CRAFT DISTRICT II APARTMENTS 05.06.2022 PERMIT SET



PROJECT TEAM CONTACT INFORMATION BY DISCIPLINE

OWNER / CLIENT

GENERAL CONTRACTOR

PRIMARY CONTACT: TODD MCHUGH

PRIMARY CONTACT: ANGIE VOS

NAME:

PHONE:

ADDRESS:

SECONDARY:

LANDSCAPE NAME:

ADDRESS:

PHONE:

CRAFT DISTRICT II, LLC NAME: ADDRESS: 2840 BLACK LACK BLVD SW #C TUMWATER, WA 98512 PHONE: (360) 790-8570 PRIMARY CONTACT: JOHN PETERS rdp.peters@gmail.com

SERVICES (BMDC)

SEATTLE, WA 98199

todd@belottimchugh.com

tim@belottimchugh.com

8730 TALLON LANE NE, SUITE 200

1

(206) 458-0570

TIM KAIREZ

SCJ ALLIANCE

LACEY, WA 98516

(360) 352-1465 x195

angie.vos@scjalliance.com

BELOTTI + MCHUGH DESIGN AND CONSTRUCTION

2600 W COMMODORE WAY, SUITE 2

ARCHITECT NAME: ADDRESS:

TACOMA, WA 98402 PHONE: (253) 248-6060 PRIMARY CONTACT: MEGAN JOHNSON mjohnson@fergusonarch.com SECONDARY: BEN FERGUSON, AIA, PRINCIPAL-IN CHARGE

MECHANICAL

NAME:

PHONE:

EMERALD AIRE ADDRESS: 5108 D STREET, NW AUBURN, WA 98001 (253) 872-5665 PRIMARY CONTACT: GRANT MIDDLETON grantm@emeraldaire.com

FERGUSON ARCHITECTURE, PS

bferguson@fergusonarch.com

1916 JEFFERSON AVE.

CIVIL NAME: ADDRESS:

PHONE:

1411 STATE AVE NE, SUITE 200 OLYMPIA, WA 98506 (360) 878-0678 PRIMARY CONTACT: TYRELL BRADLEY, PE tbradley@ldccorp.com

LDC, INC

ELECTRICAL ROBISON ENGINEERING, INC NAME: ADDRESS: 19401 40TH AVE W, SUITE 302 LYNNWOOD, WA 98036 (206) 364-3343 x123 PHONE: PRIMARY CONTACT: IAN ANDERSON

В

LINE		
	STRUCTURAL	
LDC, INC	NAME:	PIERUCCIONI E&C, LLC
1411 STATE AVE NE, SUITE 200	ADDRESS:	3128 N BENNETT STREET
OLYMPIA, WA 98506		TACOMA, WA 98407
(360) 878-0678	PHONE:	(206) 949-7866
T: TYRELL BRADLEY, PE	PRIMARY CONTACT:	CHON PIERUCCIONI, PE
tbradley@ldccorp.com		cpieru@hotmail.com
	PLUMBING	
ROBISON ENGINEERING, INC	NAME:	ROBISON ENGINEERING, INC
19401 40TH AVE W, SUITE 302	ADDRESS:	19401 40TH AVE W, SUITE 302
LYNNWOOD, WA 98036		LYNNWOOD, WA 98036
(206) 364-3343 x123	PHONE:	(206) 364-3343
T: IAN ANDERSON	PRIMARY CONTACT:	FUNSHO KUFILE
ianderson@robisonengineering.com		fkufile@robisonengineering.com

SHEET INDICES BY DISCIPLINE DELIVERABLE RECORD

	SHEET	NDEX - 00 GEI	NERAL					SHEET	NDEX - 05 STRU	CTURAL			
SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR	SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% 10.15.21	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	
000	COVER PAGE	•	•	•	MO.DA.TEAN	MO.DA.TEAN	S-300	DETAILS	•	•	•	MO.DA. I LAN	WO.DA.TL
-001 -002	PROJECT INFORMATION CODE SUMMARY	•	•	•			S-301 S-302	DETAILS DETAILS	•	•	•		
·002	CODE SUMMARY	•	•	•							-		
	SHEE	T INDEX - 01 C	IVIL				SHEET	SHEET	NDEX - 06 MECH	100% DD	PERMIT	PERMIT REV.1	CD SET
SHEET		50% DD	100% DD	PERMIT	PERMIT REV.1	CD SET	NUMBER	SHEET NAME	08.27.2021	10.15.2021		MO.DA.YEAR	MO.DA.YE
NUMBER S-01	SHEET NAME COVER SHEET	08.27.2021	10.15.2021	05.06.2022	MO.DA.YEAR	MO.DA.YEAR		HVAC TITLE SHEET HVAC EQUIPMENT SCHEDULES			•		
R-01	TESC PLAN			•			M-110	HVAC PLAN BLDGS A & C - LEVEL 1			•		
R-02	TESC PLAN			•				HVAC PLAN BLDGS A & C - LEVEL 2			•		
R-03 R-01	TESC NOTES AND DETAILS GRADING PLAN			•			M-112 M-120	HVAC PLAN BLDGS A & C - LEVEL 3 HVAC PLAN BLDGS B & D - LEVEL 1			•		
R-02	GRADING PLAN			•				HVAC PLAN BLDGS B & D - LEVEL 2			•		
R-03 D-01	WALL PROFILES STORM DRAINAGE PLAN			•				HVAC PLAN BLDGS B & D - LEVEL 3 HVAC DETAILS			•		
D-02	STORM DRAINAGE PLAN			•									
D-03 D-04	STORM PROFILES STORM PROFILES			•				SHEET	INDEX - 07 PLU	MBING			
D-05	STORM DRAINAGE NOTES AND DETAILS			•			SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021		PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEA
D-06	STORM DRAINAGE NOTES AND DETAILS			•			PA0.00	LEGEND, GENERAL NOTES, AND DRAWING INDEX	00.27.2021	10.15.2021	•	MU.DA.TEAR	MU.DA.TEA
P-01 P-02	SITE PLAN SITE PLAN			•			PA0.01	PLUMBING NOTES			•		
P-03	SITE PLAN NOTES AND DETAILS			•			PA0.02 PA0.03	PLUMBING FIXTURE AND DRAIN SCHEDULES PLUMBING EQUIPMENT SCHEDULES			•		
P-04 S-01	SITE PLAN NOTES AND DETAILS SEWER PLAN			•			PA0.04	PANEL SCHEDULES BLD A			•		
S-02	SEWER NOTES AND DETAILS			•			PA2.00	UNDERSLAB OVERALL PLUMBING PLAN LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN			•		
'A-01	WATER PLAN			•				LEVEL 1 - 3 SUPPLY PLAN			•		
/A-02 /A-03	WATER NOTES AND DETAILS WATER NOTES AND DETAILS			•				TYPICAL WASTE & VENT RISER DIAGRAM			•		
							PA5.00 PA6.00	TYPICAL SUPPLY RISER DIAGRAM ENLARGED DIAGRAM			•		
	SHEET IN	IDEX - 02 LAND	ISCAPE				PA7.00-7.01				•		
SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR	PB0.00 PB0.01	LEGEND, GENERAL NOTES, AND DRAWING INDEX PLUMBING NOTES			•		
S-01	LANDSCAPE PLAN	JJ.21.2021	_0.10.2021	•			PB0.02	PLUMBING FIXTURE AND DRAIN SCHEDULES			•		
-02				•			PB0.03	PLUMBING EQUIPMENT SCHEDULES			•		
S-03 S-04	PLANT LIST & SPECS LANDSCAPE DETAILS			•			PB2.00 PB2.01-2.04	UNDERSLAB OVERALL PLUMBING PLAN LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN			•		
S-05	IRRIGATION PLAN			•				LEVEL 1 - 3 SUPPLY PLAN			•		
S-06 S-07	IRRIGATION PLAN IRRIGATION SCHEDULES AND DETAILS			•			PB4.00-4.02 PB5.00	TYPICAL WASTE & VENT RISER DIAGRAM TYPICAL SUPPLY RISER DIAGRAM			•		
S-08	IRRIGATION DETAILS AND NOTES			•			PB6.00	ENLARGED DIAGRAM			•		
		EX - 04 ARCHI	TECTURE				PB7.00-7.01 PC0.00	DETAILS LEGEND, GENERAL NOTES, AND DRAWING INDEX			•		
SHEET		50% DD	100% DD	PERMIT	PERMIT REV.1	CD SET	PC0.01	PLUMBING NOTES			•		
NUMBER	SHEET NAME	08.27.2021	10.15.2021	05.06.2022			PC0.02 PC0.03	PLUMBING FIXTURE AND DRAIN SCHEDULES PLUMBING EQUIPMENT SCHEDULES			•		
-000 -005	CODE PLANS & ELEVATIONS ACCESSIBILITY & CODE DETAILS	•	•	•			PC2.00	UNDERSLAB OVERALL PLUMBING PLAN			•		
·010	ASSEMBLIES - BASIC & FINISH WALL TYPES	•	•	•				LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN LEVEL 1 - 3 SUPPLY PLAN			•		
-011	ASSEMBLIES - FLOOR, ROOF, & CEILING TYPES	•	•	•				TYPICAL WASTE & VENT RISER DIAGRAM			•		
·100 ·105	ARCHITECTURAL SITE PLAN ENLARGED SITE VIEWS	•	•	•			PC5.00	TYPICAL SUPPLY RISER DIAGRAM			•		
-110	FLOOR PLAN BLDG A & C - LEVEL 1	•	•	•			PC6.00 PC7.00-7.01	ENLARGED DIAGRAM DETAILS			•		
-111 -112	FLOOR PLAN BLDG A & C - LEVEL 2 FLOOR PLAN BLDG A & C - LEVEL 3	•	•	•			PD0.00	LEGEND, GENERAL NOTES, AND DRAWING INDEX			•		
-113	FLOOR PLAN BLDG A & C - ROOF	•	•	•			PD0.01 PD0.02	PLUMBING NOTES PLUMBING FIXTURE AND DRAIN SCHEDULES			•		
-120 -121	FLOOR PLAN BLDG B & D - LEVEL 1 FLOOR PLAN BLDG B & D - LEVEL 2		•	•			PD0.03	PLUMBING EQUIPMENT SCHEDULES			•		
·121	FLOOR PLAN BLDG B & D - LEVEL 2 FLOOR PLAN BLDG B & D - LEVEL 3		•	•			PD2.00	UNDERSLAB OVERALL PLUMBING PLAN			•		
-123	FLOOR PLAN BLDG B & D - ROOF		•	•				LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN LEVEL 1 - 3 SUPPLY PLAN			•		
-130 -200	SLAB EDGE PLAN - TYP BLDG A, B, C, D EXTERIOR ELEVATIONS - BLDG A & C	•	•	•				TYPICAL WASTE & VENT RISER DIAGRAM			•		
-201	EXTERIOR ELEVATIONS - BLDG A & C UNIT ENTRY		•	•			PD5.00 PD6.00	TYPICAL SUPPLY RISER DIAGRAM ENLARGED DIAGRAM			•		
-220 -221	EXTERIOR ELEVATIONS - BLDG B & D EXTERIOR ELEVATIONS - BLDG B & D UNIT ENTRY		•	•			PD7.00-7.01				•		=
300	BUILDING SECTIONS - TYP	•	•	•						ייסוחדי			
·310	WALL SECTIONS - TYP	•	•	•			_	SHEET	INDEX - 08 ELEC		_		
400 410	ENLARGED PLANS & ELEVATIONS - LEASING UNIT PLANS & ELEVATIONS - 0x1A	•	•	•			SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YE
411	UNIT PLANS & ELEVATIONS - 0x1A - TYPE A			•			E0.000	COVER SHEET			•		
412 414	UNIT PLANS & ELEVATIONS - 0x1B UNIT PLANS & ELEVATIONS - 1x1A	•	•	•			E0.20 E0.21	SITE PLAN - LIGHTING SITE PLAN - PHOTOMETRIC			•		
414 415	UNIT PLANS & ELEVATIONS - 1x1A - TYPE A	-	-	•			E0.21 E1.00-1.01	SITE PLAN - POWER			•		
416	UNIT PLANS & ELEVATIONS - 1x1B	•	•	•			E2.50	LIGHTING NOTES & LUMINAIRE SCHEDULE			•		
418 420	UNIT PLANS & ELEVATIONS - 1x1C UNIT PLANS & ELEVATIONS - 1x1D	•	•	•			E4.00 E4.01-4.03	UNIT LUMINAIRE & DEVICE SCHEDULE UNIT PLANS			•		
422	UNIT PLANS & ELEVATIONS - 2x1	•	•	•			EA0.01	ONE LINE DIAGRAM BLD A			•		
423 424	UNIT PLANS & ELEVATIONS - 2x1 - TYPE A UNIT PLANS & ELEVATIONS - 2x2A	•	•	•			EA0.02-0.04 EA0.05	PANEL SCHEDULES BLD A FAULT CURRENT SCHEDULES BLD A			•		
-424 -426	UNIT PLANS & ELEVATIONS - 2x2A	•	•	•			EA0.05	VOLTAGE DROP SCHEDULE BLD A			•		
428	UNIT PLANS & ELEVATIONS - 2x2C		•	•				LIGHTING PLAN - LEVELS 1 - 3			•		
430 500	UNIT PLANS & ELEVATIONS - 2x2D EXTERIOR DETAILS	•	•	•			EA3.00-3.03 EB0.01	POWER PLAN - LEVELS 1 - ROOF ONE LINE DIAGRAM BLD B			•		
501	EXTERIOR DETAILS - TYP UNIT ENTRY			•			EB0.02-0.04	PANEL SCHEDULES BLD B			•		
550 600	INTERIOR DETAILS OPENING TYPES AND SCHEDULE	•	•	•			EB0.05 EB0.06	FAULT CURRENT SCHEDULES BLD B VOLTAGE DROP SCHEDULE BLD B			•		
700	STAIRS - PLANS & RCPS	•	•	•				LIGHTING PLAN - LEVELS 1 - 3			•		
701	STAIRS - SECTIONS & DETAILS	•	•	•			EB3.00-3.03 EC0.01	POWER PLAN - LEVELS 1 - ROOF ONE LINE DIAGRAM BLD C			•		
	SHEET IN	DEX - 05 STRU	CTURAL					PANEL SCHEDULES BLD C			•		
SHEET		50% DD	100%	PERMIT	PERMIT REV.1	CD SET	EC0.05	FAULT CURRENT SCHEDULES BLD C			•		
NUMBER	SHEET NAME	08.27.2021	10.15.21	05.06.2022			EC0.06 EC2.01-2.03	VOLTAGE DROP SCHEDULE BLD C LIGHTING PLAN - LEVELS 1 - 3			•		
-100 -210	STRUCTURAL NOTES FOUNDATION	•	•	•			EC3.00-3.03	POWER PLAN - LEVELS 1 - ROOF			•		
-211	FRAMING PLAN	•	•	•			ED0.01	ONE LINE DIAGRAM BLD D PANEL SCHEDULES BLD D			•		
	FRAMING PLAN	•	•	•			ED0.02-0.04 ED0.05	FAULT CURRENT SCHEDULES BLD D			•		
-212													
-212 -213 -214	FRAMING PLAN SHERAR WALL PLAN	•	•	•			ED0.06	VOLTAGE DROP SCHEDULE BLD D LIGHTING PLAN - LEVELS 1 - 3			•		

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Attach,emt D	
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PARTMENTS BLVD SE **TRIC** 312, 4408 CRAFT

MARK	REVISION	DATE
<u>PRIN</u> PROJ	IECT NO: 050-01-2 CIPAL-IN-CHARGE: IECT ARCHITECT: VN BY:	21 BF MJ HL
PROJECT STATUS: PERMIT SET 05.06.2022 SHEET TITLE: COVER PAGE		

А

SHEET NO.

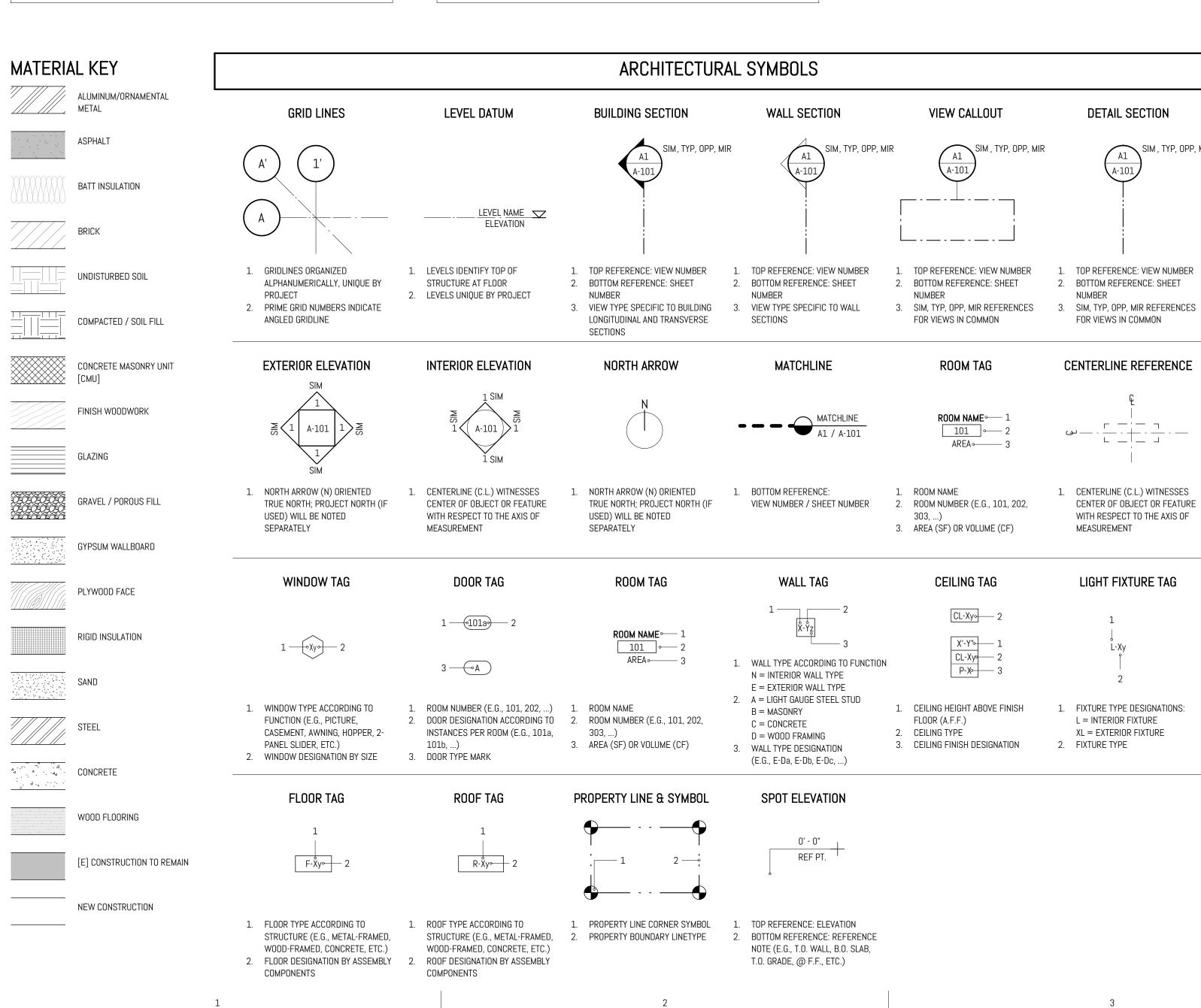
G-000

CRAFT DISTRICT II APARTMENTS 05.06.2022 PERMIT SET

VICINITY MAP SOUTH WESTSIDE CAIN ROAD CARLYON NORTH NOTTINGHAM HOLIDAY HILLS PROJECT LOCATION

LOCATION MAP



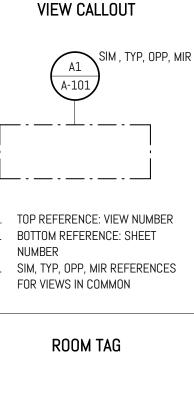


SHEET SERIES REFERENCES

REFER TO: G-000 SERIES FOR ADDITIONAL GENERAL NOTES A-000 SERIES FOR CODE COMPLIANCE NOTES AND DETAILS A-000 SERIES FOR WALL, FLOOR, CEILING, AND ROOF TYPES

- A-100 SERIES FOR ARCHITECTURAL SITE PLAN & SITE ELEMENTS
- A-110 SERIES FOR OVERALL FLOOR PLANS A-130 SERIES FOR SLAB EDGE PLANS
- A-200 SERIES FOR EXTERIOR ELEVATIONS
- A-300 SERIES FOR BUILDING & WALL SECTIONS A-400 SERIES FOR TYPICAL UNITS PLANS, RCPS, & INTERIOR ELEVATIONS
- A-500 SERIES FOR EXTERIOR & INTERIOR DETAILS
- A-600 SERIES FOR OPENING TYPES & SCHEDULE A-700 SERIES FOR STAIR PLANS, RCPS, SECTIONS, & DETAILS

1. CEILING HEIGHT ABOVE FINISH 3. CEILING FINISH DESIGNATION



ROOM NAME - 1

2. ROOM NUMBER (E.G., 101, 202,

CEILING TAG

CL-Xy₀ ____ 2

X'-Y"→ 1

CL-Xy 2

FLOOR (A.F.F.)

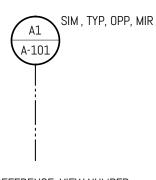
2. CEILING TYPE

3. AREA (SF) OR VOLUME (CF)

1. ROOM NAME

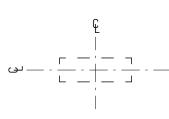
303, ...)

101 - 2 AREA⊶ 3 DETAIL SECTION



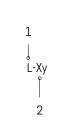
- 2. BOTTOM REFERENCE: SHEET
- NUMBER FOR VIEWS IN COMMON

CENTERLINE REFERENCE



1. CENTERLINE (C.L.) WITNESSES CENTER OF OBJECT OR FEATURE WITH RESPECT TO THE AXIS OF MEASUREMENT

LIGHT FIXTURE TAG



- FIXTURE TYPE DESIGNATIONS: L = INTERIOR FIXTURE
- XL = EXTERIOR FIXTURE2. FIXTURE TYPE

- 1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SI SAFETY OF PERSONS, PROPERTY, AND FOR NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THE AND FOR COMPLIANCE WITH O.S.H.A. SAFETY STANDARDS. ARCHITECTS AND THEIR CONSULTANTS' JOI OBSERVATIONS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SA
- 2. EACH CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH SPECIFIED PRODUCTS RELATING TO THEIR WORK. THEY ARE TO SUBMIT WRITTEN OBJECTIONS PRIOR TO BIDDING, IF THE CONTRACTOR HAS AN OBJECTION TO ANY PRODUCT AND/OR DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS.
- 3. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS. WORK THAT COULD BE EFFECTED BY THE DISCREPANCY SHALL BE HELD UNTIL SUCH DISCREPANCIES ARE RESOLVED.
- 4. SEPARATE PERMITS, WHEN REQUIRED AND / OR ARE DESIGN / BUILD , SHALL BE OBTAINED BY THE CONTRACTOR FOR MECHANICAL, ELECTRICAL AND FIRE ALARM. DESCRIPTIVE, DETAILED DESIGN AND SUPPLEMENTAL DOCUMENTS SHALL BE PROVIDED FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION AND BY THE OWNER / ARCHITECT FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED.
- 5. SPECIAL INSPECTIONS WHERE REQUIRED BY THE SCOPE OF WORK SHALL BE PERFORMED BY AN APPROVED INSPECTION SERVICE APPROVED BY THE AUTHORITY HAVING JURISDICTION OR BUILDING OFFICIAL AND SHALL BE HIRED BY THE BUILDING OWNER.

TUMWATER MUNICIPAL CODE

PROJECT SCOPE SUMMARY

THIS PROJECT PROPOSES (4) 3-STORY TYPE V-B APARTMENTS (R-2) FOR A TOTAL OF 95 DWELLING UNITS AND 1 LEASING OFFICE. 119 OFF-STREET, SURFACE PARKING STALLS WILL BE PROVIDED, AND (3) TRASH ENCLOSURES WILL BE PROVIDED.

PROJECT INFORMATION

PROJECT ADDRESSES 4302, 4312, 4408, & 4422 CAPITOL BLVD SE TUMWATER, WA 98501 PARCEL NUMBER[S] 33870000400 BD (BREWERY DISTRICT - DESCHUTES) ZONING PROPERTY SIZE [SF / ACRES] 151,088 SF [3.48 ACRES] STRUCTURE SIZE [SF] BUILDING A 21,974 SF BUILDING B 22,058 SF BUILDING C 22,058 SF BUILDING D 22,058 SF TOTAL 88,148 SF NATURAL GAS SOURCE PUGET SOUND ENERGY [PSE] CITY OF TUMWATER PUBLIC UTILITY SEWER DISTRICT WATER DISTRICT CITY OF TUMWATER PUBLIC UTILITY POWER SOURCE PUGET SOUND ENERGY [PSE] LEGAL DESCRIPTION SECTION 26 TOWNSHIP 18 RANGE 2W QUARTER 406.3

AIR BARRIER TESTING

PROVIDE AIR BARRIER TESTING ACCORDING TO WSEC C402.5.1.2. TESTING SHALL BE PERFORMED PER ASTM C779 WITH A TARGET LEAKAGE RATE OF 5 CHANGES PER HOUR AT 0.2 IN. WG (50 Pa). SUBMIT TESTING REPORTS TO JURISDICTION AND OWNER, AND COMPLY WITH CORRECTIVE MEASURES AND/OR RETESTING IF REQUIRED PER WSEC C402.5.1.2.

SW, NW DONATION LAND CLAIN BELLATORRE

BSP N0 12-0034TW LT 4 DOCUMENT 4250623

ABBREVIATIONS

VIA	FIONS
А А А А А А А А А А А А А А	NCHOR BOLT SPHALT CONCRETE PAVEMENT COUSTIC TILE REA DRAIN DJACENT DJUSTABLE COUSTICAL DIFFUSION PANEL BOVE FINISH FLOOR GGREGATE LUMINUM LTERNATE PPROXIMATE (LY) BUSE RESISTANT RCHITECT (URAL) SPHALT TREATED BASE COUSTICAL WALL PANEL
E E E E E	NTUMINOUS RLINDS NUILDING NEAM SOTTOM OF NOTTOM RUILT UP ROOFING
	ABINET ACTCH BASIN ONTROL JOINT ENTER LINE HAIN LINK FENCE EILING LEAR (ANCE) LEAR (ANCE) LEAN OUT COUTINUOUS/CONTINUATION CONTRACTOR CONTROL PANEL CONTRACTOR CONTROL PANEL ERAMIC TILE COUNTER SINK CUSTODIAN COLD WATER
	DEEP/DRYER 10UBLE 19EMOLITION 1JAMETER 10IMENSION 10ISPENSER 10WN 100R 10WNSPOUT 19ETAIL 19SHWASHER 19RAWING 1RAWER
	XISTING AST ACH XIT DEVICE XHAUST FAN XT. INSUL FINISH SYSTEM XPANSION JOINT LECTRIC(AL) LEVATION/ELEVATOR INTRY MAT LECTRO MAGNETIC CLOSER LECTRO MAGNETIC HOLDER

ELECTRICAL PANEL EQUAL EQUIPMENT EPOXY RESIN ELASTOMERIC SHEET ROOFING EXPOSED/EXPANSION EXTERIOR
FIRE ALARM FIBER CEMENT BOARD FIBER CEMENT SIDING FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINSH FLOOR FINSH GRADE FIRE ALARM GRAPHIC PANEL FIRE ALARM GRAPHIC PANEL FIRE ALARM GRAPHIC PANEL FIRE HYDRANT FINISH(ED) FLASH(ING) FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF CONCRETE FACE OF FINISH FACE OF FINISH FACE OF MASONRY FACE OF STUD FALL RESTRAINT FIBER REINFORCED CEMENT PANE FIBER REINFORCED CEMENT PANE FIBER REINFORCED PANEL FIRE RESISTANT TRAINING FIRE STOP(PING) FOOT, FEET FOOTING FURRING
GAUGE GALVANIZED GRAB BAR GENERAL CONTRACT (OR) GLASS, GLAZING GYPSUM SHEATHING GRAVEL GYPSUM WALL BOARD
HOSE BIB HANDICAP HEADER HARDWARE HOLLOW METAL HOLLOW METAL CASING HORIZONTAL HANDRAIL HEIGHT HEATING VENTILATION & AIR CONDITIONING HOT WATER HOT WATER HEATER/TANK
INSIDE DIAMETER INSULATED GLASS INCLUDE (ED, ING) INSULATE (D) (ION) INTERIOR IMPACT RESISTANT INTER-STEEL STRUCTURES INC. MODULAR FRAME BUILDING SYSTE

JOIST KNOCK OUT KNEE SPACE

REINF

REOD

6. WORK DONE SHALL BE IN CONFORMANCE WITH THE APPROVED PLANS AND PROJECT SPECIFICATIONS. THE

8. WHEN CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE

SAME AS FOR OTHER SIMILAR WORK. IF OUESTIONS CAN NOT BE RESOLVED IN THIS MANNER, CONTACT THE

9. WORK AND MATERIALS SHALL BE PLACED / INSTALLED IN FULL ACCORDANCE WITH THE LATEST EDITION OF THE

INTERNATIONAL BUILDING CODE IN AFFECT WITHIN THE JURISDICTION WORK IN PERFORMED AND ALL OTHER

CONSTRUED TO PERMIT WORK WHICH IS NOT IN CONFORMANCE WITH ANY CODE OR REGULATION IN AFFECT.

10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY THROUGHOUT

11. THE CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.

APPLICABLE STATE OR LOCAL LAWS AND REGULATIONS AS ARE APPLICABLE. NOTHING IN THESE DRAWINGS SHALL BE

APPROVED, PERMITTED, STAMPED PLANS ARE TO REMAIN ON SITE AT ALL TIMES.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN.

ARCHITECT PRIOR TO PROCEEDING.

PROJECT **GENERAL NOTES**

ITE, INCLUDING THE	
ESE CONDITIONS,	
3 SITE	
AFETY MEASURES.	

PROJECT DATA & SUMMARY OF SCOPE **GENERAL NOTES**

CONSTRUCTION.

REGULATING CODES

2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 UNIFORM PLUMBING CODE (UPC) 2018 INTERNATIONAL FIRE CODE (IFC) 2018 WASHINGTON STATE ENERGY CODE (WSEC) 2015 VENTILATION & INDOOR AIR QUALITY CODE (VIAQ) 2009 ICC/ANSI 117.1 (ACCESSIBILITY) 2018 WASHINGTON STATE AMENDMENTS REVISED CODE OF WASHINGTON [RCW]

ENERGY REQUIREMENTS

WSEC CLOSEOUT DOCUMENTATION

PROVIDE CLOSEOUT DOCUMENTATION, INLCUDING APPLICABLE CALCULATIONS, WSEC ENVELOPE COMPLIANCE REPORTS, AND FENESTRATION NRFC RATING CERTIFICATES PER WSEC C103.6.3.

WSEC RESIDENTIAL ENERGY EFFICIENCY CREDITS

	S REQUIREI S PROPOSE		4.5 5.5
TABLE 406.2	Option 2	DESCRIPTION INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR EQUIP LISTED IN TABLE C403.3.2[1]C OR C403.3.2[2]	CREDIT [R-2] 1.0
406.3	*REFEF 3.6	TO MECHANICAL FOR DOCUMENTATION DUCT-LESS SPLIT SYSTEM HEAT PUMP WITH NO ELECT RESISTANCE HEATING IN PRIMARY LIVING AREA. DUCTLESS HEAT PUMP SIZED FOR ENTIRE DWELLING UNIT [<1,500 SF EACH], [MIN HSPF 10]	3.0
406.3	*REFEF 7.1	R TO MECHANICAL FOR DOCUMENTATION NEW AND INSTALLED RESIDENTIAL APPLIANCES ARE ENERGY STAR RATED: REFRIGERATOR, DISH WASHER, WASHING MACHINE, DRYER	1.5

LAVATORY LINEAR FOOT (FEET) LAMINATED GLASS LEFT HAND LOCAL IMPROVEMENT DISTRICT LINDLEUM LIGHT LUXURY VINYL TILE
MODIFIED ASPHALT ROOFING MATERIAL MAXIMUM MACHINE BOLT MECHANICAL MANUFACTURE(R) MANHOLE MINIMUM MIRROR MISCELLANEOUS METAL MICROWAVE
NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
ON CENTER OUTSIDE DIAMETER OWNER FURNISHED/ CONTRACTOR INSTALLED OVERFLOW DRAIN OVER HANG
PARALLEL PARTITION PRECAST PERFORATE (D) PERPENDICULAR PHASE/PANIC HARDWARE PROPERTY LINE PLASTIC LAMINATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PANEL POWER PANEL PAIR PRESSURE TREATED POUNDS PER SQUARE FOOT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINT PAPER TOWEL DISPENSER PAPER TOWEL
DISPENSER/RECEPTACLE POLYVINYL CHLORIDE (PLASTIC
RADIUS RISER RUBBERIZED ASPHALT
UNDERLAYMENT RUBBER BASE ROOF DRAIN RESILIENT FLOORING FOR REFERENCE ONLY/REFRIG REINFORCE (D) PEOLIDEED

REOUIRE

//REFRIGERATOR

LAMINATE (D)

DEFERRED SUBMITTALS

THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND COORDINATING DEFERRED SUBMITTALS. THE GC'S SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL AUTHORITIES AND CURRENT CODES. REGULATIONS AND REQUIREMENTS.

DOCUMENTS FOR DEFERRED SUBMITTALS ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENT HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

•	STOREFRONT SYSTEMS	•
•	ROOF TRUSSES	•
٠	FIRE ALARM	

FIRE SPRINKLER GUARDRAILS

SEPARATE PERMITS

THE FIRE SPRINKLER AND FIRE ALARM WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLIES WITH APPLICABLE CODES, REGULATIONS AND REQUIREMENTS.

THE GC'S SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING NECESSARY PERMITS.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS ARE NOTATED IN STRUCTURAL GENERAL NOTES PROVIDED AT PERMIT SUBMITTAL.

- STRUCTURAL STEEL STRUCTURAL CONCRETE
- STRUCTURAL WOOD FRAMING

RIGHT HAND ROOM ROUGH OPENING RIGHT OF WAY RIGHT
SINK SOUTH SEALER/HARDENER SPECIAL COATING SCHEDULE (D) SEAT COVER DISPENSER SOAP DISPENSER SECTION SQUARE FOOT (FEET) SAFETY GLAZING SHOWER SHEET SIMILAR (CONDITIONS VARY) SLOPE SIMULATED STONE COUNTERI SANITARY NAPKIN DISPOSAL U SPECIFIED/SPECIFICATIONS SQUARE STAINLESS STEEL STAIN STAIN & LACQUER STAIN STANDARD STELL STORAGE STRUCTURAL SUSPEND (ED)
TREAD TILE TONGUE & GROOVE TEMPERED GLASS THICK TOP OF TOWEL DISPENSER TOILET TISSUE DISPENSER TYPICAL
UNLESS NOTED OTHERWISE
VARIES VAPOR BARRIER VENEER VERTICAL VERIFY IN FIELD

VENEER
VERTICAL
VERIFY IN FIELD
VENEER PLASTER
VAPOR RETARDER
VENDOR - SANITARY NA
WEST, WIDE, WASHER
WITH
WITHOUT
WALK OFF MAT
WHITE BOARD
WOOD
WASHER/DRYER
WOOD BASE
WOOD FLOOR
WIRE GLASS
WINDOW
WATER RESISTANT
WINDOW TREATMENT
YARD





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MARK	REVISION		DATE	Ξ
PROJ	IECT NO:	050-01-2	21	
PRIN	CIPAL-IN-CHARGE	:	BF	
PROJECT ARCHITECT:			MJ	
DRAWN BY:			HL	
PROJ	IECT STATUS:			
PE	RMIT SET			
05	.06.2022			

SHEET TITLE:

PROJECT INFORMATION

SHEET NO.

G-001

2018 IBC CHAPTER 3

USE AND OCCUPANCY CLASSIFICATION

PROPOSED SPACES BY USE AND OCCUPANCY CLASS

USE RESIDENTIAL APARTMENTS: R-2 RETAIL / LEASING OFFICE:

APPLIED CASES BUILDINGS A, B, C, & D BUILDING A

*REFER TO CODE PLANS, A-000, FOR USE AND OCCUPANCY IDENTIFICATION BY SPACE, AS WELL AS ASSOCIATED AREA, OCCUPANT LOAD, AND

2018 IBC CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420 - GROUPS I-1, R-1, R-2, R-3 AND R-4

420.2 - SEPARATION WALLS

WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

CLASSIFICATION

420.3 - HORIZONTAL SEPARATION

FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

[F] 420.5 - AUTOMATIC SPRINKLER

GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.

APPLIED CASE(S) - THROUGHOUT PROJECT (SUBJECT TO EXCEPTIONS AND LIMITATIONS DESCRIBED IN SECTION 708) REFER TO CODE PLANS, A-000, FOR REQUIRED LOCATIONS AND ASSEMBLY TYPES FOR REQUIRED FIRE RATINGS AND UL ASSEMBLIES.

APPLIED CASE(S) - THROUGHOUT PROJECT (SUBJECT TO EXCEPTIONS AND LIMITATIONS DESCRIBED IN SECTION 711) REFER TO CODE PLANS AND SECTIONS, A-000, FOR REQUIRED LOCATIONS AND ASSEMBLY TYPES FOR REQUIRED FIRE RATINGS AND UL ASSEMBLIES.

APPLIED CASE(S) - THROUGHOUT PROJECT (SUBJECT TO EXCEPTIONS AND LIMITATIONS DESCRIBED IN SECTION 903) REFER TO CODE SUMMARY OF APPLICABLE SECTIONS FROM CHAPTER 903 FOR SYSTEM TYPE AND REQUIRED LOCATIONS.

SE

SF

2018 IBC CHAPTER 5 & TMC CHAPTER 18 GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 - HEIGHT IN FEET

USE CODE

TABLE 504.3 - ALLOW	ABLE BUILDING HEI	GHT IN FEET ABO	OVE GRADE PLAN	١E
	AUTOMATIC	TYPE OF CO	NSTRUCTION	
OCCUPANCY CLASSIFICATION	SPRINKER PER 903.3.1.2	TYF	PE V	
		А	В	
R	S13R	60 FT	*60 FT	

*BUILDING HEIGHT MAX. SUBJECT TO AND SUPERSEDED BY LOCAL LAND

TUMWATER MUNCIPAL CODE CHAPTER 18

TABLE 18.27.050 - DEVELOPMENT STANDARDS

	DISTRICT		
	DESCHUTES BREWERY DISTRICT ZONE	PROVIDED	
MAXIMUM BUILDING HEIGHT	55'-0"	44'-5"	
MAXIMUM LOT COVERAGE	**	**	
MINIMUM STREET-FACING SETBACK	5' FACING CAPITOL BLVD SE NO MIN FOR OTHER STREETS	12'-6" FACING CAPITOL BLVD SE N/A FOR OTHER STREETS	
MAXIMUM STREET-FACING SETBACK	NO MAX FACING CAPITOL BLVD SE 15' MAX FOR OTHER STREETS	N/A FACING CAPITOL BLVD SE 8'-4" MAX FOR TUMWATER VALLEY DR	
MINIMUM SIDE & REAR SETBACKS	NO MINIMUM	NO MINIMUM	
MINIMUM STREET-FACING BUILDING FRONTAGE	50% AT ALL STREETS	<i>90% FACING CAPITOL BLVD SE 32% AT TUMWATER VALLEY DR***</i>	
MINIMUM RESIDENTIAL NET DENSITY*	20 DU/ACRE	35.7 DU/ACRE	

** MAXIMUM OBTAINABLE LOT COVERAGE SUBJECT TO ON-SITE PARKING REQUIREMENTS, MINIMUM LANDSCAPING REQUIREMENTS, MINIMUM SETBACK REQUIREMENTS, AND ON-SITE STORMWATER MANAGEMENT REQUIREMENTS. ***APPROVED WITH VARIANCE SUBMITTED UNDER SITE PLAN REVIEW PROCESS

TABLE 504.4 - ALLOWABLE STORIES ABOVE GRADE PLANE					
OCCUPANCY CLASSIFICATION	AUTOMATIC SPRINKER PER 903.3.1.2	TYPE OF CO	NSTRUCTION		
		TYF	ΡΕV		
		А	В		
R-2	S13R	4	3		

APPLIED CASE(S) - BLDGS A, B, C, & D

GREATEST BUILDING HEIGHT PROVIDED = **44' - 5" < 55' - 0" OK** GREATEST NUMBER OF BUILDING STORIES PROVIDED = 3 < 3 OK

SE

MEANS OF EGRESS.

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4 - 4000 Million (1) 	ONSPRINKLERE UNPROTEC ONSPRINKLERE
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Image: Section 60.3.3 - MOUNT OF INCREASE Section 60.3.3 - MOUNT OF INCREASE IEDUCTION 65.3 - Large 7.76 - 2.02, *1/07.20, *0/07.2	ONSPRINKLERE UNPROTEC ONSPRINKLERE
Building and a standard window (b) - (f) (f) Section 708 - FIRE PARITIE SECTION 708 - FIRE PARITIE UBJAND (b) - (f) (f) - (f) <td></td>	
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BUDB 4 = (276 / 422 · 0.23) * (20 / 20 - 0.2 128 + 68 - 128 + 68 - 212 128 + 27 - 273 IPP - 2011000 BUDD 4 = (276 / 422 · 0.23) * (20 / 30) - 0.2 138 + 68 - 128 + 68 - 422 128 + 72 - 773 IPP - 2011000 BUDD 4 = (276 / 422 · 0.23) * (20 / 30) - 0.30 138 + 58 + 138 + 68 - 412 138 + 58 - 138 - 54 - 45 SECTION 723 - SHAFT ENCL Find DD Find DD 58 + 138 + 58 - 138 - 58 - 412 138 + 58 + 138 - 54 - 45 SECTION 723 - SHAFT ENCL Find DD Find DD <td>INS</td>	INS
RUGE + # (2007.432) + 0.23 * (207.20) + 0.24 1.29 + 69 + 1.29 + 69 + 1.29 + 207 RUGE + # (2007.432) + 0.23 * (207.20) + 0.58 1.29 + 69 + 1.29 + 69 + 1.29 + 34 # = AGE_METTER OFT PRIMATE (X) 1.29 + 69 + 1.29 + 69 + 1.29 + 34 SECTION 7.13 - SHAFT ENCLU 7.2 + DRAWED BETEMENTER OFT PRIMATE (X) # = CALLACTED WOHN OF DELC WAR 20 OFT /* = RUMENTE COTTENDING THE CLEW XX 20 OFT /* = RUMENTE COTTENDING THE CLEW XX 20 OFT /* = RUMENTE CLEW XX 20 OFTEX STATUS APPLIED CASE(S) - RUBS A. B, C, D & E ALDWARE (HK) PROPOSED (HK) DETION 508 - MIXED USE AND DOCCUPANCY TABLE SOR 4 - REQUIRED SEMANTION OF DOCUMANCES (HOURS) APPLIED CASE(S) - RUBS A. B, C, D & E ALDWARE (HK) PROPOSED (HK) DETION 508 - MIXED USE AND DOCCUPANCY TABLE SOR 4 - REQUIRED SEMANTION OF DOCUMANCES (HOURS) APPLIED CASE(S) - RUBS A. B, C, D & E ALDWARE (HK) PROPOSED (HK) DETION 501 - GENERAL READED TO TO ALL MARKED WITH THE REPORT OF THE RED THE REPORT OF READED TO THE REPORT OF READED THE READED THE REPORT OF READED THE READED THE READED THE READED THE READED THE READED THE READED	
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APPENDATION NUMBER 011, PARKING PUBLIC WAY > 20 FT 71.3 - CONSTRUCTION P = DRUMERS 01 - PROMISE 011, PARKING PUBLIC WAY > 20 FT 71.3 - FREADED WITH SETTIC PUBLIC WAY OR UPEN STALE (FT) TOTION 506 - MIXED USE AND OCCUPANCY 71.3 - FREADED WITH SETTIC PUBLIC WAY OR UPEN STALE (FT) 71.3 - FREADED WITH SETTIC PUBLIC WAY OR UPEN STALE (FT) TOTION 506 - MIXED USE AND OCCUPANCY MUTCANTIC STANDORS (HOURS) 71.3 - FREADED WITH SETIC PUBLIC WAY OR UPEN STALE (FT) 71.3 - FREADED WITH SETIC PUBLIC WAY OR UPEN STALE (FT) U N = 2 YES NU NU <td< td=""><td></td></td<>	
MULTIMING SHRINGHT PTR 3033.12 MULTIMING SHRINGHT PTR 30333.12 MULTIMING SHRINGHT PTR 303333.12 MULTIMING SHRINGHT PTR 30333.12 <td>N 707 OR HORIZ H. RATINGS HAVE A FIRE-RI NECTING FOUR</td>	N 707 OR HORIZ H. RATINGS HAVE A FIRE-RI NECTING FOUR
Image:	
THAT REQUIRED BY THE BUILDING DIAL E GOL - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING DIAL E GOL - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING DIAL E GOL - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING DIAL E GOL - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING DIAL ELEMENTS DIAL E GOL - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING DIAL ELEMENTS DIAL ELEMENTS PRIME T STATE CASE (S) - BLOGS A, B, C, B, D DIAL E GOL - FIRE -RESISTANCE RATING REQUIREMENTS FOR BUILDING PRIME T STATE FOR DIAL SUBJECT ON A DE ADJUSTED BY SECTIONS PRIME T STATE FOR COURSEL OF RESISTANCE RATING REQUIREMENTS FOR BUILDING PRIME T STATE FOR COURSEL OF RESISTANCE RATING REQUIREMENTS FOR ADDILLATION OF AND ADDILSTANCE PRIME T STATE FOR CONSTRUCTION CLASSIFICATION MEE GOL - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR APPLED CASE(S) - RUDES A, B, C, B D MEE GOL - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR APPLIED CASE(S) - RUDES A, B, C, B D WALLS BASED ON FIRE SEPARATION DISTANCE APPLIED CASE(S) - RUDES A, B, C, B D WEEN	E RATING NG OF HORIZON
TYPES OF CONSTRUCTION CTION 601 - GENERAL APPLIED CASE(S) - BLOGS A, B, C, A D BUILDING ELEMENT BUILDING ELEMENT TYPE VB PRIMARY STRUCTURAL FRAME; BEARING WALLS - EXTERIOR / INTERDIR, NONBEARING WALLS - EXTERIOR / MENDERS, RODO CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS, RODO CONSTRUCTION AND ADJOINTED SECONDARY MEMBERS, RODO CONSTRUCTION AND ADJOINTED SECONDARY MEMBERS, RODO CONSTRUCTION CLASSIFICATION *0 HR *SEE NOTE 1. INDER APPLIED CASE(S) FOR APPLICABILITY OF AND ADJOINTMENTS TO REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE *0 HR *SEE NOTE 1. INDER APPLIED CASE(S) FOR APPLICABILITY OF AND ADJOINTMENTS TO REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE APPLIED CASE(S) - BLOGS A, B, C, A D WILED CASE(S) - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	
CTION 601 - GENERAL Table 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) BUILDING ELEMENT BUILDING ELEMENT PRIMARY STRUCTURAL FRAME; BERNOWALLS S CHERING XILLS OR PARTITIONS - SUFFERIOR / INTERIOR; NONBEARING WALLS OR PARTITIONS - SUFFERIOR / INTERIOR; INTERIOR; NONBEARING WALLS OR PARTITIONS - SUFFERIOR / INTERIOR; NEED ON STRUCTION AND ASSOCIATED SECONDARY MEMBERS CTION 602 - CONSTRUCTION CLASSIFICATION NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT SECTION 602 - CONSTRUCTION CLASSIFICATION SECTION 903 - AUTOMATIC IF] 903.31.2 - NFPA 1 AUTOMATIC SPRINKLER INCLLIDING FOUR STORM FEET IN HEIGHT ABOVE I INSTALLED THROUGHOU STADLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE APPLIED CASE(S) - BLDGS A, B, C, G D WHERE FIRE SEPARATION DISTANCE BETWEEN UNIT EXTERIOR WALLS IS LESS THAN 10' - 0', 903.31.21 - BALCOME SPRINKLER PROTECTION	
TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING BUILDING ELEMENT TYPE Y-B BUILDING ELEMENT TYPE Y-B PRIMARY STRUCTURAL FRAME; BEARING WALLS - EXTERIOR / INTERIOR; NONBERNIS WALLS 0R BUILDING FLEMENT PRIMARY STRUCTURAL FRAME; BEARING WALLS - EXTERIOR / INTERIOR; NONBERNIS WALLS 0R *0 HR SSOCIATED SECONDARY *0 HR SSOCIATED SECONDARY *0 HR SSOCIATED SECONDARY *0 HR ADJUSTMENTS TO REQUIRED FRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR MULLS BASED ON FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SECONDARY APPLIED CASE(S) - BLOGS A, B, C, & D WHERE FIRE SEPARATION DISTANCE APPLIED CASE(S) - BLOGS A, B, C, & D WHERE FIRE SEPARATION DISTANCE SPRINKLER PRITEERION	
PARTITIONS - EXTERIOR / INTERIOR; FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS; ROOF CONSTRUCTION AND ASSOCIATED SECONDARYMEMBERS *0 HR NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT **0 HR *0 HR *0 HR SECTION 903 - AUTOMATIC **0 HR *0 HR SECTION 903 - AUTOMATIC ASSOCIATED SECONDARY MEMBERS *0 HR SECTION 903 - AUTOMATIC **SEE NOTE 1. UNDER APPLIED CASE(S) FOR APPLICABILITY OF AND ADJUSTMENTS TO REQUIRED FIRE-RESISTANCE RATINGS If 903.3.1.2 - NFPA 1 CTION 602 - CONSTRUCTION CLASSIFICATION AUTOMATIC SPRINKLER INCLUDING FOUR STORIC FEET IN HEIGHT ABOVE O INSTALLED THROUGHOU 903.3.1.2.1 - BALCONE SPRINKLER PROTECTION DISTANCE TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE APPLIED CASE(S) - BLDGS A, B, C, & D WHERE FIRE SEPARATION DISTANCE BETWEEN UNIT EXTERIOR WALLS IS LESS THAN 10' - 0", SPRINKLER PROTECTION	
*SEE NOTE 1. UNDER APPLIED CASE(S) FOR APPLICABILITY OF AND [F] 903.3.1.2 - NFPA 1 ADJUSTMENTS TO REQUIRED FIRE-RESISTANCE RATINGS AUTOMATIC SPRINKLER CTION 602 - CONSTRUCTION CLASSIFICATION FEET IN HEIGHT ABOVE ON INSTALLED THROUGHOUT TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR APPLIED CASE(S) - BLDGS A, B, C, & D 903.3.1.2.1 - BALCONIE WHERE FIRE SEPARATION DISTANCE WHERE FIRE SEPARATION DISTANCE BETWEEN UNIT EXTERIOR WALLS IS LESS THAN 10' - 0", SPRINKLER PROTECTION	SPRINKLEI
TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIORAPPLIED CASE(S) - BLDGS A, B, C, & D903.3.1.2.1 - BALCONIEWALLS BASED ON FIRE SEPARATION DISTANCEWHERE FIRE SEPARATION DISTANCE BETWEEN UNIT EXTERIOR WALLS IS LESS THAN 10' - 0",SPRINKLER PROTECTION	SYSTEMS IN GRO S IN HEIGHT IN RADE PLANE SH
WALLS BASED ON FIRE SEPARATION DISTANCE WHERE FIRE SEPARATION DISTANCE BETWEEN UNIT EXTERIOR WALLS IS LESS THAN 10' - 0", SPRINKLER PROTECTION	
	IOR PATIOS OF I
DISTANCE (FT) CONSTRUCTION GROUPS R-2 NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT THERE IS A ROOF OR DE	
X < 5 ALL 1 HR 5 < X < 10	
10 < X < 30 V-B 0 HR Y > 20 All 0 HR	NSE AND RESI
X > 30 ALL 0 HR UICK-RESPONSE OR RE	SIDENTIAL AUTO
2018 IBC CHAPTER 7	
SI DWELLING L OCCUPANCIES	NITS AND SLEEF
CTION 705 - EXTERIOR WALLS SECTION 906 - FIRE EXTIN	JUISHERS

705.3 - BUILDINGS ON THE SAME LOT

EXCEPTION 1

TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE EITHER REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE AGGREGATE AREA OF SUCH BUILDINGS IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING.

705.5 - FIRE-RESISTANCE RATINGS

EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 602 AND THIS SECTION. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

APPLIED CASE(S) - BLDGS A, B, C, & D

FIRE-RESISTANCE RATING PROVIDED FOR FIRE BARRIERS WHERE FIRE SEPARATION DISTANCE BETWEEN BUILDINGS IS LESS THAN 10' - 0", REFER TO SHEET A-000 FOR LOCATIONS OF IMAGINARY LOT LINES AND DISTANCES BETWEEN BUILDINGS.

APPLIED CASE(S) - BLDGS A, B, C, & D

FIRE-RESISTANCE RATING PROVIDED FOR FIRE BARRIERS WHERE FIRE SEPARATION DISTANCE BETWEEN BUILDINGS IS > 10' - 0" TYPICAL AT ALL BLDGS $1 \text{ HR} \ge 1 \text{ HR}$ FIRE-RESISTANCE RATING PROVIDED FOR FIRE BARRIERS WHERE FIRE SEPARATION DISTANCE BETWEEN BUILDINGS OR TO NEAREST IMAGINARY LOT LINE IS < 10' - 0", AS AT WALLS ABUTTING EXTERIOR EXIT STAIRWAYS TYPICAL AT ALL BLDGS = $1 \text{ HR} \ge 1 \text{ HR}$

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS 907.2.9 - GROUP R-2

AS REQUIRED BY OCCUPANCY.

APPLICABLE OCCUPANCIES: B, R-2

FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN

GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

2018 IBC CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

BELOW:

APPLIED CASE(S) - BLDGS A, B, C, & D

AND OPENING CALCULATIONS.

THE WORST CASE FIRE SEPARATION DISTANCE (FSDwc) PROVIDED, AS MEASURED FROM

FSD_{wc} = 20' - 0" BETWEEN EACH BLDG; 0.5(FSD_{wc}) = IMAGINARY LOT LINE = *10' - 0"*

ALL OTHER CASES APPLICABLE ARE ALLOWED AREA OF NO LIMIT PER TABLE 705.8

REFER TO CODE ELEVATIONS SHEET A-000 FOR ADDITIONAL INFORMATION.

FROM FACE OF BUILDING(S) TO INTERIOR LOT LINE, CENTERLINE OF STREET (PUBLIC RIGHT OF WAY), OR IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE SAME LOT PROVIDED

REFER TO CALCULATIONS AND TABLE PROVIDED IN A-000 SERIES FOR EXTERIOR ELEVATIONS

COMPLY WITH SECTIONS 705.8.1

TERIOR WALL OPENINGS BASED ON GREE OF OPENING PROTECTION

PENING ON	ALLOWABLE AREA		
ECTED, RED (UP, NS)	10%		
ECTED, RED (UP, NS)	15%		
ECTED, RED (UP, NS)	25%		
ECTED, RED (UP, NS)	45%		
ECTED, RED (UP, NS)	70%		
ECTED, RED (UP, NS)	NO LIMIT		
BI III NINGS NAT FAI IIPPEN			

BUILDINGS NOT EQUIPPED PRINKLER SYSTEM IN ACCORDANCE

RESISTANCE RATING OF NOT LESS THAN

APPLIED CASE(S) - BLDGS A, B, C, & D FIRE-RESISTANCE RATING PROVIDED AT FIRE PARTITIONS WHERE DWELLING UNITS ARE SEPARATED AT WALLS SHARED BY TWO ADJOINING APARTMENT UNITS TYPICAL AT BLDGS A-D,

RUCTED AS FIRE BARRIERS IN HORIZONTAL ASSEMBLIES IN ACCORDANCE

RE-RESISTANCE RATING OF NOT LESS FOUR STORIES OR MORE, AND NOT ING LESS THAN FOUR STORIES.

IES

RIZONTAL ASSEMBLIES SHALL COMPLY 11.2.4.6 BUT SHALL BE NOT LESS THAN E OF CONSTRUCTION.

AND PROVIDED THAT AN AUTOMATIC SPRINKLER SYSTEM COMPLIANT WITH SECTION 903 = 1 HR

APPLIED CASE(S) - BLDGS A, B, C, & D FIRE BARRIERS PROVIDED AT AUTOMATIC SPRINKLER PLUMBING RISER CHASES, AS LOCATED AT EACH UNIT STACK. FIRE-RESISTANCE RATING OF FIRE BARRIERS ENCLOSING CHASES SPECIFIED BELOW.

GREATEST NUMBER OF BUILDING LEVELS CONNECTED BY SHAFT = $3 \le 4$ FIRE-RESISTANCE RATING PROVIDED AT SHAFT FIRE BARRIERS = 1 HR

APPLIED CASE(S) - BLDGS A, B, C, & D CONSTRUCTION TYPE = V-B AUTOMATIC SPRINKLER SYSTEM = NFPA 13R FIRE-RESISTANCE RATING PROVIDED AT HORIZONTAL FLOOR ASSEMBLIES SEPARATING DWELLING UNITS = *1 HR* > 0.5 HR

2018 IBC CHAPTER 9 FIRE PROTECTION SYSTEMS

KLER SYSTEMS

KLER SYSTEMS N GROUP R OCCUPANCIES UP TO AND T IN BUILDINGS NOT EXCEEDING 60 NE SHALL BE PERMITTED TO BE DANCE WITH NFPA 13R.

PROVIDED FOR EXTERIOR BALCONIES, S OF DWELLING UNITS AND SLEEPING TYPE V CONSTRUCTION, PROVIDED

RESIDENTIAL SPRINKLERS STEMS ARE REQUIRED BY THIS CODE, _ AUTOMATIC SPRINKLERS SHALL BE IG AREAS IN ACCORDANCE WITH

SLEEPING UNITS IN GROUP R

906.1 - PORTABLE FIRE EXTINGUISHERS PORTABLE EXTINGUISHERS SHALL BE INSTALLED

APPLIED CASE(S) - BLDGS A, B, C, & D GREATEST BUILDING HEIGHT PROVIDED = 44' - 4" < 60' - 0" OK GREATEST NUMBER OF BUILDING STORIES PROVIDED = $3 \le 3$ OK NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT

APPLIED CASE(S) - BLDGS A, B, C, & D GROUND-LEVEL PATIOS PROPOSED AT UNITS LOCATED AT LEVEL L-1 BALCONIES PROPOSED AT UNITS LOCATED AT LEVELS L-2 AND L-3

BALCONIES AND GROUND-LEVEL PATIOS SHALL HAVE UNDER-MOUNTED SPRINKLERS INSTALLED AS TYPICAL UNLESS NOTED OTHERWISE. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH THE CODE REQUIREMENTS DESCRIBED IN SECTION 903

APPLIED CASE(S) - BLDGS A, B, C, & D (R-2) DWELLING UNITS PROPOSED

AUTOMATIC SPRINKLER SYSTEM SHALL BE FIT WITH QUICK-RESPONSE COMPONENTS ACCORDING TO 903.3.1 REQUIREMENTS IN APARTMENT UNITS

APPLIED CASE(S) - BLDGS A, B, C, & D PER EXCEPTION 2, R-2: ONE EXTINGUISHER RATED 1-A:10-B:C PER SHALL BE REQUIRED IN EACH DWELLING UNIT, ONE PROVIDED PER UNIT

B OCCUPANCIES TO BE OUTFITTED WITH FIRE EXTINGUISHERS PER 906

APPLIED CASE(S) - BLDGS A, B, C, & D MANUAL FIRE AND SMOKE ALARMS TO BE INSTALLED AT EACH R-2 APARTMENT UNIT

*FIRE PROTECTION DEFERRED TO SUBMITTED UNDER SEPARATE PERMIT. FIRE PROTECTION CONTRACTOR SHALL COMPLY WITH ALL CODE REQUIREMENTS STIPULATED HEREIN AS WELL AS ADDITIONAL REQUIREMENTS AS STIPULATED BY 2018 IFC AND OTHER APPLICABLE CODES.



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DRAV	VN BY:		<u> HL </u>

PROJECT STATUS: PERMIT SET 05.06.2022

SHEET TITLE: CODE SUMMARY

SHEET NO.

SECTION 1004 - OCCUPANT LOAD

1004.1 - DESIGN OCCUPANT LOAD MEANS OF EGRESS REQUIREMENTS SHALL BE BASED ON THE OCCUPANTS FOR WHOM MEANS OF EGRESS FACILITIES ARE PROVIDED.

TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
BUSINESS AREAS	150 GROSS
RESIDENTIAL	200 GROSS
STORAGE	300 GROSS

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3.1 - STAIRWAYS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

- EXCEPTIONS:
- 1. FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1 - EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE

EXCEPTION 1 IN GROUP R-2 OCCUPANCY, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FT.

SECTION 1008 - MEANS OF EGRESS ILLUMINATION

1008.2 - ILLUMINATION LEVEL UNDER NORMAL POWER

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

1008.3 - EMERGENCY POWER FOR ILLUMINATION

IN EVENT OF A FULL POWER FAILURE IN ROOMS REQUIRING > 2 MEANS OF EGRESS, EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, CORRIORS AND EXIT ACCESS STAIRWAYS AND RAMPS AND THE FOLLOWING AREAS FOR A MINIMUM OF 90-MINUTES MEETING ILLUMINATION MINIMUMS OF 0.1 FOOT CANDLE (FC) AND NOT LESS THAN 1FC AVERAGE ALONG THE PATH OF EGRESS AT FLOOR LEVEL:

- INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS EXIT PASSAGEWAYS
- VESTIBULES AND AREAS ON THE LEVEL OF
- DISCHARGE USED FOR EXIT DISCHARGE IN
- ACCORDANCE WITH SECTION 1028.1 EXTERIOR LANDINGS AS REQUIRED BY SECTION
- 1010.1.6 FOR EXIT DOORWAYS LEADING DIRECTLY TO EXIT DISCHARGE

SECTION 1011 - STAIRWAYS

1011.2 - WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.

EXCEPTIONS:

1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN **36 INCHES**.

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE

1017.2 - LIMITATIONS

EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN THE TABLE 1017.2:

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM [FT		
RESIDENTIAL	250 FT*		
BUSINESS	300 FT*		

*BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.2

1017.3.1 - EXIT ACCESS STAIRWAYS AND RAMPS

TRAVEL DISTANCE ON EXIT ACCESS STAIRWAYS SHALL BE INCLUDED IN THE EXIT ACCESS TRAVEL DISTANCE MEASUREMENT. THE MEASUREMENT ALONG STAIRWAYS SHALL BE MADE ON A PLANE PARALLEL AND TANGENT TO THE STAIR TREAD NOSINGS IN THE CENTER OF THE STAIR AND LANDINGS.

APPLIED CASE(S) - BLDGS A, B, C, & D

REFER TO A-000 SERIES - CODE PLANS FOR OCCUPANCY AND OCCUPANT LOAD BY SPACE, INCLUDING TRIBUTARY AND CUMULATIVE LOADS

APPLIED CASE(S) - BLDGS A, B, C & D

THE FOLLOWING TABLE DOCUMENTS THE WORST CASE IN TERMS OF GREATEST 1 CUMULATIVE OCCUPANT LOAD TABULATED FOR EACH EXTERIOR EXIT STAIR TO DEMONSTRATE GREATEST NUMBER OF OCCUPANTS SERVED. DESPITE COMPLIANCE WITH 1005.3.1

	GREATEST NO. OF	REQUIRED WIDTH	STAIR WIDTH
	OCCS. SERVED	(OCC.*0.2")	PROVIDED
BLDG A-D:	17	3.4" (36" MIN. PER 1011.2)	48"

APPLIED CASE(S) - BLDGS A, B, C & D

TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY				
OCCUPANCY	MAX OCC LOAD OF SPACE	MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (WITH SPRINKLER SYSTEM [FT])		
BUSINESS	ALLOWABLE: 49	ALLOWABLE: 100 FT*		
(BLDG A)	PROVIDED: 10	PROVIDED: 16'-10"		
RESIDENTIAL (R-2)	ALLOWABLE: 20	ALLOWABLE: 125 FT*		
(ALL BLDGS)	PROVIDED: 17	PROVIDED: 110'-4"		

*BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.2, REFER TO SHEET A-000 SERIES FOR COMMON PATH OF EGRESS TRAVEL DISTANCES.

APPLIED CASE(S) - BLDGS A, B, C & D

LIGHTING PROVIDED FOR MEANS OF EGRESS ILLUMINATION: EXCEPT WHERE EXEMPT IN GROUPS R-2, MEANS OF EGRESS ILLUMINATION PROVIDED MINIMUM 1 FOOT CANDLE (fc) AT WALKING SURFACE IN COMPLIANCE WITH SECTION 1008.3

APPLIED CASE(S) - BLDGS A, B, C & D

LIGHTING PROVIDED IN EVENT OF POWER FAILURE: 1. DURATION OF EMERGENCY POWER PROVIDED, NOT LESS THAN 90-MINUTES IN COMPLIANCE WITH SECTION 1008.3.4

- 1008.3.5 ILLUMINATION MEETING THE MINIMUM 1fc AVERAGE , MEANS OF EGRESS 2. ILLUMINATION PROVIDED MINIMUM 1 FOOT CANDLE AT WALKING SURFACE IN 3
- COMPLIANCE WITH SECTION 1008.3 IN ROOMS AND SPACES REQUIRING > 2 MEANS OF EGRESS AND/OR AS REQUIRED BY SECTION 1008.3.3 EMERGENCY LIGHTS PROVIDING ILLUMINATION MINIMUM OF 0.1fc PROVIDED ALONG 4.
- PATH OF EGRESS AT FLOOR LEVEL. MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 NOT EXCEEDED

APPLIED CASE(S) - BLDGS A, B, C & D

TYPICAL BIDDER-DESIGNED EXTERIOR STAIR WIDTH PROVIDED = 48" > 36"

APPLIED CASE(S) - BLDGS A, B, C & D

EXIT ACCESS TRAVEL DISTANCE MEASURED IN ACCORDANCE WITH 1017.3.1 FROM THE WORST-CASE RESIDENTIAL UNIT, EXTERIOR STAIR EXIT ACCESS PROVIDED = 110'-4"

110' - 4" < 250' - 0" [ALL BUILDINGS]

REFER TO A-000 SERIES CODE PLANS FOR WORST-CASE DISTANCES PER BUILDING.

REF. A-000 - CODE PLAN SERIES FOR TYPICAL EXIT ACCESS STAIRWAY TRAVEL DISTANCE INFORMATION.

ACCESSIBILITY SECTION 1104 - ACCESSIBLE ROUTE 1104.1 - SITE ARRIVAL POINTS, 1104.2 - WITHIN A SITE AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED REF. A-000 CODE SITE PLAN FOR ACCESSIBLE ROUTES WITHIN THE PROJECT SITE FROM ACCESSIBLE PARKING AND SIDEWALKS TO THE ACCESSIBLE

2018 IBC CHAPTER 11

APPLIED CASE(S) - BLDGS A, B, C, & D

PROJECT PROPOSES 119 PARKING STALLS PER TABLE 1106.1.

(6) STALLS SHALL BE ACCESSIBLE (ONE PER TYPE A UNIT).

ONE SHALL BY A VAN ACCESSIBLE PARKING SPACE.

TOTAL RESIDENTIAL UNITS PROVIDED = 95 > 10

TYPE A UNIT LOCATIONS:

(6) TYPE A UNITS TO BE PROVIDED

REFER TO UNIT LOCATION KEY PLAN

(1) VAN ACCESSIBLE PARKING SPACE IS REQUIRED.

TOTAL TYPE A UNITS REQUIRED = 95 * 0.05 = 5 UNITS

PER 1106.5, FOR EVERY SIX, OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST

BUIDLING ENTRANCE SERVED, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ELEMENTS AND PARKING SPACES ON THE SAME SITE.

1106 - PARKING AND PASSENGER LOADING FACILITIES WHERE PARKING IS PROVIDED. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH TABLE 1106.1

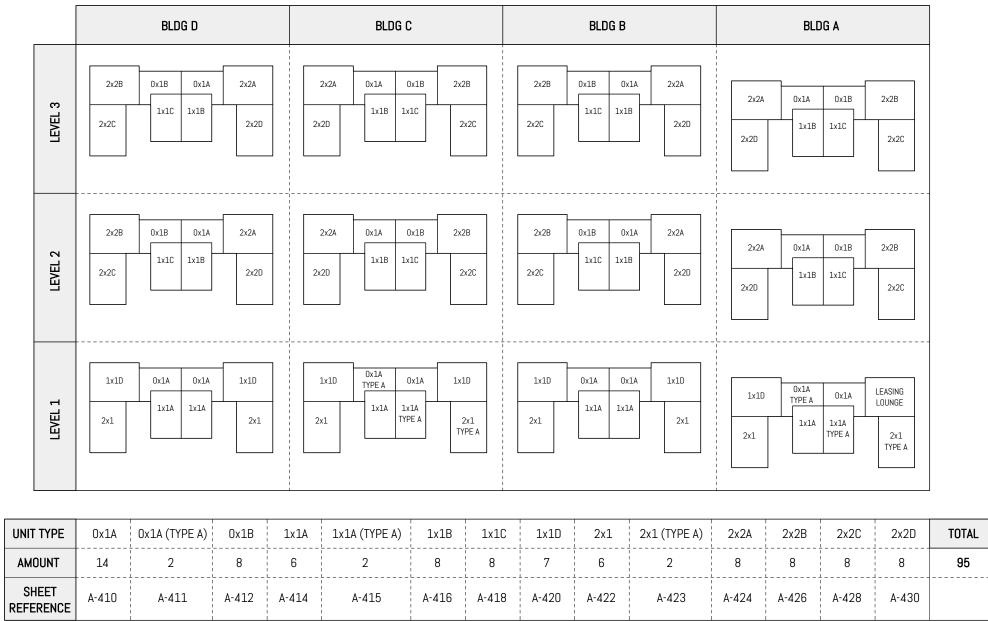
WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH DWELLING UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH TYPE A UNIT.

1107.6 - DWELLING UNITS AND SLEEPING UNITS

UNIT LOCATION KEY PLAN

IN GROUP R-2, OCCUPANCIES CONTAINING MORE THAN (10) DWELLING UNITS, 5% SHALL BE A "TYPE A" UNIT. TYPE A UNITS SHALL BE DISTRIBUTED AMONG THE VARIOUS CLASSES OF UNITS. ON SITES WITH MORE THAN (4) DWELLING UNITS, UNITS SHALL BE DESIGNATED AS A TYPE B UNIT.

WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE. ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A AND TYPE B UNITS, RESPECTIVELY.



2018 IBC CHAPTER 12 INTERIOR ENVIRONMENT

SECTION 1202 - VENTILATION

1202.2 - ATTIC SPACES

BLOCK AND BRIDGING SHALL BE ARRANGED TO NOT INTERFERE WITH MOVEMENT OF AIR, AND A 1" AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

EXCEPTION 1: NET CROSS VENTILATION AT ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL BE 1/300 PROVIDED:

A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM 1. IN WINTER SIDE OF THE CEILING [SEE ASSEMBLIES A-011]. AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED

VENTING AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC. UPPER VENTILATORS SHALL BE SPACED NOT MORE THAN 3'-0" BELOW THE RIDGE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

APPLIED CASE(S) - BLDGS A, B, C & D

REFER TO A-110 SERIES ROOF PLANS FOR ATTIC VENTILATION PROVIDED. DESIGN LOADS

	DETERMINED USING CODE PRESCRIPTIVE 1:300 RATIO BETWEEN AREA OF SPACE			ACE VENTILATED AND	
NET FREE	E VENTILATING AREA, TOTA ROOF AREA	ls provided in SF. Required Area	PROVIDED AREA	VENTILATION AT RIDGE $[40\% \le X \le 50\%]$	
BLDG A:	9,485 SF	32 SF	33 SF	49%	
BLDG B:	9,485 SF	32 SF	33 SF	49%	
BLDG C:	9,485 SF	32 SF	33 SF	49%	
BLDG D:	9,485 SF	32 SF	33 SF	49%	

SECTION 2902 - MINIMUM PLUMBING FACILITIES

PUBLIC (NON-RESIDENTIAL) PLUMBING FACILITIES ARE FAMILY / SINGLE USER TOILET FACILITIES. TABLE 2902.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES [LEASING OFFICE | BUILDING A]

SECTION 4 - [CE] COMMERCIA C402.4 - FENESTRATION	AL ENERGY E	EFFICIENCY
TABLE C402.4 - BUILDING E U-FACTOR AND SHGC REQU		RATION MAXIM
CLIMATE ZONE	5 AND M	ARINE 4
U-factor for Class AW w with AAMA/CSA101/I. walls and site-built	S.2/A440, vertica	al curtain
Fixed ^b U-factor	U-0	.38
Operable ^c U-factor	U-0.40	
Entran	ce doors ^d	
U-factor	U-0.60	
U-factor for all oth	er vertical fenestr	ation
U-factor	U-0.30	
SHGC for all vertical fen	estration	
ORIENTATION ^{e, f}	SEW	N
PF < 0.2	0.38	0.51
$0.2 \le PF \le 0.5$	0.46	0.56
PF ≥ 0.5	0.61	0.61
Sk	ylights	
U-factor	U-0	.50
SHGC	0.:	35

2018 IBC CHAPTER 29 PLUMBING SYSTEMS

ALL CUMULATIVE SQUARE FOOTAGE AT OFFICES: 746 SF / 150 OLF = 5 OCCUPANTS PER 2902.2 EXCEPTION 5, SEPARATE FACILITIES ARE NOT REQUIRED. WATER CLOSET REQUIRED = 1, LAVATORY REQUIRED = 1

PER 2902.5.1, OCCUPANT LOADS UNDER 30 DO NOT REQUIRE DRINKING FOUNTAINS

APPLIED CASE

1 PROVIDED WATER CLOSET / 1 PROVIDED LAVATORY NO DRINKING FOUNTAINS PROVIDED



WASHINGTON STATE **ENERGY CODE**

VALUE METHOD

CLIMATE ZONE All Other Group R Roofs nsulation entirely R-38ci R-38ci above deck

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-

5 AND MARINE 4

C402.1.3 - INSULATION COMPONENT R-VALUE

Metal buildings ^b	R-25 + R-11 LS	R-25 + R-11 LS
Attic and other	R-49	R=49
3	Valls, Above Grade	
Mass ^h	R-9.5 ^c ci	R-13.3ci
Mass transfer deck slab edge	R-5	R-5
Metal building	R-19ci or R-13 + R-13ci	R-19ci or R-13 + R-13ci
Steel framed	R-13 + R-10ci	R-19 + R-8.5ci
Wood framed and other	R-21 int or R-15 + R-5ci std	R-13 + R-7.5ci std or R-20 + R-3.8ci std or R-25 std
	Walls, Below Grade	
Below-grade wall ^{d, h}	Same as above grade	Same as above grade
	Floors	
Mass ^f	R-30ci	R-30ci
Joist/framing	R-30 ^e	R-30 ^e
s	lab-on-Grade Floors	
Unheated slabs	R-10 for 24" below	R-10 for 24" below
Heated slabs ^d	R-10 perimeter & under entire slab	R-10 perimeter & under entire slab
	Opaque Doors ^g	
Nonswinging	R-4.75	R-4.75

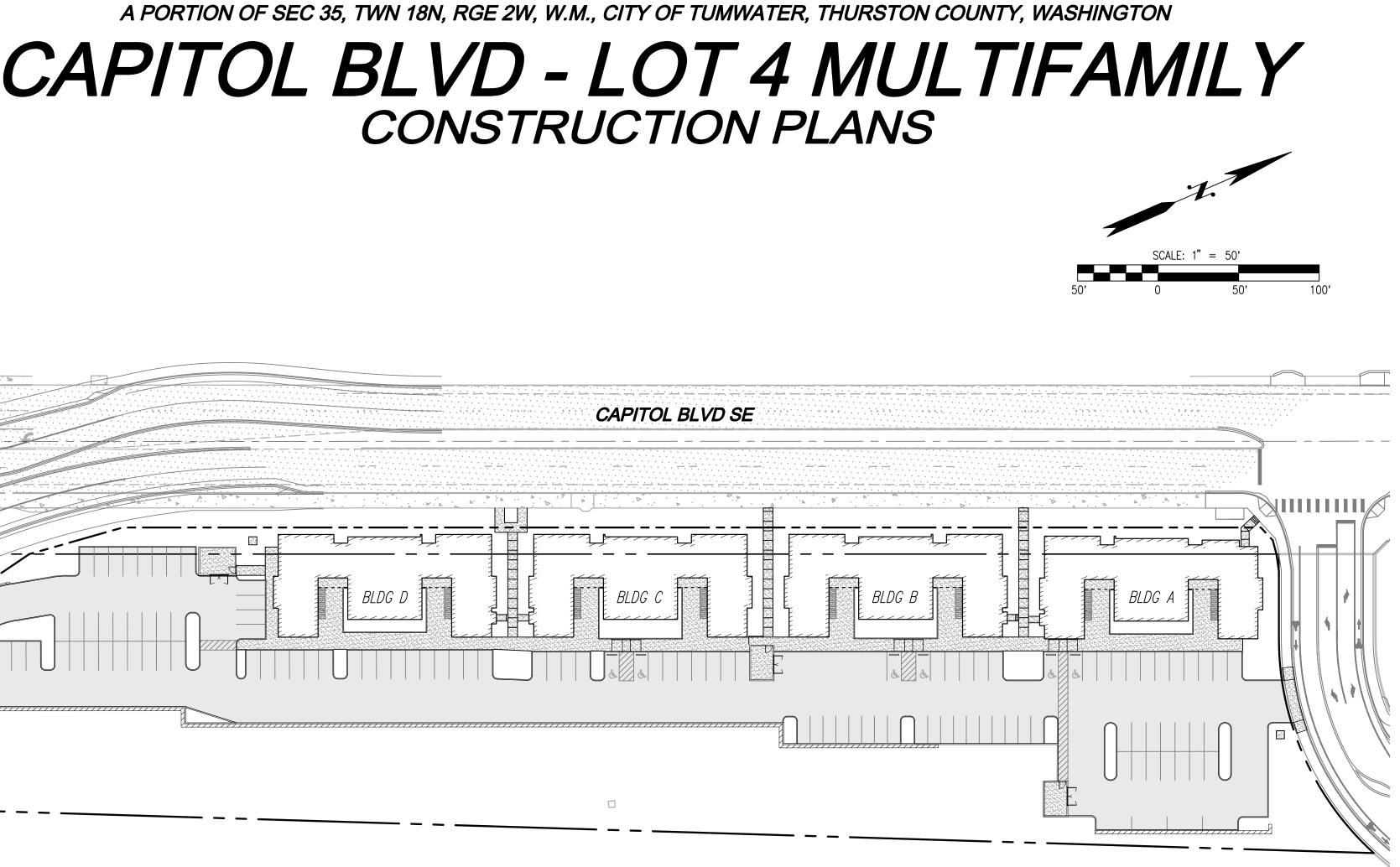
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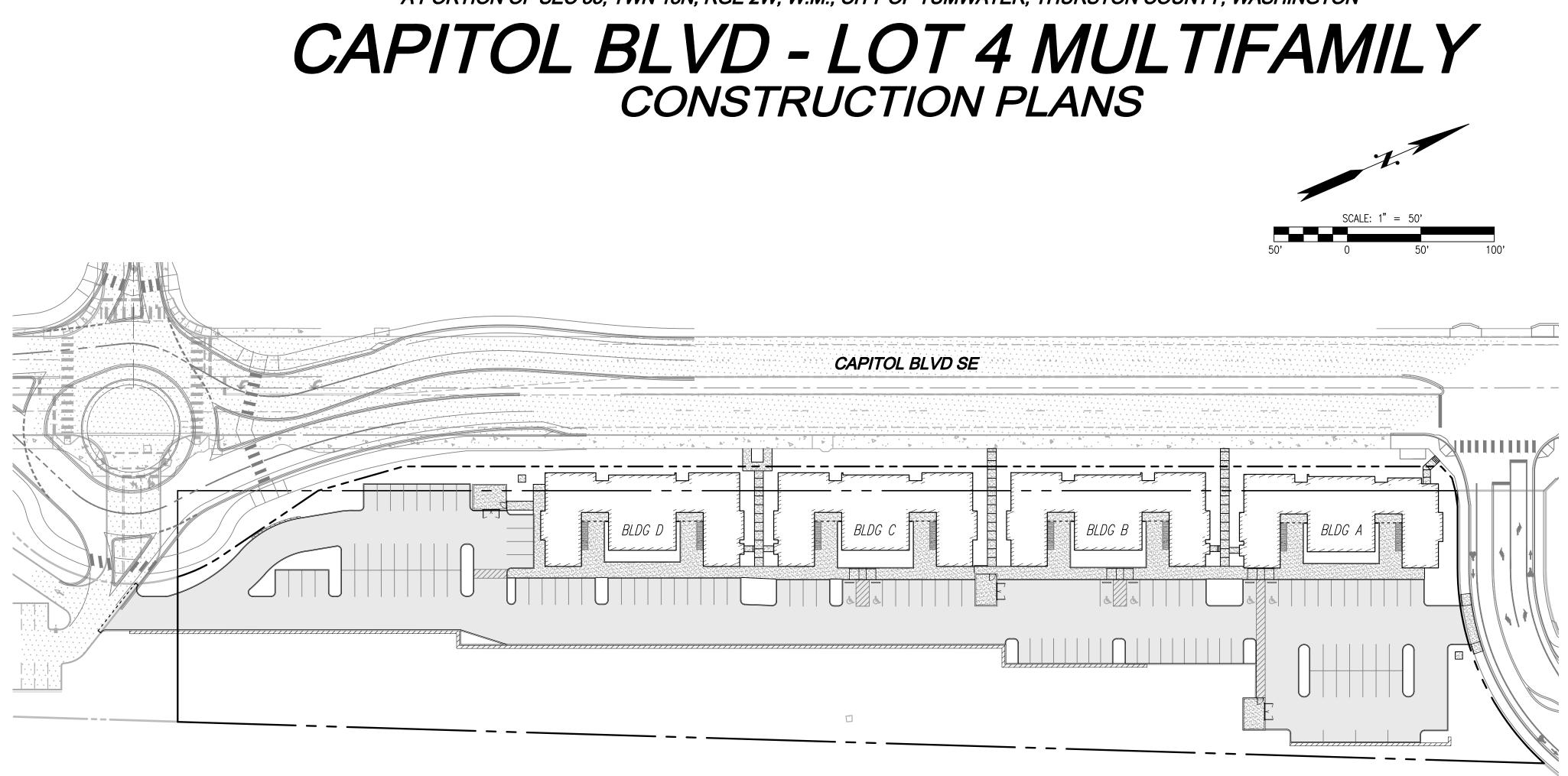
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CODE SUMMARY

G-003

SHEET NO.





LEGEND AND ABBREVIATIONS

LEGEND	<u>AND ABBREV</u>
EXISTING	SYMBOLS
SYMBOL	DESCRIPTION
\odot_{D}	STORM MANHOLE
\Box	STORM CATCH BASIN
O_{s}	SEWER MANHOLE
	FIRE HYDRANT
$\bigotimes_{\mathbb{W}}$	WATER VALVE
	IRRIGATION BOX
-0 <u>-</u> P	POWER POLE
(GUY ANCHOR
X	STREET LIGHT
\bigcirc	DECIDUOUS TREE
	ATER SYMBOLS
SYMBOL	DESCRIPTION
C	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
بلكلم T	11° BEND
Ž-	45° BEND
	90° BEND
γ ² μ	22° BEND
M	VALVE
.	HYDRANT ASSEMBLY
•	BLOW-OFF VALVE
•	REDUCER
•	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE
	EWER SYMBOLS
SYMBOL	DESCRIPTION
C	SEWER CAP
0	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

AE	BREVIATIONS
СВ	CATCH BASIN
¢_	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
Æ	FLOWLINE
IE	INVERT ELEVATION
LCPE	LINE CORRUGATED POLYETHYLENE
£	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED
DDUDUCE	d storm symbols
SYMBOL	DESCRIPTION
с	SD CAP
	TYPE 1 CATCH BASIN, GRATED LIE
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LIE
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
⊜	ROUND YARD DRAIN
0	STORM CLEAN OUT
	STORM PIPE

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6	SP-02	SITE PLAN		
7	SP-03	SITE PLAN NO		
8	SP-04	SITE PLAN NO		
9	GR-01	GRADING PL		
10	GR-02	GRADING PL		
11	GR-03	WALL PROFIL		
12	SD-01	STORM DRAI		
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15	SD-04	STORM PROP		
16	SD-05	STORM DRAI		
17	SD-06	STORM DRAI		
18	SS-01	SEWER PLAN		

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SD-04	STORM PRO
SD-05	STORM DRA
SD-06	STORM DRA
SS-01	SEWER PLAI
SS-02	SEWER NOT
WA-01	WATER PLAN
WA-02	WATER NOT
WA-03	WATER NOT

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S AND DETAILS

NOTES AND DETAILS NOTES AND DETAILS .AN AN LES INAGE PLAN NINAGE PLAN OFILES **OFILES NINAGE NOTES AND DETAILS NINAGE NOTES AND DETAILS** TES AND DETAILS TES AND DETAILS WATER NOTES AND DETAILS

PROJECT INFORMATION

TAX PARCELS: SITE ADDRESS:

SITE AREA: CURRENT ZONING: PROPOSED LAND USE: PROPOSED BUILDING #1 AREA: PROPOSED BUILDING #2 AREA: PROPOSED BUILDING #3 AREA: PROPOSED BUILDING #4 AREA: FLOOR AREA RATIO: BUILDING HEIGHT PROPOSED IBC CONSTRUCTION TYPE: OPEN SPACE: (OUTSIDE WETLAND BUFFER) OPEN SPACE: (WITHIN WETLAND BUFFER) TOTAL OPEN SPACE: DENSITY REQUIRED: DENSITY PROVIDED: PARKING SPACES PROVIDED: WATER: SEWER: POWER: GAS: TELEPHONE: CABLE: SCHOOL DISTRICT: FIRE DISTRICT: PERCENT OF SITE IMPERVIOUS:

4200 CAPITOL BOULEVARD SE TUMWATER, WA 98501 151,121 SF 3.47 AC BREWERY DISTRICT (BD) MULTIFAMILY APARTMENTS ±6,564 SF ±6,564 SF ±6,564 SF ±6,430 SF SEE ARCHITECTURAL PLANS SEE ARCHITECTURAL PLANS TYPE II-B NON COMBUSTIBLE 17,601 SF (0.40 ACRES) 3,507 SF (0.08 ACRES)

33870000400

49,127 SF (1.13 ACRES) 20 DWELLING UNITS PER AC 96 TOTAL UNITS / 2.42 AC = 39.7 UNITS PER AC 119

CITY OF TUMWATER CITY OF TUMWATER PSE PSE COMCAST COMCAST TUMWATER SCHOOL DISTRICT

TUMWATER PAVED AREAS: 44% (67,075 SF) BUILDING AREAS: 17% (26,256 SF) TOTAL: 61%



OWNER: CRAFT DISTRICT, LLC 2840 BLACK LAKE BLVD SE #C TUMWATER, WA 98512 CONTACT: JOHN PETERS PHONE: (360) 760-8570

ARCHITECT: FERGUSON ARCHITECTURE 1916 JEFFERSON AVE TACOMA, WA 98402 CONTACT: BEN FERGUSON, AIA

PHONE: (253) 248–6060 GEOTECH: INSIGHT GEOLOGIC, INC. 1015 4TH AVE E OLYMPIA, WASHINGTON 98506 CONTACT: WILLIAM E. HALBERT, LHG, LEG

PHONE: (360) 754–2128 FAX: (360) 754–9299 EMAIL: billh@insightgeologic.com

EARTHWORK QUANTITIES

CUT: FILL: NET: DISTURBED AREA:

9,000 CY 9,600 CY 600 CY FILL 139,500 SF (3.20 ACRES)

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

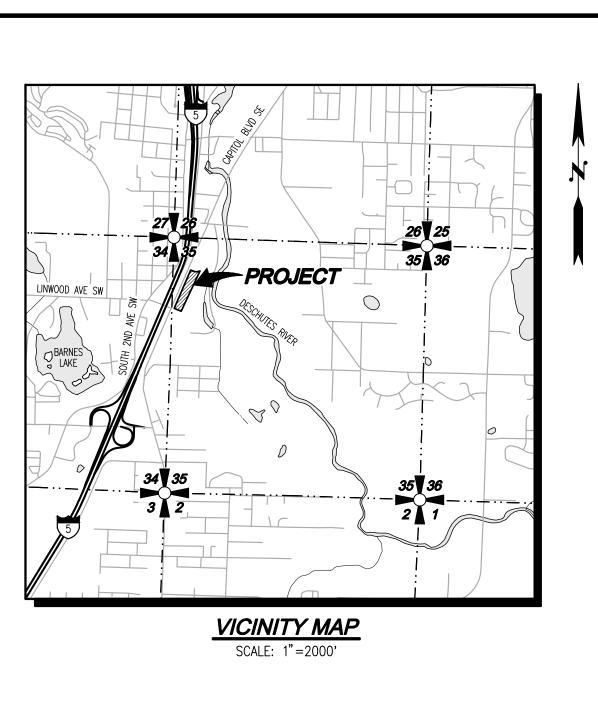
DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN2COAST, LLC. LDC, INC (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

CIVIL ENGINEER:

LDC, INC. 1411 STATE AVE NE, STE 200 OLYMPIA, WA 98506 CONTACT: TYRELL E. BRADLEY, PE PHONE: (425) 806–1869 FAX: (425) 482–2893 EMAIL: tbradley@ldccorp.com

SURVEYOR: MTN 2 COAST, LLC 2320 MOTTMAN RD SW, SUITE 106 TUMWATER, WA 98512 CONTACT: SETH E. PRIGGE, PLS PHONE: (360) 688–1949



SURVEY INFORMATION

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATES. SOUTH ZONE. NAD 83/1991 BASED ON TIES TO THURSTON COUNTY CONTROL POINT GP34005-4T VERTICAL DATUM

NGVD 29 BASED ON TIES TO THURSTON COUNTY CONTROL POINT GP34005-4T ELEVATION=98.15

V 2× U U DISTRICT AD AN NULTIF/ ROVER S CRAFT 4 U JOB NUMBER: C221

DRAWING NAME: C22174C-CS-DESIGNER: DRAFTING BY: DATE: 05/13/ SCALE: AS NOTE JURISDICTION: TUMWATE **CS-01**

SHEET **1** OF **22**

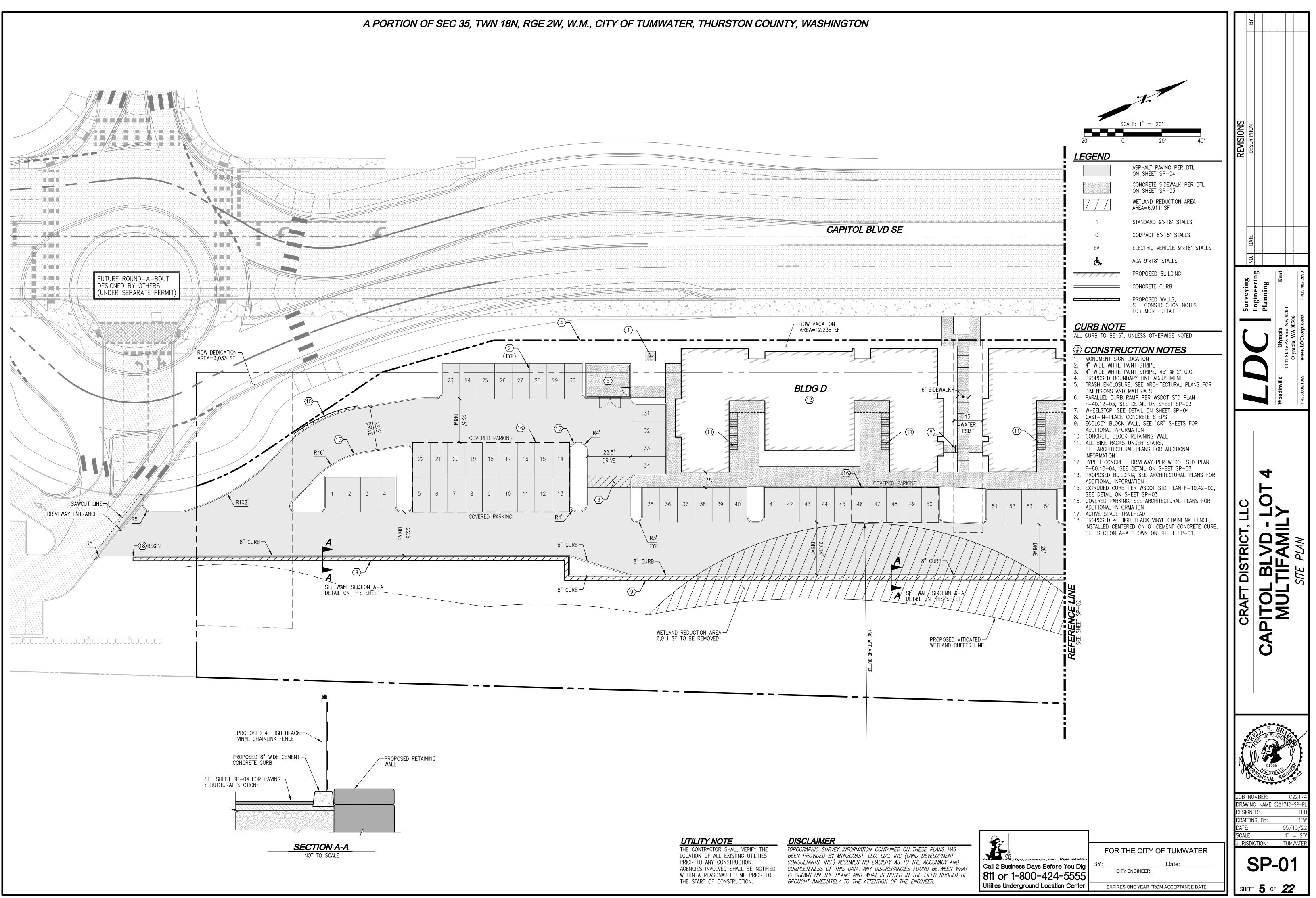


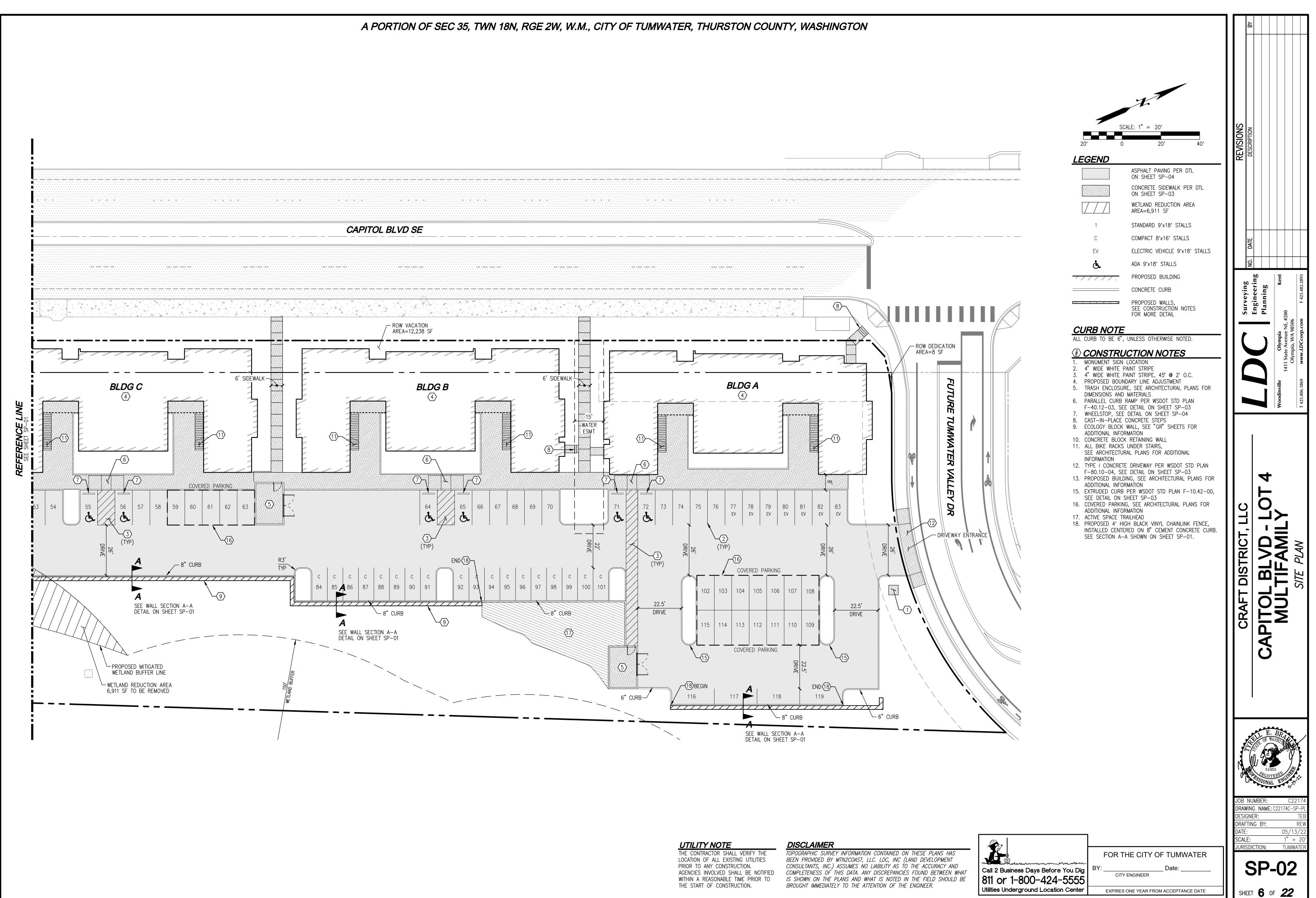
mon man Call 2 Business Days Before You Dig 811 or 1-800-424-5555

FOR THE CITY OF TUMWATER

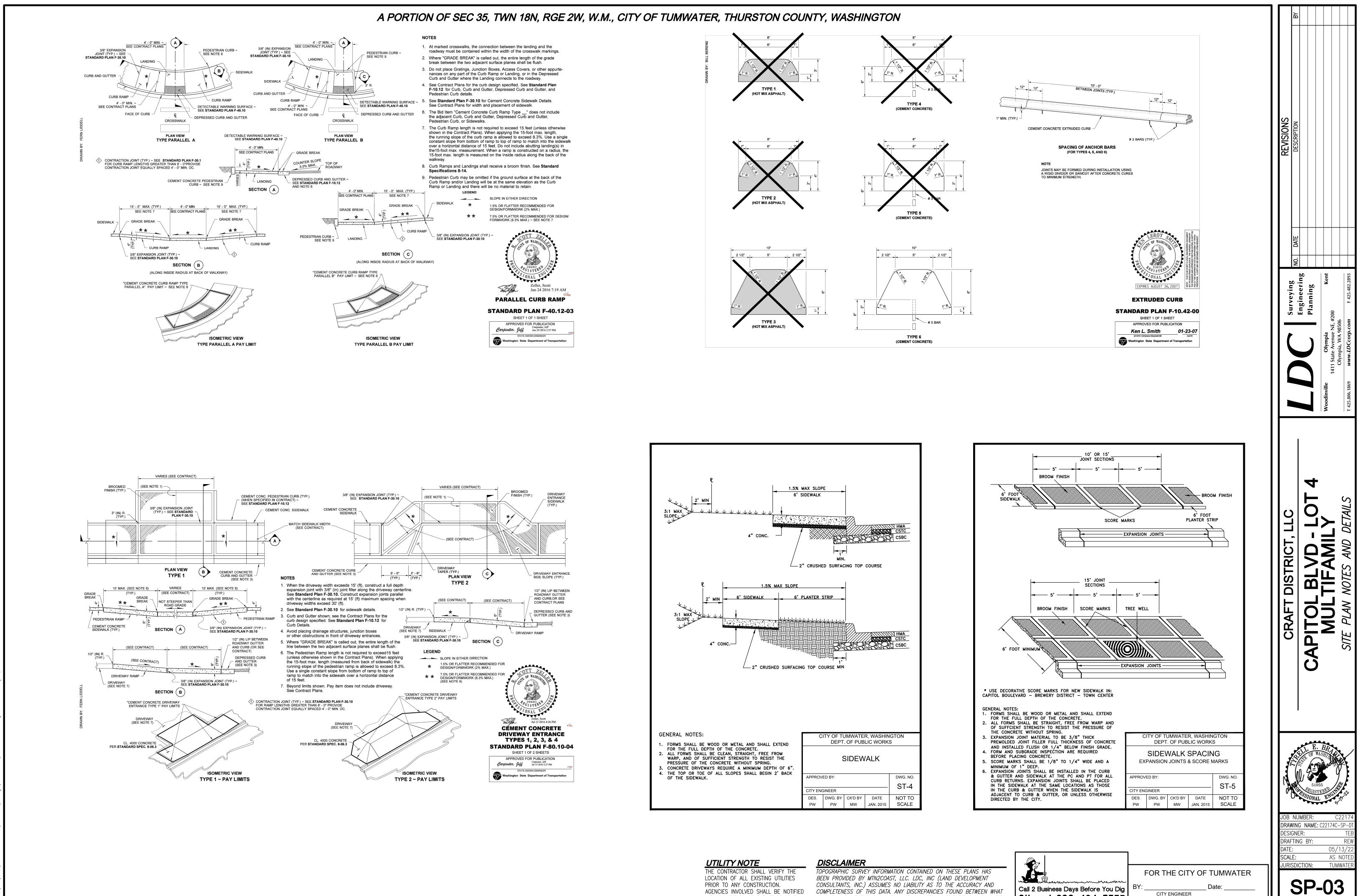
Date: CITY ENGINEER

EXPIRES ONE YEAR FROM ACCEPTANCE DATE







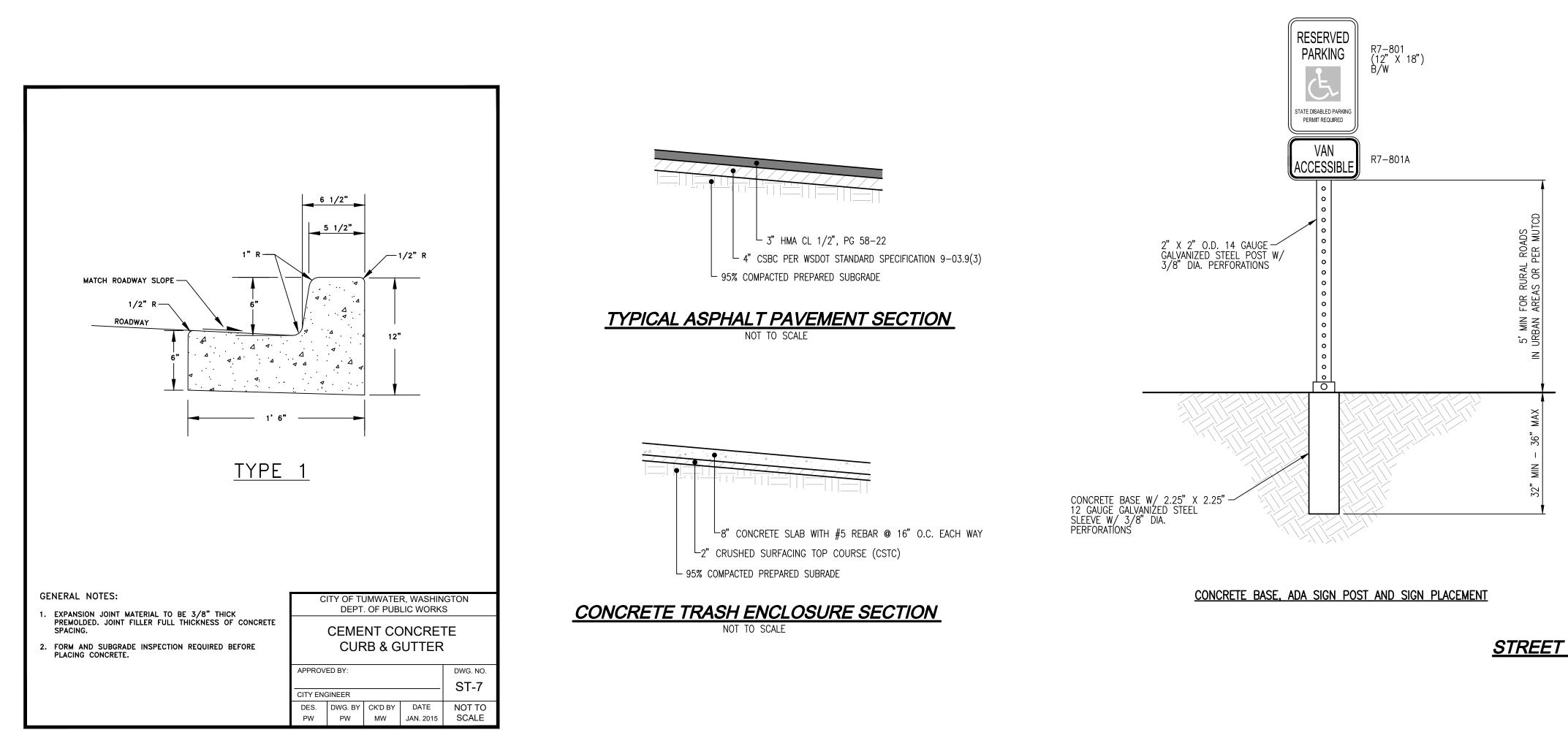


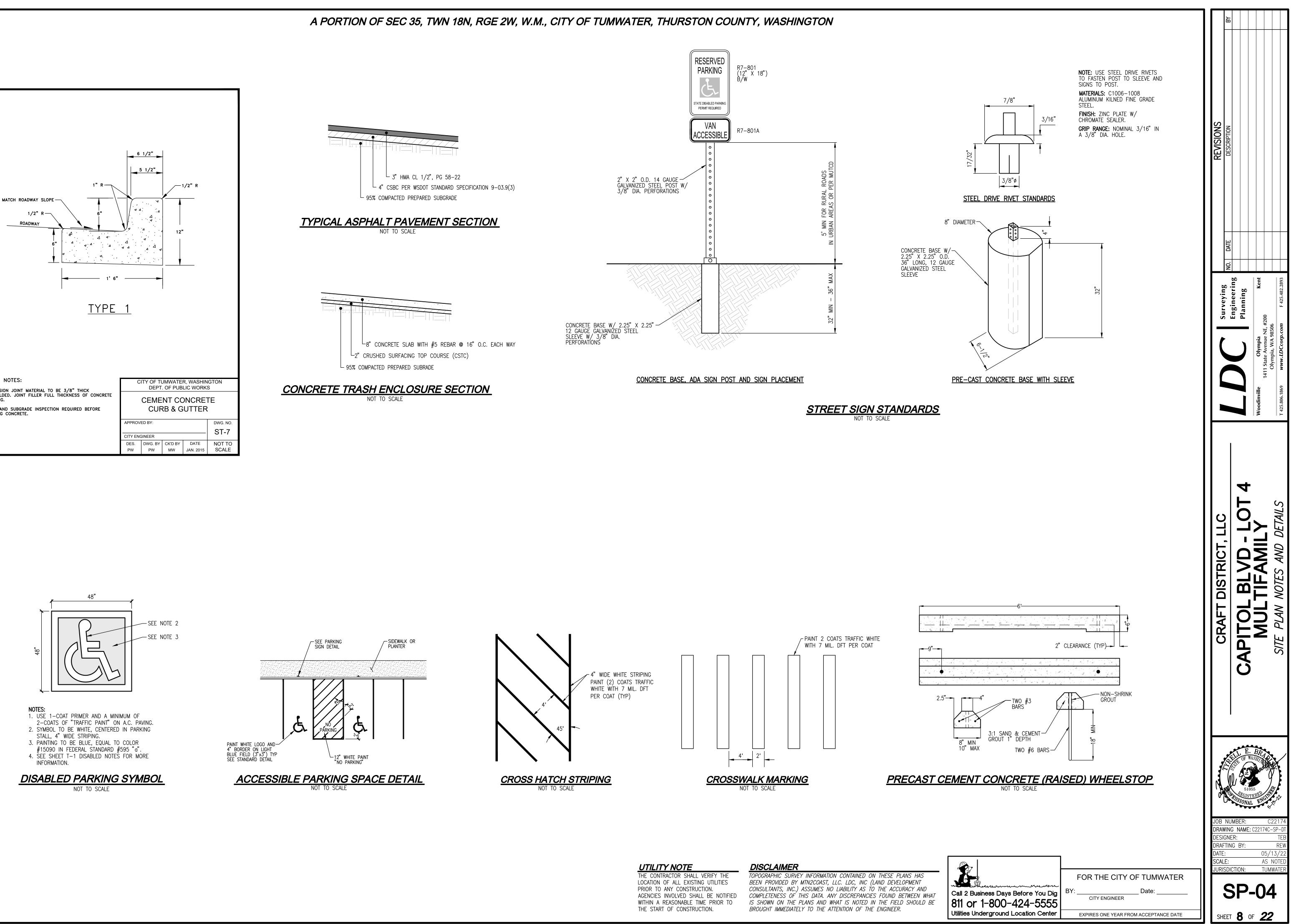
WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE F BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINE

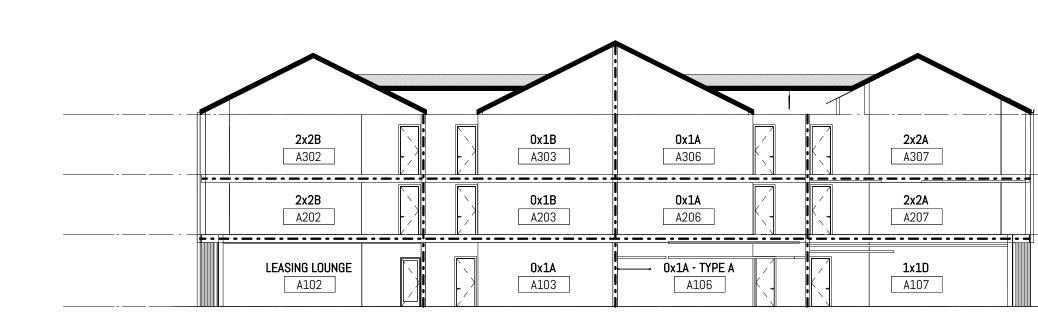
E PLANS HAS EVELOPMENT	man Recommunity man	FOR THE CITY OF TUMWATEF
ICCURACY AND ID BETWEEN WHAT FIELD SHOULD BE EER.	Call 2 Business Days Before You Dig 811 or 1-800-424-5555	BY: Date:
	Utilities Underground Location Center	EXPIRES ONE YEAR FROM ACCEPTANCE DATE

SHEET 7 OF 22

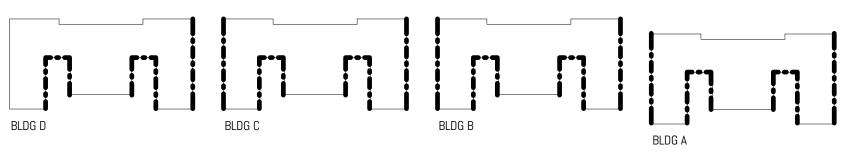




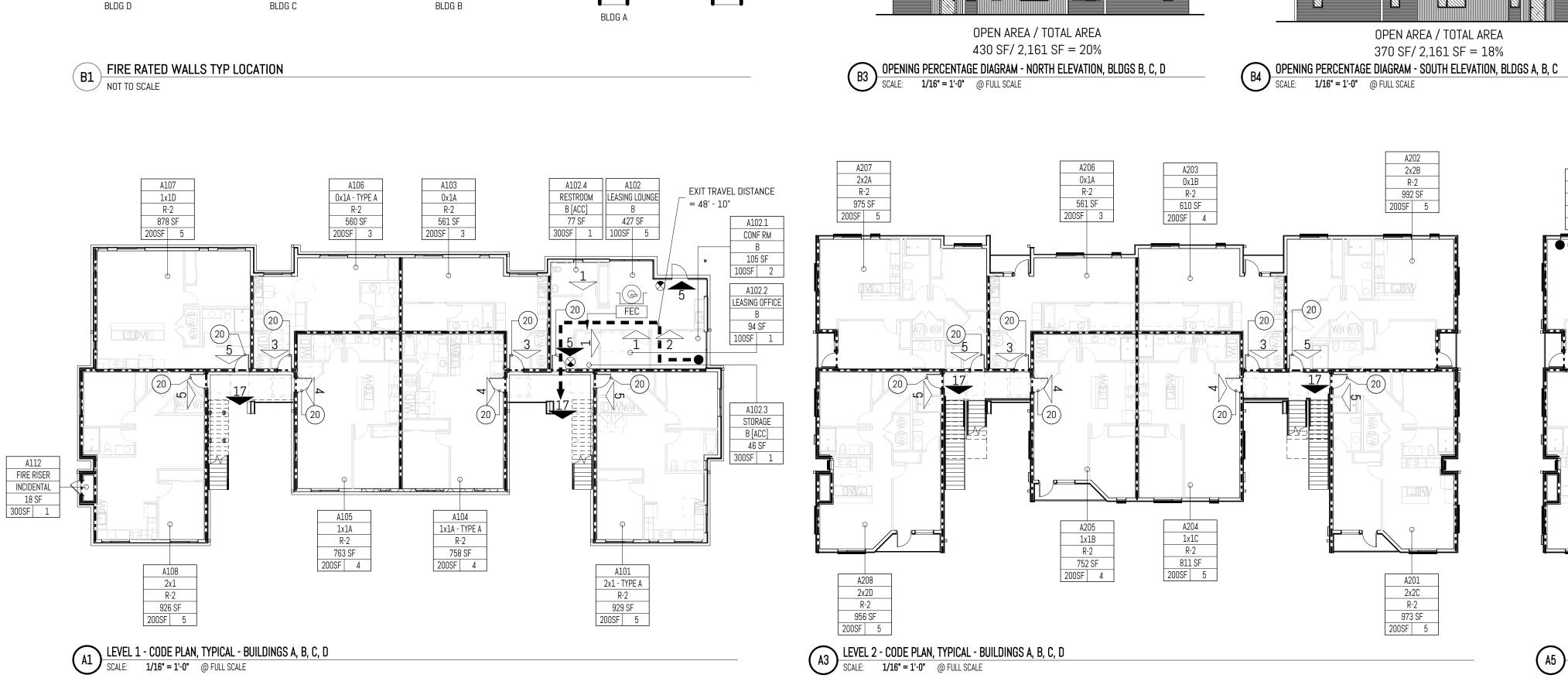








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DOIEDING / ELEVATION					001
BLDGS A, B, C / SOUTH ELEVATION	20' - 0"	45%	16%	1 HR	
BLDGS B, C, D / NORTH ELEVATION	20' - 0"	45%	16%	1 HR	

CODE COMPLIANCE - FIRE SEPARATION DISTANCE AND OPENING AREA					
BUILDING / ELEVATION	SEPARATION DISTANCE [FT]	ALLOWABLE AREA [%, SF]	AREA PROPOSED [%, SF]	FIRE RATING [HR]	COMPLIES
BLDGS A, B, C / SOUTH ELEVATION	20' - 0"	45%	16%	1 HR	ОК
BLDGS B, C, D / NORTH ELEVATION	20' - 0"	45%	16%	1 HR	OK

γZ SF Y ⊶

B •-----X SF⊶

BLDG A - L-4 - T.O. WALL 32' - 0"		EMERGENCY EXIT SIGNAGE SOLID FILL SHOWS ARROW DIRECTION
BLDG A - L-3 - T.O. FLOOR 22' - 0"	(45)	DOOR TAG - FIRE RESISTANCE RATING (MINUTES)
BLDG A - L-2 - T.O <u>. FLOOR</u> 12' - 0"	FEX	FIRE EXTINGUISHER
BLDG A - L-1 - T.O. SLAB O' - O"	FEC	FIRE EXTINGUISHER CABINET
	100 ⊶ ROOM⊶	ROOM NUMBER

3

CODE COMPLIANCE **GRAPHIC LEGEND**

X	CUMULATIVE OCCUPANT LOAD	1HR
X	OCCUPANT LOAD BY ROOM	PARK H V
•0.0" °	X" MIN. REQ'D	V EV
	- MINIMUM REQUIRED CLEAR DOOR WIDTH	С
	- CLEAR DOOR WIDTH PROVIDED	OTHE STAN
	BEGINNING OF PATH	
	EGRESS TRAVEL DISTANCE TO BUILDING EXTERIOR	1
	BEGINNING OF PATH	2
-	- • - • -	-

4

R RATED ASSEMBLY RKING STALL DESIGNATIONS HANDICAP HANDICAP VAN ELECTRIC VEHICLE CHARGING STATION COMPACT [8'-0" X 17'-0"] HERWISE, PROVIDE STALL PER AHJ ANDARD [9'-0" X 18'-0"] EXIT TRAVEL DISTANCE IN DWELLING

UNIT TO ENTRY DOOR EXIT TRAVEL DISTANCE FROM THIRD STORY ENTRY DOOR TO EXIT DISCHARGE -SEE B5/A-000 FOR MEASUREMENT

COMMON PATH OF TRAVEL

R-2 975 SF 200SF 5

A308

2x2D

R-2 956 SF

4

3

AREA NOT IN SCOPE (N.I.C)

- OCCUPANCY TYPE

– AREA SQUARE FOOTAGE

- NUMBER OF OCCUPANTS - OCCUPANT LOAD FACTOR

(3) TOTAL EXIT TRAVEL DISTANCE

CODE COMPLIANCE **GENERAL NOTES**

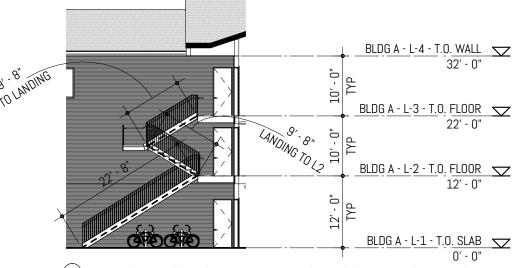
1. DO NOT SCALE THE DRAWINGS.

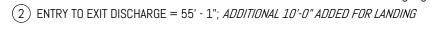
- 2. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE FOR ALL CONSTRUCTION ACTIVITIES. ADEQUATE FIRE APPARATUS ACCESS SHALL BE PROVIDED TO THE BUILDING AND SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. DOORS LOCATED IN CORRIDOR PARTITIONS SHALL BE INSTALLED TO RESIST THE PASSAGE OF SMOKE, UNLESS NOTED OTHERWISE.
- 4. EMERGENCY LIGHTING SHALL BE PROVIDED ALONG EGRESS PATHS AT MINIMUM 1 FC (FOOTCANDLE) CONTINUOUSLY PER IBC 1025.5.
- 5. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF THAT PARTITION.
- 6. PER ICC 177.1 SECTION 809.5, PROVIDE HARD-WIRED DOORBELL AT ALL UNIT ENTRIES.



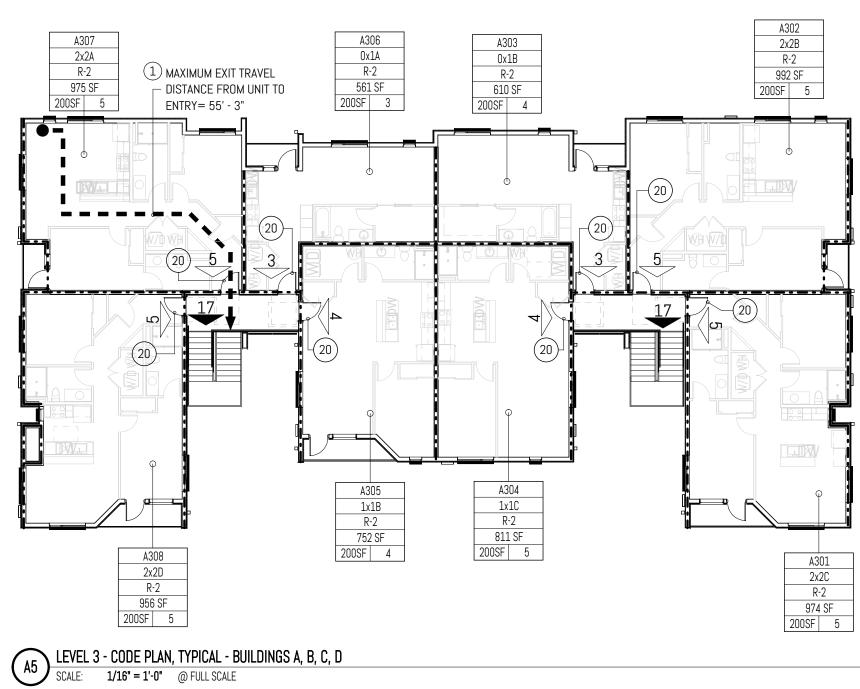


CODE COMPLIANCE - EXIT ACCESS TRAVEL DISTANCE						
BUILDING / LOCATION	EGRESS DISTANCE CALCULATION FROM EXIT TYPICAL ACCESS STAIRWAYS TO EXIT					
	MAXIMUM DISTANCE UNIT TO ENTRY	ENTRY TO EXIT DISCHARGE	TOTAL EXIT DISTANCE	COMPLIES		
BLDG TYP	55' - 3"	55' - 1"	110' - 4" < 125'	ОК		





B5 CODE STAIR SECTION - TYP EGRESS SCALE: 1/16" = 1'-0" @ FULL SCALE



→z PROJECT NORTH TRUE NORTH

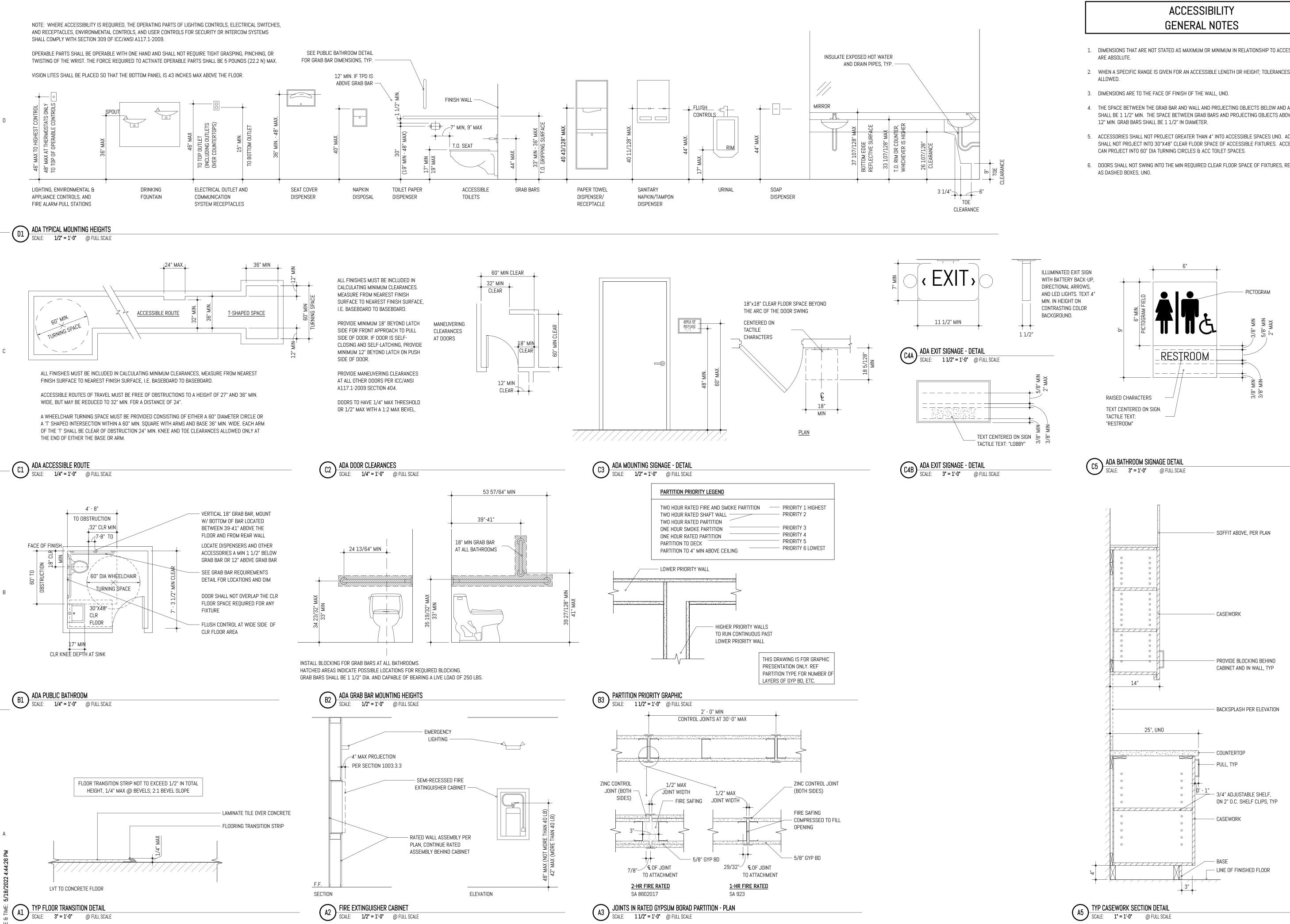


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	MARK	REVISION	l	DATE
	PRIN PROJ	ECT NO: OS CIPAL-IN-CHARGE: IECT ARCHITECT: VN BY:	50-01-	21 MJ
A	PE	ECT STATUS: RMIT SET .06.2022		
	CO	et title: DE PLANS & EVATIONS	Ì	









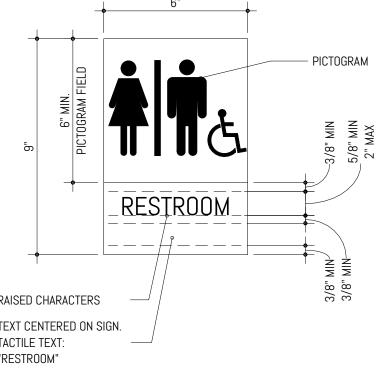
1

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- 1. DIMENSIONS THAT ARE NOT STATED AS MAXIMUM OR MINIMUM IN RELATIONSHIP TO ACCESSIBILITY
- 2. WHEN A SPECIFIC RANGE IS GIVEN FOR AN ACCESSIBLE LENGTH OR HEIGHT; TOLERANCES ARE NOT
- 4. THE SPACE BETWEEN THE GRAB BAR AND WALL AND PROJECTING OBJECTS BELOW AND AT ENDS SHALL BE 1 1/2" MIN. THE SPACE BETWEEN GRAB BARS AND PROJECTING OBJECTS ABOVE SHALL BE
- 5. ACCESSORIES SHALL NOT PROJECT GREATER THAN 4" INTO ACCESSIBLE SPACES UNO. ACCESSORIES SHALL NOT PROJECT INTO 30"X48" CLEAR FLOOR SPACE OF ACCESSIBLE FIXTURES. ACCESSORIES
- 6. DOORS SHALL NOT SWING INTO THE MIN REQUIRED CLEAR FLOOR SPACE OF FIXTURES, REPRESENTED







IMEN 8, & ATE ф RIC 1302, 43 CRAF

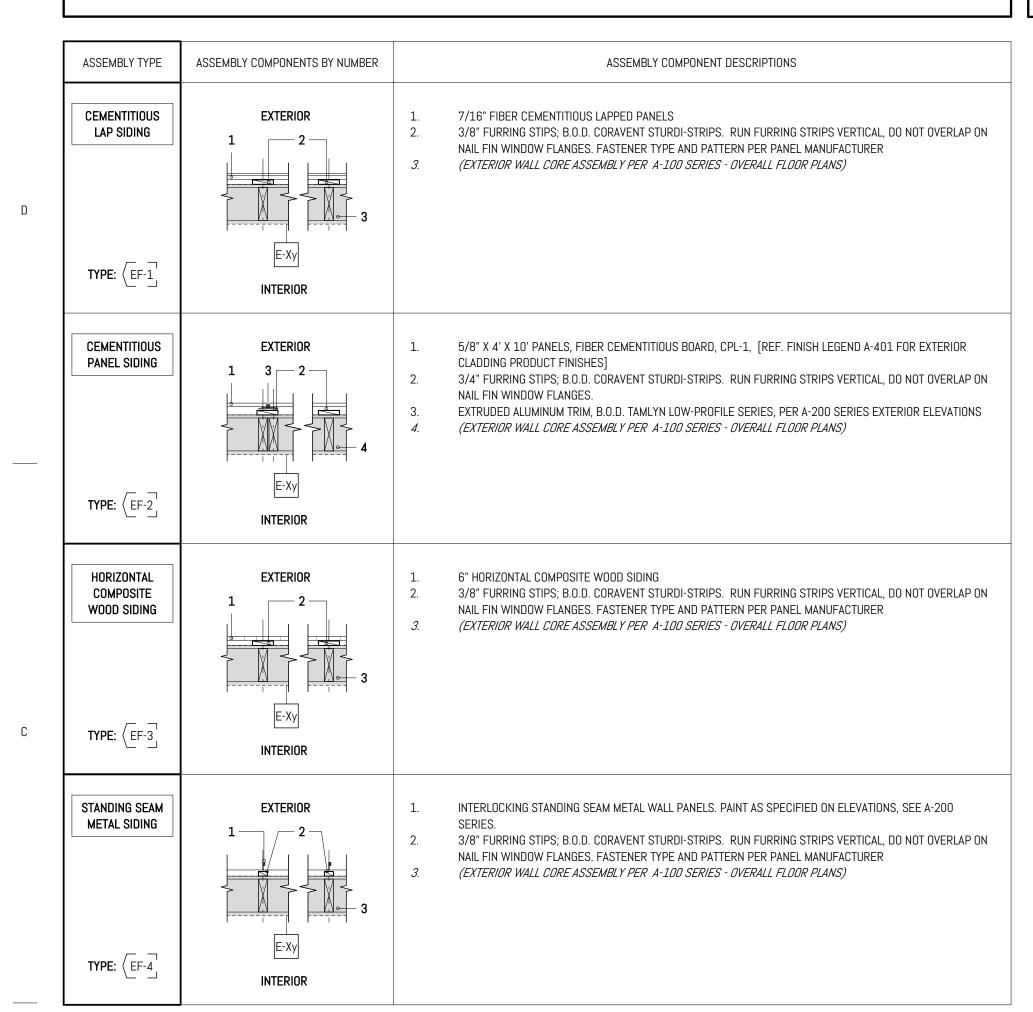
MARK	REVISION	DAT	Έ
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A-005

4



ASSEMBLY TYPES **EXTERIOR FINISH WALLS**



ASSEMBLY TYPES - EXTERIOR CORE WALLS ASSEMBLY COMPONENTS BY NUMBER THERI ASSEMBLY TYPE ASSEMBLY COMPONENT DESCRIPTIONS REQUIRI VALUE PE RATED EXTERIOR EXTERIOR (EXTERIOR WALL FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) CHAP SHEAR WALL HOUSEWRAP (PRIMARY W.R.B.), INSTALLATION PER MANUFACTURER; B.O.D. 'DUPONT - TYVEK 3060B' OR EQUAL 1 2 (EF-Xy) 3 4 5/8" CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] 5/8" EXTERIOR GYPSUM SHEATHING, INSTALLATION PER MANUFACTURER; B.O.D. 'GEORGIA-PACIFIC -DENSGLASS FIREGUARD SHEATHING'; TO BE INSTALLED OUTBOUND OF ENGINEERED WOOD SHEATHING MINERAL WOOL INSULATION, THERMAL PERFORMANCE @ R-25. MIN.; 'ROCKWOOL - SAFEnSOUND R-30' REQ'D DUE TO COMPRESSIVE VALUE PROVID (1) PRESSURE TREATED 2X8 SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. GIVEN 2X8 WOOD STUDS [REF. STRUCTURAL FOR SHEAR WALL FRAMING REQUIREMENTS] 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP; [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] 678 TYPE: E-1 INTERIOR REQUIRE VALUE PE EXTERIOR SHEAR EXTERIOR (EXTERIOR WALL FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) CHAF WALL HOUSEWRAP (PRIMARY W.R.B.), INSTALLATION PER MANUFACTURER; B.O.D. 'DUPONT - TYVEK 3060B' OR EQUAL 1 2 (EF-Xy 5/8" CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] FIBERGLASS INSULATION, THERMAL PERFORMANCE @ R-25. MIN.; B.O.D. 'OWENS CORNING PINK FIBERGLAS INSULATION' (1) PRESSURE TREATED 2X8 SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. PROVID 2X8 WOOD STUDS [REF. STRUCTURAL FOR SHEAR WALL FRAMING REQUIREMENTS] GIVEN 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] 67 TYPE: E-2 INTERIOR

BUILDING ASSEMBLIES UL LISTING DESCRIPTIONS - WALL TYPES

PRESCRIPTIVE 721.15-1.13 1-HOUR - EXTERIOR WALL ASSEMBLY

1. GYPSUM BOARD — 5/8 IN. THICK, WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. FASTENED TO STUDS AND PLATES WITH 2-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC. WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULIX, ULX, WRC, WRX

2. WOOD STUDS — NOM 2 X 6 IN. SPACED 16 IN. WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.

3. GYPSUM BOARD — 5/8 IN. THICK, WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. FASTENED TO STUDS AND PLATES WITH 2-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 7 IN. OC. WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULIX, ULX, WRC, WRX

5. JOINTS — WHEN TAPERED EDGE GYPSUM BOARD IS USED. JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. AS AN ALTERNATE, GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE. WHEN SQUARE-EDGE GYPSUM BOARD IS USED, TREATMENT OF JOINTS IS OPTIONAL.

4. BATTS AND BLANKETS — 5.5 IN. THICK (R-19 MIN) MINERAL FIBER BATT INSULATION IN STUD SPACE.

UL U311 - 1-HOUR - INTERIOR PARTY WALL ASSEMBLY

1. GYPSUM BOARD — 5/8 IN. THICK, WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. FASTENED TO STUDS AND PLATES WITH 1-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC. WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULIX, ULX, WRC, WRX

2. WOOD STUDS — NOM 2 X 4 IN. SPACED 16 IN. OR 24 IN. OC.

3. RESILIENT CHANNELS — 24 IN. O.C.ATTACHED AT. RIGHT ANGLES TO ONE SIDE OF WOOD STUDS WITH 1-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC.

4. GYPSUM BOARD — 5/8 IN. THICK, WITH SOUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS, APPLIED PARALLEL TO CHANNELS. FASTENED TO STUDS AND PLATES WITH 1 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC , WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. END JOINTS BACKBLOCKED WITH RESILIENT CHANNELS. 54 IN. WIDTHS APPLIED HORIZONTALLY. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULIX, ULX, WRC, WRX

5. JOINTS — WHEN TAPERED EDGE GYPSUM BOARD IS USED, JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. AS AN ALTERNATE, GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE. WHEN SQUARE-EDGE GYPSUM BOARD IS USED, TREATMENT OF JOINTS IS OPTIONAL.

4. BATTS AND BLANKETS — MIN 3 IN. THICK MINERAL FIBER BATT INSULATION, 2.0 OR 2.3 PCF IN STUD SPACE.

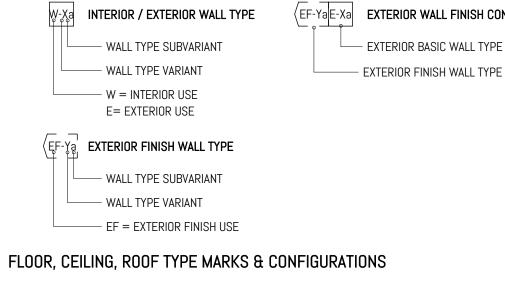
BUILDING ASSEMBLIES ACOUSTIC NOTES

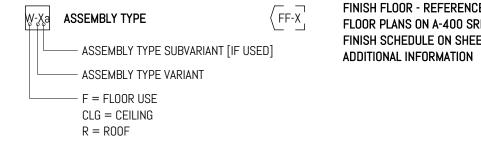
ACOUSTIC NOTES BY NUMBER

- INTERIOR PARTITIONS ENCLOSING BATHROOMS AND BEDROOMS IN UNITS TO RECEIVE ACOUSTICAL BATT INSULATION UNLESS NOTED OTHERWISE. JOINTS ON WALLS WITH MULTIPLE LAYERS OF GYPSUM WALL BOARD TO BE STAGGER
- AT INTERIOR BASIC WALLS, CAULK ALONG BOTH SIDES OF THE PERIMETER OF WALL SILICONE MASTIC.
- AVOID BACK-TO-BACK OUTLETS. CAULK OPENINGS IN ELECTRICAL BOXES.
- WHERE A DOUBLE ROW OF STUDS IS SPECIFIED, MAKE NO CONNECTIONS BETWEEN
- UNLESS NOTED OTHERWISE IN FIRE RESISTANCE RATING SPECIFICATIONS OR STRUC USE ACOUSTICAL SEALANT AT HEAD AND BASE CONDITIONS OF SOUND RETARDANT F PROVIDE FIBERGLASS ACOUSTICAL BATT AT INTERIOR PARTITION WALLS ADJACENT 1

WALL TYPE MARKS & CONFIGURATIONS

BATHROOMS, TYPICAL.





ASSEMBLY TYPES - INTERIOR WALLS	
ASSEMBLY COMPONENT DESCRIPTIONS	

ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
INTERIOR	1. 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE]	REQUIRED MINIMUM R- VALUE PER 2018 WSEC	REQUIRED MINIMUM STC RATING PER 2018 IBC	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER
1 2 3 1 2 3 4 5 6 INTERIOR	 [WHERE REQUIRED PER STRUCTURAL] CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] 3-1/2" FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL [WHERE OCCURS, REFER TO ACOUSTIC NOTES BY NUMBER, THIS SHEET] (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. 2X4 WOOD STUDS [REF. STRUCTURAL FOR FRAMING REQUIREMENTS] 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] 	N/A	N/A ESTIMATED STC RATING IN GIVEN ASSEMBLY: 34 - 39	2018 IBC CHAPTER 6: N/A
INTERIOR 1 2 3 1 2 3 4 5 6 INTERIOR	 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] [WHERE REQUIRED PER STRUCTURAL] CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] 5-1/2" FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL [WHERE OCCURS, REFER TO ACOUSTIC NOTES BY NUMBER, THIS SHEET] (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. 2X6 WOOD STUDS [REF. STRUCTURAL FOR FRAMING REQUIREMENTS] 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] 	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER 4, § R402: N/A	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: N/A ESTIMATED STC RATING IN GIVEN ASSEMBLY: 34 - 39	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: N/A
INTERIOR 1 2 3 1 2 3 5 4 ABUTTING WALL / VOID	 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] 5-1/2" FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL [WHERE OCCURS, REFER TO ACOUSTIC NOTES BY NUMBER, THIS SHEET] (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. 2X6 WOOD STUDS [REF. STRUCTURAL FOR FRAMING REQUIREMENTS] ROUTE SERVICE THROUGH CENTER OF FRAMING PER STRUCTURAL, WHERE OCCURS 	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER 4, § R402: N/A	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: N/A	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: N/A
	4. 2X4 WOOD STUDS [REF. STRUCTURAL FOR FRAMING REQUIREMENTS]			
	 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL 	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER 4, § R402:	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206:	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6:
	 (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. 2X6 WOOD STUDS; FIRE SEPARATION ELEMENTS INCLUDING, BUT NOT LIMITED TO, BLOCKING, FIRESAFING, SEALING, AND GWB FIRESTOPS TO OCCUR PER A-300 SERIES - BUILDING AND WALL SECTIONS 2 X 1/2" HAT CHANNEL ON 1-1/4" ISOLATION CLIPS: BOD PAC-INTL RSIC-1 	N/A	50 STC RATING IN GIVEN ASSEMBLY:	1 HOUR UL U311
	INTERIOR 1 2 3 4 5 6 INTERIOR 1 2 3 4 5 7 5 4 ABUTTING WALL / VOID	INTERIOR 1 5/8* TYPE X* GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEBEND FOR FINISH TYPE] Image: Constraint of Equipment of the Constraint of the Standard Constraints (IEEE STRUCTURAL FOR SHEAR WALL SHAFTING (IEEE) COLORS, REFERENT ACULIST. CONSTRAIL COLORS, REFERENT ACULIST. CONSTRAIL COLORS, REFERENT ACULIST. CONSTRAIL COLORS, REFERENT ACULST. CONSTRAIL CONSTR	INTERIOR 1 SAT TYPE Y DWR, LEVEL 4 FINISH, TYP, [REF. LINIT FLANS AND FINISH LEDEND FOR FINISH TYPE] RECURED MINIMUR ? WLUE FREE ZOBE WSEE CHAPTER 4, 5 & AD 2 1 2.3 3.2 7.2 FIDERALS ADDURTON NS] RECURED AND THE SERVICIDIAL (CITY OR DRS SHEAT HING [REF. STRUCTURAL FOR SHEAR WALL SHEAT HING REQUIREMENTS] RECURED AND THE SHEAT THIS ULATION & D.D. OWENS CORNING - OUTCZONE COTODICI PINK ADDUSTIC SOLUMPROTING UNK-REE DATT OR EQUAL (WHERE DECORS, REFER TO ACDUSTIC NOTES BY NUMBER INS SHEET] N/A 1 2.3 5.07 TYPE Y DWR, LEVEL 4 FINISH, TYP [REF. UNIT FLANS AND FINISH LEGEND FOR FINISH TYPE] REQUIRED MINIMUR ? N/A 1 2.0 5.07 TYPE Y DWR, LEVEL 4 FINISH, TYP [REF. UNIT FLANS AND FINISH LEGEND FOR FINISH TYPE] REQUIRED MINIMUR ? N/A 1 5.07 TYPE Y DWR, LEVEL 4 FINISH, TYP [REF. UNIT FLANS AND FINISH LEGEND FOR FINISH TYPE] REQUIRED MINIMUR ? N/A 1 5.07 TYPE Y DWR, LEVEL 4 FINISH, TYP [REF. UNIT FLANS AND FINISH LEGEND FOR FINISH TYPE] REQUIRED MINIMUR ? N/A 1 5.07 TYPE Y DWR, LEVEL 4 FINISH, TYP [REF. UNIT FLANS AND FINISH LEGEND FOR FINISH TYPE] REQUIRED MINIMUR ? N/A 1 5.07 TYPE Y DWR, LEVEL 4 FINISH, TYP [REF. UNIT FLANS AND FINISH LEGEND FOR FINISH TYPE] REQUIRED MINIMUR ? N/A 2 5.17 FIRERALSS ADDISTICAL REF TINDUATION AND LEVEL 1, U.N.O. REQUIRED MINIMER ADDISTRUME REF REF. TRUTTURA	INTERDR 1 Soft TYPE X: DWALENTLATING TYPE (BTT UNIT PLANS AND TIMELITEDING TOR FINST TYPE) TYPE X: DWALE REQUIRED THE X STRUCTURAL (DIX IR COSS STRUCTURAL TOR

RMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
RED MINIMUM R- PER 2018 WSEC APTER R402:	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206:	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6:
R-25	N/A	1 HOUR
DED R-VALUE IN EN ASSEMBLY:	ESTIMATED STC RATING IN GIVEN ASSEMBLY:	
R-25	34 - 46	
RED MINIMUM R- PER 2018 WSEC APTER R402:	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206:	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6:
R-25	N/A	N/A
DED R-VALUE IN EN ASSEMBLY:	ESTIMATED STC RATING IN GIVEN ASSEMBLY:	
R-25	34 - 46	

BUILDING ASSEMBLIES

GENERAL NOTES

EXTERIOR CLADDING FINISH ALIGNMENT AND ORIENTATION PER A-200 SERIES - BUILDING ELEVATIONS;

REFER TO CODE PLANS FOR LOCATION AND EXTENT OF RATED ASSEMBLIES.

/E FIBERGLASS
RED. WITH NON-HARDENING
I FRAMING ROWS CTURAL DRAWINGS. PARTITIONS. TO BEDROOMS AND
INISH CONFIGURATION

EXTERIOR WALL FINISH TYPES PER EXTERIOR FINISH LEGEND, A-200 SERIES FRAMING MEMBERS AND INTERIOR GYPSUM WALL BOARD SHEATHING AT RATED PARTITIONS TO EXTEND TO 3 ROOF SHEATHING - REFER TO A-300 SERIES - WALL SECTIONS FOR MORE INFORMATION. LAYERS OF GWB THAT EXTEND TO THE UNDERSIDE OF ROOF SHEATHING ABOVE TO BE SEALED AIRTIGHT WITH APPROVED FIRE SEALANT DEFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR FRAMING MEMBER TYPES, SIZES, SPACING, 4. FASTENING, AND ANCHORAGE. FRAMING MEMBERS IN ARCHITECTURAL INTERIOR AND EXTERIOR BASIC WALL ASSEMBLIES SHOWN FOR REFERENCE ONLY. FIRE SEPARATION ELEMENTS INCLUDING, BUT NOT LIMITED TO, BLOCKING, FIRESAFING, SEALING, AND GWB FIRESTOPS TO OCCUR PER A-300 SERIES - BUILDING AND WALL SECTIONS; INSTALLATION TO MEET STANDARDS SET FORTH BY 2018 IBC & IFC. WHEN INSTALLED VERTICALLY, GWB TO BE TYPE 'X'; WHEN INSTALLED HORIZONTALLY, GWB TO BE TYPE 'C', UNLESS NOTED OTHERWISE.

DRYWALL TO BE INSTALLED LEVEL 4 FINISH, UNLESS NOTED OTHERWISE USE MOISTURE-RESISTANT GWB AT RESTROOMS AND WITHIN 48" OF PLUMBING FIXTURES OUTSIDE OF RESTROOMS.

REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR FINISHES.

GENERAL NOTES BY NUMBER

1.

8.

9





FINISH FLOOR - REFERENCE ENLARGED FLOOR PLANS ON A-400 SRIES AND FINISH SCHEDULE ON SHEET A-401 FOR

 ∞

PROJECT NO:	050-01-21
PRINCIPAL-IN-CHARGE	E: BF
PROJECT ARCHITECT:	MJ
DRAWN BY:	HL

REVISION

DATE

PROJECT STATUS: PERMIT SET 05.06.2022

MARK

SHEET TITLE: ASSEMBLIES - BASIC & FINISH WALL TYPES

SHEET NO.

BUILDING ASSEMBLIES

UL L570 - 1-HOUR - INTERIOR FLOOR ASSEMBLY

1. FLOORING SYSTEM — THE FLOORING SYSTEM SHALL CONSIST OF THE FOLLOWING (SYSTEM NO. 15): SUBFLOORING — 1-1/2 IN. THICK T & G LAMINATED COMPOSITE PLYWOOD SUB-FLOOR PANELS TO BE PERPENDICULAR TO THE TRUSSES WITH END JOINTS STAGGERED 4 FT. END JOINTS CENTERED OVER TOP CHORD OF TRUSSES. SUBFLOOR PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND #8 BY 3 IN. WOOD SCREWS SPACED 12 IN. OC IN THE FIELD AND 6 IN. OC AT THE END JOINTS. SOUND ABSORPTION PANEL — RSP INDUSTRIES INC OR EQUAL

2. SUBFLOORING — 3/4 IN. WOOD STRUCTURAL PANEL. 3. STRUCTURAL WOOD MEMBERS — MIN 9-1/2 IN. DEEP "I" SHAPED WOOD JOISTS SPACED AT A MAX OF

24 IN. OC. (WHERE BATTS AND BLANKETS USED). JOISTS SHALL CONFORM TO ICC-ES ESR-1153 REPORT. **3. INSULATION** — GLASS FIBER BATT INSULATION, SECURED TO THE SUBFLOORING WITH STAPLES, OR TO THE WOOD JOISTS WITH 0.090 IN. DIAM GALV STEEL WIRES, OR DRAPED OVER THE RESILIENT CHANNEL/GYPSUM PANEL CEILING MEMBRANE. ANY THICKNESS OF GLASS FIBER INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

4. RESILIENT CHANNEL — 1/2 IN. 25 GA RESILIENT CHANNEL SPACED 24 IN. OC. SECURED TO EACH TRUSS WITH 1-1/4 IN. LONG TYPE S SCREWS.

5. GYPSUM BOARD — TWO LAYERS OF 5/8 IN. THICK BY 4 FT WIDE GYPSUM PANELS, INSTALLED PERPENDICULAR TO RESILIENT CHANNELS (ITEM 4). THE BASE LAYER OF PANELS SCREW-ATTACHED TO THE RESILIENT CHANNELS WITH 1 IN. LONG TYPE S SCREWS SPACED 8 IN. OC AT THE BUTT JOINTS AND 16 IN. OC IN THE FIELD OF THE PANEL. THE FACE LAYER SCREW-ATTACHED TO THE RESILIENT CHANNELS WITH 1-5/8 IN. TYPE S SCREWS SPACED 8 IN. OC AND 1-1/2 IN. TYPE G SCREWS SPACED 8 IN. OC AT THE BUTT JOINTS LOCATED MID-SPAN BETWEEN RESILIENT CHANNELS.

6. FINISHING SYSTEM — FIBER TAPE EMBEDDED IN COMPOUND OVER JOINTS AND EXPOSED NAIL HEADS, COVERED WITH COMPOUND WITH EDGES OF COMPOUND FEATHERED OUT. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

UL L501 - 1-HOUR - EXTERIOR FLOOR ASSEMBLY

1. FLOORING SYSTEMS — THE FLOORING SYSTEM SHALL CONSIST OF THE FOLLOWING (SYSTEM NO. 2): SUBFLOORING — MIN 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO THE JOISTS WITH JOINTS STAGGERED.

VAPOR BARRIER --- (OPTIONAL) --- NOM 0.030 IN. THICK COMMERCIAL ASPHALT SATURATED FELT. **FLOOR MAT MATERIALS** — (OPTIONAL) — FLOOR MAT MATERIAL LOOSE LAID OVER THE SUBFLOOR. REFER TO MANUFACTURER'S INSTRUCTIONS REGARDING THE MINIMUM THICKNESS OF FLOOR TOPPING OVER EACH FLOOR MAT MATERIAL.

FINISH FLOORING — FLOOR TOPPING MIXTURE — MIN 3/4 HAVING A MIN COMPRESSIVE STRENGTH OF 1800 PSI. REFER TO MANUFACTURER'S INSTRUCTIONS ACCOMPANYING THE MATERIAL FOR SPECIFIC MIX DESIGN.

5. GYPSUM BOARD — (FINISH RATING — 30 MINUTES UNLESS OTHERWISE NOTED) — NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM BOARD, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS. GYPSUM BOARD SECURED WITH 1-7/8 IN. LONG, 6D CEMENT COATED NAILS SPACED 6 IN. OC. **6. FINISHING SYSTEM** — VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS. NOM 2 IN. WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32 IN. THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.

		ASSEMBLY TYPES - BASIC FLOORS						ASSEMBLY TYPES - ROOF FINISHES - EXTERIOR			
ASSEMBLY	YPE ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING	ASSEMBLY TYPE	ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
INTERIOR SEPARAT FLOOR / CE	DN FF-X	 (WHERE OCCURS, FLOOR FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) 1. 1" LIGHTWEIGHT GYPSUM UNDERLAYMENT; B.O.D. "UNITED STATES GYPSUM - LEVELROCK BRAND 2500 SERIES' 2. 1/4" MIN. ACOUSTIC MAT; B.O.D. 'UNITED STATES GYPSUM - LEVELROCK SOUND MAT' OR EQUAL 3. 3/4" TONGUE-AND-GROOVE PLYWOOD SUBLOOR [REF. STRUCTURAL FOR FASTENING PATTERN] 4. 11-7/8" ENGINEERED I-JOISTS [REF. STRUCTURAL FOR SPACING, CHORD WIDTH, AND FASTENING REQ.] 5. FIBERGLASS BATT INSULATION W/ SOUND BARRIER, THERMAL PERFORMANCE @ R-19. MIN.; B.O.D. 'OWENS 	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER R402: N/A		REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: 1 HOUR	Composition Shingle Roof		 (REF. A-300 SERIES - BUILDING / WALL SECTIONS AND STRUCTURAL SET FOR TRUSS INFORMATION) 1. ASHALT COMPOSITION ROOFING SHINGLES, [REF. FINISH LEGEND A-400 FOR EXTERIOR CLADDING PRODUCT FINISHES] 2. ASPHALT-SATURATED FELT UNDERLAYMENT; INSTALLATION PER MANUFACTURER 3. 1MM MIN. SELF-ADHERED WEATHERPROOFING UNDERLAYMENT; B.O.D. 'GCP APPLIED TECHNOLOGIES - GRACE ICE & WATER SHIELD;' INSTALLATION PER MANUFACTURER 	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER R402: R-49	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: N/A	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: N/A
TYPE: F	1 INTERIOR	 S. MINEROLASS BATT INSOLATION W/ SOUND BARNER, MIERMAE FER ORMARCE (@ K 15. MIN., B.O.D. OWENS CORNING - PROPINK' FIBERGLASS BATT SINGLE-PART SOUND ISOLATING CLIPS TO ATTACH FLOOR FRAMING MEMBERS TO HAT CHANNELS, SPACING PER STRUCTURAL; B.O.D. 'GREEN GLUE - NOISEPROOFING CLIP SYSTEM' OR EQUAL; FASTENING PER MANUFACTURER 7. 7/8" 22 GA. HAT CHANNELS TO RUN PERPENDICULAR TO FLOOR FRAMING MEMBERS; HAT CHANNELS TO ATTACH TO SOUND ISOLATING CLIPS, SPACING OF CHANNELS TO MATCH CLIP SPACING; B.O.D. 'GREEN GLUE - NOISEPROOFING CLIP SYSTEM' 8. (2) 5/8" TYPE 'C' GWB, LEVEL 4 FINISH, TYP.; REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE 	PROVIDED R-VALUE IN GIVEN ASSEMBLY: R-19	PROVIDED STC RATING IN GIVEN ASSEMBLY: 62 PER RAL-0T03-05/06	PROVIDED R-VALUE IN GIVEN ASSEMBLY: 1 HOUR PER UL L570	TYPE: R-1		 1/2" APA RATED SHEATHING [REF. STRUCTURAL FOR FASTENING REQUIREMENTS] [TRUSS, BY OTHERS, SHOWN FOR REFERENCE] 1" MIN. AIR GAP 19" FIBERGLASS HIGH-DENSITY BATT INSULATION, THERMAL PERFORMANCE @ R-49 MIN.; B.O.D. 'OWENS CORNING - ECOTOUCH PINK FIBERGLAS INSULATION WITH PUREFIBER'. DENSE-PACKED AGAINST FIBER OR CARDBOARD BAFFLES BETWEEN TRUSSES. CLASS I OR II VAPOR RETARDER; B.O.D. 'STEGO WRAP' CLASS A VAPOR BARRIER (10 MIL) 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP.; REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE 	PROVIDED R-VALUE IN GIVEN ASSEMBLY: R-49		
			REQUIRED MINIMUM R- VALUE PER 2018 WSEC	REQUIRED MINIMUM STC RATING PER 2018 IBC	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER			ASSEMBLY TYPES - BASIC CEILING - INTERIOR			
EXTERIOR : LANDIN		 1" LIGHTWEIGHT CONCRETE TOPPING; [REF. STRUCTURAL FOR MAX. ALLOWABLE WEIGHT AND CONCRETE TYPE] 6 MIL POLYETHYLENE VAPOR RETARDER LINING BENEATH CONCRETE TOPPING 1/2" APA RATED SHEATHING [REF. STRUCTURAL FOR FASTENING REQUIREMENTS] 	CHAPTER R402:	CHAPTER 12, § 1206: N/A	2018 IBC CHAPTER 6: N/A	ASSEMBLY TYPE	ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
		 (1) 5/8" EXTERIOR GYPSUM SHEATHING; B.O.D. 'GEORGIA-PACIFIC - DENSGLASS FIREGUARD SHEATHING' 2x12 JOIST [REF. STRUCTURAL FOR SPACING AND FASTENING REQUIREMENTS FOR FLOOR FRAMING MEMBERS] 1" X 2" P.T. WOOD FURRING TO RUN PERPENDICULAR TO FLOOR FRAMING MEMBERS [REF. STRUCTURAL FOR SPACING, FASTENING] CEMENTITIOUS SOFFIT PANEL [REF. FINISH SCHEDULE] 				GWB CEILING	CEILING CAVITY / CHASE 3	 5/8" TYPE 'C' GWB, LEVEL 4 FINISH, TYP.; REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL 2X BLOCKING AS REQUIRED 	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER R402:	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206:	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6:
TYPE:	4 6 7								N/A	N/A	N/A
EXTERIOR BALCOM		 (WHERE OCCURS, FLOOR FINISH TYPE PER A-100 AND A-310 SERIES) 60 MIL VINYL DECK MEMBRANE; B.O.D. 'DURADECK ' ULTRA VINYL MEMBRANE, COLOR: GRAY 1/2" APA RATED SHEATHING [REF. STRUCTURAL FOR FASTENING REQUIREMENTS] 2x12 CANTED WOOD JOIST SLOPED TOWARDS EXTERIOR AT 1/4" PER 12" [REF. STRUCTURAL] 	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER R402:	RATING PER 2018 IBC CHAPTER 12, § 1206:	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6:	TYPE: CLG-1	1 2 INTERIOR				
		 2X12 CANTED WOOD SOIST SLOPED TOWARDS EXTERIOR AT 174 PER 12 [REF. STRUCTORAL] [WHEN ABOVE CONDITIONED SPACE] PROVIDE R-30 BATT INSULATION IN CAVITY. PROVIDE NON-RATED SOFFIT BELOW RATED ASSEMBLY AND PROVIDE R-19 BATT INSULATION AT SOFFIT. 1x WOOD BLOCKING[ALTERNATE DIRECTION FROM JOIST, REF. STRUCTURAL FOR FRAMING REQUIREMENTS] (2) LAYERS 5/8" TYPE 'C' GYPSUM SHEATHING [REF. FINISH SCHEDULE] CEMENTITIOUS SOFFIT PANEL, CPL-2, [REF. FINISH SCHEDULE] 	N/A PROVIDED R-VALUE IN GIVEN ASSEMBLY:	N/A	1 HOUR WHERE CONDITION SPACE IS BELOW BALCONY PROVIDED R-VALUE IN GIVEN ASSEMBLY:						
TYPE:	3 4 5 6 7		R-49* *AT BALCONIES DIRECTLY OVER CONDITION SPACE AT L2		1 HOUR PER IBC 721						
SLAB-ON-G FLOOF		(WHERE OCCURS, FLOOR FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) 1. 4" REINFORCED CONCRETE FLOOR SLAB [REF. STRUCTURAL FOR STEEL REINFORCEMENT SPACING, COVERAGE, # DIA. AND TYPE, AND OTHER REQUIREMENTS]	REQUIRED MINIMUM R- VALUE PER 2018 WSEC CHAPTER R402:	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206:	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6:						
		 6-MIL CONTINUOUS POLYETHYLENE VAPOR RETARDER; B.O.D. 'SIMPLESOLUTIONS - MOISTUREBLOC 6-MIL FILM VAPOR BARRIER UNDERLAYMENT' OR EQUAL 2" RIGID INSULATION WITHIN 24" OF PERIMETER, THERMAL PERFORMANCE @ R-5/IN MIN.; B.O.D. 'OWENS CORNING - EXTRUDED POLYSTYRENE [XPS]' OR EQUAL 4-6" BASE COURSE CRUSH ROCK SUBGRADE, NO FINES COMPACTED SOIL [REF. CIVIL AND STRUCTURAL FOR APPLICABLE COMPACTION REQUIREMENTS] 	R-10 PROVIDED R-VALUE IN GIVEN ASSEMBLY: R-10	N/A	N/A						
TYPE: F	4 3 5			-							

UL LISTING DESCRIPTIONS - FLOOR, ROOF & CEILING TYPES

UL P522 - 1-HOUR - CEILING & ROOF ASSEMBLY

1. ROOFING SYSTEM — ANY UL CLASS A, B OR C ROOFING SYSTEM (TGFU) OR PREPARED ROOF COVERING (TFWZ) ACCEPTABLE FOR USE OVER NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS SECURED TO TRUSSES WITH NO. 6D RINGED SHANK NAILS SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS. CONSTRUCTION ADHESIVE MAY BE USED WITH EITHER THE NAILS OR STAPLES. 2. TRUSSES — PITCHED OR PARALLEL CHORD WOOD TRUSSES, SPACED A MAX OF 24 IN. OC, FABRICATED FROM NOM 2 BY 4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY. TRUSS MEMBERS SECURED TOGETHER WITH MIN. 0.0356 IN. THICK GALV STEEL PLATES. PLATES HAVE 5/16 IN. LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROXIMATELY 7/8 IN. CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS, THE MIN TRUSS DEPTH SHALL BE 5-1/4 IN. WITH A MIN ROOF SLOPE OF 3/12 AND A MIN. AREA IN THE PLANE

OF THE TRUSS OF 21 SQ/FT. **3B. FOAMED PLASTIC** — SPRAY FOAM INSULATION APPLIED DIRECTLY TO THE UNDERSIDE OF THE UNDERSIDE OF THE ROOFING SYSTEM (ITEM 1). SPRAY FOAM INSULATION INSTALLED TO A MAXIMUM THICKNESS OF 10 IN. AT A NOMINAL 0.5 LB/FT3 DENSITY, WHILE MAINTAINING A MINIMUM 8-1/2 IN. CLEARANCE BETWEEN THE SPRAY FOAM INSULATION AND THE GYPSUM BOARD (ITEM 7). WHEN SPRAY FOAM INSULATION IS USED, RESILIENT CHANNELS (ITEM 6) SHALL BE INSTALLED MAXIMUM 12 IN. OC, WITH CHANNELS ADJACENT TO BUTT JOINTS OF GYPSUM BOARD (ITEM 7) INSTALLED AT 6 IN. OC TO ALLOW FOR MAXIMUM 3 IN. SPACING OFF ENDS OF THE GYPSUM BOARD JOINTS. GYPSUM BOARD (ITEM 7) TO BE INSTALLED USING 1-1/4 IN. LONG TYPE S SCREWS, SPACED MAXIMUM 8 IN. OC, AND BUTTED END JOINTS SHALL BE STAGGERED MIN. 2 FT WITHIN THE ASSEMBLY, AND OCCUR MIDWAY BETWEEN THE CONTINUOUS FURRING CHANNELS.

4. AIR DUCT — ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.

5. CEILING DAMPER — MAX NOM AREA, 324 SQ IN. MAX SQUARE SIZE, 18 IN. BY 18 IN. RECTANGULAR SIZES NOT TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18 IN. MAX DAMPER HEIGHT IS 14 IN. INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAX DAMPER OPENINGS NOT TO EXCEED 162 SQ IN. PER 100 SQ FT OF CEILING AREA.

6. FURRING CHANNELS — RESILIENT CHANNELS FORMED OF 25 MSG THICK GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES (ITEM 2), SPACED A MAX OF 16 IN. OC WHEN NO INSULATION (ITEM 3 OR 3A) IS FITTED IN THE CONCEALED SPACED, OR A MAX OF 12 IN. OC WHEN INSULATION (ITEM 3 OR 3A) IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE, OR WHEN INSULATION (ITEM 3B, 3D OR 3E) IS APPLIED TO THE UNDERSIDE OF THE ROOFING SYSTEM (ITEM 1). TWO COURSES OF RESILIENT CHANNEL POSITIONED 6 IN. OC AT WALLBOARD BUTT-JOINTS (3) IN. FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4 IN. BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4 IN. LONG TYPE S SCREWS. 7. GYPSUM BOARD — ONE LAYER OF NOM 5/8 IN. THICK BY 48 IN. WIDE BOARDS, INSTALLED WITH LONG DIMENSION PARALLEL TO TRUSSES. ATTACHED TO THE RESILIENT CHANNELS USING 1 IN. LONG TYPE S BUGLE-HEAD SCREWS. (ITEM 3B, 3D OR 3E) IS

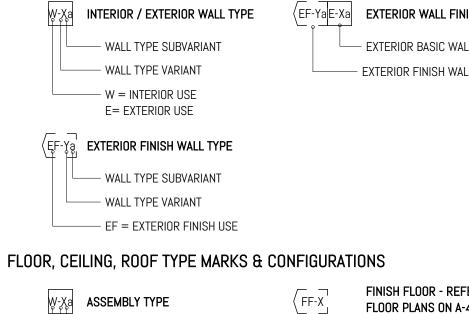
INSTALLED IN THE CONCEALED SPACE, SPRAY-APPLIED TO THE UNDERSIDE OF THE ROOFING SYSTEM (ITEM 1), SCREWS ARE SPACED A MAX OF 8 IN. OC ALONG RESILIENT CHANNELS, FASTENERS ARE INCREASED IN LENGTH TO 1-1/4 IN, AND GYPSUM BOARD BUTT JOINTS SHALL BE STAGGERED MIN. 2 FT WITHIN THE ASSEMBLY, AND OCCUR BETWEEN THE MAIN FURRING CHANNELS.

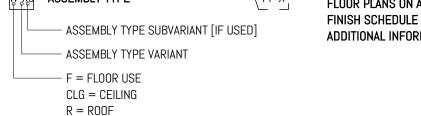
BUILDING ASSEMBLIES ACOUSTIC NOTES

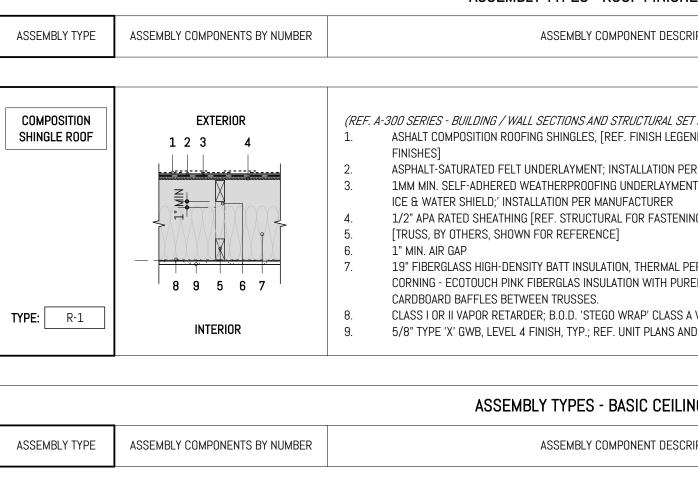
ACOUSTIC NOTES BY NUMBER

- INTERIOR PARTITIONS ENCLOSING BATHROOMS AND BEDROOMS IN UNITS TO RECEIVE ACOUSTICAL BATT INSULATION UNLESS NOTED OTHERWISE.
- JOINTS ON WALLS WITH MULTIPLE LAYERS OF GYPSUM WALL BOARD TO BE STAGGERE AT INTERIOR BASIC WALLS, CAULK ALONG BOTH SIDES OF THE PERIMETER OF WALL W
- SILICONE MASTIC.
- AVOID BACK-TO-BACK OUTLETS. CAULK OPENINGS IN ELECTRICAL BOXES.
- WHERE A DOUBLE ROW OF STUDS IS SPECIFIED, MAKE NO CONNECTIONS BETWEEN F
- UNLESS NOTED OTHERWISE IN FIRE RESISTANCE RATING SPECIFICATIONS OR STRUCT USE ACOUSTICAL SEALANT AT HEAD AND BASE CONDITIONS OF SOUND RETARDANT PA PROVIDE FIBERGLASS ACOUSTICAL BATT AT INTERIOR PARTITION WALLS ADJACENT TO BATHROOMS, TYPICAL.

WALL TYPE MARKS & CONFIGURATIONS







BUILDING ASSEMBLIES

	GEN	IERAL NOTES BY NUMBER
FIBERGLASS	1.	REFER TO CODE PLANS FOR LOCATION AND EXTENT OF RATED ASSEMBLIES.
	2.	EXTERIOR CLADDING FINISH ALIGNMENT AND ORIENTATION PER A-200 SERIES - BUILDING ELEVATIONS;
D.		EXTERIOR WALL FINISH TYPES PER EXTERIOR FINISH LEGEND, A-200 SERIES
ITH NON-HARDENING	3.	FRAMING MEMBERS AND INTERIOR GYPSUM WALL BOARD SHEATHING AT RATED PARTITIONS TO EXTEND TO
		ROOF SHEATHING - REFER TO A-300 SERIES - WALL SECTIONS FOR MORE INFORMATION. LAYERS OF GWB
		THAT EXTEND TO THE UNDERSIDE OF ROOF SHEATHING ABOVE TO BE SEALED AIRTIGHT WITH APPROVED FIRE
RAMING ROWS		SEALANT.
URAL DRAWINGS.	4.	DEFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR FRAMING MEMBER TYPES, SIZES, SPACING,
RTITIONS.		FASTENING, AND ANCHORAGE. FRAMING MEMBERS IN ARCHITECTURAL INTERIOR AND EXTERIOR BASIC WALL
BEDROOMS AND		ASSEMBLIES SHOWN FOR REFERENCE ONLY.
	5.	FIRE SEPARATION ELEMENTS INCLUDING, BUT NOT LIMITED TO, BLOCKING, FIRESAFING, SEALING, AND GWB
		FIRESTOPS TO OCCUR PER A-300 SERIES - BUILDING AND WALL SECTIONS; INSTALLATION TO MEET
		STANDARDS SET FORTH BY 2018 IBC & IFC.
	6.	WHEN INSTALLED VERTICALLY, GWB TO BE TYPE 'X'; WHEN INSTALLED HORIZONTALLY, GWB TO BE TYPE 'C',
SH CONFIGURATION		UNLESS NOTED OTHERWISE.
	7.	DRYWALL TO BE INSTALLED LEVEL 4 FINISH, UNLESS NOTED OTHERWISE
L TYPE	8.	USE MOISTURE-RESISTANT GWB AT RESTROOMS AND WITHIN 48" OF PLUMBING FIXTURES OUTSIDE OF
L TYPE		RESTROOMS.
	9.	REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR FINISHES.

FERENCE ENLARGED
-400 SRIES AND
ON SHEET A-401 FOR
MATION





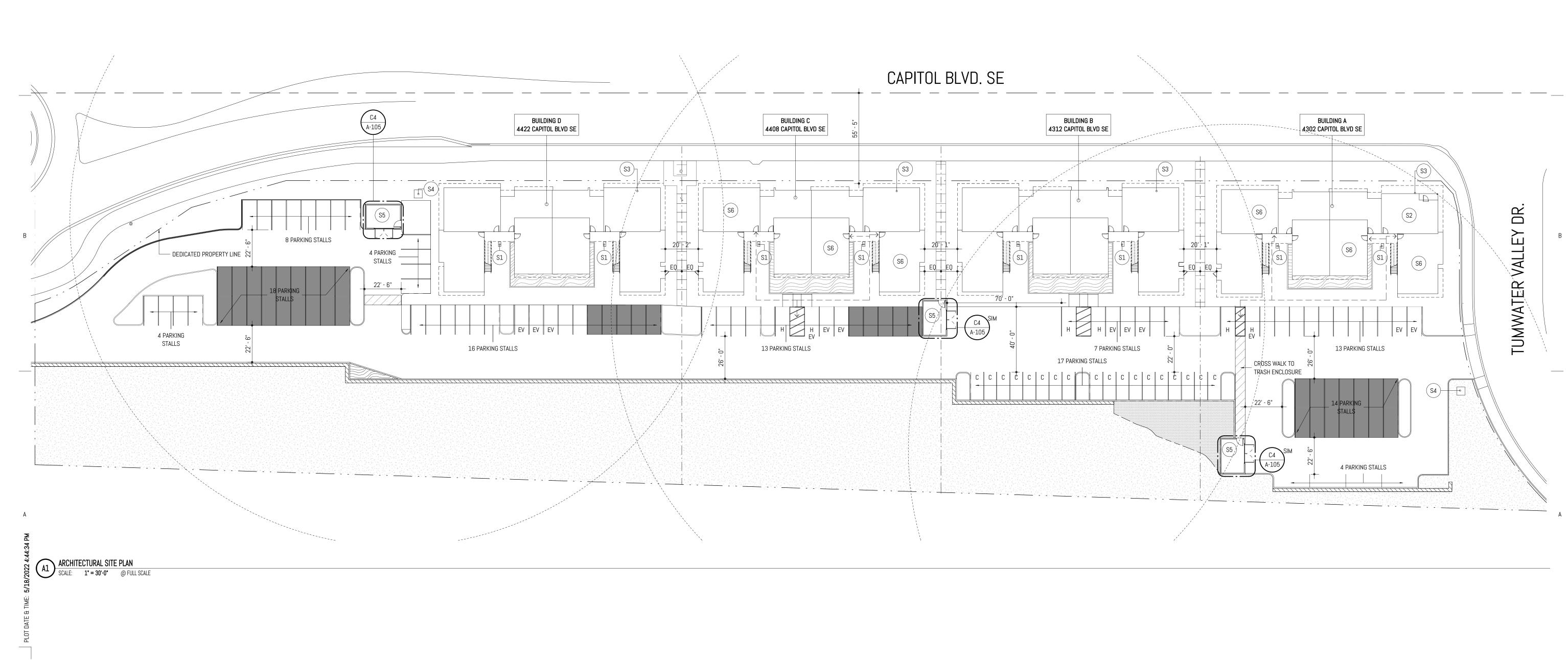
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SHEET NO.

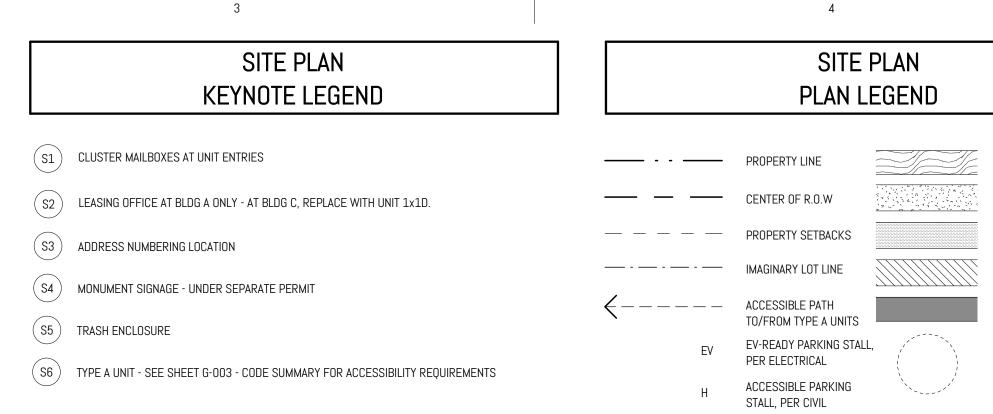
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GENERAL NOTES

CRAF



1



COMPACT PARKING STALL, PER CIVIL

С

ARCHITECTURAL SITE GENERAL NOTES

	GENERAL NUTES
	GENERAL NOTES BY NUMBER
OSCAPED AREA	1. REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION, INCLUDING BUT NOT
ISTURBED STEEP SLOPE	LIMITED TO THE FOLLOWING: -SITE GEOMETRY AND DIMENSIONAL CONTROL, INCLUDING FINISH ELEVATIONS
/E SPACE TRAILHEAD	-SITE UTILITIES -SITE GRADING AND DRAINAGE -ASPHALT/CONCRETE PAVING DETAILS
INING WALL, PER CIVIL	-PAVING MARKERS -CONCRETE SIDEWALK, CURB, AND GUTTER DETAILS
ERED PARKING STALLS	-PARKING BUMPERS -TRAFFIC SIGNAGE
H ENCLOSURE	-PAVING STRIPING AND CURB MARKINGS -TYPICAL HANDICAP SIGNAGE/SPACES
/EL DISTANCE IUS - 200' MAXIMUM	 RE: ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
	-SITE LIGHT STANDARD LOCATIONS AND SIZES
	-ELECTRICAL SLEEVING LOCATIONS AND SIZES
	-TELEPHONE AND CABLE TV PULL BOX LOCATIONS
	-ELECTRICAL MANHOLE LOCATIONS AND DETAILS -PULL BOX LOCATIONS AND SIZES FOR VARIOUS SITE LIGHTING ELEMENTS
	-POLL BOX LOCATIONS AND SIZES FOR VARIOUS SITE LIGHTING ELEMENTS -EXTERIOR BUILDING ILLUMINATION AND UTILITY COORDINATION
	3. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY ENTRANCES AND SHALL NOT
	BLOCK ACCESS TO DRIVES. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO
	ACCESSIBLE ENTRIES TO OTHER NEIGHBORING BUILDINGS WILL REQUIRE A WRITTEN
	COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE OWNER.
	4. DO NOT SCALE THE DRAWINGS.
	5. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE FOR ALL CONSTRUCTION ACTIVITIES. ADEQUATE FIRE APPARATUS ACCESS SHALL BE
	PROVIDED TO THE BUILDING AND SITE AT ALL TIMES DURING CONSTRUCTION.
	 EMERGENCY LIGHTING SHALL BE PROVIDED ALONG EGRESS PATHS AT MINIMUM 1 FC (FOOTCANDLE) CONTINUOUSLY PER IBC 1025.5.
	7. REFERENCE LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
	 8. APPROVED 12" MINUMUM ADDRESS NUMBERING TO BE PROVIDED ON EACH BUILDING. THE
	ADDRESS NUMBERING SHALL BE HIGH CONTRAST TO THE CLADDING MATERIAL THEY ARE
	ATTACHED T. BUILDING SHALL BE ADDRESSED AS FOLLOWS:
	BUILDING A: 4302 CAPITOL BLVD SE, TUMWATER WA 98501
	BUILDING B: 4312 CAPITOL BLVD SE, TUMWATER WA 98501
	BUILDING C: 4408 CAPITOL BLVD SE, TUMWATER WA 98501
	BUILDING D: 4422 CAPITOL BLVD SE, TUMWATER WA 98501
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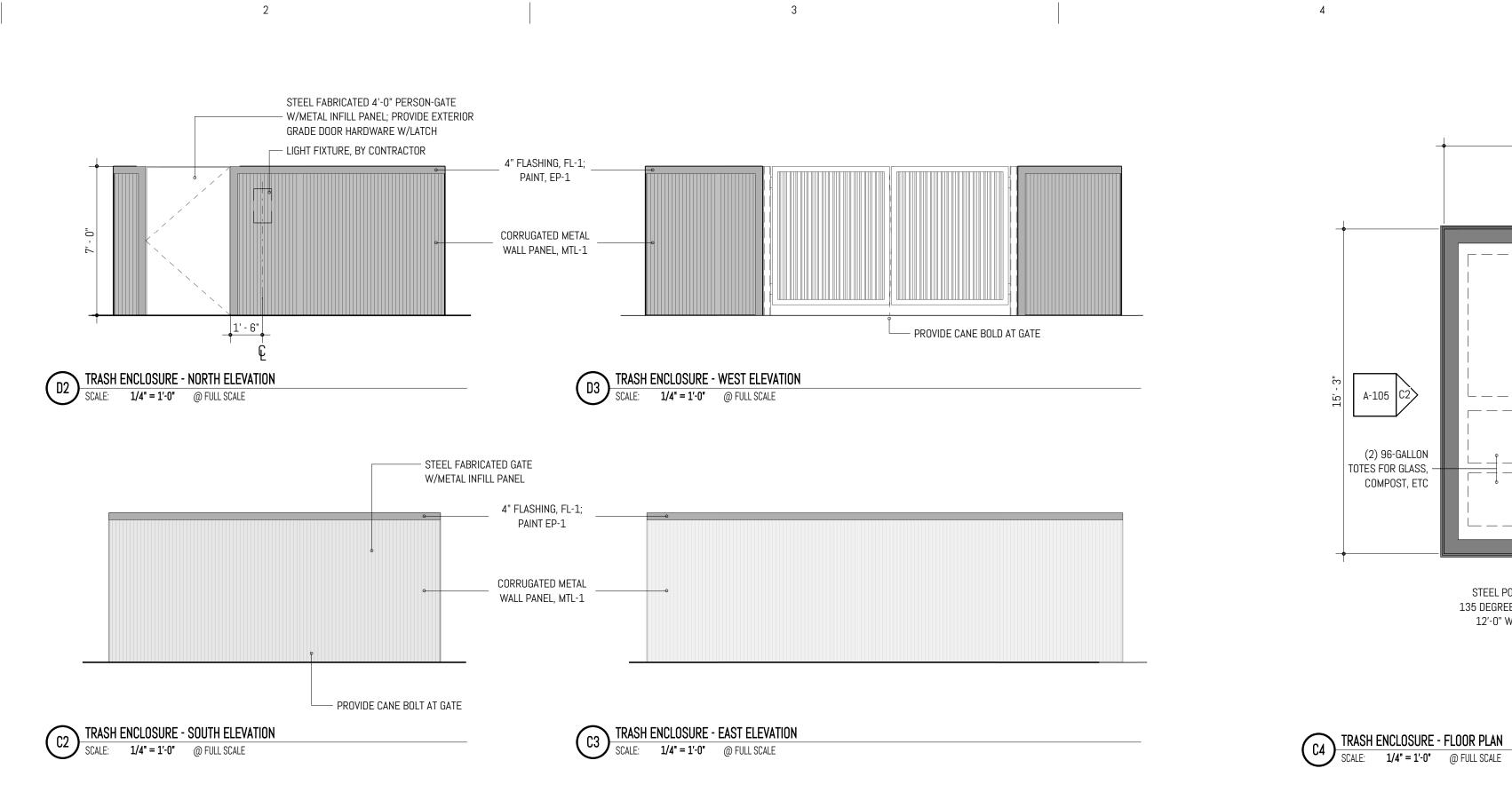


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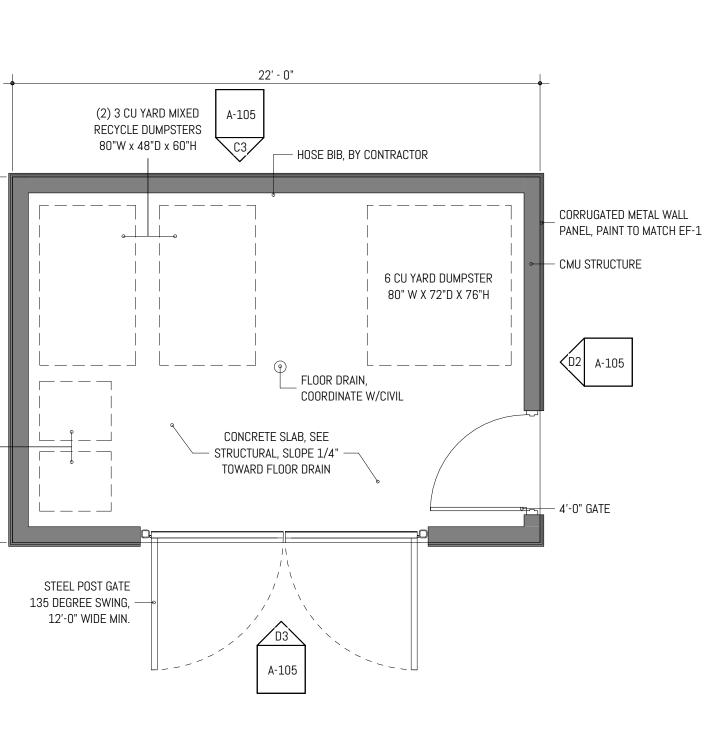
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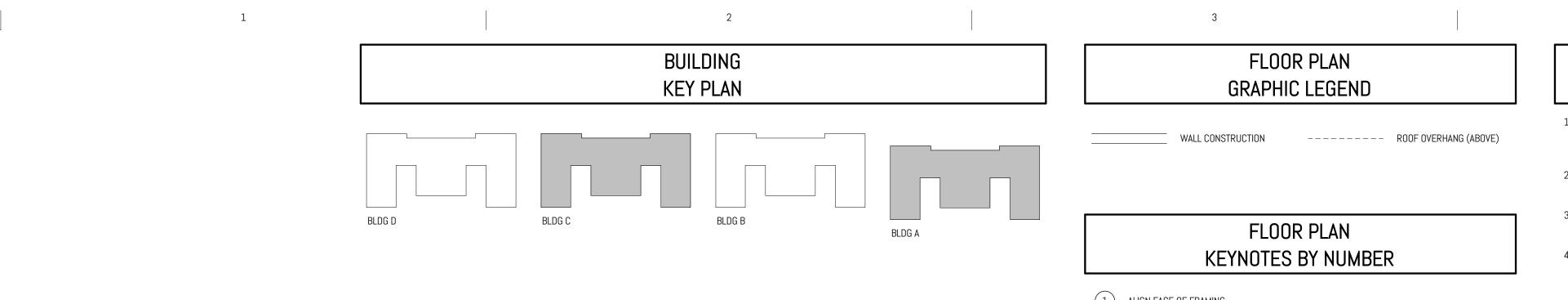
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\mathcal{O} APITOL BLVD SE **Д** 18, в. 4. /АТЕР, 4302, 4 CRAFT

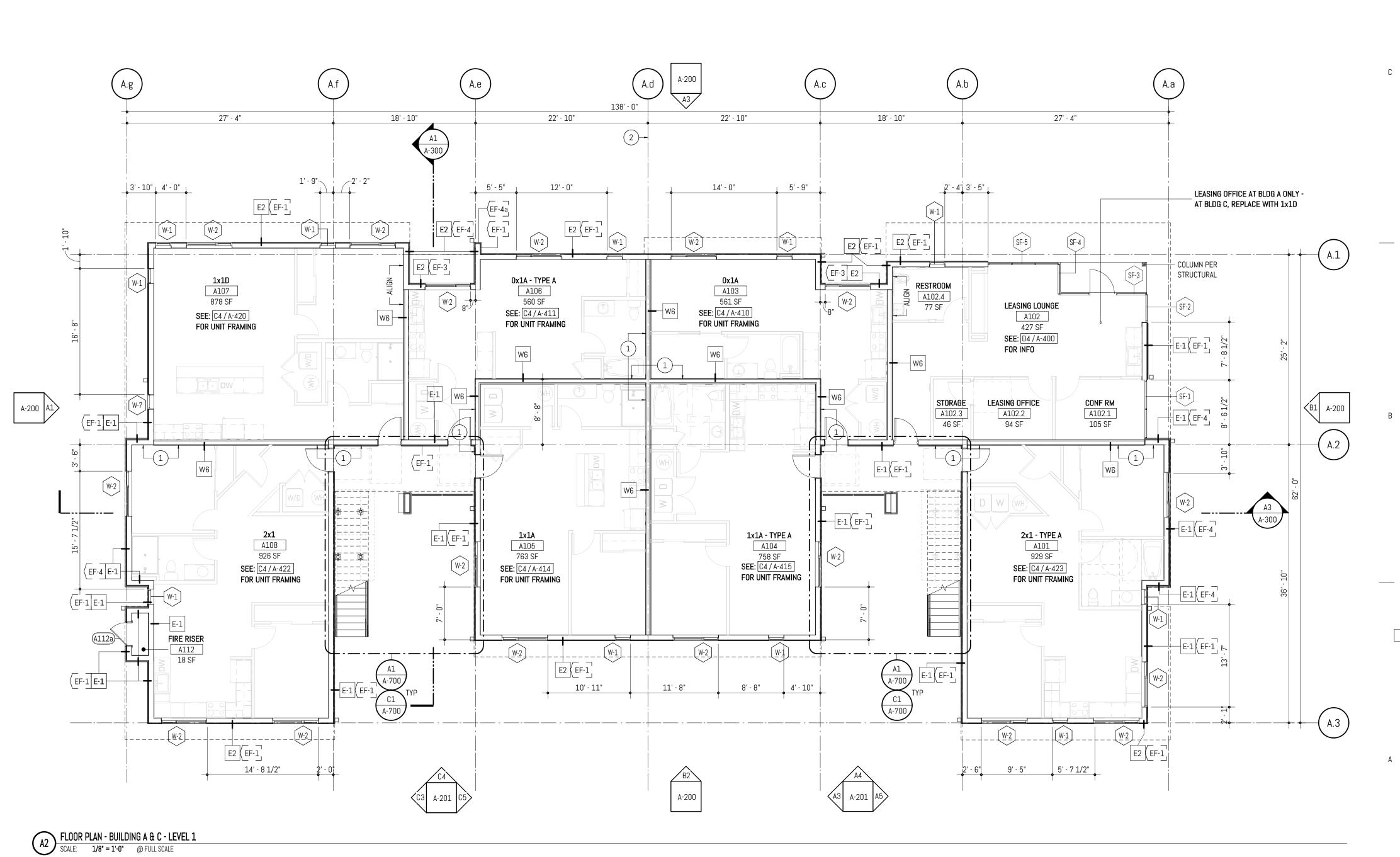
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1 ALIGN FACE OF FRAMING

(2) GRID X.d FRAMING TO CENTERLINE OF STUD

1. GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY, GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.

2. GRIDLINES ARE LOCATED AT FACE OF CONCRETE STEM WALLS AND FACE OF STUD FRAMING, EXCEPT AT GRID X.d WHERE GRIDLINE IS AT THE STUD CENTERLINE.

4

3. STUDS SHALL BE OFFSET AND ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD.

4. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.

5. WALL TYPES SHALL BE CONSTRUCTED AS BELOW. STRUCTURAL REQUIREMENTS PER STRUCTURAL SERIES TAKE PRECEDENT. OWNER SHALL BE NOTIFIED OF ANY DISCREPENCIES PRIOR TO INSTALLATION. CONTRACTOR TO REFER TO SHEET A-000 - CODE PLANS & ELEVATIONS TO CONFIRM FIRE RATING OF WALLS. REFER TO SHEET SERIES A-400 - UNIT FLOOR PLANS, FOR WALL TYPES WITHIN UNITS.

6. FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.

FLOOR PLAN **GENERAL NOTES**

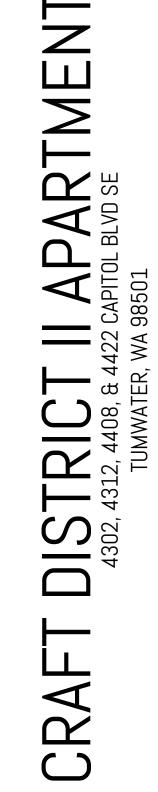
7. FRAMING SHALL BE FURRED OUT, OR ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE INSTALLED AS REQUIRED TO ALIGN WITH ADJACENT FACE OF FINISH.

8. DOORS ADJACENT TO FRAMED WALLS SHALL BE 4" FROM NEAREST FACE OF STUD UNO.

9. REFER TO A-400, TYPICAL UNIT PLAN SERIES, FOR INTERIOR MINIMUM CLEAR DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT DISCREPNCIES TO OWNER OR ARCHITECT IF FRAMING AND INTERIOR CLEAR DIMENSIONS ARE FOUND TO CONFLICT.

10. STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.





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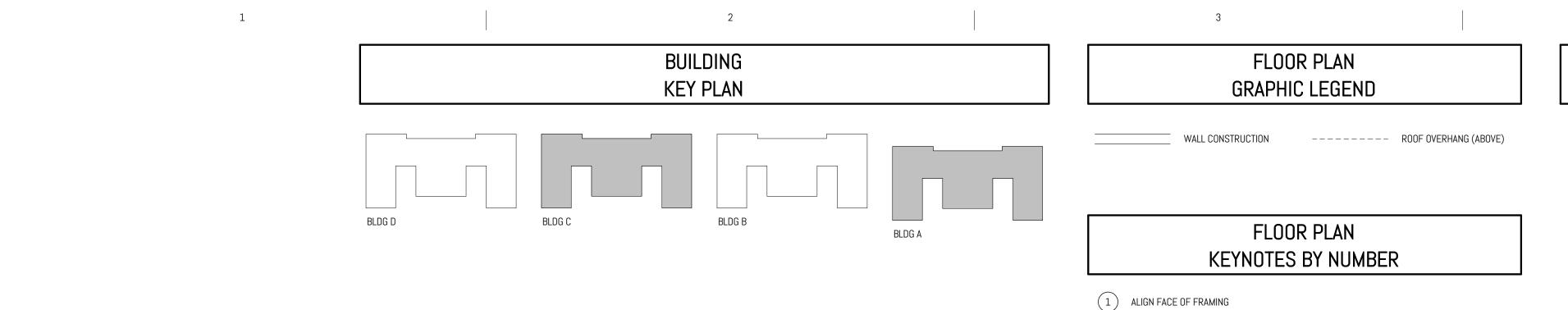
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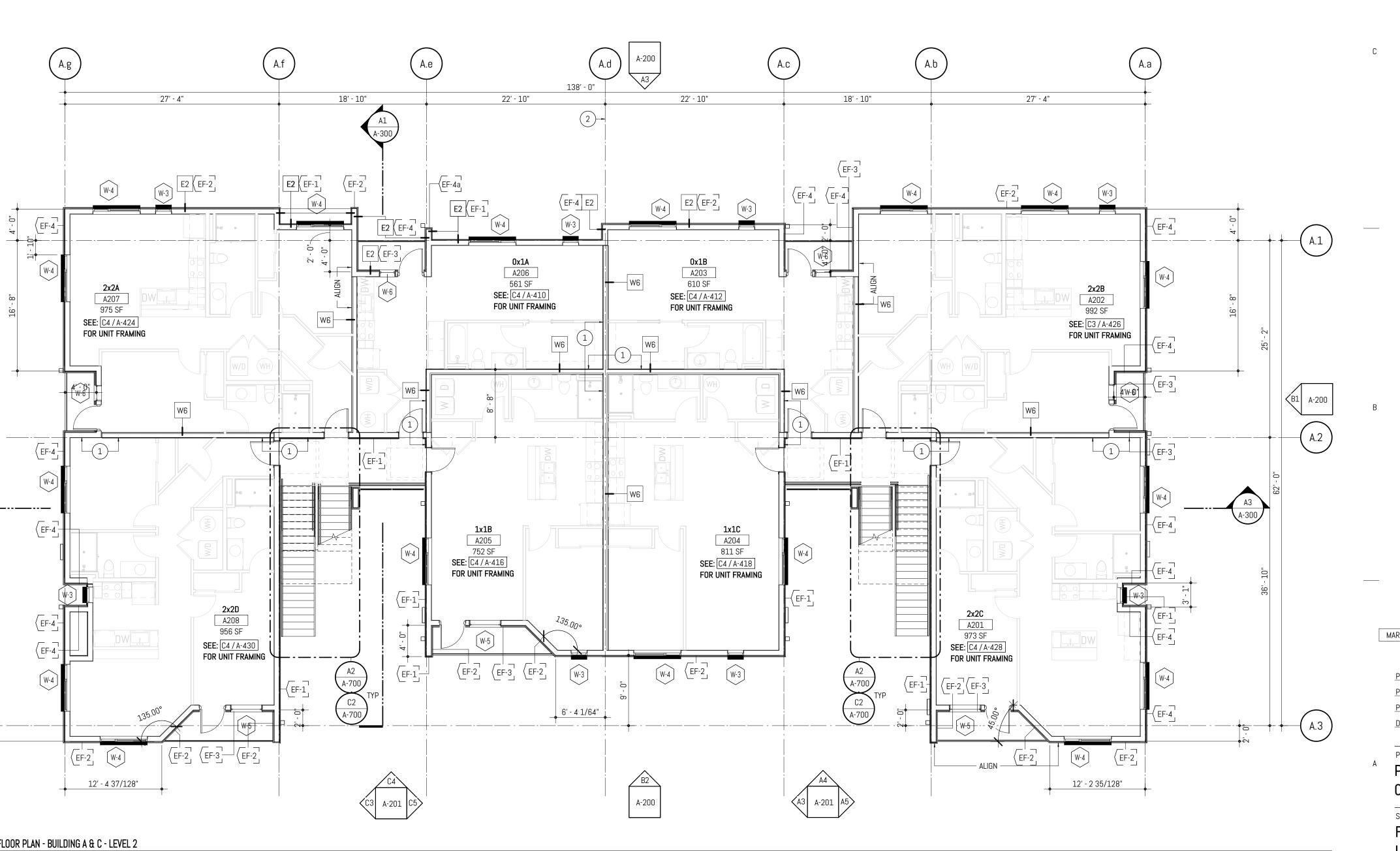


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A2 FLOOR PLAN - BUILDING A & C - LEVEL 2 SCALE: 1/8" = 1'-0" @ FULL SCALE



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- (2) GRID X.d FRAMING TO CENTERLINE OF STUD

3

1. GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY, GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.

4

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- 6. FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.

FLOOR PLAN **GENERAL NOTES**

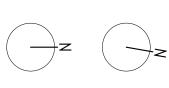
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10. STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.





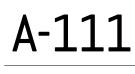


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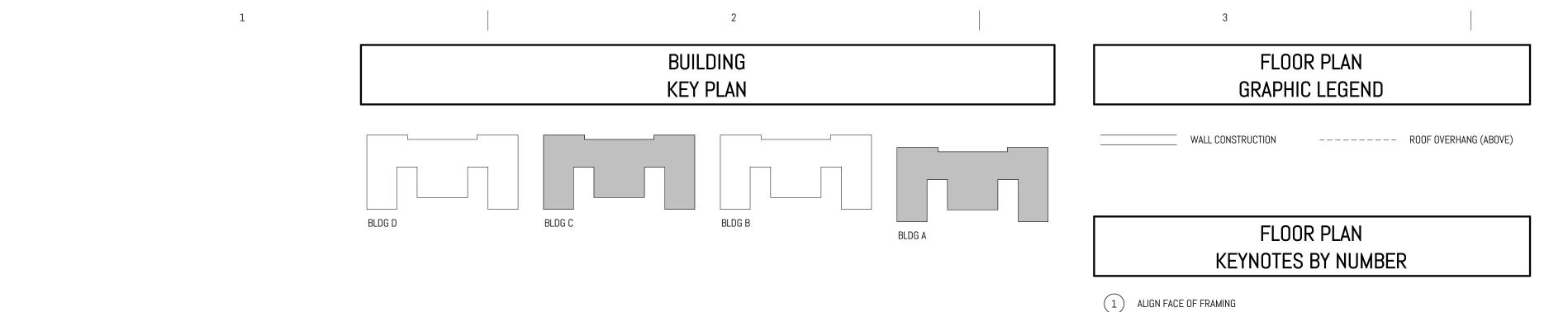
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FLOOR PLAN BLDG A & C -LEVEL 2

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A2 FLOOR PLAN - BUILDING A & C - LEVEL 3 SCALE: 1/8" = 1'-0" @ FULL SCALE

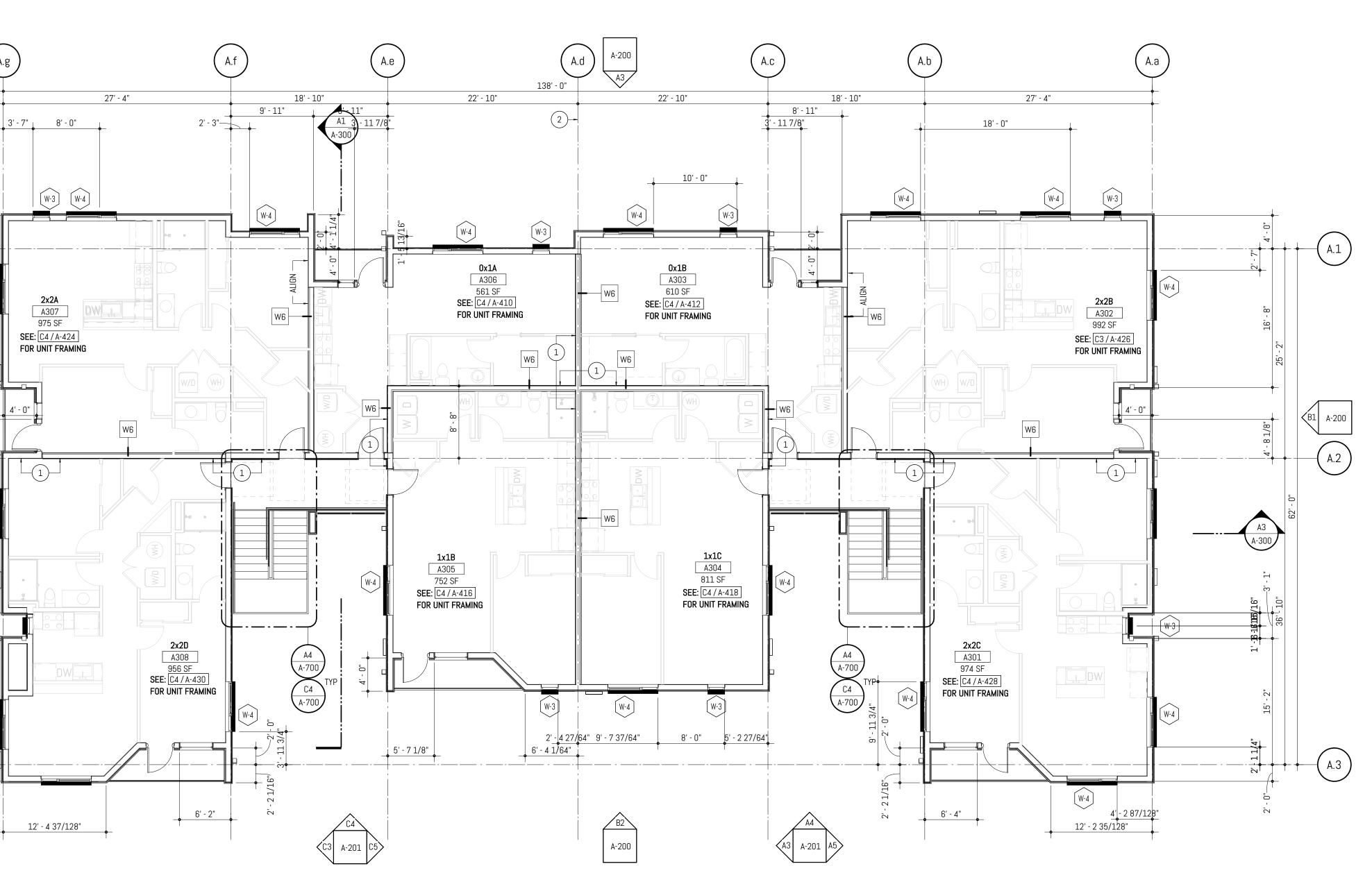
- (2) GRID X.d FRAMING TO CENTERLINE OF STUD

3

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- 6. FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.



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FLOOR PLAN **GENERAL NOTES**

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10. STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.



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A2 FLOOR PLAN - BUILDING A & C - ROOF SCALE: 1/8" = 1'-0" @ FULL SCALE

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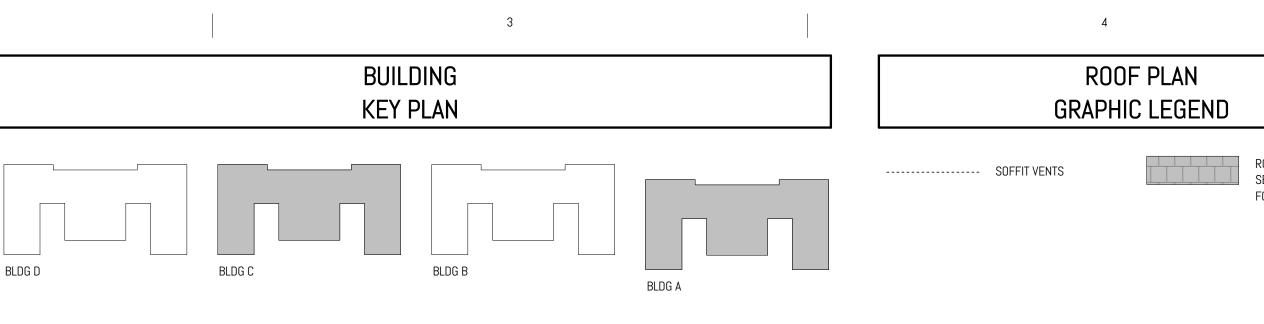
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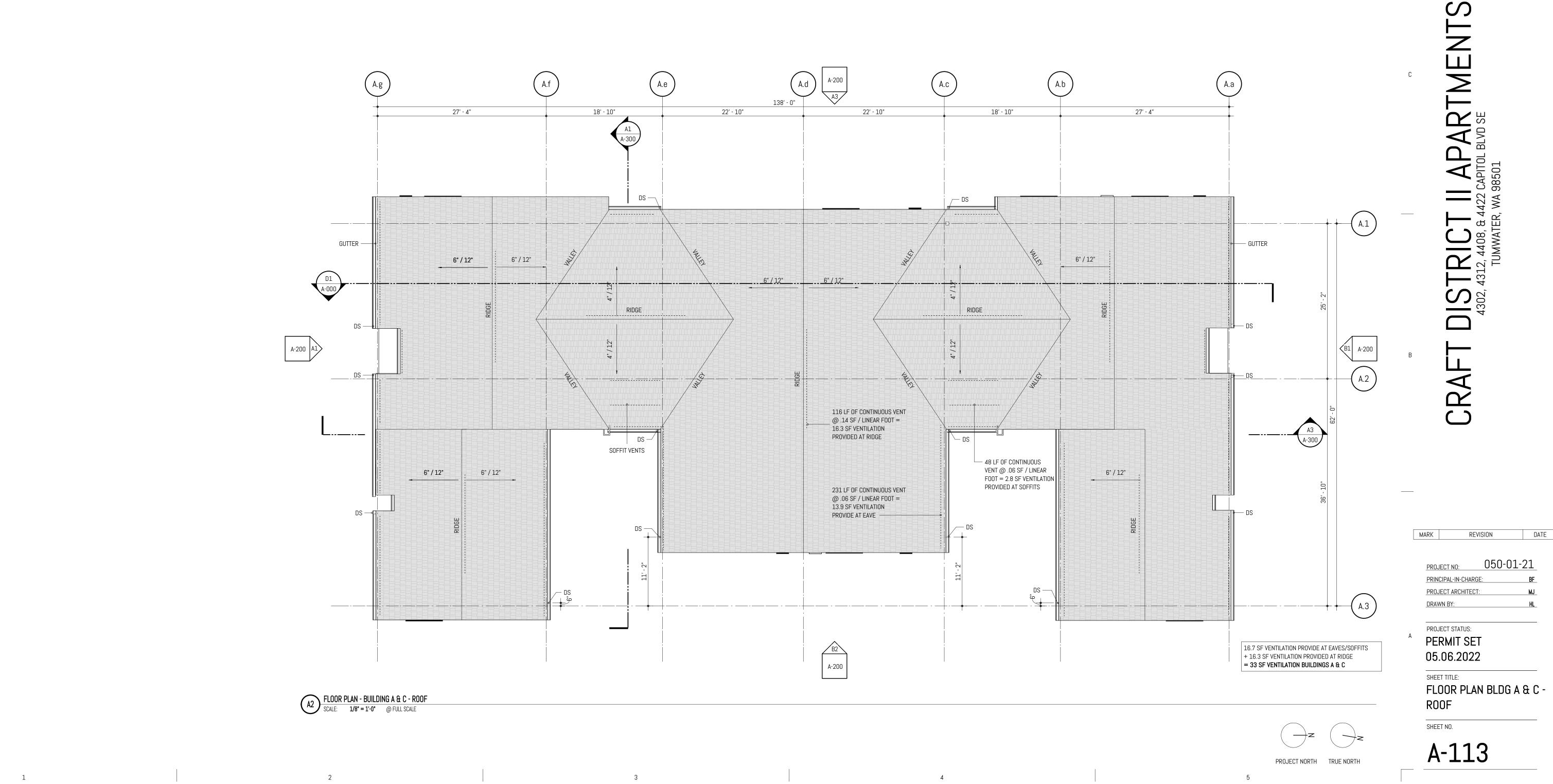
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- ROOF PLAN **GENERAL NOTES**

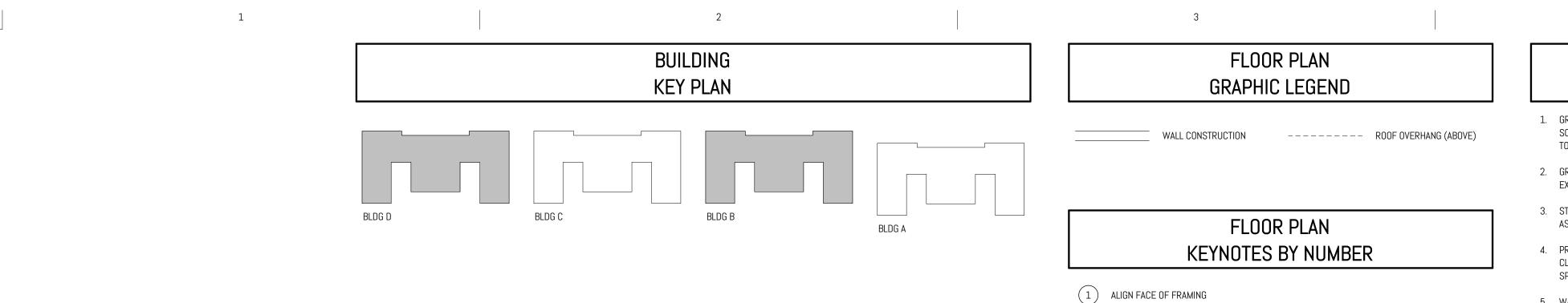
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- FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS AND OTHER ITEMS ON THE ROOF SURFACE, REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR ROOF DRAIN SIZING, REFER TO PLUMBING DRAWINGS.
- 3. PAINT EXPOSED ROOF-MOUNTED EQUIPMENT, PIPING, ETC. EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL. COLOR AS SELECTED BY ARCHITECT.

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4. ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.





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A2 FLOOR PLAN - BUILDING B & D - LEVEL 1 SCALE: 1/8" = 1'-0" @ FULL SCALE

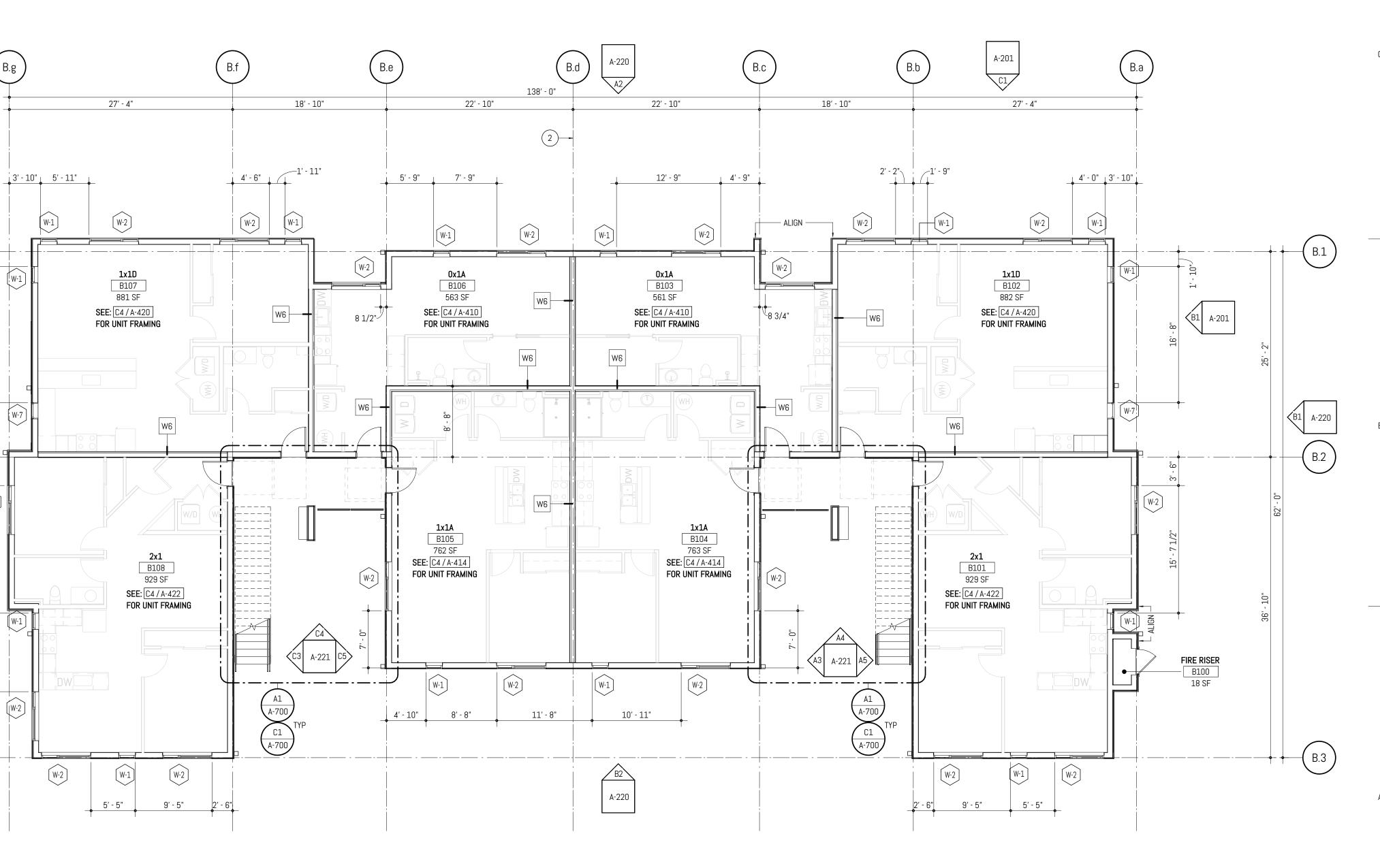
(2) GRID X.d FRAMING TO CENTERLINE OF STUD

3

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- 6. FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.



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FLOOR PLAN **GENERAL NOTES**

7. FRAMING SHALL BE FURRED OUT, OR ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE INSTALLED AS REQUIRED TO ALIGN WITH ADJACENT FACE OF FINISH.

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10. STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.





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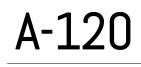
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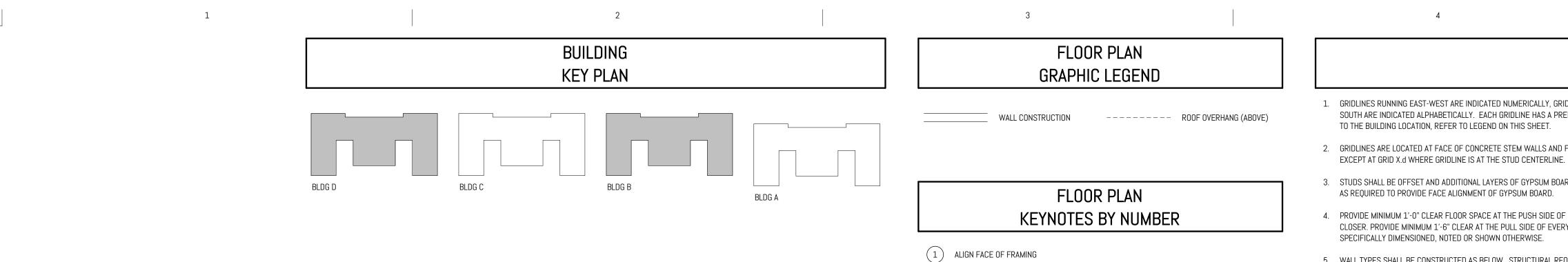
FLOOR PLAN BLDG B & D -LEVEL 1

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(2) GRID X.d FRAMING TO CENTERLINE OF STUD

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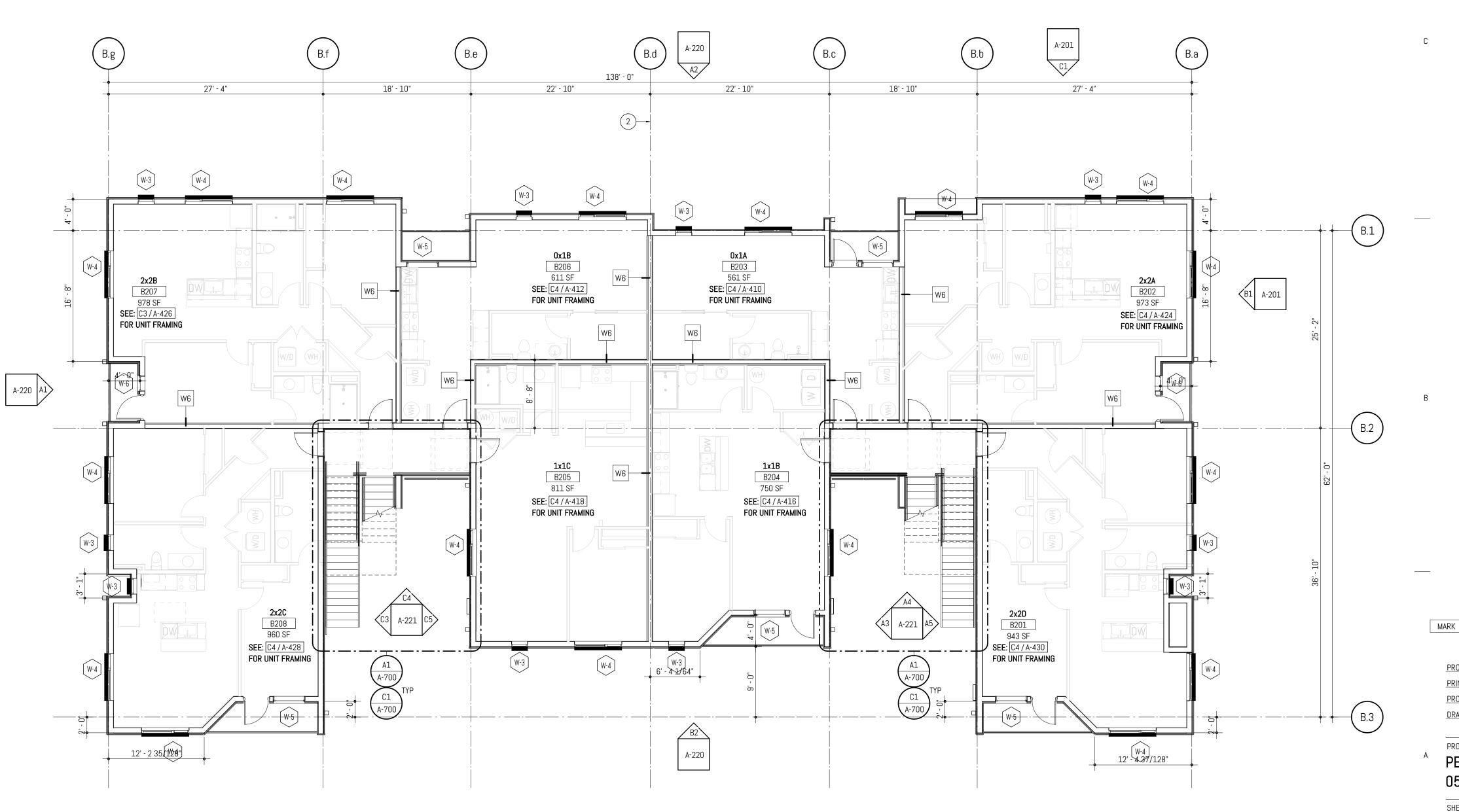
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A2 FLOOR PLAN - BUILDING B & D - LEVEL 2 SCALE: 1/8" = 1'-0" @ FULL SCALE



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6. FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.

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PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT: DRAWN BY: PROJECT STATUS:

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PERMIT SET 05.06.2022

SHEET TITLE: FLOOR PLAN BLDG B & D -LEVEL 2

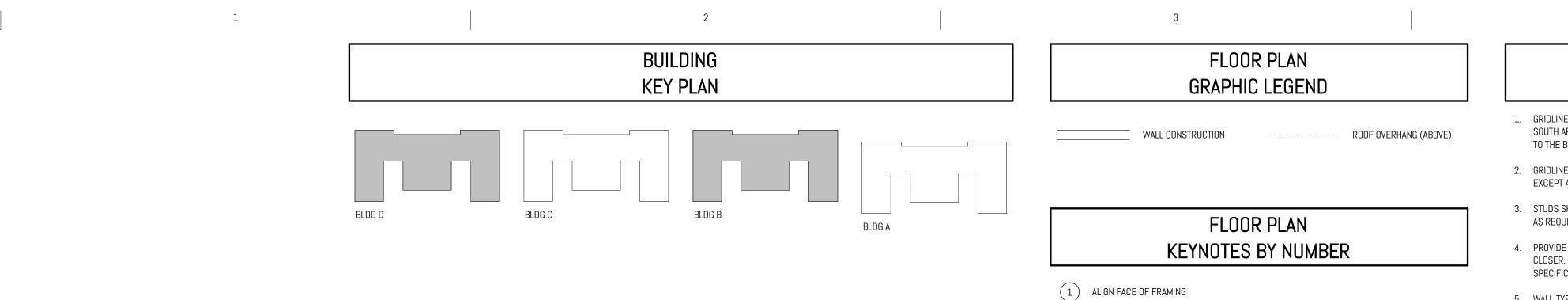
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A2 FLOOR PLAN - BUILDING B & D - LEVEL 3 SCALE: 1/8" = 1'-0" @ FULL SCALE

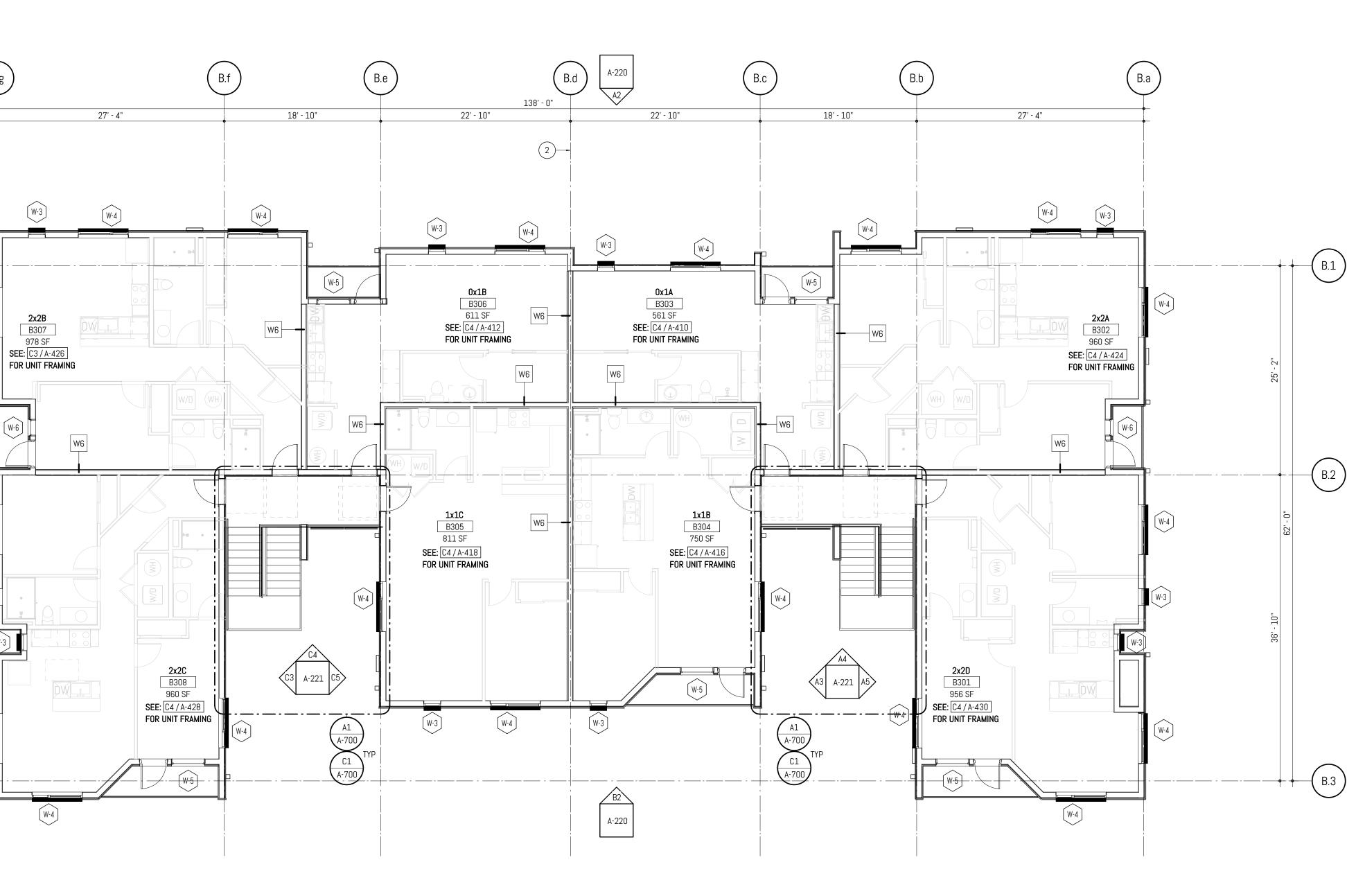
(2) GRID X.d FRAMING TO CENTERLINE OF STUD

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FLOOR PLAN **GENERAL NOTES**

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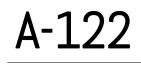




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A2 FLOOR PLAN - BUILDING B & D - ROOF SCALE: 1/8" = 1'-0" @ FULL SCALE

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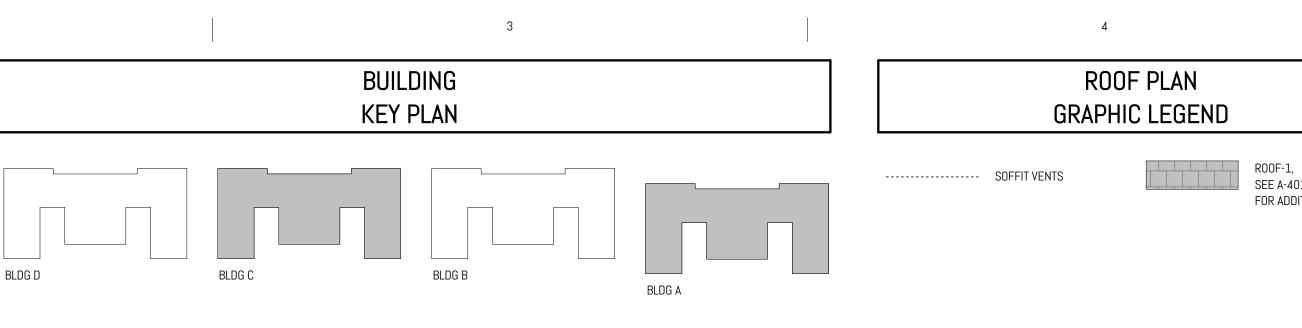
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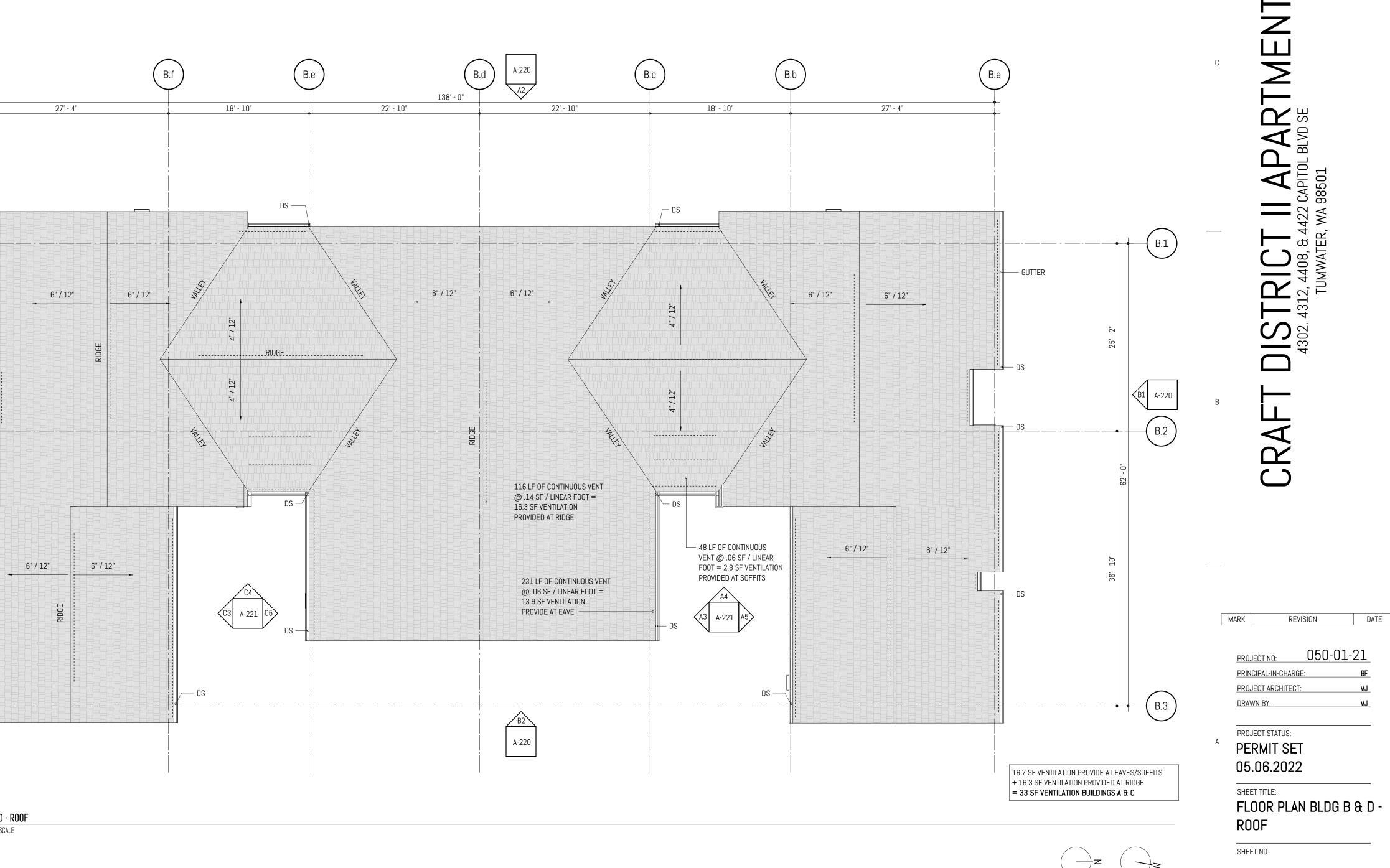
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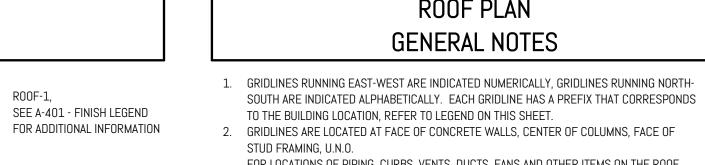
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ROOF PLAN **GENERAL NOTES**

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- 2. GRIDLINES ARE LOCATED AT FACE OF CONCRETE WALLS, CENTER OF COLUMNS, FACE OF FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS AND OTHER ITEMS ON THE ROOF SURFACE, REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR ROOF DRAIN
- SIZING, REFER TO PLUMBING DRAWINGS. 3. PAINT EXPOSED ROOF-MOUNTED EQUIPMENT, PIPING, ETC. EXCEPT THOSE ITEMS WHICH ARE
- ALUMINUM OR STAINLESS STEEL. COLOR AS SELECTED BY ARCHITECT. 4. ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



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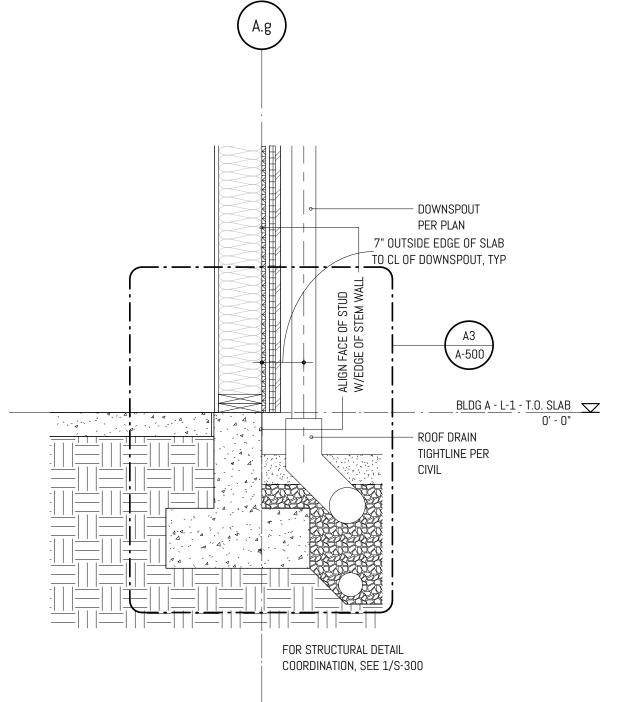
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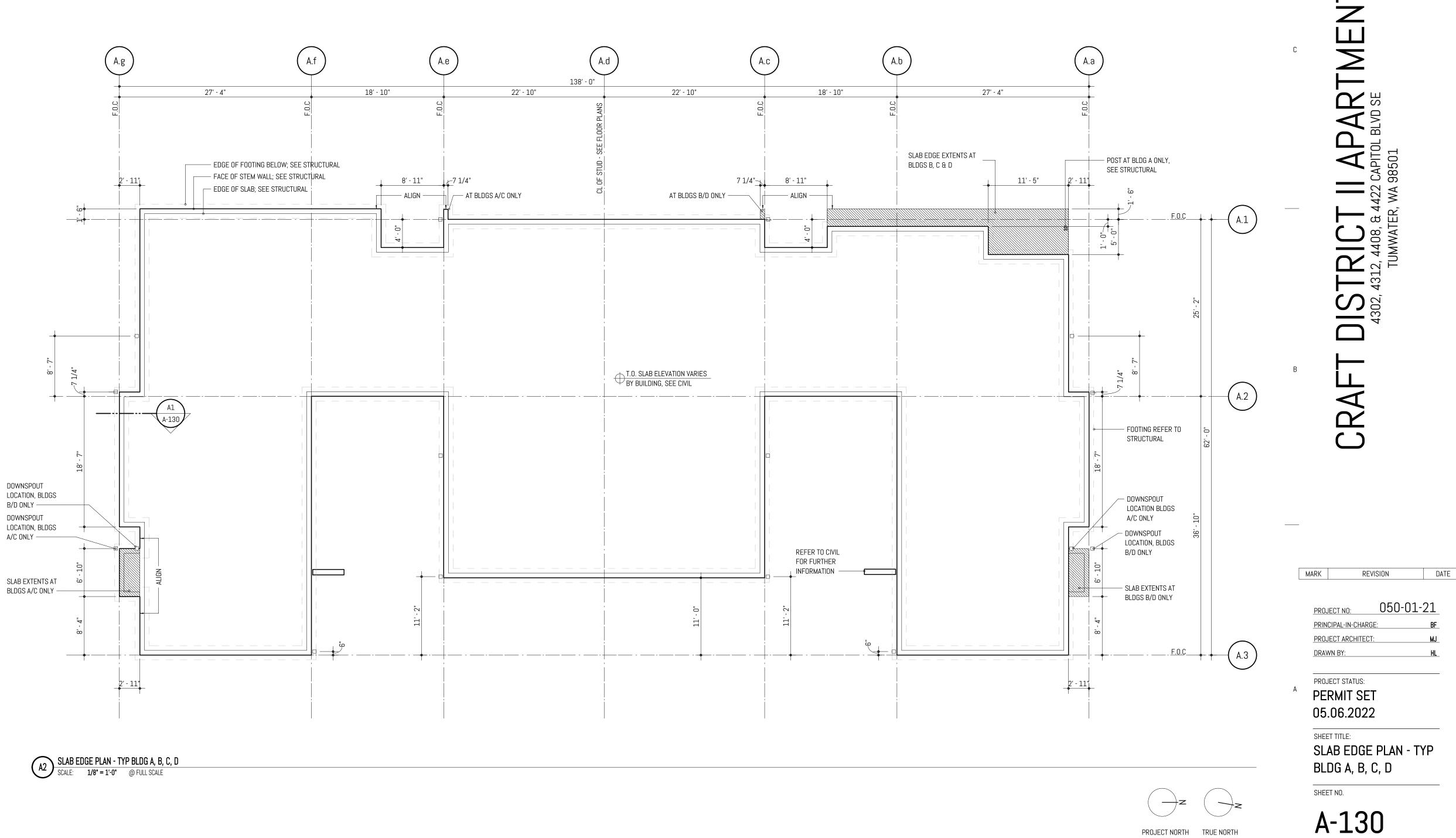








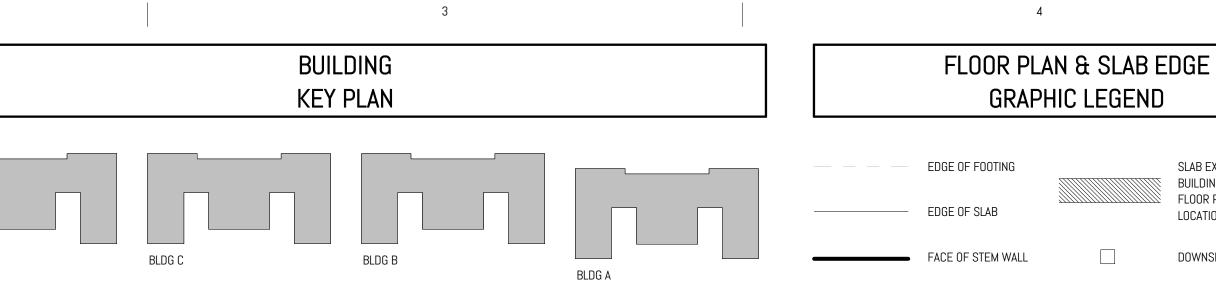




4

A1 SLAB EDGE & DOWNSPOUT DETAIL SCALE: 3/4" = 1'-0" @ FULL SCALE

1



3

SLAB EXTENT CHANGES BETWEEN BUILDINGS - REFER TO NOTES ON FLOOR PLAN FOR BUILDING LOCATION AND EXTENTS

DOWNSPOUTS

FLOOR PLAN & SLAB EDGE **GENERAL NOTES**

5

1. THE CONTRACTOR SHALL COMPARE THIS SLAB EDGE PLAN WITH STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT. 2. DIMENSIONS INDICATED FROM SLAB EDGE U.N.O.

3. STRUCTURAL COLUMNS TO CENTER ON GRIDLINES U.N.O.; REFER TO STRUCTURAL DRAWINGS FOR COLUMN TYPES.

- 4. OPENINGS AT DESIGN-BUILD EGRESS STAIRS TO BE VERIFIED BY THE MANUFACTURER.
- 5. EMBED PLATES NOT SHOWN IN SLAB EDGE A-130 SERIES. STRUCTURAL SHEET SET TO SPECIFY EMBED SIZING UNLESS NOTED OTHERWISE IN ARCHITECTURAL SHEET SET.

PROJECT NORTH TRUE NORTH

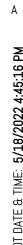


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RL-1 —

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W-3

RL-1 —

REFER TO

A-201 FOR BLDG C CONDITION

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W-2



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ECTION	



S [MEN. WA В, & 4. АТЕР, DISTRIC 4302, 4312, 4406 TUMW/ CRAFT

PROJECT NO:	050-01-21
PRINCIPAL-IN-CHARG	iE: BF
PROJECT ARCHITECT	: MJ
DRAWN BY:	HL

REVISION

DATE

PROJECT STATUS: PERMIT SET 05.06.2022

MARK

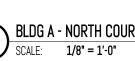
SHEET TITLE: EXTERIOR ELEVATIONS BLDG A & C

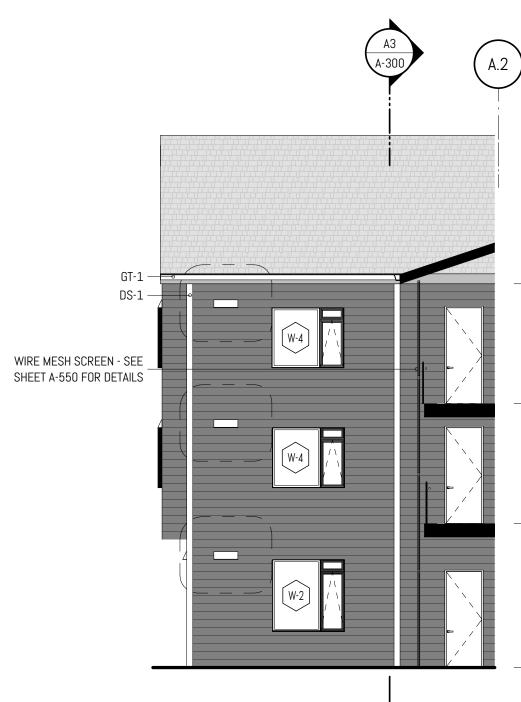
SHEET NO.

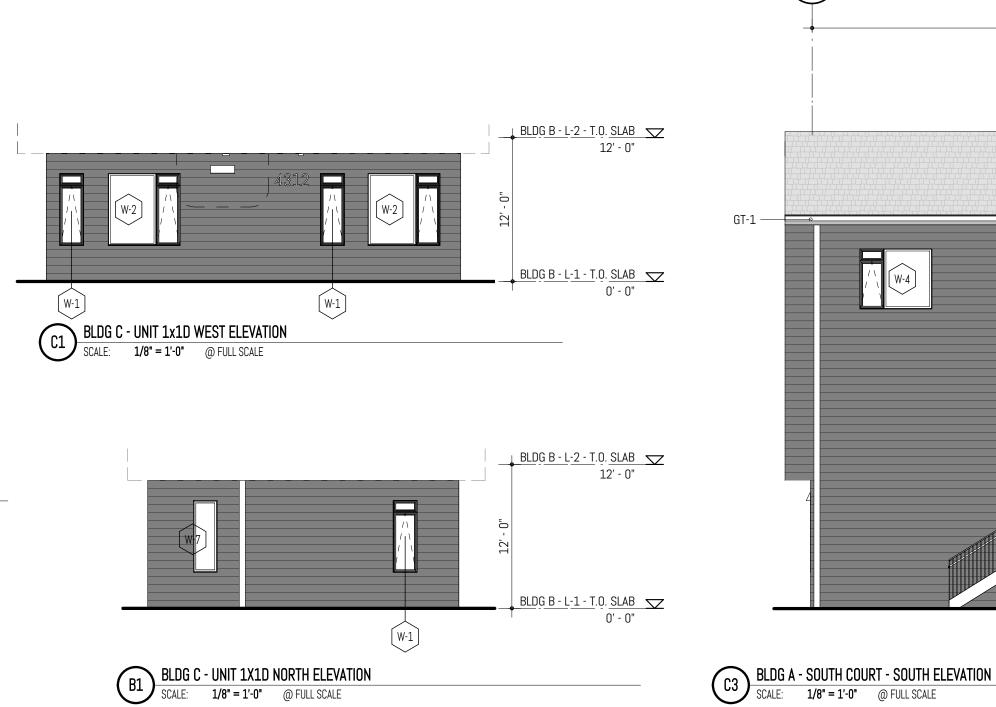




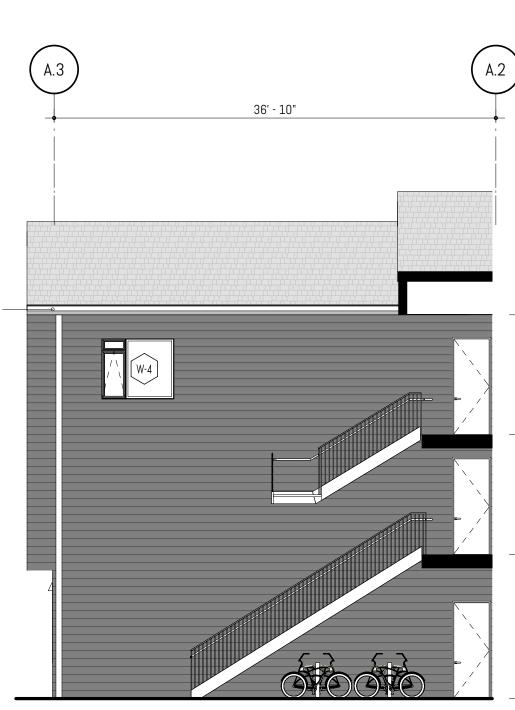
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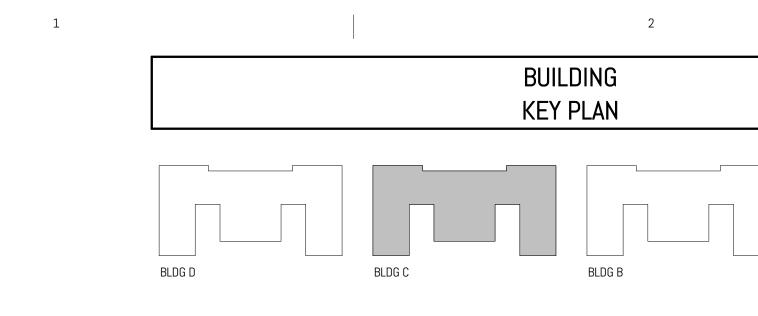


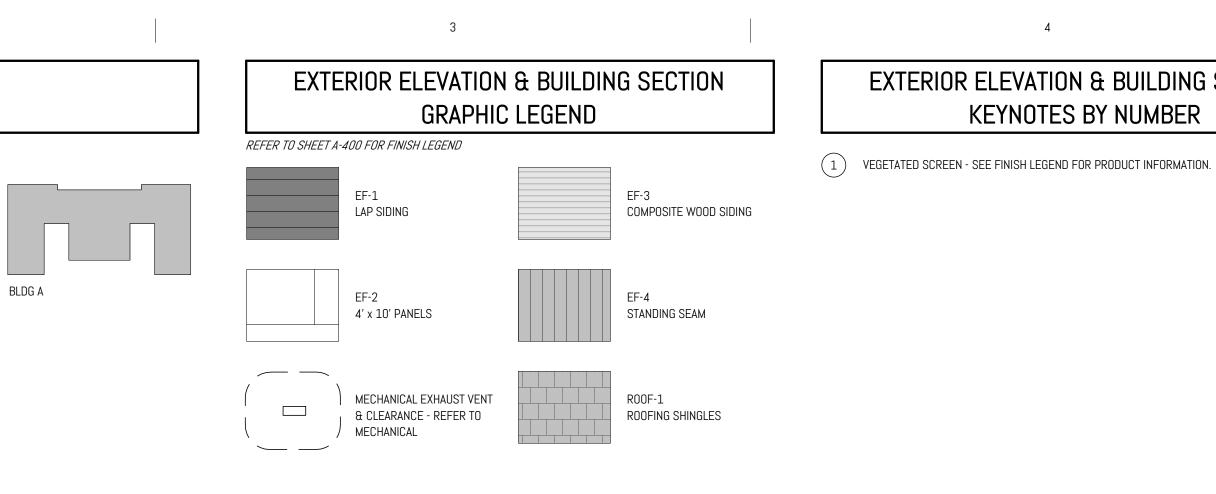




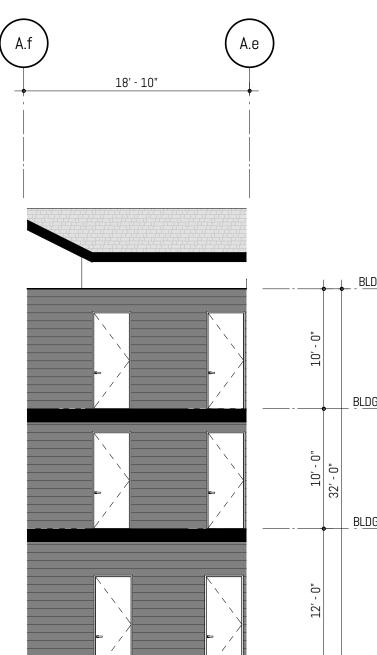
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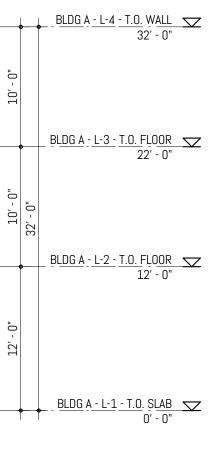






	BLDG <u>A - L-4 - T.O. WALL</u> 32' - 0"
10' - 0"	
	BLDG A - L-3 - T.O. FLOOR 22' - 0"
10' - 0" 37' - 0"	BLDG A - L-2 - T.O. FLOOR 12' - 0"
12' - 0"	12' - 0"
12	BLDG A - L-1 - T.O. SLAB 0' - 0"

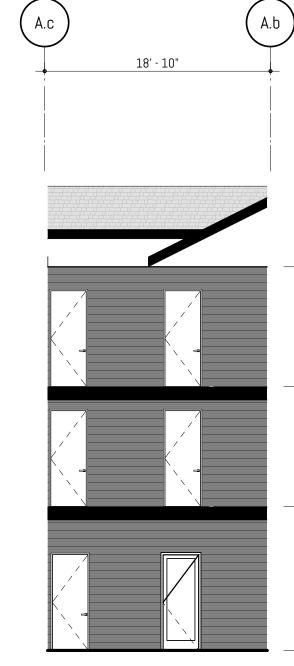


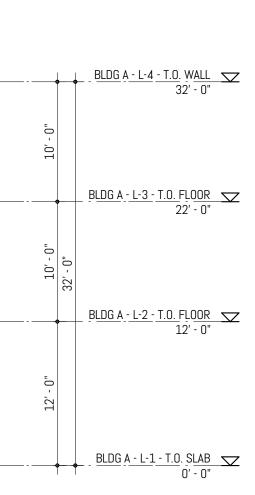


C4 BLDG A - SOUTH COURT - WEST ELEVATION SCALE: 1/8" = 1'-0" @ FULL SCALE

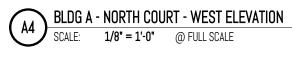
 (BLDG A - L-4 - T.O. WALL 32' - 0"
10' - 0"	BLDG A - L-3 - T.O. FLOOR
10' - 0" 32' - 0"	22' - 0" <u>BLDG A - L-2 - T.O. FLOOR</u>
12' - 0"	BLDG A - L-1 - T.O. SLAB
 · _ · 	0' - 0"







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EXTERIOR ELEVATION & BUILDING SECTION **GENERAL NOTES**

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REGISTERED ARCHITECT

BEN DAVID FERGUSON STATE OF WASHINGTON

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DISTRIC 4302, 4312, 4408 TUMWA

CRAFT

REVISION

PROJECT NO: 050-01-21

EXTERIOR ELEVATIONS -

BLDG A & C UNIT ENTRY

PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT:

DRAWN BY:

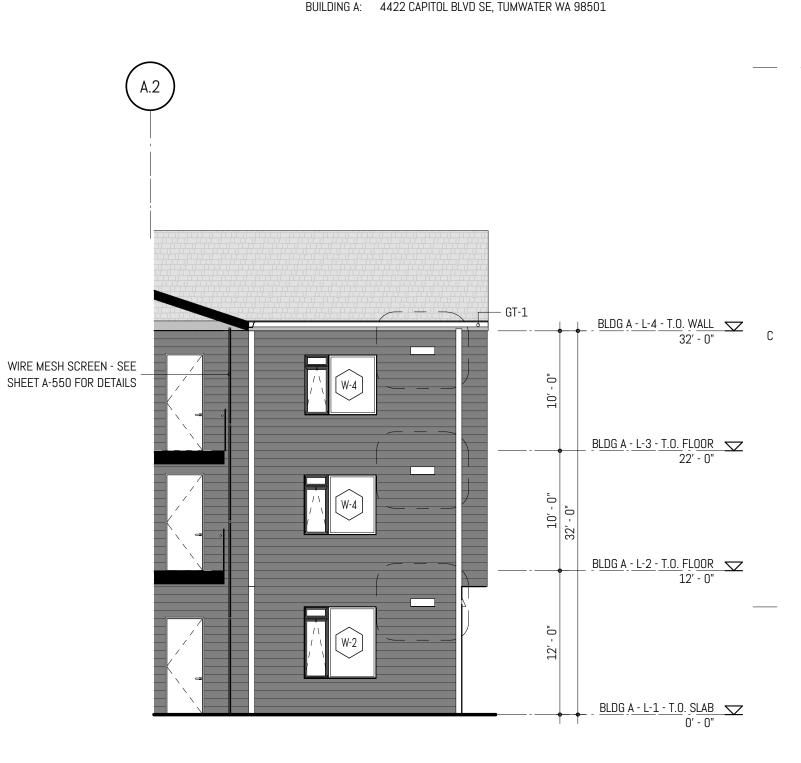
PROJECT STATUS: PERMIT SET

05.06.2022

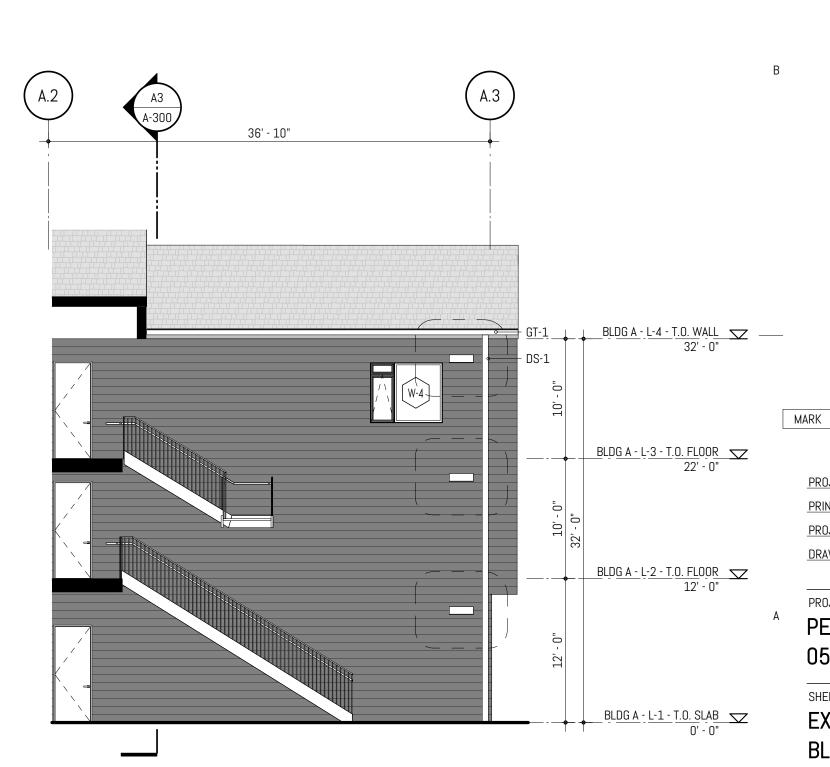
SHEET TITLE:

DATE

- 1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
- 2. EXISTING WALL-HOSTED UTILITY / SERVICE CONNECTIONS TO BE LOCATED AND IDENTIFIED BEFORE COMMENCEMENT OF CONSTRUCTION. UTILITY / SERVICE CONNECTIONS NOT SHOWN IN ARCHITECTURAL DRAWINGS TO BE DOCUMENTED AND REPORTED TO ARCHITECT IN ADVANCE OF WALL FRAMING AND / OR SIDING INSTALLATION.
- 3. SIDING INSTALLER TO MOCK-UP JOINTS, TRANSITIONS, FASTENER TYPE AND PATTERN, AND APPLIED FINISHES (INCLUDING PAINT AND STAIN) FOR OWNER AND ARCHITECT APPROVAL BEFORE INSTALLATION.
- 4. SEE SHEET A-200 FOR TYPICAL EXTERIOR ELEVATION NOTE, U.N.O.
- 5. MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND SEE SHEET A-401 FOR ADDITIONAL INFORMATION. 6. FOR TYPICAL BUILDING ELEVATION DIMENSIONS, CALLOUTS, & ANNOTATIONS, SEE SHEET A-200. 7. SEE A-100 SERIES - OVERALL FLOOR PLANS FOR EXTERIOR DOOR TAGS & A-400 SERIES - ENLARGED
- FLOOR PLANS FOR INTERIOR DOOR TAGS. 8. APPROVED 12" MINUMUM ADDRESS NUMBERING TO BE PROVIDED ON EACH BUILDING. THE ADDRESS
- NUMBERING SHALL BE HIGH CONTRAST TO THE CLADDING MATERIAL THEY ARE ATTACHED T. BUILDING SHALL BE ADDRESSED AS FOLLOWS:
 - BUILDING A: 4302 CAPITOL BLVD SE, TUMWATER WA 98501 BUILDING B: 4312 CAPITOL BLVD SE, TUMWATER WA 98501
 - BUILDING C: 4408 CAPITOL BLVD SE, TUMWATER WA 98501 BUILDING A: 4422 CAPITOL BLVD SE, TUMWATER WA 98501



















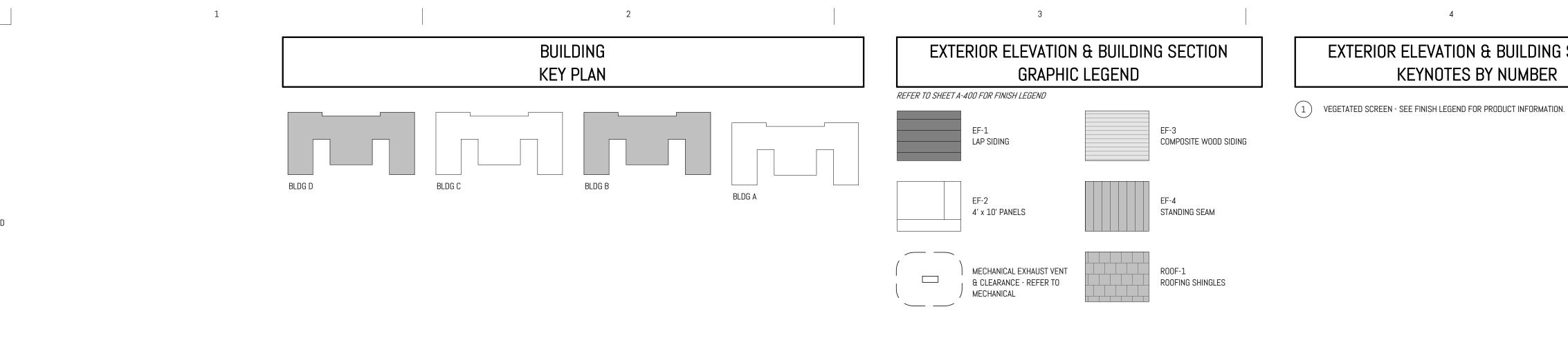
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050-01-21
E: BF
MJ
FD

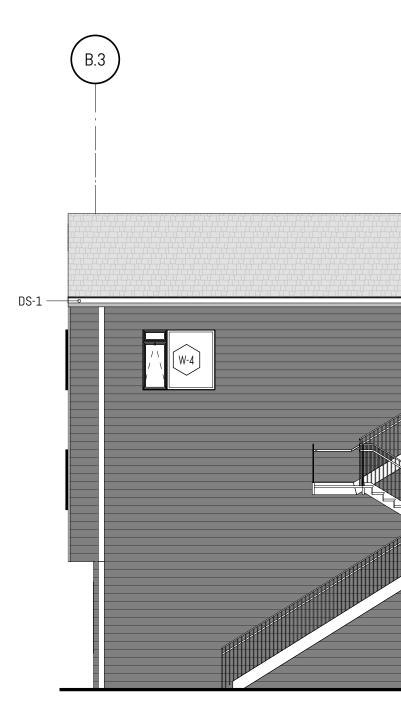
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EXTERIOR ELEVATIONS BLDG B & D

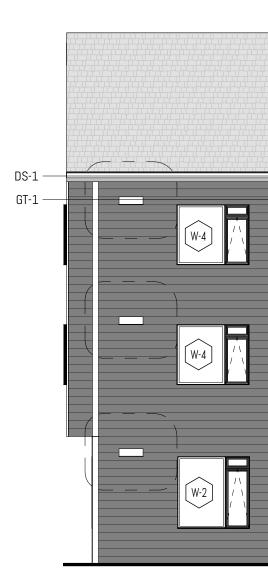
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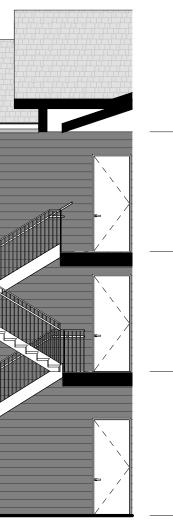
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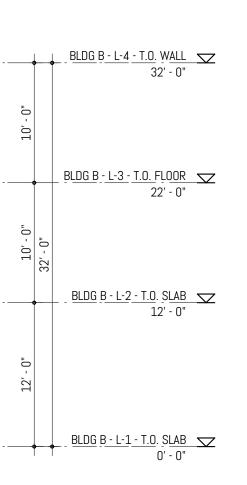


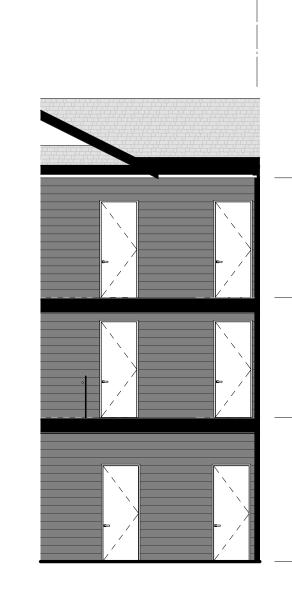
C3 BLDG B - SOUTH COURT - SOUTH ELEVATION SCALE: 1/8" = 1'-0" @ FULL SCALE



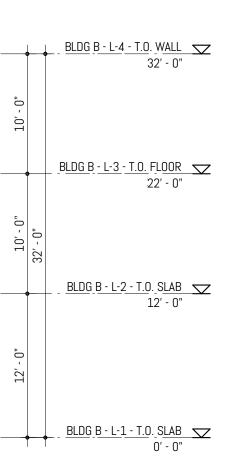
A3 BLDG B - NORTH COURT - SOUTH ELEVATION SCALE: 1/8" = 1'-0" @ FULL SCALE

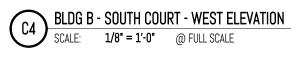


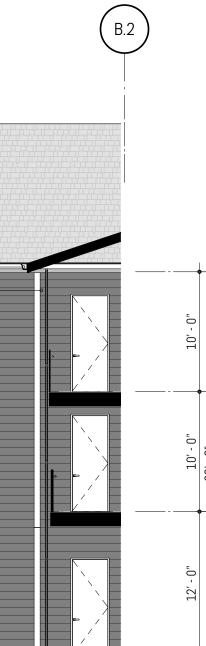




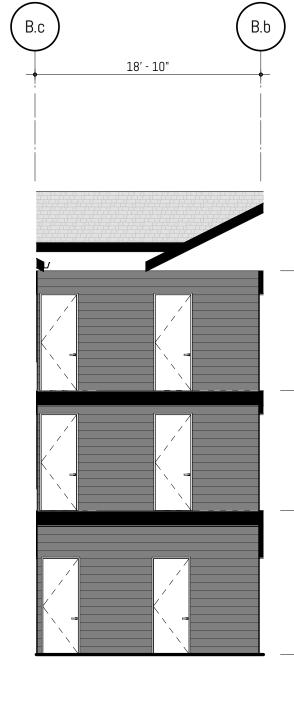
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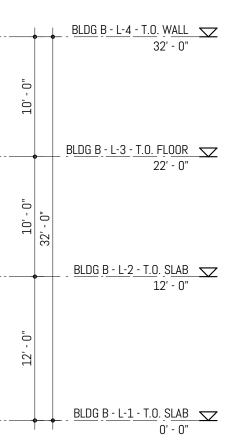






		BLDG B - L-4 - T.O. WALL
		_ <u>BLDG B - L-3 - T.O. FLOOR</u>
TO0T	32' - 0"	22' - 0"
	, ,	<u>BLDG B - L-2 - T.O. SLAB</u> 12' - 0"
TT		
	•	► - BLDG <u>B - L-1 - T.O. SLAB</u> 0' - 0"





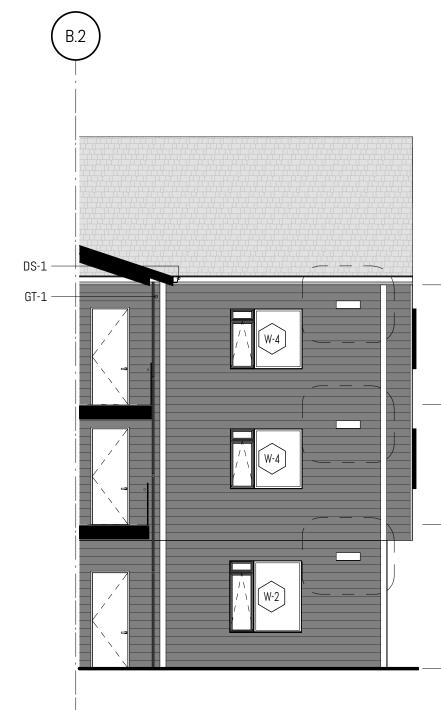
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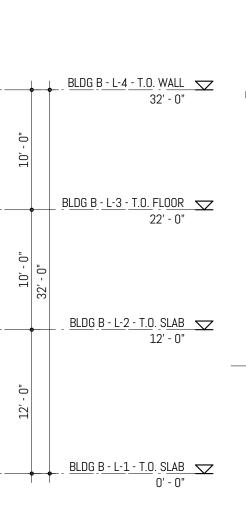
A4 BLDG B - NORTH COURT - WEST ELEVATION SCALE: 1/8" = 1'-0" @ FULL SCALE

ì	SECTION	
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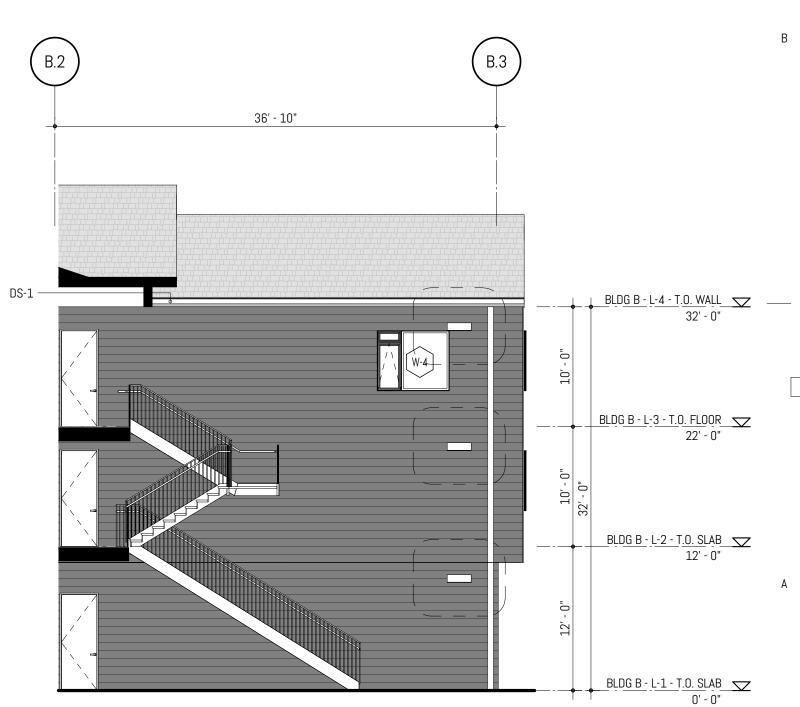
EXTERIOR ELEVATION & BUILDING SECTION **GENERAL NOTES**

- 1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
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C5 BLDG B - SOUTH COURT - NORTH ELEVATION SCALE: 1/8" = 1'-0" @ FULL SCALE



5

A5 BLDG B - NORTH COURT - NORTH ELEVATION SCALE: 1/8" = 1'-0" @ FULL SCALE

BLDG B - L-3 - T.O. FLOOR 22' - 0" BLDG B - L-2 - T.O. SLAB 12' - 0" BLDG B - L-1 - T.O. SLAB 0' - 0"



Z | 8, & ATE DISTRIC 4302, 4312, 4406 TUMW/

MARK	R	EVISION	DATE
PROJ	ECT NO:	050-01-2	21
PRINCIPAL-IN-CHARGE: BF			BF
PROJ	ECT ARCHITE	CT:	MJ
DRAV	VN BY:		FD

PROJECT STATUS: PERMIT SET 05.06.2022

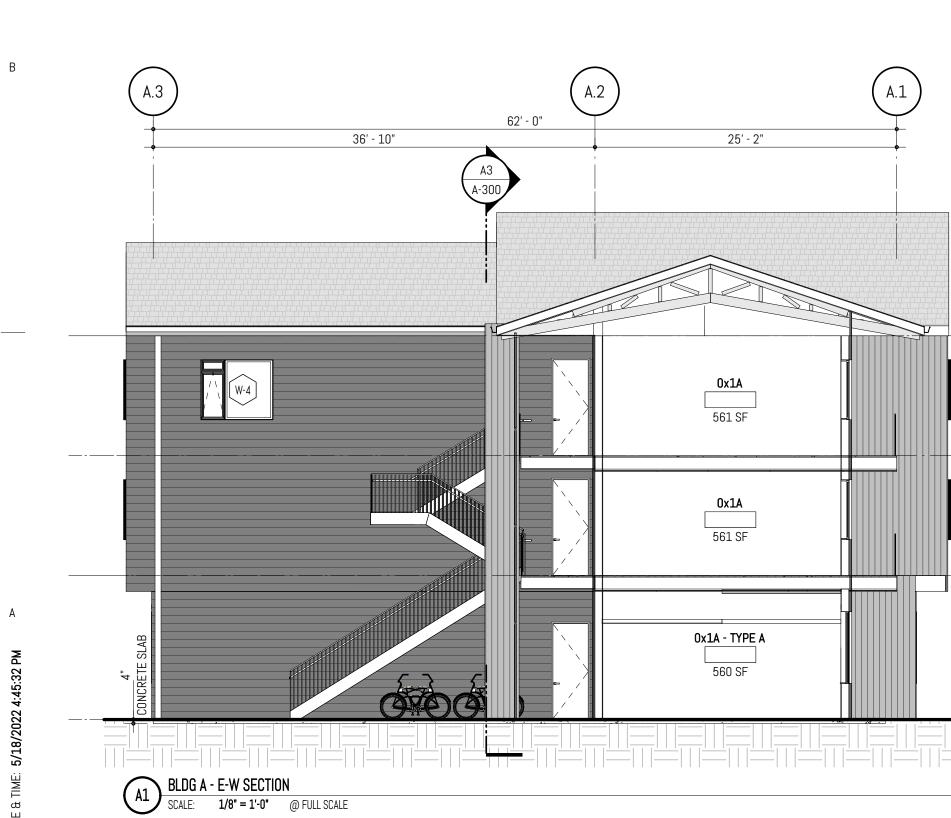
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SHEET TITLE: EXTERIOR ELEVATIONS -BLDG B & D UNIT ENTRY

SHEET NO.

A-221

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EXTERIOR ELEVATION & BUILDING SECTION **GRAPHIC LEGEND**

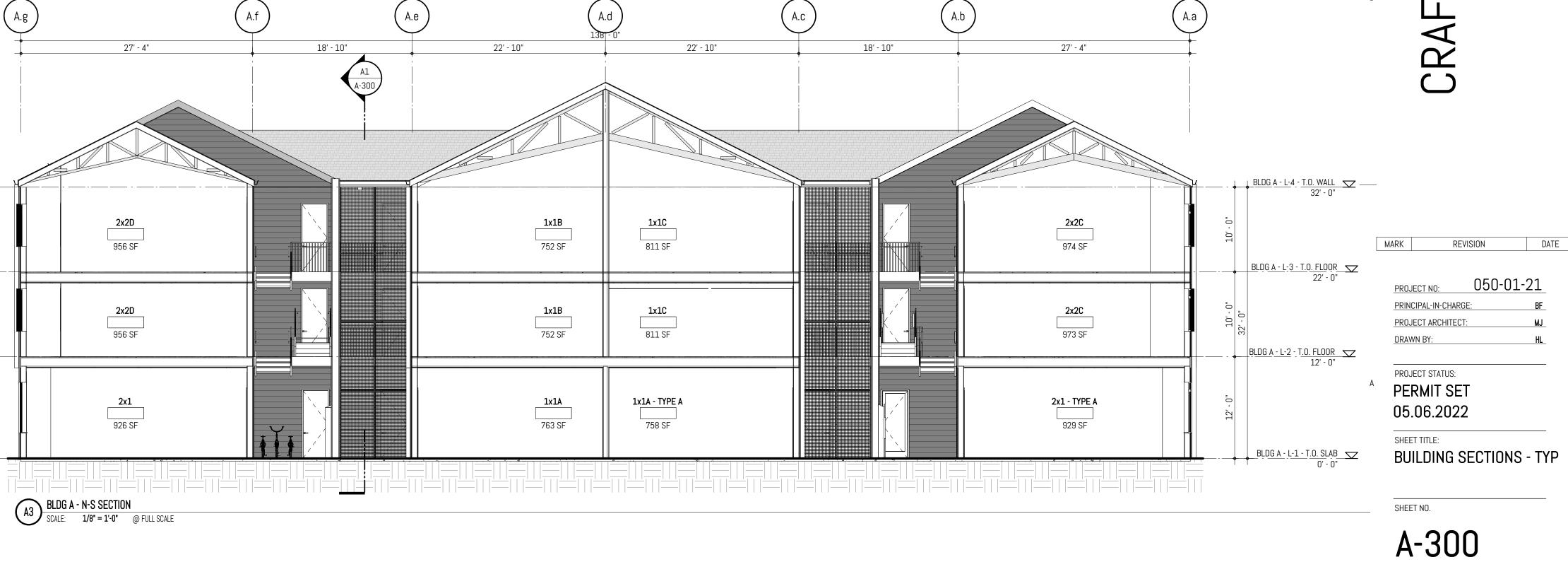
3

EF-1 HARDIE LAP SIDING	EF-3 CEDAR PLANK SIDING
EF-2 HARDIE PANELS	EF-4 STANDING SEAM
	ROOF-1 ROOFING SHINGLES

EXTERIOR ELEVATION & BUILDING KEYNOTES BY NUMBER

4

(1) VEGETATED SCREEN - SEE FINISH LEGEND FOR PRODUCT INFORMATION.



4

EXTERIOR ELEVATION & BUILDING SECTION **GENERAL NOTES**

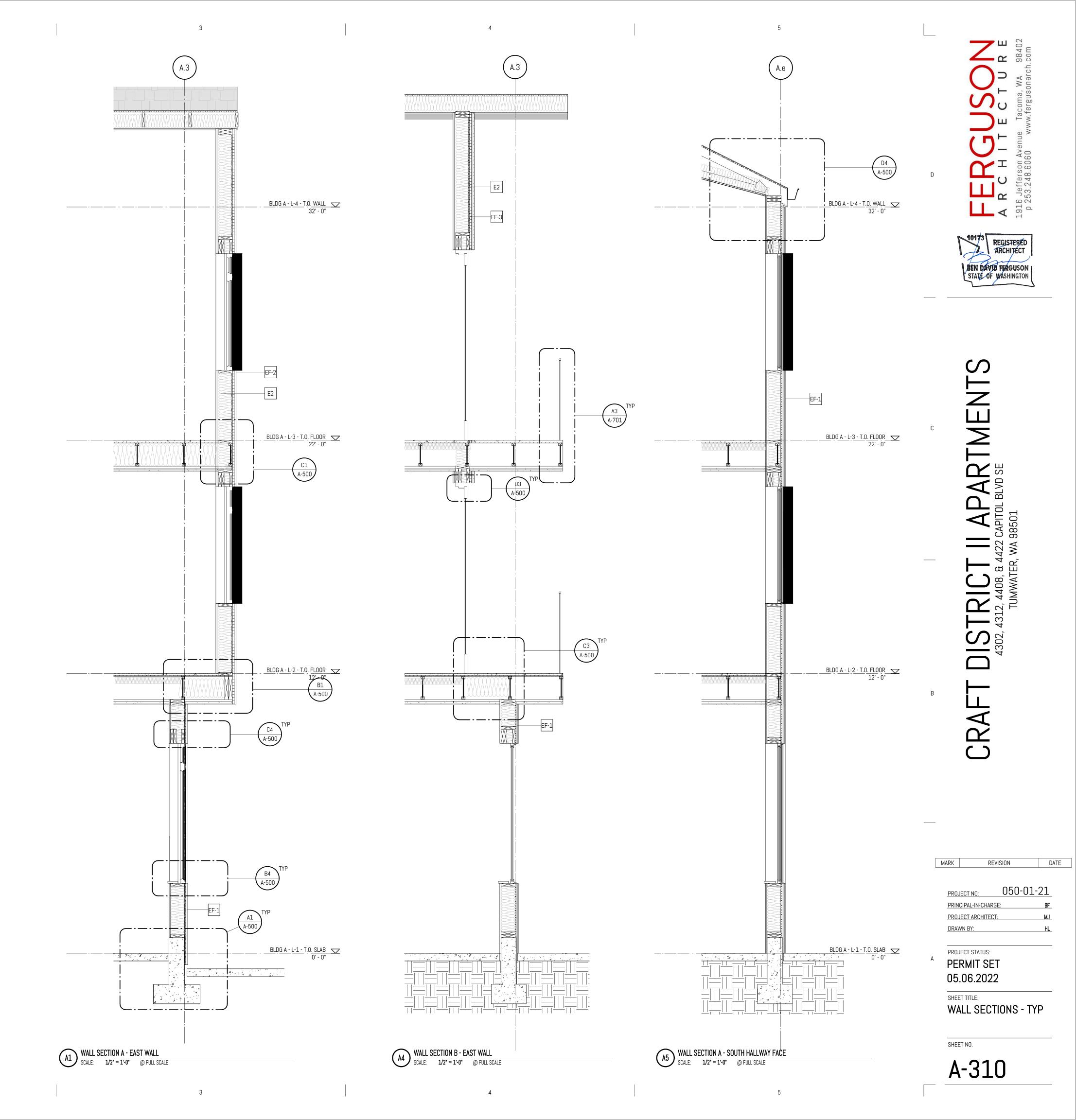
- 1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
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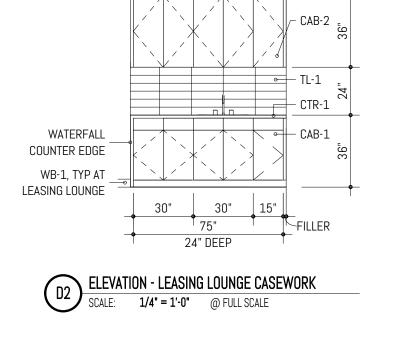


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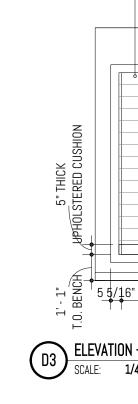
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·F· 42" C2 ELEVATION - LEASING LOUNGE RESTROOM 1 SCALE: 1/4" = 1'-0" @ FULL SCALE _ ىچى



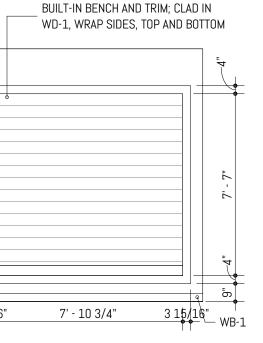
TL-3 -

MIRROR -

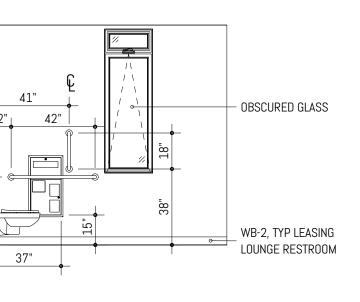


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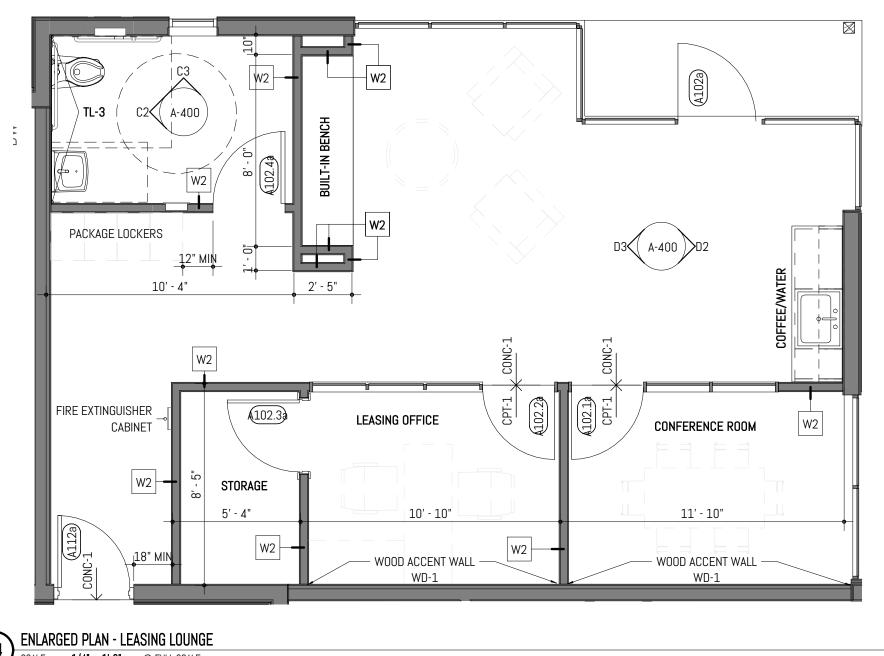


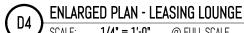




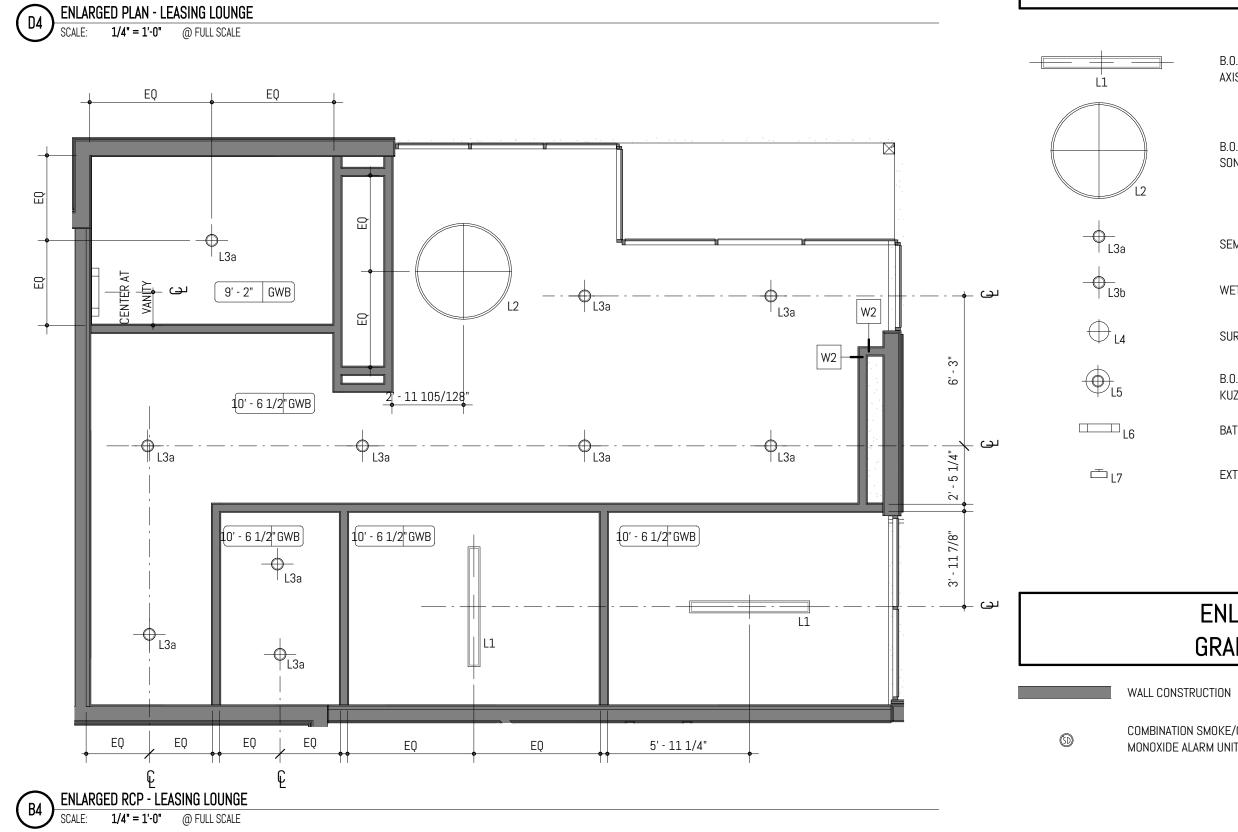


C3 ELEVATION - LEASING LOUNGE RESTROOM 2 SCALE: 1/4" = 1'-0" @ FULL SCALE





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				FIN	NSH LEGEND
DESIGNATION	TYPE	MANUFACTURER	PRODUCT NAME/NUMBER	COLOR NAME/NUMBER	FINISH
CAB-1	CASEWORK	LANZ OR EQ.			P-LAM 1
CAB-2	CASEWORK	LANZ OR EQ.			P-LAM 2
CAB-3	CASEWORK	LANZ OR EQ.			P-LAM 3
CONC-1	CONCRETE				LIGHT GRIND, POLISH AND SEAL
CPT-1	CARPET	EF CONTRACT	LANDLINE	LND57 SWITCHBOARD	
CTR-1 (OPT 1)	COUNTERTOP	MSI STONE	Q™	FOSSIL GRAY	POLISHED
CTR-1 (OPT 2)	COUNTERTOP	PENTAL QUARTZ	SORANO POLISHED	BQ8730P	POLISHED
DS-1	DOWNSPOUT			EP-1	PRE-FINISHED MTL
EF-1	CEMENTITIOUS LAP SIDING	JAMESHARDIE	HARDIEPLANK LAP—SMOOTH		
EF-2	CEMENTITIOUS PANEL SIDING	JAMESHARDIE	REVEAL		
EF-3	COMPOSITE WOOD SIDING				
EF-4	STANDING SEAM	AEP SPAN	SELECT SEAM NARROW BATTEN		
GT-1	GUTTER			EP-1	PRE-FINISHED MTL
LVT-1	VINYL FLOORING	EF CONTRACT	FACET	EFCFC-001 STRAW	
P-1	PAINT	SHERWIN WILLIAMS	SW 7005	PURE WHITE	EGGSHELL
P-LAM 1	LAMINATE	WILSONART	TRACELESS	CHARCOAL VELVET 15504-31	TRACELESS FINISH
P-LAM 2	LAMINATE	FORMICA		BEIGE ELM 5794-NG	NATURAL GRAIN FINISH
P-LAM 3	LAMINATE	FORMICA		SARUM GREY 2770-58	MATTE
RF-1	RESILIENT FLOORING	FORBO	MARMOLEUM FRESCO	VOLCANIC ASH / 3872	
RL-1	ALUMINUM GUARDRAIL SYSTEM				POWDER COAT
ROOF-1	COMPOSITION ROOF SHINGLE	GAF	TIMBERLINE NS	ARCTIC WHITE	
TL-1 (OPT 1)	TILE	THOMPSON TILE & STONE	CALACATTA	VINTAGE WHITE	HONED
TL-1 (OPT 2)	TILE	MSI STONE	GRAY GLOSSY SUBWAY TILE	GRAY	GLOSSY
TL-3	TILE	MSI STONE	WHITE SUBWAY TILE	WHITE	GLOSSY
WB-1	WALL BASE		PAINTED MDF	PER ELEVATIONS	SEMIGLOSS
WB-2	WALL BASE	ROPPE	CONTOURS - SIMPLICITY #00	123 CHARCOAL	
WD-1	WOOD PLANKS	TBD	CEDAR PLANKS		STAIN TBD
WN-1	VINYL WINDOW			BLACK (EXT) / WHITE (INT)	VINYL
WT-1	WINDOW TREATMENT	HUNTER DOUGLAS OR EQ.	ROLLER SHADES	WHITE	

ENLARGED PLAN **GENERAL NOTES**

5

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE. 2. APPLIANCES CFCI U.N.O.
- 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP. 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
- 8. FURNITURE SHOWN FOR REFERENCE ONLY. 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
- 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
- 11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE 12. P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS
- 13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMIGLOSS SHEEN 14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS
- 15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
- 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
- LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
- 18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS 19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND

B.O.D. FIXTURE: BEAM 2 PENDANT

AXISLIGHTING; 5FT, BLACK FINISH

- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT

B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE

ENLARGED PLAN **GRAPHIC LEGEND**

REMARKS

CABINET PULLS - RICHELIEU CONTEMPORARY METAL PULL - 5632 BRUSHED NICKEL 5 1/32" CABINET PULLS - RICHELIEU CONTEMPORARY METAL PULL - 5632 BRUSHED NICKEL 5 1/32"

CABINET PULLS - RICHELIEU CONTEMPORARY METAL PULL - 5632 BRUSHED NICKEL 5 1/32"

FURNITURE

PROPOSED EXHAUST DUCTING

REGISTERED BEN DAVID FERGUSON STATE OF WASHINGTON \mathcal{O} TMEN 01 422 WA **Д** 18, & 4. АТЕР, **1**2, 4408

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CRAFT	

DIST 4302, 43

MARK	REV	/ISION	DAT
PRO	JECT NO:	050-01-2	21
PRIN	CIPAL-IN-CHARG	E:	BF
PRO	JECT ARCHITECT	:	MJ
ואסח	WN BY:		MJ

PROJECT STATUS: PERMIT SET 05.06.2022

SHEET TITLE:

ENLARGED PLANS & **ELEVATIONS - LEASING**

SHEET NO.



COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT

3% OPENNESS EXTERIOR WINDOWS THROUGHOUT - NFPA 101 (CLASS A RATING); NFPA 701; IBC 803. 1.1 (CLASS A RATING)

6" CLASS A FIRE RATING

3"×12" SCHLUTER TRIM AT EXPOSED TILE EDGES, TYP.

SIZE

12' 2 CM

3/4"

4"

4'×8'

4" 7"×48"

2"

4"×16" 4"×16"

1"×4" 4"

SEE SCHED

24-GAUGE STEEL

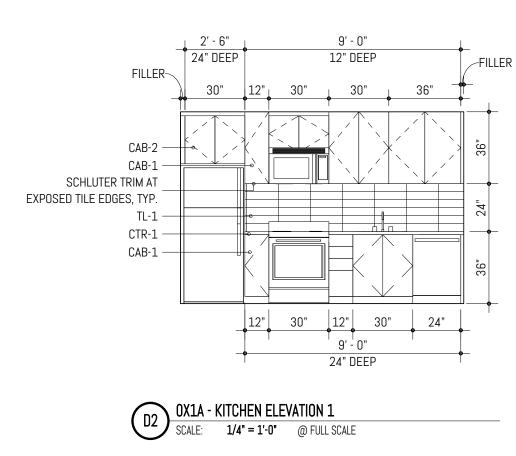
INTERIOR (THROUGHOUT)

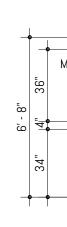


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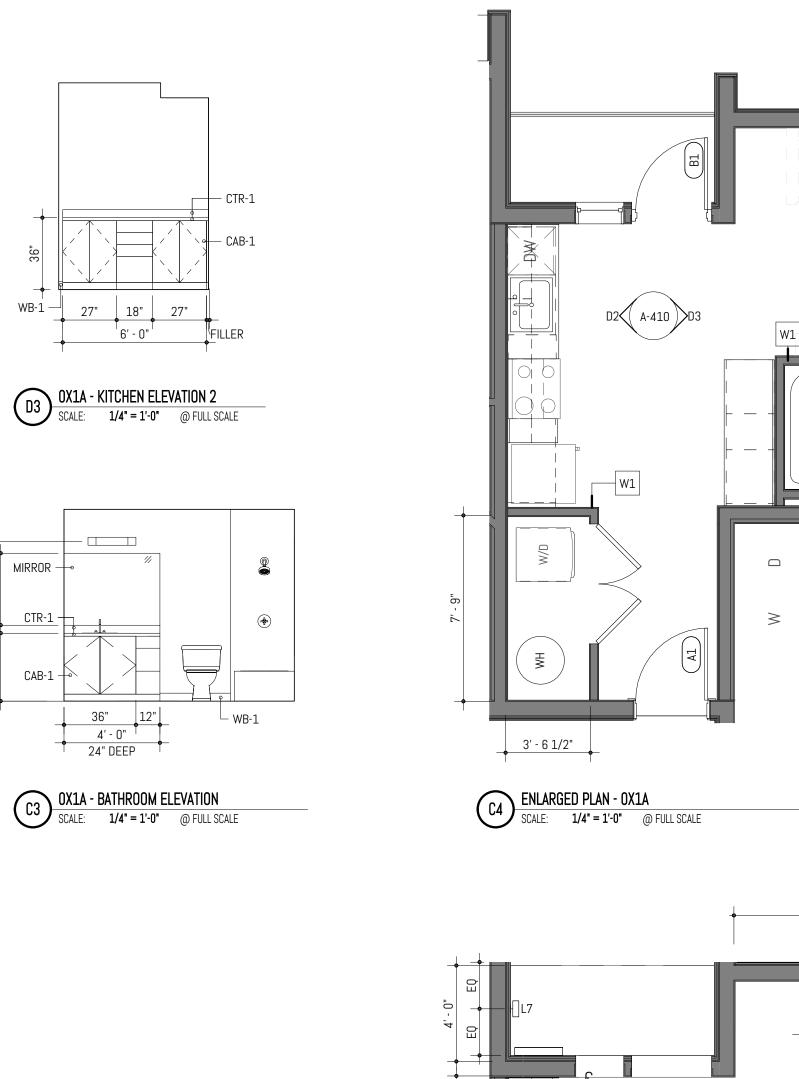
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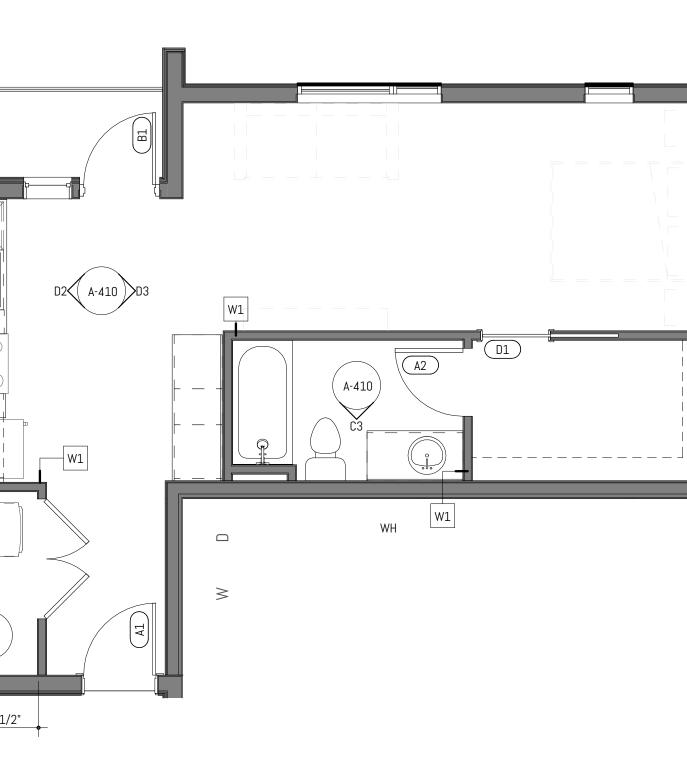


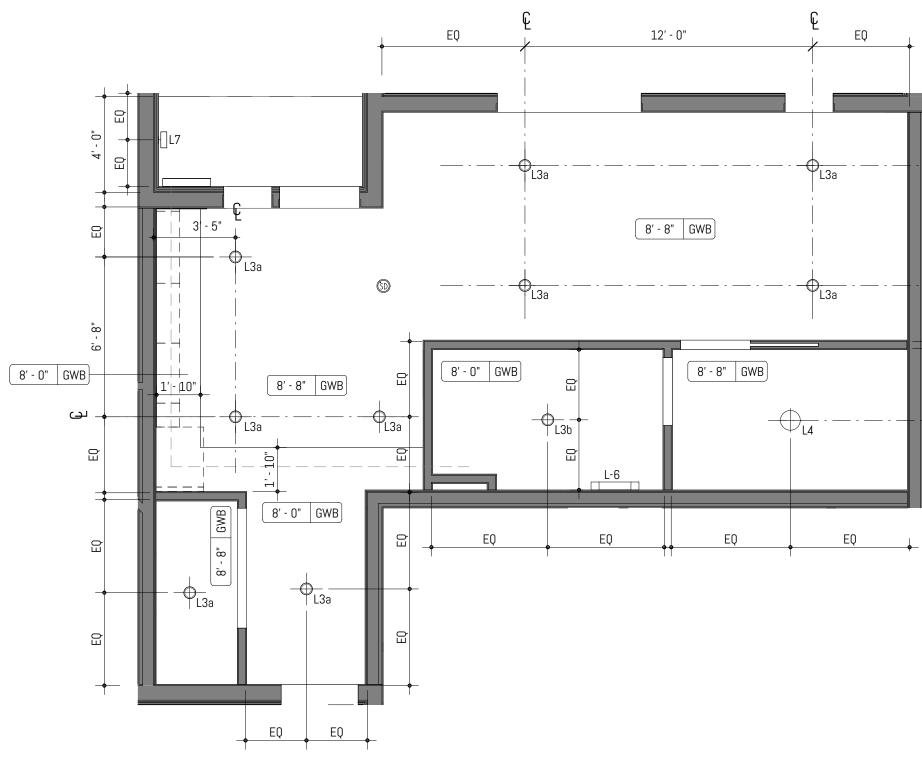


2



3





B4 ENLARGED RCP - 0X1A SCALE: 1/4" = 1'-0" @ FULL SCALE

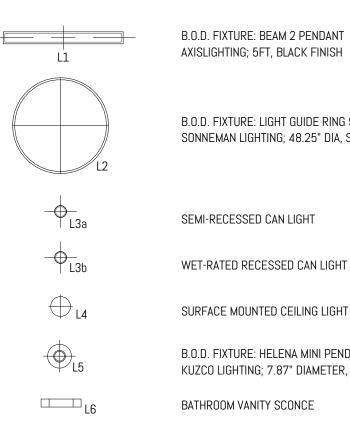
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ENLARGED PLAN **GENERAL NOTES**

5

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
- 2. APPLIANCES CFCI U.N.O. 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
- 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS. 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
- 8. FURNITURE SHOWN FOR REFERENCE ONLY.
- 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O. 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
- 11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
- 12. P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS 13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMIGLOSS SHEEN
- 14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS
- 15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O. 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
- LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
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- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND



[⊥]L7

GD

- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT

B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE

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ENLARGED PLAN **GRAPHIC LEGEND**

5

WALL CONSTRUCTION

MONOXIDE ALARM UNIT

COMBINATION SMOKE/CARBON

FURNITURE

PROPOSED EXHAUST DUCTING







	MARK	REVIS	SION	DATE
			050.04	0.4
	PROJ	JECT NO:	050-01-	21
	PRIN	CIPAL-IN-CHARGE		BF
	PROJ	JECT ARCHITECT:		MJ
	DRAV	WN BY:		MJ
	PROJ	JECT STATUS:		
7	PE	RMIT SET		
	05	.06.2022		
	SHEE	et title:		

UNIT PLANS & ELEVATIONS - 0x1A

SHEET NO.





CAB-1 -

CAB-2 —

TL-1 —

CTR-1 —

CAB-1 —





















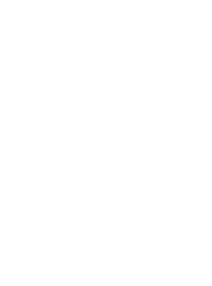






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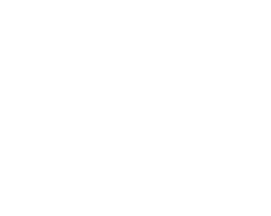
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12" 30" 12" 30" 24" MIN CLEAR

9' - 0"

24" DEEP

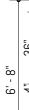
D2 OX1A - TYPE A - KITCHEN ELEVATION 1 SCALE: 1/4" = 1'-0" @ FULL SCALE



FILLE









– ADA HEIGHT DISHWASHER

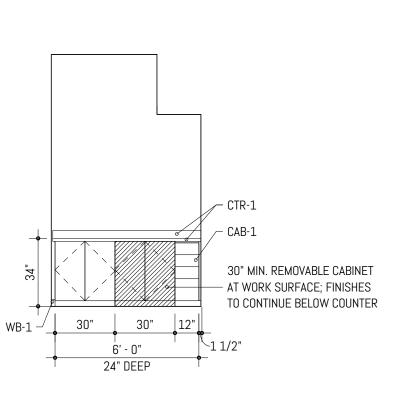
CABINET AT SINK; FINISHES

- 30" MIN. REMOVABLE

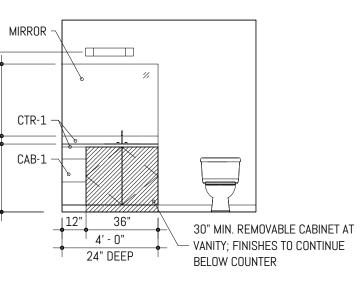
TO CONTINUE BELOW

COUNTER

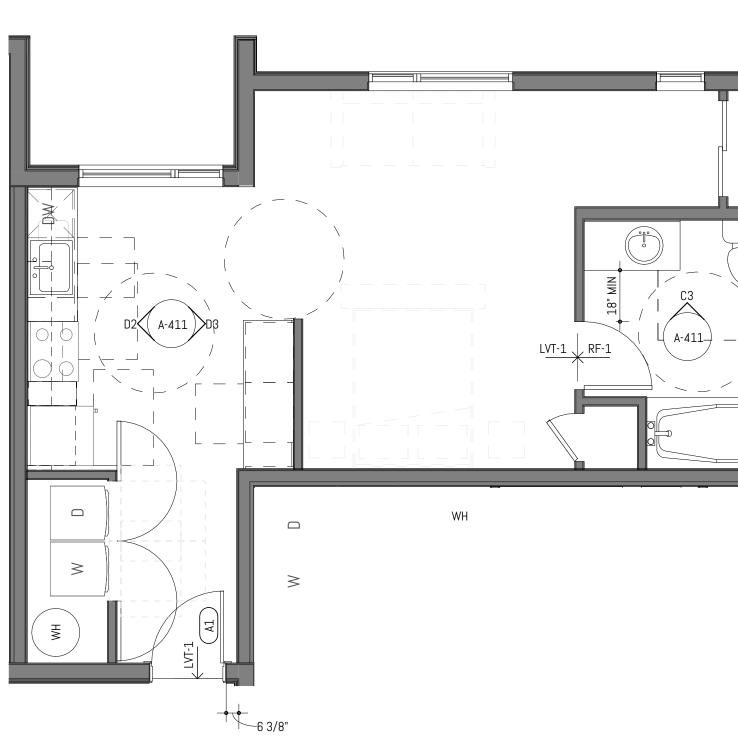








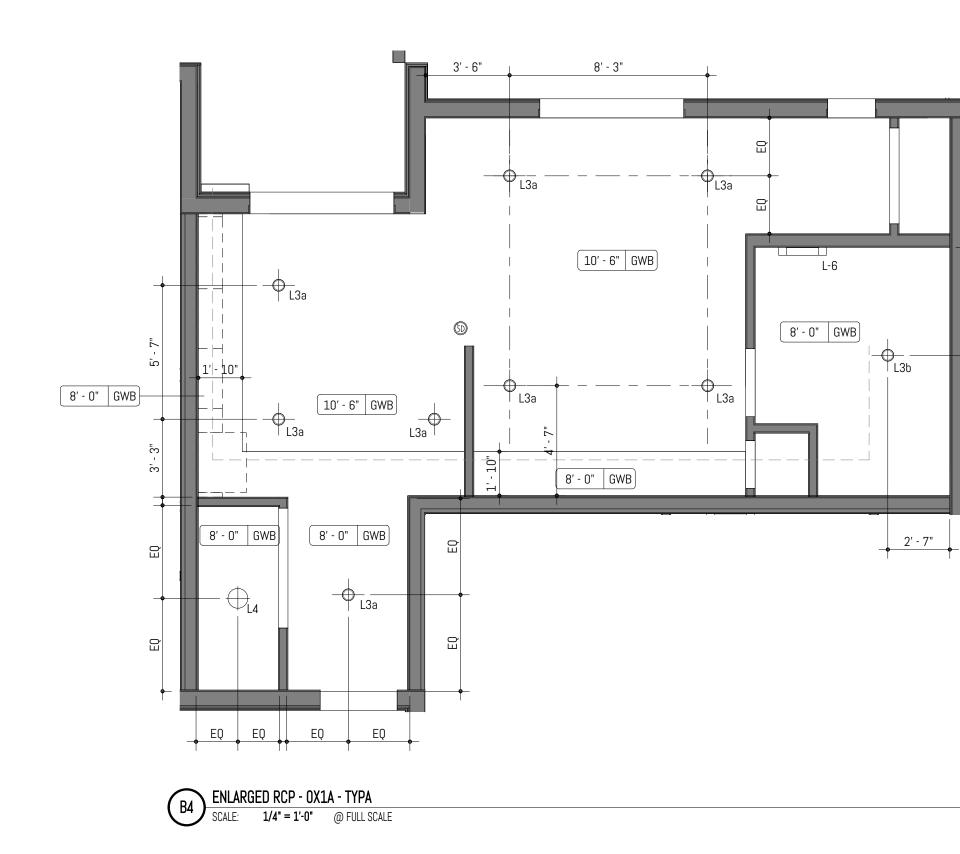
C3 OX1A - TYPE A - BATHROOM ELEVATION SCALE: 1/4" = 1'-0" @ FULL SCALE



C4 ENLARGED PLAN - OX1A - TYPE A SCALE: 1/4" = 1'-0" @ FULL SCALE

3

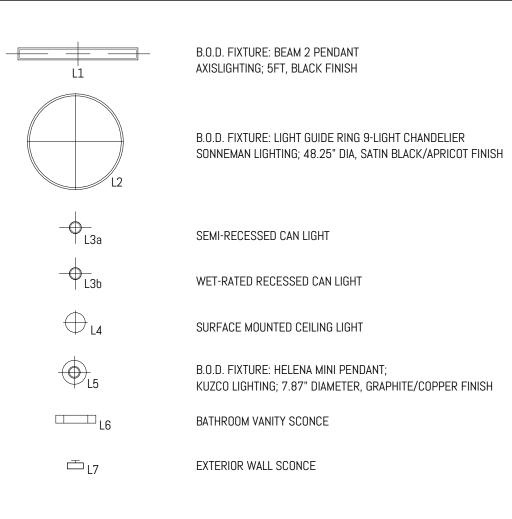
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ENLARGED PLAN **GENERAL NOTES**

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
- 2. APPLIANCES CFCI U.N.O. 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP. 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
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- 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O. 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
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- 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8" LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
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- 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
- 18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS 19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND





4

ENLARGED PLAN **GRAPHIC LEGEND**

5

WALL CONSTRUCTION

MONOXIDE ALARM UNIT

SD

COMBINATION SMOKE/CARBON

FURNITURE

PROPOSED EXHAUST DUCTING







	MARK	REVISION		DATE
	PR0.	JECT NO:	050-01-	21
	PRIN	CIPAL-IN-CHARGE		BF
	PROJ	IECT ARCHITECT:		MJ
	DRAV	VN BY:		AM
A	PE	RMIT SET		

05.06.2022

SHEET TITLE: UNIT PLANS & ELEVATIONS - Ox1A - TYPE A

SHEET NO.

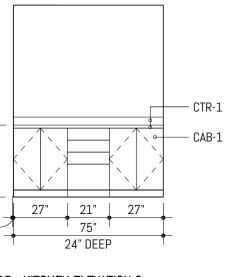
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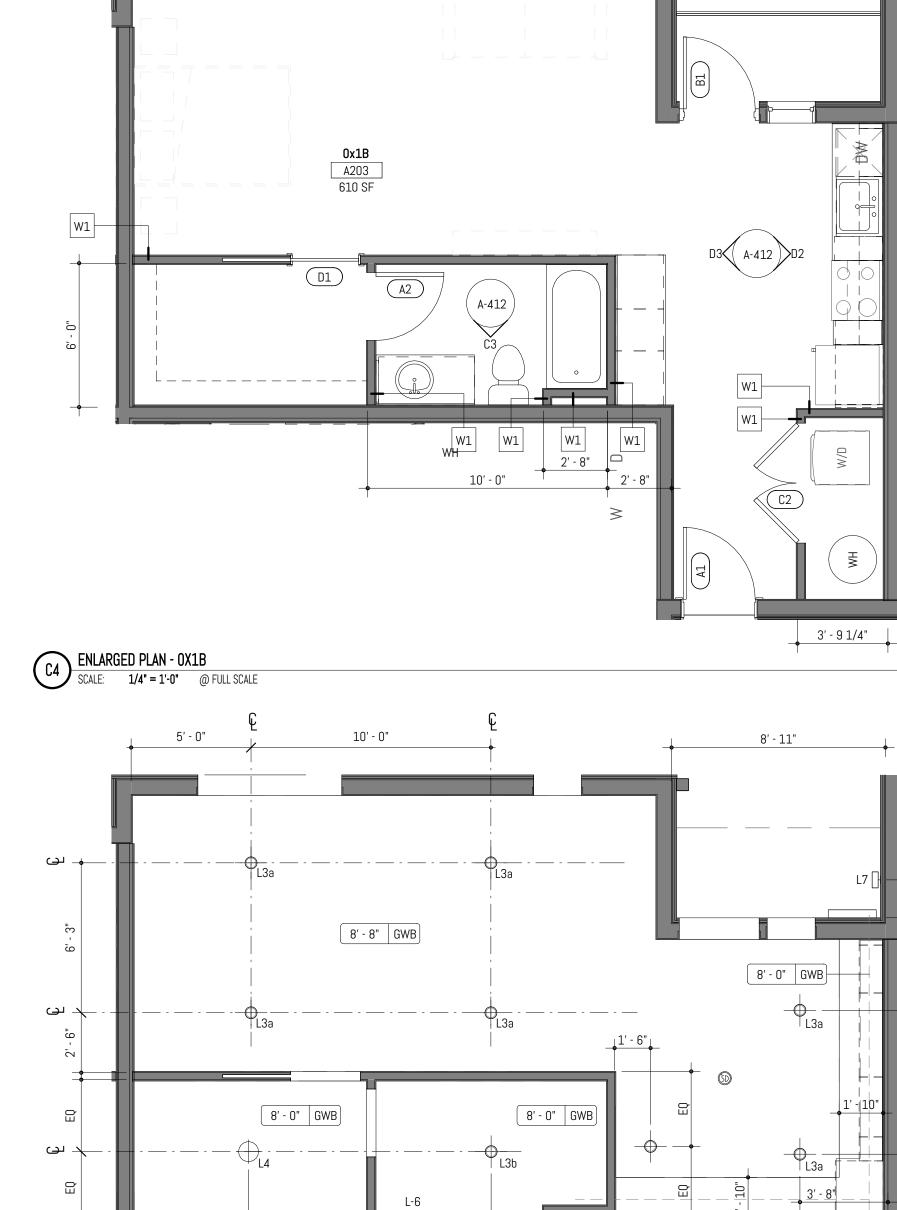
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2' - 6" 24" DEEP **FILLER**~ 30" - CAB-1 — CAB-2 – TL-1 — CTR-1 - CAB-1 24" 30" 12" 30" 12" 9′ - 0[″] 24" DEEP D2 OX1B - KITCHEN ELEVATION 1 SCALE: 1/4" = 1'-0" @ FULL SCALE

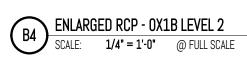




- MIRROR CTR-1 CAB-1 12" 36" 4' - 0" 24" DEEP FILLER



C3 OX1B - BATHROOM ELEVATION SCALE: 1/4" = 1'-0" @ FULL SCALE



3

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EQ

EO

EQ

8' - 0" GWB

4

EQ EQ EQ EQ

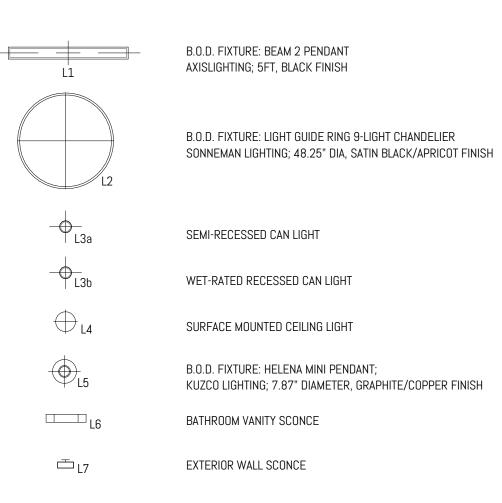
3

ENLARGED PLAN **GENERAL NOTES**

5

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
- 2. APPLIANCES CFCI U.N.O. 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH
- U.N.O. 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
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- 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
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ENLARGED PLAN LIGHTING LEGEND









ENLARGED PLAN
GRAPHIC LEGEN

5

WALL CONSTRUCTION

MONOXIDE ALARM UNIT

(SD)

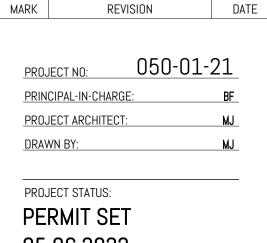
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-O L3a

COMBINATION SMOKE/CARBON

FURNITURE

PROPOSED EXHAUST DUCTING



05.06.2022

SHEET TITLE: UNIT PLANS & ELEVATIONS - 0x1B

SHEET NO.



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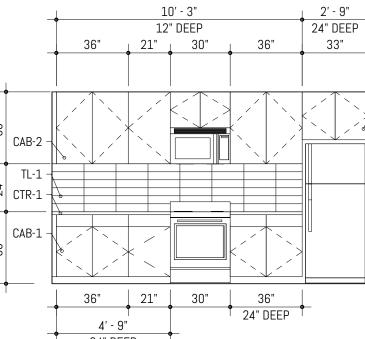
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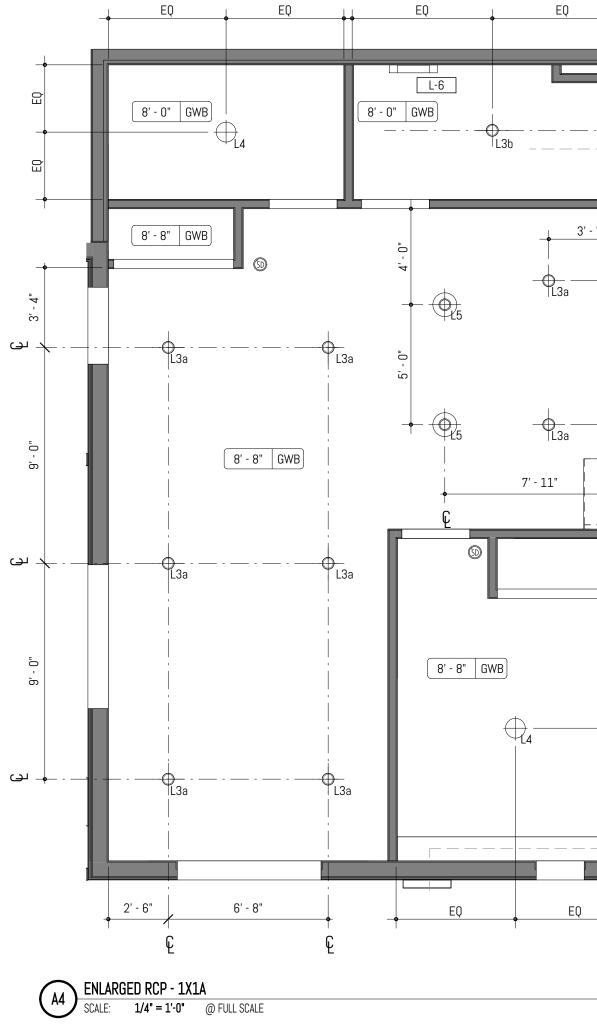
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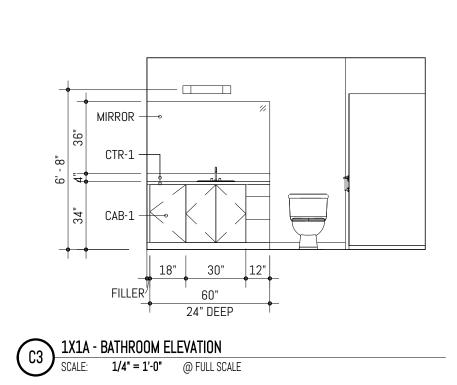
D2 1X1A - KITCHEN ELEVATION 1 SCALE: 1/4" = 1'-0" @ FULL SCALE

12" DEEP 30" 36" 36" 21" 🕺 CTR-1 CAB-1 36" 21" 30" 36" 24" DEEP _____4' - 9" _____24" DEEP

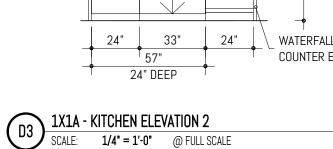


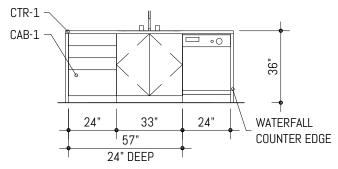


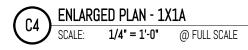
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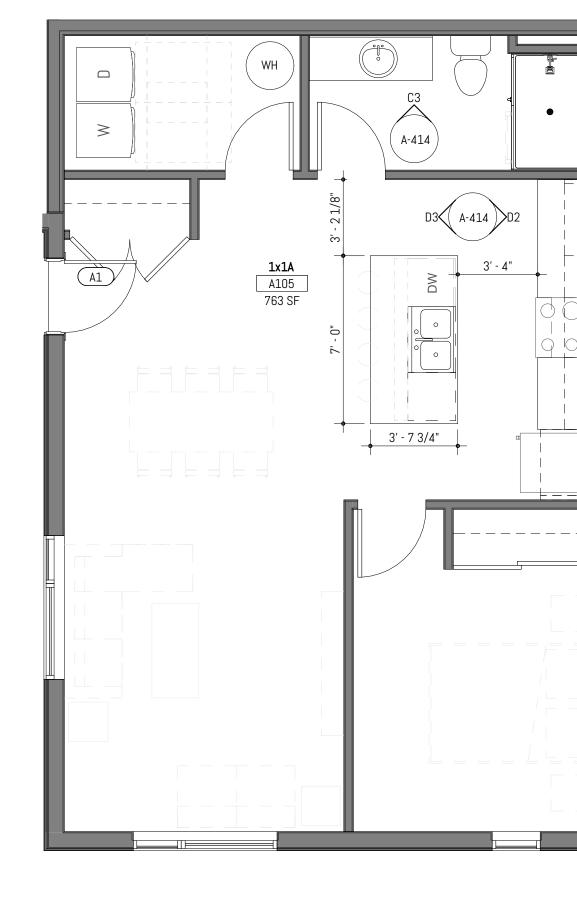


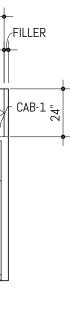
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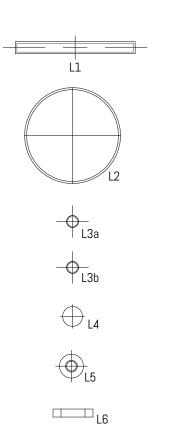




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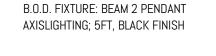
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ENLARGED PLAN LIGHTING LEGEND



[⊥]L7

(SD)



B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH

- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT

B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE

– 8' - 0" GWB 8' - 0" GWB

ENLARGED PLAN **GRAPHIC LEGEND**

5

WALL CONSTRUCTION

COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT

FURNITURE

PROPOSED EXHAUST DUCTING







IARK	REVIS	SIUN	DATE
			01
<u>PROJ</u>	JECT NO:	050-01-	
PRIN	CIPAL-IN-CHARGE	:	BF
PROJ	JECT ARCHITECT:		MJ
DRAV	WN BY:		MJ
PRO	JECT STATUS:		
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05	.06.2022		
SHEE	ET TITLE:		
	IT PLANS	<mark>ନ</mark> FI FV∆	TIONS

UNIT PLANS α ELEVATIONS - 1x1A

SHEET NO.



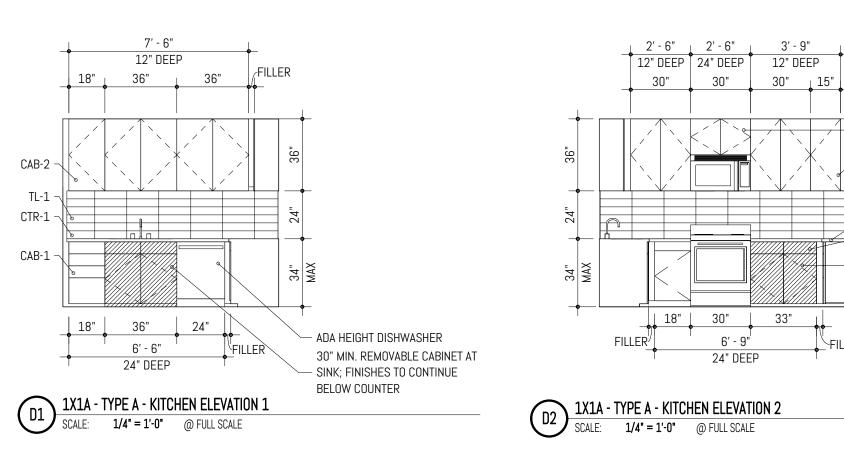
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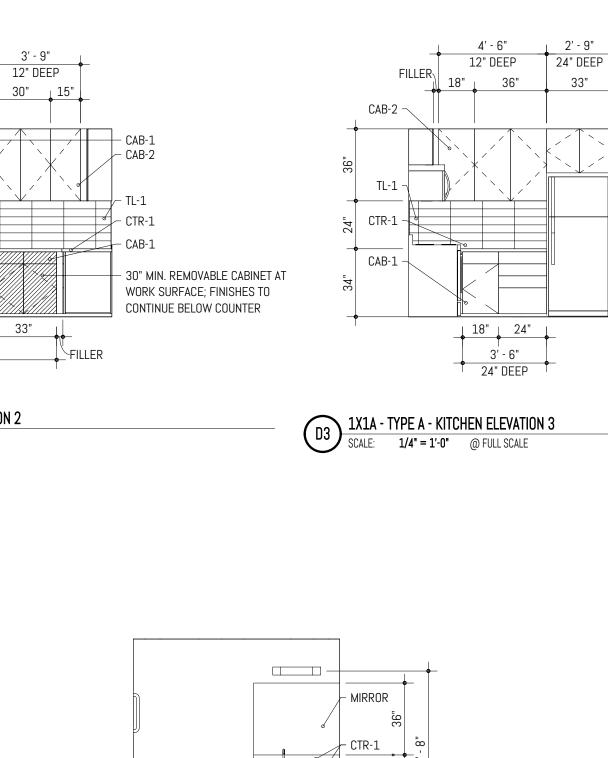
30" MIN. REMOVABLE CABINET AT

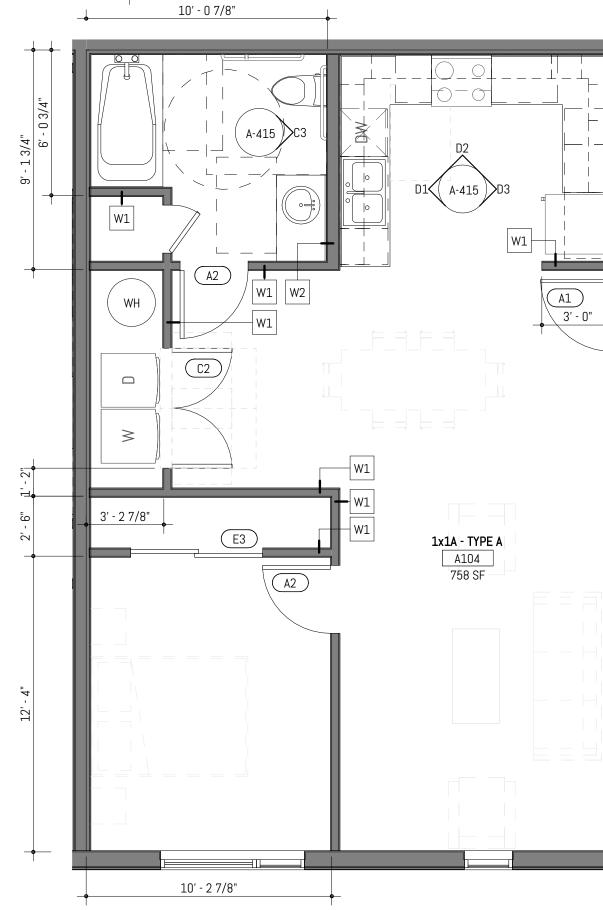
- VANITY; FINISHES TO CONTINUE

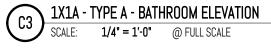
BELOW COUNTER

FILLER





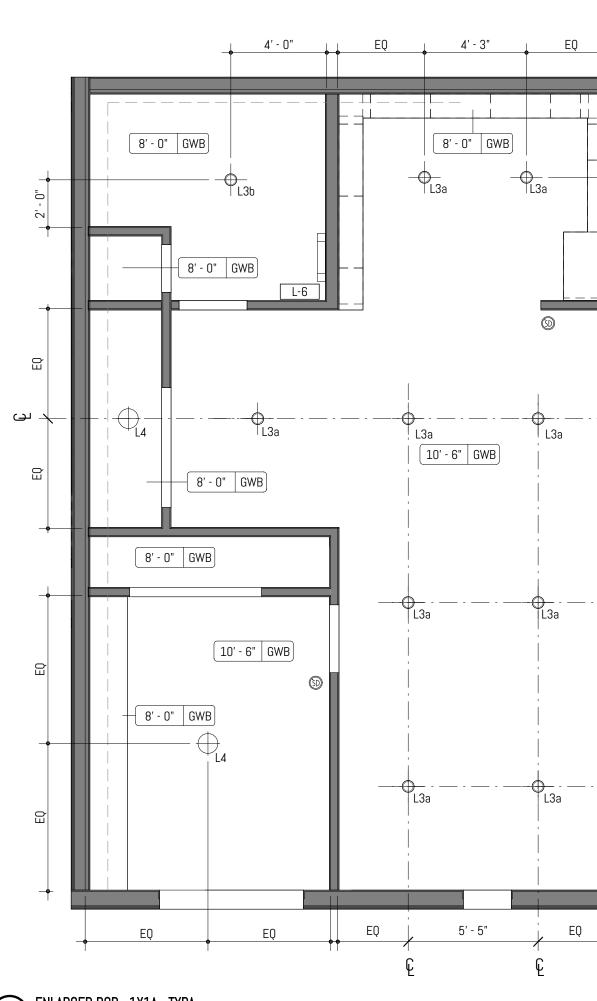




30" 12"

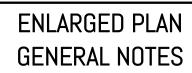
trein CAB-1

C4 ENLARGED PLAN - 1X1A - TYPE A SCALE: 1/4" = 1'-0" @ FULL SCALE



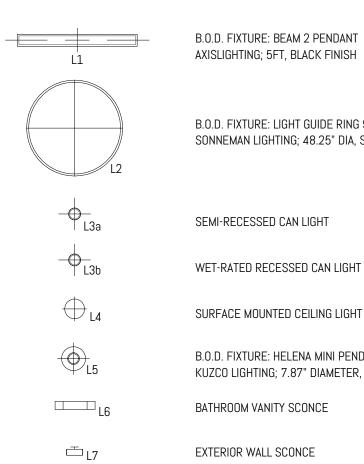
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A4 ENLARGED RCP - 1X1A - TYPA SCALE: 1/4" = 1'-0" @ FULL SCALE



- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE. 2. APPLIANCES CFCI U.N.O.
- 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP. 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
- 8. FURNITURE SHOWN FOR REFERENCE ONLY.
- 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O. 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
- 11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
- 12. P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS 13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMIGLOSS SHEEN
- 14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS 15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
- 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
- LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
- 18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS 19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND



WALL CONSTRUCTION

(SD)

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COMBINATION SMOKE/CARBON

MONOXIDE ALARM UNIT

AXISLIGHTING; 5FT, BLACK FINISH

B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH

- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT
- B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- BATHROOM VANITY SCONCE
- EXTERIOR WALL SCONCE







ENLARGED PLAN
GRAPHIC LEGEND

5

FURNITURE

PROPOSED EXHAUST DUCTING

> MARK DATE REVISION 050-01-21 PROJECT NO: PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT: DRAWN BY: PROJECT STATUS: PERMIT SET 05.06.2022

SHEET TITLE: UNIT PLANS & ELEVATIONS - 1x1A - TYPE A

SHEET NO.

С

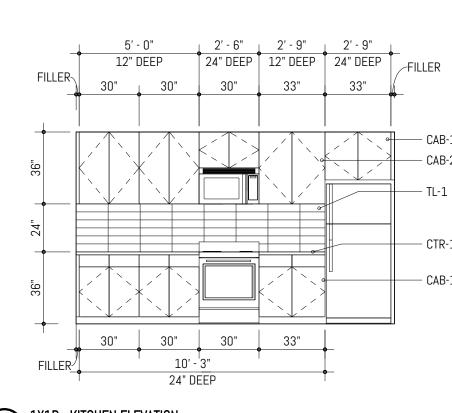
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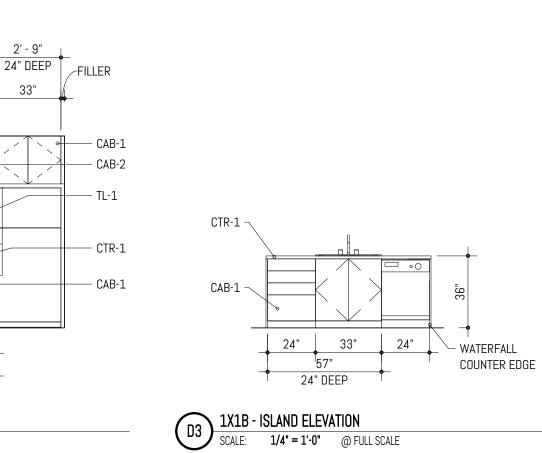
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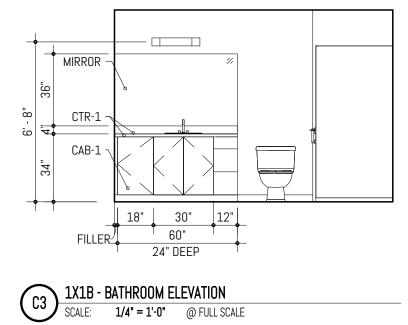
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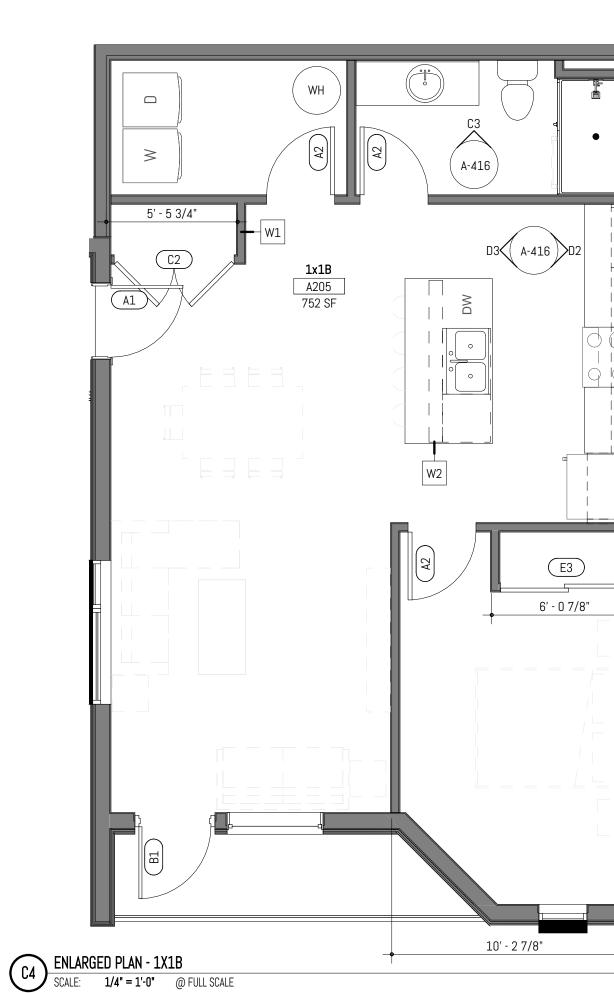
D2 IX1B - KITCHEN ELEVATION SCALE: 1/4" = 1'-0" @ FULL SCALE

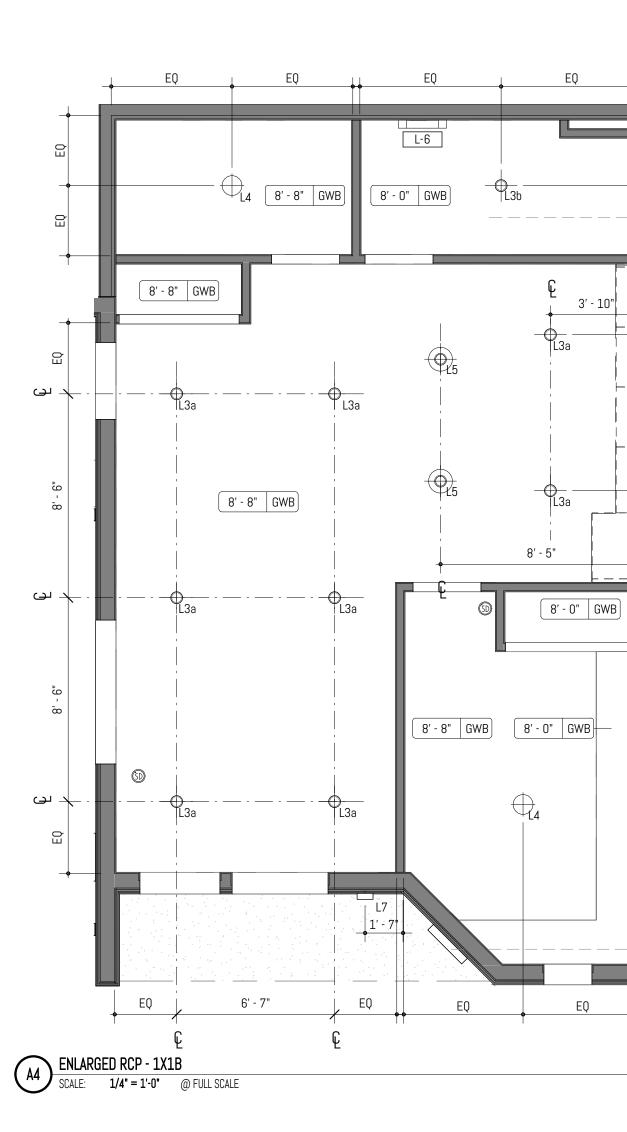






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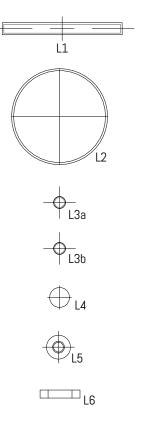
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- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
- 2. APPLIANCES CFCI U.N.O. 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP. 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
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- 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
- 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE 11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
- 12. P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS 13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMIGLOSS SHEEN
- 14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS
- 15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O. 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
- LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
- 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY 18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS
- 19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND

B.O.D. FIXTURE: BEAM 2 PENDANT

AXISLIGHTING; 5FT, BLACK FINISH



[⊥]L7

(SD)

- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT
- B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- BATHROOM VANITY SCONCE
- EXTERIOR WALL SCONCE







ENLARGED PLAN
GRAPHIC LEGENI
WALL CONSTRUCTION

5

COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT

FURNITURE

PROPOSED EXHAUST DUCTING

- 8' - 0" GWB

PROJECT NO:	050-01-21
PRINCIPAL-IN-CHARGE	
PROJECT ARCHITECT:	M
DRAWN BY:	M
PROJECT STATUS:	
PROJECT STATUS: PERMIT SET	

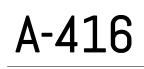
REVISION

DATE

00.00.2022

MARK

SHEET TITLE: UNIT PLANS & ELEVATIONS - 1x1B

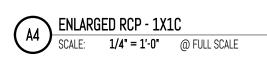


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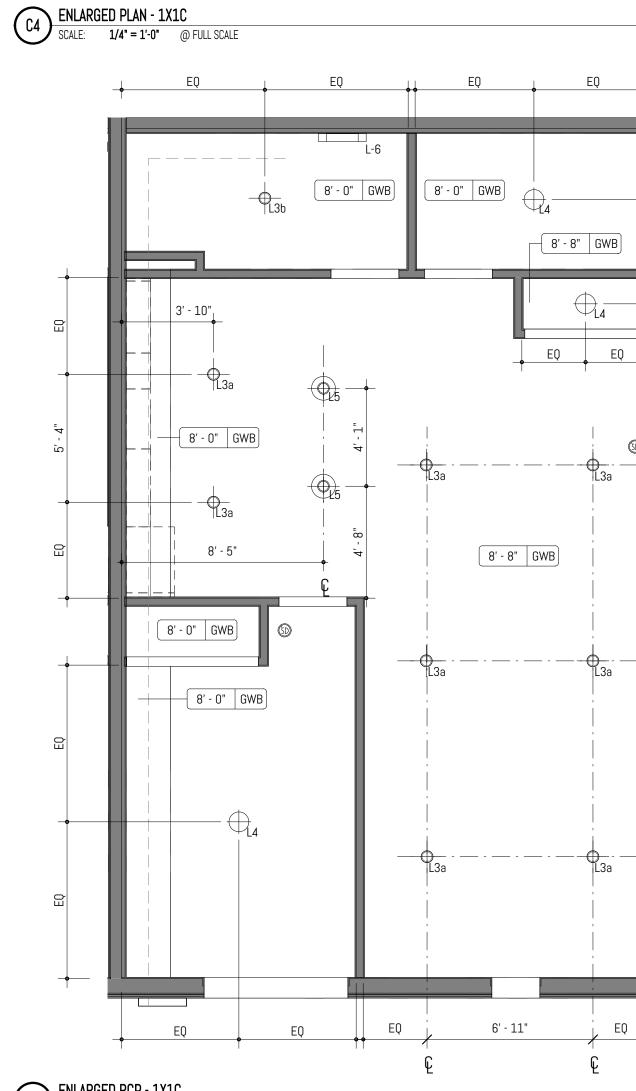
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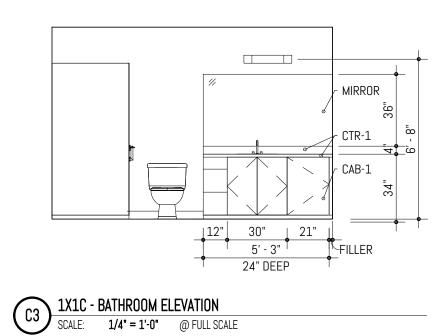
12" DEEP FILLER CAB-1 39" 30" 18" 36" 10' - 3" 24" DEEP D2 1X1C - KITCHEN ELEVATION SCALE: 1/4" = 1'-0" @ FULL SCALE

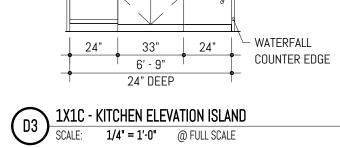


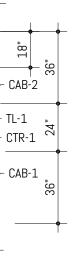
3



4







-FILLER



/- CTR-1

CAB-1

11' - 1 3/8" 3' - 4 7/8" A-418) W1 (A2) (A2) W1 |W1⊢ (A-418) 1x1C A204 811 SF E3 W1

_____W1

6' - 0 7/8"

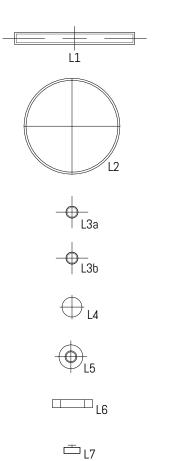
10' - 0 7/8"

W1

ENLARGED PLAN **GENERAL NOTES**

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE. 2. APPLIANCES CFCI U.N.O.
- 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP. 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
- 8. FURNITURE SHOWN FOR REFERENCE ONLY. 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
- 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
- 11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
- 12. P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS 13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMIGLOSS SHEEN
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- 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
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- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
- 18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS 19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND



B.O.D. FIXTURE: BEAM 2 PENDANT AXISLIGHTING; 5FT, BLACK FINISH

B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH

- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT
- B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- BATHROOM VANITY SCONCE
- EXTERIOR WALL SCONCE

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ENLARGED PLAN **GRAPHIC LEGEND**

5

WALL CONSTRUCTION

COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT

FURNITURE

PROPOSED EXHAUST DUCTING

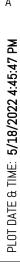






[MARK	REVIS	SION	DATE
	PROJ	JECT NO:	050-01-	21
	PRIN	CIPAL-IN-CHARGE	:	BF
	PROJ	IECT ARCHITECT:		MJ
	DRAV	VN BY:		MJ
	PROJ	IECT STATUS:		
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	05	.06.2022		
	SHEE	ET TITLE:		
	UN	IT PLANS	& ELEVA	TIONS
	- 1	x1C		





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-**\$**-**\$**----C3 1X1D - BATHROOM ELEVATION 1 SCALE: 1/4" = 1'-0" @ FULL SCALE

30" 30" 30" 30" 8' - 9" 24" DEEP

D2 1X1D - KITCHEN ELEVATION 1 SCALE: 1/4" = 1'-0" @ FULL SCALE

1

CAB-1

12" DEEF FILLER FILLER 30" 30" 30" • SOFFIT ABOVE, TYP. __**_**__ – CAB-2 – TL-1 - CTR-1 – CAB-1 FILLER

30"

MIRROR -

CTR-1

CAB-1







1x1D A107 878 SF

DW

W2

W2

A-420

E1

4' - 8 7/8"

****_ 11' - 0"[']

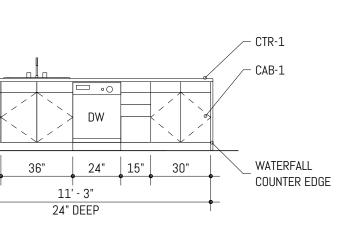
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(A2)

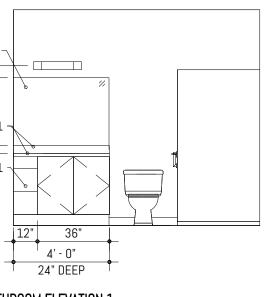
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(C2)

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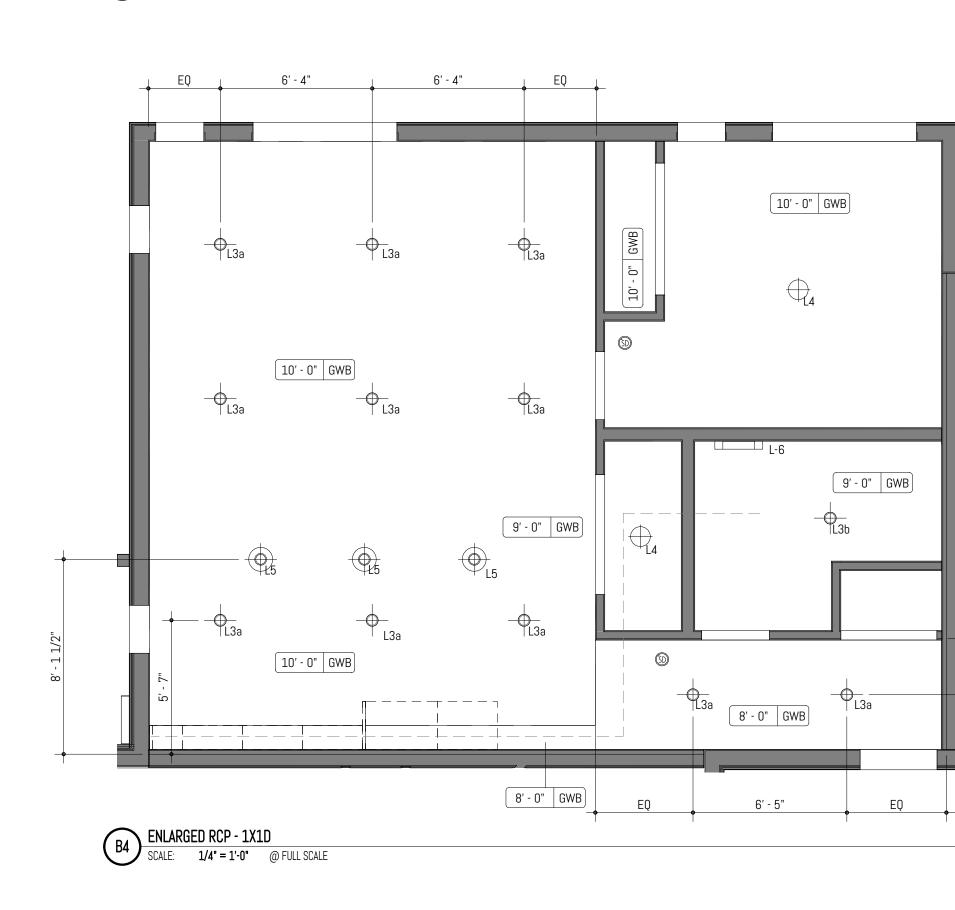


D3 <u>1X1D - KITCHEN ELEVATION 3</u> SCALE: 1/4" = 1'-0" @ FULL SCALE





C4 ENLARGED PLAN - 1X1D SCALE: 1/4" = 1'-0" @ FULL SCALE



3

4

ENLARGED PLAN **GENERAL NOTES**

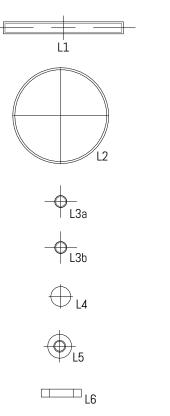
5

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
- 2. APPLIANCES CFCI U.N.O. 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
- 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP. 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
- 8. FURNITURE SHOWN FOR REFERENCE ONLY.
- 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O. 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
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- 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
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- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
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- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND

B.O.D. FIXTURE: BEAM 2 PENDANT

AXISLIGHTING; 5FT, BLACK FINISH



[⊥]L7

SD

SEMI-RECESSED CAN LIGHT WET-RATED RECESSED CAN LIGHT

B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER

SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH

SURFACE MOUNTED CEILING LIGHT

B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE

9' - 0" GWB

ENLARGED PLAN **GRAPHIC LEGEND**

5

WALL CONSTRUCTION

COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT

FURNITURE

PROPOSED EXHAUST DUCTING



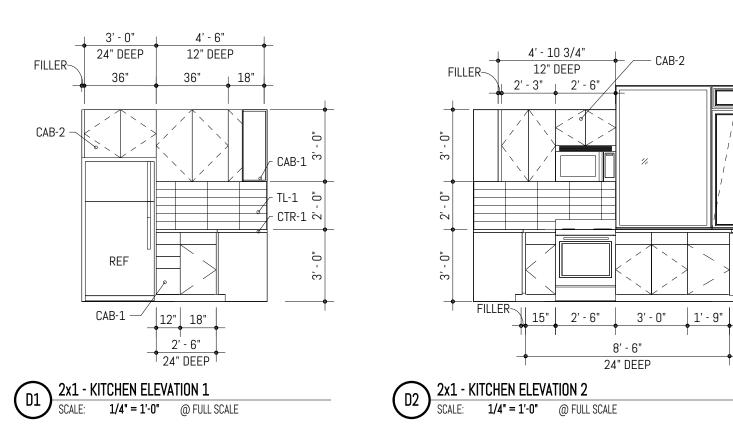




	MARK	REVIS	SION	DATE
	PROJ	JECT NO:	050-01-	21
	PRIN	CIPAL-IN-CHARGE	:	BF
	PROJ	JECT ARCHITECT:		MJ
	DRAV	WN BY:		MJ
	PROJ	JECT STATUS:		
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UNIT PLANS & ELEVATIONS - 1x1D



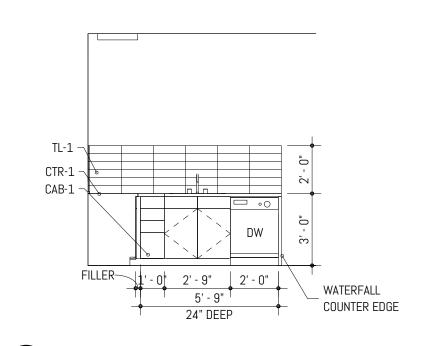


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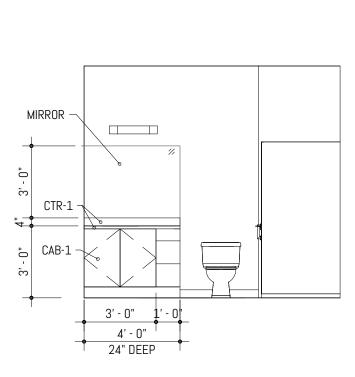
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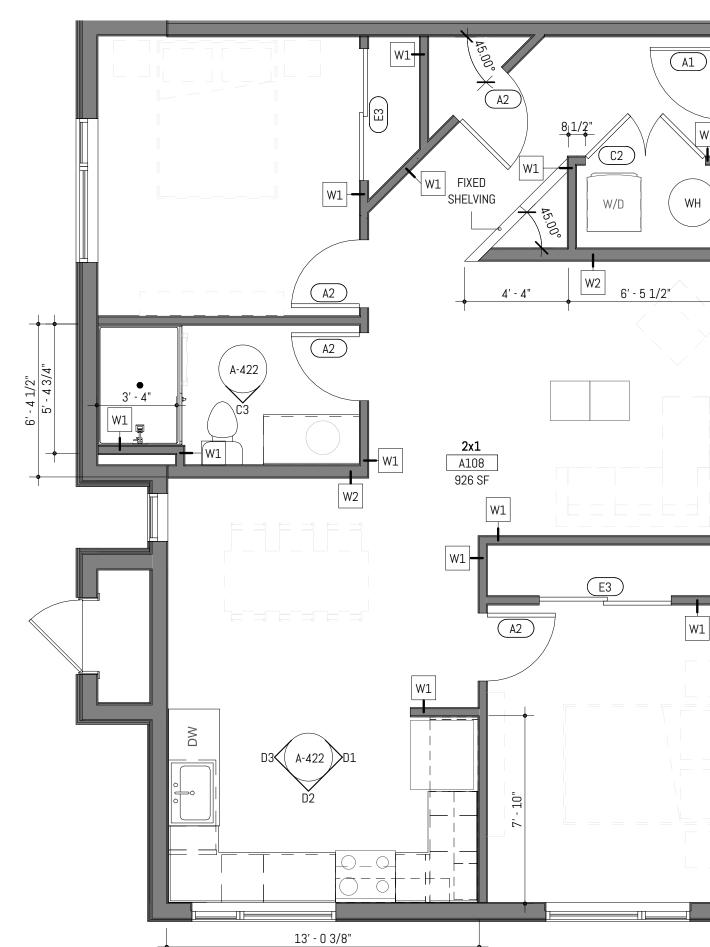
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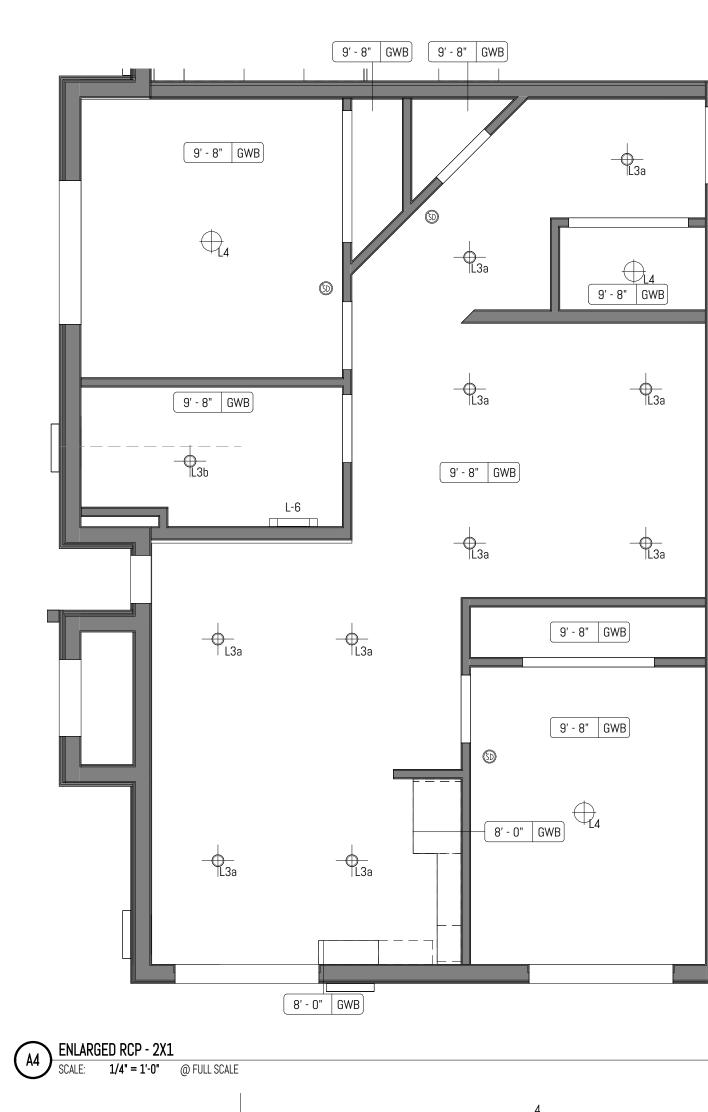
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D3 2x1 - KITCHEN ELEVATION 3 SCALE: 1/4" = 1'-0" @ FULL SCALE





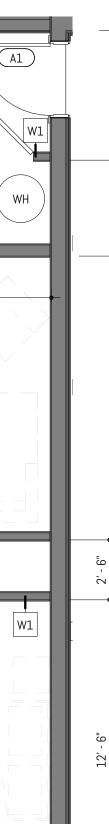
C4 ENLARGED PLAN - 2X1 SCALE: 1/4" = 1'-0" @ FULL SCALE



C3 2x1 - BATHROOM ELEVATION SCALE: 1/4" = 1'-0" @ FULL SCALE

-0'

3

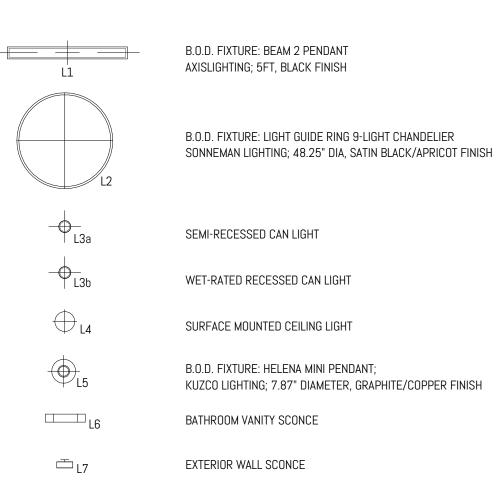


ENLARGED PLAN GENERAL NOTES

5

- PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
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 MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
- FURNITURE SHOWN FOR REFERENCE ONLY.
 TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
- TIP AT UNITS, FLOORING TO BE LVI, WITH RESILIENT FLOORING AT BATHROOMS, U.N.U.
 TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
- COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
 P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS
- 13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMIGLOSS SHEEN
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- 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
- UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS
 SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
- 20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 ACCESSIBILITY & CODE DETAILS.

ENLARGED PLAN LIGHTING LEGEND



FERGUSON A R C H I T E C T U R 1916 Jefferson Avenue Tacoma, WA 984 p 253.248.6060 www.fergusonarch.com





ENLARGED PLAN
GRAPHIC LEGEND

5

WALL CONSTRUCTION

D

COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT FURNITURE

PROPOSED EXHAUST DUCTING

PROJECT NO:050-01-21PRINCIPAL-IN-CHARGE:BFPROJECT ARCHITECT:MJDRAWN BY:MJPROJECT STATUS:

REVISION

DATE

PERMIT SET 05.06.2022

MARK

SHEET TITLE: UNIT PLANS & ELEVATIONS - 2x1

A-422





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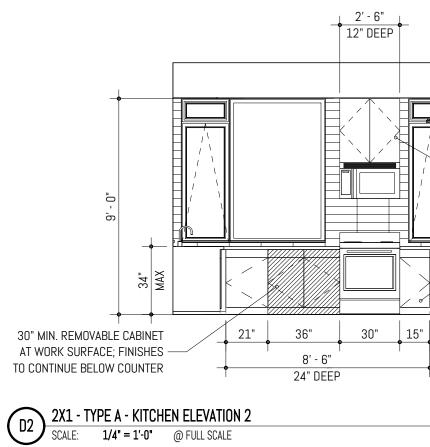
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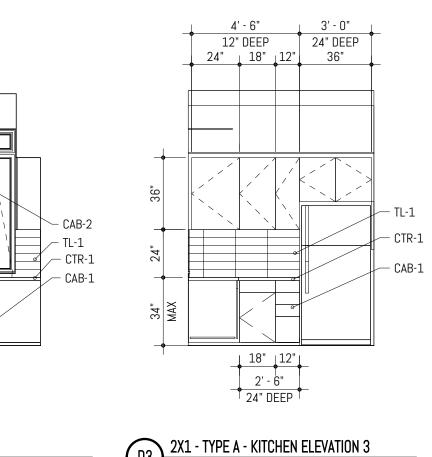
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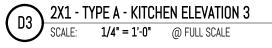
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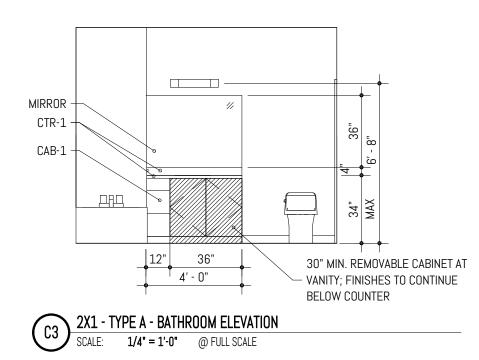


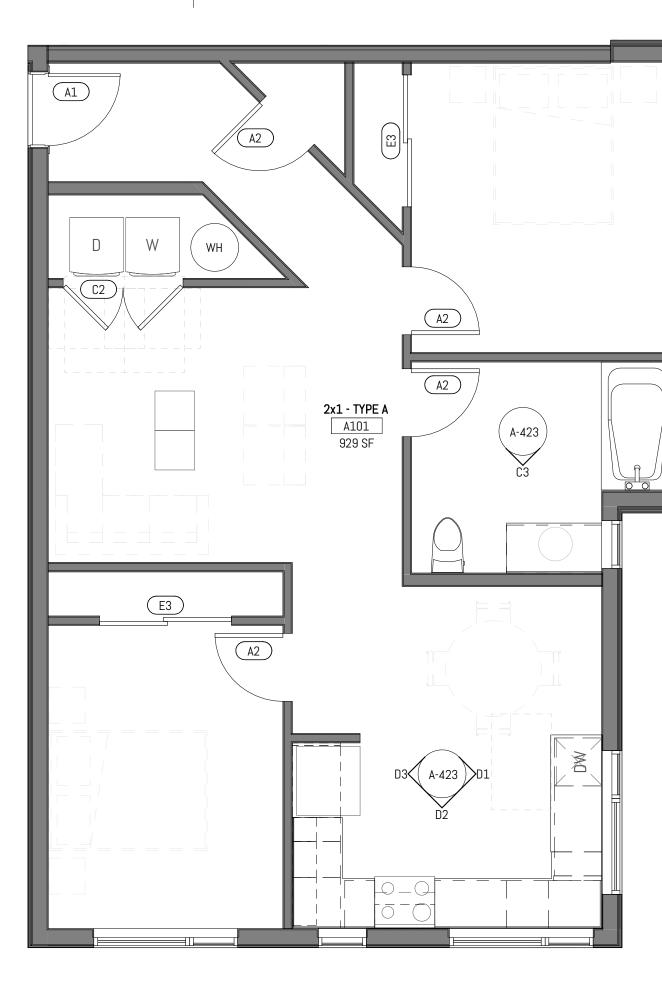
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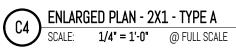






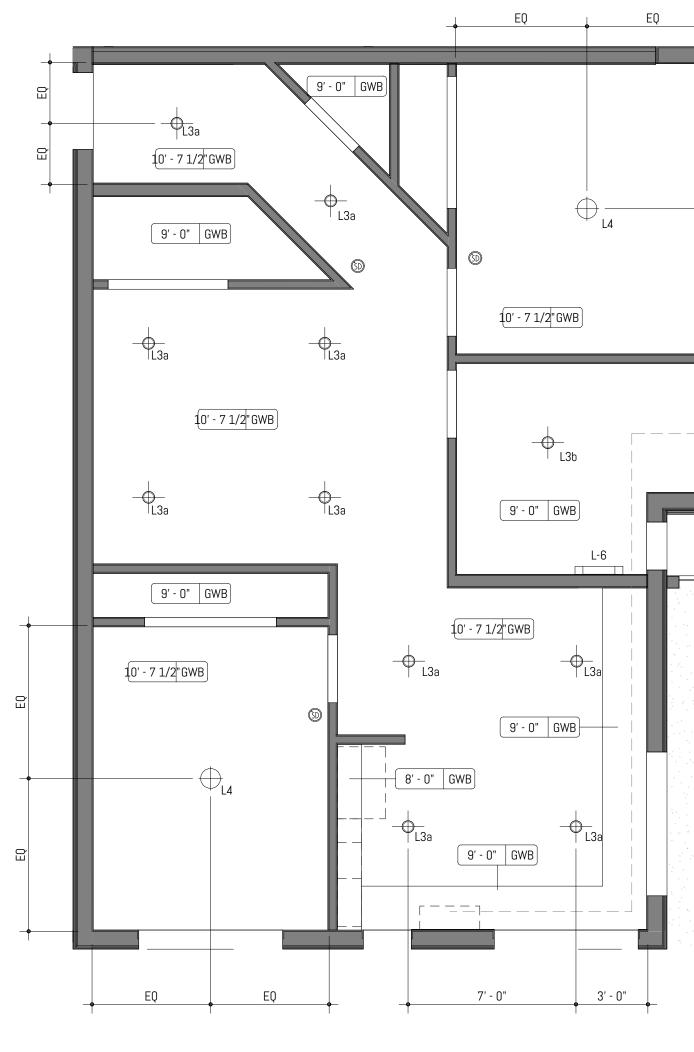






A4 ENLARGED RCP - 2X1 - TYPE A SCALE: 1/4" = 1'-0" @ FULL SCALE

3

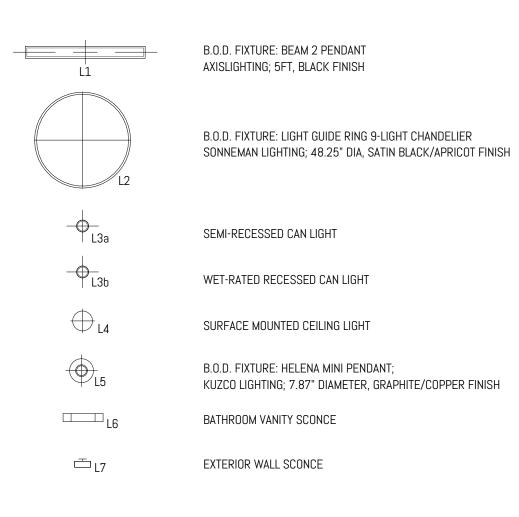


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ENLARGED PLAN **GENERAL NOTES**

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE. 2. APPLIANCES CFCI U.N.O.
- 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
- 4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY. 5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
- 6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
- 8. FURNITURE SHOWN FOR REFERENCE ONLY. 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
- 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
- 11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
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- 14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS 15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
- 16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
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- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS 17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY
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ENLARGED PLAN LIGHTING LEGEND



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REGISTERED

BEN DAVID FERGUSON STATE OF WASHINGTON

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ENLARGED PLAN **GRAPHIC LEGEND**

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WALL CONSTRUCTION

SD

COMBINATION SMOKE/CARBON

MONOXIDE ALARM UNIT

FURNITURE

PROPOSED EXHAUST DUCTING

> 050-01-21 PROJECT NO: PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT: DRAWN BY:

REVISION

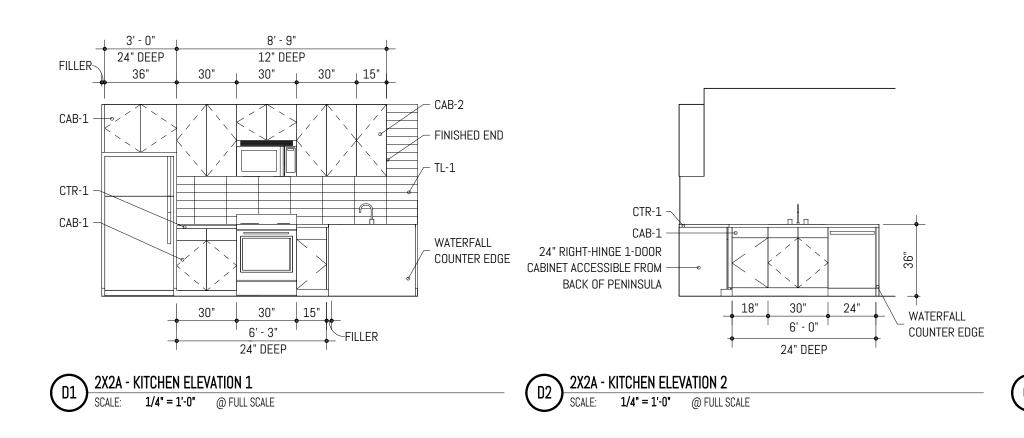
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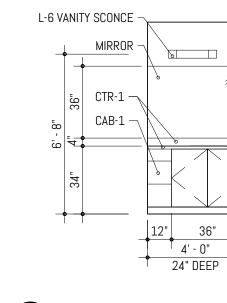
PROJECT STATUS: PERMIT SET 05.06.2022

MARK

SHEET TITLE: UNIT PLANS & ELEVATIONS - 2x1 - TYPE A









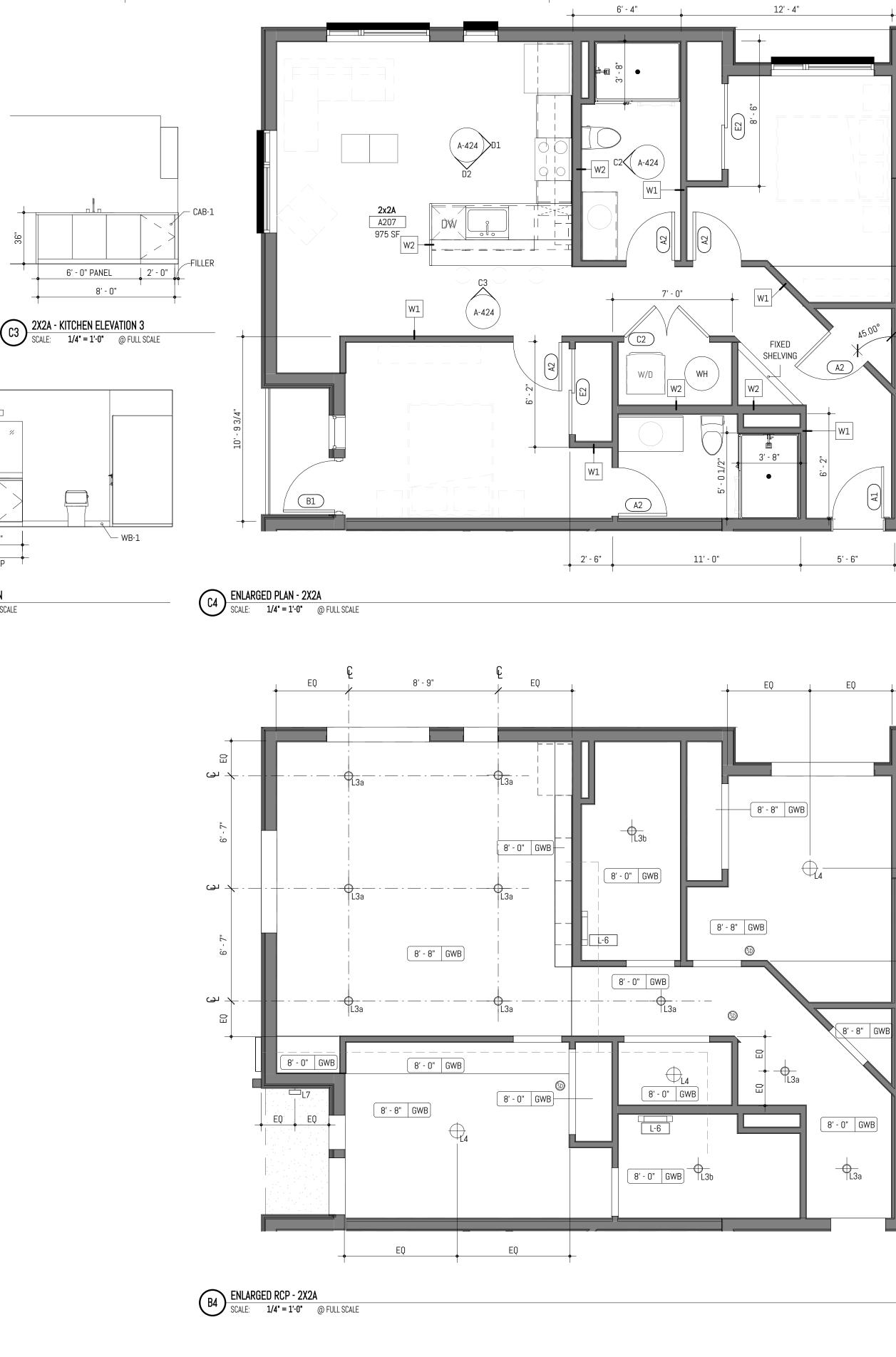
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ENLARGED PLAN **GENERAL NOTES**

5

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
- 2. APPLIANCES CFCI U.N.O. 3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
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- 7. UNIT ENTRY DOORS TO BE 8'-0" TALL.

4

4

- 8. FURNITURE SHOWN FOR REFERENCE ONLY.
- 9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O. 10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
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ENLARGED PLAN LIGHTING LEGEND



WALL CONSTRUCTION

MONOXIDE ALARM UNIT

(SD)

COMBINATION SMOKE/CARBON

AXISLIGHTING; 5FT, BLACK FINISH B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH SEMI-RECESSED CAN LIGHT WET-RATED RECESSED CAN LIGHT SURFACE MOUNTED CEILING LIGHT B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE

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ENLARGED PLAN **GRAPHIC LEGEND**

FURNITURE

PROPOSED EXHAUST DUCTING







MARK	REVIS	SIUN	DATE
PROJ	JECT NO:	050-01-	21
PRIN	CIPAL-IN-CHARGE	:	BF
PROJ	IECT ARCHITECT:		MJ
DRAV	VN BY:		MJ
PROJ	IECT STATUS:		
ΡE	RMIT SET		
05	.06.2022		

SHEET TITLE: UNIT PLANS & ELEVATIONS - 2x2A

SHEET NO.

A-424

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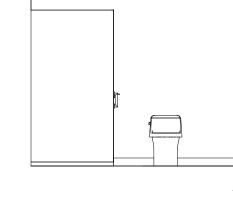
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CTR-1 — CAB-1 -WATERFALL EDGE AT COUNTER 24" 30" 18" 6' - 0" 24"DEEP D1 2X2B - KITCHEN ELEVATION 1 SCALE: 1/4" = 1'-0" @ FULL SCALE

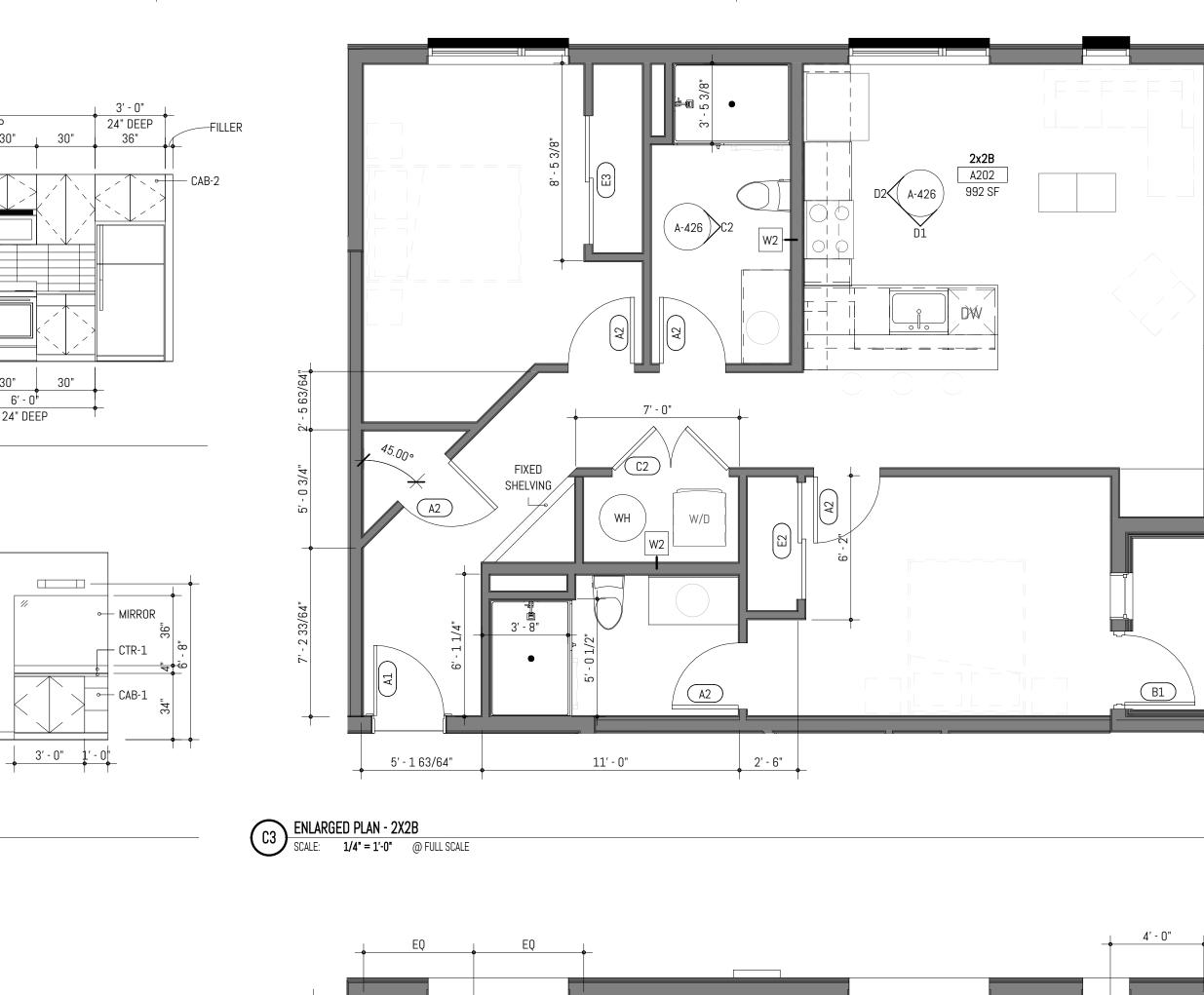
9' - 9" 12" DEEP 27" 30" TL-1 -~ CTR-1 CAB-1 –⁄ D2 2X2B -KITCHEN ELEVATION 2 SCALE: 1/4" = 1'-0" @ FULL SCALE

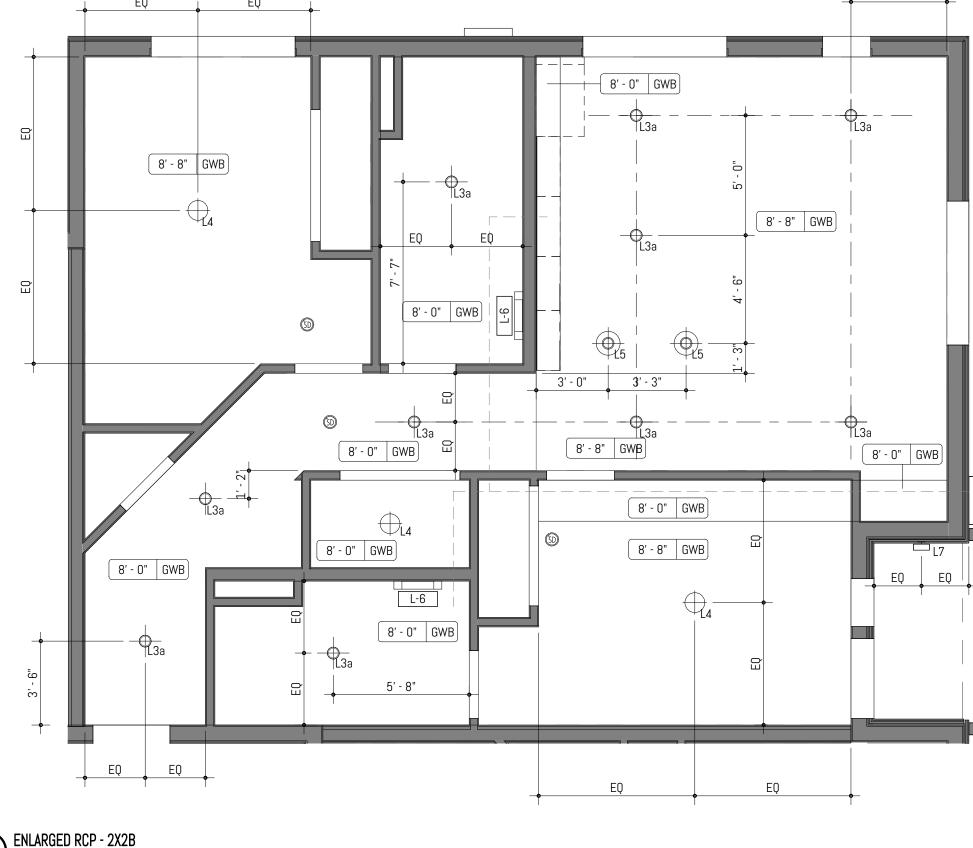
30"



C2 2X2B - BATHROOM ELEVATION SCALE: 1/4" = 1'-0" @ FULL SCALE

2





4

B3 ENLARGED RCP - 2X2B SCALE: 1/4" = 1'-0" @ FULL SCALE

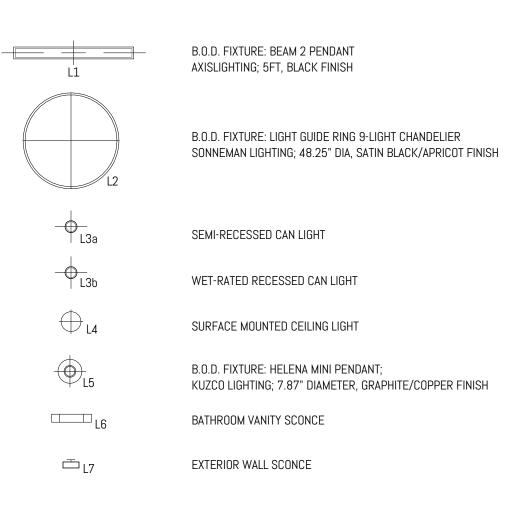
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ENLARGED PLAN **GENERAL NOTES**

5

- 1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE. 2. APPLIANCES CFCI U.N.O.
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ENLARGED PLAN LIGHTING LEGEND



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ENLARGED PLAN **GRAPHIC LEGEND**

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WALL CONSTRUCTION

MONOXIDE ALARM UNIT

D

COMBINATION SMOKE/CARBON

FURNITURE

PROPOSED EXHAUST DUCTING

> 050-01-21 PROJECT NO: PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT: DRAWN BY: PROJECT STATUS:

REVISION

DATE

PERMIT SET 05.06.2022

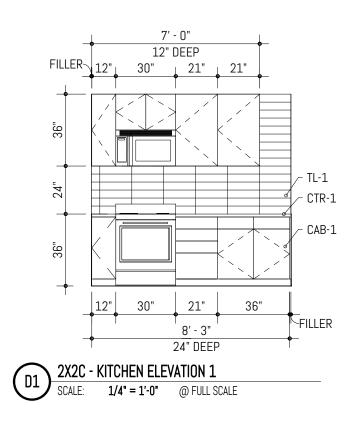
MARK

SHEET TITLE: UNIT PLANS & ELEVATIONS - 2x2B

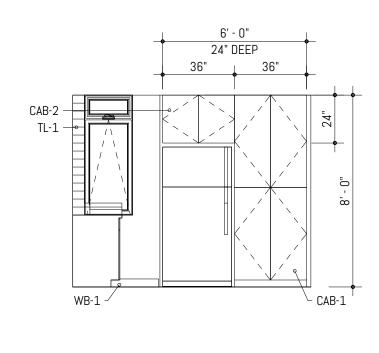
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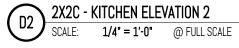
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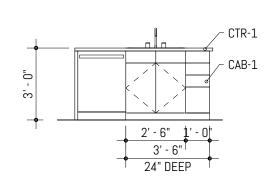
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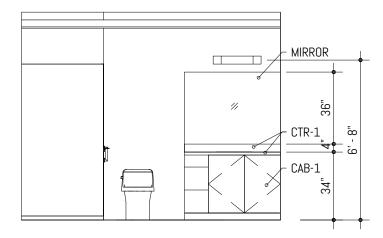


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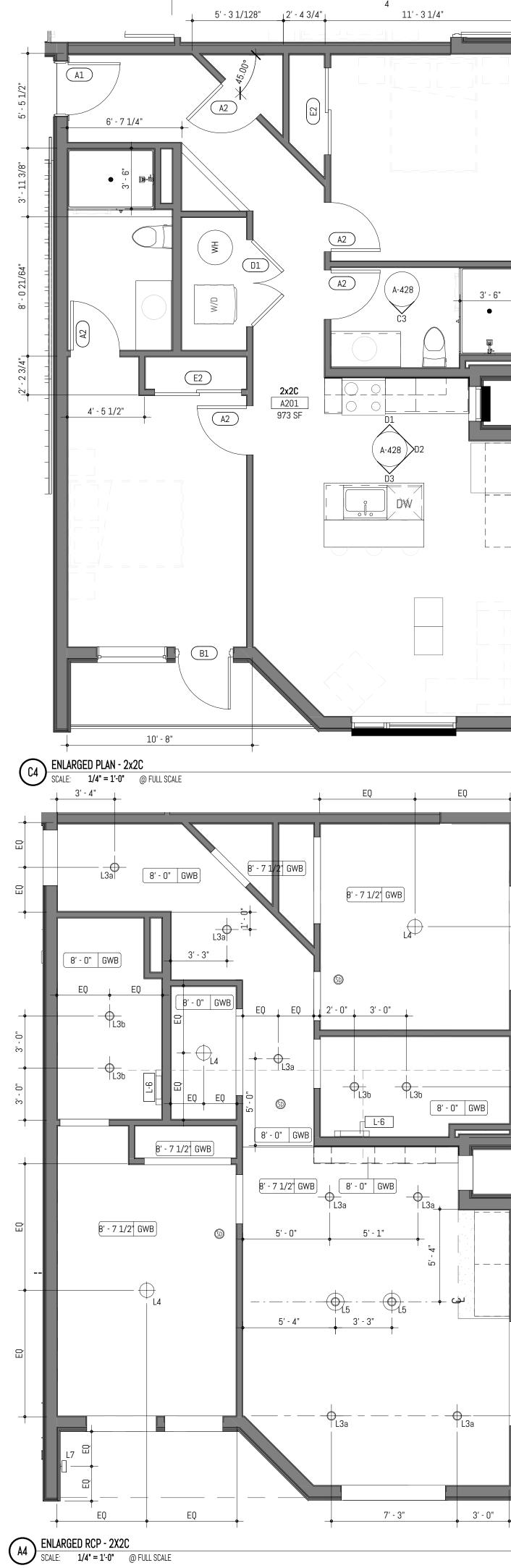


3





C3 2X2C - BATHROOM ELEVATION SCALE: 1/4" = 1'-0" @ FULL SCALE



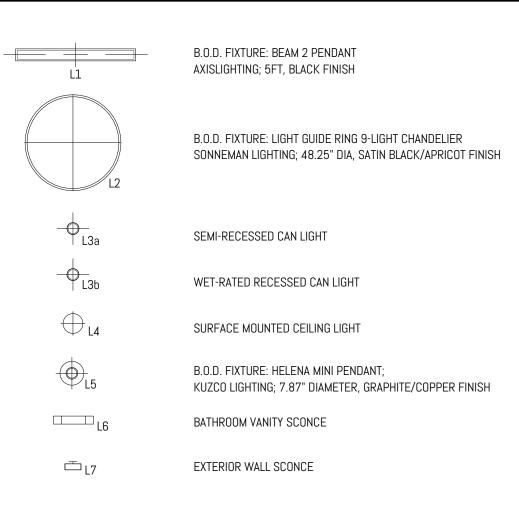
3



5

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ENLARGED PLAN LIGHTING LEGEND









ENLARGED PLAN
GRAPHIC I EGENI

GRAPHIC LEGE	ND

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COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT

WALL CONSTRUCTION

PROPOSED EXHAUST DUCTING

FURNITURE

050-01-21 PROJECT NO: PRINCIPAL-IN-CHARGE: Approver PROJECT ARCHITECT: Designer DRAWN BY: Author PROJECT STATUS:

REVISION

DATE

PERMIT SET 05.06.2022

MARK

SHEET TITLE: UNIT PLANS & ELEVATIONS - 2x2C

SHEET NO.

A-428

4

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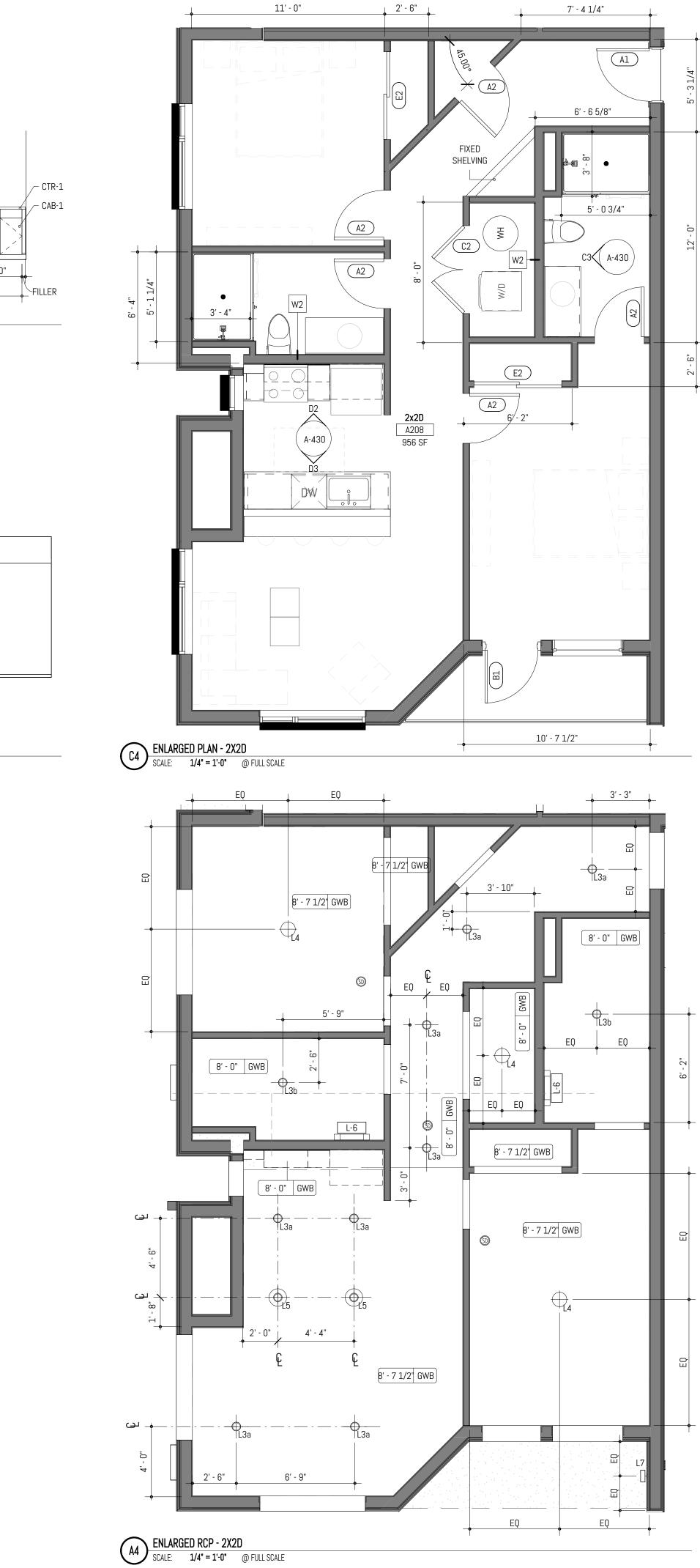
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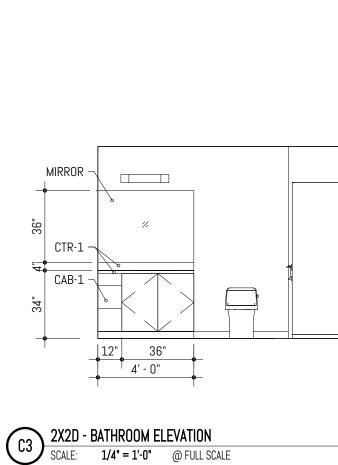
D2 2X2D - KITCHEN ELEVATION 1 SCALE: 1/4" = 1'-0" @ FULL SCALE

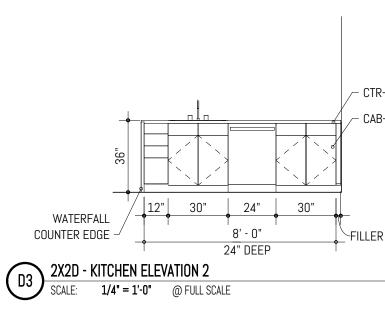
FILLER

— CAB-2 — CAB-1 - 6" DEEP OPEN SHELVES, FINISH TO MATCH CAB-2 — TL-1 ----- CTR-1 — CAB-1



4





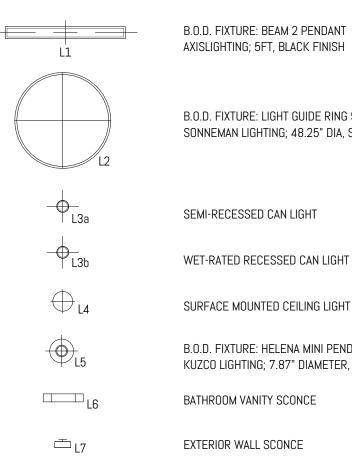
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Exhibit "B"

ENLARGED PLAN **GENERAL NOTES**

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ENLARGED PLAN LIGHTING LEGEND



AXISLIGHTING; 5FT, BLACK FINISH B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH SEMI-RECESSED CAN LIGHT WET-RATED RECESSED CAN LIGHT SURFACE MOUNTED CEILING LIGHT

B.O.D. FIXTURE: HELENA MINI PENDANT; KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE







ENLARGED PLAN
GRAPHIC LEGEND

FURNITURE

MARK DATE REVISION 050-01-21 PROJECT NO: PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT: DRAWN BY: PROJECT STATUS: PERMIT SET 05.06.2022 SHEET TITLE:

UNIT PLANS & ELEVATIONS - 2x2D

SHEET NO.

A-430

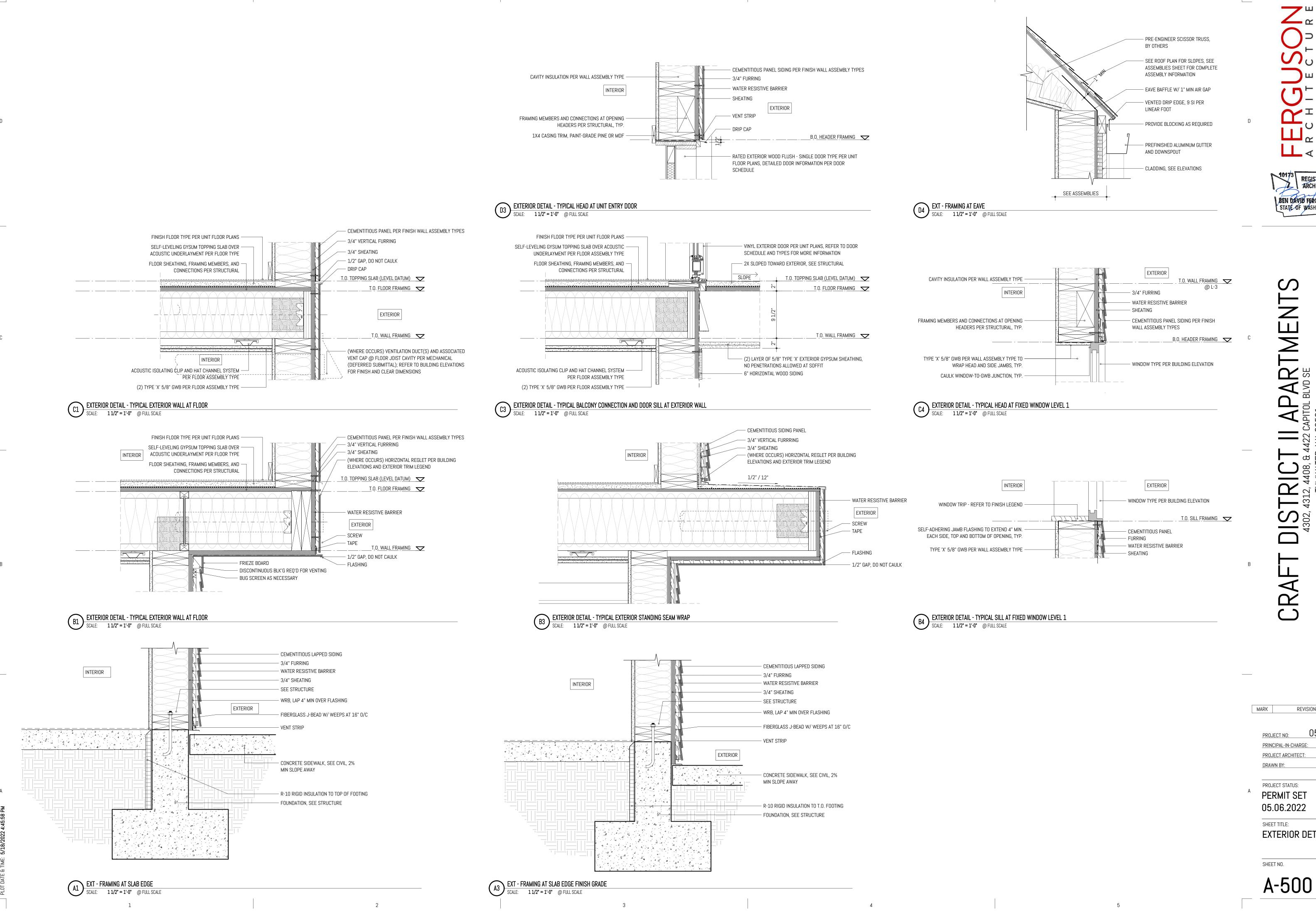
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WALL CONSTRUCTION

COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT

(SD)

PROPOSED EXHAUST DUCTING



1

DATE MARK REVISION 050-01-21 PROJECT NO: PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT: DRAWN BY: PROJECT STATUS: PERMIT SET

05.06.2022

SHEET TITLE: EXTERIOR DETAILS

SHEET NO.

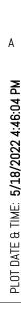
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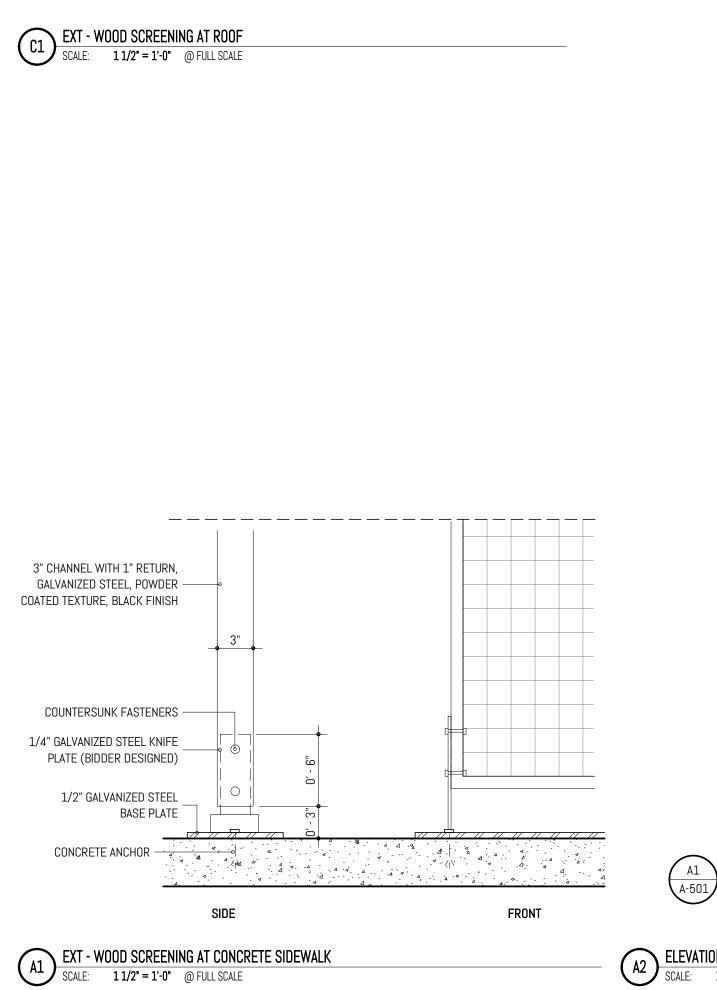


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DIST 4302, 431

CRAFT





BEAM, SEE STRUCTURAL METAL PANEL

D1 EXT - WOOD SCREENING AT STAIR LANDING SCALE: 1 1/2" = 1'-0" @ FULL SCALE

SIDING, MTL-1 -

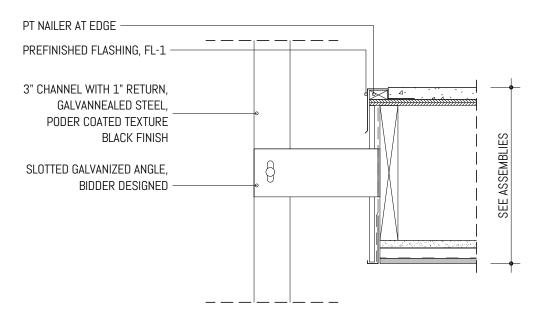
J-FLASHING, FL-1 -

SLOTTED ANGLED, BIDDER DESIGNED —

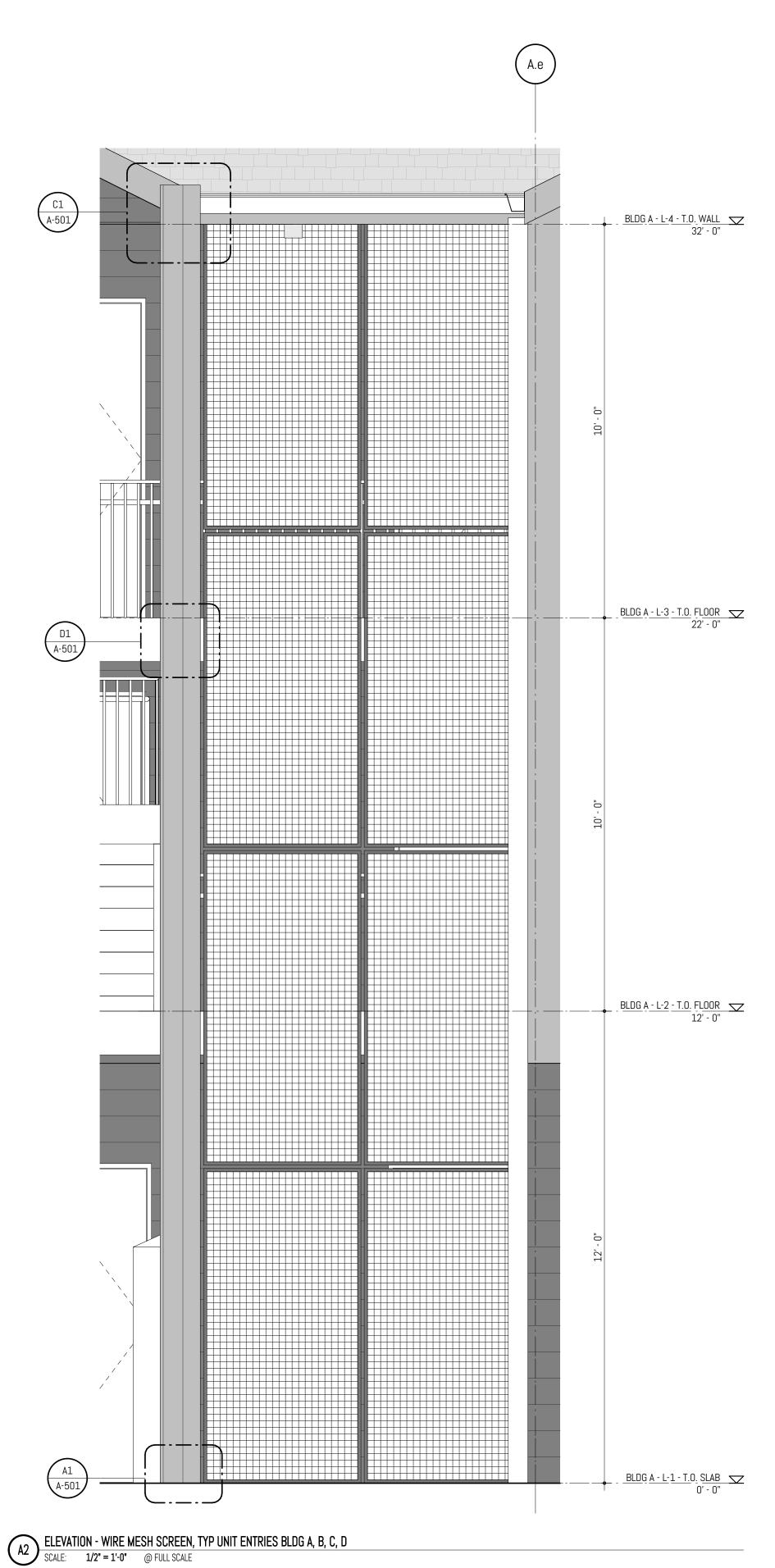
2x6 CEDAR BOARD, S4S

GRADE W/ A CLEAR COAT

FINISH ——



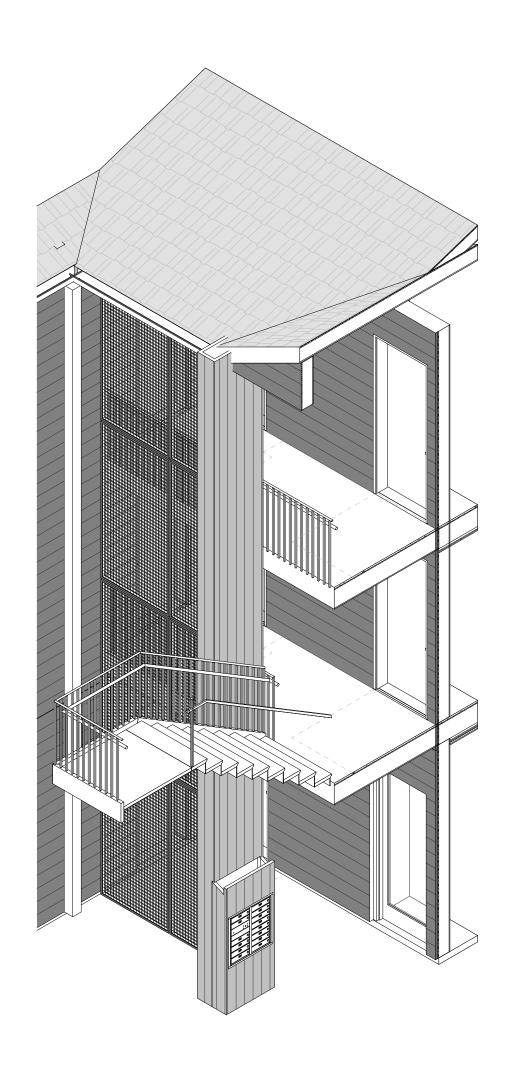
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4



WIRE MESH SCREEN

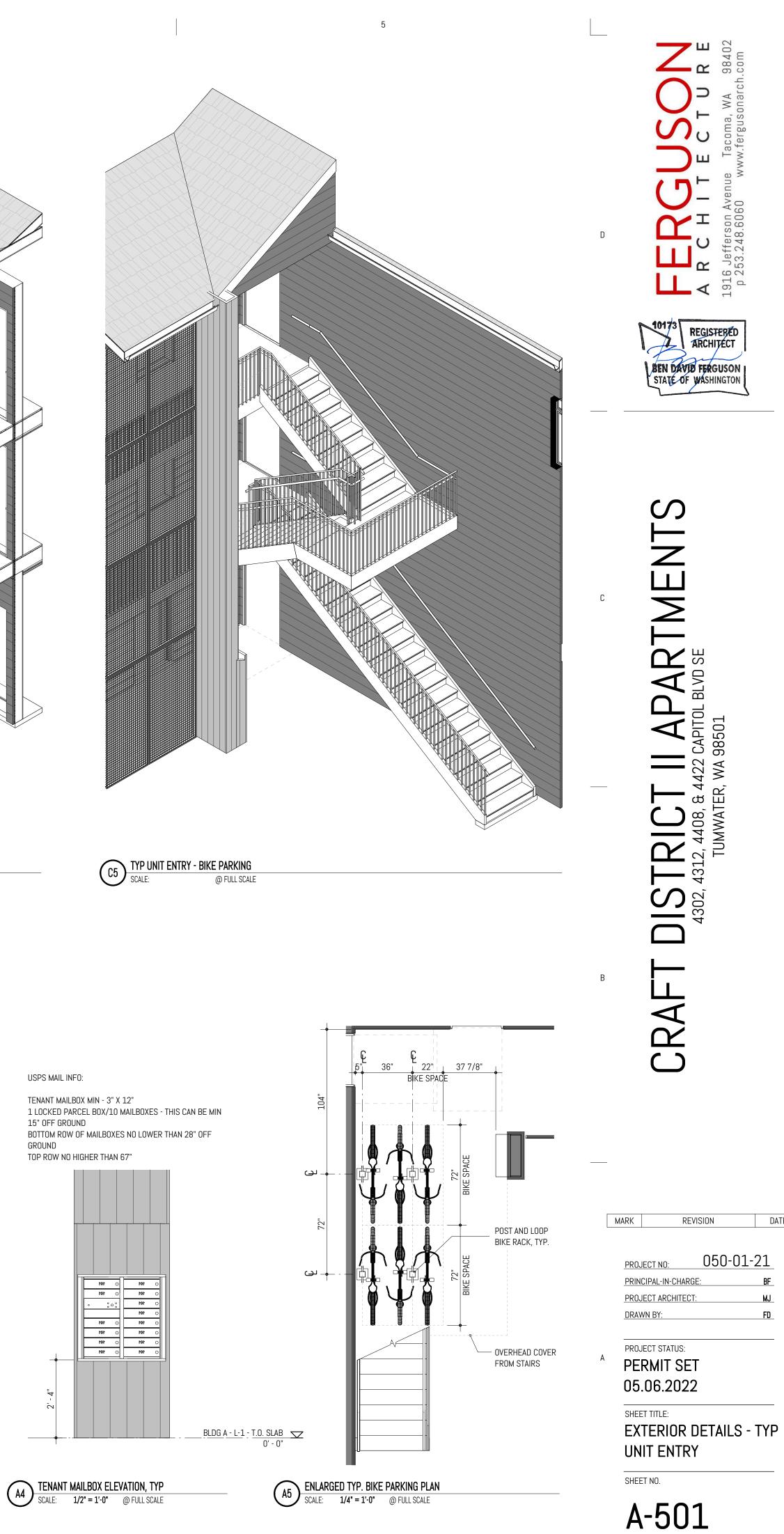
0

A3 TENANT MAILBOX - FLOOR PLAN SCALE: 11/2" = 1'-0" @ FULL SCALE

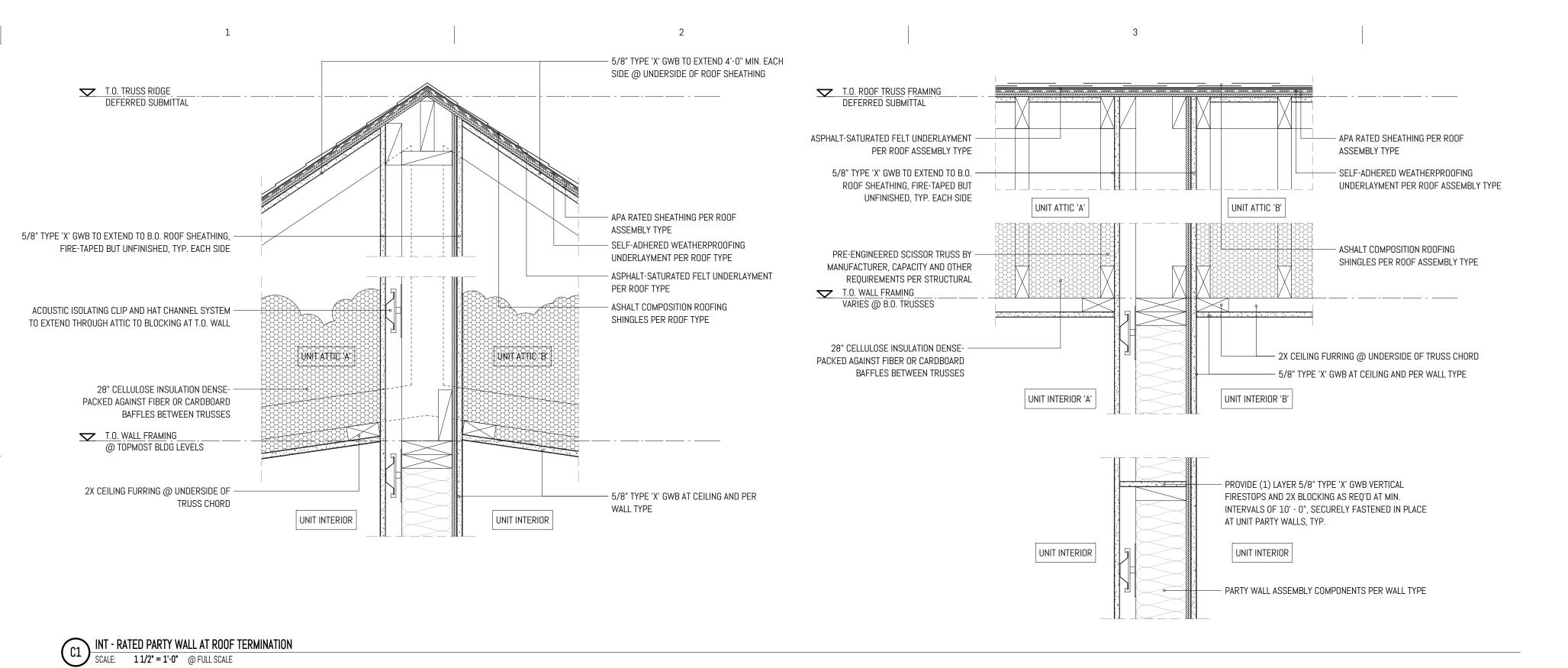
MAILBOX ———

4

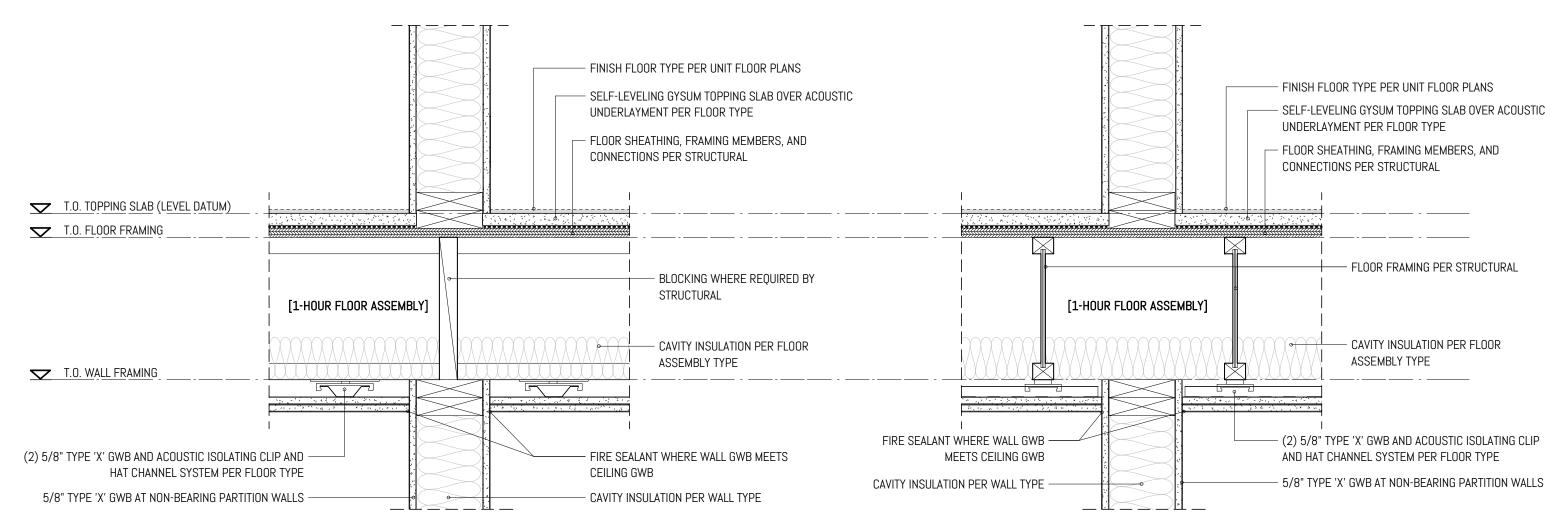
3



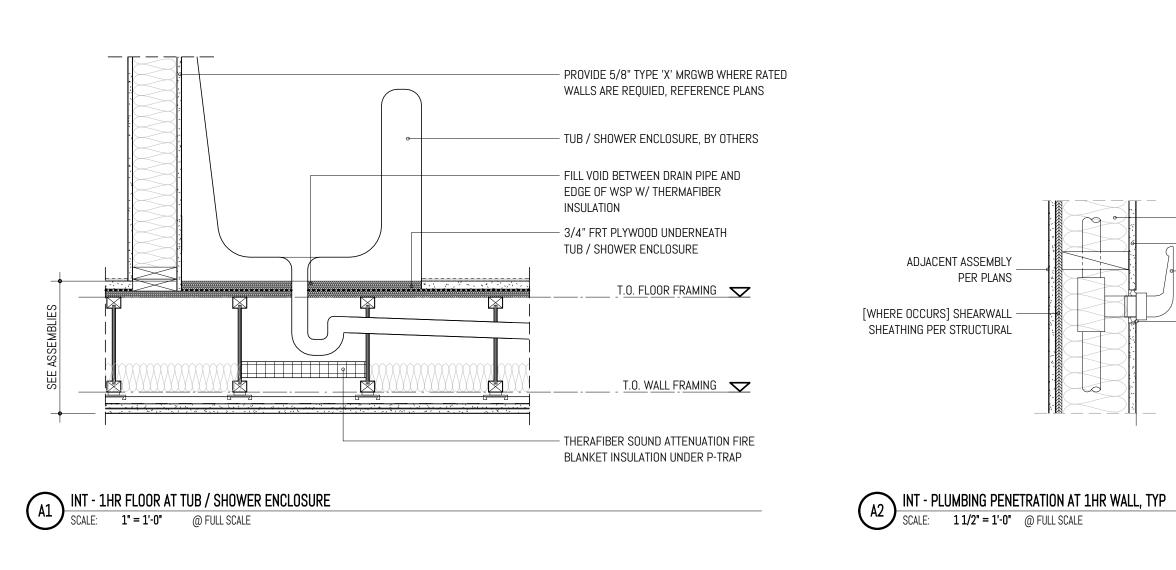
DATE



B1 INT - NON-BEARING WALL AT 1HR FLOOR SCALE: 11/2" = 1'-0" @ FULL SCALE



INTERIOR DETAIL - TYP. INTERIOR NON-BEARING WALL AT PERPENDICULAR FLOOR FRAMING

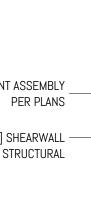


- SELF-LEVELING GYSUM TOPPING SLAB OVER ACOUSTIC - FLOOR SHEATHING, FRAMING MEMBERS, AND

- FLOOR FRAMING PER STRUCTURAL

- (2) 5/8" TYPE 'X' GWB AND ACOUSTIC ISOLATING CLIP AND HAT CHANNEL SYSTEM PER FLOOR TYPE

INTERIOR DETAIL - TYP. INTERIOR NON-BEARING WALL AT PARALLEL FLOOR FRAMING





TUB/SHOWER VALVE AND SPOUT PENETRATIONS SHALL BE PROTECTED PER UL FIRESTOP.

A3 INT - PARTY WALL AT 1HR FLOOR SCALE: 11/2" = 1'-0" @ FULL SCALE

FINISH FLOOR TYPE PER UNIT FLOOR PLANS -

T.O. TOPPING SLAB (LEVEL DATUM)

SELF-LEVELING GYSUM TOPPING SLAB OVER

ACOUSTIC UNDERLAYMENT PER FLOOR TYPE

FLOOR SHEATHING, FRAMING MEMBERS, AND

CONTINUOUS BEAD OFFIRE SEALANT, TYP.

WHERE VERTICAL GWB MEETS RATED

HORIZONTAL ASSEMBLY

CONNECTIONS PER STRUCTURAL

T.O. FLOOR FRAMING

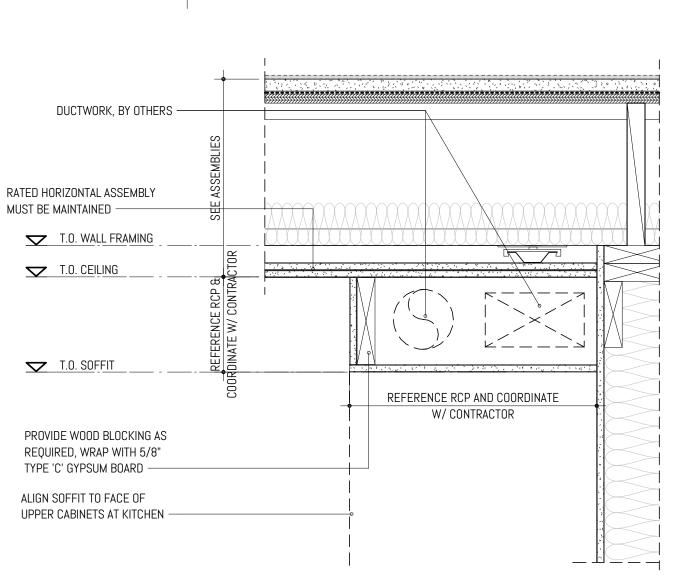
T.O. WALL FRAMING

UNIT INTERIOR

[1-HOUR FLOOR ASSEMBLY]

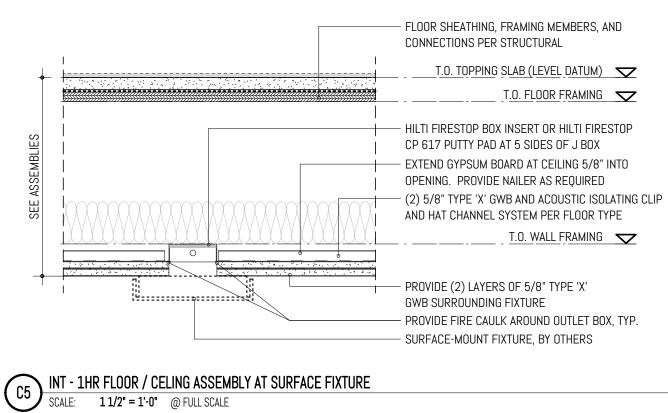
UNIT INTERIOR

3



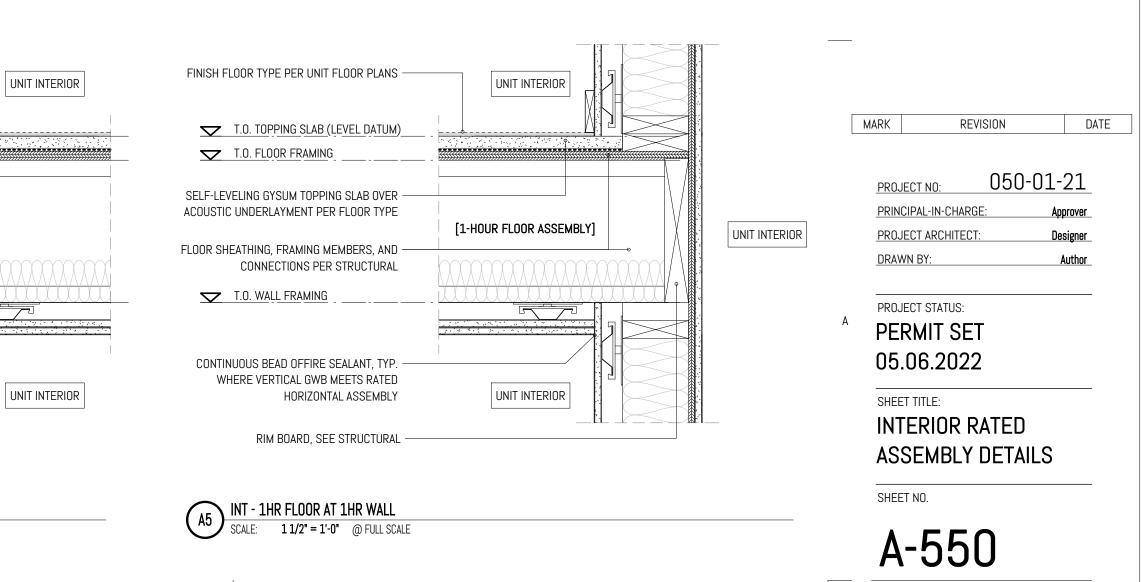
INT - SOFFIT AT MECH DUCTWORK SCALE: **1 1/2" = 1'-0"** @ FULL SCALE

D5



B5 INT - 1HR FLOOR / CELING ASSEMBLY AT FIXTURE SCALE: 11/2" = 1'-0" @ FULL SCALE

SCALE: 11/2" = 1'-0" @ FULL SCALE



REGISTERED ARCHITECT BEN DAVID FERGUSON STATE OF WASHINGTON

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PROVIDE (2) LAYERS OF 5/8" TYPE 'X' GWB SURROUNDING FIXTURE - FLOOR SHEATHING, FRAMING MEMBERS, AND CONNECTIONS PER STRUCTURAL T.O. TOPPING SLAB (LEVEL DATUM) 🔽 T.O. FLOOR FRAMING 🔽 – FAN / FIXTURE, BY OTHERS — EXHAUST, BY OTHERS

T.O. FLOOR FRAMING 🔽

T.O. WALL FRAMING 🗸

- EXTEND GYPSUM BOARD AT CEILING 5/8" INTO OPENING. PROVIDE NAILER AS REQUIRED T.O. WALL FRAMING 🔽

- (2) 5/8" TYPE 'X' GWB AND ACOUSTIC ISOLATING CLIP AND HAT CHANNEL SYSTEM PER FLOOR TYPE - PROVIDE FIRE CAULK AROUND FIXTURE, TYP.

П

1

COMMON DOOR SCHEDULE

			DOOR				FRAME			
TYPE	MATERIAL	FINISH	THICKNESS	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	HARDWARE	
С	НМ	P-1	0' - 1 1/2"	3' - 0"	7' - 0"	В	НМ	P-1	04	
С	НМ	P-1	0' - 1 1/2"	3' - 0"	7' - 0"	В	НМ	P-1	04	
Α	НМ	P-1	0' - 1 1/2"	3' - 2 1/2"	6' - 8"	В	НМ	P-1	05	
Α	НМ	P-1	0' - 2"	3' - 0"	6' - 8"	В	НМ	P-1	05	
С	ESF-1	FF	0' - 1 1/2"	3' - 6"	8' - 11 1/4"	ESF-1	ESF-1	FF	03	
Α	НМ	EP-1	0' - 1 3/8"	3' - 2 1/2"	8' - 0"	В	НМ	EP-1	01	
	C C A A C	C HM C HM A HM A HM C ESF-1	CHMP-1CHMP-1AHMP-1AHMP-1CESF-1FF	TYPE MATERIAL FINISH THICKNESS C HM P-1 0' - 1 1/2" C HM P-1 0' - 1 1/2" A HM P-1 0' - 1 1/2" A HM P-1 0' - 1 1/2" C ESF-1 FF 0' - 1 1/2"	TYPE MATERIAL FINISH THICKNESS WIDTH C HM P-1 0' - 1 1/2" 3' - 0" C HM P-1 0' - 1 1/2" 3' - 0" A HM P-1 0' - 1 1/2" 3' - 2 1/2" A HM P-1 0' - 2" 3' - 0" C ESF-1 FF 0' - 1 1/2" 3' - 6"	TYPE MATERIAL FINISH THICKNESS WIDTH HEIGHT C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" A HM P-1 0' - 1 1/2" 3' - 2 1/2" 6' - 8" A HM P-1 0' - 2" 3' - 0" 6' - 8" C ESF-1 FF 0' - 1 1/2" 3' - 6" 8' - 11 1/4"	TYPE MATERIAL FINISH THICKNESS WIDTH HEIGHT TYPE C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B A HM P-1 0' - 1 1/2" 3' - 2 1/2" 6' - 8" B A HM P-1 0' - 2" 3' - 0" 6' - 8" B C ESF-1 FF 0' - 1 1/2" 3' - 6" 8' - 11 1/4" ESF-1	TYPE MATERIAL FINISH THICKNESS WIDTH HEIGHT TYPE MATERIAL C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B HM C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B HM A HM P-1 0' - 1 1/2" 3' - 2 1/2" 6' - 8" B HM A HM P-1 0' - 1 1/2" 3' - 0" 6' - 8" B HM A HM P-1 0' - 2" 3' - 0" 6' - 8" B HM C ESF-1 FF 0' - 1 1/2" 3' - 6" 8' - 11 1/4" ESF-1 ESF-1	TYPE MATERIAL FINISH THICKNESS WIDTH HEIGHT TYPE MATERIAL FINISH C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B HM P-1 C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B HM P-1 C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B HM P-1 A HM P-1 0' - 1 1/2" 3' - 2 1/2" 6' - 8" B HM P-1 A HM P-1 0' - 2" 3' - 0" 6' - 8" B HM P-1 A HM P-1 0' - 2" 3' - 0" 6' - 8" B HM P-1 C ESF-1 FF 0' - 1 1/2" 3' - 6" 8' - 11 1/4" ESF-1 ESF-1 FF	TYPE MATERIAL FINISH THICKNESS WIDTH HEIGHT TYPE MATERIAL FINISH HARDWARE C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B HM P-1 04 C HM P-1 0' - 1 1/2" 3' - 0" 7' - 0" B HM P-1 04 A HM P-1 0' - 1 1/2" 3' - 2 1/2" 6' - 8" B HM P-1 04 A HM P-1 0' - 1 1/2" 3' - 2 1/2" 6' - 8" B HM P-1 05 A HM P-1 0' - 2" 3' - 0" 6' - 8" B HM P-1 05 C ESF-1 FF 0' - 1 1/2" 3' - 6" 8' - 11 1/4" ESF-1 ESF-1 FF 03

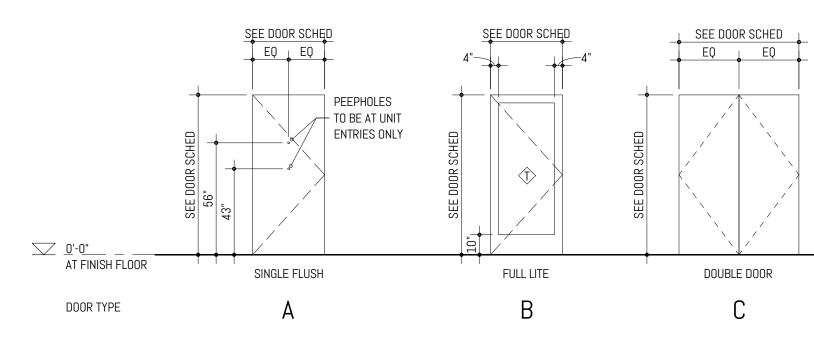
DOOR ASSEMBLY & INSTALLATION - GENERAL NOTES

1. ALL EXTERIOR DOORWAYS TO BE SEALED, CAULKED, GASKETED, AND/OR

WEATHERSTRIPPED TO PREVENT AIR LEAKAGE AND MOISTURE FILTRATION.

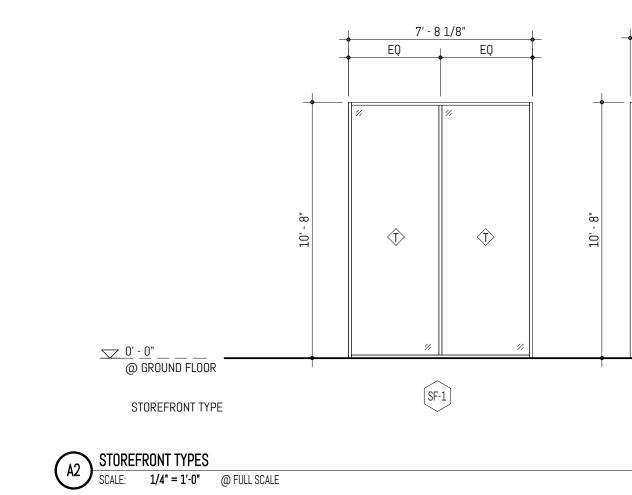
2. ALL GLAZING IN INTERIOR DOORS TO HAVE LAMINATED INSULATED SAFETY GLAZING. 3. ALL DOOR GLAZING AND/OR RELITE GLAZING WITHIN 12" OF A DOOR OPENING AND 18"

OF FLOOR TO BE SAFETY RATED.

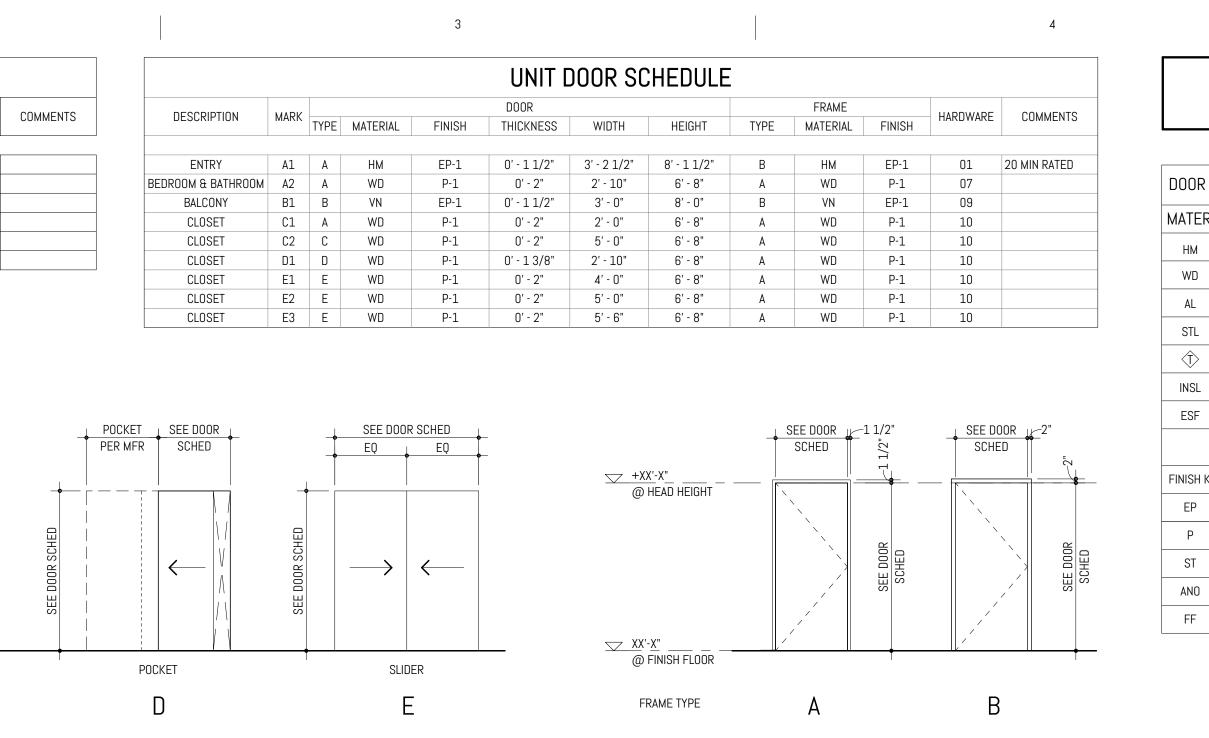


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1



		WINE	DOW SCH	EDULE	
TYPE	MATERIAL	WIDTH	HEIGHT	SILL HEIGHT	COMMENTS
			•		
W-1	WN-1	2' - 0"	6' - 0"	3' - 0"	
W-2	WN-1	6' - 0"	6' - 0"	3' - 0"	
W-3	WN-1	2' - 0"	5' - 0"	3' - 0"	
W-4	WN-1	6' - 0"	5' - 0"	3' - 0"	
W-5	WN-1	4' - 0"	5' - 0"	3' - 0"	
W-6	WN-1	2' - 0"	5' - 0"	3' - 0"	
W-7	WN-1	2' - 0"	6' - 0"	3' - 0"	

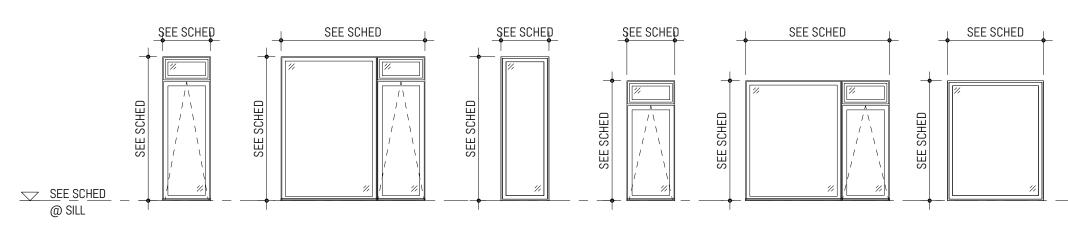
3

WINDOW ASSEMBLY & INSTALLATION - GENERAL NOTES

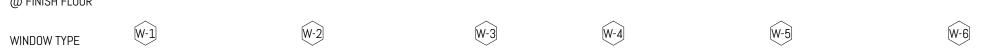
1. GENERAL CONTRACTOR TO FIELD VERIFY (E) ROUGH OPENINGS AND CONFIRM WITH

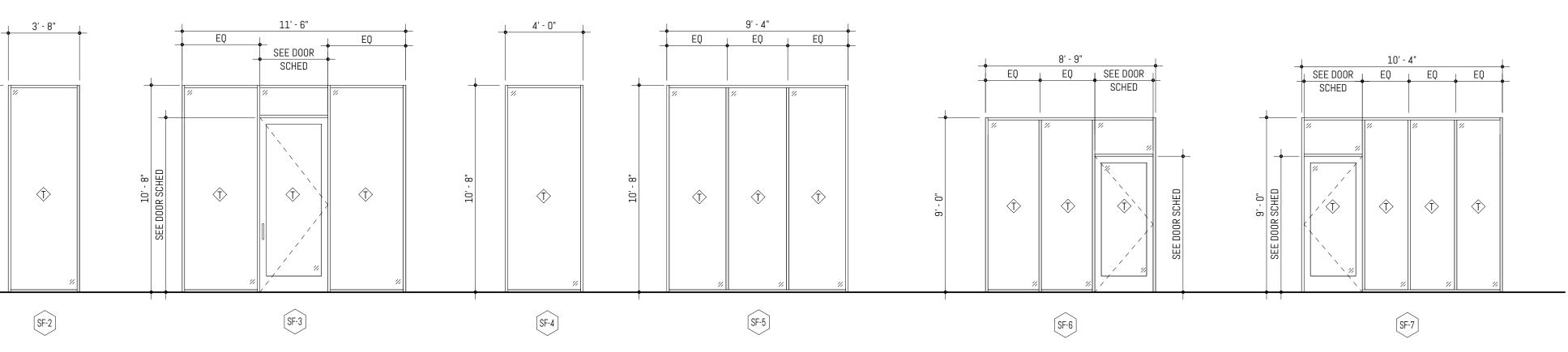
ARCHITECT BEFORE PURCHASE AND INSTALL OF (N) WINDOWS. 2. ALL EXTERIOR WINDOW OPENINGS TO BE SEALED, CAULKED, GASKETED, AND/OR

WEATHERSTRIPPED TO PREVENT AIR LEAKAGE AND MOISTURE FILTRATION.



_____0'-0" _____ @ FINISH FLOOR





4

OPENING TYPES GENERAL NOTES

DOOR MATERIAL & FINISH LEGEND

RIAL KEY			
	HOLLOW METAL		
	WOOD		
	ALUMINUM		
	STEEL		
	TEMPERED GLASS		
-	INSULATED		
	STOREFRONT (EXTERIOR)		

FINISH KEY

PAINT (EXTERIOR) PAINT (INTERIOR) STAIN ANODIZED
STAIN
ANODIZED
FACTORY FINISH

- MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND SEE SHEET A-400 FOR ADDITIONAL INFORMATION.
- FOR WINDOW DIMENSIONS, REFER TO SCHEDULES. DIMENSIONS NOTED INSTRUCT DESIGN INTENT. MEASUREMENTS TO BE V.I.F.
- 3. FIT BACKERROD AND SEALANT TO MEET TOLERANCE AT WINDOW FRAMES, MINIMUM 3/8" -MAXIMUM 1" AT EACH INSTANCE.
- 4. ALL UNIT DOORS TO BE PAINTED SOLID CORE DOORS. UNIT DOOR FRAMES TO BE TYPE 'A' D PROFILE AND MDF, PAINTED PER OPENING SCHEDULE.
- 5. BALCONY DOORS WILL BE VINYL DOORS WITH A FACTORY FINISH.
- 6. DOOR HARDWARE TO STAIN STAINLESS STEEL, US32D, UNO.
- 7. REFER TO CODE SUMMARY SHEET SERIES, G-000, FOR ENERGY PERFORMANCE REQUIREMENTS.

OPENING TYPES

A	EXTERIOR WINDOW / GLAZING
1	INTERIOR WINDOW / GLAZING

LV-1 EXTERIOR LOUVER LV-A INTERIOR LOUVER

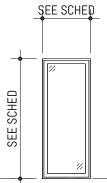
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DOOR HARDWARE GROUPS				
MARK	GENERAL LOCATION	COMPONENTS	QTY.	COMMENTS
<u>GROUP 01</u> 45 MIN RATING	UNIT ENTRY	4 1/2" BUTTS ENTRY LOCKSET WALL STOP SILENCER CLOSER	4 1 1 1 1	
<u>GROUP 02</u>	LOBBY ENTRY	4 1/2" BUTTS ENTRY LOCKSET ASTRAGAL	8 1 1	REMOVABLE
<u>GROUP 03</u>	LOBBY ENTRY	4 1/2" BUTTS ENTRY LOCKSET ASTRAGAL CLOSER	8 1 1 1	REMOVABLE
GROUP 04	OFFICE / CONFERENCE	4 1/2" BUTTS PRIVACY LOCKSET WALL STOP	4 1 1	
<u>GROUP 05</u>	JANITOR / STORAGE	4 1/2" BUTTS STORAGE ROOM LOCKSET WALL STOP KICKPLATE	3 1 1 1	
<u>GROUP</u> 06	RESTROOMS / PASS-THRU	4 1/2" BUTTS PRIVACY LOCKSET WALL STOP SILENCER KICK PLATE	3 1 1 1 1	
<u>GROUP 07</u>	BEDROOMS / BATHROOMS	4 1/2" BUTTS PRIVACY LOCKSET WALL STOP	3 1 1	
<u>GROUP</u> 08	STORAGE	4 1/2" BUTTS PASSAGE SET	3	
<u>GROUP</u> 09	BALCONY	4 1/2" BUTTS PRIVACY LOCKSET	4	
<u>GROUP</u> 10	CLOSET / BATHROOMS	BY CONTRACTOR	1	

5





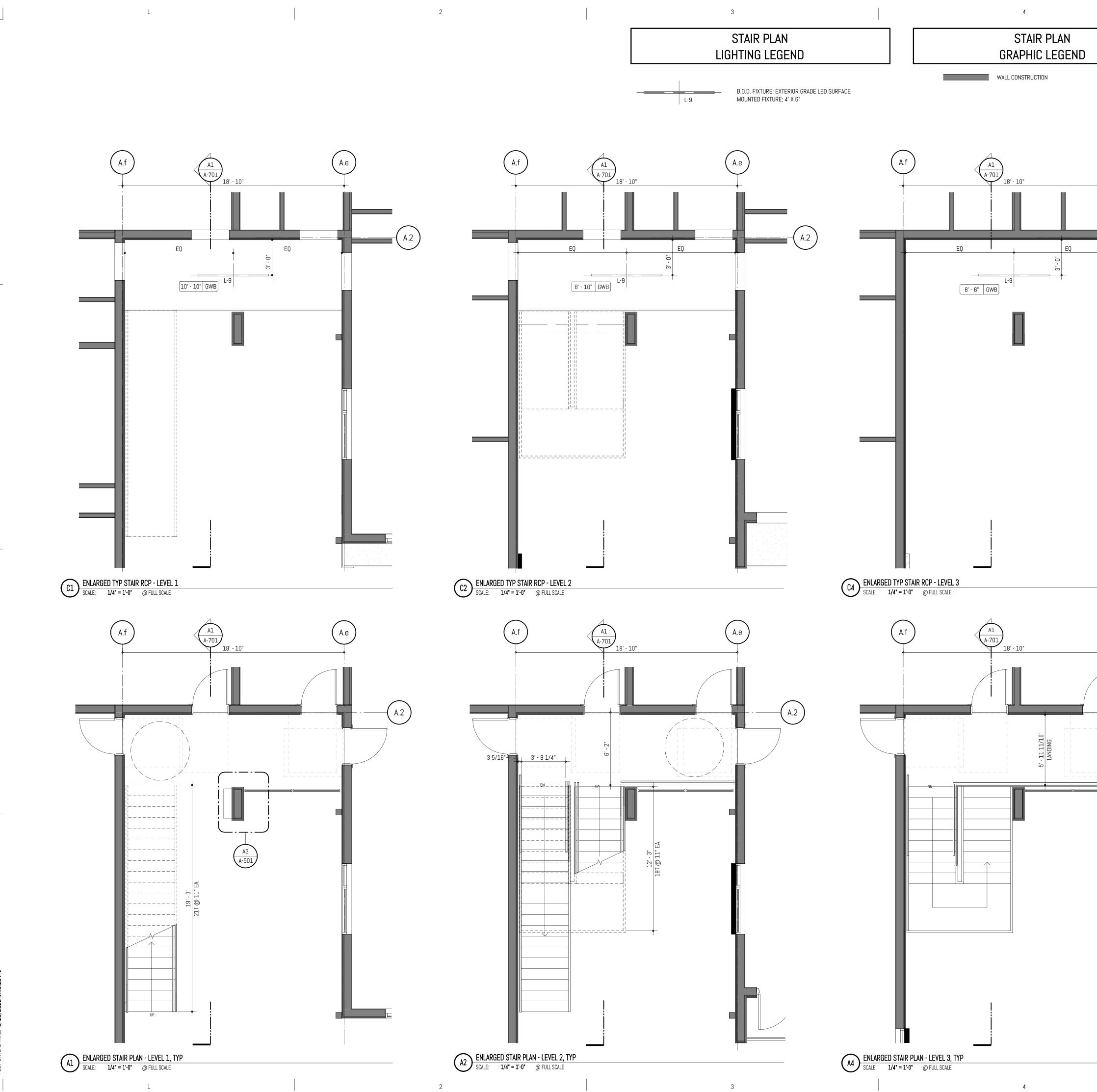
	MARK	REV	ISION	DATE
	PROJ	JECT NO:	050-01-	21
	PRIN	CIPAL-IN-CHARG	E:	BF
	PROJ	IECT ARCHITECT	:	MJ
	DRAV	VN BY:		HL
A	PE 05	IECT STATUS: RMIT SET .06.2022		

SHEET TITLE: OPENING TYPES AND SCHEDULE

SHEET NO.

A-600







1. HANDRAILS SHALL COMPLY WITH WA. STATE AMENDMENTS TO 2018 IBC, SECTION 1014. WHERE GUARDRAILS ARE REQUIRED, THEY SHALL COMPLY WITH 2018 IBC, SECTION 1011. A. STAIRWAYS AND LANDINGS TO HAVE AT MINIMUM 44" CLEAR DIMENSION.

- B. A PROJECTION GREATER THAN 4" INTO THE STAIR WIDTH IS NOT ALLOWED UNLESS IT IS GREATER THAN 80" ABOVE THE EDGE OF THE NOSINGS, INCLUDING ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THIS MINIMUM HEAD ROOM CLEARANCE SHALL BE MAINTAINED ABOVE LANDINGS. C. A 4" SPHERE SHALL NOT PASS THROUGH ANY OPENING WITHIN A GUARD. A GUARD EXTENDS FROM TOP OF STRINGER, OR CLOSURE PLATE, TO THE TOP OF GUARDRAIL.
- 2. RAIL HEIGHTS ARE PLUMB TO NOSE OF TREADS, U.N.O.

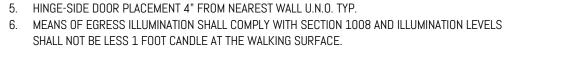
A.e

A.e

A.2

A.2

- 3. AT STAIRS, GUARDRAIL PICKETS ARE 1/2" X 1/2" BAR, U.N.O. 4. VERTICAL GUARDRAILS TO BE EQUALLY SPACED BUT NO GREATER THAN 4'-0" O.C., DIMENSIONED TO
- CENTERLINE OF STEEL BALUSTER, MAX.
- 5. HINGE-SIDE DOOR PLACEMENT 4" FROM NEAREST WALL U.N.O. TYP.









MARK		REVISION	DATE
		050.01	01
PRO	JECT NO:	050-01-	21
PRIN	CIPAL-IN-C	HARGE:	BF
PRO	JECT ARCH	ITECT:	MJ
DRA	WN BY:		HL
PRO	JECT STATL	JS:	
ΡE	RMIT	SET	
05	.06.20	192	
		<i></i>	
SHE	et title:		
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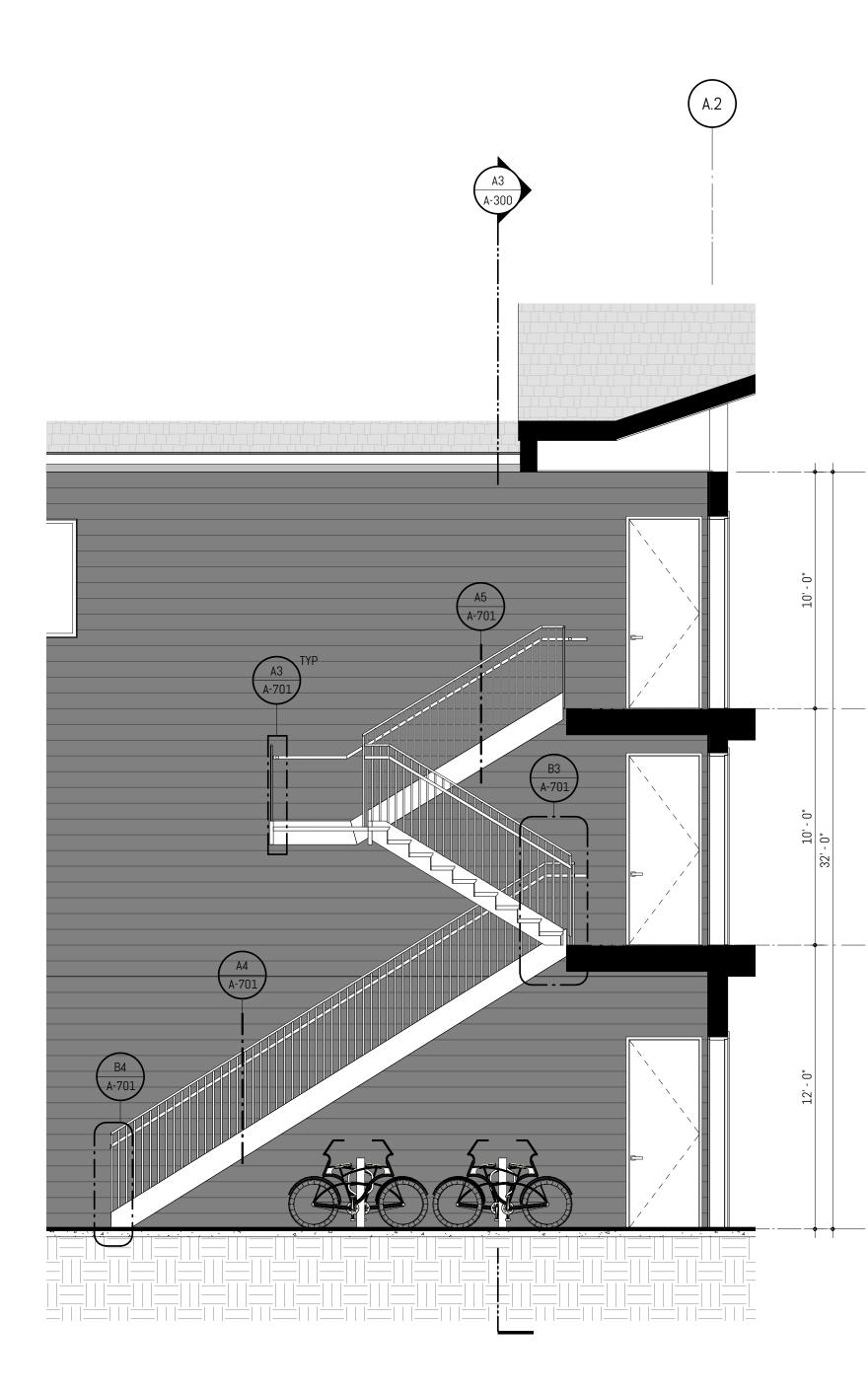
STAIRS - PLANS & RCPS

SHEET NO.

A-700

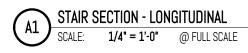






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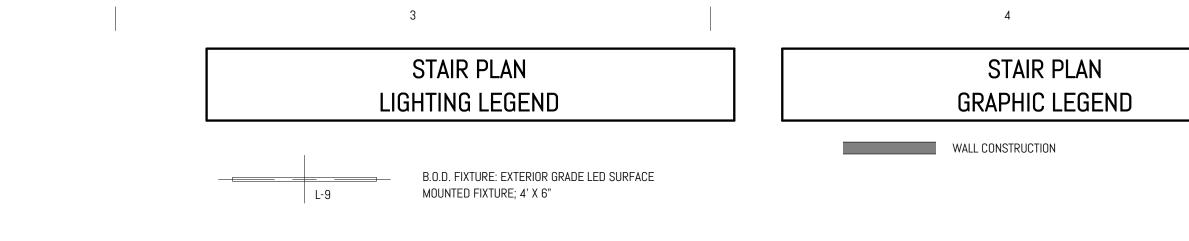
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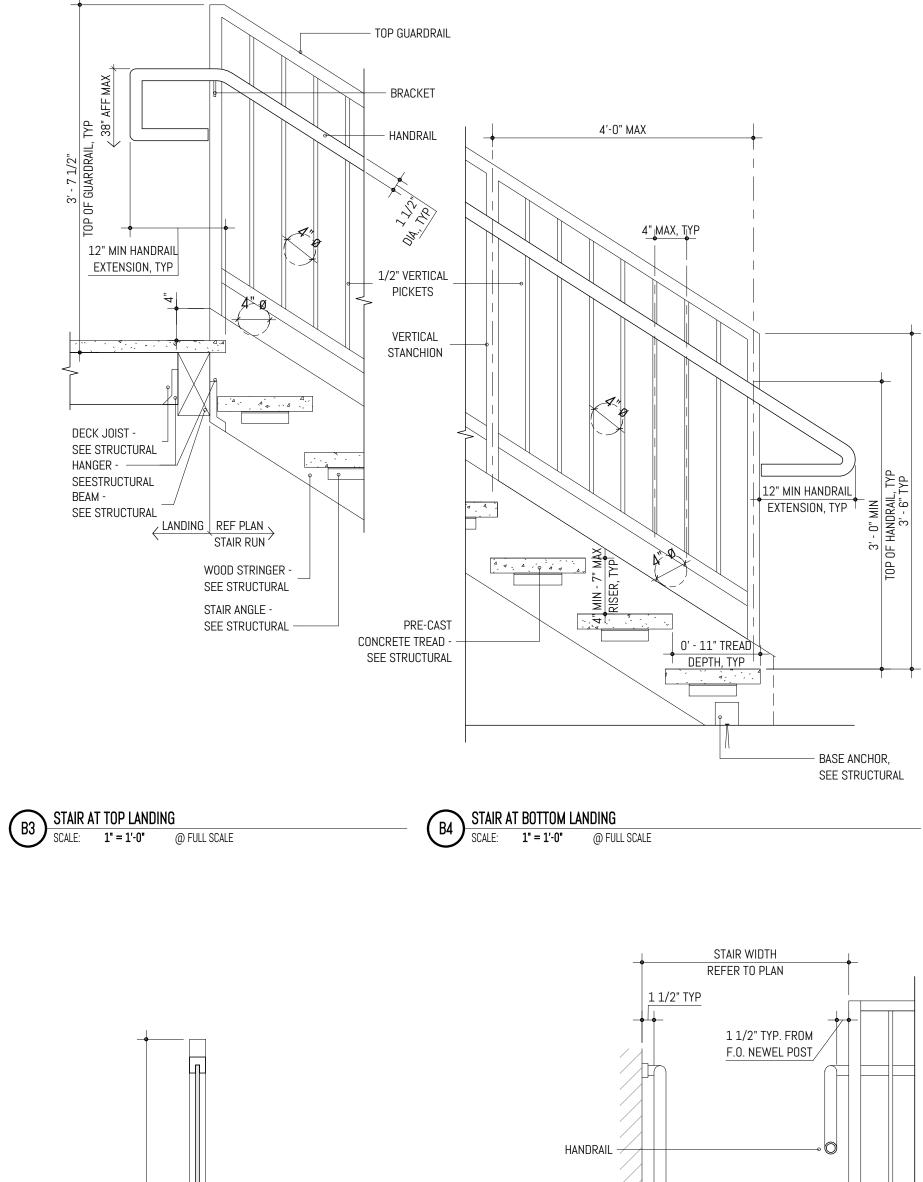


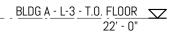
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1

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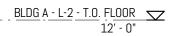




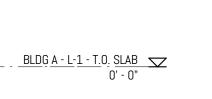
BLDG A - L-4 - T.O. WALL

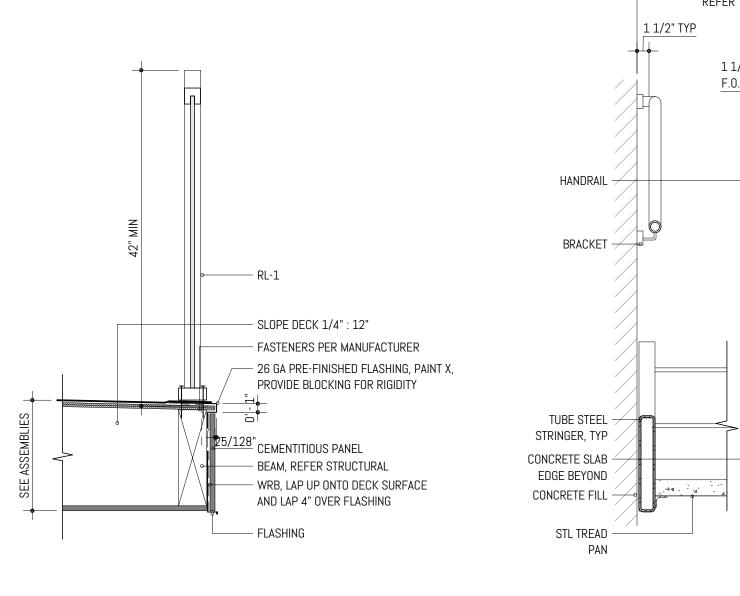
32' - 0"











 GUARDRAIL DETAIL AT STAIR LANDING

 SCALE:
 1" = 1'-0"

 @ FULL SCALE

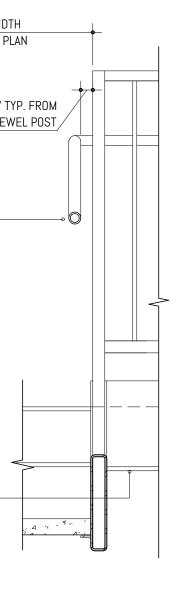
4

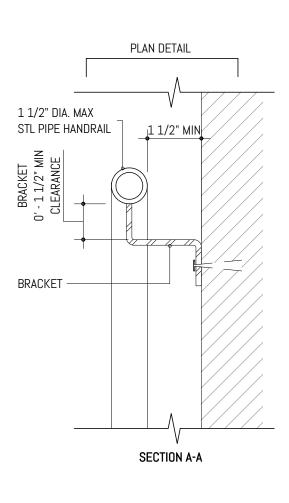
STAIR PLAN & SECTION **GENERAL NOTES**

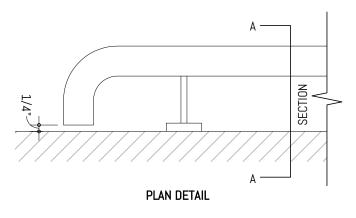
- 1. HANDRAILS SHALL COMPLY WITH WA. STATE AMENDMENTS TO 2018 IBC, SECTION 1014. WHERE GUARDRAILS ARE REQUIRED, THEY SHALL COMPLY WITH 2018 IBC, SECTION 1011. A. STAIRWAYS AND LANDINGS TO HAVE AT MINIMUM 44" CLEAR DIMENSION.
- B. A PROJECTION GREATER THAN 4" INTO THE STAIR WIDTH IS NOT ALLOWED UNLESS IT IS GREATER THAN 80" ABOVE THE EDGE OF THE NOSINGS, INCLUDING ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THIS MINIMUM HEAD ROOM CLEARANCE SHALL BE MAINTAINED ABOVE LANDINGS. C. A 4" SPHERE SHALL NOT PASS THROUGH ANY OPENING WITHIN A GUARD. A GUARD EXTENDS
- FROM TOP OF STRINGER, OR CLOSURE PLATE, TO THE TOP OF GUARDRAIL. 2. RAIL HEIGHTS ARE PLUMB TO NOSE OF TREADS, U.N.O.
- 3. AT STAIRS, GUARDRAIL PICKETS ARE 1/2" X 1/2" BAR, U.N.O.
- 4. VERTICAL GUARDRAILS TO BE EQUALLY SPACED BUT NO GREATER THAN 4'-0" O.C., DIMENSIONED TO CENTERLINE OF STEEL BALUSTER, MAX.
- 5. HINGE-SIDE DOOR PLACEMENT 4" FROM NEAREST WALL U.N.O. TYP.
- 6. MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008 AND ILLUMINATION LEVELS SHALL NOT BE LESS 1 FOOT CANDLE AT THE WALKING SURFACE.











A5 STAIR HANDRAIL AT WALL SCALE: 3" = 1'-0" @ FULL SCALE



MARK	MARK REVISION		DATE
PRO	JECT NO:	050-01-	21
PRIN	CIPAL-IN-CHARGE	:	BF
PROJ	JECT ARCHITECT:		MJ
DRAV	WN BY:		HL
PRO	JECT STATUS:		
PE	RMIT SET		
05	.06.2022		
0.121	ET TITLE:		
ST	AIRS - SE	CTIONS 8	t
DE	TAILS		
SHEE	et no.		

