

GAS WORKS PARK "CRACKING TOWERS": EMERGENCY SELECTIVE DECONSTRUCTION

1901 N NORTHLAKE WAY 98103



VICINITY MAP
GAS WORKS PARK - NOT TO SCALE

PROJECT TEAM

OWNER
SEATTLE PARKS AND RECREATIONS
100 DEXTER AVE N, SEATTLE, WA,
98109
CONTACT: MIKE SCHWINDELLER
PHONE: 206.615.1165
EMAIL:
MIKE.SCHWINDELLER@SEATTLE.GOV

ARCHITECT
OSBORN ARCHITECTS INC., PS (OAI)
1001 SW KLIKITAT WAY, STE 204
SEATTLE, WA 98134
CONTACT: JERRY OSBORN
PHONE: 206.920.6348
EMAIL: JOSBORN@OAIPS.COM

HAZMAT CONSULTANT
CONTACT: RYAN HUNTER
PHONE: 484.269.2138
EMAIL: RYAN.HUNTER@PBSUSA.COM

SITE INFORMATION

PROPERTY ADDRESS: 1901 N NORTHLAKE
WAY 98103
OWNER: SEATTLE PARKS AND RECREATION
ZONING: UI U/45
PARCEL NUMBER: 124970-0005

SCOPE OF WORK

SELECTIVE REMOVAL OF PIPING, CATWALKS,
LADDERS AND SUPPORT SYSTEMS FROM TOWER
STRUCTURES LOCATED WITHIN GAS WORKS PARK.

SHEET LIST

G1.00	COVER SHEET
D1.00	DECONSTRUCTION PERSPECTIVE RENDERINGS
D1.01	SELECTIVE DECONSTRUCTION PLAN
D1.02	WEST DECONSTRUCTION ELEVATION
D1.03	NORTH DECONSTRUCTION ELEVATION
D1.04	SOUTH DECONSTRUCTION ELEVATION
D1.05	EAST DECONSTRUCTION ELEVATION
D1.06	POST DECONSTRUCTION PERSPECTIVE RENDERINGS
D1.07	POST DECONSTRUCTION WEST ELEVATION
D1.08	POST DECONSTRUCTION NORTH ELEVATION
D1.09	POST DECONSTRUCTION SOUTH ELEVATION
D1.10	POST DECONSTRUCTION EAST ELEVATION

GENERAL NOTES

- (E) PAINT COATINGS CONTAIN LEAD. RE FOR WORKER SAFETY AND DISPOSAL REQUIREMENTS.
- EXISTING SOILS ARE CONTAMINATED. NO SOIL DISTURBANCE IS ANTICIPATED.
- (E) TANKS OR PIPING MAY CONTAIN REMNANTS OF HYDROCARBONS. CONTRACTOR RESPONSIBLE FOR CUTTING EQUIPMENT AND TECHNIQUES EMPLOYED TO ENSURE WORKER SAFETY.

APPROVED FOR ADVERTISING: FAS PURCHASING AND CONTRACTING DIRECTOR		
Seattle, Washington	Date	20
Signature:	Director, Purchasing & Contracting	
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NO.	REVISION - AS BUILT	DATE
REVIEWED: _____ DATE _____ PARK ENGINEER		
All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.		
1001 SW Klickitat Way, Ste #204 Seattle, WA 98134 p. (206) 631-8442 http://www.oaips.com		
GAS WORKS PARK		
EMERGENCY DEMOLITION		
COVER SHEET		
DESIGNED	JO	G1.00
DRAWN	AB	
CHECKED	JO	
DATE	03/24/2026	
SHEET	1 OF 12	
SCALE	NTS (U.N.O.)	

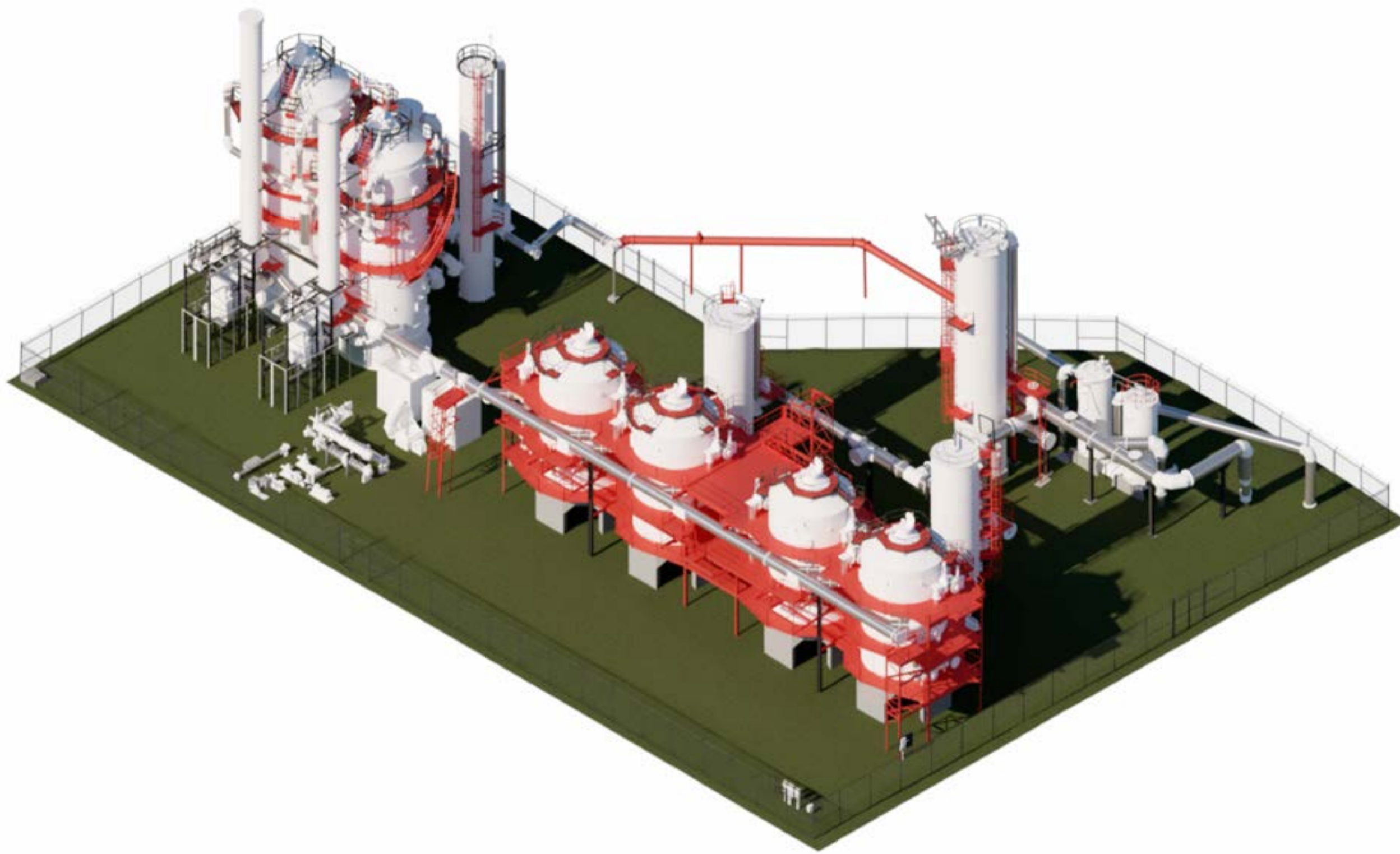
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1 SW PERSPECTIVE
NTS



2 SE PERSPECTIVE
NTS



3 NE PERSPECTIVE
NTS



4 NW PERSPECTIVE
NTS



- GENERAL NOTES**
- ITEMS RENDERED IN RED ARE SELECTED FOR REMOVAL AND DISPOSAL (TYP.)
 - CUT-OFF VERTICAL FRAMING AT GROUND LEVEL
 - SOIL DISTURBANCE IS EXCLUDED FROM THIS PROJECT.
 - CAPPING OF UTILITY PIPING IS INCLUDED IN THE SCOPE OF THIS PROJECT.

APPROVED FOR ADVERTISING:
FAS PURCHASING AND CONTRACTING DIRECTOR

Seattle, Washington _____ Date _____ 20____

Signature: _____
Director, Purchasing & Contracting

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NO.	REVISION - AS BUILT	DATE

REVIEWED: _____ DATE _____
PARK ENGINEER

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6273 REGISTERED ARCHITECT
Jerry D. Osborn
JERRY D. OSBORN
STATE OF WASHINGTON



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GAS WORKS PARK

EMERGENCY DEMOLITION

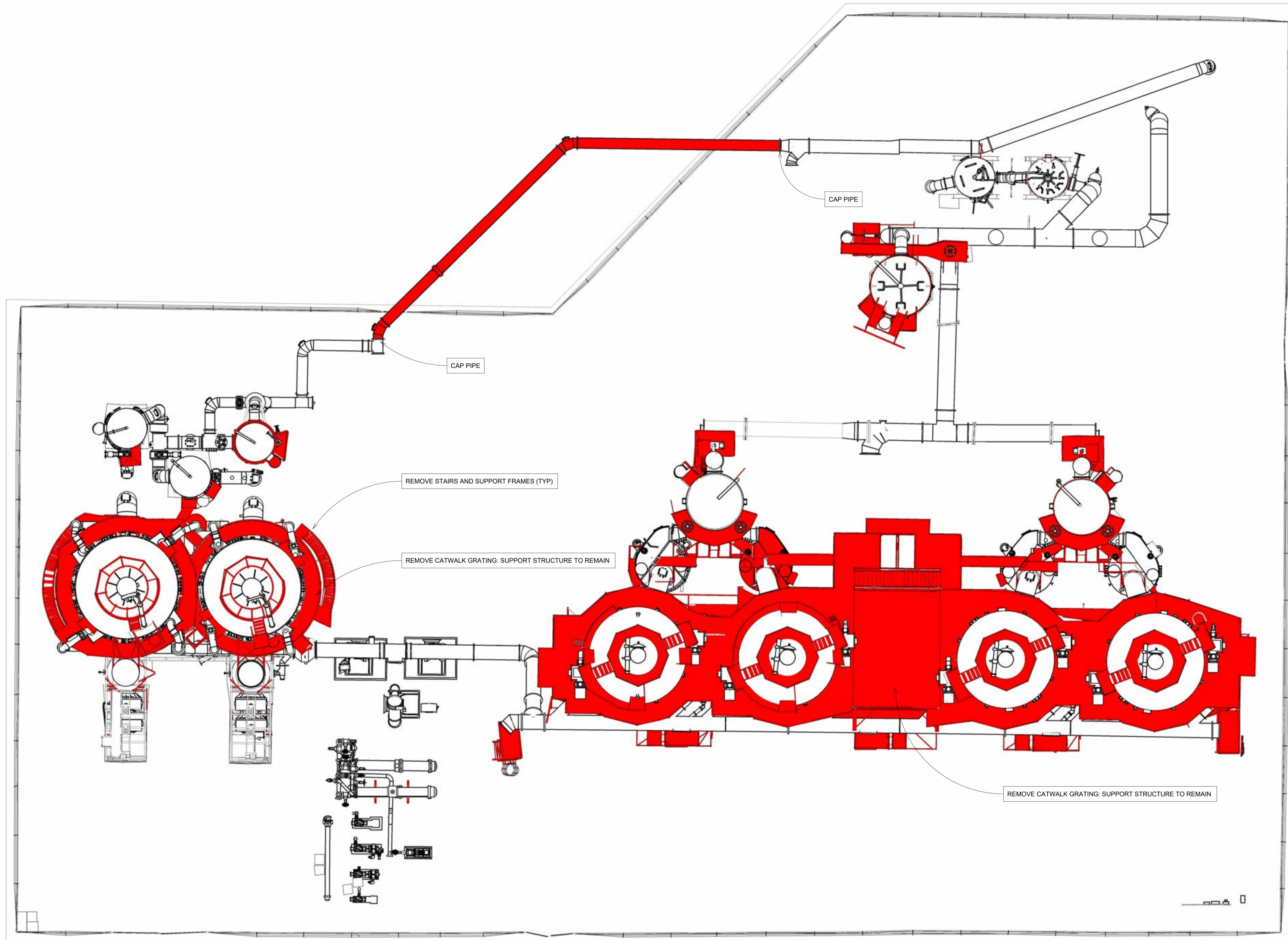
DECONSTRUCTION PERSPECTIVE RENDERINGS

DESIGNED	JO
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DATE	03/24/2026
SHEET	2 OF 12
SCALE	NTS (U.N.O.)

D1.00

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GENERAL NOTES:

1. DECONSTRUCTION SHOWN ON THIS PLAN DOES NOT REPRESENT THE COMPLETE SCOPE OF DECONSTRUCTION REQUIREMENTS.

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Seattle, Washington _____ Date _____ 20____

Signature: _____
 Director, Purchasing & Contracting

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NO.	REVISION - AS BUILT	DATE

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Jerry D. Osborn
 JERRY D. OSBORN
 STATE OF WASHINGTON

OA ARCHITECTURE + PLANNING

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Seattle Parks & Recreation

GAS WORKS PARK

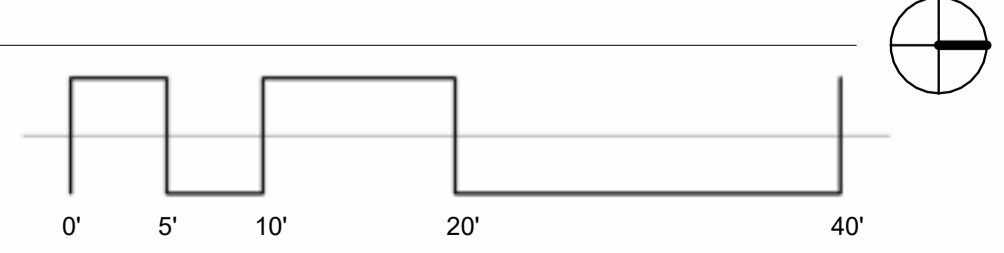
EMERGENCY DEMOLITION

SELECTIVE DECONSTRUCTION PLAN

DESIGNED JO
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 DATE 03/24/2026
 SHEET 3 OF 12
 SCALE AS NOTED (U.N.O.)

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1 SELECTIVE DECONSTRUCTION PLAN
 AS NOTED



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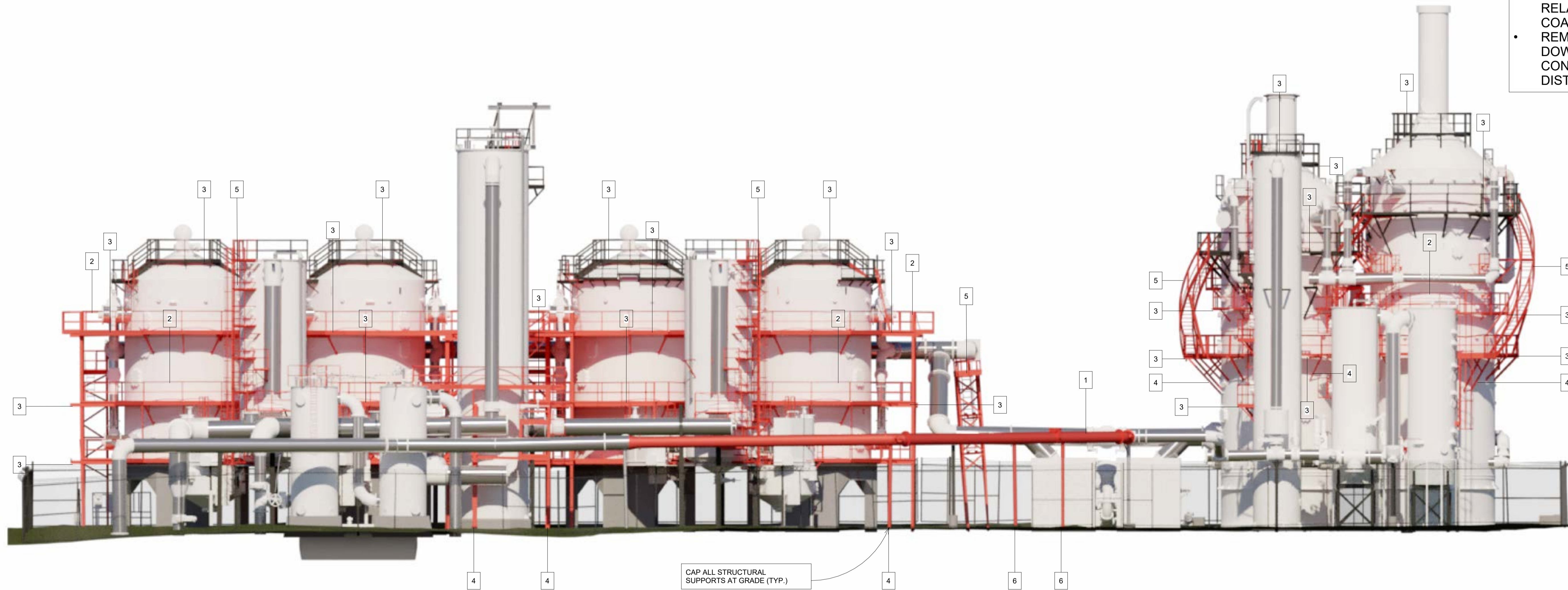
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SCOPE OF DEMOLITION

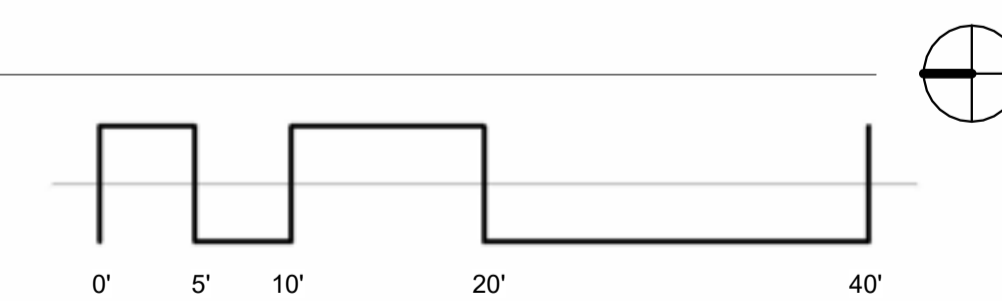
1. DEMOLISH (E) PIPING
2. DEMOLISH (E) RAILING
3. DEMOLISH (E) CATWALKS
4. DEMOLISH (E) CATWALK SUPPORT STRUCTURE
5. DEMOLISH (E) LADDER ASSEMBLY AND SUPPORT SYSTEM
6. DEMOLISH (E) PIPE SUPPORTS - CUT OFF FLUSH WITH GRADE

GENERAL NOTES

- REMOVE ALL ELEMENTS INDICATED IN RED.
- APPLY "CORROSIONX HD" CORROSION-INHIBITING COATING (OR APPROVED EQUIVALENT) TO ALL EXPOSED STEEL THAT HAS BEEN CUT OR TORCHED.
- CAP EXISTING PIPE AT CUT/TORCH LOCATIONS USING A 1/2" STEEL PLATE, FIELD-WELDED TO THE PIPE END. PAINT THE CAP AND WELDS WITH THE SPECIFIED CORROSION-INHIBITING COATING.
- SCOPE INCLUDES REMOVAL OF CATWALKS, LADDERS, AND ASSOCIATED SUPPORT FRAMING. REVIEW IN-FIELD CONDITIONS WHERE PIPING SYSTEMS NOT SCHEDULED FOR REMOVAL MAY BE SUPPORTED BY CATWALK STRUCTURES.
- REFER TO HAZMAT SURVEY FOR WORKER SAFETY AND DISPOSAL PROCEDURES RELATED TO LEAD-CONTAINING COATINGS.
- REMOVE ALL STRUCTURAL SUPPORTS DOWN TO GRADE. NOTE: EXISTING SOILS CONTAIN HYDROCARBONS—DO NOT DISTURB NATIVE SOIL.



1 WEST DECONSTRUCTION ELEVATION AS NOTED



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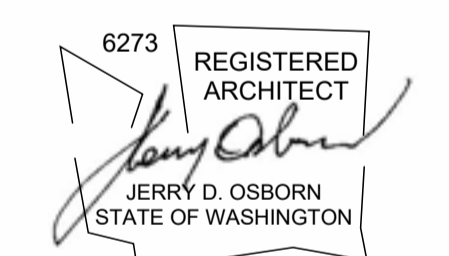
Seattle, Washington _____ Date _____ 20____

Signature: _____
Director, Purchasing & Contracting

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EMERGENCY DEMOLITION

WEST DECONSTRUCTION ELEVATION

DESIGNED	JO
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CHECKED	JO
DATE	03/24/2026
SHEET	4 OF 12
SCALE	AS NOTED (U.N.O.)

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SCOPE OF DEMOLITION

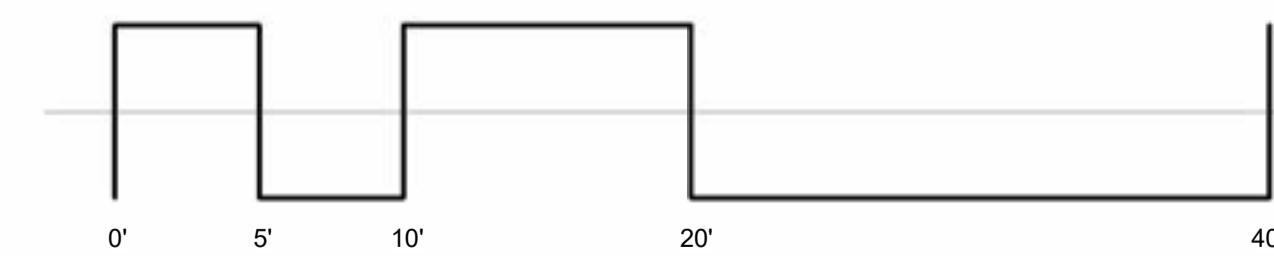
1. DEMOLISH (E) PIPING
2. DEMOLISH (E) RAILING
3. DEMOLISH (E) CATWALKS
4. DEMOLISH (E) CATWALK SUPPORT STRUCTURE
5. DEMOLISH (E) LADDER ASSEMBLY AND SUPPORT SYSTEM
6. DEMOLISH (E) PIPE SUPPORTS - CUT OFF FLUSH WITH GRADE

GENERAL NOTES

- REMOVE ALL ELEMENTS INDICATED IN RED.
- APPLY "CORROSIONX HD" CORROSION-INHIBITING COATING (OR APPROVED EQUIVALENT) TO ALL EXPOSED STEEL THAT HAS BEEN CUT OR TORCHED.
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① NORTH DECONSTRUCTION ELEVATION
AS NOTED



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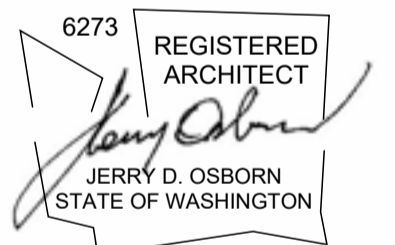
Seattle, Washington _____ Date _____ 20____

Signature: _____
Director, Purchasing & Contracting

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NO.	REVISION - AS BUILT	DATE

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GAS WORKS PARK

EMERGENCY DEMOLITION

NORTH DECONSTRUCTION ELEVATION

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SHEET	5 OF 12
SCALE	AS NOTED (U.N.O.)

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SCOPE OF DEMOLITION

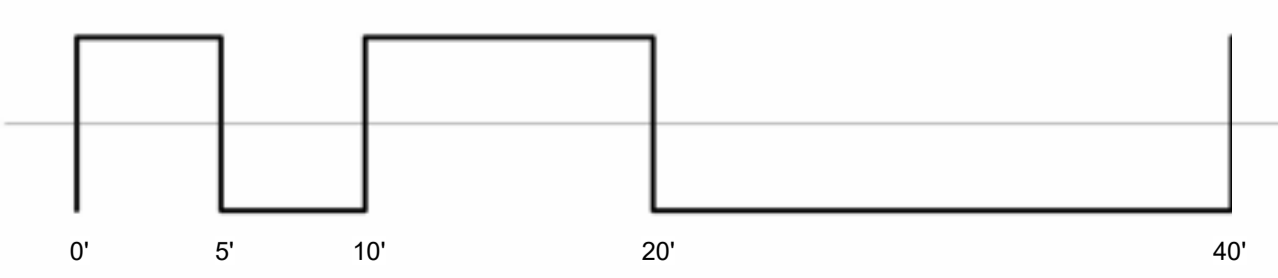
1. DEMOLISH (E) PIPING
2. DEMOLISH (E) RAILING
3. DEMOLISH (E) CATWALKS
4. DEMOLISH (E) CATWALK SUPPORT STRUCTURE
5. DEMOLISH (E) LADDER ASSEMBLY AND SUPPORT SYSTEM
6. DEMOLISH (E) PIPE SUPPORTS - CUT OFF FLUSH WITH GRADE

GENERAL NOTES

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② SOUTH DECONSTRUCTION ELEVATION AS NOTED



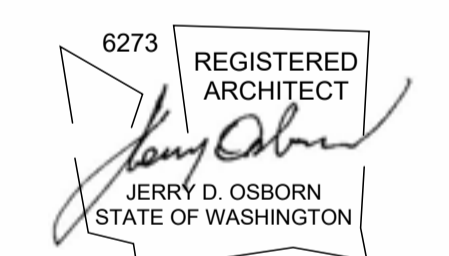
APPROVED FOR ADVERTISING:
FAS PURCHASING AND CONTRACTING DIRECTOR

Seattle, Washington _____ 20____ Date
Signature: _____
Director, Purchasing & Contracting

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NO.	REVISION - AS BUILT	DATE

REVIEWED: _____ DATE _____
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GAS WORKS PARK

EMERGENCY DEMOLITION

SOUTH DECONSTRUCTION ELEVATION

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DATE	03/24/2026
SHEET	6 OF 12
SCALE	AS NOTED (U.N.O.)

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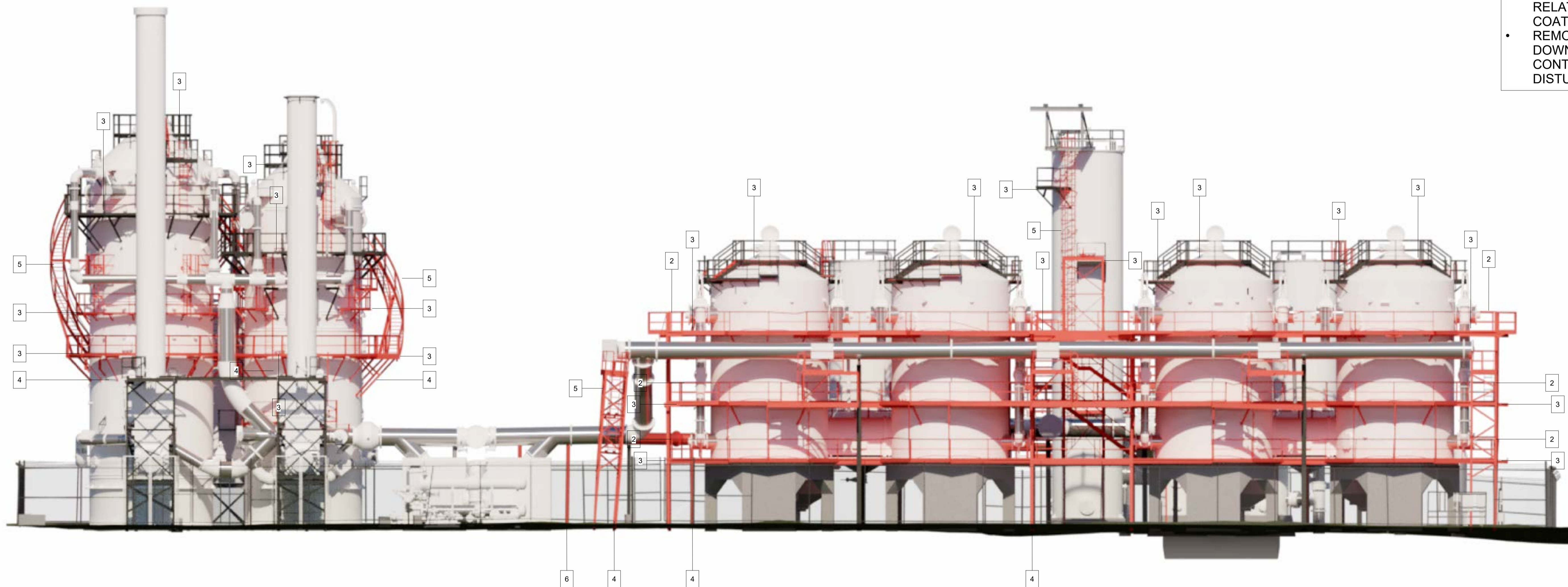
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SCOPE OF DEMOLITION

1. DEMOLISH (E) PIPING
2. DEMOLISH (E) RAILING
3. DEMOLISH (E) CATWALKS
4. DEMOLISH (E) CATWALK SUPPORT STRUCTURE
5. DEMOLISH (E) LADDER ASSEMBLY AND SUPPORT SYSTEM
6. DEMOLISH (E) PIPE SUPPORTS - CUT OFF FLUSH WITH GRADE

GENERAL NOTES

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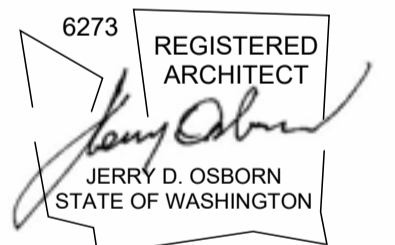


② EAST DECONSTRUCTION ELEVATION
AS NOTED

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Seattle, Washington	_____	Date _____ 20____
Signature: _____	Director, Purchasing & Contracting	
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NO.	REVISION - AS BUILT	DATE

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GAS WORKS PARK

EMERGENCY DEMOLITION

EAST DECONSTRUCTION ELEVATION

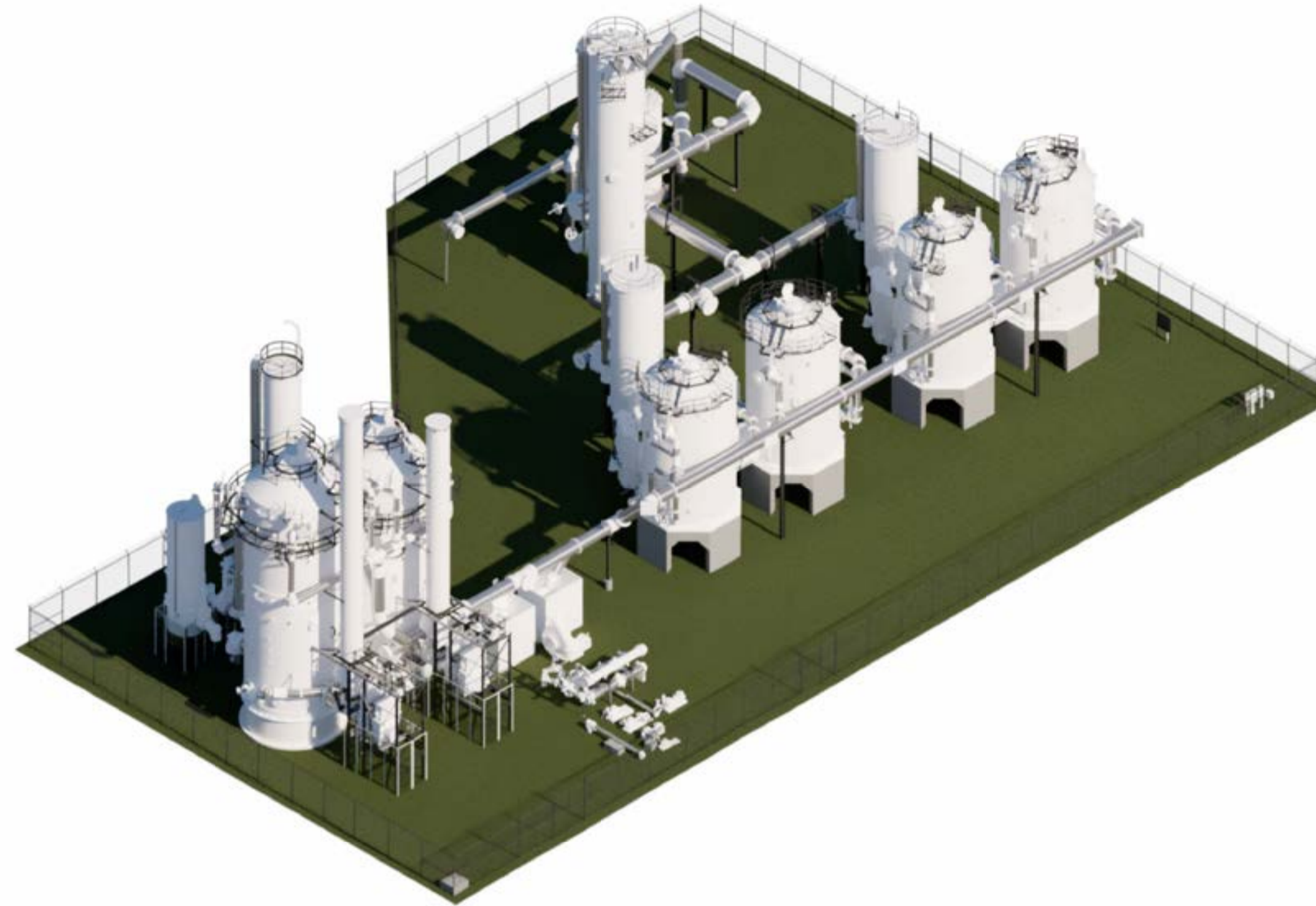
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SHEET	7 OF 12
SCALE	AS NOTED (U.N.O.)

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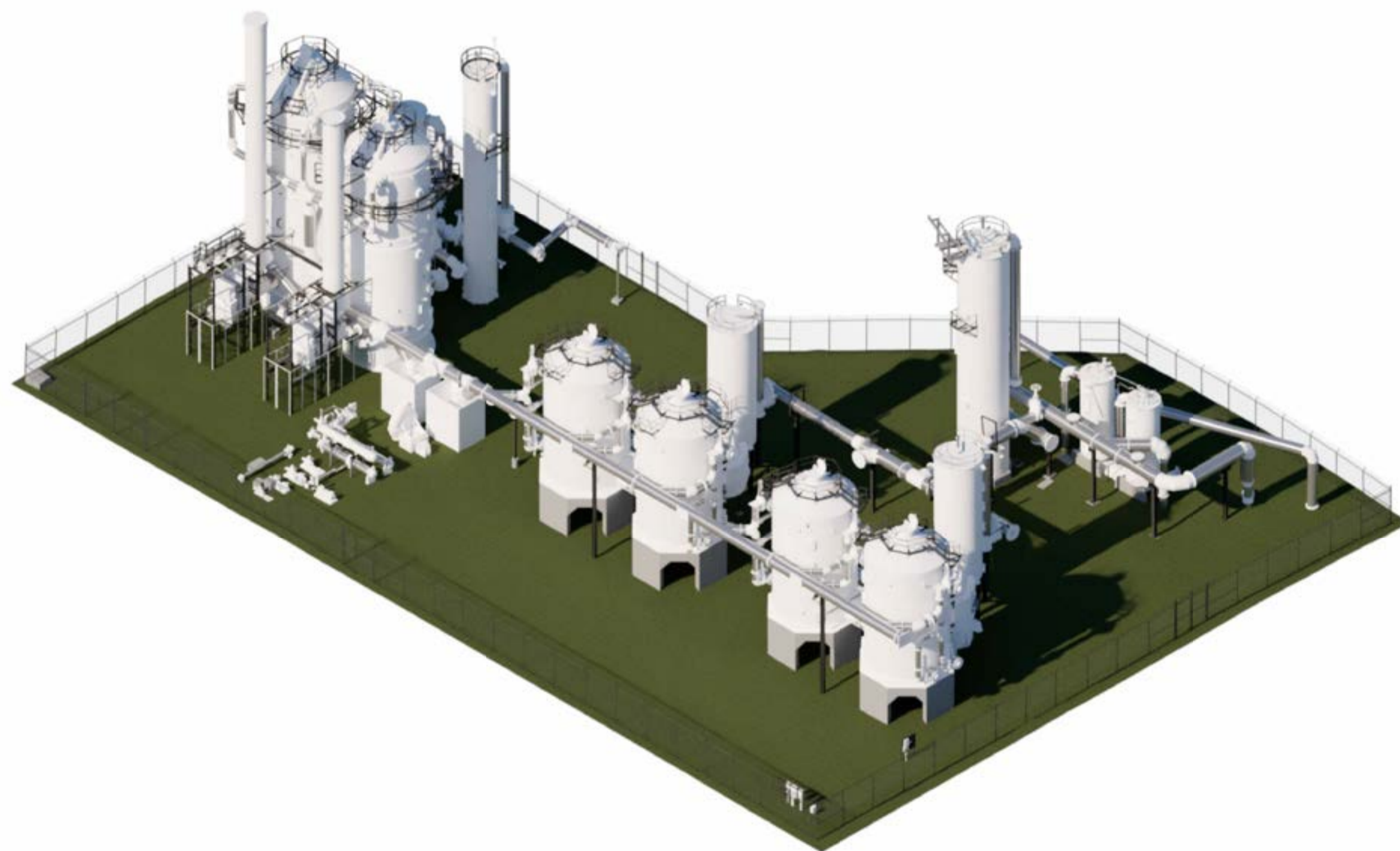
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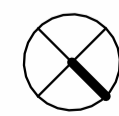
① POST DECONSTRUCTION SW
PERSPECTIVE
NTS



② POST DECONSTRUCTION SE
PERSPECTIVE
NTS



③ POST DECONSTRUCTION NE
PERSPECTIVE
NTS



④ POST DECONSTRUCTION NW
PERSPECTIVE
NTS



- GENERAL NOTES**
- ITEMS RENDERED IN RED ARE SELECTED FOR REMOVAL AND DISPOSAL (TYP.)
 - CUT-OFF VERTICAL FRAMING AT GROUND LEVEL
 - SOIL DISTURBANCE IS EXCLUDED FROM THIS PROJECT.
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Jerry D. Osborn
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STATE OF WASHINGTON

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Seattle Parks & Recreation

GAS WORKS PARK

EMERGENCY DEMOLITION

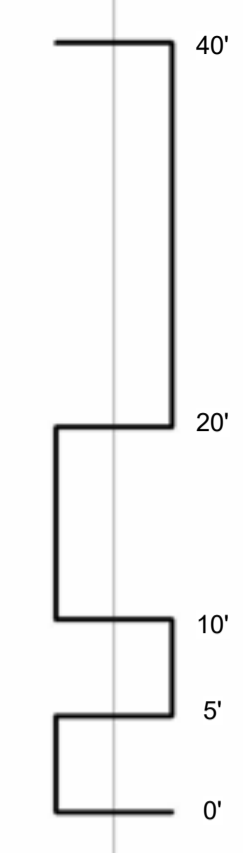
POST DECONSTRUCTION PERSPECTIVE RENDERINGS

DESIGNED	JO
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CHECKED	JO
DATE	03/24/2026
SHEET	8 OF 12
SCALE	NTS (U.N.O.)

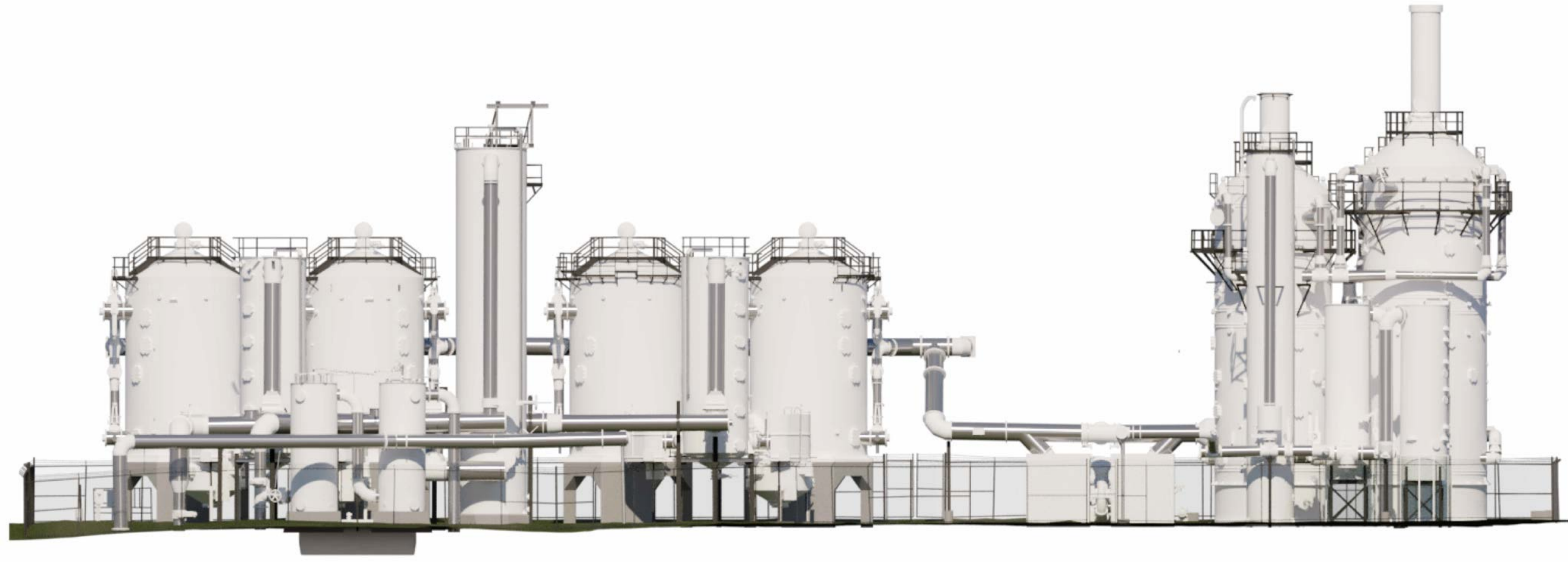
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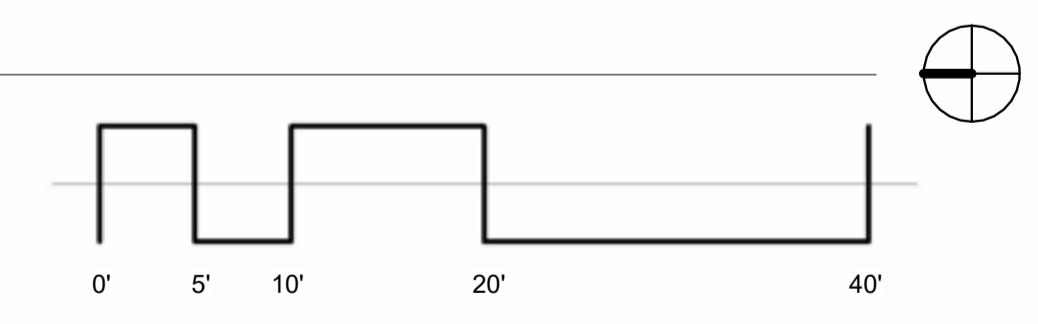
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- GENERAL NOTES**
- SCOPE INCLUDES REMOVAL OF CATWALKS, LADDERS, AND ASSOCIATED SUPPORT FRAMING. REVIEW IN-FIELD CONDITIONS WHERE PIPING SYSTEMS NOT SCHEDULED FOR REMOVAL MAY BE SUPPORTED BY CATWALK STRUCTURES.
 - REFER TO HAZMAT SURVEY FOR WORKER SAFETY AND DISPOSAL PROCEDURES RELATED TO LEAD-CONTAINING COATINGS.
 - REMOVE ALL STRUCTURAL SUPPORTS DOWN TO GRADE. NOTE: EXISTING SOILS CONTAIN HYDROCARBONS—DO NOT DISTURB NATIVE SOIL.



1 POST DECONSTRUCTION WEST ELEVATION AS NOTED



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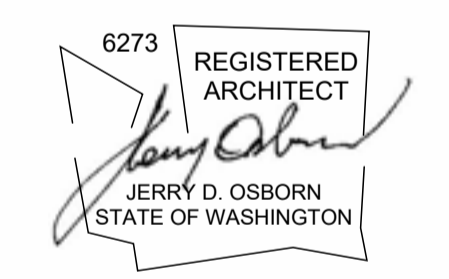
Seattle, Washington _____ 20____ Date _____

Signature: _____
Director, Purchasing & Contracting

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GAS WORKS PARK

EMERGENCY DEMOLITION

POST DECONSTRUCTION WEST ELEVATION

DESIGNED	JO
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CHECKED	JO
DATE	03/24/2026
SHEET	9 OF 12
SCALE	AS NOTED (U.N.O.)

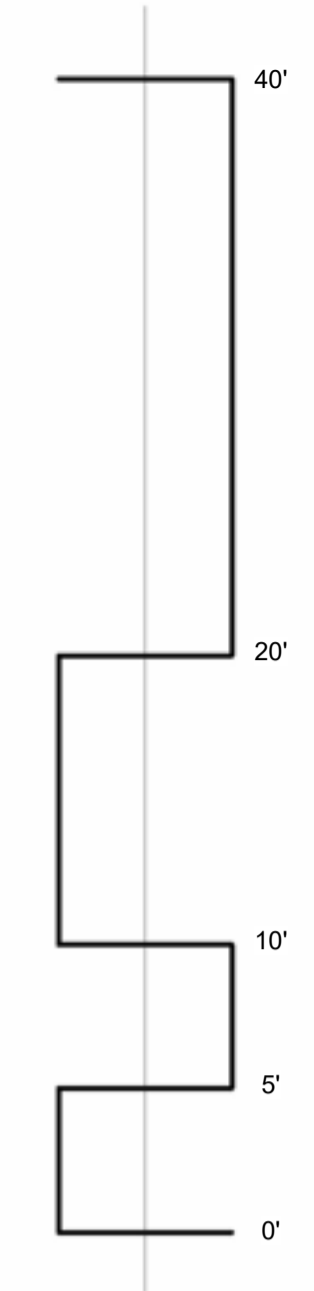
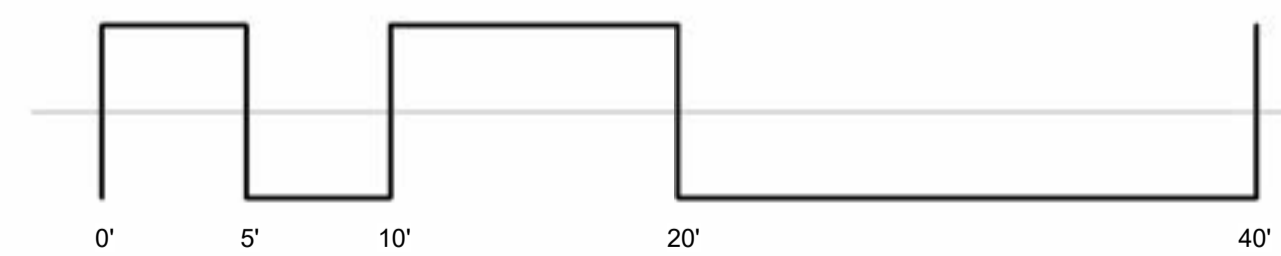
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1 POST DECONSTRUCTION NORTH
ELEVATION
AS NOTED



- GENERAL NOTES**
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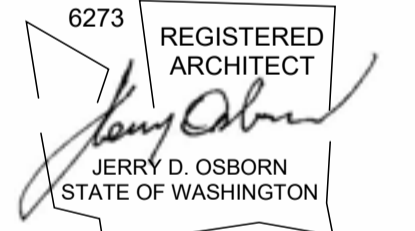
Seattle, Washington _____ 20____
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Signature: _____
Director, Purchasing & Contracting

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NO.	REVISION - AS BUILT	DATE

REVIEWED: _____ DATE _____
PARK ENGINEER

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



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GAS WORKS PARK

EMERGENCY DEMOLITION

POST DECONSTRUCTION NORTH ELEVATION

DESIGNED	JO
DRAWN	AB
CHECKED	JO
DATE	03/24/2026
SHEET	10 OF 12
SCALE	AS NOTED (U.N.O.)

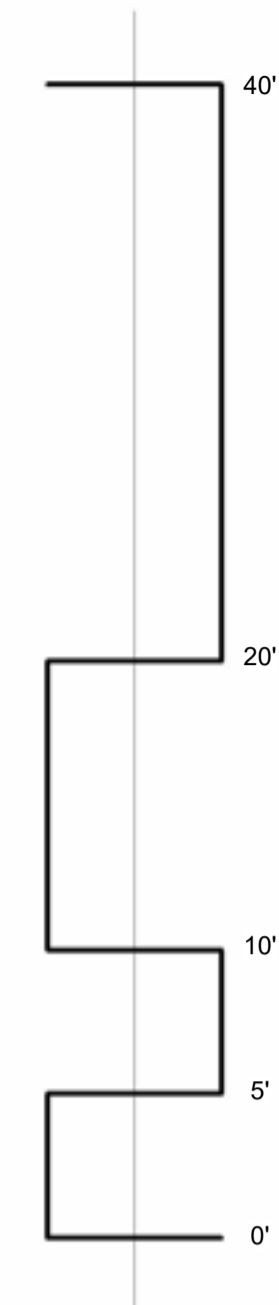
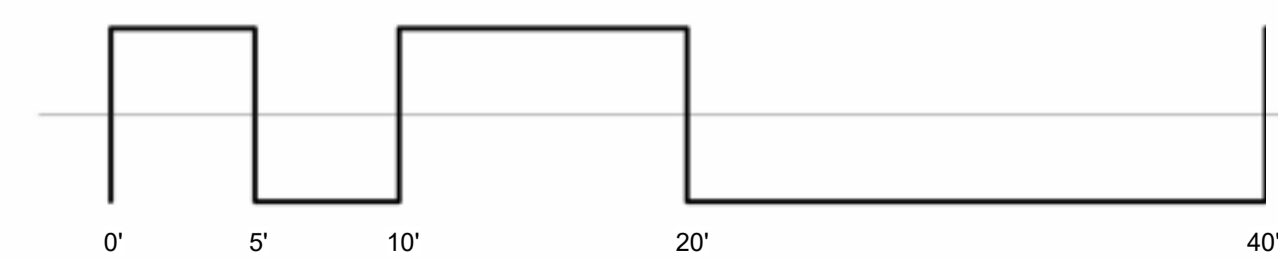
D1.08

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POST DECONSTRUCTION SOUTH
ELEVATION
AS NOTED



GENERAL NOTES

- SCOPE INCLUDES REMOVAL OF CATWALKS, LADDERS, AND ASSOCIATED SUPPORT FRAMING. REVIEW IN-FIELD CONDITIONS WHERE PIPING SYSTEMS NOT SCHEDULED FOR REMOVAL MAY BE SUPPORTED BY CATWALK STRUCTURES.
- REFER TO HAZMAT SURVEY FOR WORKER SAFETY AND DISPOSAL PROCEDURES RELATED TO LEAD-CONTAINING COATINGS.
- REMOVE ALL STRUCTURAL SUPPORTS DOWN TO GRADE. NOTE: EXISTING SOILS CONTAIN HYDROCARBONS—DO NOT DISTURB NATIVE SOIL.

APPROVED FOR ADVERTISING:
FAS PURCHASING AND CONTRACTING DIRECTOR

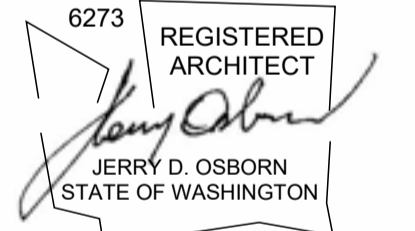
Seattle, Washington _____ 20____
Date

Signature: _____
Director, Purchasing & Contracting

3		
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NO.	REVISION - AS BUILT	DATE

REVIEWED: _____ DATE _____
PARK ENGINEER

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GAS WORKS PARK

EMERGENCY DEMOLITION

POST DECONSTRUCTION SOUTH ELEVATION

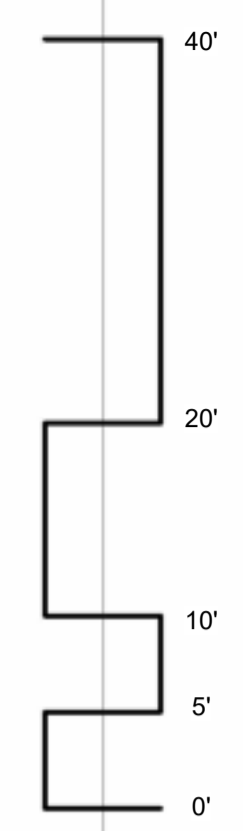
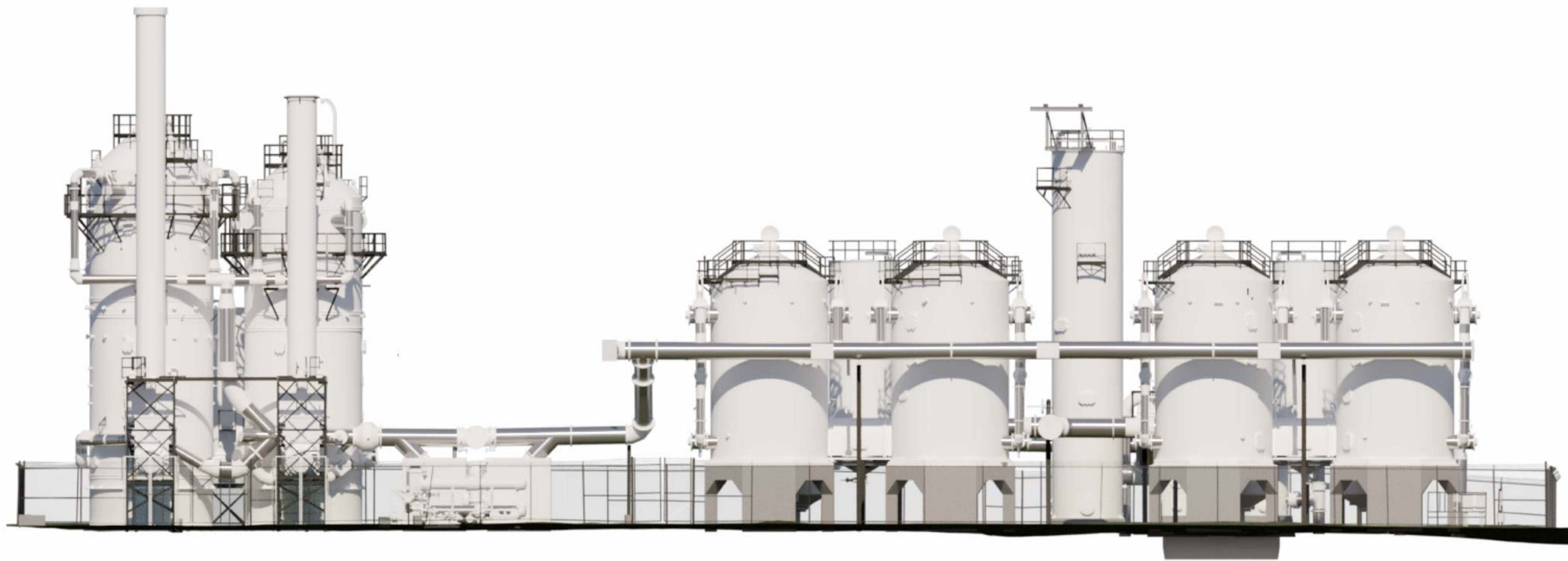
DESIGNED	JO
DRAWN	AB
CHECKED	JO
DATE	03/24/2026
SHEET	11 OF 12
SCALE	AS NOTED (U.N.O.)

D1.09

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POST DECONSTRUCTION EAST
ELEVATION
AS NOTED



- GENERAL NOTES**
- SCOPE INCLUDES REMOVAL OF CATWALKS, LADDERS, AND ASSOCIATED SUPPORT FRAMING. REVIEW IN-FIELD CONDITIONS WHERE PIPING SYSTEMS NOT SUPPORTED BY CATWALK STRUCTURES.
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FAS PURCHASING AND CONTRACTING DIRECTOR

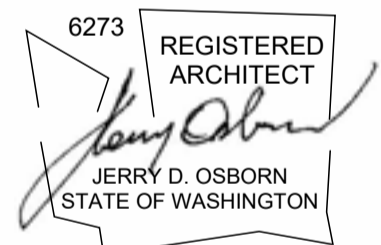
Seattle, Washington _____ 20____
Date

Signature: _____
Director, Purchasing & Contracting

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NO.	REVISION - AS BUILT	DATE

REVIEWED: _____ DATE _____
PARK ENGINEER

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GAS WORKS PARK

EMERGENCY DEMOLITION

**POST DECONSTRUCTION EAST
ELEVATION**

DESIGNED	JO
DRAWN	AB
CHECKED	JO
DATE	03/24/2026
SHEET	12 OF 12
SCALE	AS NOTED (U.N.O.)

D1.10

