#### PROJECT INFORMATION

ADDRESS 9025 MEADOWBROOK AVE SE SNOQUALMIE, WA 98065

**PARCEL NUMBER** 3224089114

#### LEGAL DESCRIPTION

NEW LOT A

THAT PORTION OF LAND LYING WITHIN THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2 OF CITY OF SNOQUALMIE S.P. 91-001, RECORDING NO. 9108279001 AND THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY MARGIN OF MEADOWBROOK WAY SOUTHEAST; THENCE SOUTH 23°56'36" WEST, ALONG THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MEADOWBROOK WAY SOUTHEAST, A DISTANCE OF 202.90 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY A DISTANCE OF 95.39 FEET ALONG THE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 48.00 FEET AND A CENTRAL ANGLE OF 113'51'58" TO A POINT OF COMPOUND CURVATURE ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF RAILROAD AVENUE: THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN A DISTANCE OF 71.53 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2829.79 FEET AND A CENTRAL ANGLE OF 1°26'54"; THENCE LEAVING SAID MARGIN NORTH 23°42'17" EAST, A DISTANCE OF 62.61 FEET; THENCE NORTH 83'36'53" EAST, A DISTANCE OF 16.06 FEET; THENCE NORTH 23'30'16" EAST, A DISTANCE OF 24.31 FEET; THENCE NORTH 66°03'25" EAST, A DISTANCE OF 30.72 FEET; THENCE SOUTH 23°56'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 66'03'25" A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

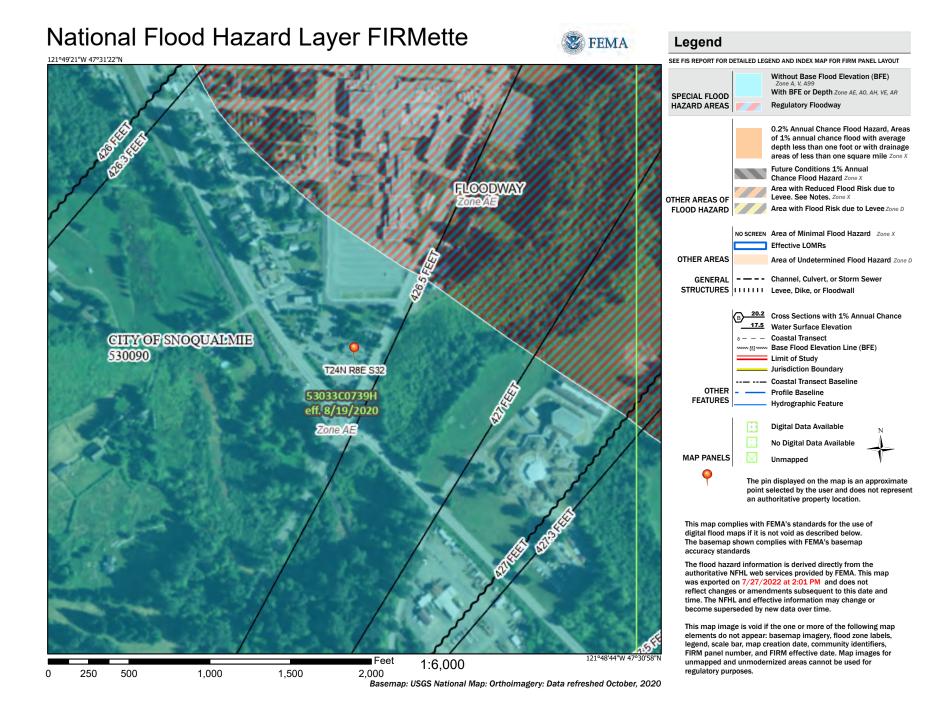
CONTAINING 0.80 ACRES, MORE OR LESS.

### **GROSS BUILDING SF 3557**

PROPOSED USE: VEHICLE REPAIR GARAGE

## TYPE V-A CONSTRUCTION

SEE CIVIL FOR SITE PLAN, SITE DEVELOPMENT, PARKING ARRANGEMENT AND EXTERIOR DEMOLITION



### APPLICABLE CODE SUMMARY

IEBC

ALTERATION OF EXISTING BUILDING SUBJECT TO SECTION 503 AND APPLICABLE RELATED SECTIONS.

THE COST OF THE PROPOSED WORK SHALL NOT EXCEED 50% OF THE VALUATION OF THE STRUCTURE, AS DEFINED AND EVALUATED BY THE AUTHORITY HAVING JURISDICTION (SMC 15.12.040 DEFINITION GG)

<u>IBC</u>

## OCCUPANCY S-1 MOTOR VEHICLE REPAIR GARAGE

HAZARD MATERIALS LIMITED TO MAX ALLOWABLE QUANTITIES PER IBC TABLE 307.1(1)

406.2.4 FLOOR SURFACE CONCRETE OR SIMILAR APPROVED NON-COMBUSTIBLE MATERIAL;
AREA OF FLOOR TO BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUID TOWARD THE MAIN VEHICLE ENTRY.

406.2.9 EQUIPMENT AND APPLIANCES INSTALLED IN ACCORDANCE WITH IMC IFGC AND NFPA 70; IGNITION SOURCES NOT LESS THAN 18" ABOVE FLOOR SURFACE

REPAIR GARAGES MAY NOT INCLUDE FUEL-DISPENSING FACILITIES; REPAIR OF VEHICLES FUELED BY NON-ODORIZED GASSES NOT PERMITTED WITHOUT AN APPROVED GAS DETECTION SYSTEM.

406.8.3 IF THE OVERALL FIRE AREA EXCEEDS 12,000 SF, A REPAIR GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC 903.2.9.1. NOT APPLICABLE TO PROPOSED WORK.

TOILET ROOMS OR BATHING ROOMS INTENDED FOR SINGLE OCCUPANT USE, ACCESSED THOUGH A PRIVATE OFFICE AND NOT FOR PUBLIC USE SHALL BE PERMITTED TO COMPLY WITH THE SPECIFIC EXCEPTIONS IN ICC A117.1

2902.3 EX 2 TENANT SPACES INTENDED FOR PICKUP AND DROP-OFF HAVING A PUBLIC ACCESS AREA LESS THAN 300SF SHALL NOT REQUIRE PUBLIC TOILET FACILITIES. SEE SHEET A.05

<u>IMC</u>

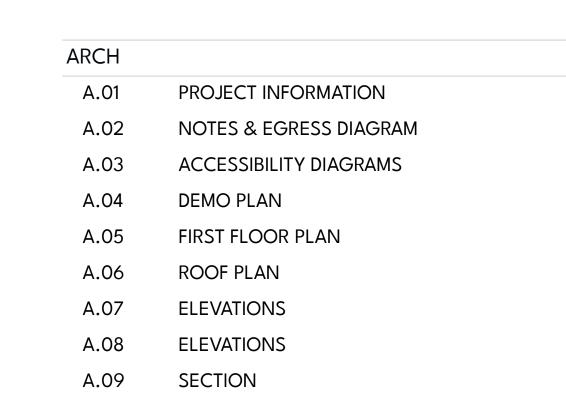
401.2 MECHANICALLY VENTILATE REPAIR GARAGES IN ACCORDANCE WITH SECTIONS 403 AND 404

TABLE 403.3.1.1 EXHAUST REPAIR GARAGE AT MINIMUM 0.75 CFM/FT<sup>2</sup>

EACH REPAIR STALL SHALL BE EQUIPPED WITH AN EXHAUST EXTENSION DUCT EXTENDING TO THE OUTSIDE OF THE BUILDING. IF DUCT EXCEEDS 10' IN LENGTH, MECHANICALLY VENTILATE AT A RATE OF 300CFM OR GREATER. CONNECTING OFFICES AND WAITING ROOMS SHALL BE SUPPLIED WITH CONDITIONED AIR UNDER POSITIVE PRESSURE.

## WSEC COMMERCIAL

ALTERATION OF EXISTING STRUCTURE, COMPLY WITH C501, C503, AND C505 SEE A.02 FOR ENERGY CODE COMPLIANCE INFORMATION



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### **GENERAL NOTES**

THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE." THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS DISCOVERED TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK

THE GENERAL CONTRACTOR SHALL CONTACT BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING RELATIVE TO CONSTRUCTION; WHEN AND HOW DELIVERIES CAN BE MADE, WHAT PHASES AND TYPES OF CONSTRUCTION MAY BE DONE ON REGULAR OR OVERTIME BASIS, AND IN GENERAL ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE COST OF ALL WORK BORNE BY THE GENERAL CONTRACTOR. ALL WORK SHALL CONFORM TO ALL BASE BUILDING STANDARD SPECIFICATIONS AND BUILDING REGULATIONS, WHICH THE CONTRACTOR SHALL OBTAIN PRIOR TO SUBMISSION OF BID

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUB-CONTRACTORS' RECEIPT OF COMPLETE SETS OF THESE DOCUMENTS, AS WELL AS ALL FUTURE ADDENDA, BULLETINS, FIELD DIRECTIVES AND CHANGE

THE AIA STANDARD DOCUMENT "A201" TITLED "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE CONSIDERED PART OF THE GENERAL CONDITIONS OF THIS WORK.

THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING MANAGEMENT HE STORAGE OF MATERIALS AND SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT VANDALISM AND LOSS OF MATERIALS BY THEFT OR DAMAGE SUSTAINED DUE TO EXPOSURE TO INAPPROPRIATE ENVIRONMENTAL CONDITIONS AND WILL REPAIR & REPLACE DAMAGE OR LOSSES AT THE CONTRACTOR'S EXPENSE WITHOUT CHARGE TO THE OWNER.

WHERE ADJACENT AREAS BEYOND THE IMMEDIATE CONSTRUCTION AREA WILL BE OCCUPIED DURING THE CONSTRUCTION PERIOD: THE CONTRACTOR SHALL A. CONFORM TO OWNERS AND TENANT REQUIREMENTS FOR HOURS OF CONSTRUCTION OPERATIONS, ACCESS TO TENANT SPACES AND ALLOWABLE NOISE LEVEL DURING TENANT BUSINESS HOURS

CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS ACCESSIBLE ROUTES OR MEANS OF EGRESS FOR TENANTS OF BUILDING. CONSTRUCTION OPERATIONS SHALL NOT CAUSE INTERRUPTIONS OF ELECTRICAL SERVICES TO THE TENANTS OF THE BUILDING WITHOUT PRIOR NOTIFICATION AND APPROVALS. PROPERLY PROTECT ALL FLOORS, MAIL CHUTES AND STAIR DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC. SHOE WIPING MATS WILL BE INSTALLED AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND ALL PUBLIC SPACES. ALL ACTIVE AREAS SHALL BE KEPT CLEAN AND FREE FROM

D. ERECT AND MAINTAIN TEMPORARY BRACING, LIGHTS, DUSTPROOF PARTITIONS, BARRICADES, FENCES AND WARNING SIGNS AS NECESSARY TO PREVENT INJURY, NOISE, DUST AND INCONVENIENCE TO OTHER TENANTS, THE PUBLIC, AND TO PREVENT DAMAGE TO

ADJACENT CONSTRUCTION WHICH IS TO BE LEFT IN PLACE. E. CONTRACTOR SHALL FOLLOW THE RECOMMENDED CONTROL MEASURES OF THE SHEET METAL AND AIR CONDITIONING NATIONAL. CONTRACTORS ASSOCIATION (SMACNA) IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND EDITION 2007.

ANSI/SMACNA 008-2008 (CHAPTER 3), 7 PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE IF PERMANENTLY INSTALLED AIR HANDLERS ARE USED DURING CONSTRUCTION, FILTRATION MEDIA WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 MUST BE USED AT EACH RETURN AIR

ALL CUTTING, CHASING, DRILLING OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACKHAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED AFTER REGULAR BUSINESS HOURS ON AN OVERTIME BASIS IF NECESSARY, UNLESS THE BUILDING MANAGEMENT AND ANY AFFECTED TENANT'S PROVIDE A WRITTEN WAIVER EXPRESSLY PERMITTING

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION, AS NECESSARY AND REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION, UNTIL CLIENT ACCEPTANCE OF THE PREMISES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF ALL BRACING, SHORING, ENCLOSURES, BARRIERS OR

SCAFFOLDING REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AS DICTATED BY SITE CONDITIONS AND THE PROGRESS OF WORK. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN CONFORMANCE WITH LOCAL BUILDING CODE AND OTHER.

GOVERNING ENTITY REQUIREMENTS. UNO, ALL EXISTING, SERVICES AND DEVICES SHALL REMAIN ACTIVE. 11. THE CONTRACTOR SHALL PROTECT THE PROPERTY OF THE CLIENT AND THE AND CEILING FINISHES, PUBLIC TOILETS, ELEVATORS, DOORS & BUCKS, ELECTRICAL AND AIR-CONDITIONING EQUIPMENT. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY, DAMAGE CAUSED BY THE CONTRACTOR'S WORK OR WORKMEN MUST BE MADE GOOD, IN A TIMELY FASHION. PATCHING AND REPLACEMENT OF DAMAGED WORK SHALL BE PERFORMED AT

THE COST OF THE CONTRACTOR THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL SUB-CONTRACTORS. IF THE CONTRACTOR FAILS TO COMPLETE THE REPAIRS IN A TIMELY FASHION, SAID REPAIRS WILL BE MADE BY A CONTRACTOR SELECTED BY THE OWNER'S REPRESENTATIVE AND BACK CHARGED ACCORDINGLY

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE LANDLORD. THE TENANT, AND ARCHITECT AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF, OR SUFFERED WHILE ENGAGED IN, OR CAUSED, IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; THE CONTRACTOR SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT AND ARCHITECT AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OR INJURIES (INCLUDING DEATH), AL COSTS INCLUDING ATTORNEY'S FEES SUSTAINED, AND SHALL OBTAIN A FULL ACQUAINTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT AND ARCHITECT, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT, ARCHITECT, IT'S AGENTS OR EMPLOYEES. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION CHOSEN

BY THE CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THE ARCHITECT ARANTEE THE PERFORMANCE OF THEIR CONTRACTS THE CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK FROM DAMAGE. IMMEDIATELY PRIOR TO TENANT OCCUPANCY, THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK AREA INCLUDING, BUT NOT LIMITED TO, WET WIPING OF FURNITURE, AND

CASEWORK, WASHING AND WAXING OF VCT FLOORING AND THE VACUUMING OF CARPET, ALL CLEANING SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL

SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK. IT IS EXPECTED THAT THE CONTRACTOR SHALL ALSO CLOSELY COORDINATE THE WORK WITH THAT OF ALL OTHER VENDORS RETAINED BY THE CLIENT TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT WORK PROCEEDS WITHOUT DELAY. BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS, REQUIRED BECAUSE OF DIFFICULTIES

ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE BID SELECTIONS PERIOD. ANY AND ALL LIMITATIONS, EXCLUSIONS, OR

MODIFICATIONS NOT ITEMIZED IN THE BID PROPOSAL DOCUMENTS ARE PRESUMED "INCLUDED", IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOCATED FOR THIS WORK.

EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ARE PER EXISTING DRAWINGS. ALL EXISTING INFORMATION MUST BE VERIFIED IN THE FIELD. NEITHER THE OWNER NOR THE ARCHITECTS ARE RESPONSIBLE FOR ACCURACY OF EXISTING INFORMATION, EXISTING CONSTRUCTION CONDITIONS IN AREAS I WHERE NEW WORK IS NOT PLANNED MAY BE NOT COMPLETELY SHOWN. WITHIN ONE (1) WEEK (5 BUSINESS DAYS), OF THE AWARD OF THIS

CONTRACT, PRIOR TO MOBILIZATION FOR ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING CHRONOLOGICALLY THE PHASES OF THE WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.

20. CONTRACTOR AND SUBCONTRACTORS SHALL ATTEND JOB MEETINGS REQUIRED BY THIS CONTRACT.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING. AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.

SEPARATE PERMITS. WHEN REQUIRED AND/OR WHEN WORK ITEMS ARE DESIGN/BUILD IN NATURE, SHALL BE OBTAINED BY THE CONTRACTOR FOR MECHANICAL, PLUMBING, FIRE SPRINKLERS, ELECTRICAL AND FIRE ALARM. DESCRIPTIVE, DETAILED DESIGN AND REQUIRED SUBMITTAL DOCUMENTS INFORMATION SHALL BE PROVIDED FOR REVIEW BY THE REGULATING AUTHORITIES AND BY THE OWNER/TENANT/ARCHITECT FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. SEE SPECIFICATIONS FOR REQUIREMENT FOR DESIGN/BUILD FIRE SPRINKLER SYSTEM, SUBMIT PLAN TO AND OBTAIN PERMIT FROM THE AUTHORITY HAVING JURISDICTION FOR FIRE SPRINKLER SYSTEM INSTALLATION OR MODIFICATION. ALL WORK SHALL COMPLY WITH CURRENT GOVERNING CODES.

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH CURRENT GOVERNING CODES. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED AS TO PERMIT WORK WHICH IS NOT CONFORMING TO CURRENT GOVERNING

THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLANFOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION

REQUIREMENTS OF THE 2003 EPA CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION

ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNO THE CONTRACTOR SHALL PAY THE EXPENSES FOR ALL TRANSPORTATION, HOISTING AND ELEVATOR USE CHARGES ON ALL MATERIALS OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORAGE OF THE SAME IN CONNECTION WITH THIS

OF THE INEVITABLE WASTE THAT IS GENERATED, AS MANY OF THE WASTE MATERIALS AS ECONOMICALLY FEASIBLE SHALL BE REUSED, SALVAGED, OR RECYCLED. WASTE DISPOSAL IN LANDFILLS SHALL BE MINIMIZED. CONTRACTOR SHALL COORDINATE WASTE MATERIALS HANDLING AND SEPARATION FOR ALL TRADES, CONTRACTOR SHALL PROVIDE SEPARATION, HANDLING, TRANSPORTATION, RECYCLING, SALVAGE, AND LANDFILLING FOR ALL DEMOLITION AND WASTE MATERIALS. RECYCLABLE MATERIALS CAN BE COMMINGLED IN DUMPSTERS ON-SITE AS LONG AS PROVISION IS MADE FOR HAULING TO A TRANSFER STATION WHERE SEPARATION WILL OCCUR. TRANSFER STATION MUST PROVIDE DOCUMENTATION REPORT TYPES OF MATERIALS SEPARATED BY LOAD AND PERCENTAGE OF EACH LOAD. FINAL DESTINATION OF SORTED MATERIALS MUST ALSO BE REPORTED.

DIVERSION GOALS: A MINIMUM 75% OF TOTAL PROJECT WASTE SHALL BE DIVERTED FROM LANDFILL. THE FOLLOWING WASTE CATEGORIES, AT A

MINIMUM, SHALL BE DIVERTED FROM LANDFILL. a. CLEAN DIMENSIONED WOOD, PALLET WOOD

PLYWOOD, OSB, AND PARTICLEBOARD

CONCRETE

CARDBOARD, PAPER, PACKAGING GYPSUM DRYWALL (UNPAINTED)

ACQUSTIC TILE PAINT

GLASS PLASTICS

CARPET AND PAD BEVERAGE CONTAINERS

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING. HEATING OR VENTILATION REQUIRED TO PROPERLY CONDUCT THE WORK. DIMENSIONS ARE TO PACE OF STUD, CONCRETE, OR MASONRY UON. DO NOT SCALE THESE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE OFFICE OF THE ARCHITECT.

LARGE SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE PLANS AND INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS' RECOMMENDATIONS, ANY DIFFICULTIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL WARRANTEE ALL WORK PERFORMED BY HIM DIRECTLY FOR A MINIMUM PERIOD OF ONE (1) YEAR AS SPECIFIED IN THE CONSTRUCTION CONTRACT. ALL DEFECTS OCCURRING IN THE GUARANTEED PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST.

THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND QUIPMENT NECESSARY TO EXECUTE ALL WORK, EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.).

MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, UNLESS OTHERWISE AGREED UPON. WHERE THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE, OR ANY OTHER ENTITY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED SHALL BE FURNISHED IN ALL CASES.

FOR ALL MATERIALS PURCHASED THE CONTRACTOR SHALL FURNISH MATERIALS WHICH VIELD THE HIGHEST PERCENT OF PRE-CONSUMER (POST-INDUSTRIAL) AND POST-CONSUMER RECYCLED CONTENT. THE CONTRACTOR SHALL FURNISH THESE MATERIALS WITHIN THE PARAMETERS OF THE BUDGET AND SHALL NOT PURCHASE ANY COST-ADDING MATERIAL OR PAY A PREMIUM (MORE THAN FAIR MARKET VALUE) WITHOUT PROJECT MANAGER AND OWNER ACKNOWLEDGEMENT AND APPROVAL.

FOR ALL MATERIALS PURCHASED THE CONTRACTOR SHALL FURNISH MATERIALS MANUFACTURED WITHIN A 500 MILE RADIUS OF THE PROJECT SITE WHERE AVAILABLE, WITHIN BUDGET, WITHIN FAIR MARKET VALUE AND DO NOT PRESENT RISK TO THE PROJECT SCHEDULE. FOR ALL NEW WOOD PRODUCTS INCLUDING BUT NOT LIMITED TO PARTICLE

BOARD, MDF, PLYWOOD, OSB AND WOOD DOORS, THE CONTRACTOR SHALL FURNISH MATERIALS THAT CONTAIN NO ADDED UREA-FORMADALHYDE. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT FIELD CONDITIONS. REQUIRED MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER BY MECHANICS

ACCORDANCE WITH THE BEST TRADE PRACTICES. THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND DELIVERY TIMES FOR ALL SPECIFIED MATERIALS & EQUIPMENT REQUIRED TO PERFORM THE WORK UPON RECEIPT OF THE CONTRACT DOCUMENTS. SHOULD THE AVAILABILITY OF SPECIFIED ITEMS POSE A DELAY TO THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND PROPOSE AN EQUIVALENT SUBSTITUTION TO BE REVIEWED BY THE ARCHITECT IF SUCH A DELAY IS NOT ACCEPTABLE.

AND TRADESPERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN

SUBSTITUTION OF ALL EQUALS SHALL BE ONLY AS APPROVED BY THE ARCHITECT. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT SHALL BE THE SOLE JUDGE OF EQUALITY BASED UPON THE INFORMATION FURNISHED BY THE CONTRACTOR. SUBSTITUTIONS MUST BE ACCEPTED IN WRITING BEFORE THEY MAY BE USED. THE CONTRACTOR SHALL PREPARE SUBMITTALS FOR REVIEW BY THE ARCHITECT, FOR ALL MATERIALS AND EQUIPMENT SPECIFIED. IF THE

CONTRACTOR, THE OWNER, OR THE OWNER'S REPRESENTATIVE SUBSTITUTE A MATERIAL, METHOD OF ATTACHMENT, REVISES A CONSTRUCTION DETAIL OR IN ANY WAY ALTERS THE WORK SUCH THAT IT NO LONGER CONFORMS TO THESE DOCUMENTS, WITHOUT THE WRITTEN ACCEPTANCE OF THE ARCHITECT, SUCH ACTION WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY OR LIABILITY INCLUDING, BUT NOT LIMITED TO, AESTHETIC CONSEQUENCES, SUBSEQUENT FAILURE(S) AND PERSONAL OR PROPERTY DAMAGE ATTRIBUTABLE TO THIS CHANGE. REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY

OF WHICH THE ITEM IS A COMPONENT. SUBMITTALS THAT CONTAIN EXCESSIVE ERRORS OR ARE INCOMPLETE OR INADEQUATE MAY BE RETURNED WITHOUT ACTION. COSTS INCURRED FOR THE RESULTANT DELAYS WILL BE THE RESPONSIBILITY OF THE

REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS OR RESPONSIBILITIES FOR DEVIATIONS FROM THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, UNLESS THE ARCHITECT IS NOTIFIED AND SPECIFICALLY APPROVES OF, THE DEVIATIONS AT THE TIME OF SLIBMISSION.

REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR'S OBLIGATION FOR COORDINATION NOR WAIVE RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SUBMITTALS, INCLUDING "FIELD MEASURE." CHANGES IN THE SCOPE OF WORK OR IN CONSTRUCTION DETAILS, WHETHER DUE TO FIELD CONDITIONS OR OMISSIONS BY THE CONTRACTOR. ARCHITECT OR OWNER, SHALL BE DOCUMENTED BY THE ARCHITECT AND

APPROVED, PRIOR TO EXECUTION: THE PRESENCE OF A REPRESENTATIVE OF THE ARCHITECT ON THE JOB SITE DOES NOT IMPLY CONCURRENCE WITH OR THE APPROVAL OF ANY WORK. THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE ARCHITECT, IN WRITING, ALL SPECIFIC ITEMS FOR WHICH ARCHITECT'S REVIEW IS REQUIRED

49. UPON SUBSTANTIAL COMPLETION OF WORK THE CONTRACTOR SHALL PREPARE A "PUNCHLIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR

INCOMPLETE WORK FOR REVIEW BY THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN AT THE SITE, ONE RECORD COPY OF ALL DRAWINGS, PERMITS, SUBMITTALS AND SAMPLES ON WHICH TO RECORD ALL CHANGES DURING CONSTRUCTION. ACCESS TO THESE SHALL BE PROVIDED FOR THE USE OF ALL TRADES, CLIENT REPRESENTATIVES AND THE ARCHITECT, DURING ALL PHASES OF CONSTRUCTION,

DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS SHALL BE INDICATED TO SCALE IN RED INK ON THE OWNERS RECORD DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK INCLUDING CONCEALED WORK WHICH DEVIATES FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT INCLUDING ALL PUNCHLIST ITEMS, THIS INFORMATION SHALL BE NEATLY TRANSFERRED BY THE CONTRACTOR TO A SET OF DRAWINGS, WHICH SHALL BE MARKED "AS BUILT SET" AND COPIES SHALL BE PROVIDED TO BOTH THE OWNER AND THE ARCHITECT, WITHIN THREE (3) WEEKS (15 BUSINESS DAYS) OF THE RECEIPT OF THE "AS BUILT SET." APPROVAL FOR FINAL PAYMENT TO THE CONTRACTOR SHALL BE GRANTED OR REASONABLE CAUSE SHOWN WHY SUCH APPROVAL HAS BEEN DENIED.

PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL ASSEMBLE AND FURNISH THE CLIENT A COMPLETE SET OF MANUFACTURERS' CATALOG, OPERATING INSTRUCTIONS, START-UP CHECK LISTS, MAINTENANCE INSTRUCTIONS AND SIMILAR DATA, AS WELL AS ALL GUARANTEE(S) FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, AND SHALL ORIENT AND INSTRUCT THE PERSONNEL DESIGNATED BY THE CLIENT IN THE OPERATION OF ALL SUCH

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN THE EVENT THAT MOLD OR ASBESTOS IS UNCOVERED. THE OWNER SHALL RETAIN A QUALIFIED CONSULTANT WHO SHALL ARRANGE FOR THE PROMPT IDENTIFICATION, TESTING, TREATMENT, REMEDIATION AND STORAGE OF THE MOLD OR ASBESTOS AS REQUIRED BY LAW AND GOOD CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK RELATED TO THESE MATERIALS.

54 THE CONTRACTOR IS ADVISED THAT THE PREMISE HAS NOT BEEN TESTED FOR LEAD PAINT OR OTHER POTENTIALLY HAZARDOUS MATERIALS. THE CONTRACTOR SHALL USE ALL APPROPRIATE PRECAUTIONS IN THE CARRYING OUT OF ALL CONSTRUCTION OPERATIONS WHICH MIGHT DISTURB SUCH MATERIALS.

55. ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LEABILITY INSURANCE AS REQUIRED BY ANY GOVERNING AGENCIES HAVING JURISDICTION AND COMPLYING WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION.

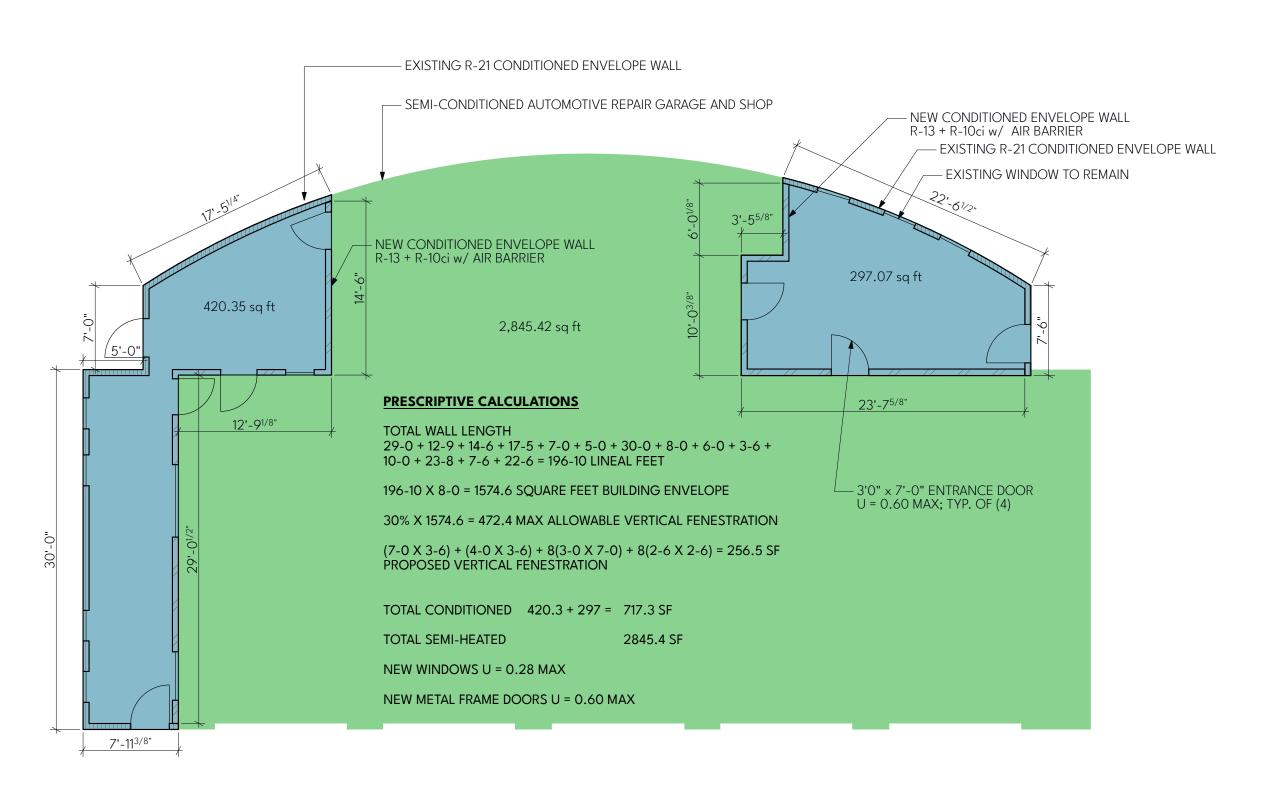
EXIT - EXITS SHALL BE MARKED PER IBC 1013 MAX. OCCUPANT LOAD PER EXIT = 29 MAX. TRAVEL DISTANCE = 100' EXITS DESIGNATED = 2 ALL COMPONENTS OF THE MEANS OF EGRESS SHALL BE ILLUMINATED TO AT LEAST 1 FOOTCANDLE UNDER NORMAL AND EMERGENCY POWER CONDITIONS.

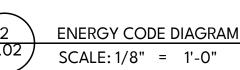


**EGRESS DIAGRAM** 

**EGRESS** 

- EXITS SHALL BE MARKED









ANSI/ICC A117.1 302.2 - CARPET

A. Carpet provided on a floor surface shall be securely attached; have a firm pad or backing, or no pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Maximum pile thickness shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and have trim along the exposed edges.

ANSI/ICC A117.1 302.3 - GRATINGS A. If gratings are located in walking surfaces or along accessible routes, then they shall have

spaces no greater than 1/2" wide in one direction. B. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

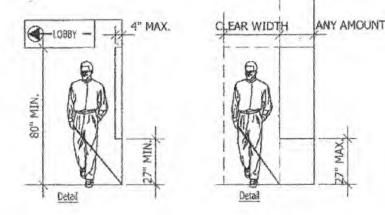
#### 305 CLEAR FLOOR SPACE

ANSI/ICC A117.1 305.2 - SIZE AND APPROACH A. Minimum clear floor space for a wheelchair and occupant shall be 30" wide x 48" long. Clear floor space shall be centered on the element it serves.

#### 307 PROTRUDING OBJECTS (REFERENCE DETAILS)

ANSI/ICC A117.1 307 - GENERAL

A. Objects projecting from walls (for example, telephones) with their leading edges between 27"-80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles. Freestanding objects mounted on posts or pylons may overhang 12" maximum from 27"-80" above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.



#### 308 & 309 REACH RANGES AND OPERABLE PARTS

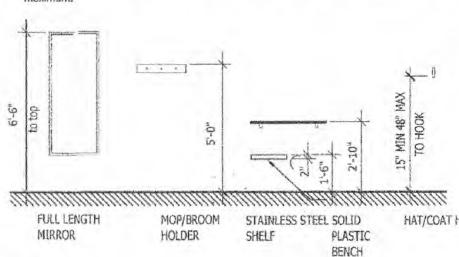
ANSI/ICC A117.1 308 - HEIGHT (REFERENCE DETAIL)

A. Unobstructed front approach - 48" max. to 15" min. A.F.F. Controls located in an alcove >24" deep must have 36" clear floor width.

B. Unobstructed side approach - 48" max. to 15" min, A.F.F. Controls located in an alcove >15" deep must have 60" clear floor width. C. Electrical & communication system receptacles shall be mounted no less than 15" above

ANSI/ICC A117.1 309 - OPERABLE PARTS

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0lbs

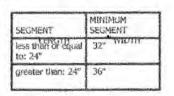


## 403 ACCESSIBLE ROUTE - WALKING SURFACES

IBC 1104 - LOCATION

A, At least one accessible route within the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

ANSI/ICC A117.1 403.5 - CLEAR WIDTH A. The minimum clear width shall be 32" at a point for a max, length of 24" and 36" continuously, per Table below.



IBC with WA STATE AMENDMENTS 1101,2,1 - CLEAR WIDTH A. Clear width of an accessible route shall comply with Table above, For exterior routes of

travel, the minimum dear width shall be 44".

ANSI/ICC A117.1 403.5.2 - PASSING SPACE A. If an accessible route is less than 60" in width, then passing spaces of at least 60"x60"

shall be provided at 200' max, spacing. B. The minimum clear width for two wheelchairs to pass is 60"

ANSI/ICC A117.1 307.2 A. Accessible routes shall have 80" min. clear head room.

ANSI/ICC A117.1 403.3 - SLOPE A. Running slope shall not exceed 1:20. B. Cross slope shall not exceed 1:48

ANSI/ICC A117.1 404.2.1 - DOUBLE - LEAF DOORWAYS A. Doorways with two independently operated leaves shall have at least one active leaf that meets the requirements in 404.2.2 and 404.2.3

ANSI/ICC A117.1 404.2.2 - CLEAR WIDTH A. Doorways shall provide a clear opening of 32" minimum, with the door open 90°. Clear opening shall be measured between the face of the door and opposite stop.

Openings more than 24" in depth shall provide a clear opening of 36" minimum.

ANSI/ICC A117.1 404.2.3 - MANEUVERING CLEARANCES AT DOORS Provide level (1:48 max. slope) and clear maneuvering area at doors as follows:

A. Front approach pull side - 60" min. width & 18" min. beside strike edge

Front approach push side - 48" min width & 0" beside strike edge (12" @ strike if door has both a closer and a latch)

B. Hinge side approach pull side - 60" min. width; 36" min. beside strike edge or - 54" min. width; 42" min. beside strike edge Hinge side approach push side - 42" min. width & 22" min. beside hinge edge

(48"min. width if door has both a closer and a latch) C. Latch side approach pull side - 48" min. width and 24" min. beside strike edge (54"min. width if door has a closer) Latch side approach push side - 42" min. width and 24" min. beside strike edge

(48"min. width if door has a closer) ANSI/ICC A117.1 404.2.4 - THRESHOLDS AT DOORWAYS

A. Maximum threshold height: 1/2°. Raised thresholds and floor level changes shall be beveled with a slope no greater than 1:2

#### 404 DOORS continued

ANSI/ICC A117.1 404.2.6 - DOOR HARDWARE

A. Handles, pulls, latches, locks, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of 1. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs

2. When sliding doors are fully open, operating hardware shall be exposed and usable Hardware required for accessible door passage shall be mounted between 34" and 48" above finished floor.

ANSI/ICC A117.1 404.2.7.1 - DOOR CLOSERS

A. Door closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

ANSI/ICC A117.1 404.2.7.2 - SPRING HINGES A. Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

ANSI/ICC A117.1 404.2.8 and IBC with WA STATE AMENDMENTS - DOOR OPENING FORCE A. The maximum force for pushing or pulling open doors shall be as follows: 1. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

a. Exterior hinged, sliding or folding door: 10.0 lb. max.

 b. Interior hinged doors: 5.0 lb. max. Interior sliding or folding doors: 5.0 lb, max. These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position

Exception: Interior or exterior automatic doors complying with Section 404.3 of ICC

## 406 CURB RAMPS

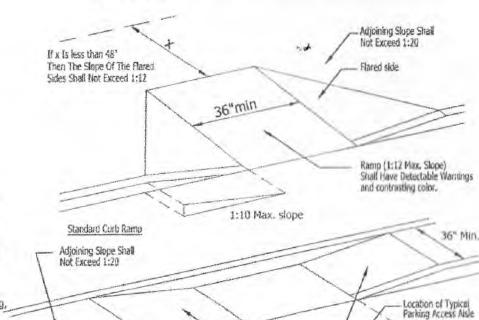
A117.1.

ANSI/ICC A117.1 406 - SLOPE (REFERENCE DETAIL)

A. Siopes of curb ramps shall comply with 406 B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4 - WIDTH (REFERENCE DETAIL) A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMPS (REFERENCE DETAIL) A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10



Ramps (1:12 Max. Slope) 1:12 Max. slope Shalt Have Detectable Warnings and contrasting color. Curb Ramp Parallel to Curb to contrasting color or texture

ANSI/ICC A117.1 406.10 - DIAGONAL CURB RAMPS A. If diagonal curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48" minimum clear space outside active traffic lanes of the roadway. If diagonal curb If diagonal curb ramps have flared sides, they shall also have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing.

HAT/COAT HOOK ANSI/ICC A117-1 406-11 - ISLANDS

A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

## 410 PLATFORM LIFTS

A. Platform lifts shall comply with Section 410 and ASME A18.1 listed in Section 105.2.6. Platform lifts shall not be attendant operated and shall provide unassisted entry and exit

ANSI/ICC A117.1 410.2 - LIFT ENTRY

A. Lifts with doors or gates shall comply with Section 410.2.1. Lifts with ramps shall comply with Section 410.2.2.

ANSI/ICC A117.1 410.2.1 - DOORS AND GATES A. Doors and gates shall be low energy power operated doors or gates complying with Section 404.3. Doors shall remain open for 20 seconds minimum. End door clear opening width shall be 32 inches minimum. Side door clear opening width shall be 42 inches

Lifts serving two landings maximum and having doors or gates on opposite sides shall be ANSI/ICC A117.1 603.3 - MIRRORS (REFERENCE DETAIL) permitted to have self closing manual doors or gates.

ANSI/ICC A117.1 410.2.2 - RAMPS A. End ramps shall be 32 Inches minimum in width. Side ramps shall be 42 Inches minimum

ANSI/ICC A117.1 410.3 - FLOOR SURFACES A. Floor surfaces of platform lifts shall comply with Section 302

ANSI/ICC A117.1 410.4 - PLATFORM TO RUNWAY CLEARANCE A. The clearance between the platform sill and the edge of any runway landing shall be 1 1/4

ANSI/ICC A117.1 410.5 - CLEAR FLOOR SPACE A. Clear floor space of platform lifts shall comply with Section 305.

ANSI/ICC A117.1 410.6 - OPERABLE PARTS A. Controls for platform lifts shall comply with Section 309.

## 502/503 PARKING AND PASSENGER LOADING ZONES

ANSI/ICC A117.1 502.7 - SIGNAGE (REFERENCE DETAIL)

ANSI/ICC A117.1 502 - PARKING SPACES

A. Accessible car parking spaces shall be 96" minimum in width. Van parking spaces shall be 132" minimum in width EXCEPTION: Van parking spaces shall be permitted to be 96" minimum in width where the adjacent access aisle is 96" minimum in width.

B. Parking access aisies shall be 60" wide. Van accessible access aisles shall be 96" wide. C. Surface slope shall not exceed 1:48 in all directions (Note: no built up curb ramp may be located in an accessible parking access alsle.)

A. Each accessible parking space must have individual vertically mounted or suspended sign. Required van accessible spaces must be designated. B. Characters and symbols on such signs shall be located 60" minimum above the ground.

ANSI/ICC A117.1 503.5 - VERTICAL CLEARANCE A. Provide minimum vertical clearance of 114" at accessible passenger loading zones and along at least one vehicle access route from site entrances and exits.

ANSI/ICC A117.1 S03 - PASSENGER LOADING ZONE A. Passenger loading zones shall provide an access aisle at least 60" wide and 20 ft long aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be

adjacent and parallel to the vehicle pull-up space. If there are curbs between the access provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:48 in all directions.

101 WATER CLOSETS & TOILET COMPARTMENTS continued

INVIVIOR A117.1 604.5 - GRAB BARS (REFERENCE DETAILS) A. For water closets not located in toilet stalls, the following grab bars shall be provided, 33" -36" above the finish floor:

 Side wall horizontal: 42" in length minimum, 12" max from rear wall, extending 54" min. from rear wall

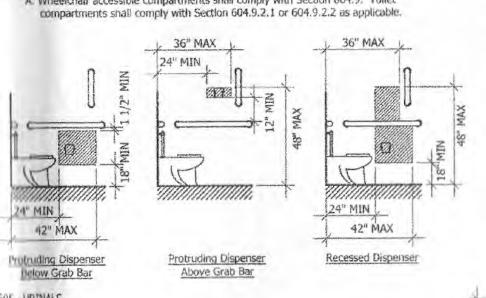
2. Side wall vertical: 18" in length minimum, bottom of bar located 39" min/41" mix. above the floor, centerline 39" min/41" max from rear wall 3. Back wall: 36" in length minimum, extend from centerline of water closel 12" min. on side closest to the wall, 24" min. on transfer side.

ANNI/ICC ALL7.1 604.6 - FLUSH CONTROLS A. Flush controls shall be hand operated or automatic, and located on the open side of the water closet. Hand operated flush controls shall comply with Section 309.

AN I/ICC A117.1 604.7 - DISPENSERS (REFERENCE DETAIL) A. Toilet paper dispensers shall comply with Section 309.4 and 609.3. Where the dispenser is located above the grab bar, the outlet of the dispenser shall be located 24" min-36" max

from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located 24" min-42" max from the rear wall. The outlet of the dispenser shall comply with Table 603.6. 1. Dispensers that control delivery or do not permit continuous paper flow shall not

ANULICO AL17.1 604.9 - WHEELCHAIR ACCESSIBLE COMPARTMENTS A. Wheelchair accessible compartments shall comply with Section 604.9. Toilet



605 - URINALS

- FINISH GRADE

FOR VAN PARKING SHALL HAVE

Handrail at Ramp

Detail BLDG WHEN POSSIBLE.

Handrail to extend horizontally ---

protection

If vertical rise is greater than 6"

then bottom rail to provice edge

horizontally at top extension at top and bottom extension

~ 1 1/4" to 2"

Handrali Section

A. Accessible drinking fountains shall comply with Sections 602 and 307.

A. A clear floor space complying w/ Section 305, positioned for a forward approach

3. In existing building, existing drinking fountains providing a parallel approach

complying w/ Section 305, centered on the drinking fountain shall be permitted.

4. Where specifically permitted by the administrative authority, a parallel approach

shall be permitted that replace existing parallel approach drinking fountains.

A. Wheelchair accessible spout outlets shall be 36 inches max. aff, Standing person spout

A. Spout shall be located 15 inches min. from the vertical support and 5 inches max. from

A. Spout shall provide a flow of water 4 inches min, in height. The angle of the water stream

A. Doors shall not swing into the clear floor space or clearance for any fixture.

A. The accessible fixtures and controls required shall be on an accessible route. An

unobstructed turning space complying with 304 shall be provided within an accessible

A. If lavatories and mirrors are provided, then at least one of each shall comply with

unless other accessible lavatories and mirrors are provided in the tollet room.

maximum A.F.F. Mirrors not located above lavatoreis, sinks or counters shall be

Operable parts on towel dispensers and hand dryers shall comply with Table below.

A. Clear floor space for water closets not in stalls shall be provided as follows:

measured perpendicular from the rear wall. (Reference Detail)

Clearance around a water closet shall be 60" minimum in width, measured perpendicular

from the sidewall. Clearance around the water closet shall be 56" minimum in depth,

56" MIN. (WALL MOUNTED W.C.)

42" MIN.

Detail

A. The height to the top of the toilet seat shall be 17" - 19" above floor.

1. Seats shall not be sprung to return to a lifted position.

A. Hand operated flush controls shall comply with Section 309, except the

IBC with WA STATE AMENDMENTS 1101.2.5 - FLUSH CONTROLS

59" MIN. (FLOOR MOUNTED W.C.)

1. 12" MAX

**FOILET PARTITION TOE CLEARANCE** 

A. Mirrors shall be mounted with the bottom edge of the reflecting surface 40"

603.3 & 606. Accessible lavatories and mirrors shall not be located within toilet stalls

mounted with the bottom edge of the reflecting surface 35" maximum above the floor.

tollet room. The clear floor space at fixtures and controls, the accessible route, and the

turning space may overlap, however; the only turning space provided shall not be located

from spouts within 3 inches of the front of the drinking fountain shall be 30 degrees max.

and from spouts between 3 inches & 5 inches from the front of the drinking fountain shall be 15 degrees max., measured horizontally relative to the front face of the drinking

the drinking fountain, shall be provided. Knee & toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.

ADDITIONAL SIGN "VAN ACCESSIBLE"

SET POST IN CONC.

NOTE: INSTALL SIGN AT ALL ACCESSIBLE

MOUNTED BELOW, MOUNT ON WALL OF

CING STALLS, SPACES DESIGNATED

502/503 PARKING AND PASSENGER LOADING ZONES continued

FOST W/ CAP

-FIMISH GRADE

- SET POST IN COMC.

FOTE: MISTALL SIGN AT THE HEAD OF

O AN ACCESSIBLE PARKING SPACE.

505 HANDRAILS

Bottom rail to provide edge

Handrall to extend with slope at -

bottom extension

Handrall at Stair

602 DRINKING FOUNTAINS

ANSI/ICC A117.1 602.2 - CLEAR FLOOR SPACE

ANSI/ICC A117.1 602.3 - OPERABLE PARTS

ANSI/ICC A117.1 602.5 - SPOUT LOCATION

ANSI/ICC AL17.1 602.6 - WATER FLOW

Forward Approach

ANSI/ICC A117.1 603.2.2 - DOORS

ANSI/ICC A117.1 603.2 - CLEARANCES

ANSI/ICC A117.1 603.6 - OPERABLE PARTS

ANSI/ICC A117.1 604.3 - CLEARANCES

ANSI/ICC A117.1 603.3 & 606 - LAVATORIES AND MIRRORS

604 WATER CLOSETS & TOILET COMPARTMENTS

B. No door swings are allowed in clear floor area.

ANSI/ICC A117.1 604.4 - HEIGHT (REFERENCE DETAIL)

maximum height above the floor shall be 44".

**603 TOILET ROOMS** 

ANSI/ICC A117.1 602.4 - SPOUT OUTLET HEIGHT

Drinking fountains for standing persons

A. Operable parts shall comply with Section 309.

outlets shall be 38 inches min. & 43 inches max. aff.

the front edge of the drinking fountain, including bumpers.

2. Drinking fountains primarily for children's use.

ANSI/ICC A117.1 602.1 - GENERAL

EXCEPTIONS:

(1) TREAD DEPTH

H ACCESS AIGLE LOCATED ADJACENT

ANSI/ICC ALI7.1 605 - URINALS A. Accessible urinals shall comply with Section 605.

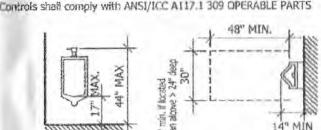
ANSI/ICC A117.1 605.2 - HEIGHT & DEPTH (REFERENCE DETAIL) A. Urinals shall be stall-type or wall hung with a tapered, elongated rim at 17"

ANSI/ICC A117.1- 605.3 - CLEAR FLOOR SPACE (REFERENCE DETAIL) A. A clear floor space 30" wide by 48" deep minimum shall be provided in front of urinal to

maximum above the finished floor. The rlm shall extend a minimum of 131/2" from the

allow forward approach. 1. This space shall adjoin or overlap an accessible route. Urinal shields that do not extend beyond the front edge of the urinal rim may be provided with 29" clearance between them.

least 36" minimum wide, centered on fixture.

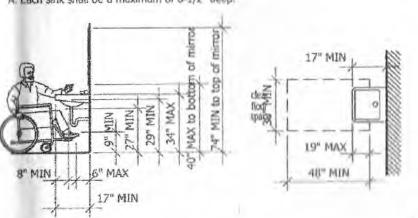


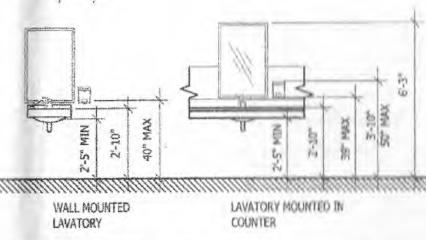
ANSI/ICC A117.1 606.3 & 606.2 - HEIGHT & CLEARANCES (REFERENCE DETAILS)

1. Lavatories shall extend 17" minimum from the wall. Clearance of 27" minimum shall be provided from the finished floor to bottom of

3. Knee clearance of 27" high minimum shall extend 8" minimum under the edge of the layatory, 30" wide minimum, and 19" deep minimum 4. Toe clearance of 9" minimum shall be provided for the full depth of the

ANSI/TCC A117.1 606 - DEPTH A. Each sink shall be a maximum of 6-1/2" deep





A. Hot / cold water and drain pipes under lavatories shall be insulated or otherwise

configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

ANSI/ICC A117.1 606.4 - FAUCETS A. Controls shall be operable with one hand and shall not require tight grauping, pinching, or

B. The force required to activate controls shall be no greater than 5 lb. C. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs.

ANSI/ICC A117.1 609.3.2 - SIZE AND SPACING equivalent gripping surface.

A. Diameter or width of gripping surface shall be 1-1/4" to 2", or the shape shall provide an The space between grab bars and adjacent walls shall be 1-1/2"

R-SANITARY NAPKIN R-WASTE S-ELECTRIC HAND R-TOILET SEAT R-PAPER TOWE R-PAPER TOWE RECEPTACL DISPENSER DISPENSER COVER DISPENSER DISPENSER/ WASTE DRYER

609 GRAB BARS continued

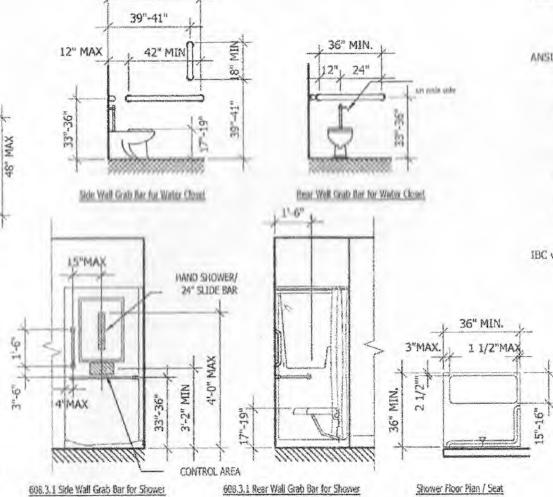
ANSI/ICC A117.1 609.8 - STRUCTURAL STRENGTH

54" MIN

A. Grab bars and mounting devices shall meet the following requirements:

stress for material used. If connection between grab bar and mounting bracket is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress. Shear force induced in a fastener or mounting device from application of 250 lb. shall be less than allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load. 3. Tensile force induced in a fastener by a direct tension force of 250 lb. plus the maximum moment from the application of 250 lb. shall be less than the allowable withdrawal load between the fastener and the supporting structure. 609.6 Grab bars shall not rotate within their fittings.

ANSI/ICC A117.1 609.5 - ELIMINATING HAZARDS A. Grab bars and adjacent wall surfaces shall be free of sharp or abrasive surfaces. Edges shall be rounded.



# 610 SEATS

ANSI/ICC A117.1 610.2 - SHOWER COMPARTMENT SEATS A. The height of the shower compartment seats shall be 17" minimum and 19" maximum

above the bathroom floor measured to the top of the seat. B. Allowable stresses shall not be exceeded for materials used where a vertical or device or support structure.

ANSI/ICC A117.1 702.1 - GENERAL

A. When required, visual alarms shall be provided in each of the following areas, as a minimum: rest rooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.

Accessible audible and visible alarms and notification appliances shall be installed in accordance with NFPA 72.

sound level in the room or space by at least 15 dba or exceeds any maximum sound level with a duration of 60 seconds by 5 dba, whichever is louder. i. Sound levels for alarm signals shall not exceed 120 dba.

NFPA 72 - VISUAL ALARMS

A. Visual alarm signal appliances shall be integrated into the building or facility alarm system. If single station audible alarms are provided then single station visual alarm signals shall

The lamp shall be a xenon strobe type or equivalent.

The maximum pulse duration shall be two-tenths of one second with a maximum duty cycle of 40%. (The pulse duration is defined as the time interval between initial

and final points of 10% of max signal) 4. The intensity shall be a minimum of 75 candela. 5. The flash rate shall be a minimum of 1 Hz and a maximum of 3 Hz

or 6" below the ceiling, whichever is lower. a. In large rooms and spaces exceeding 100' across, without obstructions 6' above the finished floor, such as auditoriums, devices may be place around the

7. In general, no place in any room or space shall be more than 50' from the signal (measured in a horizontal plane). 8. No place in common corridors or hallways shall be more than 50' from the signal.

A. Signs which designate permanent rooms and spaces shall comply with the requirements listed below for: Raised and Braille Characters, and Pictograms

Character Height Finish and Contrast

WHERE APPLICABLE (REFERENCE DETAIL) A. Climient and spaces of accessible facilities which shall be identified by the International

1. Accompble entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate route to nearest accessible entrance). Accessible toilet and bathing facilities when not all are accessible.

EXCEPTION: Where separate tactile and visual characters with the same information are

A. Willin. The apparente letter "O" shall be used to determine the allowable width of all

characters of a foot, and shall be 55% min. and 110% max, of the height of the uppercase "I" of the font.

OVERHEAD SIGNS A. CHARACTERS AND NUMBERS ON OVERHEAD SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ.

I. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE LETTER "I". 2. LOWER CASE LETTERS ARE PERMITTED.

A. Raised characters shall comply with section 703.3 and shall be duplicated in braille complying with section 703.4.

 Raised character height: §" minimum to 3" plus §" per foot of viewing distance above 21 feet

Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram.

ANSI/ICC A117.1 703.3.12 - FINISH AND CONTRAST

A. Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.

ANSI/ICC A117.1 703.3.10 & 703.3.11 - MOUNTING LOCATION AND HEIGHT (REFERENCE DETAIL) A. Characters and their background shalt have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark

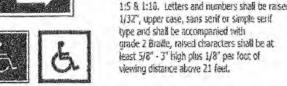
door wherever possible. Where a tactile sign is placed adjacent a double door, the sign push side on the doors with closers and without hold open devices.

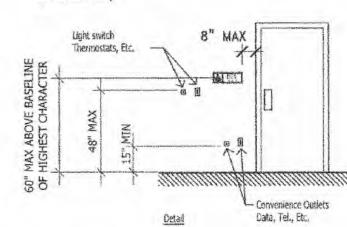
lowest raised character and 60" maximum above the floor, measured to the baseline of the highest raised character.

A. Where the International Symbol of Accessibility is required, it shall be proportioned

the International Symbol of Accessibility shall be white on a blue background.







804 KITCHENS AND KITCHENETTES

Combination refrigerators and freezers shall have at least 50% of the freezer compartment shelves, including the bottom of the freezer 54 inches (1370mm) maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset

ANSI/ICC A117.1 902.2 - CLEAR FLOOR SPACE A. A clear floor space complying with Section 305, positioned for a forward approach, shall be

ANSI/ICC A117.1 902.4- HEIGHT A. The tops of accessible tables and counters shall be 28" minimum, and 34" maximum,

A. Benches shall have seats 42" minimum in length and 20" minimum and 24" maximum in

A. The bench shall provide for back support or shall be fixed to a wall. Back support shall be 42" minimum in length and shall extend from a point 2" maximum above the seat surface to a point 18" above the seat surface.

ANSI/ICC A117.1 905.3 - HEIGHT Accessible storage elements shall comply with at least one of the reach ranges specified in

ANSI/ICC A117.1 905.4 - OPERABLE PARTS

AUTOMATIC TELLER MACHENES

ANSI/ICC A117.1 305 - CLEAR FLOOR SPACE A. Floor space shall comply with Section 305 to allow a forward, parallel approach or both.

A. Operable parts shall be placed within one or more of the reach ranges specified in Section

308, summarized earlier in this sheet.

703 SIGNAGE continued I. FOR SIGNS HIGHER THAN 70" A.F.F., CHARACTER SIZE SHALL BE 2" MINIMUM PLUS

PER FOOT OF VIEWING DISTANCE ABOVE 15 FEET.

ANSI/ICC AL17.1 703.3-703.5 - RAISED CHARACTERS, BRAILLE, & PICTOGRAMS B. Letter and numerals shall be raised 1/32", upper case, sans serif and shall be

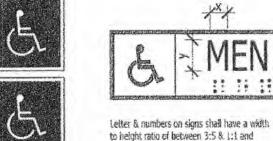
accompanied by grade 2 Braille.

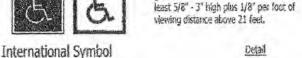
characters on a light background.

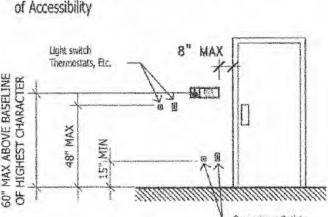
shall be to the right hand door. If there is no wall space to the right, signs shall be placed on the nearest adjacent wall. Exception: Door mounted signs shall be permitted on the C. Raised characters shall be 48" minimum above the floor, measured to the baseline of the

D. Mounting location for such signage shall be so that a person may approach within 3" of

IBC with WA STATE AMENDMENTS 1101.2.6 - INTERNATIONAL SYMBOL OF ACCESSIBILITY complying with ANSI/ICC A117.1 Figure 703.6.3.1. All interior and exterior signs depicting







ANSI/ICC A117.1 804,5.6 - REFRIGERATOR/FREEZER

902 DINING SURFACES & WORK SURFACES

above the finished floor.

ANSI/ICC A117.1 903.2 - CLEAR FLOOR SPACE

A, a clear floor space complying with section 305, positioned for parallel approach to the bench seat shall be provided.

ANSI/ICC A117.1 903.4 - BACK SUPPORT

ANSI/ICC A117.1 905.2 - CLEAR FLOOR SPACE

Section 308.

Operable parts of storage facilities shall comply with Section 309.

ANSI/ICC A117.1 308 - HEIGHT

OR EXHAUSTIVE COPY OF THE CURRENT ACCESSIBILITY STANDARDS.

horizontal force of 250 pounds is applied at any point in the seat, fastener mounting

A. If provided, audible alarms shall produce a sound that exceeds the prevailing equivalent

Visual Alarm appliances shall have the following features:

2. The color shall be clear or nominal white (i.e. unfiltered or clear filtered white light).

6. The appliance shall be placed 80" above the highest floor level within the space

perimeter, spaced a maximum 100' apart, in lieu of suspending appliances from the

703 SIGNAGE WHERE APPLICABLE

Exception: Employee name signs are not required to comply. WHERE APPLICABLE A Signs which provide direction to, or information about, functional spaces of the building shall comply with the requirements listed below for:

Exception: Building directories, menus, and all other signs which are temporary are not required to comply.

ANSI/ICC A117.1 703.2.4 - CHARACTER HEIGHT (REFERENCE DETAIL)

provided, the height of the tactile upper case letter "I" shall be permitted to be  $\frac{1}{2}$ " minimum. ANSI/ICC A117.1 703.2.5 - CHARACTER WIDTH

RECEPTACLE ANSI/ICC A117.1 604.7 - DISPENSERS - REFERENCE DETAIL. THE OUTLET OF THE DISPENSER SHALL COMPLY WITH TABLE 603.6

2. Finish and Contrast

. Character Proportion

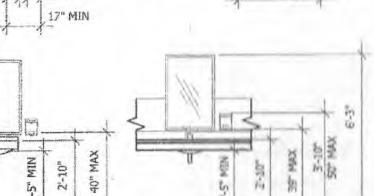
Symbol of Accessibility are: Parking spaces designated as reserved for persons with disabilities.

Accessible passenger loading zones.

Height. The uppecase letter "I" shall be used to determine the allowable height of all characters of a font and shall be a minimum of §" and 2" maximum.

3. Urinals installed in alcoves deeper than 24" require a maneuvering area of at ANSI/ICC A117.1 605.4 - FLUSH CONTROLS (REFERENCE DETAIL) Controls shall comply with ANSI/ICC ATT7.1 309 OPERABLE PARTS

Lavatories shall be mounted with the rim or counter surface no higher than 34" above the



ANSI/ICC A117.1 606.6 - EXPOSED PIPES AND SURFACES

D. If self-closing valves are used the faucet shall remain open for 10 seconds minimum.

609.8 Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 lbs. is applied at any point on the grab bar, fastener mounting device, or supporting structure.

1. Shear stress induced by application of 250 lb. shall be less than allowable shear

2. Brailie shall be contracted (grade 2); shall be located below title corresponding

The border dimension of the pictogram shall be 6" min. in height.

B. Where a tactile sign is mounted next to a door, it shall be placed to the latch side of the

signage without encountering protruding objects or standing within the swing of a door.



a stroke - width to height ratio between

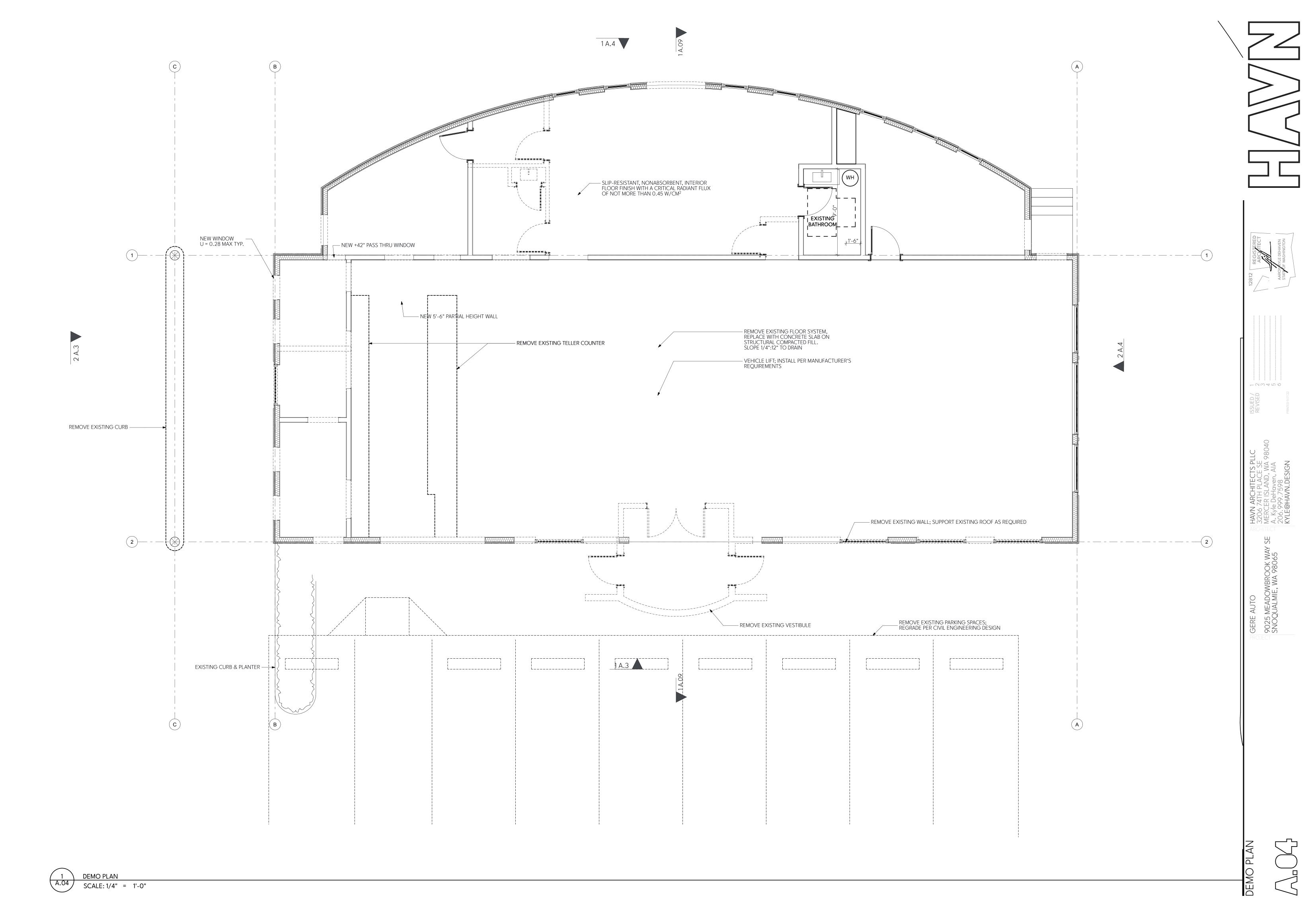
ewing distance above 21 feet.

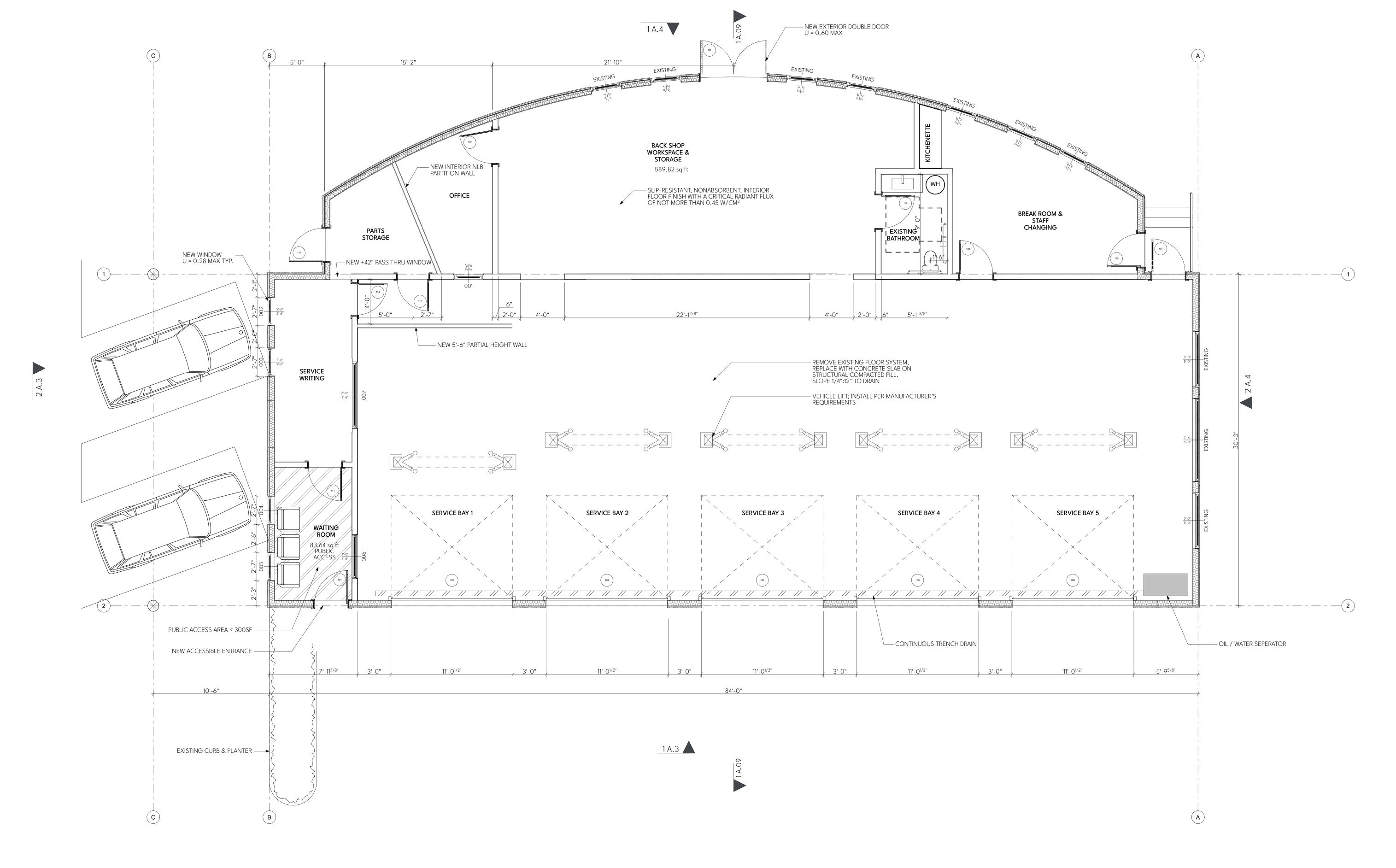
24 inches (610 mm) maximum from the centerline of the dedicated space.

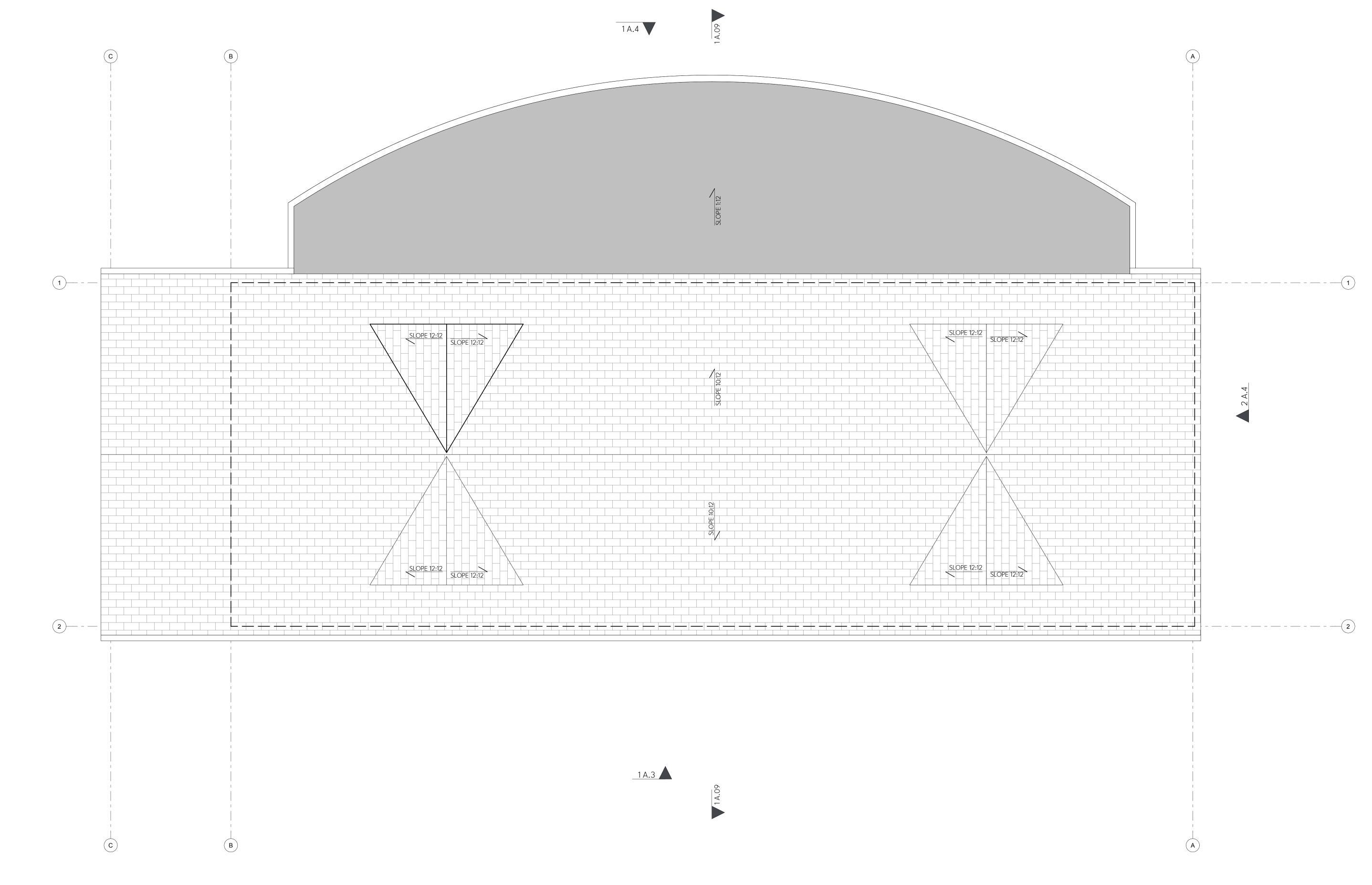
provided. Knee and toe clearance complying with Section 306 shall be provided.

A clear floor space complying with Section 305 shall be provided.

THIS SHEET IS PROVIDED FOR YOUR CONVENIENCE. IT CONTAINS SELECTIONS FROM THE CURRENT ACCESSIBILITY REFERENCED STANDARDS (2015 IBC CHAPTER 11 WITH WA STATE AMENDMENTS AND ANSI/ICC A117.1), BUT IS NOT INTENDED TO BE A COMPLETE





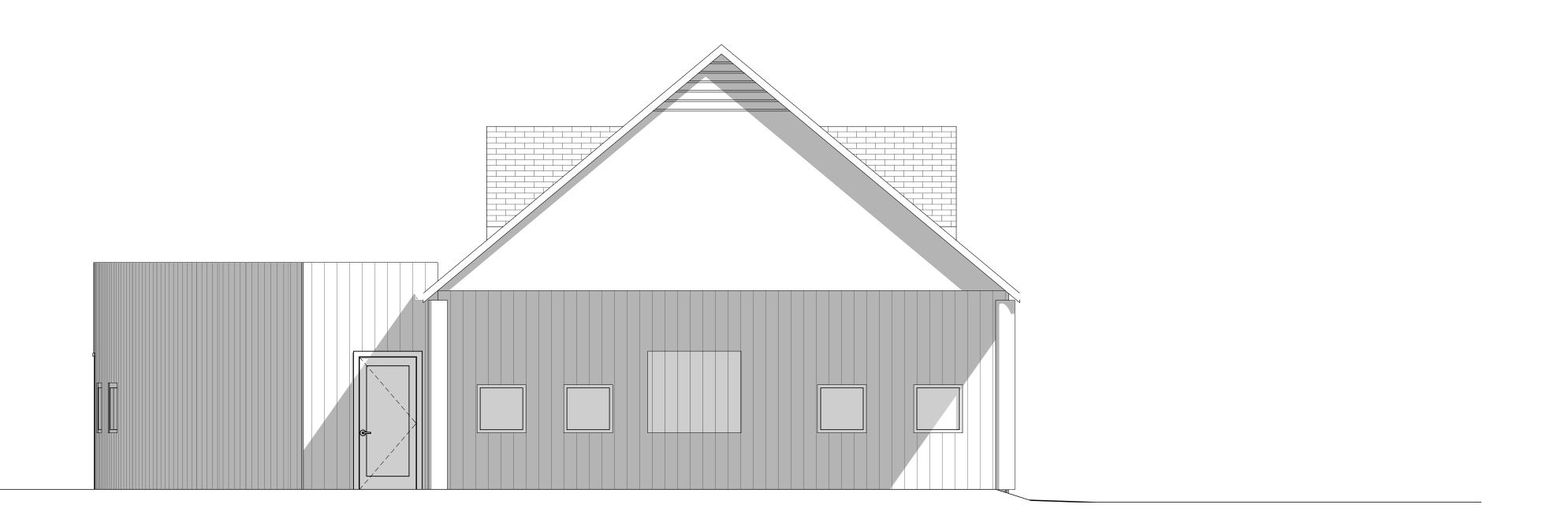




NORTH ELEVATION

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

Gere Auto has not definitively chosen the colors for the building. This is a representation as to a possible color scheme for the building incorporating the colors of their logo. Medium gray body, darker gray trim and green for the accents



— NEW WINDOW; MATCH EXISTING — NEW DOOR

