## PROJECT IMAGE



## PROJECT DATA:

ADDRESS OF PROPERTY:

**BUILDING 8** 13321 NE 133RD ST.

KIRKLAND, WA 98034

**ASSESSOR PARCEL NO.:** 2226059034

LEGAL DESCRIPTION: SEE SURVEY

RMA 2.4, HIGH DENSITY RESIDENTIAL

**DEPARTURES:** 

#### PROJECT DESCRIPTION:

THE PROJECT IS THE REHABILITATION OF AND ADDITION TO BUILDING 8 AT THE KIRKLAND HEIGHTS APARTMENTS AS PART OF A LONG TERM PLAN TO REHABILITATE ALL EXISTING UNITS, MAXIMIZE SITE DENSITY, AND INCREASE PARKING COUNTS. THE SITE CONSISTS OF 25 BUILDINGS CONTAINING 79 2-BEDROOM UNITS, 80 3-BEDROOM UNITS, AND 20 4-BEDROOM TOWNHOMES FOR A TOTAL OF 179 UNITS.

THE ADDITION TO BUILDING 8 CONSISTS OF THE ADDITION OF A THIRD STORY CONTAINING 4 NEW UNITS WITH ASSOCIATED STAIRS AND BALCONIES. THE REHABILITATION INCLUDES THE REMOVAL AND REPLACEMENT OF ALL WINDOWS, DOORS, SIDING AND TRIM, BALCONIES, AND STAIRS. INTERIOR REHABILITATION INCLUDES THE REMOVAL AND REPLACEMENT OF ALL INTERIOR FINISHES INCLUDING FLOORING, WALL, AND CEILING FINISHES. ALL ELECTRICAL, PLUMBING AND MECHANICAL AT BUILDING 8 WILL BE REMOVED AND REPLACED TO MEET CURRENT CODE. A SINGLE UNIT AT THE GROUND FLOOR WILL BE CONVERTED TO A TYPE A UNIT PER ICC

#### PROJECT INFORMATION:

CONSTRUCTION TYPE: OCCUPANCY:

EXISTING SITE AREA: 589,476 SF; APPROX. 13.5 ACRES EXISTING BUILDING FOOTPRINT: 3,277 SF

EXISTING BUILDING AREA: 6,554 SF

EXISTING DENSITY CALC: 179 UNITS / 13.5 ACRES = 13.3 UNITS PER ACRE

PROPOSED BUILDING FOOTPRINT: 3,374 SF

PROPOSED BUILDING AREA: 9,831 SF 183 UNITS/13.5 ACRES = 13.6 UNITS PER ACRE PROPOSED DENSITY CALC:

#### REFERENCE CODES, INCLUDING BUT NOT LIMITED TO:

CITY OF KIRKLAND MUNICIPAL CODE

2018 WASHINGTON STATE EXISTING BUILDING CODE 2018 WASHINGTON STATE BUILDING CODE

2018 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS 2018 INTERNATIONAL MECHANICAL CODE-WAC 51-52

2018 WASHINGTON STATE FIRE CODE

2018 UNIFORM PLUMBING CODE -WAC 51-56 2020 NATIONAL ELECTRICAL CODE (NFPA 70)

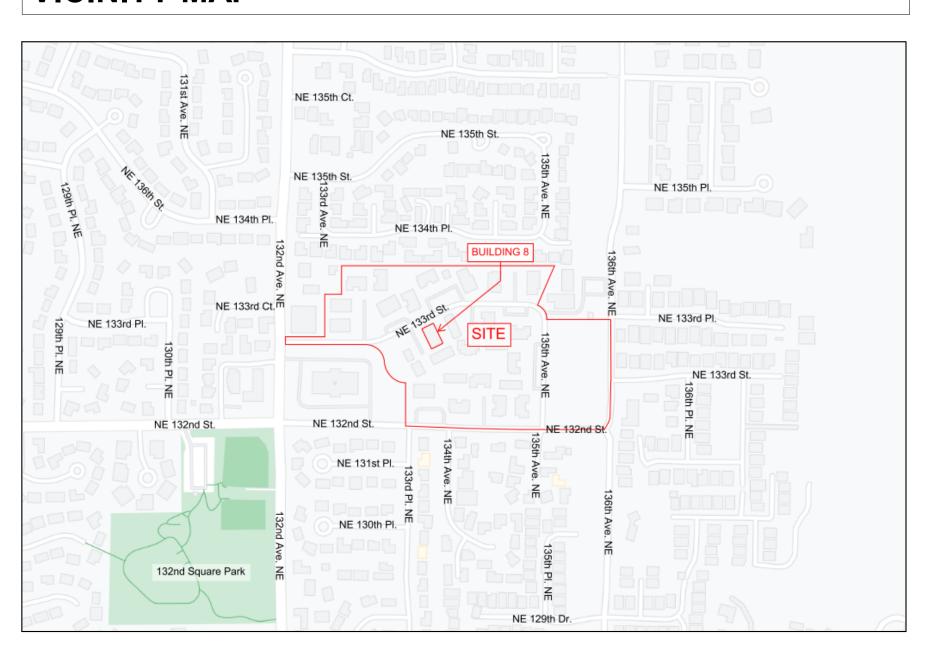
2010 ADA STANDARDS + HUD DOCKET NO. FR-5784-N-01 - THE SAFE HARBOR FOR UFAS/SECTION 504 OF THE REHABILITATION ACT LIFE SAFETY CODE NFPA 101-2015

	UNITS				PARKING
	2-BED	3-BED	4-BED	TOTAL	FAIRING
EXISTING	79	80	20	179	311
REMOVED	-	-	-	-	9
NEW	2	2	-	4	12
		TO	TAL PROVIDED	183	314

BUILDING 8 UNIT INFORMATION							
	NUMBER OF BEDROOMS	UNIT AREA (GROSS SF)	ACCESSIBILITY TYPE PER ICC A117.1-2009	HEARING AND VISION IMPAIRED UNITS	NUMBER OF UNITS		
UNIT TYPE 2.1	2	766	B*	UNIT A	6		
UNIT TYPE 3A.1	3	891	Α	UNIT C	1		
UNIT TYPE 3.1	3	891	B*	-	5		
	-			BLE UNITS: 1 (>5% ( RING AND VISION IM			

\*TYPE B REQUIRED AT GROUND LEVEL ONLY

## **VICINITY MAP**



## **DESIGN TEAM:**

PROPERTY OWNER:

KING COUNTY HOUSING AUTHORITY 600 ANDOVER PARK WEST TUKWILA, WA 98188

PH: 206.693.6415 CONTACT: DARRELL WESTLAKE

ARCHITECT:

SMR ARCHITECTS 117 SOUTH MAIN ST SUITE 400

SEATTLE, WA 98104 PH: 206.623.1104

**CIVIL ENGINEER:** 

CONTACT: DEAN KRALIOS

STATION10 ENGINEERING PO BOX 171 EDMONDS, WA 98020

PH: 206.419.0873 CONTACT: STEVE HATZENBELER

STRUCTURAL ENGINEER: I.L. GROSS STRUCTURAL ENGINEERS 23914 56TH AVE W SUITE 200

MOUNTLAKE TERRACE, WA 98043 PH: 425.640.7333

CONTACT: VICTOR MARTINEZ MECHANICAL/PLUMBING ENGINEER:

SIDER+BYERS ASSOCIATES, INC. 192 NICKERSON ST SUITE 300

SEATTLE. WA 98109

PH: 206.285.2966 CONTACT: DANA FONTES

**ELECTRICAL ENGINEER:** SIDER+BYERS ASSOCIATES, INC. 192 NICKERSON ST SUITE 300

SEATTLE, WA 98109 PH: 206.285.2966 CONTACT: RYAN ARP

SHEET NO.	SHEET NAME
	S.I.E. I WILL
G001 G002	SHEET INDEX GENERAL NOTES AND SYMBOLS
G002 G010	ZONING CODE ANALYSIS
G030	BUILDING CODE ANALYSIS
G031	BUILDING CODE ANALYSIS
G032	BUILDING CODE DIAGRAMS - OCCUPANCY
G033 G050	BUILDING CODE DIAGRAMS - EXITING ENERGY CODE ANALYSIS
G050 G051	ENERGY CODE ANALYSIS DIAGRAMS
G060	ACCESSIBILITY GENERAL NOTES
G061	INTERIOR ELEVATIONS - GENERAL
G064	INTERIOR ELEVATIONS - TYPE A UNIT
G065	INTERIOR ELEVATIONS - TYPE B UNIT
01	SURVEY - PAGE 1
02	SURVEY - PAGE 2
03	SURVEY - PAGE 3
04 05	SURVEY - PAGE 4 SURVEY - PAGE 5
06	SURVEY - PAGE 6
C0.0	CIVIL COVER SHEET
C1.0 C1.1	TESC AND SITE DEMO PLAN TESC AND SITE DEMO PLAN
C2.0	DRAINAGE AND UTILITY PLAN
C2.1	DRAINAGE AND UTILITY PLAN
C2.2	FLOW CONTROL BMPS PLAN
C2.3	FLOW CONTROL BMPS PLAN
C3.0 C3.1	GRADING AND PAVING GRADING AND PAVING
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
D001	DEMOLITION SITE PLAN
D101	DEMOLITION PLANS - LEVEL 1
D102	DEMOLITION PLANS - LEVEL 2
D103	DEMOLITION PLANS - ROOF
D200	DEMOLITION ELEVATIONS
D201 D202	DEMOLITION ELEVATIONS  DEMOLITION ELEVATIONS - PARTIAL
D450	ENLARGED DEMOLITION VIEWS - UNIT TYPE 2.1
D451	ENLARGED DEMOLITION VIEWS - UNIT TYPE 3A.1
D452	ENLARGED DEMOLITION VIEWS - UNIT TYPE 3.1
A001	SITE PLAN
A010	ENLARGED SITE PLAN
A011	ENLARGED SITE PLAN
A101 A102	FLOOR PLAN - LEVEL 1 FLOOR PLAN - LEVEL 2
A102 A103	FLOOR PLAN - LEVEL 2
A104	ROOF PLAN
A200	EXTERIOR ELEVATIONS - NORTH & SOUTH
A201	EXTERIOR ELEVATIONS - EAST & WEST
A202 A250	EXTERIOR ELEVATIONS - PARTIAL ENLARGED ELEVATIONS
A300	SECTION - BUILDING
A301	SECTION - BUILDING
A320	SECTION - WALL
A450.A	ENLARGED VIEWS - UNIT TYPE 2.1
A450.B A450.C	ENLARGED VIEWS - UNIT TYPE 2.1 ENLARGED VIEWS - UNIT TYPE 2.1
A450.C A451.A	ENLARGED VIEWS - UNIT TYPE 2.1  ENLARGED VIEWS - UNIT TYPE 3A.1
A451.B	ENLARGED VIEWS - UNIT TYPE 3A.1
A451.C	ENLARGED VIEWS - UNIT TYPE 3A.1
A452.A	ENLARGED VIEWS - UNIT TYPE 3.1
A452.B A452.C	ENLARGED VIEWS - UNIT TYPE 3.1 ENLARGED VIEWS - UNIT TYPE 3.1
A500	VERTICAL ASSEMBLIES
A501	HORIZONTAL ASSEMBLIES
A510	ASSEMBLIES - IBC/GA REFERENCES
A520	DETAILS - DECKS
A525 A526	ENLARGED PLANS - STAIRS ENLARGED PLAN AND SECTION - STAIRS
A520 A527	DETAILS - STAIRS
A530	DETAILS - FIRE RATED
A531	DETAILS - FIRE RATED
A540	DETAILS - CONCRETE
A550 A560	DETAILS - CONCRETE DETAILS - SIDING
A570	DETAILS - SIDING  DETAILS - EXTERIOR DOOR
A571	DETAILS - INTERIOR DOOR
A575	DETAILS - EXTERIOR WINDOWS (VINYL)
A580	DETAILS - ROOF
A595 A600	DETAILS - FINISH  SCHEDULE - DOORS & WINDOWS
A600 A620	SCHEDULE - DOORS & WINDOWS  SCHEDULE - FINISH
S100	GENERAL STRUCTURAL NOTES
S101 S200	GENERAL STRUCTURAL NOTES FOUNDATION & LEVEL 1 & 2 FLOOR PLANS
S200	LEVEL 3 & ROOF FRAMING PLAN
S300	CONCRETE NOTES
S400	TYPICAL WOOD DETAILS

S401

S500

P001

P100

P101

P202

P203

TYPICAL WOOD DETAILS

TYPICAL STEEL DETAILS

NOTES AND SCHEDULES

ENLARGED UNIT PLANS

ENLARGED UNIT PLANS

ENLARGED UNIT PLANS

WASTE RISERS P301 PLUMBING DETAILS

P302 PLUMBING DETAILS

FLOOR PLANS - LEVELS 1 & 2 FLOOR PLANS - LEVEL 3 & ROOF

FOUNDATION PLAN

COVER SHEET

SHEET NO.	SHEET NAME
M001	COVER SHEET
M002	DETAILS AND SCHEDULES
M101	FLOOR PLANS - LEVELS 1 & 2
M102	FLOOR PLANS - LEVEL 3 & ROOF
M201	ENLARGED UNIT PLANS
E001	COVER SHEET
E002	PROJECT NOTES
E003	SINGLE-LINE, LOAD CALCS AND SCHEDULES
E004	EQUIPMENT AND PANELSCHEDULES
E005	LUMINAIRE SCHEDULE
E100	PRELIMINARY SITE ELECTRICAL SURVEY
E101	ELECTRICAL SITE PLAN - UNIT 8
E102	ELECTRICAL SITE PLAN - NEW PARKING
E201	BUILDING 8 - ELECTRICAL FLOOR PLANS - LEVELS 1 & 2
E202	BUILDING 8 - ELECTRICAL FLOOR PLANS - LEVEL 3

E301 ENLARGED PLANS



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#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

REGISTERED DEAN A. KRALIOS STATE OF WASHINGTON

**ISSUED SETS** NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

**BUILDING PERMIT** 

AHJ STAMP

TITLE

SHEET INDEX

PERMIT #	
DRAWN	AG, B
CHECKED	DK, A
ISSUE DATE	01/31/2
JOB NO.	1903

SHEET NO.:

#### **ABBREVIATIONS:**

& <	AND ANGLE AT	FL FLASH FLUOR	FLOORING FLASHING FLOURESCENT
@ } #	CENTERLINE POUND OR NUMBER	FOC FOF FOP FOS	FACE OF CONCRETE FACE OF FINISH FACE OF PARTITION FACE OF STUDS
ACOUST AD ADJUST AF	ACOUSTICAL AREA DRAIN ADJUSTABLE ACCESS FLOOR	FOT FPRF FR FS	FACE OF TILE FIREPROOF IN FLOOR ELECT. RECEPTACLE FULL SIZE
AGGR ALUM APPROX ARCH	AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL	FT FTG FURR FUT	FOOT OR FEET FOOTING FURRING FUTURE
ASB ASPH BD	ASBESTOS ASPHALT BOARD	GA GALV GB	GAUGE GALVANIZED GRAB BAR
BF BITUM BLDG BLK BM	BRACE FRAME BITUMINOUS BUILDING BLOCKING BEAM	GL GND GR GWB GYP	GLASS GROUND GRADE GYPSUM WALL BOARD GYPSUM
C.I. CAB CB CEM CER CH	BOTTOM  CONT. INSULATION CABINET CATCH BASIN CEMENT CERAMIC CHALK CAST IRON	HB HC HDWD HDWE HM HORIZ HR HGT	HOSE BIB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
CJ CL CLG CLKG CLR CMU	CONTROL JOINT CHAIN LINK CEILING CAULKING CLEAR CONCRETE MASONRY	ID INSUL INT INCL	INSIDE DIAMETER INSULATION INTERIOR INCLUDE
CNTR CO COL	COUNTER CASED OPENING COLUMN	JAN JT	JANITOR JOINT
CONC CONN	CONCRETE CONNECTION	KIT	KITCHEN
CONSTR CONT CORR CTR CTSK	CONSTRUCTION CONTINUOUS CORRIDOR CENTER COUNTERSUNK	LAB LAM LAV LKR LT LVT	LABORATORY LAMINATE LAVATORY LOCKER LIGHT LUXURY VINYL TILE
DBL DEPT DF DET DIA DIM DISP DN DO DP DR DWR DS DSP DW DWG	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DEEP DOOR DRAWER DOWNSPOUT DRY STANDPIPE DISHWASHER DRAWING	MAS MAT MAX MECH MEMB MTL MI MFR MH MIN MIR MISC MTD MUL	MASONRY MATERIAL MAXIMUM MECHANICAL MEMBRANE METAL MATCH LINE MANUFACTURE(R) MANHOLE MINIMUM MIRROR MISCELLANEOUS MOUNTED MULLION
E EA EJ EL	EAST EACH EXPANSION JOINT ELEVATION	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
ELEC ELEV EME ENCL EOS EP EQ EQPT EWC	ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EDGE OF SLAB ELECTRICAL PANEL EQUAL EQUIPMENT ELEC. WATER COOLER	OA OBS OC OD OFCI ORD OSB	OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER (DIM.) OWNER FURNISH CONTRACTOR INSTALL OVERFLOW ROOF DRAIN ORIENTED STRAND BOARD
EX EXIST EXPO EXP EXT	EXISTING EXISTING EXPOSED EXPANSION EXTERIOR	PRCST PL PLAM PLAS	PRE-CAST PLATE PLASTIC LAMINATE PLASTER
FA FB FC FD	FIRE ALARM FLAT BAR FIBER CEMENT FLOOR DRAIN	PLYWD PR PT PTD PTD/R	PLYWOOD PAIR PRESSURE TREATED PAPER TOWEL DISPENSER PAPER TOWEL DISPENSER &
FDN FE FEC FHC FIN	FOUNDATION FIRE EXTINGUISHER FIRE EXT. CABINET FIRE HOSE CABINET FINISH	PTN PTR	RECEPTACLE PARTITION PAPER TOWEL RECEPTACLE

QΤ

RAD

RCP

RD

REF

RECEPT

REINF

REM

REQ

RM

RO

RWD

RWL

SC SCD

SD SECT

SHWR

SHT

SIM

SND

SNR

SQ

SSK STA

STD

STL

STOR

STRL

SUSP

SYM

TRD

T-BD

TEL

TER

T&G

THK TO

TOIL

TPD

TYP

UNF

UON

UR

VAC

VCT

**VERT** 

VEST

WC

WD

WP

WSCT

WDW

WT

TB

TC

SS

SPEC

SCHED

**QUARRY TILE** 

ROOF DRAIN

RECEPTACLE

REINFORCED

REMOVE(D)

REQUIRED

REDWOOD

SOLID CORE

SCHEDULE SOAP DISPENSER

**STOREFRONT** 

SPECIFICATION

STAINLESS STEEL

SERVICE SINK

SECTION

SHELF

SHOWER

SHEET

SIMILAR

SQUARE

STATION

STEEL

TREAD

STANDARD

STORAGE

STRUCTURAL

SUSPENDED

**TOWEL BAR** 

TACK BOARD

TOP OF CURB

TELEPHONE

**TOILET PAPER** 

**TELEVISION** 

TOP OF WALL

UNFINISHED

TYPICAL

URINAL

VACUUM

VERTICAL

WEST

WITH

WOOD WITHOUT

VESTIBULE

WATER CLOSET

WATERPROOF

WAINSCOT

WEIGHT

WINDOW

**TONGUE & GROOVE** 

TOILET PAPER DISPENSER

UNLESS OTHERWISE NOTED

WEATHER RESISTIVE BARRIER

VINYL COMPOSITE TILE

TERRAZZO

THICK TOP OF

TOILET

SYMMETRICAL

ROOM

SOUTH

REFRIGERATOR REGISTER

**ROUGH OPENING** 

RAIN WATER LEADER

SELF ADHESIVE MEMBRANE

SANITARY NAPKIN DISPENSER

SANITARY NAPKIN RECEPTACLE

SEAT COVER DISPENSER

REFLECTED CEILING PLAN

RISER

**RADIUS** 

## **GENERAL NOTES:**

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET G000. 2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRATOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE

UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.

3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. 4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR

5. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.

6. CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT, ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.

7. CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK. 8. PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.

9. FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND

10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE

- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH
- 12. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

**GENERAL NOTES FIRE:** 

- 1. FIRE ALARM SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH IFC 907 2. WIRING FOR FIRE ALARMS SHALL MEET THE REQUIREMENTS OF NFPA 72 WITH REGARDS TO SURVIVABILITY 3. SMOKE DETECTORS SHALL BE INSTALLED TO COMPLY WITH IFC 907 AND CONNECTED TO THE FIRE ALARM
- a. COMBINATION SMOKE AND CARBON DIOXIDE DETECTOR TO BE LOCATED OUTSIDE SLEEPING ROOM AND IN SLEEPING ROOM
- 4. SPRINKLER ZONING BY FLOOR REQUIRED 5. DEMOLITION AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF INTERNATIONAL FIRE CODE
- 6. FIRE EXTINGUISHERS SHOULD BE LOCATED WITHIN 75' MAX. THROUGHOUT THE BUILDING

GENERAL ACCESSIBILITY NOTES:

THE LETTER 'A'. ALL OTHER GROUND LEVEL UNITS ARE TYPE 'B'.

3. LOCK AND LATCH SETS TO BE LEVER TYPE IN ALL LOCATIONS.

INCLUDING THOSE INSIDE REMOVABLE CABINETS.

1. REQUIRED QUANTITY OF TYPE 'A' ACCESSIBLE / BARRIER FREE UNITS PER CODE SUMMARY. TYPE 'A' UNIT

2. IN BOTH TYPE 'A' AND 'B' UNITS, PROVIDE BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS. PROVIDE

4. FAUCETS IN KITCHENS AND BATHS (SINKS, LAVATORIES, BATHTUBS AND SHOWERS) TO BE LEVER TYPE IN

5. INSULATE EXPOSED DRAIN PIPES AND HOT WATER PIPES UNDER ACCESSIBLE SINKS AND LAVATORIES,

6. IN ALL TYPE 'A' AND TYPE 'B' UNITS, TOILET HANDLES TO BE PROVIDED ON THE OPEN SIDE OF TANK.

PHOTOS DOCUMENTING INSTALLED BLOCKING IN EACH UNIT BEFORE COVERING THE WALLS.

LOCATIONS ARE INDICATED IN THE BUILDING PLANS WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY AND

#### **GENERAL NOTES ENERGY CODE:**

- 1. AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH C406.9 a. SHALL NOT EXCEED 0.25 CFM/SQUARE FEET AT A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER GAUGE b. ASTM E779 OR E1827 COMPLIANCE REQUIRED
- 2. R406 REQUIREMENTS a. THIS PROJECT WILL PROVIDE A HEATING SYSTEM BASED ON ELECTRIC RESISTANCE ONLY PER TABLE R406.2,
- PER SYSTEM NUMBER 3 b. THIS PROJECT WILL PROVIDE AN ENERGY EFFICIENT ENVELOPE PER R406.3, OPTION 1.3
- c. THIS PROJECT WILL PROVIDE AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION PER R406.3, OPTION 2.2

d. THIS PROJECT WILL PROVIDE ENERGY EFFICIENT WATER HEATING PER R406.3, OPTION 5.5 e. THIS PROJECT WILL PROVIDE AN ENERGY STAR APPLIANCE PACKAGE PER R406.3, OPTION 7.1

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**BID SET** 

8377 REGISTERED ARCHITECT **DEAN A. KRALIOS** STATE OF WASHINGTON

NO DATE DESCRIPTION

**ISSUED SETS** 

REVISIONS / NOTES NO DATE DESCRIPTION

AHJ STAMP

TITLE

**GENERAL NOTES AND SYMBOLS** 

PERMIT# AG, BM DRAWN CHECKED DK, AG **ISSUE DATE** 01/31/22 JOB NO. 19031

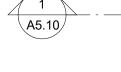
SHEET NO.:

**SYMBOLS** 

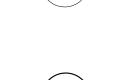
WALL ASSEMBLY CENTERLINE HIDDEN LINE WINDOW TYPE (ABOVE OR BELOW)  $\langle R1 \rangle$ EXTERIOR ELEVATION RELITE TYPE 101 **BUILDING SECTION** DOOR NUMBER TYPE A BARRIER FREE UNIT

SD

EXIT





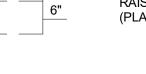


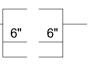




**GRID MARKER** 

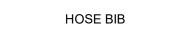
DEPRESSED SLAB











FLOOR DRAIN

**EXIT SIGN** 

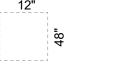
PROPERTY LINE

INTERIOR ELEVATION

SMOKE DETECTOR

FIRE EXTINGUISHER





CLEARANCES

IN FLOOR

ACCESSIBLE DOOR

SPOT ELEVATION

	NSITY RESIDENTIAL ZONES	
25.10	GENERAL REGULATIONS ALL HIGH DENSITY RESIDENTIAL ZONES	Incorporation
25.10.010 25.20	DEVELOPMENTS CREATING FOUR OR MORE NEW DWELLING UNITS SHALL PROVIDE AT LEAST 10 PERCENT OF THE UNITS AS AFFORDABLE HOUSING UNITS AS DEFINED IN CHAPTER 5 KZC.  PERMITTED USES	REQUESTING ALTERNATIVE COMPLIANCE PATH
25.20.50 25.30	STACKED DWELLING UNITS; NO DESIGN REVIEW REQUIRED  DENSITY/DIMENSIONS	NOT APPLICABLE
	MINIMUM LOT SIZE MINIMUM LOT SIZE IN RMA 2.4: 3,600 SF	589, 476 SF/ 2,400 SF = 246 UNITS
	MINIMUM LOT AREA PER UNIT: 2,400 SF	ALLOWED 183 UNITS PROVIDED
	SETBACKS  PERIPERINAL STACKER LINETS - PMA ZONES -	COMPLIES
25.30.050	RESIDENTIALSTACKED UNITS - RMA ZONES: MINIMUM FRONT YARD: 20 FT MINIMUM REAR YARD: 10 FT	COMPLIES, SEE A001
	MINIMUM SIDE YARD: 5 FT (TWO SIDE YARDS MUST EQUAL 15 FT)  LOT COVERAGE	
	STACKED DWELLING UNITS: 60% MAXIMUM LOT COVERAGE  MAXIMUM HEIGHT OF STRUCTURE  STACKED DWELLING UNITS - RMA ZONE: 35' ABOVE ABE	COMPLIES, SEE A001  COMPLIES, SEE 1 & 2/G010
25.40	DEVELOPMENT STANDARDS DEVELOPMENT STANDARDS TABLE	John Eleo, dee 1 de 270010
	LANDSCAPE CATEGORY STACKED DWELLING UNITS - RMA ZONES: D	EXISTING NONCONFORMING CONDITIONS ON SITE
25.40.50	REQUIRED PARKING SPACES STUDIO: 1.2 PER UNIT = 0 PARKING SPACES 1 BEDROOM: 1.3 PER UNIT = 0 PARKING SPACES 2 BEDROOM: 1.6 PER UNIT = 81 (1.6) = 130 PARKING SPACES 3 BEDROOM (+): 1.8 PER UNIT = 102 (1.8) = 184 PARKING SPACES EXISTING PARKING SPACES: 311	314 SPACES PROVIDED COMPLIES, SEE 1/A100
CH 95 - TREE MA	TOTAL SPACES REQUIRED: 314 PARKING SPACES  ANAGEMENT AND REQUIRED LANDSCAPING	
Ja - INGE WIA	INTERNAL PARKING LOT LANDSCAPING REQUIREMENTS  THE FOLLOWING INTERNAL PARKING LOT LANDSCAPE STANDARDS APPLY TO EACH PARKING LOT OF	EXISTING NONCONFORMING
	PORTION THEREOF CONTAINING MORE THAN EIGHT(8) STALLS.  1. THE PARKING LOT MUST CONTAIN 25 SQUARE FEET OF LANDSCAPED AREA PER PARKING STALL	CONDITIONS ON SITE
	PLANTED AS FOLLOWS:  a. THE APPLICANT SHALL ARRANGE THE REQIRED LANDSCAPING THROUGHOUT THE PARKING LOT TO PROVIDE LANDSCAPE ISLANDS OR PENINSULAS TO SEPARATE GROUP OF PARKING SPACES	
	(GENERALLY EVERY EIGHT (8) STALLS) FROM ONE ANOTHER AND EACH ROW OF SPACES FROM ANY ADJACENT DRIVEWAY THAT RUNS PERPENDICULAR TO THE ROW. THIS ISLAND OR PENINSULA MUST	
95.44	BE SURROUNDED BY A 6-INCH-HIGH VERTICAL CURB AND BE OF SIMILAR DIMENSIONS AS THE ADJACENT PARKING STALLS. GAPS IN CURBS ARE ALLOWED FOR STORMWATER RUNOFF TO ENTER LANDSCAPE ISLAND.	
JU:17	b. LANDSCAPING SHALL BE INSTALLED PURSUANT TO THE FOLLOWING STANDARDS: 1) AT LEAST ONE (1) DECIDUOUS TREE, TWO (2) INCHES IN CALIPER, OR A CONIFEROUS TREE FIVE (5) FT IN HEIGHT.	
	2) GROUNDCOVER SHALL BE SELECTED AND PLANTED TO ACHIEVE 60 PERCENT COVERAGE WITHIN TWO (2) YEARS.	
	3) NATURAL DRAINAGE LANDSCAPES (SUCH AS RAIN GARDENS, BIO-INFILTRATION SWALES AND BIORETENTION PLANTERS) ARE ALLOWED WHEN DESIGNED IN COMPLIANCE WITH THE STORMWATER DESIGN MANUAL ADOPTED IN KMC 15.52.060. INTERNAL PARKING LOT LANDSCAPING	
	REQUIREMENTS FOR TREES STILL APPLY. REFER TO PUBLIC WORKS PRE-APPROVED PLANS. c. EXCEPTION. THE REQUIREMENTS OF THIS SUBSECTION DO NOT APPLY TO ANY AREA THAT IS FULLY	
	ENCLOSED WITHIN OR UNDER A BUILDING.  PERIMETER LANDSCAPE BUFFERING FOR DRIVING AND PARKING	AREAS
	PERIMETER LANDSCAPE BUFFERING FOR DRIVING AND PARKING AREAS  1. PERIMETER BUFFERING - GENERAL. EXCEPT AS SPECIFIED IN SUBSECTION (2) OF THIS SECTION,	EXISTING NONCONFORMING CONDITIONS ON SITE
	THE APPLICANT SHALL BUFFER ALL PARKING AREAS AND DRIVEWAYS FROM ABUTTING RIGHTS-OF-WAY AND FROM ADJACENT PROPERTY WITH A 5-FOOT-WIDE STRIP ALONG THE PERIMETER OF THE PARKING AREAS AND DRIVEWAYS PLANTED AS FOLLOWS:	
95.45	a. ONE (1) ROW OF TREES, TWO (2) INCHES IN CALIPER AND PLANTED 30 FEET ON CENTER ALONG THE ENTIRE LENGTH OF THE STRIP.	
	b. LIVING GROUNDCOVER PLANTED TO ATTAIN COVERAGE OF AT LEAST 60 PERCENT OF THE STRIP AREA WITHIN TWO (2) YEARS. c. NATURAL DRAINAGE LANDSCAPES (SUCH AS RAIN GARDENS, BIO-INFILTRATION SWALES AND	
	BIORETENTION PLANTERS) ARE ALLOWED WHEN DESIGNED IN COMPLIANCE WITH THE STORMWATER DESIGN MANUAL ADOPTED IN KMC 15.52.060. PERIMETER LANDSCAPE BUFFERING	
	REQUIREMENTS FOR TREES IN DRIVING AND PARKING AREAS STILL APPLY. REFER TO PUBLIC WORKS PRE-APPROVED PLANS.	
	NONCONFORMING LANDSCAPING AND BUFFERS  1. THE LANDSCAPING REQUIREMENTS OF KZC 95.44, INTERNAL PARKING LOT LANDSCAPING, AND KZC 95.45, PERIMETER LANDSCAPE BUFFERING FOR DRIVING AND PARKING AREAS, MUST BE BROUGHT	EXISTING NONCONFORMING CONDITIONS ON SITE
95.47	INTO CONFORMANCE AS MUCH AS IS FEASIBLE, BASED ON AVAILABLE LAND AREA, IN EITHER OF THE FOLLOWING SITUATIONS:	
CH 105 - PARKI	a. AN INCREASE OF AT LEAST 10 PERCENT IN GROSS FLOOR AREA OF ANY STRUCTURE  NG AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS	
105.50	LOCATION OF PARKING AREAS - ADJOINING LOW DENSITY ZON THE APPLICANT SHALL LOCATE A PARKING AREA FOR A USE OTHER THAN A DETACHED DWELLING LINIT AS EAR AS PASSIBLE FROM ANY ADJOINING LOW DENSITY ZONE, OR EXISTING LOW DENSITY	COMPLIES, REFER TO 1/A001
105.60	UNIT AS FAR AS POSSIBLE FROM ANY ADJOINING LOW DENSITY ZONE, OR EXISTING LOW DENSITY PERMITTED USE  PARKING AREA DESIGN - GENERAL	
	<ol> <li>THE MINIMUM DIMENSIONS FOR PARKING AISLES, PARKING SPACES, AND PARKING AREAS ARE DISPLAYED IN PLATES IN CHAPTER 180 KZC.</li> </ol>	COMPLIES, REFER TO 1/A001
	<ol><li>DRIVEWAYS WITHIN A PARKING AREA SHALL BE A MINIMUM WIDTH OF 24 FEET. THIS STANDARD MAY BE REDUCED IF THE CITY'S TRANSPORTATION ENGINEER DETERMINES THAT THERE ARE NO CONFLICTS DUE TO SIGHT OBSTRUCTIONS, LOCATION, TRAFFIC VOLUMES, OR OTHER CIRCULATION</li></ol>	
	FACTORS. DRIVEWAYS SHALL ALSO COMPLY WITH PUBLIC WORKS PRE-APPROVED PLANS 3. PARKING AREAS MUST BE CONSTRUCTED SO THAT CAR WHEELS ARE KEPT AT LEAST TWO (2) FEET FROM PEDESTRIAN AND LANDSCAPE AREAS; PROVIDED, THAT PARKING AREAS MAY BE	
	CONSTRUCTED IN A MANNER WHICH ALLOWS VEHICLES TO OVERHANG A PEDESTRIAN OR LANDSCAPE AREA BY UP TO TWO (2) FEET IF THE PEDESTRIAN OR LANDSCAPE AREA WITHIN THE AREA OF VEHICLE OVERHANG IS NOT REQUIRED BY THIS OR ANY OTHER CODE.	
	AREA OF VEHICLE OVERHANG IS NOT REQUIRED BY THIS OR ANY OTHER CODE.  5. PARKING AREAS MUST HAVE ADEQUATE LIGHTING. LIGHTS IN PARKING LOTS MUST BE NONGLARE AND MUST BE MOUNTED NO MORE THAN 20 FEET ABOVE THE GROUND.	
105.65	PARKING AREA DESIGN - COMPACT SPACES  THE APPLICANT MAY DEVELOP AND DESIGNATE UP TO 50 PERCENT OF THE NUMBER OF PARKING	11 NEW SPACE PROVIDED
	SPACES FOR COMPACT CARS.	- 6 STANDARD STALLS - 5 COMPACT STALLS
		5 / 11 = 45.5% COMPACT
105.7	PARKING AREA DESIGN - PARKING DESIGNED FOR THE HANDICA	
105 77	THE APPLICANT SHALL DESIGN THE PARKING AREA USING STANDARDS SET FORTH IN WASHINGTON STATE REGULATIONS FOR BARRIER-FREE FACILITIES.  PARKING AREA DESIGN - CURBING	COMPLIES
105.77	ALL PARKING AREAS AND DRIVEWAYS; FOR USES OTHER THAN DETACHED DWELLING UNITS, MUST BE SURROUNDED BY A 6-INCH-HIGH VERTICAL CONCRETE CURB. GAPS IN CURBS ARE ALLOWED FOR	COMPLIES
105.95	STORMWATER RUNOFF.  PARKING AREA DESIGN - TRAFFIC CONTROL DEVICES  IF THE PARKING AREA SERVES A USE OTHER THAN A DETACHED DWELLING UNIT, THE APPLICANT	COMPLIES
	SHALL CLEARLY DELINEATE PARKING SPACES, TRAFFIC DIRECTION, AND ENTRANCE AND EXITWAYS. THE CITY MAY REQUIRE OTHER TRAFFIC CONTROL DEVICES NECESSARY TO ENSURE THE SAFE AND	
105.1	EFFICIENT FLOW OF TRAFFIC.  PARKING ARE DESIGN - SURFACE MATERIALS  THE APPLICANT SHALL SURFACE THE PARKING AREA AND DRIVEWAY WITH A MATERIAL	I I
	COMPARABLE OR SUPERIOR TO THE RIGHT-OF-WAY PROVIDING DIRECT VEHICLE ACCESS TO THE PARKING AREA. PERVIOUS SURFACES (SUCH AS PERVIOUS CONCRETE OR ASPHALT, AND MODULAR	COMPLIES
CH 112 - AFEOD	GRID PAVEMENT) CAN BE USED IN COMPLIANCE WITH STORMWATER DESIGN MANUAL ADOPTION IN KMC 15.52.060.  DABLE HOUSING INCENTIVES - MULTIFAMILY	
112.15	AFFORDABLE HOUSING REQUIREMENT	REQUESTING ALTERNATIVE
112.15.1	APPLICABILITY: a. MINIMUM REQUIREMENT - ALL DEVELOPMENTS CREATING FOUR (4) OR MORE NEW DWELLING UNITS IN COMMERCIAL, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY AND OFFICE ZONES SHALL	COMPLIANCE PATH
. 12. 10. 1	PROVIDE AT LEAST 10 PERCENT OF THE UNITS AS AFFORDABLE HOUSING UNITS AND COMPLY WITH THE PROVISIONS OF THIS PROVISIONS OF THIS CHAPTER AS ESTABLISHED IN THE GENERAL REGULATIONS.	
112.20	BASIC AFFORDABLE HOUSING INCENTIVES STRUCTURE HEIGHT - MAXIMUM HEIGHT FOR STRUCTURES CONTAINING AFFORDABLE HOUSING	COMPLIES, SEE 2/G010 & 1/A100
112.20.4.C	UNITS MAY BE INSCREASED BY UP TO SIX (6) FEET FOR THOSE PORTIONS OF THE STRUCTURE(S) THAT ARE AT LEAST 20 FEET FROM ALL PROPERTY LINES. MAXIMUM STRUCTURE HEIGHT MAY NOT	
	BE MODIFIED THROUGH THIS PROVISION FOR ANY PORTION OF A STRUCTURE THAT IS ADJOINING A LOW DENSITY ZONE.	
	LLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS	
115.23	COMMON RECREATIONAL SPACE REQUIREMENTS FOR CERTAIN RESIDE  2. IF A PROPOSED USE OR DEVELOPMENT ACTIVITY INDENTIFIED IN SUBSECTION (1) OF THIS  SECTION WILL CONTAIN FOUR (4) OR MORE UNITS, THEN IT MUST CONTAIN AT LEAST 200 SQUARE	183 UNITS PROPOSED 183 x 150 = 27,450 SF REQIURED
	FEET PER UNIT OF COMMON RECREATIONAL SPACE USABLE FOR MANY ACTIVITIES. THIS REQUIRED COMMON RECREATIONAL OPEN SPACE MUST HAVE THE FOLLOWING MINIMUM DIMENSIONS:	COMPLIES, SEE 1/A010
	<ul> <li>b. FOR 21 UNITS OR MORE, THE OPEN SPACE MUST BE IN ONE (1) OR MORE PIECES HAVING A LENGTH AND WIDTH OF AT LEAST 40 FEET.</li> <li>C. THE REQUIRED COMMON RECREATIONAL OPEN SPACE MAY BE REDUCED TO 150 SQUARE FEET</li> </ul>	
	PER UNIT IF PERMANENT OUTDOOR FURNITURE, POOL, COOKING FACILITIES, PLAYING EQUIPMENT, AND/OR RECREATIONAL BUILDING ARE PROVIDED IN THE COMMON OPEN SPACE. THE CITY SHALL	
	DETERMINE IF THESE OUTDOOR PROVISIONS PROVIDE COMPARABLE RECREATIONAL OPPORTUNITIES AS WOULD THE OPEN SPACE THAT IS REDUCED, BASED ON THE NUMBER OF RESIDENTS THAT THEY WOULD SERVE AT ONE (1) TIME. ALSO, THE REQUIRED MINIMUM DIMENSION	
	FOR THE OPEN SPACE CONTAINING THESE OUTDOOR PROVISIONS MAY ALSO BE REDUCED IN PROPORTION TO THE REDUCED OPEN SPACE AREA.	
115.115	REQUIRED YARDS STRUCTURES AND IMPROVEMENTS - NO IMPROVEMENT OR STRUCTURE MAY BE IN A REQUIRED	COMPLIES
115.115.3	YARD EXCEPT AS FOLLOWS:  a. A DRIVEWAY AND/OR PARKING AREA SUBJECT TO THE STANDARDS OF SUBSECTION (5) OF THIS SECTION.	
	C. AN IMPROVEMENT OR STRUCTURE THAT IS NOT MORE THAN 18 INCHES ABOVE FINISHED GRADE MAY EXTEND NOT MORE THAN FIVE (5) FEET INTO A REQUIRED YARD.	
CH 180 - PLATES	MAY EXTEND NOT MORE THAN FIVE (5) FEET INTO A REQUIRED YARD.	
	MAY EXTEND NOT MORE THAN FIVE (5) FEET INTO A REQUIRED YARD.	COMPLIES



Board of Commissioners
Doug Barnes, Chair
Susan Palmer, Vice-Chair
John Welch
TerryLynn Stewart
Regina Elmi

Executive Director
Stephen J. Norman

November 9, 2021

Department of Planning and Building City of Kirkland Kirkland City Hall 123 5<sup>th</sup> Ave, Kirkland 98033

RE: Kirkland Heights Building 8 Permit Application and Unit Affordability

This memo addresses King County Housing Authority (KCHA)'s proposed plans to meet affordable housing requirements in Kirkland Heights redevelopment project.

KCHA is currently submitting a permit application for one building in Kirkland Heights as a pilot project to decide the design direction property-wide. Kirkland Heights consists of 25 buildings containing 80 2-bedroom units, 80 3-bedroom units, and 20 4-bedroom townhomes for a total of 180 units. The pilot project includes rehabilitation of 8 existing units and addition of 4 new units to building 8 as part of a long term plan to rehabilitate all existing units, maximize site density, and increase parking counts. The property-wide redevelopment project will be a tax credit project and is anticipated to add approximately 80 to 100 new units.

The current zoning code requires for all developments creating 4 or more new dwelling units in high density residential zones provide at least 10% of the units as affordable housing with 50%AMI or below, otherwise pay a fee in lieu of providing the units. This code translates to 0.4 unit in the pilot project or 8-10 units in the property-wide project that needs to house 50%AMI or below. City of Kirkland also allows alternative compliance requests, as described under the code 112.30.2.a, that satisfy an affordable housing benefit to the City equal to or better than providing the abovementioned method.

KCHA proposes an alternative compliance of restricting all 12 units in the pilot project to be 80% AMI or below, which will achieve an affordable housing benefit to the City of Kirkland equivalent to or exceeding the standard requirement. The proposed compliance option will be implemented through a covenant that KCHA will be executing with King County to meet their funding requirement and will restrict 90 units at Kirkland Heights to be 80% AMI or below. The discussion with King County is underway and the covenant is expected to be recorded by end of 2021 or early 2022, prior to start of construction on building 8 (see attached copy of draft covenant). Furthermore, KCHA intends to comply with the standard compliance code 112.15.1.a for the larger redevelopment project at a future date. Based on current project schedule, the property-wide redevelopment project will commence in 2023/2024.

Sincerely,

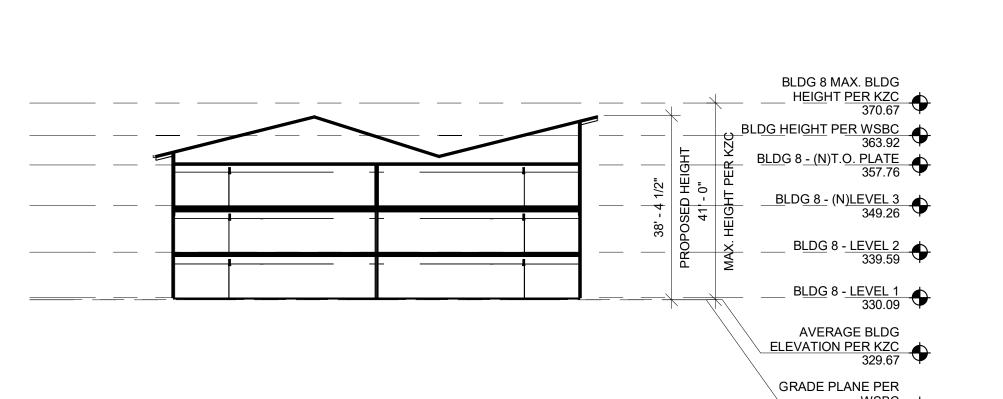
#### **Daniel Landes**

Director of Development, King County Housing Authority

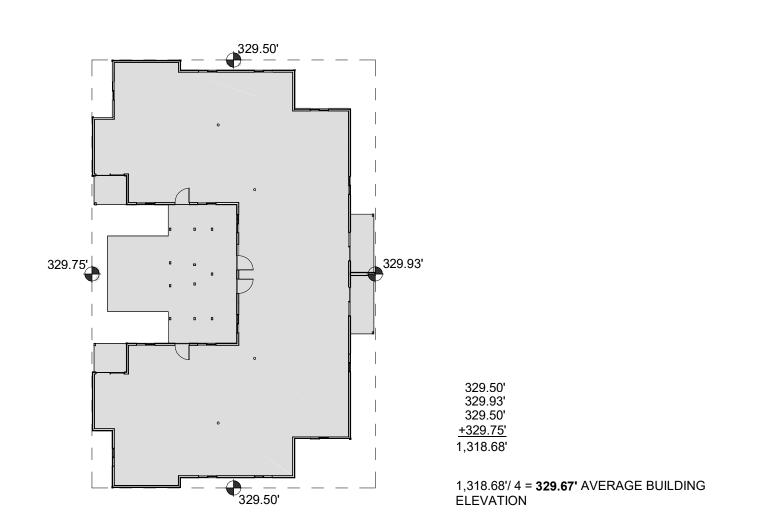
600 Andover Park W • Seattle, WA 98188-3326 • kcha.org Phone 206-574-1100 • Fax 206-574-1104 EQUAL HOUSING OPPORTUNITY

# 3

## UNIT AFFORDABILITY MEMO



2 KZC 25.30.050 & 112.20.4.c - MAXIMUM BUILDING HEIGHT



1 AVERAGE BUILDING ELEVATION CALCULATION
SCALE: 1" = 20'-0"



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104



PH: 206.623.1104 FX: 206.623.5285



13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

B1 BUILDING PERMIT

AHJ STAMP

TITLE

ZONING CODE ANALYSIS

PERMIT #

DRAWN AG, BM

CHECKED DK, AG

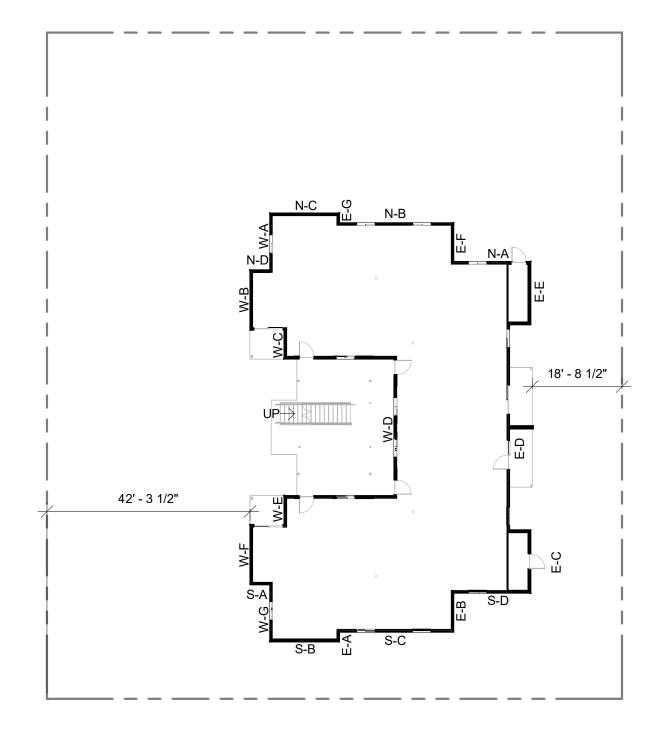
ISSUE DATE 01/31/22

JOB NO. 19031

SHEET NO.:

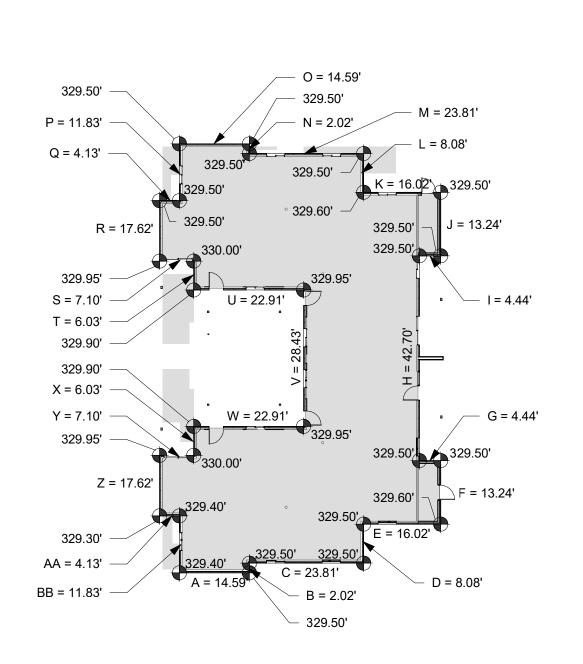
G010

BIIII DING	CODE SUMMARY 2018 W.	SHINGTON STATE EVISTING BLIII DING CODE	805.3.1.1	SINGLE-EXIT BUILDINGS A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM SPACES, ANY STORY OR ANY OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:	
CHAPTER 3: PRO	VISIONS FOR ALL COMPLIANCE METHODS	SHINGTON STATE EXISTING BUILDING CODE		ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:  2. IN GROUP R-2, NONSPRINKLERED BUILDINGS, INDIVIDUAL SINGLE-STORY OR MULTIPLE-STORY DWELLING UNITS  SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED ONE  OF THE FOLLOWING CRITERIA ARE MET:	
301.3.2	ADMINISTRATION  WORK AREA COMPLIANCE METHOD		805.4	2.1 THE OCCUPANT LOAD IS NOT GREATER THAN 10 AND THE EXIT ACCESS TRAVEL DISTANCE WITHIN THE UNIT DOES NOT EXCEED 75 FEET.  EGRESS DOORWAYS	COMPLIES, SEE G032-G03
301.5	ALTERATIONS AND ADDITIONS COMPLYING WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 6 THROUGH 12 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.  COMPLIANCE WITH ACCESSIBILITY	COMPLIES	805.4.1.1	OCCUPANT LOAD AND TRAVEL DISTANCE IN ANY WORK AREA, ALL ROOMS AND SPACES HAVING AN OCCUPANT LOAD GREATER THAN 50 OR IN WHICH THE	
SECTION 302	ACESSIBILITY FOR EXISTING BUILDINGS SHALL COMPLY WITH THE 2009 EDITION OF ICC A117.1  GENERAL PROVISIONS	COMPLIES	805.4.3	TRAVEL DISTANCE TO AN EXIT EXCEEDS 75 FEET SHALL HAVE NOT FEWER THAN TWO EGRESS DOORWAYS.  EXCEPTION 2: WHERE THE WORK AREA IS SERVED BY A SINGLE EXIT IN ACCORDANCE WITH SECTION 805.3.1.1.  DOOR CLOSING	COMPLIES, SEE G031-G03
302.5.1	NEW STRUCTURAL MEMBERS AND CONNECTIONS NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL COMPLY WITH THE DETAILING PROVISIONS OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS OF SIMILAR STRUCTURE, PURPOSE AND LOCATION.			IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.  EXCEPTION 1: WHERE EXIT ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING CODE.	COMPLIES, CLOSER NOT REQUIRED
302.6	EXCEPTION: WHERE ALTERNATIVE DESIGN CRITERIA ARE SPECIFICALLY PERMITTED.  OCCUPANCY AND USE  WHERE DETERMINING THW APPROPRIATE APPLICATION OF THE REFERENCED SECTIONS OF THIS CODE, THE	COMPLIES	805.7.1	ARTIFICIAL LIGHTING REQUIRED MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.	UNDER SEPARATE PERMIT
SECTION 305	OCCUPANCY AND USE OF A BUILDING SHELL BE DETERMINED IN ACCORDANCE WITH CHAPTER 3 OF THE INTERNATIONAL BUILDING CODE.  ACCESSIBILITY FOR EXISTING BUILDINGS	COMPLIES	805.9 805.9.1	HANDRAILS MINIMUM REQUIREMENT EVERY REQUIRED EXIT STAIRWAY THAT IS PART OF THE MEANS OF EGRESS FOR ANY WORK AREA AND THAT HAS	
305.5	ADDITIONS PROVISIONS FOR NEW CONSTRUCTION SHALL APPLY TO ADDITIONS.	COMPLIES		THREE OR MORE RISERS AND IS NOT PROVIDED WITH NOT FEWER THAN ONE HANDRAIL, OR IN WHICH THE EXISTING HANDRAILS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH HANDRAILS FOR THE FULL LENGTH OF THE STAIRWAY ON NOT FEWER THAN ONE SIDE.	COMPLIES SEE AFSE AFSE
305.6	ALTERATIONS A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE, UNLESS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO TI	E	805.9.2	DESIGN HANDRAILS REQUIRED IN ACCORDANCE WITH SECTION 805.9.1 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE	COMPLIES, SEE A525-A527
	MAXIMUM EXTENT TECHNICALLY FEASIBLE.  EXCEPTION 1: THE ALTERED ELEMENT OR SPACE IS NOT REQUIRED TO BE ON AN ACCESSIBLE ROUTE, UNLESS REQUIRED BY SECTION 305.7.		805.11 805.11.1	WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.  GUARDS  MINIMUM REQUIREMENT	COMPLIES, SEE A525-A521
305.8.6	EXCEPTION 2: ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE A NOT REQUIRED TO BE PROVIDED IN EXISTING FACILITIES. SCOPING FOR ALTERATIONS - ACCESSIBLE DWELLING UNITS	COMPLIES		EVERY OPEN PORTION OF A STAIRWAY, LANDING, OR BALCONY THAT IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS, OR THOSE PORTIONS IN WHICH EXISTING GUARDS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH GUARDS.	COMPLIES, SEE A525-A527
	WHERE GROUP R-2 DWELLING UNITS ARE BEING ALTERED OR ADDED, THE REQUIREMENTS OF SECTION 1107 OF THE INTERNATIONAL BUILDING CODE FOR ACCESSIBLE UNITS APPLY ONLY TO THE QUANTITY OF SPACES BEING ALTERED OR ADDED.	COMPLIES, SEE ENLARGED UNIT PLANS	805.11.2	DESIGN GUARDS REQUIRED IN ACCORDANCE WITH SECTION 805.11.1 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.	COMPLIES, SEE A525-A527
305.8.8	SCOPING FOR ALTERATIONS - TYPE B DWELLING UNITS WHERE FOUR OR MORE GROUP R-2 DWELLING UNITS ARE BEING ADDED, THE REQUIREMENTS OF SECTION 1107 OF T INTERNATIONAL BUILDING CODE FOR TYPE B UNITS APPLY ONLY TO THE QUANITITY OF SPACES BEING ADDED. WHER		<b>SECTION 810</b> 810.1	ENERGY CONSERVATION MINIMUM REQUIREMENTS	
	GROUP R-2 DWELLING UNITS ARE BEING ALTERED AND WHERE THE WORK AREA IS GREATER THAN 50 PERCENT OF T AGGREGATE AREA OF THE BUILDING, THE REQUIREMENTS OF SECTION 1107 OF THE INTERNATIONAL BUILDING CODE FOR TYPE B UNITS APPLY ONLY TO THE QUANTITY OF THE SPACES BEING ALTERED.			LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).	COMPLIES, SEE G050-G051
	SIFICATION OF WORK	COMPLIES, SEE ENLARGED UNIT PLANS	SECTION 901	GENERAL GENERAL	
<b>SECTION 601</b> 601.1	GENERAL SCOPE		901.2	COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, WORK SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTERS 7 AND 8. THE REQUIREMENTS OF SECTIONS 802, 803, 804, AND 805 SHALL APPLY WITHIN ALL WORK AREAS	
	THE PROVISIONS OF THIS CHAPTER SHALL BE USED IN CONJUNCTION WITH CHAPTERS 7 THROUGH 12 AND SHALL APPLY TO THE ALTERATION AND ADDITION OF EXISTING STRUCTURES AS REFERENCED IN SECTION 301.3.2. THE WOR PERFORMED ON AN EXISTING BUILDING SHALL BE CLASSIFIED IN ACCORDANCE WITH THIS CHAPTER.	COMPLIES	SECTION 904	WHETHER OR NOT THE INCLUDE EXITS AND CORRIDORS SHARED BY MORE THAN ONE TENANT AND REGARDLESS OF THE OCCUPANT LOAD.  FIRE PROTECTION	COMPLIES
SECTION 604	ALTERATION - LEVEL 3	COMPLIES	904.1	AUTOMATIC SPRINKLER SYSTEMS	
604.1	SCOPE LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.  APPLICATION	COMPLIES	904.1.4	OTHER REQUIRED AUTOMATIC SPRINKLER SYSTEMS IN BUILDINGS AND AREAS LISTED IN TABLE 903.2.11.6 OF THE INTERNATIONAL BUILDING CODE, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN	
SECTION 606	LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATION RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.  ADDITIONS	COMPLIES		OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM UNDER THE FOLLOWING CONDITIONS:  1.THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH	
606.1	SCOPE PROVISIONS FOR ADDITIONALS SHALL APPLY WHERE WORK IS CLASSIFIED AS AN ADDITION AS DEFINED IN CHAPTER			THE INTERNATIONAL BUILDING CODE APPLICABLE TO NEW CONSTRUCTION.  2. THE BUILDING SITE HAS SUFFICIENT MUNICIPAL WATER SUPPLY FOR DESIGN AND INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM.	UNDER SEPARATE PERMIT
606.2	APPLICATION ADDITIONS TO EXISTING BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 11.	COMPLIES	904.2 904.2.1	FIRE ALARM AND DETECTION SYSTEM  MANUAL FIRE ALARM SYSTEMS  WHERE REQUIRED BY THE INTERNATIONAL BUILDING CODE, A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED	
	ERATIONS - LEVEL 1  GENERAL		904.2.2	THROUGHOUT THE WORK AREA. ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED ON SUCH FLOORS AND SHALL BE AUTOMATICALLY ACTIVATED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE  AUTOMATIC FIRE DETECTION	UNDER SEPARATE PERMIT
701.4	EMERGENCY ESCAPE AND RESCUE OPENINGS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE	<u> </u>		WHERE REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS, AUTOMATIC FIRE DETECTION SYSTEMS SHALL BE PROVIDED THROUGHOUT THE WORK AREA.	UNDER SEPARATE PERMI
SECTION 201	USE OF KEYS OR TOOLS, SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10 OF THE INTERNATIONAL BUILDING CODE REGARDLESS OF THE VALUATION OF THE ALTERATION.  BUILDING ELEMENTS AND MATERIALS	COMPLIES, SEE A600	905.1	MEANS OF EGRESS  GENERAL THE MEANS OF EGRESS SHALL COMBLY WITH THE REQUIREMENTS OF SECTION OF EVCEDT AS SPECIFICALLY.	
702.1	INTERIOR FINISHES		905.2	THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 805 EXCEPT AS SPECIFICALLY REQUIRED IN SECTION 905.2 AND 905.3.  MEANS-OF-EGRESS LIGHTING	COMPLIES
702.2	NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE INTERNATIONAL BUILDING CODE.  INTERIOR FLOOR FINISHES  NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPETING USED AS AN INTERIOR FLOOR FINISH MATERIAL, SHALL	COMPLIES, SEE A620		MEANS OF EGRESS FROM THE HIGHEST WORK AREA FLOOR TO THE FLOOR OF EXIT DISCHARGE SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING WITHIN THE EXIT ENCLOSURE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.	UNDER SEPARATE PERMIT
702.3	COMPLY WITH SECTION 804 OF THE INTERNATIONAL BUILDING CODE.  INTERIOR TRIM  NEWLY INSTALLED INTERIOR TRIM MATERIALS SHALL COMPLY WITH SECTION 806 OF THE INTERNATIONAL BUILDING	COMPLIES, SEE A620	<b>SECTION 907</b> 907.1	ENERGY CONSERVATION MINIMUM REQUIREMENTS	
702.4	CODE.  WINDOW OPENING CONTROL DEVICES ON REPLACEMENT WINDOWS IN GROUP R-2 BUILDING CONTAINING DWELLING UNITS, WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTI	COMPLIES, SEE A620	CHAPTER 11: ADI	LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).	COMPLIES, SEE G050-G051
	F2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED AND WHERE ALL OF THE FOLLOWING APPLY THE REPLACEMENT WINDOW: 1.1THE WINDOW IS OPERABLE.		SECTION 1101	GENERAL	
	2. THE WINDOW REPLACEMENT INCLUDES REPLACEMENT OF THE SASH AND THE FRAME.  3. ONE OF THE FOLLOWING APPLIES:  3. 1IN GROUP R-2 BUILDINGS CONTAINING DWELLING UNITS, THE TOP OF THE SILL OF THE WINDOW OPENING IS AT A		1101.1	SCOPE AN ADDITION TO A BUILDING OR STRUCTURE SHALL COMPLY WITH THE INTERNATIONAL CODES AS ADOPTED FOR NEW CONSTRUCTION WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ANY REQUIREMENTS	
	HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR.  4.THE WINDOW WILL PERMIT OPENINGS THAT WILL ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.			OF THOSE CODES OR OF THESE PROVISIONS, EXCEPT AS REQUIRED BY THIS CHAPTER. WHERE AN ADDITION IMPACTS THE EXISTING BUILDING OR STRUCTURE, THAT PORTION SHALL COMPLY WITH THIS CODE.	COMPLIES
	5. THE VERTICAL DISTANCE FROM THE TOP OF THE SILL OF THE WINDOW OPENING TO THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING, IS GREATER THAN 72 INCHES.  THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE		1101.2	CREATION OR EXTENSION OF NONCONFORMITY AN ADDITION SHALL NOT CREATE OR EXTEND ANY NONCONFORMITY IN THE EXISTING BUILDING TO WHICH THE ADDITION IS BEING MADE WITH REGARD TO ACCESSIBILITY, STRUCTURAL STRENGTH, FIRE SAFETY, MEANS OF EGRESS,	
700 5	WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LE THAN THE AREA REQUIRED BY SECTION 1030.2 OF THE INTERNATIONAL BUILDING CODE  REPLACEMENT WINDOW EMERGENCY ESCAPE AND RESCUE OPENINGS	COMPLIES, SEE A600	1101.3	OR THE CAPACITY OF MECHANICAL, PLUMBING, OR ELECTRICAL SYSTEMS.  OTHER WORK	COMPLIES
702.5	WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 OCCUPANCIES, REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTIONS 1030.2, 1030.3		SECTION 1102	ANY REPAIR OR ALTERATION WORK WITHIN AN EXISTING BUILDING TO WHICH AN ADDITION IS BEING MADE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR THE WORK AS CLASSIFIED IN CHAPTER 6.    HEIGHTS AND AREAS	COMPLIES
	AND 1030.4 OF THE INTERNATIONAL BUILDING CODE, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:  1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN		1102.1	HEIGHT LIMITATIONS AN ADDITION SHALL NOT INCREASE THE HEIGHT OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE	
	THE EXISTING FRAME OR EXISTING ROUGH OPENING.  2.THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.  WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS  PERMITTED FOR DEVICE PASSOCIATION FOR THE PASSOCIATION		1102.2	APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS.  AREA LIMITATIONS AN ADDITION SHALL NOT INCREASE THE AREA OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE	COMPLIES, SEE A200-A202
SECTION 703	REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS.  FIRE PROTECTION	COMPLIES, SEE A600	1102.3	APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS UNLESS FIRE SEPARATION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PROVIDED.  FIRE PROTECTION SYSTEMS	COMPLIES
703.1 SECTION 704	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.	COMPLIES		EXISTING FIRE AREAS INCREASED BY THE ADDITION SHALL COMPLY WITH CHAPTER 9 OF THE INTERNATIONAL BUILDING CODE.	COMPLIES
	MEANS OF EGRESS		SECTION 1104	SMOKE ALARMS IN OCCUPANCY GROUP R	
704.1	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS		SECTION 1104 1104.1	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING	
SECTION 707	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION			SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING	COMPLIES, SEE A450.A-A452.C
	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.		1104.1	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING	
<b>SECTION 707</b> 707.1	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE	COMPLIES	1104.1 SECTION 1105	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING	
<b>SECTION 707</b> 707.1 <b>CHAPTER 8: ALTI</b>	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  ERATIONS - LEVEL 2  GENERAL ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF	COMPLIES  COMPLIES, SEE G050-G051	1104.1 SECTION 1105 1104.1	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY	COMPLIES, SEE A450.A-A452.C COMPLIES, SEE A450.A-A452.C
SECTION 707 707.1 CHAPTER 8: ALTI SECTION 801	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  ERATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7. COMPLIANCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF	COMPLIES  COMPLIES, SEE G050-G051  COMPLIES	1104.1 SECTION 1105 1104.1 SECTION 1107	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION  MINIMUM REQUIREMENTS	COMPLIES, SEE A450.A-A452.C
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION  MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  ERATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7. COMPLIANCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION	COMPLIES  COMPLIES, SEE G050-G051  COMPLIES	SECTION 1105 1104.1  SECTION 1107 1107.1	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION  MINIMUM REQUIREMENTS  ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION  MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  ERATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7. COMPLIANCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807. 4. THE MINIMUM CEILING HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL	COMPLIES  COMPLIES, SEE G050-G051  COMPLIES	SECTION 1105 1104.1 SECTION 1107 1107.1	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION  MINIMUM REQUIREMENTS  ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.	COMPLIES, SEE A450.A-A452.C COMPLIES, SEE A450.A-A452.C
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION  MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  ERATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7. COMPLIANCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807. 4. THE MINIMUM CEILING HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL 7 FEET. 6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.	COMPLIES  COMPLIES, SEE G050-G051  COMPLIES	SECTION 1105 1104.1  SECTION 1107 1107.1  BUILDING CHAPTER 3: USE SECTION 310	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION  MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION  MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  ERATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7. COMPLIANCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS: 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807. 4. THE MINIMUM CEILING HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL 7 FEET. 6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS AND MATERIALS INTERIOR FINISH	COMPLIES  COMPLIES, SEE G050-G051  COMPLIES  F  COMPLIES	SECTION 1105 1104.1  SECTION 1107 1107.1  BUILDING CHAPTER 3: USE SECTION 310 310.3  CHAPTER 4: SPEC	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION  MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  CODE SUMMARY  AND OCCUPANCY CLASSIFICATION  RESIDENTIAL GROUP R-2 APARTMENT HOUSES CIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051
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SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. ENERGY CONSERVATION  MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  ERATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807.  4. THE MINIMUM CEILING HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL T FEET.  6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS OF THE INTERNATIONAL BUILDING CODE. CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS OF SECTION 802.5.1 AND 802.5.2 SHALL APPLY IN ALL WORK AREAS.  MOZE.5.1 MINIMUM REQUIREMENT. EVERY PORTION OF A FLOOR, SUCH AS A BALCONY OR A LOADING DOCK, THAT IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS, OR THOSE IN	COMPLIES  COMPLIES, SEE G050-G051  COMPLIES  F  COMPLIES	BUILDING CHAPTER 3: USE SECTION 310 310.3 CHAPTER 4: SPEI SECTION 420 420.2	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION  MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  CODE SUMMARY  AND OCCUPANCY CLASSIFICATION  RESIDENTIAL GROUP R-2 APARTMENT HOUSES TO ALD DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY GROUP R-2  SEPARATION WALLS WALL SEPARATING DWELLING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051
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SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN: OF EGRESS. ENERGY CONSERVATION  MINIMUM REQUIREMENTS  LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  REAL STATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807.  4. THE MINIMUM CEILING HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPHABLE SPACES AND CORRIDORS SHALL 7 FEET.  6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS AND MATERIALS  MITTERIOR FINISH  THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  BUILDING ELEMENTS AND MATERIALS  MITTERIOR FINISH  THE REQUIREMENTS OF SECTION 82.5.1 AND 802.5.2 SHALL APPLY IN ALL WORK AREAS  802.5.1 MINIMUM REQUIREMENT. EVERY PORTION OF A FLOOR, SUCH AS A BALLCONY OR A LOADING DOCK, THAT IS  802.5.2 DESIGN. WHERE THERE ARE NO GLARDS OR WHERE EXISTING GUARDS MUST BE REPLACED. THE GUARDS  SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.  FIRE-RESISTANCE RATINGS  WHERE APPROVED BY THE CODE OFFICIAL, BUILDINGS WHERE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN  ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE INTERNATIONAL BUILDING CODE. THE GUARDS  SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.  FIRE-RESISTANC	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES	BUILDING CHAPTER 3: USE SECTION 420 420.3 420.4 420.5 CHAPTER 5: GEN SECTION 502 502.1 SECTION 504 TABLE 504.3	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  CODE SUMMARY  2  AND OCCUPANCY CLASSIFICATION  RESIDENTIAL GROUP R RESIDENTIAL SEPARATION WALLS  WALL SEPARATING DWELLING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.  HORIZONTAL SEPARATION FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS AND FLOOR ASSEMBLES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIQUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.  AUTOMATIC SEPARATION FLOOR ASSEMBLIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. UNICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. UNICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.8. UNICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2. WITH SECTION 903.3	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G032  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - AUTOMATIC SPRINKLEF SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARN SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE 1/G030 & A200-A203
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN: OF EGNESS ENERGY CONSERVATION  MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  PRATIONS - LEVEL 2  GENERAL  ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  PRATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE COMPLIANCE COMPLIANCE  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807.  4. THE MINIMUM CELLING HIGHER OF NEWLY GREATED HABITABLE AND OCCUPHABLE SPACES AND CORRIDORS SHALL  7. FEET.  INTERIOR FINISH  INTERIOR FIN	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES	BUILDING CHAPTER 3: USE SECTION 310 310.3 CHAPTER 4: SPE SECTION 420 420.2 420.3 420.4 420.5 CHAPTER 5: GEN SECTION 502 502.1 SECTION 504 TABLE 504.4 SECTION 506	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  **CODE SUMMARY**  AND OCCUPANCY CLASSIFICATION  RESIDENTIAL GROUP R  RESIDENTIAL GROUP R.  RESIDENTIAL GROUP R.2  APARTMENT HOUSES  SEPARATION WALLS WALL SEPRATING DWILLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 79.  FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDINGS AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONITAL SESSIBLES IN ACCORDANCE WITH SECTION 711.  ACCORDANCE WITH SECTION 503.3.2.  CHARLES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 507.3.2.  ACCORDANCE WITH SECTION 503.3.2.  ACCORDANCE WITH SECTION 503.3.2.  ACCORDANCE WITH SECTION 503.3.2.  ACCORDANCE WITH SECTION 503.3.2.  ADDRESS IDENTIFICATION OF STORIES  BUILDING HEIGHT AND AMBRES OF STORIES  BUILDING HEIGHT AND AREAS BASED ON CONSTRUCTION TYPE  BUILDING AREA  ALLOWAB	COMPLIES, SEE A450.A-A452.0  COMPLIES, SEE G050-G05  COMPLIES, SEE G050-G05  COMPLIES, SEE G030  COMPLIES - SEE A50  COMPLIES - SEE A50  COMPLIES - AUTOMATIC SPRINKLEI SYSTEM PROVIDEI  COMPLIES - FIRE AND SMOKE ALARI SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDEI  COMPLIES - SEE 1/G030 & A200-A200
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN: OF EGNESS: ENERGY CONSERVATION  MINIMUM REQUIREMENTS  LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  PRATIONS - LEVEL 2  GENERAL  ALTERATION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 71-11 WAC).  PRATION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 71-12 WASHINGTON TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 71-12 WASHINGTON TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 71-12 WASHINGTON TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  1. WHERE WINDONS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807.  4. THE MINIMUM CELLING HEIGHT OF NEWLY CREATED HASTIRABLE AND OCCUPRAGE SPACES AND CORRIDORS SHALL  4. THE MINIMUM CELLING HEIGHT OF NEWLY CREATED HASTIRABLE AND OCCUPRAGE SPACES AND CORRIDORS SHALL  5. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS AND MATERIALS  INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.  GUILARDS  HAVE STRUCTURAL MEMBERS AND CONNECTIONS OF THOSE THE INTERNATIONAL BUILDING CODE.  BUILDING ELEMENTS AND MATERIALS  INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.  BUILDING ELEMENTS AND MATERIALS  INTERIOR FINISH	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES	BUILDING CHAPTER 3: USE SECTION 310 310.3 CHAPTER 4: SPE SECTION 420 420.2 420.3 420.4 420.5 CHAPTER 5: GEN SECTION 502 502.1 SECTION 504 TABLE 504.4 SECTION 506	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  SCODE SUMMARY  AND OCCUPANCY CLASSIFICATION RESIDENTIAL GROUP R RESIDENTIAL GROUP R RESIDENTIAL GROUP R.  SEPARATION WALLS WALL SEPARATION BUILDING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 791.  MAL SEPARATION FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDINGS AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL SEPARATION OF THE COCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 972.9.  AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.  AS HORIZONTAL SUPPRIMER SYSTEM AND SECTION THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL SYSTEMS AND SMOKE ALARMS FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R.2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.29.  BUILDING HEIGHT AND AMBRES	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G032-  COMPLIES - SEE A500-  COMPLIES - SEE A500-  COMPLIES - AUTOMATIC SPRINKLER SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARN SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE 1/G030 & A200-A203-
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1 803.2	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN! OF EGRESS ENERGY CONSERVATION MINIMUM REQUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER SI-11 WAC).  FRATIONS - LEVEL 2  GENERAL ALTERATION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALTERATION OF THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALTERATION OF THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALOPITICAL OF THE RECOURSEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF ALOPITICAL OF THE RECOURSEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 87.  2. NEWLY INSTALLED SHEED FRANCE AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 32.  BUILDING ELEMENTS AND MATERIALS  MITERIOR FINISH  MITER	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES	SECTION 1105 1104.1  SECTION 1107 1107.1  BUILDING CHAPTER 3: USE SECTION 310 310.3  CHAPTER 4: SPEC SECTION 420 420.2  420.3  420.4  420.5  CHAPTER 5: GEN SECTION 502 502.1  SECTION 504 TABLE 504.4  SECTION 506 TABLE 506.2	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS ARE RESIDENTIAL OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE COUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103 9 OF THE INTERNATIONAL PIRE CODE.  ENERGY CONSERVATION MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  CODE SUMMARY  2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILE REQUIREMENTS BASED ON USE AND OCCUPANCY  CROUP R 2 PARTMENT HOUSES  LAD DETAILED BUT R 3 THE MIN THE SAME BUILDING SHAND FLOOR ASSEMBLIES SEPARATING  PRESIDENTIAL GROUP R 3 PARTMENT BUILDING TO THE MIN THE SAME BUILDING SHAND FLOOR ASSEMBLIES SEPARATING  PRESIDENTIAL BUTLDING HOUSE AND OCCUPANCY BUILDINGS IN HIS RECTION 711.  ACCORDANCE WITH SECTION 90.  PROPROMENT AND ADDITIONAL SEPARATION OF THE SECTION 711.  ACCORDANCE WITH SECTION SHALL BE COUPPED THROUG	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G032-  COMPLIES - SEE A500-  COMPLIES - SEE A500-  COMPLIES - AUTOMATIC SPRINKLER SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARN SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE 1/G030 & A200-A203-
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1 803.2	GENERAL ALTERATION SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN: OF FORRESS ENERGY CORE (CHAPTER 61-11 WAC).  MINIMUM REGUIREMENTS LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 61-11 WAC).  SEATONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7: COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7: COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7: COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7: COMPLIANCE IN ADDITION TO SHEE MENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7: COMPLIANCE IN CHAPTER 7: COMPLIANCE IN THE INTERNATIONAL BUILDING CODE. EXCEPTIONS: 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  EXCEPTIONS: 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807. 4. THE MINIMUM CELL NOL HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPRABLE SPACES AND CORREDORS SHALL 6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS AND MATERIALS  INTERIOR FINISH OF WALLS AND CELLINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REGIOR FINISH OF HE INTERNATIONAL BUILDING CODE.  CHAPTER TO THE PROPERTY OF THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS.  OF THE REQUIREMENTS OF THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS.  OF THE REQUIREMENTS OF THE FLOOR OR THE FLOOR OR G	COMPLIES	SECTION 1105 1104.1  SECTION 1107 1107.1  BUILDING CHAPTER 3: USE SECTION 310 310.3  CHAPTER 4: SPEC SECTION 420 420.2  420.3  420.4  420.5  CHAPTER 5: GEN SECTION 502 502.1  SECTION 504 TABLE 504.4  SECTION 506 TABLE 506.2	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103 9 OF THE INTERNATIONAL PIRE CODE ENERGY CONSERVATION MINIMUM REQUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  **GCODE SUMMARY**  **CODE SUM	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G032-  COMPLIES - SEE A500-  COMPLIES - SEE A500-  COMPLIES - AUTOMATIC SPRINKLER SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARN SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE 1/G030 & A200-A203-
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801  801.2  801.3  SECTION 802  802.4  802.5  802.6  SECTION 803  803.1  803.2	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS ENERGY COMERCINEMENTS LEVEL 1.ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 5:1-1 WAC).  SEARCH COLOR OF THE MEAN OF THE STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 5:1-1 WAC).  SEARCH COLOR OF THE RESISTANCE AND STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  ALTERATION LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  COMPLIANCE IN ENTERNATIONAL BUILDING CODE.  EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  2. NEWLY NOT STALL DELECTRICAL COMPLIANCE IN ADDITIONAL SHALL BE ELECTRICAL COMPLY WITH THE REQUIREMENTS OF SECTION 807.  2. NEWLY NOT STALL BELEETISE AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS AND MATERIALS  MATERIOR FINISH  MATERIOR FI	COMPLIES	SECTION 1105 1104.1  SECTION 1107 1107.1  BUILDING CHAPTER 3: USE SECTION 310 310.3  CHAPTER 4: SPEC SECTION 420 420.2  420.3  420.4  420.5  CHAPTER 5: GEN SECTION 502 502.1  SECTION 504 TABLE 504.4  SECTION 506 TABLE 506.2	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS ARE SCHAMED AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN COCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN COCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN COCUPANCY GROUP R  CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE COUPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL ENERGY CONSERVATION  MINIMUM RECUIREMENTS ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  COUPANCY CLASSIFICATION  RESIDENTIAL GROUP R  RESIDENTIAL ASSEMBLES NO ACCORDANCE WITH SEAME BUILDING AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 719.  RECORDANCE WITH SECTION 708.  RESPARATION WALLS  WALL SEPARATION WALLS  WALL	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051  COMPLIES, SEE G050-G051  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - AUTOMATIC SPRINKLEF SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARM SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE A500  COMPLIES - FIRE AND SMOKE ALARM SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE A5000 & A200-A2003
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1 803.2	GENERAL ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS ENERGY CONSERVATION MINIMUM REQUIREMENTS LEVEL 1.ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (OMPTER 5:11 WAC).  SRATIONS - LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLIANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  MEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. EXCEPTIONS:  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO SOMELY WITH THE REQUIREMENTS OF SECTION 807.  2. THE MINIMUM CELLING THEORY OF RENAL CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL  FREET.  3. THE WINDOWS AND ADDED THEY ARE NOT SEQUIRED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL  7. FEET.  3. THE WINDOWS AND ADDED THEY ARE NOT SEQUIRED THE SHALL BE PREMITTED TO COMPLY WITH ALTERNATIVE DESIGN  CRITERIA IN ACCORDANCE WITH SECTION 302.  BUILDING ELEMENTS AND MATERIALS  MITERIOR FINISH  MITE	COMPLIES	SECTION 1105 1104.1  SECTION 1107 1107.1  BUILDING CHAPTER 3: USE SECTION 310 310.3  CHAPTER 4: SPEC SECTION 420 420.2  420.3  420.4  420.5  CHAPTER 5: GEN SECTION 502 502.1  SECTION 504 TABLE 504.4  SECTION 506 TABLE 506.2	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING ON STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R ARBON MONOXIDE ALARMS IN SESTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE EQUIPEPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION  MINIMUM REQUIREMENTS  CODE SUMMARY  2  AND OCCUPANCY CLASSIFICATION  RESIDENTIAL GROUP R R R RESIDENTIAL GROUP R R R R R R R R	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G050-G05-  COMPLIES, SEE G032-  COMPLIES - SEE A500-  COMPLIES - SEE A500-  COMPLIES - AUTOMATIC SPRINKLER SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARN SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE 1/G030 & A200-A203-
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SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 301.2 301.3  SECTION 802 302.4 302.5  SECTION 803 303.1	CEREGIAL  AT TERATION SYMLE BE DONE IN A MAINER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN OF EGRES.  ENERGY CORSERVATION  MAINTAIN RECUIPEMENTS  CHERROY CONSERVATIONS TO SUSTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAG).  FRATION 1-LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLAINCE IN ADDITION TO THE REGUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE  CHAPTER 7.  COMPLAINCE  CHAPTER 7.  COMPLAINCE  IN ADDITION TO THE REGUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE  CHAPTER 7.  COMPLAINCE  CHAPTER 7.  IN THE REGUIREMENTS COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE  LINE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LEGHT AND VENTILATION RECORDING TO PITE INTERNATIONAL BUILDING CODE.  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  4. THE MINIMUM CELLING HEIGHT OF NEWLY CREATED HABITABLE AND COCUPRABLE SPACES AND CORRIDORS SHALL  7 FEET.  6. NEW SITEMAL BURBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN  OUTFIERD AND ACCORDANCE WITH SECTION 302.  BULDING ELEMENTS AND GATEFIALS  THE RETERIOR FRISH OF WALLS AND CELLINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE COURSE OF THE MINIMUM SECTION 302.  THE REQUIREMENTS OF SECTION 802.51 AND 802.52 SHALL APPLY IN ALL WORK AREAS.  802.51 INMINIMUM REQUIREMENTS EVERY PORTION OF A FLOOR, BUILD AS BALLOONY OR ALOADING DOOK, THAT IS MORE THAN 30 INVERSE AND YEAR AND AND THE PROPERTY OF THE WINDOW SHALL SHA	COMPLIES	### SECTION 1105 ### SECTION 1107 ### SECTION 1107 ### SECTION 1107 ### SECTION 310 ### 310.3 ### CHAPTER 4: SPECTION 420 ### 420.2 ### 420.3 ### 420.4 ### 420.5 ### CHAPTER 5: GEN SECTION 502 ### 502.1 ### SECTION 504 ### TABLE 504.4 ### SECTION 506 ### TABLE 504.2 ### 506.2 ### 506.2	SMOKE ALARMS IN EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING ON STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1103.0 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R JOINT OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN SENSING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE EXDIPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL FIRE CODE.  EMERKOY CONSERVATION  MINIMUM BEQUIREMENTS  ADDITIONS TO SENSING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  IS CODE SUMMARY  2.  ADD OCCUPANCY CLASSIFICATION  RESIDENTIAL GROUP R JOINT OF THE SENSING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  IS CODE SUMMARY  2.  AND OCCUPANCES CONTINUED SENSING BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  IS CODE SUMMARY  2.  AND OCCUPANCES CONTINUED SENSING BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN THE SAME BUILDING AND WALLS SEPARATING DWILLING UNITS FROM OTHER COCCUPANCES CONTINUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITION OF THE INTERNATION OF THE	COMPLIES, SEE A450.A-A452.0  COMPLIES, SEE G050-G05  COMPLIES, SEE G050-G05  COMPLIES - SEE A50  COMPLIES - SEE A50  COMPLIES - SEE A50  COMPLIES - AUTOMATIC SPRINKLE SYSTEM PROVIDE COMPLIES - FIRE AND SMOKE ALART SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDE  COMPLIES - COMPLIES - SEE A200-A200  COMPLIES - SEE 1/G030 & A200-A200  COMPLIES - SEE A200-A200
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 301.2  801.3  SECTION 802  802.4  802.5  802.6  SECTION 803  803.1  803.2	CARREAU AT TRRATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN OF EORESS.  LENERGY CORSERVATION  MINIMUM RECUIREMENTS  LEVEL AT THAT THOUSE TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER SH-11 WAG).  LEVEL 1. AT THAT THOSE TO EXIST THOUSE SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER SH-11 WAG).  ALTERATION LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER SHALL COMPLANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER WITH COMPLANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER WITH COMPLANCE IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER WITH COMPLANCE IN ADDITION TO THE REQUIREMENTS OF THE WASHINGTON OF THE INTERNATIONAL BUILDING CODE. 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIREMENT TO COMPLY WITH THE LEGHT AND VENTILATION 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIREMENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 807. 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIREMENT OF SECTION 807. 1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIREMENT OF SECTION 807. 1. WHERE WINDOWS OF THE INTERNATIONAL BUILDING CODE. 1. WHERE WINDOWS OF THE INTERNATIONAL BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807. 1. THE REPORT HERE WINDOWS AND THE REPORT OF THE WASHINGTON SHALL SHALL APPLY IN ALL WORK AREAS. 1. WHERE AND ADDITIONAL SHALL	COMPLIES	### SECTION 1105 ### SECTION 1107 ### SECTION 1107 ### SECTION 1107 ### SECTION 310 ### 310.3 ### CHAPTER 4: SPECTION 420 ### 420.2 ### 420.3 ### 420.4 ### 420.5 ### CHAPTER 5: GEN SECTION 502 ### 502.1 ### SECTION 504 ### TABLE 504.4 ### SECTION 506 ### TABLE 504.3	SMOKE ALARMS W EXISTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A CROUP R OCCUPANCY. THE EXISTING BUILDING SYPALL BE PROVIDED WITH ASMOR AS AS REQUIRED BY SECTION 1193.8 OF THE INTERNATIONAL FIRE CODE.  CARBOM MONOXIDE ALARMS IN OCCUPANCY GROUP R CARBOM MONOXIDE ALARMS IN OCCUPANCY GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1193.9 OF THE INTERNATIONAL FIRE CODE.  ENERGY CONSERVATION MINIMAL REQUIREMENTS ADDITIONS TO SENSITION BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION GODE AS THE RELATE TO NEW CONSTRUCTION.  **CODE SUMMARY**  **AND OCCUPANCY CLASSIFICATION RESIDENTIAL GROUP R R R R R R R R R R R R R R R R R R R	COMPLIES, SEE A450.A-A452.0  COMPLIES, SEE G050-G05  COMPLIES, SEE G050-G05  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - AUTOMATIC SPRINKLEE  SYSTEM PROVIDEE  COMPLIES - FIRE AND SMOKE ALARN SYSTEMS COMPLYING WITH 907.2 WILL  BE PROVIDED  COMPLIES - SEE 1/G030 & A200-A203  COMPLIES - SEE A200-A203
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  SECTION 803 803.1	CEREGIAL  AT TERATION SYMLE BE DONE IN A MAINER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN OF EGRES.  ENERGY CORSERVATION  MAINTAIN RECUIPEMENTS  CHERROY CONSERVATIONS TO SUSTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAG).  FRATION 1-LEVEL 2  GENERAL  ALTERATION LEVEL 1 COMPLAINCE IN ADDITION TO THE REGUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE  CHAPTER 7.  COMPLAINCE  CHAPTER 7.  COMPLAINCE  IN ADDITION TO THE REGUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE  CHAPTER 7.  COMPLAINCE  CHAPTER 7.  IN THE REGUIREMENTS COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLAINCE  LINE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE LEGHT AND VENTILATION RECORDING TO PITE INTERNATIONAL BUILDING CODE.  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  1. WHERE WINDOWS ARE ADDED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  4. THE MINIMUM CELLING HEIGHT OF NEWLY CREATED HABITABLE AND COCUPRABLE SPACES AND CORRIDORS SHALL  7 FEET.  6. NEW SITEMAL BURBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN  OUTFIERD AND ACCORDANCE WITH SECTION 302.  BULDING ELEMENTS AND GATEFIALS  THE RETERIOR FRISH OF WALLS AND CELLINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE COURSE OF THE MINIMUM SECTION 302.  THE REQUIREMENTS OF SECTION 802.51 AND 802.52 SHALL APPLY IN ALL WORK AREAS.  802.51 INMINIMUM REQUIREMENTS EVERY PORTION OF A FLOOR, BUILD AS BALLOONY OR ALOADING DOOK, THAT IS MORE THAN 30 INVERSE AND YEAR AND AND THE PROPERTY OF THE WINDOW SHALL SHA	COMPLIES	## SECTION 1105 ## SECTION 1107 ## SECTION 1107 ## SECTION 1107 ## SECTION 310 ## 310.3 ## CHAPTER 4: SPECTION 420 ## 420.2 ## 420.3 ## 420.4 ## 420.5 ## CHAPTER 5: GEN SECTION 502 ## 502.1 ## SECTION 504 ## TABLE 504.4 ## SECTION 506 ## TABLE 504.3 ## TABLE 504.3 ## SECTION 506 ## TABLE 506.2 ## 506.2.3	MANCE ALVARSEN L'EXTRE PORTIONS OF A BILL DING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1183.9 OF THE INTERNATIONAL FIRE CODE  CARBOM MONOXIDE ALARMS ME SIXTING PORTIONS OF A BUILDING SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY SECTION 1183.9 OF THE INTERNATIONAL FIRE CODE  CARBOM MONOXIDE ALARMS ME SIXTING PORTIONS OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING WHERE AN ADDITION IS ANDE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE EQUIPED WITH CARBOM MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL PIECODO  MINIMAL RECURREMENTS AND STRUCTURE OF A GROUP R OCCUPANCY CONSERVATION  SECRETARION OCCUPANCY CLASSIFICATION  RESIDENTIAL GROUP R  SECRETIAL OF SECRETIAL GROUP R  SEC	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051  COMPLIES, SEE G050-G051  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - SEE A501  COMPLIES - AUTOMATIC SPRINKLEF SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARM SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE 1/G030 & A200-A203
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  SECTION 803 803.1 803.2  803.4  803.4	LEAGED.  AT TRAITORIS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN OF EGRESS.  ENERGY CONSERVATION  MINIMUM PEQUIFICATION TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  EVEL 1.A. ITERATION TO TE DESTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  GENERAL  ALTERATION LEVEL 1 COMPLANCE IN ALDDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF IN MODITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF IN WE CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF IN WE CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF IN WE CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.  I. WHERE WINDOWS ARE ADDOED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  I. WHERE WINDOWS ARE ADDOED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  I. REVIEW IN THE SHALL BEREFIT AND COMPLEVENT SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN BUILDING ELEMENTS AND MATERIALS.  IN THE INTERNATIONAL MURBERS AND COMMENT IS SECTION 807.  I. REVER AND ALL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN  MILLION ELEMENTS AND MATERIALS.  INTERIOR FINISH  IN THE INTERNATION OF WALLS AND CELLINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH IT REQUIREMENTS OF THE INTERNATIONAL BUILDING COME.  IN THE INTERNATION OF WALLS AND CELLINGS IN EXITS AND CORRIDORS IN ANY WORK AREAS SHALL COMPLY WITH IT RECUIREMENTS AND MATERIALS OF SECTION AS SHALL	COMPLIES	## SECTION 1105 ## SECTION 1107 ## SECTION 1107 ## SECTION 1107 ## SECTION 310 ## 310.3 ## CHAPTER 4: SPECTION 420 ## 420.2 ## 420.3 ## 420.4 ## 420.5 ## CHAPTER 5: GEN SECTION 502 ## 502.1 ## SECTION 504 ## TABLE 504.4 ## SECTION 506 ## TABLE 504.3 ## TABLE 504.3 ## SECTION 506 ## TABLE 506.2 ## 506.2.3	MOMER LAURIS IN LOSTING PORTONS OF A BUILDING WHERE PAN ADDROINS ISMOET ON BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE EXISTING BUILDING SHALL BE PROVIDED WITH HAMORE ALARMS AS REQUIRED BY SECTION 1183.8 OF THE INTERNATIONAL FIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R CARBON MONOXIDE ALARMS IN SCENIFICATION OF A BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE EQUIPED WITH CHARGON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION 1103 OF THE INTERNATIONAL ENERGY CONSERVATION  LENERY CONSERVATION  CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  COORSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  RESIDENTIAL GROUP R RESIDENTIAL GROUP	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051  COMPLIES, SEE G050-G051  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - SEE A501  COMPLIES - AUTOMATIC SPRINKLER SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARM SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE A200-A203  COMPLIES - SEE A200-A203
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1  803.2	LEGERAL  LEVEL 1. ALTERATIONS SHALL BE DONE IN A MAINER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN OF EGRESS.  LEVERARY CORRESSANTAINS  MINIMAL REQUIREMENTS  LEVEL 1. ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE EMERGY CODE (CHAPTER 8:-11 WAC).  LEVEL 1. ALTERATION TO TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE EMERGY CODE (CHAPTER 8:-11 WAC).  LEVEL 1. ALTERATION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE WASHINGTON STATE CHAPTER 7.  LEVEL 1. ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF COAPTER 7.  COMPLIANCE  LA WELL WINDOWS ARE ADDED THEY MEE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION  LIVERED WINDOWS ARE ADDED THEY MEE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION  LIVERING WINDOWS ARE ADDED THEY MEE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  LIVERING WINDOWS ARE ADDED THEY MEE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION  LIVERING WINDOWS ARE ADDED THEY MEE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  LIVERING WINDOWS ARE ADDED THEY WERE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  LIVERING WINDOWS ARE ADDED THEY YERE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  LIVERING WITH STATE OF THE WASHINGTON TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  LIVERING WINDOWS ARE ADDED THEY YERE AND THE ADDED THE WASHINGTON TO COMPLY WITH ALTERNATIVE DESIGN  CRITICAL WITH STATE OF THE WASHINGTON TO COMPLY YER ADDED THE WASHINGTON TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  LIVERING WINDOWS ARE ADDED THE WASHINGTON TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  BUILDING ELEMENTS AND MATERIALS  BUILDING ELEMENTS AND MATERIALS  BUILDING ELEMENTS AND MATERIALS AND COMPLY YER ADDED THE YER ADDED THE WASHINGTON TO COMPLY WITH THE WASHINGTON T	COMPLIES	## SECTION 1105 ## SECTION 1107 ## SECTION 1107 ## SECTION 1107 ## SECTION 310 ## 310.3 ## CHAPTER 4: SPECTION 420 ## 420.2 ## 420.3 ## 420.4 ## 420.5 ## CHAPTER 5: GEN SECTION 502 ## 502.1 ## SECTION 504 ## TABLE 504.4 ## SECTION 506 ## TABLE 504.3 ## TABLE 504.3 ## SECTION 506 ## TABLE 506.2 ## 506.2.3	MONE ALARISM ILEGITING POPTIONS OF A BILL DING WHERE ALARISM IN ENGITE ALARISM SERVICES BY SECTION 1103.8 OF THE INTERNATIONAL FIRE CODE.  CARBOM MONOXIDE ALARISM IN GCCUPANCY GROUP R CARBOM MONOXIDE ALARISM IN GEOLINARY OF A BILLIONIS OF A BILLIONIS OF THE INTERNATIONAL FIRE CODE.  CARBOM MONOXIDE ALARISM IN ESISTING PORTIONS OF A BUILDING WHERE ALADISTON IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE ENSITING BUILDING WHERE ALADISTON IS ANDE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE ENSITING BUILDING WHERE ALA ADDITION IS ANDE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY, THE ENSITING BUILDING SHALL BE EQUIPED WITH CARBOM MONOXIDE ALARISM IN ACCORDANCE WITH SECTION 1103.9 OF THE INTERNATIONAL ENERGY CONSERVATION  MINIMUM REQUIREMENTS AND COCUPANCY CLASSPRICATION RESIDENTIAL GROUP REPLATE TO NEW CONSTRUCTION.  COCUPANCY CLASSPRICATION  RESIDENTIAL GROUP R. RESIDENT	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051  COMPLIES, SEE G050-G051  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - SEE A501  COMPLIES - AUTOMATIC SPRINKLER SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARM SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE A200-A203  COMPLIES - SEE A200-A203
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1  803.2  803.4  804.1  SECTION 805 805.3	ATTENTIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN. OF EGRESS.  ENERGY CORRESTATION  MINIMUM REQUIREMENTS  LEVEL 1. ATTENTION TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 5:-11 WAC).  ENERGY CODE (CHAPTER 5:-11 WAC).  ENERGY CODE (CHAPTER 5:-11 WAC).  ATTENTION IN VIEW 1. COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF EXCEPTIONS:  1. WHERE WINDOW, ARE AUGUED THEY ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION  1. WHERE WINDOW, ARE AUGUED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 807.  3. THE WINDOW, ARE AUGUED THEY ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 807.  4. THE WINDOW, ARE AUGUED THEY ARE NOT REQUIREMENT OF SECTION 807.  5. THE REGUIREMENT SHALL S	COMPLIES	## SECTION 1105 ## SECTION 1107 ## SECTION 1107 ## SECTION 1107 ## SECTION 310 ## 310.3 ## CHAPTER 4: SPECTION 420 ## 420.2 ## 420.3 ## 420.4 ## 420.5 ## CHAPTER 5: GEN SECTION 502 ## 502.1 ## SECTION 504 ## TABLE 504.4 ## SECTION 506 ## TABLE 504.3 ## TABLE 504.3 ## SECTION 506 ## TABLE 506.2 ## 506.2.3	MOMER LANGE IN DESTINAL PORTIONS OF A BUILDING WENEER AND AUTORS IN MIGHT TO A BUILDING ON STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SIGN MIGHT TO A BUILDING ON STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SIGN TO A DRUBLING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING WHERE AN ADDITION IS MADE TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING BUILDING SHOP THE ATTENDATION.  **COODER SUMMARY** ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  **COODER NATION OF THE INTERNATIONAL ENERGY RESIDENTIAL GROUP R:  **COODER NATION OF THE INTERNATIONAL ENERGY RESIDENTIAL GROUP R:  **RESIDENTIAL GROUP R	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051  COMPLIES, SEE G050-G051  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - SEE A501  COMPLIES - AUTOMATIC SPRINKLER SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARM SYSTEMS COMPLYING WITH 907.2 WILL BE PROVIDED  COMPLIES - SEE A200-A203  COMPLIES - SEE A200-A203
SECTION 707 707.1  CHAPTER 8: ALTI SECTION 801 801.2 801.3  SECTION 802 802.4 802.5  802.6  SECTION 803 803.1  803.2  803.4  804.1  SECTION 805	ATTENDIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN OF EGRESS.  ENERGY CORSERVATION  MINIMAL REQUIREMENTS  LEVEL 1. ATTENDION TO SESTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE (CHAPTER 51-11 WAC).  THE LEVEL 1. ATTENDION TO THE STATE STATE WAC).  SENDING CODE (CHAPTER 51-11 WAC).  CIRCUMSTANCES  ENERGY CODE (CHAPTER 51-11 WAC).  CIRCUMSTANCES  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.  COMPLANCE  IN ADDITION TO THE REQUIREMENTS ON PROBEINTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF COLAPITER 7.  COMPLANCE  IN ADDITION TO THE REQUIREMENTS ON PROBEINTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF COLAPITER 7.  COMPLANCE  IN ADDITION THE INTERNATIONAL BUILDING CODE  EXCEPTIONS:  1. WHERE WINDOW, AND ADDITIONAL COLAPITATION THE BUILDING CODE  EXCEPTIONS:  1. WHERE WINDOWS AND ADDITIONAL COLAPITATION AND PROBEINS OF SECTION SIZE.  2. NEWLY INSTALLED ELECTRICAL COLAPITATION SHALL BUILDING CODE  EXCEPTIONS:  1. WHERE WINDOWS AND ADDITIONAL COLAPITATION AND PROBEINS OF SECTION SIZE.  3. THE MINIMAL BUILDING COTO THE VERY CORRESPONDED SHALL BUILDING CODE  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION SIZE.  3. THE MINIMAL BUILDING COTO THE VERY CORRESPONDED SHALL BUILDING CODE  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE RECUIREMENTS OF SECTION SIZE.  3. THE MINIMAL BUILDING COTO THE VERY CORRESPONDED SHALL BUILDING CODE  2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL BUILDING CODE  3. THE SHALL BUILDING COTO THE WITH CORRESPONDED SHALL BUILDING CODE  3. THE SHALL BUILDING SHALL SH	COMPLIES  COMPLI	## SECTION 1105 ## SECTION 1107 ## SECTION 1107 ## SECTION 1107 ## SECTION 310 ## 310.3 ## CHAPTER 4: SPECTION 420 ## 420.2 ## 420.3 ## 420.4 ## 420.5 ## CHAPTER 5: GEN SECTION 502 ## 502.1 ## SECTION 504 ## TABLE 504.4 ## SECTION 506 ## TABLE 504.3 ## TABLE 504.3 ## SECTION 506 ## TABLE 506.2 ## 506.2.3	MANDE ALARIAS IN DISTRICT CONTROLLING OF A BIOLDING WERTER AN ADDITION IS MIGHT TO A BUILDING OR STRUCTURE OF A GROUP R OCCUPANCY. THE EXISTING BUILDING SHALL BE PROVIDED WITH SUGNEY ARMS AS REQUIRED BY SECTION 1103.8 OF THE INTERNATIONAL PIRE CODE.  CARBON MONOXIDE ALARMS IN OCCUPANCY GROUP R CARRON MONOXIDE ALARMS IN OCCUPANCY GROUP R WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AN ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AND ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AND ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AND ADDITION IS MALE TO A BUILDING OF A BUILDING WHERE AND ADDITION IS MALE TO A BUILDING OF A BUILDING OF THE MITTENANCIAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  RESIDERIAL GROUP R RE	COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE G050-G051  COMPLIES, SEE G050-G051  COMPLIES - SEE A500  COMPLIES - SEE A500  COMPLIES - SEE A501  COMPLIES - AUTOMATIC SPRINKLEE  SYSTEM PROVIDED  COMPLIES - FIRE AND SMOKE ALARM SYSTEMS COMPLYING WITH 907.2 WILL  BE PROVIDED  COMPLIES - SEE A500-A203  COMPLIES - SEE A200-A203
ECTION 707 07.1  CHAPTER 8: ALTI ECTION 801 01.2 01.3  CECTION 802 02.4 02.5  02.6  CECTION 803 03.1  03.2  03.4.3  CECTION 804 04.1  CECTION 805 05.3	ATTERNIONS SHALL BE DONE IN A MAINER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEAN. OF EGRESS.  BERROY CONSERVATION  MINIMAIN REQUIREMENTS  LEVEL 1. ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE EMEROY CODE (CLAPTER S-11 WAC).  BERTONS - LEVEL  LEVEL 1. ALTERATION TO EXISTING BUILDINGS OR STRUCTURES SHALL COMPLY WITH THE WASHINGTON STATE EMEROY CODE (CLAPTER S-11 WAC).  GENERAL  A. TERATION LEVEL 1. COMPLIANCE  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER?  NEW CORSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF EXCEPTIONS.  NEW CORSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF EXCEPTIONS.  LEVEL SHALL SHA	COMPLIES  COMPLI	## SECTION 1105 ## SECTION 1107 ## SECTION 1107 ## SECTION 1107 ## SECTION 310 ## 310.3 ## CHAPTER 4: SPECTION 420 ## 420.2 ## 420.3 ## 420.4 ## 420.5 ## CHAPTER 5: GEN SECTION 502 ## 502.1 ## SECTION 504 ## TABLE 504.4 ## SECTION 506 ## TABLE 504.3 ## TABLE 504.3 ## SECTION 506 ## TABLE 506.2 ## 506.2.3	MADE ALARISE IN DISTING PORTIONS OF A BILDING WERE THANDOTOR IS MINED TO A STOLER BY SECTION 1103.8 OF THE INTERNATIONAL PIRE CODE.  CARBON MONOXIDE ALARISE IN OCCUPANCY GROUP R WHERE AN ADDITION IS MAD TO A BILDING OR STRUCTURE OF A GROUP R OCCUPANCY THE EXISTING BUILDING WHERE AN ADDITION IS MAD TO A BULDING OR STRUCTURE OF A GROUP R OCCUPANCY THE EXISTING BUILDING WHERE AN ADDITION IS MAD TO A BULDING OR STRUCTURE OF A GROUP R OCCUPANCY THE EXISTING BUILDING WHERE AN ADDITION IS MAD TO A BULDING OR STRUCTURE OF A GROUP R OCCUPANCY THE EXISTING BUILDING WHERE AN ADDITION IS MAD TO A BULDING SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  CONSERVATION CODE AS THE RELATE TO NEW CONSTRUCTION.  RESIDENTIAL GROUP R	COMPLIES, SEE A450.A-A452  COMPLIES, SEE G050-G08  COMPLIES, SEE G050-G08  COMPLIES - SEE A50  COMPLIES - SEE A50  COMPLIES - SEE A50  COMPLIES - FIRE AND SMOKE ALAR SYSTEMS COMPLYING WITH 907.2 WIL BE PROVIDE  COMPLIES - SEE 1/G030 & A200-A20  COMPLIES - SEE A200-A20



	all Location* Table 602)		Wall	Area and Op	enings	Max. Area of Ex (Table	kt. Wall Openin († 705.8)
Wall location	Distance to property line (ft)	Req'd fire rating	Wall area	Proposed opening area	% area of openings	Degree of Opening Protections	Allowable % area of openings
S-A	23' - 8"	1 HR	N/A	N/A	N/A	UP, S	No Limit
S-B	11' – 10"	1 HR	495 SF	0 SF	0%	UP, S	45%
S-C	13' – 10"	1 HR	831 SF	34.6 SF	41.6%	UP, S	45%
S-D	21' – 11"	1 HR	N/A	N/A	N/A	UP, S	No Limit
E-A	58' – 9 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
E-B	34' – 11 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
E-C	19' – 0"	1 HR	131 SF	20 SF	15.3%	UP, S	75%
E-D	23' – 4"	1 HR	N/A	N/A	N/A	UP, S	No Limit
E-E	19' – 0"	1 HR	131 SF	0 SF	N/A	UP, S	75%
E-F	34' – 11 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
E-G	58' – 9 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
N-A	47' – 7 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
N-B	39' – 6 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
N-C	37' – 6 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
N-D	49' – 4 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
W-A	46' – 4"	0 HR	N/A	N/A	N/A	UP, S	No Limit
W-B	42' – 2 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
W-C	49' – 4"	0 HR	N/A	N/A	N/A	UP, S	No Limit
W-D	72' – 4"	0 HR	N/A	N/A	N/A	UP, S	No Limit
W-E	49' – 4"	0 HR	N/A	N/A	N/A	UP, S	No Limit
W-F	42' – 2 ½"	0 HR	N/A	N/A	N/A	UP, S	No Limit
W-G	46' – 4"	0 HR	N/A	N/A	N/A	UP, S	No Limit

FIRE RESISTANCE RATING REQUIREMENTS



POINT B	329.50	(329.50 + 329.50) / 2 x 2.02	=	665.59
POINT C	329.50	(329.50 + 329.50) / 2 x 23.81	=	7,845.40
POINT D	329.50	(329.50 + 329.50) / 2 x 8.08	=	2,662.36
POINT E	329.60	(329.50 + 329.60) / 2 x 16.02	=	5,279.31
POINT F	329.50	(329.60 + 329.50) / 2 x 13.24	=	4,363.24
POINT G	329.50	(329.50 + 329.50) / 2 x 4.44	=	1,462.98
POINT H	329.50	(329.50 + 329.50) / 2 x 42.70	=	14,069.65
POINT I	329.50	(329.50 + 329.50) / 2 x 4.44	=	1,462.98
POINT J	329.70	(329.50 + 329.70) / 2 x 13.24	=	4,363.90
POINT K	329.60	(329.70 + 329.60) / 2 x 16.02	=	5,280.99
POINT L	329.50	(329.60 + 329.50) / 2 x 8.08	=	2,662.76
POINT M	329.50	(329.50 + 329.50) / 2 x 23.81	=	7,845.40
POINT N	329.50	(329.50 + 329.50) / 2 x 2.02	=	665.59
POINT O	329.50	(329.50 + 329.50) / 2 x 14.59	=	4,807.41
POINT P	329.50	(329.50 + 329.50) / 2 x 11.83	=	3,897.99
POINT Q	329.50	(329.50 + 329.50) / 2 x 4.13	=	1,360.84
POINT R	329.95	(329.50 + 329.95) / 2 x 17.62	=	5,809.76
POINT S	330.00	(329.95 + 330.00) / 2 x 7.10	=	2,342.82
POINT T	329.90	(330.00 + 329.90) / 2 x 6.03	=	1,989.60
POINT U	329.95	(329.90 + 329.95) / 2 x 22.91	=	7,558.58
POINT V	329.95	(329.95 + 329.95) / 2 x 28.43	=	9,380.48
POINT W	329.90	(329.95 + 329.90) / 2 x 22.91	=	7,558.58
POINT X	330.00	(329.90 + 330.00) / 2 x 6.03	=	1,989.60
POINT Y	329.95	(330.00 + 329.95) / 2 x 7.10	=	2,342.82
POINT Z	329.30	(329.95 + 329.30) / 2 x 17.62	=	5,807.99
POINT AA	329.40	(329.30 + 329.40) / 2 x 4.13	=	1,360.22
POINT BB	329.40	(329.40 + 329.40) / 2 x 11.83	=	3,896.80

POINT A 329.50 (329.40 + 329.50) / 2 x 14.59 = 4,806.68

= 329.64'

WSBC GRADE PLANE CALCULATION

SCALE: 1" = 20'-0"



SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

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#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION

AHJ STAMP

TITLE

BUILDING CODE ANALYSIS

PERMIT #	
DRAWN	AG, BN
CHECKED	DK, AC
ISSUE DATE	01/31/2
JOB NO.	1903
SHEET NO.:	

SECTION 602	CONSTRUCTION CLASSIFICATION		TABLE 1006 2 2(1)	STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES	
TABLE 602	FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE  FIRE SEPARATION DISTANCE = X (FEET)  OCCUPANCY GROUP R		TABLE 1000.3.3(1)	BASEMENT, FIRST, SECOND OR THIRD STORY ABOVE GRADE PLANE: -OCCUPANCY: R-2 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030	
	X<5 1 HOUR 5≤X<10 1 HOUR 10≤X<30 1 HOUR X≥30 0 HOURS	COMPLIES, SEE 2/G030	SECTION 1009	-MAXIMUM NUMBER OF DWELLING UNITS: 4 -MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 125 FEET ACCESSIBLE MEANS OF EGRESS	COMPLIES, SEE G033 & A600
CHAPTER 7: FIRE SECTION 704 704.2	AND SMOKE PROTECTION FEATURES FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS COLUMN PROTECTION		1009.1	ACCESSIBLE MEANS OF EGRESS REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. EXCEPTION 1: ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS.	COMPLIES
	WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN HEIGHT, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING. WHERE THE COLUMN EXTENDS THROUGH A CEILING, THE ENCASEMENT DEPOTECTION SHALL BE CONTINUED FOR THE FOUNDATION OF ORDER TO ASSEMBLY BELOW.		1010.1.1	DOORS, GATES AND TURNSTILES  SIZE OF DOORS THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES. THE CLEAR OPENING WIDTH OF DOORWAYS WITH	
704.3	PROTECTION SHALL BE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN.  EXCEPTION: COLUMNS THAT MEET THE LIMITATIONS OF SECTION 704.4.1.  PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS	COMPLIES		SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES. EXCEPTIONS:  1.IN GROUP R-2 DWELLING UNITS THAT ARE NOT REQUIRED TO BE AN ACCESSIBLE UNIT, TYPE A UNIT OR TYPE B UNIT,	
	MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTION THEM ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MATERIALS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE			THE MINIMUM AND MAXIMUM WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS.  6.DOOR OPENINGS WITHIN A DWELLING UNIT SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 78 INCHES.  7.IN DWELLING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE, TYPE A OR TYPE B UNITS, EXTERIOR DOOR	
	EXCEPTION: INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES SHALL BE PERMITTED ON ALL EXPOSED SIDES PROVIDED THE EXTENT OF PROTECTION IS IN ACCORDANCE WITH THE REQUIRED FIRE-RESISTANCE RATING, AS DETERMINED IN SECTION 703.	COMPLIES		OPENINGS OTHER THAN THE REQUIRED EXIT DOOR SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 76 INCHES.  8.IN GROUP R-2, IN DWELLING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE, TYPE A OR TYPE B UNITS, THE MINIMUM CLEAR OPENING WIDTHS SHALL NOT APPLY TO INTERIOR EGRESS DOORS.  9.DOOR OPENINGS REQUIRED TO BE ACCESSIBLE WITHIN TYPE B UNITS INTENDED FOR USER PASSAGE SHALL HAVE A	
SECTION 705 705.2	EXTERIOR WALLS  PROJECTIONS  CORNICES, ROOF AND EAVE OVERHANGS, PROJECTING FLOORS, EXTERIOR BALCONIES AND SIMILAR PROJECTIONS	COM LIES	SECTION 1011	MINIMUM CLEAR OPENING WIDTH OF 31.75 INCHES.  STAIRWAYS  WIDTH AND CAPACITY	COMPLIES
TABLE 705.2	EXTENDING BEYOND THE EXTERIOR WALL SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION AND SECTION 1405. PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TABLE 705.2.  MINIMUM DISTANCE OF PROJECTION	COMPLIES		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.  EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.	COMPLIES
1700.2	FIRE SEPARATION DISTANCE (FEET)  MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD		1011.3	HEADROOM STAIRWAYS SHALL BE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTION THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECT THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE	
705.3	5 OR GREATER  40 INCHES  BUILDINGS ON THE SAME LOT FOR THE PURPOSES OF DETERMINING THE REQUIRED WALL AND OPENING PROTECTION, PROJECTIONS AND ROOF- COVERING REQUIREMENTS, BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN	COMPLIES, SEE 2/G030	1011.5 1011.5.1	MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.  STAIR TREADS AND RISERS RISER HEIGHT AND TREAD DEPTH  STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. RECTANGULAR TREAD DEPTHS SHALL BE	COMPLIES
705.5	THEM.  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	COMPLIES, SEE A001 & A010		11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANTS OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.  HANDRAILS	COMPLIES
TABLE 705.8	10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION FIRE SEPARATION DISTANCE (FEET) AND DEGREE OF OPENING ALLOWABLE AREA	COMPLIES	1014.6 SECTION 1015	HANDRAIL EXTENSIONS HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS.  GUARDS	COMPLIES
	PROTECTION         10 TO LESS THAN 15 - UNPROTECTED, SPRINKLERED         45%           15 TO LESS THAN 20 - UNPROTECTED, SPRINKLERED         75%		1015.8	WINDOW OPENINGS WINDOWS IN GROUP R-2 BUILDINGS INCLUDING DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE	
	20 TO LESS THAN 25 - UNPROTECTED, SPRIMKLERED NO LIMIT 30 OR GREATER - UNPROTECTED, SPRIMKLERED NO LIMIT FIRE PARTITIONS	COMPLIES, SEE 2/G030		THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:  2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.	COMPLIES
708.3 708.4	FIRE RESISTANCE RATING FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. CONTINUITY FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE	COMPLIES, SEE A501	TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE  EXIT ACCESS TRAVEL DISTANCE  OCCUPANCY  WITH SPRINKLER SYSTEM (FEET)	
708 4 4	SECURELY ATTACHED TO ONE OF THE FOLLOWING:  1. THE UNDERSIDE OF THE FLOOR OR ROOS SHEATHING, DECK OR SLAB ABOVE.  2. THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.  SUPPORTING CONSTRUCTION.	COMPLIES	1017.2.1	R EXTERIOR EGRESS BALCONY INCREASE EXIT ACCESS TRAVEL DISTANCES SPECIFIED IN TABLE 1017.2 SHALL BE INCREASED UP TO AN ADDITIONAL 100 FEET	COMPLIES, SEE G033
708.4.1 708.4.2	SUPPORTING CONSTRUCTION THE SUPPORTING CONSTRUCTION FOR A FIRE PARTITION SHALL HAVE A FIRE-RESISTANCE RATING THAT IS EQUAL TO OR GREATER THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE SUPPORTED FIRE PARTITION. FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR	COMPLIES	1017.3	PROVIDED THAT THE LAST PORTION OF THE EXIT ACCESS LEADING TO THE EXIT OCCURS ON AN EXTERIOR EGRESS BALCONY CONSTRUCTED IN ACCORDANCE WITH SECTION 1021. THE LENGTH OF SUCH BALCONY SHALL BE NOT LESS THAN THE AMOUNT OF THE INCREASE TAKEN.  MEASUREMENT  MEASUREMENT	COMPLIES, SEE G033
	IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH ONE OF THE FOLLOWING:  1. FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.2.1.		SECTION 1020	EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.  CORRIDORS	COMPLIES
	2.DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.3.1 FOR FLOORS OR SECTION 718.4 FOR ATTICS. EXCEPTIONS:  I. BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH		TABLE 1020.1	CORRIDOR FIRE-RESISTANCE RATING OCCUPANCY - OCCUPANT LOAD SERVED BY CORRIDOR REQUIRED FIRE-RESISTANCE RATING (HOURS) WITH SPRINKLER SYSTEM	
	SECTION 903.3.1.1, OR IN ACCORDANCE WITH SECTION 903.3.1.2 PROVIDED THAT PROTECTION IS PROVIDED IN THE SPACE BETWEEN THE TOP OF THE FIRE PARTITION AND UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE AS REQUIRED FOR SYSTEMS COMPLYING WITH SECTION 903.3.1.1.  4.IN GROUP R-2 OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60		1020.2	R - GREATER THAN 10 0.5 (1HR PROVIDED) WIDTH AND CAPACITY THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM	COMPLIES, SEE A500 & A510
708.5	FEET IN HEIGHT ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.   EXTERIOR WALLS  WHERE EXTERIOR WALLS SERVE AS A PART OF A REQUIRED FIRE-RESISTANCE-RATED SEPARATED, SUCH WALLS SHALL	COMPLIES, SEE A104	TABLE 1020.2	WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.2.  MINIMUM CORRIDOR WIDTH  OCCUPANCY  MINIMUM WIDTH (INCHES)	COMPLIES
	COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS, AND THE FIRE-RESISTANCE-RATED SEPARATION REQUIREMENTS SHALL NOT APPLY.  EXCEPTION: EXTERIOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1021.2 FOR EXTERIOR EGRESS BALCONIES AND SECTION 1027.6 FOR EXTERIOR EXIT STAIRWAYS AND RAMPS.	COMPLIES, SEE A500 & A510	SECTION 1021	WITH AN OCCUPANT LOAD OF LESS THAN 50 36 WITHIN A DWELLING UNIT 36 EGRESS BALCONIES	COMPLIES
SECTION 711 711.2.4	FLOOR AND ROOF ASSEMBLIES FIRE-RESISTANCE RATING		1021.1	GENERAL BALCONIES USED FOR EGRESS PURPOSES SHALL CONFORM TO THE SAME REQUIREMENTS AS CORRIDORS FOR MINIMUM WIDTH, REQUIRED CAPACITY, HEADROOM, DEAD ENDS AND PROJECTIONS.	COMPLIES
711.2.4.1 711.2.4.3	SEPARATING MIXED OCCUPANCIES WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAT THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING DWELLING UNITS AND SLEEPING UNITS	COMPLIES	1021.2	WALL SEPARATION EXTERIOR EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WALLS AND OPENING PROTECTIVES AS REQUIRED FOR CORRIDORS.  OPENNESS  THE LONG SIDE OF AN EGRESS BALCONY SHALL BE NOT LESS THAN 50 PERCENT OPEN, AND THE OPEN AREA ABOVE	COMPLIES
711.2.6	HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.  UNUSABLE SPACE IN 1-HOUR FIRE-RESISTANCE-RATED ROOF ASSEMBLIES, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED	COMPLIES	1021.4	THE CUND SIDE OF AN EGRESS BALCONY SHALL BE NOT LESS THAN 30 PERCENT OPEN, AND THE OPEN AREA ABOVE THE GUARDS SHALL BE SO DISTRIBUTED AS TO MINIMIZE THE ACCUMULATION OF SMOKE OR TOXIC GASES.  LOCATION  EXTERIOR EGRESS BALCONIES SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE EGRESS BALCONY TO THE FOLLOWING:	COMPLIES
SECTION 712 712.1.13.2	WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE.  VERTICAL OPENINGS  ACCESS DOORS	COMPLIES		1.ADJACENT LOT LINES. 2.OTHER PORTIONS OF THE BUILDING. 3.OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE.	
SECTION 748	ACCESS DOORS SHALL BE PERMITTED IN CEILINGS OF FIRE-RESISTANCE-RATED FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES, PROVIDED THAT SUCH DOORS ARE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.    OPENING PROTECTIVES	COMPLIES		FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS.	COMPLIES
SECTION /16	OFERING PROTECTIVES		SECTION 1027	EXTERIOR EXIT STAIRWAYS AND RAMPS	
TABLE 716.5	OPENING FROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  MIN. FIRE DOOR ASSEMBLY RATING (HOURS)		1027.2	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.	COMPLIES
CHAPTER 9: FIRE	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY MIN. FIRE DOOR ASSEMBLY RATING	COMPLIES, SEE A600		USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR	COMPLIES
CHAPTER 9: FIRE SECTION 903	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  1 HR FIRE PARTITION (CORRIDOR WALL)  PROTECTION AND LIFE SAFETY SYSTEMS  MIN. FIRE DOOR ASSEMBLY RATING (HOURS)  1/3	COMPLIES, SEE A600	1027.2	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE  EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 5S QUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC	COMPLIES
TABLE 716.5  CHAPTER 9: FIRE	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  1 HR FIRE PARTITION (CORRIDOR WALL)  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R	COMPLIES, SEE A600  UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT	1027.2	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE  EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.  LOCATION  EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO:	
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  1 HR FIRE PARTITION (CORRIDOR WALL)  1/3  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NFPA 13R SPRINKLER SYSTEMS  STANDPIPE SYSTEMS  HEIGHT CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING	UNDER SEPARATE PERMIT	1027.2 1027.3	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE  EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 3S SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.  LOCATION	COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  1 HR FIRE PARTITION (CORRIDOR WALL)  1/3  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NFPA 13R SPRINKLER SYSTEMS  STANDPIPE SYSTEMS  HEIGHT	UNDER SEPARATE PERMIT	1027.2 1027.3	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.  LOCATION EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO:  1.ADJACENT LOT LINES. 2.OTHER PORTIONS OF THE BUILDING. 3.OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE. FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED	COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  (HOURS)  1 HR FIRE PARTITION (CORRIDOR WALL)  1/3  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NEPA 13R SPRINKLER SYSTEMS  STANDPIPE SYSTEMS  HEIGHT  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:  1. FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLAN.  EXCEPTION 1: CLASS I STANDPIPES ARE ALLOWED IN UILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.  POORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:	UNDER SEPARATE PERMIT UNDER SEPARATE PERMIT COMPLIES	1027.2 1027.3 1027.4 1027.5	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE  EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 5 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.  LOCATION  EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO:  1.ADJACENT LOT LINES.  2.OTHER PORTIONS OF THE BUILDING.  3.OTHER PORTIONS OF THE BUILDING.  3.OTHER PORTIONS OF THE BUILDING.  5.OTHER PORTIONS OF THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION, 705 BASED ON FIRE SEPARATION DISTANCE.  FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS EXTERIOR EXIT STAIRWAY AND RAMPS PROTECTION  EXTERIOR EXIT STAIRWAY AND RAMPS PROTECTION	COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  1 HR FIRE PARTITION (CORRIDOR WALL)  1/3  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R  AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NIFPA 13R SPRINKLER SYSTEMS  STANDPIPE SYSTEMS  HEIGHT  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:  1. FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLAN.  EXCEPTION 1: CLASS I STANDPIPES ARE ALLOWED IN UILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.  PORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED	UNDER SEPARATE PERMIT UNDER SEPARATE PERMIT	1027.2 1027.3 1027.4 1027.5	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.  LOCATION EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO:  1.ADJACENT LOT LINES. 2. OTHER PORTIONS OF THE BUILDING. 3. OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE. FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS  EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES.  EXIT DISCHARGE  GENERAL  EXIT SCHARGE WIDTH OR CAPACITY TO THE EXITEDISCHARGE SHALL NOT REENTER A BUILDING.  EXIT DISCHARGE WIDTH OR CAPACITY THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE EXIT DISCHARGE SHALL BE NOT LESS THAN THE MINIMUM WIDTH	COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  SECTION 906	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  IN FIRE PARTITION (CORRIDOR WALL)  1/3  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R  AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NIFPA 13R SPRINKLER SYSTEMS  STANDPIPE SYSTEMS  HEIGHT  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:  1. FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLAN.  EXCEPTION 1: CLASS I STANDPIPES ARE ALLOWED IN UILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.  PORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. IN GROUP R-2 OCCUPANCIES.  FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS  ORDINARY (MODERATE) HAZARD	UNDER SEPARATE PERMIT UNDER SEPARATE PERMIT COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP I-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE  EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.  LOCATION  EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO:  1.ADJACENT LOT LINES.  2.OTHER PORTIONS OF THE BUILDING.  3.OTHER PORTIONS OF THE BUILDING.  3.OTHER PORTIONS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE.  FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS  EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION  EXTERIOR EXIT STAIRWAY AND RAMP SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES.  EXIT DISCHARGE  GENERAL  EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. AT GRADE OR SHALL PROVIDE DIRECT PATH OF EGRESS TRAVEL TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING.	COMPLIES  COMPLIES  COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  SECTION 906  906.1  TABLE 906.3(1)	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  THE FIRE PARTITION (CORRIDOR WALL)  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R  AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED  THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NFPA 13R SPRINKLER SYSTEMS  STANDPIPE SYSTEMS  HEIGHT  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CONDITIONS EXIST:  1. FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLAN.  EXCEPTION 1: CLASS IS STANDPIPES ARE ALLOWED IN UILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC  SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.  PORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. IN GROUP R-2 OCCUPANCIES.  FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS  ORDINARY (MODERATE) HAZARD  OCCUPANCY  MIN. RATED SINGLE EXTINGUISHER  MAX. FLOOR AREA PER UNIT OF A  11,500 SF  MAX. FLOOR AREA FOR EXTINGUISHER  75 FT	UNDER SEPARATE PERMIT UNDER SEPARATE PERMIT COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP 1-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS, AN OPEN SIDE SHALL HAVE NOT LESS THAN 3S SQUARE FEET OF A GORGEGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING. LOCATION EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO:  1.ADJACENT LOT LINES. 2.OTHER PORTIONS OF THE BUILDING. 3.OTHER PORTIONS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS ON THE SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION  EXTERIOR EXIT STAIRWAY AND RAMP SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SEPACES.  EXT DISCHARGE WIDTH OR CAPACITY THE MINIMUM WIDTH OR REQUIRED LAY EXIT DISCHARGE SHALL NOT REENTER A BUILDING.  EXITEDIOR OF THE BUILDING OF THE	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  SECTION 906  906.1  TABLE 906.3(1)	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  THE FIRE PARTITION (CORRIDOR WALL)  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R  AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED  THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NFPA 13R SPRINKLER SYSTEMS  HEIGHT  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:  1. FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLAN.  EXCEPTION 1: CLASS I STANDPIPES ARE ALLOWED IN UILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.  PORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. IN GROUP R.2 OCCUPANCIES.  FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS  ORDINARY (MODERATE) HAZARD  MIN. RATED SINGLE EXTINGUISHER  AMA. FLOOR AREA PER UNIT OF A  1.500 SF  MAX. FLOOR AREA FOR EXTINGUISHER  75 FT  FIRE ALARM AND DETECTION SYSTEMS  GROUP R.2  SINGLE-OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R.2 REGARDLESS OF	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP 1-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 3 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH HITTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 185 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH MITTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING SEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.  LOCATION EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO:  1.DAJACENT LOT LINES.  2. OTHER PORTIONS OF THE BUILDING.  3. OTHER BUILDINGS OF THE BUILDING.  3. OTHER BUILDINGS OF THE BUILDING.  3. OTHER BUILDINGS OF THE STAIRWAY AND RAMP SHALL BE SEPARATION DISTANCE.  FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE.  FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS OXYMMETRY. THE SAME LOT UNIVERSALL BE EXPERIED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES.  EXIT DISCHARGE WITH A CAPACITY OF THE EXIT DISCHARGE SHALL BE NOT LE	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  SECTION 906	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  I HIR FIRE PARTITION (CORRIDOR WALL)  1 HIR FIRE PARTITION (CORRIDOR WALL)  1 HIR FIRE PARTITION (CORRIDOR WALL)  1/3  PROTECTION AND LIFE SAFETY SYSTEMS  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP R  AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED  THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  NFPA 13R SPRINKLER SYSTEMS  STANDPIPE SYSTEMS  HEIGHT  I. FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLAN.  EXCEPTION 1: CLASS I STANDPIPES ARE ALLOWED IN UILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.  PORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. IN GROUP R-2 OCCUPANCIES.  FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS  ORDINARY (MODERATE) HAZARD OCCUPANCY  MIN. RATED SINGLE EXTINGUISHER  MAX. FLOOR AREA FOR EXTINGUISHER  11,250 SF  MAX. FLOOR AREA FOR EXTINGUISHER  75 FT  FIRE ALARM AND DETECTION SYSTEMS  GROUP R-2	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP 1-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS. OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 3S SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 15 STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS. THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING. LOCATION EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAYS OR RAMPS, INCLUDING LANDINGS, TO: 1 ADJACENT LOT LINES. 2 OTHER PORTIONS OF THE BUILDING. 3 OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE. FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION EXTERIOR EXIT ST	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  SECTION 906  906.1  TABLE 906.3(1)  SECTION 907  COMPLI  SECTION 915  915.2	OPENING FIRE PROTECTION ASSEMBLY  MIN. FIRE DOOR ASSEMBLY RATING (HOURS)  1 HR FIRE PARTITION (CORRIDOR WALL)  1 HA STANLER PARTITION (CORRIDOR W	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP 1-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS. OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS: THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING. LOCATION EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO: 1 ADJACENT LOT UTILES.  2. OTHER PORTIONS OF THE BUILDING. 3. OTHER BUILDINGS SO THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE. FOR THE PURPOSES OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS  EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION  EXTERIOR EXIT STAIRWAY AND RAMPS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OF	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  TABLE 906.3(1)  SECTION 907  COMPLI  SECTION 915  915.2  915.2.1  CHAPTER 10: ME. SECTION 1003	OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  MIN. FIRE DOOR ASSEMBLY RATING (HOURS)  1 HR FIRE PARTITION (CORRIDOR WALL)  1 HA STEPPING WALLER SYSTEMS  AND AUTOMATIC SPRINKLER SYSTEMS  STANDPIPE OR SYSTEMS  STANDPIPE SYSTEMS  HEIGHT  LOAS II STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:  1. FOUR OR MORE STORIES ARE ABOVE OR BELOW GRADE PLAN.  EXCEPTION 1: CLASS I STANDPIPES ARE ALLOWED IN ULDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.  PORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. IN GROUP R.2 COCUPANCIES.  FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS  ORDINARY (MODERATE) HAZARD  OCCUPANCY  MIN. RATED SINGLE EXTINGUISHER  4. A. 1.500 SF  MAX. FLOOR AREA FOR EXTINGUISHER  5. FIF  FIRE ALARM AND DETECTION SYSTEMS  GROUP R.2  SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R.2 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:  1. IN CHILD OF MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUP R.2 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:  1. ON THE CELLING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.  2. IN EACH ROOM USED FOR SLEEPING PURPOSES.  CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING.	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP 1-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS. OPEN SIDE EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDING. THE REQUIRED OPEN AREA SHALL BE LOCATED NOT LESS THAN 21 INCHES ABOVE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS COURTS OR PUBLIC WAYS: THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING. LOCATION  EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO: 1 ADJACENT LOT UTILES.  2. OTHER PORTIONS OF THE BUILDING. 3. OTHER BUILDINGS SO THE SAME LOT UNLESS THE ADJACENT BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS.  EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION  EXTERIOR EXIT STAIRWAY AND RAMP SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 10.32. OPENINGS SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED IN THE FOLLOWING DECUPANCIES OF	COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  TABLE 906.3(1)  SECTION 907  COMPLI  SECTION 915  915.2  915.2.1  CHAPTER 10: ME.	OPENING FIRE PROTECTION ASSEMBLY  MIN. FIRE DOOR ASSEMBLY (HOURS)  1 HR FIRE PARTITION (CORRIDOR WALL)  1 HR CORRIDOR FOR SALESHING LISHER  1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP 1-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  FOR ONE SHALL BOOK AND AND AND SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE. EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 3S SQUARE FEET OF AGGREGATE OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH FLOOR LEVEL AND THE LEVEL OF EACH FLOOR IN THE MEDIAN. THE REQUIRED OPEN AREA ADJACENT TO EACH FLOOR LEVEL AND THE LEVEL OF EACH FLOOR THE STAIR AND ASSOCIATE THE ADJACENT FLOOR OR LANDING LEVEL.  SIDE YARDS.  SIDE YARDS.  SIDE YARDS.  THAT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY SOR PARMS, INCLIDING LANDINGS, TO: 1,ADJACENT LOT LINES.  2. OTHER PORTIONS OF THE BUILDING, 3. OTHER BUILDINGS ON THE SUME LOT UNLESS THE ADJACENT FUNDERS THE ADJACENT FOR THE STAIRWAY SOR DESPERABILES AND PENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION 705 BASED ON FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT ANGLES FROM THE EXTERIOR EDGE OF THE STAIRWAY OR RAMPS, INCLIDING LANDINGS, TO: 1,ADJACENT LOT LINES.  2. OTHER PORTIONS OF THE BUILDING, 3. OTHER BUILDINGS ON THE SAME LOT UNLESS THE ADJACENT BUILDING EXTERIOR WALLS AND OPENINGS ARE PROTECTED IN ACCORDANCE WITH SECTION, OTHER PORTIONS OF THE BUILDINGS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS OF THIS SECTION, OTHER PORTIONS OF THE BUILDING SHALL BE TREATED AS SEPARATE BUILDINGS.  2. OTHER PORTIONS OF THIS SECTION, OTHER PORTIONS OF THE BUILDING AND THE BUILDING SHALL BE LIMITED TO THOSE NECESSARY FOR EGRESS FROM NORMALLY OCCUPIED SPACES.  EXT DISCHARGE  EXT DISCHARGE  EXT SINGHAGE BUT AND ADDRAFT AND ADD	COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 905  905.3.1  TABLE 906.3(1)  SECTION 907  COMPLI  SECTION 915  915.2  915.2.1  CHAPTER 10: ME. SECTION 1003	OPENING FIRE PROTECTION ASSEMBLY  (NOURS)  1 HR FIRE PARTITION (CORRIDOR WALL)  1 HR FIRE PARTITION (MODERATE)  1 HR FIRE PA	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9 SECTION 1104	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN DTHER THAN GROUP 1-2, EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS.  FOR COCUPANDIES  FOR OCCUPANDIES  FOR OCCUPANDIES  FOR OCCUPANDIES  FOR THAT ARE NOT HIGH-RISE BUILDINGS. AND FAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN EXTENDED THAT ARE NOT HIGH-RISE BUILDINGS.  FOR SIDE SHAN ONLE SIDE, EXCEPT FOR REQUIRED STRUCTURAL COLUMNS, BEAMS, HANDRAILS, AND GUARDS. AN OPEN SIDE SHALL HAVE NOT LESS THAN 50 MICH SIDE, SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL HAVE NOT LESS THAN 50 MICH SHAN SHALL HAVE NOT LESS THAN 50 MICH SHAN SHALL BE LOCATED NOT LESS THAN 50 MICH SHAN SHALL HAVE NOT LESS THAN 50 MICH SHAN SHALL BE LOCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL BE COCATED NOT LESS THAN 50 MICH SHAN SHALL SO THE BUILDING.  LOCATION  EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET MEASURED AT RIGHT MAGLES FROM THE EXTERIOR EXIT STAIRWAY OR RAMPS, INCLUDING LANDINGS, TO: 1 ADJACENT LOT LINES.  2. OTHER PORTIONS OF THE BUILDING.  EXTERIOR EXIT STAIRWAY SHALL SHA	COMPLIES
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CHAPTER 9: FIRE SECTION 903 903.2 903.2.8 903.3 903.3.1.2 SECTION 906 906.1 TABLE 906.3(1)  SECTION 907 COMPLI  SECTION 915 915.2 915.2.1 CHAPTER 10: ME, SECTION 1003 1003.2  SECTION 1004 TABLE 1004.5	OPENING FIRE PROTECTION ASSEMBLY AND RATINGS TYPE OF ASSEMBLY  INFO FOR ASSEMBLY  INFO FOR ASSEMBLY RATING (HOURS)  1.1 HR FIRE PARTITION (CORRIDOR WALL)  PROTECTION AND LIFE SAFETY SYSTEMS  WHERE REQUIRED  AVAILATION REQUIREMENTS  AND LIFE SAFETY SYSTEMS  WHERE REQUIRED  AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.  INSTALLATION REQUIREMENTS  STANDIPPE SYSTEMS  HEIGHT  CLASS III STANDIPPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:  1. FOUR OR MOSE STORIES ARE ABOVE OR BELOW GRADE PLAN.  FOR TABLE FIRE EXTINGUISHERS  PREVIOUS IN CACROSTORIES WITH A GROUP STANDIAGE WITH SECTION 903.3 1-1.  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. FOUR OR MOSE STORIES ARE ABOVE ON BELOW GRADE PLAN.  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. FOUR OR MOSE STORIES ARE ABOVE ON BELOW GRADE PLAN.  WHERE REQUIRED  PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  1. TO STANDIFF OR CLASS A FIRE HAZARDS  ORDINARY (MODERATE) HAZARD  OCCUPANCY  MIN. RATED SINGLE EXTINGUISHER 11.250 SF  MAX. FLOOR AREA FOR EXTINGUISHER 7.5 FT  FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS  ORDINARY (MODERATE) HAZARD  OCCUPANCY  MIN. RATED SINGLE EXTINGUISHER 7.5 FT  FIRE ALARM AND DETECTION SYSTEMS  GROUP R-2  SINGLE OR MULTIPLE-STATION SINGKE ALARNS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2 REGARDLESS OF 11.250 SF  MAX. DISTANCE OF TRAVEL TO EXTINGUISHER 7.5 FT  FIRE ALARM AND DETECTION SYSTEMS  GROUP R-2  SINGLE OR MULTIPLE-STATION SINGKE ALARNS SHALL BE INSTALLED AND MAINTAINED IN GROUP R-2 REGARDLESS OF 11.250 SF  MAX. DISTANCE OF TRAVEL TO EXTINGUISHER 7.5 FT  THE ALARM AND DETECTION SYSTEMS SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING.  1. TO ATTHE SHALL BE ALLOWED AND STANDISH O	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C	1027.2 1027.3 1027.4 1027.5 1027.6  SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9 SECTION 1104 1104.1 SECTION 1106 1106.2	USE IN A MEANS OF EGRESS FOR OCCUPANCIES IN OTHER THAN GROUP 1-2, EXTERIOR EXIT STARWAYS SHALL BE PERMITTED AS AN ELEMENT OF A HIGH-RISE BULION SCENES FOR BUILDINGS NOT EXCEEDING SIX STORIES AROVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BULION SCENES. FOR BUILDINGS NOT EXCEEDING SIX STORIES AROVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BULION SCENES. FOR BUILDINGS NOT EXCEEDING SIX STORIES AROVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BULION SCENES. FOR STARL STAR	COMPLIES  COMPLI
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CHAPTER 9: FIRE SECTION 903 903.2 903.2.8 903.3 903.3.1.2 SECTION 906 905.3.1  SECTION 907 COMPLI  SECTION 915 915.2 915.2.1 CHAPTER 10: ME. SECTION 1003 1003.2  SECTION 1004 TABLE 1004.5 1004.7  SECTION 1005 1005.3 1005.3.1	OPENING PIRE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY  (MOURS)  AND ASSEMBLY  AND ASSEMBLY	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES  COMPLIES  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6 SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9 SECTION 1104 1104.1 SECTION 1106 1106.2	JOSE PAY A MELANCY OF EDITIES.  OPEN SIZE  PROCRECIONATION OF CORRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIZE  CHECKER OF STANDWAYS AND PAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF ECRESS SHALL BE OPEN EXPENDED.  PER SIZE  CHECKER OF STANDWAYS AND PAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF ECRESS SHALL BE OPEN EXPENDED.  PER SIZE  CHECKER OF STANDWAYS AND PAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF ECRESS SHALL BROWN AND SIZE STAND AND SERVING AS AN ELEMENT OF A RECUIRED MEANS OF SHALL HAVE NOT LESS THAN 35 SOLARS FEET OF A GOSGEATE OPEN AREA SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR OF LANDING LEVEL.  LEVEL AND THE LEVEL OF EACH INTERMEDIATE LANDON OF RAMPS SHALL BE EITHER YARDS COURTS OF PUBLIC WAYS. THE REMAINS SHOULD SHALL BE CONTROLLED TO SERVING AND SHALL BE SHALL BE CONTROLLED TO SERVING AND SHALL BE SHALL BE CONTROLLED TO SERVING AND SHALL BE CONTROLLED TO SERVING AND SHALL BE CONTROLLED TO SERVING	COMPLIES
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TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 906  905.3.1  TABLE 906.3(1)  SECTION 907  COMPLI  SECTION 915  915.2  915.2.1  CHAPTER 10: ME. SECTION 1003  1003.2  SECTION 1004  TABLE 1004.5  1004.7  SECTION 1005  1005.3.1  1005.3.1	OPERINOR PIRE PROTECTION ASSEMBLIES AND PATINGS TYPE OF ASSEMBLY  (MOURS)  1.1 RE FIRE PARTITION (CORRIDOR WALL)  1.2 PROTECTION AND LIFE SAFETY SYSTEMS  (MOURS)  AUTOMATIC SPRINKLER SYSTEMS  WHERE REQUIRED  GROUP  AND AND LIFE SAFETY SYSTEMS  WHERE REQUIRED  GROUP  AND AND LIFE SAFETY SYSTEMS  WHERE REQUIRED  GROUP  AND A 13R SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 983.3 SHALL BE PROVIDED  INSTALLATION REQUIREMENTS  NOPA 13R SPRINKLER SYSTEMS  HEGGIT  CLASS III STANDPIPE SYSTEMS  FIRE SYSTEMS  FIRE CARS.  NOPA 13R SPRINKLER SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CONDITIONS EXIST.  ORDINARY CONTROL OF THE FOLLOWING CONTROL PRINCIPAL SYSTEMS  EXCEPTION 1: CLASS I STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT WITH AN AUTOMATIC  SPRINKLER SYSTEMS  MERCH REQUIRED  EXCEPTION 1: CLASS I STANDPIPES ARE ALLOWED IN UILDINGS BUILDINGS WHERE ANY OF THE FOLLOWING LOCATIONS:  1. IN GROUP RS 2 COUCHANDES.  FIRE EXTINGUISHERS  ORDINARY (MODERATE) HAZARD  OCCUPANCY  MIN. RATED SINGLE EXTINGUISHERS  AMAX. FLOOR AREA FOR EXTINGUISHER  11.250 SF  MAX. DISTANCE OF TRAVEL TO EXTINGUISHER  12.50 SF  MAX. DISTANCE OF TRAVEL TO EXTINGUISHER  75 FT  FIRE ALARRA MOUNT FOR EXTINGUISHER  12.50 SF  MAX. PLOOR AREA FOR EXTINGUISHER  12.50 SF  MAX. DISTANCE OF TRAVEL TO EXTINGUISHER  75 FT  FIRE ALARRA MOUNT FOR EXTINGUISHER  12.50 SF  MAX. DISTANCE OF TRAVEL TO EXTINGUISHER  75 FT  FIRE ALARRA MOUNT FOR EXTINGUISHER  12.50 SF  MAX. DISTANCE OF TRAVEL TO EX	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES  COMPLIES  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6  SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9 SECTION 1104 1104.1 SECTION 1106 1106.2 1107.6 1107.6 1107.6.2.2.1	JASE YAL MEMANS DE CORESS TOR SUILDINGS NOT EXCEEDING EXIT STARRWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EXCESS FOR SUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE OR THAT ARE NOT HIGH-RISE BUILDINGS.  OPEN SIZE  OPE	COMPLIES
CHAPTER 9: FIRE SECTION 903 903.2 903.2.8 903.3 903.3.1.2 SECTION 906 906.1 TABLE 906.3(1)  SECTION 907 COMPLI  CHAPTER 10: ME. SECTION 1003 1003.2  SECTION 1004 TABLE 1004.5 1005.3 1005.3.1 1005.3.2  SECTION 1006 TABLE 1006.2.1	OPENING PIECE PROTECTION ASSEMBLIES AND RATINGS TYPE OF ASSEMBLY PATING (HOURS)  119  119  119  110  110  110  110  11	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES  COMPLIES  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6  SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9 SECTION 1104 1104.1 SECTION 1106 1106.2 1107.6.2 1107.6.2.2.1	LEG FIA MEANS OF EXCRESS OF BUILDINGS NOT EXCEEDING BUT STARWAYS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF GARGES FOR BUILDINGS NOT EXCEEDING SIX STORES ABOVE GRADE FLANS OR THAT ARE NOT HIGH-RESE BUILDINGS.  PORT OF THE PERMITTED STARWAYS AND TRAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF CRESS SHALL BE DOTEN ON THE STARWAYS AND TRAMPS SHALL BE EXCREDIBLY STARWAYS AND THE STARWAYS AND TRAMPS SHALL BE EXCREDIBLY STARWAYS AND THE STARWAYS AND	COMPLIES
TABLE 716.5  CHAPTER 9: FIRE SECTION 903  903.2  903.2.8  903.3  903.3.1.2  SECTION 906  905.3.1  TABLE 906.3(1)  SECTION 907  COMPLI  CHAPTER 10: ME. SECTION 1003  1003.2  SECTION 1004  TABLE 1004.5  1005.3  1005.3.1  1005.3.1  1005.3.2  SECTION 1006  TABLE 1006.2.1	OPENING PIRE PROTECTION ASSEMBLIS AND RATINGS  TYPE OF ASSEMBLY PATING  (HOURS)  IN SERIE PROTECTION ADDUES DATE TO STREET STREETS  (HOURS)  (HOURS)  IN SERIE PROTECTION ADDUES DATE TO STREETS  (HOURS)  (HOURS)	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6  SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9 SECTION 1104 1104.1 SECTION 1106 1106.2 1107.6.2 1107.6.2.2.1	LEE FIN A MANAGO DE EGRESS DE MINERT THAN GROUP 12. EXTERIOR BUT STARRWAYS SHALL BE PERMITTED AS AN ILLEMENT OF A RECOURSE MIANS OF EGRESS SHALL DRINGS NOT EXCELEDING SIX STORIES AND/OF GRADE FLAND OR THAT ARE NOT HEIGHTED MIANS OF EGRESS SHALL DRINGS SHALL DRINGS SHALL	COMPLIES
CHAPTER 9: FIRE SECTION 903 903.2 903.2.8 903.3 903.3.1.2 SECTION 906 906.1 TABLE 906.3(1)  SECTION 907 COMPLI  CHAPTER 10: ME. SECTION 1003 1003.2  SECTION 1004 TABLE 1004.5 1005.3 1005.3.1 1005.3.2  SECTION 1006 TABLE 1006.2.1	OPENING PIRE PROTECTION ASSEMBLES AND RATINGS TYPE OF ASSEMBLY NATING (MOURS)  IN A FREE PROTECTION CORREGO WALL)  10  IN A FREE PROTECTION CORREGO WALL)  10  AUTOMATIC PRINKLER SYSTEMS  WHERE REQUIRED  AND A LATIONATIC PRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED  THROUGHOUTH ALL BLUDGHOWS WITH A GROUP R PINE AREA.  WHERE REQUIRED  AND ALL ALTOWATIC PRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED  THROUGHOUTH ALL BLUDGHOWS WITH A GROUP R PINE AREA.  WHERE REQUIRED  AND ALL ALTOWATIC PRINKLER SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CLASS BI STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CLASS BI STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  LASS BI STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  CLASS BI STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE ANY OF THE FOLLOWING  SYRRINGER SYSTEMS SHALL BE RESTALLED IN ALL OF THE FOLLOWING EQUIPMENT  PROFINED SYSTEMS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:  PORTRIBLE FREE EXTINGUISHERS  ANAL FLOOR AREA FOR EXTRIGUISHERS  MAX. FLOOR AREA FOR EXTRIGUISHERS  ANAL BLOOM ALL OF THE FOLLOWING LOCATIONS:  ORDINARY (MOORRATE) HAZARD  COURANT OF ALL OF THE FOLLOWING LOCATIONS:  ORDINARY ORDING WHITE SALL OF THE ALL OF THE FOLLOWING LOCATIONS:  ORDINARY ORDINARY ORDING WHITE SALL BE INSTALLED AND MAINTAINED IN GROUP PLAYERGADES OF SALL BERNARY BURDESS.  CARRION MONOXIDE DETECTION SHALL BE INSTALLED IN DIMEL ING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AND ALL OF THE FOLLOWING LOCATIONS:  ORDINARY ORDINARY OR ALL OF THE FOLLOWING LOCATIONS:  ORDINARY ORDINARY OR ALL OF THE FOLLOWING CARRIANS OF THE BURDON OR ALL OF THE DIMEDIAL PROFIL	UNDER SEPARATE PERMIT  UNDER SEPARATE PERMIT  COMPLIES  COMPLIES  COMPLIES  COMPLIES, SEE A450.A-A452.C  COMPLIES, SEE A450.A-A452.C  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES  COMPLIES	1027.2 1027.3 1027.4 1027.5 1027.6  SECTION 1028 1028.1 1028.2 1028.5 SECTION 1030 1030.1 1030.1.1 1030.2 CHAPTER 11: ACC SECTION 1103 1103.2 1103.2.9 SECTION 1104 1104.1 SECTION 1106 1106.2 1107.6.2 1107.6.2.2.1	LEG FALL MEANS OF EXCRESS OF BUILDINGS NOT EXCREDING SIX STORRS ABOVE GRADE PLANS OR THAT ARE NOT HEAD-RISE BUILDINGS. IN OTHER SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EXCRESS FOR BUILDINGS NOT EXCREDING SIX STORRS ABOVE GRADE PLANS OR THAT ARE NOT HEAD-RISE BUILDINGS.  EXTERIOR EXIT STARWAYS AND FAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF GRESS SHALL BE DOEN ON THE STARWAYS AND FAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF GRESS SHALL BE BOTON ON THE STARWAYS AND FAMPS SERVING SERVING FREE OF A ROBERTOR DEN RISE AND MARKED AND GRADE SHALL BE BOTON ON THE STARWAYS AND FAMPS SERVING SERVING SERVING SERVING SHALL HAVE NOT LESS THAN 35 SQUARE FEET OF A ROBERTOR DEN RISE AND MARKED STAR SHALL BE CORE OF THE STAR SHALL BE THE STAR SHALL BE STAR SHALL B	COMPLIES

1202.2	ATTIC SPACES ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAT 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXCEPTION: THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:  1.CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. 2.AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH	COMPLIES. SEE A10
SECTION 1204	LIGHTING	
1204.2	NATURAL LIGHT	
	THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.	COMPLIE
1204.3	ARTIFICIAL LIGHT	COMPLIE
	ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.	COMPLIE
SECTION 1206	SOUND TRANSMISSION RATINGS	
1206.2	AIR-BORNE SOUND WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHERE TESTED IN ACCORDANCE WITH ASTM E90.	COMPLIE
1206.3	STRUCTURE-BORNE SOUND FLOOR-CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM E492.	COMPLIE
SECTION 1207	INTERIOR SPACE DIMENSIONS	
1207.1	MINIMUM ROOM WIDTHS	
1207.2	HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN DIMENSION. MINIMUM CEILING HEIGHTS OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET	COMPLIE
1207.3	6 INCHES ABOVE THE FINISHED FLOOR. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET ABOVE THE FINISHED FLOOR. ROOM AREA	COMPLIE
	EVERY DWELLING UNIT SHALL HAVE NOT LESS THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET. <b>EXCEPTION</b> : KITCHENS ARE NOT REQUIRED TO BE OF A MINIMUM FLOOR AREA.	COMPLIE
SECTION 1208	ACCESS TO UNOCCUPIED SPACES	COMPLIE
1208.2	ATTIC SPACES AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. CLEAR HEADROOM OF NOT LESS THAN 30 INCHES SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.	COMPLIE
CHAPTER 15: RC SECTION 1505	OOF ASSEMBLIES AND ROOFTOP STRUCTURES FIRE CLASSIFICATION	
TABLE 1505.1	MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION	



> PH: 206.623.1104 FX: 206.623.5285



#### KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

TITLE

BUILDING CODE ANALYSIS

PERMIT #

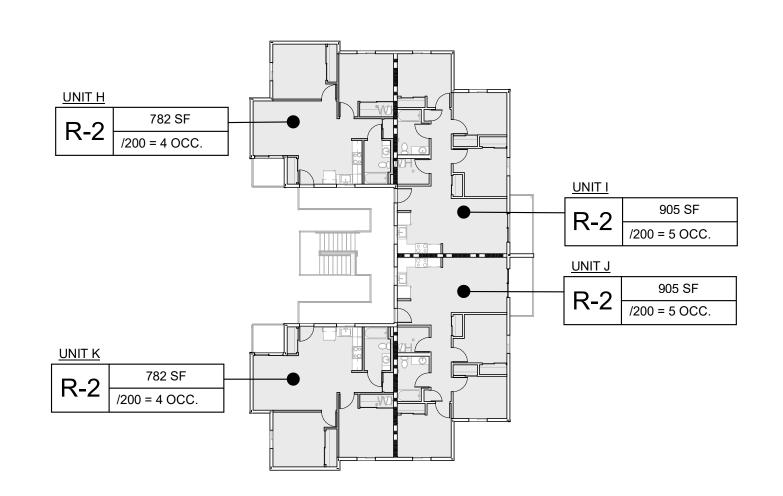
DRAWN AG, BM

CHECKED DK, AG

ISSUE DATE 01/31/22

JOB NO. 19031

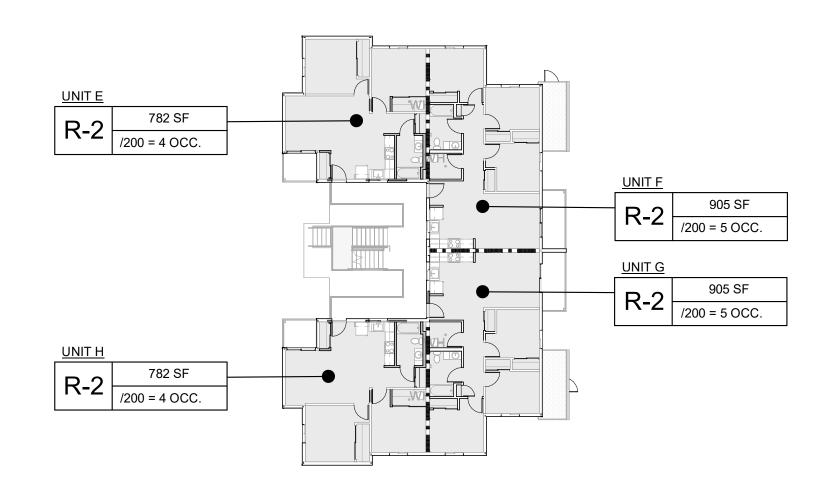
SHEET NO.:



3 OCCUPANCY - LEVEL 3

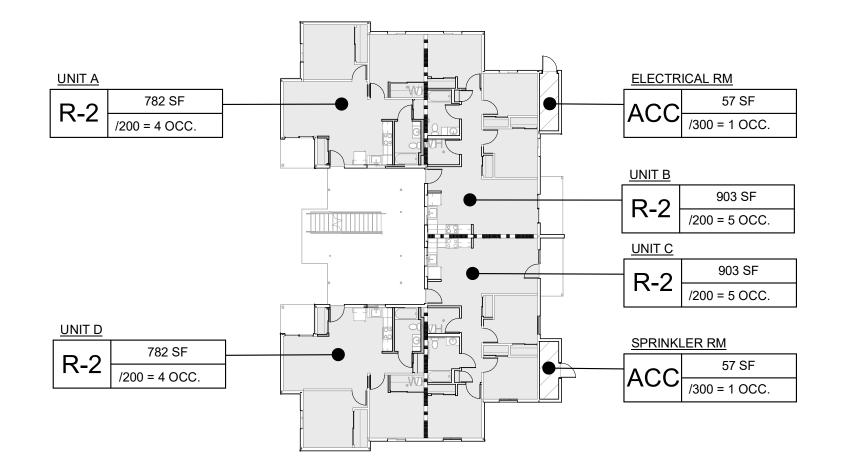
SCALE: 1" = 20'-0"

OCCUPANT LOAD CALCULATIONS									
Level	OCCUPANCY	ROOM NAME	AREA	GROSS/ NET	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	REQUIRED EXITS		
BLDG 8 - LEVEL 1	ACCESSORY	ELECTRICAL RM	55 SF	GROSS	300 SF	1	1		
BLDG 8 - LEVEL 1	ACCESSORY	SPRINKLER RM	55 SF	GROSS	300 SF	1	1		
BLDG 8 - LEVEL 1	R-2 OCCUPANCY	UNIT TYPE 2.1	766 SF	GROSS	200 SF	4	1		
BLDG 8 - LEVEL 1	R-2 OCCUPANCY	UNIT TYPE 2.1	766 SF	GROSS	200 SF	4	1		
BLDG 8 - LEVEL 1	R-2 OCCUPANCY	UNIT TYPE 3.1	891 SF	GROSS	200 SF	5	1		
BLDG 8 - LEVEL 1	R-2 OCCUPANCY	UNIT TYPE 3A.1	891 SF	GROSS	200 SF	5	1		
BLDG 8 - LEVEL 2	R-2 OCCUPANCY	UNIT TYPE 2.1	766 SF	GROSS	200 SF	4	1		
BLDG 8 - LEVEL 2	R-2 OCCUPANCY	UNIT TYPE 2.1	766 SF	GROSS	200 SF	4	1		
BLDG 8 - LEVEL 2	R-2 OCCUPANCY	UNIT TYPE 3.1	891 SF	GROSS	200 SF	5	1		
BLDG 8 - LEVEL 2	R-2 OCCUPANCY	UNIT TYPE 3.1	891 SF	GROSS	200 SF	5	1		
BLDG 8 - (N)LEVEL 3	R-2 OCCUPANCY	UNIT TYPE 2.1	766 SF	GROSS	200 SF	4	1		
BLDG 8 - (N)LEVEL 3	R-2 OCCUPANCY	UNIT TYPE 2.1	766 SF	GROSS	200 SF	4	1		
BLDG 8 - (N)LEVEL 3	R-2 OCCUPANCY	UNIT TYPE 3.1	892 SF	GROSS	200 SF	5	1		
BLDG 8 - (N)LEVEL 3	R-2 OCCUPANCY	UNIT TYPE 3.1	891 SF	GROSS	200 SF	5	1		

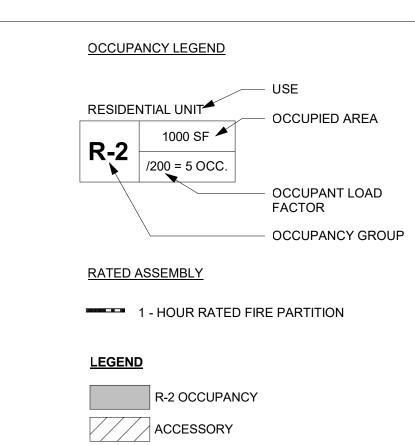


OCCUPANCY - LEVEL 2

SCALE: 1" = 20'-0"



1 OCCUPANCY - LEVEL 1
SCALE: 1" = 20'-0"





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#### KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

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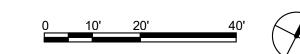
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TITLE

BUILDING CODE DIAGRAMS -OCCUPANCY

PERMIT #	
DRAWN	AG, BM
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ISSUE DATE	01/31/22
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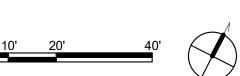
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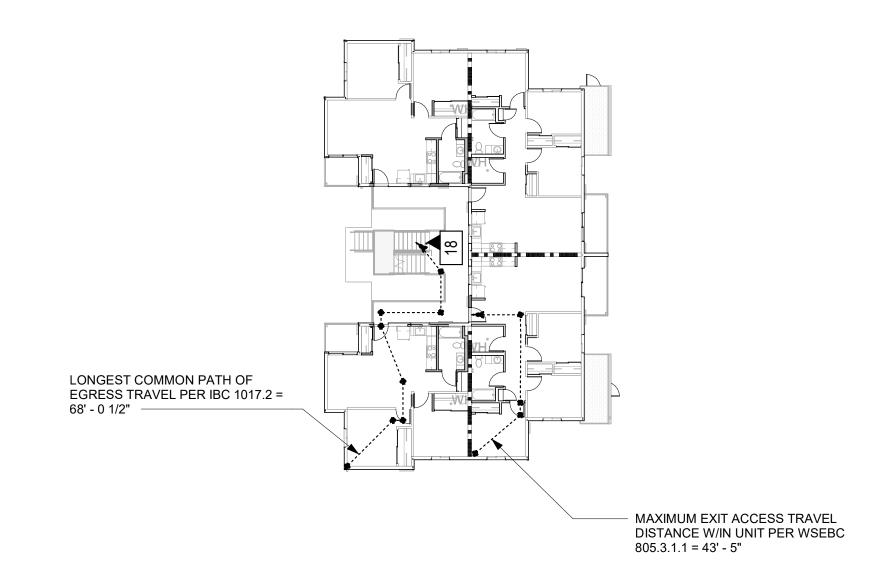
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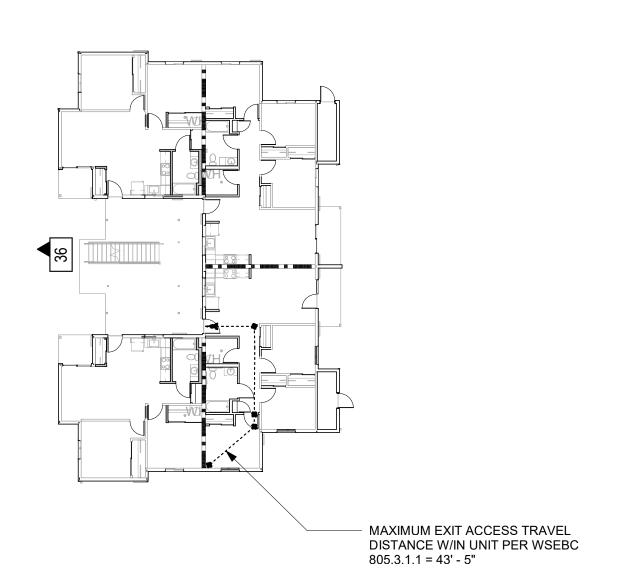
BUILDING CODE DIAGRAMS -**EXITING** 

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	



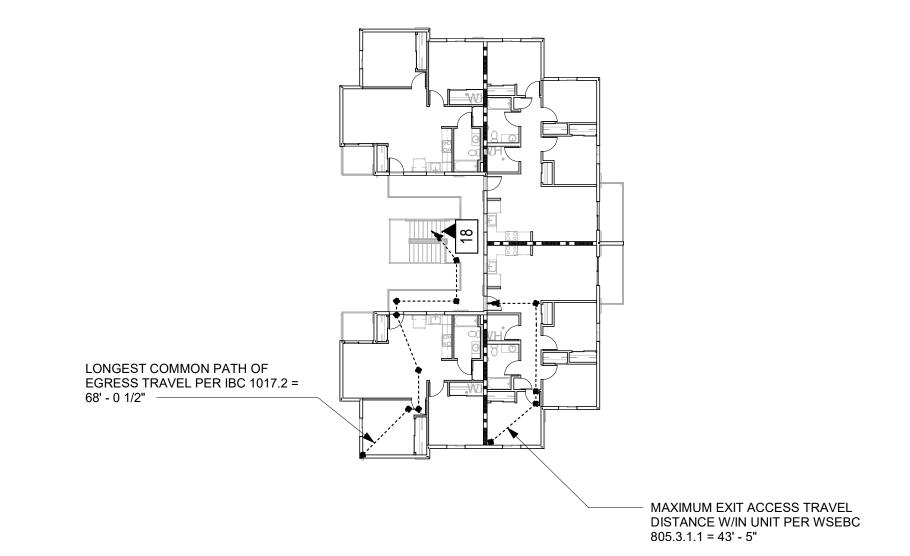


LEVEL 2 - EXITING PLAN SCALE: 1" = 20'-0"



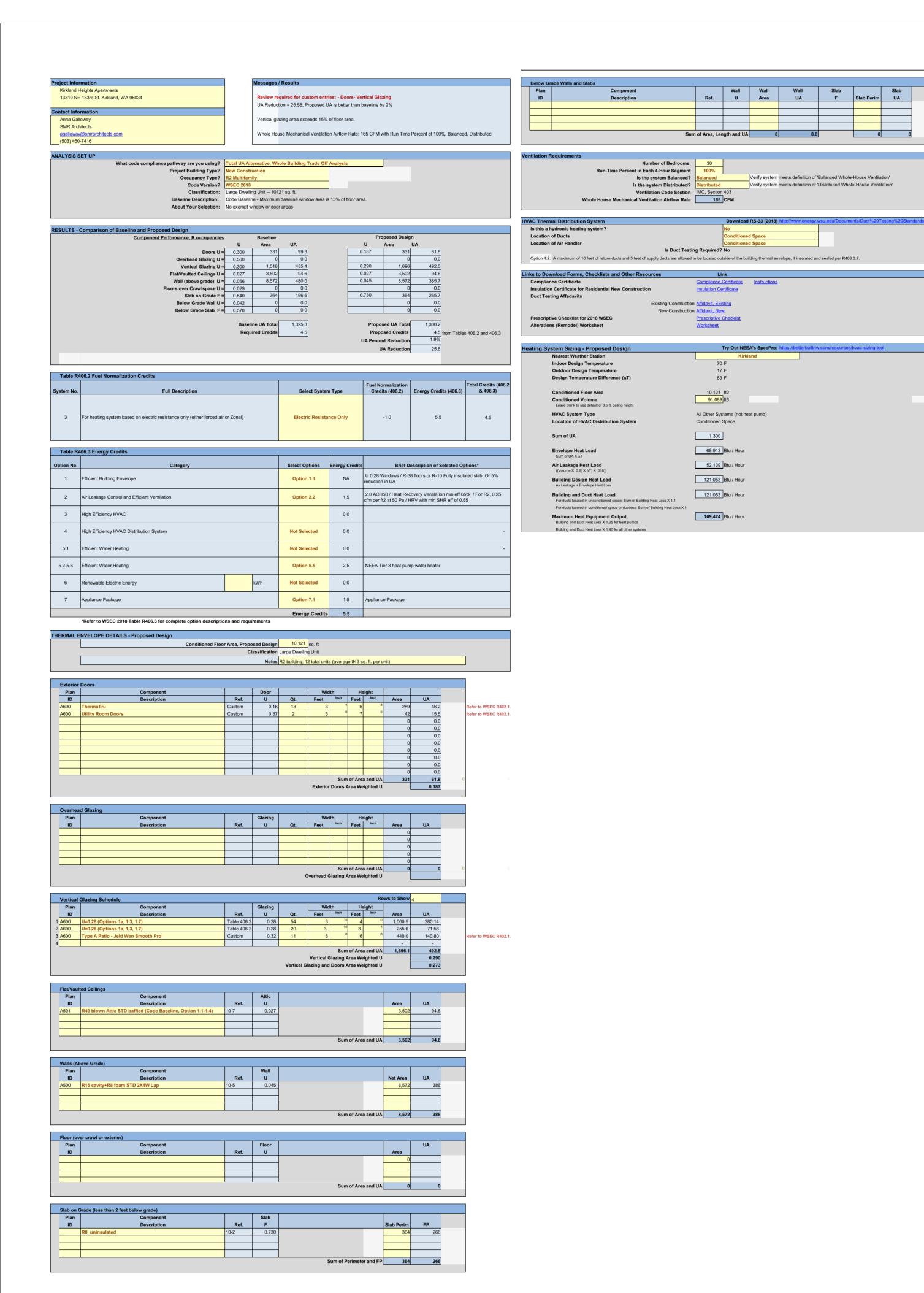
LEVEL 1 - EXITING PLAN

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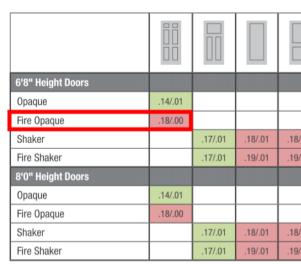


LEVEL 3 - EXITING PLAN

SCALE: 1" = 20'-0"



# 2021 Energy Star, Qualification Chart Fiber-Classic, & Smooth-Star, Opaque



Indicates Product is Energy Star Qualified in all 50 States Indicates Product is Energy Star Qualified in Northern Zone Numbers: U-Factor / Solar Heat Gain Coefficient

ndicates Product is NOT Energy Star Qualified

THERMA TRU

REGISTERED ARCHITECT Matrito DEAN A. KRALIOS STATE OF WASHINGTON THERMA TRU®

> **ISSUED SETS** NO DATE DESCRIPTION

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KIRKLAND

**HEIGHTS** 

**APARTMENTS** 

13321 NE 133RD ST.

KIRKLAND, WA 98034

**BID SET** 

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TITLE **ENERGY CODE ANALYSIS** 

PERMIT# AG, BM DRAWN CHECKED DK, AG **ISSUE DATE** 01/31/22 JOB NO. 19031

SHEET NO.:

6'8" Height Doors				
Opaque	.14/.01			
Fire Opaque	.18/.00			
Shaker		.17/.01	.18/.01	.18/.01
Fire Shaker		.17/.01	.19/.01	.19/.01
8'0" Height Doors				
Opaque	.14/.01			
Fire Opaque	.18/.00			
Shaker		.17/.01	.18/.01	.18/.01
Fire Shaker		.17/.01	.19/.01	.19/.01

ENERGY STAR is a government program that helps consumers protect the environment through superior energy efficiency and is a registered trademark of the U.S. Department of Energy and the U.S. Environmental Protection Agency.

2021 Energy Star. Qualification Chart Fiber-Classic. & Smooth-Star. Lip-Lite Fiberglass Doors and Sidelites

Glass Designs										Ш	•		1	1			••••	••				
6'8" Height Doors																						
Glass Size (Inches)	22x64	20x64	16x64	14x64	22x47	22x36*	20x36	22x36	22x27	8x36	16x40	21x15	8x42R	8x36	22x10A	22x10R	22x6	8x6	7x64	8x47	8x36*	8x44S
Decorative Glass	.26/.27	.26/.27	.23/.20		.23/.20	.21/.15	.21/.15	.21/.15	.21/.15	.21/.15	.21/.15	.18/.08	.18/.08	.18/.08	.18/.08			.18/.08	.18/.08	.18/.08	.18/.08	.18/.08
Decorative Glass – Wrought Iron	.32/.26	.32/.26			.28/.20	.25/.15	.25/.15	.25/.15	.25/.15	.25/.15		.20/.08	.20/.08	.20/.08					.20/.08	.20/.08	.20/.08	
Frosted Glass	.32/.30	.32/.30			.28/.23	.25/.17		.25/.17	.25/.17	.25/.17	.24/.17								.20/.09		.20/.09	
Privacy & Textured Glass	.26/.27	.26/.27			.23/.20	.21/.15		.21/.15	.21/.15	.21/.15		.18/.08	.18/.08	.18/.08				.18/.08	.18/.08	.18/.08	.18/.08	
Grilles Between Glass	.34/.26	.34/.26			.28/.20	.25/.15	.25/.15	.25/.15	.25/.15	.25/.15				.20/.08	.20/.08	.20/.08			.20/.08	.20/.08	.20/.08	
Low-E Grilles Between Glass	.29/.14	.29/.14			.23/.10	.22/.08	.22/.08	.22/.08	.22/.08	.22/.08				.19/.04	.19/.04	.19/.04			.19/.04	.18/.04	.18/.04	
Miniblinds	.36/.25	.36/.25	.30/.18		.30/.18	.26/.14	.26/.14	.26/.14	.26/.14					.21/.07					.21/.06	.21/.06	.21/.06	
Low-E Miniblinds	.31/.21	.31/.21	.27/.15		.27/.15	.24/.12	.24/.12	.24/.12	.24/.12					.20/.06					.20/.06	.20/.06	.20/.06	
Clear	.34/.30	.34/.30		.25/.17	.28/.23	.25/.17	.25/.17	.25/.17	.25/.17		.24/.17		.20/.09	.20/.09	.20/.09		.20/.09	.20/.09	.20/.09	.20/.09	.20/.09	.20/.09
Low-E Glass	.29/.16	.29/.16	.25/.12	.22/.09	.23/.11	.22/.09	.22/.09	.22/.09	.22/.09		.21/.09	.18/.07	.18/.05	.19/.05	.19/.05	.19/.05	.19/.05	.19/.05	.19/.05	.18/.05	.18/.05	.18/.05
8'0" Height Doors																						
Glass Size (Inches)	22x80	20x80		14x80	22x64	22x47		22x47				21x15		8x36	22x10A	22x10R		8x6	7x80	7x64	8x47	
Decorative Glass	.26/.27	.26/.27			.26x.27	.23/.20		.23/.20				.18/.08		.18/.08	.18/.08			.18/.08	.21/.15	.18/.08	.18/.08	
Decorative Glass – Wrought Iron	.32/.26	.32/.26			.32/.26	.28/.20		.28/.20				.20/.08		.20/.08					.25/.15	.20/.08	.20/.08	
Frosted Glass	.32/.30	.32/.30			.32/.30	.28/.23		.28/.23												.20/.09		
Privacy & Textured Glass	.26/.27	.26/.27			.26/.27	.23/.20		.23/.20				.18/.08		.18/.08				.18/.08	.21/.15	.18/.08	.18/.08	
Grilles Between Glass	.34/.26	.34/.26			.34/.26	.28/.20		.28/.20						.20/.08	.20/.08	.20/.08			.24/.15	.20/.08	.20/.08	
Low-E Grilles Between Glass	.29/.14	.29/.14			.29/.14	.23/.10		.23/.10						.19/.04	.19/.04	.19/.04			.21/.08	.19/.04	.18/.04	
Miniblinds	.36/.25	.36/.25			.36/.25	.30/.18		.30/.18						.21/.07					.26/.14	.21/.06	.21/.06	
Low-E Miniblinds	.31/.21	.31/.21			.31/.21	.27/.15		.27/.15						.20/.06					.24/.12	.20/.06	.20/.06	
Clear	.34/.30	. 34/.30		.28/.23	. 34/.30	.28/.23		.28/.23						.20/.09	.20/.09			.20/.09	.24/.17	.20/.09	.20/.09	
Low-E Glass	.29/.16	.29/.16			.29/.16	.23/.11		.23/.11				.18/.07		.19/.05	.19/.05	.19/.05		.19/.05	.21/.09	.19/.05	.18/.05	

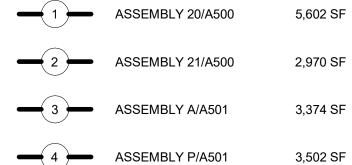
ENERGY STAR is a government program that helps consumers protect the environment through superior energy efficiency and is a registered trademark of the U.S. Department of Energy and the U.S. Environmental Protection Agency.

Indicates Product is Energy Star Qualified in all 50 States Indicates Product is Energy Star Qualified in Northern Zone

Numbers: U-Factor / Solar Heat Gain Coefficient dicates Product is NOT Energy Star Qualified

#### FLOOR AND ROOF AREA 6,876 SF WALL AREA 8,572 SF DOOR AREA 331 SF\* VINYL WINDOW AREA 1,518 SF\* 17,297 SF TOTAL =

**ASSEMBLY LEGEND:** PRESSURE BOUNDARY CALCULATION ASSEMBLY 20/A500 ASSEMBLY 21/A500 ASSEMBLY A/A501 \*SEE AA600 FOR DOOR AND VINYL GLAZING TOTALS ASSEMBLY P/A501

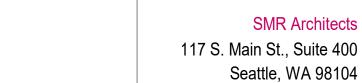


CONDITIONED SPACE, W/IN AIR BARRIER

UNCONDITIONED SPACE, W/IN AIR BARRIER

UNCONDITIONED SPACE, OUTSIDE OF AIR BARRIER

**ENERGY CODE LEGEND** 



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ARCHITECTS



#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

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NO DATE DESCRIPTION

ISSUED SETS

NO DATE DESCRIPTION

REVISIONS / NOTES

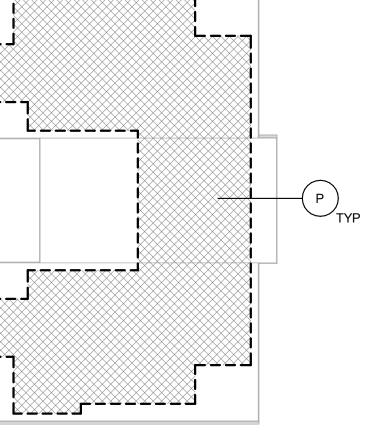
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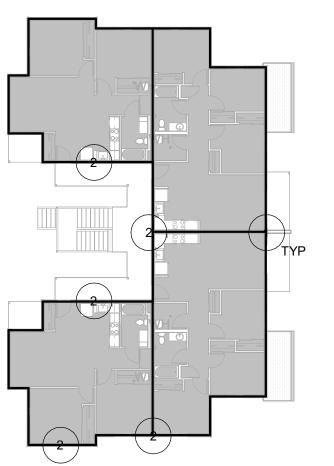
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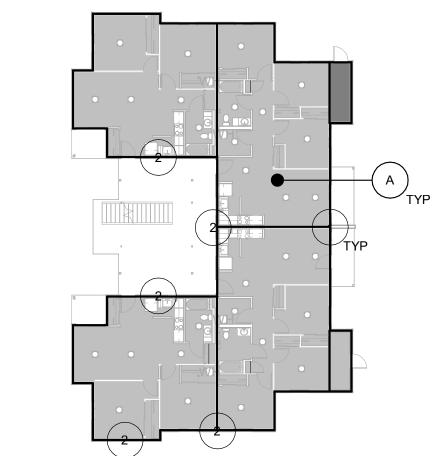
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SHEET NO.:



ROOF - THERMAL ENVELOPE & AIR BARRIER





LEVEL 2 - THERMAL ENVELOPE & AIR BARRIER

N/S SECTION - AIR BARRIER DIAGRAM

LEVEL 3 - THERMAL ENVELOPE & AIR BARRIER

LEVEL 1 - THERMAL ENVELOPE & AIR BARRIER

BLDG 8 - LEVEL 1 330.09

- ACCESSIBILITY REQUIREMENTS ARE BASED ON ICC A117.1-2009, 1998 FHADM, AND THE 2010 ADAS.
   REFERENCE INCLUDED UNIT MATRIX, BUILDING FLOOR PLANS, AND UNIT FLOOR PLANS FOR DISTRIBUTION OF TYPE A UNITS AS DEFINED BY ICC A117.1-2009 AND TYPE B UNITS AS DEFINED BY ANSI AND FHA. TYPE A RESIDENTIAL UNITS SHALL COMPRISE 5% MINIMUM OF TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED. TYPE A UNITS ARE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON INCLUDED FLOOR
- 3. ROUTES SHALL BE A MINIMUM OF 36" ON INTERIOR ROUTES AND 44" ON EXTERIOR ROUTES AND BE FREE OF ALL OBJECTS. CLEAR WIDTH IS MEASURED BETWEEN THE MOST OBSTRUCTING ELEMENTS SUCH AS WALL BASE, DOOR CASING, AND COUNTERTOP EDGES UNLESS NOTED OTHERWISE. SEE DETAIL #8 FOR REQUIREMENTS RELATED TO PROTRUDING OBJECTS.
- ALL ACCESSIBLE RAMPS SHALL HAVE MAXIMUM SLOPES OF 1:12 ALONG THE SLOPED SURFACE.
   ALL PUBLIC EXTERIOR DOOR FORCES SHALL MEET 10 POUNDS OF FORCE OR LESS; INTERIOR DOOR FORCES SHALL MEET 5 POUNDS OR LESS; OR COMPLY WITH WAC 1106.10.5. INTERIOR DOOR HARDWARE IN ALL CONDITIONS (EXCLUDING NON-PUBLIC AREAS) SHALL BE EASILY USABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRIPPING OR TWISTING.
- 6. DOORS ON AN ACCESSIBLE ROUTE, UNIT ENTRY/EXTERIOR DOORS AND TYPE A INTERIOR DOORS MUST HAVE A 32" CLEAR OPENING WHEN OPEN AT 90 DEGREES TO THE FRAME. TYPE B UNIT INTERIOR DOORS MAY HAVE A 31 3/4" CLEAR OPENING. CAUTION SHOULD BE TAKEN IN THE SELECTION OF SLIDING DOORS ON ACCESSIBLE ROUTES TO CONFIRM THE CLEAR OPENINGS COMPLY. HARDWARE TO BE ACCESSIBLE. ELEVATION CHANGE BETWEEN INTERIOR AND EXTERIOR LEVELS AT TYPE A UNITS IS 1/2" MAX INCLUDING THE THRESHOLD.
- 7. DOORS ON AN ACCESSIBLE ROUTE, UNIT ENTRY/EXTERIOR DOORS AND TYPE A INTERIOR DOORS MUST HAVE ACCESSIBLE MANEUVERING CLEARANCE ON EACH SIDE OF THE DOOR PER 2009 ICC/ANSI A117.1 SECTION 404. TYPE B UNIT INTERIOR DOORS ARE NOT REQUIRED TO HAVE MANEUVERING CLEARANCE AT DOORS.
- 8. EXTERIOR DOOR THRESHOLDS IN TYPE A UNITS, AND COMMON AREAS SHALL BE ACCESSIBLE UP TO A MAXIMUM OF 1/2, BEVELED 1:2, FOR SWING DOORS AND UP TO 3/4" FOR SLIDING DOORS. EXTERIOR DOOR THRESHOLDS IN TYPE B UNITS SHALL BE ACCESSIBLE UP TO A MAXIMUM OF 1/2", BEVELED 1:2, FOR SWING DOORS AND UP TO 3/4" FOR SLIDING DOORS. TYPE B UNIT DECKS AND BALCONIES WITH IMPERVIOUS SURFACES MAY HAVE A TRANSITION OF UP TO 4" DROP FROM THE INTERIOR UNIT LEVEL TO THE DECK AND BE DESIGNED TO ALLOW A RAISED PLATFORM TO BE INSTALLED IN THE FUTURE. ASSOCIATED GUARD HEIGHT TO BE EXTENDED TO 42" AFF AS APPLICABLE.
- 9. PROVIDE LEVEL LANDINGS AT ALL EXTERIOR ENTRANCE DOORS TO THE BUILDING, INCLUDING RETAIL SPACES, FROM THE SIDEWALK OF AT LEAST 60" X 60" THAT PROVIDE ACCESSIBLE MANEUVERING CLEARANCE ORIENTED TO THE ENTRANCE DOOR WITH 1:48" SLOPE MAX.
- CLEARANCE ORIENTED TO THE ENTRANCE DOOR WITH 1:48" SLOPE MAX.

  10. FLOOR TEXTURES IN PUBLIC AREAS AND TYPE A DWELLING UNITS MUST BE FIRM, STABLE AND
- 11. JOINTS BETWEEN EXTERIOR MATERIALS AND OPENINGS IN FLOOR SURFACES SHALL COMPLY WITH ICC A117.1-2009 SECTION 302.
- 12. SIGNS THAT IDENTIFY PERMANENT ROOMS AND SPACES SHALL HAVE TACTILE, RAISED AND BRAILLE CHARACTERS AND PICTOGRAMS AS REQUIRED BY 2009 ICC/ANSI A117.1 SECTION 703. THESE SIGNS SHALL BE MOUNTED 60" AFF TO THE BOTTOM OF THE TOP MOST LETTERS AND NOT LESS THAN 48" AFF TO THE BOTTOM OF THE LOWEST LETTERS OR CHARACTERS. SIGN SHALL BE LOCATED ON THE LATCH SIDE OF THE DOOR, APPROXIMATELY 9" FROM THE JAMB. SEE ICC A117.1-2009 SECTION 703.3 FOR MORE DETAIL.
- 13. TRANSITIONS BETWEEN FLOOR MATERIALS SHALL BE LEVEL, VERTICAL UP TO 1/4" OR BEVELED 1:2 UP
- 14. TRASH DISPOSAL UNITS MUST BE ON AN ACCESSIBLE ROUTE, HAVE CONTROLS WITHIN THE REACH RANGE, HAVE A CLEAR FLOOR SPACE OF 30" X 48" FOR EITHER A FORWARD OR SIDE APPROACH TO ALLOW USE OF THE DISPOSAL UNIT AND BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, GRASPING OR TWISTING. THE FORCE TO OPERATE THE UNIT CONTROLS SHALL BE 5 POUNDS MAXIMUM.
- 15. TOILET AND BATHING ROOMS IN TYPE A AND B DWELLING UNITS MUST HAVE REINFORCING FOR FUTURE GRAB BARS PER ICC A117.1-2009 SECTION, SECTION 1003.11.1 AND 1004.11.1. ALL PUBLIC OR COMMON USE TOILET ROOMS MUST HAVE GRAB BARS INSTALLED.
- 16. TYPE B OPTION A BATHS SHALL HAVE 18" MINIMUM CLEARANCE BETWEEN THE WATER CLOSET AND TUB, OR PLUMBING CHASE WALL, WHICHEVER IS THE GREATEST PROJECTION. A CLEARANCE OF 18" FIXED IS REQUIRED BETWEEN A WATER CLOSET AND A SIDE WALL. CLEARANCE IN THE WC/TUB CONFIGURATION REQUIRES A REAR WALL WITH REINFORCEMENT BEHIND TO SUPPORT A SWING-UP GRAB BAR MOUNTED BETWEEN IN THE FUTURE. ADEQUATE SPACE MUST BE PROVIDED ON A FLUSH SOLID SURFACE TO MOUNT THE SWING-UP GRAB BAR AND BACK PLATE BETWEEN THE WATER
- CLOSET AND THE TUB SURROUND.

  17. ELECTRICAL OUTLETS IN TYPE A AND B KITCHENS AND BATHS SHALL HAVE CLEAR FLOOR SPACE FOR EITHER FORWARD OR PARALLEL APPROACH. GENERAL RULE OF THUMB IS TO PLACE OUTLETS NO CLOSER THAN 36" FROM INTERIOR CORNERS OF KITCHEN OR 12" FROM OBSTRUCTIONS (COUNTER OR APPLIANCES). OUTLETS OVER COUNTERS SHALL BE 46" MAXIMUM AFF FOR PARALLEL APPROACH AND 44" MAXIMUM FOR FORWARD APPROACH / KNEE CLEARANCE. ONLY 1 INACCESSIBLE OUTLET IN EACH KITCHEN CAN BE PROVIDED ABOVE COUNTER TOP BETWEEN APPLIANCES AND FIXTURES. OBSTRUCTIONS ARE LIMITED TO 34" AFF AND 24" DEEP FOR ACCESS TO OUTLETS, SWITCHES, AND
- CONTROLS AT COMMON USE AND TYPE A UNITS.

  18. TYPE A UNIT KITCHEN APPLIANCES MUST HAVE CONTROLS WITHIN THE REACH RANGE OF 48" TO 15" AFF. SEE ICC A117.1-2009 SECTION 100312.6 FOR SPECIFIC APPLIANCE CRITERIA. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.
- 19. TYPE A AND B UNIT ENVIRONMENTAL CONTROLS, SWITCHES, OUTLETS, OPERABLE WINDOWS, PLUMBING FIXTURES, CONTROLS, AND ELECTRICAL PANELS MUST BE WITHIN THE REACH RANGE PER ICC A117.1-2009 SECTION 1003.9, AND 308, 309. APPLIANCE CONTROLS WITHIN THE REACH RANGE
- ICC A117.1-2009 SECTION 1003.9, AND 308, 309. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.

  20. TYPE A UNITS WITH OPERABLE WINDOWS MUST HAVE AT LEAST ONE WINDOW IN EACH LIVING, DINING AND SLEEPING SPACE WITH CONTROLS WITHIN THE REACH RANGE, WITH CLEAR FLOOR SPACE TO
- APPROACH THE CONTROLS AND EASILY OPERABLE WITH ONE HAND AND WITH 5 POUNDS OF FORCE OR LESS.

  21. WHERE STORAGE FACILITIES ARE PROVIDED AT TYPE A UNITS, SUCH AS SHELVING OR RODS IN CLOSETS, AT LEAST ONE OF EACH TYPE SHALL HAVE CLEAR FLOOR SPACE FOR APPROACH AT EACH FACILITY, HEIGHT AND CONTROLS SHALL BE WITHIN THE REACH RANGE AND UNDER THE REQUIRED FORCE. KITCHEN CABINETS SHALL NOT BE REQUIRED TO COMPLY.

  22. NOT IN USE.
- 23. MINIMUM 5% OF ALL STORAGE UNITS SHALL BE ACCESSIBLE, HAVING AN ACCESSIBLE DOOR (MANEUVERING CLEARANCE, USER PASSAGE WIDTH AND HARDWARE) ON AN ACCESSIBLE ROUTE.
- 24. CENTER OF SURFACE MOUNT FIRE EXTINGUISHER HANDLE, CENTER OF FIRE EXTINGUISHER CABINET PULL, AND CENTER OF CABINET PULL FOR CABINET MOUNTED FIRE EXTINGUISHER, TO BE MOUNTED AT 48" A.F.F., MAXIMUM.
- 25. ACTIVATING HANDLE OR LEVER OF MANUAL FIRE ALARM PULL STATIONS TO BE MOUNTED AT 48" A.F.F., MAXIMUM.
- 26. COMMON AREA DOORS ALONG AN ACCESSIBLE ROUTE TO COMPLY WITH NOTES ABOVE AND HAVE A MAX. THRESHOLD HEIGHT OF 1/2" WITH 1:2 BEVELS.
- 27. TYPE A KITCHEN WORK SURFACES AND SINKS SHALL BE 34" MAX. HT. WITH CLEAR FLOOR SPACE FOR AN UNOBSTRUCTED FORWARD APPROACH, 27" AFF KNEE SPACE @ 30" CLEAR WIDTH AND 17" MIN. DEEP LOCATED ADJACENT TO OVEN.
- 28. TYPE A & B VANITIES TO HAVE A MAX HEIGHT OF 34". DIMENSION IS TO SINK OR COUNTER TOP, WHICHEVER IS HIGHER.
- 29. IN TYPE A KITCHENS, PROVIDE REMOVABLE CABINETS AT SINKS, VANITIES AND WORK SURFACES. PROVIDE REMOVABLE CABINET AT TYPE B VANITY WITH FORWARD APPROACH.
- 30. GENERAL CONTRACTOR TO ENSURE THAT THE SPACE BETWEEN OPPOSING COUNTERTOPS AND/OR PROJECTIONS INCLUDING APPLIANCES IS 40" CLEAR, MINIMUM.
- 31. CLOSETS DEEPER THAN 24" REQUIRE USER PASSAGE OF 32" CLEAR FOR TYPE A UNITS AND 31 3/4" CLEAR FOR TYPE B UNITS.



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#### KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
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REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

TITLE

ACCESSIBILITY GENERAL NOTES

PERMIT #

DRAWN AG, BM

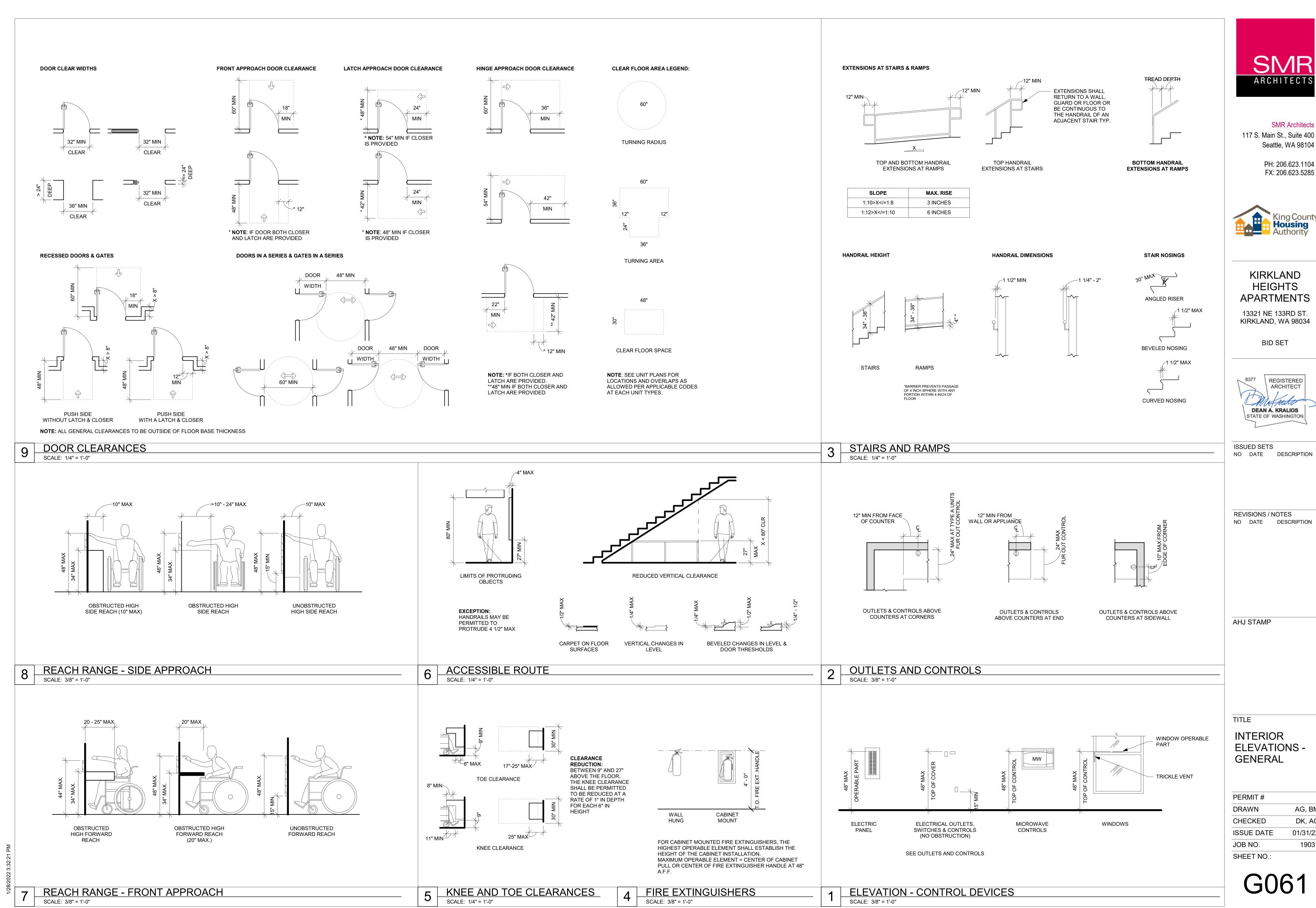
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ARCHITECTS

**SMR Architects** 117 S. Main St., Suite 400

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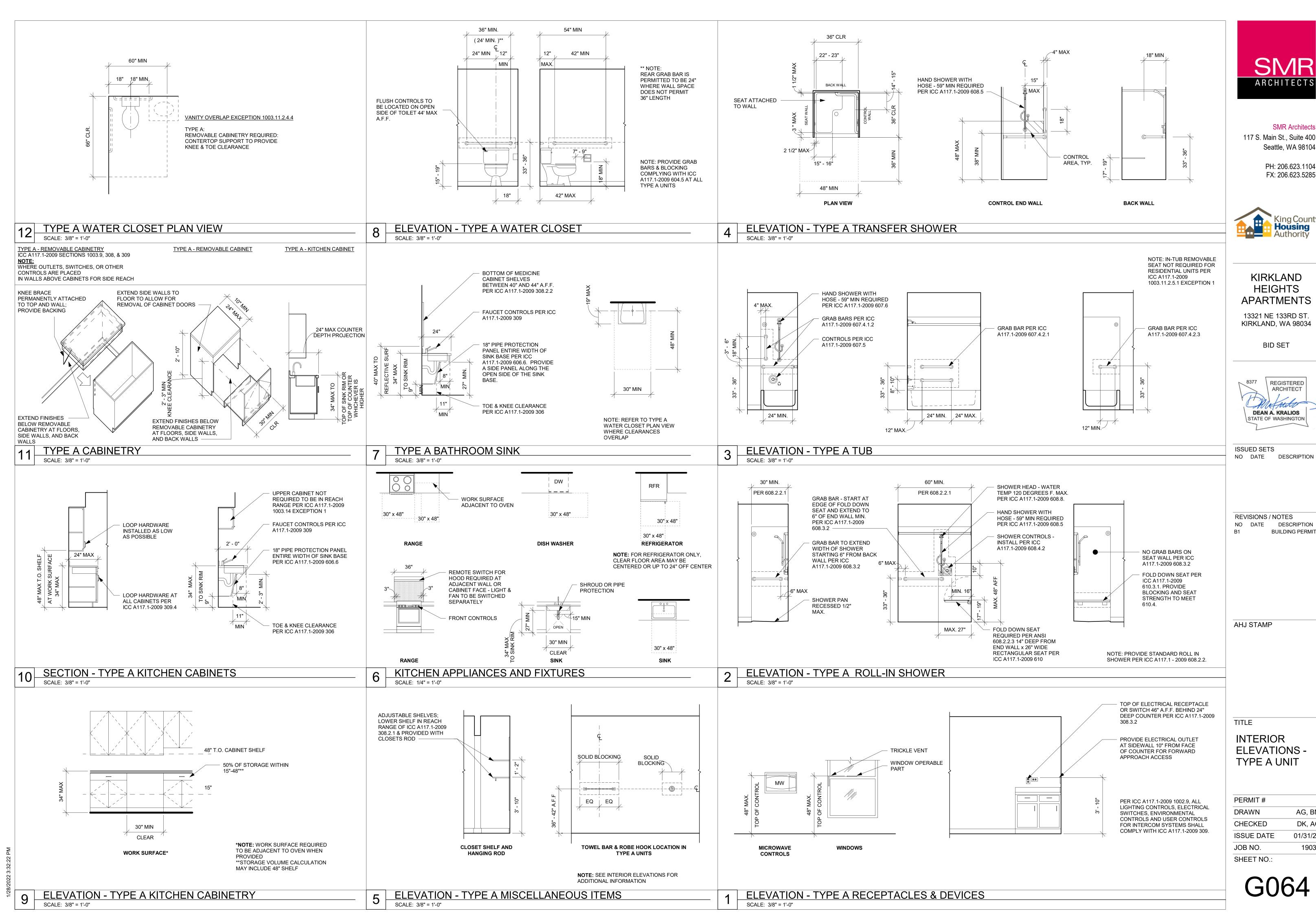


# KIRKLAND

13321 NE 133RD ST. KIRKLAND, WA 98034

REGISTERED **ARCHITECT** 

AG, BM DK, AG 01/31/22 19031



**SMR Architects** 117 S. Main St., Suite 400

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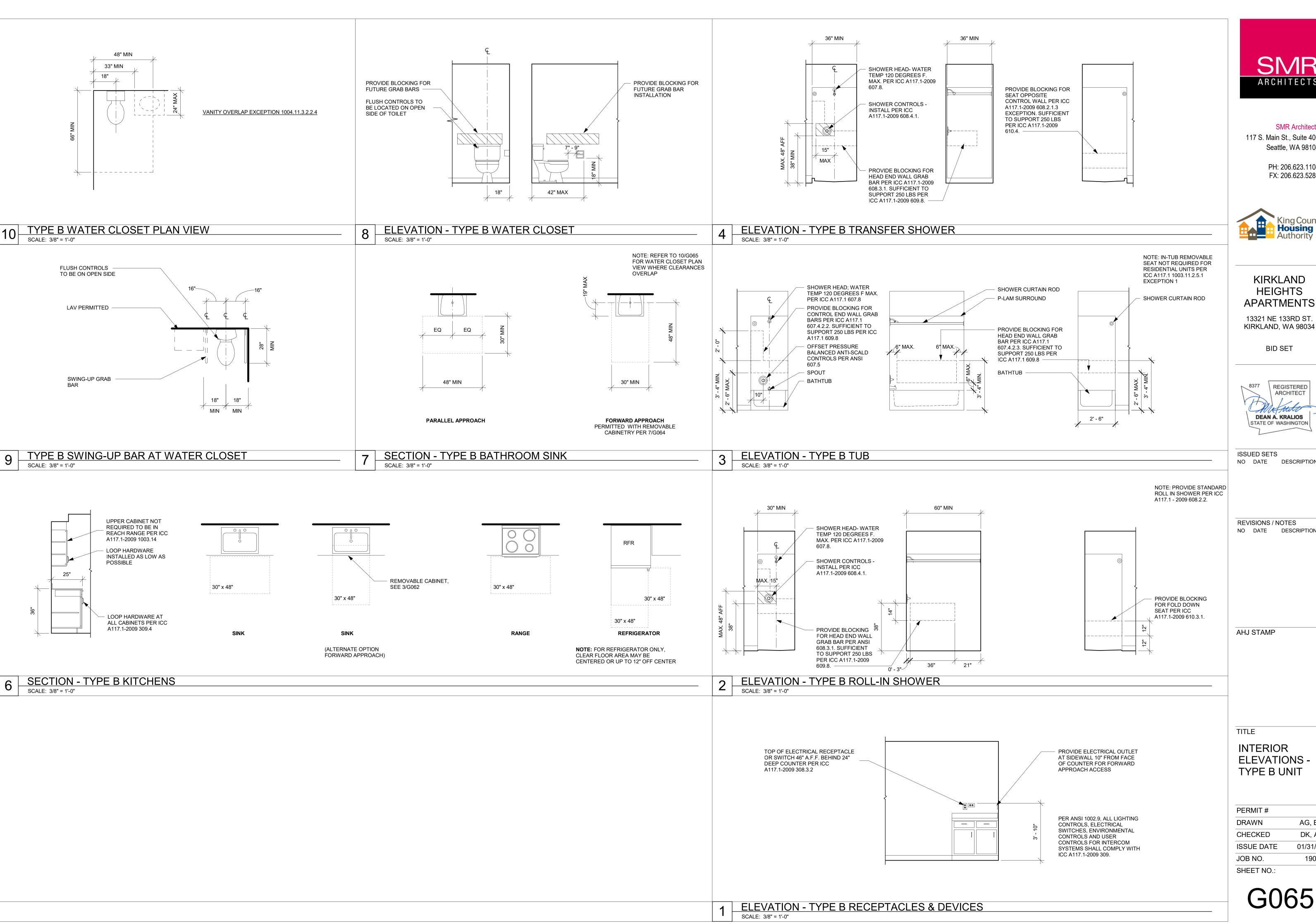


13321 NE 133RD ST.



NO DATE DESCRIPTION

AG, BM DK, AG 01/31/22 19031



ARCHITECTS

**SMR Architects** 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND **HEIGHTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

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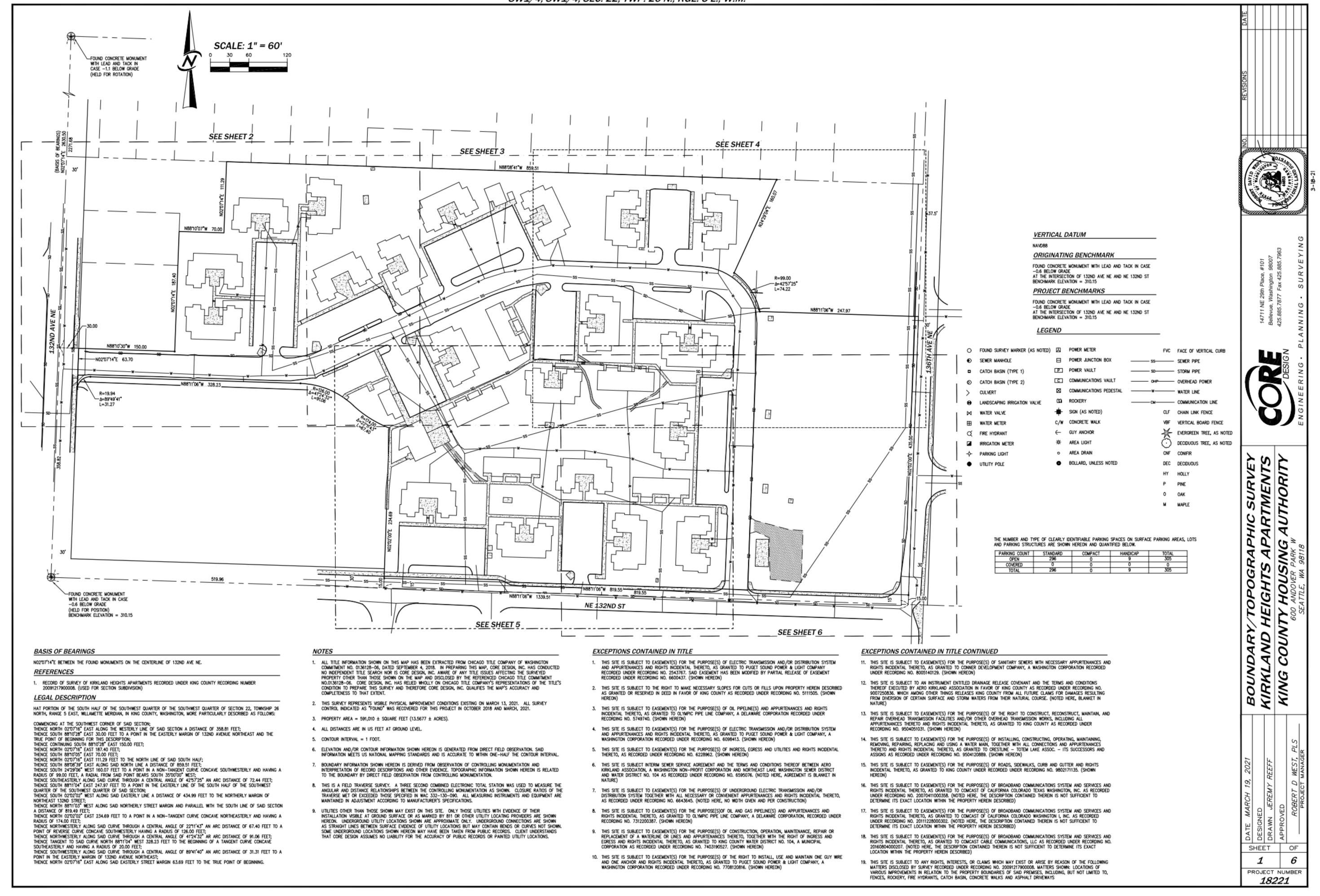
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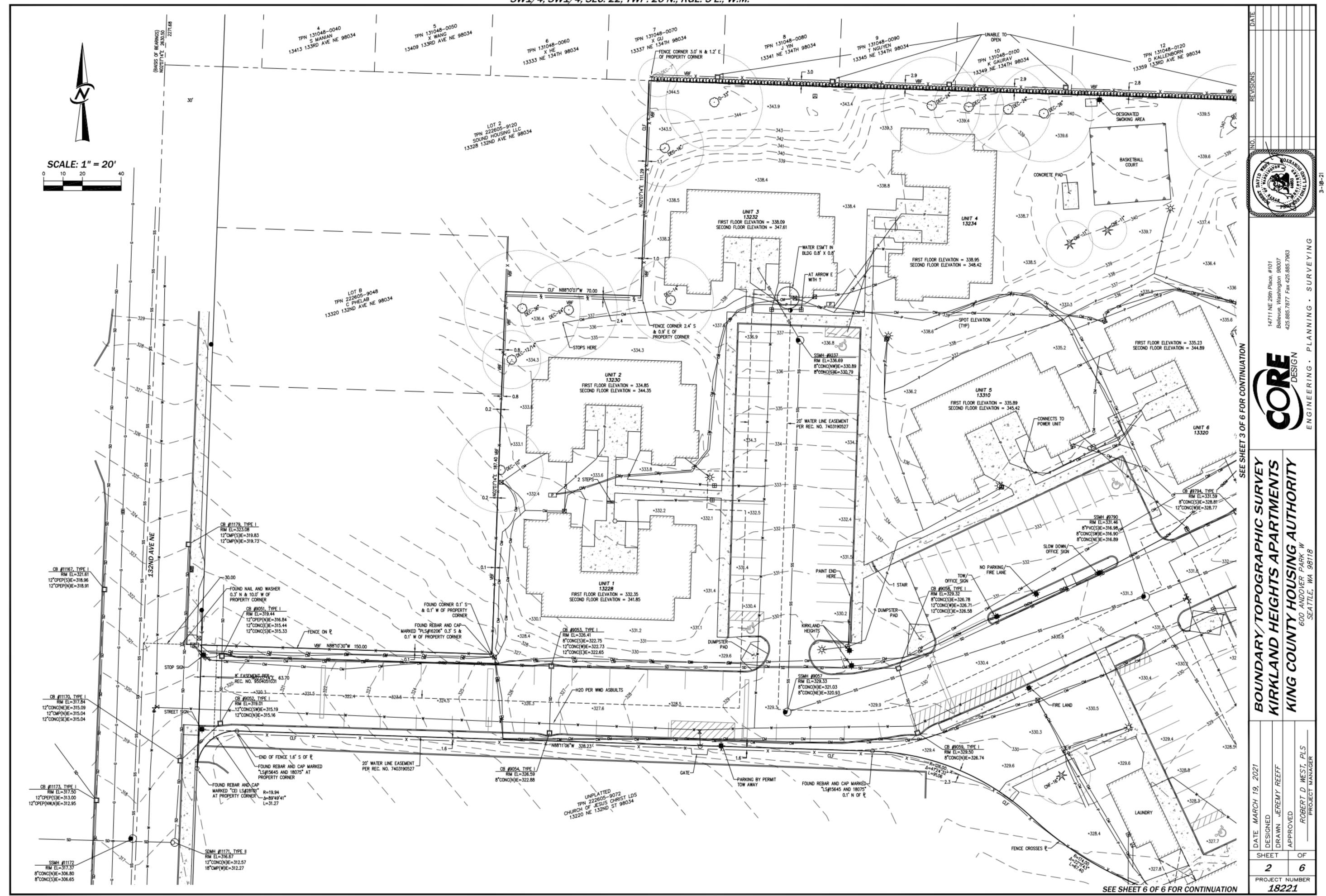
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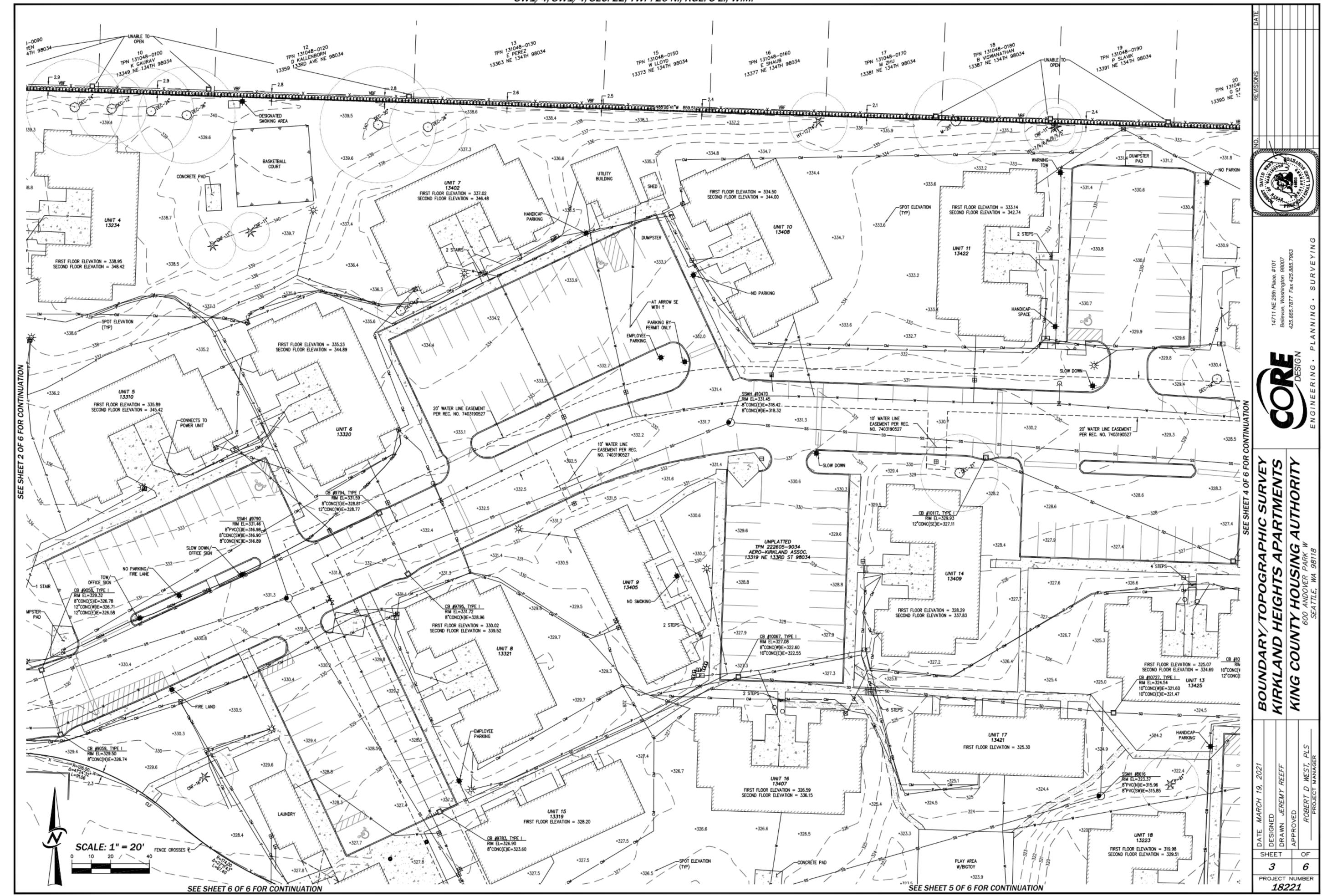
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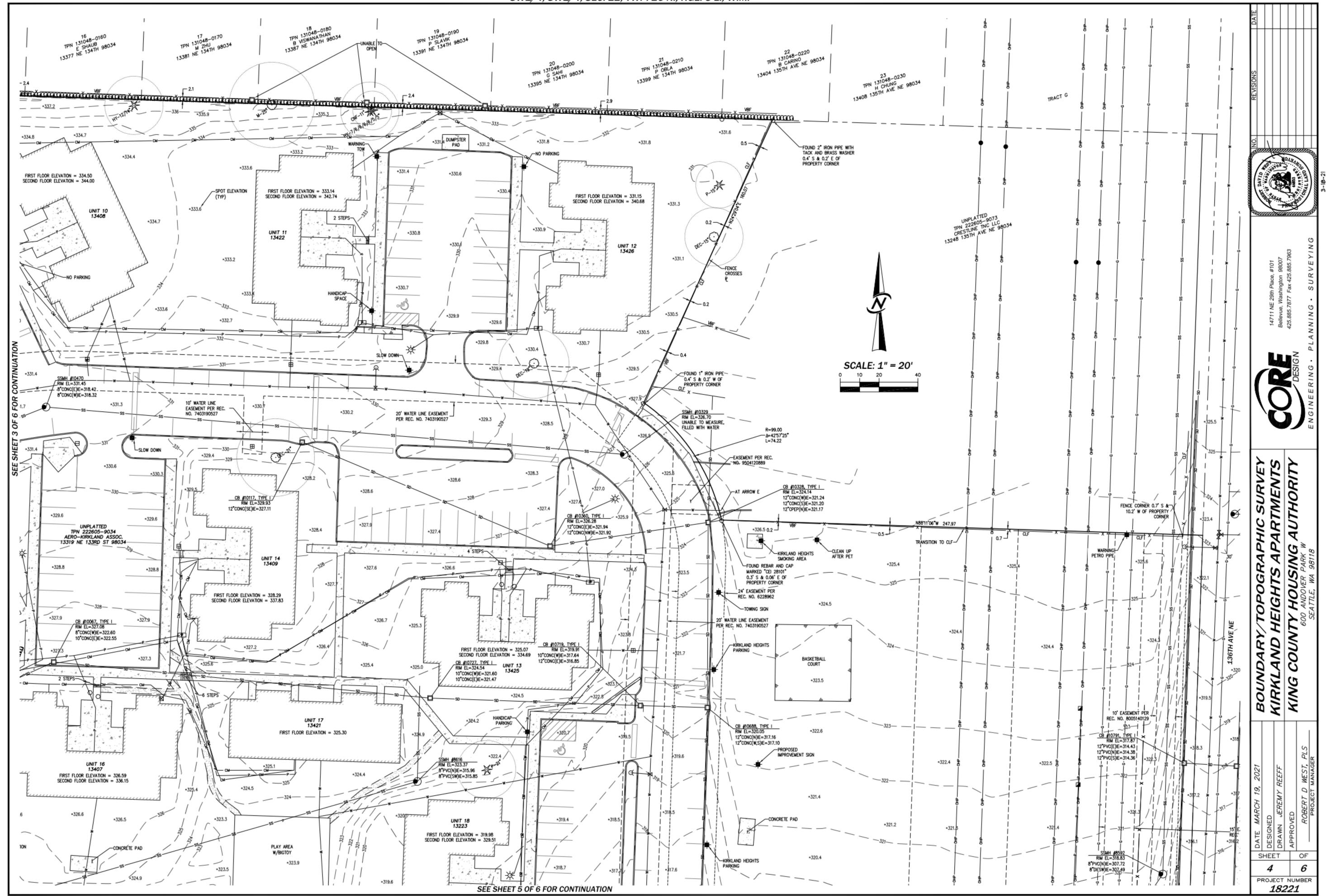
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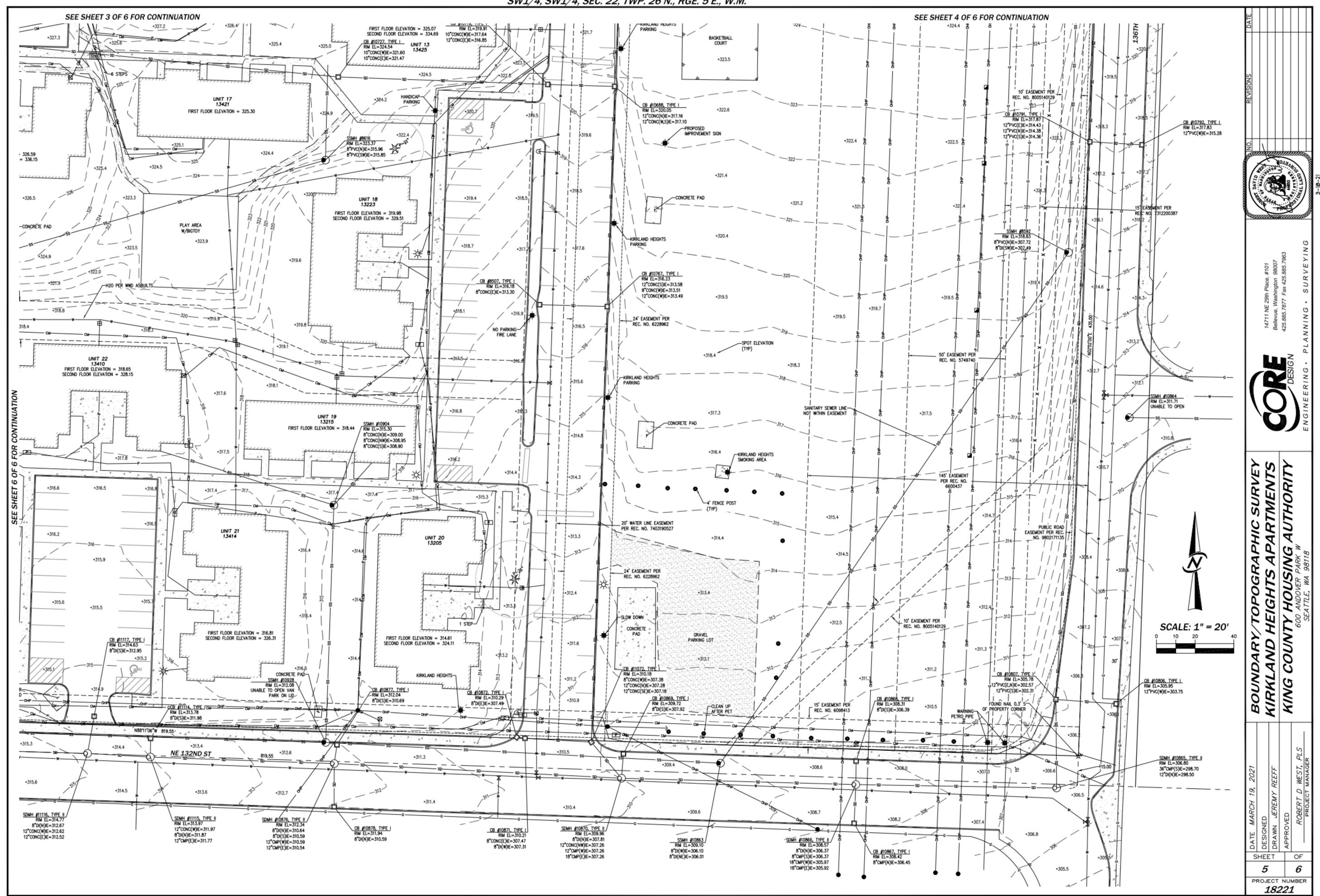
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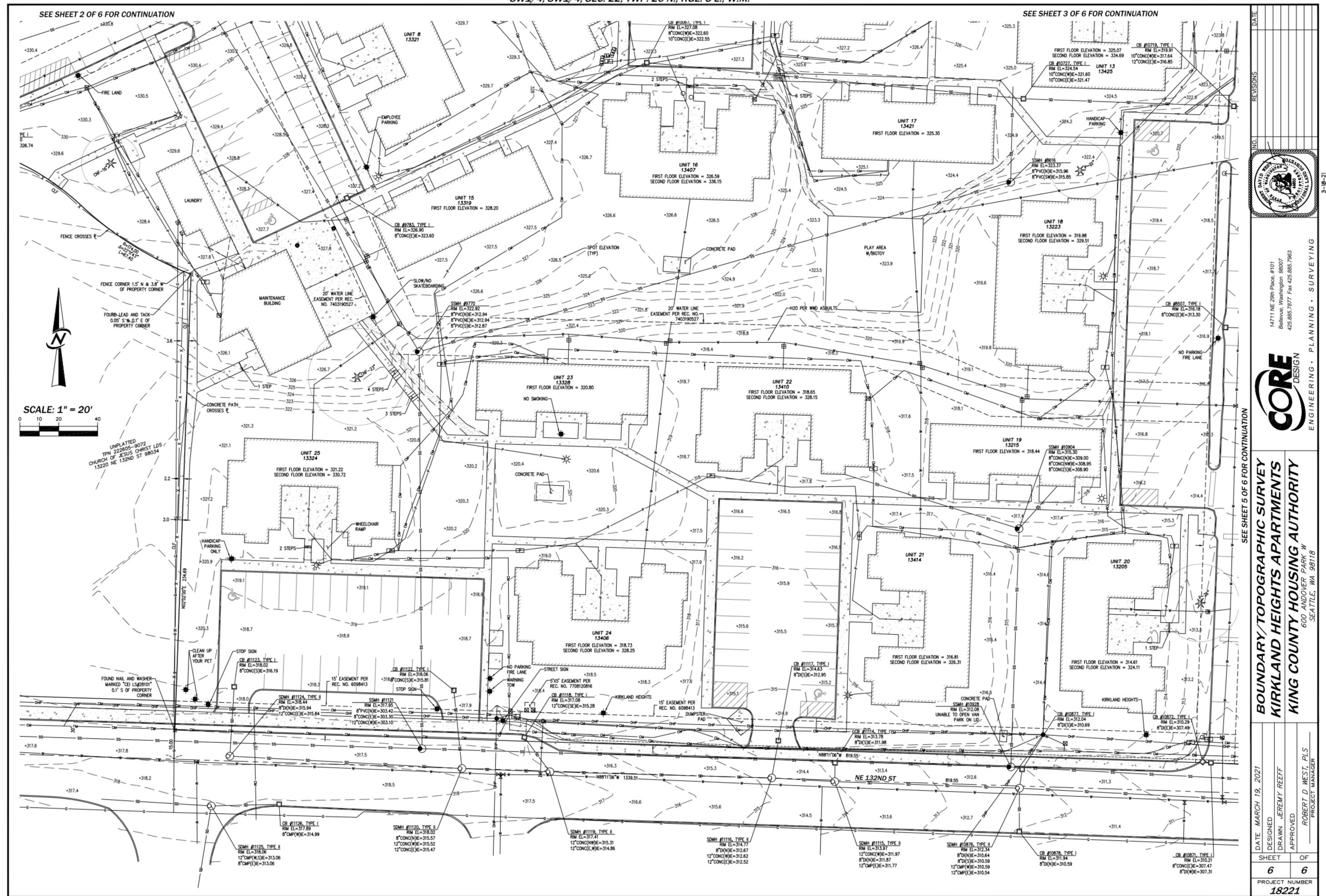












# Kirkland Heights Apts, Bldg 8 13321 NE 133rd St

KIRKLAND, WASHINGTON

#### Storm Drainage General Notes (COK)

- A PRE—CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- BEFORE ANY CONSTRUCTION MAY OCCUR. THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
- ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
- ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED
- . A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE
- MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE SUBJECT TO PRE-APPROVED PLAN CK-D.01, UNLESS OTHER DESIGN IS APPROVED.
- B. STEEL PIPE SHALL HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
- ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE II CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED, UNLESS APPROVED BY CITY OF KIRKLAND ENGINEER.
- 10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT—OF—WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING: 2"-4" ROCK/30%-40% PASSING: 2"-MINUS ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON SITE.
- 12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS B, TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOD, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
- CONSTRUCTION OF DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.
- 4. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF KIRKLAND DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.

- 15. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE O WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT- OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF KIRKLAND. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND THE <u>MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES</u>
- 17. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
- 18. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE. 19. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN
- FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT
- 20. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLIC EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 21. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK, PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.
- 22. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL
- 24. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
- 25. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES. JETSET GROUT IS NOT ALLOWED.
- 26. WHEN WIDENING AN EXISTING ROADWAY WHERE AN EXISTING TYPE I CATCH BASIN WILL REMAIN IN THE TRAVEL LANE.
- 27. FOR OTHER THAN SINGLE-FAMILY DWELLINGS, ALL EXPOSED OR READILY EXPOSED INDOOR STORM DRAINAGE PIPING/PLUMBING SHALL BE LABELED WITH THE WORDS "STORM DRAIN" WITH MINIMUM 2 INCH HIGH LETTERS.
- 28. RECYCLED CONCRETE SHALL NOT BE USED AROUND STORMWATER FACILITIES.
- 29. ALL FASTENERS (BOLTS, NUTS, WASHERS, ETC.) ON MANHOLE AND CATCH BASIN LIDS TO BE STANDARD SIZE. NO METRIC FASTENERS ALLOWED.

# ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL

- IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.
- 23. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD D.02.
- CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE
- THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A ROUND, LOCKING FRAME AND COVER.

# Parking Bldg 8 Curb 132nd St Ramps 132nd Vicinity Map SCALE: 1" = 200'

#### **Utility Contacts**

WATER: WOODINVILLE WATER DISTRICT 425-487-4100

WASTEWATER: NORTHSHORE UTILITY DISTRICT 425-398-4401

STORMWATER: CITY OF KIRKLAND

POWER: PUGET SOUND ENERGY

## Inspections

CITY OF KIRKLAND: 425-587-3800

#### Maintenance Spill Hotline

CITY OF KIRKLAND: 425-587-3900

#### Civil Engineer

STATION10 ENGINEERING PLLC PO BOX 171 EDMONDS, WA 98020

STEVE HATZENBELER, P.E. 206-419-0873 STEVEH@STA10ENGINEERING.COM

## Sheet Index

COVER SHEET & NOTES C1.0 & 1.1 TESC & SITE DEMO PLAN C2.0 & 2.1 UTILITY PLAN C2.2 & 2.3 FLOW CONTROL BMPs PLAN GRADING AND PAVING PLAN C3.0 & 3.1 C4.0, 4.1, & 4.2 SITE DETAILS

811

Call Before You Dig!

**REVISIONS / NOTES** NO DATE DESCRIPTION

#### AHJ STAMP

#### THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS: a. CONDUCT PRE-CONSTRUCTION MEETING.

TESC General Notes (COK)

- b. FLAG OR FENCE CLEARING LIMITS.
- c. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR. d. INSTALL CATCH BASIN PROTECTION DOWNSTREAM AND AS DETERMINED BY THE CITY INSPECTOR.
- e. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S)
- f. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- g. CONSTRUCT SEDIMENT PONDS AND TRAPS. h. GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- . MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S
- k. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS. I. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING,
- CRUSHED ROCK OR EQUIVALENT. m. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
- n. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- o. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE (KMC 15.52) INTO A THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY OF KIRKLAND STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER, VENDOR, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED A FINE (KMC 1.12.200). THE MINIMUM FINE IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE DETERMINED BY MULTIPLYING THE SURFACE WATER FINE BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY AT 425-587-3900. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP. AND PENALTIES. ARE PAID TO THE CITY OF KIRKLAND.
- CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS
- 4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.

- 5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- 6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES,
- 7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED. 8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL
- 10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS, LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND
- 11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- 12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
- 13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- 14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

- 15. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, 26. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE
- MAY 1 TO SEPTEMBER 30 SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.

CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:

DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.

- OCTOBER 1 TO APRIL 30 SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
- 16. THE LONG-TERM USE OF PLASTIC COVERING ON A SITE SHALL BE LIMITED TO ONE WET SEASON (OCTOBER 1 TO APRIL 30). AFTER THAT, THE SITE WILL BE REQUIRED TO HYDROSEED OR INSTALL OTHER TESC METHODS AS APPROVED BY THE PUBLIC
- 17. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
- 19. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
- 20. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS. 22. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED
- TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE. 23. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE
- ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF
- 25. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMPS. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

- NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- 27. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
- 28. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
- 29. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
- 30. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
- 31. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).
- 32. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
- 33. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
- 34. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
- 35. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF



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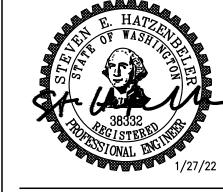
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#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



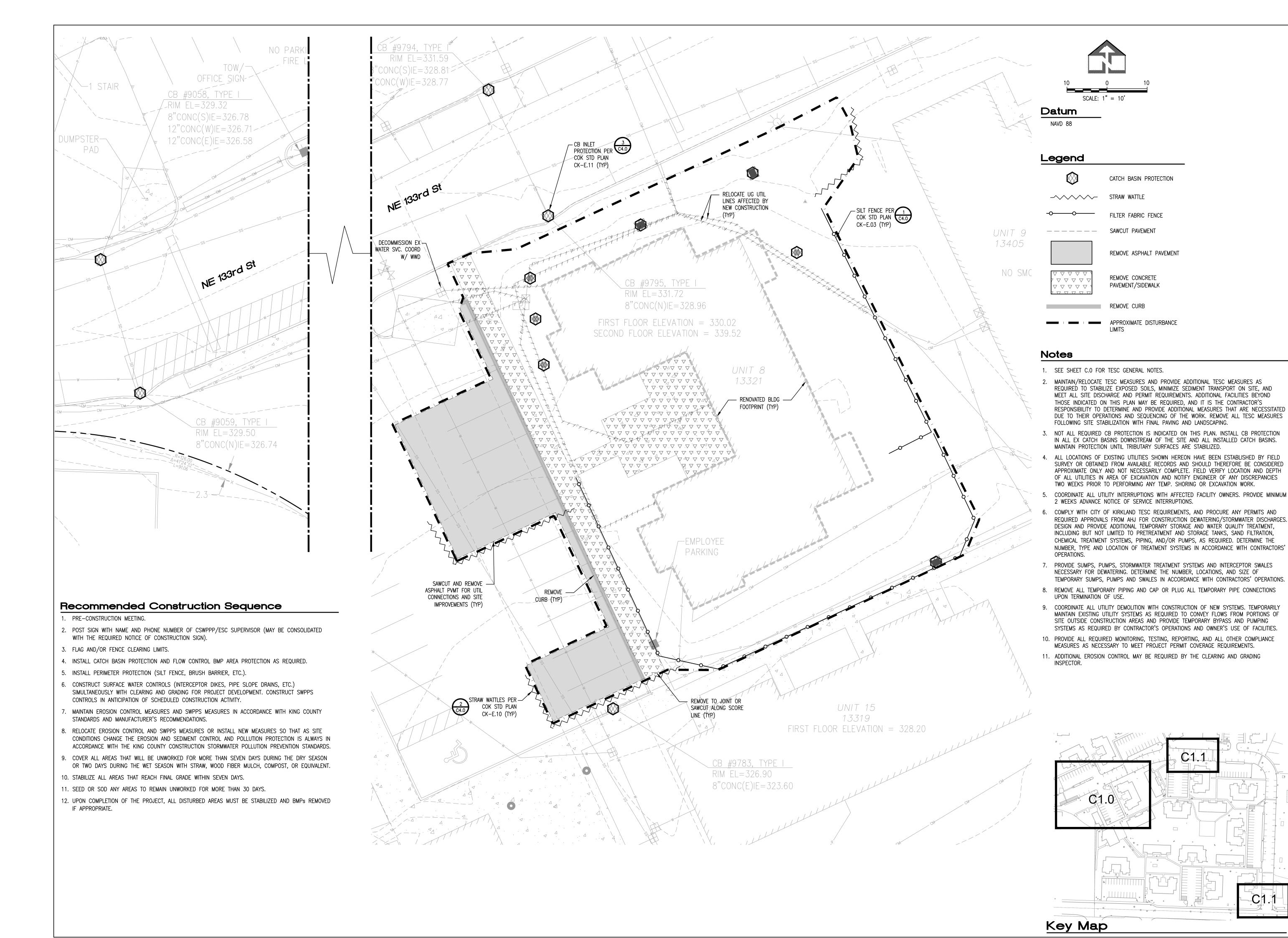
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TITLE

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ISSUE DATE	01/28/22
JOB NO.	2102

SHEET NO.:





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#### KIRKLAND HEIGHTS **APARTMENTS**

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**BID SET** 



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NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

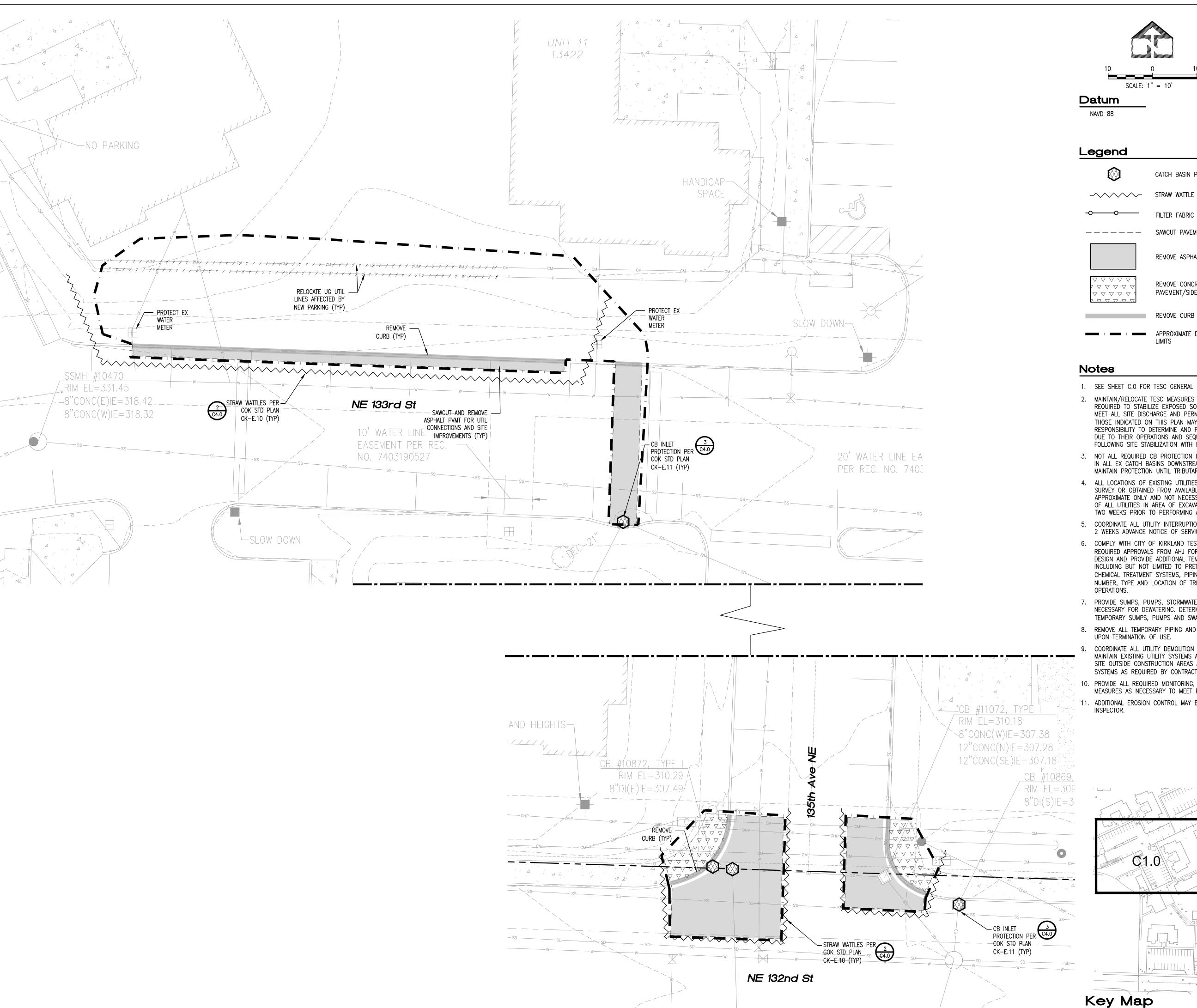
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TITLE TESC AND

SITE DEMO PLAN

PERMIT# DRAWN SEH CHECKED 01/28/22 ISSUE DATE JOB NO. 21022 SHEET NO.:

C1.1





CATCH BASIN PROTECTION

FILTER FABRIC FENCE

REMOVE CONCRETE

SAWCUT PAVEMENT

REMOVE ASPHALT PAVEMENT

PAVEMENT/SIDEWALK

APPROXIMATE DISTURBANCE LIMITS

- 1. SEE SHEET C.O FOR TESC GENERAL NOTES.
- 2. MAINTAIN/RELOCATE TESC MEASURES AND PROVIDE ADDITIONAL TESC MEASURES AS REQUIRED TO STABILIZE EXPOSED SOILS, MINIMIZE SEDIMENT TRANSPORT ON SITE, AND MEET ALL SITE DISCHARGE AND PERMIT REQUIREMENTS. ADDITIONAL FACILITIES BEYOND RESPONSIBILITY TO DETERMINE AND PROVIDE ADDITIONAL MEASURES THAT ARE NECESSITATED DUE TO THEIR OPERATIONS AND SEQUENCING OF THE WORK. REMOVE ALL TESC MEASURES
- 3. NOT ALL REQUIRED CB PROTECTION IS INDICATED ON THIS PLAN. INSTALL CB PROTECTION IN ALL EX CATCH BASINS DOWNSTREAM OF THE SITE AND ALL INSTALLED CATCH BASINS. MAINTAIN PROTECTION UNTIL TRIBUTARY SURFACES ARE STABILIZED.
- 4. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES IN AREA OF EXCAVATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TWO WEEKS PRIOR TO PERFORMING ANY TEMP. SHORING OR EXCAVATION WORK.
- 5. COORDINATE ALL UTILITY INTERRUPTIONS WITH AFFECTED FACILITY OWNERS. PROVIDE MINIMUM 2 WEEKS ADVANCE NOTICE OF SERVICE INTERRUPTIONS.
- 6. COMPLY WITH CITY OF KIRKLAND TESC REQUIREMENTS, AND PROCURE ANY PERMITS AND REQUIRED APPROVALS FROM AHJ FOR CONSTRUCTION DEWATERING/STORMWATER DISCHARGES. DESIGN AND PROVIDE ADDITIONAL TEMPORARY STORAGE AND WATER QUALITY TREATMENT, INCLUDING BUT NOT LIMITED TO PRETREATMENT AND STORAGE TANKS, SAND FILTRATION, CHEMICAL TREATMENT SYSTEMS, PIPING, AND/OR PUMPS, AS REQUIRED. DETERMINE THE NUMBER, TYPE AND LOCATION OF TREATMENT SYSTEMS IN ACCORDANCE WITH CONTRACTORS'
- 7. PROVIDE SUMPS, PUMPS, STORMWATER TREATMENT SYSTEMS AND INTERCEPTOR SWALES NECESSARY FOR DEWATERING. DETERMINE THE NUMBER, LOCATIONS, AND SIZE OF TEMPORARY SUMPS, PUMPS AND SWALES IN ACCORDANCE WITH CONTRACTORS' OPERATIONS.
- 8. REMOVE ALL TEMPORARY PIPING AND CAP OR PLUG ALL TEMPORARY PIPE CONNECTIONS UPON TERMINATION OF USE.
- 9. COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS. TEMPORARILY MAINTAIN EXISTING UTILITY SYSTEMS AS REQUIRED TO CONVEY FLOWS FROM PORTIONS OF SITE OUTSIDE CONSTRUCTION AREAS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTOR'S OPERATIONS AND OWNER'S USE OF FACILITIES.
- 10. PROVIDE ALL REQUIRED MONITORING, TESTING, REPORTING, AND ALL OTHER COMPLIANCE
- MEASURES AS NECESSARY TO MEET PROJECT PERMIT COVERAGE REQUIREMENTS. 11. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CLEARING AND GRADING



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#### KIRKLAND **HEIGHTS APARTMENTS**

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REVISIONS / NOTES

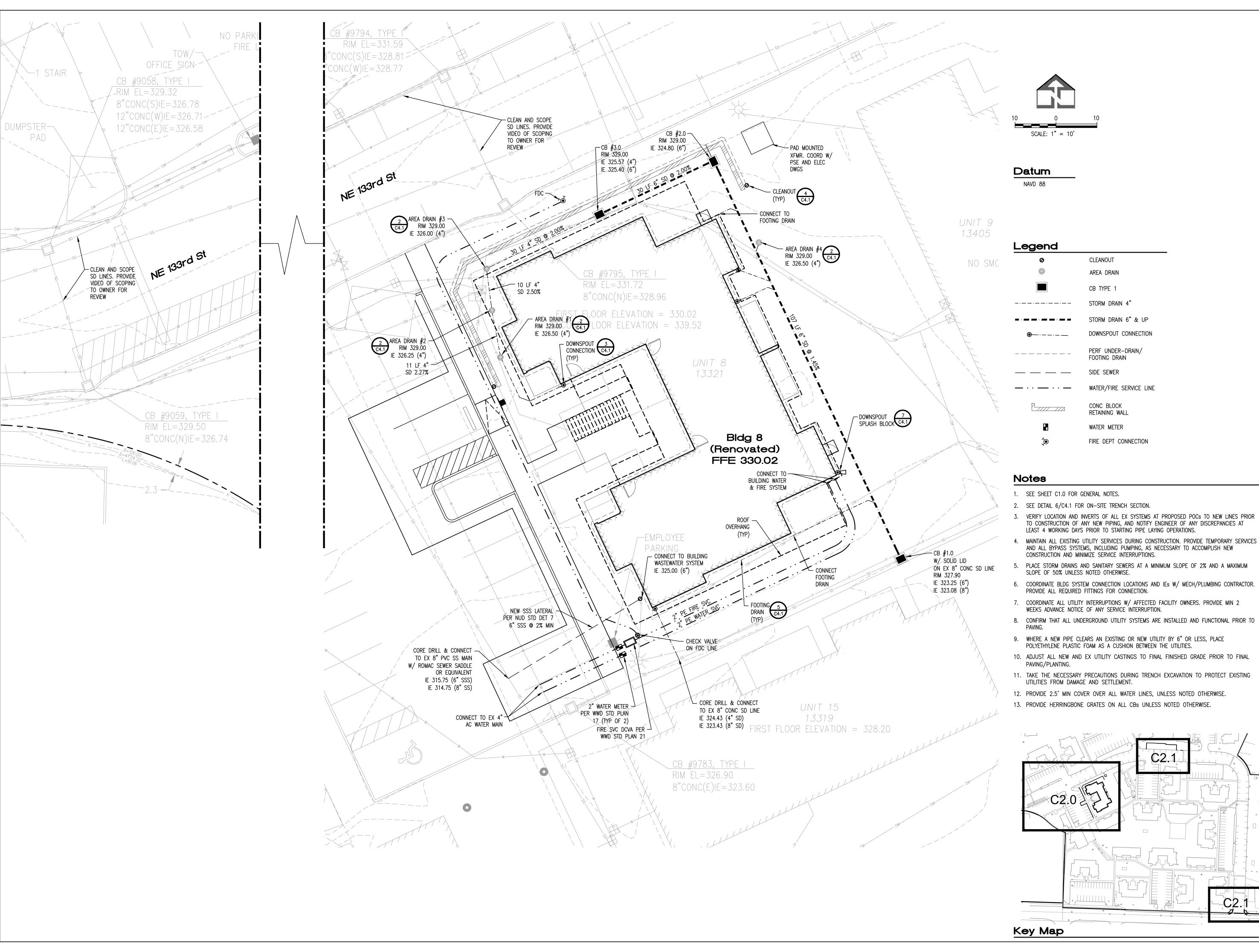
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TITLE

TESC AND SITE DEMO PLAN

PERMIT# DRAWN SEH CHECKED ISSUE DATE 01/28/22 21022 JOB NO. SHEET NO.:





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#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



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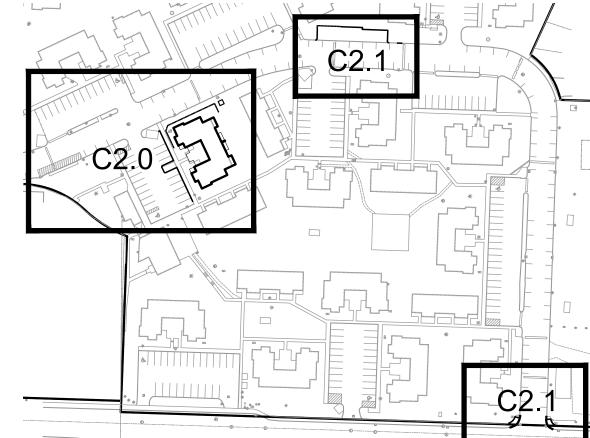
REVISIONS / NOTES NO DATE DESCRIPTION

AHJ STAMP

11. TAKE THE NECESSARY PRECAUTIONS DURING TRENCH EXCAVATION TO PROTECT EXISTING

12. PROVIDE 2.5' MIN COVER OVER ALL WATER LINES, UNLESS NOTED OTHERWISE.

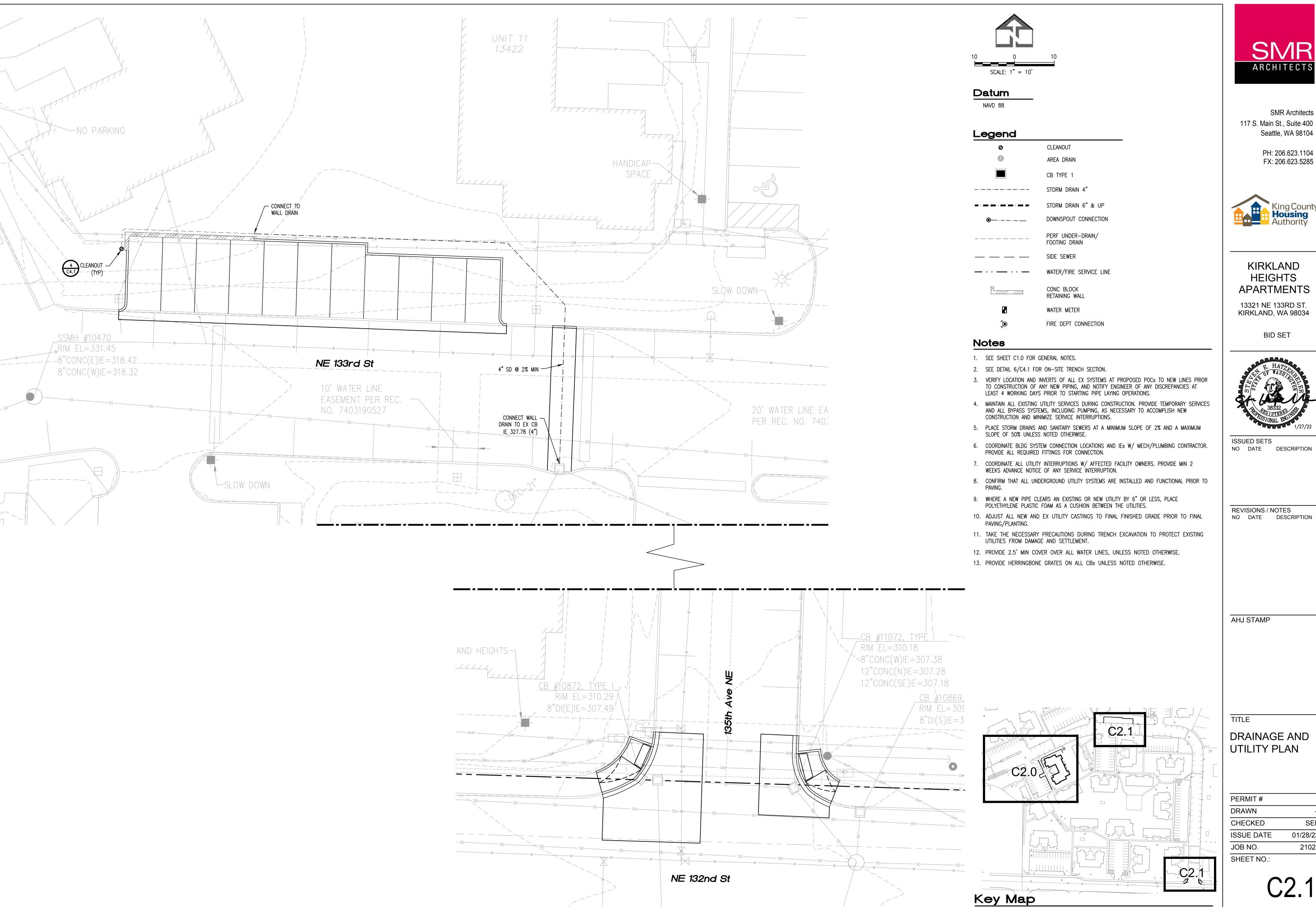
13. PROVIDE HERRINGBONE GRATES ON ALL CBs UNLESS NOTED OTHERWISE.



TITLE

DRAINAGE AND UTILITY PLAN

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ISSUE DATE	01/28/22
JOB NO.	2102
SHEET NO.:	





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#### KIRKLAND **HEIGHTS APARTMENTS**

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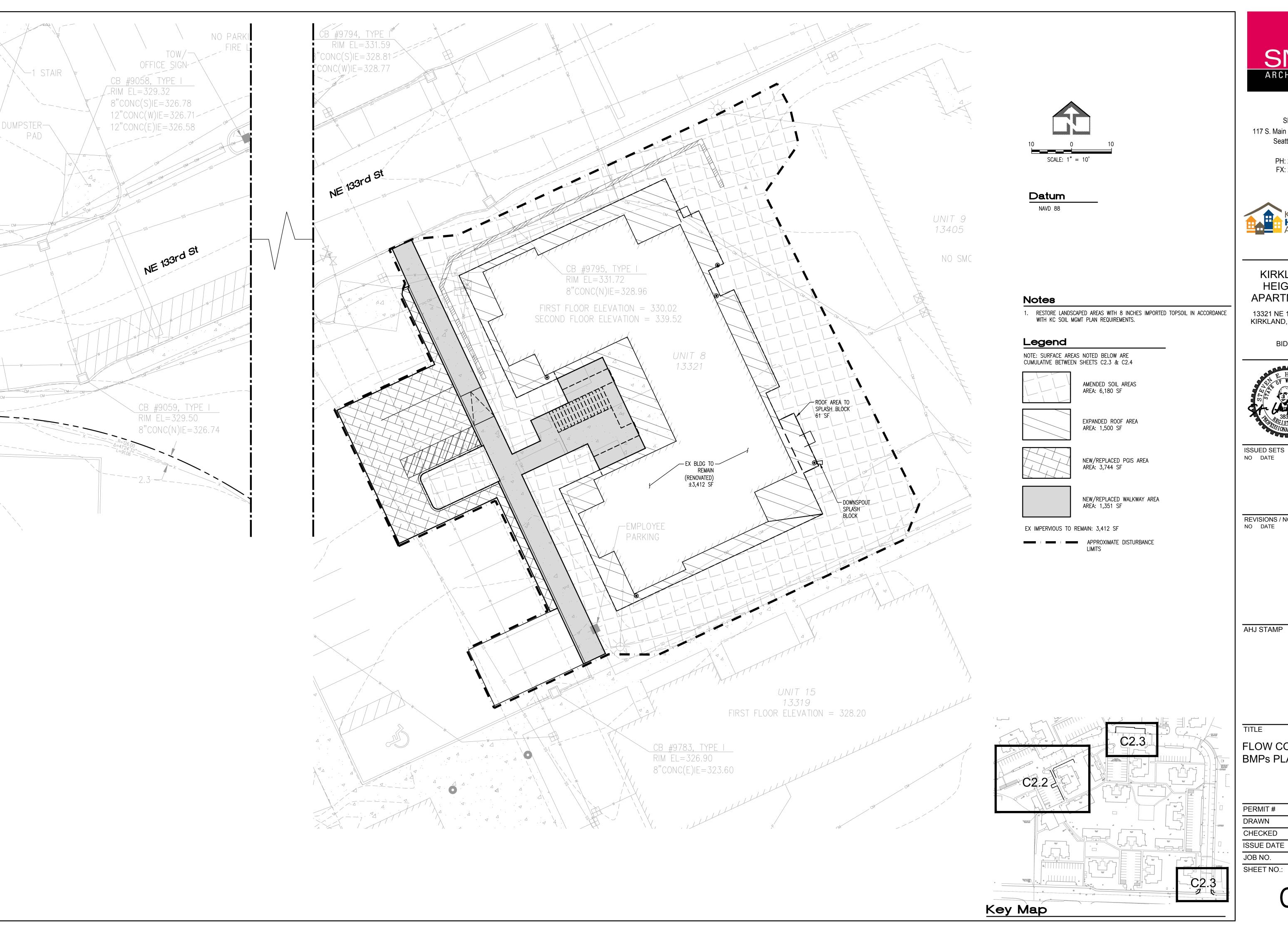
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TITLE

DRAINAGE AND UTILITY PLAN

PERMIT# DRAWN SEH CHECKED 01/28/22 **ISSUE DATE** 21022 JOB NO. SHEET NO.:





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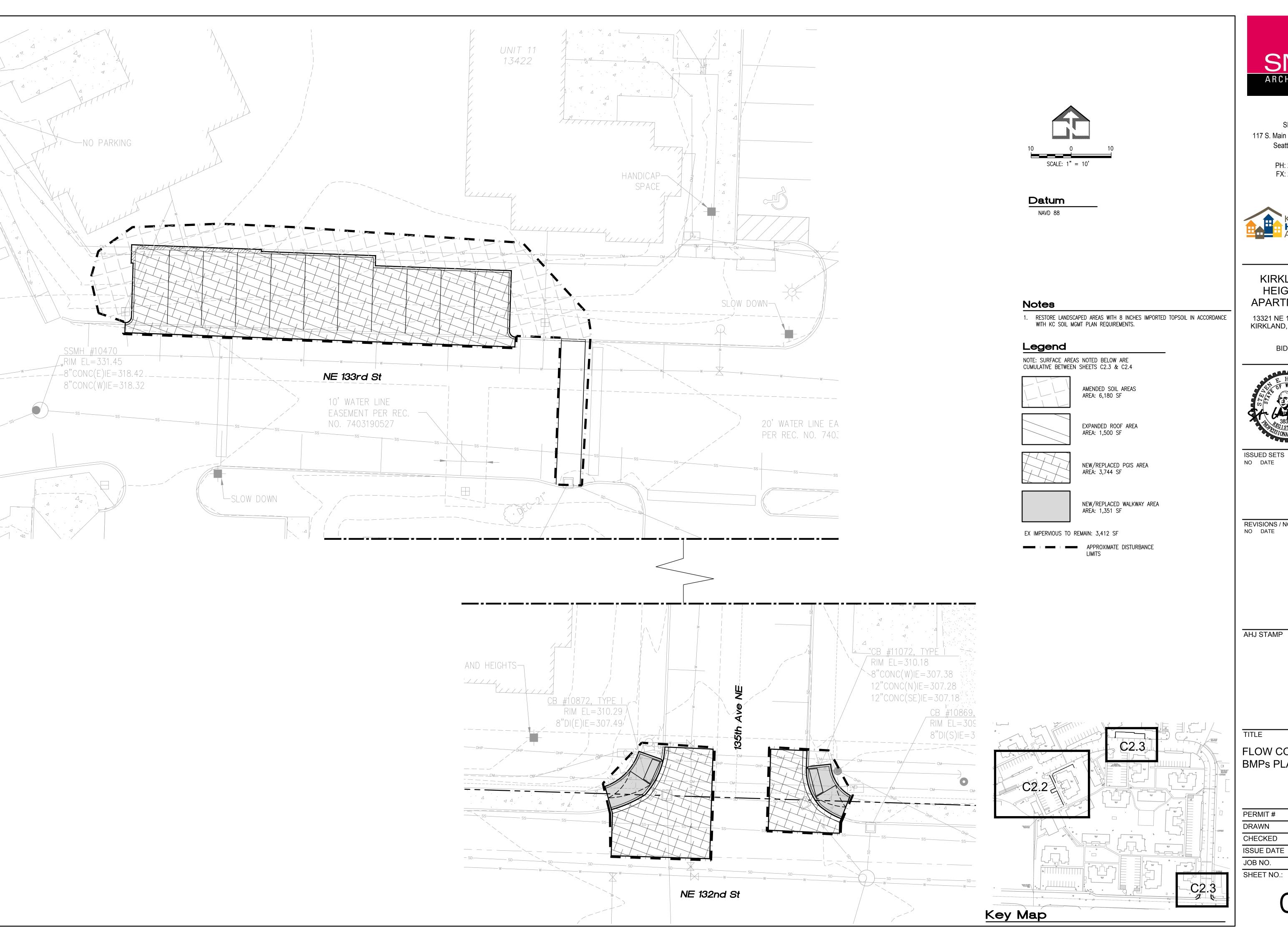
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REVISIONS / NOTES
NO DATE DESCRIPTION

TITLE

FLOW CONTROL **BMPs PLAN** 

PERMIT#	
DRAWN	
CHECKED	SEH
ISSUE DATE	01/28/22
JOB NO.	21022
SHEET NO.:	





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#### KIRKLAND HEIGHTS **APARTMENTS**

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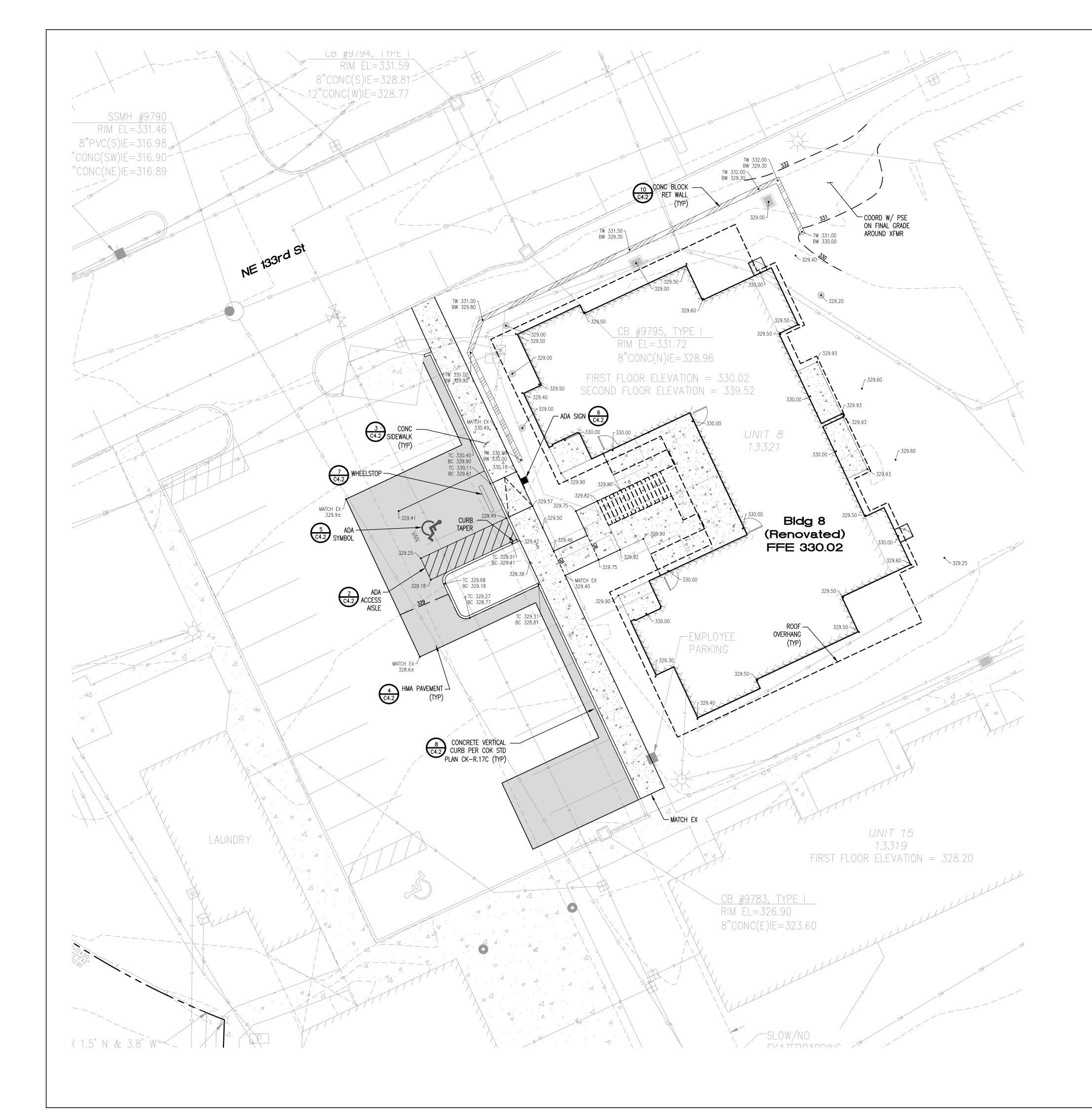
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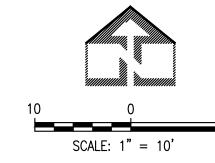
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TITLE

FLOW CONTROL **BMPs PLAN** 

PERMIT # DRAWN SEH CHECKED 01/28/22 ISSUE DATE JOB NO. 21022 SHEET NO.:





#### Datum

NAVD 88

#### Legend

CONCRETE PAVEMENT/SIDEWALK



CONC BLOCK RETAINING WALL



PROPOSED FINISHED GRADE (FG)

ASPHALT PAVEMENT RESTORATION

\_\_\_\_\_GB

FG CONTOUR

FG @ TOP OF WALL

FG @ BOTTOM OF WALL

GRADE BREAK

#### **Notes**

- 1. SEE SHEET C1.0 FOR GENERAL NOTES.
- 2. PERFORM SUBGRADE PREPARATION IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- 3. FINISHED GRADE INDICATED IS FINAL SURFACE ELEVATION FOLLOWING PLACEMENT OF ALL SURFACING MATERIALS.
- 4. GRADE ALL AREAS TO PROVIDE DRAINAGE AWAY FROM THE BUILDING.
- 5. SLOPE TOP OF WALL BETWEEN TW POINTS CALLED OUT ON THE DRAWINGS.
- 6. COORDINATE GRADING AROUND BUILDING WITH ARCHITECTURAL & LANDSCAPE DWGS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 7. COORDINATE AND VERIFY LAYOUT OF ALL NEW WALKWAYS WITH OWNER PRIOR TO SETTING FORMS OR PERFORMING ANY PREPARATION OR INSTALLATION WORK.
- 8. FINE GRADE AREAS TO DIRECT DRAINAGE TO DRAINAGE COLLECTION STRUCTURES.
- 9. ADJUST ALL NEW AND EX UTILITY CASTINGS TO FINAL FINISHED GRADE PRIOR TO FINAL PAVING/PLANTING.
- 10. RESTORE ALL UTILITY CUTS IN RIGHT OF WAY PVMT PER CITY OF KIRKLAND INSPECTOR. COORDINATE W/INSPECTOR AS REQUIRED AND PAY ALL COSTS FOR RESTORATION.
- 11. THE SITE IS SUBJECT TO RESTRICTIONS ON GRADING AND CONSTRUCTION ACTIVITIES DURING THE WET SEASON. LAND DISTURBING ACTIVITIES ARE PROHIBITED FROM OCTOBER 1st TO APRIL 30th UNLESS A

Key Map

WET SEASON CONSTRUCTION REQUEST IS SUBMITTED, REVIEWED, AND A WET SEASON CONSTRUCTION APPROVAL LETTER IS GRANTED BY THE CITY OF KIRKLAND.

C3.1

**GRADING AND** PAVING PLAN

PERMIT# DRAWN SEH CHECKED **ISSUE DATE** 01/28/22 JOB NO.



# **HEIGHTS APARTMENTS**

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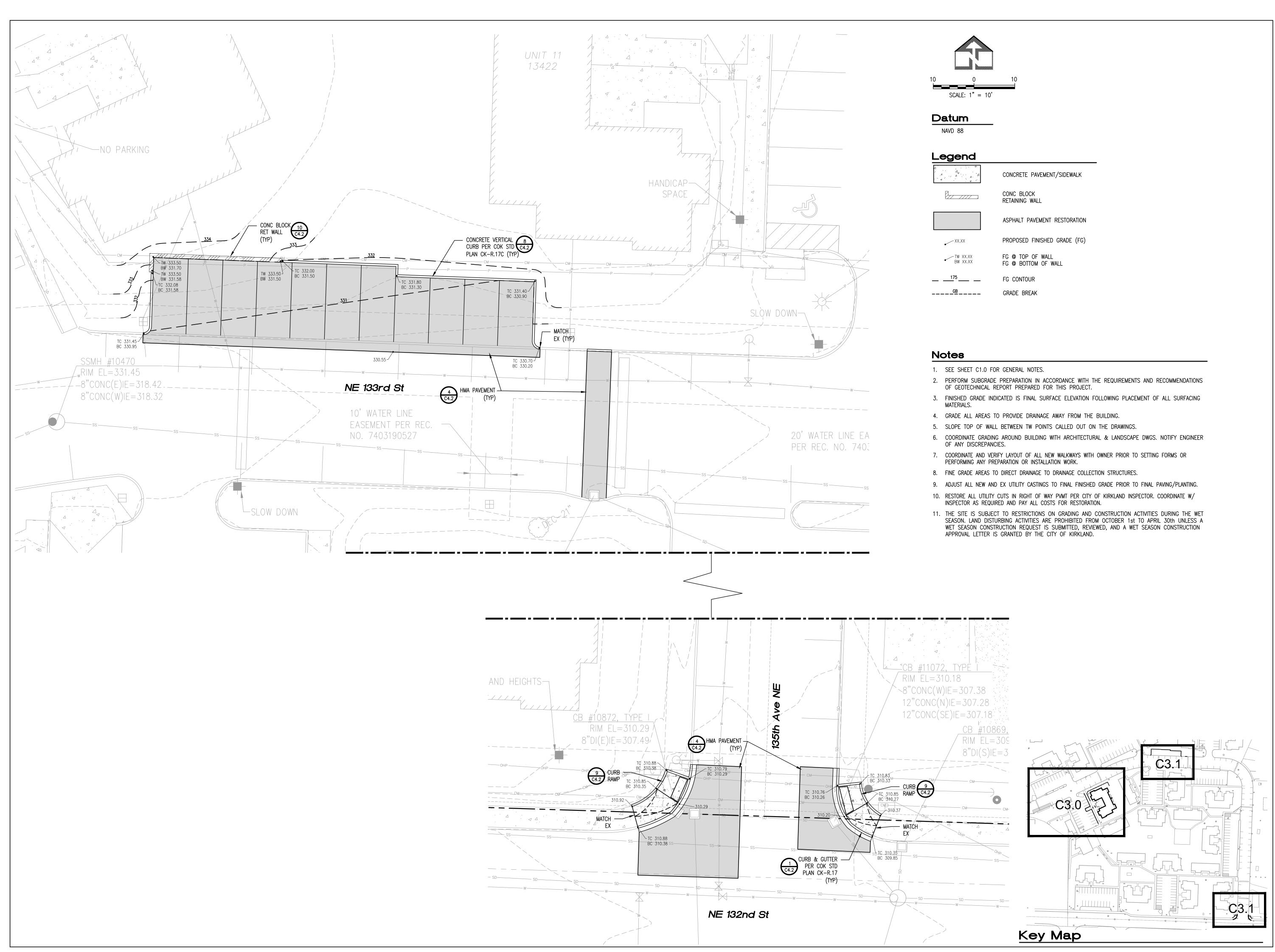
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REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE

21022 SHEET NO.:





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#### KIRKLAND HEIGHTS APARTMENTS

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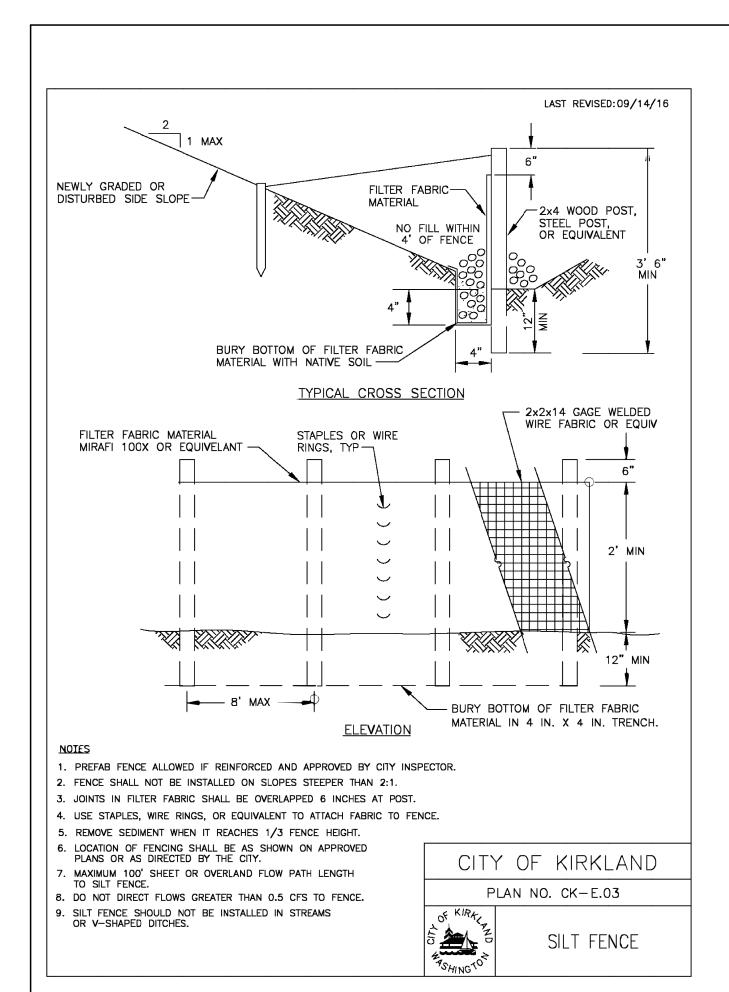
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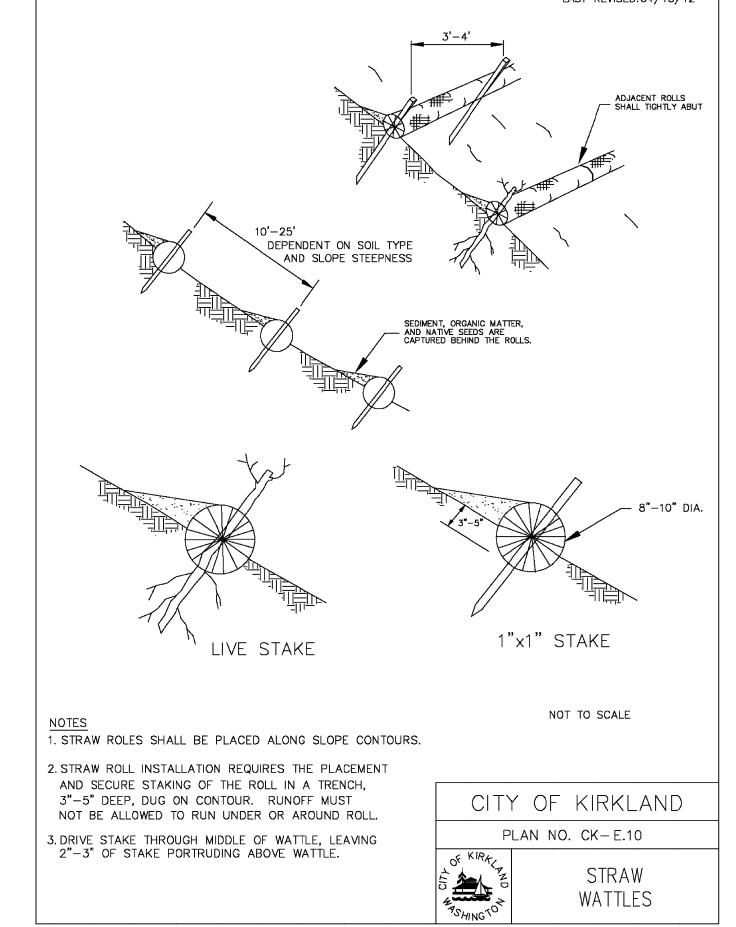
GRADING AND PAVING PLAN

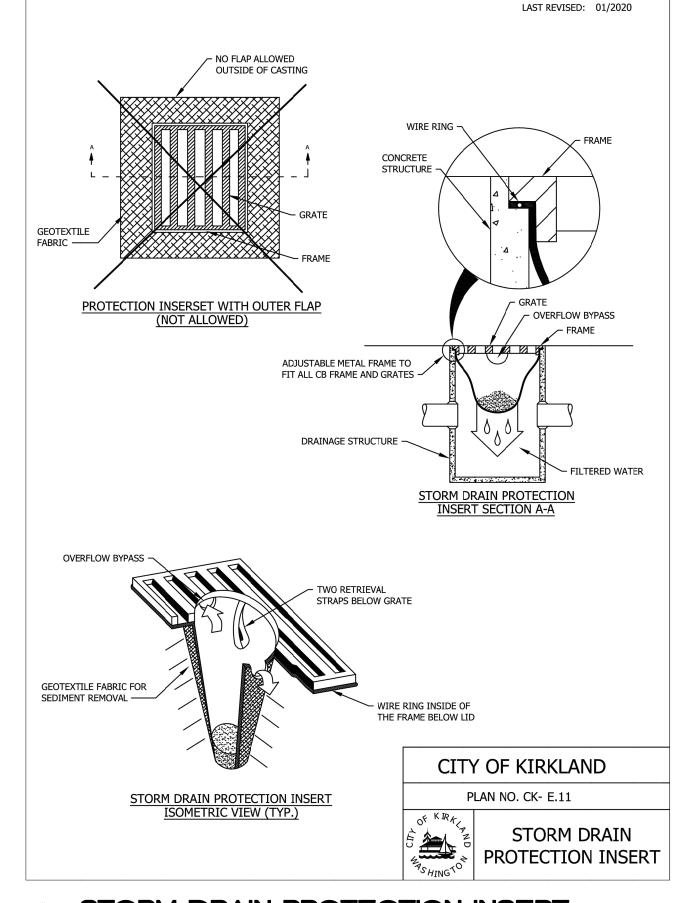
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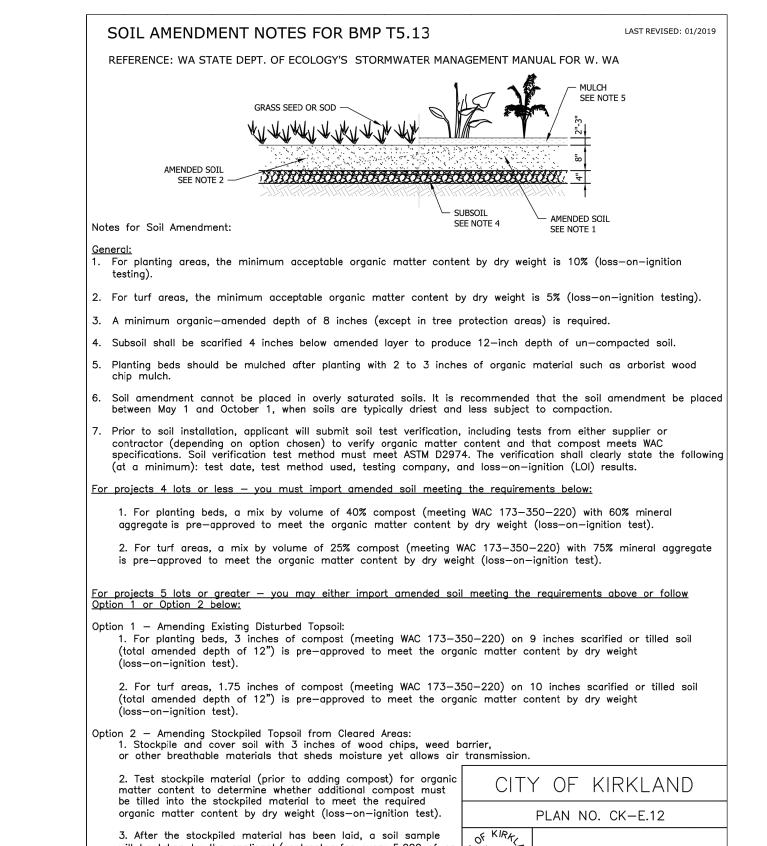
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JOB NO. 21022
SHEET NO.:

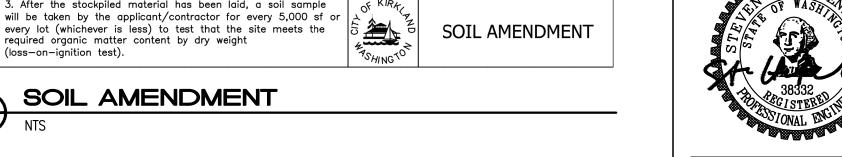
C3.1











NO DATE DESCRIPTION

**ISSUED SETS** 

**SMR Architects** 

Seattle, WA 98104

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FX: 206.623.5285

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KIRKLAND

HEIGHTS

**APARTMENTS** 

13321 NE 133RD ST.

KIRKLAND, WA 98034

**BID SET** 

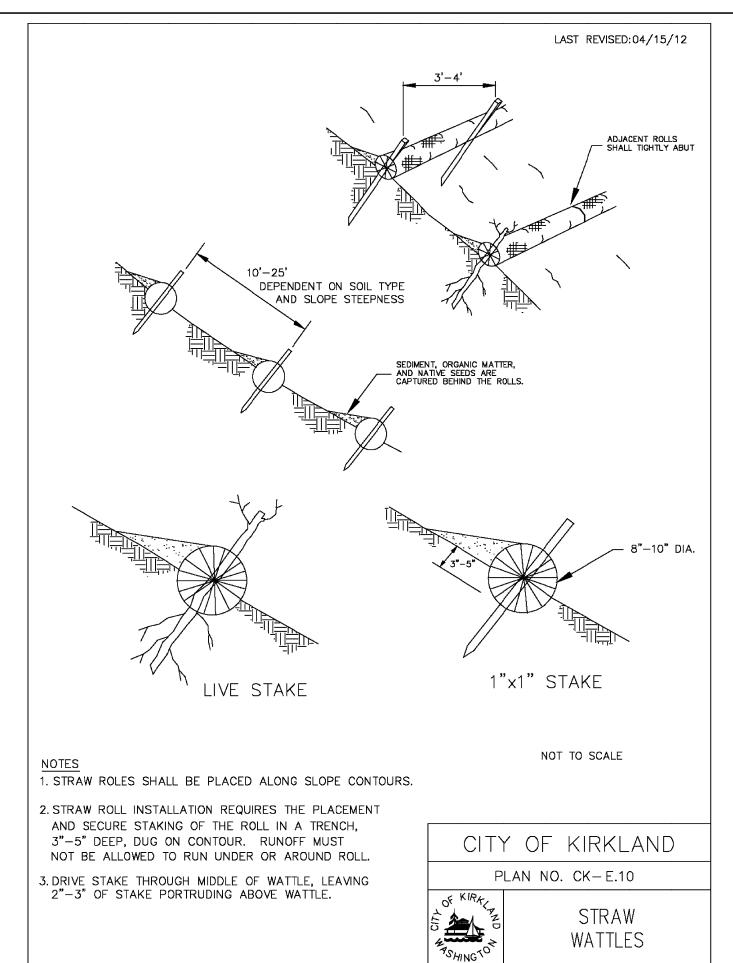
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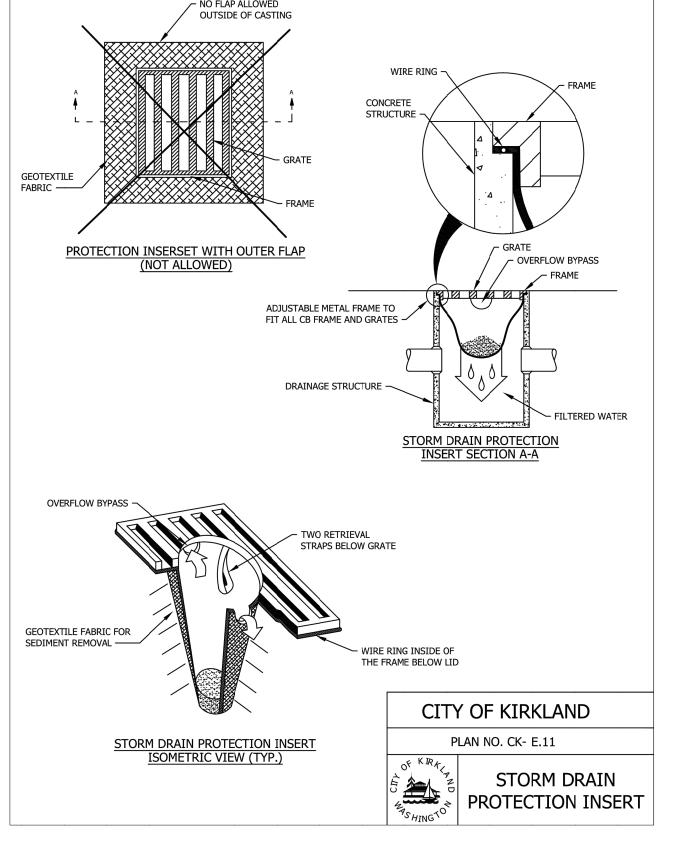
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SITE DETAILS

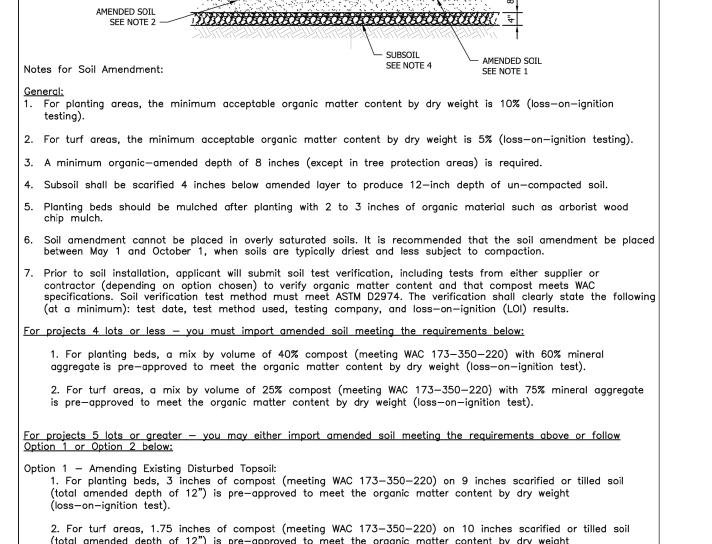
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ISSUE DATE	01/28/22
JOB NO.	21022
SHEET NO.:	



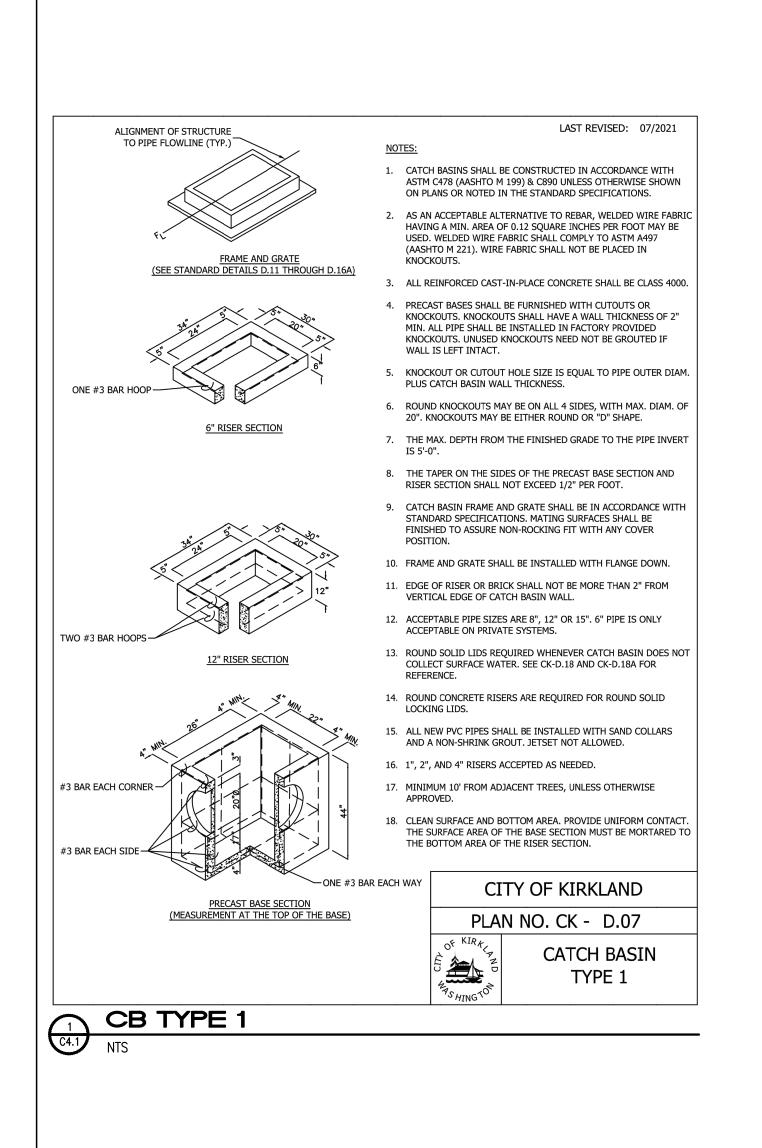


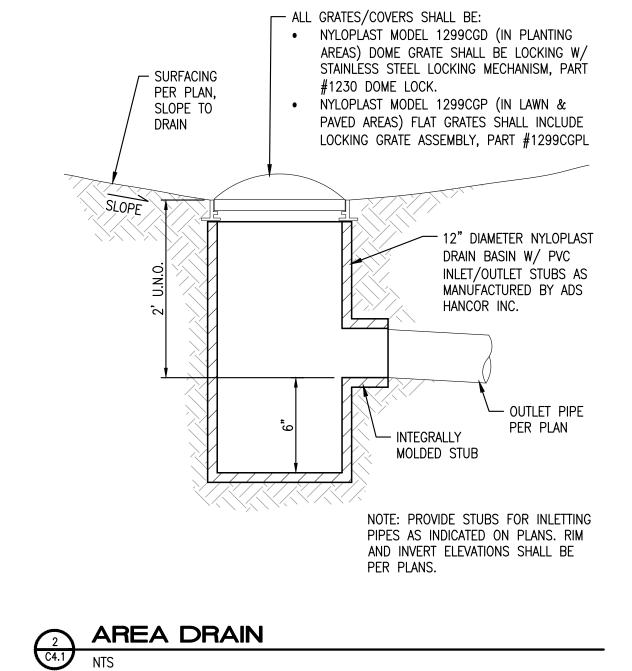


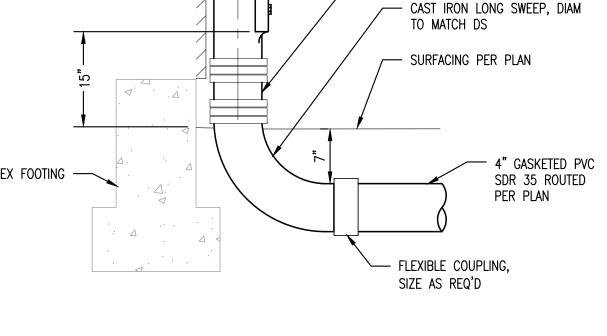




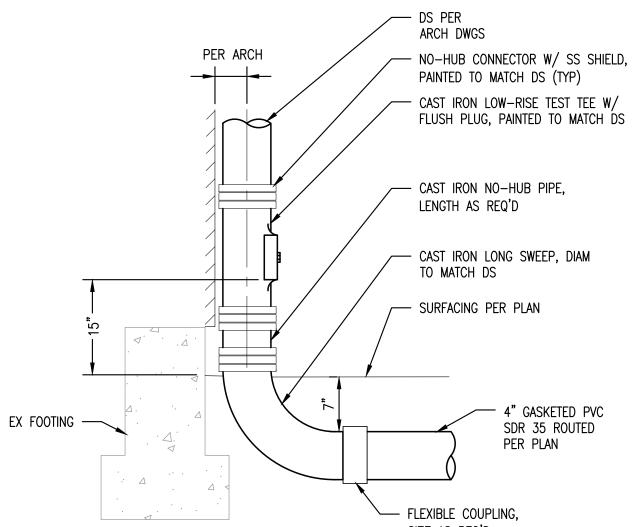
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OOWNSPOUT CONNECTION
NTS





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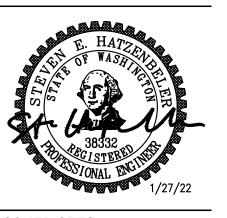
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#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

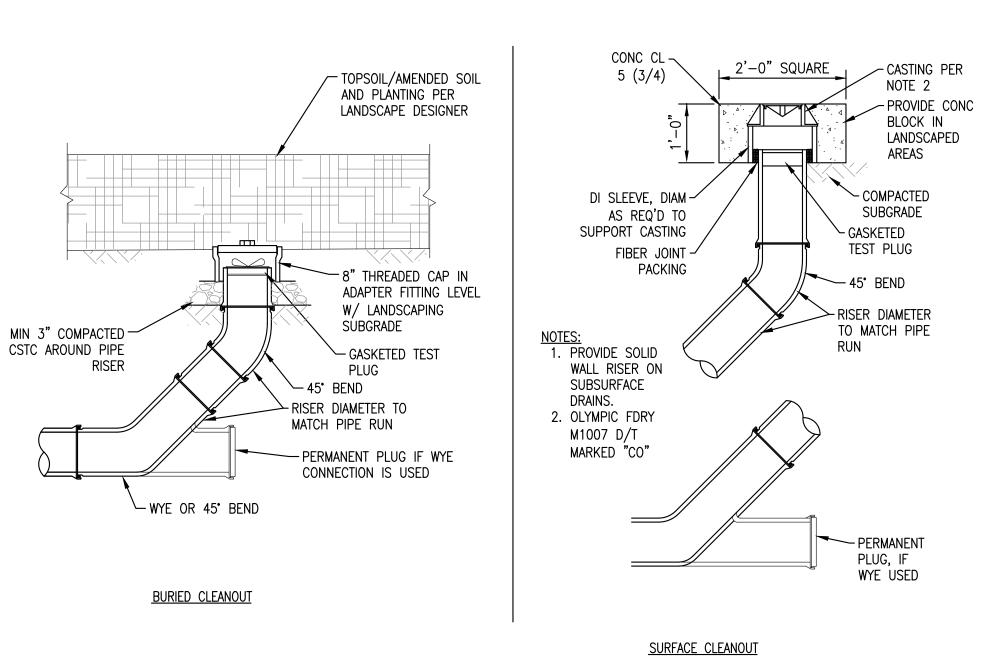
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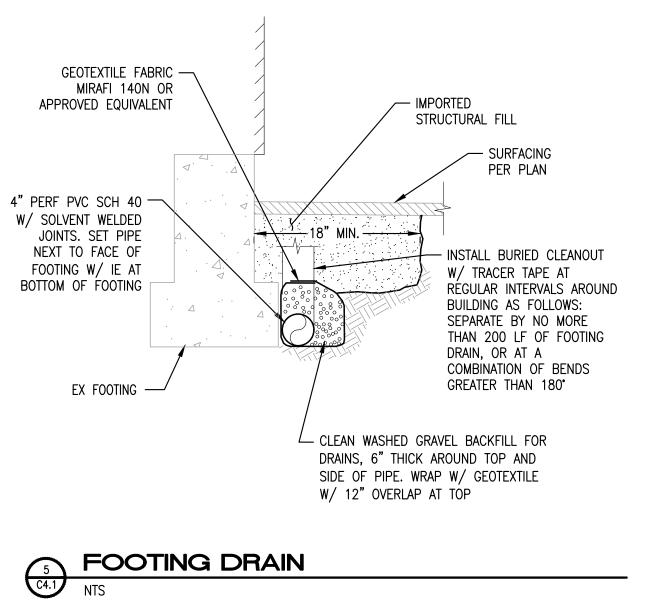
PRECAST HEAVY DUTY CONCRETE SPLASH BLOCK

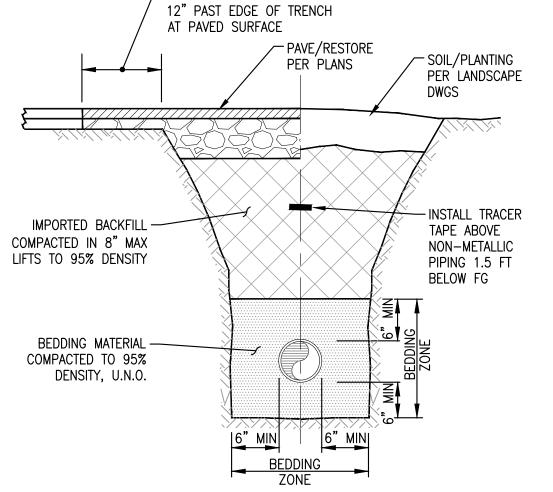
SITE DETAILS

PERMIT #	
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SHEET NO.:	

7 DOWNSPOUT SPLASH BLOCK
NTS

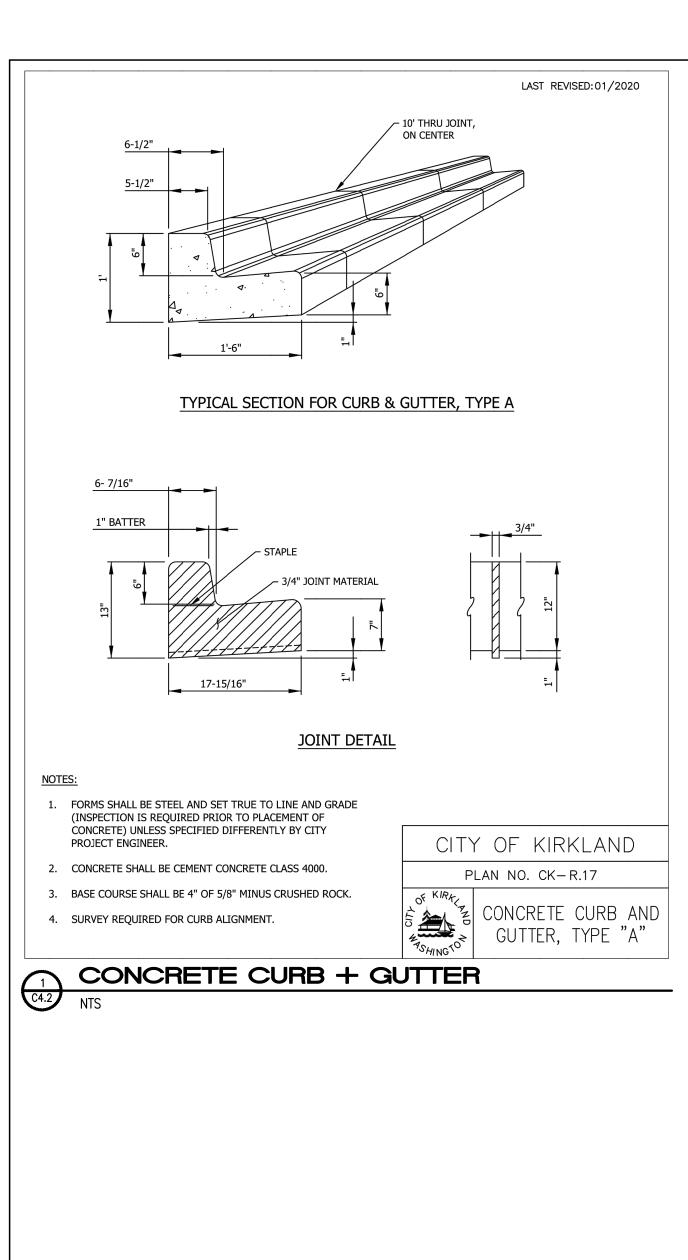


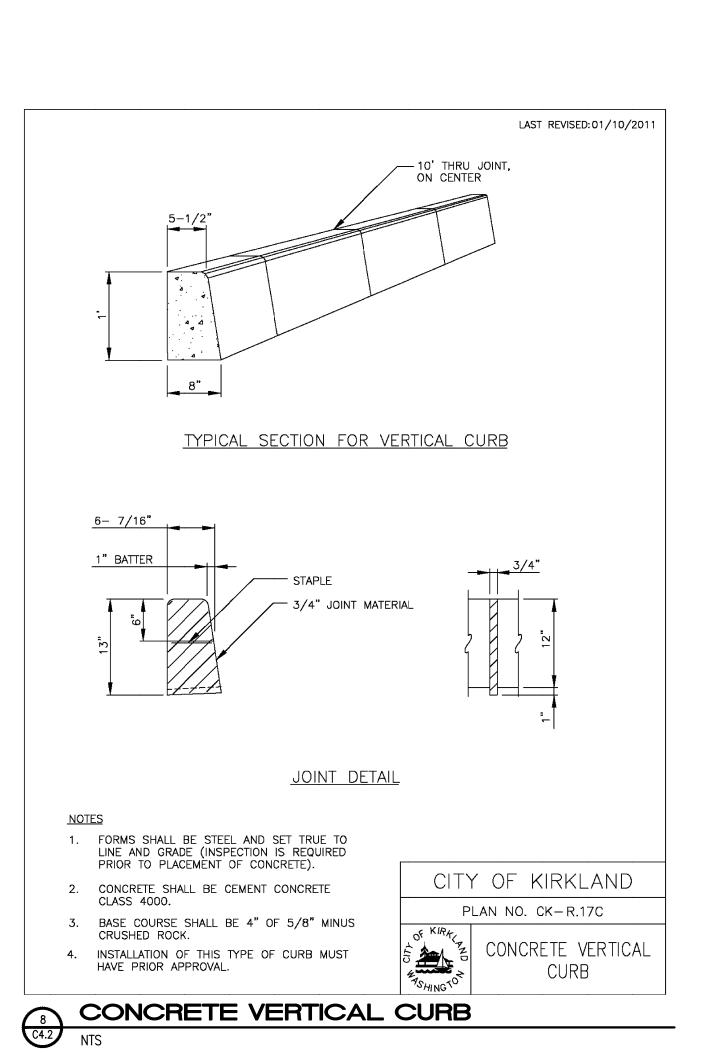


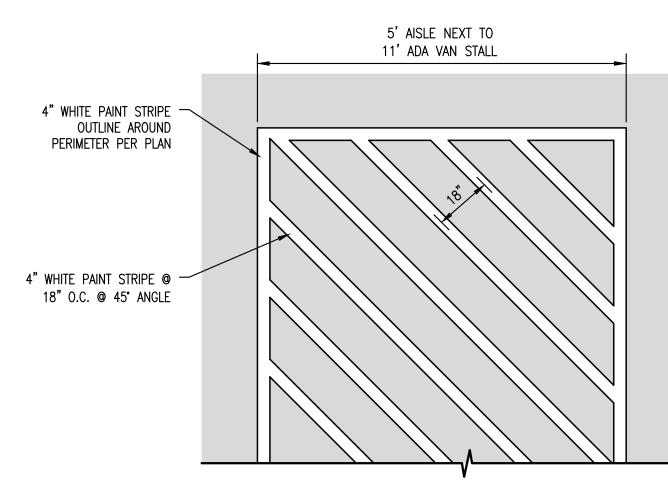


\_\_EXTEND RESTORATION MIN









- BLUE PAINTED BACKGROUND TO EXTEND MIN

1' BEYOND WHITE SYMBOL (TYP ALL 4 SIDES)

ADA ACCESS AISLE STRIPING

Output

Out

5 ADA PARKING SYMBOL NTS

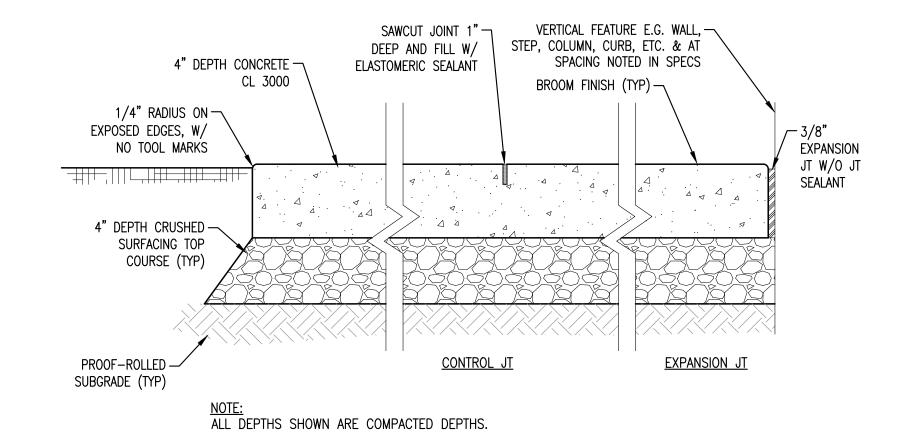
FLUSH -W/ PVMT

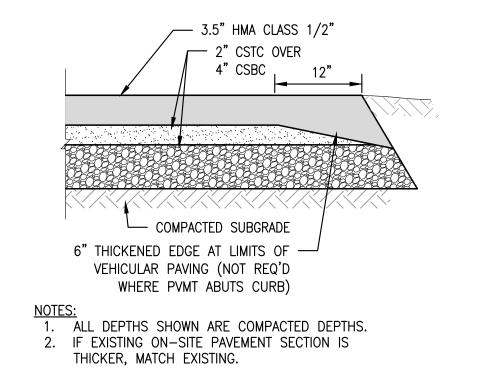
YELLOW TRUNCATED DOME INLAY PANEL,

WHITE PAINTED —

CURB & -GUTTER (TYP)

STRIPING

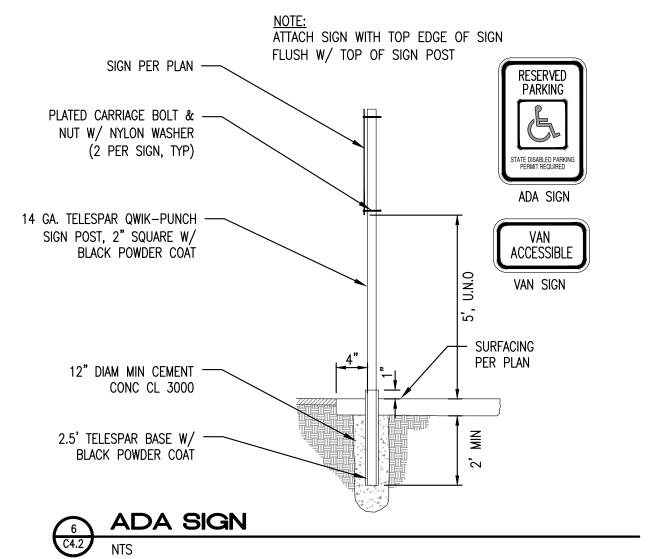


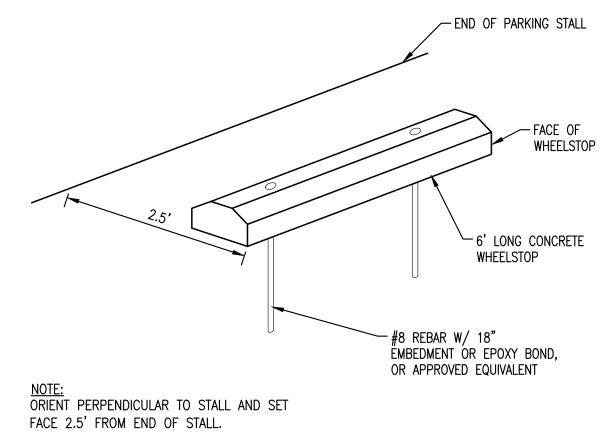




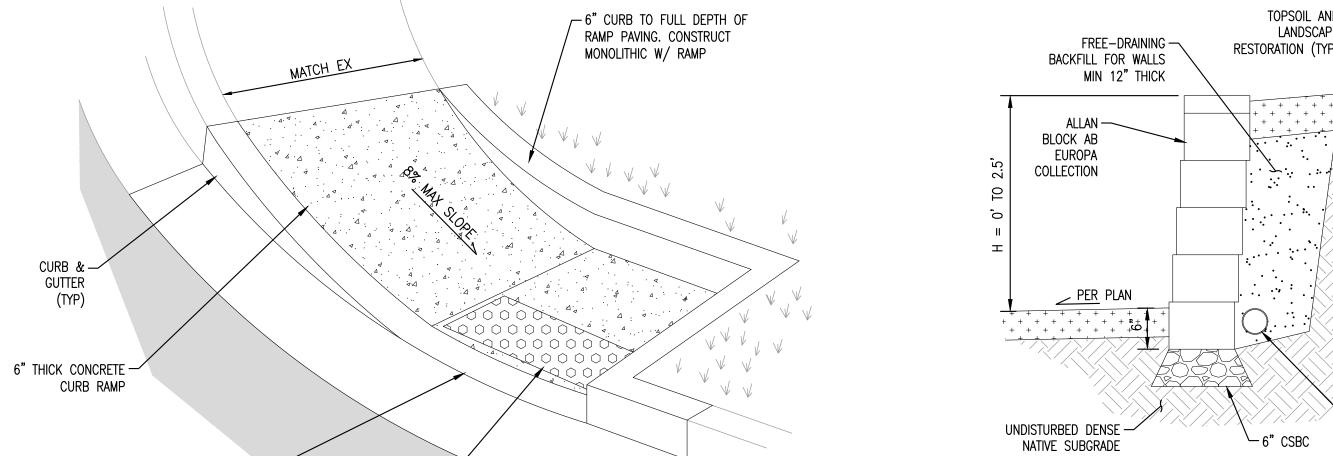
CONCRETE SIDEWALK

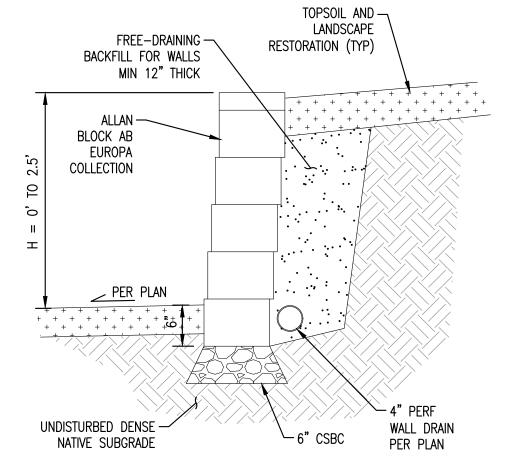














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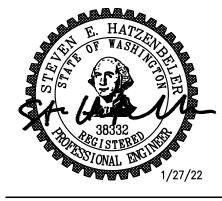
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#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



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AHJ STAMP

TITLE

SITE DETAILS

PERMIT#	
DRAWN	
CHECKED	SEH
ISSUE DATE	01/28/22
JOB NO.	21022
SHEET NO.:	

MIN 24" DEPTH IN DIRECTION OF TRAVEL AND SET BACK 8" FROM FACE OF CURB 9 CURB RAMP
C4.2 NTS

CONCRETE BLOCK WALL

Output

O

#### SITE DEMOLITION NOTES

- THESE DRAWINGS ARE BASED ON INFORMATION AMD DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED
- AND MUST BE VERIFIED IN FIELD. ALL LOCATIONS OF REMOVED OR DEMOLISH ITEMS AND SITE COMPONENTS AND SYSTEMS WHERE ADJACENT SURFACES ARE TO REMAIN, PATCH AND REPAIR AFFECTED AREA(S) REQUIRING PATCHING AND REPAIRING. PROVIDE FINISH MATERIALS, COLORS AND TEXTURES TO MATCH
- SURROUNDING AREA(S). FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR
- WORK DUE TO NEW INSTALLATIONS. FIELD VERIFY ALL DIMENSIONS BEFORE
- PRODUCTION/INSTALLATION. WHILE DRAWINGS ATTEMPT TO INDICATE TOTAL DEMOLITION WORK BY SHORT DASHED LINES, THEY MAY NOT IDENTIFY EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION REQUIRED FOR IMPROVEMENTS SHOWN IN ALL AREAS
- SEE CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- UNLESS INDICATED FOR SALVAGE OR REUSE, ALL PARTITIONS, CASEWORK, FINISHES, & OTHER EXISTING ITEMS DIRECTED FOR DEMO SHALL BE REMOVED FROM THE SITE & DISPOSED OF APPROPRIATELY UNDER THE CONTRACTOR'S RESPONSIBILITY. SALVAGED ITEMS INDICATED FOR REUSE SHALL BE STORED FOR PROTECTION FROM DAMAGE AND THE ELEMENTS ON SITE AND IN A LOCATION SELECTED BY
- THE OWNER.. COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR DEMOLITION FOR AREAS OF NEW WORK. PROVIDE FOR DEMOLITION/EXCAVATION AS REQUIRED FOR STRUCTURAL & PLUMBING INSTALLATIONS WHICH MAY NOT BE SHOWN IN ARCHITECTURAL DRAWINGS.
- CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF CURRENT CONSTRUCTION ZONES.

#### **LEGEND**



EXISTING PAVING AND CONCRETE TO BE REMOVED AS REQUIRED FOR NEW WORK



---- EXISTING CURB/ELEMENT TO BE REMOVED

——— EXISTING CURB/ELEMENT TO REMAIN

SINGLE FAMILY HOUSING (ZONE RMA 3.6)





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#### KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

REGISTERED ARCHITECT **DEAN A. KRALIOS** STATE OF WASHINGTON

ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES

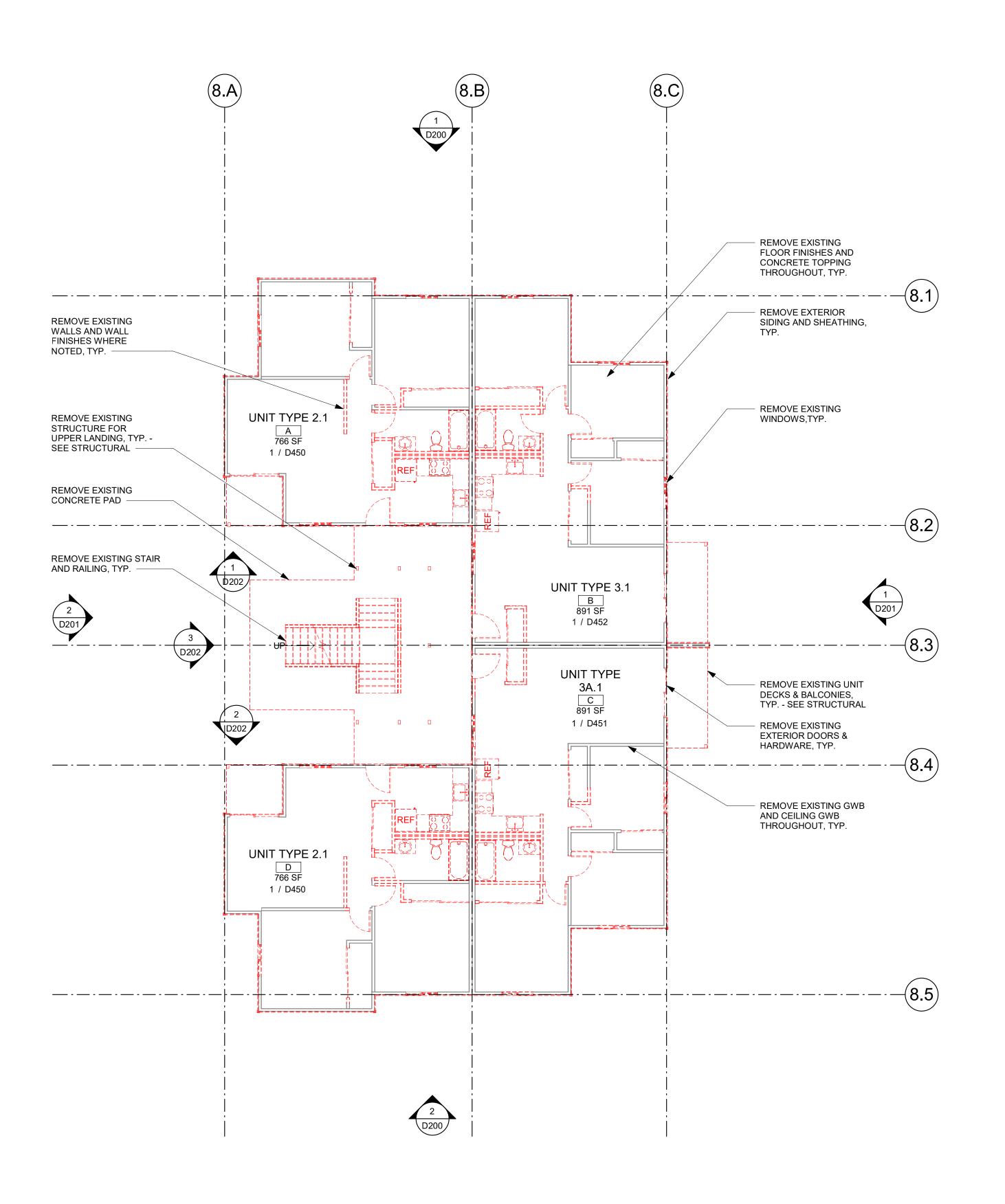
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TITLE

DEMOLITION SITE PLAN

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO :	



#### **DEMOLITION NOTES**

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- FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
- FIELD VERIFY ALL DIMENSIONS BEFORE
- PRODUCTION/INSTALLATION. WHILE DRAWINGS ATTEMPT TO INDICATE TOTAL DEMOLITION WORK BY SHORT DASHED LINES, THEY MAY NOT IDENTIFY EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION REQUIRED FOR IMPROVEMENTS SHOWN IN ALL AREAS WHETHER SPECIFICALLY IDENTIFIED OR NOT.
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- 10. COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR DEMOLITION FOR AREAS OF NEW WORK. PROVIDE FOR DEMOLITION/EXCAVATION AS REQUIRED FOR STRUCTURAL & PLUMBING INSTALLATIONS WHICH MAY NOT BE SHOWN IN ARCHITECTURAL DRAWINGS.

TEMPORARY CONSTRUCTION POWER SERVICE WITH UTILITY

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- 11. CONTRACTOR TO PROTECT & PRESERVE ALL EXISTING UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF CURRENT CONSTRUCTION ZONES.
- 12. REFER TO UNIT DEMOLITION PLANS FOR SCOPE OF DEMOLITION WITHIN INDIVIDUAL UNITS.

#### **LEGEND**

EXISTING WALL/ELEMENT TO REMAIN

PROVIDER.

EXISTING WALL/ELEMENT TO BE DEMOLISHED

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



KIRKLAND **HEIGHTS APARTMENTS** 

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

REGISTERED ARCHITECT Metalo **DEAN A. KRALIOS** STATE OF WASHINGTON

**ISSUED SETS** NO DATE DESCRIPTION

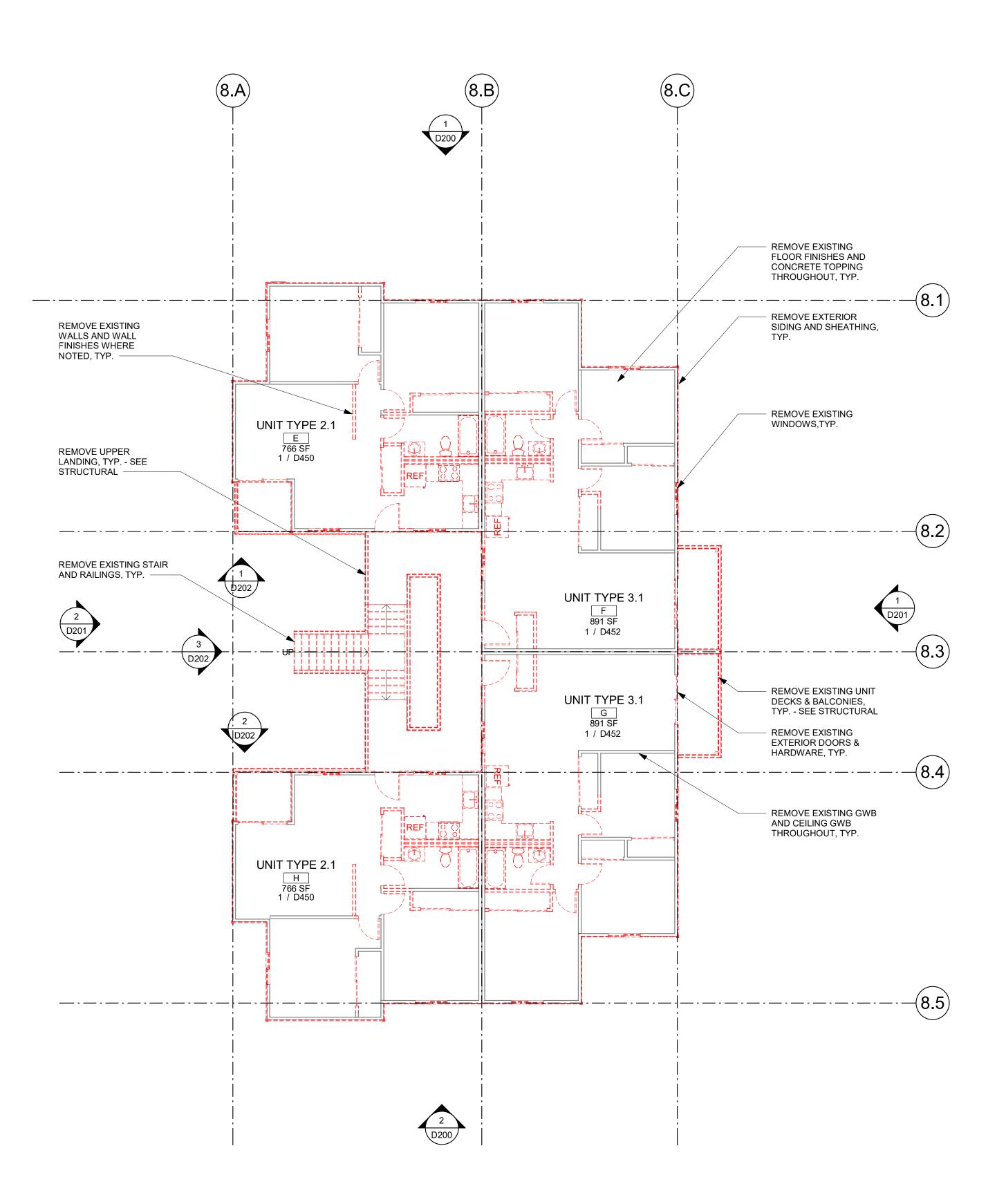
**REVISIONS / NOTES** NO DATE DESCRIPTION

AHJ STAMP

TITLE

DEMOLITION PLANS - LEVEL

PERMIT# AG, BM DRAWN DK, AG CHECKED 01/31/22 **ISSUE DATE** 19031 JOB NO. SHEET NO.:



#### **DEMOLITION NOTES**

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- FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
- FIELD VERIFY ALL DIMENSIONS BEFORE
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12. REFER TO UNIT DEMOLITION PLANS FOR SCOPE OF DEMOLITION WITHIN INDIVIDUAL UNITS.

#### **LEGEND**

EXISTING WALL/ELEMENT TO REMAIN

EXISTING WALL/ELEMENT TO BE DEMOLISHED

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



#### KIRKLAND **HEIGHTS APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



**ISSUED SETS** NO DATE DESCRIPTION

**REVISIONS / NOTES** NO DATE DESCRIPTION

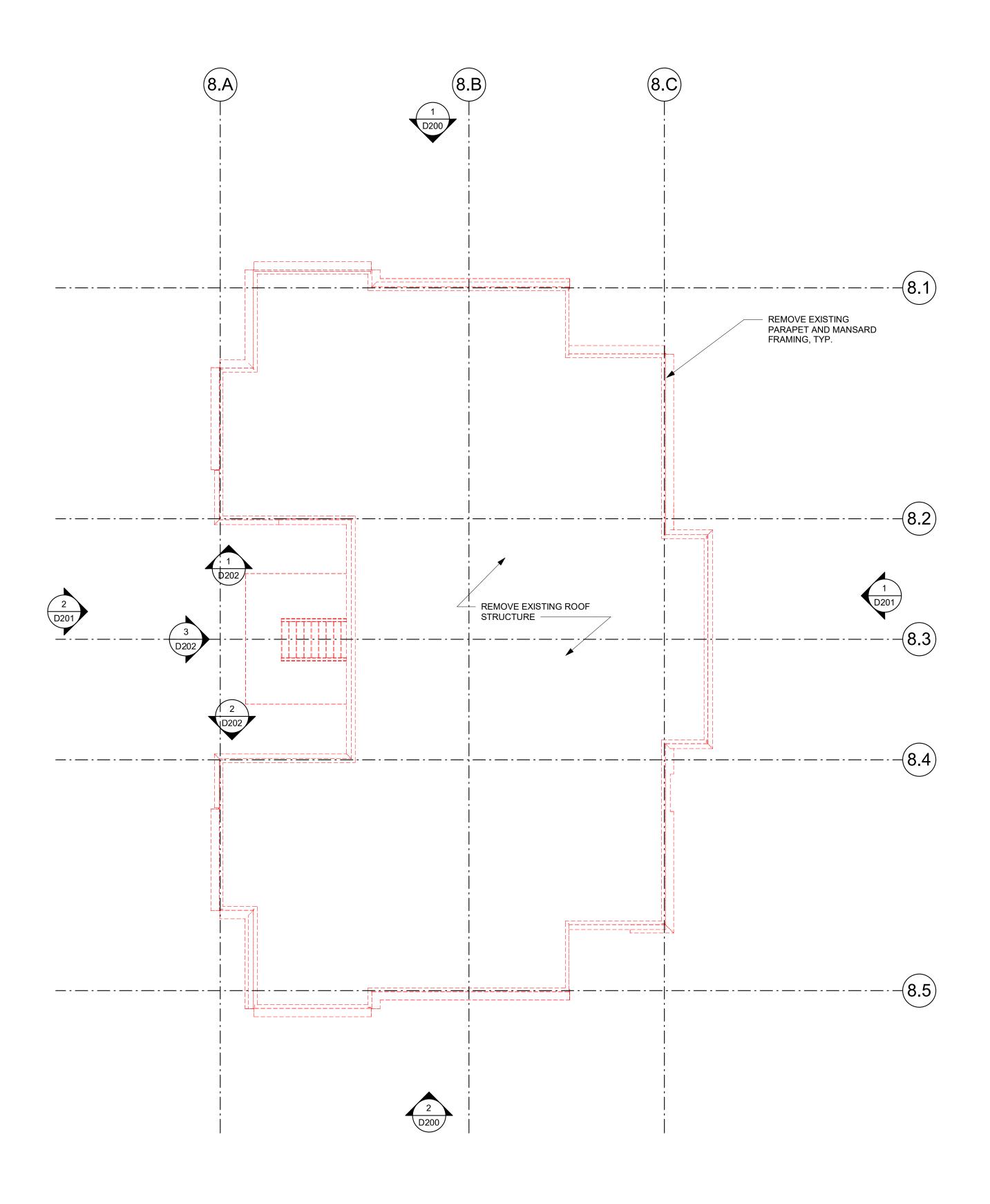
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TITLE

**DEMOLITION** PLANS - LEVEL

PERMIT# AG, BM DRAWN DK, AG CHECKED **ISSUE DATE** 01/31/22 JOB NO. 19031

SHEET NO.:



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#### **LEGEND**

EXISTING WALL/ELEMENT TO REMAIN

EXISTING WALL/ELEMENT TO BE DEMOLISHED

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



KIRKLAND **HEIGHTS APARTMENTS** 

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

REGISTERED ARCHITECT Metalo **DEAN A. KRALIOS** \STATE OF WASHINGTON

ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

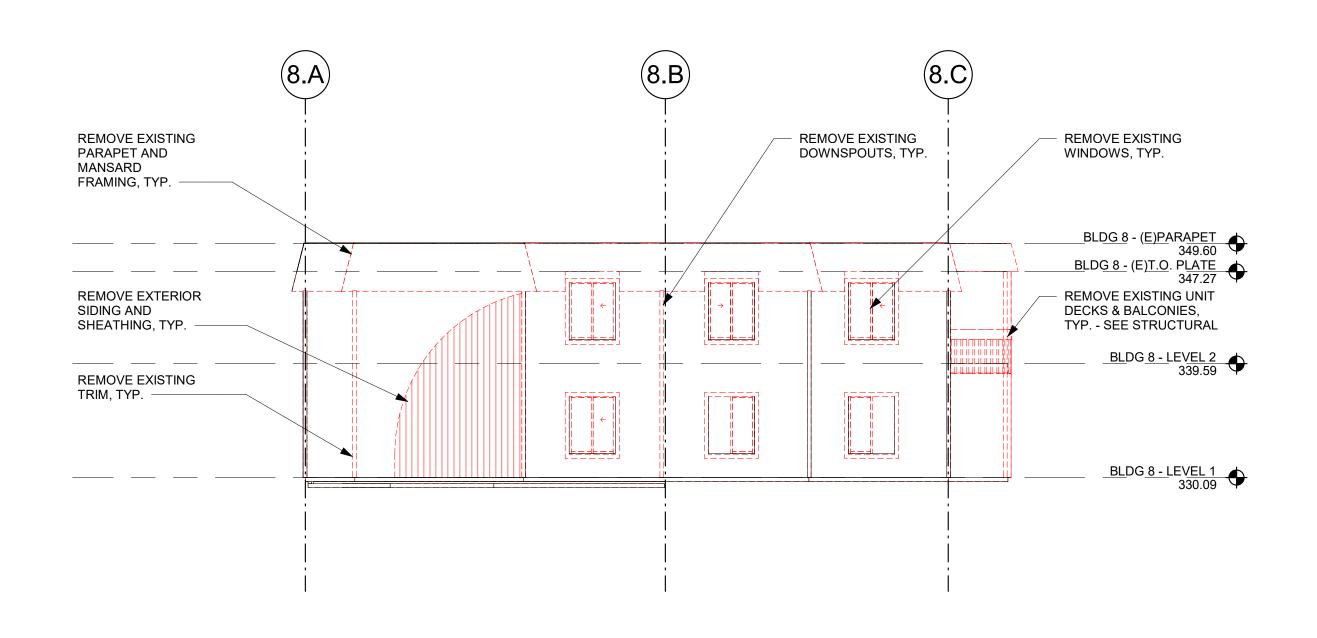
TITLE

DEMOLITION PLANS - ROOF

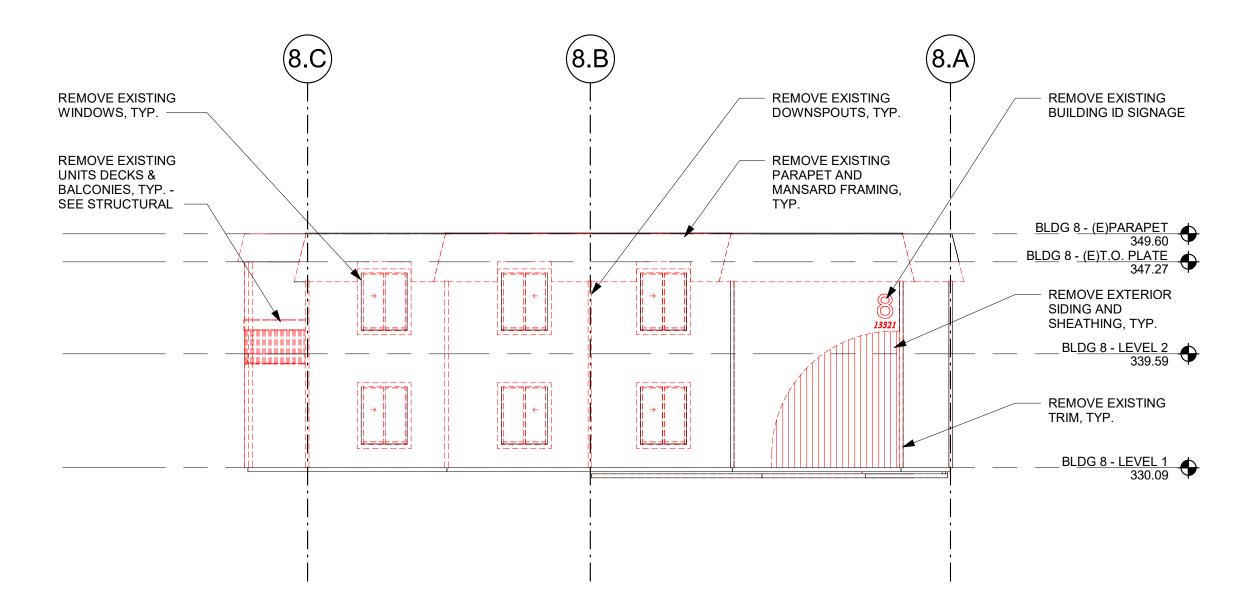
PERMIT# AG, BM DRAWN DK, AG CHECKED ISSUE DATE 01/31/22 19031 JOB NO. SHEET NO.:

DEMOLITION PLAN - ROOF

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



**DEMOLITION - SOUTH ELEVATION** 



**DEMOLITION - NORTH ELEVATION** SCALE: 1/8" = 1'-0"

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& PLUMBING DRAWINGS FOR DEMOLITION FOR AREAS OF

12. REFER TO UNIT DEMOLITION PLANS FOR SCOPE OF DEMOLITION WITHIN INDIVIDUAL UNITS.

#### **LEGEND**

EXISTING WALL/ELEMENT TO REMAIN

EXISTING WALL/ELEMENT TO BE DEMOLISHED



SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



#### KIRKLAND **HEIGHTS APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

8377 REGISTERED **ARCHITECT** Metalo **DEAN A. KRALIOS** STATE OF WASHINGTON

**ISSUED SETS** NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION

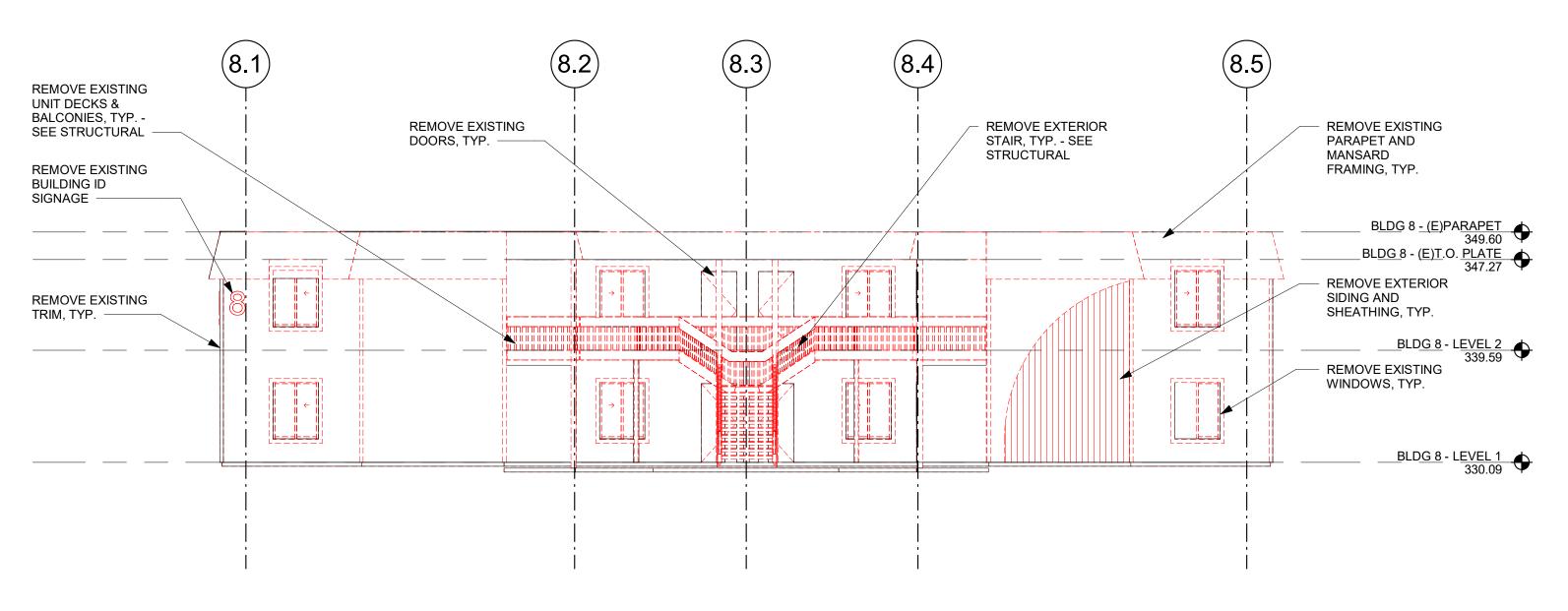
AHJ STAMP

TITLE

#### **DEMOLITION ELEVATIONS**

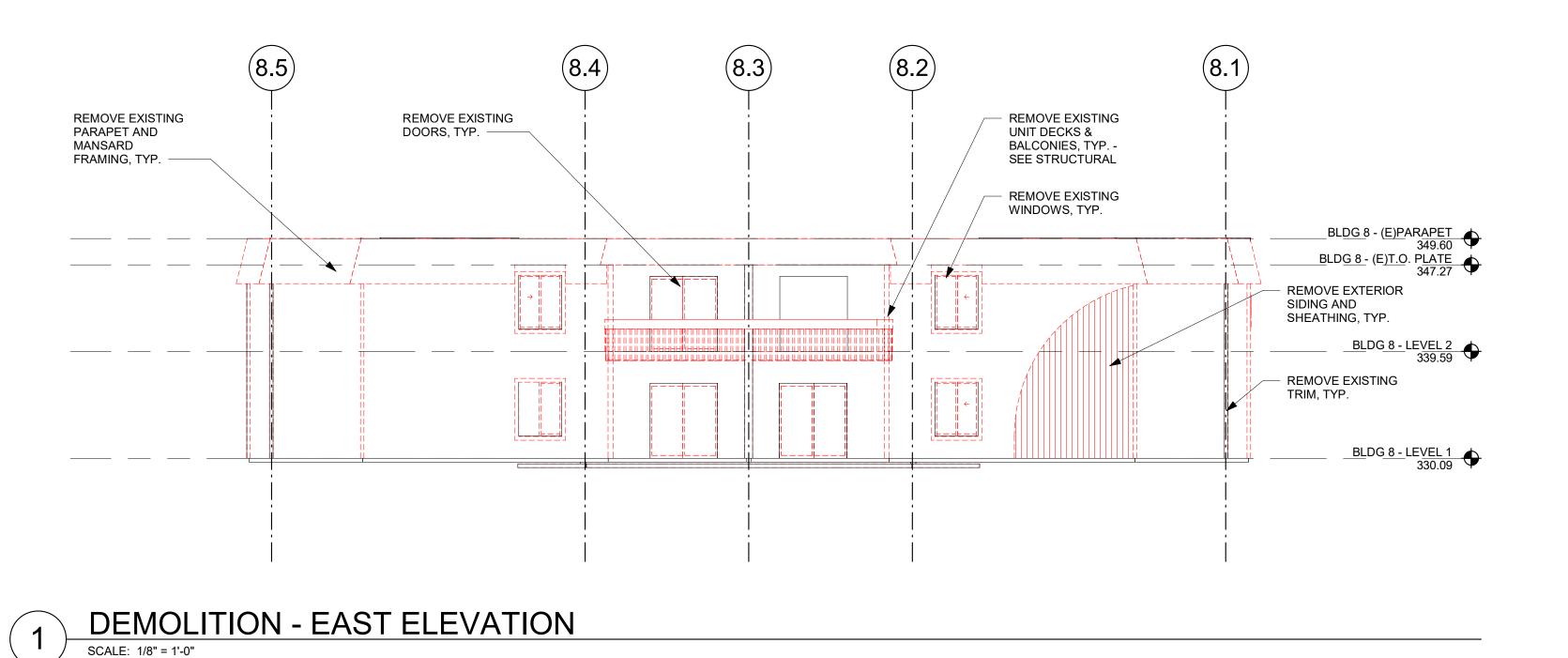
PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031

SHEET NO.:



2 DEMOLITION - WEST ELEVATION

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



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UTILITIES AS REQUIRED FOR RESIDENTS OUTSIDE OF

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TEMPORARY CONSTRUCTION POWER SERVICE WITH UTILITY

CURRENT CONSTRUCTION ZONES.

12. REFER TO UNIT DEMOLITION PLANS FOR SCOPE OF DEMOLITION WITHIN INDIVIDUAL UNITS.

## **LEGEND**

EXISTING WALL/ELEMENT TO REMAIN

EXISTING WALL/ELEMENT TO BE DEMOLISHED

SMR ARCHITECTS

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

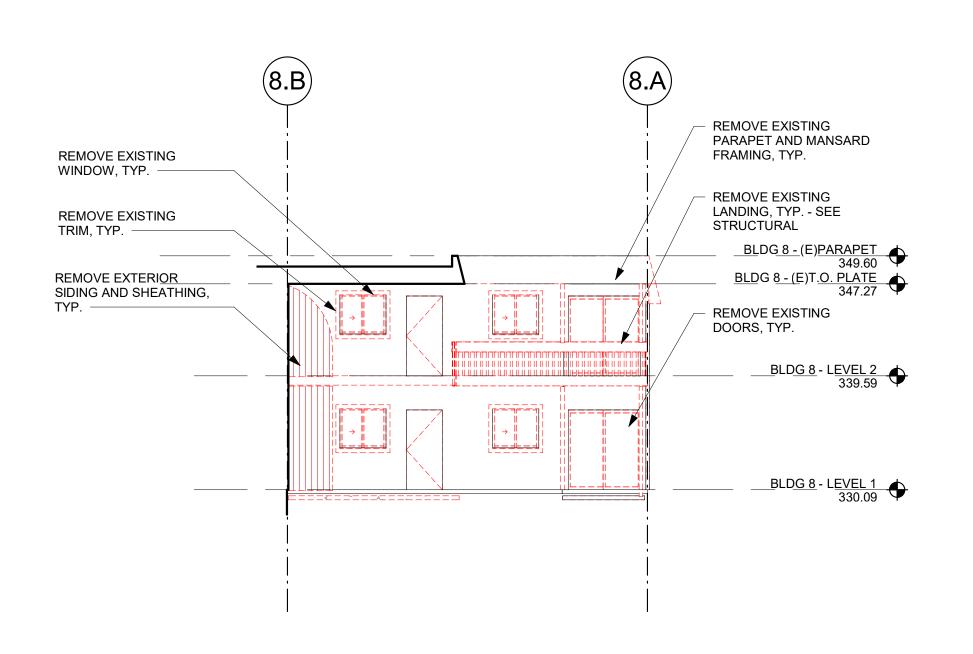
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# DEMOLITION ELEVATIONS

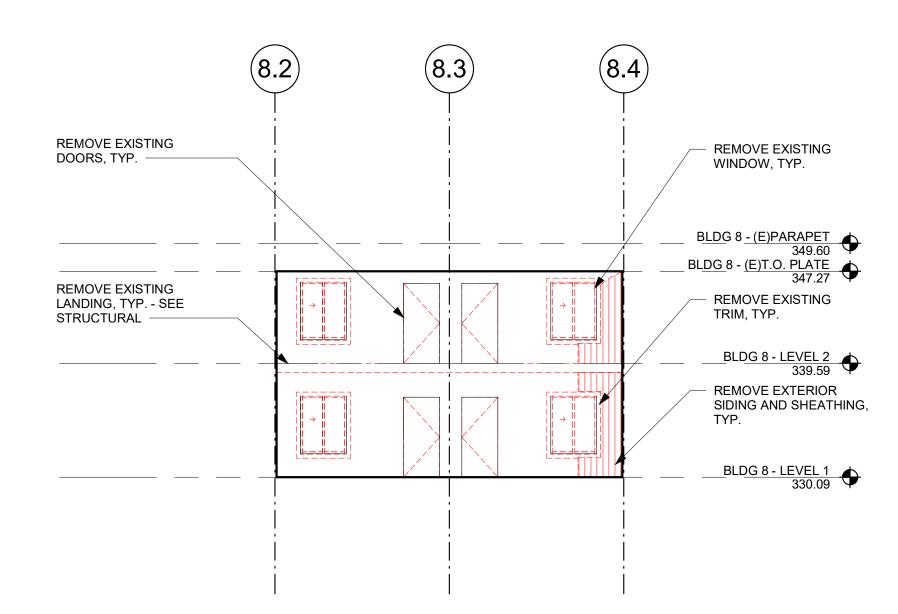
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DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031

SHEET NO.:

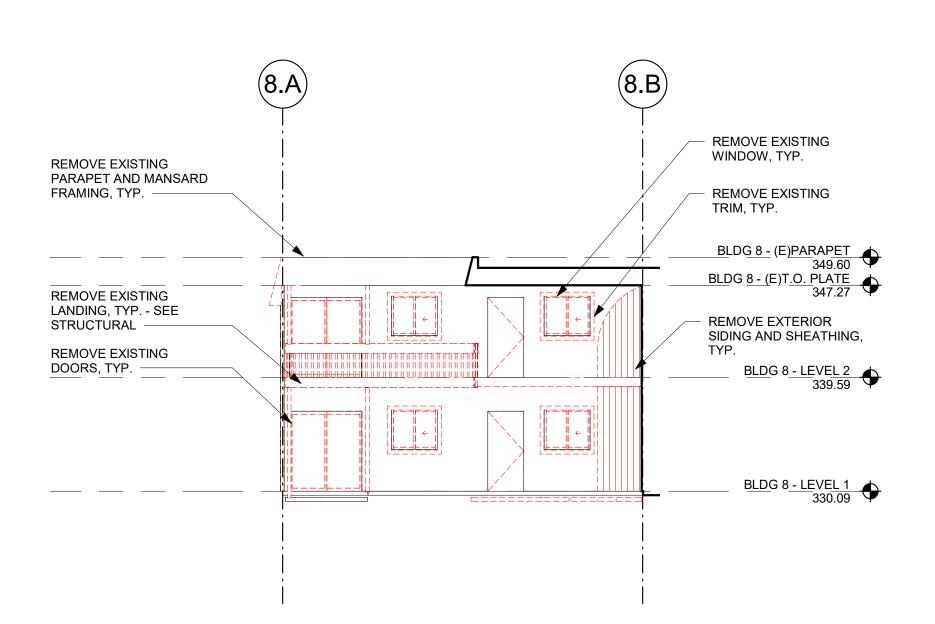


2 DEMO - PARTIAL ELEVATION - SOUTH

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



3 DEMO - PARTIAL ELEVATION - WEST



DEMO - PARTIAL ELEVATION - NORTH

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

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## **LEGEND**

EXISTING WALL/ELEMENT TO REMAIN

THE OWNER.

EXISTING WALL/ELEMENT TO BE DEMOLISHED

SMR

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

TITLE

DEMOLITION ELEVATIONS -PARTIAL

PERMIT #

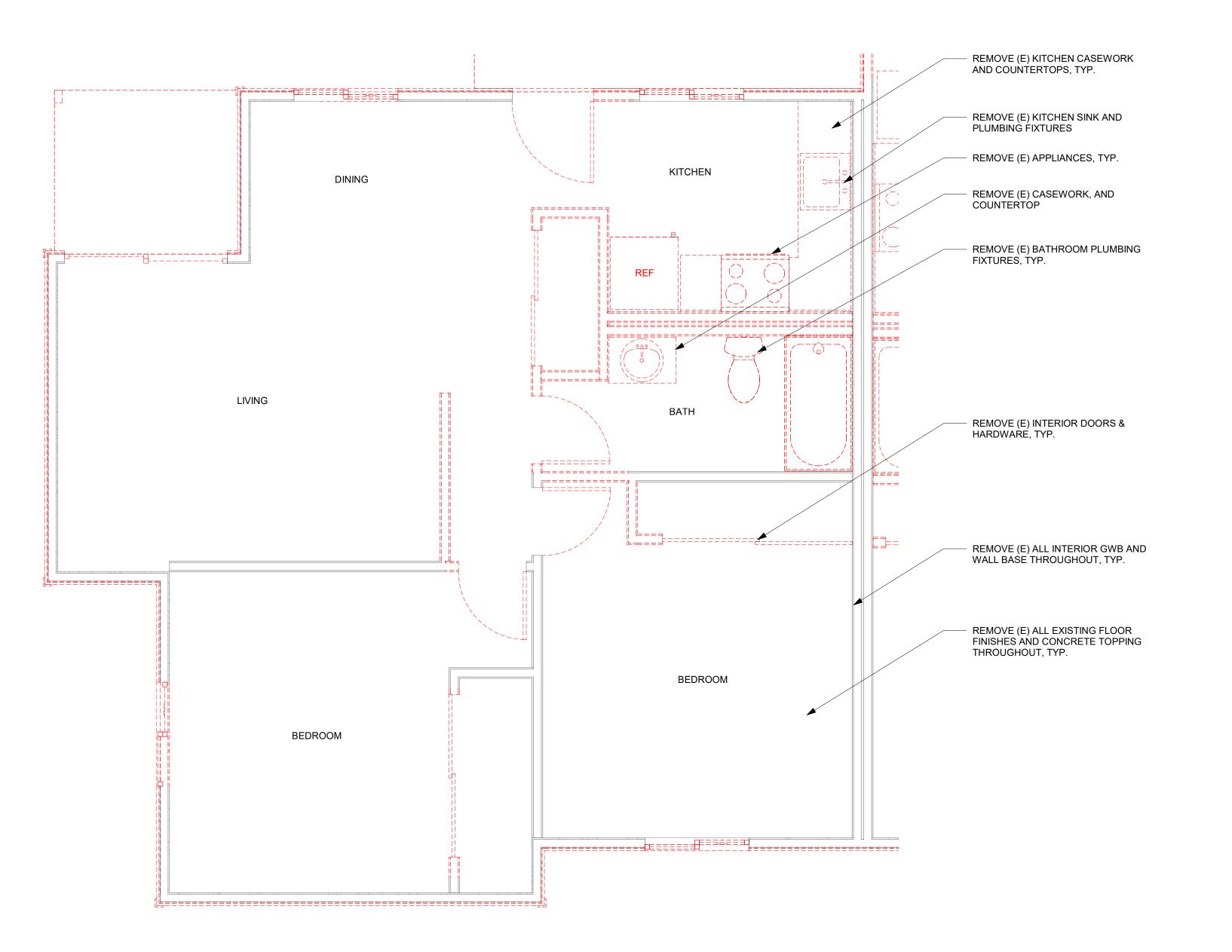
DRAWN AG, BM

CHECKED DK, AG

ISSUE DATE 01/31/22

JOB NO. 19031

SHEET NO.:



### **UNIT DEMOLITION NOTES**

- REMOVE ALL INTERIOR FINISHES, GWB, AND FLOORING.
   REMOVE ALL BATHROOM ACCESSORIES.
   REMOVE CONCRETE TOPPING AT LEVEL 2 UNITS. SEE
- STRUCTURAL FOR ADDITIONAL INFORMATION.
  4. REFER TO MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR FULL SCOPE OF REMOVAL.

## **LEGEND**

EXISTING WALL/ELEMENT TO REMAIN

EXISTING WALL/ELEMENT TO BE DEMOLISHED



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> PH: 206.623.1104 FX: 206.623.5285



KIRKLAND HEIGHTS APARTMENTS

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**BID SET** 

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

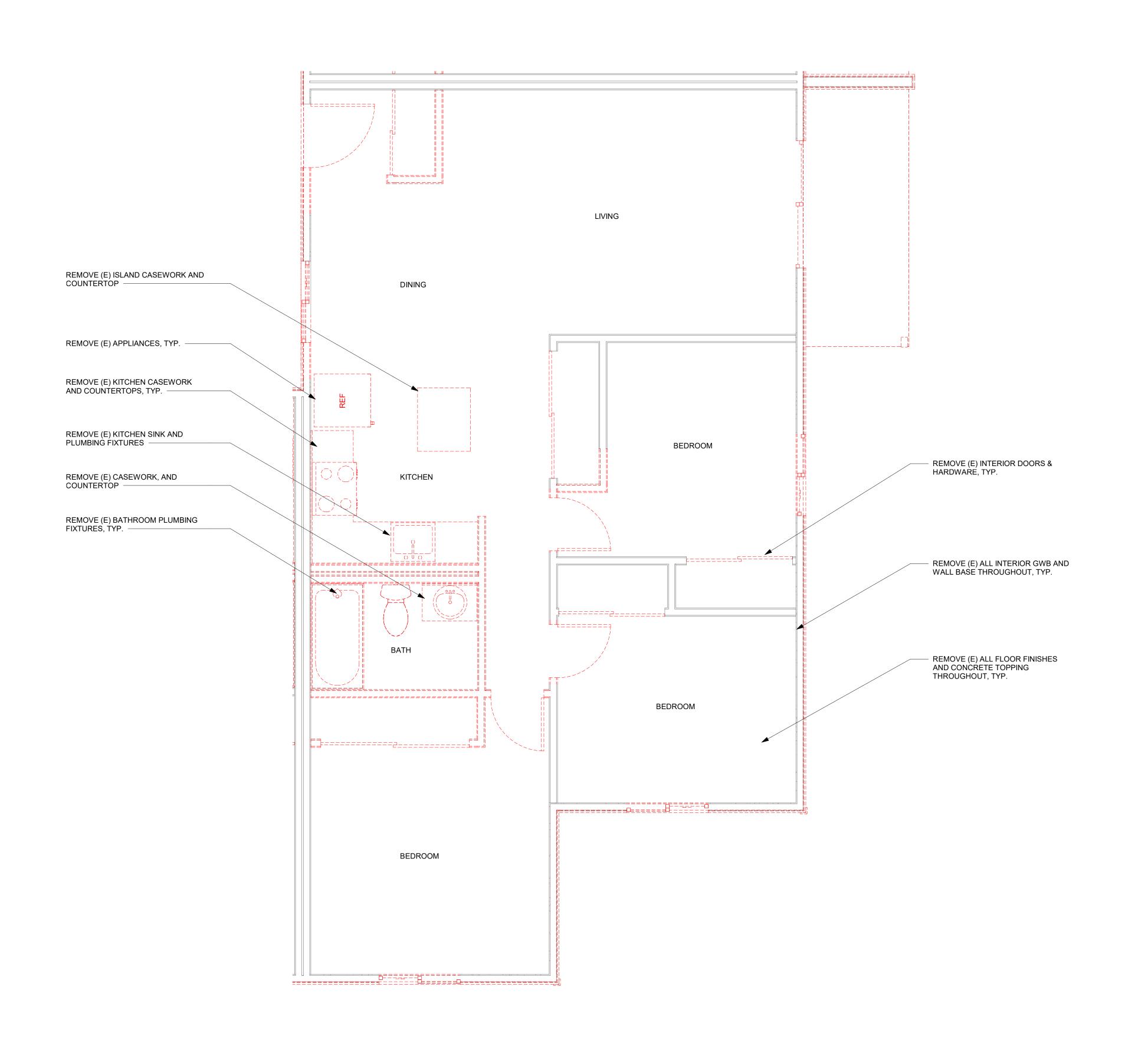
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AHJ STAMP

TITLE

ENLARGED DEMOLITION VIEWS - UNIT TYPE 2.1

PERMIT #
DRAWN AG, BM
CHECKED DK, AG
ISSUE DATE 01/31/22
JOB NO. 19031
SHEET NO.:



### **UNIT DEMOLITION NOTES**

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ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

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AHJ STAMP

TITLE

ENLARGED DEMOLITION VIEWS - UNIT TYPE 3A.1

PERMIT #

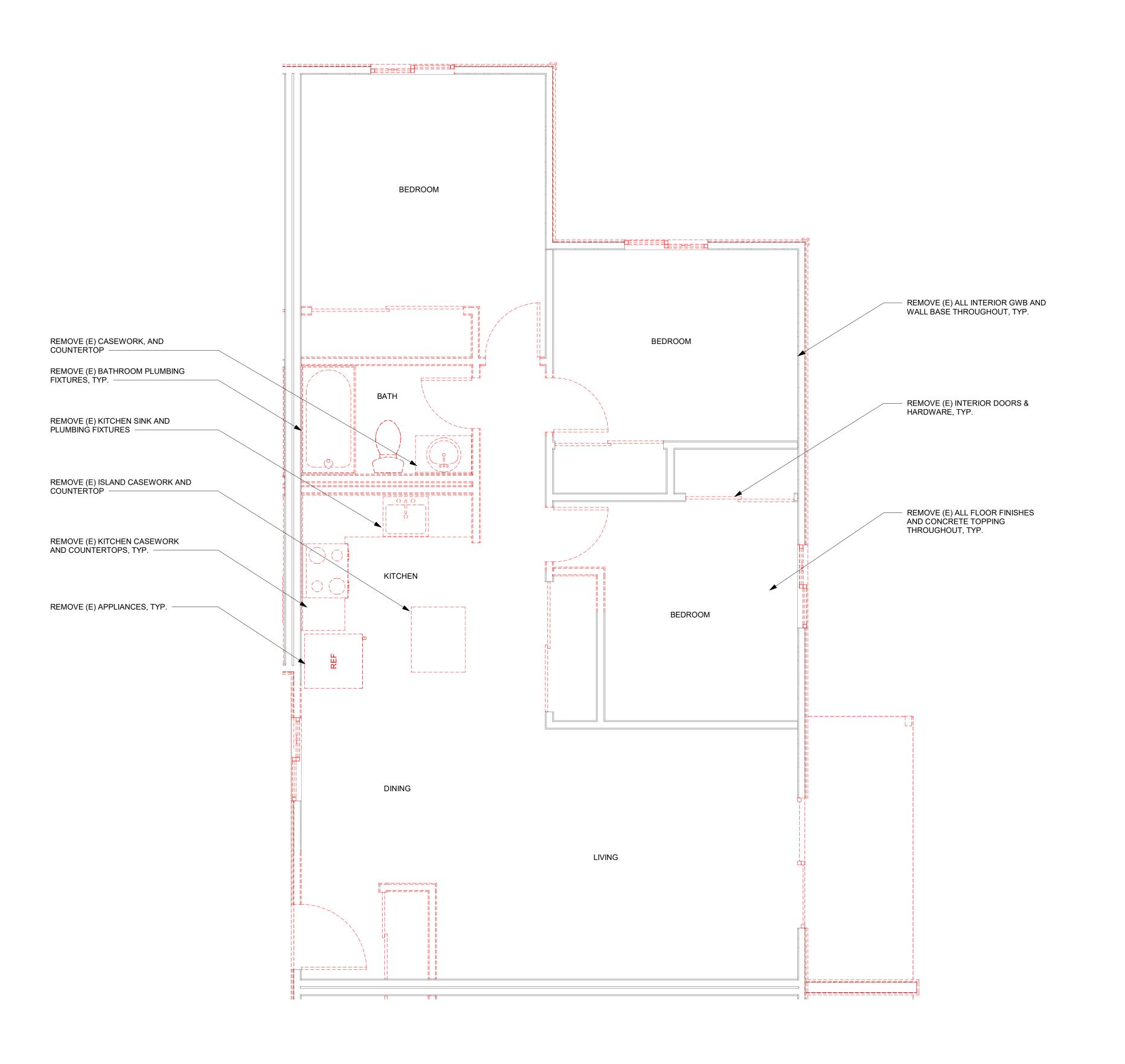
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> PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE

ENLARGED
DEMOLITION
VIEWS - UNIT
TYPE 3.1

PERMIT #

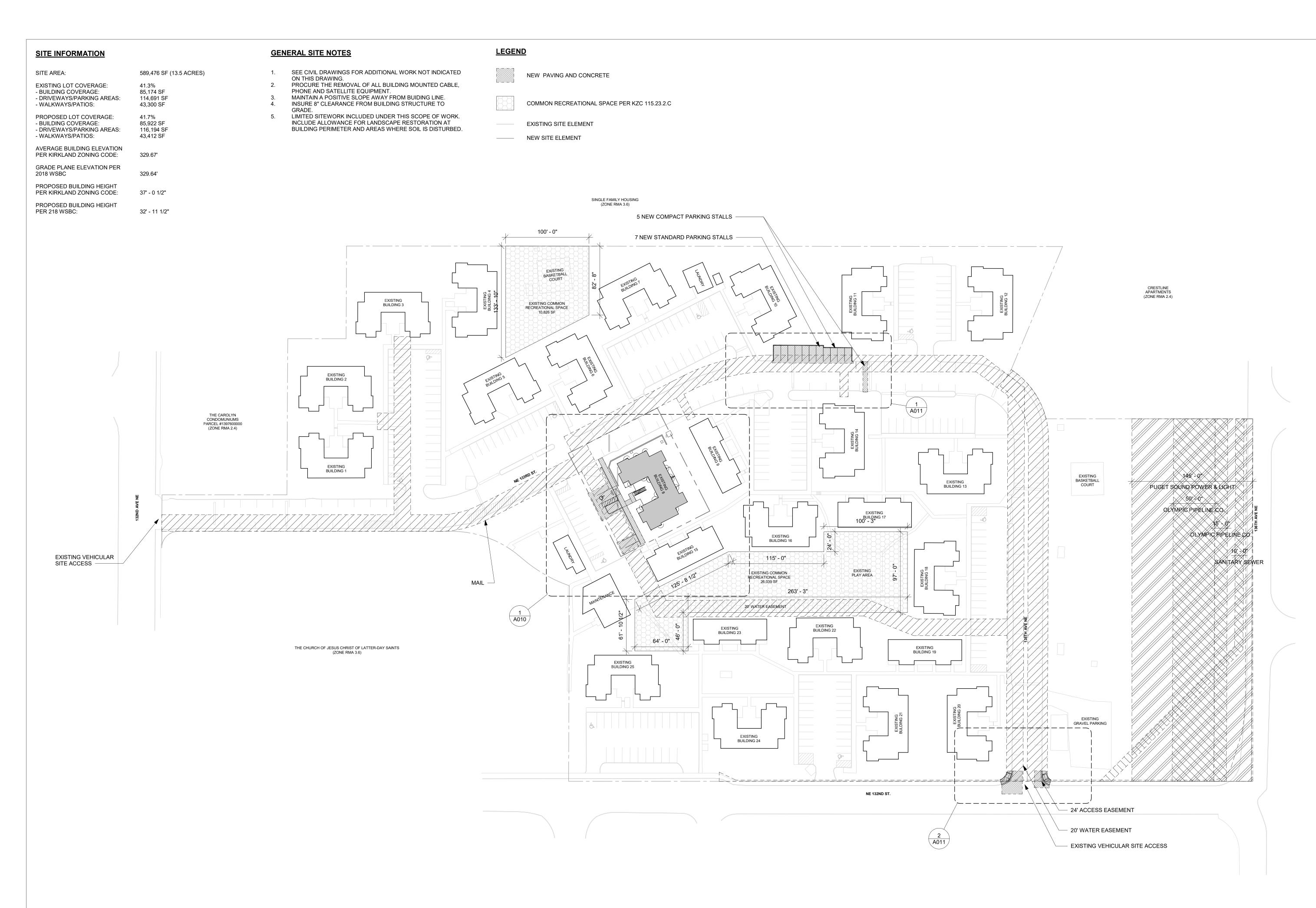
DRAWN AG, BM

CHECKED DK, AG

ISSUE DATE 01/31/22

JOB NO. 19031

SHEET NO.:





SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

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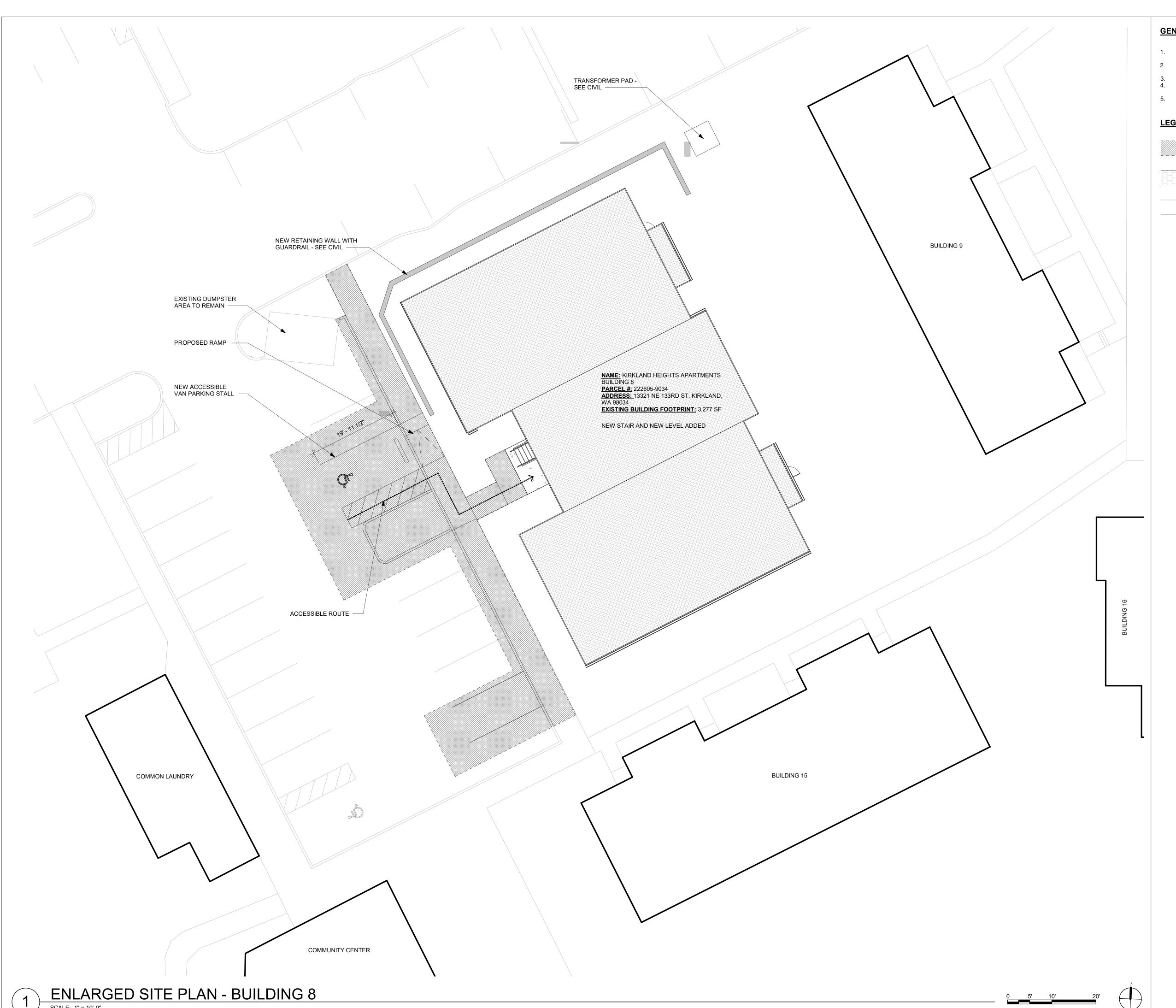
B1 BUILDING PERMIT

AHJ STAMP

TITLE

SITE PLAN

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	



## **GENERAL SITE NOTES**

- SEE CIVIL DRAWINGS FOR ADDITIONAL WORK NOT INDICATED ON THIS DRAWING.
- PROCURE THE REMOVAL OF ALL BUILDING MOUNTED CABLE, PHONE AND SATELLITE EQUIPMENT.

  MAINTAIN A POSITIVE SLOPE AWAY FROM BUIDING LINE.

  INSURE 8" CLEARANCE FROM BUILDING STRUCTURE TO
- GRADE.
  LIMITED SITEWORK INCLUDED UNDER THIS SCOPE OF WORK.
- INCLUDE ALLOWANCE FOR LANDSCAPE RESTORATION AT BUILDING PERIMETER AND AREAS WHERE SOIL IS DISTURBED.

## **LEGEND**

NEW PAVING AND CONCRETE

COMMON RECREATIONAL SPACE PER KZC 115.23.2.C

EXISTING SITE ELEMENT

---- NEW SITE ELEMENT



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## KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

REGISTERED **ARCHITECT** DEAN A. KRALIOS STATE OF WASHINGTON

ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES

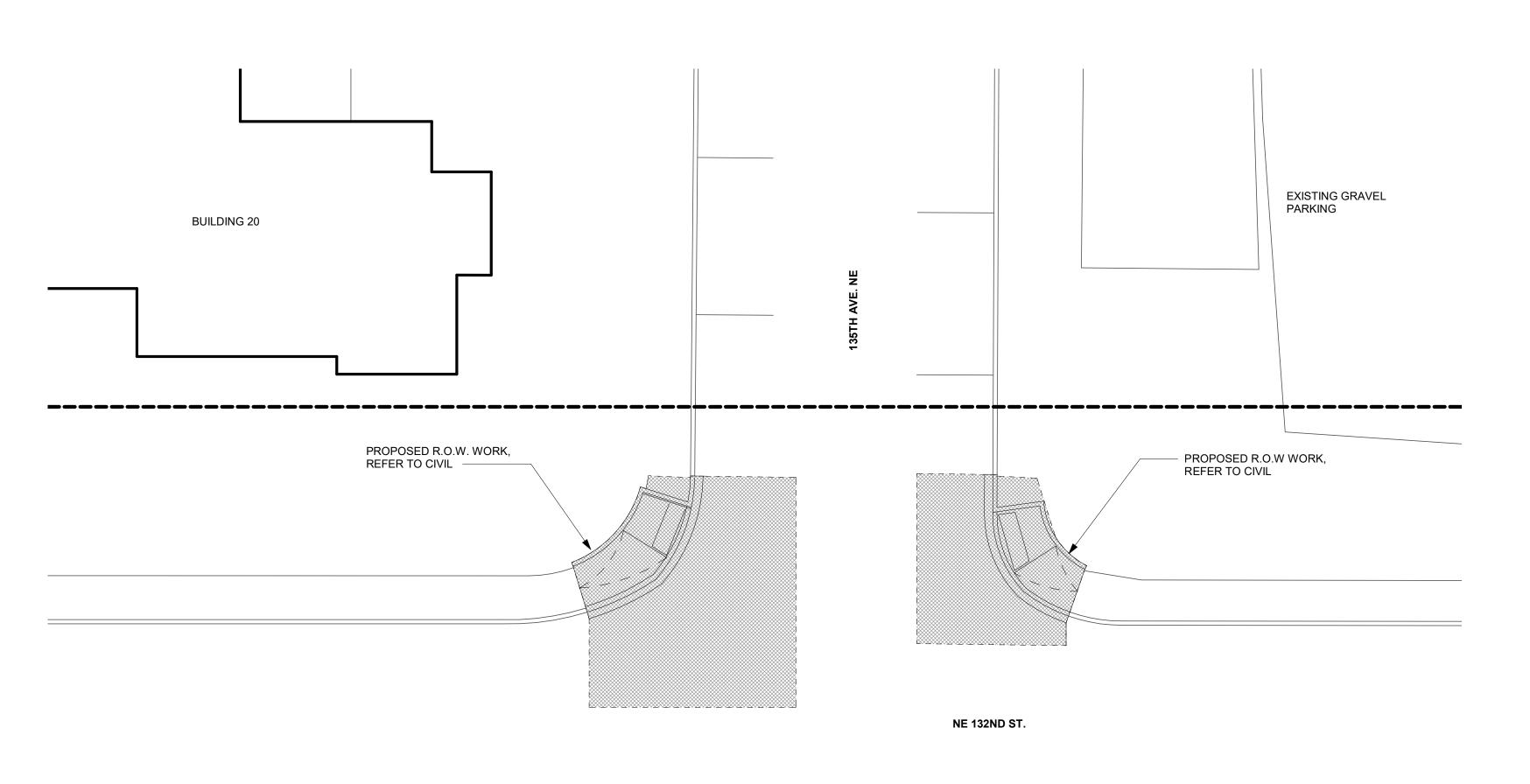
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TITLE

## **ENLARGED SITE** PLAN

PERMIT #	
DRAWN	AG, BM
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ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	



## ENLARGED SITE PLAN - R.O.W. WORK SCALE: 1" = 10'-0"

10 NCW STANDAG STALLS
(5) 17 TO CONCENT INSIGNATOR STALLS
(5) 17 TO CONCENT INSIGNATOR STALLS
(5) 17 TO CONCENT INSIGNATOR STALLS
(5) 18 TO CONCENT INSIGNATOR STALLS
(6) 18 TO CONCENT INSIGNATOR INS

1 ENLARGED SITE PLAN - NEW PARKING

0 5' 10' 20'

## **GENERAL SITE NOTES**

- 1. SEE CIVIL DRAWINGS FOR ADDITIONAL WORK NOT INDICATED ON THIS DRAWING.
- 2. PROCURE THE REMOVAL OF ALL BUILDING MOUNTED CABLE, PHONE AND SATELLITE EQUIPMENT.
- PHONE AND SATELLITE EQUIPMENT.

  MAINTAIN A POSITIVE SLOPE AWAY FROM BUIDING LINE.

  INSURE 8" CLEARANCE FROM BUILDING STRUCTURE TO
- 5. LIMITED SITEWORK INCLUDED UNDER THIS SCOPE OF WORK.
  INCLUDE ALLOWANCE FOR LANDSCAPE RESTORATION AT

## BUILDING PERIMETER AND AREAS WHERE SOIL IS DISTURBED. **LEGEND**

NEW PAVING AND CONCRETE

COMMON RECREATIONAL SPACE PER KZC 115.23.2.C

EXISTING SITE ELEMENT

---- NEW SITE ELEMENT



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## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION
B1 BUILDING PERMIT

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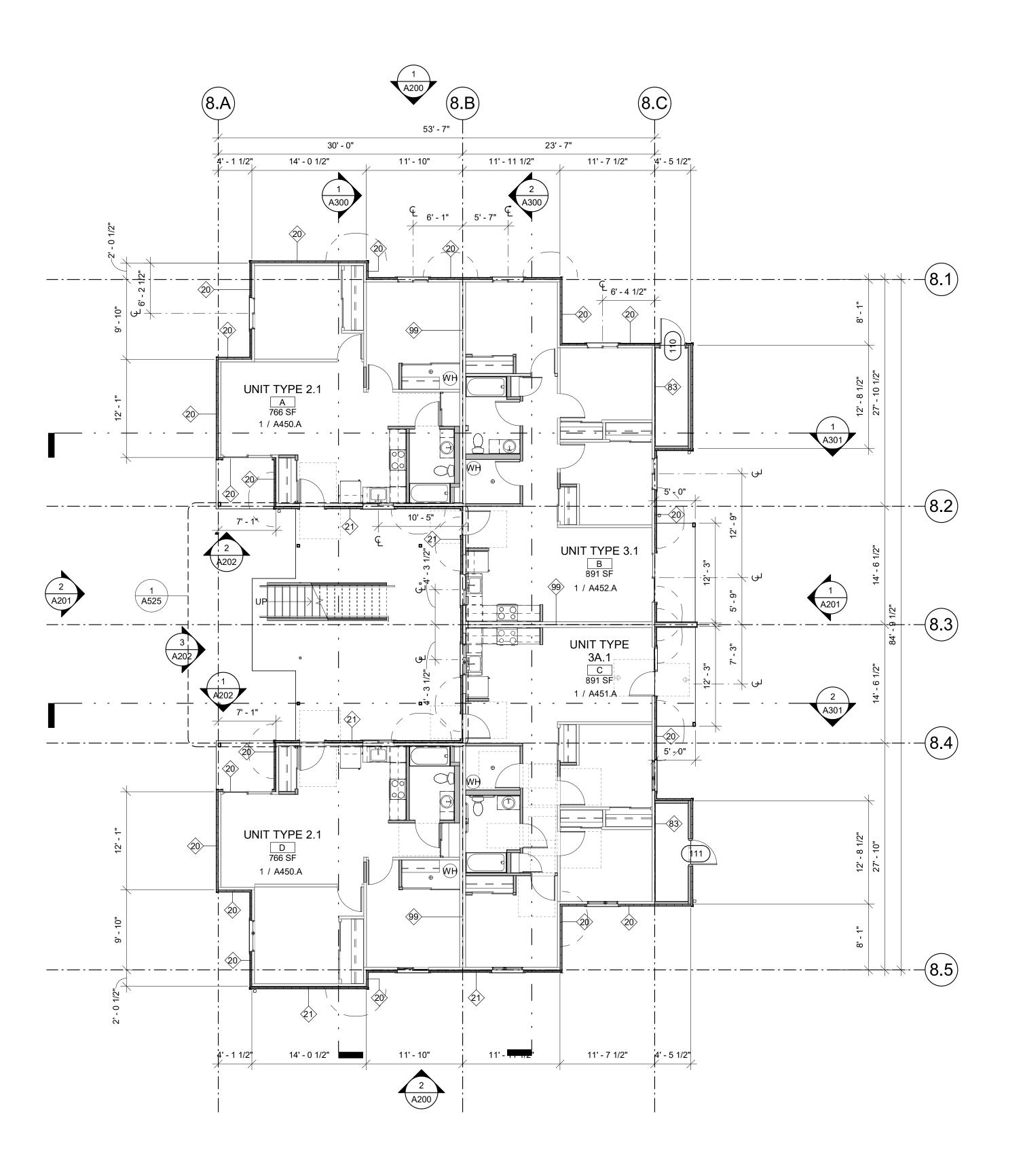
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## ENLARGED SITE PLAN

PERMIT #	
DRAWN	AG, BN
CHECKED	DK, AC
ISSUE DATE	01/31/2
JOB NO.	1903
ISSUE DATE	01/31/2

SHEET NO.:

Δ011



- THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
- 2. ALL WORK INDICATED IS TYPICAL AND IS TO BE COMPLETED IN ALL APARTMENT UNITS UNLESS OTHERWISE NOTED.
- ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
- FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS. FIELD VERIFY ALL DIMENSIONS BEFORE

PRODUCTION/INSTALLATION.



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KIRKLAND HEIGHTS **APARTMENTS** 

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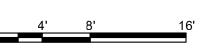
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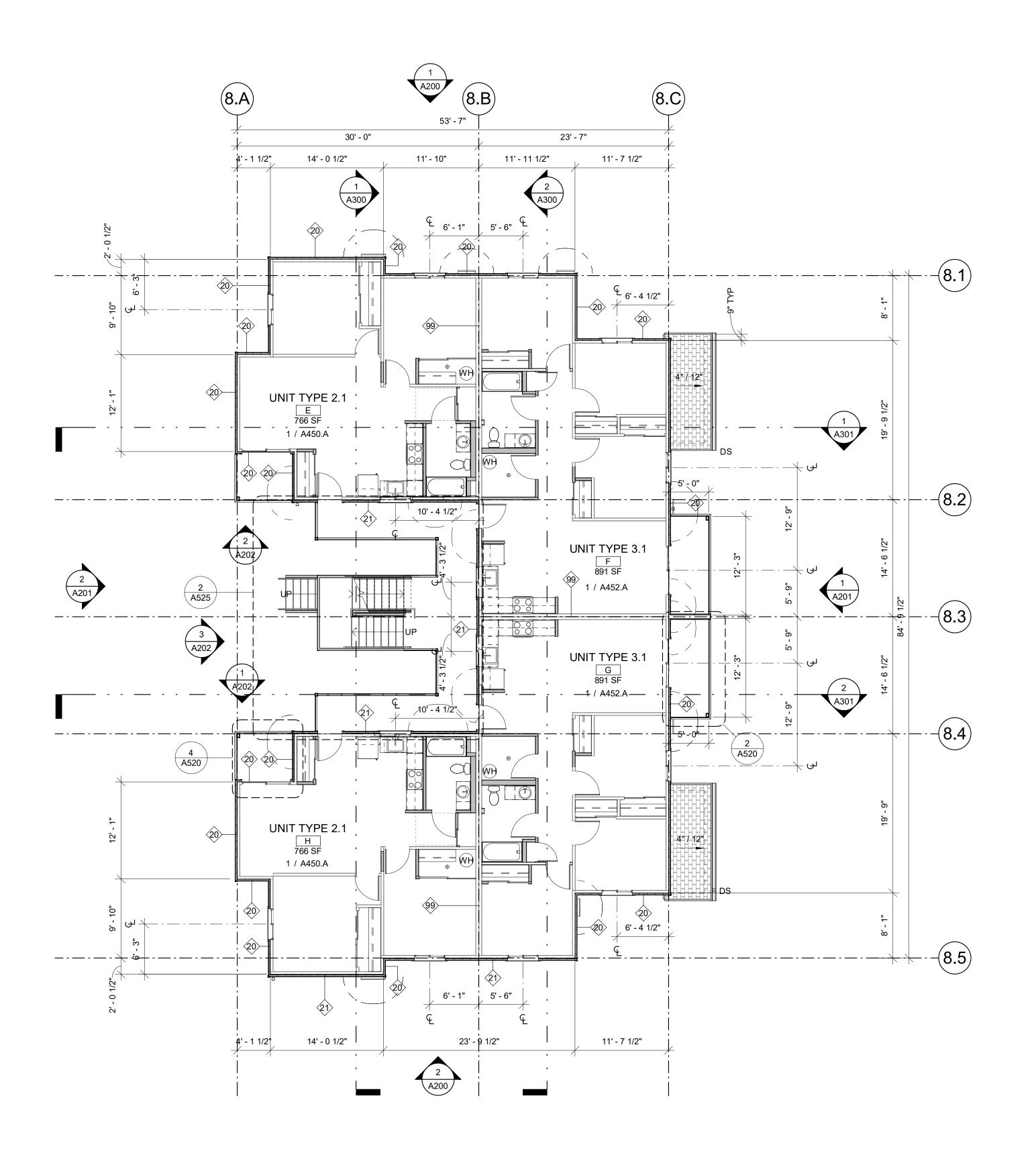
FLOOR PLAN -LEVEL 1

PERMIT # AG, BM DRAWN DK, AG CHECKED ISSUE DATE 01/31/22 JOB NO. 19031

SHEET NO.:

**BUILDING 8 - LEVEL 1** 





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ARCHITECTS

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KIRKLAND HEIGHTS **APARTMENTS** 

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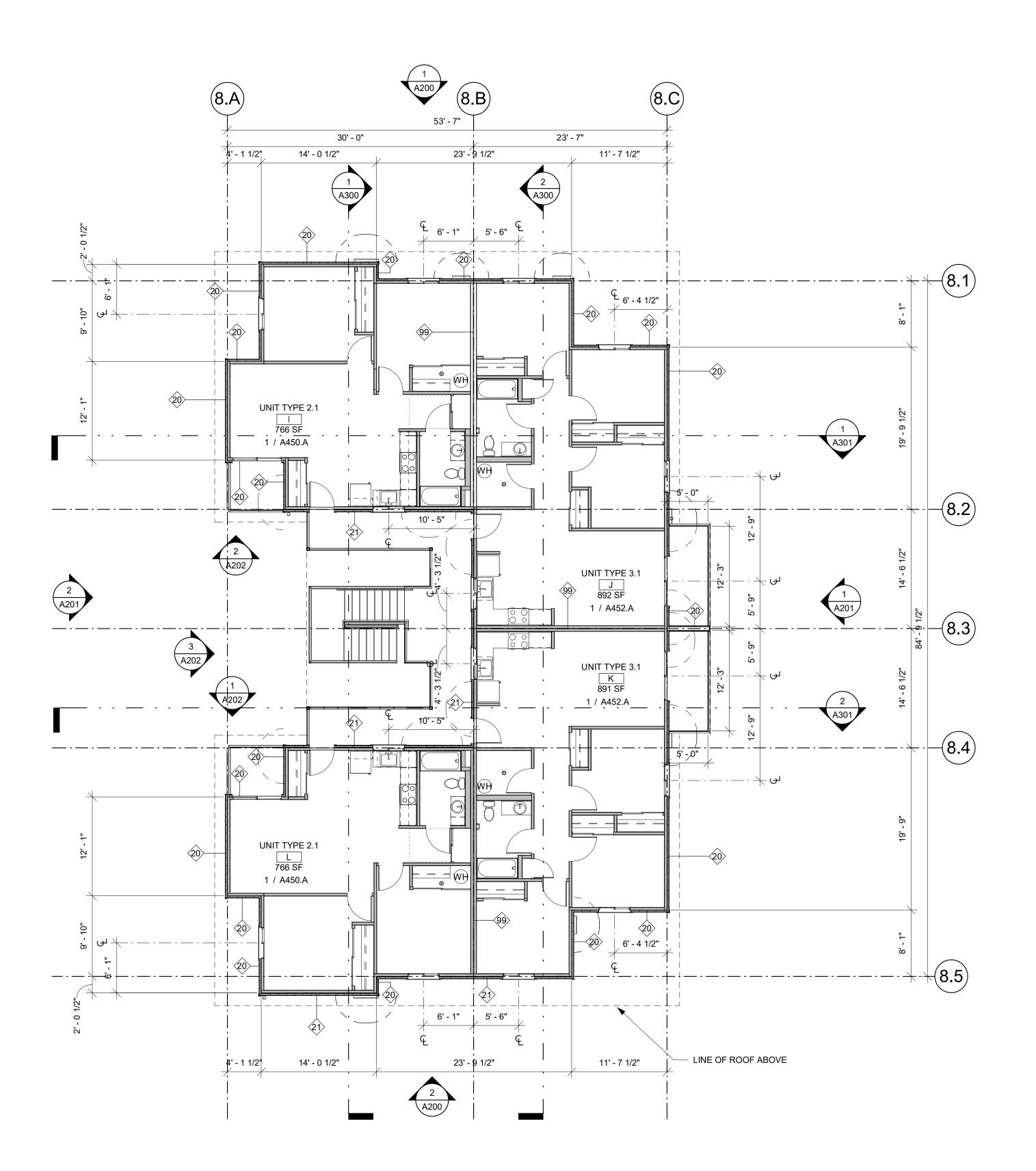
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TITLE

FLOOR PLAN -LEVEL 2

PERMIT #	
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- ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK. FIELD VERIFY AND COORDINATE WITH ELECTRICAL &
- MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS. FIELD VERIFY ALL DIMENSIONS BEFORE

PRODUCTION/INSTALLATION.

ARCHITECTS

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KIRKLAND HEIGHTS **APARTMENTS** 

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**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION
B1 BUILDING PERMIT

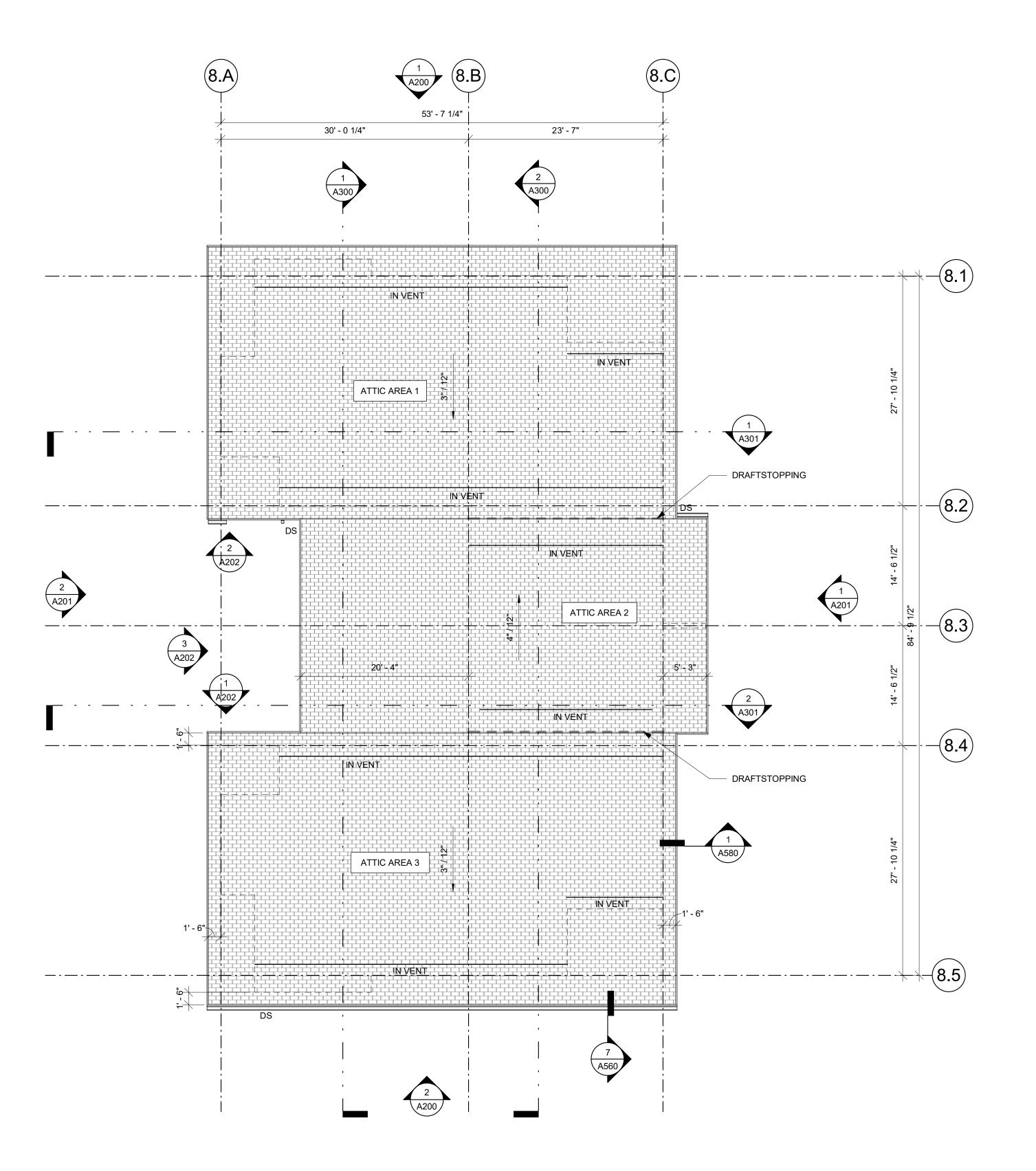
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TITLE

FLOOR PLAN -LEVEL 3

PERMIT #	
DRAWN	AG, BM
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ISSUE DATE	01/31/22
JOB NO.	19031





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- 2. ALL WORK INDICATED IS TYPICAL AND IS TO BE COMPLETED IN ALL APARTMENT UNITS UNLESS OTHERWISE NOTED.

  3. ALL INCIDENTAL DEMOLITION NOT SHOWN, PATCH ALL
- 3. ALL INCIDENTAL DEMOLITION NOT SHOWN. PATCH ALL DAMAGED AREAS RESULTING FROM NEW WORK.
- 4. FIELD VERIFY AND COORDINATE WITH ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
  - FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.

#### **ATTIC VENTILATION**

ATTIC VENTILATION CALCULATIONS BASED UPON THE 2018 WASHINGTON STATE BUILDING CODE - SECTION 1203.2 ATTIC

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED.

EXCEPTIONS: THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO TO BE REDUCED TO 1/300 PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

1. A CLASS I OR II VAPOR RETARDER IN INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPP ER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW HE RIDGE OR HIGHREST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

#### ATTIC VENTILATION CALCULATIONS

	ATTIC AREA 1	
	AREA	LENGTH
AREA	192,998.88 SQ. IN.	
REQ. VENTING PER WSBC 1203.2	643.33 SQ. IN.	
IN VENT - UPPER	6.75 SQ. IN./FT	46.58 FT
IN VENT - LOWER	6.75 SQ. IN./FT	49.61 FT
TOTAL PROVIDED	649.31 SQ. IN.	

	0.000.000.000	
	ATTIC AREA 2	
	AREA	LENGTH
AREA	88,452 SQ. IN.	
REQ. VENTING PER WSBC 1203.2	294.8 SQ. IN.	
IN VENT - UPPER	6.75 SQ. IN./FT	23.63 FT
IN VENT - LOWER	6.75 SQ. IN./FT	23.63 FT
TOTAL PROVIDED	319.0 SQ. IN.	

## ATTIC AREA 3

TOTAL PROVIDED	649.31 SQ. IN.	
IN VENT - LOWER	6.75 SQ. IN./FT	49.61 FT
IN VENT - UPPER	6.75 SQ. IN./FT	46.58 FT
REQ. VENTING PER WSBC 1203.2	643.33 SQ. IN.	
AREA	192,998.88 SQ. IN.	
	AREA	LENGTH



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Seattle, WA 98104



## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

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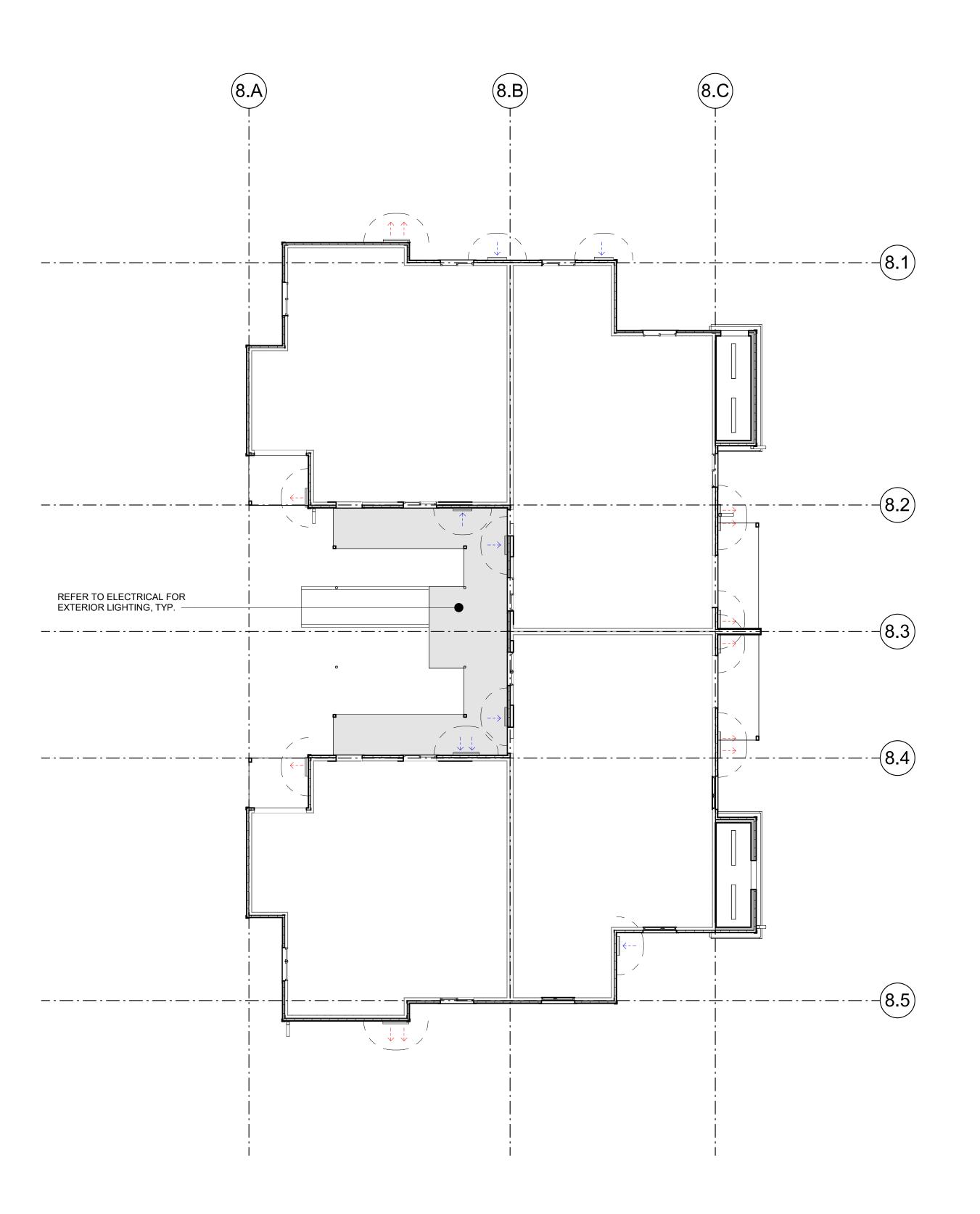
REVISIONS / NOTES
NO DATE DESCRIPTION
B1 BUILDING PERMIT

AHJ STAMP

TITLE

**ROOF PLAN** 

PERMIT#	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	



# 1 REFLECTED CEILING PLAN - LEVEL 1 SCALE: 1/8" = 1'-0"



- REFER TO ELECTRICAL FOR LIGHTING TYPES.
   REFER TO ARCHITECTURAL FOR LIGHTING
- LOCATIONS.

  3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER,
- ETC. FOR RESOLUTION.
  4. CEILING LIGHT FIXTURES ARE CENTERED IN THE
- ROOM UNLESS NOTED OTHERWISE.

  5. SMOKE DETECTORS TO BE CENTERED ON DOORS
- AND 1' 6" FROM WALL UNLESS NOTED OTHERWISE.
  6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION
- SUBCONTRACTOR TO VERIFY CLEARANCES.
  7. SPRINKLER HEADS TO BE 2' 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)
- 8. CLOSET SPRINKLER HEADS TO BE CENTERED ON CLOSET DOORS AND 4" FROM CLOSET DOOR WALL.

  9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE DETECTORS AND SPRINKLERS IN BEDROOMS AND LIVING/DINING SPACES UNLESS NOTED OTHERWISE. DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER.
- UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

#### **RCP LEGEND**

GWB, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

CARBON MONOXIDE DETECTOR

SD SMOKE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

LIGHT FIXTURE - VARYING LENGTHS

COMBINATION SMOKE/

UNDER CABINET LIGHT - VARYING LENGTHS

VANITY LIGHT - VARYING LENGTHS

--> EXHAUST VENT

--> INTAKE VENT

SMR ARCHITECTS

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

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KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

TITLE

REFLECTED CEILING PLAN -LEVEL 1

PERMIT #

DRAWN AG, BM

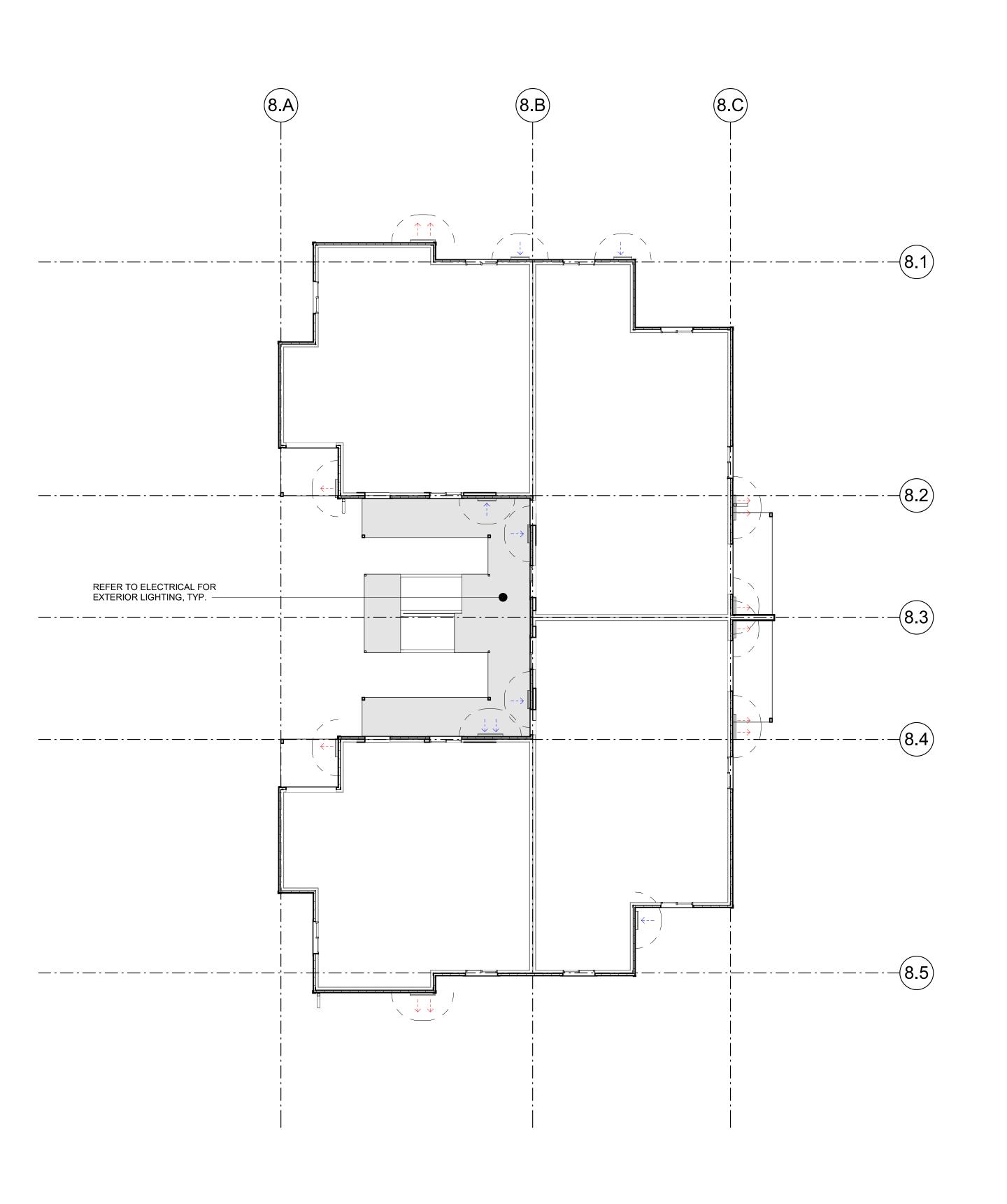
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**GENERAL REFLECTED CEILING PLAN NOTES** 

1. REFER TO ELECTRICAL FOR LIGHTING TYPES. 2. REFER TO ARCHITECTURAL FOR LIGHTING

LOCATIONS. 3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER,

ETC. FOR RESOLUTION. 4. CEILING LIGHT FIXTURES ARE CENTERED IN THE

ROOM UNLESS NOTED OTHERWISE. 5. SMOKE DETECTORS TO BE CENTERED ON DOORS

AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE. 6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION

SUBCONTRACTOR TO VERIFY CLEARANCES. 7. SPRINKLER HEADS TO BE 2' - 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)

8. CLOSET SPRINKLER HEADS TO BE CENTERED ON CLOSET DOORS AND 4" FROM CLOSET DOOR WALL. 9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE DETECTORS AND SPRINKLERS IN BEDROOMS AND LIVING/DINING SPACES UNLESS NOTED OTHERWISE. DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' - 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER.

10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

#### RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

LIGHT FIXTURE - VARYING LENGTHS 

SMOKE DETECTOR

VANITY LIGHT - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS 

EXHAUST VENT

**--**→ INTAKE VENT ARCHITECTS

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KIRKLAND HEIGHTS **APARTMENTS** 

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



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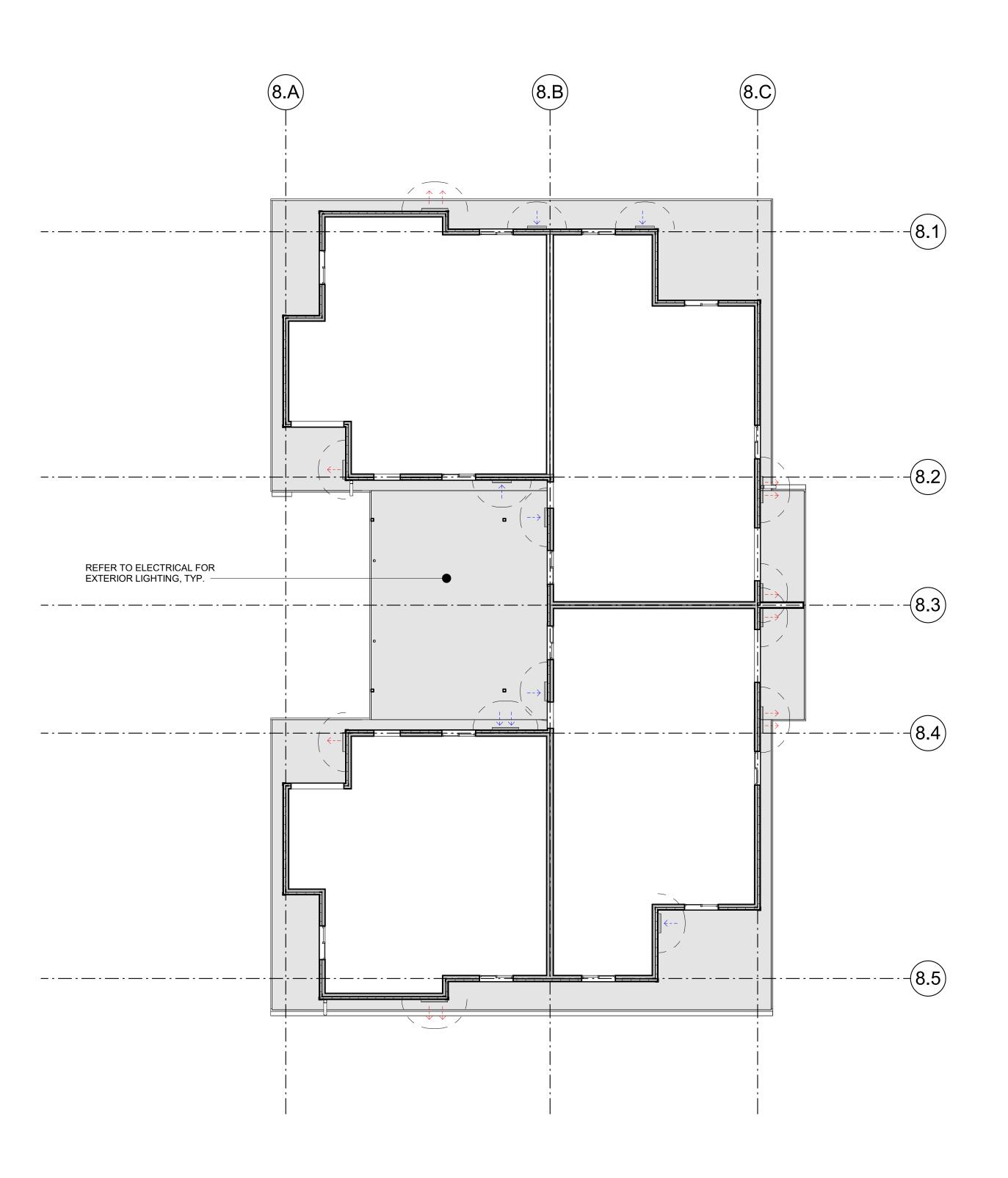
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TITLE

REFLECTED CEILING PLAN -LEVEL 2

PERMIT# AG, BM DRAWN DK, AG CHECKED ISSUE DATE 01/31/22 JOB NO. SHEET NO.:



#### GENERAL REFLECTED CEILING PLAN NOTES

1. REFER TO ELECTRICAL FOR LIGHTING TYPES.
2. REFER TO ARCHITECTURAL FOR LIGHTING

LOCATIONS.

3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN
MECHANICAL ELECTRICAL PLUMBING SPRINKLER

MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ETC. FOR RESOLUTION.

4. CEILING LIGHT FIXTURES ARE CENTERED IN THE

ROOM UNLESS NOTED OTHERWISE.

5. SMOKE DETECTORS TO BE CENTERED ON DOORS
AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE.

6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION

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8. CLOSET SPRINKLER HEADS TO BE CENTERED ON CLOSET DOORS AND 4" FROM CLOSET DOOR WALL.

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 UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

#### RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR

~

SMOKE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

□ VANITY LIGHT - VARYING LENGTHS

LIGHT FIXTURE - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS

--> EXHAUST VENT

--> INTAKE VENT

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TITLE

REFLECTED CEILING PLAN -LEVEL 3

PERMIT #

DRAWN AG, BM

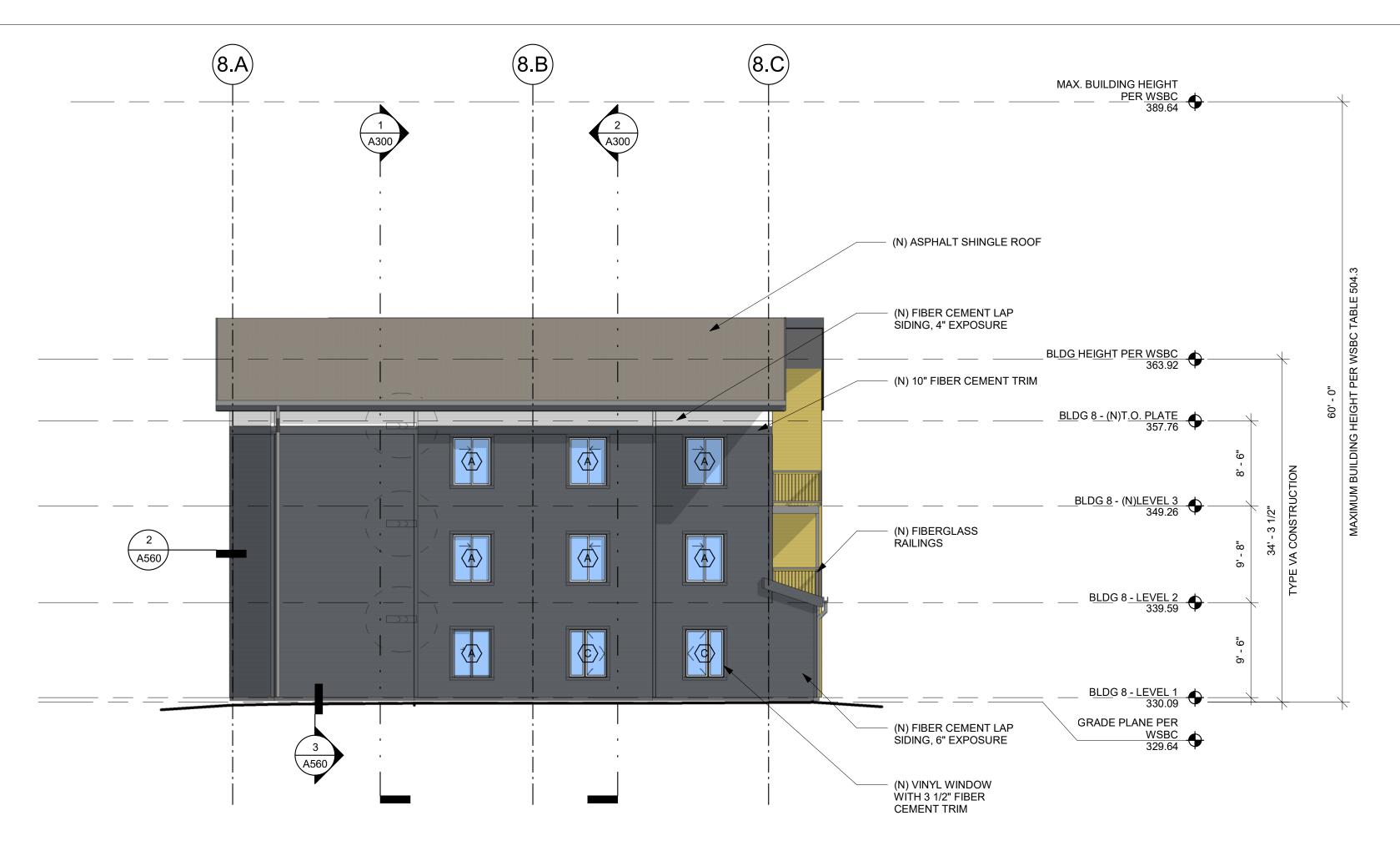
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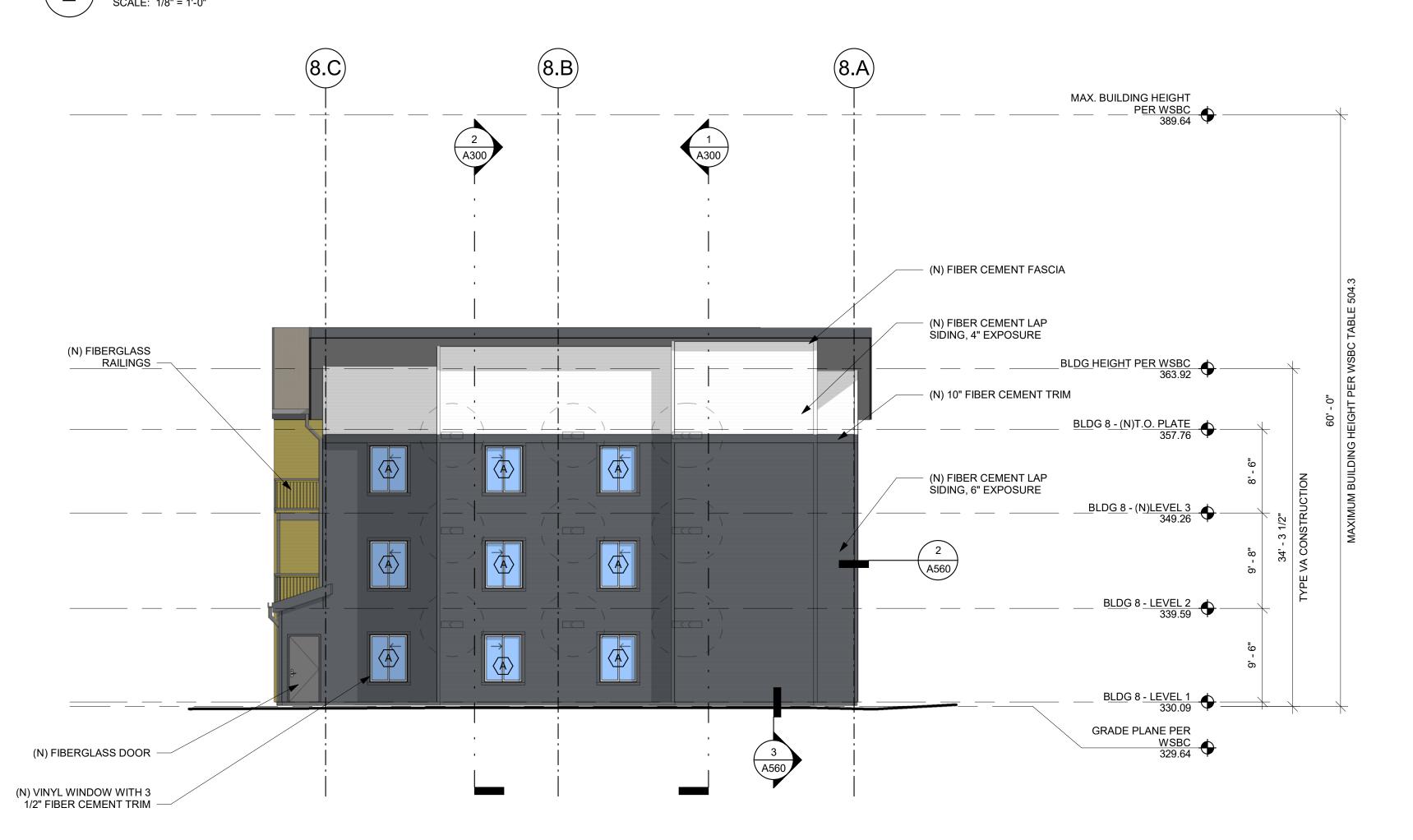
SHEET NO.:





2 ELEVATION - BUILDING 8 SOUTH ELEVATION

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



1 ELEVATION - BUILDING 8 NORTH ELEVATION

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

MATERIALS LEGEND

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - WHITE VIOLET

• 4" EXPOSURE

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - TURNING LEAF

• 4" EXPOSURE

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - DEEP SPACE

• 6" EXPOSURE



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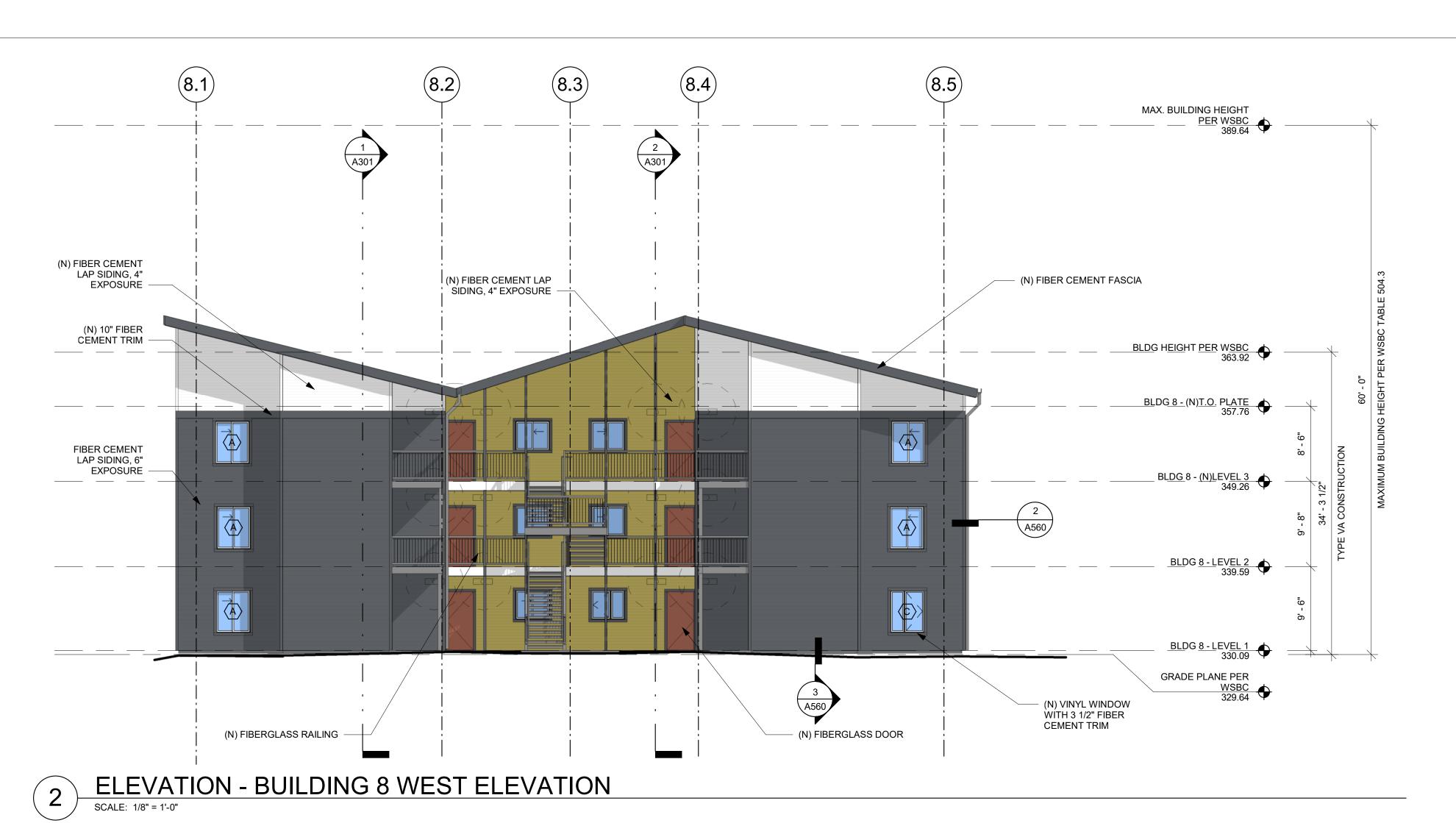
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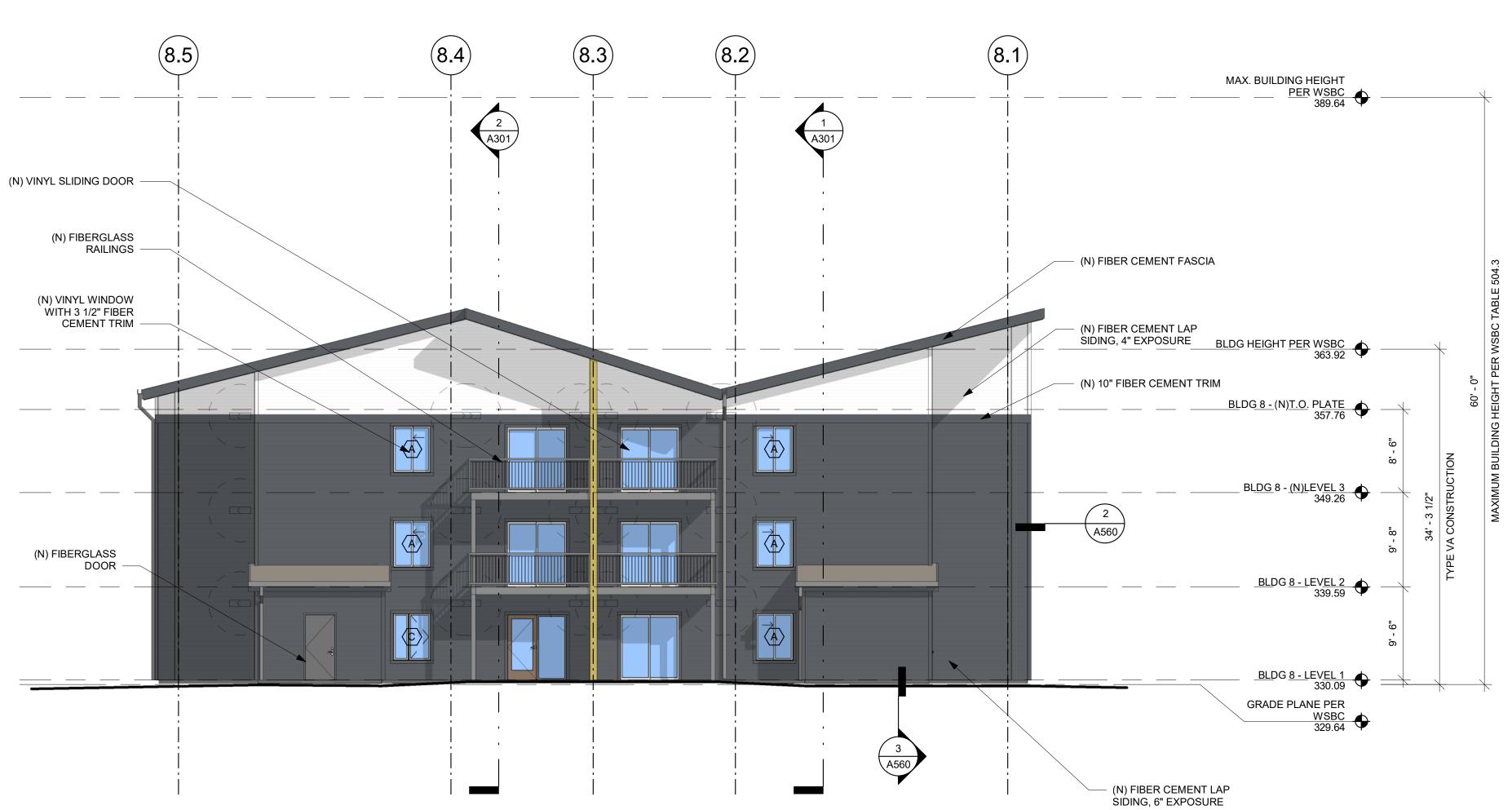
TITLE

EXTERIOR ELEVATIONS -NORTH & SOUTH

PERMIT #	
DRAWN	AG, B
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SHEET NO.:





**ELEVATION - BUILDING 8 EAST ELEVATION** 

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

MATERIALS LEGEND

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - WHITE VIOLET

• 4" EXPOSURE

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - TURNING LEAF

• 4" EXPOSURE

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - DEEP SPACE

• 6" EXPOSURE



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NO DATE DESCRIPTION

REVISIONS / NOTES

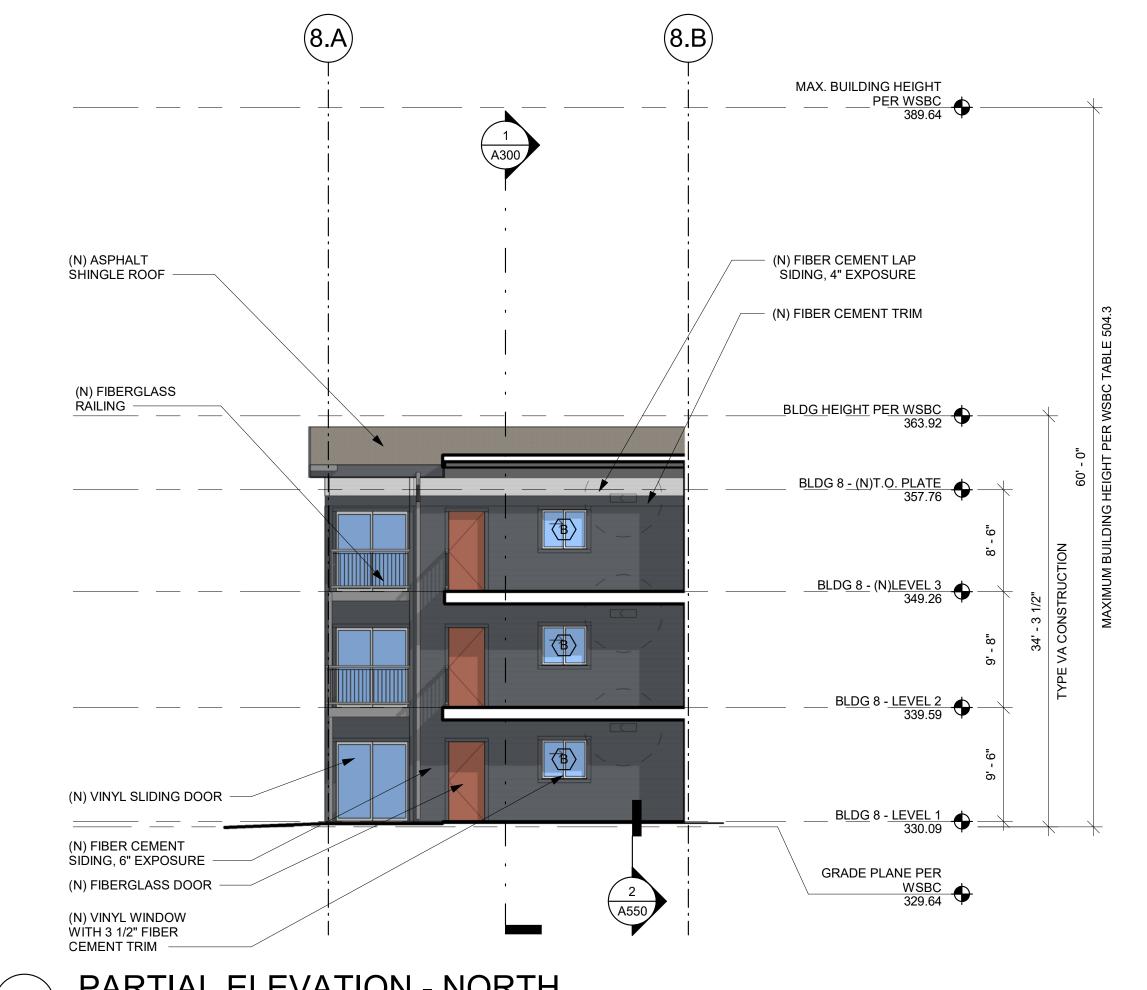
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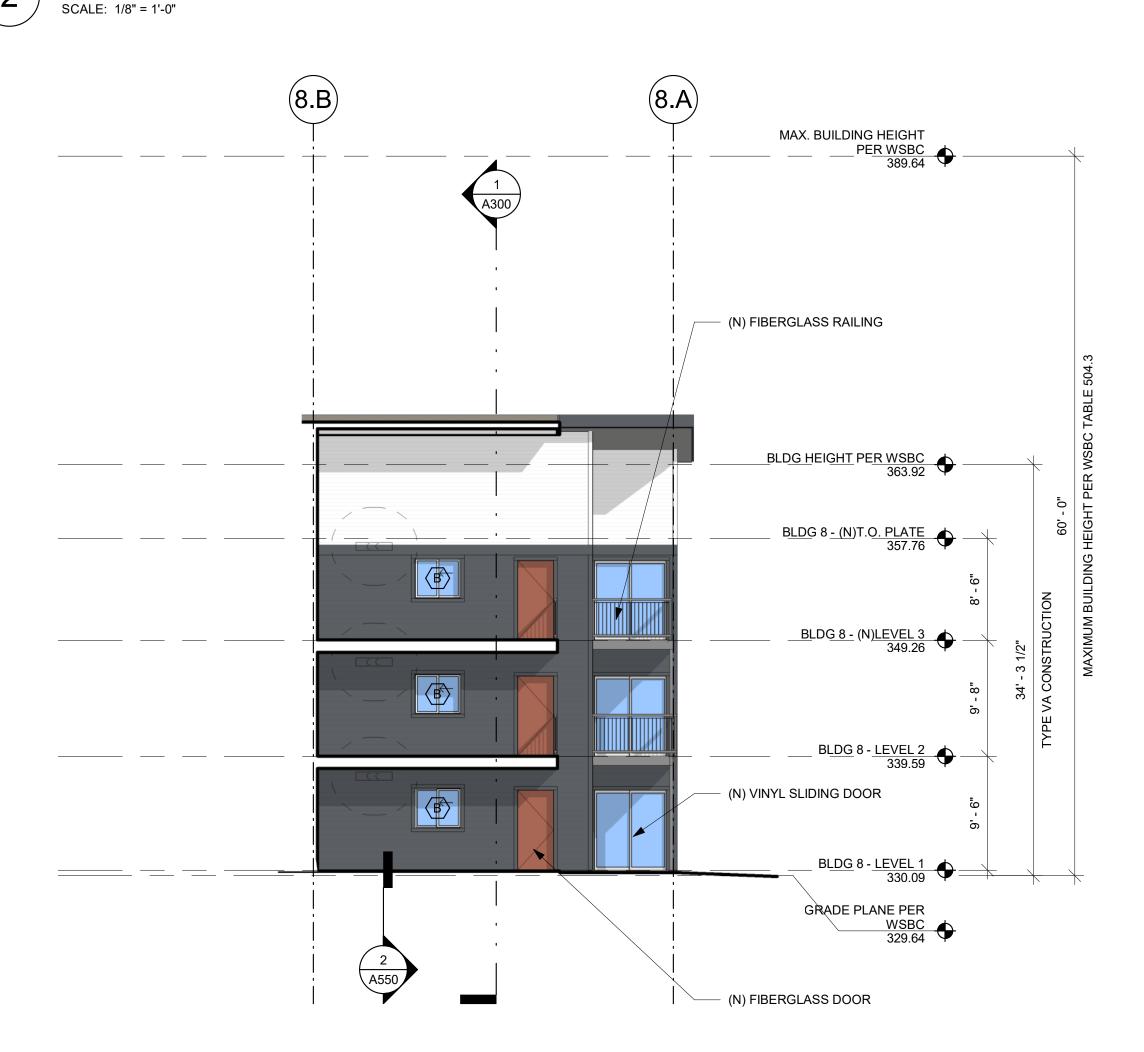
EXTERIOR ELEVATIONS -EAST & WEST

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	

A201



PARTIAL ELEVATION - NORTH



PARTIAL ELEVATION - SOUTH



FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - WHITE VIOLET 4" EXPOSURE

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - TURNING LEAF 4" EXPOSURE

FIBER CEMENT LAP SIDING

• BENJAMIN MOORE - DEEP SPACE 6" EXPOSURE

SMR Architects 117 S. Main St., Suite 400

> PH: 206.623.1104 FX: 206.623.5285

> Seattle, WA 98104

ARCHITECTS



## KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

8377 REGISTERED ARCHITECT Makador **DEAN A. KRALIOS** STATE OF WASHINGTON

ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION **BUILDING PERMIT** 

AHJ STAMP

TITLE

**EXTERIOR ELEVATIONS -**PARTIAL

PERMIT#	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	

(N) ASPHALT SHINGLE ROOF

(N) FIBER CEMENT LAP SIDING, 4" EXPOSURE

(N) FIBERGLASS DOOR

(N) VINYL WINDOW WÍTH 3 1/2" FIBER CEMENT TRIM -

PARTIAL ELEVATION - WEST

(8.2)

(8.3)

(8.4)

 $\begin{pmatrix} 2 \\ A301 \end{pmatrix}$ 

**B** 

A550

MAX. BUILDING HEIGHT
PER WSBC
389.64

BLDG HEIGHT PER WSBC 363.92

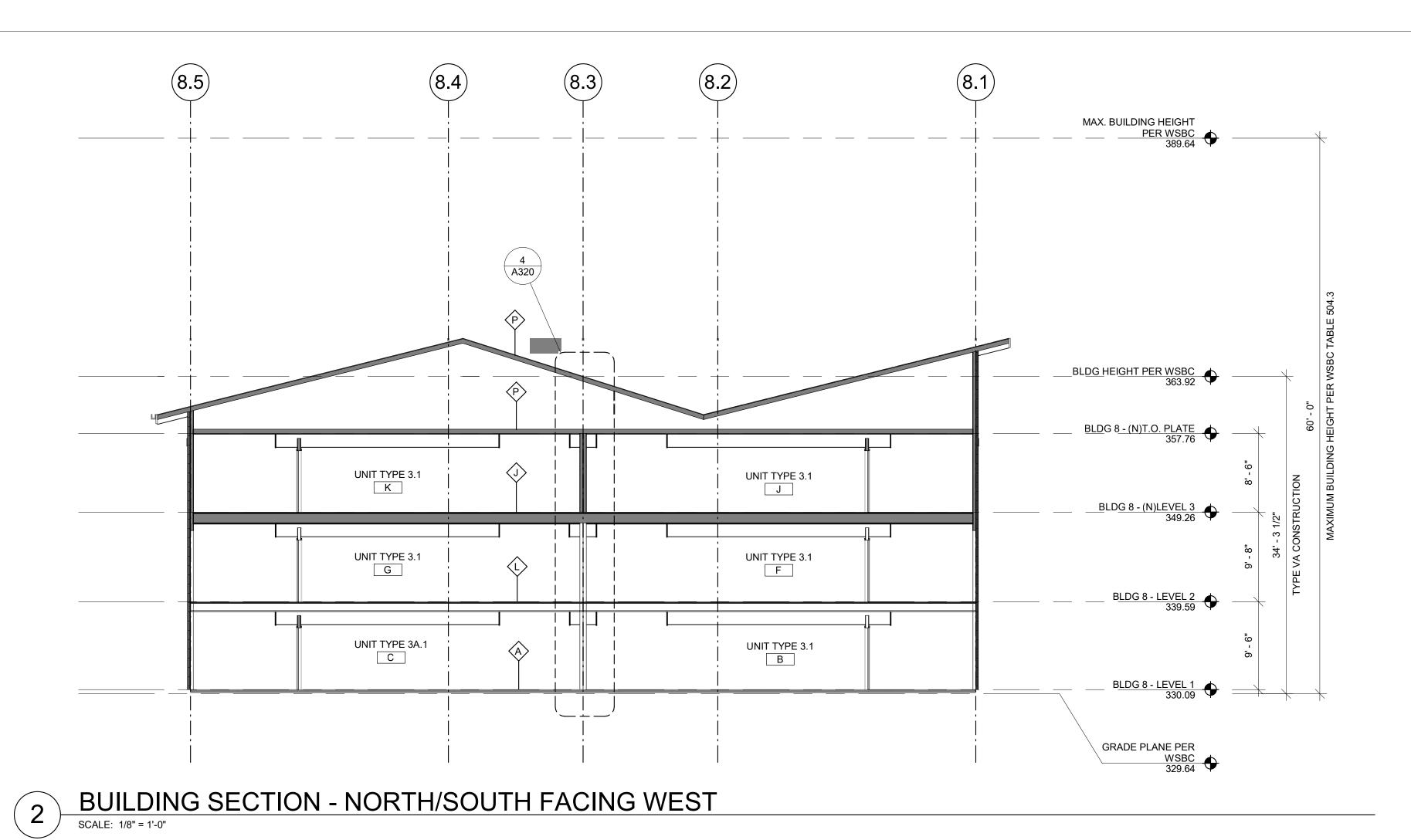
BLDG 8 - (N)T.O. PLATE 357.76

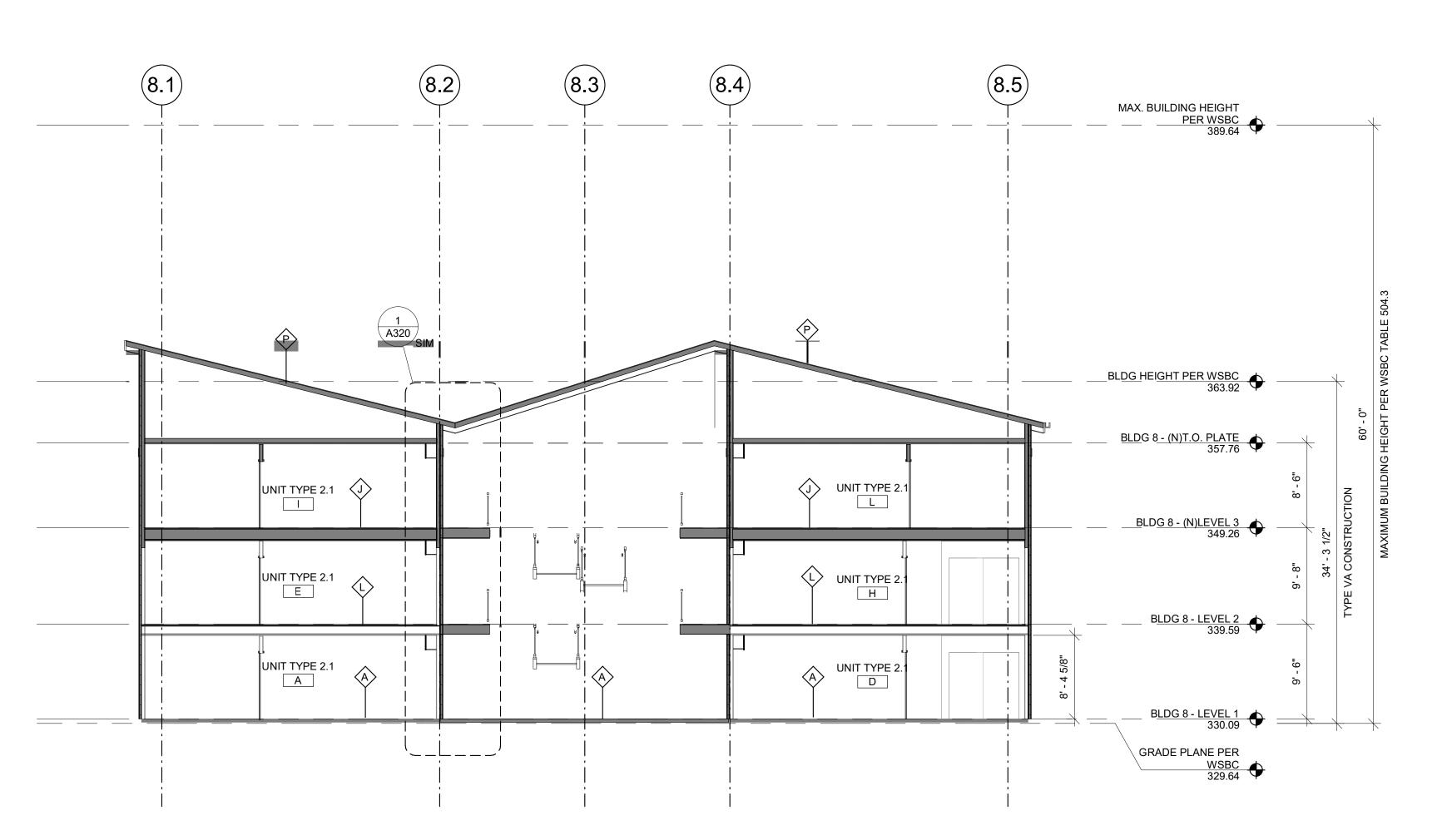
BLDG 8 - (N)LEVEL 3 349.26

BLDG 8 - LEVEL 2 339.59

BLDG 8 - LEVEL 1 330.09

GRADE PLANE PER
WSBC
329.64





PERMIT # AG, BM DK, AG

ARCHITECTS

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## KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

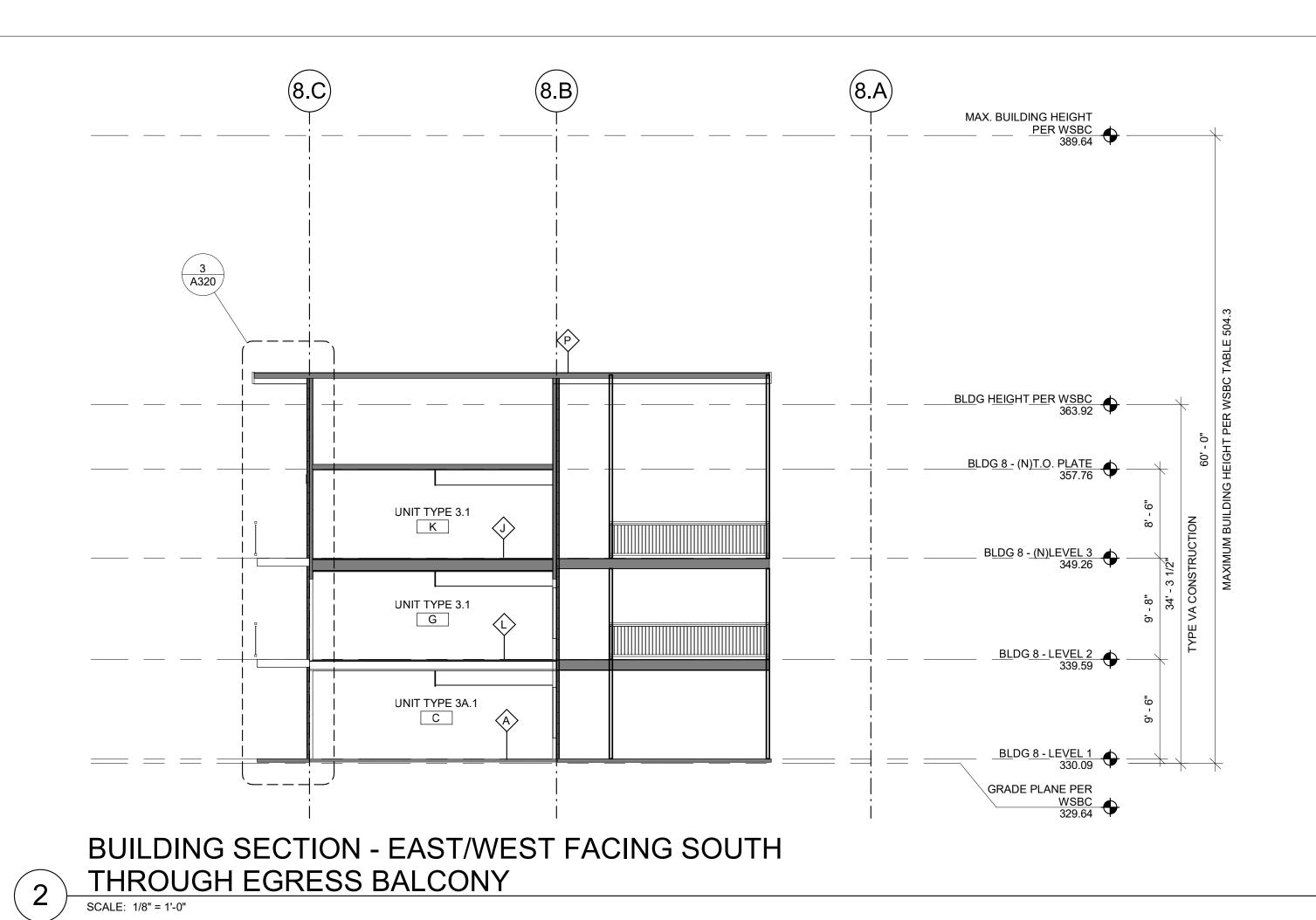
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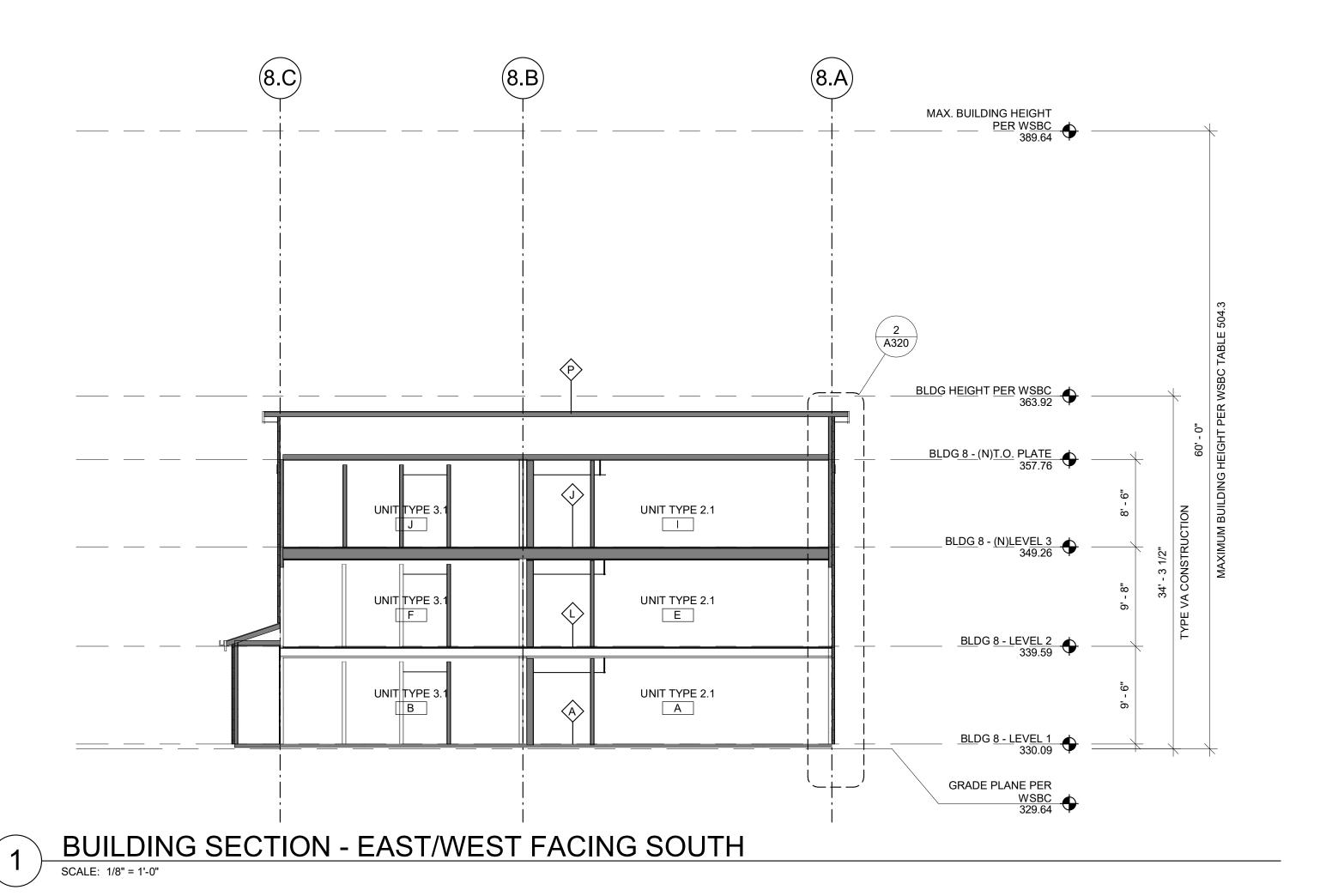
AHJ STAMP

TITLE

SECTION -BUILDING

DRAWN CHECKED ISSUE DATE 01/31/22 JOB NO. 19031 SHEET NO.:







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## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS
NO DATE DESCRIPTION

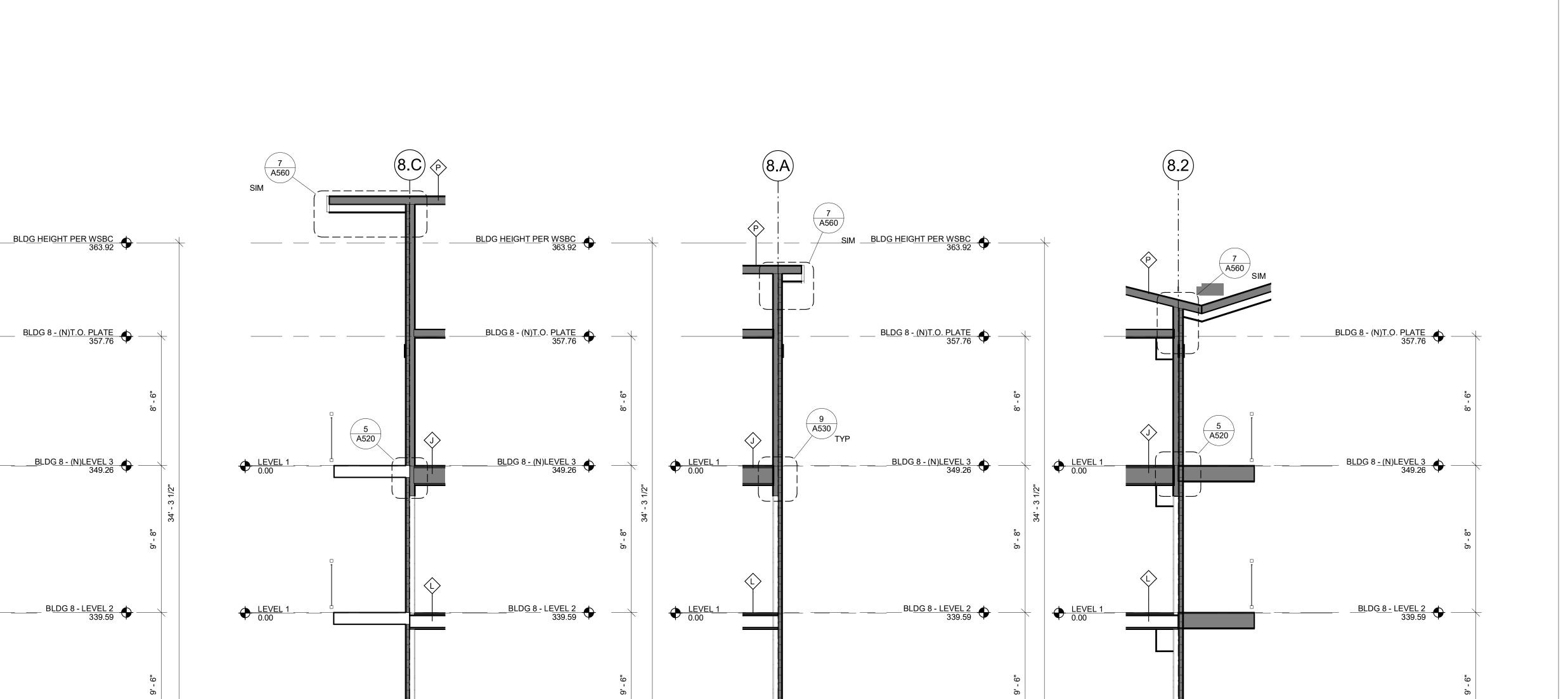
REVISIONS / NOTES
NO DATE DESCRIPTION
B1 BUILDING PERMIT

AHJ STAMP

TITLE

SECTION -BUILDING

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	



BLDG 8 - LEVEL 1 330.09

GRADE PLANE PER
WSBC
329.64

EXTERIOR SECTION B @ GL 8.A

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

BLDG 8 - LEVEL 1 330.09

GRADE PLANE PER
WSBC
329.64

EXTERIOR SECTION C @ GL 8.C

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

• LEVEL 1 0.00

+ LEVEL 1 0.00

+ LEVEL 1 0.00

BLDG 8 - LEVEL 1 330.09

GRADE PLANE PER
WSBC
329.64

INTERIOR SECTION A @ GL 8.3

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

LEVEL 1

SMR

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## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE

BLDG 8 - LEVEL 1 330.09

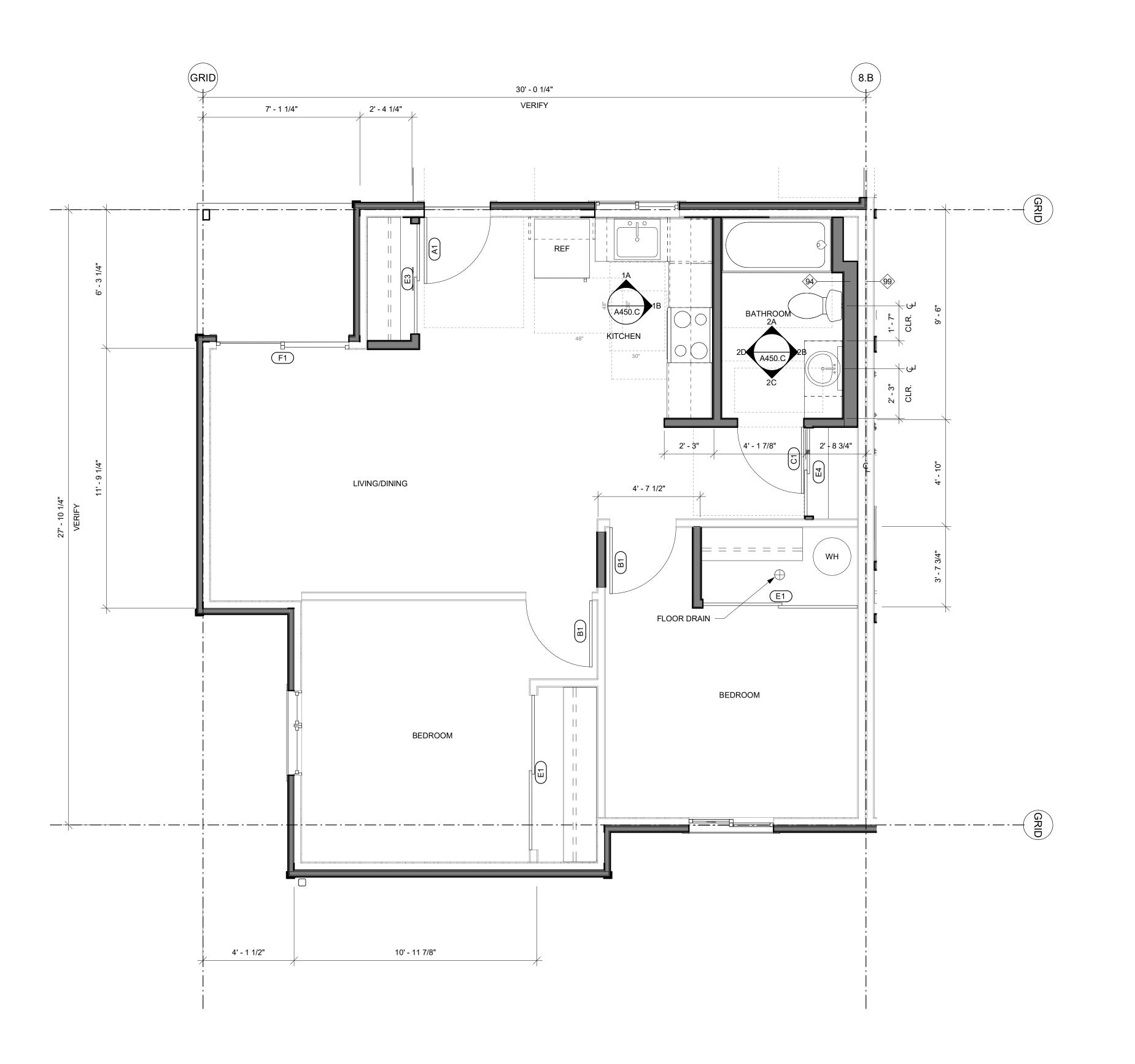
GRADE PLANE PER
WSBC
329.64

EXTERIOR SECTION A @ GL 8.2

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

SECTION -WALL

 PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AC
ISSUE DATE	01/31/22
JOB NO.	1903
SHEET NO.:	



#### **GENERAL UNIT PLAN NOTES**

ALL INTERIOR WALLS TO BE WALL TYPE 81 U.N.O.
 DIMENSIONS ARE TO FACE OF STUD U.N.O.
 HINGE SIDE OF DOOR ROUGH OPENINGS ARE 4" FROM INTERSECTING WALLS, U.N.O.

4. WHERE CASEWORK IS INSTALLED, SCRIBES SHALL BE 1" MINIMUM FROM ADJACENT WALLS.
5. SEE G060-G065 FOR TYPICAL ACCESSIBILITY REQUIREMENTS, MOUNTING HEIGHTS AND LOCATIONS FOR FIXTURES RELATIVE TO WALLS AND OTHER FIXTURES.

#### **GENERAL UNIT ELEVATION NOTES**

 SEE G060-G065 FOR TYPICAL DIMENSIONS AND NOTES.
 REFER TO UNIT ENLARGED RCP'S FOR CEILING HEIGHTS AND SOFFIT HEIGHTS OVER UPPER CABINETS.

#### GENERAL REFLECTED CEILING PLAN NOTES

 REFER TO ELECTRICAL FOR LIGHTING TYPES.
 REFER TO ARCHITECTURAL FOR LIGHTING LOCATIONS.

 NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ETC. FOR RESOLUTION.

4. CEILING LIGHT FIXTURES ARE CENTERED IN THE ROOM UNLESS NOTED OTHERWISE.

 SMOKE DETECTORS TO BE CENTERED ON DOORS AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE.
 LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH

MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION SUBCONTRACTOR TO VERIFY CLEARANCES.
7. SPRINKLER HEADS TO BE 2' - 0" FROM LIGHT FIXTURES

FROM FIRE PROTECTION SUBCONTRACTOR.)

8. CLOSET SPRINKLER HEADS TO BE CENTERED ON CLOSET DOORS AND 4" FROM CLOSET DOOR WALL.

9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE DETECTORS AND SPRINKLERS IN BEDROOMS AND LIVING/DINING SPACES UNLESS NOTED OTHERWISE. DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' - 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER.

UNLESS NOTED OTHERWISE. (UPON VERIFICATION

10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

## RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

COMBINATION SMOKE/
CARBON MONOXIDE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

SMOKE DETECTOR

 $\sim$ 

LIGHT FIXTURE - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS

VANITY LIGHT - VARYING LENGTHS

EXHAUST VENT

INTAKE VENT

SMR Architects

ARCHITECTS

117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

MACHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

**BUILDING PERMIT** 

AHJ STAMP

TITLE

ENLARGED VIEWS - UNIT TYPE 2.1

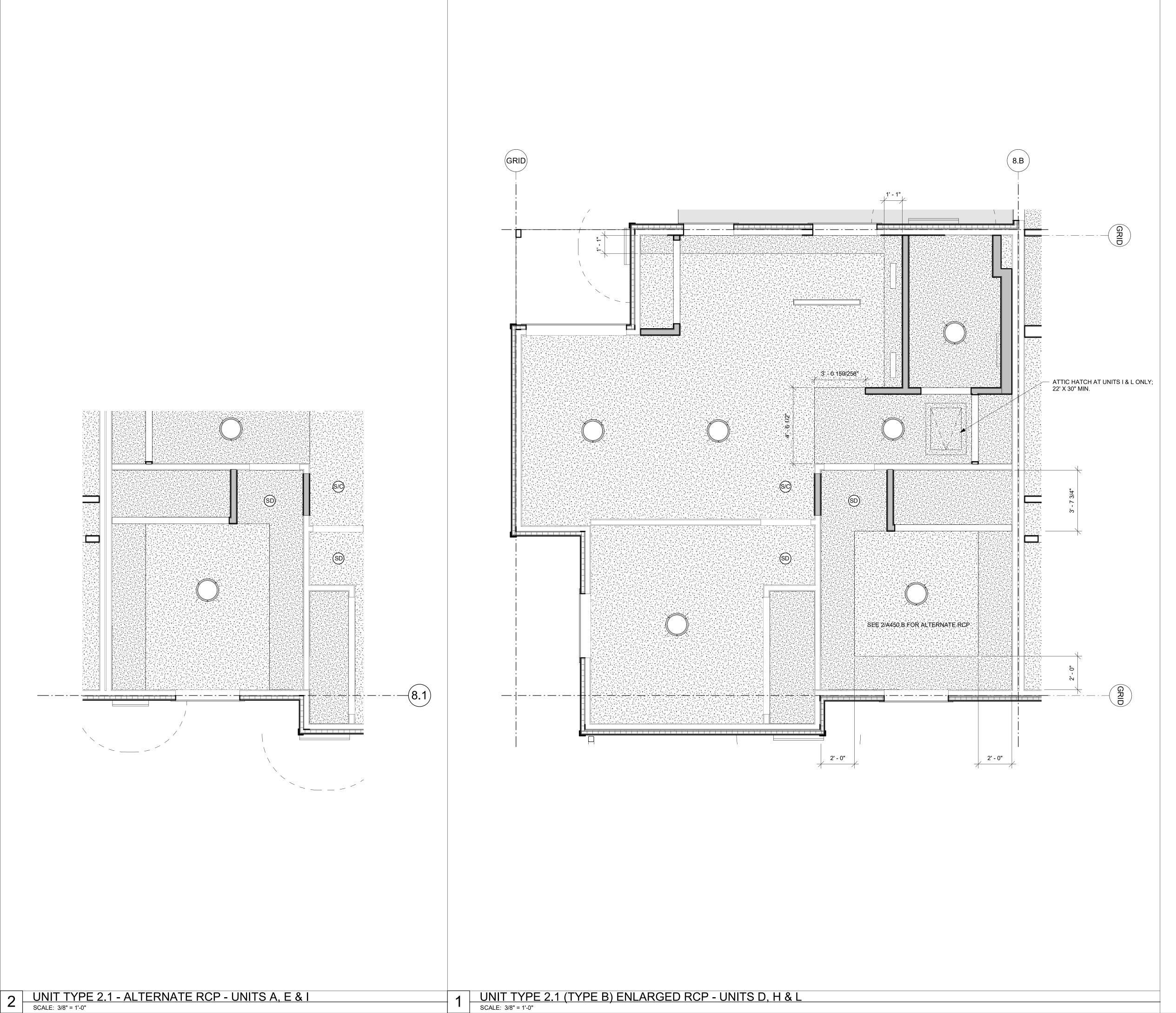
PERMIT #	
DRAWN	AG, B
CHECKED	DK, A
ISSUE DATE	01/31/2
JOB NO.	1903

SHEET NO.:

A450.A

UNITS SIM. OPP.

D A
H E
J I



#### **GENERAL REFLECTED CEILING PLAN NOTES**

- REFER TO ELECTRICAL FOR LIGHTING TYPES.
   REFER TO ARCHITECTURAL FOR LIGHTING
- LOCATIONS.
  3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER,
- ETC. FOR RESOLUTION.
  4. CEILING LIGHT FIXTURES ARE CENTERED IN THE
- ROOM UNLESS NOTED OTHERWISE.
  5. SMOKE DETECTORS TO BE CENTERED ON DOORS
- AND 1' 6" FROM WALL UNLESS NOTED OTHERWISE.

  6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION
- SUBCONTRACTOR TO VERIFY CLEARANCES.
  7. SPRINKLER HEADS TO BE 2' 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)
  8. CLOSET SPRINKLER HEADS TO BE CENTERED ON
- CLOSET DOORS AND 4" FROM CLOSET DOOR WALL.

  9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE
  DETECTORS AND SPRINKLERS IN BEDROOMS AND
  LIVING/DINING SPACES UNLESS NOTED OTHERWISE.
  DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND
  1' 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN
  WITH SPRINKLER.
- 10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

#### **RCP LEGEND**

GWB, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

CARBON MONOXIDE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

VANITY LIGHT - VARYING LENGTHS

COMBINATION SMOKE/

SD SMOKE DETECTOR

LIGHT FIXTURE - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS

--> EXHAUST VENT

INTAKE VENT

SMR ARCHITECTS

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

B1 BUILDING PERMIT

AHJ STAMP

TITLE

ENLARGED VIEWS - UNIT TYPE 2.1

PERMIT #

DRAWN AG, BM

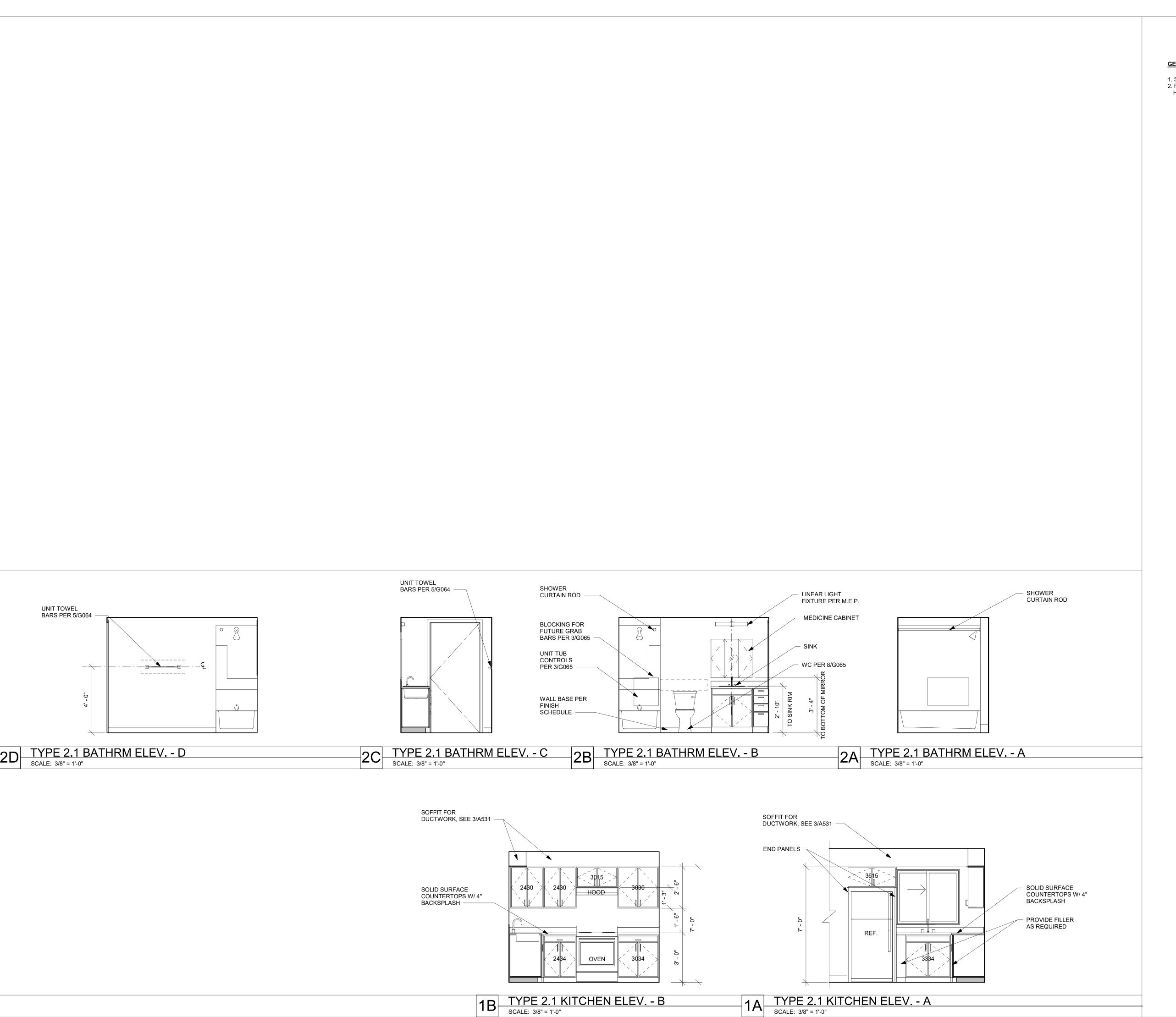
CHECKED DK, AG

ISSUE DATE 01/31/22

JOB NO. 19031

SHEET NO.:

A450.B



#### **GENERAL UNIT ELEVATION NOTES**

 SEE G060-G065 FOR TYPICAL DIMENSIONS AND NOTES.
 REFER TO UNIT ENLARGED RCP'S FOR CEILING HEIGHTS AND SOFFIT HEIGHTS OVER UPPER CABINETS.



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## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION
B1 BUILDING PERMIT

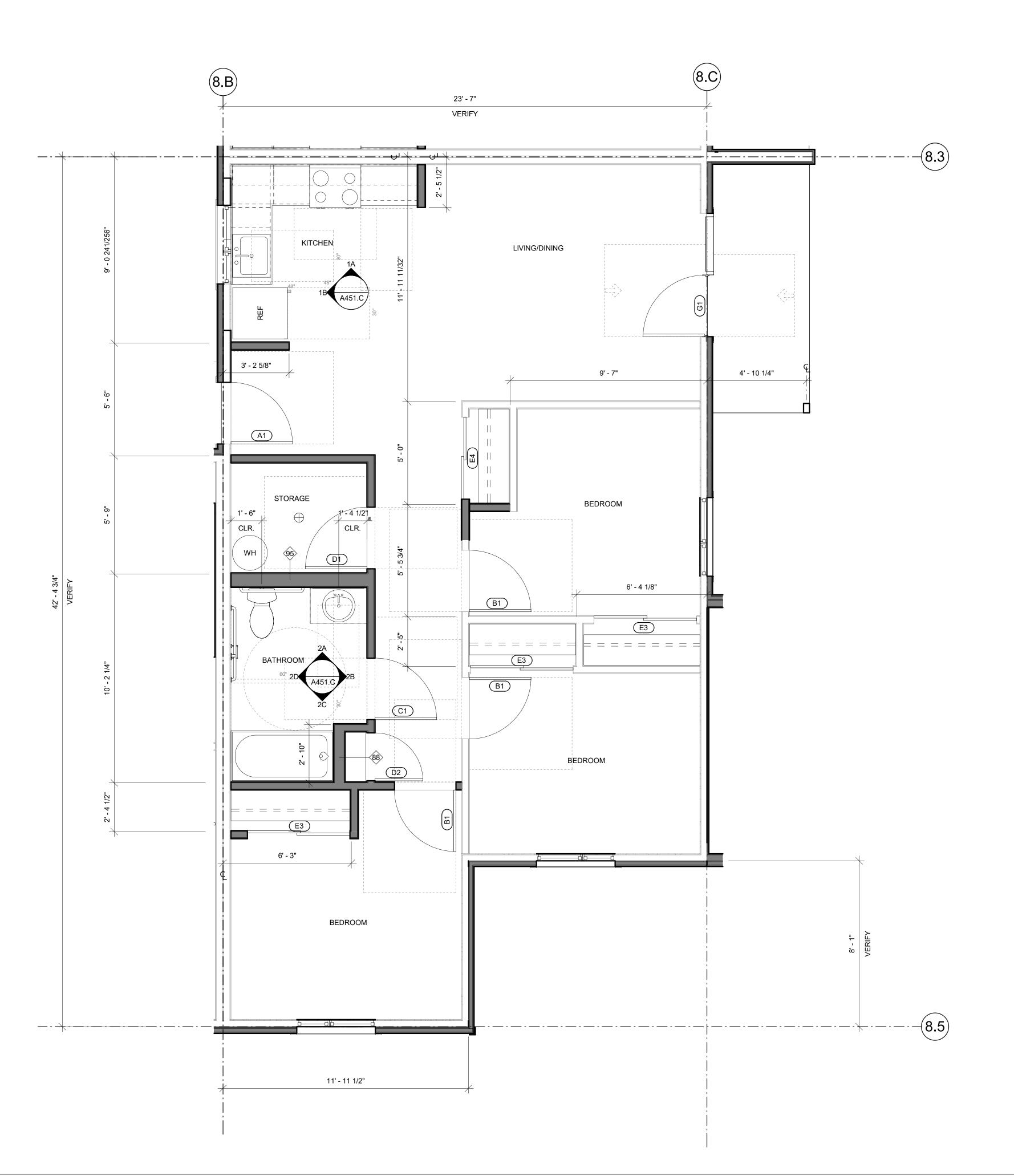
AHJ STAMP

TITLE

ENLARGED VIEWS - UNIT TYPE 2.1

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO.:	

A450.C



#### **GENERAL UNIT PLAN NOTES**

1. ALL INTERIOR WALLS TO BE WALL TYPE 81 U.N.O. 2. DIMENSIONS ARE TO FACE OF STUD U.N.O. 3. HINGE SIDE OF DOOR ROUGH OPENINGS ARE 4" FROM INTERSECTING WALLS, U.N.O. 4. WHERE CASEWORK IS INSTALLED, SCRIBES SHALL BE 1"

MINIMUM FROM ADJACENT WALLS. 5. SEE G060-G065 FOR TYPICAL ACCESSIBILITY REQUIREMENTS, MOUNTING HEIGHTS AND LOCATIONS FOR FIXTURES RELATIVE TO WALLS AND OTHER FIXTURES.

#### **GENERAL UNIT ELEVATION NOTES**

1. SEE G060-G065 FOR TYPICAL DIMENSIONS AND NOTES. 2. REFER TO UNIT ENLARGED RCP'S FOR CEILING HEIGHTS AND SOFFIT HEIGHTS OVER UPPER CABINETS.

#### GENERAL REFLECTED CEILING PLAN NOTES

1. REFER TO ELECTRICAL FOR LIGHTING TYPES. 2. REFER TO ARCHITECTURAL FOR LIGHTING LOCATIONS.

3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ETC. FOR RESOLUTION.

4. CEILING LIGHT FIXTURES ARE CENTERED IN THE ROOM UNLESS NOTED OTHERWISE. 5. SMOKE DETECTORS TO BE CENTERED ON DOORS

AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE. 6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF

CONFLICTS ARISE. FIRE PROTECTION SUBCONTRACTOR TO VERIFY CLEARANCES. 7. SPRINKLER HEADS TO BE 2' - 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)

8. CLOSET SPRINKLER HEADS TO BE CENTERED ON

CLOSET DOORS AND 4" FROM CLOSET DOOR WALL. 9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE DETECTORS AND SPRINKLERS IN BEDROOMS AND LIVING/DINING SPACES UNLESS NOTED OTHERWISE. DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' - 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER.

10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

## RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR

SMOKE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE LIGHT FIXTURE - VARYING LENGTHS

VANITY LIGHT - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS

EXHAUST VENT

INTAKE VENT

UNITS SIM. OPP.

**SMR Architects** 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND **HEIGHTS APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION

**BUILDING PERMIT** 

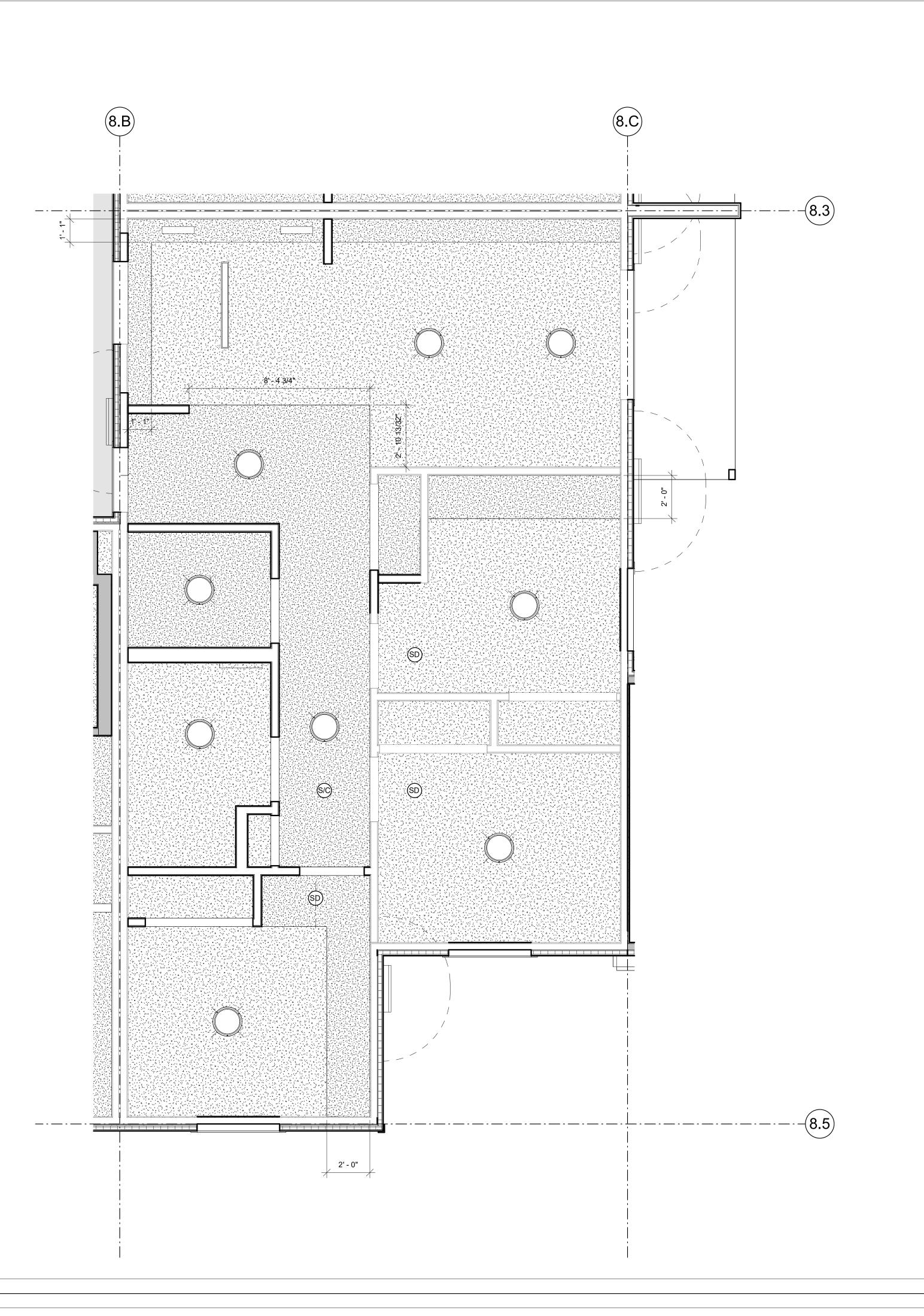
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TITLE

## **ENLARGED VIEWS - UNIT** TYPE 3A.1

PERMIT#	
DRAWN	AG, B
CHECKED	DK, A
ISSUE DATE	01/31/2
JOB NO.	1903
SHEET NO.:	

UNIT TYPE 3A.1 (TYPE A) - ENLARGED PLAN
SCALE: 3/8" = 1'-0"



#### GENERAL REFLECTED CEILING PLAN NOTES

- 1. REFER TO ELECTRICAL FOR LIGHTING TYPES. 2. REFER TO ARCHITECTURAL FOR LIGHTING
- LOCATIONS. 3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER,
- ETC. FOR RESOLUTION.
- 4. CEILING LIGHT FIXTURES ARE CENTERED IN THE ROOM UNLESS NOTED OTHERWISE.
- 5. SMOKE DETECTORS TO BE CENTERED ON DOORS AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE. 6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO
- OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION SUBCONTRACTOR TO VERIFY CLEARANCES.
- 7. SPRINKLER HEADS TO BE 2' 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)
- 8. CLOSET SPRINKLER HEADS TO BE CENTERED ON CLOSET DOORS AND 4" FROM CLOSET DOOR WALL. 9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE DETECTORS AND SPRINKLERS IN BEDROOMS AND
- DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' - 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER. 10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE

LIVING/DINING SPACES UNLESS NOTED OTHERWISE.

## LOCATED PER MECH.

RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

COMBINATION SMOKE/

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

CARBON MONOXIDE DETECTOR

SMOKE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

VANITY LIGHT - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS

LIGHT FIXTURE - VARYING LENGTHS

EXHAUST VENT

ARCHITECTS

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

> PH: 206.623.1104 FX: 206.623.5285



KIRKLAND HEIGHTS **APARTMENTS** 

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

8377 REGISTERED ARCHITECT Matrilor DEAN A. KRALIOS STATE OF WASHINGTON

ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION
B1 BUILDING PERMIT

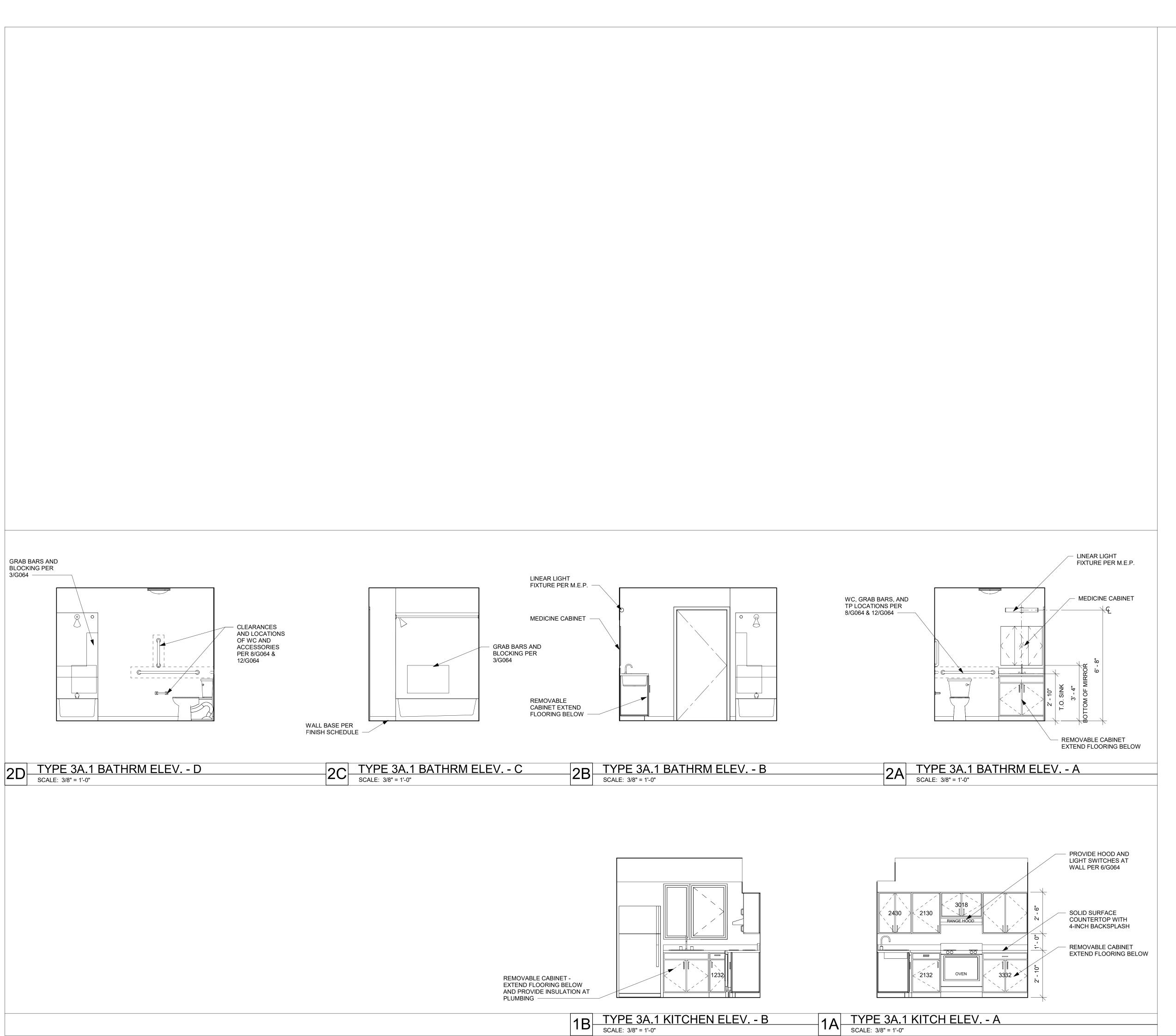
AHJ STAMP

TITLE

**ENLARGED VIEWS - UNIT** TYPE 3A.1

PERMIT # AG, BM DRAWN DK, AG CHECKED ISSUE DATE 01/31/22 JOB NO. SHEET NO.:

A451.B



#### **GENERAL UNIT ELEVATION NOTES**

 SEE G060-G065 FOR TYPICAL DIMENSIONS AND NOTES.
 REFER TO UNIT ENLARGED RCP'S FOR CEILING HEIGHTS AND SOFFIT HEIGHTS OVER UPPER CABINETS.



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> PH: 206.623.1104 FX: 206.623.5285



## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

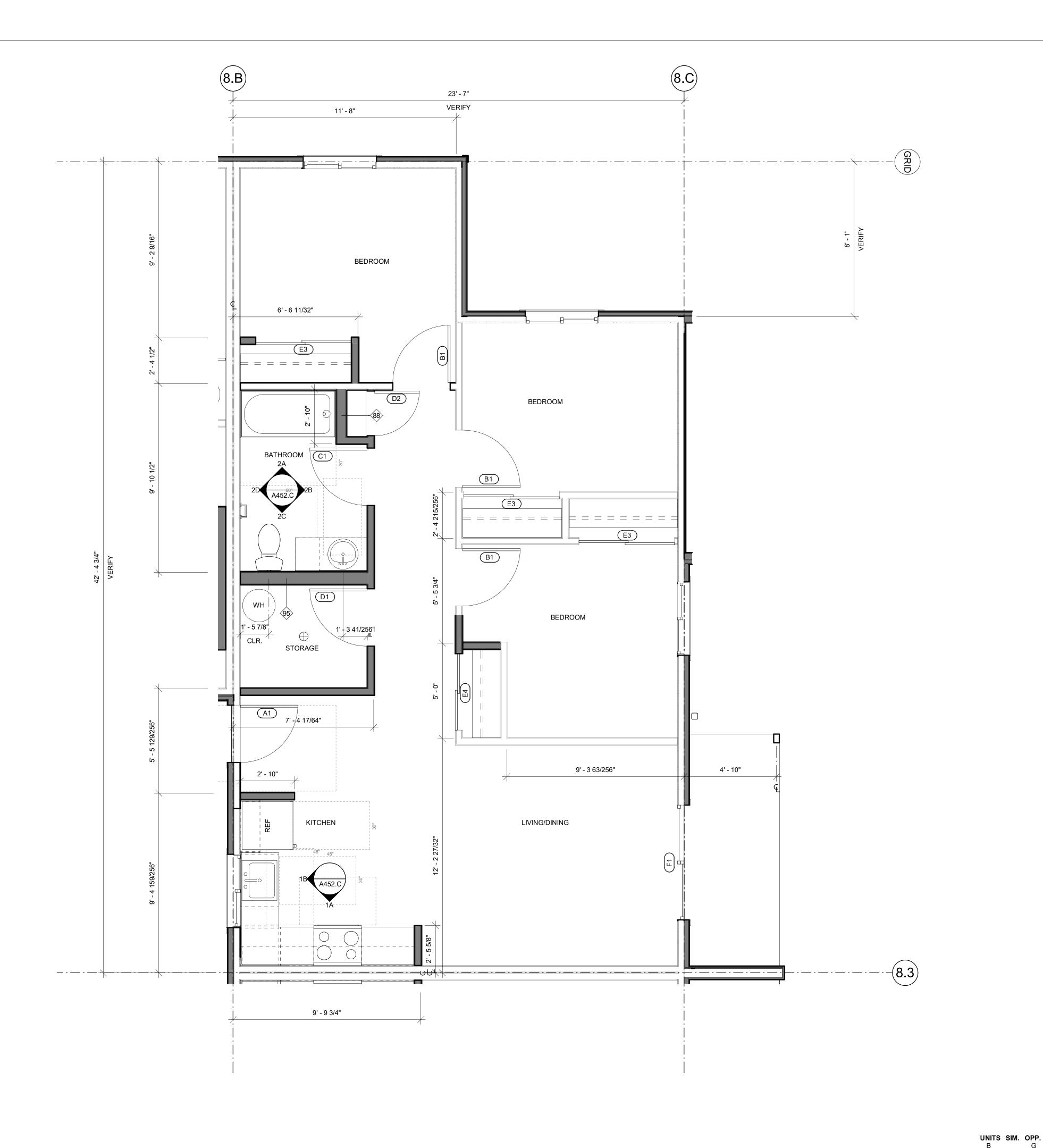
AHJ STAMP

TITLE

ENLARGED VIEWS - UNIT TYPE 3A.1

PERMIT #	
DRAWN	AG, BI
CHECKED	DK, A
ISSUE DATE	01/31/2
JOB NO.	1903
SHEET NO.:	

A451.C



#### **GENERAL UNIT PLAN NOTES**

FIXTURES.

ALL INTERIOR WALLS TO BE WALL TYPE 81 U.N.O.
 DIMENSIONS ARE TO FACE OF STUD U.N.O.
 HINGE SIDE OF DOOR ROUGH OPENINGS ARE 4" FROM INTERSECTING WALLS, U.N.O.

4. WHERE CASEWORK IS INSTALLED, SCRIBES SHALL BE 1" MINIMUM FROM ADJACENT WALLS.
5. SEE G060-G065 FOR TYPICAL ACCESSIBILITY REQUIREMENTS, MOUNTING HEIGHTS AND LOCATIONS FOR FIXTURES RELATIVE TO WALLS AND OTHER

#### **GENERAL UNIT ELEVATION NOTES**

 SEE G060-G065 FOR TYPICAL DIMENSIONS AND NOTES.
 REFER TO UNIT ENLARGED RCP'S FOR CEILING HEIGHTS AND SOFFIT HEIGHTS OVER UPPER CABINETS.

#### GENERAL REFLECTED CEILING PLAN NOTES

 REFER TO ELECTRICAL FOR LIGHTING TYPES.
 REFER TO ARCHITECTURAL FOR LIGHTING LOCATIONS.

3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ETC. FOR RESOLUTION

ETC. FOR RESOLUTION.

4. CEILING LIGHT FIXTURES ARE CENTERED IN THE ROOM UNLESS NOTED OTHERWISE.

 5. SMOKE DETECTORS TO BE CENTERED ON DOORS AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE.
 6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL

SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION SUBCONTRACTOR TO VERIFY CLEARANCES.

7. SPRINKLER HEADS TO BE 2' - 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)

8. CLOSET SPRINKLER HEADS TO BE CENTERED ON CLOSET DOORS AND 4" FROM CLOSET DOOR WALL.

9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE DETECTORS AND SPRINKLERS IN BEDROOMS AND LIVING/DINING SPACES UNLESS NOTED OTHERWISE. DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' - 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER.

10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

## RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

SMOKE DETECTOR

LIGHT FIXTURE - VARYING LENGTHS

□ UNDER CABINET LIGHT - VARYING LENGTHS

VANITY LIGHT - VARYING LENGTHS

--> EXHAUST VENT

-> INTAKE VENT

SMR ARCHITECTS

SMR Architects 117 S. Main St., Suite 400 Seattle, WA 98104

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## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE

ENLARGED VIEWS - UNIT TYPE 3.1

PERMIT #

DRAWN AG, BM

CHECKED DK, AG

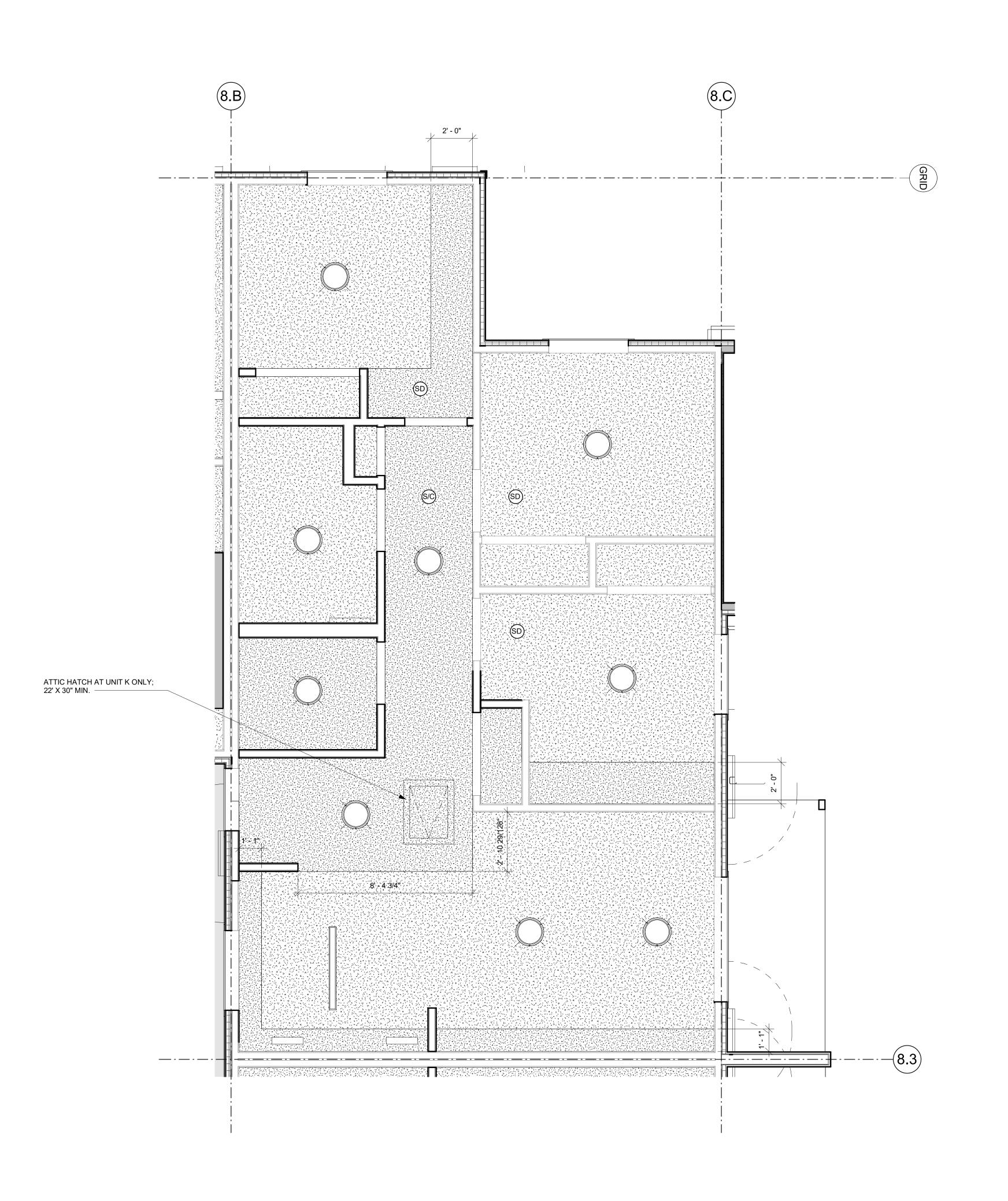
ISSUE DATE 01/31/22

JOB NO. 19031

SHEET NO.:

A452.A

UNIT TYPE 3.1 (TYPE B) - ENLARGED PLAN
SCALE: 3/8" = 1'-0"



#### **GENERAL REFLECTED CEILING PLAN NOTES**

- REFER TO ELECTRICAL FOR LIGHTING TYPES.
   REFER TO ARCHITECTURAL FOR LIGHTING
- LOCATIONS.
  3. NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER,
- ETC. FOR RESOLUTION.
- 4. CEILING LIGHT FIXTURES ARE CENTERED IN THE ROOM UNLESS NOTED OTHERWISE.
- 5. SMOKE DETECTORS TO BE CENTERED ON DOORS AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE.6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT
- PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION SUBCONTRACTOR TO VERIFY CLEARANCES.

FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE

- 7. SPRINKLER HEADS TO BE 2' 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)
- 8. CLOSET SPRINKLER HEADS TO BE CENTERED ON CLOSET DOORS AND 4" FROM CLOSET DOOR WALL.9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE
- DETECTORS AND SPRINKLERS IN BEDROOMS AND LIVING/DINING SPACES UNLESS NOTED OTHERWISE. DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER.
- 10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

## RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

FIBER CEMENT SOFFIT, UNDERSIDE OF STRUCTURE

COMBINATION SMOKE/
CARBON MONOXIDE DETECTOR

SD SMOKE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

─ LIGHT FIXTURE - VARYING LENGTHS

VANITY LIGHT - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS

EXHAUST VENT

INTAKE VENT



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## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET

REGISTERED ARCHITECT

DEAN A. KRALIOS
STATE OF WASHINGTON

ISSUED SETS
NO DATE DESCRIPTION

NO DATE DESCRIPTION
B1 BUILDING PERMIT

REVISIONS / NOTES

AHJ STAMP

TITLE

ENLARGED VIEWS - UNIT TYPE 3.1

PERMIT #

DRAWN AG, BM

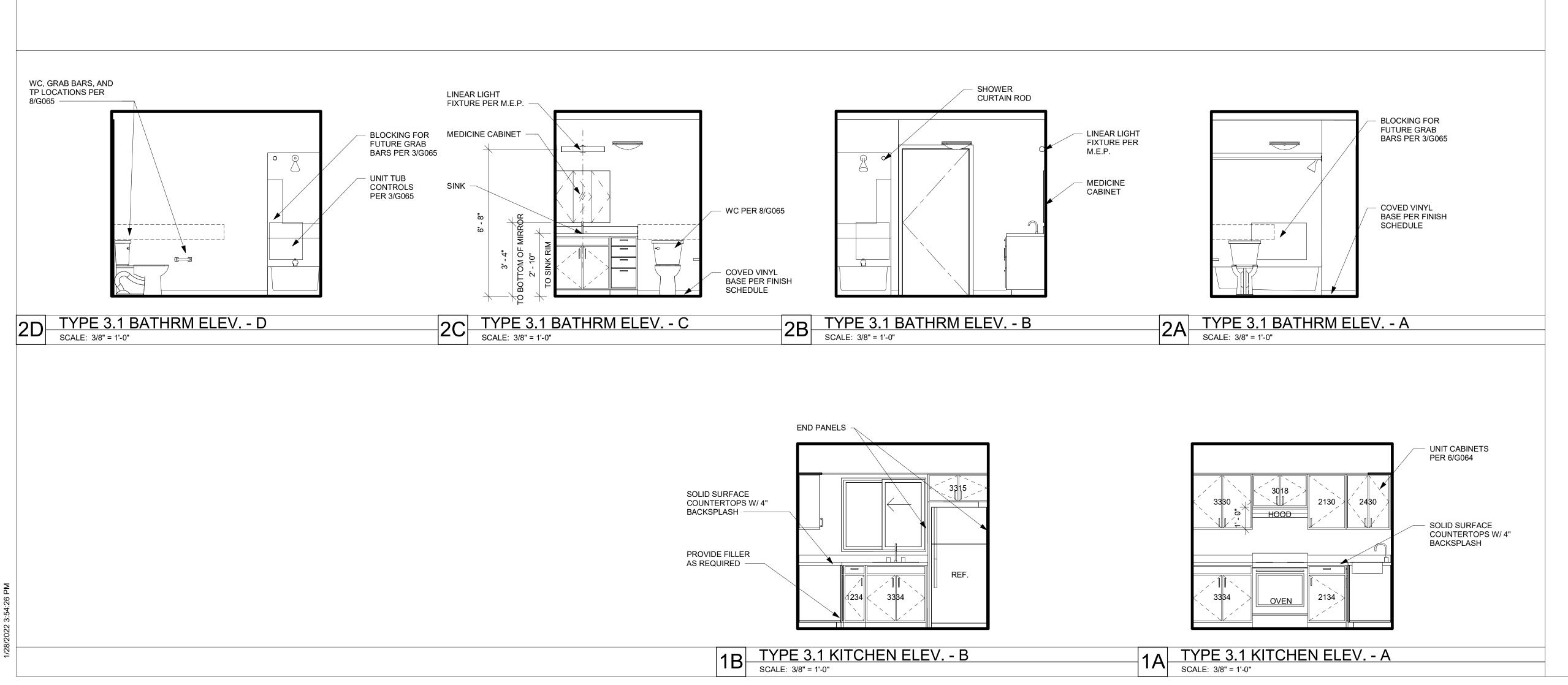
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ISSUE DATE 01/31/22

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A452.B



#### **GENERAL UNIT PLAN NOTES**

FIXTURES.

ALL INTERIOR WALLS TO BE WALL TYPE 81 U.N.O.
 DIMENSIONS ARE TO FACE OF STUD U.N.O.
 HINGE SIDE OF DOOR ROUGH OPENINGS ARE 4" FROM INTERSECTING WALLS, U.N.O.

4. WHERE CASEWORK IS INSTALLED, SCRIBES SHALL BE 1" MINIMUM FROM ADJACENT WALLS.
5. SEE G060-G065 FOR TYPICAL ACCESSIBILITY REQUIREMENTS, MOUNTING HEIGHTS AND LOCATIONS FOR FIXTURES RELATIVE TO WALLS AND OTHER

#### **GENERAL UNIT ELEVATION NOTES**

 SEE G060-G065 FOR TYPICAL DIMENSIONS AND NOTES.
 REFER TO UNIT ENLARGED RCP'S FOR CEILING HEIGHTS AND SOFFIT HEIGHTS OVER UPPER CABINETS.

#### GENERAL REFLECTED CEILING PLAN NOTES

 REFER TO ELECTRICAL FOR LIGHTING TYPES.
 REFER TO ARCHITECTURAL FOR LIGHTING LOCATIONS.

 NOTIFY ARCHITECT IF CONFLICTS ARISE BETWEEN MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ETC. FOR RESOLUTION.

4. CEILING LIGHT FIXTURES ARE CENTERED IN THE ROOM UNLESS NOTED OTHERWISE.
5. SMOKE DETECTORS TO BE CENTERED ON DOORS AND 1' - 6" FROM WALL UNLESS NOTED OTHERWISE.

6. LOCATE SPRINKLER HEADS CENTERED WITH LIGHT

FIXTURES AND MECHANICAL GRILLES AS ALLOWABLE PER CODE. SPRINKLER SUPPLY PIPE MAY NEED TO OFFSET FROM HEAD LOCATION. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. CONSULT WITH ARCHITECT IF CONFLICTS ARISE. FIRE PROTECTION

SUBCONTRACTOR TO VERIFY CLEARANCES.

7. SPRINKLER HEADS TO BE 2' - 0" FROM LIGHT FIXTURES UNLESS NOTED OTHERWISE. (UPON VERIFICATION FROM FIRE PROTECTION SUBCONTRACTOR.)

8. CLOSET SPRINKLER HEADS TO BE CENTERED ON

CLOSET DOORS AND 4" FROM CLOSET DOOR WALL.

9. DIFFUSERS/GRILLES TO BE CENTERED ON SMOKE DETECTORS AND SPRINKLERS IN BEDROOMS AND LIVING/DINING SPACES UNLESS NOTED OTHERWISE. DIFFUSERS/GRILLES TO BE CENTERED ON TOILET AND 1' - 6" FROM TOILET BACK WALL IN BATHROOMS. ALIGN WITH SPRINKLER.

10. LINIT VENTILATION EXHALIST & INTAKE DUCTS TO BE

10. UNIT VENTILATION EXHAUST & INTAKE DUCTS TO BE LOCATED PER MECH.

GWB SOFFIT, 7' - 0" A.F.F. U.N.O.

## RCP LEGEND

GWB, UNDERSIDE OF STRUCTURE

FIBER CEMENT SOFFIT, UNDERSIDE

COMBINATION SMOKE/
CARBON MONOXIDE DETECTOR

OF STRUCTURE

SD SMOKE DETECTOR

SURFACE MOUNTED LIGHT FIXTURE

LIGHT FIXTURE - VARYING LENGTHS

VANITY LIGHT - VARYING LENGTHS

UNDER CABINET LIGHT - VARYING LENGTHS

EXHAUST VENT

--> INTAKE VENT

ARCHITECTS

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STATE OF WASHINGTON

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NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

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SHEET NO.:

A452.C

#### WALL ASSEMBLY NOTES

- FIRE RATED ASSEMBLIES ARE BASED ON IBC, GYPSUM ASSOCIATION (GA) OR UNDERWRITERS LABORATORIES (UL) TEST DATA. GA TESTS FOR FIRE AND ACOUSTIC RATINGS BASED ON GA-600-2015 FIRE RESISTANCE DESIGN MANUAL. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES. EXTENTS OF THE ASSEMBLIES ARE SHOWN ON THE PLANS AND SECTIONS. FIRE RATED ASSEMBLIES FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE WITH NO BREAKS AT COLUMNS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE FIRE STOPPED OR PROVIDED WITH APPROVED SMOKE AND/OR FIRE DAMPERS.
- 2. REFER TO A510 FOR CORRESPONDING GA & IBC ASSEMBLIES.
- 3. SUBSTITUTE WATER-RESISTANT GWB AT FACE LAYER OF TOILET ROOMS, SHOWER ROOMS, JANITORS CLOSETS, AND OTHER SIMILAR WE AREAS.
- 4. BLOCKING IS REQUIRED AT CASEWORK, SHELVING, ACCESSORIES AND EQUIPMENT DOOR HARDWARE, TOILET PARTITIONS AND ACCESSORIES, ACOUSTICAL PANELS, ACCESSIBLE GRAB BARS, AND OTHER LOCATIONS AS SPECIFIED BY MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS.
- 5. PENETRATIONS AT FIRE BARRIERS FIRE BARRIERS AT STAIR AND ELEVATOR SHAFTS ARE NOT PERMITTED TO HAVE ANY PLUMBING, ELECTRICAL OR OTHER PENETRATIONS OF ANY KIND UNLESS SPECIFICALLY SERVING THE STAIR. AT OTHER FIRE BARRIERS, METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYPSUM BOARD FACINGS AND CLASSIFIED AS TWO HOURS OR LESS. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.
- 6. ADDITIONAL INSULATION PER GA-600-2015: WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY.
- STUD SIZES PER GA-600-2015: GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL OR WOOD STUD SYSTEMS. METAL STUDS OF HEAVIER GAUGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NON-LOAD-BEARING SYSTEM. INDICATED STUD SPACINGS ARE MAXIMUMS. REFER TO STRUCTURAL DRAWINGS FOR SPACING REQUIREMENTS AS THEY MAY VARY. PER UL FIRE RESISTANCE DIRECTORY, UL 263 GUIDE INFORMATION: THE SIZE OF STUDS IS MINIMUM UNLESS OTHERWISE STATED IN A DESIGN. THE SPACING OF STUDS IS A MAXIMUM UNLESS OTHERWISE STATED IN A DESIGN. SPACING BETWEEN PARALLEL ROWS OF STUDS ARE MINIMUMS UNLESS OTHERWISE STATED IN THE INDIVIDUAL DESIGNS.
- WOOD STRUCTURAL PANELS PER GA-600-2015: WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE ADDED TO ONE OR BOTH SIDES. SUCH PANELS SHALL BE PERMITTED TO BE APPLIED EITHER AS A BASE LAYER DIRECTLY TO THE FRAMING (UNDER THE GYPSUM BOARD), AS A FACE LAYER (OVER THE FACE LAYER OF GYPSUM BOARD), OR BETWEEN LAYERS OF GYPSUM BOARD IN MULTI-LAYER SYSTEMS. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND THICKNESS AS IT MAY VARY. PER UL FIRE RESISTANCE DIRECTORY, UL 263 GUIDE INFORMATION: FIRE-RESISTANCE RATINGS APPLY ONLY TO ASSEMBLIES IN THEIR ENTIRETY. EXCEPT FOR THOSE SEPARATELY RATED STRUCTURAL MEMBERS SUPPORTING TESTED ASSEMBLIES, INDIVIDUAL COMPONENTS ARE NOT ASSIGNED A FIRE-RESISTANCE RATING AND ARE NOT INTENDED TO BE INTERCHANGED BETWEEN ASSEMBLIES BUT RATHER ARE DESIGNATED FOR USE IN A SPECIFIC DESIGN IN ORDER THAT THE RATINGS OF THE DESIGN MAY BE ACHIEVED. ALL RATINGS ARE BASED ON THE ASSUMPTION THAT THE STABILITY OF STRUCTURAL MEMBERS SUPPORTING THE ASSEMBLY ARE NOT IMPAIRED BY THE EFFECTS OF FIRE. THE EXTENT OF FIRE DAMAGE OF THE TEST ASSEMBLY AT THE RATING TIME IS NOT A CRITERIA FOR THE RATING. ITEM 14, WOOD STRUCTURAL PANELS: WOOD STRUCTURAL PANEL IS A STRUCTURAL PANEL PRODUCT COMPOSED PRIMARILY OF WOOD AND MEETING THE REQUIREMENTS OF THE U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCTS STANDARD PS 1, CONSTRUCTION AND INDUSTRIAL PLYWOOD OF HE U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCE STANDARD PS2, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS. WOOD STRUCTURAL PANELS INCLUDE ALL-VENEER PLYWOOD, COMPOSITE PANELS CONTAINING A COMBINATION OF VENEER AND WOOD-BASED MATERIAL, AND MAT-FORMED PANELS SUCH AS ORIENTED STRAND BOARD AND WAFERBOARD. THE PANELS ARE TO BEAR THE LABEL OF A CODE RECOGNIZED CERTIFICATION ORGANIZATION WITH A SPECIFIC REFERENCE TO THE PS 1 OR PS 2 STANDARD. THE PANELS ARE ALSO MARKED EXPOSURE 1 OR EXTERIOR. SOME INDIVIDUAL DESIGNS MAY LIMIT THE TYPE OF PANEL THAT CAN BE USED.
- 9. PROVIDE PRESSURE TREATED SHEATHING AT ALL EXTERIOR WALLS WHEN NOT REQUIRED BY STRUCTURAL.

NO. <b>81</b>	DIAGRAM 	ASSEMBLY COMPONENTS	FIRE RATING	S.T.C.	<b>T</b>
<b>81</b> >			& REPORT NO.	RATING & REPORT NO.	THERMAL
		-	-	-	-
INT. WOOD STUD WALL		(N) (1) LAYER 5/8" TYPE "X" GWB      (E) 2x4 WOOD STUD @ 16" O.C.MIN (NEW AT NEW WALLS AND INFILL LOCATIONS)      (1) LAYER 5/8" TYPE "X" GWB			
83	-	-	<b>1 HR</b> GA FILE NO.	STC 50-54 GA FILE NO	-
INT. WOOD STUD WALL  1 HR FIRE BARRIER/STC		(N) (1) LAYER 5/8" TYPE "X" GWB      (E) 2x4 WOOD STUD @ 16" O.C.MIN (NEW AT NEW WALLS AND INFILL LOCATIONS)      (N) 3" MINERAL OR GLASS FIBER INSULATION      (N) RESILIENT CHANNEL @ 16" O.C.      (N) (1) LAYER 5/8" TYPE "X" GWB	WP 3242	WP 3242	
88		-	-	-	-
INT. WOOD STUD WALL		(N) (1) LAYER 5/8" TYPE "X" GWB      (N) 2x6 WOOD STUD @ 16" O.C.MIN      (1) LAYER 5/8" TYPE "X" GWB			
94		-	-	-	-
INT. WOOD STUD WALL FURRING		(N) 2x8 WOOD STUD @ 16" O.C.MIN     (N) (1) LAYER 5/8" TYPE "X" GWB			
95	-	-	-	-	-
NT. WOOD STUD WALL		(N) (1) LAYER 5/8" TYPE "X" GWB     (N) 2x8 WOOD STUD @ 16" O.C.MIN     (N) (1) LAYER 5/8" TYPE "X" GWB			
		-	1HR GA FILE NO.	<b>50-54 STC</b> GA FILE NO.	-
INT. DOUBLE WOOD STUD WALL  1 HR RATED/STC		• (N) (1) LAYER 5/8" TYPE "X" GWB  • (N) 3-1/2" FIBERGLASS BATT INSULATION  • (E) 2x4 WOOD STUD @ 16" O.C.  • (E) 1" AIR SPACE  • (E) 2x4 WOOD STUD @ 16" O.C.  • (N) 3-1/2" FIBERGLASS BATT INSULATION  • (N) (1) LAYER 5/8" TYPE "X" GWB	GA FILE NO. WP 3370	GA FILE NO. WP 3370	

NO.	DIAGRAM		ASSEMBLY COMPONENTS	FIRE RATING & REPORT NO.	S.T.C. RATING & REPORT NO.	THERMAL
20	INT.	EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.4
_			(N) PVA PRIMER OR 2 LAYERS OF LATEX PAINT			
WALL <b>OR</b>			• (N) (1) LAYER 5/8" TYPE "X" GWB	40 MIN		
ED \			• (N) BATT INSULATION	15 MIN		R-15
FRAM			(E) 2x4 WOOD STUD FRAMING @ 16" O.C. MAX OR PER STRUCTURAL (NEW AT INFILL LOCATIONS)	20 MIN		
			(N) PLYWOOD SHEATHING PER STRUCTURAL			
EXISTING EXT. WOOD FRAMED W. 1 HR RATED FROM THE INTERIOR			(N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
IG E			(N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.
R R			• (N) RAINSCREEN FURRING STRIPS AT 16" O.C.			
X E			• (N) FIBER CEMENT SIDING			
21>	INT.	EXT.	-	IBC TABLES 722.6.2(1), 722.6.2(2), 722.6.2(5)	-	R-23.
			(N) PVA PRIMER OR 2 LAYERS OF LATEX PAINT			
-			• (N) (1) LAYER 5/8" TYPE "X" GWB	40 MIN		
WALL			• (N) BATT INSULATION	15 MIN		R-15
SAMED V			(E) 2X4 WOOD STUD FRAMING @ 16" O.C. MAX OR PER STRUCTURAL (NEW AT INFILL LOCATIONS)	20 MIN		
D FF			(N) PLYWOOD SHEATHING PER STRUCTURAL			
<b>N</b>			(N) (1) LAYER 5/8" EXTERIOR GYPSUM SHEATHING	40 MIN		
EXISTING EXT. WOOD FR. 1 HR RATED FROM BOTH			(N) AIR/WEATHER RESISTIVE BARRIER (WRB), LAP & SEAL SEAMS			
			(N) 1 1/2" CONTINUOUS RIGID INSULATION			R-8.4
			(N) FIBER CEMENT SIDING OVER RAINSCREEN FURRING STRIPS AT 16" O.C.			



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KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE

VERTICAL ASSEMBLIES

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031

SHEET NO.:

A500

### FLOOR/CEILING AND ROOF/CEILING ASSEMBLY NOTES

- 1. FIRE RATED ASSEMBLIES ARE BASED ON IBC, GYPSUM ASSOCIATION (GA) OR ESR TEST DATA. GA TESTS FOR FIRE AND ACOUSTIC RATINGS BASED ON GA-600-2015 FIRE RESISTANCE DESIGN MANUAL.CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES. EXTENTS OF THE ASSEMBLIES ARE SHOWN ON THE PLANS AND SECTIONS. FIRE RATED ASSEMBLIES FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE WITH NO BREAKS AT COLUMNS, WALL TRANSITIONS OR OTHER OBSTRUCTIONS. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE FIRE STOPPED OR PROVIDED WITH APPROVED SMOKE AND/OR FIRE DAMPERS.
- 2. IN FLOOR/CEILING OR ROOF/CEILING SYSTEMS, THE ADDITION OR DELETION OF MINERAL OR GLASS FIBER INSULATION IN CEILING JOIST SPACES COULD POSSIBLY REDUCE THE FIRE RESISTANCE RATING. THE ADDITON OF UP TO 16 3/4" OF 0.5 PCF GLASS FIBER INSULATION (R-40), EITHER BATT OR LOOSEFILL, TO ANY 1- OR 2-HOUR FIRE RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING SYSTEM HAVING A CAVITY DEEP ENOUGH TO ACCEPT THE INSULAITON IS PERMITTED PROVIDED THAT ONE ADDITIONAL LAYER OF EITHER 1/2" TYPE 'X' OR 5/8" TYPE 'X' GYPSUM BOARD IS APPLIED TO THE CEILING.
- 3. SPECIFIED FLOOR/CEILING AND ROOF/CEILING FRAMING SIZES OR TRUSS DIMENSIONS ARE MINIMUMS. GREATER JOIST OR TRUSS SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-FRAMED SYSTEMS. INDICATED JOIST AND TRUSS SPACINGS ARE MAXIMUMS.
- 4. REFER TO A500-A502 FOR CORRESPONDING GA AND IBC ASSEMBILIES

	OR / CEILING ASSEMBLY TYPES		FIRE RATING	S.T.C. RATING S.T.C.	THERMAL PROTECTION
NO.	DIAGRAM	ASSEMBLY COMPONENTS	REPORT NO.	RATING REPORT NO.	PRO
<b>A</b>			-	-	-
DE		(N) FINISH FLOORING PER FINISH SCHEDULE			
ON GRADE		• (E) CONCRETE			
AB ON					
G SLAB					
EXISTING	-				
$\langle \mathbf{J} \rangle$		GENERIC: REFER TO GA FAC-5011 ON A510	1 HR GA FILE NO.	<b>60-64 STC</b> GA FILE NO.	-
			FC-5011	5C-5011, ICC 58	
		(N) FINISH FLOORING PER FINISH SCHEDULE			
		(N) 1" MAXIMUM GYPSUM CONCRETE			
D N		(N) 1/4" SOUND REDUCTION MAT     (N) PLYWOOD SHEATHING PER STRUCTURAL			
OR/CEILING		(N) 11 7/8" WOOD "I" JOISTS @ 16" O.C. MAXIMUM PER			
.00R		• (N) 3 1/2" GLASS FIBER INSULATION SECURED TO SUBFLOOR			
3D FLO		(N) 1/2" RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO			
RATI		JOISTS  • (N) (2) LAYERS 5/8" TYPE 'C' GWB (PROPRIETARY)			
NEW WOOD I		(N) (2) LATERS 5/6 TIPE C GWB (PROPRIETART)			
(L)		PROPRIETARY: REFER TO GA FC-5107 ON A510	1 HR GA FILE NO. FC-5107	<b>55-59 STC</b> GA FILE NO.	-
			PG-5107	FC-5107	
		(N) FINISH FLOORING PER FINISH SCHEDULE			
D N		(N) 3/4" MINIMUM GYPSUM CONCRETE (PROPRIETARY)			
CEIL	<b>&gt;</b>    <b>&gt;</b>	(N) PLYWOOD SHEATHING PER STRUCTURAL     (E) 2 X 10 @ 16" O.C. MAXIMUM			
30R/		(N) 1/2" RESILIENT CHANNELS @ 24" O.C. PERPENDICULAR TO			
o FL		JOISTS			
EXISTING WOOD FLOOR/CEILING  1 HR RATED		(N) (1) LAYER 5/8" TYPE 'X' GWB (PROPRIETARY)			
RATE					
EXIS.					
			1 HR	-	R-49
P	1		IBC TABLE 722.6.2(1)		
		(N) ASPHALT SHINGLES     (N) ROOF UNDERLAYMENT			
		(N) PLYWOOD SHEATHING PER STRUCTURAL			
DN I		• (N) ROOF TRUSSES			
NEW WOOD ROOF/CEILING  1 HR RATED		• (N) CELLULOSE INSULATION	00.100.00		R-49
ROOF		(N) (2) LAYERS 5/8" TYPE 'X' GWB	30 MIN (EA)		
760	·				
× × × × × × × × × × × × × × × × × × ×					
Z E					



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STATE OF WASHINGTON

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WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
	ANNELS, MINERAL OR GLASS FIBER WOOD STUDS	DO M	
gypsum veneer base applied at right and	angles to ONE SIDE of 2 x 4 wood studs a layer 5/8" type X gypsum wallboard or ples to channels with 1" Type S screws 8" between studs. 3" mineral or glass fiber	100MX	
insulation in stud space.  PPOSITE SIDE: One layer 5/8" type X grapplied parallel or at right angles to stude 0.0915" shank, 15/64" heads, 7" o.c.	ypsum wallboard or gypsum veneer base with 6d cement coated nails, 1-7/8" long,	Thickness: Approx. Weight: Fire Test:	Based on UL R14196, 05NK05371, 2-15-05,
ertical joints staggered 24" on OPPOSITE	SIDES. (LOAD-BEARING)	Sound Test:	UL Design U309 NRCC TL-93-098, IRC-IR-761, 3-98
ound Design:			

STC 54

Airborne Sound	Transmission Loss
Frequency (Hz)	Airborne Sound Transmission Loss (dB
125	28
160	32
200	38
250	44
315	47
400	51
500	53
630	56
800	59
1000	61
1250	60
1600	56
2000	48
2500	48
3150	53
4000	57

\* Contact the manufacturer for more detailed information on proprietary products

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WALLS A	ND INTERIOR PARTITIONS, V	VOOD FRAME	D
GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
Fire Design: One layer 5/8" type X gypsum wallboard o right angles to each side of double row plates 1" apart with 2" Type W screws insulation friction fit on both sides.	r gypsum veneer base applied parallel or at of 2 x 4 wood studs 16" o.c. on separate 7" o.c. Two layers 3.5" unfaced glass fiber 6. Horizontal bracing required at mid-height.		
Sound Design: Sound tested as constructed for fire.		Thickness: Approx. Weight: Fire Test: Sound Test;	9-1/2" (Fire and Sound) 8 psf (Fire and Sound) 8.5 psf (Fire and Sound) See WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301); UL R4024, 10-31-68 NOAL 17-0837, 8-25-17

Airborne Sound	Transmission Loss
Frequency (Hz)	Airborne Sound Transmission Loss (dB)
125	34
160	31
200	41
250	47
315	53
400	56
500	55
630	60
800	66
1000	66
1250	68
1600	69
2000	68
2500	69
3150	74
4000	79

TABLE 722.6.2(1) TIME ASSIGNED TO WALLBOARD MEMBRANES<sup>a, b, c, d</sup> DESCRIPTION OF FINISH 5/8-inch Type X gypsum wallboard TABLE 722.6.2(2) TIME ASSIGNED FOR CONTRIBUTION OF WOOD FRAME a, b, c  $\,$ Wood floor and roof joists 16 inches o. TABLE 722.6.2(5) TIME ASSIGNED FOR ADDITIONAL PROTECTION DESCRIPTION OF ADDITIONAL PROTECTION FIRE RESISTANCE (minutes) DESC

Add to the fire-resistance rating of wood stud walls if the spaces between the studs are completely filled with
glass fiber mineral wool batts weighing not less than 2 pounds per cubic foot (0.6 pound per square foot of wall
surface) or rockwool or stag material wool batts weighing not less than 3.3 pounds per cubic foot (1 pound per
square foot of wall surface), or cellulose insulation having a nominal density not less than 2.6 pounds per cubic
foot

FLOOR-CEILING SYSTEMS, WOOD FRAMED 60 to 64 STC GA FILE NO. FC 5011 PROPRIETARY\* FIRE SOUND WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GYPSUM PANELS Base layer 1/2" proprietary type X gypsum panel or gypsum veneer base applied at right angles to resilient channels 24" o.c. (16" o.c. when insulation is used) with 1" Type S screws 16" o.c. Gypsum panel end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to minimum 10" deep wood I joists spaced a maximum of 19" o.c. with 1-1/4" Type S screws. Face layer 1/2" Approx. Ceiling Weight: 3 psf (Fire and Sound)
Fire Test: UL R1319, 05NK04589, proprietary type X gypsum panel or gypsum veneer base applied at right angles to resilient channels 1-5/8" Type S screws 8" o.c. and 1-1/2" Type G screws 8" o.c. at the butt joints located mid-span between the resilient channels. Glass fiber insulation 2-4-05; UL R1319, 05NK09496, 3-31-05; secured to subfloor or loose fill insulation applied directly over gypsum panel. Wood I UL Design L570 RAL OT03-05, 4-22-03; RAL OT03-07, 4-29-03; RAL OT03-09, 6-18-03 joists supporting 19/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary Sound Test: gypsum floor topping applied over subfloor. IIC & Test: (58 sheet vinyl), RAL OT03-06, 4-22-03; Sound Design: STC rated with I joists spaced 24" o.c., 3-1/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 64 (62 engineered wood laminate) RAL OT03-08, 4-29-03; when sheet vinyl or engineered wood laminate is applied to floor; STC 66 when tested with ceramic tile applied to floor.) (54 ceramic tile) RAL OT03-10, 6-18-03 PROPRIETARY GYPSUM COMPONENTS United States Gypsum Company ... .. 1/2" Sheetrock® Brand Firecode® C Gypsum Panels Levelrock® Brand Floor Underlayment

\* Contact the manufacturer for more detailed information on proprietary products.

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GA FILE NO. FC 5107	PROPRIETARY*	1 HOUR FIRE	55 to 59 FSTC SOUND
GYPSUM WALLBOARD, RESILIEN GYPSUM FLOOR UN Fire Design: One layer 1/2" proprietary type X gypsum wal right angles to resilient channels 24" o.c. board end joints located midway betwee additional pieces of channel 54" long wit applied at right angles to 2 x 10 wood joists joists supporting 19/32" plywood subfloor underlayment.  Sound Design: Sound tested as constructed for fire.	board or gypsum veneer base applied at with 1" Type S screws 12" o.c. Gypsum in continuous channels and attached to in screws at 12" o.c. Resilient channels 16" o.c. with 1-1/4" Type W screws, Wood		R1319-65, 11-16-64, Design L514
PROPRIETARY GY	PSUM BOARD		
CertainTeed Gypsum Inc	any LLC1/2" Firecheck® Type C ToughRock® Fireguard C® Gypsum Board I® Brand FIRE-SHIELD C" Gypsum Board 1/2" FLAME CURB® Super C Type PG-C		

TITLE

ASSEMBLIES -IBC/GA REFERENCES

**SMR Architects** 

Seattle, WA 98104

PH: 206.623.1104

FX: 206.623.5285

117 S. Main St., Suite 400

KIRKLAND

HEIGHTS

**APARTMENTS** 

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

DEAN A. KRALIOS STATE OF WASHINGTON

NO DATE DESCRIPTION

REGISTERED ARCHITECT

8377

ISSUED SETS

REVISIONS / NOTES

AHJ STAMP

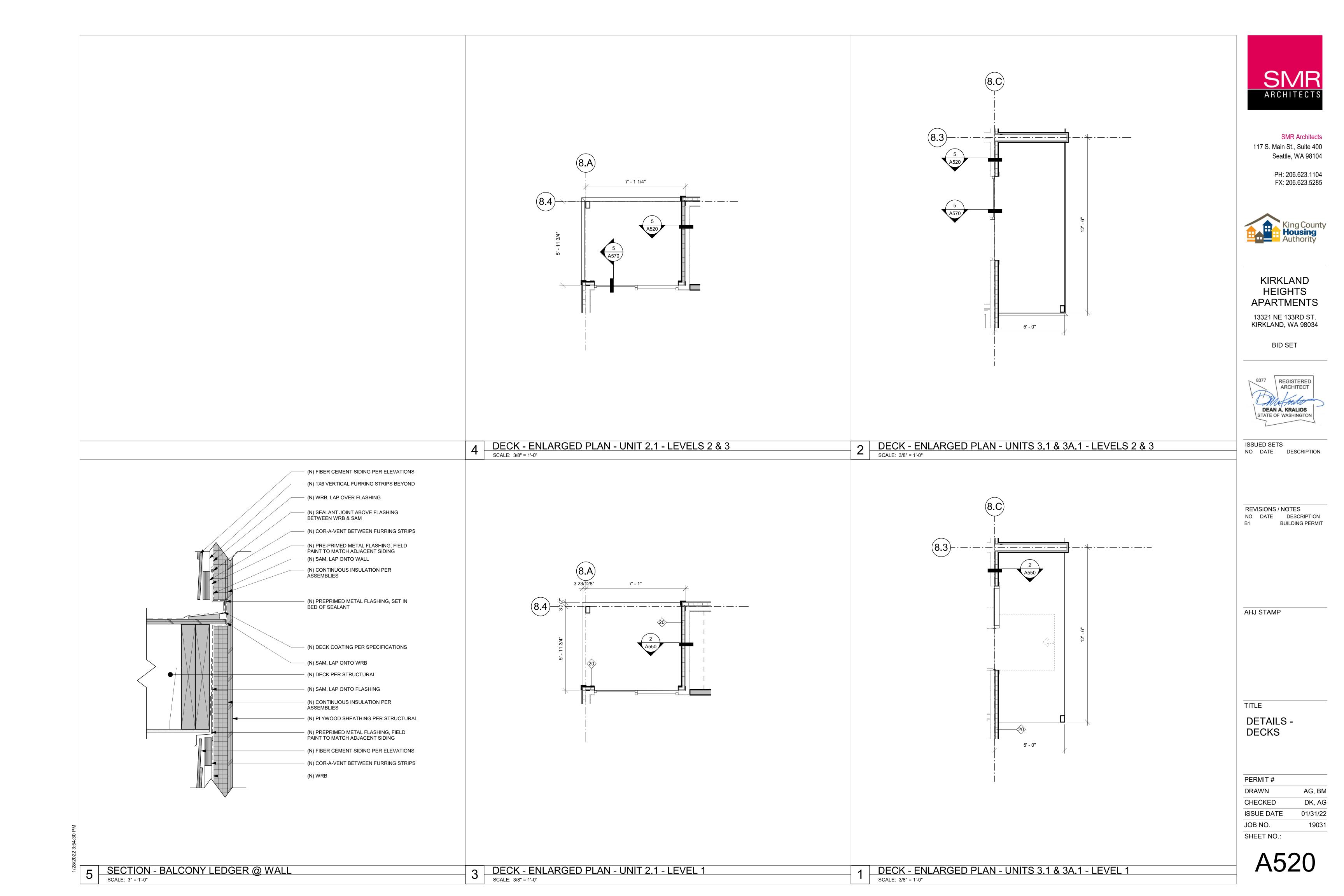
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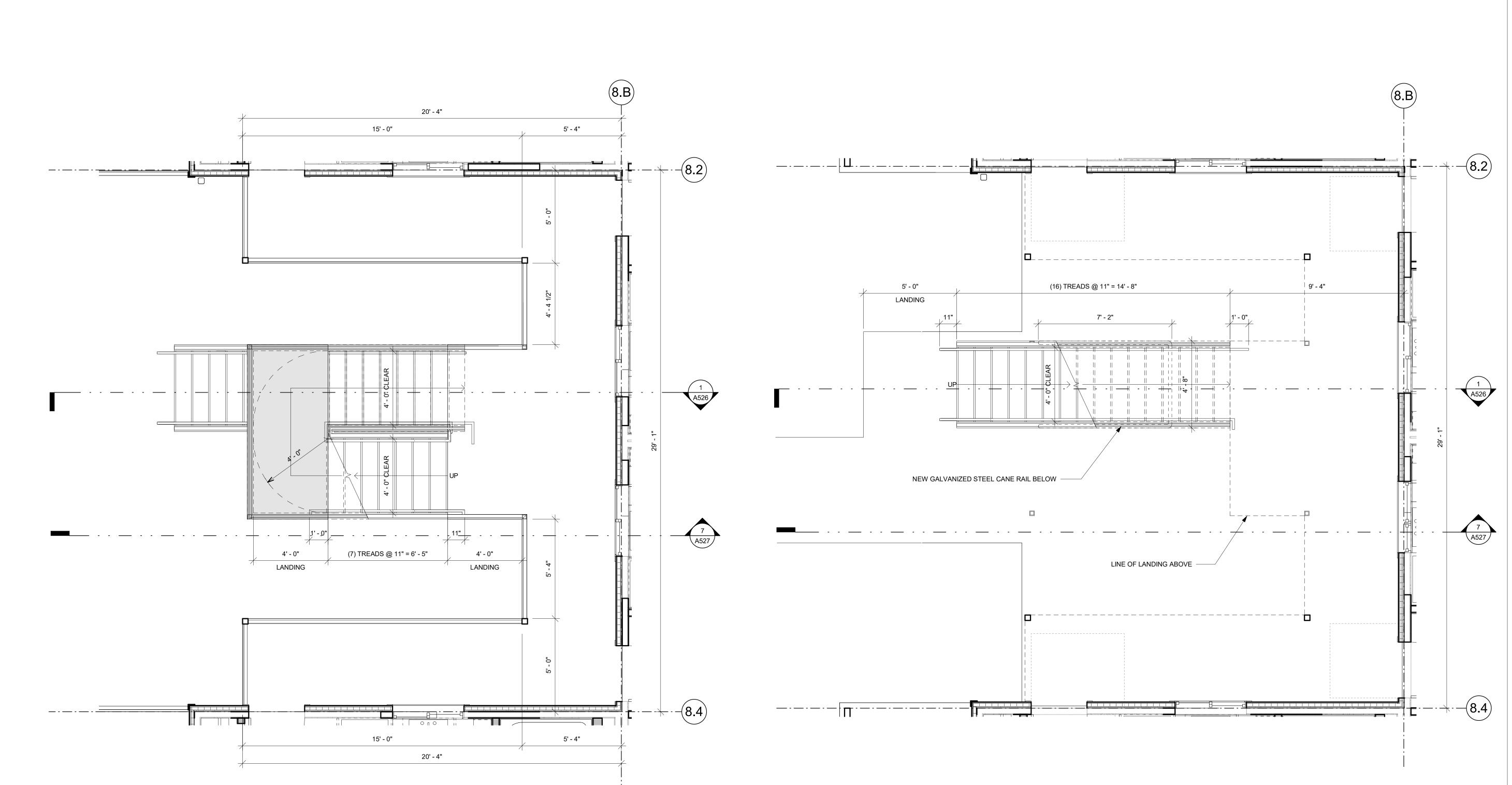
PERMIT # AG, BM DRAWN DK, AG CHECKED ISSUE DATE 01/31/22 JOB NO. 19031 SHEET NO.:

\* Contact the manufacturer for more detailed information on proprietary products

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ENLARGED STAIR PLAN - BUILDING 8 - LEVEL 2 SCALE: 3/8" = 1'-0"

ENLARGED STAIR PLAN - BUILDING 8 - LEVEL 1

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



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KIRKLAND HEIGHTS **APARTMENTS** 

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

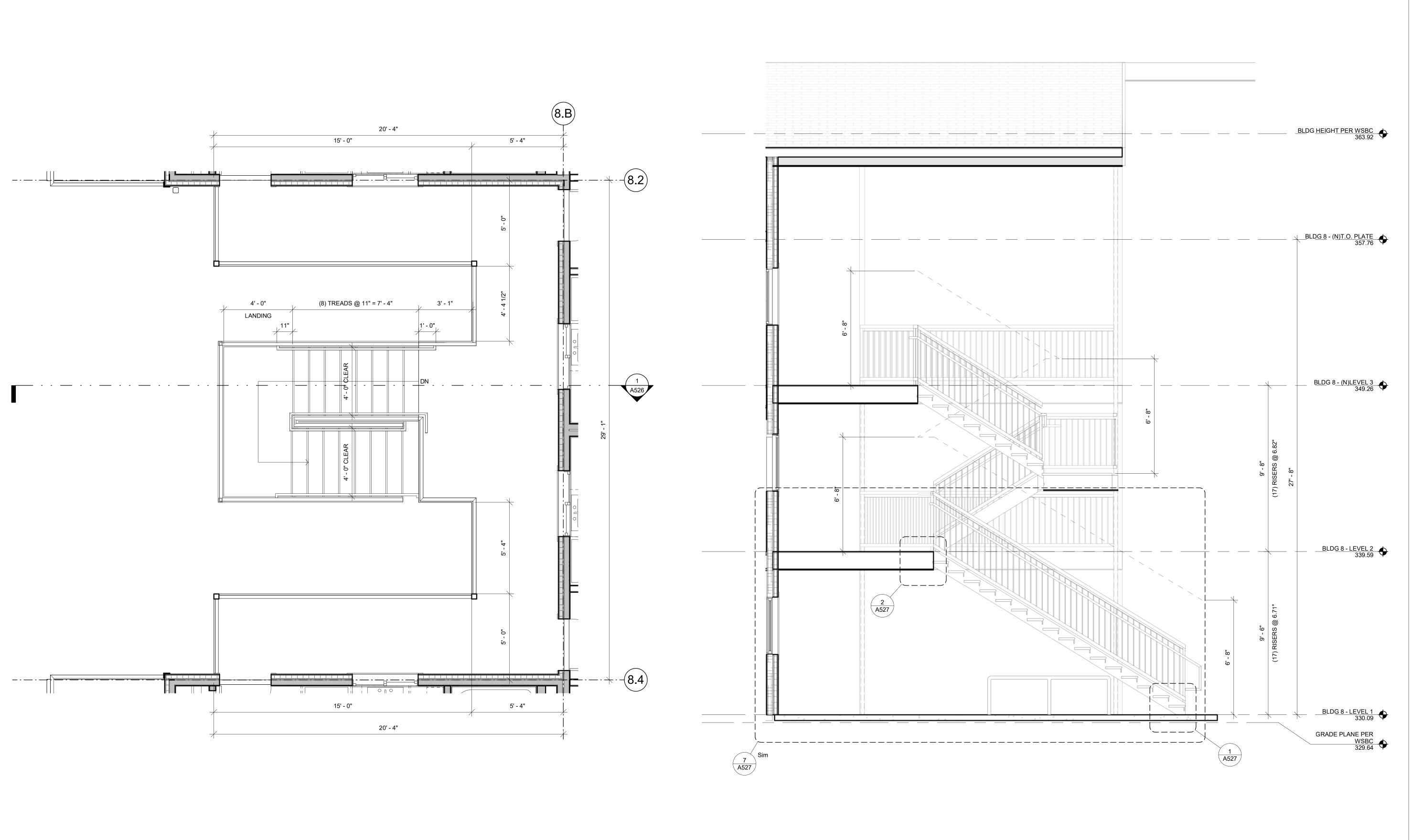
REVISIONS / NOTES NO DATE DESCRIPTION

AHJ STAMP

TITLE

**ENLARGED** PLANS - STAIRS

PERMIT # AG, BM DRAWN DK, AG CHECKED ISSUE DATE 01/31/22 JOB NO. 19031 SHEET NO.:



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## KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

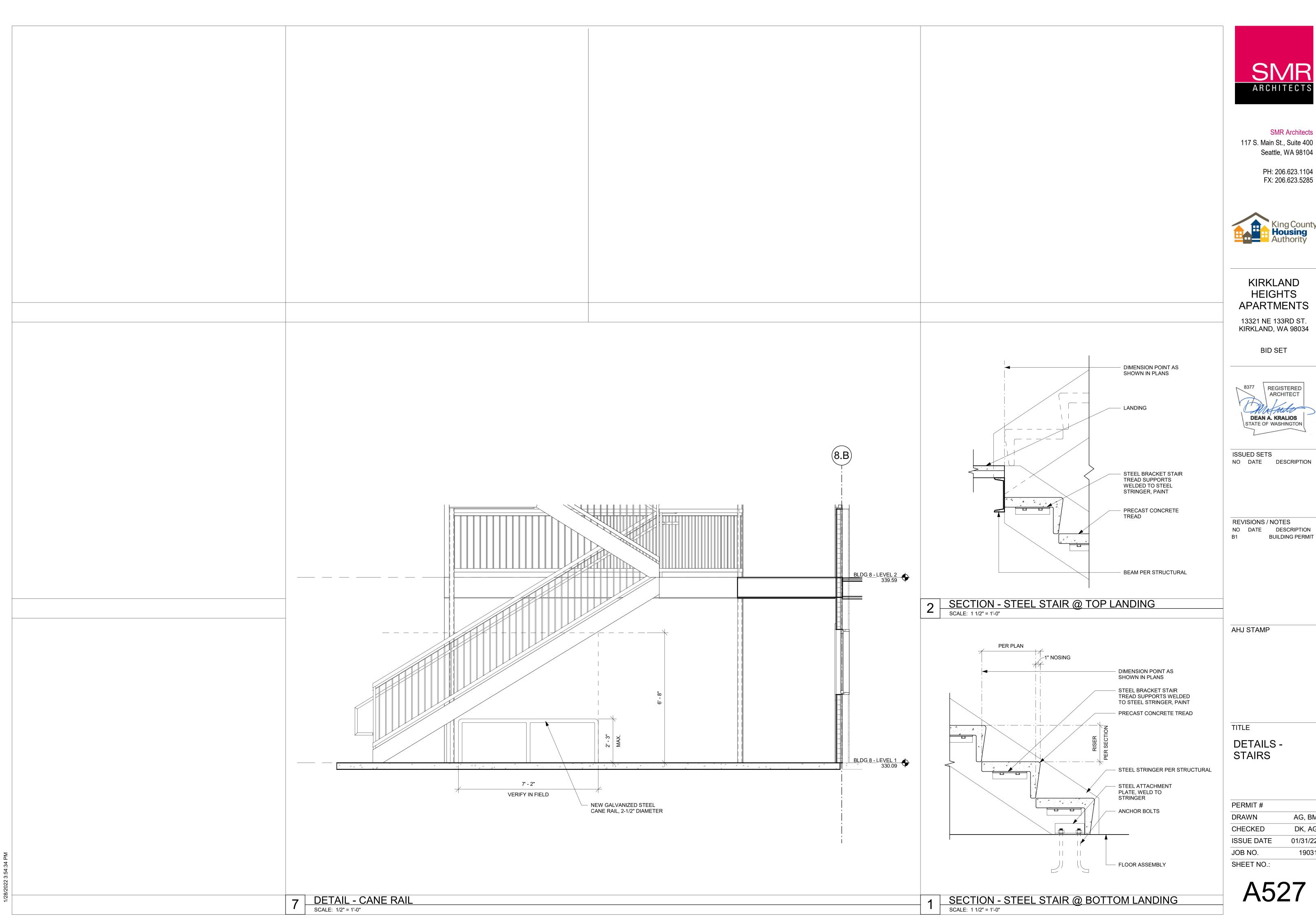
TITLE

ENLARGED PLAN AND SECTION -STAIRS

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031
SHEET NO ·	

ENLARGED STAIR PLAN - BUILDING 8 - LEVEL 3

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

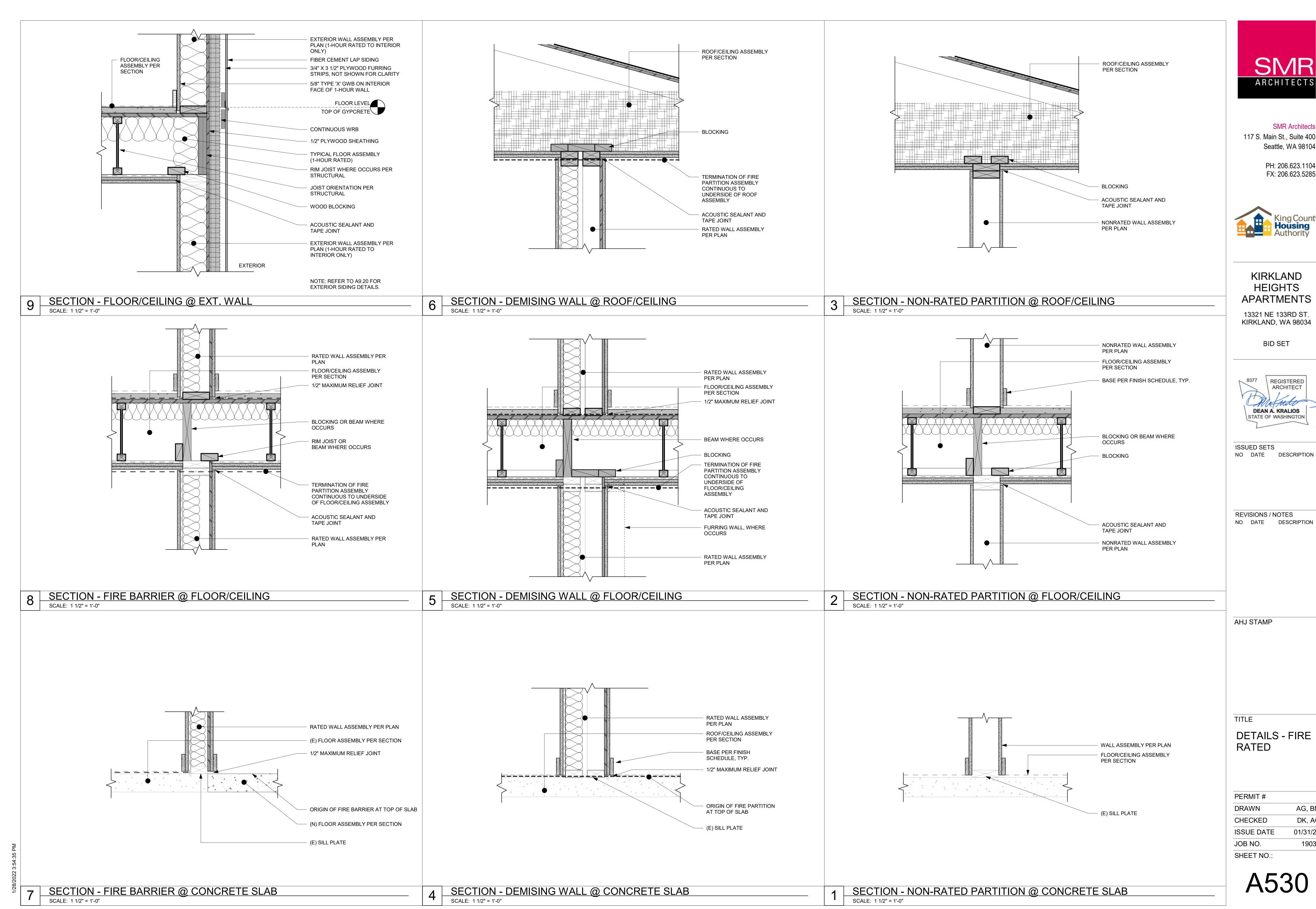




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# KIRKLAND **HEIGHTS APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

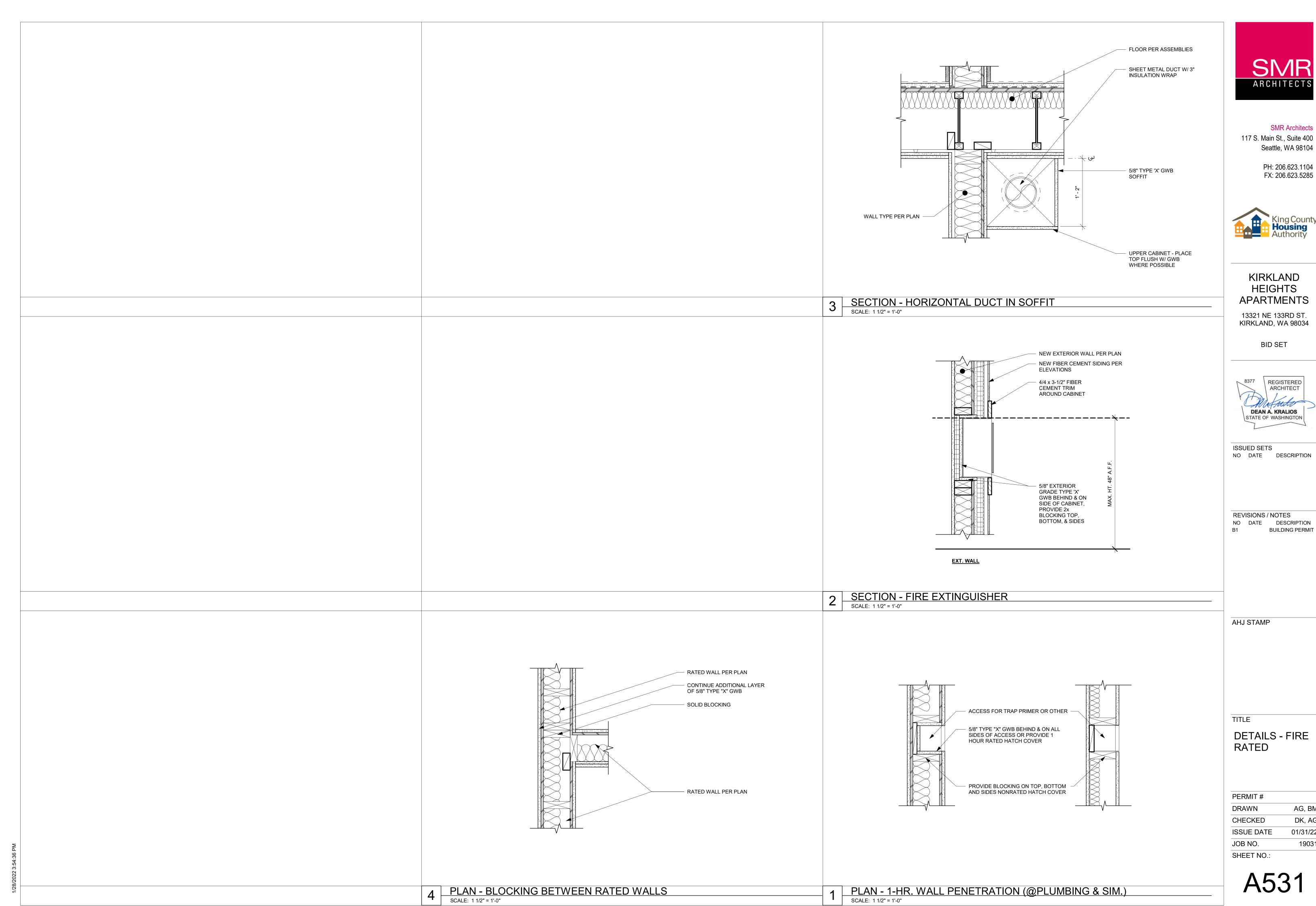
BID SET

REGISTERED **ARCHITECT** 

REVISIONS / NOTES

**DETAILS - FIRE** 

PERMIT #	
DRAWN	AG, E
CHECKED	DK, A
ISSUE DATE	01/31/
JOB NO.	190



ARCHITECTS

SMR Architects

PH: 206.623.1104

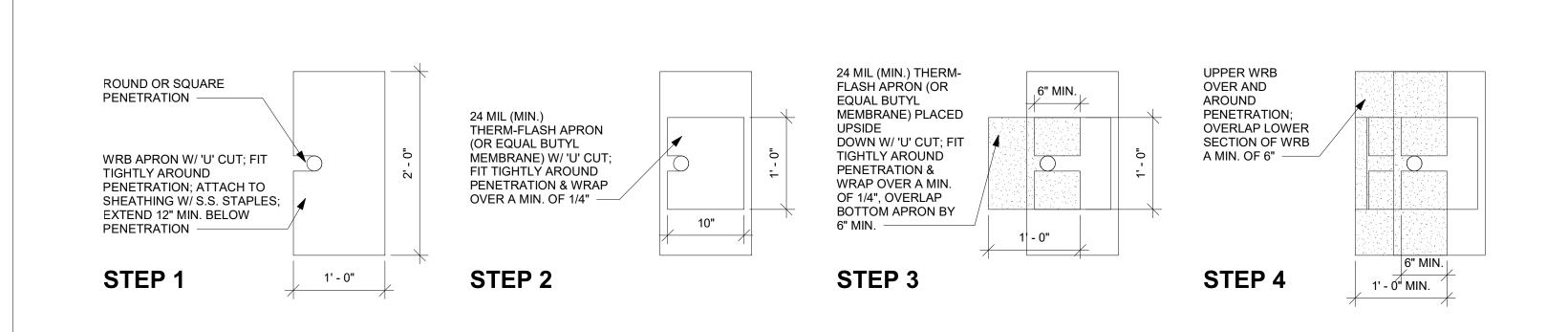




**BUILDING PERMIT** 

**DETAILS - FIRE** 

PERMIT #	
DRAWN	AG, BI
CHECKED	DK, A
ISSUE DATE	01/31/2
JOB NO.	1903
SHEET NO ·	





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# KIRKLAND HEIGHTS APARTMENTS

13321 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

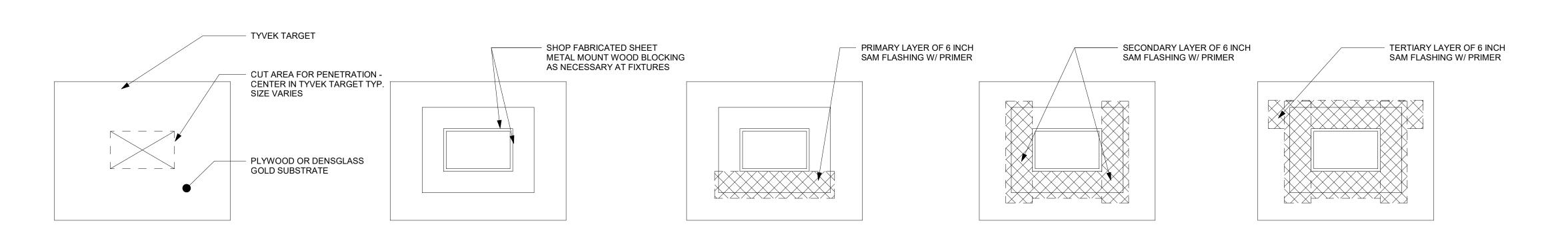
TITLE

DETAILS - AIR BARRIER

PERMIT #	
DRAWN	AG, BM
CHECKED	DK, AG
ISSUE DATE	01/31/22
JOB NO.	19031

SHEET NO.:





# 3 ELEVATION - TARGET FLASHING

SCALE: 1" = 1'-0"

SCALE: 3" = 1'-0"

1/2" MAX. GAP, NO SEALANT

24 GA. SHEET METAL FLASHING
W/ DRIP EDGE

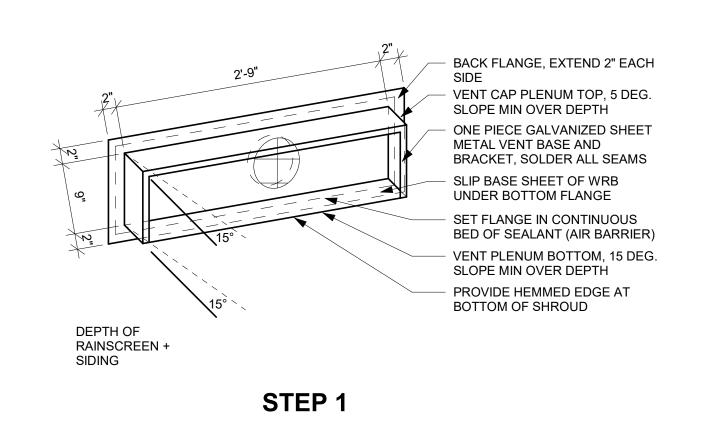
24 GA. SHEET METAL SIDING TRIM

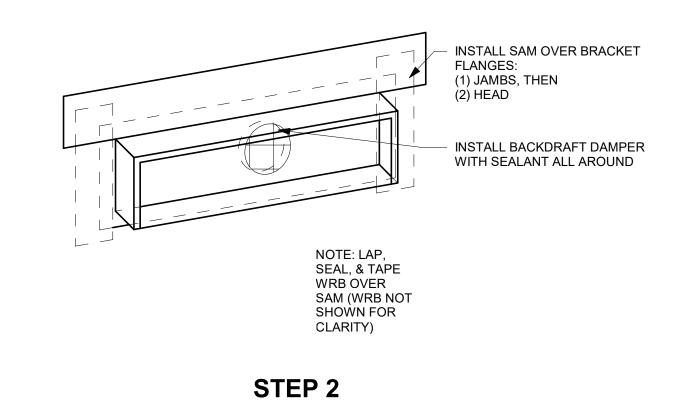
1/2" GAP W/ BACKER ROD &
SEALANT

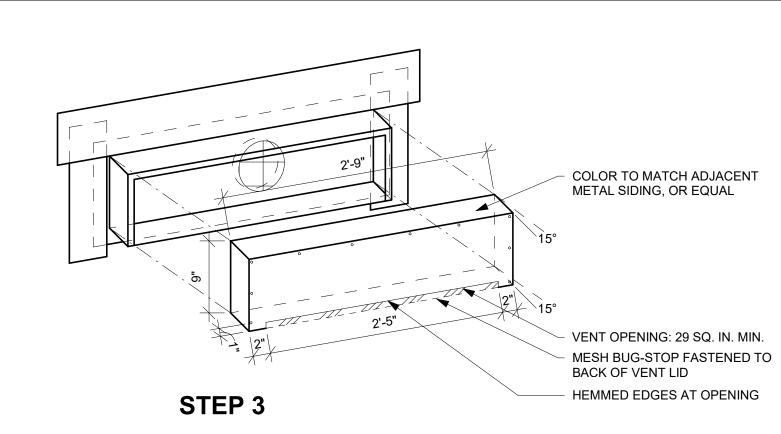
TARGET W/ SHEET METAL
COVER

LAP SIDE TRIM OVER BOTTOM
TRIM. BAYONETTE AT
INTERSECTION

# 2 ELEVATION - TARGET FLASHING







AXON - VENT BASE AND LID INSTALLATION SEQUENCE

SCALE: 1" = 1'-0"



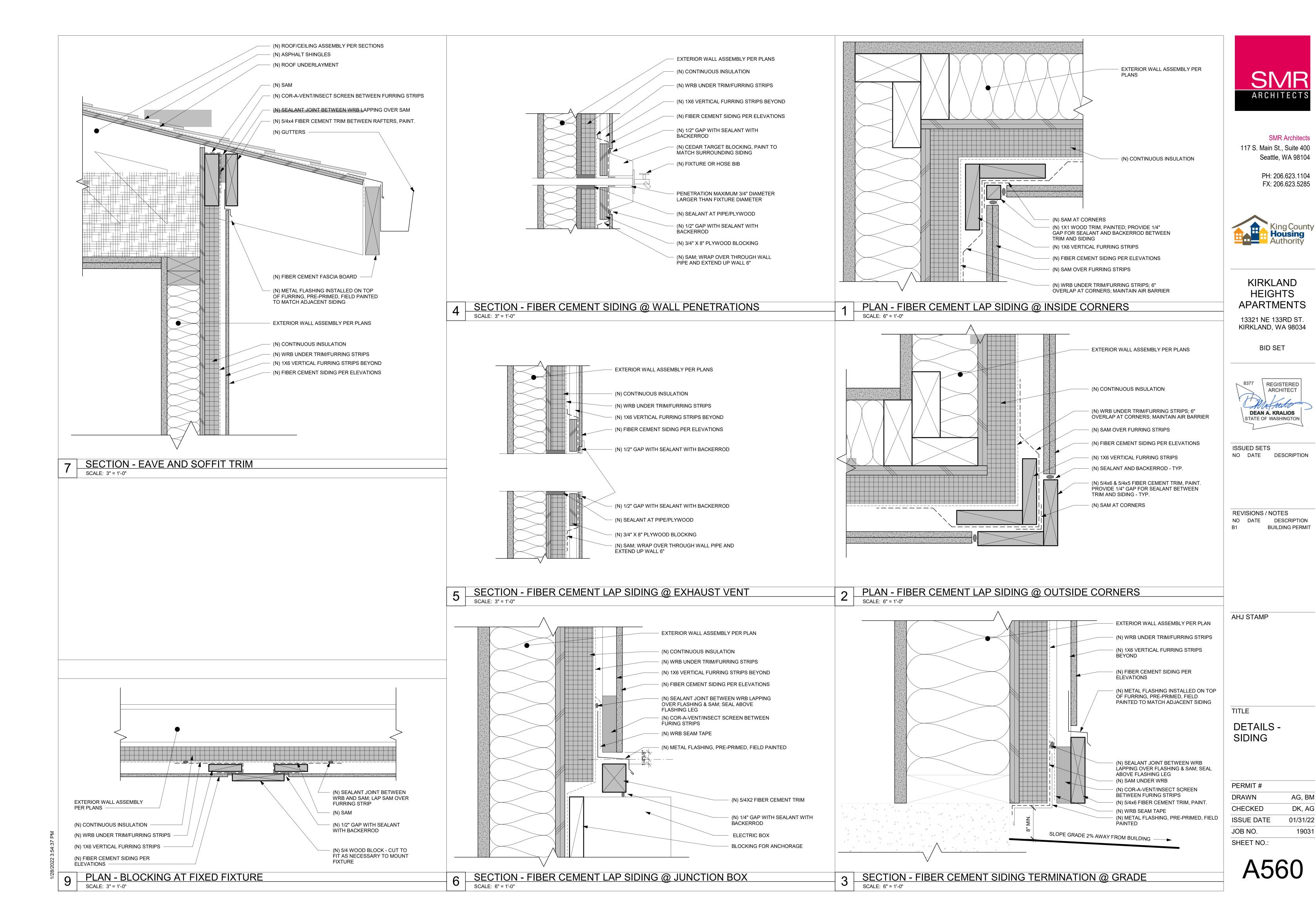


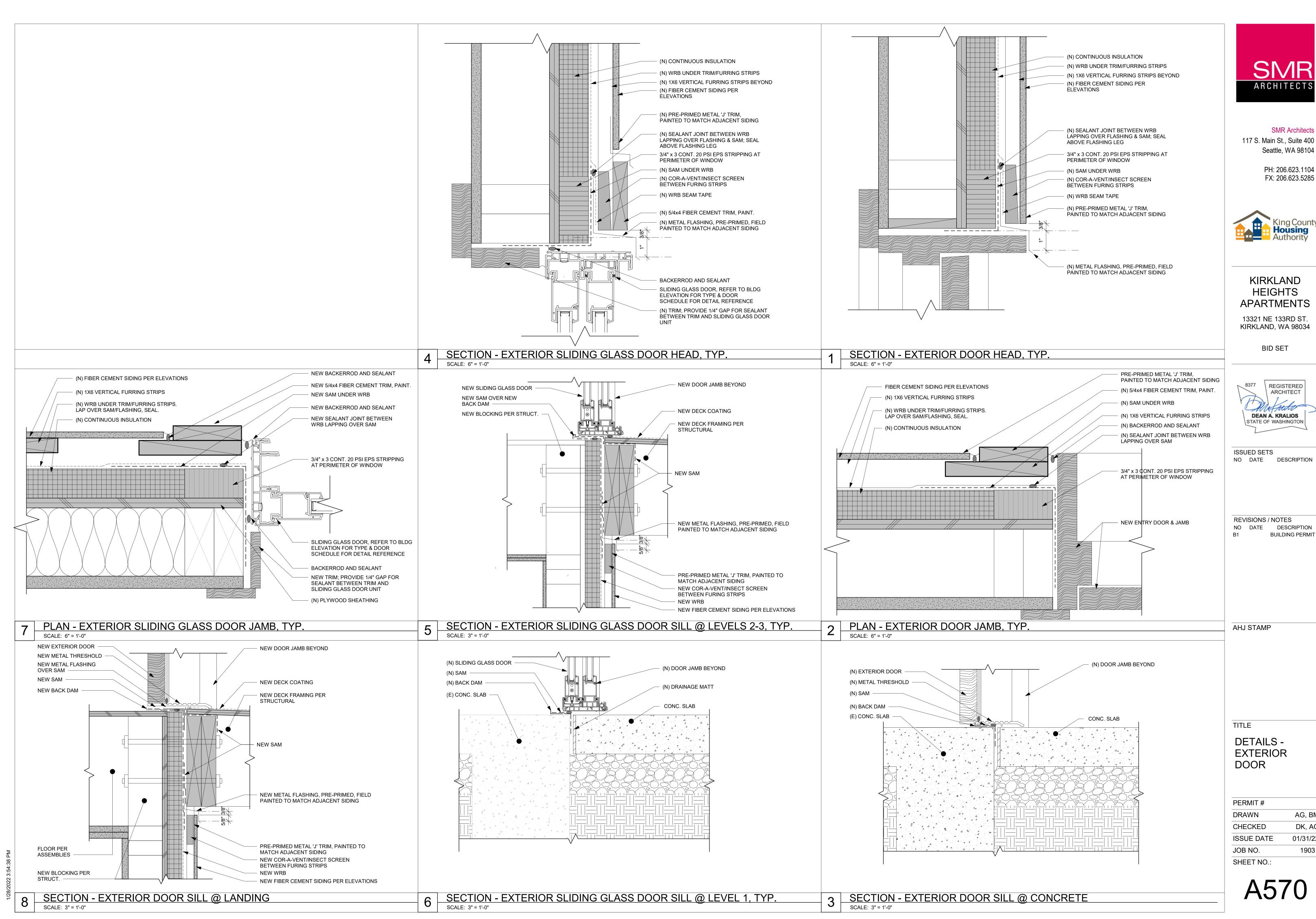
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**BUILDING PERMIT** 





ARCHITECTS

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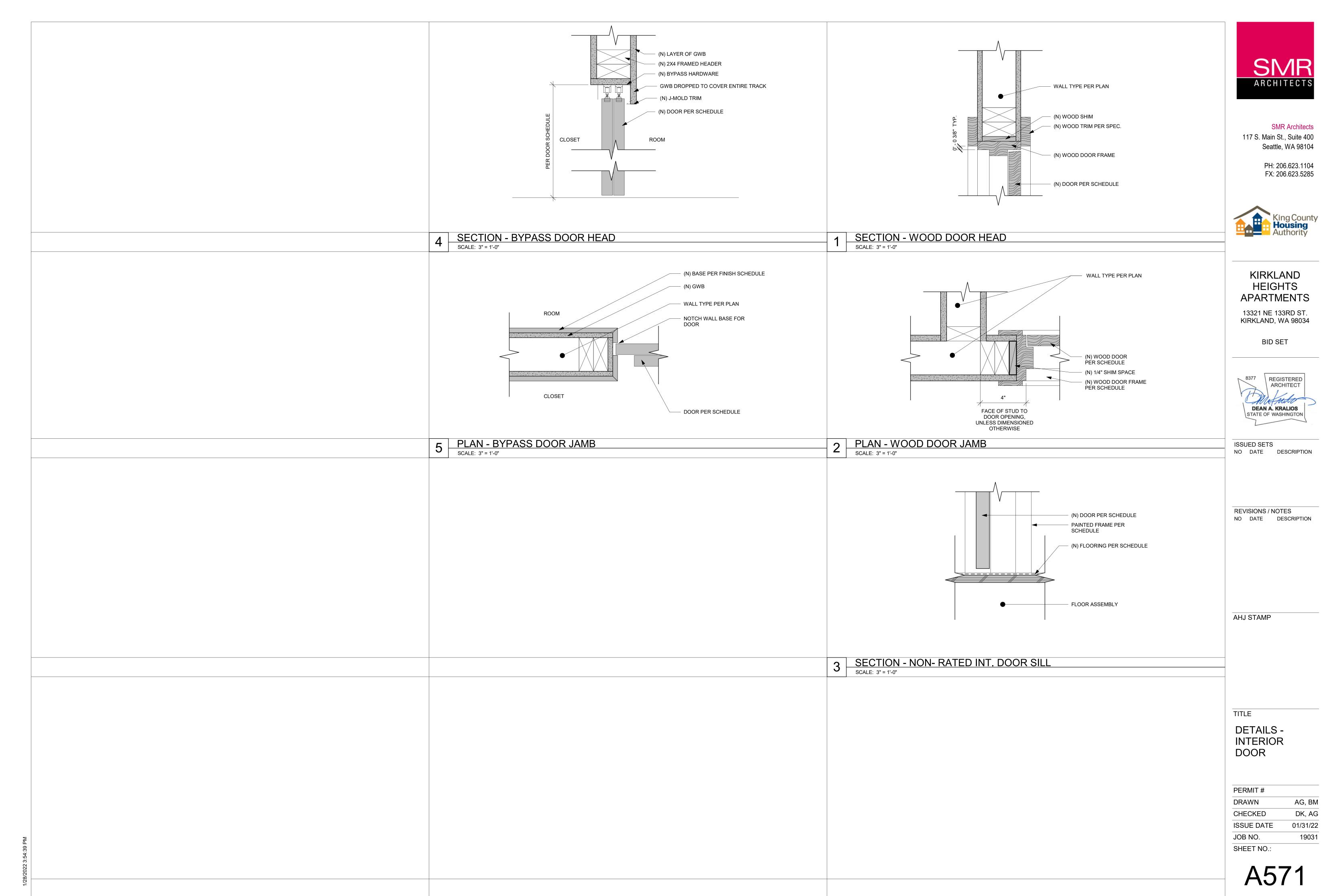


# KIRKLAND **HEIGHTS**

13321 NE 133RD ST.

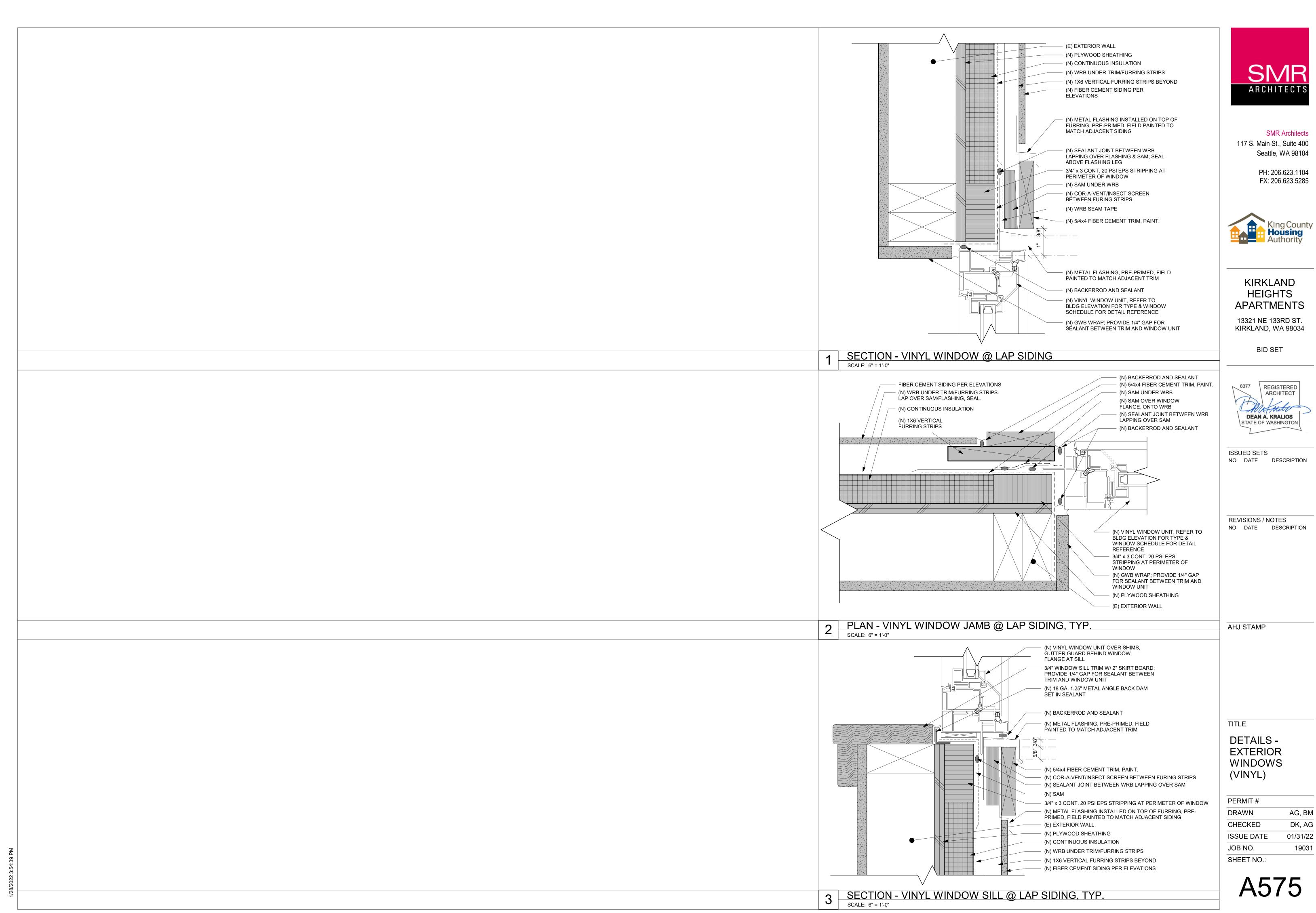
8377 REGISTERED ARCHITECT Metalo DEAN A. KRALIOS STATE OF WASHINGTON

NO DATE DESCRIPTION **BUILDING PERMIT** 

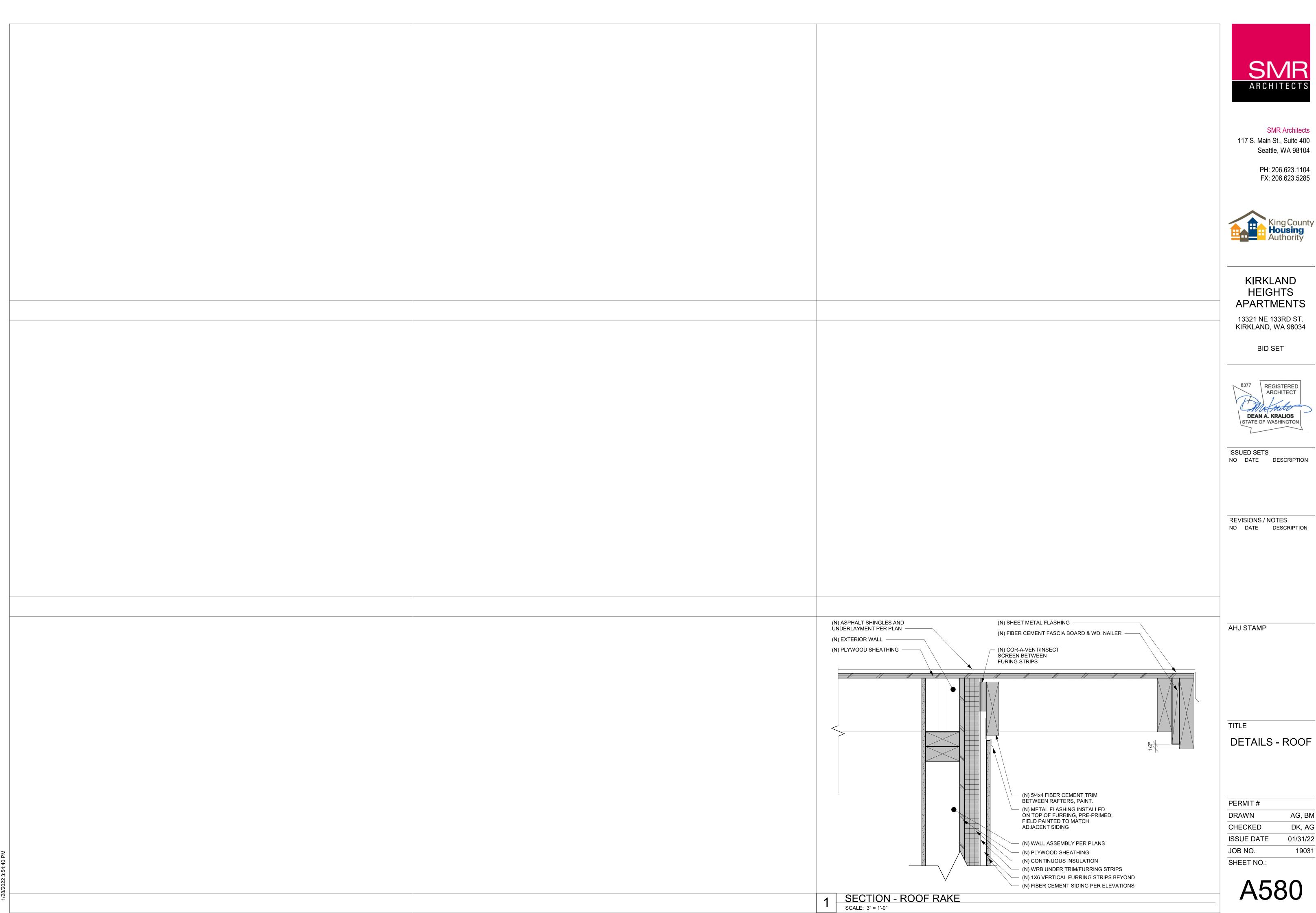










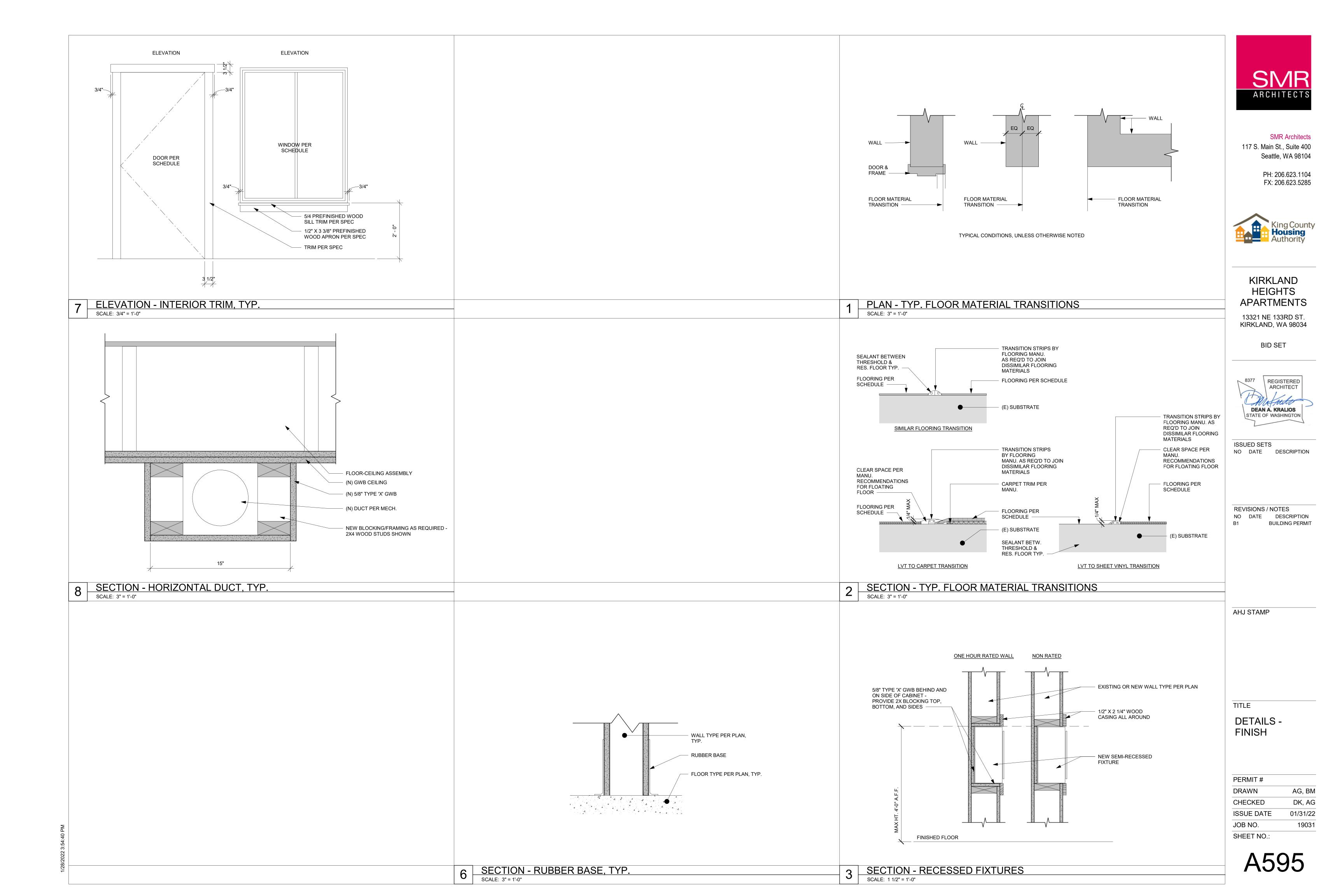


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DEAN A. KRALIOS STATE OF WASHINGTON



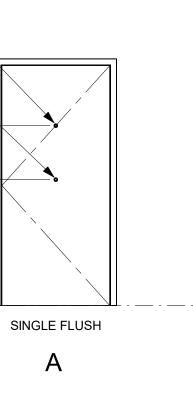
						DO	OR SCHEDU	LE - UNIT DOOF	RS			
	Туре		SIZE		DOOR		FRAME	ME DETAILS				REMARKS
Type Mark	Comments	W	Н	THK	MATERIAL	HARDWARE	TYPE	HEAD	SILL	JAMB	FIRE RATING	REIVIARRO
A1	Δ.	3' - 0"	6' - 8"	0' - 1 3/8"	FG	01	WD	1/A570	8/A570	2/A570	20 MIN	ELECTRIFIED ODENING DEFED TO 2/A570 FOR
<b>A</b> I	A	3 - 0	0 - 0	0 - 1 3/6	FG	02	VVD	1/A570	6/A570	Z/A570	20 MIIN	ELECTRIFIED OPENING, REFER TO 3/A570 FOR SILL DETAIL AT LEVEL 1
31	Α	3' - 0"	6' - 8"	0' - 1 3/8"	WD. COMP.	03	WD	1/A571	3/A571	2/A571	-	
C1	А	3' - 0"	6' - 8"	0' - 1 3/8"	WD. COMP.	02	WD	1/A571	3/A571	2/A571	-	
<b>D1</b>	А	3' - 0"	6' - 8"	0' - 1 3/8"	WD. COMP.	02	WD	1/A571	3/A571	2/A571	=	
02	А	2' - 4"	6' - 8"	0' - 1 3/8"	WD. COMP.	04	WD	4/A571	4/A571	5/A571	-	
Ξ1	В	7' - 0"	6' = 8''	0' - 1 3/8"	WD. COMP.	04	WD	4/A571	4/A571	5/A571	_	
<b>Ξ</b> 2	В	6' - 0"		0' - 1 3/8"	WD. COMP.	04	WD	4/A571	4/A571	5/A571	-	
<b>E</b> 3	В	5' - 0"	6' - 8"	0' - 1 3/8"	WD. COMP.	04	WD	4/A571	4/A571	5/A571	-	
<u>=</u> 4	В	4' - 0"	6' - 8"	0' - 1 3/8"	WD. COMP.	05	WD	4/A571	4/A571	5/A571	-	
-1	С	6' - 0"	6' - 8"	0' - 2"	VINYL	01	VINYL	4/A570	5/A570	7/A570	-	REFER TO 6/A570 FOR SILL DETAIL AT LEVEL
<b>G1</b>	D	3' - 0"	6' - 8"	0' - 1 3/8"	FG		WD	1/A570	3/A570	2/A570	-	SEE GENERAL NOTES FOR GLAZING AND U-VALUE REQUIREMENTS

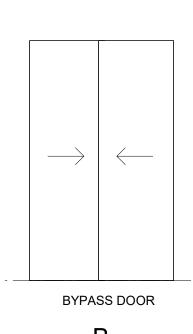
					DOOF	R SCHEDULE	E - COMMON DO	ORS			
	SIZE			DOOR		FRAME	FRAME DETAILS			DEMARKS	
Mark	W	Н	THK	MATERIAL	HARDWARE	TYPE	HEAD	SILL	JAMB	FIRE RATING	REMARKS
110	3' - 0"	6' - 8"	0' - 1 3/8"	FG	06	WD	1/A570	3/A570	2/A570	-	
111	3' - 0"	6' - 8"	0' - 1 3/8"	FG	06	WD	1/A570	3/A570	2/A570	-	

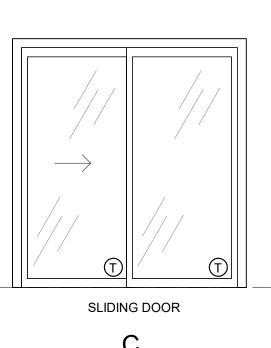
PROVIDE PEEPHOLE AT ALL UNIT ENTRY DOORS PROVIDE ADDITIONAL

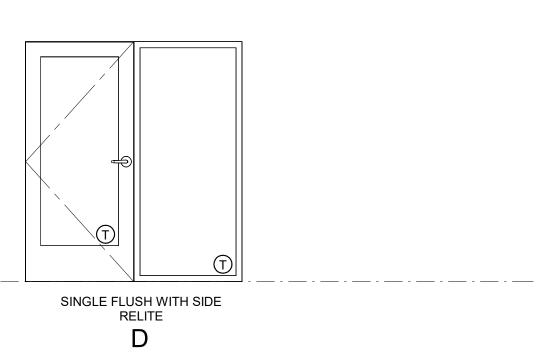
PEEPHOLE AT TYPE A UNIT ENTRY DOORS

<u>FINISH</u> FLOOR









WINDOW SCHEDULE - VINYL														
TYPE		SIZE		OPERATION	FRAME	FRAME	FIRE RATING	NFRC RATING	U VALUE	SHGC	SQ FT	REMARKS	QTY	TOTAL AREA (SF)
ITPE	WIDTH	HEIGHT	SILL HEIGHT	OFERATION	FRAIVIE	COLOR	FINE RATING	NERC RATING	0 VALUE	SHGC	SQFI	KEWAKKS	QH	TOTAL AREA (SF)
	_													
Α	3' - 10"	4' - 10"	2' - 0"	SLIDER	VINYL	WHITE	-		0.26	0.18	19 SF		25	463 SF
В	3' - 10"	3' - 4"	3' - 6"	SLIDER	VINYL	WHITE	20 MIN.		0.26	0.18	13 SF		11	141 SF
С	3' - 10"	4' - 10"	2' - 0"	CASEMENT	VINYL	WHITE	-		0.26	0.18	19 SF		4	74 SF
D	3' - 10"	3' - 4"	3' - 6"	CASEMENT	VINYL	WHITE	20 MIN.		0.26	0.18	13 SF		1	13 SF
		<u> </u>	<u>'</u>			<u>'</u>	<u> </u>		<u> </u>			· · · · · · · · · · · · · · · · · · ·	41	691 SF

### NOTES:

A. CONTRACTOR TO VERIFY QUANTITIES BASED ON PLANS & ELEVATIONS. B. REFER TO ELEVATIONS / SECTIONS FOR HEAD / JAMB / SILL DETAILS. C. REFER TO ELEVATIONS FOR OPERATION.

D.(T) = TEMPERED GLASS

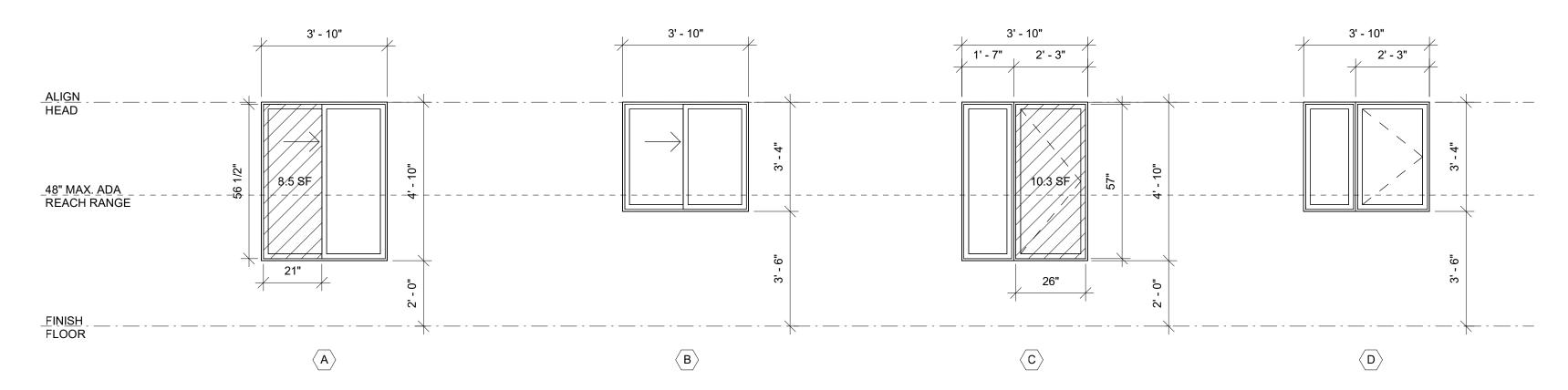
E. DO NOT PROVIDE TRICKLE VENTS IN WINDOWS F. RESCUE OPENINGS PROVIDED IN WINDOWS WHERE APPLICABLE. EMERGENCY ESCAPE AND RESCUE WINDOWS COMPLY WITH THE FOLLOWING 2018 IBC CODES:

• 1030.1.1: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EMERGENCY CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A

REQUIRED EMERGENCY ESCAQPE AND RESCUE OPENING.

 1030.2: EMERGENCY ESCAPE MINIMUM SIZE = 5.7 SQ. FT.
 1030.2.1: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

• 1030.3: THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.





A. PER IBC 716.1: ALL FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY, THE LABELS SHALL COMPLY WITH NFPA 252, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR OR FRAME.

B. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE

PER IBC 1010.1.9.1, AND NO SPECIAL KNOWLEDGE OR KEY PER IBC 1010.1.9.

C. T = TEMPERED GLAZING

D. ALL NEW FENESTRATION TO BE NFRC 100 AND LABELED AND CERTIFIED PER THE 2018

WASHINGTON STATE ENERGY CODE, SECTION R303.1.3. E. ALL EXTERIOR DOORS TO BE INSULATED, THERMALLY BROKEN, AND PART OF AIR BARRIER; DOOR FRAME TO BE FILLED WITH SPRAY FOAM.

F. U-VALUE FOR GLAZED & OPAQUE EXTERIOR DOORS = 0.30 OR BETTER PER WSEC R402.1. G. DOOR OPENING FORCE SHALL NOT EXCEED 10 LBS OF FORCE OR LESS AT ALL PUBLIC EXTERIOR DOORS. INTERIOR DOOR FORCES SHALL MEET 8.5 POUNDS OR LESS. INTERIOR DOOR HARDWARE SHALL BE EASILY USABLE WITH ONE HAND AND NOT REQUIRE TIGHT

GRIPPING OR TWISTING. H. PROVIDE TEMPERED GLAZING WHEN DOOR SWINGS OVER RELITE, WITHIN 12" OF DOOR JAMB, OR LESS THAN 18" ABOVE FINISH FLOOR.

### LEGEND:

ALUM: ALUMINUM SCW: SOLID CORE WOOD HCW: HOLLOW CORE WOOD HM: HOLLOW METAL WD: WOOD WD. COMP.: WOOD COMPOSITE KDF: KNOCK DOWN FRAME SF: STOREFRONT



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# KIRKLAND **HEIGHTS APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

**REVISIONS / NOTES** NO DATE DESCRIPTION

**BUILDING PERMIT** 

AHJ STAMP

TITLE

SCHEDULE -DOORS & WINDOWS

PERMIT #	
DRAWN	AG, BN
CHECKED	DK, AC
ISSUE DATE	01/31/2
JOB NO.	1903

					FINISI	H SCHEDULE	
ROOM NAME	FLOOR	BASE	CASEWORK	COUNTERTOPS	WALL	CEILING	REMARKS
ELECTRICAL RM	1						
-	CONC-1	RB-1	-	-	PT-1	PT-1	
SPRINKLER RM							
-	CONC-1	RB-1	-	-	PT-1	PT-1	
UNIT TYPE 2.1							
BEDROOM	LVT-1	RB-1	_	_	PT-1	PT-1	CPT TO BE INSTALLED IN BDRMS ON LEVEL 2 & LEVEL 3
BATH	SV-1	RB-1	WD	SS	PT-1	PT-1	OF FIGURE INCOMEDED IN BURNING ON ELVEL 2 & ELVEL 0
LIVING	LVT-1	RB-1	-	-	PT-1	PT-1	
KITCHEN	LVT-1	RB-1	WD	SS	PT-1	PT-1	
WH CLOSET	SV-1	RB-1	-	-	PT-1	PT-1	
UNIT TYPE 3.1							
BEDROOM	LVT-1	RB-1	-	-	PT-1	PT-1	CPT TO BE INSTALLED IN BDRMS ON LEVEL 2 & LEVEL 3
BATH	SV-1	RB-1	WD	SS	PT-1	PT-1	
LIVING	LVT-1	RB-1	-	-	PT-1	PT-1	
KITCHEN	LVT-1	RB-1	WD	SS	PT-1	PT-1	
STORAGE	SV-1	RB-1	-	-	PT-1	PT-1	
UNIT TYPE 3A.1	LV/T 4	DD 4			DT 4	DT 4	CDT TO DE INICTALLED IN DDDMC ON LEVEL 2. 9 LEVEL 2.
BEDROOM	LVT-1	RB-1	-	-	PT-1	PT-1	CPT TO BE INSTALLED IN BDRMS ON LEVEL 2 & LEVEL 3
BATH LIVING	SV-1	RB-1 RB-1	WD	SS	PT-1	PT-1 PT-1	
	LVT-1		- WD	-	PT-1		
KITCHEN STORAGE	LVT-1	RB-1 RB-1	WD	SS	PT-1 PT-1	PT-1 PT-1	
STURAGE	SV-1	KB-1	-	-	PI-I	PI-1	

### REMARKS:

1. 60" PLAM WAINSCOT

2. 60" FRP WAINSCOT

3. PLAM WAINSCOT TO EXTEND FROM 4" SOLID SURFACE

BACKSPLASH TO UNDERSIDE OF UPPER RANGE HOOD 4. WALK OFF MAT, REFER TO SPECS FOR SIZE.

### NOTES:

A. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC LOCATIONS B. REFER TO SPECIFICATIONS FOR SPECIFIC PRODUCTS AND APPLICATIONS

### PAINT KEY:

PAINT # DESCRIPTION

PT-1 BASE

PT-2 ACCENT

PT-3 ACCENT

PT-4 ACCENT PT-5 ACCENT PT-6 ACCENT

**ABBREVIATION KEY:** ACT ACOUSTICAL CEILING TILE

ACT ACOUSTICAL CEILING TILE
C SEALED CONCRETE
CC CONCRETE CURB
COVE COVE BASE SHEET VINYL
FRP FIBER REINFORCED PANEL, FULL HEIGHT
GWB GYPSUM WALL BOARD
LVT LUXURY VINYL TILE (VINYL PLANK, FLOATING INSTALLATION)
L3 LEVEL 3 FINISH
L4 LEVEL 4 FINISH
MDE MEDIUM DENSITY FIBER BASE

MDF MEDIUM DENSITY FIBER BASE

PLAM PLASTIC LAMINATE, 60" AFF PT PAINT

PLYWD PLYWOOD, 72" AFF

RUBBER TREADS, RISERS AND SKIRTS

RB RUBBER BASE
RT RUBBER TREADS
SA SATIN
SG SEMI-GLOSS
SS SOLID SURFACE SOLID SURFACE

SV SHEET VINYL T-BD TACK BOARD

CONCRETE WITH TRAFFIC COATING THERMOFOIL DRAWER/DOOR FACES

VCT VINYL COMPOSITION TILE WD PAINT-GRADE OR FINISHED WOOD

#### ABBREVIATION KEY:

CONC = CONCRETE CPT = CARPET GWB = GYPSUM WALL BOARD LVT = LUXURY VINYL TILE PLAM = PLASTIC LAMINATE PT = PAINT RB = RUBBER BASE RT = RUBBER TREAD SV = SHEET VINYL SS = SOLID SURFACE WD = WOOD BASE

WM = WALK OFF MAT



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# KIRKLAND HEIGHTS **APARTMENTS**

13321 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 

8377 REGISTERED ARCHITECT DEAN A. KRALIOS STATE OF WASHINGTON

ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

TITLE

SCHEDULE -FINISH

PERMIT # AG, BM DRAWN DK, AG CHECKED ISSUE DATE 01/31/22 JOB NO. 19031 SHEET NO.:

#### GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

#### CRITERI/

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).

#### DESIGN LOADING CRITERIA

ROOF LIVE LOAD (\$NOW, IRREDUCIBLE, NOT INCLUDING DRIFT)25 PSFFLOOR LIVE LOAD (RESIDENTIAL)40 PSFFLOOR LIVE LOAD (RESIDENTIAL BALCONIES)60 PSF

FLOOR LIVE LOAD (RESIDENTIAL BALCONIES)

STAIR AND CORRIDOR LIVE LOAD, NON REDUCIBLE

60 PSF

100 PSF UNIFORM, 300 LB CONCENTRATED

### DESIGN LOADING CRITERIA - LATERAL LOADS

VULT = 91 MPH (3-SECOND GUST)

ENCLOSED BUILDING, EXPOSURE 'B', KZT=1.0

ENCLOSED SIMPLE DIAPHRAGM BUILDINGS ASCE 1-16 CH 21 PART 2

EARTHQUAKE RISK CATEGORY 2, IE =1.0 56 =1.27 , 51 = 0.44,

SITE CLASS = D (ASSUMED), SDS = 0.84, SDI = 0.53, SDC = D,

BSFRS = PLYWOOD SHEAR WALLS R = 6.5 CS = 0.13, RHO = 1.3

DESIGN BASE SHEAR V=16.9K EQUIVALENT LATERAL FORCE PROCEDURE

#### DESIGN LOADING CRITERIA - DEAD LOADS

ROOF DEAD LOAD15 PSFFLOOR DEAD LOAD29.1 PSFWOOD FRAMED WALL DEAD LOAD (INTERIOR/EXTERIOR)10/11 PSF

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINES' DRAWINGS FOR BIDDING AND CONSTRUCTION.

CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER

- 4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.
- 5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ERECTION PLANS AND INSTALLATION OF SHORING SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SHORING SUPPLIER. THE SHORING SHALL NOT BE SUPPORTING ON THE EXISTING STRUCTURE.

CHANGES IN FIELD CONDITIONS DURING CONSTRUCTION WILL REQUIRE RE-EVALUATION BY THE CONTRACTOR AND THEIR SHORING INSTALLER.

- . CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- 1. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ONLY ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- 9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- 10. SHOP DRAWINGS FOR REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION)
- REINFORCING STEEL (FOR STRUCTURAL STEEL,
- LAMINATED VENEER LUMBER (LYL) MEMBERS, PARALLEL STRAND LUMBER (PSL), LAMINATED STRAND LUMBER (LSL) MEMBERS,
- CONNECTOR PLATE WOOD ROOF TRUSSES,
- PLYWOOD WEB JOISTS
  SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DETAILS DRAWN BY THE FABRICATOR. SHOP DRAWINGS SHALL BE MINIMUM 24' X 36' SHEETS (HALF SIZE SETS ACCEPTABLE). COPIES OF THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING FOR REVIEW BY ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. REPRODUCIBLE WILL BE MARKED AND RETURNED. FOLLOWING CONTRACTOR REVIEW AND APPROVAL, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 14 DAYS.

RESUBMITTALS OF PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL HAVE ALL CHANGES CLOUDED AND DATED WITH A SEQUENTIAL REVISION NUMBER CONTRACTOR SHALL REVIEW AND STAMP ALL REVISED AND RESUBMITTED SHOP DRAWINGS PRIOR TO SUBMITTAL AND REVIEW BY THE ENGINEER OF RECORD ALLOWING FOR A TURN AROUND TIME OF AT LEAST 1 DAYS.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER OF RECORD ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THE CONTRACTOR DEMONSTRATES THIS UNDERSTANDING BY INDICATING WHICH MATERIAL THEY INTEND TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS THEY INTEND TO USE. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

SHOP DRAWINGS OF ALL DESIGN BUILD COMPONENTS SUCH AS STAIRS AND EXTERIOR CLADDING SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SHOP DRAWING SUBMITTAL.

DEFERRED SUBMITTALS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP, STATE OF WASHINGTON AND BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL. THE ARCHITECT OR CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL FOR REVIEW.

DEFERRED SUBMITTALS FOR THIS PROJECT ARE:

CONNECTOR PLATE WOOD TRUSSES PLYWOOD WEB JOISTS

### INSPECTIONS

13. STRUCTURAL ELEMENTS FREQUENCY OF INSPECTON CODE REFERENCE REINFORCING STEEL AND PLACEMENT PERIODIC IBC 1908.4 & TABLE 1705.3 ITEM 1 IBC TABLE 1705.3, ACI 318 17.8.2 CAST-IN ANCHOR BOLTS (NON-SEISMIC) PERIODIC IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4 DRILLED AND EPOXIED BOLTS, RODS AND ANCHORS PERIODIC DRILLED AND EPOXIED REINFORCING CONTINUOUS IBC TABLE 1705.3 ITEM 4, ACI 318 17.8.2.4 EXPANSION BOLTS AND THREADED EXPANSION INSERTS PERIODIC IBC TABLE 1705.3 CAST CONCRETE CAST SAMPLES FOR IBC 1908.10 & TABLE 1705.3 STRENGTH, SLUMP AND TEMPERATURE TESTING) CONTINUOUS CONCRETE & SHOTCRETE PLACEMENT CONTINUOUS IBC1908.6-8 TABLE 1705.3, ACI 318 26.5 CURING TEMPERATURE & TECHNIQUES PERIODIC IBC 1908.9, TABLE 1705.3 CONCRETE FORMWORK PERIODIC IBC TABLE 1705.3 STRUCTURAL STEEL FABRICATION AND ERECTION PERIODIC IBC 1705.2.1, AISC 360

SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 109, SECTION 1704, AND SECTION 1708 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT, STRUCTURAL ENGINEER, AND SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

- 14. STATEMENT OF SPECIAL INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1705 OF THE 2018 IBC AS FOLLOWS:
  - A. THE FOLLOWING SYSTEMS WILL BE SUBJECT TO THE SEISMIC QUALITY ASSURANCE:
    PLYWOOD SHEAR WALLS
    CONCRETE FOUNDATIONS
- B. SPECIAL INSPECTION AND TESTING OF PLYWOOD SHEAR WALLS AND CONCRETE FOUNDATIONS SHALL CONFORM TO IBC SECTION 1708.
- C. THE TYPE AND FREQUENCY OF TESTING REQUIRED SHALL BE PER IBC SECTION 1708 AND 1704.
- D. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1707 AND 1704.

  E. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS REQUIRED SHALL BE PER IBC SECTION 1706 AND 1704.
- F. THE REQUIRED FREQUENCY AND DISTRIBUTION OF TESTING AND SPECIAL INSPECTION REPORTS SHALL BE THE RESPONSIBILITY OF THE INSPECTION/TESTING AGENCY. REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD WITHIN 14 DAYS OF INSPECTION.
- G. STRUCTURAL OBSERVATION OF THE LATERAL AND GRAVITY STRUCTURAL SYSTEMS SHALL OCCUR AT APPROPRIATE INTERVALS DURING CONSTRUCTION. THE STRUCTURAL ENGINEER SHALL OBSERVE THAT THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ACCORDING TO THE DESIGN INTENT.
- H. A STRUCTURAL OBSERVATION REPORT SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD AFTER EACH OBSERVATION.

#### GEOTECI NIIC AI

15. FOUNDATION AND SLAB NOTES: SUB-GRADE PREPARATION INCLUDING DRAINAGE, BACKFILL, EXCAVATION DEPTHS, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER IN THE FIELD.

FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE SOILS ENGINEER WORKING WITH THE CONTRACTOR IN THE FIELD.

CONTRACTOR SHALL PROVIDE THE SOILS REPORT TO ALL RELATED SUBCONTRACTORS FOR BIDDING AND CONSTRUCTION PURPOSES. CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY REVIEW THE BELOW REFERENCED SOILS REPORT. EXCAVATION DEPTHS NOTED IN THE SOILS REPORT SHALL GOVERN OVER THE FOOTING DEPTHS SHOWN GRAPHICALLY ON THE STRUCTURAL DRAWINGS TO ACHIEVE THE ALLOWABLE BEARING PRESSURE REFERENCED BELOW.

CHANGE ORDERS WILL NOT BE ACCEPTED FOR EXCAVATIONS LESS THAN THE MINIMUM DEPTHS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE

LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)

PASSIVE EARTH PRESSURE

SEISMIC EARTH PRESSURE

COEFFICIENT OF FRICTION

5000 PSF

60 PCF/35 PCF

350 PCF

1H

0.4

SOILS REPORT REFERENCE: GEODESIGN, INC

### RENOVATION

- 16. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.
  - A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
  - B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
  - C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
  - D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, THREADED BARS INTO THREADED EXPANSION INSERTS IN EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL OR VERTICAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.
- 17. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

### CONCRETE

18. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF F'C = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5 1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 6" OR LESS.

THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318 SECTION 5.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR ENTRAINED WITH AN AIR ENTRAINING AGENT CONFORMING TO ASTM C260-06, C494M-05A, C618-05, C989-06, AND C101TM-07. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH ACI 318 TABLE 4.4.1.

REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT SI), GRADE 60, FY = 60,000 PSI. EXCEPTION: ANY BARS SPECIFICALLY NOTED ON THE DRAWINGS AS "GRADE 40", FY = 40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A106. REINFORCING COMPLYING WITH ASTM A615(SI) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. DI.4 ARE SUBMITTED.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.

20. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI SP-66 (04) DETAILING MANUAL AND THE LATEST EDITION OF ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2' 0' MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 30 BAR DIAMETERS OR 2' 0' MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8' AT SIDES AND

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

21. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

SLABS AND WALLS (INTERIOR FACE)

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE FORMED SURFACES EXPOSED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER

3'
THER (\*6 BARS OR LARGER) 2'
(\*5 BARS OR SMALLER) 1 1/2'
3/4'

22. CAST IN PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST IN PLACE AND PRECAST.

- 23. EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE: EMBEDDED ITEMS IN CAST-IN-PLACE CONCRETE SHALL NOT BE "WET-SET" UNLESS SPECIFICALLY APPROVED BY ENGINEER OF RECORD. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, REINFORCING, STEEL, ANCHOR BOLTS, DEFORMED BAR ANCHORS, EMBED PLATES, OR OTHER MISC. STEEL SHAPES TO BE CAST INTO CONCRETE.
- 24. NON SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI
- 25. EPOXY GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH HIT-RE 500 V3 ADHESIVE ANCHOR SYSTEMS AS MANUFACTURED BY HILTI, INC. OR PUREII0+ ADHESIVE ANCHOR SYSTEM AS MANUFACTURED BY DEWALT POWERS OR AN ENGINEER APPROVED ALTERNATE THAT HAS I.C.C TEST DATA FOR THEIR SPECIFIC PRODUCT AND APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C REPORTS FOR SPECIFIC EPOXY UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. HOLE SIZE SHALL BE 1/8" LARGER THAN BAR, ROD OR BOLT SIZE. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY.
- 26. EXPANSION BOLTS INTO CONCRETE SHALL BE KWIK BOLT TZ WEDGE ANCHORS AND THREADED EXPANSION INSERTS INTO CONCRETE OR CONCRETE MASONRY UNIT SHALL BE KWIK BOLT 3 MASONRY ANCHORS AS MANUFACTURED BY HILTI, INC OR APPROVED EQUAL INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. INSERTS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT AND INSERT INSTALLATION. ANCHORS SHALL HAVE A CURRENT ICC REPORT.

#### STEE

- 27. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, ALL REFERENCED CODES.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY = 50 KSI, FOR WIDE FLANGE SHAPES AND TO ASTM A36 FY = 36 KSI, FOR PLATES, MISCELLANEOUS ROLLED SHAPES AND ALL-THREAD RODS. STEEL PIPE SHALL CONFORM TO ASTM A 53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING (HSS ROUND, SQUARE OR RECTANGULAR TUBES) SHALL CONFORM TO ASTM A500, GRADE B, WITH FY = 46 KSI FOR RECTANGULAR/SQUARE SECTIONS AND FY = 42 KSI FOR ROUND SECTIONS. ANCHOR BOLTS SHALL CONFORM TO ASTM FI554, GRADE 36 TYPICAL AND GRADE 105 FOR HIGH-STRENGTH ANCHOR BOLTS (WITH 3X3X3/8 PLATE WASHER AND DOUBLE NUT). HIGH-STRENGTH CONNECTION BOLTS SHALL CONFORM TO ASTM A325-X. COMMON BOLTS SHALL CONFORM TO ASTM A301, GRADE A. HIGH STRENGTH ALL-THREAD ROD SHALL CONFORM TO ASTM A193 GRADE B1.
- 29. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

DETAILED DRAWINGS INDICATING CHORD AND WEB SIZES AND ALL CONNECTIONS SHALL BE SUBMITTED FOR EACH JOIST TYPE TO THE ENGINEER AND THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS FOR REVIEW PRIOR TO FABRICATION.

30. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING ETIOXX ELECTRODES, ONLY PRE-QUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED, WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES, WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING ETIOXX ELECTRODES, SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS, NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY NOR WITHIN 4" OF COLD BENDS IN REINFORCING STEEL, FABRICATION AND WELDING OF STRUCTURAL STEEL TAKING PLACE IN THE FABRICATORS SHOP SHALL BE SPECIAL INSPECTED PER GENERAL NOTE \* 13, CONTRACTOR SHALL SUBMIT INSPECTION REPORTS AND CERTIFICATE OF COMPLIANCE TO THE CITY FOR REVIEW.

ALL WELDS SHALL BE VISUALLY TESTED BY A QUALIFIED INSPECTOR. IN ADDITION ALL COMPLETE PENETRATION WELDS SHALL BE TESTED USING THE ULTRASONIC METHOD AT THE PLANT OR SITE BY A QUALIFIED INSPECTOR. VERIFY LOCATIONS WITH THE STRUCTURAL ENGINEER WHERE ULTRASONIC TESTING IS REQUIRED FOR PARTIAL PENETRATION WELDS.

ALL WELDS NOTED AS 'DEMAND CRITICAL' ON THE DRAWINGS SHALL BE MADE WITH FILLER MATERIAL CAPABLE OF PROVIDING A MINIMUM CVN TOUGHNESS OF 40 FT-LB AT 70 DEGREES AS DETERMINED BY ASCE 341-05 APPENDIX 'X' OR OTHER APPROVED METHOD.

DOUG FIR STANDARD GRADE

MINIMUM BASIC DESIGN STRESS, FB = 900 PSI

MINIMUM BASIC DESIGN STRESS, FB = 850 PSI

### MOOD

31. FRAMING LUMBER SHALL BE KILN DRIED, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS, UNLESS OTHERWISE NOTED ON THE PLANS:

JOISTS: (2 X MEMBERS)

(3 X AND 4 X MEMBERS)

BEAMS AND STRINGERS:

(INCLUDING 6 X IØ AND LARGER MEMBERS)

POSTS AND TIMBERS: (6 X 6 AND LARGER)

DOUG FIR \*2

MINIMUM BASIC DESIGN STRESS, FB = 1000 PSI

DOUG FIR \*1

MINIMUM BASIC DESIGN STRESS, FB = 1200 PSI

DOUG FIR \*2

MINIMUM BASIC DESIGN STRESS, FB = 1200 PSI

DOUG FIR \*2

MINIMUM BASIC DESIGN STRESS, FB = 900 PSI

MINIMUM BASIC DESIGN STRESS, FB = 575 PSI

BOLTED FRAMING: STUDS, LEDGERS, AND PLATES DOUG FIR \*2

STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING:

(INCLUDING LEDGERS, PLATES, STUDS, POSTS, JOISTS & BEAMS)

FRAMING MEMBERS NOTED AS PRESSURE TREATED (PT)

22. ENGINEERED LUMBER SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN ASTM D5456, ICC ES REPORT ESR-1381, AND THE CANADIAN CONSTRUCTION MATERIALS CENTRE (CCMC) REPORTS NO. 11161-R (PSL ONLY) AND 12621-R (LSL ONLY). EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL MEMBERS ARE TO BE FREE OF MECHANICAL CONNECTIONS IN FULL-LENGTH MEMBERS. ADHESIVES SHALL BE OF THE WATERPROOF TYPE CONFORMING TO THE REQUIREMENTS OF ASTM D-2559.

HEM FIR \*2

PARALLEL STRAND LUMBER (PSL): FB = 2900 PSI,  $E=2.0 \times 106$  PSI, FV=290 PSI. LAMINATED STRAND LUMBER (LSL): FB = 2250 PSI,  $E=1.5 \times 106$  PSI, FV=400 PSI. LAMINATED VENEER LUMBER (LVL): FB = 2800 PSI,  $E=2.0 \times 106$  PSI, FV=285 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL PARALLAM BEAM HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH BEAM PROVIDED, USE 'GLTV' SERIES HANGERS AS REQUIRED TO FIT BEAM U.O.N.

PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.



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GENERAL STRUCTURAL NOTES

PERMIT #

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ISSUE DATE 01/28/22

JOB NO. 19031

### GENERAL STRUCTURAL NOTES

#### WOOD (CONTINUED)

34. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1-2014" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS, LOADING SHALL BE AS FOLLOWS:

TOP CHORD DEAD LOAD	15 PSF
TOP CHORD LIVE LOAD	25 PS
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	45 PS
BOTTOM CHORD LIVE LOAD (NON-CONCURRENT	
WITH TOP CHORD LIVE LOAD)	10 PSI

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

- 35. PLYWOOD AND 05B SHEATHING SHALL BE GRADE C D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PSI AND DOC PS2.
  SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.
- 36. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). ALL WOOD MEMBERS (INCLUDING PLATES) IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH SODUIM BORATE

ALL METAL CONNECTORS IN CONTACT WITH "ACQ" PRESSURE-TREATED LUMBER SHALL BE TYPE 304 OR 316 STAINLESS STEEL. THIS INCLUDES WASHERS, SCREWS, NAILS, HANGERS, AND ANY OTHER MISCELLANEOUS LT. GAGE METAL CONNECTORS. WHERE ACQ LUMBER IS USED IN INTERIOR CONIDITIONS, GISS ("HOT-DIP" GALVANIZED TO 1.85 OUNCES PER SQUARE FOOT) METAL CONNECTORS MAY BE USED IN LIEU OF STAINLESS STEEL. METAL CONNECTORS 1/2" THICK OR GREATER NEED NOT BE GALVANIZED FOR INTERIOR USE, WILLESS SPECIFIED OTHERWISE BY THE ARCHITECT.

TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO.C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A301. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. ALL TRIPLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS.

- 38. HOLDOWNS CALLED OUT BY LETTERS "HDU", AND "HD", ARE MANUFACTURED BY THE SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG, NO.C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. EACH SIMPSON HOLD-DOWN SHALL BE BOLTED TO A MINIMUM OF (2) STUDS. SEE SCHEDULE ON PLANS FOR FURTHER STUD REQUIREMENTS. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER ALL HOLDOWNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
- 39. WOOD FRAMING NOTES-- THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:
  - A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE.

    MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 23/04.10/1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED

    OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL

    DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
  - B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 X 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID HEIGHT OF ALL STUD WALLS LESS THAN OR EQUAL TO 8' IN HEIGHT. FOR HEIGHTS 128', PROVIDE CONTINUOUS SOLID BLOCKING AT 4'-0" OC.

ALL STUD WALLS ATTACHED TO CONCRETE FOUNDATION WALLS SHALL HAVE THEIR LOWER WOOD PLATES BOLTED WITH 5/8' DIAMETER ANCHOR BOLTS @ 6'-Ø' O.C. WITH 3' X 3' X 1/4' SQUARE WASHERS OR 3' DIAMETER ROUND WASHERS UNLESS OTHERWISE NOTED. LAYOUT OF WALL PLATES, STUDS, AND ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 23086 OF THE 2012 IBC. ALL SILL PLATE PIECES SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS EMBEDDED INTO CONCRETE, WITH THE FIRST ANCHOR BOLT LOCATED NOT MORE THAN 12" FROM THE END OF THE PLATE, AND NO CLOSER THAN 4" TO THE END.ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12' O.C. STAGGERED. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12' O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING. AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 1' O.C. USE 5D COOLER NAILS FOR 1/2' GWB AND 6D COOLER NAILS FOR 5/8' GWB. USE \*II GAUGE, I 3/4' LONG, 7/16' HEAD, DIAMOND POINT, GALVANIZED NAILS FOR EXTERIOR SHEATHING.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN ONE-HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8' O.C. AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

TOENAIL JOISTS TO SUPPORTS WITH TWO IGD NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOYE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH IGD @ 12" O.C. STAGGERED.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6' O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. (10" O.C. AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES OR PROVIDE SOLID BLOCKING. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE AND GROOVE JOINTS AT UNBLOCKED EDGES OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO PLATE WITH 16D @ 12" O.C. OR (2) 16D EACH END AT SUPPORTS UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS, INSTALL FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

D. NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

A. 15 15 15 15 15 11 1	NAIL SIZE ON DRAWINGS OR DETAILS	DIAMETER AND LENGTH
SHEATHING NAILS	8D	Ø.131" × 2 ¼"
	IØD	Ø.148'' × 2 ½''
FRAMING NAILS	8D	Ø.131'' × 2 ½''
	IØD	Ø.148'' × 3''
	16D	Ø.161" × 3 ½"



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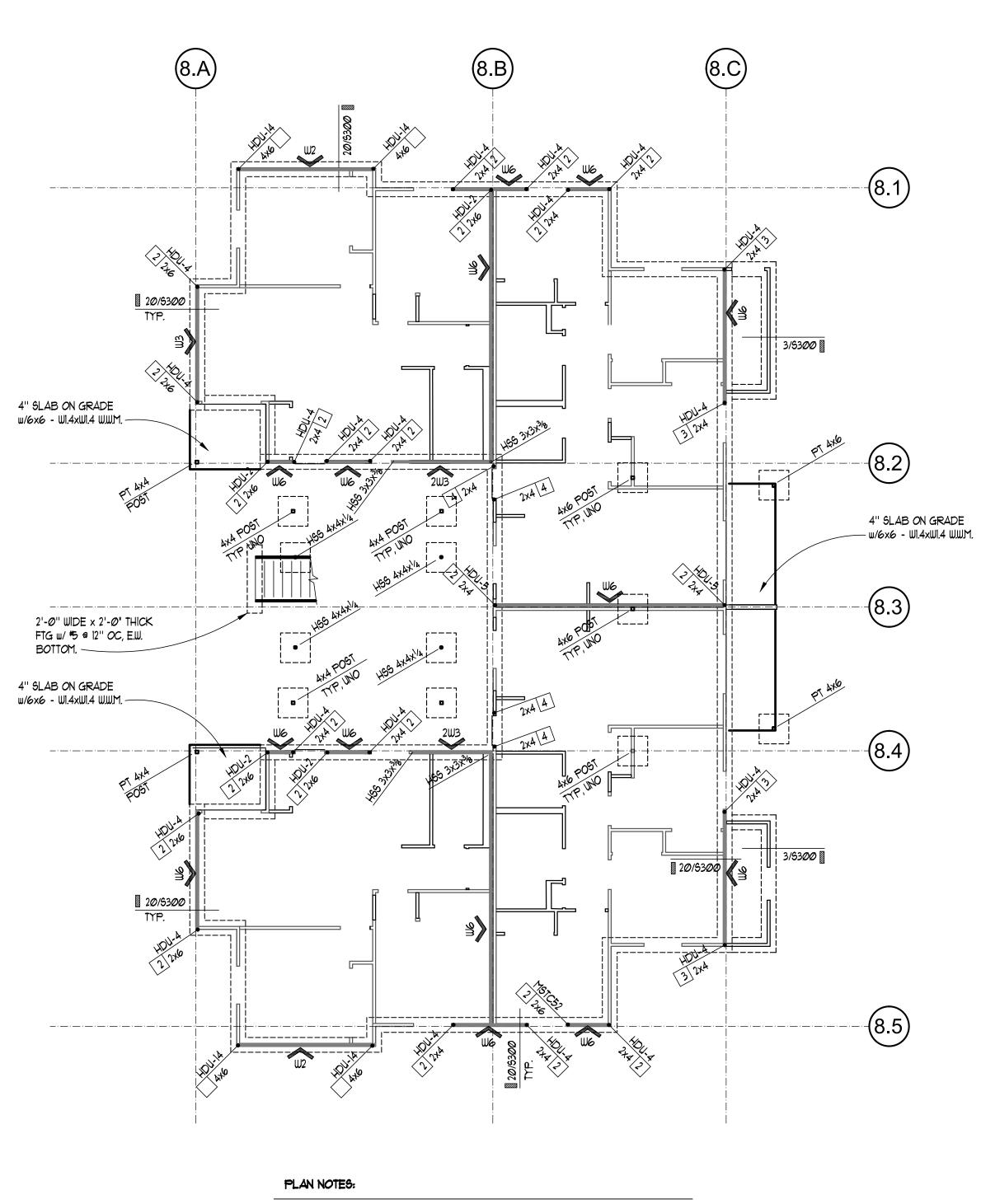
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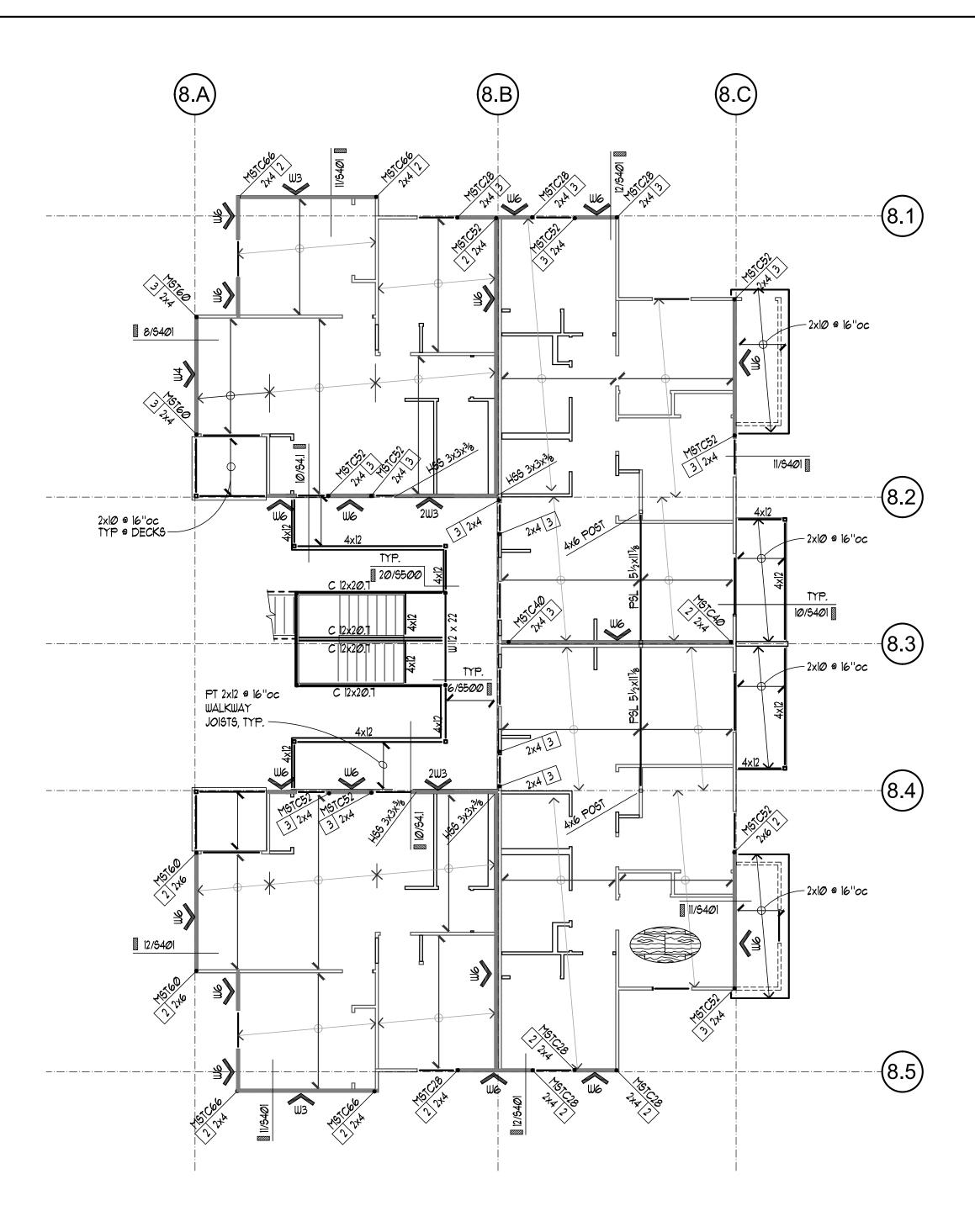
JOB NO. 19031



- 1) SEE 11/9300 FOR REBAR BENDING SCHEDULE
- 2) SEE 16/5300 FOR TYPICAL ANCHOR BOLT SIZE AND EMBEDMENT.
- 3) INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/5400
- INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN
  INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED
  AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS
  AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS
- 5) SEE 6/9300 FOR REINFORCING AND SPLICE SCHEDULE
- 6) SEE 19/5300 FOR SECTION AT HOLDOWNS TO EX. CONCRETE FOUNDATION WALL
- 1) INDICATES NEW POST AND PAD FOOTING PER 9/9300
  INDICATES EXISTING WALL AND FOOTING
- 8) **I**INDICATES HSS COLUMN PER 16 \$ 19/5500.
- 9) PROVIDE BLOCKING AT MID-HEIGHT OF ALL INTERIOR & EXTERIOR WALLS THIS LEVEL ONLY.



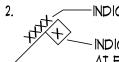




# PLAN NOTES

I. INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/54.0

3. SEE SHEETS S4.0 FOR TYPICAL WOOD FRAMING DETAILS INCLUDING:



----INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN

INDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS

CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.

INDICATES SPAN DIRECTION AND EXTENT OF EX. FLOOR JOISTS.

VERIFY SIZE & SPACING.

TYPICAL BEAM TO JOIST, BEAR TO PERPENDICULAR BEAM, BEAM TO POST

5. \_\_\_\_\_ INDICATES WALL BELOW

6. SEE 3/S4.0 FOR TYPICAL TOP PLATE SPLICE DETAIL

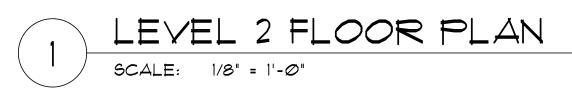
7. SEE 13/54.0 FOR TYPICAL WALL FRAMING SCHEDULE

8. SEE 15/54.0 FOR TYPICAL HEADER DETAIL U.ON.

9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.

10. — INDICATES BEAM or HEADER PER PLAN. PROVIDE (2) 2x10 TYP

II. SEE 12 \$ 17/94.0 FOR TYPICAL POST CAPS/BASES AT BEAMS.







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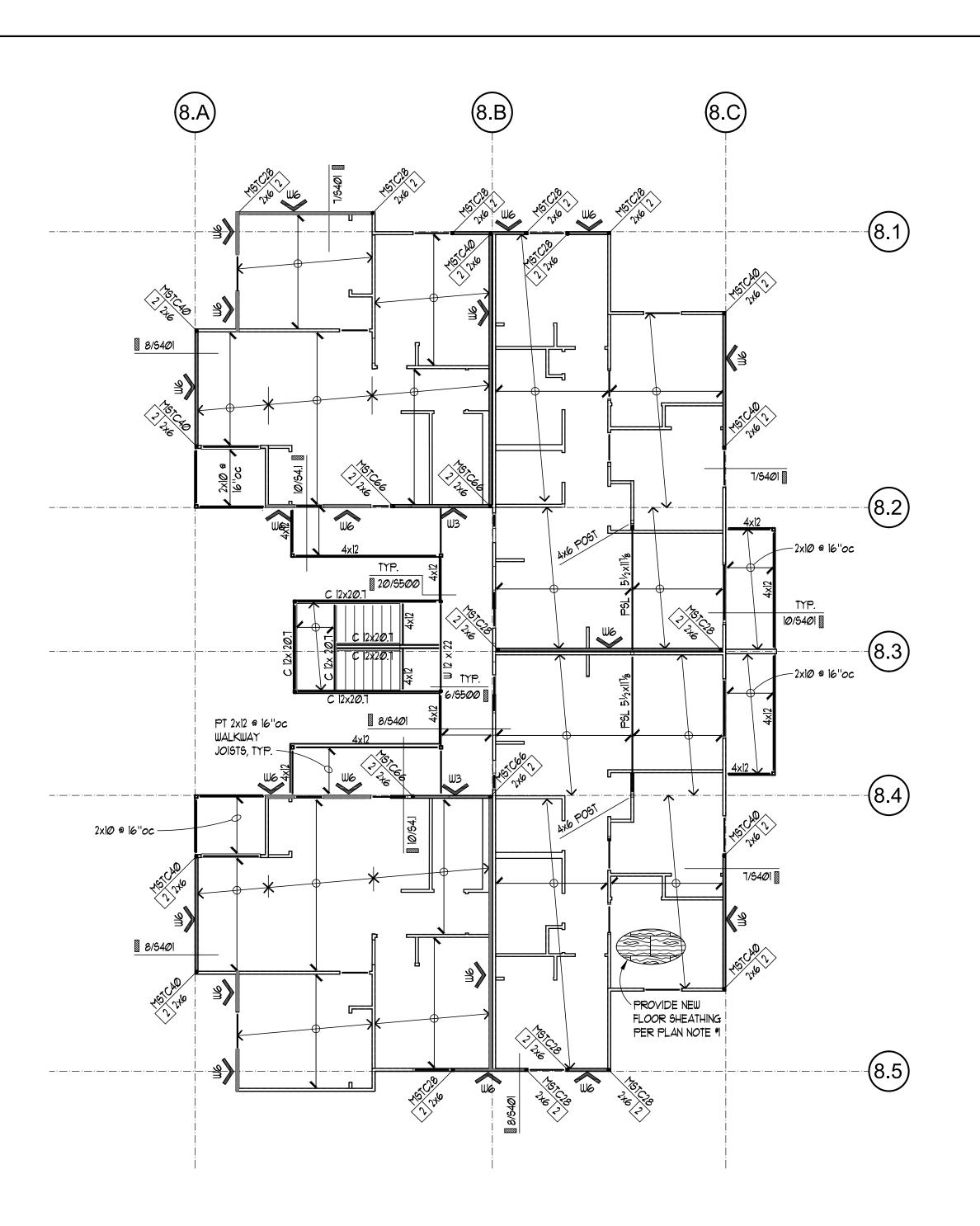
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FOUNDATION & LEVEL 1 & 2 FLOOR PLANS

PERMIT #	
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ISSUE DATE	01/28/2
JOB NO.	1903



# PLAN NOTES

INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE 10/54.0

INDICATES SIMPSON HOLDOWN OR OTHER REQUIREMENT PER PLAN

2.

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

NDICATES THE NUMBER OF END STUDS OR BEARING STUDS REQUIRED AT END OF WALL. PROVIDE MIN (2) BEARING STUDS BELOW ALL BEAMS AND HEADERS, AND TWO FULL HEIGHT STUDS AT ALL HOLDOWNS

3. SEE SHEETS \$400 FOR TYPICAL WOOD FRAMING DETAILS INCLUDING: TYPICAL BEAM TO JOIST, BEAR TO PERPENDICULAR BEAM, BEAM TO POST CONNECTIONS, TOP PLATE PENETRATION AND HANGER INFORMATION.

4. INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS. PROVIDE 111/8" TJI 360 AT 16" OC, UN.O.

5. \_\_\_\_\_ INDICATES WALL BELOW

6. SEE 3/5400 FOR TYPICAL TOP PLATE SPLICE DETAIL

1. SEE 13/9400 FOR TYPICAL WALL FRAMING SCHEDULE

8. SEE 15/6400 FOR TYPICAL HEADER DETAIL U.ON.

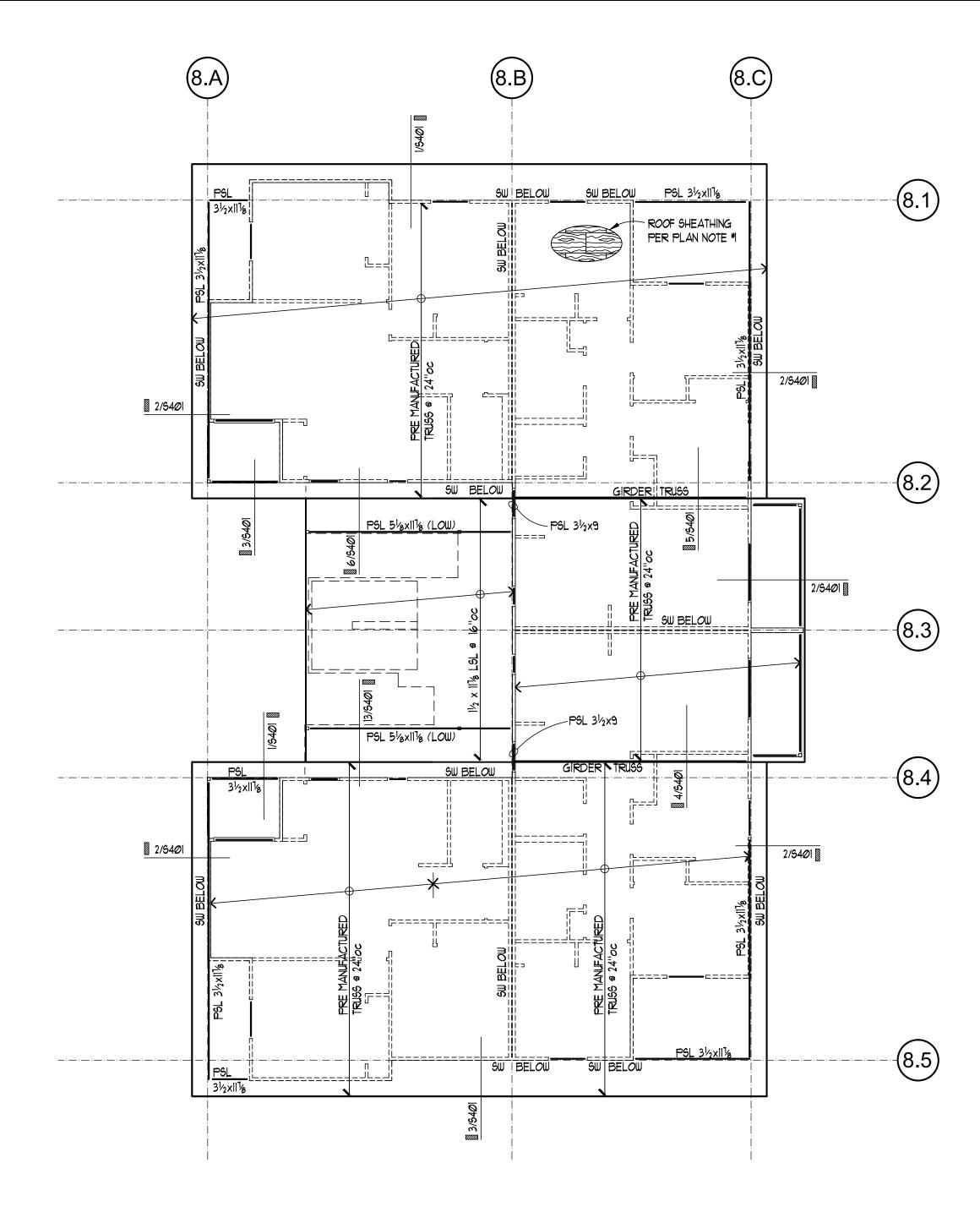
LEVEL 3 FRAMING PLAN

9. CONTRACTOR SHALL NOT DRILL THRU END STUDS FOR MECHANICAL PENETRATIONS.

10. — INDICATES BEAM or HEADER PER PLAN. PROVIDE (2) 2x10 TYP

11. SEE 12 \$ 17/54.0 FOR TYPICAL POST CAPS/BASES AT BEAMS.





# PLAN NOTES

1. NEW ROOF DIAPHRAGM IS TO BE 1/2" CDX PLYWOOD W/ MIN. PANEL INDEX OF 24/0, NAILED WITH 8d AT:

6"oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS 6"oc AT ALL SUPPORTED PANEL EDGES 6"oc AT FIELD

2. [\_\_\_\_] INDICATES WALL BELOW. SEE 52.0 \$ 10/54.0 FOR SHEAR WALL LOCATIONS

PROVIDE MIN (2) END STUDS TO SUPPORT NEW BEAMS AND HEADERS

3. INDICATES BEAM OR HEADER PER PLAN. PROVIDE MIN.
(2) 2x8 AT ROOF.

4. INDICATES FRAMING DIRECTION AND EXTENTS.

5. SEE ARCHITECTURAL PLANS FOR ROOF SLOPES AND ELEVATIONS. ALL FINAL ROOF HEIGHTS ARE PER ARCHICTURAL DRAWINGS.

6. SEE 1/6400 FOR HANGER SCHEDULE

1. SEE 2/S400 FOR TOP PLATE SPLICE DETAIL.

8. SEE 3/5400 FOR ALLOWABLE HOLES AND NOTCHES IN STUDS.

9. SEE 8/6400 FOR TYPICAL HEADER PLACEMENT.

10.. SEE 20/5400 FOR TYPICAL WALL FRAMING.







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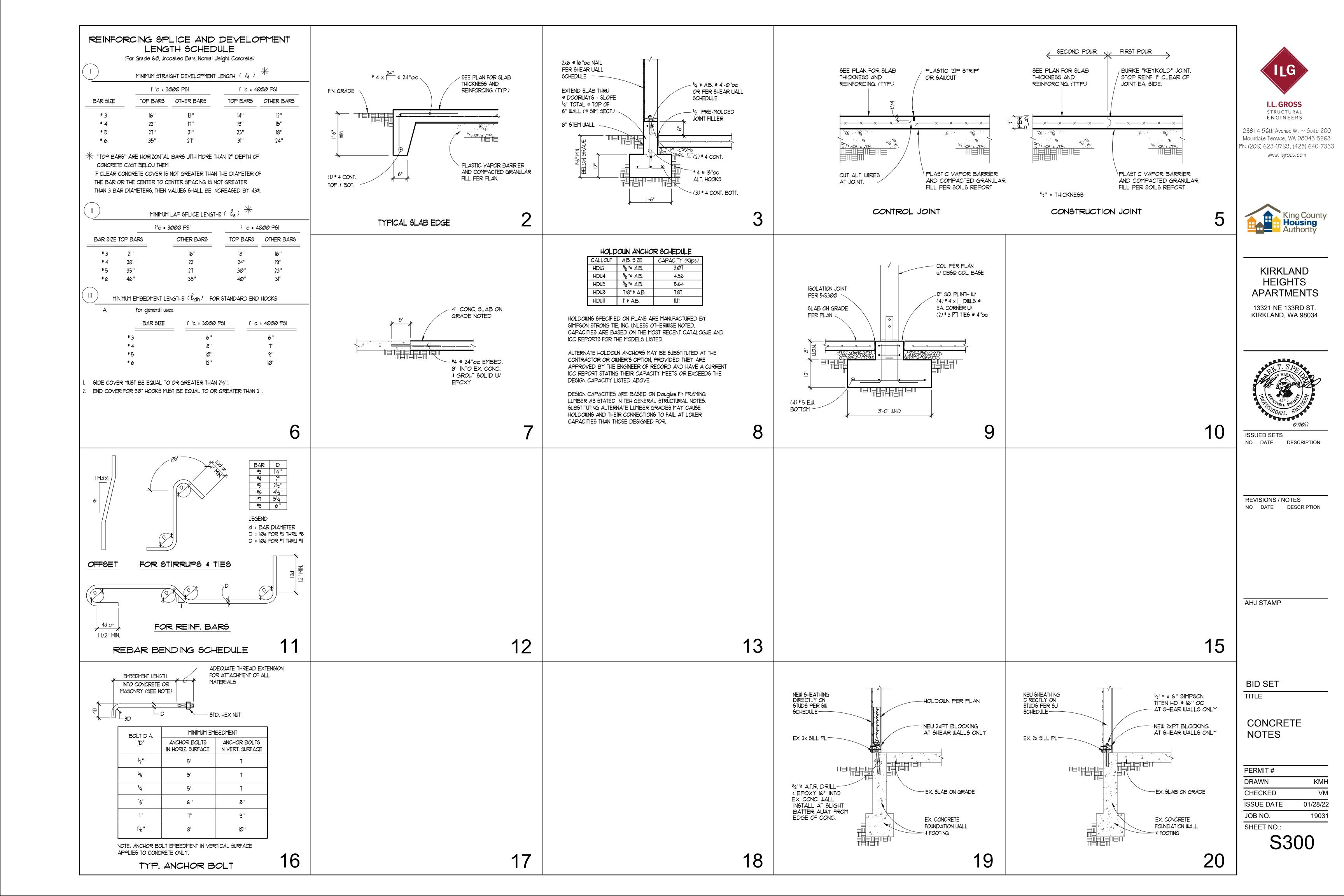
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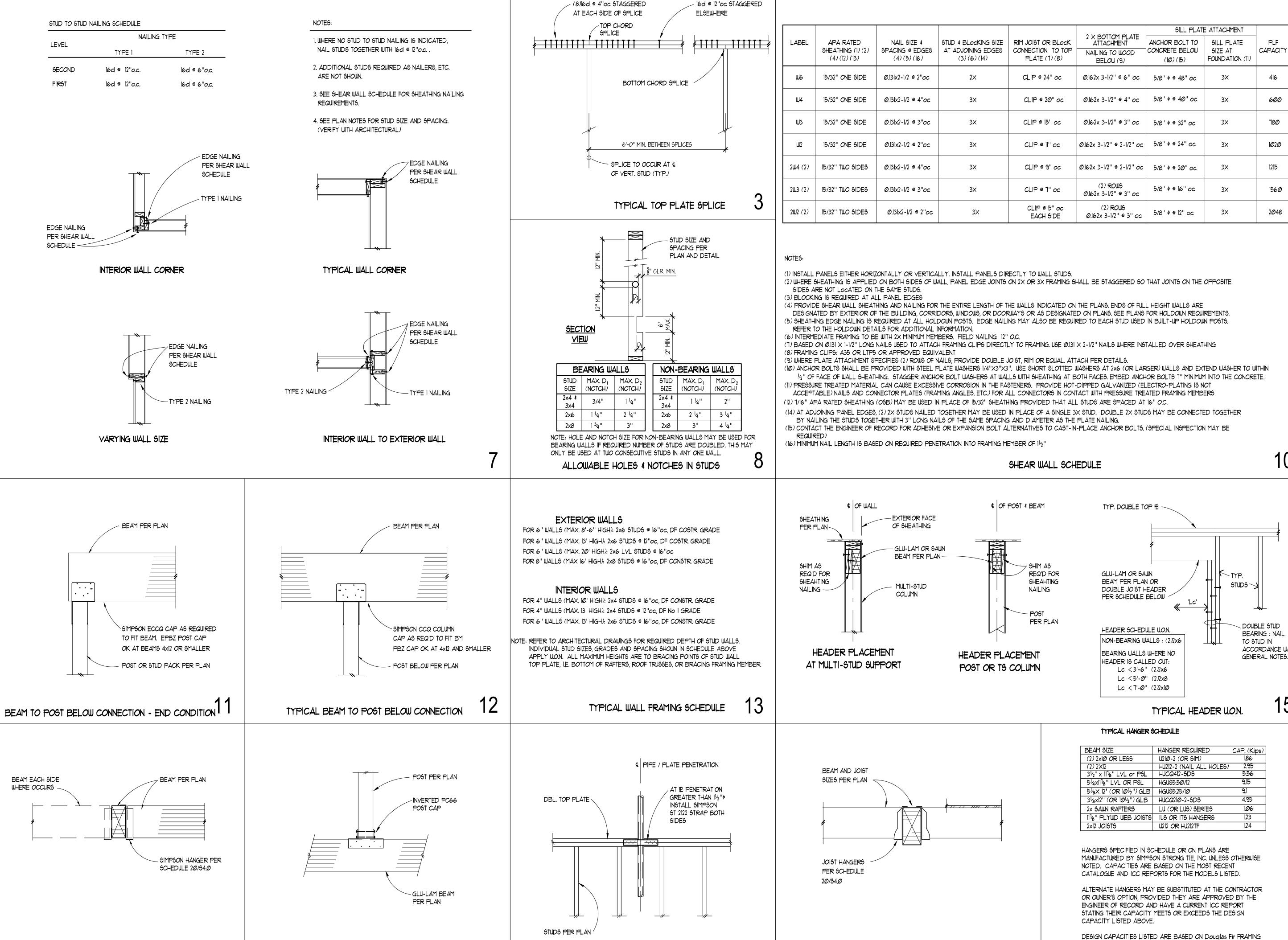
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LEVEL 3 & ROOF FRAMING PLAN

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JOB NO.	1903

\$101





TYPICAL TOP PLATE PENETRATION

POST TO BEAM BELOW CONNECTION

18

TYPICAL INTERIOR BEAM SECTION



CAPACITY

780

1020

1215

1560

2048

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LUMBER AS STATED IN THE GENERAL STRUCTURAL NOTES AND

GENERAL FLOOR LOADING.

5.56

9.15

4.95

1.06

1.23

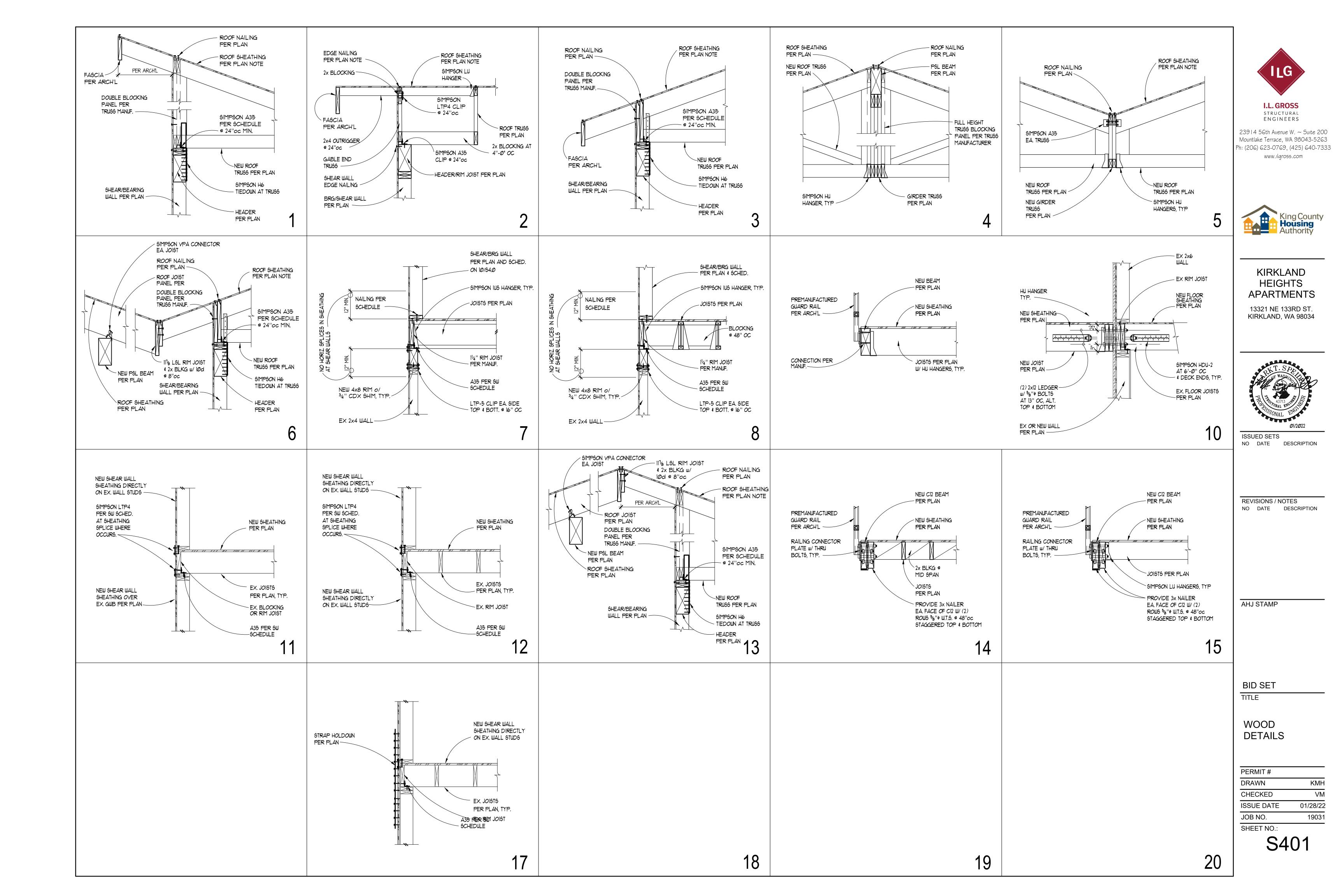
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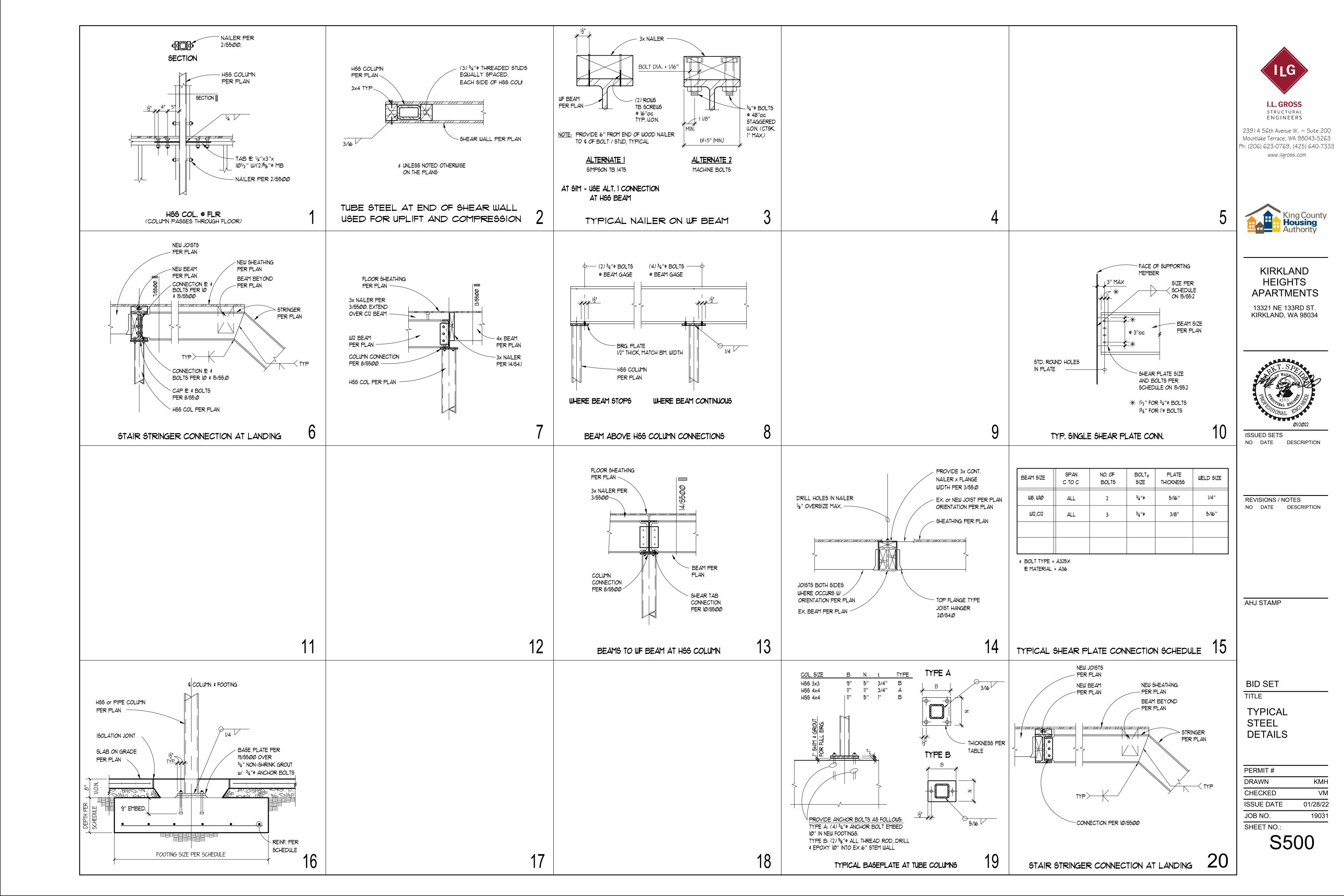
ACCORDANCE W/

**BID SET** TITLE

**TYPICAL** WOOD **DETAILS** 

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# PLUMBING SYMBOLS LEGEND

LINETYPE LEGEND		PIPE VALVES AND SPEC	IALTIES
	EXISTING		
	NEW WORK DARK/HEAVY	(P-1)	PLUMBING EQUIPMENT
PIPING SYSTEM LABELS		$\overline{X}$	MEDICAL TAG
—-—CW—-—	COLD WATER		
—HW—	HOT WATER		DETAIL NUMBER
<del> (140)</del>	HOT WATER (TEMPERATURE)	M-1	SHEET
——HWC——	HOT WATER CIRCULATING		FLAG NOTE
SD	STORM DRAIN		TENOTOTE
———PW———	PUMPED WASTE WASTE (BURIED)	$\triangle$	REVISION TAG
——————————————————————————————————————	WASTE (BONIED) WASTE (ABOVE GRADE)		
—— GW ——	GREASE WASTE		PLUMBING RISER NO.
v	VENT	P-1	SHEET
—— RL——	RAINLEADER		SECTION NUMBER
——OD——	OVERFLOW DRAIN		SECTION NUMBER SHEET NUMBER
NPW	NON-POTABLE COLD WATER		
——G OR P ——	NATURAL GAS OR PROPANE		
—— F——	FIRE SERVICE	PIPE VALVES AND SPEC	IALTIES
	DIRECTION OF FLOW	<b>───</b>	GATE VALVE
——————————————————————————————————————	COMPRESSED AIR DIONIZED WATER		GLOBE VALVE
	VACUUM		NON RISING STEM VALVE
v		—————————————————————————————————————	RISING STEM GATE VALVE
—— C —— ——PC ——	CONDENSATE		BALANCING VALVE (CIRCUIT SETTER AUTOFLOW VALVE
FC	PUMPED CONDENSATE		
	SLOPE SYMBOL (X' PER FOOT)		CHECK VALVE BALL VALVE
PIPE FITTINGS		5.	
——————————————————————————————————————	PIPE DOWN		PRESSURE REDUCING VALVE
	PIPE UP		SOLENOID VALVE
	TEE UP	<u> </u>	PRESSURE GAUGE
	TEE DOWN		TUEDMOMETED
	UNION		THERMOMETER STRAINER
—— <del>×</del> ——	PIPE ANCHOR POINT	7.C	SAFETY VALVE
	PIPE GUIDE		SALLIT VALVE
			PIPING FLEXIBLE CONNECTIONS
——I	FLANGE		BUTTERFLY VALVE
]	CAP	·	
		—	CAP
DRAINS AND CLEANOUTS			HOSE BIBB
$\boxtimes$	FLOOR SINK	— <del>———</del>	DOUBLE CHECK VALVE
Ø	FLOOR DRAIN		RPBA
O	HIDDEN FLOOR DRAIN	•T	
	ROOF DRAIN		TRIPLE DUTY VALVE
<b>©</b>	OVERFLOW DRAIN	<u>——б—</u>	BALL VALVE MANUAL LEVER
•	FLOOR CLEANOUT		GLOBE VALVE MANUAL LEVER
<u></u>	GRADE CLEANOUT		
	TRENCH DRAIN		BALANCE VALVE (PRESSURE INDEPENDENT)
			PUMP
	WALL CLEANOUT  UP TO CLEANOUT		METER
——Ψ		M	
	FUNNEL DRAIN	M	METER
Į			
	STANDPIPE		
T	FUNNEL DRAIN		
П			

# **ABBREVIATIONS**

	ABBRE	EVIATION	15
ACT	ACOUSTICAL CEILING TILE	MBH	1000 BRITISH THERMAL UNITS PER HOUR
ADA	AMERICANS WITH DISABILITIES ACT	MED	MEDIUM
ADJ AFF	ADJUSTABLE ABOVE FINISHED FLOOR	MEP MEZZ	MECHANICAL, ELECTRICAL, PLUMBING MEZZANINE
AFG	ABOVE FINISHED FLOOR ABOVE FINISHED GRADE	MIN	MINIMUM
ALT	ALTERNATE	MISC	MISCELLANEOUS
AP APPROX	ACCESS PANEL APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECTURAL/ARCHITECT	NC NC	NOT APPLICABLE NORMALLY CLOSED
AS	AIR SEPARATOR	NEG	NEGATIVE
AUX	AUXILIARY	NIC NOM	NOT IN CONTRACT NOMINAL
BFF	BELOW FINISHED FLOOR	NPC	NON-POTABLE COLD WATER
BFG	BELOW FINISHED GRADE	NPCW	NON POTABLE COLD WATER
BHP BLDG	BRAKE HORSE POWER BUILDING	NPH NPHR	NON-POTABLE HOT WATER NON-POTABLE HOT WATER RETURN
BOP	BOTTOM OF PIPE	NPT	NATIONAL PIPE THREAD
BTU	BRITISH THERMAL UNIT	NTS	NOT TO SCALE
BTUH	BRITISH THERMAL UNIT PER HOUR	OD	OUTSIDE DIAMTER/OVERLOW DRAIN
CA	COMBUSTION AIR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CLG	CEILING	OFOI	OWNER FURNISHED OWNER INSTALLED
CMU CO	CONCRETE MASONRY UNIT CLEANOUT	ORD ORL	OVERFLOW ROOF DRAIN OVERFLOW RAINWATER LEADER
COND	CONDENSATE	0112	
CW	COLD WATER	ΔΡ	PRESSURE DIFFERENTIAL
CX	CONNECT TO EXISTING	PD	PLANTER DRAIN; PRESSURE DROP
dB	DECIBEL	PERF	PERFORATED
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PH	PHASE
DDCV DDCVA	DOUBLE DETECTOR CHECK VALVE DOUBLE DETECTOR CHECK VAVLE ASSEMBLY	PIV PLBG	POST INDICATOR VALVE PLUMBING
DF	DRINKING FOUNTAIN	PRESS	PRESSURE
DFU	DRAINAGE FIXTURE UNIT DOMESTIC HOT WATER	PRV	PRESSURE REDUCING VALVE
DHWC	DOMESTIC HOT WATER  DOMESTIC HOT WATER RECIRCULATION	PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH
Ø OR DIA	DIAMETER	PSIG	POUNDS PER INCH GAUGE
DN DN(C(S)	DOWN DRAMING(S)	OTV	OLIANITITY
DWG(S) DWV	DRAWING(S) DRAIN, WASTE, VENT	QTY	QUANTITY
		RD	ROOF DRAIN
EA EEW	EACH EMERGENCY EYEWASH	REQD	REQUIRED  RAIN MATERILEADER
EFF	EFFICIENCY ETEVVASH	RL RM	RAIN WATER LEADER ROOM
ELEV	ELEVATION	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
EQUIP ES	EQUIPMENT EMERGENCY SHOWER	RPM RLX	REVOLUTIONS PER MINUTE RELOCATE EXISTING
ET	EXPANSION TANK	RV	RELIEF VALVE
EX	EXISTING/EXISTING TO REMAIN	RX	REMOVE EXISTING
EXP	EXPANSION	S	SINK
FC	FAIL CLOSED	S	STORM
FCO	FLOOR CLEANOUT	SCFM	STANDARD CUBIC FEET PER MINUT
FD FDC	FLOOR DRAIN FIRE DEPARTMENT CONNECTION	SD SF	STORM DRAIN SQUARE FOOT
FF	FINISHED FLOOR	SFU	SUPPLY FIXTURE UNIT
FLA	FULL LOAD AMPS	SH	SHOWER
FM FO	FORCE MAIN FAIL OPEN	S.O.V. SPEC	SHUTOFF VALVE SPECIFICATION
FP	FIRE PROTECTION	S/S, OR SS	STAINLESS STEEL
FPM	FEET PER MINUTE	STD	STANDARD
FPS FS	FEET PER SECOND FLOOR SINK	SYM	SYMBOL
FSZV	FIRE SPRINKLER ZONE VALVE ASSEMBLY	T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
FT FTG	FEET/FOOT FOOTING	TBD TD	TO BE DETERMINED TRENCH DRAIN
FV	FLUSH VALVE	TEMP	TEMPERATURE
_		TOB	TOP OF BEAM
G GA	NATURAL GAS GAUGE	TOC TOD	TOP OF CONCRETE TOP OF DECK
GAL	GALLON	TOJ	TOP OF JOIST
G.C.	GENERAL CONTRACTOR	TOS	TOP OF SLAB/TOP OF STEEL
GCO GD	GRADE CLEANOUT GARAGE DRAIN	TP T&P	TRAP PRIMER TEMPERATURE & PRESSURE
GPF	GALLONS PER FLUSH	TYP	TYPICAL
GPH GPM	GALLONS PER HOUR GALLONS PER MINUTE	UL	UNDERWRITERS LABORATORY
GW	GREASE WASTE	UNO	UNLESS NOTED OTHERWISE
1.1	LIFICLIT	UR	URINAL
H HB	HEIGHT HOSE BIBB	V	VENT(S)
HBVB	HOSE BIBB VACUUM BREAKER	V	VOLT
HD	HEAD	VERT	VERTICAL
HP HS	HORSEPOWER HAND SINK	VFD VIB	VARIABLE FREQUENCY DRIVE VALVE-IN-BOX
HW	HOT WATER	VTR	VENT THROUGH ROOF
HX	HEAT EXCHANGER	W	WASTE/WATER
ΙΕ	INVERT ELEVATION	VV VV/	WITH
IN	INCH/INCHES	W/IN	WITHIN
KW	KILOWATT/KILOWATTS	W/O WC	WITHOUT WATER CLOSET
1 N V		WCO	WALL CLEANOUT
LAV	LAVATORY	WH	WATER HEATER
LBS LF	POUNDS LINEAL FOOT	WPD WT	WATER PRESSURE DROP WEIGHT
LTG	LIGHTING		
LWT	LEAVING WATER TEMPERATURE	YCO	YARD CLEANOUT



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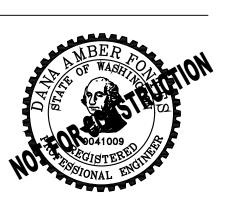
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# KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

TITLE

**COVER SHEET** 

PERMIT#	
DRAWN	DF, KS
CHECKED	DF
ISSUE DATE	01/28/22
JOB NO.	21011
SHEET NO.:	

P001

# PLUMBING FIXTURE SCHEDULE

	MARK	<u>ITEM</u>	MFR: MODEL	DESCRIPTION	MARK	<u>ITEM</u>	MFR: MODEL	DESCRIPTION
	WC-1	WATER	NIAGARA:	FLOOR MOUNT, TANK TYPE, VIT. CHINA, ELONGATED BOWL,	KS-2	KITCHEN SINK	ELKAY:	25" X 22" X 6-1/2", SINGLE COMPARTMENT, STAINLESS,
		CLOSET	N7717 + N7714TFH	0.8 GPF, 12" ROUGH-IN, 17" TALL BOWL, WATERSENSE, PROVIDE STAINLESS BRAIDED SUPPLY AND 1/4 TURN ANGLE STOP,		(ADA)	LRAD252265	18 GAUGE, 3 HOLES, ADA.
				INSTALL WITH LEVER ON OPEN SIDE OF BATHROOM, ADA.		FAUCET	MOEN: 67425	SWING SPOUT, 4" CENTERS, 1.5 GPM, ADA, COPPER SUPPLY CONNECTIONS. PROVIDE BRAIDED STAINLESS
		SEAT	BEMIS: 1200SLOWT	ELONGATED, CLOSED FRONT, W/ COVER.			01423	STEEL SUPPLY LINES FROM FIXTURE STOPS.
	LAV-1	LAVATORY (RESIDENTIAL)	KOHLER: K-2196-4	20-1/4" X 17-1/2", DROP IN, VITEROUS CHINA, 3 HOLES ON 4" CENTERS, WHITE, ADA.		DRAIN		BASKET STRAINER. INSULATED DRAIN AND WATER PIPING PER ADA.
		(INCOIDEIVINE)	K 2100 T	T SEITTERS, WITHE, ABAC.		OVERFLOW	FISHER:	OVERFLOW ELBOW KIT, PROVIDE PIPING TO SINK DRAIN PIPE.
		FAUCET	MOEN:	SINGLE HANDLE, POP UP DRAIN ASSEMBLY, ADA, WATERSENSE,	NOTE:	CONTRACTOR SHA	11223	DIMENSIONS BEFORE ORDERING SINK.
			L4621	STAINLESS STEEL SUPPLY LINES FROM FIXTURE STOPS.	11012.			
				PROVIDE 1.0 GPM AERATOR (IN LIEU OF STANDARD 1.2 GPM)	HB-1	HOSE BIBB	PRIER: P-264	WALL MOUNT, 3/4" HOSE THD., NON FREEZE, LOOSE KEY QUARTER TURN CONTROL.
		DRAIN		INSULATE DRAIN AND WATER SUPPLIES.		(FREEZE-PROOF	·)	
	TS-1	TUB/SHOWER	AMERICAN STANDARD:	60"X30"X14-1/4", ENAMELED STEEL, ADA. VERIFY RIGHT OR	FD-1	FLOOR	ZURN:	2" C.I. BODY, 5" DIAMETER NICKEL BRONZE STRAINER, PROVIDE
			NEW SALEM RECESSED	LEFT HAND OUTLET.		DRAIN	Z415BZ	TRAP PRIMER OR TRAP SEAL DEVICE (ONLY IF ALLOWED BY AHJ) REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST. &/OR
		TUB / SHOWER VALVE	MOEN: L2353EP	PRESSURE-BALANCING MIXING VALVE TRIM, POSI-TEMP BALANCING VALVE, WATERSENSE. PROVIDE 1.5 GPM SHOWER HEAD.				COVERING.
		DRAIN		GRID TYPE DRAIN.	FD-2	FLOOR DRAIN	ZURN: Z415BZ	2" C.I. BODY, 5" DIAMETER NICKEL BRONZE STRAINER, PROVIDE TRAP PRIMER OR TRAP SEAL DEVICE (ONLY IF ALLOWED BY AHJ)
						W/FUNNEL		PROVIDE WITH ZURN Z329-7 FUNNEL.
	TS-2	SHOWER (ADA)	AMERICAN STANDARD: NEW SALEM RECESSED	60"X30"X14-1/4", ENAMELED STEEL, ADA. <b>VERIFY RIGHT OR LEFT HAND OUTLET.</b>				REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST./COVERING. REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST.
		SHOWER	MOEN:	PRESSURE-BALANCING MIXING VALVE TRIM, LESS SHOWER HEAD.				AND/OR COVERING.
		VALVE	L2353EP	PROVIDE SYMMONS MODEL T736 36" GRAB BAR WITH 1.5 GPM	FD-3	FLOOR	SIOUX CHIEF:	ADJUSTABLE ROUND NICKEL BRONZE STRAINER, DECK
				HAND SHOWER.		DRAIN	822-F2ANR	FLANGE, PVC BODY WITH SCHEDULE 40 HUB CONNECTION.
						(WOOD CONST.)	(FINISHLINE	TRAP PRIMER PORT. TRAP PRIMER FOR ALL INSTALLATIONS
		DRAIN		GRID TYPE DRAIN.			HALO SERIES)	EXCEPT SHOWERS. REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST. AND/OR COVERING. BEFORE ORDERING VERIFY DRAIN
	KS-1	KITCHEN SINK	ELKAY:	25" X 22" X 10-3/8", SINGLE COMPARTMENT, STAINLESS,				STRAINER HEIGHT ADJUSTMENT IS COMPATIBLE WITH BATHROOM
			DLR252210	18 GAUGE, 3 HOLES.				FLOORING FOR STRAINER TO BE INSTALLED FLUSH WITH FLOOR.
		FAUCET	MOEN:	SWING SPOUT, 4" CENTERS, 1.5 GPM, ADA, COPPER SUPPLY	WH-1	HEAT PUMP	RHEEM:	4.5 KW ELECTRIC WATER HEATER, 3.75 UEF, 27 GPH @ 90 DEG. F. TEMP RISE
			67425	CONNECTIONS. PROVIDE BRAIDED STAINLESS STEEL SUPPLY LINES FROM FIXTURE STOPS.		WATER HEATER	PROPH50 T2 RH375-30	50 GALLON STORAGE, 600 LBS (WET), 208 VOLT, 1 PHASE.
		DRAIN		BASKET STRAINER.	ET-1	DOMESTIC	AMTROL:	8" DIAMETER X 13" HIGH, FAB, STEEL, MAX 150 PSI,
		<u> </u>				EXPANSION TANK	K ST-5	5 LBS (DRY)
- 1		OVEDELOW	FICHED.					

NOTE: CONTRACTOR SHALL VERIFY CABINET DIMENSIONS BEFORE ORDERING SINK.

FISHER:

OVERFLOW

						WATER	WASTE	
			PIPE	SIZE		FIXTURE	FIXTURE	
MARK	FIXTURE	C.W.	H.W.	WASTE	VENT	UNITS	UNITS	REMARKS
WC-1	WATER CLOSET	3/4"	-	3"	2"	2.5	3	TANK TYPE
LAV-1	LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"	1	1	
TS-1	BATHTUB	1/2"	1/2"	2"	1-1/2"	4	2	
TS-2	BATHTUB	1/2"	1/2"	2"	1-1/2"	4	2	ADA
KS-1	KITCHEN SINK	1/2"	1/2"	1-1/2"	1-1/2"	1.5	2	
KS-2	KITCHEN SINK	1/2"	1/2"	1-1/2"	1-1/2"	1.5	2	ADA
HB-1	HOSE BIBB	3/4"	-	-	-	2.5	-	
FD-1	FLOOR DRAIN	-	-	2"	2"	-	2	

OVERFLOW ELBOW KIT, PROVIDE PIPING TO SINK DRAIN.

# **ENERGY CODE NOTES**

- 1. INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION. PROVIDE JACKET AND ALUMINUM COVERS. ADHESIVE TAPE IS NOT PERMITTED. (R403.4.1)
- 2. ALL PIPE AND WRAP INSULATION SHALL BE LABELED WITH ITS THICKNESS AND INSULATING VALUE (R OR K).
- . ENERGY CONSERVATION MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.5.1 THROUGH R403.5.5. SERVICE WATER HEATING EQUIPMENT SHALL MEET THE REQUIREMENT OF DOE 10 CFR PART 430 UNIFORM ENERGY FACTOR OR THE EQUIPMENT SHALL MEET THE REQUIREMENTS OF SECTION C404.2. (R403.5)
- HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMO-SYPHON CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING THE HOT WATER SYSTEM PUMPS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE WHEN THERE IS NO DEMAND FOR HOT WATER. (R403.5.1.1)
- DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE OR APPLIANCE, SENSING THE PRESENSE OF A USER OF A FIXTURE OR SENSING THE FLOW OF HOT OR TEMPERED WATER TO A FIXTURE FITTING OR APPLIANCE. THE CONTROLS SHALL LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO NOT GREATER THAN 104°F. (R403.5.2)
- 6. INSULATION FOR HOT WATER PIPE, BOTH WITHIN AND OUTSIDE THE CONDITIONED SPACE, SHALL HAVE A MINIMUM THERMAL RESISTANCE OF R-3. IT IS PERMITTED TO BE DISCONTINUOUS WHERE IT PASSES THROUGH STUDS, JOISTS, OR OTHER STRUCURAL MEMBERS AND WHERE THE INSULATED PIPES PASS OTHER PIPING, CONDUIT, OR VENTS, PROVIDED THE INSULATION IS INSTALLED TIGHT TO EACH OBSTRUCTION. (R403.5.3)
- DRAIN WATER HEAT RECOVERY UNITS SHALL COMPLY WITH CSA 55.2 OR IAPMO PS 92. DRAIN WATER HEAT RECOVERY UNITS SHALL BE IN ACCORDANCE WITH CSA 55.1 OR IAPMO IGC 346-2017. (R403.5.4)
- 8. ALL ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES, OR ON CONCRETE FLOORS IN CONDITIONED SPACES, SHALL BE PLACED ON AN INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10, AND A MINIMUM COMPRESSIVE STRENGHT OF 40 PSI OR ENGINEERED TO SUPPORT THE APPLIANCE. (R403.5.5)

# PLUMBING NOTES

1. PLUMBING FIXTURES SHALL BE DESIGNED OR EQUIPPED TO MEET FOLLOWING MAXIMUM WATER USE EFFICIENCY STANDARDS:

Α.	WATER CLOSETS (TANK STYLE OR FLUSH VALVE).	1.1 GPF
B.	SHOWER HEADS	1.5 GPM
C.	RESIDENTIAL LAVATORY FAUCETS.	1.0 GPM
E.	KITCHEN SINK FAUCETS	1.5 GPM
SINK	AND LAVATORY DRAINS SHALL BE CHROME PLATED 17	GA. BRASS
TUB	NG BY ENGINEERED BRASS, DEARBORN BRASS OR BE	RASSCRAFT.
PRO	VIDE INSULATED P-TRAP AND SUPPLY COVERS (TRUEB	RO OR EQUAL)
AT A	LL EXPOSED P-TRAPS AND SUPPLIES PER A.D.A. STAND	DARDS.

- 2. PLUMBING FIXTURE MOUNTING SHALL COMPLY WITH CONTRACT DOCUMENTS, ADA, AND WASHINGTON STATE ACCESSIBILITY CODE.
- 3. INSTALL WATER HAMMER ARRESTORS ON HOT & COLD WATER PIPING OF EACH FIXTURE GROUP AND AT ALL FIXTURES W/QUICK ACTING VALVES. UNITS SHALL BE ZURN "SHOKTROLL" OR EQUAL. SELECT UNIT SIZE AND LOCATION PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORD WITH PDI STANDARD WH-201. PROVIDE ACCESS PANELS AT ARRESTORS ABOVE GWB CEILINGS. ALL ACCESS PANELS AND DOORS SHALL BE ELMDOR FAB. STEEL SLK SERIES OR EQUAL WITH 14 GAUGE DOOR AND FRAME. PROVIDE WITH CYLINDER LOCK, CONTINUOUS PIANO HINGE AND PRIME COATED READY FOR PAINTING.
- 4. COLD WATER AND HOT WATER PIPING SHALL BE INSULATED AND ROUTED FULL SIZE WITH APPROPRIATE SIZE REDUCTION AT POINT OF CONNECTION TO FIXTURE. 1/2" WATER LINE LIMITED TO 10'-0" DISTANCE FROM FIXTURE. "DEAD-LEGS" OR "FUTURE" STUBS ON ACTIVE POTABLE WATER LINES SHALL BE LIMITED TO 4" TO PREVENT STAGNANT WATER CONDITIONS.
- 5. INSTALL WATER PIPING ON WARM SIDE OF BUILDING INSULATION. SEE SPEC. FOR INSULATION SYSTEMS. SEE DWGS. FOR ELEC. HEAT TRACE REQUIREMENTS. SEE PLUMBING DETAILS FOR PIPE HANGER STYLE. SEE SPEC. FOR HANGER SPACING.
- 6. WHEN CONNECTING TO EXISTING BURIED WASTE PIPING VERIFY PROPER FLOW CONDITIONS BEFORE COVERING. BURIED WASTE & VENT PIPING SHALL BE MIN. 2" DIA. & SLOPED 1/4"/FT., UNLESS OTHERWISE NOTED. PVC OR ABS PIPING SHALL BE USED ONLY IF APPROVED BY ADMINISTRATIVE AUTHORITY, SEE SPECIFICATIONS FOR FURTHER INFO.
- PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS EXCEPT IN SHOWER STALLS OR OTHERWISE NOTED ON DWGS. CONTRACTOR SHALL INSTALL ACCESS PANELS WHERE PRIMERS ARE CONCEALED IN WALLS.
- COORDINATE VENT THROUGH ROOF (VTR) LOCATIONS WITH HVAC UNITS.
   MAINTAIN MIN. 10'-0" CLEARANCE. OFFSET VTR AS NECESSARY.
   COORDINATE PIPE ROUTING WITH HVAC AND SPRINKLER CONTRACTORS.
- 9. SITE WATER PRESSURE IS 70 PSI PER WATER DEPARTMENT.
- 10. RISER DIAGRAMS & PLANS DO NOT SHOW SOME PIPING OFFSETS REQUIRED FOR STRUCTURAL CLEARANCES. EXACT ROUTING MAY VARY FROM THAT INDICATED. ALL WASTE PIPING INCLUDING RISERS ON RESIDENTIAL LEVELS TO BE CAST IRON.
- 11. PROVIDE ELECTRIC HEAT TRACE UNDER PIPING INSULATION FOR ALL WATER PIPING INSTALLED IN UNHEATED GARAGE SPACES.
- 12. CONFIGURE PIPING FOR SUDS RELIEF AS REQUIRED BY THE UPC.
- 13. ALL LEVER CONTROLLED WATER CLOSETS TO BE INSTALLED WITH THE LEVER ON THE OPEN SIDE OF THE BATHROOM.

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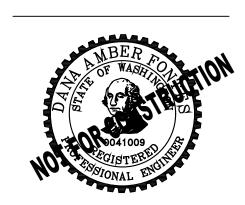
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# KIRKLAND HEIGHTS APARTMENTS

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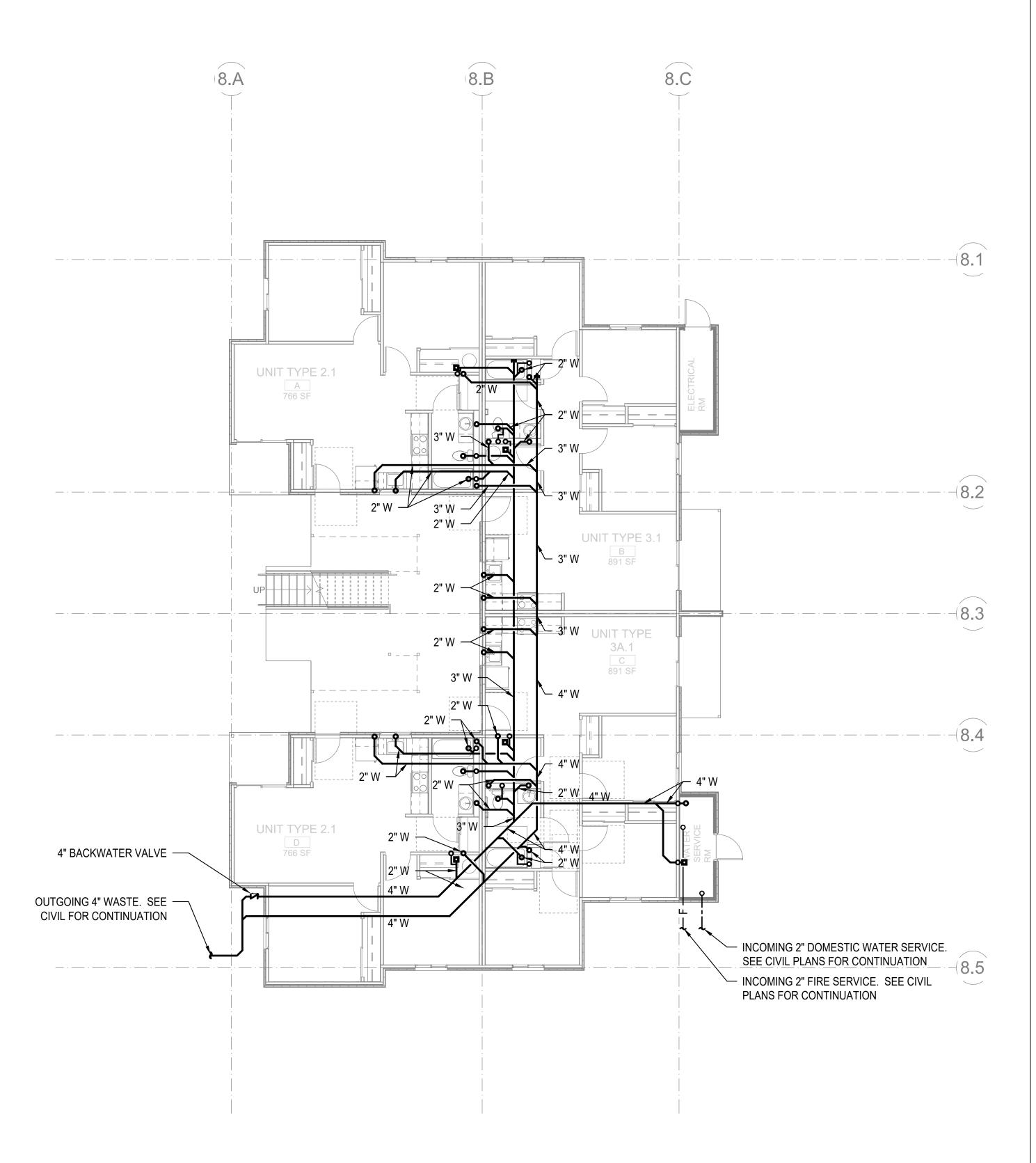
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TITLE

NOTES AND SCHEDULES

PERMIT#	
DRAWN	DF, KS
CHECKED	DF
ISSUE DATE	01/28/2
JOB NO.	2101

P002



BUILDING 8 - FOUNDATION
P101 1/8'=1'-0'



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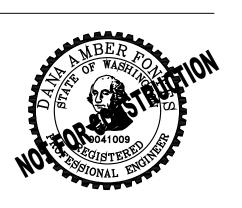
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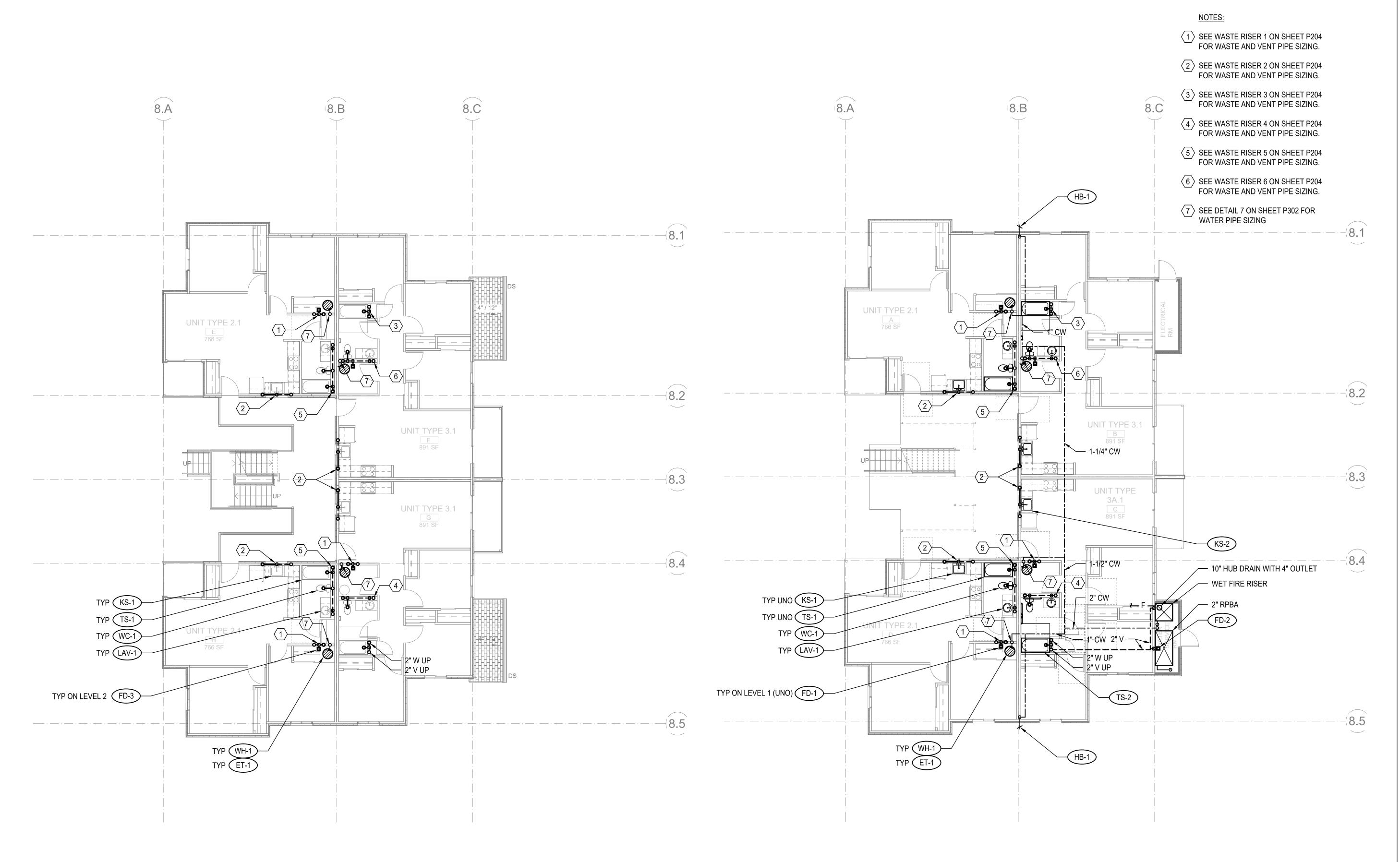
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FOUNDATION PLAN

PERMIT #
DRAWN DF, KS
CHECKED DF
ISSUE DATE 01/28/22
JOB NO. 21011
SHEET NO.:

P100



BUILDING 8 - LEVEL 2

2 BUILE P101 1/8'=1'-0' 1 BUILDING 8 - LEVEL 1 1/8"=1'-0"

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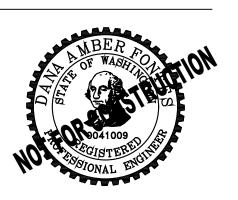
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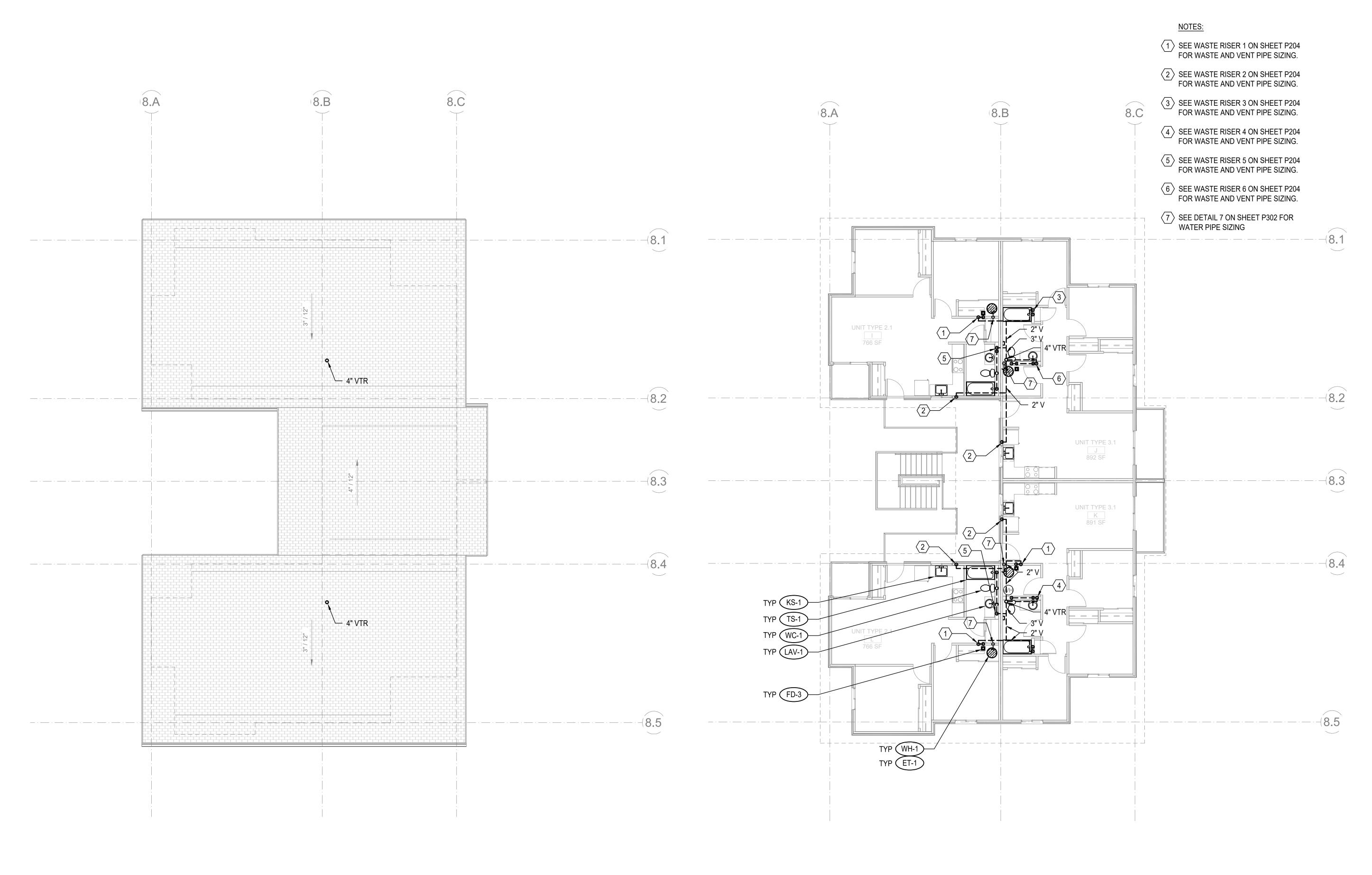
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TITLE

FLOOR PLANS - LEVELS 1 & 2

PERMIT#	
DRAWN	DF, KS
CHECKED	DF
ISSUE DATE	01/28/22
JOB NO.	21011
SHFFT NO.:	



2 BUILDING 8 - ROOF
P102 1/8'=1'-0"

1 BUILDING 8 - LEVEL 3 1/8'=1'-0'



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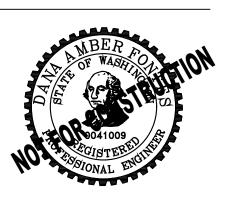
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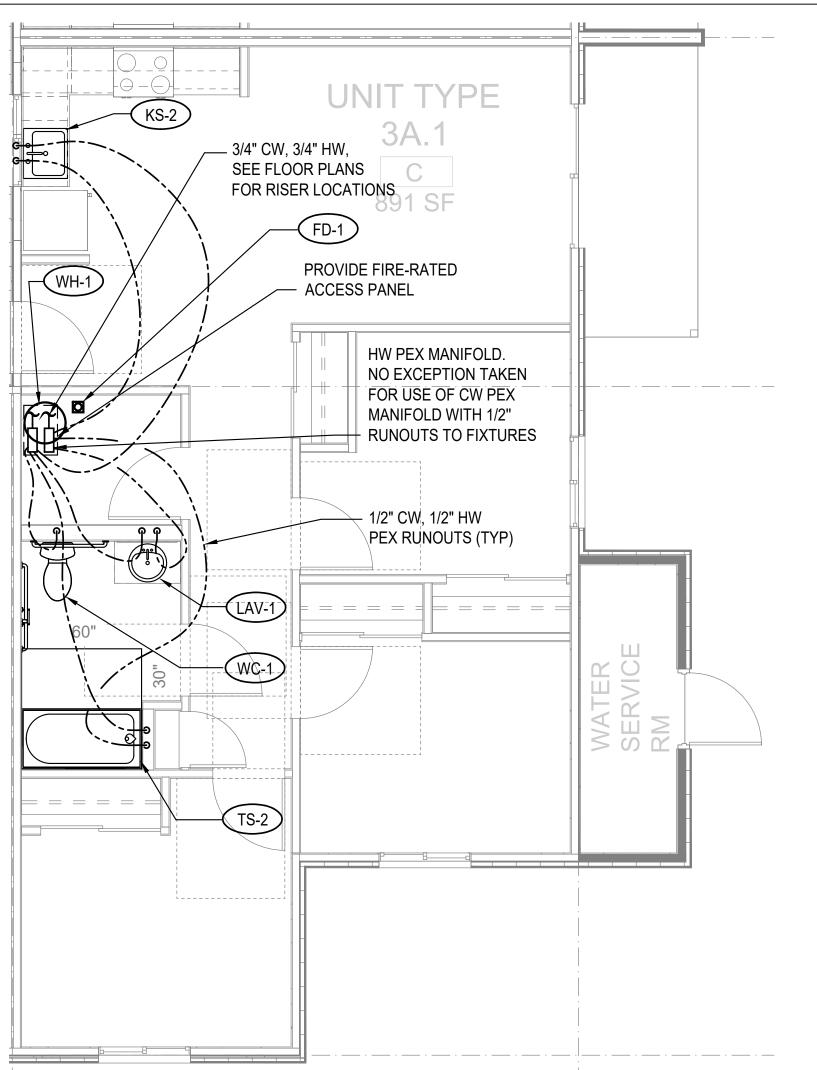
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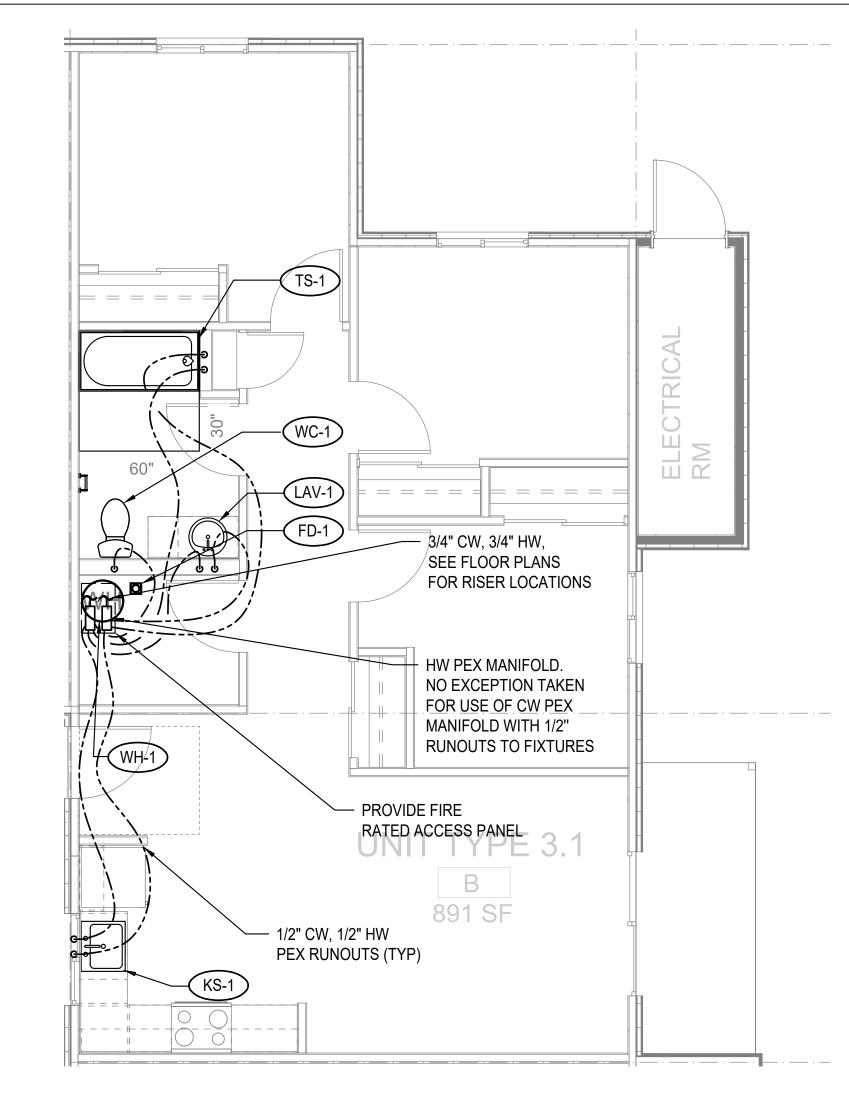
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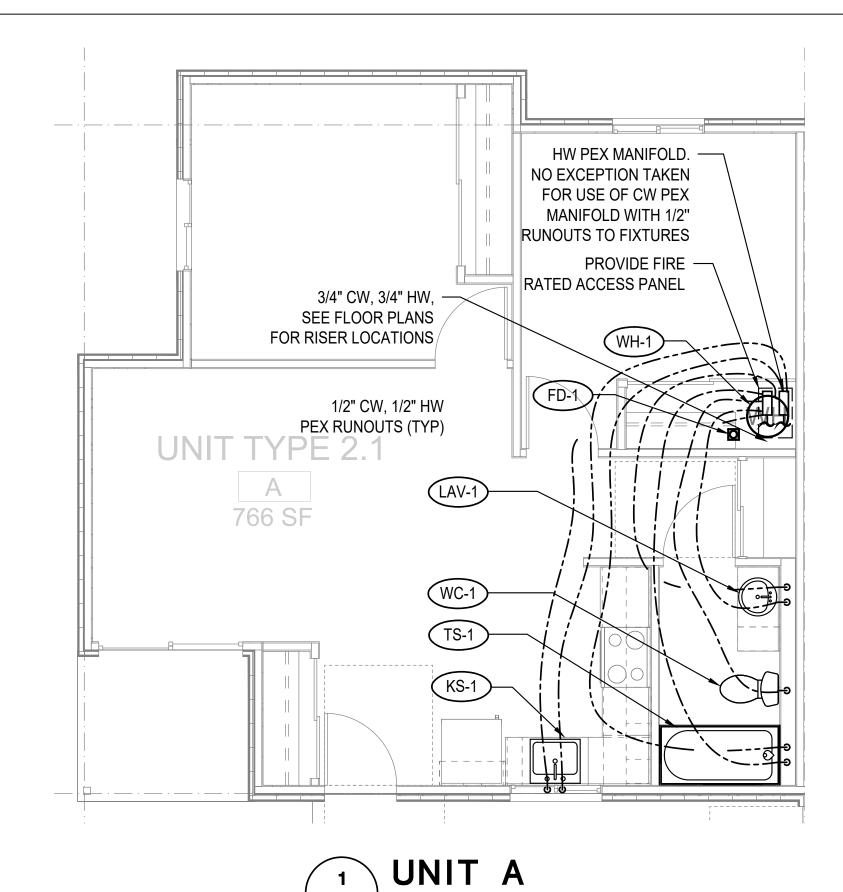
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FLOOR PLANS - LEVELS 3 & ROOF

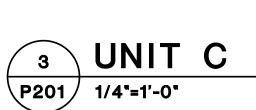
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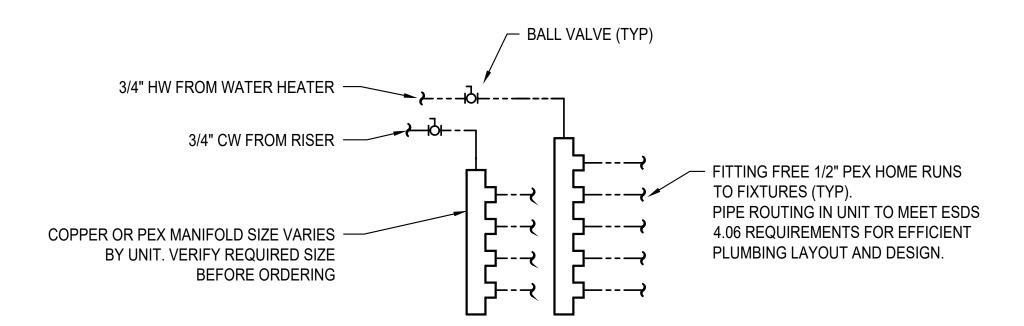




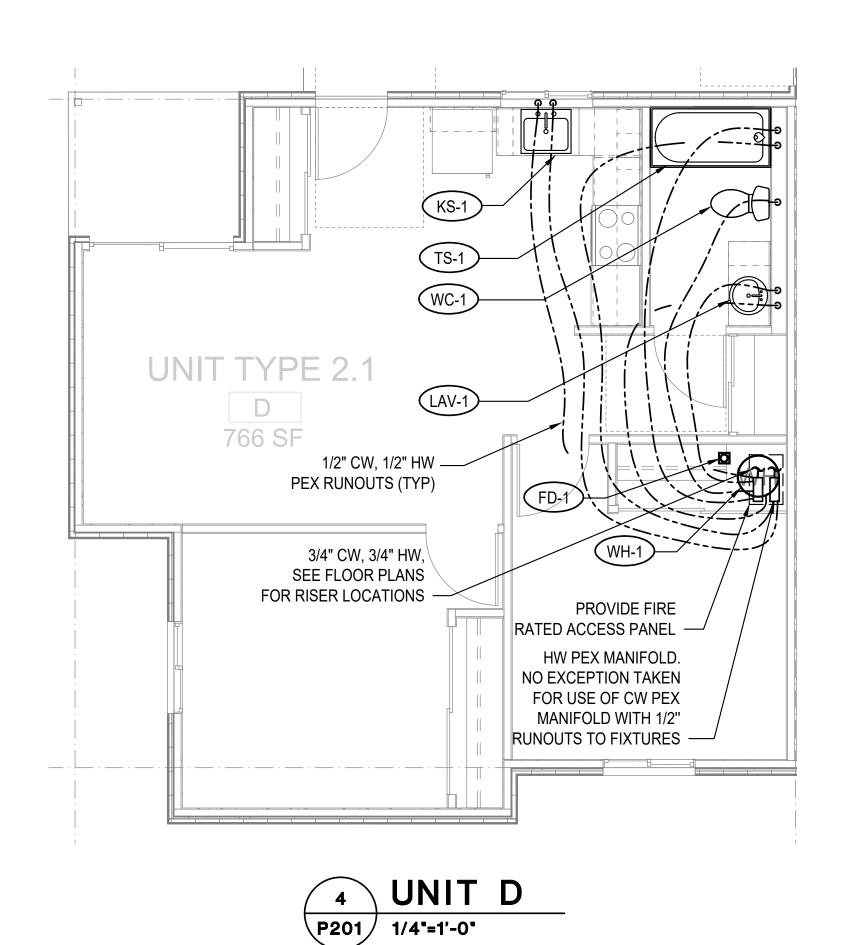
\P201 / 1/4"=1'-0"











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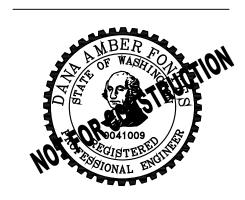
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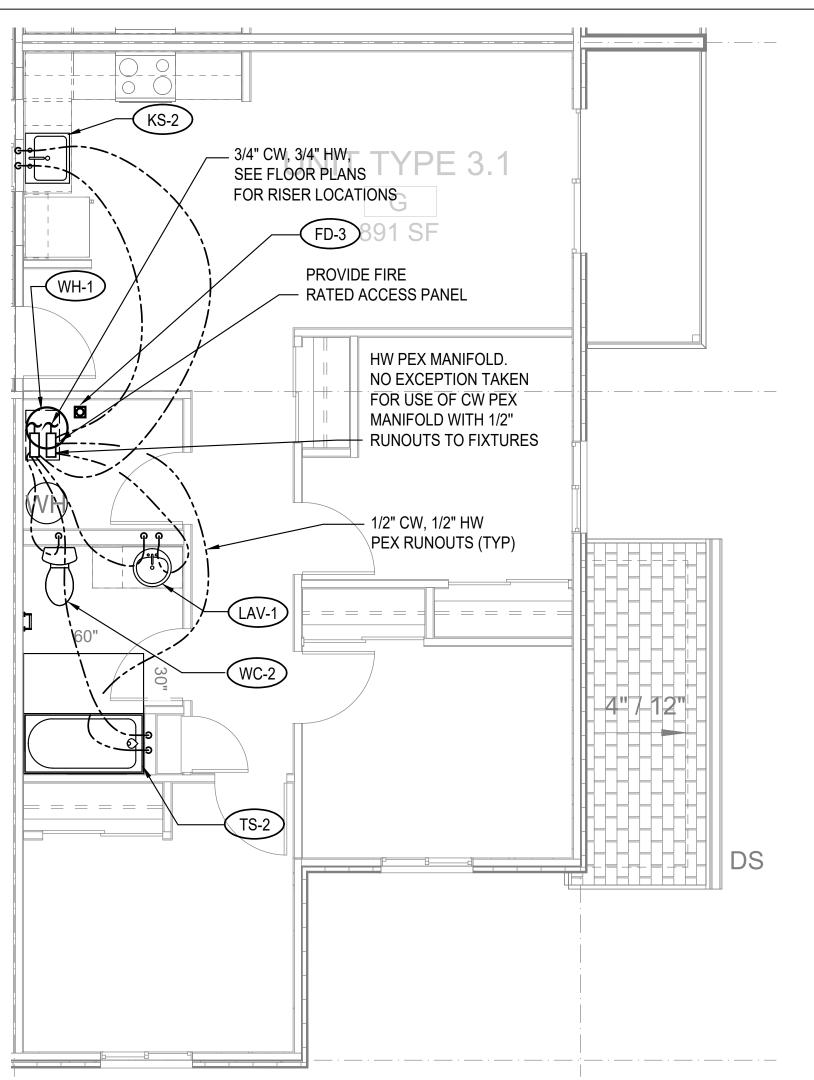
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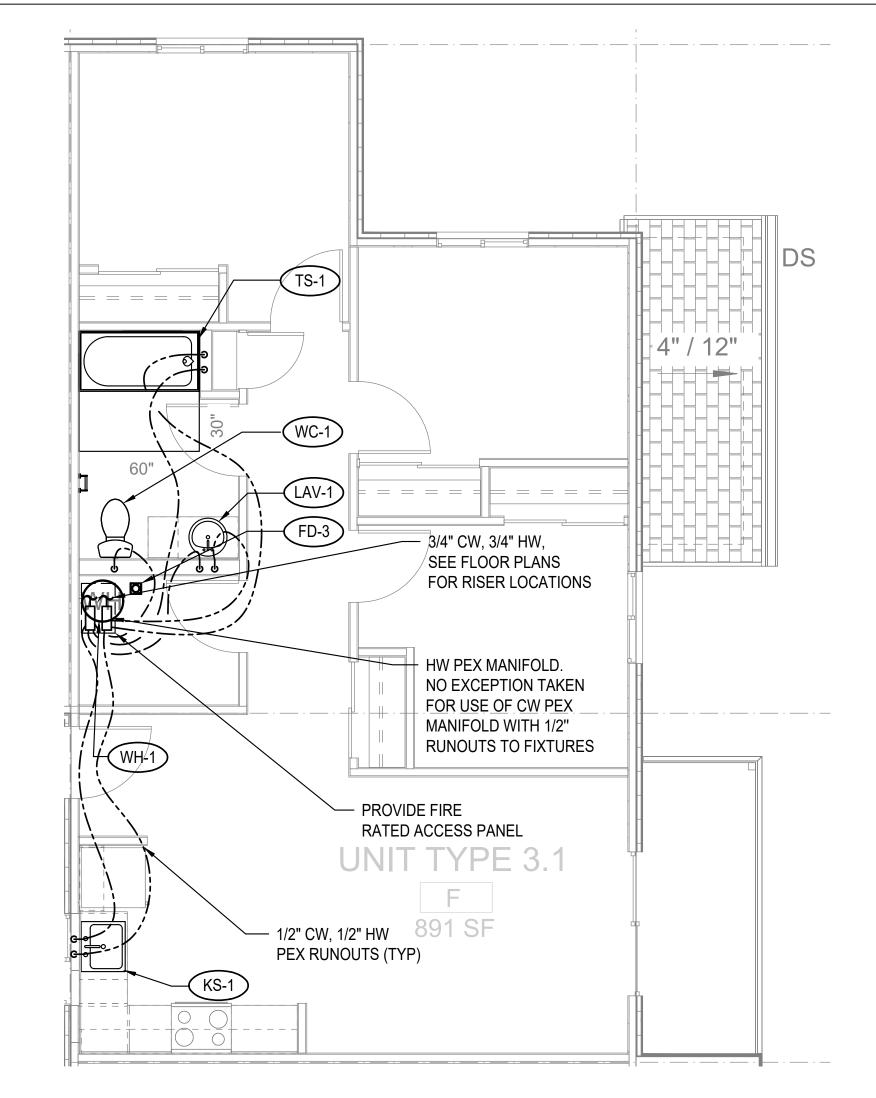
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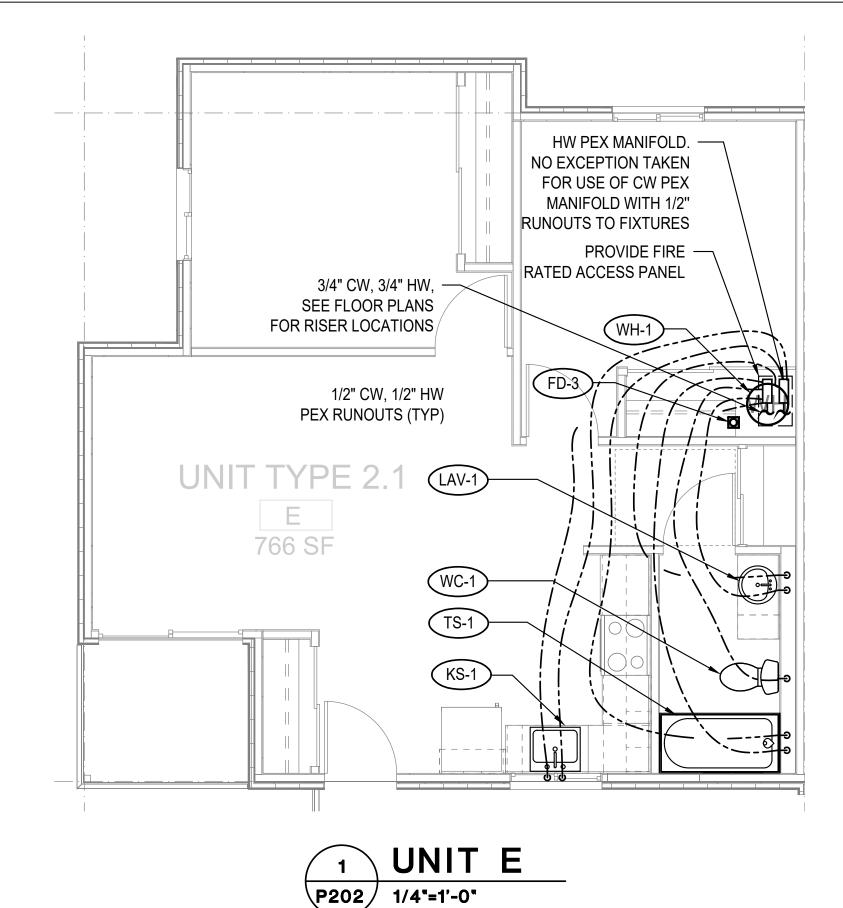
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PERMIT #	
DRAWN	DF, KS
CHECKED	DF
ISSUE DATE	01/28/22
JOB NO.	21011
SHEET NO.:	

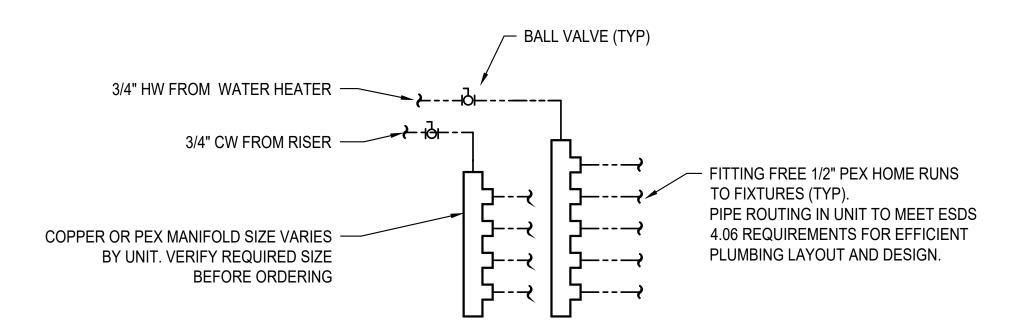




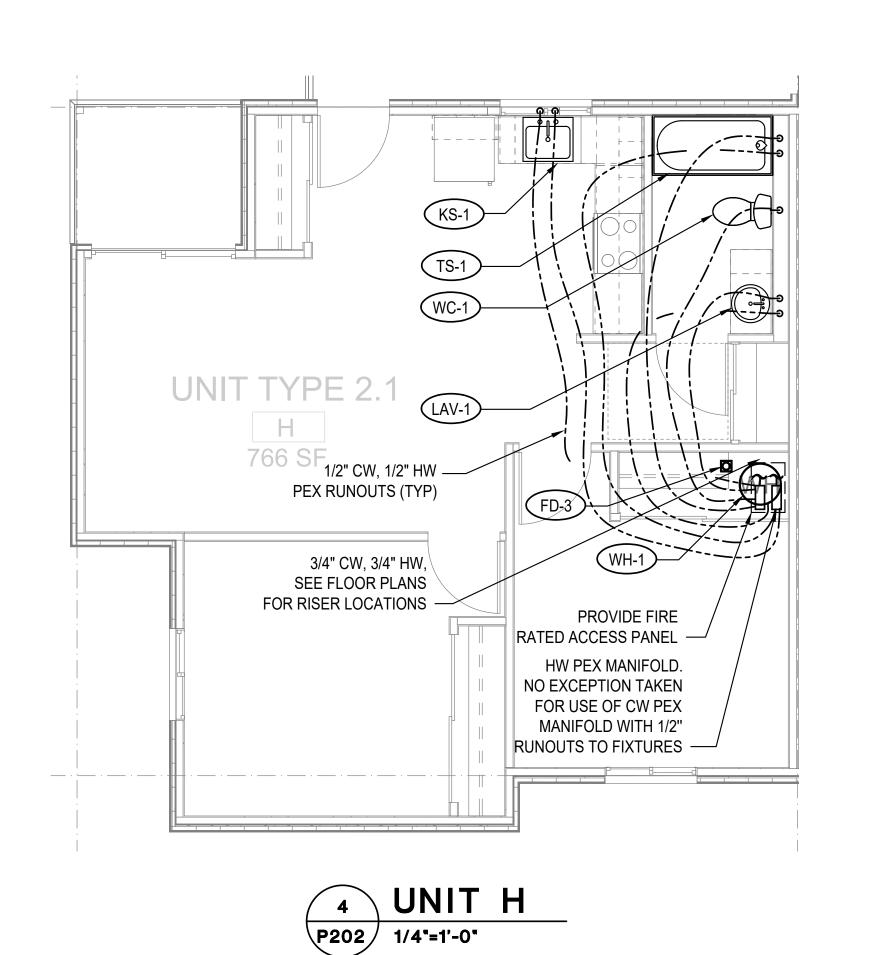












SIDER + BYERS

MECHANICAL + ELECTRICAL ENGINEERS

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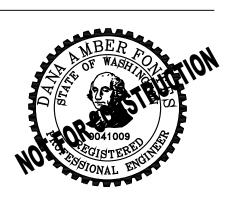
> PH: 206.623.1104 FX: 206.623.5285



# KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

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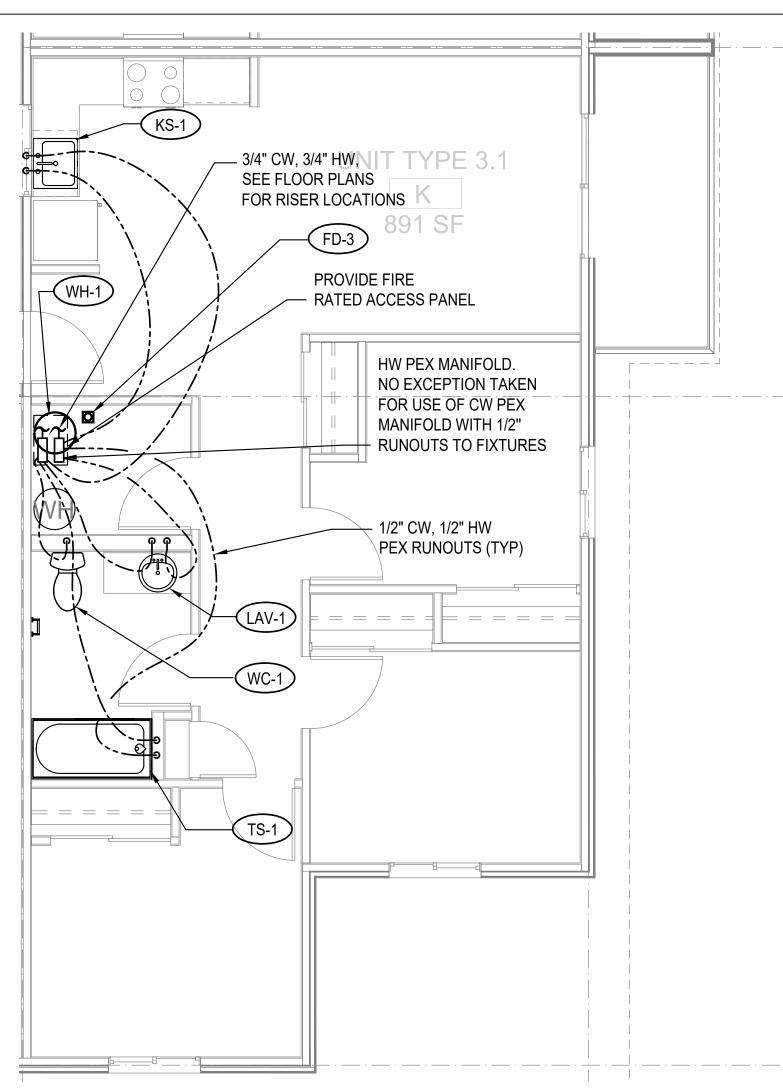
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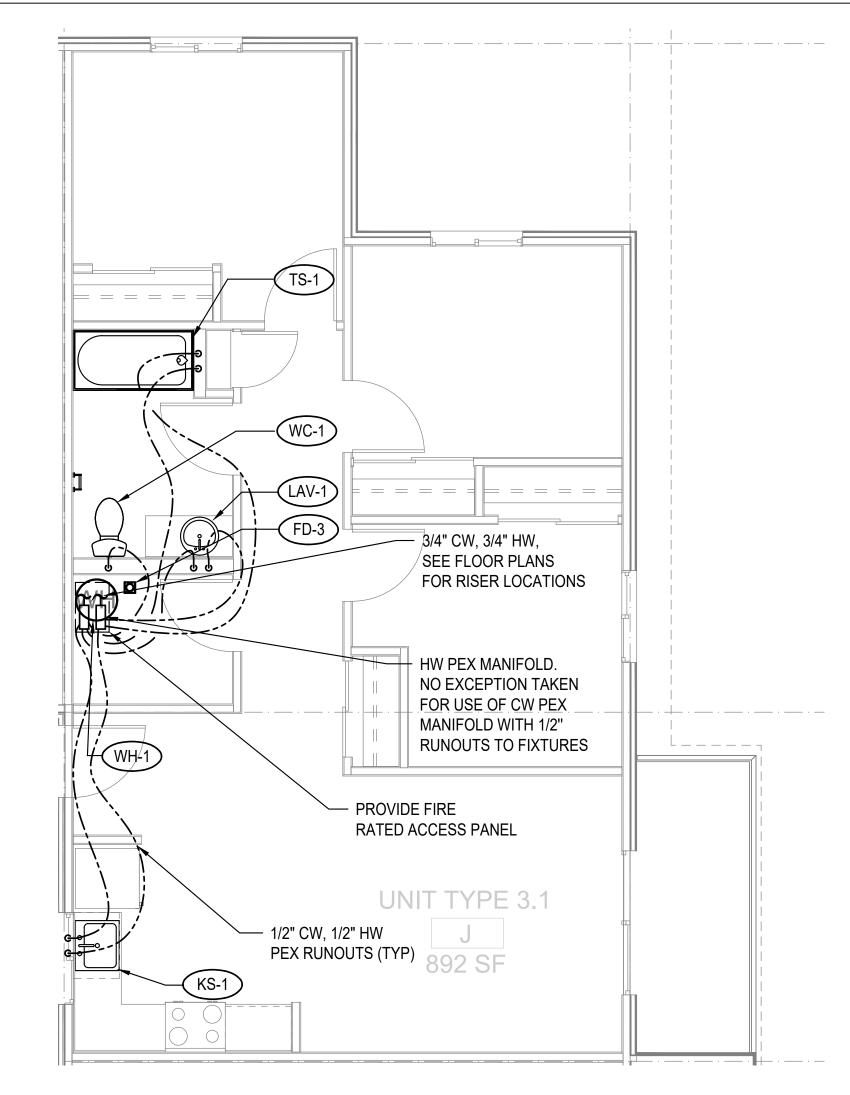
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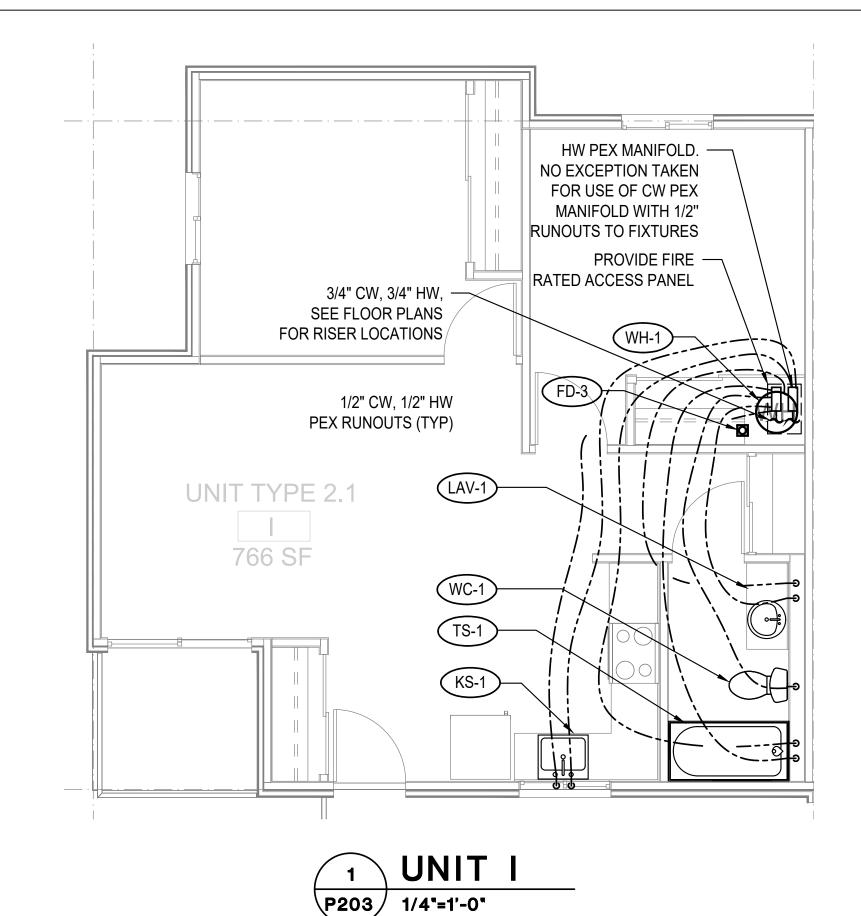
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CHECKED	DF
ISSUE DATE	01/28/22
JOB NO.	2101
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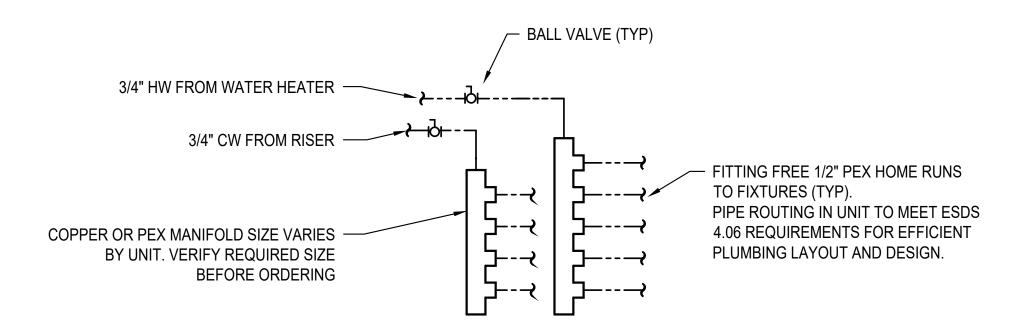




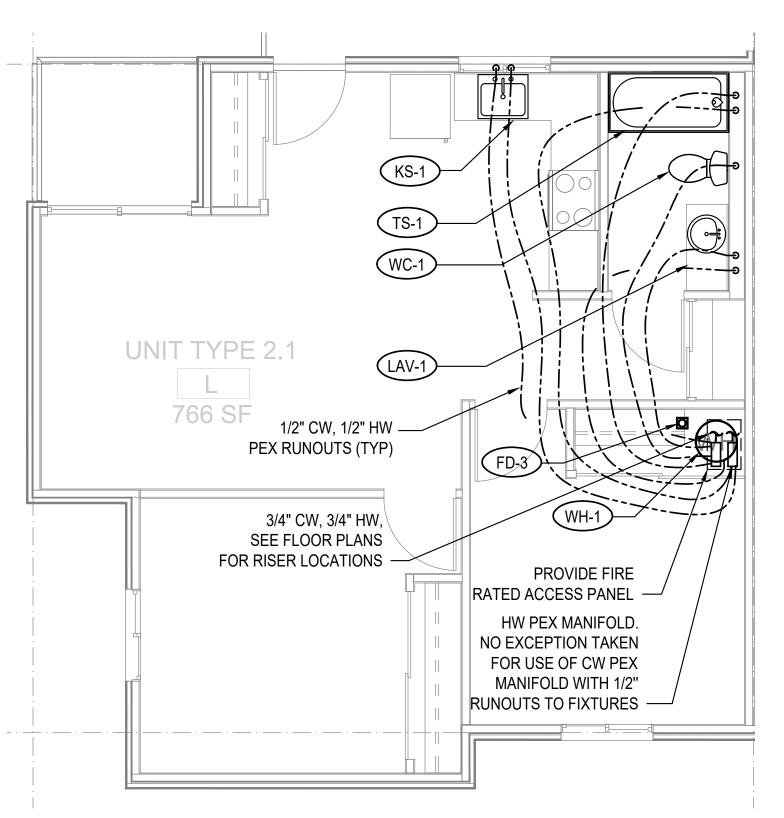
















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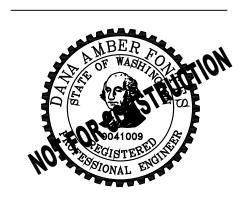
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# KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

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PERMIT #

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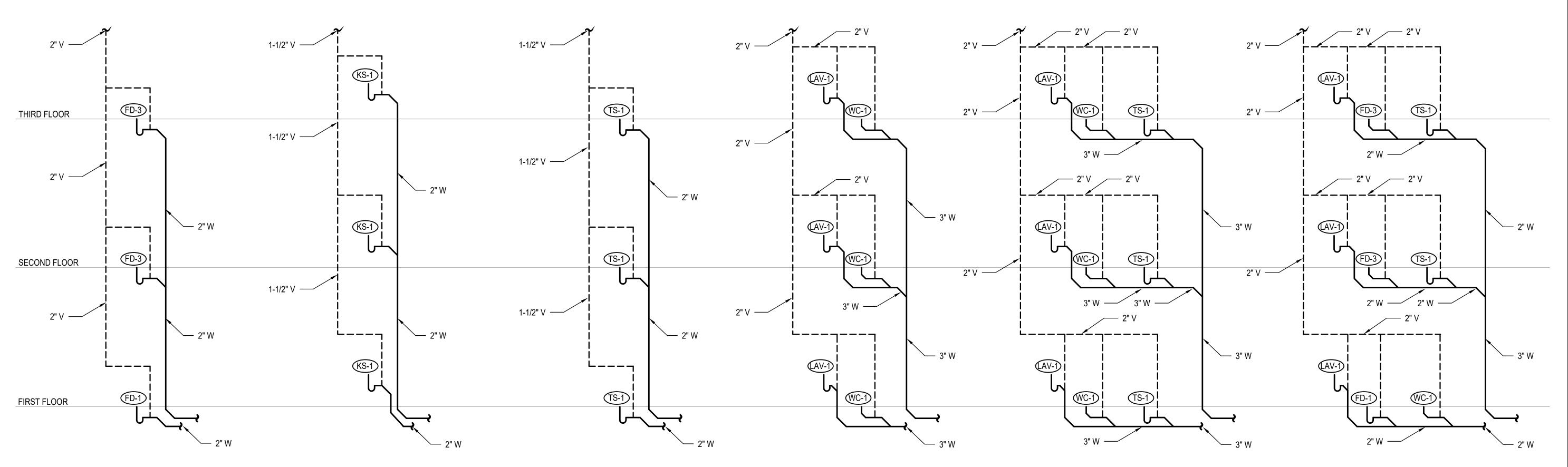
ISSUE DATE 01/28/22

JOB NO. 21011

SHEET NO.:

# NOTES:

- FIXTURE LABELS MAY DIFFER FOR RISERS SERVING ADA UNITS. SEE FLOOR PLANS FOR CORRECT FIXTURE LABELS.
- 2. SEE FIXTURE CONNECTION SCHEDULE ON SHEET P002 FOR WASTE AND VENT CONNECTION SIZES TO INDIVIDUAL FIXTURES



1 WASTE RISER - FLOOR DRAIN P204 N.T.S.

ROOF

2 WASTE RISER - KITCHEN SINK P204 N.T.S.

3 WASTE RISER - TUB/SHOWER P204 N.T.S.

4 WASTE RISER - LAV AND WC P204 N.T.S.

5 WASTE RISER - LAV, WC, AND TS
P204 N.T.S.

6 WASTE RISER - LAV, FD, AND WC P204 N.T.S.

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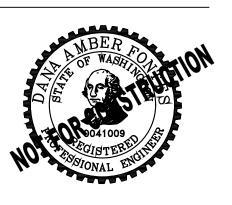
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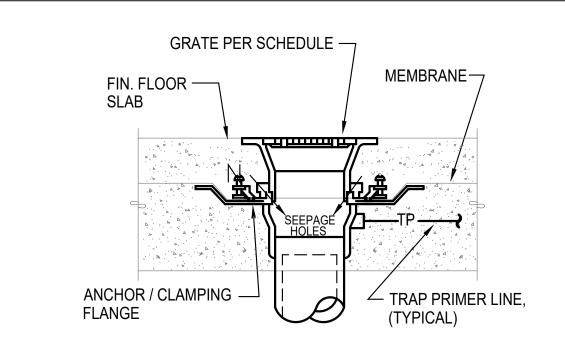
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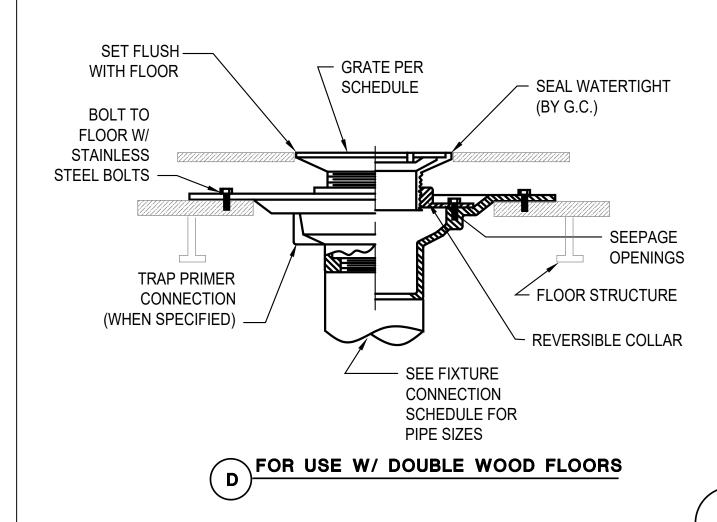
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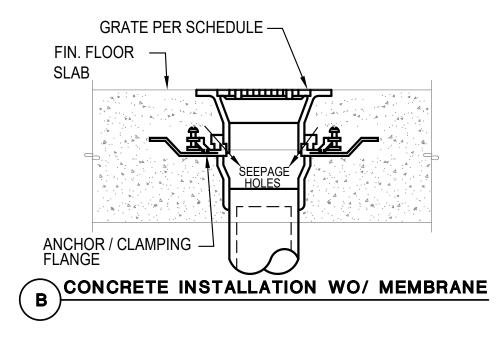
WASTE RISERS

PERMIT#	
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CONCRETE INSTALLATION W/ MEMBRANE





1. VERIFY FLOORING CONSTRUCTION BEFORE ORDERING DRAINS.

2. FLOOR DRAINS SHALL BE FLUSH TO 1/4' BELOW FIN. FLOOR. FLOOR SINKS SHALL BE 1/2" ABOVE TO 1/4" BELOW FIN. FLOOR VERIFY W/ LOCAL PLUMBING INSPECTOR.

NOTES FOR WOOD FLOOR INSTALLATION

MANUFACTURER

**\P301 N.T.S.** 

WOOD CONSTRUCTION.

1. VERIFY ASSEMBLY PROCEDURE W/ FLOORING

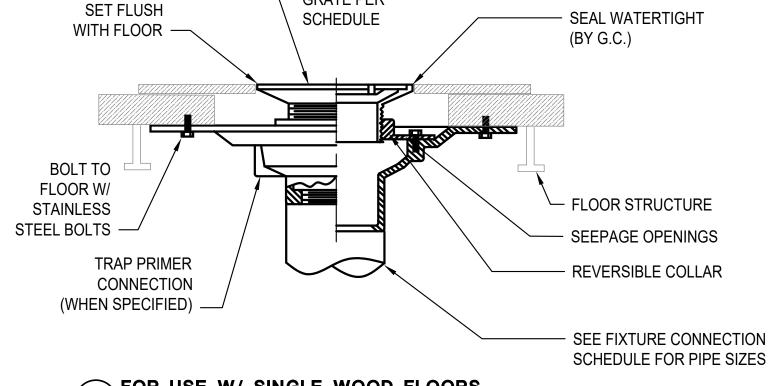
2. ONLY INSTALL FLOOR DRAINS COMPATIBLE WITH

3. VERIFY FLOOR ASSEMBLY WITH ARCHITECT TO

DETERMINE APPROPRIATE INSTALLATION METHOD.

FLOOR DRAIN / SINK

INSTALLATION STYLES



FOR USE W/ SINGLE WOOD FLOORS

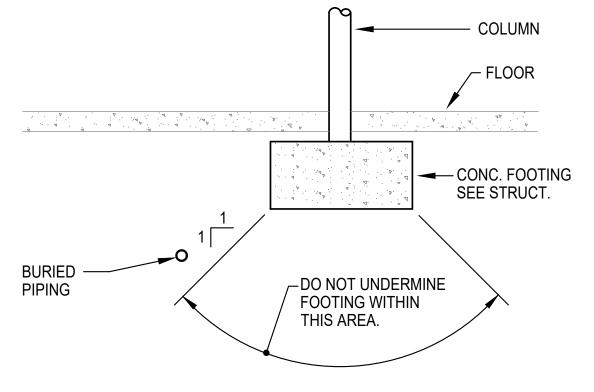
GRATE PER SCHEDULE —

GROUT —

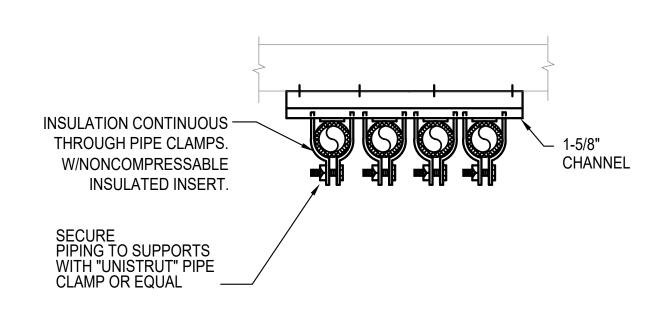
FIN. FLOOR —

CLAMP UNDERDECK **SCREWS** CLAMP CONCRETE INSTALLATION W/ CLAMPING RING PIPING - GRATE PER

- GROUT



BURIED PIPING DETAIL **P301** N.T.S.



NOTE: QUANTITY OF PIPES SHOWN REPRESENTATIVE ONLY, PROVIDE QUANTITY OF PIPES REQUIRED.



THREADED ROD TO STRUCTURE—

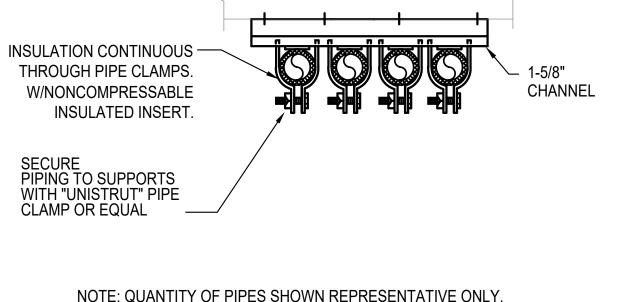
PIPE HANGER SUSPENDED OR

WALL STYLE

INSULATION — CONTINUOUS

THRU HANGER.

P301 N.T.S.



REVISIONS / NOTES NO DATE DESCRIPTION

NO DATE DESCRIPTION

**ISSUED SETS** 

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KIRKLAND

**HEIGHTS** 

**APARTMENTS** 

13319 NE 133RD ST.

KIRKLAND, WA 98034

**BID SET** 

**AHJ STAMP** 

TITLE

**PLUMBING DETAILS** 

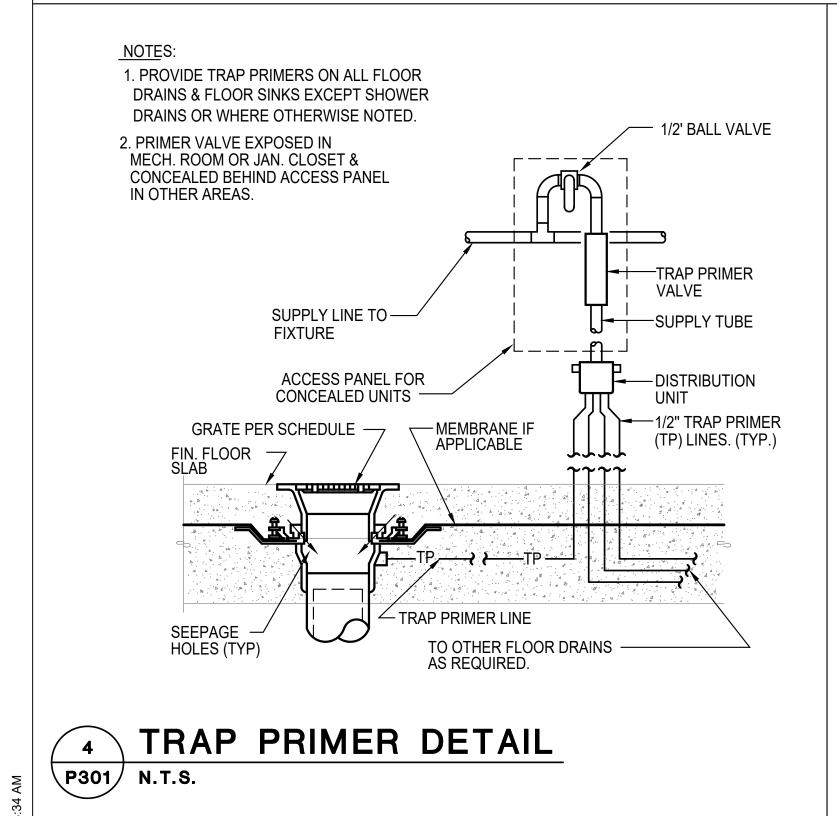
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DRAWN	DF, KS
CHECKED	DF
ISSUE DATE	01/28/22
JOB NO.	21011
SHEET NO :	

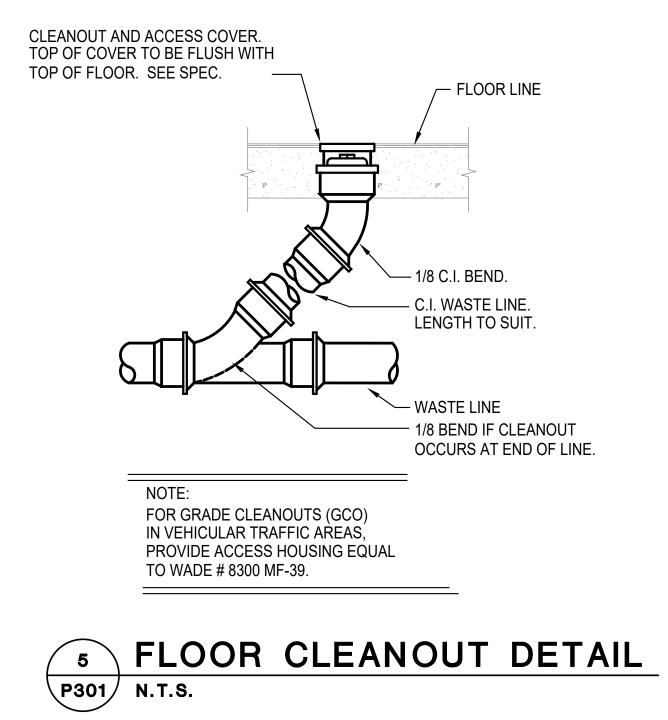
NOTE: INSULATE & LABEL PIPING PER. SPEC. PIPE HANGER DETAIL SHEET NO.:

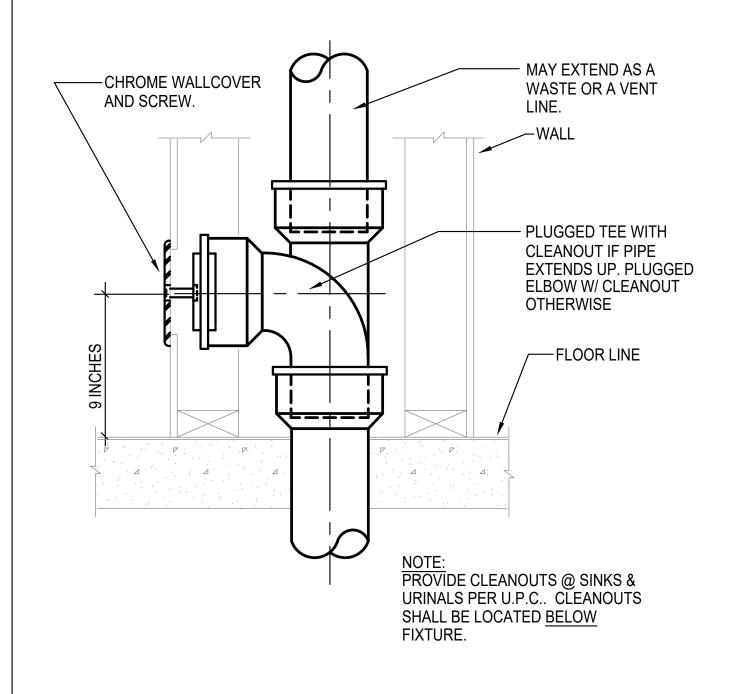
INSULATION SHIELD &

- INSULATION OVER PIPE

INCOMPRESSIBLE INSERT

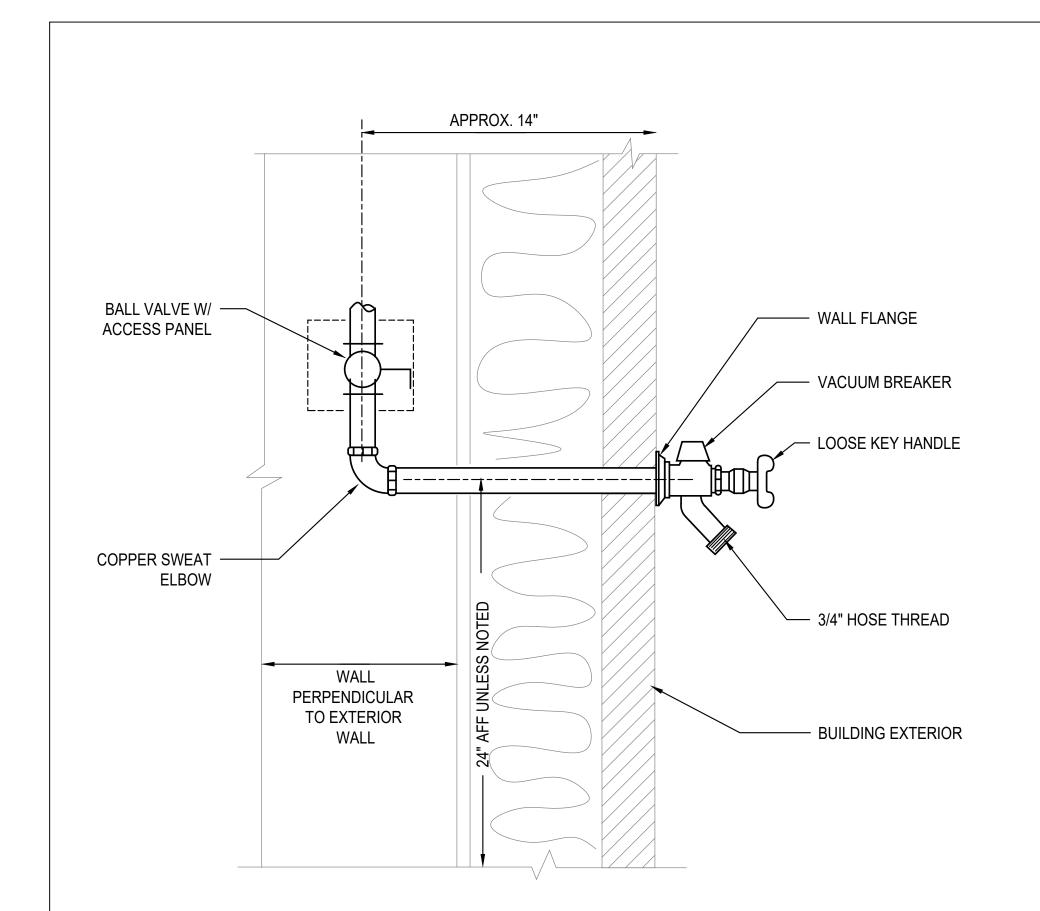




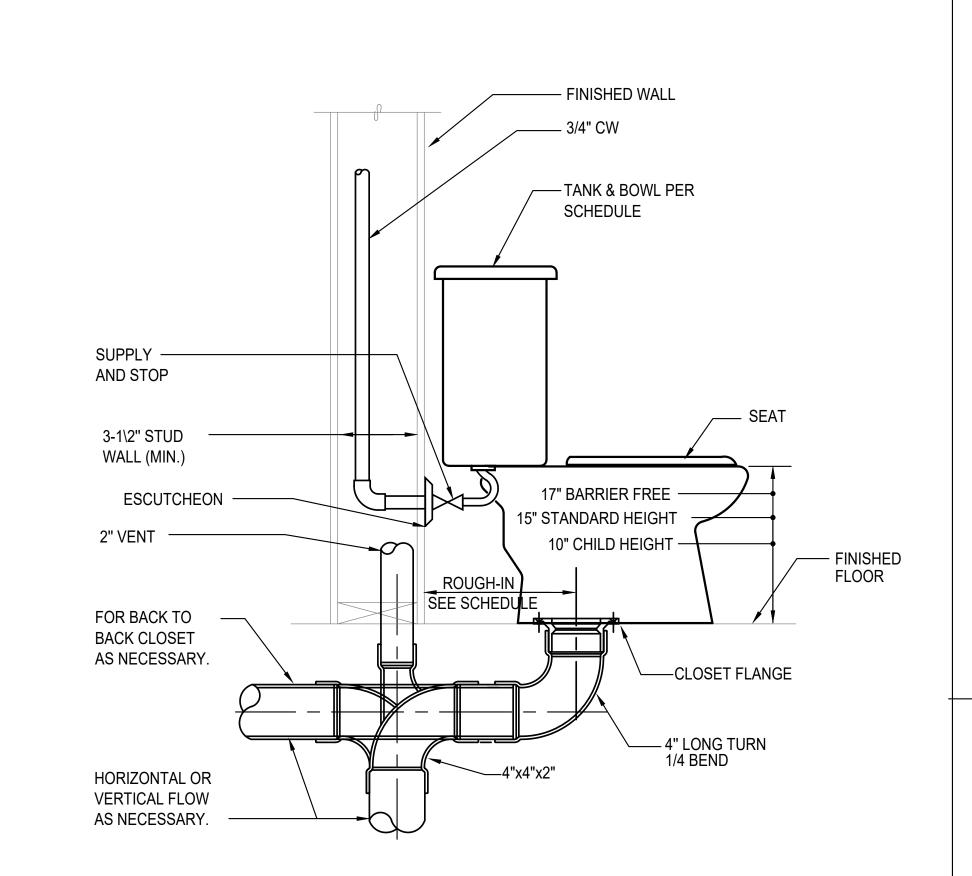




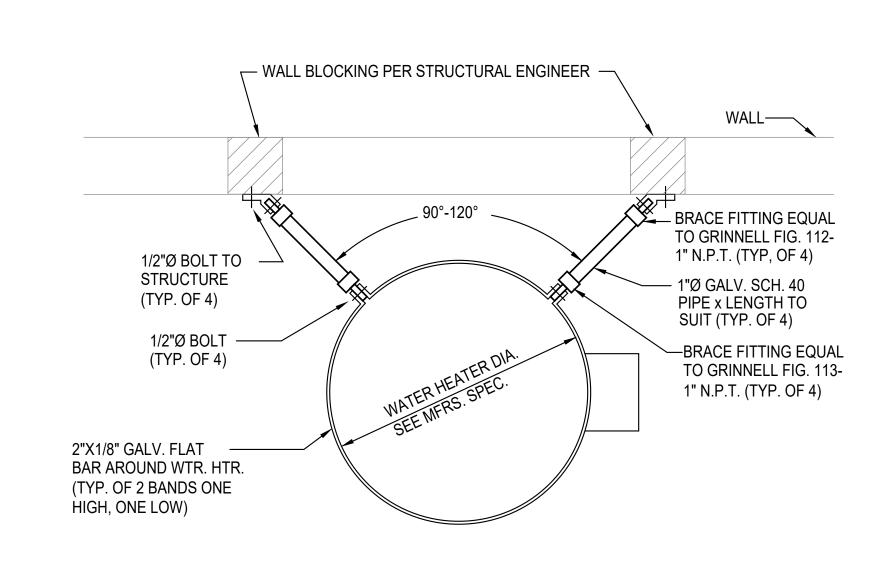
P301







TANK WATER CLOSET DETAIL
P302 N.T.S.

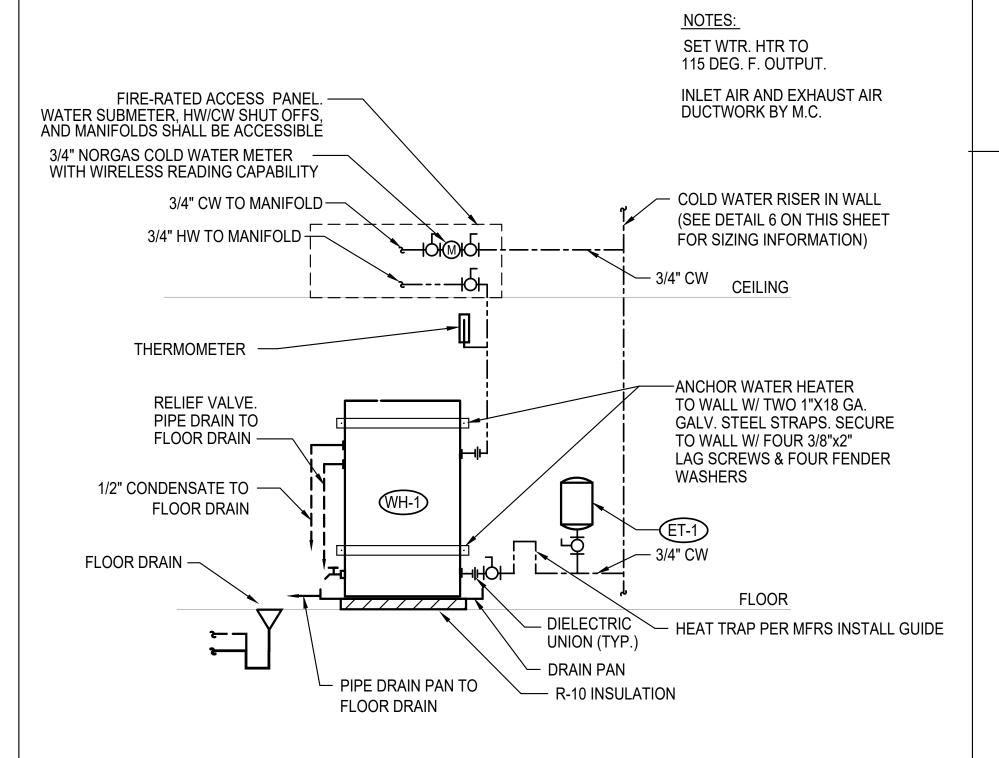


NOTE: VERIFY SIZING FOR SPECIFIC APPLICATION W/ STRUCTURAL ENGINEER.

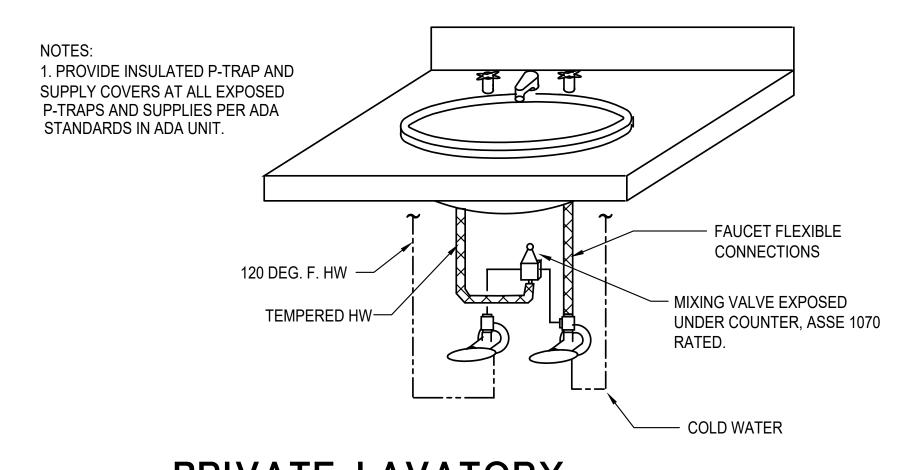
WATER HEATER/

STORAGE TANK SEISMIC BRACING

P302 N.T.S.



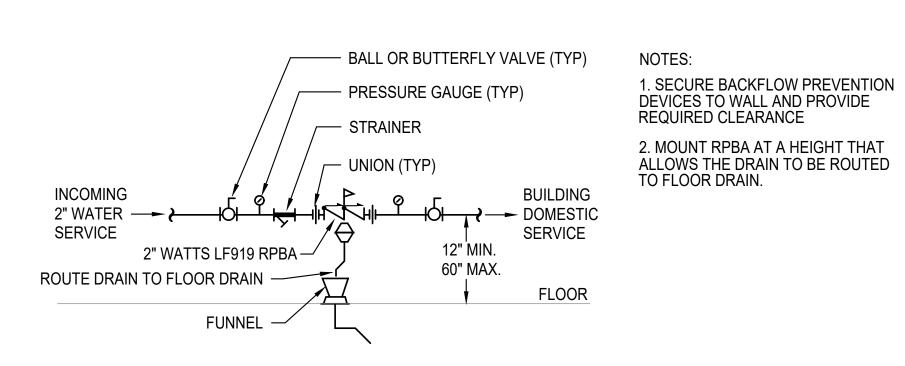
6 UNIT WATER HEATER DETAIL
P302 N.T.S.



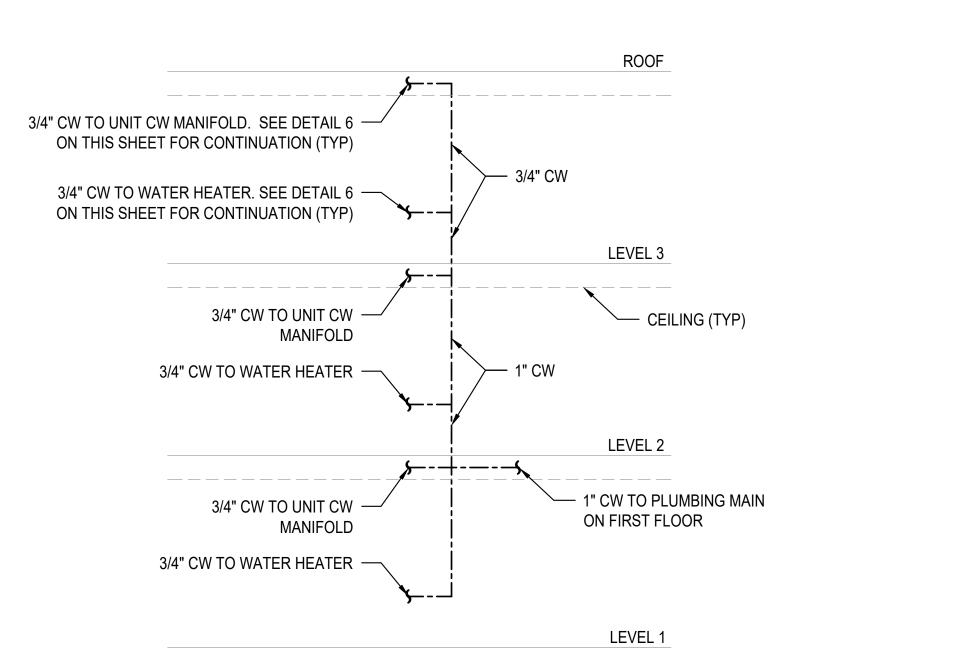
PRIVATE LAVATORY

WATER CONNECTION DETAIL

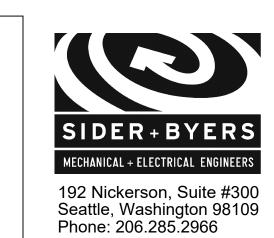
P302 N.T.S.











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KIRKLAND HEIGHTS APARTMENTS

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AHJ STAMP

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PLUMBING DETAILS

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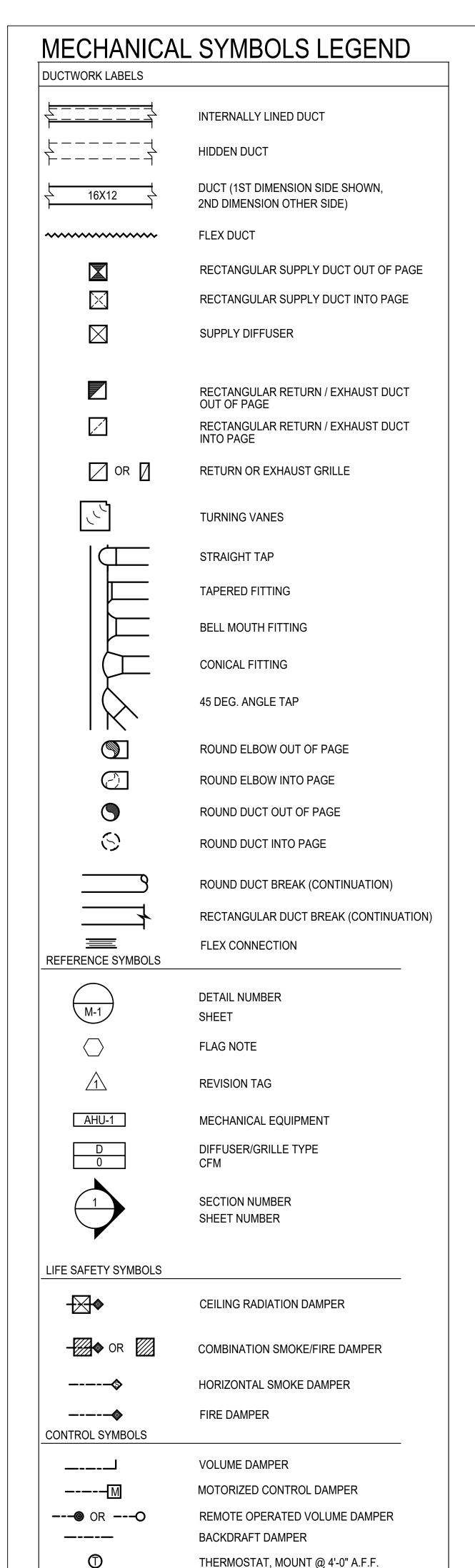
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ISSUE DATE 01/28/22

JOB NO. 21011

SHEET NO.:

P302



# HVAC GENERAL NOTES

1.	THESE PLANS ARE SCHEMATIC AND DO NOT SHOW EXACT ROUTING OR EVERY OFFSET, WHICH MAY BE REQUIRED.
	THE HVAC CONTRACTOR IS TO COORDINATE WITH ALL OTHER TRADES AND IS TO VERIFY ALL CLEARANCES BEFORE
	COMMENCING WORK.

- 2. MATERIALS, METHODS AND INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE AND LOCAL CODES AND ORDINANCES
- 3. DUCT CONSTRUCTION AND HANGING SHALL COMPLY WITH THE LATEST IMC AND WITH CURRENT SMACNA STANDARDS.
- 4. JOINTS OF DUCT SYSTEM SHALL BE SEALED WITH GASKETS OR LISTED MASTIC TYPE DUCT SEALANT. 5. DUCTS SHALL BE INSULATED AS INDICATED ON PLANS TO MEET THE REQUIREMENTS OF THE CURRENT
- INTERNATIONAL ENERGY CODE AND SPECIFICATION.
- 6. FLEXIBLE DUCTS SHALL ONLY BE USED WHERE SHOWN AND SHALL NOT EXCEED 6 FT IN LENGTH UNLESS NOTED OTHERWISE.
- PROVIDE EARTHQUAKE RESTRAINT FOR HVAC EQUIPMENT IN ACCORDANCE WITH THE CURRENT IBC.
- 8. PIPING PENETRATIONS OF FIRE RATED WALLS OR FLOOR SHALL BE SLEEVED AND FIRE STOPPED WITH LISTED MATERIALS SO AS TO MAINTAIN THE INTEGRITY AND RATING OF THE FLOOR OR WALL
- 9. PROVIDE RETURN DUCT SMOKE DETECTOR(S) FOR AUTOMATIC SHUT DOWN OF ALL HEATING OR COOLING EQUIPMENT DELIVERING IN EXCESS OF 2000 CFM IN ACCORDANCE WITH THE CURRENT INTERNATIONAL MECHANICAL CODE. POWER WIRING AND INTERLOCK WIRING WITH THE BUILDING FIRE ALARM SYSTEM IS BY THE ELECTRICAL CONTRACTOR
- 10. HVAC EQUIPMENT, VALVES AND DAMPERS SHALL BE LOCATED IN EASILY ACCESSIBLE LOCATIONS, UNLESS SHOWN ON ARCHITECTURAL DRAWINGS. REQUIRED ACCESS PANELS SHALL BE PROVIDED BY THE HVAC CONTRACTOR AND INSTALLED BY THE GENERAL CONTRACTOR.
- 11. HVAC CONTRACTOR MUST COORDINATE WITH LIGHTING FIXTURES PRIOR TO DUCT AND PIPING INSTALLATION.

# HVAC RESIDENTIAL ENERGY CODE NOTES

- SEE SCHEDULES FOR EQUIPMENT TYPE, CAPACITY AND EFFICIENCY. ALL EQUIPMENT SHALL MEET MINIMUM EFFICIENCY PER
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. THERMOSTATS (GROUP R) SHALL BE 5-2 PROGRAMMABLE SCHEDULE WITH AT LEAST 2 SETBACK PERIODS PER DAY IN LIVING SPACES.
- HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC HEAT SHALL INCLUDE MICROPROCESSOR CONTROLS THAT MINIMIZE ELECTRIC HEAT USAGE DURING START-UP, SET-UP, AND DEFROST CONDITIONS. CONTROLS SHALL ANTICIPATE NEED FOR HEAT AND USE COMPRESSION HEATING AS THE FIRST STAGE. CONTROLS SHALL INDICATE WHEN ELECTRIC HEAT IS BEING USED THROUGH VISUAL MEANS. ELECTRIC HEAT SHALL NOT OPERATE ABOVE 40 F OUTSIDE AIR TEMPERATURE. AT FINAL INSPECTION THE AUXILIARY HEAT LOCK OUT CONTROL SHALL BE SET TO 35 DEG. F. OR LESS.
- CONTINUOUSLY BURNING PILOT LIGHTS ARE NOT ALLOWED FOR GAS FIRED EQUIPMENT (EXCEPTION ANY FIREPLACE WITH ON-DEMAND. INTERMITTENT OR INTERRUPTED IGNITION AS DEFINED IN ANSI Z21.20 IS NOT CONSIDERED CONTINUOUS.
- HOT WATER BOILER CONTROL SHALL HAVE A SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.
- DUCTS AND AIR HANDLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH R403.3.7.
- DUCTS INSULATION SHALL MEET R403.3.1 AT MINIMUM AND SPECIFICATION SECTION 230700. DUCT SEALING SHALL MEET R403.3.2.
- DUCT TESTING SHALL MEET R403.3.3. DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RX-33, USING MAXIMUM DUCT LEAKAGE RATES SPECIFIED. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. SEE EXCEPTIONS WITHIN CODE.
- 10. DUCT LEAKAGE SHALL MEET R403.3.4. ROUGH-IN TEST: 4 CFM/100 SQ. FT OF CONDITIONED FLOOR AREA AT 0.1" W.G. POST CONSTRUCTION TEST: 4 CFM PER 100 SQ. FT. OF CONDITIONED FLOOR AREA AT 0.1" W.G.
- 11. BUILDING CAVITIES SHALL MEET R403.3.5: BUILDING FRAMING CAVITITES SHALL NOT BE USED AS DUCTS OR PLENUMS. INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
- 12. DUCT WITHIN CEILING INSULATION SHALL MEET R403.3.6. DUCTS FULLY OR PARTIALLY WITHIN CEILING INSULATION SHALL HAVE INSULATION R-VALUE NOT LESS THAN R-8 AND THE SUM OF THE CEILING INSULATION R-VALUE ABOVE AND BELOW THE DUCT SHALL NOT BE LESS THAN R-19, EXCLUDING THE R-VALUE OF THE DUCT INSULATION. SEE CODE EXCEPTIONS.
- 13. DUCT LOCATED IN CONDITIONED SPACE SHALL COMPLY WITH R403.3.7: ALL DUCTS CONSIDERED ARE LOCATED COMPLETELY WITHIN THE CONTINUOUS AIR BARRIER AND WITHIN THE BUILDING THERMAL ENVELOPE. ALL hvac SYSTEM COMPONENTS SHALL B EINSTALLED INSIDE THE CONDITIONED SPACE. FORCED AIR DUCTS (MAX 10 FT OF RETURN DUCTS AND 5 FT OF SUPPLY DUCTS) IS PERMITTED TO BE LOCATED OUTSIDE THE CONDITIONED SPACE, PROVIDED THEY ARE INSULATED TO A MINIMUM OF R-8. ALL DUCT JOINTS (TRANSVERSE AND LONGITUDINAL) MUST BE SEALED WITH MASTIC. FLEX DUCTS CANNOT CONTAIN SPLICES AND CONNECTIONS MUST BE MADE WITH NYLON STRAPS USING A PLASTIC STRAPPING TENSIONING TOOL.
- 14. MECHANICAL SYSTEM PIPING INSULATION SHALL MEET R403.4 AND SPECIFICATION SECTION 230700.
- 15. PROTECTION OF PIPING INSULATION SHALL MEET R403.4.1.
- 16. SERVICE HOT WATER SYSTEMS SHALL MEET SECTIONS R403.5.1 THRU R403.5.5.
- 17. MECHANICAL VENTILATION SHALL MEET R403.6. VENTILATION MUST MEET IRC OR IMC, AS APPLICABLE. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENITLATION SYSTEM IS NOT OPERATING.
- 18. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY SHALL MEET R403.6.1/TABLE R403.6.1
- 19. EQUIPMENT SIZING AND EFFICIENCY RATING SHALL MEET R403.7. HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S OR ACCA MANUAL J OR OTHER APPROVED MEANS. THE OUTPUT CAPACITY OF HVAC EQUIPMENT SHALL NOT BE GREATER THAN THE SMALLEST AVAILABLE EQUIPMENT SIZE THAT EXCEEDS THE LOADS CALCULATED (INCLUDING SAFETY FACTOR).
- 20. ELECTRIC RESISTANCE ZONE HEATED UNIT SHALL BE LIMITED IN ALL DETACHED ONE-ANDTWO FAMILY DWELLING UNITS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) UP TO THREE STORIES IN HEIGHT ABOVE GRADE PLAN. A INVERTER DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP IN THE LARGEST ZONE OF EACH DWELLING UNIT SHALL BE USED. TOTAL INSTALLED
- HEATING CAPACITY OF 2 KW PER DWELLING OR LESS. 21. SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL COMPLY WITH SECTIONS C403 AND C404 OF THE WSEC COMMERCIAL PROVISIONS.
- 22. PROVIDE A MEANS OF BALANCING EVERY AIR INLET AND OUTLET AND EVERY AIR OR WATER TERMINAL DEVICE.
- 22. ALL PIPE AND DUCT INSULATION SHALL BE LABELLED WITH ITS THICKNESS AND INSULATING VALUE (R OR K).

# **ABBREVIATIONS**

	ADDILL		NO
ACT	ACOUSTICAL CEILING TILE	MBH	1000 BRITISH THERMAL
ADA	AMERICANS WITH DISABILITIES ACT		UNIT PER HOUR
ADJ	ADJUSTABLE	MCD	MOTORIZED CONTROL DAMPER
AFF	ABOVE FINISHED FLOOR	MD	MOTORIZED DAMPER
AFG	ABOVE FINISHED GRADE	MED	MEDIUM
ALT	ALTERNATE	MEP	MECHANICAL, ELECTRICAL
AP	ACCESS PANEL	N 4	& PLUMBING
APPROX	APPROXIMATE	MEZZ	MEZZANINE
ARCH	ARCHITECTURAL/ARCHITECT	MIN	MINIMUM OR MINUTE
AS AUX	AIR SEPARATOR AUXILIARY	MISC	MISCELLANEOUS
AUX	AUXILIART	N/A	NOT APPLICABLE
BFF	BELOW FINISHED FLOOR	NC NC	NOT APPLICABLE NORMALLY CLOSED
BHP	BRAKE HORSE POWER	NEG	NEGATIVE
BLDG	BUILDING	NIC	NOT IN CONTRACT
BOP	BOTTOM OF PIPE	NO	NORMALLY OPEN
BTU	BRITISH THERMAL UNIT	NOM	NOMINAL
BTUH	BRITISH THERMAL UNIT PER HOUR	NPT	NATIONAL PIPE THREAD
		NTS	NOT TO SCALE
CA	COMBUSTION AIR		
CFH	CUBIC FEET PER HOUR	OA/OSA	OUTSIDE AIR
CFM	CUBIC FEET PER MINUTE	OBD	OPPOSED BLADE DAMPER
CLG	CEILING	ОС	ON CENTER
CO	CARBON MONOXIDE	OD	OUTSIDE DIAMETER
CO2	CARBON DIOXIDE	OFCI	OWNER FURNISHED
COND	CONDENSATE		CONTRACTOR INSTALLED
CW	COLD WATER	OFOI	OWNER FURNISHED
CX	CONNECT TO EXISTING		OWNER INSTALLED
d۵	DECIDEL	۸۵	DDESCUDE DIEEEDENTIAL
dB DB °F	DECIBEL DEVICE DELICE DE LA TEMPE DE LA TEMPE DE LA TEMPE DE L'ENTRE DE L'ENT	ΔP	PRESSURE DIFFERENTIAL PERFORATED
° OR DEG.	DRY BULB TEMPERATURE DEGREE	PERF Φ OR PH	PHASE
Ø OR DIA	DIAMETER		
DN DIA	DOWN	PIVD PLBG	PRESSURE INDEPENDENT VOLUME DAMPER PLUMBING
DWG(S)	DRAWING(S)	POC	POINT OF CONNECTION
DWV	DRAIN, WASTE, VENT	PRV PSF	PRESSURE REDUCING VALVE POUNDS PER SQUARE FOOT
EX	EXISTING/EXISTING TO REMAIN	PSI	POUNDS PER SQUARE INCH
EA	EACH	PSIG	POUNDS PER SQUARE INCH POUNDS PER INCH GAUGE
EA	EXHAUST AIR	PTAC	PACKAGE TERMINAL
EAT	ENTERING AIR TEMPERATURE	PIAC	
ERU	ENERGY RECOVERY UNIT		AIR CONDITIONER
ESP	EXTERNAL STATIC PRESSURE	QTY	QUANTITY
ET	EXPANSION TANK	QTI	QOANTITI
EXP	EXPANSION	RA	RETURN AIR
LΧI	EXI ANOION	RH	RELATIVE HUMIDITY
FC	FAIL CLOSED	RM	ROOM
FSD	FIRE/SMOKE DAMPER	RPBP	REDUCED PRESSURE
FF	FINISHED FLOOR	111 51	BACKFLOW PREVENTER
FLA	FULL LOAD AMPS	RPM	REVOLUTIONS PER MINUTE
FO	FAIL OPEN	RLX	RELOCATE EXISTING
FP	FIRE PROTECTION	RTU	ROOF TOP UNIT
FPM	FEET PER MINUTE	RV	RELIEF VALVE
FPS	FEET PER SECOND	RX	REMOVE EXISTING
FT	FEET/FOOT		
FTG	FOOTING	SA	SUPPLY AIR
FOIC	FURNISHED BY OWNER	SD	SMOKE DETECTOR
	INSTALLED BY CONTRACTOR	SF	SQUARE FOOT
FOIO	FURNISHED BY OWNER	S.L.	SOUND LINER
	INSTALLED BY OWNER	SP	STATIC PRESSURE
FSD	FIRE/SMOKE DAMPER	SPEC	SPECIFICATION
		S/S, OR SS	STAINLESS STEEL
G	NATURAL GAS	STD	STANDARD
GA	GAUGE		
GAL	GALLON	T&P	TEMPERATURE AND PRESSURE
GALV	GALVANIZED		RELIEF VALVE
G.C.	GENERAL CONTRACTOR	TBD	TO BE DETERMINED
GSM	GALVANIZED SHEET METAL	TEMP	TEMPERATURE
Н	HEIGHT	TOB TOC	TOP OF BEAM TOP OF CONCRETE
HD HP	HEAD HORSEPOWER	TOD	TOP OF JOIST
HP HVAC	HORSEPOWER HEATING VENTILATING AND	TOJ TOS	TOP OF JOIST TOP OF SLAB/TOP OF STEEL
HVAC	AIR CONDITIONING	T&P	TEMPERATURE & PRESSURE
HW	HOT WATER	TSP	TOTAL STATIC PRESSURE
HX	HEAT EXCHANGER	TYP	TYPICAL
HZ	HERTZ	111	11110/12
· - <del></del>		UL	UNDERWRITERS LABORATORY
ID	INSIDE DIAMETER/DIMENSION	UNO	UNLESS NOTED OTHERWISE
IN	INCH/INCHES	UTR	UP THROUGH ROOF
IN WC	INCHES WATER COLUMN		
		V	VOLT
KW	KILOWATT/KILOWATTS	VAV	VARIABLE AIR VOLUME
		VERT	VERTICAL
LAT	LEAVING AIR TEMPERATURE	VFD	VARIABLE FREQUENCY DRIVE
LBS	POUNDS	VIB	VALVE-IN-BOX
LF	LINEAL FOOT	VOL	VOLUME
LRA	LOCKED ROTOR AMPS		
LTG	LIGHTING	W/	WITH
LWT	LEAVING WATER TEMPERATURE	W/IN	WITHIN
		W/O	WITHOUT
		WB °f	WET BULB TEMPERATURE
		WC	WATER COLUMN
		WPD	WATER PRESSURE DROP
		WT	WEIGHT



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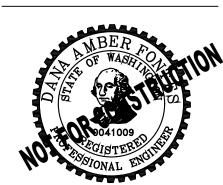
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## **KIRKLAND HEIGHTS APARTMENTS**

13319 NE 133RD ST. KIRKLAND. WA 98034

**BID SET** 



DESCRIPTION

**ISSUED SETS** 

NO DATE

REVISIONS / NOTES NO DATE DESCRIPTION

**AHJ STAMP** 

TITLE

**COVER SHEET** 

PERMIT # DF, KS DRAWN CHECKED ISSUE DATE 01/28/22 21011 JOB NO.

RESIDENTIAL UNIT - ENERGY RECOVERY VENTILATOR SCHEDULE														
				SUPP	LY	EXHAL	JST	HEAT EX	CHANGER	ELEC.	TRICAL	WGT.		
MARK	MAKE	MODEL	TYPE	CFM	ESP	CFM	ESP	MATERIAL	WINTER EFF.	WATTS	VOLT/PH	LBS	DBA	NOTES
ERV-RES	BROAN	B130E65RT	INDOOR	60	0.4	60	0.4	POLYMER	67%	32	NOTE A	50	60	ALL

### NOTES:

1. ECM MOTORS, DIRECT DRIVE

SOFFIT OR WALL

SUPPLY GRILLE

- SIDEWALL

- 2. MERV 13 SUPPLY AND 8 EXHAUST FILTERS
- 3. WALL MOUNT BRACKETS
- 5. RECIRCULATION DEFROST MODEL
  - 6. TOP PORT DUCT CONNECTIONS

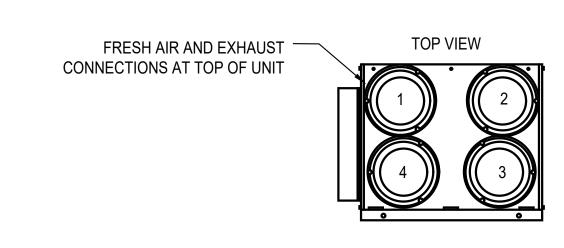
4. INTERNAL MOTORIZED SUPPLY AND EXHAUST DAMPERS

- A. 6 FT PLUG IN POWER CORD
- B. RUNS CONTINUOUSLY
- C. PROVIDE WITH VC0184/VAUTOW CONTROLLER.

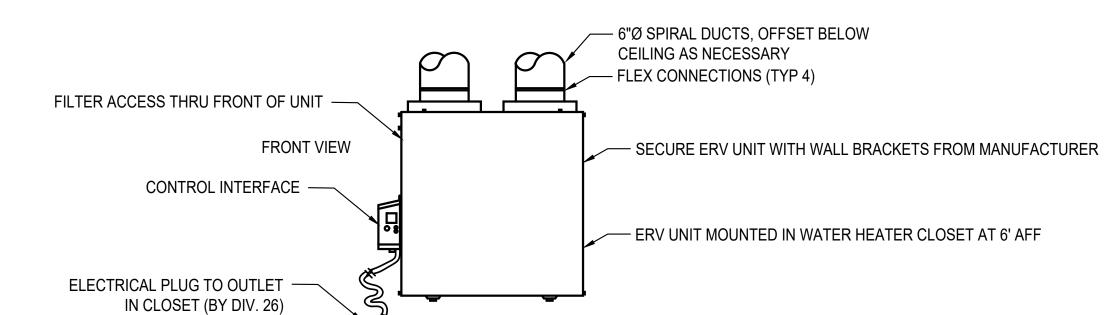
DIFFUSER AND GRILLE SCHEDULE							
ITEM	MAKE	MODEL	DESCRIPTION	SIZE	MARK		
SUPPLY	TITUS	300RS	3/4" BLADE SPACING, DOUBLE	6" X 6"	SG-1		
REGISTER			DEFLECTION, BLADES PARALLEL				
			TO SHORT DIMENSION, STEEL,				
			WHITE FINISH				
RETURN	TITUS	355FS	1/2" BLADE SPACING, 35 DEG	6" X 6"	EG-1		
GRILLE			DEFLECTION, BLADES PARALLEL				
			TO SHORT DIMENSION, ALUMINUM,				
			WHITE				

### NOTES:

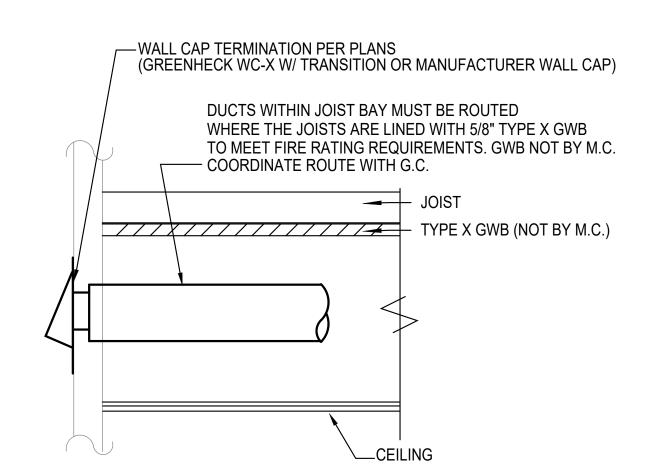
- 1. CEILING UNIT FRAME SHALL BE COMPATIBLE WITH CEILINGS; FLAT FRAME SURFACE MOUNT (TITUS BORDER TYPE 1) FOR DRYWALL CEILINGS AND WITH LAY-IN PANEL FOR EXPOSED GRID CEILINGS (TITUS BORDER TYPE 3). SEE ARCHITECTURAL PLANS FOR CEILING TYPES.
- 2. BEVELED DROP FACE DIFFUSERS (TITUS BORDER TYPE 6) ARE NOT ACCEPTABLE.
- 3. SIZE INDICATES DUCT COLLAR.



- 1 EXHAUST AIR FROM BUILDING
- 2 FRESH AIR TO BUILDING
- 3 EXHAUST AIR TO OUTSIDE 4 - FRESH AIR FROM OUTSIDE



RESIDENTIAL ERV DETAIL M002 N.T.S.



(REFERENCE SHEET A-SHEETS FOR ADDITIONAL DETAILS) (SEE MECH. PLAN SHEETS FOR ADDITIONAL DETAILS)





— 8"MIN

PLENUM ----

CENTER SUPPLY DUCT IN PLENUM ———

∠ SUPPLY DUCT



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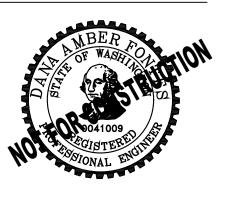
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# KIRKLAND HEIGHTS **APARTMENTS**

13319 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION

AHJ STAMP

TITLE

**DETAILS AND** SCHEDULES

PERMIT# DF, KS DRAWN CHECKED DF **ISSUE DATE** 01/28/22 JOB NO. 21011 SHEET NO.:





1 BUILDING 8 - LEVEL 1 1/8'=1'-0'

SIDER + BYERS

MECHANICAL + ELECTRICAL ENGINEERS

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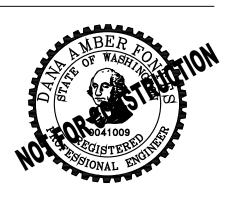
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# KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

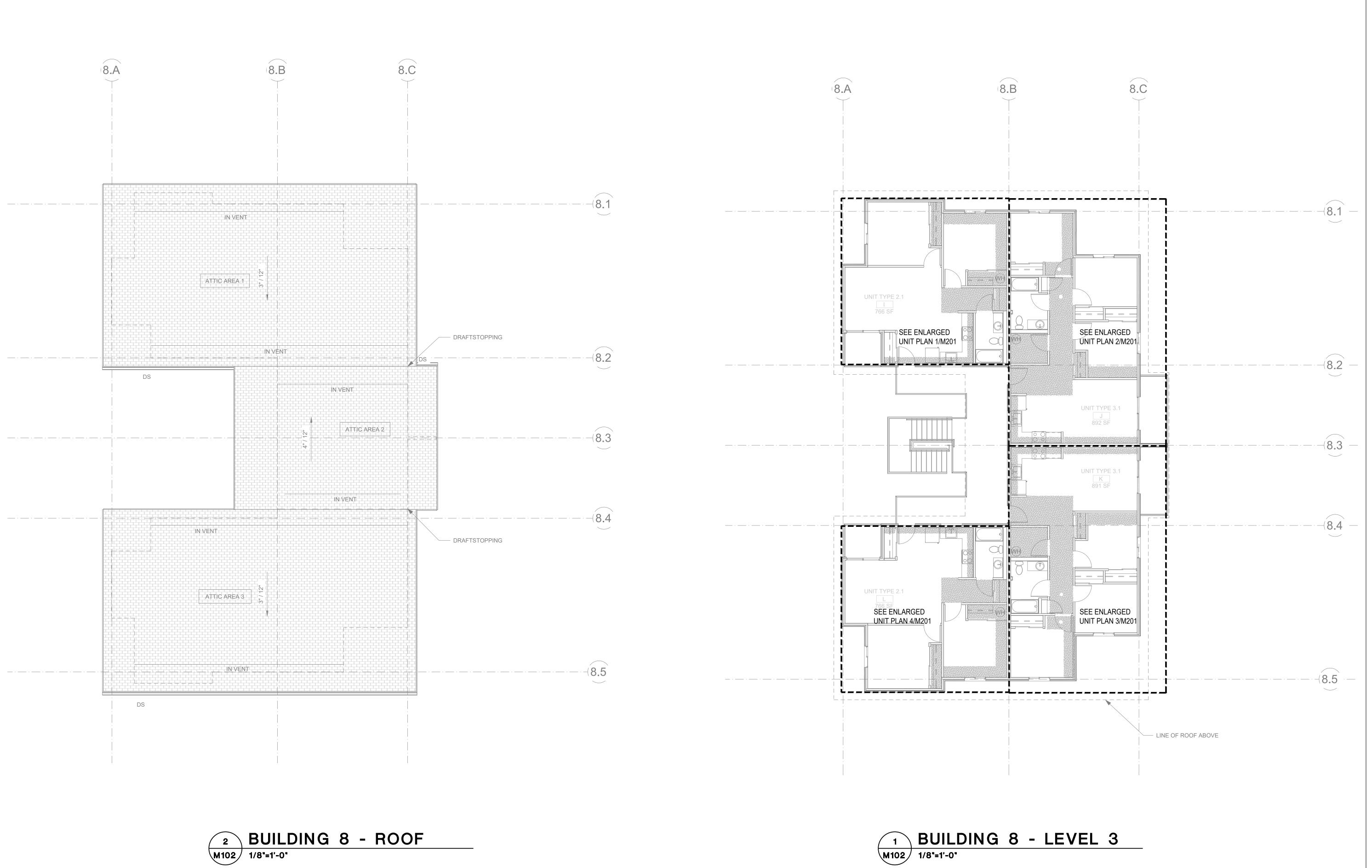
AHJ STAMP

TITLE

FLOOR PLANS - LEVELS 1 & 2

PERMIT #
DRAWN DF, KS
CHECKED DF
ISSUE DATE 01/28/22
JOB NO. 21011
SHEET NO.:

M101



BUILDING 8 - ROOF

2 BUILD M102 1/8'=1'-0'

MECHANICAL + ELECTRICAL ENGINEERS

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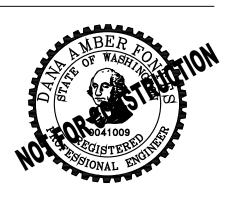
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# KIRKLAND HEIGHTS **APARTMENTS**

13319 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS NO DATE DESCRIPTION

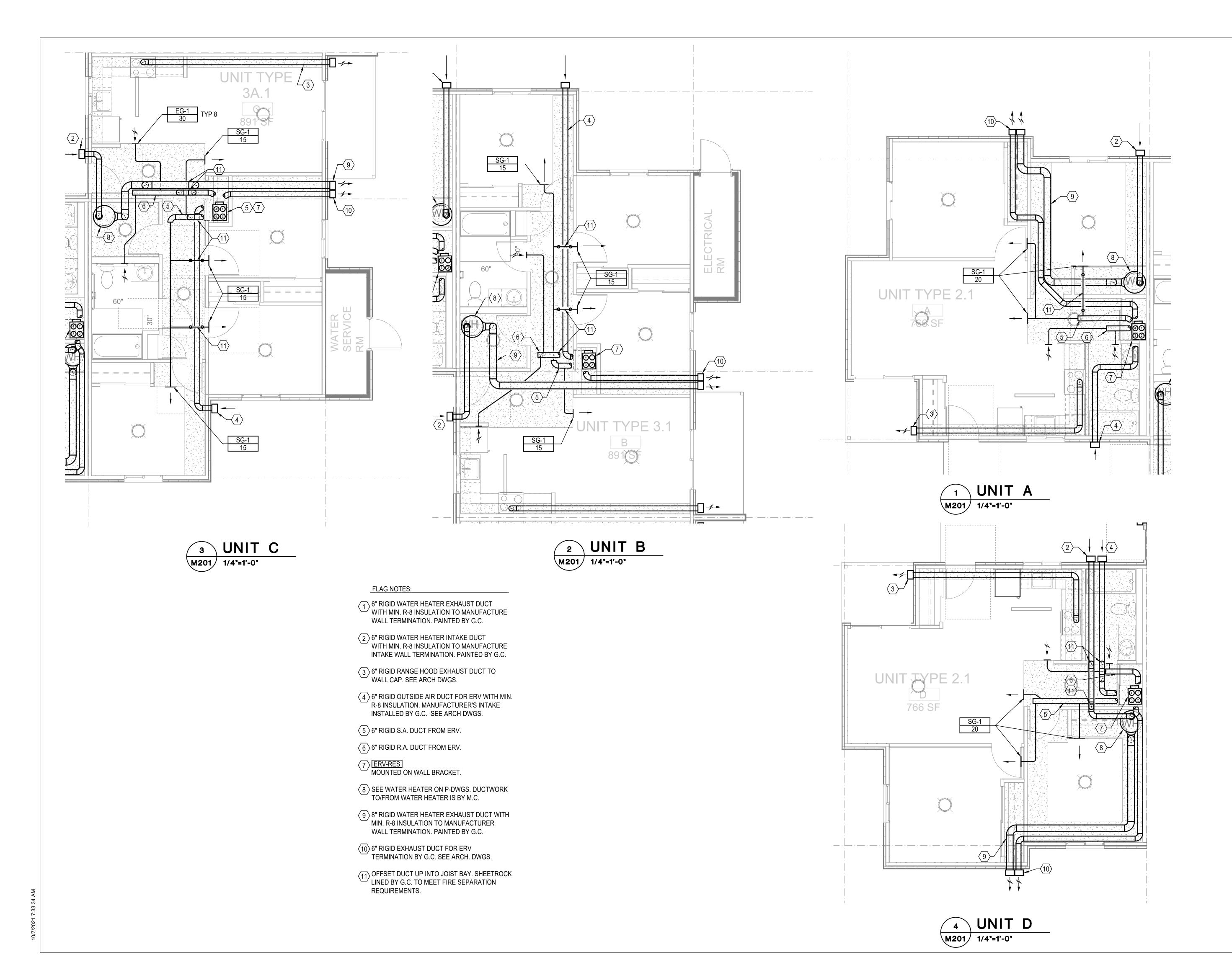
REVISIONS / NOTES NO DATE DESCRIPTION

AHJ STAMP

TITLE

FLOOR PLANS - LEVELS 3 & ROOF

PERMIT #	
DRAWN	DF, KS
CHECKED	DF
ISSUE DATE	01/28/22
JOB NO.	21011
SHEET NO.:	





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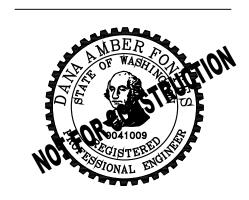
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## KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

ENLARGED UNIT PLANS

PERMIT#	
DRAWN	DF, KS
CHECKED	DF
ISSUE DATE	01/28/22
JOB NO.	21011
SHEET NO.:	

M201

# FLECTRICAL SYMBOLS LEGEND

DOUBLE STREET  COLLINGER  SHEET TO SHEE			ELEC	TRICAL SYMBOLS LEGEN	1D	
Service Servic	REFERENCE SYMBOLS	3	POWER SYSTEMS	SYMBOLS	CONTROL SYMBOLS	
PACIFIES  PROJECT  P	E-1			PANELBOARD: SURFACE, FLUSH MOUNTED. DASHED LINE = CLEARANCE (TYPICAL)		
SUBSCRIPTION OF STREET				PLANS FOR TYPE, DIMENSIONS, NAME, ETC.	<u>-</u>	WALL SWITCH / LOW VOLTAGE WALL STATION.
DOWN TO MINIOUS PROCESS AND STORE FOR THE PARTY OF SOME STORE FOR THE PARTY STORE FOR EACH STORE		REVISION TAG				SUBSCRIPT INDICATES SWITCHLEGS / RELAYS CONTROLLED; FOR MULTI-POLE WALL STATIONS,
WAS DESCRIPTION OF SOME AND SOME OF SUPPORT OF STORES OF SUPPORT O	AHU-1	MECHANICAL EQUIPMENT	_			COMMA (I.E. SWITCHLEGS a AND b CONTROLLED
FIRE ALARM SYMBOLS  ONUMBATION SOURCES AS DAMER ORDING PARTY ORDING OF BUTTON ORDING SOURCES AS DAMER ORDING PARTY ORDING OF BUTTON ORDING SOURCES AS DAMER ORDING PARTY ORDING SOURCES AS DAMER ORDING PARTY ORDING SOURCES AS DAMER ORDING SOURCES A	<xx ka<="" td=""><td>FAULT CURRENT TAG</td><td>ㅁ</td><td>DISCONNECT SWITCH</td><td>\$<sup>WP</sup></td><td>WEATHERPROOF, TYPICAL</td></xx>	FAULT CURRENT TAG	ㅁ	DISCONNECT SWITCH	\$ <sup>WP</sup>	WEATHERPROOF, TYPICAL
DOUGN SM. STANDARD ST					\$	WALL SWITCH, LINE VOLTAGE, 1-POLE
OCCUPANTION SECRET DE CONTRET DE	FIRE ALARM SYMBOLS	}	수		<b>\$</b> <sup>3</sup>	WALL SWITCH, LINE VOLTAGE, 3-WAY
FIRST ARM DOUTRO PAINT  SEE ALARM MONTRO PAINT  WE HAVE ALARM STRONG LICH  FIRST ALARM SANCE DETECTOR  FIRST ALARM					\$ <sup>TS</sup>	WALL SWITCH, LINE VOLTAGE, TIMER SWITCH
FIRE ALARM PENDER ALMONITOR AND STORES HIGHT  FOR ALARM STORES HIGHT  FOR ALAR					\$ <sup>1P</sup>	LOW VOLTAGE WALL STATION, 1-POLE, ON/OFF
## RIBE AL ARIO STORDE HOUT  ## PIRE AL ARIO			ф Ф Ж	RECEPTACLE, DUPLEX: WALL, FLOOR AND CLG MTD;		•
REPARTMENT OF THE PLANT OF THE	꾸	FIRE ALARM STROBE LIGHT			\$ <sup>2P</sup>	LOW VOLTAGE WALL STATION, 2-POLE, ON/OFF
## CLAMINI, PRINCELLE SHAPELY PALL-SWITCHED  ## CLAMINI, PRINCELLE SHAPELY PALL-SWITCHED  ## CLAMININIATION;  ## CHARGE STANDON  ## CONDUIT CASHING CONCEALED IN CREATING CONCEANED	(SD)	FIRE ALARM SMOKE DETECTOR		BACKSPLASH, GFCI-TYPE	\$ <sup>2PDX</sup>	·
## PLANS SYMBOLS    SPECIAL CONTINUATION	©	FIRE ALARM COMBINATION SMOKE DETECTOR / CARBON MONOXIDE ALARM	# ● 10	CLG MTD; PARALLEL SHADED = HALF-SWITCHED	<u>ō</u> ş	,
## COMMENT OF THE PROPERTY OF	WIRING SYMBOLS			RECEPTACLE, SIMPLEX: WALL, FLOOR AND	<u>©</u> S	OCCUPANCY SENSOR: WALL, CLG MTD
STUB DOWN STUB UP  CONDUIT / CABING CONCEALED IN CELLING OR PLACE  CONDUIT / CABING CONCEALED IN CELLING SPACE OF LEVEL BELOW  FLEXIBLE CONCEALED UNDRESCROUND OR IN CELLING SPACE OF LEVEL BELOW  FLEXIBLE CONDUIT  FLEXIBLE CONDUI	<b>─</b>	BREAK (CONTINUATION)	'		(PC)	PHOTO CELL, CLG MTD
STUBLUP  CONDUIT CABLING CONCEALED UNDERSYMBOL SAME CABLE ON THE PROPERTY OF THE CONTROLLED (NOT HALF-SWITCHED)  CHARLE BLOW  GROUNDING CONDUITORS PRACE OF LEVEL BLOW  GROUNDING CONDUITORS SPACE OF LEVEL BLOW  FLEXIBLE CONDUIT  LIJIMINARE SYMBOLS  PUSHBUTTON. WALL-MOUNTED.  PUSHBUTTON. WALL	<del></del> 3	CAP	<del>•</del>		(P) (P)	
CONDUIT / CABLING CONCEALED IN CELLINO OR WALL  ON AL TERNATE POWER 700, 701 AND 702 SYSTEMS PER REC  ON AL TERNATE POWER 700, 701 AND 702 SYSTEMS PER REC  OF LEVEL BELOW  OF LEVEL BELOW  FLEXIBLE CONDUIT  FLE			p o ¤	•	_	SENSOR: WALL, CLG WID
CONDUIT CABINING GONCEALED UNDERGROUND OR IN CELLING SPACE OF LEVEL BELOW  GROUNDING CONDUITOR(S) PER CODE  FLEXIBLE CONDUIT  FUNDAMENT SYMBOLS  PURPHENTION, WALL, FLOOR AND CELLING MTD  O DI JUNCTION BOX: WALL, FLOOR AND CELLING MTD  WALL, FLOOR AND CELLING MTD  O COMBINATION BAT APPROSE OUTLET WALL, FLOOR AND CELLING MTD  O DISTALL LUMINAIRE ANNOTATIONS: FL = LUMINAIRE ANNOTATIONS: FL = CONTROL ZONE  FL = CONTROL ZONE			Ф <sup>702</sup>	ON ALTERNATE POWER: 700, 701 AND 702 SYSTEMS	100AT / / 50AT	
GROUNDING CONDUCTOR(S) PER CODE  FLEXIBLE CONDUIT  PUSHBUTTON, WALL MOUNTED.  CONTACTOR RELAY - NORMALLY CLOSED  CONTACTOR RELAY - NORMALLY CLOSED  CONTACTOR RELAY - NORMALLY OPEN  CONTACTOR RELAY - NORMALLY CLOSED  POTENTIAL TRANSFORMER, GROUND PER CODE.  WALL, FLOOR AND CEILING MTD  WALL, FLOOR AND CEIL		UNDERGROUND OR IN CEILING SPACE	П			
FLEXIBLE CONDUIT    FLEXIBLE CONDUIT   FLOXIBLE CON	6		Фс	FULLY CONTROLLED (NOT HALF-SWITCHED)		CMITCH
LUMINAIRE SYMBOLS  PEM SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  PEM SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  PL1 FL1 TYPICAL LUMINAIRE ANNOTATIONS: FL1 STATUTION AND CELLING MTD  TYPICAL LUMINAIRE TYPE S SWITCH LEG S SECURITY DOOR POSITION MONITOR  WEYPAD WALL FLOOR AND CELLING MTD  WEYPAD WALL FLOOR AND CELLING MTD  WILL FLOOR AND CELLING MTD  WALL FLOOR AND CELLING MTD  WILL FLOOR AND CELLING MTD  WALL FLOOR AND CELLING MTD  C CONNECTION ME CONTROL OF CONTROL OF CONTROL OF		GROUNDING CONDUCTOR(3) FER CODE	LOW VOLTAGE SY	STEMS SYMBOLS		
LUMINAIRE SYMBOLS  ■ EM SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ EM SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ TYPICAL LUMINAIRE ANNOTATIONS: F1.1 = LUMINAIRE TYPE 3 = CIRCUIT NUMBER C = SWITCH LEG 2.12 = CONTROL ZONE  ■ DATA OUTLET WALL, FLOOR AND CEILING MTD  ■ WALL, FLOOR AND CEILING MTD  ■ WALL, FLOOR AND CEILING MTD  ■ PHONE OUTLET WALL, FLOOR AND CEILING MTD  ■ M DIGITAL METER  ■ M M M UTILITY METER SOCKET WITH METER; PER UTILITY REQUIREMENTS; REMOTE MOUNTED.  ■ SECURITY DOOR POSITION MONITOR ■ ELECTRIC STRIKE  ■ DOOGGOOD ■ GROUND BAR PIPE GROUND PER CODE  ■ WALL MULLION AND BOLLARD MTD  WALL MULLION AND BOLLARD MTD  □ WE KEYPAD WALL MULLION AND BOLLARD MTD  □ WALL MULLION AND BOLLARD MTD  □ WE FITTURE LOCATION. PEWHER DOX AND CONDUIT AT EXTERNOR LOCATION.	~~~~~	FLEXIBLE CONDUIT	•	PUSHBUTTON. WALL-MOUNTED.	<b>───────────</b>	CONTACTOR/ RELAY - NORMALLY CLOSED
SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ EM  SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ FL1  3a  ■ 7-21.2  ■ FL1  3a  ■ 7-21.2  ■ FL1  SHADING AND/ OR "EM" INDICATES EMERGENCY EGRESS LUMINAIRES  ■ FL1  LUMINAIRE ANNOTATIONS:  FL1 = LUMINAIRE ANNOTATIONS:  FL1 = LUMINAIRE TYPE 3 = CIRCUIT NUMBER CONTROL ZONE  ■ PHONE OUTLET  WALL, FLOOR AND CEILING MTD  ■ DIGITAL METER  ■ UTILITY METER SOCKET WITH METER; PER  WALL MULLION AND BOLLARD MTD  ■ SECURITY DOOR POSITION MONITOR  ■ ELECTRIC STRIKE  ■ WALL MULLION AND BOLLARD MTD			φ o m	JUNCTION BOX: WALL, FLOOR AND CEILING MTD	$\dashv\vdash$	CONTACTOR/ RELAY - NORMALLY OPEN
EMERGENCY EGRESS LUMINAIRES    FL1		SHADING AND/ OR "EM" INDICATES	<b>→ ♠ ऴ</b>		©	CONTACTOR COIL
32.1.2 FL1 = LUMINAIRE TYPE 3 = CIRCUIT NUMBER C = SWITCH LIGG    2		EMERGENCY EGRESS LUMINAIRES	<b>A (b) (b)</b>		3	POTENTIAL TRANSFORMER. GROUND PER CODE.
## CONTROL ZONE    PHONE OUTLET WALL, FLOOR AND CEILING MTD		FL1 = LUMINAIRE TYPE	$\nabla \otimes \nabla$			CURRENT TRANSFORMER
FF COAX CABLE OUTLET WALL, FLOOR AND CEILING MTD  WALL, FLOOR AND CEILING MTD  WALL, FLOOR AND CEILING MTD  M M M UTILITY METER SOCKET WITH METER; PER UTILITY REQUIREMENTS; REMOTE MOUNTED.  CARD / FOB READER WALL/ MULLION AND BOLLARD MTD  SECURITY DOOR POSITION MONITOR  ELECTRIC STRIKE  FOOOCOCOO GROUND BAR  PIPE GROUND PER CODE  WALL/ MULLION AND BOLLARD MTD  CCTV CAMERA LOCATION. WP = WEATHERPROOF FOR FUTURE LOCATION; PREWIRE ONLY INTERIOR LOCATION; PREWIRE ONLY INTERIOR LOCATIONS; PREWIRE, BOX AND CONDUIT AT EXTERIOR LOCATIONS.		c = SWITCH LEG	▼ 🏵 👿			DIGITAL METER
WALL/ MULLION AND BOLLARD MTD  SECURITY DOOR POSITION MONITOR  EIS ELECTRIC STRIKE  COOCOCOCO  GROUND BAR  PIPE GROUND PER CODE  WALL/ MULLION AND BOLLARD MTD  WALL/ MULLION AND BOLLARD MTD  WALL/ MULLION WP = WEATHERPROOF F = FUTURE LOCATION; PREWIRE ONLY INTERIOR LOCATIONS; PREWIRE, BOX AND CONDUIT AT EXTERIOR LOCATIONS.				WALL, FLOOR AND CEILING MTD		,
ES ELECTRIC STRIKE  ES KEYPAD WALL/ MULLION AND BOLLARD MTD  CCTV CAMERA LOCATION. WP = WEATHERPROOF F = FUTURE LOCATION; PREWIRE ONLY INTERIOR LOCATIONS; PREWIRE, BOX AND CONDUIT AT EXTERIOR LOCATIONS.  GROUND BAR  PIPE GROUND PER CODE  UFER GROUND PER CODE				WALL/ MULLION AND BOLLARD MTD		
KEYPAD   WALL/ MULLION AND BOLLARD MTD   PIPE GROUND PER CODE						
WALL/ MULLION AND BOLLARD MTD  WALL/ MULLION AND BOLLARD MTD  UFER GROUND PER CODE  UFER GROUND PER CODE  UFER GROUND PER CODE  EXTERIOR LOCATIONS, PREWIRE, BOX AND CONDUIT AT EXTERIOR LOCATIONS.						
F = FUTURE LOCATION: WP = WEATHERPROOF  F = FUTURE LOCATION; PREWIRE ONLY INTERIOR  LOCATIONS; PREWIRE, BOX AND CONDUIT AT  EXTERIOR LOCATIONS.						
SP SPEAKER, CEILING MOUNTED				F = FUTURE LOCATION; PREWIRE ONLY INTERIOR LOCATIONS; PREWIRE, BOX AND CONDUIT AT		
			(SP)	SPEAKER, CEILING MOUNTED		

CO	DF	<b>-</b> S

2020 NATIONAL ELECTRICAL CODE WITH STATE AND LOCAL AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL BUILDING CODE WITH STATE AND LOCAL AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH STATE AND LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH STATE AND LOCAL AMENDMENTS
2018 UNIFORM PLUMBING CODE WITH STATE AND LOCAL AMENDMENTS
AMERICANS WITH DISABILITIES ACT (ADA)

# **DRAWING LIST**

E001	COVER SHEET
E002	NOTES
E003	SINGLE-LINE, LOAD CALCS AND SCHEDULES
E004	LOAD CALCULATIONS AND SCHEDULES
E005	LUMINAIRE SCHEDULE
E100 E101 E102	PRELIMINARY SITE ELECTRICAL SURVEY ELECTRICAL SITE PLAN - BUILDING 8 ELECTRICAL SITE PLAN - NEW PARKING AREA
E201 E202	ELECTRICAL FLOOR PLANS - LEVELS 1 & 2 ELECTRICAL FLOOR PLANS - LEVELS 3
E301	ENLARGED PLANS

#### ABBREVIATIONS

	ABBRE	/IATIONS	
A, AMP	AMPERES	LBS	POUNDS
AB	ABOVE BACKSPLASH	LCP	LIGHTING CONTROL PANEL
AC	ALTERNATING CURRENT	LCZ	LIGHTING CONTROL ZONE
ACT	ACOUSTICAL CEILING TILE	LF	LINEAL FOOT
ADA ADJ	AMERICANS WITH DISABILITIES ACT ADJUSTABLE	LRA LTG	LOCKED ROTOR AMPS LIGHTING
AF	AMPERE RATING OF FUSE OR CB FRAME		EIGHTING
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AFG	ABOVE FINISHED GRADE	MCA	MINIMUM CIRCUIT AMPACITY
AIC	AMPERE INTERRUPTING CAPACITY,	MED	MEDIUM
	AMPERE INTERRUPTING RATING	MEP	MECHANICAL, ELECTRICAL
AL	ALTERNATE		& PLUMBING
ALT APPROX	ALTERNATE APPROXIMATE	MEZZ	& PLUMBING MEZZANINE
ARCH	ARCHITECTURAL/ARCHITECT	MIN	MINIMUM OR MINUTE
AS	AMPERE RATING OF SWITCH	MISC	MISCELLANEOUS
AT	CB TRIP SETTING (AMPS)	MLO	MAIN LUGS ONLY
ATS	AUTOMATIC TRANSFER SWITCH	MNT	MOUNTED
AUTO AUX	AUTOMATIC AUXILIARY	MOCP	MAXIMUM OVERCURRENT PROTECTION
AWG	AMERICAN WIRE GAUGE	N/A	NOT APPLICABLE
		N	NEUTRAL
BFF	BELOW FINISHED FLOOR	NC	NORMALLYCLOSED
BHP	BRAKE HORSE POWER	NEC	NATIONAL ELECTRICAL CODE
BLDG	BUILDING	-, NEG NEMA	NEGATIVE NATIONAL ELECTRICAL MANUFACTURERS'
С	CONDUIT	NEIVIA	ASSOCIATION
СВ	CIRCUIT BREAKER	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NL	NIGHT LIGHT (UNSWITCHED)
CKT	CIRCUIT	NO	NORMALLYOPEN
CLG	CEILING CARRON MONOYIDE	NOM	NOMINAL DIDE TUDE A D
CO CO2	CARBON MONOXIDE  CARBON DIOXIDE	NPT NTS	NATIONAL PIPE THREAD NOT TO SCALE
CONN	CONNECTED	.110	
СТ	CURRENT TRANSFORMER	OC	ON CENTER
CU	COPPER	occ	OCCUPANCY
10	DECIDE	OD OS	OUTSIDE DIAMETER
dB DC	DECIBEL DIRECT CURRENT	OS	OCCUPANCY SENSOR
° OR DEG.	DEGREE	Р	POLE
DIA	DIAMETER	PC	PHOTOCELL
DISC	DISCONNECT	PERF	PERFORATED
DIST	DISTRIBUTION	ΦORPH	PHASE
DIV	DIVISION	PNL	PANELBOARD
DN DP	DOWN DISTRIBUTION PANEL	POC PSF	POINT OF CONNECTION POUNDS PER SQUARE FOOT
DWG(S)	DRAWING(S)	PSI	POUNDS PER SQUARE INCH
DZ	DAYLIGHT CONTROL ZONE (LIGHTING)		
		QTY	QUANTITY
EA	EACH	DEO	DE OLUDED
EM EMT	EMERGENCY (700 SYSTEM) ELECTRICAL METALLIC TUBING	REQ RLX	REQUIRED RELOCATE EXISTING
EF	EXHAUST FAN	RM	ROOM
EWC	ELECTRIC WATER COOLER	RMC	RIGID METALLIC CONDUIT
EWH	ELECTRIC WATER HEATER	RNC	RIGID NON-METALLIC CONDUIT (PVC)
EX	EXISTING/EXISTING TO REMAIN	RPM	REVOLUTIONS PER MINUTE
FA	FIRE ALARM	RTU RV	ROOF TOP UNIT RELIEF VALVE
FACP	FIRE ALARM CONTROL PANEL	RX	REMOVE EXISTING
FARA	FIRE ALARM REMOTE ANUNCIATOR	TOX	NEWOVE EXISTING
FC	FOOTCANDLES	SA	SUPPLYAIR
FF	FINISHED FLOOR	SD	SMOKE DETECTOR
FLA	FULL LOAD AMPS	SF	SQUARE FOOT
FLEX FP	FLEXIBLE FIRE PROTECTION	SPD SPEC	SURGE PROTECTION DEVICE SPECIFICATION
FP <b>M</b>	FEET PER MINUTE	S/S, OR SS	STAINLESS STEEL
FPS	FEET PER SECOND	STD	STANDARD
FSD	FIRE SMOKE DAMPER	SWBD	SWITCHBOARD
FT	FEET/FOOT	T&P	TEMPERATURE AND PRESSURE
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	TBD	RELIEF VALVE TO BE DETERMINED
FOIO	FURNISHED BY OWNER	TC	TIMECLOCK
. 3.3	INSTALLED BY OWNER	TEL	TELEPHONE
		TELECOM	TELECOMMUNICATIONS
G, GND	GROUND	TEMP	TEMPERATURE
GALV	GALVANIZED CENERAL CONTRACTOR	TOD	TOP OF JOIST
GC GFI	GENERAL CONTRACTOR  GROUND FAULT CIRCUIT INTERRUPTER	TOJ T&P	TOP OF JOIST TEMPERATURE & PRESSURE
GFP	GROUND FAULT PROTECTION	TSP	TOTAL STATIC PRESSURE
GRC	GALVANIZED RIGID STEEL CONDUIT	TYP	TYPICAL
Н	HEIGHT	UL	UNDERWRITERS LABORATORY
HP	HORSEPOWER	UNO	UNLESS NOTED OTHERWISE
HTR	HEATER	UPS	UNINTERRUPTIBLE POWER SUPPLY
HVAC	HEATING VENTILATING AND AIR CONDITIONING	UTR	UP THROUGH ROOF
HVV	HOT WATER	V	VOLT
HZ	HERTZ	VA	VOLT AMPS
· <del>-</del>	INCIDE DIAMETER (C. F. C.	VFD	VARIABLE FREQUENCY DRIVE
ID IESNA	INSIDE DIAMETER/DIMENSION	VOL	VOLUME
IESNA	ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA	W	WATT
IMC	INTERMEDIATE METAL CONDUIT	VV/	WITH
IN	INCH/INCHES	W/O	WITHOUT
		WP	WEATHERPROOF
KCMIL	THOUSAND CIRCULAR MILS	WT	WEIGHT
KO KW	KNOCK OUT KILOWATT/KILOWATTS	XFR	TRANSFORMER
KVVH	KILOWATT/KILOWATTS KILOWATT HOUR(S)	ALΓ	
KVA	KLOVOLT AMPS		

KILOVOLT AMPS



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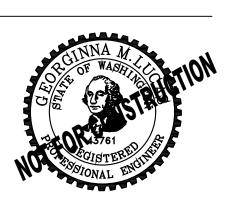
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## KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

BID SET



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NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE

COVER SHEET

PERMIT #	
DRAWN	JF,RA
CHECKED	GL
ISSUE DATE	01/28/22
JOB NO.	21011
SHEET NO.:	

F001

### **GENERAL PROJECT NOTES**

- THESE PLANS ARE SCHEMATIC AND DO NOT SHOW EXACT ROUTING, DEVICE LOCATIONS, ETC. THE ELECTRICAL, LOW VOLTAGE AND FIRE ALARM CONTRACTORS SHALL COORDINATE WITH ALL OTHER TRADES AND PROVIDE COMPLETE AND FULLY OPERATIONAL AND COORDINATED ELECTRICAL AND FIRE ALARM SYSTEMS THAT MEET ALL REQUIREMENTS OF THE OWNER, CODE AND THE LOCAL AHJ AND THE CONTRACT DOCUMENTS.
- 2. MATERIALS, METHODS AND INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF THE LATEST EDITION (WITH STATE AND LOCAL AMENDMENTS) OF THE NATIONAL ELECTRICAL CODE, WASHINGTON STATE ENERGY CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, THE AMERICANS WITH DISABILITY ACT AND LOCAL CODES AND ORDINANCES.
- 3. CONFIRM ALL DEVICE AND EQUIPMENT LOCATIONS AND QUANTITIES WITH THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION. 4. CONTRACTORS TO MAINTAIN THE FIRE RATING OF ANY FIRE-RATED WALLS AND FLOORS. ALL FLOOR PENETRATIONS TO BE FINISHED TO A SMOOTH
- . INSTALL ALL EQUIPMENT PER CODE AND MANUFACTURER'S INSTRUCTIONS; THESE DRAWINGS ARE DIAGRAMMATIC. REFER TO THE
- MECHANICAL/PLUMBING EQUIPMENT COORDINATION SCHEDULE FOR CONNECTION REQUIREMENTS FOR SPECIFIC MECHANICAL AND PLUMBING EQUIPMENT. SEE THE PANEL SCHEDULES AND FEEDER AND BRANCH CIRCUIT SCHEDULES FOR CIRCUIT SIZES.
- 6 . ALL ELECTRICAL AND LOW VOLTAGE SYSTEM DEVICES AND EQUIPMENT (LUMINAIRES, CONDUIT AND CABLING, ETC) SHALL BE INDEPENDENTLY
- SUPPORTED (I.E. DO NOT SUPPORT LUMINAIRES FROM MECHANICAL EQUIPMENT, ETC). PROVIDE SUPPORTS PER CODE AND AHJ REQUIREMENTS.  $^{\circ}$  . ALL UTILITY INFRASTRUCTURE (POWER AND TELECOM) SHALL MEET THE UTILITY SERVICE PROVIDERS' REQUIREMENTS.
- 8 . ALL NEW RACEWAYS AND CABLING SHALL BE INSTALLED CONCEALED WHEREVER POSSIBLE. AT OPEN CEILING AREAS, CONTRACTOR MUST PROVIDE CONDUCTORS / CABLING IN CONDUIT. COORDINATE THE ROUTING OF THE CONDUIT AT OPEN CEILING AREAS WITH THE ARCHITECT. ALL CONDUIT AND CABLING SHALL BE INSTALLED PARALLEL WITH BUILDING LINES. THE CONTRACTORS SHALL COORDINATE WITH THE CEILING TYPES IN ALL ROOMS AND ENSURE THAT ALL JUNCTION BOXES ARE ACCESSIBLE AFTER THE WORK OF ALL TRADES IS COMPLETE. JUNCTION BOXES SHALL NOT BE LOCATED ON HARD CEILINGS OR IN WALLS IN "FRONT OF HOUSE" SPACES WITHOUT PRIOR APPROVAL FROM ARCHITECT.
- 🗆 COORDINATE CONDUIT AND CABLING ROUTING WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS. ROUTE CONDUIT AS TO MINIMIZE PENETRATIONS THROUGH PARTITIONS.
- 10 . COORDINATE THE EXACT LOCATIONS OF CEILING MOUNTED DEVICES WITH ALL OTHER TRADES. OCCUPANCY / VACANCY SENSORS SHALL BE INSTALLED AT LEAST 8-FT OR THE MANUFACTURER'S RECOMMENDED DISTANCE FROM ALL HVAC EXHAUST DIFFUSERS. LOCATE PHOTO CELLS PER MANUFACTURER'S INSTRUCTIONS.
- . COORDINATE THE LOCATIONS OF ALL WALL-MOUNTED DEVICES (OCCUPANCY SENSOR SWITCHES, LOW VOLTAGE WALL STATIONS, LINE VOLTAGE SWITCHES, THERMOSTATS, ETC) WITH LOCATIONS AND SWINGS OF DOORS. DO NOT LOCATE DEVICES SUCH THAT THEY WILL BE BEHIND ANY DOOR WHEN THAT DOOR IS OPEN WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
- 12 . BACK-TO-BACK DEVICES ARE NOT ALLOWED; INSTALL IN SEPARATE STUD CAVITIES.
- 13. THE ELECTRICAL CONTRACTOR SHALL PERFORM SHORT-CIRCUIT / FAULT CURRENT AND ARC FLASH STUDIES FOR THE PROJECT PER THE ACTUAL INTENDED INSTALLATION (FINAL GEAR SELECTION, ACTUAL FEEDER LENGTHS, ETC). STUDIES SHALL BE SUBMITTED TO THE ENGINEER WITH THE GEAR SUBMITTAL FOR REVIEW. FINAL STUDIES SHALL BE STAMPED BY AN ELECTRICAL ENGINEER CURRENTLY REGISTERED IN THE THE STATE OF WASHINGTON AND SHALL BE SUBMITTED TO THE LOCAL AHJ. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ARC FLASH LABELS ON ALL ELECTRICAL DISTRIBUTION EQUIPMENT PER CODE AND AHJ REQUIREMENTS. SEE THE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- . LIGHTING CONTROL COORDINATION MEETING: THE ELECTRICAL CONTRACTOR SHALL COORDINATE A LIGHTING CONTROL COORDINATION MEETING WITH THE OWNER, ARCHITECT, GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR AND AN AUTHORIZED SERVICE REPRESENTATIVE OF THE INTENDED LIGHTING CONTROL SYSTEM FOR THE PROJECT TO DISCUSS THE LIGHTING CONTROL INTENT FOR THE PROJECT AND INTEGRATION OF THE LIGHTING CONTROL SYSTEM. THIS MEETING SHALL OCCUR AT LEAST TEN (10) WORKING DAYS PRIOR TO SUBMITTING THE LIGHTING CONTROL SUBMITTAL; THE LIGHTING CONTROL SUBMITTAL SHALL REFLECT THE DECISIONS MADE DURING THIS MEETING.
- 15. THE ELECTRICAL CONTRACTOR SHALL MARK LOCATIONS OF ALL DEVICES FOR POWER AND LOW VOLTAGE SYSTEMS (RECEPTACLES, TELECOM OUTLETS, CATV OUTLETS, FLOORBOXES, ETC) THROUGHOUT THE PROJECT FOR THE OWNER AND ARCHITECT TO REVIEW AND APPROVE PRIOR TO WIRING AND INSTALLATION OF DEVICES/ INFRASTUCTURE OF DEVICES. WHEN REQUESTED BY THE ARCHITECT AND OWNER, THE ELECTRICAL CONTRACTOR SHALL RELOCATE DEVICES AND EQUIPMENT UP TO SIX (6) FEET IN ANY DIRECTION AT NO COST TO THE PROJECT.
- 16. THE ELECTRICAL CONTRACTOR SHALL MAKE ALL REQUIRED SUBMISSIONS TO THE AUTHORITIES HAVING JURISDICTION FOR PERMITS AND APPROVAL OF ALL ELECTRICAL SYSTEMS AND SHALL PAY ALL FEES ASSOCIATED WITH THESE SUBMISSIONS AND OBTAINING THE REQUIRED PERMIT(S). PROVIDE A COPY OF THE FINAL APPROVED DRAWINGS WITH THE LOCAL AHJ'S APPROVAL STAMP TO THE OWNER FOR THEIR RECORDS.
- . ALL LOW VOLTAGE SYSTEMS, INCLUDING FIRE ALARM, ARE DESIGN BUILD. ANY DEVICES AND EQUIPMENT INDICATED ON THESE PLANS ARE PRELIMINARY FOR SPACE PLANNING PURPOSES ONLY. SEE LOW VOLTAGE NOTES THIS DRAWING, PRELIMINARY SYSTEMS PLANS, AND PERFORMANCE SPECIFICATIONS FOR INFORMATION AND REQUIREMENTS.
- A. FIRE ALARM SYSTEMS ARE TO BE DESIGNED, PERMITTED AND INSTALLED BY A FIRE ALARM CONTRACTOR HIRED UNDER THE SCOPE OF THIS
- B. ALL OTHER LOW VOLTAGE SYSTEMS (CATV, TELECOM, ETC) ARE TO BE DESIGNED AND INSTALLED BY A LOW VOLTAGE DESIGN-BUILD CONTRACTOR HIRED BY THE ELECTRICAL CONTRACTOR.
- C. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL INFRASTRUCTURE (LINE VOLTAGE POWER, CONDUITS WITH PULLSTRINGS, BACKBOXES, EQUIPMENT RACKS, ETC) FOR THESE SYSTEMS. LOW VOLTAGE DEVICES SHOWN IN THIS BID SET ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL CONFIRM ACTUAL DEVICE LOCATIONS, QUANTITIES, AND REQUIREMENTS WITH THE OWNER'S SYSTEM INSTALLERS AT THE START OF CONSTRUCTION.
- D. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL TELECOM UTILITY SERVICE PROVIDERS TO BRING TELECOM SERVICE TO THE BUILDING

# LOW VOLTAGE PROJECT NOTES

1. SEE GENERAL PROJECT NOTES, THIS DRAWING, FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

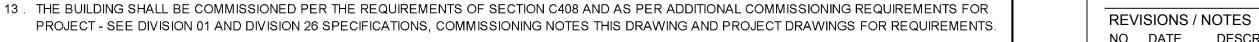
- 2. ALL LOW VOLTAGE SYSTEMS, INCLUDING FIRE ALARM, ARE DESIGNED BY OTHERS. ANY DEVICES AND EQUIPMENT INDICATED ON THESE PLANS ARE PRELIMINARY FOR SPACE PLANNING PURPOSES ONLY. SEE NOTES THIS DRAWING, PRELIMINARY SYSTEMS PLAN, AND PERFORMANCE SPECIFICATIONS FOR INFORMATION AND REQUIREMENTS.
- . FIRE ALARM SYSTEMS ARE TO BE DESIGNED, PERMITTED AND INSTALLED BY A FIRE ALARM CONTRACTOR HIRED UNDER THE SCOPE OF THIS PROJECT. THE DESIGN-BUILD FIRE ALARM CONTRACTOR SHALL DESIGN AND PROVIDE COMPLETE AND FULLY OPERATIONAL FIRE ALARM SYSTEM MEETING THE REQUIREMENTS OF CODE, THE LOCAL AHJ AND THE FIRE MARSHAL. ANY DEVICES SHOWN ON THE ELECTRICAL DRAWINGS ARE SCHEMATIC FOR COORDINATION PURPOSES ONLY. SEE THE PERFORMANCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

THE FIRE ALARM CONTRACTORS SHALL MAKE ALL REQUIRED SUBMISSIONS TO THE AUTHORITIES HAVING JURISDICTION FOR PERMITS AND APPROVAL OF ALL FIRE ALARM SYSTEMS AND SHALL PAY ALL FEES ASSOCIATED WITH THESE SUBMISSIONS AND OBTAINING THE REQUIRED PERMIT(S). THE FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND PROVIDING SYSTEMS THAT MEET ALL REQUIREMENTS OF CODE AND THE LOCAL AHJ; ALL ADDITIONS, REVISIONS, RESUBMITTALS, ETC REQUIRED TO OBTAIN AHJ APPROVAL SHALL BE CARRIED OUT BY THE FIRE ALARM CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. PROVIDE A COPY OF THE FINAL APPROVED DRAWINGS WITH THE LOCAL AHJ'S APPROVAL STAMP TO THE OWNER FOR THEIR RECORDS.

- 4. THE ALERTING SYSTEM AND RADIO SYSTEM ARE TO BE MODIFIED BY VENDORS HIRED BY THE OWNER.
- 5. ALL OTHER LOW VOLTAGE SYSTEMS (CATV, TELECOM, CCTV, ACCESS CONTROL, ETC) ARE TO BE MODIFIED BY A LOW VOLTAGE DESIGN-BUILD CONTRACTOR HIRED BY THE ELECTRICAL CONTRACTOR.
- 6. ALL VOICE/ DATA SYSTEM DESIGN SHALL BE PERFORMED BY A BICSI REGISTERED COMMUNICATIONS DISTRIBUTION DESIGNER (RCDD) OR BY A DESIGN ENGINEER AT LEAST FIVE YEARS OF EXPERIENCE ON PROJECTS WITH SIMILAR SYSTEMS AND SCOPES. THE CONTRACTOR SHALL PROVIDE PROOF OF CERTIFICATION FOR THE SYSTEMS TO BE INSTALLED IN THE PROJECT AND THE CABLING, TERMINATIONS, AND EQUIPMENT PROPOSED FOR THE
- ALL LOW VOLTAGE CABLING AND EQUIPMENT INSTALLATION AND TESTING SHALL BE PERFORMED BY A CERTIFIED INSTALLER. THE CONTRACTOR SHALL PROVIDE PROOF OF CERTIFICATION FOR THE SYSTEMS TO BE INSTALLED IN THE PROJECT AND THE CABLING, TERMINATIONS, AND EQUIPMENT PROPOSED FOR THE PROJECT.
- 8. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL INFRASTRUCTURE (LINE VOLTAGE POWER, CONDUITS WITH PULLSTRINGS, BACKBOXES, EQUIPMENT RACKS, ETC) FOR ALL LOW VOLTAGE SYSTEMS. PRELIMINARY SYSTEMS PLAN PROVIDED IN THIS BID SET ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL CONFIRM ACTUAL DEVICE LOCATIONS, QUANTITIES, AND REQUIREMENTS WITH THE DESIGN-BUILD LOW VOLTAGE CONTRACTOR AND ALERTING SYSTEM VENDOR AT THE START OF CONSTRUCTION.
- 9. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL TELECOM UTILITY SERVICE PROVIDERS TO BRING TELECOM SERVICE TO THE BUILDING.

# **ENERGY CODE NOTES**

- . SEE THE LUMINAIRE SCHEDULE, AND THE LIGHTING PLANS FOR LIGHTING AND LIGHTING CONTROL REQUIREMENTS. SYSTEMS SHALL MEET THE REQUIREMENTS OF C405.2 AND C405.4.
- 2. OCCUPANCY SENSORS SHALL FAIL ON AND AUTOMATICALLY TURN OFF LUMINAIRES IN THEIR COVERAGE AREA WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE UNLESS NOTED OTHERWISE ON THE PLANS. SEE LIGHTING CONTROL SCHEDULES FOR ADDITIONAL FUNCTIONALITY
- 3. EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE. 4. LUMINAIRES IN ALL DAYLIGHT ZONES AS DEFINED BY THE ENERGY CODE SHALL BE PROVIDED WITH DIMMING CAPABILITIES. LUMINAIRES WITHIN THE
- PRIMARY AND SECONDARY DAYLIGHT ZONES SHALL AUTOMATICALLY DIM IN RESPONSE TO AVAILABLE DAYLIGHT PER CODE REQUIREMENTS. . LUMINAIRES IN THE PRIMARY AND SECONDARY DAYLIGHT ZONES SHALL BE CONTROLLED INDEPENDENTLY OF EACH OTHER AND OF NON-DAYLIGHT AREAS; SEE LIGHTING PLANS FOR SPECIFIC CONTROL REQUIREMENTS FOR EACH SPACE. LUMINAIRES IN TOPLIGHT DAYLIGHT ZONES SHALL BE CONTROL SEPARATELY FROM LUMINAIRES IN SIDELIGHT DAYLIGHT ZONES.
- . DAYLIGHT RESPONSIVE CONTROLS WITHIN EACH SPACE SHALL BE CONFIGURED TO COMPLETELY SHUT OFF ALL CONTROLLED LIGHTS EACH THAT ZONE AND SO THAT THEY CAN BE CALIBRATED FROM WITHIN THAT SPACE BY AUTHORIZED PERSONNEL; CALIBRATION MECHANISMS SHALL BE READILY ACCESSIBLE.
- . DAYLIGHT RESPONSIVE CONTROLS SHALL INCORPORATE TIME-DELAY CIRCUITS TO PREVENT CYCLING OF LIGHT LEVEL CHANGES OF LESS THAN THREE
- MINUTES. 8. A SINGLE DAYLIGHT RESPONSIVE CONTROL SHALL NOT CONTROL AN AREA LARGER THAN 2,500 SQUARE FEET.
- 9. OCCUPANT OVERRIDE OF DAYLIGHT DIMMING CONTROLS IS NOT PERMITTED OTHER THAN TO REDUCE LIGHT OUTPUT FROM THE LEVEL ESTABLISHED BY THE DAYLIGHTING CONTROLS.
- 10 . LUMINAIRES SERVING THE EXT ACCESS AND PROVIDING MEANS OF EGRESS ILLUMINATION REQUIRED BY THE IBC SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS OR SIGNAL FROM ANOTHER BUILDING CONTROL SYSTEM THAT
- AUTOMATICALLY SHUTS OFF THE LIGHTING WHEN THE AREAS SERVED BY THAT ILLUMINATION ARE UNOCCUPIED. SEE LIGHTING PLANS. 11. EXTERIOR LUMINAIRES THAT ARE INTENDED TO LIGHT THE BUILDING FAÇADE OR LANDSCAPE SHALL HAVE CONTROLS THAT AUTOMATICALLY SHUT OFF
- THE LIGHTING AS A FUNCTION OF DAWN / DUSK AND A SET OPENING AND CLOSING TIME. 12. ALL ELECTRIC MOTORS SHALL MEET THE EFFICIENCY REQUIREMENTS OF TABLES C405.8(1) THROUGH C405.8(4) IN THE WASHINGTON STATE ENERY
- CODE. FAN MOTORS 1/12 HP UP TO 1 HP SHALL BE ECM PER C405.8.



MECHANICAL + ELECTRICAL ENGINEERS

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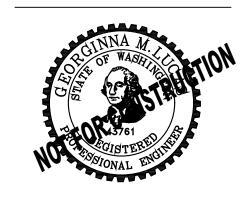
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#### KIRKLAND **HEIGHTS APARTMENTS**

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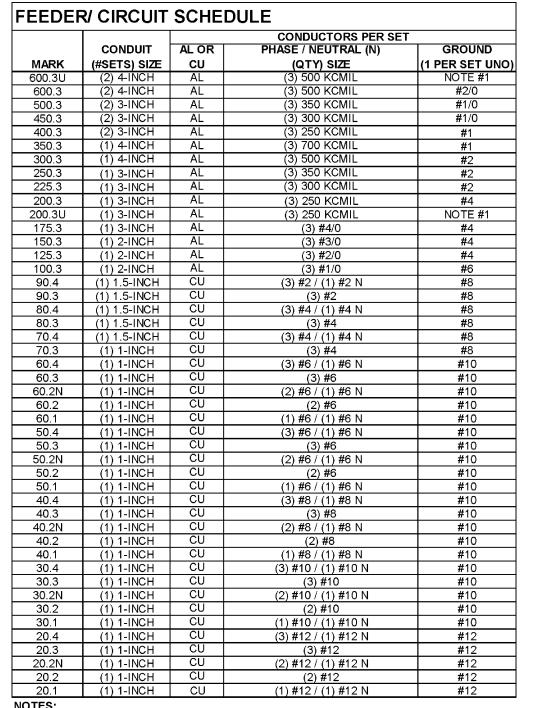
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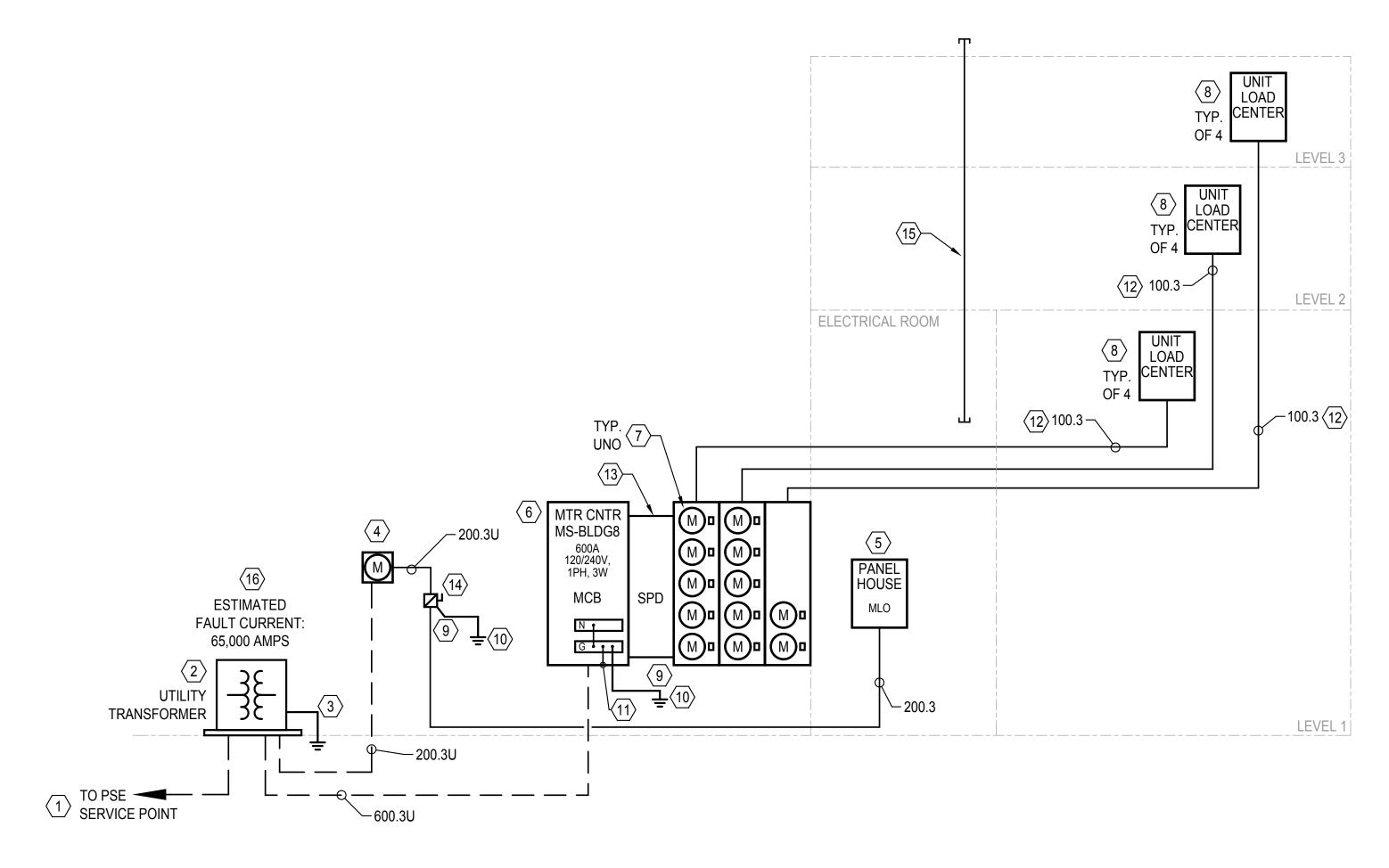
**AHJ STAMP** 

TITLE **PROJECT NOTES** 

PERMIT# JF,RA DRAWN GL CHECKED ISSUE DATE 01/28/22 JOB NO. 21011 SHEET NO.:



- A. AL= ALUMINUM (STABILOY CONDUCTORS WITH XHHW-2 INSULATION);
- CU= COPPER (COPPER CONDUCTORS WITH THHN/THWN INSULATION). B. FEEDERS RATED OVER 100 AMPS ARE BASED ON TERMINALS RATED FOR 75-
- DEGREES C (167-DEGREES F) AS PER NEC 110.14(C)(1). FEEDERS RATED 100 AMPS AND LOWER ARE BASED ON TERMINALS RATED FOR 60-DEGREES C (140-DEGREES F).
- C. PROVIDE GROUND WIRE NOTED ABOVE IN ALL FEEDERS. WHERE MULTIPLE SETS OF PARALLEL CONDUIT ARE INDICATED, PROVIDE ONE GROUND WIRE IN EACH SET.



## ONE-LINE POWER DIAGRAM SCALE: NTS

# FLAG NOTES $\langle X \rangle$ :

- 1. TO CONNECTION POINT WITH PUGET SOUND ENERGY (PSE). COORDINATE EXACT LOCATION, ROUTING AND REQUIREMENTS WITH PSE. ALL WORK TO BE PER PSE REQUIREMENTS. SEE SITE PLAN FOR ALTERATIONS TO EXISTING UTILITY ROUTING AROUND PROJECT BUILDING.
- 2. EXTERIOR PAD-MOUNTED UTILITY TRANSFORMER. FINAL CONNECTIONS TO TRANSFORMER BY PSE. CONTRACTOR TO VISIBLY MARK EACH CONDUCTOR WITH PHASE AND SPECIFIC SERVICE IT FEEDS AND EXTEND EXCESS CABLE PER PSE STANDARDS.
- 3. UTILITY SERVICE GROUNDING SHALL BE IN ACCORDANCE WITH NEC 250.24(A) AND PSE REQUIREMENTS.
- 4. 200A, 120/240V, 1-PHASE UTILITY METER SOCKET INSTALLED PER PSE REQUIREMENTS FOR BUILDING HOUSE LOADS.
- 5. PANELBOARD FOR BUILDING HOUSE LOADS.
- 6. PROVIDE EXTERIOR RATED RESIDENTIAL METER CENTER FOR INDIVIDUAL APARTMENT SERVICES. METER CENTER TO BE SERVICE ENTRANCE RATED WITH MAIN BREAKER. METER SECTION TO HAVE (12) 100AMP METERS WITH INDIVIDUAL DISCONNECTS.
- 7. 100A, 1-PHASE UTILITY METER SOCKET INSTALLED PER PSE REQUIREMENTS. PROVIDE WITH 100AT BREAKER ADJACENT TO EACH METER SOCKET FOR UNIT FEEDERS.
- 8. 100A, 120/240V, 1-PHASE LOAD CENTER, FOR EACH APARTMENT UNIT.
- 9. PROVIDE GROUNDING ELECTRODE COPPER CONDUCTOR PER NEC TABLE 250.66 AND NEC 050.62, 250.64, 250.66, 250.68, 250.70.
- 10. PROVIDE GROUNDING CONNECTIONS TO ALL AVAILABLE GROUNDING ELECTRODE(S) PER NEC 250.50 & 250.52 (A).
- 11. EQUIPMENT TO BE PROVIDED WITH FACTORY INSTALLED BONDING PLATE PER NEC 250.28, 250.102 AND TABLE 250.102(C)(1).
- 12. INSTALL ONE 100A, 240V, 3-WIRE "STABILOY" MC CABLE OR SER CABLE WITH GROUNDING CONDUCTOR FROM THE RESIDENTIAL METER STACK TO EACH DWELLING UNIT LOAD CENTER.
- 13. PROVIDE SURGE PROTECTION ON RESIDENTIAL SERVICE PER NEC 230.67.

KIRKLAND HEIGHTS APTS

**RESIDENTIAL UNITS (QTY = 12):** 113.71 kVA

LIGHTING:

MECHANICAL:

ALL DWELLING UNITS WILL BE PROVIDED WITH UTILITY METERS.

LOAD CALCULATIONS

LOAD CALCULATIONS

**MAIN SERVICE (BLDG 8):** 

METER STACK:

(SEE ATTACHED CALCS)

HOUSE (COMMON AREAS):

**GENERAL RECEPTACLES:** 

ELECT HEAT (SPRKLR RM):

FUTURE EV CHARGING:

MAIN SERVICE TOTAL:

WITH 25% SPARE CAPACITY

- 14. PROVIDE SERVICE ENTRANCE RATED MAIN DISCONNECT SWITCH FOR HOUSE SERVICE. DISCONNECT TO BE EXTERIOR RATED AND WALL MOUNTED TO BUILDING FACADE.
- 15. PROVIDE CONDUIT PATHWAY FROM ELECTRICAL ROOM TO ROOF FOR FUTURE PV ARRAY. CAP, SEAL, AND MARK ALL CONDUIT ENDS.
- 16. FINAL UTILITY DESIGN IS STILL PENDING WITH PSE. CONTRACTOR IS TO COORDINATE AIC RATING OF ALL ELECTRICAL EQUIPMENT BASED ON FAULT CALC'S PROVIDED BY PSE. FOR BID PURPOSES ASSUME ALL EQUIPMENT IS TO BE RATED FOR 65,000 AIC.

473.77 AMPS @ 120/240V, 1-PHASE

113.33 AMPS @ 120/240V, 1-PHASE

587.11 AMPS @ 120/240V, 1-PHASE

733.88 AMPS @ 120/240V, 1-PHASE

2 kVA

1 kVA

1 KVA

19.2 kVA

140.91 kVA

176.13 kVA



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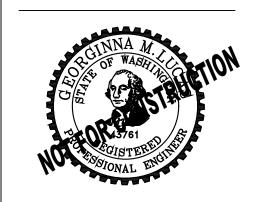
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**BID SET** 



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REVISIONS / NOTES

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TITLE

SINGLE-LINE, LOAD CALCS AND SCHEDULES

PERMIT # JF,RA DRAWN GL CHECKED 01/28/22 ISSUE DATE 21011 JOB NO.

SHEET NO.:

LOAD CALCULATIONS - BLDG 8

UNIT TYPE: 3BR - 3.1 AREA (SF): 906
DEMAND LOAD (kVA): 16.22 => 67.6 AMPS AT 240 V 1 PH
DWELLING UNIT CALCULATIONS: NEC 220, PART III:
GENERAL LIGHTING LOADS [220.12] = AREA x 3VA/SF = 2.72 kVA
SMALL-APPLIANCE CKTS [220.52(A)] = 2 CKTS x 1500VA = 3.00 kVA
LAUNDRY CKTS [220.52(B)] = 1 CKTS x 1500VA = 1.50 kVA
SUBTOTAL (CONNECTED) = 7.22 kVA
LTG LOAD DEMAND FACTORS PER NEC TABLE 220.42 FOR DWELLING UNITS:
0-3,000VA: $100%$ = $3.00  kVA$
3,001VA - 120,000VA: 35% = 1.48 kVA
> 120,000VA: 25% = 0.00 kVA
GENERAL LIGHTING LOAD - DEMAND = 4.48 kVA
FIXED IN PLACE APPLIANCES [220.53]: TYPE QTY LOAD (kVA EACH)
REFRIGERATOR 1 AT 0.7 = 0.70 kVA
RANGE HOOD 1 AT 0.3 = 0.30 kVA
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
DISHWASHER AT 1.2 = 0.00 kVA
WASHER AT 1.2 = 0.00 kVA
GARBAGE DISPOSAL AT 0.7 = 0.00 kVA
WATER HEATER 1 AT 4.5 = 4.50 kVA
SUBTOTAL (CONNECTED) = 5.50 kVA
APPLIANCE DEMAND FACTOR [220.53]: 75%
GENERAL APPLIANCE LOAD - DEMAND = 4.13 kVA
QTY LOAD (kVA EACH)
MOTORS [220.50]: ERV 1 AT 0.11 = 0.11 kVA
DRYER EXHAUST FAN AT = 0.00 kVA
KITCHEN EXHAUST FAN AT = 0.00 kVA
+25% OF LARGEST MOTOR = 0.03 kVA
GENERAL MOTOR LOAD - DEMAND = 0.14 kVA
100% AC EQUIP [220.50] / SPACE HEATING [220.51] = 2.39 kVA
QTY LOAD (kVA EACH)
CLOTHES DRYER [220.54] AT = 0.00 kVA
ELECTRIC COOKTOP [220.55] AT = 0.00 kVA
ELECTRIC OVEN [220.55] AT = 0.00 kVA
ELECTRIC RANGE [220.55] 1 AT 8.8 = 8.00 kVA
TOTAL DWELLING UNIT LOAD PER NEC 220, PART III = 19.13 kVA
DWELLING UNIT OPTIONAL CALCULATIONS: NEC 220, PART IV:
TOTAL CONNECTED LOAD W/O HEATING AND AC [220.82] = 21.66 kVA
DEMAND FACTORS PER NEC 220.82(B):
DEMAND FACTORS PER NEC 220.82(B): 0 - 10kVA: 100% = 10.00 kVA
DEMAND FACTORS PER NEC 220.82(B):  0 - 10kVA: 100% = 10.00 kVA > 10 kVA: 40% = 4.66 kVA
DEMAND FACTORS PER NEC 220.82(B):  0 - 10kVA: 100% = 10.00 kVA  > 10 kVA: 40% = 4.66 kVA  ELECTRIC HEAT AND AC [220.82(C)]:
DEMAND FACTORS PER NEC 220.82(B):  0 - 10kVA: 100% = 10.00 kVA > 10 kVA: 40% = 4.66 kVA

	3BR - 3.1	AREA (SF):	906					_
DE	MAND LOAD (kVA):	16.22 =>	67.6	AMPS A1	240	٧	1	PH
WELLING UNIT	CALCULATIONS: N		_					
		GHTING LOADS [2			A x 3VA/SF	=	2.72	kVA
	SMALL-APPLI	ANCE CKTS [220	.52(A)] =	2	CKTS x 1500VA	<b>+</b> =	3.00	kVA
	LAU	NDRY CKTS [220	.52(B)]=	1	CKTS x 1500VA	\ =	1.50	kVA
			S	UBTOTAL	(CONNECTED)	=	7.22	kVA
	LTG LOAD DEMAND	FACTORS PER	NEC TA	3LE 220.4	2 FOR DWELLIN	IG UI	NITS:	
		0 - 3,000VA:		100%		=	3.00	kVA
		3,001VA - 120,00	00VA:	35%		=	1.48	kVA
		> 120,000VA:		25%		=	0.00	kVA
		GENE	RAL LIC	HTING LO	DAD - DEMAND	=	4.48	kVA
FIXED IN PLACE	APPLIANCES [220.5	B]: TYPE	QTY	L	OAD (kVA EAC	H)		
		REFRIGERATOR	1	ΑT	0.7	=	0.70	kVA
		RANGE HOOD	1	АТ	0.3	=	0.30	kVA
		MICROWAVE		АТ	1	=	0.00	kVA
		DISHWASHER		АТ	1.2	1 =	0.00	kVA
		WASHER		ΑT	1.2	=	0.00	kVA
	GARE	AGE DISPOSAL		ΑT	0.7	1 =	0.00	kVA
	\	WATER HEATER	1	АТ	4.5	1 =	4.50	kVA
		1	S		(CONNECTED)	=	5.50	kVA
	APPLIANCE DEMAN	ND FACTOR (220.		75%				
					DAD - DEMAND	=	4.13	kVA
			QTY		OAD (kVA EAC			
MOTORS [220.50]	•	ERV	1	AT	0.11	i' =	0.11	kVA
		R EXHAUST FAN	·	AT	0.11	1 =	0.00	kVA
		NEXHAUST FAN		AT		1 =	0.00	kVA
		ARGEST MOTOR		731			0.03	kVA
	12570 01 127		NEDALI	MOTORIO	DAD - DEMAND		0.14	kVA
		GL	NLIVALI	WO TOK E	DAD - DEWAND		0.14	NVA
	100% AC EQUIP	[220 501/SPACE	HE ATING	3 (220 51)		=	2.39	kVA
	10070710 EQ011	[220.00]7017102	QTY		OAD (kVA EAC		2.00	] ((7)
	CLOTHES	DRYER [220.54]	Q I I	AT	OND (KVY EXC	i'' =	0.00	kVA
		OKTOP [220.55]		AT		1 =	0.00	kVA
		C OVEN [220.55]		AT		† <u>-</u>	0.00	kVA
		RANGE [220.55]	1	AT	8.8		8.00	kVA
	ELECTRIC	KANGE [220.55]	ı	Δı	0.0	_	0.00	KV/A
	TOT	AL DWELLING H	NITLOA	D DED NE	C 220 DADT III	_	40.42	L\/A
	101.	AL DWELLING U	NII LOA	DPERNE	C 220, PART III	=	19.13	KVA
				- n <i>(</i>				
DWELLING UNIT	OPTIONAL CALCUL							
		CONNECTED LOA		HEATING A	ND AC [220.82]	=	21.66	kVA
	DEMAND FACTORS		2(B):					
		0 - 10kVA:		100%		=	10.00	
				400/		_	4.66	kVA
		> 10 kVA:		40%		_	4.00	$\kappa_{\Lambda} \sim$
	AND AC [220.82(C)]: LOAD OF OPTIONS:					_	4.00	NV A

UNIT TYPE:	3BR - 3A.1	AREA (SF):	906					
DE	MAND LOAD (kVA):	16.43 =>	68.5	AMPS A1	240	V	1	PH
DWELLING UNIT (	CALCULATIONS: N	EC 220, PART III:						
	GENERAL LIG	HTING LOADS [2:	20.12] =	ARE	A x 3VA/SF	=	2.72	kVA
	SMALL-APPLIA	ANCE CKTS [220.	52(A)] =	2	CKTS x 1500V	A =	3.00	kVA
	LAU	NDRY CKTS [220 <u>.</u>	52(B)] =		CKTS x 1500V	A =	N/A	kVA
		L			(CONNECTED		5.72	kVA
	LTG LOAD DEMAND		NEC TAE	BLE 220.4	2 FOR DWELLII	NG U	NITS:	
		0 - 3,000VA:		100%		=	3.00	kVA
		3,001VA - 120,00	OVA:	35%		=	0.95	kVA
,		> 120,000VA:		25%		=	0.00	kVA
		GENE	RAL LIC	HTING LO	OAD - DEMAND	) =	3.95	kVA
FIXED IN PLACE A	APPLIANCES [220.53	i]: TYPE	QTY	ı	OAD (kVA EAC	:Η)		
INCO IN I CAGE A	-	REFRIGERATOR	1	AT	0.7	i'' =	0.70	kVA
	'	RANGE HOOD	1	AT	0.3	┨┋	0.70	kVA
		MICROWAVE	'	AT	1	┨ _	0.00	kVA
		DISHWASHER		AT	1.2	┨┋	0.00	kVA
		WASHER		AT	1.2	┨┋	0.00	kVA
	GADR	AGE DISPOSAL		AT	0.7	┫┋	0.00	kVA
		VATER HEATER	1	AT	4.5	┨┋	4.50	kVA
	v	VATER HEATER	-		(CONNECTED		5.50	kVA
	APPLIANCE DEMAN	L ID EACTOR 1990 !		75%	COMILETED	<u>, –</u>	3.30	ΝVΛ
	AFFEIANCE DEMAN				OAD - DEMAND	) =	4.13	kVA
			QTY		OAD (kVA EAC			
MOTORS [220.50]:		ERV	1	ΑT	0.11	<b></b>	0.11	kVA
		REXHAUST FAN		ΑT		1 =	0.00	kVA
		I EXHAUST FAN		AT		1 =	0.00	kVA
		RGEST MOTOR				_ =	0.03	kVA
			VERAL	MOTOR LO	OAD - DEMAND	) =	0.14	kVA
•								
	100% AC EQUIP [	220.50]/SPACE	HEATING			=	3.64	kVA
			QTY	L	OAD (kVA EAC	H)		
		DRYER [220.54]		ΑT		_ =	0.00	kVA
		OKTOP [220.55]		ΑT		_ =	0.00	kVA
		C OVEN [220.55]		ΑT		_ =	0.00	kVA
	ELECTRIC	RANGE [220.55]	1	ΑT	8.8	_ =	8.00	kVA
	TOTA	AL DWELLING UI	NIT I OA	D DED NE	C 220 DART II	ı =	19.85	kV/Δ
	1017	L DWLLLING OI	THE LOA	S I EIX IAE	LO EEU, FAIRT II	. –	10.00	N V /A
DWELLING UNIT O	OPTIONAL CALCULA	ATIONS: NEC 22	20, PAR1	IV:				
	TOTAL C	ONNECTED LOA	D W/O F	EATING A	ND AC [220.82	] =	20.16	kVA
•	DEMAND FACTORS	PER NEC 220.82	2(B):					
		0 - 10kVA:		100%		=	10.00	kVA
		> 10 kVA:		40%		=	4.06	kVA
	AND AC [220.82(C)]:					_		
LARGEST	LOAD OF OPTIONS:	< 4 ELECT SPAC	E HEAT	ERS; 65%	NAMEPLATE	=	2.37	kVA
2, (020 .								
	AL DWELLING UNIT	LOAD DED OF	101101	ALC: NE	C 220 DADT "	/ =	16.43	L\/A

0.00	$\nabla V \triangle$				
3.95	kVA				
0.70	kVA				
0.30	kVA				
0.00	kVA				
0.00	kVA				
0.00	kVA				
0.00	kVA				
4.50	kVA				
5.50	kVA				
4.13	kVA				
0.11	kVA				
0.00	kVA				
0.00	kVA				
0.03	kVA				
0.14	kVA				
3.64	kVA	RESIDENTIAL LO	AD CALCU	ILATIONS - SE	KVICE
					_
0.00	kVA			T	[
0.00	kVA		QTY ON		APPL
0.00	kVA		METER	GEN LTG	SL
8.00	kVA	UNIT TYPE	STACK	LOAD (kVA)	(k)
		2BR - 2.1	6	32.08	33
19.85	kVA	3BR - 3.1	5	36.09	27
		3BR - 3A.1	1	5.72	5
		TOTALS:	12	73.88	66
20.16	kVA	A	DITIONAL	25% OF LARG	SEST M
10.00	kVA	METER STACK O	PTIONAL C	CALCULATION	S: NE
4.06	kVA				
2.37	I/V//A				
	KVA		T01	AL METER OF	ACKI
10.10			TOT	AL METER ST	ACK L
16.43	kVA		TOT	AL METER ST	ACKL

											_		
			DEMAND	LOAD (kVA):	113.71	=>	474 AMPS AT	240	V	1	PH		
	QTY ON		APPLIANCE		SPACE	CLO	HES DRYERS		C	OOKING	APPLIANCE:	S	
	METER	GEN LTG	S LOAD	MOTOR	HEATING/			1.5< X	< 3.5 kW	3.5kW <	X < 8.75kW	8.75kW	< X < 12kW
<b>UNIT TYPE</b>	STACK	LOAD (kVA)	(kVA)	LOAD (kVA)	AC LOAD	QTY	LOAD (kVA)	QTY	LOAD (kVA)	QTY	LOAD (kVA)	QTY	LOAD (kVA
2BR - 2.1	6	32.08	33.00	0.66	14.91	0	0.00	0	0.00	0	0.00	6	52.80
3BR - 3.1	5	36.09	27.50	0.55	11.95	0	0.00	0	0.00	0	0.00	5	44.00
3BR - 3A.1	1	5.72	5.50	0.11	3.64	0	0.00	0	0.00	0	0.00	1	8.80
TOTALS:	12	73.88	66.00	1.32	30.50	0	0.00	0	0.00	0	0.00	12	105.60
ADDITIONAL 25% OF LARGEST MOTOR: 0.03													

TOTAL CONNECTED METER STACK LOAD = 277.33 kVA

#### FEEDER/ CIRCUIT SCHEDULE CONDUIT AL OR (QTY) SIZE MARK (#SETS) SIZE CU (1 PER SET 600.3U (2) 4-INCH AL 600.3 (2) 4-INCH AL 500.3 (2) 3-INCH AL 450.3 (2) 3-INCH AL (3) 500 KCMIL NOTE #1 (3) 500 KCMIL (3) 350 KCMIL (3) 300 KCMIL 400.3 (2) 3-INCH AL 350.3 (1) 4-INCH AL (3) 250 KCMIL 350.3 (1) 4-INCH AL 300.3 (1) 4-INCH AL 250.3 (1) 3-INCH AL 225.3 (1) 3-INCH AL 200.3 (1) 3-INCH AL 200.3U (1) 3-INCH AL 175.3 (1) 3-INCH AL 150.3 (1) 2-INCH AL 125.3 (1) 2-INCH AL 100.3 (1) 2-INCH AL 90.4 (1) 1.5-INCH CU 90.3 (1) 1.5-INCH CU 80.4 (1) 1.5-INCH CU 80.4 (1) 1.5-INCH CU 80.3 (1) 1.5-INCH CU (3) 700 KCMIL (3) 500 KCMIL (3) 350 KCMIL (3) 300 KCMIL (3) 250 KCMIL (3) 250 KCMIL (3) #4/0 (3) #3/0 (3) #1/0 (3) #2 / (1) #2 N (3) #2 (3) #4 / (1) #4 N 70.4 (1) 1.5-INCH CU 70.3 (1) 1-INCH CU 60.4 (1) 1-INCH CU 60.3 (1) 1-INCH CU 60.2N (1) 1-INCH CU (3) #4 / (1) #4 N (3) #6 / (1) #6 N (2) #6 / (1) #6 N 60.2 (1) 1-INCH CU 60.1 (1) 1-INCH CU 50.4 (1) 1-INCH CU 50.3 (1) 1-INCH CU (2) #6 (1) #6 / (1) #6 N 50.2N (1) 1-INCH CU (2) #6 / (1) #6 N 50.2N (1) 1-INCH CU 50.2 (1) 1-INCH CU 50.1 (1) 1-INCH CU 40.4 (1) 1-INCH CU 40.3 (1) 1-INCH CU 40.2N (1) 1-INCH CU (2) #6 (1) #6 / (1) #6 N (3) #8 / (1) #8 N (2) #8 / (1) #8 N 40.2 (1) 1-INCH CU (2) #8 (1) #8 / (1) #8 N 40.1 (1) 1-INCH CU 30.4 (1) 1-INCH CU 30.3 (1) 1-INCH CU (3) #10 / (1) #10 N (3) #10 30.2N (1) 1-INCH CU (2) #10 / (1) #10 N 30.2 (1) 1-INCH CU 30.1 (1) 1-INCH CU 20.4 (1) 1-INCH CU (2) #10 (3) #12 / (1) #12 N 20.3 (1) 1-INCH CU (3) #12 #12 20.2N (1) 1-INCH CU (2) #12 / (1) #12 N 20.2 (1) 1-INCH CU #12 (2) #12 20.1 (1) 1-INCH CU (1) #12 / (1) #12 N

- A. AL= ALUMINUM (STABILOY CONDUCTORS WITH XHHW-2 INSULATION);
- CU= COPPER (COPPER CONDUCTORS WITH THHN/THWN INSULATION). B. FEEDERS RATED OVER 100 AMPS ARE BASED ON TERMINALS RATED FOR 75-DEGREES C (167-DEGREES F) AS PER NEC 110.14(C)(1). FEEDERS RATED 100 AMPS AND LOWER ARE BASED ON TERMINALS RATED FOR 60-DEGREES C (140-DEGREES C. PROVIDE GROUND WIRE NOTED ABOVE IN ALL FEEDERS. WHERE MULTIPLE SETS
- OF PARALLEL CONDUIT ARE INDICATED, PROVIDE ONE GROUND WIRE IN EACH SET. 1. MARKS ENDING WITH "U" ARE UTILIY SECONDARY SERVICE FEEDERS FROM THE UTILITY ELECTRICAL VAULT. NO EQUIPMENT GROUNDING CONDUCTORS TO BE PROVIDED UNO.

#### DDANCH CIDCHIT I ENGTH I IMITS

BRANC	CH CIRCUIT	LENGTH	LIMITS			
		KVA ON CKT	MAXIMUN	I CIRCUIT LE	NGTH (FT) B	ASED ON
	AMPS ON CKT	NOT TO	CO	NDUCTOR SI	ZES INDICA	TED
VOLTAGE	NOT TO EXCEED	EXCEED	#12 AWG	#10 AWG	#8 AWG	#6 AWG
	2	0.24	505	845	1295	2055
	3	0.36	335	560	865	1370
	4	0.48	250	420	645	1025
	6	0.72	165	275	430	685
	8	0.96	125	210	320	510
120V / 1-	10	1.20	100	165	255	410
PHASE	12	1.44	80	140	215	340 290
THACL	14	1.68	70	120	185 160	290 255
	16	1.92	60	105	140	225
	18	2.16	55 50	90 80	125	205
	20 25	2.40	40	65	100	160
		3.00 3.60	30	55	85	135
	2	0.42	880	1465	2250	3560
	4	0.42	440	730	1125	1780
	6	1.25	290	485	750	1185
	8	1.66	220	365	560	890
	10	2.08	175	290	450	710
	12	2.50	145	240	375	590
	14	2.91	125	205	320	505
208V/ 1-PHASE	16	3.33	110	180	280	445
	18	3.74	95	160	250	395
	20	4.16	85	145	225	355
	25	5.20	70	115	180	285
	30	6.24	55	95	150	235
	35	7.28	50	80	125	200
	40	8.32	40	70	110	175
	45	9.36	35	65	100	155
	50	10.40	35	55	90	140
	2	0.72	1000	1695	2600	4120
	4	1.44	500	845	1300	2060
	6	2.16	335	565	865	1370
	8	2.88	250	420	650	1030
	10	3.60	200	335	520	820
	12	4.32	165	280	430	685
	14	5.04	145	240	370	585
208V/	16	5.76	125	210	325	515
3-PHASE	18	6.48	110	185	285	455
	20	7.21	100	165	260	410
	25	9.01	80	135	205	325
	30	10.81	65	110	170	270
	35	12.61	55	95	145	235
	40	14.41	50	80		
					130	205
	45	16.21	45	75 	115	180
	50	18.01	40	65	100	160

- A. CIRCUIT LENGTHS INDICATED IN THIS SCHEDULE ARE INTENDED TO LIMIT TOTAL VOLTAGE DROP ON BRANCH CIRCUITS TO 3% AND ARE BASED ON COPPER CONDUCTORS.
- B. WHERE CONDUCTORS ARE INCREASED IN SIZE TO LIMIT VOLTAGE DROP, EQUIPMENT GROUNDING CONDUCTOR SHALL ALSO BE INCREASED IN SIZE PROPORTIONATELY PER NEC 250.122(B).

#### PANEL SCHEDULES

PANEL 'H' (BLDG '8')					FED	FROM:	XFF	₹	LO	CATION:	ELECTRICAL ROOM	
NORMAL POWER		VC	DLTAGE:	AGE: 120 / 240		V 1-PHASE, 3-WIRE					SURFACE-MOUNTED	
AIC:	SEE SINGLE-LINE DIAGRAM	BUS	RATING:	200	AMPS	MPS MLC		LO OR MCB: MCB		AMPS		
СКТ		CON	LOAD	СКТ	СВ		СВ	СКТ	CON	LOAD		СКТ
#	DESCRIPTION	TYPE	kVA	TAG	AMPS/#P	PH	AMPS/#P	TAG	TYPE	kVA	DESCRIPTION	#
1	LTG - BREEZEWAY	L	0.00	20.1	20 / 1	Α	20 / 1	20.1	N	0.60	FIRE A LA RM CONTROL PA NEL	2
3	SPARE		0.00		20 / 1	В	20 / 1	20.1	N	0.24	LTG TIME CLOCK	4
5	RECEPT - BREEZEWAY	R	0.54	20.1	20 / 1	Α	20 / 1			0.00	SPARE	6
7	RECEPT - BREEZEWAY	R	0.54	20.1	20 / 1	В	20 / 1	20.1	R	0.72	RECEPTS - ELECT / MECH RM	8
9	SPARE		0.00		20 / 1	Α	20 / 1	20.1	R	0.72	RECEPTS - TELECOM	10
11	LTG - ELECT / MECH CLOSETS	L	0.00	20.1	20 / 1	В	20 / 1	20.1	R	0.36	RECEPTS - TELECOM	12
13	ELECT HEATER - FIRE SPRINKLER	С	1.00	20.1	20 / 1	Α	20 / 1			0.00	SPARE	14
15	SPARE		0.00		20 / 1	В	20 / 1			0.00	SPARE	16
17	SPARE		0.00		20 / 1	Α	20 / 1			0.00	SPARE	18
19	SPARE		0.00		20 / 1	В	20 / 1			0.00	SPARE	20
21	SPARE		0.00		20 / 1	Α	20 / 1			0.00	SPARE	22
23	LTG - SITE POLES	L	0.12	20.1	20 / 1	В	20 / 1			0.00	SPARE	24
25	SPARE		0.00		20 / 1	Α	20 / 1			0.00	SPARE	26
27	SPARE		0.00		20 / 1	В	20 / 1			0.00	SPARE	28
29	SPACE ONLY					Α					SPACE ONLY	30
31	SPACE ONLY					В					SPACE ONLY	32
33	SPACE ONLY					Α					SPACE ONLY	34
35	SPACE ONLY					В					SPACE ONLY	36
37	SPACE ONLY					Α					SPACE ONLY	38
39	SPACE ONLY					В					SPACE ONLY	40
41	SPACE ONLY					Α					SPACE ONLY	42
			CONN	ECTED	DEMA ND							
			LO	AD	FACTOR		DEMAND	LOAD				
L	= LIGHTING		0.12	kVΑ	125%		0.15	kVΑ		PANEL	CONNECTED TOTAL:	
R	= RECEPTA CLES		2.88	kVA	NEC 220.44		2.88	kVΑ		4.84	kVA	
М	= MOTORS		0.00	kVΑ	100%		0.00	kVΑ		20.17	AMPS	
	PLUS 25% OF LARGEST MOTOR		0.00	kVA	25%		0.00	kVΑ				
С	= CONTINUOUS		1.00	kVΑ	125%		1.25	kVΑ		PANEL	DEMAND TOTAL:	
N	= NON-CONTINUOUS		0.84	kVΑ	100%		0.84	kVΑ		5.12	kVA	
K	= KITCHEN		0.00	kVA	75%		0.00	kVΑ		21.33	AMPS	
NOTE	ES:											
Α.	SEE FEEDER AND BRANCH CIRCUIT SO	HEDULE F	OR CON	OUIT A N	D CONDUCTO	OR INFO	ORMATION P	ER CIRCI	JIT TAG			
CIRC	UIT NOTES (X):											
K Note A Circ	= KITCHEN 3S: SEE FEEDER AND BRANCH CIRCUIT SC		0.00 OR CONI	KVA DUIT A N	75% D CONDUCTO	OR INFO	0.00	kVA	JIT TAG	21.33		

LU	AD CENTER - 2 BEDROOM		FED	FROM:	METER ST	ACKS	LOCATION: DWELLING UNITS	
<b>VORI</b>	MAL POWER VOLTAGE:	120	/ 240	V	1-PHASE, 3	-WIRE	FLUSH-MOUNTED	
AIC:	SEE SINGLE-LINE DIAGRAM BUS RATING:	100	AMPS	N	LO OR MCB:	MLO	100 AMPS	
СКТ		СКТ	СВ		СВ	СКТ		скт
#	DESCRIPTION	TAG	AMPS/#P	PH	AMPS/#P	TAG	DESCRIPTION	#
1	BATHROOMS (1)	20.1	20 / 1	Α	40 / 2	40.2N	RANGE	2
3	GEN LTG, RECEPTS, SD (1)	20.1	20 / 1	В			"	4
5	REFRIGERATOR, EXHAUST HOOD (2)	20.1	20 / 1	Α	30 / 2	30.2	WATER HEATER	6
7	GENERAL KITCHEN APPLIANCE (1)	20.1	20 / 1	В			"	8
9	GENERAL KITCHEN APPLIANCE (1)	20.1	20 / 1	Α	20 / 2	20.2	HEAT - LIVING ROOM	10
11	BEDROOM 1 RECEPTS, LTS, SD	20.1	20 / 1	В			II .	12
13	BEDROOM 2 RECEPTS, LTS, SD	20.1	20 / 1	Α	20 / 2	20.2	HEAT - BEDROOMS	14
15				В			"	16
17				Α	20 / 1	20.1	ERV	18
19				В				20
21				Α				22
23				В	1			24

- A. SEE RESIDENTIAL DWELLING UNIT CALCULATIONS ON DWG FOR RESIDENTIAL LOAD CENTER CALCULATIONS.
- B. SEE FEEDER AND BRANCH CIRCUIT SCHEDULE FOR CONDUIT AND CONDUCTOR INFORMATION PER CIRCUIT TAG.
- CIRCUIT NOTES (X): 1. PROVIDE COMBO ARC-FAULT CIRCUIT INTERRUPTER BREAKER.

1. PROVIDE 30mA GROUND FAULT EQUIPMENT PROTECTION BREAKER.

2. PROVIDE COMBO 5mA GFC/ COMBO ARC-FAULT CIRCUIT INTERRUPTER BREAKER WHERE RECEPTACLE IS WITHIN 6FT OF SINK EDGE. OTHERWISE PROVIDE COMBO ARC-FAULT CIRCUIT INTERRUPTER BREAKER.

<b>VORI</b>	MAL POWER VOLTAGE:	120	/ 240	٧	1-PHASE, 3	-WIRE	FLUSH-MOUNTED	
AIC:	SEE SINGLE-LINE DIAGRAM BUS RATING:	100	AMPS	M	ILO OR MCB:	MLO	100 AMPS	
СКТ		СКТ	СВ		СВ	СКТ		СК
#	DESCRIPTION	TAG	AMPS/#P	PH	AMPS/#P	TAG	DESCRIPTION	#
1	BATHROOMS (1)	20.1	20 / 1	Α	40 / 2	40.2N	RA NGE	2
3	GEN LTG, RECEPTS, SD (1)	20.1	20 / 1	В			п	4
5	REFRIGERATOR, EXHAUST HOOD (2)	20.1	20 / 1	Α	30 / 2	30.2	WATER HEATER	6
7	GENERAL KITCHEN APPLIANCE (1)	20.1	20 / 1	В			п	8
9	GENERAL KITCHEN APPLIANCE (1)	20.1	20 / 1	Α	20 / 2	20.2	HEAT - LIVING ROOM	10
11	BEDROOM 1 RECEPTS, LTS, SD	20.1	20 / 1	В			п	12
13	BEDROOM 2 RECEPTS, LTS, SD	20.1	20 / 1	Α	20 / 2	20.2	HEAT - BEDROOMS	14
15	BEDROOM 3 RECEPTS, LTS, SD	20.1	20 / 1	В			II .	16
17				Α	20 / 1	20.1	ERV	18
19				В				20
21				Α				22
23				В				24

- A. SEE RESIDENTIAL DWELLING UNIT CALCULATIONS ON DWG FOR RESIDENTIAL LOAD CENTER CALCULATIONS. B. SEE FEEDER AND BRANCH CIRCUIT SCHEDULE FOR CONDUIT AND CONDUCTOR INFORMATION PER CIRCUIT TAG.
- CIRCUIT NOTES (X): 1. PROVIDE COMBO ARC-FAULT CIRCUIT INTERRUPTER BREAKER.
- 2. PROVIDE COMBO 5mA GFCI/ COMBO A RC-FAULT CIRCUIT INTERRUPTER BREAKER WHERE RECEPTACLE IS WITHIN 6FT OF SINK EDGE. OTHERWISE PROVIDE COMBO ARC-FAULT CIRCUIT INTERRUPTER BREAKER.

#### HEATER EQUIPMENT SCHEDULES

#### **ELECTRIC HEATER SCHEDULE**

MARK	SERVES	MAKE	MODEL	KW	VOLT / PH	DIMENSIONS	NOTES
CH-0.42	DWELLING UNITS	KING	KCV COVE HEATER	0.42	240 / 1	4"H x 34"L	1, 4
CH-0.56	DWELLING UNITS	KING	KCV COVE HEATER	0.56	240 / 1	4"H x 47"L	1, 4
CH-0.7	DWELLING UNITS	KING	KCV COVE HEATER	0.7	240 / 1	4"H x 59"L	1, 4
CH-0.84	DWELLING UNITS	KING	KCV COVE HEATER	0.84	240 / 1	4"H x 71"L	1, 4
CH-0.93	DWELLING UNITS	KING	KCV COVE HEATER	0.935	240 / 1	4"H x 83"L	1, 4
CH-1.12	DWELLING UNITS	KING	KCV COVE HEATER	1.125	240 / 1	4"H x 94"L	1, 4
CH-1.4	DWELLING UNITS	KING	KCV COVE HEATER	1.4	240 / 1	4"H x 118"L	1, 4
CH-1.8	DWELLING UNITS	KING	KCV COVE HEATER	1.8	240 / 1	4"H x 118"L	1, 4
EH-1.1	FIRE SPRINKLER ROOM	KING	PAW WALL HEATER	1.50	240 / 1	7-9/16"H x 13-7/8"W x 5-3/16"D	1, 2, 3

1. CONFIRM EXACT LOCATION WITH ARCHITECT.

- 2. PROVIDE WITH INTEGRAL TAMPER PROOF THERMOSTAT.
- 3. UNIT SHALL BE FULLY-RECESSED. MAINTAIN FIRE RATING OF WALL INSTALLATION WHERE APPLICABLE.
- 4. SEE DWELLING UNIT ENLARGED PLANS FOR QUANTITIES. 5. UNIT WILL REQUIRE SURFACE MOUNTING.

# **ELECTRIC HEATER DWELLING UNIT**

#### SUMMARY

			HEATER TYPES					
UNIT NUMBER(S)	UNIT TYPE	BED 1	BED 2	BED 3	LIVING			
Α	2-BDRM	CH-0.7	CH-0.93		CH-1.8			
В	3-BDRM	CH-0.7	CH-0.7	CH-0.84	CH-1.4			
С	3-BDRM	CH-0.7	CH-0.7	CH-0.84	CH-1.4			
D	2-BDRM	CH-0.7	CH-0.93		CH-1.8			
E	2-BDRM	CH-0.42	CH-0.56		CH-0.93			
F	3-BDRM	CH-0.42	CH-0.42	CH-0.42	CH-0.7			
G	3-BDRM	CH-0.42	CH-0.42	CH-0.42	CH-0.7			
Н	2-BDRM	CH-0.42	CH-0.56		CH-0.93			
	2-BDRM	CH-0.42	CH-0.56		CH-1.12			
J	3-BDRM	CH-0.42	CH-0.42	CH-0.42	CH-0.93			
K	3-BDRM	CH-0.42	CH-0.42	CH-0.42	CH-0.93			
L	2-BDRM	CH-0.42	CH-0.56		CH-1.12			
_								

A. SEE ELECTRIC HEATER SCHEDULE FOR HEATER INFORMATION.

B. HEATERS SIZED PER HEAT LOSS CALCULATIONS PROVIDED BY OTHERS.



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## KIRKLAND HEIGHTS **APARTMENTS**

13319 NE 133RD ST. KIRKLAND, WA 98034

**BID SET** 



ISSUED SETS NO DATE DESCRIPTION

REVISIONS / NOTES NO DATE DESCRIPTION

AHJ STAMP

TITLE **EQUIPMENT** AND **PANEL** 

PERMIT#	
DRAWN	JF,RA
CHECKED	G
ISSUE DATE	01/28/2
JOB NO.	2101

SHEET NO.:

SCHEDULES

MARK	DESCRIPTION	LAMP / LUMENS COLOR TEMP CRI	BALLAST / DRIVER INFORMATION	TOTAL WATTS	VOLT	MOUNTING	RECESS DEPTH (IN)	MANUFACTURER	CATALOG NUMBER (SEE NOTES: 1, 2, 3)	NOTES
	LED 4-FT LENSED STRIP WITH DROP LENS. CHAIN-HANG OR SURFACE/ WALL MOUNTED.	3000 LUMENS 4000K 80+	0-10V DIMMING (STANDARD)	30.0	120	VARIOUS	` ,	LITHONIA SIGNIFY LTG METALUX LTG	ZL1D-L48-3000LM-FST-MVOLT-40K-80CRI FSS SERIES SNLED SERIES	1, 2
										1, 2
		(2) SATCO S9707 A19/GU24 27K LED LAMPS	NONE	22.0	120	CEILING		NUVO NO EXCEPTIONS	60-2621	1, 2
U2	LOW-PROFILE SURFACE-MOUNTED LED WRAPAROUND, 10" x 4 FT, PRISMATIC ACRYLIC DIFFUSER	4000 LUMENS 3000K 80+	ELECTRONIC	33.0	120	CEILING		LITHONIA NO EXCEPTIONS	LBL4W - 4000LM - 80CRI - 30K - NODIM - MVOLT	1, 2
	2-FT VANITY LUMINAIRE, LED SOURCE, WHITE ACRYLIC DIFFUSER	2200 LUMENS 3000K 80+	ELECTRONIC	23.0	120	WALL		LUMENCIA NO EXCEPTIONS	LLFL2103D-30K-SN	1, 2
	15-INCH DECORATIVE DOME. PROVIDE WITH LED GU-24 REPLACEMENT LAMPS.	(3) SATCO S9707 A19/GU24 27K LED LAMPS	NONE	33.0	120	SUSPENDED		NUVO NO EXCEPTIONS	60-2623	1, 2
U5	LED 5-INCH SURFACE DOWNLIGHT. FIXTURE MUST HAVE EFFICACY OF AT LEAST 60 LUMENS PER WATT PER ENERGY CODE REQUIREMENTS.	700 LUMENS 3000K 80+	ELECTRONIC	10.0	120	SURFACE		ACUITY SATCO COOPER LTG	JSF 5IN 07LM 30K 90CRI MVOLT ZT WH S21525 SMD4 SERIES	1, 2
W1	EXTERIOR WALL-MOUNTED DECORATIVE SCONCE. UL LISTED WET LOCATION. PROVIDE WITH LED SCREW-BASE REPLACEMENT LAMPS.	(1) SATCO S8914 A19/E26 27K LED LAMPS	NONE	8.5	120	WALL		NUVO NO EXCEPTIONS	60-533	1, 2
	SURFACE MOUNTED AREA LIGHT, FROSTED POLYCARBONARTE LENS, EXTERIOR RATED, BRONZE COLOR	1850 LUMENS 3000K 80+	ELECTRONIC	20.0	120	SURFACE / CEILING		FAILSAFE	G12-BZ-LDE-20W-30-OPL-UNV-EDC1	1, 2
W3	PENDANT MOUNTED CYLINDER DOWNLIGHT, 6-FOOT LONG RIGID STEM WITH STABILIZATION KIT, 30-DEGREE BEAM SPREAD, BRONZE COLOR	1500 LUMENS 3000K 80+	ELECTRONIC	15.0	120	SUSPENDED		ACUITY / GOTHAM	ICO4PC 30/15 AR LSS 30D MVOLT EZ10 JBX PCAN45 S6 WL DDBT WITH CYLSTBL KIT	1, 2
\/\/4	WALL MOUNTED ARCHITECURAL AREA LIGHT, WIDE THROW DISTRIBUTION MOUNT @ 8-FOOT AFF	2100 LUMENS 3000K 80+	ELECTRONIC	10.0	120	WALL		ACUITY	WDGE1 LED P1 30K 80CRI VW MVOLT DDBXD	1, 2
										1, 2

- 1. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION WITH OPTIONS INDICATED IN LUMINAIRE SCHEDULE. CATALOG NUMBERS FOR SUCH ITEMS ARE NOT INCLUDED IN SCHEDULE ABOVE.
- 2. COORDINATE ALL COLORS / FINISHES WITH ARCHITECT.
- 3. WHERE SWITCHING OF EMERGENCY LUMINAIRES IS INDICATED ON THE PLANS, PROVIDE UL 924 BYPASS DEVICES PER CODE REQUIREMENTS.
- 4. SEE LIGHTING PLANS FOR MOUNTING AND FACES / ARROWS AT EACH LOCATION.
- 5. SEE LIGHTING PLANS FOR MOUNTING. 6. CONFIRM ALL CEILING TYPES WITH ARCHITECT.

# LIGHTING CONTROLS NARRATIVE

CONTRACTOR SHALL PROVIDE LIGHTING CONTROLS DEVICES & SYSTEM IN COMPLIANCE WITH THE 2018 WASHINGTON STATE ENERGY CODE. THE SYSTEM SHALL OPERATE IN THE FOLLOWING MANNER:

- ALL EXTERIOR LIGHTING WILL HAVE AUTOMATIC ON/OFF ACTIVATION BY A DIGITAL, ASTRO-DIAL TIME CLOCK. COORDINATE WITH OWNER TO DETERMINE DESIRED CONTROL SCHEME.
- ALL EXTERIOR BREEZEWAY AND STAIRWAY LIGHTING IS TO BE CONTROLLED IN UNISON ON THE SAME CONTROL SWITCHLEG.
- ALL EXISTING POLE MOUNTED AREA LIGHTS DIRECTLY ADJACENT TO THE BUILDING WILL BE CONNECTED TO NEW HOUSE PANEL CIRCUITING AND PROVIDED WITH AUTOMATIC TIME CLOCK CONTROL. COORDINATE WITH OWNER TO DETERMINE DESIRED CONTROL SCHEME.
- ALL BREEZEWAY AND STAIRWAY LIGHTING FIXTURES ARE TO BE SERVED BY AN EMERGENCY INVERTER TO PROVIDE EGRESS LIGHTING DURING LOSS OF UTILITY POWER.
- ALL NORMAL ENCLOSED SPACES, OTHER THAN DWELLING UNITS, SUCH AS MECH/ ELECT ROOM, WILL HAVE A LOCAL OCCUPANCY SENSOR FOR AUTOMATIC ON/OFF OF FIXTURES WHEN THE SPACE IS OCCUPIED/UNOCCUPIED.



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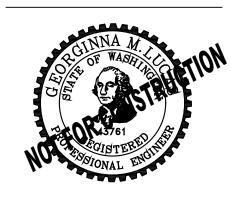
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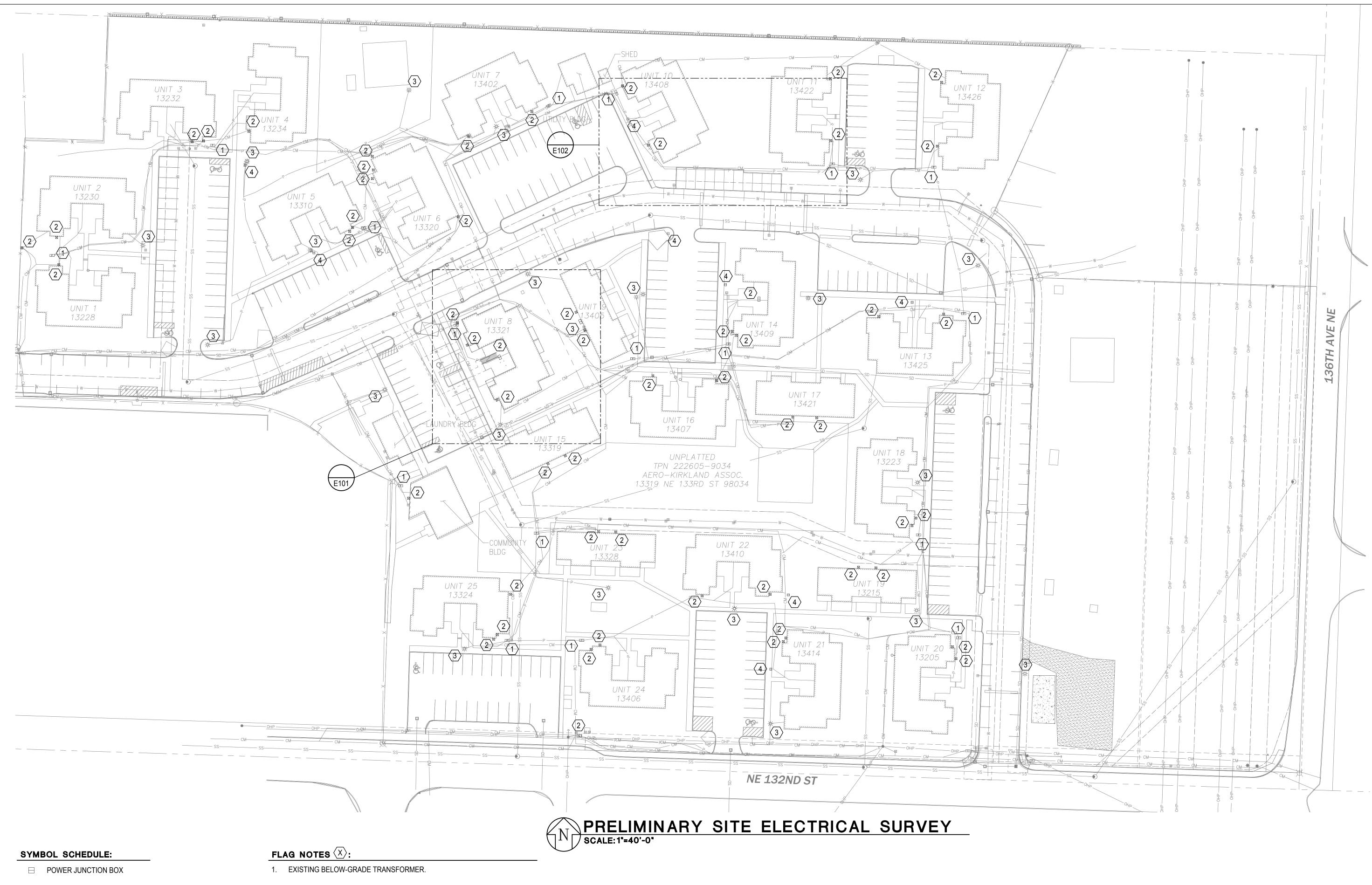
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TITLE LUMINAIRE

SCHEDULE

PERMIT# JF,RA DRAWN CHECKED GL ISSUE DATE 01/28/22 JOB NO. 21011

SHEET NO.:



P POWER VAULT

**C** COMMUNICATIONS VAULT

□ CATV/TELE COMMUNICATIONS DEMARCATION

☆ AREA LIGHT

-∳- PARKING LIGHT

2. EXISTING CATV/TELE COMMUNICATIONS DEMARCATION.

3. EXISTING POLE MOUNT AREA LUMINAIRE.

4. EXISTING POWER JUNCTION BOX

SIDER + BYERS

MECHANICAL + ELECTRICAL ENGINEERS

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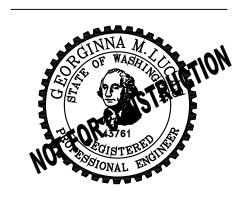
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PRELIMINARY
SITE
ELECTRICAL

SURVEY

SHEET NO.:

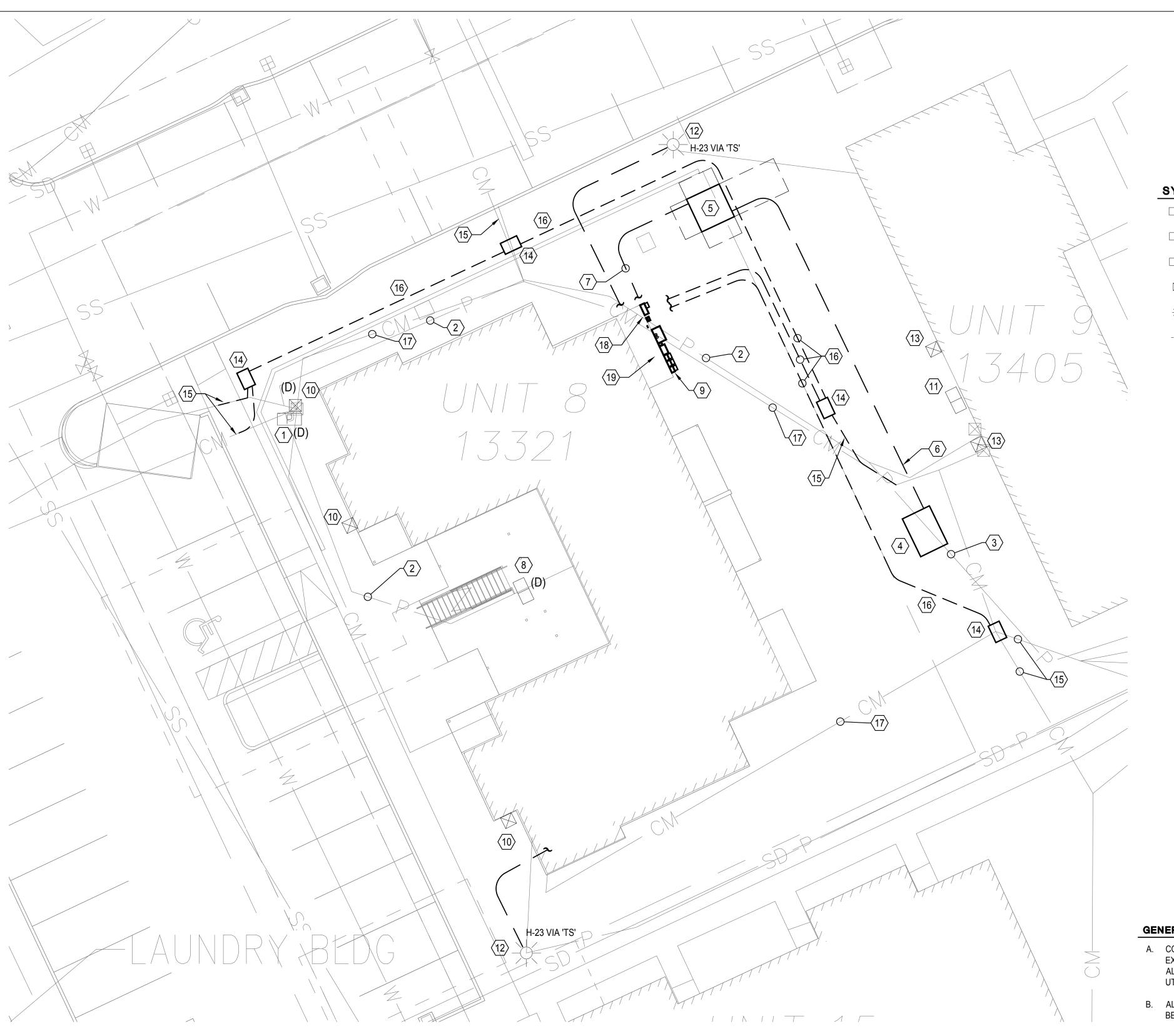
PERMIT #

DRAWN JF,RA

CHECKED GL

ISSUE DATE 01/28/22

JOB NO. 21011



# SYMBOL SCHEDULE:

- **EXISTING COMMUNICATIONS VAULT**

EXISTING POWER VAULT

☆ AREA LIGHT

# **KIRKLAND** HEIGHTS **APARTMENTS**

MECHANICAL + ELECTRICAL ENGINEERS

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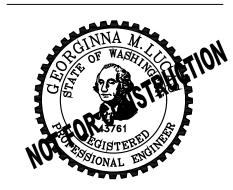
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**ISSUED SETS** NO DATE DESCRIPTION

REVISIONS / NOTES

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AHJ STAMP

#### **GENERAL NOTES:**

- A. CONTRACTOR(S) TO PROVIDE AND EXECUTE LOCATES AND VERIFY ALL EXISTING UTILITY CONDITIONS PRIOR TO SITE ALTERATIONS. COORDINATE ALL ROUTING OF NEW UTILITIES WITH CIVIL AS WELL AS THE IMPACTED UTILITIES.
- B. ALL TRENCHING AND BACKFILL NEEDED FOR THE ELECTRICAL SCOPE IS TO BE PROVIDED BY THE GENERAL CONTRACTOR.

# FLAG NOTES $\langle X \rangle$ :

- 1. EXISTING BELOW-GRADE PUGET SOUND ENERGY (PSE) TRANSFORMER TO BE DEMOLISHED DUE TO CHANGE IN SITE. COORDINATE WITH PSE FOR DISCONNECT AND DEMO.
- 2. DEMOLISH, OR ABANDON IN PLACE, EXISTING UNDERGROUND POWER CABLE.
- 3. DIG AND EXPOSE EXISTING PSE PRIMARY CABLE AND COORDINATE THE REROUTE OF THE EXISTING CABLE TO THE NEW JUNCTION VAULT WITH PSE.
- 4. NEW JUNCTION VAULT TO BE PROVIDED AND INSTALLED PER PSE REQUIREMENTS. FIELD VERIFY EXACT LOCATION WITH PSE AND ALL OTHER TRADES. MAINTAIN PSE REQUIRED CLEARANCES.
- 5. NEW PSE PAD-MOUNTED TRANSFORMER. ELECTRICAL CONTRACTOR TO PROVIDE TRANSFORMER PAD, BELOW GRADE VAULT, CONDUITS, PULL ROPE, GROUNDING, ETC PER PSE REQUIREMENTS. GENERAL CONTRACTOR TO PROVIDE TRENCHING, FILL, AND CONCRETE ENCASEMENT AS REQUIRED PER PSE REQUIREMENTS.
- 6. PROVIDE AND INSTALL NEW PRIMARY CONDUIT, PER PSE REQUIREMENTS, FROM THE NEW JUNCTION VAULT TO THE NEW PSE PAD MOUNT TRANSFORMER.

- 7. NEW SECONDARY SERVICE FEEDERS FROM TRANSFORMER TO NEW SERVICE ENTRANCE EQUIPMENT. SEE SINGLE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR QUANTITIES AND SIZES. INSTALL PER PSE AND CODE REQUIREMENTS.
- 8. DEMOLISH EXISTING RESIDENTIAL METER CENTER.

SCALE: 1'=10'-0'

- 9. NEW REISDENTIAL METER CENTER TO SERVE REVISED APARTMENT UNIT CONFIGURATION.
- 10. DEMOLISH EXISTING TELECOM EQUIPMENT, COORDINATE WITH SERVICE PROVIDERS.
- 11. EXISTING, TO REMAIN, TOWNHOUSE METER CENTER.
- 12. EXISTING POLE MOUNT AREA LUMINAIRE TO REMAIN. PROVIDE NEW UNDERGROUND CONDUIT AND CABLE TO POLE AND REFEED WITH BRANCH CIRCUIT FROM HOUSE PANEL.
- 13. EXISTING, TO REMAIN, TELECOM DEMARCATION EQUIPMENT ON ADJACENT BUILDING.
- 14. NEW 2' x 3' TELECOM HANDHOLE FOR INTERCEPTING AND REROUTING EXISTING SERVICE CABLING. TO BE PROVIDED AND INSTALLED PER TELECOM SERVICE PROVIDERS REQUIREMENTS.

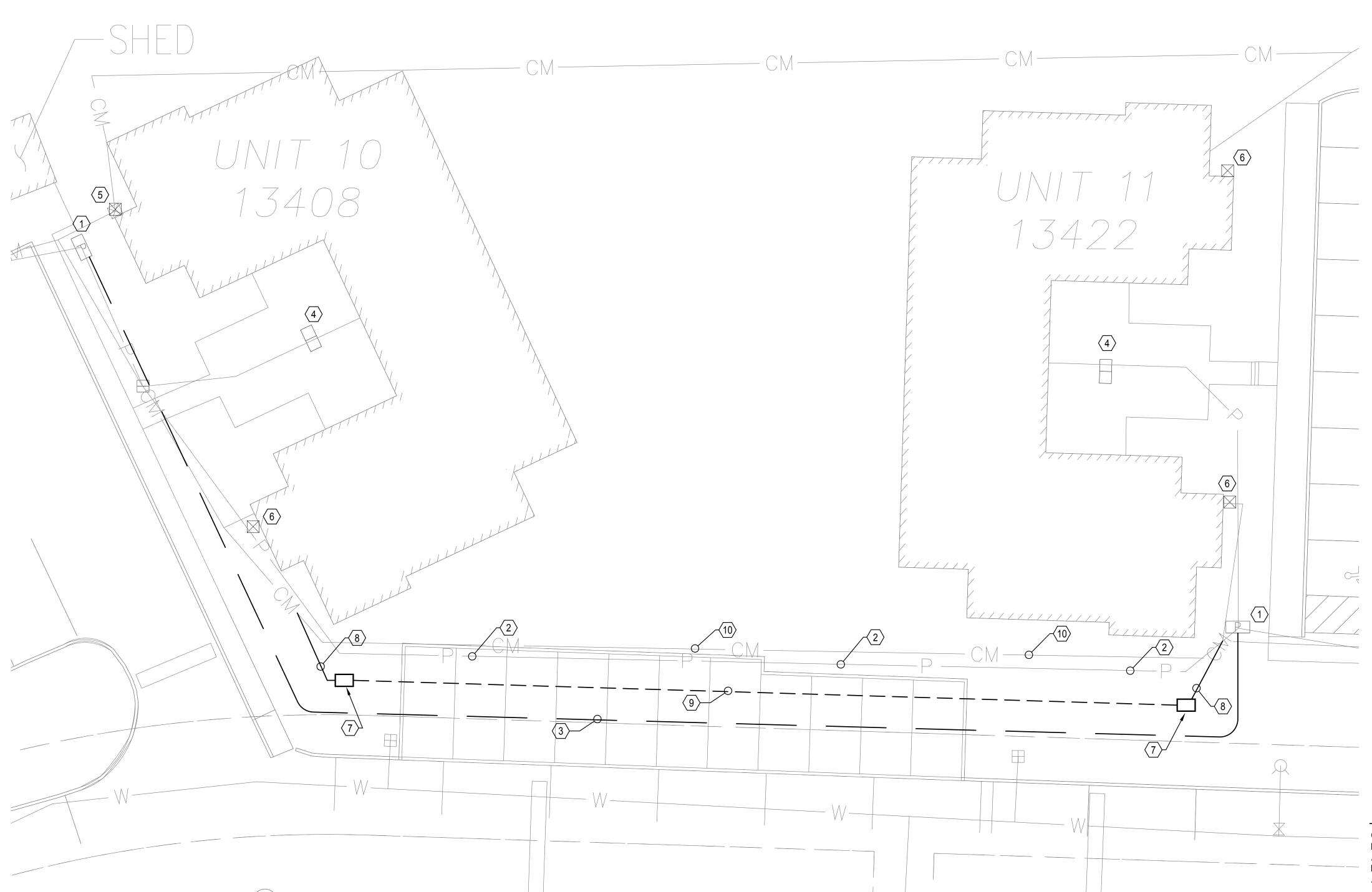
- 15. DIG AND EXPOSE EXISTING TELECOM CABLE AND COORDINATE REROUTE OF THE EXISTING CABLE TO THE NEW TELECOM HANDHOLE. COORDINATE WITH THE APPROPRIATE SERVICE PROVIDER.
- 16. PROVIDE AND INSTALL ONE (1) 4-INCH CONDUIT, PER TELECOM SERVICE PROVIDER, BETWEEN NEW HANDHOLES AND NEW TELECOM DEMARCATION.
- 17. DEMOLISH, OR ABANDON IN PLACE, EXISTING UNDERGROUND TELECOM CABLE.
- 18. NEW HOUSE SERVICE METER AND MAIN DISCONNECT.
- 19. NEW TELECOM BACKBOARD AND DEMARCATION.

TITLE

ELECTRIAL SITE PLAN -**BUILDING 8** 

PERMIT#	
DRAWN	JF,R/
CHECKED	G
ISSUE DATE	01/28/2
JOB NO.	2101

SHEET NO.:



# SYMBOL SCHEDULE:

EXISTING POWER VAULT

**EXISTING COMMUNICATIONS VAULT** 

☆ AREA LIGHT

-∳- PARKING LIGHT

#### I WETER OLIVIER

MECHANICAL + ELECTRICAL ENGINEERS

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# KIRKLAND

13319 NE 133RD ST. KIRKLAND, WA 98034

**HEIGHTS** 

**APARTMENTS** 

BID SET



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REVISIONS / NOTES
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AHJ STAMP

## SCOPE NARRATIVE:

CIVIL PLANS SHOW THE EXCAVATION OF THE EXISTING HILLSIDE, BETWEEN BUILDINGS 10 AND 11, FOR NEW PARKING. EXISTING POWER AND TELECOM UTILITIES ARE ANTICIPATED TO BE IMPACTED AND WILL REQUIRE RELOCATION AS SHOWN. COORDINATE WITH UTILITIES FOR ACTUAL REQUIREMENTS AND CONNECTION POINTS.

PRIOR TO REROUTE OR EXISTING UTILITIES, CALL FOR LOCATES AND POTHOLE EXISTING UTILITIES TO DETERMINE IF CONFLICTS WITH PARKING SCOPE EXISTS.

# ELECTRICAL SITE PLAN - NEW PARKING SCALE: 1'=10'-0'

#### GENERAL NOTES:

- A. CONTRACTOR(S) TO PROVIDE AND EXECUTE LOCATES AND VERIFY ALL EXISTING UTILITY CONDITIONS PRIOR TO SITE ALTERATIONS. COORDINATE ALL ROUTING OF NEW UTILITIES WITH CIVIL AS WELL AS THE IMPACTED UTILITIES.
- B. ALL TRENCHING AND BACKFILL NEEDED FOR THE ELECTRICAL SCOPE IS TO BE PROVIDED BY THE GENERAL CONTRACTOR.
- C. POWER SERVICE TO EXISTING BUILDINGS WILL BE INTERRUPTED WHILE FEEDER CABLE IS REPLACED BETWEEN TRANSFORMERS.

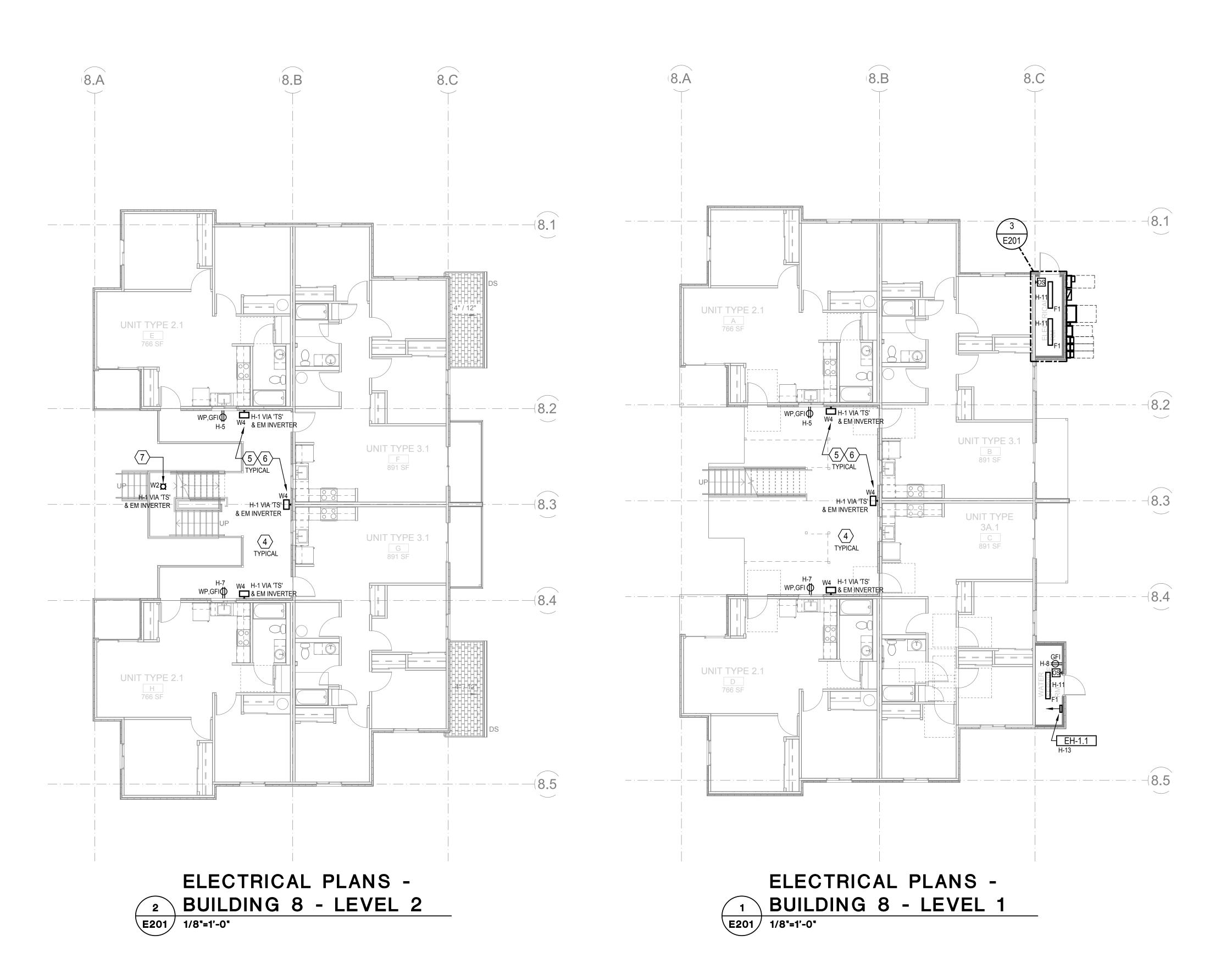
# FLAG NOTES $\stackrel{(X)}{\times}$ :

- EXISTING BELOW-GRADE PUGET SOUND ENERGY (PSE) TRANSFORMER TO REMAIN.
- 2. DEMOLISH, OR ABANDON IN PLACE, EXISTING UNDERGROUND POWER CABLE.
- 3. PROVIDE AND INSTALL NEW PRIMARY CONDUIT, PER PSE REQUIREMENTS, BETWEEN THE EXISTING PSE TRANSFORMERS.
- 4. EXISTING RESIDENTIAL METER STACK TO REMAIN.
- 5. EXISTING TELECOM PEDESTAL TO REMAIN.
- 6. EXISTING TELECOM DEMARCATION EQUIPMENT TO REMAIN.
- 7. NEW 2' x 3' TELECOM HANDHOLE TO BE PROVIDED AND INSTALLED PER TELECOM SERVICE PROVIDERS REQUIREMENTS.
- 8. DIG AND EXPOSE EXISTING TELECOM CABLE AND COORDINATE REROUTE OF THE EXISTING CABLE TO THE NEW TELECOM HANDHOLE. COORDINATE WITH THE APPROPRIATE SERVICE PROVIDER.
- 9. PROVIDE AND INSTALL ONE (1) 4-INCH CONDUIT, PER TELECOM SERVICE PROVIDER, BETWEEN NEW HANDHOLES AND NEW TELECOM DEMARCATION.
- 10. DEMOLISH, OR ABANDIN IN PLACE, EXISTING UNDERGROUND TELECOM CABLE.

TITLE

SITE PLAN -NEW PARKING

PERMIT #	
DRAWN	JF,RA
CHECKED	GL
ISSUE DATE	01/28/22
JOB NO.	21011
SHEET NO.:	



ALL LOW VOLTAGE SYSTEMS ARE DESIGN-BUILD. LOW VOLTAGE DEVICES SHOWN IN THIS SET ARE FOR COORDINATION AND SCOPE INTENT PURPOSES ONLY. SEE LOW VOLTAGE CONTRACTOR'S DRAWING SET FOR EQUIPMENT AND DEVICE QUANTITIES AND LOCATIONS.

#### **GENERAL NOTES:**

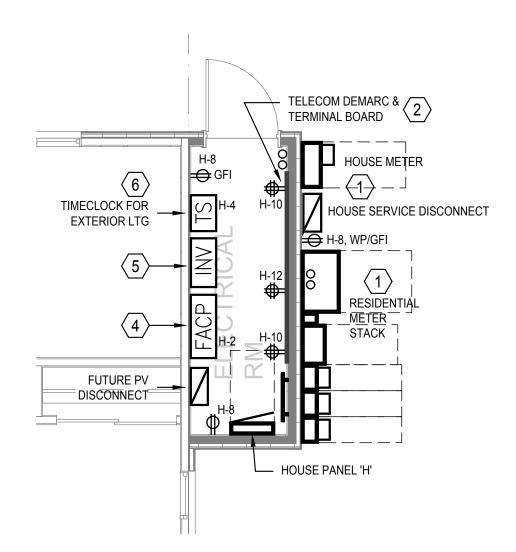
- A. PROVIDE TAMPER-PROOF RECEPTACLES IN ALL BUILDING AREAS ACCESSIBLE TO GENERAL PUBLIC AND IN RESIDENTIAL UNITS.
- B. GFCI PROTECTION: ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V TO GROUND OR LESS, 50 AMPS OR LESS, AND THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100 AMPS OR LESS, INSTALLED IN BATHROOMS, KITCHENS, AND WITHIN 6-FEET OF A SINK ARE TO BE PROVIDED WITH GFCI PROTECTION PER 210.8(B).
- C. INSTALL GFCI PROTECTED RECEPTACLES WITHIN 25-FEET OF ALL MECHANICAL EQUIPMENT FOR MAINTENANCE. FIELD VERIFY EXACT LOCATIONS WITH MECHANICAL CONTRACTOR.
- D. VERIFY ALL DEVICE AND SWITCH LOCATIONS WITH ARCHITECT, OWNER & TENANTS, PRIOR TO ROUGH-IN.

#### FLAG NOTES 💢:

- 1. PROVIDE NEW ELECTRICAL SERVICE EQUIPMENT FOR NEW APARTMENT UNIT CONFIGURATION AND THE BUILDING "HOUSE" LOADS. SEE ONE-LINE FOR SERVICE EQUIPMENT.
- 2. PROVIDE NEW TELECOM UTILITY SERVICE CONNECTIONS IN ELECTRICAL ROOM. PROVIDE RECEPTACLES AND GROUND BAR AT TELECOM DEMARC LOCATION. CONTRACTOR TO INSTALL FIRE RATED BACKBOARD MOUNTED TO WALLS INDICATED (CONFIRM WITH ARCHITECT). A/C GRADE SHEETS 4-FT X 8-FT X 3/4-INCH. TOP OF SHEETS TO BE 8'-6" AFF. ALL EDGES TO BE SMOOTH AND SPLINTER-FREE. PAINT TO MATCH FINISHED WALLS WITH FIRE RETARDANT PAINT.

PROVIDE HOMERUNS FROM THE DEMARC LOCATION TO THE UNITS MEDIA CENTER, SEE ENLARGED UNIT PLANS FOR LOCATIONS.

- NOT USED.
- 4. PROVIDE NEW FIRE ALARM SYSTEM AND CONTROL PANEL AS REQUIRED BY LOCAL FIRE MARHSAL AND AHJ. PROVIDE DEVICES THROUGH BUILDING CIRCULATION AREAS AS REQUIRED BY CODE.
- 5. PROVIDE 250WATT EMERGENCY LIGHTING INVERTER, LOCATED IN ELECTRICAL ROOM, TO PROVIDE EMERGENCY POWER TO ALL BREEZEWAY AND STAIR FIXTURE TO MEET EGRESS LIGHTING REQUIREMENTS. BASIS OF DESIGN: ISOLITE # E3MINI-250-LC-MB
- 6. ALL BREEZEWAY LIGHTING TO BE CONTROLLED BY DIGITAL ASTRODIAL TIME CLOCK IN ELECTRICAL ROOM. PROVIDE UL 924 DEVICES AS NEEDED TO OVERRIDE AUTOMATIC CONTROLS ON DURING UTILITY POWER LOSS. VERIFY TIME CLOCK PROGRAMING WITH OWNER.
- 7. LIGHTING FIXTURE TO BE SURFACE MOUNTED TO BOTTOM OF STAIR LANDING IN ORDER TO ILLUMINATE STAIR TREADS DOWN TO GRADE.







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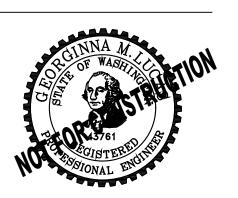
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# KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES

NO DATE DESCRIPTION

AHJ STAMP

BUILDING 8 -ELECTRICAL FLOOR PLANS - LEVELS 1 & 2

PERMIT #
DRAWN JF,RA
CHECKED GL
ISSUE DATE 01/28/22
JOB NO. 21011
SHEET NO.:



E202 1/8"=1'-0"

ALL LOW VOLTAGE SYSTEMS ARE DESIGN-BUILD. LOW VOLTAGE DEVICES SHOWN IN THIS SET ARE FOR COORDINATION AND SCOPE INTENT PURPOSES ONLY. SEE LOW VOLTAGE CONTRACTOR'S DRAWING SET FOR EQUIPMENT AND DEVICE QUANTITIES AND LOCATIONS.

#### **GENERAL NOTES:**

- A. PROVIDE TAMPER-PROOF RECEPTACLES IN ALL BUILDING AREAS ACCESSIBLE TO GENERAL PUBLIC AND IN RESIDENTIAL UNITS.
- B. GFCI PROTECTION: ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150V TO GROUND OR LESS, 50 AMPS OR LESS, AND THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100 AMPS OR LESS, INSTALLED IN BATHROOMS, KITCHENS, AND WITHIN 6-FEET OF A SINK ARE TO BE PROVIDED WITH GFCI PROTECTION PER 210.8(B).
- C. INSTALL GFCI PROTECTED RECEPTACLES WITHIN 25-FEET OF ALL MECHANICAL EQUIPMENT FOR MAINTENANCE. FIELD VERIFY EXACT LOCATIONS WITH MECHANICAL CONTRACTOR.
- D. VERIFY ALL DEVICE AND SWITCH LOCATIONS WITH ARCHITECT, OWNER & TENANTS, PRIOR TO ROUGH-IN.

#### FLAG NOTES 💢

- 1. NOT USED.
- 2. NOT USED.
- 3. NOT USED.
- 4. PROVIDE NEW FIRE ALARM SYSTEM AND CONTROL PANEL AS REQUIRED BY LOCAL FIRE MARHSAL AND AHJ. PROVIDE DEVICES THROUGH BUILDING CIRCULATION AREAS AS REQUIRED BY CODE.
- 5. PROVIDE EMERGENCY LIGHTING INVERTER, LOCATED IN ELECTRICAL ROOM, TO PROVIDE EMERGENCY POWER TO ALL BREEZEWAY AND STAIR FIXTURE TO MEET EGRESS LIGHTING REQUIREMENTS.
- 6. ALL BREEZEWAY LIGHTING TO BE CONTROLLED BY DIGITAL ASTRODIAL TIME CLOCK IN ELECTRICAL ROOM. PROVIDE UL 924 DEVICES AS NEEDED TO OVERRIDE AUTOMATIC CONTROLS ON DURING UTILITY POWER LOSS. VERIFY TIME CLOCK PROGRAMING WITH OWNER.
- 7. LIGHTING FIXTURE TO BE PENDANT MOUNTED TO ANGLED ROOF ABOVE IN ORDER TO ILLUMINATE STAIR TREADS BELOW.



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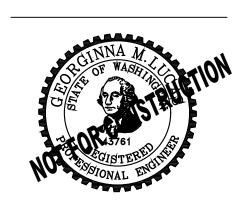
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NO DATE DESCRIPTION

AHJ STAMP

TITLE BUIL D

BUILDING 8 -ELECTRICAL FLOOR PLANS - LEVEL 3

PERMIT #

DRAWN JF,RA

CHECKED GL

ISSUE DATE 01/28/22

JOB NO. 21011

SHEET NO.:

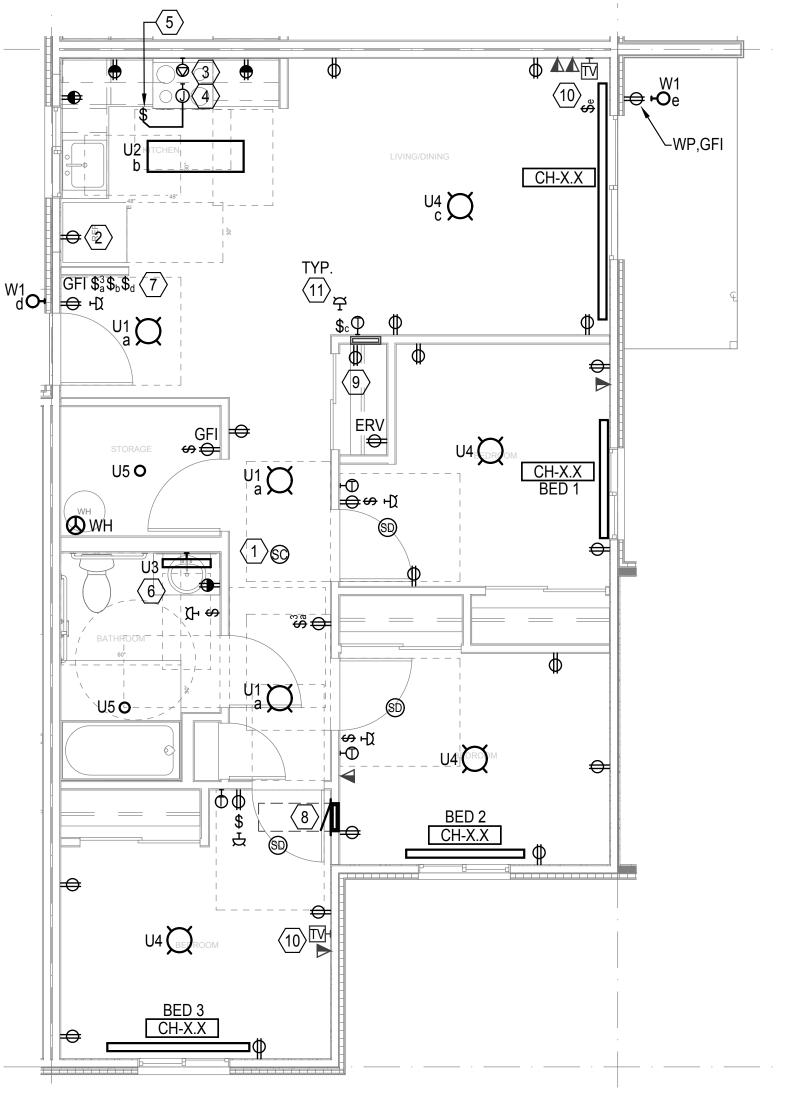
ALL LOW VOLTAGE SYSTEMS ARE DESIGN-BUILD. LOW VOLTAGE DEVICES SHOWN IN THIS SET ARE FOR COORDINATION AND SCOPE INTENT PURPOSES ONLY. SEE LOW VOLTAGE CONTRACTOR'S DRAWING SET FOR EQUIPMENT AND DEVICE QUANTITIES AND LOCATIONS.

#### GENERAL NOTES:

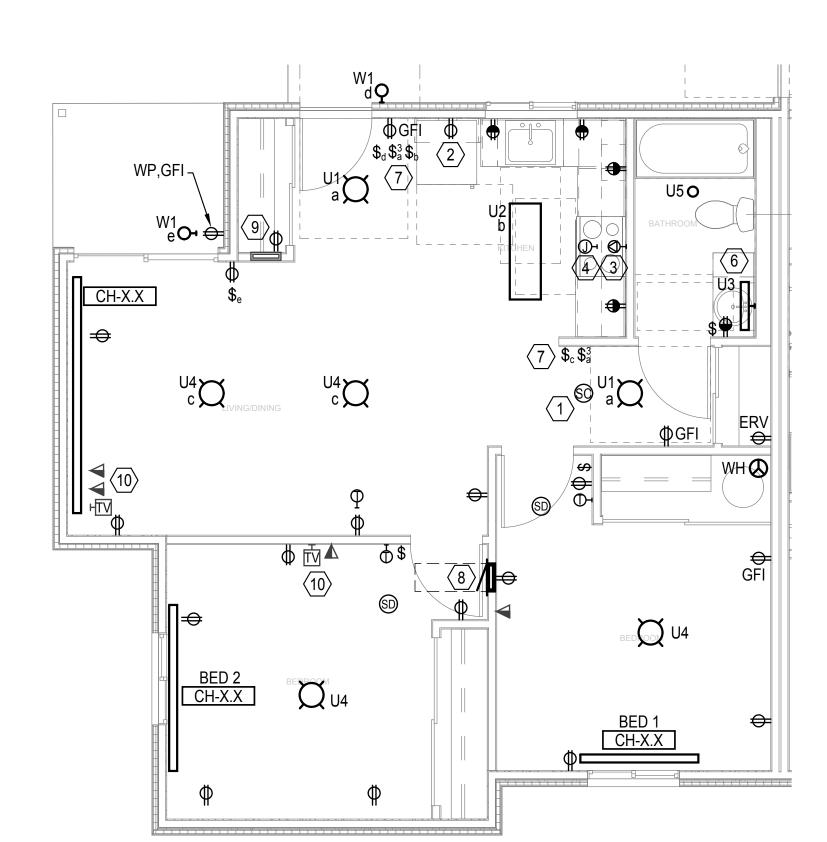
- A. SEE LOAD CENTER SCHEDULES ON SHEET E004 FOR CIRCUITING.
- B. PROVIDE TAMPER-PROOF RECEPTACLES FOR ALL DEVICES IN RESIDENTIAL UNITS

# FLAG NOTES $\stackrel{(X)}{\times}$ :

- 1. COMBINATION SMOKE DETECTOR / CARBON MONOXIDE ALARM. FINAL LOCATION AS REQUIRED BY FIRE MARSHAL.
- 2. RECEPTACLE FOR REFRIGERATOR. FIELD VERIFY EXACT LOCATION. WHERE RECEPTACLE IS LOCATED WITHIN 6 FEET OF THE SINK, PROVIDE COMBINATION AFCI/ GFCI TYPE BREAKER ON CIRCUIT.
- 3. CONNECTION FOR RANGE. FIELD VERIFY EXACT LOCATION. CONFIRM FINAL CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER. PROVIDE GFCI PROTECTION PER CODE REQUIREMENTS WHERE RANGE OUTLET IS WITHIN 6-FT OF EDGE OF SINK.
- 4. CONNECTION FOR RANGE EXHAUST HOOD. FIELD VERIFY EXACT LOCATION. WHERE RECEPTACLE FOR HOOD IS LOCATED WITHIN 6 FEET OF THE SINK, PROVIDE COMBINATION AFCI/ GFCI TYPE BREAKER ON CIRCUIT.
- 5. CONNECTION FOR RANGE EXHAUST HOOD IN TYPE A UNITS. FIELD VERIFY EXACT LOCATION. PROVIDE ACCESSIBLE SWITCH FOR RANGE HOOD CONTROL. VERIFY EXACT LOCATION.
- 6. CENTER VANITY LIGHT WITH THE BATHROOM MIRROR. VERIFY LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- 7. GANG SWITCHES UNDER ONE FACEPLATE.
- NEW LOAD CENTER, IN EACH UNIT. ALL 15A AND 20A, 1-POLE CIRCUIT BREAKERS SERVING KITCHENS, BEDROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, ETC ARE TO BE EQUIPPED WITH AFCI-TYPE BREAKERS PER NEC 210.12.
- 9. PROVIDE MEDIA PANEL/ SMART BOX WITH INTEGRAL RECEPTACLE FOR PHONE, DATA AND CATV SERVICE FOR THE DWELLING UNIT. LOW VOLTAGE SUBCONTRACTOR TO PROVIDE AND INSTALL ALL REQUIRED CABLING CONNECTIONS BETWEEN SMART PANEL AND MDF IN ELECT ROOM. PROVIDE BOX LARGE ENOUGH TO ACCOMMODATE FUTURE ROUTER/ GATEWAY DEVICE. FIELD VERIFY EXACT LOCATION.
- 10. NEW TELE/COMM DEVICES IN UNIT TO SUPPORT TELEPHONE AND CABLE TV SERVICES. IN LIVING ROOM PROVIDE: (3) OUTLET PORTS CONSISTING OF (2) CAT5E & (1) COAX CABLE. IN MASTER BEDROOM PROVIDE: (2) OUTLET PORTS CONSISTING OF (1) CAT5E & (1) COAX CABLE. PROVIDE ALL NEW CABLING HOMERUN TO SMART PANEL LOCATED IN THE UNIT.
- 11. PROVIDE HORN/STROBES IN TYPE A UNITS PER CODE AND AHJ REQUIREMENTS. COORDINATE HORN/STROBE LOCATIONS WITH COVE HEATERS; DO NOT LOCATE HORN/STROBES ABOVE OR IMMEDIATELY ADJACENT TO COVE HEATERS. CONFIRM FINAL LOCATIONS WITH FIRE MARSHAL.











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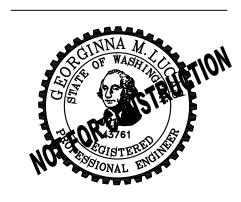
> PH: 206.623.1104 FX: 206.623.5285



### KIRKLAND HEIGHTS APARTMENTS

13319 NE 133RD ST. KIRKLAND, WA 98034

BID SET



ISSUED SETS
NO DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

ENLARGED PLANS

PERMIT#	
DRAWN	JF,RA
CHECKED	GL
ISSUE DATE	01/28/22
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CH-X.X

(6) U3

4 φ (3)φ

1/4"=1'-0"

U4 D

U4 CH-X.X BED 1

CH-X.X

UNITS: B, F, G, J, K

U4 C

ENLARGED PLAN - 3-BED