

Northwest Architecture



Washington Council
A Journal of Design
& Construction

American
Institute
of
Architects

November • December 1982

Codes: Challenge or Frustration?

Many architects' attitudes toward codes alternate between boredom, criticism and frustration. These feelings of discontent arise because we feel unable to influence or change what we may see as unreasonable code requirements or legislation that adversely affects the design and construction process.

Yet, there is much that should and could be done. There are ways to be interested, positive and effective.

We can attempt to influence the process as an individual or we can gain the strength of numbers by working through our AIA. Join your local chapter code committee, or form one if there is none. Share your experiences and knowledge to focus and clarify the problems, set goals and formulate the specifics of how best to attain these goals.

To maintain credibility and effectiveness, we must always be certain that our goals are in the public's best interest and are not detrimental to their health, life, safety and welfare.

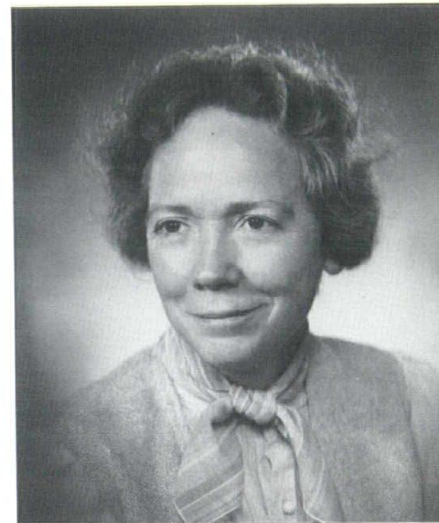
The State Building Code Act established the state building code advisory council and adopted national codes and standards as the State Building Code for use of and enforcement by all local jurisdictions in the state.

Local jurisdictions may amend this code to suit local needs or conditions. We can influence the adoption of these amendments at the local level by reviewing them and giving

written comments to our AIA representative on the local building code advisory board, if there is one, or by discussing them directly with our building official, testifying at hearings and writing letters. Code officials know how to write and enforce regulations, but they often need our assistance to make them compatible with the design and construction process.

At the state level, we can influence legislation affecting codes by working through the Washington Council/AIA. We should contact the local chapter representative to the WC/AIA Committee on Government Affairs and volunteer to help evaluate and recommend action on code related legislation and offer to testify on the bills of greatest concern to each of us.

We can also influence changes to the national codes (UBC, UMC, etc.) through ICBO (International Conference of Building Officials). ICBO is continually re-evaluating the codes. Once a year they meet to officially update them and every three years they publish new editions. Committee and general meetings are open to all, but only building officials can be voting members. We, as individuals or groups, may become "professional members" and receive their publications containing proposed changes and articles on code related topics. This would keep us informed and allow us to make timely responses to undesirable proposals. AIA



generated change proposals can be submitted through the proper channels by individuals or through our local building official or WABO (Washington Association of Building Officials) for their presentation and support.

Building codes—local, state and national—are in a continual state of development. If we are dissatisfied with them and want to influence these changes, and perhaps effect some of our own, we must take action.

To be effective, we must join together with the strength of the AIA behind us and expend the thought, time and effort required to bring the codes closer to our ideal. This can be interesting, challenging and a gratifying process.

N. Sue Alden

N. Sue Alden, AIA

Table of Contents



The Cover:
Bankside Condominiums

- 2 Comment
- 3 In Design
- 4 Market Place North, Seattle
- 7 Bankside Condominiums, Portland
- 8 Rockwood Place, Spokane
- 10 Plastic Pipe Sprinkler System
- 12 Honor Awards
- 14 People

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Northwest Architecture is the official magazine of the Washington Council, American Institute of Architects, McCleary Mansion, Suite 6, 111 - 21st Ave. S.W., Olympia, WA 98501. It is published bi-monthly by Grawin Publications, 1020 Lloyd Building, Seattle, WA 98101; (206) 223-0861. Subscription: \$20 year. Single copies and back issues, \$3.50 per copy when available. ~~Controlled circulation postage paid~~ at Seattle, WA.

Postmaster: send address changes to The Washington Council, The American Institute of Architects, 111 - 21st S.W., Olympia, WA 98501.

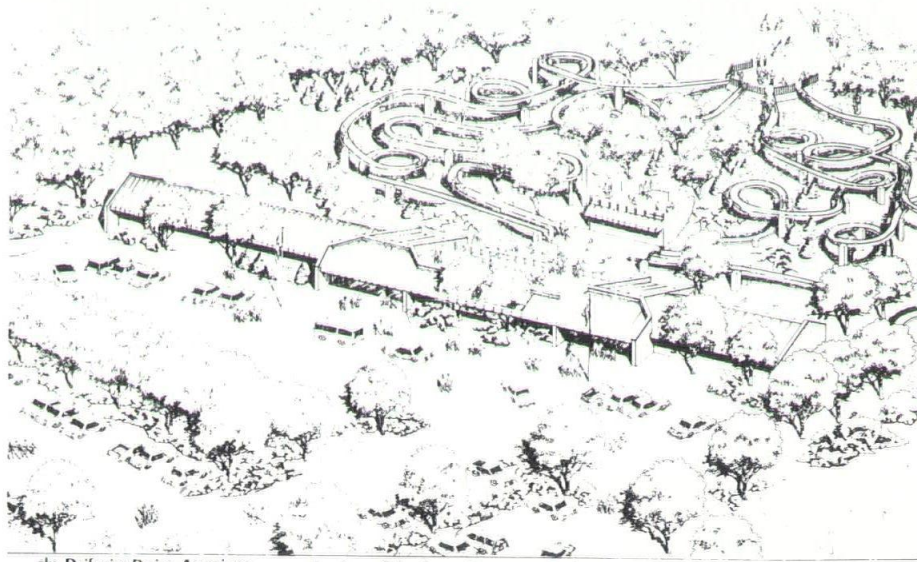
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Vol. 5, No. 6

NORTHWEST ARCHITECTURE

In Design Lake Chelan



THE DRIFTMIR DESIGN ASSOCIATES
ARCHITECTS

LAKE CHELAN WATERSLIDES

CHELAN, WASHINGTON

The possibility of a family oriented water amusement park for the City of Chelan, moved one step closer with the recent publication of Lake Chelan Waterslides Environmental Impact Statement. Located across Highway 97, from the south shore of Lake Chelan, the project is sponsored by a group of investors headed by Robert Erickson of Bellingham, Washington. The Driftmire Design Associates, an architectural firm with offices in Chelan and Kirkland, designed the facility which is described as a family oriented water amusement park featuring: four main slides, a kiddie's slide and pool, jacuzzis, food concession, souvenir and gift shop, picnic area, viewing stands, locker and shower facility.

The park will cater to both resident and tourist populations of the Lake Chelan area during its 110 day season each year.

Public benefit from the project will include use of the facility and summer jobs for a number of local students. In addition, the south

Chelan area will have use of an eight and one-half acre park-like facility with ample parking of which more than four acres is devoted to picnic areas and recreational lawns. The landscaping and environment are intended to be similar to that of Chelan's existing Lakeside Park. Construction is scheduled to begin in January of 1983 and a May 15, 1983 opening is expected.

Condominiums

Market Place North, Seattle



The condominiums and townhouses that comprise Market Place North are visually delightful, stairstepped down a 50-ft. slope to take advantage of open spaces for all residents. The Bumgardner Architects capitalized on the steep slope to realize dramatic views for every townhouse, for out-sized and high-ceilinged condominiums, and for pedestrian walkways.

The 20-story condominium structure rises from right to left to eventually meet the high-rise towers to be built in phases to the north. The condominiums are incorporated in a trapezoidal mid-rise that acts as a transitional structure to scale up from the low-rise townhouses to the planned high-rise towers. The 57 condominiums offer 1100 sq. ft. in the one bedroom units, 2100 sq. ft. in the three bedroom units.

The two-story townhouses are neighbors of the historic Pike Place Market on the South and live in a friendly atmosphere with Market Place North's own set of street level retail shops. Three private pedestrian walks within this complex are effectively used to separate the 31 units into small clusters. One and two-story townhouse configurations yield roof decks, balconies or porches in random arrangements. Square footage in the low rise units range from a one bedroom with 850 sq. ft. to a three bedroom with 1850 sq. ft.

Open grillwork gate provides residents access to their own

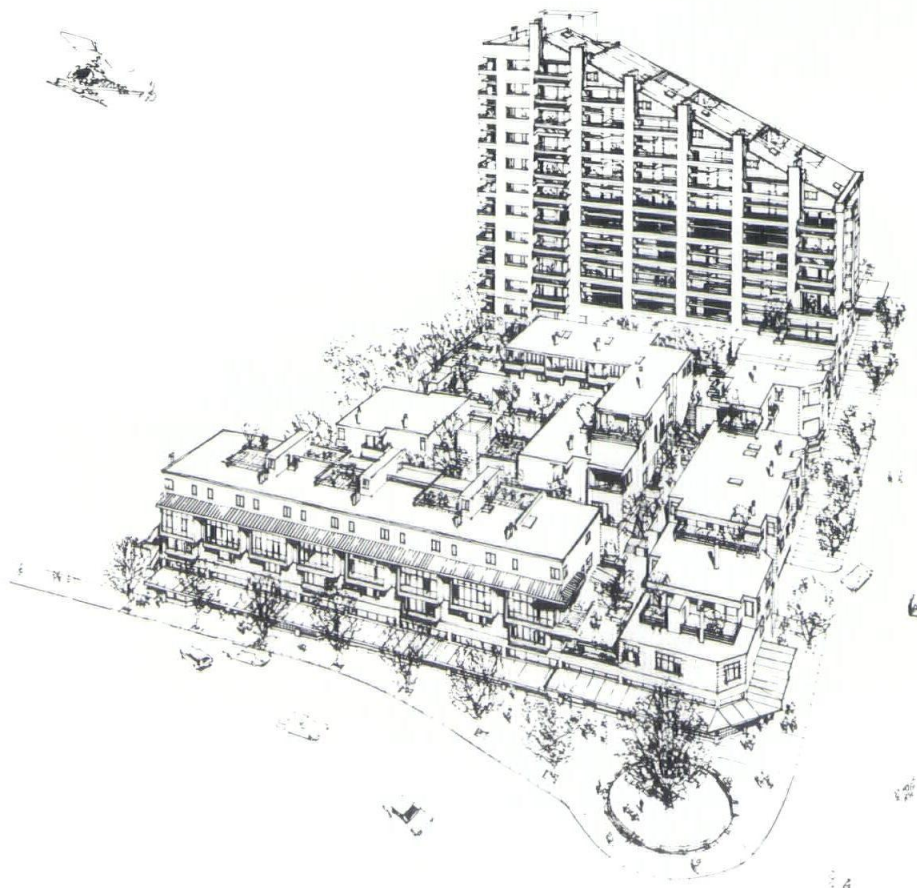
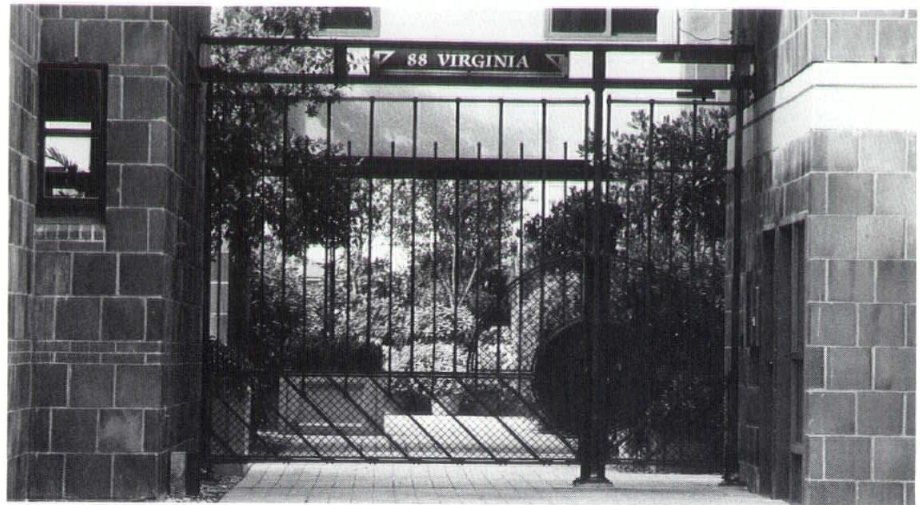
private world of interior landscaped walkways and steps that help to distinguish the two-story units stepping down from the mid-rise condominiums.

Buyer's expressed preferences were for roomy apartments, plenty of storage, laundry equipment and security. The entrance security system satisfies this latter desire without compromising an attractive mid-rise entry.

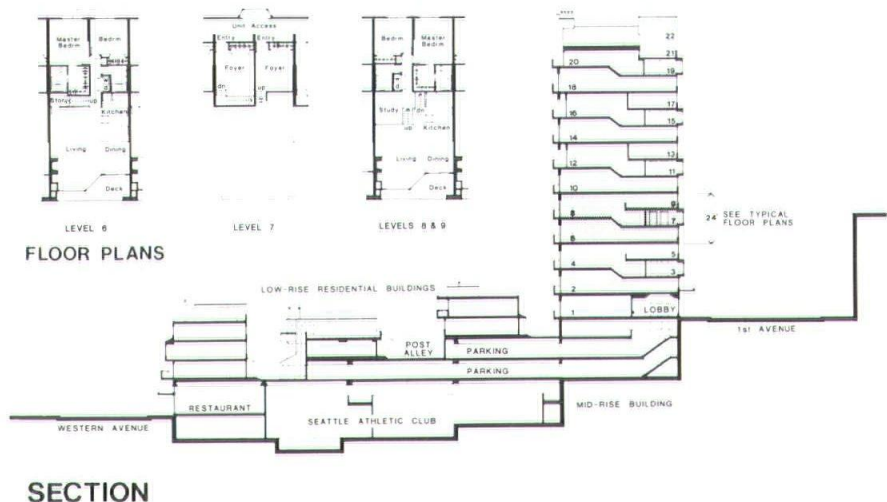
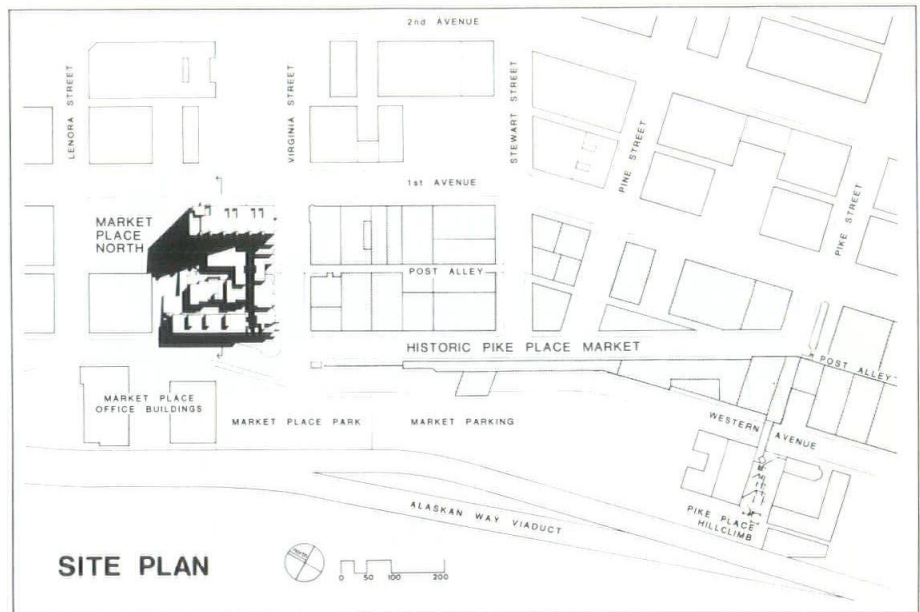
In many units the living-dining areas have 12-ft. ceilings and extraordinary views of water and mountains to the west. This unusual spaciousness was made possible by creating individual 24-ft. high concrete cubes. Each cube is divided vertically into three 8-ft. high sections on the entrance side and two 12-ft. high sections on the west side. The middle section of the three 8-ft. high sections in the hallway providing entrances to two split level condominium units, each with a 12-ft. living area and, either above or below the entrance hallway, an 8-ft. ceiling bedroom section. The result is an abundance of space and light.

The 250,779 sq. ft. total includes a 37,000 sq. ft. athletic club, underground parking for 101 vehicles at the base, 31 units of low-rise housing, 57 units of mid-rise housing, 10,160 sq. ft. of street level retail, and all ancillary areas.

Stucco and square brick in variegated earth tones distinguish Market Place North as a unique environment in downtown.



Market Place North Continued



Owner
Developer
Architect

M P N Housing
Lorig Associates
The Bumgardner
Architects
Alvin Dreyer,
David Wright,
Project Designers
Ratti/Fossatti Associates
Evan W. Cropp
Robert Chittock
Neil H. Twelker
& Associates
Madara Lawson
James F. Hamilton
Eberharter & Gaunt, Inc.

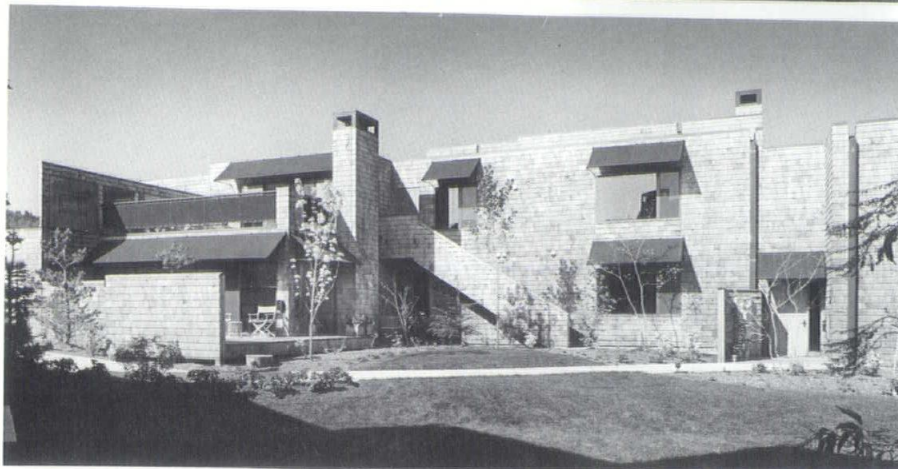
Structural
Electrical
Landscape
Soils
Interiors
Athletic Club
Architect
General
Contractor

Bankside Condominiums, Portland



Architect/
Planners
Landscaping
Interiors
Contractor
Photographer

Zaik/Miller, AIA
Andrew Vincent
George Schwarz
Barnard & Kinney
Art Hupy



Johns Landing, a private development of housing, shopping and commercial projects on the Willamette River, is located to the south of the city core on former industrial land. The first phase of housing was a team effort with several architects and planners working on different projects.

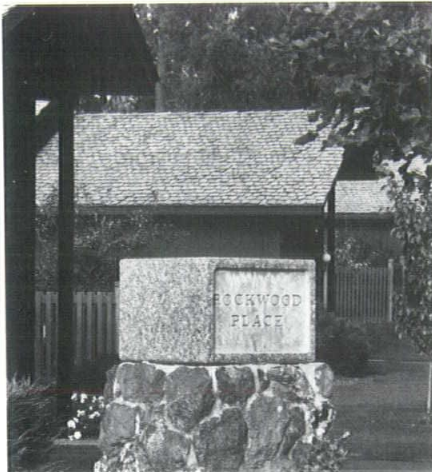
Among these was the award-winning Bankside Condominiums designed by architects Zaik/Miller. The program required a fairly dense solution and a cohesive project was achieved with three structures interconnected by walkways, bridges and decks in a non-repetitive solution. Located on the river, the buildings are two and three stories with balconies and decks oriented to the river. The 24 units are all slightly different in size and plan, subordinated to the building forms.

Open spaces and courts are part of the controlled environment. Movement through the building spaces is varied vertically, horizontally, and by distance. Careful screening of private spaces was required because of the public path and greenway between the project and the river. There is an axial street and the auto stops there.

Since these are private homes, there is a strong definition of public and private spaces, reflected in a subtle, informal quality with a sense of invitation.

Condominiums

Rockwood Place, Spokane



Rockwood Place, a planned unit development, is one of Spokane's finest residential areas. The large site was a rubble filed swamp that had been passed over by developers. A low density consistent with the surrounding neighborhood was mandated by the city planning commission, making possible two large man-made ponds which became a project focus.

The target market was semi-retired or retired persons and in

response to possible future needs, everything was placed on one level with excellent handicapped access.

There are 18 single family residences, each approximately 2100 sq. ft. Each home has a private side facing the road with generous glass and patios looking to the ponds. Homes are similarly designed with finish exterior and interior materials varying. Siding selected was cedar including lap, t&g, plywood, batten joints.



Roofs are handsplit cedar shakes. Continuity is established with the landscape that includes strolling paths and wide expanses of grass leading to the water's edge. Ground lighting is handsome and well placed.

The project includes a recreation building with game room, swimming pool and sauna. The site is surrounded by security fencing and accessed only by electronic gates. Construction cost (1982 dollars) was \$1.9 million.



Developer

Fidelity Mutual
Savings Bank, Spokane

Architect

TSG/Architects, p.s.

Landscape
Architect

Hellstrom Associates

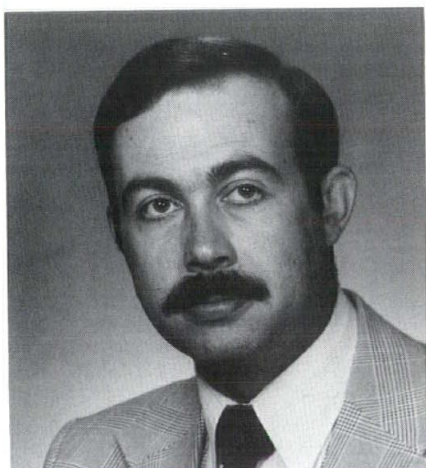
Contractor

Sutherland & Son
Construction, Inc.



Quick Reaction Plastic Pipe Sprinkler Systems: Another Approach in Sprinkler Protection

by TOM BRACE
Director
Division Fire Marshall
State of Washington



After the disastrous hotel fires of late 1980 and early 1981, there was considerable public outcry regarding the lack of sprinkler systems in many of the large multi-story lodging establishments. This was a normal reaction by persons who are not familiar with sprinkler system requirements as contained in the codes in force at the time such buildings were constructed. Further, the public is not generally informed as to the costs inherent in sprinkler retrofit projects in existing buildings.

Hotel owners are beginning to explore a wider range of fire protection options for their existing properties. Most owners are interested in installing sprinkler systems until

confronted with the costs of such installations. Although most sprinkler system costs can be amortized in reduced insurance costs over a 7-12 year period, owners are still reluctant to make the substantial investment for installing a sprinkler system. Since sprinkler systems have proven their value in saving lives as well as structures, it appears quite natural that alternatives be found to the iron pipe or copper tube sprinkler system meeting all the requirements set forth in NFPA Standard 13.

On September 8-10, 1982 at Fort Lauderdale, Florida, a series of sprinkler tests were accomplished. The tests were to evaluate the effectiveness of Quick Reaction-Plastic Pipe Fire Sprinkler Systems in Hotel/Motel Fires. The tests were witnessed by a reasonably large group, representing such disciplines as fire and building officials, fire marshals, sprinkler and fire alarm company representatives, and representatives of nationally recognized testing laboratories. Several rooms in a vacant five story hotel were used to accomplish approximately fifteen typical fire scenarios. Each room or area used was refurbished and retrofitted with

the plastic pipe sprinkler system, involving the use of polybutylene pipe equipped with the rapid response residential sprinkler head.

The ensuing three days of tests involved typical hotel fire situations, i.e. bed fires, fires in waste containers spreading to curtain or drapes, linen closets and arson fires. The test fires generally produced expected results. Fires were quickly extinguished, with the strong likelihood that a guest could leave his room by ways of a safe exit.

The Quick Reaction Plastic Pipe Sprinkler System is intended to serve as an addition to the overall fire defenses within the hotel or motel. The system components are relatively inexpensive, and the installation may be performed by persons having minimum plumbing skills, and using a limited amount of special purpose tools. About the only significant requirement appears to be the need for skilled engineering for the development of a well detailed set of installation plans and materials list. It would appear that substantial savings would be evident, given the differences in cost of material and skilled labor for installing a standard

sprinkler system of a plastic pipe sprinkler system.

There will continue to be a legal question surrounding the use of plastic pipe sprinkler systems. The codes adopted in the State Building Code Act, 19.27 RCW; generally require compliance with NFPA Standard 13 for all installations of fire sprinkler systems. It should be remembered, however, that the plastic pipe sprinkler system is intended for installation in an existing building, which has already met building code requirements and/or the requirements imposed by local ordinance. It would appear that no law would be violated if an owner opted to voluntarily install a plastic pipe sprinkler system, and the building was in compliance with all laws at the time the system was installed.

In addition to providing actual fire test data, the tests had an added purpose; that of "shaping individuals thinking." These tests were not intended as an attack on the sprinkler codes, but to provide for an understanding that there is another way to provide the sprinkler protection needed to save lives and property. These tests, of which similar tests will most likely occur in the near future, should help to establish that the Quick Reaction Plastic Pipe Fire Sprinkler Systems can play a key role in upgrading life safety in existing hotels.

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Miscellanea

Honor Awards

First Annual Northwest Regional AIA Energy in Design Awards

Seven recently completed projects achieving building design excellence while responding to the challenge of energy conservation were honored in the first Northwest Regional American Institute of Architects Energy in Design Awards program.

The program was sponsored by the Seattle Chapter, AIA, and the Northwest Council, AIA. Judges were author and University of California professor Ralph Knowles; William Church, Portland architect and Ecotope of Seattle senior research scientist Larry Palmiter.

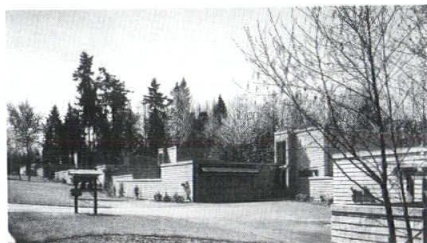
The honor award winners were the Farm Credit Banks of Spokane office building; the Central Pre-Mix Concrete Company corporate headquarters in Spokane; the University of Puget Sound Law School, Tacoma; the Chilless residence in Portland; the Federal Building and United States Courthouse, Anchorage; City Limits, a new subdivision in Bellevue; and a remodeled single family residence, Seattle.

Architectural entries were invited from members of the American Institute of Architects and others in Washington, Idaho, western Montana, Alaska, Hawaii and Guam.

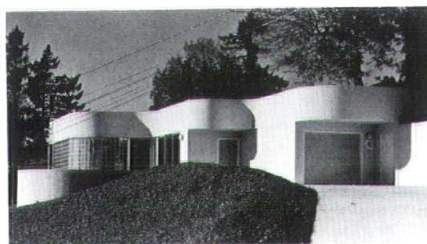
The program will be perpetuated annually and rotate to AIA chapters within the region. The 1983 awards program will be held in Portland.



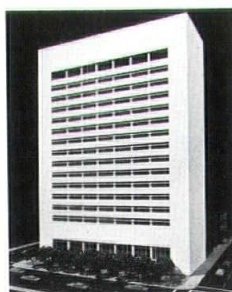
FEDERAL BUILDING / U.S. COURTHOUSE, Anchorage, is a group of six connected buildings containing over 696,000 sq. ft. It is an extensive display of design programming and a complex use of energy efficient mechanical and lighting systems that was a major effort to conserve energy in an extreme climate. Architect: Associated Architects of Alaska (CCC/HOK, Anchorage and San Francisco, and Kirk, Wallace, McKinley Associates, Seattle) and John Graham Company; Owner: General Services Administration; General Contractor: Hoffman Construction Company.



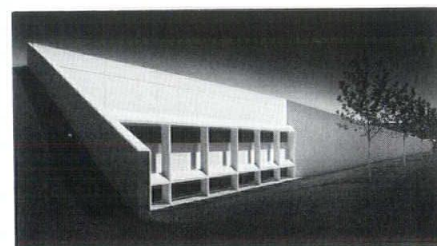
CITY LIMITS, Bellevue, is a talented resolution of a difficult site. The project combines landscaping, private entrances, and natural lighting in interior spaces. Architect: The Mithun Associates, P.S.; Owner: Robert Schrieber; General Contractor: Swanson-Dean Corporation.



CHILLESS RESIDENCE, Portland, is an elegant combination of solar strategies and sensitive design. On a difficult site the building is earth-sheltered and passive solar heated through direct gain and a greenhouse. Architect: Chilless Nielsen, Architects P.C.; Owner: Mr. and Mrs. Tedd Flynn Chilless; General Contractor: Tedd E. Chilless.



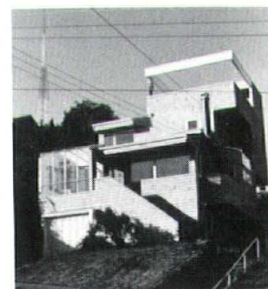
FARM CREDIT BANKS of Spokane Office Building is organized by solar gain on south side with heat transfer to the rest of the building. Architect: Walker, McGough, Foltz, Lyerla, P.S.; General Contractor: Hoffman Construction Company.



CENTRAL PRE-MIX CONCRETE COMPANY corporate headquarters, Spokane, is an example of integrated design that uses passive solar techniques, earth sheltering, combined mechanical systems and natural daylighting. Architect: Walker, McGough, Foltz, Lyerla, P.S.; General Contractor: Lydig Construction, Inc.



UNIVERSITY OF PUGET SOUND, School of Law, Tacoma, is housed in an adapted re-use of an historic commercial building. The building retains its original character, and uses basic energy conservation strategies with a sophisticated HVAC system. Architect: The Burr Associates; Owner: University of Puget Sound; General Contractor: Hoffman Construction Company.



KAPLAN HOUSE, Seattle, an in-city residential retrofit this stepped level, passively heated and cooled house is located on a steeply sloped urban setting. Architect and Owner: Martin Henry Kaplan, AIA; General Contractor: MHK Group Ltd.

People

Robert E. Small has been named Chairman of the Department of Architecture and Urban Planning at the University of Washington. He has been a member of the University's architecture faculty for 17 years and maintains a consulting and research practice directed toward designing residential environments for the elderly and disabled.



Seattle Mayor **Charles Royer** has appointed **David Fukui**, AIA, and **Dean Ratti**, engineer, to the Seattle Design Commission and reappointed **Bill Talley**, landscape architect. **David Hewitt**, AIA, appointed to the commission last year, has been asked to serve a one-year term as chair of the advisory body that reviews city capital projects for design quality and recommends design consultants.

Richard Carothers Associates (RCA), Seattle based development planning, landscape architecture firm,

announces the promotion of **Henry Boyar** to vice president design and director of the corporation; **Tom Jones** to vice president and regional manager for the firm's Portland office; **Karen Woods** to business manager; **David Hepp** to associate, and **Duane Edwards** to associate in the Portland office. The firm has offices in Seattle, Boise, Portland, Raleigh, Reston and San Francisco.

Deborah Allen Carey, Seattle, has been named the 1982-83 Fellow in Health Facilities Design under the jointly sponsored

program of the American Hospital Association and the American Institute of Architects. She has been working with **James Jonassen**, AIA, of the NBBJ Group.

The NBBJ Group, consisting of NBBJ Architects, Business Space Design (BSD), MPS (Management and Planning Services) and Construction Cost Management, moved into new offices January 3, 1983. The new location is the old Standard Brands Building, now known as the Heritage Building, at 111 South Jackson, Seattle 98104.

Benjamin S. Notkin & Associates, Seattle consulting mechanical engineers, has promoted **Michael C. Smith** to project manager. Smith joins project managers **Paul Largy** and **Terry Largent**, and principals **Tom Ferland**, **John Rowland**, **Benjamin Notkin** and **George Swanson**.



David H. Wright, AIA, principal in the firm of The Bumgardner Architects, Seattle, has been elected president of the recently formed Pike Place Market Foundation. The Foundation will address the increasing demand for social services within the Pike Place neighborhood. Wright also serves on the Seattle City Council's Westlake Project Review Committee which was formed to evaluate developer proposals for the controversial site.



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People

David P. Newbury has been appointed director of mechanical engineering at the Seattle office of CMH/Vitro, a mechanical/electrical engineering firm. He moves to CMH/Vitro from Leo A. Daly, Seattle, where he was chief of mechanical engineering. CMH/Vitro, formerly Crews, MacInnes and Hoffman, was acquired by Vitro Engineering Corporation in early 1982. Vitro, established in the early forties, is headquartered in Richland with branch offices in Seattle, Bremerton, Anchorage

and Silver Springs, Maryland.

Gene Johnson, Carl Peters, Howard Steinmann, Robert E. Brown, Gerard Dixon, and Allen Norris have been named senior associates of John Graham and Company, Seattle-based architectural, engineering and planning firm. Johnson is director of the civil engineering department; Peters directs the environmental studies group; Steinmann is director of specifications; Brown directs construction administration department; Dixon is director of the

structural engineering department and Norris is director of the planning department.

The Henry Klein Partnership, Mount Vernon architectural firm, has won the prestigious 1981 Louis Sullivan Award for its design of five Northwest buildings: the Skagit County Administration Building in Mount Vernon, the Performing Arts Center at Western Washington University in Bellingham, the Mathes and Nash Residence Halls at Western Washington University, and the Everett Senior Center in Everett.

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McKinley/Gerron Architects
Jerde Partnership
Selig/Henslee
Skidmore/Owings/Merrill
Zimmer Gunsul Frasca
Wright Forssen Robertson

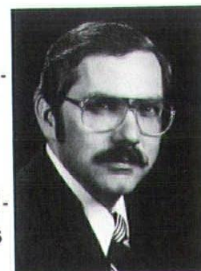
*Robert Whitney is a member of
FSCI and the CSHM*

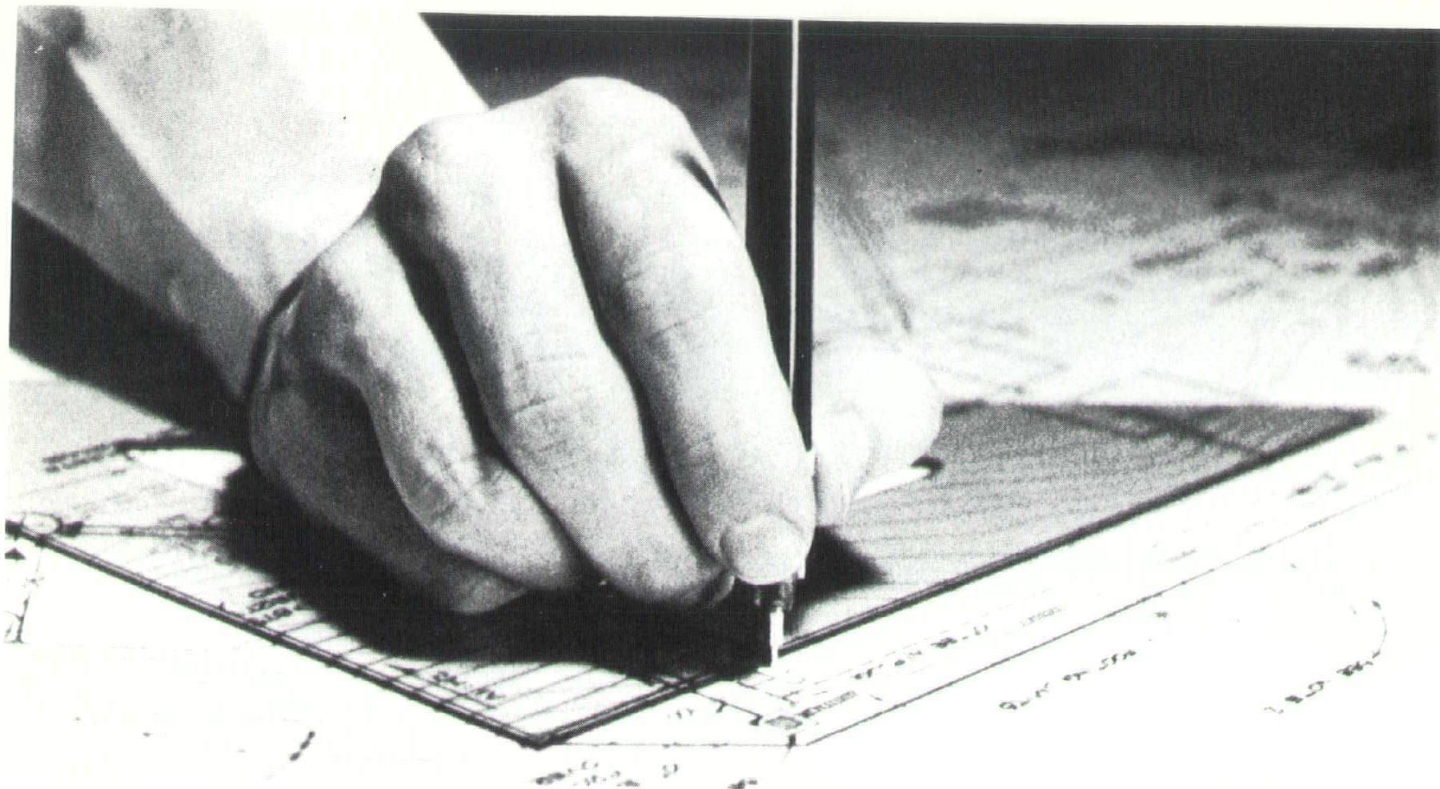
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FOOD SERVICE CONSULTANTS

George Tomlinson, president of Valentine, Fisher and Tomlinson, Seattle consulting engineering firm, announces the election of **Donald J. Iverson, Audie E. Wallace, Jr., and Franklin K. Anderson** to the position of director.

Laurence E. Humphreys, president of CAD, Inc. Seattle, announces that **David J. Geer** will assume the new position of Director of Architectural services. He will be responsible for the implementation of computer aided design and production services to architects, space planners, designers and other related professionals. CADI was incorporated to develop and utilize computer aided design and production techniques for mechanical and electrical engineering. Geer has been a practicing architect 14 years and has spent three years in the management of computer graphics systems for firms in Boston and Toronto.





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