



SEATTLE CITY COUNCIL

Legislative Summary

CB 119150

Record No.: CB 119150

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125517

In Control: City Clerk

File Created: 10/26/2017

Final Action: 01/22/2018

Title: AN ORDINANCE relating to Volunteer Park; authorizing the Superintendent of Parks and Recreation to enter into a development agreement and lease with the Seattle Art Museum for the renovation and continued occupancy for recreation purposes of the building that has historically housed the Seattle Asian Art Museum; and ratifying and confirming certain prior acts.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Juarez

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Mayor's Letter on Returning Bill Unsigned 119150, Att 1 - Development Agreement, Att 1 Ex F - Final Project Design (part 1 of 4), Att 1 Ex F - Final Project Design (part 2 of 4), Att 1 Ex F - Final Project Design (part 3 of 4), Att 1 Ex F - Final Project Design (part 4 of 4), Att 2 - Lease Agreement v2

Drafter: Max Jacobs

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	11/09/2017	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	11/14/2017	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						

- 1 Council President's Office 11/17/2017 sent for review

Parks, Seattle
Center, Libraries,
and Waterfront
Committee

Action Text: The Council Bill (CB) was sent for review. to the Parks, Seattle Center, Libraries, and Waterfront Committee

Notes:

- 1 Full Council 12/04/2017 referred

Parks, Seattle
Center, Libraries,
and Waterfront
Committee

Action Text: The Council Bill (CB) was referred. to the Parks, Seattle Center, Libraries, and Waterfront Committee

Notes:

- 1 Parks, Seattle Center, Libraries, and Waterfront Committee 12/07/2017 discussed

Action Text: The Council Bill (CB) was discussed.

Notes:

- 1 Civic Development, Public Assets, and Native Communities Committee 01/12/2018

Notes: Not heard in committee

- 1 Civic Development, Public Assets, and Native Communities Committee 01/17/2018 pass as amended

Pass

Action Text: The Committee recommends that Full Council pass as amended the Council Bill (CB).

In Favor: 2 Chair Juarez, Vice Chair Bagshaw

Opposed: 0

Abstain: 1 Member González

- 1 Full Council 01/22/2018 passed as amended

Pass

Action Text: The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made by Councilmember González, duly seconded and carried, to amend Council Bill 119150, by adding the last sentence to Section 3, as shown in the underlined language below:

Section 3. The Superintendent or the Superintendent's designee is further authorized to execute and perform, for and on behalf of the City, a lease (Lease) for the SAAM Building substantially in the form of Attachment 2 to this ordinance to allow SAM to continue its museum operations in the SAAM Building. With regard to any public benefits required under the Lease, SAM shall take adequate measures to clearly inform the public of these benefits, including identifying such benefits in marketing and outreach materials covering public activities at the SAAM.

ACTION 2:

Motion was made and duly seconded to pass Council Bill 119150 as amended.

In Favor: 9 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Juarez, Councilmember Mosqueda, Councilmember
O'Brien, Councilmember Sawant

Opposed: 0

1 City Clerk 01/22/2018 submitted for Mayor
Mayor's signature

Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor

Notes:

1 Mayor 01/22/2018 returned unsigned

1 Mayor 01/22/2018 returned City Clerk

2 City Clerk 01/22/2018 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:



City of Seattle

January 22, 2018

Monica Martinez Simmons
Seattle City Clerk
600 4th Avenue, 3rd Floor
Seattle, WA 98124

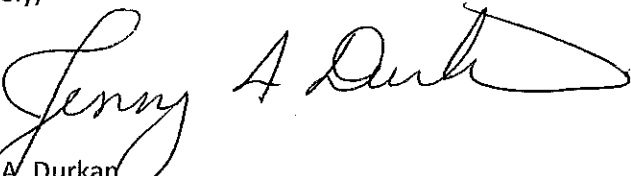
Dear Ms. Martinez Simmons,

I am returning Council Bill 119150. This legislation authorizes the Department of Parks and Recreation to enter into a development agreement and lease with the Seattle Art Museum for the renovation and occupancy of the Seattle Asian Art Museum in Volunteer Park.

Pursuant to SMC 4.16.070.A.1.a., and to provide strict compliance with the Executive Director of the Seattle Ethics and Election Commission's interpretation of the Ethics Code, but without forfeiting any of the Powers and Duties granted to me as Mayor by the Charter of the City of Seattle, I have been recused from participating in the Seattle Asian Art Museum expansion. Due to my recusal from this matter I will not be signing this Council Bill 119150.

By returning this legislation unsigned, I understand that it will become law.

Sincerely,



Jenny A. Durkan
Mayor of Seattle

CITY OF SEATTLE

ORDINANCE 125517

COUNCIL BILL 119150

AN ORDINANCE relating to Volunteer Park; authorizing the Superintendent of Parks and Recreation to enter into a development agreement and lease with the Seattle Art Museum for the renovation and continued occupancy for recreation purposes of the building that has historically housed the Seattle Asian Art Museum; and ratifying and confirming certain prior acts.

WHEREAS, in 1931, the Art Institute of Seattle, predecessor to the Seattle Art Museum (SAM), constructed the building currently housing the Seattle Asian Art Museum in Volunteer Park and upon completion, conveyed the building to The City of Seattle (City); and

WHEREAS, the Volunteer Park museum was SAM's sole location until 1991 when, after moving its principal venue to downtown Seattle, SAM renamed the building SAM's Asian Art Museum Building (SAAM Building) and it became the home for SAM's internationally-recognized Asian art collection; and

WHEREAS, the SAAM Building is an historic landmark that has not been substantially renovated or restored since it was completed in 1933; and

WHEREAS, by 2007, both the City and SAM recognized that the SAAM Building required substantial renovation, including replacement of systems needed to provide modern climate control that properly protects historic artifacts and works of art, along with structural elements such as seismic stabilization, ADA access, and other major improvements to enable SAM to continue operating in the SAAM Building; and

WHEREAS, the City and SAM agreed to share in the cost of the renovation, then estimated to cost approximately \$22,000,000; and

1 WHEREAS, in 2008, Seattle voters approved a renewal of a levy to support the City's parks,
2 which ballot measure included \$9,000,000 towards the City's share of the renovation
3 cost; and

4 WHEREAS, with the onset of the Great Recession in 2009, both general economic conditions
5 and SAM's own challenges following the seizure of Washington Mutual conspired to
6 postpone the renovation; and

7 WHEREAS, in early 2015, pursuant to Ordinance 124571, the City and SAM executed an
8 agreement (2015 Agreement) formally committing the City to provide the full
9 \$11,000,000 it originally pledged for the basic project, subject to escalation consistent
10 with any increases in construction costs, and inviting consideration of a more
11 comprehensive project to complete the basic renovation as well as additional work to
12 make the building more functional as a public museum; and

13 WHEREAS, as required under the 2015 Agreement, SAM formally notified the City earlier this
14 year that it intended to proceed with the renovation, commencing in 2017; and

15 WHEREAS, SAM also advised the City of its desire to undertake a larger and more
16 comprehensive renovation, and to that end SAM also requested, and the Mayor agreed, to
17 seek an additional \$5,000,000 appropriation for the renovation and expansion project
18 (Project); and

19 WHEREAS, the City and SAM have determined that, as contemplated under the 2015
20 Agreement, a "larger and more comprehensive renovation" of the SAAM Building is
21 appropriate and desirable for a more sustainable art museum; and

22 WHEREAS, RCW 35.22.290 authorizes the City to own, maintain, construct, and lease art
23 museums; and

1 WHEREAS, the City believes that having a vibrant and successful museum at the SAAM
2 Building serves an important park and recreation purpose and that an improved and
3 expanded facility will allow SAM to better serve the needs of City residents and visitors
4 and will enhance Volunteer Park; and

5 WHEREAS, the City and SAM wish to enter into a Development Agreement for the Project and
6 a long-term lease of the SAAM Building for continued operation of the Seattle Asian Art
7 Museum (SAAM); and

8 WHEREAS, the Project budget includes funding of some \$6,000,000 to be derived from the
9 Federal Historic Rehabilitation Tax Credits, and the viability of the Project would be
10 jeopardized were such tax credits to be unavailable. The Lease between the City and
11 SAAM Building Landlord, LLC, authorized by this ordinance, will be executed by the
12 City and its tenant under such lease before December 31, 2017 to ensure that the SAAM
13 building is leased by a taxpayer eligible to participate in the tax credit program before the
14 end of the year; NOW, THEREFORE,

15 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

16 Section 1. The City Council finds and declares as follows:

17 1. It is the mission of the Seattle Department of Parks and Recreation to provide
18 welcoming and safe opportunities to play, learn, contemplate, and build community.

19 2. For 84 years Seattle's Volunteer Park has been home to the Seattle Art Museum
20 (SAM), which has provided countless opportunities for Seattle residents and visitors to enjoy
21 their leisure time by offering inspiring and uplifting exhibitions and other recreational activities.

22 3. The City of Seattle (City), as a Washington first-class city, has express authority under
23 RCW 35.22.290 to lease, purchase, construct and maintain art museums and to let them for such

1 public and private purposes for such compensation and rental and upon such conditions as shall
2 be prescribed by ordinance.

3 4. The City has an interest in the renovation and expansion of SAM's Asian Art Museum
4 Building (SAAM Building), as it will enhance Volunteer Park and because the continued and
5 expanded presence of a cultural institution such as the Seattle Asian Art Museum is a valuable
6 community asset for the public.

7 5. Continued use of the Volunteer Park museum building as the venue for SAM's Asian
8 art collection is an appropriate park and recreation use.

9 6. Because the subject property will continue to be used for park and recreation purposes
10 and because the agreements authorized by this ordinance do not involve a sale, transfer, or
11 change from park use to another usage, the provisions of Ordinance 118477 (Initiative 42) do not
12 apply to this transaction.

13 Section 2. The Superintendent of Parks and Recreation (Superintendent) or the
14 Superintendent's designee is authorized to execute and perform, for and on behalf of the City, an
15 agreement (Development Agreement) with SAM, substantially in the form of Attachment 1 to
16 this ordinance, that will allow SAM to renovate the SAAM Building for museum purposes.

17 Section 3. The Superintendent or the Superintendent's designee is further authorized to
18 execute and perform, for and on behalf of the City, a lease (Lease) for the SAAM Building
19 substantially in the form of Attachment 2 to this ordinance to allow SAM to continue its museum
20 operations in the SAAM Building. With regard to any public benefits required under the Lease,
21 SAM shall take adequate measures to clearly inform the public of these benefits, including
22 identifying such benefits in marketing and outreach materials covering public activities at the
23 SAAM.

1 Section 4. The Superintendent or the Superintendent's designee is further authorized and
2 directed, for and on behalf of the City, to make technical, conforming or otherwise nonmaterial
3 changes to the Development Agreement or the Lease, and to execute, deliver, administer, and
4 perform such ancillary agreements or documents or to take such other actions as may be judged
5 necessary, appropriate, or desirable in order to carry out the terms and provisions of, and
6 complete the transactions contemplated by, this ordinance.

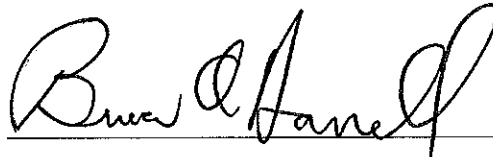
7 Section 5. In the event renovation of the SAAM Building proceeds without the benefit of
8 credits from the Federal Historic Rehabilitation Tax Credits as contemplated in Attachment 2 to
9 this ordinance, the Superintendent or the Superintendent's designee is further authorized and
10 directed to execute and perform, for and on behalf of the City, a Lease for the SAAM Building
11 substantially in the form of Attachment 2 to this ordinance to allow SAM to continue its museum
12 operations in the SAAM Building, amended and restated to be between the City as Landlord and
13 SAM as Tenant.

14 Section 6. If a court of competent jurisdiction determines that the above findings are
15 inaccurate with respect to the application of Initiative 42 to this transaction, then the
16 requirements of Ordinance 118477 are hereby superseded.

17 Section 7. Any act consistent with the authority of this ordinance, including but not
18 limited to execution of the attached Lease, substantially in the form of Attachment 2 to this
19 ordinance, taken prior to its effective date is ratified and confirmed.
20
21

Section 8. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 22nd day of January, 2018,
and signed by me in open session in authentication of its passage this 22nd day of
January, 2018.

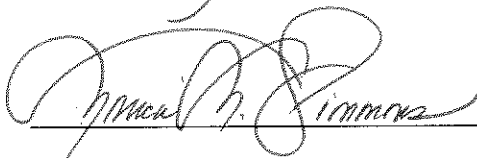


President _____ of the City Council

Approved by me this _____ day of _____, 2017.

Jenny A. Durkan, Mayor

Filed by me this 22nd day of January, 2018.



Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

- Attachment 1 – Development Agreement
- Attachment 2 – Lease Agreement

DEVELOPMENT AGREEMENT

BY AND BETWEEN

**THE CITY OF SEATTLE,
A WASHINGTON MUNICIPAL CORPORATION**

AND

**SEATTLE ART MUSEUM,
A WASHINGTON NONPROFIT CORPORATION**

DATED: _____, 2017

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THIS DEVELOPMENT AGREEMENT (the “Agreement”) is dated as of _____, 2017 and is by and between THE CITY OF SEATTLE (the “City”), a first-class city organized under the laws of the State of Washington, and the SEATTLE ART MUSEUM, a Washington nonprofit corporation (“SAM”) (the “Parties”).

ARTICLE 1

Recitals

The following facts and circumstances form the background of this Agreement:

1. The Volunteer Park museum, constructed during the Depression (1931), served as SAM’s only location for half a century. The museum building was constructed at SAM’s expense and donated to the City. SAM has been the City’s tenant since then.

2. With the relocation of SAM’s principal venue downtown, the Volunteer Park museum became the home for SAM’s internationally recognized Asian art collection and the building is referred to as the Seattle Asian Art Museum (“SAAM Building”).

3. The City-owned SAAM Building remained in service with relatively minimal major maintenance and investment for decades. The cost of such work that was done generally was shared between SAM and the City. Some ten years ago, the City and SAM began collaborative discussions about the building’s future. Both recognized that the museum required a very substantial renovation, including systems replacement, seismic stabilization and other major improvements.

4. The City had committed some funding for construction of SAM’s Olympic Sculpture Park that SAM determined it would not need. In 2007, the City and SAM entered into agreement under which Two Million Dollars (\$2,000,000) in City funds was reallocated from the Sculpture Park to pay for planning and design work associated with a comprehensive renovation of the SAAM Building.

5. That work defined a core project that would represent a comprehensive, but basic renovation of the SAAM Building that would cost approximately Twenty-Four Million Dollars (\$24,000,000), including the initial Two Million Dollars (\$2,000,000) provided for project scoping. The City and SAM came to an informal understanding that each would provide half of the remaining Twenty-Two Million Dollars (\$22,000,000) needed to complete it.

6. In 2008, the City requested that voters approve a renewal of a levy to support the City’s parks. The ballot measure included Nine Million Dollars (\$9,000,000) for the renovation of the SAAM Building. City officials informally assured SAM that the additional Two Million Dollars (\$2,000,000) of the City’s share of project costs would be secured later. The voters approved the levy.

7. With the onset of the Great Recession, both general economic conditions and SAM’s own challenges following the seizure of Washington Mutual conspired to postpone the Project.

8. During this time, SAM seriously evaluated whether it could sustainably continue to afford to operate three locations and came close to a decision to simply close and vacate the SAAM Building. With the Project uncertain, the City sought SAM's consent to reprogram for other City projects the Nine Million Dollars (\$9,000,000) of Parks levy funds reserved for the Project.

9. Fortunately, with the turn in the economy and SAM's own financial recovery, it again resolved to undertake the renovation the SAAM Building required.

10. In late 2014, the City Council adopted Ordinance No. 124571, approving an agreement between the City and SAM formally committing the City to provide the full Eleven Million Dollars (\$11,000,000) it originally pledged for the basic project, subject to escalation consistent with any increases in construction costs. The agreement was executed by the Parties and became effective in early 2015 (the "2015 Agreement"). The 2015 Agreement also invited consideration of a more comprehensive project to complete the basic renovation as well as additional work to make the building more functional as a public museum.

11. As required under the agreement, SAM formally notified the City in 2016 that it intended to proceed with the Project, commencing in 2017. It also advised the City of its desire to undertake a larger and more comprehensive renovation. SAM also requested and the Mayor agreed to seek an additional Five Million Dollars (\$5,000,000) appropriation for the Project. The City's 2017 Adopted Capital Budget includes a total of Nineteen Million Dollars (\$19,000,000) in City funding allocated for the Project.

12. The Parties have determined that, as contemplated under the 2015 Agreement, a "larger and more comprehensive renovation" of the Museum is appropriate and desirable for a more sustainable art museum.

13. The Parties have determined that accessing Federal Historic Rehabilitation Tax Credits available for the rehabilitation elements of the Project would be highly beneficial and have agreed to structure the Project so it may do so. This includes the formation and involvement of Tax Credit Entities that will assume responsibilities under this Development Agreement while contracting with SAM to implement them. The Parties intend for SAM to remain primarily responsible for delivering the Project to be undertaken under this Agreement, and to continue to operate the SAAM Building as a public museum following its completion.

14. The Parties have agreed that the City's financial commitment to the Project, escalated for inflation to the projected construction start date in September 2017, will be Nineteen Million Dollars (\$19,000,000).

ARTICLE 2

Effective Date; Incorporation of Documents and Materials; Definitions

Section 2.1 Effective Date. This Agreement will be effective upon the date when both of the following conditions are satisfied: (a) the City Council has authorized this Agreement; and (b) this Agreement is executed by authorized representatives of the City and SAM.

Section 2.2 Incorporation of Documents and Materials. The following documents and materials are attached as exhibits to this Agreement and by this reference are incorporated into this Agreement:

- Exhibit A: Site Plan
- Exhibit B: Joinder Agreement
- Exhibit C: Project Schedule
- Exhibit D: Project Budget
- Exhibit E: Fundraising Plan
- Exhibit F: Final Project Design
- Exhibit G: Contracting and Social Equity Program
 - Attachment 1: Social Equity Plan
 - Attachment 2: Inclusion Plan
 - Attachment 3: Community Workforce Agreement

Section 2.3 Definitions. The following terms shall have the respective meanings set forth below for this Agreement.

(a) “Agreement” means this Development Agreement between The City of Seattle and the Seattle Art Museum.

(b) “City” means The City of Seattle, a Washington municipal corporation.

(c) “City Indemnified Parties” is defined in Section 6.1(a).

(d) “City Purchasing and Contracting Services” or “CPCS” is a division of the City’s Department of Finance and Administrative Services.

(e) “Construction Permit” is defined in Section 5.3(d).

(f) “Development Agreement Parties” or “Parties” means the City of Seattle and the Seattle Art Museum.

(g) “Entrance Plaza” means the plaza and stairs leading to the principal entrance to the SAAM Building at its western façade, as shown in the “Site Plan” attached hereto as Exhibit A.

(h) “Final Project Design” is defined in Section 5.2.1.

(i) “Finance Director” means the Finance Director of the City of Seattle or his functional successor.

(j) “Lease” means the Lease for the Seattle Asian Art Museum in Volunteer Park by and between the City, as landlord and SAM as tenant, or, if the SAAM Building has been leased to a Tax Credit Entity and a Joinder Agreement executed as required under Section 3.4, the Lease for the SAAM Building in Volunteer Park by and between the City, as landlord, and a Tax Credit Entity.

(k) “Museum” means the Seattle Asian Art Museum operated by SAM or any subsequent museum or other operator of the SAAM Building.

(l) “Notice to Proceed” means the notice provided by SAM to the Project general contractor to commence renovation of the SAAM Building upon satisfaction of the requirements of Section 5.4.

(m) “Parks Department” means the Department of Parks and Recreation of the City of Seattle.

(n) “Project” means the renovation and expansion of the Seattle Asian Art Museum in Volunteer Park for continued use for public museum purposes.

(o) “Project Budget” means the budget reflecting the cost of construction of the Project, including associated soft costs such as professional services and applicable taxes.

(p) “Project Coordinator” is defined in Section 5.7(a).

(q) “Project Manager” is defined in Section 5.7(a).

(r) “Project Schedule” is defined in Section 3.5 and as shown in Exhibit C.

(s) “SAM” means the Seattle Art Museum. If the SAAM Building has been leased to a Tax Credit Entity and a Joinder Agreement executed as required under Section 3.4, “SAM” means the Seattle Art Museum as developer under contract with a Tax Credit Entity, or a Tax Credit Entity, as applicable.

(t) “SAM Indemnified Parties” is defined in Section 6.1(b).

(u) “SAAM Building” means the Seattle Asian Art Museum in Volunteer Park.

(v) “Superintendent” means the Superintendent of the Department of Parks and Recreation of the City of Seattle or his functional successor.

(w) “Tax Credit Entities” or “Tax Credit Entity” mean one or more Washington limited liability entities formed by SAM that would be eligible to claim or convey to others the

right to claim federal historic rehabilitation tax credits for the renovation of the Seattle Asian Art Museum in Volunteer Park.

ARTICLE 3

General Provisions

Section 3.1 Scope. SAM will substantially restore and expand the SAAM Building consistent with applicable historic preservation guidelines at an estimated total cost of approximately Fifty-Four Million Dollars (\$54,000,000).

Section 3.2 Development Agreement. The Development Agreement Parties' rights, responsibilities and obligations during design, development and construction of the Project are delineated in this Agreement.

Section 3.3 Lease. The Development Agreement Parties' long-term rights, responsibilities and obligations during operation of the SAAM Building will be reflected in the Lease. Under the Lease, SAM will be obligated to provide enumerated public benefits in the operation of the Museum.

Section 3.4 Federal Historic Rehabilitation Tax Credits. The City and SAM intend to secure the right to claim federal historic rehabilitation tax credits for the Project. For the Project to be eligible for such credits, the City must lease the SAAM Building to a Tax Credit Entity. If SAM has secured a firm commitment from a tax credit investor on terms reasonably acceptable to SAM and upon satisfaction of the conditions precedent to the issuance by SAM of its Notice to Proceed as provided in Section 5.4, the City, prior to the start of Project construction, will execute the Lease for the SAAM Building with a Tax Credit Entity and the City, SAM and a Tax Credit Entity will execute a Joinder Agreement substantially in the form attached hereto as Exhibit B under which a Tax Credit Entity joins in and assumes SAM's rights and obligations under this Development Agreement. The City agrees to execute any additional documents reasonably necessary to effect and otherwise cooperate in such transaction. If SAM cannot secure a commitment from a tax credit investor on reasonably acceptable terms or determines it will not need to pursue tax credits to secure approval to issue its Notice to Proceed under Section 5.4, the City and SAM will execute a Lease for the SAAM Building and no Joinder Agreement will be needed.

Section 3.5 Schedule. SAM shall use its best efforts to start construction of the Project within one (1) year from the effective date of this Agreement, but in no event later than December 31, 2018. The current "Project Schedule" is attached hereto as Exhibit C. The Project Schedule remains subject to change.

ARTICLE 4

Project Budget and Funding

Section 4.1 Project Budget. The current Project Budget ("Project Budget") to complete construction of the Project is attached hereto as Exhibit D. The Project Budget reflects the

Project's 100 percent construction documents, as discussed in Section 5.2.1. The Project Budget shall include contingencies consistent with industry standards.

Section 4.2 City Direct Funding and Other City-Related Support. The following represent the City's contributions to and support for the Project:

(a) Contribution. As provided under the 2015 Agreement, the Executive will include the City's contribution in the City's proposed Capital Improvements Program for the City budget years 2016, 2017 and 2018 and, upon Council approval of (i) such Program, including such funding; and (ii) this Agreement, such funding shall be provided to the SAAM Building for its Project, as further provided in this Agreement. As stipulated in the 2015 Agreement, the City's contribution to the Project is Eleven Million Dollars (\$11,000,000) "in 2008 dollars . . . adjusted for inflation to the Project start date by application of the Engineering News-Record Construction Cost Index using the annual 12-month average of the 20-city monthly index for the years and portions of years elapsed," plus an additional Five Million Dollars (\$5,000,000) in current funds. The Parties have determined that, consistent with application of such adjustment, the City's contribution to the Project shall be Nineteen Million Dollars (\$19,000,000). Except as provided below with respect to tax credits, proceeds of the City funding may be used solely to pay or reimburse SAM for Project capital costs, including but not limited to the associated costs of planning, design, construction, fixtures and equipment.

(b) Facilitating Tax Credit Transaction. Consistent with the 2015 Agreement, the City concurs that claiming federal historic rehabilitation tax credits for the benefit of the Project is appropriate and agrees to cooperate with SAM in doing so, as further provided in this Agreement. To the extent otherwise permitted by applicable law, SAM may use any source of Project funding, specifically including the City funding, in a manner that enables it to obtain private investment in the Project under Federal income tax credit programs so long as an amount equal to the portion of such City grant funds so applied is utilized to pay Project capital costs.

(c) Reimbursement for Construction Period Utilities. Consistent with the current Operating Agreement, the City shall continue to reimburse SAM for SAAM Building utility expenses incurred during construction of the Project, terminating upon issuance of the Project's occupancy permit.

Section 4.3 SAM Funding and Other SAM-Related Support.

4.3.1 SAM Funds and Fundraising. As reflected in Exhibit D, the Project Budget currently totals Fifty-Four Million Dollars (\$54,000,000) to complete the construction of the SAAM Building Project, to be provided from all available sources, including the City funding and funding derived from tax credits, as identified in Section 4.2. SAM will be responsible for securing the balance of funding needed to fully fund the Project Budget, increased or decreased as appropriate resulting from scope, design and schedule changes and any cost overruns, all as provided herein. SAM's fundraising commitment shall be increased to reflect the additional cost of any financing necessary to ensure the availability of funding as needed during construction of the Project (above the projected cost of any such financing reflected in the Project Budget). SAM agrees to use its best efforts to secure commitments from private individuals, corporations and

foundations, and governmental sources (other than the City) for such funds on a schedule consistent with its Fundraising Plan, attached hereto as Exhibit E. SAM's success in achieving its fundraising objectives shall be evaluated by the City Finance Director when making his or her determinations under Section 5.4.1(b). Such evaluation shall include review of SAM's private sector donor pledges, pledge payment experience and such other relevant information the Finance Director may reasonably require. SAM's private sector donor pledges will be reviewed by the Finance Director under procedures to protect the confidentiality of donors and SAM donor-related information to the extent possible. SAM will submit to the Finance Director a copy of the pledges in a form acceptable to the Finance Director, with donor names verified by the Finance Director but omitted from the copy submitted. The Finance Director will approve a pledge if it is from a person or entity of substantial net worth in relation to the amount pledged and the Finance Director knows of no reason the pledge will not be honored.

4.3.2 Federal Historic Rehabilitation Tax Credits. SAM agrees to use its best efforts to secure federal historic rehabilitation tax credits for the Project as a feature of the resources SAM will bring to it, as more particularly described in Section 3.4 and the City agrees to use its best efforts to assist SAM in securing federal historic rehabilitation tax credit financing for the Project.

4.3.3 SAAM Building Entrance Plaza Restoration. The Entrance Plaza is not included within the SAM leasehold under the Lease. The Entrance Plaza also needs substantial repair and restoration, including needed replacement of steps and lighting. SAM and the Parks Department shall concur on a reasonable scope and design of such work and SAM shall complete the work during the course of the Project at SAM's expense.

4.3.4 Parks Department Costs. SAM shall reimburse the Parks Department for the actual costs of its Project management and review responsibilities under Section 5.7, up to a total amount not exceeding Thirty Thousand Dollars (\$30,000).

ARTICLE 5

Project Design and Construction

Section 5.1 Project Management. Subject to the requirements of this Agreement, SAM shall undertake and be responsible for the management of all aspects of the design and construction of the Project. SAM shall engage and manage, without limitation, project managers, architects and other design professionals and a general contractor with the expertise and experience necessary to successfully complete the project. In conducting any construction work on the premises, SAM shall cause all work to be done in a good and workmanlike manner and shall comply with or cause compliance with all laws. SAM shall obtain or cause to be obtained and maintain in effect, as necessary, all Master Use Permits (including SEPA approvals), Certificates of Approvals, building permits, licenses and other governmental approvals that may be required in connection with such work. SAM shall complete construction of the Project substantially consistent with the Final Project Design, except as specifically provided herein. SAM shall use its good faith best efforts to resolve issues that may arise during construction to avoid material or other changes to the Final Project Design that would require the approval of the Superintendent by, among other measures, applying contingency funding available within the Project Budget; adjusting the Project Schedule;

reducing costs through permissible changes to the Final Project Design and other means; and, as needed, committing additional funds to supplement the Project Budget.

Section 5.2 Design Review and Approval; Consistent Project Budget.

5.2.1 Parks Department Design Review and Approval. Sequential, major phase design documents (including schematic design, design development and permit documents) shall be reviewed and approved by the Superintendent, which approval shall not be unreasonably denied, conditioned or delayed. The Project's 100 percent Construction Documents are attached hereto as Exhibit F. Upon the Superintendent's approval of the Project's 100 percent Construction Documents, such documents shall constitute the Final Project Design ("Final Project Design") for purposes of this Agreement.

5.2.2 Landmarks Preservation Board Review and Approval. The Project design must be reviewed and approved of the City's Landmarks Preservation Board. In deference to the jurisdiction of the Board, the City Design Commission has declined to review the Project.

5.2.3 Material Change. Any material changes to the Final Project Design require the prior approval of the Superintendent. A material change is any change estimated to cost Two Hundred Thousand Dollars (\$200,000) or more to complete and that affects the design, function or utility of the Project. SAM shall notify the Superintendent of any proposed material changes. Any dispute between the Parties whether a proposed change is material shall be resolved in favor of requiring the Superintendent's approval. Before SAM gives its construction contractor its Notice to Proceed with construction, the Parties shall develop a process under which any proposed material changes shall be reviewed by the Superintendent, including a timeline for such review designed to minimize potential delays in completing the Project consistent with the Project Schedule, attached hereto as Exhibit C. Nothing in this paragraph shall be construed as limiting the authority of the City to approve or disapprove proposed changes to the Project when acting in its regulatory capacity.

5.2.4 Signage. The SAAM Building may be identified by signage affixed on the building and located elsewhere on its leased premises. Initial signage for the SAAM Building and leased premises shall be incorporated in the Project design and shall be subject to the review and approval of the Superintendent in the context of review and approval of the design as provided in Section 5.2.1. The Project design may also include features or fixtures necessary for the display and support of temporary promotional or informational signage such as banners and flags.

Section 5.3 Requirements for Construction. In managing the Project, SAM shall ensure that the Project and its general contractor and others as appropriate apply good faith best efforts to comply with the contracting and social equity requirements contained in Exhibit G. SAM shall comply with the following additional requirements:

(a) The Project must include at least One Hundred Ninety Thousand Dollars (\$190,000) (1%) for public art for the Project. Such art may be incorporated as a feature of the Project with engagement of a chosen artist(s); be of a temporary or permanent nature; or with approval from the Superintendent, sited at a location other than the Project site. The selection of

public art shall follow a process agreed to between SAM, Parks Department and the City's Office of Arts & Culture.

(b) Upon completion of construction of the Project, SAM shall apply for Leadership in Energy and Environmental Design (LEED) certification at the Silver level or higher, under the U.S. Green Building Council's Rating System.

(c) SAM shall ensure that the Project is free of construction-related liens or other obligations before it is put in service as a Museum, subject to SAM's right to contest any liens.

(d) Construction Permit means the Revocable Use Permit to be issued by the Parks Department allowing SAM, its agents, employees and contractors to use Volunteer Park for construction staging activities in a manner consistent with this Agreement in the area depicted on Exhibit A attached hereto (the "Project Area") solely to construct the Project. SAM shall obtain the Construction Permit from the Parks Department's Planning and Development Division with assistance from the Parks Department Project Coordinator. SAM shall not be charged any fee for the Construction Permit or use of the Project Area. The Construction Permit will, among other things, describe the agreed location for construction fencing and staging, access routes to the SAAM Building, parking of construction and contractor vehicles and storage of construction materials to be used in the Project. The Construction Permit shall commence on the date that SAM authorizes its contractor to proceed with construction of the Project, and terminate on the earlier of the date when the Project is complete and the SAAM Building is placed in service, or 18 months after the beginning of construction (the "Construction Period").

(e) SAM shall prepare for Parks Department review and approval a neighborhood and public engagement plan that provides for reasonably continuous and current communications through electronic and, to the extent practicable, other media and methods regarding the status of the construction of the Project. Such a plan shall include reasonably advance notice of major construction-related events that may have substantial impacts on the Volunteer Park neighborhood as well as information regarding any mitigation measures being taken to ameliorate such impacts to the extent reasonably possible and consistent with the Project budget and schedule. The plan also shall include information enabling affected residents and other members of the public to communicate with Parks Department, SAM and its contractor's Project managers for additional project-related information and to provide input regarding Project impacts and progress.

Section 5.4 Notice to Proceed.

5.4.1 SAM may issue its Notice to Proceed to its general contractor upon receipt of the following:

(a) concurrence by the Superintendent that the Project Budget is consistent with the cost of completing construction of the Final Project Design, based on his review of the most recent construction cost estimates provided by SAM;

(b) the determination of the Finance Director, based on his review of the status of SAM's fundraising efforts against its Fundraising Plan, that SAM has timely access to sufficient funds from all available sources, including the City and other City-related funding identified in Section 4.2, as well as additional funding from private individuals, corporations and foundations and public sources other than the City, to fully fund the cost of completing construction of the Project, as reflected in the Project Budget;

(c) concurrence by the Superintendent that (i) SAM's general contractor has agreed to a guaranteed maximum price to construct the Project as represented in the Final Project Design and consistent with the Project Budget; and (ii) SAM's contract with its general contractor provides for the requirements for construction under Sections 5.3 and 5.8; and

(d) concurrence by CPCS that SAM or its general contractor has provided the required Community Workforce Agreement Letter of Assent, as provided in Exhibit G.

Section 5.5 Process for Disbursement of City Funding Proceeds.

5.5.1 As provided in Section 4.2, SAM expenditures for Project capital costs may be reimbursed by City funding proceeds as follows:

(a) Prior to issuing its Notice to Proceed to its general contractor, SAM shall provide to the City updated projections for monthly spending of the proceeds of the City funding until such contribution proceeds are projected to have been fully disbursed.

(b) SAM may request disbursements of the City funding proceeds no more frequently than monthly to reimburse Project capital costs. SAM shall request disbursement of funds only for payment of such costs already incurred and each request must be limited to the amount needed to reimburse SAM for expenditures, supported by the documentation as described herein.

(c) City funding proceeds shall be disbursed, under a disbursement request in a standard format agreed to by the Parties, within thirty (30) business days after the request is received, if: (i) the disbursement request is submitted in compliance with the requirements of this Agreement; (ii) SAM is in compliance with this Agreement and no default exists under any other agreement for the financing or development of the Project; and (iii) no part of the Project shall have been materially damaged by fire or other casualty.

(d) Each disbursement request shall be accompanied by (a) copies of all vendor invoices (including all applicable back-up materials) to be reimbursed with the requested funds, together with information sufficient to identify the budgeted expenses to which the invoices relate and to verify that such expenses are Project capital costs; (b) an update to the Project Budget showing the expenditures from each fund source since the date of the preceding invoice and the current balance of each fund source; and (c) an updated total Project Budget summary that includes a copy of the Project's schedule of earned values or other document showing the actual quantities of work completed to date for each bid item in accordance with the construction contract

documents. All documents provided by SAM shall be submitted as PDF attachments to an e-mail sent to the Parks Finance Director with a copy to the Director and/or their respective designees.

(e) If City funding proceeds are applied to Project capital costs through a federal historic rehabilitation tax credit structure, SAM shall demonstrate to the City's reasonable satisfaction that an amount equal to the portion of such contribution proceeds so applied has been utilized to pay for Project capital costs.

Section 5.6 Final Allocation of City Funding Proceeds. Not later than twelve (12) months after the Project is certified to be substantially complete, SAM shall provide to the City a final allocation and summary of the use of City funding proceeds, demonstrating that an amount equivalent to the total City funding amount was expended for Project capital costs.

Section 5.7 Project Management and Coordination.

(a) Project Manager and Coordinator. At least thirty (30) days prior to issuing its Notice to Proceed, SAM shall notify the Superintendent of the identity of the SAM construction contractor's project manager ("Project Manager") by name and such person's business and home telephone numbers, and the Department of Parks and Recreation ("Parks Department") shall provide to SAM comparable contact information for the Parks Department project coordinator ("Project Coordinator"). In the event either such person is replaced, the party changing personnel shall provide notice to the other no later than the effective date of such replacement, including such replacement's name and business and home telephone numbers.

(b) Project Construction Meetings. SAM's Project Manager shall keep the Parks Department Project Coordinator informed of the time and place of each regular and special project construction meeting to enable the Parks Department Project Coordinator to attend, become informed about the status of the Project, participate in discussions and present the Parks Department's position regarding matters being discussed. The SAM Project Manager shall also participate in such separate meetings with the Parks Department Project Coordinator and, at the Superintendent's option, with the Superintendent's designee, as may be scheduled by the Parks Department Project Coordinator with at least three (3) days' prior notice.

(c) Status Reports. Within seven (7) days after the receipt by SAM of any project construction meeting minutes, SAM shall deliver a copy of each of the same to the Parks Department Project Coordinator.

(d) Minimization of Adverse Impacts. SAM shall protect from damage or destruction all private and public property on or near the construction premises not scheduled for repair, replacement or removal. All Project-related demolition, construction, alteration, addition, improvement and other activity or work performed by or for SAM on the construction premises shall be carried out in a manner that minimizes any adverse impact on City property and the use thereof by the City or third parties, and on any private property near the Project. (For purposes of this requirement, the term "property" includes land, trees, shrubbery and landscaping, irrigation facilities, drainage, survey markers and monuments, buildings and structures, conduits and pipes, meters, fences, pavements, curbs, driveways, sidewalks, and other property of any description,

excluding the SAAM Building and the premises subject to the Lease.) SAM shall prepare for the Superintendent's reasonable review and approval a plan for construction fencing, including routes for temporary pedestrian access around the construction site, before mobilization work begins. SAM shall work with the Parks Department Project Coordinator to schedule construction activity to minimize construction impacts such as noise, dust and fumes. Nothing in this Section 5.7(d) limits the City's authority to impose SEPA mitigation measures on the Project when acting in its regulatory capacity.

(e) Waste Disposal. SAM shall secure and provide within the construction premises, appropriately sized containers for the collection of all waste materials, debris and rubbish associated with the Project. SAM shall keep the work site and all adjacent property free from the accumulation of waste materials, rubbish and windblown debris associated with the Project and, daily, shall dispose of all flammable, hazardous and toxic materials generated by or otherwise associated with the Project. Storage and disposal must be in accordance with applicable Federal, State and local laws, fire codes and regulations. All waste materials, debris and rubbish generated by or otherwise associated with the Project shall be disposed of legally at disposal areas away from Volunteer Park. Upon completing the Project, SAM shall ensure that the construction premises and the roadways and walkways immediately surrounding the construction premises are cleaned to the reasonable satisfaction of the Parks Department Project Coordinator, and that all tools, equipment and surplus materials, and waste materials, debris and rubbish associated with the Project have been removed from the construction premises.

(f) Staging and Fencing. The Parties shall cooperate in the identification of sufficient space reasonably proximate to the SAAM Building for the exclusive use of SAM's contractor and its subcontractors and their employees, agents or contractors for construction staging activities. Such activities include, without limitation, parking of construction, contractor and construction worker vehicles, temporary structures and storage of construction materials to be used in the Project. The space shall become available for staging when SAM authorizes its contractor to proceed with construction of the Project and terminate upon Project completion. SAM shall fully restore the staging space, as provided in Section 5.7(h). During Project construction, SAM may install a temporary perimeter fence enclosing its staging area and the SAAM Building to secure both the construction site and the staging area. Such fencing is subject to the Superintendent's approval as provided in Section 5.7(d) and shall be removed upon Project completion.

(g) Construction Worker Parking. The Parks Department and SAM have developed a plan for identifying locations for parking for Project contractors, suppliers and construction workers to minimize the impact of worker parking on Volunteer Park and the surrounding neighborhood.

(h) Restoration. SAM shall be responsible for full restoration of all Parks Department property and improvements, excluding the SAAM Building and the premises subject to the Lease, solely or to the extent attributable to SAM's construction activity to a condition equal to or better than prior to SAM's use of such Parks Department property, including full repair to or replacement if reasonably determined necessary by the Parks Department. SAM agrees to warrant (or to assign contractor warranties for) the repair or replacement of such Parks Department

property or improvements for a period of one (1) year from SAM's completion of SAM's construction activity at Volunteer Park. If, as a result of SAM's construction activity, Parks Department property is damaged or destroyed, SAM shall repair or replace such property within thirty (30) calendar days of such damage unless an alternate deadline is approved by the Superintendent or repair or replacement should occur at a later date to ensure that additional damage would not occur during the normal course of SAM's construction activity. SAM and the Parks Department will jointly inspect any such damage; evaluate the extent of the damage attributable to SAM's construction activity; and provide such documentation as may be necessary and useful to determining appropriate repairs or replacements to redress it. SAM shall provide to the Parks Department a video of pre-existing site conditions prior to mobilization, including areas along Volunteer Park's access drive, and all Volunteer Park property adjacent to the SAM project site.

The Parties have agreed that SAM, by way of mitigation for certain impacts of the SAAM Building Project on Volunteer Park, will fund or undertake at its expense certain improvements to such park, including the construction of certain pathways within the park. The Project restoration required under this Section shall not apply to any such changes or improvements to Volunteer Park agreed upon by the Parties and completed by SAM consistent with the Parks Department approved Final Project Design or subsequent Parks Department approved modifications or additions thereto.

Section 5.8 SAM Cost Overruns Responsibility and Risk Management.

5.8.1 Cost Overruns.

(a) The Parties agree to apply good faith best efforts to complete the Project consistent with the Final Project Design. Funds required for any increases in the Project Budget necessary to complete the Project substantially consistent with the Final Project Design (as potentially modified under this Agreement) shall be provided by SAM from sources other than the City, except as specifically provided herein. SAM's responsibility for cost overruns includes responsibility for those due to unforeseen conditions that must be addressed for the Project to proceed, but only to the extent such conditions can be remedied with resources available within the Project Budget. Upon discovery of an unforeseen condition that must be addressed for the Project to proceed, SAM will notify the Superintendent. SAM will evaluate ways to resolve any such conditions for the Project to proceed and determine the cost of doing so. In addressing such additional cost, SAM may, among other measures, apply contingency funds within the Project Budget, make modifications to the Final Project Design, and apply such additional funds that SAM, in its sole discretion, determines to provide to increase the Project Budget. SAM will keep the Superintendent apprised of its work and advise him or her of its plans for addressing such conditions, specifically including any proposed changes in the Final Project Design requiring his or her approval under Section 5.2.3. If SAM concludes that it lacks the resources to address any such unforeseen conditions and that it cannot complete the Project, it will so notify the Superintendent. The Development Agreement Parties will cooperate in developing and implementing a plan to suspend or terminate the Project.

(b) SAM's responsibility for cost overruns notwithstanding, the City shall bear financial responsibility for any direct or indirect cost increases associated with changes to the Project that the City requests after the Superintendent approves the Final Project Design (excluding permitting or other regulatory requirements).

5.8.2 Retainage and Bonding. SAM shall establish retainage for purposes equivalent to those stated in Ch. 60.28 RCW at not less than five percent (5%) of its contractor's guaranteed maximum price and shall require bonding by its contractor to the extent warranted, in its judgment and discretion after consultation with the Superintendent.

5.8.3 Liens. SAM shall pay or cause to be paid all sums payable by them for any labor performed or materials furnished in connection with any work performed on the Project. SAM will discharge, by bond or otherwise, any mechanic's or materialman's lien filed against the premises for work claimed to have been done for, or materials claimed to have been furnished to SAM, within thirty (30) days after filing.

Section 5.9 Insurance Requirements.

5.9.1 Insurance Requirements. From and during the Effective Date of this Development Agreement, SAM shall, at its sole cost and expense and as part of project costs, procure and maintain with insurers acceptable to the City, at a minimum, the following insurance against claims for injuries to persons or damages to property that may arise from, or in connection with the performance of work hereunder by SAM, its agents, representatives, employees, consultants, subconsultants, contractors and/or subcontractors. Coverage shall be at least as broad as:

5.9.1.1 Commercial General Liability. Insurance Services Office form number (CG 00 01) or equivalent covering Commercial General Liability Policy shall be written on form CG 00 01 07 98 or its equivalent and shall not include any exclusions or limitations other than those incorporated in the standard form and shall include coverage for:

1. Premises/Operations;
2. Products/Completed Operations;
3. Advertising Injury;
4. Contractual Liability;
5. Independent Contractors;
6. "Additional Insured" status provided to relevant project entities;
7. Unintentional failure to disclose provision;
8. Per project aggregate per ISO CG 25 03 (Aggregate Limits of Insurance per Project) or equivalent; and
9. A broadened knowledge of occurrence provision.

Such insurance must provide a minimum limit of not less than \$5,000,000 general aggregate per location aggregate. Such insurance shall not contain exclusions related to explosion, collapse, underground, and blasting. SAM shall maintain coverage for completed operations/product liability claims as part of such Commercial General Liability policy or provide evidence of

completed operations/product liability for at least six (6) years after substantial completion of the Project. The policy will not exclude coverage losses resulting from perils and acts of terrorism so long as terrorism coverage is commercially available. If any such insurance policy excludes coverage for perils and acts of terrorism, SAM will obtain a separate terrorism insurance policy in the coverage amount required by this paragraph in form and substance reasonably satisfactory to the City.

5.9.1.2 Automobile Liability. Insurance Services Office form number (CA 00 01) or equivalent covering Business Automobile Coverage, symbol 1 “any auto”; or the combination of symbols 2, 8, and 9, with a limit of not less than \$1,000,000 combined single limit per occurrence.

5.9.1.3 Workers’ Compensation. Workers’ Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, statutory limits, and any other applicable State Workers’ Compensation Law.

5.9.1.4 Employer’s Liability or “Stop Gap”. The protection provided by the Workers’ Compensation Policy, Part 2 (Employer’s Liability) or, in states with monopolistic state funds, the protection provided by the “Stop Gap” endorsement to the General Liability or Worker’s Compensation Policy in the amount of at least \$1,000,000.

5.9.1.5 Builder’s Risk Insurance. During the period of construction, SAM shall also procure and maintain Builder’s Risk Insurance, which shall be written on an “all-risk” completed value policy form in the amount of the initial Contract Sum, plus value of subsequent contract modifications and cost of materials supplied or installed by SAM, the City, or others, comprising total value for the entire Project at the site on a replacement cost basis, including cost to cover professional fees. Coverage shall be provided for (i) the perils of earth movement including earthquake and flood (an earthquake and flood sublimit may be allowed, as mutually agreed to by SAM and the City and may be subject to PML study); (ii) resultant damage from errors in design, plans, specifications, faulty workmanship, materials and construction; (iii) “extra expense”; (iv) temporary buildings, debris removal and all materials to be stored offsite and while in transit to the jobsite; (v) “cold testing” of all building systems; (vi) SAM and City’s loss of use of the Project due to delays in Project completion caused by covered peril losses to the Project, including loss of income and rents and soft costs such as interest on any construction loan, real estate taxes and insurance premiums; (vii) the increased cost of construction, debris removal and demolition due to the operation of building laws and code upgrades; and (viii) direct physical damage to the Project and loss of use caused by an off premises services interruption. The policy shall include a waiver of subrogation provision in favor of City and shall grant permission for partial occupancy of the facilities without having a detrimental effect on the coverage provided. SAM shall have the required Builder’s Risk Policy in place no later than commencement of construction. The Builder’s Risk Policy shall include SAM, the general contractor and their respective subcontractors, other contractors, and the City as insureds in an amount equal to their interest with a loss payable clause in favor of any construction lender and City, as their interests may appear. SAM shall keep the Builder’s Risk Policy in place from commencement of construction until substantial completion. Upon substantial completion, the completed project broad-form all risk property insurance coverage will take effect immediately. The policy will not

exclude coverage losses resulting from perils and acts of terrorism so long as terrorism coverage is commercially available. If any such insurance policy excludes coverage for perils and acts of terrorism, SAM will obtain a separate terrorism insurance policy in the coverage amount required by this paragraph in form and substance reasonably satisfactory to the City.

5.9.1.6 Umbrella/Excess Liability. Coverage shall follow form of the General Liability, Employer's Liability, and Automobile Liability.

5.9.2 Contractors' Insurance Requirements. From and after the Effective Date of this Agreement, the contractor shall, at its sole cost and expense, procure and maintain or cause to be procured and maintained with insurers acceptable to the City, at a minimum, the following insurance against claims for injuries to persons or damages to property that may arise from, or in connection with the performance of work hereunder by contractor, its agents, representatives, employees, consultants, contractors and/or subcontractors. Coverage shall be at least as broad as follows. SAM shall include a provision in each construction contract requiring each contractor to maintain the following minimum scope and limits of insurance.

5.9.2.1 Commercial General Liability. Insurance Services Office form number (CG00 01) or equivalent covering Commercial General Liability including coverage for:

1. Premises/Operations;
2. Products/Completed Operations;
3. Advertising Injury;
4. Contractual Liability;
5. Independent Contractors;
6. Explosion collapse underground hazards;
7. Personal injury with employment and contractual exclusions deleted;
8. Unintentional failure to disclose provision;
9. Per project aggregate per ISO CG 25 03 (Aggregate Limits of Insurance per Project) or Equivalent;
10. Blasting (if explosives are used in the performance of the Work);
and
11. A broadened knowledge of occurrence provision.

Such insurance must provide a minimum limit of liability general aggregate per project/location of \$2,000,000 plus CGL umbrella policy with limit of \$25,000,000.

The contractor's CGL insurance shall not exclude perils generally known as XCU (Explosion, Collapse and Underground Property Damage), Subsidence, Absolute Earth Movement (except as respects earthquake peril only) or any equivalent peril.

The contractor's CGL insurance shall include each City and SAM as an additional insured for Products and Completed Operations by providing additional insured status on the ISO CG 20 10 11 85 or CG 20 37 endorsement, or by an equivalent policy or endorsement provision. The

Products and Completed Operations additional insured status for City shall remain in effect for not less than six (6) years following substantial completion.

5.9.2.2 Automobile Liability. Automobile Liability Insurance Services Office form number (CA 00 01) or equivalent for owned, non-owned, hired, and leased vehicles, as applicable, with a minimum limit of liability of \$2,000,000. Combined Single Limit (CSL). If pollutants are to be transported, CA 99 48 endorsement is required on the Automobile Liability insurance policy unless in-transit pollution risk is covered under a Pollution Liability insurance policy.

5.9.2.3 Workers' Compensation. The contractor shall comply with Workers' Compensation coverage as required by Title 51 RCW (Industrial Insurance) and any other applicable State Workers' Compensation laws.

5.9.2.4 Employer's Liability or "Stop Gap". The protection provided by the Workers' Compensation Policy, Part 2 (Employer's Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the General Liability or Workers' Compensation Policy in the amount of at least \$1,000,000.

5.9.2.5 Contractor's Pollution Liability. Contractor shall provide contractor's Pollution Liability coverage in the amount of \$2,000,000 per occurrence or claim and in the aggregate to cover sudden and non-sudden bodily injury and/or property damage to include the destruction of tangible property, loss of use, clean-up costs and the loss of use of tangible property that has not been physically injured or destroyed. Insurance shall not exclude pollution arising out of asbestos, lead, mold and/or PCB operations. Evidence of insurance must specifically state that such coverage is included. Contractor shall be responsible for obtaining and maintaining evidence of Transportation coverage (including MCS-90 and CA 9948 Endorsements for Automobile Liability) and Disposal Site Operators Insurance from all subcontractors and site operators. If coverage is placed on a "Claims-Made" basis, then the Retrospective Date of the policy must match or precede the date these contracts are executed. Evidence of continuous coverage or an extended reporting period endorsement shall be required for a period of six (6) years after substantial completion.

5.9.2.6 Contractor's Professional Liability. In any construction contract that requires professional services as part of the work, contractor shall provide \$2,000,000 per claim/aggregate professional liability errors and omissions coverage. If coverage is placed on a "Claims-Made" basis, then the Retrospective Date of the policy must match or precede the date the first professional services are provided. Evidence of continuous coverage or an extended reporting period endorsement shall be required for a period of six (6) years after substantial completion.

5.9.3 Design and Engineering Consultants' Insurance Requirements. From and after the Effective Date of this Agreement, the professional consultant shall, at its sole cost and expense and as part of project costs, procure and maintain or cause to be procured and maintained with insurers acceptable to the City, at a minimum, the following insurance against claims for injuries to persons or damages to property that may arise from, or in connection with the

performance of work hereunder by professional consultant, its agents, representatives, employees, consultants, contractors and/or subcontractors. SAM shall require in each professional consultant contract that the consultant provide the following minimum scope and limits of insurance:

5.9.3.1 General Liability. Insurance Services Office form number (CG00 01) or equivalent covering Commercial General Liability, including coverage for completed operations/product liability, independent contractors, contractual liability, explosion collapse underground hazards, personal injury with employment and contractual exclusions deleted, unintentional failure to disclose provision, and a broadened knowledge of occurrence provision with a limit of not less than \$1,000,000 combined single limit per occurrence, 2,000,000 general aggregate per project/location. Professional consultant shall maintain coverage for completed operations/product liability claims as part of such Commercial General Liability policy or provide evidence of completed operations/product liability for at least six (6) years after substantial completion of the Project.

5.9.3.2 Automobile Liability. Insurance Services Office form number (CA 00 01) or equivalent covering Business Automobile Coverage, symbol 1 “any auto”; or the combination of symbols 2, 8, and 9, with a limit of not less than \$1,000,000 combined single limit per occurrence.

5.9.3.3 Workers’ Compensation. Workers’ Compensation coverage, as required by the Industrial Insurance Act of the State of Washington or any other applicable State Workers’ Compensation Law, at statutory limits.

5.9.3.4 Employer’s Liability or “Stop Gap”. The protection provided by the Workers’ Compensation Policy, Part 2 (Employer’s Liability) or, in states with monopolistic state funds, the protection provided by the “Stop Gap” endorsement to the General Liability or Worker’s Compensation Policy in the amount of at least \$1,000,000.

5.9.3.5 Professional Liability Errors and Omissions. Consultant shall provide \$5,000,000 per claim/aggregate professional liability errors and omissions coverage. Such coverage shall continue in force or be extended by professional “Tail” coverage for a period no less than six (6) years from project completion.

5.9.4 Terms and Conditions. The policies required under this Section 5.9 shall meet all requirements below.

5.9.4.1 The City of Seattle as Additional Insured. The CGL insurance and, in addition, Excess and/or Umbrella liability insurance, if any, shall include “The City of Seattle, its officers, officials, employees, agents and volunteers” as additional insureds. All insurance shall be primary and non-contributory to any insurance maintained by or available to the City. The term “insurance” in this paragraph shall include insurance, self-insurance (whether funded or unfunded), alternative risk transfer techniques, capital market solutions or any other form of risk financing.

5.9.4.2 Required Separation of Insured Provision; Cross-Liability Exclusion and other Endorsements Prohibited. SAM’s insurance policy shall include a “separation

of insureds” or “severability” clause that applies coverage separately to each insured and additional insured, except with respect to the limits of the insurer’s liability. SAM’s insurance policy shall not contain any provision, exclusion or endorsement that limits, bars, or effectively precludes the City of Seattle from coverage or asserting a claim under SAM’s insurance policy on the basis that the coverage or claim is brought by an insured or additional insured against an insured or additional insured under the policy. SAM’s failure to comply with any of the requisite insurance provisions shall, at the discretion of the City of Seattle, serve as grounds for the City to procure or renew insurance coverage with any related costs of premiums to be repaid by SAM or reduced and/or offset against the Agreement.

5.9.4.3 Cancellation Notice. Such policies shall not be renewed, canceled, or materially modified without thirty (30) days’ prior written notice to the City or ten (10) days for non-payment of premiums. SAM shall provide City with notification in the event of any reduction or restriction of insurance limits or coverage of any respective policies.

5.9.4.4 Minimum Security Requirements: Each insurance policy required hereunder shall be (1) subject to reasonable approval by City that it conforms with the requirements of this Section, and (2) be issued by an insurer rated A–:VII or higher in the then-current A. M. Best’s Key Rating Guide and licensed to do business in the State of Washington unless procured under the provisions of chapter 48.15 RCW (Unauthorized insurers).

5.9.4.5 Each insurance policy shall be written on an “occurrence” form, excepting that insurance for professional liability, errors and omissions, and Contractors Pollution Liability when required, may be acceptable on a “claims made” form.

5.9.4.6 If coverage is approved (if approval is required above) and purchased on a “claims made” basis, SAM warrants continuation of coverage, either through policy renewals or the purchase of an extended discovery period, if such extended coverage is available, for not less than six (6) years from the date of completion of the work that is subject to said insurance.

5.9.4.7 Any deductible must be disclosed to, and shall be subject to reasonable approval by, the City. The cost of any claim falling within a deductible shall be the responsibility of SAM.

5.9.4.8 By requiring such minimum insurance as specified herein, neither party shall be deemed to, or construed to, have assessed the risks that may be applicable to the other party to this Agreement or any contractor. Each party and each contractor shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits or broader coverage.

5.9.4.9 SAM shall release the City from any and all claims or causes of action whatsoever in or from or in any way connected with any loss covered or which should have been covered by insurance required to be maintained by SAM pursuant to this Agreement.

5.9.5 Waiver of Subrogation. City and SAM release and relieve the other from any liability they might otherwise have and waive their entire right of recovery for loss or damage to property located within or constituting a part or all of the Premises or the SAAM Building to the extent that the loss or damage either (a) is actually covered by the injured party’s property

insurance, or (b) if the injured party failed to maintain insurance as required under this Agreement, would have been covered under the terms and conditions of the property insurance the injured party is required to carry under Section 5.9, whichever is greater. This waiver applies regardless of the cause or origin of the claim including without limitation loss due to the negligent acts or omissions of City or SAM, or their respective officers, directors, council members, employees, agents, contractors, invitees, SAM's assignees or subtenants. The parties shall have their property insurers endorse the applicable insurance policies to reflect the foregoing waiver of claims, provided however, that the endorsement shall not be required if the applicable policy of insurance permits the named insured to waive rights of subrogation on a blanket basis, in which case the blanket waiver shall be acceptable; and provided further, that the failure to obtain such endorsement, when required, shall not impair the effectiveness of this waiver and/or release between City and SAM.

5.9.6 Evidence of Insurance. On or before the Effective Date, and thereafter not later than the last business day prior to the expiration date of each such policy, the following documents must be delivered to City at its notice address as evidence of the insurance coverage required to be maintained by SAM:

5.9.6.1 Certification of insurance documenting compliance with the coverage, minimum limits and general requirements specified herein.

5.9.6.2 A copy of the policy's declarations pages, showing the insuring company, policy effective dates, limits of liability and the Schedule of Forms and Endorsements specifying all endorsements listed on the policy including any company-specific or manuscript endorsements;

5.9.6.3 A copy of the CGL insurance policy provision(s) and endorsements expressly including the City of Seattle and its officers, elected officials, employees, agents and volunteers as additional insureds (whether on ISO Form CG 20 26 or an equivalent additional insured or blanket additional insured policy wording), showing the policy number, and the original signature and printed name of the representative of the insurance company authorized to sign such endorsement; a full and complete copy of insurance policies must be provided to the City upon request.

5.9.6.4 Pending receipt of the documentation specified in this Section 5.9.6, SAM may provide a copy of a current complete binder. An ACORD certificate of insurance will not be accepted in lieu thereof.

Evidence of Insurance as set forth above, shall be issued to:

City of Seattle
Department of Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199
Attn: Property Management

5.9.7 Assumption of Property Risk. Except to the extent of City's negligence or willful misconduct, but subject to Section 5.9.5 above, the placement and storage of SAM's

Business Personal Property in or about the Premises shall be the responsibility, and at the sole risk, of SAM.

5.9.8 Adjustments of Claims. SAM shall provide for the prompt and efficient handling of all claims for bodily injury, property damage or theft arising out of the activities of SAM under this Agreement.

5.9.9 SAM's Responsibility. The procuring of the policies of insurance required by this Agreement shall not be construed to limit SAM's liability hereunder. Notwithstanding said insurance, but subject to Section 5.9.5 above, SAM shall be obligated for the full and total amount of any damage, injury or loss caused by negligence of SAM, or any of its agents, officers and employees or through use or occupancy of the Premises.

Section 5.10 Changes During Construction. Any material change to the Final Project Design requires the approval of the Superintendent, which approval shall not be unreasonably withheld or delayed. A material change represents a major departure from the Final Project Design including but not limited to elimination or addition of a significant element or feature; discernible or functional alteration in the quality or projected performance of any significant feature or system; or any significant change in the use or appearance of any major space or component.

ARTICLE 6

Indemnification and Dispute Resolution

Section 6.1 Indemnification.

(a) SAM Indemnification. To the fullest extent permitted by law, SAM shall indemnify, defend (using counsel acceptable to the City) and hold the City, its officers, agents, employees and elected officials (collectively, the "City Indemnified Parties") harmless, and shall require its construction contractor to similarly indemnify, defend and hold the City Indemnified Parties harmless from and against all claims, suits, losses, damages, fines, penalties, liabilities and expenses (including City's actual and reasonable personnel and overhead costs and attorneys' fees and other costs incurred in connection with claims, regardless of whether such claims involve litigation) of any kind whatsoever arising out of the Project, including, but not limited to, claims resulting from, arising out of, or connected with the following: (i) the acts or omissions of SAM, its employees, agents, officers, affiliates, contractors, guests or invitees throughout the course of the Project; (ii) SAM's breach of this Agreement; or (iii) construction of the Project. SAM's defense and indemnity obligations and those of its contractor shall extend to claims brought by their own employees and the foregoing obligations are specifically and expressly intended to act as a waiver of SAM's and SAM's contractor's immunity under Washington's Industrial Insurance Act, RCW Title 51, but only as to the City Indemnified Parties and to the extent necessary to provide the City Indemnified Parties with a full and complete defense and indemnity.

(b) City Indemnification. To the fullest extent permitted by law, the City shall indemnify, defend (using counsel acceptable to SAM) and hold SAM, its board members, employees, agents, officers, contractors, guests or invitees throughout the course of the Project (collectively, "SAM Indemnified Parties") harmless from and against all claims, suits, losses, damages, fines, penalties, liabilities and expenses (including SAM's actual and reasonable

personnel and overhead costs and attorneys' fees and other costs incurred in connection with claims, regardless of whether such claims involve litigation) of any kind whatsoever resulting from, arising out of, or connected with the City's breach of this Agreement. The City's defense and indemnity obligations extend to claims brought by its own employees and the City's foregoing obligations are specifically and expressly intended to act as a waiver of the City's immunity under Washington's Industrial Insurance Act, RCW Title 51, but only as to SAM Indemnified Parties and to the extent necessary to provide SAM Indemnified Parties with a full and complete defense and indemnity.

Section 6.2 Limitation of SAM's Obligation. To the extent necessary to comply with RCW 4.24.115 as in effect on the date of this Agreement, SAM's and SAM's contractor's obligation to indemnify the City for damages arising out of bodily injury to persons or damage to property relative to the construction, alteration, repair, addition to, subtraction from, improvement to, or maintenance of, any building, road, or other structure, project, development, or improvement attached to real estate, including the Project (i) shall not apply to damages caused by or resulting from the sole negligence of the City Indemnified Parties; and (ii) to the extent caused by or resulting from the concurrent negligence of (A) the City Indemnified Parties and (B) SAM, its board members, agents, contractors, officers, affiliates, employees, guests or invitees shall apply only to the extent of the negligence of SAM, its board members, agents, contractors, officers, employees, guests or invitees; PROVIDED, HOWEVER, the limitations on indemnity set forth in this Section shall automatically and without further act by either the City or SAM be deemed amended so as to remove any of the restrictions contained in this Section 6.2(a) no longer required by then applicable law.

Section 6.3 Waiver of Indemnity; Indemnities Negotiated. SAM agrees that the foregoing indemnity specifically include, without limitation, claims brought by SAM's employees against the City. THE FOREGOING INDEMNITY IS EXPRESSLY INTENDED TO CONSTITUTE A WAIVER OF SAM'S IMMUNITY UNDER WASHINGTON'S INDUSTRIAL INSURANCE ACT, RCW TITLE 51, TO THE EXTENT NECESSARY TO PROVIDE THE CITY WITH A FULL AND COMPLETE INDEMNITY FROM CLAIMS MADE BY SAM AND ITS EMPLOYEES, TO THE EXTENT OF ITS NEGLIGENCE. THE CITY AND SAM ACKNOWLEDGE THAT THE INDEMNIFICATION PROVISIONS OF THIS ARTICLE WERE SPECIFICALLY NEGOTIATED AND AGREED UPON BY THEM.

Section 6.4 Dispute Resolution. In the event of a dispute regarding this Agreement, the Development Agreement Parties agree to follow the procedures in this Section prior to filing or initiating a lawsuit. The Development Agreement Parties shall make their best efforts to resolve disputes as expeditiously as possible through negotiations at the lowest possible decision-making level, and in the event such negotiations are unsuccessful, the matter shall be referred to the Superintendent and the Executive Director of SAM. If those officials are unable to resolve the dispute within a period of fifteen (15) days after the matter has been formally referred to them for resolution, they shall meet during the immediately succeeding seven (7) days to select a mediator to assist in the resolution of such dispute. SAM and the City agree to participate in mediation with the agreed upon mediator for a reasonable amount of time and in good faith. The cost of the mediation shall be shared equally between the City (one-half) and SAM (one-half).

ARTICLE 7

Miscellaneous

Section 7.1 Amendments. This Agreement may not be amended, changed, modified or altered, except by an instrument in writing duly executed by the City and SAM (or their successors in title) upon passage of an ordinance by the City Council.

Section 7.2 Authority. Each Development Agreement Party hereto warrants that it has the authority to enter into this Agreement and to perform its obligations hereunder and that all necessary approvals, acts or resolutions to authorize this transaction have been taken, and the signatories, by executing this Agreement, warrant that they have the authority to bind the respective parties.

Section 7.3 Binding Effect; No Assignment. This Agreement shall inure to the benefit of and shall be binding upon the Development Agreement Parties and their successors. This Agreement may not be assigned without the written consent of the Development Agreement Parties, except for possible joinder of a Tax Credit Entity under Section 3.4.

Section 7.4 Consents and Approvals. In any instance when any Development Agreement Party's consent or approval is required under this Agreement, such consent or approval shall not be unreasonably withheld, conditioned or delayed. Whenever the consent of City, the Finance Director or the Superintendent to any act to be performed under this Agreement is required, SAM must obtain the consent or approval expressly for purposes of this Agreement, regardless of whether a consent or approval shall have been granted by the City in its regulatory, public utility, or other capacity. No permission, consent, or approval of the City, the Finance Director or the Superintendent contained herein or given pursuant to this Agreement is, or shall be construed as, a representation or assurance that the matter consented to or approved complies with applicable laws, regulations, ordinances or codes, nor shall any such consent or approval be construed to authorize any failure to comply with any of the foregoing.

Section 7.5 Construction. The following rules shall apply to the construction of this Agreement unless the context otherwise requires:

- (a) Words describing the singular number shall include the plural number and vice versa, except where otherwise indicated.
- (b) All references herein to articles, sections or exhibits are references to articles, sections or exhibits of this Agreement, unless otherwise stated.
- (c) The headings and table of contents herein are solely for convenience of reference and shall not constitute a part of this Agreement nor shall they affect its meaning, construction or effect.
- (d) This Agreement shall not be construed as if it had been prepared by one of the Development Agreement Parties, but rather as if all Development Agreement Parties had prepared it.

Section 7.6 Counterparts. This Agreement may be executed in counterparts for the convenience of the Development Agreement Parties, and such counterparts shall together constitute one Agreement.

Section 7.7 Cumulative Remedies. The rights and remedies that any Development Agreement Party may have under this Agreement or at law or in equity, upon any breach, are distinct, separate and cumulative and shall not be deemed inconsistent with each other, and no one of them shall be deemed to be exclusive of any other.

Section 7.8 Force Majeure. Except as otherwise provided in this Agreement, time periods for any Development Agreement Party's performance under any provisions of this Agreement shall be extended for periods of time during which such performance is prevented due to circumstances beyond such party's reasonable control, including without limitations, strikes, embargoes, shortages of labor or materials, governmental regulations, acts of God, unforeseen site conditions, casualty, war or other strife.

Section 7.9 Governing Law; Venue. This Agreement is governed by and shall be construed in accordance with the substantive laws of the State of Washington and shall be liberally construed so as to carry out the purposes hereof. Except as otherwise required by applicable law, any action under this Agreement shall be brought in the Superior Court of the State of Washington in and for King County.

Section 7.10 Integration. Together with the Lease, this Agreement contains the entire integrated agreement between the parties as to the matters covered herein and supersedes any oral statements or representations or prior written matter not contained in this instrument as to the matters set forth herein.

Section 7.11 Limitation on Third Party Rights. Nothing in this Agreement expressed or implied is intended or shall be construed to give to any person other than the Development Agreement Parties any legal or equitable right, remedy or claim under or in respect of this Agreement or any covenant, condition or provision herein contained; and all such covenants, conditions and provisions are and shall be held to be for the sole and exclusive benefit of the Development Agreement Parties.

Section 7.12 No Partnership. Nothing in this Agreement shall create any partnership, joint venture or other relationship between SAM and the City.

Section 7.13 No Waiver. Failure of any Development Agreement Party to complain of any act or omission by the other, no matter how long the failure may continue, shall not constitute a waiver of any rights under this Agreement. No waiver by any Development Agreement Party of any breach of any provisions of this Agreement shall be deemed a waiver of a breach of any other provision or consent to any subsequent breach of any other provision. If any action of any Development Agreement Party requires the consent or approval of another, consent or approval given on one occasion shall not be deemed a consent to or approval of that action on any other

occasion. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

Section 7.14 Notices. All notices, demands or requests that may or must be given by any Development Agreement Party to another under this Agreement shall be given in writing and delivered personally, or sent by U.S. certified mail, postage prepaid, return receipt requested, or nationally recognized overnight air carrier, and addressed to City's address or SAM's address, as follows:

If to the City:	Glen Lee Finance Director City of Seattle 700 5 th Avenue, Suite 5200 Seattle, WA 98104-5058 Phone: 206.684.8079 Email: glen.lee@seattle.gov
And:	Jesús Aguirre Superintendent, Department of Parks and Recreation City of Seattle 100 Dexter Avenue North Seattle, WA 98109-5199 Phone: 206.684.8022 Email: jesus.aguirre@seattle.gov
Copy to:	Helaine Honig Assistant City Attorney City of Seattle Law Department 701 5 th Avenue, Suite 2050 Seattle, WA 98104-7097 Phone: 206.684.8222 Email: helaine.honig@seattle.gov
If to SAM:	Kimerly Rorschach Ilsley Ball Nordstrom Director and CEO Seattle Art Museum 1300 1 st Avenue Seattle, WA 98101-2003 Phone: 206.654.3142 Email: kimr@seattleartmuseum.org
Copy to:	Richard Beckerman Chief Operating Officer Seattle Art Museum 1300 1 st Avenue Seattle, WA 98101-2003

Phone: 206.654.3150
Email: richardb@seattleartmuseum.org

Copy to: Gerry Johnson
Pacifica Law Group LLP
1191 2nd Avenue, Suite 2000
Seattle, WA 98101-3404
Phone: 206.245.1700
Email: gerry.johnson@pacificallawgroup.com

Notices shall be deemed to have been given upon receipt or attempted delivery where delivery is not accepted. Any Development Agreement Party may change its address and/or those receiving copies of notices upon written notice given to the other.

Section 7.15 Severability. If any provision of this Agreement is determined to be invalid or unenforceable, then that provision and the remainder of this Agreement shall continue in effect and be enforceable to the fullest extent permitted by law. It is the intention of the Development Agreement Parties that if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning that renders it valid.

Section 7.16 Termination of Agreement. Unless otherwise stated herein, this Agreement and all obligations hereunder shall terminate when the Project receives its final certificate of occupancy, except that the provisions of Sections 6.1, 6.2, 6.3 and 6.4 survive the expiration or termination of this Agreement.

Section 7.17 Time of Essence. Time and all terms and conditions shall be of the essence of this Agreement.

[signatures on next page]

City:

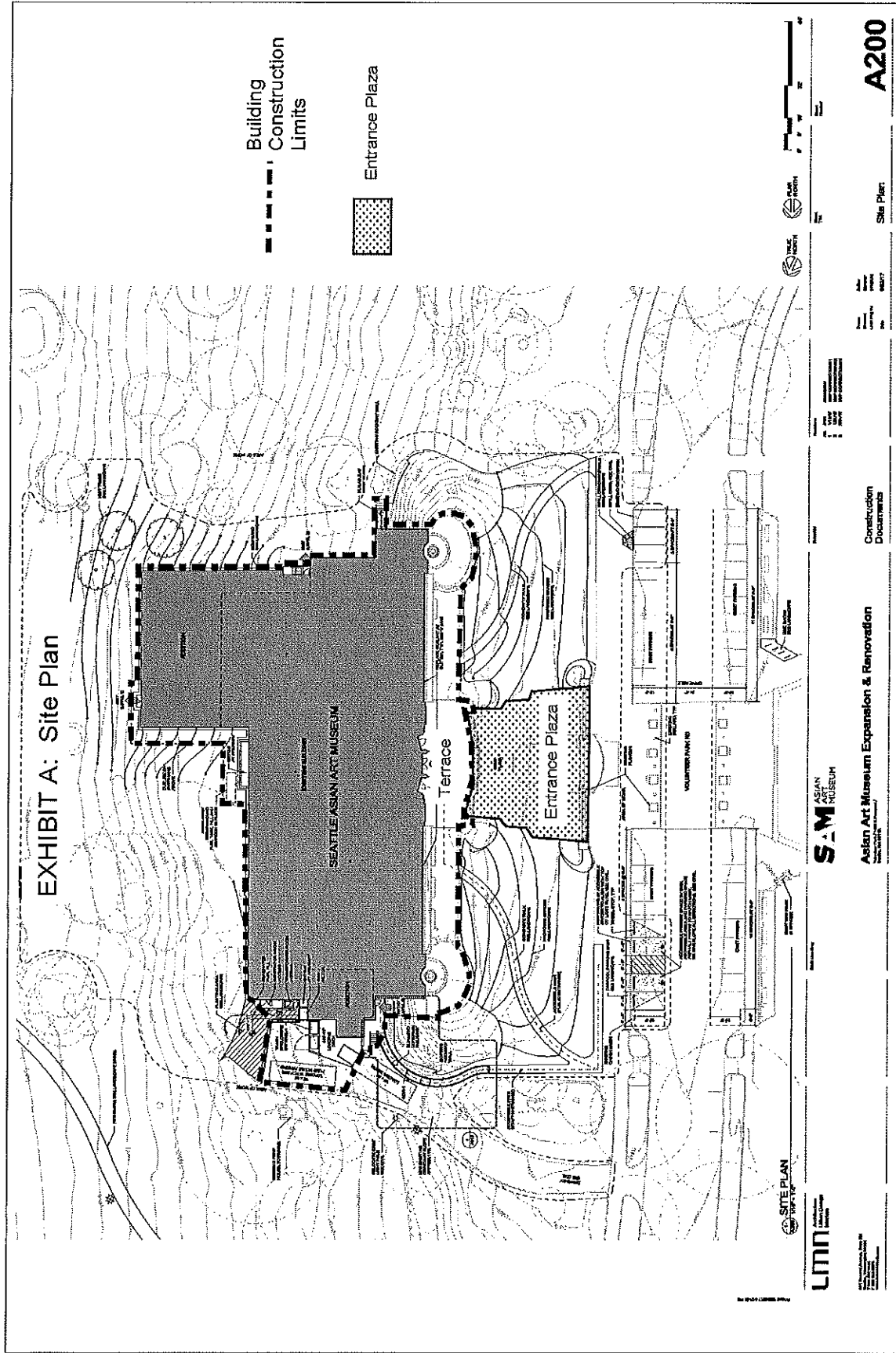
CITY OF SEATTLE, a Washington
municipal corporation

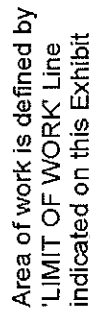
By: _____
Name: _____
Title: _____

SAM:

SEATTLE ART MUSEUM, a Washington
nonprofit corporation

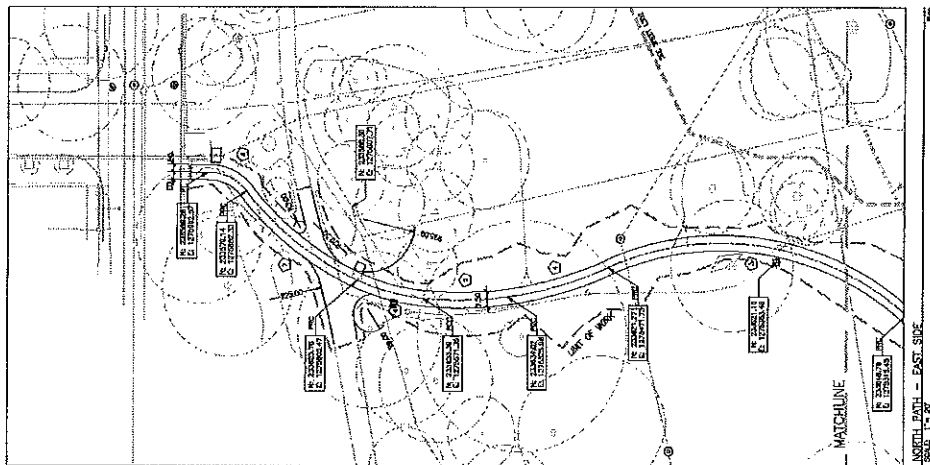
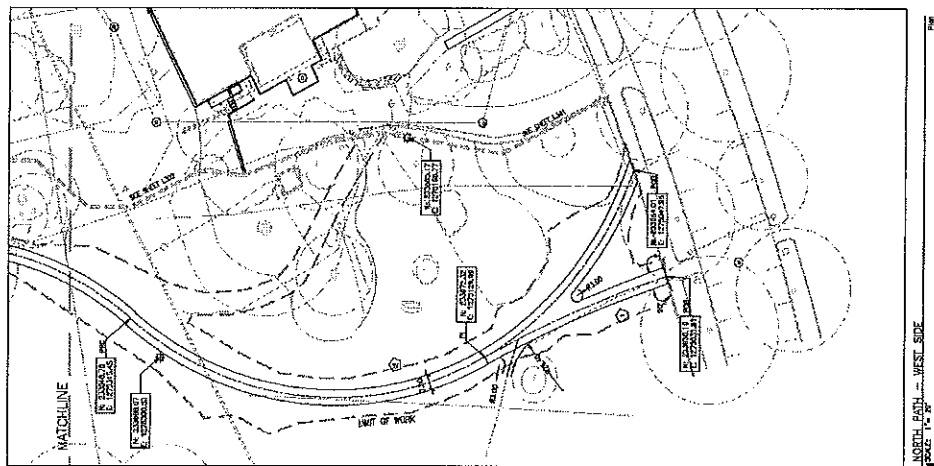
By: _____
Name: _____
Title: _____





SOURCE DATA		TOTAL LIFETIME		REMAINING LIFETIME	
AGE	AGE 80 PLUS	AGE 65 PLUS	AGE 50 PLUS	AGE 35 PLUS	AGE 20 PLUS
1	257.27	104.07	102.31	14.64	14.64
2	17.96	17.96	26.27	14.74	14.74
3	256.22	81.67	31.44	11.87	11.87
4	287.84	34.67	14.05	10.28	10.28
5	277.81	131.17	13.86	11.42	11.42
6	94.82	232.87	41.17	20.27	20.27
7	18.84	232.57	41.07	10.46	10.46
8	72.29	210.04	15.87	15.57	15.57
9	82.35	202.12	21.86	14.86	14.86
10	149.28	192.87	17.21	17.21	17.21
11	112.73	70.57	10.57	35.27	35.27
12	446.89	266.87	20.27	2.11	2.11
13	226.35	232.87	266.27	64.27	64.27

EXHIBIT A: Site Plan



Area of work is defined by
"LIMIT OF WORK" Line
indicated on this Exhibit

[illegible]

THE SURVEY WAS PREPARED BY JOHN DE ROBERTIS, JR., AND WAS CONDUCTED BY THE ECONOMIC SYSTEM RESEARCH GROUP, WHICH WAS ESTABLISHED IN THE SPRING OF 1967. THE GROUP WAS COMPOSED OF STUDENTS AND FACULTY MEMBERS OF THE UNIVERSITY OF CALIFORNIA, BERKELEY. THE SURVEY WAS DESIGNED TO PROVIDE A BASIS FOR THE DEVELOPMENT OF A CURRICULUM IN THE FIELD OF ECONOMIC RESEARCH.

ALL DECISIONS WERE TO THE GREATEST POSSIBLE EXTENT BASED ON THE BASIS OF THE SURVEY RESULTS. THE SURVEY RESULTS WERE USED TO DETERMINE THE NEEDS OF THE STUDENTS AND TO DEVELOP A CURRICULUM THAT WOULD MEET THESE NEEDS.

ALL DECISIONS WERE TO THE GREATEST POSSIBLE EXTENT BASED ON THE BASIS OF THE SURVEY RESULTS. THE SURVEY RESULTS WERE USED TO DETERMINE THE NEEDS OF THE STUDENTS AND TO DEVELOP A CURRICULUM THAT WOULD MEET THESE NEEDS.

CURVE DATA		CURVE MILES	CURVE RADIUS	CURVE LENGTH	CROSS SECTION	ADJUSTED RADIUS
1	1	100.50	194.37	144.17	2.81'	
2	2	100.50	251.70	276.18	108.59'	
3	3	100.50	184.77	120.86	62.13'	
4	4	200.98	93.67	53.77	15.72'	
5	5	210.88	40.90	48.27	13.35'	
6	6	114.20	37.58	38.65	17.84'	
7	7	103.77	72.67	72.54	27.18'	
8	8	26.87	12.53	22.54	30.85'	



EXHIBIT B

JOINDER AGREEMENT

THIS JOINDER AGREEMENT (the “Agreement”) made and entered into this ____ day of _____, 2017, by and between THE CITY OF SEATTLE (the “City”), a first class city organized under the laws of the State of Washington, the SEATTLE ART MUSEUM, a Washington nonprofit corporation (“SAM”) and _____, LLC (“Tax Credit Entity”), a Washington limited liability company.

RECITALS

The following facts and circumstances form the background of this Agreement:

1. The City and SAM executed the Development Agreement dated _____, 2017 (the “Development Agreement”). SAM will substantially restore and expand the Seattle Asian Art Museum (the “SAAM Building”) in Volunteer Park consistent with applicable historic preservation guidelines at an estimated total cost of approximately _____ (\$ _____) (in 2017 dollars).
2. Under the Development Agreement, the City and SAM commit to use their respective best efforts to secure federal historic rehabilitation tax credits for the museum project.
3. The Development Agreement also provides that if SAM has secured a firm commitment from a tax credit investor on terms reasonably acceptable to SAM, that a number of actions will be taken to access such credits, specifically including the City leasing the SAAM Building to a Tax Credit Entity and the execution of a Joinder Agreement by a Tax Credit Entity under which a Tax Credit Entity joins in and assumes SAM’s rights and obligations under the Development Agreement.
4. SAM has secured a firm commitment from the tax credit investor acceptable to it and, consequently, the City, SAM and a Tax Credit Entity wish to execute this Joinder Agreement as required under the Development Agreement.

AGREEMENTS

1. Joinder. A Tax Credit Entity hereby joins with the City and SAM, as a party under the Development Agreement dated _____, to the same extent and with the same effect as if a Tax Credit Entity had executed the Development Agreement as an original party thereto, and hereby assumes, jointly and severally with SAM, all of the rights and obligations of SAM under the Development Agreement, as well as any rights and obligations specifically reserved for a Tax Credit Entity per se under such Development Agreement.

2. No Release. Nothing in this Agreement shall be construed as a release of SAM from any of its obligations under the Development Agreement, and SAM hereby confirms and reaffirms its obligations under the Agreement.

CITY OF SEATTLE

By _____
Its _____

SEATTLE ART MUSEUM

By _____
Its _____

TAX CREDIT ENTITY

By _____
Its _____

EXHIBIT C
PROJECT SCHEDULE

Seattle Asian Art Museum Addition/Renovation

[illegible]

EXHIBIT D PROJECT BUDGET

Seattle Art Museum Asian Art Museum Renovation Project Project Budget Detail

OAC

8/15/2017 - last updated by		Budget	Budget	Potential	Current	Pending	Forecast	Spend
Cost Codes	Category / Description	Original Budget	Approved Budget	Future	Commitment	Commitments	Forecast at Completion	Total Spent to Date
		\$	a	b	c	d	e = (c + d)	
LAND AND TITLE								
	Legal	\$162,077	\$162,077	\$0	\$162,077	\$400,000	\$562,077	\$400,263
	Easements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Land and Title Subtotal:	\$162,077	\$162,077	\$0	\$162,077	\$400,000	\$562,077	\$400,263
OWNER DIRECT WORK								
	MISC PURCHASED SERVICES							
	Hazmat							
	Design/Testing for HazMat	\$40,000	\$40,000	\$0	\$40,000	\$1,000	\$44,716	\$22,330
	WSST 10.10%	\$1,450	\$4,400	\$0	\$0	\$0	\$17,522	\$0
	Utility Fees							
	SCL Fees and Hookup costs	\$0	\$226,000	\$0	\$95,481	\$76,000	\$173,481	\$21,298
	WSST 10.10%	\$0	\$26,000	\$0	\$9,847	\$7,675	\$17,522	\$0
	Phone / Internet / Fiber Provider	\$31,845	\$31,845	\$0	\$0	\$63,090	\$93,090	\$0
	WSST 10.10%	\$3,657	\$3,657	\$0	\$0	\$6,371	\$6,371	\$0
	Other misc signage	\$10,000	\$10,000	\$0	\$0	\$163,290	\$163,290	\$0
	WSST 10.10%	\$950	\$950	\$0	\$0	\$2,020	\$15,482	\$0
	SAAM Owner Direct Work:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Art move and reinstallation, storage internal labor, temp office space	\$2,147,500	\$3,176,037	\$0	\$886,764	\$3,362,000	\$4,271,824	\$1,117,583
	Fundraising	\$792,750	\$792,750	\$0	\$212,454	\$497,546	\$710,000	\$30,547
	Marketing	\$15,000	\$15,000	\$0	\$69,377	\$190,000	\$238,377	\$0
	Budge Financing				\$0	\$800,000	\$800,000	\$0
	Subcontracted Work							
	AV Supply/Install and Phone Cabling	\$199,000	\$160,000	\$0	\$0	\$19,900	\$319,887	\$0
	Security - Supply/Install	\$75,000	\$445,000	\$0	\$0	\$44,800	\$444,800	\$0
	LEED	\$28,000	\$28,000	\$0	\$0	\$25,000	\$25,000	\$900
	Misc Data and WAPS	\$90,000	\$50,000	\$0	\$0	\$50,000	\$50,000	\$0
	FF&E	\$100,000	\$100,000	\$0	\$0	\$228,000	\$228,000	\$1,347
	FF&E - Kitchen	\$0	\$0	\$0	\$2,100	\$52,753	\$54,853	\$1,200
	WSST 10.10%	\$146,027	\$163,487	\$0	\$87,385	\$161,550	\$250,932	\$0
	Owner Work Subtotal:	\$4,690,640	\$5,293,261	\$0	\$1,400,654	\$5,493,478	\$7,912,495	\$1,204,795
CONSTRUCTION								
	PRECON / CONSTRUCTION							
	Pre-Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Contractors Cost	\$27,441,304	\$30,726,325	\$0	\$910,690	\$30,480,988	\$31,310,898	\$962,207
	WSST 10.10%	\$2,237,298	\$2,787,298	\$0	\$81,879	\$3,080,450	\$3,162,377	\$0
	Construction Subtotal:	\$30,078,602	\$33,402,623	\$0	\$892,569	\$33,560,437	\$34,473,045	\$862,207
DESIGN / ENGINEERING								
	Architect / Engineering	\$4,743,748	\$4,993,748	\$0	\$5,084,803	\$65,000	\$5,149,803	\$4,232,668
	Design / Engineering Subtotal:	\$4,743,748	\$4,993,748	\$0	\$5,084,803	\$65,000	\$5,149,803	\$4,232,668
PROJECT MANAGEMENT								
	Construction / Project Management	\$941,340	\$841,340	\$0	\$941,340	\$0	\$941,340	\$458,581
	Building Commissioning	\$25,000	\$114,100	\$0	\$107,600	\$6,500	\$114,100	\$26,199
	Project Management Subtotal:	\$1,000,340	\$1,055,440	\$0	\$1,048,940	\$6,500	\$1,055,440	\$484,779
PLANNING								
	Survey	\$0	\$3,624	\$0	\$0	\$0	\$0	\$0
	Geotechnical Studies / Surveys	\$90,000	\$30,000	\$0	\$69,493	\$15,000	\$44,493	\$33,227
	Traffic Studies / Surveys	\$3,507	\$7,014	\$0	\$7,190	\$1,900	\$9,090	\$6,998
	WSST 10.10%	\$2,584	\$0	\$0	\$0	\$0	\$0	\$0
	Planning Subtotal:	\$36,091	\$40,638	\$0	\$36,673	\$16,900	\$53,573	\$39,226
PERMITS, INSURANCE & UTILITIES								
	Permits & City Fees	\$279,233	\$275,233	\$0	\$136,537	\$131,447	\$270,984	\$143,652
	Permits, Insurance & Utilities Subtotal:	\$301,665	\$301,665	\$0	\$136,537	\$131,447	\$270,984	\$143,652
TESTING AND INSPECTION - INDIVIDUAL CONTRACTORS								
	Soils Testing / Inspection	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Special Inspection (concrete, steel, bldg code)	\$20,000	\$20,000	\$0	\$0	\$20,000	\$20,000	\$0
	Testing And Inspection Subtotal:	\$20,000	\$20,000	\$0	\$0	\$20,000	\$20,000	\$0
CONTINGENCY								
	Project Contingency	\$3,495,000	\$3,495,745	\$0	\$1,495,745	\$531,000	\$4,027,351	\$0
	Design & Estimating Contingency	\$2,263,000	\$26,227	\$0	\$569,287	\$0	\$569,287	\$0
	Escalation Contingency	\$2,416,000	\$0	\$0	\$0	\$0	\$0	\$0
TAX								
	Total Budget:	\$49,285,473	\$49,375,334	\$0	\$12,260,807	\$11,250,410	\$54,052,995	\$7,075,400

EXHIBIT E

FUNDRAISING PLAN

SEATTLE ART MUSEUM

ASIAN ART MUSEUM RENOVATION AND ENHANCEMENT CAMPAIGN

Fundraising Feasibly

BACKGROUND

Since opening in 1933, the Seattle Asian Art Museum (AAM) in Volunteer Park—the original home of the Seattle Art Museum—has been a center for cultural life in the Pacific Northwest. Millions of visitors have passed the famed camels flanking the beautiful art deco entryway, entering the museum to experience exceptional art from around the globe. While the building has been modestly expanded and updated since its original construction, no major renovation has taken place in its history. Over the last 20 years, numerous environmental and facilities studies have indicated a critical need to address aging infrastructure and other issues, most notably seismic vulnerabilities and mechanical and environmental systems original to the 1933 building.

In 2007, SAM was poised to address these needs in partnership with the City of Seattle – with a project cost then estimated at \$24M. The City approved a Parks Levy securing approximately half of the funds needed, including \$2M in early funding for design and planning. The second half of funds needed was to be secured through fundraising by SAM. Unfortunately, the worldwide financial crisis of 2008 had significant impact on the philanthropic environment, causing SAM to put the project on hold until prospects for fundraising improved.

In 2013, SAM's then new Executive Director, Kimerly Rorschach, and the Board of Trustees began exploring if enhancements could and should be added to the scope project that would improve the overall functionality of the building. That study determined that in addition to the needed infrastructure upgrades, enhancements such as an added exhibition space, improved education and community engagement spaces, and an enhanced visual connection to Volunteer Park would greatly improve SAM's ability to fulfill its mission and better serve its many diverse constituencies. Exploration in design possibilities thus began.

To determine readiness and feasibility of successfully securing the funding need for this project, SAM returned to a previously commissioned CAMPAIGN READINESS STUDY for the AAM, which was completed in 2012 by the Collins Group, a well-respected fundraising consulting firm which SAM had worked with on the very successful, \$240M *Transformation of SAM Campaign* from 2000 – 2007. That study evaluated SIX elements critical to the success of any major fundraising campaign, evaluating SAM's readiness. While this study was originally commissioned when the scope of the project just focused on infrastructure upgrades (at a cost of \$24M) it was determined that the same measurements/evaluation criteria could be used in determining the fundraising feasibility for an expanded project.

Readiness

Organizational Strength

As part of their assessment – The Collins Group stated *“SAM has an excellent reputation and a proven track record with successful campaigns; blockbuster exhibitions and expanded programming are delivering on the promises of the “Transformation of SAM” campaign.*

Additional evaluation:

- 1) **Finances:** Coming out of the financial crisis of 2008, SAM and its Board of Trustees have focused on achieving a sustained balance budget for the institution. Through cost-cutting and a conservative approach to expenses, increased fundraising, and review of earned revenue streams, SAM has stabilized its finances with a balanced budget for the last two fiscal years and forecasts for balanced budgets in years ahead.
- 2) **Attendance:**
SAM wanted to ensure that investing in expanded exhibition and education spaces at the AAM would result in an increased number of constituents served. To explore feasibility, SAM's Director and CEO instituted a change in programming at the AAM: more contemporary art exhibitions, a faster rotation of works of art on view, and an increased number of educational programs. In addition, a decision was made to invest more aggressively in marketing for these activities. As a result, annual attendance rose to more than 80,000 visitors, the highest level since the museum was converted into the Asian Art Museum.

Conclusion: We believe SAM and the AAM are organizationally strong (both in terms of finances and audience) for a successful campaign.

Leadership

As part of their assessment – The Collins Group stated *“SAM's trustees are passionate and generous. While the tenure of senior staff is long, the current vacancy in the Director position (as well as the Japanese Curator position) limits the museum's ability to develop a long-range vision and program plan for the Seattle Asian Art Museum.”*

Additional evaluation:

- 1) SAM hired a new Director and CEO in fall of 2012. Kimerly Rorschach came to the institution after having successfully led both the Nasher Museum of Art at Duke University and the Smart Museum of Art at the University of Chicago. The Nasher Museum was built from scratch under her leadership – a 66,000 square foot facility was built, and attendance rose from 10,000 per year to 180,000. Her extensive experience with campaign and museum construction will be an asset for the AAM project.

- 2) SAM has hired two curators in Asian Art since the time of the Collins review: Xiaojin Wu, curator of Japanese and Korean Art; and Ping Foong, curator of Chinese Art. Under their direction, exhibition programs have expanded, and attendance has increased more than 30%.
- 3) SAM has a 65 member board of Trustees (active) along with 15 Honorary Trustees. Trustees are dedicated and passionate about SAM's mission. All confirm upon appointment that SAM is among their top three philanthropic priorities and commit to making a campaign contribution appropriate to their ability. Among this group, SAM has identified 16 members to serve on a specific AAM Campaign Committee. These include:

Winnie Stratton, **President**

Stewart Landefeld, **Chairman**

Mimi Gardner Gates, Gursharan Sidhu – **Campaign Co-Chairs**

Griffith Way – **Honorary Chair**

Margaret Allison, Frank Bayley, Janet Ketcham, Najma Lalji, Charlie Nolan,

Brooks Ragen, Catherine Roche, Lee Rolfe, Faye Sarkowsky, Jon Shirley,

Mandira Virmani, Maggie Walker, and Virginia Wright

Conclusion: SAM's leadership is strong on all levels, from board and senior management, to programming – all with prior experience directly relating to campaigns and building audiences.

Case for Support

As part of their assessment – The Collins Group stated *"Current documents describing the proposed investments in SAAM are very building centric and do not describe community benefits from the 'donor's point of view.' Potential supporters will want to know what new and/or expanded programs will maximize the investments in a remodeled and renovated facility."*

Additional evaluation:

- 1) To ensure that SAM's messaging and case for support reflect the interest and perceptions of the community we serve, in 2015 **Pyramid Communications** – a local communications/PR firm focused on nonprofit organizations – was contracted to complete a *community perception audit* and communication plan. Through their work, a dozen one-on-one interviews were held with individuals representing diverse constituencies throughout our region, ranging from a former Governor to a millennial who has only been the museum a few times; from a Seattle Public Schools educator to a member of the Washington State China Relations Council.

These responses were combined with similar feedback gathered at community meetings and interviews with Key Staff to develop specific campaign messages that can be incorporated into a wide array of campaign marketing materials and speeches.

Conclusion: We have tested our campaign messaging on our Board of Trustees and numerous lead funders of the project, with positive responses, and feel we are in a strong position for communications/case for support.

Giving Potential.

As part of their assessment – The Collins Group stated *“While SAM’s trustees have exhibited tremendous levels of generosity for past projects and current operations, there is not yet a sufficient pool of prospects to contribute the first 50 to 70 percent of the campaign goal. The museum must develop and act on a plan to cultivate new donors for this project.”*

Additional evaluation:

- 1) Since the Collins Group evaluation was completed, a funding plan towards the now estimated \$54M estimated project goal has been developed, outlined as follows:
 - a. **\$21M from the City of Seattle** (Confirmed with original \$2M design planning funding in hand, plus increased investment to account for construction cost inflation and added scope)
 - b. **\$6M in Historic Tax Credits** (We have engaged legal counsel with experience securing Historic Tax Credits – recently with the Museum of History and Industry. Early evaluation has been positive and we are confident that Tax Credits can be secured at this level.
 - c. **\$27M in Public and Private Support**
- 2) Because the need for this project was critical – at the minimum level of completing the infrastructure upgrades, SAM made the decision to forgo a traditional, external fundraising feasibility study, and begin soliciting leadership gifts. It was felt that the success these early solicitations (combined with additional research to be described next) would help predict the likelihood of success in this campaign. **Fundraising for these leadership gifts began in late 2014 and nearly \$10M was secured in the first 18 months, with an additional \$10M since (for a total of \$20.7M to date).**
- 3) In addition to the above, SAM contracted with **Grenzenbach Glier & Associates** – a national campaign management firm – to complete a “Wealth Screening” of SAM’s database. This research determines the volume of potential supporters an organizations has, including levels of possible support. This is the same organization that has supported such campaigns as the University of

Washington's \$2.5B *Campaign for Washington*. This research found that SAM currently has:

99 Exact matches in our data base with capacity to give:	Above \$1M
341 Exact matches in our data base with capacity to give:	\$250K - \$999K
979 Exact matches in our data base with capacity to give:	\$100K - \$249K
14,819 Exact matches in our data base with capacity to give:	\$25K - \$99K

- 4) Simultaneously with the above, SAM continued its contract with the Collins Group – working to identify strategies to successfully research, evaluate, cultivate and solicit the above mentioned prospect pool. Of that very large group, a much smaller campaign pyramid was developed to estimate what is needed to achieve the overall campaign goal:

SAMPLE Gift Pyramid to secure \$53.8 million

	Gift Size	# of Gifts Needed	# of Prospects Needed	# of Prospects Identified	Wealth Screen	Category Total
Leadership & Major Gifts	\$21,000,000	1	1	n/a	City	\$21,000,000
	\$7,500,000	1	1	n/a	Confirmed	\$7,500,000
	\$6,000,000	1	1	n/a	HRTC	\$6,000,000
	\$1M - \$5M	6	12	14	86	\$8,000,000
	\$500,000	7	15	18		\$3,500,000
	\$250,000	9	16	13	341	\$2,250,000
Major & Mid-Major Gifts	\$100,000	22	40	19	979	\$2,200,000
	\$50,000	33	75	27		\$1,650,000
	\$25,000	28	100	100+	14K+	\$700,000
	\$10,000	50	120	5		\$500,000
Community Gifts	\$5,000	50	200	tbd		\$250,000
	\$1,000	250	1800	tbd		\$250,000
	TOTALS	436	2320	90		\$

Conclusion: Based on secured funding from the City of Seattle, strong potential for historic tax credits; significant, positive response in leadership gift fundraising (securing nearly \$10M in early conversations); plus a very sizable prospect pool with existing connections to SAM, we feel the Giving Potential for this Campaign is **STRONG**.

Internal Readiness

As part of their assessment – The Collins Group stated *"SAM's fundraising track record is stellar. The degree to which a future SAAM campaign can be successful will depend on a cadre of current and new development leaders who have experience with major gifts fundraising."*

Additional evaluation:

- 1) Since Collin's evaluation, SAM has hired a new Chief Development Officer with more than 20 years fundraising experience, including nearly 10 years at the University of Washington leading Arts and Humanities fundraising during the successful *Campaign for Washington*. Other new staff include a Director of Individual Giving; two Major Gift Officers dedicated to the campaign, a Campaign Coordinator; and two Institutional Giving Officers focused on Foundation/Government Relations and Corporate Relations (with partial focus on the campaign).

Conclusion: We believe staffing levels are appropriate for a successful campaign.

Climate and Timing

As part of their assessment -- The Collins Group stated *"Other cultural institutions are engaged in campaigns around the region, and the economic recovery is proceeding at a slow pace. That being said, the convergence of the availability of the parks levy dollars, the deteriorating condition of the Volunteer Park facility, and the impending arrival of a new director will help to create urgency for fundraising."*

Additional evaluation:

- 1) Since Collin's evaluation, both the economic and philanthropic environment have improved. Accordingly, an even greater number of campaigns around the region have begun.

Conclusion: While there are many campaigns underway throughout the region, we believe that because of the historical significance of this project, and the potential impact it will have increasing the museum's ability to better serve our community, we remain confident that SAM and the AAM will be successful in this project.

Current Status

SAM has made a great deal of progress in its four-phase fundraising strategy towards the current \$53.8M goal, as outlined below:

Phase 1 - Leadership and Major Gifts, Government and Foundation Grants

Gift Amounts \$100K +; Began in 2014

Phase 2 - Builder's Club, Individual Contributions

Gift Amounts \$10K - \$99K; Began 2016

Phase 3 - Community Campaign

Gifts \$1K+; Beginning Fall 2018/Beginning of Construction

Phase 4 - AAM Premier Year/Grand Opening
Membership Drive, Beginning 4 – 6 months prior to opening

	Cumulative Goal	Received To-date	Remaining by level
City of Seattle	\$21,000,000	\$21,000,000	\$0
Historic Tax Credits	\$6,000,000		\$6,000,000
Major Gifts/Grants			
\$7.5M+	\$7,500,000	\$7,500,000	\$0
\$2M - \$7.49M	\$2,000,000	\$2,000,000	\$0
\$1M - \$1.99M	\$6,000,000	\$4,920,000	\$1,080,000
\$500K - \$999K	\$3,500,000	\$1,500,000	\$2,000,000
\$100K - \$499K	\$4,500,000	\$3,847,000	\$653,000
Builder's Club			
\$50K - \$99K	\$1,600,000	\$659,786	\$940,214
\$25K - \$49K	\$700,000	\$175,000	\$525,000
\$10K - \$24K	\$600,000	\$100,000	\$500,000
Community Campaign			
\$5K - \$9K	\$350,000	\$5,000	\$345,000
\$1K - \$4K	\$350,000	\$4,978	\$345,022
Totals (8/18/2017)	\$54,000,000	\$41,711,764	\$13,288,236

Notes:

- 1) SAM is confident it will be able to secure \$6M in Historic Tax Credits,
- 2) Of the approx. \$3.6M. left to raise in the Major Gifts Category, SAM has currently identified 24 prospective supporters at this level, with a combined solicitation amount of \$5 – 6M.
- 3) The Builder's Club Committee will begin peak level of activity in Fall 2017, continuing for c.18 Months. SAM has identified several hundred prospective supporters at this level and has a strong track record of success with similar initiatives (having secured \$6.8M at this level during the final 18 months of the SAM Transformation Campaign in 2007
- 4) SAM will begin this phase of the campaign in Fall 2017 or approximately at time construction begins. The strategy will be similar to "name a brick" efforts common in capital projects.

Seattle Art Museum
Asian Art Museum Funding Status
As of 10/05/2017

	Received	2017	2018	2019	2020	2021	2022	Total
City of Seattle	\$2,000,000							\$2,000,000
Contributions	\$10,654,982							\$10,654,982
City of Seattle			\$19,000,000					\$19,000,000
State of Washington			\$750,000	\$770,000				\$1,520,000
King County	\$800,000			\$600,000				\$1,400,000
Confirmed Pledges		\$3,086,238	\$834,250	\$2,551,750	\$505,500	\$45,000	\$25,000	\$6,647,738
Contributions Pending		\$356,656	\$459,989	\$379,999	\$117,500	\$84,166	\$51,670	\$1,390,000
Contributions Projected			\$1,200,000	\$1,325,000	\$1,725,000	\$915,000	\$725,000	\$5,400,000
Historic Tax Credit Investment			\$1,250,000	\$3,500,000	\$1,250,000			\$6,000,000
Total	\$13,454,982	\$3,382,904	\$23,294,249	\$9,126,749	\$2,898,000	\$1,054,166	\$801,670	\$54,012,720

DETAIL

Gifts Received Name	Gift Total
Donor 1	\$100,000.00
Donor 2	\$50,000.00
Donor 3	\$130,000
Donor 4	\$72,125.00
Donor 5	\$250,000.00
Donor 6	\$2,000.00
Donor 7	\$5,000.00
Donor 8	\$25,000.00
Donor 9	\$10,000.00
Donor 10	\$125,000.00
Donor 11	\$1,478.00
Donor 12	\$100,000.00
Donor 13	\$100,000.00
Donor 14	\$50,000.00
Donor 15	\$20,000.00
Donor 16	\$400,000.00
Donor 17	\$160,000.00
Donor 18	\$996,223.38
Donor 19	\$50,001.80
Donor 20	\$75,000.00
Donor 21	\$50,000.00
Donor 22	\$10,000.00
Donor 23	\$62,660.83
Donor 24	\$50,000.00
Donor 25	\$99,650.61
Donor 26	\$20,000.00
Donor 27	\$10,000.00
Donor 28	\$1,500.00
Donor 29	\$50,000.00
Donor 30	\$25,000.00
Donor 31	\$10,000.00
Donor 32	\$100,000.00
Donor 33	\$25,000.00
Donor 34	\$100,000.00
Donor 35	\$250,000.00
Donor 36	1,000,000
Donor 37	\$20,000.00
Donor 38	\$25,000.00
Total Gifts Received	\$4,780,720

DETAIL

Stacked Gifts	Name	Gift Total	Received	Remaining 2017	2018	2019	2020	2021	2022
	Donor 1	\$2,000,000				\$2,000,000			
	Donor 2	\$50,000	\$25,000	\$25,000					
	Donor 3	\$112,000	\$28,000	\$28,000					
	Donor 4	\$500,000	\$300,000	\$200,000					
	Donor 5	\$100,000	\$20,000		\$20,000	\$20,000	\$20,000	\$20,000	
	Donor 6	\$50,000			\$50,000				
	Donor 7	\$10,000	\$2,500		\$2,500	\$2,500	\$2,500	\$2,500	\$25,000
	Donor 8	\$125,000			\$25,000	\$25,000	\$25,000	\$25,000	
	Donor 9	\$25,000		\$25,000					
	Donor 10	\$7,500,000	\$5,000,000	\$2,500,000					
	Donor 11	\$750,000	\$100,000		\$50,000	\$50,000	\$50,000		
	Donor 12	\$25,000	\$20,000	\$5,000					
	Donor 13	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000		
	Donor 14	\$100,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000		
	Donor 15	\$25,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		
	Donor 16	\$100,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000		
	Donor 17	\$100,000	\$50,000	\$50,000					
	Donor 18	\$25,000	\$2,500		\$12,500	\$10,000			
	Donor 19	\$25,000	\$6,250	\$6,250	\$6,250	\$6,250			
	Donor 20	\$50,000	\$25,000	\$10,000	\$10,000	\$5,000			
	Donor 21	\$100,000	\$50,000	\$50,000					
	Donor 22	\$50,000	\$40,012	\$9,988					
	Donor 23	\$50,000			\$175,000				
	Donor 24	\$100,000		\$25,000	\$25,000	\$25,000	\$25,000		
	Donor 25	\$250,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		
	Totals	\$12,322,000	\$5,874,362	\$3,086,238	\$684,250	\$2,551,750	\$305,500	\$45,000	\$25,000

DETAIL

Name	Net Booked: Verbal / DAF	Gift Total	Received	remaining 2017	2018	2019	2020	2021	2022
Donor 1		\$375,000		\$125,000	\$125,000	\$125,000			
Donor 2		\$50,000			\$50,000				
Donor 3		250000		\$41,666	\$41,666	\$41,666	\$41,666	\$41,666	\$41,670
Donor 4		100000			\$25,000	\$25,000	\$25,000	\$25,000	
Donor 5		\$50000		\$25,000					
Donor 6		5000			\$5,000				
Donor 7		10000			\$2,500	\$2,500	\$2,500	\$2,500	
Donor 8		250000		\$100,000	\$100,000	\$50,000			
Donor 9		50000			\$25,000	\$25,000			
Donor 10		50000			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Donor 11		100000			\$33,333	\$33,333	\$33,334		
Donor 12		25000			\$12,500	\$12,500			
Donor 13		25000		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Donor 14		50000			\$50,000	\$50,000			
Verbal / DAF Total		\$1,390,000		\$296,666	\$459,999	\$379,999	\$117,500	\$84,166	\$51,670

Asian Art Museum

Final Phase of Fundraising

Gifts Above \$100K = goal of \$3M

c. \$850K from Corporations
c. \$750K from Foundations/Government Agencies
\$1.3M from Individual Supporters

Gifts \$10K - \$99K "Builders Club" = goal of \$2M

Community Campaign "Name a Brick" = Goal of \$500K

EXHIBIT F

FINAL PROJECT DESIGN

Exhibit F is provided as a separate document in four parts.

EXHIBIT G

CONTRACTING AND SOCIAL EQUITY PROGRAM **SEATTLE ASIAN ART MUSEUM RENOVATION**

The City of Seattle (City) and the Seattle Art Museum (SAM), with its general contractor, BNBuilders (BNB) and Project Manager OAC (OAC) concurring, agree to the following terms and conditions for the renovation of the Asian Art Museum Building (Project):

1. SAM will require BNB to pay the Prevailing Wage as defined in RCW 39.12. The contractor shall submit statements of intent to pay prevailing wages and affidavits of wages paid to City Purchasing and Contracting Services (CPCS) unless otherwise mutually agreed.
2. SAM will require BNB to withhold contract retainage in the manner and for the purposes described in RCW 60.28 and to provide a payment and performance bond in the full amount of the construction contract, naming The City of Seattle as co-obligee, for the purposes set forth in RCW 39.08. SAM shall also require its contractor to utilize apprentice labor for no less than 15% of the total Project labor hours.
3. SAM will require BNB to pursue utilization of Women and Minority Business Establishments (WMBE) as follows:
 - 3.1 SAM agrees upon an aspirational total Project utilization rate of 12% for WMBEs, including both certified and self-identified firms.
 - SAM agrees to have BNB provide CPCS with a plan (Attachment 1) for review and approval. CPCS may instruct BNB to make changes as needed in order to assure the greatest opportunity for successful achievement of the goals.
 - CPCS will provide any requested advice, comments, suggestions, hosting or event promotion, recruitment efforts, and similar assistance with regard to implementation of the plan.
 - BNB will include the City Inclusion Plan (Attachment 2) in all remaining sub packages.
 - CPCS agrees to attend each pre-bid, pre-con and pre-job meeting, to explain the WMBE and Community Workforce Agreement (CWA) forms, reporting/monitoring requirements, and performance needs. BNB will notify CPCS of such meetings in advance.
 - BNB and CPCS will meet monthly or as otherwise mutually agreed, to review WMBE progress and have discussion as needed around suggested improvements, opportunities, or information that may be helpful to share.
 - CPCS will alert SAM/OAC to any subcontractors about whom the City has concerns with respect to responsibility, although BNB retains authority to make such determinations on subcontract decisions.

4. Community Workforce Agreement (CWA)

- SAM and BNB agree to comply with the City CWA and BNB will require all subtier contractors to assent to the CWA.
- CPCS is available to BNB and any subcontractor as needed, for questions, information, advice, guidance, forms and related assistance that may assure full and successful implementation of the CWA.
- CPCS and the Building Trades Executive Secretary will provide BNB with interpretations of the CWA should questions arise as to intent and/or meaning.

5. Monitoring

- BNB/OAC will provide to CPCS a PDF of certified payrolls for BNB and every subcontractor each month on the first business day each month unless the City and SAM agree on a different schedule.
- CPCS compliance staff will make unscheduled site visits and will attend safety meetings to evaluate and provide any requested assistance in labor, wage, WMBE and Acceptable Workplace compliance and needs.
- CPCS compliance staff will report any issues, comments, or needs requiring attention to SAM/OAC and to BNB.

6. Progress Reviews

Should BNB or CPCS have concerns about a subcontractor's substantial compliance with the CWA, WMBE, or Acceptable Workplace, BNB and CPCS will meet to determine if any action is necessary and if so, discuss solutions that encourage or require compliance. While the decision remains with BNB contractor, the City and BNB may consider such escalating solutions as:

- Step 1: Withholding Payment
- Step 2: Notification of default with cure opportunity
- Step 3: Suspension of Work
- Step 4: Termination of subcontractor

6.1 Acceptable Worksite Provision: BNB agrees to comply with the following provisions, shall notify any current subcontractors of these expectations, and shall include these provisions in future Project subcontracts:

BNB will ensure an Acceptable Worksite that is appropriate, productive, and safe work for all workers. An Acceptable Worksite is free from behaviors that may impair production, and/or undermine the integrity of the work conditions including but not limited to job performance, safety, productivity, or efficiency of workers. BNB will display at each Worksite location, including the Project Site office, a poster and other materials supplied by CPCS regarding Acceptable Worksites.

The intent of the person that appears to violate the Acceptable Worksite is not a measure of whether such behaviors are appropriate; rather the standard is whether a reasonable person should have known that such behavior would cause a worker to be humiliated,

intimidated, or otherwise treated in an inappropriate, discriminatory, or differential manner.

Behaviors that violate an Acceptable Worksite include, but are not limited to:

- (1) Persistent conduct that to the reasonable person would be perceived as offensive and unwelcome;
- (2) Conduct that a reasonable person would perceive to be harassing or bullying in nature;
- (3) Conduct that a reasonable person would perceive to be hazing;
- (4) Verbal references that a reasonable person would perceive to be offensive stereotypes or racial/gender slurs;
- (5) Jokes about race, gender, or sexuality that a reasonable person would perceive to be offensive;
- (6) Assigning undesirable tasks, unskilled work to trained apprentices and journey-level workers, manual work in lieu of work with appropriate equipment, unsupervised work, or dangerous work in disproportionate degrees to apprentices, women, or workers of color;
- (7) Language that a reasonable person would perceive to be offensive based on race, gender or oriented towards sexuality;
- (8) Name-calling, cursing or unnecessary yelling, including from a supervisor, foreman or other more senior person that a reasonable person would perceive as offensive;
- (9) Repeating rumors about individuals in the Worksite that a reasonable person would perceive as harassing or harmful to the individual's reputation;
- (10) Refusal to hire someone based on race, gender, sexuality, or any other protected class;
- (11) References to or requests for immigration status (other than required by law), religious affiliation, gender affiliation, criminal background, or other related aspects of a worker unless mandated by federal law.

Attachment 1 to Exhibit G City of Seattle Social Equity Plan

COMPANY:

PROJECT:

WMBE COORDINATOR: NAME AND CONTACT INFORMATION

The Social Equity Plan outlined below includes some elements required by the Agreement as well as additional deliverables the CONTRACTOR will implement as demonstration of their good faith efforts to meet their WMBE utilization goals.

Unless otherwise specified below, the CONTRACTOR will keep CPCS informed of its progress on each item in this program by a Monthly Social Equity Report for the duration of the project. The CONTRACTOR will include attachments with the report as appropriate.

The table illustrates our proposed inclusion goals as a percentage of the preconstruction services budget of \$XXXXX and as a percentage of the contract value based on an assumed construction cost of \$xx,000,000.

Phase	Total WMBE Goal	WBE Sub-Goal	MBE Sub-Goal
Preconstruction Services (\$XXX,XXX)			
Construction Services (\$xx,000,000) Est.			

CLARIFICATION

[CONTRACTOR] understands that the overall WMBE goal is a minimum, and will conduct all the strategies listed in the Social Equity Plan. Each strategy will be further defined and adjusted during the pre-construction and construction phases. Modification to the Social Equity Plan will need to be approved by the City. The Social Equity Plan is in its preliminary stages and is based on limited information, proposed scopes and bid packages are preliminary and will be finalized at the time of MACC negotiations.

Bid Packaging & Subcontract Planning

The following subcontracting strategy is in its preliminary stages and based upon limited information. The overall WMBE goal is intended as a minimum with the intent that the Contractor will perform the following tasks inside this strategy. The proposed scopes and bid packages are preliminary, to be finalized by x/xx/xxxx. Each task will be defined and adjusted during pre-construction and construction by mutual agreement to meet project goals.

Professional Services

The Contractor will team with WMBEs for the following pre-construction planning and construction services. (past examples have been survey, public outreach, testing, environmental monitoring and WMBE technical assistance.)

Phase (Pre-const or const)	Element of Work (Specify)	WMBE Firm (Name)	Est. Contract Value

Deliverables to the City: Subcontracting Plan for each professional service work package.

Construction

The CONTRACTOR will leverage their company experience, WMBE Coordinator advice and support from the City to develop a bid packaging plan that meets or exceeds the proposed WMBE utilization. The CONTRACTOR will:

- Analyze past projects conducted for government agencies and identify the reasons why WMBE firms have not been successful. CONTRACTOR will use results to develop and offer lessons a learned training program and offer to local WMBE firms, working with the National Association of Minority Contractors and Tabor 100.
- Design bid packages that leverage local WMBE capacity, particularly under-represented MBEs. Review bid packaging strategy to ensure qualified WMBE firms have opportunity to bid and succeed. This will include breaking up bid packages to fit the scale of work WMBE subs can successfully manage. Sometimes, bid packages will succeed if they are larger and have requirements for the subcontractor's sub-tier bid packages to incorporate WMBE firms. In other cases, smaller bid packages will succeed depending on WMBE capabilities, capacities, and proven performance in that specific scope of work.
- Require and implement the City's WMBE Inclusion Plan in all bid packages as an element of responsiveness.
- Set past performance WMBE participation percentages for each bid package that support the overall WMBE goal and are congruent with the scoped of work included in the bid package.

With the understandings and intentions above, and based on analysis of Project's scope of work and local WMBE capacity, we intend to contract with WMBEs to perform:

Package/Scope	Estimated Value of Package
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Materials, Supplies, and Equipment

Suppliers of materials and equipment and consumables are often overlooked in public works contracts. CONTRACTOR intends to issue purchase orders to WMBEs for the following materials, supplies and or equipment:

Item	Estimated Value
	\$
	\$
	\$

Deliverables to the City: Construction Subcontracting Plan with the information and format acceptable to the City.

Outreach

CONTRACTOR will participate in the following outreach events:

- National Association of Minority Contractors – Monthly meetings
- Tabor 100 – at least two monthly meetings.
- How to do business workshops – at least two events.
- Community Project Meetings.
- Pre-bid meetings in City of Seattle
- Two Open House(s), to be scheduled as work packages are available.
- Other events as opportunities present themselves.

Deliverables to City: Per event Promotional flyers, Agendas, Handout packages

Outreach Strategy for Bidding Purposes

CONTRACTOR will engage in the following outreach to recruit potential bidders for sub-contractable work packages:

- Pre-bid meetings for each bid package.
- Project-specific web-page on Contractor's webpage with a link to the City's Project webpage.
- City's electronic procurement portal (e-Bid).
- Daily Journal of Commerce ("DJC").
- Notify Business Resource Providers of opportunities.
- National Association of Minority Contractors ("NAMC") and other appropriate associations .
- Personal communications with WMBEs who have worked and who have worked with the City of Seattle before.

Deliverables to City: Outreach monthly activity log

Capacity-Building and Technical Assistance Program

CONTRACTOR will create a robust capacity-building and technical assistance program to help WMBEs successfully bid on and perform work packages, all of which will include the elements listed below.

Alternatively, the City reserves the right to require CONTRACTOR to participate in the City's Mentorship program.

- **Assessment**—CONTRACTOR will create a consultant approach, to offer any WMBE firm coaching, mentoring and counseling about preparing for the project. This includes offering up to 5 free hours to any WMBE firm requesting assistance, with an expert that can guide the WMBE through how to

bid, opportunities, resolving issues and concerns, and guiding the WMBE through the bidding and/or contract performance process.

- **Individual Business Development Plan (IBDP)**—CONTRACTOR will offer to help develop an IBDP for each WMBE and identify how our team and various Business Resource Providers can work with the WMBE to fulfill the plan.
- **Open Communication**—Facilitate authentic communication among all concerned so that issues can be raised and addressed before they become problems and disputes and to enhance the potential for positive outcomes.
- **Scheduling**—CONTRACTOR will hold planning meetings with WMBEs to assist them in understanding the project schedule and to collect input about how they perceive the flow and time demands of the work.
- **Safety**—Provide safety program to subcontractors as a basis for their project-specific safety plans. Review their safety plans and offer training to assist WMBEs in building their safety programs.
- **Resource Sharing**—Provide opportunities to share our equipment such as cranes, forklifts, etc. CONTRACTOR will look for opportunities to engage in resource sharing for any professional service providers and vendors.
- **Cash Flow**—Work with subcontractors to maximize cash flow throughout the project on a case-by-case basis.
- **Contract Administration**—CONTRACTOR will hold group sessions and one-on-one coaching to help subcontractors navigate contract paperwork. These orientations are held several times each year and at project closeout.

Deliverables to City: Monthly log of technical assistance

Communications

Surveys—Conduct quarterly surveys of subcontractors to gauge success of Inclusion Plan progress. We will provide the results to the City of Seattle, CPCS.

Progress Meetings—Have a standard agenda item to discuss the WMBE program at regular progress meetings. A separate follow-up meeting may be required.

Deliverables to the City:

- Monthly Report of Amounts Paid to WMBEs.
- Notes from Progress Meetings about Diversity Topics and any related attachments.

Compliance and Monitoring

CONTRACTOR will collect and report data about WMBE utilization and workforce diversity. A monthly progress report will be delivered at each monthly meeting. CONTRACTOR will also monitor the qualitative impacts of the inclusion program by conducting surveys, discussing WMBE issues at progress meetings, and keeping a close eye on cash flow and costs to complete. This help will help the CONTRACTOR to monitor how to cost effectively support smaller trading partners.

If a WMBE under subcontract lowered-tiered subcontractor, including our major mechanical or electrical subs, cannot perform a designated work package, the CONTRACTOR endeavor to have that scope transferred to another WMBE already working on the project or recruit a new WMBE to perform the remaining scope of work.

Social Equity Reporting

- a. Payments made to WMBEs, at all tiers, in the following ways
 - i. PDF or
 - ii. On an Excel spreadsheet

Deliverables: Subcontractor payments.

Comprehensive List of Deliverables to City Purchasing and Contracting Services

The following must be provided regularly as specified. The City may withhold invoice payments until all late deliverables are received.

Subcontracting Plan for each professional service work package.	First and monthly update
Construction Subcontracting Plan with the information and format acceptable to the City.	
Schedule for Outreach Events with flyers and handout packages	Each occurrence
Web page development and updates	Monthly
Training Program Curriculum for construction	One time
Outreach Monthly Activity Log	Monthly
Technical Assistance Program Plan and Monthly Log of Activity	Monthly
Quarterly Survey Results	Quarterly

Attachment 2 to Exhibit G City of Seattle Inclusion Plan



City of Seattle
City Purchasing and Contracting Services (CPCS)

Inclusion Plan Construction – Public Works

Bidders must complete and submit this form with their bid. Carefully read all instructions.

For questions or assistance contact:

- Miguel Beltran, City Contract Compliance Manager, 206-684-4525
(Miguel.Beltran@seattle.gov)
- Carment Kucinski, 206-684-0188 (carmen.kucinski@seattle.gov)

Bidder Company Name	
Public Works Number	
Project Title	
Name of person authorized to speak on behalf of the company regarding this Plan	
Email	
Phone	

Aspirational WMBE GOALS. Total available score: 6 points.

Identify the Aspirational WMBE Goals Bidder believes can reasonably be achieved through good faith efforts during this project. It is not mandatory that these goals be achieved; they are not contractually or legally binding. Goals must be developed in good faith and represented as attainable by reasonable efforts.

Estimated percentage of the base bid to Minority Owned contractors and suppliers	%
Estimated percentage of the base bid to Woman Owned contractors and suppliers	%
Total estimated percentage of the base bid to all WMBE contractors and suppliers	%



City of Seattle
City Purchasing and Contracting Services (CPCS)

**Inclusion Plan
Construction – Public Works**

Bidders must complete and submit this form with their bid. Carefully read all instructions.

For questions or assistance contact:

- Miguel Beltran, City Contract Compliance Manager, 206-684-4525
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Bidder Company Name	
Public Works Number	
Project Title	
Name of person authorized to speak on behalf of the company regarding this Plan	
Email	
Phone	

Aspirational WMBE GOALS. Total available score: 6 points.

Identify the Aspirational WMBE Goals Bidder believes can reasonably be achieved through good faith efforts during this project. It is not mandatory that these goals be achieved; they are not contractually or legally binding. Goals must be developed in good faith and represented as attainable by reasonable efforts.

Estimated percentage of the base bid to Minority Owned contractors and suppliers	%
Estimated percentage of the base bid to Woman Owned contractors and suppliers	%
Total estimated percentage of the base bid to all WMBE contractors and suppliers	%

BUSINESS SUPPORT STRATEGIES. Total available score: 4 points

Each of the two options below is worth 2 points. Bidder may select one, both, or neither. Once selected, it applies to:

1. Registered as a Women or Minority Owned Business in the City Online Business Directory, and/or
2. Small Business Concern as certified by King County, and/or
3. Disadvantaged Business Enterprise of any definition certified by the State of Washington, and/or
4. Women or Minority Owned Business Enterprise as certified by the State of Washington; and/or
5. Small Business Concern certified by the State of Washington.

Business Support Strategy	Accept
Early Retainage Release. The prime (and any sub-tier primes) will release retainage held for the subcontractor, within thirty (30) days of acceptance of the work performed by the qualified subcontractor.	
Advance Mobilization Pay: The Prime (and any sub-tier primes) shall advance 10% of the specified and agreed-upon mobilization costs that were identified by line item within the WMBE firms bid, to each qualified firm at least 5 days in advance of the mobilization event.	

WMBE GUARANTEES. Total available score: 6 points.

A Bidder may offer to guarantee work to WMBE firms for the project, by identifying the WMBE and minimum dollar value of such work in the table below. You may add additional rows.

WMBE Business Name	Minimum Guaranteed Dollar Amount
	\$
	\$
	\$
	\$
	\$
	\$
TOTAL	\$

**City of Seattle: Public Works
Women and Minority Business
Inclusion Plan Instructions**

Carefully review all instructions. All Bidders must complete this form. The City public works inclusion plan requires the Bidder identify the good faith efforts the Bidder will use to include woman-owned and minority-owned business (WMBE) firms on the City project. There are 3 options for evidencing good faith efforts. Each option is worth points which can vary depending on information supplied by the Bidder. There is a maximum of 16 points available. The Bidder must earn at least 10 points. Bidders that earn less than 10 points will be found non-responsive and the Bid will be rejected. This Inclusion Plan becomes a material part of the Bidder's contract if the project is awarded to Bidder.

WMBE firms are state certified or self-identified firms that are at least 51% WMBE owned (per SMC 20.42). A WMBE need not be self-identified within the City Online Directory at bid time, but in such case must self-identify and register by time of award. These resources may assist bidders:

City On-Line Directory: <http://web6.seattle.gov/fas/registration/>

OMWBE Directory: http://www.omwbe.wa.gov/certification/certification_directory.shtml

1. INSTRUCTIONS

- a. All Bidders (including WMBE Primes) must complete and submit this form as part of the Bid for City design-bid-build public works project having an Engineer's Estimate of \$300,000 or greater, unless the City expressly instructs otherwise in the bid package.
- b. There are three commitments Bidders can use to establish an Inclusion Plan – Aspirational WMBE Goals, Business Support Strategies, and WMBE Guarantees:
 1. Aspirational WMBE Goals are goals Bidder believes can be achieved by good faith efforts. This option is worth a maximum of 6 points;
 2. Business Support Strategies are those the Bidder commits to employ for qualified firms. This option is worth a maximum of 4 points;
 3. WMBE Guarantees identify WMBE firms the Bidder guarantees to contract with for this project, with agreement reached about the work and pricing for the WMBE scope, including any terms and conditions important to the WMBE for their performance. This option is worth a maximum of 6 points.
- c. Work performed by a WMBE must be commercially useful and a distinct element of work that includes managing and supervising the work. The Contractor should evaluate the amount of work subcontracted, industry practices, and other relevant factors to determine whether the work is commercially useful.
- d. A Bidder scored less than 10 points will be deemed non-responsive. See Scoring section below.
- e. All dollars cited shall exclude sales tax (including references to the Total Bid Cost and estimates made by Prime when completing this form).

2. SCORING INSTRUCTIONS

- a. The percentage of WMBE utilization on past City projects is used to evaluate the Bidder's Plan.
- b. The Prime Contractor will determine Performance Goals for each bid package based upon what the GCCM determines to be the predominant nature of the work and subject to City's approval. If the project materially differs from scopes below, the Prime Contractor may calculate a unique measure and submit to the City for approval.
- c. The Performance Goal for this bid package is XX%.
- d. The project type and percentage of Performance Goal will be stated in the advertisement for bids and bid documents
- e. In addition to the Past Performance, scoring also recognizes an intent to exceed past performance by at least 2 percentage points above past performance.
- f. If past utilization for a project type was zero, an Aspirational Goal above two percent will receive 6 points. Bidder must still identify Business Support Strategies and Guarantees it is willing to employ and will be scored accordingly.

- g. Points awarded for WMBE Guarantees will be calculated based upon total available work for subcontract given past performance. This section can be awarded as many as 6 points.
- h. When calculations are used to evaluate the points, the City will calculate points to the nearest tenth decimal place. The City will round up to the nearest tenth.

3. ASPIRATIONAL WMBE GOAL INSTRUCTIONS

- a. Aspirational WMBE Goals represent a serious commitment to use good faith efforts to reach the stated goals.
- b. The Prime Contractor will rely upon the Total WMBE Goal to determine responsiveness. The City will correct the Total WMBE Goal if that provided by the Bidder does not match the MBE and WBE goals.
- c. Aspirational WMBE Goals are a percentage of the Base Bid and during the course of the project will apply to the total contract amount including all contract change orders (additives, alternates and deductives). Contractor may seek a goal adjustment if such changes may merit a greater or lesser goal; the Contractor will consider such requests, approve if appropriate, and modify the Plan accordingly.
- d. A WMBE Bidder may include in their goals and guarantees that percentage of contract base bid for work which the WMBE intends to self-perform that is in excess of the mandatory 30% they are otherwise required to perform as required by the City Specifications Section 1-08.1(3).
- e. Bidder will receive between 0 and 6 points for its Aspirational WMBE Goals, with proportional points based on a straight line formula to Past Performance (plus 2%) identified for the project as advertised in the bid solicitation. Bidder receives 3 points if the Total Aspirational Goal is half of Past Performance + 2%. Six points are awarded if the Bidder meets or exceeds Past Performance by 2 or more percentage points. For example, a project with Past Performance of 14%, would receive 3 points if the Total Aspirational Goal was 8% or 6 points if the Total Aspirational Goal was 16%.

$$P_A = 6A / (P + 2),$$

Where P_A = Points awarded for Bidder's Aspiration Goal

A = Bidder's Aspiration Goal (%)

P = Applicable Past Performance Trend (%)

4. BUSINESS SUPPORT STRATEGIES INSTRUCTIONS

The Bidder may elect to provide the business support identified on Page 2 for qualified firms. The City will provide two points for each choice selected. There are two options, allowing a total of 4 points if both options are chosen:

- 1. Early Retainage Release. The prime and any sub-tier primes will release retainage held for the subcontractor, within thirty (30) days of acceptance of the work performed by the qualified subcontractor.
- 2. For mobilization, the Prime and any sub-tier primes will pay all qualified firms five days in advance of the on-site performance, except if a unique situation prohibits such as an emergency or event requiring an immediate mobilization response. In those events, the Prime (including any sub-tier primes) shall deliver the payment no later than 5 days after job mobilization begins.

5. WMBE GUARANTEE INSTRUCTIONS

- a. This guarantees the City and WMBE that they shall be used for at least the amount given, following the remaining rules below. A WMBE Guarantee expects the Bidder achieved agreement about scope, terms and cost of the work for the WMBE at bid time. The burden is upon the Bidder to resolve any differences, once the guarantee is given.
- b. The Prime should clearly document in writing, agreements made with the WMBE firm upon which the guarantee was predicated, such as unit price or lump sum pricing as applicable, scope, terms or conditions, and subcontractor concurrence. This protects both parties when completing and executing the resultant subcontract before work begins.
- c. The Prime Contractor or the City may contact the WMBE firm or Contractor after Bid opening to verify the firm has agreement to perform work as described in the plan. Failure to have agreement may result in rejection of the Inclusion Plan, rendering the Bid non-responsive.

- d. A bidder will receive between 0 and 6 points for WMBE Guarantees, receiving a proportional number of points based on a straight line formula to Past Performance. A bidder will receive 3 points if the dollar-value of the Guarantees equals half of the Past Performance percentage. Six points are awarded if the Bidder commitments meet or exceed Past Performance.

$$P_G = 6 G / P$$

Where P_G = Points awarded for Bidder's Guaranteed Goal

G = Bidder's Guaranteed WMBE Goal (%)

P = Applicable Past Performance Trend (%)

- e. A WMBE bidder may only include self-performed work above 30%. This is based on the self-performance minimum required by the City Specifications Section 1-08.1(3).
- f. Substitution of a Guaranteed WMBE firm is prohibited absent a waiver granted by the CPCS as a result of:
1. Bankruptcy of the WMBE firm;
 2. Failure of the WMBE firm to provide the required bond;
 3. The WMBE firm cannot perform the work because they are debarred, not properly licensed, does not meet the subcontractor approval criteria, or in some other way is ineligible to work;
 4. Failure of the Subcontractor to comply with a requirement of law applicable to subcontracting;
 5. Death or disability of the principal of the WMBE firm rendering it unable to perform the work;
 6. Dissolution of the WMBE firm;
 7. Failure of the WMBE firm to perform satisfactorily in previous projects not known to Bidder at the time of bid;
 8. Failure or refusal of the WMBE to perform work for reasons other than contract term or pricing disputes;
 9. A change in scope of the contract which removes the guaranteed work from the project.
 10. WMBE Subcontractor does not execute an offered contract that reflects the terms and pricing that was agreed upon as a condition of the Guarantee. The Prime must evidence that the WMBE Subcontractor failed to execute a contract offered by the Prime which reflected such agreements, after the Subcontractor was given adequate time to execute the offered subcontract.

6. INCORPORATION OF PLAN INTO CONTRACT AND REPORTING REQUIREMENTS

- a. Prime Contractor may discuss the Plan with the Apparent Successful Bidder before incorporating into the contract and may amend the Plan by mutual consent.
- b. Prime Contractor reserves the right to require a completed WMBE Inclusion Plan Supplement as a condition for contract execution if no WMBE guarantees are provided in order to demonstrate results of good faith efforts.
- c. The Contractor must provide reports and documents as required by Contractor within 15 days.
- d. CPCS will evaluate Contractor's WMBE utilization throughout the project.
- e. Contractor may not substitute a WMBE firm identified in the guaranteed portion of the plan unless the substitution is approved by the Prime Contractor and CPCS. Such a substitution will not be considered unless Contractor can demonstrate clear necessity for such substitution. A Contractor granted permission to substitute for a guaranteed WMBE firm shall use good faith efforts to recruit another WMBE firm to perform the Work.
- f. If the Prime Contractor determines the Contractor is not making good faith efforts, it may take action as allowed by their contract.
- g. The City will evaluate the WMBE utilization at close-out and may assign a Deficiency rating for failure to demonstrate good faith efforts. Deficient ratings are used by the City to determine Bidder responsibility on future work and debarment. To avoid a deficiency rating, the Contractor must demonstrate:
 1. A good faith effort to achieve Aspirational goals. Attainment under 80% of the goal will likely be considered deficient;
 2. Timely submittal of required and requested materials and reports to CPCS;
 3. Having advance agreements with each WMBE Guarantee, such that the WMBE understands and agrees that the WMBE Guarantee represents mutual agreement at time of the bid submittal;

4. Using all "WMBE Guarantees" named in the Inclusion Plan, unless Prime received written authorization from CPCS for substitution;
5. WMBE relationships are harmonious, clearly communicated and free of undue dispute; and
6. WMBE work was commercially useful as defined above.

Attachment 3 to Exhibit G

CITY OF SEATTLE
City Purchasing and Contracting Services



COMMUNITY WORKFORCE AGREEMENT

April 8, 2015

WITH
Seattle Building and Construction Trades Council and the
Northwest National Construction Alliance II

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COMMUNITY WORKFORCE AGREEMENT City of Seattle

This Community Workforce Agreement (CWA) is entered into April 8, 2015 by and between the City of Seattle (hereafter referred to as "City"), the Seattle King County Building and Construction Trades Council, and Northwest National Construction Alliance II acting on their own behalf and on behalf of their respective affiliates and members whose names are subscribed hereto and who have, through their duly authorized officers (hereafter referred to collectively as "Unions") executed this Agreement. The City and Unions are the signatory parties to this Agreement.

All construction contractors and subcontractors of whatever tier engaged in construction work for projects that are subject to this Agreement, shall sign a letter of assent (see Attachment A) and are bound by this Agreement as a condition of performing work on the project. Such Contractors shall be hereafter referred to as "Contractors." When the Agreement refers to only the prime contractor, the term "Prime Contractor" will be used alone, which includes primes that serve as a GC/CM, a design-builder, a general or a prime.

This CWA meets the intent and obligations set forth in Seattle Municipal Code (SMC) Chapter 20.37, which directs a priority hire program and an agreement executed between the Director and Labor Unions that represent workers who typically perform on City public works projects. SMC refers to that as a Project Labor Agreement; for consistency with other regional agreements of a similar nature, this agreement is termed and referred to throughout this agreement as a Community Workforce Agreement (CWA).

This CWA covers every City of Seattle administered public works project estimated to cost \$5 million dollars or more at time of bid when including any contingency budget, except when a project is exempted by the Director of City Purchasing and Contracting Services for the Department of Finance and Administrative Services (hereinafter referred to as "Director") under conditions established by SMC 20.37. Such projects are hereafter referred to as "Covered Projects."

PURPOSE

The parties to this Community Workforce Agreement, and Contractors who assent to work under this CWA, acknowledge that social equity, workforce diversity, development of local workers for construction careers as well as the timely completion of projects without delay, with skilled workers and agreed-upon procedures, is of benefit to the City. Public Works projects are important to the residents of Seattle and protect critical City infrastructure. This CWA enhances cooperative efforts towards those principles. This CWA is intended to establish a spirit of harmony, peace, and stability between labor and management, to support timely construction of public works projects.

Timely construction of projects requires substantial numbers of workers from construction and supporting crafts possessing skills and qualifications vital to its completion. This CWA supports training and dispatch of local craft workers to construct Covered Projects.

This CWA seeks to stabilize wages, hours and working conditions for craft workers, to ensure workers on Covered Projects have the same working conditions, and encourages close cooperation between the City, Unions and Contractors, for a satisfactory, continuous and harmonious relationship between all involved on these projects.

The parties, and Contractors who assent to this CWA, agree to abide by the terms and conditions in this CWA. This CWA establishes effective and binding methods for settlement of misunderstandings, disputes or grievances that may arise related to labor relations on a Covered Project. Such issues will follow the appropriate procedures described by this CWA in ARTICLE VIII (Disputes and Grievances) and ARTICLE IX (Jurisdictional Disputes). Unions agree to not engage in any strike, slow-down, or interruption or other disruption or interference with the work covered by this CWA. Contractors agree to not engage in any lockout.

This CWA supports SMC 20.42, to promote and ensure access for woman and people of color to meaningful work on City public works projects. This CWA also supports all Contractor efforts and obligations to utilize women- and minority-owned firms, as established under the public works project contract between the City and the Contractor. Nothing in this CWA shall minimize or relieve the Contractor from such contractual obligations.

This CWA supports development of a skilled construction workforce. This CWA supports hire of pre-apprentice graduates and apprentices in Washington State Apprenticeship and Training Council (WSATC) registered training programs, particularly women, people of color and other individuals facing significant employment barriers. SMC Chapter 20.38 requires Prime Contractors to ensure apprentices perform the rate of utilization that is directed in the City Public Works contract for each project. Such required utilization shall never be less than 15% and will not exceed 20% of all craft project labor hours. The Prime Contractors shall also ensure that they attain the required placement for pre-apprenticeship program graduates (from qualified Apprenticeship and Pre-Apprentice programs as defined within this CWA).

The local region has economically distressed areas with high unemployment and low incomes, as defined in SMC 20.37. This CWA instructs dispatch of workers from such economically distressed ZIP codes (Attachment B) in a manner that will achieve the requirements established by the City within each project contract, for the share of hours that will be performed by workers from such distressed areas.

This CWA seeks to support dispatch of workers to achieve the aspirational goals for hire of women and people of color, as established by the City within the contract for each Covered Project.

ARTICLE I SCOPE OF AGREEMENT

Section 1. This CWA applies and is limited to the recognized and accepted historical definition of public works under the direction of and performed by Contractors of every tier. Public works, also called project work, shall include site preparation and dedicated off site work. All City of Seattle administered public works projects with a project construction budget plus contingency of \$5 million and over at the time of bid shall be covered by this CWA, except when exempted by the Director of City Purchasing and Contracting Services (hereafter referred to as "Director") in accordance with Seattle Municipal Code Chapter 20.37.

Contractors of every tier who perform project work, must agree to accept and be bound by all CWA terms and conditions, and sign a Letter of Assent (Attachment A) before commencing work. The Prime Contractor shall assure all sub-tier contractors who perform project work will comply with this CWA.

If the CWA is silent on any issue, the local Collective Bargaining Agreement(s) that are currently in force at the time such issue emerges shall prevail; where there is a conflict, the terms and conditions of this Agreement shall supersede and override terms and conditions of any and all other national, area, or local collective bargaining agreements, except for all work performed under the NTL Articles of Agreement, the National Stack/Chimney Agreement, the National Cooling Tower Agreement, all instrument calibration work and loop checking shall be performed under the terms of the UA/IBEW Joint National Agreement for Instrument and Control Systems Technicians, and the National Agreement of the International Union of Elevator Constructors, with the exception of ARTICLE VII (Work Stoppages and Lockouts), ARTICLE VIII (Disputes and Grievances), and ARTICLE IX (Jurisdictional Disputes), which shall apply to such work on Covered Projects.

This is a self-contained, stand-alone Agreement in that Contractors are not obligated to sign any other local, area, or national agreement.

This agreement contains Attachments which may be updated from time to time. Updates to Attachment A (Letter of Assent) and Attachment C (Pre-Job Package and Pre-Job Waiver Forms) shall be reviewed and mutually agreed upon by the Joint Administrative Committee. The City has the sole discretion to update Attachment B (Priority ZIP code list).

Section 2. Nothing herein shall prohibit, restrict or interfere with any operation, work, or function that may occur at project sites or associated with Covered Projects.

Section 3. This CWA is binding on the signatory parties hereto and Contractors who sign a letter of assent; it does not apply to their parents, affiliates or subsidiaries.

Section 4. The City has the absolute right to award responsive and responsible bidders for project contracts without reference to the existence of any agreements between such bidder and any party to this Agreement; provided that such bidder is willing, ready and able to sign a letter of assent to comply with this Agreement, should the bidder be designated the successful bidder.

Section 5. Any craft or trade identified in RCW Chapter 39.12 (Prevailing Wages) will be subject to the CWA.

Section 6. This CWA does not apply to City workers and nothing herein shall prohibit or restrict City workers from performing project work. Once work or portions of work on the Covered Projects is completed and accepted by the City, the Agreement will have no further force or effect on such work, except when the Contractors are directed by the Prime Contractor or the City to engage in repairs, modifications, check-out, and written warranty by the manufacturer.

Section 7. The City, at its sole option, may terminate, change, delay and/or suspend any or all portions of the City's contract on a specific Covered Project.

Section 8. The liability of any Contractor and the liability of the separate unions under this Agreement shall be several and not joint. The Unions agree this Agreement does not have the effect of creating any joint employer status between or among the City and any Contractor.

ARTICLE II PROJECT CONDITIONS

Section 1. Workers shall be at their place of work at the designated starting time and shall remain during working hours until their designated quitting time. As practicable given City contract requirements for the project, parking will be available to workers within a three (3) block radius of the project, at a location designated by the Prime Contractor. If the City determines dedicated parking is not possible, then the Prime Contractor will provide transportation to and from a designated parking location that the Prime Contractor provides, and the project worksite; in such situations, workers shall leave their place of work 15 minutes before end of shift for travel. Transportation to such a designated parking location shall be available to the workers throughout each scheduled work day. In lieu of compensated time for travel to designated parking, the Prime Contractor may elect to pay each worker for their parking costs, at an amount negotiated between the Seattle Building and Construction Trades Council and the Prime Contractor.

Section 2. In accordance with the requirements of the Occupational Safety and Health Act as amended; the provisions of the Washington Industrial Safety and Health Act (WISHA), as amended; the requirements of Title 296 WAC, Department of Labor and Industries, this CWA, as well as the applicable City contract, it shall be the exclusive responsibility of the Contractor to ensure the safety and health of its workers and worker compliance with any and all such safety rules mentioned above and as otherwise established by the Contractor or the City through any additional instruction. Contractors will provide a copy of the Contractor's safety rules at the pre-job conference. The Contractor is responsible for providing and maintaining personal protective equipment (PPE) per WAC 296, and the expectation for appropriate replacements schedules of such PPE may also be subject to pre-job discussion by the Union with the Contractor. Safety rules shall be posted at the job site and shall be uniformly enforced.

Section 3. Should a Contractor seek to change any safety rule during the course of a project, such proposed changes shall be discussed at Joint Administrative Committee meetings prior to implementation.

ARTICLE III WAGE RATES AND FRINGE BENEFITS

Section 1. Contractors of every tier shall adhere to the applicable Federal and/or State prevailing wage rates for all craft workers, in effect at the time each Covered Project is bid. If both Federal and State prevailing wage requirements apply, the higher wage rate will prevail. Each September, Contractors of every tier shall incorporate all increases to such wage and benefits rates that are announced by the State or Federal government, as applicable, for the duration of each Covered Project. Federal updates to Davis Bacon wages will not be incorporated and updated until the annual September adjustment. Such wage increases shall be made effective the first full payroll period following the effective date. Wages shall be paid weekly on an established payday before quitting time. Workers who quit shall be paid on the next regular pay day by mail to their last known address unless such workers give adequate notice to do otherwise.

Section 2. The workweek for payroll purposes will begin with the first day shift on Monday morning and end on the following Monday morning (the workweek for any particular project may be modified by mutual consent). The Contractor will have the following options of making payment at the election of the employee in writing at the time of hire or with ten (10) business days' notice of a change: 1) negotiable check by a local bank, paid prior to quitting time at the job site; 2) direct deposit, into worker's bank account; or 3) by mail. If paid by mail, the check shall be postmarked no later than two (2) business days prior to the established payday.

Section 3. The Contractor will furnish appropriate trust documents and signed letters of assent, to the Union that is covering the funds into which contributions shall be made. The Contractor will contribute to, and hereby becomes party to and is bound by bona

fide pension, vacation, health and welfare, apprenticeship and training funds covering workers under this Agreement.

Section 4. If contribution payments for hours worked each month as defined above are not received by the Health and Welfare Fund office or Pension Fund office within the date prescribed by the appropriate trust funds, the Fund will make every effort to resolve the delinquency with the Contractor and will notify the Contractor, Prime Contractor (if different) and the City of such delinquency with all documentary evidence of the delinquency endorsed by the Fund.

ARTICLE IV HOURS OF WORK, OVERTIME AND SHIFTS

Section 1. Hours of Work (Section 2 below) and Shifts (Section 4 below) may be pre-empted by the City contract and/or City through instruction to the Contractor, based on unforeseen project needs, provided adequate notice is given to the Union.

Section 2. Hours of Work: The standard workday shall consist of eight (8) hours of work scheduled between 7 a.m. and 7 p.m. with one-half hour designated as an unpaid period for lunch. The starting time may be different (staggered) on a crew basis. The standard workweek shall be five (5) days of work, Monday through Friday. Nothing herein shall be construed as guaranteeing any employee eight (8) hours of work per day or forty (40) hours of work per week.

Section 3. Overtime: All hours worked in excess of eight (8) hours per day, forty (40) hours per week, or outside of regular shift, Monday through Friday and Saturday shall be paid in accordance with applicable State and Federal prevailed wage requirements. There shall be no pyramiding of overtime pay. Holidays, pursuant to SMC 4.20.190 and RCW 1.16.050, are named in the City Covered Project contract specifications and include:

1. New Year's Day (January 1)
2. Martin Luther King Jr Birthday (Third Monday of January)
3. Presidents Day (Third Monday of February)
4. Memorial Day (Last Monday of May)
5. Fourth of July
6. Labor Day (First Monday of September)
7. Veteran's Day (Eleventh Day of November)
8. Thanksgiving (Fourth Thursday of November)
9. Post Thanksgiving Friday (Friday immediately following Thanksgiving Day)
10. Christmas (December 25)

Section 4. Shifts: Shifts may be established for some or all crews when considered necessary by the Contractor or as directed by the City project contract. When three (3) shifts are worked, the first, or day shift shall be established on an eight (8) hour basis,

the second shift shall be established on a seven and one-half (7 ½) hour basis and the third shift shall be established on a seven (7) hour basis. The pay for the second and third shifts shall be the equivalent of eight (8) hours pay at the employee's regular hourly rate. When shift work is established, it must continue for a minimum of five consecutive days on a schedule of 8 hours a day 5 days a week. If only two shifts are to be worked, each shift will work eight (8) hours for eight (8) hours pay. In any shift change 2 business days' notice to the affected union shall be provided. There shall be no split shifts. Other shift provisions may be established by mutual consent of the parties.

Section 5. Meal Period: Workers shall not be required to work more than five hours from the start of the shift without at least one-half hour unpaid uninterrupted break for lunch. This lunch period shall not begin earlier than three and one-half hours after the start of the shift. In the event that the Contractor establishes a ten-hour shift, the meal periods shall be at mid-shift. The worker meal periods may be staggered on an individual basis.

- (a) If a craft worker is required to work more than five hours before breaking for lunch, they shall be paid one-half hour at the applicable overtime rate and shall eat their lunch on company time.
- (b) An additional hour of overtime pay shall be provided in lieu of lunch.
- (c) Craft workers required to work more than two hours after the end of an eight hour shift and one hour after an ten hour shift shall be furnished a meal and paid one-half hour at the applicable wage rate and every five hours thereafter a craft worker shall be given time for a meal. Mealtime shall be paid at the applicable overtime rate and adequate lunch shall be provided by the Contractor at the job site.
- (d) An additional hour of overtime pay shall be provided in lieu of a second lunch.

Section 6. Rest Facilities: Adequate sanitary and restroom facilities will be provided at the work location to allow workers to wash-up before and after their meal. The Contractor shall furnish warm, dry, lighted rooms of ample size equipped with heat for drying clothes and with benches and tables for use during meal periods. These are to be situated close to the site of the work and shall not be used for storage of materials or equipment.

Section 7. Reporting to Work Pay: Any worker who reports for work (except when given notification not to report to work 2 hours prior to shift), and for whom no work is provided, shall receive two (2) hours pay. Any worker who reports for work and for whom work is provided, shall be paid for actual time worked but not less than four (4) hours. If the job is shut down because of adverse conditions that prevent work and are beyond the control of the Contractor, workers shall be paid for actual time worked but not less than two (2) hours. Procedures for the Contractor to use to cancel work shall be agreed upon at the pre-job conference.

ARTICLE V UNION RECOGNITION

Section 1. The Contractor(s) recognize the signatory Unions as the sole and exclusive bargaining representatives for all craft workers within their respective jurisdictions, who are working on Covered Projects within the scope of this CWA.

Section 2. All workers covered by this CWA who are Union members and working for a Contractor signatory to a collective bargaining agreement other than this CWA, shall remain members in said Union during the project.

Section 3. No worker shall be required to become a member of a Union to be eligible for employment under this CWA. No Contractor shall be required to become affiliated with the Union to be eligible for work under this CWA.

Section 4. The Contractor shall honor Union dues and initiation fees check-off pursuant to receipt of properly authorized dues deduction cards signed by its worker, along with other lawful authorizations from employees providing for deductions from wages. The Union will notify the Contractor and the City in a timely manner if a Contractor is delinquent in remitting representation fees authorized by the worker.

Section 5. Union representatives shall have reasonable access to Covered Projects, provided they do not interfere with the work of the workers and if such representatives fully comply with the visitor, safety and security rules established for Covered Projects as established at the pre-job conference.

Section 6. The Business Representative(s) for each of the local Unions signatory hereto shall have the right to designate for each shift worked with each Contractor one (1) working journey-level worker as Steward for all related craft personnel, who shall be recognized as a Union representative. Such designated Stewards shall be qualified workers assigned to a crew and shall perform the work of their craft. Under no circumstances, shall there be a non-working Steward on the job.

Section 7. The working Steward shall be paid at the applicable wage rate for the job classifications in which they are employed.

Section 8. Steward(s) for each craft of the Unions employed on Covered Projects shall be permitted on Covered Projects site at all times. They shall not be subjected to discrimination or discharge for performing proper union business. The Unions agree that such business shall not unreasonably interfere with the Steward's work for the Contractor.

Section 9. The employee selected as Steward shall remain on the job if there is work within their craft for which they are qualified, willing and able to perform. The Contractor shall be notified in writing of the selection of each Steward. The Contractor shall give

the Unions prior written notice before discharging a Steward.

Section 10. The Steward may not cause or encourage a work stoppage and, if found guilty of instigating such action, will be subject to disciplinary action by the Contractor, including discharge.

Section 11. The Steward's duties shall not include hiring and termination.

Section 12. The Stewards shall be given the option of working all reasonable overtime within their craft and shift provided they are qualified to perform the task assigned.

ARTICLE VI MANAGEMENT'S RIGHTS

Section 1. Contractors retain full and exclusive authority for management of their operations. Except as limited by this CWA, Contractors shall direct their working forces at their prerogative, including, but not limited to hiring, promotion, transfer, lay-off or discharge for just cause. No rules, customs, or practices shall be permitted or observed which limit or restrict production, or limit or restrict the working efforts of workers. Contractors shall utilize the most efficient method or techniques of construction, tools, or other labor saving devices except when in conflict with provisions in the City contract. There shall be no limitations upon the choice of materials or design, nor shall there be any limit on production by workers or restrictions on the full use of tools or equipment. There shall be no restriction, other than may be required by safety regulations, on the number of workers assigned to any crew or to any service.

Section 2. The City will provide project oversight and administration through internal dedicated staff or third party administration. Copies of redacted certified payroll and daily worker sign in sheets will be made available upon request, redacted and subject to the limitations of law.

Section 3. The parties agree to participate in a Joint Administrative Committee (JAC) to address safety, targeted hiring, apprenticeship utilization, preferred entry, job progress and any other relevant issues that affect Covered Projects. The parties agree to address issues as they arise and resolve them in a timely manner. Only signatory parties to this Agreement shall have voting rights when the JAC makes a decision by vote.

The JAC shall allow interested contractors and community members to attend meetings, and receive copies of materials and information that are distributed by the parties. The City shall chair the Committee. The City and Unions shall each have one vote. When in disagreement, the Union and the City may, by mutual agreement, appoint an impartial third party to break the tie with a third vote. The City shall prepare copies of reports and

materials, and distribute to the JAC membership and any interested audience or stakeholders upon their request.

Section 4. Upon referral or dispatch from a Union, refusal by a Prime Contractor or Contractor to employ the dispatched worker (also known as a "turnaround"), requires a written explanation from the Contractor that shall be copied to the Prime Contractor (if different), City and affected Union, within two business days. The City shall make such turnaround explanations available in a timely way to other interested stakeholders, redacted as appropriate and subject to limitations of law.

Section 5. If the signatory Unions are unable to fill a request for employees within 2 business days, the Contractor shall request a referral from the City Job and Training Coordinator. If the City is unable to refer a worker that can satisfy the request, the City, Union and Contractors shall make any other reasonable efforts to comply with priority hire requirements and goals as practicable given the needs of the work to be performed.

Section 6. The Unions and Contractors agree to maintain copies of all Craft Request Forms used on Covered Projects. The City may review and inspect any Craft Request Forms, upon request.

ARTICLE VII WORK STOPPAGES AND LOCKOUTS

Section 1. During this CWA, there shall be no strikes, picketing, work stoppages, slowdowns or other disruptive activity for any reason by the Union, any applicable local Union or by any worker, and there shall be no lockout by the Contractor. Failure of any Union, local Union or worker to cross any picket line established at Covered Project sites violates this Article.

Section 2. The Union and every applicable local Union shall not sanction, aid or abet, encourage or continue any work stoppage, strike, picketing or other disruptive activity at the Contractor's project site and shall undertake all reasonable means to prevent or to terminate any such activity. No worker shall engage in activities that violate this Article. Any worker who participates in or encourages any activities that interferes with normal operations on a Covered Project, shall be subject to disciplinary action, including discharge, and if justifiably discharged shall not be eligible for rehire on the project for a period of not less than ninety (90) days.

Section 3. Neither the Union nor any applicable Local Union shall be liable for acts of workers for whom it has no responsibility. The International Union General President or Presidents will immediately instruct order and use the best efforts of his office to cause the Local Union or Unions to cease any violations of this Article. An International Union complying with this obligation shall not be liable for unauthorized acts of its Local Union. The principal officer or officers of a Local Union will immediately instruct, order and use

the best efforts of his office to cause the workers the Local Union represents to cease any violations of this Article. A Local Union complying with this obligation shall not be liable for unauthorized acts of employees it represents. The failure of the Contractor to exercise its right in any instance shall not be deemed a waiver of its right in any other instance.

ARTICLE VIII DISPUTES AND GRIEVANCES

Section 1. This CWA promotes close cooperation between management and labor. Each Union will assign a representative to ensure Covered Projects are completed economically, efficiently, continuously, and without interruptions, delays, or work stoppages.

Section 2. The Contractors, Unions, and workers, collectively and individually, realize the importance to all parties to maintain continuous and uninterrupted performance of project work and agree to resolve disputes under the grievance arbitration provisions herein.

Section 3. Any dispute on a Covered Project that is specific to labor relationships (other than jurisdictional disputes) shall be considered a grievance and subject to resolution under the following. The Prime Contractor and City shall be given copies of all notices and invited to participate in any meetings or proceedings. Failure of the grieving party to adhere to the time limits established renders the grievance null and void. The time limits established may be extended by written mutual consent of the parties at the step where the extension is agreed.

Step 1. If a worker, Contractor or Union subject to this CWA feels aggrieved by a labor issue, the worker may give notice to their Union representative. Within ten (10) business days after becoming aware of the grievance, the Union representative (which may be the business agent or the Steward) shall give verbal or written notice to the Contractor's worksite representative. The notice shall describe the violation(s) and provision violated.

The Union representative and Contractor's work-site representative shall meet or discuss the dispute within 3 business days after such notice. Each party may keep meeting minutes and send a copy to the other. If the discussion does not resolve the issue, either party may escalate the grievance to Step 2.

Step 2. To escalate the grievance into Step 2, the Union may, within two (2) business days after the discussion, send a written notice to the Contractor setting forth the alleged violation(s), providing a description, the date on which the violation(s) provoking the grievance occurred, and the provisions of the CWA that are alleged to have been violated. The Union will send a copy to the City.

The local Business Manager and/or their designee and the Prime Contractor and sub-tier Contractor (if any), shall meet within seven (7) business days after the written notice was delivered to the Contractor, to arrive at a satisfactory agreement. The meeting will be scheduled to also include a designee of the Director on behalf of the City. The City will take meeting minutes and share with the Prime Contractor, sub-tier Contractor (if applicable), and the Union as soon as practicable after the meeting, which is intended to be within two (2) business days.

Step 3. (a) If the grievance has not been resolved within five business days under Step 2, either party may request that the grievance be submitted to an Arbitrator mutually agreed upon by them. The Contractor and the involved Union shall attempt mutually to select an arbitrator, but if they cannot do so, they shall request the American Arbitration Association to provide them with a list of arbitrators from which the Arbitrator shall be selected. The rules of the American Arbitration Association shall govern the conduct of the arbitration hearing. The decision of the Arbitrator shall be final and binding on all parties. The fee and expenses of such Arbitration shall be borne equally by the Contractor and the involved Local Union(s).

(b) The Arbitrator shall have the authority to decide only issues presented to him or her, and he or she shall not have authority to change, amend, add to or detract from this Agreement.

ARTICLE IX JURISDICTIONAL DISPUTES

Section 1. The assignment of work will be solely the responsibility of the Contractor performing the work involved; such work assignments will be under the Plan for the Settlement of Jurisdictional Disputes in the Construction Industry (the "Plan") or any successor Plan.

Section 2. All jurisdictional disputes on a Covered Project, between or among Building and Construction Trades Unions and Contractors of any tier, shall be settled and adjusted according to the present Plan established by the Building and Construction Trades Department or any other plan or method of procedure that may be adopted by the Building and Construction Trades Department. Decisions rendered shall be final, binding and conclusive on the Contractors and Unions parties to this Agreement.

Section 3. All jurisdictional disputes shall be resolved without the occurrence of any strike, work stoppage, or slow-down of any nature and the Contractor's assignment shall be adhered to until the dispute is resolved. Individuals violating this section shall be subject to immediate discharge.

Section 4. Each Contractor will conduct a pre-job conference with the appropriate Building and Construction Trades Council 2 weeks prior to commencing work. The Prime Contractor and the City will be advised in advance of all such conferences and may participate if they wish.

After attending a pre-job conference once, Contractors may submit a waiver request to the City, waiving the requirement to attend future pre-job meetings when they are performing the same scope of work (see Pre-job Package and Pre-Job Waiver forms in Attachment C). The City and Unions will mutually agree upon granting any such waivers.

Should an emergency make it impracticable for a Contractor to attend a pre-job two weeks prior to placement, the Contractor may give less than two weeks' notice and request a pre-job meeting by contacting the City.

ARTICLE X SUBCONTRACTING

Section 1. Every Contractor of any tier agrees that they will not subcontract any Covered Project work except to a person, firm or corporation who has signed a letter of assent. Any Contractor working on the Project shall, as a condition to working on said Project, perform all work **exclusively** under this Agreement.

Section 2. If a Union that traditionally represents construction workers in the geographic area of the Covered Project chooses not to become signatory to this Agreement, the Contractor and signatory Unions shall utilize one or both of the following options to ensure that work may be claimed by the non-signatory Union ("claimed work") so the work is completed without disrupting the Project:

(a) The signatory Unions will provide the Prime Contractor and all other Contractors who assent to this Agreement with the appropriate workforce to perform the claimed work.

(b) The Prime Contractor may utilize any Contractor to perform claimed work except that if such Contractor is party to an agreement with the non-signatory Union, such Union must agree in writing to abide by ARTICLE IX (Jurisdictional Disputes) for the contractor to be awarded work under this Agreement. Such Contractor may utilize its existing workforce and wage and benefit package. Such Contractors shall be required to agree in writing to be bound to and abide by this Article, ARTICLE VII (Work Stoppages and Lockouts), and ARTICLE IX (Jurisdictional Disputes). No other provision shall apply to such contractors unless required by the Contractor.

Section 3. The Prime Contractor, City and the Unions commit to provide outreach, and train, mentor and support woman and minority contractors on any Covered Project. The City, Prime Contractor and Unions also will provide training and assistance about

working under the CWA to any interested contractor and those contractors who may wish to bid on such work.

Section 4. Any Contractor conducting a bid process for work to be performed for a Covered Project, shall notify all bidders of the requirement to comply with the terms and conditions of this CWA.

Section 5. If a Contractor of any tier subcontracts any work covered by this Agreement, such subcontractors of all tiers, shall sign letter of assent to this CWA, prior to beginning work on the Project.

ARTICLE XI CORE WORKERS

Section 1. The parties agree that non-signatory contractors of any tier often have core workers, also referred to as core employees, that they use commonly on their work and who contribute to the efficiency and competitiveness of those non-signatory contractors. The parties seek to remove barriers for non-signatory Contractors so they can compete effectively on projects covered by the CWA without unnecessarily displacing their own workers to do so.

The non-signatory contractor may bring as many as five core workers onto the Covered Project for each contract accordingly.

Section 2. Core Workers are those that have worked on the Contractor' payroll a minimum of one thousand five hundred (1500) hours within the craft classification over the last two year period from the date of dispatch to the Covered Project and have also been on the Contractors active payroll for at least sixty (60) out of the ninety (90) calendar days prior to the execution of the contract for the affected Contractor. All Core Workers shall meet the minimum journey level qualifications of the craft they are performing, and shall hold all required licenses and certifications for the work of their craft.

Section 3. The Contractor shall provide detailed documentation at the pre-job conference identifying their Core Workers on the project and their scope of work and submit certified payroll data to verify that the worker meets the required definition, redacted as appropriate. The City shall monitor Contractor compliance to this Core Worker definition.

ARTICLE XII EMPLOYMENT DIVERSITY

Section 1. The Director will set a requirement for each project that directs the Prime Contractor to utilize workers from economically distressed ZIP codes ("priority workers")

for a specified share of total hours worked on the project by apprentices and journey-level workers. Workers that qualify towards those requirements shall be called "Priority Workers."

Section 2. Unions shall first dispatch Priority Workers, and shall continue to prioritize the dispatch of such workers even after the required percentages are stabilized and suggest the Prime Contractor will achieve the requirements.

The Union shall prioritize dispatch of Priority Workers who are residents of Seattle ZIP codes first, and then dispatch Priority Workers from ZIP codes in King County, and then Priority Workers from any other economically distressed ZIP code (Attachment B).

Labor hours performed by workers living outside of Washington will be excluded from priority worker calculations that the City performs when calculating whether required percentages of total Priority Worker hours were achieved.

The Prime Contractor may receive a credit of up to 10% of the hours performed by Priority Workers, if they hire workers from the Priority ZIP codes who perform non-manual work and continue to employ said workers in these positions for the duration of the Contractor's work on the Covered Project. Such substitutes must be approved by the Director.

The Union will dispatch women and people of color in a manner that best supports the aspirational goals for their utilization as agreed upon within the contract for the Covered Project.

ARTICLE XIII APPRENTICESHIP UTILIZATION

Section 1. The parties and assenting Contractors agree to utilize apprentices from Washington State Apprenticeship Training Council (WSATC) programs for total hours established within the City contract for the Covered Project for no less than 15% and no more than 20% of total project hours on each project with the exact requirement set by the Director. The Prime Contractor shall provide a copy of their apprenticeship utilization plan upon request by the JAC. The Prime Contractor's apprenticeship utilization plan will be reviewed by the JAC and appropriate efforts shall be taken to increase utilization.

Section 2. The parties and assenting Contractors agree to hire and facilitate utilization of those WSATC apprentices on Covered Projects and to facilitate the participation of people of color, women and persons from economically distressed areas. The Director will establish a goal for labor hours performed by female apprentices and people of color who are apprentices, for each project and may substitute other efforts to meet the intent. The apprenticeship utilization plan provided by the Prime Contractor at the JAC shall describe how the Prime Contractor will achieve the goals for utilization of apprentices who are people of color and women.

ARTICLE XIV VETERAN EMPLOYMENT

Section 1. This CWA desires to facilitate the entry into the building and construction trades of veterans interested in careers in the building and construction industry. The Contractors and Unions agree to utilize the services of the Center for Military Recruitment, Assessment and Veterans Employment ("Center"), the Center's "Helmets to Hardhats" program, and other appropriate veteran programs, to serve as resources for preliminary orientation, assessment of construction aptitude, referral to WSATC registered apprenticeship programs or hiring halls, counseling and mentoring, support network, employment opportunities and other needs as identified by the parties.

Section 2. The Unions, Contractors and City Job and Training Coordinator agree to coordinate with the Center and other appropriate veteran referral sources, to maintain an integrated database of veterans interested in working on Covered Projects, and of apprenticeship and employment opportunities for Covered Projects. To the extent permitted by law, the Unions will give credit to such veterans for bona fide, provable past experience.

Section 3. This agreement will include Helmets to Hard Hats qualified applicants and other qualified veteran applicants from within the economically distressed ZIP codes as defined by the City, as part of the Priority Worker hours that the contract shall require the Prime Contractor to achieve for the Covered Project.

ARTICLE XV PREFERRED ENTRY

Section 1. The parties seek to construct and expand pathways to good jobs and lifetime careers for Priority Workers, women and people of color, through collaborative workforce development systems that also likely includes community-based training providers and WSATC registered apprenticeship programs. This facilitates a workforce reflective of the diversity and needs of Seattle and the local region, supporting goals of workforce inclusiveness.

Section 2. This CWA establishes a Preferred Entry program that will identify individuals, especially women, people of color, and those from economically distressed ZIP codes as defined by the City, who meet entry standards for WSTAC apprenticeship programs that allow qualified preferred entry applicants into their programs.

Preferred Entry candidates shall be placed with Contractors working on Covered Projects, subject to an interview if requested by the Contractor. Selected Preferred Entry candidates who are not already first year apprentices shall become first period apprentices.

To give preferred entry apprentices an opportunity to become established in their apprenticeship training, Contractors must employ Preferred Entry candidates for 700 hours, in order to count that candidate toward the Preferred Entry requirement. The Director may reduce the number of required hours to a minimum of 350 hours on Covered Projects that have insufficient total apprentice hours to support placements of a 700 hour duration.

Section 3. The Prime Contractor shall ensure one (1) of each five (5) apprentices on the Covered Project is from a recognized Pre-Apprenticeship program. Such programs include the Apprenticeship and Non-Traditional Employment Program for Women (ANEW), YouthBuild, Helmets to Hard Hats or other mutually agreed-upon programs that serve people living in economically distressed ZIP codes, people of color, women and/or veterans. The list of such programs may be updated by mutual agreement between the City and the Seattle Building and Construction Trades Council.

Section 4. The Unions and Prime Contractor agree to ensure hiring of Preferred Entry apprentices during the early start of work on the Covered Projects. The City, Unions and Contractors recognize Preferred Entry Apprentices that are still completing their first 1500 hours of employment.

Section 5. If a preferred entry apprentice leaves, Contractors will replace that apprentice with another from the preferred entry program.

Section 6. The hours worked by eligible Preferred Entry qualified applicants hired from such distressed economic ZIP codes will count towards accomplishment of the Priority Worker requirements.

Section 7. Identification and selection of qualified applicants shall include the Contractor(s), where candidates have been proposed by Contractors and the individual apprenticeship program's designated representative. The final selection decision will be the responsibility of the Joint Apprenticeship Training Committee (JATC).

ARTICLE XVI TERM

Section 1. This agreement shall commence upon execution by all parties and shall continue in full force for a period of five years. The parties may mutually agree to amendments or modifications of this agreement.

Section 2. The agreement shall continue in full force and effect for each Covered Project throughout the duration of each project and until the last of the Covered Projects concludes. Either party desiring to extend this agreement beyond the intended five year term, shall make such intention known to the other party by written notice as soon as practical, which may be as early as six months prior to the otherwise effective expiration date for this agreement.

**ARTICLE XVII
GENERAL PROVISIONS**

Section 1. Titles and headings of sections and provisions in this agreement are for convenience only.

NOTE: The following provisions are determined by local collective bargaining:

1. Referral Procedures

[Note, however, that any referral provision must contain : " There shall be no discrimination against any employee or applicant for employment because of his or her membership or non-membership in the union or based upon race, creed, color, sex, age or national origin of such employee or applicant."]

2. General Savings Clause

IN WITNESS WHEREOF, in consideration of the terms, conditions, and covenants contained herein, or attached or incorporated and made a part hereof, the parties have executed this Contract by having their authorized representatives affix their signatures below.

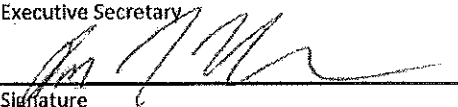
City of Seattle



Signature: Nancy Locke, Director of City Purchasing and Contracting Services

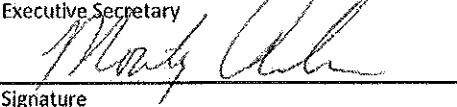
Date: 4-8-2015

Washington State Building Trades Council
Lee Newgent
Executive Secretary


Signature

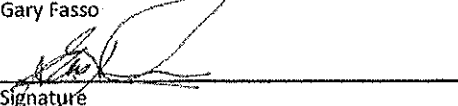
Date

Seattle/King County Building Trades Council
Monty Anderson
Executive Secretary


Signature

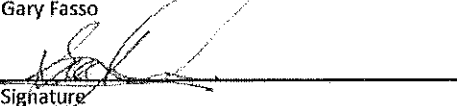
Date

Northwest Construction Alliance II
Gary Fasso


Signature

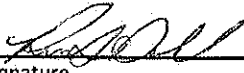
Date

Pacific Northwest Regional Council of Carpenters
Gary Fasso


Signature

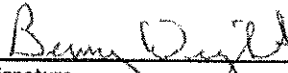
Date

International Union of Operating Engineers Local
302
Ron Dahl
Business Representative


Signature

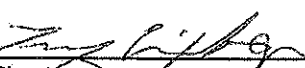
5-1-15
Date

BAC Pacific Northwest ADC
Dave Sheppard
Director


Signature

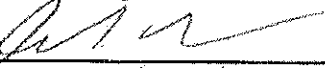
4/14/15
Date

Boilermakers Local 502
Tracey Eixenberger
Business Manager


Signature

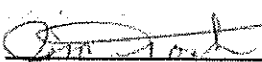
5-1-15
Date

Cement Masons Local 528
John Kearns
Business Manager


Signature

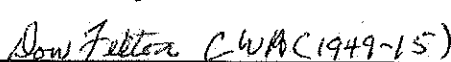
4/14/15
Date

Electrical Workers Local 46
Jim Tosh
Business Manager


Signature

4/13/15
Date

Elevator Constructors Local 19
Don Felton
Business Manager


Signature

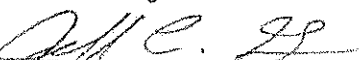
5/5/15
Date

Heat and Frost Insulators & Allied Workers Local 7
Todd Mitchell
Business Manager


Signature

4/28/15
Date

Iron Workers Local 86
Jeff Glockner
Business Manager


Signature

4-14-15
Date

IUPAT District Council 5
Denis Sullivan
Business Manager


Signature

4/24/2015
Date

Laborers Local 242
Dale Cannon
Business Manager


Signature

4-28-15
Date

City of Seattle CWA 4/8/15

Laborers Local 440

Alan Clune

Business Manager



Signature

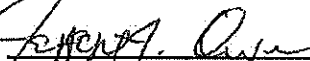
4-21-15

Date

Plumbers & Pipefitters Local 32

Jeff Owen

Business Manager



Signature

4/24/15

Date

Roofers Local 54

Steve Hurley

Business Manager



Signature

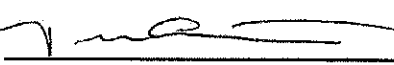
4/14/15

Date

Sheet Metal Local 66

Tim Carter

Business Manager



Signature

4-25-16

Date

Sprinkler Fitters Local 699

Stanton Bonnell

Business Manager



Signature

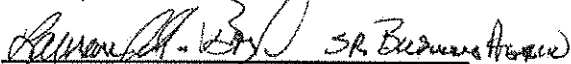
4-14-15

Date

Teamsters Local 174

Rick Hicks

Secretary Treasurer



Signature

4/28/15

Date

ATTACHMENT A

**City of Seattle
Community Workforce Agreement (CWA)
Letter of Assent**

CONTRACTOR/SUBCONTRACTOR AGREEMENT TO BE BOUND

Public Works Contract Number: _____

Public Works Contract Name: _____

Business Name of Contractor/Subcontractor:

Contractor/Subcontractor has been awarded construction work within the scope of the City of Seattle's CWA and hereby agrees to be bound by all its terms and conditions.

Signature

Date

Printed Name

Title

ATTACHMENT B

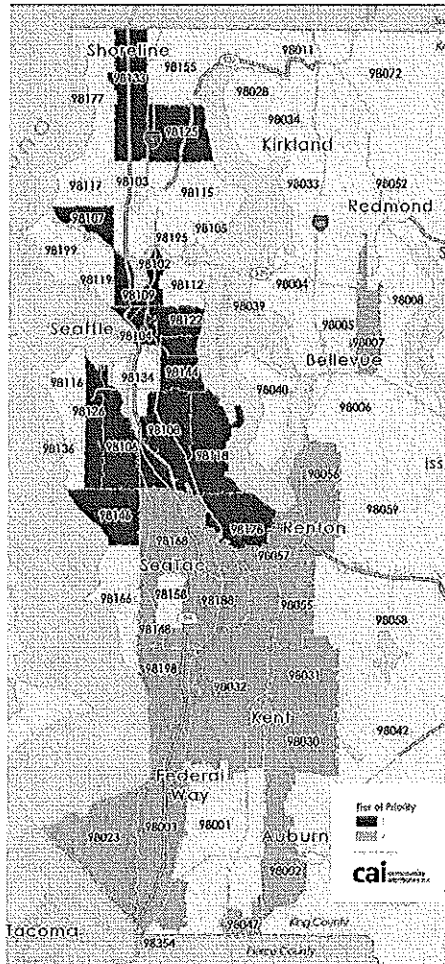


PRIORITY HIRE in the CITY of SEATTLE and KING COUNTY

Economically distressed ZIP codes in Seattle and King County are based on several indicators:

1. People living under 200% of the federal poverty line.
2. Unemployment rate.
3. Those over 25 without a college degree.

Priority Hire Economically Distressed ZIP Codes



Tier 1	Seattle Neighborhood	ZIP Code
Tier 1	Downtown	98101
Tier 1	Capitol Hill/Eastlake	98102
Tier 1	Downtown/ID	98104
Tier 1	Delridge	98106
Tier 1	Ballard	98107
Tier 1	S. Beacon Hill/South Park	98108
Tier 1	Interbay/Queen Anne	98109
Tier 1	Rainier Valley/Rainier Beach	98118
Tier 1	Belltown	98121
Tier 1	Central District	98122
Tier 1	Lake City/Northgate	98125
Tier 1	Delridge/High Point	98126
Tier 1	Bitter Lake/NW Seattle	98133
Tier 1	N. Beacon Hill	98144
Tier 1	White Center	98146
Tier 1	Rainier Beach/Skyway	98178

Tier 2	King County Neighborhood	ZIP Code
Tier 2	Kent/Auburn	98002
Tier 2	Federal Way	98003
Tier 2	Bellevue	98007
Tier 2	Federal Way	98023
Tier 2	East Kent	98030
Tier 2	Northeast Kent	98031
Tier 2	West Kent	98032
Tier 2	Pacific	98047
Tier 2	South Renton	98055
Tier 2	Northeast Renton	98056
Tier 2	Central Renton	98057
Tier 2	Burien	98148
Tier 2	Boulevard Park/Tukwila	98168
Tier 2	SeaTac/Tukwila	98188
Tier 2	Des Moines	98198

Source: Community Attributes Inc., Priority ZIP Codes, 2016.

Updated January 2017

Department of Finance and Administrative Services
700 Fifth Avenue, 41st Floor

Tel (206) 684-0444
LaborEquity@seattle.gov



OPCMIA

*America's Oldest Building and Construction Trades
International Union, Established 1864*

Cement Masons & Plasterers Local 528

MEMORANDUM OF UNDERSTANDING CEMENT MASON PROVISIONS

Community Workforce Agreement City of Seattle

Because of the unique nature of the Cement Mason work, the following provisions have been included for application to Cement Masons only:

- A. **Start of Pour:** The Cement Mason crew must be on the job at the start of the shift in which finishing will be required and assist with the pour on slab work or work preparatory to concrete finishing coming within the jurisdiction of the Cement Masons.
- B. **Multiple Shift Operation:** There will be no shift operation on slab work except by mutual agreement. Shifts may be established when considered necessary by the employer.
- C. **Shifts and Hours of Work:** If a four/ten hour shift is established at the straight time rate, any Cement Mason dispatched for a one day pour will be paid at the eight (8) hour straight time plus two (2) hour overtime rate.
- D. **Reporting and Minimum Hours Pay:**
1. Employees reporting for work and for whom no work is provided, except when given notification not to report to work, shall receive four (4) hours at the regular straight-time hourly rate.
 2. When the shift is started, four (4) hours shall be allowed. If the second half is started, then a whole shift shall be allowed, unless an employee leaves of his own volition or is discharged for cause. In such event, he shall be paid for actual time worked.
- E. **Work Hours Shall Be Uniform for ALL CRAFTS**

For the Union: OPCMIA Local 528

For: _____
PROJECT OWNER

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

DATE

DATE

6362 Sixth Avenue South * Seattle, WA 98108 * (206) 441-9386 * Fax (206) 441-9018 * opcmialocal528.org

City of Seattle

Subcontractor Name: _____

Pre-Job Conference Package

This package helps contractors understand the forms and requirements for the Pre-Job Conference, which is a required meeting under the City of Seattle Community Workforce Agreement (CWA). The CWA requires the following of every contractor.

1. The prime contractor must achieve workforce requirements for the project and relies on subcontractors to help fulfill those requirements. This includes a minimum share of hours performed by each of the following:
 - residents from certain Seattle and King County zip codes
 - women
 - people of color
 - graduates of registered pre-apprentice programs
 - apprentices
2. Every contractor signs a letter (included in the attached pre-job package) agreeing to work under the CWA.
3. Every prime contractor and subcontractor attends a Pre-Job Conference at least two weeks prior to their work on the job-site. A Pre-job Package is submitted to the prime contractor prior to that meeting. Unless granted a waiver, the contractor re-appears at another Pre-Job Conference prior to any other work on the project. The request for such a waiver can be obtained [here](#) and will only be considered when the same scope of work is being repeated.
4. Every prime attends a monthly Joint Administrative Committee.

Tuesday Pre-Job Conference

Standing Meeting Every Tuesday @ 10am
Seattle Building & Construction Trades Council Office
14675 Interurban Ave. S., Auditorium 2, Tukwila, WA 98168

Who attends:

- Contractors of any tier scheduled to work onsite
- City of Seattle staff
- Labor Union representatives

Agenda:

- City staff explains the CWA and documentation required from all attending contractors
- Each contractor and subcontractor presents their Pre-Job Package, explains their contract scope, and answers questions
- Contractors request clarification or guidance from the city or unions
- Attendees discuss jobsite conditions and proposed trade assignments

Prime (includes primes known as the GCCM) brings:

- Contract information including the project scope and job site address
- List of planned and working subcontractors
- Job site conditions such as start/stop times, safety plan, parking, water and restroom access

Next Steps:

Contractors announce their trade assignments within one week after their Pre-Job Conference and send an email to City Purchasing and Contracting Services (CPCS) Labor Equity Program (laborequity@seattle.gov). Any Union may challenge the craft assignments up to one week thereafter.



Pre-Job Conference Form – Last updated 5/20/15

Page 1 of 9

City of Seattle
Subcontractor Name: _____

PRE-JOB PACKAGE

Email this package to your Prime no later than Thursday before your Pre-Job Conference

Subcontractor Name	
Subcontractor License#	
Pre-Job Meeting Date:	Time: 10:00 AM
Location: Seattle Building & Construction Trades, Tukwila 14675 Interurban Ave. S., Auditorium 2, Tukwila, WA 98168	Women and Minority Business (WMBE): ☐ Yes ☐ No www.seattle.gov/purchasing/wmbe.htm
Prime Contractor:	Hiring Contractor (if any):
City of Seattle Contract #:	Hiring Contractor License #:

Subcontract Detail

Contact Name	
Contact Phone	
Subcontractor Address	
Current Union Agreements	
Contract Sub-package Name/Identifier	
Subcontract Dollar Amount	
Approximate Start Date	
Approximate Completion Date	
Job Site Location	
Job Superintendent	
Job Site Phone	
Craft Hiring Rep	
Project Manager	
Shifts	
Payday(s)	
Date Pay Period Ends	



Pre-Job Conference Form -- Last updated 5/20/15

Page 2 of 9

City of Seattle

Subcontractor Name: _____

First Aid Provider Hospital	
Worker Parking Provisions <i>Review requirements in CWA Article II Section 1</i>	
Drinking Water Provided by	☒ General Contractor ☒ Subcontractors
Sanitation Facilities Provided by	☐ General Contractor ☐ Subcontractors
Number of Workers & Crafts Expected	
Scope of Work for subcontract, (Including prefabrication in Washington State)	



Pre-Job Conference Form – Last updated 5/20/15

Page 3 of 9

City of Seattle
Subcontractor Name: _____

CWA – Proposed Trade Assignment

All workers, including core workers, must be dispatched through the appropriate union hall.

Please list trade assignments by craft in the table below. Describe the scope of work for each. List each piece of equipment planned for use by craft. Include all "tools of the trade" or part-time use of equipment. If more space is needed, attach additional sheets.

Craft	Scope	Equipment/Tools



City of Seattle
Subcontractor Name: _____

Project Craft Demand List

List the number of workers per craft for both the peak and average number of workers.

Craft	Peak	Average
Asbestos Workers		
Boiler Makers		
Brick Layers		
Carpenters		
Cement Masons		
Electrical Workers (Inside Wiremen)		
Electrical Workers (Outside Wiremen)		
Elevator Constructors		
Glaziers		
Insulators		
Iron Workers (Structural/Rebar)		
Iron Workers (Ornamental/Architectural)		
Laborers		
Millwrights		
Operating Engineers		
Painters		
Pile Drivers		
Plumbers & Pipefitters		
Plasterers		
Roofers		
Teamsters		

City of Seattle
Subcontractor Name: _____

Project Staff

Project Manager:	
Office Contact #	
Cell Contact #	
Email Address	
Office Contact:	
Office Phone	
Cell Phone	
Email Address	
Superintendent:	
Office Phone	
Cell Phone	
Email Address	
Safety Representative:	
Office Phone	
Cell Phone	
Email Address	
Drug Test Coordinator:	
Office Phone	
Cell Phone	
Email Address	

City of Seattle
Subcontractor Name: _____

Open-Shop Core Worker List

Open Shop Contractors without a collective bargaining agreement with Unions signatory to the City CWA may employ up to 5 of their own core workers, with possible exceptions that must be discussed with Union Representatives. A core worker is an employee that meets all the following (CWA Article IX Section 2):

- Worked on the (sub)contractor payroll at least 1500 hours within the craft classification during the last two years prior to the date of dispatch for this project
- Been on (sub)contractors active payroll for at least 60 of 90 calendar days prior to (sub)contract execution
- Meets journey level qualifications for the craft they are performing
- Holds all required licenses and certifications for the craft

Core workers include working foremen, lead (journeymen), working City-operators and apprentices, and are not supervisory, management or non-working non-signatory contractors.

Core workers must place their name with the respective union hall dispatch prior to work.

CORE WORKER LIST:

Employee Name	Classification	Hire Date	Has worker been on payroll 1500 hours in the last 2 years?	Has worker been on active payroll 60 out of the last 90 calendar days?
			Yes ☐ No ☐	Yes ☐ No ☐
			Yes ☐ No ☐	Yes ☐ No ☐
			Yes ☐ No ☐	Yes ☐ No ☐
			Yes ☐ No ☐	Yes ☐ No ☐
			Yes ☐ No ☐	Yes ☐ No ☐

Your signature verifies the information above is accurate. If information is a knowing misrepresentation of facts, (sub)contractor could be subject to breach and/or removal from the project.

Name: _____ Email/Phone: _____



Pre-Job Conference Form – Last updated 5/20/15

Page 7 of 9

City of Seattle
Subcontractor Name: _____

Signature: _____

Community Workforce Agreement Letter of Assent

CONTRACTOR/SUBCONTRACTOR AGREEMENT TO BE BOUND

Public Works Contract Number: _____

Public Works Contract Name: _____

Business Name of Contractor/Subcontractor: _____

Contractor/Subcontractor has been awarded construction work within the scope of the City of Seattle's CWA and hereby agrees to be bound by all its terms and conditions.

Signature

Date

Printed Name

Title



City of Seattle
Subcontractor Name: _____

Site Specific Safety Plan

Please attach a Site Specific Plan (*either copied and pasted here or in a separate document*).

The (sub)contractor is responsible for providing and maintaining personal protective equipment (PPE) per WAC 296. The (sub)contractor must provide a robust replacement schedule for such PPE, which is subject to pre-job discussion. Safety rules shall be posted at the job site and uniformly enforced. (CWA Article II Section 2)



City of Seattle
Subcontractor Name: _____

Request for Pre-Job Conference Waiver

(Sub)contractors who have already attended a pre-job conference for the same scope of work, may request a waiver from attending another pre-job conference. Complete and submit this form to the prime contractor. Work may only begin if the waiver is approved by the Building and Construction Trades Council.

New scope of work?	Yes	No
New contract?	Yes	No

(Sub)contractor Name: _____ Sub to: _____

Contract #: _____ Project Name: _____

Describe the scope of work to be performed:

Specify proposed trade assignments and list craft unions and Local #:

List other project contracts you have performed under the City CWA. List and describe any jurisdictional, dispatch, grievance, and/or CWA compliance disputes.

CONTRACT#	DISPUTE DESCRIPTION
_____	_____
_____	_____
_____	_____

(Sub)contractor requests a waiver from the Pre-job Conference. The (sub)contractor agrees that the Building and Construction Trades Council and affiliated local union members retain their CWA to deny this waiver request and to challenge any proposed trade assignment.

Signed: _____ Title: _____ Date: _____

Reviewed by: Seattle/King County Building Trades Council Initials: _____ Date: _____ Approved: ☐ Yes ☐ No



Pre-Job Waiver Form—Last updated 5/20/15



City of Seattle

Edward B. Murray, Mayor

Finance and Administrative Services

Fred Podesta, Director

April 21, 2016

Monty Anderson, Executive Secretary
Seattle/King County Building and Construction
Trades Council, AFL-CIO
14675 Interurban Ave S, Suite 101
Tukwila, WA 98168

Re: Letter of Understanding
Article XI

Dear Mr. Anderson,

This letter is intended to clarify the intent of Article XI, Section 1 of the Community Workforce Agreement (CWA). The provision shall now be clarified to read:

"The City of Seattle seeks to remove barriers for non-signatory Contractors so they can compete effectively on projects covered by the CWA without unnecessarily displacing their own workers to do so, provided that workers performing covered employment shall be compensated as specified in ARTICLE III (Wage Rates and Fringe Benefits) and observe the working conditions specified in ARTICLE II (Project Conditions) and ARTICLE IV (Hours of Work, Overtime and Shifts)."

Should you have any questions regarding this clarification, please feel free to contact Anna Pavlik, Labor Equity Program Manager.

Sincerely,

Nancy Locke
Director of City Purchasing and Contracting Services

Nancy Locke, Director
Department of Finance and Administrative Services
700 Fifth Avenue, Suite 4112, 41st Floor
P.O. Box 94687
Seattle, Washington 98124-4687

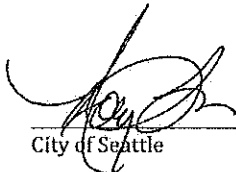
Tel (206) 684-0444
Fax (206) 233-5155
Hearing Impaired use the Washington Relay Service (7-1-1)
<http://www.seattle.gov/FAS>

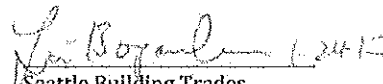
ATTACHMENT F

City of Seattle Community Workforce Agreement
Seattle Building Trades/City of Seattle
Memorandum of Understanding

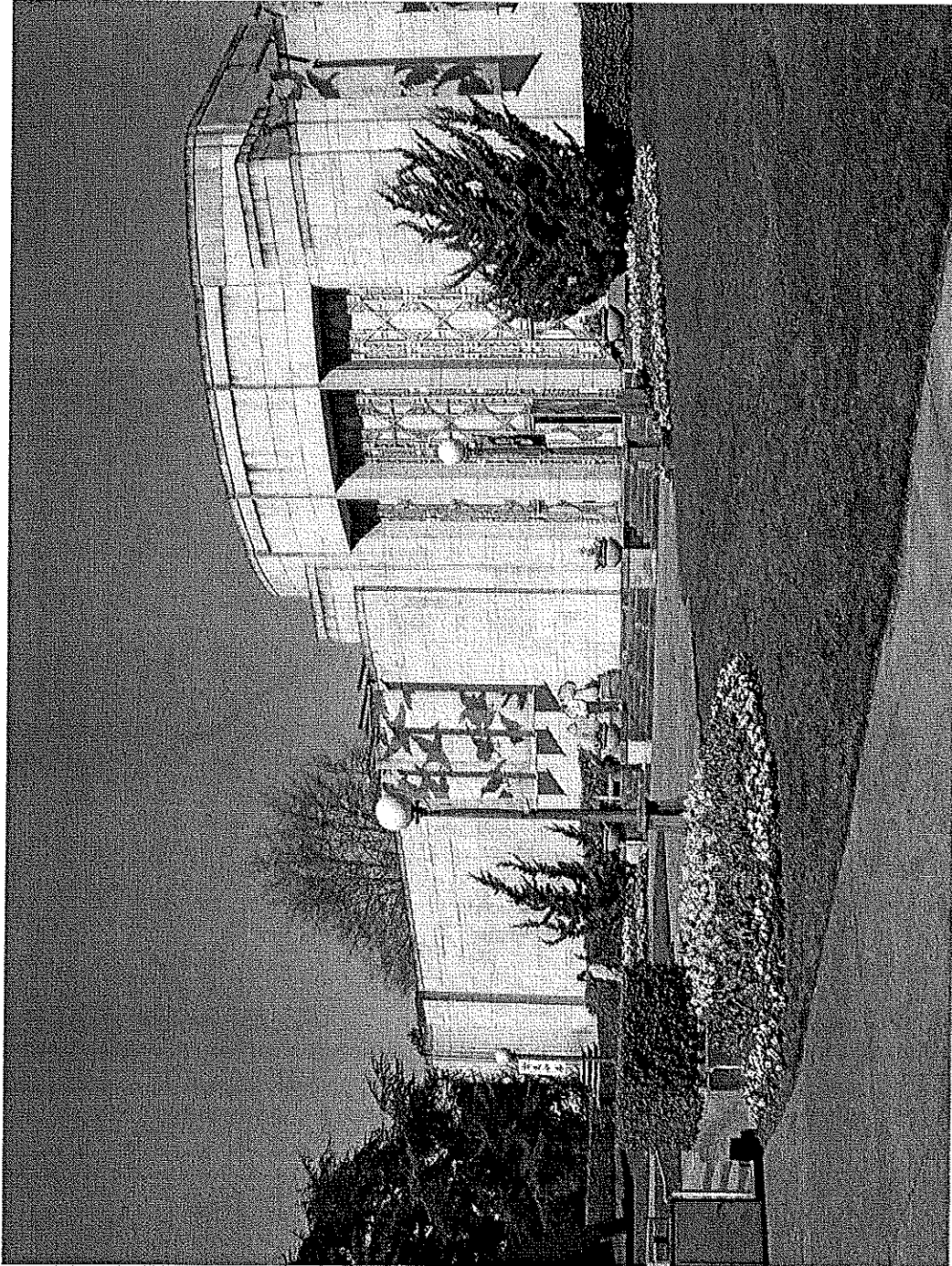
This memorandum of understanding will confirm the votes taken by the Joint Administrative Committee (JAC) on August 30, 2016 and January 24, 2017 concerning ARTICLE XV (PREFERRED ENTRY) Section 3.

The JAC voted to update the list of WSATC recognized Pre-Apprenticeship programs to include King County Pre-Apprenticeship Construction Education (KC PACE), Ironworkers Pre-Apprenticeship Program, TERO Vocational Training Center (TVTC), Seattle Vocational Institute – Pre-Apprenticeship Construction Training (PACT), and the Trades Related Apprenticeship Coaching Program (TRAC).



City of Seattle

Seattle Building Trades



Construction Documents

Volume 1

GENERAL
SURVEY
CIVIL
LANDSCAPE
STRUCTURAL
ARCHITECTURAL

Asian Art Museum Expansion & Renovation



Asian Art Museum Expansion & Renovation
San Francisco, CA

Construction
Documents

Cover Sheet

G000.1



LMN
LANDSCAPE ARCHITECTS



DATE: 01/11/11

PROJECT: Asian Art Museum Expansion & Renovation
 SITE: 1250 16th Avenue, San Francisco, CA 94122

DESIGNER: LMN
 CLIENT: Asian Art Museum

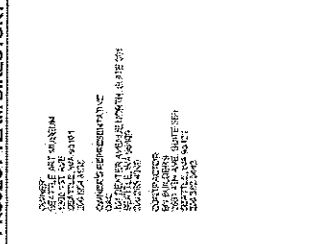
© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 103–110

of 100 to 150 mg/day. A clinical trial of 100 mg/day of nifedipine in patients with mild to moderate hypertension was conducted by the Veterans Affairs Medical Center in Durham, North Carolina. The results of this study are shown in Table 1. The mean blood pressure was lowered by 10 mm Hg in the patients receiving 100 mg/day of nifedipine. The mean heart rate was increased by 10 beats/min. The mean plasma nifedipine concentration was 100 ng/ml. The mean plasma nifedipine concentration was 100 ng/ml. The mean plasma nifedipine concentration was 100 ng/ml.

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THE UNIVERSITY OF CHICAGO



SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation
 September 1994 / 10K & 15K/425

Drawing Index and

G001.1

2004

2004

2004

ABBREVIATIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CODE INFORMATION

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GRAPHIC SYMBOLS

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MATERIAL LEGEND

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GENERAL NOTES

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LMN

LMN
ARCHITECTS
P.L.L.C.
1000 17th Street, N.W.
Washington, D.C. 20036
Tel: (202) 462-1000
Fax: (202) 462-1001
www.lmnarch.com

ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents
Sheet 00101-101

Abbreviations, Code Info, and Legends

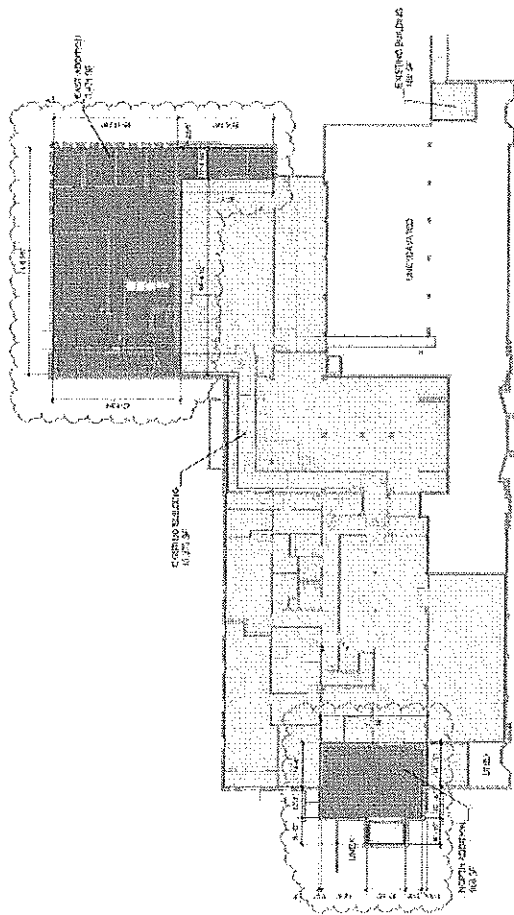
Abbreviations, Code Info, and Legends
Sheet 00101-101

GENERAL NOTES

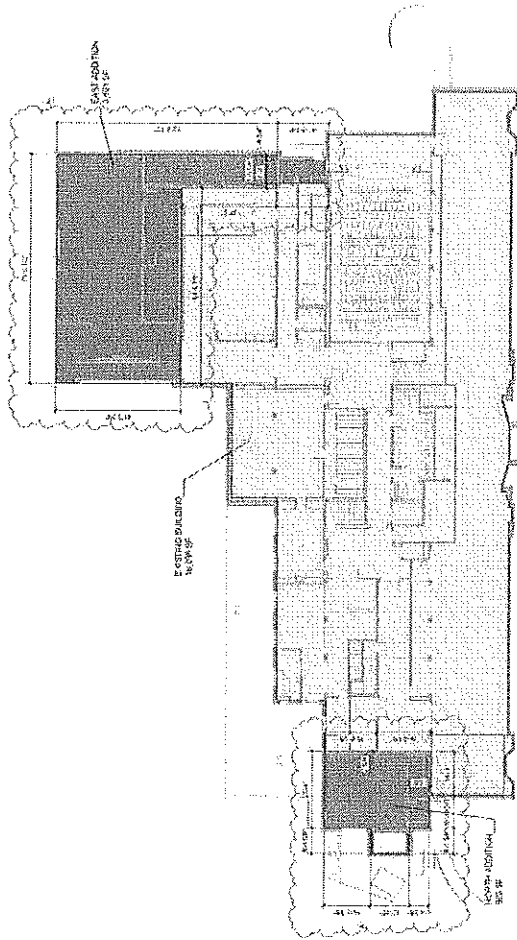
GENERAL NOTES
Sheet 00101-101

ASIAN ART MUSEUM

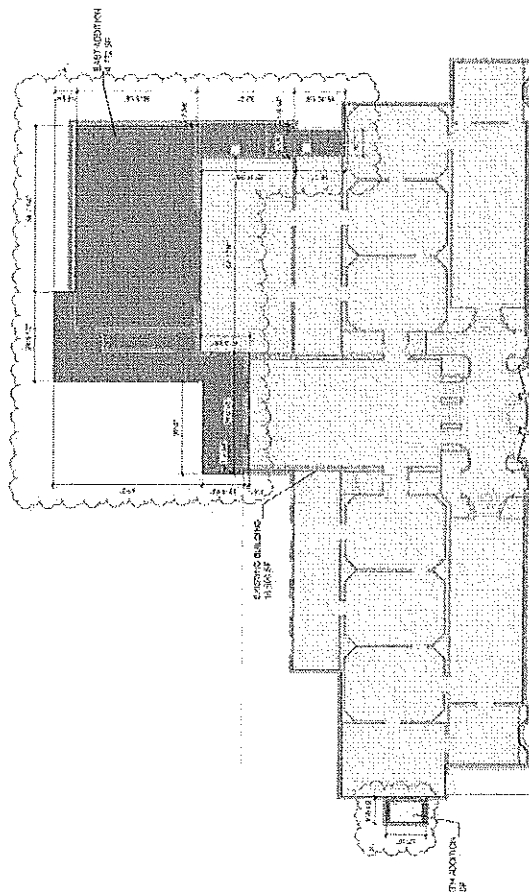
ASIAN ART MUSEUM
Sheet 00101-101



LEVEL 1 - LAND USE AREA PLAN



LEVEL 2 - LAND USE AREA PLAN

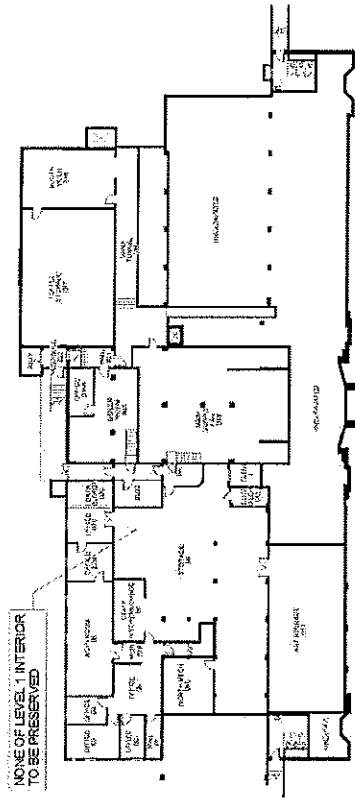


LEVEL 3 - LAND USE AREA PLAN

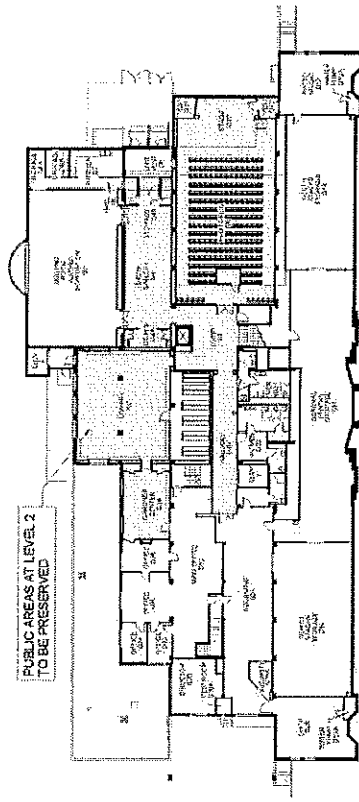
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99	10.00	10.00
100	10.00	10.00

LEVEL	NAME	AGE
LEVEL 1	JOHN J. BROWN	42
LEVEL 2	MARY J. BROWN	38
LEVEL 3	JOHN J. BROWN	35
LEVEL 4	MARY J. BROWN	32
LEVEL 5	JOHN J. BROWN	29
LEVEL 6	MARY J. BROWN	26
LEVEL 7	JOHN J. BROWN	23
LEVEL 8	MARY J. BROWN	20
LEVEL 9	JOHN J. BROWN	17
LEVEL 10	MARY J. BROWN	14
LEVEL 11	JOHN J. BROWN	11
LEVEL 12	MARY J. BROWN	8
LEVEL 13	JOHN J. BROWN	5
LEVEL 14	MARY J. BROWN	2
LEVEL 15	JOHN J. BROWN	0

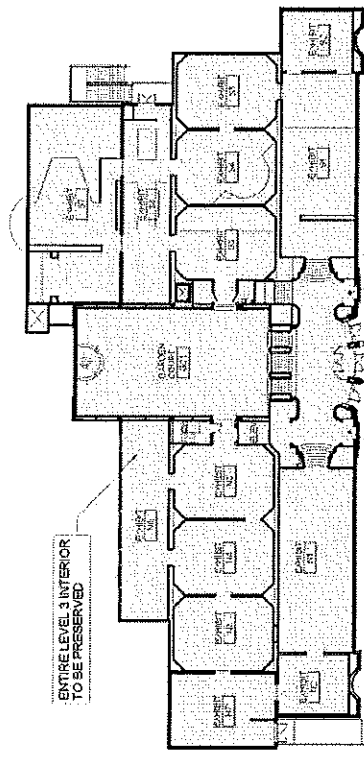




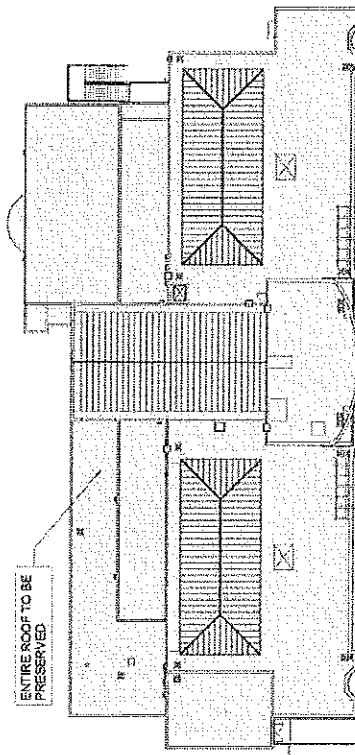
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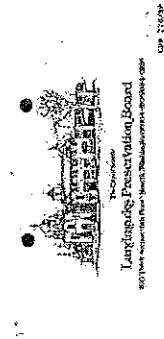
LEVEL 2 EXISTING



LEVEL 3 EXISTING



ROOF PLAN - EXISTING



Long Beach Preservation Board
 800 West Ocean Blvd., Suite 200, Long Beach, CA 90802
 (562) 595-1234
 www.longbeachpreservation.org

MEMBER OF ORGANIZATION
 Since our address of property, 1200 East Street, is located in the historic district of the city, we are required to follow the guidelines of the city's historic preservation ordinance. We are a member of the Long Beach Preservation Board, which is a non-profit organization dedicated to the preservation of the city's historic resources. We are also a member of the National Trust for Historic Preservation, which is a national organization dedicated to the preservation of historic places.

Page 4
 The features of the landmark to be preserved, including the historic building, the historic site, and the historic district, are all included in the city's historic preservation ordinance. The ordinance requires that any proposed changes to the landmark be reviewed and approved by the city's historic preservation commission. The commission is made up of city officials and members of the public who are interested in the city's historic resources. The commission's job is to ensure that any proposed changes to the landmark are consistent with the city's historic preservation goals.

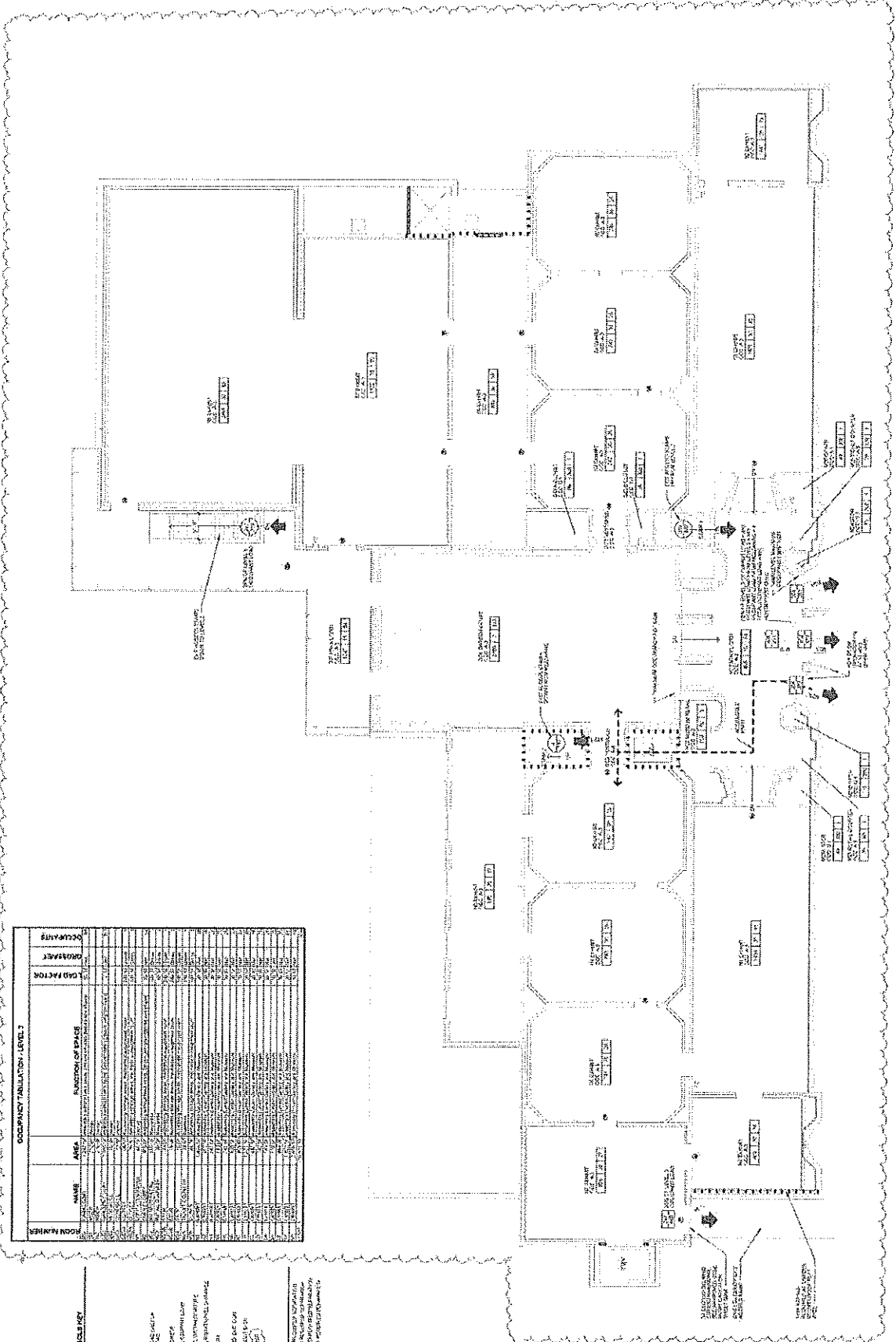
OCCUPANCY TABULATION - LEVEL 3			
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STAIR AND OCCUPANCY SYMBOLS KEY

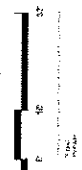
STAIR - DOWN
STAIR - UP
STAIR - BOTH
STAIR - NO EXIT
STAIR - EXIT

FIRE RATED SEPARATION KEY

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LEVEL 3 - LIFE SAFETY PLAN

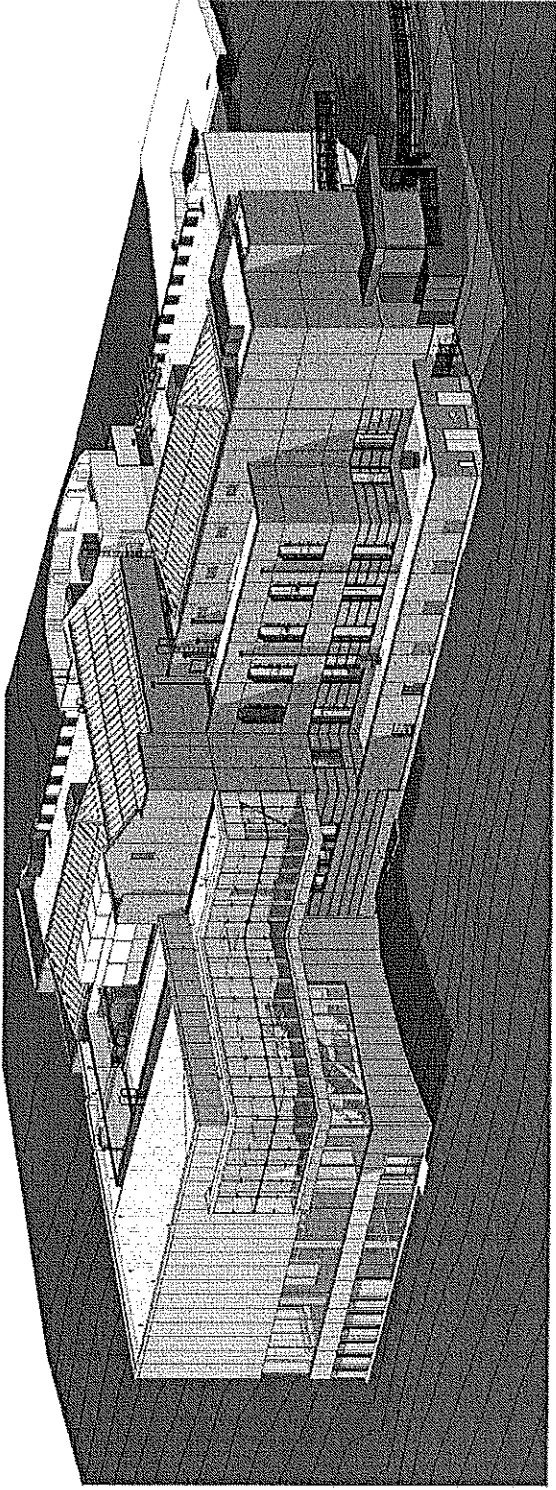


Project: Asian Art Museum Expansion & Renovation
 Date: 02/27/2017
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 Checked: [Name]
 Approved: [Name]

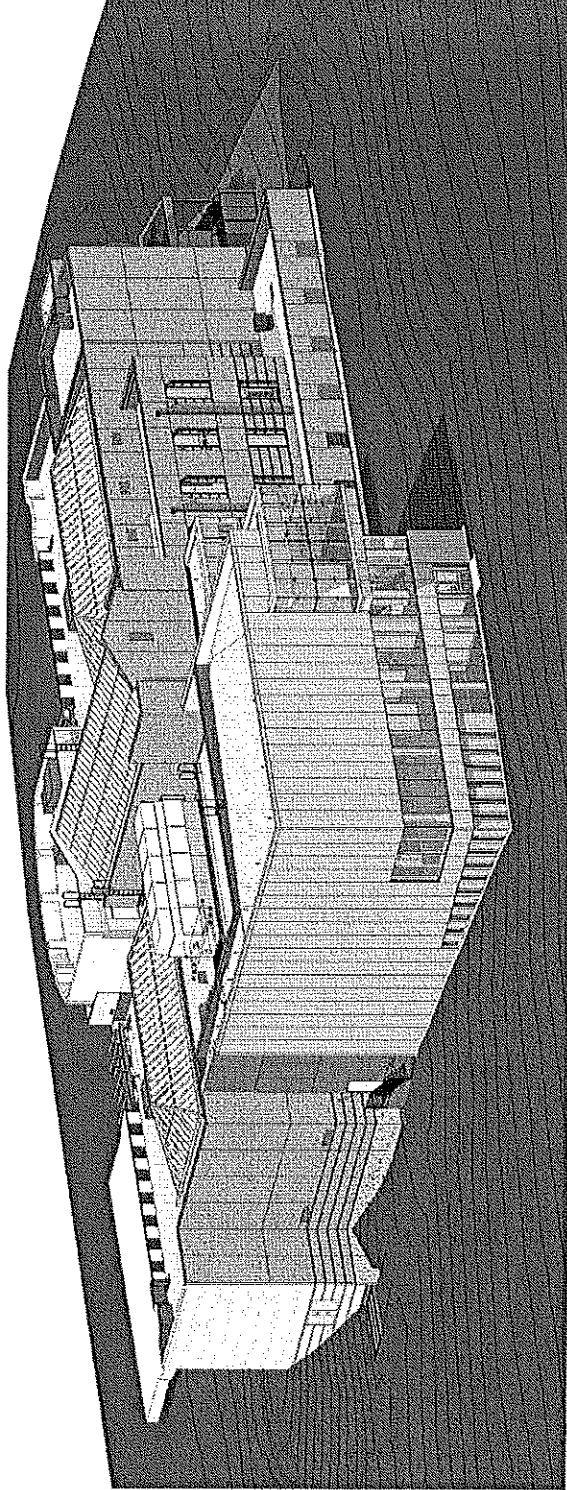
Construction Documents

Asian Art Museum Expansion & Renovation





NORTHEAST BIRD EYE VIEW



SOUTHEAST BIRD EYE VIEW

LMN
Architect
Landscape Design
Interior Design



S.A.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

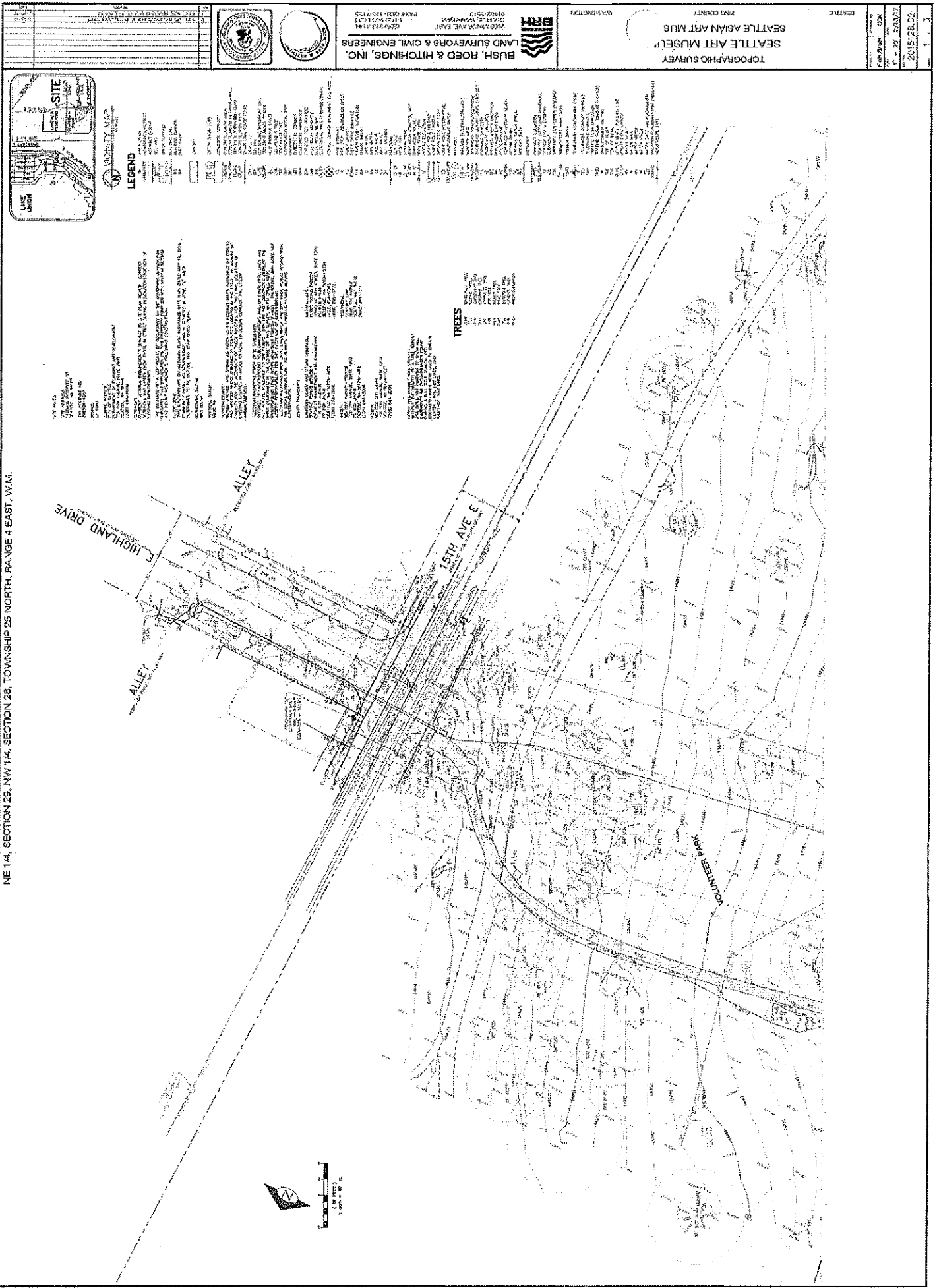
Construction Documents

Drawn: 10/23/14
Scale: 1/8" = 1'-0"

3D Views

G900

NE 1/4, SECTION 29, NW 1/4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.



2015/02/02
2015/02/02
1" = 20'

SEATTLE
COUNTY

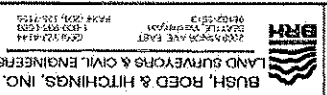
SEATTLE ASIAN ART MUSEUM
TOPOGRAPHIC SURVEY

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2000 15TH AVE EAST
SEATTLE, WASHINGTON 98102
206-467-1144
FAX: 206-467-1145

BRH
BUSH, ROED & HITCHINGS, INC.

SEATTLE ASIAN ART MUSEUM
TOPOGRAPHIC SURVEY

2015/02/02
2015/02/02
1" = 20'



DATE	2/13/17	PROJECT NO.	028
TIME	20	PROJECT NAME	028
2015/28.02		PROJECT	
3.3		PROJECT	



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LEGEND



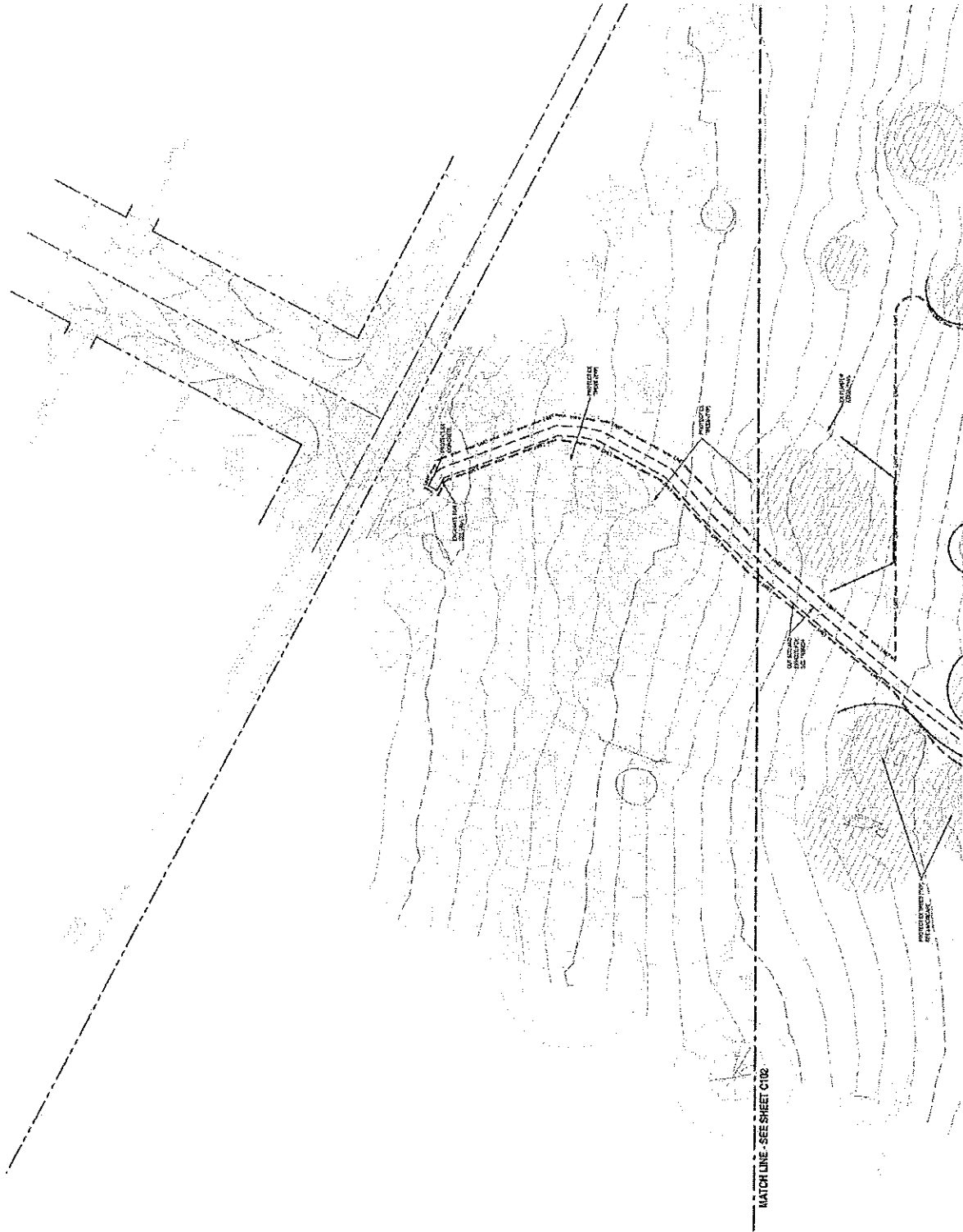
Call before you dig
811 or 1-800-4-A-DIG
www.811.org

Legend

EXISTING LOT LINES	PROPOSED LOT LINES
EXISTING CURBS	PROPOSED CURBS
EXISTING DRIVEWAYS	PROPOSED DRIVEWAYS
EXISTING SIDEWALKS	PROPOSED SIDEWALKS
EXISTING STREETS	PROPOSED STREETS
EXISTING UTILITIES	PROPOSED UTILITIES
EXISTING FENCES	PROPOSED FENCES

Sheet Notes

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC).
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES (SSHB) AND THE STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL (SSS).
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONCRETE (SSC) AND THE STANDARD SPECIFICATIONS FOR MASONRY (SSM).
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR WOOD (SSW) AND THE STANDARD SPECIFICATIONS FOR METALS (SSM).
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR GLASS (SSG) AND THE STANDARD SPECIFICATIONS FOR CERAMIC TILE (SST).
- 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PAINTS AND COATINGS (SSPC) AND THE STANDARD SPECIFICATIONS FOR ROADS AND PAVEMENTS (SSRP).
- 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR FENCES (SSF) AND THE STANDARD SPECIFICATIONS FOR SIGNAGE (SSS).
- 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE (SSLA) AND THE STANDARD SPECIFICATIONS FOR IRRIGATION (SSI).
- 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR LIGHTING (SSL) AND THE STANDARD SPECIFICATIONS FOR SECURITY (SSS).
- 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR TELECOMMUNICATIONS (SSTC) AND THE STANDARD SPECIFICATIONS FOR CABLE TV (SSC).



**LMN**
Landscape Architecture
Urban Design
Interiors

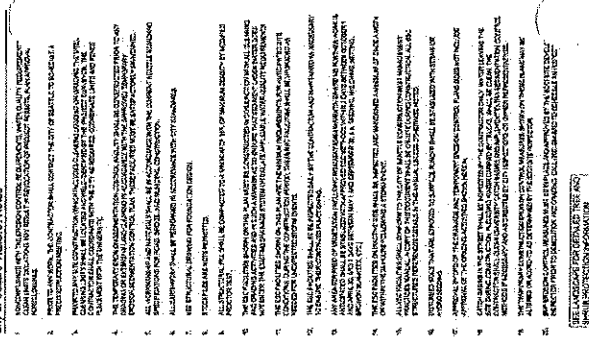
**COUGHLIN
PORTER
LONDON**
ARCHITECTS
2000 L Street, NW
Washington, DC 20036
202.331.1234
cpl@cpclondon.com
www.cplondon.com

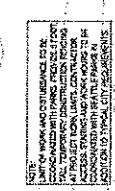
**ASIAN
ART
MUSEUM**
1000 L Street, NW
Washington, DC 20036
202.331.1234
aam@asianartmuseum.org
www.asianartmuseum.org

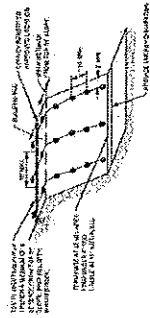
Project No. 2000-0017
Project Name: Asian Art Museum Expansion & Renovation
Project Location: 1000 L Street, NW, Washington, DC 20036
Project Date: 08/2017

Client: Asian Art Museum
Architect: Coughlin Porter London
Engineer: LMN
Date: 08/2017

Site Demolition Plan
C101







- NOTE:
1. THE CONSTRUCTION OF THIS PLAN IS THE RESPONSIBILITY OF THE DESIGNER.
 2. THE PLAN SHOULD BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
 3. THE PLAN SHOULD BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
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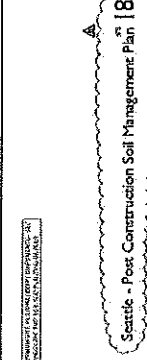
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POST CONSTRUCTION SOIL MANAGEMENT PLAN	
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3. PROJECT DESCRIPTION	4. PROJECT OWNER
5. PROJECT START DATE	6. PROJECT END DATE
7. PROJECT BUDGET	8. PROJECT STATUS
9. PROJECT RISK	10. PROJECT IMPACT
11. PROJECT BENEFIT	12. PROJECT CHALLENGE
13. PROJECT OPPORTUNITY	14. PROJECT THREAT
15. PROJECT STRATEGY	16. PROJECT TACTICS
17. PROJECT ACTION PLAN	18. PROJECT MONITORING
19. PROJECT EVALUATION	20. PROJECT REPORT

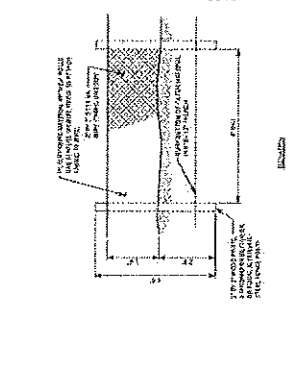


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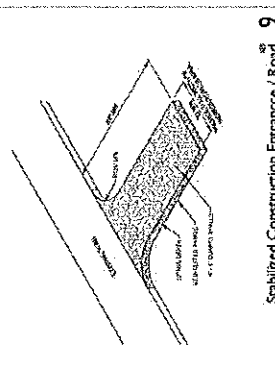
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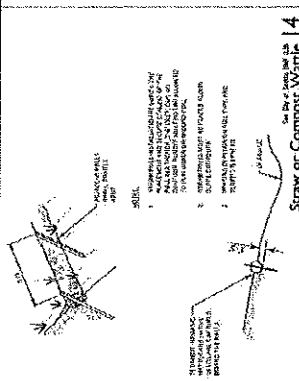
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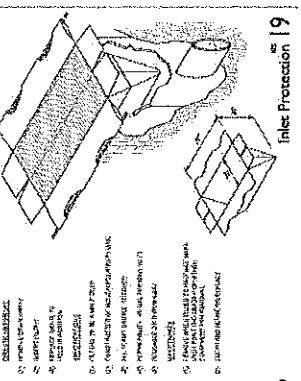
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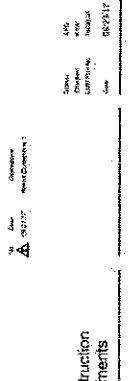
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LMM
LONDON MUSEUM MANAGEMENT

COUGHLIN PORTER LUNDEN
ARCHITECTS

ASIAN ART MUSEUM
LONDON



Call before you dig
811
Dig Safe
Dig Safe
Dig Safe

Legend

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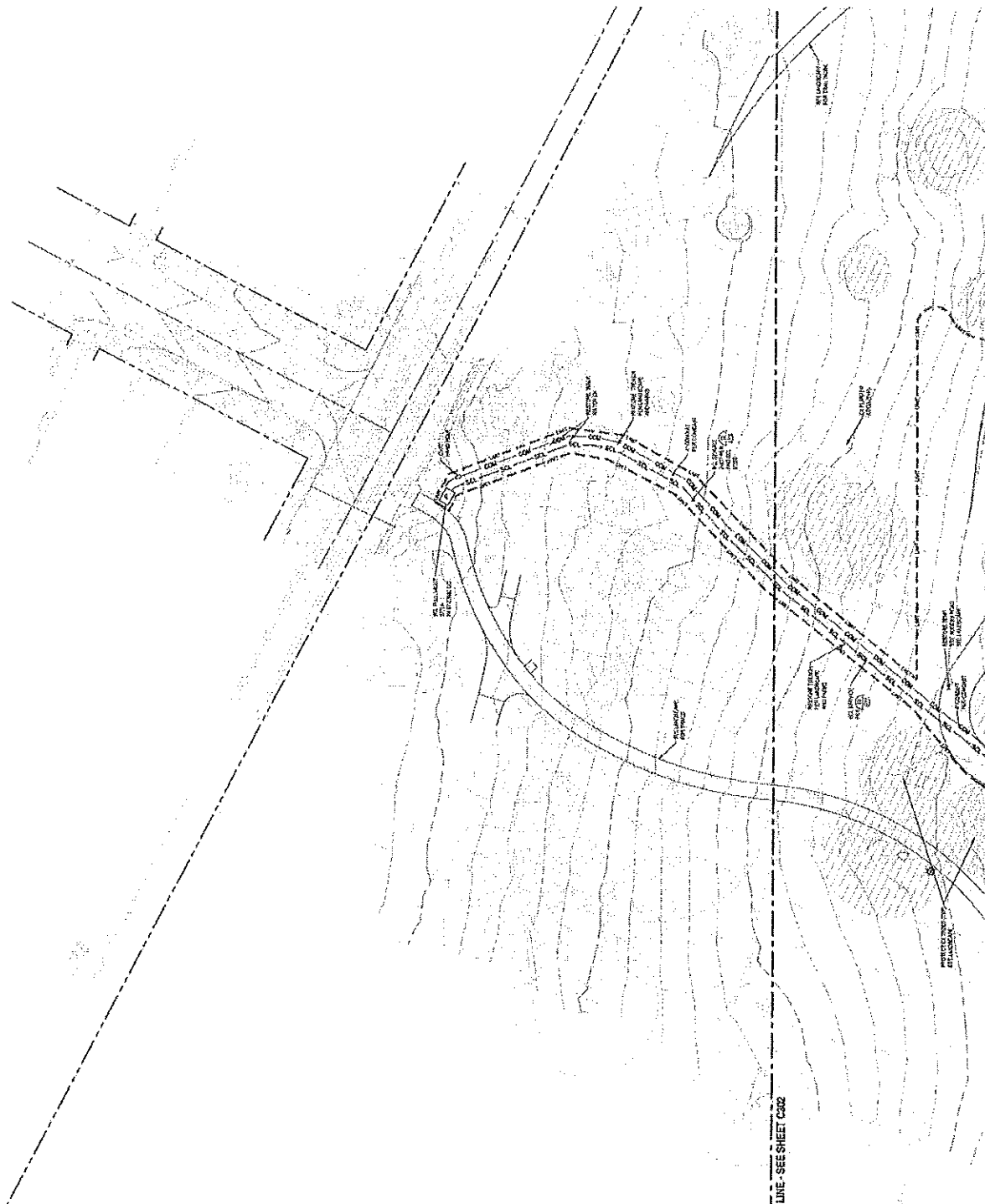
Water Service Notes

1. ALL WATER SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER DEPARTMENT SPECIFICATIONS.
2. ALL WATER SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER DEPARTMENT SPECIFICATIONS.
3. THE WATER SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER DEPARTMENT SPECIFICATIONS.

General Notes on Plans for 4" Through 12" Water Mains

1. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER DEPARTMENT SPECIFICATIONS.
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3. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER DEPARTMENT SPECIFICATIONS.
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20. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER DEPARTMENT SPECIFICATIONS.

SEE SHEET C301 FOR DETAILS OF THE WATER MAINS AND THE WATER SERVICE LINES.



MATCH LINE - SEE SHEET C302



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Urban Design
Interior Design



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www.sandm.com

Asian Art Museum Expansion & Renovation

Construction Documents

C301

Site Plan

Scale: 1/8" = 1'-0"

North Arrow

Exterior Footing Drain w/ Filter Fabric Wrap

1. EXTERIOR FOOTING DRAIN
2. FILTER FABRIC WRAP
3. GRAVEL
4. DRAINAGE PIPE

Watermain Trench and Bedding

1. CONCRETE BEDDING
2. GRAVEL
3. WATERMAIN PIPE

Pipe Trench Dam

Area Drain

Not Used

9

Area Drain

10

Thrust Blocking Detail

Thrust Blocking Tables

TABLE	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CONCRETE	CU YD	1.00	120.00	120.00
2	GRAVEL	CU YD	1.00	80.00	80.00
3	STEEL	LB	100.00	1.50	150.00

Thrust Blocking Detail

Not Used

9

Area Drain

10

Thrust Blocking Detail

Thrust Blocking Tables

TABLE	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CONCRETE	CU YD	1.00	120.00	120.00
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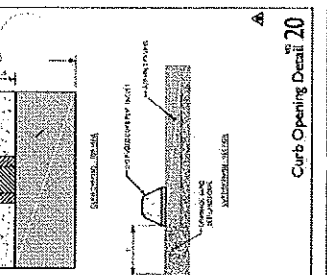
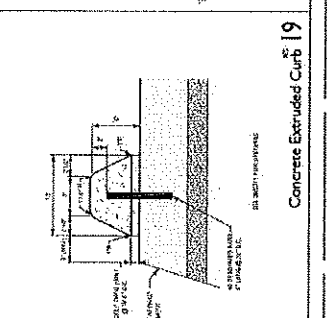
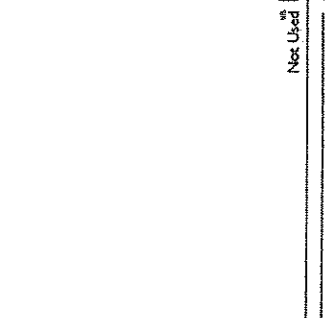
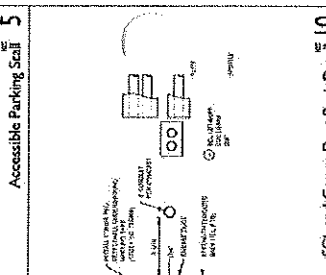
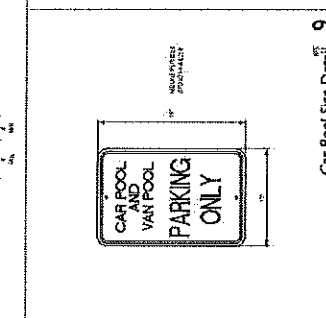
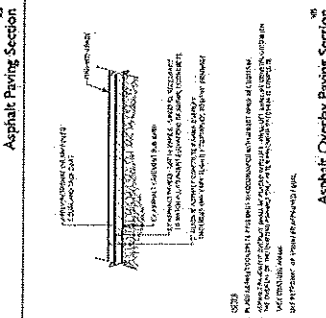
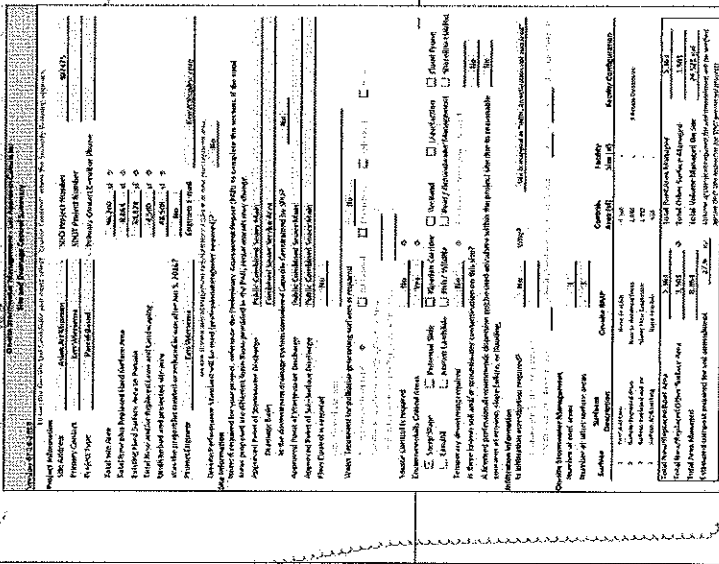
Thrust Blocking Detail

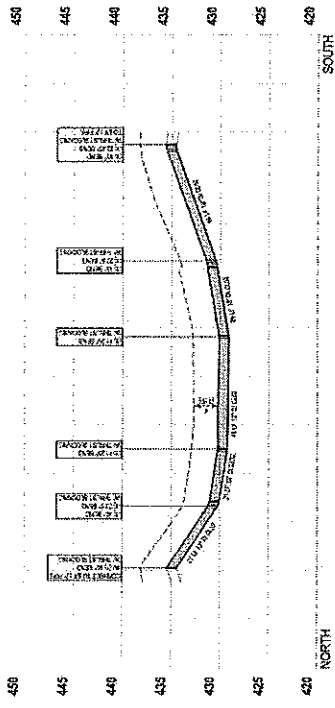
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Area Drain

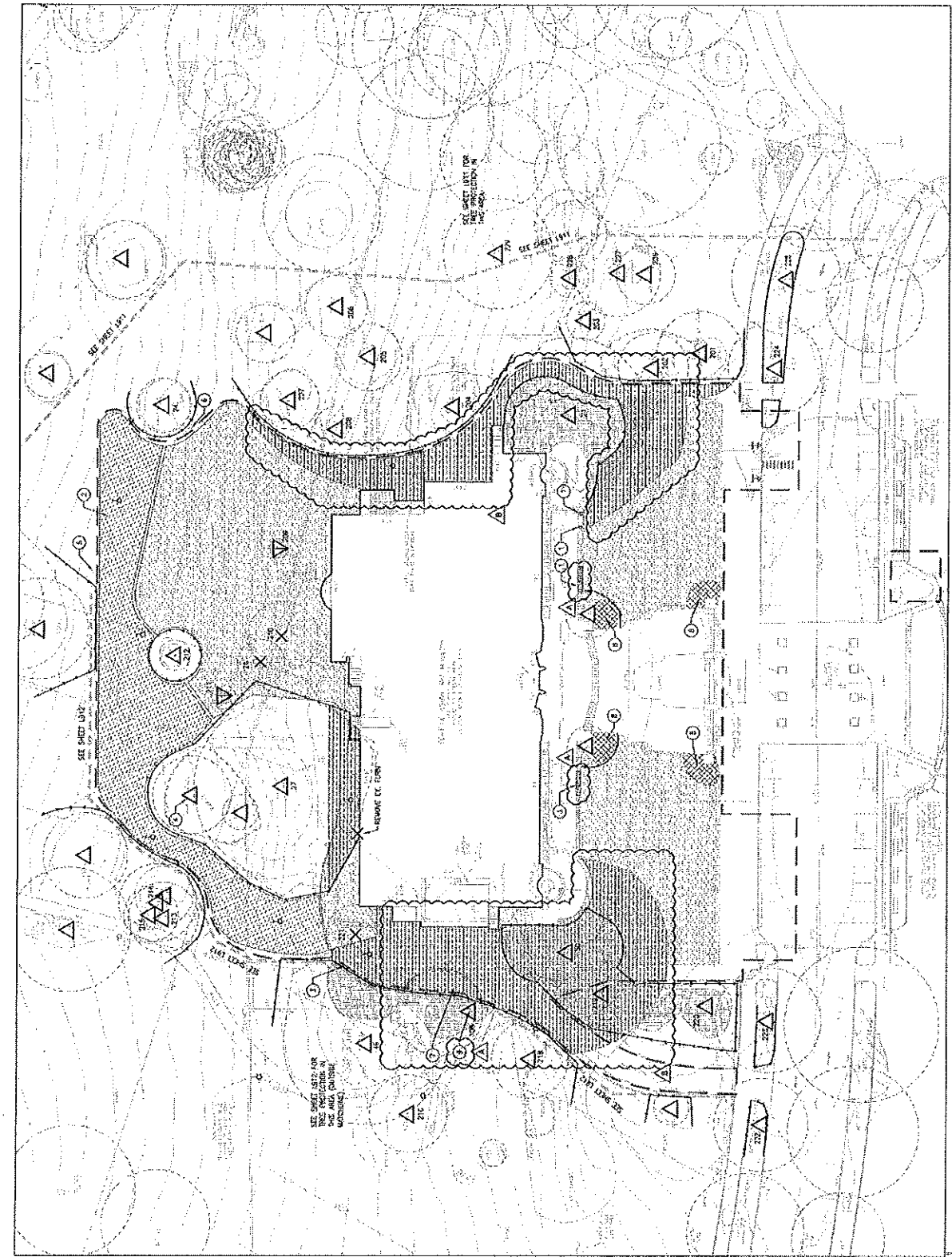
10





Utility Profile
Scale: 1" = 5' Vertical, 1" = 20' Horizontal

LMN LUNBEEN MUSEUM 1000 N. 10th St. Phoenix, AZ 85004 Tel: 602.254.1234 Fax: 602.254.1235 www.lmn.org	CONGHLIN PORTER LUNBEEN MUSEUM 1000 N. 10th St. Phoenix, AZ 85004 Tel: 602.254.1234 Fax: 602.254.1235 www.lmn.org		SAM ASIAN ART MUSEUM Asian Art Museum Expansion & Renovation 1000 N. 10th St. Phoenix, AZ 85004 Tel: 602.254.1234 Fax: 602.254.1235 www.lmn.org	Construction Documents	Revised: 08/23/17 By: [Signature] Check: [Signature]	Project: Asian Art Museum Expansion & Renovation Sheet: [Number] Date: 08/23/17	Utility Profile	C320
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- LEGEND**
- STAMP LAWN
 - PROTECT EXISTING PLANTING
 - REMOVE EXISTING PLANTING
 - PLANTING TO BE INSTALLED SHOWN SEE KEY NOTE 1
 - ALL WORK WITHIN THIS AREA SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE PROJECT.
 - APPROXIMATE CONSTRUCTION LAYOUT AND SHADING AREA. SEE KEY NOTE 2 AND 3
 - TREE PROTECTION FENCE
 - PROTECT EXISTING TREE
 - REMOVE EXISTING TREE
 - REMOVE EXISTING TREE / SHARP / TURN
 - REMOVE EXISTING TREE / SHARP / TURN
 - REMOVE EXISTING TREE
 - SEE KEY NOTE 1
 - SEE KEY NOTE 2
 - SEE KEY NOTE 3
 - SEE KEY NOTE 4
 - SEE KEY NOTE 5
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 - SEE KEY NOTE 97
 - SEE KEY NOTE 98
 - SEE KEY NOTE 99
 - SEE KEY NOTE 100

GENERAL NOTES

- CONSTRUCT TO MEET OWNER'S REQUIREMENTS OF ANY AND ALL MATERIALS AND METHODS AND THE EXISTING CONSTRUCTION. EXISTING WORK SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT.
- SEE KEY NOTE 1 FOR SITE DEMOLITION.
- PROTECT ALL EXISTING PLANTING AREAS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LOCATE AND CUT ALL EXISTING EXISTING PLANTING AREAS AND ASSOCIATED APPROPRIATELY. EXISTING PLANTING SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT.
- CONTRACTOR SHALL LOCATE AND CUT ALL EXISTING EXISTING PLANTING AREAS AND ASSOCIATED APPROPRIATELY. EXISTING PLANTING SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
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- SEE KEY NOTE 1 FOR SITE DEMOLITION.
- PROTECT ALL EXISTING PLANTING AREAS UNLESS NOTED OTHERWISE.

KEY NOTES

- SHOWN SHADING ONLY IS NECESSARY FOR PLACING OF EXISTING PLANTING OR CONSTRUCTION OF NEW PLANTING IN EXISTING PLANTING. SEE KEY NOTE 1 FOR PLANTING.
- SEE KEY NOTE 1 FOR SITE DEMOLITION.
- PROTECT ALL EXISTING PLANTING AREAS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LOCATE AND CUT ALL EXISTING EXISTING PLANTING AREAS AND ASSOCIATED APPROPRIATELY. EXISTING PLANTING SHALL BE PROTECTED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
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- SEE KEY NOTE 1 FOR SITE DEMOLITION.
- PROTECT ALL EXISTING PLANTING AREAS UNLESS NOTED OTHERWISE.

Architect
Design
Interior
Landscape

Walker Macy

S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Trade and Plant Protection Plan

L101

Scale: 1" = 20'-0"

North Arrow

Sheet 1 of 1

Project: Asian Art Museum Expansion & Renovation

Location: San Francisco, CA

Client: S.M. Asian Art Museum

Architect: LMN

Interior Architect: Walker Macy

Landscaper: S.M. Asian Art Museum

Engineer: S.M. Asian Art Museum

Architectural Engineer: S.M. Asian Art Museum

Structural Engineer: S.M. Asian Art Museum

MEP Engineer: S.M. Asian Art Museum

Cost Estimator: S.M. Asian Art Museum

Construction Manager: S.M. Asian Art Museum

General Contractor: S.M. Asian Art Museum

Subcontractors: S.M. Asian Art Museum

Suppliers: S.M. Asian Art Museum

Permitting: S.M. Asian Art Museum

Construction Documents: S.M. Asian Art Museum

Trade and Plant Protection Plan: S.M. Asian Art Museum

L101: S.M. Asian Art Museum



-

RECEIVED: 10/15/03

5. 5.2011@chicago.annals.org

INTEGRAL PAVED JOINTS IN THIS AREA

THE JUNE

1

ENDING 1922

DATE: 10/10/2007 TIME: 09:21

...but are small: 4.2 to

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved.

10

GENERAL NOTES

1. CONFERENCE TO NATION PARKER'S REPRESENTATIVE OF AN INTERDEPENDENCE BETWEEN THE PLANTS AND THE LUSTING CONDITIONS BEFORE STARTING WORK
2. EXISTING WORK RECEIPTS AT A NEW ONE WORK AREA TO BE RELIGIOUS BY SEATTLE PARKS AND RECREATION COMMISSION MANAGER TO COMMISSIONER 200-000-0000

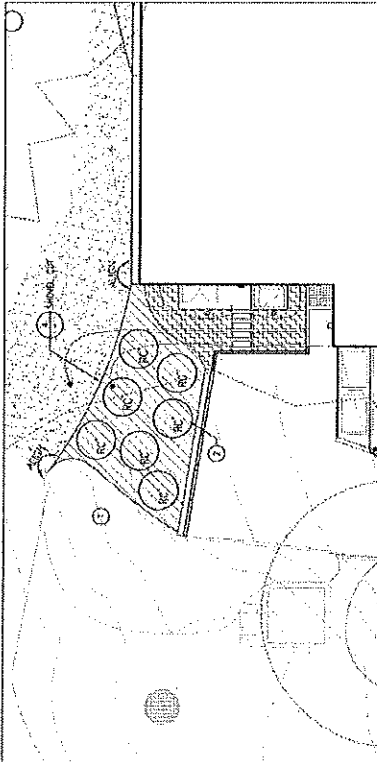
SAISON 2013

- [illegible]

3. KIND OF CEMENTED WORK TO MATCH PORTLAND CEMENT BRICKS FROM A CONTRACTOR TO PROBE THEM AS NECESSARY FOR HIGH CLEARANCE COMPONENTS WITH 1:4 PORTLAND CEMENT TO SAND MIXTURE. INSTEAD OF PORTLAND CEMENT TO SAND MIXTURE.

SCAF-2018

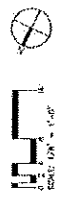




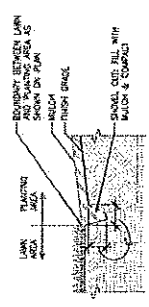
PLANT SCHEDULE

SYMBOL	REF	PLANT NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
1	1	ORNAMENTAL PLANT	ORNAMENTAL PLANT	3' DIA. @ 10' ON CENTER	1	PLANTING AREA
2	2	ORNAMENTAL PLANT	ORNAMENTAL PLANT	3' DIA. @ 10' ON CENTER	1	PLANTING AREA
3	3	ORNAMENTAL PLANT	ORNAMENTAL PLANT	3' DIA. @ 10' ON CENTER	1	PLANTING AREA
4	4	ORNAMENTAL PLANT	ORNAMENTAL PLANT	3' DIA. @ 10' ON CENTER	1	PLANTING AREA
5	5	ORNAMENTAL PLANT	ORNAMENTAL PLANT	3' DIA. @ 10' ON CENTER	1	PLANTING AREA

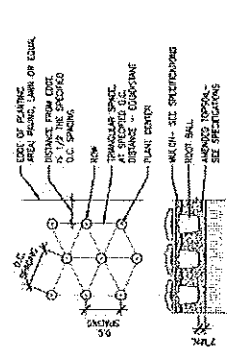
- KEY NOTES**
1. EXISTING PLANTING LAYOUT IS APPROXIMATE FIELD SURVEY LOCATIONS.
 2. PLANTING LOCATIONS ARE APPROXIMATE. PLANTS SHALL BE PLANTED IN FIELD WITH LANTERN PLANTING METHOD TO BE USED.



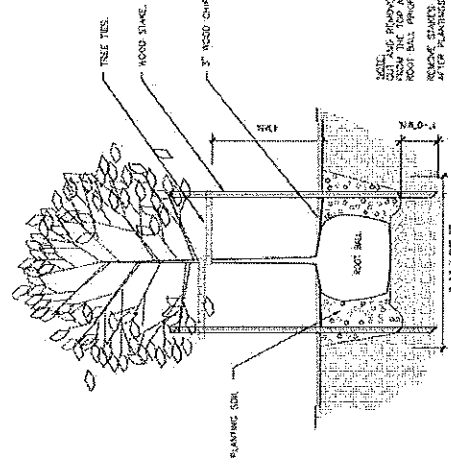
1 PLANTING ENLARGEMENT
SCALE: 1/8" = 1'-0"



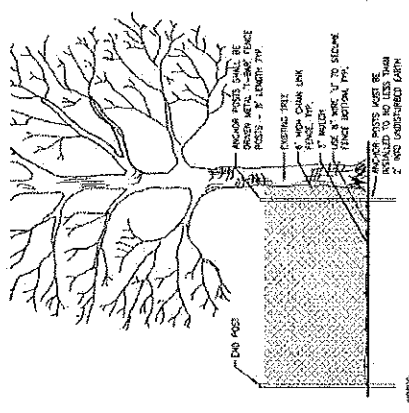
4 SHOVEL PIT
SCALE: 3/4" = 1'-0"



5 CONTAINER PLANTING
SCALE: 3/4" = 1'-0"

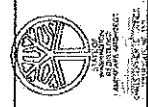


3 TREE PLANTING
SCALE: 3/4" = 1'-0"



2 TREE PROTECTION FENCE
SCALE: 3/4" = 1'-0"

- NOTES**
1. ALL TREE PROTECTION FENCES SHALL HAVE PROTECTIVE BARRIER STRIPS LOCATED AT THE CORNERS OF THE PROTECTION ZONE OR AS DIRECTED BY PROJECT ARCHITECT AND LANDSCAPE ARCHITECT.
 2. ALL PROTECTIVE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS. THE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS. THE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS.
 3. ALL PROTECTIVE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS. THE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS. THE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS.
 4. ALL PROTECTIVE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS. THE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS. THE BARRIER STRIPS SHALL BE 1" WIDE AND SUPPORTED BY 1" WIDE METAL POSTS.
 5. REMOVE TREE PROTECTION FENCE WITH MULCH FROM THE PROJECT SITE.



Asian Art Museum Expansion & Renovation

Construction Documents

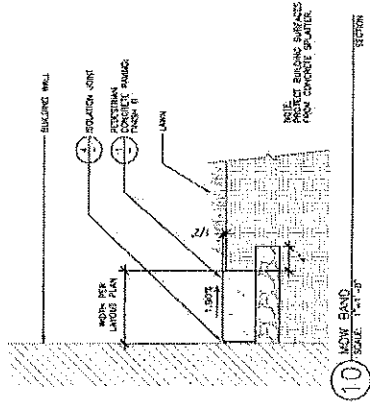
Planting Plan and Details

L502

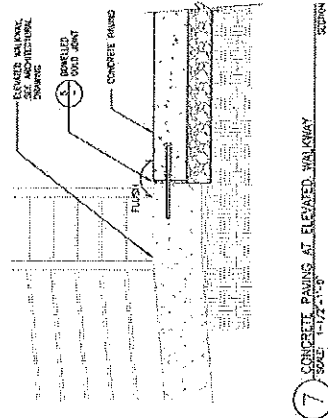
LMN
Landscape Modernism
Landscape Architecture

WALKER+HARTLEY
Landscape Architecture

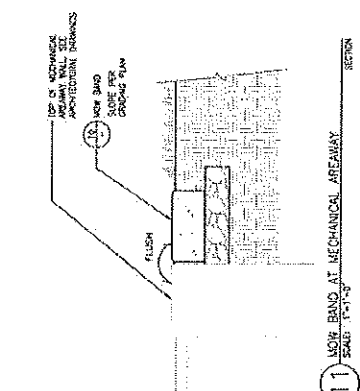
S.M. ASIAN MUSEUM
1000 10th Avenue
San Francisco, CA 94103
Tel: 415.774.1100
Fax: 415.774.1101
www.asianmuseum.org



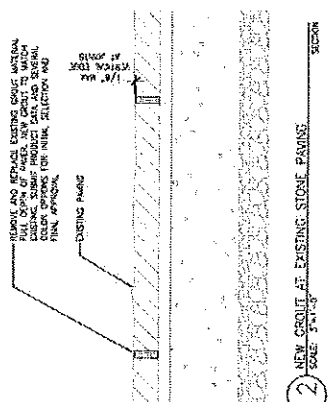
10 NEW BAND AT MECHANICAL AREAWAY
SCALE: 1/2"=1'-0"
SECTION



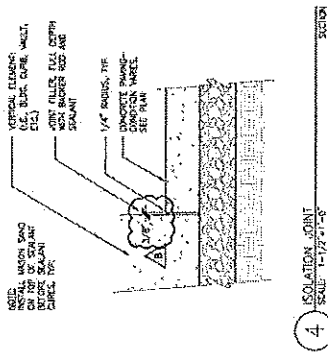
7 CONCRETE PAVING AT ELEVATED WALKWAY
SCALE: 1/2"=1'-0"
SECTION



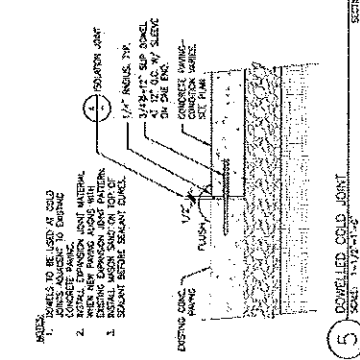
11 NEW BAND AT MECHANICAL AREAWAY
SCALE: 1/2"=1'-0"
SECTION



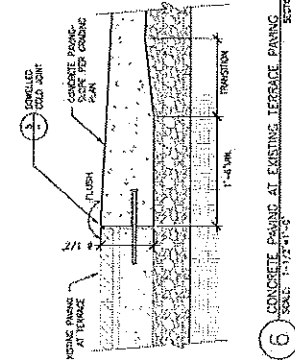
12 NEW CURB AT EXISTING STONE PAVING
SCALE: 3/4"=1'-0"
SECTION



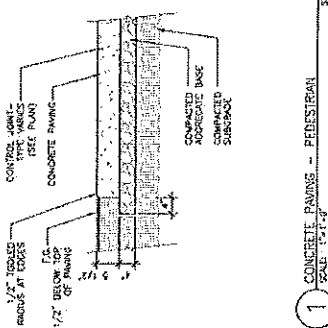
4 ISOLATION JOINT
SCALE: 1/2"=1'-0"
SECTION



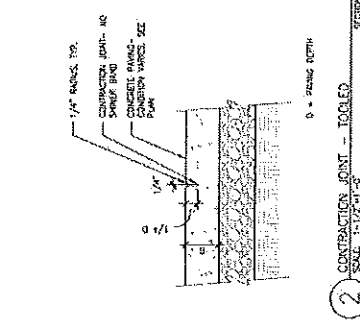
5 DOWELLED COLD JOINT
SCALE: 1/2"=1'-0"
SECTION



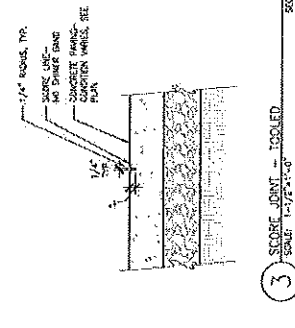
6 CONCRETE PAVING AT EXISTING TERRACE PAVING
SCALE: 1/2"=1'-0"
SECTION



1 CONCRETE PAVING - PEDESTRIAN
SCALE: 1/2"=1'-0"
SECTION



2 CONTRACTION JOINT - TOoled
SCALE: 1/2"=1'-0"
SECTION



3 SCORE JOINT - TOoled
SCALE: 1/2"=1'-0"
SECTION

LMN
Landscape Architecture

WALKER MACY

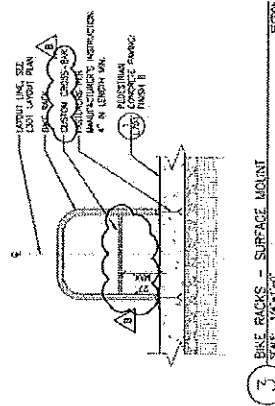
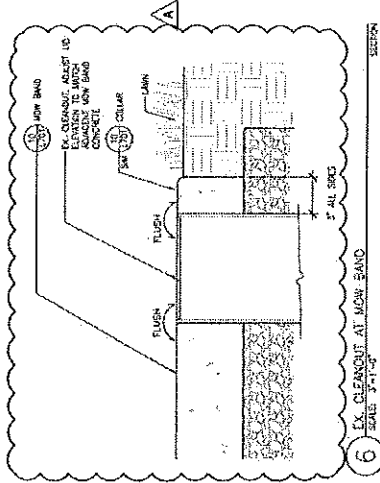
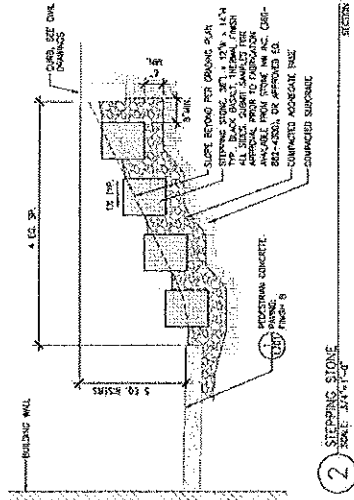
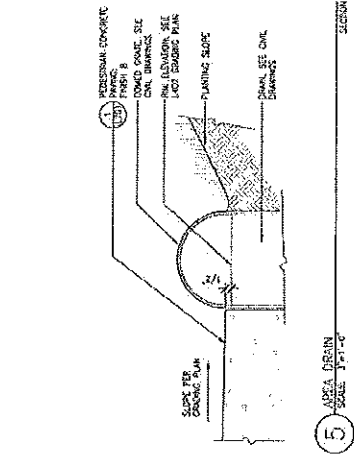
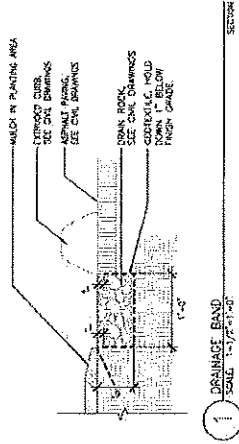
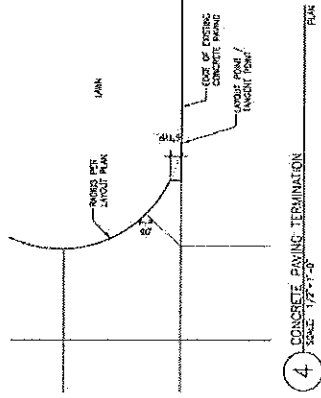
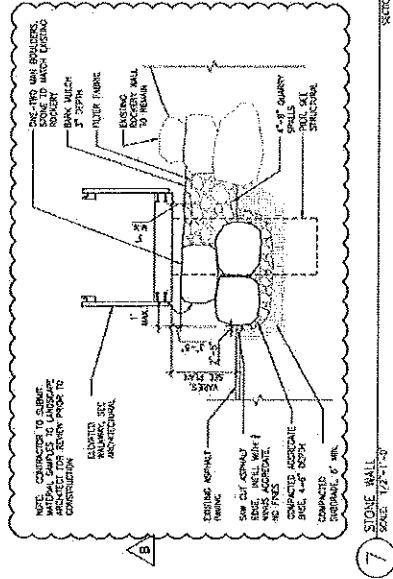
ASIAN ART MUSEUM

ASIAN ART MUSEUM
Expansion & Renovation

Construction Documents

Details

L701



Summary

doi:10.1017/S0022292414000071

DRAWING IS SCHEMATIC, ACTUAL

PSI	CSM	BURDUS
45	0.90	30"
45	1.50	31"
45	2.00	34"
45	3.00	36"
50	2.60	34"
45	4.00	40"
45	8.00	43"
50	14.5	56"

MODEL	MANUFACTURER, ANGLES, DESCRIPTION	PSI	CSPI	RADIUS
1	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	30	0.00	30"
2	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	45	1.50	31"
3	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	45	2.00	34"
4	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	45	3.00	36"
5	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	50	2.60	34"
6	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	45	4.00	40"
7	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	45	8.00	43"
8	HUNTER 1-20-40S, 30S TURB ROTOR, 4" POPUP AND FULL CIRCLE WITH CHECK VALVE STAINLESS STEEL, RISER	50	14.5	56"

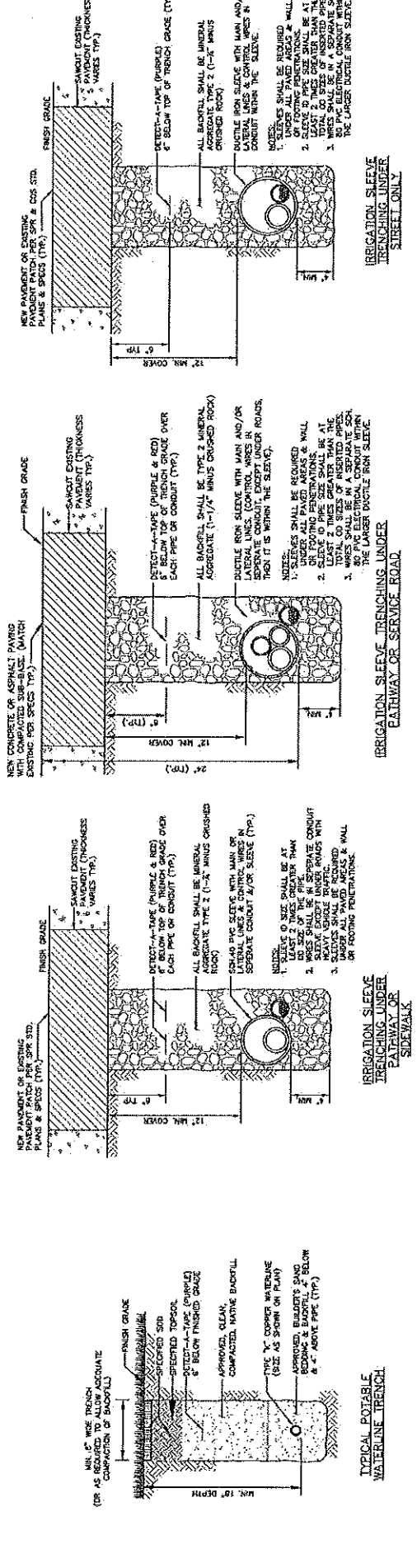
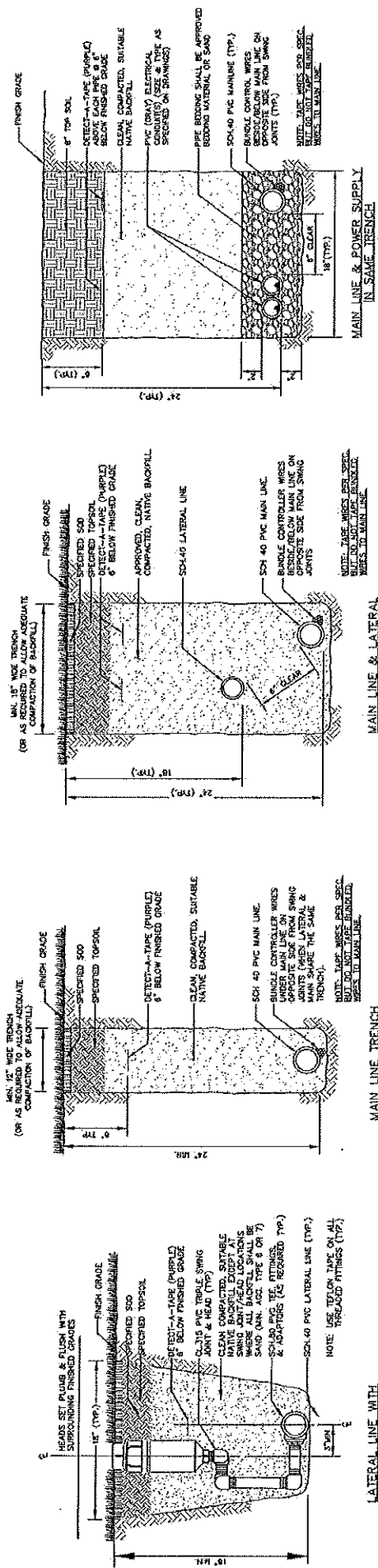
TORO 640-02

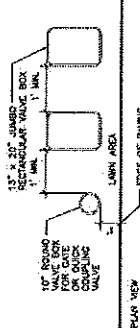
[illegible]

1. DRAWING IS SCHEMATIC: ACTUAL

- 1. DRAWING IS SUFFICIENT. ACTUAL LOCATIONS MAY VARY DUE TO UTILITIES OR EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- 2. LOCATE QUICK COUPURE VALVE & AUTOMATIC CONTROL VALVES AT POINT OF LOCATIONS. OWNER'S REPRESENTATIVE TO REVIEW & APPROVE. LOCATIONS TO BE MARKED WITH CONSPICUOUS & DURABLE CONTROL VALVES PRIOR TO INSTALLATION.
- 3. NEW LOCATIONS MUST BE LOCATED IN THE FIELD TO COMPANY &/ OR EXISTING SITES, CONDITIONS AND PLANT UTILITIES.
- 4. SYSTEM DESIGNED TO 48 PSI @ 100' OF INTERIOR HEADS.
- 5. RELATION SHOWN SHALL BE 2X THE SIZE OF THE PIPE BEING LOCATED. ALL LOCATIONS SHALL BE 10' MINIMUM FROM ANY OBSTACLE.
- 6. ALL IRREGULAR TUBING TO BE STOWED IN THE FIELD & LOCATED ON 1/2" DIMENSIONED. 4" BULKY BENDING TO ALLOW FUTURE LOCATION & USE.
- 7. AIR BLOW RELATION SYSTEM THROUGH QUICK COUPURES TO MAINTAIN PRESSURE RELATION SYSTEM.
- 8. VALVE FOR LOCATIONS SHALL BE STOWED IN FIELD & APPROVED BY MAJOR ADDITION PACK TO INSTALLATION.
- 9. CONTRACTORS SHALL LOCATE AND TEST ALL EXISTING RELATION HEADS. CONTRACTORS SHALL ASSOCIATE APPROPRIATES WITH SHIP PLUMBER PACK TO MAINTAIN PRESSURE RELATION SYSTEM.

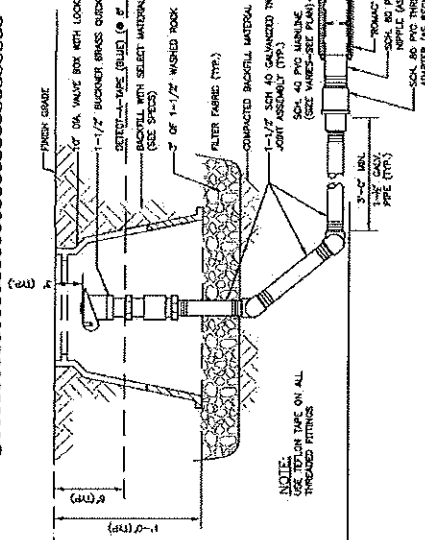
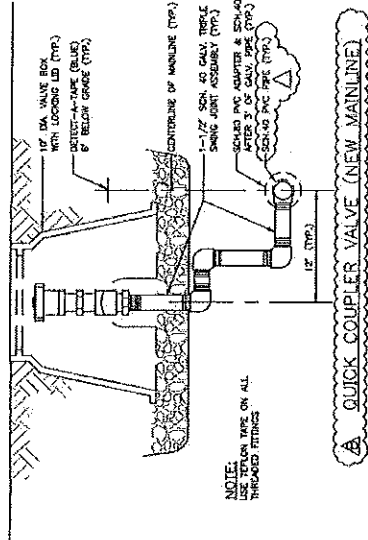
OF THE PEOPLE



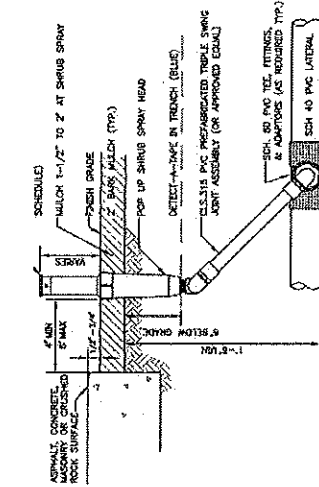


- NOTES:
1. COVER VALVE BOX OVER VALVE
 2. BRASS PLUGS TO BE INSTALLED IN GROUND COVER/SHRUB
 3. LOCATE IRON VALVE BOX & VALVE BOX ADAPTER IN
 4. SET BOXES PARALLEL TO EACH OTHER & PERPENDICULAR TO
 5. AVOID HEAVY COMPACTING SOIL AROUND VALVE BOXES TO

VALVE BOX LAYOUT

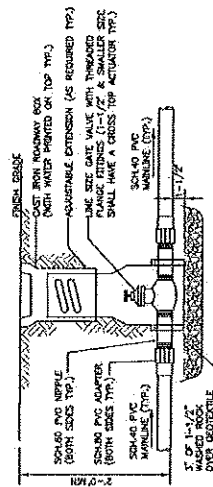


QUICK COUPLER VALVE (EXISTING MAINLINE)



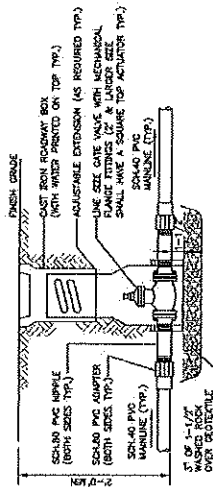
NOTE: USE TEFELON TAPE ON ALL THREADED FITTINGS

POP UP SPRAY HEAD



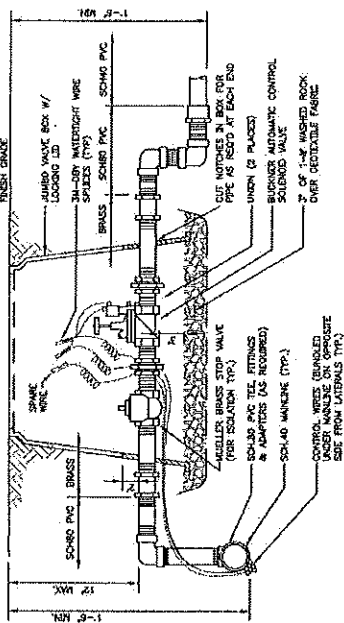
NOTE: USE TEFELON TAPE ON ALL THREADED FITTINGS

GATE VALVE (1-1/2\"/>



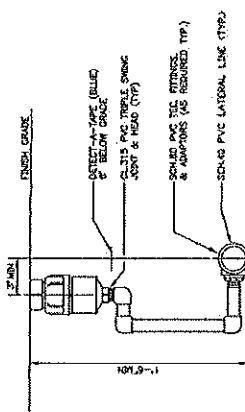
NOTE: USE TEFELON TAPE ON ALL THREADED FITTINGS

GATE VALVE (1\"/>



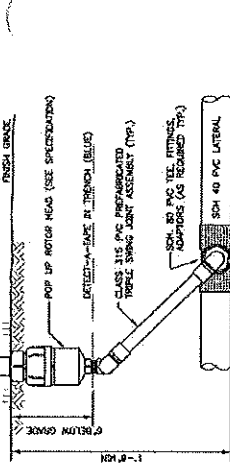
NOTE: CUT 1/2\"/>

AUTOMATIC CONTROL VALVE



NOTE: USE TEFELON TAPE ON ALL THREADED FITTINGS

POP UP ROTOR HEAD



NOTE: USE TEFELON TAPE ON ALL THREADED FITTINGS

GATE VALVE (1\"/>



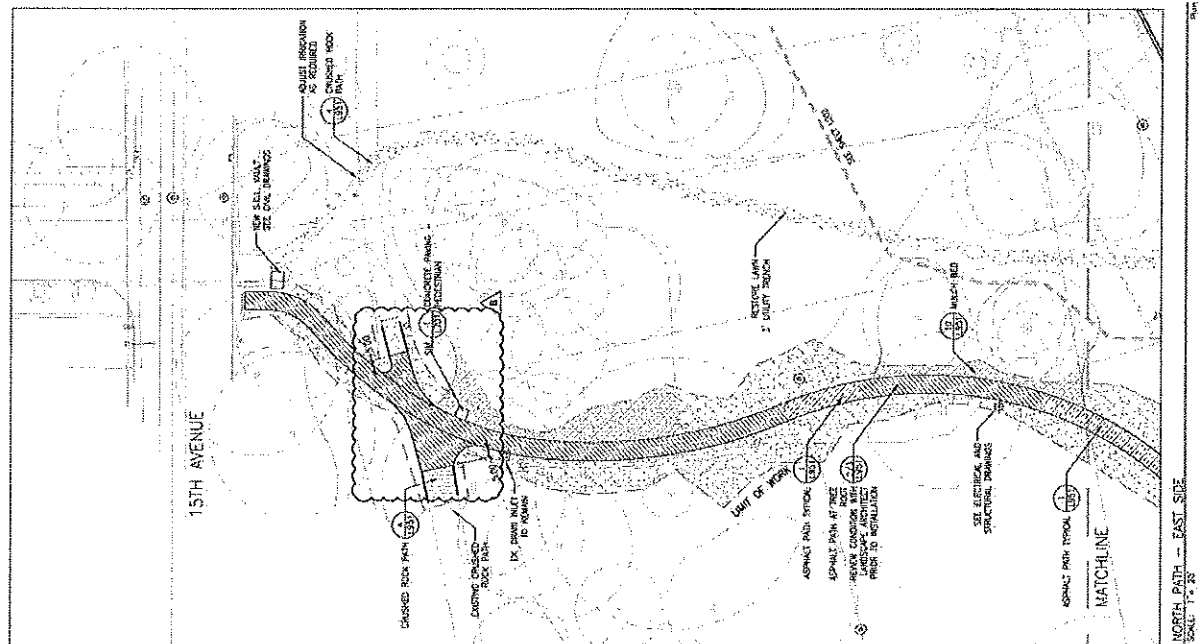
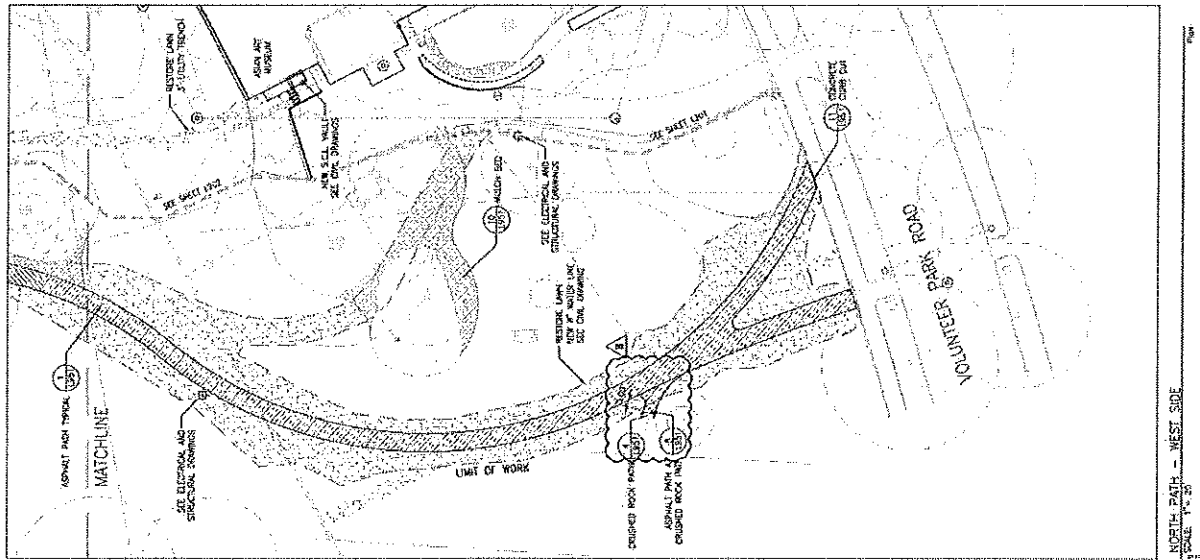
Asian Art Museum Expansion & Renovation



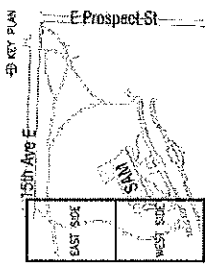
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- LEGEND**
- ASPHALT PATCH - TYPICAL
SEE DETAIL 1, SHEET 851
 - ASPHALT PATCH - AT TREE POLES
CONCRETE AND ASPHALT
ARCHITECT PREP TO INSTALLATION
SEE DETAIL 2/3, SHEET 851
 - CRUSHED ROCK PATCH - TYPICAL
SEE DETAIL 4, SHEET 851
 - CRUSHED ROCK PATCH - AT TREE POLES
CONCRETE AND ASPHALT
ARCHITECT PREP TO INSTALLATION
SEE DETAIL 5/6, SHEET 851
 - LANE
 - MAINTENANCE AREA
SEE DETAIL 10, SHEET 851
 - STEEL EDGE
 - RECONSTRUCT LIGHT FIXTURE
SEE ELECTRICAL AND STRUCTURAL DRAWINGS
- GENERAL NOTES**
- CONFORM TO NORTH DAVENPORT REPRESENTATION OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE BEGINNING WORK.
 - ADJUST EXISTING PROPOSED PHOTOS AS NEEDED TO PROTECT ROAD TO ROAD CONTINUED.



LMN
Landscape Architecture

WALKER GROUP
ARCHITECTS

S&M
S&M ARCHITECTS

Asian Art Museum Expansion & Renovation
Construction Documents

Malehale Plan - North

L922

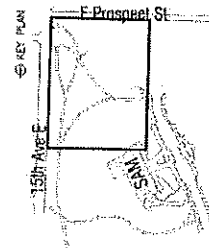


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ABOUT NOTES

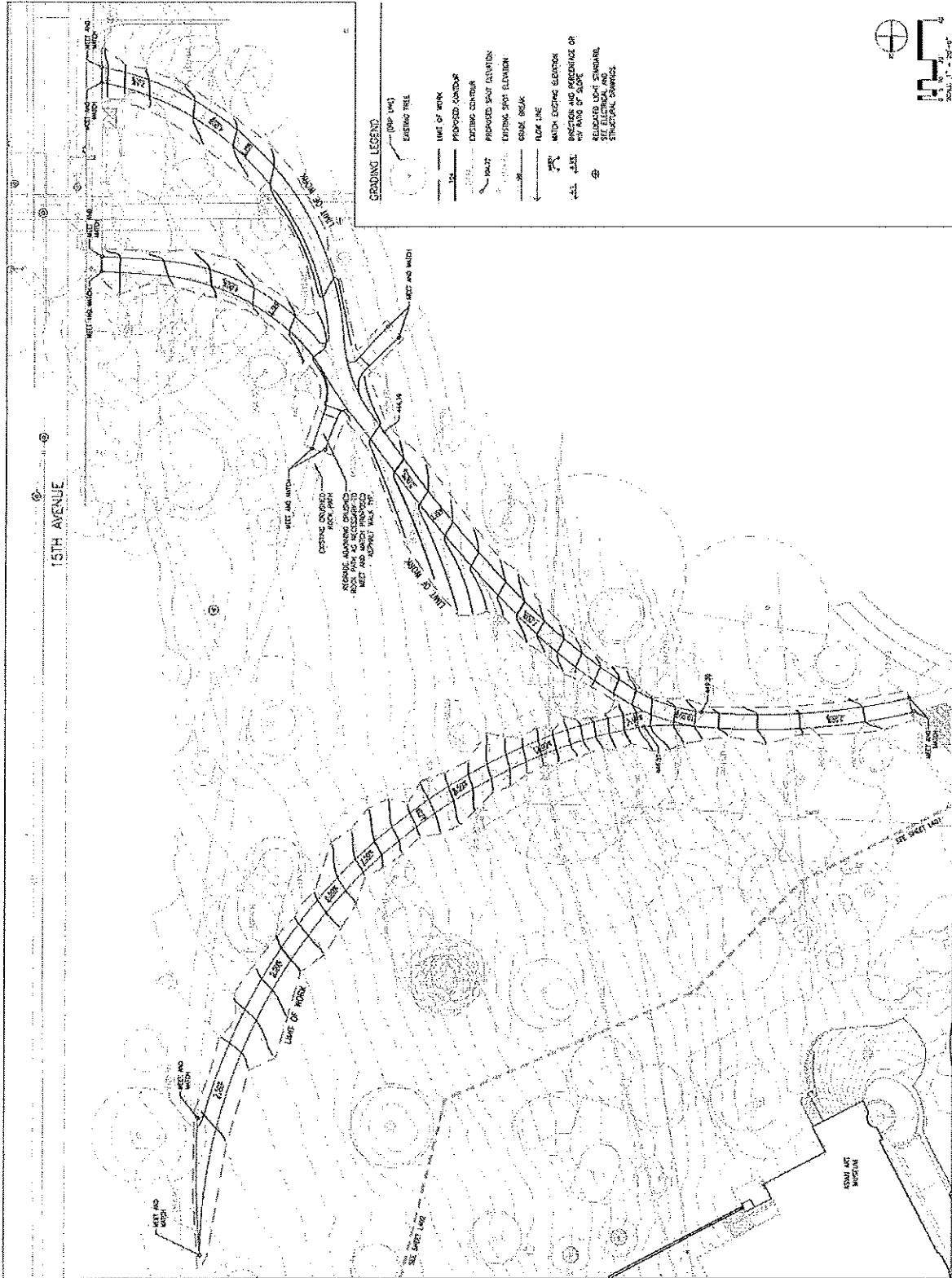
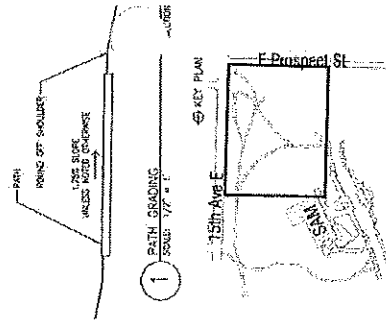
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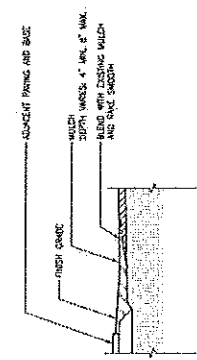
CURVE DATA

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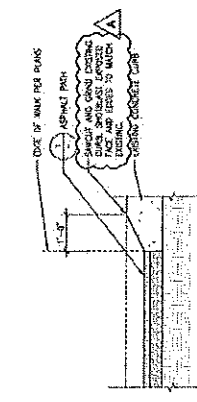
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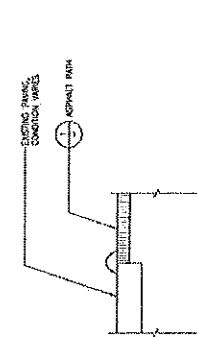




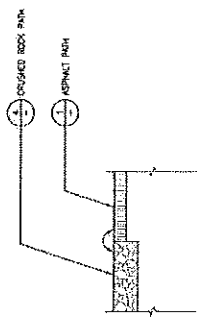
10 MULCH BED
SCALE: 1/4" = 1'-0"



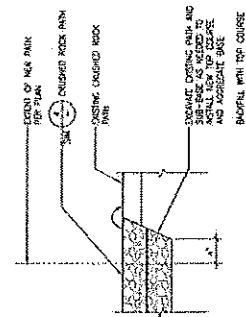
11 CONCRETE CURB CUT
SCALE: 3/4" = 1'-0"



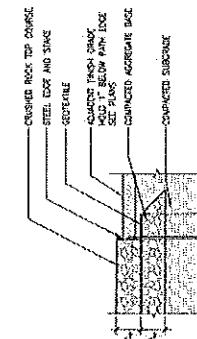
7 NEW PATH AT EXISTING PATH - ASPHALT
SCALE: 1/2" = 1'-0"



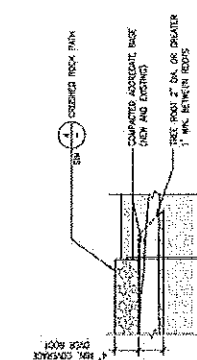
8 ASPHALT PATH AT CRUSHED ROCK PATH
SCALE: 1/2" = 1'-0"



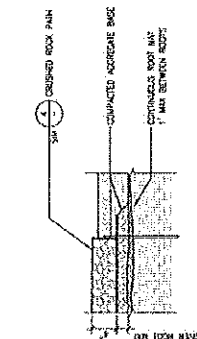
9 NEW PATH AT EXISTING PATH - CRUSHED ROCK
SCALE: 1/2" = 1'-0"



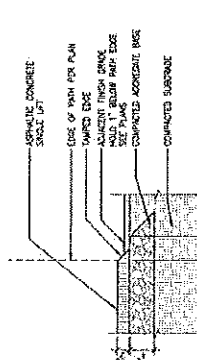
4 CRUSHED ROCK PATH
SCALE: 1/2" = 1'-0"



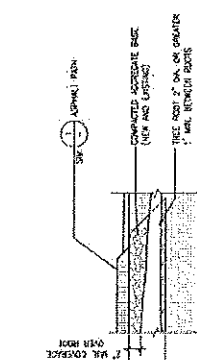
5 CRUSHED ROCK PATH AT TREE ROOT 1
SCALE: 1/2" = 1'-0"



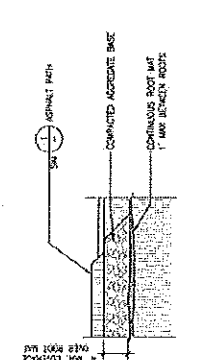
6 CRUSHED ROCK PATH AT TREE ROOTS 2
SCALE: 1/2" = 1'-0"



1 ASPHALT PATH - TYPICAL
SCALE: 1/2" = 1'-0"



2 ASPHALT PATH AT TREE ROOTS 1
SCALE: 1/2" = 1'-0"



3 ASPHALT PATH AT TREE ROOTS 2
SCALE: 1/2" = 1'-0"



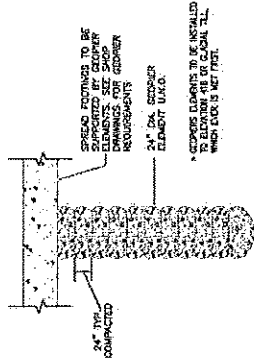
ASIAN ART MUSEUM EXPANSION

BELLEVUE, WASHINGTON

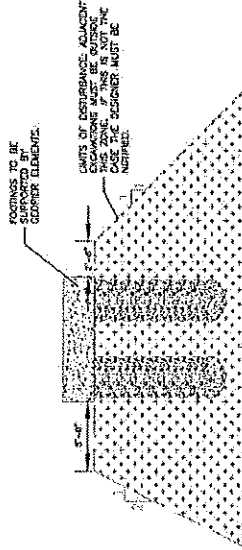


GEOPHIL CORPORATION
10101 1st Avenue, Suite 100
Bellevue, WA 98005

PROJECT NUMBER
17-0000-00774
DATE
8/13/2017
SHEET NUMBER
GP0.1



① TYPICAL GEOPHIL ELEMENT
NOT TO SCALE



② ADJACENT EXCAVATION DETAIL
NOT TO SCALE

GEOPHIL LEGEND
① GEOPHIL 24\"/>

ADJACENT EXCAVATION CONSTRUCTION NOTES

1. BARRIERS INDICATE THE (RIP) FOUNDATION SUPPORT IS AS DESIGNED BY GEOPHIL CORPORATION, INC. (GEOPIER), NORTH CAROLINA. THE BARRIERS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC). GEOPHIL ELEMENT SHALL BE INSTALLED IN THE FIELD WITHIN 6\"/>

CONCRETE FOOTING CONSTRUCTION SUPPORTED BY RIP NOTES

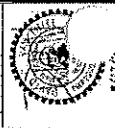
1. ALL EXCAVATIONS FOR FOOTINGS SUPPORTED BY RIP SHALL BE PREPARED IN THE FOLLOWING MANNER BY THE GC. THE EXCAVATION SHALL BE 12\"/>

Geopier is a registered trademark of the Geopier Corporation, Inc. The company is not responsible for the use of the Geopier logo on any other product or service. The company is not responsible for the use of the Geopier logo on any other product or service. The company is not responsible for the use of the Geopier logo on any other product or service.

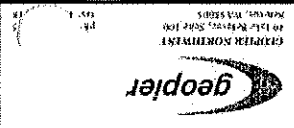


NOTE: GEOPHIL DESIGN DOCUMENTS AND PLANS ARE ONLY VALID IF INSTALLED BY A LICENSED GEOPHIL INSTALLER.

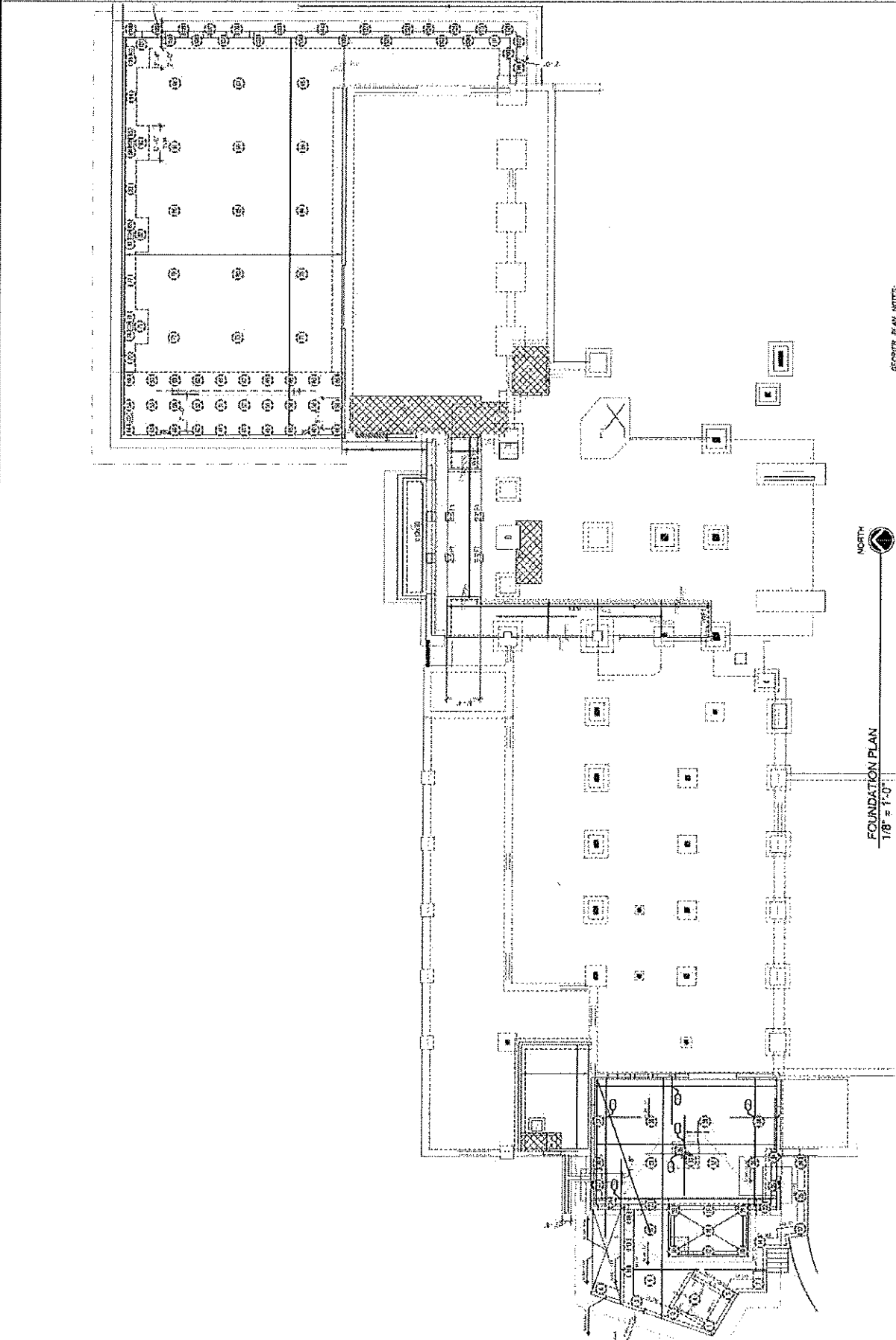
PROJECT NUMBER	17-000-00774
DATE	8/13/2017
SHEET NUMBER	GP1.1
PROJECT NAME	ASIAN ART MUSEUM EXPANSION
LOCATION	BELLEVUE, WASHINGTON
DESIGNED BY	GEOPIER NORTHWEST
CHECKED BY	GEOPIER NORTHWEST
APPROVED BY	GEOPIER NORTHWEST
SCALE	1/8" = 1'-0"



ASIAN ART MUSEUM EXPANSION BELLEVUE, WASHINGTON



PROJECT NUMBER: 17-000-00774
 DATE: 8/13/2017
 SHEET NUMBER: GP1.1



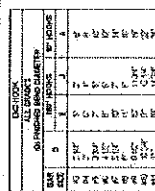
GENERAL NOTE: THE DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNDATION. THE DESIGNER IS ONLY RESPONSIBLE FOR THE FOUNDATION DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNDATION. THE DESIGNER IS ONLY RESPONSIBLE FOR THE FOUNDATION DESIGN.

NOTE: GEOPIER DESIGN DOCUMENTS AND PLANS ARE ONLY VALID IF INSTALLED BY A LICENSED GEOPIER INSTALLER.

Geopier is a registered trademark of the Geopier Foundation. Geopier is the only way to create a strong, durable, and long-lasting foundation. Geopier is the only way to create a strong, durable, and long-lasting foundation. Geopier is the only way to create a strong, durable, and long-lasting foundation.



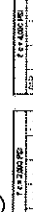
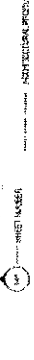
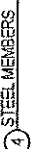
DRAWING LIST

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THE SOFT CLIMAX SECTION

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STANDARD HOOKS AND EMBEDMENT

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በአዲስ አበባ የጥበቃና ቴክኖሎጂ ዩኒቨርሲቲ የኢንፎርሜሽን ቴክኖሎጂ ስኬል ተማሪ ነው።



1. **What is the purpose of the study?**
 The purpose of the study is to determine the effect of the use of the Internet on the learning of English as a second language.

2. **What are the research questions?**
 The research questions are: (1) What is the effect of the use of the Internet on the learning of English as a second language? (2) What are the factors that influence the use of the Internet in the learning of English as a second language?

3. **What is the significance of the study?**
 The significance of the study is that it will provide information on the effect of the use of the Internet on the learning of English as a second language, which will be useful for teachers and students.

4. **What are the limitations of the study?**
 The limitations of the study are that it is a quantitative study and it only focuses on the use of the Internet in the learning of English as a second language.

5. **What are the conclusions of the study?**
 The conclusions of the study are that the use of the Internet has a positive effect on the learning of English as a second language and that there are several factors that influence the use of the Internet in the learning of English as a second language.

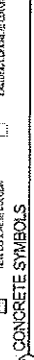
8 BEAM CALLOUT KEY

13. STEEL SYMBOLS

1. 2019년 12월 31일 현재, 본회 회원 1,000명, 후원회원 500명, 총 1,500명
 2. 2019년 12월 31일 현재, 본회 자산총액 1,500만원, 부채총액 500만원, 순자산총액 1,000만원
 3. 2019년 12월 31일 현재, 본회 수익총액 1,500만원, 손실총액 500만원, 순수익총액 1,000만원
 4. 2019년 12월 31일 현재, 본회 수입총액 1,500만원, 지출총액 500만원, 순수입총액 1,000만원
 5. 2019년 12월 31일 현재, 본회 자산총액 1,500만원, 부채총액 500만원, 순자산총액 1,000만원
 6. 2019년 12월 31일 현재, 본회 수익총액 1,500만원, 손실총액 500만원, 순수익총액 1,000만원
 7. 2019년 12월 31일 현재, 본회 수입총액 1,500만원, 지출총액 500만원, 순수입총액 1,000만원
 8. 2019년 12월 31일 현재, 본회 자산총액 1,500만원, 부채총액 500만원, 순자산총액 1,000만원
 9. 2019년 12월 31일 현재, 본회 수익총액 1,500만원, 손실총액 500만원, 순수익총액 1,000만원
 10. 2019년 12월 31일 현재, 본회 수입총액 1,500만원, 지출총액 500만원, 순수입총액 1,000만원

18 REINFORCING BAR DEVELOPMENT AND SPLICE LENGTH TABLES

NO. 143867
 1000 ft. 1000
 1000 ft. 1000



17 CONCRETE SYMBOL



רמת

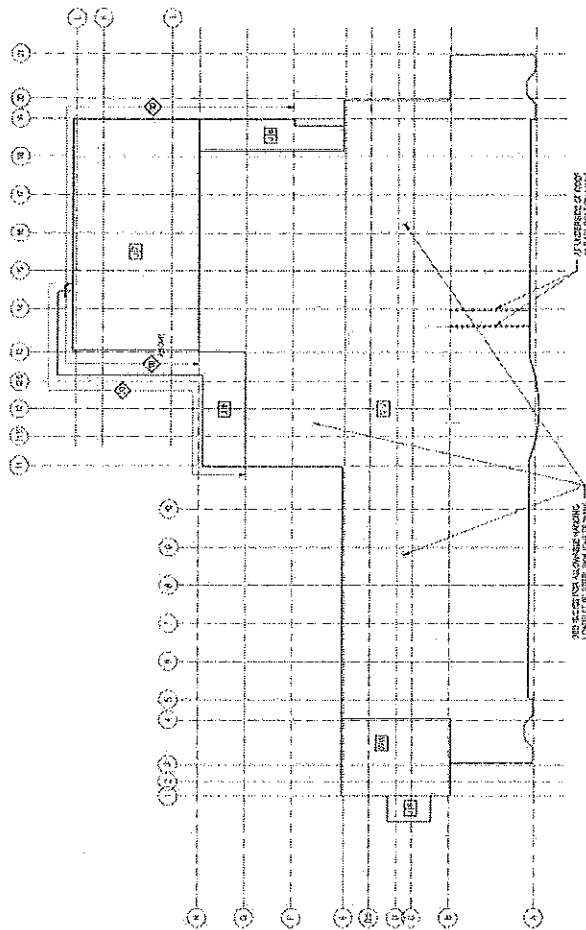
התפתחות
למודים
מקצועיים

Asian Art Museum Expansion & Renovation

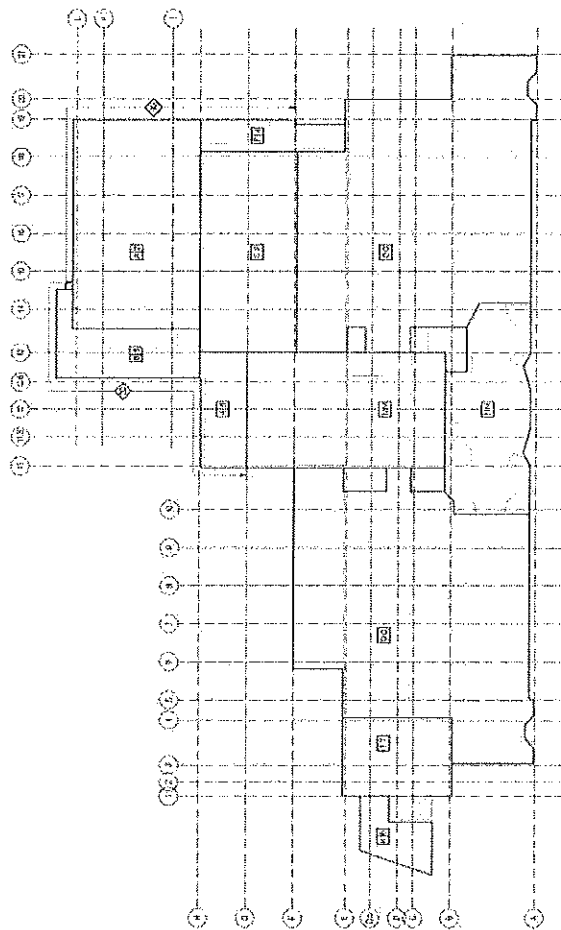
100% Construction

[illegible]

100S



2 FLOOR PLAN - LEVEL 4 LOAD MAP



3 FLOOR PLAN - LEVEL 3 LOAD MAP

LOAD MAP NOTES

1. LIVE LOADS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
a. FLOOR FINISHES ARE 10 PSF.
b. PARTITION LOADS ARE 10 PSF.
c. CEILING LOADS ARE 10 PSF.
d. MECHANICAL EQUIPMENT IS 10 PSF.
e. ELEVATOR SHAFTS ARE 10 PSF.

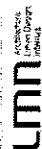
| ROOM | TYPE | TOTAL LOAD (PSF) | PARTITION LOAD (PSF) | SPECIAL LOAD (PSF) |
|------|------------|------------------|----------------------|--------------------|
| 1 | OFFICE | 10 | 10 | 0 |
| 2 | CONFERENCE | 10 | 10 | 0 |
| 3 | RECEPTION | 10 | 10 | 0 |
| 4 | LOBBY | 10 | 10 | 0 |
| 5 | RESTROOM | 10 | 10 | 0 |
| 6 | STORAGE | 10 | 10 | 0 |
| 7 | MECHANICAL | 10 | 10 | 0 |
| 8 | ELEVATOR | 10 | 10 | 0 |
| 9 | STAIR | 10 | 10 | 0 |
| 10 | ROOF | 10 | 10 | 0 |

| ROOM | TYPE | TOTAL LOAD (PSF) | PARTITION LOAD (PSF) | SPECIAL LOAD (PSF) |
|------|------------|------------------|----------------------|--------------------|
| 1 | OFFICE | 10 | 10 | 0 |
| 2 | CONFERENCE | 10 | 10 | 0 |
| 3 | RECEPTION | 10 | 10 | 0 |
| 4 | LOBBY | 10 | 10 | 0 |
| 5 | RESTROOM | 10 | 10 | 0 |
| 6 | STORAGE | 10 | 10 | 0 |
| 7 | MECHANICAL | 10 | 10 | 0 |
| 8 | ELEVATOR | 10 | 10 | 0 |
| 9 | STAIR | 10 | 10 | 0 |
| 10 | ROOF | 10 | 10 | 0 |

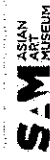
| ROOM | TYPE | TOTAL LOAD (PSF) | PARTITION LOAD (PSF) | SPECIAL LOAD (PSF) |
|------|------------|------------------|----------------------|--------------------|
| 1 | OFFICE | 10 | 10 | 0 |
| 2 | CONFERENCE | 10 | 10 | 0 |
| 3 | RECEPTION | 10 | 10 | 0 |
| 4 | LOBBY | 10 | 10 | 0 |
| 5 | RESTROOM | 10 | 10 | 0 |
| 6 | STORAGE | 10 | 10 | 0 |
| 7 | MECHANICAL | 10 | 10 | 0 |
| 8 | ELEVATOR | 10 | 10 | 0 |
| 9 | STAIR | 10 | 10 | 0 |
| 10 | ROOF | 10 | 10 | 0 |

1. EXISTING BUILDING LOADS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
a. FLOOR FINISHES ARE 10 PSF.
b. PARTITION LOADS ARE 10 PSF.
c. CEILING LOADS ARE 10 PSF.
d. MECHANICAL EQUIPMENT IS 10 PSF.
e. ELEVATOR SHAFTS ARE 10 PSF.
2. EXISTING BUILDING LOADS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
a. FLOOR FINISHES ARE 10 PSF.
b. PARTITION LOADS ARE 10 PSF.
c. CEILING LOADS ARE 10 PSF.
d. MECHANICAL EQUIPMENT IS 10 PSF.
e. ELEVATOR SHAFTS ARE 10 PSF.
3. EXISTING BUILDING LOADS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
a. FLOOR FINISHES ARE 10 PSF.
b. PARTITION LOADS ARE 10 PSF.
c. CEILING LOADS ARE 10 PSF.
d. MECHANICAL EQUIPMENT IS 10 PSF.
e. ELEVATOR SHAFTS ARE 10 PSF.

LOAD MAP NOTES AND DESIGNATIONS



MAGNUSON KLEMMIC

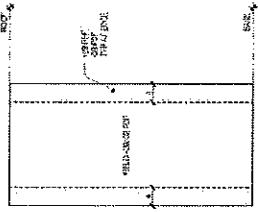


Asian Art Museum Expansion & Renovation

Permit Corrections 1

LOAD MAPS

S102

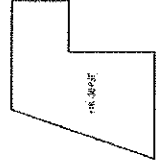


BUILDING ELEVATION

NOTES:

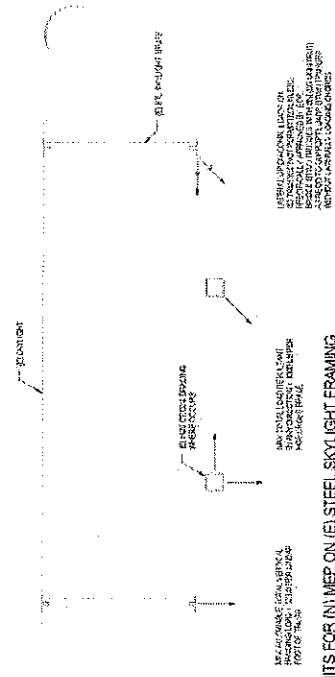
1. WIND LOADS FOR CONCRETE AND STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR CONCRETE FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME.
2. WIND LOADS FOR CONCRETE AND STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR CONCRETE FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME.
3. WIND LOADS FOR CONCRETE AND STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR CONCRETE FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME.
4. WIND LOADS FOR CONCRETE AND STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR CONCRETE FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME.
5. WIND LOADS FOR CONCRETE AND STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR CONCRETE FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME.
6. WIND LOADS FOR CONCRETE AND STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR CONCRETE FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME.
7. WIND LOADS FOR CONCRETE AND STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR CONCRETE FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME. WIND LOADS FOR STEEL FRAMES ARE BASED ON THE ASSUMPTION THAT THE BUILDING IS A RIGID FRAME.

8. COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM

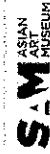


| ELEVATOR RAIL HORIZONTAL REACTIONS | HORIZONTAL REACTIONS (KIP) | | | |
|------------------------------------|----------------------------|---------|------|---------|
| | WIND | SEISMIC | WIND | SEISMIC |
| REACTOR | 1.2 | 0.8 | 1.2 | 0.8 |

13. LOADING DOCK ROOF WIND PRESSURE DIAGRAM 14. ELEVATOR RAIL HORIZONTAL REACTIONS



15. LOAD LIMITS FOR (N) MEP ON (E) STEEL SKYLIGHT FRAMING

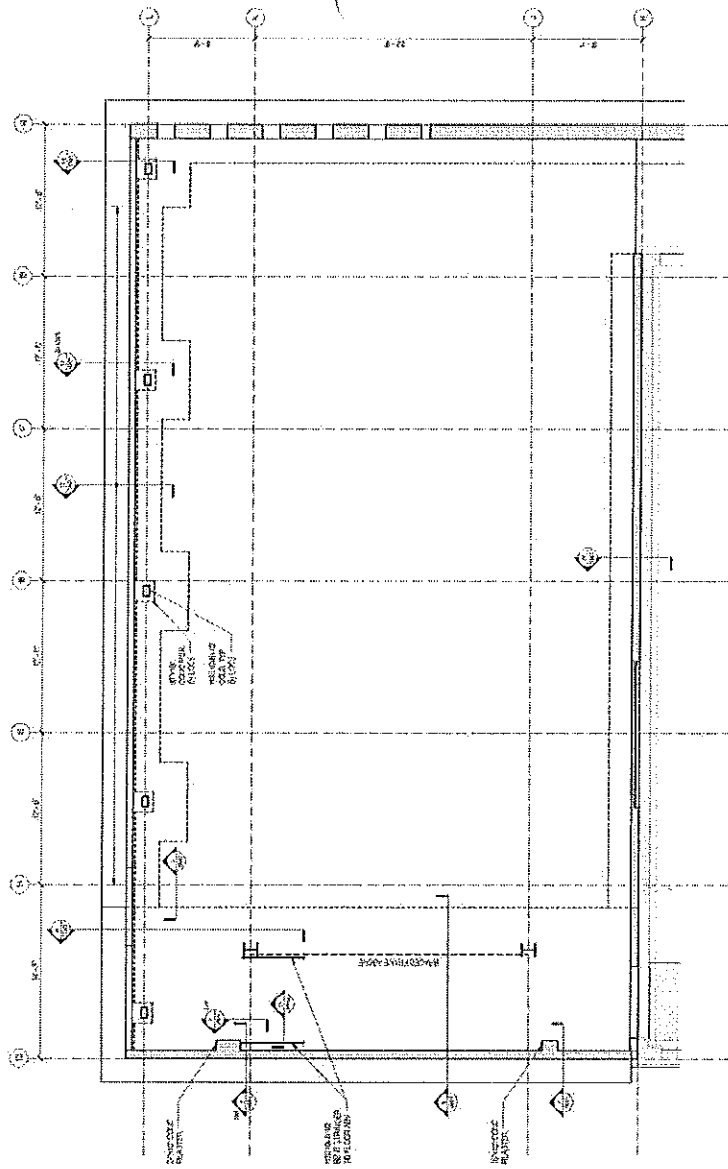


Asian Art Museum Expansion & Renovation

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LOAD MAPS

S103



① ENLARGED FLOOR PLAN - LEVEL 1
REVISED



ENLARGED
GALLERY
EXPANSION
FLOOR PLAN -
LEVEL 1

S201A

100% Construction
Documents



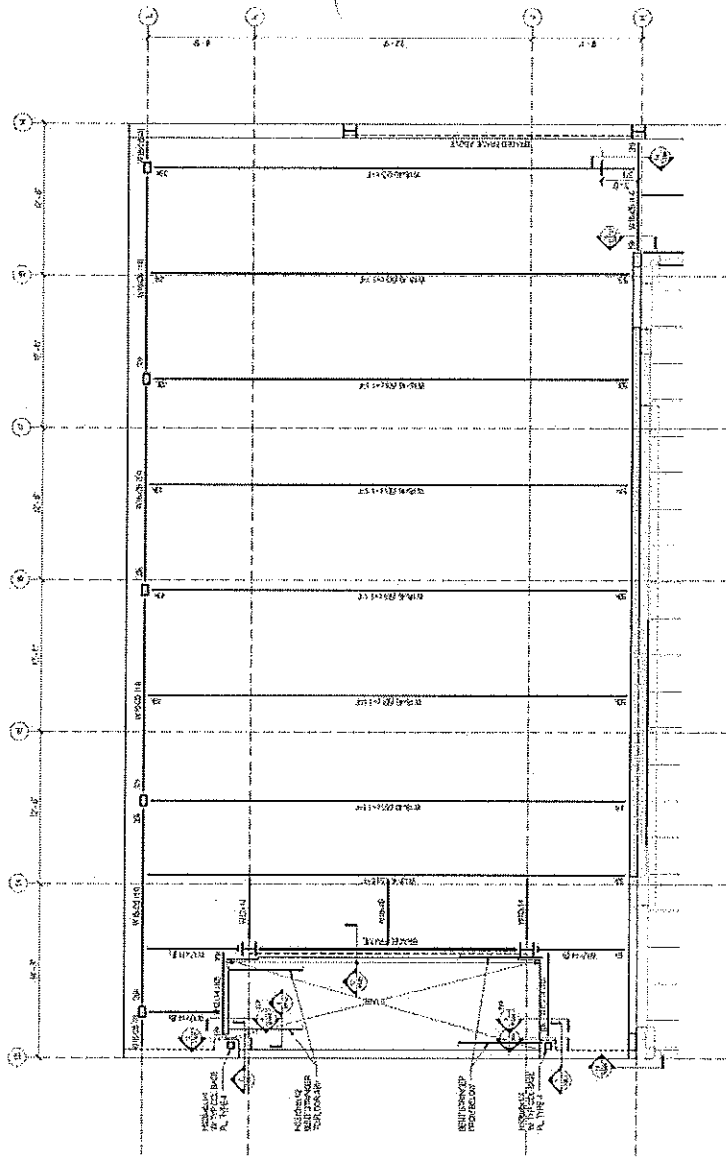
Asian Art Museum Expansion & Renovation
S+M Architecture + Interiors
S+M Interiors + Design



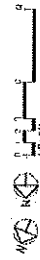
MAGNUSON
KLEIN
KLEIN
ARCHITECTS
SAN FRANCISCO, CA



100% Construction
Documents



① ENLARGED FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



ENLARGED
GALLERY
EXPANSION
FLOOR PLAN -
LEVEL 2

S202A

100% Construction
Documents

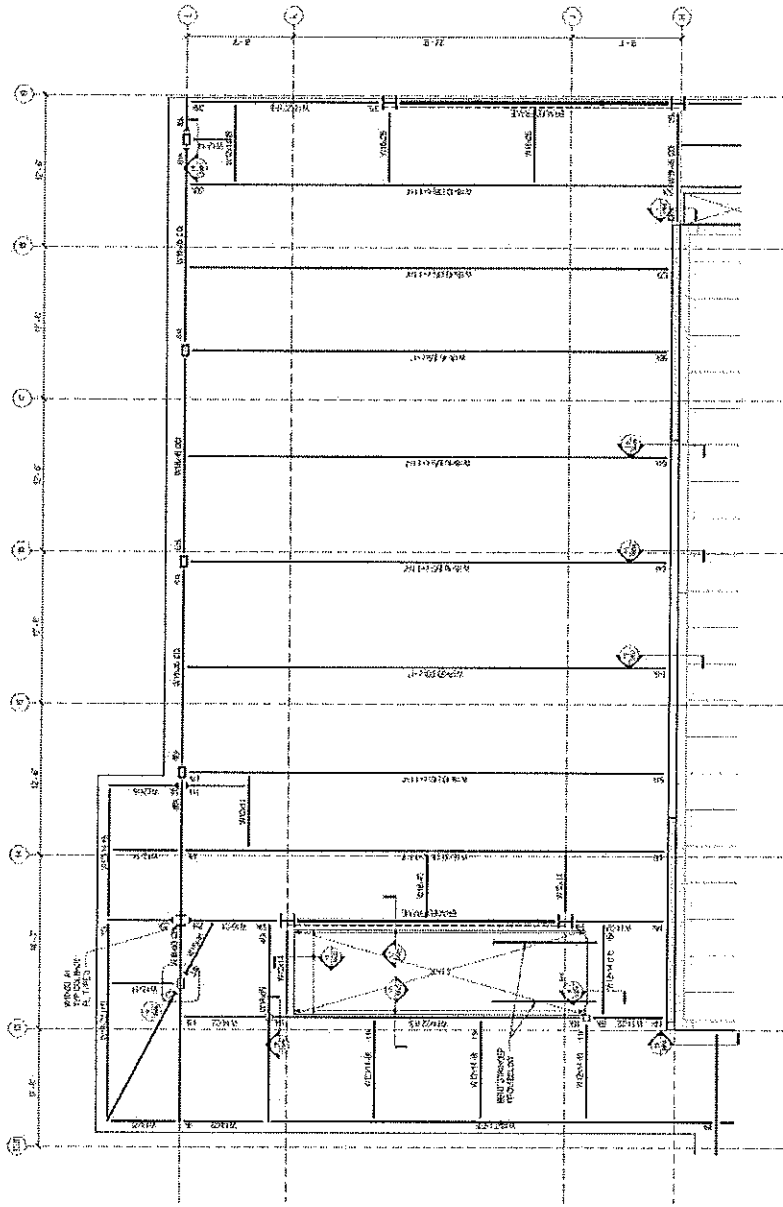
Asian Art Museum Expansion & Renovation



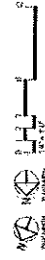
MAGNUSON
KLEIN
ARCHITECTS



LMN
ARCHITECTS
LLP



① ENLARGED FLOOR PLAN - LEVEL 3

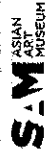


ENLARGED
GALLERY
EXPANSION
FLOOR PLAN -
LEVEL 3

S203A

100% Construction
Documents

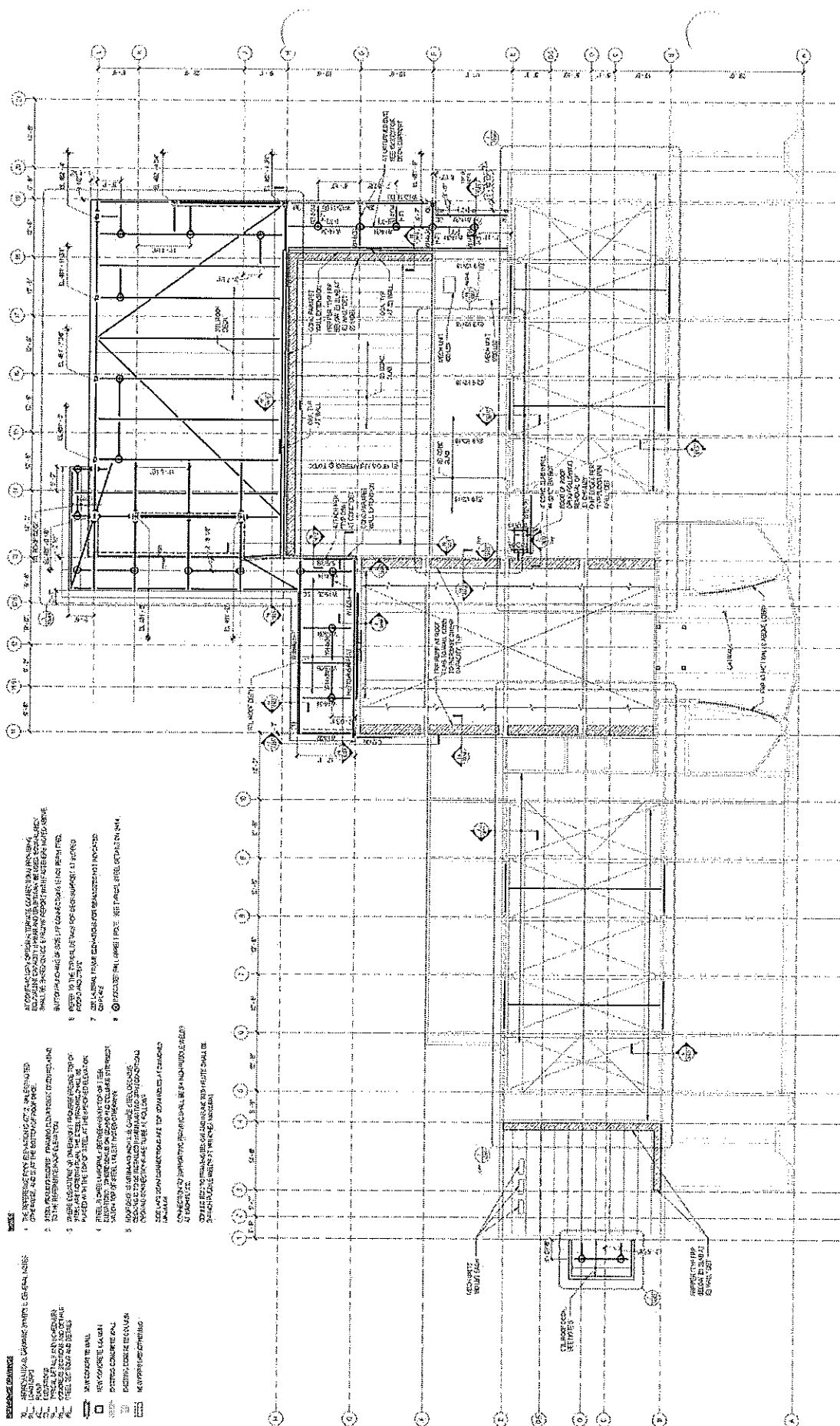
Asian Art Museum Expansion & Renovation



MAGNUSON
KLEMMENIC
ARCHITECTS



LMN
ARCHITECTS
LINEAR DESIGN
GROUP



SECRET

1. The introduction of the document should be clear and concise.
2. The introduction should state the purpose of the document.
3. The introduction should state the scope of the document.
4. The introduction should state the author of the document.
5. The introduction should state the date of the document.
6. The introduction should state the location of the document.
7. The introduction should state the subject of the document.
8. The introduction should state the object of the document.
9. The introduction should state the result of the document.
10. The introduction should state the conclusion of the document.

STANDARDIZATION

- [illegible]

1 FLOOR PLAN - LEVEL 4

[illegible]MAGNUSSON
KLEMPNER
ASSOCIATES

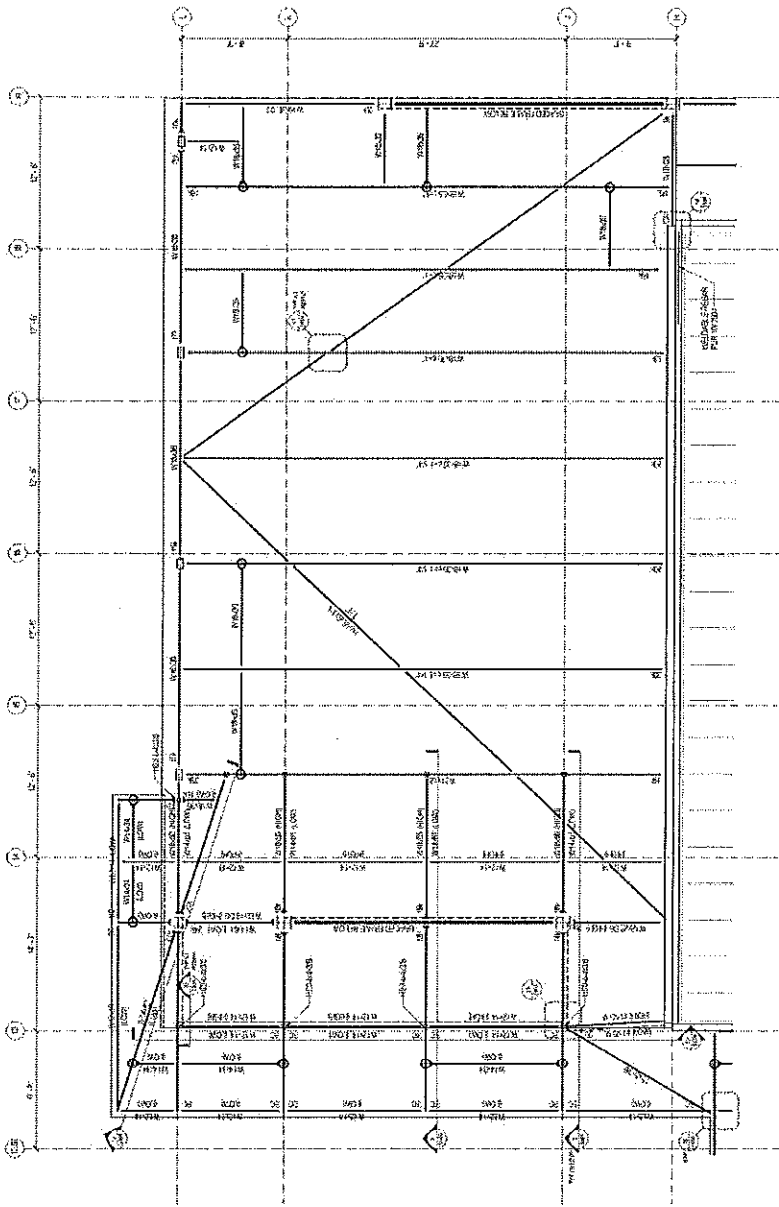
Asian Art Museum Expansion & Renovation
expansion, addition, renovation

FLOOR PLAN -
LEVEL 4

S204

Permit Corrections 1

[illegible]



① ENLARGED FLOOR PLAN - LEVEL 4



ENLARGED
GALLERY
EXPANSION
FLOOR PLAN -
LEVEL 4

S204A

Drawn by: [Name]
Checked by: [Name]
Date: 02/22/17

100% Construction
Documents



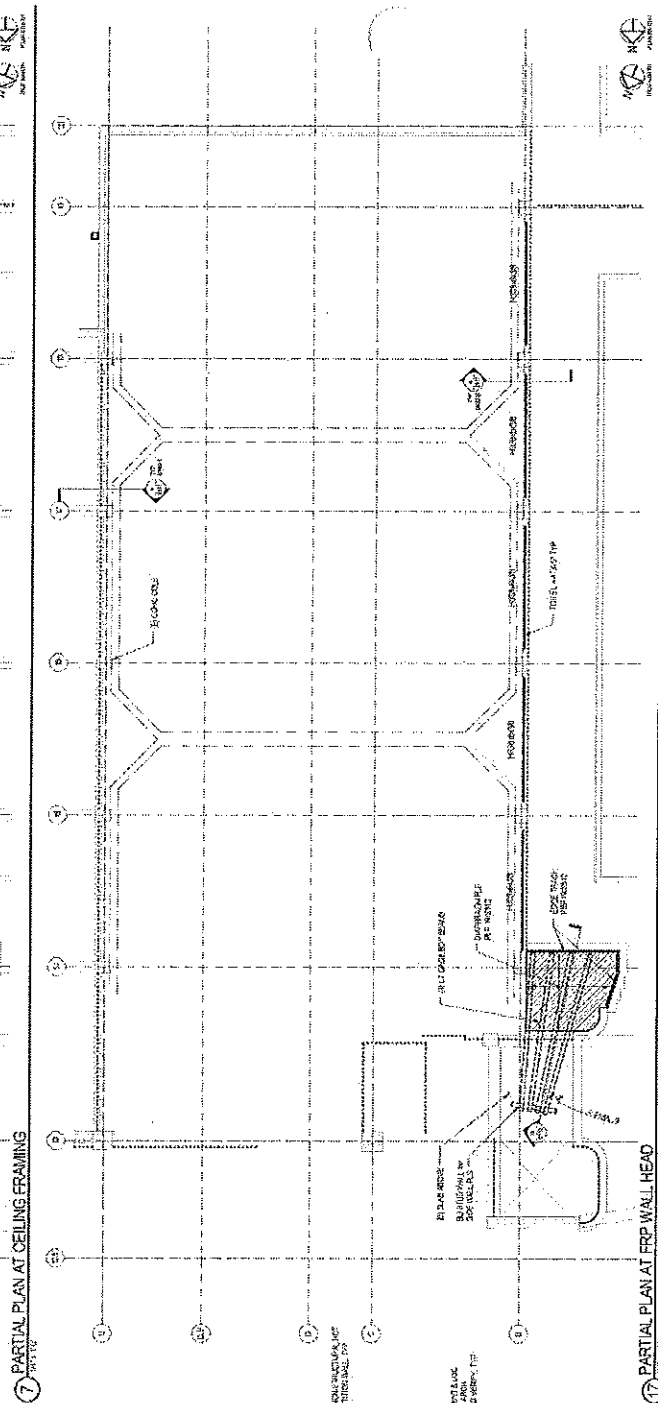
Asian Art Museum Expansion & Renovation



MAGNUSSON
KLEIMENCIC
ASSOCIATES

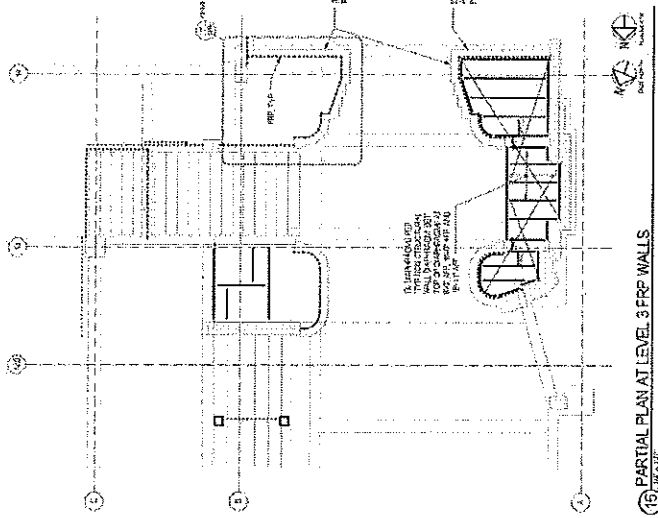


100% Construction
Documents



7 PARTIAL PLAN AT CEILING FRAMING

17 PARTIAL PLAN AT FRP WALL HEAD



15 PARTIAL PLAN AT LEVEL 3 FRP WALLS



**MAGNUSSON
KIERMERIC**
Architects

LEAD
Architectural
Lithium Division

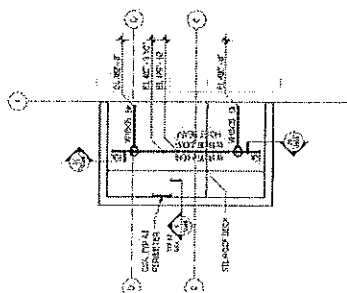
SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

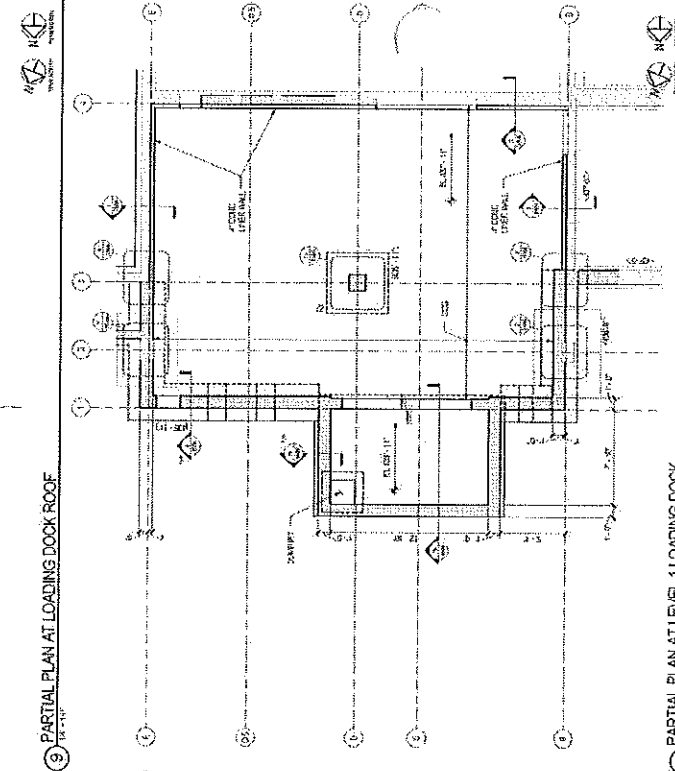
100% Construction Documents

PARTIAL PLANS

\$250



CO-OPERATION OF THE POLICE AND THE PROSECUTOR GENERAL'S OFFICE IN THE INVESTIGATION OF CRIMINAL CASES



PARTIAL PLAN AT LEVEL 1 LOADING DOCK

| NAME | COMPANY | TELEPHONE |
|------|---------|-----------|
| 1 | 1000 | 1000 |

[illegible]

UNITED
APPROXIMATELY
2,700 COUNTRIES
INTERNATIONALLY

MAGNUSSON
KLEMENCIC

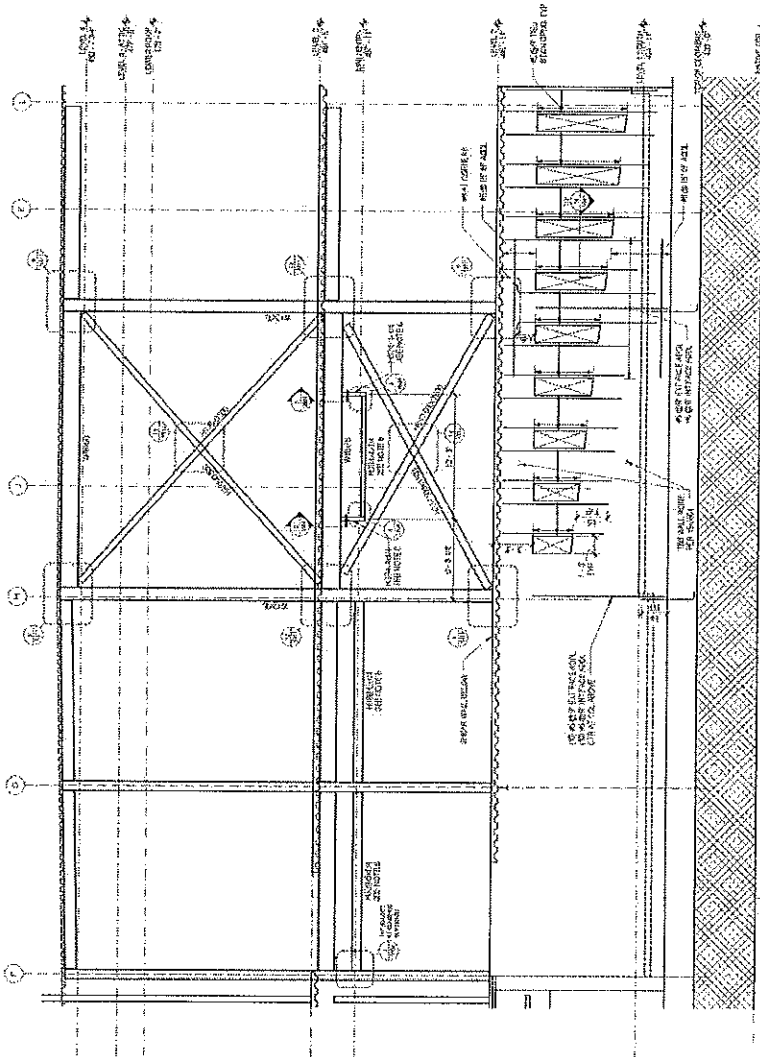
SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

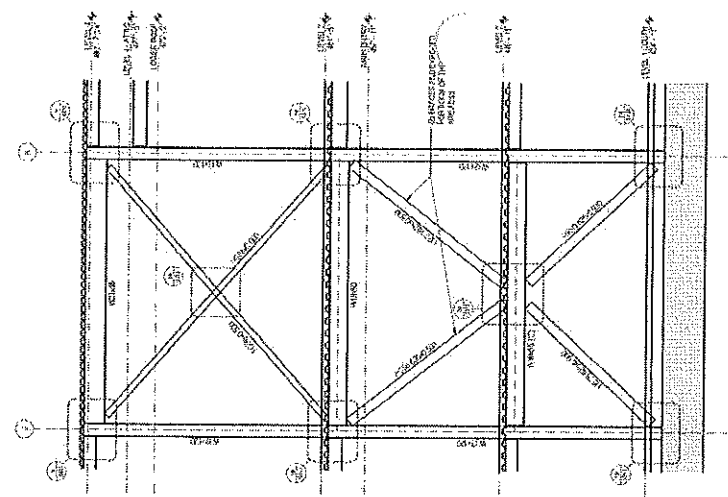
100% Construction Documents

PARTIAL PLANS

S252

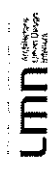


7 SOUTH BRACED FRAME ELEVATION ALONG GRID 19



10 NORTH BRACED FRAME ELEVATION ALONG GRID 13.7

- NOTES:
1. SEE BRACED FRAME GENERAL NOTES.
 2. ALL BRACED FRAME STEEL, INCLUDING BRACE ENDS, SHALL BE FABRICATED IN ACCORDANCE WITH THE AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
 3. BRACE END PLATES SHALL BE FULLY COMPOUND GUSSETED TO THE BRACE AND THE FRAME MEMBER.
 4. BRACE END PLATES SHALL BE FULLY COMPOUND GUSSETED TO THE BRACE AND THE FRAME MEMBER.
 5. BRACE END PLATES SHALL BE FULLY COMPOUND GUSSETED TO THE BRACE AND THE FRAME MEMBER.
 6. BRACE END PLATES SHALL BE FULLY COMPOUND GUSSETED TO THE BRACE AND THE FRAME MEMBER.
 7. BRACE END PLATES SHALL BE FULLY COMPOUND GUSSETED TO THE BRACE AND THE FRAME MEMBER.



MAGNUSON
KLEIN
KLEIN



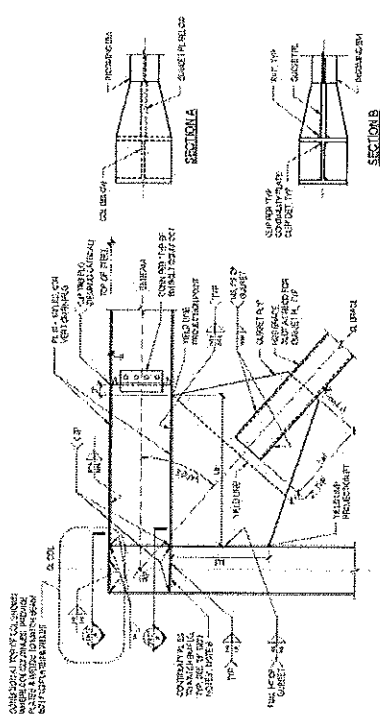
ASIAN ART
MUSEUM

Asian Art Museum Expansion & Renovation

100% Construction Documents

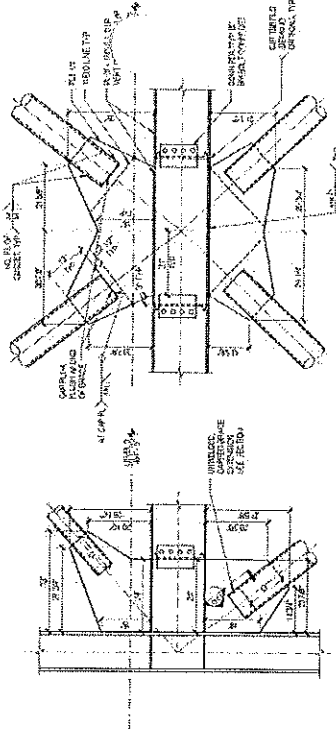
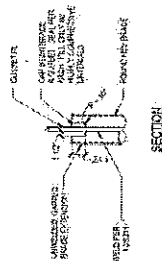
BRACED FRAME ELEVATIONS

S301



| BRACED FRAME GENERAL NOTES | | | | | | | | | | | |
|----------------------------|---|---|---|---|---|---|---|---|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |

9 TYPICAL BRACED FRAME CONNECTION



10 TYPICAL BRACED FRAME CONNECTION

11 TYPICAL BRACED FRAME CONNECTION

TYPICAL BRACED
FRAME
CONNECTION
SECTIONS AND
DETAILS

S311

100% Construction
Documents

Asian Art Museum Expansion & Renovation

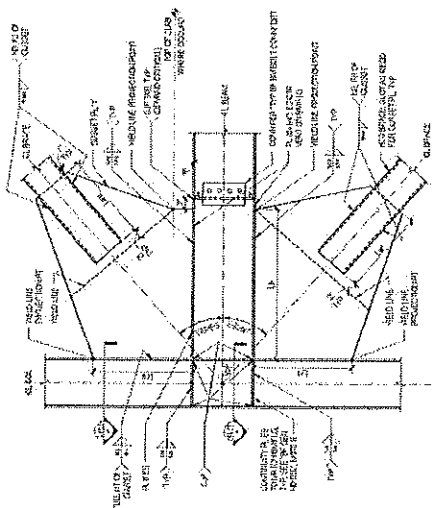
S.M. ASIAN
ART MUSEUM



MAGNUSON
KIERMERIC

LMM

12 TYPICAL BRACED FRAME CONNECTION

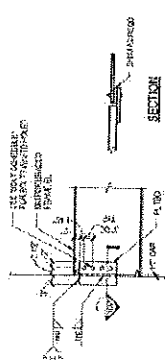


| BRACED FRAME GENERAL NOTES | | | | | | | | | | | |
|----------------------------|---|---|---|---|---|---|---|---|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |

1. ALL BRACED FRAME CONNECTIONS SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
2. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
3. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
4. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
5. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
6. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
7. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
8. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
9. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
10. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
11. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.
12. THE BRACED FRAME SHALL BE DESIGNED TO RESIST THE FULL DESIGN LOADS AND MOMENTS.

13 TYPICAL BRACED FRAME CONNECTION

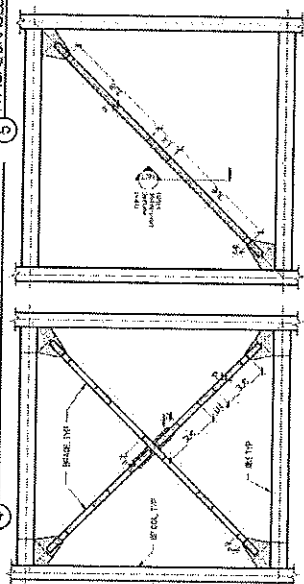
14 TYPICAL BRACED FRAME CONNECTION



DETAIL AT GUSSET PLATE CONNECTION

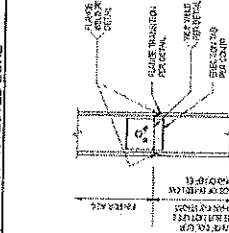
| WELT NO. | WELT NO. | WELT NO. | WELT NO. | WELT NO. |
|----------|----------|----------|----------|----------|
| 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 |

4 TYPICAL CONTINUITY PLATE CLIP



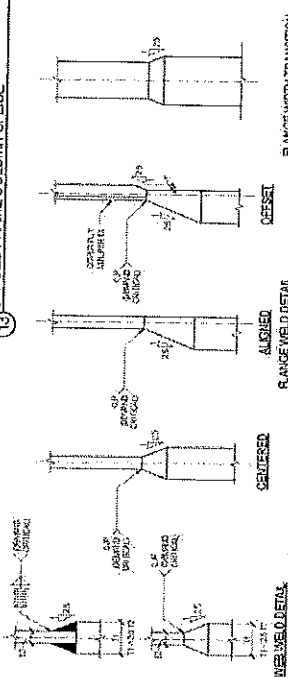
5 TYPICAL BRACED FRAME BEAM BOLT CONN

8 TYPICAL BRACE PROTECTED ZONE



| BRACE TYPE | BRACE SIZE | BRACE LENGTH | BRACE AREA | BRACE STIFFNESS |
|------------|------------|--------------|------------|-----------------|
| 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 |

13 BRACED FRAME COLUMN SPLICE



17 TYPE A BRACED FRAME COLUMN SPLICE WELD DETAILS

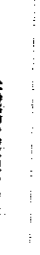
19 TYPICAL BRACE INTERSECTION



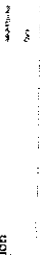
14 TYPICAL BRACE SLOT REINFORCING



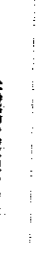
16 BRACED FRAME COLUMN SPLICE WELD DETAILS



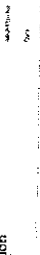
18 TYPICAL BRACE INTERSECTION



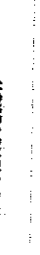
16 BRACED FRAME COLUMN SPLICE WELD DETAILS



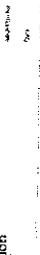
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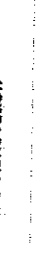
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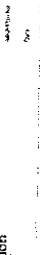
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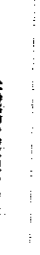
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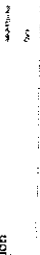
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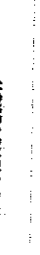
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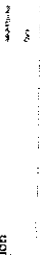
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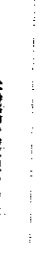
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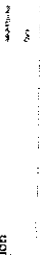
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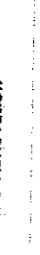
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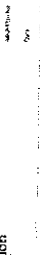
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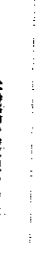
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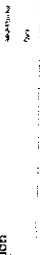
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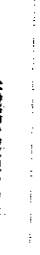
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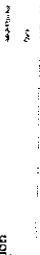
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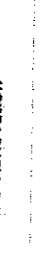
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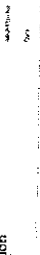
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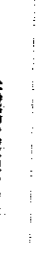
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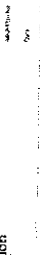
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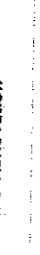
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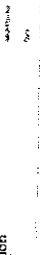
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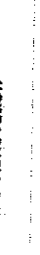
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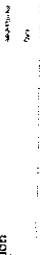
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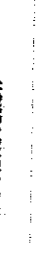
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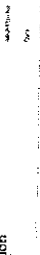
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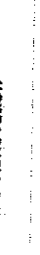
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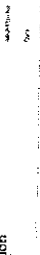
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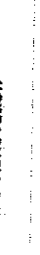
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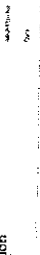
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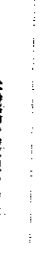
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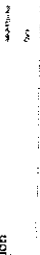
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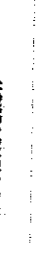
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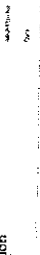
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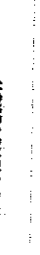
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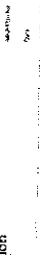
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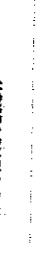
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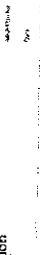
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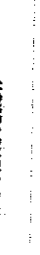
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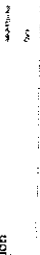
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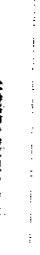
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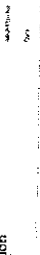
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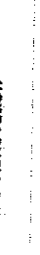
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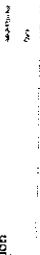
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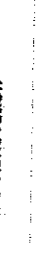
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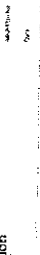
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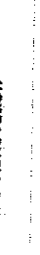
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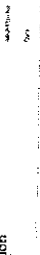
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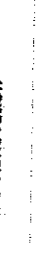
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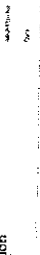
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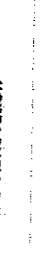
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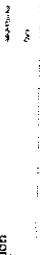
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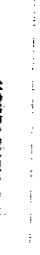
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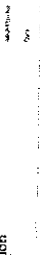
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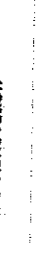
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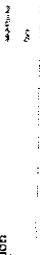
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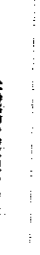
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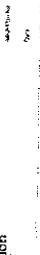
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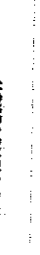
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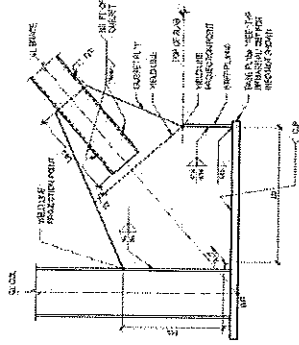


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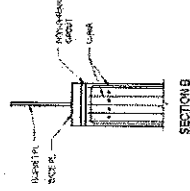


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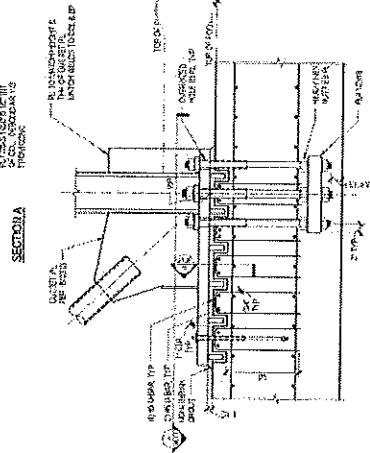
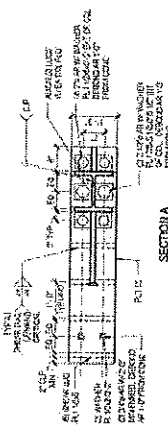
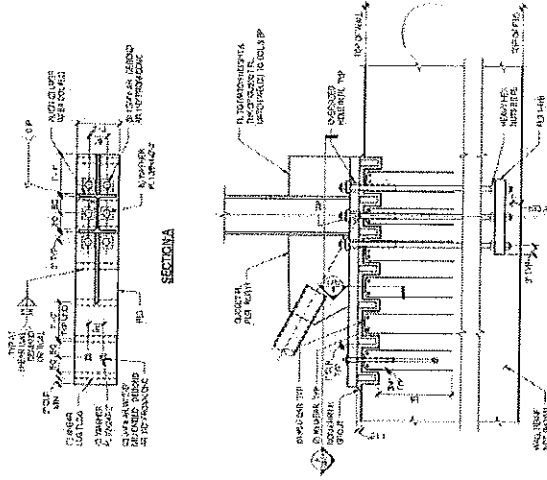


| BRACED FRAME BASE PLATE CONNECTION MATERIALS | | | | | | | | | |
|--|-----|------|-------------|------|-----|------|-------------|------|-----|
| ITEM | QTY | UNIT | REMARKS | ITEM | QTY | UNIT | REMARKS | ITEM | QTY |
| 1 | 1 | EA | BASE PLATE | 1 | 1 | EA | ANCHOR BOLT | 2 | 2 |
| 2 | 1 | EA | BRACE PLATE | 2 | 2 | EA | WELDING | 3 | 3 |
| 3 | 1 | EA | BRACE PLATE | 3 | 3 | EA | WELDING | 4 | 4 |
| 4 | 1 | EA | BRACE PLATE | 4 | 4 | EA | WELDING | 5 | 5 |
| 5 | 1 | EA | BRACE PLATE | 5 | 5 | EA | WELDING | 6 | 6 |
| 6 | 1 | EA | BRACE PLATE | 6 | 6 | EA | WELDING | 7 | 7 |
| 7 | 1 | EA | BRACE PLATE | 7 | 7 | EA | WELDING | 8 | 8 |
| 8 | 1 | EA | BRACE PLATE | 8 | 8 | EA | WELDING | 9 | 9 |
| 9 | 1 | EA | BRACE PLATE | 9 | 9 | EA | WELDING | 10 | 10 |

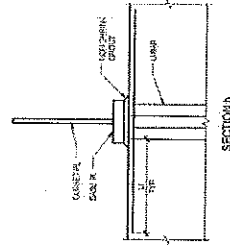


- SECTION B
1. BASE PLATE
 2. ANCHOR BOLT
 3. BRACE PLATE
 4. WELDING
 5. BRACE PLATE
 6. WELDING
 7. BRACE PLATE
 8. WELDING
 9. BRACE PLATE
 10. WELDING

8 TYPICAL BRACED FRAME BASE PLATE CONNECTION



- SECTION A
1. BASE PLATE
 2. ANCHOR BOLT
 3. BRACE PLATE
 4. WELDING
 5. BRACE PLATE
 6. WELDING
 7. BRACE PLATE
 8. WELDING
 9. BRACE PLATE
 10. WELDING



9 BRACED FRAME BASE PLATE DETAIL



Asian Art Museum Expansion & Renovation



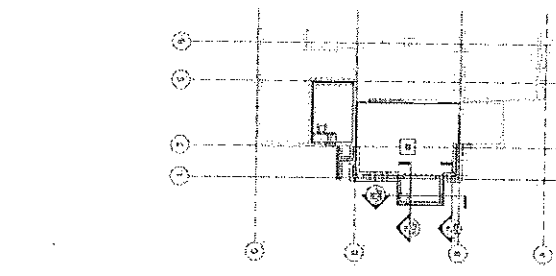
MAGNUSON KLEMMEN & ASSOCIATES



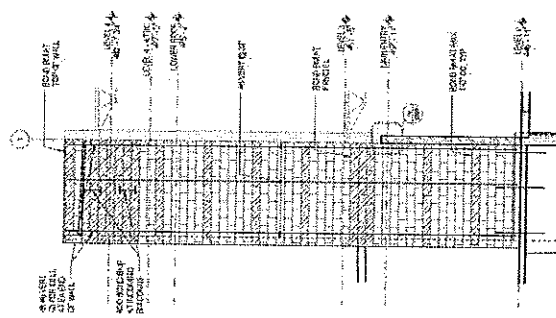
100% Construction Documents

TYPICAL BRACED FRAME CONNECTION SECTIONS AND DETAILS

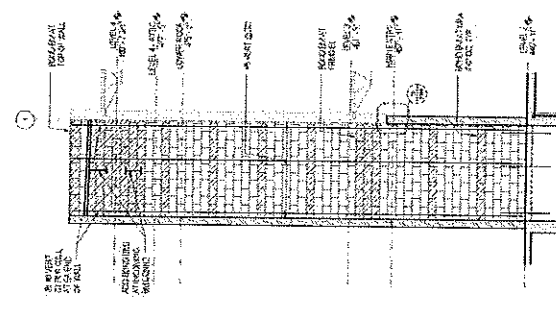
S313



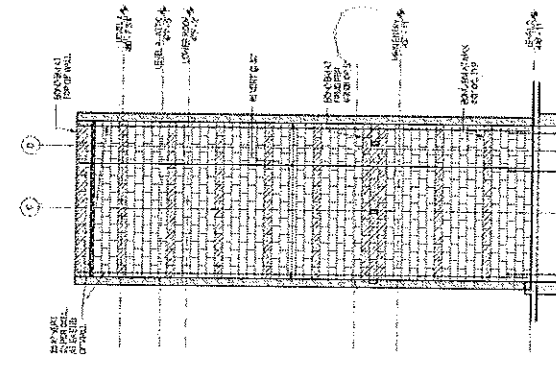
17 KEY PLAN



18 ELEVATION AT WEST ELEVATOR WALL



19 ELEVATION AT EAST ELEVATOR WALL



20 ELEVATION AT NORTH ELEVATOR WALL



MAGNUSON
KLEINBIC
ARCHITECTS



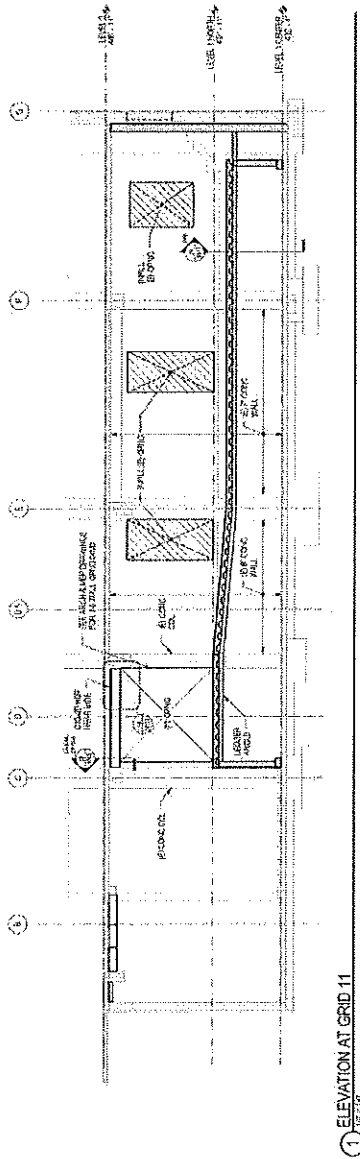
SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation
THOMPSON (2018) (100%)

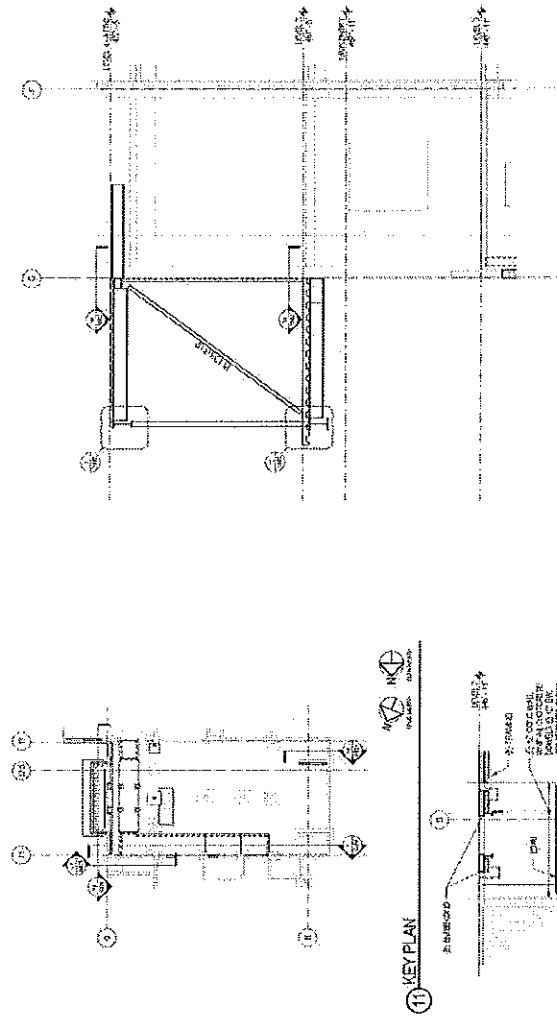
100% Construction Documents

WALL ELEVATIONS

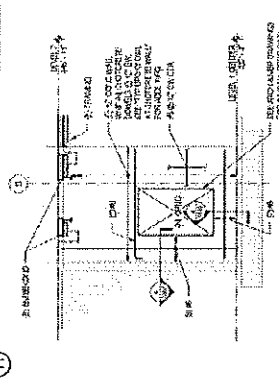
S322



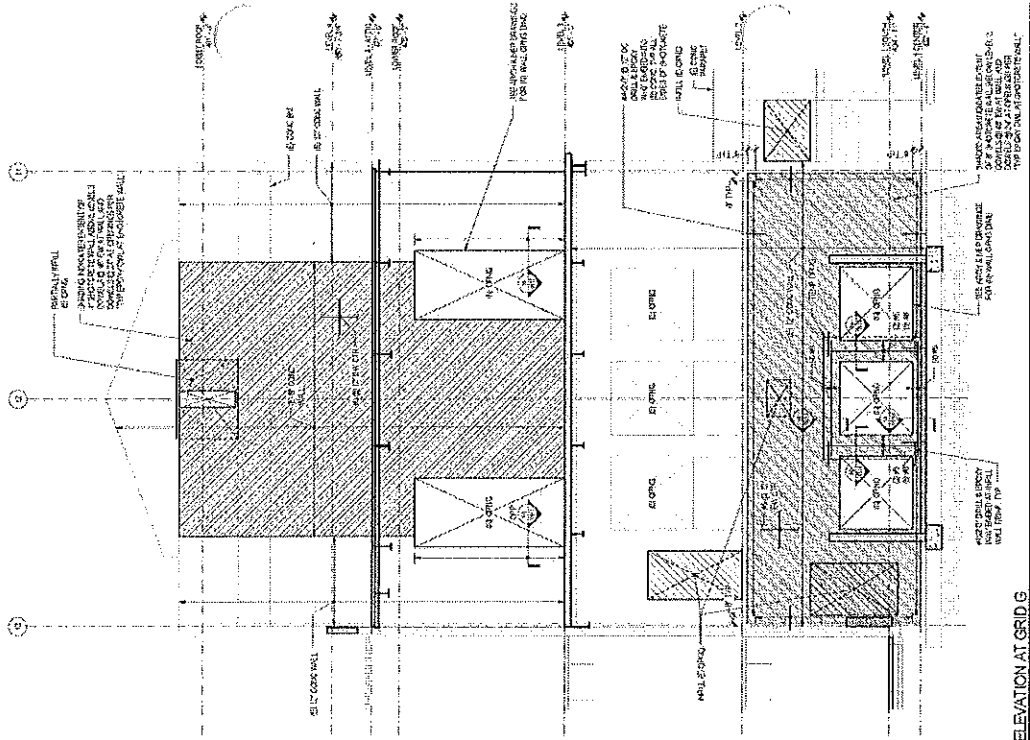
① ELEVATION AT GRID 11
REV 10



⑪ KEY PLAN



⑬ ELEVATION AT GRID 12.7
REV 10



⑲ ELEVATION AT GRID G
REV 10

NOTE:
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LMM
LUMINEX
MUSEUM
MANAGEMENT

**MAGNUSSON
KLEMMENC**
ARCHITECTS

SAM
ASIAN
ART
MUSEUM

100% Construction
Documents

WALL
ELEVATIONS

Asian Art Museum Expansion & Renovation
Thames River, London

100% Construction
Documents

WALL
ELEVATIONS

Asian Art Museum

S324

6 ELEVATION AT GRID 20

16 ELEVATION AT GRID 13
140' ± 10'

10 KEY PLAN

18 ELEVATION AT GRID H



**MAGNUSSON
KLEMENCIC**

WU
WIRTSCHAFTS
UNIVERSITÄT
WIEN VIENNA
UNIVERSITY OF
ECONOMICS
AND BUSINESS

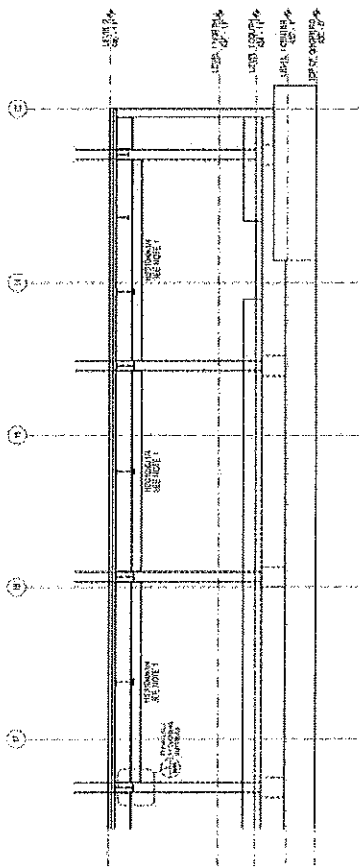
SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

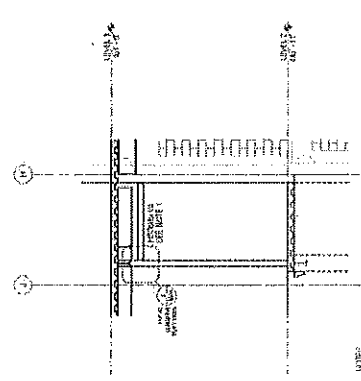
100% Construction Documents

WALL
ELEVATIONS

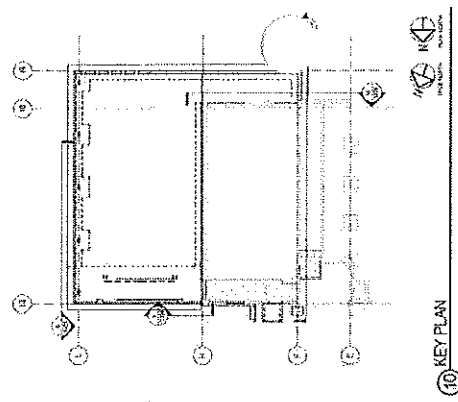
S325



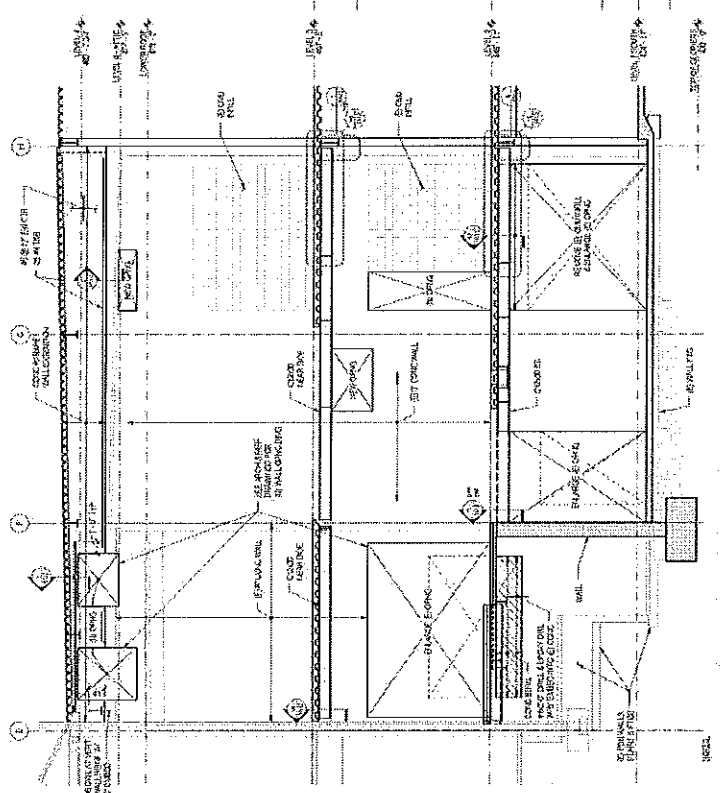
SECTION 1
1. CORRELATE BOTTOM OF FREE ELEVATION WITH GRADING CONTINUATION



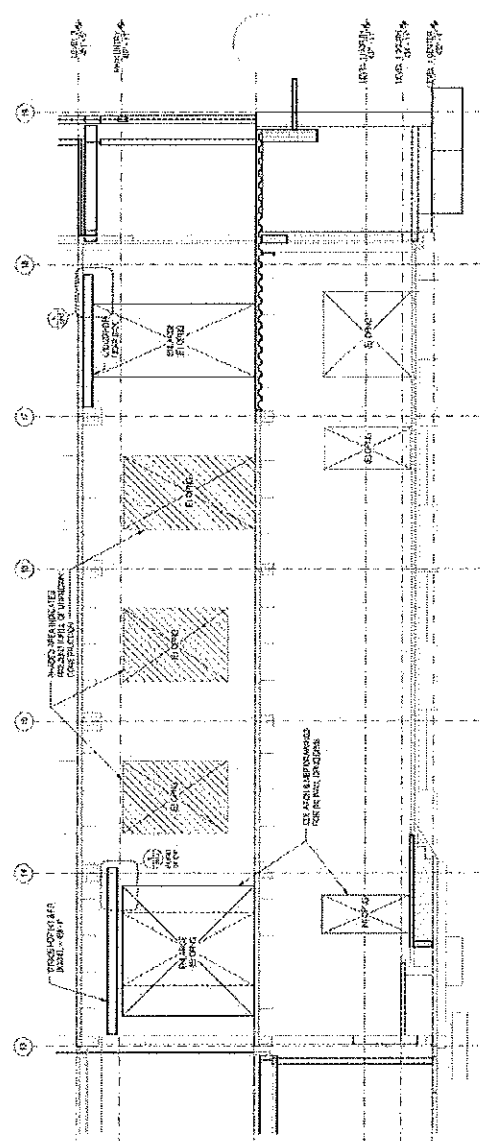
SECTION 2
1. CORRELATE BOTTOM OF FREE ELEVATION WITH GRADING CONTINUATION



KEY PLAN



ELEVATION AT GRID 16



ELEVATION AT GRID F

LMN

MAGNUSON
KLEMMER
ARCHITECTS



S.M. ASIAN
ART MUSEUM

100% Construction
Documents

Asian Art Museum Expansion & Renovation
(San Francisco, CA)

WALL
ELEVATIONS

S326

1. **ANALYSIS**

2. **CONCLUSION**

3. **RECOMMENDATION**

4. **IMPLEMENTATION**

5. **EVALUATION**

6. **REPORTING**

7. **REVISION**

8. **FINAL REPORT**

9. **ARCHIVING**

10. **DISSEMINATION**

11. **CONCLUSION**

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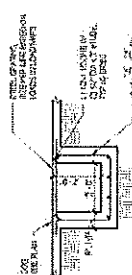
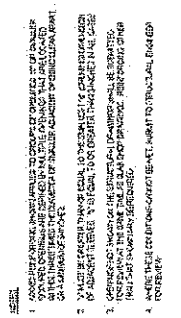
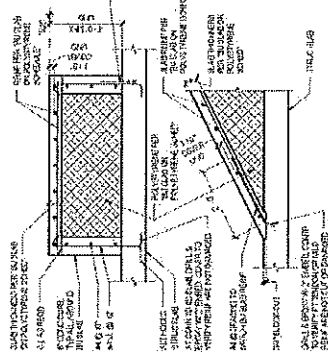
250. **REVISION**

251. **FINAL REPORT**

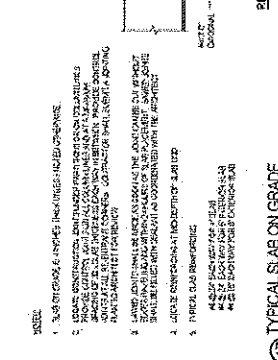
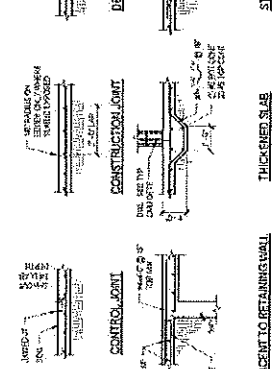
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253. **DISSEMINATION**

254. **CONCLUSION**



TYPICAL STEPPED WALL FOOTING



Construction ments

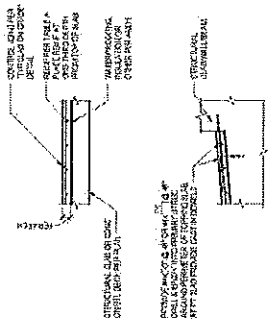


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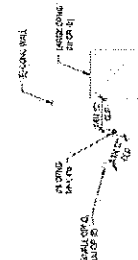
Asian Art Museum

UNIVERSITY OF THE PHILIPPINES
DILMUN CAMPUS
DILMUN, QUEZON CITY

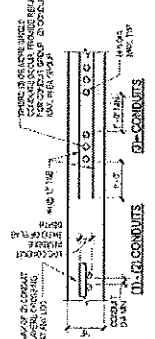


| THICKNESS | DETAIL |
|-----------------|-----------------|
| 1. 12" MINIMUM | 1. 12" MINIMUM |
| 2. 14" MINIMUM | 2. 14" MINIMUM |
| 3. 16" MINIMUM | 3. 16" MINIMUM |
| 4. 18" MINIMUM | 4. 18" MINIMUM |
| 5. 20" MINIMUM | 5. 20" MINIMUM |
| 6. 22" MINIMUM | 6. 22" MINIMUM |
| 7. 24" MINIMUM | 7. 24" MINIMUM |
| 8. 26" MINIMUM | 8. 26" MINIMUM |
| 9. 28" MINIMUM | 9. 28" MINIMUM |
| 10. 30" MINIMUM | 10. 30" MINIMUM |

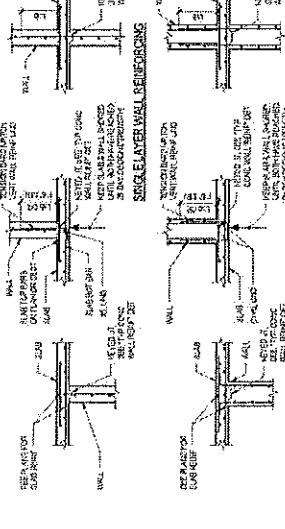
6. TYPICAL TOPPING SLAB



7. TYPICAL SLAB REPLACEMENT AT NEW FOUNDATIONS



8. TYPICAL CONCRETE WALL REINFORCING



9. TYPICAL CONCRETE WALL REINFORCING

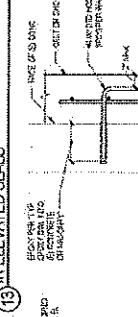
11. TYP NEW SMALL PENETRATION IN EXISTING WALL



12. TYP PIPING CONDUIT IN SLAB ON GRADE



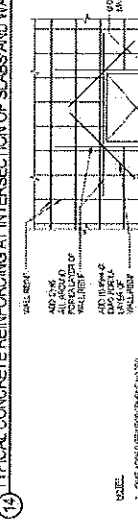
13. TYP CONDUIT PLACEMENT CRITERIA



14. TYPICAL CONCRETE REINFORCING AT INTERSECTION OF SLABS AND WALLS

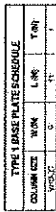


15. TYPICAL CONCRETE WALL OPENING REINFORCEMENT

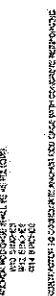


16. TYPICAL CONCRETE REINFORCING AT INTERSECTION OF SLABS AND WALLS

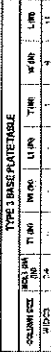




TYPICAL COLUMN BASE PLATE TYPE 3



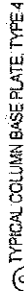
TYPICAL COLUMN BASE PLATE TYPE 3



TYPICAL COLUMN BASE PLATE TYPE 3

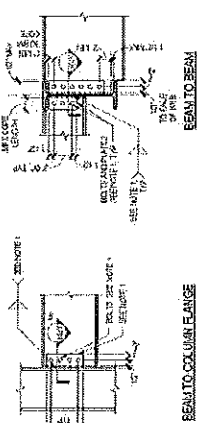


TYPICAL COLUMN BASE PLATE, TYPE 4



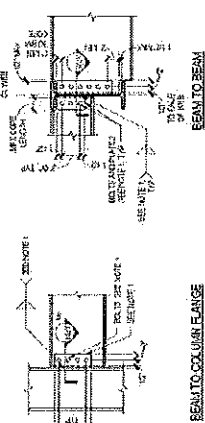
| TABLE A | | SECTION C1 - SINGLE PLATE SHEAR CONNECTION | | | | | | | | |
|--|---|--|---|---|---|---|---|---|-----|-----|
| SECTION C1 - SINGLE PLATE SHEAR CONNECTION | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | |

SECTION C1 - SINGLE PLATE SHEAR CONNECTION



6 TYPICAL TYPE C1 - SINGLE PLATE SHEAR CONNECTION

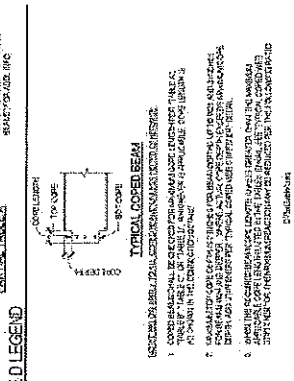
| SALES | | CITY AND STATE | | DATE | | BY | | TO | | FOR | |
|-------|--|----------------|--|------|--|----|--|----|--|-----|--|
|-------|--|----------------|--|------|--|----|--|----|--|-----|--|



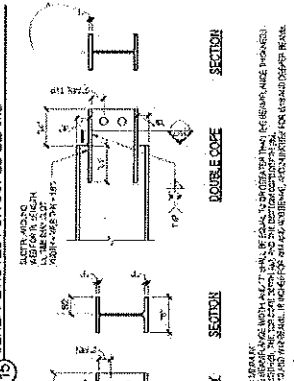
6 TYPICAL TYPE C1 - SINGLE PLATE SHEAR CONNECTION

- GENERAL NOTES FOR STEEL CONNECTIONS**
1. ALL STEEL SHALL BE A36 UNLESS OTHERWISE SPECIFIED.
 2. ALL WELDS SHALL BE E70XX UNLESS OTHERWISE SPECIFIED.
 3. ALL BOLTS SHALL BE A325 UNLESS OTHERWISE SPECIFIED.
 4. ALL BOLTS SHALL BE TIGHTENED TO THE PROPER TIGHTENING TORQUE.
 5. ALL BOLTS SHALL BE PROTECTED AGAINST CORROSION.
 6. ALL BOLTS SHALL BE PROTECTED AGAINST GALVANIC CORROSION.
 7. ALL BOLTS SHALL BE PROTECTED AGAINST WEAR.
 8. ALL BOLTS SHALL BE PROTECTED AGAINST FATIGUE.
 9. ALL BOLTS SHALL BE PROTECTED AGAINST STRESS CORROSION.
 10. ALL BOLTS SHALL BE PROTECTED AGAINST HYDROGEN INDUCED CRACKING.
 11. ALL BOLTS SHALL BE PROTECTED AGAINST SULFIDE STRESS CRACKING.
 12. ALL BOLTS SHALL BE PROTECTED AGAINST INTERMETALLIC CRACKING.
 13. ALL BOLTS SHALL BE PROTECTED AGAINST LAMINAR FLOW CRACKING.
 14. ALL BOLTS SHALL BE PROTECTED AGAINST FRACTURE.
 15. ALL BOLTS SHALL BE PROTECTED AGAINST BUCKLING.
 16. ALL BOLTS SHALL BE PROTECTED AGAINST TENSILE RYLLING.
 17. ALL BOLTS SHALL BE PROTECTED AGAINST SHEAR RYLLING.
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 19. ALL BOLTS SHALL BE PROTECTED AGAINST TORSION RYLLING.
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 84. ALL BOLTS SHALL BE PROTECTED AGAINST BENDING RYLLING RYLLING RYLLING RYLLING RYLLING.
 85. ALL BOLTS SHALL BE PROTECTED AGAINST TWISTING RYLLING RYLLING RYLLING RYLLING RYLLING.
 86. ALL BOLTS SHALL BE PROTECTED AGAINST VIBRATION RYLLING RYLLING RYLLING RYLLING RYLLING.
 87. ALL BOLTS SHALL BE PROTECTED AGAINST RESONANCE RYLLING RYLLING RYLLING RYLLING RYLLING.
 88. ALL BOLTS SHALL BE PROTECTED AGAINST FATIGUE RYLLING RYLLING RYLLING RYLLING RYLLING.
 89. ALL BOLTS SHALL BE PROTECTED AGAINST STRESS CORROSION RYLLING RYLLING RYLLING RYLLING RYLLING.
 90. ALL BOLTS SHALL BE PROTECTED AGAINST HYDROGEN INDUCED CRACKING RYLLING RYLLING RYLLING RYLLING RYLLING.
 91. ALL BOLTS SHALL BE PROTECTED AGAINST SULFIDE STRESS CRACKING RYLLING RYLLING RYLLING RYLLING RYLLING.
 92. ALL BOLTS SHALL BE PROTECTED AGAINST INTERMETALLIC CRACKING RYLLING RYLLING RYLLING RYLLING RYLLING.
 93. ALL BOLTS SHALL BE PROTECTED AGAINST LAMINAR FLOW CRACKING RYLLING RYLLING RYLLING RYLLING RYLLING.
 94. ALL BOLTS SHALL BE PROTECTED AGAINST FRACTURE RYLLING RYLLING RYLLING RYLLING RYLLING.
 95. ALL BOLTS SHALL BE PROTECTED AGAINST BUCKLING RYLLING RYLLING RYLLING RYLLING RYLLING.
 96. ALL BOLTS SHALL BE PROTECTED AGAINST TENSILE RYLLING RYLLING RYLLING RYLLING RYLLING RYLLING.
 97. ALL BOLTS SHALL BE PROTECTED AGAINST SHEAR RYLLING RYLLING RYLLING RYLLING RYLLING RYLLING.
 98. ALL BOLTS SHALL BE PROTECTED AGAINST COMPRESSION RYLLING RYLLING RYLLING RYLLING RYLLING RYLLING.
 99. ALL BOLTS SHALL BE PROTECTED AGAINST TORSION RYLLING RYLLING RYLLING RYLLING RYLLING RYLLING.
 100. ALL BOLTS SHALL BE PROTECTED AGAINST BENDING RYLLING RYLLING RYLLING RYLLING RYLLING RYLLING.

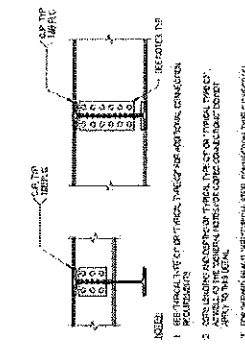
| TABLE A | | TABLE B | | TABLE C | | TABLE D | | TABLE E | | TABLE F | | TABLE G | | TABLE H | | TABLE I | | TABLE J | | TABLE K | | TABLE L | | TABLE M | | TABLE N | | TABLE O | | TABLE P | | TABLE Q | | TABLE R | | TABLE S | | TABLE T | | TABLE U | | TABLE V | | TABLE W | | TABLE X | | TABLE Y | | TABLE Z | |
|---------|---|---------|---|---------|---|---------|---|---------|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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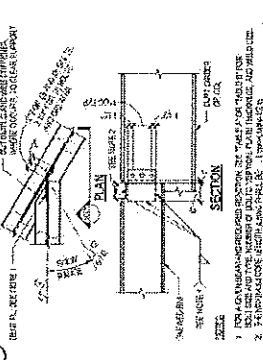
12 TYPICAL STEEL EDGE BEAM STIFFENER



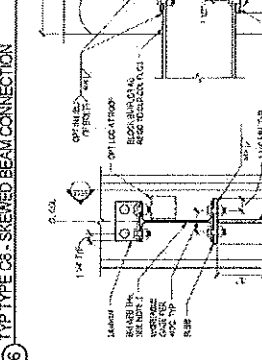
19 TYPICAL COPED WEB STIFFENER



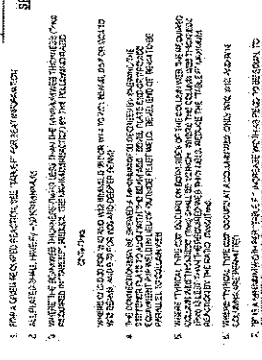
1 TYP TYPE C3 - BEAM TO BEAM MOMENT CONN.



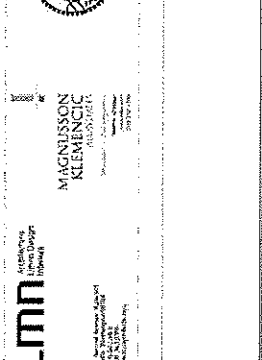
2 TYP TYPE C4 - BM TO COL. RIGID MOMENT CONN.



3 TYP TYPE C5 - BM TO COL. WEB MOMENT CONN.



4 TYP TYPE C6 - BEAM TO COLUMN WEB SHEAR CONNECTION



5 TYP TYPE C7 - SKewed BEAM CONNECTION

6 TYP TYPE C8 - BEAM END PLATE CONNECTION

7 TYP TYPE C9 - BEAM FLANGE INTERSECTING BEAM WEB

8 TYP TYPE C10 - BEAM FLANGE INTERSECTING BEAM WEB

9 TYP TYPE C11 - SHALLOW BEAM CONN.

10 TYP TYPE C12 - BEAM TO ELEVATED BM CONN.

11 TYP TYPE C13 - BEAM TO DEEPENED BM CONN.

12 TYP TYPE C14 - BEAM TO DEEPENED BM CONN.

13 TYP TYPE C15 - BEAM TO DEEPENED BM CONN.

14 TYP TYPE C16 - BEAM TO DEEPENED BM CONN.

15 TYP TYPE C17 - BEAM TO DEEPENED BM CONN.

16 TYP TYPE C18 - BEAM TO DEEPENED BM CONN.

17 TYP TYPE C19 - BEAM TO DEEPENED BM CONN.

18 TYP TYPE C20 - SEATED BEAM CONNECTION

19 TYP TYPE C21 - BEAM FLANGE INTERSECTING BEAM WEB

20 TYP TYPE C22 - BM TO ELEVATED BM CONN.

21 TYP TYPE C23 - BEAM TO DEEPENED BM CONN.

22 TYP TYPE C24 - BEAM TO DEEPENED BM CONN.

23 TYP TYPE C25 - BEAM TO DEEPENED BM CONN.

24 TYP TYPE C26 - BEAM TO DEEPENED BM CONN.

25 TYP TYPE C27 - BEAM TO DEEPENED BM CONN.

26 TYP TYPE C28 - BEAM TO DEEPENED BM CONN.

27 TYP TYPE C29 - BEAM TO DEEPENED BM CONN.

28 TYP TYPE C30 - BEAM TO DEEPENED BM CONN.

29 TYP TYPE C31 - BEAM TO DEEPENED BM CONN.

30 TYP TYPE C32 - BEAM TO DEEPENED BM CONN.

31 TYP TYPE C33 - BEAM TO DEEPENED BM CONN.

32 TYP TYPE C34 - BEAM TO DEEPENED BM CONN.

33 TYP TYPE C35 - BEAM TO DEEPENED BM CONN.

34 TYP TYPE C36 - BEAM TO DEEPENED BM CONN.

35 TYP TYPE C37 - BEAM TO DEEPENED BM CONN.

36 TYP TYPE C38 - BEAM TO DEEPENED BM CONN.

37 TYP TYPE C39 - BEAM TO DEEPENED BM CONN.

38 TYP TYPE C40 - BEAM TO DEEPENED BM CONN.

39 TYP TYPE C41 - BEAM TO DEEPENED BM CONN.

40 TYP TYPE C42 - BEAM TO DEEPENED BM CONN.

41 TYP TYPE C43 - BEAM TO DEEPENED BM CONN.

42 TYP TYPE C44 - BEAM TO DEEPENED BM CONN.

43 TYP TYPE C45 - BEAM TO DEEPENED BM CONN.

44 TYP TYPE C46 - BEAM TO DEEPENED BM CONN.

45 TYP TYPE C47 - BEAM TO DEEPENED BM CONN.

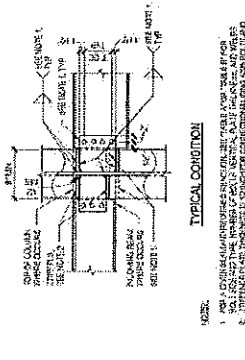
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47 TYP TYPE C49 - BEAM TO DEEPENED BM CONN.

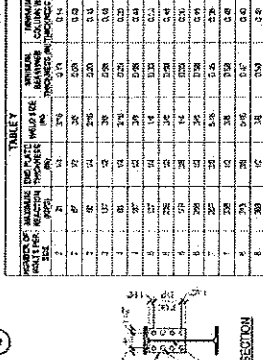
48 TYP TYPE C50 - BEAM TO DEEPENED BM CONN.

49 TYP TYPE C51 - BEAM TO DEEPENED BM CONN.

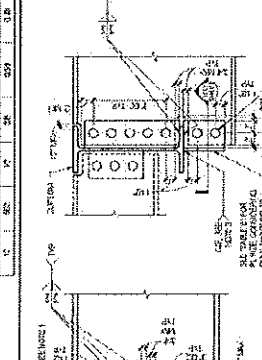
50 TYP TYPE C52 - BEAM TO DEEPENED BM CONN.



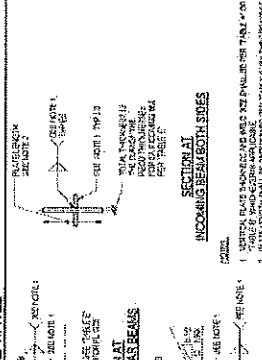
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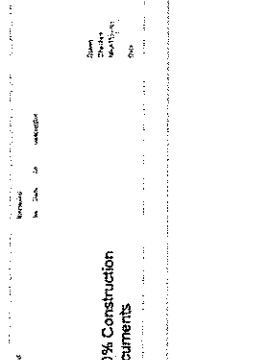
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53 TYP TYPE C55 - BEAM TO DEEPENED BM CONN.



54 TYP TYPE C56 - BEAM TO DEEPENED BM CONN.



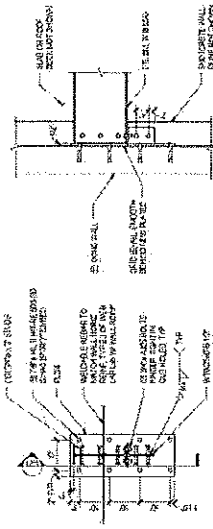
55 TYP TYPE C57 - BEAM TO DEEPENED BM CONN.

56 TYP TYPE C58 - BEAM TO DEEPENED BM CONN.

57 TYP TYPE C59 - BEAM TO DEEPENED BM CONN.

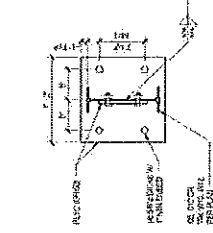
58 TYP TYPE C60 - BEAM TO DEEPENED BM CONN.

59 TYP TYPE C61 - BEAM TO DEEPENED BM CONN.



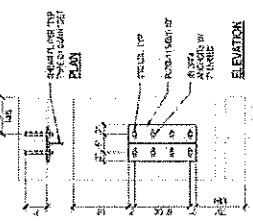
SECTION

3 TYPICAL INFILL STEEL BEAM END CONNECTION



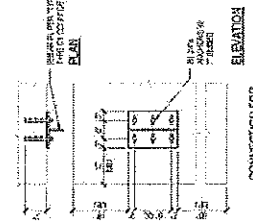
SECTION

4 ALTERNATE CONNECTION FOR STEEL BEAM TO SHOTCRETE WALL



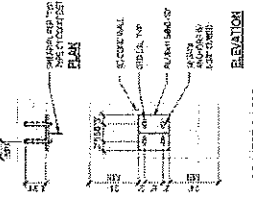
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5 TYPICAL CONNECTIONS TO EXISTING CONCRETE COLUMNS OR WALLS



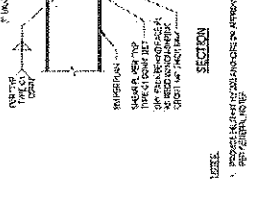
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6 TYPICAL CONNECTIONS TO EXISTING CONCRETE COLUMNS OR WALLS



SECTION

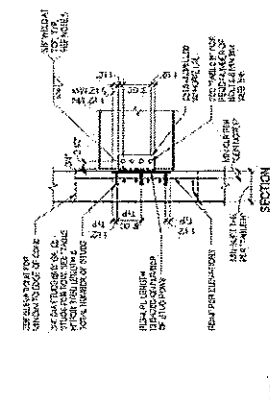
7 TYPICAL CONNECTIONS TO EXISTING CONCRETE COLUMNS OR WALLS



SECTION

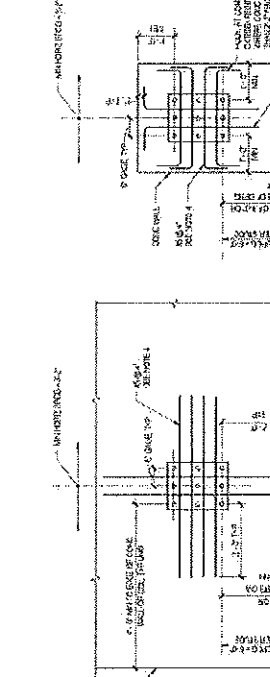
8 TYPICAL CONNECTIONS TO EXISTING CONCRETE COLUMNS OR WALLS

8 TYPICAL CONNECTIONS TO EXISTING CONCRETE COLUMNS OR WALLS



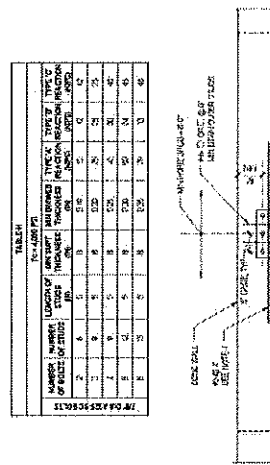
SECTION

9 TYPICAL TYPE C25 - STEEL CONNECTION TO CONCRETE WALL



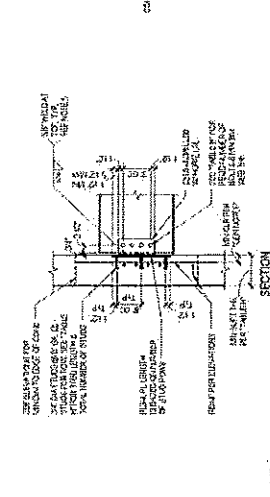
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10 TYPICAL TYPE C25 - STEEL CONNECTION TO CONCRETE WALL



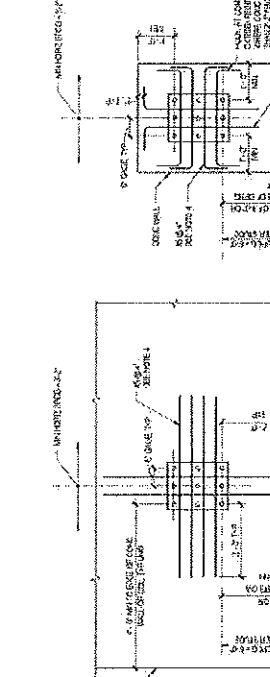
SECTION

11 TYPICAL TYPE C25 - STEEL CONNECTION TO CONCRETE WALL



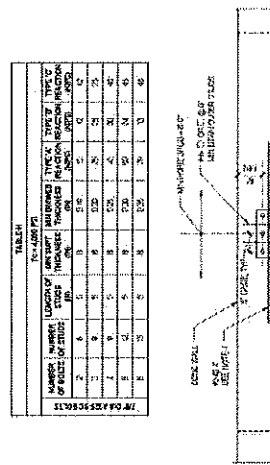
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12 TYPICAL TYPE C25 - STEEL CONNECTION TO CONCRETE WALL



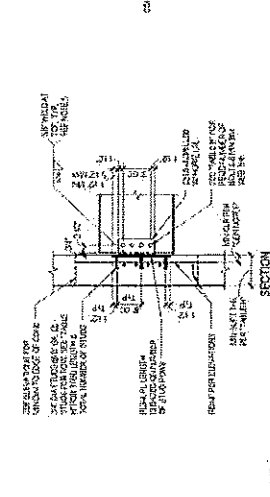
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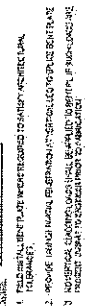
13 TYPICAL TYPE C25 - STEEL CONNECTION TO CONCRETE WALL



SECTION

14 TYPICAL TYPE C25 - STEEL CONNECTION TO CONCRETE WALL





TYPE SLAB EDGE AT EXTERNAL CLADDING

1947-1948

[illegible]

THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

TO : DIRECTOR, FBI (100-442611)

FROM : SAC, NEW YORK (100-100000)

SUBJECT: [REDACTED]

RE: [REDACTED]

1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

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17. [REDACTED]

18. [REDACTED]

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It is not known just how many people are involved in the "black" market. The FBI estimates that there are 100,000 to 200,000 people involved in the "black" market. The FBI also estimates that there are 100,000 to 200,000 people involved in the "black" market.

AL DECK EDGE CONDITIONS

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|---|-----|
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MAGNUSSON

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 2. What are the main points of the document?
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[illegible]

It's a 50/50 bet. Even, 50/50.

CONTRACTOR OPTION

NOTES:

1. PRECAST CONCRETE SUPPORT ANGLES SHALL BE CAST IN PLACE WITH SUPPORTING CONCRETE WALLS.
2. IF DRAINAGE FROM THE GROUND SURFACE TO THE TYPICAL DECK SUPPORT ANGLE IS NOT FEASIBLE, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE METHOD OF DRAINAGE TO THE GROUND SURFACE.
3. VERTICAL DISTANCE FROM DECK TO GROUND SURFACE SHALL BE 10'-0".

TYPICAL DECK SUPPORT ANGLE (ISA) AT CONCRETE WALL

Diagram illustrating a beam spanning two parallel joists. The beam is supported by two joists, labeled "JOIST" and "JOIST". The beam is labeled "BEAM". The distance between the joists is labeled "SPAN". The beam is shown in cross-section, with the top flange labeled "TOP FLANGE" and the bottom flange labeled "BOTTOM FLANGE". The beam is shown in plan view, with the top flange labeled "TOP FLANGE" and the bottom flange labeled "BOTTOM FLANGE".

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| | 姓名 | 性别 | 年龄 | 职业 | 住址 | 电话 |

LOOKING AT BASIC

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Table 1



U.S. DEPARTMENT OF DEFENSE
OFFICE OF THE INSPECTOR GENERAL

Asian Art Museum
University of California, Berkeley
San Francisco, CA 94720

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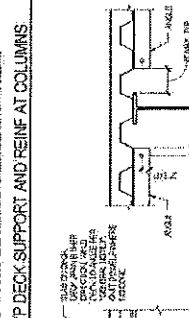
[illegible][illegible]

Figure 1 is a schematic diagram of the experimental setup. It shows a subject seated at a table, looking at a video screen. A camera is positioned above the screen. A target is placed on the table. The diagram labels several distances: D (distance from subject's eye to target), D_c (distance from camera to target), D_s (distance from camera to screen), D_t (distance from screen to target), D_e (distance from subject's eye to screen), and D_{sc} (distance from screen to camera). The target is labeled 'T' and the screen is labeled 'S'.

[illegible][illegible]

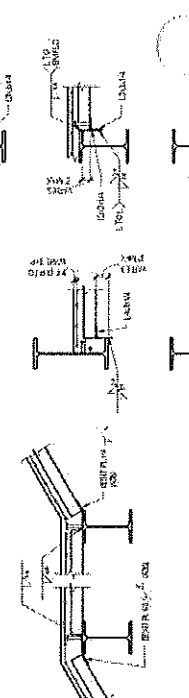
Technical drawing of a rectangular object, possibly a component or a piece of equipment. The drawing includes the following labels and dimensions:

- Top Label:** 1000 1000 1000
- Left Label:** 1000 1000 1000
- Right Label:** 1000 1000 1000
- Bottom Label:** 1000 1000 1000
- Dimensions:** 1000 1000 1000

Figure 1

Expansion & Renovation

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Technical drawing of a deck support detail. The drawing shows a cross-section of a deck board, joist, and support structure. The deck board is labeled "DECK BOARD" and has a thickness of "1 1/2\". The joist is labeled "JOIST" and has a width of "4\". The support structure is labeled "SUPPORT" and has a width of "4\". The drawing also shows a "NAIL" and a "SCREW" used for fastening. Dimensions are given in inches: "1 1/2\" for the deck board thickness, "4\" for the joist width, and "4\" for the support width. The drawing is oriented vertically on the page.

DECK BOARD
JOIST
SUPPORT
NAIL
SCREW
1 1/2"
4"
4"

[illegible][illegible][illegible][illegible]

GROUNDING OF CONCRETE REINFORCEMENT

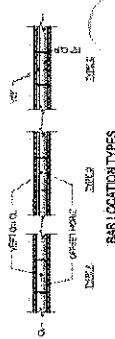
FLOOR DECK - OPENING 5'0" AND LESS

PLAN

[illegible]

tion
 TYPICAL STEEL
 DETAILS
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 DATE
 DRAWN BY
 CHECKED BY
 APPROVED BY
 PROJECT

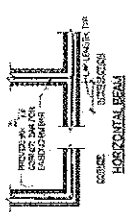
[illegible]



| BAR LOCATION TYPES | | | |
|--------------------|------------|--------------|----------|
| BAR NO. | BAR TYPE | BAR LOCATION | BAR SIZE |
| 1 | VERTICAL | VERTICAL | 1/2" |
| 2 | HORIZONTAL | HORIZONTAL | 1/2" |

1. REINFORCEMENT SHALL BE PLACED IN THE MIDDLE OF THE SECTION.
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9 TYPICAL CMU LOAD BEARING WALL REINFORCING SCHEDULE AND NOTES



1. TOP AND BOTTOM REINFORCEMENT SHALL BE PLACED IN THE MIDDLE OF THE SECTION.

2. REINFORCEMENT SHALL BE PLACED IN THE MIDDLE OF THE SECTION.

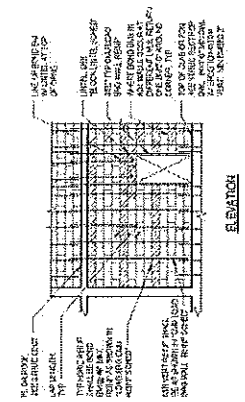
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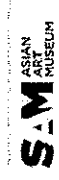
5. REINFORCEMENT SHALL BE PLACED IN THE MIDDLE OF THE SECTION.

6. REINFORCEMENT SHALL BE PLACED IN THE MIDDLE OF THE SECTION.

13 TYPICAL CMU LOAD BEARING WALL ELEVATION



| TYPICAL CMU LOAD BEARING WALL REINFORCING SCHEDULE AND NOTES | | | |
|--|------------|--------------|----------|
| BAR NO. | BAR TYPE | BAR LOCATION | BAR SIZE |
| 1 | VERTICAL | VERTICAL | 1/2" |
| 2 | HORIZONTAL | HORIZONTAL | 1/2" |

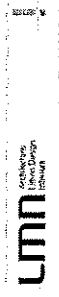


Asian Art Museum Expansion & Renovation

100% Construction Documents

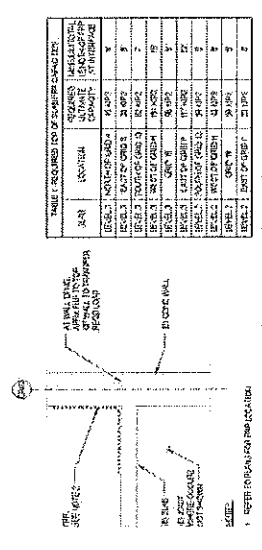
TYPICAL MASONRY DETAILS

S421

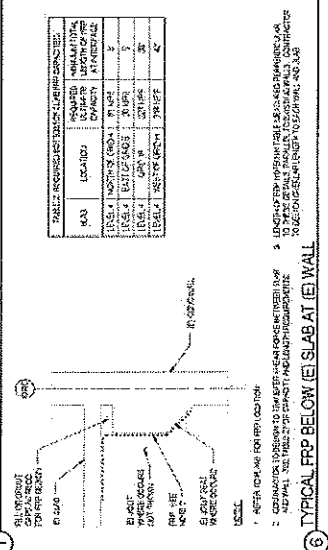


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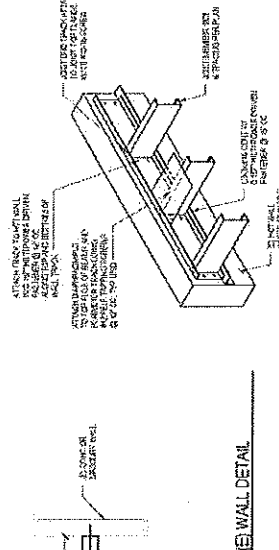




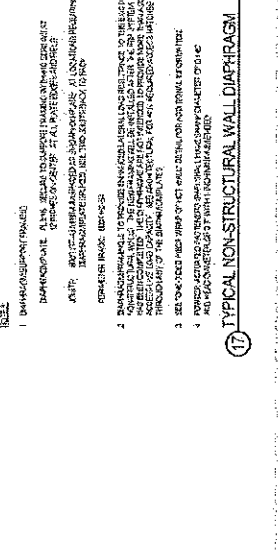
1. TYPICAL FRP ABOVE (a) SLAB AT (b) WALL



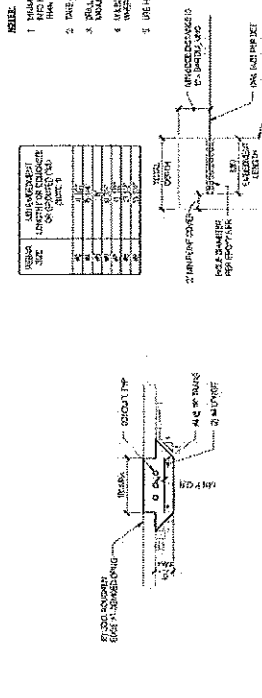
2. TYPICAL FRP BELOW (a) SLAB AT (b) WALL



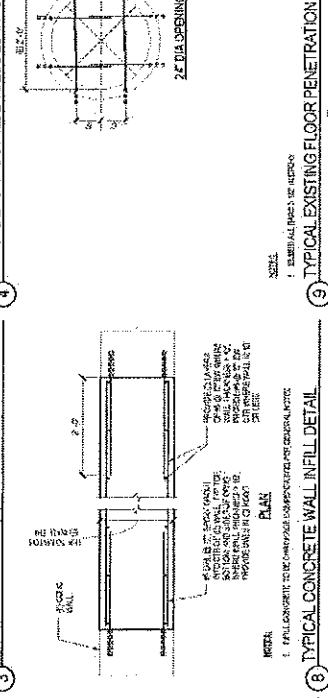
3. TYPICAL NEW WALL TO (b) WALL DETAIL



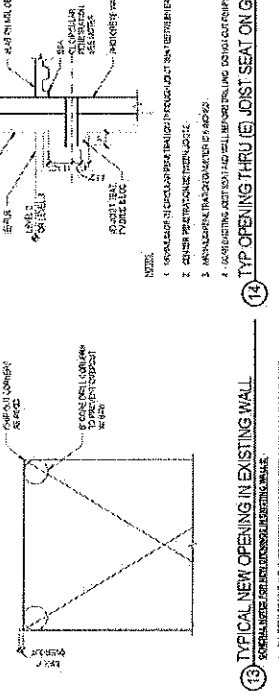
4. TYPICAL NON-STRUCTURAL WALL DIAPHRAGM



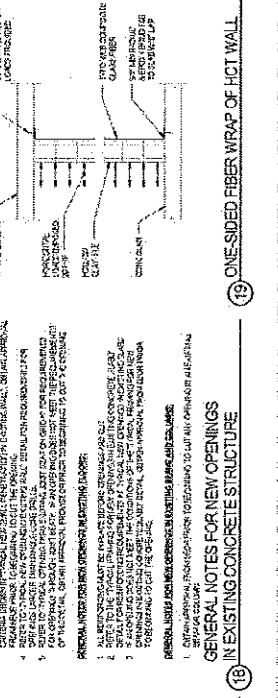
5. TYPICAL TRENCH IN (b) SLAB ON GRADE



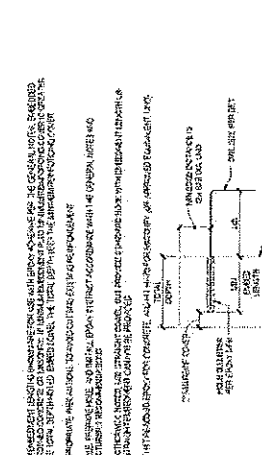
6. TYPICAL CONCRETE WALL INFILL DETAIL



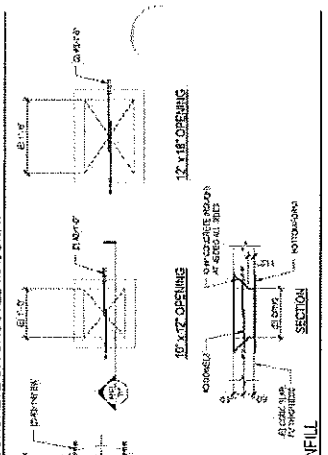
7. TYPICAL NEW OPENING IN EXISTING WALL



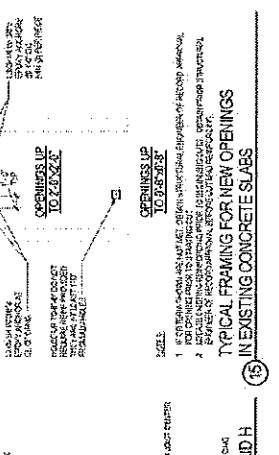
8. TYPICAL EXISTING FLOOR PENETRATION INFILL



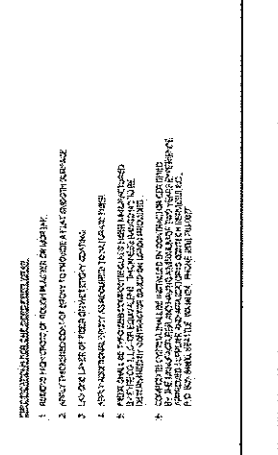
9. TYPICAL EPOXY DOWEL EMBEDDED INTO CONCRETE OR GROUTED MASONRY



10. TYPICAL OPENING UP TO 24\"/>



11. TYPICAL OPENING UP TO 24\"/>



12. TYPICAL OPENING UP TO 24\"/>



13. ONE-SIDED FIBER WRAP OF HOT WALL

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE |
|------|-------------|----------|------|-------|
| 1 | FRP | 100 | FT | 1.50 |
| 2 | FRP | 100 | FT | 1.50 |
| 3 | FRP | 100 | FT | 1.50 |
| 4 | FRP | 100 | FT | 1.50 |
| 5 | FRP | 100 | FT | 1.50 |

1. FRP

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3. FRP

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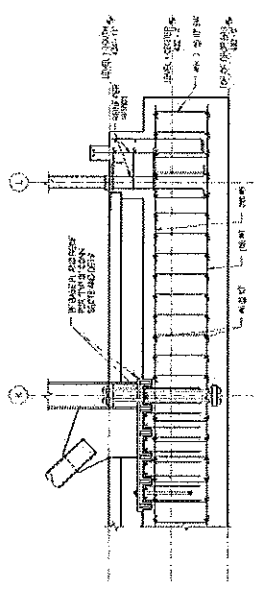
242. FRP

243. FRP

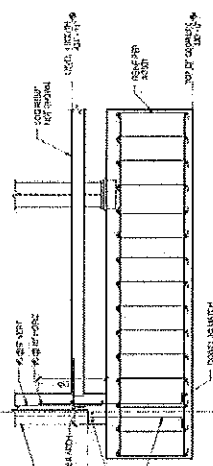
244. FRP

245. FRP

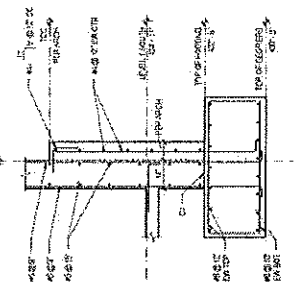
246. FRP</



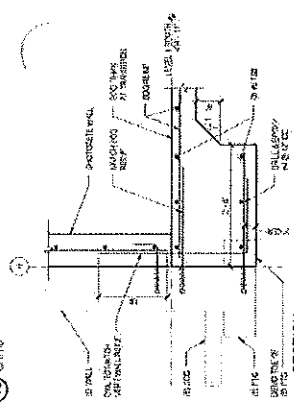
SECTION
4 **27-12**



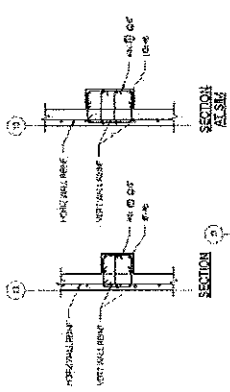
SECTION 9



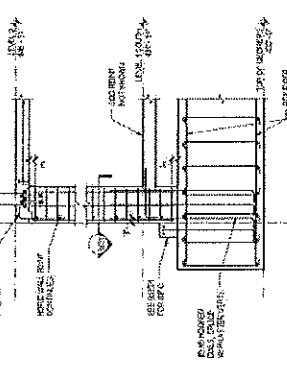
SECTION 15



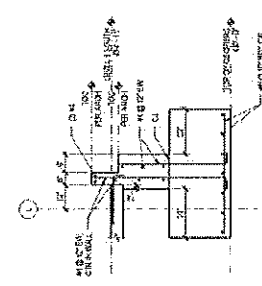
SECTION 1-12



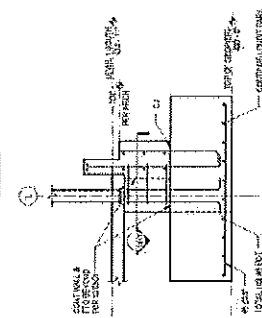
SECTION 100



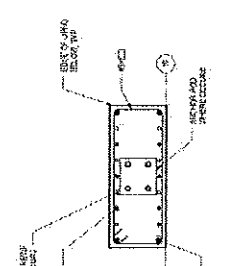
SECTION 7



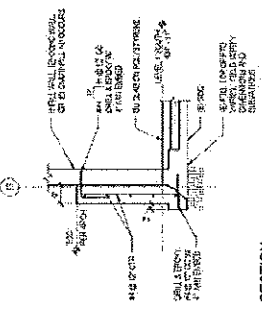
SECTION 12-12.1.1



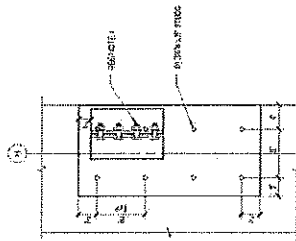
SECTION
13



SECTION 18

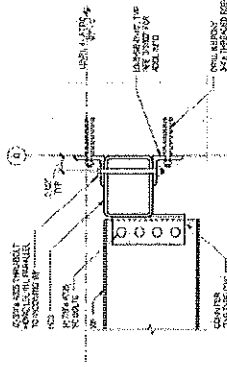


SECTION 19



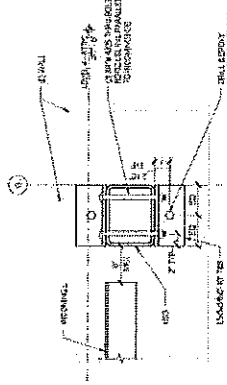
SECTION 1
10'-0" x 10'-0"

1. REFERENCE TO ELEVATION OF WALL TO BE CONSTRUCTED TO MATCH EXISTING WALL



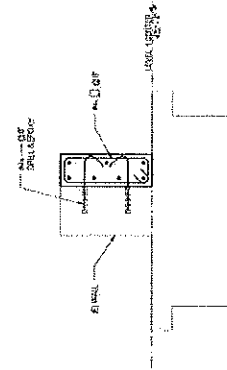
SECTION 2
10'-0" x 10'-0"

1. REFERENCE TO ELEVATION OF WALL TO BE CONSTRUCTED TO MATCH EXISTING WALL

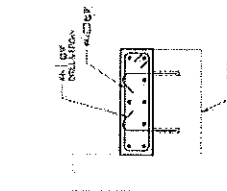


SECTION 3
10'-0" x 10'-0"

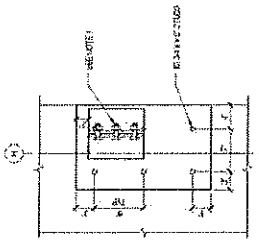
1. REFERENCE TO ELEVATION OF WALL TO BE CONSTRUCTED TO MATCH EXISTING WALL



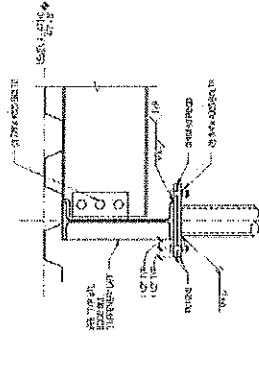
SECTION 4
10'-0" x 10'-0"



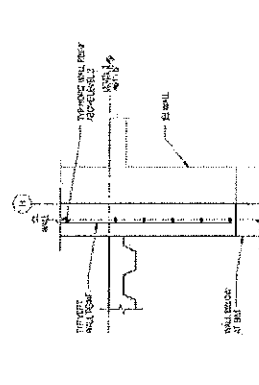
SECTION 5
10'-0" x 10'-0"



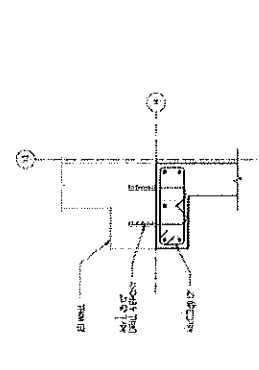
SECTION 6
10'-0" x 10'-0"



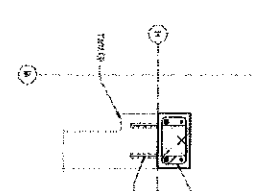
SECTION 7
10'-0" x 10'-0"



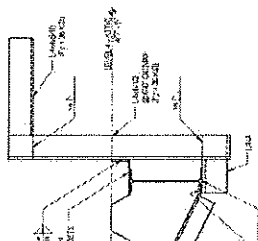
SECTION 8
10'-0" x 10'-0"



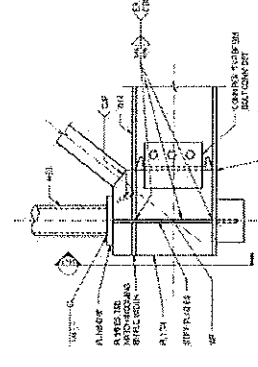
SECTION 9
10'-0" x 10'-0"



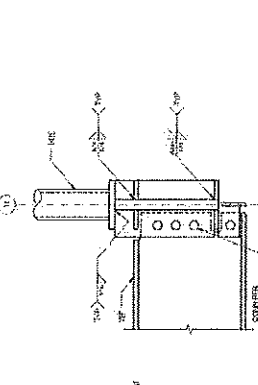
SECTION 10
10'-0" x 10'-0"



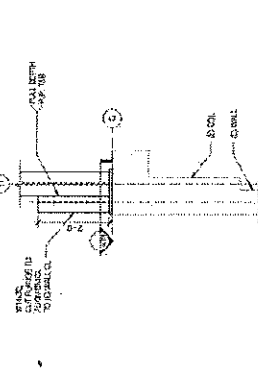
SECTION 11
10'-0" x 10'-0"



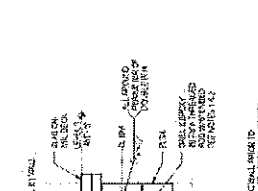
SECTION 12
10'-0" x 10'-0"



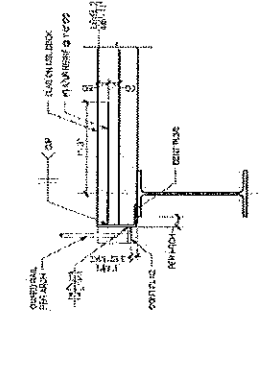
SECTION 13
10'-0" x 10'-0"



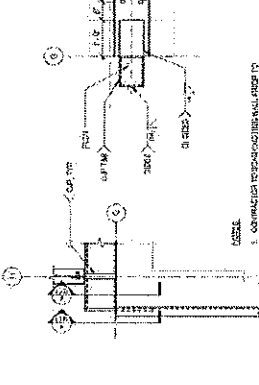
SECTION 14
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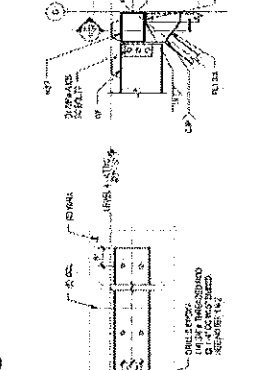
SECTION 15
10'-0" x 10'-0"



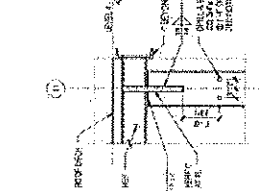
SECTION 16
10'-0" x 10'-0"



SECTION 17
10'-0" x 10'-0"



SECTION 18
10'-0" x 10'-0"



SECTION 19
10'-0" x 10'-0"

LMN

MAGNUSSON KLEIN



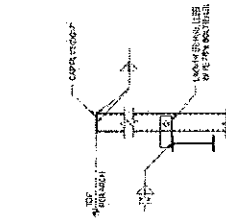
ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

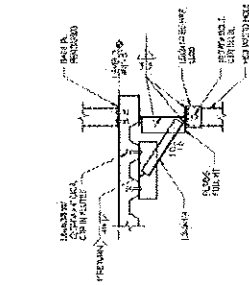
100% Construction Documents

GALLERY EXPANSION SECTIONS AND DETAILS

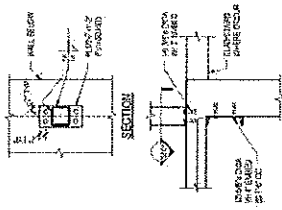
S502



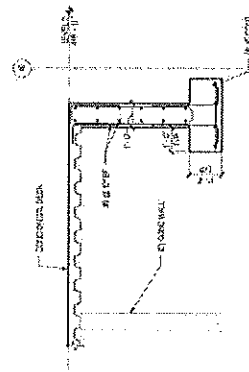
SECTION 1
12-11-12



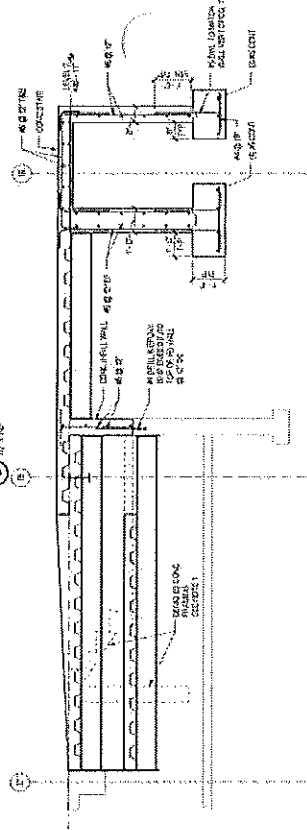
SECTION 2
12-11-12



SECTION 3
12-11-12



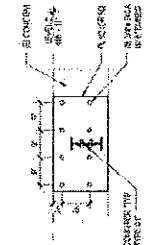
SECTION 4
12-11-12



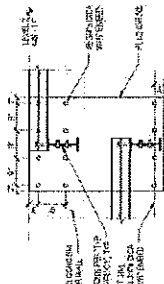
SECTION 5
12-11-12

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE BUILDING CODE (SBC) AND THE SINGAPORE STANDARD SPECIFICATIONS FOR CONSTRUCTION (SSS).

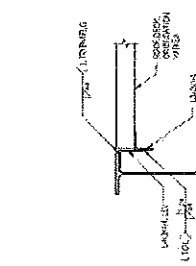
SECTION 6
12-11-12



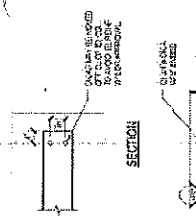
SECTION 7
12-11-12



SECTION 8
12-11-12



SECTION 9
12-11-12



SECTION 10
12-11-12

LMN

MAGNUSON
KLEIN
ARCHITECTS



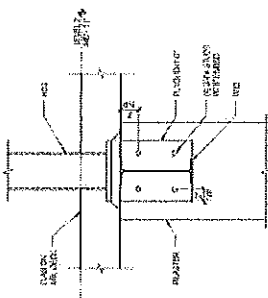
S.M. ASIAN
ART
MUSEUM

Asian Art Museum Expansion & Renovation

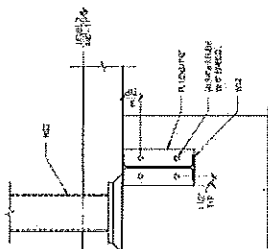
100% Construction Documents

GALLERY
EXPANSION
SECTIONS AND
DETAILS

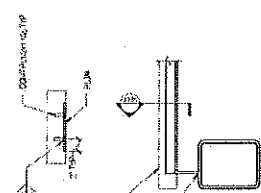
S503



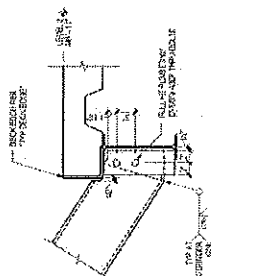
1 SECTION
1/2" = 1'-0"



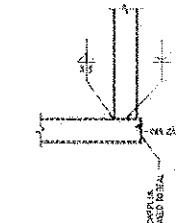
2 SECTION
1/2" = 1'-0"



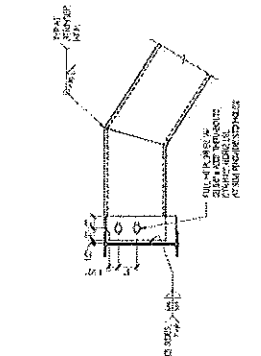
3 DETAIL
1/2" = 1'-0"



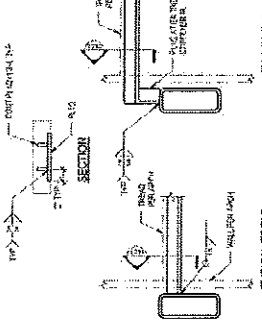
4 DETAIL
1/2" = 1'-0"



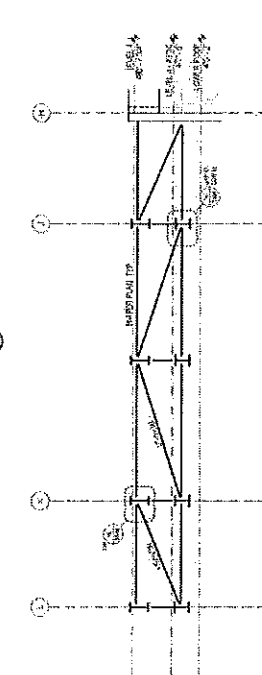
5 SECTION
1/2" = 1'-0"



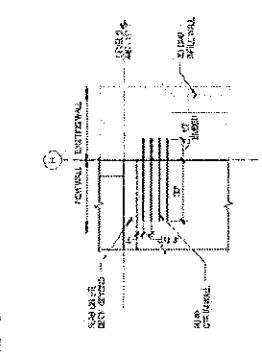
6 SECTION
1/2" = 1'-0"



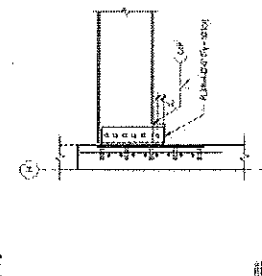
7 SECTION
1/2" = 1'-0"



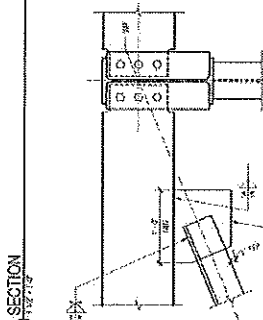
8 SECTION
1/2" = 1'-0"



9 SECTION
1/2" = 1'-0"

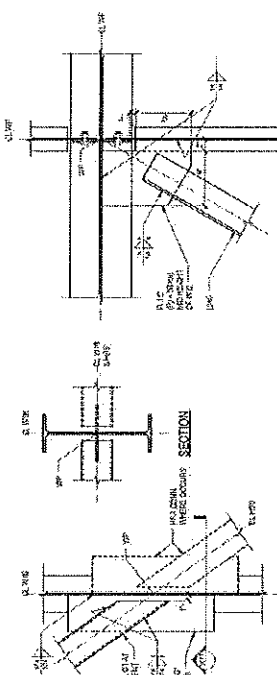


10 SECTION
1/2" = 1'-0"

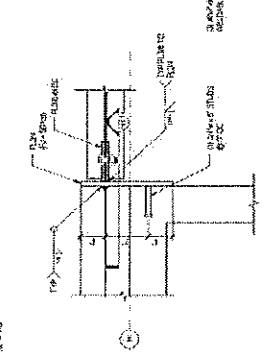


11 SECTION
1/2" = 1'-0"

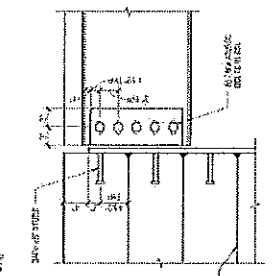
12 ELEVATION
1/2" = 1'-0"



17 DETAIL
1/2" = 1'-0"



14 SECTION
1/2" = 1'-0"



15 SECTION
1/2" = 1'-0"

16 DETAIL
1/2" = 1'-0"

18 DETAIL
1/2" = 1'-0"

SECTION
1/2" = 1'-0"

LMN

MAGNUSSON
KLEMMER
KLEMMER

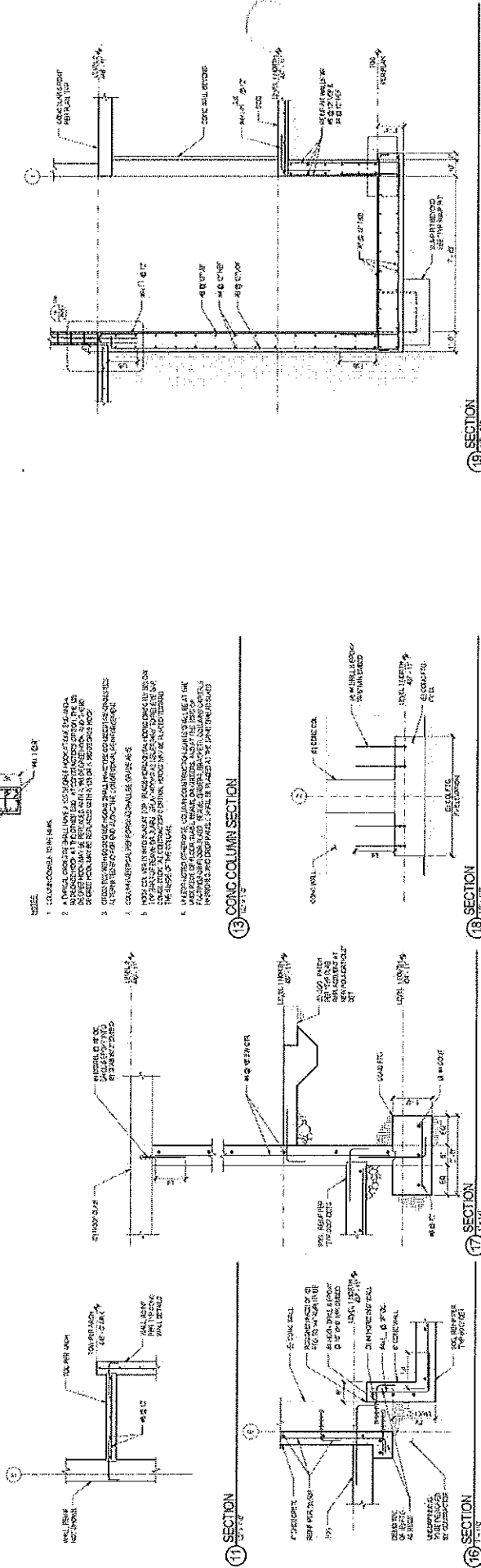
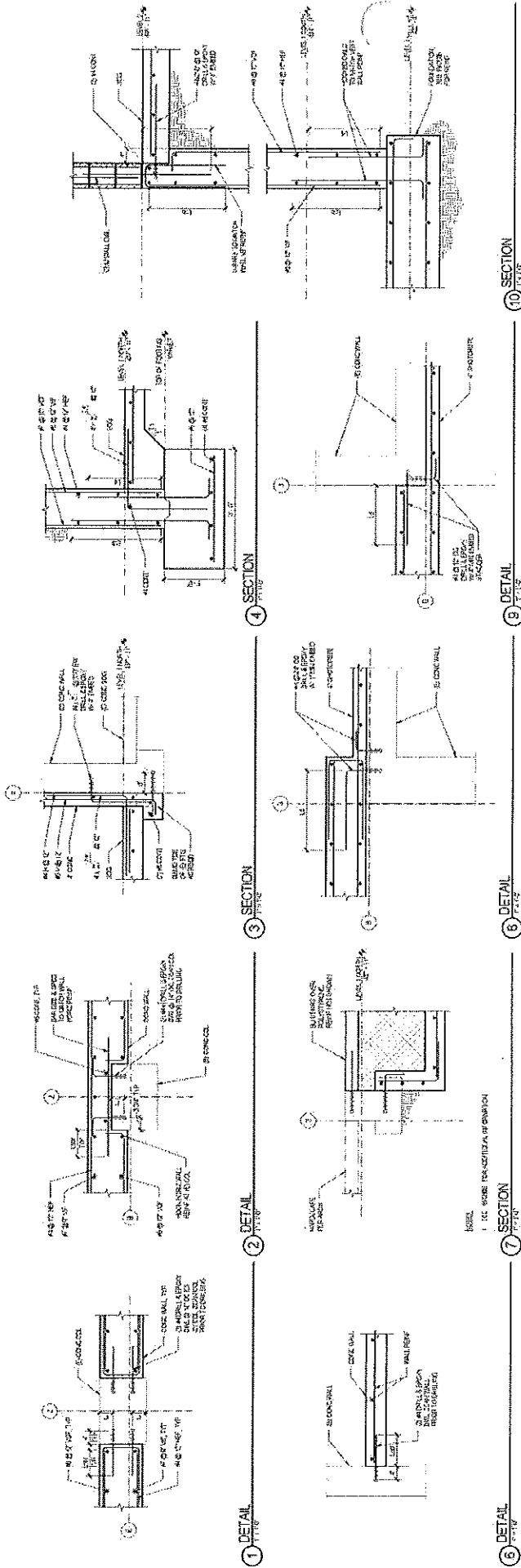
S.M. ASIAN ART MUSEUM

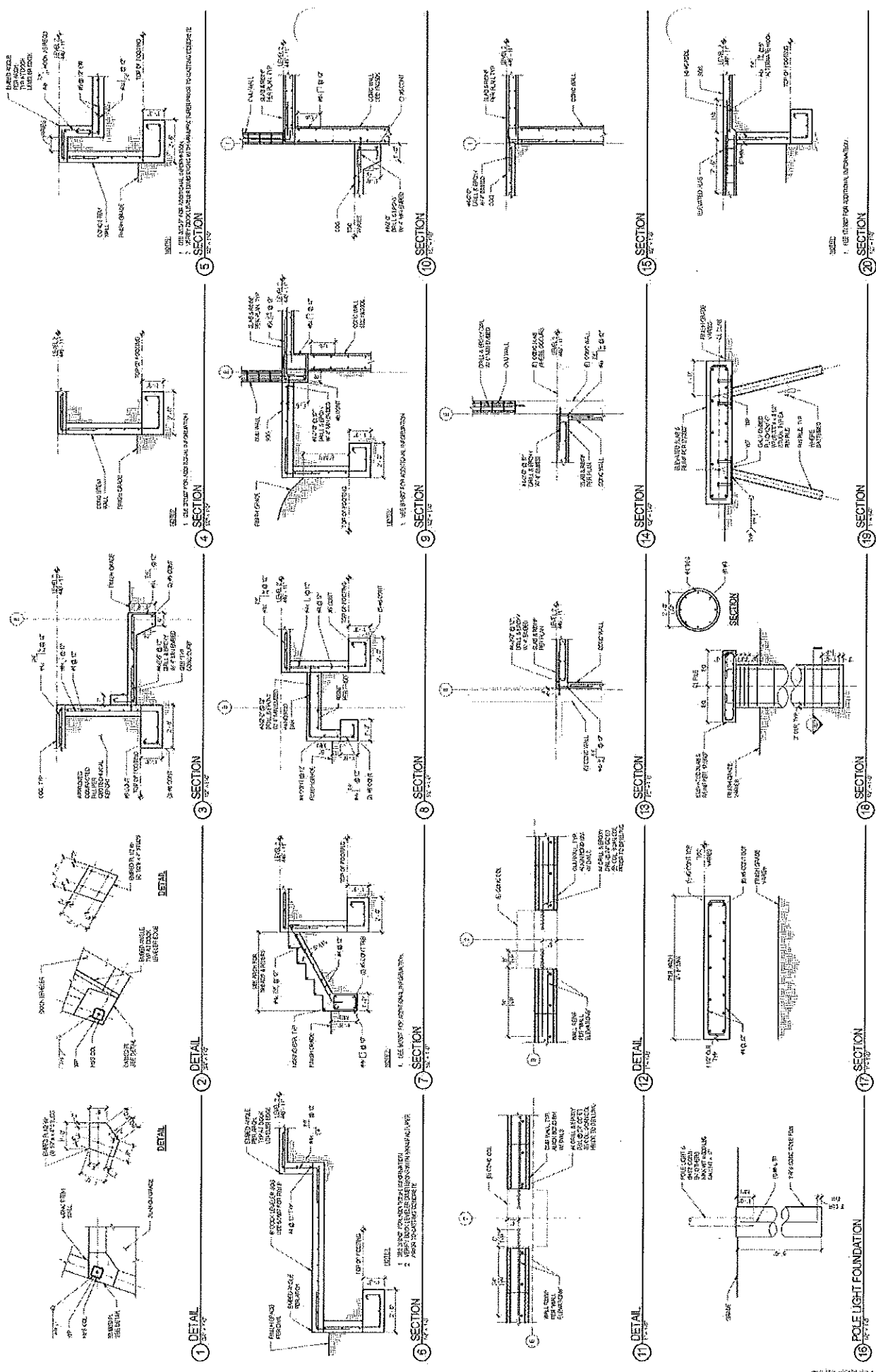
Asian Art Museum Expansion & Renovation

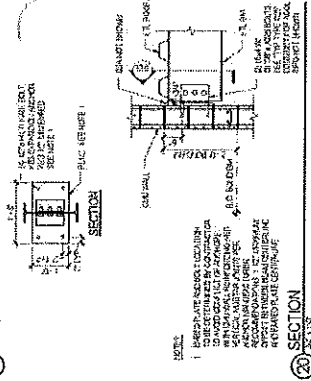
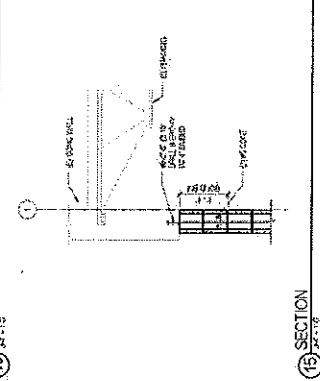
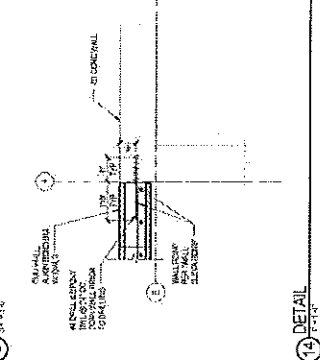
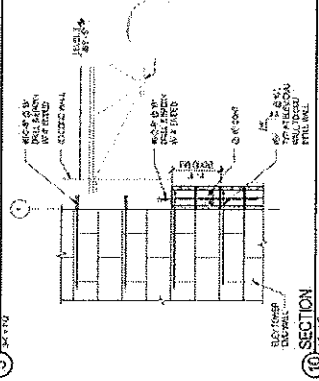
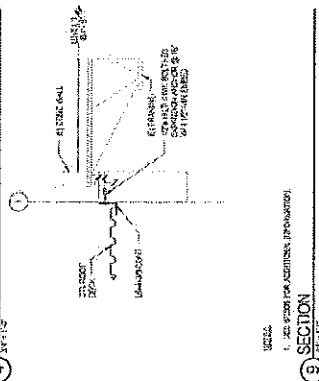
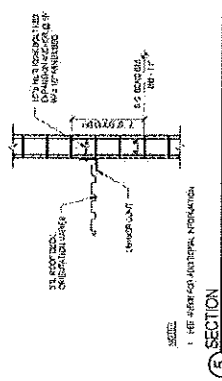
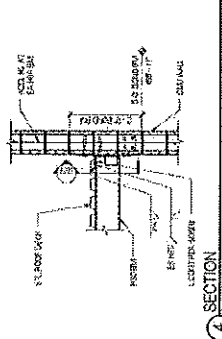
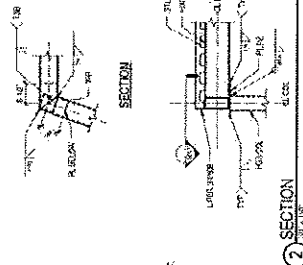
100% Construction Documents

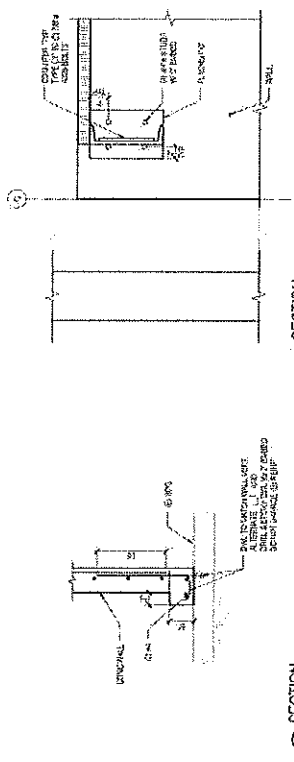
GALLERY EXPANSION SECTIONS AND DETAILS

S504

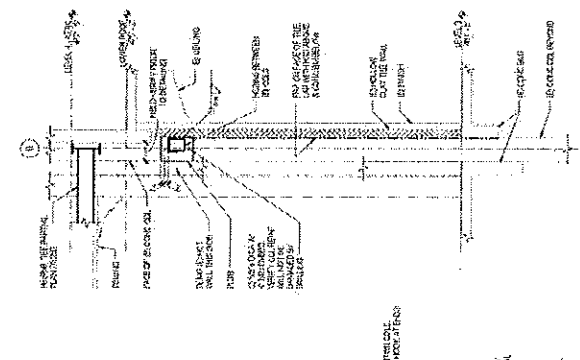




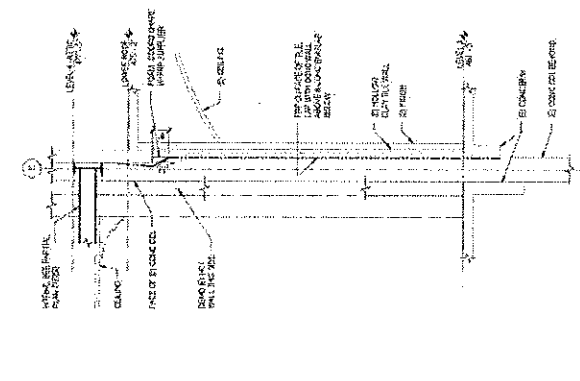




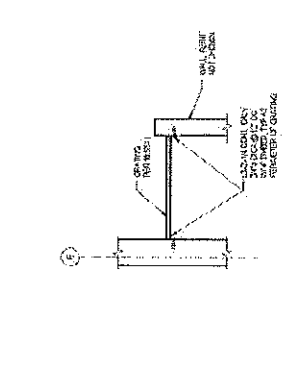
SECTION 1
1/2" = 1'-0"



SECTION 2
1/2" = 1'-0"



SECTION 3
1/2" = 1'-0"



SECTION 4
1/2" = 1'-0"

SECTION 5
1/2" = 1'-0"

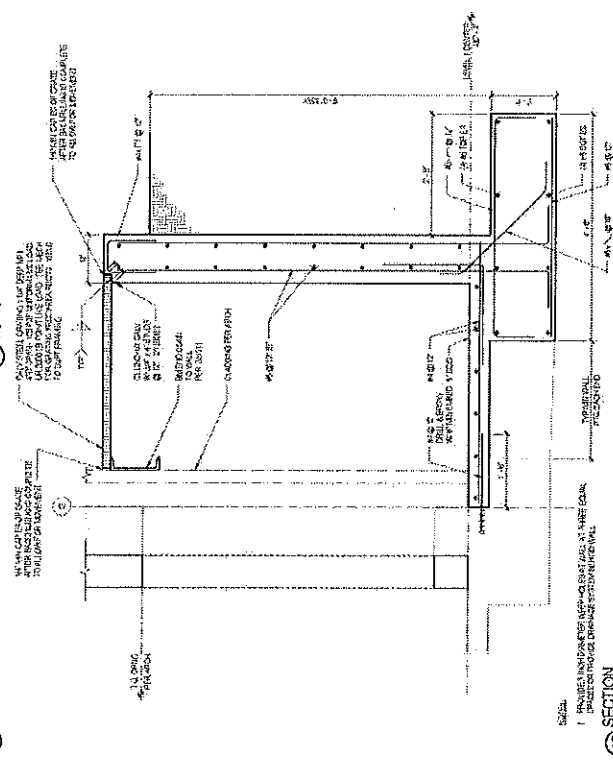
SECTION 6
1/2" = 1'-0"

SECTION 7
1/2" = 1'-0"

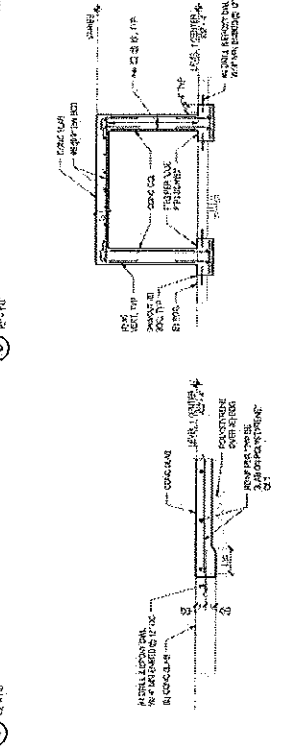
SECTION 8
1/2" = 1'-0"

SECTION 9
1/2" = 1'-0"

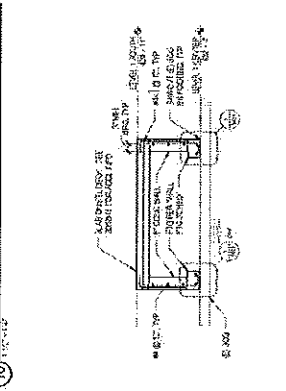
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1/2" = 1'-0"



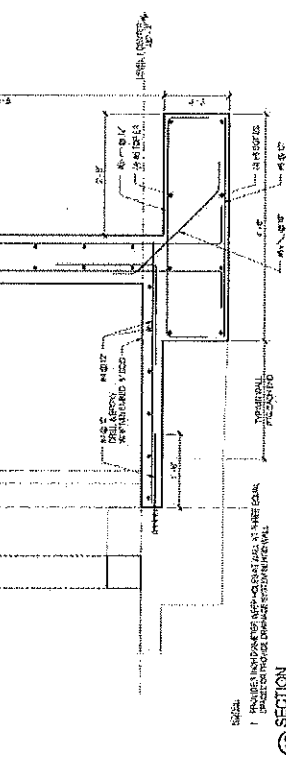
TYPICAL SLAB INFILL
1/2" = 1'-0"



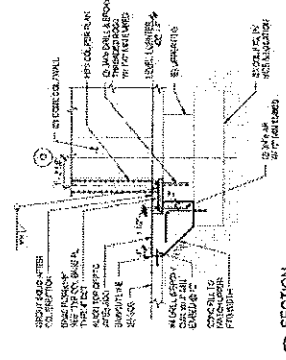
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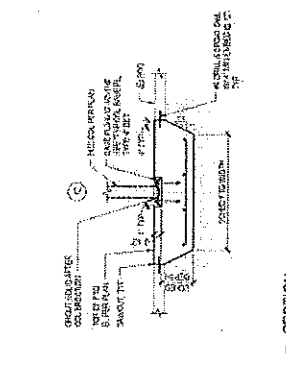
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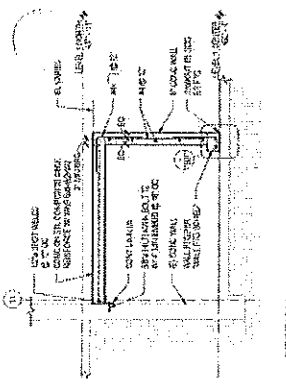
SECTION 13
1/2" = 1'-0"



SECTION 14
1/2" = 1'-0"



SECTION 15
1/2" = 1'-0"



SECTION 16
1/2" = 1'-0"

LMN

MAGNUSON KLEIN

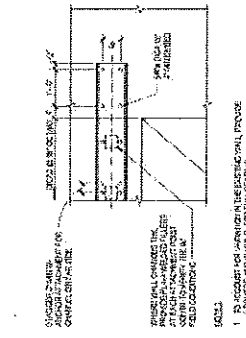
SAM ASIAN ART MUSEUM

S511

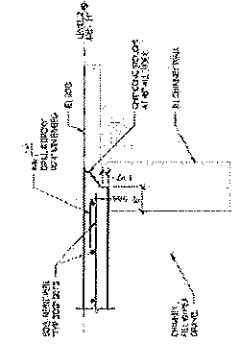
100% Construction Documents

Asian Art Museum Expansion & Renovation

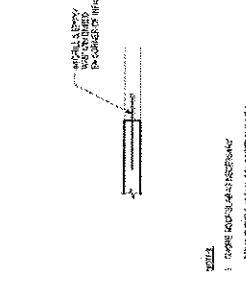
RENOVATION SECTIONS AND DETAILS



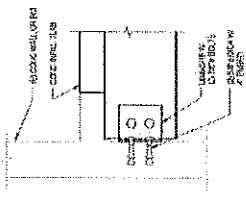
2 DETAIL
10'-0" x 10'-0"



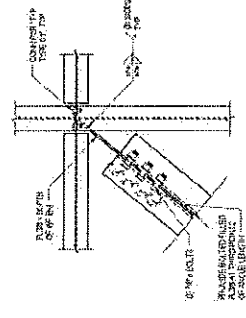
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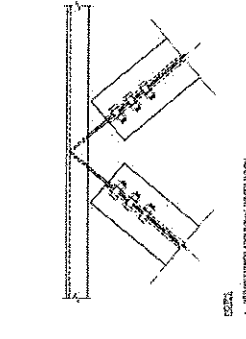
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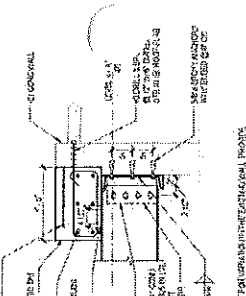
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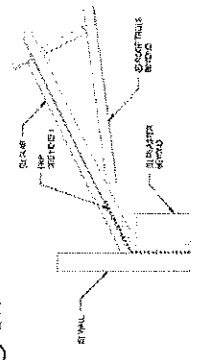
8 DETAIL
10'-0" x 10'-0"



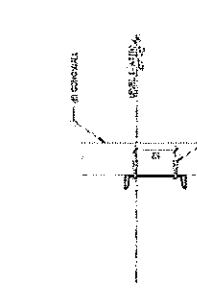
9 DETAIL
10'-0" x 10'-0"



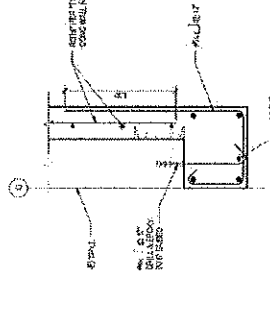
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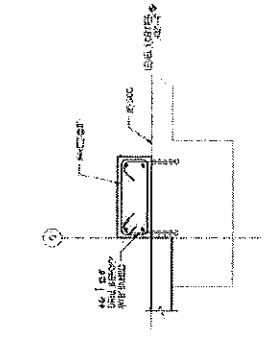
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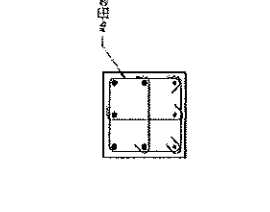
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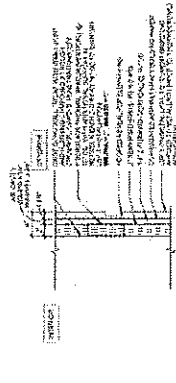
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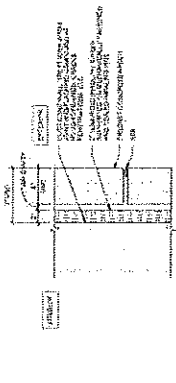
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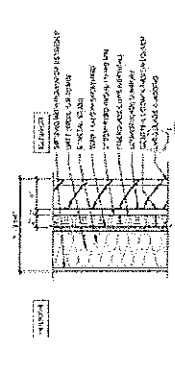
20 SECTION
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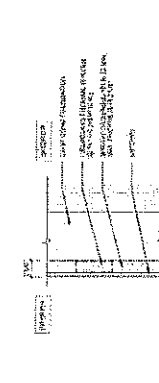
WA-01A/B - PLASTER OVER EXIST CONC



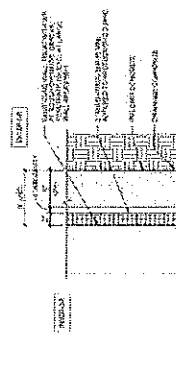
WA-03A - PRECAST OVER EXIST CONC



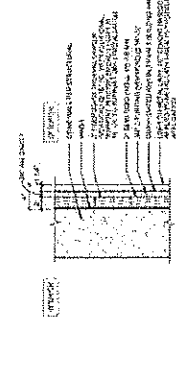
WA-07 - LOUVER WALL OVER METAL STUD



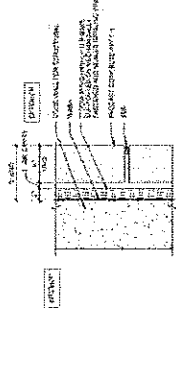
WA-12 - EXISTING BELOW GRADE CONC WITH INSUL



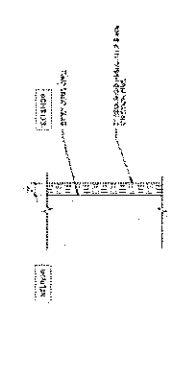
WA-16A - BELOW GRADE PRECAST OVER EXIST CONC



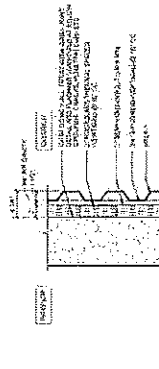
WA-01C - PLASTER OVER CONC



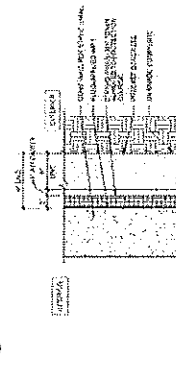
WA-09B - PRECAST OVER CONC



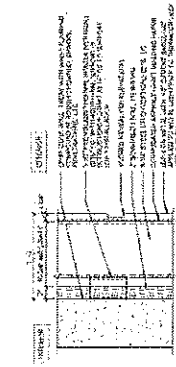
WA-08 - MECH SPACES - CONC



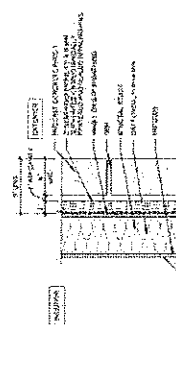
WA-13A - MTLP OVER EXIST CONC



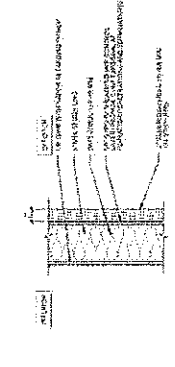
WA-16B - BELOW GRADE PRECAST OVER CONC



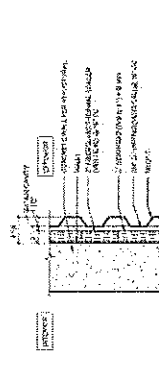
WA-01D - PLASTER OVER EXIST CONC



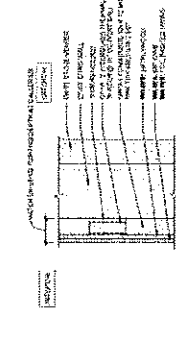
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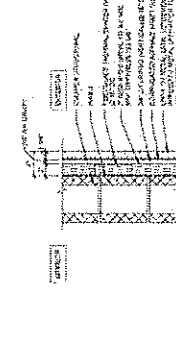
WA-09 - MECH SPACES - GMB



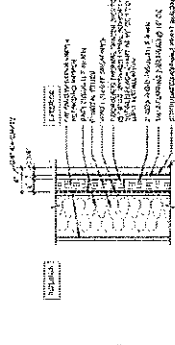
WA-13B - MTLP OVER CONC



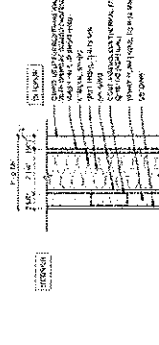
WA-02A/B - EXIST STONE AT GALLERY



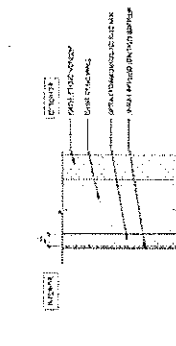
WA-05 - PLASTER OVER CMU



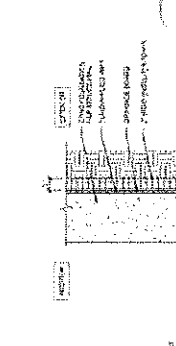
WA-10 - PLASTER OVER METAL STUD



WA-14 - CMP ST MTLP ON METAL STUD



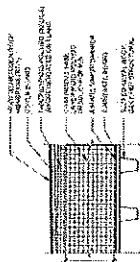
WA-02C - EXIST STONE AT BACK-OF-HOUSE



WA-06 - BELOW GRADE CONC

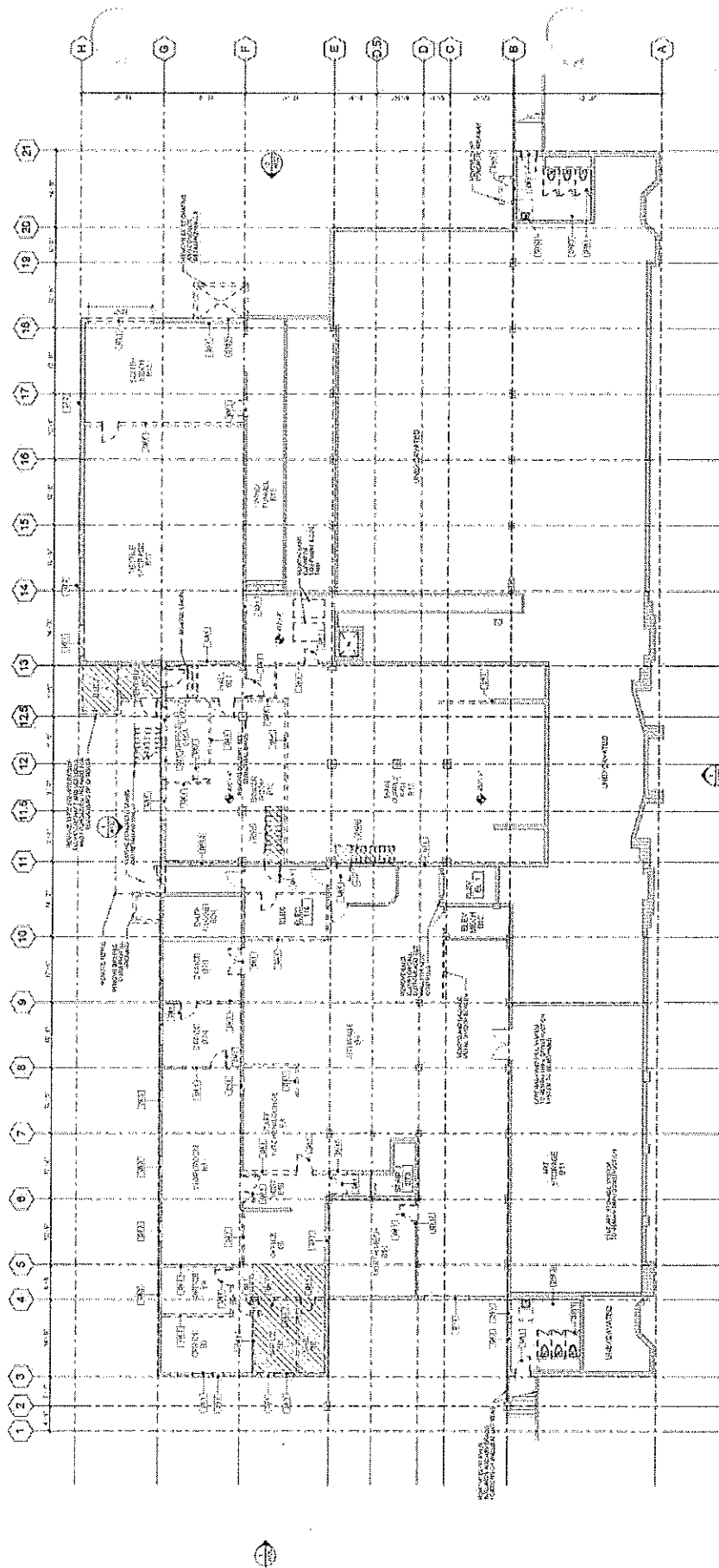


WA-11 - EXISTING BELOW GRADE CONC



[illegible]

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| 1 | | | 1. The first part of the report is a general introduction to the project. |
| 2 | | | 2. The second part of the report is a detailed description of the methodology used. |
| 3 | | | 3. The third part of the report is a discussion of the results obtained. |
| 4 | | | 4. The fourth part of the report is a conclusion and recommendations. |
| 5 | | | 5. The fifth part of the report is a list of references. |
| 6 | | | 6. The sixth part of the report is a list of appendices. |
| 7 | | | 7. The seventh part of the report is a list of figures and tables. |
| 8 | | | 8. The eighth part of the report is a list of abbreviations. |
| 9 | | | 9. The ninth part of the report is a list of symbols. |
| 10 | | | 10. The tenth part of the report is a list of footnotes. |
| 11 | | | 11. The eleventh part of the report is a list of references. |
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| 13 | | | 13. The thirteenth part of the report is a list of figures and tables. |
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| 19 | | | 19. The nineteenth part of the report is a list of figures and tables. |
| 20 | | | 20. The twentieth part of the report is a list of abbreviations. |
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| 22 | | | 22. The twenty-second part of the report is a list of footnotes. |
| 23 | | | 23. The twenty-third part of the report is a list of references. |
| 24 | | | 24. The twenty-fourth part of the report is a list of appendices. |
| 25 | | | 25. The twenty-fifth part of the report is a list of figures and tables. |
| 26 | | | 26. The twenty-sixth part of the report is a list of abbreviations. |
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| 28 | | | 28. The twenty-eighth part of the report is a list of footnotes. |
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| 34 | | | 34. The thirty-fourth part of the report is a list of footnotes. |
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| 49 | | | 49. The forty-ninth part of the report is a list of figures and tables. |
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LEVEL 1 EXISTING/DEMO

[illegible]

SAM ASIAN ART MUSEUM

WILLIAM H. BROWN, JR.
JAMES E. BROWN, JR.
JAMES E. BROWN, JR.

Asian Art Museum Expansion & Renovation

Construction Documents

Demo Plan - Level 1

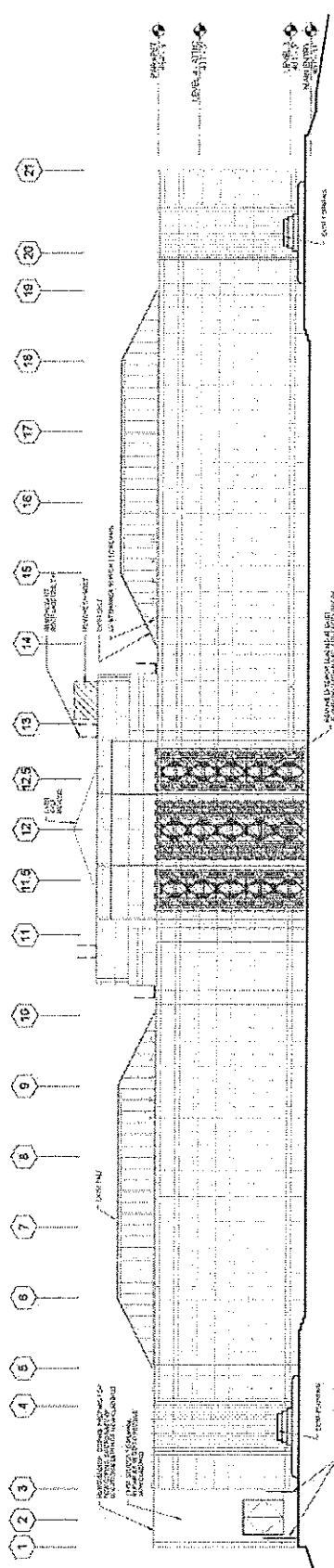
GENERAL NOTES

1. SEE ARCHITECTURAL NOTES FOR GENERAL NOTES.
2. SEE ARCHITECTURAL NOTES FOR MATERIALS AND FINISHES.
3. SEE ARCHITECTURAL NOTES FOR CONSTRUCTION METHODS.
4. SEE ARCHITECTURAL NOTES FOR SPECIAL NOTES.
5. SEE ARCHITECTURAL NOTES FOR SPECIAL NOTES.
6. SEE ARCHITECTURAL NOTES FOR SPECIAL NOTES.
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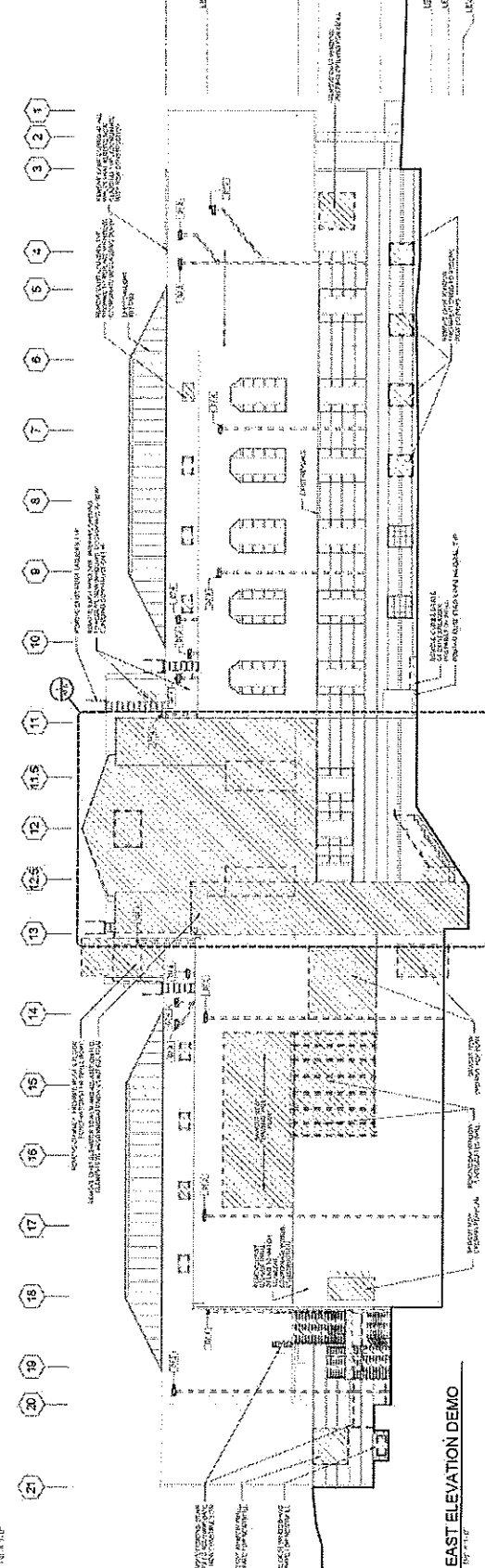
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| 17 | 10/1/10 | ISSUED FOR PERMIT |
| 18 | 10/1/10 | ISSUED FOR PERMIT |
| 19 | 10/1/10 | ISSUED FOR PERMIT |
| 20 | 10/1/10 | ISSUED FOR PERMIT |
| 21 | 10/1/10 | ISSUED FOR PERMIT |



WEST ELEVATION DEMO



EAST ELEVATION DEMO



LMN

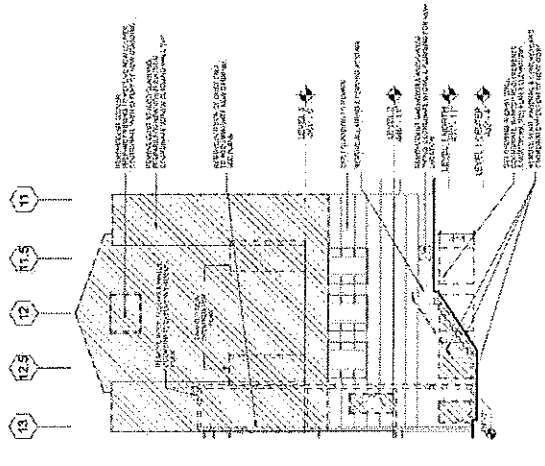
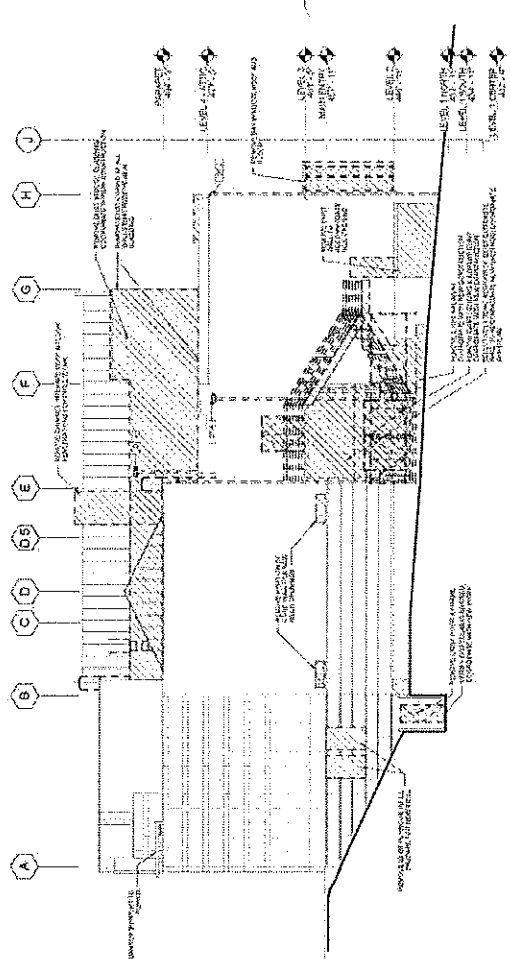
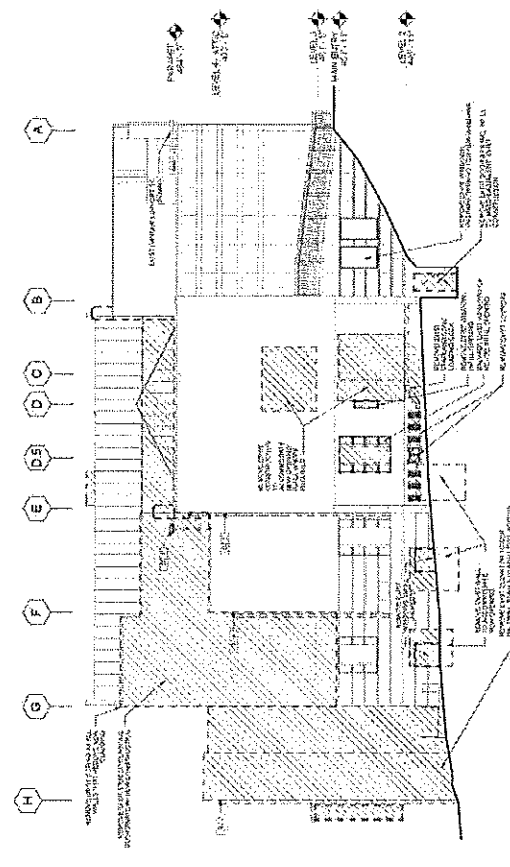
ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Demo Elevations

A131

[illegible][illegible][illegible][illegible]

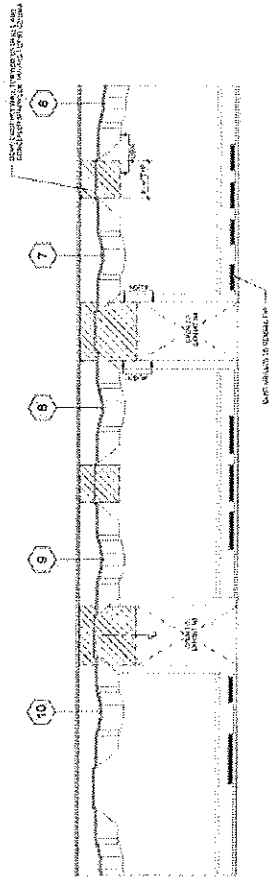
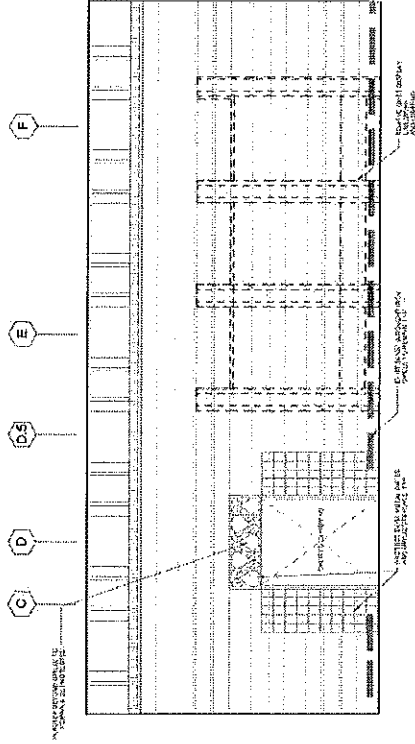
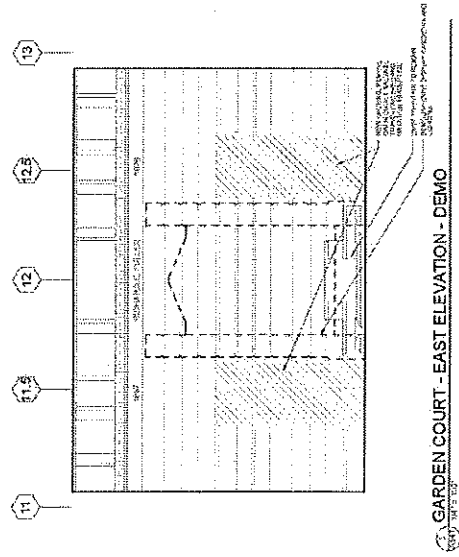


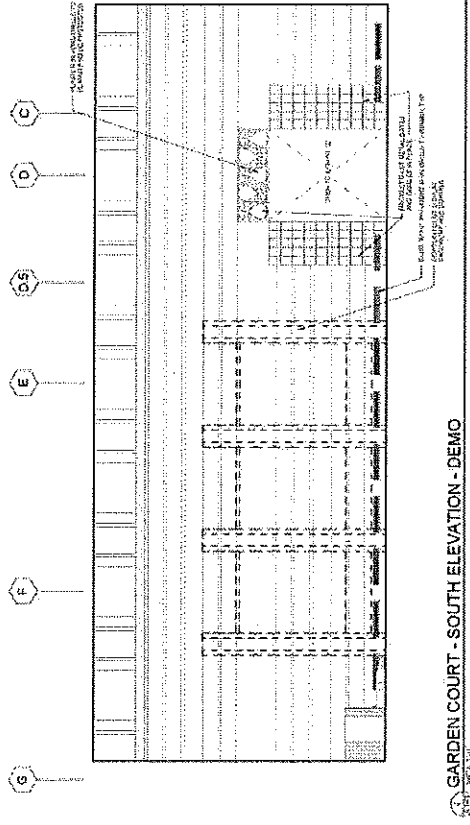
EXHIBIT S6 - WEST SIM



GARDEN COURT - NORTH ELEVATION - DEMO



GARDEN COURT - EAST ELEVATION - DEMO



GARDEN COURT - SOUTH ELEVATION - DEMO

LMN

SAM ASIAN MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Demo Interior Elevations

Sheet No. 10001

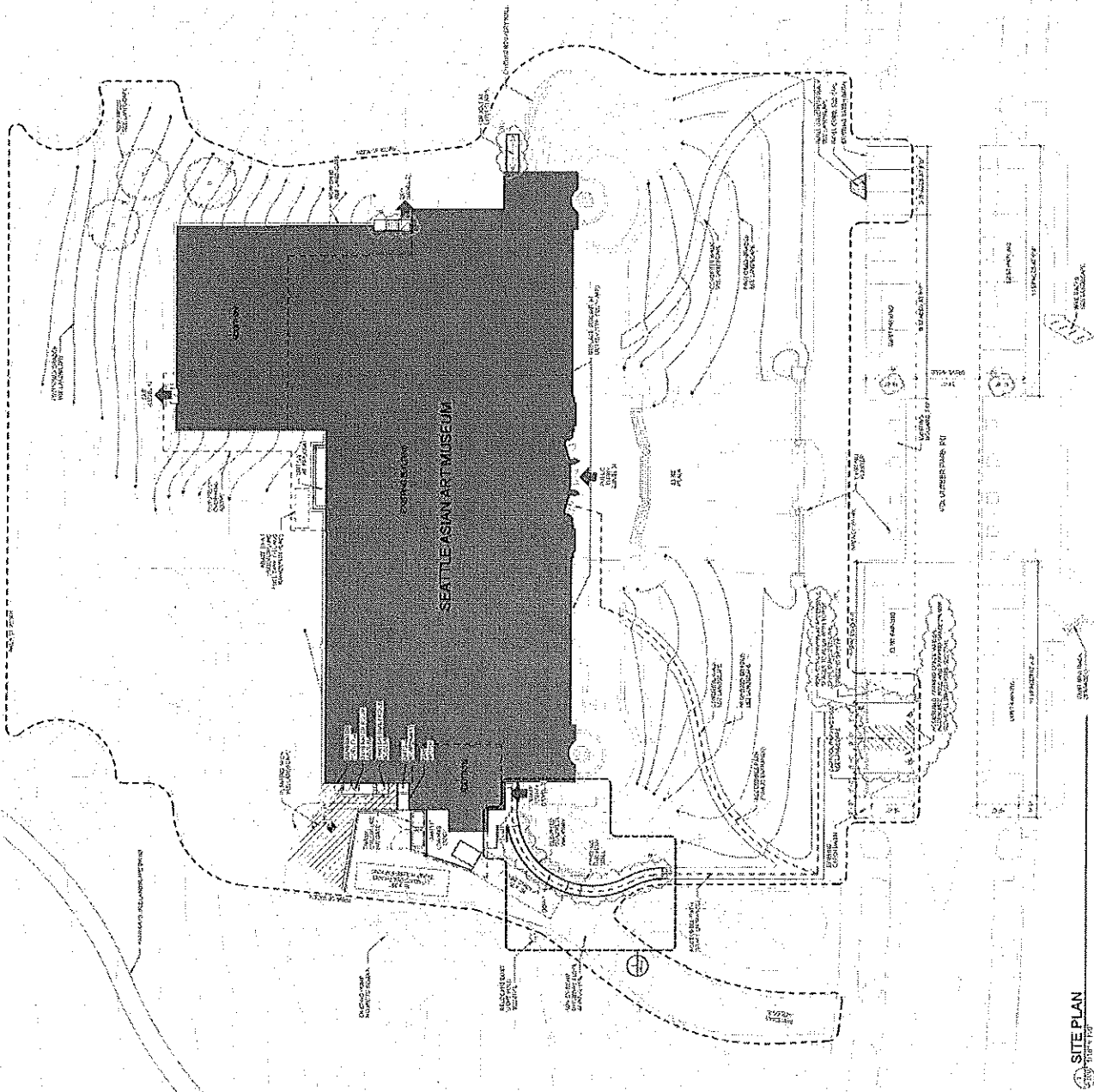
A141

GENERAL NOTES - SITE

1. ALL EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN AND PROTECTED.
2. ALL EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN AND PROTECTED.
3. ALL EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN AND PROTECTED.

VIBRATION CONTROL AND MONITORING

ALL CONSTRUCTION ACTIVITIES SHALL BE MONITORED FOR VIBRATION. VIBRATION MONITORING SHALL BE CONDUCTED AT ALL TIMES DURING CONSTRUCTION. VIBRATION MONITORING SHALL BE CONDUCTED AT ALL TIMES DURING CONSTRUCTION. VIBRATION MONITORING SHALL BE CONDUCTED AT ALL TIMES DURING CONSTRUCTION.



SITE PLAN
1/10/2010

LMN
 Architects
 1100 1st Avenue
 Seattle, WA 98101
 Phone: 206.461.1100
 Fax: 206.461.1101
 Email: info@lmn.com

SAM
 ASIAN
 ART MUSEUM

Asian Art Museum Expansion & Renovation
 Construction Documents

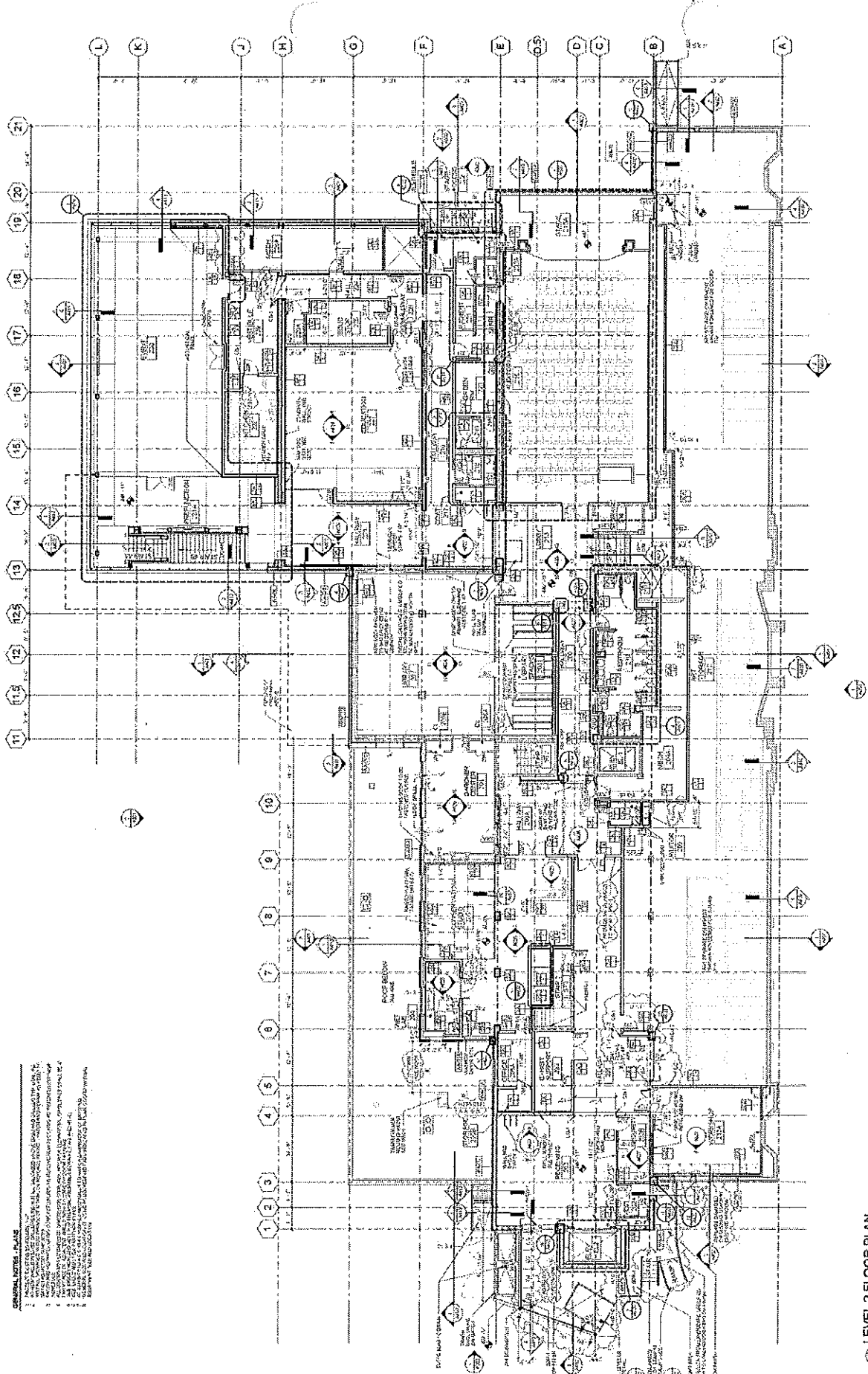
Site Plan
 1/10/2010

A200

THE PROJECT IS SITUATED ON A 10.5-ACRE SITE ALONG THE WATERFRONT IN SEATTLE, WASHINGTON. THE EXISTING MUSEUM BUILDING IS A 1,200,000-SQ-FT STRUCTURE THAT WAS COMPLETED IN 1992. THE PROPOSED EXPANSION AND RENOVATION PROJECT WILL ADD 1,200,000 SQ FT OF NEW EXHIBITION SPACE, A NEW THEATRE, A NEW RESTAURANT, AND A NEW GALLERY. THE PROJECT WILL ALSO INCLUDE A NEW PARKING LOT AND A NEW ENTRANCE. THE PROJECT IS BOUND BY ALASKAN WAY TO THE NORTH, PIKE STREET TO THE SOUTH, AND THE WATERFRONT TO THE EAST. THE PROJECT IS SITUATED ON A 10.5-ACRE SITE ALONG THE WATERFRONT IN SEATTLE, WASHINGTON. THE EXISTING MUSEUM BUILDING IS A 1,200,000-SQ-FT STRUCTURE THAT WAS COMPLETED IN 1992. THE PROPOSED EXPANSION AND RENOVATION PROJECT WILL ADD 1,200,000 SQ FT OF NEW EXHIBITION SPACE, A NEW THEATRE, A NEW RESTAURANT, AND A NEW GALLERY. THE PROJECT WILL ALSO INCLUDE A NEW PARKING LOT AND A NEW ENTRANCE. THE PROJECT IS BOUND BY ALASKAN WAY TO THE NORTH, PIKE STREET TO THE SOUTH, AND THE WATERFRONT TO THE EAST.

GENERAL NOTES - PLANS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. ASIAN MUSEUM PROJECT MANUAL AND THE S.M. ASIAN MUSEUM PROJECT SPECIFICATIONS.



LEVEL 2 FLOOR PLAN

LMN

Architectural
Urban Design
Interior

S.M. ASIAN MUSEUM

Asian Art Museum Expansion & Renovation

San Francisco, CA

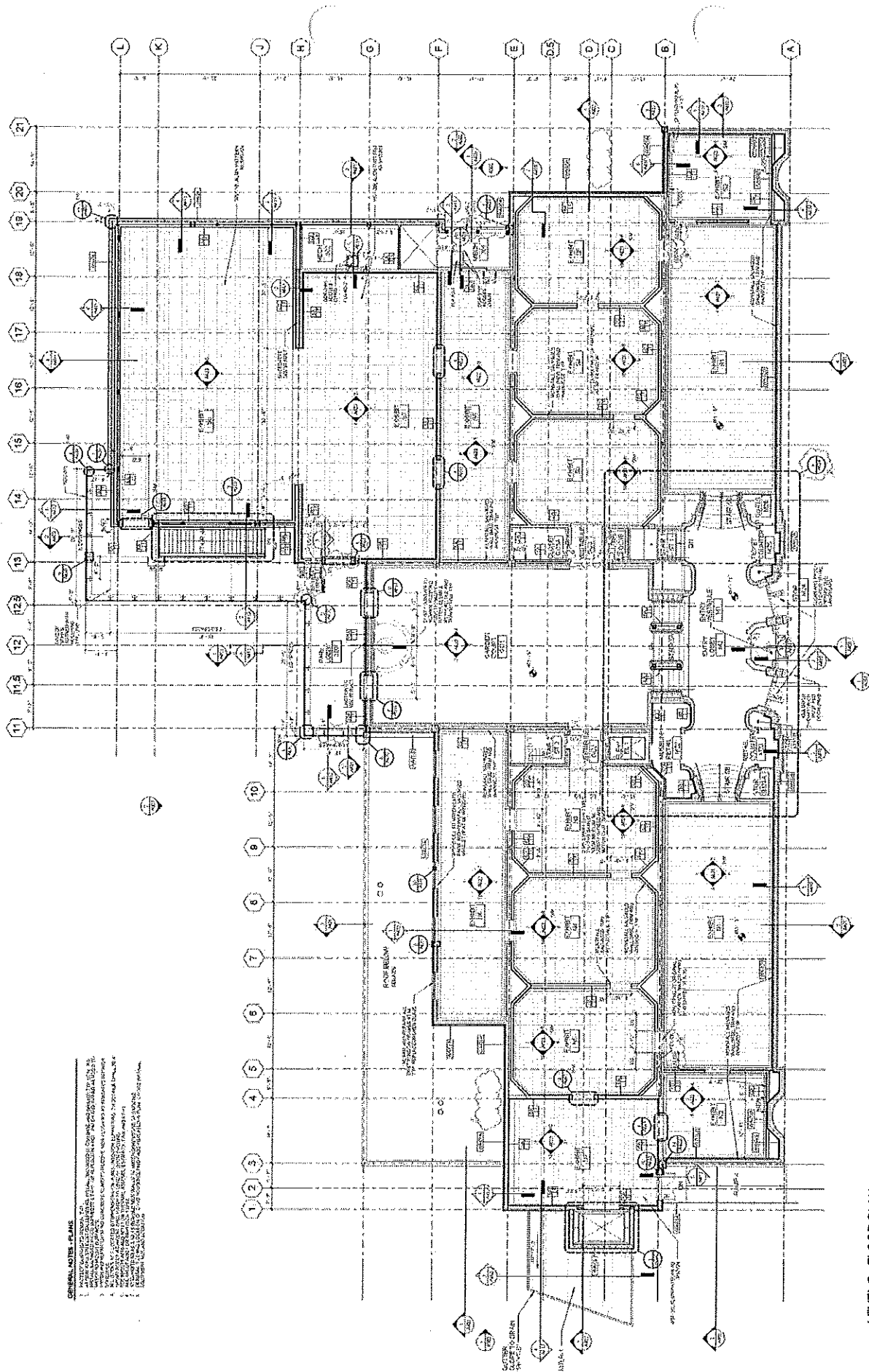
North

Scale

1" = 10'-0"

GENERAL NOTES - PLANS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.



LEVEL 3 - FLOOR PLAN



LMN
Architects
Civil Design
Interior Design

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Floor Plan - Level 3

Date: 10/20/17
By: [Signature]

Project: Asian Art Museum Expansion & Renovation
Sheet: 10/20/17

10/20/17
10/20/17
10/20/17

A203

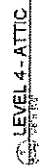
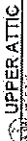
1. The first step in the process of identifying a problem is to recognize that a problem exists. This is often done by comparing current performance with a desired state or goal. For example, if a company's sales are declining, it may indicate a problem with its marketing strategy or product quality.

2. Once a problem is identified, the next step is to define it clearly. This involves specifying the scope of the problem, the resources available, and the time frame for addressing it. For instance, a company might define a problem as "a 10% decline in sales over the last six months due to increased competition."

3. The third step is to analyze the problem. This involves identifying the causes of the problem and the factors that are contributing to it. For example, a company might analyze its sales decline by looking at market trends, competitor actions, and internal factors like pricing and customer service.

4. The fourth step is to develop a plan of action. This involves identifying the steps that need to be taken to address the problem and the resources that will be required. For instance, a company might develop a plan to increase sales by launching a new marketing campaign, improving its product, or offering discounts to existing customers.

5. The final step is to implement the plan and monitor progress. This involves putting the plan into action and tracking the results to see if the problem is being solved. For example, a company might implement its sales plan and then track its sales over the next six months to see if the decline has been reversed.

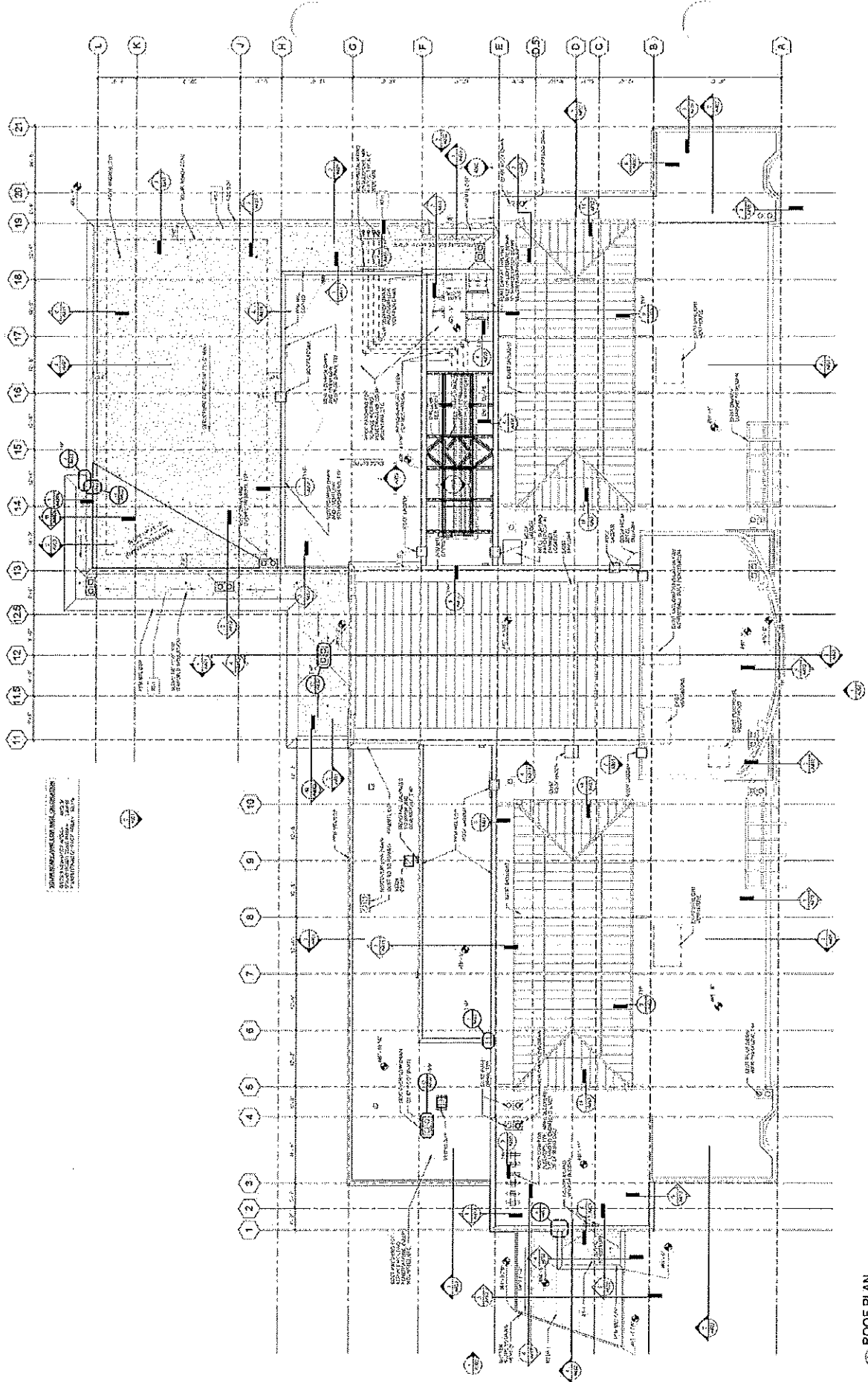


Asian Art Museum Expansion & Renovation
 2000-2005

Floor Plan - Level 4
Mezz/Attic

| Year | Number of cases |
|------|-----------------|
| 1990 | 10 |
| 1991 | 15 |
| 1992 | 20 |
| 1993 | 25 |
| 1994 | 30 |
| 1995 | 35 |
| 1996 | 40 |
| 1997 | 45 |
| 1998 | 50 |
| 1999 | 55 |
| 2000 | 60 |
| 2001 | 65 |
| 2002 | 70 |
| 2003 | 75 |
| 2004 | 80 |
| 2005 | 85 |
| 2006 | 90 |
| 2007 | 95 |
| 2008 | 100 |
| 2009 | 105 |
| 2010 | 110 |
| 2011 | 115 |
| 2012 | 120 |
| 2013 | 125 |
| 2014 | 130 |
| 2015 | 135 |
| 2016 | 140 |
| 2017 | 145 |
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| 2019 | 155 |
| 2020 | 160 |
| 2021 | 165 |
| 2022 | 170 |
| 2023 | 175 |
| 2024 | 180 |
| 2025 | 185 |
| 2026 | 190 |
| 2027 | 195 |
| 2028 | 200 |
| 2029 | 205 |
| 2030 | 210 |
| 2031 | 215 |
| 2032 | 220 |
| 2033 | 225 |
| 2034 | 230 |
| 2035 | 235 |
| 2036 | 240 |
| 2037 | 245 |
| 2038 | 250 |
| 2039 | 255 |
| 2040 | 260 |
| 2041 | 265 |
| 2042 | 270 |
| 2043 | 275 |
| 2044 | 280 |
| 2045 | 285 |
| 2046 | 290 |
| 2047 | 295 |
| 2048 | 300 |
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| 2051 | 315 |
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| 2054 | 330 |
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| 2063 | 375 |
| 2064 | 380 |
| 2065 | 385 |
| 2066 | 390 |
| 2067 | 395 |
| 2068 | 400 |
| 2069 | 405 |
| 2070 | 410 |
| 2071 | 415 |
| 2072 | 420 |
| 2073 | 425 |
| 2074 | 430 |
| 2075 | 435 |
| 2076 | 440 |
| 2077 | 445 |
| 2078 | 450 |
| 2079 | 455 |
| 2080 | 460 |
| 2081 | 465 |
| 2082 | 470 |
| 2083 | 475 |
| 2084 | 480 |
| 2085 | 485 |
| 2086 | 490 |
| 2087 | 495 |
| 2088 | 500 |
| 2089 | 505 |
| 2090 | 510 |
| 2091 | 515 |
| 2092 | 520 |
| 2093 | 525 |
| 2094 | 530 |
| 2095 | 535 |
| 2096 | 540 |
| 2097 | 545 |
| 2098 | 550 |
| 2099 | 555 |
| 2100 | 560 |





Roof Plan

Scale: 1/8" = 1'-0"

North Arrow

Roof Plan

Roof Plan

Roof Plan

Roof Plan

Roof Plan

Roof Plan

Roof Plan

A205

Roof Plan

Scale: 1/8" = 1'-0"

North Arrow

Roof Plan

Roof Plan

Roof Plan

Roof Plan

Roof Plan

Roof Plan

Roof Plan

S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Roof Plan

Roof Plan

Roof Plan

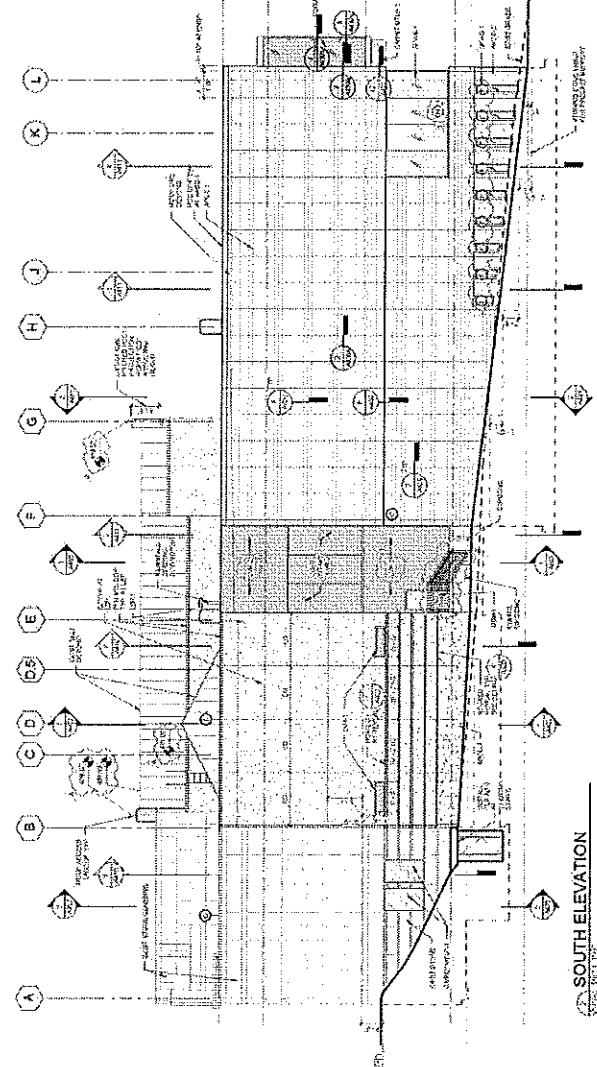
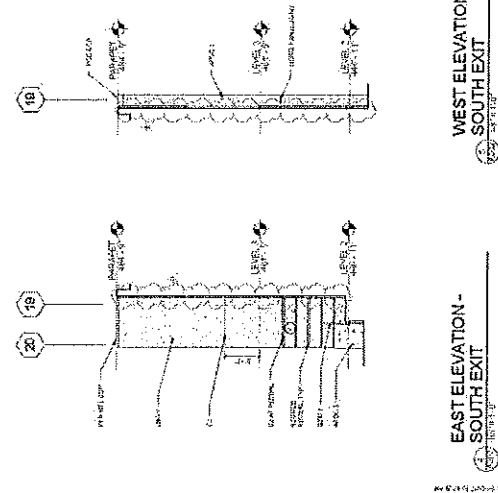
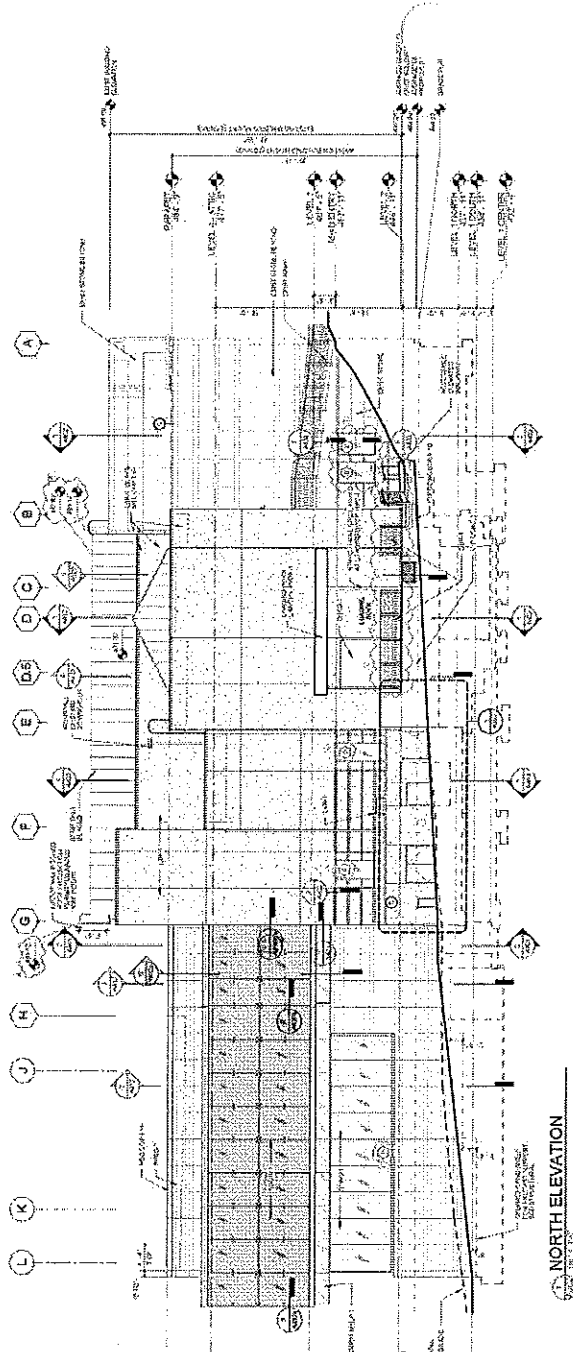
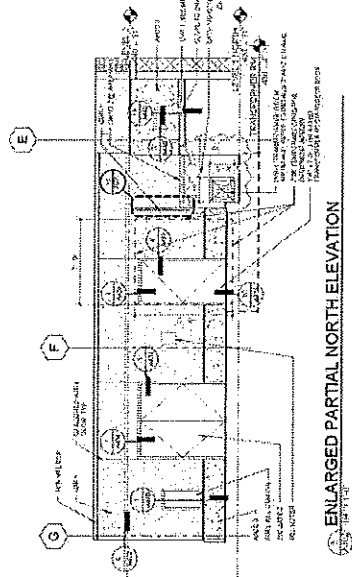
LMN

Architects

Roof Plan

MATERIALS LEGEND

| | | | |
|--|---|--|---|
| | CONCRETE | | BRICK |
| | STONE | | METAL MESH |
| | GLASS | | INSULATION |
| | WOOD | | STEEL BEAM |
| | STEEL PLATE | | STEEL COLUMN |
| | STEEL BEAM WITH INSULATION | | STEEL COLUMN WITH INSULATION |
| | STEEL BEAM WITH INSULATION AND METAL MESH | | STEEL COLUMN WITH INSULATION AND METAL MESH |
| | STEEL BEAM WITH INSULATION AND METAL MESH AND GLASS | | STEEL COLUMN WITH INSULATION AND METAL MESH AND GLASS |



0 6 12 18
Feet

Project: Asian Art Museum
Location: San Francisco, CA
Date: 10/01/11

Author: [Name]
Designer: [Name]
Engineer: [Name]

Construction Documents

Asian Art Museum Expansion & Renovation

S+M ASIAN ART MUSEUM

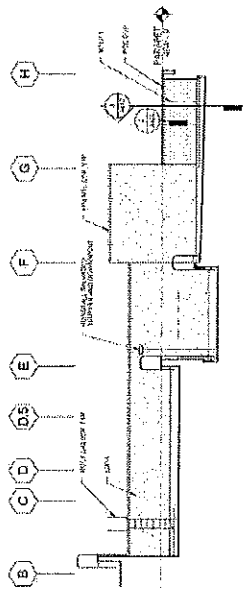
Architect: LMN
Civil Design: LMN

East Elevation - South Exit

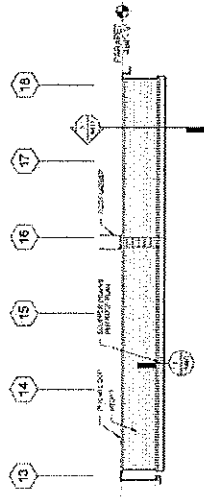
West Elevation - South Exit

A302

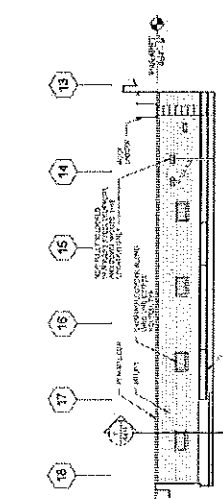
Elevations - North & South



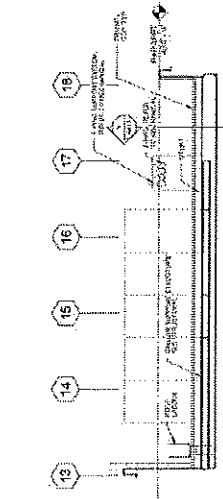
NORTH ELEVATION - MECH WELL



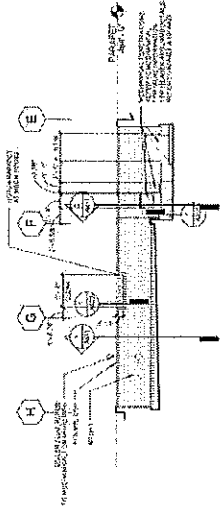
EAST ELEVATION - MECH WELL



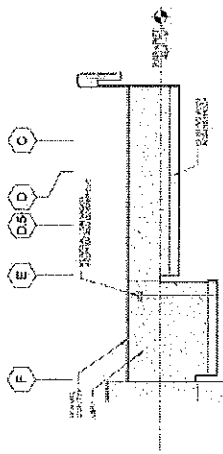
ELEVATION WEST - MECH WELL



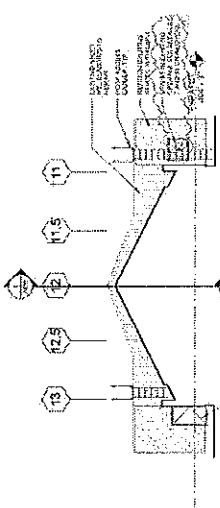
ELEVATION EAST - MECH WELL 2



SOUTH ELEVATION - MECH WELL



NORTH ELEVATION - GARDEN COURT



EAST ELEVATION - UPPER ATTIC

WINDOW SCHEDULE

| | | | | |
|------------------|------------------|------------------|------------------|------------------|
| | | | | |
| A 1/2\"/> | B 1/2\"/> | C 1/2\"/> | D 1/2\"/> | E 1/2\"/> |

MATERIALS LEGEND

| | | | |
|------------------|------------------|------------------|------------------|
| | | | |
| 1 1/2\"/> | 2 1/2\"/> | 3 1/2\"/> | 4 1/2\"/> |

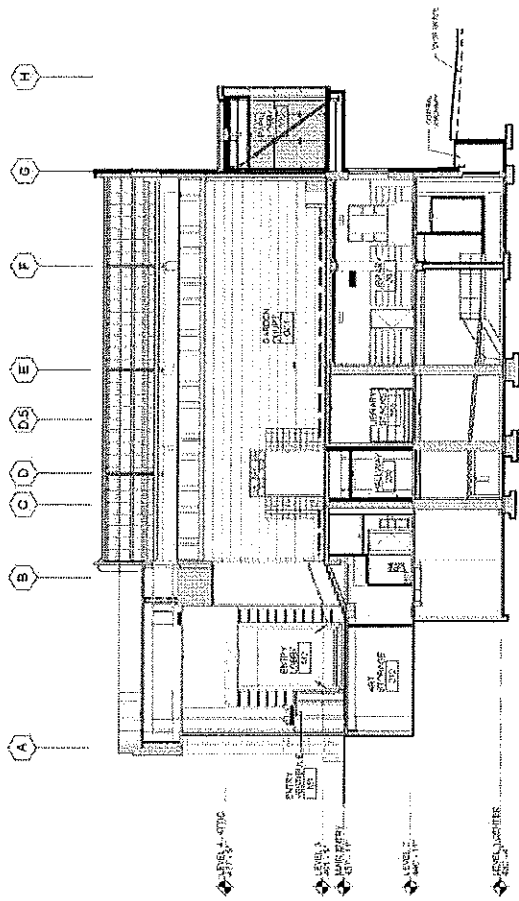
LMN

S.M. ASIAN ART MUSEUM

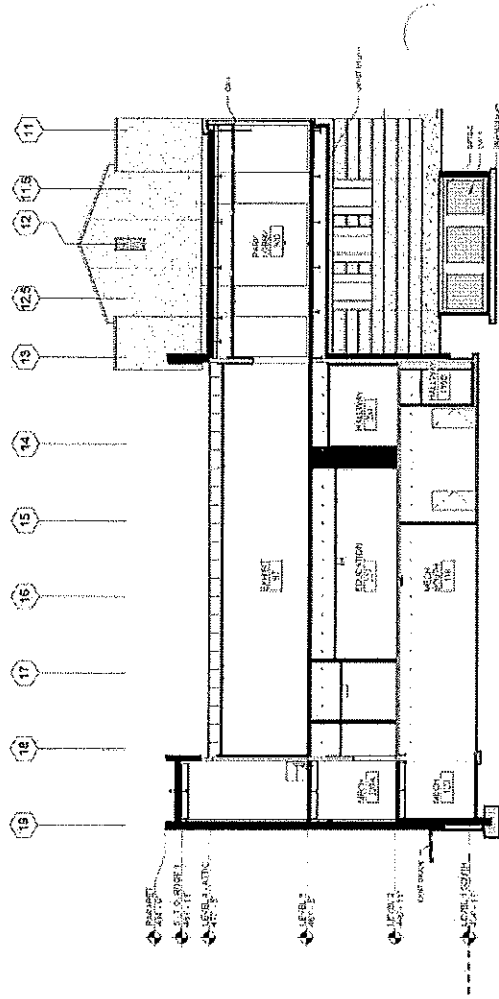
Asian Art Museum Expansion & Renovation

Construction Documents

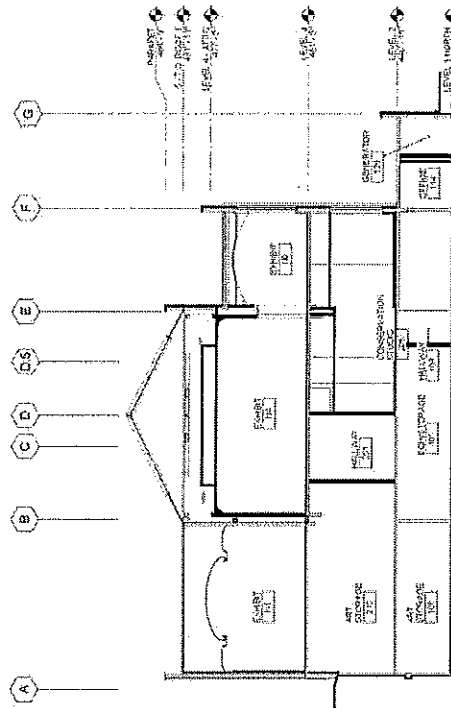
Elevations - Partial



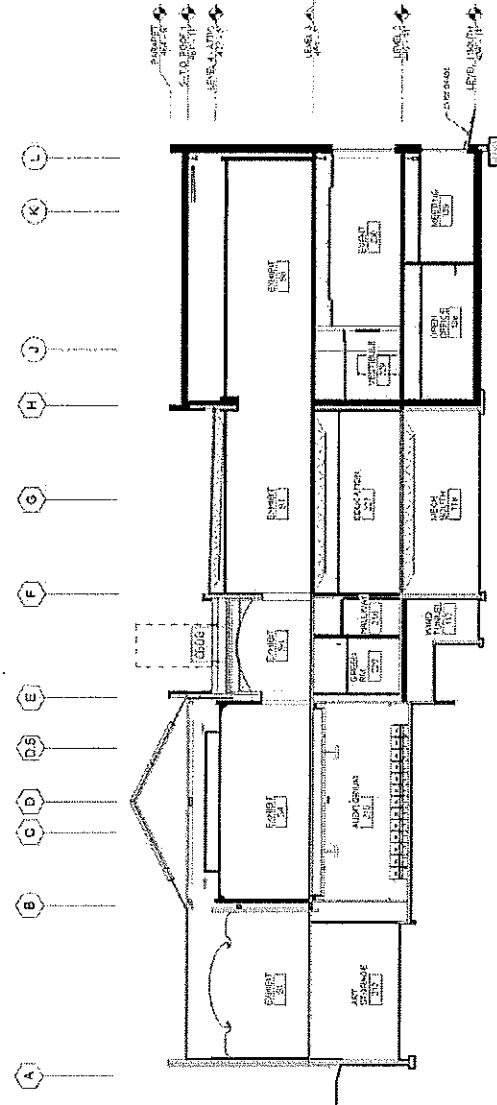
EAST - WEST SECTION AT GRID 12



EAST - WEST SECTION AT GRID 13.5



EAST - WEST SECTION AT GRID 7.5



EAST - WEST SECTION AT GRID 16.5

LMN

SAM ASIAN ART MUSEUM

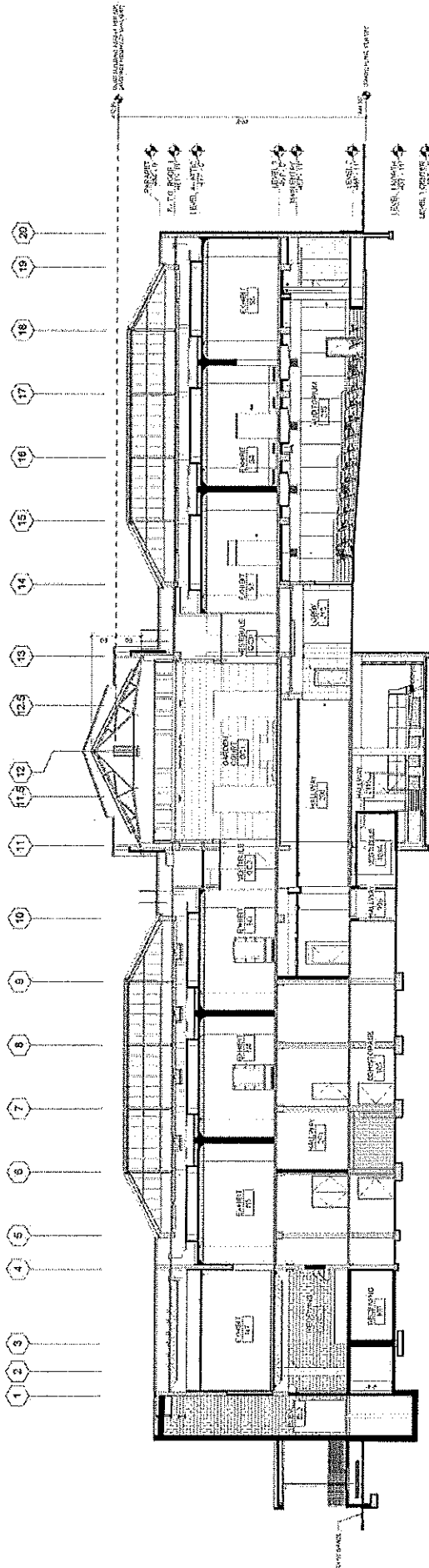
ASIAN ART MUSEUM EXPANSION & RENOVATION

Asian Art Museum Expansion & Renovation

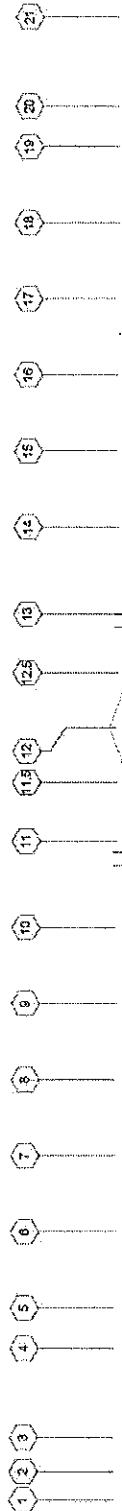
Construction Documents

Building Sections

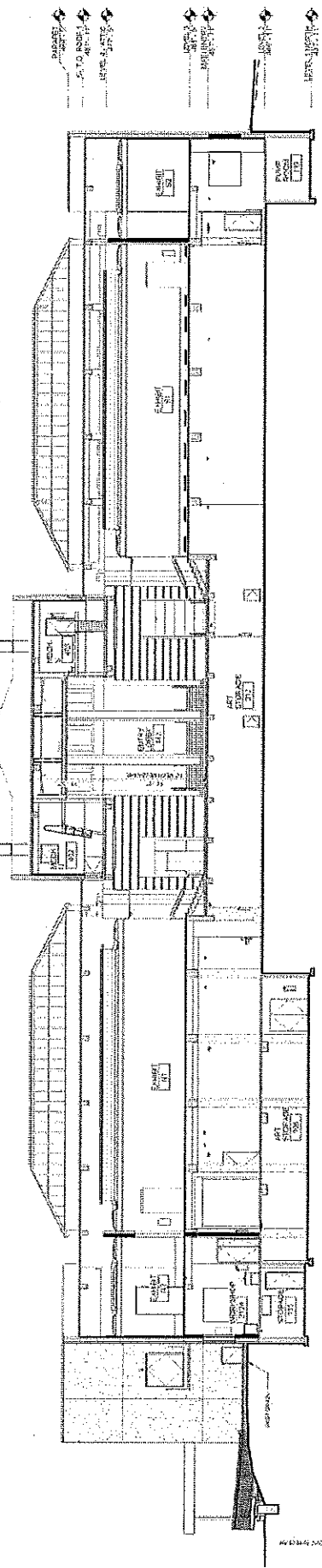
A401



N-S SECTION AT GRID D



N-S SECTION AT GRID A 5



LMN

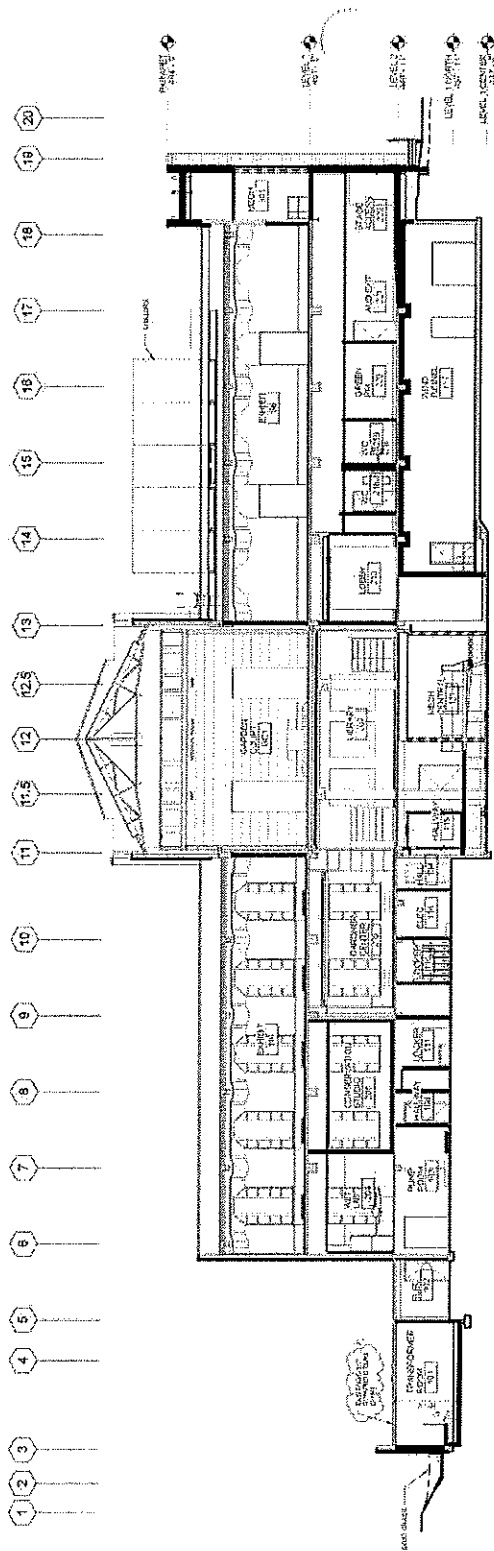
SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

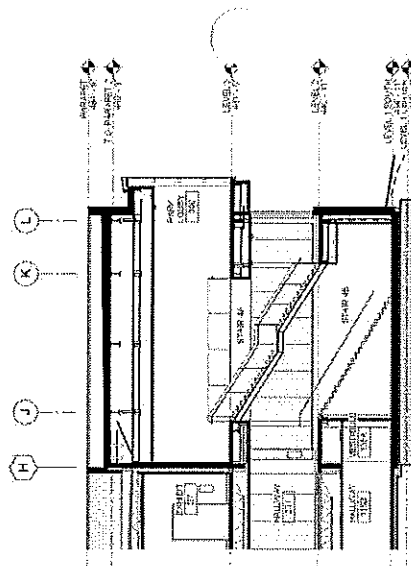
Construction Documents

Building Sections

A402



N-S SECTION AT GRID E.7



E - W SECTION AT GRID 13+4

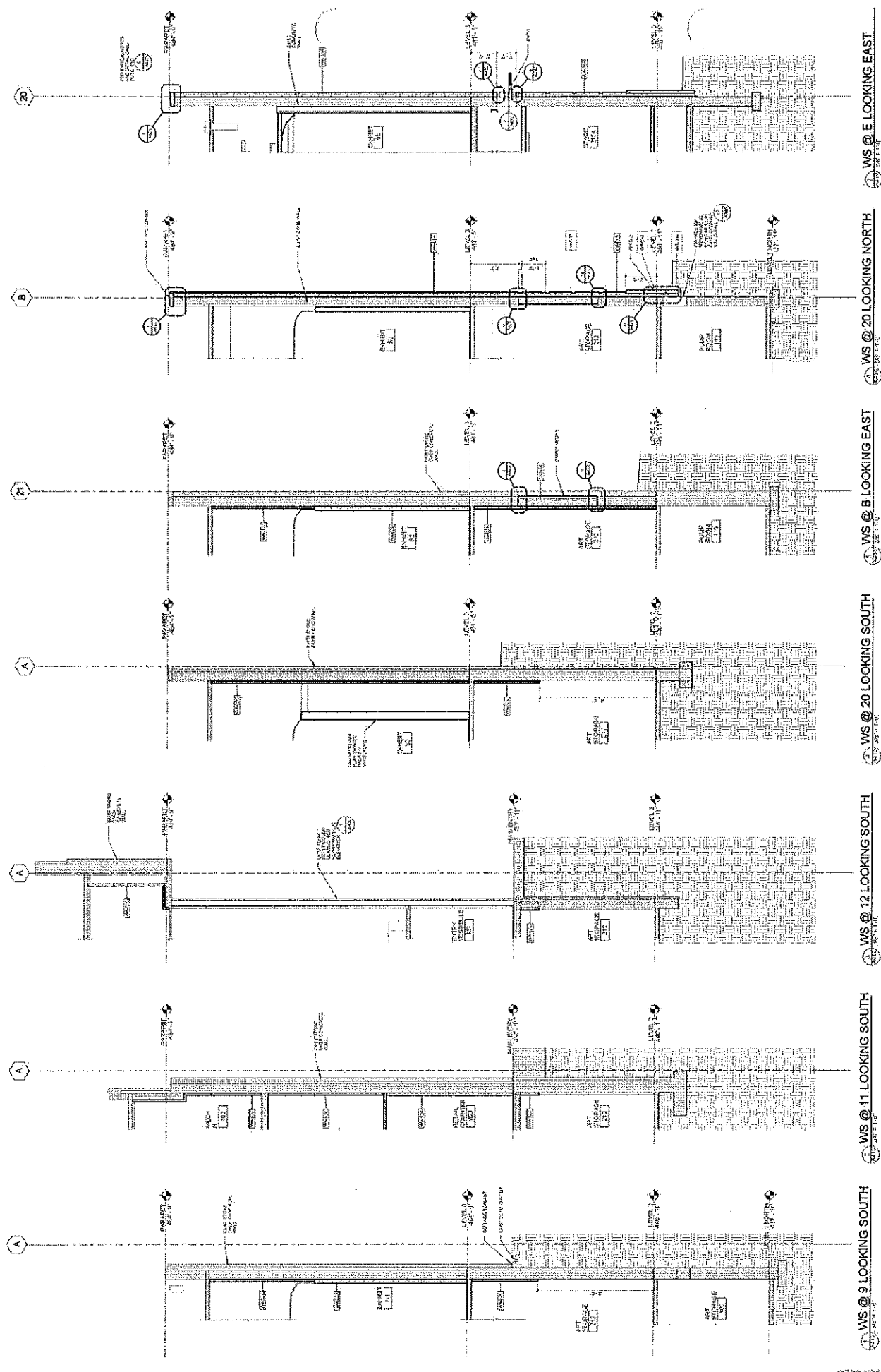


Asian Art Museum Expansion & Renovation

Construction Documents

Building Sections.

A403



SECTION 10100 - INTERIORS - WALLS & PARTITIONS
 SECTION 10200 - INTERIORS - CEILING
 SECTION 10300 - INTERIORS - FLOORING
 SECTION 10400 - INTERIORS - STAIRS & ELEVATORS
 SECTION 10500 - INTERIORS - MECHANICAL & ELECTRICAL
 SECTION 10600 - INTERIORS - FURNITURE & FIXTURES
 SECTION 10700 - INTERIORS - SIGNAGE
 SECTION 10800 - INTERIORS - LIGHTING
 SECTION 10900 - INTERIORS - PAINT & FINISHES
 SECTION 11000 - INTERIORS - SPECIALTIES

LMN

ARCHITECTS

1000 15th Street, Suite 1000
 San Francisco, CA 94103
 Tel: 415.774.4500
 Fax: 415.774.4501
 www.lmn.com

SAM

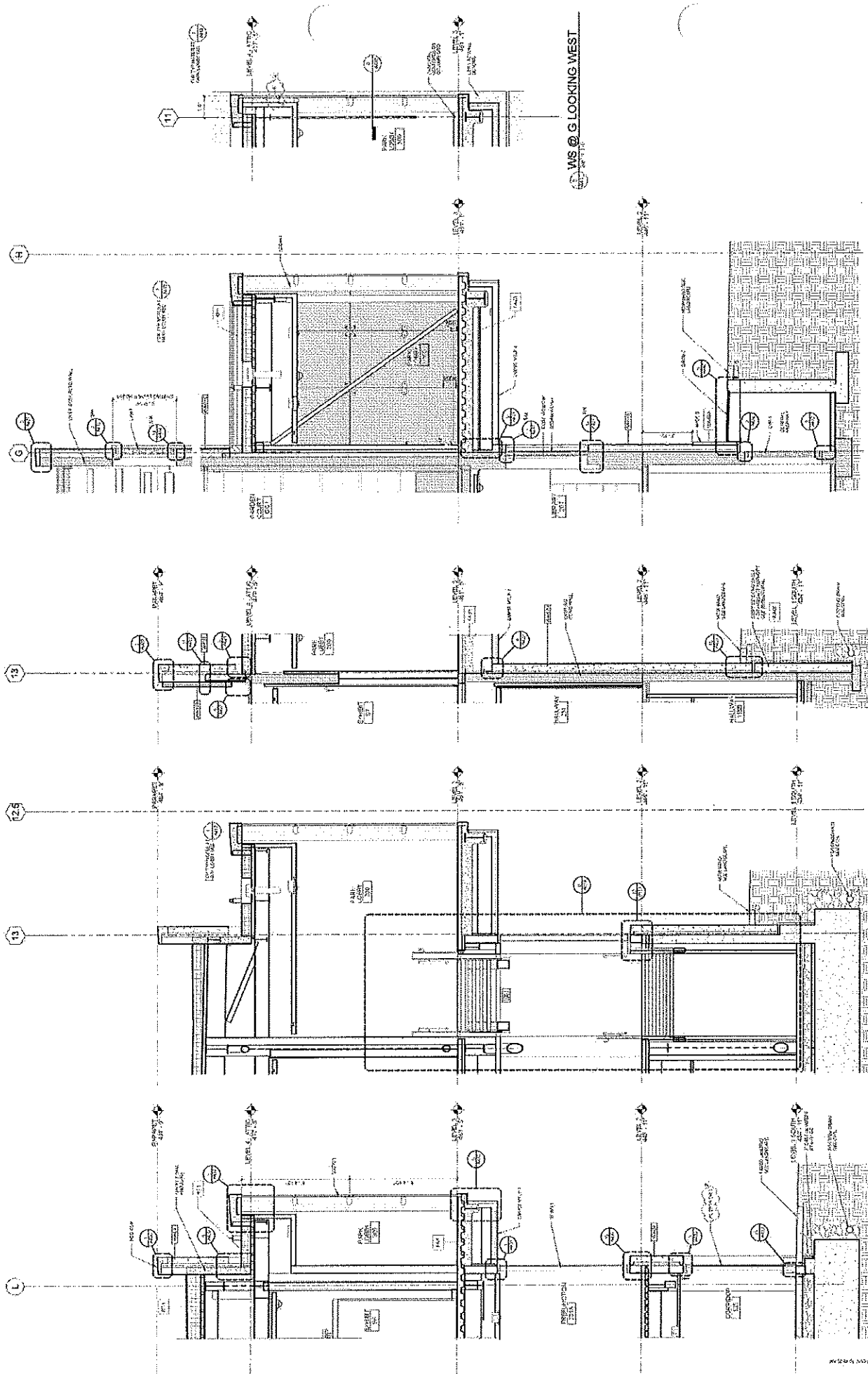
ASIAN
ART
MUSEUM

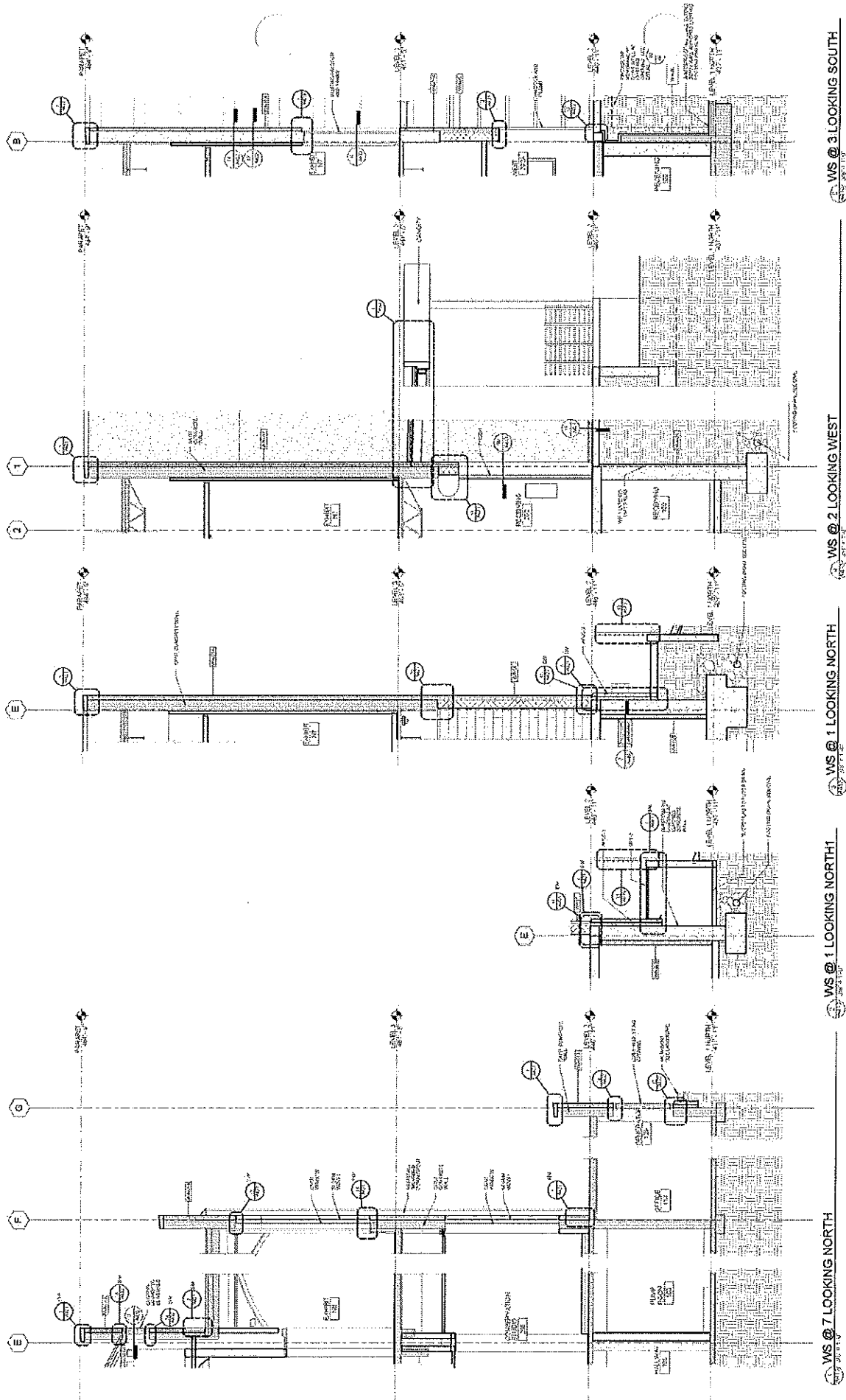
Asian Art Museum Expansion & Renovation
 1250 15th Street, Suite 1000
 San Francisco, CA 94103
 Tel: 415.774.4500
 Fax: 415.774.4501
 www.lmn.com

Construction Documents

Wall Sections

A410





NOTES:
1. SEE SHEET 100-1 FOR GENERAL NOTES.
2. SEE SHEET 100-2 FOR GENERAL NOTES.
3. SEE SHEET 100-3 FOR GENERAL NOTES.

LMN Architects
Loren Design Group

200 Montgomery Ave. #200
Berkeley, CA 94704
Tel: 415.841.1111
Fax: 415.841.1112
www.lmn.com

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation
Construction Documents

Wall Sections

A413

WS @ 7 LOOKING NORTH
REV. 10/10/10

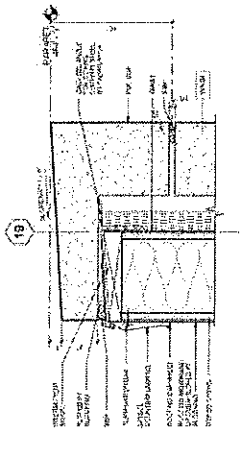
WS @ 1 LOOKING NORTH
REV. 10/10/10

WS @ 1 LOOKING NORTH
REV. 10/10/10

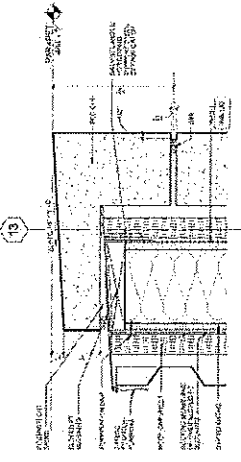
WS @ 2 LOOKING WEST
REV. 10/10/10

WS @ 3 LOOKING SOUTH
REV. 10/10/10

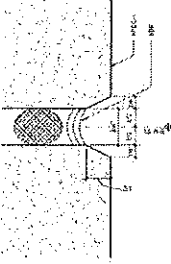
WS @ 3 LOOKING SOUTH
REV. 10/10/10



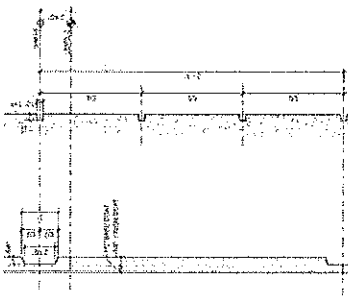
PARAPET AT WA-04A



LOW ROOF AT WA-04 & WA-13

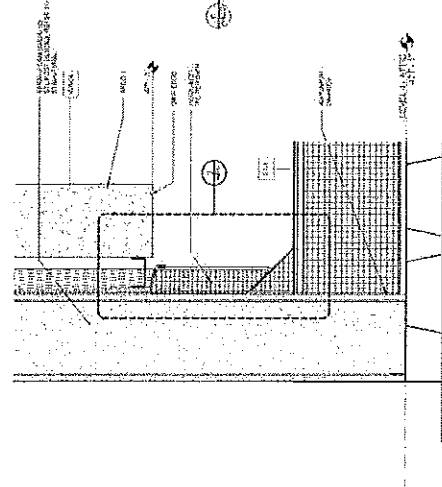


PRECAST PANEL JOINT, TYP.

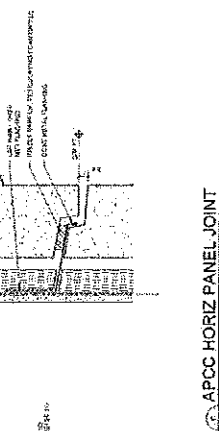


TYPICAL SCORED REVEALS AT PRECAST PLASTER LBR-1

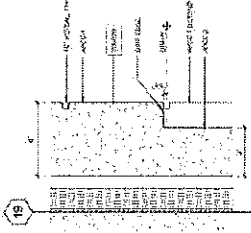
HORIZONTAL SCORE PATTERNS



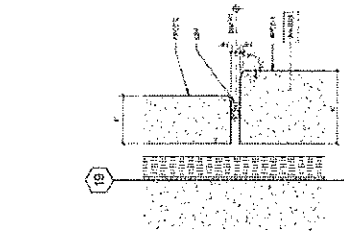
WA-04A AT PARAPET



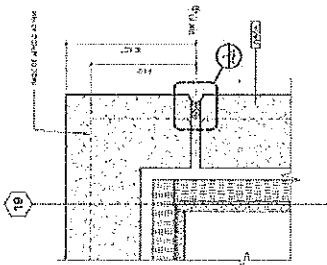
APCO HORIZ PANEL JOINT



SECTION AT PRECAST SETBACK



PLAN AT PRECAST SETBACK



PLAN - WA-04A CORNER DETAIL

SOFFIT AT WA-03

BASE OF WA-03

LMN

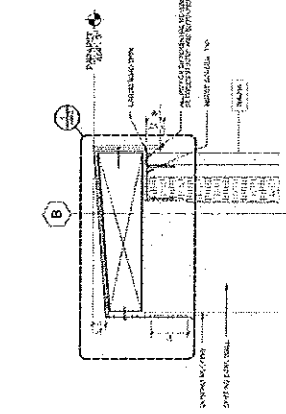
ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

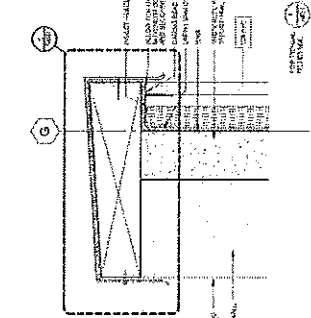
Construction Documents

Exterior Details - Precast Cladding

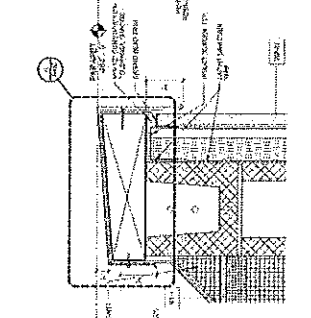
A420



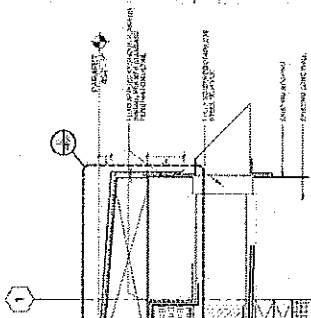
WA-01A PARAPET AT ROOF



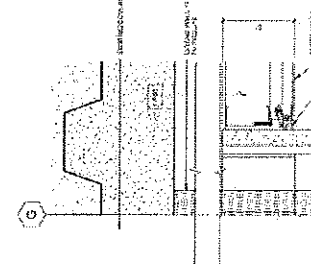
WA-01C PARAPET AT SHOTCRETE



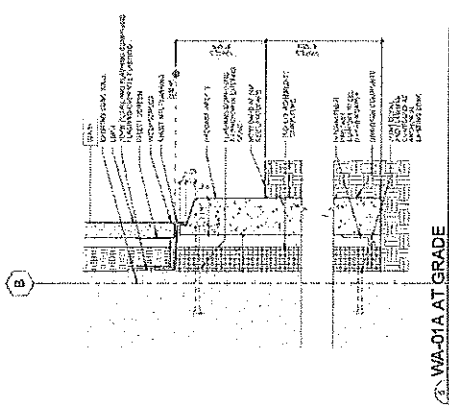
WA-05 PARAPET AT ROOF WCMU



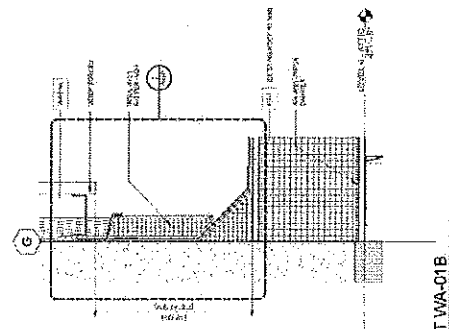
EXISTING CONCRETE PARAPET AT SCUDDER



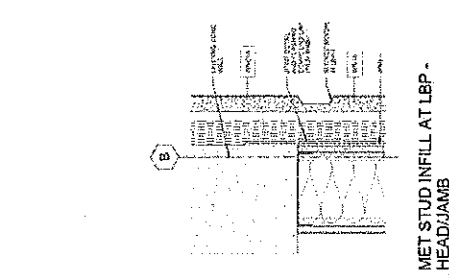
SOFFIT AT WA-01B



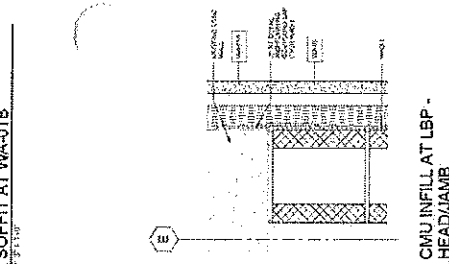
WA-01A AT GRADE



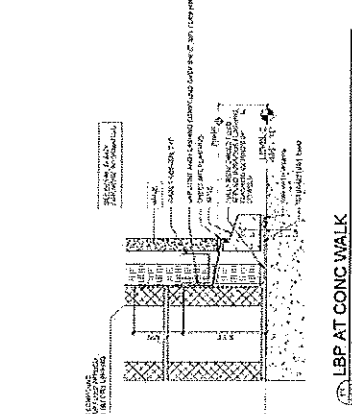
ROOF AT WA-01B



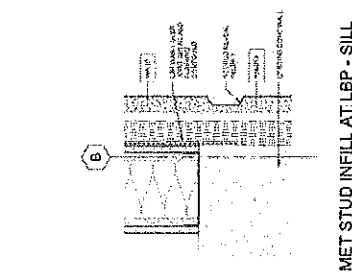
MET STUD INFILL AT LBP - HEADJAMB



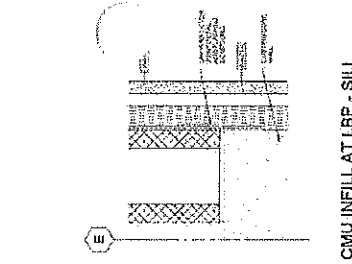
CMU INFILL AT LBP - HEADJAMB



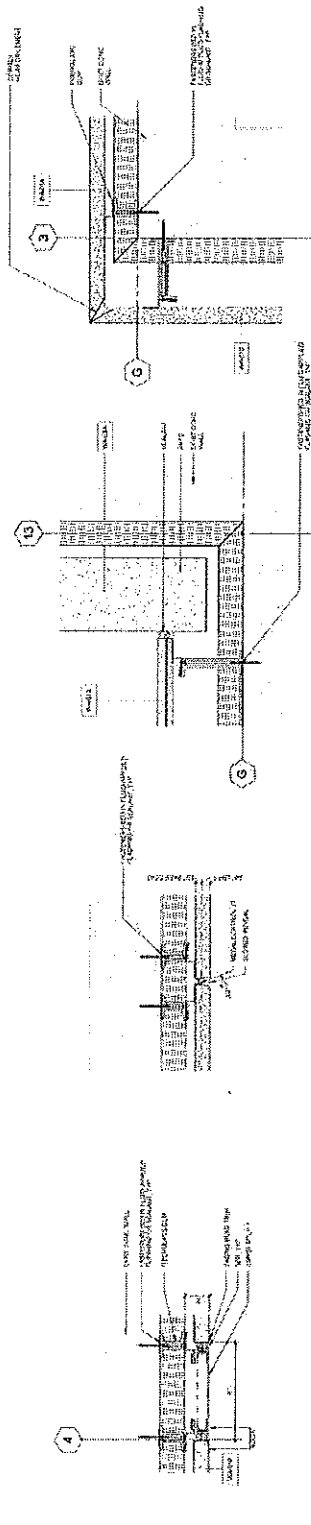
LBP AT CONC WALK



MET STUD INFILL AT LBP - SILL



CMU INFILL AT LBP - SILL

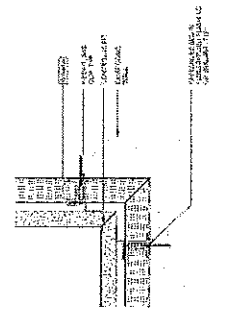
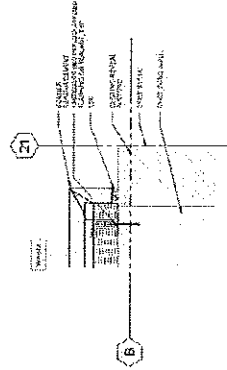
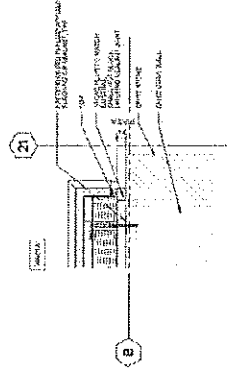
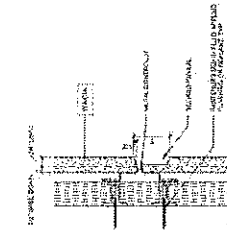


CMPST MTLP-1 TRANSITION

LBP CONTROL JT. TYP

PLAN - LBP TO APCC INSIDE CORNER

PLAN - LBP OUTSIDE CORNER

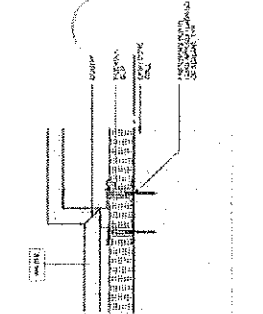
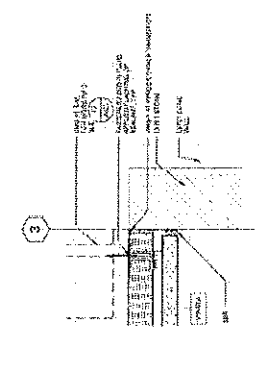
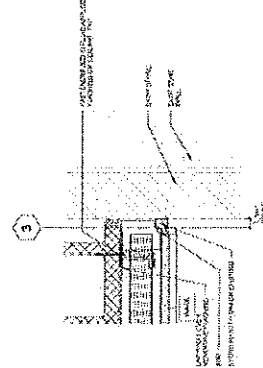


LBP CONTROL JT AT REVEAL

PLAN - LBP OUTSIDE CORNER AT STONE REVEAL

PLAN - LBP OUTSIDE CORNER AT STONE

PLAN - WA-01A INSIDE CORNER



PLAN - LBP INSIDE CORNER AT STONE REVEAL

PLAN - LBP INSIDE CORNER AT STONE

PLAN - LBP STEP



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Construction Documents

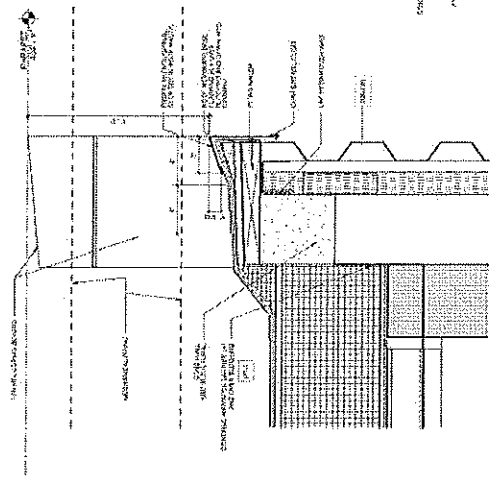
Exterior Details - Plaster Details

Sheet 102 of 102

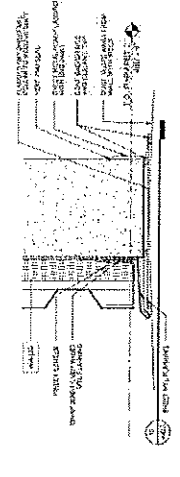
A422



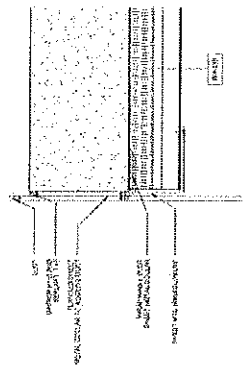
LMN



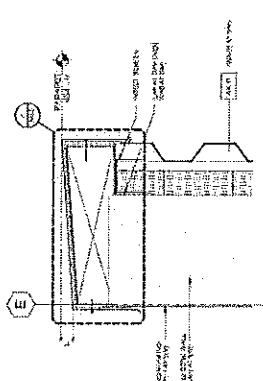
PARAPET AT COPING NOTCH



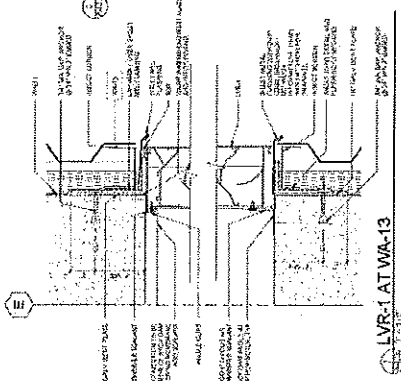
MECH DUCT PENETRATION HEADER



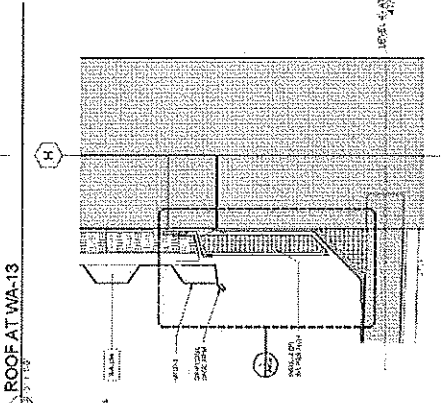
MECH DUCT PENETRATION JAMB



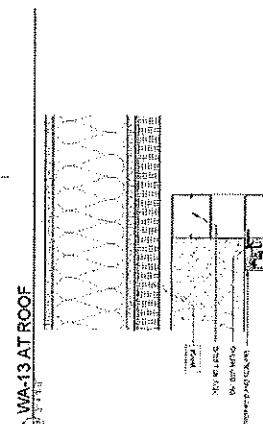
PARAPET AT WA-13



LVR-1 AT WA-13



ROOF AT WA-13

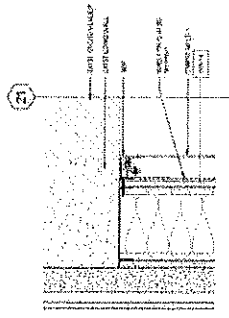


WA-13 AT ROOF

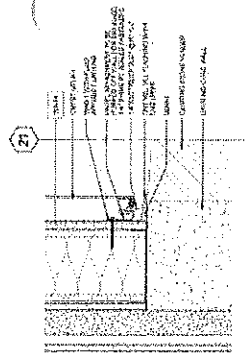
DETAIL - CONCRETE TO STUD TRANSITION

PLAN - CORNER @ AFCC-1 AND CMPST MTL-P-1

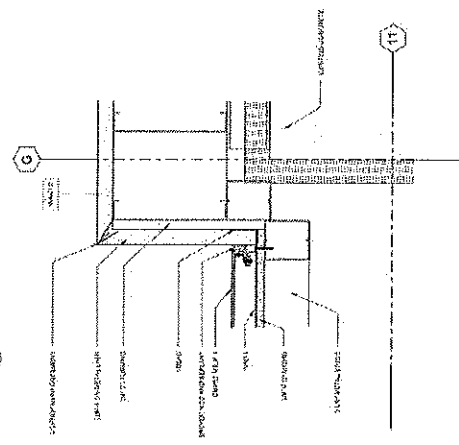
PLAN - CORNER AT CMPST MTL-P-1 AND LBP-1

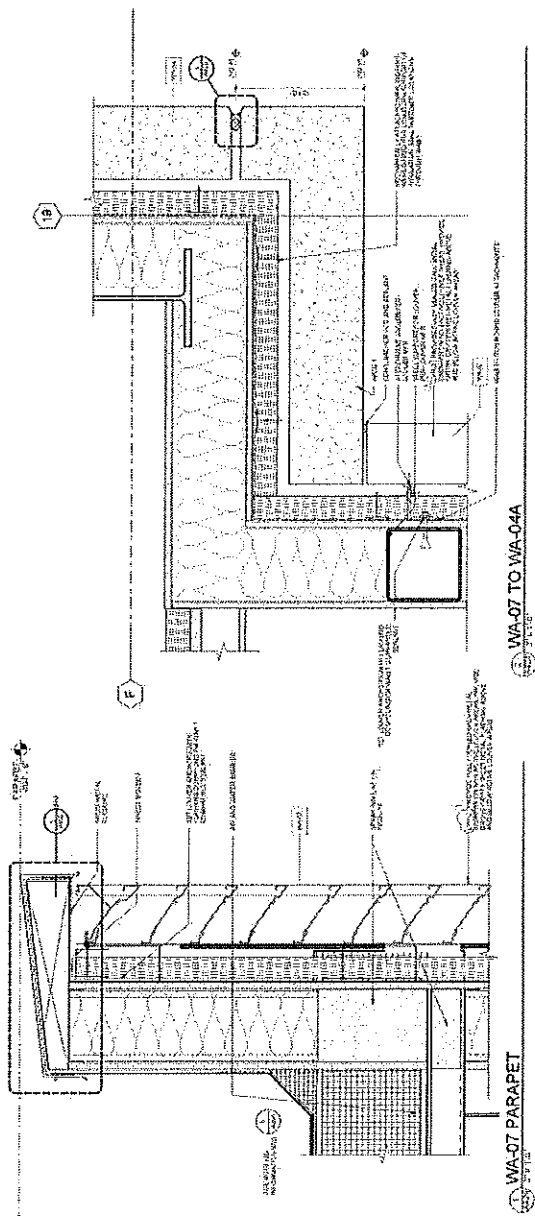


MTLP INFILL HEAD (JAMB SIM)



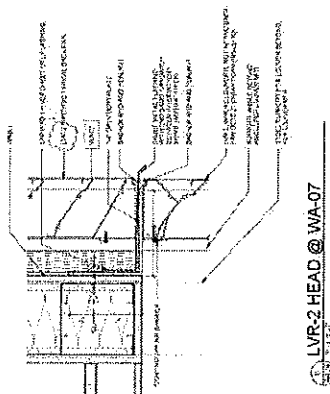
MTLP INFILL SILL



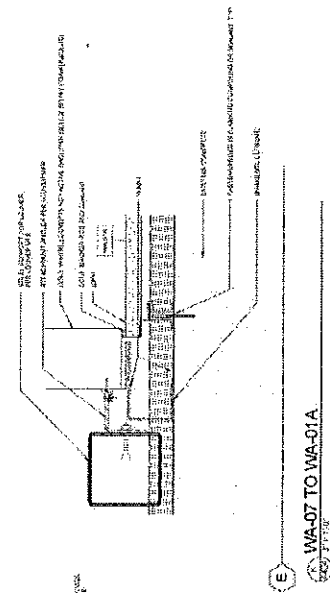


WA-07 PARAPET

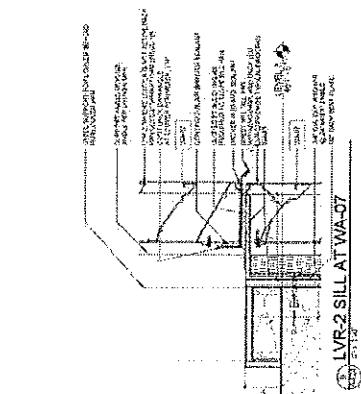
WA-07 TO WA-04



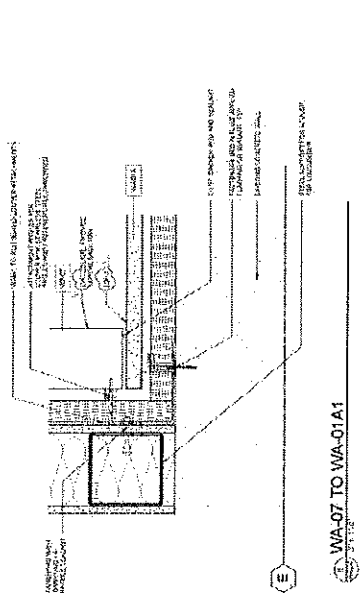
LVR-2 HEAD @ WA-07



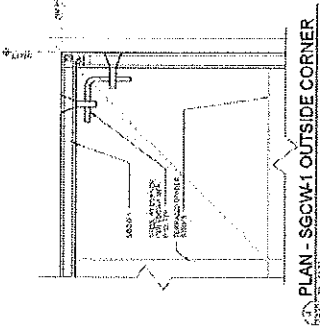
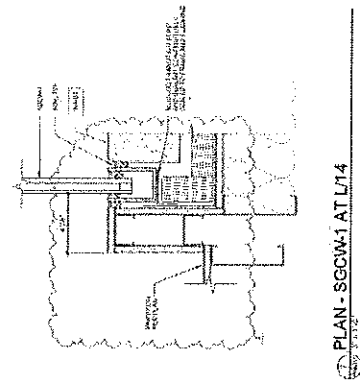
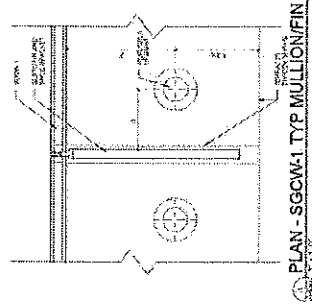
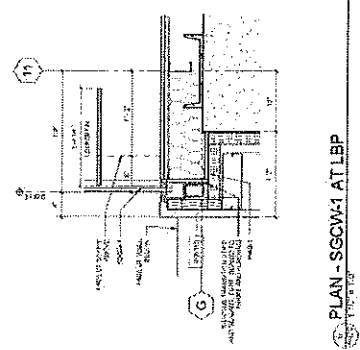
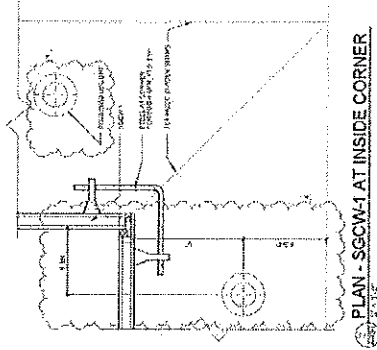
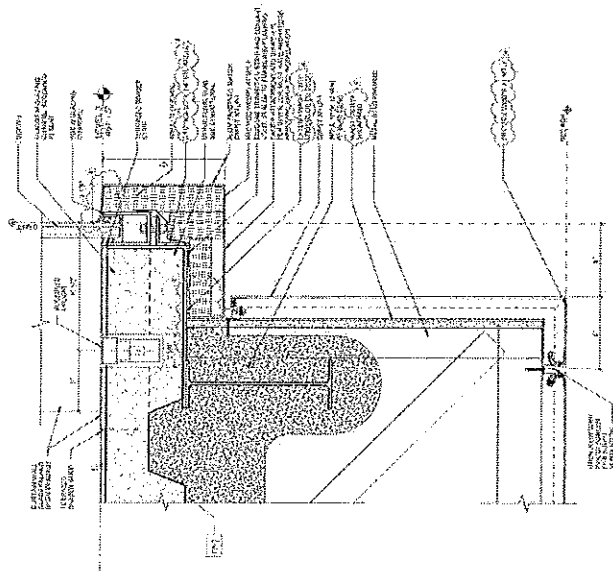
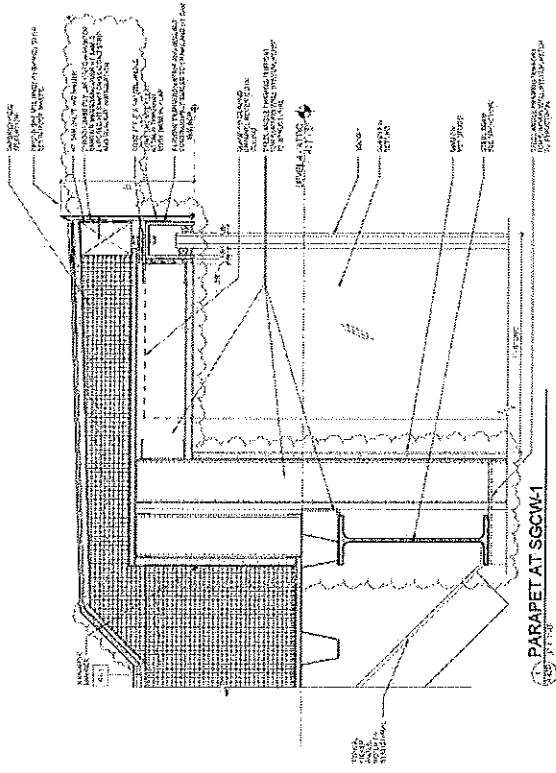
WA-07 TO WA-01A



LVR-2 SILL AT WA-07



WA-07 TO WA-01A1



LMN

LMN

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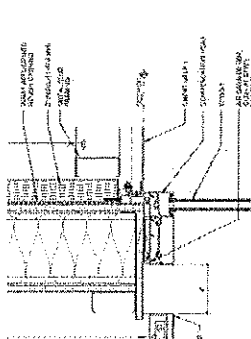
10/10/2010

Asian Art Museum Expansion & Renovation

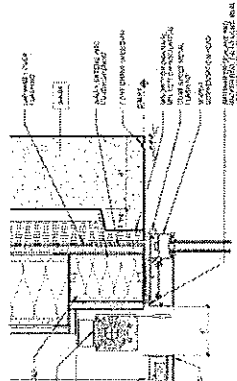
Construction Documents

Exterior Details - Curtain Wall

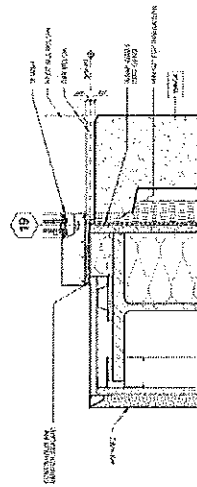
A430



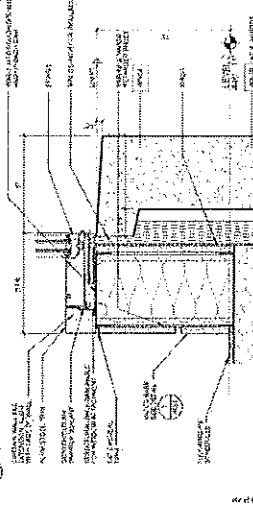
SFWS-1 AT PREFUNCTION 231A



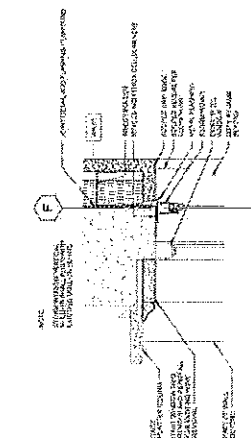
SFWS-1 HEAD AT EVENT 230



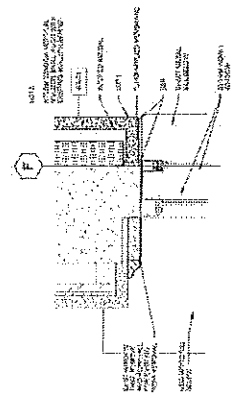
SFWS-1 JAMB AT LEVEL 2



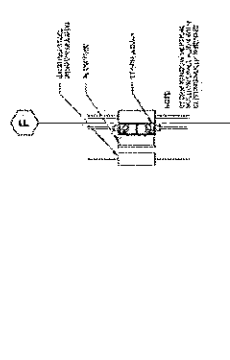
SFWS-1 SILL AT LEVEL 2



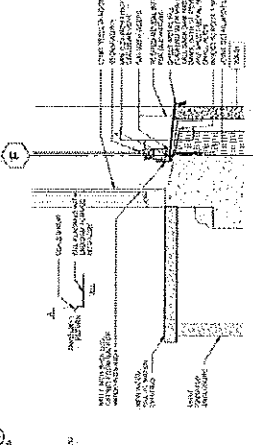
STORM WDW HEAD



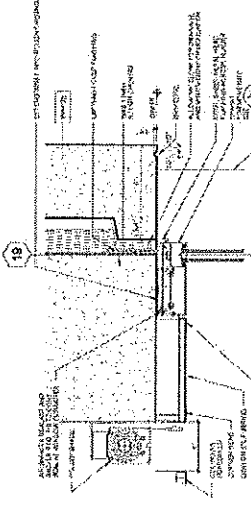
STORM WDW JAMB



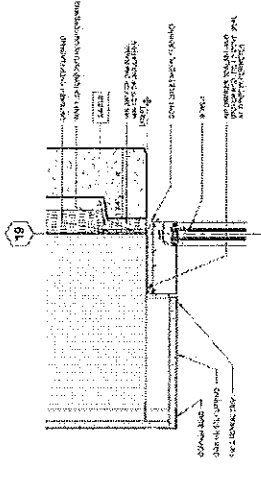
STORM WDW VERT MULLION



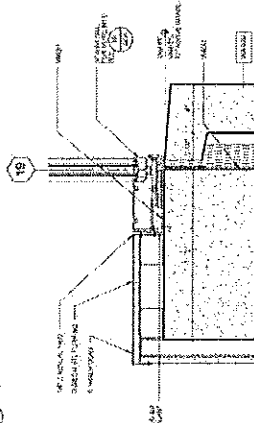
STORM WDW SILL



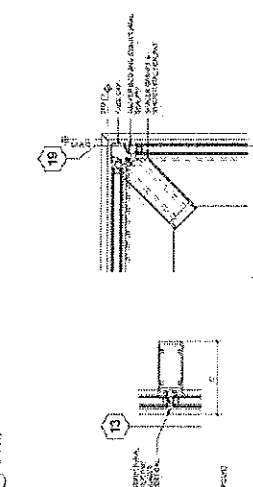
SFWS-1 HEAD AT LEVEL 1 - CONC



SFWS-1 JAMB AT LEVEL 1 - CONC

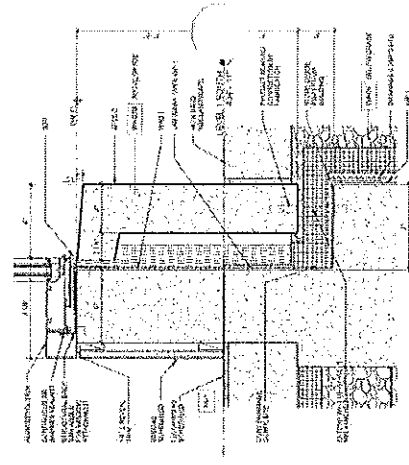


SFWS-1 SILL AT LEVEL 1 - CONC



SFWS-1 TYP VERT MULLION

SFWS-1 CORNER



SFWS SILL AT LEVEL 1

LMN

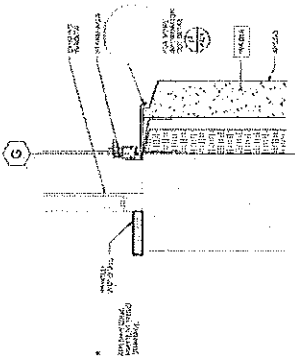
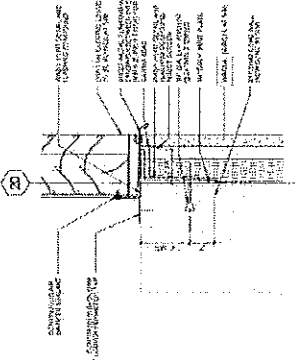
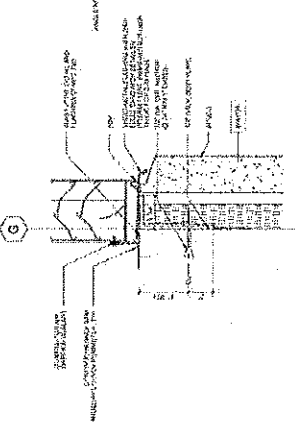
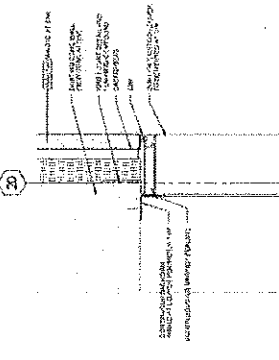
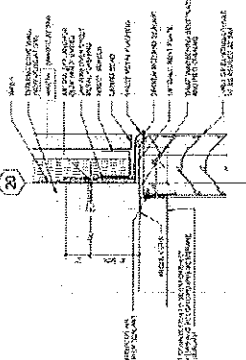
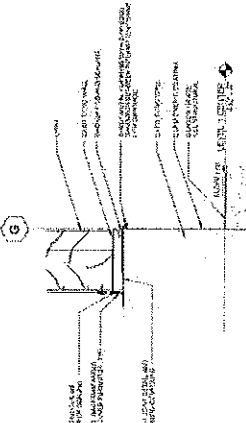
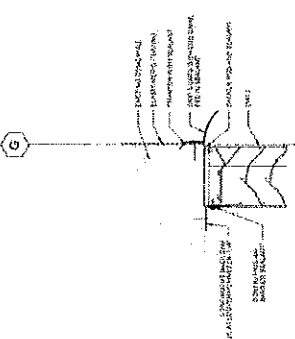
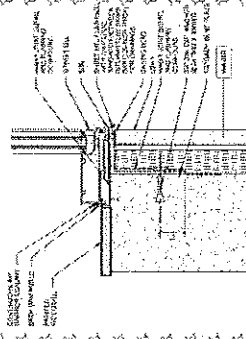
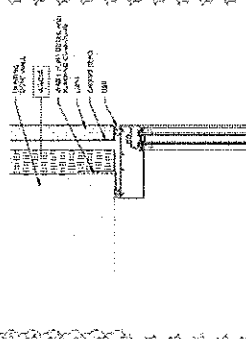
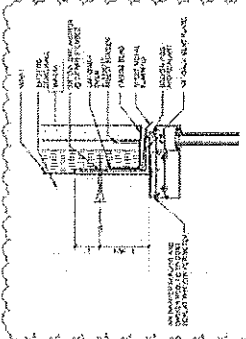
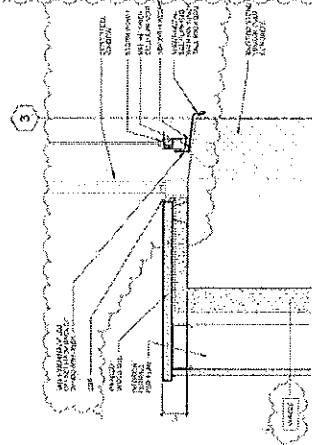
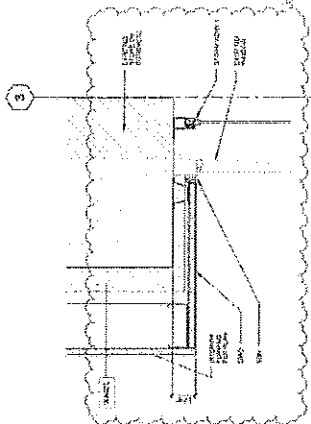
S.M. ASIAN MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Exterior Details - Windows & Louvers

A431



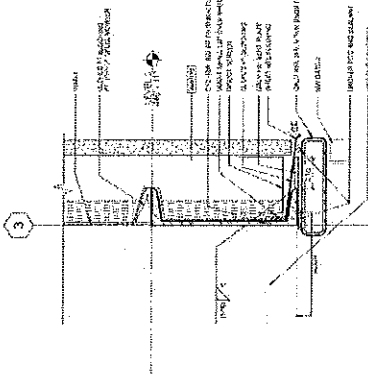
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HM DOOR THRESHOLD @ WA-05

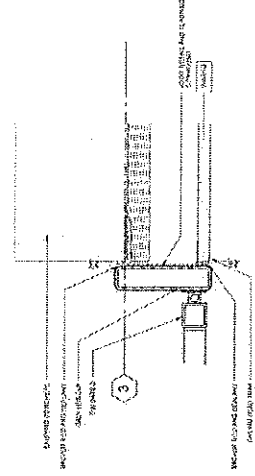
STOREFRONT DOOR THRESHOLD

DOOR JAMB @ WA-07 AND WA-01A

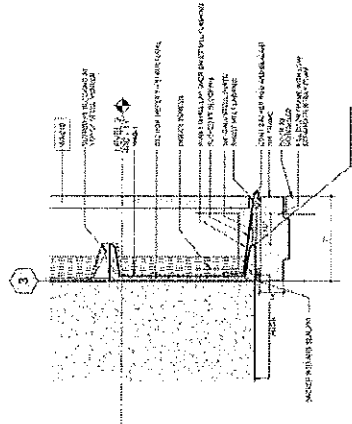
DHCD-1 HEAD



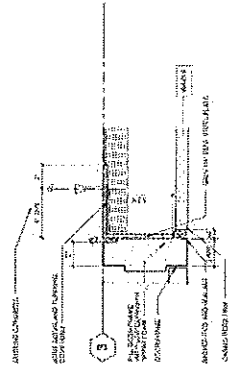
DOOR HEAD AT GENERATOR RM



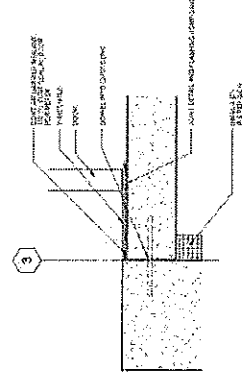
DOOR JAMB AT GENERATOR RM



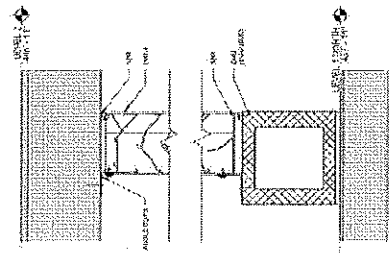
DOOR HEAD AT TRANSFORMER RM



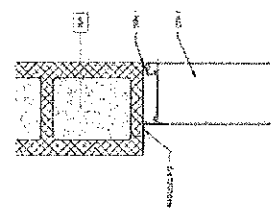
DOOR JAMB AT TRANSFORMER RM



DOOR THRESHOLD AT TRANSFORMER RM



LVR-1 SECTION @ GENERATOR RM



LVR-1 JAMB @ GENERATOR RM

LMN

SAM ASIAN ART MUSEUM

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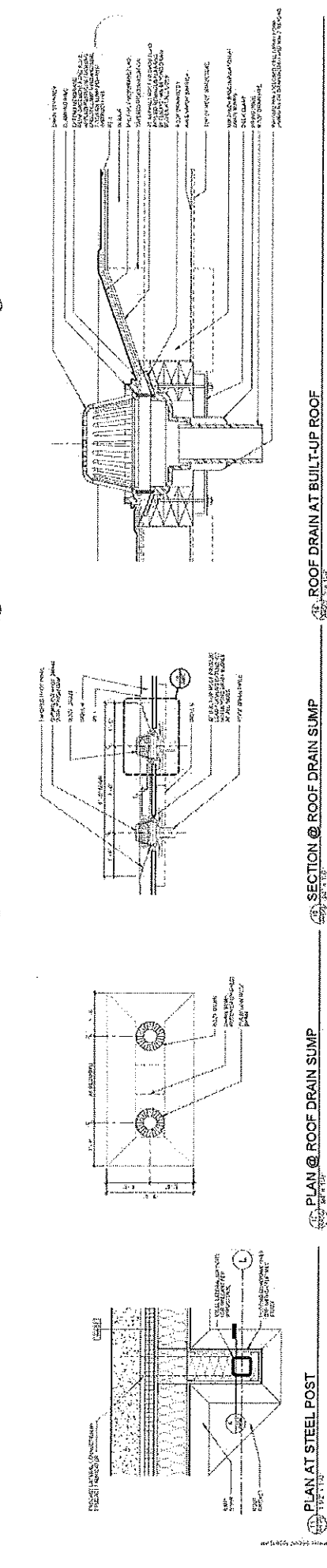
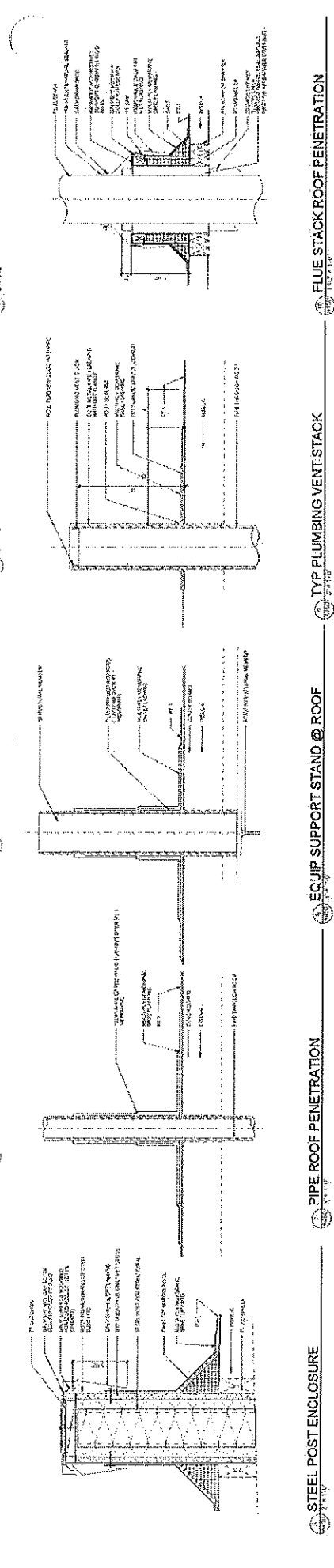
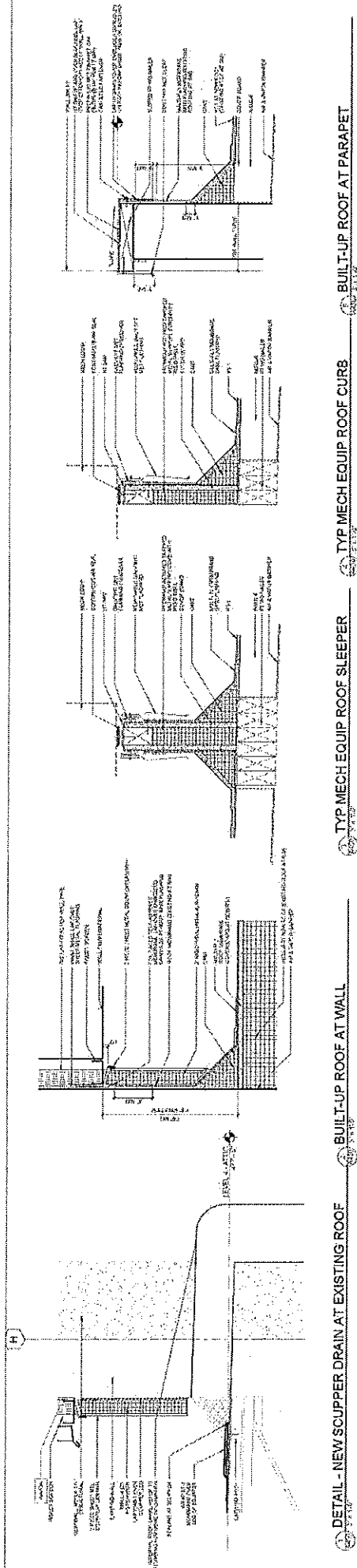
Asian Art Museum Expansion & Renovation

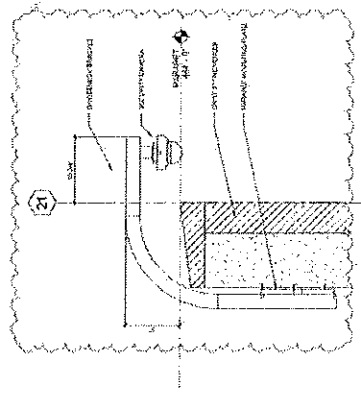
Construction Documents

Exterior Details - Doors

A434

1. What is the purpose of the study?
2. What are the research questions?
3. What are the hypotheses?
4. What are the variables?
5. What are the methods?
6. What are the results?
7. What are the conclusions?





TYPICAL CAMERA MOUNT DETAIL AT EXIST PARAPET



1/2" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

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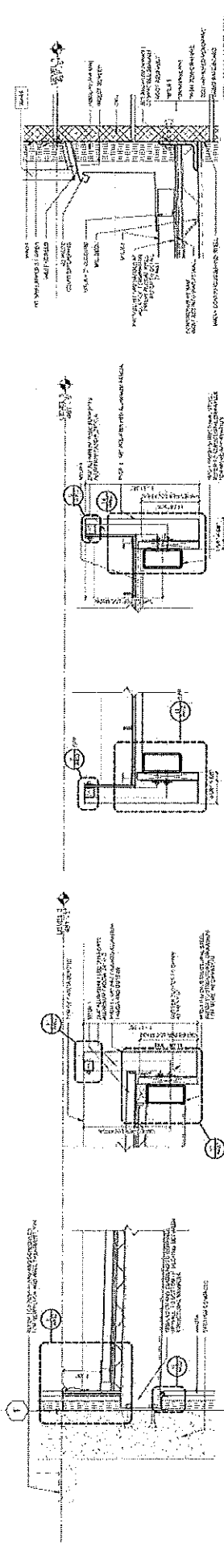
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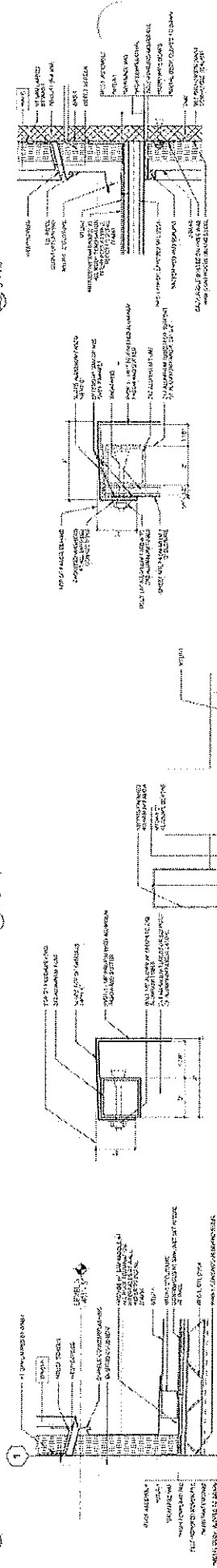
1/19156194



DOCK CANOPY SECTION AT WA-01 EASTWEST

DOCK CANOPY SECTION AT WA-01 NORTHSOUTH

DETAIL - @ ELEV HEADWALL

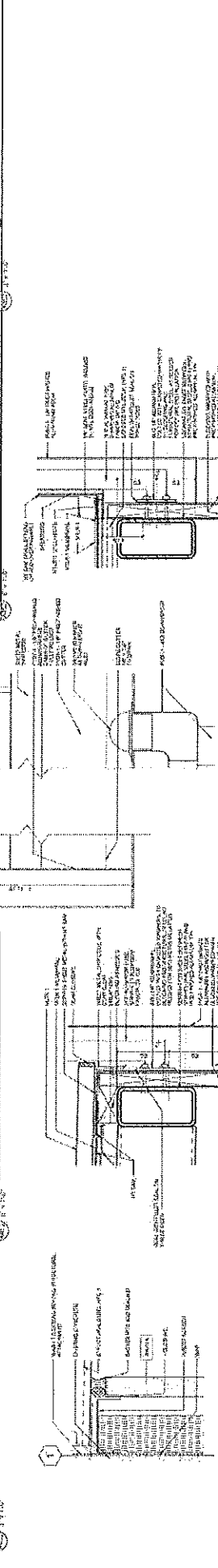


DETAIL - @ HEADWALL

DETAIL - TOP OF CANOPY

DETAIL - TOP OF CANOPY SIDEWALL

DETAIL - @ ELEV SIDEWALL



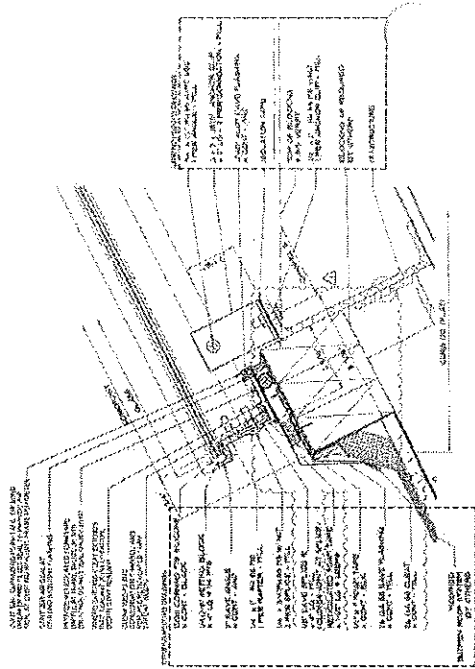
DETAIL - STEEL AT LBP-1

DETAIL - CANOPY EDGE

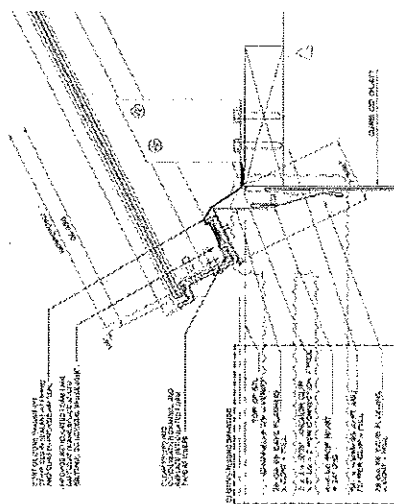
DETAIL - GUTTER END

DETAIL - CANOPY ROOF AT SIDEWALL

DETAIL - @ ELEV SIDEWALL



EXISTING SKYLIGHT EAVE - TYPICAL



EXISTING SKYLIGHT EAVE - AT CURB



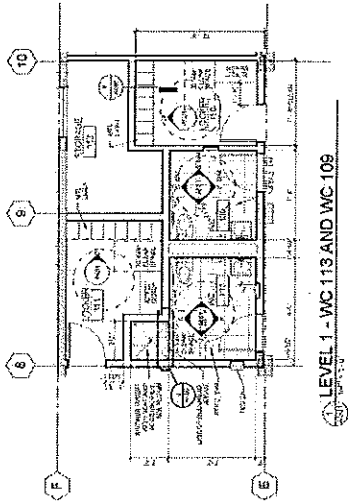
Asian Art Museum Expansion & Renovation
September 2006 - 2007

Construction Documents

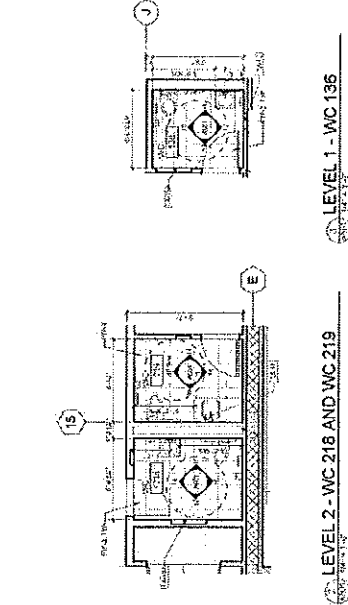
Roof Details - Skylights

10/10/2019 10:10:10 AM

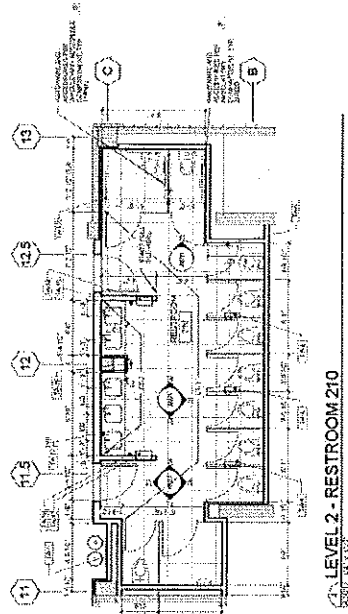
A453



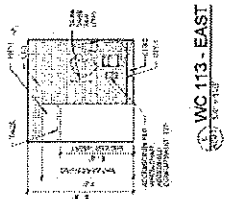
LEVEL 1 - WC 113 AND WC 109



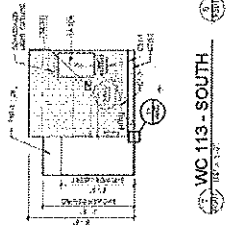
LEVEL 2 - WC 218 AND WC 219



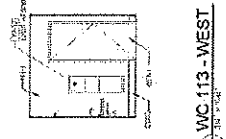
LEVEL 2 - RESTROOM 210



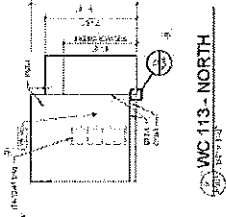
WC 113 - EAST



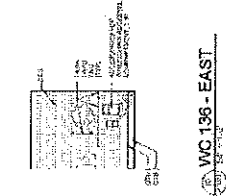
WC 113 - SOUTH



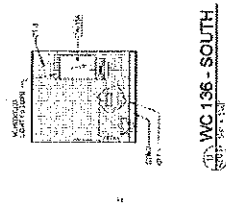
WC 113 - WEST



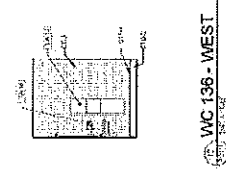
WC 113 - NORTH



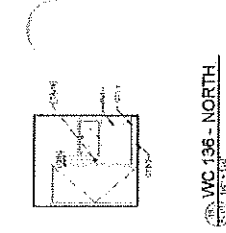
WC 136 - EAST



WC 136 - SOUTH



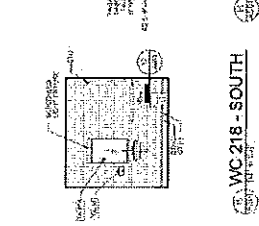
WC 136 - WEST



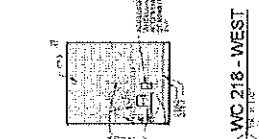
WC 136 - NORTH



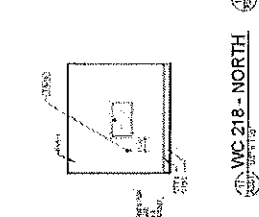
WC 218 - EAST



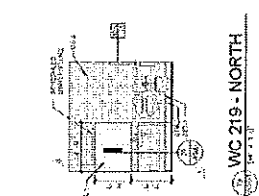
WC 218 - SOUTH



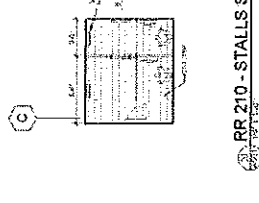
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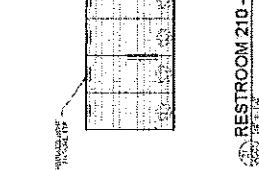
WC 218 - NORTH



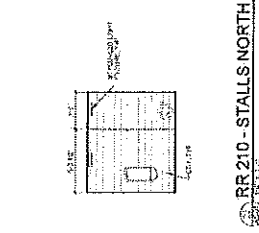
WC 219 - WEST



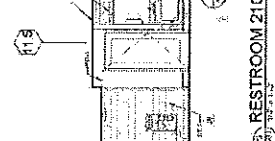
WC 219 - SOUTH



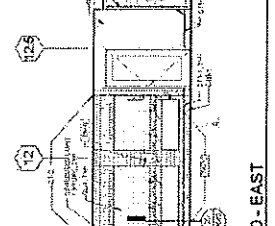
WC 219 - WEST



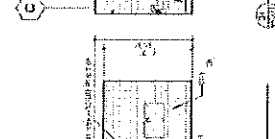
WC 219 - NORTH



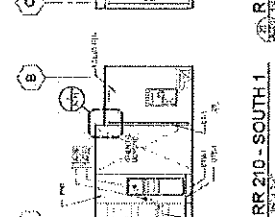
RESTROOM 210 - EAST



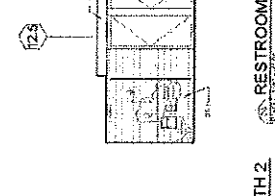
RR 210 - SOUTH 1



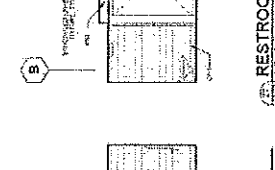
RESTROOM 210 - SOUTH 2



RESTROOM 210 - WEST



RESTROOM 210 - NORTH



RESTROOM 210 - NORTH



LOCKER 111 - SOUTH (110 - EAST SIM)

LMN

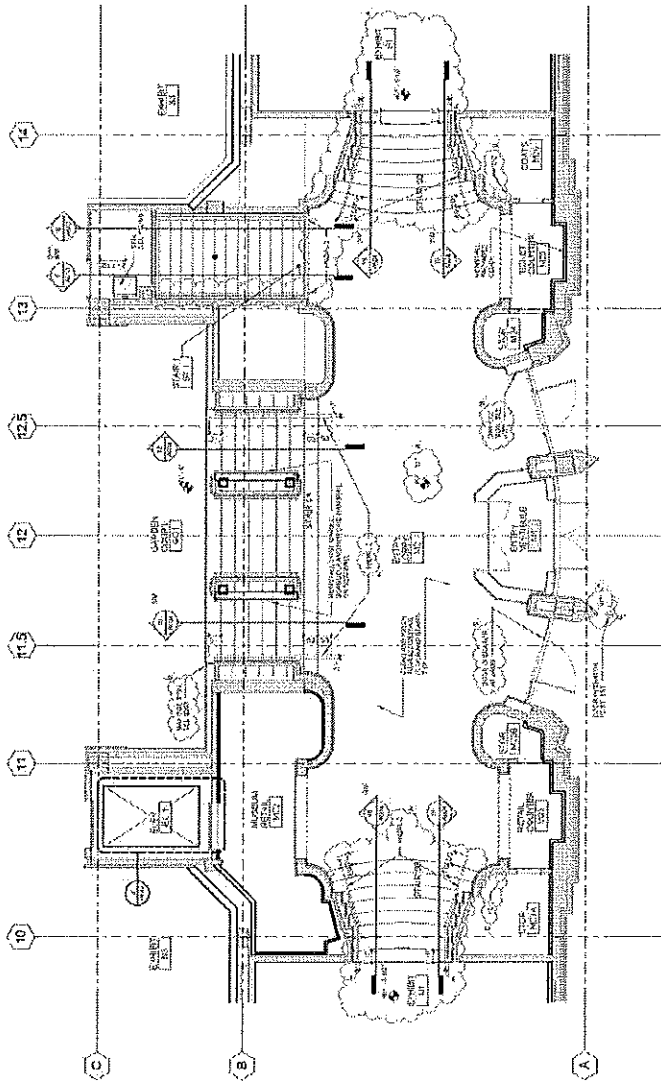
S M ASIAN MUSEUM

Enlarged Plans and Elevations - Restrooms

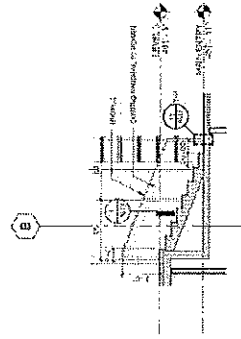
Asian Art Museum Expansion & Renovation

Construction Documents

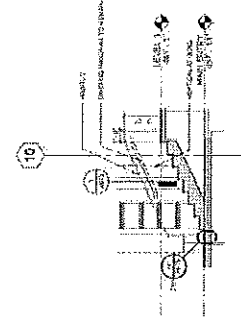
A501



LEVEL 3 ENLARGED PLAN - MAIN ENTRY



STAIR 5A - SOUTH ELEVATION



STAIR 5B - WEST ELEVATION

LMN
Landscape Modernism
Landscape Architecture

SAM
ASIAN
ART MUSEUM

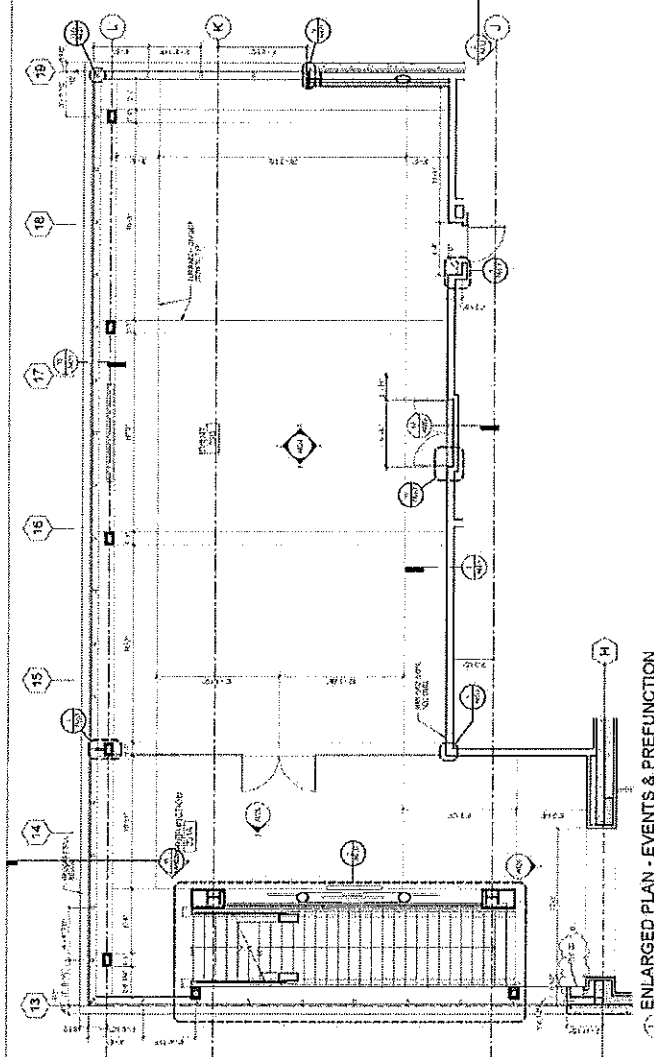
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Asian Art Museum Expansion & Renovation

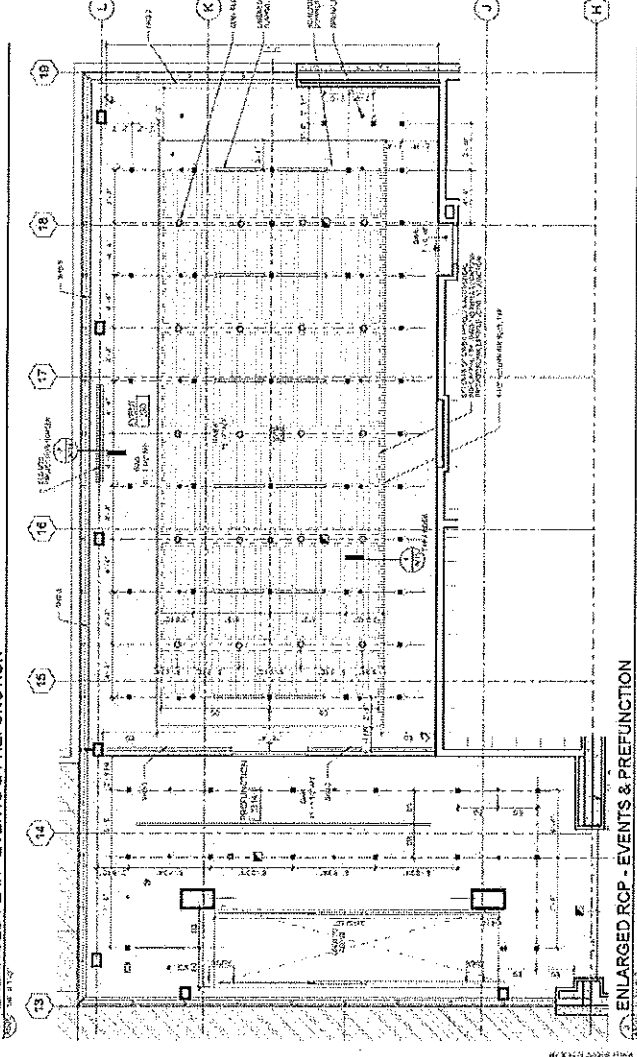
Construction
Documents

Enlarged Plans and
Elevations - Entry
Lobby

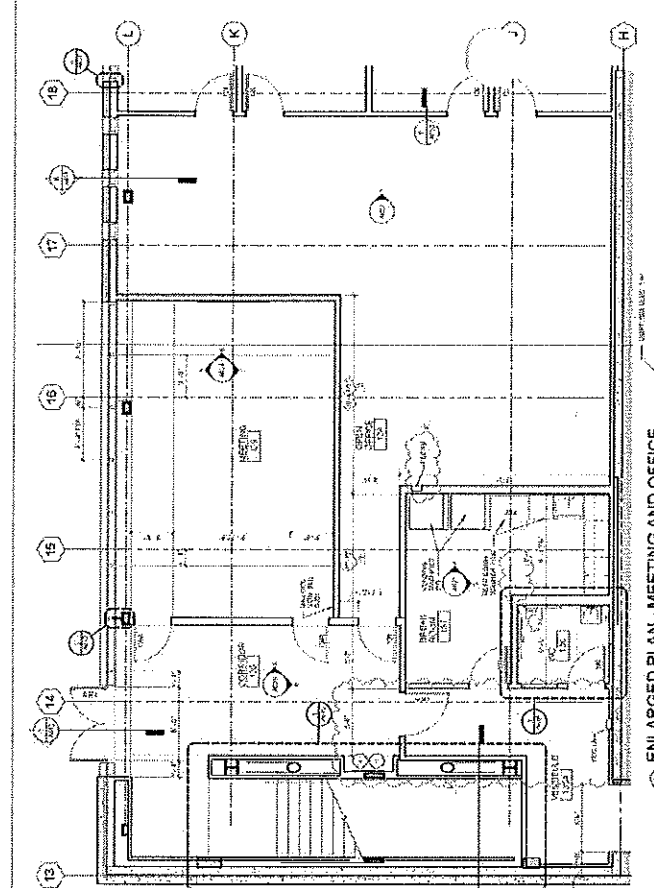
A504



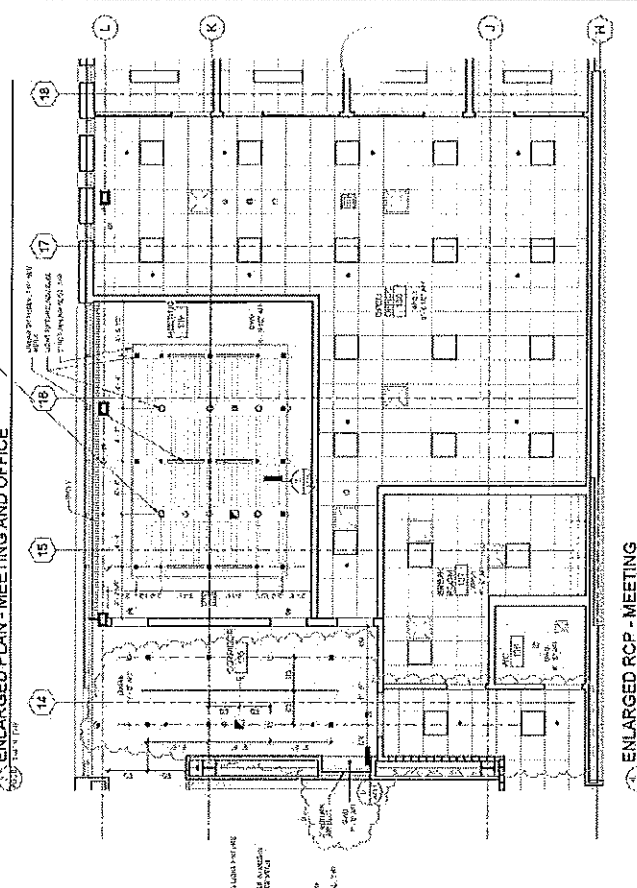
ENLARGED PLAN - EVENTS & PREFUNCTION



ENLARGED RCP - EVENTS & PREFUNCTION



ENLARGED PLAN - MEETING AND OFFICE



ENLARGED RCP - MEETING

LMN
Architects
Interior Design
Exterior Design

S M ASIAN ART MUSEUM

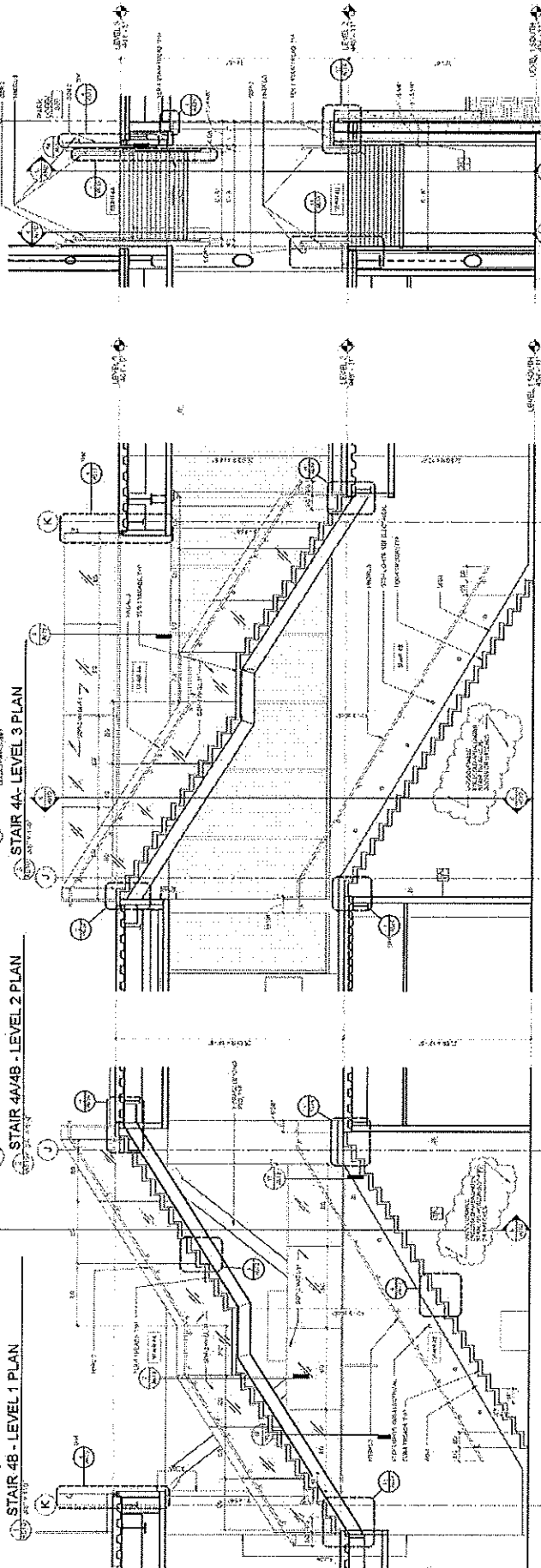
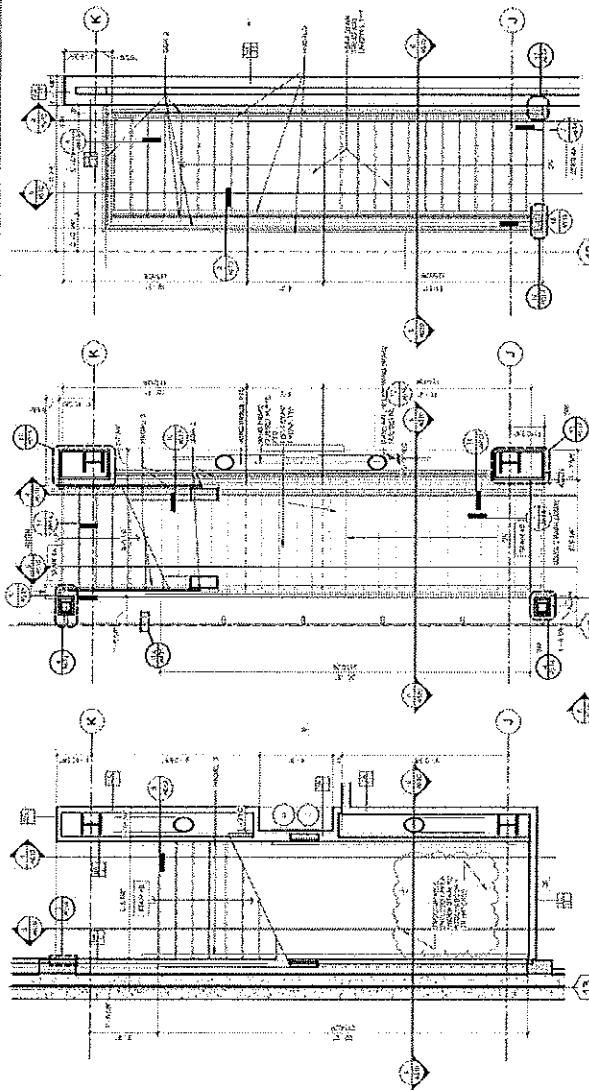
Asian Art Museum Expansion & Renovation

Construction Documents

Enlarged Plans & RCP - Events & Meeting

Drawn: J. Smith
Checked: J. Smith
Date: 02/28/12

A506



LMN
Landscape Architecture
1000 15th Street, NW
Washington, DC 20004
202.462.1000
www.lmn.com

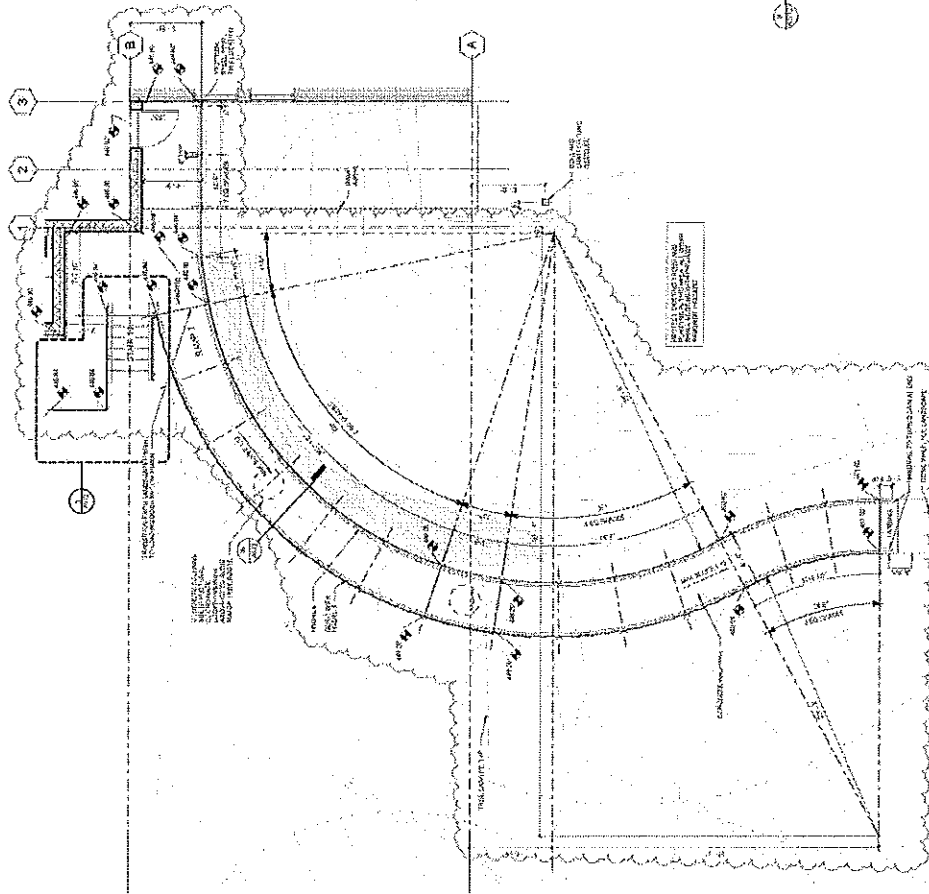
SAM ASIAN
ART MUSEUM

Asian Art Museum Expansion & Renovation
1000 15th Street, NW
Washington, DC 20004
202.462.1000
www.aam.si.edu

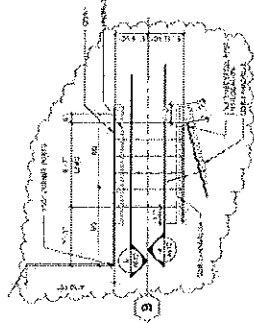
Construction
Documents

Enlarged Plans &
Sections - Stairs

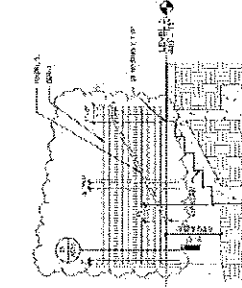
A510



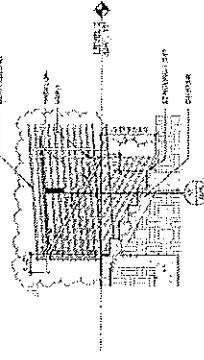
ELEVATED WALKWAY & STAIR 10 - ENLARGED PLAN



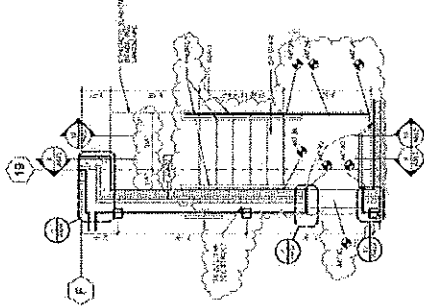
STAIR 10 - ENLARGED PLAN



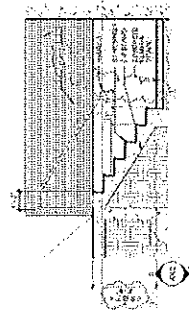
STAIR 10 SECTION 1



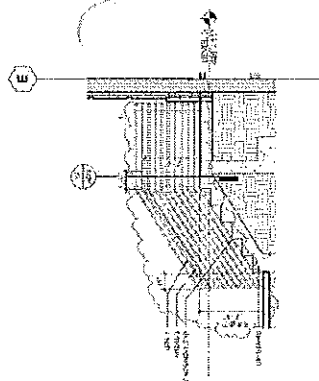
STAIR 10 SECTION 2



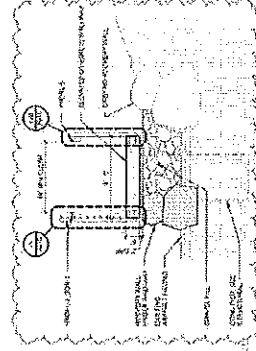
STAIR 9 - PLAN



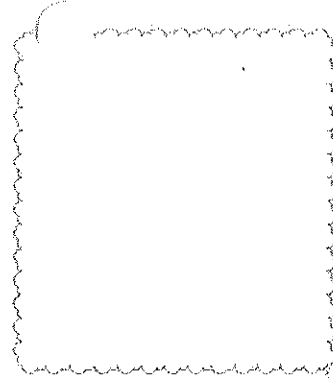
STAIR 9 - SECTION 1

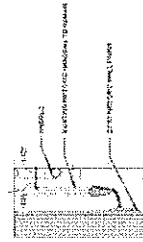


STAIR 9 - SECTION 2

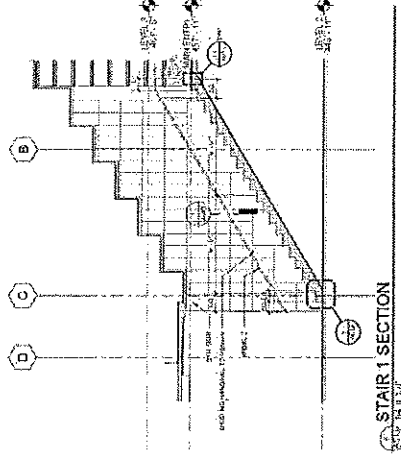


ELEVATED WALKWAY DETAIL

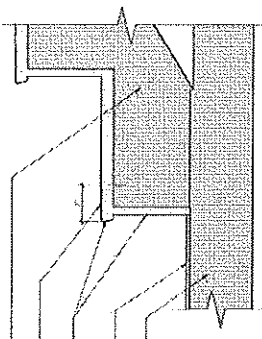




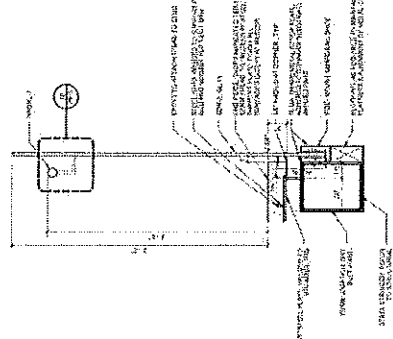
HNDR-2 DETAIL



STAIR 1 SECTION

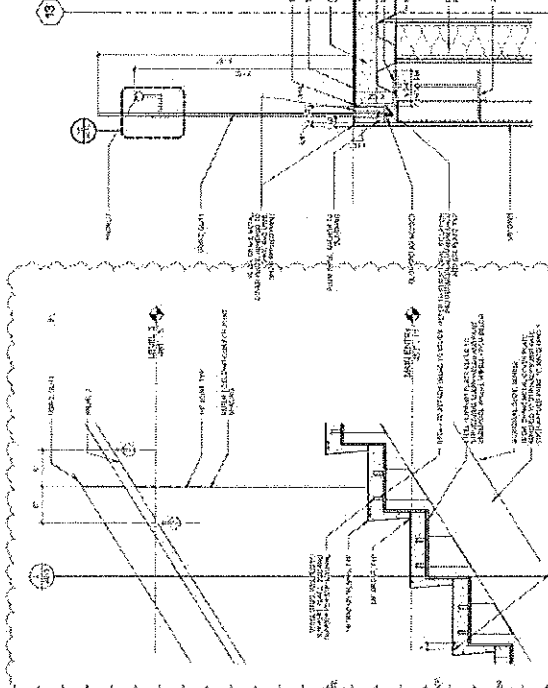


STAIR 1 TREAD DETAIL



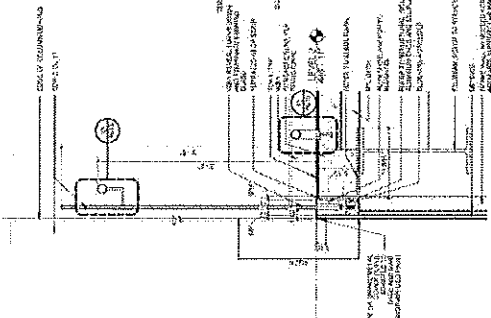
STAIR 4A STRINGER DETAIL

STAIR 4A - SECTION



STAIR 4A - NORTH SLAB EDGE

STAIR 4B - GUARDRAIL AT LVL 2



STAIR 4B - SECTION

STAIR 4B STRINGER DETAIL

STAIR 4B - SLAB EDGE @ LEVEL 2

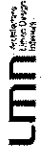


Asian Art Museum Expansion & Renovation

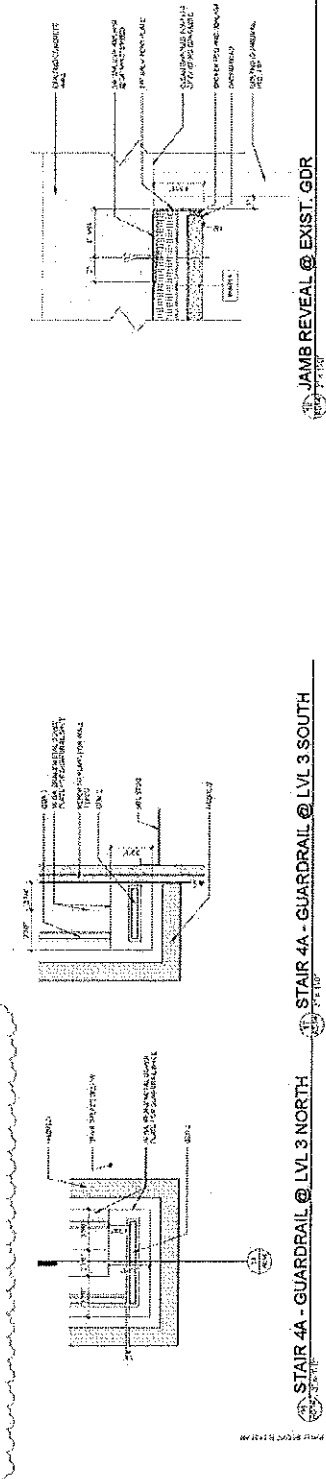
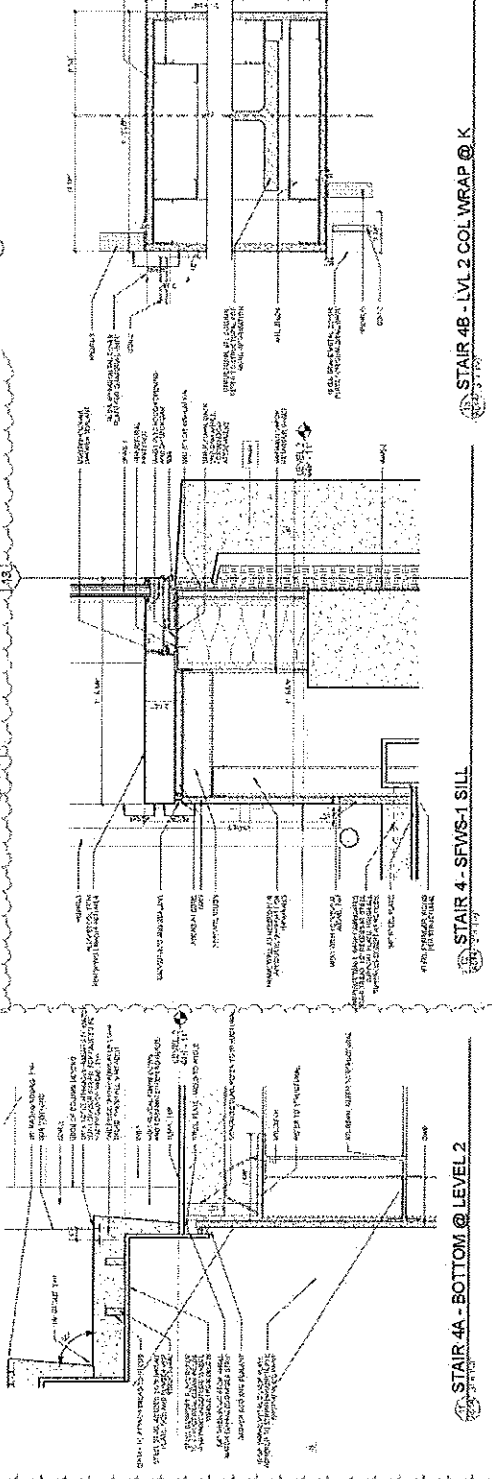
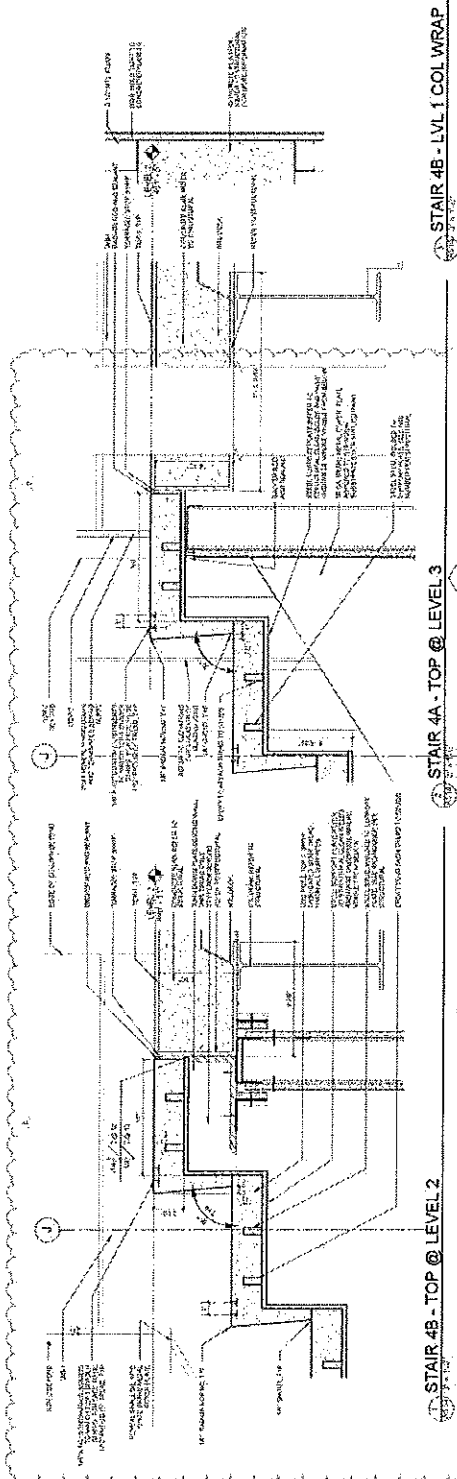
Construction Documents

Stair & Guardrail Details

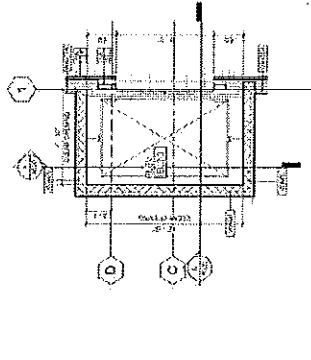
A513



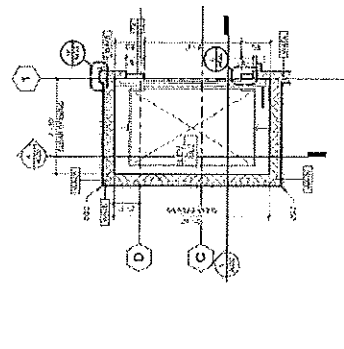
LMN ARCHITECTS



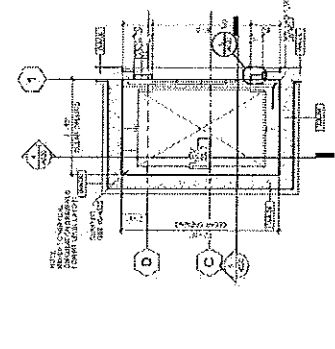
A515

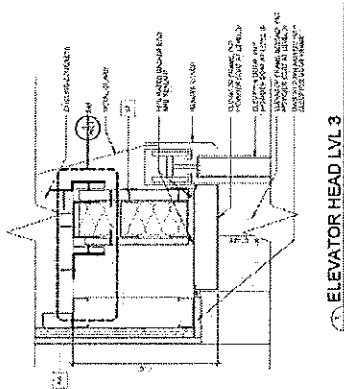


ELEVATOR 2 - LEVEL 3

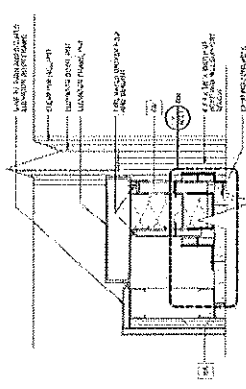


ELEVATOR 2 - LEVEL 2

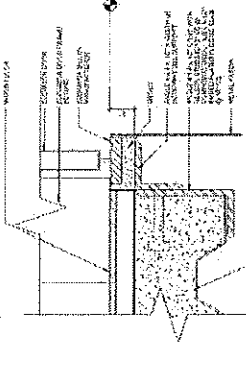




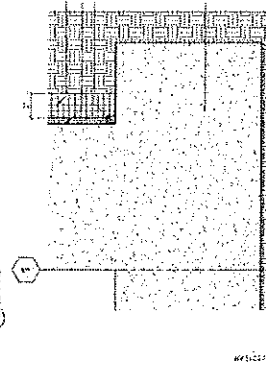
ELEVATOR HEAD LVL 1 & 2



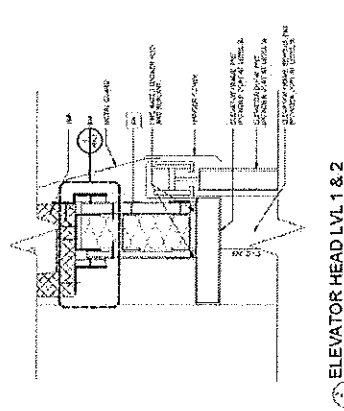
ELEVATOR JAMB LVL 3



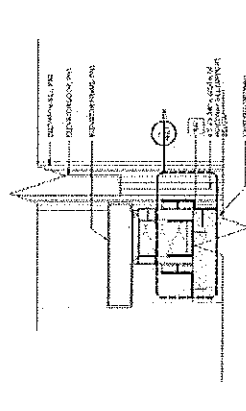
ELEVATOR SILL AT WOOD FLOOR LVL 3



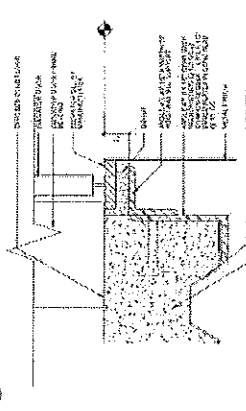
ELEVATOR FOUNDATION



ELEVATOR HEAD LVL 1 & 2



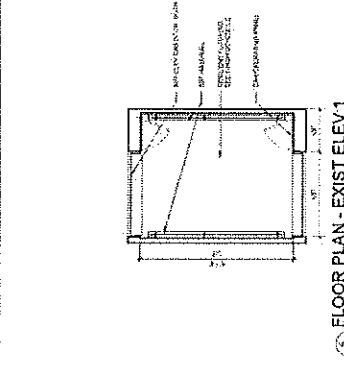
ELEVATOR JAMB LVL 1 & 2



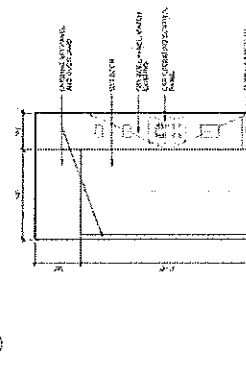
ELEVATOR SILL LVL 1 & 2



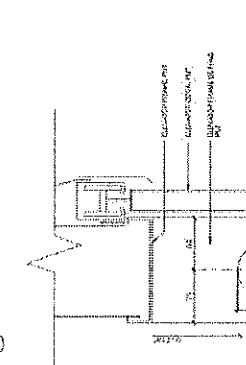
ELEVATOR PIT LADDER - MTL LAD-1



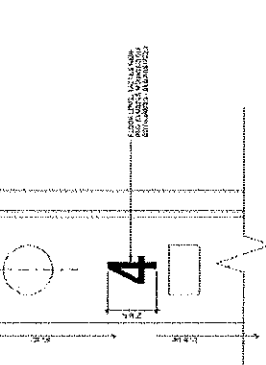
FLOOR PLAN - EXIST ELEV 1



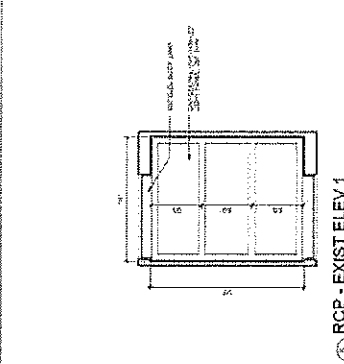
FRONT/BACK ELEVATION - EXIST ELEV 1



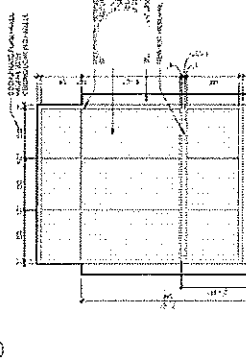
SIDE ELEVATION - EXIST ELEV 1



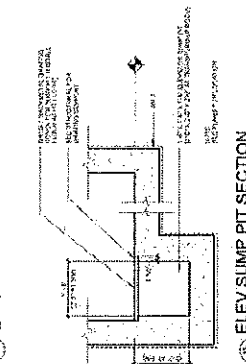
ELEV SUMP PIT SECTION



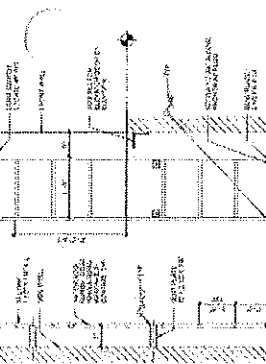
RCP - EXIST ELEV 1



ELEVATOR FLOOR INDICATORS



ELEVATOR PIT LADDER - MTL LAD-1



ELEVATOR PIT LADDER - MTL LAD-1

LMN

ASIAN ART MUSEUM

Architects
Liam Design
LLP

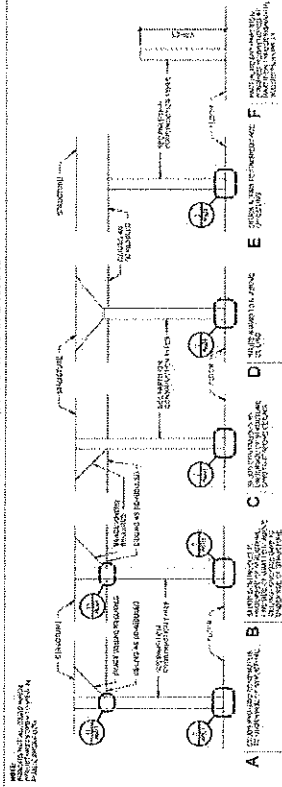
Asian Art Museum Expansion & Renovation

Construction Documents

Elevator Cab & Elevator Details

A522

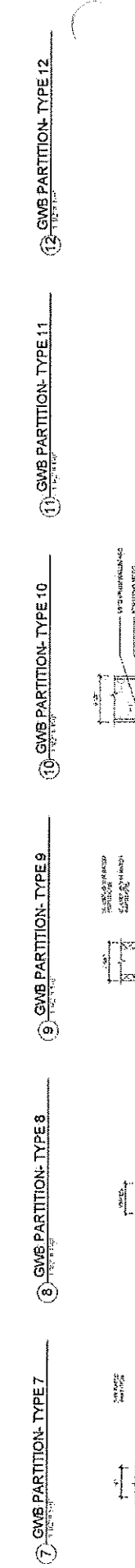
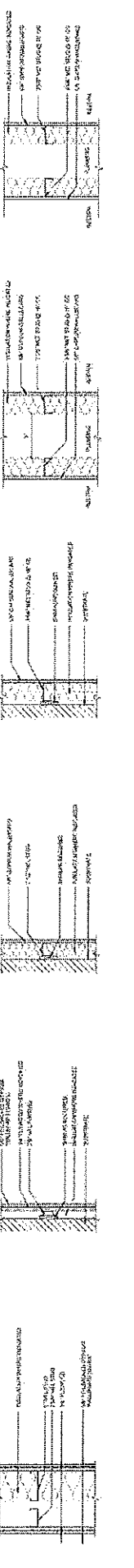
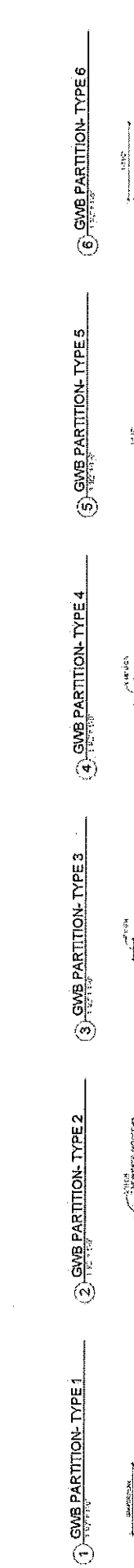
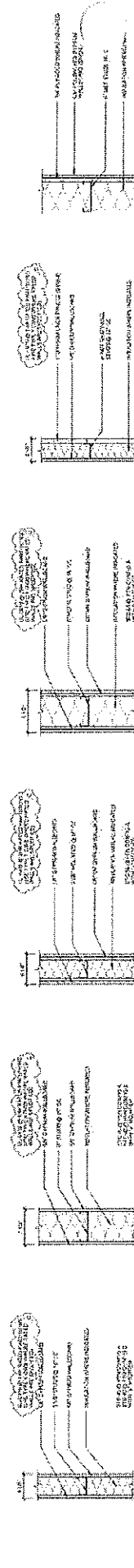
PARTITION CONFIGURATION



MODIFICATIONS

- | | | | |
|---|---|---|--|
| a | Is there a correlation between the number of people in the household and the number of people who are employed? | f | What is the probability that a randomly selected person is a female? |
| b | What is the probability that a randomly selected person is a male? | g | What is the probability that a randomly selected person is a female and is employed? |
| c | What is the probability that a randomly selected person is a male and is employed? | h | What is the probability that a randomly selected person is a female and is not employed? |
| d | What is the probability that a randomly selected person is a male and is not employed? | i | What is the probability that a randomly selected person is employed? |
| e | What is the probability that a randomly selected person is employed and is not a male? | j | What is the probability that a randomly selected person is employed and is not a female? |

INTERIOR PARTITION SCHEDULE NOTES:

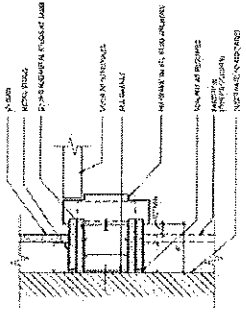
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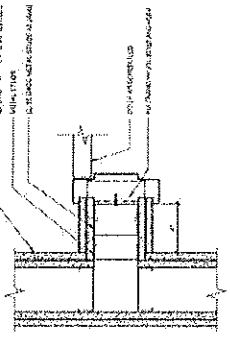
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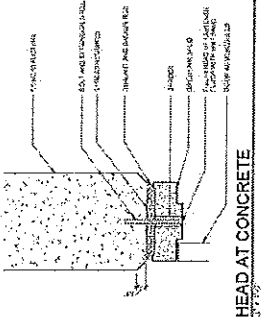
the first of these is the fact that the majority of the population is now living in urban areas, and the second is the fact that the majority of the population is now living in urban areas.



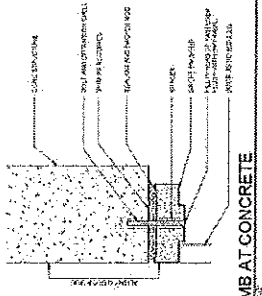
JAMB DETAIL



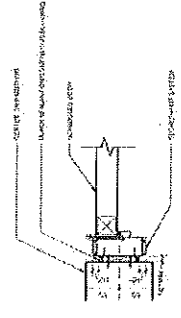
JAMB DETAIL



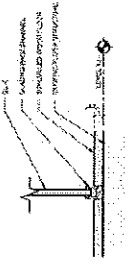
HEAD AT CONCRETE



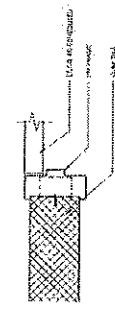
JAMB AT CONCRETE



INT. STOREFRONT - JAMB @ GMB WALL

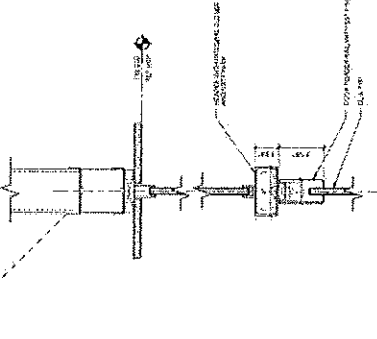


GLASS RELITE - SILL

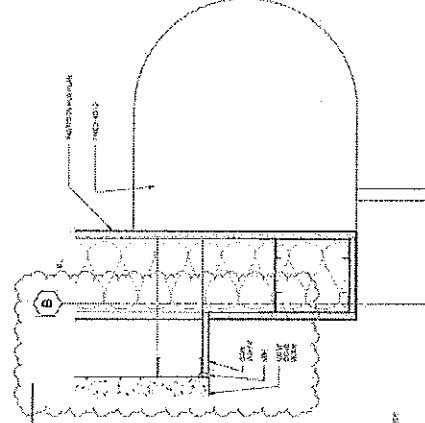


JAMB DETAIL AT CLAY TILE

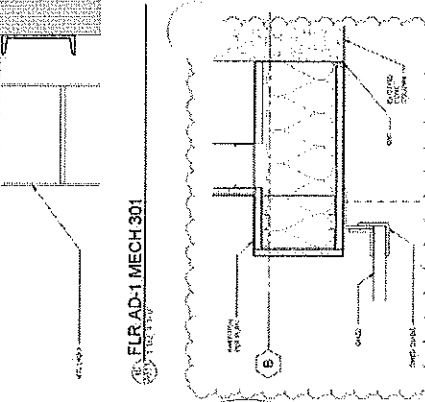
STOREFRONT JAMB, TYP



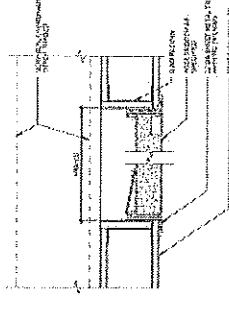
GLASS DOOR - HEADER1



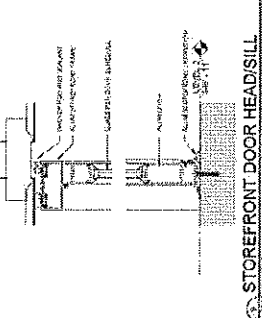
OHCD-2 HEAD @ ART STORAGE



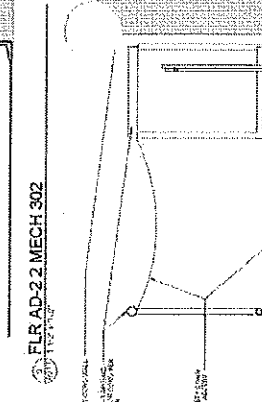
OHCD-2 JAMB @ ART STORAGE



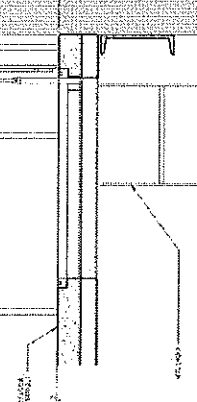
ACCESS DOOR SECTION



STOREFRONT DOOR HEAD/SILL



FLR AD-2 MECH 302



FLR AD-1 MECH 301

LMN

S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Door Details

A611

| ROOM # | ROOM NAME | FLOOR | DATE | NORTH | EAST | SOUTH | WEST | CEILING | REMARKS |
|--------|-------------|-------|---------|-------|------|-------|------|---------|---------|
| 1 | ENTRANCE | 1 | 10/1/00 | | | | | | |
| 2 | RECEPTION | 1 | 10/1/00 | | | | | | |
| 3 | LOBBY | 1 | 10/1/00 | | | | | | |
| 4 | ART GALLERY | 1 | 10/1/00 | | | | | | |
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ROOM SCHEDULE

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LEGEND

1. ROOM SCHEDULE

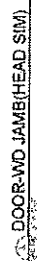
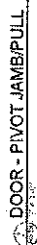
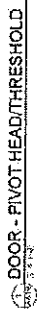


Asian Art Museum Expansion & Renovation

Construction Documents

Finish Schedule

A615



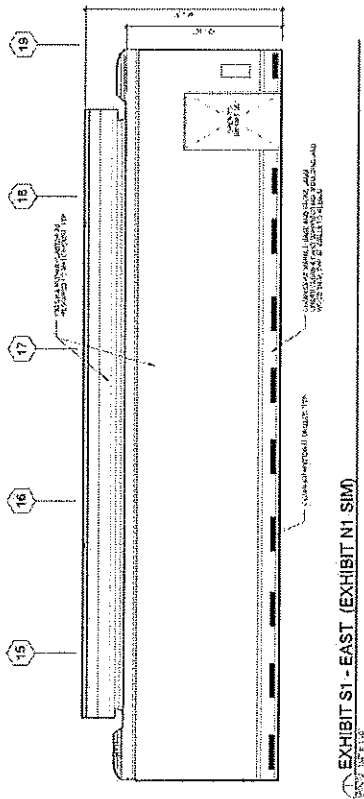


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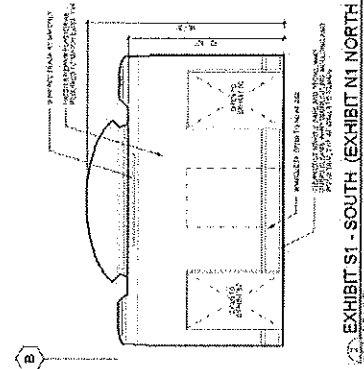


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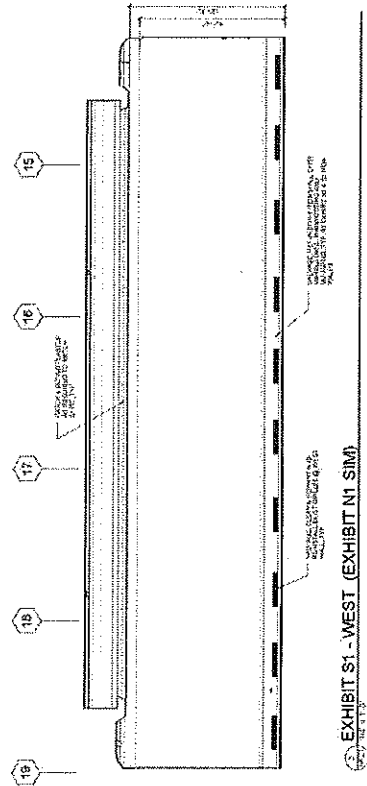


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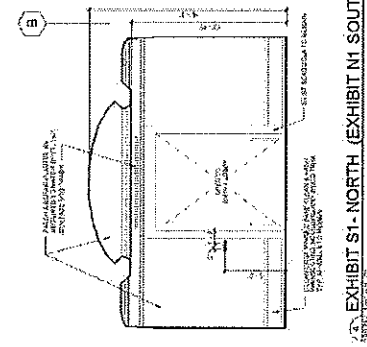


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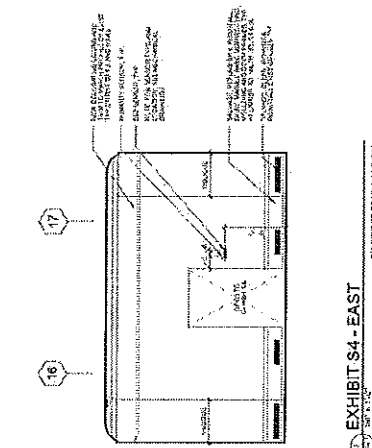


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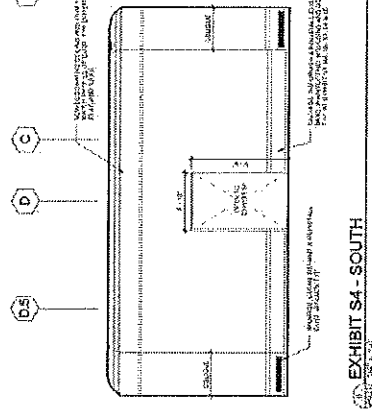


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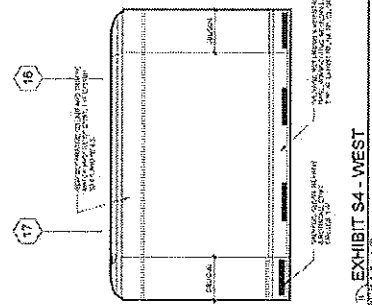


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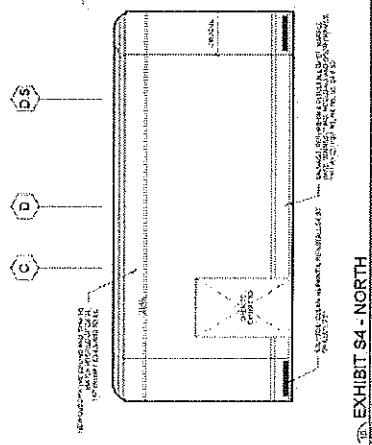


EXHIBIT S4 - NORTH

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Architectural
Light Design
Interior

S-M
ASIAN
ART MUSEUM

Interior Elevations -
Galleries

Asian Art Museum Expansion & Renovation

Construction
Documents

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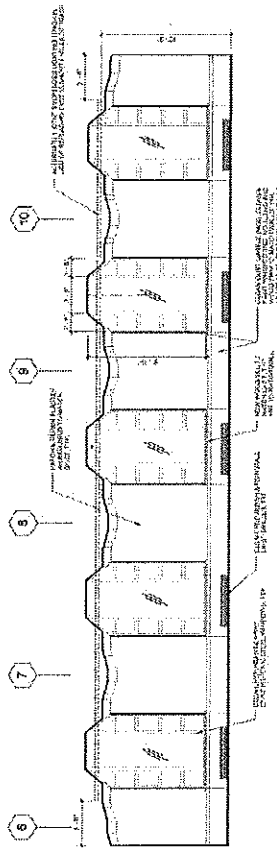


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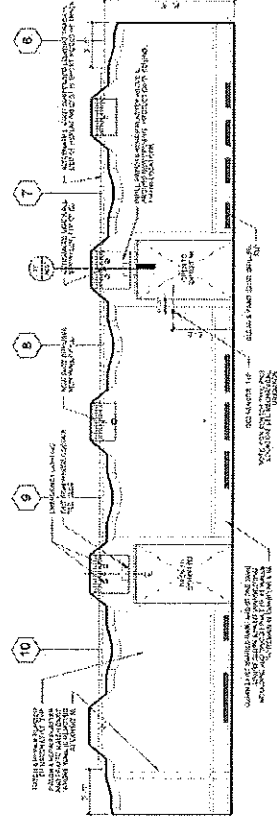


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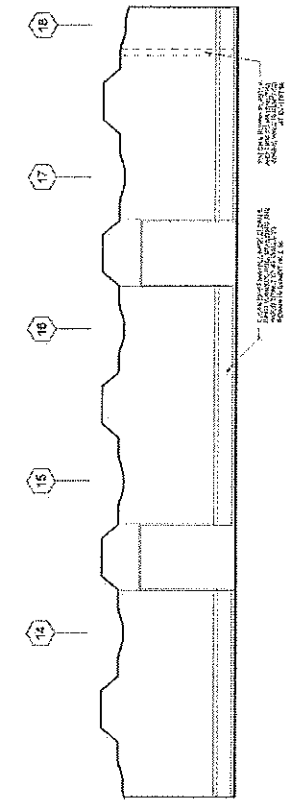


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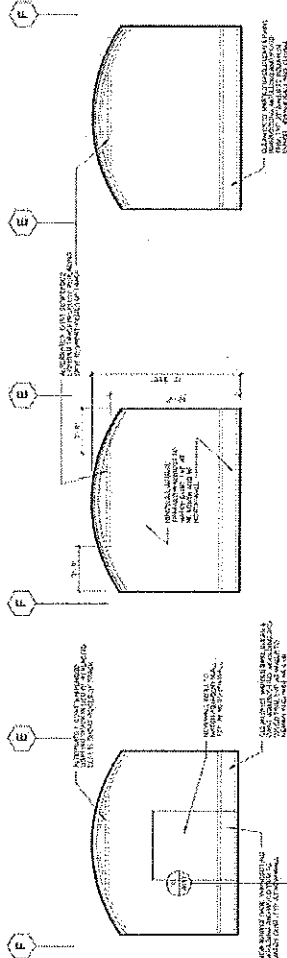


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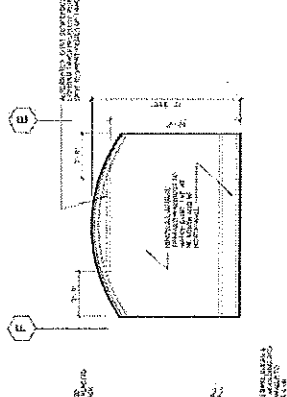


EXHIBIT S6 - NORTH

EXHIBIT N6 - NORTH

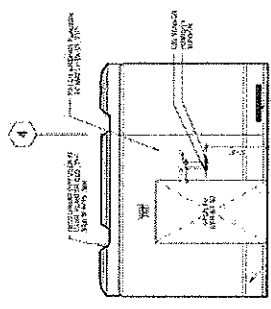


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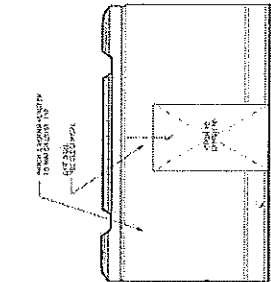


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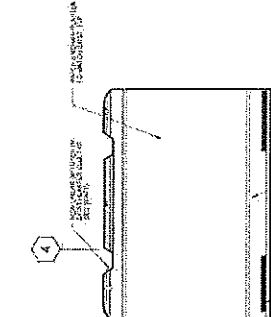


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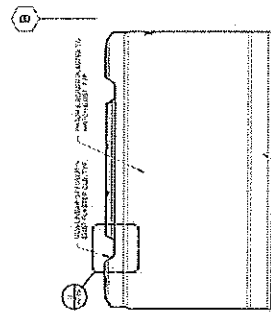


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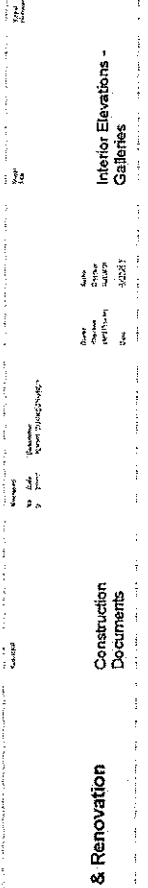
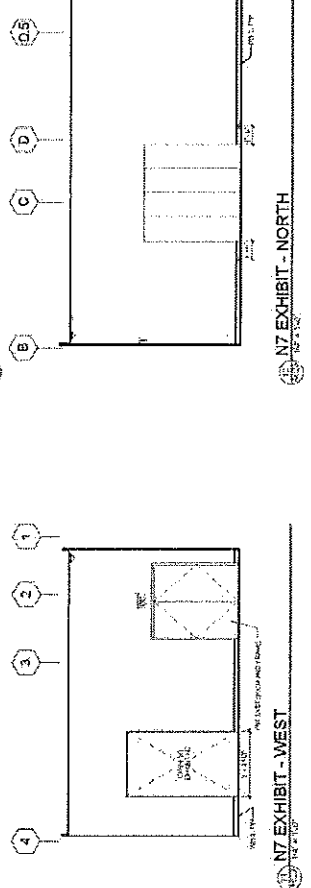
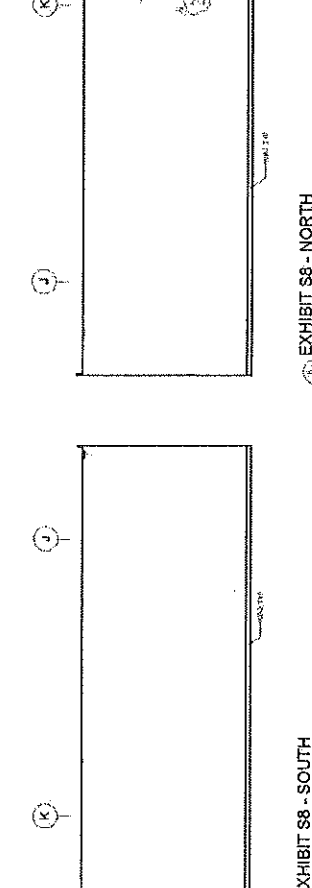
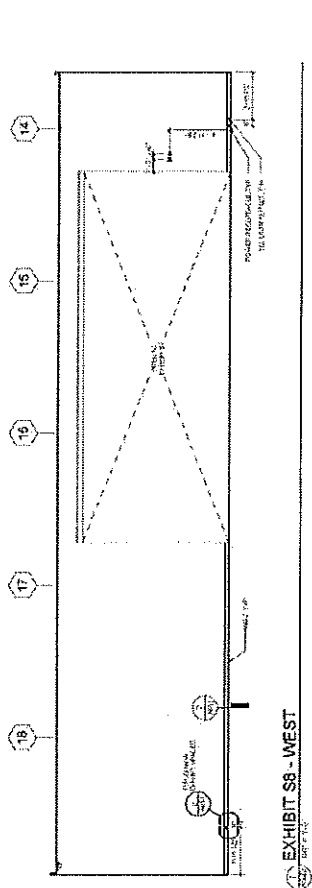
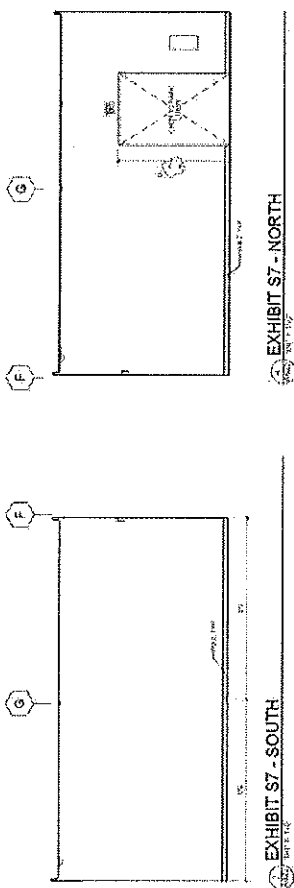
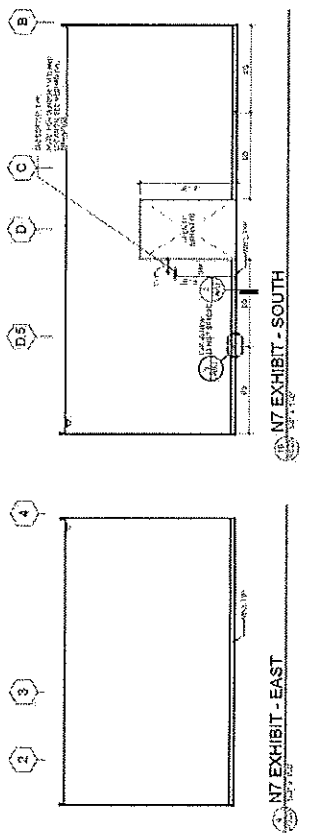
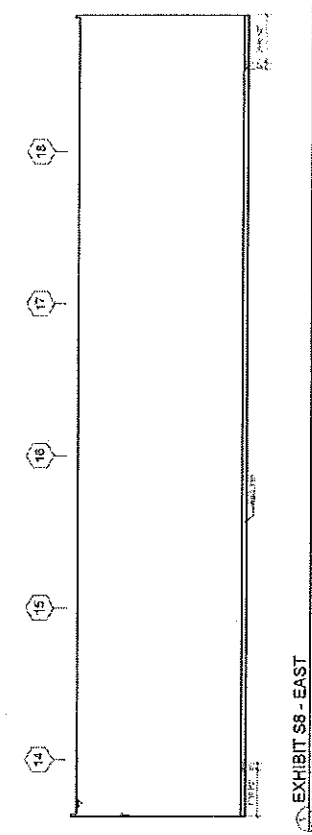
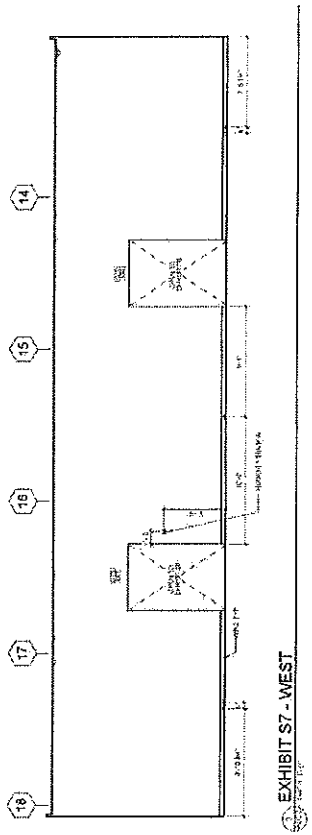
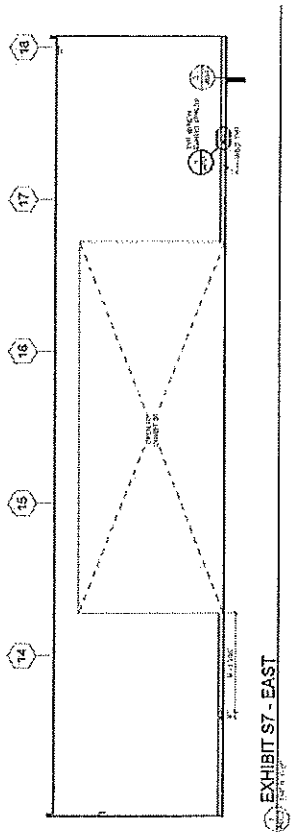
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ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Interior Elevations - Galleries

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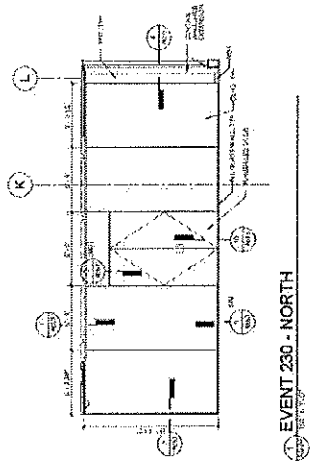
Asian Art Museum Expansion & Renovation

Construction Documents

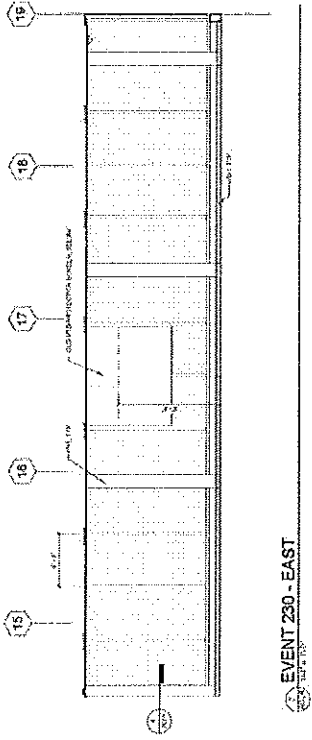
Interior Elevations - Galleries

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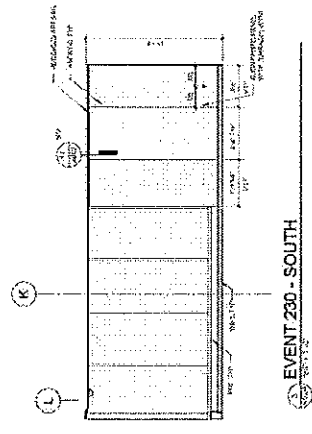
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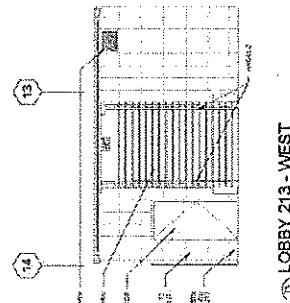
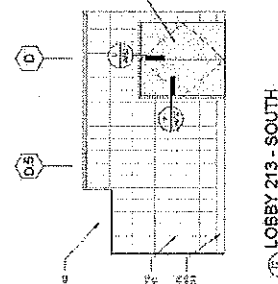
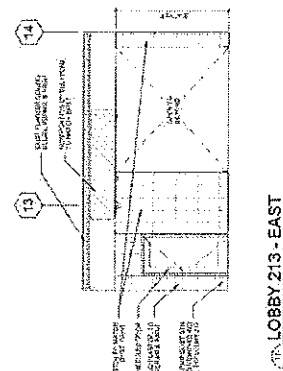
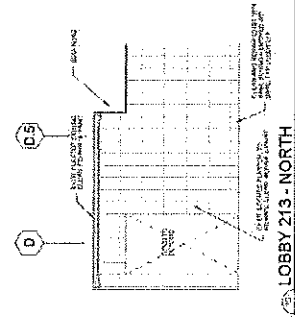
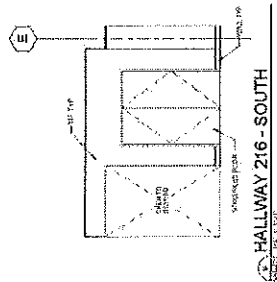
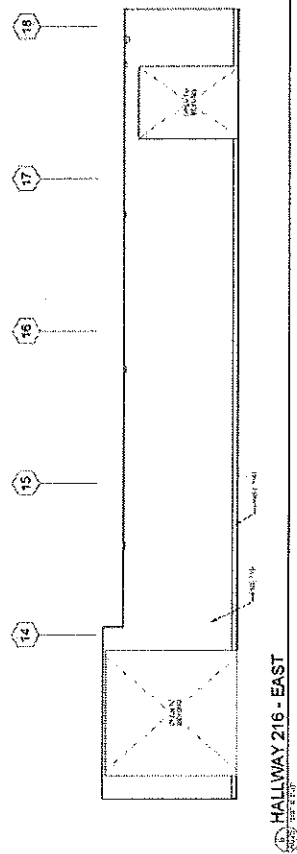
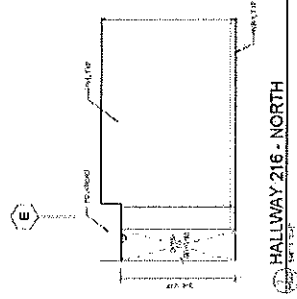
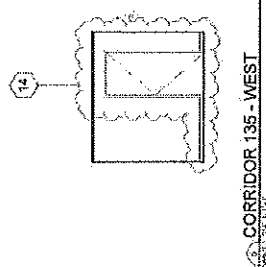
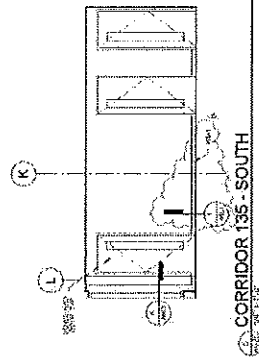
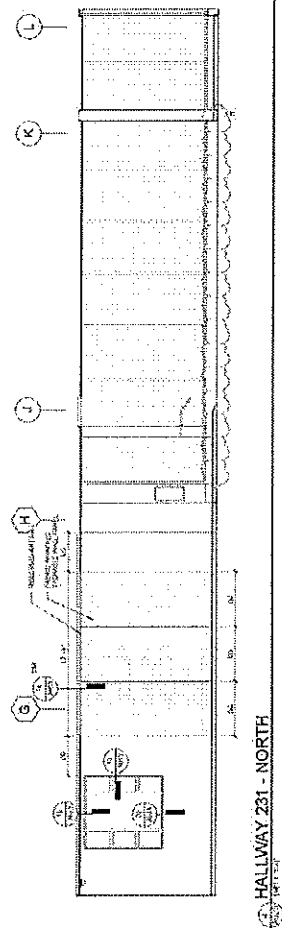
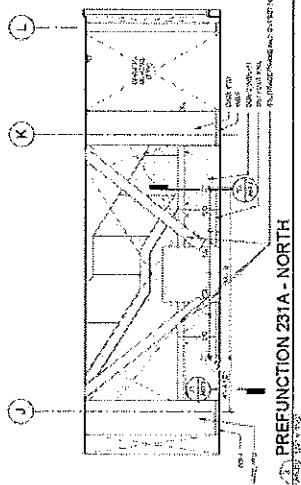
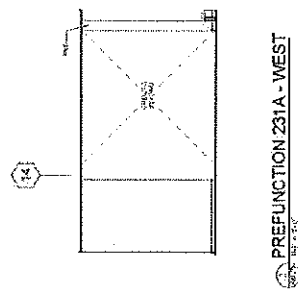
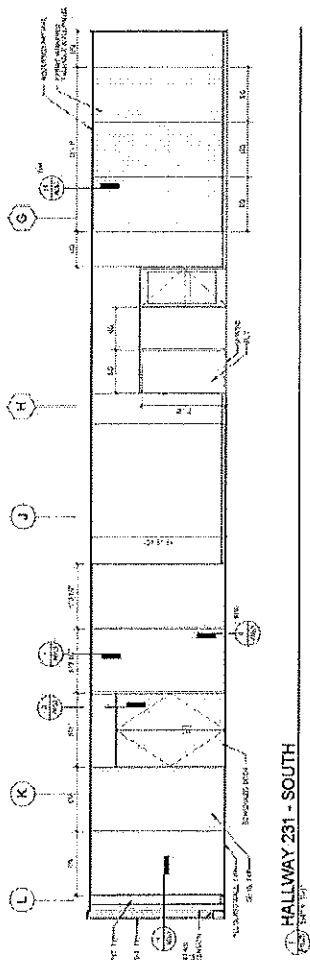


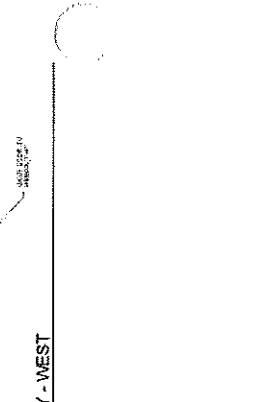
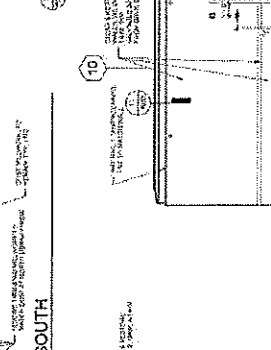
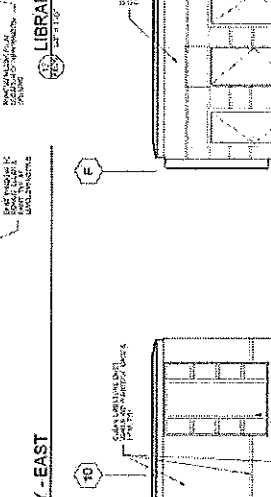
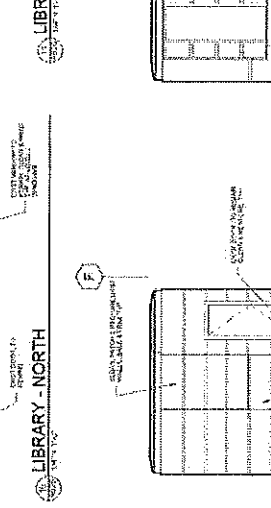
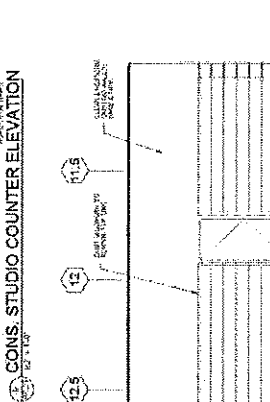
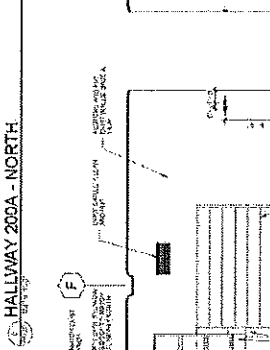
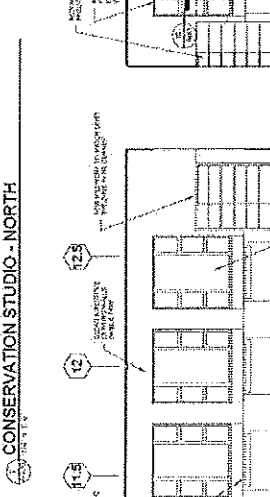
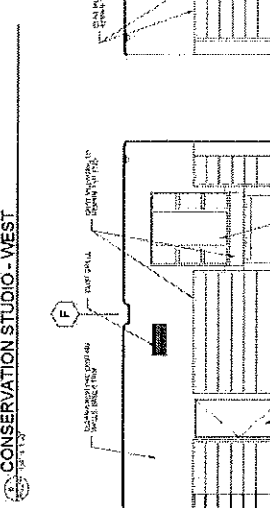
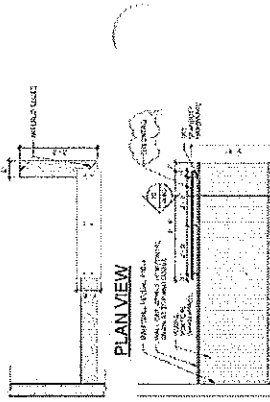
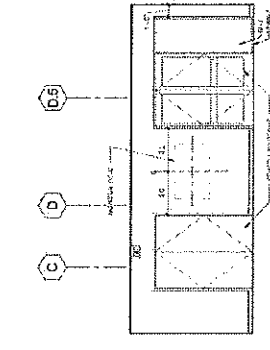
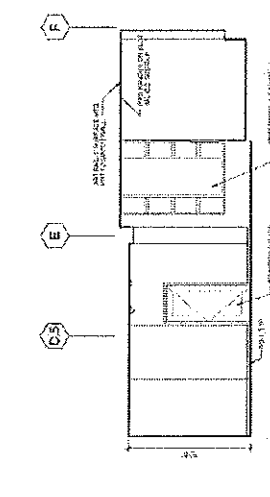
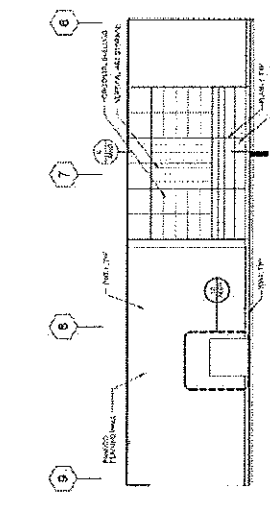
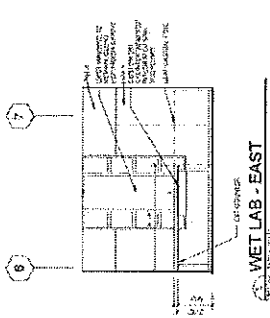
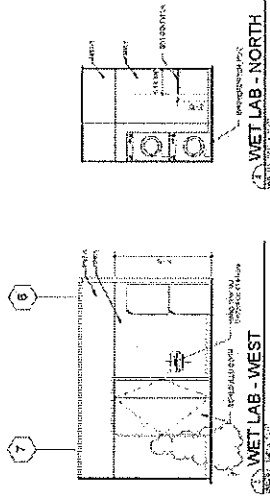
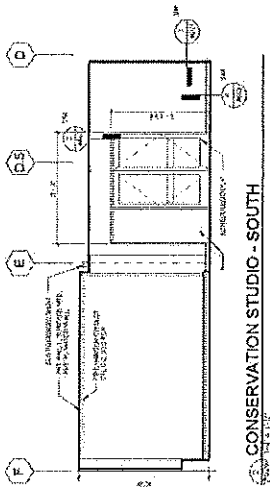
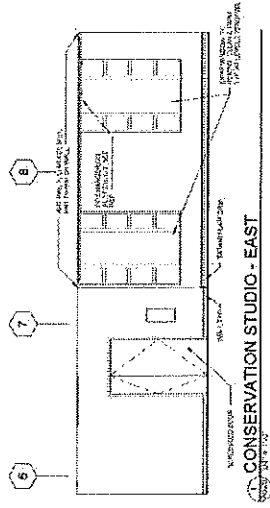
EVENT 230 - NORTH



EVENT 230 - EAST







LMN
Architects
Landscape Design
Interior Design

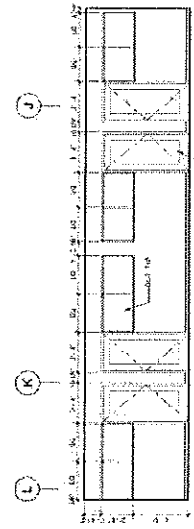
SAM
ASIAN
ART
MUSEUM

Asian Art Museum Expansion & Renovation
Phase 1: Conservation Studio, Library, Gardner Center

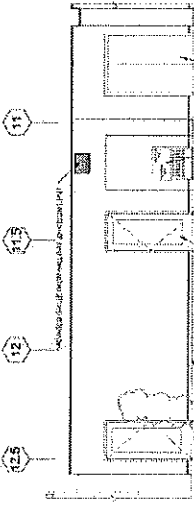
Construction Documents

Interior Elevations -
Conservation
Studio, Library,
Gardner Ctr

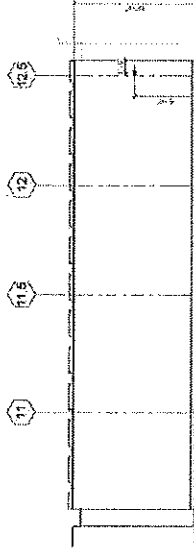
A626



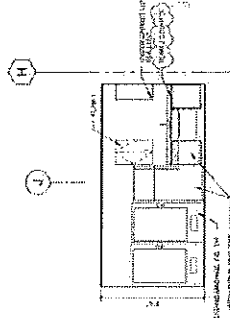
OPEN OFFICE 138 - SOUTH
10/1/19



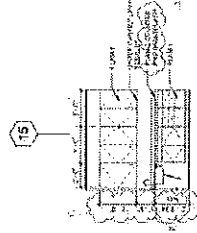
HALLWAY 200 - WEST
10/1/19



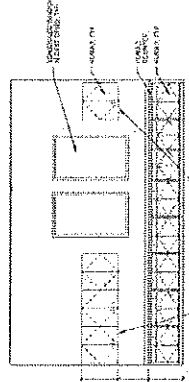
HALLWAY 200 - EAST
10/1/19



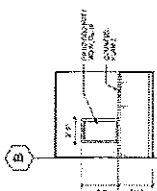
BREAK ROOM 137 - SOUTH
10/1/19



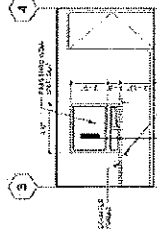
BREAK ROOM 137 - EAST
10/1/19



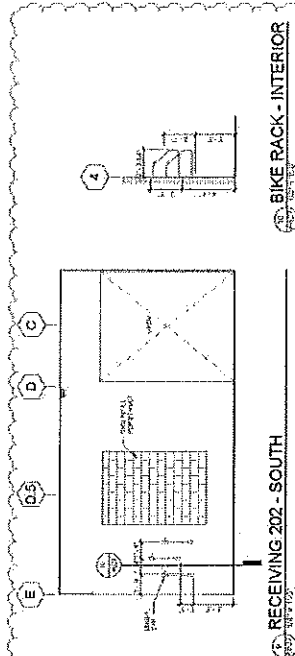
WORKSHOP 212A - NORTH
10/1/19



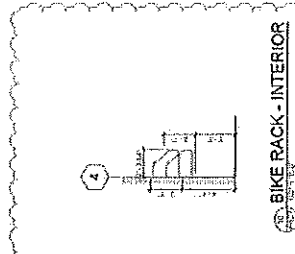
SECURITY 202B - NORTH
10/1/19



SECURITY 202B - EAST
10/1/19



RECEIVING 202 - SOUTH
10/1/19



BIKE RACK - INTERIOR
10/1/19

LMN

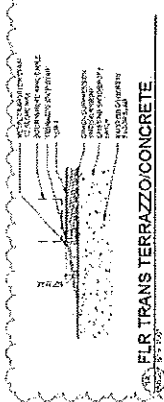
S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

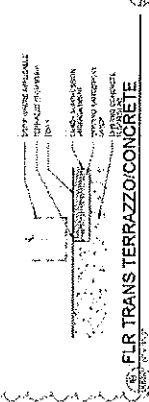
Construction Documents

Interior Elevations - Level 1 Office Suite, Misc.

A627



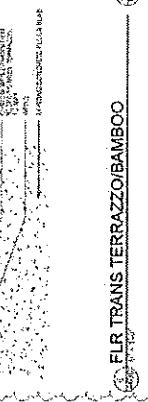
FLR TRANS TERRAZZO/CONCRETE



FLR TRANS TERRAZZO/STONE (EXIST)



FLR TRANS TERRAZZO/BAMBOO



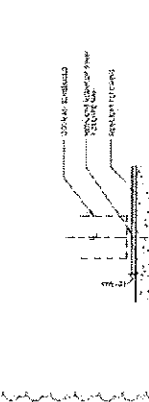
FLR TRANS TERRAZZO/MASONITE (NEW)



FLR TRANS TERRAZZO/MASONITE (EXIST)



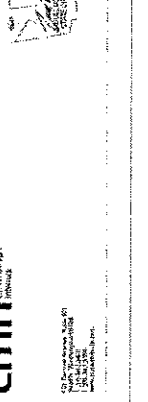
FLR TRANS TERRAZZO/MASONITE (NEW/EXIST)



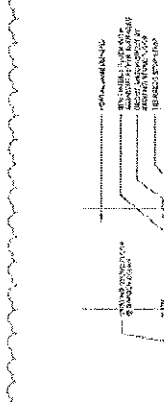
FLR TRANS TERRAZZO/MASONITE (EXIST/CONCRETE)



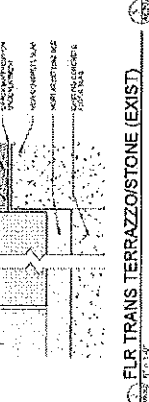
FLR TRANS TERRAZZO/RESILIENT



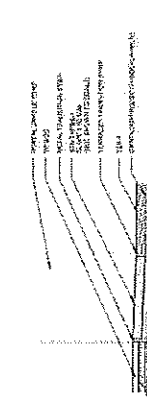
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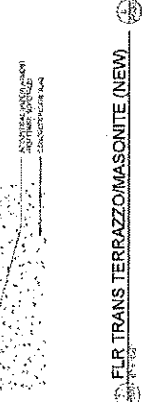
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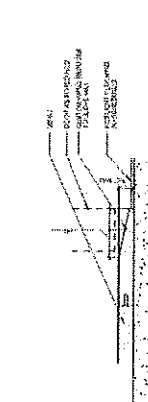
FLR TRANS TERRAZZO/STONE (EXIST)



FLR TRANS TERRAZZO/BAMBOO



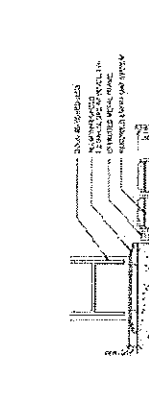
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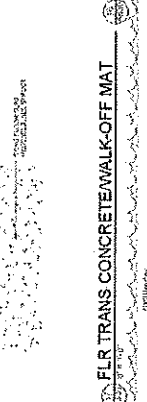
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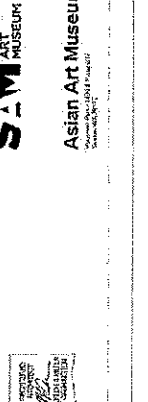
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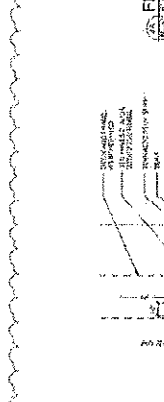
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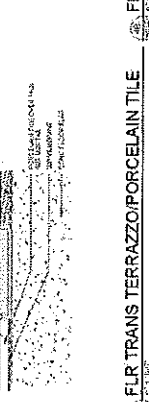
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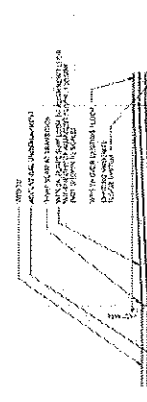
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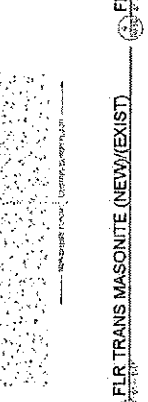
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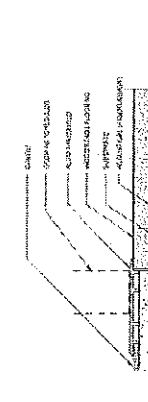
FLR TRANS TERRAZZO/STONE (EXIST)



FLR TRANS TERRAZZO/BAMBOO



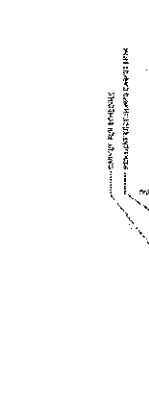
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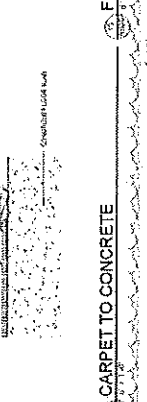
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FLR TRANS TERRAZZO/MASONITE (NEW/EXIST)



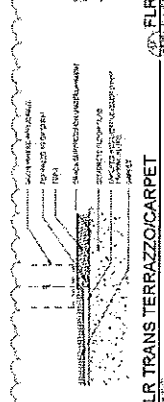
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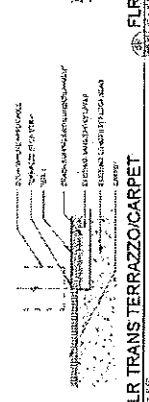
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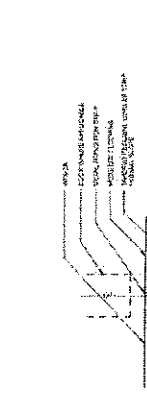
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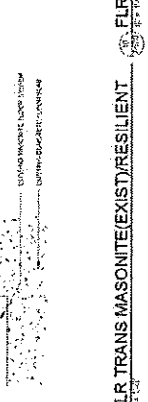
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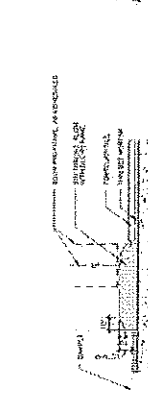
FLR TRANS TERRAZZO/STONE (EXIST)



FLR TRANS TERRAZZO/BAMBOO



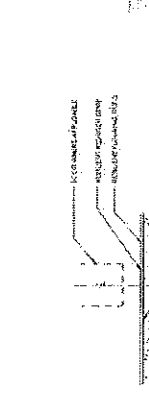
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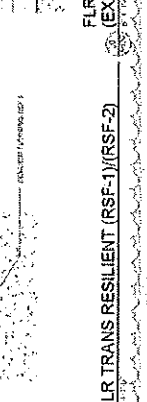
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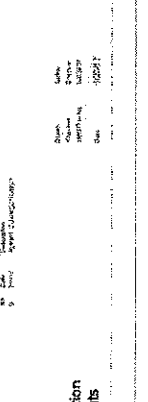
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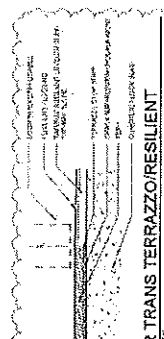
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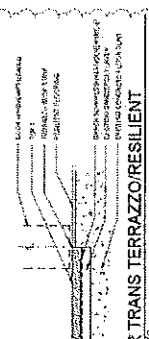
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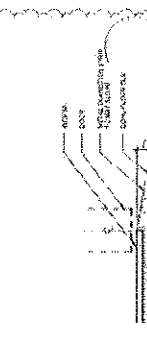
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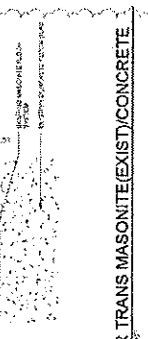
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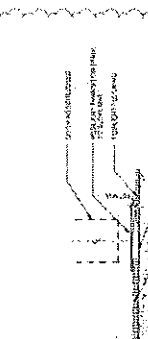
FLR TRANS TERRAZZO/STONE (EXIST)



FLR TRANS TERRAZZO/BAMBOO



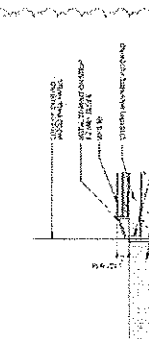
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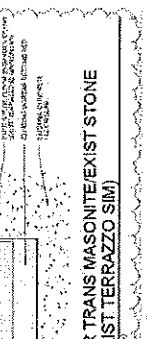
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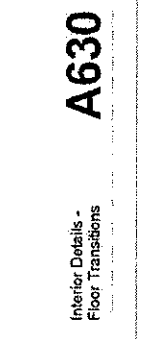
FLR TRANS TERRAZZO/MASONITE (NEW/EXIST)



FLR TRANS TERRAZZO/RESILIENT



FLR TRANS TERRAZZO/RESILIENT



FLR TRANS TERRAZZO/RESILIENT

LMN

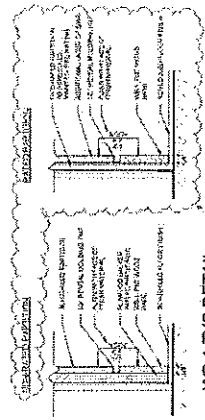
Architectural
Light Design
Interiors

SAM
ASIAN
MUSEUM

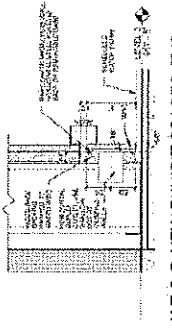
Asian Art Museum Expansion & Renovation
Construction Documents

Interior Details -
Floor Transitions

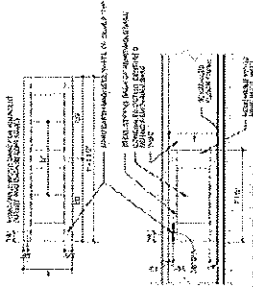
A630



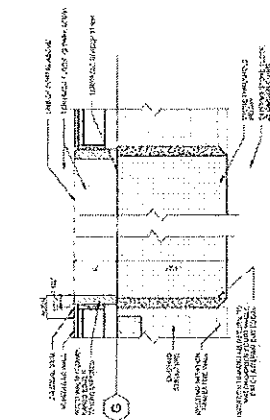
WB-1 TYP DETAIL



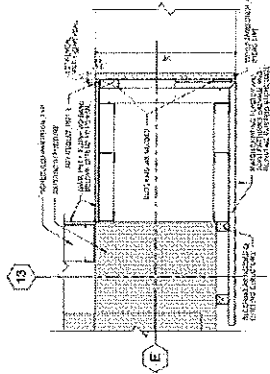
WB-2 @ NEW EXHIBIT SPACES, TYP



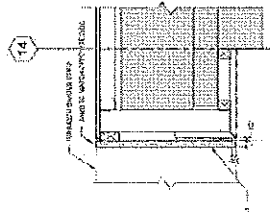
WB-2 ELEVATION



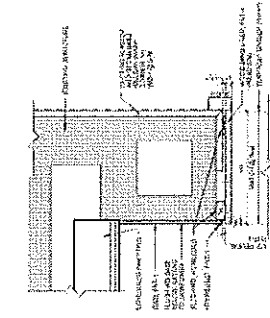
GARDEN COURT JAMB



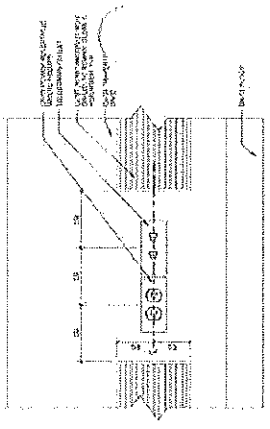
JAMB @ LOBBY 213 TO HALLWAY 231 (HEAD SIM)



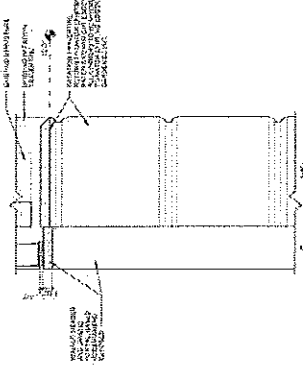
JAMB @ EXHIBIT N7, S7 (HEAD SIM)



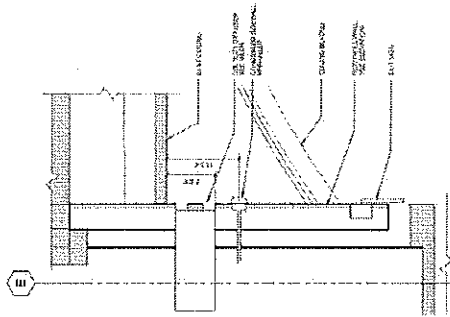
LOBBY 213 TO HALLWAY 200



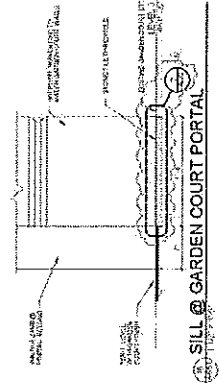
GARDEN COURT RECEPTACLE



GARDEN COURT THRESHOLD HEADER



DIFFUSER @ EXHIBIT N6/S6



SILL @ GARDEN COURT PORTAL

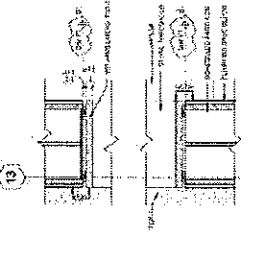


EXHIBIT S7, S8 JAMB TO PARK LOBBY

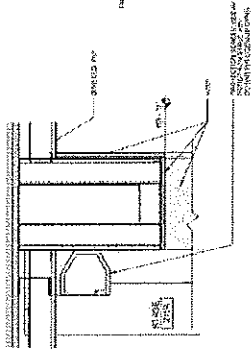
LMN

S.M. ASIAN ART MUSEUM

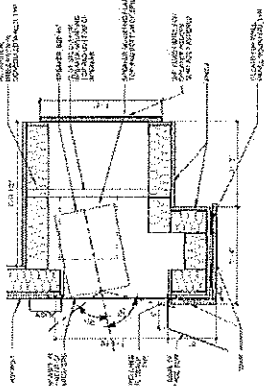
Asian Art Museum Expansion & Renovation

Interior Details - Galleries

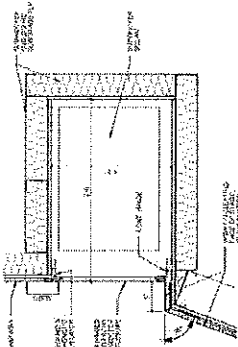
A651



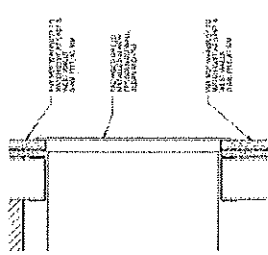
PROSCENIUM HEAD



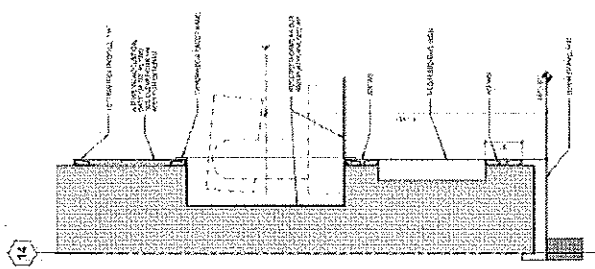
PROSCENIUM JAMB



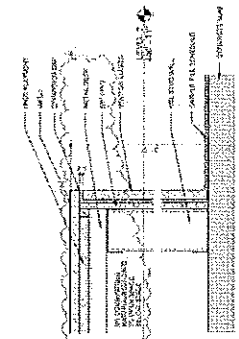
SUBWOOFER ENCLOSURE - PLAN



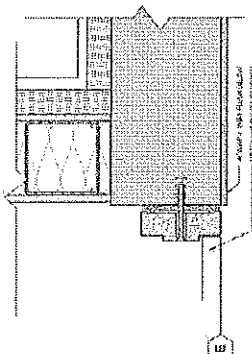
WALL GRILLE



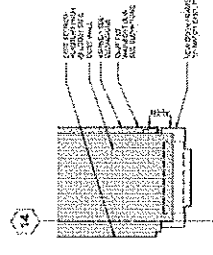
JAMB @ AUDITORIUM DOOR



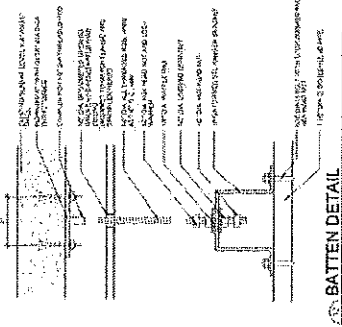
SECTION @ STAGE APRON



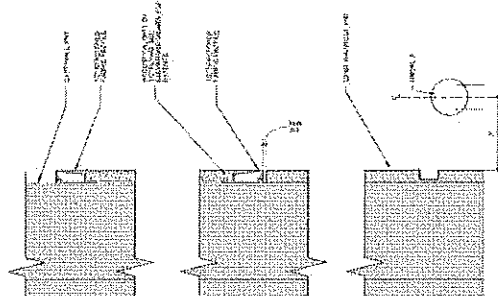
JAMB @ STAGE DOOR



RECESSED EXIT SIGN AND CAMERA BOX

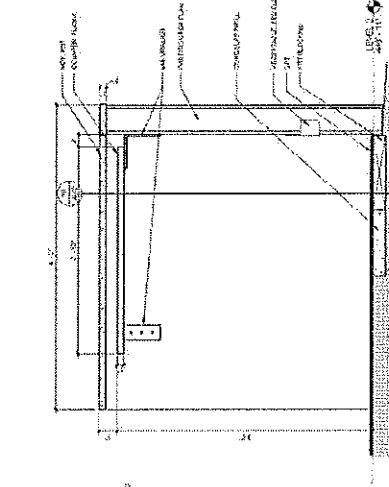
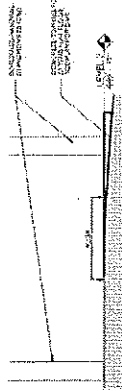


BATTEN DETAIL

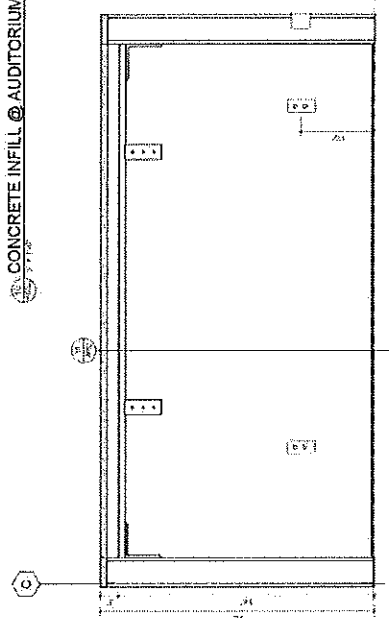


FABRIC WALL PANEL @ WAINGSCOT

CONCRETE INFILL @ AUDITORIUM



AUDITORIUM AV COUNTER SECTION



AUDITORIUM AV COUNTER

PLAN - ASFWS-1 JOINT

LEVEL - 1

LMN

Architect
Lina Lina
Lina Lina

S.M

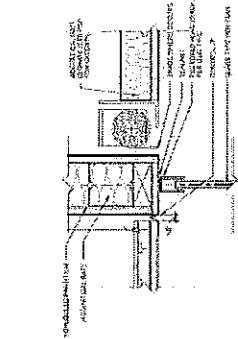
ASIAN
ART MUSEUM

Interior Details -
Auditorium

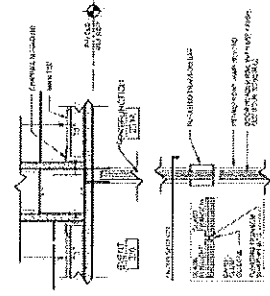
Asian Art Museum Expansion & Renovation

Construction
Documents

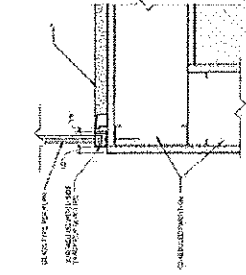
A652



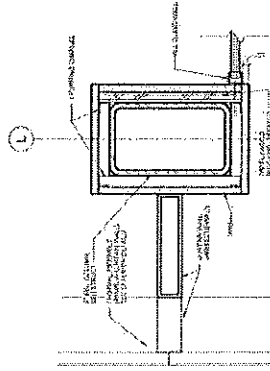
GLW HEAD @ EVENT 230
SECTION 230-1



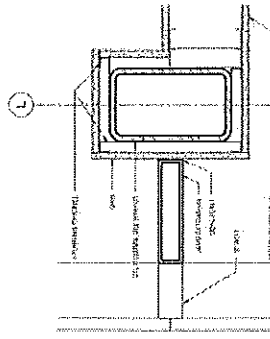
GLW HEAD @ GLASS DOOR FRAME
SECTION 230-2



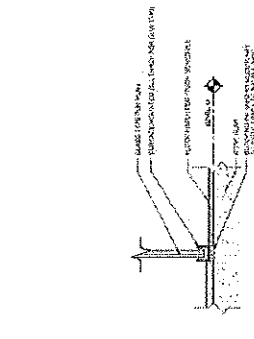
GLW JAMB @ CORNER, TYP
SECTION 230-3



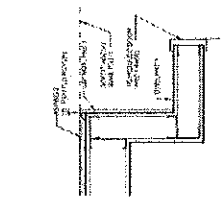
GLW JAMB @ COLUMN
SECTION 230-4



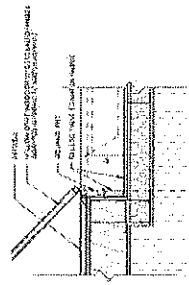
GLW JAMB @ RATED COLUMN
SECTION 230-5



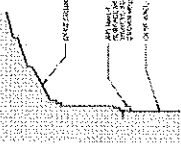
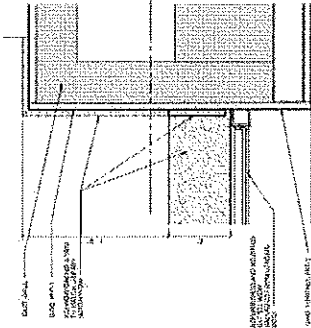
GLW SILL, TYP
SECTION 230-6



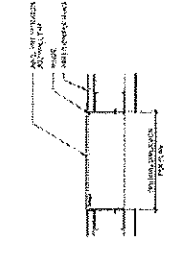
DOOR FRAME @ EVENT
SECTION 230-7



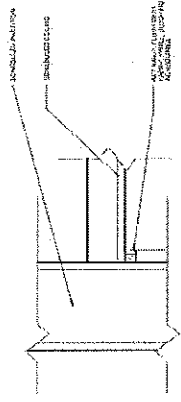
PLAN DETL @ MONITOR RECESS
SECTION 230-8



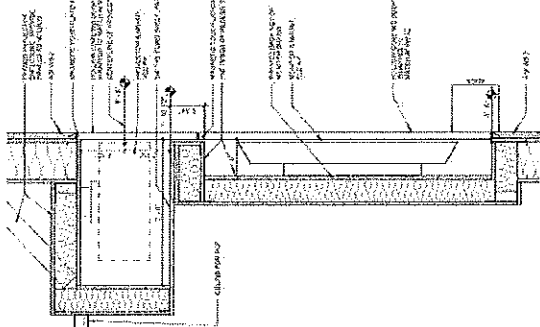
ART RAIL @ GARDNER CENTER
SECTION 230-9



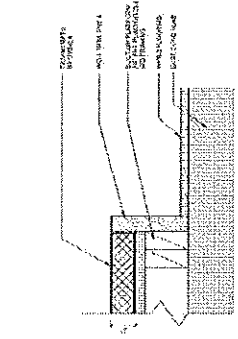
ACCESS DOOR DETAIL
SECTION 230-10



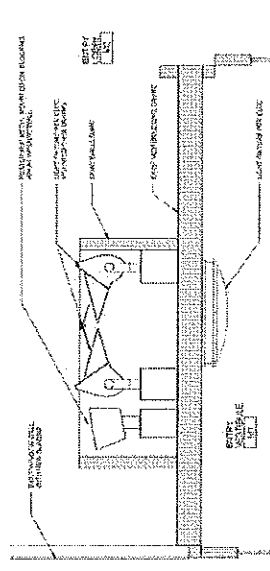
RECESSED ART RAIL @ FABRIC PANEL
SECTION 230-11



WINDOW 216 JAMB
SECTION 230-12



TATAMI PLATFORM EDGE
SECTION 230-13



WINDOW 216 HEAD
SECTION 230-14

SECTION @ MONITOR/PROJECTOR RECESS
SECTION 230-15

WINDOW 216 SILL
SECTION 230-16

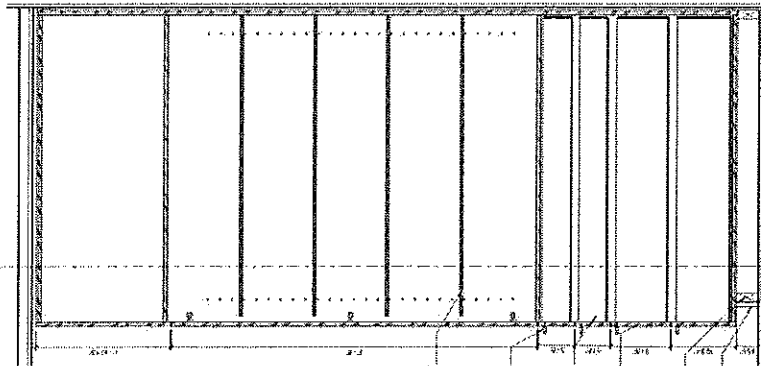
LMN

S.M. ASIAN ART MUSEUM

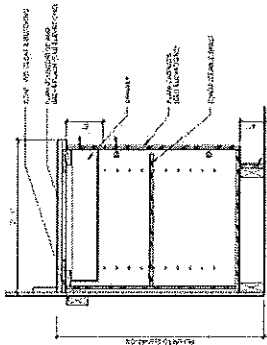
Asian Art Museum Expansion & Renovation

Interior Details

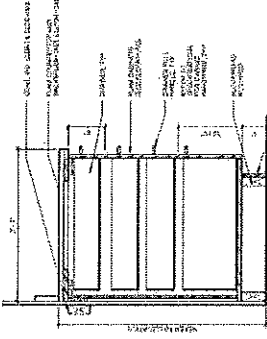
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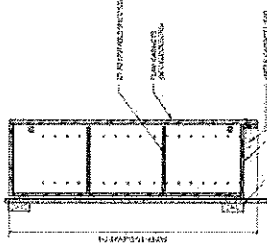
MILLWORK @ CONSERV. STUDIO



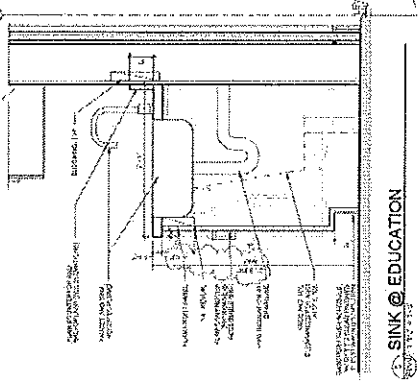
CABINET BASE-DRAWER/DOOR



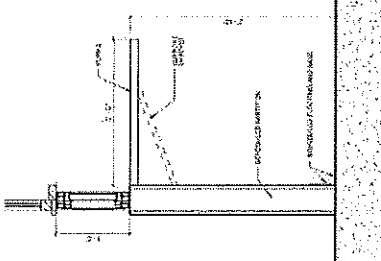
CABINET BASE DRAWERS



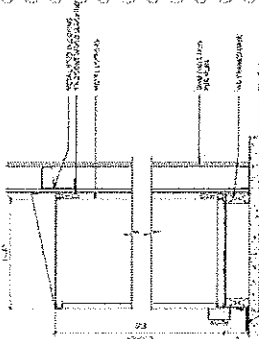
CABINET UPPER



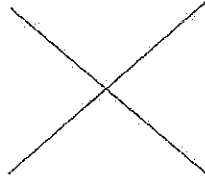
SINK @ EDUCATION



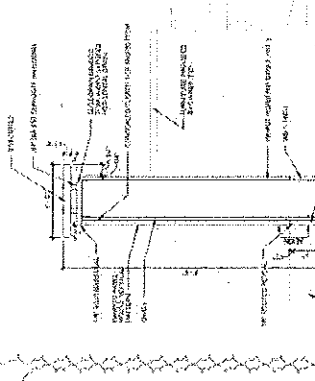
SECURITY COUNTER



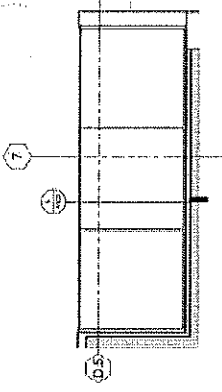
MTL LKR-1 SECTION



CABINET BASE - NOT USED



CONSERVATION STUDIO COUNTER



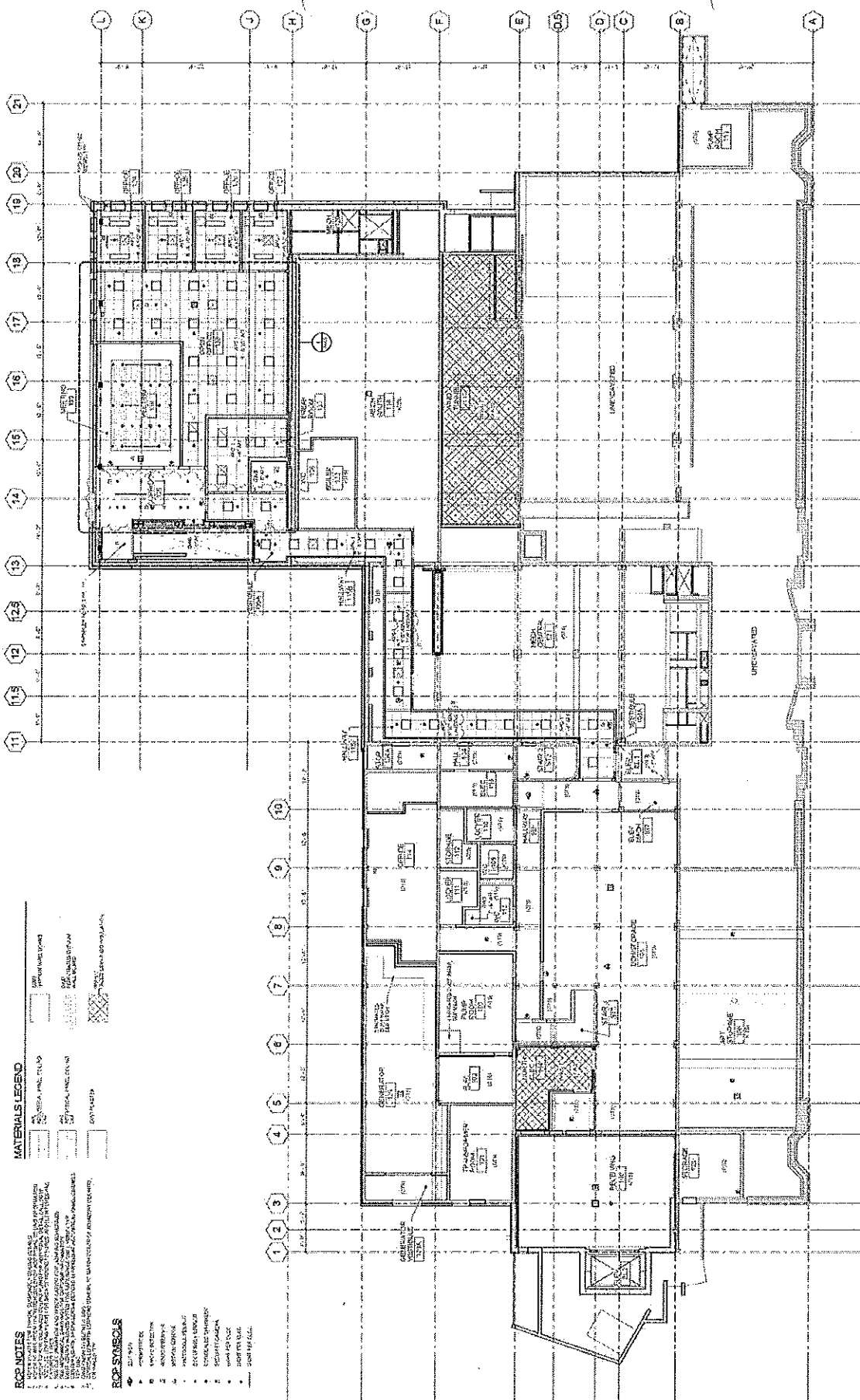
CONSERVATION STORAGE



MATERIALS LEGEND

RECAP NOTES

ROX-SYMBOLS



RCP NOTES

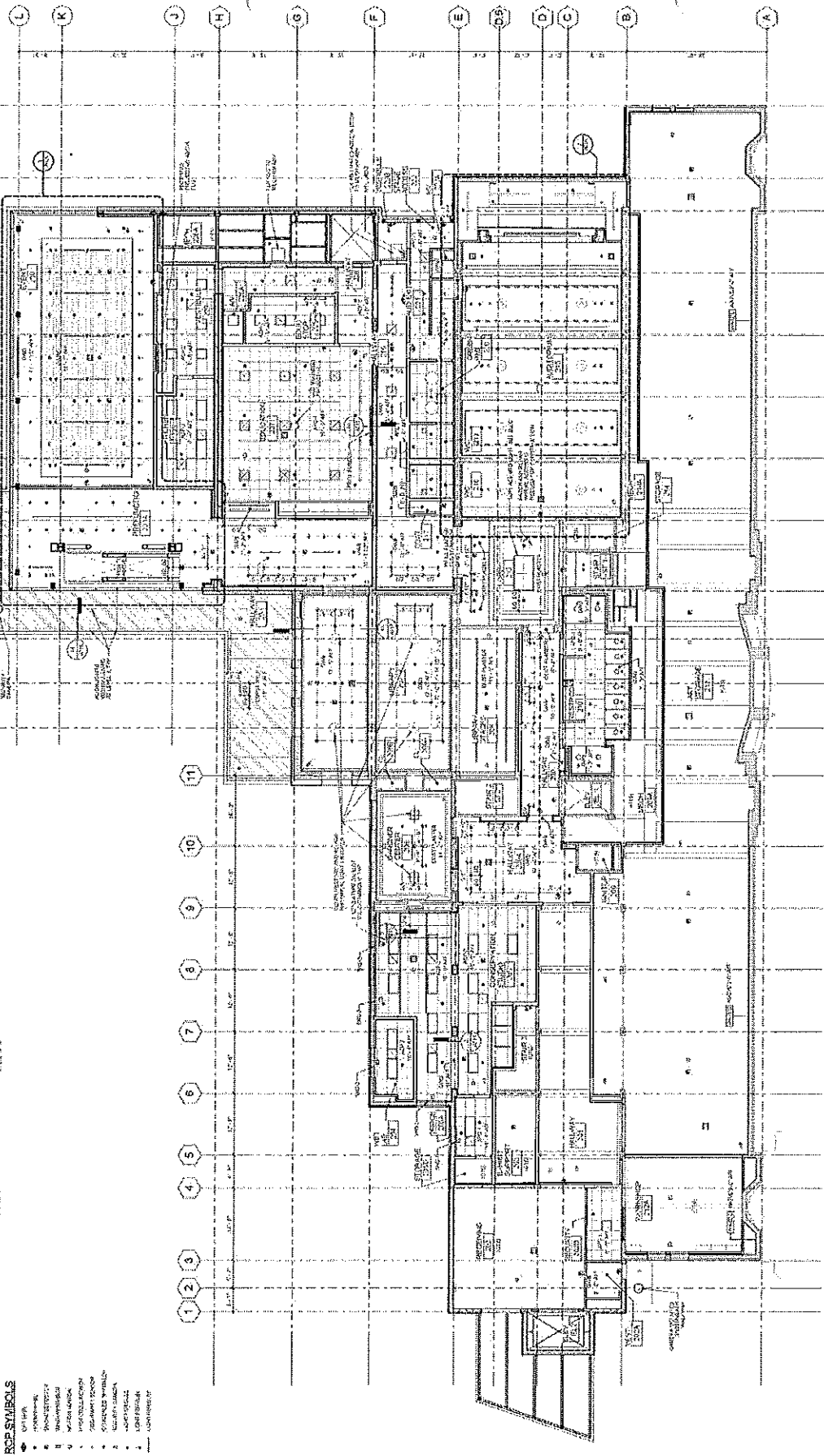
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RCP SYMBOLS

- 1. WALL
- 2. WINDOW
- 3. DOOR
- 4. FLOOR
- 5. CEILING
- 6. ROOF
- 7. STAIR
- 8. ELEVATOR
- 9. ESCAPE ROUTE
- 10. MECHANICAL ROOM
- 11. ELECTRICAL ROOM
- 12. TELEPHONE ROOM
- 13. JANUARY
- 14. RESTROOM
- 15. STORAGE ROOM
- 16. OFFICE
- 17. LABORATORY
- 18. CLASSROOM
- 19. LECTURE HALL
- 20. THEATRE
- 21. GALLERY
- 22. MUSEUM
- 23. ARCHIVE
- 24. LIBRARY
- 25. READING ROOM
- 26. STUDY
- 27. WORKSHOP
- 28. STUDIO
- 29. OFFICE
- 30. LABORATORY
- 31. CLASSROOM
- 32. LECTURE HALL
- 33. THEATRE
- 34. GALLERY
- 35. MUSEUM
- 36. ARCHIVE
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- 38. READING ROOM
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- 41. STUDIO
- 42. OFFICE
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- 45. LECTURE HALL
- 46. THEATRE
- 47. GALLERY
- 48. MUSEUM
- 49. ARCHIVE
- 50. LIBRARY
- 51. READING ROOM
- 52. STUDY
- 53. WORKSHOP
- 54. STUDIO
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- 57. CLASSROOM
- 58. LECTURE HALL
- 59. THEATRE
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- 62. ARCHIVE
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- 86. GALLERY
- 87. MUSEUM
- 88. ARCHIVE
- 89. LIBRARY
- 90. READING ROOM
- 91. STUDY
- 92. WORKSHOP
- 93. STUDIO
- 94. OFFICE
- 95. LABORATORY
- 96. CLASSROOM
- 97. LECTURE HALL
- 98. THEATRE
- 99. GALLERY
- 100. MUSEUM

MATERIALS LEGEND

- 1. BRICK
- 2. CONCRETE
- 3. STONE
- 4. WOOD
- 5. METAL
- 6. GLASS
- 7. CERAMIC
- 8. FABRIC
- 9. PAPER
- 10. PLASTER
- 11. GIPSUM
- 12. PUTTY
- 13. PAINT
- 14. VARNISH
- 15. STAIN
- 16. SEALANT
- 17. ADHESIVE
- 18. GLUE
- 19. NAIL
- 20. SCREW
- 21. BOLT
- 22. WOOD SCREW
- 23. METAL SCREW
- 24. NUT
- 25. WASHER
- 26. BRACKET
- 27. JOINT
- 28. GROUT
- 29. MORTAR
- 30. PLASTER
- 31. GIPSUM
- 32. PUTTY
- 33. PAINT
- 34. VARNISH
- 35. STAIN
- 36. SEALANT
- 37. ADHESIVE
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- 40. SCREW
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- 45. WASHER
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- 99. NAIL
- 100. SCREW



LEVEL 2 RCP

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39 1/4" = 1'-0"

RCP NOTES

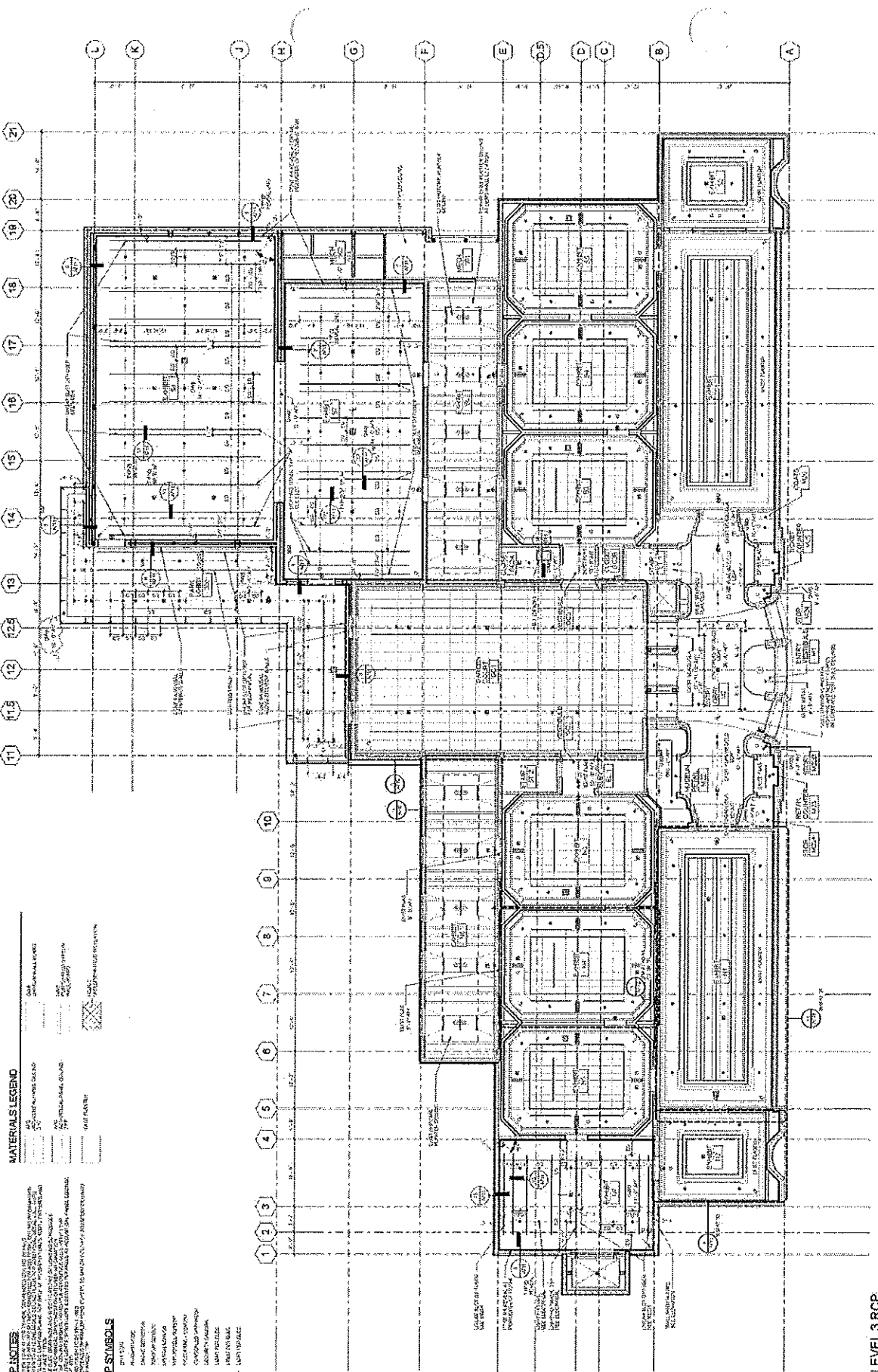
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M.A. ARCHITECTURAL STANDARDS AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
3. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE NOTED.
4. ALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE.
5. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M.A. ELECTRICAL AND MECHANICAL STANDARDS AND SPECIFICATIONS.
6. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M.A. STRUCTURAL STANDARDS AND SPECIFICATIONS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M.A. CONSTRUCTION STANDARDS AND SPECIFICATIONS.

RCP SYMBOLS

- OPEN SPACE
- WALL
- DOOR
- WINDOW
- PARTITION
- CLOSET
- STAIR
- ELEVATOR
- LIFT
- MECHANICAL EQUIPMENT
- ELECTRICAL EQUIPMENT
- FURNITURE
- PLANT
- LANDSCAPE
- LIGHTING
- SIGNAGE

MATERIALS LEGEND

| NO. | DESCRIPTION | QUANTITY | UNIT |
|-----|----------------------|----------|-------|
| 1 | CONCRETE | 100 | CUM |
| 2 | STEEL | 100 | KG |
| 3 | BRICK | 100 | SQ. M |
| 4 | GLASS | 100 | SQ. M |
| 5 | PAINT | 100 | LITRE |
| 6 | CEMENT | 100 | KG |
| 7 | SAND | 100 | CUM |
| 8 | AGGREGATE | 100 | CUM |
| 9 | ROOFING | 100 | SQ. M |
| 10 | INSULATION | 100 | CUM |
| 11 | MECHANICAL EQUIPMENT | 100 | KG |
| 12 | ELECTRICAL EQUIPMENT | 100 | KG |
| 13 | FURNITURE | 100 | KG |
| 14 | PLANT | 100 | KG |
| 15 | LANDSCAPE | 100 | SQ. M |
| 16 | LIGHTING | 100 | KG |
| 17 | SIGNAGE | 100 | KG |



LEVEL 3 RCP
100% 100%



LMN
ARCHITECTS
Interior Design
Exterior Design

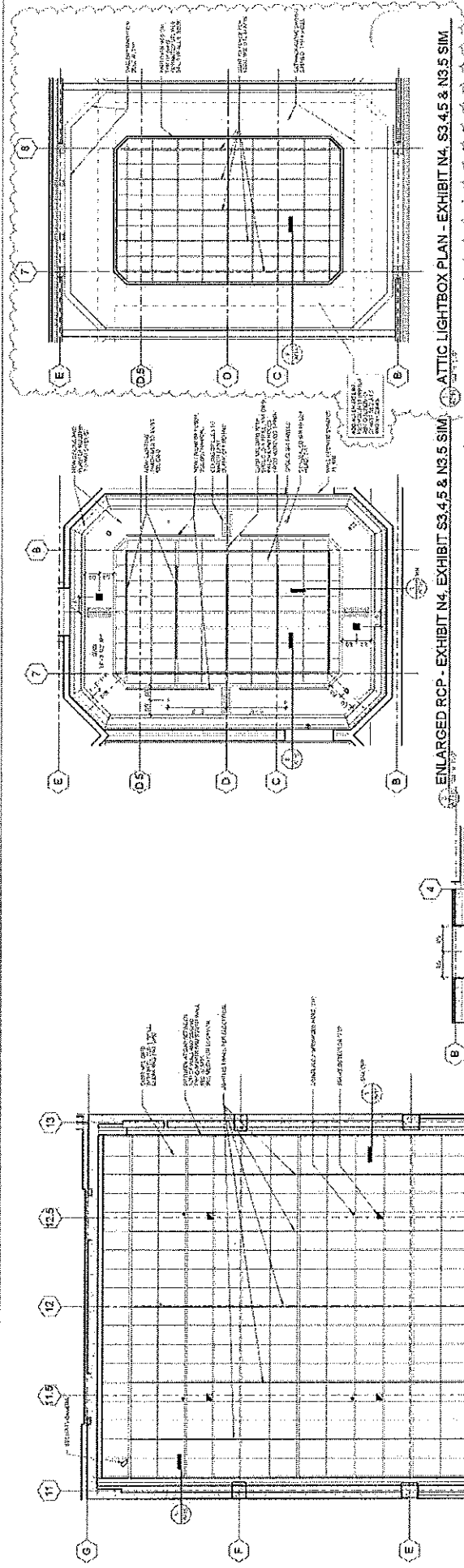
S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

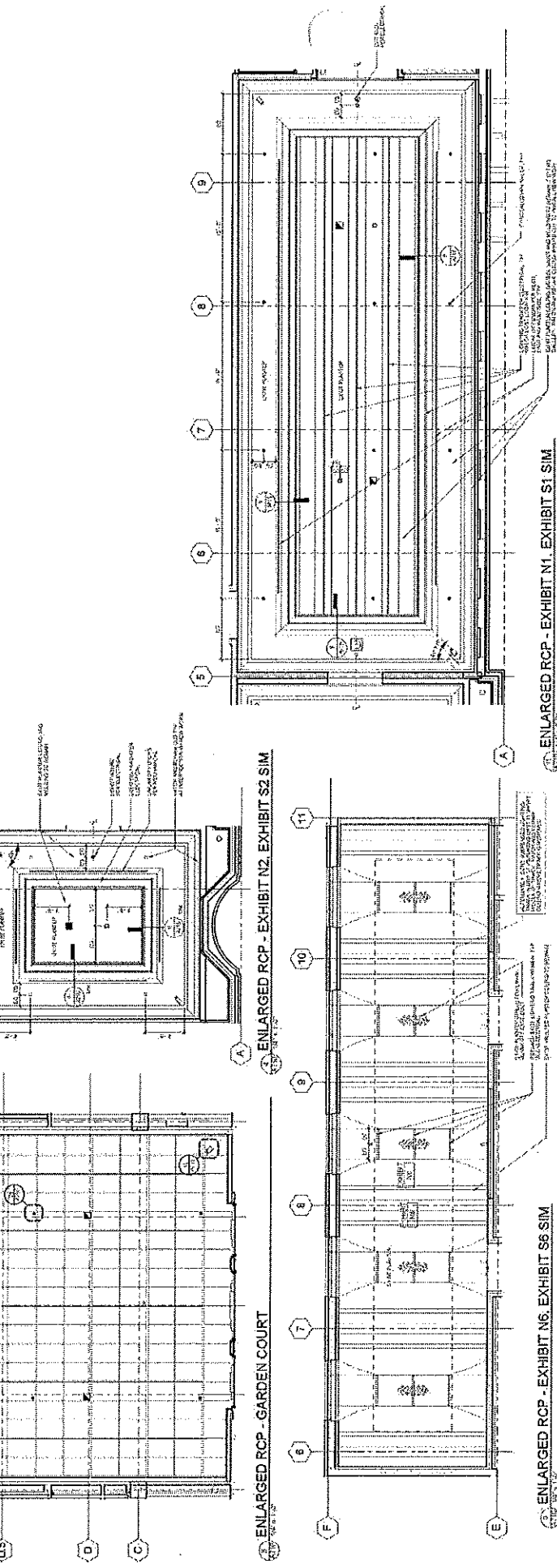
Construction Documents

RCP - Level 3

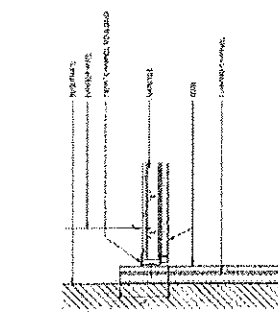
A703



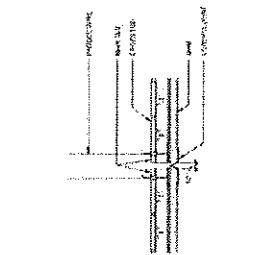
ENLARGED RCP - GARDEN COURT
ENLARGED RCP - EXHIBIT N4, EXHIBIT S3, 4, 5 & N3, 5 SIM
ATTIC LIGHTBOX PLAN - EXHIBIT N4, S3, 4, 5 & N3, 5 SIM



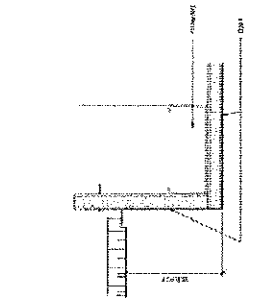
ENLARGED RCP - EXHIBIT N1, EXHIBIT S1 SIM
ENLARGED RCP - EXHIBIT N2, EXHIBIT S2 SIM
ENLARGED RCP - EXHIBIT N3, EXHIBIT S3 SIM



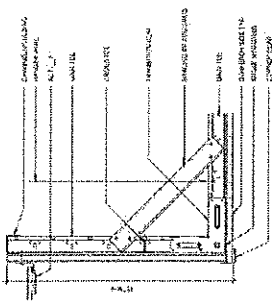
GWB CEILING - WALL INTERSECTION



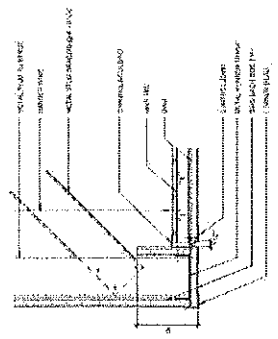
GWB CEILING - CONTROL JOINT



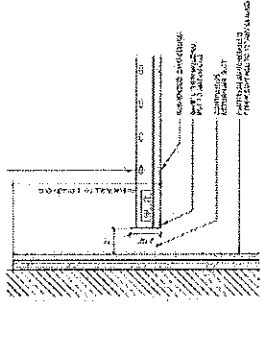
GWB TO APC STEP



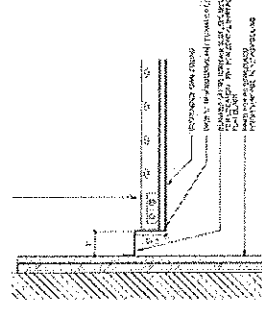
GWB CEILING AT FURR DOWN



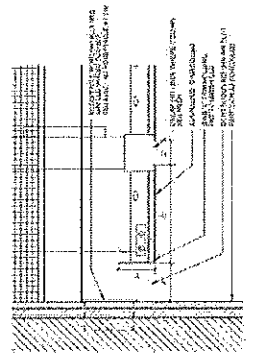
GWB CEILING AT FURR DOWN



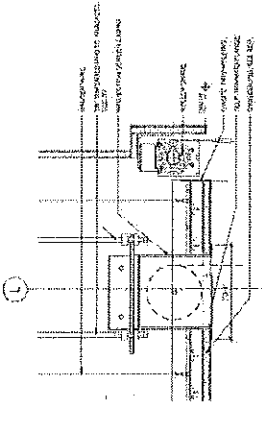
RETURN AIR SLOT AT GALLERY



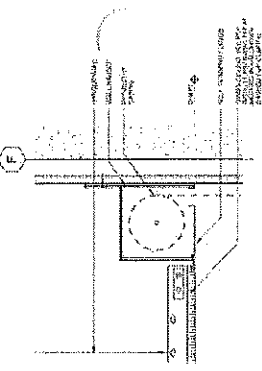
BLANKED OFF SLOT AT GALLERY



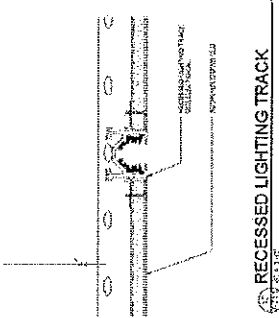
RETURN AIR SLOT AT PARK LOBBY



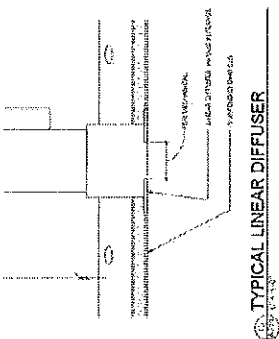
PROJECTION SCREEN - EVENTS



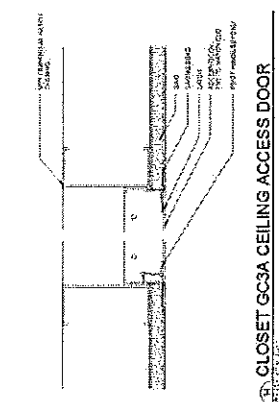
PROJECTION SCREEN - EDUCATION



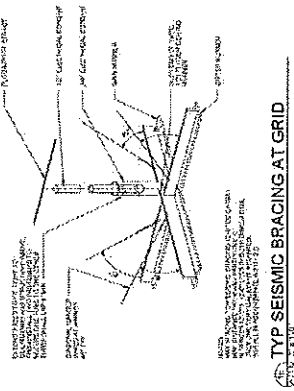
RECESSED LIGHTING TRACK



TYPICAL LINEAR DIFFUSER



CLOSET GC-3A CEILING ACCESS DOOR



TYP SEISMIC BRACING AT GRID

LMN

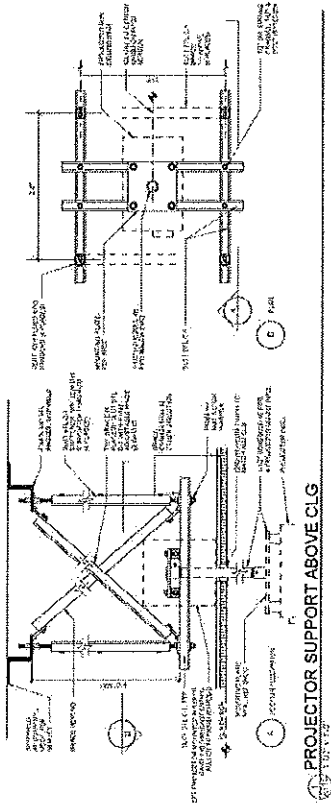
S.M. ASIAN MUSEUM

Asian Art Museum Expansion & Renovation

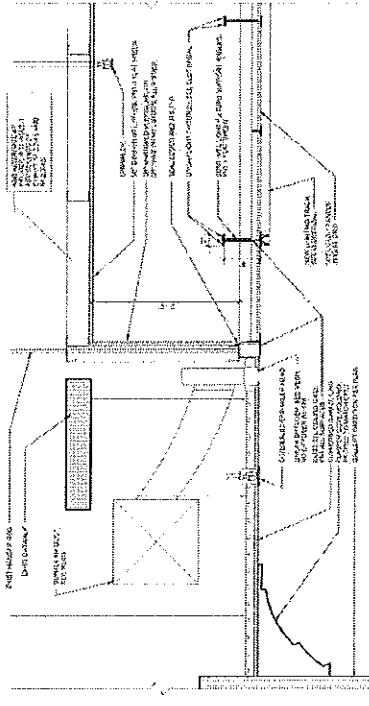
Construction Documents

Ceiling Details

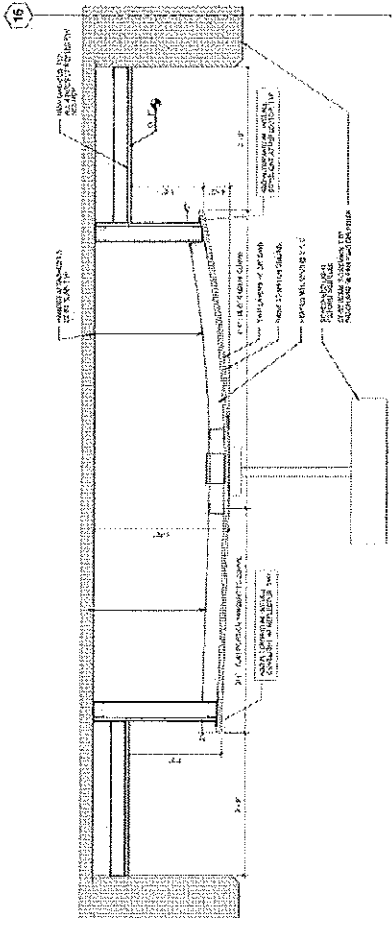
A711



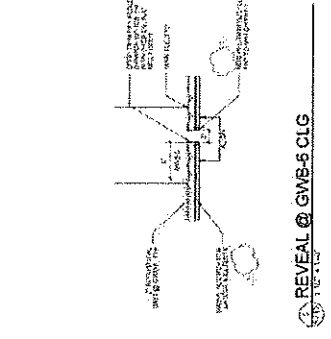
PROJECTOR SUPPORT ABOVE CLG



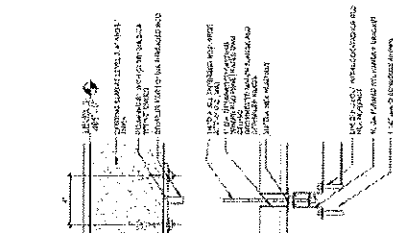
LIGHTBOX ABOVE CEILING - EXHIBIT N3, N4, N5, S3, S4, S5



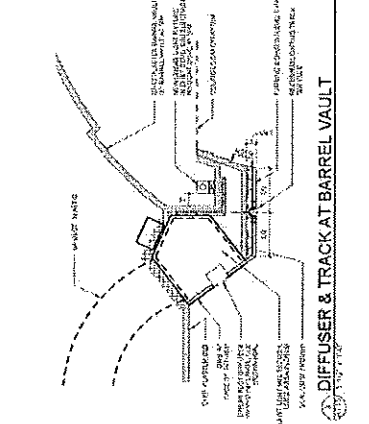
ACOUSTICAL REFLECTOR



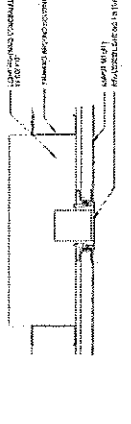
REVEAL @ GWB-6 CLG



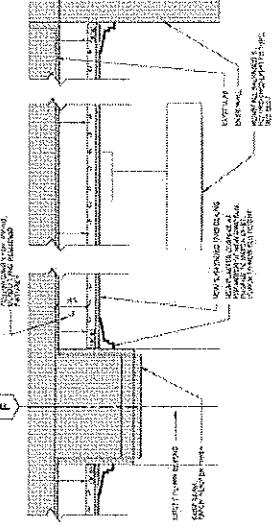
UNISTRUT HANGER, TYP.



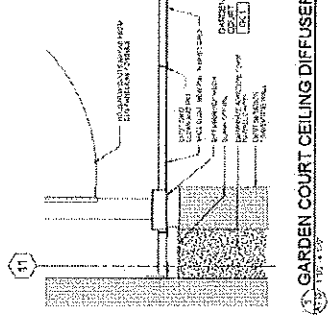
DIFFUSER & TRACK AT BARREL VAULT



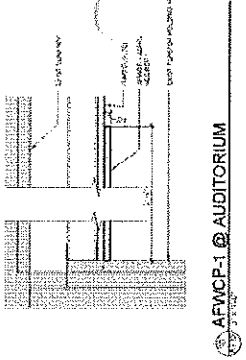
RECESSED LIGHT IN CMPST MTL-1



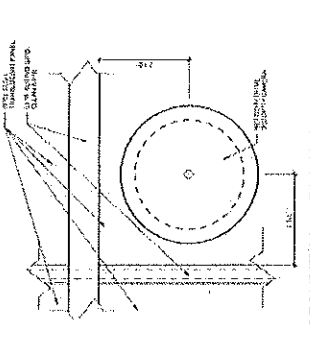
CEILING AND PLASTER CORNICE @ LIBRARY



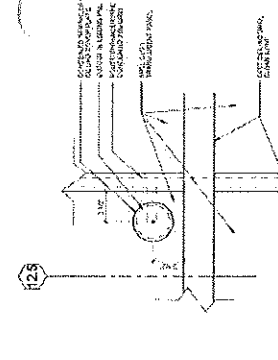
GARDEN COURT CEILING DIFFUSER



AFWCP-1 @ AUDITORIUM



SECURITY CAMERA AT GARDEN CT



CONCEALED SPRINKLER AT GARDEN CT

LMN

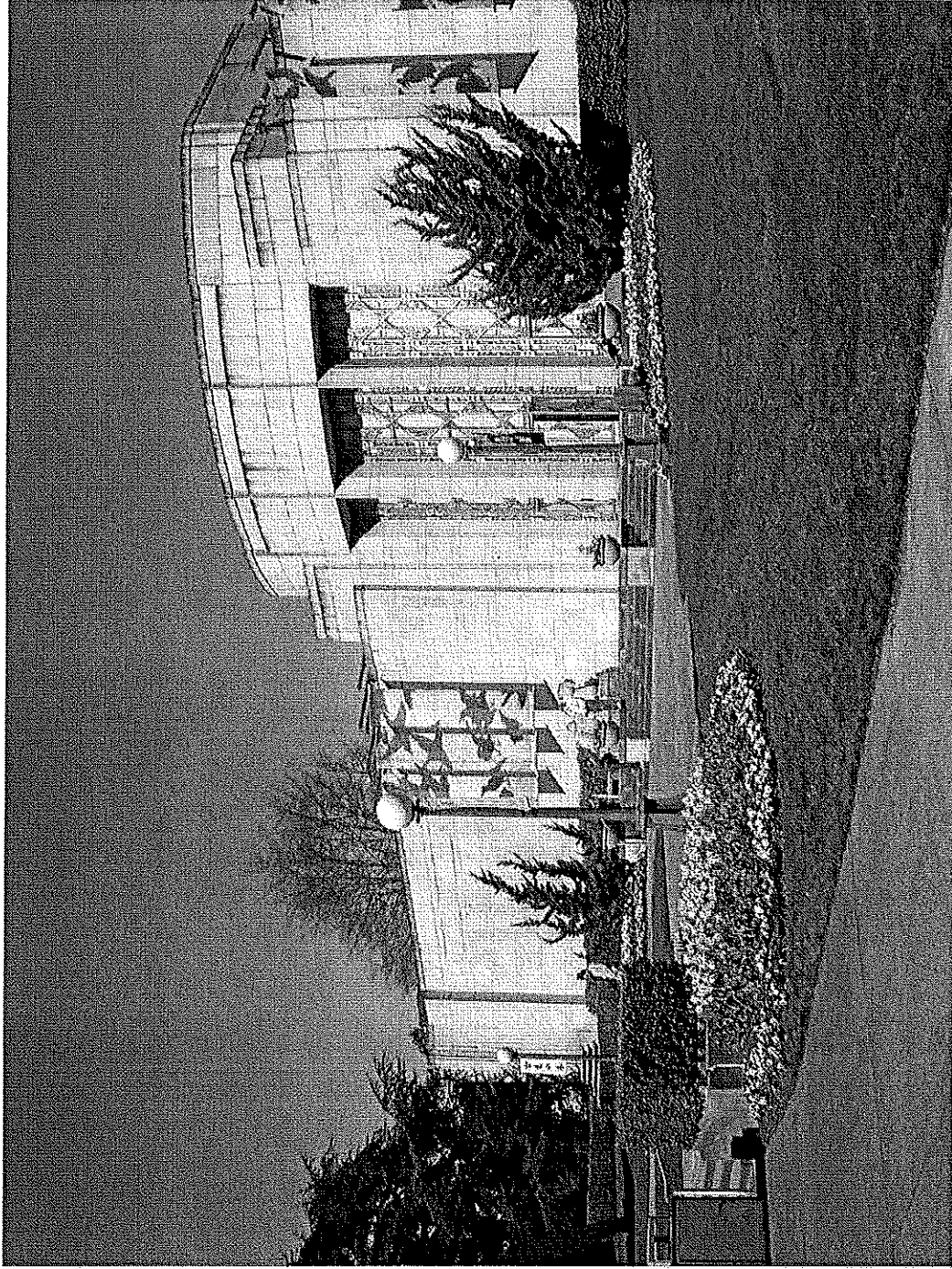
SAM

Asian Art Museum Expansion & Renovation

Construction Documents

Ceiling - Special Details

A715



Construction Documents

Volume 2

MECHANICAL
PLUMBING
ELECTRICAL AND FIRE ALARM
TELECOMM
AUDIO VISUAL
VERTICAL TRANSPORTATION

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Landscape Design
Urban Design

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Asian Art Museum Expansion & Renovation
Construction Documents

Construction
Documents

Cover Sheet

G000.2

DRAWING INDEX

1000

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Source: <http://www.fishbase.org>

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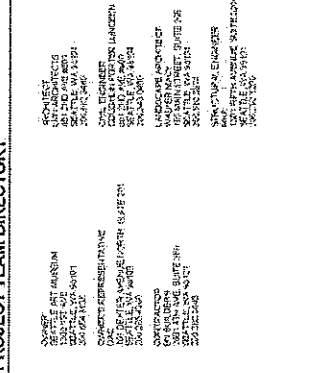
LEGAL DESCRIPTION:

REG. POST OFFICE

Recognition of women's role in employment with respect to children, parents and other adults in the family. Paragraph 19 of the 1994 National Curriculum Framework for School Education. *Emphasis on the role of women in the family and society.*

EXTRA! EXTRA!

THE UNIVERSITY OF CHICAGO

[illegible]

bioRxiv preprint doi: <https://doi.org/10.1101/067890>; this version posted May 1, 2016. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

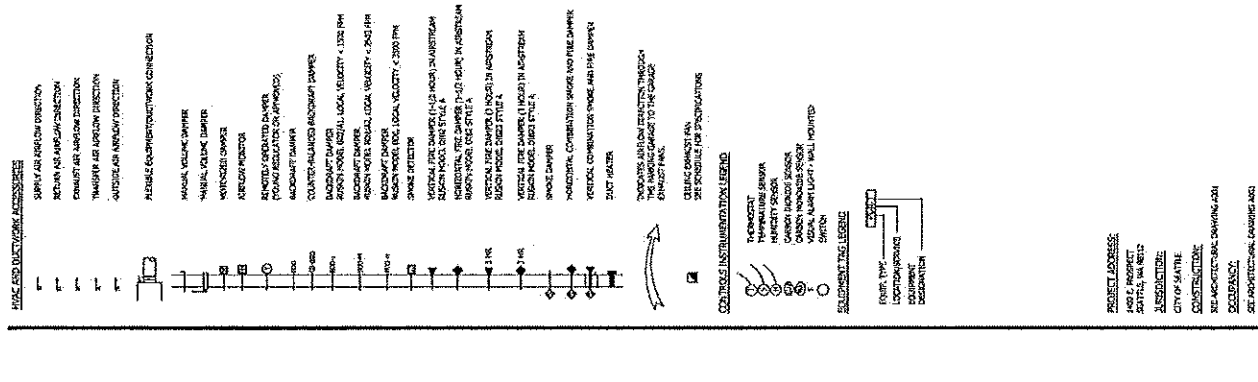
[illegible]

Asian Art Museum Expansion & Renovation

Construction Documents

Drawing Index and
Project Info

G001.2

[illegible][illegible]

DRAWING SYMBOLS AND NOTATIONS

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| 556 | 845 | 846 |
| 557 | 847 | 848 |
| 558 | 849 | 850 |
| 559 | 851 | 852 |
| 560 | 853 | 854 |
| 561 | 855 | 856 |
| 562 | 857 | 858 |
| 563 | 859 | 860 |
| 564 | 861 | 862 |
| 565 | 863 | 864 |
| 566 | 865 | 866 |
| 567 | 867 | 868 |
| 568 | 869 | 870 |
| 569 | 871 | 872 |
| 570 | 873 | 874 |
| 571 | 875 | 876 |
| 572 | 877 | 878 |
| 573 | 879 | 880 |
| 574 | 881 | 882 |
| 575 | 883 | 884 |
| 576 | 885 | 886 |
| 577 | 887 | 888 |
| 578 | 889 | 890 |
| 579 | 891 | 892 |
| 580 | 893 | 894 |
| 581 | 895 | 896 |
| 582 | 897 | 898 |
| 583 | 899 | 900 |
| 584 | 901 | 902 |
| 585 | 903 | 904 |
| 586 | 905 | 906 |
| 587 | 907 | 908 |
| 588 | 909 | 910 |
| 589 | 911 | 912 |
| 590 | 913 | 914 |
| 591 | 915 | 916 |
| 592 | 917 | 918 |
| 593 | 919 | 920 |
| 594 | 921 | 922 |
| 595 | 923 | 924 |
| 596 | 925 | 926 |
| 597 | 927 | 928 |
| 598 | 929 | 930 |
| 599 | 931 | 932 |
| 600 | 933 | 934 |
| 601 | 935 | 936 |
| 602 | 937 | 938 |
| 603 | 939 | 940 |
| 604 | 941 | 942 |
| 605 | 943 | 944 |
| 606 | 945 | 946 |
| 607 | 947 | 948 |
| 608 | 949 | 950 |
| 609 | 951 | 952 |
| 610 | 953 | 954 |
| 611 | 955 | 956 |
| 612 | 957 | 958 |
| 613 | 959 | 960 |
| 614 | 961 | 962 |
| 615 | 963 | 964 |
| 616 | 965 | 966 |
| 617 | 967 | 968 |
| 618 | 969 | 970 |
| 619 | 971 | 972 |
| 620 | 973 | 974 |
| 621 | 975 | 976 |
| 622 | 977 | 97 |

[illegible][illegible]

| TAG# | EQUIPMENT TYPE | GENERIC EQUIPMENT TYPE DESCRIPTION | ACCESSED FROM LEVEL | SUPPORTING LEVEL | MOUNTING LOCATION | ATTACHMENT TYPE (REMARK #1) | EXTERNAL ISOLATION DISCUSSION | EXTERNAL ASSOCIATION TYPE (REMARK #5) | INTERNAL ASSOCIATION TYPE (REMARK #2) | INERTIA BASE AT (REMARK #3) | CONCRETE AREA INERTIA BASE | JUST EXIST CONNECTION REQUIRED (IN MC) | SPRING DLY CONNECTION TYPE (REMARK #4) | SUPPORT (REMARK #7) | SEISMIC TIEDOWN CALCULATIONS BY (REMARK 11-11.6) | REMARKS |
|-----------------|-------------------|------------------------------------|---------------------|------------------|-------------------|-----------------------------|---|---------------------------------------|---------------------------------------|-----------------------------|----------------------------|--|--|---------------------|--|-------------|
| ANM-01-1.1.3 | AIR HANDLING UNIT | CENTRAL FAN | LE | LI | FLOOR | BT MC | WALKER PAD | A | 1" BEC SPRING | NA | NA | YES | B | A | BT MC | 12.45211.2 |
| ANM-01-1.1.4 | AIR TO WATER HP | MOTHPMP | ROOFTOP | ROOFTOP | ROOF | BT MC | STAIRWELL PAD | T | - | NA | NA | NA | A | B | BT MC | 12.45311.2 |
| WHP-01-1.1.5 | WATER TO WATER HP | MULTHPMP | MAGNETIC | MAGNETIC | FLOOR | BT MC | 1" BEC SPRING | E | - | NA | NA | NA | B | B | BT MC | 12.45311.2 |
| HM-01-1.1.6 | HUMIDIFIER | HUMIDIFIER | SEE PLANS | SEE PLANS | WALL | BT MC | NA | NA | NA | NA | NA | NA | NA | NA | BT MC | 12.45 |
| HM-01-1.1.7 | HUMIDIFIER | ROOFTOP HP | SEE PLANS | SEE PLANS | FLOOR ROOSTAL | BT MC | NA | NA | NA | NA | NA | NA | NA | F | BT MC | 12.457 |
| CE-01-1.1.8 | CONDENSING UNIT | HEAT PUMP CH - COOL | SEE PLANS | SEE PLANS | PARKING ROOF | BT MC | DOUBLE CONNECTION W/WORKER INVERTS WITH 3" EXIST DUCTWORK | D | NA | NA | NA | NA | NA | NA | BT MC | 12.458 |
| ANM-01-1.1.9 | AIR COIL UNIT | SMALL SYSTEM HEAT PUMP FCU | SEE PLANS | SEE PLANS | WALL | BT MC | NA | NA | NA | NA | NA | NA | NA | NA | BT MC | 12.45 |
| WHP-01-1.1.10 | WATER TO WATER HP | EXHAUST DUCT | SEE PLANS | SEE PLANS | HUNG | BT MC | RESPONSE | E | NA | NA | NA | NA | C | NA | BT MC | 12.451 |
| WHP-01-1.1.11 | WATER TO WATER HP | WATER | W/OUT | MAGNETIC | ROOF | BT MC | EXIST EXIST RESPONSE | D | NA | NA | NA | NA | B | B | BT MC | 12.451.1 |
| WHP-01-1.1.12 | WATER TO WATER HP | END SUCTION IN LINE | - | - | FLOOR | BT MC | 2" EXIST EXIST | F | NA | NA | NA | NA | B | B | BT MC | 12.451.1 |
| WHP-01-1.1.13 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | FLOOR | BT MC | 1" EXIST EXIST | C | NA | NA | NA | NA | A | NA | BT MC | 12.451.1.2 |
| CE-01-1.1.14 | EXPANSION TANK | EXPANSION TANK | - | - | FLOOR | BT MC | WALKER PAD | A | NA | NA | NA | NA | NA | B | BT MC | 12.451.1.3 |
| WHP-01-1.1.15 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | W/WORKER | C | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.4 |
| WHP-01-1.1.16 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | ROOF | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.5 |
| DOCTH-01-1.1.17 | DOCTH-01-1.1.17 | ALL DOCTH-01-1.1.17'S OF | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | C | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.6 |
| WHP-01-1.1.18 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.7 |
| WHP-01-1.1.19 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.8 |
| WHP-01-1.1.20 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.9 |
| WHP-01-1.1.21 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.10 |
| WHP-01-1.1.22 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.11 |
| WHP-01-1.1.23 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.12 |
| WHP-01-1.1.24 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.13 |
| WHP-01-1.1.25 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.14 |
| WHP-01-1.1.26 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.15 |
| WHP-01-1.1.27 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.16 |
| WHP-01-1.1.28 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA | NA | BT MC | 12.451.1.17 |
| WHP-01-1.1.29 | WATER TO WATER HP | WATER TO WATER HP | SEE PLANS | SEE PLANS | HUNG | BT MC | 1" EXIST EXIST | E | NA | NA | NA | NA | NA</ | | | |

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MOO

M004

MECHANICAL
BASIS OF DESIGN

Construction Documents

Asian Art Museum Expansion & Renovation



501-236-1604 T3214239
555-236-1604

215 S. Main St., Suite 100, Los Angeles, CA 90012
 Tel: 213.622.1111 Fax: 213.622.1112
 Email: info@laserlight.com
 Website: www.laserlight.com

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RUSHING
English • Marketing • Customer Relationship • Sales Support
1725 WESTLAKE AVE. SUITE 200
SEASIDE, CA 92168
P. (714) 426-7300 F. (714) 426-7111

LMU Technische Universität München

| <p> 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 </p> | | <p> 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 </p> | | <p> 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 </p> | | <p> 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 </p> | | <p> 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 </p> | |
|--|--|--|--|--|--|--|--|--|--|
|--|--|--|--|--|--|--|--|--|--|

[illegible]

GENERAL

THE FOLLOWING NOTES ARE PROVIDED AS GUIDELINES. MECHANICAL AND ELECTRICAL TESTING SCHEMES PROVIDED FOR SECOND TEST ALSO BALANCE REQUIREMENT. PLEASE NOTE THAT THIS IS NOT A COMPARE TEST AND BALANCE PROCEDURE. THE TESTING ADJUSTING AND MAINTAINING CONTRACTOR SHALL SUBMIT A TESTING PROCEDURE SHEET INSTANT, EXPLAINING IN GREATEST DETAIL HOW THEY WILL WORK WITH AND WHEN THEY WILL ACCOMPLISH THE REQUIREMENTS INCURRED HEREIN.

1. THE RECOVERY OF ORGANIC SOLS OUTSIDE AN OIL-CONTAMINATED AREA DOES NOT NEED TO INVOLVE THE USE OF ORGANIC SOLS. THE SOLS ARE ALREADY IN THE OIL-CONTAMINATED AREA.

2. THE RECOVERY OF ORGANIC SOLS OUTSIDE AN OIL-CONTAMINATED AREA DOES NOT NEED TO INVOLVE THE USE OF ORGANIC SOLS. THE SOLS ARE ALREADY IN THE OIL-CONTAMINATED AREA.

3. THE RECOVERY OF ORGANIC SOLS OUTSIDE AN OIL-CONTAMINATED AREA DOES NOT NEED TO INVOLVE THE USE OF ORGANIC SOLS. THE SOLS ARE ALREADY IN THE OIL-CONTAMINATED AREA.

- ### OPERATIONAL NOTES FOR BUILDING PRESERVATION
1. CONSIDERATION OF THE EXTENT OF THE AIR QUALITY PROBLEMS: MONITORING ON SITE IS CONDUCTED THROUGHOUT THE INVESTIGATION AND, MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS, AND THE TYPE OF THE VENTILATION SYSTEMS ARE IDENTIFIED. THE MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS ARE IDENTIFIED. THE MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS ARE IDENTIFIED.
2. CONSIDERATION OF THE EXTENT OF THE AIR QUALITY PROBLEMS: MONITORING ON SITE IS CONDUCTED THROUGHOUT THE INVESTIGATION AND, MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS, AND THE TYPE OF THE VENTILATION SYSTEMS ARE IDENTIFIED. THE MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS ARE IDENTIFIED.
3. CONSIDERATION OF THE EXTENT OF THE AIR QUALITY PROBLEMS: MONITORING ON SITE IS CONDUCTED THROUGHOUT THE INVESTIGATION AND, MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS, AND THE TYPE OF THE VENTILATION SYSTEMS ARE IDENTIFIED. THE MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS ARE IDENTIFIED.
4. CONSIDERATION OF THE EXTENT OF THE AIR QUALITY PROBLEMS: MONITORING ON SITE IS CONDUCTED THROUGHOUT THE INVESTIGATION AND, MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS, AND THE TYPE OF THE VENTILATION SYSTEMS ARE IDENTIFIED. THE MONITORING LOCATIONS, SECTOR, MODE AND RANGE OF THE VENTILATION SYSTEMS ARE IDENTIFIED.

[illegible]

1. **ENTERIC BALANCES:**
 - a. BALANCE MONITORING FOR ACIDITY: GOOD TO THE AIR MONITORING UNIT AND VENT COLLS. SUBSTANTIALLY IN THE LOW PRESSURE (AIR REQUIRED) MONITORING FOR THE FLOW
2. **ENTERIC BALANCES:**
 - a. BALANCE MONITORING FOR ACIDITY: GOOD TO THE AIR MONITORING UNIT AND VENT COLLS. SUBSTANTIALLY IN THE LOW PRESSURE (AIR REQUIRED) MONITORING FOR THE FLOW

7. ALL COUNTRIES OF CHRISTIAN FAITH AND A FEW MUSLIMS HAVE A DOCTRINAL REQUIREMENT TO TAKE LIFE AS A SACRAMENT. IN THIS WAY, LIFE IS A SACRAMENT.

- [illegible]

[illegible]

| PROJECT | ST-1-1 | ST-1-2 | ST-1-3 | ST-1-4 | ST-1-5 | ST-1-6 | ST-1-7 | ST-1-8 | ST-1-9 | ST-1-10 | ST-1-11 | ST-1-12 | ST-1-13 | ST-1-14 | ST-1-15 | ST-1-16 | ST-1-17 | ST-1-18 | ST-1-19 | ST-1-20 | ST-1-21 | ST-1-22 | ST-1-23 | ST-1-24 | ST-1-25 | ST-1-26 | ST-1-27 | ST-1-28 | ST-1-29 | ST-1-30 | ST-1-31 | ST-1-32 | ST-1-33 | ST-1-34 | ST-1-35 | ST-1-36 | ST-1-37 | ST-1-38 | ST-1-39 | ST-1-40 | ST-1-41 | ST-1-42 | ST-1-43 | ST-1-44 | ST-1-45 | ST-1-46 | ST-1-47 | ST-1-48 | ST-1-49 | ST-1-50 | ST-1-51 | ST-1-52 | ST-1-53 | ST-1-54 | ST-1-55 | ST-1-56 | ST-1-57 | ST-1-58 | ST-1-59 | ST-1-60 | ST-1-61 | ST-1-62 | ST-1-63 | ST-1-64 | ST-1-65 | ST-1-66 | ST-1-67 | ST-1-68 | ST-1-69 | ST-1-70 | ST-1-71 | ST-1-72 | ST-1-73 | ST-1-74 | ST-1-75 | ST-1-76 | ST-1-77 | ST-1-78 | ST-1-79 | ST-1-80 | ST-1-81 | ST-1-82 | ST-1-83 | ST-1-84 | ST-1-85 | ST-1-86 | ST-1-87 | ST-1-88 | ST-1-89 | ST-1-90 | ST-1-91 | ST-1-92 | ST-1-93 | ST-1-94 | ST-1-95 | ST-1-96 | ST-1-97 | ST-1-98 | ST-1-99 | ST-1-100 | ST-1-101 | ST-1-102 | ST-1-103 | ST-1-104 | ST-1-105 | ST-1-106 | ST-1-107 | ST-1-108 | ST-1-109 | ST-1-110 | ST-1-111 | ST-1-112 | ST-1-113 | ST-1-114 | ST-1-115 | ST-1-116 | ST-1-117 | ST-1-118 | ST-1-119 | ST-1-120 | ST-1-121 | ST-1-122 | ST-1-123 | ST-1-124 | ST-1-125 | ST-1-126 | ST-1-127 | ST-1-128 | ST-1-129 | ST-1-130 | ST-1-131 | ST-1-132 | ST-1-133 | ST-1-134 | ST-1-135 | ST-1-136 | ST-1-137 | ST-1-138 | ST-1-139 | ST-1-140 | ST-1-141 | ST-1-142 | ST-1-143 | ST-1-144 | ST-1-145 | ST-1-146 | ST-1-147 | ST-1-148 | ST-1-149 | ST-1-150 | ST-1-151 | ST-1-152 | ST-1-153 | ST-1-154 | ST-1-155 | ST-1-156 | ST-1-157 | ST-1-158 | ST-1-159 | ST-1-160 | ST-1-161 | ST-1-162 | ST-1-163 | ST-1-164 | ST-1-165 | ST-1-166 | ST-1-167 | ST-1-168 | ST-1-169 | ST-1-170 | ST-1-171 | ST-1-172 | ST-1-173 | ST-1-174 | ST-1-175 | ST-1-176 | ST-1-177 | ST-1-178 | ST-1-179 | ST-1-180 | ST-1-181 | ST-1-182 | ST-1-183 | ST-1-184 | ST-1-185 | ST-1-186 | ST-1-187 | ST-1-188 | ST-1-189 | ST-1-190 | ST-1-191 | ST-1-192 | ST-1-193 | ST-1-194 | ST-1-195 | ST-1-196 | ST-1-197 | ST-1-198 | ST-1-199 | ST-1-200 | ST-1-201 | ST-1-202 | ST-1-203 | ST-1-204 | ST-1-205 | ST-1-206 | ST-1-207 | ST-1-208 | ST-1-209 | ST-1-210 | ST-1-211 | ST-1-212 | ST-1-213 | ST-1-214 | ST-1-215 | ST-1-216 | ST-1-217 | ST-1-218 | ST-1-219 | ST-1-220 | ST-1-221 | ST-1-222 | ST-1-223 | ST-1-224 | ST-1-225 | ST-1-226 | ST-1-227 | ST-1-228 | ST-1-229 | ST-1-230 | ST-1-231 | ST-1-232 | ST-1-233 | ST-1-234 | ST-1-235 | ST-1-236 | ST-1-237 | ST-1-238 | ST-1-239 | ST-1-240 | ST-1-241 | ST-1-242 | ST-1-243 | ST-1-244 | ST-1-245 | ST-1-246 | ST-1-247 | ST-1-248 | ST-1-249 | ST-1-250 | ST-1-251 | ST-1-252 | ST-1-253 | ST-1-254 | ST-1-255 | ST-1-256 | ST-1-257 | ST-1-258 | ST-1-259 | ST-1-260 | ST-1-261 | ST-1-262 | ST-1-263 | ST-1-264 | ST-1-265 | ST-1-266 | ST-1-267 | ST-1-268 | ST-1-269 | ST-1-270 | ST-1-271 | ST-1-272 | ST-1-273 | ST-1-274 | ST-1-275 | ST-1-276 | ST-1-277 | ST-1-278 | ST-1-279 | ST-1-280 | ST-1-281 | ST-1-282 | ST-1-283 | ST-1-284 | ST-1-285 | ST-1-286 | ST-1-287 | ST-1-288 | ST-1-289 | ST-1-290 | ST-1-291 | ST-1-292 | ST-1-293 | ST-1-294 | ST-1-295 | ST-1-296 | ST-1-297 | ST-1-298 | ST-1-299 | ST-1-300 | ST-1-301 | ST-1-302 | ST-1-303 | ST-1-304 | ST-1-305 | ST-1-306 | ST-1-307 | ST-1-308 | ST-1-309 | ST-1-310 | ST-1-311 | ST-1-312 | ST-1-313 | ST-1-314 | ST-1-315 | ST-1-316 | ST-1-317 | ST-1-318 | ST-1-319 | ST-1-320 | ST-1-321 | ST-1-322 |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|----------|
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|----------|

125 WESTLAKE AVE. N. SUITE 200
SEATTLE, WA 98108
P. (206) 283-7100 F. (206) 283-7171



Asian Art Museum Expansion & Renovation

Construction Documents

MECHANICAL
SCHEDULES - AIR
BALANCE

| | |
|---------|-------------|
| Owner | John Doe |
| Company | ABC Corp |
| Address | 123 Main St |
| City | New York |

M010

[illegible][illegible]

| AIR HANDLING UNIT SCHEDULE (SUPPLY & EXHAUST) | | | |
|---|----------|----------|----------|
| TAG # | AHU-L1-1 | AHU-L1-2 | AHU-L1-3 |
| UNIT TYPE AND LOCATION | NO | NO | |
| UNIT TYPE AND LOCATION | | | |
| SOUND ATTENUATION SPECIFICATION | | | |
| NOISE LEVELS (DBA) @ 1 METER | 70 | NO | YES |
| NOISE LEVELS (DBA) @ 3 METER | | | YES |
| NOISE LEVELS (DBA) @ 15 METER | | | YES |
| NOISE LEVELS (DBA) @ 30 METER | | | YES |
| NOISE LEVELS (DBA) @ 60 METER | | | YES |
| NOISE LEVELS (DBA) @ 120 METER | | | YES |
| NOISE LEVELS (DBA) @ 240 METER | | | YES |
| NOISE LEVELS (DBA) @ 480 METER | | | YES |
| NOISE LEVELS (DBA) @ 960 METER | | | YES |
| NOISE LEVELS (DBA) @ 1920 METER | | | YES |
| NOISE LEVELS (DBA) @ 3840 METER | | | YES |
| NOISE LEVELS (DBA) @ 7680 METER | | | YES |
| NOISE LEVELS (DBA) @ 15360 METER | | | YES |
| NOISE LEVELS (DBA) @ 30720 METER | | | YES |
| NOISE LEVELS (DBA) @ 61440 METER | | | YES |
| NOISE LEVELS (DBA) @ 122880 METER | | | YES |
| NOISE LEVELS (DBA) @ 245760 METER | | | YES |
| NOISE LEVELS (DBA) @ 491520 METER | | | YES |
| NOISE LEVELS (DBA) @ 983040 METER | | | YES |
| NOISE LEVELS (DBA) @ 1966080 METER | | | YES |
| NOISE LEVELS (DBA) @ 3932160 METER | | | YES |
| NOISE LEVELS (DBA) @ 7864320 METER | | | YES |
| NOISE LEVELS (DBA) @ 15728640 METER | | | YES |
| NOISE LEVELS (DBA) @ 31457280 METER | | | YES |
| NOISE LEVELS (DBA) @ 62914560 METER | | | YES |
| NOISE LEVELS (DBA) @ 125829120 METER | | | YES |
| NOISE LEVELS (DBA) @ 251658240 METER | | | YES |
| NOISE LEVELS (DBA) @ 503316480 METER | | | YES |
| NOISE LEVELS (DBA) @ 1006632960 METER | | | YES |
| NOISE LEVELS (DBA) @ 2013265920 METER | | | YES |
| NOISE LEVELS (DBA) @ 4026531840 METER | | | YES |
| NOISE LEVELS (DBA) @ 8053063680 METER | | | YES |
| NOISE LEVELS (DBA) @ 16106127360 METER | | | YES |
| NOISE LEVELS (DBA) @ 32212254720 METER | | | YES |
| NOISE LEVELS (DBA) @ 64424509440 METER | | | YES |
| NOISE LEVELS (DBA) @ 128849018880 METER | | | YES |
| NOISE LEVELS (DBA) @ 257698037760 METER | | | YES |
| NOISE LEVELS (DBA) @ 515396075520 METER | | | YES |
| NOISE LEVELS (DBA) @ 1030792151040 METER | | | YES |
| NOISE LEVELS (DBA) @ 2061584302080 METER | | | YES |
| NOISE LEVELS (DBA) @ 4123168604160 METER | | | YES |
| NOISE LEVELS (DBA) @ 8246337208320 METER | | | YES |
| NOISE LEVELS (DBA) @ 16492674416640 METER | | | YES |
| NOISE LEVELS (DBA) @ 32985348833280 METER | | | YES |
| NOISE LEVELS (DBA) @ 65970697666560 METER | | | YES |
| NOISE LEVELS (DBA) @ 131941395333120 METER | | | YES |
| NOISE LEVELS (DBA) @ 263882790666240 METER | | | YES |
| NOISE LEVELS (DBA) @ 527765581332480 METER | | | YES |
| NOISE LEVELS (DBA) @ 1055531162664960 METER | | | YES |
| NOISE LEVELS (DBA) @ 2111062325329920 METER | | | YES |
| NOISE LEVELS (DBA) @ 4222124650659840 METER | | | YES |
| NOISE LEVELS (DBA) @ 8444249301319680 METER | | | YES |
| NOISE LEVELS (DBA) @ 16888498602639360 METER | | | YES |
| NOISE LEVELS (DBA) @ 33776997205278720 METER | | | YES |
| NOISE LEVELS (DBA) @ 67553994410557440 METER | | | YES |
| NOISE LEVELS (DBA) @ 135107988821114880 METER | | | YES |
| NOISE LEVELS (DBA) @ 270215977642229760 METER | | | YES |
| NOISE LEVELS (DBA) @ 540431955284459520 METER | | | YES |
| NOISE LEVELS (DBA) @ 1080863910568919040 METER | | | YES |
| NOISE LEVELS (DBA) @ 2161727821137838080 METER | | | YES |
| NOISE LEVELS (DBA) @ 4323455642275676160 METER | | | YES |
| NOISE LEVELS (DBA) @ 8646911284551352320 METER | | | YES |
| NOISE LEVELS (DBA) @ 17293822569102704640 METER | | | YES |
| NOISE LEVELS (DBA) @ 34587645138205409280 METER | | | YES |
| NOISE LEVELS (DBA) @ 69175290276410818560 METER | | | YES |
| NOISE LEVELS (DBA) @ 138350580552821637120 METER | | | YES |
| NOISE LEVELS (DBA) @ 276701161105643274240 METER | | | YES |
| NOISE LEVELS (DBA) @ 553402322211286548480 METER | | | YES |
| NOISE LEVELS (DBA) @ 1106804644422573096960 METER | | | YES |
| NOISE LEVELS (DBA) @ 2213609288845146193920 METER | | | YES |
| NOISE LEVELS (DBA) @ 4427218577690292387840 METER | | | YES |
| NOISE LEVELS (DBA) @ 8854437155380584775680 METER | | | YES |
| NOISE LEVELS (DBA) @ 1770887431076116955 | | | YES |

EXPANSION TANK SCHEDULE

| Type 8 | | Type 9 | | Type 10 | | Type 11 | | Type 12 | | Type 13 | | Type 14 | | Type 15 | | Type 16 | | Type 17 | | Type 18 | | Type 19 | | Type 20 | | Type 21 | | Type 22 | | Type 23 | | Type 24 | | Type 25 | | Type 26 | | Type 27 | | Type 28 | | Type 29 | | Type 30 | | Type 31 | | Type 32 | | Type 33 | | Type 34 | | Type 35 | | Type 36 | | Type 37 | | Type 38 | | Type 39 | | Type 40 | | Type 41 | | Type 42 | | Type 43 | | Type 44 | | Type 45 | | Type 46 | | Type 47 | | Type 48 | | Type 49 | | Type 50 | | Type 51 | | Type 52 | | Type 53 | | Type 54 | | Type 55 | | Type 56 | | Type 57 | | Type 58 | | Type 59 | | Type 60 | | Type 61 | | Type 62 | | Type 63 | | Type 64 | | Type 65 | | Type 66 | | Type 67 | | Type 68 | | Type 69 | | Type 70 | | Type 71 | | Type 72 | | Type 73 | | Type 74 | | Type 75 | | Type 76 | | Type 77 | | Type 78 | | Type 79 | | Type 80 | | Type 81 | | Type 82 | | Type 83 | | Type 84 | | Type 85 | | Type 86 | | Type 87 | | Type 88 | | Type 89 | | Type 90 | | Type 91 | | Type 92 | | Type 93 | | Type 94 | | Type 95 | | Type 96 | | Type 97 | | Type 98 | | Type 99 | | Type 100 | | Type 101 | | Type 102 | | Type 103 | | Type 104 | | Type 105 | | Type 106 | | Type 107 | | Type 108 | | Type 109 | | Type 110 | | Type 111 | | Type 112 | | Type 113 | | Type 114 | | Type 115 | | Type 116 | | Type 117 | | Type 118 | | Type 119 | | Type 120 | | Type 121 | | Type 122 | | Type 123 | | Type 124 | | Type 125 | | Type 126 | | Type 127 | | Type 128 | | Type 129 | | Type 130 | | Type 131 | | Type 132 | | Type 133 | | Type 134 | | Type 135 | | Type 136 | | Type 137 | | Type 138 | | Type 139 | | Type 140 | | Type 141 | | Type 142 | | Type 143 | | Type 144 | | Type 145 | | Type 146 | | Type 147 | | Type 148 | | Type 149 | | Type 150 | | Type 151 | | Type 152 | | Type 153 | | Type 154 | | Type 155 | | Type 156 | | Type 157 | | Type 158 | | Type 159 | | Type 160 | | Type 161 | | Type 162 | | Type 163 | | Type 164 | | Type 165 | | Type 166 | | Type 167 | | Type 168 | | Type 169 | | Type 170 | | Type 171 | | Type 172 | | Type 173 | | Type 174 | | Type 175 | | Type 176 | | Type 177 | | Type 178 | | Type 179 | | Type 180 | | Type 181 | | Type 182 | | Type 183 | | Type 184 | | Type 185 | | Type 186 | | Type 187 | | Type 188 | | Type 189 | | Type 190 | | Type 191 | | Type 192 | | Type 193 | | Type 194 | | Type 195 | | Type 196 | | Type 197 | | Type 198 | | Type 199 | | Type 200 | | Type 201 | | Type 202 | | Type 203 | | Type 204 | | Type 205 | | Type 206 | | Type 207 | | Type 208 | | Type 209 | | Type 210 | | Type 211 | | Type 212 | | Type 213 | | Type 214 | | Type 215 | | Type 216 | | Type 217 | | Type 218 | | Type 219 | | Type 220 | | Type 221 | | Type 222 | | Type 223 | | Type 224 | | Type 225 | | Type 226 | | Type 227 | | Type 228 | | Type 229 | | Type 230 | | Type 231 | | Type 232 | | Type 233 | | Type 234 | | Type 235 | | Type 236 | | Type 237 | | Type 238 | | Type 239 | | Type 240 | | Type 241 | | Type 242 | | Type 243 | | Type 244 | | Type 245 | | Type 246 | | Type 247 | | Type 248 | | Type 249 | | Type 250 | | Type 251 | | Type 252 | | Type 253 | | Type 254 | | Type 255 | | Type 256 | | Type 257 | | Type 258 | | Type 259 | | Type 260 | | Type 261 | | Type 262 | | Type 263 | | Type 264 | | Type 265 | | Type 266 | | Type 267 | | Type 268 | | Type 269 | | Type 270 | | Type 271 | | Type 272 | | Type 273 | | Type 274 | | Type 275 | | Type 276 | | Type 277 | | Type 278 | | Type 279 | | Type 280 | | Type 281 | | Type 282 | | Type 283 | | Type 284 | | Type 285 | | Type 286 | | Type 287 | | Type 288 | | Type 289 | | Type 290 | | Type 291 | | Type 292 | | Type 293 | | Type 294 | | Type 295 | | Type 296 | | Type 297 | | Type 298 | | Type 299 | | Type 300 | | Type 301 | | Type 302 | | Type 303 | | Type 304 | | Type 305 | | Type 306 | | Type 307 | | Type 308 | | Type 309 | | Type 310 | | Type 311 | | Type 312 | | Type 313 | | Type 314 | | Type 315 | | Type 316 | | Type 317 | | Type 318 | | Type 319 | | Type 320 | | Type 321 | | Type 322 | | Type 323 | | Type 324 | | Type 325 | | Type 326 | | Type 327 | | Type 328 | | Type 329 | | Type 330 | | Type 331 | | Type 332 | | Type 333 | | Type 334 | | Type 335 | | Type 336 | | Type 337 | | Type 338 | | Type 339 | | Type 340 | | Type 341 | | Type 342 | | Type 343 | | Type 344 | | Type 345 | | Type 346 | | Type 347 | | Type 348 | | Type 349 | | Type 350 | | Type 351 | | Type 352 | | Type 353 | | Type 354 | | Type 355 | | Type 356 | | Type 357 | | Type 358 | | Type 359 | | Type 360 | | Type 361 | | Type 362 | | Type 363 | | Type 364 | | Type 365 | | Type 366 | | Type 367 | | Type 368 | | Type 369 | | Type 370 | | Type 371 | | Type 372 | | Type 373 | | Type 374 | | Type 375 | | Type 376 | | Type 377 | | Type 378 | | Type 379 | | Type 380 | | Type 381 | | Type 382 | | Type 383 | | Type 384 | | Type 385 | | Type 386 | | Type 387 | | Type 388 | | Type 389 | | Type 390 | | Type 391 | | Type 392 | | Type 393 | | Type 394 | | Type 395 | | Type 396 | | Type 397 | | Type 398 | | Type 399 | | Type 400 | | Type 401 | | Type 402 | | Type 403 | | Type 404 | | Type 405 | | Type 406 | | Type 407 | | Type 408 | | Type 409 | | Type 410 | | Type 411 | | Type 412 | | Type 413 | | Type 414 | | Type 415 | | Type 416 | | Type 417 | | Type 418 | | Type 419 | | Type 420 | | Type 421 | | Type 422 | | Type 423 | | Type 424 | | Type 425 | | Type 426 | | Type 427 | | Type 428 | | Type 429 | | Type 430 | | Type 431 | | Type 432 | | Type 433 | | Type 434 | | Type 435 | | Type 436 | | Type 437 | | Type 438 | | Type 439 | | Type 440 | | Type 441 | | Type 442 | | Type 443 | | Type 444 | | Type 445 | | Type 446 | | Type 447 | | Type 448 | | Type 449 | | Type 450 | | Type 451 | | Type 452 | | Type 453 | | Type 454 | | Type 455 | | Type 456 | | Type 457 | | Type 458 | | Type 459 | | Type 460 | | Type 461 | | Type 462 | | Type 463 | | Type 464 | | Type 465 | | Type 466 | | Type 467 | | Type 468 | | Type 469 | | Type 470 | | Type 471 | | Type 472 | | Type 473 | | Type 474 | | Type 475 | | Type 476 | | Type 477 | | Type 478 | | Type 479 | | Type 480 | | Type 481 | | Type 482 | | Type 483 | | Type 484 | | Type 485 | | Type 486 | | Type 487 | | Type 488 | | Type 489 | | Type 490 | | Type 491 | | Type 492 | | Type 493 | | Type 494 | | Type 495 | | Type 496 | | Type 497 | | Type 498 | | Type 499 | | Type 500 | | Type 501 | | Type 502 | | Type 503 | | Type 504 | | Type 505 | | Type 506 | | Type 507 | | Type 508 | | Type 509 | | Type 510 | | Type 511 | | Type 512 | | Type 513 | | Type 514 | | Type 515 | | Type 516 | | Type 517 | | Type 518 | | Type 519 | | Type 520 | | Type 521 | | Type 522 | | Type 523 | | Type 524 | | Type 525 | | Type 526 | | Type 527 | | Type 528 | | Type 529 | | Type 530 | | Type 531 | | Type 532 | | Type 533 | | Type 534 | | Type 535 | | Type 536 | | Type 537 | | Type 538 | | Type 539 | | Type 540 | | Type 541 | | Type 542 | | Type 543 | | Type 544 | | Type 545 | | Type 546 | | Type 547 | | Type 548 | | Type 549 | | Type 550 | | Type 551 | | Type 552 | | Type 553 | | Type 554 | | Type 555 | | Type 556 | | Type 557 | | Type 558 | | Type 559 | | Type 560 | | Type 561 | | Type 562 | | Type 563 | | Type 564 | | Type 565 | | Type 566 | | Type 567 | | Type 568 | | Type 569 | | Type 570 | | Type 571 | | Type 572 | | Type 573 | | Type 574 | | Type 575 | | Type 576 | | Type 577 | | Type 578 | | Type 579 | | Type 580 | | Type 581 | | Type 582 | | Type 583 | | Type 584 | | Type 585 | | Type 586 | | Type 587 | | Type 588 | | Type 589 | | Type 590 | | Type 591 | | Type 592 | | Type 593 | | Type 594 | | Type 595 | | Type 596 | | Type 597 | | Type 598 | | Type 599 | | Type 600 | | Type 601 | | Type 602 | | Type 603 | | Type 604 | | Type 605 | | Type 606 | | Type 607 | | Type 608 | | Type 609 | | Type 610 | | Type 611 | | Type 612 | | Type 613 | | Type 614 | | Type 615 | | Type 616 | | Type 617 | | Type 618 | | Type 619 | | Type 620 | | Type 621 | | Type 622 | | Type 623 | | Type 624 | | Type 625 | | Type 626 | | Type 627 | | Type 628 | | Type 629 | | Type 630 | | Type 631 | | Type 632 | | Type 633 | | Type 634 | | Type 635 | | Type 636 | | Type 637 | | Type 638 | | Type 639 | | Type 640 | | Type 641 | | Type 642 | | Type 643 | | Type 644 | | Type 645 | | Type 646 | | Type 647 | | Type 648 | | Type 649 | | Type 650 | | Type 651 | | Type 652 | | Type 653 | | Type 654 | | Type 655 | | Type 656 | | Type 657 | | Type 658 | | Type 659 | | Type 660 | | Type 661 | | Type 662 | | Type 663 | | Type 664 | | Type 665 | | Type 666 | | Type 667 | | Type 668 | | Type 669 | | Type 670 | | Type 671 | | Type 672 | | Type 673 | | Type 674 | | Type 675 | | Type 676 | | Type 677 | | Type 678 | | Type 679 | | Type 680 | | Type 681 | | Type 682 | | Type 683 | | Type 684 | | Type 685 | | Type 686 | | Type 687 | | Type 688 | | Type 689 | | Type 690 | | Type 691 | | Type 692 | | Type 693 | | Type 694 | | Type 695 | | Type 696 | | Type 697 | | Type 698 | | Type 699 | | Type 700 | | Type 701 | | Type 702 | | Type 703 | | Type 704 | | Type 705 | | Type 706 | | Type 707 | | Type 708 | | Type 709 | | Type 710 | | Type 711 | | Type 712 | | Type 713 | | Type 714 | | Type 715 | | Type 716 | | Type 717 | | Type 718 | | Type 719 | | Type 720 | | Type 721 | | Type 722 | | Type 723 | | Type 724 | | Type 725 | | Type 726 | | Type 727 | | Type 728 | | Type 729 | | Type 730 | | Type 731 | | Type 732 | | Type 733 | | Type 734 | | Type 735 | | Type 736 | | Type 737 | | Type 738 | | Type 739 | | Type 740 | | Type 741 | | Type 742 | | Type 743 | | Type 744 | | Type 745 | | Type 746 | | Type 747 | | Type 748 | | Type 749 | | Type 750 | | Type 751 | | Type 752 | | Type 753 | | Type 754 | | Type 755 | | Type 756 | | Type 757 | | Type 758 | | Type 759 | | Type 760 | | Type 761 | | Type 762 | | Type 763 | | Type 764 | | Type 765 | | Type 766 | | Type 767 | | Type 768 | | Type 769 | | Type 770 | | Type 771 | | Type 772 | | Type 773 | | Type 774 | | Type 775 | | Type 776 | | Type 777 | | Type 778 | | Type 779 | | Type 780 | | Type 781 | | Type 782 | | Type 783 | | Type 784 | | Type 785 | | Type 786 | | Type 787 | | Type 788 | | Type 789 | | Type 790 | | Type 791 | | Type 792 | | Type 793 | | Type 794 | | Type 795 | | Type 796 | | Type 797 | | Type 798 | | Type 799 | | Type 800 | | Type 801 | | Type 802 | | Type 803 | | Type 804 | | Type 805 | | Type 806 | | Type 807 | | Type 808 | | Type 809 | | Type 810 | | Type 811 | | Type 812 | | Type 813 | | Type 814 | | Type 815 | | Type 816 | | Type 817 | | Type 818 | | Type 819 | | Type 820 | | Type 821 | | Type 822 | | Type 823 | | Type 824 | | Type 825 | | Type 826 | | Type 827 | | Type 828 | | Type 829 | | Type 830 | | Type 831 | | Type 832 | | Type 833 | | Type 834 | | Type 835 | | Type 836 | | Type 837 | | Type 838 | | Type 839 | | Type 840 | | Type 841 | | Type 842 | | Type 843 | | Type 844 | | Type 845 | | Type 846 | | Type 847 | | Type 848 | | Type 849 | | Type 850 | | Type 851 | | Type 852 | | Type 853 | | Type 854 | | Type 855 | | Type 856 | | Type 857 | | Type 858 | | Type 859 | | Type 860 | | Type 861 | | Type 862 | | Type 863 | | Type 864 | | Type 865 | | Type 866 | | Type 867 | | Type 868 | | Type 869 | | Type 870 | | Type 871 | | Type 872 | | Type 873 | | Type 874 | | Type 875 | | Type 876 | | Type 877 | | Type 878 | | Type 879 | | Type 880 | | Type 881 | | Type 882 | | Type 883 | | Type 884 | | Type 885 | | Type 886 | | Type 887 | | Type 888 | | Type 889 | | Type 890 | | Type 891 | | Type 892 | | Type 893 | | Type 894 | | Type 895 | | Type 896 | | Type 897 | | Type 898 | | Type 899 | | Type 900 | | Type 901 | | Type 902 | | Type 903 | | Type 904 | | Type 905 | | Type 906 | | Type 907 | | Type 908 | | Type 909 | | Type 910 | | Type 911 | | Type 912 | | Type 913 | | Type 914 | | Type 915 | | Type 916 | | Type 917 | | Type 918 | | Type 919 | | Type 920 | | Type 921 | | Type 922 | | Type 923 | | Type 924 | | Type 925 | | Type 926 | | Type 927 | | Type 928 | | Type 929 | | Type 930 | | Type 931 | | Type 932 | | Type 933 | | Type 934 | | Type 935 | | Type 936 | | Type 937 | | Type 938 | | Type 939 | | Type 940 | | Type 941 | | Type 942 | | Type 943 | | Type 944 | | Type 945 | | Type 946 | | Type 947 | | Type 948 | | Type 949 | | Type 950 | | Type 951 | | Type 952 | | Type 953 | | Type 954 | | Type 955 | | Type 956 | | Type 957 | | Type 958 | | Type 959 | | Type 960 | | Type 961 | | Type 962 | | Type 963 | | Type 964 | | Type 965 | | Type 966 | | Type | |
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HOT WATER COIL SCHEDULE.

[illegible]

BUSSING

1725 WESTLAKE AVE N SUITE 300
SEATTLE WA 98108
P: 206 266 2100 F: 206 266 2101

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 100. *Urethral*

Asian Art Museum Expansion & Renovation

Construction Documents

| Project | Start Date | End Date | Status |
|-----------|------------|------------|-------------|
| Project A | 2023-01-01 | 2023-03-31 | Completed |
| Project B | 2023-04-01 | 2023-06-30 | In Progress |
| Project C | 2023-07-01 | 2023-09-30 | Planned |

MECHANICAL
SCHEDULES -
BOILER SS, FT

W014

[illegible][illegible]

AIR SEPARATOR SCHEDULE

[illegible]

| Tag # | System served | Equipment served | Location | Make | Model | Velocity
(ft/min /
LPM) | Blade
configuration | Damper
width
(in) | Damper
height
(in) | Duct
width | Duct
height | Duct
shape
(in) | Airflow
(CFM) | Resultant
velocity
(FPM) | Pressure
drop (in) | Mounting
(MPT /
HPT) | Slider
length | Fuel
position | End
switch | Voltage/PS
base | Emergency
power | Standby
power | Control by | Remarks |
|---------|------------------|------------------|----------|-----------|-------|-------------------------------|------------------------|-------------------------|--------------------------|---------------|----------------|-----------------------|------------------|--------------------------------|-----------------------|----------------------------|------------------|------------------|---------------|--------------------|--------------------|------------------|------------|---------|
| MD-1-1 | Layer 1 Relief | Layer 1 VAV | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 72 | 72 | 72 | 72 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-2 | Layer 1 Relief | Layer 1 VAV | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 72 | 72 | 72 | 72 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-3 | Layer 1 Relief | Layer 1 VAV | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 72 | 72 | 72 | 72 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-4 | Pump Room Intake | Ph-1-1 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-5 | Pump Room Intake | Ph-1-2 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-6 | Pump Room Intake | Ph-1-3 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-7 | Pump Room Intake | Ph-1-4 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-8 | Pump Room Intake | Ph-1-5 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-9 | Pump Room Intake | Ph-1-6 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-10 | Pump Room Intake | Ph-1-7 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-11 | Pump Room Intake | Ph-1-8 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-12 | Pump Room Intake | Ph-1-9 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-13 | Pump Room Intake | Ph-1-10 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-14 | Pump Room Intake | Ph-1-11 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-15 | Pump Room Intake | Ph-1-12 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-16 | Pump Room Intake | Ph-1-13 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-17 | Pump Room Intake | Ph-1-14 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-18 | Pump Room Intake | Ph-1-15 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-19 | Pump Room Intake | Ph-1-16 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC | 24V | NO | 105 | MC | 1-4 |
| MD-1-20 | Pump Room Intake | Ph-1-17 | Level 1 | GREENHECK | VO-23 | LOW | OPPOSED BLADES | 36 | 36 | 36 | 36 | R4 | 4 | - | 0.01 | VERTICAL | 8" MC | CLOSE | 8" MC</ | | | | | |

| Tag# | Qty. | System Served | Equipment Served | Location | Name | Model | Velocity (1)
(ft/min) | Stall (1)
(ft/sec) | Feasible
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|---------|------|------------------------|------------------|-------------|-----------|---------|--------------------------|-----------------------|-------------------------------|------------------------|------------------------|------------------|--------------------------------|--------------------------|-------------------|------------------------|---------------|---------------|-------------------|--------------------|---------|
| POS-1-1 | 1 | LAST ENTRY BURNING AIR | WALL-1-1 | FIRST FLOOR | GREENPINE | POS-2-2 | LOW | 85° | 168 °F | 11 | 82 | 440 | 650 | VERTICAL | 18' | 100 | CLASSO | YES, 24V | 120/1 | NO | 1101.4 |
| POS-1-2 | 1 | EAST ENTRY BURNING AIR | WALL-1-2 | FIRST FLOOR | GREENPINE | POS-2-2 | LOW | 85° | 168 °F | 11 | 82 | 440 | 650 | VERTICAL | 18' | 100 | CLASSO | YES, 24V | 120/1 | NO | 1101.4 |
| POS-1-3 | 1 | EAST ENTRY BURNING AIR | WALL-1-3 | FIRST FLOOR | GREENPINE | POS-2-2 | MOD | 85° | 168 °F | 10 | 82 | 771.08 | 1557 | VERTICAL | 24' | 100 | CLASSO | YES, 24V | 120/1 | NO | 1101.4 |

LMN Architects
Urban Design
2000's

RUSHING
Engineering • Construction • Surveying

1725 WESTLAKE AVE. SUITE 200
SEATTLE, WA 98108
P. (206) 262-7100 F. (206) 252-7171

Construction

Approved: _____
 I hereby certify that the above is a true and correct copy of the original as submitted to the Department of Education.

Signature: _____
Name: _____
Title: _____

Department of Education
Western Connecticut State University

MECHANICAL-
SCHEDULED-
MOTORIZED
DAMPERS

M019



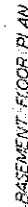
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 23

Construction Documents

Asian Art Museum Expansion & Renovation
 1000 California Ave., 94604-1000
 San Francisco, CA 94102
 Tel: 415/774-2800
 Fax: 415/774-2801
 E-mail: info@asianartmuseum.org
 Website: www.asianartmuseum.org

25 WEST DAKOTA AVE. SUITE 200
SIOUX FALLS, SD 57105
(605) 265-7000 F. (605) 265-7121

[illegible]



BASEMENT FLOOR PLAN

1 HVAC DEMO PLAN - PARTIAL LEVEL 1



LEO Architecture
Urban Design
Interiors

Digital



S.M. ASIAN ART

10/1/02
 10/1/02
 10/1/02

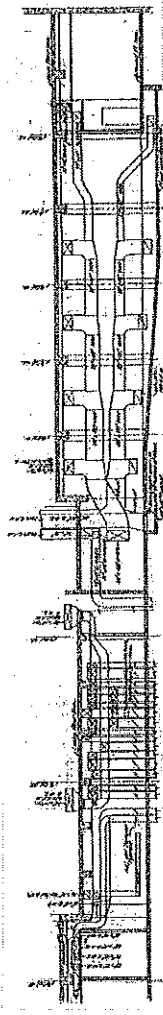
SEATTLE, WA 98109
P. (206) 225-7100 F. (206) 225-7171

Asian Art Museum Expansion & Renovation
 October 2001 - 2002 Project

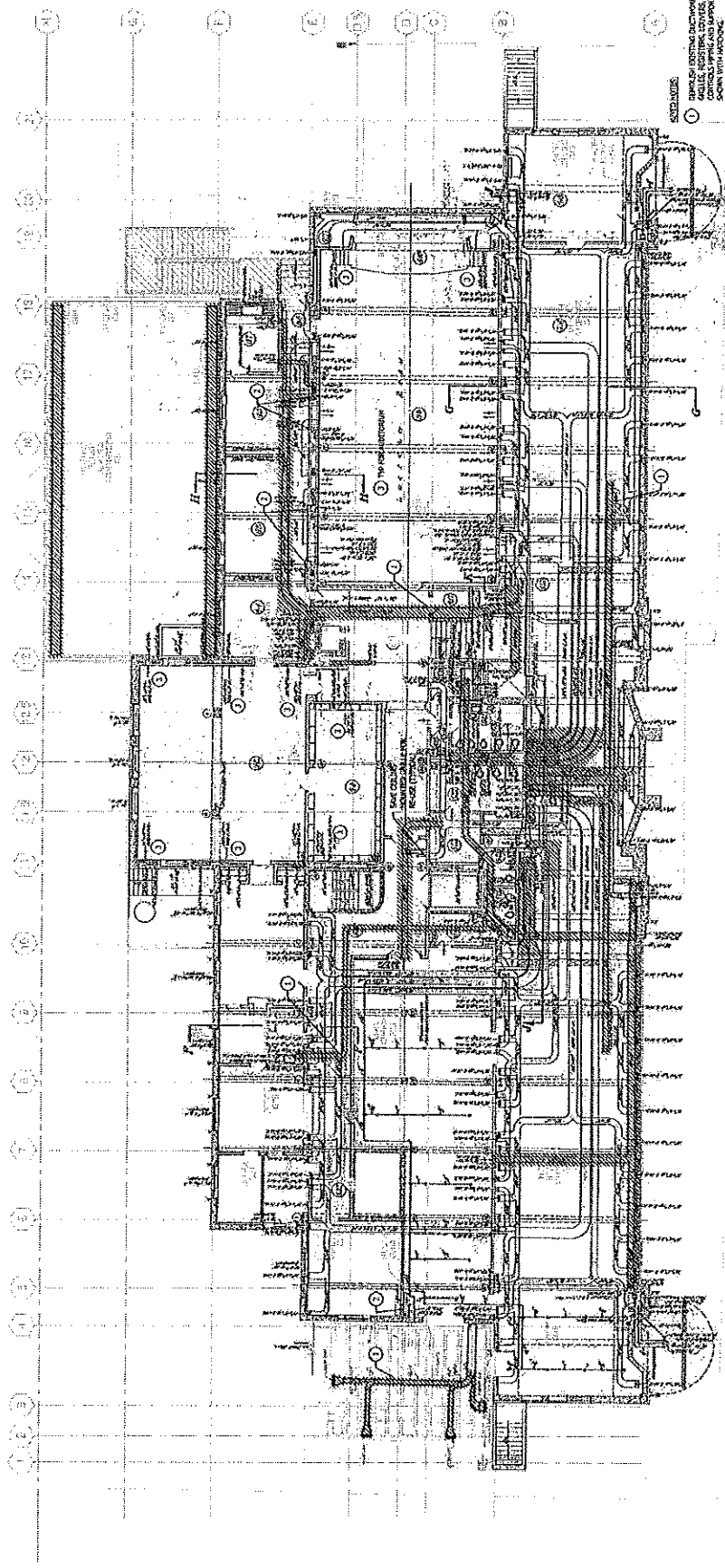
Construction

| Category | 1980-2002 | 1980-2002 | 1980-2002 |
|----------|-----------|-----------|-----------|
| Category | 1980-2002 | 1980-2002 | 1980-2002 |

HVAC DEMO PLAN **M101-B**



SECTION J-J
12'-0"



- NOTES:**
1. SHOWN EXISTING DUCTWORK, VENTILATION, AND CONTROLS WIRING AND SUPPORTS SHOWN WITH HATCHING.
 2. SHOWN EXISTING DUCTWORK FOR ASIDE IN LUNGSIDE CENTER.
 3. SHOWN EXISTING DUCTWORK AND EQUIP. AS SHOWN IN LUNGSIDE CENTER. CONSTRUCTION REQUIREMENTS OF OTHER TRADES.



DATE: 05/03/2011
BY: J. J. JENSEN
CHECKED: J. J. JENSEN

DATE: 05/03/2011
BY: J. J. JENSEN



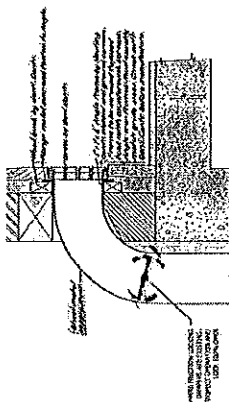
Asian Art Museum Expansion & Renovation
Construction Documents



RUSHING
ARCHITECTS
1725 WEST LAKE AVENUE SUITE 200
SEATTLE, WA 98106
P: (206) 462-7500 F: (206) 462-7511

LMN
ARCHITECTS
United Design
PROJECT

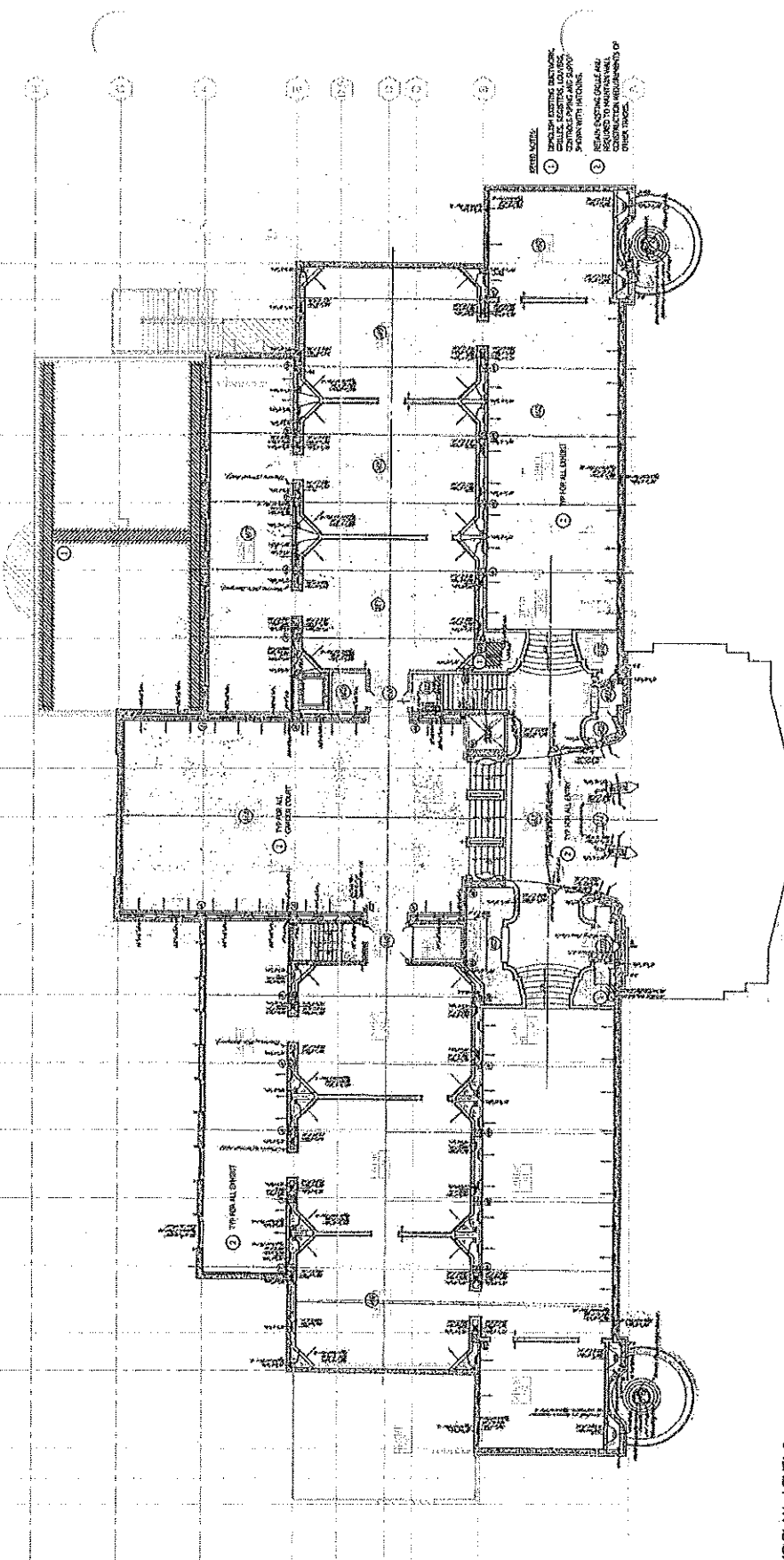
ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2009 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).



SECTION THRU TYPICAL SUPPLY GRILL AT BASE

NOTE: ALL SUPPLY GRILLS SHALL BE CONSTRUCTED AT THE BASE OF THE WALL, DUCT AND GRILL SHALL BE METAL DUCT ON MAIN FLOOR.

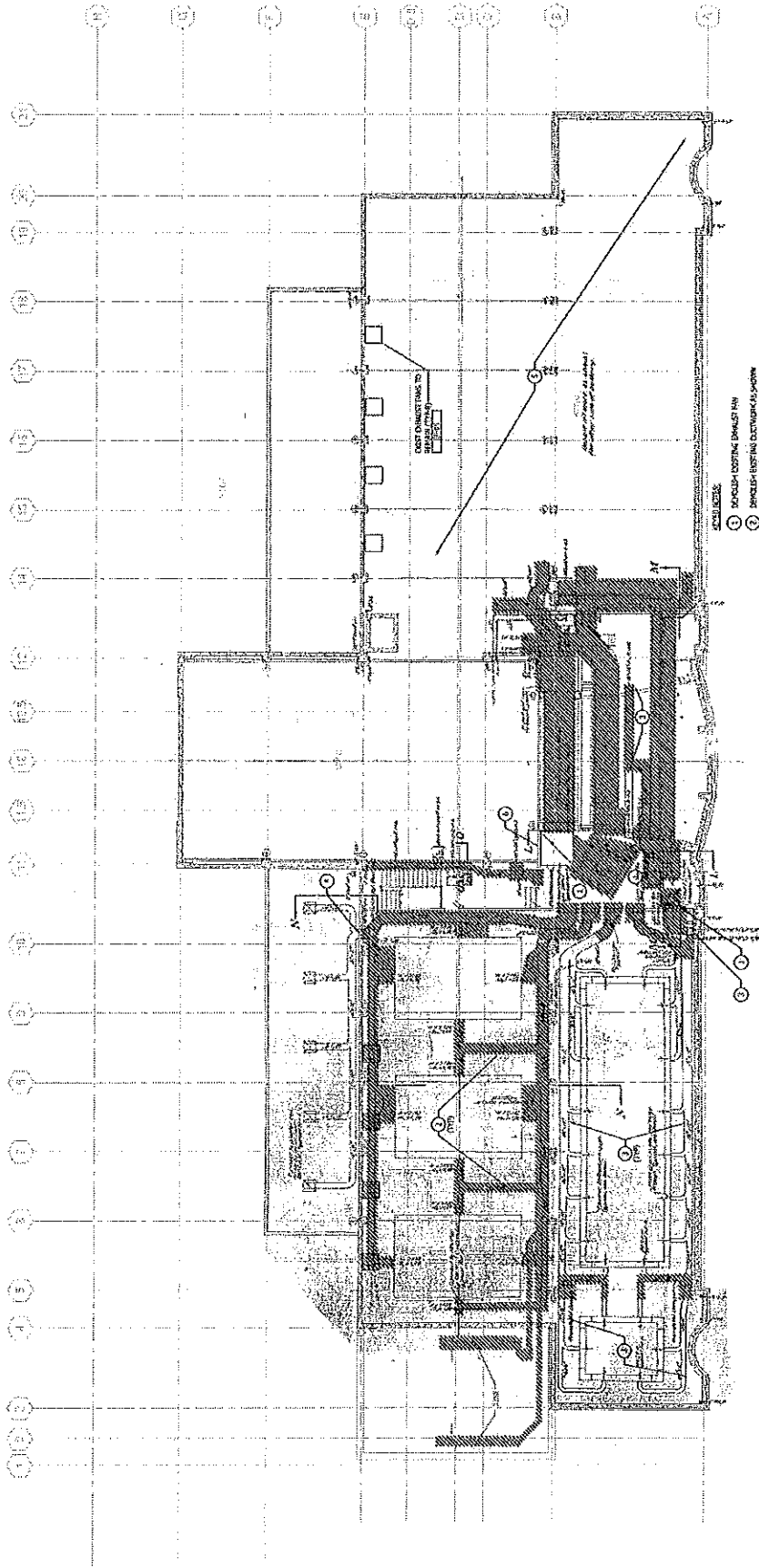
SCALE: 1/8" = 1'-0"



RUSHING
 ARCHITECTS
 125 WEST LAKE AVENUE SUITE 200
 SEATTLE, WA 98105
 P (206) 365-1200 F (206) 365-1111

ASIAN ART MUSEUM
 Asian Art Museum Expansion & Renovation
 Construction Documents

M103
 HVAC DEMO
 PLAN - LEVEL 3



HVAC DEMO PLAN - ATTIC

1/2" = 1'-0"

DATE: 10/1/01

BY: [Signature]

1/2" = 1'-0"

DATE: 10/1/01

BY: [Signature]

1/2" = 1'-0"

DATE: 10/1/01

HVAC DEMO PLAN - ATTIC

1/2" = 1'-0"

Construction Documents

Asian Art Museum Expansion & Renovation

1/2" = 1'-0"

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BY: [Signature]

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DATE: 10/1/01

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ASIAN ART MUSEUM

RUSHING

LMN

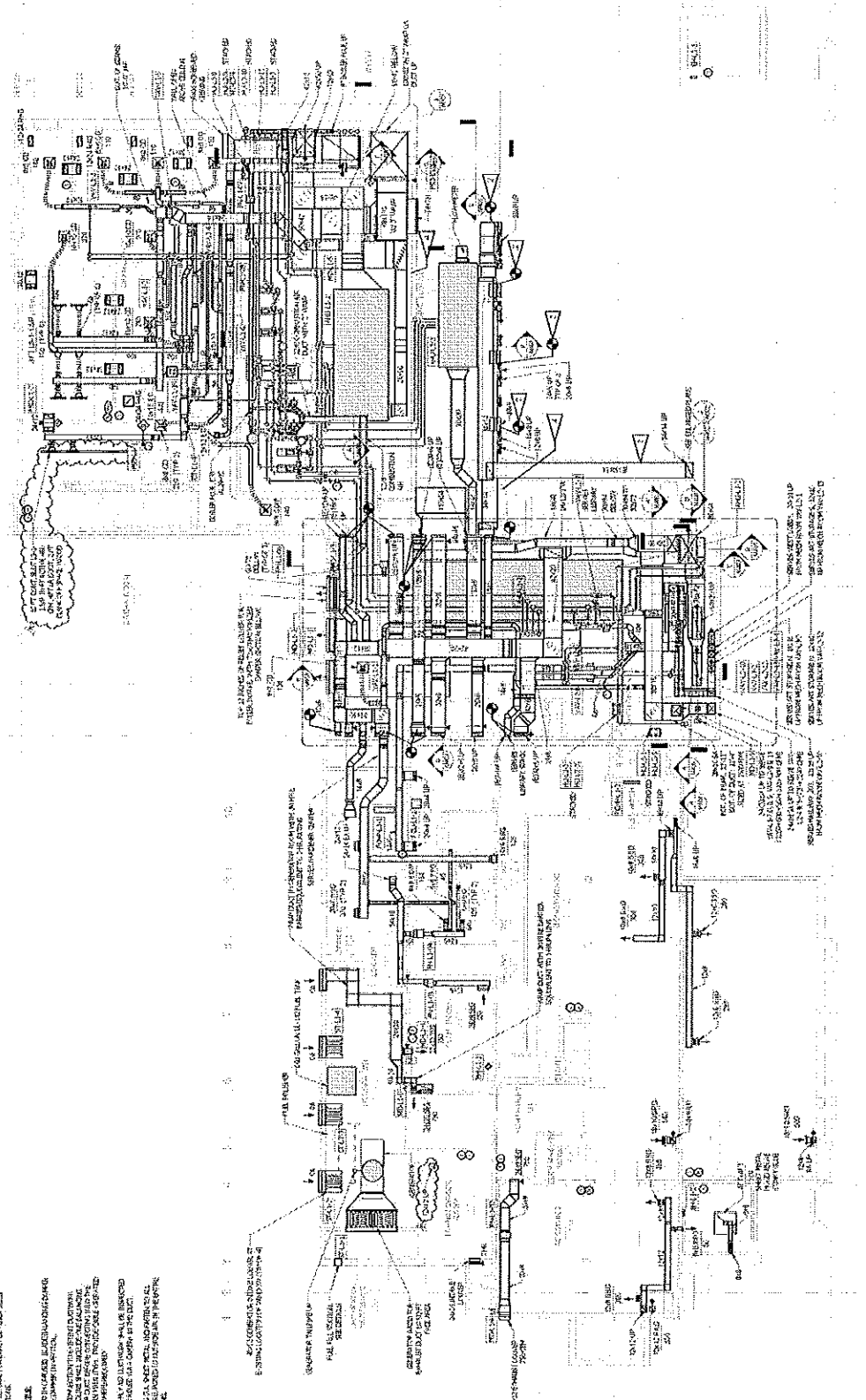
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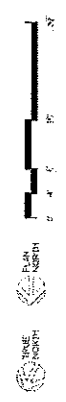
BY: [Signature]

1/2" = 1'-0"

- GENERAL NOTES:**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC).
 - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC).
 - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC).
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 - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC).
 - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC).



HVAC PLAN - LEVEL 1
DATE: 10/15/2015



REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 10/15/2015 | ISSUED FOR PERMIT |

CONSTRUCTION DOCUMENTS

Asian Art Museum Expansion & Renovation

S.M. ASIAN MUSEUM

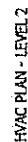


RUSHING
ARCHITECTS
1700 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
P: 415.774.1000 F: 415.774.1001

LMN
ARCHITECTS
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
P: 415.774.1000 F: 415.774.1001

M201
HVAC PLAN - LEVEL 1

DATE: 10/15/2015
DRAWN BY: [Name]
CHECKED BY: [Name]



1. **THE PROBLEM**
The problem is that the current system is not working properly. It is causing a lot of trouble for the company.
2. **THE CAUSE**
The cause of the problem is that the system is outdated and does not have enough resources to handle the current workload.
3. **THE SOLUTION**
The solution is to upgrade the system to a newer version and add more resources to it. This will allow the system to handle the current workload properly.
4. **THE RESULT**
The result of the solution is that the system is now working properly and the company is no longer having any trouble with it.

Asian Art Museum Expansion & Renovation

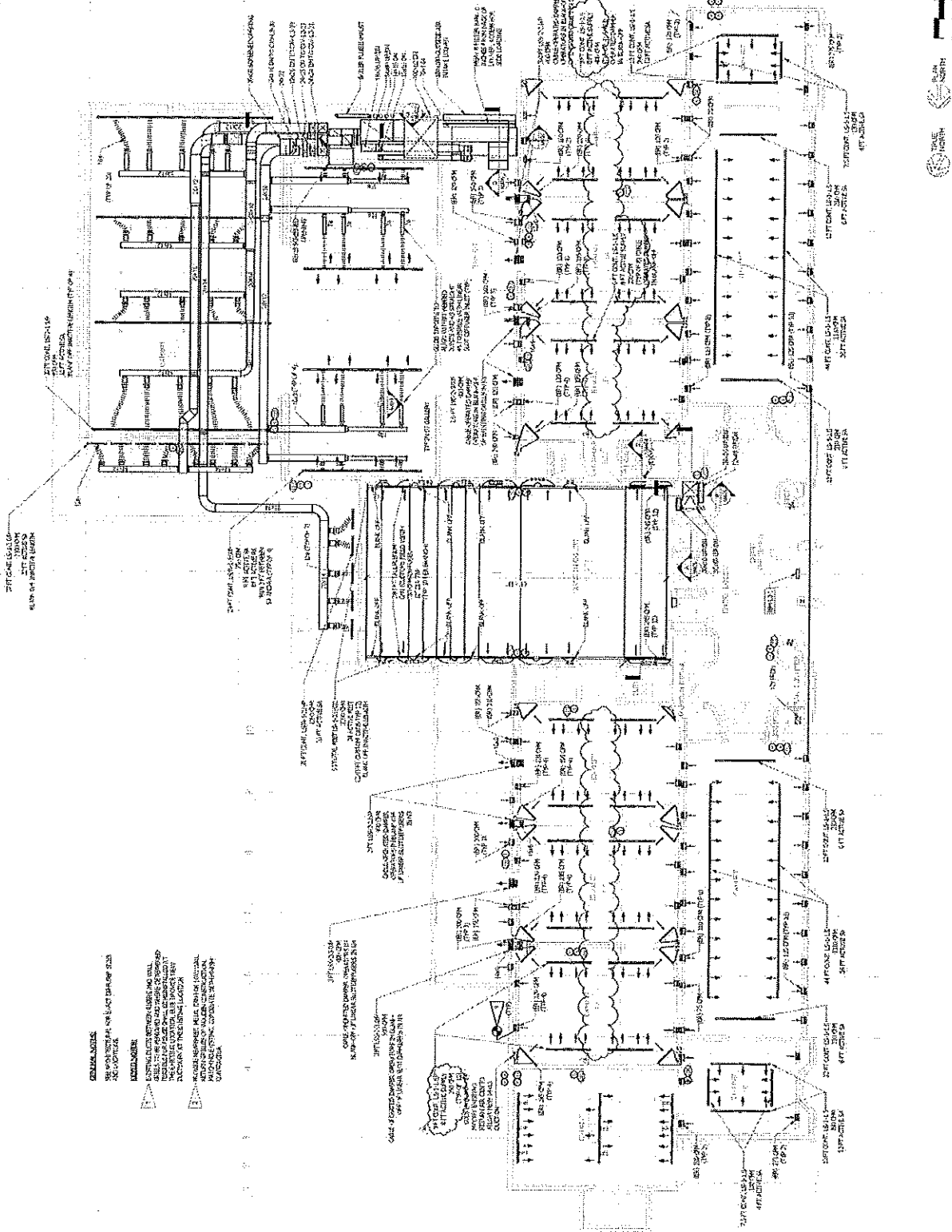
Construction Documents

HVAC PLAN -
LEVEL 2

M202



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UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106-1500
TEL: 734 763 0700
FAX: 734 763 0600

RUSHING
1025 PINE AVE SUITE 100
SANTEE, CA 95067
P: 925 867 0101 F: 925 867 0101

LMN
Landscape Management
10000 E. 15th Ave
Denver, CO 80202
TEL: 303 751 1000
FAX: 303 751 1001

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

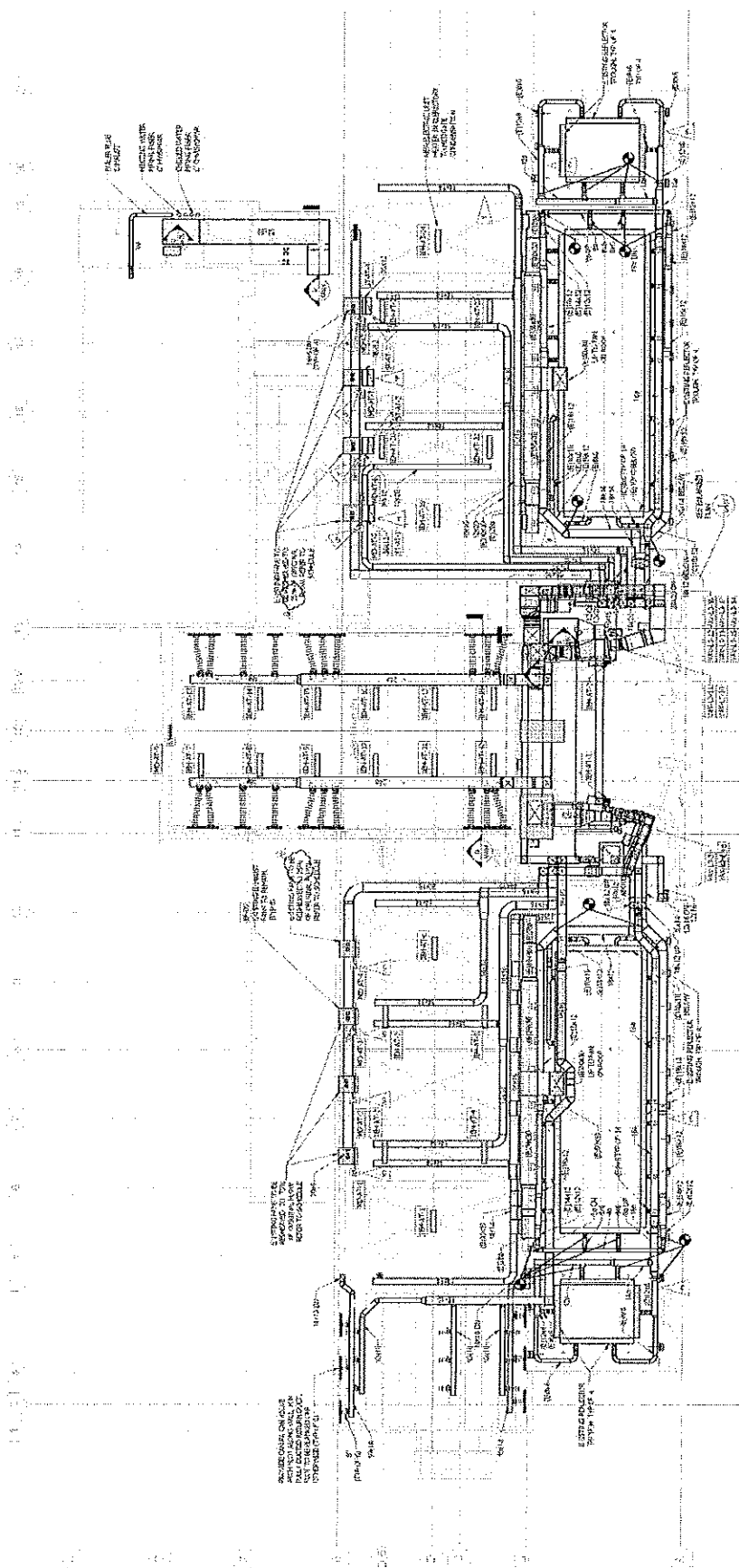
Construction Documents

DATE: 10/20/04
BY: [Signature]
REVISED: 10/20/04
BY: [Signature]

PROJECT: Asian Art Museum Expansion & Renovation
LOCATION: 1250 17th Ave, Santee, CA 95067
OWNER: Asian Art Museum

DESIGNER: Rushing
ARCHITECT: LMN
MECHANICAL ENGINEER: [Firm Name]

M203
HVAC PLAN - LEVEL 3

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HVAC PLAN - ATTIC



Answers:

SM
ASIAN
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MUSEUM

Asian Art Museum Expansion & Renovation

HVAC PLAN -

M204

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Construction Documents

RUSHING
1000 1st Ave. S.W.
Seattle, WA 98101

LMU

Lehrstuhl für
Lernen Design
Management



7-300 6-065
 7-300 6-065
 7-300 6-065

RUSHING
 1414 52nd Street
 4000 N. 37th
 St. Petersburg, FL 33713
 813-339-3333

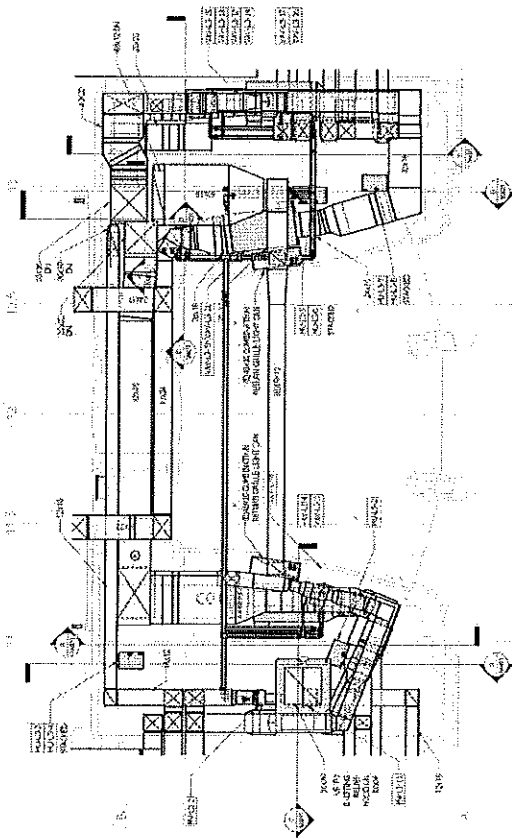
LMN Architecture
Interior Design
10340A

Asian Art Museum Expansion & Renovation
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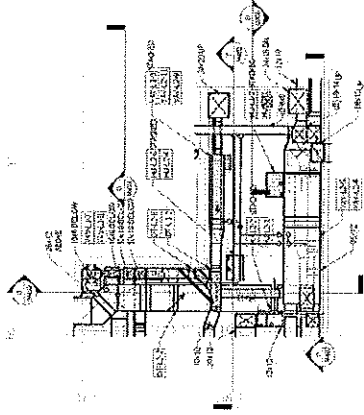
Construction Documents

HVAC PLAN -
ROOF

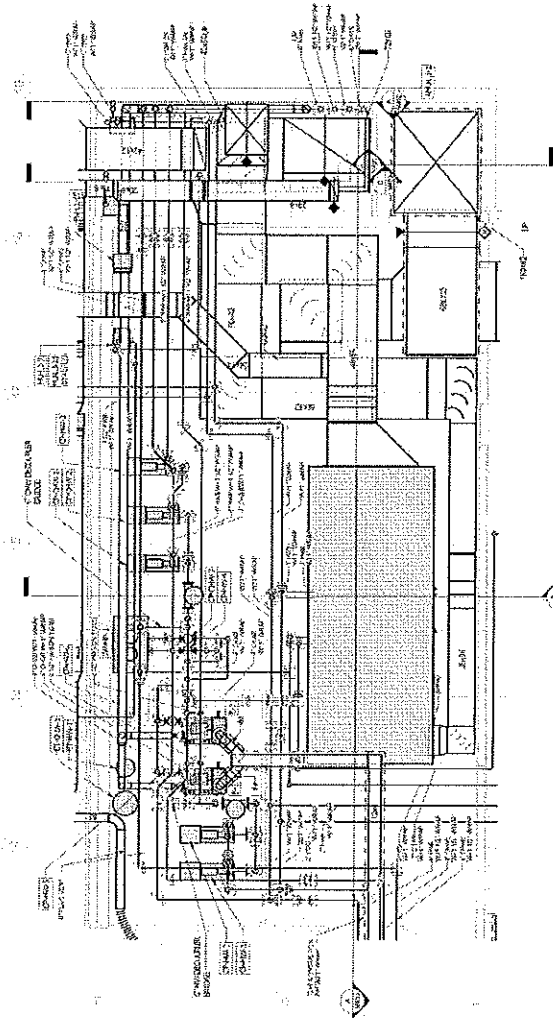
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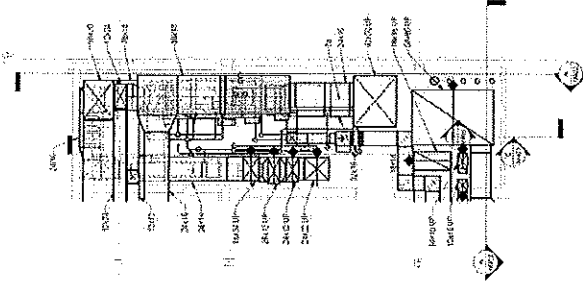
ENLARGED HVAC PLAN RM 402/403



ENLARGED HVAC PLAN RM 209A



ENLARGED HVAC PLAN RM 118



ENLARGED HVAC PLAN RM 225A

LMN Architects
Linn Design
(P) 2022

RUSHING
ARCHITECTS
(P) 2022



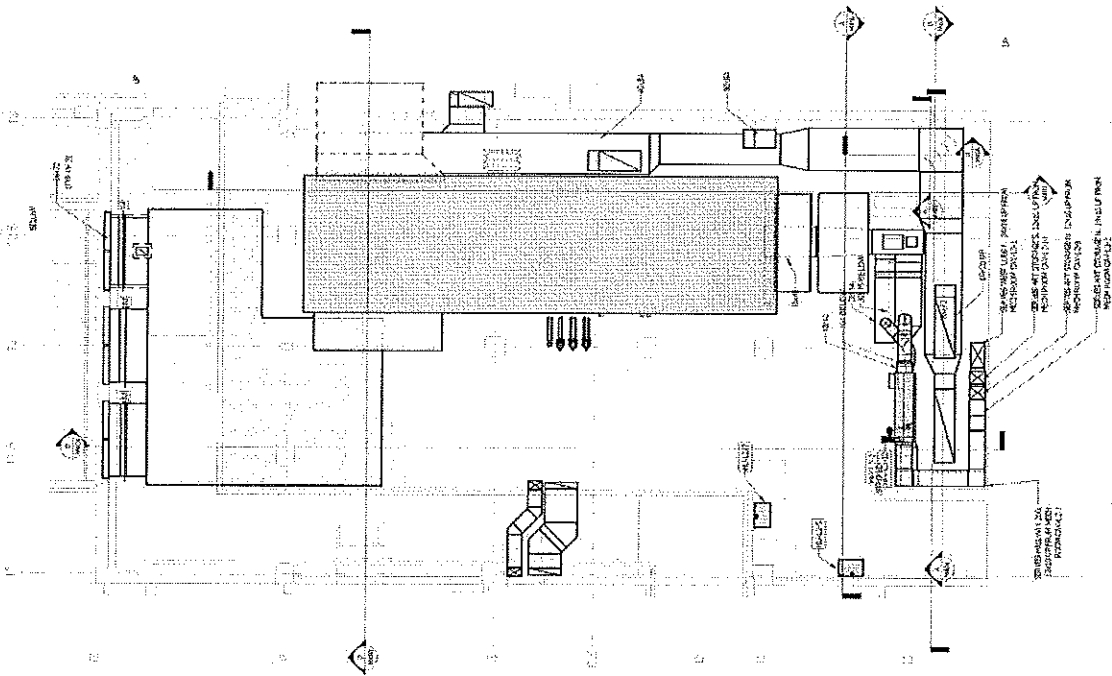
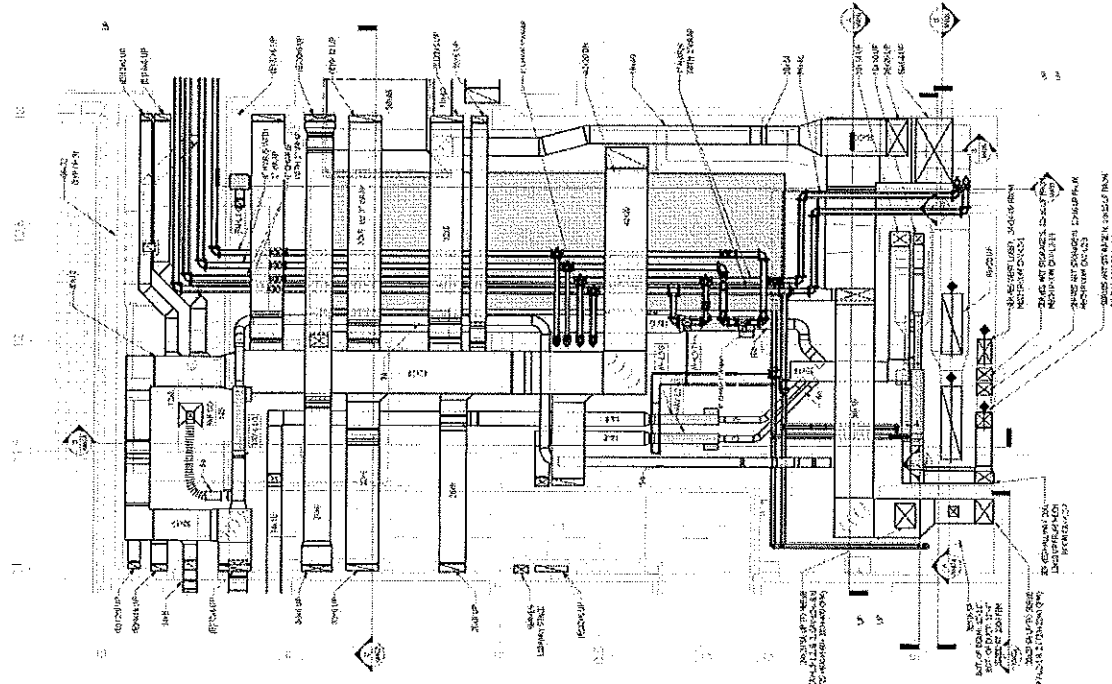
S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

ENLARGED HVAC PLANS

M301



ENLARGED HVAC PLAN - LEVEL 1 CENTRAL MECHANICAL ROOM - UPPER

ENLARGED HVAC PLAN - LEVEL 1 CENTRAL MECHANICAL ROOM - LOWER

APPROVED
 BY THE
 BOARD OF
 DIRECTORS
 OF THE
 CORPORATION

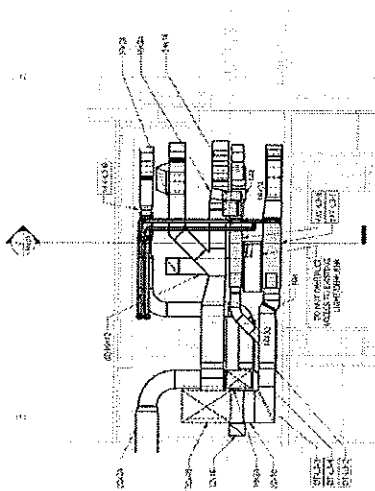
BUSINESS



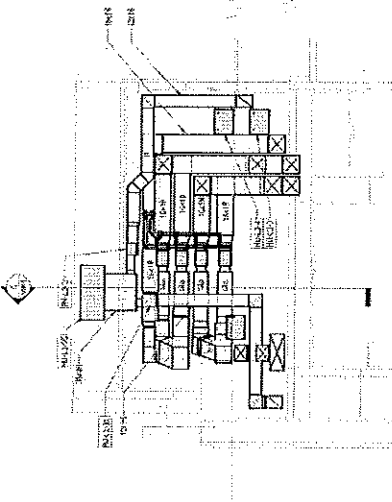
Asian Art Museum Expansion & Renovation

**ENLARGED
MECHANICAL
ROOMS**

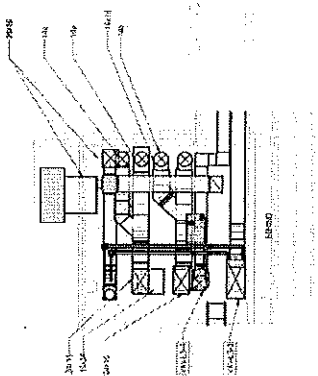
Construction Documents



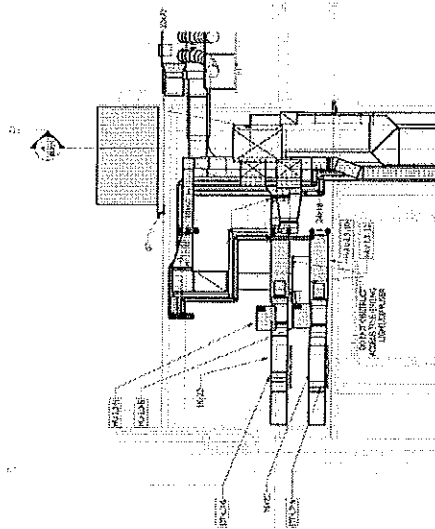
5 HVAC SECTION - ATTIC MECHANICAL ROOM 402 - SOUTH



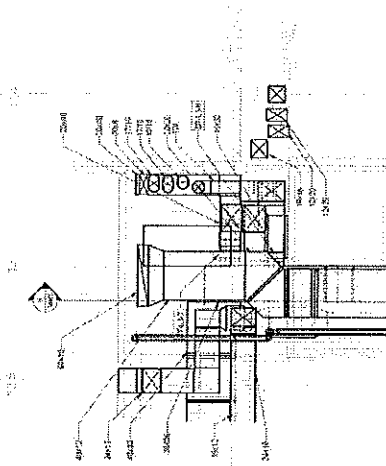
6 HVAC SECTION - ATTIC MECHANICAL ROOM 402 - NORTH



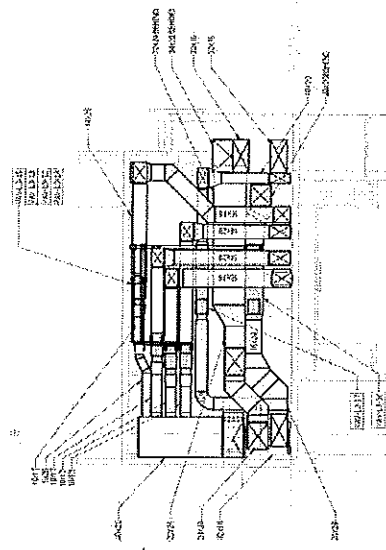
7 HVAC SECTION - ATTIC MECHANICAL ROOM 402 - WEST



8 HVAC SECTION - ATTIC MECHANICAL ROOM 403 - NORTH



9 HVAC SECTION - ATTIC MECHANICAL ROOM 403 - EAST



10 HVAC SECTION - ATTIC MECHANICAL ROOM 403 - SOUTH

LMN
ARCHITECTS
P.O. Box 1000
San Francisco, CA 94108
Tel: 415.774.1000
Fax: 415.774.1001
www.lmn.com

RUSHING
ARCHITECTS
P.O. Box 1000
San Francisco, CA 94108
Tel: 415.774.1000
Fax: 415.774.1001
www.rushing.com



SAM ASIAN
ART
MUSEUM

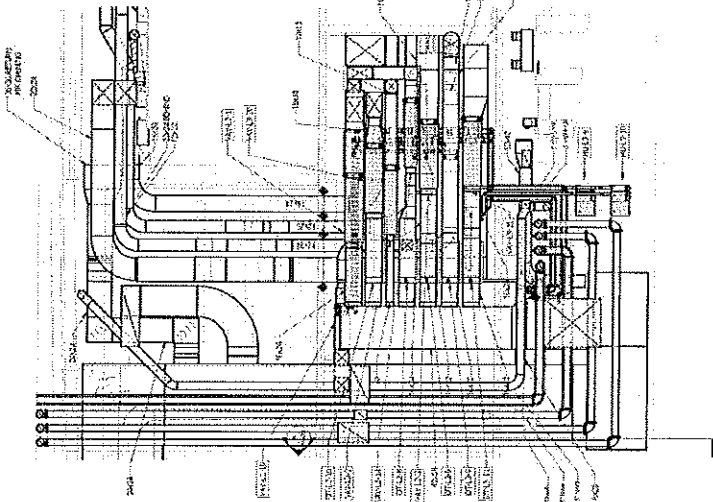
Asian Art Museum Expansion & Renovation

Construction
Documents

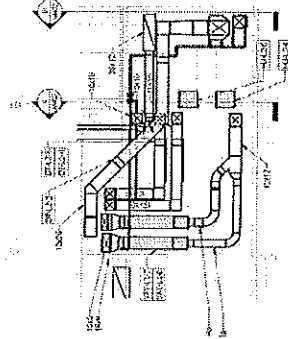
HVAC SECTIONS

Scale: 1/8" = 1'-0"
Date: 10/01/00

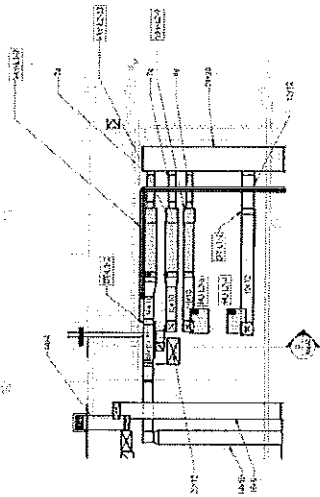
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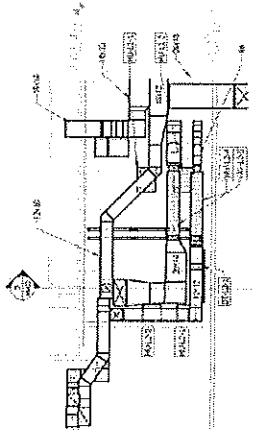
HVAC SECTION - MECHANICAL ROOM 226A - SOUTH



HVAC SECTION - MECHANICAL ROOM 209A - SOUTH



HVAC SECTION - MECHANICAL ROOM 209A - EAST



HVAC SECTION - MECHANICAL ROOM 209A - WEST

LMN

RUSHING



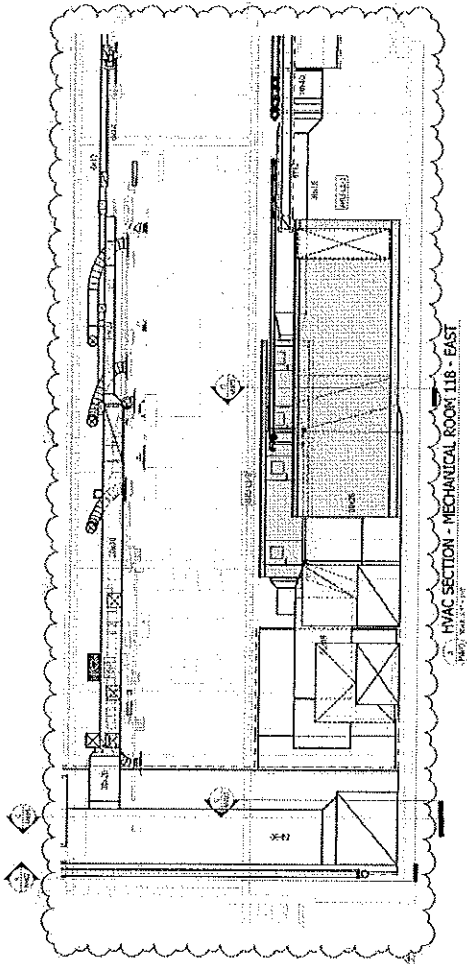
SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

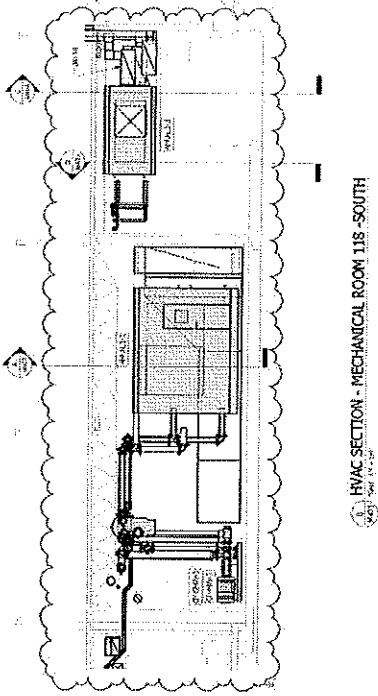
Construction Documents

HVAC SECTIONS

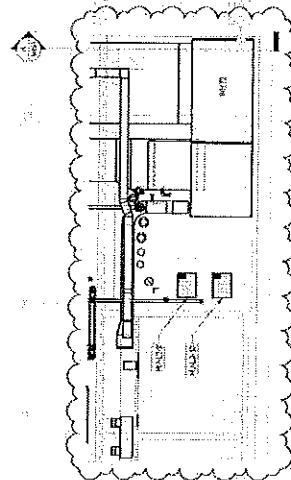
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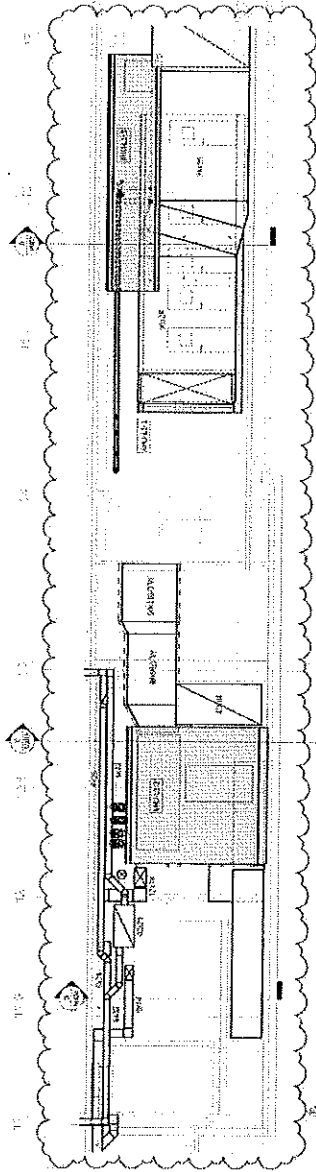
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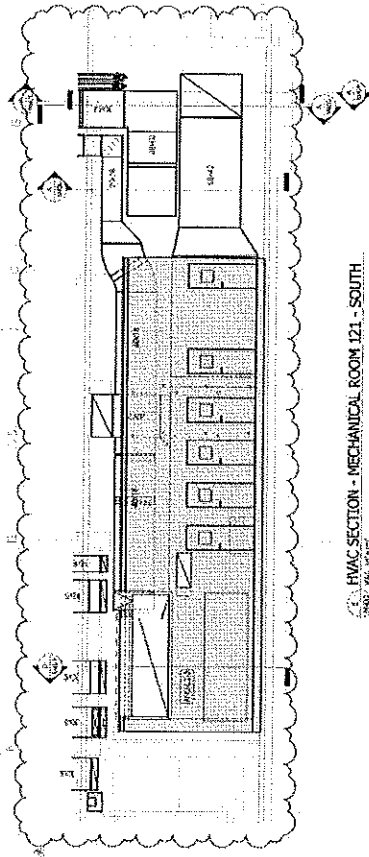
2 HVAC SECTION - MECHANICAL ROOM 118 - SOUTH



3 HVAC SECTION - MECHANICAL ROOM 118 - SOUTH CHASE



4 HVAC SECTION - MECHANICAL ROOM 121 - EAST



5 HVAC SECTION - MECHANICAL ROOM 121 - SOUTH

LTM
ARCHITECTS
1200 1ST AVENUE
SUITE 1000
SEATTLE, WA 98101
P: (206) 461-1111
F: (206) 461-1112
WWW.LTMARCHITECTS.COM

RUSHING
ARCHITECTS
1200 1ST AVENUE
SUITE 1000
SEATTLE, WA 98101
P: (206) 461-1111
F: (206) 461-1112
WWW.RUSHINGARCHITECTS.COM



SAM ASIAN
ART
MUSEUM

Asian Art Museum Expansion & Renovation
PROJECT NO. 2002-01-001
REVISED 02/03

Construction
Documents

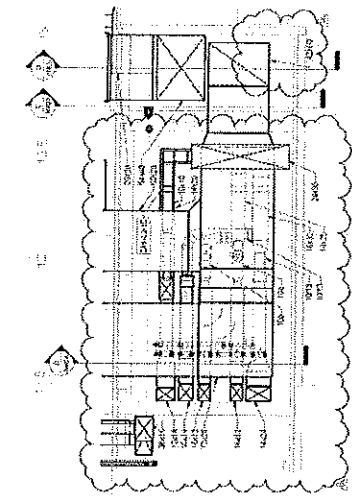
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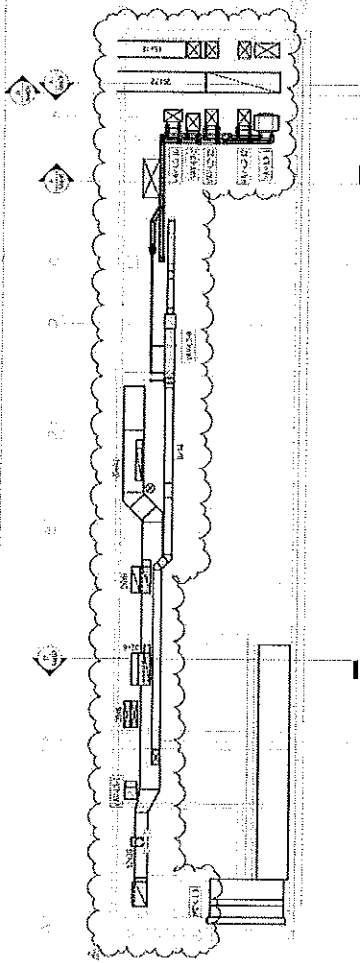
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HVAC SECTIONS

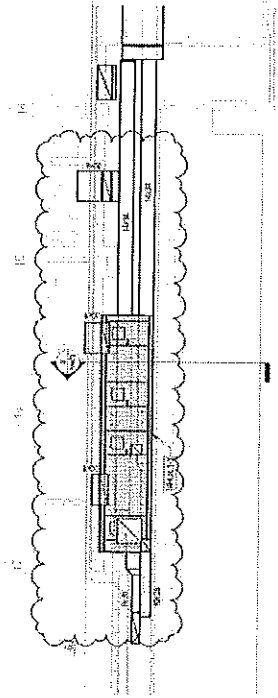
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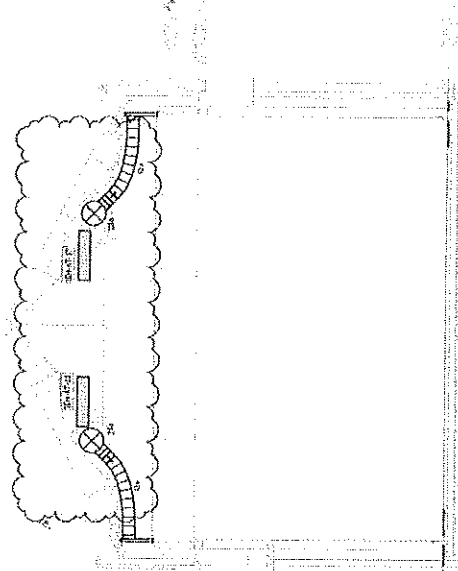
MECHANICAL ROOM 121 - VAV STACK



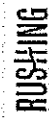
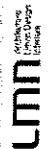
HVAC SECTION - MECHANICAL ROOM 121 VAV SECTION



HVAC SECTION - WIND TUNNEL 117



HVAC SECTION - GARDEN COURT



120 WEST 4TH AVENUE
VANCOUVER, BC V6C 1A5
P: 604-681-1111

120 WEST 4TH AVENUE
VANCOUVER, BC V6C 1A5
P: 604-681-1111

Asian Art Museum Expansion & Renovation
Architect: S.M. ASIAN ART MUSEUM
Engineer: LTM & RUSHING

Construction Documents

Project: Asian Art Museum Expansion & Renovation
Client: S.M. ASIAN ART MUSEUM
Date: 10/20/11

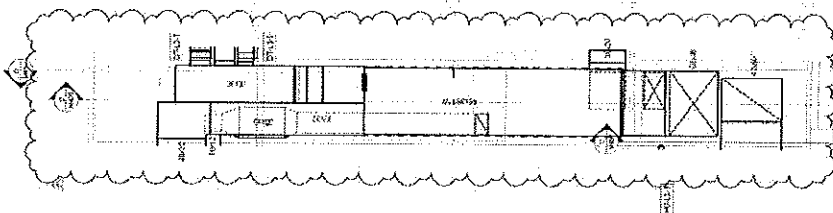
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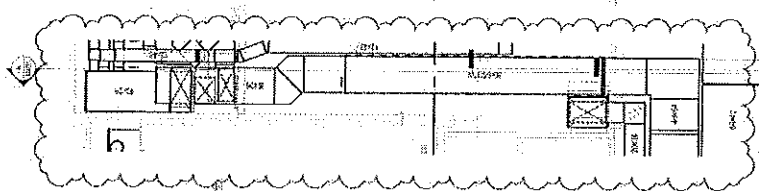
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HVAC SECTIONS

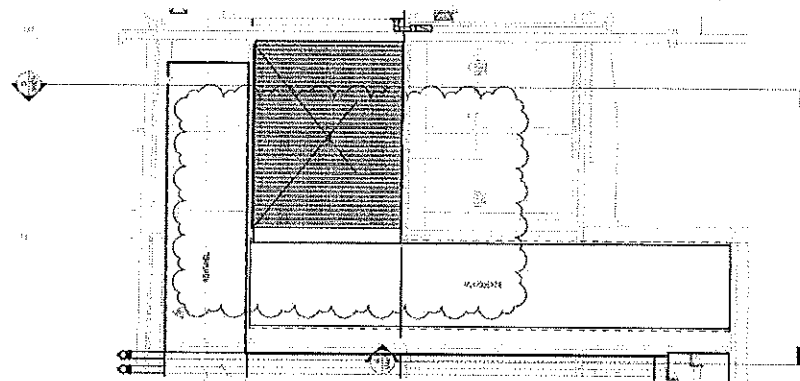
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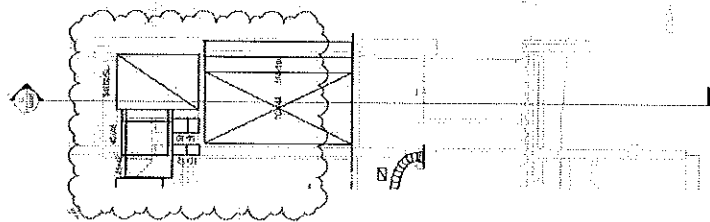
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HVAC SECTION - GARDEN COURT CHASE - EAST
Arch. 11-17-17



2
HVAC SECTION - GARDEN COURT CHASE - SOUTH
Arch. 11-17-17



3
HVAC SECTION - OUTSIDE AIR INTAKE - SOUTH
Arch. 11-17-17



4
HVAC SECTION - OUTSIDE AIR INTAKE - EAST
Arch. 11-17-17

LMM
Landscape Management
Landscape Architecture
Landscape Construction

RUSHING
Rushing & Associates
Architects
1725 AVENUE 100 SUITE 300
SEATTLE, WA 98101
P: (206) 320-1700 F: (206) 320-1711



SAM ASIAN ART MUSEUM
Architectural Design
1725 AVENUE 100 SUITE 300
SEATTLE, WA 98101
P: (206) 320-1700 F: (206) 320-1711

Asian Art Museum Expansion & Renovation
Architectural Design
1725 AVENUE 100 SUITE 300
SEATTLE, WA 98101
P: (206) 320-1700 F: (206) 320-1711

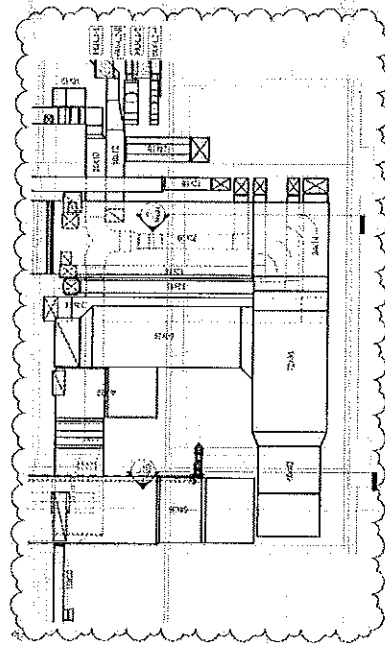
Construction Documents

Project: Asian Art Museum
Architect: Rushing & Associates
Engineer: LMM
Date: 10/22/17

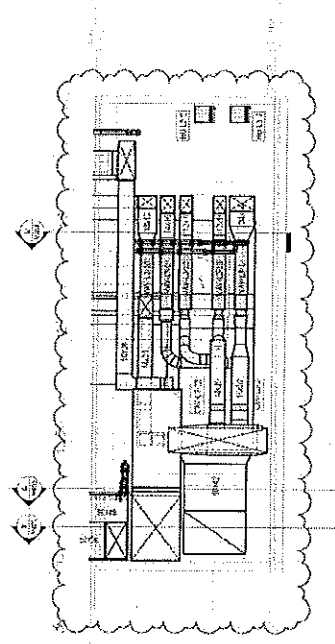
HVAC SECTIONS

M405

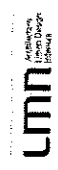
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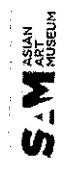
HVAC SECTION - MECHANICAL ROOM 121 - 1ST AND 2ND FLOOR



HVAC SECTION - MECHANICAL ROOM 121 - 1ST FLOOR



RUSHING
ARCHITECTS
1205 WEST AVE. SUITE 100
SEATTLE, WA 98101
P: (206) 325-1001 F: (206) 325-1011



Asian Art Museum Expansion & Renovation
Architect: S+M
Engineer: LMN
Contract No. 121-1001

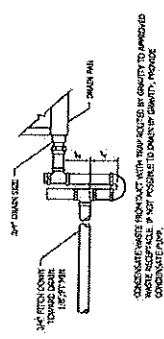
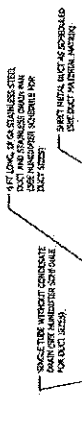
Construction Documents

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121-1001
Date
12/21/11

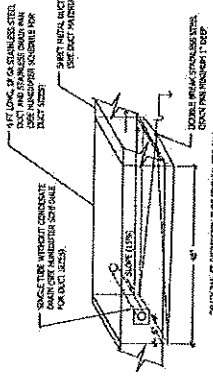
HVAC SECTIONS

M406





CONCRETE WASTE PRODUCT WITH TRANSDUCER BY GRAVITY TO AMPLIFIED
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CONCRETE WASTE PRODUCT WITH TRANSDUCER BY GRAVITY TO AMPLIFIED



CONCRETE WASTE PRODUCT WITH TRANSDUCER BY GRAVITY TO AMPLIFIED
CONCRETE WASTE PRODUCT WITH TRANSDUCER BY GRAVITY TO AMPLIFIED
CONCRETE WASTE PRODUCT WITH TRANSDUCER BY GRAVITY TO AMPLIFIED

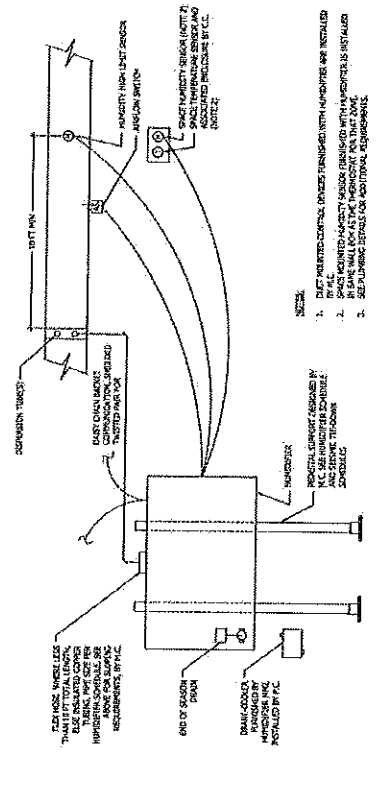
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- 2. Duct mounted control devices (transmitters, amplifiers) are installed.
- 3. Duct mounted control devices (transmitters, amplifiers) are installed.

SHIELDING WITH CONCRETE TUBE

1. SEE REMARKS FOR ADDITIONAL REQUIREMENTS.

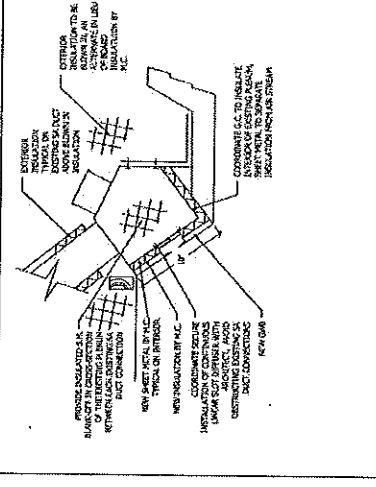
1 DISPERSION TUBE AND DUCT DETAIL (DT-X-X)

SCALE: NOT TO SCALE



2 HUMIDIFIER AND DUCT MOUNTED CONTROL DETAIL (HU-X-X)

SCALE: NOT TO SCALE



3 EXISTING TROUGH INSULATION DETAIL (M, M, ST, ST)

SCALE: NOT TO SCALE



RUSHING
ARCHITECTS
1725 NORTH AVENUE, SUITE 200
SEATTLE, WA 98101
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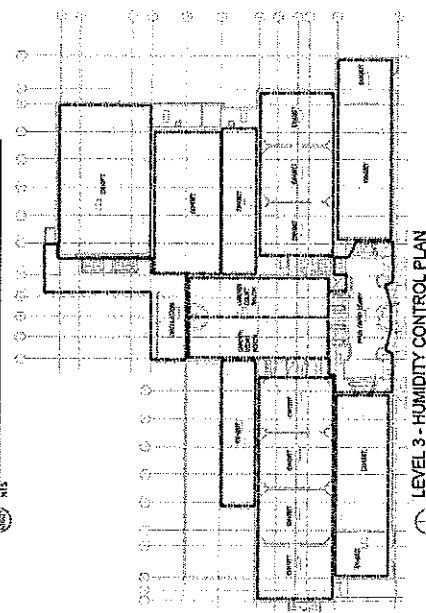
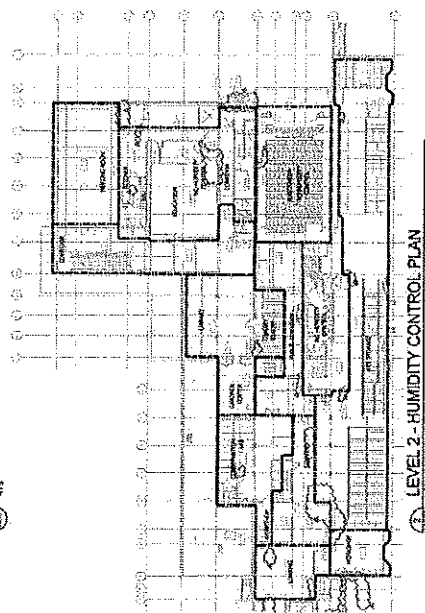
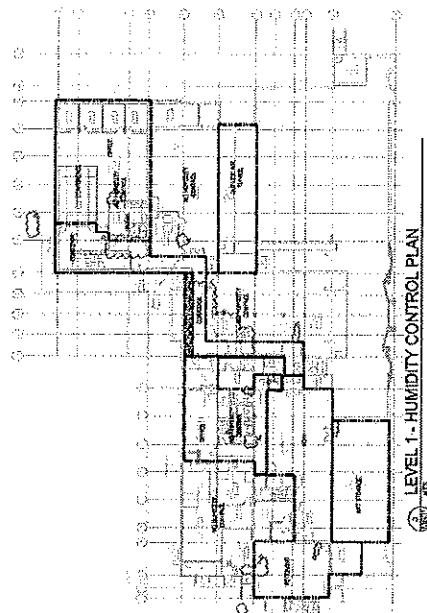
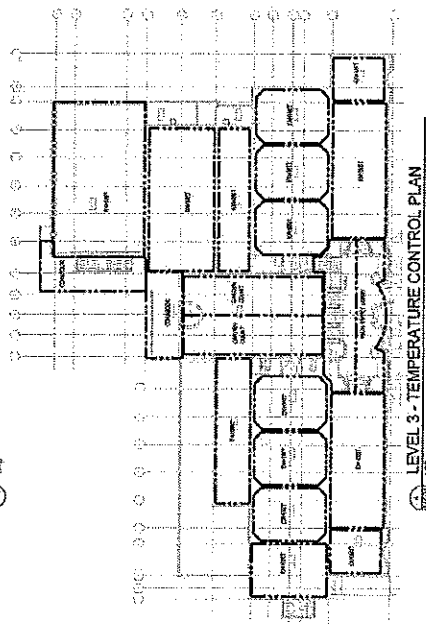
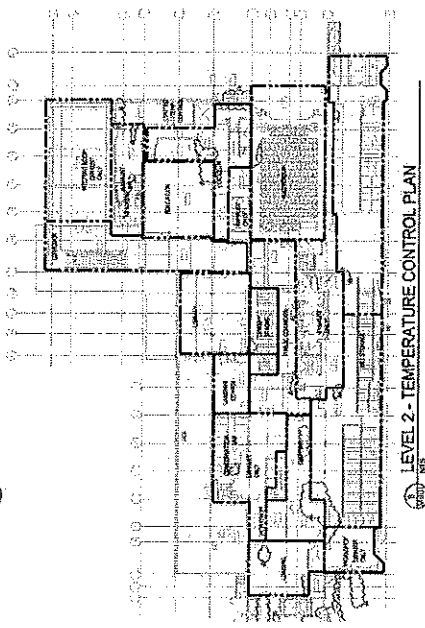
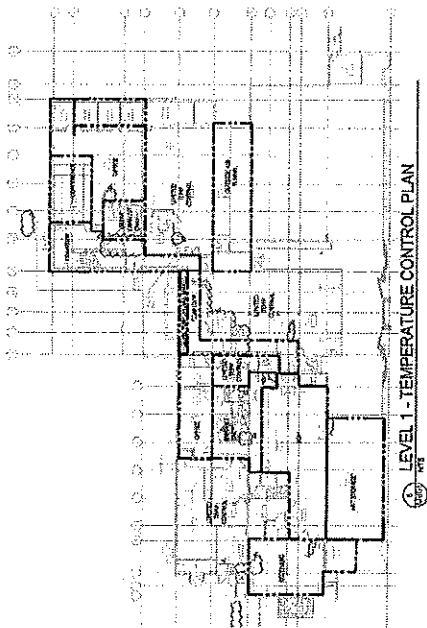
LMN
ARCHITECTS
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SEATTLE, WA 98101
P: (206) 465-1200 F: (206) 465-1211

Asian Art Museum Expansion & Renovation

Construction Documents

MECHANICAL DETAILS

M503



HUMIDITY &
TEMPERATURE
CONTROL PLANS

Project: Asian Art Museum
Client: Seattle Art Museum
Date: 03/20/17

M601

Asian Art Museum Expansion & Renovation

Construction
Documents



RUSHING
ARCHITECTS
125 WEST LAKE AVE. SUITE 200
SEATTLE, WA 98104
P: (206) 467-1717 F: (206) 467-1711

LMN
ARCHITECTS
125 WEST LAKE AVE. SUITE 200
SEATTLE, WA 98104
P: (206) 467-1717 F: (206) 467-1711

SAM ASIAN ART MUSEUM

HUMIDITY & TEMPERATURE CONTROL DIAGRAM

| | |
|-----------|----------|
| Power | 00-203 |
| Provision | 0-203 |
| 0001/0001 | 00000000 |
| 0000 | 00000000 |

5

instructive documents

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References

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Museum

Art R...

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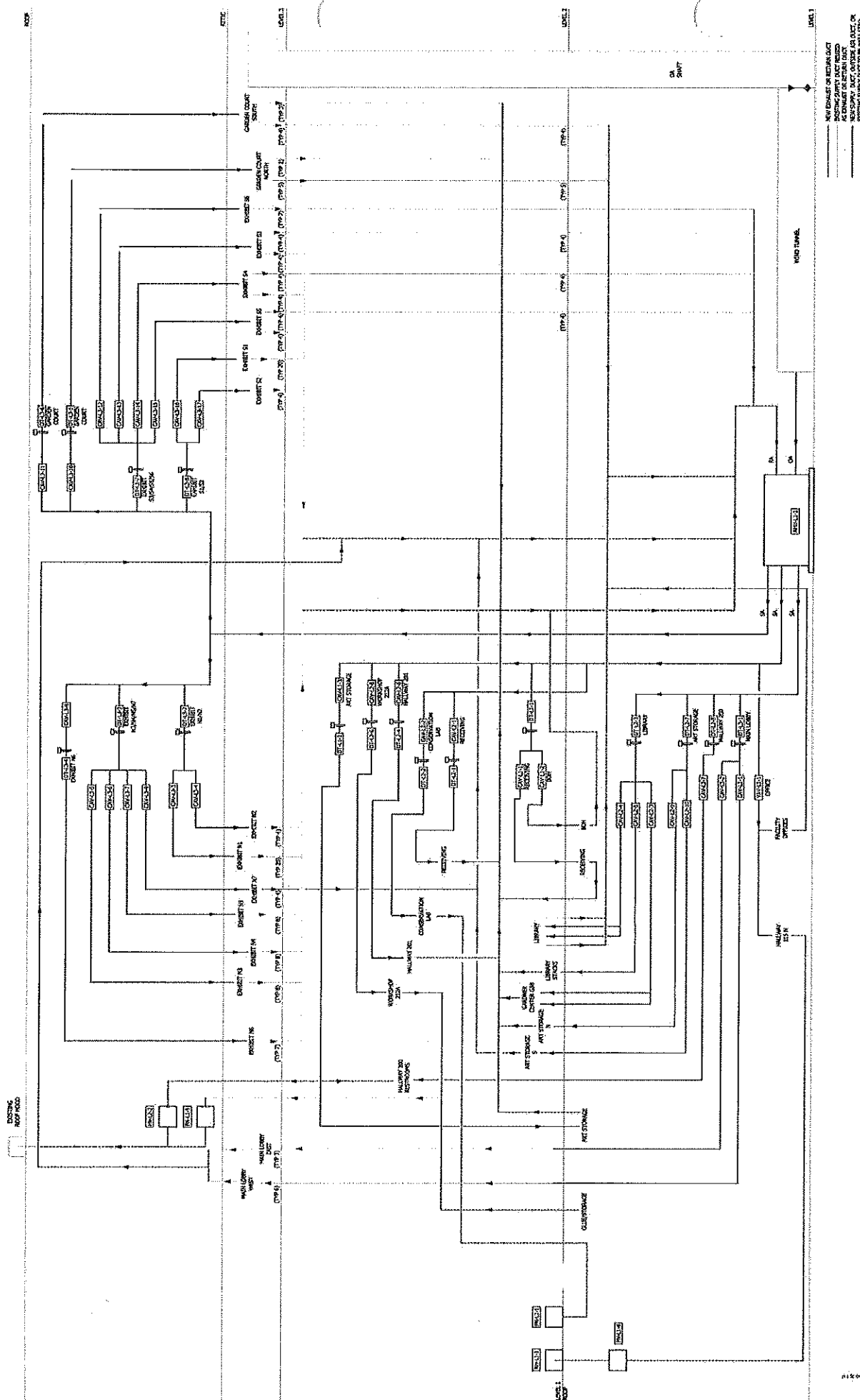
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4522 (100) J.
 50128 444
 50129 444

5-1623146
SEATTLE
NOTES ON 10/10/68

Page 12

10/10/2019 10:10:10 AM

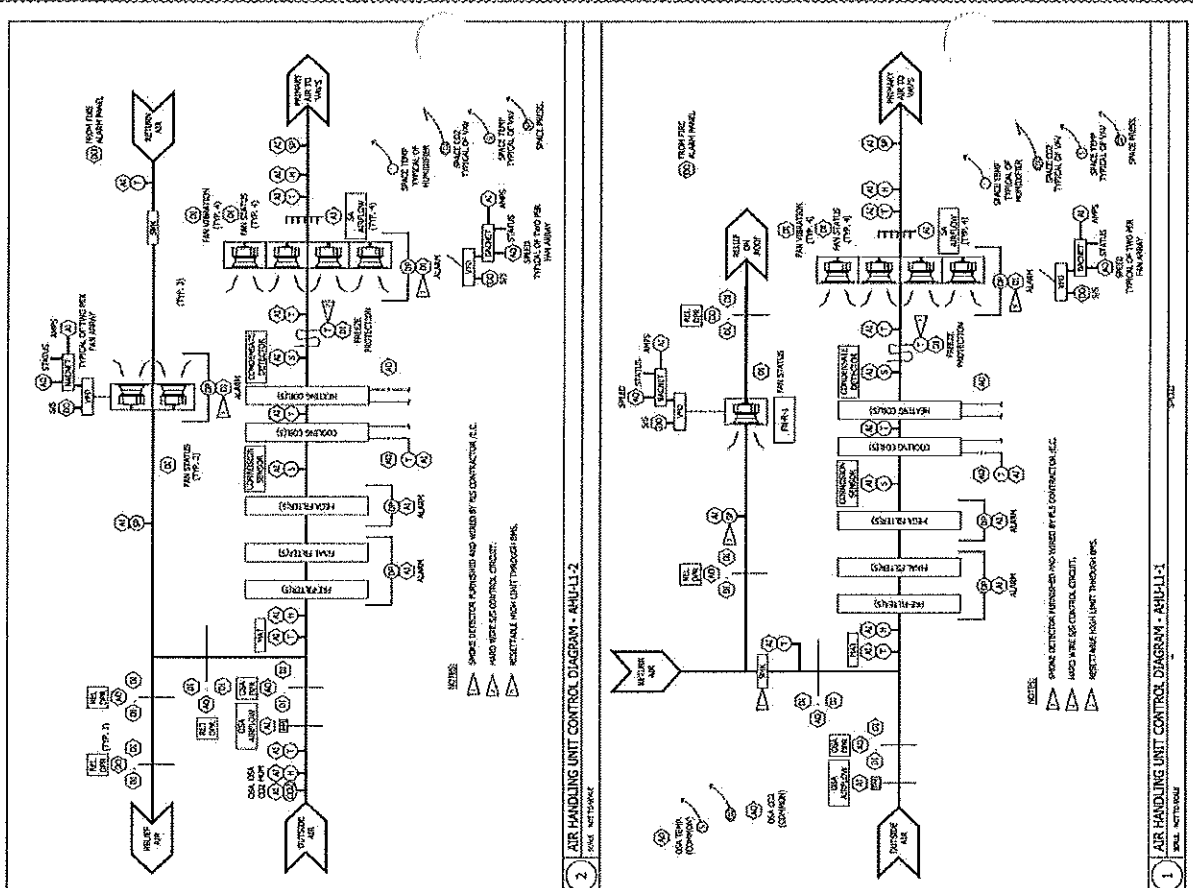
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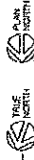
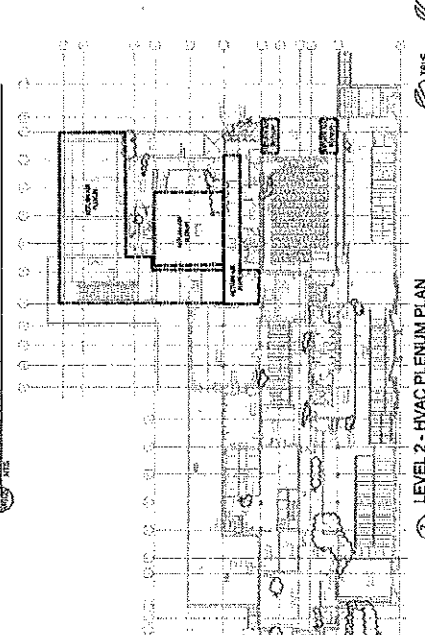
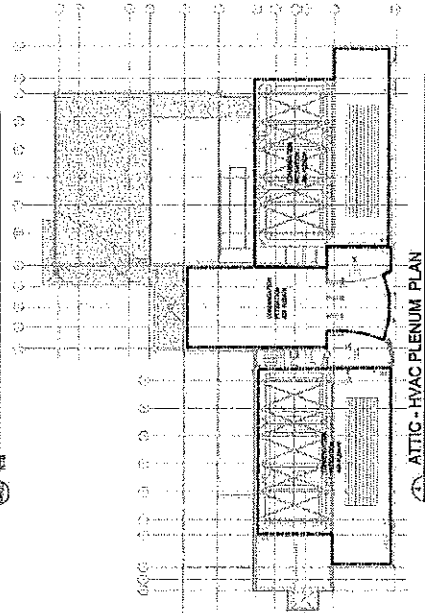
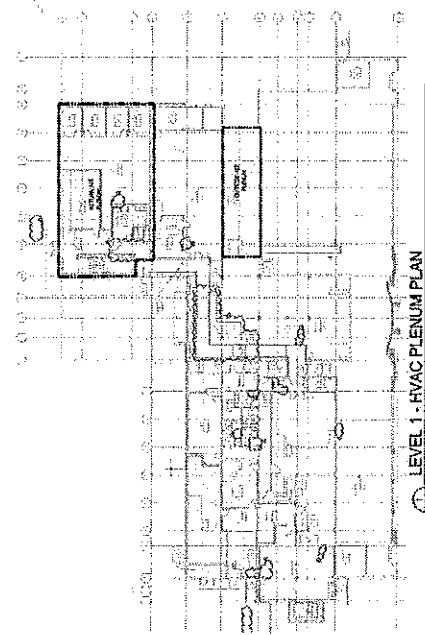
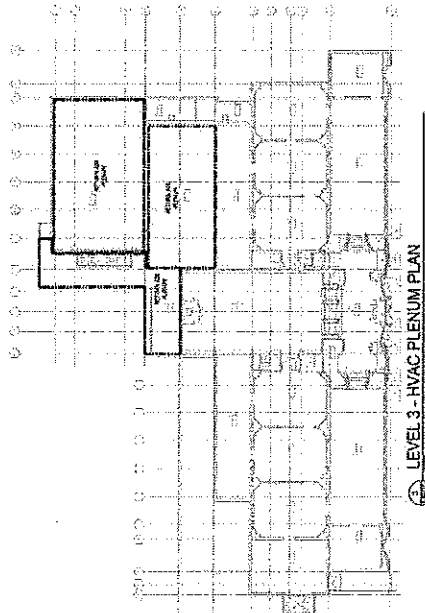
NEW EXHAUST OR RETURN DUCT
HOISTING SUPPLY DUCT REMOVED
EXHAUST OR RETURN DUCT
NEW SUPPLY DUCT, OUTSIDE AIR OR

1. **Introduction**

.....







Scale: 1/8" = 1'-0"

DATE: 10/1/11

BY: [Signature]

CHECKED: [Signature]

DATE: 10/1/11

BY: [Signature]

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M605

HVAC - PLENUM ZONES

Construction Documents

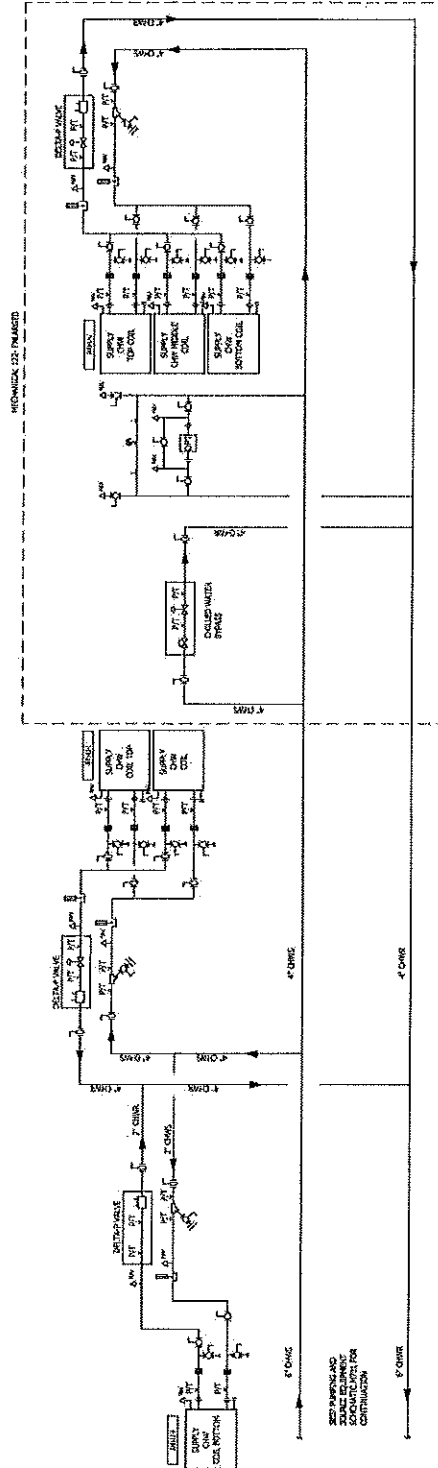
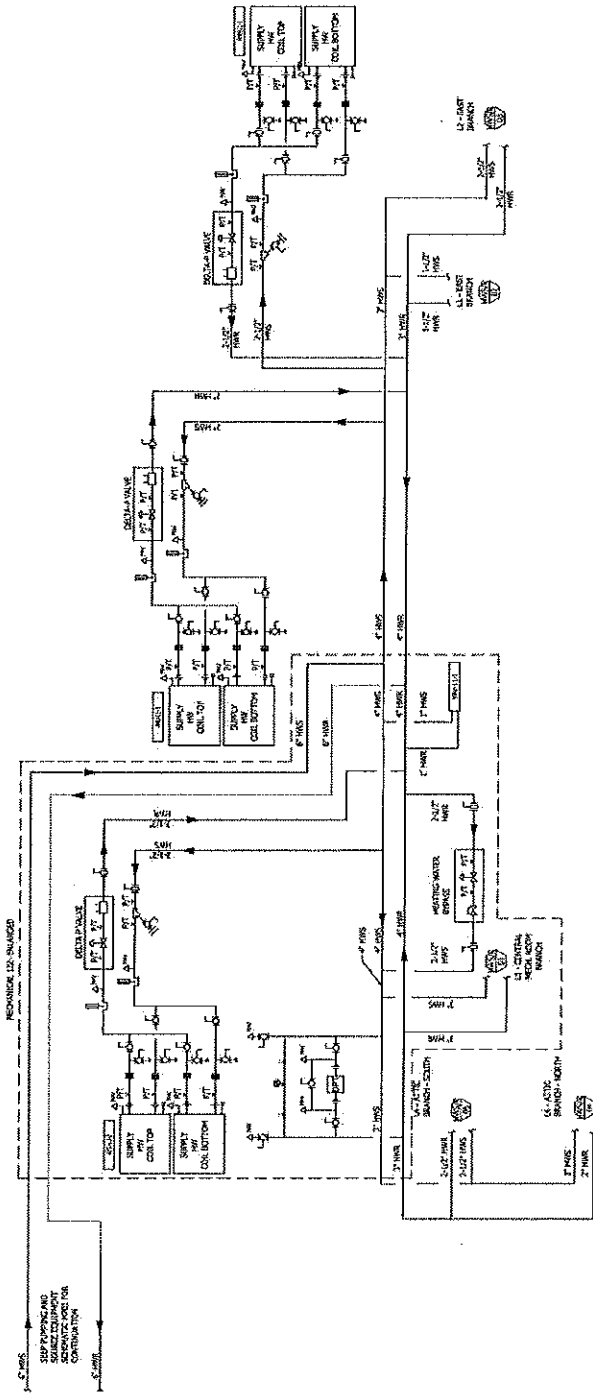
Asian Art Museum Expansion & Renovation



RUSHING
ARCHITECTS
1025 WEST LAKE AVENUE, SUITE 200
SEATTLE, WA 98148
P: (206) 201-1101 F: (206) 201-1111

LMN
ARCHITECTS
1025 WEST LAKE AVENUE, SUITE 200
SEATTLE, WA 98148
P: (206) 201-1101 F: (206) 201-1111

S.M. ASIAN ART MUSEUM



HEATING AND CHILLED WATER LOAD SCHEMATIC

S.M. ASIAN ART MUSEUM



RUSHING
ARCHITECTS
1725 MARKET AVENUE, SUITE 200
SAN FRANCISCO, CA 94103
P: 415.398.1100 F: 415.398.1111

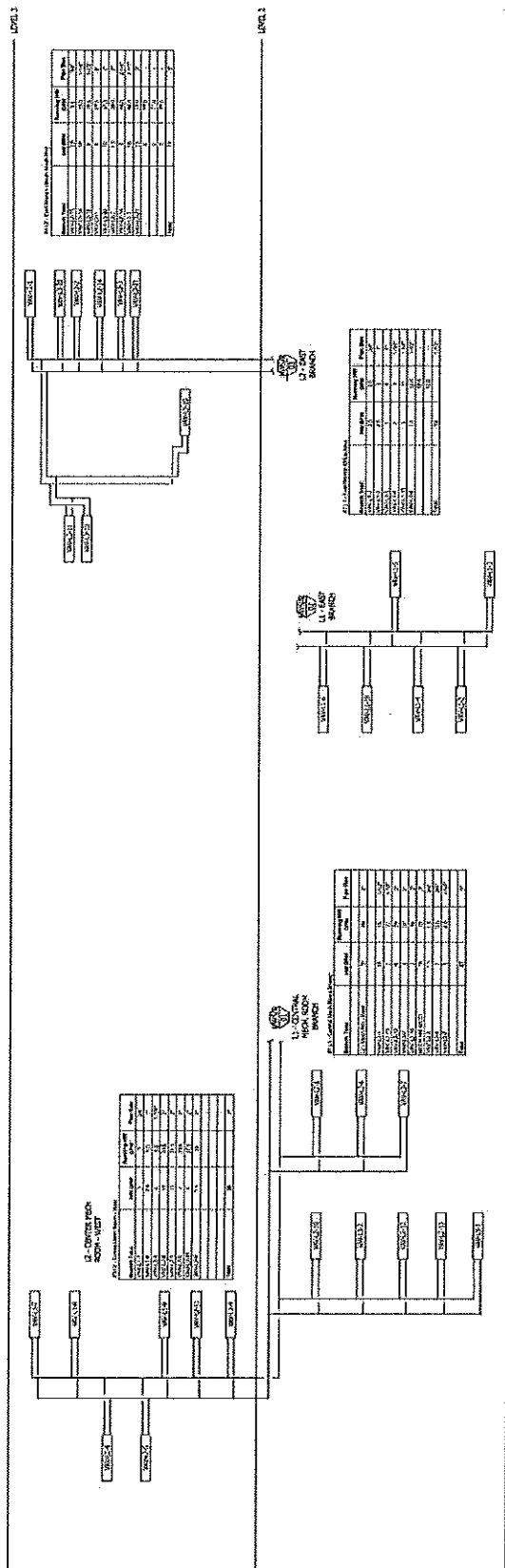
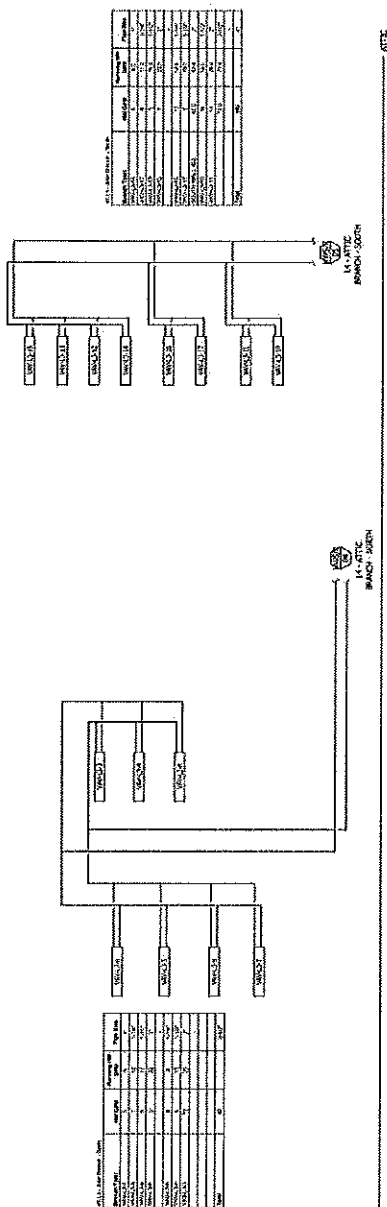
LMN
ARCHITECTS
100 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94111
P: 415.398.1100 F: 415.398.1111

Asian Art Museum Expansion & Renovation

Construction Documents

HEATING AND CHILLED WATER LOAD SCHEMATIC

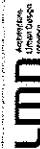
M702



| DOCUMENT POINTS LIST | | | | | | | | | |
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| 001 | PROJECT CHARTER | Charter | Final | 2010-01-15 | John Doe | Jane Smith | John Doe | Project Charter | Project Charter |
| 002 | PROJECT MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Project Management Plan | Project Management Plan |
| 003 | SCOPE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Scope Management Plan | Scope Management Plan |
| 004 | STAKEHOLDER MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Stakeholder Management Plan | Stakeholder Management Plan |
| 005 | COMMUNICATIONS MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Communications Management Plan | Communications Management Plan |
| 006 | RISK MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Risk Management Plan | Risk Management Plan |
| 007 | QUALITY MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Quality Management Plan | Quality Management Plan |
| 008 | RESOURCE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Resource Management Plan | Resource Management Plan |
| 009 | PROCUREMENT MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Procurement Management Plan | Procurement Management Plan |
| 010 | CHANGE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Change Management Plan | Change Management Plan |
| 011 | CLOSURE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Closure Management Plan | Closure Management Plan |
| 012 | PROJECT INITIATION | Initiation | Final | 2010-01-15 | John Doe | Jane Smith | John Doe | Project Initiation | Project Initiation |
| 013 | PROJECT PLANNING | Planning | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Project Planning | Project Planning |
| 014 | PROJECT EXECUTION | Execution | Final | 2010-01-25 | John Doe | Jane Smith | John Doe | Project Execution | Project Execution |
| 015 | PROJECT MONITORING AND EVALUATION | Monitoring and Evaluation | Final | 2010-01-30 | John Doe | Jane Smith | John Doe | Project Monitoring and Evaluation | Project Monitoring and Evaluation |
| 016 | PROJECT CLOSURE | Closure | Final | 2010-02-05 | John Doe | Jane Smith | John Doe | Project Closure | Project Closure |
| 017 | PROJECT REPORT | Report | Final | 2010-02-10 | John Doe | Jane Smith | John Doe | Project Report | Project Report |
| 018 | PROJECT REVIEW | Review | Final | 2010-02-15 | John Doe | Jane Smith | John Doe | Project Review | Project Review |
| 019 | PROJECT ARCHIVE | Archive | Final | 2010-02-20 | John Doe | Jane Smith | John Doe | Project Archive | Project Archive |
| 020 | PROJECT LESSONS LEARNED | Lessons Learned | Final | 2010-02-25 | John Doe | Jane Smith | John Doe | Project Lessons Learned | Project Lessons Learned |

| DOCUMENT POINTS LIST | | | | | | | | | |
|----------------------|-----------------------------------|---------------------------|------------|------------|------------|--------------|--------------|-----------------------------------|-----------------------------------|
| Doc ID | Doc Title | Doc Type | Doc Status | Doc Date | Doc Author | Doc Reviewer | Doc Approver | Doc Comments | Doc Notes |
| 021 | PROJECT CHARTER | Charter | Final | 2010-01-15 | John Doe | Jane Smith | John Doe | Project Charter | Project Charter |
| 022 | PROJECT MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Project Management Plan | Project Management Plan |
| 023 | SCOPE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Scope Management Plan | Scope Management Plan |
| 024 | STAKEHOLDER MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Stakeholder Management Plan | Stakeholder Management Plan |
| 025 | COMMUNICATIONS MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Communications Management Plan | Communications Management Plan |
| 026 | RISK MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Risk Management Plan | Risk Management Plan |
| 027 | QUALITY MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Quality Management Plan | Quality Management Plan |
| 028 | RESOURCE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Resource Management Plan | Resource Management Plan |
| 029 | PROCUREMENT MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Procurement Management Plan | Procurement Management Plan |
| 030 | CHANGE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Change Management Plan | Change Management Plan |
| 031 | CLOSURE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Closure Management Plan | Closure Management Plan |
| 032 | PROJECT INITIATION | Initiation | Final | 2010-01-15 | John Doe | Jane Smith | John Doe | Project Initiation | Project Initiation |
| 033 | PROJECT PLANNING | Planning | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Project Planning | Project Planning |
| 034 | PROJECT EXECUTION | Execution | Final | 2010-01-25 | John Doe | Jane Smith | John Doe | Project Execution | Project Execution |
| 035 | PROJECT MONITORING AND EVALUATION | Monitoring and Evaluation | Final | 2010-01-30 | John Doe | Jane Smith | John Doe | Project Monitoring and Evaluation | Project Monitoring and Evaluation |
| 036 | PROJECT CLOSURE | Closure | Final | 2010-02-05 | John Doe | Jane Smith | John Doe | Project Closure | Project Closure |
| 037 | PROJECT REPORT | Report | Final | 2010-02-10 | John Doe | Jane Smith | John Doe | Project Report | Project Report |
| 038 | PROJECT REVIEW | Review | Final | 2010-02-15 | John Doe | Jane Smith | John Doe | Project Review | Project Review |
| 039 | PROJECT ARCHIVE | Archive | Final | 2010-02-20 | John Doe | Jane Smith | John Doe | Project Archive | Project Archive |
| 040 | PROJECT LESSONS LEARNED | Lessons Learned | Final | 2010-02-25 | John Doe | Jane Smith | John Doe | Project Lessons Learned | Project Lessons Learned |

| DOCUMENT POINTS LIST | | | | | | | | | |
|----------------------|-----------------------------------|---------------------------|------------|------------|------------|--------------|--------------|-----------------------------------|-----------------------------------|
| Doc ID | Doc Title | Doc Type | Doc Status | Doc Date | Doc Author | Doc Reviewer | Doc Approver | Doc Comments | Doc Notes |
| 041 | PROJECT CHARTER | Charter | Final | 2010-01-15 | John Doe | Jane Smith | John Doe | Project Charter | Project Charter |
| 042 | PROJECT MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Project Management Plan | Project Management Plan |
| 043 | SCOPE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Scope Management Plan | Scope Management Plan |
| 044 | STAKEHOLDER MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Stakeholder Management Plan | Stakeholder Management Plan |
| 045 | COMMUNICATIONS MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Communications Management Plan | Communications Management Plan |
| 046 | RISK MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Risk Management Plan | Risk Management Plan |
| 047 | QUALITY MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Quality Management Plan | Quality Management Plan |
| 048 | RESOURCE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Resource Management Plan | Resource Management Plan |
| 049 | PROCUREMENT MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Procurement Management Plan | Procurement Management Plan |
| 050 | CHANGE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Change Management Plan | Change Management Plan |
| 051 | CLOSURE MANAGEMENT PLAN | Plan | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Closure Management Plan | Closure Management Plan |
| 052 | PROJECT INITIATION | Initiation | Final | 2010-01-15 | John Doe | Jane Smith | John Doe | Project Initiation | Project Initiation |
| 053 | PROJECT PLANNING | Planning | Final | 2010-01-20 | John Doe | Jane Smith | John Doe | Project Planning | Project Planning |
| 054 | PROJECT EXECUTION | Execution | Final | 2010-01-25 | John Doe | Jane Smith | John Doe | Project Execution | Project Execution |
| 055 | PROJECT MONITORING AND EVALUATION | Monitoring and Evaluation | Final | 2010-01-30 | John Doe | Jane Smith | John Doe | Project Monitoring and Evaluation | Project Monitoring and Evaluation |
| 056 | PROJECT CLOSURE | Closure | Final | 2010-02-05 | John Doe | Jane Smith | John Doe | Project Closure | Project Closure |
| 057 | PROJECT REPORT | Report | Final | 2010-02-10 | John Doe | Jane Smith | John Doe | Project Report | Project Report |
| 058 | PROJECT REVIEW | Review | Final | 2010-02-15 | John Doe | Jane Smith | John Doe | Project Review | Project Review |
| 059 | PROJECT ARCHIVE | Archive | Final | 2010-02-20 | John Doe | Jane Smith | John Doe | Project Archive | Project Archive |
| 060 | PROJECT LESSONS LEARNED | Lessons Learned | Final | 2010-02-25 | John Doe | Jane Smith | John Doe | Project Lessons Learned | Project Lessons Learned |



RUSHING
120 WEST LAKE AVE. SUITE 200
SEATTLE, WA 98101
P: 206.461.1111 F: 206.461.1111



ASIAN ART MUSEUM
Asian Art Museum Expansion & Renovation
Construction Documents

Construction Documents

DDC SYSTEM POINTS LIST

M704

PLUMBING MATERIALS SPECIFICATION MATRIX.

| SERVICE ID | SERVICE DESCRIPTION | DESIGN PRESSURE (PSIG) | SIZE | MATERIAL | JOINTS | LOCATION FOR USE | INSULATION (R-VALUES PER 2022 WISC AND SEC) | REMARKS |
|-------------------------------------|--|------------------------|------------------|------------------------------------|----------------|------------------|---|-------------------------------|
| DOMESTIC WATER - BELOW GRADE | | | | | | | | |
| DOM | DOMESTIC COLD WATER UNDERGROUND | 125 | 2" AND SMALLER | HIGH DENSITY POLYETHYLENE (HDPE) | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOLID WALL, SOLE WELD, SOLE BE DPC | SOLE WELD | NO RESTRICTION | | |
| | | 125 | 3.125 AND LARGER | CLASS B CAST IRON, GRNPT, UNAD | NO WELD JOINTS | NO RESTRICTION | | DETAIL WITH PRELIMINARY ASSET |
| DOMESTIC WATER - ABOVE GRADE | | | | | | | | |
| DOL DRN, DMC | DOMESTIC COLD WATER, DOMESTIC HOT WATER, DOMESTIC HOT WATER RETURN | 125 | 2" AND SMALLER | CORRUGATED THERMOPLASTIC | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | 250 | ALL | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| | | | | SOCKET WELD | SOCKET WELD | NO RESTRICTION | | |
| SOCKET WELD | | | | SOCKET WELD | NO RESTRICTION | | | |
| SANITARY WASTE & VENT - ABOVE GRADE | | | | | | | | |
| S | SANITARY WASTE | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| SANITARY WASTE & VENT - BELOW GRADE | | | | | | | | |
| S | SANITARY WASTE | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| COMPOSITE | | | | | | | | |
| COMD | COMPOSITE | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| NATURAL GAS PIPING | | | | | | | | |
| NG | LOW PRESSURE NATURAL GAS (UP TO 2 PSI) | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| SEWER PIPING | | | | | | | | |
| SEW | SEWER PIPING | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| STORM WATER PIPING | | | | | | | | |
| SW | STORM WATER PIPING | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 5 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |
| | | 125 | ALL | CAST IRON 10" NIP | WELD FITTINGS | NO RESTRICTION | | |

COPIES OF THE INFORMATION CONTAINED HEREIN ARE UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01-11-2001 BY 60322 UCBAW/STP

Pressure (psi) Available Kymenranta

Pressure (psi) Available Kymenranta

Goodbye! I'm going to see you in the next 10 minutes. I'll be back in 10 minutes.

Goodbye! I'm going to see you in the next 10 minutes. I'll be back in 10 minutes.

PLUMBING FIXTURE SCHEDULE

| ITEM | DESCRIPTION | MODEL | CONNECTION | DN | IN | TRAP | W | V | CODE | FLOW | PSI | FLOW | PSI |
|--------|---------------------------|-------|------------|----|----|------|---|---|------|------|-----|------|-----|
| WC-1 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-2 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-3 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-4 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-5 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-6 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-7 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-8 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-9 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-10 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-11 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-12 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-13 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-14 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-15 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
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| WC-19 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
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| WC-38 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-39 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-40 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-41 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-42 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-43 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-44 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-45 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-46 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-47 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-48 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
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| WC-54 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
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| WC-61 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
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| WC-66 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
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| WC-70 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-71 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-72 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-73 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-74 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-75 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-76 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-77 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-78 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-79 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-80 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-81 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-82 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-83 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-84 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-85 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-86 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-87 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-88 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-89 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-90 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-91 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-92 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-93 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-94 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-95 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-96 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-97 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-98 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-99 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |
| WC-100 | WALL MOUNTED WATER CLOSET | | | | | | | | | | | | |

NOTES:
SIZE AS INDICATED ON PLANS

UTM

RUSHING



ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

PLUMBING SCHEDULES

P010

FOR REFERENCE ONLY

| PLANS OF DESIGN | | | |
|-----------------|---------|------|---------|
| PROJECT # | DATE | BY | CHKD BY |
| 100-11-01 | 10/1/81 | W.H. | W.H. |
| 100-11-02 | 10/1/81 | W.H. | W.H. |
| 100-11-03 | 10/1/81 | W.H. | W.H. |
| 100-11-04 | 10/1/81 | W.H. | W.H. |
| 100-11-05 | 10/1/81 | W.H. | W.H. |
| 100-11-06 | 10/1/81 | W.H. | W.H. |
| 100-11-07 | 10/1/81 | W.H. | W.H. |
| 100-11-08 | 10/1/81 | W.H. | W.H. |
| 100-11-09 | 10/1/81 | W.H. | W.H. |
| 100-11-10 | 10/1/81 | W.H. | W.H. |
| 100-11-11 | 10/1/81 | W.H. | W.H. |
| 100-11-12 | 10/1/81 | W.H. | W.H. |
| 100-11-13 | 10/1/81 | W.H. | W.H. |
| 100-11-14 | 10/1/81 | W.H. | W.H. |
| 100-11-15 | 10/1/81 | W.H. | W.H. |
| 100-11-16 | 10/1/81 | W.H. | W.H. |
| 100-11-17 | 10/1/81 | W.H. | W.H. |
| 100-11-18 | 10/1/81 | W.H. | W.H. |
| 100-11-19 | 10/1/81 | W.H. | W.H. |
| 100-11-20 | 10/1/81 | W.H. | W.H. |
| 100-11-21 | 10/1/81 | W.H. | W.H. |
| 100-11-22 | 10/1/81 | W.H. | W.H. |
| 100-11-23 | 10/1/81 | W.H. | W.H. |
| 100-11-24 | 10/1/81 | W.H. | W.H. |
| 100-11-25 | 10/1/81 | W.H. | W.H. |
| 100-11-26 | 10/1/81 | W.H. | W.H. |
| 100-11-27 | 10/1/81 | W.H. | W.H. |
| 100-11-28 | 10/1/81 | W.H. | W.H. |
| 100-11-29 | 10/1/81 | W.H. | W.H. |
| 100-11-30 | 10/1/81 | W.H. | W.H. |
| 100-11-31 | 10/1/81 | W.H. | W.H. |
| 100-11-32 | 10/1/81 | W.H. | W.H. |
| 100-11-33 | 10/1/81 | W.H. | W.H. |
| 100-11-34 | 10/1/81 | W.H. | W.H. |
| 100-11-35 | 10/1/81 | W.H. | W.H. |
| 100-11-36 | 10/1/81 | W.H. | W.H. |
| 100-11-37 | 10/1/81 | W.H. | W.H. |
| 100-11-38 | 10/1/81 | W.H. | W.H. |
| 100-11-39 | 10/1/81 | W.H. | W.H. |
| 100-11-40 | 10/1/81 | W.H. | W.H. |
| 100-11-41 | 10/1/81 | W.H. | W.H. |
| 100-11-42 | 10/1/81 | W.H. | W.H. |
| 100-11-43 | 10/1/81 | W.H. | W.H. |
| 100-11-44 | 10/1/81 | W.H. | W.H. |
| 100-11-45 | 10/1/81 | W.H. | W.H. |
| 100-11-46 | 10/1/81 | W.H. | W.H. |
| 100-11-47 | 10/1/81 | W.H. | W.H. |
| 100-11-48 | 10/1/81 | W.H. | W.H. |
| 100-11-49 | 10/1/81 | W.H. | W.H. |
| 100-11-50 | 10/1/81 | W.H. | W.H. |
| 100-11-51 | 10/1/81 | W.H. | W.H. |
| 100-11-52 | 10/1/81 | W.H. | W.H. |
| 100-11-53 | 10/1/81 | W.H. | W.H. |
| 100-11-54 | 10/1/81 | W.H. | W.H. |
| 100-11-55 | 10/1/81 | W.H. | W.H. |
| 100-11-56 | 10/1/81 | W.H. | W.H. |
| 100-11-57 | 10/1/81 | W.H. | W.H. |
| 100-11-58 | 10/1/81 | W.H. | W.H. |
| 100-11-59 | 10/1/81 | W.H. | W.H. |
| 100-11-60 | 10/1/81 | W.H. | W.H. |
| 100-11-61 | 10/1/81 | W.H. | W.H. |
| 100-11-62 | 10/1/81 | W.H. | W.H. |
| 100-11-63 | 10/1/81 | W.H. | W.H. |
| 100-11-64 | 10/1/81 | W.H. | W.H. |
| 100-11-65 | 10/1/81 | W.H. | W.H. |
| 100-11-66 | 10/1/81 | W.H. | W.H. |
| 100-11-67 | 10/1/81 | W.H. | W.H. |
| 100-11-68 | 10/1/81 | W.H. | W.H. |
| 100-11-69 | 10/1/81 | W.H. | W.H. |
| 100-11-70 | 10/1/81 | W.H. | W.H. |
| 100-11-71 | 10/1/81 | W.H. | W.H. |
| 100-11-72 | 10/1/81 | W.H. | W.H. |
| 100-11-73 | 10/1/81 | W.H. | W.H. |
| 100-11-74 | 10/1/81 | W.H. | W.H. |
| 100-11-75 | 10/1/81 | W.H. | W.H. |
| 100-11-76 | 10/1/81 | W.H. | W.H. |
| 100-11-77 | 10/1/81 | W.H. | W.H. |
| 100-11-78 | 10/1/81 | W.H. | W.H. |
| 100-11-79 | 10/1/81 | W.H. | W.H.</ |

[illegible][illegible][illegible][illegible][illegible][illegible]

Architecture
Urban Design
Interior Design



SAM ASIAN ART MUSEUM

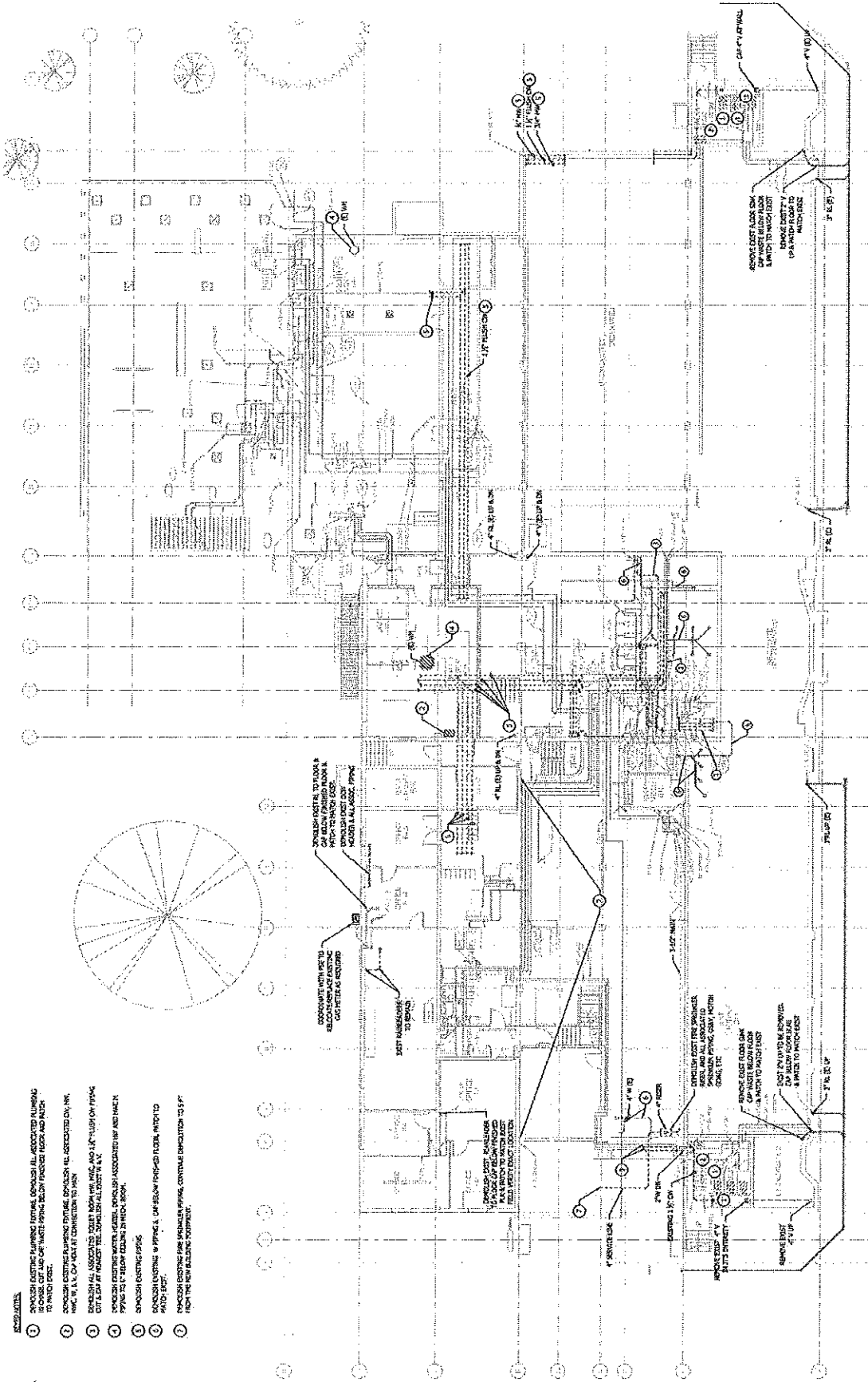
Asian Art Museum Expansion & Renovation

Construction Documents

FOR REFERENCE ONLY

PLUMBING SCHEDULES

- NOTES:**
1. EXISTING PLUMBING SYSTEM, INCLUDING ALL ASSOCIATED PIPING, IS TO BE REMOVED AND REPLACED WITH NEW PIPING AND FITTINGS TO MATCH EXIST.
 2. EXISTING PLUMBING SYSTEM, INCLUDING ALL ASSOCIATED PIPING, IS TO BE REMOVED AND REPLACED WITH NEW PIPING AND FITTINGS TO MATCH EXIST.
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 10. EXISTING PLUMBING SYSTEM, INCLUDING ALL ASSOCIATED PIPING, IS TO BE REMOVED AND REPLACED WITH NEW PIPING AND FITTINGS TO MATCH EXIST.



PLUMBING DEMO PLAN - LEVEL 1
P101

LTM
Architects
Urban Design
Interiors

RUSHING
Engineering
1735 WEST LAKE AVE. SUITE 200
SEATTLE, WA 98149
P: (206) 461-1100 F: (206) 261-1111

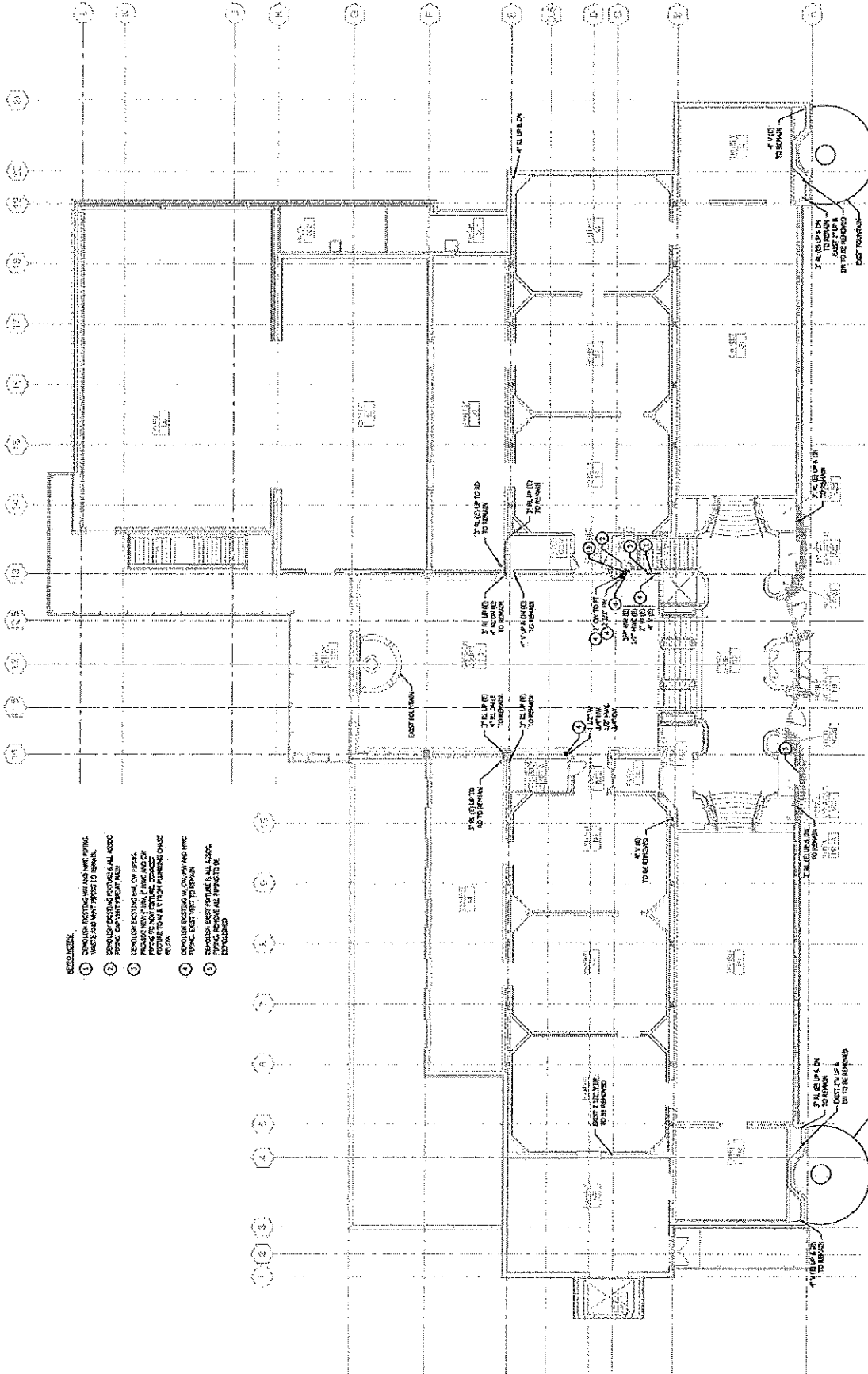
SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

FOR REFERENCE ONLY

PLUMBING DEMO PLAN - LEVEL 1
P101



- NOTES:**
1. DEMOLISH EXISTING HALL AND HALLWAY. WASTE AND WASTE PIPES TO REMAIN.
 2. DEMOLISH EXISTING HALLWAY AND HALLWAY. WASTE AND WASTE PIPES TO REMAIN.
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 5. DEMOLISH EXISTING HALLWAY AND HALLWAY. WASTE AND WASTE PIPES TO REMAIN.
 6. DEMOLISH EXISTING HALLWAY AND HALLWAY. WASTE AND WASTE PIPES TO REMAIN.

PLUMBING DEMO PLAN - LEVEL 3

LMN
Architect
125 WEST LAKE AVENUE SUITE 200
SEATTLE, WA 98108
P: (206) 252-1200 F: (206) 252-1711

RUSHING
Engineering & Construction
125 WEST LAKE AVENUE SUITE 200
SEATTLE, WA 98108
P: (206) 252-1200 F: (206) 252-1711

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

FOR REFERENCE ONLY

PLUMBING DEMO PLAN - LEVEL 3

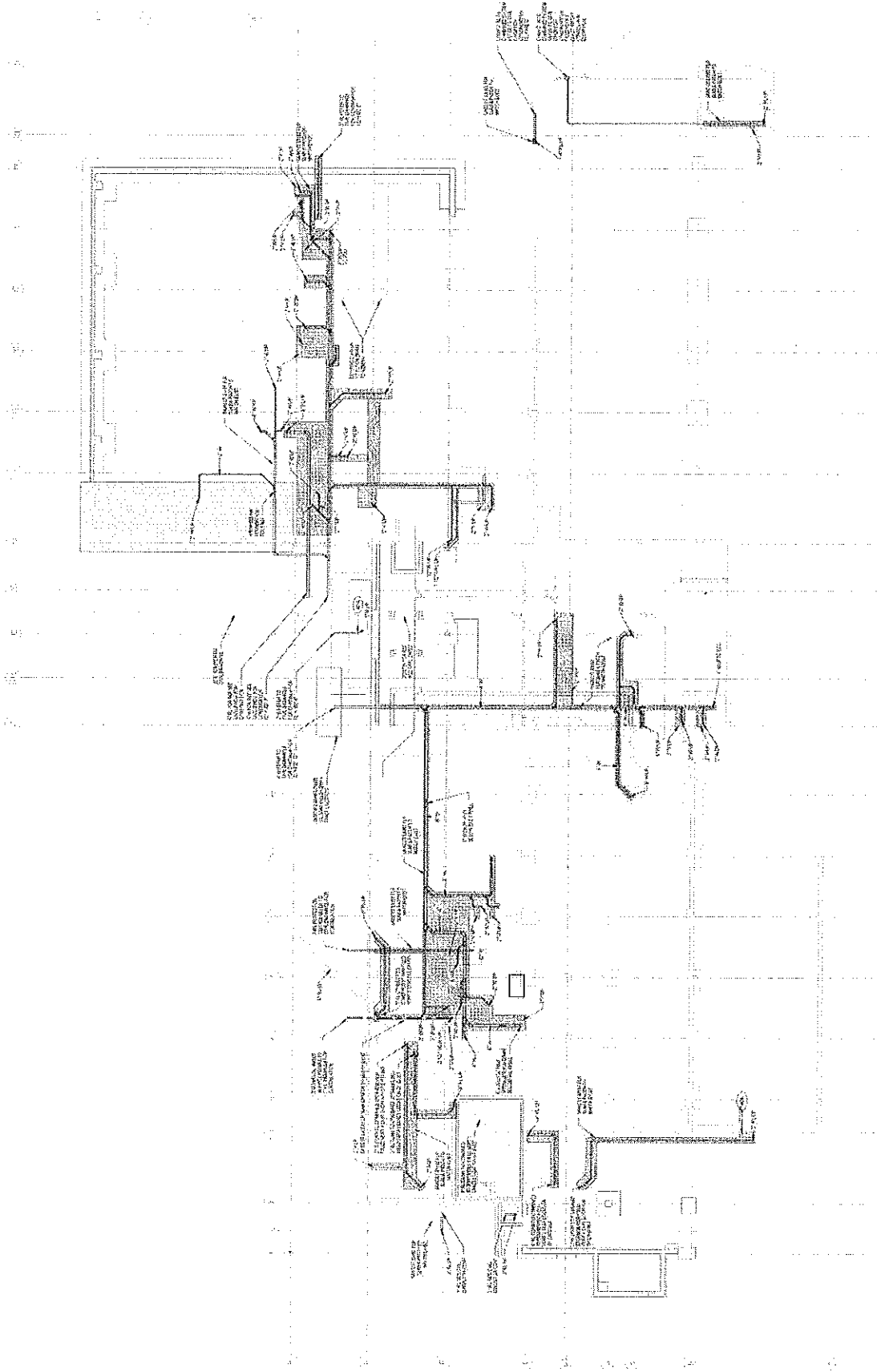
P103

Construction Documents

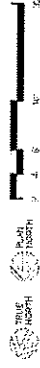
DATE: 02/20/2017
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

GENERAL NOTE

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SEATTLE PLUMBING CODE AND THE INTERNATIONAL PLUMBING CODE.



PLUMB PLAN - BELOW GRADE
DATE: 02/12/10



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

FOR REFERENCE ONLY

PLUMBING PLAN - BELOW GRADE

P200

Construction Documents

Asian Art Museum Expansion & Renovation

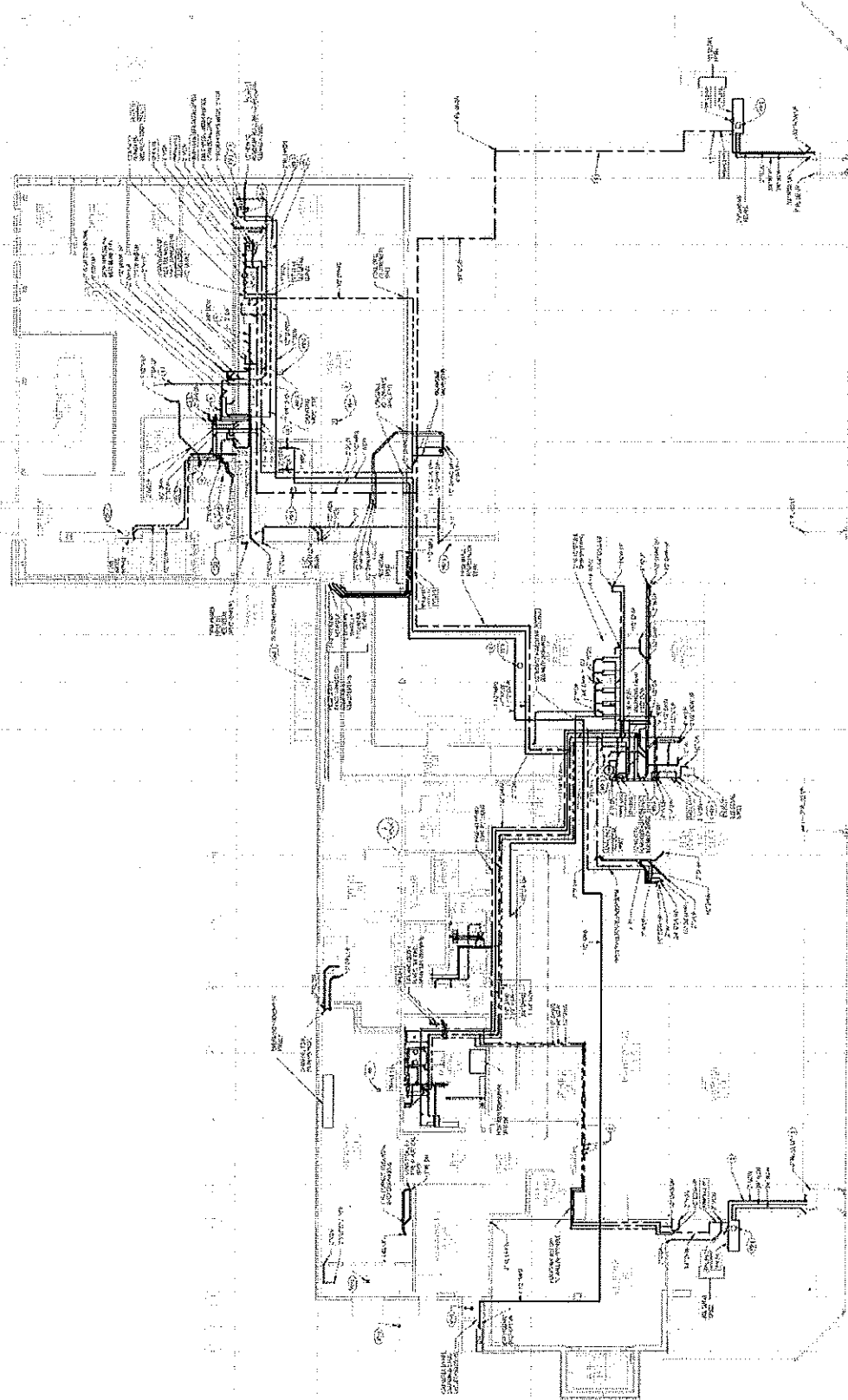


RUSHING
ARCHITECTS
1000 1st Avenue
Seattle, WA 98101
P: 206.461.1919
F: 206.461.1920

LMN
ARCHITECTS
1000 1st Avenue
Seattle, WA 98101
P: 206.461.1919
F: 206.461.1920

SAM ASIAN ART MUSEUM

- KEY NOTES**
1. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND IF NOT SPECIFIED OTHERWISE.
 2. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND IF NOT SPECIFIED OTHERWISE.
 3. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND IF NOT SPECIFIED OTHERWISE.
 4. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND IF NOT SPECIFIED OTHERWISE.
 5. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND IF NOT SPECIFIED OTHERWISE.
 6. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND IF NOT SPECIFIED OTHERWISE.
 7. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND IF NOT SPECIFIED OTHERWISE.



PLUMB PLAN - LEVEL 1
10/10/2017



FOR REFERENCE ONLY

P201

PLUMBING FLOOR
PLAN - LEVEL 01

Date: 10/10/2017
By: [Signature]
Check: [Signature]

Construction Documents

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

1000 L Street, NW
San Francisco, CA 94102

RUSHING

ARCHITECTS

1000 L Street, NW
San Francisco, CA 94102

TEL: 415.398.4500
FAX: 415.398.4501
WWW.RUSHINGARCHITECTS.COM

LMN

ARCHITECTS

1000 L Street, NW
San Francisco, CA 94102

TEL: 415.398.4500
FAX: 415.398.4501
WWW.LMNARCHITECTS.COM

REVISIONS

1. REVISIONS TO THE PLUMBING PLAN
2. REVISIONS TO THE PLUMBING PLAN
3. REVISIONS TO THE PLUMBING PLAN
4. REVISIONS TO THE PLUMBING PLAN
5. REVISIONS TO THE PLUMBING PLAN



FOR REFERENCE ONLY

PLUMBING FLOOR
PLAN - LEVEL 02

DATE: 10/20/2011
BY: JLD/STP

Construction
Documents

Asian Art Museum Expansion & Renovation
S&M ASIAN ART MUSEUM

S&M ASIAN ART MUSEUM



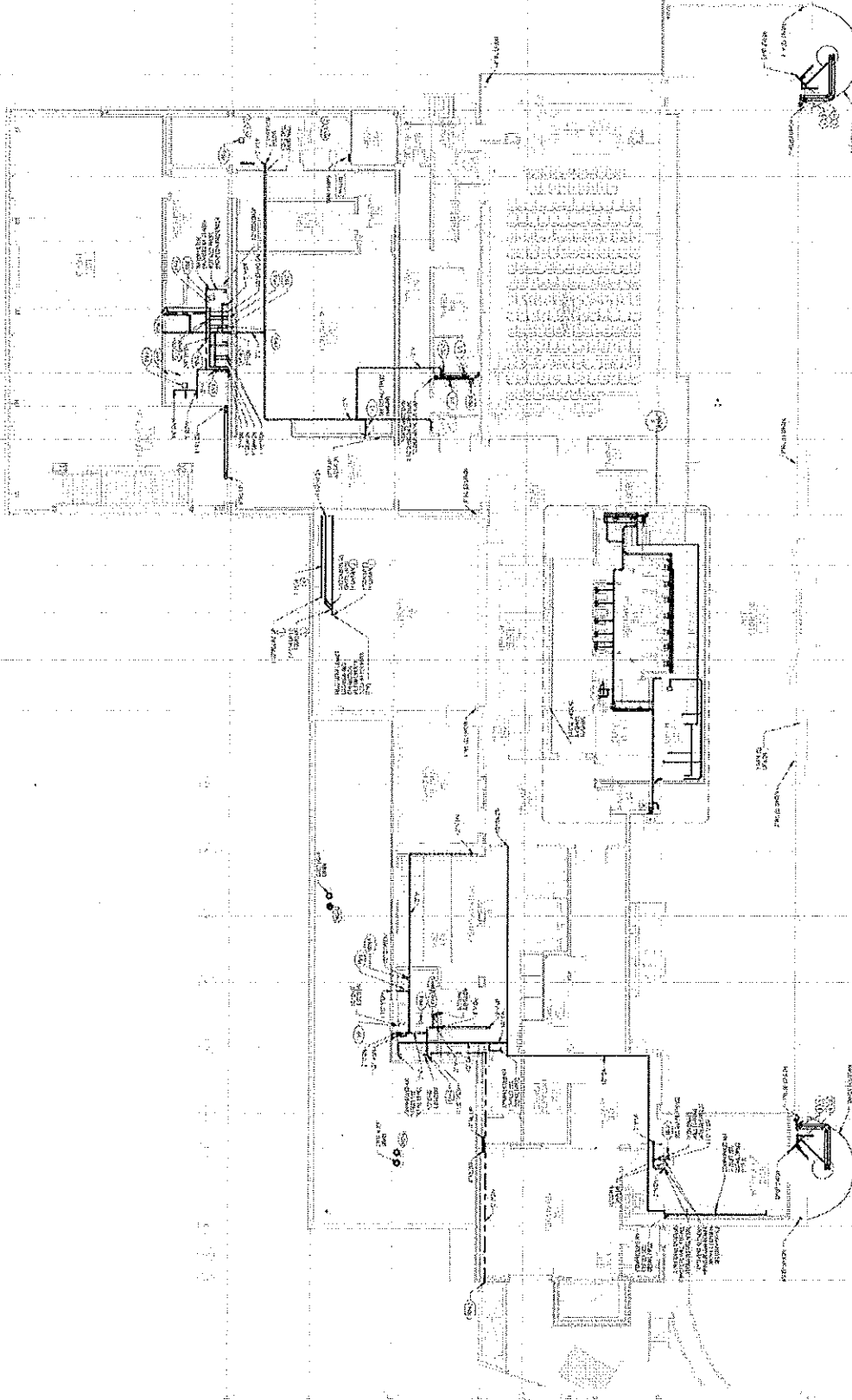
RUSHING
ARCHITECTS

1234 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102
P: 415.774.1234

LMN
ARCHITECTS

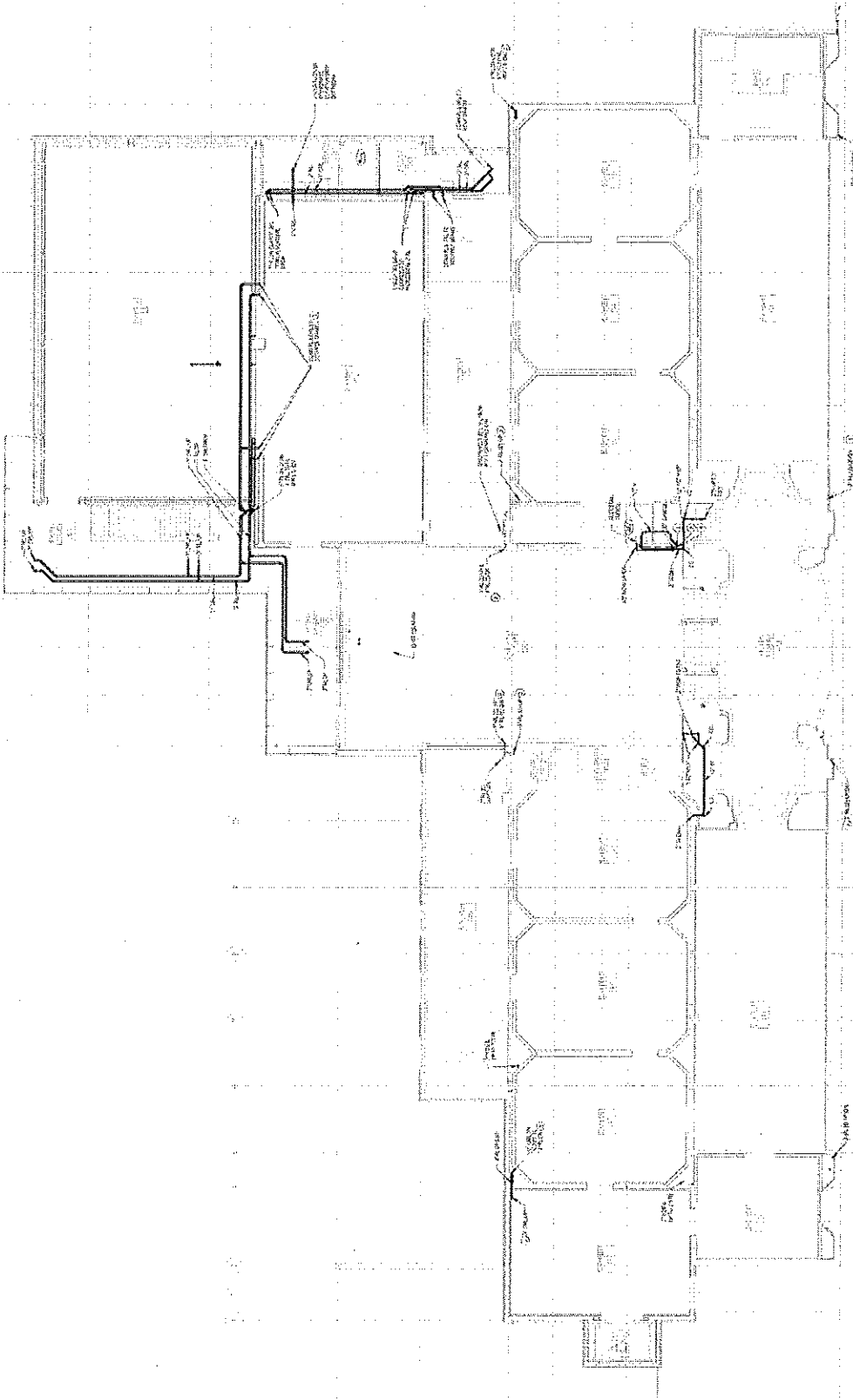
1234 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102
P: 415.774.1234

PLUMBING PLAN - LEVEL 2

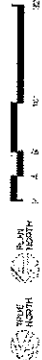


KEY NOTES

1. SEE PLAN FOR LOCATION OF KEY NOTES
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PLUMB PLAN - LEVEL 3



LMM
Architectural
Landscape
Interior

RUSHING
ARCHITECTS
1200 K STREET, N.W.
WASHINGTON, D.C. 20004
P: (202) 331-7700 F: (202) 331-7701



SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

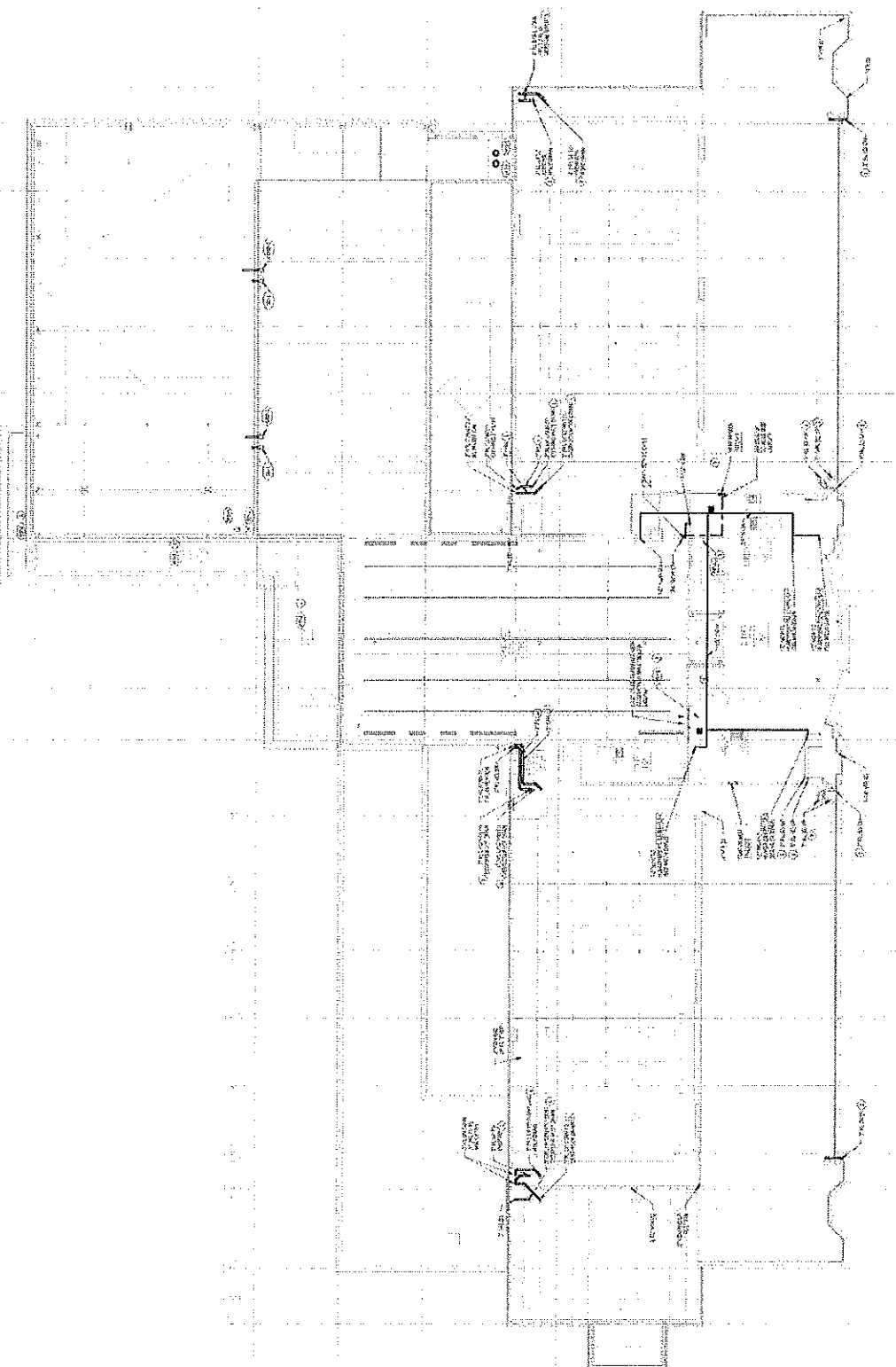
Construction Documents

FOR REFERENCE ONLY

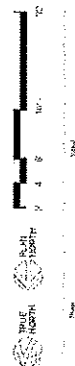
PLUMBING FLOOR PLAN - LEVEL 03

P203

^a Data are means ± SEM from four independent experiments performed in triplicate.



PLUMB PLAN - LEVEL 4



FOR REFERENCE ONLY

PLUMBING FLOOR
PLAN - ATTIC

P204

Construction Documents

Asian Art Museum Expansion & Renovation



RUSHING

[illegible]

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The above information is being
provided for your information.



FOR REFERENCE ONLY

| | | |
|----------|---------|----------|
| Survey | Contour | Color |
| Numbered | Planned | Existing |
| Station | Station | Station |
| Date | 9/25/22 | |

PLANNED FLOOR
PLAN - LEVEL
ROOF

P205

Construction Documents



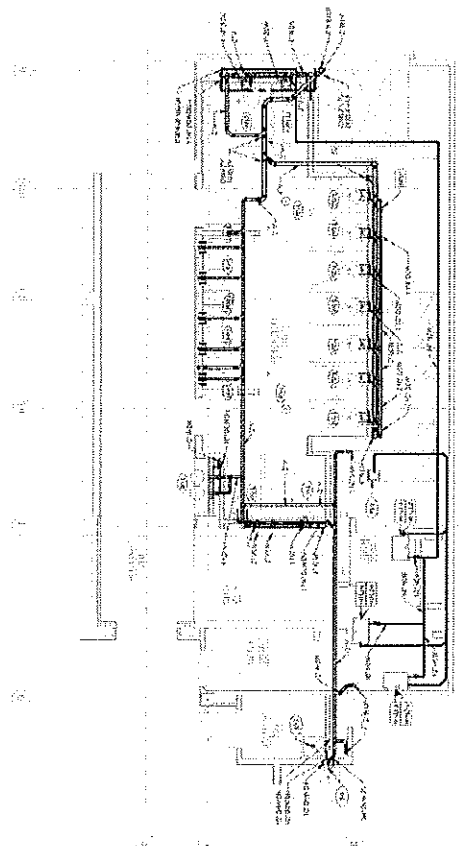
Asian Art Museum Expansion & Renovation
 The Asian Art Museum is a 100% LEED Platinum building.



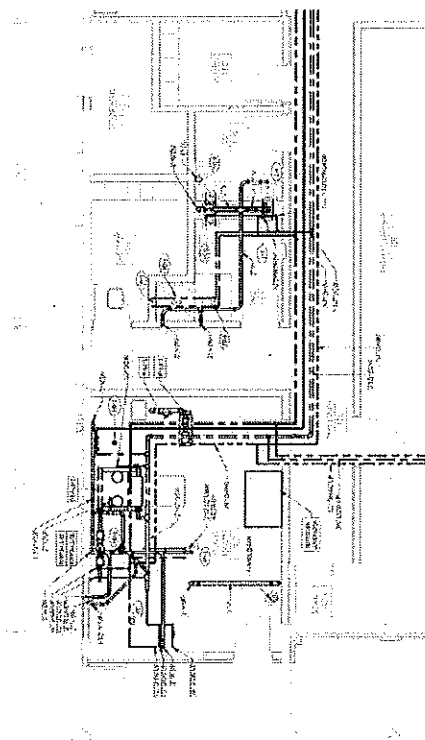
HUSHING
A Division of Sound Effects Company
1225 WESTLAKE AVE SUITE 300
SEATTLE, WA 98109
PH: (206) 265-7700 FAX: (206) 265-7795

LM
LIFE-MODEL
LIFE-DESIGN
LIFE-DESIGN

一、（一） 凡屬本會之職員，均應遵守本會之章程及規程，並應遵守國家法律及地方自治法規。
 二、（二） 凡屬本會之職員，均應遵守本會之宗旨及目的，並應遵守社會公德及職業道德。
 三、（三） 凡屬本會之職員，均應遵守本會之紀律及規程，並應遵守國家法律及地方自治法規。
 四、（四） 凡屬本會之職員，均應遵守本會之宗旨及目的，並應遵守社會公德及職業道德。
 五、（五） 凡屬本會之職員，均應遵守本會之紀律及規程，並應遵守國家法律及地方自治法規。



ENLARGED PLUMB PLAN - MECH ROOM 209A
10/1/2011



ENLARGED PLUMB PLAN - PUMP ROOM 103
10/1/2011

LMN
ARCHITECTS
Landscape Architecture
1000 1st Avenue
Seattle, WA 98101
206.461.1000
www.lmn.com

RUSHING
ENGINEERS
1200 N. 10th Street
Seattle, WA 98107
206.461.1000
www.rushing-engineers.com



SAM
ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation
1000 1st Avenue
Seattle, WA 98101

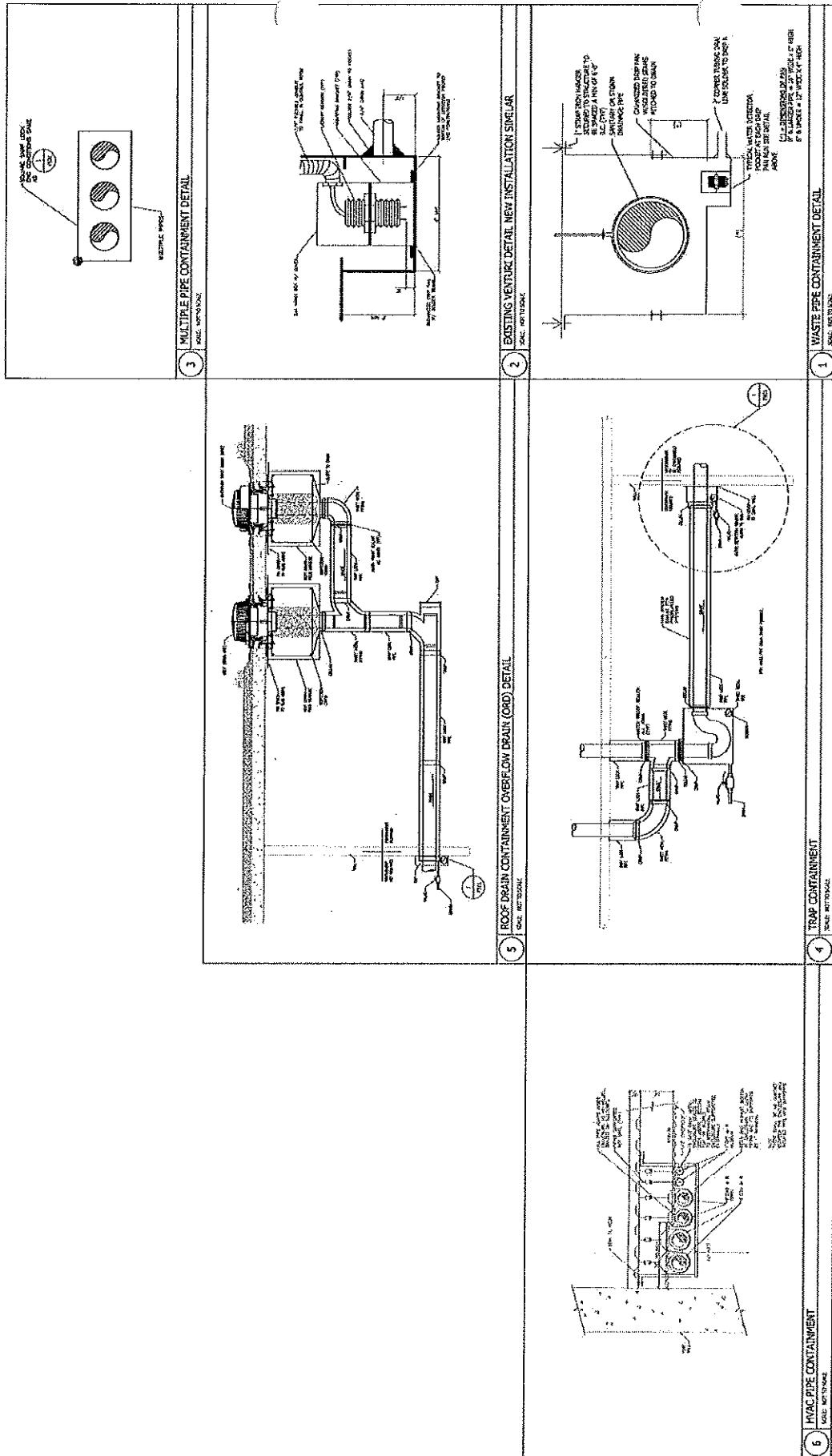
Construction Documents

FOR REFERENCE ONLY

Project: Asian Art Museum Expansion & Renovation
Location: 1000 1st Avenue, Seattle, WA 98101
Date: 10/1/2011

ENLARGED PLUMBING PLANS

P301



NOTE: SINGLE DETAILS WERE PROVIDED BY THE CLIENT. THE ART MUSEUM HAS REVIEWED DETAILS FROM THE CONSTRUCTION DOCUMENTS AND RENOVATION PROJECT.

LMM
 ARCHITECTS
 1000 1st Avenue
 Seattle, WA 98101



RUSHING
 ENGINEERS
 1000 1st Avenue
 Seattle, WA 98101

SAM
 ASIAN ART MUSEUM

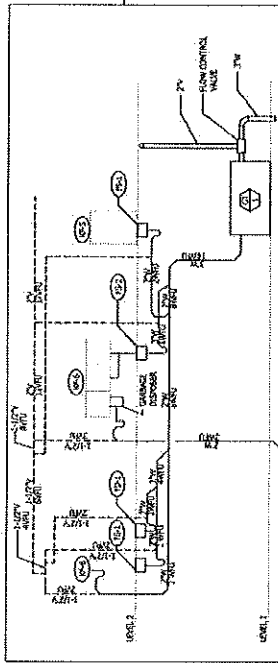
Asian Art Museum Expansion & Renovation

Construction Documents

FOR REFERENCE ONLY

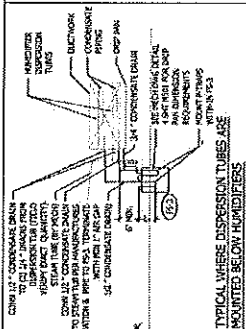
PLUMBING DETAILS

P501

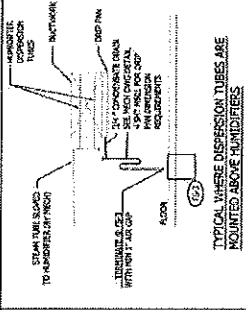


12 GROSS TRAP DETAIL
SCALE: 1/4" = 1'-0"

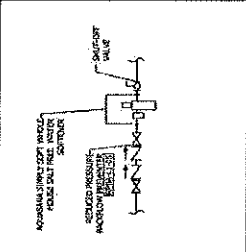
11 SERVICE SINK DETAIL
SCALE: 1/4" = 1'-0"



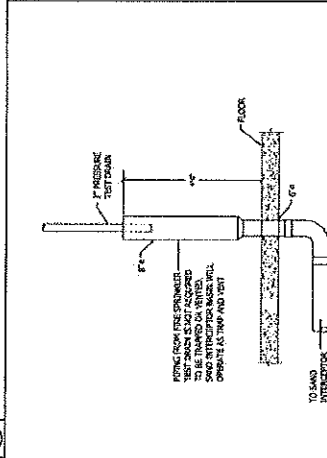
TYPICAL WHERE DISPERSION TUBES ARE MOUNTED BELOW HUMIDIFIERS



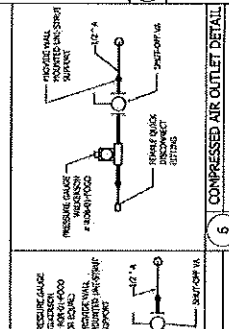
TYPICAL WHERE DISPERSION TUBES ARE MOUNTED ABOVE HUMIDIFIERS



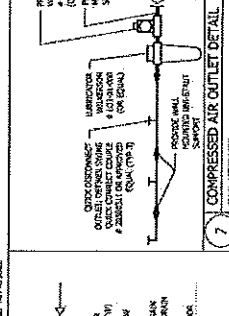
10 WATER SOFTENER DETAIL
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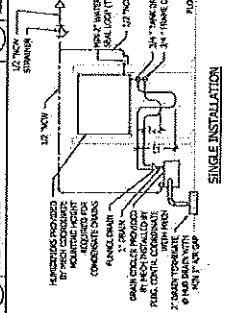
4 FIRE SINKLER HUB DRAIN DETAIL
SCALE: 1/4" = 1'-0"



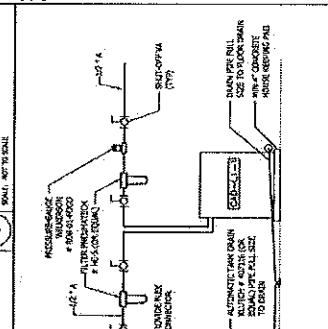
6 COMPRESSED AIR OUTLET DETAIL
SCALE: 1/4" = 1'-0"



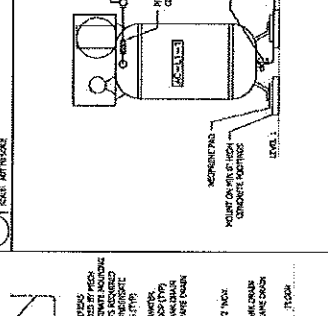
7 COMPRESSED AIR OUTLET DETAIL
SCALE: 1/4" = 1'-0"



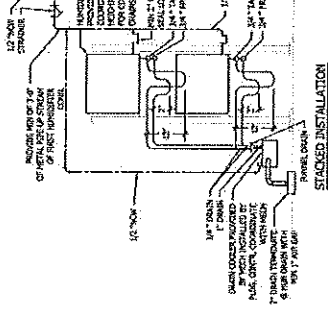
8 HUMIDIFIER DETAIL
SCALE: 1/4" = 1'-0"



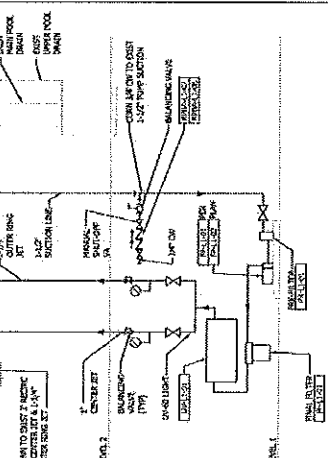
5 AIR COMPRESSOR DETAIL
SCALE: 1/4" = 1'-0"



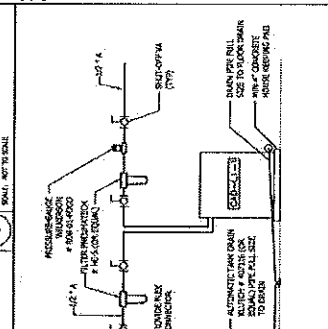
9 DUCT HUMIDIFIER CONDENSATE DRAIN DETAIL
SCALE: 1/4" = 1'-0"



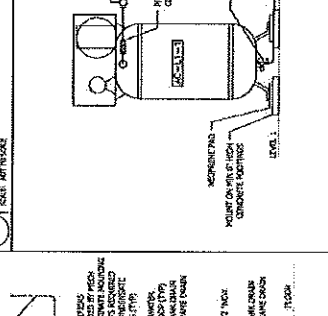
11 GARDEN COURT FOUNTAIN PUMP DETAIL
SCALE: 1/4" = 1'-0"



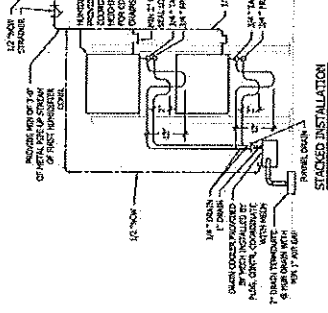
2 WATER HEATER PIPING DIAGRAM
SCALE: 1/4" = 1'-0"



4 FIRE SINKLER HUB DRAIN DETAIL
SCALE: 1/4" = 1'-0"



6 COMPRESSED AIR OUTLET DETAIL
SCALE: 1/4" = 1'-0"



5 AIR COMPRESSOR DETAIL
SCALE: 1/4" = 1'-0"



9 DUCT HUMIDIFIER CONDENSATE DRAIN DETAIL
SCALE: 1/4" = 1'-0"

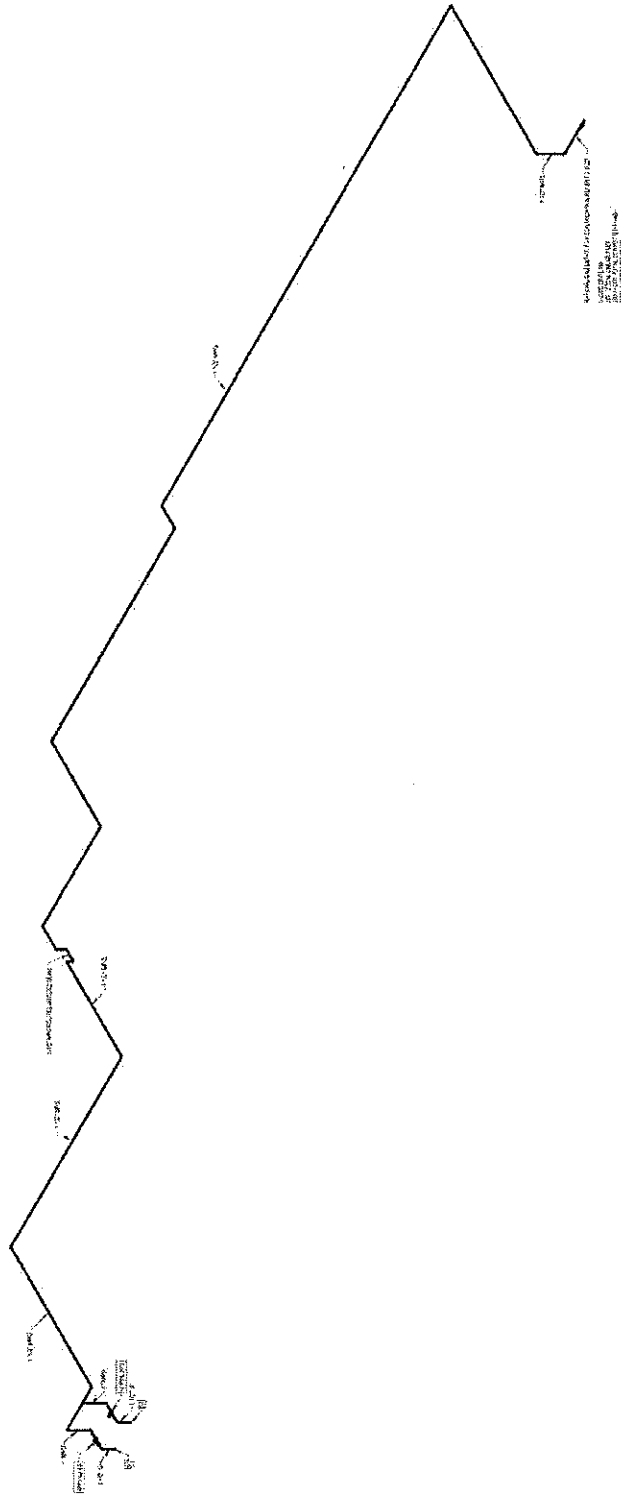


FOR

FOR REFERENCE ONLY

**PLUMBING WASTE
AND VENT RISER
DIAGRAM**

P602



PLUMBING NATURAL GAS RISER

LMN
Lithium Manganese Nickel
Cathode Technology

RUSHING

225 W 57th St New York, NY 10019
 SATTELITE, NY 10019
 P-225 W 57th St New York, NY 10019

Two-photon



SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

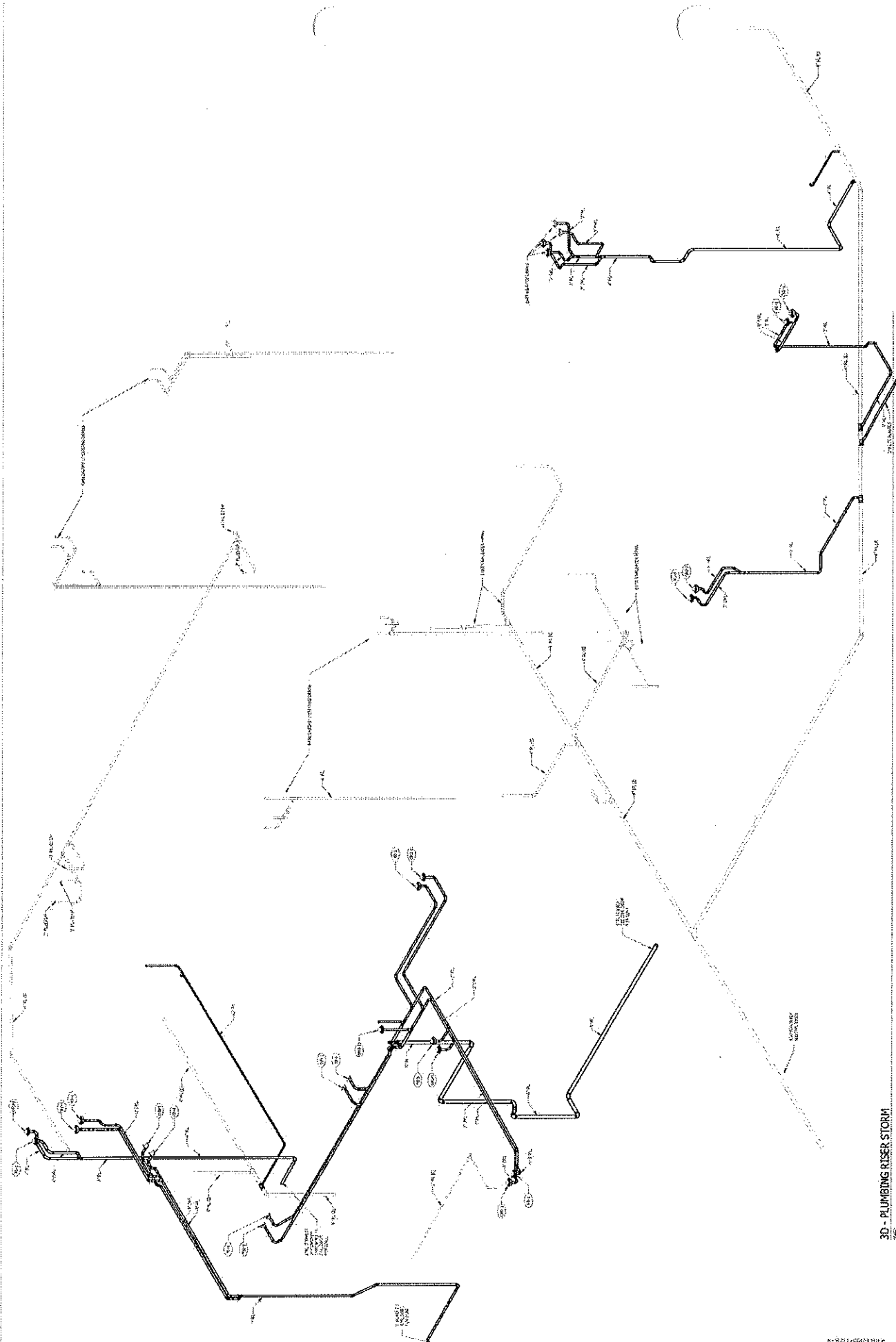
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|-------------|-----------------|---------------------|
| 1. General | 10 | 10.0 |
| 2. Specific | 90 | 90.0 |
| Total | 100 | 100.0 |

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44
FOR REFERENCE ONLY

**PLUMBING
NATURAL GAS
RISER DIAGRAM**



3D - PLUMBING RISER STORM



RUSHING
 ENGINEER
 125 WEST AVE. SUITE 100
 SEATTLE, WA 98101
 P: 206.461.1234 F: 206.461.1235
 www.rushing-engineering.com

LMN
 CONSULTING
 1000 1st Avenue, Suite 400
 Seattle, WA 98101
 P: 206.461.1234 F: 206.461.1235
 www.lmn-engineering.com



Asian Art Museum Expansion & Renovation
 1250 1st Avenue, Seattle, WA 98101
 P: 206.461.1234 F: 206.461.1235
 www.asianartmuseum.org

Construction Documents

FOR REFERENCE ONLY

PLUMBING
 RAINLEADER
 RISER DIAGRAM

Project: Asian Art Museum Expansion & Renovation
 Date: 5/20/21
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]

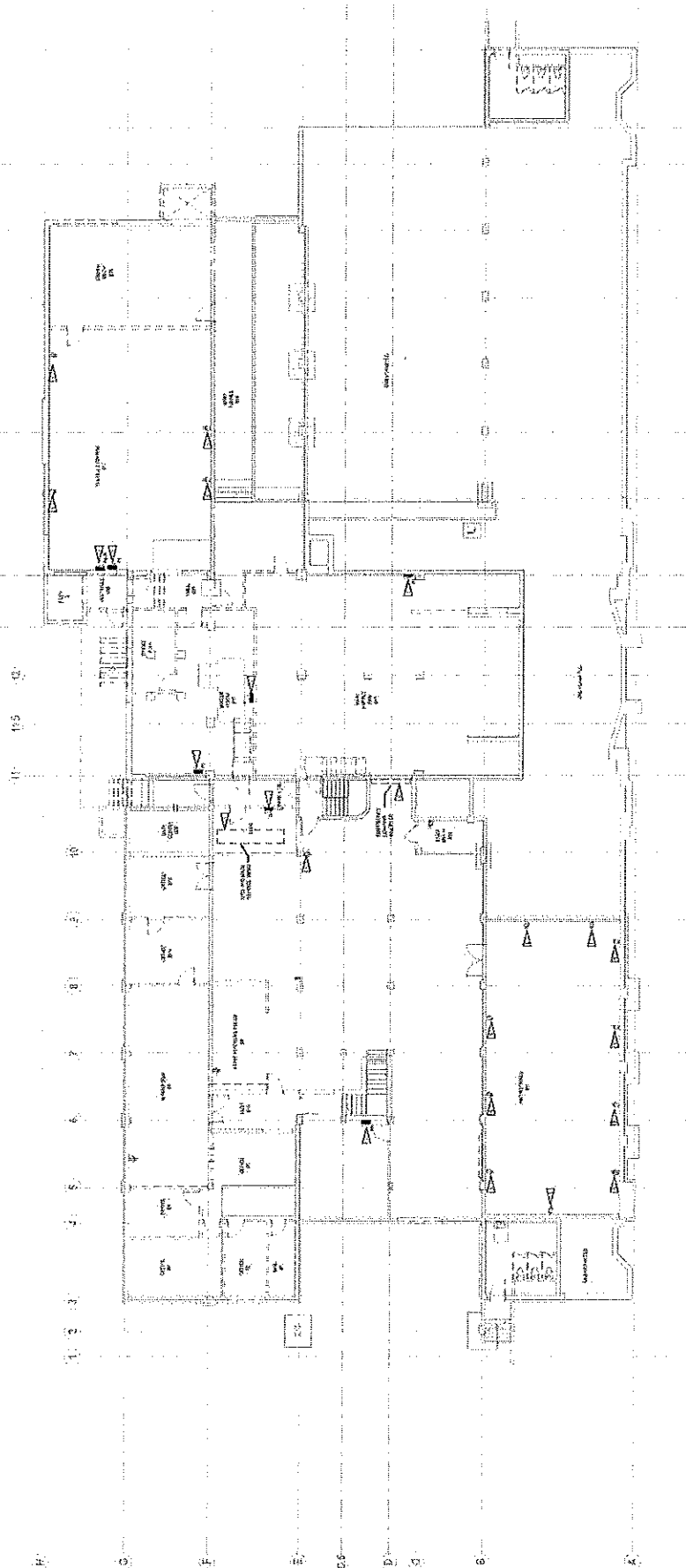
P604

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| 2 | ISSUED FOR CONSTRUCTION | 01/11/2017 | W. D. DUNN | W. D. DUNN |
| 3 | ISSUED FOR CONSTRUCTION | 01/11/2017 | W. D. DUNN | W. D. DUNN |

REVISIONS GENERAL NOTES

10.5 11 11.5 12 13 14 15 16 17 18 19 20 21 22



1 POWER DEMO PLAN - LEVEL 1



FOR REFERENCE ONLY

Power Demo Plan - Level 1

E101



Asian Art Museum Expansion & Renovation

Construction Documents



1000 California Street, Suite 200
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501
www.stantec.com

REVOLUTION GENERAL NOTES



1994-1995

Asian Art Museum Expansion & Renovation

Construction Documents

Power: Demo Plan -
Level 2

[illegible]

FOR REFERENCE ONLY

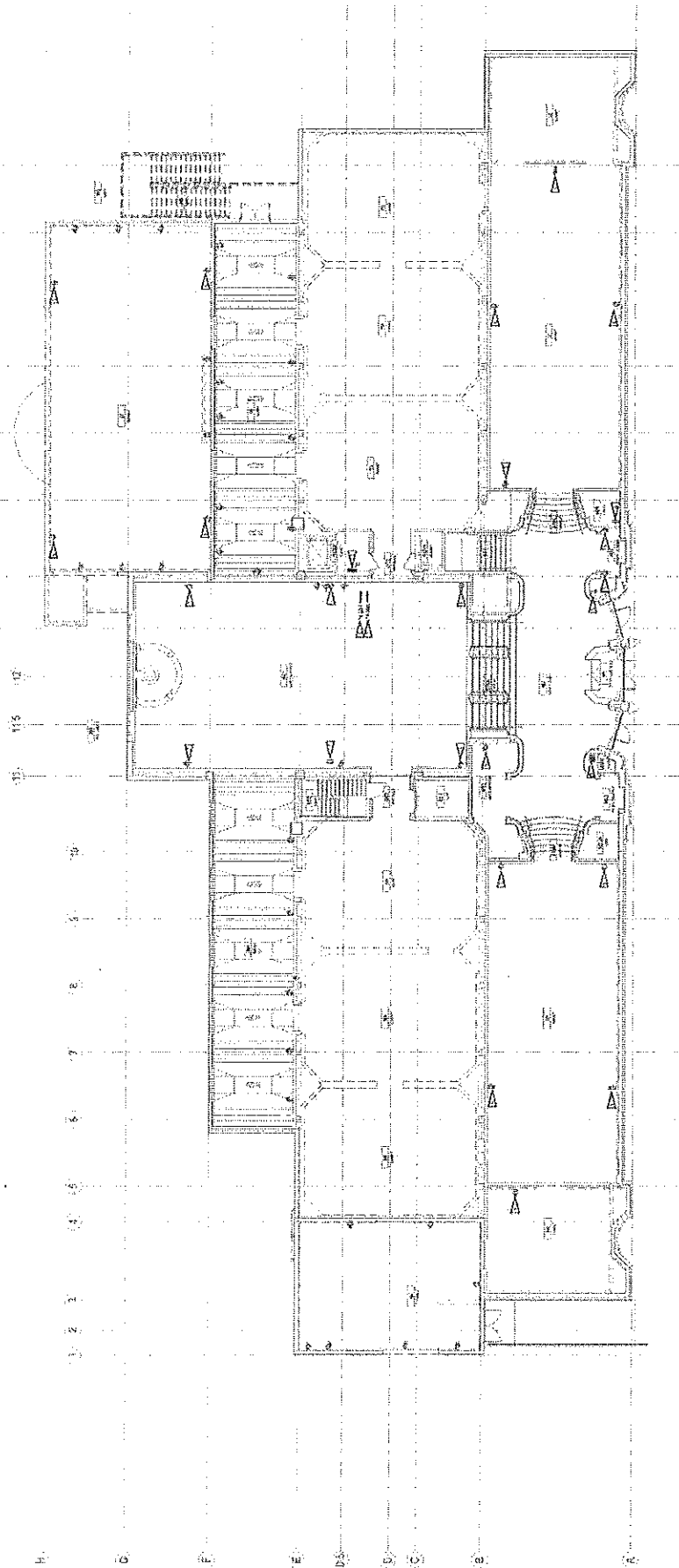
E102

PLAN NORTH



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| 100 | ISSUED FOR CONSTRUCTION |

REVISIONS GENERAL NOTES



POWER DEMO PLAN - LEVEL 3



LHM
LAWSON HENNINGSON
MUSEUM

S&M
SANTER & MANNING
ARCHITECTS

Stantec
STANTEC
ARCHITECTS

FOR REFERENCE ONLY

Power Demo Plan -
Level 3

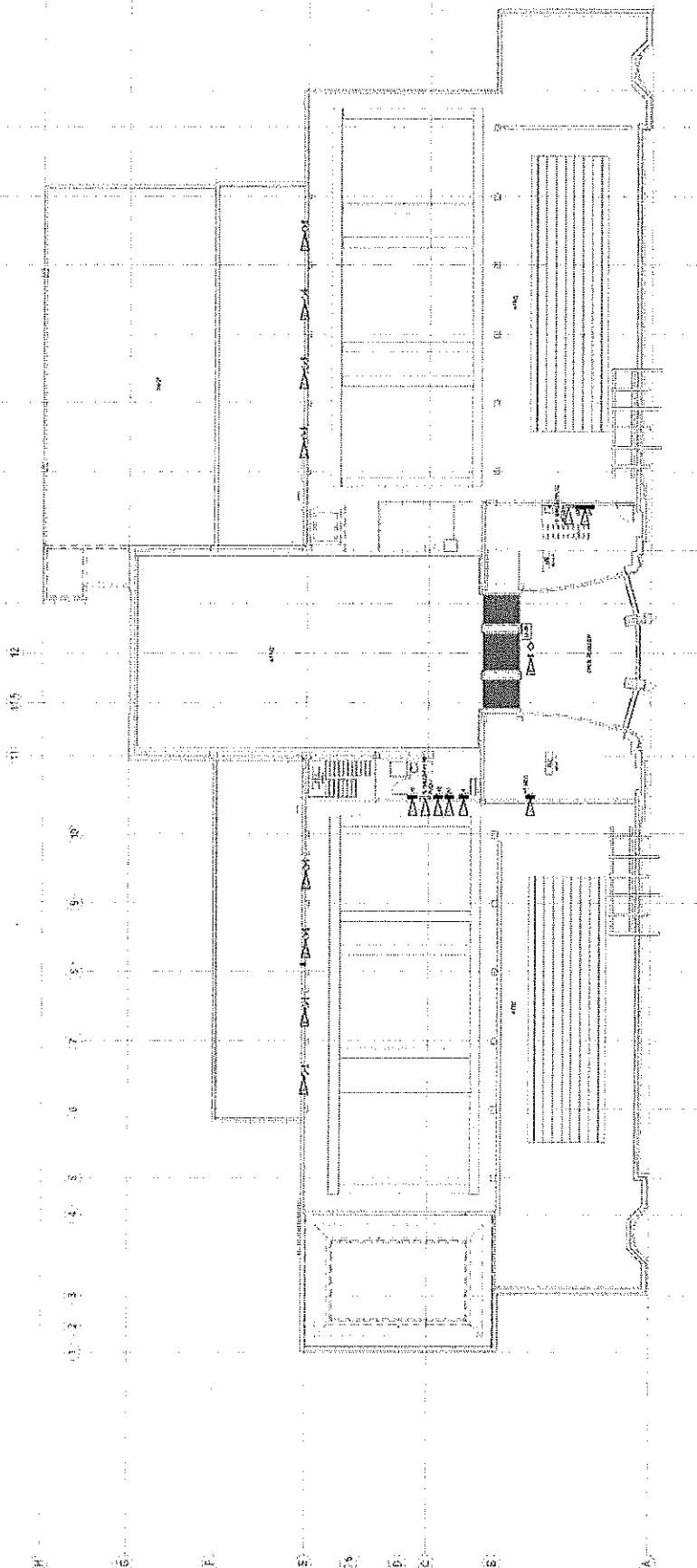
Construction
Documents

Asian Art Museum Expansion & Renovation

Sheet No. E103

| REVISIONS | | DATE | BY | APP |
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| 2 | Revised for Construction | 08/11/2011 | LMN | LMN |
| 3 | Revised for Construction | 08/11/2011 | LMN | LMN |
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| 21 | Revised for Construction | 08/11/2011 | LMN | LMN |
| 22 | Revised for Construction | 08/11/2011 | LMN | LMN |

REVISIONS GENERAL NOTES:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the centerline of the wall or column unless otherwise noted.
 3. All dimensions are to the finished floor unless otherwise noted.
 4. All dimensions are to the centerline of the wall or column unless otherwise noted.
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 21. All dimensions are to the finished floor unless otherwise noted.
 22. All dimensions are to the centerline of the wall or column unless otherwise noted.



1. Level 4 Attic Power Demo
 08/11/2011



FOR REFERENCE ONLY

Power Demo Plan -
 Level 4 Attic

Drawn: [Name]
 Date: 08/11/2011

Construction
 Documents

Asian Art Museum Expansion & Renovation
 (Owner: Asian Art Museum)

SM ASIAN
 ART
 MUSEUM

Stantec

LMN Architecture
 1000 15th Avenue
 San Francisco, CA 94103
 (415) 774-1100
 www.lmn.com

POWER GENERAL NOTES

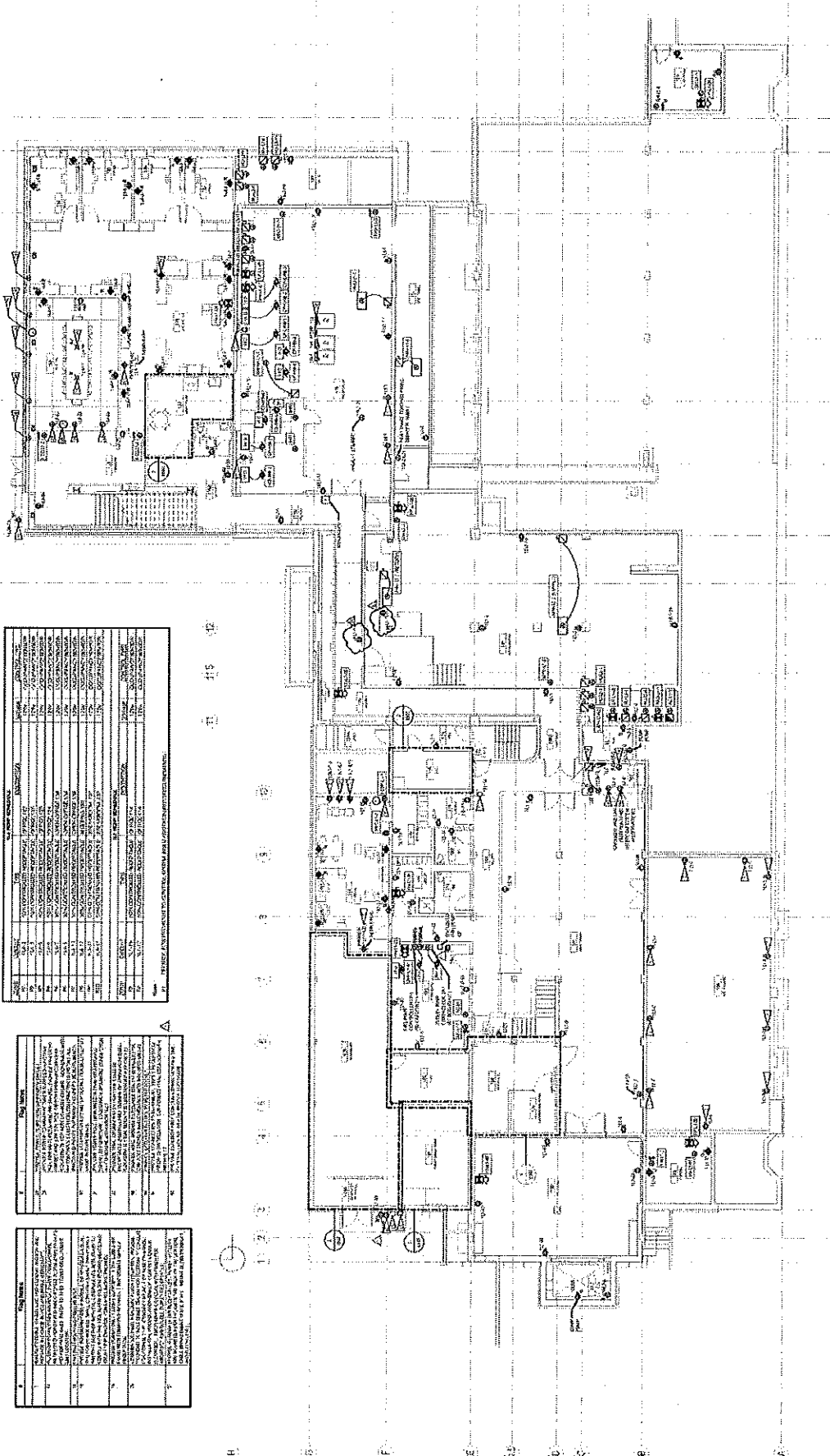
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| NO. | DESCRIPTION |
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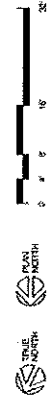
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100 110 120 130 140 150 160 170 180 190 200 210



POWER FLOOR PLAN - LEVEL 1



FOR REFERENCE ONLY

Power Floor Plan - Level 1

E201

Author: [Name]
 Designer: [Name]
 Checker: [Name]
 Date: [Date]

Construction Documents

Asian Art Museum Expansion & Renovation

LMN

Stantec

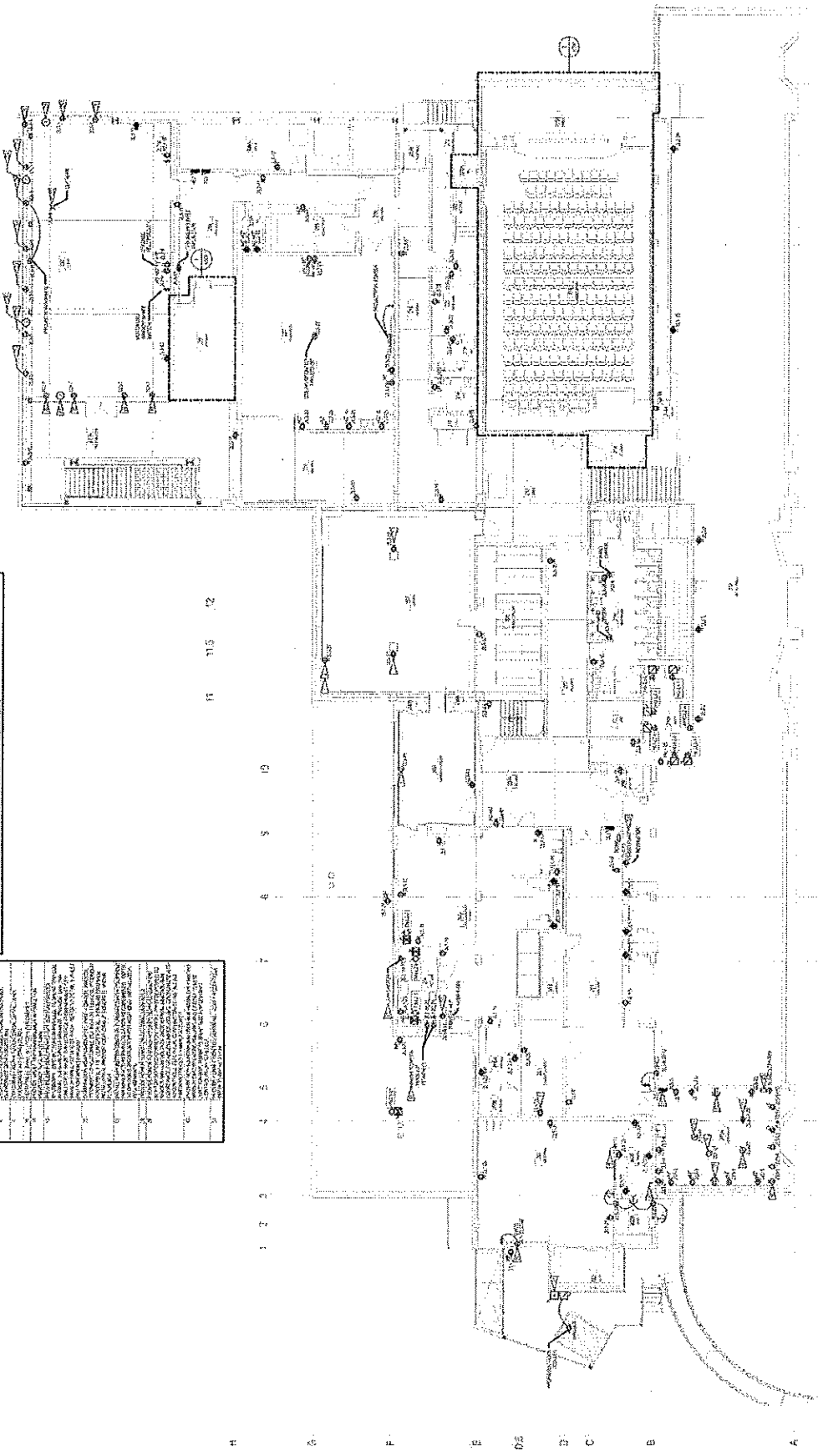
S&M ASIAN ART MUSEUM

POWER GENERAL NOTES:

1. REFER TO THE ELECTRICAL SYMBOLS AND NOTATION FOR THE POWER SYSTEMS.
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1 POWER FLOOR PLAN - LEVEL 2
10/17/10



LMN Architectural
Lynch, Mattern & Neill
Architects

Stantec
Electrical Engineering
1000 15th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.1000

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation
1000 15th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.1000

FOR REFERENCE ONLY

Power Floor Plan - Level 2

E202

Construction Documents

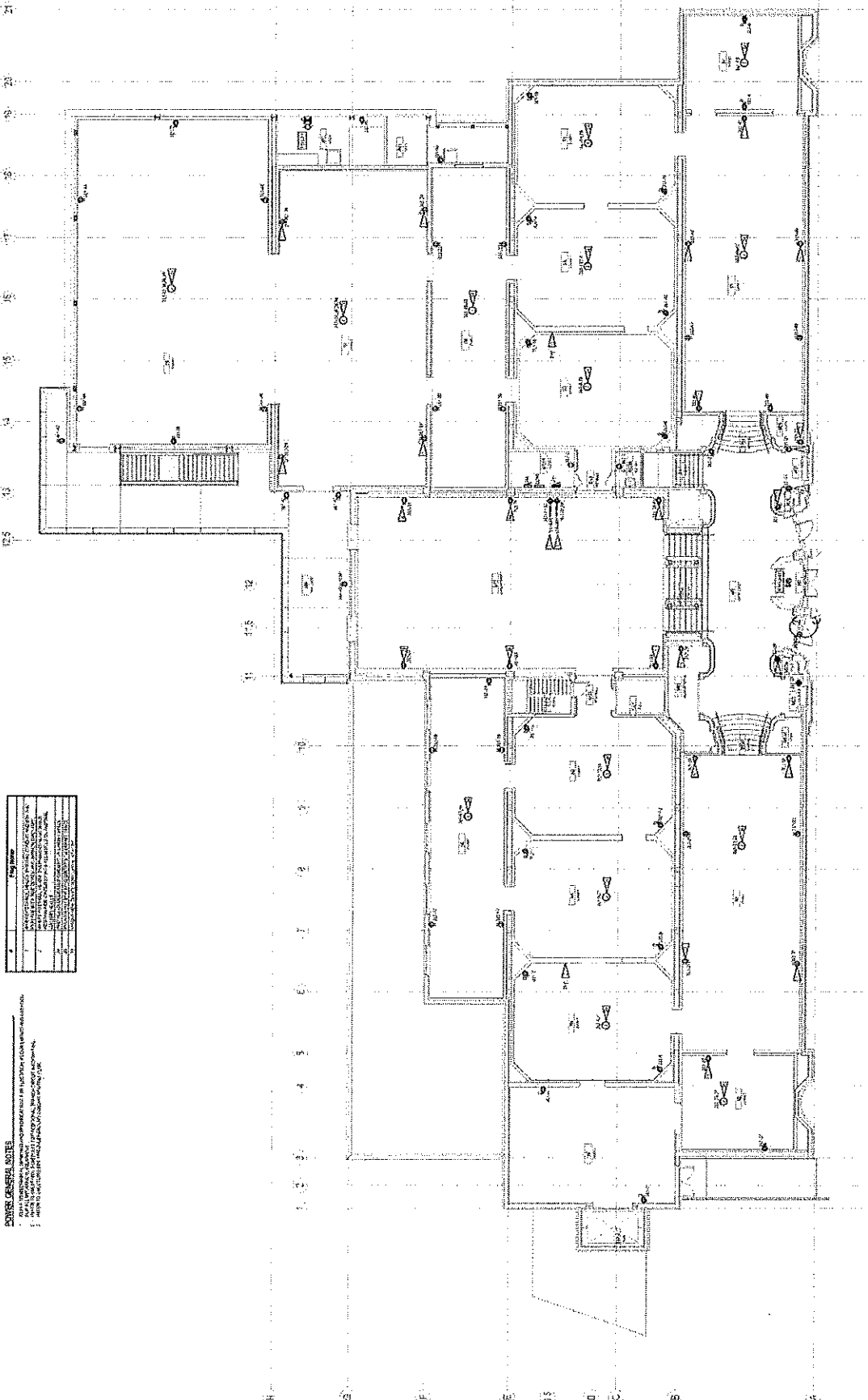
Power Floor Plan - Level 2

E202

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POWER GENERAL NOTES

- 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
- 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
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- 10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).



POWER FLOOR PLAN - LEVEL 3



LMM
 LOS ANGELES MUSIC MUSEUM
 1201 N. GARDEN STREET
 LOS ANGELES, CA 90012
 TEL: 213.463.1234
 WWW.LAMMUSEUM.ORG

Stantec
 1000 N. GARDEN STREET
 LOS ANGELES, CA 90012
 TEL: 213.463.1234
 WWW.STANTEC.COM

S&M
 SHAW & MATTEN
 1000 N. GARDEN STREET
 LOS ANGELES, CA 90012
 TEL: 213.463.1234
 WWW.SANDMATTEN.COM

Asian Art Museum Expansion & Renovation
 Construction Documents
 Power Floor Plan - Level 3
E203

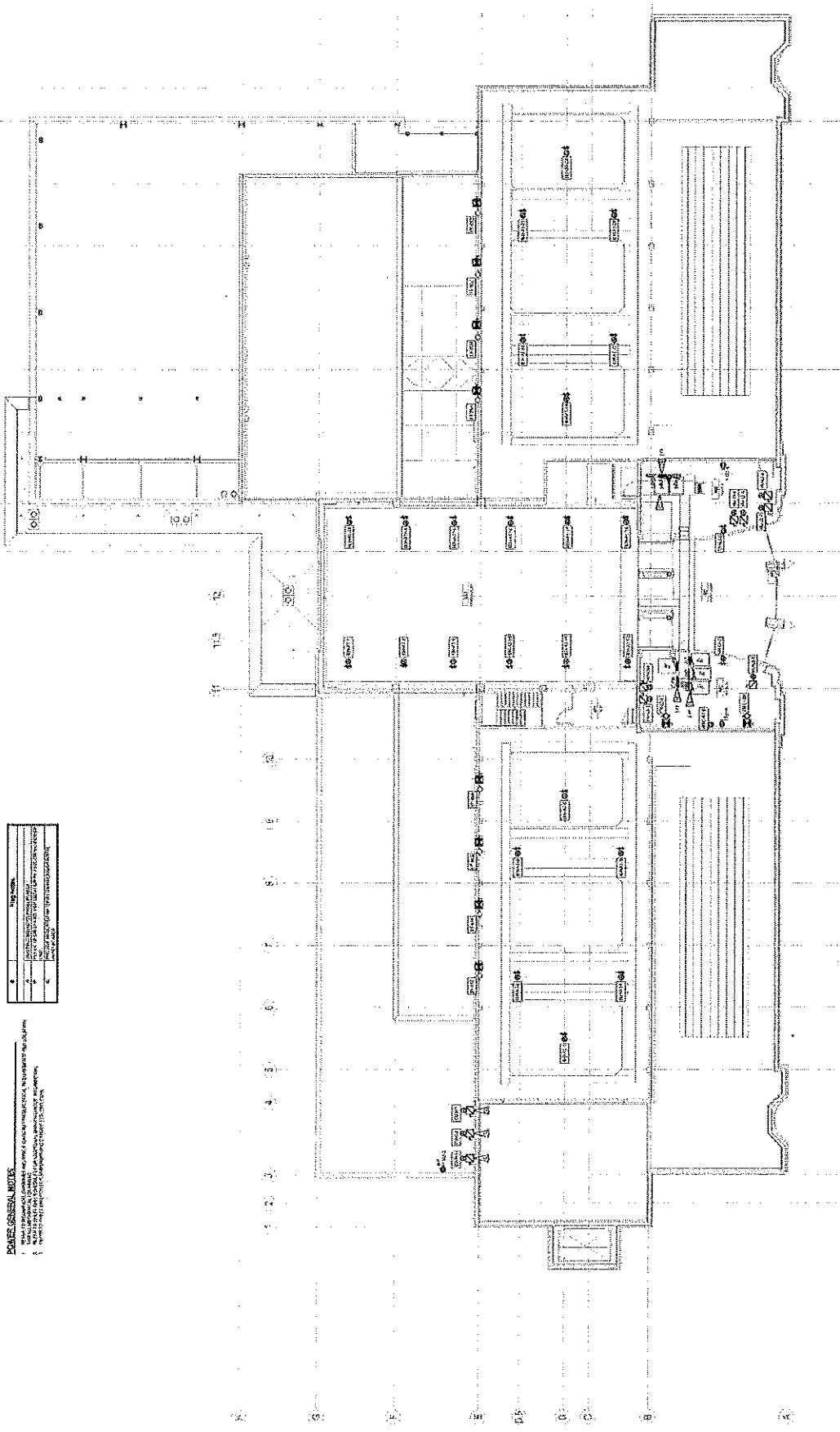
FOR REFERENCE ONLY

10 11 12 13 14 15 16 17 18 19 20 21

| NO. | REVISION |
|-----|-------------------------|
| 1 | ISSUED FOR CONSTRUCTION |
| 2 | REVISED FOR COMMENTS |
| 3 | REVISED FOR COMMENTS |
| 4 | REVISED FOR COMMENTS |
| 5 | REVISED FOR COMMENTS |

POWER GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.



Level 4 Attic Power



FOR REFERENCE ONLY

Power Floor Plan - E204
Level 4 Attic

Construction Documents

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

LMN LAMSON MONTGOMERY NORTON

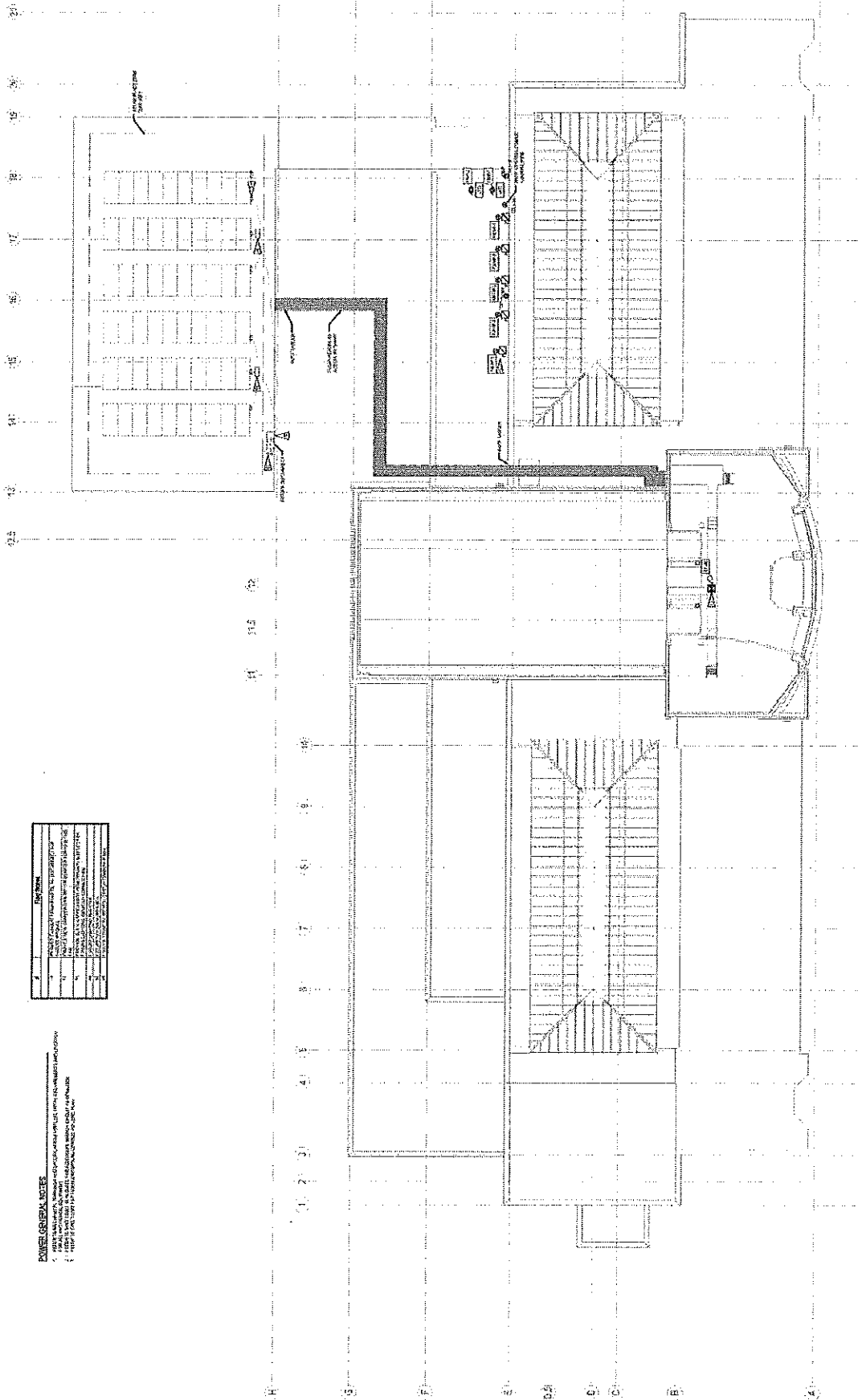
Stantec

2024 Asian Art Museum
1000 10th Avenue
San Francisco, CA 94103
415.774.2000

POWER GENERAL NOTES

- 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
- 10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.

| NO. | REVISION |
|-----|------------------------------------|
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| 2 | ADDED POWER DISTRIBUTION TO GARAGE |
| 3 | ADDED POWER DISTRIBUTION TO GARAGE |
| 4 | ADDED POWER DISTRIBUTION TO GARAGE |
| 5 | ADDED POWER DISTRIBUTION TO GARAGE |
| 6 | ADDED POWER DISTRIBUTION TO GARAGE |
| 7 | ADDED POWER DISTRIBUTION TO GARAGE |
| 8 | ADDED POWER DISTRIBUTION TO GARAGE |
| 9 | ADDED POWER DISTRIBUTION TO GARAGE |
| 10 | ADDED POWER DISTRIBUTION TO GARAGE |



POWER FLOOR PLAN - ROOF



FOR REFERENCE ONLY

E205

Power Floor Plan - Roof

Date: 11/14/17
By: [Signature]
Check: [Signature]

Construction Documents

Asian Art Museum Expansion & Renovation

S&M ASIAN ART MUSEUM

Stantec

LMN Architecture, Urban Design & Planning

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Asian Art Museum Expansion & Renovation

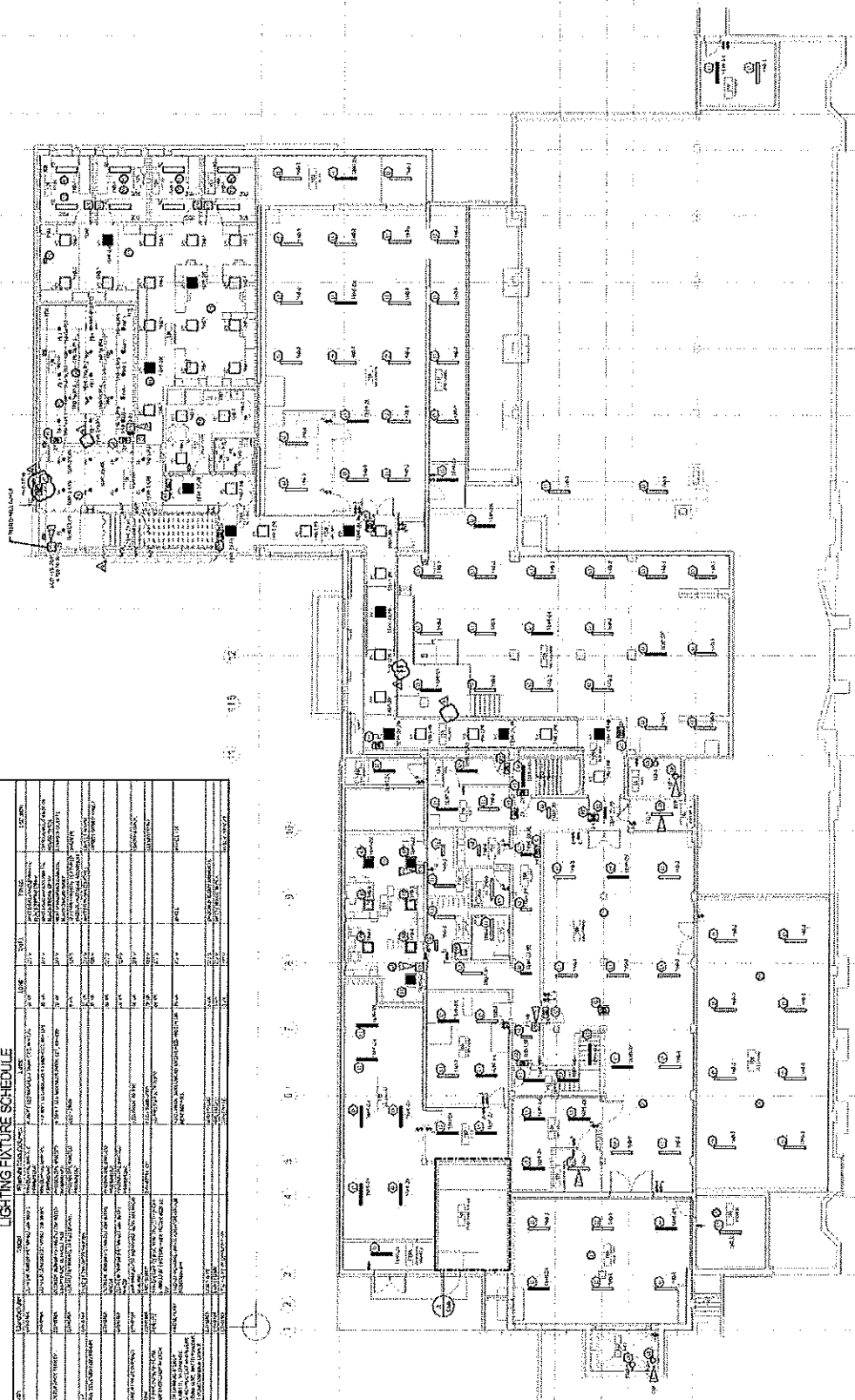
Construction Documents

SITE
LIGHTING PLAN

E300

- LEVEL LIGHTING GENERAL NOTES**
1. ALL LIGHTING SHALL BE PROVIDED BY THE CONTRACTOR.
 2. ALL LIGHTING SHALL BE PROVIDED BY THE CONTRACTOR.
 3. ALL LIGHTING SHALL BE PROVIDED BY THE CONTRACTOR.
 4. ALL LIGHTING SHALL BE PROVIDED BY THE CONTRACTOR.
 5. ALL LIGHTING SHALL BE PROVIDED BY THE CONTRACTOR.
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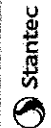
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| 3 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
| 4 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
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| 6 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
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| 9 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
| 10 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
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| 15 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
| 16 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
| 17 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
| 18 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
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| 22 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
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| 34 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |
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| 50 | RECESSED DOWN LIGHT | 50 | EA | OSRAM | MR16 | 35W | 120V | 1P | FOR GENERAL ILLUMINATION |



1 LIGHTING FLOOR PLAN - LEVEL 1
10' = 1"



LMN
ARCHITECTS
LIMITED LIABILITY PARTNERSHIP



Stantec
10000 Lakeshore Drive, Suite 200
Dallas, Texas 75243
(214) 750-7000



ASIAN ART MUSEUM

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation
1000 10th Street, NW
Washington, DC 20004

FOR REFERENCE ONLY

Lighting Floor Plan - Level 1

E301

DATE: 10/1/2010

BY: [Signature]

CHECKED: [Signature]

PROJECT: Asian Art Museum Expansion & Renovation

CONSTRUCTION DOCUMENTS

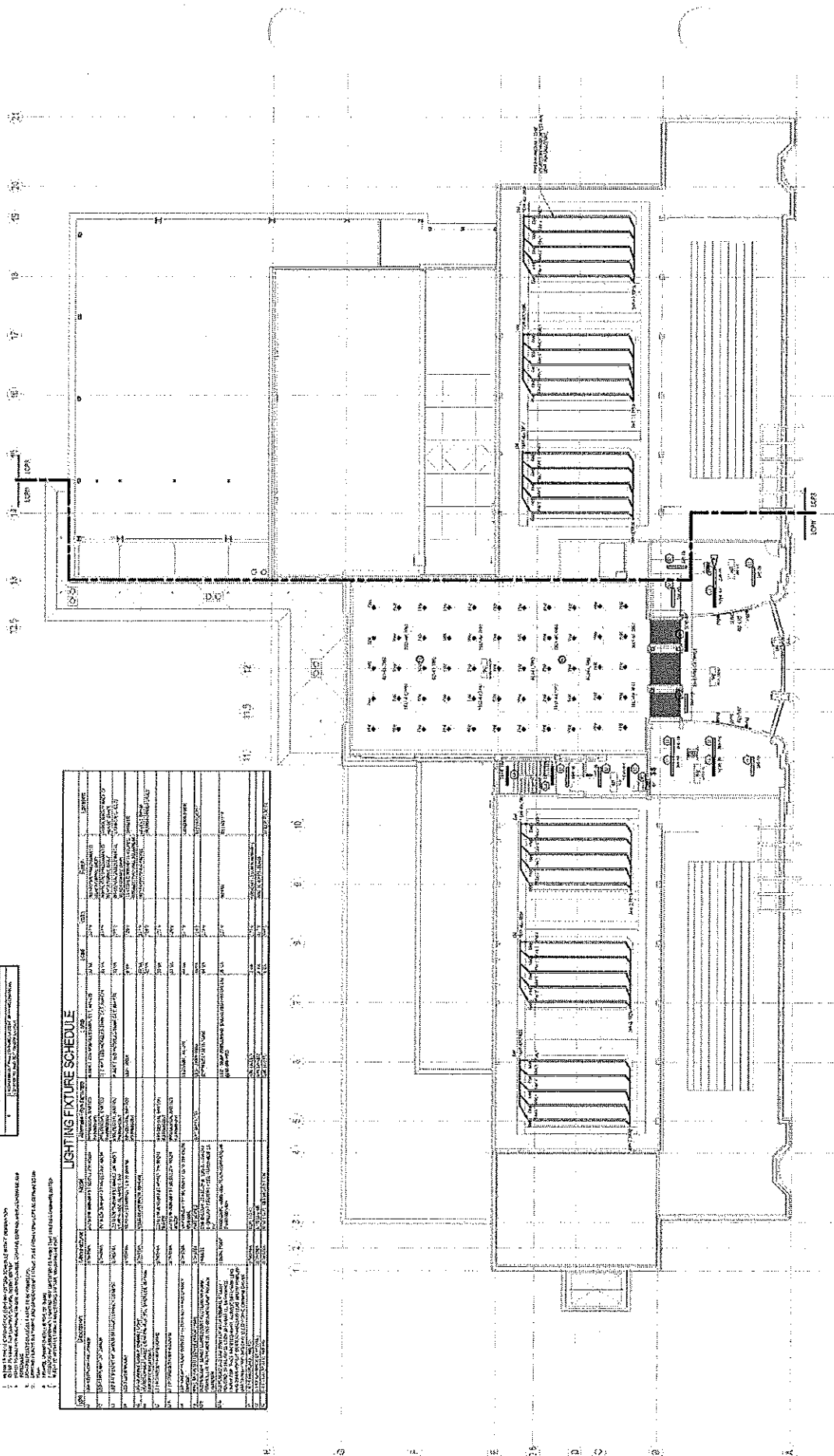
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FIGHTING FIXTURE SCHEDULE

[illegible]

1 LIGHTING FLOOR PLAN - LEVEL 4 ATTIC



FOR REFERENCE ONLY

Lighting Floor Plan -
Level 4 Attic

Construction Documents

Asian Art Museum Expansion & Renovation

SAM ASIAN ART MUSEUM



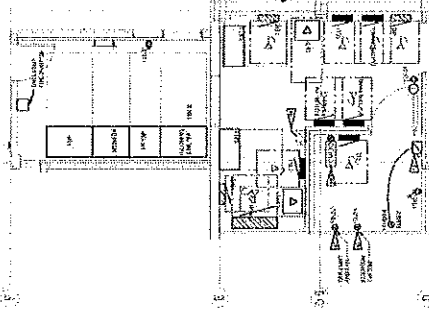
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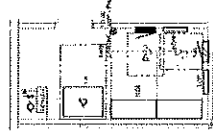
| NO. | REVISION | DATE |
|-----|----------------------------------|------------|
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| 2 | ENLARGED NORTH ELECTRICAL RM 104 | 10/10/2010 |
| 3 | ENLARGED ELECTRICAL RM 116 | 10/10/2010 |
| 4 | ENLARGED GENERATOR RM 129 | 10/10/2010 |
| 5 | ENLARGED NORTH ELECTRICAL RM 104 | 10/10/2010 |
| 6 | ENLARGED ELECTRICAL RM 116 | 10/10/2010 |
| 7 | ENLARGED GENERATOR RM 129 | 10/10/2010 |
| 8 | ENLARGED NORTH ELECTRICAL RM 104 | 10/10/2010 |
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6



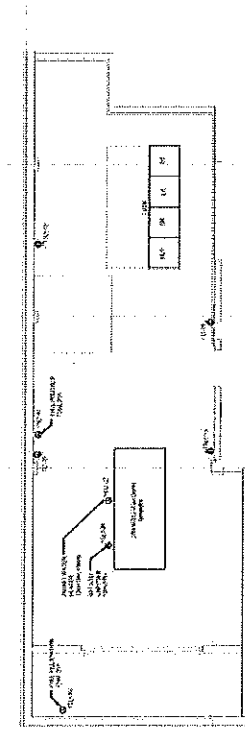
1 Enlarged North Electrical Rm 104
10' x 12'

6



2 Enlarged Electrical Rm 116
10' x 12'

6



3 Enlarged Generator Rm 129
10' x 12'

LMN

Stantec

ASIAN ART MUSEUM

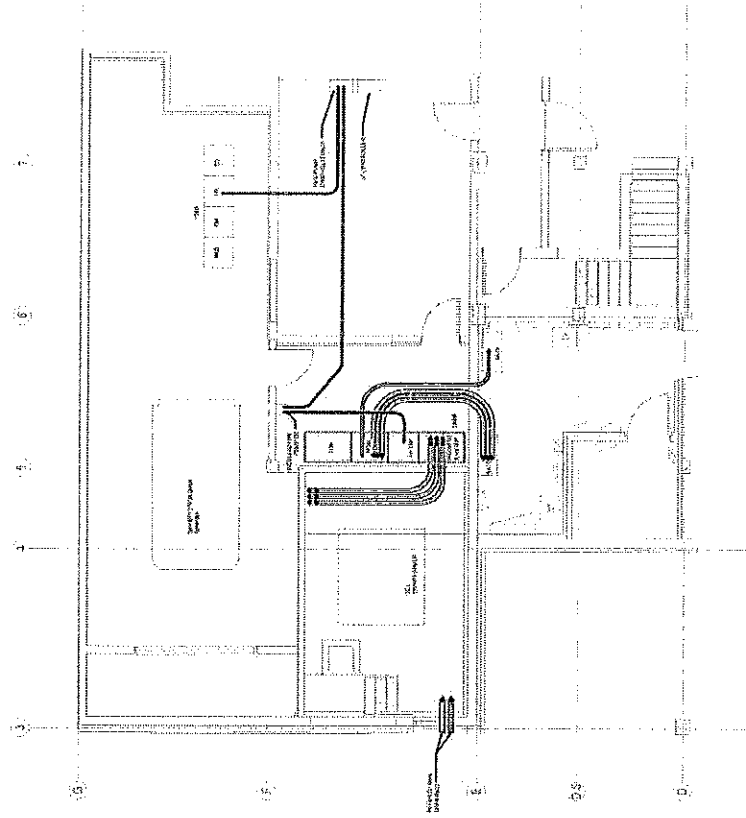
Enlarged North Electrical Rm 104
Enlarged Electrical Rm 116
Enlarged Generator Rm 129

Asian Art Museum Expansion & Renovation

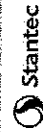
Construction Documents

FOR REFERENCE ONLY

E501



1. Underslab Conduit Penetration
UNDERSLAB CONDUIT PENETRATION



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LANDSCAPE ARCHITECTS
INTERIORS



Asian Art Museum Expansion & Renovation
S.M. ASIAN MUSEUM

Construction Documents

FOR REFERENCE ONLY

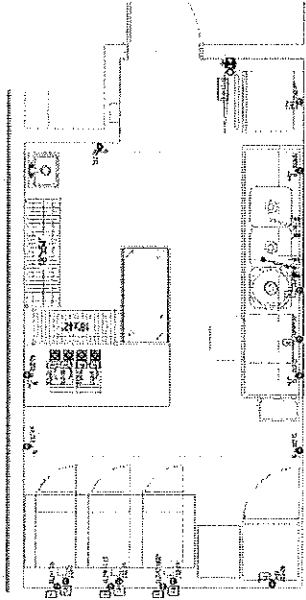
E502

Enlarged Plans -
Underground
Conduit Routing

Project: Asian Art Museum Expansion & Renovation
Drawing: E502
Date: 10/1/2010

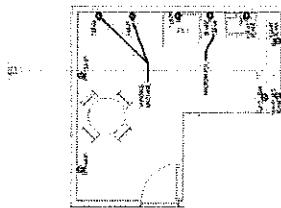
16

16



Enlarged Kitchen 228

16-16



Enlarged Breakroom 137

16-16

| NO. | DESCRIPTION | QTY | UNIT | PRICE | TOTAL |
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| 1 | CEILING LIGHTING | 1 | EA | 100.00 | 100.00 |
| 2 | WALL LIGHTING | 2 | EA | 50.00 | 100.00 |
| 3 | FLOOR LIGHTING | 1 | EA | 100.00 | 100.00 |
| 4 | EXHAUST FAN | 1 | EA | 100.00 | 100.00 |
| 5 | EXHAUST DUCT | 1 | EA | 100.00 | 100.00 |
| 6 | EXHAUST OUTLET | 1 | EA | 100.00 | 100.00 |
| 7 | EXHAUST CURTAIN | 1 | EA | 100.00 | 100.00 |
| 8 | EXHAUST MOTOR | 1 | EA | 100.00 | 100.00 |
| 9 | EXHAUST HOSE | 1 | EA | 100.00 | 100.00 |
| 10 | EXHAUST FITTING | 1 | EA | 100.00 | 100.00 |
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| 12 | EXHAUST BRACKET | 1 | EA | 100.00 | 100.00 |
| 13 | EXHAUST WIRE | 1 | EA | 100.00 | 100.00 |
| 14 | EXHAUST NUT | 1 | EA | 100.00 | 100.00 |
| 15 | EXHAUST WASHER | 1 | EA | 100.00 | 100.00 |
| 16 | EXHAUST SCREW | 1 | EA | 100.00 | 100.00 |
| 17 | EXHAUST BOLT | 1 | EA | 100.00 | 100.00 |
| 18 | EXHAUST RIVET | 1 | EA | 100.00 | 100.00 |
| 19 | EXHAUST WELD | 1 | EA | 100.00 | 100.00 |
| 20 | EXHAUST GRIND | 1 | EA | 100.00 | 100.00 |
| 21 | EXHAUST POLISH | 1 | EA | 100.00 | 100.00 |
| 22 | EXHAUST PAINT | 1 | EA | 100.00 | 100.00 |
| 23 | EXHAUST CLEAN | 1 | EA | 100.00 | 100.00 |
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| 26 | EXHAUST FILTER | 1 | EA | 100.00 | 100.00 |
| 27 | EXHAUST VALVE | 1 | EA | 100.00 | 100.00 |
| 28 | EXHAUST PIPE | 1 | EA | 100.00 | 100.00 |
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| 30 | EXHAUST GROMMET | 1 | EA | 100.00 | 100.00 |
| 31 | EXHAUST GASKET | 1 | EA | 100.00 | 100.00 |
| 32 | EXHAUST BRACKET | 1 | EA | 100.00 | 100.00 |
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| 35 | EXHAUST WASHER | 1 | EA | 100.00 | 100.00 |
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| 48 | EXHAUST PIPE | 1 | EA | 100.00 | 100.00 |
| 49 | EXHAUST FLANGE | 1 | EA | 100.00 | 100.00 |
| 50 | EXHAUST GROMMET | 1 | EA | 100.00 | 100.00 |

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ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Construction Documents

Enlarged Plans - Kitchens

E503

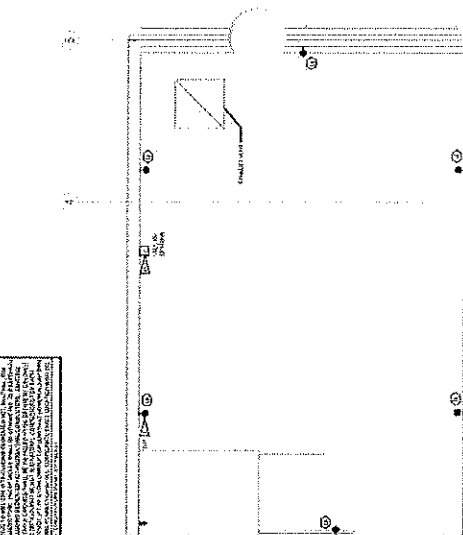
FOR REFERENCE ONLY

| Symbol | Description |
|--------|---|
| 1 | 1000W PAR 64 Floodlight |
| 2 | 500W PAR 64 Floodlight |
| 3 | 250W PAR 64 Floodlight |
| 4 | 125W PAR 64 Floodlight |
| 5 | 62.5W PAR 64 Floodlight |
| 6 | 31.25W PAR 64 Floodlight |
| 7 | 15.6W PAR 64 Floodlight |
| 8 | 7.8W PAR 64 Floodlight |
| 9 | 3.9W PAR 64 Floodlight |
| 10 | 1.95W PAR 64 Floodlight |
| 11 | 0.975W PAR 64 Floodlight |
| 12 | 0.4875W PAR 64 Floodlight |
| 13 | 0.24375W PAR 64 Floodlight |
| 14 | 0.121875W PAR 64 Floodlight |
| 15 | 0.0609375W PAR 64 Floodlight |
| 16 | 0.03046875W PAR 64 Floodlight |
| 17 | 0.015234375W PAR 64 Floodlight |
| 18 | 0.0076171875W PAR 64 Floodlight |
| 19 | 0.00380859375W PAR 64 Floodlight |
| 20 | 0.001904296875W PAR 64 Floodlight |
| 21 | 0.0009521484375W PAR 64 Floodlight |
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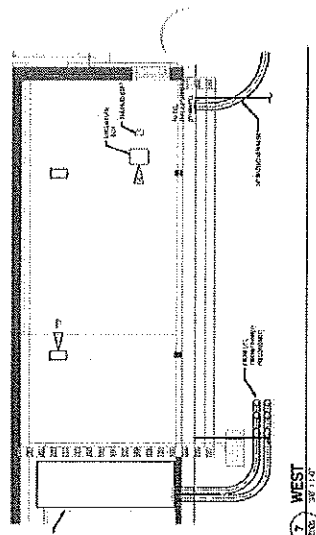
1 AUDITORIUM LIGHTING PLAN

2 AUDITORIUM POWER PLAN

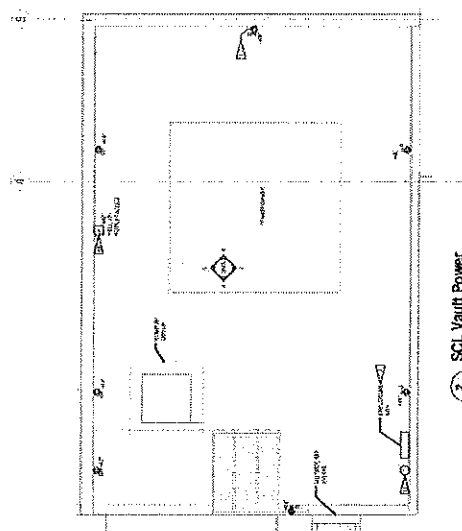
3 STAGE LIGHTING DETAIL VIEW

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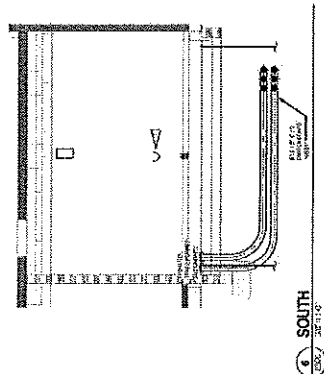
3 SCL VAULT - LIGHTING RCP
EQ 10-10



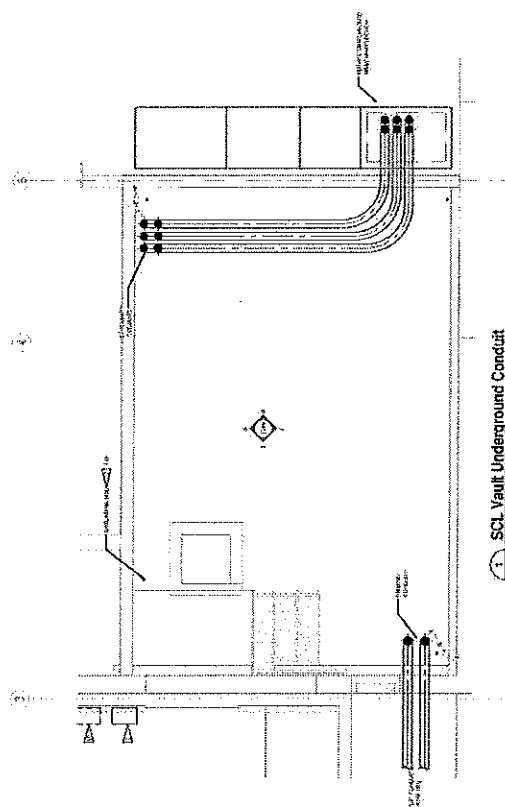
7 WEST
38 10



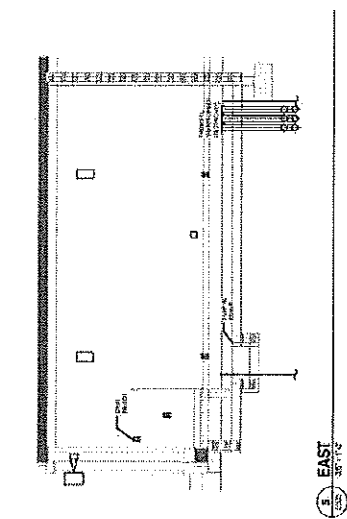
2. SCL Vault Power



2007
SOLNOS



1 SCL Vault Underground Conduit



5 EAST
35-11-2

LMN Architecture
United Europe
Associates

Stantec

Stantec is a leading provider of design and construction services. We are currently seeking a highly motivated and experienced individual to join our team. The successful candidate will be responsible for managing the design and construction of various projects, including but not limited to, commercial, industrial, and institutional buildings. The candidate should have a strong background in project management, design, and construction, and should be able to work effectively with clients, architects, and other stakeholders. If you are interested in this opportunity, please send your resume and cover letter to stantec@stantec.com.

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

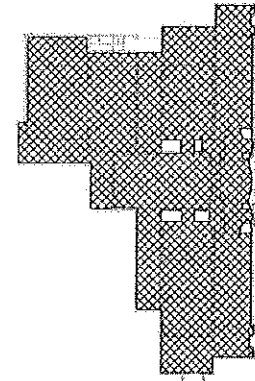
Construction Documents

Enlarged Plan - SCL Vault

FOR REFERENCE ONLY

E505

[illegible]

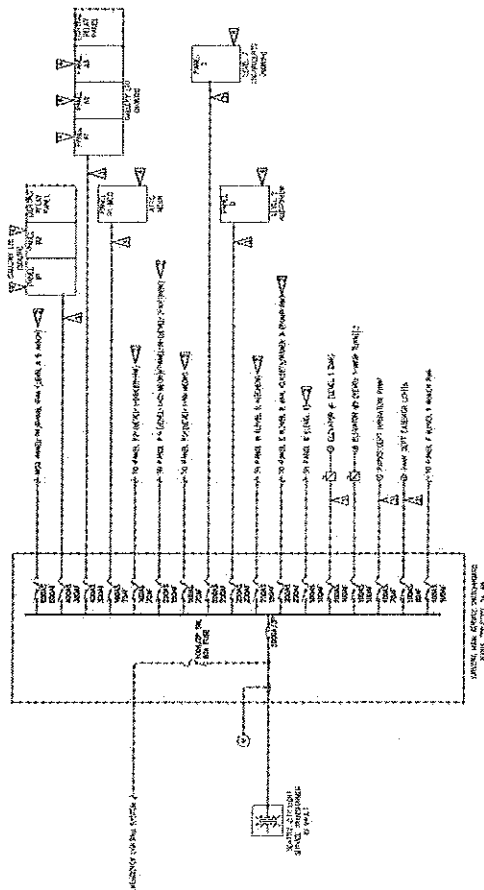


LEVEL 1 BUILDING NETWORK LIGHTING ZONE

[illegible]

REMARKS

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (SS 503:2007).



FOR REFERENCE ONLY

Demographic
One Line
Diagram

E801

Construction Documents

ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

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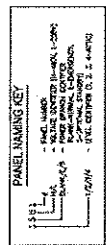
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Atlanta, Georgia 30309
404.592.2600
stantec.com

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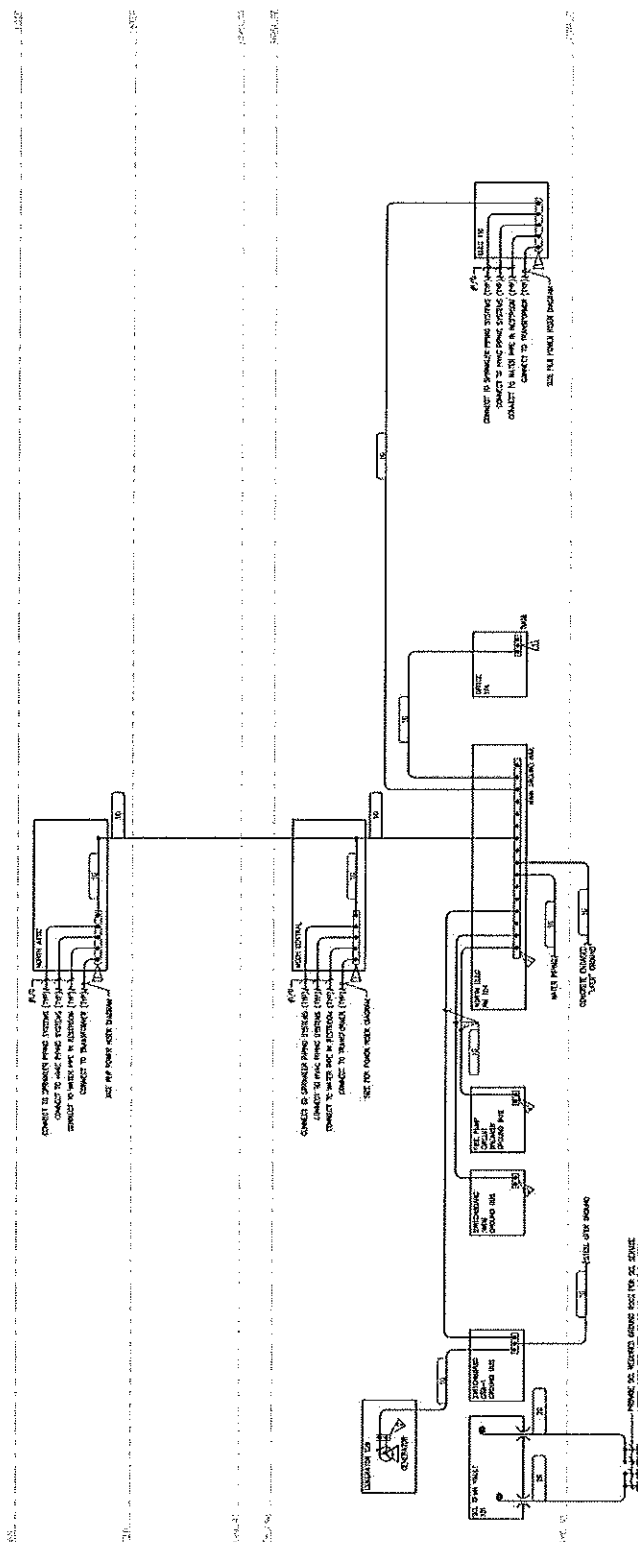
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.592.2600
lmn.com

Prepared by: [Name]
Checked by: [Name]
Reviewed by: [Name]
Date: [Date]



FOR

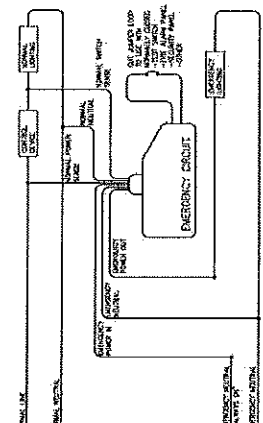
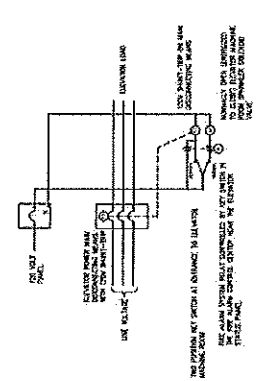
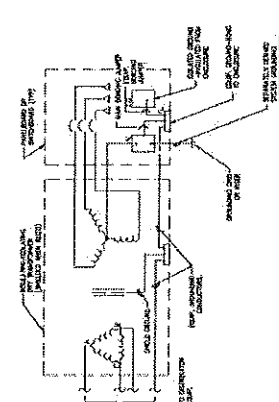
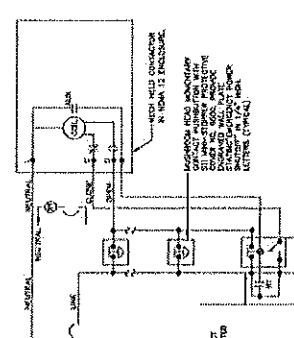
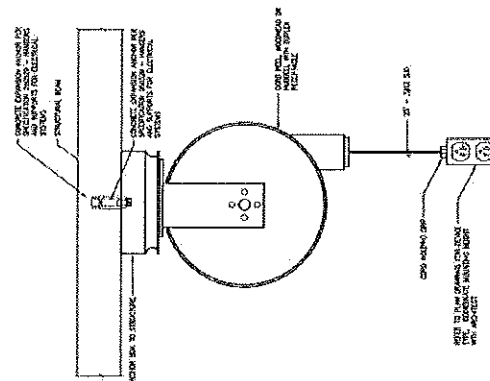
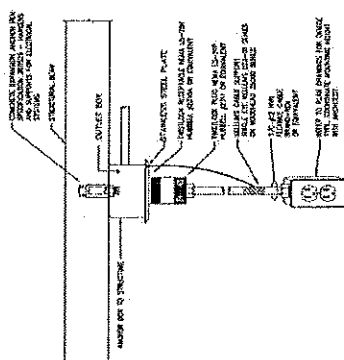
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FLAG NOTES:

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ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 17, N.Y.

| | | | |
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| 10 | - | 10 | 10 |
| 20 | - | 20 | 20 |
| 30 | - | 30 | 30 |
| 40 | - | 40 | 40 |
| 50 | - | 50 | 50 |
| 60 | - | 60 | 60 |
| 70 | - | 70 | 70 |
| 80 | - | 80 | 80 |
| 90 | - | 90 | 90 |
| 100 | - | 100 | 100 |



FIRE ALARM GENERAL NOTES



NIJ 2004-156-237



FA201

Fire Alarm Floor
Plan - Level 1

| | |
|-------------------|-----------|
| 29 June | Ad. 204 |
| 4 November | Chick 200 |
| 23, 2002 (11 hrs) | 14964.30 |
| 13 Dec. | 8123.47 |

Construction Documents

Asian Art Museum Expansion & Renovation

...sian Art M...

size

SAM
ASIAN
ART
MUSEUM

LTM Architecture
Urban Design
Interiors

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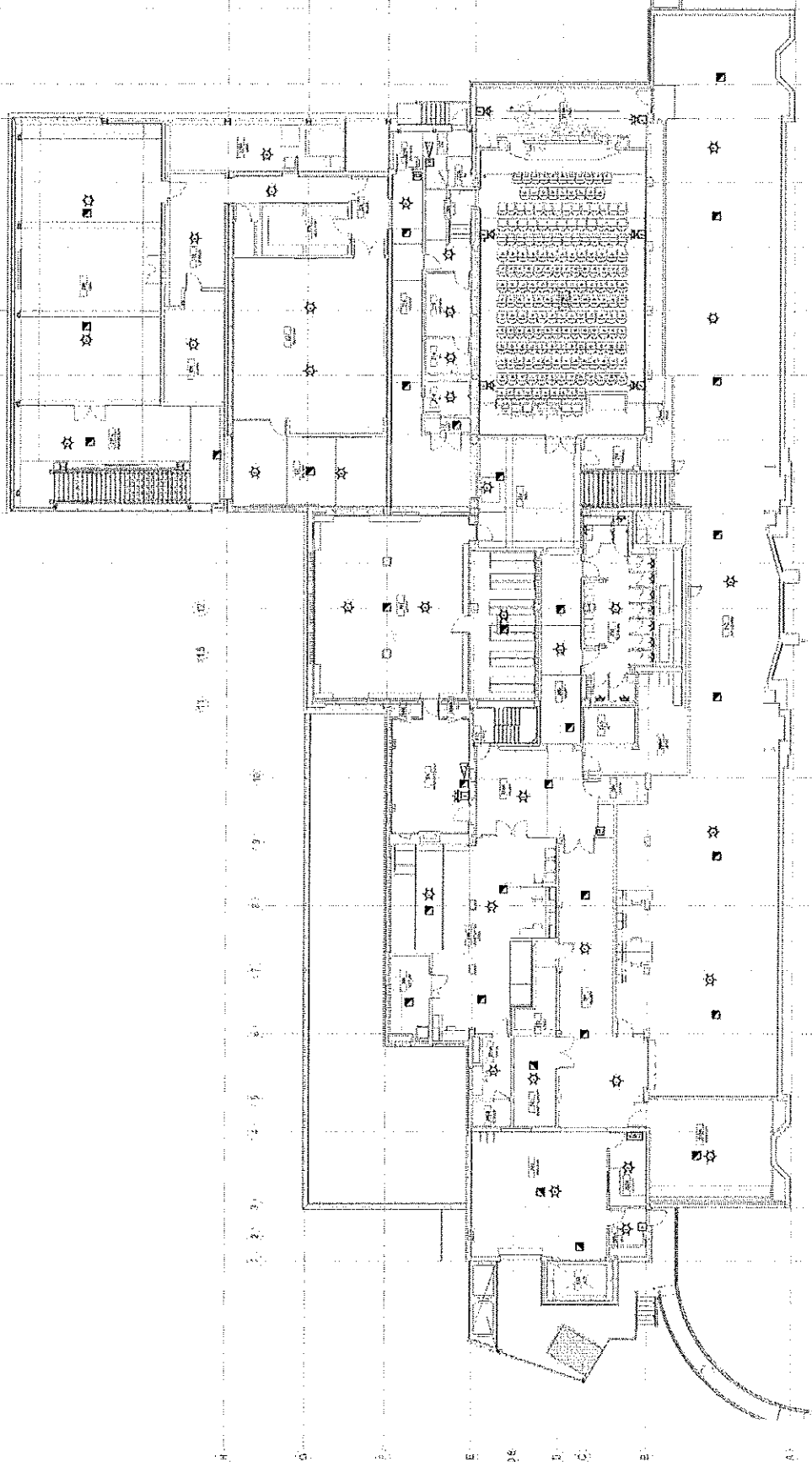
1000

DESIGN GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

| NO. | REVISION | DATE |
|-----|-------------------------|------------|
| 1 | ISSUED FOR CONSTRUCTION | 08/15/2018 |
| 2 | REVISED PER COMMENTS | 09/10/2018 |
| 3 | REVISED PER COMMENTS | 10/10/2018 |

22' 23' 24' 25' 26' 27' 28' 29' 30'



Fire Alarm Floor Plan - Level 2

08/15/2018



Scale: 1/8" = 1'-0"

FOR REFERENCE ONLY

Construction Documents

SAM ASIAN ART MUSEUM
Asian Art Museum Expansion & Renovation
San Francisco, CA

LMM LAMSON MUSEUM
Lamson Museum of Art
San Francisco, CA

FA202
Fire Alarm Floor Plan - Level 2

Author: [Name]
Checker: [Name]
Date: [Date]

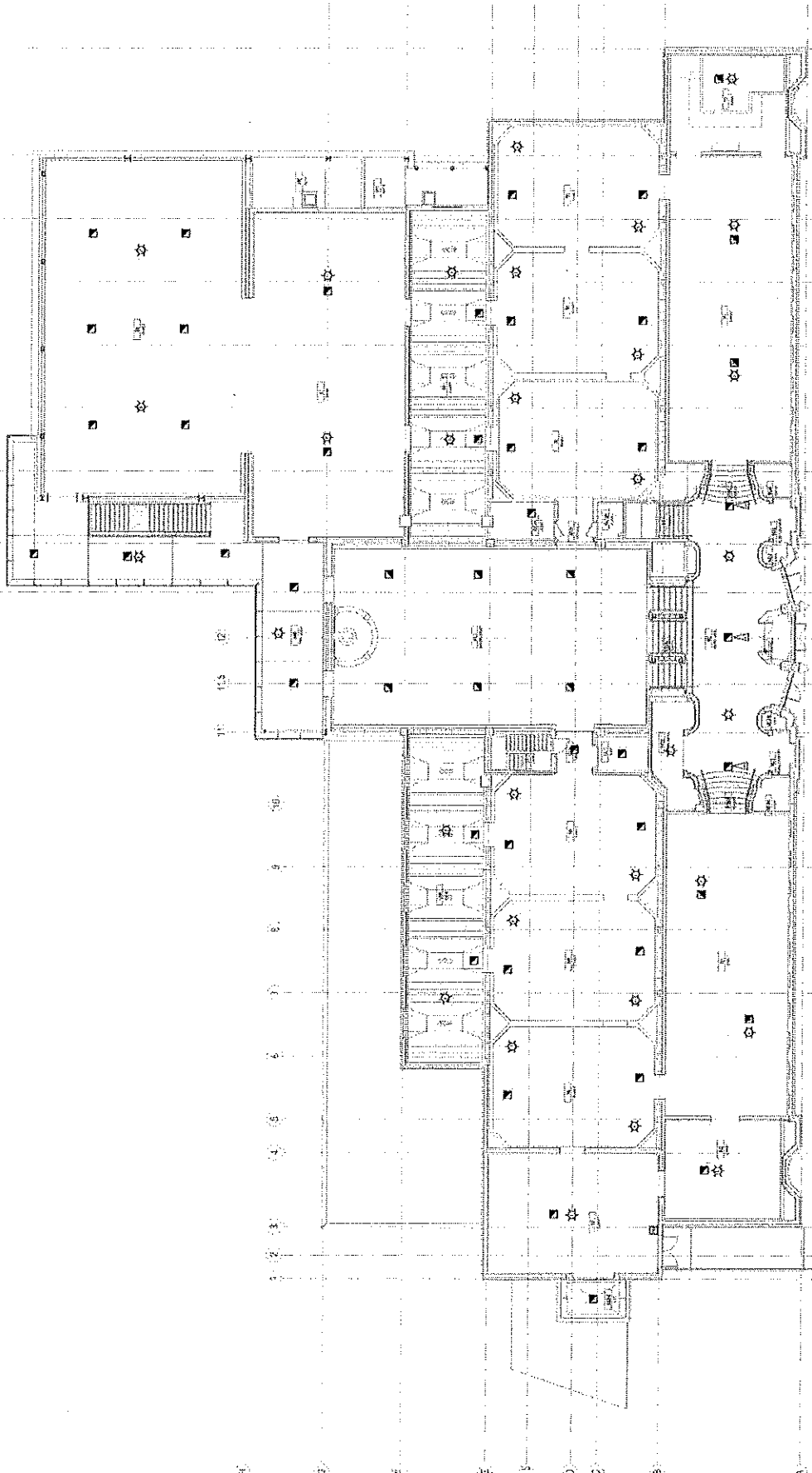
REVISIONS & GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. MUSEUM ARCHITECTURAL STANDARDS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.M. MUSEUM ARCHITECTURAL STANDARDS.

| NO. | DESCRIPTION | DATE |
|-----|-------------------------|------------|
| 1 | ISSUED FOR PERMITTING | 10/10/2019 |
| 2 | ISSUED FOR CONSTRUCTION | 10/10/2019 |

12.5 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



Fire Alarm Floor Plan - Level 3



LMM
Landscape Modernism Museum
1000 10th Avenue, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.lmmuseum.com

Stantec
1000 10th Avenue, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.stantec.com

S.M. MUSEUM
Asian Art Museum Expansion & Renovation
1000 10th Avenue, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.smmuseum.com

FOR REFERENCE ONLY

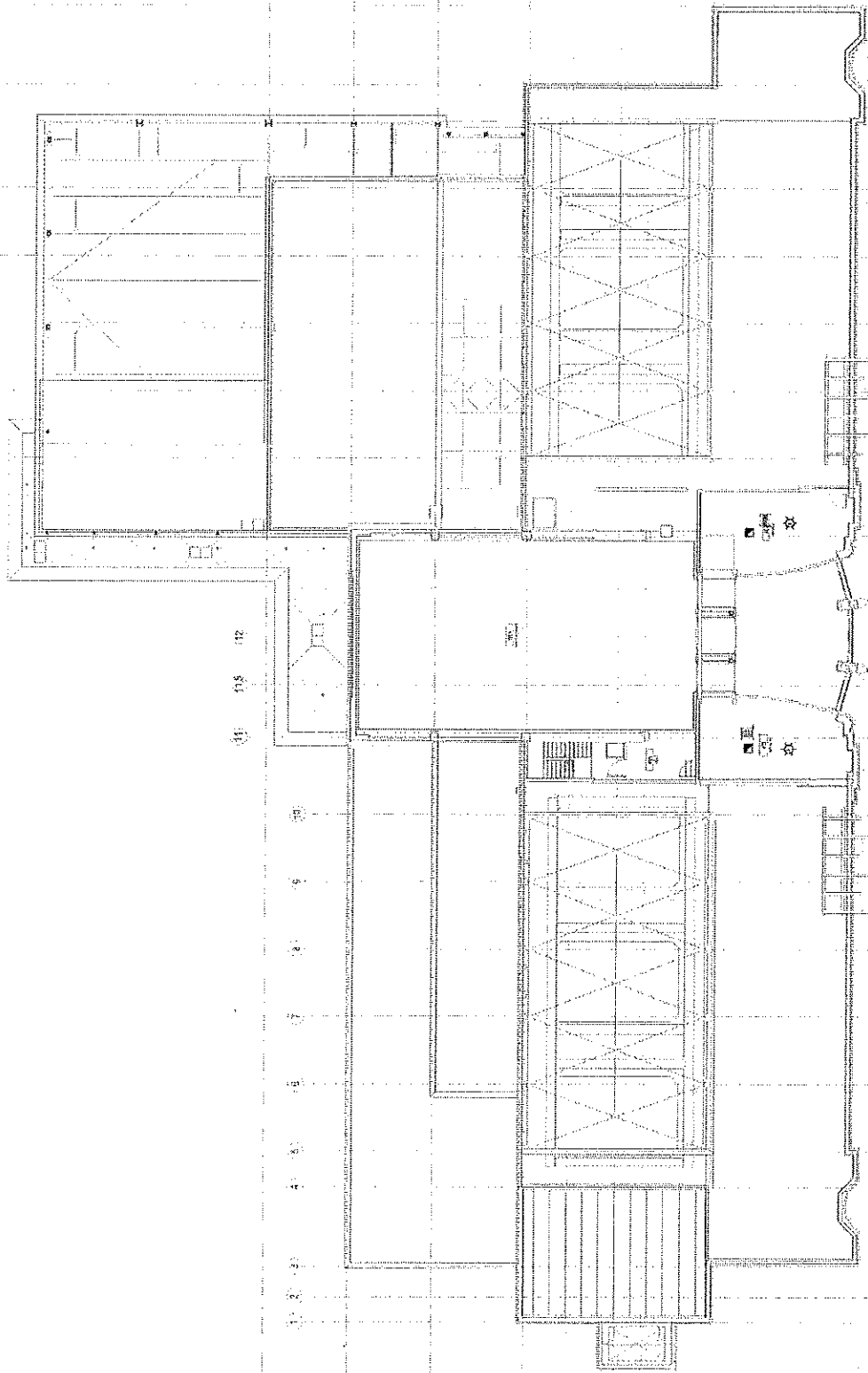
Fire Alarm Floor
Plan - Level 3

FA203

BASIC GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SINGAPORE BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

12.5 13 14 15 16 17 18 19 20 21 22 23 24



Fire Alarm Floor Plan - Level 4 Attic
18 - 117

18 - 117



FOR REFERENCE ONLY

Fire Alarm Floor
Plan - Level 4 Attic

FA204

SAM ASIAN ART MUSEUM

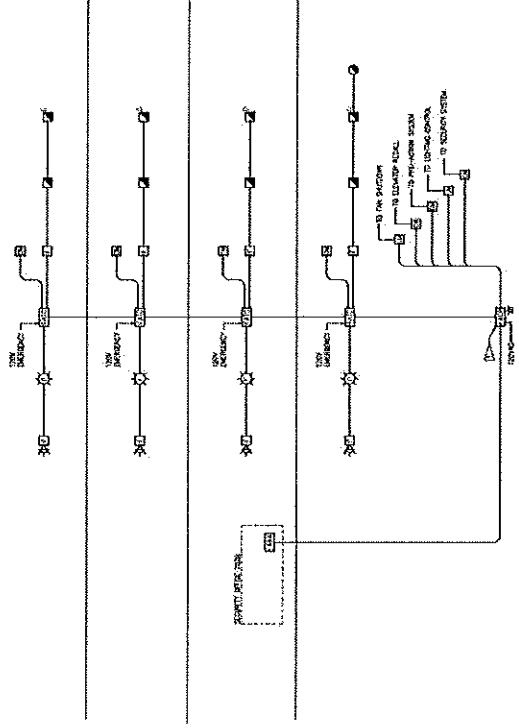
Asian Art Museum Expansion & Renovation

Construction Documents

Stantec

LMN

FLAG NOTES:
 [Symbol] - See Note 10 to Table



LMN
 LIAISON MANAGEMENT
 CONSULTANTS

Stantec
 10000 Yonge Street, Suite 200
 Richmond Hill, Ontario L4B 1N7
 Tel: (905) 709-8888
 Fax: (905) 709-8889
 Email: info@stantec.com

S&M ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

FOR REFERENCE ONLY

New Fire Alarm
 One Line
 Diagram

FA801

| DATE | BY | DESCRIPTION |
|------------|-----|-------------------------|
| 10/10/2018 | LMN | ISSUED FOR PERMIT |
| 10/10/2018 | LMN | ISSUED FOR CONSTRUCTION |
| 10/10/2018 | LMN | ISSUED FOR AS-BUILT |

SYMBOLS AND ABBREVIATIONS

TEL: 0315 711 0315

- [illegible]

TELECOM OUTLET TYPES

- [illegible]

REL.COM-NO.234

- | | |
|-------------------------------------|--|
| ☒ | ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED |
| ☒ | DATE 08-09-2007 BY SP-6 JRS/STP |
| ☒ | REASON FOR DECLASSIFICATION |
| ☒ | EXEMPT FROM AUTOMATIC DOWNGRADING AND DECLASSIFICATION |
| ☒ | OTHER COMMENTS |

CARCLUTS

- [illegible]

OUTLET MOUNTING HEIGHTS

[illegible]

ELECTRONIC SECURITY

- ☐ 4000% CONTROL PANEL
☐ 4000% CONTROL PANEL
☐ 4000% CONTROL PANEL

WILEY-INTERSCIENCE, CHICHESTER, SUSSEX BN1 1PJ, ENGLAND

- | | | |
|-----|---------------------|------------------|
| 1 | DATE | 2004 MAR 26 |
| 2 | NAME OF THE PERSON | DAVID PAUL BROWN |
| 3 | STATUS | WIFE |
| 4 | DATE OF BIRTH | 1950 MAR 26 |
| 5 | DATE OF DEATH | |
| 6 | DATE OF BURIAL | |
| 7 | DATE OF CREMATION | |
| 8 | DATE OF INTERMENT | |
| 9 | DATE OF REINTERMENT | |
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| 100 | DATE OF REINTERMENT | |

WORK DEFINITION

-  NO RIGHT TURN
 NO LEFT TURN
 NO U-TURN
 NO TRUCKS
 NO MOTORCYCLES
 NO BICYCLES
 NO PEDESTRIANS
 NO ANIMALS
 NO FIREARMS
 NO ALCOHOL
 NO DRUGS
 NO WEAPONS
 NO EXPLOSIVES
 NO FLAMMABLE LIQUIDS
 NO CORROSIVE LIQUIDS

DECLASSIFICATIONS

[illegible]

SHEET INDEX

- | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | 2101 | 2102 | 2103 | 2104 | 2105 | 2106 | 2107 | 2108 | 2109 | 2110 | 2111 | 2112 | 2113 | 2114 | 2115 | 2116 | 2117 | 2118 | 2119 | 2120 | 2121 | 2122 | 2123 | 2124 | 2125 | 2126 | 2127 | 2128 | 2129 | 2130 | 2131 | 2132 | 2133 | 2134 | 2135 | 2136 | 2137 | 2138 | 2139 | 2140 | 2141 | 2142 | 2143 | 2144 | 2145 | 2146 | 2147 | 2148 | 2149 | 2150 | 2151 | 2152 | 2153 | 2154 | 2155 | 2156 | 2157 | 2158 | 2159 | 2160 | 2161 | 2162 | 2163 | 2164 | 2165 | 2166 | 2167 | 2168 | 2169 | 2170 | 2171 | 2172 | 2173 | 2174 | 2175 | 2176 | 2177 | 2178 | 2179 | 2180 | 2181 | 2182 | 2183 | 2184 | 2185 | 2186 | 2187 | 2188 | 2189 | 2190 | 2191 | 2192 | 2193 | 2194 | 2195 | 2196 | 2197 | 2198 | 2199 | 2200 | 2201 | 2202 | 2203 | 2204 | 2205 | 2206 | 2207 | 2208 | 2209 | 2210 | 2211 | 2212 | 2213 | 2214 | 2215 | 2216 | 2217 | 2218 | 2219 | 2220 | 2221 | 2222 | 2223 | 2224 | 2225 | 2226 | 2227 | 2228 | 2229 | 2230 | 2231 | 2232 | 2233 | 2234 | 2235 | 2236 | 2237 | 2238 | 2239 | 2240 | 2241 | 2242 | 2243 | 2244 | 2245 | 2246 | 2247 | 2248 | 2249 | 2250 | 2251 | 2252 | 2253 | 2254 | 2255 | 2256 | 2257 | 2258 | 2259 | 2260 | 2261 | 2262 | 2263 | 2264 | 2265 | 2266 | 2267 | 2268 | 2269 | 2270 | 2271 | 2272 | 2273 | 2274 | 2275 | 2276 | 2277 | 2278 | 2279 | 2280 | 2281 | 2282 | 2283 | 2284 | 2285 | 2286 | 2287 | 2288 | 2289 | 2290 | 2291 | 2292 | 2293 | 2294 | 2295 | 2296 | 2297 | 2298 | 2299 | 2300 | 2301 | 2302 | 2303 | 2304 | 2305 | 2306 | 2307 | 2308 | 2309 | 2310 | 2311 | 2312 | 2313 | 2314 | 2315 | 2316 | 2317 | 2318 | 2319 | 2320 | 2321 | 2322 | 2323 | 2324 | 2325 | 2326 | 2327 | 2328 | 2329 | 2330 | 2331 | 2332 | 2333 | 2334 | 2335 | 2336 | 2337 | 2338 | 2339 | 2340 | 2341 | 2342 | 2343 | 2344 | 2345 | 2346 | 2347 | 2348 | 2349 | 2350 | 2351 | 2352 | 2353 | 2354 | 2355 | 2356 | 2357 | 2358 | 2359 | 2360 | 2361 | 2362 | 2363 | 2364 | 2365 | 2366 | 2367 | 2368 | 2369 | 2370 | 2371 | 2372 | 2373 | 2374 | 2375 | 2376 | 2377 | 2378 | 2379 | 2380 | 2381 | 2382 | 2383 | 2384 | 2385 | 2386 | 2387 | 2388 | 2389 | 2390 | 2391 | 2392 | 2393 | 2394 | 2395 | 2396 | 2397 | 2398 | 2399 | 2400 | 2401 | 2402 | 2403 | 2404 | 2405 | 2406 | 2407 | 24 |
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GENERAL NOTES

- [illegible]

COMMUNICATIONS PATHWAY NOTES

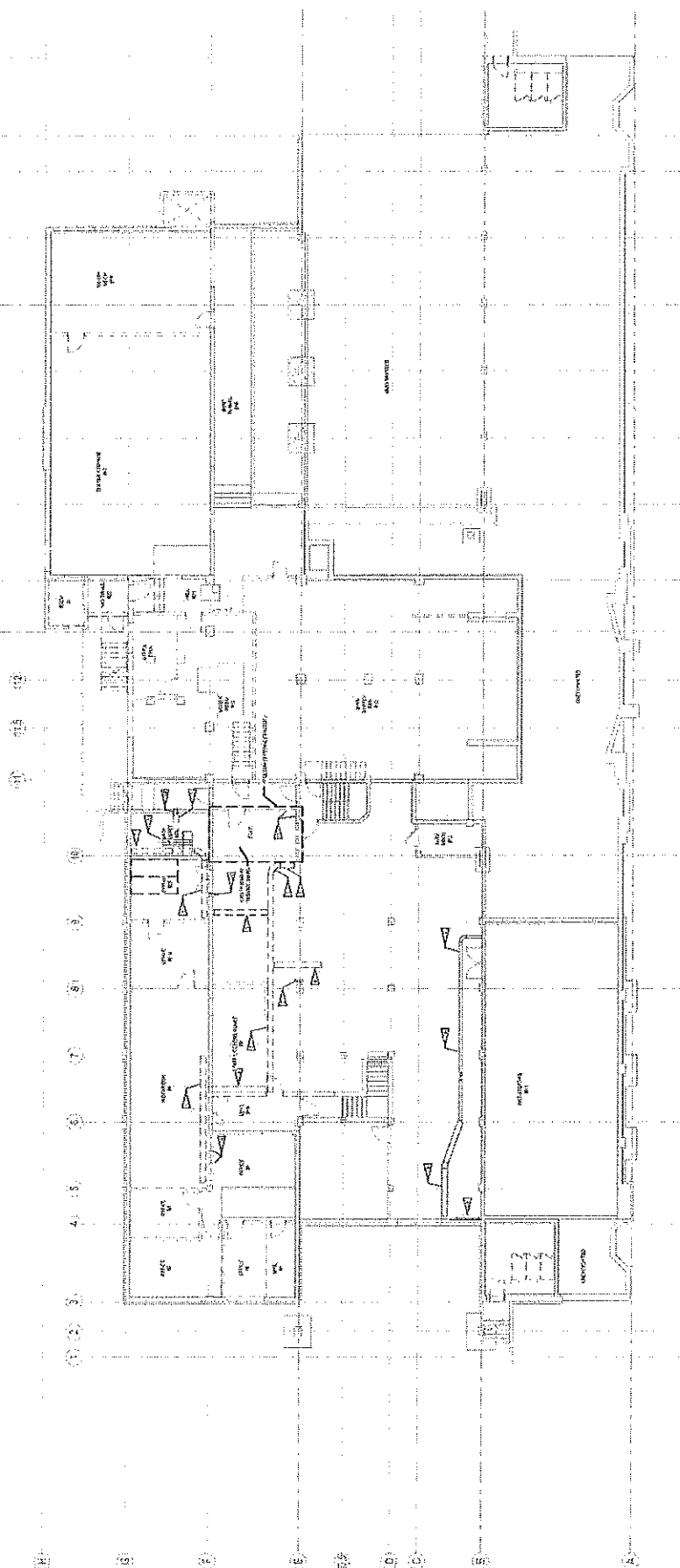
- [illegible]

COMMUNICATIONS OUTLET NOTES

- [illegible]

THE FOLLOWING ARE THE NOTES:

| # | Page | Notes |
|----|------|---|
| 1 | 1 | 1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1801. It is a very important document, as it is the first time that the President has addressed the Congress since the establishment of the office. |
| 2 | 2 | 2. The second part of the document is a report from the Secretary of the Navy, dated January 1, 1801. It contains information about the state of the Navy and the ships that are in service. |
| 3 | 3 | 3. The third part of the document is a report from the Secretary of the War, dated January 1, 1801. It contains information about the state of the War and the troops that are in service. |
| 4 | 4 | 4. The fourth part of the document is a report from the Secretary of the Treasury, dated January 1, 1801. It contains information about the state of the Treasury and the funds that are available. |
| 5 | 5 | 5. The fifth part of the document is a report from the Secretary of the Interior, dated January 1, 1801. It contains information about the state of the Interior and the lands that are available. |
| 6 | 6 | 6. The sixth part of the document is a report from the Secretary of the State, dated January 1, 1801. It contains information about the state of the State and the relations with other countries. |
| 7 | 7 | 7. The seventh part of the document is a report from the Secretary of the War, dated January 1, 1801. It contains information about the state of the War and the troops that are in service. |
| 8 | 8 | 8. The eighth part of the document is a report from the Secretary of the Treasury, dated January 1, 1801. It contains information about the state of the Treasury and the funds that are available. |
| 9 | 9 | 9. The ninth part of the document is a report from the Secretary of the Interior, dated January 1, 1801. It contains information about the state of the Interior and the lands that are available. |
| 10 | 10 | 10. The tenth part of the document is a report from the Secretary of the State, dated January 1, 1801. It contains information about the state of the State and the relations with other countries. |



1 TELECOM FLOOR PLAN - LEVEL 1 DEMO

[illegible]

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

Asian Art Museum

Construction Documents

Telecom Floor Plan
- Level 1 Demo

| | |
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| Journal
Dates
John's Main log | Name
Location
Activity
Observations |
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FOR REFERENCE ONLY

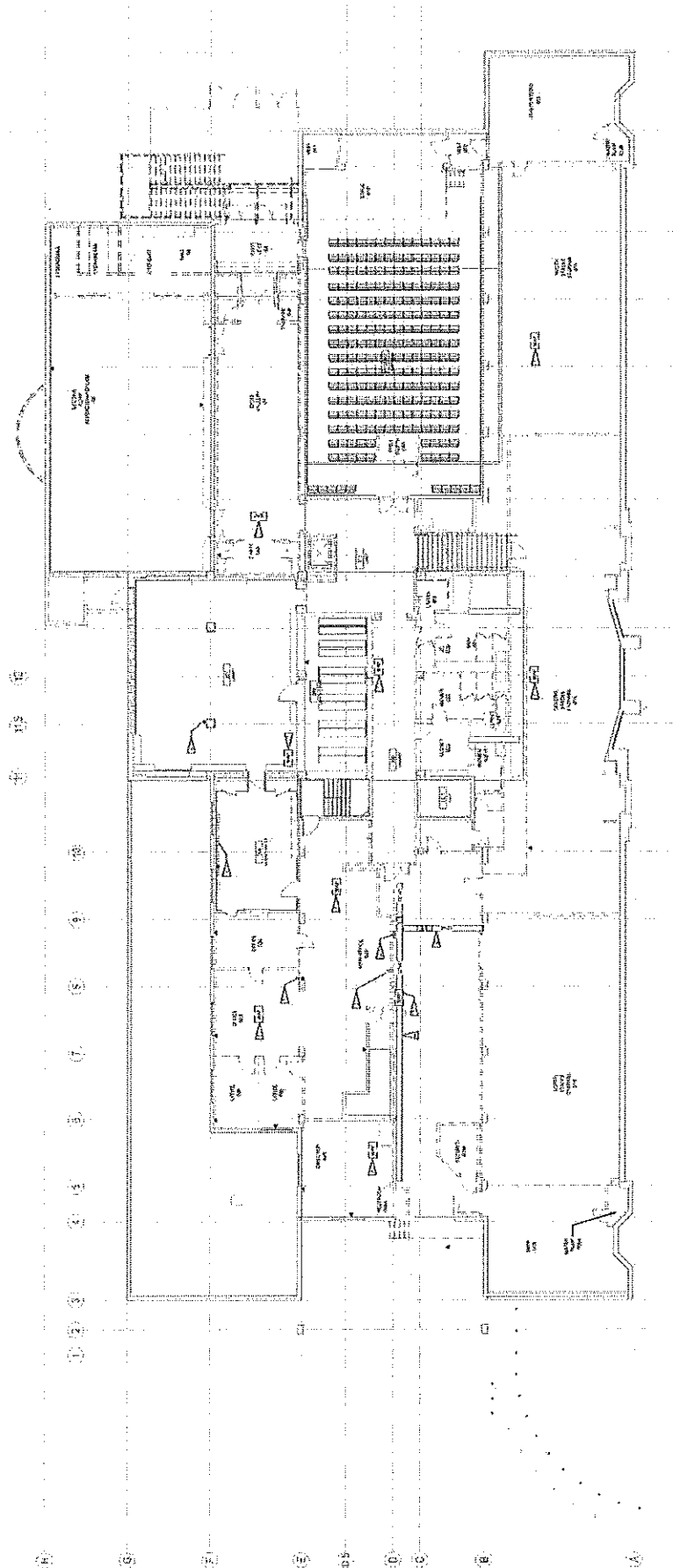
T101



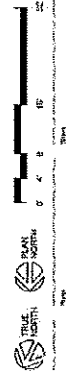
TELECOM FLOOR PLAN

1. TELECOM FLOOR PLAN - LEVEL 2 DEMO

| Room No. | Room Name |
|----------|-----------|
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1 TELECOM FLOOR PLAN - LEVEL 2 DEMO



FOR REFERENCE ONLY

T102

Telecom Floor Plan
- Level 2 Demo

Date: 10/10/17
By: J. Smith

Construction Documents

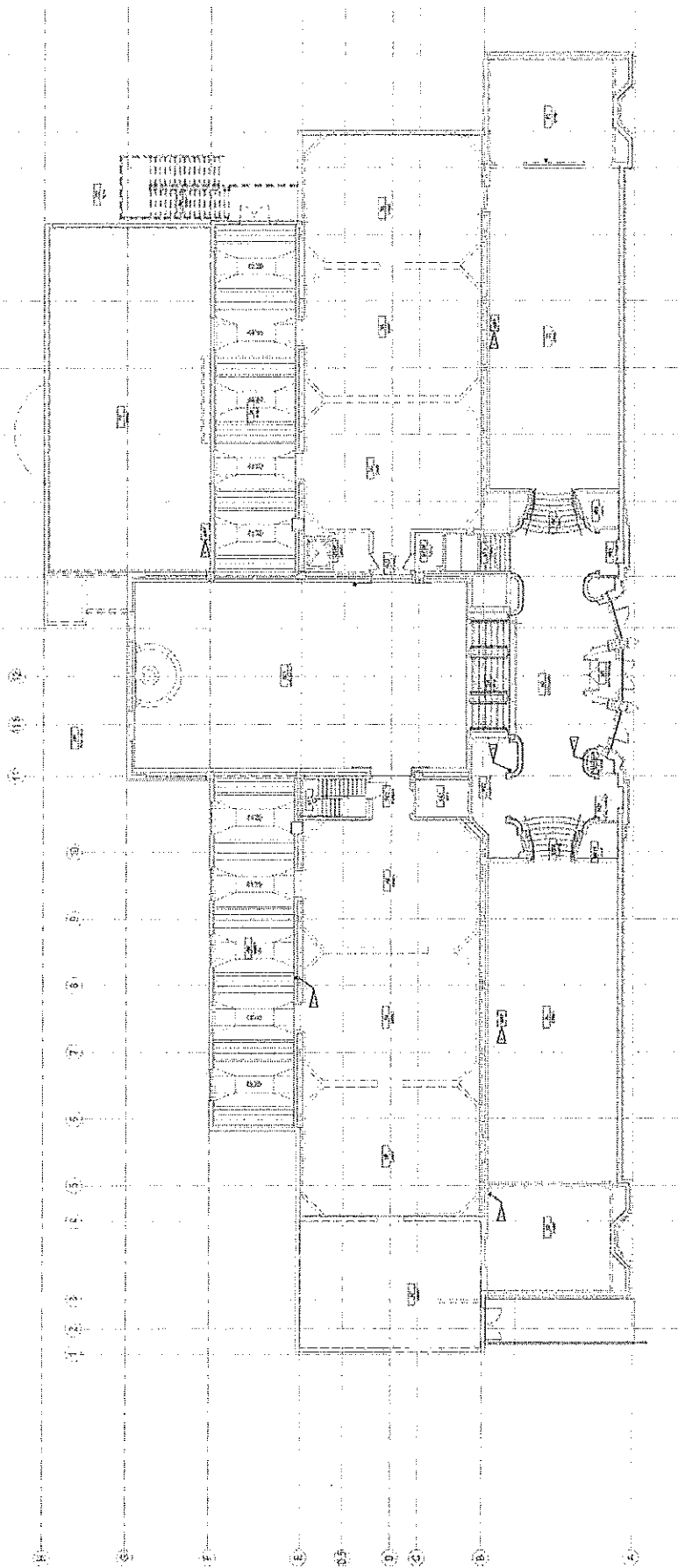
Asian Art Museum Expansion & Renovation
1000 California Street, San Francisco, CA 94104



1000 California Street, San Francisco, CA 94104
Tel: 415.774.2000
Fax: 415.774.2001
www.asianartmuseum.org

Journal of Management Education 36(8) 907-924

| Q | Flag in Name |
|----|--|
| 1 | 1. I have been arrested for a crime involving the use of a firearm. |
| 2 | 2. I have been arrested for a crime involving the use of a dangerous weapon. |
| 3 | 3. I have been arrested for a crime involving the use of a controlled substance. |
| 4 | 4. I have been arrested for a crime involving the use of a vehicle. |
| 5 | 5. I have been arrested for a crime involving the use of a computer. |
| 6 | 6. I have been arrested for a crime involving the use of a telephone. |
| 7 | 7. I have been arrested for a crime involving the use of a radio. |
| 8 | 8. I have been arrested for a crime involving the use of a television. |
| 9 | 9. I have been arrested for a crime involving the use of a video camera. |
| 10 | 10. I have been arrested for a crime involving the use of a video recorder. |



TELECOM FLOOR PLAN - LEVEL 3 DEMO



FOR REFERENCE ONLY

T103
Telecom Floor Plan
- Level 3 Demo

Construction Documents

Asian Art Museum Expansion & Renovation

Asian Art Museum

SAM ASIAN ART MUSEUM

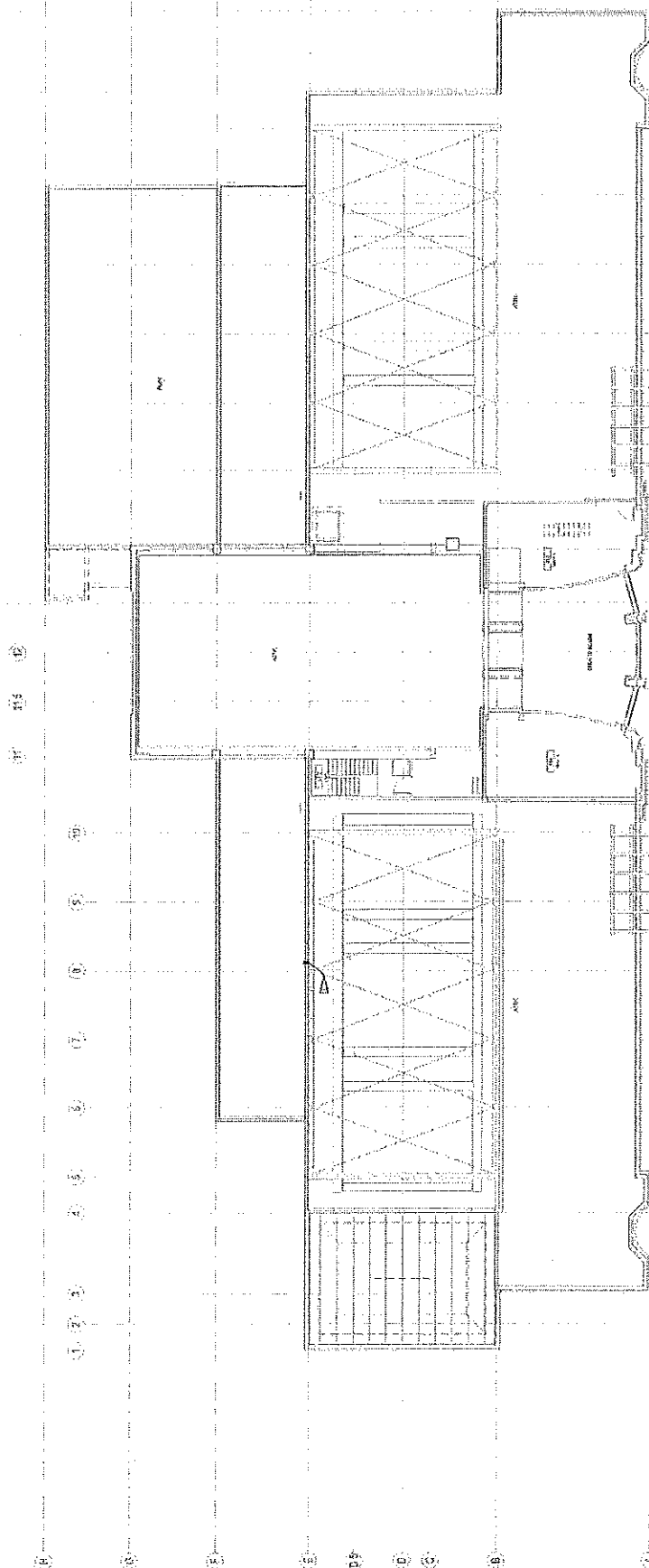
Stantec

רמח

NJ Department of Education
 2001-2002, 2003-2004, 2005-2006
 2007-2008, 2009-2010
 2011-2012, 2013-2014
 2015-2016, 2017-2018

THE UNIVERSITY OF CHICAGO PRESS

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| 2 | Play Region |
|---|-------------|



1 TELECOM FLOOR PLAN - LEVEL 4 ATTIC DEMO



Welcome to the world's most innovative and forward-thinking company.

stantec

SAM ASIAN ART MUSEUM

2023's Sustainable Leadership Summit 2023
 2023's Sustainable Leadership Summit 2023
 2023's Sustainable Leadership Summit 2023
 2023's Sustainable Leadership Summit 2023

Asian Art Museum Expansion & Renovation

Construction Documents

Telecom Floor Plan
- Level 4 Attic Demo

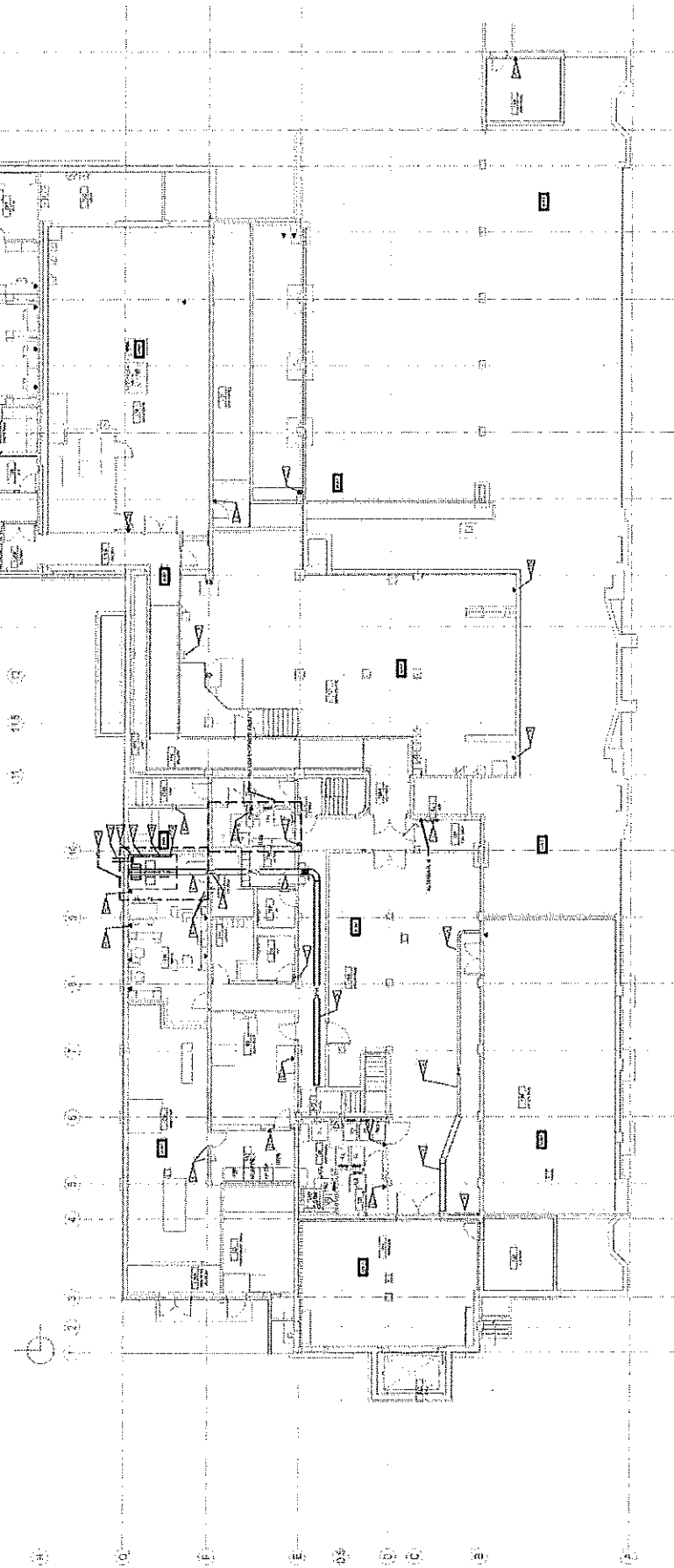
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FOR REFERENCE ONLY

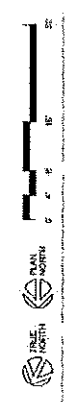
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| NO. | REVISION |
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1 TELECOM FLOOR PLAN - LEVEL 1



FOR REFERENCE ONLY

T201

Telecom Floor Plan - Level 1

Date: 02/01/17

Drawn: J. Smith

Checked: J. Smith

Reviewed: J. Smith

Construction Documents

SAM ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

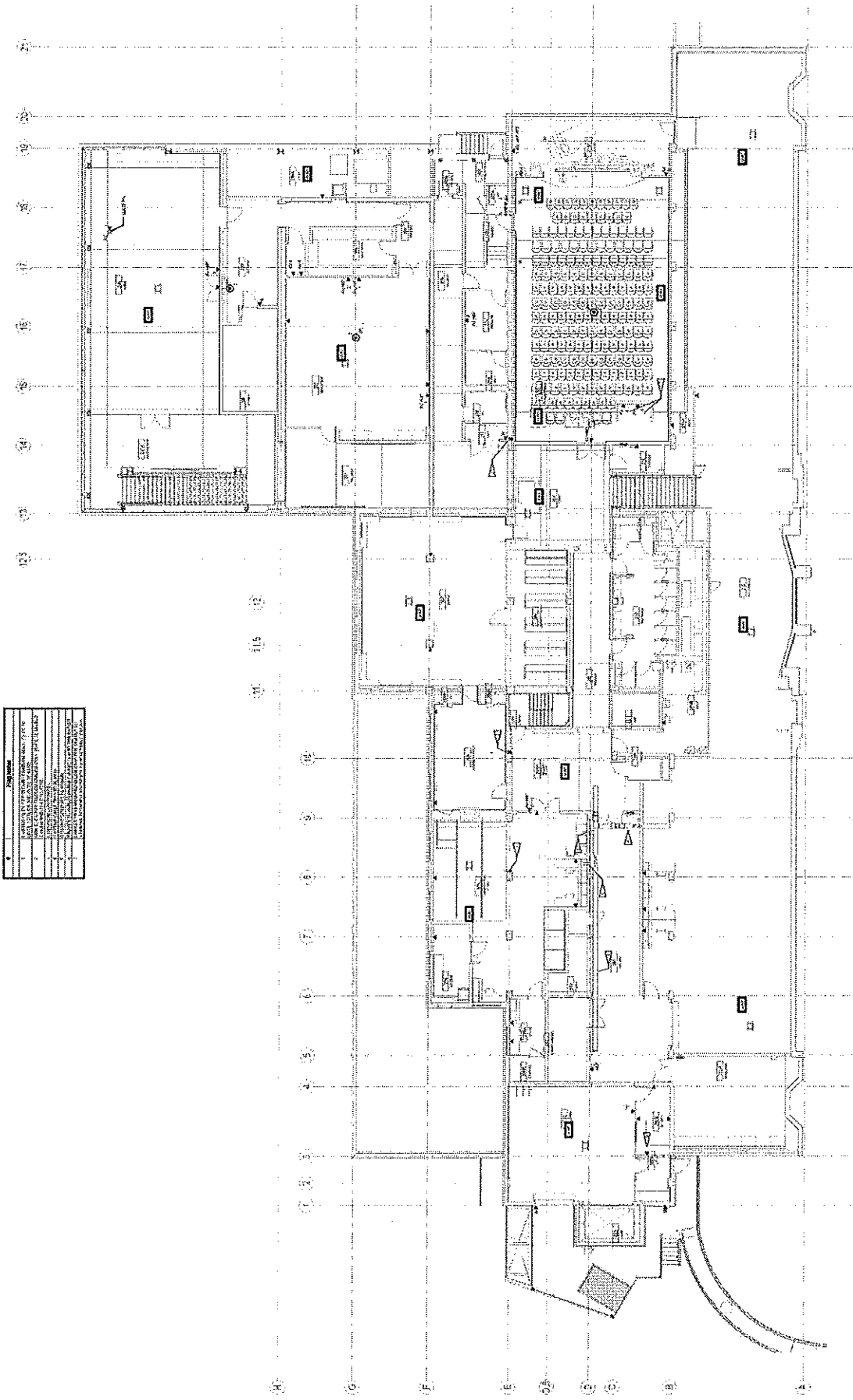
1000 L Street, NW, San Francisco, CA 94102

LMN ARCHITECTS

Stantec

1000 L Street, NW, San Francisco, CA 94102

| Legend |
|---------------------------------------|
| 1. EXISTING TELECOM EQUIPMENT |
| 2. NEW TELECOM EQUIPMENT |
| 3. TELECOM EQUIPMENT SPECIFICATIONS |
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TELECOM FLOOR PLAN - LEVEL 2



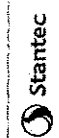
FOR REFERENCE ONLY

Telecom Floor Plan
-Level 2-

T202



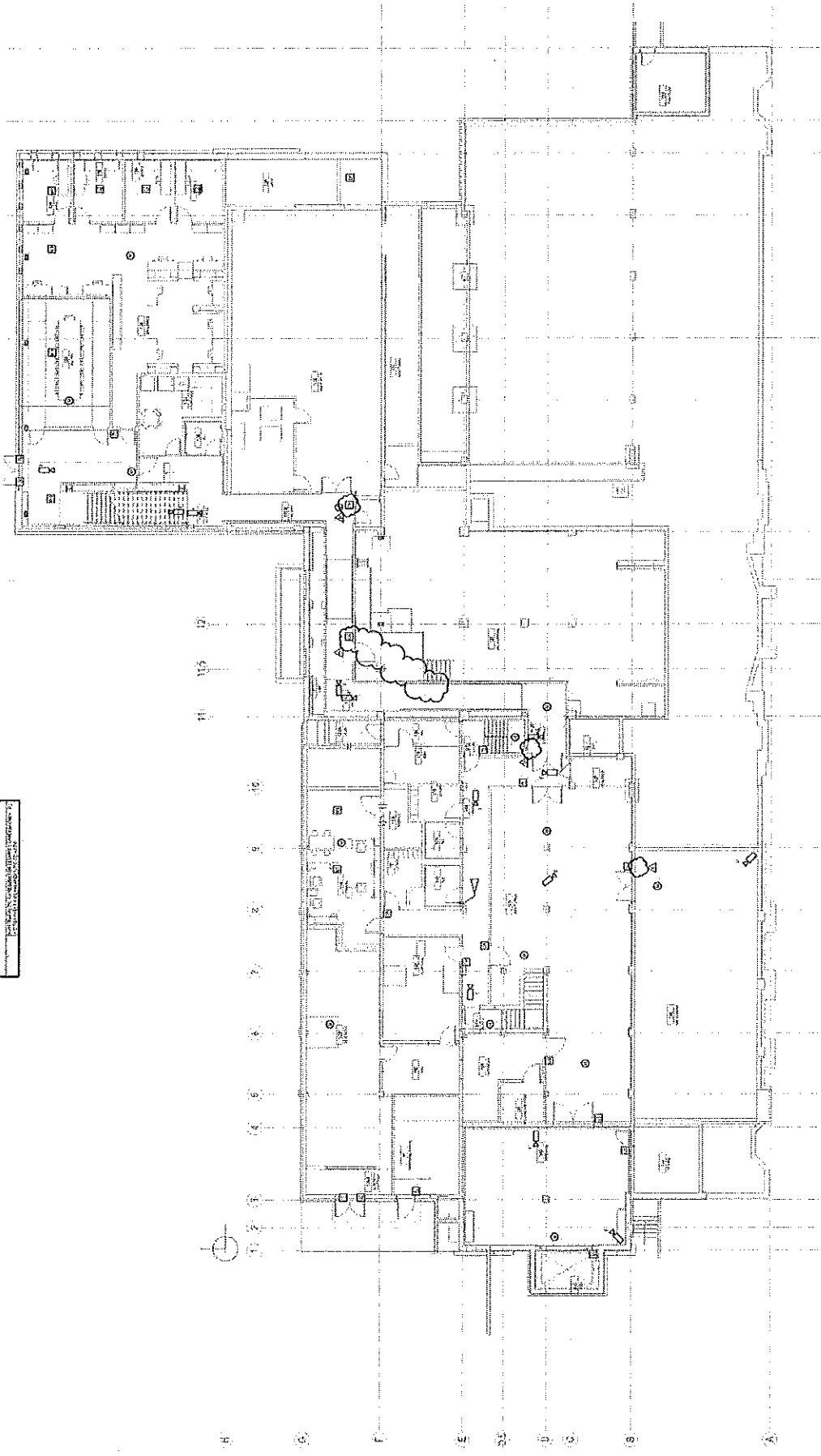
Asian Art Museum Expansion & Renovation



ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:

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| NO. | DESCRIPTION |
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| 1 | SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 1 |
| 2 | SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 1 |
| 3 | SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 1 |
| 4 | SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 1 |
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| 21 | SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 1 |



1 SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 1







FOR REFERENCE ONLY

Security Infrastructure Floor Plan - Level 1

T401

Construction Documents

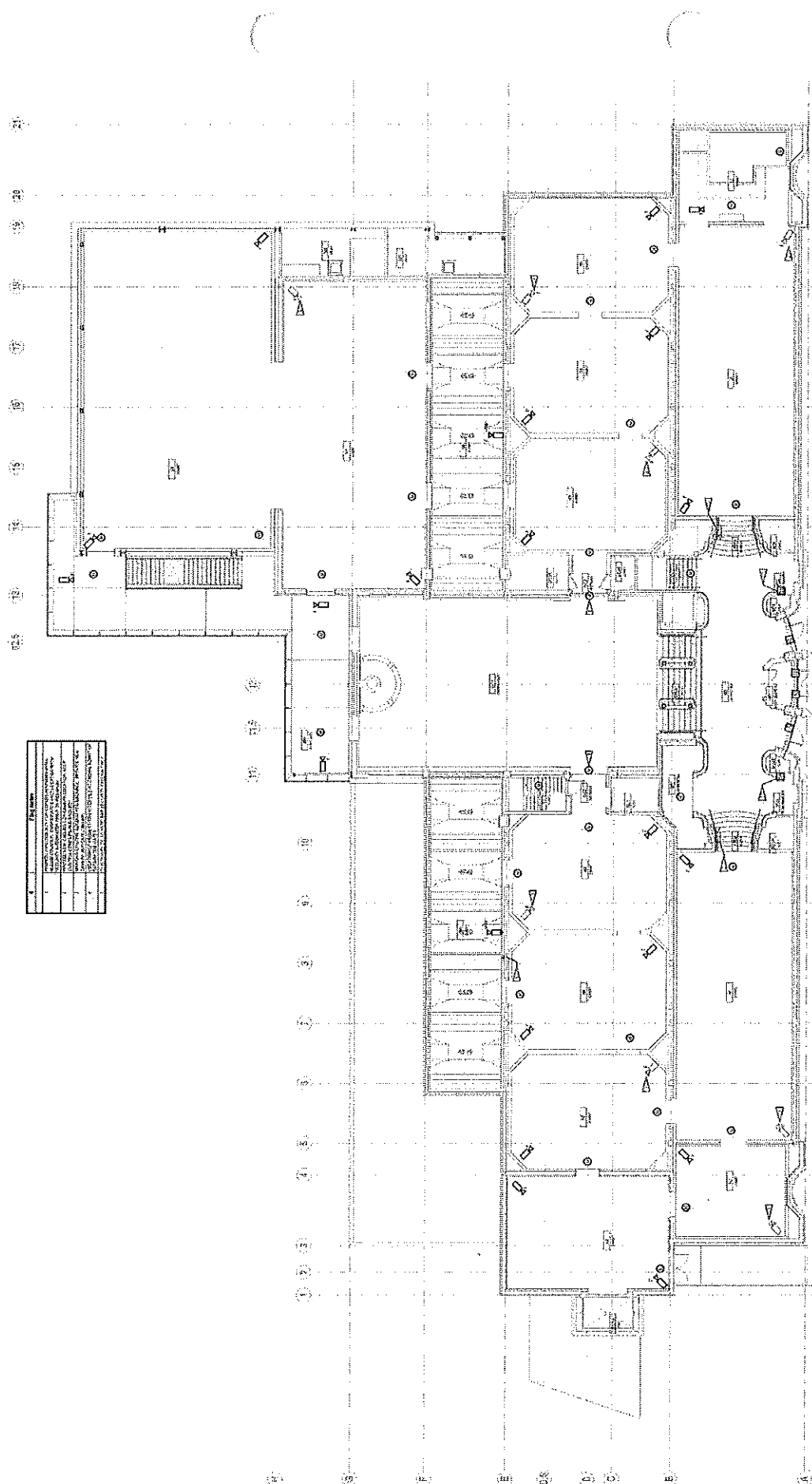
Asian Art Museum Expansion & Renovation

DATE: 11/11/11

BY: [Signature]

PROJECT: Asian Art Museum Expansion & Renovation

LOCATION: 1250 Broadway, New York, NY



| | 7 Big Moves |
|---|---|
| 1 | Identify functions that can be automated and
eliminate or improve each capability
that is not essential to the business |
| 2 | Identify functions that are essential to the
business and cannot be automated |
| 3 | Identify functions that are essential to the
business and can be automated |
| 4 | Identify functions that are essential to the
business and can be automated |
| 5 | Identify functions that are essential to the
business and can be automated |

1 SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 3

[illegible]

FOR REFERENCE ONLY

Security
Infrastructure Floor
Plan - Level 3

T403

Construction Documents

Asian Art Museum Expansion & Renovation

SAM ASIAN ART MUSEUM

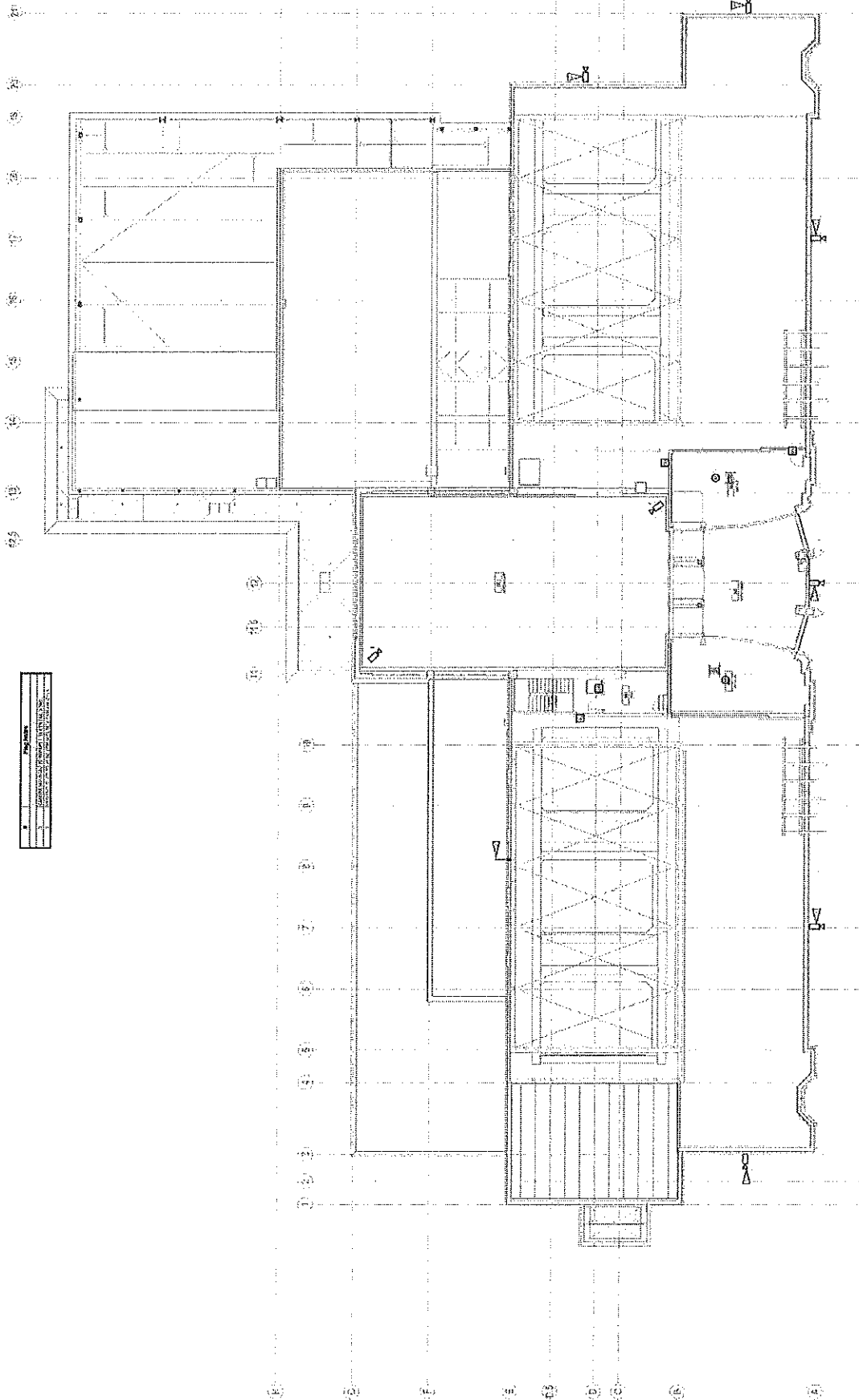


Stantec

רשת

2027 Columbia Avenue, Suite 204
Baltimore, MD 21206-0000
P: 410.526.1100
F: 410.526.0200
http://www.baltimore.gov

| NO. | DESCRIPTION |
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| 1 | ASIAN ART MUSEUM |
| 2 | SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 4 ATTIC |



1 SECURITY INFRASTRUCTURE FLOOR PLAN - LEVEL 4 ATTIC



FOR REFERENCE ONLY

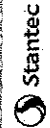
Security Infrastructure Floor Plan - Level 4

T404



Asian Art Museum Expansion & Renovation

Construction Documents



1011 Second Avenue, Suite 200
San Francisco, CA 94102
Tel: 415.398.1234
www.lmn.com

XEROX LEASING AND FINANCIAL SERVICES CORPORATION

[illegible][illegible]

CABLE TYPES (AV CABLES PROVIDED BY CONTRACTOR)

THE FOLLOWING ARE THE STUDENTS OF THE

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| 1 | LINE LEVEL AUDIO |
| 2 | MICROPHONE LEVEL AUDIO |
| 3 | SPEAKER LEVEL AUDIO |
| 4 | VIDEO |
| 5 | CONTROL/DATA |
| 6 | IR |
| 7 | POWER |
| 8 | NOT ASSIGNED TO CONNECTION |

Supporting materials



www.nature.com/scientificreports/

[illegible]

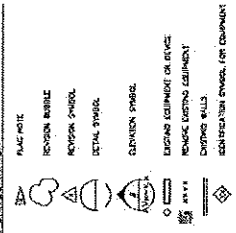
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- [illegible]

10. **REMARKS:**

- AV SYSTEMS INC.

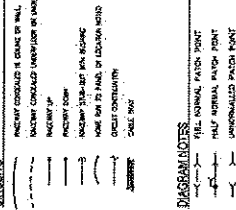
WORK DEFINITION



2024-2025

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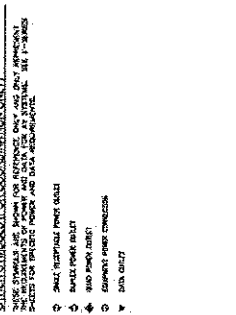
Abstract



CONCLUSIONS

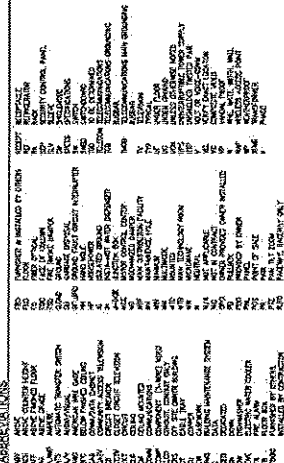
- [illegible]

OTHER STUDIES & FURTHER RESEARCH AND V



- [illegible]

2017年12月15日



רשת
מגזין הספרות והאמנות
מס' 104 | 2017 | 100 ש"ח

[illegible]

1. The first step is to identify the problem.
 2. The second step is to define the problem.
 3. The third step is to analyze the problem.
 4. The fourth step is to develop a solution.
 5. The fifth step is to implement the solution.
 6. The sixth step is to evaluate the solution.
 7. The seventh step is to monitor the solution.
 8. The eighth step is to maintain the solution.
 9. The ninth step is to improve the solution.
 10. The tenth step is to document the solution.

Asian Art Museum Expansion & Renovation

SAM ASIAN ART MUSEUM

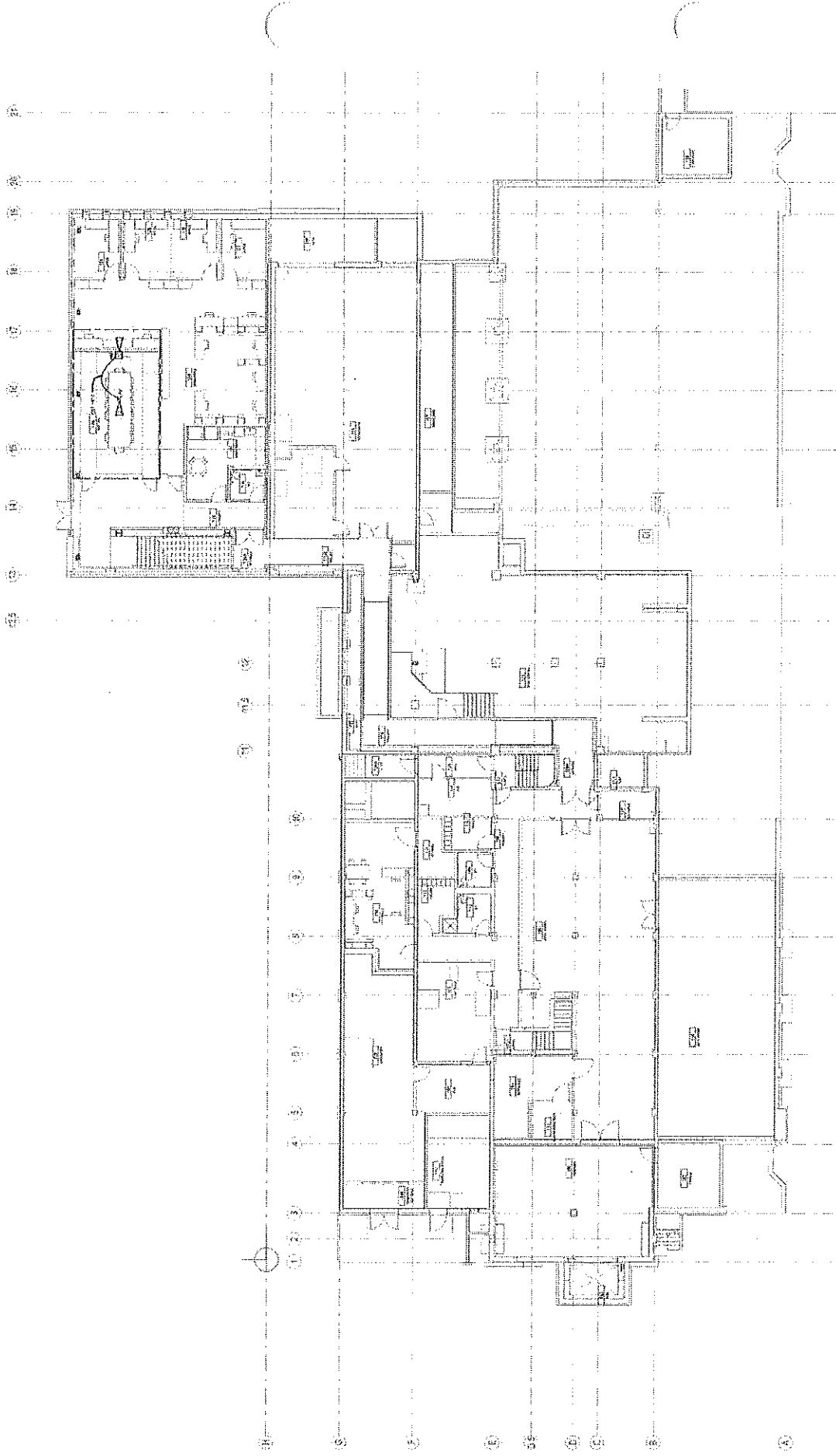
Construction

| Component | Mass | Volume | Density |
|-----------|-------|--------|----------|
| Water | 100 g | 100 mL | 1.0 g/mL |
| Alcohol | 50 g | 50 mL | 0.8 g/mL |
| Oil | 20 g | 20 mL | 0.9 g/mL |
| Salt | 10 g | 10 mL | 1.2 g/mL |
| Sugar | 5 g | 5 mL | 1.6 g/mL |

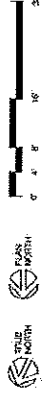
Figure 7

REFERENCE ONLY
 AV SYMBOLS
 AND
 ABBREVIATIONS
 AV0000

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1 Audio Visual Floor Plan - Level 1
10/10/10



LMN Architecture
Interior Design
Exterior Design

Stantec
Architecture
Interior Design
Exterior Design

SAM ASIAN
MUSEUM

Asian Art Museum Expansion & Renovation
San Francisco, CA

FOR REFERENCE ONLY

Audio Visual Floor
Plan - Level 1

AV201

Project: Asian Art Museum Expansion & Renovation

Location: San Francisco, CA

Client: Asian Art Museum

Architect: LMN, Stantec

Interior Designer: LMN

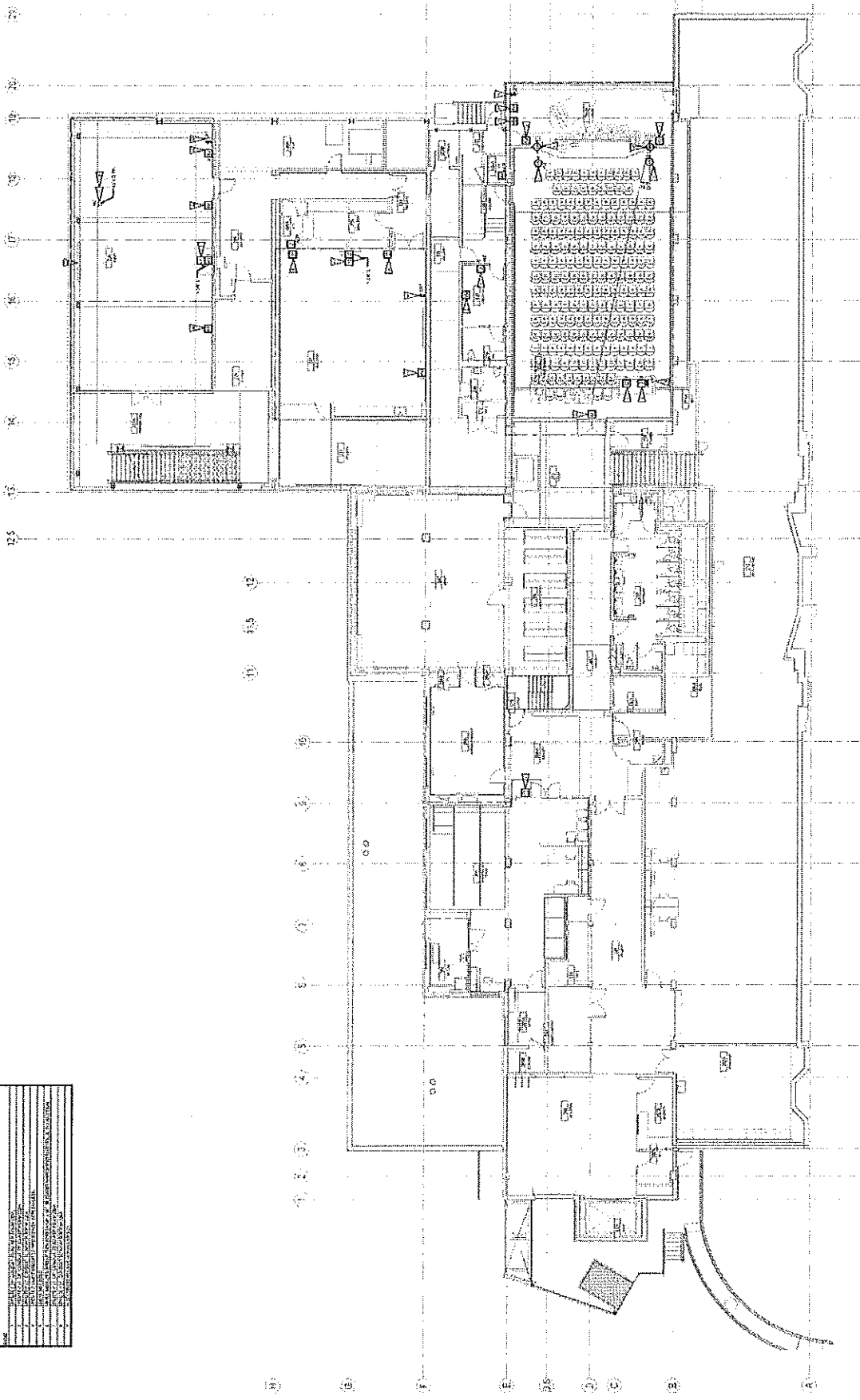
Exterior Designer: Stantec

Date: 10/10/10

Scale: 1/8" = 1'-0"

Construction Documents

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1 Audio Visual Floor Plan - Level 2
8/1/07



FOR REFERENCE ONLY

Project: AV202
Date: 8/20/07
Author: [Name]
Reviewer: [Name]
Checked: [Name]
Approved: [Name]

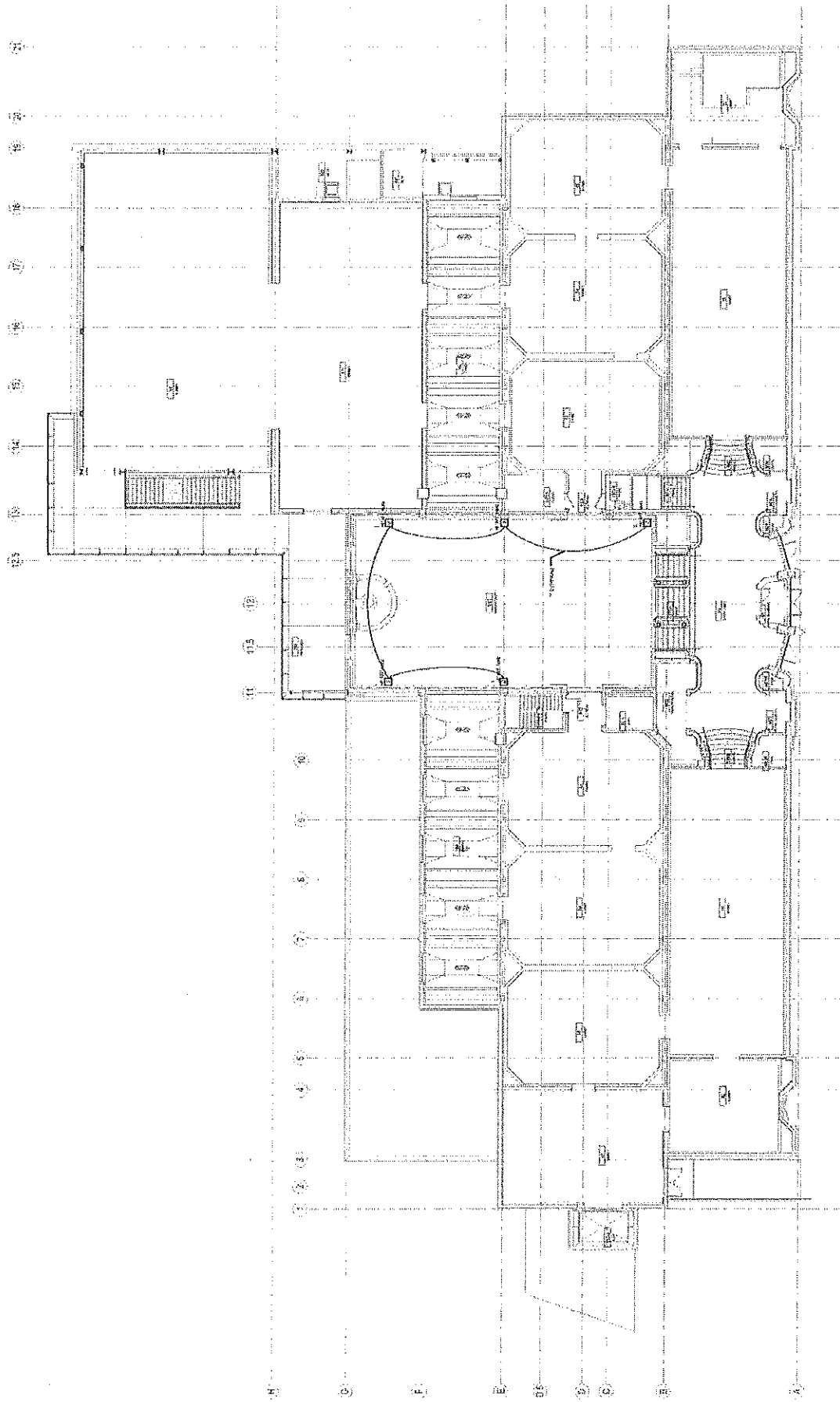
Construction Documents

S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation
1000 L Street, NW
San Francisco, CA 94102

LMN Landscape Modern
1000 L Street, NW
San Francisco, CA 94102

Stantec
1000 L Street, NW
San Francisco, CA 94102



1 Audio Visual Floor Plan - Level 3



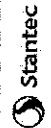
FOR REFERENCE ONLY

Project: Asian Art Museum
 Date: 12/27/17
 Plan: AV203
 Title: Audio Visual Floor Plan - Level 3



Asian Art Museum Expansion & Renovation

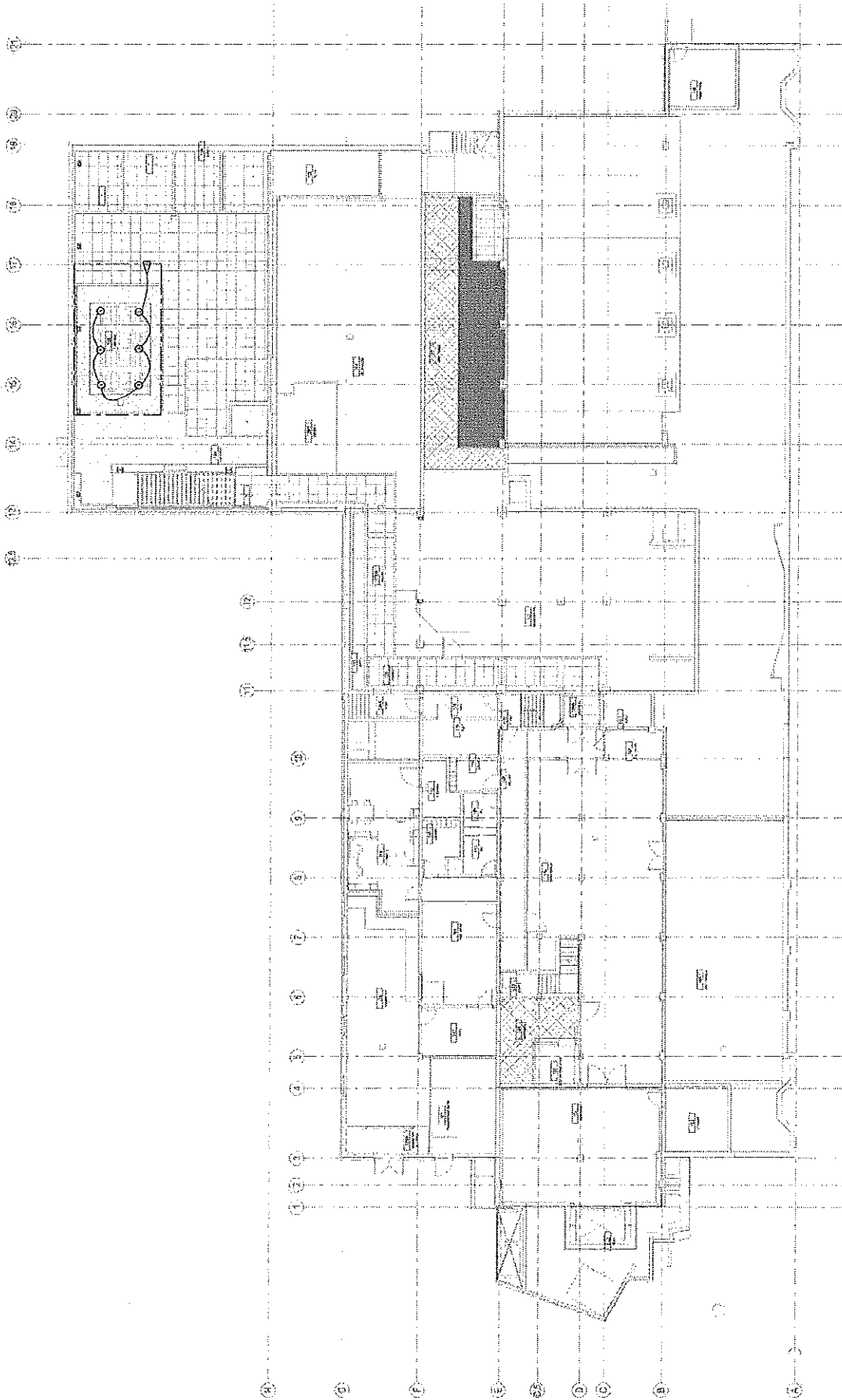
Construction Documents



NOT FOR CONSTRUCTION
 12/27/17
 12/27/17

GENERAL NOTES
 1. REFER TO ALL NOTES ON SHEETS AV701-1 THROUGH AV701-10.

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Audio Visual RCP - Level 1
 1/2" = 1'-0"



FOR REFERENCE ONLY

Audio Visual RCP - Level 1
 AV701

S.M. ASIAN MUSEUM

Asian Art Museum Expansion & Renovation

Stantec

LMN

LMN Associates, Inc.
 1000 15th Street, NW
 Washington, DC 20004

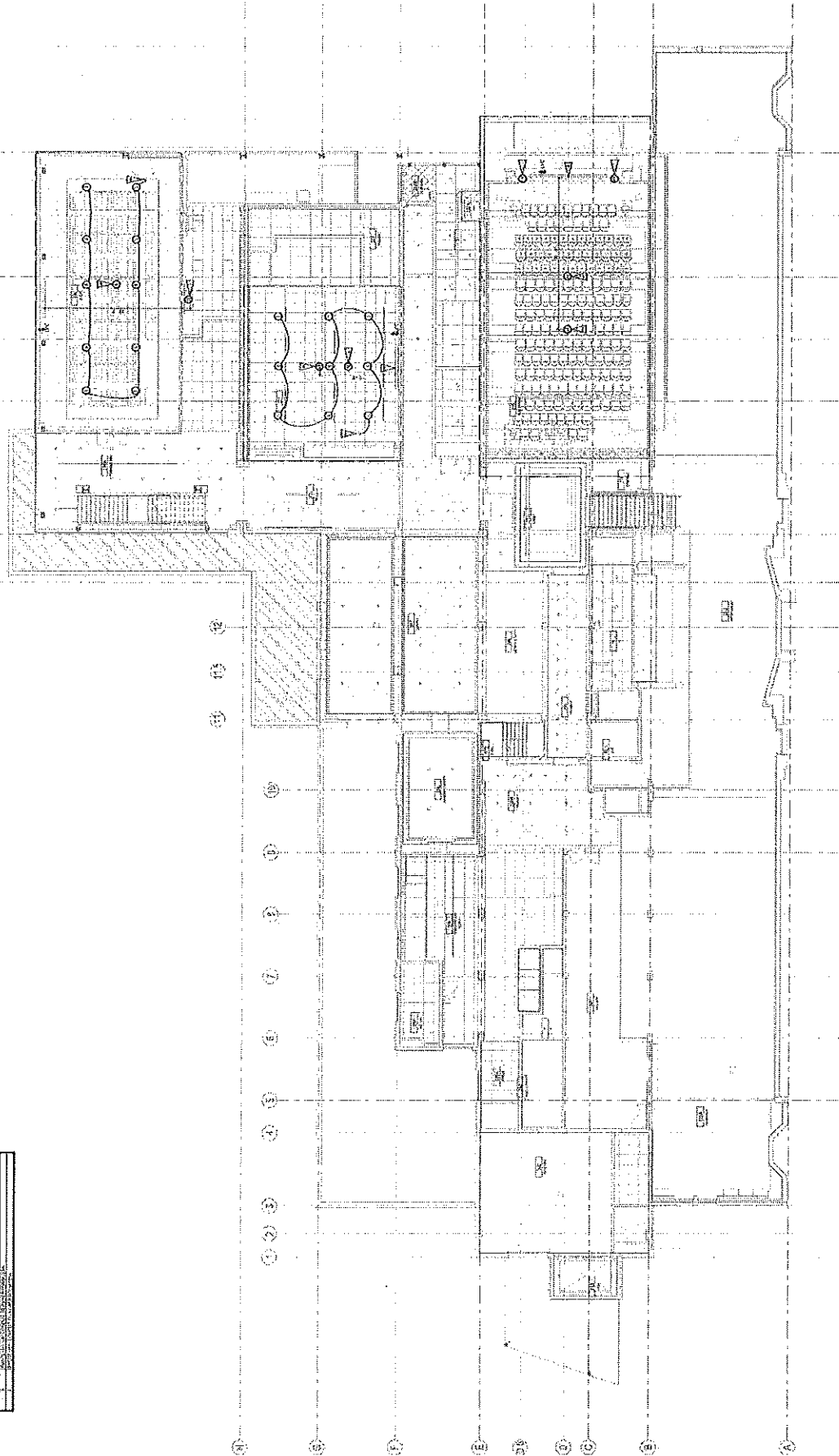
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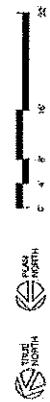
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AL GENERAL NOTES
 1. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK DONE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHITECTURAL AND ARTWORK.

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Audio Visual RCP - Level 2



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Project: Audio Visual RCP - Level 2
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 Approved: [Name]

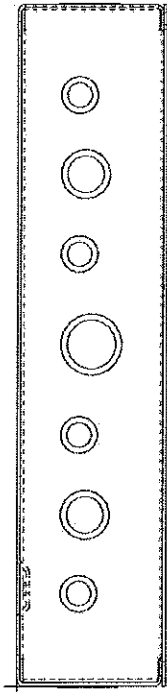
Construction Documents

S.M. ASIAN ART MUSEUM

Asian Art Museum Expansion & Renovation

LMN Architects
 1000 15th Street, Suite 1000
 San Francisco, CA 94103
 Phone: 415.774.1100
 Fax: 415.774.1101
 Email: info@lmn.com

Stantec
 1000 15th Street, Suite 1000
 San Francisco, CA 94103
 Phone: 415.774.1100
 Fax: 415.774.1101
 Email: info@stantec.com



CAT6

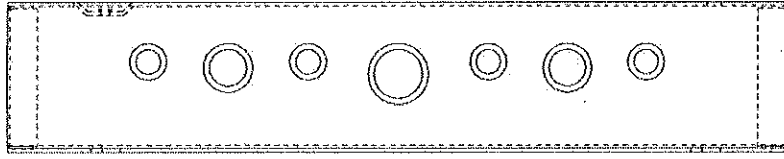
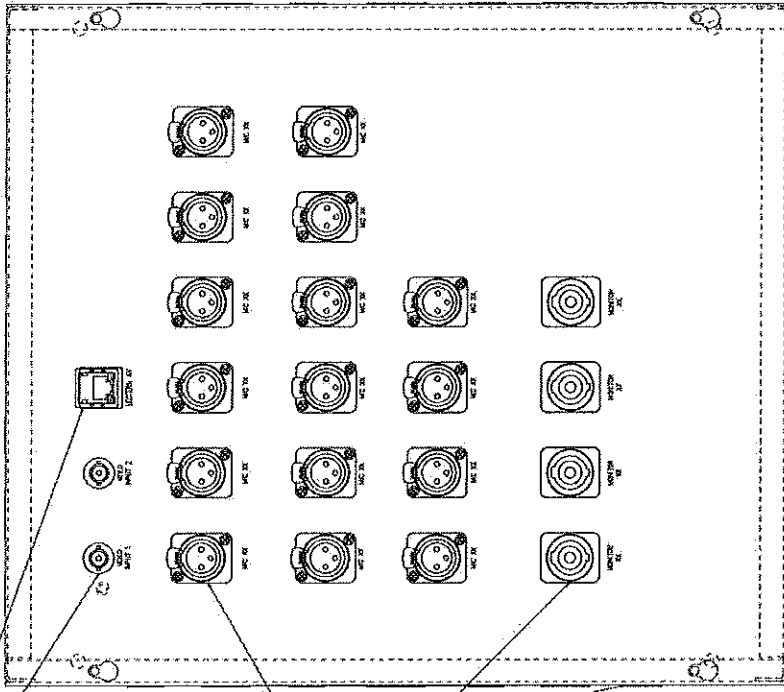
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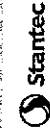
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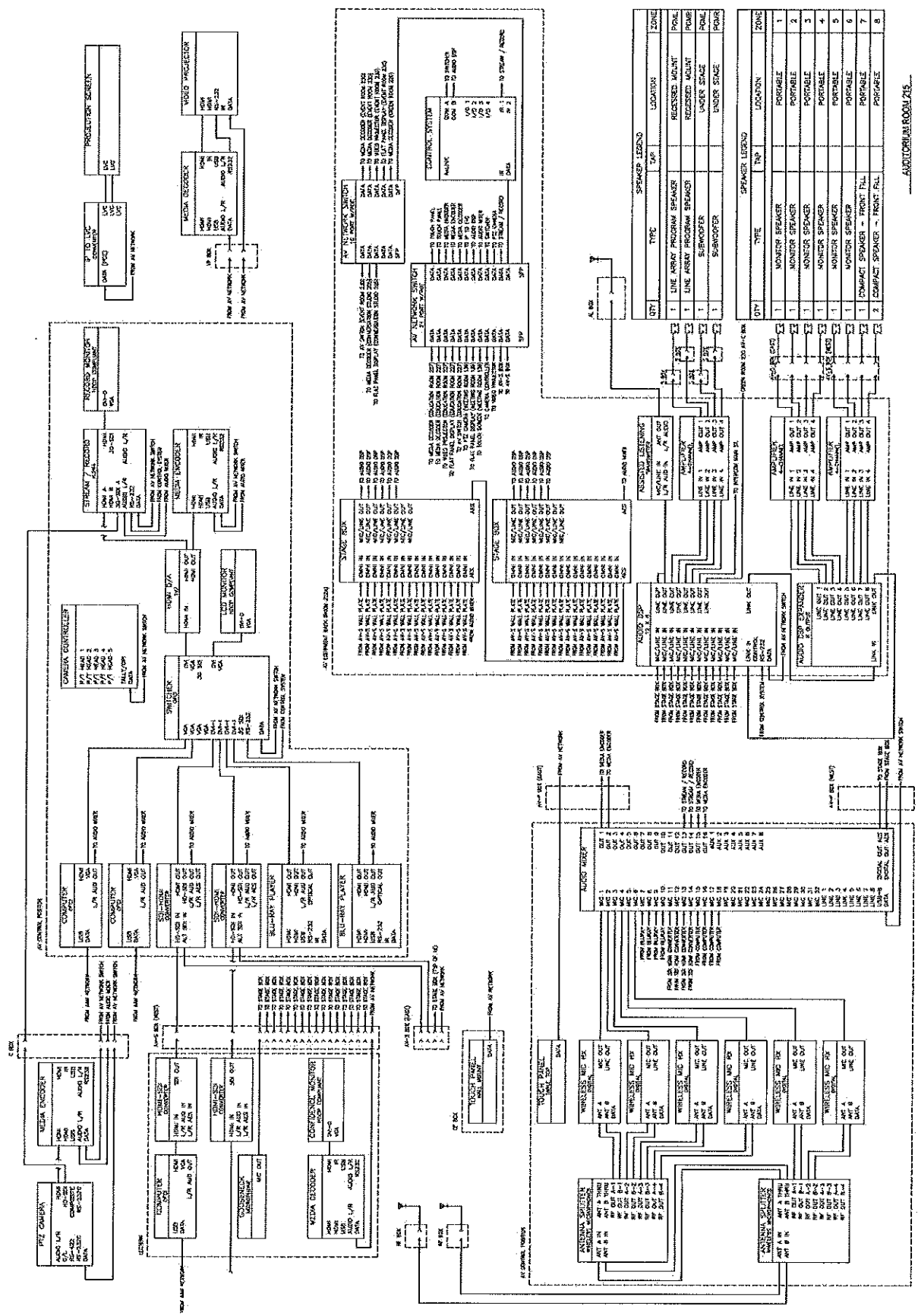
Asian Art Museum Expansion & Renovation

Construction Documents

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Audio Visual Details

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Audio Visual
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Construction
Documents

Asian Art Museum Expansion & Renovation

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Antenna System

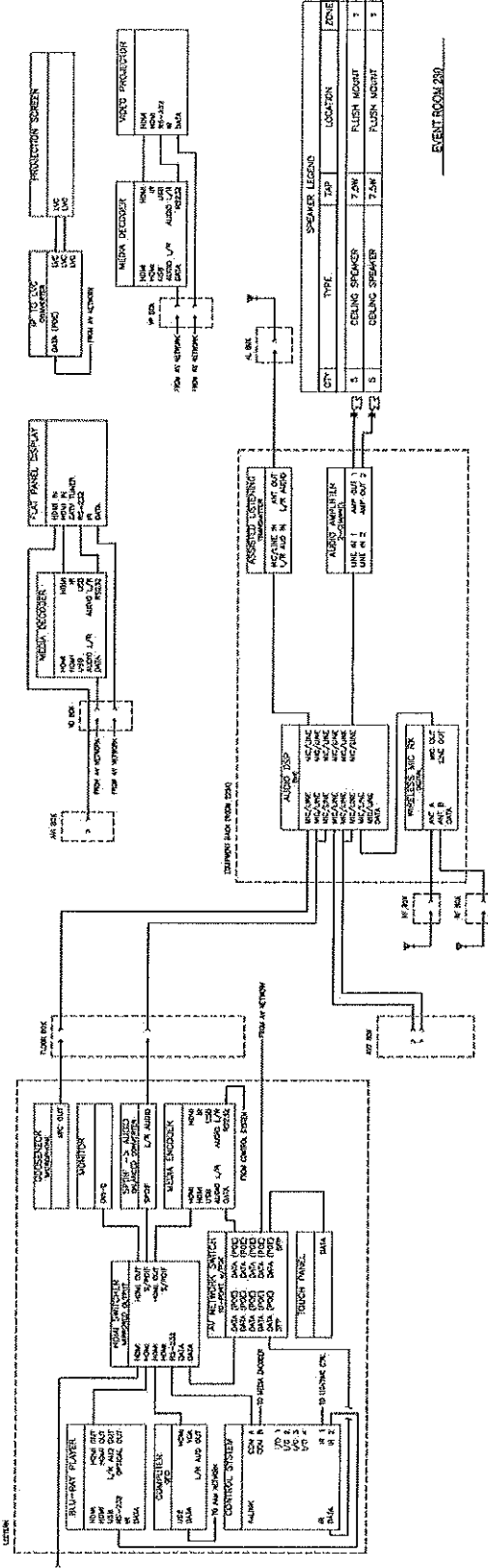
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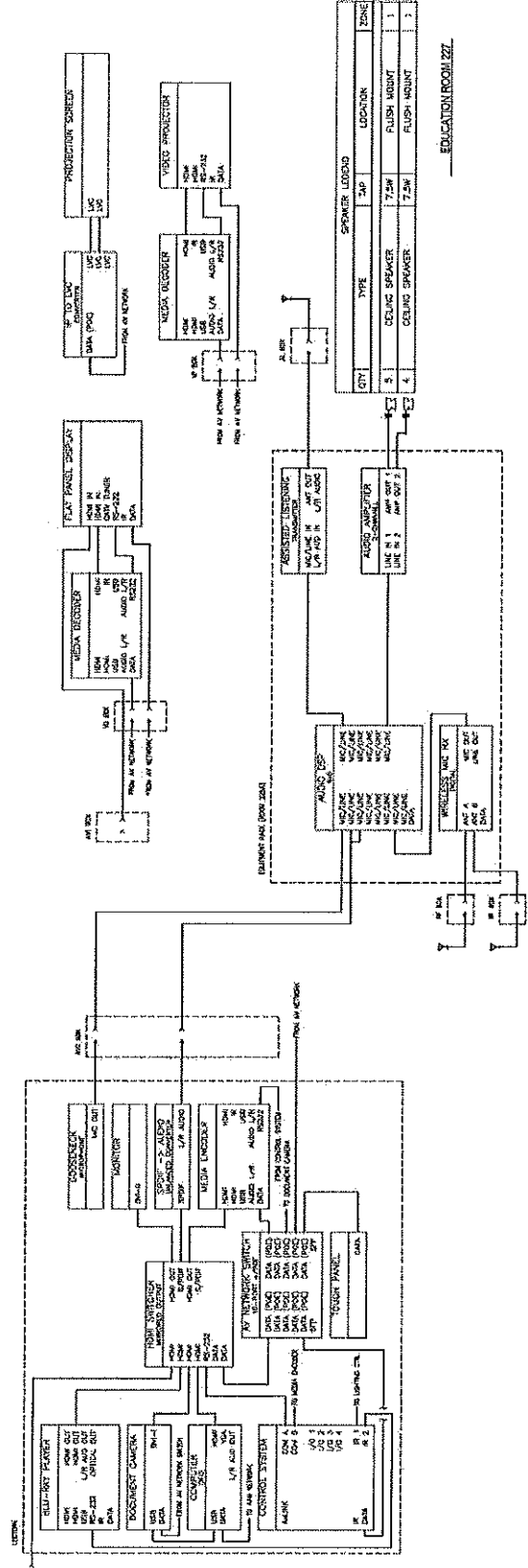
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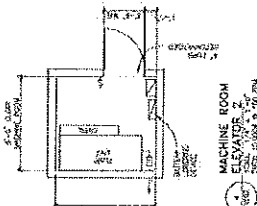
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EVENT ROOM 220



EDUCATION ROOM 221

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| PIV REACTION TABLE | |
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LEASE

BY AND BETWEEN

**THE CITY OF SEATTLE,
A WASHINGTON MUNICIPAL CORPORATION,
AS LANDLORD**

AND

**SAAM BUILDING LANDLORD, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY,
AS TENANT**

DATED: _____, 2017

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LEASE

This LEASE ("Lease"), dated as of _____, 2017, is by and between the SAAM BUILDING LANDLORD, LLC, a Washington limited liability company ("Tenant"), and the CITY OF SEATTLE, a Washington municipal corporation ("City").

RECITALS

A. City is the owner of that certain improved parcel of real property located in the City of Seattle, King County, Washington legally described on, and also depicted on, Exhibit A hereto, together with all appurtenances, rights and privileges now belonging or appertaining thereto (the "Property").

B. The Volunteer Park Museum was constructed during the Depression (early 1930s) by the Art Institute of Seattle, predecessor-in-interest to the Seattle Art Museum ("SAM"), a Washington nonprofit corporation, and upon completion, was conveyed to the City.

C. The Volunteer Park Museum served as the only location of SAM for half a century.

D. With the relocation of SAM's principal venue downtown, the Volunteer Park Museum Building became the home for SAM's internationally recognized Asian art collection and was rechristened SAM's Asian Art Museum Building (the "SAAM Building"). The SAAM Building is located on, and part of, the Premises (defined below).

E. City and SAM were parties to that certain Agreement dated January 20, 1932 authorized by Ordinance 61998 of the City of Seattle to provide for operation and maintenance by SAM of the SAAM Building ("Original Operating Agreement"). The Original Operating Agreement has been amended pursuant to that certain Amending Agreement dated July 3, 1975 authorized by Ordinance 104662 ("1975 Amendment"), that certain Supplemental Agreement dated March 25, 1981 authorized by Ordinance 109767 ("1981 Amendment"), and Amending Agreement last executed November 1, 1994 authorized by Ordinance 117277 ("1994 Amendment"). The Original Operating Agreement, as amended by the 1975 Amendment, the 1981 Amendment and the 1994 Amendment is referred to herein as the "Operating Agreement". The Operating Agreement expired by its terms, however, pursuant to that certain letter agreement dated January 22, 2008 from Charles Ng to Nancy Zwieback ("Letter Agreement"), the terms and conditions of the Operating Agreement remained in effect until the parties entered into a new agreement.

F. City and SAM both recognize that the SAAM Building requires substantial renovation, including systems replacement, seismic stabilization and other major improvements. In connection therewith, City and SAM entered into that certain Project Development Agreement dated _____, 2017 (as now or hereafter amended, the "Development Agreement"). Tenant became a party to the Development Agreement pursuant to that certain Joinder Agreement dated _____, 2017. Pursuant to the Development Agreement, City has agreed to enter into a new lease of the SAAM Building to Tenant. Tenant intends to master lease ("Master Lease") the SAAM Building to a Tax Credit Entity ("Master Tenant"), and Master Tenant intends to

sublease the SAAM Building initially to SAM to operate an Asian Art Museum, as more particularly described in Exhibit B (the "Museum") and, upon expiration of the sublease to SAM, to a subtenant that agrees to operate the SAAM Building as a museum (in each case, a "Sublease").

G. The City's 2017 Adopted Capital Budget includes a total of \$19,000,000 in City funding allocated to the Project (defined below). The additional funds required to complete the Project are a combination of proceeds secured pursuant to the Federal Historic Tax Credits allowable under Section 47 of the Internal Revenue Code (the "Code") in connection with the "certified rehabilitation" of a "certified historic structure" ("HRTCs"), private donations and other public funds.

H. SAM and the City have determined that accessing HRTCs available for the rehabilitation elements of the Project would be highly beneficial and have agreed that the City will lease the SAAM building to SAAM Building Landlord, LLC in order to position the Project to claim such tax credits provided that the Master Tenant initially subleases the SAAM Building to SAM to operate an Asian Art Museum, as more particularly described in Exhibit B. HRTCs are currently estimated to yield some Six Million Dollars (\$6,000,000) toward total Project costs. Nevertheless, the tax credit structure envisioned under the Development Agreement and this Lease ensures that the SAAM continues to provide the public benefits required under this Lease and the envisioned tax credit structure contemplates continued SAM management of the Project and operation of the SAAM. As a result, the City concurs that adequate consideration has been provided for enabling participation in the tax credit transaction (the "HRTC Transaction"). In connection with the HRTC Transaction, SAM has or will form one or more Washington limited liability entities that would be eligible to claim or convey to others the right to claim federal historic rehabilitation tax credits for the renovation of the SAAM Building (each a "Tax Credit Entity" and collectively, "Tax Credit Entities").

I. SAM will be the sole member of a Blocker LLC and Blocker LLC is the managing member of Tenant.

J. Tenant is executing this Lease to facilitate the rehabilitation of the historic SAAM Building (the "Project", as further defined in the Development Agreement), and to evidence its agreement to provide, directly or indirectly, certain public benefits, and more specifically described on Exhibit B hereto, and to agree to perform such public benefit obligations in addition to its other obligations hereunder.

K. This Lease clarifies the parties' rights and obligations with respect to the operation of the SAAM Building. Therefore, concurrently herewith, City and SAM entered into a Termination Agreement, pursuant to which the Operating Agreement is terminated in its entirety and is of no further force or effect.

L. City believes it serves an important public function to have a vibrant and successful Museum at the SAAM Building and to see that the SAAM Building is maintained over time.

M. The parties have agreed that this Lease is in the best interests of all parties to facilitate the rehabilitation and operation of the Museum in the SAAM Building. Thus, the parties are entering into this Lease for the Premises on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Tenant agree as follows:

ARTICLE 1 DESCRIPTION OF THE PREMISES

1.1 Recitals. The above Recitals are hereby incorporated by this reference.

1.2 Lease of Premises. This Lease becomes effective (the "Effective Date") on the date first written above. As of the Effective Date, City as landlord hereby leases to Tenant as tenant, and Tenant hereby leases from City, subject to the obligations, terms, and conditions contained herein, the SAAM Building located on a portion of the Property (including, without limitation, the terrace on the west side of the building shown on Exhibit A-1 hereto (the "Terrace") (collectively, the "Premises"). The purpose of this Lease is to provide for the on-going rights and obligations of the parties with respect to the Premises for the Term.

1.3 Tax Credit Structure. Following completion of the Project and placement of the SAAM Building into service, Tenant will lease the Premises to Master Tenant, who will in turn sublease the Premises to SAM. SAM will thereafter operate or cause to be operated the Museum in the SAAM Building. The forms of such lease and sublease shall be consistent with and subject to this Lease. Such structure is designed to comply with requirements for historic rehabilitation tax credits and must remain in effect during the period required under the Code and the Master Lease is in effect (for such credits to be available for tax credit investors (the "Tax Credit Compliance Period").

1.4 Alternative Lease. In the event renovation of the SAAM Building proceeds without the benefit of HRTCs, this Lease shall be amended and restated to be by and between the City as Landlord and SAM as Tenant.

1.5 Access. To operate the SAAM Building for the purposes permitted under this Lease, City hereby grants to Tenant, its successors and assigns, for the Term, on the terms and conditions of this Lease, a right of entry in and through Volunteer Park, 24 hours per day (the "Access Right"). The memorandum of this Lease that is recorded on the Effective Date shall provide notice of this Access Right.

1.5.1 Sidewalk and Driveway Access. The Access Right includes the right of Tenant, its invitees, licensees, employees, contractors, service providers and permitted subtenants and assignees ("Permitted Users") to use all sidewalks depicted on Exhibit A-1 hereto ("Sidewalks") for pedestrian ingress and egress and to use all open park roads, and the driveway

area depicted on Exhibit A-1 hereto ("Driveway") for vehicular ingress, egress, loading and unloading. If the Driveway is gated or otherwise secured so as to restrict access to the Driveway area, Permitted Users of the Driveway shall be provided with a means of access through such gate or security system free of charge.

1.5.2 Reserved.

1.5.3 Adjacent Park Property Use. Tenant may use the portions of Volunteer Park adjacent to the SAAM Building and depicted on Exhibit A-1 attached hereto (the "Adjacent Park Area") for pedestrian ingress and egress to the Premises by Permitted Users. In addition, Tenant shall secure Event Permits from the Department of Parks and Recreation that will allow Tenant to use the Adjacent Park Area for Museum events, including without limitation, private events held at the Museum ("Private Events"), such permits to be coordinated through and subject to any reasonable date restrictions imposed by the Department of Parks and Recreation, and such permits specifying that Tenant's events shall not detract from or unreasonably conflict with public use of Volunteer Park. Tenant shall have the right to temporarily close the Adjacent Park Area for the duration of such Private Events and for any additional period reasonably required to set up or to clean up the area used for such Private Events. Tenant shall not obstruct members of the public from entering upon and using and enjoying the Adjacent Park Area for park purposes except for occasional closures for Private Events, and such other future temporary construction activities and fencing near the SAAM Building reasonably approved in advance by the Department. City, at its sole cost and expense, shall be responsible for the maintenance, repair, and replacement, of the Adjacent Park Area except for maintenance, repair and replacement occasioned by Tenant's use of the Adjacent Park Area for Private Events or construction. City shall maintain and operate the Adjacent Park Area to the same standards that it maintains and operates other portions of Volunteer Park. City will not block or obstruct, or permit the blocking or obstruction of the Adjacent Park Area (including without limitation the points of ingress and egress from the SAAM Building) or modify the Adjacent Park Property Area except for occasional, temporary obstructions for park events. Such obstructions shall not materially interfere with public access to the Museum or Tenant's ability to use the Premises and the SAAM Building for their intended purposes. City will consult with Tenant to minimize any impacts from any temporary blockage or obstruction.

1.6 Utilities. City has previously installed water lines, electric services, sewer lines and pipes, conduits for communications, meters, fire department connections and hydrants and other utility facilities to serve the Premises. City, at City's sole cost and expense, shall keep all portions of these utilities and related facilities located outside of the Premises and that do not exclusively serve the Premises in good condition and repair and Tenant shall keep all portions of these utilities and related facilities located within the Premises or located outside of the Premises but that exclusively serve the Premises, in good condition and repair at all times, the cost for which shall be an Operating Expense, payable as provided in this Lease. Except as otherwise set forth in the Development Agreement, Tenant shall be responsible for utility charges for its usage.

Tenant may install additional utilities and upgrade or repair utilities in the Premises at its sole cost and with the prior written approval of the Superintendent of Parks and Recreation ("Superintendent"), which approval shall not be unreasonably withheld or delayed. In doing such work, Tenant shall not disturb the vegetation and topography and improvements on the Property.

Upon completion of such reconstruction, maintenance, repair or other permitted activity, Tenant shall immediately restore all disturbed topography and vegetation to their condition immediately prior to the initiation of such maintenance or repair to the Superintendent's reasonable satisfaction and, as to the installation of any new utilities by Tenant, Tenant shall thereafter be responsible for their maintenance and repair.

1.7 Public Parking. Visitors to the Museum and the SAAM Building shall be permitted to use the parking areas within Volunteer Park for parking on a basis no less favorable than City makes those areas available to other visitors to Volunteer Park. The parties acknowledge and agree that as of the execution of this Lease, parking within Volunteer Park is open to the public, including without limitation, Tenant's employees, contractors, agents, volunteers, visitors and invitees, on a first-come first-served basis and free of charge. City shall provide Tenant with written notice at least sixty (60) days prior to requiring paid parking within Volunteer Park and, if the Sidewalk or Driveways described above are gated or otherwise secured so as to restrict area, Visitors shall be provided with a means of access through such gate or security system to the Sidewalk or Driveways free of charge.

1.8 As-Is Condition. Except as specifically required in the Development Agreement or in this Lease, City has no obligation to contribute to the cost of the Project, nor shall City be obligated to perform any construction or make any improvements in connection with the Project. The acceptance of possession of the Premises by Tenant on the Effective Date shall be conclusive evidence that Tenant accepts the Premises in their then "as-is" condition, subject to City's obligations under the Development Agreement and this Lease, which include, without limitation, (i) contributing to certain costs, as set forth in the Development Agreement; and (ii) providing the City Operating Support Payments (as defined below). Tenant hereby acknowledges that City has made and makes no representations or warranties, express or implied, regarding the condition of the Premises or its suitability for the intended use. Tenant confirms that it has had ample opportunity to inspect the Premises and is familiar with its condition.

1.9 Signage. Tenant shall have the right to place informational and directional signage in Volunteer Park (but outside of the Premises) to inform the public about the location of and access to the Museum, with the Superintendent's prior written consent, not to be unreasonably withheld, conditioned or delayed. Tenant shall develop for the Superintendent's approval a signage plan for the installation of appropriate signage for the Museum within Volunteer Park (but outside of the Premises). In determining whether to approve such signage plan the Superintendent may consider, among other factors, Tenant's needs for public awareness of the location of and access to the Museum; the signage needs of other Volunteer Park uses; the design, scale, placement and materials proposed for such signage; and compatibility of the proposed signage with other Volunteer Park installations. Tenant may request modifications of the signage plan from time to time and such changes are also subject to the approval of the Superintendent as to size, location and content. Notwithstanding anything herein to the contrary, the parties acknowledge and agree that, if applicable, such signage shall be subject to the review and approval of the City's Landmarks Preservation Board.

The parties recognize that the Project will entail installation of a signage system for the SAAM Building, which system will be approved by the Superintendent pursuant to the

Development Agreement. During the Term, Tenant shall maintain all exterior signage installed on the SAAM Building and Premises pursuant to the Development Agreement. Tenant shall also have the right to (i) install and maintain free-standing signage on the exterior of the Premises with the Superintendent's prior written consent (not to be unreasonably withheld, conditioned or delayed); and (ii) install and maintain permanent free-standing signage within or near the Adjacent Park Area identifying the Museum, directing Visitors to the main entrance and identifying the Gardner Center for Asian Art and Ideas ("Gardner Center"), the design of such signage shall be subject to the Superintendent's prior written consent (not to be unreasonably withheld, conditioned or delayed). The signage system will support a continuing display of banners and signs advertising events and exhibits at the Premises and the presence of the Museum. Such banners and signs shall not be subject to approval by the Superintendent and need not conform to sign regulations for Volunteer Park, so long as they relate to the Museum and events and exhibits at the Museum. In addition, Tenant may install temporary signage at reasonable locations to identify the entrance to Volunteer Park, to advertise special events on the Premises, subject to the approval of the Superintendent of the Department.

1.10 Covenant and Warranty of Quiet Possession. City covenants and warrants that Tenant's peaceable and quiet occupation, use and enjoyment of the Premises shall not be disturbed by City or anyone claiming by or through City. City shall defend at its expense any third party claims asserted that would interfere with Tenant's (and its permitted successors and assigns) right to such occupancy, use, and enjoyment of the Premises or City's title to the Premises.

ARTICLE 2 TERM

2.1 Term. All obligations of City and Tenant hereunder shall commence and be binding on the parties as of the Effective Date. Tenant shall be entitled to and shall take possession of the Premises upon the Effective Date. This Lease shall be and continue in full force and effect for a term (the "Term") that commences on the Effective Date and continues for approximately fifty-five (55) years, ending on _____, 2072, unless sooner terminated pursuant to the provisions hereof.

ARTICLE 3 CONSIDERATION, PUBLIC BENEFITS AND EXPENSE ALLOCATION

3.1 Consideration. During the Term, as consideration for this Lease, Tenant shall at its expense (except as otherwise set forth herein or in the Development Agreement) (i) undertake the Project, including rehabilitation of the SAAM Building for Museum purposes and the construction and installation of museum exhibits; (ii) subject to Article 6 below, maintain and operate the SAAM Building as a museum open to the public and in a condition suitable for museum and other museum-related purposes; and (iii) subject to Section 6.3 below, maintain the Historic Features, all as further provided below. In addition, to support Tenant's lease of the Premises, Tenant shall provide the Public Benefits and perform the Property Operation Activities, all as further provided below. "Rent" as used herein means the duties and obligations to be undertaken by Tenant set forth in this Section 3.1 and as further detailed in Sections 3.2 through 3.7 below. The parties agree that there is no monetary consideration or monetary rent that is owed by Tenant to City

hereunder. Rather, the consideration for this Lease consists of the Public Benefits to be provided and the rehabilitation, maintenance and operation of the SAAM Building by Tenant as provided herein.

3.2 Redevelopment. Tenant shall rehabilitate and redevelop the SAAM Building to be suitable for Museum uses as provided in the Development Agreement. From and after the date the SAAM Building is placed in service and the Museum re-opens in the SAAM Building to the public ("Opening Date"), Tenant shall ensure that the SAAM Building is maintained in good operating condition and state of repair and in a condition suitable for the Public Benefits to be provided, subject to the terms and conditions of this Lease, including without limitation, as described in Article 6 below.

3.3 Public Benefits. A central element of this Lease is the identification of and Tenant's commitment to the ongoing provision of certain public benefits as described herein. In fulfillment of Tenant's commitment, from and after the Opening Date, Tenant shall perform or ensure the provision of certain "Public Benefits" identified in Exhibit B during the Term of this Lease, all at no cost to City, except as otherwise set forth herein. At the Superintendent's request from time to time throughout the Term, but no more frequently than annually, Tenant will produce a report documenting the Public Benefits that Tenant has provided during the designated time period (the "Public Benefits Report"). The Public Benefits Report shall include such information as the Superintendent may reasonably request but at a minimum shall contain a description of the benefits provided; the number of persons served, by date and age group, if known; and the value of any fee discounts or scholarships provided. In addition, on or before the Opening Date, Tenant shall provide the Superintendent with a report documenting the public benefits provided during the last full year of its operations to use as a benchmark against future reporting.

3.4 Equity and Inclusion Value Statement. In addition to the Public Benefits set forth in Exhibit B, the parties share the core value of ensuring resources such as the Museum are operated with deliberate attention to promoting equity, access and inclusion. Therefore, Tenant will particularly develop programs, and will conduct outreach, to serve historically underserved populations and creating more equitable access, including geographic equity, to the Museum's resources. To achieve such results, Tenant shall implement a variety of strategies, such as the following:

- (a) Adopt and implement staffing policies aimed at developing and sustaining a diverse staff and Board of Directors that reflect the diversity of the community;
- (b) Lowering economic and physical barriers, as well as barriers to understanding, so that art is accessible to everyone;
- (c) Exhibiting art from the world's diverse cultures;
- (d) Providing free and low cost access to the Museum and performances and programs sponsored by the Museum, as described in Exhibit B;

(e) Supporting partnerships and collaborative relationships with diverse regional and community based cultural organizations, including conducting at least three (3) meetings per year between these organizations and SAM's Education and Community Advisory Committee or a future similar group;

(f) Providing experiential learning opportunities, such as internships and apprenticeships, along with outreach to diverse and underserved populations and communities; and

(g) Providing trainings to the Museum's employees and Board of Directors on best practices related to race, equity and inclusion.

3.5 Hours of Operation and Public Access. Notwithstanding the Public Benefits, the SAAM Building will be open to the public only during regular hours of operation as determined by Tenant but consistent with the requirements of Exhibit B. Tenant may restrict access to the SAAM Building as necessary for security purposes. Tenant shall continuously operate or cause to be operated the Museum on the Premises throughout the Term; provided that Tenant may close portions of the SAAM Building to the public for offices, ancillary services, installation or repairs, as Tenant deems necessary or desirable from time to time and may temporarily close the entire SAAM Building for emergencies, alterations or significant repairs. Tenant may use any portion of the SAAM Building for its purposes when the SAAM Building is not open to the general public. Nothing herein shall limit Tenant's ability to regulate use of the catering kitchen, restrooms or other facilities consistent with Museum security needs or to address unruly or inappropriate behavior.

3.6 Property Operating Expenses. Subject to Article 6 below, Tenant shall bear all costs and expenses during the Term that are associated with the improvement, restoration, repair, remodeling, replacement, maintenance, operation, lease and management of the SAAM Building and the Museum (the "Property Operation Activities"). "Property Operating Expenses" shall include, without any limitation, costs and expenses associated with the following:

3.6.1 Insurance premiums and deductibles as required under this Lease or as Tenant may elect;

3.6.2 All charges for public and private utility services, including but not limited to electricity, gas, heating, air conditioning, telephone and telecommunications service, garbage, janitorial services, sewer and water services;

3.6.3 Permits, licenses and certificates necessary for the Property Operation Activities;

3.6.4 Expenses incurred to comply with any Laws with respect to the operation of the Museum in the SAAM Building (excluding expenses that are the responsibility of City under this Lease); and

3.6.5 Management, operation, repair, maintenance and restoration of the SAAM Building to the extent required of Tenant hereunder, including, without limitation, any of the building systems and their equipment and components.

As of the Effective Date, Tenant shall be responsible for direct payment of all Property Operating Expenses accruing from and after the Effective Date as and when any such expenses are due. The parties shall cooperate to arrange for direct billing of all Property Operating Expenses from the service provider to Tenant.

3.7 Real Estate Taxes. Tenant shall bear all cost and expense of any taxes and assessments related to the Premises accruing during the Term, including without any limitation the following (collectively, "Real Estate Taxes");

3.7.1 General real estate taxes levied against the SAAM Building or taxes in lieu thereof;

3.7.2 Special assessments or taxes in the nature of improvement or betterment assessments;

3.7.3 Any taxes relating to operation of the Premises by Tenant; and

3.7.4 All taxes on personal property and intangibles of Tenant on or used in connection with the Premises.

As of the Effective Date, Tenant shall be responsible for direct payment of all Real Estate Taxes, if any, accruing during the Term before any such taxes are delinquent, subject to the protest rights described below. The parties may agree to implement direct billing of all Real Estate Taxes to Tenant, with appropriate notice to City. All Real Estate Taxes that are payable by Tenant pursuant hereto for the tax year in which the Term commences, as well as during the year in which the Term expires, shall be prorated between City and Tenant on an actual per diem basis. If any of the Real Estate Taxes that Tenant is obligated to pay in whole or in part is permitted by law to be paid in installments, Tenant may pay the taxes in installments. Any exemption for property tax, in lieu tax or leasehold excise tax will accrue to the benefit of Tenant (i.e., it will have no obligation to pay such taxes under this Section 3.7 to the extent of such exemption).

Tenant may contest the validity or amount, including the assessed valuation upon the Premises, of any Real Estate Taxes that Tenant in good faith believes is excessive, improper or invalid. In such event, if permitted by the taxing authority, the payment thereof may be deferred during the pendency of such contest, if diligently prosecuted. If City, in its reasonable discretion, determines the challenge has merit, City agrees to join at Tenant's request in any such contest to the extent such joinder is a prerequisite to such prosecution under statute, regulation or administrative practice. In connection with a judicial or administrative challenge to any assessment, Tenant may take advantage of any stay in collection available under statute, regulation, or court or administrative order or rules. Nothing herein contained, however, shall be so construed as to allow such items to remain unpaid for such length of time as shall permit the Premises, or any part thereof, to be sold by any governmental authority for the nonpayment of the

taxes. Within thirty (30) days after the amount of such contested item is finally determined to be due, Tenant shall pay the amounts so determined, together with any penalties, interest and expenses associated with such contest.

ARTICLE 4 USE OF PREMISES

4.1 Use of Premises. Tenant shall use the Premises, including the SAAM Building, for museum purposes (including the public display of art, cultural and special events and activities sponsored by the Gardner Center), ancillary purposes (including catering services and a gift shop), functions and events hosted or sponsored by Tenant (including short term event rentals of five (5) consecutive days or less, to be coordinated through and subject to any reasonable date restrictions imposed by the Parks and Recreation Department), and related office, educational, research, administrative, storage and back-of-house uses only or (ii) any other lawful museum-related purpose. The use of the Premises shall comply with this Lease, any easements, covenants, restrictions, as well as all laws, statutes, ordinances, regulations, rules and other governmental requirements of any kind applicable to the Premises (hereinafter "Laws"). Although the Premises are located in a City park area managed by City's Department of Parks and Recreation ("Department"), prohibitions on the serving and consumption of alcoholic beverages on the Premises shall not apply and Tenant may permit alcoholic beverages to be served on the Premises (e.g., in the SAAM Building and on the Terrace) and at Private Events within the Adjacent Park Area, but not elsewhere within Volunteer Park, provided that Tenant is responsible for seeing that all required liquor permits/licenses are obtained and for any Private Event during which alcoholic beverages will be served, Tenant shall fence off any portion of the Adjacent Park Area in which alcoholic beverages may be consumed.

4.2 Prohibited Activities. Nothing shall be done by Tenant or its officers, directors or employees upon or about the Premises that violates any Law. Tenant will not do or keep anything in or upon the Premises that may prevent the obtaining of any insurance required under this Lease or carried with respect to the Premises or that may void any such insurance. Tenant agrees to adopt and implement a policy prohibiting any person, except for law enforcement officers and on-duty security personnel, from possessing firearms on the Premises or in the SAAM Building.

4.3 Compliance with Laws. Subject to Article 6 below, Tenant shall be solely responsible, at its sole cost (as between Tenant and City), for compliance with Laws affecting the design, construction and operation of the SAAM Building and those affecting their use of the Premises throughout the Term. City agrees that Tenant shall have the right to reasonably contest, at Tenant's sole cost, any asserted or alleged violation of any Laws in the name of either of the City or Tenant, as Tenant deem appropriate.

ARTICLE 5 ALTERATIONS

5.1 Alterations. "Alterations" are any alterations, additions or improvements made by Tenant to the SAAM Building. Tenant may, from time to time, at its own cost and expense and with the written consent of City, which shall not be unreasonably withheld, make alterations to the

SAAM Building, except as provided below. Notwithstanding the foregoing, Tenant shall have the right to make temporary alterations, additions or improvements for art display and exhibitry without the City's prior consent, provided that, Tenant shall not make any alterations to the SAAM Building or the Premises that affect the SAAM Building public entry and amenities (i.e., restrooms) without City's prior written consent, which will not be unreasonably withheld. Changes to any exhibitry, whether fixed or temporary exhibits, are not subject to City review or approval. In no event shall City be obligated to maintain, repair or replace any Alterations or equipment installed by Tenant that City would otherwise be obligated to maintain, repair or replace pursuant to the terms of this Lease, where Tenant did not obtain the prior written consent of City. Alterations to the Historic Features must be in compliance with Section 6.3. Notwithstanding anything herein to the contrary, the parties acknowledge and agree that the SAAM Building is a designated City of Seattle landmark and subject to certain Controls and Incentives. Accordingly, any Alterations performed by Tenant hereunder shall be consistent with such Controls and Incentives. In addition, at City's request, Tenant shall deliver to City a complete set of all as-built or other building plans.

5.2 Surrender of Alterations. Subject to the terms of Section 9.1 relating to damage and destruction, upon expiration or earlier termination of the Term of this Lease (including any renewals thereof), whether by lapse of time or otherwise (including any holdover period), Tenant, at its expense, shall: (a) remove all of Tenant's moveable, unaffixed personal property, goods and effects and those of all persons claiming under Tenant from the SAAM Building and the Premises; (b) to the extent required by City, remove all of its exhibitry and exhibitry-related casework; and (c) promptly and peacefully surrender the Premises (including surrender of all Tenant's improvements, alterations and additions installed in the SAAM Building or on the Premises) in at least as good a condition as at the conclusion of the Project, reasonable wear and tear, Landlord's maintenance obligations hereunder and casualty excepted. Any property left on the Premises more than thirty (30) days after the expiration or termination of the Term shall be deemed to have been abandoned and to have become the property of City to dispose of as City deems expedient and Tenant shall be liable for all reasonable costs associated with the disposal of such property. Tenant hereby waives all claims for damages that may be caused by City re-entering and taking possession of the Premises or removing and storing Tenant's property as herein provided. No such reentry shall be considered or construed to be a forcible entry.

Notwithstanding the foregoing, nothing herein shall give City any right whatsoever to the Museum Property, as further provided in Section 8 below.

5.3 Alteration Construction. In conducting any construction work on the Premises, Tenant shall cause all work to be done according to industry standard practices and shall comply with or cause compliance with all Laws. Tenant shall obtain or cause to be obtained and maintain in effect, as necessary, all building permits, licenses and other governmental approvals that may be required in connection with such work and such insurance as Tenant, in consultation with City, determine reasonable for the scope and scale of the work to be undertaken.

5.4 Mechanic's Liens. Tenant shall have no authority, express or implied, to create or place any lien or encumbrance of any kind or nature upon, or in any manner to bind, the interest of City in the Premises for any claim in favor of any person dealing with Tenant, including those

who may furnish materials or perform labor for any construction or repairs to the Premises. Each such claim shall affect and each such lien shall attach to, if at all, only the leasehold interest granted to Tenant by this Lease. Tenant will pay or cause to be paid all sums payable by them on account of any labor performed or materials furnished in connection with any work performed on the Premises. Tenant will discharge, by bond or otherwise, any mechanic's or materialman's lien filed against the Premises for work claimed to have been done for, or materials claimed to have been furnished to Tenant, within sixty (60) days after filing. Tenant shall indemnify, defend and hold City harmless from any and all loss, cost or expense based on or arising out of asserted claims or liens against the leasehold estate or against the right, title and interest of City in the Premises or under the terms of this Lease.

ARTICLE 6 OPERATION, MAINTENANCE AND SUPPORT

6.1 Operation. Tenant shall procure and maintain at its expense all permits and approvals that may be required for any use made of the Premises. Tenant shall comply with the requirements of any Laws (i) regarding the condition of the Premises (except for conditions that City is obligated to maintain under this Lease); or (ii) relating to the lawful use of the Premises. Tenant shall conduct the Museum operations on the Premises in compliance with all terms and conditions of this Lease.

6.2 Maintenance and Repair.

6.2.1 Operating Expenses. Except for City's obligations under Section 6.2.2 below, Tenant, at its sole cost and expense (as between Tenant and City), without cost or charge to or contribution by City except as otherwise expressly set forth herein, shall be responsible for and shall perform all routine and regular repairs and maintenance to the Premises (Property Operating Expenses, defined above) throughout the Term. Following completion of the Project, but subject to the terms of this Lease, Tenant shall at all times maintain the SAAM Building in good operational order, condition and repair. If Tenant fails to perform its obligations under this section following sixty (60) days' prior written notice (or such shorter period as may be necessitated by an emergency or dangerous condition, or such longer time as may be needed provided that Tenant is diligently pursuing the necessary work) from City to Tenant, City may perform such work and Tenant shall be responsible for reimbursing City for the reasonable cost thereof.

6.2.2 Major Maintenance Expenses. City, at its sole cost and expense (as between Tenant and City), without cost or charge to or contribution by Tenant, shall be responsible for and shall perform all improvements, repairs, replacements, restoration and maintenance to (i) the structural portions of the SAAM Building, including without limitation, the roof, foundations, glazing, façade and exterior walls; (ii) the SAAM Building systems, including without limitation, the electrical, plumbing, mechanical, and fire and life safety systems (collectively "SAAM Building Systems"), but specifically excluding the heating, ventilation and air conditioning systems and other equipment or systems that the parties reasonably agree are unique to Tenant's operations collectively, ("SAAM Museum Systems"); (iii) all capital repairs and replacements of the portion of the SAAM Building not covered under clauses (i) and (ii) above; and (iv) the areas

of Volunteer Park outside of the exterior walls of the SAAM Building, including without limitation, the Adjacent Park Property (including, without limitation, the steps leading to the principal entrance to the SAAM Building at its western façade), parking areas, sidewalks, gardens, lawns, irrigation systems, curbs, gutters, open spaces and existing exterior lighting not connected to the SAAM Building, throughout the Term in a manner that provides adequate support for the Premises and its use as contemplated by this Lease and in good, clean and safe condition compatible with Museum use.

To ensure adequate planning and budgeting in connection with City's obligations under this Section 6.2.2, upon completion of the Project, Tenant will provide City with a thirty (30) year plan for capital repairs and replacements to be performed on the SAAM Building, which may include, without limitation, (i) the structure of the SAAM Building, the loading docks, the structural elements of the roof, the roof membrane, slab, foundation, and exterior walls of the SAAM Building; and (ii) the SAAM Building Systems. Every five (5) years thereafter, Tenant will provide City with an updated capital repair and replacement plan. The parties agree to cooperate in seeking and obtaining additional funding through public or private grants for such capital expenditures.

6.3 Maintenance of Historic Features. The SAAM Building contains certain historic elements and features (the "Historic Features"). The Historic Features are described in the SAAM Building's landmark listings with the City of Seattle Landmarks Preservation Board and the National Register of Historic Places. City shall be responsible for and shall perform, at its sole cost and expense, all improvements, repairs, restoration, preservation and maintenance (including cleaning) of the Historic Features on the exterior of the SAAM Building throughout the Term required by and in compliance with the Historic Requirements (defined below), which shall include, without limitation, the Wilkinson sandstone on the Terrace and west façade of the SAAM Building. With respect to the Historic Features on the interior of the SAAM Building, throughout the Term, Tenant shall be responsible for and shall perform, at its sole cost and expense, all preservation and maintenance (including cleaning) and all improvements, repairs, and restoration, required by and in compliance with the Historic Requirements. The "Historic Requirements" are those imposed by the National Register of Historic Places and the City of Seattle Landmarks Preservation Board, all with regard to the Historic Features.

6.4 Reserved.

6.5 Operating Support.

6.5.1 City Operating Support Payments. On an annual, calendar year basis during the Term, but only to the extent that SAM is operating a museum in the SAAM Building (providing that the foregoing condition shall not apply to temporary closures of the SAAM Building for repairs, maintenance, the construction of alterations or improvements or force majeure events), City will budget certain amounts to be paid to SAM annually ("City Operating Support Payment") to be used to help defray SAM's costs of operating and maintaining the SAAM Building, as required under this Lease. For the calendar year in which the occupancy permit for the renovated SAAM is issued ("Support Payment Year One"; and each subsequent calendar year shall be referred to herein individually as a "Support Payment Year" and collectively as "Support Payments

Years”), the City Operating Support Payment shall be made within thirty (30) days of the date the occupancy permit is issued, pro-rated to reflect any partial calendar year of occupancy. Thereafter, throughout the Term, the City Operating Support Payment shall be made on or before April 1 of each year. City anticipates that a portion of the City Operating Support Payment may consist of real estate excise tax (“REET”) receipts and any such funds received by SAM shall therefore be used for expenditures for which REET funds may be applied as described in Ch. 82.45 RCW. Tenant shall keep (or cause SAM to keep) complete and accurate records and books with respect to operating and maintenance expenses and shall provide City with copies of relevant records reasonably promptly upon City’s request. Tenant shall cause SAM to separately account for operating and maintenance expenses. The City’s annual City Operating Support Payment shall be made in the amounts described below and may partially consist of REET funds as follows:

6.5.1.1 Beginning with Support Payment Year One and for each of the four ensuing Support Payment Years, the City Operating Support Payment shall be Two Hundred Fifty Thousand Dollars (\$250,000). Beginning with Support Payment Year Six and for each of the four ensuing Support Payment Years, the City Operating Support Payment shall be Two Hundred Seventy-Five Thousand Dollars (\$275,000). Beginning with Support Payment Year 11 and for each of the four ensuing Support Payment Years, the City Operating Support Payment shall be Three Hundred Thousand Dollars (\$300,000). Thereafter, the City Operating Support Payment shall increase by Fifty Thousand Dollars (\$50,000) every five Support Payment Years.

6.5.1.2 Beginning in City Operating Support Payment Year 11, the City may provide up to Fifty Thousand Dollars (\$50,000) of each annual City Operating Support Payment made during that five year cycle from REET funds. Beginning in City Operating Support Payment Year 16 and for every Support Payment Year thereafter, the City may provide up to twenty-five percent (25%) of each annual City Operating Support Payment due in any particular Support Payment Year from REET funds. Under no circumstances, may the total City Support Payment, including any discretionary REET funding and other City funds, be less than the amount scheduled to be provided under this Lease. Exhibit C provides the schedule for all such City Operating Support Payments through the end of the Term and indicates the maximum portion of REET funds that may be provided in any given Support Payment Year.

6.5.2 Tenant’s Failure to Maintain. If City reasonably determines that Tenant has failed to maintain the SAAM Building in good condition and repair as measured by its performance under Section 6.2 above, then City may withhold the all or part of the City Operating Support Payments until such time as Tenant completes the necessary maintenance and repairs.

6.6 Placement of Art in the Park. From time to time, Tenant may request that certain artworks be placed in Volunteer Park surrounding the SAAM Building. Such a request shall be in writing and accompanied by details of the nature and proposed location of the artwork and the plans for installation. Tenant shall apply for and obtain a Revocable Use Permit from the Parks and Recreation Department to perform the work of installing and removing any artwork on Park property outside of the Premises. If approved by City in its reasonable discretion, Tenant (as between Tenant and City) shall be responsible for the cost of installation and maintenance of the artwork. The placement of such artwork in Volunteer Park shall be at the risk of Tenant and City shall not be responsible for any damage to or loss of such artwork. Following installation, Tenant

may remove the artwork at its discretion, upon receiving a Revocable Use Permit to perform the removal work (if removal work was not included in the original Revocable Use Permit). In no event shall City perform any maintenance or repair of artwork placed in Volunteer Park pursuant to this Section 6.6.

ARTICLE 7 ENVIRONMENTAL

7.1 Hazardous Substances.

7.1.1 For the purposes of this Lease, (a) the term "Environmental Law" means any federal, state or local law, statute, ordinance, regulation or order pertaining to hazardous substances or materials, including without limitation those defined in this Section 7.1 as "Hazardous Substances"; and (b) the term "Hazardous Substance" means any hazardous or toxic substance, material or waste, pollutants or contaminants, as defined, listed or regulated now or in the future by any federal, state or local law, ordinance, code, regulation, rule, order or decree regulating, relating to or imposing liability or standards of conduct concerning, any Hazardous Substances, including without limitation, (i) chlorinated solvents, (ii) petroleum products or by-products, (iii) asbestos, (iv) polychlorinated biphenyls, (v) lead-based paint, and (vi) mold, fungus and other microbial matter.

7.1.2 Tenant agrees that:

(a) Neither Tenant nor its employees, agents, contractors, assignees, subtenants, licensees or invitees will use, generate, manufacture, produce, store, release, discharge or dispose of on, under or about the Premises, or transport to or from the Premises, any Hazardous Substances except in such quantities as are typically used in connection with the construction, rehabilitation, operation and use of property of the similar sort for the uses permitted under this Lease and the Development Agreement, and then only in compliance with all Environmental Laws.

(b) Tenant shall give prompt written notice to City of:

(i) Any proceeding or inquiry by any governmental authority known to Tenant with respect to the presence or release of any Hazardous Substance on, in, about or from the Premises or the SAAM Building, or relating to any loss or injury resulting from any Hazardous Substance, all caused or alleged to be caused by Tenant or its employees, agents, contractors, assignees, subtenants or invitees;

(ii) All claims made or threatened by any third party in writing against Tenant with respect to the Premises or the SAAM Building relating to any loss or injury resulting from any Hazardous Substance caused or alleged to be caused by Tenant;

(iii) Discovery after the Effective Date by Tenant of any occurrence or condition on the Premises or the SAAM Building that could cause them to be subject to any restrictions on occupancy or use under any Environmental Law; and

(iv) Any release of a Hazardous Substance on or from the Premises or the SAAM Building by Tenant.

(c) Excluded from all obligations of Tenant under this Section 7.1 are any obligations, claims or liabilities arising out of the use or condition of or events occurring with respect to (i) Volunteer Park or surrounding City property or property in the vicinity, or out of the use thereof or the use of the Premises by members of the public, or (ii) Hazardous Substances existing on, under, in or about the Premises, Volunteer Park or surrounding City property or property in the vicinity prior to the Effective Date unless arising in whole or in part from Tenant's conduct.

(d) Except as provided in Sections 7.2 and 13.1.2, Tenant shall protect, indemnify, pay the defense costs of and hold harmless City Parties (as defined in Section 13.1.2) from any loss, damage, cost, expense, claim, suit, action, penalty or liability (collectively, "Claims"), including, without limitation, reasonable attorneys' fees and costs and the costs of any required or necessary repairs or cleanup of the Premises or the SAAM Building and the implementation of any remediation or other plans required by any Environmental Law directly or indirectly arising out of or attributable to the presence, use, generation, manufacture, production, storage, release, discharge or disposal of a Hazardous Substance on, under or emanating from the Premises or the SAAM Building (i) on or after the Effective Date and (ii) caused by Tenant, its employees, agents, assignees, subtenants or licensees.

7.1.3 The indemnity provisions of this Section 7.1 shall survive expiration or termination of this Lease.

7.2 City Environmental Obligations.

7.2.1 City shall give prompt written notice to Tenant of:

(a) Any proceeding or inquiry by any governmental authority known to City with respect to the presence or release of any Hazardous Substance on, in, about or from the Premises or the SAAM Building;

(b) All claims made or threatened by any third party in writing against City with respect to the Premises or the SAAM Building relating to any loss or injury resulting from any Hazardous Substance; and

(c) City's discovery of any occurrence or condition on the Premises or the SAAM Building that could cause them to be subject to any restrictions on use under any Environmental Law.

Excluded from City's obligations under this Section 7.2 are any obligations, claims or liabilities arising out of the use or condition of the SAAM Building on or after the Effective Date caused by Tenant or its employees, agents, assignees, subtenants or licensees that are the responsibility of Tenant under Section 7.1.2.

7.2.2 Except as provided in Sections 7.1 and 13.2, City shall protect, indemnify, pay the defense costs of and hold harmless Tenant and its board members, officers, employees, volunteers, and agents from any Claims, including, without limitation, reasonable attorneys' fees, expenses and costs and the costs of any required or necessary repairs or cleanup of the Premises and the implementation of any remediation or other plans required by any Environmental Law directly or indirectly arising out of or attributable to the presence, use, generation, manufacture, production, storage, release, discharge or disposal of a Hazardous Substance on, under or emanating from the Premises, or, to the extent caused by City, its employees, agents, subcontractors, assignees or licensees.

7.2.3 The indemnity provisions of this Section 7.2 shall survive expiration or termination of this Lease.

ARTICLE 8 MUSEUM PROPERTY

8.1 Museum Property. Notwithstanding anything in this Lease to the contrary, City shall have no interest in, lien on or right of any kind to any trade fixtures, display cases, exhibits, art, artifacts, personal property or the Museum collection located in or used in connection with the SAAM Building, or in Volunteer Park ("Museum Property"), however installed or located in the SAAM Building, on the Premises or in Volunteer Park. All Museum Property shall be and remain at all times the property of Tenant or the other owners thereof as the case may be. Notwithstanding the foregoing, if Tenant fails to properly maintain (in accordance with the approval of the Superintendent granted under Section 6.6 above) any Museum Property installed or located outside of the SAAM Building but in Volunteer Park following thirty (30) days' prior written notice (or such shorter period as may be necessitated by an emergency or dangerous condition) from City to Tenant and such failure is creating an unsafe condition, City may perform such maintenance on Tenant's behalf or may dispose of the same without recourse to Tenant to the extent necessary to remedy such unsafe condition, and Tenant shall be responsible for reimbursing City for the reasonable cost thereof.

ARTICLE 9 DAMAGE AND DESTRUCTION

9.1 Repair and Rebuilding. If all or part of the SAAM Building is damaged or destroyed, then Tenant shall at its sole cost (as between City and Tenant) complete the repair and rebuilding thereof (the "Rebuilding"), provided that: (a) Tenant determines that such Rebuilding is economically, legally and operationally feasible; (b) sufficient insurance proceeds are available and/or Tenant raises the costs of such repairs from private donations or other sources; and (c) the Rebuilding will be complete at least five (5) years before the end of the Term. Notwithstanding the foregoing, Tenant shall in any event be required to repair or restore any damage and destruction to the extent necessary to bring the SAAM Building and Premises into a safe and sanitary condition and to remove debris (although not to the condition required for occupancy); provided that, so long as the Master Lease is in effect, Tenant's repair and restoration obligations shall be limited to the extent that Tenant has sufficient insurance proceeds to perform the same. All Rebuilding shall be

done in consultation with City and the plans therefor shall be subject to City's reasonable approval. Nothing herein shall require Tenant to repair and restore damage to Museum Property.

If Tenant will be restoring the SAAM Building, then Tenant shall apply for any permits or approvals required in connection with such Rebuilding diligently after the applicable insurance claims have been adjusted and proceeds thereof made available to Tenant and other funding, if necessary, has been arranged, and after Tenant has approved of the plans for Rebuilding. Tenant shall commence Rebuilding promptly after issuance of such permits and approvals and thereafter diligently pursue completion of such Rebuilding.

If the SAAM Building is not repaired or restored as provided herein, then this Lease shall terminate on a date mutually agreed by the parties. Tenant and City shall cooperate in settling the loss with the insurance company and Tenant agrees to contribute to City all rights Tenant has to all insurance proceeds (net of recovery costs agreed by the parties to be reasonable third party costs for such recovery and deductibles) for the loss of the SAAM Building (excluding that received for Museum Property) as a result of such damage and destruction.

9.2 No City Liability. In no event shall City be liable to Tenant for destruction or damage by casualty to any of Museum Property, except for Claims for which City indemnifies Tenant pursuant to Section 13.2 hereof.

ARTICLE 10 CONDEMNATION

10.1 Taking. "Taking" means a taking by condemnation or by the exercise of the power of eminent domain by a public or quasi-public authority or entity, whether or not there is a taking of title, or a conveyance in lieu thereof. If there is a taking of the entire Premises or the SAAM Building, then this Lease shall terminate as of the earlier of the date title to the Premises is transferred or the date Tenant is dispossessed by the Taking authority, in which case Tenant shall be released from all further obligations hereunder.

City further agrees that in any Taking by City pursuant to its power of eminent domain that results in the termination of this Lease, the measure of the damages to Tenant for the value of the SAAM Building shall be the cost to replace such facility, meaning funds sufficient to pay for a substitute facility of at least equal size, function, and capacity.

10.2 Termination for Material Interference. If there is a Taking of part of the Premises or SAAM Building that in Tenant's reasonable judgment materially interferes with Tenant's ability to use the Premises for the purposes set forth herein, which interference cannot be feasibly, economically, operationally or legally remediated, then Tenant shall have the right to terminate this Lease by giving City notice of its election within sixty (60) days after the Taking. If this Lease is so terminated, then it shall terminate on the earlier of the date when title is transferred, the date Tenant is dispossessed by the Taking authority or thirty (30) days following Tenant's notice; provided that such termination shall in no event extinguish or diminish Tenant's right under Section 10.3 to receive a portion of the award payable on account of the Taking.

If the Taking does not materially interfere with Tenant's ability to operate the Premises for the purposes set forth in this Lease, then this Lease shall continue in full force and effect as to the part not taken, except that Tenant need not operate a Museum or provide the Public Benefits in the space so taken.

10.3 Taking Award. The parties are entitled to the following portions of any award or settlement in lieu thereof payable on account of a Taking:

(a) City shall be entitled to all amounts attributable to the value of the land comprising the Premises; and

(b) Tenant shall be entitled to receive:

(i) All amounts attributable to the value of the SAAM Building at the time of the Taking, provided that such funds are used for a replacement facility in Seattle. Such replacement facility shall be of comparable scale and quality to the SAAM Building and provide public benefits consistent with those enumerated in Exhibit B for the useful life of that facility. In selecting the location for a replacement facility, Tenant shall give priority consideration to a leasehold interest in any suitable City-owned site or facility that City may propose for such purpose. The term of the Tenant lease in any such City-owned site or facility shall be long enough to justify the investment that will be necessary to replace the Museum and in no event less than the remaining term of this Lease when the SAAM Building is taken;

(ii) All amounts attributable to the Museum Property; and

(iii) Tenant's relocation expenses.

If Tenant has not started construction on a replacement facility in Seattle within seven (7) years after the Taking and payment of the Taking proceeds to Tenant (with such extensions as City may grant in its reasonable discretion), then the Taking proceeds described in Section 10.3(b)(i) above shall be contributed to City and Tenant shall have no further claim to them. The provisions of this Section 10 shall survive expiration or termination of this Lease.

ARTICLE 11 ACCESS TO PREMISES

11.1 Access. City and City's agents, employees, and representatives shall have the right to access, enter and inspect the Premises and the SAAM Building at any reasonable time during the Operating Hours when Museum staff is on Premises to escort the inspector for the purpose of ascertaining the condition of the Premises or the SAAM Building, monitoring compliance with this Lease or for any other purpose permitted under the terms of this Lease. City understands that Museum operating and security requirements prohibit unaccompanied, unsupervised access (including inspection), except as specifically provided herein. Except in cases of emergency when prior notice is not possible, City, in its capacity as the landlord under this Lease, shall have the right to enter the SAAM Building only upon reasonable prior notice to Tenant. In exercising such

rights, the parties shall cooperate and shall take all reasonable steps to avoid disruption or unnecessary interference with Tenant's use and operations of the Premises.

ARTICLE 12 INSURANCE, WAIVER OF CLAIMS AND LIMITATION OF LIABILITY

12.1 Insurance. The parties agree to maintain throughout the Term, the insurance described below:

12.1.1 Tenant's Insurance Coverages and Limits. Tenant shall, at its sole cost and expense, maintain, and cause its subtenant(s), if any, to maintain in full force and effect the following minimum limits of insurance, and adhere to all terms and conditions set forth below, throughout the entire Lease Term:

(a) Commercial General Liability (CGL) written on an occurrence form at least as broad as ISO CG 00 01, with Minimum Limits of Liability:

\$1,000,000 per Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$1,000,000 Personal/Advertising Injury Liability
\$ 1,000,000 Damage to Premises Rented to You

Employers Liability/Washington Stop
\$1,000,000 Each Accident/Each Disease/Policy Limit

Alternatively, may be evidenced as Employer's Liability insurance under Part B of a Workers Compensation insurance policy.

Coverage shall include: Premises and Operations; Broad Form Property Damage (Including Completed Operations); Liability assumed under an Insured Contract (including tort liability of another assumed in a business contract); Personal Injury and Advertising Liability; Independent Contractors; Severability of Interest Clause; Waiver of Subrogation endorsement in favor of Owner as required by contract; General Aggregate Limits of Insurance shall apply separately; "Claims Made" and "Modified Occurrence" policy forms are not acceptable.

The limits of liability described above are minimum limits of liability only. Regardless of provisions to the contrary under the terms of any insurance policy maintained by Tenant, the specification of any such minimum limits shall neither be (1) intended to establish a maximum limit of liability to be maintained by Tenant regarding this Lease, nor (2) construed as limiting the liability of any of Tenant's insurers, which must continue to be governed by the stated limits of liability of the relevant insurance policies.

(b) Automobile Liability insurance at least as broad as ISO CA 00 01 including coverage for owned, non-owned, leased or hired vehicles as applicable, with a minimum limit of \$1,000,000 each accident for bodily injury and property damage.

(c) Workers' Compensation insurance securing Tenant's liability for industrial injury to its employees in accordance with the provisions of Title 51 of the Revised Code of Washington.

(d) Umbrella or Excess Liability insurance if and as necessary to maintain total CGL and Automobile Liability insurance limits of \$5,000,000 Each Occurrence and be no less broad than coverages described above.

(e) Broad-Form All Risk Property Insurance under which the buildings, structures, Tenant's furniture, trade fixtures, equipment and inventory ("Business Personal Property") and all alterations, additions and improvements that Tenant makes to the Premises are insured throughout the Lease Term in an amount not less than the replacement cost new thereof (which shall be evaluated on an annual basis), against the following hazards: (i) loss from the perils of fire and other risks of direct physical loss (earthquake optional), not less broad than provided by the insurance industry standard "Causes of Loss - Special Form" (ISO form CP 1030 or equivalent); (ii) loss or damage from water leakage or sprinkler systems now or hereafter installed in or on the Premises; (iii) loss or damage by explosion of steam boilers, pressure vessels, or above-ground oil or gasoline storage tanks or similar apparatus now or hereafter installed on the Premises; (iv) loss from business interruption or extra expense, with sufficient coverage to provide for the payment of fixed costs during any interruption of Tenant's business. Coverage shall contain a waiver of coinsurance or agreed amount endorsement(s). Such coverage shall not be subject to any coinsurance provisions. City shall be named as a loss payee, as its interest may appear, as respects property insurance covering the buildings, structures, alterations, additions and improvements under such policy; provided that the foregoing shall not apply during any period that the Master Lease is in effect. This insurance shall begin coincident with the termination of the Builder's Risk insurance during the Development Agreement to ensure complete coverage of all property.

(f) After termination of the Development Agreement and during such time as Tenant is engaged in the performance of other renovation of the Premises, the Tenant shall maintain in full force and effect "All Risks" Builder's Risk Property insurance or equivalent for the portion of the Premises under renovation, including fire and flood, on a replacement cost new basis. In the event of a claim under the builder's risk policy, Tenant or its contractor(s) shall be responsible for paying any deductible under the policy. It shall be Tenant's responsibility to properly coordinate with the City's Risk Management Division the placement of Builder's Risk Property insurance prior to any new construction on, or structural alteration of, the Premises.

In the event that the City deems insurance to be inadequate to protect Tenant and the City, Tenant shall increase coverages and/or liability limits as the City shall deem reasonably adequate within sixty (60) days after the date of written notice.

12.1.2 Terms and Conditions for Tenant's Insurance.

(a) The City of Seattle as Additional Insured. The CGL insurance and, in addition, Excess and/or Umbrella liability insurance, if any, shall include "The City of Seattle, its officers, officials, employees, agents and volunteers" as additional insureds. Tenant's insurance shall be primary and non-contributory to any insurance maintained by or available to the City.

(b) Required Separation of Insured Provision; Cross-Liability Exclusion and other Endorsements Prohibited. Tenant's insurance policy shall include a "separation of insureds" or "severability" clause that applies coverage separately to each insured and additional insured, except with respect to the limits of the insurer's liability. Tenant's insurance policy shall not contain any provision, exclusion or endorsement that limits, bars, or effectively precludes the City of Seattle from coverage or asserting a claim under the Tenant's insurance policy on the basis that the coverage or claim is brought by an insured or additional insured against an insured or additional insured under the policy. Tenant's failure to comply with any of the requisite insurance provisions shall, at the discretion of the City of Seattle, shall serve as grounds for the City to procure or renew insurance coverage with any related costs of premiums to be repaid by Tenant or reduced and/or offset against the Agreement.

(c) Cancellation Notice. Coverage shall not be cancelled without thirty (30) days' prior written notice to the City of such cancellation, except that notice need only be ten (10) days in cases of cancellation for non-payment of premium.

(d) Minimum Security Requirements. Each insurance policy required hereunder shall be (1) subject to reasonable approval by City that it conforms with the requirements of this Section, and (2) be issued by an insurer rated A-:VII or higher in the then-current A. M. Best's Key Rating Guide and licensed to do business in the State of Washington unless procured under the provisions of chapter 48.15 RCW (Unauthorized insurers).

(e) Deductible. Any deductible must be disclosed to, and shall be subject to reasonable approval by, the City. The cost of any claim falling within a deductible shall be the responsibility of Tenant.

12.1.3 Evidence of Insurance. On or before the Commencement Date, and thereafter not later than the last business day prior to the expiration date of each such policy, the following documents must be delivered to City at its notice address as evidence of the insurance coverage required to be maintained by Tenant:

(a) Certification of insurance documenting compliance with the coverage, minimum limits and general requirements specified herein;

(b) A copy of the policy's declarations pages, showing the insuring company, policy effective dates, limits of liability and the Schedule of Forms and Endorsements specifying all endorsements listed on the policy including any company-specific or manuscript endorsements;

(c) A copy of the CGL insurance policy provision(s) and endorsements expressly including the City of Seattle and its officers, elected officials, employees, agents and volunteers as additional insureds (whether on ISO Form CG 20 26 or an equivalent additional insured or blanket additional insured policy wording), showing the policy number, and the original signature and printed name of the representative of the insurance company authorized to sign such endorsement; and

(d) Pending receipt of the documentation specified in this Section, Tenant may provide a copy of a current complete binder. An ACORD certificate of insurance will not be accepted in lieu thereof.

Evidence of Insurance as set forth above, shall be issued to:

City of Seattle
Department of Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199
Attn: Property Management

12.1.4 Assumption of Property Risk. Except to the extent of City's negligence or willful misconduct, but subject to Section 12.2 below, the placement and storage of Tenant's Business Personal Property in or about the Premises shall be the responsibility, and at the sole risk, of Tenant.

12.1.5 Adjustments of Claims. The Tenant shall provide for the prompt and efficient handling of all claims for bodily injury, property damage or theft arising out of the activities of the Tenant under this Lease.

12.1.6 Tenant's Responsibility. The procuring of the policies of insurance required by this Lease shall not be construed to limit the Tenant's liability hereunder. Notwithstanding said insurance, but subject to Section 12.2 below, the Tenant shall be obligated for the full and total amount of any damage, injury or loss caused by negligence of the Tenant, or any of its agents, officers and employees or through use or occupancy of the Premises.

12.2 Waiver of Recovery and Subrogation. City and Tenant release and relieve the other from any liability they might otherwise have and waive their entire right of recovery for loss or damage to property located within or constituting a part or all of the Premises or the SAAM Building to the extent that the loss or damage either (a) is actually covered by the injured party's property insurance, or (b) if the injured party failed to maintain insurance as required under this Lease, would have been covered under the terms and conditions of the property insurance the injured party is required to carry under Section 12.1, whichever is greater. This waiver applies regardless of the cause or origin of the claim including without limitation loss due to the negligent acts or omissions of City or Tenant, or their respective officers, directors, council members, employees, agents, contractors, invitees, Tenant's assignees or subtenants. The parties shall have their property insurers endorse the applicable insurance policies to reflect the foregoing waiver of claims, provided however, that the endorsement shall not be required if the applicable policy of insurance permits the named insured to waive rights of subrogation on a blanket basis, in which case the blanket waiver shall be acceptable; and provided further, that the failure to obtain such endorsement, when required, shall not impair the effectiveness of this waiver and/or release between City and Tenant.

12.3 Limitation of Liability. In no event shall City, its successors or assigns, have any recourse whatsoever for any damages payable, obligations assumed or indemnifications proffered by Tenant under this Lease to SAM's (a) archives or art collection and proceeds from the sale of

art; (b) otherwise restricted funds, including but not limited to restricted pledges of funds and restricted funds held within SAM's endowment; (c) interests in real estate; and (d) proceeds, rents or other income derived from SAM real estate that may be pledged or otherwise committed to repayment of Museum Development Authority obligations guaranteed by the City. Under no circumstances shall City have any recourse whatsoever to Tenant's officers, trustees, directors, agents, employees, contractor or licensees for any debt or obligation created by this Lease.

12.4 Reallocation of Insurance Responsibilities. Notwithstanding the allocations of responsibility to insure contained in Section 12.1 above, the parties may by mutual agreement decide to reallocate such responsibilities, including which party shall insure the SAAM Building and allocating the cost thereof in an appropriate way among the parties. The parties will engage in good faith discussions, including consulting with their insurance professionals, to agree on the preferred arrangements for purchasing the insurance and sharing the cost thereof, which may change from time to time by mutual agreement. In addition, the parties may by mutual agreement amend the insurance requirements of this Lease from time to time as appropriate to address changes in insurance practices and the insurance needs of the parties consistent with their rights and obligations hereunder.

ARTICLE 13 INDEMNIFICATION

13.1 Tenant's Indemnification.

13.1.1 Subject to the waiver of recovery and subrogation in Section 12.2 above, Tenant shall indemnify, pay the defense costs of and hold harmless City and its council members and employees from Claims for damages, costs, personal injury, death or for loss or damage to property that arise out of or relate to: (a) the acts or omissions of Tenant, its employees, agents, contractors, affiliates or licensees in the development, improvement, operation, maintenance or use of the Premises or conduct of the Project; or (b) any breach or default by Tenant in the performance of any obligation on Tenant's part to be performed under this Lease.

13.1.2 This indemnity does not apply: (a) to Claims to the extent they are caused by the acts, omissions or misconduct of City Parties; or (b) to damages, claims, suits, actions or liabilities waived under Section 12.2 above. The term "City Parties" means City, its council members, agents, employees, contractors and licensees.

13.1.3 Subject to Section 13.3, the foregoing indemnity shall also include reasonable costs, expenses and attorneys' fees incurred in connection with any indemnified Claim or incurred by City in successfully establishing the right to indemnity. Tenant shall have the right to assume the defense of any Claim subject to this indemnity. City agrees to cooperate fully with Tenant and its counsel in any matter in which Tenant elects to defend, provided that Tenant promptly reimburses City for reasonable costs and expenses incurred in connection with its duty to cooperate.

13.2 City's Indemnification.

13.2.1 Subject to the waiver of recovery and subrogation in Section 12.2 above, City shall indemnify, pay the defense costs of and hold harmless Tenant and its officers, directors, trustees, agents, employees, volunteers, contractors and licensees from Claims for damages, costs, personal injury, death or for loss or damage to property that arise out of or relate to the acts or omissions of any City Parties in performing their obligations under this Lease.

13.2.2 This indemnity does not apply: (a) to Claims to the extent they are caused by the acts or omissions or misconduct of the Tenant, including its officers, directors, trustees, agents, employees, volunteers, contractors, affiliates and licensees; or (b) to damages, claims, suits, actions or liabilities waived under Section 12.2 above.

13.2.3 Subject to Section 13.3, the foregoing indemnity shall also include reasonable costs, expenses and attorneys' fees incurred in connection with any indemnified Claim or incurred by Tenant in successfully establishing the right to indemnity. City shall have the right to assume the defense of any Claim subject to this indemnity. Tenant agrees to cooperate fully with City and City's counsel in any matter in which City elects to defend, provided that City promptly reimburses Tenant for reasonable costs and expenses incurred in connection with its duty to cooperate.

13.3 Joint, Comparative or Concurrent Negligence of Willful Misconduct. If the parties are determined to be jointly and severally liable in any action, then each party's duty to indemnify and defend shall be proportionate to such party's allocable share of joint, comparative or concurrent negligence or willful misconduct.

13.4 Waiver of Indemnity. City and Tenant agree that the foregoing indemnities specifically include, without limitation, Claims brought by either party's employees against the any other party. THE FOREGOING INDEMNITIES ARE EXPRESSLY INTENDED TO CONSTITUTE A WAIVER OF EACH PARTY'S IMMUNITY UNDER WASHINGTON'S INDUSTRIAL INSURANCE ACT, RCW TITLE 51, TO THE EXTENT NECESSARY TO PROVIDE THE OTHER PARTY OR PARTIES WITH A FULL AND COMPLETE INDEMNITY FROM CLAIMS MADE BY EACH PARTY AND ITS EMPLOYEES, TO THE EXTENT OF THEIR NEGLIGENCE. CITY AND TENANT ACKNOWLEDGE THAT THE INDEMNIFICATION PROVISIONS OF THIS ARTICLE WERE SPECIFICALLY NEGOTIATED AND AGREED UPON BY THEM.

ARTICLE 14 ASSIGNMENT AND SUBLETTING

14.1 Assignment and Subletting. Except as expressly set forth herein, no party may directly or indirectly make or permit an assignment, transfer, sublease or other alienation of such party's rights or obligations under this Lease at any time without the prior written consent of the other parties. Notwithstanding the foregoing: (i) Tenant may enter into the Master Lease; (ii) Master Tenant may enter into a Sublease; (iii) in the ordinary course of business for purposes consistent with normal Museum operations, Tenant may enter into licenses or concessions for catering services and a gift store, and permit short term event rentals (not to exceed five (5) consecutive days per event), which agreements shall be permitted hereunder; and (iv) upon

expiration of the Master Lease, Tenant may assign its interest under this Lease to a nonprofit entity that agrees to be the successor operator of the Museum and assumes all of Tenant's obligations hereunder, subject to the consent of City, such consent not to be unreasonably withheld provided that the successor tenant is either controlled by Tenant or can demonstrate to City's reasonable satisfaction that it can successfully operate the Museum; provided that, during the Tax Credit Compliance Period, Tenant may assign its interest under this Lease to any entity that agrees to operate the SAAM Building as a museum and assumes all of Tenant's obligations hereunder, without the consent of City. Nothing in this Section 14.1 shall change the requirements of Section 3.3 above under which Tenant provides certain Public Benefits as the operator of the SAAM Building.

14.2 Assignment at the Expiration of the Tax Credit Compliance Period. At the expiration of the Tax Credit Compliance Period, Tenant may assign its interest under this Lease to SAM without the prior consent of City, at which point, SAM Building Landlord, LLC shall be automatically released from all obligations relating to the Premises under this Lease.

ARTICLE 15 DEFAULT AND REMEDIES

15.1 Tenant's Default. Each of the following constitutes a default by Tenant under this Lease ("Default"):

15.1.1 Tenant transfers its rights and obligations under this Lease in contravention of Article 14;

15.1.2 Tenant fails to perform or observe any covenant, provision or obligation of Tenant under this Lease not specifically addressed in another section of this Section 15.1, including failure to perform the Public Benefits or Museum operations obligations under Sections 3.3, 3.4 and 3.5, within ninety (90) days of the date of written notice of default from City (or if the breach requires longer than ninety (90) days to cure, Tenant fails to start curing the default within ninety (90) days after receipt of written notice and to thereafter diligently prosecute the cure thereof to completion); provided that the foregoing shall not apply to any period when the City agrees in writing that Tenant is performing any non-standard repair, maintenance, alteration or expansion of the SAAM Building or any period when, following written notice by the City, Landlord is performing any renovation to the SAAM Building or to portions of Volunteer Park adjacent to the SAAM Building, including, without limitation, the Adjacent Park Area that warrant a temporary stop to Tenant's performance under this Lease;

15.1.3 Tenant vacates, abandons or ceases to use the Premises for Museum operations for sixty (60) consecutive calendar days or longer, subject to excuse for force majeure reasons or periods of reconstruction following casualty or condemnation; provided that the foregoing shall not apply to any period when Tenant is performing any non-standard repair, maintenance, alteration or expansion of the SAAM Building reasonably approved in advance by City;

15.1.4 Tenant consolidates, dissolves or liquidates or takes an equivalent action or an involuntary case is commenced (other than by City) under any federal or state bankruptcy, reorganization, insolvency, moratorium or similar statute against Tenant, or a custodian, receiver, trustee, assignee for the benefit of creditors or other similar official is appointed to take possession, custody, or control of the property of Tenant unless such case, petition or appointment is dismissed, set aside or withdrawn or ceases to be in effect within ninety (90) days after the date such case is commenced or the date of said filing or appointment; or Tenant becomes insolvent or admits in writing its inability to pay its debts as they mature, or commences any voluntary case or files any petition or action for relief relating to any bankruptcy, reorganization, insolvency or moratorium law, or any other law or laws for the relief of, or relating to, debtors; or Tenant makes an assignment for the benefit of creditors or enters into an agreement of composition with its creditors; or Tenant fails generally to pay its debts as they become due; or Tenant fails to have discharged promptly any judgment, execution, garnishment or attachment of such consequence as could impair the ability of Tenant to carry on its operations or to fulfill its obligations under this Lease;

15.1.5 A court enters an order, judgment or decree approving a petition filed against Tenant seeking an arrangement, composition, liquidation, dissolution or similar relief under the present or future federal, state or other statute, law or regulation relating to bankruptcy, insolvency or other relief for debtors (other than at the instigation of City), and the order, judgment or decree remains unvacated or unstayed for one hundred twenty (120) days.

15.2 City's Remedies for Tenant's Default. If a Tenant Default occurs, then the parties shall use the dispute resolution procedures set forth in Section 18 hereof. If the mediation required pursuant to Section 18 hereof does not resolve the Dispute, then City may exercise any one or more of the following:

15.2.1 Terminate this Lease upon one hundred eighty (180) days' prior written notice; provided that, in no event may City terminate the Lease during the first ten (10) years of the initial Term.

15.2.2 Hold Tenant liable for all actual damages (but no punitive, indirect or consequential damages) and reasonable expenses, except attorneys' fees incurred by City in enforcing its remedies for any Default; and

15.2.3 Exercise any other legal or equitable right or remedy that it may have; provided that, notwithstanding anything herein to the contrary, in no event shall City have the right to require specific performance of Tenant's obligations hereunder.

In the event of a termination under Section 15.2, all improvements (excluding Museum Property) constructed or installed by Tenant upon the Premises shall become the property of City without the necessity of any deed or conveyance from Tenant to City.

15.3 City's Exigent Circumstances. Notwithstanding anything in Sections 15.2 to the contrary, if a Default by Tenant has occurred that involves an imminent danger to public health or safety, then City shall not be required to exhaust all the dispute resolution procedures set forth in Section 18 before exercising its remedy under Sections 15.2 hereunder, but the parties shall

nonetheless work together in good faith to try to resolve such dispute in accordance with such dispute resolution procedures.

15.4 City's Default. The failure of City to perform or observe any obligation of City under this Lease within ninety (90) days of the date of written notice from Tenant (or if the breach requires longer than ninety (90) days to cure, the failure of City to start curing within ninety (90) days after receipt of written notice and thereafter to diligently prosecute such cure to completion) shall constitute a default by City under this Lease ("City Default"):

15.5 Tenant's Remedies for City's Default. If a City Default occurs, then the parties shall use the dispute resolution procedures set forth in Section 18 hereof. If the mediation required pursuant to Section 18 hereof does not resolve the Dispute, then Tenant may exercise one or more of the following:

15.5.1 Terminate this Lease upon one hundred eighty (180) days prior written notice. Then and in any such event, all improvements (excluding Museum Property) constructed or installed by Tenant upon the Premises shall become the property of City without the necessity of any deed or conveyance from Tenant to City;

15.5.2 Hold City liable for all actual damages (but no punitive, indirect or consequential damages) and reasonable expenses except attorneys' fees incurred by Tenant in enforcing its remedies for any City Default;

15.5.3 Tenant may cease or suspend the provision of some or all of the Public Benefits to the extent that the City Default makes it impossible or impractical to provide the same; and

15.5.4 Tenant may exercise any other legal or equitable right or remedy that they may have.

15.6 Tenant's Exigent Circumstances. Notwithstanding anything in Sections 15.5 to the contrary, if a City Default has occurred that involves an imminent danger to public health or safety, then Tenant shall not be required to exhaust all the dispute resolution procedures set forth in Section 18 before exercising its remedies under Sections 15.5 or 15.6 hereunder, but the parties shall nonetheless work together in good faith to try to resolve such dispute in accordance with such dispute resolution procedures.

ARTICLE 16 NOTICES

16.1 Notices. All notices, demands or requests that may or are required to be given by one party to the other under this Lease shall be given in writing and delivered personally, or sent by U.S. certified mail, postage prepaid, return receipt requested, or nationally recognized overnight air carrier, and addressed to City's address or Tenant's address, as follows:

If to the City: City of Seattle
Department of Finance
700 5th Avenue, Suite 5200
Seattle, WA 98104-5058
Attn: Finance Director
Phone: 206.684.8079
Email: glen.lee@seattle.gov

And: City of Seattle
Department of Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199
Attn: Superintendent
Phone: 206.684.8022
Email: jesus.aguirre@seattle.gov

Copy to: Helaine Honig
City of Seattle
Law Department
701 5th Avenue, Suite 2050
Seattle, WA 98104-7097
Phone: 206.684.8222
Email: helaine.honig@seattle.gov

If to Tenant: Seattle Art Museum
1300 1st Avenue
Seattle, WA 98101-2003
Attn: Illsley Ball Nordstrom Director and CEO
Phone: 206.654.3142
Email: kimr@seattleartmuseum.org

Copy to: Seattle Art Museum
1300 1st Avenue
Seattle, WA 98101-2003
Attn: Richard Beckerman, Chief Operating Officer
Phone: 206.654.3150
Email: richardb@seattleartmuseum.org

Copy to: Gerry Johnson
Pacifica Law Group LLP
1191 2nd Avenue, Suite 2000
Seattle, WA 98101-3404
Phone: 206.245.1700
Email: gerry.johnson@pacificallawgroup.com

Notices shall be deemed to have been given upon receipt or attempted delivery where delivery is not accepted. Either party may change its address and/or those receiving copies of notices upon written notice given to the other.

ARTICLE 17 MEMORANDUM OF AGREEMENT

17.1 Memorandum. This Lease shall not be recorded except as permitted in this Article 17. The parties shall promptly execute and record, at Tenant's cost, a short form memorandum describing the Premises and stating the Term, the Effective Date and any other information the parties reasonably agree to include and/or necessary for any financing with respect to the Project.

ARTICLE 18 DISPUTE RESOLUTION

18.1 In General; Mediation. In the event of any dispute or difference that shall arise between the parties relating to the construction, meaning, enforcement or effect of this Lease, or of the rights or liabilities of the parties hereunder, the parties shall first follow the procedures in this section before filing or initiating a lawsuit. The parties shall make their best efforts to resolve disputes as expeditiously as possible through good faith negotiations at the lowest possible decision-making level, and in the event such negotiations are unsuccessful, the matter shall be referred to the Superintendent and the Director/CEO of Tenant's Managing Member. If those officials are unable to resolve the dispute within a period of thirty (30) days after the matter has been formally referred to them for resolution, they shall meet during the immediately succeeding seven (7) days to select a mediator to assist in the resolution of such dispute. Tenant and City agree to participate in mediation with the agreed upon mediator for a reasonable amount of time and in good faith. The cost of the mediation shall be shared equally between Tenant and City.

ARTICLE 19 MISCELLANEOUS

19.1 No Partnership. Nothing contained in this Lease shall create any partnership, joint venture or other relationship between Tenant and City. It is the intent of the parties that this Lease creates a leasehold estate in the Premises and that the relationship of the parties hereunder is that of landlord and tenant only.

19.2 Successors. This Lease shall bind and inure to the benefit of City, its successors and assigns, Tenant and its successors and assigns.

19.3 Severability. If any provision of this Lease is determined to be invalid or unenforceable, then that provision and the remainder of this Lease shall continue in effect and be enforceable to the fullest extent permitted by law. It is the intention of the parties that if any provision of this Lease is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning that renders it valid.

19.4 Integration and Amendments. Together with the Development Agreement, this Lease contains the entire integrated agreement between the parties as to the matters covered herein and supersedes any oral statements or representations or prior written matter not contained in this instrument as to the matters set forth herein. This Lease shall not be modified except by a written document signed by City and Tenant (or their successors in title) upon passage of an ordinance by the City Council.

19.5 Governing Law; Venue. This Lease shall be governed by and construed and enforced in accordance with the laws of the State of Washington.

19.6 No Waiver. Failure of either party to complain of any act or omission on the part of the other, no matter how long the failure may continue, shall not constitute a waiver of any rights under this Lease. No waiver by any party of any breach of any provisions of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to any subsequent breach of any other provision. If any action of any party requires the consent or approval of another, consent or approval given on one occasion shall not be deemed a consent to or approval of that action on any other occasion. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19.7 Construction. The following rules shall apply to the construction of this Lease unless the context otherwise requires:

(a) Words describing the singular number shall include the plural number and vice versa, except where otherwise indicated.

(b) All references herein to particular articles, sections or exhibits are references to articles, sections or exhibits of this Lease, unless otherwise expressly stated.

(c) The headings and table of contents herein are solely for convenience of reference and shall not constitute a part of this Lease nor shall they affect its meaning, construction or effect.

(d) This Lease shall not be construed as if it had been prepared by one of the parties, but rather as if all parties had prepared it.

19.8 Time. Time is of the essence of every provision of this Lease.

19.9 Cumulative Remedies. The rights and remedies that either party may have under this Lease or at law or in equity, upon any breach, are distinct, separate and cumulative and shall not be deemed inconsistent with each other, and no one of them shall be deemed to be exclusive of any other.

19.10 Authority. Each party hereto warrants that it has the authority to enter into this Lease and to perform its obligations hereunder and that all necessary approvals, acts or resolutions

to authorize this transaction have been taken, and the signatories, by executing this Lease, warrant that they have the authority to bind the respective parties.

19.11 Consents and Approvals. In any instance when either party's consent or approval is required under this Lease, such consent or approval shall not be unreasonably withheld, conditioned or delayed. No permission, consent, or approval of City contained herein or given pursuant to this Lease is, or shall be construed as, a representation or assurance that the matter consented to or approved complies with applicable Laws, nor shall any such consent or approval be construed to authorize any failure to comply with such Laws. No action of the Superintendent in implementation of this Lease shall constitute or excuse any official action by any other City department or official that may be required by law, ordinance, rule or regulation.

19.12 Counterparts. This Lease may be executed in counterparts for the convenience of the parties, and such counterparts shall together constitute one Lease.

19.13 Force Majeure. Except as otherwise expressly provided in this Lease, time periods for any party's performance under any provisions of this Lease shall be suspended for periods of time during which such performance is prevented due to circumstances beyond such party's reasonable control, including without limitations, strikes, embargoes, shortages of labor or materials, governmental regulations, acts of God, unforeseen site conditions, casualty, war or other strife.

19.14 Exhibits. Exhibits A through C attached hereto are hereby incorporated herein and made a part of this Lease, and the term "Lease" shall include all exhibits hereto.

19.15 Limitation on Third Party Rights. Nothing in this Lease expressed or implied is intended or shall be construed to give to any person other than City or Tenant any legal or equitable right, remedy or claim under or in respect of this Lease or any covenant, condition or provision herein contained; and all such covenants, conditions and provisions are and shall be held to be for the sole and exclusive benefit of City and Tenant.

19.16 Rights Reserved by City. City reserves the right to do the following, without liability of any kind, so long as such actions do not substantially interfere with Tenant's rights under this Lease or its ability to operate the Museum and provide the Public Benefits:

19.16.1 Appearance, Size and Location of Volunteer Park. Increase, reduce, and change in any manner whatsoever the number, appearance, dimension, and locations of Volunteer Park walks, buildings, landscaping, parking, and service areas, and make improvements, alterations, and additions to the portions of the Premises that are located outside of the Museum Building.

19.16.2 Traffic Regulation. Regulate all traffic within and adjacent to Volunteer Park.

19.16.3 Admission Charges. Impose a reasonable charge for use of facilities (other than the Museum) within Volunteer Park, including parking facilities.

19.16.4 Rules and Regulation Promulgation. Promulgate, from time to time, reasonable rules and regulations regarding the use and occupancy of any area of Volunteer Park; provided that no such rule or regulation that would directly or indirectly affect any right granted to Tenant by this Lease shall be promulgated without City having given prior written notice of such action to Tenant and at least thirty (30) days to comment on such proposed action unless such promulgation is because of a declared emergency.

19.16.5 Days and Hours for Operations. Determine the hours Volunteer Park will be open to the public. Nevertheless, regardless of park hours, City cannot restrict or block access to the Premises, SAAM Building or the Adjacent Park Property area (recognizing that the hours when the Museum is open to the general public ("Operating Hours") or hosting events at the SAAM Building (including, without limitation, Private Events) may be different from the hours than when the park is open).

19.16.6 Park Concessions Determine the size, number, type and identity of concessions and operations being conducted or undertaken at Volunteer Park other than in the SAAM Building, the Premises or the Adjacent Park Property Area.

[signatures on next page]

IN WITNESS WHEREOF, this Lease is executed on the day and year first above written.

City:

CITY OF SEATTLE, a Washington
municipal corporation

By:

Jesús Aguirre, Superintendent
Department of Parks & Recreation

TENANT:

SAAM BUILDING LANDLORD, LLC, a
Washington limited liability company

By: SAM-SAAM Renovation, LLC, a
Washington limited liability
company

Its: Manager

By: Seattle Art Museum, a
Washington nonprofit
corporation

Its: Manager

By: _____
Kimerly Rorschach, CEO

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jesús Aguirre is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Superintendent of the Department of Parks & Recreation of the City of Seattle, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

(Seal or stamp)

(Signature)

(Printed Name)

Notary Public

My appointment expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Kimerly Rorschach is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Chief Executive Officer of the Seattle Art Museum, which is the Manager of SAM-SAAM Renovation, LLC, which is the Manager of the SAAM Building Landlord, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

(Seal or stamp)

(Signature)

(Printed Name)

Notary Public

My appointment expires _____

EXHIBIT A

Legal Description of Volunteer Park

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-Nine (29) in Township Twenty-Five (25) north of Range Four (4) east W.M.; Also beginning at the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-Nine (29) in Township Twenty-Five (25) North Range Four (4) east, W.M. King County, Washington, thence South along the line between Sections Twenty-Nine (29) and Twenty-Eight(28) a distance of one hundred seven and seventy-seven hundredths (107.77)feet, thence north 89°55' West, a distance of one thousand, three hundred forty-two and fifty-three hundredths (1342.53) feet more or less to the centerline of the Northeast Quarter (NE 1/4) of said Section 29, thence along said centerline North 0°13'30" West, a distance of eighty-six and eighty-seven hundredths (86.87) more or less feet to the centerline of the Northeast Quarter(NE 1/4) of said Section Twenty-Nine (29), thence along the last named centerline of the Northeast Quarter (NE 1/4) of said Section Twenty-Nine (29) north 89°11'30" east, a distance of one thousand three hundred forty-two and eighty-nine hundredths (1342.89) feet to the place of beginning. Also, the East one-half (E 1/2) of blocks "E" and "F" of Phinney Addition to the City of Seattle as recorded in Vol. 1, page 175, of King County Plats. Also, Eleventh (11) Avenue North in the City of Seattle, from the North line of Furth Addition to the North line of Phinneys Addition as vacated by Ordinance #26793.

EXHIBIT B

Public Benefits

Public Benefits and Reporting Requirements

The Seattle Art Museum (SAM) is a leading creative cultural institution committed to preserving and sharing works of art from global cultures with the broadest possible audience. The SAM institution fills an important public role and has a truly city-wide reach. From this unique position, SAM is committed to advancing the City's goals of making available in a meaningful and effective way, the benefits and opportunities of cultural programming and resources to everyone in Seattle, particularly including those communities and geographic areas that historically have been underserved. The City recognizes that SAM, as a non-profit institution, funds its programs and operations by contributions from the public, supplemented by a small amount of earned revenue. In partial consideration for the public support for the development, rehabilitation and ongoing operation of the SAAM Building in Seattle's Volunteer Park, and in fulfillment of its educational and public service mission and ongoing commitment to the community, Tenant (which for purposes of this Exhibit shall include any successor operator of the Museum) agrees that from and after the Opening Date of the Museum through the Term of the Lease, it will cause the SAAM Building to be operated as an integrated, publicly accessible art museum with exhibits and programs devoted to global cultures, including related space for meeting and educational functions, a resource center that is open to the public and the operation of a book store/gift shop, all as further set forth below:

1. Opening Hours and General Admissions. The Museum will be open for public access in the SAAM Building at least forty (40) hours per week, fifty (50) weeks per year, subject to an admissions policy that shall include, without limitation, the following benefits, which are quantified and valued in Exhibit B-1:

- (a) General public admission donation amount may be subject to a reasonable expected admission donation;
- (b) Every day the Museum is open to the public, any member of the public unable to pay the standard admission fee will be admitted (excluding special events and special exhibitions) upon payment of whatever amount he or she determines he or she can pay, but in no event less than one (1) cent per person. The Museum shall take adequate measures to clearly inform the public of this benefit, including by posting conspicuous signage in the Museum, the content and location of which shall be subject to Superintendent approval, which will not be unreasonably withheld, and by identifying this benefit in marketing and outreach materials covering public activities at the Museum;
- (c) At least four (4) days per calendar month will be regularly scheduled when admission to the Museum (excluding special events) is free of charge; and

- (d) Children of elementary and middle school age (fourteen (14) years or younger) will be admitted free of charge every day the Museum is open to the public. This excludes school and group admissions, special events and programs.

2. School Programs. Tenant will develop and offer on-going educational programs for elementary, middle and high school classrooms and provide reduced fee and other assistance to students from schools that participate in federal free or reduced price school lunch programs. Such programs may include, without limitation, guided gallery tours and art workshops in an art studio with the assistance of teaching artists. Tenant will collaborate with the Seattle Public School District (SPSD) to ensure that opportunities and programs provided by the Museum are available to all students of SPSPD regardless of ability to pay.

- (a) Tenant will offer free group school tours and transportation to all Seattle Public Schools. Discounts will be available to other Title I schools or schools that participate in federal free or reduced lunch programs;
- (b) Tenant will offer in-school art education programs where Museum art educators visit classrooms and provide education sessions focusing on Asian art and culture;
- (c) Tenant may also offer internships and/or volunteer service opportunities to high school or college students; and
- (d) The number and value of the school programs to be offered are specified in Exhibit B-1.

3. Museum Programming. Tenant is required and is committed to actively advance the City's goals of serving historically underserved populations and creating equitable access to cultural programs. To that end, Tenant shall provide on an annual basis, a variety of free and low fee programming (some of which programming may be coordinated by the Gardner Center for Asian Arts and Ideas), including but not limited to the following:

- (a) Workshops guided by teaching artists on a day each month that the Museum is open to the public for free, with activities such as costumes for creative play, performances, family-friendly movies, books, and sketching tours;
- (b) Day Camps during the summer for elementary school age children, focusing on art-making activities, tours of galleries and special exhibits and use of outdoor spaces;
- (c) Special Cultural Celebrations that will include performances and visual arts demonstrations, such as dance, music and textiles, highlighting global cultures;
- (d) Coordinated and supported programming in the Volunteer Park Amphitheater space, which may include, without limitation, the screening of films, music or dance performances;

- (e) Lectures and panel discussions by and among artists, critics, curators and scholars relating to the art in the special exhibits and addressing pressing issues in art and society; which may include international speakers invited to the Museum in partnership with the University of Washington Jackson School of International Studies; and
- (f) The number of each program offered annually, and the value of its discounts, scholarships, or free admission is specified in Exhibit B-1.

4. Meeting and Educational Space. Subject to Tenant's use of meeting room space within the SAAM Building and school groups' use of educational space within the SAAM Building, Tenant will provide meeting room space for noncommercial use by community organizations on a first-come, first-served basis, during hours when the Museum is open to the public, and subject to demand for such meeting space, Tenant's rules regarding use of such space and Tenant's scheduling convenience and execution of use agreements required by Tenant (including appropriate indemnities and agreements to pay for costs as hereafter described). The parties recognize that separate, dedicated meeting space will not be included in the Project design and such meetings would need to occur in Museum areas that also serve other functions. There shall be no facility rental fee for such meetings, but Tenant shall be compensated for (and may require advance payment of) audio/visual, special security or staffing, special set up and other event special needs and costs, if Tenant elects to provide the same. Tenant shall publicize the availability of such meeting space by, at a minimum, posting notice thereof in a prominent position on its website.

5. Outreach. Tenant will engage in a variety of outreach efforts to attract and include populations and youth from a variety of cultures and economic backgrounds. Tenant will develop and implement marketing and outreach policies that ensure information about all Museum programming and events, including those listed above, and related assistance benefits (such as discounts and scholarships) is thoroughly and effectively disseminated in a geographically equitable manner, which includes ensuring information is disseminated in all parts of the city, including within the general community and inside schools, in historically underserved areas such as Rainier Beach, South Park and North Lake City. SAM partners with the City of Seattle and Seattle Public Schools in these efforts through active participation in The Creative Advantage. Outreach efforts for SAAM will naturally focus on programs related to Asian art and cultures. At least once per year Tenant shall provide to the Parks and Recreation Department a written Outreach Plan showing how Tenant is providing information and other outreach in schools that participate in federal free or reduced price school lunch programs. A description and copies of all outreach and marketing materials disseminated during the previous year with description of the distribution medium and area associated with each will be included in this Plan. The number and description of specific outreach efforts are specified in Exhibit B-1.

6. Financial Assistance and Economic Accessibility. Tenant will offer financial assistance in the form of scholarships, reduced fees and free admission to participate in programs, camps, tours and other activities for low-income youth and/or adults in the City. This financial

assistance will enable individuals from underserved communities, who otherwise could not afford it, to participate in fee-based workshops and camps. Tenant shall ensure that all Museum activities and programs are economically accessible to those who could not otherwise afford them. Mechanisms may include, but not be limited to scholarships, lower than market fees, and free programs and activities. The Tenant shall not turn away individuals from the Museum or its programs solely for an inability to pay the fee. Tenant shall provide a minimum of \$50,000 of financial assistance for such programs and such minimum will escalate annually at a rate equivalent to the escalation of City operating support as shown on Exhibit C.

7. Resource Center. Tenant will maintain a center with resources that may include books, catalogues, journals, videos, online resources and ephemera as a free reference collection for the public. Currently, the McCaw Foundation Library serves as the resource center and is dedicated to Chinese, Japanese, Korean, Indian, and Southeast Asian art.

8. Public Restrooms. Tenant will make restrooms to be located in the SAAM Building available for public use during Operating Hours without requiring payment of Museum admission charges.

9. Reporting. Tenant shall provide the City with annual performance measurement data quantifying specifically how Tenant is delivering the services and programs set forth herein. Specifically, on or before the end of the first quarter of each year during the Lease Term, Tenant shall submit to the Seattle Parks and Recreation Department an annual Public Benefit Report in a form provided or approved by the Superintendent similar to the schedule in Exhibit B-1, which shall include for the previous year, at a minimum:

- (a) Number of Museum attendees, including free and discounted admissions; and the estimated value of such discounts
- (b) Number and description of all Museum programs by type, the estimated value of free and/or discounted programs and direct scholarships and estimated number of people served;
- (c) Number of school groups attending, including name of each group's school, number of students served and the value of the free or discounted costs, including transportation
- (d) Number and description of each internship or student volunteer opportunity;
- (e) Frequency of public use of meeting rooms, i.e. number of times per year rooms made available to community free of charge;
- (f) Number and description of all Community Organization Partnership committee meetings, including names of attendees and copy of agendas; and

(g) Description of culturally diverse special exhibitions.

10. Initial Value of Public Benefits and Future Evaluation of Public Benefits and Program Changes. Tenant agrees that it will provide at an initial level and value public benefits as summarized in this Exhibit and Exhibit B-1. The parties recognize that over the Term of the Lease Tenant or the City may develop new programs or strategies that may more effectively achieve the desired equity outcomes. Five (5) years following the Effective Date and every five (5) years thereafter during the Term, City and Tenant shall review the public benefits outlined herein and, if reasonably approved by both parties, shall modify this Exhibit and Exhibit B-1 to reflect changed circumstances with the community. Both parties acknowledge that this level and value is expected to increase over the Term of the Lease and will be evaluated every five (5) years following the Effective Date in conjunction with the program evaluation.

11. Approved Program Changes. At the end of every five-year evaluation period, Tenant may, upon written approval from the Superintendent, make changes to the programs listed above to provide replacement programming of equal or better value, as determined by the Superintendent.

Exhibit B-1 Public Benefits and Reporting Requirements

| Description | Benchmark (FY16 number of occurrences) | No. of Annual Occurrences* | Total Served Annually | Annual Full Cost | Annual Benefit of Discount | Method of Valuation |
|---|--|----------------------------|-----------------------|-------------------|----------------------------|--|
| Admissions | | | | | | |
| No. of attendees on various free days, first Thurs., Sr. Days, Free Family Saturdays | 25,476 | 27,500 | 27,500 | \$ 220,000 | \$ 220,000 | No. of attendees x \$8, adjusting for variance in admission donation. 40% of all attendance is free. |
| Kids Under 14 | 2,093 | 2,600 | 2,600 | \$ 13,000 | \$ 13,000 | Priced at a student rate of \$5 |
| Donation Policy - request lower donation or free | 357 | 350 | 350 | \$ 2,800 | \$ 2,800 | No. of attendees x \$8 |
| Total Free Admissions | 27,885 | 30,450 | 30,450 | \$ 235,800 | \$ 235,800 | |
| School Programs | | | | | | |
| School Group Tours: Free or Discount to Qualifying Schools | 2,214 students, 98 tours | 100 tours | 3,000 | \$ 20,000 | \$ 15,000 | Full Price \$200, assumes free for all Seattle Public Schools (100 x \$200) |
| School Group Bus Transportation: Free to Qualifying Schools | 40 bus round trips | 75 RT bus trips | 2,625 | \$ 13,125 | \$ 13,125 | Cost of \$175 per bus round trip 75 x \$175 |
| In School Programs and In Classroom Art Education: Free or Discount to Qualifying Schools | 7 programs | 10 programs | 350 | \$ 2,700 | \$ 1,350 | Cost of Art Educator and Curriculum 1 Art Educator @ \$55/hr x 4 hrs x 10 programs = \$2,200 plus supplies @ \$500. Assumes 50% free or discounted. |
| Total School Programs | | 8 | 5,975 | \$ 35,825 | \$ 29,475 | |
| Museum Programs | | | | | | |
| Family Days with Ongoing Art Workshops: Free Museum Admission | 7 events, 5,000 attendees | 8 | 3,000 | \$ 4,900 | \$ 4,900 | Cost of 2 Art Educators and Supplies: 2 educators ea. day for 5 hrs ea. @ \$55/hr = \$550 x 2 = \$1,100/day. X 8 events = \$4,400 plus supplies \$500. |
| Large Community Events: Free Admission, Art Workshops, Music and Dance Performances, Food, Local Art Installations - Diwali, Lunar New Year | 0 | 1 | 2,000 | \$ 5,000 | \$ 5,000 | Actual Cost - \$5,000 per event |
| Lectures - Gardner Center Saturday University: Discounted Fee Structure | 18 talks, 4,648 attendees | 20 | 5,000 | \$ 60,000 | \$ 36,000 | Actual speaker cost and travel expenses averages \$3,000 per event less average income of \$1,200 per event |
| Free Gardner Center featured Lectures/Programs | 14 lectures, 1,025 attendees | 15 | 1,500 | \$ 15,000 | \$ 15,000 | Actual cost \$1,000 per event includes speaker fees, catering, A/V |
| Summer Day Camps | 3 camps, 120 kids, 17 free | 3 | 120 | \$ 48,000 | \$ 4,800 | 17 kids free, full tuition \$480/wk |
| Volunteer Park Amphitheater: Event/Performance | 1 event, 126 attendees | 2 | 300 | \$ 1,750 | \$ 1,750 | Actual cost, fee to performers, outdoor equipment rental, \$875 each event |
| Total Museum Programs | | 49 | 16,920 | \$ 134,650 | \$ 67,450 | |
| Meeting Rooms - Community Space | | | | | | |
| Free Usage: Meeting rooms/ auditorium used by community groups free of charge Volunteer Park Trust, FSOP | 10 free uses | 15 | 300 | \$ 6,000 | \$ 6,000 | Based on Standard Rental Rate of \$400 per event for Alford Board room |
| Totals | | 30,514 | 53,645 | \$ 412,275 | \$ 338,725 | |
| Outreach Efforts | | | | | | |
| Annual mailers to targeted schools informing of SAAM school programs | | | 4 | | | |
| Digital media posts to subscribing educators and interested parties | | | 15 | | | |
| On site community meetings | | | 6 | | | |
| Offsite community meetings | | | 4 | | | |

* Annual occurrences provided for 2019 - 2024 period

EXHIBIT C

City Operating Support Payments Schedule

| <u>Support Payment
Years</u> | <u>City Operating
Support Payment</u> | <u>REET Maximum Portion</u> |
|----------------------------------|---|------------------------------------|
| 1-5 | \$250,000 | ----- |
| 6-10 | \$275,000 | ----- |
| 11-15 | \$300,000 | not more than \$50,000 |
| 16-20 | \$350,000 | not more than \$100,000 |
| 21-25 | \$400,000 | not more than 25% of total payment |
| 26-30 | \$450,000 | not more than 25% of total payment |
| 31-35 | \$500,000 | not more than 25% of total payment |
| 36-40 | \$550,000 | not more than 25% of total payment |
| 41-45 | \$600,000 | not more than 25% of total payment |
| 46-50 | \$650,000 | not more than 25% of total payment |
| 51-55 | \$700,000 | not more than 25% of total payment |