Shaping our community together

CITY OF LACEY

420 College Street SE
Lacey, WA 98503
360-491-5642

COMMUNITY DEVELOPMENT DEPARTMENT
PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED AT CITY HALL,
420 COLLEGE STREET SE – **VIA TELECONFERENCE**

MEETING DATE: **Wednesday, April 22, 2020**

TIME	PRE-SUB-MISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.				
10:00 a.m.				
11:00 a.m.				
12:00 p.m.				
1:30 p.m.				**20-79 Carpenter Crest Apts — Add 2 living units** **11815230300 — Fant/Schelling/Stiles** **201 Carpenter Rd SE — CBD-7**
2:30 p.m.				**20-82 6th Avenue Lacey Apartments — MF/Retail Devel** **11817411000/11101 — Schelling/Stiles** **4418/4422 6th Ave SE — WD**
3:30 p.m.				

CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	20-19
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

MAR 16 2020

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Carpenter Crest LLC

ADDRESS: PO Box 597 **CITY:** N Bonneville **STATE:** Wa. **ZIP:** 98369

PHONE NUMBER: **EMAIL:**

REPRESENTATIVE: E. Dennis Riebe (Architect)

ADDRESS: 28240 105th Ave SE **CITY:** Auburn **STATE:** Wa. **ZIP:** 98092

PHONE NUMBER: (425) 226-5344 **EMAIL:** edriebe@msn.com

PROJECT ADDRESS: 201 Carpenter Rd SE (Carpenter Crest Apts.)

ASSESSOR'S TAX PARCEL NUMBER(S): 11815230300

BRIEF DESCRIPTION OF PROJECT: Remodel existing Rec building to including adding two apartment units within. Minor building expansion possible (200 sq ft max.)

TOTAL ACREAGE: 7.76 **TOTAL SQ. FT OF BLDG:** 64,000 (16 blc **ZONING:** mixed use/high density

PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK

EXISTING ACCESS: Carpenter Rd **PROPOSED ACCESS:** No change

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: 4/22/20

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** ~~4/15/2020~~ **TIME:** city preference

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.

Proposed change of use

Adding two rental units to an existing structure

March 16, 2020

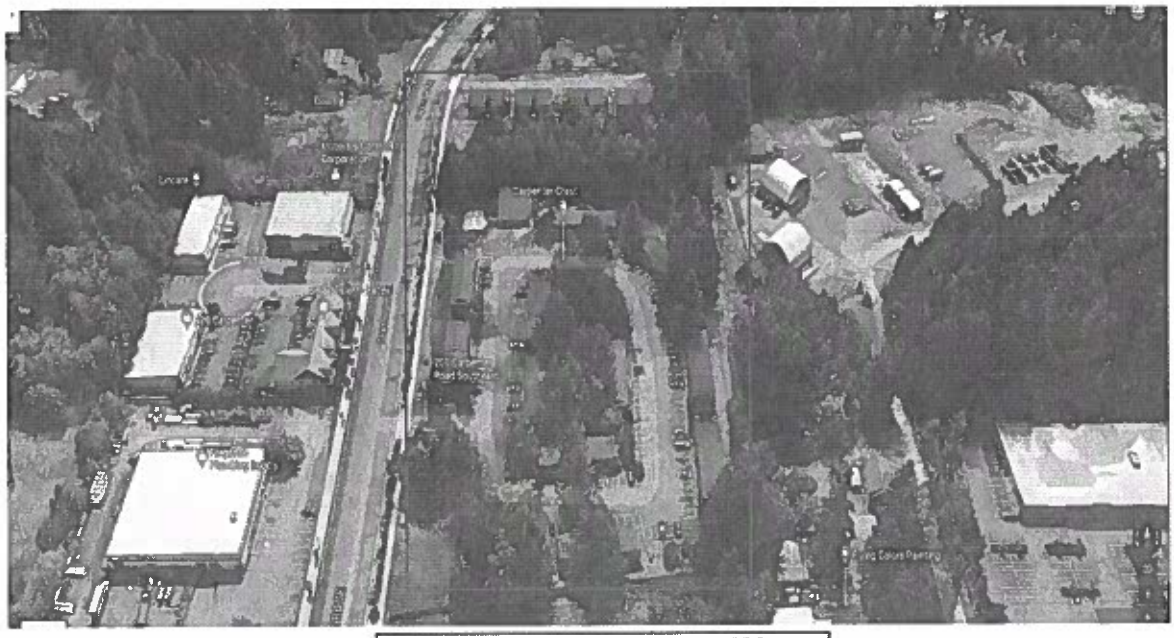
Carpenter Crest Apartments
201 Carpenter Road SE
Lacey WA 98503

Proposed modifications

We desire to build two townhome units (approximately 1,000 sq. feet each) within the current structure where two racquetball courts of the recreation building currently exist and are seldom used. In addition, to upgrade the recreational areas in the front part of the building. The current structure was built in 1985. We may also add a rental office to the front area for better rental client servicing and upgrade the laundry room.

The estimated effect of the proposed modifications is a better use the space, an upgrade of function and use of the existing front space, laundry room and a more modern office for tenants and prospective tenants to access and use.

This change would not pose any overloading of existing landscape or infringing of other rental buildings on the property. The parking is more than adequate, and this addition would not pose a burden on existing parking and would still maintain require parking ratio with the City for the property.



CARPENTER CREST APTS

City of Lacey

DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 3/16/2020 Project No.: _____

Project Name: Carpenter Crest Apts Parcel No.: 11815230300

Project Address: 201 Carpenter Rd SE

Applicant's Name: (Rep) Dennis Riebe Phone: (425) 226-5344

Applicant's Address: 28240 105th Ave SE Auburn, Wa. 98092

Existing Use

Is there an existing use on the proposed project site:	[X] Yes	[ ] No
Has the existing use been vacant for more than 18 months?	[ ] Yes	[X] No
Will any of the existing buildings be demolished?	[ ] Yes	[X] No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

Existing apartment complex. 104 units with recreation building. Work proposal is to add two apartment units within existing building.

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Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project Site Gross 7.45 Acres:
Number of Gas Pumps / Fueling Positions: 0
Building Size Gross Square Feet:
Number of Drive-through Windows: 0
Number of Employees:
Number of Service Bays:
Number of Parking Stalls:
Number of Car Wash Stalls:
Number of Students / Children: _____
Number of Seats (Theaters, etc.): 0
Number of Rooms (Hotels, etc.): 104 existing apt
Number of Courts / Fields / Tees: 0

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

existing apartment complex of 104 units. Proposal is to add two units to project within existing building. (2) 2 bedroom apartment units

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature E. Dennis Riddle Date: 3/16/2020

For Official Use Only:

HTE Number:
Approved for Traffic Division By:
Development Reviewer:
Planner: _____
Land Use Code:
Discounts Applied:
Total PM Peak Hour Trips: _____
New PM Peak Hour Trips: _____
Comments: _____
Calculated by: _____

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BY

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Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY	
CASE NUMBER:	2082
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: MJR Development - Christian LaRocco and Mike Raskin

ADDRESS: 6725 116th Ave. NE **CITY:** Kirklan **STATE:** Wa **ZIP:** 98033

PHONE NUMBER: 425 822.4466 **EMAIL:** christian@mjrdevelopment.com

REPRESENTATIVE: Christian LaRocco, Mike Raskin & Amanda Keating - Weber Thompson Architects

ADDRESS: **CITY:** **STATE:** **ZIP:**

PHONE NUMBER: **EMAIL:**

PROJECT ADDRESS: 4418 and 4422 6th Ave.

ASSESSOR'S TAX PARCEL NUMBER(S): 1181741100, 11817411000 and 1187411101

BRIEF DESCRIPTION OF PROJECT: Apartment building with retail on 1st floor - See plans attached.

TOTAL ACREAGE: **TOTAL SQ. FT OF BLDG:** **ZONING:**

PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK

EXISTING ACCESS: Off 6th **PROPOSED ACCESS:** Off 6th

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** 4/22 April 29th **TIME:** Zoom meetings work

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.

MJR DEVELOPMENT

6TH AVE LACEY

Schematic Design

02/13/20 | 19-030

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FLOOR PLAN LEVEL 2-4 P.2.2

UNIT PLANS A SERIES
B SERIES
C SERIES

LOCATION MAP

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UNIT MATRIX

UNIT NAME	TYPE	SIZE	L1	L2	L3	L4	UNIT COUNT SUBTOTAL	BED COUNT SUBTOTAL	UNIT TYPE SUBTOTAL	AVERAGE UNIT SIZE	AVERAGE SF PER BED	MIX %
A.1	STUDIO	379	19	19	19	19	76	76	122	380	380	80.3%
A.2	STUDIO	372	3	3	3	3	12	12				
A.3	STUDIO	377	0	2	2	2	6	6				
A.4	STUDIO	366	4	4	4	4	16	16				
A.5	STUDIO	431	0	2	2	2	6	6				
A.6	STUDIO	400	0	2	2	2	6	6				
B.1	1 BED	619	1	0	0	0	1	1	2	621	621	1.3%
B.2	1 BED	622	1	0	0	0	1	1				
C.3	2 BED	818	2	4	4	4	14	28	28	815	408	18.4%
C.4	2 BED	795	1	2	2	2	7	14				
C.5	2 BED	830	1	2	2	2	7	14				
TOTALS			**32**	**40**	**40**	**40**	**152**	**180**	**152**	**463**	**391**	**100.0%**

GROSS SQUARE FOOTAGE OF AREAS BY USE

FLOOR LEVEL	SURFACE PARKING	TAP ROOM	LOBBY / MAIL / AMENITY	BOH	NRSF	CIRC / OTHER	EFFICIENCY	GSF
L1	137	951	2,867	834	14,283	2,170	67%	21,242
L2	0	0	0	108	18,719	2,647	88%	21,337
L3	0	0	0	108	18,719	2,647	88%	21,337
L4	0	0	0	108	18,719	2,647	88%	21,337
TOTALS	**137**	**951**	**2,867**	**1158**	**70,440**	**10,111**	**83%**	**85,253**

PARKING COUNT BY TYPE

TYPE	COUNT
7'-6" x 15' - COMPACT	70
8' x 16' - MEDIUM	56
8.5' x 19' - LARGE	10
9' x 19' - ACCESSIBLE W/ 8' AISLE	2
	138

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STREET FACADE RENDERING

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SE CORNER RENDERING

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NW CORNER RENDERING

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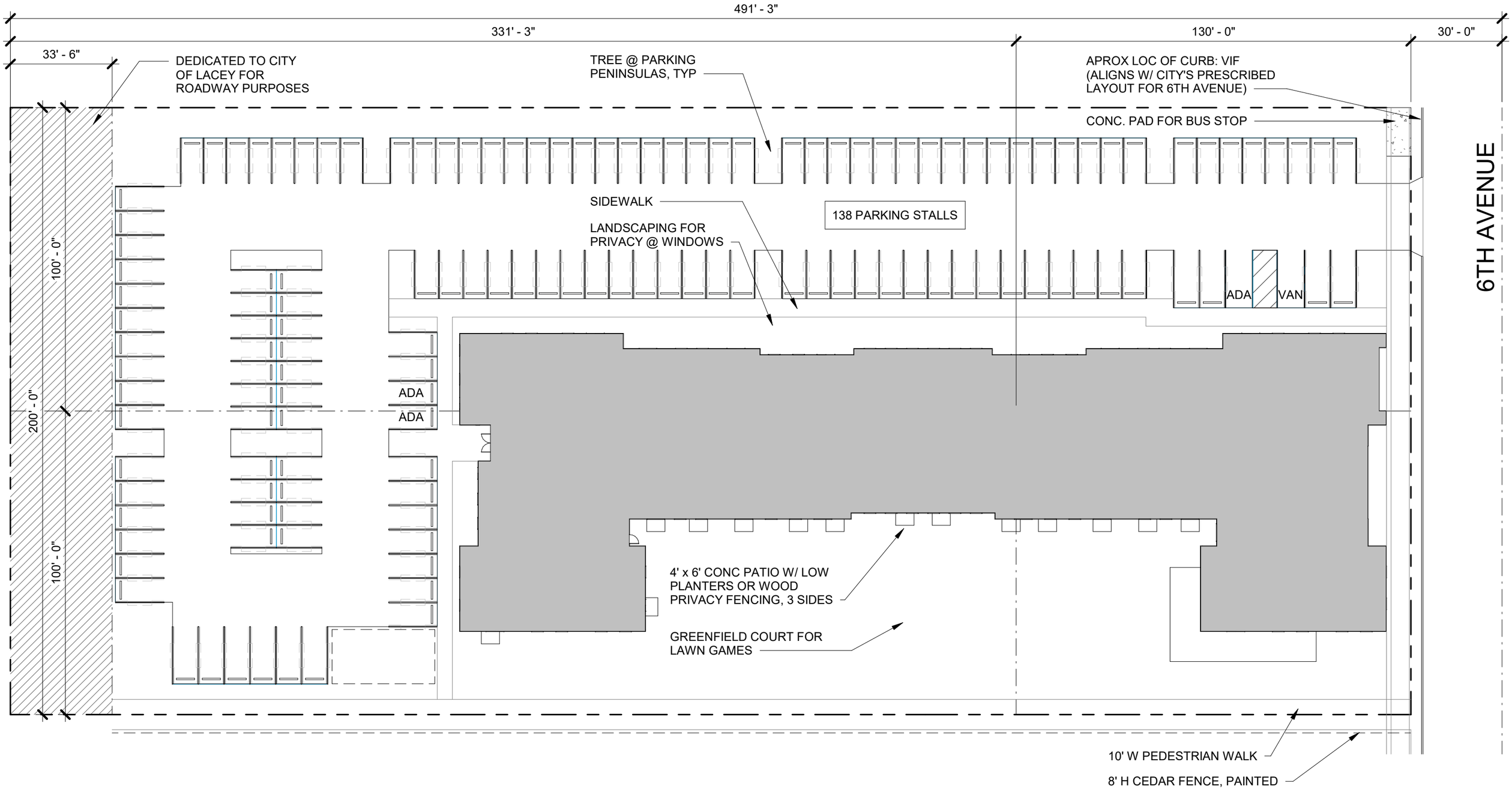
SITE PLAN



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0' 15' 30' 60'

1" = 30' - 0"

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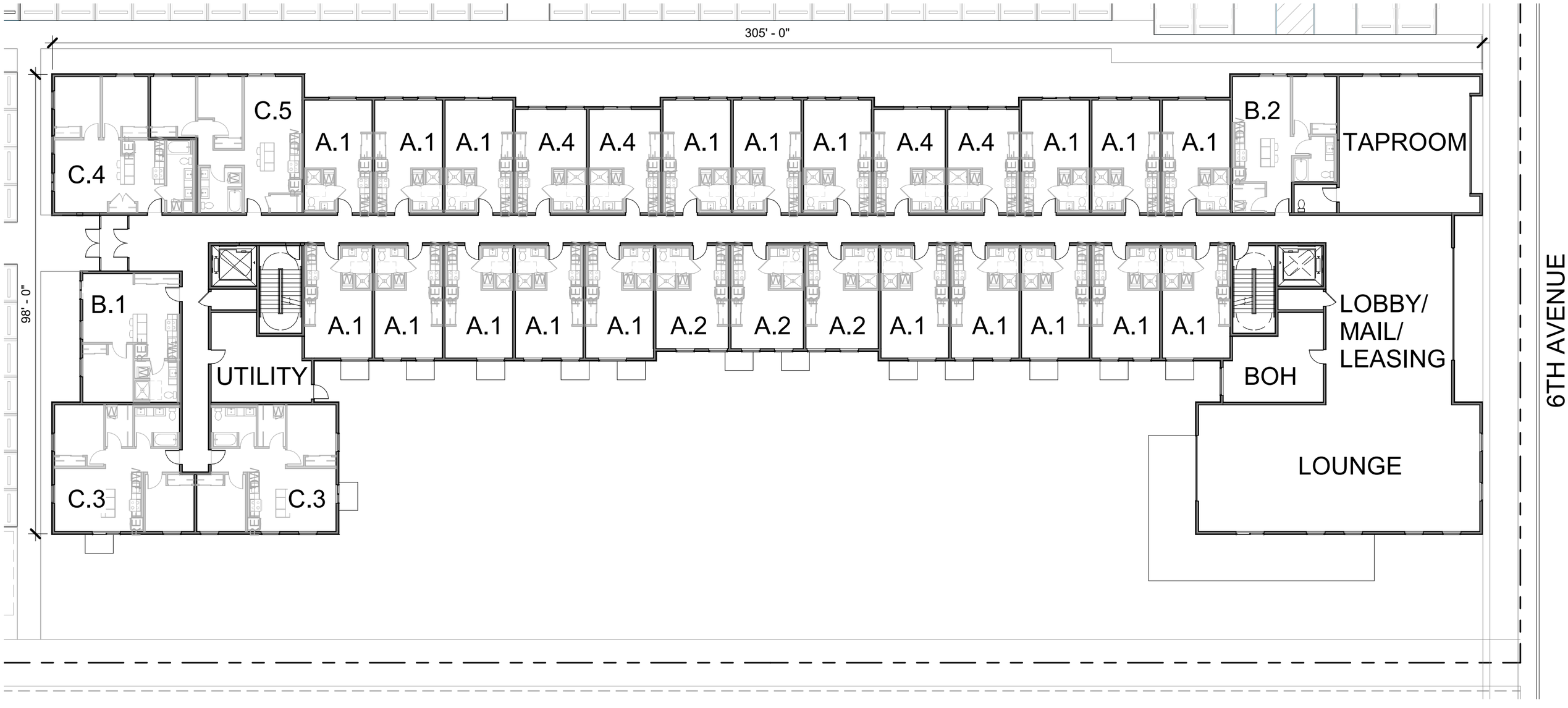
FLOOR PLAN LEVEL 1



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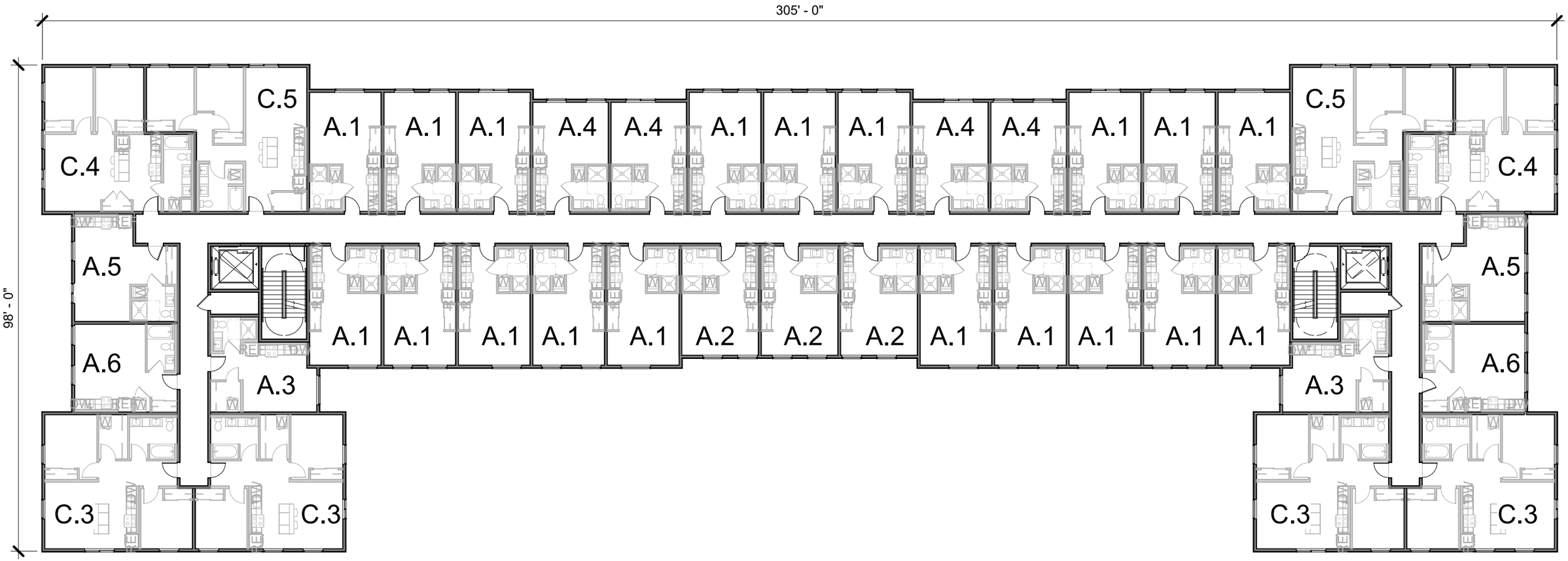
FLOOR PLAN LEVEL 2-4



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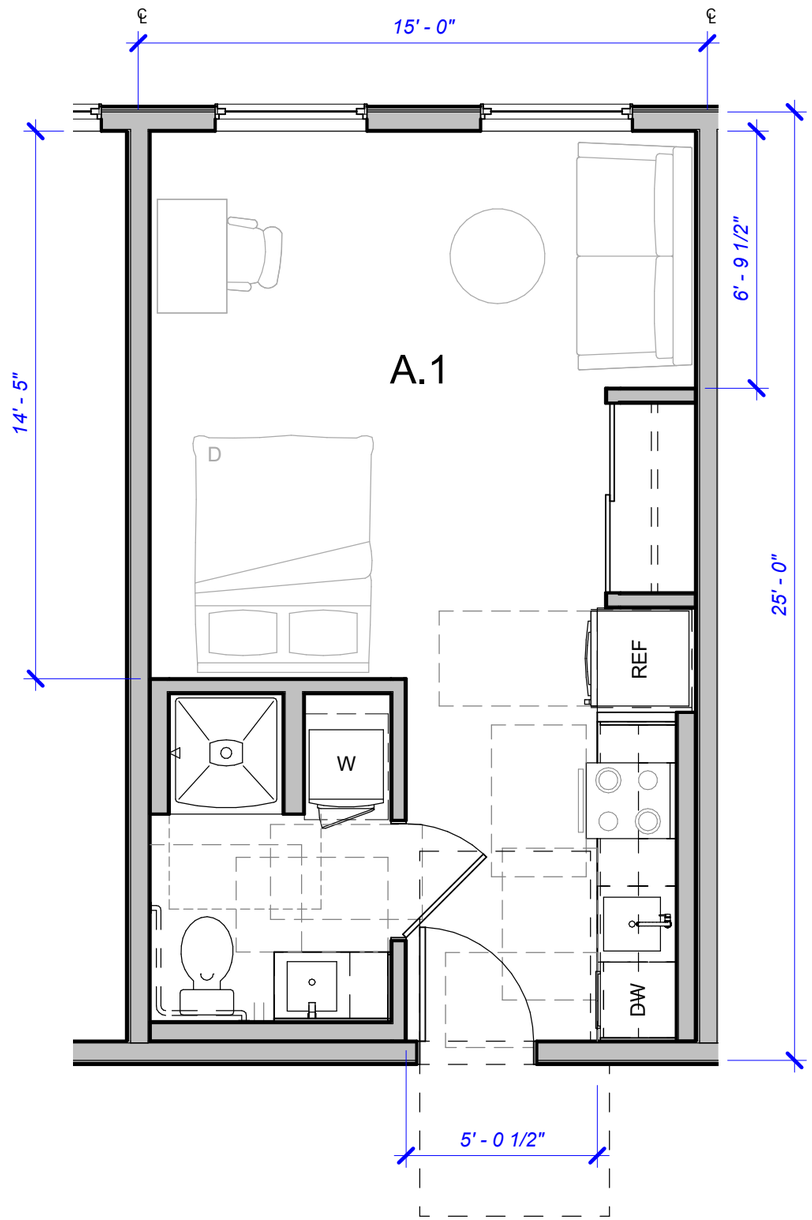
UNIT PLAN A. I

STUDIO
1 BATH
379 NRSF

0' 2' 4' 8'

1/4" = 1'-0"



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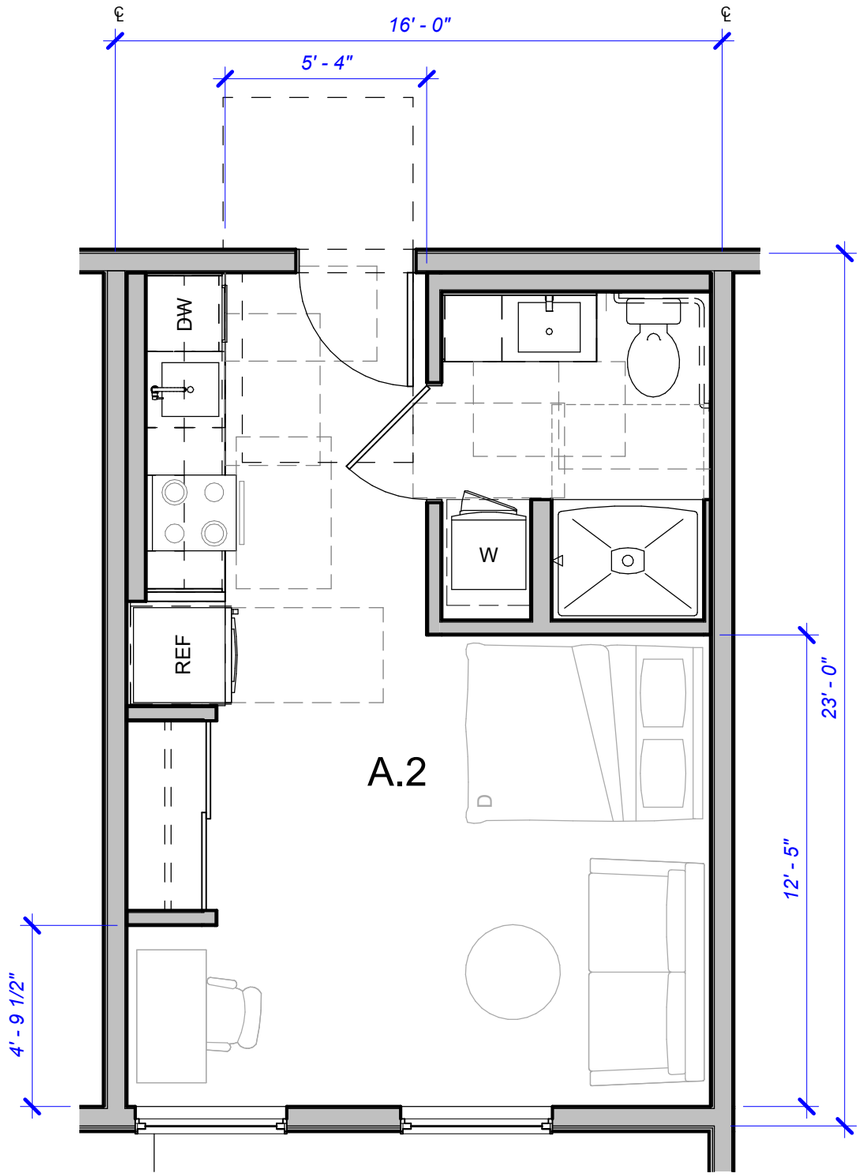
UNIT PLAN A.2

STUDIO
1 BATH
372 NRSF

0' 2' 4' 8'

1/4" = 1'-0"



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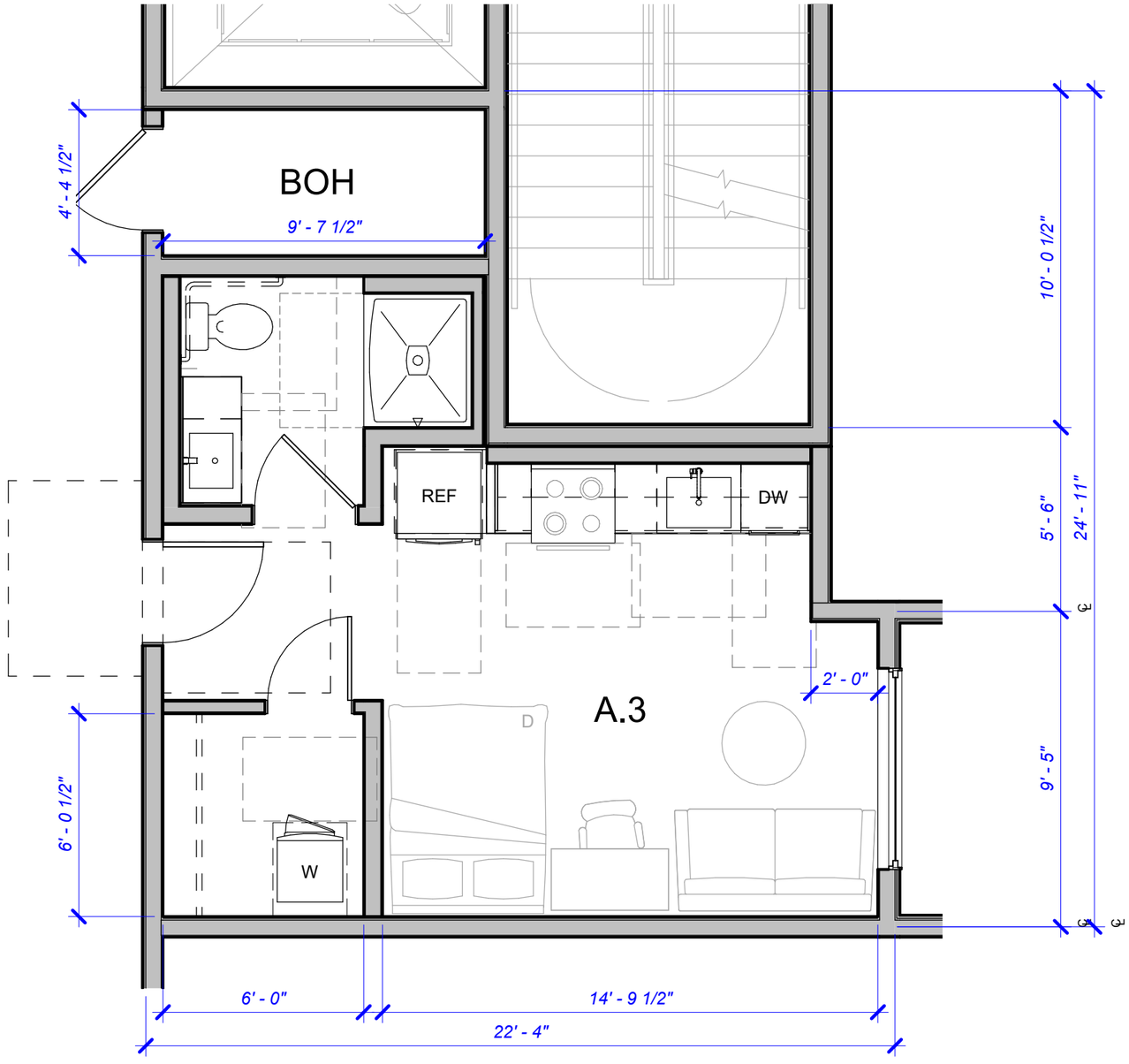
UNIT PLAN A.3

STUDIO
1 BATH
377 NRSF

0' 2' 4' 8'
1/4" = 1'-0"



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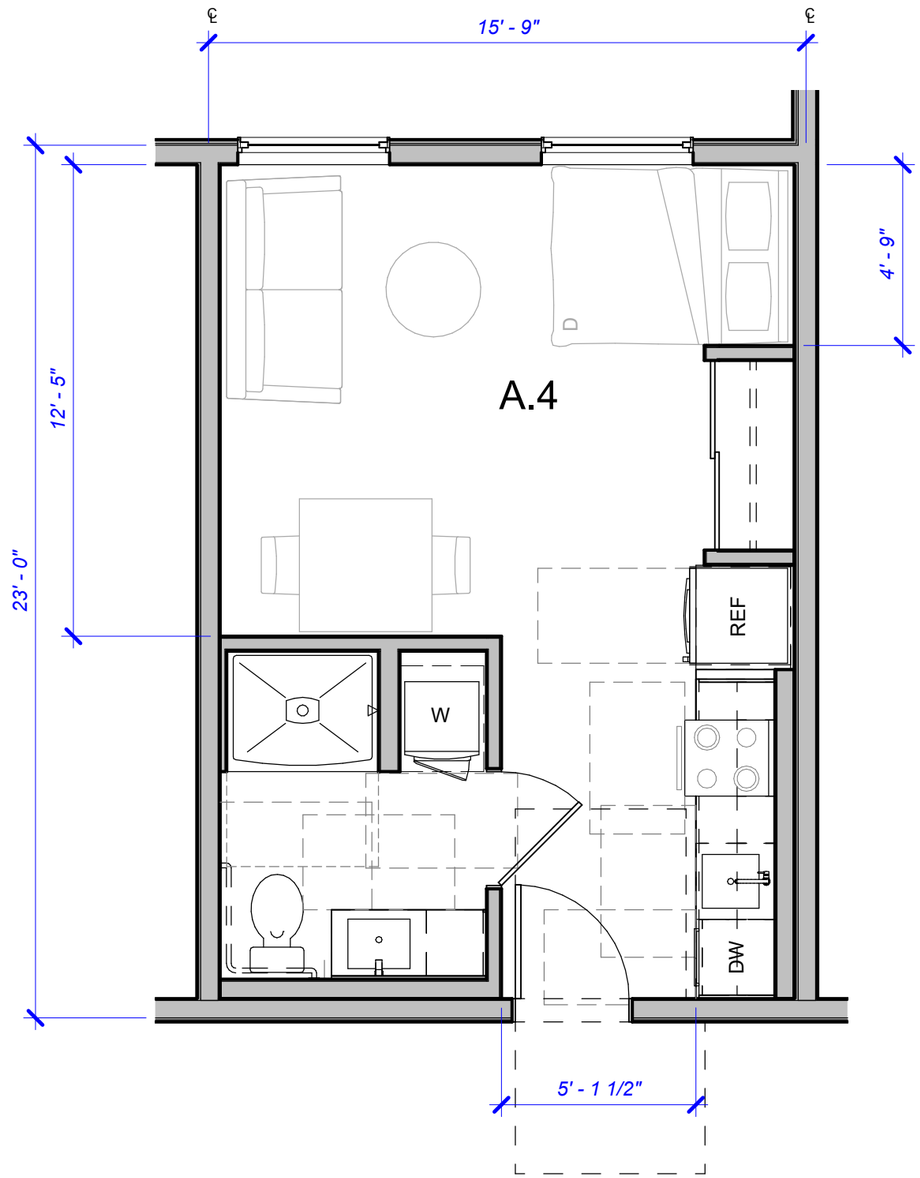
UNIT PLAN A.4

STUDIO
1 BATH
366 NRSF

0' 2' 4' 8'

1/4" = 1'-0"



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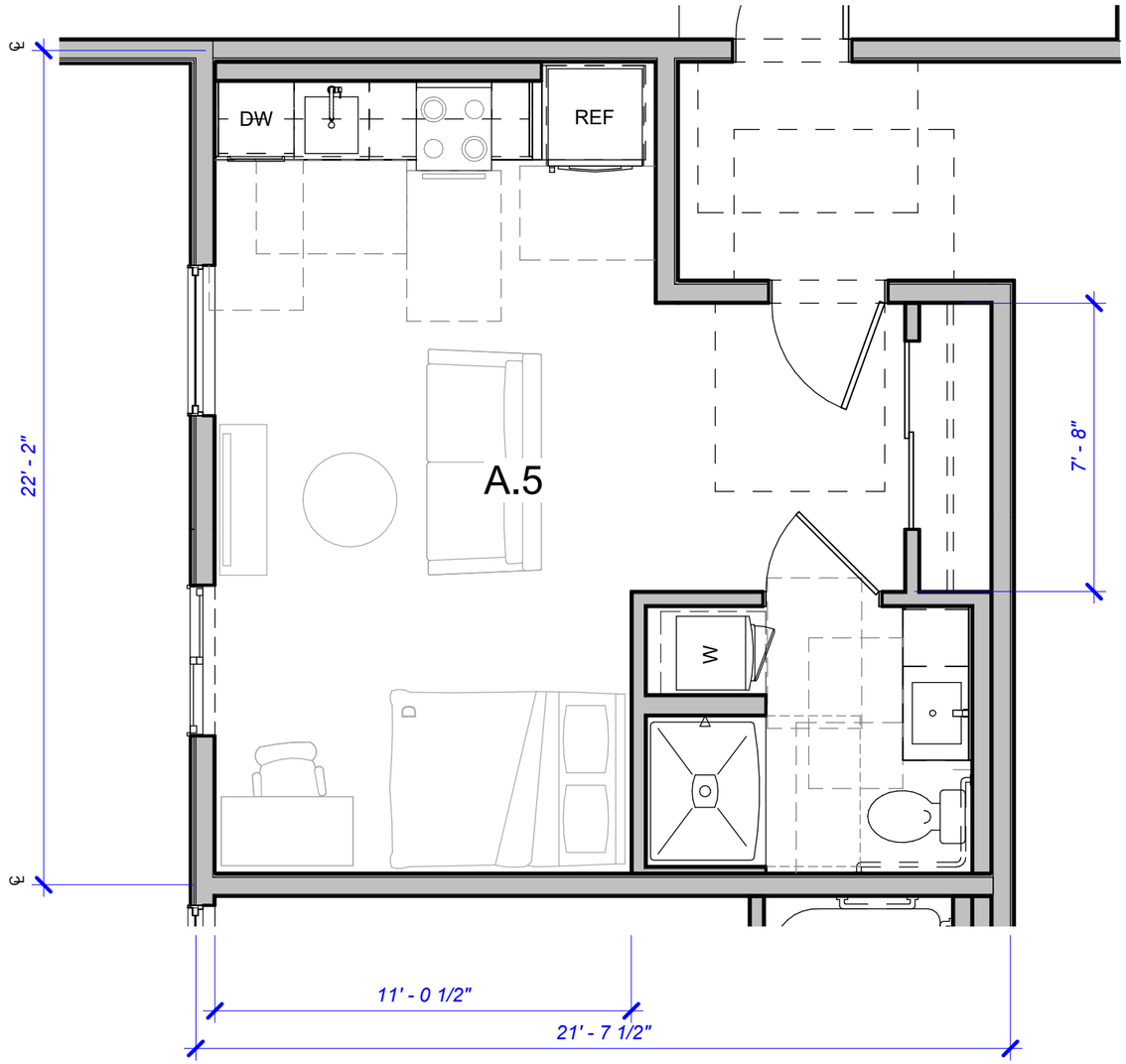
UNIT PLAN A.5

STUDIO
1 BATH
431 NRSF

0' 2' 4' 8'
1/4" = 1'-0"



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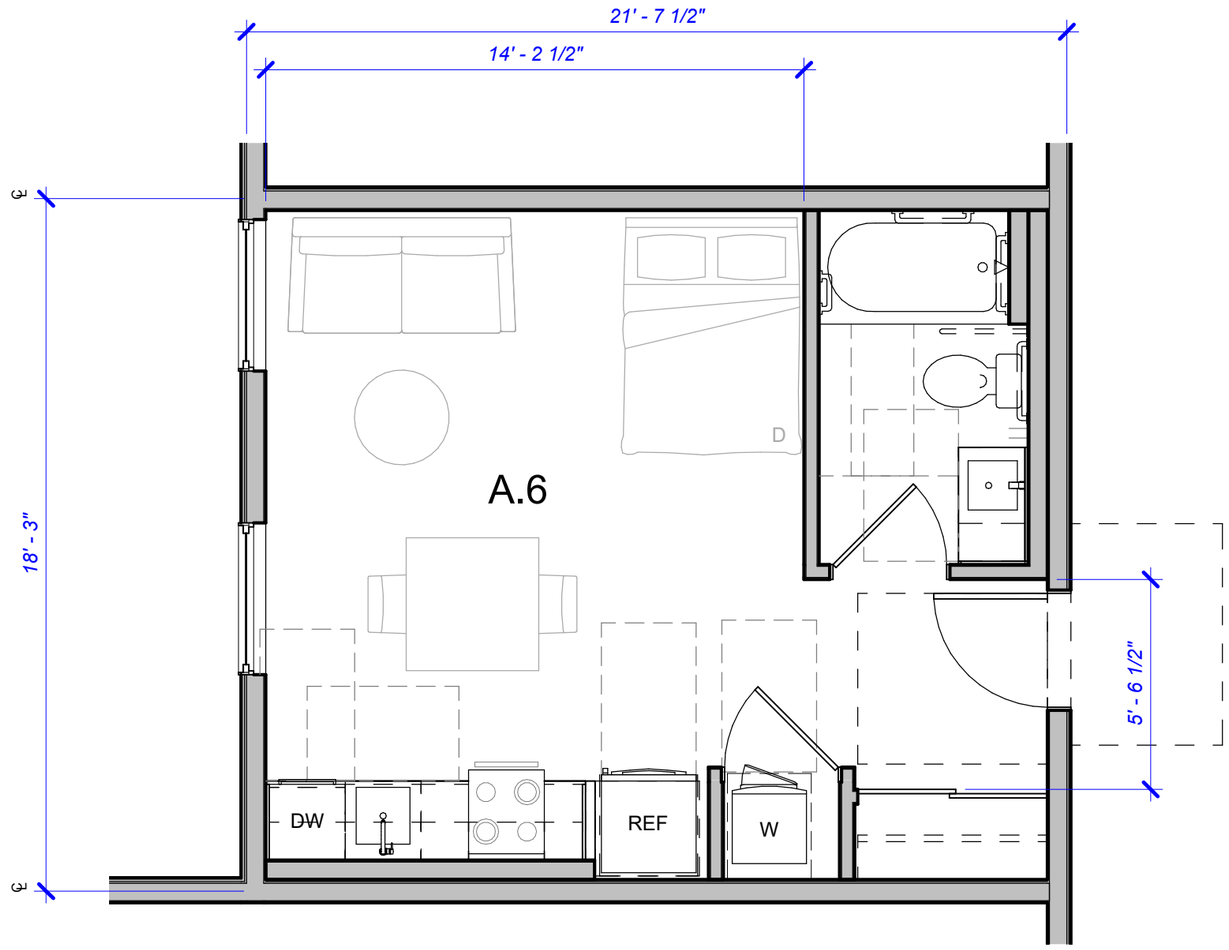
UNIT PLAN A.6

STUDIO
1 BATH
400 NRSF

0' 2' 4' 8'

1/4" = 1'-0"



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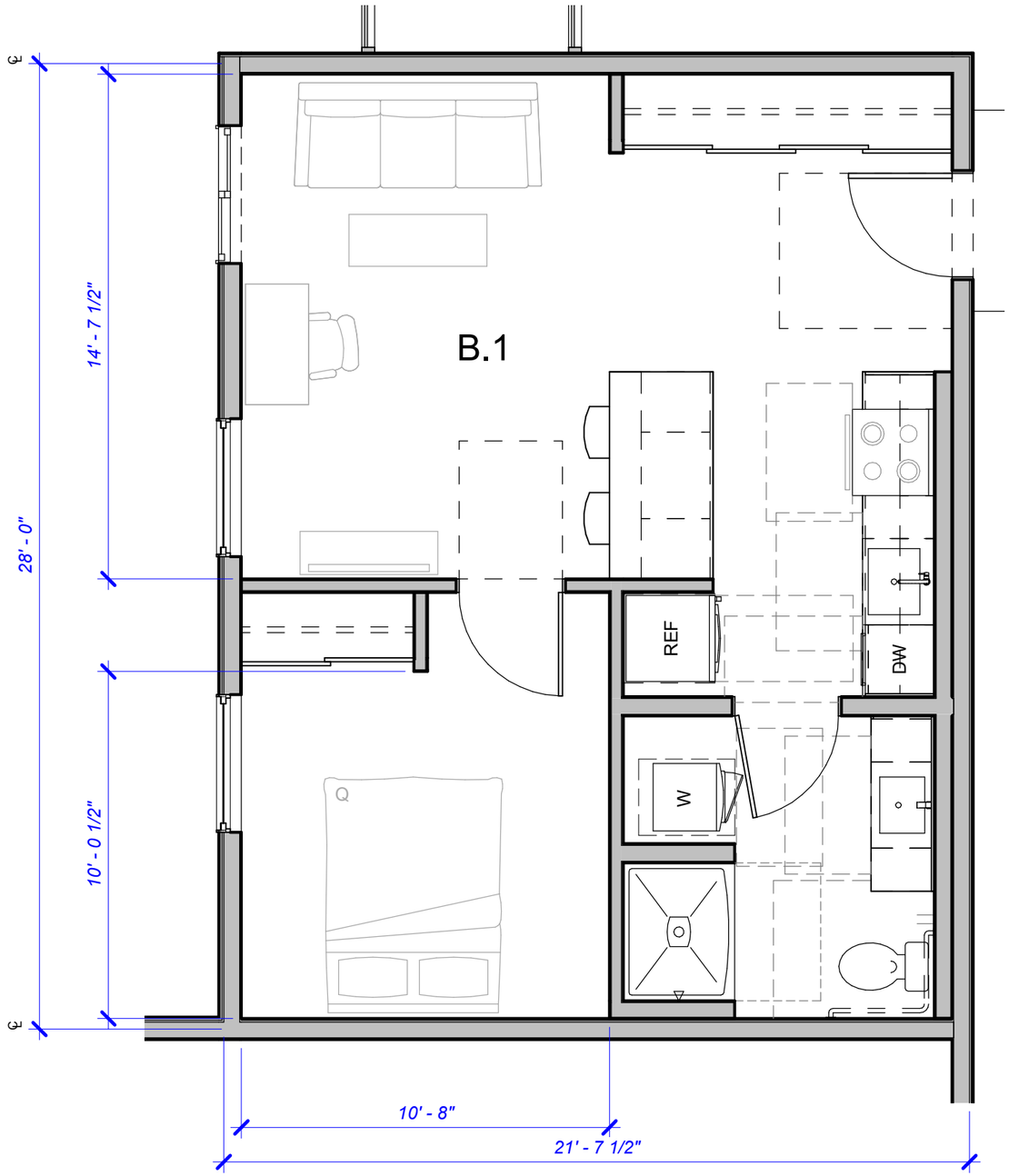
UNIT PLAN B.1

1 BEDROOM
1 BATH
619 NRSF

0' 2' 4' 8'
1/4" = 1'-0"



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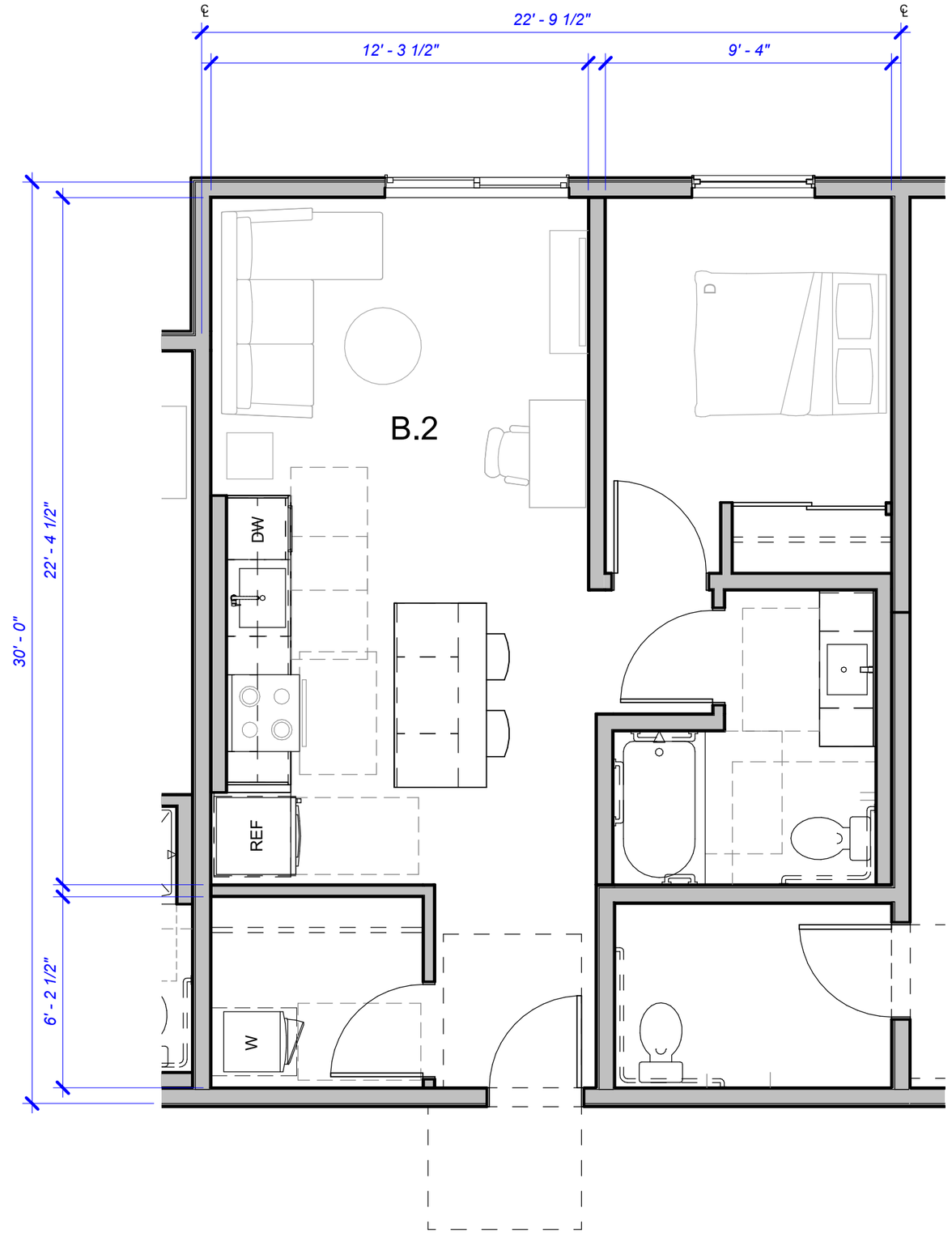
UNIT PLAN B.2

1 BEDROOM
1 BATH
622 NRSF

0' 2' 4' 8'
1/4" = 1'-0"



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2/4/20 | 19-030

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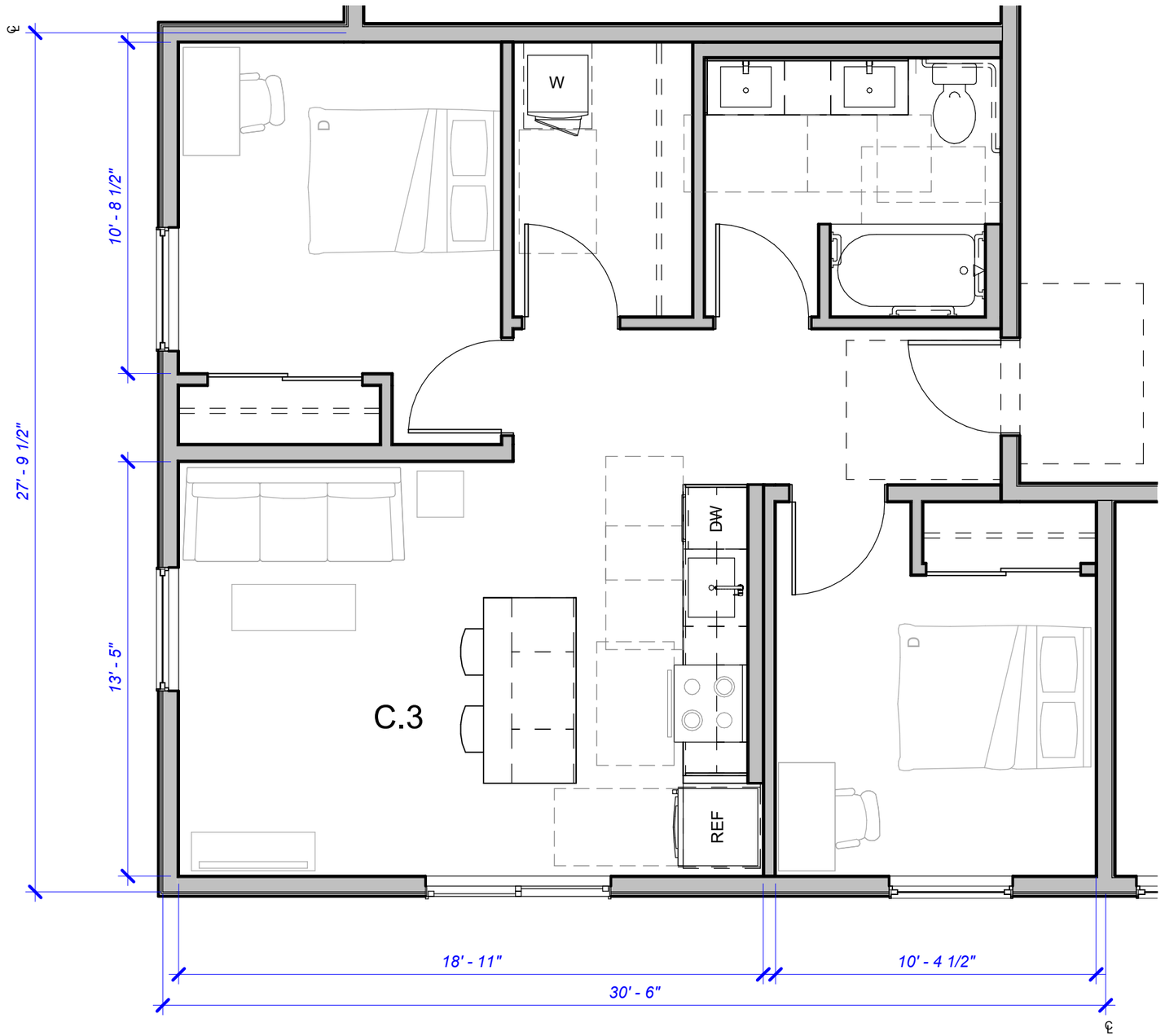
UNIT PLAN C.3

2 BEDROOMS
1 BATH
818 NRSF

0' 2' 4' 8'
1/4" = 1'-0"



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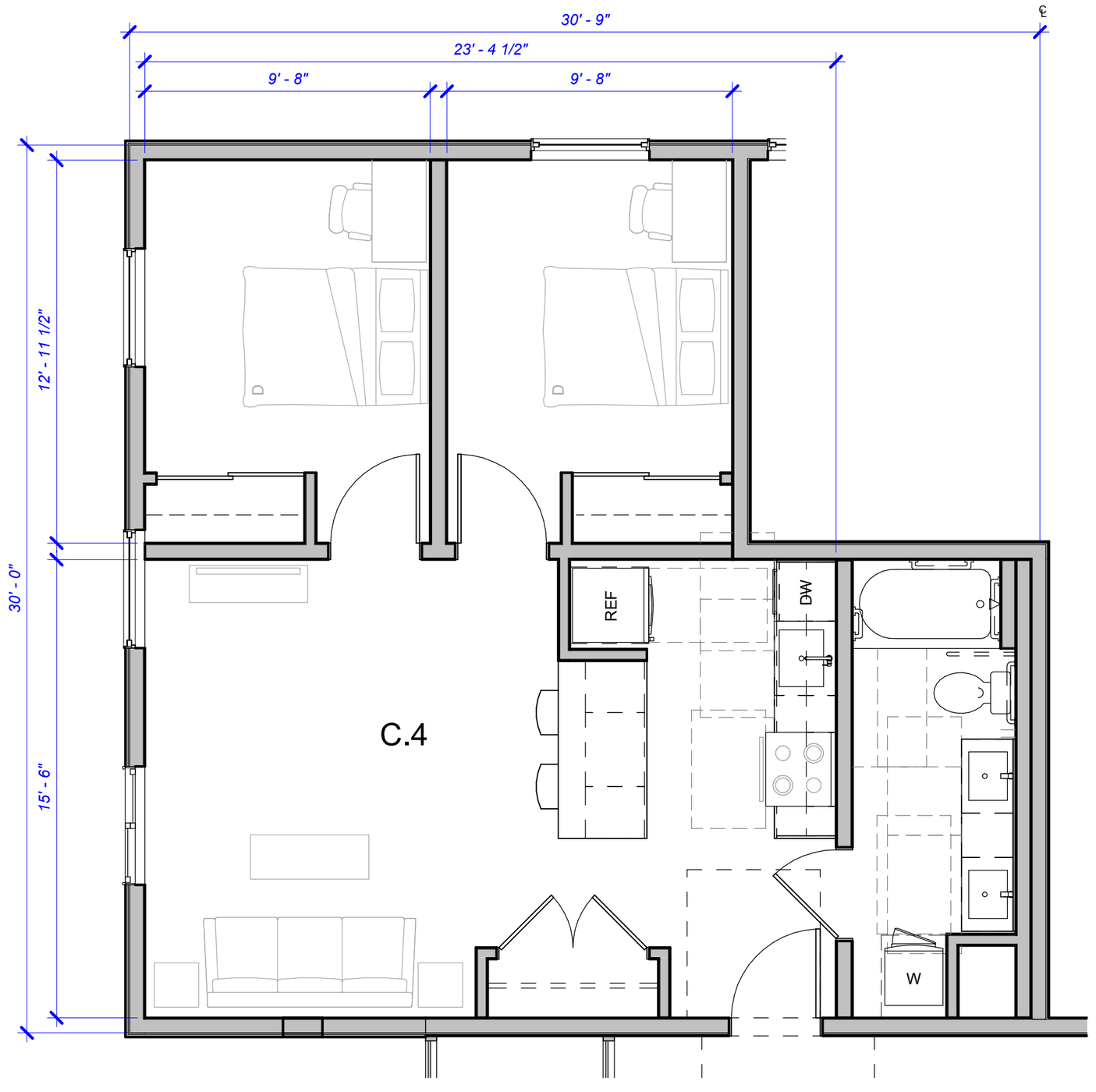
UNIT PLAN C.4

2 BEDROOMS
1 BATH
795 NRSF

0' 2' 4' 8'
1/4" = 1'-0"



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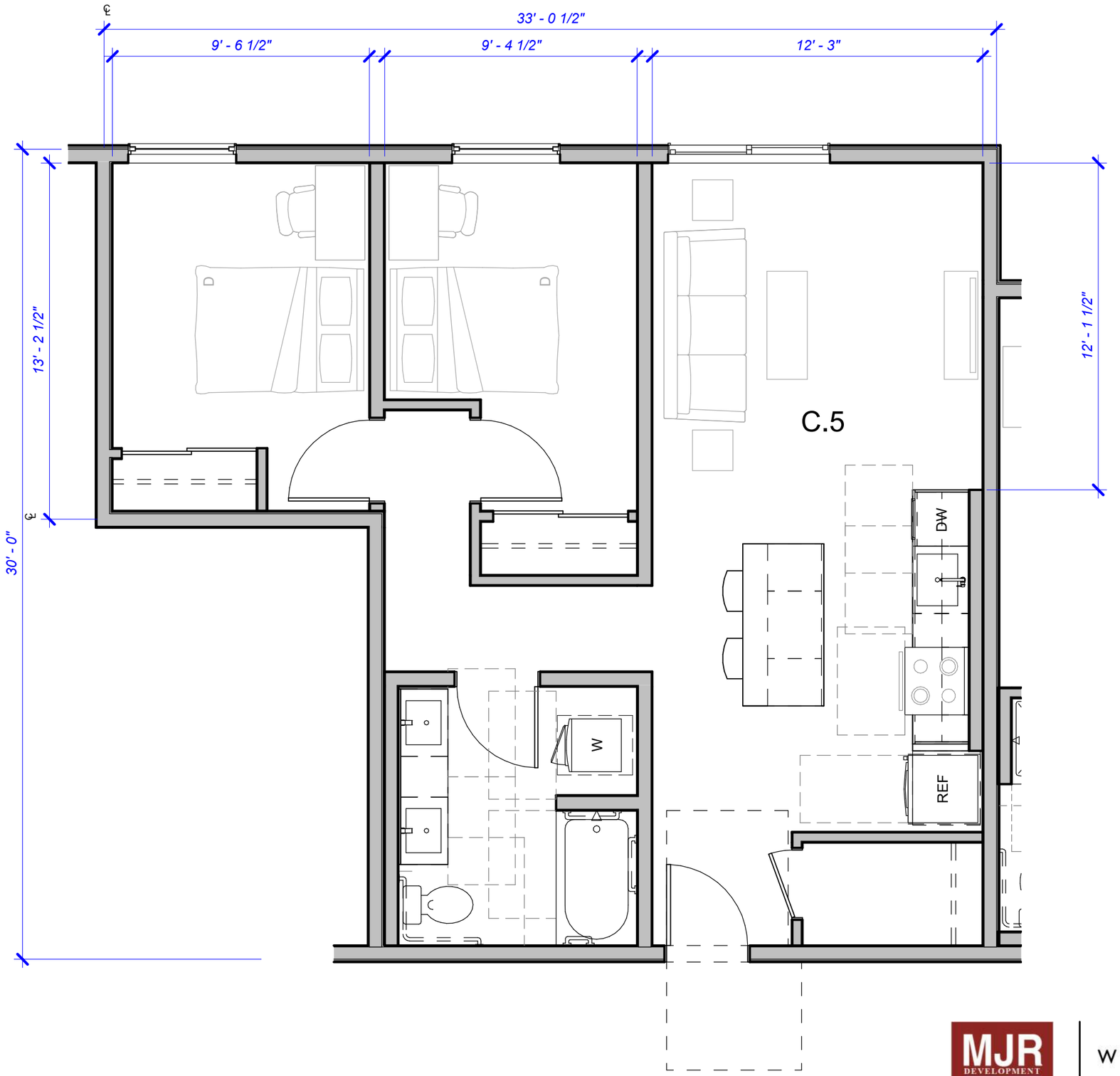
UNIT PLAN C.5

2 BEDROOMS
1 BATH
830 NRSF

0' 2' 4' 8'
1/4" = 1'-0"



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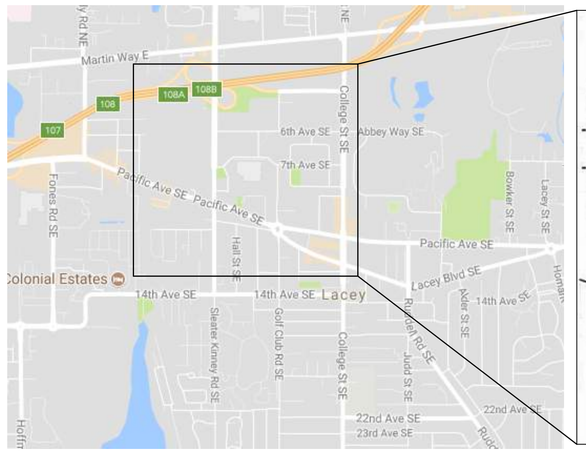
6TH AVENUE LACEY APARTMENTS

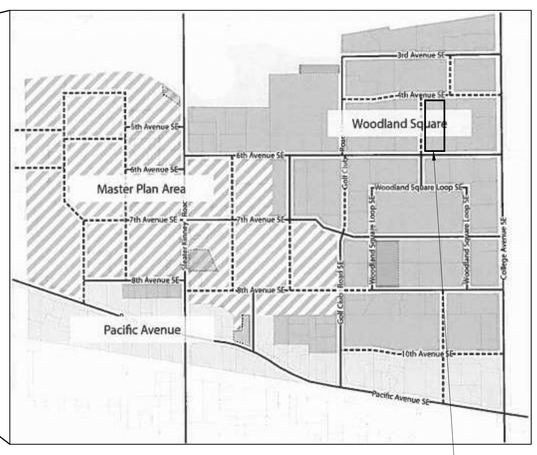
FEB 18, 2020
SCHEMATIC DESIGN

PERSPECTIVE

PROJECT PROXIMITY AND VICINITY MAP



PROJECT PROXIMITY MAP



PROJECT VICINITY MAP

BUILDING SITE

SEE CIVIL SITE PLAN FOR STREET DESIGNATIONS AND FRONTAGES

APPLICABLE CODES & PERMIT NUMBERS

APPLICABLE CODES:

LACEY MUNICIPAL CODE
2015 INTERNATIONAL BUILDING CODE AS AMENDED BY WAC 51-52
2009 ICC A117.1 ACCESSIBILITY STANDARDS AS AMENDED BY WAC 51-52
2015 INTERNATIONAL MECHANICAL CODE AS AMENDED BY WAC 51-52
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PLUMBING CODE
2015 WASHINGTON STATE ENERGY CODE

PERMIT PACKAGES

PERMIT PACKAGES	DEFERRED PERMIT PACKAGES
CIVIL	ELECTRICAL
ARCHITECTURAL	MECHANICAL
STRUCTURAL	PLUMBING
	FIRE ALARM & SPRINKLER

PROJECT TEAM

OWNER

MJR DEVELOPMENT
6725 116TH AVE. NE, SUITE 100
KIRKLAND, WA 98033
TEL: (425) 822-4466
CONTACT: MIKE RASKIN
EMAIL: mike@mjrdevelopment.com

ARCHITECT

WEBER THOMPSON
225 TERRY AVENUE N, SUITE 200
SEATTLE, WA 98109
TEL: (206) 344-5700
FAX: (206) 508-3507
CONTACT: AMANDA KEATING, AIA, LEED BD+C
EMAIL: akeating@weberthompson.com

SHEET NUMBER	SHEET NAME	Sheet Issuance #1	Sheet Issuance #2	Sheet Issuance #3	Sheet Issuance #4	Sheet Issuance #5	Sheet Issuance #6	Sheet Issuance #7	Sheet Issuance #8	Sheet Issuance #9
GENERAL										
G0.00	COVER SHEET									
G0.01	ABBREVIATIONS, SYMBOLS, & GENERAL NOTES									
G0.02	SHEET INDEX									
G0.10	BOMA PLANS									
G1.00	LAND USE ANALYSIS									
G2.00	BUILDING CODE COMPLIANCE									
G2.01	BUILDING CODE COMPLIANCE									
G3.00	BARRIER FREE GENERAL NOTES AND DETAILS									
G3.01	BARRIER FREE DOORS, RAMPS, AND STAIRS									
G3.02	BARRIER FREE COMMON AREA PLUMBING FIXTURES									
G3.03	BARRIER FREE PARKING									
G3.04	BARRIER FREE RESIDENTIAL PLUMBING FIXTURES									
G3.05	BARRIER FREE RESIDENTIAL KITCHEN									
G3.06	BARRIER FREE ELEVATORS AND COMMUNICATIONS									
ARCHITECTURE										
A2.00	SITE PLAN & LEVEL 1 OVERVIEW FLOOR PLAN									
A2.01	FLOOR PLAN LEVEL 1 - NORTH									
A2.02	FLOOR PLAN LEVEL 1 - SOUTH									
A2.03	FLOOR PLAN LEVEL L2-L4 OVERVIEW									
A2.04	FLOOR PLAN LEVEL 2-4 - NORTH									
A2.05	FLOOR PLAN LEVEL 2-4 - SOUTH									
A2.06	ROOF PLAN OVERVIEW									
A2.07	ROOF PLAN - NORTH									
A2.08	ROOF PLAN - SOUTH									
A2.10	SLAB PLAN LEVEL L1									
A3.00	BUILDING ELEVATIONS									
A3.01	BUILDING ELEVATIONS									
A3.02	BUILDING ELEVATIONS (COLOR)									
A3.03	BUILDING ELEVATIONS (COLOR)									
A3.13	HIDDEN ELEVATIONS									
A3.14	HIDDEN ELEVATIONS									
A4.00	BUILDING SECTIONS									
A4.01	BUILDING SECTIONS									
A5.01	WALL SECTIONS									
A6.00	CORE & STAIR PLANS & SECTIONS									
A6.01	CORE & STAIR PLANS & SECTIONS									
A8.00	VERTICAL ASSEMBLIES									
A8.10	HORIZONTAL ASSEMBLIES									
A8.30	DETAILS									
A8.31	DETAILS									
A8.32	DETAILS									
A9.00	DOOR SCHEDULE GENERAL NOTES									
A9.01	COMMON AREA DOOR SCHEDULE									
ARCHITECTURE										
ID/A2.00	UNIT PLAN A.1									
ID/A2.08	UNIT PLAN C.3									

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Project:

6TH AVE LACEY

Enter address here

Client:

MJR DEVELOPMENT

6725 116th AVE NE
SUITE 100
KIRKLAND, WA 98033

Issue:

Construction Revision:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By:
Project Manager:
Principal In Charge: AK

COVER SHEET

G0.00

Project Number: 19-030

02/18/20 Schematic Design

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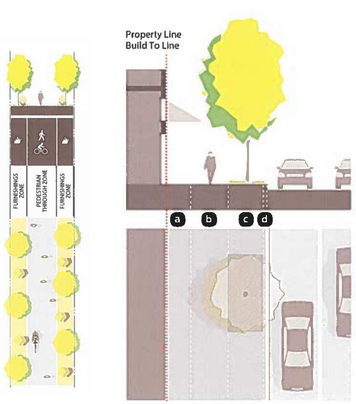
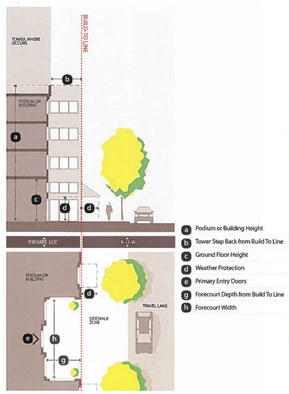
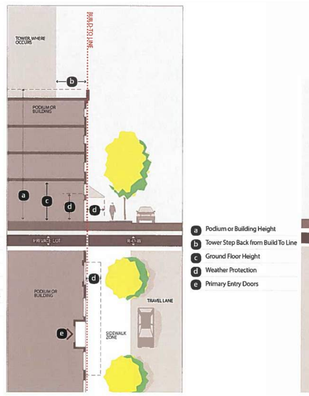
PROJECT DATA

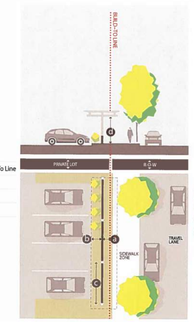
OWNER:	MJR DEVELOPMENT 6725 116TH AVE. NE, SUITE 100 KIRKLAND, WA 98033
BUILDING ADDRESS:	T.B.D. 6TH AVENUE LACEY, WA 98503
WOODLAND DISTRICT NEIGHBORHOOD DESIGNATION:	URBAN NEIGHBORHOOD 1 - WOODLAND SQUARE
LEGAL DESCRIPTION:	xxx
ASSESSOR'S TAX / PARCEL #:	xxx
GROSS LOT AREA:	xxx SF
APPLICABLE CODES:	LACEY MUNICIPAL CODE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY WAC 51-52 2009 ICC A117.1 ACCESSIBILITY STANDARDS AS AMENDED BY WAC 51-52 2015 INTERNATIONAL MECHANICAL CODE AS AMENDED BY WAC 51-52 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL PLUMBING CODE 2015 WASHINGTON STATE ENERGY CODE
PROJECT DESCRIPTION:	XXX

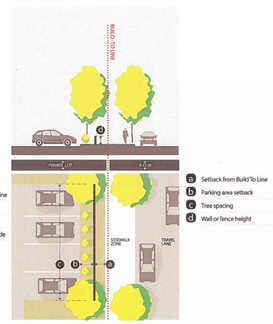
LACEY MUNICIPAL CODE DIAGRAMS











PARKING SCHEDULE

g	Type Mark	Type
70	C	7'-6" x 15' - COMPACT
56	M	8' x 16' - MEDIUM
10	L	8.5' x 19' - LARGE
2	(ADA SYMBOL)	9' x 19' - ACCESSIBLE W/ 8' AISLE
Grand total: 138		

ZONING SUMMARY

LACEY MUNICIPAL CODE:

BUILDING HEIGHT (TABLES 16.24.060-1 & 16.24.070-1):	FOR URBAN NEIGHBORHOOD 1 - WOODLAND SQUARE: MIN. BUILDING HEIGHT: 30' MIN. GROUND FLOOR HEIGHT: 18' **- ask for variance on this to 15'** MIN. GROUND FLOOR DEPTH: 40' **- WE MAY NOT HAVE THIS- DOES IT MATTER?** MAX PODIUM HEIGHT: 55' MAX. BUILDING HEIGHT: 150' PROPOSED BUILDING HEIGHT: **xxxx**
FRONTAGE: (TABLE 16.24.050-2)	PRIMARY FRONTAGE: 6TH AVENUE
PERMITTED BUILDING & LANDSCAPE FRONTAGE TYPE: (TABLE 16.24.050-2)	ALONG 6TH AVENUE, ANY OF THE FOLLOWING FRONTAGE TYPES MAY BE USED: • LINEAR: BUILDING MUST BE 0' FROM BUILD-TO LINE (TABLE 16.24.070-1) • FORECOURT: SETBACK 10' MIN, 30' MAX **-VARIANCE? WE HAVE ONLY 5' SETBACK** • LOW WALL AND TRELLIS: PLANTED OR PAVED SETBACK: 0-5'. TRELLIS TO BE 8-14' ABOVE GRADE TO UNDERSIDE OF TRELLIS, W/ SUPPORTS OF MASONRY, HEAVY TIMBER OR STEEL @ MAX 30' O.C. LOW WALL TO BE 1.5-3' HIGH, MIN 1.5' DEEP VEGETATED WALL, WOOD, MASONRY OR CONC. SURFACE PARKING TO BE SET BACK MIN. 3' FROM WALL. • URBAN WALL OR FENCE: HARDSCAPED SETBACK 0-5' FROM SIDEWALK. WALL TO BE VEGETATED, WOOD, MASONRY OR CONC, 2-3' HIGH ABOVE SIDEWALK. FENCE TO BE WROUGHT IRON, STEEL OR SIM (NOT CHAIN LINK) AND DARK IN COLOR, 2-3' HIGH, MAX 50% SIGHT OBSCURING. PROVIDE (1) LARGE TREE EVERY 30', AND SHRUBS AT LEAST AS HIGH AS THE WALL/FENCE, NO MORE THAN 6' HIGH. SURFACE PARKING TO BE SET BACK MIN 5'. BUILT-TO LINE IS AT THE FRONT PROPERTY LINE. SEE FRONTAGE PLAN NARRATIVES FOR FRONTAGE TYPE LOCATIONS AND REQUIREMENTS.
6TH AVENUE CHARACTERISTICS (TABLE 16.24.050-3):	AESTHETIC CHARACTER TO BE MIXED-USE MAIN STREET. ROLE IN THE NETWORK IS DISTRICT CONNECTOR, DESIGN SPEED 25MPH. ROW IS 81-87', CURB TO CURB WIDTH IS 42' W/ (2) 11' WIDE TRAVEL LANES (SHARED VEHICULAR AND BICYCLE), (1) 14' WIDE CENTER TURN LANE (INTERSPURSED W/ PLANTED MEDIAN), (2) 8' WIDE PARKING LANES. SIDEWALK IS 14-20' WIDE.
6TH AVE SIDEWALK IMPROVEMENTS (TABLE 16.24.050-4):	a: FRONTAGE ZONE: 1.5' MIN CONC SIDEWALK b: PED THROUGH ZONE: 6' CONC SIDEWALK c: STREET FURNISHINGS ZONE: 4' CONC SIDEWALK, STREET TREES, TREE GRATES d: CURB ZONE: 6" CIP CONC CURB & GUTTER
THROUGH BLOCK CONNECTION (TABLE 16.24.050-9):	PEDESTRIAN THROUGH ZONE: 10' MIN CONCRETE PATH FURNISHINGS ZONE: 6'" MIN, EACH SIDE OF PATH
RESIDENTIAL USES AT GROUND FLOOR: (16.24.070)	WHERE RESIDENTIAL USES OCCUR AT THE GROUND FLOOR, VERTICAL AND HORIZONTAL SEPARATION FROM THE SIDEWALK IS REQUIRED FOR PRIVACY. DISTANCE IS SET BY PROPOSED FRONTAGE. LINEAR AND FORECOURT REQUIRE THE FOLLOWING: VERTICAL DISTANCE FROM GROUND: MIN 18", MAX 3'
YARD SETBACKS (16.24.060-1):	SIDE YARD: RESIDENTIAL 20' MIN, COMMERCIAL 0' MIN REAR YARD: RESIDENTIAL 20' MIN, COMMERCIAL 0' MIN PODIUM SETBACK FROM BUILD-TO LINE: 0' @ 6TH AVE
WEATHER PROTECTION & PRIMARY ENTRY DOORS & GROUND FLOOR WINDOWS	50 SQ FT MIN, 5' MIN HORIZ DIMENSION, 10' VERTICAL CLEARANCE, MIN. PRIMARY ENTRY DOORS SHALL FACE THE STREET, 40% TRANSPARENCY MIN. 60% GLAZING

PARKING

LACEY MUNICIPAL CODE:

SURFACE PARKING: (TABLE 16.24.060-3)	NOT PERMITTED ADJACENT TO PRIMARY STREET (6TH AVENUE) - **NEED VARIANCE HERE** WHEN LOCATED ADJACENT TO SECONDARY STREET, IT SHALL MEET THE REQUIREMENTS OF ONE OF THE PERMITTED LANDSCAPE FRONTAGE TYPES AND BE SET BACK 10' FROM SECONDARY STREET AND 10' FROM SIDE AND REAR YARDS
FRONTAGE REQUIREMENTS (16.24.070-B.5.a)	ALL STREET- OR PATH-FACING BUILD-TO LINES NOT OCCUPIED BY BUILDINGS OR DRIVEWAYS ARE REQ'D TO PROVIDE BUILDING OR LANDSCAPE FRONTAGE BETWEEN THE SIDEWALK AND THE REMAINDER OF THE SITE.
OFF-STREET PARKING: (TABLE 16T-13)	MULTIFAMILY VEHICULAR: 1.5 STALLS PER UNIT **XXX** RESTAURANT VEHICULAR STALLS: MIN 1 - MAX 4 PER 100 SF OF DINING AREA **10 STALLS REQUIRED** MIXED USE BUILDING APPLY PARKING RATIOS BY PERCENTAGE GROUND FLOOR AREA FOR EACH USE THEN APPLY 5% REDUCTION FOR 2 USES IN THE BUILDING
TOTAL STALLS PROVIDED:	STALLS PROVIDED = **XXX**
ACCESSIBLE STALLS: (IBC TABLE 1106.1)	PROVIDE 1 ACCESSIBLE STALL PER 25 STALLS AT RESTAURANT. MIN 1 VAN STALL. AT R-2 OCCUPANCY, AT LEAST 2% BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE. NUMBER OF ACCESSIBLE STALLS PROVIDED: 4 STALLS TOTAL
BICYCLE PARKING: (TABLE 16T-13)	MULTIFAMILY: 1 BIKE PER 10 CAR STALLS, MIN 2 PER BUILDING RESTAURANT: 1 BIKE PER 20 CAR STALLS, MIN 2. TOTAL REQUIRED = **XXX** TOTAL PROVIDED = **XXX**

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6TH AVE LACEY

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MJR DEVELOPMENT

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Issue:

Construction Revision:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager:
Principal In Charge: AK

LAND USE ANALYSIS

G1.00

Project Number: 19-030

02/18/20 Schematic Design

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BUILDING CODE COMPLIANCE

INTERNATIONAL BUILDING CODE - FIRE AND LIFE SAFETY - SUMMARY

GENERAL CODE INFORMATION

BUILDING CODES:	2015 INTERNATIONAL BUILDING CODE AS AMMENDED BY WAC 51-52 (IBC) 2015 INTERNATIONAL MECHANICAL CODE AS AMENDED BY WAC 51-52 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL PLUMBING CODE 2015 WASHINGTON STATE ENERGY CODE (WSEC) 2015 INTERNATIONAL ELECTRICAL CODE
ACCESSIBILITY CODE:	1998 FAIR HOUSING ACT DESIGN MANUAL ADA STANDARDS FOR ACCESSIBLE DESIGN ICC A117.1-2009
JURISDICTION:	LACEY BUILDING DEPARTMENT

BUILDING INFORMATION

CONSTRUCTION TYPE:	TYPE VA
NUMBER OF STORIES:	5 STORIES, ALL ABOVE GRADE
OCCUPANCY:	A-2, R-2, S-1
GROSS FLOOR AREA:	L1 = 11,250 SF; L2 - L5 = 11,700 SF
TOTAL GROSS AREA:	58,050 SF

IBC INFORMATION	CODE REFERENCES	PROJECT PARAMETERS
CH. 1 - ADMINISTRATION		
REQUIRED INSPECTIONS	PRELIMINARY INSPECTION (110.2) FOOTING & FOUNDATION INSPECTION (110.3.1) CONCRETE SLAB & UNDER-FLOOR INSPECTION (110.3.2) LOWEST FLOOR ELEVATION (110.3.3) FRAME INSPECTION (110.3.4) LATH, GYP BOARD & GYP PANEL PRODUCT INSPECTION (110.3.5) FIRE AND SMOKE RESISTANT PENETRATIONS (110.3.6) ENERGY EFFICIENCY INSPECTIONS (110.3.7) OTHER INSPECTIONS (110.3.8) AND SPECIAL INSPECTIONS (110.3.10) FINAL INSPECTION (110.3.10)	ALL REQUIRED INSECTIONS TO BE PER LACEY BUILDING DEPARTMENT
CH. 2 - DEFINITIONS		
FIRE BARRIER	A FIRE RATED WALL ASSEMBLY OF MATERIALS DESIGNATED TO RESTRICT THE SPREAD OF FIRE IN WHICH CONTINUITY IS MAINTAINED.	
FIRE PARTITION	A VERTICAL ASSEMBLY OF MATERIALS DESIGNED TO RESTRICT THE SPREAD OF FIRE IN WHICH OPENINGS ARE PROTECTED.	
FIRE SEPARATION DISTANCE	THE DISTANCE MEASURED FROM THE BLDG FACE TO EITHER THE CLOSEST INTERIOR LOT LINE; THE CENTERLINE OF A STREET, ALLEY OR PUBLIC WAY; OR TO AN IMAGINARY LINE BETWEEN TWO BLDGS ON THE LOT. THE DISTANCE SHALL BE MEASURED AT RIGHT ANGLES FROM THE FACE OF THE WALL.	
CH. 3 - USE & OCCUPANCY		
CLASSIFICATION	ASSEMBLY: GROUP A-2. INCLUDES USES INTENDED FOR FOOR AND/OR DRINK CONSUMPTION AND THEIR ASSOCIATED COMMERCIAL KITCHENS (303.3).	RESTAURANT
	SMALL ASSEMBLY: GROUP B. INCLUDES SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS, OR LESS THAN 750 SF IN AREA, AND ACCESSORY TO ANOTHER OCCUPANCY (303.1.2)	LOBBY & LOUNGE, MEETING ROOM
	RESIDENTIAL: GROUP R-2. OCCUPANCIES CONTAIN SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE (310.4).	APARTMENTS AND ACCESSORY USES
	STORAGE: GROUP S-1. USES SHALL INCLUDE ELECTRICAL COILS AND MOTORS, OIL-FILLED AND OTHER TYPES OF DISTRIBUTION TRANSFORMERS (311.3). NOTE A ROOM OR SPACE USED FOR STORAGE PURPOSES THAT IS < 100 SF IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY (311.1.1)	UTILITY ROOM
CH. 4 - SPECIAL DETAILED REQ'S BASED ON USE & OCCUPANCY		
GROUP R-2 (420)	WALLS SEPARATING DWELLING UNITS IN THE SAME BLDG AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BLDG SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER SECTION 708. (420.2)	UNIT DEMISING WALLS AND WALLS BETWEEN UNITS AND OTHER OCCUPANCIES TO BE MIN. 1-HR RATED
	FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BLDGS AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BLDG SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES PER SECTION 711. (420.3)	FLOOR ASSEMBLIES TO BE MIN. 1-HR RATED
	GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.2.8. (420.5)	ENTIRE BUILDING TO BE EQUIPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
	FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED PER SECTION 907.2.9. (420.6)	BUILDING-WIDE FIRE ALARM SYSTEM TO BE INSTALLED, DESIGN BUILD SMOKE ALARMS TO BE PROVIDED IN EVERY DWELLING UNIT.
LACEY MUNICIPAL CODE 14.04.015 AMENDMENT-ADDITION TO THE INTERNATIONAL BUILDING CODE	IN ALL RENTAL UNIT COMPLEXES CONSISTING OF 5 OR MORE DWELLING UNITS, EACH UNIT AND THE BUILDING AND GROUNDS SHALL BE PROVIDED WITH LISTED CRIME PREVENTION DEVICES AND DESIGN CONSIDERATIONS (SECTION 425)	SECURITY DEVICES TO BE INSTALLED AT DOORS AND WINDOWS. LIGHTING AT COMMON AREAS, ENTRIES AND PARKING TO MEET MIN. REQ'S. FENCES AND SIGNAGE SHALL MEET REQ'S LISTED. DETAILED REQ'S ARE INCLUDED IN APPROPRIATE LOCATIONS WITHIN THE DRAWING SET.
CH. 5 - GENERAL BUILDING HEIGHT		
BUILDING HEIGHT & NUMBER OF STORIES	THE HEIGHT AND NUMBER OF STORIES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING (504.1).	
OCCUPANCY R-2	MAX HEIGHT: 70 FT ABOVE GRADE PLANE WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED PER SECTION 903.3.1.1 (TABLE 504.3). 4 STORIES + 1* = 5 STORIES MAX. (TABLE 504.4)	PROJECT IS ASSUMING TYPE VA FOR THE ENTIRE BUILDING.
OCCUPANCY A-2	MAX HEIGHT: 70 FT ABOVE GRADE PLANE WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED PER SECTION 903.3.1.1 (TABLE 504.3). 3 STORIES + 1* = 4 STORIES MAX (TABLE 504.4)	SINCE OCCUPANCY TYPE A-2 RESTRICTS US TO 4 STORIES, THIS OCCUPANCY WILL BE CONSIDERED SEPARATED.
OCCUPANCY B	MAX HEIGHT: 70 FT ABOVE GRADE PLANE WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED PER SECTION 903.3.1.1 (TABLE 504.3). 4 STORIES + 1* = 5 STORIES MAX (TABLE 504.4)	SINCE OCC. TYPE B ALLOWS 5 STORIES & WE PREFER NO REQ'D FIRE SEPARATION BETWEEN THE LOBBY & RESIDENTIAL AREAS, THIS OCCUPANCY WILL BE CONSIDERED NON-SEPARATED.
	*THE MAX NUMBER OF STORIES PERMITTED MAYBE BE INCREASED BY (1) PROVIDED THE INTERIOR EXIT STAIRWAYS & RAMPS ARE PRESSURIZED IN ACCORDANCE W/ SECTION 909. LEGALLY REQ'D STANDBY POWER SHALL BE PROVIDED & CONNECTED TO STAIRWAY SHAFT PRESSURIZATION EQUIPMENT, ELEVATORS & LIFTS USED FOR ACCESSIBLE MEANS OF EGRESS, HOISTWAY PRESSURIZATION EQUIPMENT (IF PROVIDED) & OTHER LIFE SAFETY EQUIP. AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION. STANDBY POWER SHALL COMPLY WITH 2014 NEC SECTION 701.12, OPTIONS A, B, C, D, F OR G (504.4.1).	BOTH EXIT STAIRWAYS TO BE PRESSURIZED. TOTAL ALLOWED STORIES = 5.
BUILDING AREA	THE FLOOR AREA OF A BLDG SHALL BE BASED ON THE TYPE OF CONSTR, OCCUPANCY CLASSIFICATION, SPRINKLER SYSTEM AND THE AMOUNT OF BLDG FRONTAGE ON A PUBLIC WAY. (506.1)	
ALLOWABLE AREA FACTOR (At)	AT R-2, (At) = 36,000 SF (TABLE 506.2) AT A-2, (At) = 34,500 SF (TABLE 506.2) AT B, (At) = 54,000 SF (TABLE 506.2)	CONSTR TYPE VA, SPRINKLERED PER 903.3.1.1
FRONTAGE INCREASE	TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL HAVE NOT LESS THAN 25% OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE. (506.3.1)	NOTE: WHILE THIS BLDG QUALIFIES FOR A FRONTAGE INCREASE, IT IS NOT NECESSARY TO COMPLY WITH BLDG AREA REQ'S. SO, ASSUME NO FRONTAG...

CH. 5 - GENERAL BUILDING HEIGHT (cont.)

MIXED-OCCUPANCY, MULTI-STORY BUILDING	EACH STORY OF A MIXED-OCCUPANCY BLDG SHALL INDIVIDUALLY COMPLY WITH THE APPLICABLE REQ'S OF SECTION 508.1. FOR BUILDINGS WITH MORE THAN (3) STORIES ABOVE GRADE PLANE, THE TOTAL BLDG AREA SHALL BE THE SUM OF THE RATIOS OF THE ACTUAL AREA (LXactual) OF EACH STORY DIVIDED BY THE ALLOWABLE AREA (Aa) OF THE STORY, PER EQUATION 5-3 AND SECTION 508.1. THIS SHALL NOT EXCEED (3). (506.2.4)	
EQUATION 5-2:	Aa = At + (NS x If)	SINCE If = 0, Aa = At
	AREA RATIO = (LXactual) / Aa A-2 @ L1: 783 SF / 34,500 = 0.02 R-2 + B @ L1: 10,467 SF / 36,000 = 0.29 L1 RATIO = 0.02 + 0.29 = 0.31 L2 - L5 RATIO = 11,700 SF / 36,000 SF = 0.325	L1 HAS THREE OCCUPANCIES. OCCUPANCY B IS CALCULATED AS NON-SEPARATED, WITH THE MORE RESTRICTIVE OCCUPANCY (R-2) GOVERNING. OCCUPANCY A-2 IS CALCULATED AS SEPARATED.
	(L1 / Aa1) + (L2 / Aa2) + (L3 / Aa3) + (L4 / Aa4) + (L5 / Aa5) = 3 (PER 506.2.4, ABOVE)	0.31 + 0.325 + 0.325 + 0.325 + 0.325 = 1.61 < 3 OK
MIXED USE AND OCCUPANCY	EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED PER SECTION 302.1. WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING SHALL COMPLY WITH SECTIONS 508.2, 508.3 OR 508.4.	
ACCESSORY OCCUPANCIES	ACCESSORY OCCUPANCIES ARE THOSE THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BLDG. THE ALLOWABLE HEIGHT AND NUMBER OF STORIES SHALL BE PER SECTION 504 FOR THE MAIN OCCUPANCY OF THE BLDG. THE ALLOWABLE AREA OF THE BLDG SHALL BE PER SECTION 506 FOR THE MAIN OCCUPANCY OF THE BLDG. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10% OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED. (508.2)	ACCESSORY OCCUPANCIES @ L1 INCLUDE UTIL 294 SF + PACKAGE/VENDING 229 SF = 523 SF. NOTE: THIS IS < 10% x 11,250 SF = 1,125 SF
NONSEPARATED OCCUPANCIES	NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED PER SECTION 302.1. THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTR OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1. NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES, EXCEPT R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND OTHER OCCUPANCIES IN ACCORDANCE WITH REQUIREMENTS OF SECTION 420. (508.3)	BUILDING INCLUDES NONSEPARATED MIXED OCCUPANCY R-2 AND B @ L1, WHICH COMPLIES WITH THE MORE RESTRICTIVE OCCUPANCY (R-2) FOR ALLOWABLE BUILDING AREA.
SEPARATED OCCUPANCIES	AT L1, OCCUPANCY A-2 MUST BE SEPARATED FROM R-2 BY 1-HR RATED HORIZONTAL & VERTICAL ASSEMBLIES. (TABLE 508.4)	BUILDING IS SPRINKLERED
INCIDENTAL USES	INCIDENTAL USES LOCATED WITHIN SINGLE OCCUPANCY OR MIXED OCCUPANCY BLDGS ARE ANCILLARY FUNCTIONS ASSOCIATED WITH A GIVEN OCCUPANCY THAT GENERALLY POSE A GREATER LEVEL OF RISK TO THAT OCCUPANCY AND ARE LIMITED TO THOSE USES LISTED IN TABLE 509. (509.1) INCIDENTAL USES SHALL BE INCLUDED IN THE BLDG OCCUPANCIES WITHIN WHICH THEY ARE LOCATED (509.2) AND SHALL NOT OCCUPY MORE THAN 10% OF THE BLDG AREA OF THE STORY IN WHICH THEY ARE LOCATED. (509.3)	
TABLE 509	PROVIDE 1-HR SEPARATION OR AUTOMATIC SPRINKLER SYSTEM IN ROOMS THAT INCLUDE THE FOLLOWING: FURNACE EQUIPMENT OVER 400,000 Btu/HR INPUT, BOILERS OVER 15 PSI & 10 HP. (TABLE 509)	
SMOKE PROTECTION	WHERE TABLE 509 PERMITS A SPRINKLER SYSTEM WITHOUT A FIRE BARRIER, INCIDENTAL USES SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. THE WALLS SHALL EXTEND FROM THE TOP OF THE FLOOR ASSEMBLY TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RATED ROOF/FLOOR ASSEMBLY OR TO THE UNDERSIDE OF THE FLOOR/ROOF SHEATHING, DECK OR SLAB ABOVE. DOORS SHALL BE SELF CLOSING UPON DETECTION OF SMOKE PER SECTION 716.5.9.3. (509.4.2)	

CH. 6 - TYPES OF CONSTRUCTION

FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601)		ALL CONSTRUCTION TYPE VA
PRIMARY STRUCTURAL FRAME	1 HR	
EXT & INT BEARING WALLS	1 HR	
NONBEARING EXT WALLS	SEE TABLE 602	
NONBEARING INT WALLS	0 HR	
FLOOR CONSTRUCTION	1 HR	
ROOF CONSTRUCTION	1 HR	
FIRE RESISTANCE RATING REQ'S FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602)		ALL CONST TYPE VA, OCCUPANCY R-2, A-2 & B
X < 5 FT	1 HR	N/A
5 < X < 10 FT	1 HR	N/A
10 < X < 30 FT	1 HR	EXTERIOR WALLS AT GL-4.2, SOUTH FACADE
X > 30 FT	0 HR	ALL OTHER EXTERIOR WALLS
TYPE V CONSTRUCTION	STRUCTURAL ELEMENTS, EXTERIOR AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE (602.5)	

CH. 7 - FIRE AND SMOKE PROTECTION FEATURES

FIRE RESISTANCE RATED GLAZING	FIRE RATED GLAZING SHALL BE PERMITTED AND SHALL BEAR A PERMANENT LABEL MARKED PER TABLE 716.3. (703.6)	
FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS	FIRE RATING FOR STRUCTURAL MEMBERS SHALL NOT BE LESS THAN THE RATING REQ'D FOR THE FIRE RATED ASSEMBLIES SUPPORTED BY THE STRUCTURAL MEMBERS. (704.1)	
STRUCTURAL COLUMNS	WHERE COLUMNS MUST COMPLY WITH A FIRE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN HEIGHT, INCLUDING CONNECTIONS TO OTHER STRUCT MEMBERS WITH MATERIALS HAVING THE REQ'D FIRE RATING, INCLUDING ABOVE THE CEILING IN A FIRE RATED HORIZONTAL ASSEMBLY. (704.2)	
PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS	PRIMARY STRUCTURAL MEMBERS THAT MUST COMPLY WITH A FIRE RATING & SUPPORT > TWO FLOORS, A BEARING WALL OF ANY HEIGHT, OR A NONLOAD-BEARING WALL > TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS. (704.3)	NOTE: TESTED ASSEMBLIES THAT HAVE ENCASEMENT ONLY ON THE EXPOSED SIDES OF A MEMBER ARE ACCEPTABLE (IBC COMMENTARY)
EXTERIOR WALLS		
PROJECTIONS	PROJECTIONS FROM WALLS OF TYPE V CONSTRUCTION SHALL BE OF ANY APPROVED (BY THE BUILDING OFFICIAL) MATERIAL. (705.2.2) FOR FIRE SEPARATION DISTANCES > 3' AND < 30', MIN. DIST FROM FSD LINE TO PROJECTION IS 24" PLUS 8" PER FOOT OF FSD BEYOND 3 FT. FOR FSD > 30', MIN DIST = 20 FT (TABLE 705.2)	ALL OVERHANGS, CANOPIES AND CORNICES COMPLY.
FIRE RESISTANCE RATING AND FIRE SEPARATION DISTANCE	THE REQ'D FIRE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF > 10 FT SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. (705.5)	ALL EXTERIOR WALLS ARE > 10 FT FROM FSD LINE. THEREFORE, EXTERIOR GLASS MAT SHEATHING CAN BE REPLACED WITH PLYWOOD @ SHEAR WALLS.
ALLOWABLE AREA OF OPENINGS	THE MAX AREA OF UNPROTECTED & PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BLDG SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8 (BELOW). (705.8.1)	BUILDING IS FULLY SPRINKLERED
X < 3 FT	NOT PERMITTED	N/A
3 < X < 5 FT	15% UNPROTECTED	N/A
5 < X < 10 FT	25% UNPROTECTED	N/A
10 < X < 15 FT	45% UNPROTECTED	EXTERIOR WALLS AT GL-4.2, SOUTH FACADE, SEE DIAGRAMS
15 < X < 20 FT	75% UNPROTECTED	EXTERIOR WALLS AT GL-4.2, SOUTH FACADE, SEE DIAGRAMS
20 FT OR GREATER	NO LIMIT	ALL OTHER EXTERIOR WALLS

CH. 7 - FIRE AND SMOKE PROTECTION FEATURES (cont)

FIRE BARRIERS		
INTERIOR EXIT STAIRWAY AND RAMP	INTERIOR EXIT STAIRWAY AND RAMP FIRE BARRIERS SHALL HAVE MIN. 2-HR FIRE RATING WHEN CONNECTING FOUR OR MORE STORIES, OR 1-HR WHEN CONNECTING LESS THAN FOUR STORIES. (1023.2)	2-HR FIRE RATING AT STAIRS.
EXIT PASSAGEWAY	EXIT PASSAGEWAY FIRE BARRIERS SHALL HAVE MIN. 1-HR FIRE RATING, AND NOT LESS THAN REQ'D FOR ANY CONNECTING INTERIOR EXIT STAIRWAY OR RAMP. (1024.3)	
INCIDENTAL USES	THE FIRE BARRIER SEPARATING INCIDENTAL USES FROM OTHER SPACES IN THE BUILDING SHALL HAVE A FIRE RATING OF NOT LESS THAN INDICATED IN TABLE 509. (707.3.7)	
SEPARATED OCCUPANCIES	THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 508.4. (707.3.9)	
EXTERIOR WALLS	WHERE EXTERIOR WALLS SERVE AS A PART OF A REQ'D FIRE RATED SHAFT, STAIRWAY ENCLOSURE OR SEPARATION, SUCH WALLS SHALL COMPLY WITH THE REQ'S OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE RATED ENCLOSURE OR SEPARATION REQ'S SHALL NOT APPLY, EXCEPT AS REQ'D BY SECTION 1023.7 OR 1027.6. (707.4)	EXTERIOR WALL AT STAIR 2 SHAFT IS 1-HR RATED.
CONTINUITY	FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY TO THE UNDERSIDE OF THE FLOOR/ROOF SHEATHING, SLAB OR DECK ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.8 AND 707.9. (707.5) HOLLOW VERTICAL SPACES WITHIN A FIRE BARRIER SHALL BE FIREBLOCKED PER SECTION 718.2 AT EVERY FLOOR LEVEL. (707.5.1)	
OPENINGS	OPENINGS IN A FIRE BARRIER SHALL BE PROTECTED PER SECTION 716, LIMITED TO A MAX AGGREGATE WIDTH OF 25% OF THE LENGTH OF THE WALL, EXCEPT WHERE OPENING PROTECTIVE IS A FIRE DOOR SERVING ENCLOSURES FOR EXIT ACCESS/STAIRWAYS, OR WHERE APPROVED OPENING PROTECTIVES ARE INSTALLED. OPENINGS INTO ENCLOSURES FOR EXIT ACCESS/ STAIRWAYS SHALL ALSO COMPLY WITH SECTIONS 1019, 1023.4 AND 1024.5. (707.6)	BUILDING IS SPRINKLERED.
PENETRATIONS	PENETRATIONS INTO ENCLOSURES FOR EXIT ACCESS/STAIRS SHALL BE ALLOWED ONLY WHERE PERMITTED BY SECT 1019, 1023.5 AND 1024.6. (707.7) PENETRATIONS IN A FIRE BARRIER BY DUCTS AND AIR TRANSFER OPENINGS PER SECTION 717. (707.10)	
JOINTS & VOIDS	ALL VOIDS TO BE FILLED WITH FIRMLY ATTACHED, APPROVED MATERIAL. (707.9) ALL JOINTS TO COMPLY WITH SECTION 715. (707.8)	
FIRE PARTITIONS	SEPARATION WALLS AS REQ'D BY SECTION 420.2 FOR GROUP R-2, CORRIDOR WALLS PER SECTION 1020.1 SHALL BE FIRE PARTITIONS. (708.1)	UNIT DEMISING WALLS, CORRIDOR WALLS AND WALLS SEPARATING UNITS FROM OTHER OCCUPANCIES TO BE 1-HR FIRE PARTITIONS.
CONTINUITY	FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF FLOOR/CEILING ASSEMBLY TO THE UNDERSIDE OF THE FLOOR/ROOF SHEATHING, SLAB OR DECK ABOVE, OR TO THE FIRE RATED FLOOR ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQ'D TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED PER SECTION 718.2 AND 718.3 AT THE PARTITION LINE. (708.4)	
OPENINGS, PENETRATIONS, JOINTS, DUCTS AND AIR TRANSFER OPENINGS	SEE SECTIONS 716, 714, 715, AND 717, RESPECTIVELY.	
FLOOR AND ROOF ASSEMBLIES	HORIZONTAL ASSEMBLIES SEPARATING MIXED OCCUPANCIES SHALL HAVE A MIN. FIRE RATING AS REQ'D BY SECTION 508.4, THOSE SEPARATING DWELLING UNITS SHALL NOT BE LESS THAN 1-HR, THOSE SEPARATING INCIDENTAL USES SHALL HAVE A MIN. PER SECTION 509. (711.2.4)	ALL FLOOR ASSEMBLIES TO BE 1-HR RATED.
SHAFT ENCLOSURES	ELEVATOR HOISTWAY SHALL BE CONSTRUCTED AS A SHAFT. (713.14)	
CONSTRUCTION	SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS CONTINUOUS FIRE BARRIERS (713.5) WITH A FIRE RATING OF MIN. 2-HR WHERE CONNECTING FOUR STORIES OR MORE, OR MIN 1-HR WHEN CONNECTING LESS THAN FOUR STORIES. (713.4)	ELEVATOR SHAFT TO BE 2-HR RATED.
OPENINGS & PENETRATIONS	OPENINGS AND PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED. (713.7 & 713.8)	
	SHAFTS SHALL TERMINATE AT THE TOP AND BOTTOM WITH CONSTRUCTION EQUAL TO THE SHAFT FIRE RATING, OR PER SECTIONS 713.11 AND 713.12.	
PENETRATIONS	THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY DAMPERS, SLEEVES, FILL MATERIAL, OR FIRESTOP MATERIAL SO AS NOT TO COMPROMISE THE FIRE RATING, PER SECTION 714.	
OPENING PROTECTIVES	FIRE DOORS SHALL BE LATCHING AND SELF OR AUTOMATIC CLOSING (716.5.9) AND COMPLY WITH OPENING PROTECTION TABLE 716.5 (BELOW).	
2-HR SHAFT WALL & INTERIOR EXIT STAIRWAY	90 MIN DOOR RATING, MAX 100 SQ IN VISION PANEL W/ FIRE RATED GLAZING	
1-HR FIRE BARRIER FOR SHAFTS, EXIT ACCESS (STAIRS, PASSAGEWAYS, ETC)	60 MIN DOOR RATING, MAX 100 SQ IN VISION PANEL W/ FIRE RATED GLAZING	
OTHER 1-HR FIRE BARRIERS AND FIRE PARTITIONS, & 1-HR EXTERIOR WALLS	45 MIN DOOR RATING, FULLY GLAZED W/ FIRE RATED GLAZING, 3/4 HR SIDE LIGHT FIRE PROTECTION	
1-HR CORRIDOR WALLS	20 MIN DOOR RATING, FULLY GLAZED W/ FIRE RATED GLAZING, 3/4 HR SIDE LIGHT FIRE PROTECTION	
DUCTS AND AIR TRANSFER OPENINGS	PENETRATIONS BY DUCTS OF A FIRE RATED HORIZONTAL ASSEMBLY MEMBRANE SHALL BE PROTECTED BY A SHAFT ENCLOSURE PER SECTION 713.	
CONCEALED SPACES (FIREBLOCKING)	FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS, CREATING AN EFFECTIVE BARRIER BETWEEN FLOORS, WITH MATERIALS PER 718.2.1. (718.2)	
EXTERIOR WALL COVERINGS	FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS (RAINSCREENS) AT MIN. 20 FT INTERVALS IN EITHER DIRECTION, SO THERE IS NO CONCEALED SPACE > 100 SQ FT. WOOD FURRING STRIPS TO BE PRESERVATIVE TREATED. FIREBLOCKING IS NOT REQUIRED WHERE EXTERIOR WALL COVERING COMPLIES WITH NFPA 285. (718.2.6)	
THERMAL & SOUND INSULATING MATERIALS	INSULATING MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES, INSTALLED IN CONCEALED OR EXPOSED LOCATIONS IN ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. (720) SEE SECTION FOR EXCEPTIONS.	
PRESCRIPTIVE & CALCULATED FIRE RESISTANCE	TABLES WITHIN SECTION 721 MAY BE USED TO DETERMINE PRESCRIPTIVE FIRE RATINGS. TABLES WITHIN SECTION 722 MAYBE BE USED TO DETERMINE CALCULATED FIRE RATINGS.	SEE ASSEMBLIES FOR REFERENCED CONSTRUCTIONS IN THIS PROJECT.

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BUILDING CODE COMPLIANCE

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BUILDING CODE COMPLIANCE (cont)

CH. 8 - INTERIOR FINISHES

	ALL INTERIOR FINISHES TO COMPLY WITH SMOKE AND FIRE RATING REQUIREMENTS LISTED IN CHAPTER 8.	

CH. 9 - FIRE PROTECTION

AUTOMATIC SPRINKLER SYSTEMS	AUTOMATIC SPRINKLER SYSTEMS ARE REQUIRED THROUGHOUT ALL BUILDINGS WITH A GROUP R OCCUPANCY. (903.2.8) PROVISIONS OF THIS CODE REQUIRE THE BUILDING TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, INSTALLED PER NFPA 13.	NFPA 13 SYSTEM BEING PROVIDED.
EXEMPT LOCATIONS	INCLUDING: GENERATOR ROOMS SEPARATED FROM THE REMAINDER OF THE BUILDING BY FIRE BARRIERS WITH MIN. 2-HR FIRE RATING; FIRE SERVICE ACCESS ELEVATOR MACHINE ROOMS AND MACHINERY SPACES. (903.1.1.1)	
QUICK-RESPONSE & RESIDENTIAL SPRINKLERS	QUICK RESPONSE OR RESIDENTIAL SPRINKLERS TO BE INSTALLED IN DWELLING UNITS IN GROUP R OCCUPANCIES. (903.3.2)	
STANDPIPE SYSTEMS	CLASS I STANDPIPES ARE ALLOWED IN BLDDGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 (905.3.1 EXCEPTION 1), TO BE INSTALLED IN EVERY REQ'D INTERIOR EXIT STAIRWAY, WITH A HOSE CONNECTION FOR EACH STORY, LOCATED AT AN INTERMEDIATE LANDING BETWEEN STORIES, UNLESS APPROVED BY THE FIRE CODE OFFICIAL. WHERE THE ROOF HAS A SLOPE OF < 1:12, A HOSE CONNECTION SHALL BE LOCATED TO SERVE THE ROOF AT THE HIGHEST LANDING OF AN INTERIOR EXIT STAIRWAY WITH ACCESS TO THE ROOF. (905.4) STANDPIPES TO BE INTERCONNECTED. (905.4.2)	SEE STAIR PLANS FOR STANDPIPE LOCATIONS.
CABINETS	CABINETS CONTAINING FIRE-FIGHTING EQUIPMENT SHALL NOT BE BLOCKED FROM USE OR OBSCURED FROM VIEW, SHALL BE IDENTIFIED WITH A PERMANENTLY ATTACHED SIGN OR THROUGH VISUAL IDENTIFICATION THROUGH A CLEAR PANEL, SHALL BE UNLOCKED EXCEPT WITH APPROVED LOCKING ARRANGEMENTS. (905.7)	
PORTABLE FIRE EXTINGUISHERS	REQUIRED IN GROUPS A, B AND R. (906.1) MAX TRAVEL DISTANCE TO AN EXTINGUISHER IS 75 FT. (TABLE 906.3) IN UNOBSTRUCTED, CONSPICUOUS LOCATIONS ALONG NORMAL PATHS OF TRAVEL. (906. 5)	SEE ENLARGED CORRIDOR PLANS FOR FE-C LOCATIONS.
INSTALLATION	EXTINGUISHERS HAVING A GROSS WEIGHT OF 40 LBS OR LESS SHALL BE INSTALLED SO THEIR TOPS ARE NO MORE THAN 5 FT AFF. (906.9)	
FIRE ALARM AND DETECTION SYSTEMS	FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES. (907.2.9)	
GROUP R-2 COLLEGE AND UNIVERSITY BLDGS	AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM PER SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES OPERATED BY A COLLEGE OR UNIVERSITY FOR STUDENT HOUSING IN ALL OF THE FOLLOWING LOCATIONS: COMMON SPACES OUTSIDE OF DWELLING UNITS; MECHANICAL EQUIPMENT ROOMS AND STORAGE ROOMS; ALL INTERIOR CORRIDORS SERVING DWELLING UNITS. SMOKE ALARMS SHALL BE INTERCONNECTED WITH THE FIRE ALARM SYSTEM. (907.2.9.3)	AUTOMATIC SMOKE DETECTION SYSTEM WILL COMPLY.
SINGLE OR MULTIPLE STATION SMOKE ALARMS	SHALL BE INSTALLED IN GROUP R-2 REGARDLESS OF OCCUPANT LOAD OUTSIDE OF EACH SEPARATE SLEEPING AREA & IN EACH ROOM USED FOR SLEEPING PURPOSES. SMOKE ALARMS SHALL NOT BE INSTALLED NEAR COOKING APPLIANCES, WITHIN 3 FT HORIZONTAL FROM THE DOOR TO A BATHROOM. SMOKE ALARMS WITHIN INDIVIDUAL DWELLING UNITS SHALL BE INTERCONNECTED OR BE LISTED WIRELESS ALARMS WHEREAS ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BLDG WIRING & SHALL BE EQUIPPED WITH A BATTERY BACKUP OR BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. (907.2.11)	
SMOKE DETECTION SYSTEM	SMOKE DETECTORS IN ACCORDANCE WITH UL 268 AND PROVIDED AS PART OF THE BLDG FIRE ALARM SYSTEM SHALL BE AN ACCEPTABLE ALT TO SINGLE/MULTIPLE STATION SMOKE ALARMS. (907.2.11.7)	
OCCUPANT NOTIFICATION SYSTEM	A FIRE ALARM SYSTEM SHALL ANNUNCIATE AT THE FIRE ALARM CONTROL UNIT AND SHAL INITIATE OCCUPANT NOTIFICATION UPON ACTIVATION BY AUTOMATIC FIRE DETECTORS, AUTOMATIC SPRINKLER SYSTEM WATERFLOW DEVICES, MANUAL FIRE ALARM BOXES. (907.5)	
ALARM NOTIFICATION APPLIANCES	AUDIBLE ALARMS SHALL BE PROVIDED & EMIT A DISTINCTIVE SOUND. VISIBLE ALARMS SHALL BE PROVIDED IN PUBLIC USE AREAS & COMMON USE AREAS. IN GROUP R-2, ALL DWELLING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARMS FOR FUTURE INSTALLMENT IN ACCORDANCE WITH CH 10 OF 1CC A117.1. (907.5.2)	
ELEVATOR PRESSURIZATION	WHERE ELEVATOR HOISTWAY PRESSURIZATION IS PROVIDED IN LIEU OF REQ'D ENCLOSED ELEVATOR LOBBIES, PRESSURIZATION SYSTEM SHALL COMPLY WITH SECTION 909.21.	
FIRE DEPARTMENT CONNECTIONS	CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS, OR OTHERWISE APPROVED BY THE FIRE CHIEF. (912.2.1) ACCESS SHALL NOT BE OBSTRUCTED BY ANY FIXED OR MOVEABLE OBJECT, AND A WORKING SPACE OF NOT LESS THAN 36" W x 36" D x 78" H SHALL BE PROVIDED. (912.4) A METAL SIGN WITH RAISED, MIN. 1" HIGH LETTERS SHALL BE MOUNTED ON ALL FIRE DEPT CONNECTIONS. (912.5)	
EQUIPMENT ROOM IDENTIFICATION	ROOMS CONTAINING CONTROLS, SPRINKLER RISERS AND VALVES OR OTHER FIRE CONTROL ELEMENTS SHALL BE IDENTIFIED WITH APPROVED SIGNS, PERMENENTLY INSTALLED AND READILY VISIBLE. (914.2)	
CARBON MONOXIDE DETECTION	CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUP R OCCUPANCIES: R-2 OCCUPANCIES, WITH THE EXCEPTION OF R-2 COLLEGE DORMITORIES, ARE REQUIRED TO INSTALL DETECTORS WITHOUT EXCEPTION. DWELLING UNITS IN R-2 COLLEGE DORMITORIES WHICH DO NOT THEMSELVES CONTAIN A FUEL-BURNING APPLIANCE NEED NOT BE PROVIDED WITH CARBON MONOXIDE ALARMS. (915.1.1 EXCEPTIONS 1 & 2, WAC 51-50)	NO GAS APPLIANCES IN THE UNITS, THEREFORE NO CARBON MONOXIDE DETECTORS WILL BE INSTALLED.
EMERGENCY RESPONDER RADIO COVERAGE	RADIO COVERAGE SHALL BE PROVIDED PER SECTION 510 OF THE INTERNATIONAL FIRE CODE. (916)	

CH. 10 - MEANS OF EGRESS

CEILING HEIGHT	THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-6", EXCEPT AT ALLOWABLE PROJECTIONS PER SECTION 1003.3, STAIR HEADROOM PER SECTION 1011.3, RAMP HEADROOM PER SECTION 1012.5.2, AND AT DOORS PER SECTION 1010.1.1. (1003.2)	HEADROOM AT L1 STAIR 2 IS PER SECTION 1011.3, CEILING HEIGHT EVERYWHERE ELSE IS MIN. 7'-6".
PROTRUDING OBJECTS	PROTRUDING OBJECTS MAY NOT REDUCE THE MIN CLR WIDTH OF ACCESSIBLE ROUTES. ON CIRCULATION PATHS, HEADROOM MAY BE REDUCED TO MIN. 80" PROVIDED NOT MORE THAN 50% OF THE CEILING AREA OF THE MEANS OF EGRESS IS REDUCED IN HEIGHT. A MAX 27" HIGH BARRIER SHALL BE PROVIDED WHERE VERTICAL CLR IS < 80", EXCEPT AT DOOR CLOSERS & STOPS WHICH SHALL HAVE VERTICAL CLR OF AT LEAST 78". HORIZONTAL PROJECTIONS BETWEEN 27" AND 80" AFF SHALL NOT PROJECT MORE THAN 4" INTO THE CIRCULATION PATH, EXCEPT HANDRAILS WHICH MAY PROJECT 4-1/2". (1003.3)	FIRE EXTINGUISHER CABINETS COMPLY.
ELEVATION CHANGE	WHERE AN ELEVATION CHANGE OF < 12" OCCURS IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED. WHERE THE SLOPE IS > 1:20, RAMPS COMPLYING WITH SECTION 1012 SHALL BE USED. WHERE THE DIFFERENCE IN ELEVATION IS 6" OR LESS, EITHER HANDRAILS OR CONTRASTING FLOOR FINISH MATERIALS SHALL BE INSTALLED. EXCEPTIONS: A SINGLE STEP WITH A MAX. RISER OF 7" IS ALLOWED AT R-2 EXTERIOR DOORS NOT REQUIRED TO BE ACCESSIBLE BY CH. 11. A STAIR WITH A SINGLE RISER, OR TWO RISERS AND A TREAD IS PERMITTED AT LOCATIONS NOT REQUIRED TO BE ACCESSIBLE BY CH. 11 AND WHERE DESIGN COMPLIES WITH SECTION 1011.5, THE MIN. TREAD...	
MEANS OF EGRESS CONTINUITY	THE MINIMUM WIDTH OF A MEANS OF EGRESS SYSTEM SHALL NOT BE DIMINISHED ALONG THE PATH OF TRAVEL, AND SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN A MEANS OF EGRESS COMPONENT. (1003.6)	
ELEVATORS	ELEVATORS MAY BE USED AS AN ACCESSIBLE MEANS OF EGRESS IF THEY COMPLY WITH SECTION 1009.4. (1003.7)	

CH. 10 - MEANS OF EGRESS (cont)

OCCUPANT LOAD	THE DESIGN OF EGRESS PATH CAPACITY SHALL BE BASED ON THE CUMULATIVE PORTION OF OCCUPANT LOADS OF ALL ROOMS, AREAS OR SPACES TO THAT POINT ALONG THE PATH OF EGRESS TRAVEL. OCCUPANT LOAD FROM SEPARATE STORIES SHALL NOT BE ADDED. (1004.1)	
MAX. FLOOR AREA ALOWANCES PER OCCUPANT (TABLE 1004.1.2)		SEE OCCUPANT LOAD DIAGRAMS
ACCESSORY STORAGE, MECH EQUIP	300 SF/OCCUPANT, GROSS	
ASSEMBLY W/O FIXED SEATS; UNCONCENTRATED (TABLES & CHAIRS)	15 SF/OCC, NET	
BUSINESS AREAS	100 SF/OCC, GROSS	
COMMERCIAL KITCHENS	200 SF/OCC, GROSS	
READING ROOMS	500 SF/OCC, NET	
STORAGE, STOCK, SHIPPING AREAS	300 SF/OCC, GROSS	
RESIDENTIAL	200 SF/OCC, GROSS	
POSTING OF OCCUPANT LOAD	EVERY SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT. (1004.3)	
MULTIPLE OCCUPANCIES	WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQ'S OF ALL OCCUPANCIES SERVED. (1004.6)	
MEANS OF EGRESS SIZING		
STAIRWAY	MEANS OF EGRESS STAIRWAY WIDTH (IN INCHES) = OCCUPANT LOAD SERVED x 0.2 FOR FULLY SPRINKLERED BUILDINGS WITH AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQ'D CAPACITY OF THE STAIRWAY SERVING THAT STORY. (1005.3.1)	NO H OR I OCCUPANCY IN THE BUILDING. SEE CALC'S, G2.02. MIN. STAIRWAY WIDTH GOVERNS.
OTHER EGRESS COMPONENTS	MIN. WIDTH (IN INCHES) = OCCUPANT LOAD SERVED x 0.15 FOR FULLY SPRINKLERED BUILDINGS WITH AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.	NO H OR I OCCUPANCY IN THE BUILDING.
REQUIRED CAPACTIY DISTRIBUTION	WHERE MORE THAN ONE EXIT IS REQ'D, MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT SHALL NOT REDUCE THE AVAILABLE CAPACITY/WIDTH TO < 50% OF THE REQ'D CAPACITY/WIDTH. (1005.5)	
ENCROACHMENT	DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE THE REQ'D EGRESS WIDTH BY > 7". DOORS IN ANY POSITION SHALL NOT REDUCE THE REQ'D WIDTH BY MORE THAN 1/2. THIS DOES NOT APPLY TO DOORS WITHIN R-2 DWELLING UNITS. TRIM AND DECORATIVE FEATURES MAY ENCROACH MAX. 1 1/2" ON EACH SIDE. (1005.7.1)	
NUMBER OF EXITS & EXIT ACCESS DOORWAYS	TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL EXCEEDS THE VALUES IN TABLE 1006.2.1. (1006.2.1)	
	IN GROUP R-2, ONE MEANS OF EGRESS IS PERMITTED FROM INDIVIDUAL DWELLING UNITS WITH AUTOMATIC SPRINKLERS AND WHERE THE COMMON PATH OF EGRESS TRAVEL THAT DOES NOT EXCEED 125'. (1006.2.1 EXCEPTION 1)	
SPACES WITH ONE EXIT REQ'D (TABLE 1006.2.1)	A, E, U: MAX OCCUPANCY = 49, MAX PATH OF TRAVEL = 75' B: MAX OCCUPANCY = 49, MAX PATH OF TRAVEL = 100' R-2: MAX OCCUPANCY = 10, MAX PATH OF TRAVEL = 125' S: MAX OCCUPANCY = 29, MAX PATH OF TRAVEL = 100'	BLDG IS FULLY SPRINKLERED
EGRESS BASED ON USE	TWO EXITS ARE REQUIRED FROM BOILER, INCINERATOR AND FURNACE ROOMS WHERE THE AREA IS > 500 SF. (1006.2.2.1) TWO EXITS ARE REQUIRED FROM ELECTRICAL ROOMS WITH EQUIPMENT SIZES PER WAC 51-50 AMENDMENT. (1006.2.2.6)	TWO EXITS ARE SUPPLIED FROM THE UTILITY ROOM.
NUMBER OF EXITS	FOR OCCUPANT LOAD OF UP TO 500, MIN. 2 EXITS PER STORY REQ'D (TABLE1006.3.1)	MIN. 2 EXITS PER STORY PROVIDED.
EXIT & EXIT ACCESS DOORWAY CONFIGURATION		
SEPARATION DISTANCE	TWO EXITS SHALL BE PLACED A DISTANCE OF 1/3 OF THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE BUILDING/AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. (1007.1.1 EXCEPTION 1 & 2)	BLDG IS FULLY SPRINKLERED, CORRIDORS ARE 1-HR RATED. SEE DIAGRAMS
MEASUREMENT POINT	THE SEPARATION DISTANCE FOR EXIT ACCESS DOORWAYS SHALL BE MEASURED TO ANY POINT ALONG THE WIDTH OF THE DOORWAY; FOR EXIT ACCESS STAIRWAYS TO THE FIRST RISER; FOR EXIT ACCESS RAMPS TO THE START OF THE RAMP. (1007.1.2)	
MEANS OF ILLUMINATION	THE MEANS OF EGRESS SHALL ALWAYS BE ILLUMINATED WITH MIN. 1 FOOTCANDLE AT THE WALKING SURFACE AT ALL TIMES WHEN THE SPACE IS OCCUPIED. EXCEPTION: R-2 DWELLING UNITS. (1008.2)	
EMERGENCY POWER FOR ILLUMINATION	IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, CORRIDORS, EXIT ACCESS STAIRWAYS & RAMPS, EXIT PASSAGEWAYS AND EXIT DISCHARGE AREAS, ELECTRICAL EQUIPMENT ROOMS AND FIRE COMMAND CENTERS, WITH MIN. AVERAGE OF 1 FOOTCANDLE AT THE WALKING SURFACE FOR MIN. 90 MINUTES. (1008.3)	
ACCESSIBLE MEANS OF EGRESS	ACCESSIBLE SPACES SHALL BE PROVIDED WITH AT LEAST ONE ACCESSIBLE MEANS OF EGRESS. WHERE > 1 MEANS OF EGRESS IS REQ'D, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY AT LEAST TWO ACCESSIBLE MEANS OF EGRESS. (1009.1)	ALL EGRESS ROUTES ARE ACCESSIBLE.
ELEVATORS	IN BLDGS WHERE A REQ'D ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE THE LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQ'D ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR (1009.2.1) THAT COMPLIES WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQ'S AND STANDBY POWER PRESCRIBED BY SECTION 1009.4. (1009.4)	ELEVATOR COMPLIES.
TWO-WAY COMMUNICATION	A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR ON EACH ACCESSIBLE FLOOR ABOVE THE LEVEL OF EXIT DISCHARGE. (1009.8)	
DOORS, GATES AND TURNSTILES	ALL DOORS TO COMPLY WITH SECTION 1010.	SEE DOOR SCHEDULE SHEETS.
STAIRWAYS	MIN WIDTH = 44", EXCEPT WHEN OCCUPANT LOAD IS < 50, THEN MIN WIDTH = 36". (1011.2) HEADROOM MIN = 80". (1011.3) STAIR RISERS TO BE MIN 4" AND MAX 7". STAIR TREADS TO BE MIN 11" DEEP. RISERS AND TREADS TO BE OF UNIFORM SIZE AND SHAPE. RISERS SHALL BE SOLID. (1011.5) LANDINGS AT TOP AND BOTTOM OF STAIRWAYS SHALL BE AT LEAST AS WIDE AS THE STAIRWAY AND MIN 48" DEEP. DOORS OPENING ONTO THE LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN 1/2 THE REQ'D WIDTH. WHEN FULLY OPEN THE DOOR SHALL NOT PROJECT > 7" INTO THE LANDING. (1011.6) STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. (1011.11)	SEE BARRIER FREE SHEETS FOR ACCESSIBILITY REQUIREMENTS.
STAIRWAY TO ROOF	IN BLDGS 4 OR MORE STORIES ABOVE GRADE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE. IN BLDGS WITHOUT AN OCCUPIED ROOF ACCESS TO THE ROOF FROM THE TOP STORY SHALL BE PERMITTED TO BE BY ALTERNATING TREAD DEVICE, A SHIPS LADDER, OR A PERMANENT LADDER. WHERE A STAIRWAY IS PROVIDED TO A ROOF, ACCESS SHALL BE THROUGH A PENTHOUSE. IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS MAY BE A ROOF HATCH NOT LESS THAN 16 SF IN AREA WITH A MIN. DIM OF 2'. (1011.12)	ACCESS TO ROOF AT STAIR 1 IS VIA STAIRWAY WITH PENTHOUSE.
LADDERS	PERMANENT LADDERS SHALL BE PERMITTED TO PROVIDE ACCESS TO NONOCCUPIED ROOFS THAT ARE NOT REQ'D TO HAVE STAIRWAY ACCESS PER SECTION 1011.12. (1011.16)	ACCESS TO ROOF AT STAIR 2 IS VIA PERMANENT LADDER.

CH. 10 - MEANS OF EGRESS (cont)

RAMPS	RAMPS USED AS A MEANS OF EGRESS SHALL HAVE A SLOPE NOT > 1:12 (8%). OTHER PEDESTRIAN RAMPS SHALL HAVE A SLOPE NOT > 1:8 (12.5%). (1012.2) CROSS SLOPE MAY NOT EXCEED 1:48 (2%). (1012.3) MAX RISE = 30". (1012.4) MIN CLEAR WIDTH BETWEEN HANDRAILS = 36". PROJECTIONS INTO THE RAMP OR LANDING ARE PROHIBITED. (1012.5) LANDINGS SHALL BE AT LEAST AS WIDE AS THE RAMP AND MIN 60" DEEP IF IT IS PART OF AN ACCESSIBLE ROUTE. WHERE CHANGES IN DIRECTION OCCUR, THE LANDING MUST BE MIN 60" X 60". (1012.6) RAMPS WITH A RISE > 6" SHALL HAVE HANDRAILS ON BOTH SIDES. (1012.8) EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF THE RAMP/RAISED LANDING. (1012.10)	SEE BARRIER FREE SHEETS FOR ACCESSIBILITY REQUIREMENTS.
EXIT SIGNS	EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS > 100' FROM THE NEAREST VISIBLE EXIT SIGN. (1013.1) EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.6.3)	
HANDRAILS	HANDRAILS TO BE BETWEEN 34" AND 38" AFF (1014.2) AND HAVE A CIRCULAR CROSS SECTION BETWEEN 1-1/4" AND 2" (1014.13) HANDRAILS SHALL BE CONTINUOUS, EXTEND 12" BEYOND TOP AND BOTTOM OF RAMPS OR STAIRS AND RETURN TO THE WALL, GUARD OR WALKING SURFACE. (1014.6) CLEARANCE BETWEEN THE HANDRAIL AND WALL MUST BE MIN 1-1/2". (1014.7)	
GUARDS	42" HIGH GUARDS ARE REQ'D ALONG OPEN SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" ABOVE GRADE BELOW. (1015.2) GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE. (1015.4)	
WINDOW OPENINGS	OPERABLE WINDOWS IN GROUP R-2 BLDGS WHERE THE TOP OF THE SILL IS < 36" AFF AND > 72" ABOVE GRADE SHALL BE EITHER FITTED WITH WINDOW FALL PREVENTION DEVICES OR OPENING CONTROL DEVICES, OR SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE. (1015.8)	
EXIT ACCESS TRAVEL DISTANCE	MAX TRAVEL DISTANCE IN A SPRINKLERED BUILDING, PER TABLE 1017.2: OCCUPANCY A, R & S-1 = 250 FT OCCUPANCY B = 300 FT	
MEASUREMENT	EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT. (1017.3)	
CORRIDORS	MIN WIDTH = 44", WITH OCCUPANT LOAD < 50 = 36" (TABLE 1020.2) DEAD END CORRIDORS SHALL NOT EXCEED 50'. (1020.4)	
INTERIOR EXIT STAIRWAYS AND RAMPS	EXTERIOR WALLS OF THE INTERIOR EXIT STARWAY SHALL COMPLY WITH REQ'S OF SECTION 705 FOR EXT WALLS. WHERE NON-RATED WALLS OR UNPROTECTED OPENINGS ENCLOSE THE EXTERIOR OF THE STAIWAY AND THE WALLS OR OPENINGS ARE EXPOSED BY OTHER PARTS OF THE BLDG AT AN ANGLE < 180 DEG, THE BLDG EXTERIOR WALLS WITHIN 10' HORIZONTALLY OF A NON-RATED WALL OR UNPROTECTED OPENING SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1-HR. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED WITH A FIRE RATING OF NOT LESS THAN 45 MIN. (1023.7)	EXTERIOR WALL AT STAIR 2 IS 1-HR RATED, NO UNPROTECTED OPENINGS.
SIGNAGE	A SIGN SHALL BE PROVIDED AT EACH INTERIOR EXIT STAIRWAY FLOOR LANDING, STATING THE STORY OF AND THE DIRECTION TO THE EXIT DISCHARGE, AND THE AVAILABILITY OF ROOF ACCESS FROM THE STAIRWAY FOR THE FIRE DEPT. (1023.9)	
EXIT DISCHARGE	EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. EXCEPTION: NOT MORE THAN 50% OF THE NUMBER AND MIN WIDTH REQ'D OF INTERIOR EXIT STAIRWAYS IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF DISCHARGE PROVIDED THERE IS A FREE AND UNOBSTRUCTED PATH OF TRAVEL TO AN EXTERIOR EXIT DOOR THAT IS READILY VISIBLE, AND A SPRINKLER SYSTEM IS PROVIDED. (1028.1)	

CH. 11 - ACCESSIBILITY

SCOPING REQUIREMENTS	SITES, BLDGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES SHALL BE ACCESSIBLE. (1103.1).	
ACCESSIBLE ENTRANCES	AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. (1105.1)	ALL ENTRANCES ARE ACCESSIBLE.
PARKING	IN GROUP R-2, AT LEAST 2% OF PARKING SPACES, BUT AT LEAST ONE, SHALL BE ACCESSIBLE. (1106.2) FOR EVERY 6 ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE SPACE.	1 VAN ACCESSIBLE PARKING SPACE PROVIDED. ALL ON-SITE PARKING IS FOR RESIDENTIAL USE.
LOCATION	ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BLDG ENTRANCE. WHEREVER PRACTICAL, THE ACCESSIBLE ROUTE SHALL NOT CROSS LANES OF TRAFFIC. (1106.6)	
DWELLING UNITS	IN GROUP R-2, AT LEAST 5% OF ALL UNITS, AND AT LEAST ONE UNIT OF EACH TYPE, SHALL BE TYPE A. EVERY OTHER DWELLING UNIT SHALL BE TYPE B. (1107.6.2.2.1)	ONE UNIT OF EACH SIZE IS TYPE A.

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Permit Doc.		
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Project Number: 19-030

02/18/20 Schematic Design

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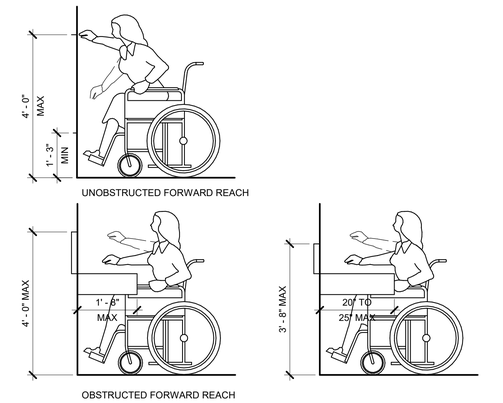
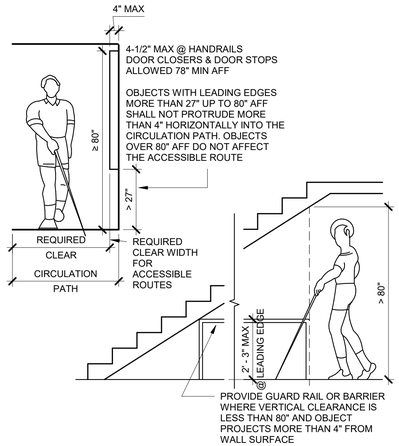
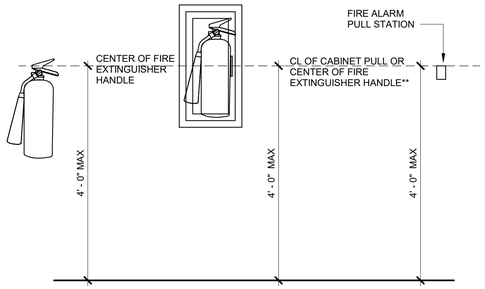


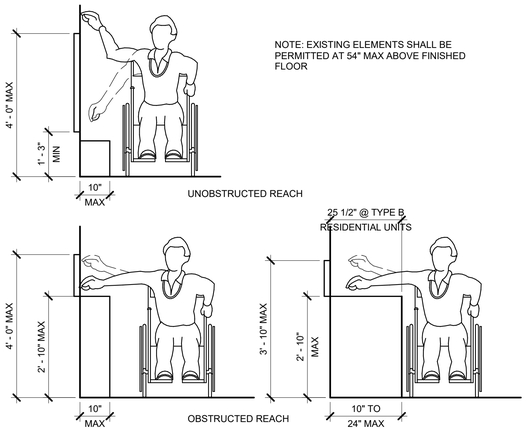
10 REACH RANGES
SCALE: 1/2" = 1'-0"
ICC A117.1-2009 SECTION 308



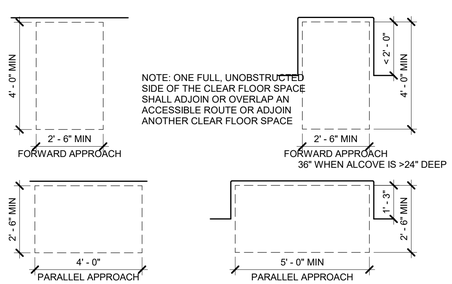
7 PROTRUDING OBJECTS
SCALE: 3/8" = 1'-0"
ICC A117.1-2009 SECTION 307



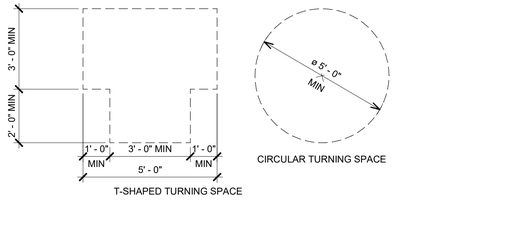
3 FIRE EXTINGUISHER & ALARM
SCALE: 3/4" = 1'-0"
ICC A117.1-2009 SECTION 308



11 REACH RANGES
SCALE: 1/2" = 1'-0"
ICC A117.1-2009 SECTION 308

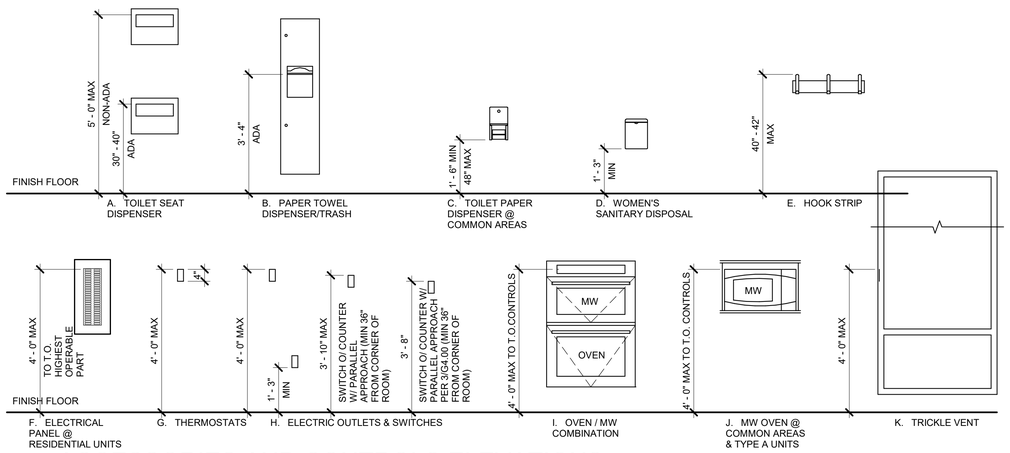


9 CLEAR FLOOR SPACES
SCALE: 3/8" = 1'-0"
ICC A117.1-2009 SECTION 305



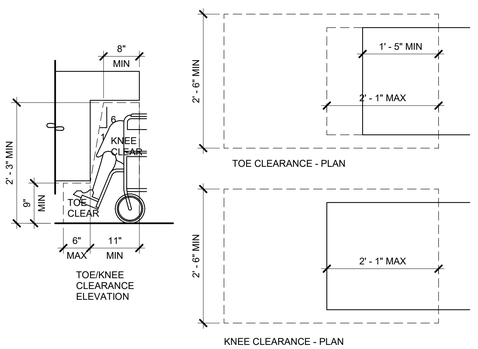
NOTES:
1. FLOOR SURFACES OF A TURNING SPACE SHALL HAVE A SLOPE NO STEEPER THAN 1:48
2. TURNING SPACES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES
3. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO THE TURNING SPACES

5 TURNING SPACE
SCALE: 3/8" = 1'-0"
ICC A117.1-2009 SECTION 304



12 ACCESSORIES AND CONTROLS ELEVATIONS
SCALE: 1/2" = 1'-0"
ICC A117.1-2009

SPACE BENEATH ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR SPACE AT AN ELEMENT, CLEARANCE AT ELEMENTS, OR A TURNING SPACE AS PROVIDED BELOW. ADDITIONAL SPACE BEYOND KNEE AND TOE CLEARANCE SHALL BE PERMITTED BENEATH ELEMENTS.



6 KNEE & TOE CLEARANCES
SCALE: 3/4" = 1'-0"
ICC A117.1-2009 SECTION 305

GENERAL NOTES:

1. ACCESSIBILITY REQUIREMENTS ARE BASED ON ANSI A117.1-2009, 1998 FHADM, AND THE 2010 ADAS.
2. ALL RESIDENTIAL DWELLING UNITS ARE CONSIDERED ACCESSIBLE UNITS. REFERENCE INCLUDED UNIT MATRIX, BUILDING FLOOR PLANS, AND UNIT FLOOR PLANS FOR DISTRIBUTION OF TYPE A UNITS AS DEFINED BY ANSI AND TYPE B UNITS AS DEFINED BY ANSI AND FHA. TYPE A RESIDENTIAL UNITS SHALL COMPRISE 5% OF TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED. TYPE A UNITS ARE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON INCLUDED FLOOR PLANS.
3. ROUTES SHALL BE A MINIMUM OF 36" ON INTERIOR ROUTES AND 44" ON EXTERIOR ROUTES AND BE FREE OF ALL OBJECTS. CLEAR WIDTH IS MEASURED BETWEEN THE MOST OBSTRUCTING ELEMENTS SUCH AS WALL BASE, DOOR CASING, AND COUNTERTOP EDGES UNLESS NOTED OTHERWISE. SEE DETAIL #8 FOR REQUIREMENTS RELATED TO PROTRUDING OBJECTS.
4. ALL ACCESSIBLE RAMPS SHALL HAVE MAXIMUM SLOPES OF 1:12 ALONG THE SLOPED SURFACE AND HANDRAILS ON BOTH SIDES OF THE RAMP.
5. ALL PUBLIC EXTERIOR DOOR FORCES SHALL MEET 10 POUNDS OF FORCE OR LESS; INTERIOR DOOR FORCES SHALL MEET 5 POUNDS OR LESS; OR COMPLY WITH WAC 1106.10.5. INTERIOR DOOR HARDWARE IN ALL CONDITIONS (EXCLUDING NON-PUBLIC AREAS) SHALL BE EASILY USABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRIPPING OR TWISTING.
6. DOORS ON AN ACCESSIBLE ROUTE, UNIT ENTRY/EXTERIOR DOORS AND TYPE A INTERIOR DOORS MUST HAVE A 32" CLEAR OPENING WHEN OPEN AT 90 DEGREES TO THE FRAME. TYPE B UNIT INTERIOR DOORS MAY HAVE A 31 3/4" CLEAR OPENING. CAUTION SHOULD BE TAKEN IN THE SELECTION OF SLIDING DOORS ON ACCESSIBLE ROUTES TO CONFIRM THE CLEAR OPENINGS COMPLY. HARDWARE TO BE ACCESSIBLE. ELEVATION CHANGE BETWEEN INTERIOR AND EXTERIOR LEVELS AT TYPE A UNITS IS 1/2" MAX INCLUDING THE THRESHOLD.
7. DOORS ON AN ACCESSIBLE ROUTE, UNIT ENTRY/EXTERIOR DOORS AND TYPE A INTERIOR DOORS MUST HAVE ACCESSIBLE MANEUVERING CLEARANCE ON EACH SIDE OF THE DOOR PER 2009 ICC/ANSI A117.1 SECTION 404. TYPE B UNIT INTERIOR DOORS ARE NOT REQUIRED TO HAVE MANEUVERING CLEARANCE AT DOORS.
8. EXTERIOR DOOR THRESHOLDS IN TYPE A UNITS, AND COMMON AREAS SHALL BE ACCESSIBLE UP TO A MAXIMUM OF 1/2, BEVELED 1:2, FOR SWING DOORS AND UP TO 3/4" FOR SLIDING DOORS. EXTERIOR DOOR THRESHOLDS IN TYPE B UNITS SHALL BE ACCESSIBLE UP TO A MAXIMUM OF 1/2", BEVELED 1:2, FOR SWING DOORS AND UP TO 3/4" FOR SLIDING DOORS. TYPE B UNIT DECKS AND BALCONIES WITH IMPERVIOUS SURFACES MAY HAVE A TRANSITION OF UP TO 4" DROP FROM THE INTERIOR UNIT LEVEL TO THE DECK AND BE DESIGNED TO ALLOW A RAISED PLATFORM TO BE INSTALLED IN THE FUTURE. ASSOCIATED GUARD HEIGHT TO BE EXTENDED TO 42" AFF AS APPLICABLE.
9. PROVIDE LEVEL LANDINGS AT ALL EXTERIOR ENTRANCE DOORS TO THE BUILDING, INCLUDING RETAIL SPACES, FROM THE SIDEWALK OF AT LEAST 60" X 60" THAT PROVIDE ACCESSIBLE MANEUVERING CLEARANCE ORIENTED TO THE ENTRANCE DOOR WITH 1:48" SLOPE MAX.
10. FLOOR TEXTURES IN PUBLIC AREAS AND TYPE A DWELLING UNITS MUST BE FIRM, STABLE AND SLIP-RESISTANT.
11. JOINTS BETWEEN EXTERIOR MATERIALS AND OPENINGS IN FLOOR SURFACES SHALL COMPLY WITH 2009 ICC/ANSI A117.1 SECTION 302.
12. SIGNS THAT IDENTIFY PERMANENT ROOMS AND SPACES SHALL HAVE TACTILE, RAISED AND BRAILLE CHARACTERS AND PICTOGRAMS AS REQUIRED BY 2009 ICC/ANSI A117.1 SECTION 703. THESE SIGNS SHALL BE MOUNTED 60" AFF TO THE BOTTOM OF THE TOP MOST LETTERS AND NOT LESS THAN 48" AFF TO THE BOTTOM OF THE LOWEST LETTERS OR CHARACTERS. SIGN SHALL BE LOCATED ON THE LATCH SIDE OF THE DOOR, APPROXIMATELY 9" FROM THE JAMB. SEE 2009 ICC/ANSI A117.1 SECTION 703.3 FOR MORE DETAIL.
13. TRANSITIONS BETWEEN FLOOR MATERIALS SHALL BE LEVEL, VERTICAL UP TO 1/4" OR BEVELED 1:2 UP TO 1/2".
14. TRASH DISPOSAL UNITS MUST BE ON AN ACCESSIBLE ROUTE, HAVE CONTROLS WITHIN THE REACH RANGE, HAVE A CLEAR FLOOR SPACE OF 30" X 48" FOR EITHER A FORWARD OR SIDE APPROACH TO ALLOW USE OF THE DISPOSAL UNIT AND BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, GRASPING OR TWISTING. THE FORCE TO OPERATE THE UNIT CONTROLS SHALL BE 5 POUNDS MAXIMUM.
15. TOILET AND BATHING ROOMS IN TYPE A AND B DWELLING UNITS MUST HAVE REINFORCING FOR FUTURE GRAB BARS PER 2009 ICC/ANSI A117.1 SECTION, SECTION 1003.11.1 AND 1004.11.1. ALL PUBLIC OR COMMON USE TOILET ROOMS MUST HAVE GRAB BARS INSTALLED.
16. TYPE B OPTION A BATHS SHALL HAVE 18" CLEARANCE BETWEEN THE WATER CLOSET AND TUB, OR PLUMBING CHASE WALL, WHICHEVER IS THE GREATEST PROJECTION. A CLEARANCE OF 18" FIXED IS REQUIRED BETWEEN A WATER CLOSET AND A SIDE WALL. CLEARANCE IN THE WC/TUB CONFIGURATION REQUIRES A REAR WALL WITH REINFORCEMENT BEHIND TO SUPPORT A SWING-UP GRAB BAR MOUNTED BETWEEN IN THE FUTURE. ADEQUATE SPACE MUST BE PROVIDED ON A FLUSH SOLID SURFACE TO MOUNT THE SWING-UP GRAB BAR AND BACK PLATE BETWEEN THE WATER CLOSET AND THE TUB SURROUND.
17. ELECTRICAL OUTLETS IN TYPE A AND B KITCHENS AND BATHS SHALL HAVE CLEAR FLOOR SPACE FOR EITHER FORWARD OR PARALLEL APPROACH. GENERAL RULE OF THUMB IS TO PLACE OUTLETS NO CLOSER THAN 36" FROM INTERIOR CORNERS OF KITCHEN OR 12" FROM OBSTRUCTIONS (COUNTER OR APPLIANCES). OUTLETS OVER COUNTERS SHALL BE 46" MAXIMUM AFF FOR PARALLEL APPROACH AND 44" MAXIMUM FOR FORWARD APPROACH / KNEE CLEARANCE. ONLY 1 INACCESSIBLE OUTLET IN EACH KITCHEN CAN BE PROVIDED ABOVE COUNTER TOP BETWEEN APPLIANCES AND FIXTURES. OBSTRUCTIONS ARE LIMITED TO 34" AFF AND 24" DEEP FOR ACCESS TO OUTLETS, SWITCHES, AND CONTROLS AT COMMON USE AND TYPE A UNITS.
18. TYPE A UNIT KITCHEN APPLIANCES MUST HAVE CONTROLS WITHIN THE REACH RANGE OF 48" TO 15" AFF. SEE 2009 ICC/ANSI A117.1 SECTION 1003.12.5 FOR SPECIFIC APPLIANCE CRITERIA. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.
19. TYPE A AND B UNIT ENVIRONMENTAL CONTROLS, SWITCHES, OUTLETS, OPERABLE WINDOWS, PLUMBING FIXTURES, CONTROLS, AND ELECTRICAL PANELS MUST BE WITHIN THE REACH RANGE PER 2009 ICC/ANSI A117.1 SECTION 1003.9 FOR TYPE A UNITS AND SECTION 1004.9 FOR TYPE B UNITS, 308, AND 309. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.
20. TYPE A UNITS WITH OPERABLE WINDOWS MUST HAVE CONTROLS WITHIN THE REACH RANGE, WITH CLEAR FLOOR SPACE TO APPROACH THE CONTROLS AND EASILY OPERABLE WITH ONE HAND AND WITH 5 POUNDS OF FORCE OR LESS.
21. WHERE STORAGE FACILITIES ARE PROVIDED AT TYPE A UNITS, SUCH AS SHELVING OR RODS IN CLOSETS, AT LEAST ONE OF EACH TYPE SHALL HAVE CLEAR FLOOR SPACE FOR APPROACH AT EACH FACILITY, HEIGHT AND CONTROLS SHALL BE WITHIN THE REACH RANGE AND UNDER THE REQUIRED FORCE. KITCHEN CABINETS SHALL NOT BE REQUIRED TO COMPLY.
22. TWO-WAY COMMUNICATION SYSTEMS MUST HAVE BOTH AUDIBLE AND VISUAL INDICATORS AT ALL STATIONS.
23. 5% OF ALL STORAGE UNITS SHALL BE ACCESSIBLE, HAVING AN ACCESSIBLE DOOR (MANEUVERING CLEARANCE, USER PASSAGE WIDTH AND HARDWARE) ON AN ACCESSIBLE ROUTE.
24. CENTER OF SURFACE MOUNT FIRE EXTINGUISHER HANDLE, CENTER OF FIRE EXTINGUISHER CABINET PULL, AND CENTER OF CABINET PULL FOR CABINET MOUNTED FIRE EXTINGUISHER, TO BE MOUNTED AT 48" A.F.F, MAXIMUM.
25. ACTIVATING HANDLE OR LEVER OF MANUAL FIRE ALARM PULL STATIONS TO BE MOUNTED AT 48" A.F.F., MAXIMUM.
26. COMMON AREA DOORS ALONG AN ACCESSIBLE ROUTE TO COMPLY WITH NOTES ABOVE AND HAVE A MAX. THRESHOLD HEIGHT OF 1/2" WITH 1:2 BEVELS.
27. TYPE A KITCHEN WORK SURFACES AND SINKS SHALL BE 34" MAX. HT. WITH CLEAR FLOOR SPACE FOR AN UNOBSTRUCTED FORWARD APPROACH, 27" AFF KNEE SPACE @ 30" CLEAR WIDTH AND 17" MIN. DEEP.
28. TYPE A & B VANITIES TO HAVE A MAX HEIGHT OF 34". DIMENSION IS TO SINK OR COUNTER TOP, WHICHEVER IS HIGHER.
29. IN TYPE A KITCHENS, PROVIDE REMOVABLE CABINETS AT SINKS, VANITIES AND WORK SURFACES. PROVIDE REMOVABLE CABINET AT TYPE B VANITY WITH FORWARD APPROACH.
30. GENERAL CONTRACTOR TO ENSURE THAT THE SPACE BETWEEN OPPOSING COUNTERTOPS AND/OR PROJECTIONS INCLUDING APPLIANCES IS 40" CLEAR, MINIMUM.
31. CLOSETS DEEPER THAN 24" REQUIRE USER PASSAGE OF 32" CLEAR FOR TYPE A UNITS AND 313/4" CLEAR FOR TYPE B UNITS.

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Drawn By: Author
Project Manager:
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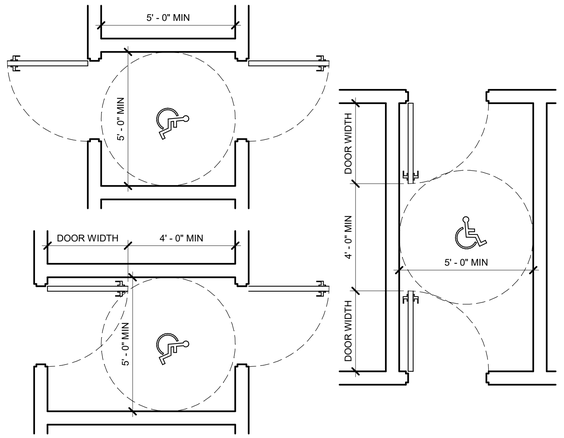


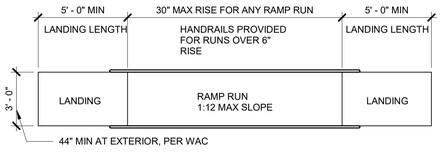
10 DOORS & DOORWAYS

SCALE: 3/8" = 1'-0"

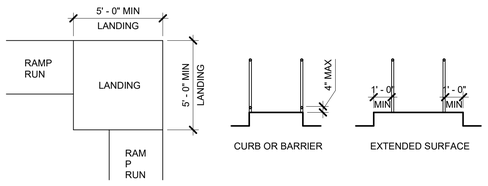
ICC A117.1-2009 SECTION 404

DOOR HARDWARE AND NOTES

1. IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAX IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH FLOORS SURFACE & LEVEL CHANGE REQUIREMENTS. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING OR ALTERED THRESHOLDS 3/4" MAX HIGH WITH A BEVELED EDGE EACH SIDE WITH A MAX SLOP OF 1:2 FOR THE HEIGHT EXCEEDING 1/4".
2. OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND & DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE
3. OPERABLE PARTS SHALL BE MOUNTED 34" MIN/48" MAX AFF.
4. OPERATING HARDWARE FOR SLIDING DOORS SHALL BE EXPOSED & USABLE FROM BOTH SIDES WHEN THE DOOR IS FULLY OPEN.
5. LOCKS USED ONLY FOR SECURITY & NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.
6. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN 90 DEG, THE TIME REQUIRED TO MOVE A DOOR TO AN OPEN POSITION OF 12 DEG SHALL BE 5 SECONDS MIN..
7. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN 70 DEG, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
8. FIRE DOORS SHALL HAVE A MIN. OPENING FORCE PER THE APPROPRIATE ADMIN. AUTHORITY. THE FORCE FOR PUSHING, PULLING OR SLIDING OPEN OTHER DOORS SHALL BE 5 LB. MAX. THIS DOES NOT APPLY TO FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. WASHINGTON STATE ALLOWS A 10 LB. MAX FORCE FOR EXTERIOR DOORS PER WAC 51-50-1101.2.3.
9. CLOSETS DEEPER THAN 24" REQUIRE USER PASSAGE (32" CLR AT TYPE A UNITS & 31 3/4" CLR AT TYPE B UNITS).



STRAIGHT RUN



DIRECTION CHANGE

CURB OR BARRIER

EXTENDED SURFACE

RAMP EDGE PROTECTION

11 RAMPS

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

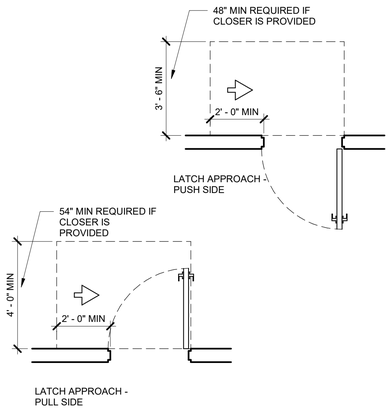
ICC A117.1-2009 SECTION 405

RAMP NOTES

1. CROSS SLOPES SHALL NOT BE STEEPER THAN 1:48
2. FLOOR SURFACE SHALL COMPLY WITH CODE REQUIREMENTS. SEE GENERAL NOTES.
3. CLEAR WIDTH OF LANDING SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUNS LEADING TO THE LANDING.
4. WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, CLEAR WIDTH SHALL BE MEASURED BTWN HANDRAILS.
5. WHERE DOORWAYS ARE ADJACENT TO RAMP LANDINGS, MANEUVERING CLEARANCES SHALL BE PERMITTED TO OVERLAP THE LANDING AREA. WHERE DOORS ARE PROVIDED WITH LOCKS, LANDINGS SHALL BE SIZED TO PROVIDE REQUIRED TURNING SPACES.
6. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
7. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS & AT EACH SIDE OF RAMP LANDINGS
8. EDGE BARRIERS ARE NOT REQ'D AT SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY OR HAVING A VERTICAL DROP-OFF OF 1/2" MAX WITHIN 10" HORIZ. OF THE MIN. LANDING AREA.

ALLOWABLE RAMP DIMS AT EXISTING SIDE, BUILDING & FACILITIES

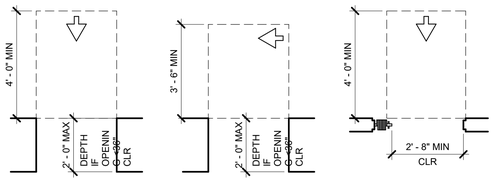
SLOPE	RISE
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	3" MAX
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6" MAX
SLOPE STEEPER THAN 1:8 SHALL NOT BE PERMITTED	



7 DOORS & DOORWAYS

SCALE: 3/8" = 1'-0"

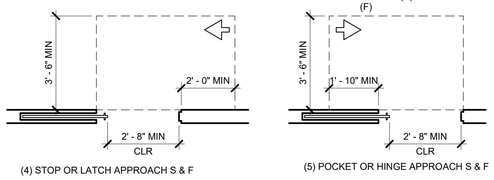
ICC A117.1-2009 SECTION 404



(1) FRONT APPROACH

(2) SIDE APPROACH

(3) FRONT APPROACH SLIDING (S) & FOLDING (F)



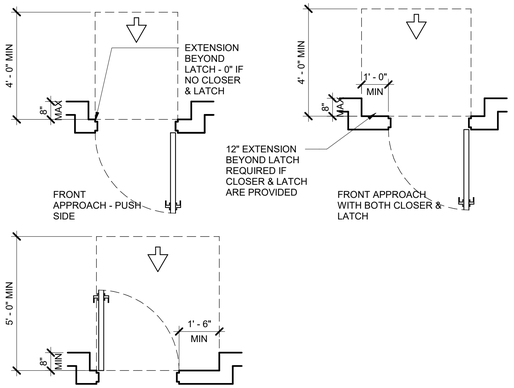
(4) STOP OR LATCH APPROACH S & F

(5) POCKET OR HINGE APPROACH S & F

8 DOORS & DOORWAYS

SCALE: 3/8" = 1'-0"

ICC A117.1-2009 SECTION 404



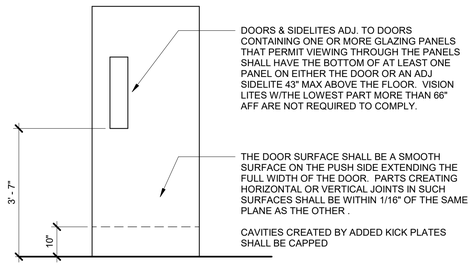
9 DOORS & DOORWAYS

SCALE: 3/8" = 1'-0"

ICC A117.1-2009 SECTION 404

NOTES

1. EXCEPTIONS FOR DOOR SURFACES: (1) SLIDING DOORS, (2) TEMPERED GLASS DOORS WITHOUT STILES & HAVING A BOTTOM RAIL OR SHOE W/THE TOP LEADING EDGE TAPERED AT NO LESS THAN 60° FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10" BOTTOM RAIL HEIGHT REQUIREMENT, (3) DOORS THAT DO NOT EXTEND TO WITHIN 10" OF THE FLOOR.



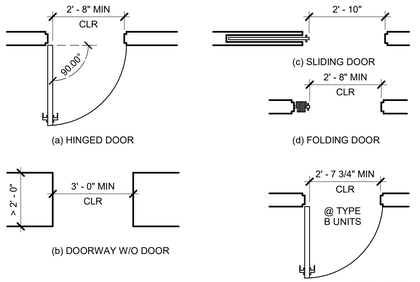
4 DOOR SURFACES & VISION LITES

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 SECTION 404

NOTES:

1. THERE SHALL BE NO PROJECTIONS INTO CLEAR OPENING WIDTH LOWER THAN 34" ABOVE FLOOR. PROJECTIONS INTO CLEAR OPENING WIDTH BETWEEN 34" & 80" A.F.F. SHALL NOT EXCEED 4".
2. DOOR CLOSER AND STOPS SHALL BE PERMITTED TO BE 78" MIN. A.F.F.
3. IN ALTERATIONS, A PROJECTION OF 5/8" MAX. INTO THE REQUIRED CLR. OPENING WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP
4. ALL UNIT INTERIOR DOORS SHALL BE 1-3/8" THICK, UNLESS NOTED OTHERWISE.
5. ALL 2'-10" UNIT DOORS SHALL MEET THE BUILDING CODE REQUIREMENT OF 31-3/4" CLEAR PASSAGE WHEN OPEN 90°. 3/8" DOOR STOPS ARE RECOMMENDED TO ACHIEVE CLEARANCE.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BUILD A COMPLIANT MOCK-UP
7. PRIOR TO OCCUPANCY, CONTRACTOR SHALL FIELD VERIFY THAT EVERY 2'-10" DOOR MEETS CLEARANCE REQUIREMENT.



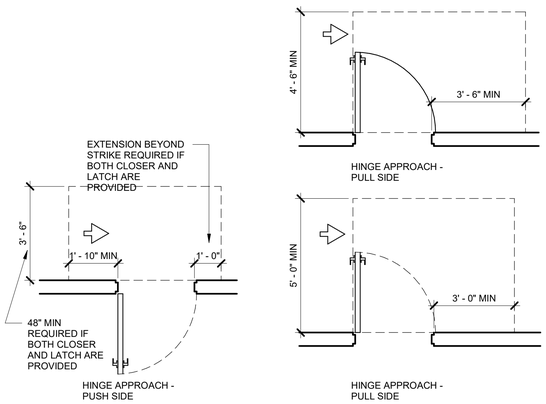
(b) DOORWAY W/O DOOR

(e) UNIT INTERIOR DOOR SEE NOTES 4 & 5

5 DOORS & DOORWAYS

SCALE: 3/8" = 1'-0"

ICC A117.1-2009 SECTION 404



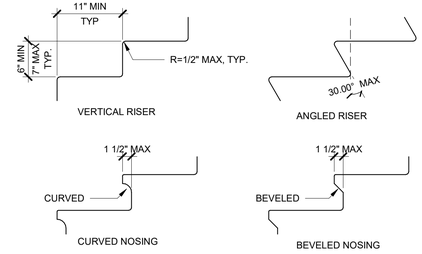
6 DOORS & DOORWAYS

SCALE: 3/8" = 1'-0"

ICC A117.1-2009 SECTION 404

NOTES:

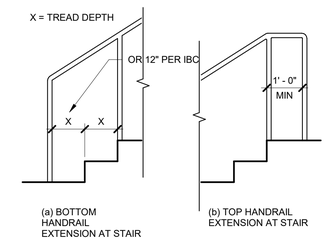
1. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHT & TREAD DEPTH TYP
2. OPEN RISER SHALL NOT BE PERMITTED
3. PROVIDE HANDRAILS BOTH SIDES
4. THE LEADING 2" OF EACH TREAD SHALL HAVE VISUAL CONTRAST FROM THE REMAINDER OF THE TREAD
5. STAIR TREADS SHALL COMPLY WITH ALL FLOOR SURFACE REQUIREMENTS
6. STAIR TREADS & LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

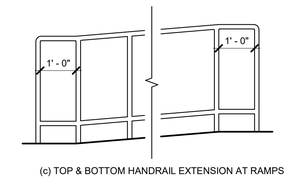


1 STAIR DETAILS

SCALE: 1" = 1'-0"

ICC A117.1-2009 SECTION 504





(c) TOP & BOTTOM HANDRAIL EXTENSION AT RAMPS

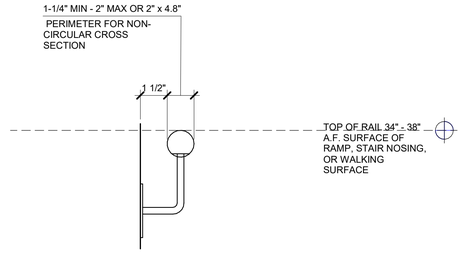
NOTES:

1. HANDRAILS SHALL EXTEND BEYOND & IN THE SAME DIRECTION OF STAIR FLIGHTS & RAMP RUNS.
2. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN.

2 HANDRAILS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 SECTION 505



NOTES:

1. GRIPPING SURFACES SHALL BE CONTINUOUS, W/O INTERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS OR OBSTRUCTIONS

3 HANDRAILS

SCALE: 3" = 1'-0"

ICC A117.1-2009 SECTION 505

STAIR NOTES

1. STAIR LIGHTING FOR INTERIOR STAIRWAYS SHALL PROVIDE 10 FOOT-CANDLES OF LUMINANCE MEASURED AT THE CENTER OF TREAD SURFACES & ON LANDING SURFACES WITHIN 24" OF NOSING.
2. LIGHTING CONTROLS, IF PROVIDED, SHALL HAVE OCCUPANCY-SENSING AUTOMATIC CONTROLS & MEETS THE REQ'D FOOT-CANDLE REQ'S @ THE ENTRANCE LANDING, EACH STAIR FLIGHT ADJACENT TO THE ENTRANCE LANDING & ON THE LANDING ABOVE & BELOW THE ENTRANCE LANDING PRIOR TO ANY STEP BEING USED.
3. STAIR LEVEL IDENTIFICATION SIGNS SHALL BE IN TACTILE CHARACTERS COMPLYING WITH SIGNAGE REQUIREMENTS. SIGNAGE SHALL BE LOCATED AT EACH FLOOR LANDING IN ALL ENCLOSED STAIRWAYS ADJACENT TO THE DOOR LEADING FROM THE STAIRWELL INTO THE CORRIDOR. THE EXIT DISCHARGE DOOR SHALL HAVE A TACTILE SIGN STATING "EXIT".

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Client:

MJR DEVELOPMENT

6725 116th AVE NE
SUITE 100
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Issue:

Construction Revision:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager:
Principal In Charge: AK

BARRIER FREE DOORS, RAMPS, AND STAIRS

G3.01

Project Number: 19-030

02/18/20 Schematic Design

Corporate Members of the American Institute of Architects

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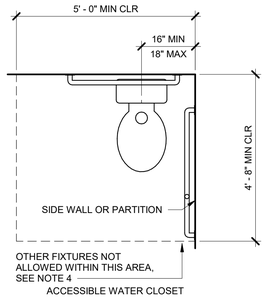
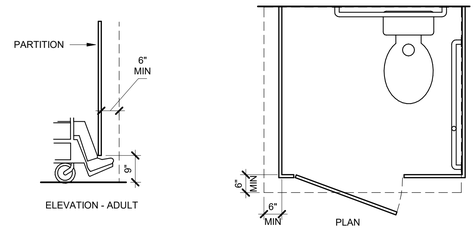


PLAN

8 WATER CLOSETS-TYPICAL

SCALE: 1/2" = 1'-0" ICC A117.1-2009



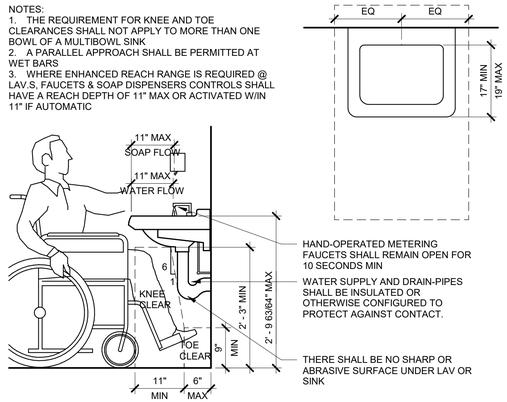
1. TOE CLR @ FRONT PARTITION IS NOT REQUIRED IN COMPARTMENT GREATER THAN 62" FOR WALL-HUNG W/C OR GREATER THAN 65" IN DEPTH WITH A FLOOR-MOUNTED W/C.
2. TOE CLEAR @ SIDE PARTITION NOT REQUIRED IN COMPARTMENTS GREATER THAN 66" IN WIDTH

TOE CLEARANCE

5 ACCESSIBLE COMPARTMENTS

SCALE: 1/2" = 1'-0" ICC A117.1-2009

NOTES:
1. THE REQUIREMENT FOR KNEE AND TOE CLEARANCES SHALL NOT APPLY TO MORE THAN ONE BOWL OF A MULTIBOWL SINK
2. A PARALLEL APPROACH SHALL BE PERMITTED AT WET BARS
3. WHERE ENHANCED REACH RANGE IS REQUIRED @ LAV.S, FAUCETS & SOAP DISPENSERS CONTROLS SHALL HAVE A REACH DEPTH OF 11" MAX OR ACTIVATED W/IN 11" IF AUTOMATIC



2 LAVATORIES AND SINKS

SCALE: 3/4" = 1'-0" ICC A117.1-2009 SECTION 606

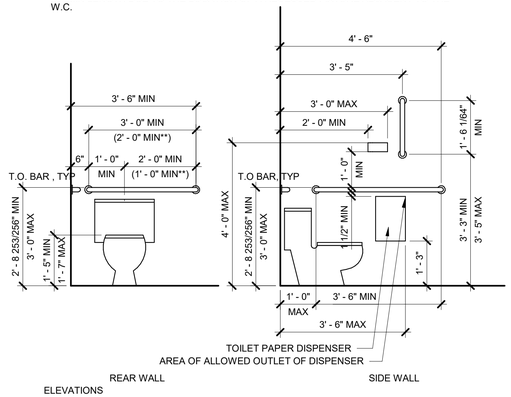
TOILET & BATHROOM NOTES

1. TURNING SPACES SHALL BE PROVIDED WITHIN THE ROOM. SEE GENERAL ACCESSIBILITY NOTES.
2. CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES AND TURNING SPACES MAY OVERLAP.
3. DOORS SHALL NOT SWING INTO CLEAR FLOOR SPACE OR CLEARANCES FOR ANY FIXTURE, EXCEPT AT INDIVIDUAL USE ROOMS WITH A 30"X48" CLEAR FLOOR SPACE OUTSIDE THE SWING OF THE DOOR PER 603.2.2.
4. PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES, THE TURNING SPACE AND GRAB BARS ASSOCIATED WITH THE WATER CLOSET SHALL BE PERMITTED WITHIN THE REQUIRED CLEAR SPACE FOR THE WATER CLOSET.
5. WATER CLOSET SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
6. TOILET PAPER DISPENSERS SHALL NOT BE LOCATED BEHIND THE GRAB BARS.
7. TOILET PAPER DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR DO NOT ALLOW CONTINUOUS PAPER FLOW.
8. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REQ.'D GRAB BAR, THAT GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.
9. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH OPERABLE PART REQUIREMENTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE W.C.
10. IN AMBULATORY ACCESSIBLE COMPARTMENTS, FLUSH CONTROLS SHALL BE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.
11. TOILET & BATHING ROOMS FOR A SINGLE OCCUPANT, ACCESSED ONLY THROUGH A PRIVATE OFFICE & NOT FOR COMMON USE OR PUBLIC USE SHALL BE PERMITTED THE FOLLOWING:
12. DOORS MAY SWING INTO THE CLEAR FLOOR SPACE, PROVIDED THE SWING OF THE DOOR CAN BE REVERSED TO MEET NOTE 3 REQUIREMENTS
13. DOORS MAY SWING INTO THE CLEAR FLOOR SPACE IF THERE IS A 30" x 48" CLEAR FLOOR SPACE WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
14. ARE NOT REQUIRED TO MEET WATER CLOSET SEAT HEIGHT REQUIREMENTS
15. GRAB BARS ARE NOT REQUIRED PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT TYPICAL GRAB BAR INSTALLATION.
16. KNEE & TOE REQUIREMENTS AT LAVATORIES ARE NOT REQUIRED
17. HEIGHT REQUIREMENTS FOR THE TOP OF LAVATORIES IS NOT REQUIRED.
18. GRAB BARS AT SHOWER COMPARTMENTS ARE NOT REQUIRED TO BE INSTALLED PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH SHOWER COMPARTMENT REQUIREMENTS.

KITCHEN SINKS:
1. A PARALLEL APPROACH COMPLYING WITH CLEAR SPACE REQUIREMENTS SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED
2. A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH TUB & SHOWER "SEAT" REQUIREMENTS
3. SEAT STRUCTURAL STRENGTH: ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERT. OR HORIZ. FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE

SHOWERS:
1. GRAB BARS SHALL COMPLY W/TOILET & BATHING ROOM GRAB BAR REQUIREMENTS. WHERE MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZ. GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FLOOR
2. A HAND SHOWER W/A HOSE 59" MIN IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL W/A NON POSITIVE SHUTOFF FEATURE. AN ADJUSTABLE-HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.
3. EXCEPTION: A FIXED SHOWER HEAD SHALL BE PERMITTED IN LIEU OF A HAND SHOWER WHERE THE SCOPING PROVISIONS OF THE ADMINISTRATIVE AUTHORITY REQUIRE A FIXED SHOWER HEAD
4. ENSURE HAND SHOWER GRIP IS WITHIN REACH RANGE.
5. THRESHOLDS IN ROLL-IN-TYPE SHOWER COMPARTMENT SHALL BE 1/2" MAX IN HEIGHT IN ACCORDANCE WITH LEVEL CHANGE REQUIREMENTS. IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2" MAX. IN HEIGHT SHALL BE BEVELED, ROUNDED, OR VERTICAL.
6. EXCEPTION: IN EXISTING FACILITIES, IN TRANSFER TYPE SHOWER COMPARTMENTS WHERE PROVISION OF A THRESHOLD 1/2" IN HEIGHT WOULD DISTURB THE STRUCTURAL REINFORCEMENT OF THE FLOOR SLAB, A THRESHOLD 2" MAX IN HEIGHT SHALL BE PERMITTED
7. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.
8. SHOWERS SHALL DELIVER WATER THAT IS 120°F (49°C) MAX.

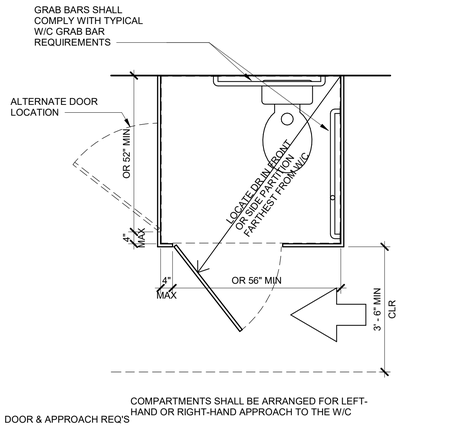
NOTE:
**REAR GRAB BAR IS PERMITTED TO BE 24" WHERE WALL SPACE DOES NOT PERMIT 36" MIN LENGTH DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE W.C.



ELEVATIONS

9 WATER CLOSETS-TYPICAL

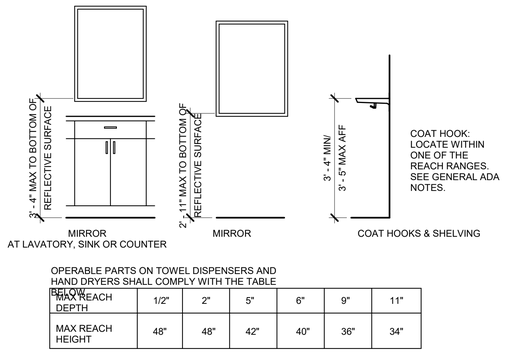
SCALE: 1/2" = 1'-0" ICC A117.1-2009



DOOR & APPROACH REQ'S

6 ACCESSIBLE COMPARTMENTS

SCALE: 1/2" = 1'-0" ICC A117.1-2009

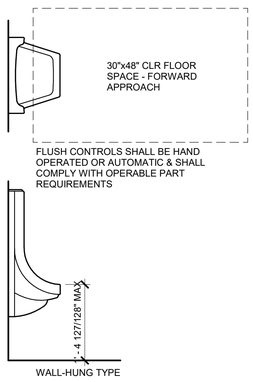


OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH THE TABLE BELOW.

MAX REACH DEPTH	1/2"	2"	5"	6"	9"	11"
MAX REACH HEIGHT	48"	48"	42"	40"	36"	34"

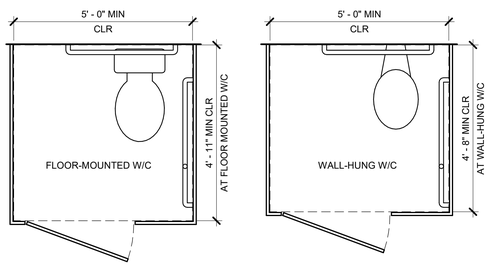
3 MISC. BATHROOM FIXTURES

SCALE: 1/2" = 1'-0" ICC A117.1-2009



10 URINALS

SCALE: 3/4" = 1'-0" ICC A117.1-2009 SECTION 605



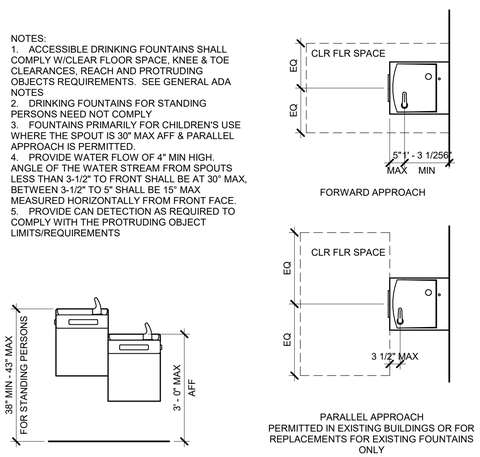
1. TOILET COMPARTMENT DOORS & HARDWARE SHALL COMPLY WITH ACCESSIBLE DOOR & DOORWAY REQUIREMENTS EXCEPT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR.
2. THE DOOR SHALL BE SELF-CLOSING
3. A DOOR PULL COMPLYING WITH ACCESSIBLE HARDWARE REQUIREMENTS SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH
4. DOORS SHALL NOT SWING INTO THE REQUIRED MIN AREA OF THE COMPARTMENT

TYPICAL NOTES & CLEAR FLOOR SPACE REQS

7 ACCESSIBLE COMPARTMENTS

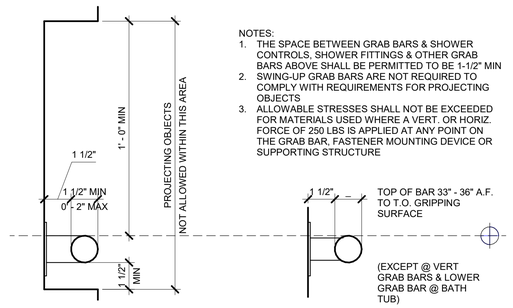
SCALE: 1/2" = 1'-0" ICC A117.1-2009

NOTES:
1. ACCESSIBLE DRINKING FOUNTAINS SHALL COMPLY W/CLEAR FLOOR SPACE, KNEE & TOE CLEARANCES, REACH AND PROTRUDING OBJECTS REQUIREMENTS. SEE GENERAL ADA NOTES
2. DRINKING FOUNTAINS FOR STANDING PERSONS NEED NOT COMPLY
3. FOUNTAINS PRIMARILY FOR CHILDREN'S USE WHERE THE SPOUT IS 30" MAX AFF & PARALLEL APPROACH IS PERMITTED.
4. PROVIDE WATER FLOW OF 4" MIN HIGH. ANGLE OF THE WATER STREAM FROM SPOUTS LESS THAN 3-1/2" TO FRONT SHALL BE AT 30° MAX, BETWEEN 3-1/2" TO 5" SHALL BE 15° MAX MEASURED HORIZONTALLY FROM FRONT FACE.
5. PROVIDE CAN DETECTION AS REQUIRED TO COMPLY WITH THE PROTRUDING OBJECT LIMITS/REQUIREMENTS



4 DRINKING FOUNTAINS

SCALE: 1/2" = 1'-0" ICC A117.1-2009 SECTION 602



NOTES:
1. THE SPACE BETWEEN GRAB BARS & SHOWER CONTROLS, SHOWER FITTINGS & OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 1-1/2" MIN
2. SWING-UP GRAB BARS ARE NOT REQUIRED TO COMPLY WITH REQUIREMENTS FOR PROJECTING OBJECTS
3. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERT. OR HORIZ. FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE

1 GRAB BARS

SCALE: 3" = 1'-0" ICC A117.1-2009 SECTION 609

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Principal In Charge: AK

BARRIER FREE COMMON AREA PLUMBING FIXTURES

G3.02

Project Number: 19-030

02/18/20 Schematic Design

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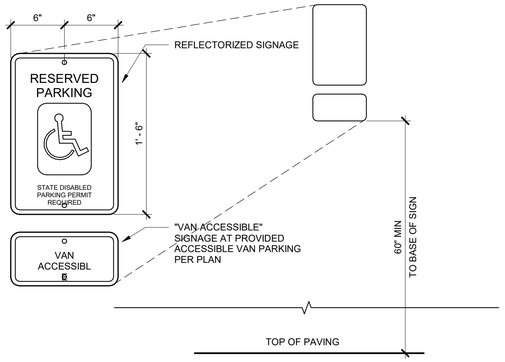
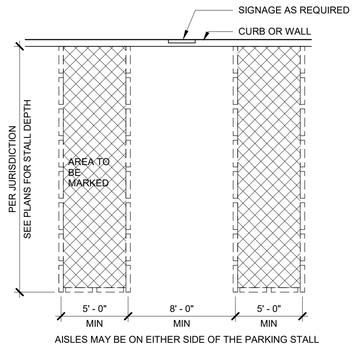


5 ACCESSIBLE PARKING SIGNS

SCALE: 1 1/2" = 1'-0"

ICC A117.1-2009
SECTION 502

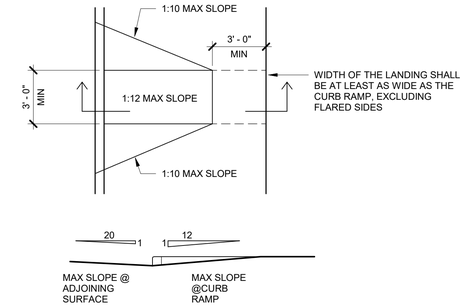


AISLES MAY BE ON EITHER SIDE OF THE PARKING STALL

2 ACCESSIBLE PARKING

SCALE: 3/16" = 1'-0"

ICC A117.1-2009
SECTION 502



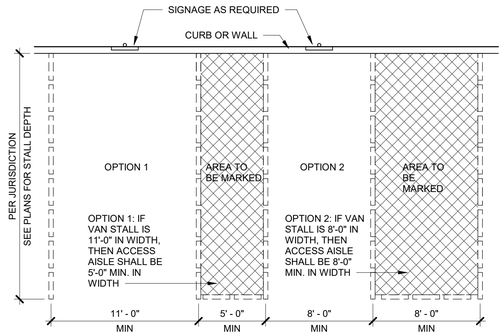
1 CURB RAMPS

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

ICC A117.1-2009
SECTION 502

CURB RAMP NOTES

1. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48
2. LANDINGS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
3. FLOOR SURFACES SHALL BE STABLE, FIRM & SLIP RESISTANT
4. CURB RAMPS & THE FLARED SIDES OF CURB RAMPS SHALL NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES.
5. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
6. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES
7. IN ALTERATIONS, WHERE THERE IS NO LANDING AT THE TOP OF THE RAMP, CURB FLARES SHALL BE PROVIDED AT 1:12 MIN.
8. HANDRAILS ARE NOT REQUIRED AT CURB RAMPS
9. DIAGONAL OR CORNER TYPE RAMPS WITH RETURNED CURBS OR OTHER WELL DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOMS OF DIAGONAL RAMPS SHALL HAVE 48" MIN CLEAR SPACE OUTSIDE OF ACTIVE TRAFFIC LANES OF THE ROADWAY.
10. MARKED CROSSINGS THAT ARE RAISED TO THE SAME LEVEL AS THE ADJOINING SIDEWALK SHALL BE PRECEDED BY A 24" DEEP DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE MARKED CROSSING.



AISLES MAY BE ON EITHER SIDE OF THE PARKING STALL. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE SPACE.

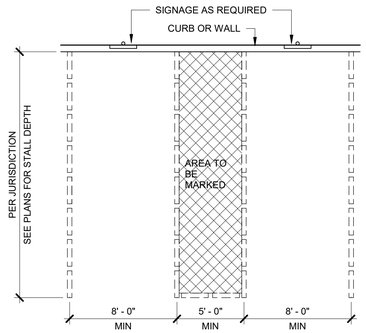
3 ACCESSIBLE PARKING

SCALE: 3/16" = 1'-0"

ICC A117.1-2009
SECTION 502

PARKING NOTES

1. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
2. ACCESS AISLES SHALL NOT OVERLAP WITH THE VEHICULAR WAY
3. ACCESS AISLES SHALL BE MARKED TO DISCOURAGE PARKING
4. WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL E PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR AISLE.
5. PARKING SPACES & ACCESS AISLES SHALL COMPLY WITH TYPICAL ACCESSIBLE FLOOR SURFACE REQUIREMENTS (SEE GENERAL ACCESSIBLE NOTES & DETAILS) & HAVE SURFACE SLOPES NOT STEEPER THAN 1:48.
6. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
7. PARKING SPACES FOR VANS, ACCESS AISLES SERVING THEM, & VEHICULAR ROUTES FROM AN ENTRANCE TO THE VAN PARKING SPACES, & FROM THE VAN PARKING SPACES TO A VEHICULAR EXIT SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM. (114" MIN AT PASSENGER LOADING ZONES.)
8. PARKING SPACES & ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
9. WHERE ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS, THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SUCH SIGNS SHALL BE MOUNTED 60" MIN ABOVE THE PARKING SPACE TO THE BASE OF THE SIGN. SEE DETAIL 20. STRUCTURAL ELEMENTS CANNOT OBSTRUCT AN ACCESSIBLE STALL OR ACCESS AISLE.
10. ACCESSIBLE PARKING PROVIDED FOR RESIDENTIAL FACILITIES SHALL BE DISPERSED AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES. ALL VAN SPACES SHALL BE PERMITTED TO BE GROUPED ON ONE LEVEL WITH A MULT-STORY PARKING FACILITY.



4 ACCESSIBLE PARKING

SCALE: 3/16" = 1'-0"

ICC A117.1-2009
SECTION 502

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BARRIER FREE PARKING

G3.03

Project Number: 19-030

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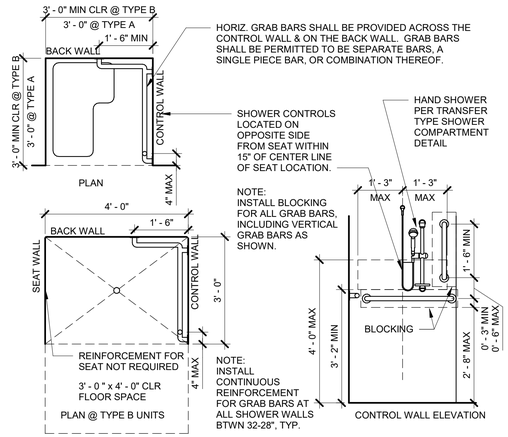
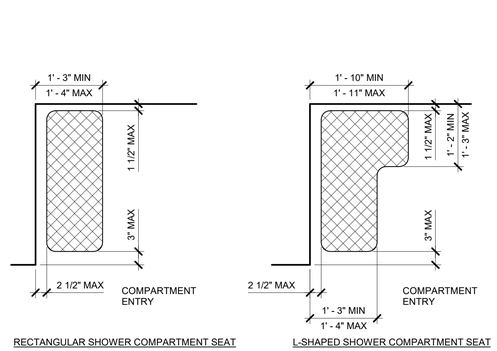


9 SHOWER COMPARTMENTS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009
SECTION 608, 1003 & 1004



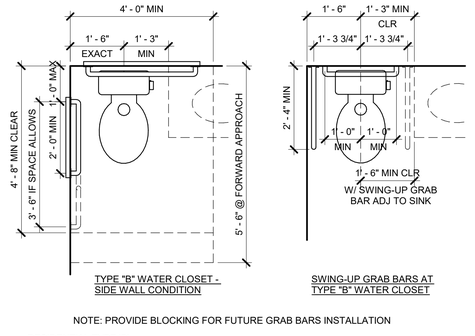
RECTANGULAR SHOWER COMPARTMENT SEAT

L-SHAPED SHOWER COMPARTMENT SEAT

6 SHOWER COMPARTMENT SEAT

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

ICC A117.1-2009
SECTION 610



NOTE: PROVIDE BLOCKING FOR FUTURE GRAB BARS INSTALLATION

RESIDENTIAL TYPE 'B'

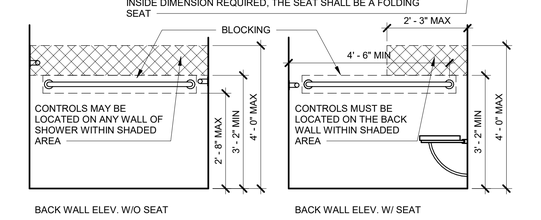
3 WATER CLOSETS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 SECTION 1004
FHADM CHAP 6-6.7

RESIDENTIAL TOILET & BATHROOM NOTES

1. RESIDENTIAL TOILET & BATHROOMS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL (FHADM) AND THE TYPICAL TOILET & BATHROOM REQUIREMENTS UNLESS SPECIFICALLY NOTED BELOW.
2. IN TYPE "A" AND TYPE "B" UNITS, GRAB BARS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT IS INSTALLED FOR FUTURE INSTALLATION OF GRAB BARS
3. THE VERTICAL GRAB BAR COMPONENT IS NOT REQUIRED IN TYPE "A" AND TYPE "B" UNITS AT TOILETS; VERTICAL GRAB BAR COMPONENTS ARE REQUIRED AT BATHTUBS AND SHOWERS.
4. IN A TYPE "B" UNIT, WHERE FIXTURES ARE LOCATED ON BOTH SIDES OF THE WATER CLOSET, A SWING-UP GRAB BAR SHALL BE PERMITTED. THE SWING-UP BAR SHALL BE INSTALLED ON THE SIDE OF THE WATER CLOSET WITH 18" CLEARANCE PER TYPE "B" REQUIREMENTS.
5. MOLDED PLASTIC BATHTUB AND SHOWER SURROUNDS MUST HAVE REINFORCING MATCHING FHADM REQUIREMENTS AND MUST NOT HAVE FEATURES SUCH AS LEDGES, SOAP DISHES, AND/OR TOWEL BARS THAT OBSTRUCT GRAB BAR INSTALLATION AND SPACING FOR HAND CLEARANCES.
6. SHOWER THRESHOLDS AT TYPE A UNITS TO BE NO GREATER THAN 1/2".

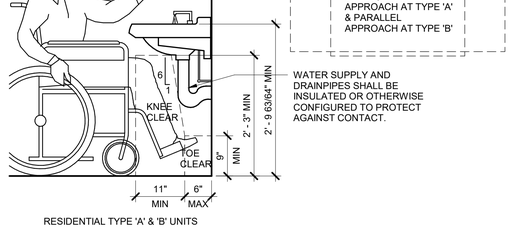


10 SHOWER COMPARTMENTS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 SECTION 608
FHADM CHAP 6-6.13

NOTES:
1. THE REQUIREMENT FOR KNEE AND TOE CLEARANCES SHALL NOT APPLY TO MORE THAN ONE BOWL OF A MULTIBOWL SINK
2. A PARALLEL APPROACH SHALL BE PERMITTED AT WET BARS
3. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVATORY OR SINK.

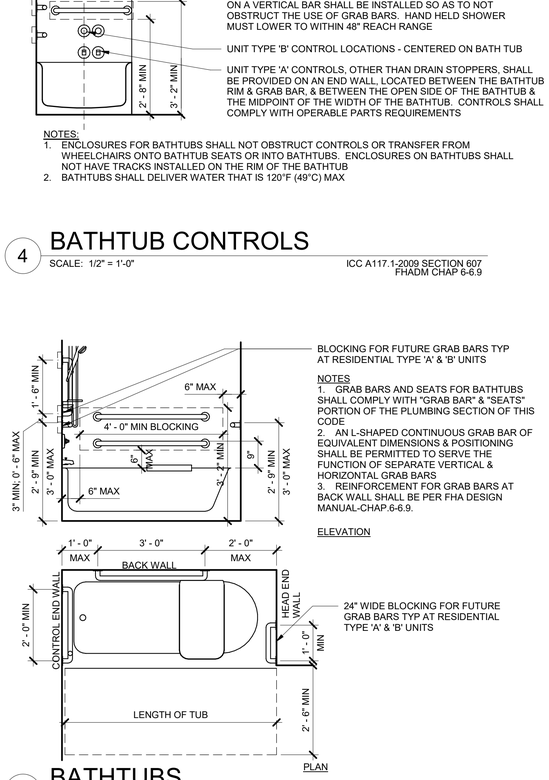


RESIDENTIAL TYPE 'A' & 'B' UNITS

7 LAVATORIES & SINKS

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

ICC A117.1-2009
SECTION 606

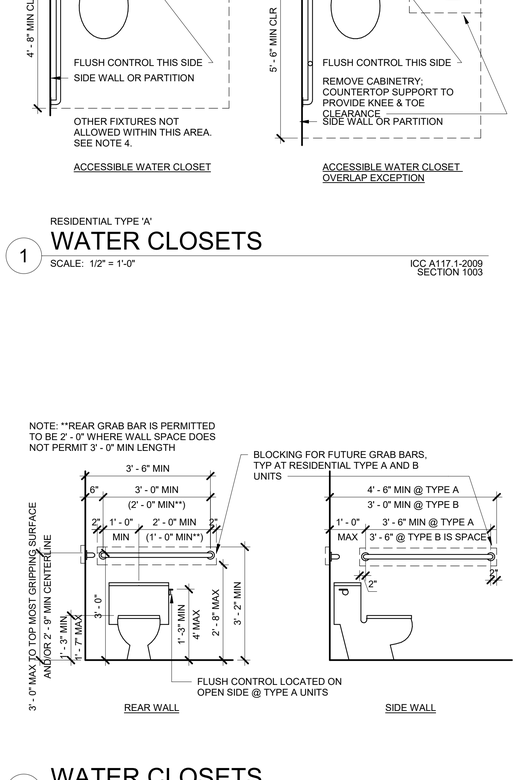


NOTES:
1. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB
2. BATHTUBS SHALL DELIVER WATER THAT IS 120°F (49°C) MAX

4 BATHTUB CONTROLS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 SECTION 607
FHADM CHAP 6-6.9



RESIDENTIAL TYPE 'A'

1 WATER CLOSETS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009
SECTION 1003

11 SHOWER COMPARTMENTS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 SECTION 608
FHADM CHAP 6-6.13

8 SHOWER COMPARTMENTS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009
SECTION 608

5 BATHTUBS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 SECTION 607
FHADM CHAP 6-6.9

2 WATER CLOSETS

SCALE: 1/2" = 1'-0"

ICC A117.1-2009 S.1003 -1004
FHADM CHAP 6-6.5

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BARRIER FREE RESIDENTIAL PLUMBING FIXTURES

G3.04

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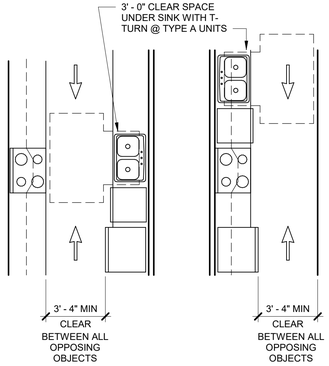
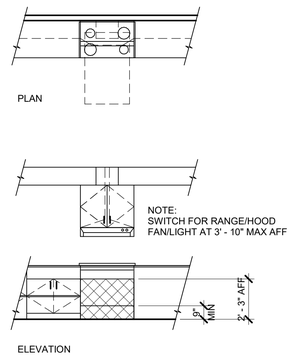
KITCHEN NOTES

1. RESIDENTIAL KITCHENS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL (FHADM) AND THE TYPICAL KITCHEN REQUIREMENTS UNLESS SPECIFICALLY NOTED BELOW.
2. IN TYPE 'A' UNITS SIDE HINGED OVEN DOORS SHALL HAVE A COUNTERTOP COMPLYING WITH SECTION 902 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.
3. IN TYPE 'A' UNITS BOTTOM HINGED OVEN DOORS SHALL HAVE A COUNTERTOP COMPLYING WITH SECTION 902 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.
4. IN TYPE 'A' UNITS OVENS SHALL HAVE FRONT PANEL CONTROLS.
5. IN TYPE 'A' UNITS, AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30" MIN. IN LENGTH COMPLYING WITH SECTION 1003.12.3.
6. IN TYPE 'A' UNITS COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54 INCHES MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT. A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD OR PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/ FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.
7. IN BOTH TYPE 'A' & 'B' UNITS A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
8. IN TYPE 'A' UNITS ALL APPLIANCE CONTROLS SHALL COMPLY WITH SECTION 309. EXCEPTIONS:
9. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.4.
10. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.3.

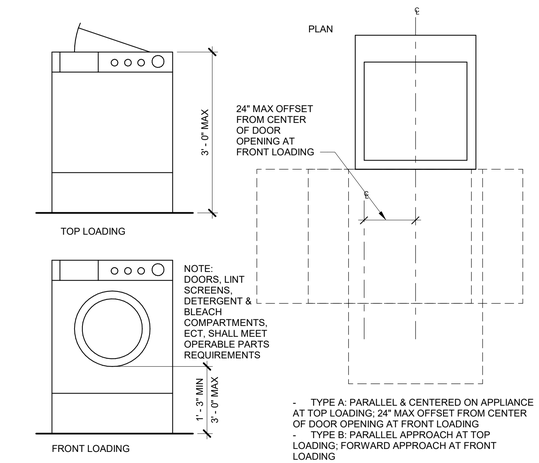
1. IN TYPE 'A' UNITS THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNER
2. REMOVABLE CABINETRY - SIDE OF ADJACENT CABINETS TO BE FINISHED PER CABINET FACE, EXTEND FINISH FLOORING AND FINISH/PAINT WALLS BEHIND REMOVABLE CABINETRY.



5 PASS THROUGH KITCHEN
SCALE: 1/4" = 1'-0"
ICC A117.1-2009
SECTION 804 & 1004

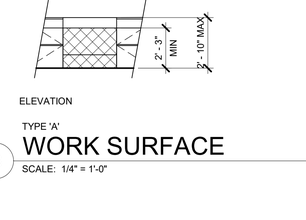


TYPE 'A'
1 RANGE OR COOKTOP
SCALE: 1/4" = 1'-0"
ICC A117.1-2009
SECTION 804 & 1003



4 LAUNDRY EQUIPMENT
SCALE: 3/4" = 1'-0"
ICC A117.1-2009
SECTION 611, 1003.10 & 1004.10

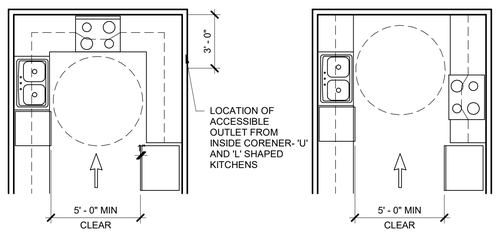
AT RESIDENTIAL UNITS
6 U-SHAPED KITCHEN
SCALE: 1/4" = 1'-0"
ICC A117.1-2009
SECTION 1003 & 1004



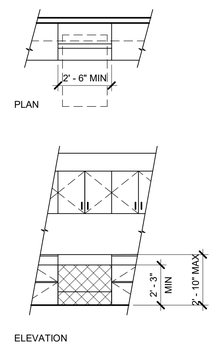
*3' - 0" MIN IF PART OF T-SHAPED TURNING SPACE

TYPE 'A'
2 KITCHEN SINK
SCALE: 1/4" = 1'-0"
ICC A117.1-2009
SECTION 804 & 1003

1. COUNTERTOPS @ 2' - 10" MAX.AFF
2. PROVIDE A WORK SURFACE WHEN A COOKTOP IS PROVIDED PER SECTION 804



7 U-SHAPED KITCHEN
SCALE: 1/4" = 1'-0"
ICC A117.1-2009
SECTION 804



TYPE 'A'
3 WORK SURFACE
SCALE: 1/4" = 1'-0"
ICC A117.1-2009
SECTION 804 & 1003

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BARRIER FREE
RESIDENTIAL KITCHEN

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Project Number: 19-030

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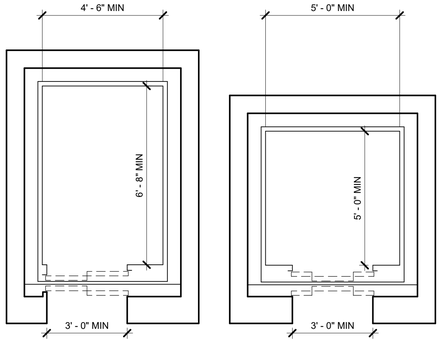
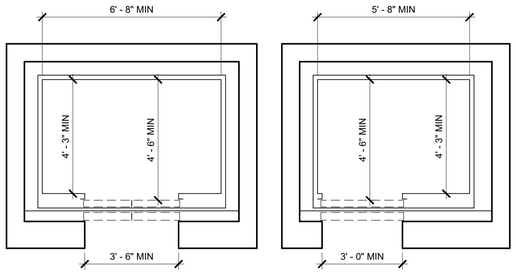
MINIMUM DIMENSION				
DOOR LOCATION	DOOR CLEAR OPENING WIDTH	INSIDE CAR, SIDE TO SIDE	INSIDE CAR, BACK WALL TO FRONT RETURN	INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR
CENTERED	42"	80"	51"	54"
SIDE (OFF CENTER)	36"	68"	51"	54"
ANY	36"	54"	80"	80"
ANY	36"	60"	60"	60"



(C)
ANY DOOR LOCATION

(D)
ANY DOOR LOCATION



(A)
CENTERED DOOR

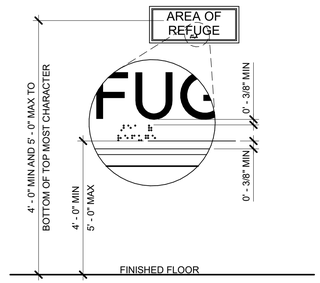
(B)
SIDE (OFF-CENTER) DOOR

INSIDE DIMENSIONS

12 ELEVATOR CARS

SCALE: 3/16" = 1'-0"

ICC A117.1-2009
SECTION 407



8 POSITION OF BRAILLE

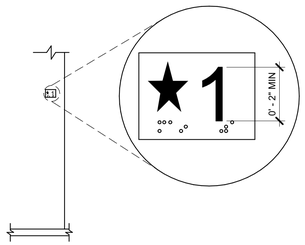
SCALE: 1/4" = 1'-0"

ICC A117.1-2009
SECTION 703

ALARMS GENERAL NOTES:
ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 105.2.2, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRICAL SYSTEM, AND BE PERMANENTLY INSTALLED.

9 ALARMS - GENERAL

SCALE: 12" = 1'-0"



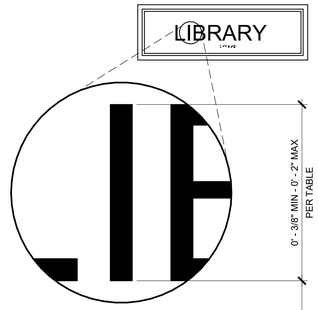
SHALL BE LOCATED ON BOTH JAMBS OF ELEVATOR HOISTWAY

10 FLOOR DESIGNATION

SCALE: 3/8" = 1'-0"

ICC A117.1-2009
SECTION 407

EXCEPTION: VISUAL CHARACTERS INDICATING ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY



CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND

CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OF OTHER UNUSUAL FORMS.

THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF ALL CHARACTERS OF A FONT.

THE UPPERCASE LETTER "O" SHALL BE USED TO DETERMINE THE ALLOWABLE WIDTH OF ALL CHARACTERS. THE WIDTH OF THE UPPERCASE LETTER "O" OF THE FONT SHALL BE 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.

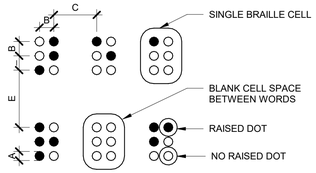
SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS WITHIN A MESSAGE. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

5 CHARACTER DIMENSIONS

SCALE: 1 1/2" = 1'-0"

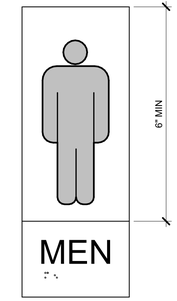
ICC A117.1-2009
SECTION 703

BRAILLE DIMENSIONS		
A	DOT BASE DIAMETER	0.059 TO 0.063
B	DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.090 TO 0.100
C	DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.24 TO 0.300
D	DOT HEIGHT	0.025 TO 0.037
E	DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.395 TO 0.400



6 CHARACTER DIMENSIONS

SCALE: 1 1/2" = 1'-0"



PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NONGLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.

WHERE TEXT DESCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL BE LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTIONS SHALL COMPLY WITH SECTIONS 703.3 AND 703.4

BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

1 PICTOGRAM FIELD

SCALE: 6" = 1'-0"

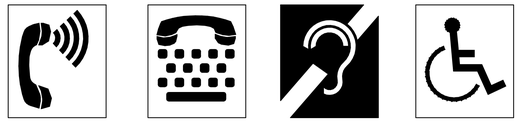
ICC A117.1-2009
SECTION 703

VISUAL CHARACTER HEIGHT		
HEIGHT ABOVE FLOOR TO BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
	LESS THAN 6' - 0"	
3' - 4" TO LESS THAN OR EQUAL TO 5' - 10"	6' - 0" AND GREATER	0' - 5/8", PLUS 0' - 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 6' - 0"
	LESS THAN 15' - 0"	0' - 2"
GREATER THAN 5' - 10" TO LESS THAN OR EQUAL TO 10' - 0"	15 - 0" AND GREATER	0' - 1", PLUS 0' - 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 15' - 0"
	LESS THAN 21' - 0"	0' - 3"
GREATER THAN 10' - 0"	21' - 0" AND GREATER	0' - 3", PLUS 0' - 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 21' - 0"

2 CHARACTER DIMENSION TABLE

SCALE: 1 1/2" = 1'-0"

ICC A117.1-2009
SECTION 703



INTERNATIONAL SYMBOL OF VOLUME CONTROLLED TELEPHONES

INTERNATIONAL SYMBOL OF TYY

INTERNATIONAL SYMBOL OF ASSISTED LISTENING

INTERNATIONAL SYMBOL OF ACCESSIBILITY

1. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH.
2. SHALL CONTRAST WITH THEIR BACKGROUNDS, WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

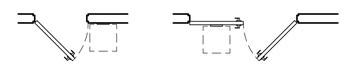
3 SYMBOLS

SCALE: 1" = 1'-0"

ICC A117.1-2009
SECTION 703

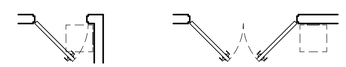
CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.

CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.



LATCH SIDE

DOUBLE DOOR INACTIVE SWING



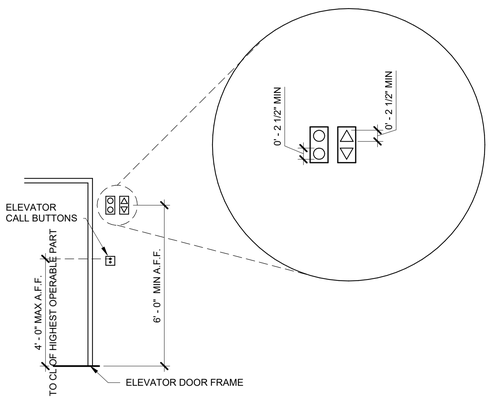
NO ROOM

DOUBLE DOOR DOUBLE SWING

4 TACTILE SIGN @ DOOR

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

ICC A117.1-2009
SECTION 703

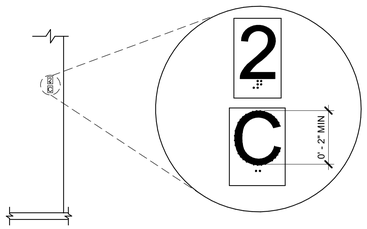


13 ELEVATOR VISIBLE SIGNALS

SCALE: 3/8" = 1'-0"

ICC A117.1-2009
SECTION 407

CAR IDENTIFICATION SHALL BE LOCATED ON BOTH SIDES OF ELEVATOR HOISTWAY



WHERE SIGNS INDICATE THAT ELEVATORS DO NOT SERVE ALL LANDINGS, SIGNS IN TACTILE CHARACTERS SHALL BE PROVIDED ABOVE THE HALL CALL BUTTON FIXTURE.

11 DESTINATION-ORIENTED

SCALE: 3/8" = 1'-0"

ICC A117.1-2009
SECTION 407

REMOTE INFRARED AUDIBLE SIGN SYSTEM
REMOTE INFRARED AUDIBLE SIGN TRANSMITTERS SHALL BE DESIGNED TO COMMUNICATE WITH RECEIVERS COMPLYING WITH SECTION 703.7.3.

BASIC SPEECH MESSAGES SHALL BE FREQUENCY MODULATED AT 25 kHz, WITH A <2.5 kHz DEVIATION, AND SHALL HAVE AN INFRARED WAVELENGTH FROM 850 TO 950 NANOMETER.

RECEIVER SHALL PRODUCE A 12 DECIBEL SIGNAL-PLUS-NOISE-TO-NOISE RATIO WITH A 1 kHz MODULATION TONE AT <2.5 kHz DEVIATION OF THE 25 kHz SUBCARRIER AT AN OPTICAL POWER DENSITY OF 26 PICOWATTS PER SQUARE MILLIMETER MEASURED AT THE RECEIVER PHOTOSENSOR APERTURE.

THE AUDIO OUTPUT FROM AN INTERNAL SPEAKER SHALL BE AT 75 dBA MINIMUM AT 18 INCHES WITH A MAXIMUM DISTORTION OF 10 PERCENT.

THE RECEIVER SHALL BE DESIGNED FOR A HIGH DYNAMIC RANGE AND CAPABLE OF OPERATING IN FULL-SUN BACKGROUND ILLUMINATION.

A RECEIVER PROVIDED FOR THE CAPTURE OF THE STRONGER OF TWO SIGNALS IN THE RECEIVER FIELD OF VIEW SHALL PROVIDE A RECEIVED POWER RATION ON THE ORDER OF 20 dB FOR NEGLIGIBLE INTERFERENCE.

REMOTE INFRARED AUDIBLE SYSTEM

7 RIAS SYSTEM

SCALE: 12" = 1'-0"

ICC A117.1-2009
SECTION 703

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BARRIER FREE ELEVATORS AND COMMUNICATIONS

G3.06

Project Number: 19-030

02/18/20 Schematic Design

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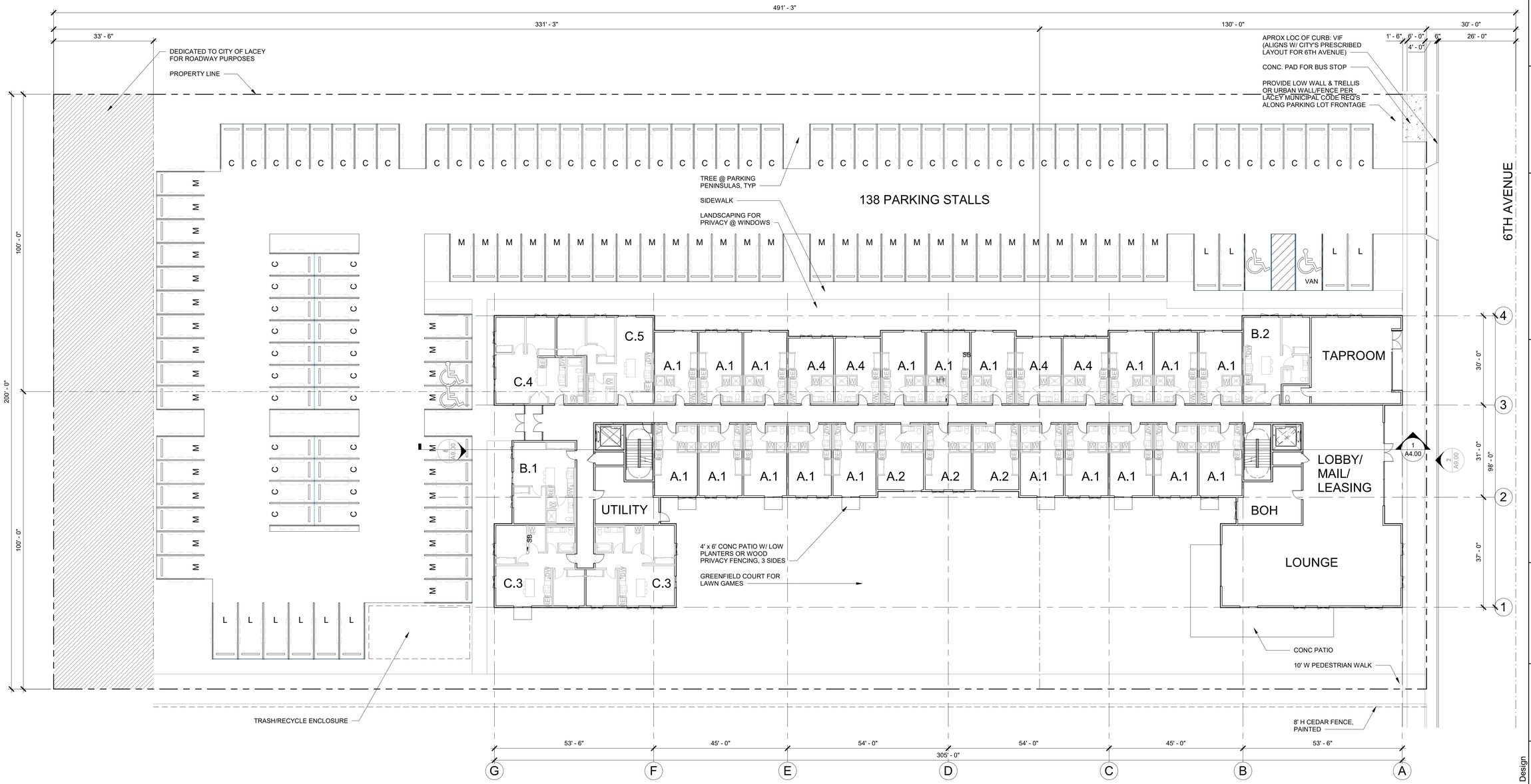
SITE GENERAL NOTES

BUILDING ADDRESS:

WOODLAND DISTRICT NEIGHBORHOOD DESIGNATION:	URBAN NEIGHBORHOOD 1 - WOODLAND SQUARE

SITE PLAN NOTES

1. LACEY MUNICIPAL CODE SECTION 14.04.015 AMENDMENTS-ADDITIONS TO THE 2015 IBC REQUIRES THE FOLLOWING ITEMS:
   A. ALL PARKING LOT LIGHTING SHALL BE PROVIDED WITH TIMERS OR PHOTO-ELECTRIC SWITCHING THAT TURNS THE LIGHTING ON AUTOMATICALLY AT DUSK.
   B. ALL FENCES MUST BE CONSTRUCTED TO PROVIDE THROUGH-VISIBILITY. SIGHT-OBSCURING FENCING IS NOT PERMITTED.
   C. ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL BLDGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
   D. SIGNAGE AT THE ENTRANCE TO THE PROPERTY SHALL CONTAIN THE WORDS "NO TRESPASSING ON THIS PROPERTY. LMC 9.28.080-090."



2 SITE PLAN & LEVEL 1 OVERVIEW

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

1/16" = 1' - 0"

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Project Manager:
Principal In Charge: AK

SITE PLAN & LEVEL 1 OVERVIEW FLOOR PLAN

A2.00

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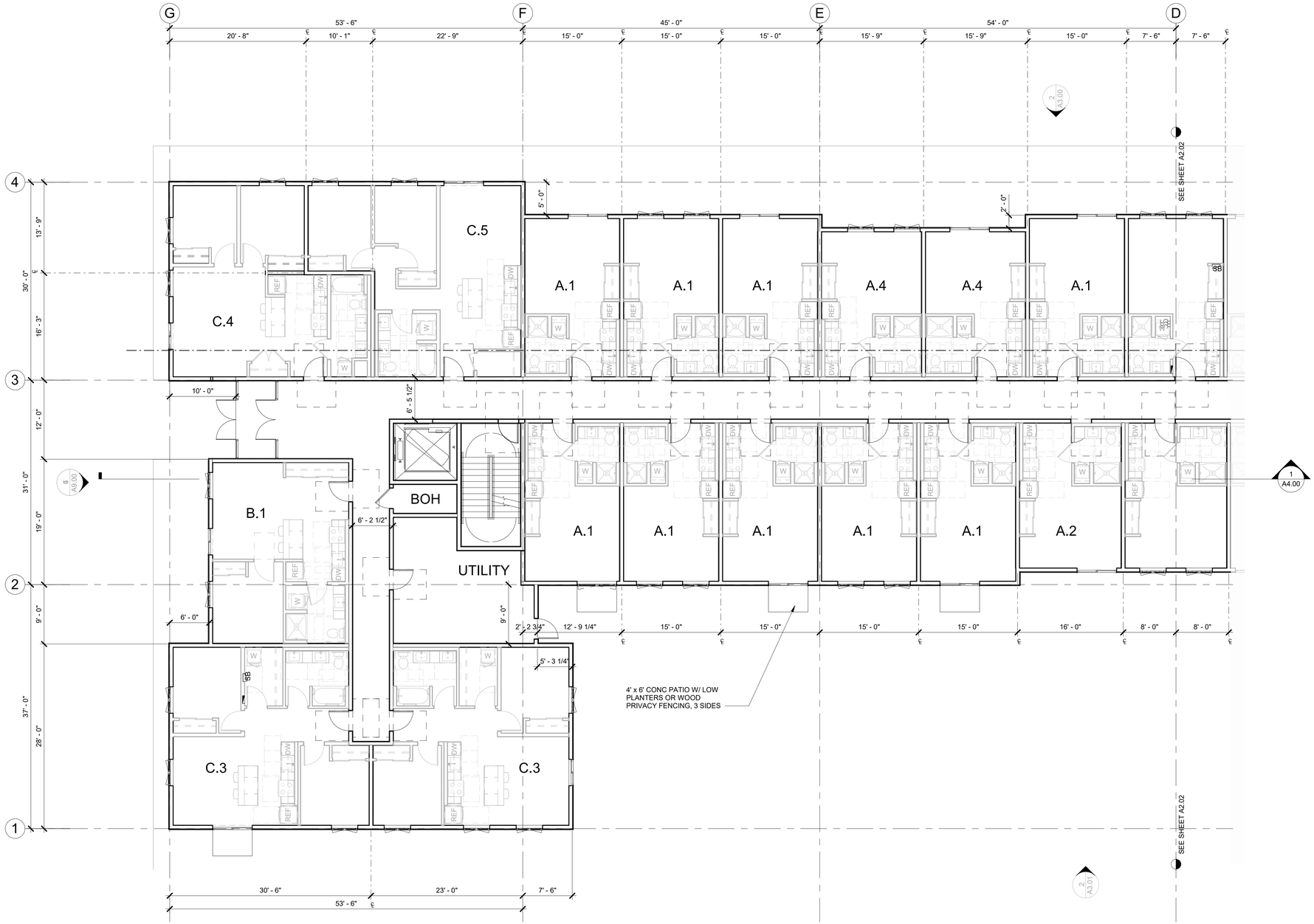

1 LEVEL 1 - NORTH

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

0' 4' 8' 16'

1/8" = 1' - 0"

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FLOOR PLAN LEVEL 1 - NORTH

A2.01

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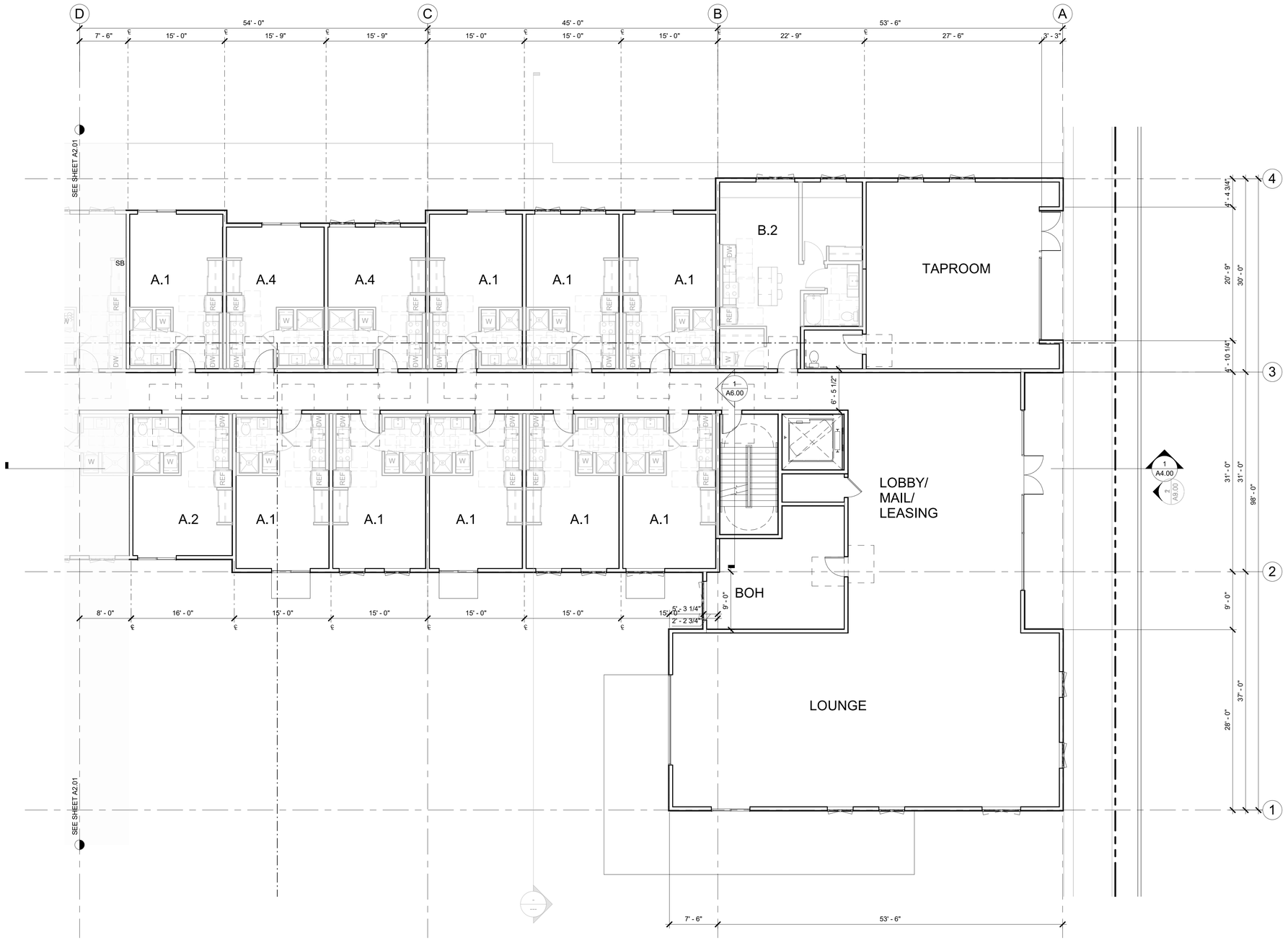

1 LEVEL 1 - SOUTH

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

0' 4' 8' 16'

1/8" = 1' - 0"

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FLOOR PLAN LEVEL 1 - SOUTH

A2.02

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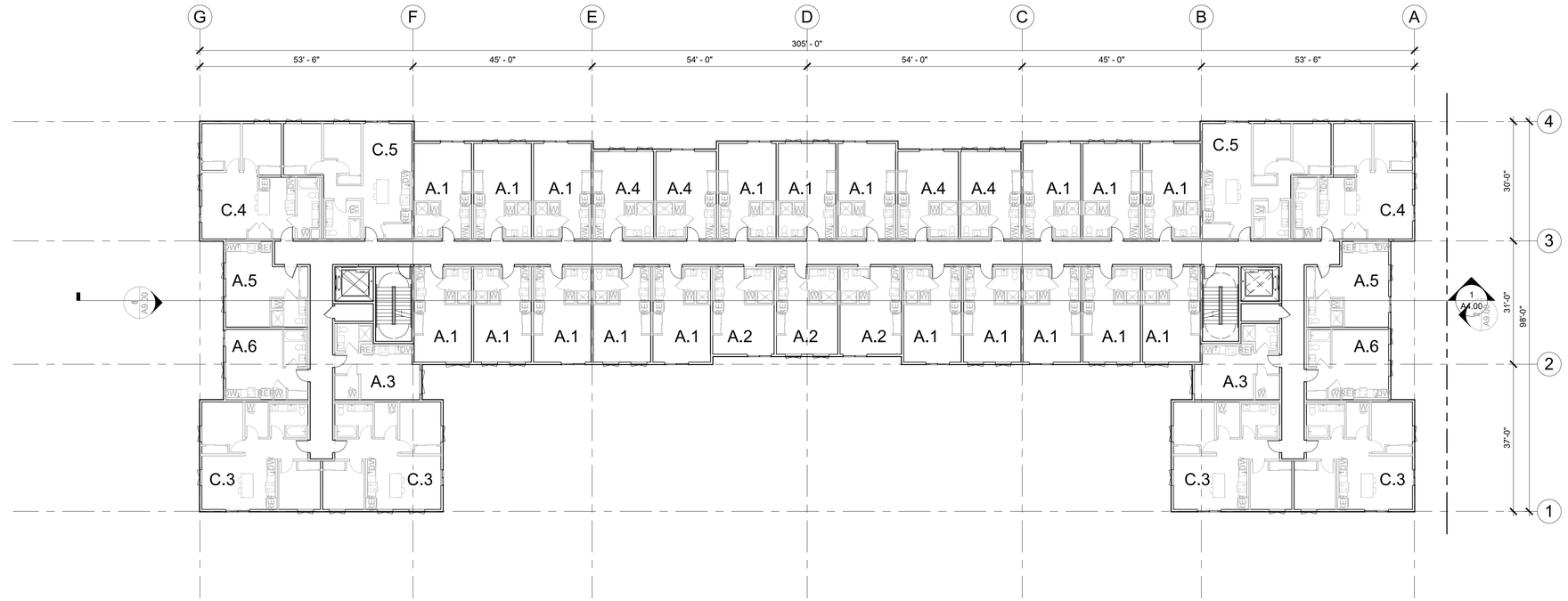

1 LEVEL 2 - LEVEL 4 OVERVIEW

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

1/16" = 1' - 0"

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FLOOR PLAN LEVEL
L2-L4 OVERVIEW

A2.03

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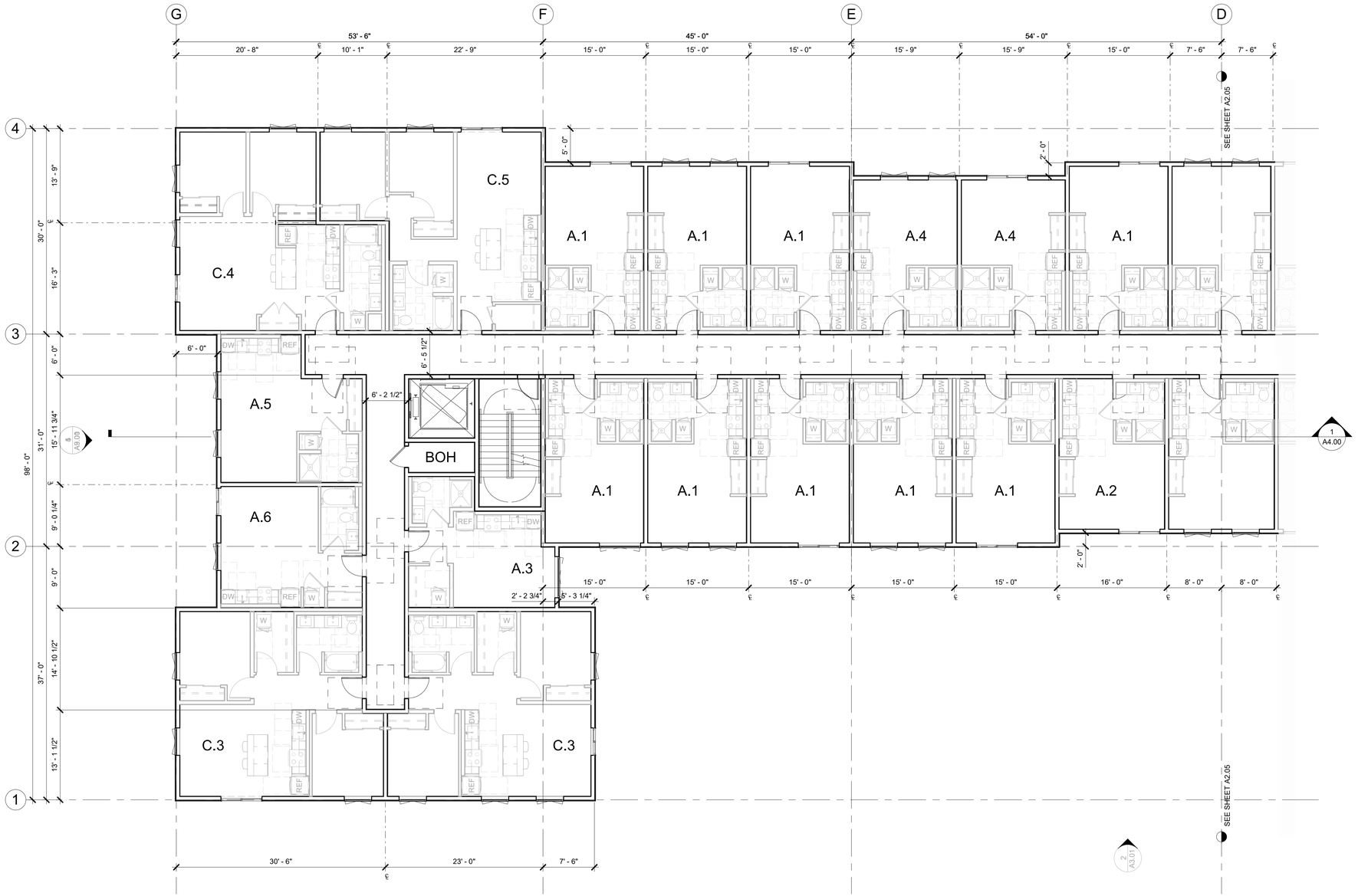

1 LEVEL 2 - NORTH

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

0' 4' 8' 16'

1/8" = 1' - 0"

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FLOOR PLAN LEVEL 2-4 - NORTH

A2.04

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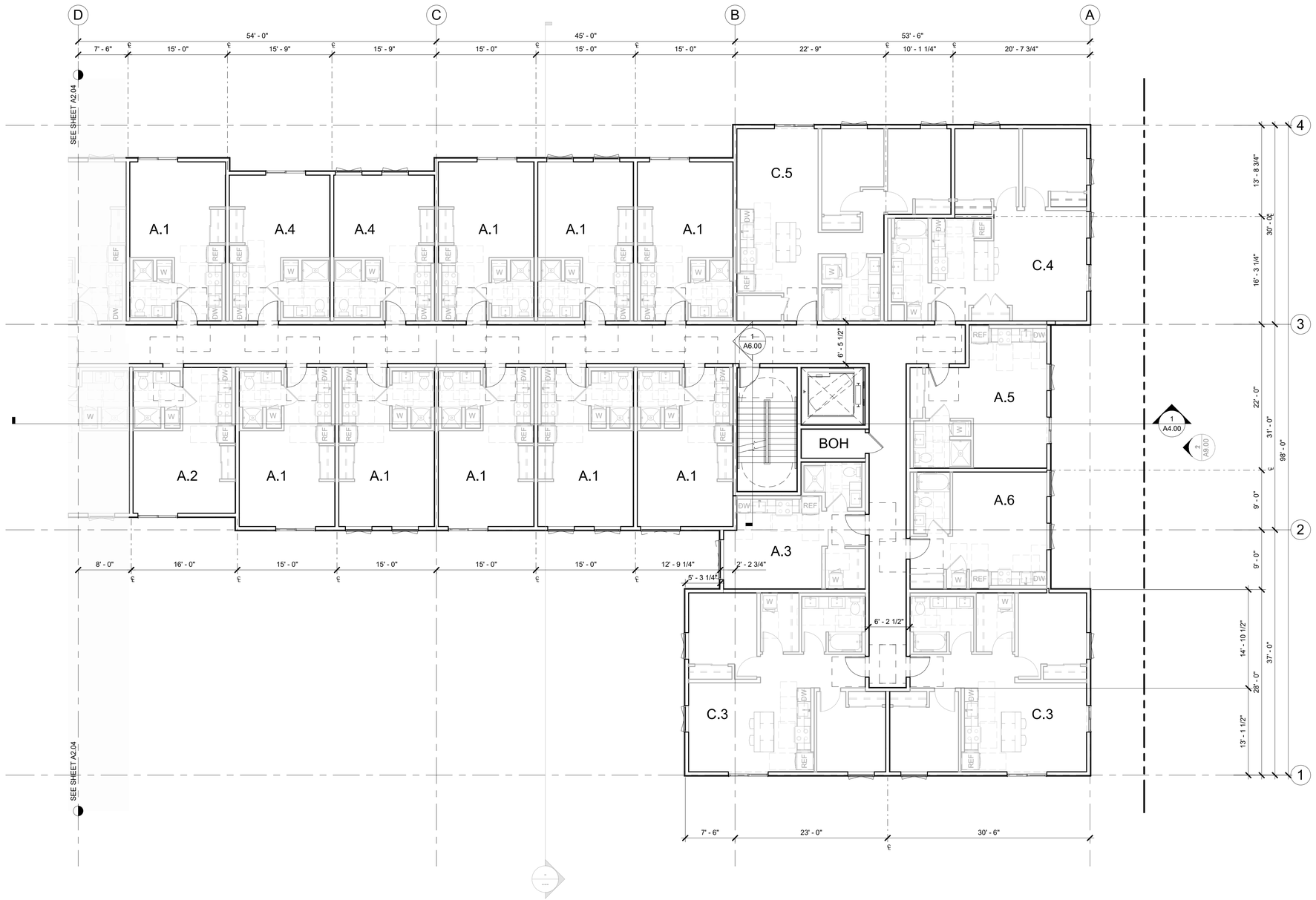

1 LEVEL 2 - SOUTH

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

0' 4' 8' 16'

1/8" = 1' - 0"

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FLOOR PLAN LEVEL 2-4 - SOUTH

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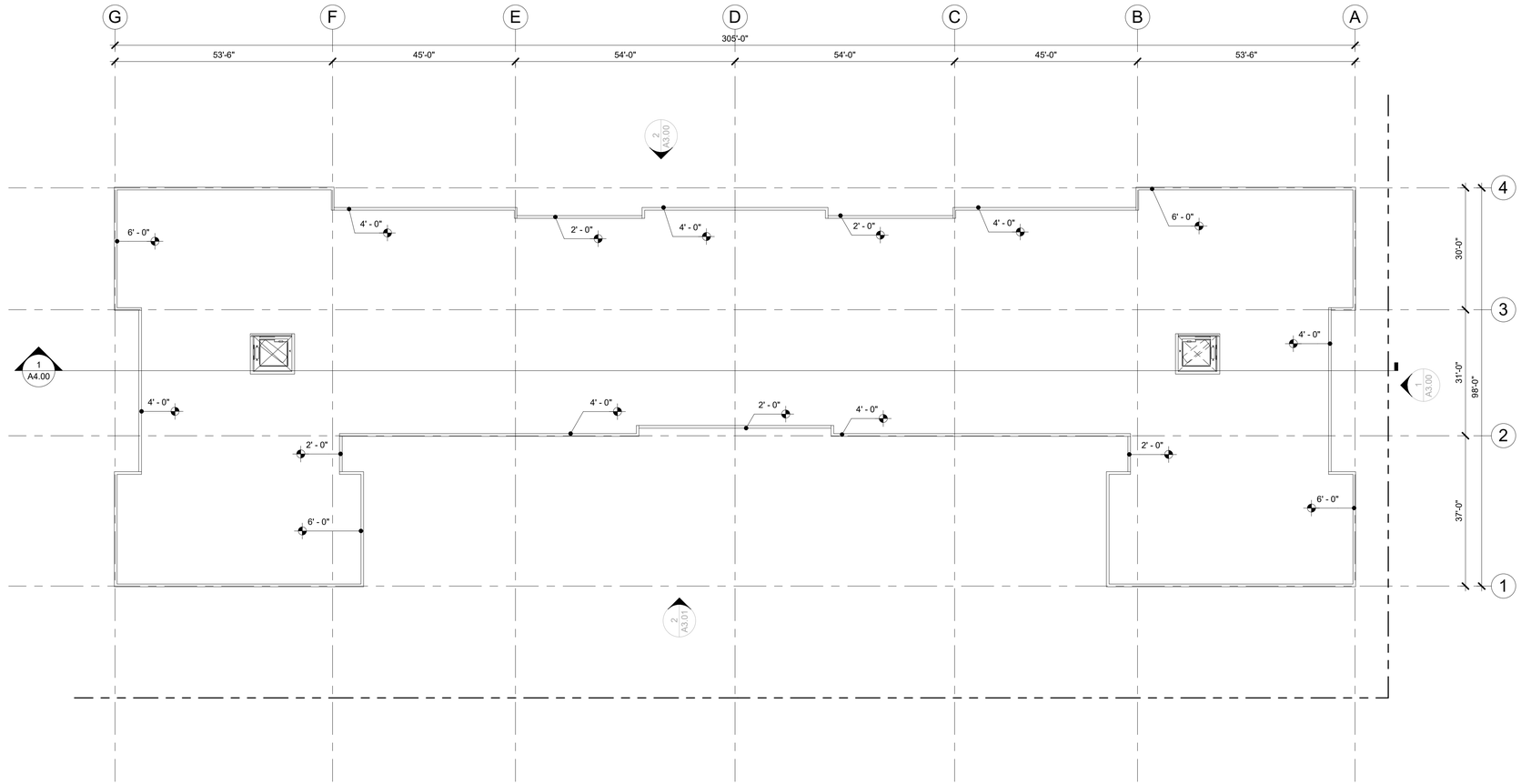

1 ROOF OVERVIEW
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'
1/16" = 1' - 0"

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ROOF PLAN OVERVIEW

A2.06

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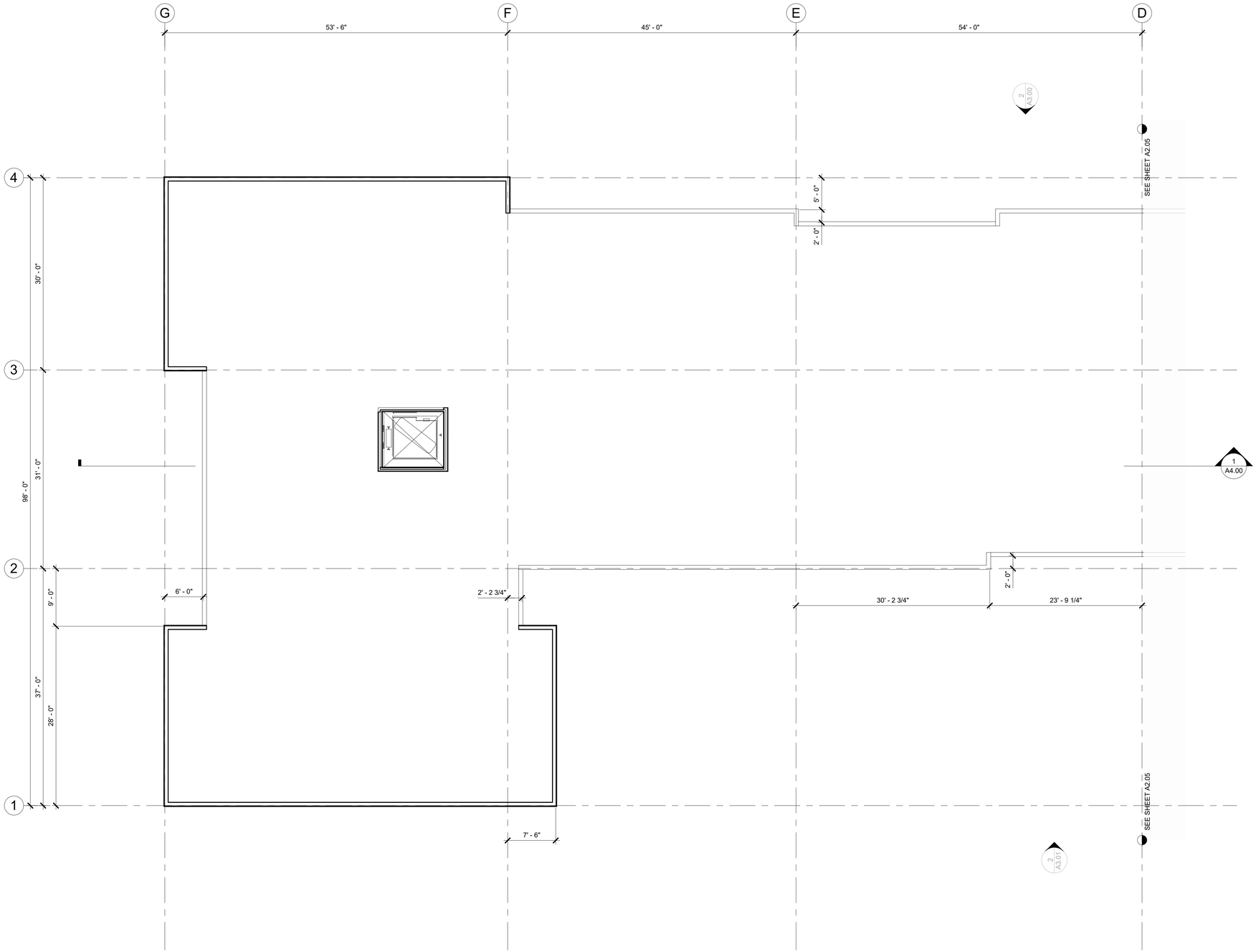

1 ROOF - NORTH

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

0' 4' 8' 16'

1/8" = 1' - 0"

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ROOF PLAN - NORTH

A2.07

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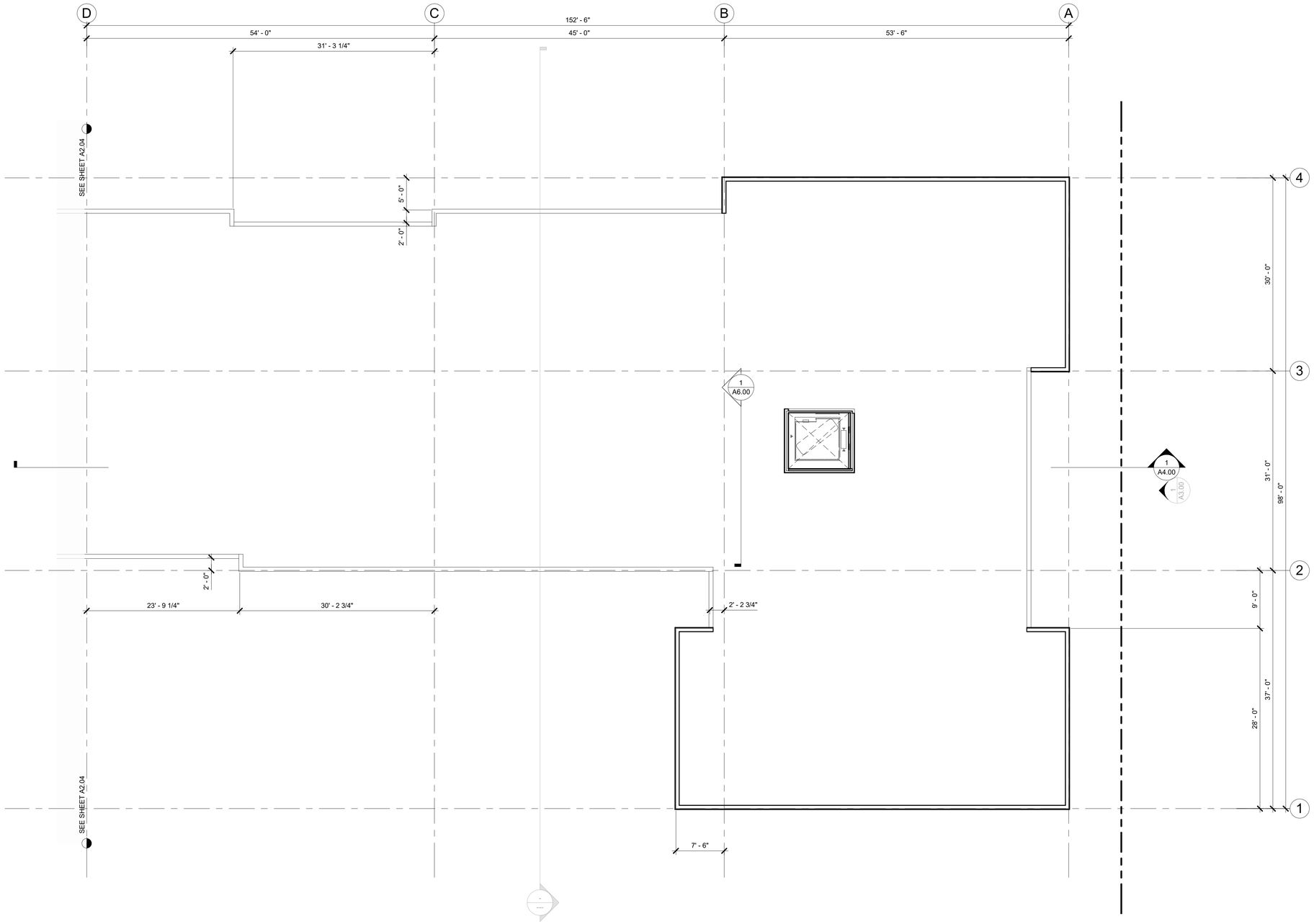

1 ROOF - SOUTH

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

0' 4' 8' 16'

1/8" = 1' - 0"

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Issue:

Construction Revision:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager:
Principal In Charge: AK

ROOF PLAN - SOUTH

A2.08

Project Number: 19-030

02/18/20 Schematic Design

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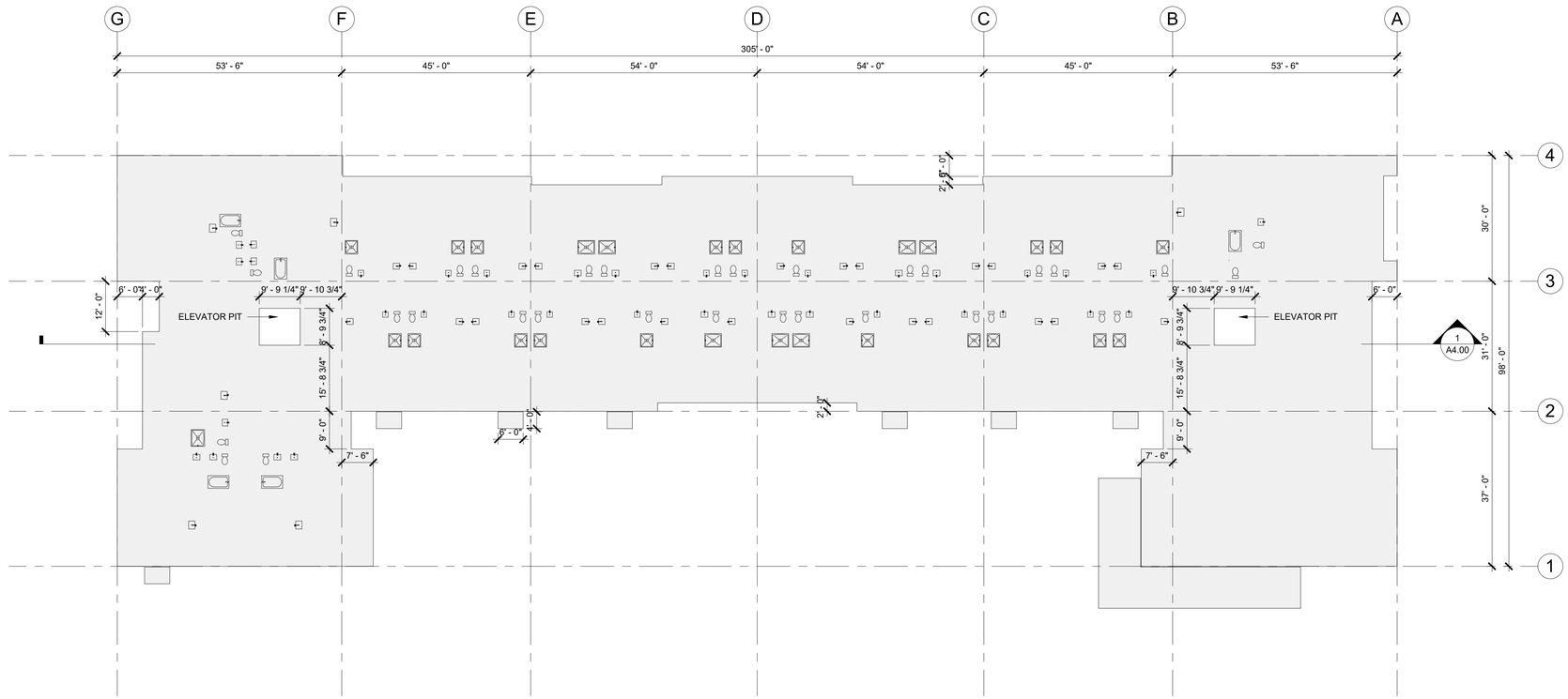

1 SLAB PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

1/16" = 1' - 0"

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6TH AVE LACEY

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Client:

MJR DEVELOPMENT

6725 116th AVE NE
SUITE 100
KIRKLAND, WA 98033

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Principal In Charge: AK

SLAB PLAN LEVEL L1

A2.10

Project Number: 19-030

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SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NOTE: ALL ELEVATIONS ARE NOT TO SCALE.

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BUILDING ELEVATIONS (COLOR)

A3.02

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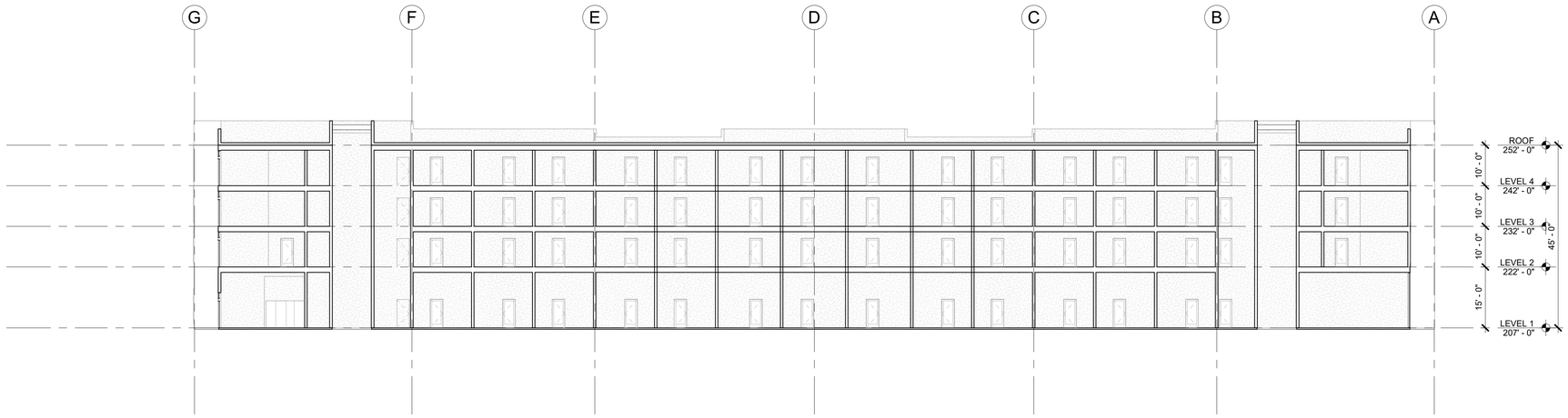

1 BUILDING SECTION

SCALE: 1/16" = 1'-0"

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Project Manager:
Principal In Charge: AK

BUILDING SECTIONS

A4.00

Project Number: 19-030

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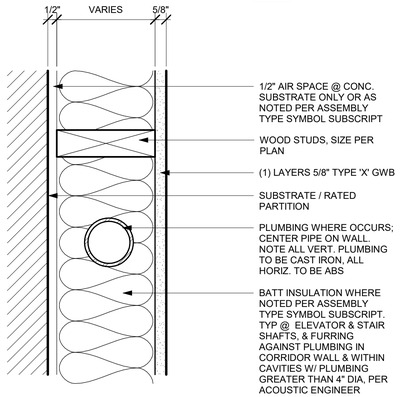
UNIT



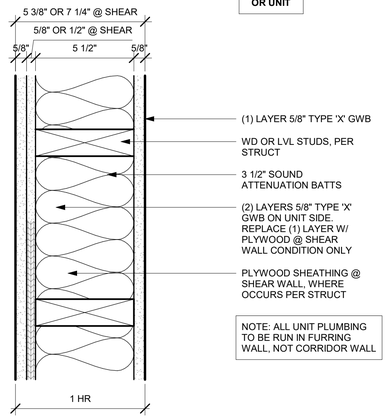
NON-RATED

W10 FURRING

SCALE: 3" = 1'-0"

UNIT

CORRIDOR OR UNIT



1 HR FIRE RATING

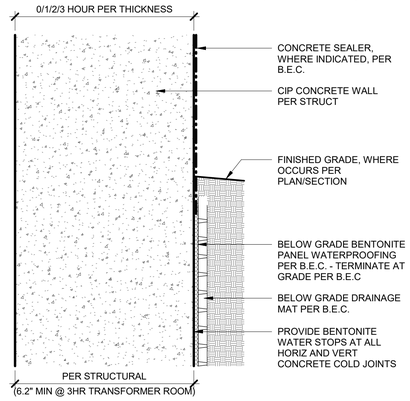
W2 CORRIDOR & UNIT DEMISING WALL

SCALE: 3" = 1'-0"

1-HR: GA FILE NO. WP 3510

INTERIOR/ UNCONDITIONED

EXTERIOR/ UNCONDITIONED

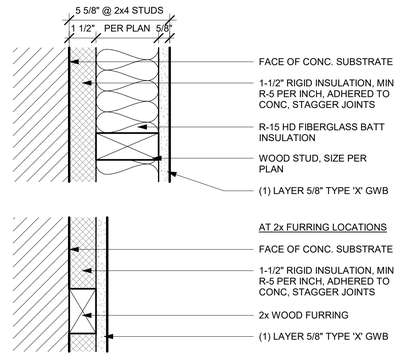


0, 1 OR 2 HOUR FIRE RATING

C1 C.I.P. CONCRETE WALL

SCALE: 3" = 1'-0"

IBC TABLE 721.1(2) ITEM 4-1.1



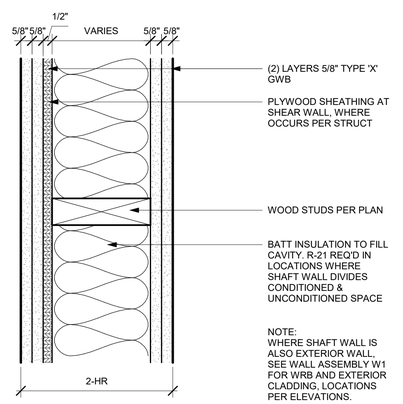
NON-RATED

W11 INSUL FURRING @ CONC. CURB

SCALE: 3" = 1'-0"

UNIT / CORRIDOR

SHAFT



2 HR FIRE RATING

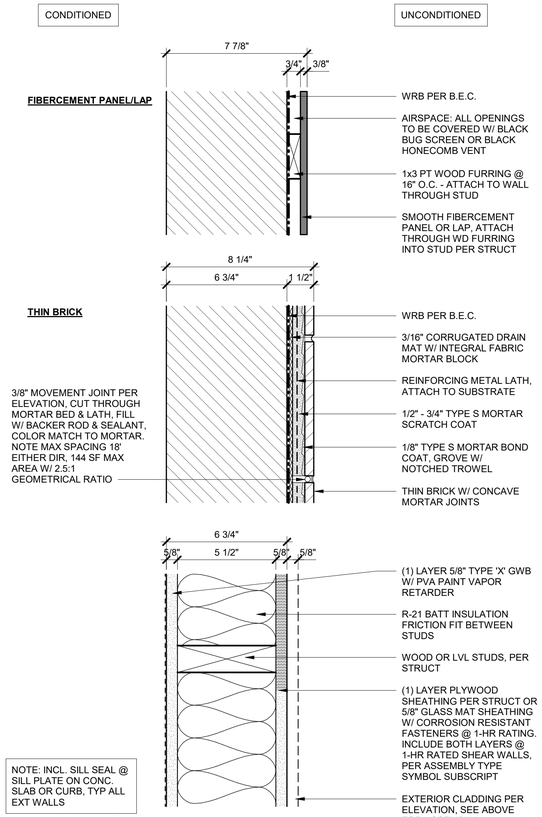
W3 WOOD SHAFT WALL

SCALE: 3" = 1'-0"

2-HR: GA FILE NO. WP 4230

CONDITIONED

UNCONDITIONED



0-1 HOUR FIRE RATING

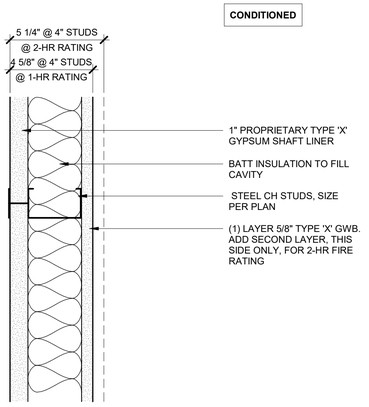
W1 EXTERIOR WALL

SCALE: 3" = 1'-0"

1-HR: GA FILE NO. WP 3661

SHAFT

CONDITIONED



1 OR 2 HR FIRE RATING

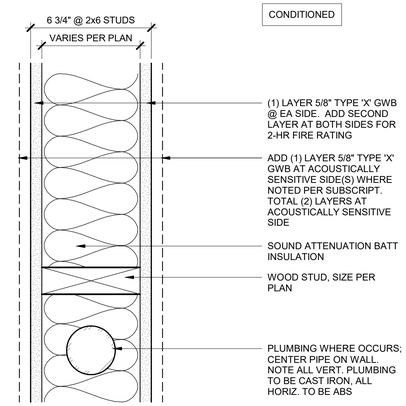
S1 SHAFT WALL

SCALE: 3" = 1'-0"

1-HR: GA FILE NO. WP 7008 (P)
2-HR: GA FILE NO. WP 7051 (P)

CONDITIONED

CONDITIONED



0, 1 OR 2 HOUR FIRE RATING

W4 PARTITION WALL

SCALE: 3" = 1'-0"

1-HR: GA FILE NO. WP 3510
2-HR: GA FILE NO. WP 4135

GENERAL ASSEMBLY NOTES

1. G.W.B. IS 5/8" TYPE 'X' GYPSUM WALLBOARD, U.N.O. STUD SPACING IS TYPICALLY 16" O.C. AT INTERIOR WALLS AND ADVANCED FRAMED AT EXTERIOR WALLS, UNLESS OTHERWISE NOTED OR DESCRIBED PER THE TESTED ASSEMBLIES. INDICATED STUD SPACINGS ARE MAXIMUMS; STUD GAUGES ARE PER TESTED ASSEMBLIES.
2. PROVIDE WATER RESISTANT GYPSUM BOARD IN WASHROOMS, TOILET ROOMS AND JANITOR'S CLOSETS, AND OTHER SIMILAR WET AREAS. PROVIDE CEMENTITIOUS BACKER BOARD OR NON-PAPER-FACED G.W.B. AT SHOWERS.
3. FRAME AROUND BEAMS AND OTHER STRUCTURAL ELEMENTS WHEN THEY OCCUR WITHIN THE SPACE OF A FIRE-RATED OR ACOUSTICAL PARTITION AND PROVIDE COMPLETE AND CONTINUOUS ASSEMBLY AS REQUIRED PER THE CONTRACT DOCUMENTS AND APPLICABLE CODES.
4. AT HORIZONTAL RATED DUCT ENCLOSURES, PROVIDE PER DETAILS.
5. WHEN LIGHT GAUGE METAL FRAMING CONTINUES PAST INTERMEDIATE STRUCTURE-AS IN MULTI-STORY STAIR ENCLOSURES AND SIMILAR CONDITIONS, ATTACH TO INTERMEDIATE STRUCTURE WITH SLOTTED CONNECTION OR OTHER MEANS, SO THAT STRUCTURAL DEFLECTION WILL NOT TRANSFER LOADS TO LIGHT GAUGE METAL FRAMING.
6. SEE PLANS FOR LOCATIONS OF FIRE-RATED PARTITIONS (MINIMUM 1 HOUR RATING).
7. PLAN DIMENSIONS ARE TYPICALLY TO FACE OF FINISH, CENTERLINE OF COLUMN, OR FACE OF EXPOSED CONCRETE OR CONCRETE MASONRY OR INSIDE FACE OF VERTICAL SHAFTS, U.N.O.
8. WHERE VARYING WALL TYPES OCCUR IN CORRIDORS, ALIGN FINAL FACES OF GYPSUM WALLBOARD AND FINISH ON CORRIDOR SIDE.
9. PROVIDE DEFLECTION CHANNEL AT THE HEADS OF ALL METAL STUD/CONCRETE SLAB CONDITIONS.
10. RECESSED FIRE EXTINGUISHERS TO BE LINED ON THE BACK AND SIDES WITH MATCHING LAYERS OF G.W.B. PER ADJACENT WALL.
11. PROVIDE FIRE RATED SEALANT AT HEAD OF PARTITIONS OF FIRE RATED WALLS AS REQUIRED FOR TESTED ASSEMBLY.
12. PROVIDE FIRE RATED SEALANT AT FIRE RATED PARTITIONS WHERE PARTITION JAMB CONDITIONS INTERFACE W/ DISSIMILAR MATERIALS OR WHERE FIRE-TAPING AT INTERFACE OF MATERIALS IS NOT PRACTICAL.
13. WHERE A PARTITION MUST COMPLY WITH BOTH FIRE-RATING AND ACOUSTICAL REQUIREMENTS, PROVIDE FIRE RATED SEALANT IN LIEU OF ACOUSTICAL SEALANT WHERE FIRE RATED SEALANTS ARE REQUIRED.
14. WHEN FIRE OR SOUND RATINGS ARE REQUIRED, THE GYPSUM BOARD NEEDED FOR ASSEMBLY RATING SHALL BE BROUGHT DOWN TO FLOOR BEHIND FIXTURES SO THAT CONSTRUCTION WILL EQUAL THAT OF A TESTED ASSEMBLY. SOME SOUND RATED WALLS ARE ALSO FIRE RATED WALLS.
15. GENERAL CONTRACTOR SHALL ENSURE CONTINUITY IN, AND INTEGRITY OF ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AND CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES: INSTALL FIRE-STOPS, FIRE STOPPING, FIRE SAFING, FIRE SEALANTS AND OTHER RELATED FIRE LIFE SAFETY ELEMENTS IN STRICT ACCORDANCE WITH LOCAL AUTHORITY HAVING JURISDICTION AND WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, NATIONAL FIRE PROTECTION ASSOCIATION, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND DOCUMENTED AND FIRE-TESTED WALL, FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES, AND IN PRECISE ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. GENERAL CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO ANNULAR SPACE FIRE-STOPPING AT MECHANICAL, PLUMBING, AND ELECTRICAL PENETRATIONS OR RECESSES IN OR THROUGH FIRE RATED WALLS/ASSEMBLIES, PARTY WALLS, AND SEPARATIONS. ALL FIRE RATED VERTICAL AND HORIZONTAL ASSEMBLIES MUST USE APPROPRIATE PRODUCTS AND BE INSTALLED EXACTLY PER THE REQUIREMENTS OF THE LISTED TESTED ASSEMBLY AS INCLUDED IN CONSTRUCTION DOCUMENTS AS WELL AS PRODUCT MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS, AND INDUSTRY STANDARDS. BRING ANY CONFLICT BETWEEN THE ASSEMBLY DESIGN NUMBER, THE SPECIFICATIONS, INDUSTRY STANDARDS OR THE ASSEMBLY DETAIL TO THE ARCHITECT'S ATTENTION IMMEDIATELY FOR CLARIFICATION.
16. VERIFY PARTITION AND FURRING THICKNESS FOR INTERNAL INCLUSIONS SUCH AS PLUMBING, FOR CORRECT INSTALLATION OF PANELS, BOXES, AND ACCESSORIES. CONSULT WITH ARCHITECT IF PARTITION DOES NOT ACCOMMODATE REQUIRED MEP COMPONENTS. DO NOT COMPROMISE SOUND OR FIRE RATINGS.
17. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
18. REFER TO ACTUAL TESTED ASSEMBLY FOR DETAILED REQUIREMENTS INCLUDING FASTENERS AND OTHER COMPONENTS OF THE ASSEMBLY.
19. ALL BATT INSULATION SHOULD BE ACOUSTICAL BATTS, U.N.O.
20. STUD GAUGE SHOWN IS MINIMUM. INCREASE GAUGE AS REQUIRED FOR SPAN.
21. PROVIDE CONTINUITY OF AIR BARRIER BETWEEN DIFFERENT WALL ASSEMBLY TYPES, PER SEC C402.5.1.
22. ADHERE TO BUILDING AIR LEAKAGE TEST PROCEDURE, PER SEC C402.5.1.2.
23. PER SBC 703.7: DURING CONSTRUCTION WALLS LISTED IN THIS SECTION MUCH BE EFFECTIVELY AND PERMANENTLY IDENTIFIED W/ SIGNS OR STENCILING PER THE REQ'S OF THE NOTED SBC CODE CITATION.
24. WALL TYPE CONFIGURATION DESIGNATOR LETTERS 'I' AND 'O' ARE INTENTIONALLY SKIPPED TO AVOID CONFUSION WITH ONE AND ZERO.
25. SHAFTS SHALL BE PRESSURE-TESTED DURING COMMISSIONING. CONTRACTOR SHALL MAKE MODIFICATIONS TO INSTALLATION UNTIL SHAFT IS IN FULL COMPLIANCE AND APPROVED BY INSPECTOR[S].
26. SHAFT WALLS CONSTRUCTED TO SUPPORT STAIR AND ELEVATOR PRESSURIZATION SYSTEMS SHALL BE CONSTRUCTED TO THE FOLLOWING STANDARDS:
27. SHAFTS SERVED BY PRESSURIZATION FANS RATED UP TO 2.0" STATIC PRESSURE SHALL BE CONSTRUCTED TO WITHSTAND 15 PSF LOADING WITH A MAXIMUM DEFLECTION OF L/360.
28. SHAFTS SHALL BE SEALED SUBSTANTIALLY AIR-TIGHT USING THE CRITERIA FROM THE IBC AS FOLLOWS:
29. SECTION 715.6 FIRE RESISTANT JOINT SYSTEMS IN SMOKE BARRIERS: LEAKAGE SHALL NOT EXCEED 5 CFM PER LINEAR FOOT OF JOINT AT 0.3" OF WATER.
30. SECTION 909.5 SMOKE BARRIER CONSTRUCTION FOR INTERIOR EXIT STAIRWAYS: MAXIMUM ALLOWABLE LEAKAGE AREA PER SHAFT SHALL NOT EXCEED (0.00035SF) (GROSS SHAFT WALL AREA).
31. ALL INSULATION MATERIALS SHALL BE CLEARLY MARKED AND READILY OBSERVABLE FOR INSPECTION, PER WSEC.

SOUND RATED PARTITION NOTES

1. U.N.O., EXTEND SOUND-RATED PARTITION TO STRUCTURE AND SEAL TO STRUCTURE (SEE NOTE #4).
2. SOUND ATTENUATION BLANKET TO BE FIBERGLASS BATT PER SPECIFICATIONS. PROVIDE THICKNESS TO FILL STUD CAVITY UNLESS AN AIRSPACE IS SPECIFICALLY REQUIRED.
3. ACOUSTICALLY SEAL PARTITIONS AT TOP, SIDES, AND BASE WITH ACOUSTICAL SEALANT. WHERE PARTITION TERMINATES TO A ROUGH, TEXTURED, OR CORRUGATED SURFACE, PROVIDE RESILIENT, FIRE RETARDANT SPECIAL CLOSURE STRIPS IN ADDITION TO SEALANT.
4. PROVIDE ACOUSTIC SEAL AS REQUIRED BY TESTED / APPROVED ASSEMBLY TO ACHIEVE STC INDICATED ON PARTITION SCHEDULE. PROVIDE RESILIENT CAULKING BELOW METAL FRAMING TRACK AND BELOW EACH SHEET OF GYPSUM WALLBOARD AS WELL AS AT PERIMETER AND ANY PENETRATIONS OF SOUND-RATED PARTITIONS AND OTHER CONSTRUCTION IN PRECISE CONFORMANCE WITH ASTM STANDARD C919.
5. WHERE SEALANT IS CALLED FOR, USE ACOUSTIC SEALANT PER SPECIFICATIONS.
6. DO NOT INSTALL ELECTRICAL OR OTHER OUTLET BOXES BACK TO BACK. SEPARATE BY AT LEAST TWO STUD SPACES. THE BACK AND SIDES OF ELECTRICAL OUTLET BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MATERIAL FIBER INSULATION OR APPROVED EQUIVALENT PER SBC 1207.3. SEE ACOUSTICAL SPECIFICATION FOR ADDITIONAL INFORMATION.
7. SEAL OUTLET BOXES ON ALL SIDES. SEAL PENETRATION IN BOXES.
8. PENETRATION OF SOUND RATED PARTITIONS (I.E., DUCTWORK, CONDUIT, OR PLUMBING) MUST BE PROPERLY SEALED IN ACCORDANCE WITH TESTED ASSEMBLY REQUIREMENTS AND INDUSTRY STANDARDS. PROVIDE A MINIMUM 1/4" GAP AND ACOUSTICALLY SEAL PER SPECIFICATIONS.
9. FOR PIPE CONDUIT OR DUCTWORK RUNS THAT ARE WITHIN, OR THAT PENETRATE THROUGH A DOUBLE-STUDDED PARTITION, DO NOT RIGIDLY TIE THE TWO SETS TOGETHER.
10. PROVIDE ADDITIONAL VIBRATION ISOLATION REQUIRED FOR PLUMBING OR MECHANICAL EQUIPMENT AS SPECIFIED IN THE PLUMBING SPECIFICATIONS OR BY ACOUSTICAL CONSULTANT.
11. WHERE A PARTY WALL ABUTS A CONTINUOUS PARTITION, (I.E. A PARTY WALL BETWEEN RETAIL TENANTS ABUTTING A CORRIDOR WALL), THE GYPSUM BOARD SURFACE ALONG THE CONTINUOUS PARTITION MUST BE BROKEN AT THE JOINT OF THE INTERSECTION TO PREVENT FLEXURAL SOUND TRANSMISSION. A SAW CUT IS GENERALLY A SUFFICIENT BREAK.
12. SOUND WALLS AT LOCATIONS SUCH AS CORRIDORS AND PARTY WALLS MUST USE INDUSTRY STANDARD AND APPROPRIATE METHODS TO PROPERLY LOCATE AND SECURELY ATTACH ELECTRICAL J-BOXES TO FRAMING, SO THAT BOXES REMAIN TIGHT AGAINST G.W.B.

ASSEMBLY TYPE SYMBOL KEY

FRAMING/ ASSEMBLY TYPE

FIRE RATING (IN HOURS)

S1.1
2 | 4

SPECIAL OR NON-TYPICAL CONDITIONS ARE INDICATED BY DECIMAL SUBSCRIPTS TO THE PARTITION OR FURRING TYPE DESIGNATION

FRAMING SIZE DESIGNATION

FRAMING TYPE:

W = WOOD STUD
S = STEEL STUD
C = CONCRETE
M = MASONRY
F = FIRE WALL

PARTITION CONFIGURATION SUBSCRIPTS:

1 = NO INSULATION
2 = INSULATE CAVITIES
3 = (1) ADDITIONAL LAYER 5/8" TYPE 'X' ON SENSITIVE SIDE (BED/LIVING)
4 = (2) LAYERS 5/8" TYPE 'X' ON EACH SIDE
5 = INCLUDE AIR GAP, SIZE PER ASSEMBLY
6 = INCLUDE BOTH PLYWOOD AND GLASS MAT SHEATHING

FRAMING SIZE DESIGNATION SUBSCRIPTS:

MASONRY:
6 = 6"
8 = 8"

METAL STUD:
1 = 1 5/8"
2 = 2 1/2"
3 = 3 1/2"
4 = 4"
6 = 6"
8 = 8"
10 = 10"

METAL FURRING:
a = 1/2" HAT
b = 7/8" HAT
c = 1" ZEE
d = 1 1/2" ZEE
e = 2" ZEE
f = 2 3/4" ZEE

WOOD STUD:
1 = 1X FURRING
2 = 2X FURRING
4 = 2X4
6 = 2X6
8 = 2X8

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VERTICAL ASSEMBLIES

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Project Number: 19-030

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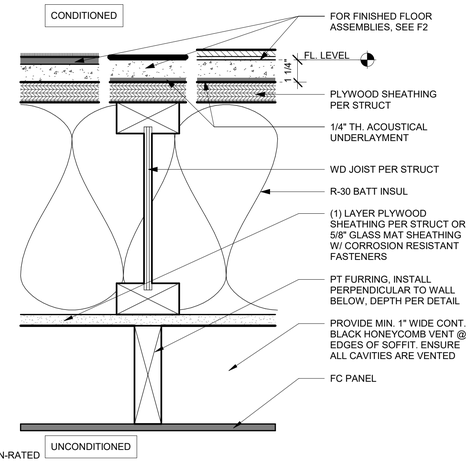
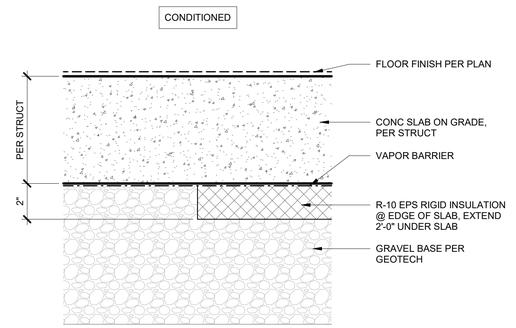


NON-RATED

F4 FRAMING @ EXTERIOR SOFFIT

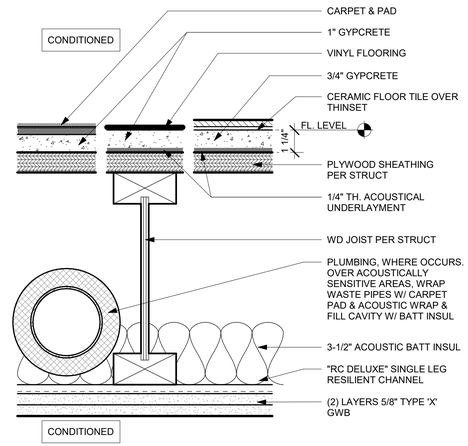
SCALE: 3" = 1'-0"



NON-RATED

F1 SLAB ON GRADE

SCALE: 3" = 1'-0"

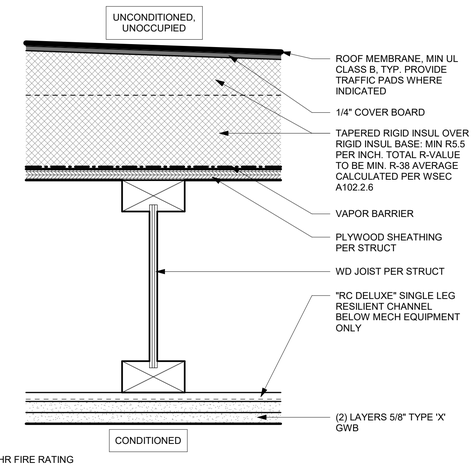


1 HR FIRE RATING

F2 TYP. FLOOR/CEILING

SCALE: 3" = 1'-0"

1-HR: ESR-1153 ASSEMBLY B STC 58



1 HR FIRE RATING

F3 TYPICAL ROOF

SCALE: 3" = 1'-0"

1-HR: ESR-1153 ASSEMBLY B STC 58

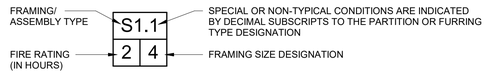
GENERAL ASSEMBLY NOTES

1. G.W.B. IS 5/8" TYPE 'X' GYPSUM WALLBOARD, U.N.O. STUD SPACING IS TYPICALLY 16" O.C. AT INTERIOR WALLS AND ADVANCED FRAMED AT EXTERIOR WALLS, UNLESS OTHERWISE NOTED OR DESCRIBED PER THE TESTED ASSEMBLIES. INDICATED STUD SPACINGS ARE MAXIMUMS; STUD GAUGES ARE PER TESTED ASSEMBLIES.
2. PROVIDE WATER RESISTANT GYPSUM BOARD IN WASHROOMS, TOILET ROOMS AND JANITOR'S CLOSETS, AND OTHER SIMILAR WET AREAS. PROVIDE CEMENTITIOUS BACKER BOARD OR NON-PAPER-FACED G.W.B. AT SHOWERS.
3. FRAME AROUND BEAMS AND OTHER STRUCTURAL ELEMENTS WHEN THEY OCCUR WITHIN THE SPACE OF A FIRE-RATED OR ACOUSTICAL PARTITION AND PROVIDE COMPLETE AND CONTINUOUS ASSEMBLY AS REQUIRED PER THE CONTRACT DOCUMENTS AND APPLICABLE CODES.
4. AT HORIZONTAL RATED DUCT ENCLOSURES, PROVIDE PER DETAILS.
5. WHEN LIGHT GAUGE METAL FRAMING CONTINUES PAST INTERMEDIATE STRUCTURE-AS IN MULTI-STORY STAIR ENCLOSURES AND SIMILAR CONDITIONS, ATTACH TO INTERMEDIATE STRUCTURE WITH SLOTTED CONNECTION OR OTHER MEANS, SO THAT STRUCTURAL DEFLECTION WILL NOT TRANSFER LOADS TO LIGHT GAUGE METAL FRAMING.
6. SEE PLANS FOR LOCATIONS OF FIRE-RATED PARTITIONS (MINIMUM 1 HOUR RATING).
7. PLAN DIMENSIONS ARE TYPICALLY TO FACE OF FINISH, CENTERLINE OF COLUMN, OR FACE OF EXPOSED CONCRETE OR CONCRETE MASONRY OR INSIDE FACE OF VERTICAL SHAFTS, U.N.O.
8. WHERE VARYING WALL TYPES OCCUR IN CORRIDORS, ALIGN FINAL FACES OF GYPSUM WALLBOARD AND FINISH ON CORRIDOR SIDE.
9. PROVIDE DEFLECTION CHANNEL AT THE HEADS OF ALL METAL STUD/CONCRETE SLAB CONDITIONS.
10. RECESSED FIRE EXTINGUISHERS TO BE LINED ON THE BACK AND SIDES WITH MATCHING LAYERS OF G.W.B. PER ADJACENT WALL.
11. PROVIDE FIRE RATED SEALANT AT HEAD OF PARTITIONS OF FIRE RATED WALLS AS REQUIRED FOR TESTED ASSEMBLY.
12. PROVIDE FIRE RATED SEALANT AT FIRE RATED PARTITIONS WHERE PARTITION JAMB CONDITIONS INTERFACE W/ DISSIMILAR MATERIALS OR WHERE FIRE-TAPING AT INTERFACE OF MATERIALS IS NOT PRACTICAL.
13. WHERE A PARTITION MUST COMPLY WITH BOTH FIRE-RATING AND ACOUSTICAL REQUIREMENTS, PROVIDE FIRE RATED SEALANT IN LIEU OF ACOUSTICAL SEALANT WHERE FIRE RATED SEALANTS ARE REQUIRED.
14. WHEN FIRE OR SOUND RATINGS ARE REQUIRED, THE GYPSUM BOARD NEEDED FOR ASSEMBLY RATING SHALL BE BROUGHT DOWN TO FLOOR BEHIND FIXTURES SO THAT CONSTRUCTION WILL EQUAL THAT OF A TESTED ASSEMBLY. SOME SOUND RATED WALLS ARE ALSO FIRE RATED WALLS.
15. GENERAL CONTRACTOR SHALL ENSURE CONTINUITY IN, AND INTEGRITY OF ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AND CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES: INSTALL FIRE-STOPS, FIRE STOPPING, FIRE SAFING, FIRE SEALANTS AND OTHER RELATED FIRE LIFE SAFETY ELEMENTS IN STRICT ACCORDANCE WITH LOCAL AUTHORITY HAVING JURISDICTION AND WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, NATIONAL FIRE PROTECTION ASSOCIATION, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND DOCUMENTED AND FIRE-TESTED WALL, FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES, AND IN PRECISE ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. GENERAL CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO ANNULAR SPACE FIRE-STOPPING AT MECHANICAL, PLUMBING, AND ELECTRICAL PENETRATIONS OR RECESSES IN OR THROUGH FIRE RATED WALLS/ASSEMBLIES, PARTY WALLS, AND SEPARATIONS. ALL FIRE RATED VERTICAL AND HORIZONTAL ASSEMBLIES MUST USE APPROPRIATE PRODUCTS AND BE INSTALLED EXACTLY PER THE REQUIREMENTS OF THE LISTED TESTED ASSEMBLY AS INCLUDED IN CONSTRUCTION DOCUMENTS AS WELL AS PRODUCT MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS, AND INDUSTRY STANDARDS. BRING ANY CONFLICT BETWEEN THE ASSEMBLY DESIGN NUMBER, THE SPECIFICATIONS, INDUSTRY STANDARDS OR THE ASSEMBLY DETAIL TO THE ARCHITECT'S ATTENTION IMMEDIATELY FOR CLARIFICATION.
16. VERIFY PARTITION AND FURRING THICKNESS FOR INTERNAL INCLUSIONS SUCH AS PLUMBING, FOR CORRECT INSTALLATION OF PANELS, BOXES, AND ACCESSORIES. CONSULT WITH ARCHITECT IF PARTITION DOES NOT ACCOMMODATE REQUIRED MEP COMPONENTS. DO NOT COMPROMISE SOUND OR FIRE RATINGS.
17. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
18. REFER TO ACTUAL TESTED ASSEMBLY FOR DETAILED REQUIREMENTS INCLUDING FASTENERS AND OTHER COMPONENTS OF THE ASSEMBLY.
19. ALL BATT INSULATION SHOULD BE ACOUSTICAL BATTS, U.N.O.
20. STUD GAUGE SHOWN IS MINIMUM. INCREASE GAUGE AS REQUIRED FOR SPAN.
21. PROVIDE CONTINUITY OF AIR BARRIER BETWEEN DIFFERENT WALL ASSEMBLY TYPES, PER SEC C402.5.1.
22. ADHERE TO BUILDING AIR LEAKAGE TEST PROCEDURE, PER SEC C402.5.1.2.
23. PER SBC 703.7: DURING CONSTRUCTION WALLS LISTED IN THIS SECTION MUCH BE EFFECTIVELY AND PERMANENTLY IDENTIFIED W/ SIGNS OR STENCILING PER THE REQ'S OF THE NOTED SBC CODE CITATION.
24. WALL TYPE CONFIGURATION DESIGNATOR LETTERS 'I' AND 'O' ARE INTENTIONALLY SKIPPED TO AVOID CONFUSION WITH ONE AND ZERO.
25. SHAFTS SHALL BE PRESSURE-TESTED DURING COMMISSIONING. CONTRACTOR SHALL MAKE MODIFICATIONS TO INSTALLATION UNTIL SHAFT IS IN FULL COMPLIANCE AND APPROVED BY INSPECTOR[S].
26. SHAFT WALLS CONSTRUCTED TO SUPPORT STAIR AND ELEVATOR PRESSURIZATION SYSTEMS SHALL BE CONSTRUCTED TO THE FOLLOWING STANDARDS:
27. SHAFTS SERVED BY PRESSURIZATION FANS RATED UP TO 2.0" STATIC PRESSURE SHALL BE CONSTRUCTED TO WITHSTAND 15 PSF LOADING WITH A MAXIMUM DEFLECTION OF L/360.
28. SHAFTS SHALL BE SEALED SUBSTANTIALLY AIR-TIGHT USING THE CRITERIA FROM THE IBC AS FOLLOWS:
29. SECTION 715.6 FIRE RESISTANT JOINT SYSTEMS IN SMOKE BARRIERS: LEAKAGE SHALL NOT EXCEED 5 CFM PER LINEAR FOOT OF JOINT AT 0.3" OF WATER.
30. SECTION 909.5 SMOKE BARRIER CONSTRUCTION FOR INTERIOR EXIT STAIRWAYS: MAXIMUM ALLOWABLE LEAKAGE AREA PER SHAFT SHALL NOT EXCEED (0.00035SF) (GROSS SHAFT WALL AREA).
31. ALL INSULATION MATERIALS SHALL BE CLEARLY MARKED AND READILY OBSERVABLE FOR INSPECTION, PER WSEC.

SOUND RATED PARTITION NOTES

1. U.N.O., EXTEND SOUND-RATED PARTITION TO STRUCTURE AND SEAL TO STRUCTURE (SEE NOTE #4).
2. SOUND ATTENUATION BLANKET TO BE FIBERGLASS BATT PER SPECIFICATIONS. PROVIDE THICKNESS TO FILL STUD CAVITY UNLESS AN AIRSPACE IS SPECIFICALLY REQUIRED.
3. ACOUSTICALLY SEAL PARTITIONS AT TOP, SIDES, AND BASE WITH ACOUSTICAL SEALANT. WHERE PARTITION TERMINATES TO A ROUGH, TEXTURED, OR CORRUGATED SURFACE, PROVIDE RESILIENT, FIRE RETARDANT SPECIAL CLOSURE STRIPS IN ADDITION TO SEALANT.
4. PROVIDE ACOUSTIC SEAL AS REQUIRED BY TESTED / APPROVED ASSEMBLY TO ACHIEVE STC INDICATED ON PARTITION SCHEDULE. PROVIDE RESILIENT CAULKING BELOW METAL FRAMING TRACK AND BELOW EACH SHEET OF GYPSUM WALLBOARD AS WELL AS AT PERIMETER AND ANY PENETRATIONS OF SOUND-RATED PARTITIONS AND OTHER CONSTRUCTION IN PRECISE CONFORMANCE WITH ASTM STANDARD C919.
5. WHERE SEALANT IS CALLED FOR, USE ACOUSTIC SEALANT PER SPECIFICATIONS.
6. DO NOT INSTALL ELECTRICAL OR OTHER OUTLET BOXES BACK TO BACK. SEPARATE BY AT LEAST TWO STUD SPACES. THE BACK AND SIDES OF ELECTRICAL OUTLET BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MATERIAL FIBER INSULATION OR APPROVED EQUIVALENT PER SBC 1207.3. SEE ACOUSTICAL SPECIFICATION FOR ADDITIONAL INFORMATION.
7. SEAL OUTLET BOXES ON ALL SIDES. SEAL PENETRATION IN BOXES.
8. PENETRATION OF SOUND RATED PARTITIONS (I.E., DUCTWORK, CONDUIT, OR PLUMBING) MUST BE PROPERLY SEALED IN ACCORDANCE WITH TESTED ASSEMBLY REQUIREMENTS AND INDUSTRY STANDARDS. PROVIDE A MINIMUM 1/4" GAP AND ACOUSTICALLY SEAL PER SPECIFICATIONS.
9. FOR PIPE CONDUIT OR DUCTWORK RUNS THAT ARE WITHIN, OR THAT PENETRATE THROUGH A DOUBLE-STUDDED PARTITION, DO NOT RIGIDLY TIE THE TWO SETS TOGETHER.
10. PROVIDE ADDITIONAL VIBRATION ISOLATION REQUIRED FOR PLUMBING OR MECHANICAL EQUIPMENT AS SPECIFIED IN THE PLUMBING SPECIFICATIONS OR BY ACOUSTICAL CONSULTANT.
11. WHERE A PARTY WALL ABUTS A CONTINUOUS PARTITION, (I.E. A PARTY WALL BETWEEN RETAIL TENANTS ABUTTING A CORRIDOR WALL), THE GYPSUM BOARD SURFACE ALONG THE CONTINUOUS PARTITION MUST BE BROKEN AT THE JOINT OF THE INTERSECTION TO PREVENT FLEXURAL SOUND TRANSMISSION. A SAW CUT IS GENERALLY A SUFFICIENT BREAK.
12. SOUND WALLS AT LOCATIONS SUCH AS CORRIDORS AND PARTY WALLS MUST USE INDUSTRY STANDARD AND APPROPRIATE METHODS TO PROPERLY LOCATE AND SECURELY ATTACH ELECTRICAL J-BOXES TO FRAMING, SO THAT BOXES REMAIN TIGHT AGAINST G.W.B.

ASSEMBLY TYPE SYMBOL KEY



FRAMING TYPE:

W = WOOD STUD
S = STEEL STUD
C = CONCRETE
M = MASONRY
F = FIRE WALL

PARTITION CONFIGURATION SUBSCRIPTS:

1 = NO INSULATION
2 = INSULATE CAVITIES
3 = (1) ADDITIONAL LAYER 5/8" TYPE 'X' ON SENSITIVE SIDE (BED/LIVING)
4 = (2) LAYERS 5/8" TYPE 'X' ON EACH SIDE
5 = INCLUDE AIR GAP, SIZE PER ASSEMBLY
6 = INCLUDE BOTH PLYWOOD AND GLASS MAT SHEATHING

FRAMING SIZE DESIGNATION SUBSCRIPTS:

MASONRY:
6 = 6"
8 = 8"

METAL STUD:
1 = 1 5/8"
2 = 2 1/2"
3 = 3 1/2"
4 = 4"
6 = 6"
8 = 8"
10 = 10"

METAL FURRING:
a = 1/2" HAT
b = 7/8" HAT
c = 1" ZEE
d = 1 1/2" ZEE
e = 2" ZEE
f = 2 3/4" ZEE

WOOD STUD:
1 = 1X FURRING
2 = 2X FURRING
4 = 2X4
6 = 2X6
8 = 2X8

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Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager:
Principal In Charge: AK

HORIZONTAL ASSEMBLIES

A8.10

Project Number: 19-030

02/18/20 Schematic Design

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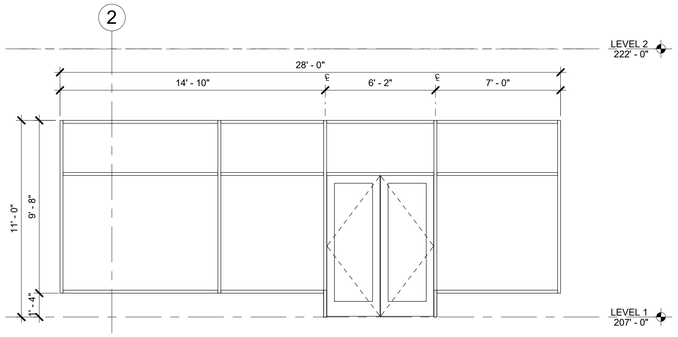
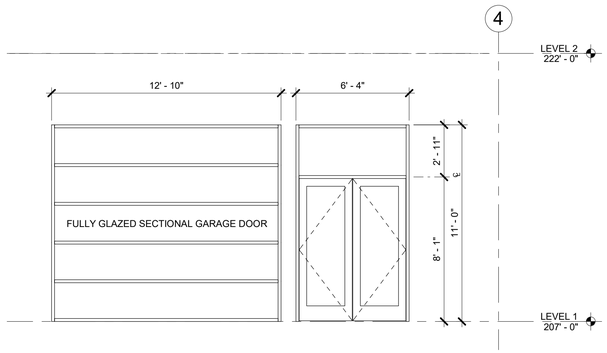


1 STOREFRONT - LOBBY

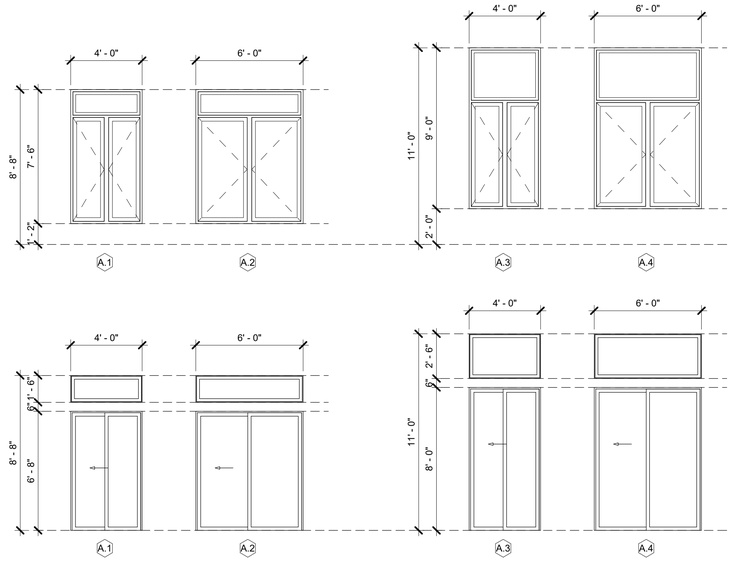
SCALE: 1/4" = 1'-0"



2 STOREFRONT - TAPROOM

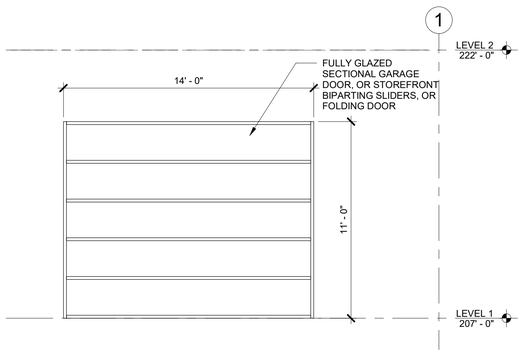
SCALE: 1/4" = 1'-0"

VINYL WINDOW & DOOR SCHEDULE							
Window Type Mark	**Window Type**	**Type**	**Width**	**Height**	**Count**	**U-Value**	**Comments**
A1	VINYL	7'-6" x 4'-0" - 2 x Casement	4' - 0"	7' - 6"	144		
A2	VINYL	7'-8" x 6'-0" - 2 x Casement	6' - 0"	7' - 6"	12		
A3	VINYL	9'-0" x 4'-0" - 2 x Casement	4' - 0"	9' - 0"	41		
A4	VINYL	9'-0" x 6'-0" - 2 x Casement	6' - 0"	9' - 0"	5		
B1	VINYL	4'-0" x 8'-8" slider w/ transom	4' - 0"	8' - 8"	18		
B2	VINYL	6'-0" x 8'-8" slider w/ transom	6' - 0"	8' - 8"	57		
B3	VINYL	4'-0" x 11'-0" slider w/ transom	4' - 0"	11' - 0"	3		
B4	VINYL	6'-0" x 11'-0" slider w/ transom	6' - 0"	11' - 0"	17		



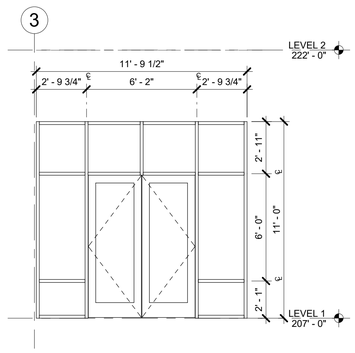
VINYL WINDOW & DOOR TYPES

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



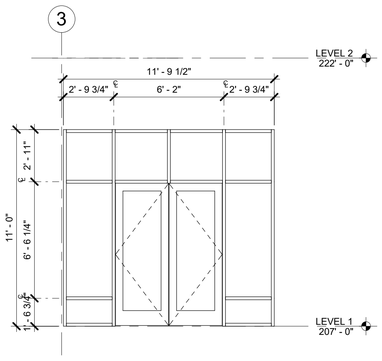
3 STOREFRONT - LOUNGE

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



4 STOREFRONT - NORTH

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



5 STOREFRONT - NORTH INTERIOR

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

WINDOW GENERAL NOTES

ALL WINDOWS

1. DIMENSIONS GIVEN ARE FOR ROUGH OPENINGS. ALLOW 3/8" ALL SIDES FOR SHIM SPACE. CONTRACTOR SHALL FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
2. GRAPHICS IN WINDOW SCHEDULE DEPICT WINDOWS/GLAZING FROM THE EXTERIOR SIDE OF BUILDING OR ROOM
3. ALL GLASS SHALL MEET IBC AND FEDERAL GLAZING STANDARDS AND SHALL BE IN ACCORDANCE WITH CURRENT WASHINGTON STATE ENERGY CODE.
4. EMERGENCY EGRESS WINDOWS ARE NOT REQUIRED BY EXCEPTION AS THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
5. INSTALL HEAD FLASHING AND OPENING FLASHING PER WALL AND CEILING BUREAU AND SIDING STANDARDS. SEE WINDOW DETAILS.
6. ALL WINDOWS WITHIN 10'-0" OF GRADE SHALL HAVE A LATCHING DEVICE.
7. PROVIDE COMPRESSION SEALS AT ALL OPERABLE WINDOWS.
8. BEDROOM AND LIVING ROOM WINDOWS SHALL INCLUDE TRICKLE VENTS CUT INTO WINDOW FRAME TO PROVIDE FRESH AIR INTAKE INTO HABITABLE SPACES. 4 SQ. IN. MIN. PER HABITABLE SPACE. TRICKLE VENTS TO BE MIN. 3'-0" FROM ALL EXHAUST SOURCES AT EXTERIOR FACE OF BUILDING.
9. SAFETY GLAZING REQUIRED IN LOCATIONS AS PER IBC SECTION 2406.3, INCLUDING:
   - A. SWINGING DOORS
   - B. FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
   - C. PANELS OF SLIDING & BIFOLD CLOSET DOOR ASSEMBLIES
   - D. STORM DOORS
   - E. UNFRAMED SWINGING DOORS
   - F. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, INCLUDING GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE STANDING SURFACE
   - G. GUARDRAILS AND RAILINGS, REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE
   - H. GLAZING WITH THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION IF THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE
   - I. GLAZING GREATER THAN 9 S.F. THAT IS LESS THAN 18" ABOVE FINISHED FLOOR, WITH THE EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING
   - J. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
   - K. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD
   - L. ANY OTHER REQUIRED AREAS OR REQUIRMENTS AS LISTED IN THE IBC, SECTION 2406.
10. ALL FENESTRATION TO BE LABELED WITH U-FACTOR, SHGC, VT AND LEAKAGE RATINGS, PER WSEC.
11. PER LACEY MUNICIPAL CODE 14.04.015 SECTION 425, A SECONDARY SECURITY LOCKING DEVICE SHALL BE INSTALLED ON ALL CRANK-TYPE WINDOWS SEPARATE FROM THE FACTORY-INSTALLED CRANK DEVICE. THE LOCKS MUST BE OPENABLE WITHOUT KEYS OR ANY SPECIAL KNOWLEDGE OR EFFORT.

STOREFRONT WINDOWS

1. ALL STOREFRONT FRAMES, SPANDREL PANELS, AND LOUVERS TO BE BLACK ANNODIZED FINISH, UNO
2. ALL EXTERIOR FENESTRATION TO INCLUDE DOUBLE GLAZING WITH A MINIMUM 1/2" ARGON-FILLED AIRSPACE & LOW-E COATING
3. PROVIDE TRICKLE VENTS IN LIVING SPACES, PER #7, ABOVE
4. MAXIMUM AREA WEIGHTED U-FACTOR OF U-0.37 AT EXTERIOR STOREFRONT WINDOWS, DOORS, SPANDREL PANELS AND FRAME. MAXIMUM SHGC OF 0.35.
5. DOORS IN STOREFRONT WINDOWS TO BE BY STOREFRONT MANUFACTURER, UNO

INTERIOR FIRE WINDOW ASSEMBLIES

WINDOW ASSEMBLIES LOCATED IN FIRE PARTITIONS AND FIRE BARRIERS SHALL:

1. BE LIMITED TO USE IN ASSEMBLIES WITH A MAXIMUM FIRE RATING OF 1 HOUR
2. HAVE FIRE PROTECTION RATED GLAZING WITH A 45 MIN. FIRE PROTECTION RATING
3. NOT HAVE A TOTAL WINDOW AREA EXCEEDING 25% OF THE AREA OF A COMMON WALL WITH ANY ROOM

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Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager:
Principal In Charge: AK

WINDOW SCHEDULE

A9.00

Project Number: 19-030

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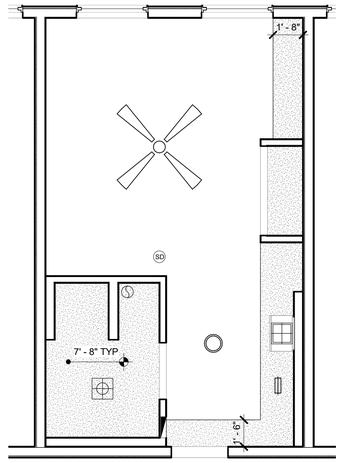
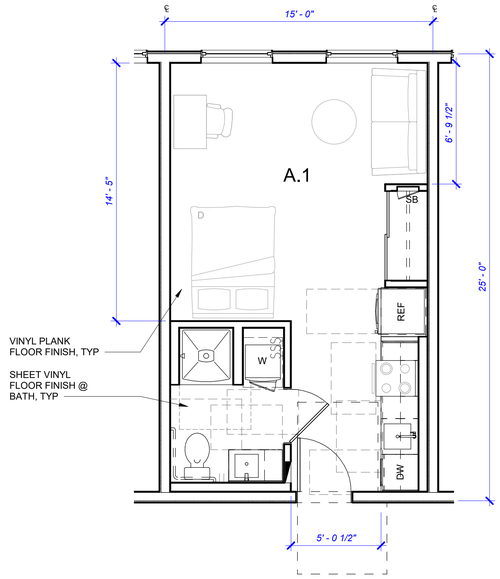


2 UNIT A.1 - RCP

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



1 UNIT A.1 - UNIT PLAN

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

UNIT GENERAL NOTES

UNIT FLOOR PLAN NOTES

1. SEE SHEETS A8.00-A8.10 FOR INTERIOR PARTITION TYPES. ALL PARTITIONS ARE TYPE W4 / 0 4 UNO.
2. UNLESS DIMENSIONED OTHERWISE, DOORS ARE JUSTIFIED TO WALL WITH TYPICAL JAMB DETAIL.
3. SLIDING DOORS TO SPACES DEEPER THAN 24" SHALL HAVE 32" CLEAR WIDTH. HARDWARE MUST BE ACCESSIBLE IN ALL POSITIONS.
4. DASHED RECTANGULAR/CIRCULAR SYMBOLS IN BATHROOMS & KITCHENS REPRESENT REQUIRED CLEAR FLOOR SPACES.
5. ELECTRICAL PANELS WITHIN ALL RESIDENTIAL UNITS ARE TO BE AT 48" A.F.F. (MEASURED TO THE MAIN BREAKER/HIGHEST CONTROLS).
6. CONTRACTOR MUST ACCOUNT FOR CONSTRUCTION TOLERANCES TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES REQUIRED BY FHADM, ADAS & ICC/ANSI A117.1-2009. REFER TO SHEETS G3.00-G3.04 FOR ADDITIONAL REQUIREMENTS.
7. WITHIN TYPE A AND TYPE B DWELLING UNITS, ALL SWITCHES, THERMOSTATS AND ABOVE-COUNTER OUTLETS TO BE MOUNTED AT 44" A.F.F. TO THE TOP OF THE BOX, UNO.
8. WITHIN TYPE A AND TYPE B DWELLING UNITS, GRAB BARS ARE DASHED IN FOR REFERENCE ONLY; REFER TO SHEETS G3.00-G3.04 FOR GRAB BAR REINFORCEMENT REQUIREMENTS. REINFORCEMENT TO BE INSTALLED AT TYPE A AND TYPE B DWELLING UNITS FOR THE FUTURE INSTALLATION OF GRAB BARS.
9. SEE PLANS FOR LOCATIONS OF DOORS AT WASHER/DRYERS & BEDROOMS TO BE HINGED 180 DEGREES.
10. ELECTRICAL AND CABLE OUTLETS SHOULD NOT BE LOCATED WITHIN 24" OF EACH OTHER BETWEEN UNITS. THE BACKSIDE OF ELECTRICAL OUTLETS SHOULD HAVE A PUDDY PAD. SEE TYPICAL PANEL DETAIL.
11. THE GARBAGE DISPOSAL SWITCH, IF PROVIDED, SHALL MEET THE REACH RANGES AS OUTLINED ON SHEETS G3.00-G3.04. AT CORNER COUNTER CONDITIONS, THE SWITCH SHOULD BE PLACED 36" MIN. FROM THE CORNER.
12. UNIT ENTRY DOORS TO BE CARD READER SYSTEM.
13. ELECTRICAL PANEL, OUTLETS, SWITCHES ETC ARE SHOWN FOR GENERAL LAYOUT PURPOSES ONLY. CONTRACTOR TO INSTALL ALL ELECTRICAL ITEMS TO COMPLY WITH APPLICABLE CODES AND ELECTRICAL DRAWINGS.
14. CRITICAL DIMENSIONS TO OUTLETS IN KITCHENS AND BATHS FOR ACCESIBILITY COMPLIANCE ARE TO FINISH.

UNIT REFLECTED CEILING PLAN NOTES

1. ALL DIMENSIONS TO CEILING FINISH FROM TOP OF GYPSUM TOPPING SLAB OR TOP OF CONC. SLAB, UNO.
2. PROVIDE WHOLE HOUSE FAN IN BATH.
3. LIGHTING LAYOUT SHOWN AT FINISHED SPACES FOR LOCATION ONLY. SEE ELECTRICAL AND LIGHTING FOR FULL SCOPE OF LIGHTING.
4. SEE MEP DRAWINGS FOR ACCESS PANEL LOCATIONS.
5. UNDERCABINET LIGHTING TO BE CENTERED WITHIN EACH CASEWORK RUN U.N.O.

UNIT FINISH PLAN NOTES

1. SEE UNIT SCHEDULE IDX.XX FOR TYPICAL UNIT FINISHES, PLUMBING FIXTURES, APPLIANCES AND LIGHT FIXTURES
2. ALL UNITS TO HAVE ROLLER SHADES AT ALL WINDOWS U.N.O.
3. ALL UNITS TO HAVE 4" MDF WALL BASE THROUGHOUT PAINTED TO MATCH WALLS U.N.O.

UNIT VENTILATION NOTES

1. KITCHEN EXHAUST DUCTS SHALL BE CONSTRUCTED OF 6" DIA GALVANIZED STEEL WITH SMOOTH INTERIOR FINISH AND TO BE AIR TIGHT.
2. DRYER DUCTING TO BE 4" DIA SMOOTH METAL INTERIOR FINISH. IT SHALL BE EQUIPPED WITH BACKDRAFT DAMPER. NO SCREWS.
3. TOILET ROOM DUCTING SHALL BE CONSTRUCTED OF 5" DIA GALVANIZED STEEL WITH SMOOTH INTERIOR FINISH AND TO BE AIR TIGHT. DUCT SERVING MULTIPLE TOILET ROOM FAN(S) SHALL BE 6" DIA.
4. WHOLE HOUSE FAN TO OPERATE CONTINUOUSLY. WHOLE HOUSE FAN SHALL BE LOCATED IN LAUNDRY ROOM (UNLESS WASHER/DRYER IS IN TOILET ROOM IN WHICH CASE THE TOILET ROOM FAN SHALL BE THE WHOLE HOUSE FAN AND OPERATE CONTINUOUSLY). SUPPLIED AND INSTALLED BY OTHERS.
5. PROVIDE OPENING WITH MINIMUM 100 SQUARE INCHES FOR DRYERS LOCATED IN A CLOSET.
6. KITCHEN, DRYER, TOILET ROOM EXHAUST HOOD TO BE 3'-0" FROM ANY OPERABLE OPENINGS.
7. OUTDOOR AIR TO APARTMENTS THROUGH WINDOW TRICKLE VENTS (SUPPLIED BY OTHERS).
   a. STUDIOS AND ONE BEDROOM APARTMENTS: THREE (3) TITON TRIM VENT SM (4 SQ.IN. EACH).
   b. TWO BEDROOM APARTMENTS: FIVE (5) TITON TRIM VENT SM (4 SQ.IN. EACH).
8. INTERIOR BEDROOMS WITHOUT OUTDOOR AIR OPENINGS SHALL BE PROVIDED WITH EITHER
   a. A MIN. 25 SF PERMANENT OPENING OR
   b. A TRANSFER FAN

   BETWEEN BEDROOM AND LIVING SPACE.

UNIT FLOOR PLAN & REFLECTED CEILING PLAN KEY

- ELECTRICAL PANEL
- SB — SMART BOX: INCL. DATA & OUTLET AS REQ'D PER MFR
- OUTLETS: DUPLEX, 220 (RANGE), GROUND FAULT INTERRUPTOR
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- SWITCHES: SINGLE, 3-WAY
- DROPPED CEILING / SOFFIT AREAS: 7' - 8" AFF UNO
- SD — SMOKE DETECTOR: HARDWIRED W/ BATTERY BACKUP- SEE BLDG CODE SHEETS FOR REQ'S
- BATH FAN WITH LIGHT, MIRCOWAVE HOOD
- DRYER VENT
- LED PUCK CEILING LIGHT
- LED UNDERCAB LIGHT *NOTE: PRICE AS ALTERNATE ONLY*
- VANITY SCONCE
- TYPE A ACCESSIBLE UNIT
- 60" TURNING RADIUS FOR TYPE A UNITS
- WS — WORK SURFACE @ KITCHEN CASEWORK FOR TYPE A UNITS
- CEILING FAN WITH LIGHT *NOTE: PRICE LED CEILING LIGHT AS BASE, FAN AS ALTERNATE*
- 4" DIA. DUCT RUN
- 6" DIA. DUCT RUN
- 7" DIA. DUCT RUN

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Issue:

Construction Revision:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager:
Principal In Charge: AK

UNIT PLAN A.1

ID/A2.00

Project Number: 19-030

02/18/20 Schematic Design

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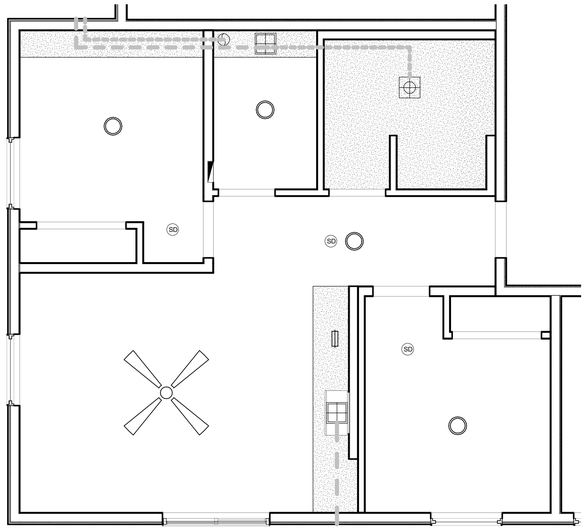
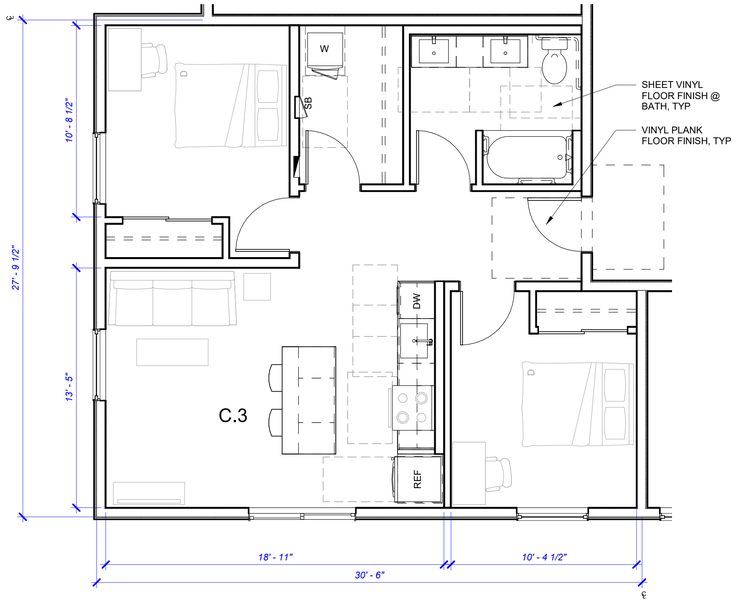


2 UNIT C.3 - RCP
SCALE: 1/4" = 1'-0"



1 UNIT C.3 - UNIT PLAN
SCALE: 1/4" = 1'-0"

UNIT GENERAL NOTES

UNIT FLOOR PLAN NOTES

1. SEE SHEETS A8.00-A8.10 FOR INTERIOR PARTITION TYPES. ALL PARTITIONS ARE TYPE W4 0 4 UNO.
2. UNLESS DIMENSIONED OTHERWISE, DOORS ARE JUSTIFIED TO WALL WITH TYPICAL JAMB DETAIL.
3. SLIDING DOORS TO SPACES DEEPER THAN 24" SHALL HAVE 32" CLEAR WIDTH. HARDWARE MUST BE ACCESSIBLE IN ALL POSITIONS.
4. DASHED RECTANGULAR/CIRCULAR SYMBOLS IN BATHROOMS & KITCHENS REPRESENT REQUIRED CLEAR FLOOR SPACES.
5. ELECTRICAL PANELS WITHIN ALL RESIDENTIAL UNITS ARE TO BE AT 48" A.F.F. (MEASURED TO THE MAIN BREAKER/HIGHEST CONTROLS).
6. CONTRACTOR MUST ACCOUNT FOR CONSTRUCTION TOLERANCES TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES REQUIRED BY FHADM, ADAS & ICC/ANSI A117.1-2009. REFER TO SHEETS G3.00-G3.04 FOR ADDITIONAL REQUIREMENTS.
7. WITHIN TYPE A AND TYPE B DWELLING UNITS, ALL SWITCHES, THERMOSTATS AND ABOVE-COUNTER OUTLETS TO BE MOUNTED AT 44" A.F.F. TO THE TOP OF THE BOX, UNO.
8. WITHIN TYPE A AND TYPE B DWELLING UNITS, GRAB BARS ARE DASHED IN FOR REFERENCE ONLY; REFER TO SHEETS G3.00-G3.04 FOR GRAB BAR REINFORCEMENT REQUIREMENTS. REINFORCEMENT TO BE INSTALLED AT TYPE A AND TYPE B DWELLING UNITS FOR THE FUTURE INSTALLATION OF GRAB BARS.
9. SEE PLANS FOR LOCATIONS OF DOORS AT WASHER/DRYERS & BEDROOMS TO BE HINGED 180 DEGREES.
10. ELECTRICAL AND CABLE OUTLETS SHOULD NOT BE LOCATED WITHIN 24" OF EACH OTHER BETWEEN UNITS. THE BACKSIDE OF ELECTRICAL OUTLETS SHOULD HAVE A PUDDY PAD. SEE TYPICAL PANEL DETAIL.
11. THE GARBAGE DISPOSAL SWITCH, IF PROVIDED, SHALL MEET THE REACH RANGES AS OUTLINED ON SHEETS G3.00-G3.04. AT CORNER COUNTER CONDITIONS, THE SWITCH SHOULD BE PLACED 36" MIN. FROM THE CORNER.
12. UNIT ENTRY DOORS TO BE CARD READER SYSTEM.
13. ELECTRICAL PANEL, OUTLETS, SWITCHES ETC ARE SHOWN FOR GENERAL LAYOUT PURPOSES ONLY. CONTRACTOR TO INSTALL ALL ELECTRICAL ITEMS TO COMPLY WITH APPLICABLE CODES AND ELECTRICAL DRAWINGS.
14. CRITICAL DIMENSIONS TO OUTLETS IN KITCHENS AND BATHS FOR ACCESIBILITY COMPLIANCE ARE TO FINISH.

UNIT REFLECTED CEILING PLAN NOTES

1. ALL DIMENSIONS TO CEILING FINISH FROM TOP OF GYPSUM TOPPING SLAB OR TOP OF CONC. SLAB, UNO.
2. PROVIDE WHOLE HOUSE FAN IN BATH.
3. LIGHTING LAYOUT SHOWN AT FINISHED SPACES FOR LOCATION ONLY. SEE ELECTRICAL AND LIGHTING FOR FULL SCOPE OF LIGHTING.
4. SEE MEP DRAWINGS FOR ACCESS PANEL LOCATIONS.
5. UNDERCABINET LIGHTING TO BE CENTERED WITHIN EACH CASEWORK RUN U.N.O.

UNIT FINISH PLAN NOTES

1. SEE UNIT SCHEDULE IDX.XX FOR TYPICAL UNIT FINISHES, PLUMBING FIXTURES, APPLIANCES AND LIGHT FIXTURES
2. ALL UNITS TO HAVE ROLLER SHADES AT ALL WINDOWS U.N.O.
3. ALL UNITS TO HAVE 4" MDF WALL BASE THROUGHOUT PAINTED TO MATCH WALLS U.N.O.

UNIT VENTILATION NOTES

1. KITCHEN EXHAUST DUCTS SHALL BE CONSTRUCTED OF 6" DIA GALVANIZED STEEL WITH SMOOTH INTERIOR FINISH AND TO BE AIR TIGHT.
2. DRYER DUCTING TO BE 4" DIA SMOOTH METAL INTERIOR FINISH. IT SHALL BE EQUIPPED WITH BACKDRAFT DAMPER. NO SCREWS.
3. TOILET ROOM DUCTING SHALL BE CONSTRUCTED OF 5" DIA GALVANIZED STEEL WITH SMOOTH INTERIOR FINISH AND TO BE AIR TIGHT. DUCT SERVING MULTIPLE TOILET ROOM FAN(S) SHALL BE 6" DIA.
4. WHOLE HOUSE FAN TO OPERATE CONTINUOUSLY. WHOLE HOUSE FAN SHALL BE LOCATED IN LAUNDRY ROOM (UNLESS WASHER/DRYER IS IN TOILET ROOM IN WHICH CASE THE TOILET ROOM FAN SHALL BE THE WHOLE HOUSE FAN AND OPERATE CONTINUOUSLY). SUPPLIED AND INSTALLED BY OTHERS.
5. PROVIDE OPENING WITH MINIMUM 100 SQUARE INCHES FOR DRYERS LOCATED IN A CLOSET.
6. KITCHEN, DRYER, TOILET ROOM EXHAUST HOOD TO BE 3'-0" FROM ANY OPERABLE OPENINGS.
7. OUTDOOR AIR TO APARTMENTS THROUGH WINDOW TRICKLE VENTS (SUPPLIED BY OTHERS).
   a. STUDIOS AND ONE BEDROOM APARTMENTS: THREE (3) TITON TRIM VENT SM (4 SQ.IN. EACH).
   b. TWO BEDROOM APARTMENTS: FIVE (5) TITON TRIM VENT SM (4 SQ.IN. EACH).
8. INTERIOR BEDROOMS WITHOUT OUTDOOR AIR OPENINGS SHALL BE PROVIDED WITH EITHER
   a. A MIN. 25 SF PERMANENT OPENING OR
   b. A TRANSFER FAN
   BETWEEN BEDROOM AND LIVING SPACE.

UNIT FLOOR PLAN & REFLECTED CEILING PLAN KEY

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Drawn By: Author
Project Manager:
Principal In Charge: AK

UNIT PLAN C.3

ID/A2.08

Project Number: 19-030

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