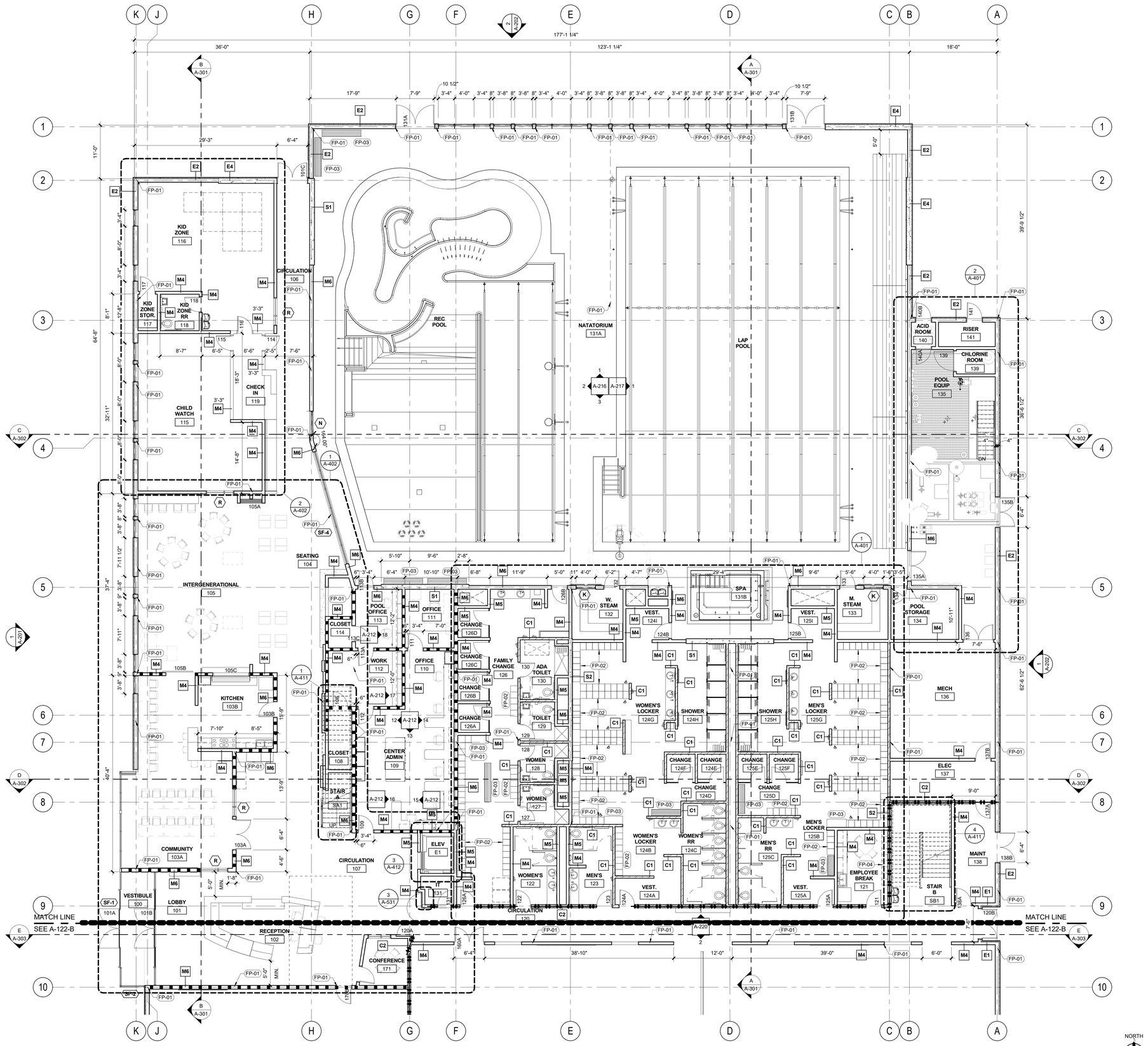
BCRA
© COPYRIGHT 2016 - BCRA, INC. ALL RIGHTS RESERVED

SHEET
G-100

DESIGN REVISION

IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

25042 8/4/2017 11:34:07 AM



1 FIRST FLOOR PLAN - NORTH
1/8" = 1'-0"

SCALE 1/8" = 1'-0"

NORTH

FLOOR PLAN GENERAL NOTES

1 REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION

2 REFER TO SHEET A-621 AND A-622 FOR WALL ASSEMBLIES.

3 WALL TYPE INDICATOR APPLIES TO ENTIRE LENGTH OF WALL UNLESS NOTED OTHERWISE.

4 REFER TO CEILING PLANS FOR LOCATIONS REQUIRING ACOUSTIC-RATED WALL CONSTRUCTION

5 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

6 CONTINUE ALL WALLS TO UNDERSIDE OF METAL DECKING UNLESS NOTED OTHERWISE

7 VERIFY ROUGH OPENING DIMENSIONS WITH STOREFRONT AND DOOR MANUFACTURER.

8 INSTALL FIRE BLOCKING IN ALL CONCEALED SPACES PER 2015 IBC.

9 PROVIDE BACKING IN WALLS FOR CASEWORK, MESSAGE BOARDS, TOILET ACCESSORIES, OFFICE FURNISHINGS, AND ALL OTHER WALL SUPPORTED ITEMS. REFER TO PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS.

10 REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.

11 REFER TO SHEET A-502 FOR TYPICAL ADA ACCESSORY AND PLUMBING FIXTURE MOUNTING REQUIREMENTS.

12 REFER TO STRUCTURAL DRAWINGS FOR LIGHT GAUGE STEEL FRAMING DETAILS

13 REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF STRUCTURAL MEMBERS AND SHEAR WALLS.

14 WHERE PLANS INDICATE FLOORS SLOPING TO FLOOR DRAINS, SET TOP OF FLOOR DRAINS AT -3/4" AFF. IN SHOWER STALLS SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE SHOWER FLOOR TOWARD FLOOR DRAINS. WHERE SLOPED FLOORS ARE NOT INDICATED, SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE AREA WITHIN 6" OF DRAIN EDGE TO FLOOR DRAIN. (WALKING SURFACE RUNNING SLOPE SHALL NOT EXCEED 1:20; WALKING SURFACE CROSS SLOPE SHALL NOT EXCEED 1:48)

15 REFER TO POOL DRAWINGS FOR POOL DEPTHS.

16 REFER TO FINISH PLANS FOR CARDIO AND STRENGTH EQUIPMENT LAYOUT.

17 PROVIDE CEILING ACCESS PANELS TO ALL PLUMBING VALVES

18 REFER TO A-201 - A-202 FOR EXTERIOR GLAZING CALLOUTS

DIMENSIONING GENERAL NOTES

1 GRIDLINES AT EXTERIOR ARE TO OUTSIDE FACE OF STRUCTURAL MASONRY OR OUTSIDE FACE OF STUD FRAMING, UNLESS NOTED OTHERWISE

2 GRIDLINES AT INTERIOR ARE TO FACE OF STUD FRAMING OR FACE OF STRUCTURAL MASONRY, UNLESS NOTED OTHERWISE

3 DIMENSIONS AT EXTERIOR WALLS ARE TO GRIDLINES, OUTSIDE FACE OF STRUCTURAL MASONRY, OUTSIDE FACE OF STUD FRAMING OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

4 DIMENSIONS AT INTERIOR PARTITIONS ARE TO FACE OF STUD FRAMING, FACE OF STRUCTURAL MASONRY OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

5 DOOR, WINDOW AND RELITE DIMENSIONS ARE TO ROUGH OPENINGS OR MASONRY OPENINGS, UNLESS NOTED OTHERWISE

6 LOCATE ROUGH OPENINGS AT DOORS AND RELITES 4" OFF OF FRAMING OF ADJACENT PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE. REFER ALSO TO...

7 SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND WALL TYPE CALLOUTS

8 STEEL COLUMNS (HSS) SHOWN FOR COORDINATION. REFER ALSO TO STRUCTURAL FOR SIZING AND DIMENSIONING

9 REFER ALSO TO STRUCTURAL FOR FRAMING MEMBER SIZING AND SPACING, ATTACHMENT AND SHEATHING REQUIREMENTS.

10 REFER ALSO TO STRUCTURAL FOR SIDE OF FRAMING TO RECEIVE SHEATHING, WHERE OCCURS

11 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

12 DIMENSIONS AT PLUMBING FIXTURES ARE FROM CENTERLINE OF FIXTURES TO ADJACENT WALL FINISH UNLESS NOTED OTHERWISE

13 REFER ALSO TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON LOCATING PLUMBING FIXTURES

FLOOR PLAN LEGEND

FEC FIRE EXTINGUISHER w/CABINET

FEB FIRE EXTINGUISHER w/BRACKET

DS DOWNSPOUT

CG CORNER GUARD

FLOOR DRAIN, REFER TO PLUMBING

WIRE MESH PARTITION

RECESSED WALK OFF MAT

2-HR RATED WALL

ACOUSTIC RATED WALL

FLOOR PLAN KEY NOTES

FP-01 STEEL COLUMN PER STRUCTURAL

FP-02 LOCKERS

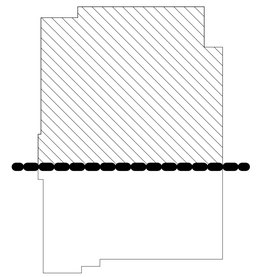
FP-03 BENCH (E-34)

FP-04 STORAGE CUBBIES

FP-05 ROOF ACCESS LADDER

FP-06 GYM CURTAIN DIVIDER

KEY PLAN



BCRA
T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
SKAGIT VALLEY YMCA
1901 HOAG ROAD
MOUNT VERNON, WA 98273

REVISIONS

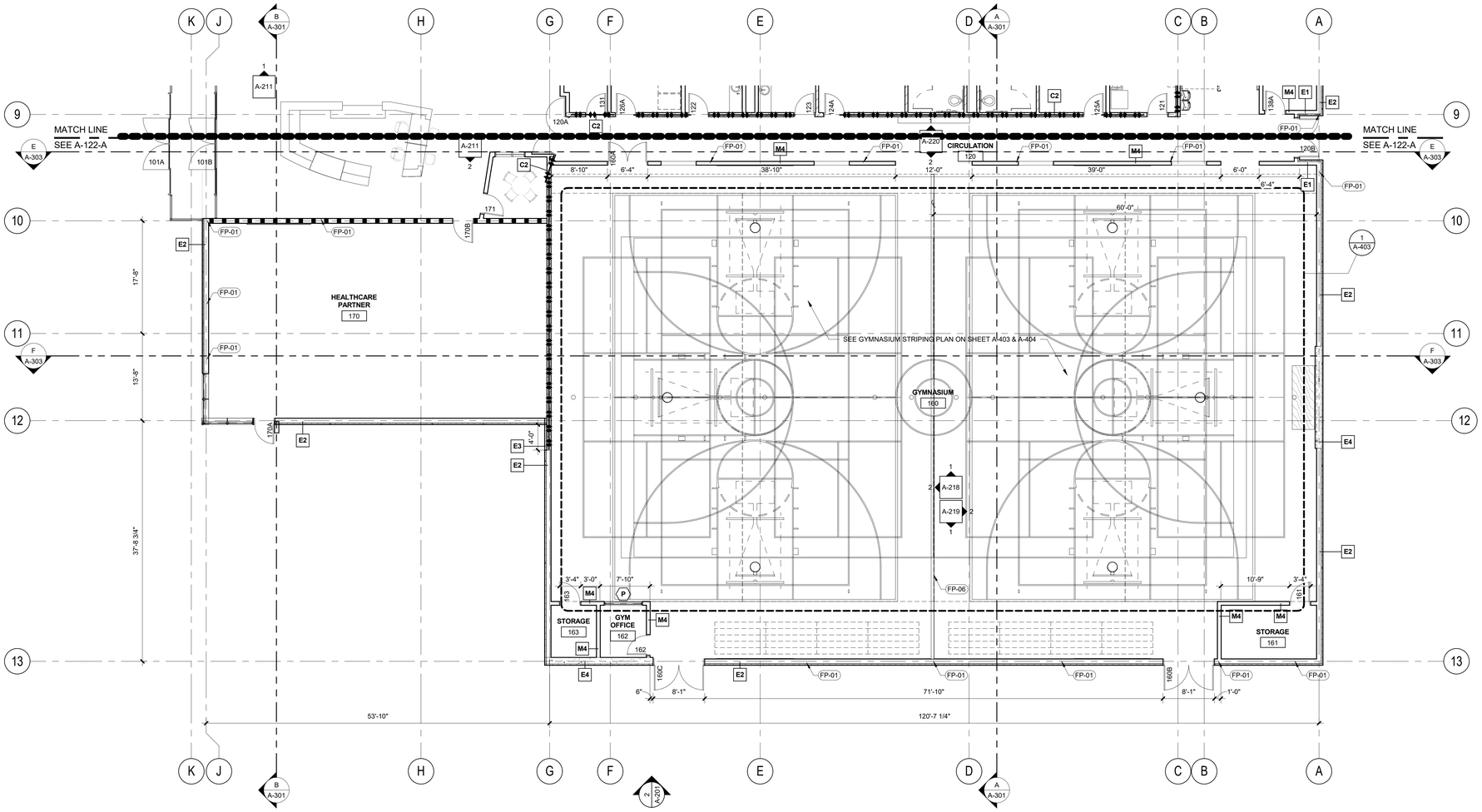
DATE 08.04.2017
BCRA NO. 17012
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE FIRST FLOOR PLAN - NORTH

BCRA
© COPYRIGHT 2016 - BCRA, INC. ALL RIGHTS RESERVED

SHEET
A-122-A

DESIGN REVISION

IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



1 FIRST FLOOR PLAN - SOUTH
1/8" = 1'-0"

NORTH

SCALE 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1 REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION

2 REFER TO SHEET A-621 AND A-622 FOR WALL ASSEMBLIES.

3 WALL TYPE INDICATOR APPLIES TO ENTIRE LENGTH OF WALL UNLESS NOTED OTHERWISE.

4 REFER TO CEILING PLANS FOR LOCATIONS REQUIRING ACOUSTIC-RATED WALL CONSTRUCTION

5 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

6 CONTINUE ALL WALLS TO UNDERSIDE OF METAL DECKING UNLESS NOTED OTHERWISE

7 VERIFY ROUGH OPENING DIMENSIONS WITH STOREFRONT AND DOOR MANUFACTURER.

8 INSTALL FIRE BLOCKING IN ALL CONCEALED SPACES PER 2015 IBC.

9 PROVIDE BACKING IN WALLS FOR CASEWORK, MESSAGE BOARDS, TOILET ACCESSORIES, OFFICE FURNISHINGS, AND ALL OTHER WALL SUPPORTED ITEMS. REFER TO PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS.

10 REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.

11 REFER TO SHEET A-502 FOR TYPICAL ADA ACCESSORY AND PLUMBING FIXTURE MOUNTING REQUIREMENTS.

12 REFER TO STRUCTURAL DRAWINGS FOR LIGHT GAUGE STEEL FRAMING DETAILS

13 REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF STRUCTURAL MEMBERS AND SHEAR WALLS.

14 WHERE PLANS INDICATE FLOORS SLOPING TO FLOOR DRAINS, SET TOP OF FLOOR DRAINS AT -3/4" AFF. IN SHOWER STALLS SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE SHOWER FLOOR TOWARD FLOOR DRAINS. WHERE SLOPED FLOORS ARE NOT INDICATED, SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE AREA WITHIN 6" OF DRAIN EDGE TO FLOOR DRAIN. (WALKING SURFACE RUNNING SLOPE SHALL NOT EXCEED 1:20; WALKING SURFACE CROSS SLOPE SHALL NOT EXCEED 1:48)

15 REFER TO POOL DRAWINGS FOR POOL DEPTHS.

16 REFER TO FINISH PLANS FOR CARDIO AND STRENGTH EQUIPMENT LAYOUT.

17 PROVIDE CEILING ACCESS PANELS TO ALL PLUMBING VALVES

18 REFER TO A-201 - A-202 FOR EXTERIOR GLAZING CALLOUTS

DIMENSIONING GENERAL NOTES

1 GRIDLINES AT EXTERIOR ARE TO OUTSIDE FACE OF STRUCTURAL MASONRY OR OUTSIDE FACE OF STUD FRAMING, UNLESS NOTED OTHERWISE

2 GRIDLINES AT INTERIOR ARE TO FACE OF STUD FRAMING OR FACE OF STRUCTURAL MASONRY, UNLESS NOTED OTHERWISE

3 DIMENSIONS AT EXTERIOR WALLS ARE TO GRIDLINES, OUTSIDE FACE OF STRUCTURAL MASONRY, OUTSIDE FACE OF STUD FRAMING OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

4 DIMENSIONS AT INTERIOR PARTITIONS ARE TO FACE OF STUD FRAMING, FACE OF STRUCTURAL MASONRY OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

5 DOOR, WINDOW AND RELITE DIMENSIONS ARE TO ROUGH OPENINGS OR MASONRY OPENINGS, UNLESS NOTED OTHERWISE

6 LOCATE ROUGH OPENINGS AT DOORS AND RELITES 4" OFF OF FRAMING OF ADJACENT PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE. REFER ALSO TO...

7 SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND WALL TYPE CALLOUTS

8 STEEL COLUMNS (HSS) SHOWN FOR COORDINATION. REFER ALSO TO STRUCTURAL FOR SIZING AND DIMENSIONING

9 REFER ALSO TO STRUCTURAL FOR FRAMING MEMBER SIZING AND SPACING, ATTACHMENT AND SHEATHING REQUIREMENTS.

10 REFER ALSO TO STRUCTURAL FOR SIDE OF FRAMING TO RECEIVE SHEATHING, WHERE OCCURS

11 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

12 DIMENSIONS AT PLUMBING FIXTURES ARE FROM CENTERLINE OF FIXTURES TO ADJACENT WALL FINISH UNLESS NOTED OTHERWISE

13 REFER ALSO TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON LOCATING PLUMBING FIXTURES

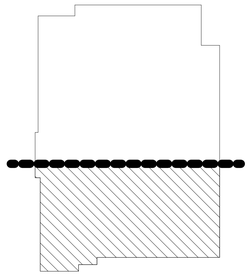
FLOOR PLAN LEGEND

FEC	FIRE EXTINGUISHER w/CABINET
FEB	FIRE EXTINGUISHER w/BRACKET
DS	DOWNSPOUT
CG	CORNER GUARD
	FLOOR DRAIN, REFER TO PLUMBING
	WIRE MESH PARTITION
	RECESSED WALK OFF MAT
	2-HR RATED WALL
	ACOUSTIC RATED WALL

FLOOR PLAN KEY NOTES

FP-01	STEEL COLUMN PER STRUCTURAL
FP-02	LOCKERS
FP-03	BENCH (E-34)
FP-04	STORAGE CUBBIES
FP-05	ROOF ACCESS LADDER
FP-06	GYM CURTAIN DIVIDER

KEY PLAN



BCRA
T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
SKAGIT VALLEY YMCA
1901 HOAG ROAD
MOUNT VERNON, WA 98273

REVISIONS

DATE 08.04.2017
BCRA NO. 17012
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE FIRST FLOOR PLAN - SOUTH

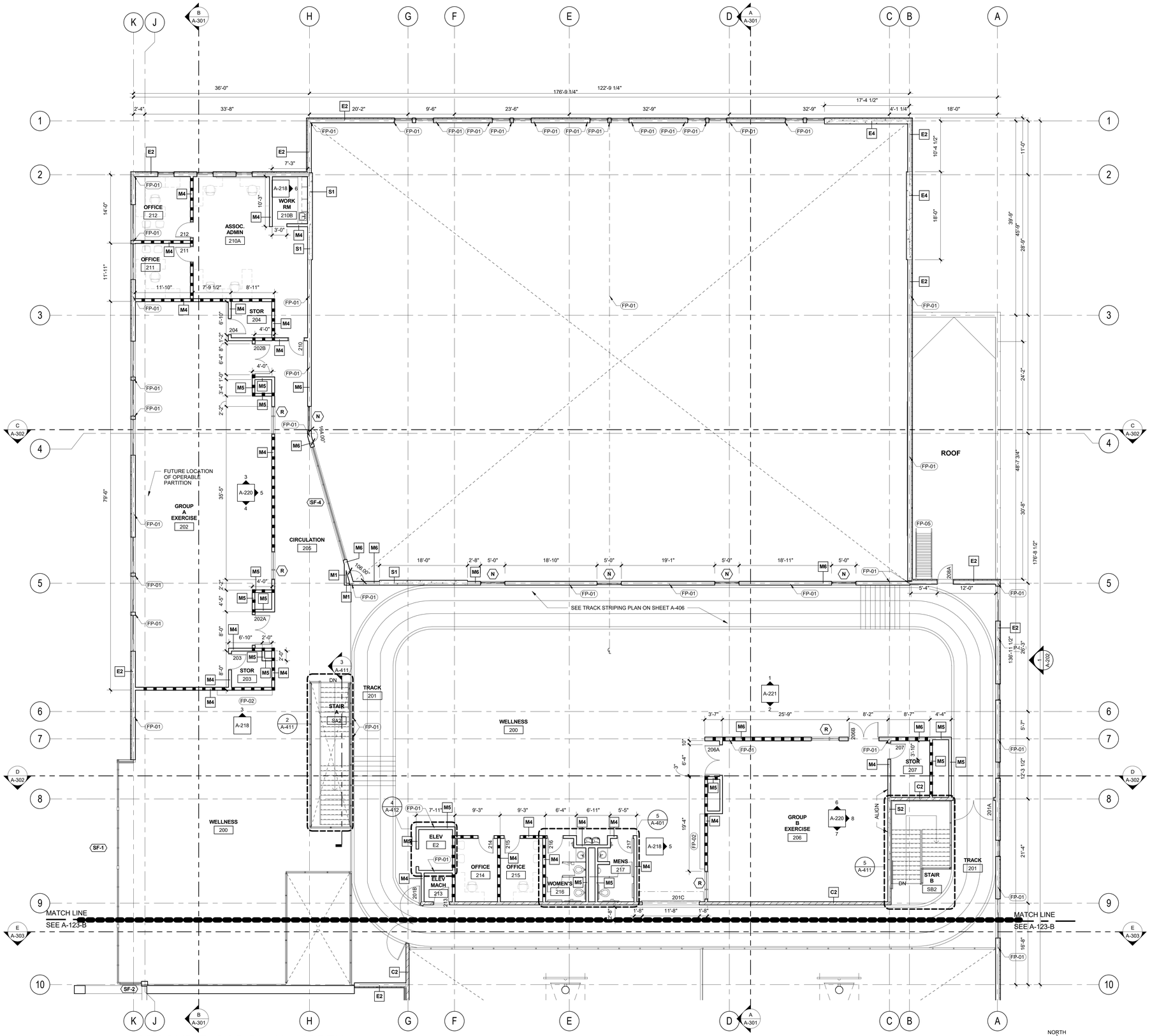
BCRA
© COPYRIGHT 2016 - BCRA, INC. ALL RIGHTS RESERVED

SHEET
A-122-B

DESIGN REVISION

IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

30x42 8/4/2017 11:33:06 AM



1 SECOND FLOOR PLAN - NORTH
1/8" = 1'-0"

NORTH

SCALE 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1 REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION

2 REFER TO SHEET A-621 AND A-622 FOR WALL ASSEMBLIES.

3 WALL TYPE INDICATOR APPLIES TO ENTIRE LENGTH OF WALL UNLESS NOTED OTHERWISE.

4 REFER TO CEILING PLANS FOR LOCATIONS REQUIRING ACOUSTIC-RATED WALL CONSTRUCTION

5 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

6 CONTINUE ALL WALLS TO UNDERSIDE OF METAL DECKING UNLESS NOTED OTHERWISE

7 VERIFY ROUGH OPENING DIMENSIONS WITH STOREFRONT AND DOOR MANUFACTURER.

8 INSTALL FIRE BLOCKING IN ALL CONCEALED SPACES PER 2015 IBC.

9 PROVIDE BACKING IN WALLS FOR CASEWORK, MESSAGE BOARDS, TOILET ACCESSORIES, OFFICE FURNISHINGS, AND ALL OTHER WALL SUPPORTED ITEMS. REFER TO PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS.

10 REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.

11 REFER TO SHEET A-502 FOR TYPICAL ADA ACCESSORY AND PLUMBING FIXTURE MOUNTING REQUIREMENTS.

12 REFER TO STRUCTURAL DRAWINGS FOR LIGHT GAUGE STEEL FRAMING DETAILS

13 REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF STRUCTURAL MEMBERS AND SHEAR WALLS.

14 WHERE PLANS INDICATE FLOORS SLOPING TO FLOOR DRAINS, SET TOP OF FLOOR DRAINS AT -3/4" AFF. IN SHOWER STALLS SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE SHOWER FLOOR TOWARD FLOOR DRAINS. WHERE SLOPED FLOORS ARE NOT INDICATED, SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE AREA WITHIN 6" OF DRAIN EDGE TO FLOOR DRAIN. (WALKING SURFACE RUNNING SLOPE SHALL NOT EXCEED 1:20; WALKING SURFACE CROSS SLOPE SHALL NOT EXCEED 1:48)

15 REFER TO POOL DRAWINGS FOR POOL DEPTHS.

16 REFER TO FINISH PLANS FOR CARDIO AND STRENGTH EQUIPMENT LAYOUT.

17 PROVIDE CEILING ACCESS PANELS TO ALL PLUMBING VALVES

18 REFER TO A-201 - A-202 FOR EXTERIOR GLAZING CALLOUTS

DIMENSIONING GENERAL NOTES

1 GRIDLINES AT EXTERIOR ARE TO OUTSIDE FACE OF STRUCTURAL MASONRY OR OUTSIDE FACE OF STUD FRAMING, UNLESS NOTED OTHERWISE

2 GRIDLINES AT INTERIOR ARE TO FACE OF STUD FRAMING OR FACE OF STRUCTURAL MASONRY, UNLESS NOTED OTHERWISE

3 DIMENSIONS AT EXTERIOR WALLS ARE TO GRIDLINES, OUTSIDE FACE OF STRUCTURAL MASONRY, OUTSIDE FACE OF STUD FRAMING OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

4 DIMENSIONS AT INTERIOR PARTITIONS ARE TO FACE OF STUD FRAMING, FACE OF STRUCTURAL MASONRY OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

5 DOOR, WINDOW AND RELITE DIMENSIONS ARE TO ROUGH OPENINGS OR MASONRY OPENINGS, UNLESS NOTED OTHERWISE

6 LOCATE ROUGH OPENINGS AT DOORS AND RELITES 4" OFF OF FRAMING OF ADJACENT PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE. REFER ALSO TO...

7 SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND WALL TYPE CALLOUTS

8 STEEL COLUMNS (HSS) SHOWN FOR COORDINATION. REFER ALSO TO STRUCTURAL FOR SIZING AND DIMENSIONING

9 REFER ALSO TO STRUCTURAL FOR FRAMING MEMBER SIZING AND SPACING, ATTACHMENT AND SHEATHING REQUIREMENTS.

10 REFER ALSO TO STRUCTURAL FOR SIDE OF FRAMING TO RECEIVE SHEATHING, WHERE OCCURS

11 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

12 DIMENSIONS AT PLUMBING FIXTURES ARE FROM CENTERLINE OF FIXTURES TO ADJACENT WALL FINISH UNLESS NOTED OTHERWISE

13 REFER ALSO TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON LOCATING PLUMBING FIXTURES

FLOOR PLAN LEGEND

FEC FIRE EXTINGUISHER w/CABINET

FEB FIRE EXTINGUISHER w/BRACKET

DS DOWNSPOUT

CG CORNER GUARD

FLOOR DRAIN, REFER TO PLUMBING

WIRE MESH PARTITION

RECESSED WALK OFF MAT

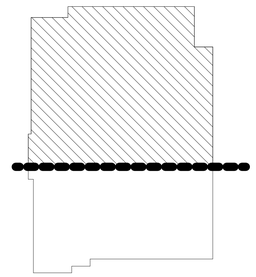
2-HR RATED WALL

ACOUSTIC RATED WALL

FLOOR PLAN KEY NOTES

FP-01	STEEL COLUMN PER STRUCTURAL
FP-02	LOCKERS
FP-03	BENCH (E-34)
FP-04	STORAGE CUBBIES
FP-05	ROOF ACCESS LADDER
FP-06	GYM CURTAIN DIVIDER

KEY PLAN



BCRA
T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
SKAGIT VALLEY YMCA
1901 HOAG ROAD
MOUNT VERNON, WA 98273

REVISIONS

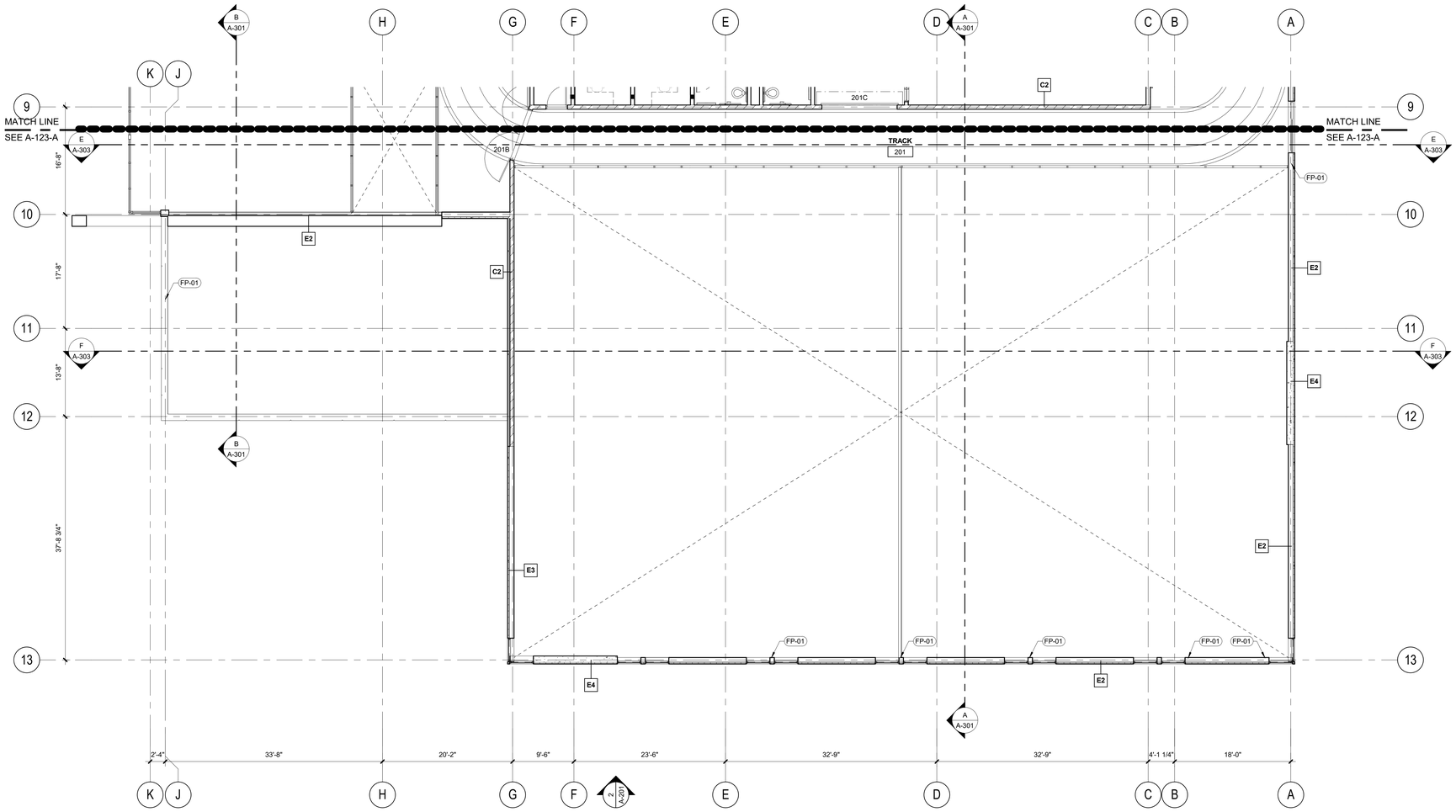
DATE 08.04.2017
BCRA NO. 17012
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE SECOND FLOOR PLAN - NORTH

BCRA
© COPYRIGHT 2016 - BCRA, INC. ALL RIGHTS RESERVED

SHEET
A-123-A

DESIGN REVISION

IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



1 SECOND FLOOR PLAN - SOUTH
1/8" = 1'-0"

NORTH

SCALE 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1 REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION

2 REFER TO SHEET A-621 AND A-622 FOR WALL ASSEMBLIES.

3 WALL TYPE INDICATOR APPLIES TO ENTIRE LENGTH OF WALL UNLESS NOTED OTHERWISE.

4 REFER TO CEILING PLANS FOR LOCATIONS REQUIRING ACOUSTIC-RATED WALL CONSTRUCTION

5 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

6 CONTINUE ALL WALLS TO UNDERSIDE OF METAL DECKING UNLESS NOTED OTHERWISE

7 VERIFY ROUGH OPENING DIMENSIONS WITH STOREFRONT AND DOOR MANUFACTURER.

8 INSTALL FIRE BLOCKING IN ALL CONCEALED SPACES PER 2015 IBC.

9 PROVIDE BACKING IN WALLS FOR CASEWORK, MESSAGE BOARDS, TOILET ACCESSORIES, OFFICE FURNISHINGS, AND ALL OTHER WALL SUPPORTED ITEMS. REFER TO PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS.

10 REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.

11 REFER TO SHEET A-502 FOR TYPICAL ADA ACCESSORY AND PLUMBING FIXTURE MOUNTING REQUIREMENTS.

12 REFER TO STRUCTURAL DRAWINGS FOR LIGHT GAUGE STEEL FRAMING DETAILS

13 REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF STRUCTURAL MEMBERS AND SHEAR WALLS.

14 WHERE PLANS INDICATE FLOORS SLOPING TO FLOOR DRAINS, SET TOP OF FLOOR DRAINS AT -3/4" AFF. IN SHOWER STALLS SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE SHOWER FLOOR TOWARD FLOOR DRAINS. WHERE SLOPED FLOORS ARE NOT INDICATED, SET TOP OF FLOOR DRAINS AT -1/2" AFF AND SLOPE AREA WITHIN 6" OF DRAIN EDGE TO FLOOR DRAIN. (WALKING SURFACE RUNNING SLOPE SHALL NOT EXCEED 1:20; WALKING SURFACE CROSS SLOPE SHALL NOT EXCEED 1:48)

15 REFER TO POOL DRAWINGS FOR POOL DEPTHS.

16 REFER TO FINISH PLANS FOR CARDIO AND STRENGTH EQUIPMENT LAYOUT.

17 PROVIDE CEILING ACCESS PANELS TO ALL PLUMBING VALVES

18 REFER TO A-201 - A-202 FOR EXTERIOR GLAZING CALLOUTS

DIMENSIONING GENERAL NOTES

1 GRIDLINES AT EXTERIOR ARE TO OUTSIDE FACE OF STRUCTURAL MASONRY OR OUTSIDE FACE OF STUD FRAMING, UNLESS NOTED OTHERWISE

2 GRIDLINES AT INTERIOR ARE TO FACE OF STUD FRAMING OR FACE OF STRUCTURAL MASONRY, UNLESS NOTED OTHERWISE

3 DIMENSIONS AT EXTERIOR WALLS ARE TO GRIDLINES, OUTSIDE FACE OF STRUCTURAL MASONRY, OUTSIDE FACE OF STUD FRAMING OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

4 DIMENSIONS AT INTERIOR PARTITIONS ARE TO FACE OF STUD FRAMING, FACE OF STRUCTURAL MASONRY OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE

5 DOOR, WINDOW AND RELITE DIMENSIONS ARE TO ROUGH OPENINGS OR MASONRY OPENINGS, UNLESS NOTED OTHERWISE

6 LOCATE ROUGH OPENINGS AT DOORS AND RELITES 4" OFF OF FRAMING OF ADJACENT PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE. REFER ALSO TO...

7 SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND WALL TYPE CALLOUTS

8 STEEL COLUMNS (HSS) SHOWN FOR COORDINATION. REFER ALSO TO STRUCTURAL FOR SIZING AND DIMENSIONING

9 REFER ALSO TO STRUCTURAL FOR FRAMING MEMBER SIZING AND SPACING, ATTACHMENT AND SHEATHING REQUIREMENTS.

10 REFER ALSO TO STRUCTURAL FOR SIDE OF FRAMING TO RECEIVE SHEATHING, WHERE OCCURS

11 REFER TO G-201 FOR LOCATIONS REQUIRING FIRE-RATED WALL CONSTRUCTION

12 DIMENSIONS AT PLUMBING FIXTURES ARE FROM CENTERLINE OF FIXTURES TO ADJACENT WALL FINISH UNLESS NOTED OTHERWISE

13 REFER ALSO TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON LOCATING PLUMBING FIXTURES

FLOOR PLAN LEGEND

FEC FIRE EXTINGUISHER w/CABINET

FEB FIRE EXTINGUISHER w/BRACKET

DS DOWNSPOUT

CG CORNER GUARD

FLOOR DRAIN, REFER TO PLUMBING

WIRE MESH PARTITION

RECESSED WALK OFF MAT

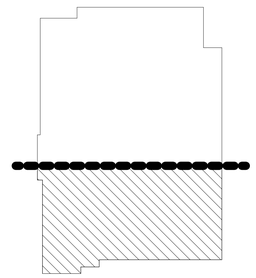
2-HR RATED WALL

ACOUSTIC RATED WALL

FLOOR PLAN KEY NOTES

FP-01	STEEL COLUMN PER STRUCTURAL
FP-02	LOCKERS
FP-03	BENCH (E-34)
FP-04	STORAGE CUBBIES
FP-05	ROOF ACCESS LADDER
FP-06	GYM CURTAIN DIVIDER

KEY PLAN



BCRA
T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
SKAGIT VALLEY YMCA
1901 HOAG ROAD
MOUNT VERNON, WA 98273

REVISIONS

DATE 08.04.2017
BCRA NO. 17012
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE
SECOND FLOOR PLAN - SOUTH

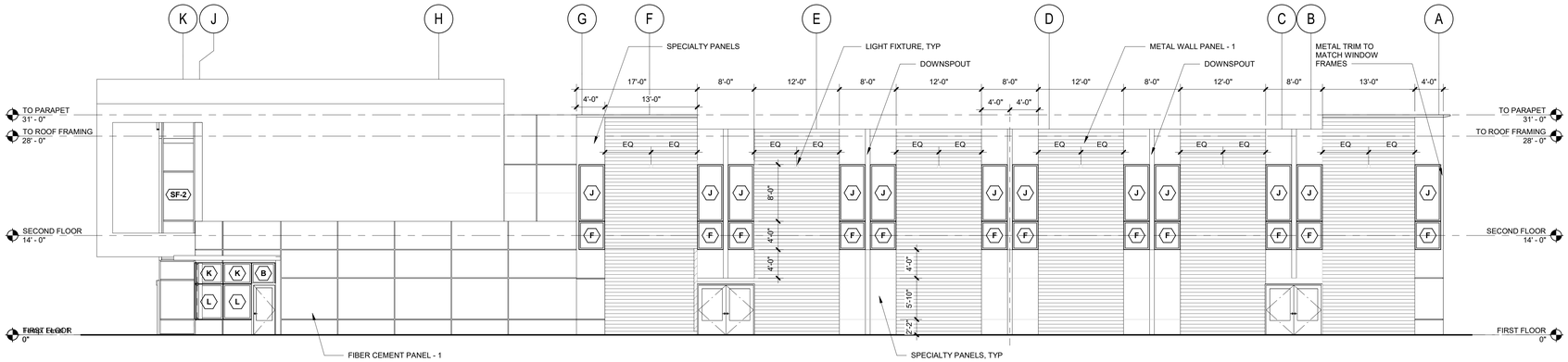
BCRA
© COPYRIGHT 2016 - BCRA, INC. ALL RIGHTS RESERVED

SHEET
A-123-B

DESIGN REVISION

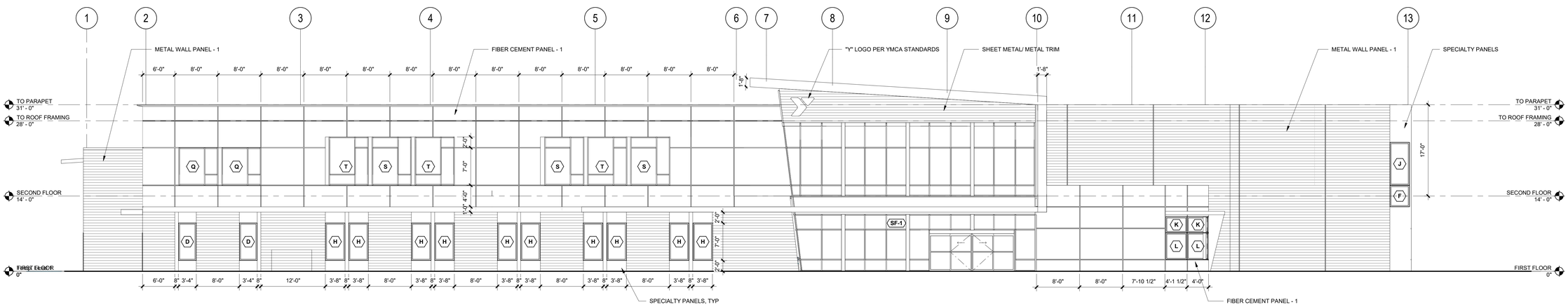
IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

3/4x42 8/4/2017 11:34:01 AM



2 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

0 4 8 16

SCALE 1/8" = 1'-0"

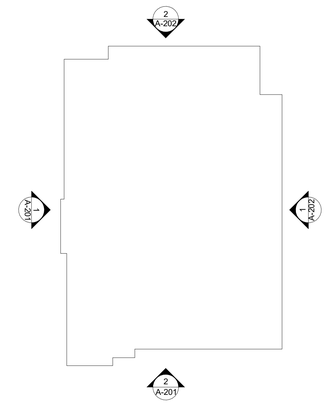
EXTERIOR FINISH SCHEDULE

ITEM	MATERIAL	FINISH	REMARKS / COLOR
BUILDING LETTERS / ADDRESS	TBD	TBD	TBD
CANOPY - DOWNSPOUT	SHEET METAL	FACTORY KYNAR FINISH	
CANOPY - FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
CANOPY - SOFFIT	PERFORATED METAL -	FACTORY KYNAR FINISH	AEP SPAN PRESTIGE
CONDUCTOR HEAD	SHEET METAL	FACTORY KYNAR FINISH	
COPING	SHEET METAL	FACTORY KYNAR FINISH	
DOWNSPOUT	PVC PIPE	FIELD PAINT	
EXTERIOR WALL PAINT - 1	PAINT	EPT-1	
EXTERIOR WALL PAINT - 2	PAINT	EPT-2	
EXTERIOR WALL PAINT - 3	PAINT	EPT-3	
EXTERIOR WALL PAINT - 4	PAINT	EPT-4	
FASCIA	SHEET METAL	FACTORY KYNAR FINISH	
FIBER CEMENT PANEL	FIBER CEMENT	FIELD PAINT	HARDIE REVEAL 2.0. EXPOSED FASTENERS
FIBER CEMENT PANEL - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
FIBER CEMENT PANEL - REVEAL FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
COMPOSITION WALL PANEL	COMPOSITION	FACTORY FINISH	TRESPA PURA NFC
FOUNDATION WALL	CONCRETE	CLEAR SEALER	
GUTTERS	SHEET METAL	FACTORY KYNAR FINISH	
HOLLOW METAL - DOOR	FACTORY PRIMED HOLLOW METAL	FIELD PAINT	
HOLLOW METAL - FRAME	FACTORY PRIMED HOLLOW METAL	FIELD PAINT	
HOLLOW METAL - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
LINTELS	STEEL	FIELD PAINT	
LIGHT FIXTURE	VARIES	FACTORY FINISH	RE: ELECTRICAL DOCUMENTS
LOUVER	ALUMINUM	FIELD PAINT	
LOUVER - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
METAL SOFFIT		FACTORY KYNAR FINISH	AEP SPAN , PRESTIGE 12" NO REVEAL
METAL WALL PANEL - 1	METAL PANEL -	FACTORY KYNAR FINISH	EXPOSED FASTENER: AEP HR-36, NU-WAVE, OR MINI-V-BEAM - MANUF. IN TACOMA
METAL WALL PANEL - 2	METAL PANEL -	FACTORY KYNAR FINISH	
SINGLE-PLY ROOFING SYSTEM #1	TPO	FACTORY FINISH	
SINGLE-PLY ROOFING SYSTEM #2	PVC	FACTORY FINISH	ADD ALTERNATE AT ALL MEMBRANE ROOF LOCATIONS
SINGLE PLY ROOF SYSTEM - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
PREFINISHED METAL ROOFING	METAL ROOF PANEL	FACTORY FINISH	AT CANOPIES
SOLID PHENOLIC WALL PANEL - SOFFIT PANEL	PRE-FABRICATED PANEL	FACTORY FINISH	
SOLID PHENOLIC WALL PANEL - WALL PANEL	PRE-FABRICATED PANEL	FACTORY FINISH	SPECIALTY PANELS - EITHER PREMIUM PAINT, A TEXTURE, OR WOOD GRAIN
SOLID PHENOLIC WALL PANEL - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
SKYLIGHT FRAME	ALUMINUM	FACTORY FINISH	
STOREFRONT - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
STOREFRONT - ADJACENT BRAKE SHAPE	ALUMINIMUM	FACTORY KYNAR FINISH	
STOREFRONT - FRAME	ALUMINIMUM	FACTORY KYNAR FINISH	

GENERAL NOTES

1 REFER TO EXTERIOR FINISH SCHEDULE

KEY PLAN



BCRA
T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
SKAGIT VALLEY YMCA
1901 HOAG ROAD
MOUNT VERNON, WA 98273

REVISIONS

DATE 08.04.2017
BCRA NO. 17012
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE EXTERIOR ELEVATIONS

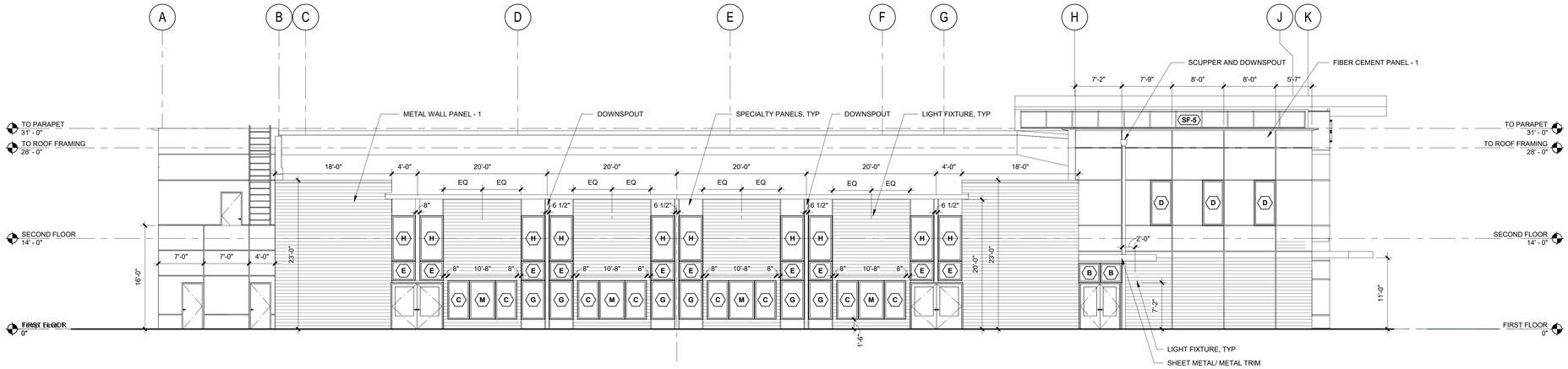
BCRA
© COPYRIGHT 2016 - BCRA, INC. ALL RIGHTS RESERVED

SHEET
A-201

DESIGN REVISION

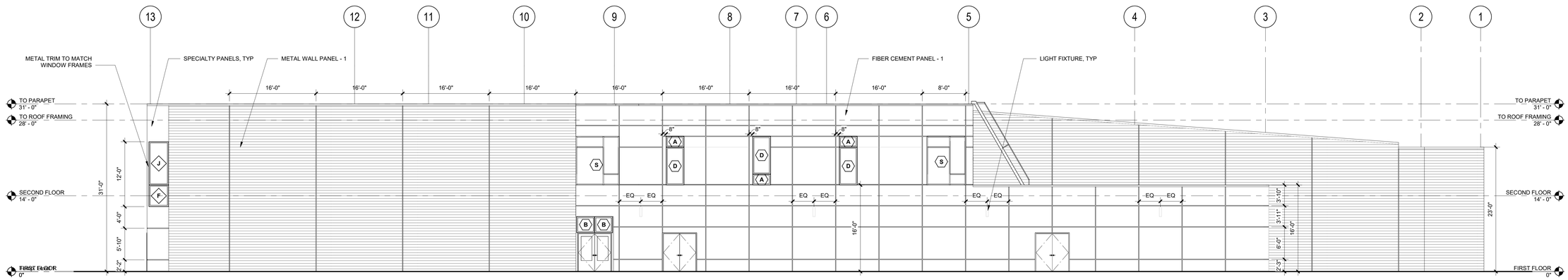
IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

30x42 8/4/2017 11:34:05 AM



2 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

0 4 8 16

SCALE 1/8" = 1'-0"

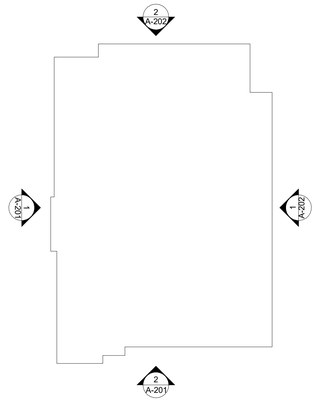
EXTERIOR FINISH SCHEDULE

ITEM	MATERIAL	FINISH	REMARKS / COLOR
BUILDING LETTERS / ADDRESS	TBD	TBD	TBD
CANOPY - DOWNSPOUT	SHEET METAL	FACTORY KYNAR FINISH	
CANOPY - FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
CANOPY - SOFFIT	PERFORATED METAL -	FACTORY KYNAR FINISH	AEP SPAN PRESTIGE
CONDUCTOR HEAD	SHEET METAL	FACTORY KYNAR FINISH	
COPING	SHEET METAL	FACTORY KYNAR FINISH	
DOWNSPOUT	PVC PIPE	FIELD PAINT	
EXTERIOR WALL PAINT - 1	PAINT	EPT-1	
EXTERIOR WALL PAINT - 2	PAINT	EPT-2	
EXTERIOR WALL PAINT - 3	PAINT	EPT-3	
EXTERIOR WALL PAINT - 4	PAINT	EPT-4	
FASCIA	SHEET METAL	FACTORY KYNAR FINISH	
FIBER CEMENT PANEL	FIBER CEMENT	FIELD PAINT	HARDIE REVEAL 2.0. EXPOSED FASTENERS
FIBER CEMENT PANEL - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
FIBER CEMENT PANEL - REVEAL FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
COMPOSITION WALL PANEL	COMPOSITION	FACTORY FINISH	TRESPA PURA NFC
FOUNDATION WALL	CONCRETE	CLEAR SEALER	
GUTTERS	SHEET METAL	FACTORY KYNAR FINISH	
HOLLOW METAL - DOOR	FACTORY PRIMED HOLLOW METAL	FIELD PAINT	
HOLLOW METAL - FRAME	FACTORY PRIMED HOLLOW METAL	FIELD PAINT	
HOLLOW METAL - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
LINTELS	STEEL	FIELD PAINT	
LIGHT FIXTURE	VARIES	FACTORY FINISH	RE: ELECTRICAL DOCUMENTS
LOUVER	ALUMINUM	FIELD PAINT	
LOUVER - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
METAL SOFFIT		FACTORY KYNAR FINISH	AEP SPAN , PRESTIGE 12" NO REVEAL
METAL WALL PANEL - 1	METAL PANEL -	FACTORY KYNAR FINISH	EXPOSED FASTENER: AEP HR-36, NU-WAVE, OR MINI-V-BEAM - MANUF. IN TACOMA
METAL WALL PANEL - 2	METAL PANEL -	FACTORY KYNAR FINISH	
SINGLE-PLY ROOFING SYSTEM #1	TPO	FACTORY FINISH	
SINGLE-PLY ROOFING SYSTEM #2	PVC	FACTORY FINISH	ADD ALTERNATE AT ALL MEMBRANE ROOF LOCATIONS
SINGLE PLY ROOF SYSTEM - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
PREFINISHED METAL ROOFING	METAL ROOF PANEL	FACTORY FINISH	AT CANOPIES
SOLID PHENOLIC WALL PANEL - SOFFIT PANEL	PRE-FABRICATED PANEL	FACTORY FINISH	
SOLID PHENOLIC WALL PANEL - WALL PANEL	PRE-FABRICATED PANEL	FACTORY FINISH	SPECIALTY PANELS - EITHER PREMIUM PAINT, A TEXTURE, OR WOOD GRAIN
SOLID PHENOLIC WALL PANEL - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
SKYLIGHT FRAME	ALUMINUM	FACTORY FINISH	
STOREFRONT - ADJACENT FLASHING	SHEET METAL	FACTORY KYNAR FINISH	
STOREFRONT - ADJACENT BRAKE SHAPE	ALUMINIMUM	FACTORY KYNAR FINISH	
STOREFRONT - FRAME	ALUMINIMUM	FACTORY KYNAR FINISH	

GENERAL NOTES

1 REFER TO EXTERIOR FINISH SCHEDULE

KEY PLAN



BCRA
T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL

PROJECT
SKAGIT VALLEY YMCA
1901 HOAG ROAD
MOUNT VERNON, WA 98273

REVISIONS

DATE 08.04.2017
BCRA NO. 17012
DRAWN BY: Author
REVIEWED BY:
SHEET TITLE
EXTERIOR ELEVATIONS

BCRA
© COPYRIGHT 2016 - BCRA, INC. ALL RIGHTS RESERVED

SHEET
A-202

DESIGN REVISION

IF SHEET MEASURES LESS THAN 30"X42", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

30x42 8/4/2017 11:34:07 AM