5/9/2025 5:11:37 PM

THE TRAILHEAD

1550 NEWPORT WAY NW
ISSAQUAH, WA 98027

100% DESIGN DEVELOPMENT - 05.09.25

CP&D ISSAQUAH PERMIT NUMBERS

XXXXXX	SITE PLAN ENTITLEMENT
XXXXXX	BUILDING PERMIT
XXXXXX	SHORING AND EXCAVATION
XXXXXX	FOUNDATION AND STRUCTURE TO GRADE

PERMIT SUBMITTALS

PERMIT PACKAGES:
ARCHITECTURAL
STRUCTURAL

DEFERRED SUBMITTALS:
GUARDRAILS
PREFABRICATED STAIRS
SIGNAGE

SUBMITTALS UNDER SEPARATE PERMIT:
FIRE PROTECTION
ALARM AND SIGNALING
PLUMBING
ELECTRICAL
MECHANICAL
SIP
SEATTLE CITY LIGHT

APPLICABLE CODES

2024 ISSAQUAH MUNICIPAL CODE
2024 ISSAQUAH LAND USE CODE
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 UNIFORM PLUMBING CODE (IPC)
2021 WASHINGTON STATE ENERGY CODE (WSEC)
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES

PROJECT DESCRIPTION

PROJECT ADDRESS:	1500 NEWPORT WAY, NW SEATTLE, WA 98027
KING COUNTY ASSESSOR'S PARCEL NUMBER:	292406-9002
LEGAL DESCRIPTION:	LOT 2, CITY OF ISSAQUAH SHORT PLAT NO. SP-79-12, RECORDED UNDER RECORDING NUMBER 8001020405, AND REVISED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9510199010, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 9406302366; SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.
GROSS SITE AREA:	174,189 SF
CONSTRUCTION TYPE:	TYPE IA / TYPE IIIA
PROJECT DESCRIPTION:	NEW CONSTRUCTION OF TWO MIDRISE RESIDENTIAL BUILDINGS. ONE TO THE NORTH IS MIXED USE AND INCLUDES AN OPPORTUNITY CENTER WITH 159 AFFORDABLE UNITS. THE SOUTHERN BUILDING IS FULLY RESIDENTIAL WITH 205 UNITS. THE PROJECT INCLUDES STRUCTURED PARKING FOR BOTH BUILDINGS, A MULTI-MODAL NATURE PATH TO THE WEST, A NEW RIGHT-OF-WAY TO THE SOUTH, AND A THROUGH-BLOCK PATHWAY BETWEEN THE BUILDINGS RUNNING EAST/WEST.
ZONING:	URBAN CO (UC) - A MIXED ZONE.
	FOR ADDITIONAL PROJECT INFORMATION, SEE CODE SUMMARIES ON G1.00 AND G2.00.

PROJECT TEAM

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TRAILHEAD APARTMENTS LLLP
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CONTACT:
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SURVEYOR
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SHORING
ADDRESS
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CONTACT: SIEW TAN
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MECHANICAL/PLUMBING DESIGN BUILD
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CONTACT:
EMAIL:

ELECTRICAL DESIGN BUILD
ADDRESS
ADDRESS
SEATTLE, WA 98109
TEL:
CONTACT:
EMAIL:

ACCESSIBILITY
ADDRESS
ADDRESS
SEATTLE, WA 98109
TEL:
CONTACT:
EMAIL:

BUILDING ENVELOPE
ADDRESS
ADDRESS
SEATTLE, WA 98109
TEL:
CONTACT:
EMAIL:

NORTH BUILDING SUMMARY

NORTH BLDG UNIT MIX

Unit Type	Count	Unit Mix
	2	0%
1 BED	62	39%
2 BED	51	32%
3 BED	38	24%
LEO UNITS (4 BED + 1 BED)	2	0%
STUDIO	6	4%
Grand total	161	

NORTH BLDG PARKING MIX

COUNT	TAG	TYPE + SIZE
LEVEL 1 - NB		
5	ADA	9' x 18.5' (5' Aisle)
1	ADA	9' x 18.5' (8' Aisle)
17	C	COMPACT 8' x 16' (60% MAX)
5	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
17	S	STANDARD 18.5' x 9' (40% MIN)
45		
LEVEL 2 - NB		
1	ADA	9' x 18.5' (5' Aisle)
36	C	COMPACT 8' x 16' (60% MAX)
3	MICRO	MICRO 12' x 7' (MAX 5%)
22	S	STANDARD 18.5' x 9' (40% MIN)
62		
LEVEL 3 - NB		
2	ADA	9' x 18.5' (5' Aisle)
39	C	COMPACT 8' x 16' (60% MAX)
5	MICRO	MICRO 12' x 7' (MAX 5%)
21	S	STANDARD 18.5' x 9' (40% MIN)
67		
Grand total: 174		

NORTH BLDG UNITS BY LEVEL

Unit Type	Count
LEVEL 1 - NB	
	1
2 BED	3
	4
LEVEL 3 - NB	
1 BED	3
2 BED	8
3 BED	3
LEO UNITS (4 BED + 1 BED)	2
STUDIO	1
	17
LEVEL 4 - NB	
1 BED	11
2 BED	8
3 BED	7
STUDIO	1
	27
LEVEL 5 - NB	
1 BED	12
2 BED	8
3 BED	7
STUDIO	1

NORTH BLDG UNITS BY LEVEL

Unit Type	Count
	28
LEVEL 6 - NB	
1 BED	12
2 BED	8
3 BED	7
STUDIO	1
	28
LEVEL 7 - NB	
1 BED	12
2 BED	8
3 BED	7
STUDIO	1
	28
LEVEL 8 - NB	
1 BED	12
2 BED	8
3 BED	7
STUDIO	1
	28
ROOF - NB	
	1
	1
Grand total: 161	161

TYPE A UNITS REQUIRED

Unit Type	Count	Unit Mix	5% (Un-rounded)	Type A Units Required
	2	0%	0.00	1
STUDIO	6	4%	0.30	0
1 BED	62	39%	3.10	3
2 BED	51	32%	2.55	3
3 BED	38	24%	1.90	N/A
LEO UNITS (4 BED + 1 BED)	2	0%	0.00	0
TOTALS:	161	100%	7.85	8

TYPE A UNITS PROVIDED

Unit Type	Count
STUDIO	1
1 BED	5
2 BED	3
3 BED	2
Grand total	11

SOUTH BUILDING SUMMARY

SOUTH BLDG UNIT MIX

Unit Type	Count	Unit Mix
1 BED	93	45%
1 BED + DEN	29	14%
2 BED	39	19%
3 BED	4	2%
OPEN 1 BED	40	20%
Grand total	205	

SOUTH PARKING MIX

COUNT	TAG	TYPE + SIZE
LEVEL 1-LOWER - SB		
7	C	COMPACT 8' x 16' (60% MAX)
1	S	STANDARD 18.5' x 9' (40% MIN)
8		
LEVEL 1 - SB		
1	ADA	9' x 18.5' (8' Aisle)
15	C	COMPACT 8' x 16' (60% MAX)
1	MICRO	MICRO 12' x 7' (MAX 5%)
5	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
37	S	STANDARD 18.5' x 9' (40% MIN)
59		
LEVEL 2 - SB		
2	ADA	9' x 18.5' (5' Aisle)
3	ADA	9' x 18.5' (8' Aisle)
24	C	COMPACT 8' x 16' (60% MAX)
3	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
35	S	STANDARD 18.5' x 9' (40% MIN)
67		
LEVEL 3 - SB		
2	ADA	9' x 18.5' (5' Aisle)
2	ADA	9' x 18.5' (8' Aisle)
16	C	COMPACT 8' x 16' (60% MAX)
2	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
35	S	STANDARD 18.5' x 9' (40% MIN)
57		
Grand total: 191		

SOUTH BLDG UNITS BY LEVEL

Unit Type	Count
LEVEL 1 - SB	
1 BED	1
1 BED + DEN	5
2 BED	2
	8
LEVEL 2 - SB	
1 BED	3
1 BED + DEN	6
2 BED	3
3 BED	2
	14
LEVEL 3 - SB	
1 BED	3
1 BED + DEN	6
2 BED	3
3 BED	2
	14
LEVEL 4 - SB	
1 BED	14
1 BED + DEN	4
2 BED	7
OPEN 1 BED	8
	33

SOUTH BLDG UNITS BY LEVEL

Unit Type	Count
LEVEL 5 - SB	
1 BED	18
1 BED + DEN	2
2 BED	6
OPEN 1 BED	8
	34
LEVEL 6 - SB	
1 BED	18
1 BED + DEN	2
2 BED	6
OPEN 1 BED	8
	34
LEVEL 7 - SB	
1 BED	18
1 BED + DEN	2
2 BED	6
OPEN 1 BED	8
	34
LEVEL 8 - SB	
1 BED	18
1 BED + DEN	2
2 BED	6
OPEN 1 BED	8
	34
Grand total: 205	205

WEBER THOMPSON
900 N 34th Street, Suite 200
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206.344.5700

Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By:
Project Manager: NW
Principal In Charge: JR

COVER SHEET

G0.00

Project Number: 24-027

NOT FOR CONSTRUCTION
100% DD 2025.05.09

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ABBREVIATIONS

A/C	AIR CONDITIONING	DMPR	DAMPER	INT	INTERIOR	RT	RIGHT		
AB	ANCHOR BOLT	DMR	DIMMER	ISO	ISOMETRIC	RV	ROOF VENT		
ACC	ACCESSIBLE	DN	DOWN			RL	RAIN WATER LEADER		
ACOUS INSUL	ACOUSTICAL INSULATION	DOC	DOCUMENT	J-BOX	JUNCTION BOX				
ACS DR	ACCESS DOOR	DR	DOOR	JST	JOIST	S&P	SHELF & POLE		
ACS PNL	ACCESS PANEL	DR	DRAIN	JT	JOINT	SAT	SUSPENDED ACOUSTICAL TILE		
ACT	ACOUSTICAL CEILING TILE	DR	DRIVE			SB	SPLASH BLOCK		
AD	AREA DRAIN	DR CL	DOOR CLOSER	KB	KNEE BRACE	SCH	SCHEDULE		
ADDL	ADDITIONAL	DR FR	DOOR FRAME	KIT	KITCHEN	SCP	SCUPPER		
ADDM	ADDENDUM	DR OP	DOOR OPENING			SCRN	SCREEN		
ADJ	ADJACENT	DRST	DOOR STOP	LAM	LAMINATE	SCWD	SOLID CORE WOOD DOOR		
ADMIN	ADMINISTRATION	DS	DOWNSPOUT	LAV	LAVATORY	SD	STORM DRAIN		
AFC	ABOVE FINISHED COUNTER	DW	DISHWASHER	LB(S)	POUND(S)	SD	SMOKE DETECTOR		
AFF	ABOVE FINISHED FLOOR	DWG	DRAWING	LF	LINEAR FOOT / FEET	SDG	SIDING		
AFG	ABOVE FINISHED GRADE	DWR	DRAWER	LINO	LINOLEUM	SECT	SECTION		
AHU	AIR HANDLING UNIT			LRG	LARGE	SF	SQUARE FOOT / FEET		
ALM	ALARM	EA	EACH	LT	LIGHT	SG	SAFETY GLASS		
ALT	ALTERNATE	EXP JNT	EXPANSION JOINT	LTG	LIGHTING	SGD	SLIDING GLASS DOOR		
ALUM	ALUMINUM	EL	ELEVATION	LVL	LEVEL	SHR	SHOWER		
APPROX	APPROXIMATE	ELAST	ELASTOMERIC	LVR	LOUVER	SHT	SHEET		
APT	APARTMENT	ELEC	ELECTRICAL			SH	SHELVING		
ARCH	ARCHITECT(URAL)	ELEV	ELEVATOR	MACH	MACHINE	SIM	SIMILAR		
ASSY	ASSEMBLY	EMER	EMERGENCY	MAINT	MAINTENANCE	SL	SLIDING WINDOW/DOOR		
AUTO	AUTOMATIC	EPDM	ETHYLENE PROPLYLENE	MANUF	MANUFACTURED	SM	SMALL		
AVE	AVENUE		DIENE MONOMER	MAT	MATERIAL	SND	SANITARY NAPKIN DISPENSER		
AWT	ACOUSTICAL WALL	EQ	EQUAL	MAX	MAXIMUM	SPEC	SPECIFICATIONS		
	TREATMENT	EQUIP	EQUIPMENT	MECH	MECHANICAL	SQ	SQUARE		
		ESMT	EASEMENT	MED	MEDIUM	SS	STANDING SEAM (ROOF)		
B PL	BASE PLATE	ET	ET CETERA	MEZZ	MEZZANINE	SSTL	STAINLESS STEEL		
BALC	BALCONY	EVAC	EVACUATE	MFG	MANUFACTURING	ST	STREET		
BATH	BATHROOM	EX	EXISTING	MFR	MANUFACTURE(R)	STR	STAIRS		
BB	BASEBOARD	EXH	EXHAUST	MGT	MANAGEMENT	STD	STANDARD		
BD	BOARD	EXH DT	EXHAUST DUCT	MID	MIDDLE	STL	STEEL		
BDRM	BEDROOM	EXH FN	EXHAUST FAN	MIN	MINIMUM	STOR	STORAGE		
BDRY	BOUNDARY	EXH HD	EXHAUST HOOD	MIR	MIRROR	STRUCT	STRUCTURAL		
BF	BIFOLD	EXIST	EXISTING	MISC	MISCELLANEOUS	SV	SHEET VINYL		
BKG	BACKING	EXP	EXPANSION	MLWK	MILLWORK	SW	SWITCH		
BLDG	BUILDING	EXP BT	EXPANSION BOLT	MTL	METAL	SYM	SYMBOL		
BLKG	BLOCKING			MUA	MAKE UP AIR UNIT				
BLR	BOILER	EXT	EXTERIOR	MULL	MULLION	T&B	TOP & BOTTOM		
BLT IN	BUILT-IN	EXT	EXTINGUISHER			T&G	TONGUE & GROOVE		
BLVD	BOULEVARD			NA	NOT APPLICABLE	T/S	TUB/SHOWER		
BLW	BELOW	FAB	FABRICATOR	NIC	NOT IN CONTRACT	TB	TOWEL BAR		
BM	BEAM	FAR	FLOOR AREA RATIO	NO	NUMBER	TD	TOWEL DISPENSER		
BOM	BOTTOM OF MULLION	FAS	FASCIA	NOM	NOMINAL	TD	TRENCH DRAIN		
BOS	BOTTOM OF STEEL	FD	FLOOR DRAIN	NTS	NOT TO SCALE	TEL	TELEPHONE		
BP	BUILDING PAPER	FDN	FOUNDATION			TEMP	TEMPORARY		
BRCG	BRACING	FE	FIRE EXTINGUISHER	O/	OVER	TFA	TO FLOOR ABOVE		
BRDG	BRIDGING		(SURFACE MOUNT)	OA	OUTSIDE AIR	TFB	TO FLOOR BELOW		
BRG	BEARING	FEC	FIRE EXTINGUISHER	OC	ON CENTER	TFF	TOP OF FINISH FLOOR		
BSMT	BASEMENT		& CABINET (SEMI-RECESSED)	OFD	OVERFLOW DRAIN	THRU	THROUGH		
BTWN	BETWEEN	FF	FINISH FACE	OH	OVERHEAD	TI	TENANT IMPROVEMENT		
BP	BY PASS	FF&E	FURNITURE, FIXTURES &	OPG	OPENING	TO FDN	TOP OF FOUNDATION		
			EQUIPMENT	OPP	OPPOSITE	TOB	TOP OF BEAM		
C&G	CURB & GUTTER	FG	FINISHED GRADE	OPT	OPTIONAL	TOC	TOP OF CONC/CURB		
C&P	CARPET & PAD	FIN	FINISHED	ORD	ORDINANCE	TOF	TOP OF FLOOR		
CAB	CABINET	FIN FLR	FINISH FLOOR	ORD	OVERFLOW ROOF DRAIN	TOM	TOP OF MULLION		
CALC	CALCULATE	FIN GR	FINISH GRADE	ORIG	ORIGINAL	TOP	TOP OF PARAPET		
CANT	CANTILEVER	FIX	FIXTURE	OVFL	OVERFLOW	TOS	TOP OF SLAB		
CB	CATCH BASIN	FL	FLOORLINE			TOW	TOP OF WALL		
CB	CERAMIC BASE	FL OUT	FLOOR OUTLET	PAR	PARALLEL	TP	TOILET PAPER DISPENSER		
CEM	CEMENT	FLASH	FLASHING	PAT	PATTERN	TR	TOWEL RACK		
CER	CERAMIC	FLG	FLOORING	PED	PEDESTAL	TSTAT	THERMOSTAT		
CERT	CERTIFY	FLR	FLOOR	PEND	PENDANT	TV	TELEVISION		
CF	CONTRACTOR FURNISHED	FLUOR	FLUORESCENT	PERF	PERFORATED	TYP	TYPICAL		
CF/OI	CONTRACTOR FURNISHED/	FOC	FACE OF CONCRETE	PERIM	PERIMETER				
	OWNER INSTALLED	FOF	FACE OF FINISH	PERP	PERPENDICULAR	UC	UNDERCUT		
CFM	CUBIC FEET PER MINUTE	FOS	FACE OF STUD	PKWY	PARKWAY	UNO	UNLESS NOTED OTHERWISE		
CG	CORNER GUARD	FPL	FIREPLACE	PL	PROPERTY LINE	UR	URINAL		
CHFR	CHAMFER	FR	FIRE RATING	PLAM	PLASTIC LAMINATE	UTIL	UTILITY		
CIP	CAST IN PLACE	FT	FOOT / FEET	PLY	PLYWOOD				
CJ	CONTROL JOINT	FT	FIRE TREATED	PNL	PANEL	VAR	VARIES		
CL	CENTERLINE	FTG	FOOTING	PREFAB	PREFABRICATE	VB	VINYL BASE		
CLG	CEILING	FURN	FURNACE	PREFIN	PREFINISH	VCT	VINYL COMPOSITION TILE		
CLO	CLOSET	FURN	FURNITURE	PRELIM	PRELIMINARY	VEN	VENEER		
CLR	CLEAR			PREP	PREPARATION	VERT	VERTICAL		
CMU	CONCRETE MASONRY UNIT	GA	GAUGE	PRKG	PARKING	VEST	VESTIBULE		
CNR	CORNER	GALV	GALVANIZED	PROJ	PROJECT	VIC	VICINITY		
CNTR	COUNTER	GB	GRAB BAR	PROP	PROPERTY	VIF	VERIFY IN FIELD		
CO	CLEANOUT	GD	GARAGE DRAIN	PSI	POUNDS PER SQUARE INCH	VOL	VOLUME		
COL	COLUMN	GEN	GENERAL	PT	PAINT	VER	VERIFY		
CONC	CONCRETE	GEN	GENERATOR	PT	POST TENSIONED	VTO	VENT TO ROOF		
CONN	CONNECTION	GFCI	GROUND FAULT CIRCUIT	PT	PRESSURE TREATED	VTR	VENT THROUGH ROOF		
CONST	CONSTRUCTION		INTERRUPTER	PVG	PAVING	VWC	VINYL WALL COVERING		
CONT	CONTINUOUS	GL	GLASS	PWR	POWER				
CORR	CORRIDOR	GLZ	GLAZING			W/	WITH		
CPT	CARPET	GLU LAM	GLUED LAMINATED WOOD	QRY	QUARRY	W/D	WASHER / DRYER		
CSMT	CASEMENT	GR	GRADE	QTR	QUARTER	W/O	WITHOUT		
CSWK	CASEWORK	GRAN	GRANITE	QTY	QUANTITY	WB	WOOD BASE		
CT	CERAMIC TILE	GRL	GRILLE			WC	WATER CLOSET		
CTB	CERAMIC TILE BASE	GYP	GYPSUM	R	RISER	WC	WALL COVERING		
CTF	CERAMIC FLOOR	GWB	GYPSUM BOARD	R&S	ROD & SHELF	WD	WOOD		
CTR	CENTER			RAD	RADIUS	WEEP	WEEP HOLE		
CTV	CABLE TELEVISION	HB	HOSE BIBB	RB	RUBBER BASE	WDW	WINDOW		
CU FT	CUBIC FEET	HC	HANDICAP	RB	RESILIENT BASE	WH	WATER HEATER		
		HCWD	HOLLOW CORE WOOD DOOR	RCP	REFLECTED CEILING PLAN	WHF	WHOLE HOUSE FAN		
D	DRYER	HDR	HEADER	RECEP	RECEPTION	WIC	WALK IN CLOSET		
DBL	DOUBLE	HDWR	HARDWARE	RD	ROOF DRAIN	WM	WATER METER		
DEG	DEGREE	HD	HOLDDOWN	RD	ROAD	WP	WATERPROOFING		
DEMO	DEMOLITION	HM	HOLLOW METAL	REC ROOM	RECREATION ROOM	WRB	WEATHER RESISTANT		
DEPT	DEPARTMENT	HNDRL	HANDRAIL	REC'D	RECESSED		BARRIER		
DET	DETAIL	HORIZ	HORIZONTAL	RECPT	RECEPTACLE	WSCT	WAINSCOT		
DETN	DETENTION	HR	HOUR	REF	REFRIGERATOR	WT	WEIGHT		
DEV	DEVELOPMENT	HS	HAND SINK	REQ	REQUIRE	WTR	WATER		
DF	DRINKING FOUNTAIN	HT	HEIGHT	REQD	REQUIRED	WW	WINDOW WALL		
DH	DOUBLE HUNG	HVAC	HEATING / VENTILATION /	RES	RESIDENTIAL				
DIA	DIAMETER		AIR CONDITIONING	RESIL	RESILIENT	X BRACE	CROSS BRACE		
DIAG	DIAGONAL	HW	HOT WATER	REST	RESTROOM	XFMR	TRANSFORMER		
DIM(S)	DIMENSION(S)			REV	REVISION				
DISP	DISPOSAL	IAQ	INDOOR AIR QUALITY	RFG	ROOFING	YD	YARD		
DIST	DISTANCE	ID	IDENTIFICATION	RIG	RIGID	YR	YEAR		
DIV	DIVISION	ID	INTERIOR DESIGN	RM	ROOM				
		IIC	IMPACT ISOLATION CLASS	RO	ROUGH OPENING				
		INCL	INCLUDE(ING, D)	ROW	RIGHT OF WAY				
		INFO	INFORMATION						
		INSUL	INSULATION						

SYMBOLS

NORTH ARROW

GRID BUBBLE (LETTERS I AND O OMITTED)

DETAIL (IDENTIFIED ON PLAN & SECTION)

DETAIL (IDENTIFIED ON ELEVATION)

BUILDING SECTION (IDENTIFIED ON PLAN)

WALL SECTION (IDENTIFIED ON PLAN OR ELEVATION, NOT BOTH)

EXTERIOR ELEVATION

WORK POINT, CONTROL POINT, OR DATUM POINT

MATCH LINE SYMBOL

BREAKLINE SYMBOL

FIRE EXTINGUISHER CABINET w/FIRE EXTINGUISHER

DENOTES CHANGE IN ELEVATION

EXIT SIGN, PENDANT

PROPERTY LINE

REVISION CLOUD

REVISION TAG

FLOORING TRANSITION

WINDOW OR LOUVER TAG

W = WINDOW
L = LOUVER
3 = TYPE

DOOR TAG
OPENING / BORROWED LITE NUMBER TO CORRESPOND TO ROOM ENTERING UNO

WALL TAG
SEE SHEET A8.00 FOR WALL TYPE DETAILS
FRAMING SIZE DESIGNATION

KEY NOTE

ROOM TAG

INTERIOR ELEVATION(S) ELEVATION IDENTIFICATION (UNFOLDS CLOCKWISE)

SHEET (WHERE ELEVATION IS DRAWN)

ACCESSIBILITY SYMBOL

GENERAL NOTES

CODE COMPLIANCE:

1. REFER TO SHEET G0.00 FOR APPLICABLE BUILDING CODES, FIRE CODES, M/E/P CODES, FEDERAL GLAZING CODES, AND BARRIER-FREE ACCESSIBILITY REQUIREMENTS.

2. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL FAIR HOUSING ACT [FFHA]; THE AMERICANS WITH DISABILITIES ACT [ADA]; WASHINGTON STATE BARRIER FREE REQUIREMENTS; AND THE REQUIREMENTS OF ANSI A117.1. FOR APPLICABLE SECTIONS OF THESE ACTS, REFER TO SHEETS G3.00, G3.01, G3.02, G3.03, AND G3.04. ADA/FHA STANDARDS DRAWINGS ON SHEETS G3.00 THROUGH G3.04 SHALL GOVERN OVER PLANS IN CASE OF CONFLICT, EXCEPT IN CASES WHERE CITY OF BELLEVUE OR WASHINGTON STATE BARRIER FREE REQUIREMENTS ARE MORE STRINGENT.

3. NOTIFY ARCHITECT IN WRITING IMMEDIATELY IF BUILDING CODE REQUIREMENTS CONFLICT WITH OTHER PROJECT REQUIREMENTS, OR IF CODES ARE IN CONFLICT, OR IF THE FIELD INSPECTOR(S) CONTRADICT PLANS EXAMINER APPROVALS OR PRIOR DISCRETIONARY INTERPRETATION(S).

4. TRANSFORMER VAULT SHALL MEET THE REQUIREMENTS OF BBC SECTION 426, AS WELL AS ALL REQUIREMENTS PRESCRIBED BY PUGET SOUND ENERGY.

5. ACCESS DOORS TO TRASH CHUTES SHALL BE SELF OR AUTOMATIC CLOSING, AND LINKED TO SMOKE DETECTOR PER BBC 713.13. ACCESS DOORS TO TRASH CHUTES TO COMPLY WITH ACCESSIBLE OPERATION REQUIREMENTS OF ANSI A117.1, SECTION 404 INCLUDING BUT NOT LIMITED TO DOOR HARDWARE OPERATION AND MAXIMUM OPENING FORCE OF 5.0 POUNDS MAXIMUM.

6. THE ELEVATORS SHALL BE CONNECTED TO EMERGENCY POWER IN ACCORDANCE WITH THE BELLEVUE BUILDING CODE. (OR AUTHORITY HAVING JURISDICTION)

7. PROVIDE EACH RESIDENTIAL AND RETAIL UNIT WITH A WATER METER PER WASHINGTON STATE ENERGY CODE.

8. THE PROJECT WILL SHIELD EXTERIOR LIGHTING AND TAKE APPROPRIATE MEASURES TO CONCEAL LIGHT SOURCES FROM ADJOINING USES AND RIGHTS-OF-WAY PER LUC 20.20.522, INCLUDING LIGHTING FOR THE GARAGE AND LOADING BERTH. GENERAL CONTRACTOR SHALL REVIEW LIGHTING PLANS CAREFULLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT PROPER SHIELDING IS FEASIBLE.

9. ALL CONSTRUCTION CREW MEMBERS, INCLUDING TRUCK DRIVERS, ALLOWED ON SITE WILL BE REQUIRED TO COMPLY WITH THE CITY OF BELLEVUE'S ENVIRONMENTAL PROCEDURES CODE (LUC 22.02), ARCHEOLOGICAL STATE REGULATIONS PERTAINING TO THE IDENTIFICATION AND PROTECTION OF CULTURAL RESOURCES (E.G., RCW 27.44, RCW 27.53), AND COMPLIANCE WITH THE WASHINGTON STATE ENVIRONMENTAL POLICY ACT (SEPA). THE ARCHAEOLOGICAL SITES AND RESOURCES ACT (RCW 27.53) PROHIBITS KNOWINGLY DISTURBING ARCHAEOLOGICAL SITES WITHOUT A PERMIT FROM THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP), AND THE INDIAN GRAVES AND RECORDS ACT (RCW 27.44) PROHIBITS KNOWINGLY DISTURBING NATIVE AMERICAN OR HISTORIC GRAVES.

RELATIONSHIPS AND RESPONSIBILITIES:

10. WORK IS GOVERNED BY AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, WHICH IS ADJOINED TO THE OWNER/CONTRACTOR CONTRACT. READ IN CONJUNCTION WITH SUPPLEMENTARY GENERAL CONDITIONS WHERE APPLICABLE.

11. EXECUTION OF THE CONTRACT BY THE GENERAL CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE AND BECOME GENERALLY FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND THAT THE GENERAL CONTRACTOR HAS CONFIRMED ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. EXECUTION OF THE CONTRACT IS A FURTHER REPRESENTATION THAT CONTRACTOR HAS NOT RELIED UPON ANY STATEMENT OR REPRESENTATION OF THE OWNER OR THE ARCHITECT OTHER THAN THOSE EXPRESSLY CONTAINED IN THE CONTRACT DOCUMENTS.

12. THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, CONTRACTS, AND SPECIAL REPORTS AS MAY BE APPLICABLE OR REQUIRED UNDER PERMIT) ARE COMPLIMENTARY DOCUMENTS USED BY THE ARCHITECT TO DESCRIBE THE BUILDING PROJECT AND BY THE GENERAL CONTRACTOR TO DEVELOP AN UNDERSTANDING OF THE ARCHITECT'S DESIGN INTENT. WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL OF THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, THE PROJECT MANUAL AND THESE DRAWINGS. REPORT DISCREPANCIES, ERRORS, OMMISSIONS, OR INCONSISTENCIES DISCOVERED BY THE CONTRACTOR PROMPTLY AND IN WRITING TO ARCHITECT AS A REQUEST FOR INFORMATION/INTERPRETATION (RFI).

13. THE ARCHITECT HAS AUTHORITY TO ACT ON BEHALF OF THE OWNER ONLY TO THE EXTENT PROVIDED IN THE CONTRACT DOCUMENTS. IN MATTERS WHERE THE ARCHITECT HAS NOT BEEN ENGAGED BY THE OWNER TO CONDUCT CONSTRUCTION ADMINISTRATION DUTIES, THE OWNER SHALL FULFILL THE ROLE OF THE ARCHITECT AND SHALL BE RESPONSIBLE FOR ENSURING FAITHFUL PERFORMANCE OF THE CONTRACT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

14. IF THE CONTRACTOR IS REQUESTED BY THE OWNER TO PROVIDE PRICING OR TO SIGN A CONTRACT FOR CONSTRUCTION BASED ON DOCUMENTS WHICH ARE NOT YET COMPLETE, OR WHICH ARE MARKED AS 'NOT FOR CONSTRUCTION', CONTRACTOR SHALL INCLUDE SUFFICIENT ALLOWANCES FOR BUILDING ELEMENTS AND MATERIALS WHICH ARE REASONABLY INFERABLE, STANDARD INDUSTRY PRACTICE, OR KNOWN TO THE CONTRACTOR FROM PARTICIPATION IN PRE-CONSTRUCTION SERVICES MEETINGS, AND DOCUMENTED IN MEETING MINUTES [OR OTHER WRITTEN COMMUNICATIONS] WHICH HAVE BEEN DISTRIBUTED TO THE CONTRACTOR.

15. THE ARCHITECT HAS BEEN CONTRACTED TO CONDUCT INFREQUENT CONSTRUCTION OBSERVATION AND WILL NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTIONS TO CHECK QUALITY OR QUANTITY OF THE WORK. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SELF-PERFORMED WORK AND THE WORK OF ITS SUB-CONTRACTORS IS PERFORMED IN PRECISE ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND WITH ALL OF THE CONSTRUCTION DOCUMENTS INCLUDING DRAWINGS, SPECIFICATIONS, PROJECT MANUALS AND ALL CONTRACTS. NEITHER OF THESE OBSERVATIONS / INSPECTIONS NOR ARCHITECT'S OR ITS SUBCONSULTANTS' ADMINISTRATION OF THE CONTRACT BETWEEN GENERAL CONTRACTOR AND OWNER OR PREPARATION OF ANY CONTRACT DOCUMENTS OR OTHER RELATED CONSTRUCTION DOCUMENTS, SHALL CREATE OR BE THE BASIS OF ANY OBLIGATION OR DUTY OWED BY THE ARCHITECT OR ITS SUBCONSULTANTS TO THE GENERAL CONTRACTOR, OR ANY SUBCONTRACTOR, AND THE GENERAL CONTRACTOR OR ITS SUBCONTRACTORS SHALL NOT BE DEEMED A THIRD PARTY BENEFICIARY OF ANY CONTRACT OR AGREEMENT BETWEEN ARCHITECT AND OWNER.

16. THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF, AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE DUTIES BELONG EXCLUSIVELY TO THE GENERAL CONTRACTOR.

17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THEIR TRADE CONTRACTORS AND DELEGATED DESIGN-BUILD CONTRACTORS ACQUIRE AND EXECUTE THEIR WORK OFF OF THE VERY LATEST DRAWINGS AND BACKGROUNDS ISSUED FOR CONSTRUCTION.

18. THE GENERAL CONTRACTOR'S TRADE SUB-CONTRACTORS AND DELEGATED DESIGN-BUILD SUB-CONTRACTORS ARE RESPONSIBLE FOR THE LAYOUT AND COORDINATION OF THEIR OWN WORK, AND TO ENSURE THAT THEIR OWN WORK COMES TOGETHER WITH, AND DOES NOT CONFLICT WITH, THAT OF OTHERS. REPORT DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS TO THE ARCHITECT IN WRITING FOR CLARIFICATION OF DESIGN INTENT.

19. DESIGN-BUILD SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO FIRE PROTECTION; SECURITY SYSTEM; LOW VOLTAGE WIRING; AUDIO VISUAL SYSTEMS; AS BIDDER-DESIGNED DESIGN-BUILD SYSTEMS. GENERAL CONTRACTOR SHALL FULLY COORDINATE THE DESIGN AND INSTALLATION OF ALL DELEGATED DESIGN-BUILD / BIDDER-DESIGNED SYSTEMS AND OBTAIN SEPARATE CONSTRUCTION PERMITS FOR EACH SYSTEM, AS REQUIRED.

DRAWINGS AND DOCUMENTS:

20. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. CONSULT ARCHITECT FOR REQUIRED DIMENSIONAL CLARIFICATION. CAREFULLY REVIEW DIMENSIONS INDICATED ON DRAWINGS AS WELL AS SITE CONDITIONS IN ADVANCE OF CONSTRUCTION. NOTIFY ARCHITECT IN WRITING IMMEDIATELY OF CONFLICTS OR PROBLEMS, PRIOR TO CONSTRUCTING THE WORK.

21. IT IS NOT POSSIBLE NOR PRACTICAL TO DETAIL ALL UNIQUE CONDITIONS ON A COMPLEX PROJECT. WHEN CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR PARTS OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK OR 'TYPICAL' DETAILS. IF QUESTIONS CANNOT BE RESOLVED IN THIS MANNER, CONTACT THE ARCHITECT VIA RFI PRIOR TO PROCEEDING WITH THE WORK.

22. LATER DATED DOCUMENTS SHALL GOVERN OVER EARLIER DOCUMENTS OF THE SAME SUBJECT.

23. DRAWINGS OF LARGER SCALE SHALL GOVERN OVER THOSE OF SMALLER SCALE OF THE SAME DATE.

24. DIMENSIONS SHOWN IN DRAWINGS SHALL GOVERN OVER DIMENSIONS SCALED FROM DRAWINGS.

25. STRUCTURAL DRAWINGS GOVERN OVER ARCHITECTURAL DRAWINGS IN MATTERS OF STRUCTURAL DESIGN.

26. HORIZONTAL DIMENSIONS ARE TO BUILDING GRID LINES, CENTERLINE OF AIR SPACE IN DEMISING WALLS OR FACE OF FRAMING UNLESS NOTED OTHERWISE.

27. HORIZONTAL CLEAR DIMENSIONS ARE TO FACE OF FINISHED WALL OR SURFACE UNLESS NOTED OTHERWISE.

28. VERTICAL HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB DATUM IN CONCRETE AND STEEL CONSTRUCTION AND TOP OF SUBFLOOR OR TOPPING SLAB IN WOOD FRAMED CONSTRUCTION UNLESS NOTED OTHERWISE. VERIFY AS-BUILT SLAB CONDITIONS AND ACCOUNT FOR SLAB CURL OR DEVIATION.

29. GLAZING SYSTEM DIMENSIONS ARE TO CENTER OF MULLION, FACE OF METAL PANEL FEATURE, OUTSIDE / INSIDE CORNER OR R.O. OF PUNCHED OPENING UNLESS NOTED OTHERWISE. VERIFY AS-BUILT ROUGH OPENINGS PRIOR TO ORDERING WINDOWS OR STOREFRONT.

30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.

31. REPETITIVE FEATURES NOT SHOWN IN DRAWINGS [SUCH AS THOSE REFERENCED WITH "TYPICAL" OR "TYP."] SHALL BE INCLUDED IN THE CONTRACT AND COMPLETELY PROVIDED AS IF DRAWN IN FULL.

32. LOCATE DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS WITH EDGE OF FINISHED OPENINGS A MINIMUM OF SIX INCHES AT COMMON AREA AND UNIT ENTRY DOORS, AND A MINIMUM OF FOUR INCHES AT INTERIOR UNIT DOORS FROM ADJACENT WALL UNLESS NOTED OTHERWISE TO ALLOW FOR TRIM. CONSULT WITH ARCHITECT IN CASE OF CONFLICT.

33. REFER TO ELECTRICAL LIGHTING DESIGN FOR LOCATIONS OF ALL ILLUMINATED EGRESS, PATHWAY AND EXIT SIGNAGE AND LIGHTING LOCATIONS.

MEANS AND METHODS:

34. THE GENERAL CONTRACTOR SHALL INSPECT PORTIONS OF WORK ALREADY PERFORMED UNDER THIS CONTRACT TO DETERMINE THAT SUCH PORTIONS ARE IN PROPER CONDITIONS TO RECEIVE SUBSEQUENT WORK. WHERE A COMPLEX ASSEMBLY INVOLVING SEVERAL TRADES IS CALLED FOR ON DRAWINGS, SUBMIT SHOP DRAWINGS SHOWING THE PROPOSED INTERACTION OF RELATED ELEMENTS FOR ARCHITECT'S REVIEW. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS AND FOR PROPER COORDINATION OF ALL TRADES, ASSEMBLIES AND SYSTEMS.

35. PRIOR TO ORDERING MATERIALS FOR EACH PORTION OF THE WORK, INVESTIGATE AND VERIFY SITE CONDITIONS AND DIMENSIONS OF ALL WORK TO ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN, AND THAT REQUIRED TOLERANCES ARE ACHIEVABLE AND CONSTRUCTIBLE. IMMEDIATELY NOTIFY ARCHITECT IN WRITING OF ANY PROBLEMS WITH SITE CONDITIONS OR DIMENSIONAL TOLERANCES.

36. GENERAL CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF FLOOR AND WALL OPENINGS, PENETRATIONS AND SLEEVE LOCATIONS FOR WORK PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MECHANICAL ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK.

37. GENERAL CONTRACTOR SHALL ENSURE CONTINUITY IN, AND INTEGRITY OF, ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AND CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES: INSTALL FIRE-STOPS, FIRE STOPPING, FIRE SAFING, FIRE SEALANTS AND OTHER RELATED FIRE LIFE SAFETY ELEMENTS IN STRICT ACCORDANCE WITH AUTHORITY HAVING JURISDICTION AND WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, NATIONAL FIRE PROTECTION ASSOCIATION, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND DOCUMENTED AND FIRE-TESTED WALL, FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES. AND IN PRECISE ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. GENERAL CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO ANNULAR SPACE FIRE-STOPPING AT MECHANICAL, PLUMBING AND ELECTRICAL PENETRATIONS OR RECESSES IN OR THROUGH FIRE RATED WALLS/ASSEMBLIES, PARTY WALLS, AND SEPARATIONS.

38. ALL FIRE RATED VERTICAL AND HORIZONTAL ASSEMBLIES MUST USE APPROPRIATE PRODUCTS AND BE INSTALLED EXACTLY PER THE REQUIREMENTS OF THE LISTED TESTED ASSEMBLY AS INCLUDED IN CONSTRUCTION DOCUMENTS AS WELL AS PRODUCT MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS AND INDUSTRY STANDARDS. BRING ANY CONFLICT BETWEEN THE ASSEMBLY DESIGN NUMBER, THE SPECIFICATIONS, INDUSTRY STANDARDS OR THE ASSEMBLY DETAIL TO THE ARCHITECT'S ATTENTION IMMEDIATELY FOR CLARIFICATION.

39. FIRE PROOFING PROVIDED FOR STRUCTURAL ELEMENTS SHALL NOT BE DISTURBED - OR SHALL BE FULLY REPAIRED IF DISTURBED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURER'S INSTRUCTIONS, AND TO THE SATISFACTION OF THE CITY OF BELLEVUE BUILDING INSPECTOR AND BUILDING OFFICIAL.

40. PROVIDE A WEATHER-TIGHT AND WATERPROOFED BUILDING ENVELOPE COMPLETE WITH REQUIRED FOUNDATION DRAINAGE, WEATHER BARRIERS, FLASHINGS, SEALANTS, AND WATERPROOF MEMBRANES. ROOFING MEMBRANE AND EXTERIOR BUILDING ENVELOPE THAT IS IN STRICT ACCORDANCE WITH BUILDING CODES, INDUSTRY STANDARDS, PRECISE MANUFACTURER SPECIFICATIONS AND THE EXPLICIT REQUIREMENTS AND/OR DIRECTION OF THE BUILDING ENVELOPE CONSULTANT.

41. GENERAL CONTRACTOR SHALL PAY SPECIAL ATTENTION TO WATERPROOFING OF THE SUB-GRADE PARKING GARAGE, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, INDUSTRY STANDARDS, MANUFACTURER'S PRODUCT SPECIFICATIONS AND INSTALLATION DIRECTIVES, AND IN ACCORDANCE WITH EXPLICIT GUIDANCE FROM THE BUILDING ENVELOPE CONSULTANT.

42. CLEAN AND PREPARE SUBSTRATE SURFACES PRIOR TO INSTALLATION OF SELF-ADHESIVE MEMBRANE FLASHINGS IN PRECISE ACCORDANCE WITH MEMBRANE MANUFACTURER'S EXPLICIT RECOMMENDATIONS AND/OR AS DIRECTED BY THE BUILDING ENVELOPE CONSULTANT.

43. GENERAL CONTRACTOR SHALL INSTALL FIRE EXTINGUISHERS, STANDPIPES AND CONNECTIONS AT LOCATIONS INDICATED, UNLESS OTHERWISE REQUIRED BY LOCAL BUILDING INSPECTION JURISDICTION OR FIRE DEPARTMENT, AND [WHEN LOCATED ON PARKING LEVELS] SHALL PROVIDE BOLLARD OR METAL PLATE PROTECTION AS NEEDED TO PROTECT THESE ELEMENTS FROM DAMAGE. PROMPTLY NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IN THE EVENT ANY

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SHEET NUMBER	SHEET NAME	2024.10.16 50% SD	2024.12.20 100% SD	2025.02.29 50% DD	2025.03.12 SDP INTAKE	2025.05.09 100% DD
INTERIORS						
ID/A0.00	ENLARGED COMMON AREA FINISH KEY PLANS					●
ID/A0.10	INTERIOR FINISHES SCHEDULE	●	●			●
ID/A1.00	ENLARGED COMMON AREA PLANS - LOBBY & MAILROOM					●
ID/A1.01	ENLARGED COMMON AREA ELEVATIONS - LOBBY & MAILROOM					●
ID/A1.02	ENLARGED COMMON AREA ELEVATIONS - LOBBY & MAILROOM					●
ID/A1.03	ENLARGED COMMON AREA PLANS - AMENITY & FITNESS					●
ID/A1.05	ENLARGED COMMON AREA ELEVATIONS - AMENITY & FITNESS					●
ID/A1.06	ENLARGED COMMON AREA ELEVATIONS - AMENITY & FITNESS					●
ID/A1.07	ENLARGED COMMON AREA PLANS & ELEV - RESTROOMS & STUDY					●
ID/A1.08	ENLARGED COMMON AREA ELEVATIONS - RESTROOMS					●
ID/A1.20	ENLARGED CORRIDOR PLANS & RCP - L1 WEST					●
ID/A1.21	ENLARGED CORRIDOR PLANS & RCP - L1 SOUTH					●
ID/A1.22	ENLARGED CORRIDOR PLANS & RCP - L3 WEST					●
ID/A1.23	ENLARGED CORRIDOR PLANS & RCP - L3 SOUTH					●
ID/A1.24	ENLARGED CORRIDOR PLANS & RCP - L3 NORTH					●
ID/A1.25	ENLARGED CORRIDOR PLANS & RCP - L3 EAST					●
ID/A1.26	ENLARGED CORRIDOR PLANS & RCP - L4 SOUTH					●
ID/A1.27	ENLARGED CORRIDOR PLANS & RCP - L4 NORTH					●
ID/A1.28	ENLARGED CORRIDOR PLANS & RCP - L4 EAST					●
ID/A1.29	ENLARGED CORRIDOR PLANS & RCP - L5 -L8 SOUTH					●
ID/A1.30	ENLARGED CORRIDOR PLANS & RCP - L5 - L8 NORTH					●
ID/A1.31	ENLARGED CORRIDOR PLANS & RCP - L5 -L8 EAST					●
ID/A2.00	ENLARGED A1 STUDIO FLOOR PLAN & RCP	●	●			●
ID/A2.01	ENLARGED A2 STUDIO FLOOR PLAN & RCP	●	●			●
ID/A2.02	ENLARGED A2.A STUDIO FLOOR PLAN & RCP (TYPE A)	●	●			●
ID/A2.10	ENLARGED B1 1-BED FLOOR PLAN & RCP	●	●			●
ID/A2.11	ENLARGED B2 1-BED FLOOR PLAN & RCP	●	●			●
ID/A2.12	ENLARGED B3 1-BED FLOOR PLAN & RCP	●	●			●
ID/A2.13	ENLARGED B4 AND B4.1 - 1-BED FLOOR PLAN & RCP	●	●			●
ID/A2.14	ENLARGED B4 A 1-BED FLOOR PLAN & RCP (TYPE A)	●	●			●
ID/A2.15	ENLARGED B5 1-BED FLOOR PLAN & RCP	●	●			●
ID/A2.16	ENLARGED B6 1-BED FLOOR PLAN & RCP	●	●			●
ID/A2.20	ENLARGED C1 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.21	ENLARGED C1.A 2-BED FLOOR PLAN & RCP (TYPE A)	●	●			●
ID/A2.22	ENLARGED C2 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.23	ENLARGED C3 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.24	ENLARGED C4 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.25	ENLARGED C5 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.26	ENLARGED C6 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.27	ENLARGED C7 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.28	ENLARGED C8 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.29	ENLARGED C8.A 2-BED FLOOR PLAN & RCP (TYPE A)	●	●			●
ID/A2.30	ENLARGED C9 2-BED FLOOR PLAN & RCP	●	●			●
ID/A2.31	ENLARGED D1-BED FLOOR PLAN & RCP	●	●			●
ID/A2.32	ENLARGED D2 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.33	ENLARGED D3 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.34	ENLARGED D4 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.35	ENLARGED D4.A 3-BED FLOOR PLAN & RCP (TYPE A)	●	●			●
ID/A2.36	ENLARGED D5 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.37	ENLARGED D6 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.38	ENLARGED D7 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.39	ENLARGED D8 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.40	ENLARGED D9 3-BED FLOOR PLAN & RCP	●	●			●
ID/A2.42	ENLARGED LEO + STAFF UNITS	●	●			●
ID/A5.00	TYPICAL UNIT KITCHEN ELEVATIONS	●	●			●
BE						
BE0.00	ENCLOSURE GENERAL NOTES					●
BE0.10	AIR BARRIER DIAGRAMS - PLANS					●
BE0.11	AIR BARRIER DIAGRAMS - PLANS					●
BE0.20	AIR BARRIER DIAGRAMS -SECTIONS					●
BE0.30	WATERPROOFING ASSEMBLIES					●
BE0.40	WATERPROOFING EXTENTS - PLANS					●
BE0.41	WATERPROOFING EXTENTS - PLANS					●
BE0.50	WATERPROOFING EXTENTS - SECTIONS					●
BE1.00	BELOW-GRADE DETAILS					●
BE2.00	WALL DETAILS - BRICK CLADDING					●
BE2.01	WALL DETAILS - FIBER CEMENT					●
BE2.02	WALL DETAILS - SEQUENCES					●
BE3.00	WINDOW INSTALLATION SEQUENCES					●
BE3.10	VINYL WINDOW DETAILS					●
BE3.20	ALUMINUM STOREFRONT SEQUESNCES					●
BE3.21	ALUMINUM STOREFRONT DETAILS					●
BE4.00	HORIZONTAL WATERPROOFING DETAILS					●
BE5.00	2-PLY WATERPROOFING DETAILS					●
STRUCTURAL						
S1.01	PLAN NOTES & LEGEND ITEMS		●	●		●
S1.02	GENERAL STRUCTURAL NOTES			●		●
S1.03	GENERAL STRUCTURAL NOTES			●		●
S1.04	GENERAL STRUCTURAL NOTES			●		●
S2.01	LEVEL 1 FOUNDATION PLAN		●	●		●
S2.01O	LEVEL 1 FOUNDATION OVER FRAMING		●	●		●
S2.02	LEVEL 2 POST-TENSION PLAN		●	●		●
S2.03	LEVEL 3 POST-TENSION PLAN		●	●		●
S2.04	LEVEL 4 POST-TENSION PLAN		●	●		●
S2.04W	LEVEL 4 WOOD FRAMING PLAN		●	●		●
S2.05	LEVEL 5 WOOD FRAMING PLAN		●	●		●
S2.06	LEVELS 6-8 WOOD FRAMING PLAN			●		●
S2.07	ROOF FRAMING PLAN		●	●		●
S3.01	TYPICAL CONCRETE DETAILS		●	●		●
S3.02	MAT FOUNDATION SECTIONS			●		●
S3.03	MAT FOUNDATION SECTIONS		●	●		●
S3.10	CONCRETE COLUMN SCHEDULE AND DETAIL			●		●
S3.20	SHEAR WALL ELEVATIONS			●		●
S3.21	TYPICAL SHEAR WALL DETAILS			●		●
S3.22	TYPICAL SHEAR WALL DETAILS			●		●
S3.30	TYPICAL PT SLAB DETAILS			●		●
S3.31	TYPICAL PT SLAB DETAILS			●		●
S3.40	STUDRAIL SCHEDULE AND DETAILS			●		●
S3.50	CONCRETE DETAILS			●		●
S3.60	TYPICAL CONCRETE BEAM SCHEDULE AND DETAILS			●		●
S3.70	OVERFRAMING DETAILS			●		●
S4.01	TYPICAL MASONRY DETAILS			●		●
S6.01	TYPICAL WOOD FRAME DETAILS			●		●
S6.02	TYPICAL WOOD FRAME DETAILS			●		●
S6.03	TYPICAL WOOD FRAME DETAILS			●		●
S6.04	TYPICAL ROOF FRAMING DETAILS			●		●
S6.05	SHEAR WALL SCHEDULE AND DETAILS			●		●
S6.06	SELF TIGHTENING HOLDOWN DETAILS			●		●
S6.07	MULTI-FAMILY-DIAPHRAGM NAILING AND STRUT DETAILS			●		●
S7.01	TYPICAL METAL STUD DETAILS			●		
S8.01	TYPICAL ELEVATOR DETAILS			●		●
ELECTRICAL						
E0.01	LIGHTING LEGEND & ABBREVIATIONS					●
E0.02	LUMINAIRE SCHEDULE					●
E0.03	LIGHTING CONTROL SEQUENCE					●
E1.01	LIGHTING SITE PLAN				●	●
E2.01N	LIGHTING PLAN LEVEL L1					●
E2.02N	LIGHTING PLAN LEVEL L2					●
E2.03N	LIGHTING PLAN LEVEL L3					●
E2.04N	LIGHTING PLAN LEVEL L4				●	●
E2.05N	LIGHTING PLAN LEVEL L5-L8					●
E2.06N	LIGHTING PLAN ROOF					●
E3.01	ENLARGED UNIT LIGHTING PLANS					●

SHEET NUMBER	SHEET NAME	2024.10.16 50% SD	2024.12.20 100% SD	2025.02.29 50% DD	2025.03.12 SDP INTAKE	2025.05.09 100% DD
GENERAL						
G0.00	COVER SHEET	●	●	●	●	●
G0.01	ABBREVIATIONS, SYMBOLS, & GENERAL NOTES	●	●	●	●	●
G0.02	SHEET INDEX	●	●	●	●	●
G0.03	PHASING DIAGRAM	●				●
G0.10	BOMA PLANS - NORTH	●	●			●
G0.11	BOMA PLANS - SOUTH	●	●	●		●
G1.00	LAND USE ANALYSIS - CODE SUMMARY	●	●	●	●	●
G1.01	LAND USE - AVERAGE GRADE CALC	●	●	●	●	●
G1.02	LAND USE ANALYSIS - PARKING & BLANK WALL DIAGRAM		●	●	●	●
G1.10	FLOOR AREA RATIO SITE PLAN	●	●	●	●	●
G1.11	FLOOR AREA DIAGRAMS - NORTH BLDG	●	●	●	●	●
G1.12	FLOOR AREA DIAGRAMS - SOUTH BLDG	●	●	●	●	●
G1.30	TRASH CALCULATIONS AND PLANS			●	●	●
G1.40	DEVIATION LIST AND DIAG - MODULATION & FRONTAGE			●	●	●
G1.41	DEVIATION DIAG - WEATHER PROTECTION & NW CONTEMP. STYLE			●	●	●
G1.42	DEVIATION DIAG - TRANSPARENCY & AMENITY			●	●	●
G1.50	NORTH AND SOUTH BUILDING MATERIALS			●	●	●
G2.00	NORTH BUILDING CODE COMPLIANCE SUMMARY		●	●	●	●
G2.01	FIRE & LIFE SAFETY L1 PLAN - NORTH BUILDING		●	●	●	●
G2.02	FIRE & LIFE SAFETY L2 PLAN - NORTH BUILDING		●	●	●	●
G2.03	FIRE & LIFE SAFETY L3 PLAN - NORTH BUILDING		●	●	●	●
G2.04	FIRE & LIFE SAFETY L4 PLAN - NORTH BUILDING		●	●	●	●
G2.05	FIRE & LIFE SAFETY L5-L8 PLANS - NORTH BUILDING		●	●	●	●
G2.10	SOUTH BUILDING CODE COMPLIANCE SUMMARY		●	●	●	●
G2.11	FIRE & LIFE SAFETY L1 PLAN - SOUTH BUILDING		●	●	●	●
G2.12	FIRE & LIFE SAFETY L2 PLAN - SOUTH BUILDING		●	●	●	●
G2.13	FIRE & LIFE SAFETY L3 PLAN - SOUTH BUILDING		●	●	●	●
G2.14	FIRE & LIFE SAFETY L4 PLAN - SOUTH BUILDING		●	●	●	●
G2.15	FIRE & LIFE SAFETY L5-8 PLANS - SOUTH BUILDING		●	●	●	●
G2.20	BUILDING CODE DIAGRAMS	●				●
G3.00	BARRIER FREE GENERAL NOTES AND DETAILS		●	●	●	●
G3.01	BARRIER FREE DOORS, RAMPS, AND STAIRS		●	●	●	●
G3.02	BARRIER FREE COMMON AREA PLUMBING FIXTURES AND KITCHENS		●	●	●	●
G3.03	BARRIER FREE PARKING		●	●	●	●
G3.04	BARRIER FREE ELEVATORS COMMUNICATIONS AND SIGNAGE		●	●	●	●
G3.05	BARRIER FREE TYPE 'A' DWELLING UNITS		●	●	●	●
G3.06	BARRIER FREE TYPE 'A' DWELLING UNITS		●	●	●	●
G3.07	BARRIER FREE TYPE 'B' DWELLING UNITS		●	●	●	●
SURVEY						
1 OF 3	COVER SHEET		●	●	●	●
2 OF 3	NORTH PORTION		●	●	●	●
3 OF 3	SOUTH PORTION		●	●	●	●
CIVIL						
C0.00	COVER SHEET		●	●	●	●
C1.00	FIRE AND RESCUE PLAN		●	●	●	●
C2.00	GENERAL SITE PLAN		●	●	●	●
C3.00	DEMOLITION PLAN		●	●	●	●
C4.00	TESC PLAN		●	●	●	●
C4.10	TESC DETAILS & SECTIONS					●
C5.00	STORMWATER PLAN		●	●	●	●
C5.10	DRAINAGE DETAILS					●
C5.11	DRAINAGE DETAILS & PROFILES					●
C6.00	GRADING PLAN		●	●	●	●
C6.10	GRADING DETAILS					●
C7.00	UTILITY PLAN		●	●	●	●
C7.10	UTILITY DETAILS					●
C7.11	UTILITY DETAILS					●
C7.20	UTILITY PROFILES					●
C8.00	PAVING & HORIZONTAL CONTROL PLAN		●	●	●	●
C8.10	PAVING DETAILS					●
C9.00	SIGHT TRIANGLES PLAN			●		●
C10.00	VEHICLE TURNING PLAN					●
LANDSCAPE						
L1.00	SITE PLAN		●	●	●	●
L2.01N	ENLARGED SITE PLAN NORTH		●	●	●	●
L2.04N	LEVEL 4 NORTH TERRACE		●	●	●	●
L3.01	PLANTING SCHEDULE		●	●	●	●
L3.02	PLANTING DETAILS		●	●	●	●
L6.00	LANDSCAPE DETAILS				●	●
ARCHITECTURE						
A1.00	SITE PLAN	●	●	●	●	●
A2.01N	FLOOR PLAN LEVEL 1	●	●	●	●	●
A2.02N	FLOOR PLAN LEVEL 2	●	●	●	●	●
A2.03N	FLOOR PLAN LEVEL 3	●	●	●	●	●
A2.04N	FLOOR PLAN LEVEL 4	●	●	●	●	●
A2.05N	FLOOR PLAN LEVELS 5-8	●	●	●	●	●
A2.06N	FLOOR PLAN ROOF	●	●	●	●	●
A2.07N	LOWER ROOF (L4) DRAINAGE PLAN	●	●	●	●	●
A2.08N	UPPER ROOF DRAINAGE PLAN	●	●	●	●	●
A2.10N	OVERALL RCP LEVEL 1	●	●	●		●
A2.11N	OVERALL RCP LEVEL 2	●	●	●		●
A2.12N	OVERALL RCP LEVEL 3	●	●	●		●
A2.13N	OVERALL RCP LEVEL 4	●	●	●		●
A2.14N	OVERALL RCP LEVELS 5-8 & ROOF	●	●	●		●
A2.21N	SLAB PLAN LEVEL 1					●
A2.22N	SLAB PLAN LEVEL 2					●
A2.23N	SLAB PLAN LEVEL 3					●
A2.24N	SLAB PLAN LEVEL 4					●
A3.00N	BUILDING ELEVATIONS (E & N)		●	●	●	●
A3.01N	BUILDING ELEVATIONS (W & S)		●	●	●	●
A3.02N	COURTYARD ELEVATIONS			●	●	●
A3.05N	HIDDEN ELEVATIONS-NORTH FACADE			●	●	●
A3.06N	HIDDEN ELEVATIONS-EAST FACADE			●	●	●
A3.07N	HIDDEN ELEVATIONS-SOUTH & WEST FACADE			●	●	●
A3.08N	HIDDEN ELEVATIONS-LOBBY ENTRANCE			●	●	●
A3.10N	BUILDING ELEVATIONS (COLOR-E & N)			●	●	●
A3.11N	BUILDING ELEVATIONS (COLOR-W & S)			●	●	●
A4.00N	E/W BUILDING SECTIONS - NORTH BLDG	●	●	●	●	●
A4.01N	E/W BUILDING SECTIONS - NORTH BLDG	●	●	●	●	●
A4.02N	N/S BUILDING SECTIONS - NORTH BLDG	●	●	●	●	●
A5.00	WALL SECTIONS					●
A5.01	WALL SECTIONS					●
A5.02	WALL SECTIONS					●
A5.03	WALL SECTIONS					●
A5.04	WALL SECTIONS					●
A6.00	STAIR 1 - PLANS & SECTIONS					●
A6.01	STAIR 2 - PLANS & SECTIONS					●
A6.02	STAIR 3 & MISC - PLANS & SECTIONS					●
A6.10	ELEVATOR 1 PLANS AND SECTIONS					●
A6.11	ELEVATOR 2 PLANS AND SECTIONS					●
A7.00	ENLARGED CANOPY PLANS					●
A7.01	MISC. ENLARGED PLANS					●
A8.00	WALL TYPES - EXTERIOR & MASONRY		●	●	●	●
A8.01	WALL TYPES - INTERIOR - METAL		●	●	●	●
A8.02	WALL TYPES - INTERIOR - WOOD		●	●	●	●
A8.10	FLOOR ASSEMBLIES				●	●
A8.20	CEILING ASSEMBLIES					●
A8.30	DETAILS - RATED				●	●
A8.31	DETAILS - STAIR + ELEVATOR				●	●
A8.32	DETAILS - ROOFS + PARAPETS				●	●
A8.33	DETAILS - ROOFS + PARAPETS				●	●
A8.40	DETAILS - CONCRETE				●	●
A8.50	DETAILS - EXTERIOR WALLS				●	●
A8.51	DETAILS - EXTERIOR				●	●
A8.80	DETAILS - CANOPIES					●
A9.00	DOOR SCHEDULE GENERAL NOTES					●
A9.10	WINDOW SCHEDULE					●
A9.11	STOREFRONT SCHEDULE					●
A2.00S	FLOOR PLAN LEVEL L1 LOWER - SOUTH BLDG	●	●	●	●	
A2.01S	FLOOR PLAN LEVEL L1 - SOUTH BLDG	●	●	●	●	
A2.02S	FLOOR PLAN LEVEL L2 - SOUTH BLDG	●	●	●	●	
A2.03S	FLOOR PLAN LEVEL L3 - SOUTH BLDG	●	●	●	●	
A2.04S	FLOOR PLAN LEVEL L4 - SOUTH BLDG	●	●	●	●	
A2.05S	FLOOR PLAN LEVELS L5-L8 - SOUTH BLDG	●	●	●	●	
A2.06RS	FLOOR PLAN ROOF - SOUTH BLDG	●	●	●	●	
A3.00S	BUILDING ELEVATIONS (E & N)		●	●	●	
A3.01S	BUILDING ELEVATIONS (W & S)		●	●	●	
A3.02S	BUILDING ELEVATIONS (COLOR-E & N)		●	●	●	
A3.03S	BUILDING ELEVATIONS (COLOR-W & S)		●	●	●	
A4.00S	N/S BUILDING SECTIONS - SOUTH BLDG	●	●	●	●	
A4.01S	N/S BUILDING SECTIONS - SOUTH BLDG	●	●	●	●	
A4.02S	E/W BUILDING SECTIONS - SOUTH BLDG	●	●	●	●	

WEBER THOMPSON

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Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

SHEET INDEX

G0.02

Project Number: 24-027

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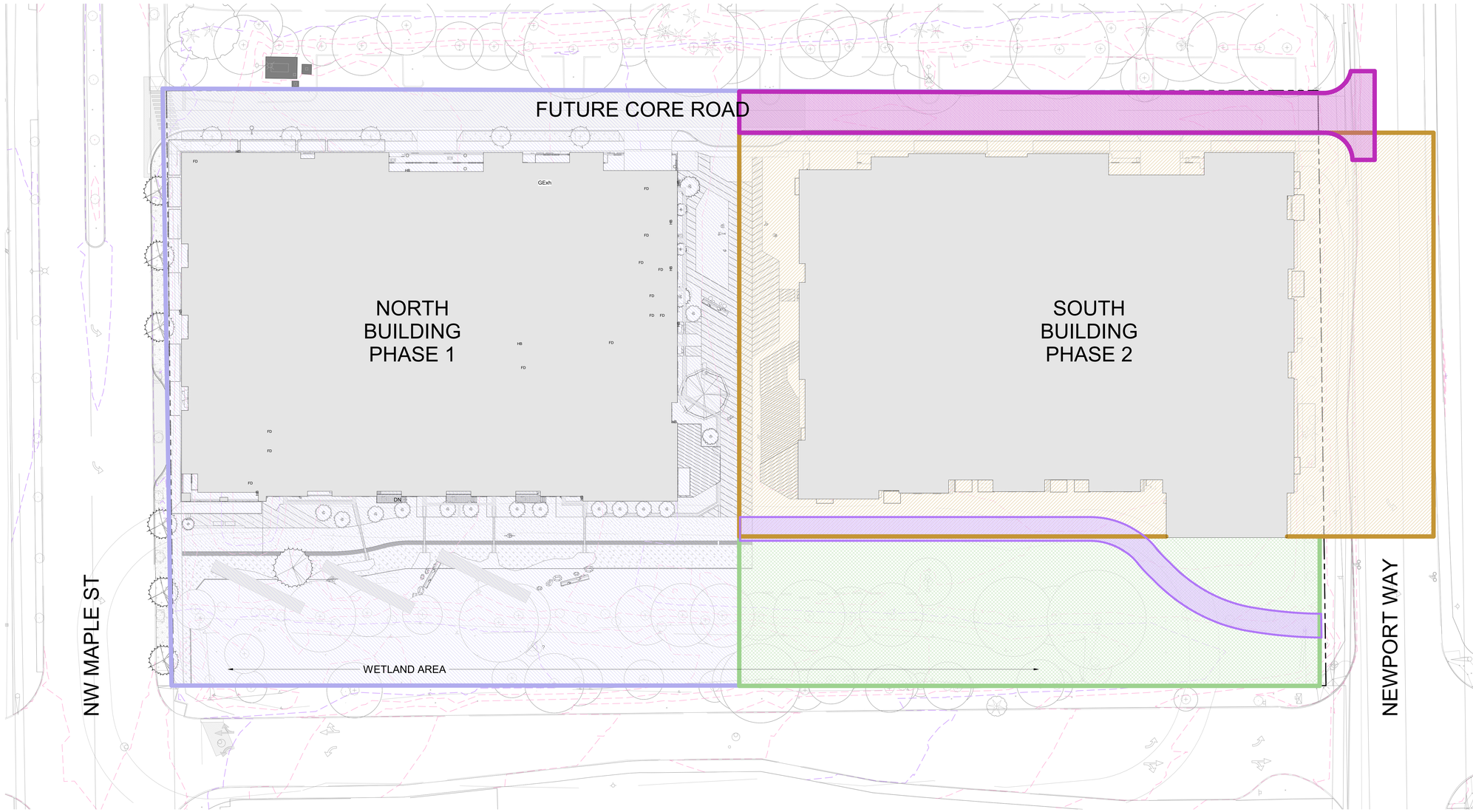

NORTH BUILDING PHASE 1
WORK DONE FOR THIS PORTION OF THE PROJECT

SOUTH BUILDING PHASE 2
WORK DONE FOR THIS PORTION OF THE PROJECT

WETLAND RESTORATION
WORK DONE BY PHASE 1 IF TIMING REQUIRES FOR INITIAL PERMITTING. WORK DONE BY PHASE 2 AS NEEDED IF NOT REQUIRED DURING INITIAL PERMITTING

SHARED RESPONSIBILITY
WORK DONE BY PHASE 1 DUE TO PERMITTING OR SCHEDULE AND TO BE DIVIDED BY THE TWO PROJECTS

1 PHASING DIAGRAM
SCALE: 1" = 20'-0"

0' 10' 20' 40'
1" = 20' - 0"

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100% SD	2025.12.20
50%DD	2025.02.29
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

PHASING DIAGRAM

G0.03

Project Number: 24-027

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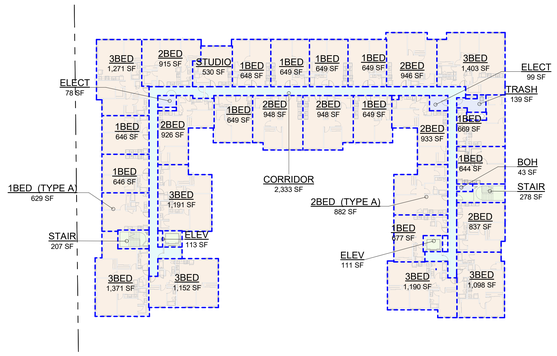
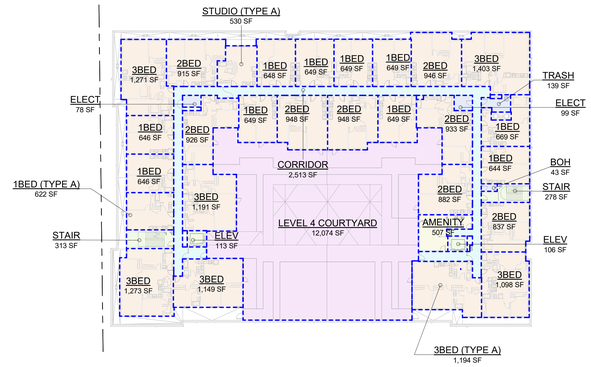
	Studio	1-Bed	2-Bed	3-Bed	Total
LEVEL 8 - NB	1	12	8	7	28
LEVEL 7 - NB	1	12	8	7	28
LEVEL 6 - NB	1	12	8	7	28
LEVEL 5 - NB	1	12	8	7	28
LEVEL 4 - NB	1	12	8	7	28
LEVEL 3 - NB	1	3	8	4	16
LEVEL 2 - NB	0	0	0	0	0
LEVEL 1 - NB	0	0	3	0	3
Total	6	63	51	39	159
Percent Mix	4%	40%	32%	25%	

		Floor Elevation	Gross Floor Area (Enclosed)	Garage / Parking	BOH / Mech	Retail	Lobby, Leasing, Mail, Amenity, Bike	Exterior Amenity	Circulation	Residential	Total Unit Count	Average Unit Size	Efficiency	Parking Stalls (All Sizes)
Type IIIA	ROOF - NB	151.17	420	0	0	0	0	0	303	117	0	0	0.0%	
	LEVEL 8 - NB	141.83	27,746	0	359	0	0	0	3,042	24,345	28	870	87.7%	
	LEVEL 7 - NB	132.50	27,746	0	359	0	0	0	3,042	24,345	28	870	87.7%	
	LEVEL 6 - NB	123.17	27,746	0	359	0	0	0	3,042	24,345	28	870	87.7%	
	LEVEL 5 - NB	113.83	27,746	0	359	0	0	0	3,042	24,345	28	870	87.7%	
	LEVEL 4 - NB	104.50	27,753	0	359	0	507	12,074	3,323	23,564	27	834	87.1%	
Type IA	LEVEL 3 - NB	91.83	42,732	21,540	114	0	0	0	4,724	16,354	15	1074	40.2%	45
	LEVEL 2 - NB	82.50	23,240	19,896	1,620	0	534	0	1,187	0	0	0	0.0%	62
	LEVEL 1 - NB	73.00	41,751	17,600	2,586	10341	5,729	0	2,787	2,709	3	883	6.3%	67
	Total		246,880	59,036	6,115	10341	6,770	12,074	24,492	140,124	362	843	74.8%	174



7 BOMA NB L7
SCALE: 1/32" = 1'-0"



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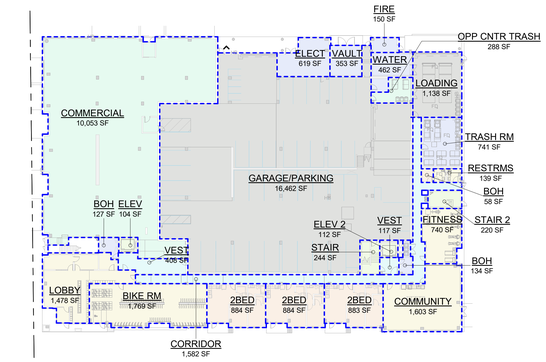

1 BOMA NB L1
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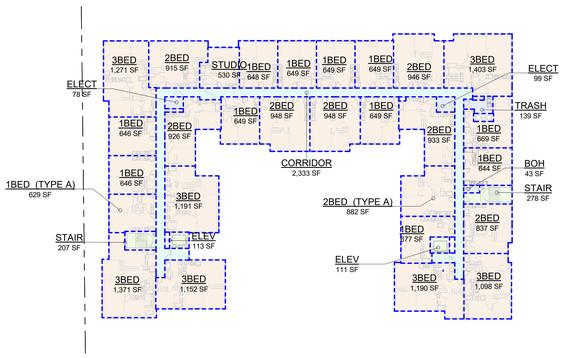

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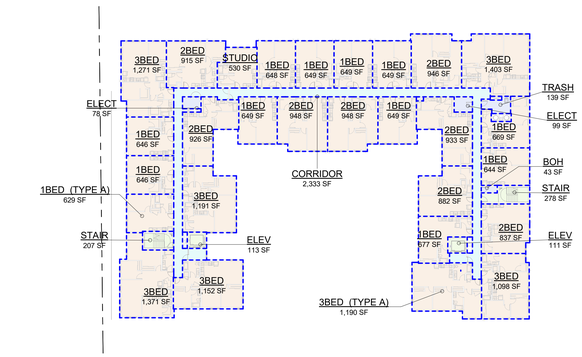

5 BOMA NB L5
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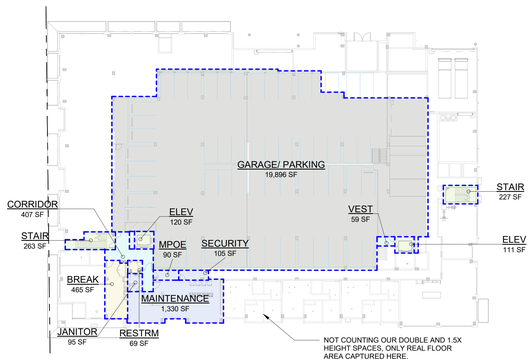
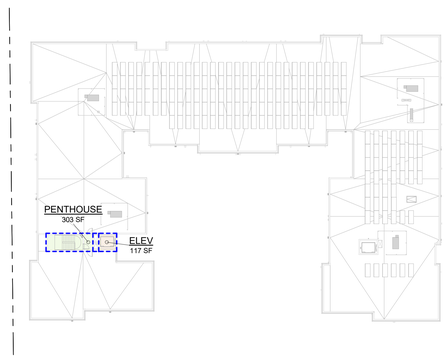
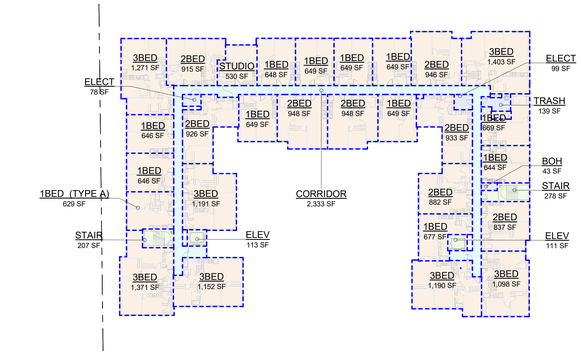


2 BOMA NB L2
SCALE: 1/32" = 1'-0"



9 BOMA NB ROOF
SCALE: 1/32" = 1'-0"



6 BOMA NB L6
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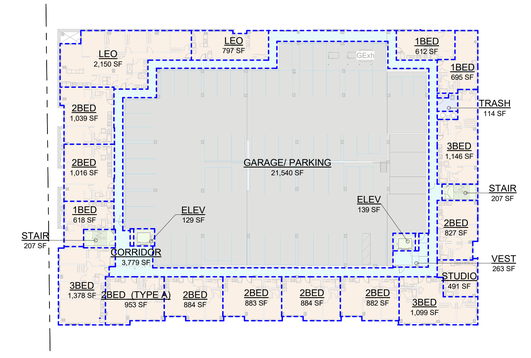

3 BOMA NB L3
SCALE: 1/32" = 1'-0"

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100% SD	2025.12.20
50%DD	2025.02.28
100% DD	2025.05.09

Construction Revision:

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Schematics		
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Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BOMA PLANS - NORTH

G0.10

Project Number: 24-027

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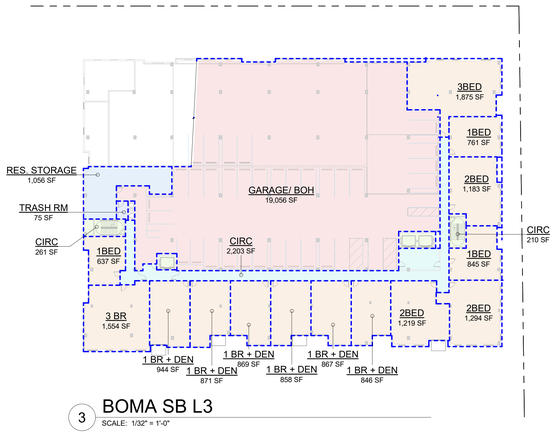
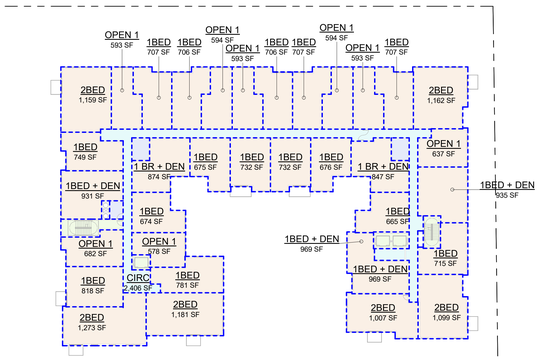


3 BOMA SB L3
SCALE: 1/32" = 1'-0"

SOUTH BLDG GROSS BUILDING AREAS								
LEVEL	AMENITY	COMMERCIAL	VERTICAL CIRCULATION	RESIDENTIAL	STORAGE	HORIZONTAL CIRCULATION	PARKING	TOTAL GSF
Not Placed	0	0	0	0	0	0	0	0 SF
LEVEL 1-LOWER - SB	4,350	2,713	0	0	0	0	0	7,063 SF
LEVEL 1 - SB	0	1,115	8,690	0	7,261	0	0	41,438 SF
LEVEL 2 - SB	0	722	1,231	0	14,155	0	0	41,651 SF
LEVEL 3 - SB	0	75	1,056	0	14,623	0	0	37,821 SF
LEVEL 4 - SB	0	376	0	0	26,587	0	0	30,545 SF
LEVEL 5 - SB	0	376	0	0	27,051	0	0	30,684 SF
LEVEL 6 - SB	0	376	0	0	27,051	0	0	30,684 SF
LEVEL 7 - SB	0	376	0	0	27,051	0	0	30,684 SF
LEVEL 8 - SB	0	376	0	0	27,051	0	0	30,684 SF
ROOF LEVEL - SB	0	0	0	0	0	0	0	290 SF
Grand total	4,350	6,505	10,977	0	170,830	0	0	281,545 SF

SOUTH BLDG RATE BOMA (OVERALL)	
LEVEL	AREA
Not Placed	0 SF
LEVEL 1-LOWER - SB	7,063 SF
LEVEL 1 - SB	41,438 SF
LEVEL 2 - SB	41,651 SF
LEVEL 3 - SB	37,821 SF
LEVEL 4 - SB	30,545 SF
LEVEL 5 - SB	30,684 SF
LEVEL 6 - SB	30,684 SF
LEVEL 7 - SB	30,684 SF
LEVEL 8 - SB	30,684 SF
ROOF LEVEL - SB	290 SF
TOTAL GROSS AREA: 285	281,545 SF



9 BOMA SB L7
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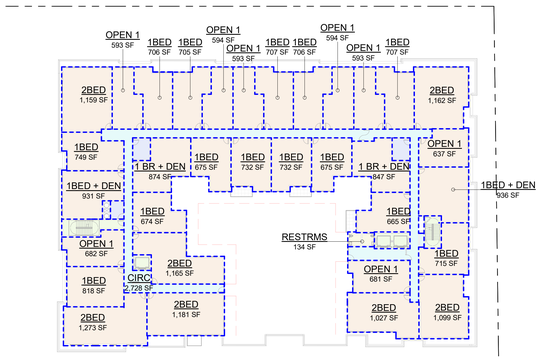
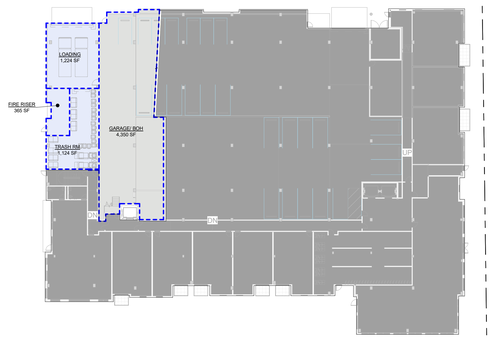


4 BOMA SB L4
SCALE: 1/32" = 1'-0"



10 LEVEL 1-LOWER - SB
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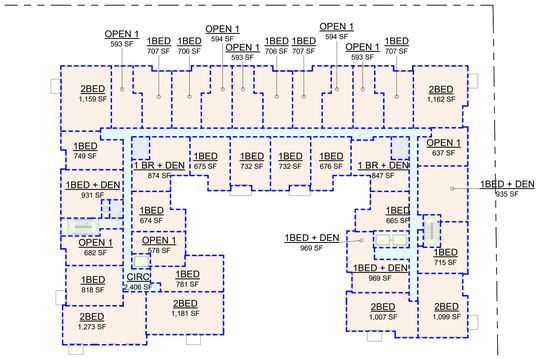

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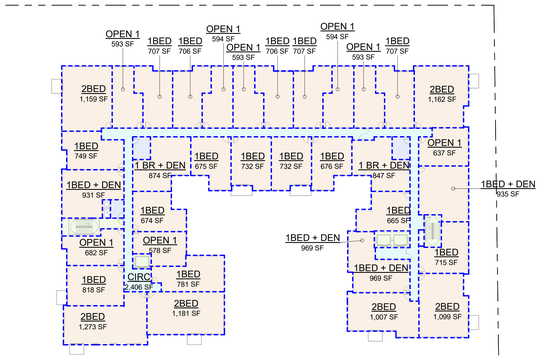

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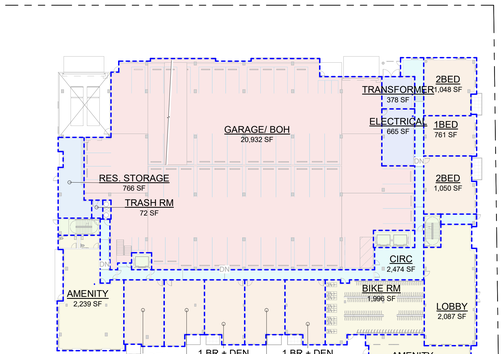

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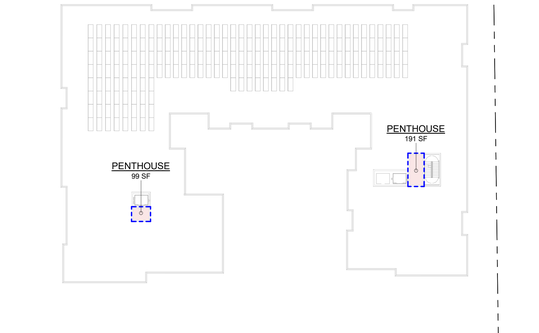

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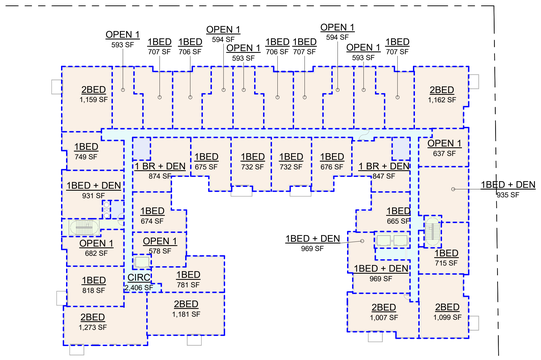

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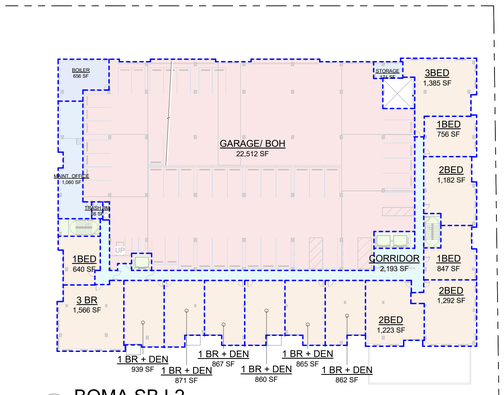

2 BOMA SB L2
SCALE: 1/32" = 1'-0"

AREA RESERVED FOR CITY PERMIT STAMP

NOT FOR CONSTRUCTION
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WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BOMA PLANS - SOUTH

G0.11

Project Number: 24-027

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PROJECT DATA + ZONING SUMMARY

Owner	TRAILHEAD APARTMENTS LLLP
Building Address	1550 Newport Way NW Issaquah, WA 98027
Legal Description	Lot 2, City of Issaquah short plat NO. SP-79-12, recoded under recording number 8001020405, and revised by instrument recorded under recording number 9510199010, records of King County, Washington. Except that portion conveyed to the City of Issaquah by deed recorded under recording number 9406302366; Situate in the City of Issaquah, County of King, State of Washington.
KC APN:	292406-9002
Zoning Designation	Urban Core (UC) - a mixed zone
Gross Site Area	174,189 SF
Applicable Codes	2023 Issaquah Land Use Code 2021 International Building Code 2017 ICC A117.1 Accessibility Standards 2021 International Fire Code (IFC) 2021 International Mechanical Code + Washington Sate Amendments 2021 Uniform Plumbing Code + Washington Sate Amendments 2023 National Electric Code (NEC) 2021 Washington State Energy Code
Project Description	New construction of two midrise residential buildings. One to the north is mixed use and includes an Opportunity Center with 159 affordable units. The southern building is fully residential and includes 205 units. The project includes structured parking for both buildings, a north to south multi-modal trail for bicycles and pedestrians , and a plaza between the two buildings that provides an east-west pedestrian connection. All floors of both buildings are above ground.

CODE SECTION		CODE LANGUAGE	PROJECT NOTES
18.404.080			
	Zoning UC Urban Core	Mixed Zone	
18.404.100			
	Site Area 174,189		
18.404.100	**Form and Intensity**		
	Height	Base = 60 ft **Max = 125 ft**	
	FAR Residential	Base = 3.0 **Max = 5.0**	
	FAR Nonresidential	Min = 0.55 Base = 1.25 **Max = 5.0**	
	Build-To Line	0-10 ft	
	Setbacks	No front, rear or side setbacks	
	Max impervious Surface	95%	
	Pervious Surface	5%	
18.404.040.B	**Pervious Area**	All required pervious areas on site must be landscaped Max impervious surface area is 95% B. Use of Pervious Areas. All required pervious areas on the site must be landscaped, per Chapter 18.606 IMC, Landscaping. Parking or pedestrian access areas that use "pervious pavers" or pervious stormwater measures may not be counted towards the required pervious areas of the zoning district. The following areas, in order of priority, must be retained: 1. Critical areas that require buffers; 2. Existing significant trees per Chapter 18.812 IMC, Tree Preservation; 3. Native vegetation areas. C. Impervious surfaces are determined by adding the square footages of the following areas: buildings, parking, sidewalks recreation facilities, recreation areas, architectural features (such as overhangs, decks and roof extensions that extend over 18" past the building footprint), stormwater facilities. See IMC18.404.040.C for impervious zone calcs and D. Impervious Surface Ratio	
18.404.050.B	**Measuring Height**	Building or structure height must be measured from the average grade of the existing or finished grade, which ever is lower, to the highest point of coping of a flat roof.	
18.404.050.C	**Height Exemptions**	To the minimum required by building code, mechanical penthouse or ornamental screening for rooftop heating, ventilating and air conditioning equipment and stair towers Elevator shafts to the minimum required by IMC title 16, Buildings and Construction Solar Panels or arrays See 18.404.050.D to determine Average Grade Plane	
18.404.060.A	**Additional Height**	To Exceed base height, all the following must be met 1. Additional height enhances architectural design by allowing parapets, gables, bell or clock towers, or other prominent features 2. Solid walls on the ground floor do not exceed 20 ft and must be softened by design details, modulations a minimum two feet deep and dense landscaping 4. The ground floor uses at least three design features (transparent doors, artwork, fountains, street furniture, varied exterior materials, or plazas); and 5. When adjacent to a lower-density residential zone, building height within 30 feet of the property line may not exceed the building height allowed in the lower-density zone.	SEE SHEET 1.40
18.404.060.B	**Additional Height up to 50%**	Base height may be adjusted by the director through the deviation process, must meet all the following criteria Building stepbacks are included such that the gross floor area of additional stories is reduced by 25% of the floor beneath The percentage of pervious surface is increase by 10% Building height shall not exceed 125 ft	
18.404.070	**FAR Calculation**	FAR = (Gross Floor Area of Building or Buildings) / (Developable Site Area) Structured, underbuilding, and surface parking are not included in the gross floor area calculation	SEE SHEET G1.10
	Density Calculation	Developable site area is the gross site area minus deductions for critical areas and associated buffers as required by Chapter 18.802 IMC, Critical Areas, and minus deductions for community and amenity spaces and Green Necklace amenities under Chapter 18.608 IMC Density (Dwelling Units/Acre) = (Number of Dwelling Units) / (Developable Site Area)	
18.404.070.D	**Density and Floor Area**	**D. In Central Issaquah, there is a base FAR and a maximum FAR. Where an applicant seeks to exceed the base FAR , the development bonus program in IMC 18.514.040 may be used.**	
18.514.040	**CENTRAL ISSAQUAH DEVELOPMENT BONUS PROGRAM**		
18.514.040.C		Projects that seek to use the Central Issaquah development bonus program must comply with the terms of IMC 18.514.020, General affordable housing provisions, and 18.514.030, Affordable housing covenant.	
18.514.040.D	**Public Benefits**	1/3rd of public benefit must be made of mandatory public benefit options, the remaining 2/3rds is comprised of elective public benefit options. Mandatory: 20% of the bonus sf must be affordable housing at 80% AMI or below. Elective: Either 20% of bonus sf allotted to affordable housing, or 1 sf of on-site open space per sf of bonus area.	
18.514.060	**Required Affordable Housing**	Either: 12.5% of units at 60% AMI or 10% of units at 50% AMI Projects complying with 18.514.040 must comply with this in addition	
18.404.140.D	**Minimum Building Frontage**	In the Urban Core zone, minimum building frontage is at least 75%. Building frontage must occupy all of the build-to-line at intersections for a minimum distance of 60 feet from the corner. E. Establish Streetwall. Buildings must be built to the edge of the sidewalk or the allowable setback to maintain a consistent frontage. This type of frontage is known as a streetwall. 1. Build-to-Line Setback. The space between the property line and the building must include landscaping with evergreen plantings to maintain year-round interest, and one of the following: a. A combination of benches, low walls, or other hardscape elements to enhance social interaction; b. Other pedestrian amenities, for instance, the public sidewalk, may be widened to include elements such as additional walkway width, outdoor seating, retail displays, landscape planters, benches or fountains while maintaining a pedestrian-friendly environment on the sidewalk; or c. Amenities as required that contribute to the Green Necklace per Chapter 18.608 IMC. Where critical areas and their buffers are present, the frontage used to calculate the minimum building frontage must be reduced for each foot of restricted frontage. The building frontage requirement may be reduced by 10 percentage points to accommodate community spaces including plazas, outdoor café seating, or entry courts, as discussed in Chapter 18.608 IMC	SEE SHEET G1.40
18.600.042.A	**Stepback Based on Natural Area Orientation** **Uses Based on Natural Area Orientation**	For buildings taller than five floors, stepback must begin by the sixth floor but may begin as low as the third floor. Stepback must be minimum 5ft and maximum 20 ft. Buildings must be oriented towards natural areas in Central Issaquah (see Figure 18.600.042(A)). Development sites, partially or totally within the Natural Context zone (i.e., within 150 feet of a natural area), and adjacent site development must respect, reinforce, and strengthen natural area assets. 2. Buildings must be designed to face the natural area and use natural materials and finishes that will age well over time. 3. Buildings must be designed with doors and windows making up 50 percent of the wall(s) oriented toward natural areas, to blur the transition between outdoor and indoor spaces along natural areas. 4. Upper floor must have building stepbacks that foster a graceful transition between the built and natural environments with a minimum stepback of five feet and maximum of 20 feet for all floors above the fourth floor that face the natural area, and shall be provided as follows: a. For buildings taller than five floors, stepback must begin by the sixth floor but may begin as low as the third floor. b. For buildings with fewer than six floors, a minimum of the first two floors must be built at the street edge. 5. Uses and activities shall be placed in the setback from the natural area, to orient to and build on its presence, rather than divide the site from the natural area. 6. Only native plant material landscape shall be used in the area between the building and the natural area. 7. Buildings shall be designed with balconies, stoops, porches and/or upper floor terraces facing the natural area. See example in Figure 18.600.042(A)(7). 8. Public walkways shall be provided between regulated creek or wetland open space and the building frontage. 9. For development adjacent to natural areas with water (such as wetlands, streams, and ponds), a water-oriented feature shall be provided, such as viewing platforms, trails, and outdoor seating areas accessible to the public while containing human and pet impacts with a barrier, railing, or fence. 10. Building activities and design that close off the building from the natural area are prohibited, including, but not limited to, utility rooms, storage, and solid walls with lack of windows and doors. 11. Driveways, parking loading areas, outdoor storage areas between buildings and open spaces/natural areas are prohibited. **Newport way NW is part of "150' Natural Context Zone"**	

CODE SECTION		CODE LANGUAGE	PROJECT NOTES
18.602.120.D	**Ground Floor Height**	Commercial Buildings ground level retail and entrance lobby uses located on a pedestrian-oriented transportation facilities must have a first-floor height of at least 15 feet.	
18.602.040.J	**Ground floor uses in Mixed use zones**	The ground floor must be designed to incorporate active, visible uses (e.g., retail) or other visible uses that engage the pedestrian (e.g., residences, meeting rooms, lobbies, live/work).	
18.600.050	**Buildings with Commercial Use at Grade**	Buildings located along a public street must incorporate at least four of the following elements into any ground-floor, street-facing façade: Lighting supported by ornamental brackets; Belt courses; Plinths for columns; Ornamental doors or window; Projecting sills; Tilework; and/or Potted plants or hanging baskets supported by ornamental brackets	
18.602.120		Windows and façades must be recessed a maximum of 18 inches from the build-to-line to accommodate columns or other architectural elements Entry areas and doorways must be recessed a maximum of four feet to provide a transition into storefronts.	
18.600.060	**Buildings with Multifamily Units at Grade**	The primary entry for multifamily residential buildings with ground-floor units that do not have entries facing the street such as those with entries through lobbies, must open directly onto the transportation facility.	
18.602.100.D		For building frontage that exceeds 50 feet in length, each unit must have a separate entry directly from the sidewalk, through block passage, courtyard, or similar except where unavoidable factors (e.g., vertical separation such as for an underground garage, or horizontal separation such as a lack of setback) preclude the connection. Where the connection is precluded, terraces, balconies, or similar must be provided for each ground floor unit Units adjacent to sidewalks and public walkways must have a finished floor elevations minimum 18 inches above exterior ground level with recessed entries oriented to stoops, patios, terraces, or porches for each individual entry if required Windows of units directly adjacent to sidewalks and public walkways must be located above pedestrian sightlines, at least 6 feet above exterior ground level.	
18.600.050	**Commercial and mixed-use buildings**	This subsection applies to mixed-use buildings with a commercial use on the ground floor. 3. Standards. Buildings located along a public street must incorporate at least four of the following elements into any ground-floor, street-facing façade: a. Lighting supported by ornamental brackets; b. Belt courses; c. Plinths for columns; d. Ornamental doors or window; e. Projecting sills; f. Tilework; and/or g. Potted plants or hanging baskets supported by ornamental brackets.	
18.600.060	**Multifamily uses with ground floor units**	1. Any building abutting a transportation facility must be oriented to the transportation facility. 2. Architectural elements must be used to provide a clearly identifiable and defensible entry visible from the street. For example, front porches with substantial depth, distinctive roof forms, architectural details, seating, railings, or alcoves may be used. Developments must include at least two of the following: a. Recesses. b. Balconies. c. Articulated roof forms. d. Front porches. e. Arches. f. Trellises. g. Glass at sides and/or above entry doors. h. Awnings and/or canopies. 3. Architecture and landscape architecture features must be used to further enhance and identify the pedestrian entry experience. Primary building entries must include a clearly identifiable entry doorway visible from the adjacent transportation facility, enhanced landscaping, special paving, and pedestrian-scaled lighting and/or lighted bollards. 4. Ground floor residential entries must be oriented to the street, courtyard (if not adjacent to the street), or through block passage. If the doorway does not face the street, a clearly marked and well-maintained five-foot paved path must connect the entry to the sidewalk. They must also provide secure access directly to dwelling units or through elevator lobbies, stairwells, and corridors. Compliant design requires the following: (1) The primary entry for any ground-floor unit abutting the transportation facility, and the primary entry for multifamily residential buildings with ground-floor units that do not have entries facing the street such as those with entries through lobbies, must open directly onto the transportation facility. For each building frontage that exceeds 50 feet in length, each unit must have a separate entry directly from the sidewalk, through block passage, courtyard, or similar pedestrian-oriented facility except where unavoidable factors (e.g., vertical separation such as for an underground garage, or horizontal separation such as a lack of setback) preclude the connection. Where the connection is precluded, terraces, balconies, or similar active facility must be provided for each ground floor unit. (5) Secondary entrances may be from parking areas, where a pedestrian connection from the parking area to the entrance has been made.	
18.600.080	**Retail use entries.**	Retail entries must comply with all of the following: 1. A customer entrance to individual retail storefronts must be oriented to the street and directly accessible from the adjacent sidewalk; 2. Retail uses must have at-grade entries fronting sidewalks; 3. Secondary entries are permitted along a through block passage, alley, or parking lot; 4. Entries directly from parking lots must be limited to service, employee, and emergency access; 5. Entrances to business must be identifiable; 6. A minimum of 25 percent of the retail area must be oriented to pedestrians; and 7. Use of ramps or steps to access a retail storefront is prohibited.	
18.600.090	**Fences and walls**	Site walls adjacent to walkways, sidewalks, or trails shall not be taller than four ft . In all cases of terracing, walls must be terraced with a minimum of three feet to accommodate landscaping.	
18.604.080	**Parking**	**Multifamily: Min 0.75 stalls / unit (@155 units = 117 stalls)** **Commercial: Min 1.63 stalls / 1,000 sf GFA (@10,000sf = 16.3 stalls)** **Clinic: Min 3.89 stalls / 1,000 sf GFA (@10,000 sf = 38.9 stalls)** **Office: no Minimum**	SEE SHEET G1.02
18.604.160	**Parking Reductions**	This Code allows for the combination of tools described in this chapter. Reductions are capped at 40% from the minimum required	
	Transit access reduction	**Up to 20% reduction without a TDM study is:** The primary pedestrian entrance to the building is within a quarter mile of the frequent transit facilities; and The pedestrian routes are not geographically interrupted by features such as steep slopes or major arterials and highways with no pedestrian crossings. **Up to 40% reduction with a TDM study if:** Generally continuous weather protection is provided for pedestrians on 75% of building frontage, not including crossings of vehicular routes; Continuous, direct sidewalks or walks are provided; Generally continuous street lighting and minimized and/or enhanced pedestrian crossings of vehicular routes are provided.	
18.604.100	**Motorcycle parking**	All nonresidential uses containing 20 or more vehicular parking spaces and residential developments of six or more dwellings must provide parking spaces for motorcycles. Parking spaces must be provided at one per 36 of the required automobile spaces. Motorcycle spaces must be located according to the same criteria and standards of compact parking spaces.	
18.604.170	**Parking Standards / Sizes**	Compact Stall allowance: up to 60% of stalls Micro Stall Allowance: up to 5% of stalls Stall size @ 90 degrees = 18.5 x 9, compact = 16 x 8, micro = 12 x 7 Aisle size for standard stall at 90 degrees = 24 ft Aisle size for compact stall at 90 degrees = 22 ft	
18.604.180	**Structured Parking**	Vehicle entries must be 40 ft minimum from street corners. Where structured parking is provided on the ground level, commercial or residential uses must be provided along the build-to-line with parking facilities placed behind. The commercial or residential space must be a minimum depth of 20 feet.	
18.604.040	**Bicycle Parking - Short Term**	Storage type must accommodate U-Lock style locking device Tier 1 Multifamily, 1 space required per 20 units. 158 units = 8 spaces Office (or uses not listed), 2 spaces minimum Total required short term bike parking = 10 spaces. Allowed to be in ROW.	SEE SHEET G1.02
18.604.040	**Bicycle Parking - Long Term**	Storage type must accommodate U-Lock style locking device Tier 1 Multifamily, 1 space required per units. 158 units = 158 spaces Office (or uses not listed), 2 spaces minimum Total required long term bike parking = 160 spaces. Permitted types of racks: Inverted U or staple, rack cradles, wall mounted, or corrals. For planning, bikes must be assumed to be min. 6ft x 2 ft wide	SEE SHEET G1.02
18.604.110	**Off Street Loading**	width: 10 ft min, Vertical clearance: 14 ft min, Lenth: high demand = min 35 ft. Multifamily with 40 or more units = 2 spaces required Office and research: 1 loading space / 30,000 sf GFA	
18.602.060	**Rooftops**	All nonresidential and multifamily buildings: Where active uses cannot be placed on rooftops, rooftops should be used for passive activities, such as green roofs, solar panels, art and/or design to make them visually interesting. mechanical, electrical, and communication equipment, satellite dishes, utilities, infrastructure housing, HVAC, except renewable energy appurtenances, must be screened from view from surrounding sidewalks, through block passages, community spaces, or public parks.	
18.602.080	**Ground Level Transparency**	Transparency percentage is measured for each façade facing a public space and includes the linear five feet above the building's first finished-floor height. Transparent surfaces include windows and transparent or glass doors. 40% ground floor façade transparency is required fronting streets, through block passages, natural areas, or publicly accessible open space.	SEE SHEET G1.42
18.602.130	**Exceptions**	For multifamily units located directly adjacent to the sidewalk, the first floor must achieve 40% transparency at higher than six feet above exterior ground level. Multifamily window transparency percentage standards may be adjusted by 10 percent when housing units make up at least 50% of the ground floor space that fronts streets, through block passages, natural areas, or publicly accessible open space	
18.602.040.E	**Blank Walls**	Blank walls longer than 30 linear feet are not allowed except when facing alleys. If windows and doors are not present, blank wall treatment is required. Treatment methods include, but are not limited to, at least two of the following: other forms of transparency; vertical trellises with vines; decorative tile, cornices, masonry; artwork; Discernible change in building materials, patterns, color every 15 ft; building details for visual interest;	SEE SHEET G1.02

CODE SECTION		CODE LANGUAGE	PROJECT NOTES
18.602.040.K	**Sustainability**	All mixed-use or commercial development of buildings greater than or equal to 10,000 gross square feet and subject to IMC 18.602.020, Applicability, must be certified to meet the current version of LEED Platinum. All residential development projects of 10 units or more and subject to IMC 18.602.020, Applicability, must be certified to meet the current version of Built Green four star certification.	
18.602.040.C	**Entry Weather Protection**	Each primary building entrance must have weather protection	
18.602.070	**Weather Protection**	Weather protection is required over primary entrances. Weather protection must be provided on no less than 75% of the building façade length where the building is located adjacent to a sidewalk, pedestrian path. For nonresidential buildings and uses, weather protection must be higher than 8' from average finished grade and 6' deep min. if the canopy is 12' or higher the canopy shall be 8' deep min. Residential uses weather protection is to be 4' wide min. and 4' deep min.	SEE SHEET G1.41
18.608.060	**Amenity requirements for Residential Use (Table 18.608.060(B))**	Residential with 22 or more units: 100 sf / unit min Common Outdoor Amenity Space +400 sf Indoor or Outdoor Common Amenity Space 48 sf / unit Private Outdoor Amenity Space (min 6' x 8')	SEE SHEET G1.42
18.608.070	**Amenity requirements for Nonresidential Use**	20 ft x 20 ft min community space. 25 ft / 1,000 sf non-residential construction. No Plaza smaller than 2,000 sf (10,000sf/1,000 x 25 = 250 sf min community space) Some portion of the community space must be usable year-round.	
18.608.090	**Plazas**	The plaza must be at the same level as the public sidewalk on at least one side.	
18.602.100 C	**Multifamily Design**	Multifamily Building Massing Standards 1. Street facing facades must project or be recessed from abutting façade planes by a minimum depth of three feet for a minimum width of eight feet and maximum width of 25 feet.	
18.702	**CENTRAL ISSAQUAH DESIGN AND ARCHITECTURAL STANDARDS**		
18.702.035	**Through Block Passage**	When access is to 7 or more entryways = 10 ft wide + 5ft landscaping each side When access is to 6 or less units = 6 ft wide +5 ft landscaping each side Walkway must feature concrete, decorative painting, or other similar decorative and durable surface materials. Asphalt is prohibited. Landscape strip must be located on each side of the path with Type 3 visual buffer per Table 18.606.070(C). Raised planter walls must be included in the required landscape area but may not be taller than two feet. 3. The primary building entrance closest to the transportation facility must be directly accessible from the transportation facility. 4. Buildings may project or cantilever over a through block passage provided a 13-foot, six-inch vertical clearance is maintained, and all other regulations are met. 5. For mixed-use projects, the type of passage to be constructed will be determined by the use gaining access from the through block passage. 6. Site furniture and amenities shall not impede or block the through block passage. Only landscape amenities (e.g., benches, waste cans, lighting, signs, and similar design elements) can be placed within the landscape strip. 7. At least one bench or seating unit must be provided every 25 feet along the through block passage. If only one seat is required, it must be located near the midpoint of the walkway. 8. The through block passage must have adequate lighting consistent with Chapter 18.610 IMC, Outdoor Lighting. 9. The through block passage must provide wayfinding signage governed by Chapter 18.612 IMC, Signs, informing the public the path can be used. 10. The through block passage must be physically separated from vehicle areas. 11. The through block passage may be integrated into community spaces and plazas but alone does not fulfill community space requirements. (Ord. 3018 § 2 (Exh. B), 2023).	
18.702.100D	**Northwest Contemporary Style Requirements**	a. Building length is less than 250 linear feet b. Tripartite composition required for buildings greater than four stories c. If taller than five stories, stepback floors above fifth floor must step back a minimum of five feet and a maximum of 20' d. For buildings longer than 100', use vertical articulation of façade, for example, material and/or plane change approximately every 25 feet or aligning with structural bays and e. Vertical emphasis for 80% or more of the building façade articulation through plane change or indentation/projection and the hinge, indentation, and projection must be a minimum depth of 12 inches.	SEE SHEET G1.41
	Allowed Deviation	A through block passage may not be constructed if the location adversely impacts critical areas and associated buffers or immediately adjacent to the site. The width of the through block passage may be reduced to preserve existing trees or to maintain tree density requirements for the site.	
18.702.100	**Scale based on Architectural Style**	Building Lengths must be less than 250 linear ft Tripartite composition for all buildings over 4 stories If >5 stories, Floor 5 must stepback a min of 5 ft and max 20 ft Buildings over 100 ft length, one vertical articulation approximately every 25 ft. Vertical emphasis for 80 percent or more of the building façade articulation through plane change or indentation/projection and the hinge, indentation, and projection must be a minimum depth of 12 inches. Tripartite Definition: Means composed of three parts with a clear expression of a building's base, middle, and top. This may be achieved through material or color changes, horizontal façade articulation or stepbacks, or other façade elements. The size of each part will vary based on building size and design. (18.102.240 "T" definitions)	
	Roof	3. Compliant design options are the following (see Figure 18.702.100(C)(4) for example): a. Flat roof buildings with cornice or other roofline definition to add visual interest such as stepback, parapet treatment, material change; b. Penthouses or upper floor stepback. Stepback may incorporate terraces or balconies, and floors above the fifth stories must be stepped back; c. Sloped roof – gable, simple hipped roof, hipped roof with flat top; d. Rhythmic building articulation along street wall; e. Symmetrical or asymmetrical; and f. Eaves/overhang are none to minimal. 4. Compliant design may include the following: a. May be combined with other buildings into an urban block; b. Stepped building corner articulation to soften harshness of corner if necessary; c. Dormers in sloped roofs; and d. Balconies. 5. Examples of noncompliant design include the following: a. Monopitched shed roof; b. Complex roof forms; c. Deep overhanging roofs; and d. Flat roof with unarticulated roofline/cornice.	
	Walls	Min 75% of the façade must be clad in brick or wood; concrete or metal panel for 25% or less No more than three materials on the main body of the building and no more than two materials on the penthouse. Material options: wood siding/shingles/simulated wood Brick masonry concrete limited to podium or base only metal panels as secondary accent material only	
	Windows	3a. Combination window types with operable portion such as awning, double-hung, sliding, casement, and warehouse; two or three types of combination windows for shorter buildings, and four or more for taller buildings; b. Industrial style windows such as metal frame, divided lite window c. Variation in size to establish horizontal or vertical rhythm; d. Storefront system at ground floor for retail or commercial uses; e. Windows are punched by minimum of two and one-half inches from face of façade; and f. Minimal to no window trim. 4. Compliant design may include large operable storefronts on the ground floor to connect public interior spaces to the exterior public realm with sliding glass panels or overhead garage-style glass doors.	
	Doors	Required all of the following: a. If using basic glass storefront system door for public spaces and lobbies, embellish entry with other features such as awning and lighting; b. For ground floor residential units, wood or metal door with partial lite; and c. Recessed the entry to a maximum of four feet.	
	Roof	The intent is that roof material not dominate the character of the building. For sloped roofs without overhangs, roof material may be selected to match or imitate the color and texture of the cladding to create a simple seamless effect. Alternatively, sloped roofs may be an earthtone color or material differing from the façade to further distinguish the building from its roof. Compliant design requires one of the following options a. Asphalt roof shingles in gray, black, earthtones; b. Wood shingles or shakes, or simulated wood, in natural stained or to match cladding; c. Standing seam metal roofing in neutral, gray, or to match cladding; or; d. Concrete or clay tile; 4. Examples of noncompliant design include a. Vibrant, vivid hues of color; and b. Highly reflective material where visible.	
	Color	The intent is that natural earthtones of local Northwest materials be used to create contrast and depth. layering and mixing cool and warm materials to create a well-rounded palette. Cool materials include steel, concrete, glass, and white/gray/black brick. Warm materials include natural brick and wood. Materials like metal panel, concrete, and brick can be warm or cool as desired for contrast. Compliant design is limited to the following colors related to the materials, as long as no more than three colors are used, not including the roof a. Brick: natural, black, white, gray; b. Concrete: natural or to match or complement other materials; c. Steel: natural, stainless, or black for contrast; d. Metal panels: to match or complement other natural material colors; e. Wood, or simulated wood: natural stained, gray. 4. Compliant design may include the following: a. Metal panels or concrete; b. Mix of cool and warm materials for contrast. 5. Noncompliant design includes bright, vibrant, vivid hues of color.	

WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

LAND USE ANALYSIS - CODE SUMMARY

G1.00

Project Number: 24-027

NOT FOR CONSTRUCTION
100% DD 2025.05.09

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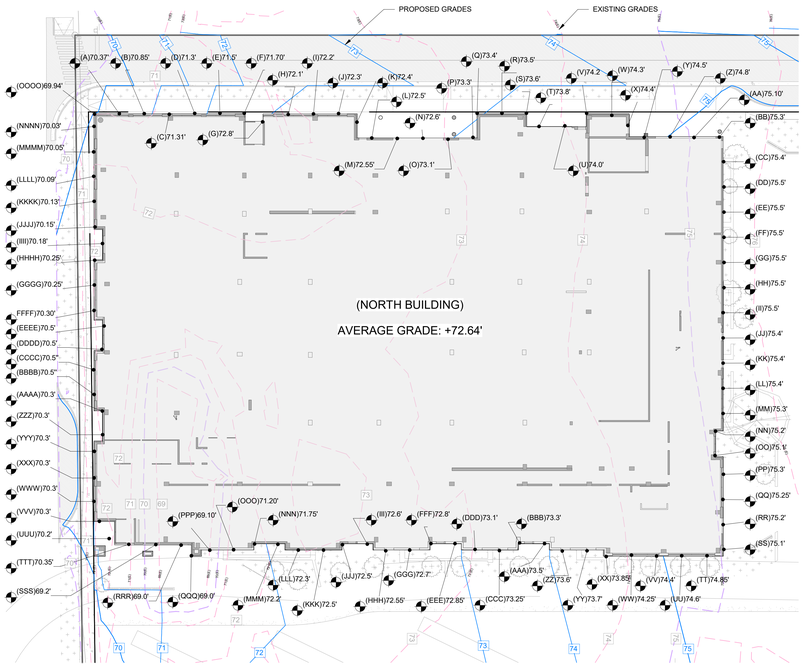
AVERAGE GRADE CALCULATION - (NORTH BUILDING)

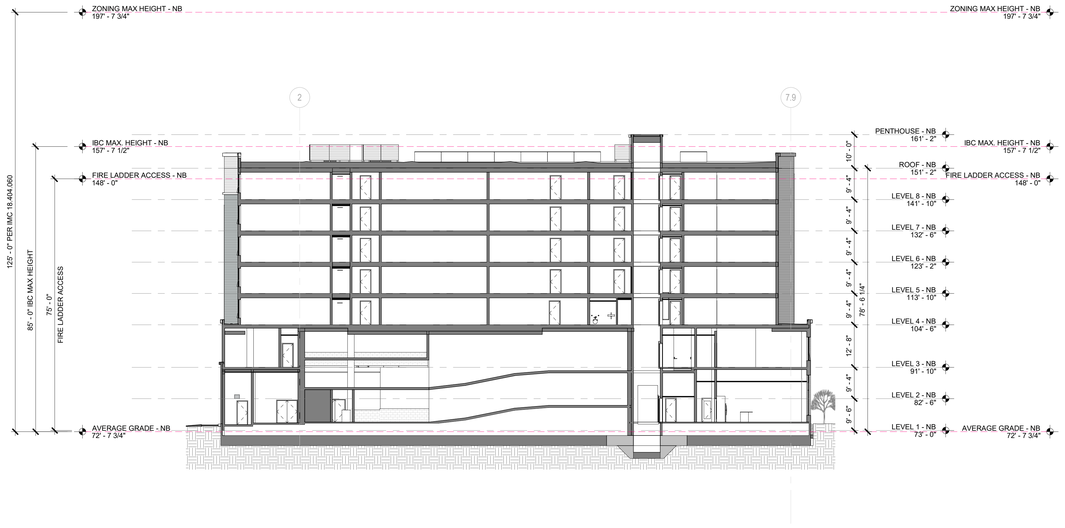
PER LAND USE CODE 18.404.050.D, AVERAGE GRADE =
SUM OF ALL SPOT ELEVATIONS / TOTAL # OF SPOT ELEVATIONS:

NORTH BLDG AVERAGE GRADE CALC	
POINT ID	ELEVATION (FT)
A	70.37
B	70.85
C	71.31
D	71.30
E	71.50
F	71.70
G	72.80
H	72.10
I	72.20
J	72.30
K	72.40
L	72.50
M	72.55
N	72.60
O	73.10
P	73.30
Q	73.40
R	73.50
S	73.60
T	73.80
U	74.00
V	74.20
W	74.30
X	74.40
Y	74.50
Z	74.80
AA	75.10
BB	75.30
CC	75.40
DD	75.50
EE	75.50
FF	75.50
GG	75.50
HH	75.50
II	75.50
JJ	75.40
KK	75.40
LL	75.40
MM	75.30
NN	75.20
OO	75.10
PP	75.30
QQ	75.25
RR	75.20
SS	75.10
TT	74.85
UU	74.60
VV	74.40
WW	74.25
XX	73.85
YY	73.70
ZZ	73.60
AAA	73.50
BBB	73.30
CCC	73.25
DDD	73.10
EEE	72.85
FFF	72.80
GGG	72.70
HHH	72.55
III	72.60
JJJ	72.50
KKK	72.50
LLL	72.30
MMM	72.20
NNN	71.75
OOO	71.20
PPP	69.10
QQQ	69.00
RRR	69.00
SSS	69.20
TTT	70.35
UUU	70.20
VVV	70.30
WWW	70.30
XXX	70.30
YYY	70.30
ZZZ	70.30
AAAA	70.30
BBBB	70.50
CCCC	70.50
DDDD	70.50
EEEE	70.50
FFFF	70.30
GGGG	70.25
HHHH	70.25
IIII	70.18
JJJJ	70.15
KKKK	70.13
LLLL	70.09
MMMM	70.05
NNNN	70.03
OOOO	69.94
93	6755.20
AVERAGE GRADE	**72.64**
(SUM OF ELEVATIONS / TOTAL INPUTS)	

= 72' -7 3/4"



1 AVERAGE GRADE DIAGRAM - NORTH BLDG
SCALE: 3/64" = 1'-0"



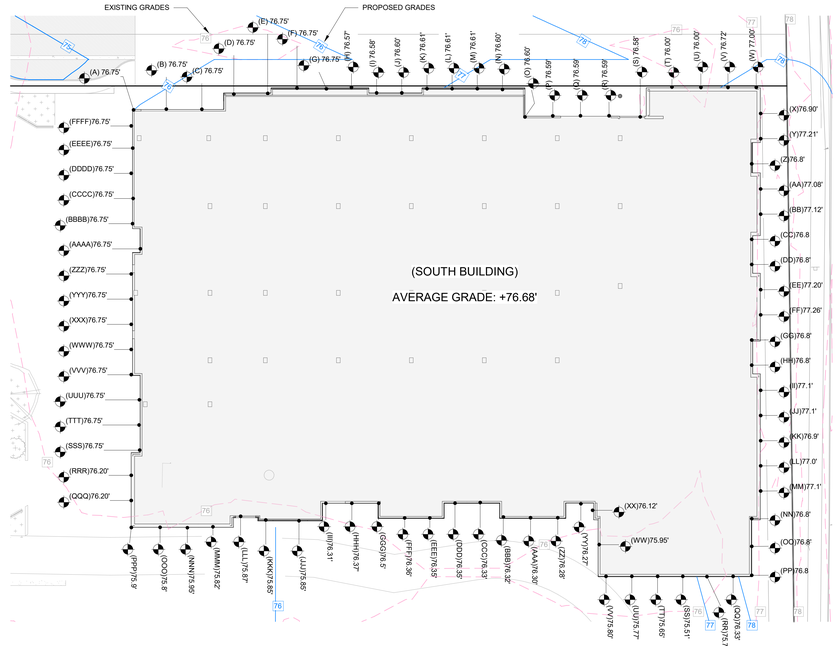
2 ZONING HEIGHT DIAGRAM - NORTH BLDG
SCALE: 1/16" = 1'-0"

AVERAGE GRADE CALCULATION - (SOUTH BUILDING)

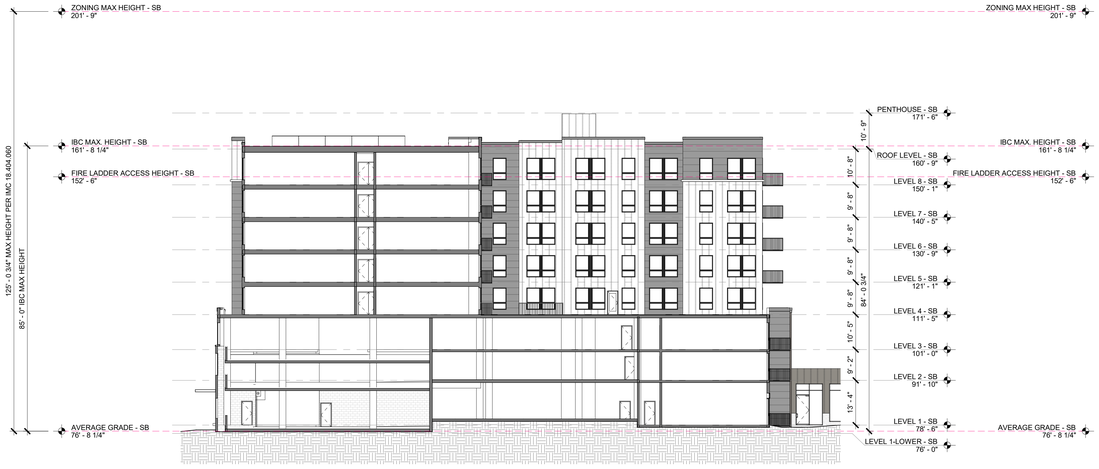
PER LAND USE CODE 18.404.050.D, AVERAGE GRADE =
SUM OF ALL SPOT ELEVATIONS / TOTAL # OF SPOT ELEVATIONS:

SOUTH BLDG AVERAGE GRADE CALC	
POINT ID	ELEVATION (FT)
A	76.75
B	76.75
C	76.75
D	76.75
E	76.75
F	76.75
G	76.75
H	76.57
I	76.58
J	76.60
K	76.61
L	76.61
M	76.61
N	76.60
O	76.60
P	79.59
Q	79.59
R	79.59
S	79.58
T	76.00
U	76.00
V	76.72
W	77.00
X	76.90
Y	77.21
Z	76.80
AA	77.08
BB	77.12
CC	76.80
DD	76.80
EE	77.20
FF	77.26
GG	76.80
HH	76.80
II	77.10
JJ	77.10
KK	76.90
LL	77.00
MM	77.10
NN	76.80
OO	76.80
PP	76.80
QQ	76.33
RR	75.70
SS	75.51
TT	75.65
UU	75.77
VV	75.80
WW	75.95
XX	76.12
YY	76.27
ZZ	76.28
AAA	76.30
BBB	76.32
CCC	76.33
DDD	76.35
EEE	76.35
FFF	76.36
GGG	76.50
HHH	76.37
III	76.31
JJJ	75.85
KKK	75.85
LLL	75.87
MMM	75.82
NNN	75.95
OOO	75.80
PPP	75.90
QQQ	76.20
RRR	76.20
SSS	76.75
TTT	76.75
UUU	76.75
VVV	76.75
WWW	76.75
XXX	76.75
YYY	76.75
ZZZ	76.75
AAAA	76.75
BBBB	76.75
CCCC	76.75
DDDD	76.75
EEEE	76.75
FFFF	76.75
84	6440.98
AVERAGE GRADE	**76.68**
(SUM OF ELEVATIONS / TOTAL INPUTS)	

= 76' -8 1/4"



3 AVERAGE GRADE DIAGRAM - SOUTH BLDG
SCALE: 3/64" = 1'-0"



4 ZONING HEIGHT DIAGRAM - SOUTH BLDG
SCALE: 1/16" = 1'-0"

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Const Doc.		

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

LAND USE - AVERAGE GRADE CALC

G1.01

Project Number: 24-027

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PARKING CALCULATIONS

NORTH BUILDING - AUTO PARKING

NORTH BLDG UNIT MIX

Unit Type	Count	Unit Mix
	2	0%
1 BED	62	39%
2 BED	51	32%
3 BED	38	24%
LEO UNITS (4 BED = 1 BED)	2	0%
STUDIO	6	4%
Grand total	161	

NORTH BLDG PARKING MIX

COUNT	TAG	TYPE + SIZE
LEVEL 1 - NB		
5	ADA	9' x 18.5' (5' Aisle)
1	ADA	9' x 18.5' (8' Aisle)
17	C	COMPACT 8' x 16' (60% MAX)
5	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
17	S	STANDARD 18.5' x 9' (40% MIN)
45		
LEVEL 2 - NB		
1	ADA	9' x 18.5' (5' Aisle)
36	C	COMPACT 8' x 16' (60% MAX)
3	MICRO	MICRO 12' x 7' (MAX 5%)
22	S	STANDARD 18.5' x 9' (40% MIN)
62		
LEVEL 3 - NB		
2	ADA	9' x 18.5' (5' Aisle)
39	C	COMPACT 8' x 16' (60% MAX)
5	MICRO	MICRO 12' x 7' (MAX 5%)
21	S	STANDARD 18.5' x 9' (40% MIN)
67		
Grand total: 174		

NORTH BUILDING UNIT COUNT: 159

MULTIFAMILY : .75 STALLS PER UNIT
CLINIC: 3.89 STALLS PER 1,000 SF

MULTIFAMILY:
159 UNITS x .75 = 119.25 = 120 STALLS REQUIRED

CLINIC:
10,000 SF (SEE A2.01N)
10,000/1,000 x 3.89 = 38.9 = 39 STALLS REQUIRED

MULTIFAMILY + CLINIC REQ'D STALLS:
120 + 39 = 159 STALLS REQ'D

174 STALLS PROVIDED > 159 STALLS REQ'D
PROJECT COMPLIES

STALLS DEDICATED TO CLINIC USE: 44

STALLS DEDICATED TO RESIDENTIAL USE: 130

COMPACT STALLS:
174 STALLS X 60% = 104.4~105 STALLS
17+36+43=95 COMPACT STALLS
96<105
PROJECT COMPLIES

MICRO STALLS:
174 STALLS X 5% = 8.7~9 STALLS
3+5=8 MICRO STALLS PROVIDED
8<9
PROJECT COMPLIES

MOTORCYCLE STALLS:
1 STALL PER 36 TOTAL STALLS:
174 STALLS / 36 = 4.83 = 5 MOTORCYCLE STALLS REQ'D
5 MOTORCYCLE STALLS PROVIDED
PROJECT COMPLIES

EV STALLS CALCULATIONS:

RESIDENTIAL EV REQUIREMENTS
10% OF RESIDENTIAL STALLS TO BE EV STALLS
30% OF RESIDENTIAL STALLS TO BE EV-READY STALLS

129 RESIDENTIAL STALLS
130 x 10% = 13 EV STALLS
130 x 30% = 39 EV-READY STALLS

EV STALLS & EV-READY STALLS FOR RESIDENTIAL USE
L2: 12 EV STALLS
L2: 11 EV-READY STALLS
L3: 1 EV STALL
L3: 28 EV-READY STALLS

12+1= 13 EV STALLS
11+28= 39 EV-READY STALLS
PROJECT COMPLIES
(SEE SHEETS A2.01N, A2.02N, & A2.03N)

CLINIC EV REQUIREMENTS (NEW NON-RESIDENTIAL USE)
5% OF CLINIC STALLS TO BE EV STALLS
10% OF RESIDENTIAL STALLS TO BE EV-READY STALLS

45 CLINIC STALLS
44 x 5% = 2.2 ~ 3 EV STALLS
44 x 10% = 4.4 ~ 5 EV-READY STALLS

EV STALLS & EV-READY STALLS PROVIDED FOR CLINIC USE
L1: 3 EV STALLS
L1: 5 EV-READY STALLS
PROJECT COMPLIES
(SEE SHEET A2.01N)

PARKING STALL (AUTO) TYPE RATIO LIMITS

COMPACT STALLS : 60% MAX
MICRO STALLS: 5% MAX
MOTORCYCLE STALLS: 1 STALL PER 36 TOTAL STALLS

EV STALLS (MULTIFAMILY): 10% OF TOTAL SPACES
EV READY STALLS (MULTIFAMILY) 30% OF TOTAL SPACES

SOUTH BUILDING - AUTO PARKING

SOUTH BLDG UNIT MIX

Unit Type	Count	Unit Mix
1 BED	93	45%
1 BED + DEN	29	14%
2 BED	39	19%
3 BED	4	2%
OPEN 1 BED	40	20%
Grand total	205	

SOUTH PARKING MIX

COUNT	TAG	TYPE + SIZE
LEVEL 1-LOWER - SB		
7	C	COMPACT 8' x 16' (60% MAX)
1	S	STANDARD 18.5' x 9' (40% MIN)
8		
LEVEL 1 - SB		
1	ADA	9' x 18.5' (8' Aisle)
15	C	COMPACT 8' x 16' (60% MAX)
1	MICRO	MICRO 12' x 7' (MAX 5%)
5	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
37	S	STANDARD 18.5' x 9' (40% MIN)
59		
LEVEL 2 - SB		
2	ADA	9' x 18.5' (5' Aisle)
3	ADA	9' x 18.5' (8' Aisle)
24	C	COMPACT 8' x 16' (60% MAX)
3	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
35	S	STANDARD 18.5' x 9' (40% MIN)
67		
LEVEL 3 - SB		
2	ADA	9' x 18.5' (5' Aisle)
2	ADA	9' x 18.5' (8' Aisle)
16	C	COMPACT 8' x 16' (60% MAX)
2	MC	MOTORCYCLE 8' x 4' (1 PER 36 STALLS)
35	S	STANDARD 18.5' x 9' (40% MIN)
57		
Grand total: 191		

SOUTH BUILDING UNIT COUNT: 205

MULTIFAMILY : .75 STALLS PER UNIT

205 UNITS x .75 = 153.75 = 154 STALLS REQUIRED

191 STALLS PROVIDED > 154 STALLS REQ'D
PROJECT COMPLIES

COMPACT STALLS:
191 STALLS X 60% = 114.6~115 STALLS
7+15+24+16=62 COMPACT STALLS
62<115
PROJECT COMPLIES

MICRO STALLS:
191 STALLS X 5% = 9.55~9 STALLS
1+3+2=6 MICRO STALLS PROVIDED
6<9
PROJECT COMPLIES

MOTORCYCLE STALLS:
1 STALL PER 36 TOTAL STALLS:
191 STALLS / 36 = 5.31 = 6 MOTORCYCLE STALLS REQ'D
5+3+2=10 MOTORCYCLE STALLS PROVIDED
10<6
PROJECT COMPLIES

EV STALLS:
191 STALLS X 10% = 19.1~20 STALLS

EV STALLS:
L1: 8 EV STALLS
L2: 12 EV STALLS
20 STALLS PROVIDED (SEE SHEETS A2.01S, A2.02S, & A2.03S)

20=20
PROJECT COMPLIES

EV READY STALLS:
191 STALLS X 30% = 57.3~58 STALLS

EV READY STALLS:
L1: 8 EV READY STALLS
L2: 22 EV READY STALLS
L3: 24 EV READY STALLS
54 STALLS PROVIDED (SEE SHEETS A2.01S, A2.02S, & A2.03S)

53=53
PROJECT COMPLIES

PARKING STALL (AUTO) TYPE RATIO LIMITS

COMPACT STALLS : 60% MAX
MICRO STALLS: 5% MAX
MOTORCYCLE STALLS: 1 STALL PER 36 TOTAL STALLS

EV STALLS (MULTIFAMILY): 10% OF TOTAL SPACES
EV READY STALLS (MULTIFAMILY) 30% OF TOTAL SPACES

NORTH BUILDING - BICYCLE PARKING

PARKING STALL (BIKE) TYPE CALCS (IMC 18.604.040)

SHORT TERM
TIER 1 MULTIFAMILY: 1 SPACE PER 20 UNITS
OFFICE (NOT LISTED): 2 STALLS ASSUMED

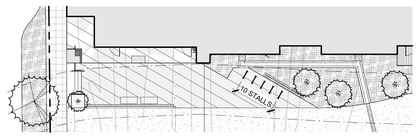
LONG TERM
TIER 1 MULTIFAMILY: 1 SPACE PER UNIT
OFFICE (NOT LISTED): 2 STALLS ASSUMED

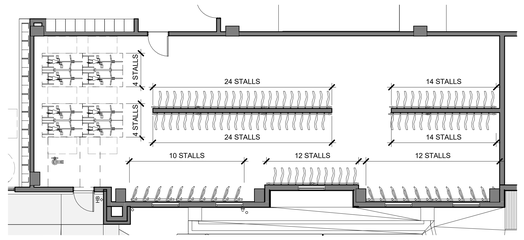
NORTH BUILDING UNIT COUNT: 159

SHORT TERM
MULTIFAMILY: 159 / 20 = 7.95 ~ 8 STALLS
OFFICE: 2 STALLS
TOTAL: 10 STALLS REQUIRED

10 STALLS PROVIDED = 20 STALLS REQ'D
PROJECT COMPLIES

LONG TERM
MULTIFAMILY: 159 UNITS = 159 STALLS
OFFICE: 2 STALLS
TOTAL: 161 STALLS REQUIRED
44+24+14+24+14+10+12+12+4+4=162
162 STALLS PROVIDED > 159 REQ'D
PROJECT COMPLIES





1 NORTH BUILDING - BICYCLE PARKING - SHORT TERM
SCALE: 1/16" = 1'-0"

2 NORTH BUILDING - BICYCLE PARKING - LONG TERM
SCALE: 1/8" = 1'-0"

SOUTH BUILDING - BICYCLE PARKING

PARKING STALL (BIKE) TYPE CALCS (IMC 18.604.040)

SHORT TERM
TIER 1 MULTIFAMILY: 1 SPACE PER 20 UNITS
OFFICE (NOT LISTED): 2 STALLS ASSUMED

LONG TERM
TIER 1 MULTIFAMILY: 1 SPACE PER UNIT
OFFICE (NOT LISTED): 2 STALLS ASSUMED

SOUTH BUILDING UNIT COUNT: 205

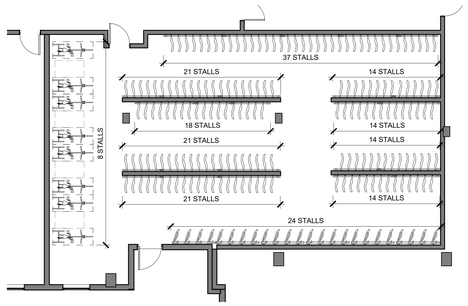
SHORT TERM
MULTIFAMILY: 205 / 20 = 10.25 ~ 11 STALLS

14 STALLS PROVIDED > 11 STALLS REQ'D
PROJECT COMPLIES

LONG TERM
MULTIFAMILY: 205 UNITS = 205 STALLS REQ'D

37+21+14+18+14+21+14+21+14+24+8=206

206 STALLS PROVIDED>205 REQ'D
PROJECT COMPLIES



3 SOUTH BUILDING - BICYCLE PARKING - SHORT TERM
SCALE: 1/16" = 1'-0"

4 SOUTH BUILDING - BIKE PARKING PLAN - LONG TERM
SCALE: 1/8" = 1'-0"

BLANK FAÇADE DIAGRAMS

BLANK WALLS (18.602.040.E)
Blank walls longer than 30 linear feet are not allowed except when facing alleys. If windows and doors are not present, blank wall treatment is required. Treatment methods include, but are not limited to, at least two of the following: other forms of transparency; vertical trellises with vines; decorative tile, cornices, masonry; artwork; Discernible change in building materials, patterns, color every 15 ft; building details for visual interest;

BLANK FACADE DIAGRAM
5 NORTH BUILDING - FUTURE 13TH AVE (EAST)
SCALE: 1" = 20'-0"

NO BLANK FAÇADE LENGTH IS LONGER THAN 30'-0".
FAÇADE COMPLIES

BLANK FACADE DIAGRAM
6 NORTH BUILDING - NW MAPLE ST (NORTH)
SCALE: 1" = 20'-0"

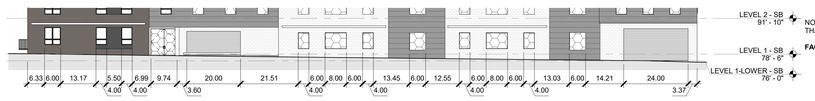
NO BLANK FAÇADE LENGTH IS LONGER THAN 30'-0".
FAÇADE COMPLIES

BLANK FACADE DIAGRAM
7 NORTH BUILDING - PLAZA & PASS THROUGH (SOUTH)
SCALE: 1" = 20'-0"

NO BLANK FAÇADE LENGTH IS LONGER THAN 30'-0".
FAÇADE COMPLIES

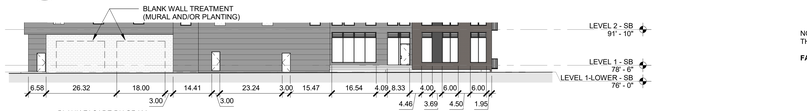
BLANK FACADE DIAGRAM
8 NORTH BUILDING - WETLANDS (WEST)
SCALE: 1" = 20'-0"

NO BLANK FAÇADE LENGTH IS LONGER THAN 30'-0".
FAÇADE COMPLIES



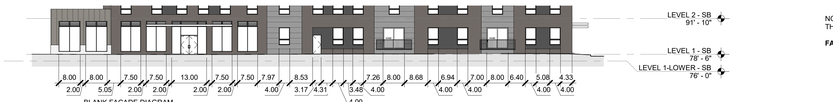
BLANK FACADE DIAGRAM
9 SOUTH BUILDING - FUTURE 13TH AVE (EAST)
SCALE: 1" = 20'-0"

NO BLANK FAÇADE LENGTH IS LONGER THAN 30'-0".
FAÇADE COMPLIES



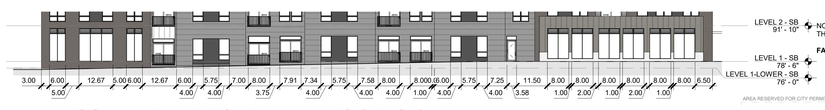
BLANK FACADE DIAGRAM
10 SOUTH BUILDING - PLAZA & PASS THROUGH (NORTH)
SCALE: 1" = 20'-0"

NO BLANK FAÇADE LENGTH IS LONGER THAN 30'-0".
FAÇADE COMPLIES



BLANK FACADE DIAGRAM
11 SOUTH BUILDING - NEWPORT WAY NW (SOUTH)
SCALE: 1" = 20'-0"

NO BLANK FAÇADE LENGTH IS LONGER THAN 30'-0".
FAÇADE COMPLIES



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12 SOUTH BUILDING - WETLANDS (WEST)
SCALE: 1" = 20'-0"

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900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

LAND USE ANALYSIS - PARKING & BLANK WALL DIAGRAM

G1.02

Project Number: 24-027

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*NORTH BLDG FAR AREA SUMMARY

LEVEL	GROSS AREA PER FLOOR	FAR CHARGEABLE	FAR EXEMPT (GARAGE)	FAR CHARGEABLE TOTAL PER FLOOR
ROOF - NB	353.98 SF	353.98	0	353.98
LEVEL 8 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 7 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 6 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 5 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 4 - NB	26,879.56 SF	26,879.56	0	26,879.56
LEVEL 3 - NB	42,075.80 SF	20,831.74	21,244.06	20,831.74
LEVEL 2 - NB	23,616.66 SF	3,289.71	20,326.94	3,289.71
LEVEL 1 - NB	41,214.14 SF	23,625.11	17,589.03	23,625.11
AREA TOTALS	241,202.53 SF	182,042.5	59,160.03	182,042.5

*SOUTH BLDG FAR AREA SUMMARY

LEVEL	GROSS AREA PER FLOOR	FAR CHARGEABLE	FAR EXEMPT (GARAGE)	FAR CHARGEABLE TOTAL PER FLOOR
ROOF LEVEL - SB	659.00 SF	659	0	659
LEVEL 8 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 7 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 6 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 5 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 4 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 3 - SB	36,836.74 SF	18,157.89	18,678.86	18,157.89
LEVEL 2 - SB	40,466.62 SF	18,409.27	22,057.35	18,409.27
LEVEL 1 - SB	40,586.62 SF	19,752.92	20,833.71	19,752.92
LEVEL 1-LOWER - SB	6,962.24 SF	2,977.19	3,985.05	2,977.19
AREA TOTALS	273,967.02 SF	208,412.05	65,554.96	208,412.05

FLOOR AREA RATIO CALCULATION

ENTIRE SURVEY SITE AREA: 174,189 SF

WETLAND AREAS:
WETLAND DESIGNATION: 10,782 SF
BUFFER 50 FT AREA: 27,123 SF
TOTAL WETLAND IMPACT: 37,905 SF

NW MAPLE STREET:
ROW DEDICATION 5FT: 1,129 SF

NEWPORT WAY:
POWER EASEMENT 10 FT: 3,000 SF

PROPOSED ROW DEDICATION:
ROW DEDICATION 30.5 FT: 17,134 SF

UNIT COMMON AREA DEDUCTIONS:
NORTH (159 UNITS X 100 SF): 15,900 SF
SOUTH (205 UNITS X 100 SF): 20,500 SF
TOTAL EXTERIOR COMMON AREA: 36,400 SF

TOTAL DEVELOPABLE
TOTAL WETLAND IMPACT: 37,905 SF
ROW DEDICATION 5FT: 1,129 SF
POWER EASEMENT 10 FT: 3,000 SF
ROW DEDICATION 30.5 FT: 17,134 SF
TOTAL EXTERIOR COMMON AREA 36,400 SF
AREA DEDUCTIONS: 95,568 SF

SURVEY PROPERTY AREA: 174,189 SF
AREA DEDUCTION: - 95,568 SF
REMAINING DEVELOPABLE AREA: 78,621 SF

FAR CALCULATION

FAR MAX 5.0
78,621 SF X 5 = 393,105 SF

CHARGEABLE AREAS PER BUILDING:
NORTH: 182,421 SF
SOUTH: +208,405 SF
TOTAL CHARGEABLE AREA: 390,826 SF

MAX AREA PER FAR 393,105 SF > 390,826 SF COMPLIES

MEASUREMENT:
IMC 15.102.110 "G" DEFINITIONS
"Gross floor area" means the sum of the total horizontal areas of all floors of all buildings on a lot, measured from the interior faces of exterior walls. The term "gross floor area" includes basements, elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural head room; interior balconies; and mezzanines. Gross floor area does not include outside balconies that do not exceed a projection of six feet beyond the exterior walls of the building. Parking structures below grade and rooftop mechanical structures are excluded from gross floor area.

1 FAR SITE DEVELOPMENT AREA
SCALE: 1" = 20'-0"

0' 10' 20' 40'
1" = 20' - 0"

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Permit Doc.		
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Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FLOOR AREA RATIO SITE PLAN

G1.10

Project Number: 24-027

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FAR LEGEND

FAR
FAR EXEMPT

NORTH BLDG FAR AREA SUMMARY				
LEVEL	GROSS AREA PER FLOOR	FAR CHARGEABLE	FAR EXEMPT (GARAGE)	FAR CHARGEABLE TOTAL PER FLOOR
ROOF - NB	353.98 SF	353.98	0	353.98
LEVEL 8 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 7 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 6 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 5 - NB	26,765.60 SF	26,765.6	0	26,765.6
LEVEL 4 - NB	26,879.56 SF	26,879.56	0	26,879.56
LEVEL 3 - NB	42,075.80 SF	20,831.74	21244.06	20,831.74
LEVEL 2 - NB	23,616.66 SF	3,289.71	20326.94	3,289.71
LEVEL 1 - NB	41,214.14 SF	23,625.11	17589.03	23,625.11
AREA TOTALS	241,202.53 SF	182,042.5	59160.03	182,042.5

MEASUREMENT:
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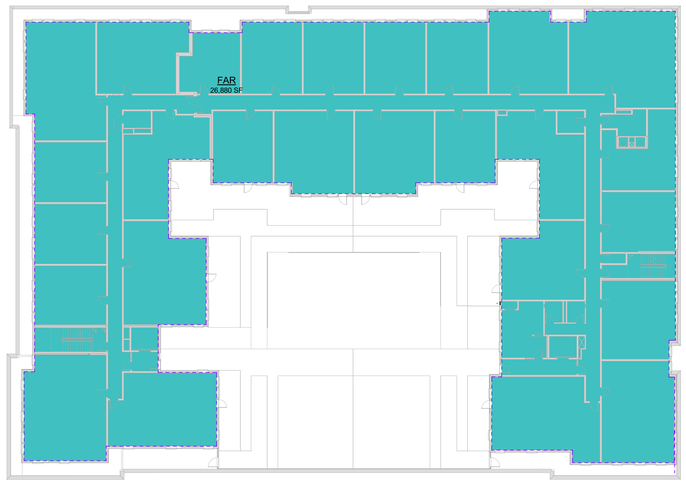
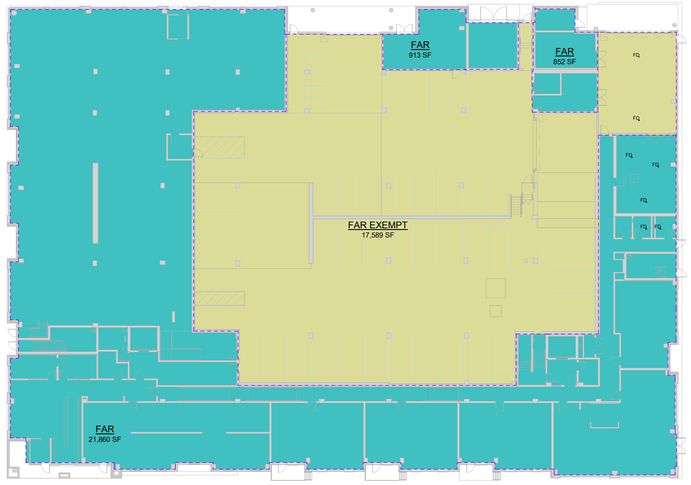
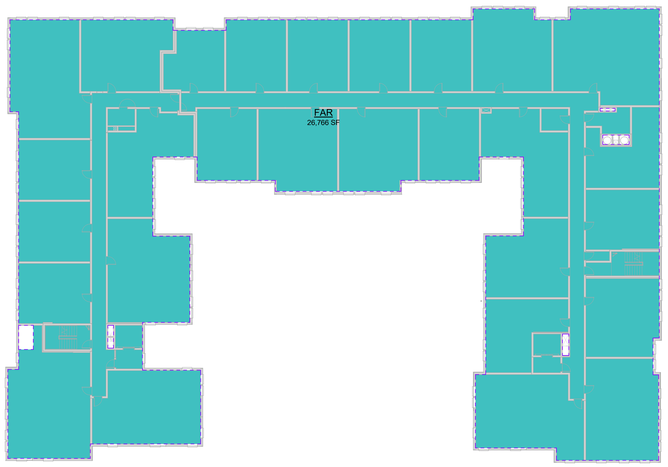
"Gross floor area" means the sum of the total horizontal areas of all floors of all buildings on a lot, measured from the interior faces of exterior walls. The term "gross floor area" includes basements, elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural head room; interior balconies; and mezzanines. Gross floor area does not include outside balconies that do not exceed a projection of six feet beyond the exterior walls of the building. Parking structures below grade and rooftop mechanical structures are excluded from gross floor area.



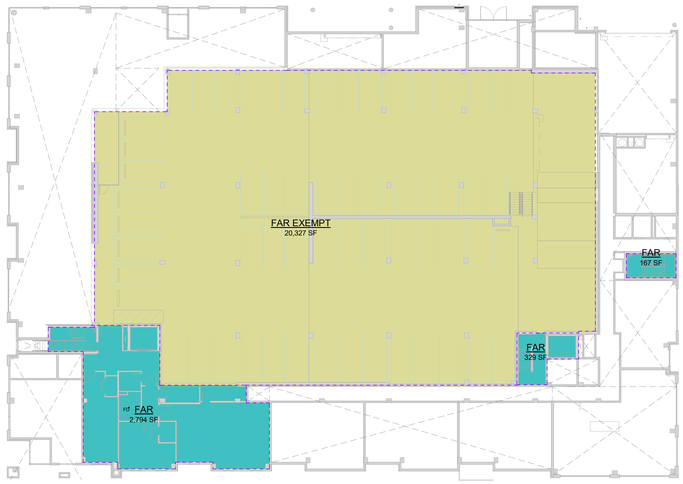
4 FAR NORTH BLDG L4
SCALE: 1" = 20'-0"



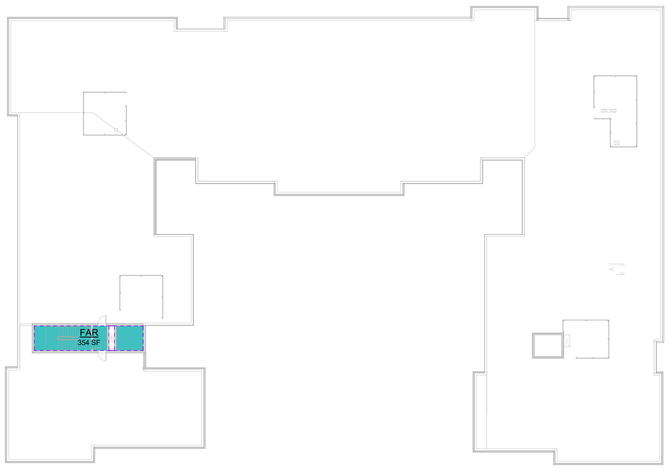
1 FAR NORTH BLDG L1
SCALE: 1" = 20'-0"



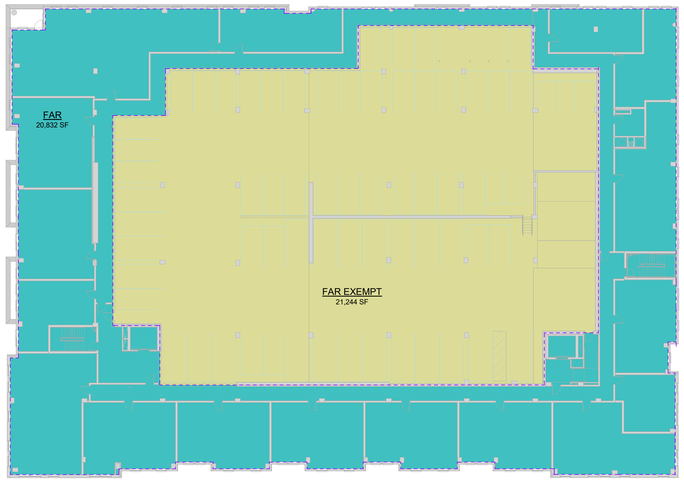
5 FAR NORTH BLDG L5-L8
SCALE: 1" = 20'-0"



2 FAR NORTH BLDG L2
SCALE: 1" = 20'-0"



6 FAR NORTH BLDG ROOF
SCALE: 1" = 20'-0"



3 FAR NORTH BLDG L3
SCALE: 1" = 20'-0"

0' 10' 20' 40'
1" = 20' - 0"

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FLOOR AREA DIAGRAMS - NORTH BLDG

G1.11

Project Number: 24-027

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FAR LEGEND

FAR
FAR EXEMPT

SOUTH BLDG FAR AREA SUMMARY				
LEVEL	GROSS AREA PER FLOOR	FAR CHARGEABLE	FAR EXEMPT (GARAGE)	FAR CHARGEABLE TOTAL PER FLOOR
ROOF LEVEL - SB	659.00 SF	659	0	659
LEVEL 8 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 7 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 6 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 5 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 4 - SB	29,691.16 SF	29,691.16	0	29,691.16
LEVEL 3 - SB	36,836.74 SF	18,157.89	18,678.86	18,157.89
LEVEL 2 - SB	40,466.62 SF	18,409.27	22,057.35	18,409.27
LEVEL 1 - SB	40,586.62 SF	19,752.92	20,833.71	19,752.92
LEVEL 1-LOWER - SB	6,962.24 SF	2,977.19	3,985.05	2,977.19
AREA TOTALS	273,967.02 SF	208,412.05	65,554.96	208,412.05

MEASUREMENT:
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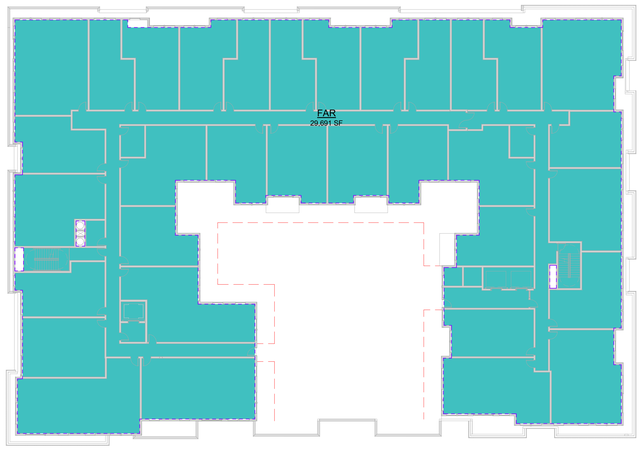
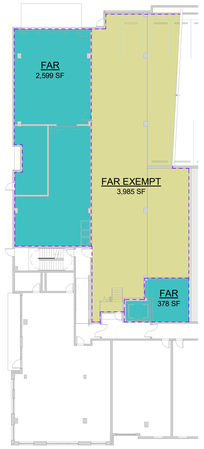
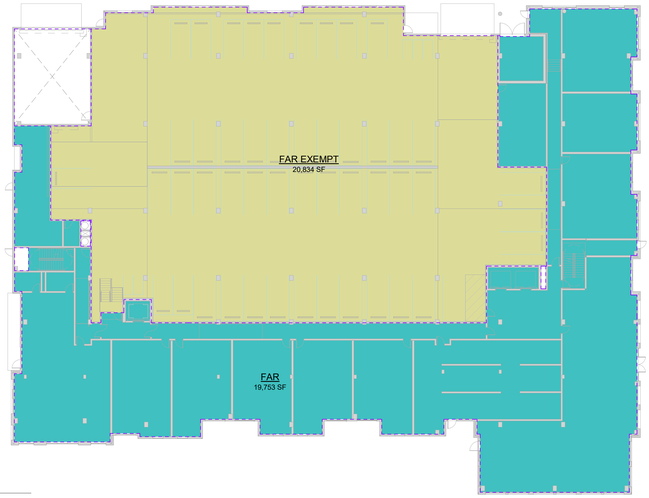
"Gross floor area" means the sum of the total horizontal areas of all floors of all buildings on a lot, measured from the interior faces of exterior walls. The term "gross floor area" includes basements, elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural head room; interior balconies; and mezzanines. Gross floor area does not include outside balconies that do not exceed a projection of six feet beyond the exterior walls of the building. Parking structures below grade and rooftop mechanical structures are excluded from gross floor area.



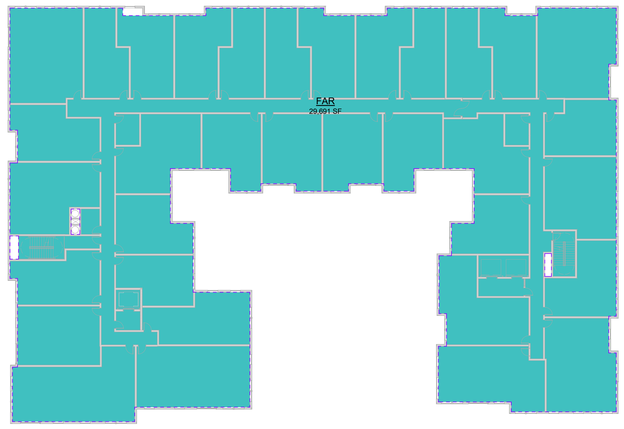
5 FAR SOUTH BLDG L4
SCALE: 3/64" = 1'-0"



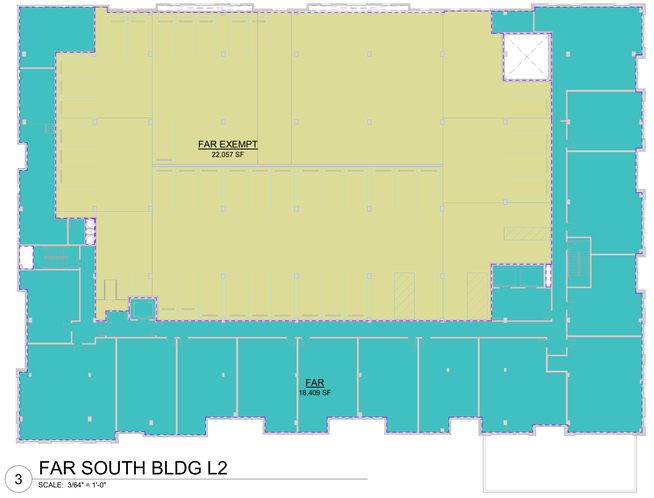
1 FAR SOUTH BLDG LOWER L1
SCALE: 3/64" = 1'-0"



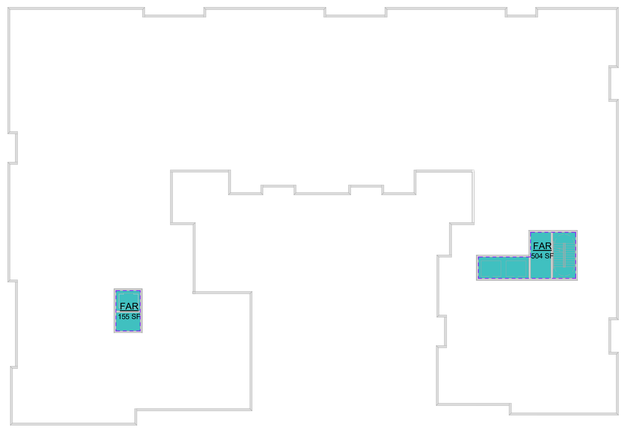
2 FAR SOUTH BLDG L1
SCALE: 3/64" = 1'-0"



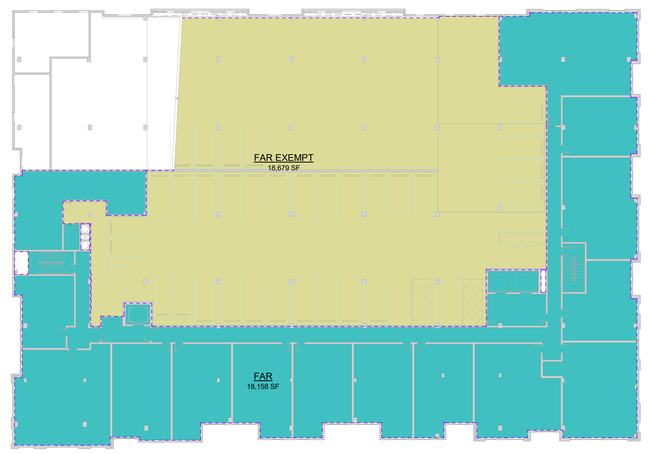
6 FAR SOUTH BLDG L5-L8
SCALE: 3/64" = 1'-0"



3 FAR SOUTH BLDG L2
SCALE: 3/64" = 1'-0"



7 FAR SOUTH BLDG ROOF
SCALE: 3/64" = 1'-0"



4 FAR SOUTH BLDG L3
SCALE: 3/64" = 1'-0"

0' 10' 20' 40'
1" = 20' - 0"

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Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FLOOR AREA DIAGRAMS - SOUTH BLDG

G1.12

Project Number: 24-027

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NORTH BUILDING

NOTE:
1. TRASH, RECYLCING, AND COMPOST WITH BE COLLECTED AT THE STREET.
2. TRASH AND RECYCLING IS COMPACTED.

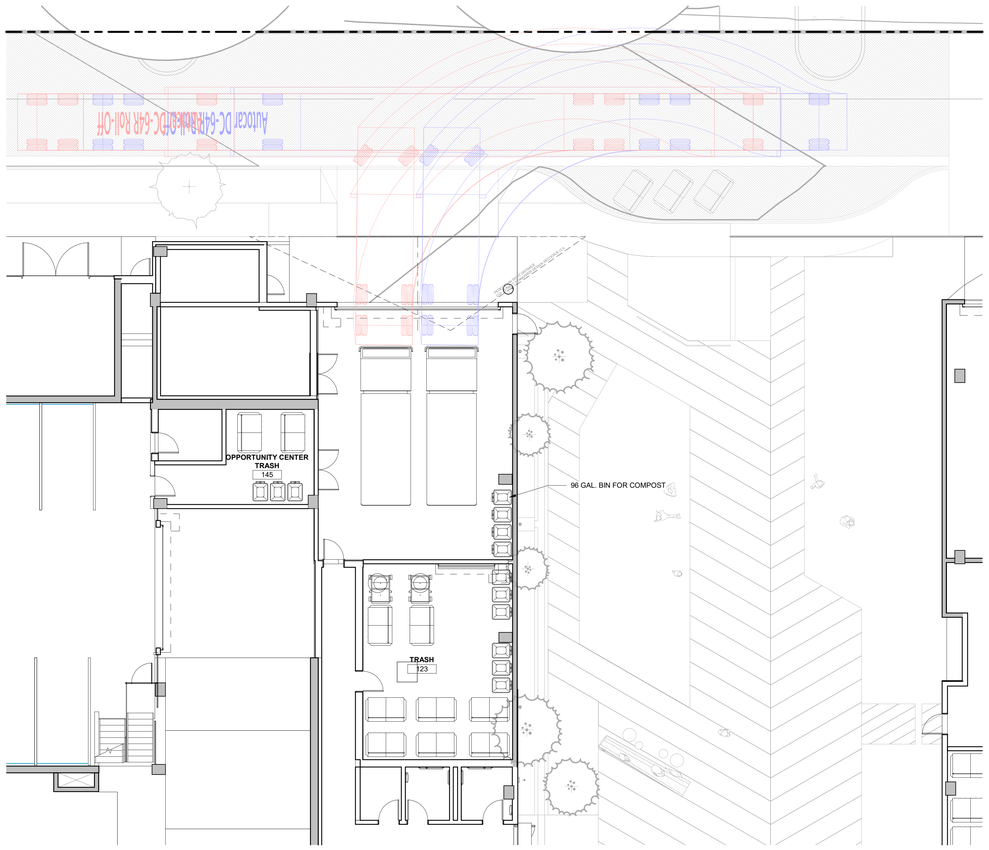
APARTMENTS W/ FAMILIES:
1.5-2 CU. YD. PER UNIT PER MONTH
(INCL. GARBAGE, FOOD WASTE, AND RECYCLABLES)

25% FOR FOOD WASTE, 37% RECYCLABLES, AND 37% GARBAGE

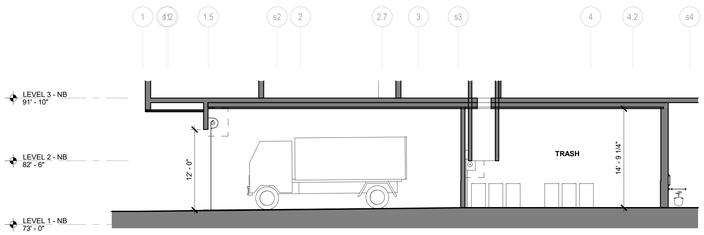
159 UNITS X 1.5 CY = 238.5 YARDS PER MONTH

25% FOOD WASTE =	59.6 CY/MONTH	NOT COMPACTED	(13.5 CY/WEEK OR 6.75 CY/BI-WEEKLY)
37% RECYCLABLES =	88.2 CY/MONTH	COMPACTED=1/3 X 88.2 = 29.4 CY/MONTH	(6.68 CY/WEEK OR 3.34 CY/BI-WEEKLY)
37% GARBAGE =	88.0 CY/MONTH	COMPACTED=1/3 X 88.2 = 29.4 CY/MONTH	(6.68 CY/WEEK OR 3.34 CY/BI-WEEKLY)

3 CY CART DIMENSIONS - REAR LOAD = 54"h X 78"w X 48"d
4 CY CART DIMENSIONS - FRONT LOAD = 46"h X 78"w X 51"d



1 NORTH BUILDING - TRASH ROOM PLAN
SCALE: 1/8" = 1'-0"



2 NORTH BUILDING - TRASH ROOM SECTION
SCALE: 1/8" = 1'-0"

SOUTH BUILDING

NOTE:
1. TRASH, RECYLCING, AND COMPOST WITH BE COLLECTED AT THE STREET.
2. TRASH AND RECYCLING IS COMPACTED.

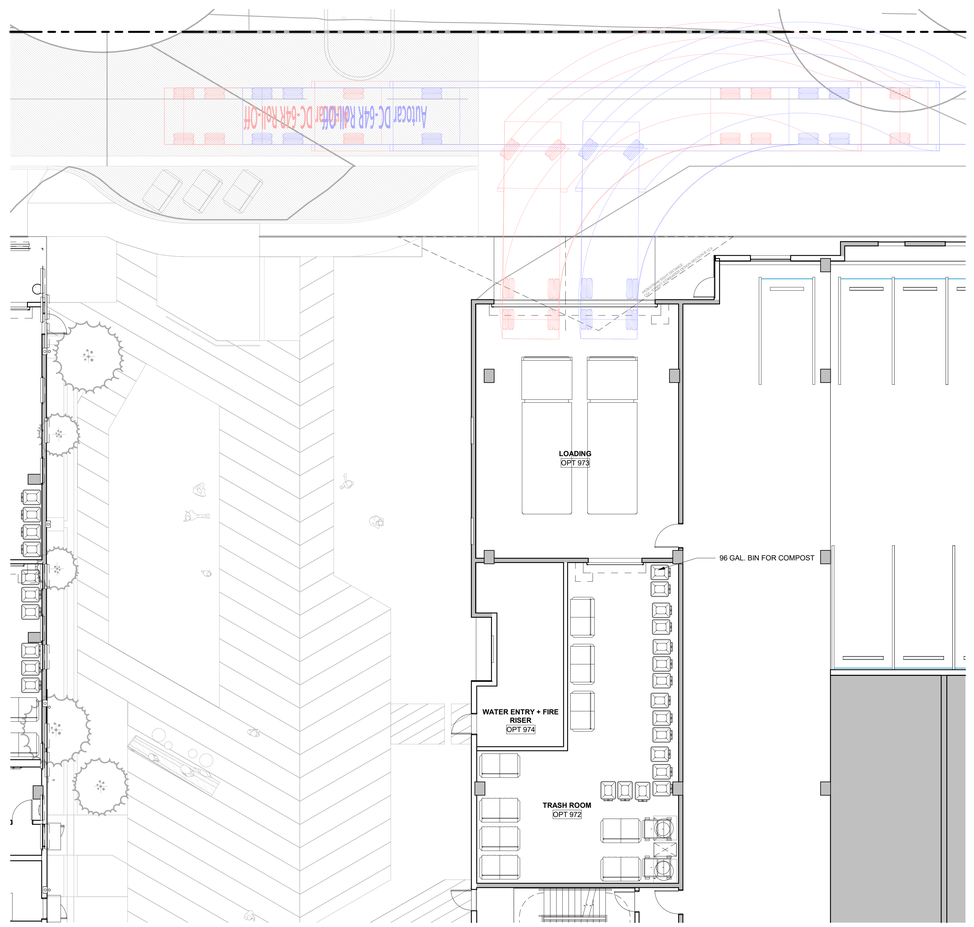
APARTMENTS W/ FAMILIES:
1.5-2 CU. YD. PER UNIT PER MONTH
(INCL. GARBAGE, FOOD WASTE, AND RECYCLABLES)

25% FOR FOOD WASTE, 37% RECYCLABLES, AND 37% GARBAGE

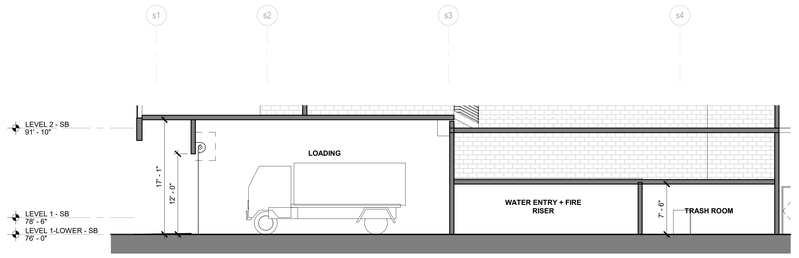
205 UNITS X 1.5 CY = 307.5 YARDS PER MONTH

25% FOOD WASTE =	76.9 CY/MONTH	NOT COMPACTED	(17.7 CY/WEEK OR 8.8 CY/BI-WEEKLY)
37% RECYCLABLES =	113.8 CY/MONTH	COMPACTED = 113.8 / 3 = 37.9 CY/MONTH	(8.6 CY/WEEK OR 4.3 CY/BI-WEEKLY)
37% GARBAGE =	113.8 CY/MONTH	COMPACTED = 113.8 / 3 = 37.9 CY/MONTH	(8.6 CY/WEEK OR 4.3 CY/BI-WEEKLY)

3 CY CART DIMENSIONS - REAR LOAD = 54"h X 78"w X 48"d
4 CY CART DIMENSIONS - FRONT LOAD = 46"h X 78"w X 51"d



3 SOUTH BUILDING - TRASH ROOM PLAN
SCALE: 1/8" = 1'-0"



4 SOUTH BUILDING - TRASH ROOM SECTION
SCALE: 1/8" = 1'-0"

WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

100% SD	2025.12.20
90%DD	2025.02.28
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

TRASH CALCULATIONS AND PLANS

G1.30

Project Number: 24-027

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	CODE SECTION		CODE REQUIREMENT	DEVIATION REQUEST	RATIONALE FOR REQUEST
1	18.404.060.A	Additional Height	The zone base height is 60' above average grade plane; The max height is 125'.		The Applicant Team is asking for relief with this code provision on the North Building for the East and South Façades and on the South Building for the East and North Facades. Required service uses including parking garage entries, loading areas, connected waste management areas and certain utility rooms must be located adjacent to the new Core Road (13th Street) on the eastern edge of the property because they require exterior access from the street. The remaining frontages on this site include the protected wetlands along the entire west frontage and the established ROW's of NW Maple St and Newport Way and are not appropriate locations for these services. These very specific site requirements provide for longer stretches of utilitarian frontage along 13th St. and inhibit the inclusion of transparent glass. In an effort to reduce curb cuts on 13th Street, the Waste Room for each building is located behind their respective loading bays. While this arrangement reduces curb cuts and removes the waste room from the 13th St. street frontage, it creates more solid wall on the adjacent facades where the utilities wrap the corner from 13th Avenue to the façades that face the plaza. To mitigate the solid walls facing the plaza, the design provides plantings and options for mural art or climbing plantings against the facade.
		18.404.060.A - 2	To exceed base height, all the following must be met: Solid walls on the ground floor do not exceed 20' in length and must be softened by design details, modulations a minimum of two feet deep and dense landscaping.	Allow the project to exceed 20 feet in length of solid walls without modulation.	
		18.404.060.A - 3	Solid Walls on the ground floor must be separated by a minimum of 10' of transparency.	Allow the project to provide less than 10 lineal feet of transparency between solid wall segments.	
2	18.404.140.D 18.404.140.E.2	Minimum Building Frontage	Sufficient length of buildings must be present at the build to line to maintain a generally continuous street wall and limit spatial gaps to those necessary to accommodate vehicular and pedestrian access. In the Urban Core zone, minimum building frontage is at least 75%. Corner Building Frontage. Building mass must be present at the intersection to amplify the importance of the corner. Building frontage must occupy all of the build to line at intersections for a minimum of 60' from the corner.	The North building meets the requirement at the corner of NW Maple Street and the new Core Road (13th Street) with a minimum of 60' along the Core Road frontage, but only extends approximately 46' along the build-to line on the NW Maple Street frontage. The building steps back approximately 3'-4" for approximately 12 feet before returning to the build-to line. The South Building meets the build-to line corner requirement on the east facade at the corner of 13th St. and Newport Way. The frontage steps back temporarily to allows for sight triangles at the garage entry. Similar to the North Building, the South Building's frontage on Newport Way NW extends approximately 21'-9" along the build-to line before it steps back approximately 3'-4" for 12' for modulation before returning to the build-to line.	This code requirement is applicable to both the North and South Buildings at the intersection of 13th St (new Core Street) and NW Maple for the North Building and 13th St and Newport Way NW for the South Building. The entire north frontage of the North Building holds the build-to line within 10' of the property line except for areas of modulation that break up the façade. The applicant team is asking for a reduction in the 60' frontage to accommodate modulation on the North Facade. The modulation is tied to building structure and proportionally relates to the shorter frontage of the north facade. The modulation adds variation and rhythm to the frontage. For the South Building, the project team is asking for a reduction in the corner build-to line frontage along Newport Way NW. The South Building's façade holds the build-to line with the exception of modulation insets. Similar to the north building, the modulation allows for material changes, adds rhythm and interest to the facade and is created based on interion structure. It should be noted that there is a 10' power easement that sets this building back from the sidewalk edge.
3	18.602.070	Weather Protection	Weather protection is required over primary entrances. Weather protection must be provided on no less than 75% of the building façade length where the building is located adjacent to a sidewalk, pedestrian path.	Reduce the length of weather protection along the new core street to active uses (ie the Opportunity Center, units, etc.) and along NW Newport Street.	The North Building meets the weather protection requirement along NW Maple Street. On the east facade at the new Core Street weather protection is provided along the length of the Opportunity Center, approximately 50% of the building length. The remaining spaces on this frontage are utility, loading, garage entry. The South Building has a similar amount of weather protection along the east facade, just over 50%. The south façade of the South Building has a build to line that is 10' back from the property line due to a power easement. There are canopies provided at the lobby entrance, but canopies in other locations would not be able to extend far enough to reach the sidewalk due to the required set back. The units facing NW Newport Street have individual canopies. The applicant team is seeking a reduction in the canopy requirement along 13th Street.
	DEVIATION THROUGH HOUSING COOPERATION AGREEMENT				
4	18.702.100D	Northwest Contemporary Style Requirements	c. If taller than five stories, step back floors above fifth floor must step back a minimum of five feet and a maximum of 20'	The project is requesting an elimination of the stepback requirement.	The team recognizes that this deviation will be included in the documents as part of a proposed Housing Cooperation Agreement for review with the City of Issaquah. The Project Team is asking for relief from the required step backs above level 5 (as part of the Northwest Contemporary Style Requirements.) Stepbacks require significant structural cost increases that are amplified with an affordable housing project of this size. Stepbacks create a non-stacking condition where the upper 3 levels of exterior stud wall require support from transfer framing that consists of large wood or steel beams depending on loading. Transfer beams are typically bigger than the joist depth, necessitating an increased floor-to-floor height to maintain ceiling clearances. The stepback creates a vertical discontinuity where shear walls are planned at exterior walls. Added posts and beams to mitigate the load transfer increase cost and are disruptive to the unit plans below. Transfer framing also blocks the conventional MEP pathways to the exterior wall. Finally, stepbacks reduce the frontage length at corners and impact the number of possible bedrooms, reducing the number of 3-bdrm family-size units. In absence of the upper level stepback, the team has successfully addressed code intent in the facade design with an implied upper story. The building design has utilized trim, color and siding types to mitigate scale in lieu of this request.
5	18.600.060	Buildings with Multifamily Units at Grade	For building frontage that exceeds 50 feet in length, each unit must have a separate entry directly from the sidewalk, through block passage, courtyard, or similar except where unavoidable factors (e.g., vertical separation such as for an underground garage, or horizontal separation such as a lack of setback) preclude the connection. Where the connection is precluded, terraces, balconies, or similar must be provided for each ground floor unit	The project is requesting the elimination of the unit entry requirement.	The team recognizes that this deviation will be included in the documents as part of a proposed Housing Cooperation Agreement for review with the City of Issaquah. The rationale for this request is that providing street access is a safety concern. All units that face a sidewalk or the multi modal trail do still have a terrace or balcony. In our experience, providing gracious patios at grade that can be secured give residents peace of mind for keeping furniture or plants on their patio. We find residents are more likely to use their patios when they feel they are secure. By not connecting the patios out to the sidewalk, we are likely increasing activation by increasing the probability and frequency of use. The team recognizes that this deviation will be included in the documents as part of a proposed Housing Cooperation Agreement for review with the City of Issaquah.
6	18.602.080	Ground Level Transparency	Transparency percentage is measured for each façade facing a public space and includes the linear five feet above the building's first finished-floor height. Transparency includes windows and transparent glass doors. 40% ground floor façade transparency is required fronting streets, through block passages, natural areas, or publicly accessible open space.	Reduce the transparency requirement of the ground floor.	The team recognizes that this deviation will be included in the documents as part of a proposed Housing Cooperation Agreement for review with the City of Issaquah. The Project Team is asking for relief with this code provision on the North Building with the South Façades and on the South Building with the East and North Facades. Required service uses including parking garage entries, loading areas, connected waste management areas and certain utility rooms must be located adjacent to the new Core Road (13th Street) on the eastern edge of the property because they require exterior access from the street. The remaining frontages on this site include the protected wetlands along the entire west frontage and the established ROW's of NW Maple St and Newport Way and are not appropriate locations for these services. These very specific site requirements provide for longer stretches of utilitarian frontage along 13th St. and inhibit the inclusion of transparent glass. In an effort to reduce curb cuts on 13th Street, the Waste Room for each building is located behind their respective loading bays. While this arrangement reduces curb cuts and removes the waste room from the 13th St. street frontage, it creates more solid wall on the adjacent facades where the utilities wrap the corner from 13th Avenue to the façades that face the plaza. To mitigate the solid walls facing the plaza, the design provides plantings and options for mural art or climbing plantings against the facade. Also on the North Building's east façade, a decorative screen has been designed for the transformer room. This decorative screen has been assumed to contribute to the min required 40% ground level transparency. There is also decorative screening utilized on the south building to screen parking that contributes to that facade's transparency calculations.
7	18.602.040.K	Sustainability	All mixed-use or commercial development of buildings greater than or equal to 10,000 gross square feet and subject to IMC 18.602.020, Applicability, must be certified to meet the current version of LEED Platinum. All residential development projects of 10 units or more and subject to IMC 18.602.020, Applicability, must be certified to meet the current version of Built Green four star certification.	Allow the certification through ESDS in lieu of the LEED Platinum requirement. It is recognized that the South Building will meet Built Green four star certification.	The team recognizes that this deviation will be included in the documents as part of a proposed Housing Cooperation Agreement for review with the City of Issaquah.
8	18.608.060 (Table 18.608.060(B))	Amenity requirements for Residential Use	Residential buildings with 22 or more units shall provide: 100 sf / unit min Common Outdoor Amenity Space +400 sf Indoor or Outdoor Common Amenity Space 48 sf / unit Private Outdoor Amenity Space (min 6' x 8')	Allow the project to provide the equivalence of 48 sf of common area outside for every unit that is not provided a balcony.	The team recognizes that this deviation will be included in the documents as part of a proposed Housing Cooperation Agreement for review with the City of Issaquah. The two building site provides generous outdoor common area. Both buildings have a level 4 courtyard that provides residential outdoor common area beyond that provided at grade. In the spirt of encouraging residents to use the outdoor common area and to reduce costs for a development providing affordable housing, the applicant team is proposing to provide at minimum an additional 48 SF of common outdoor amenity area for all units that do not have private balconies or terraces in lieu of the private outdoor space.
9	18.604.180.G	Structured Parking Requirements at Ground Level	Where structured parking is provided on the ground level, commercial or residential uses must be provided along the build-to-line with parking facilities placed behind the uses and away form the transportation facility. The commercial or residential space must be a minimum depth of 20 feet.	Allow the project to have a portion of the structured parking to front 13th Street without residential or commercial uses fronting it.	The team recognizes that this deviation will be included in the documents as part of a proposed Housing Cooperation Agreement for review with the City of Issaquah. Because there are transportation facilities along all frontages of both buildings, the buildings struggle to provide market appropriate parking within the restricted footprints. The water table on this site precludes the parking garage from going below grade, further limiting parking options. Parking efficiency is extremely important for developments providing affordable housing because of the cost associated with the concrete and ramping necessary to house parking. For efficiency, both buildings rely on double-loaded parking doughnuts to meet zoning and market requirements. The applicant team seeks relief for the 13th street facades where parking is not fully buffered by residential or commercial uses at grade. This exception allows for double-loaded, efficient parking aisles. Decorative screens, material variation, and in some cases screened openings that mimic the cadence of windows above ensure the street facade still provides an appropriate experience for pedestrians.

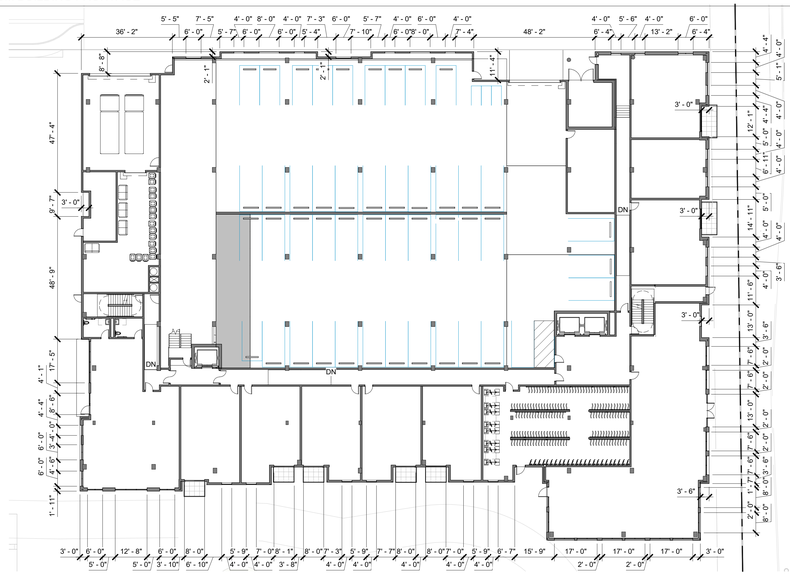
DEVIATION 1 - ADDITIONAL HEIGHT DIAGRAMS MODULATION

1 NORTH BUILDING - NW MAPLE ST - PLAN
SCALE: 3/64" = 1'-0"

ADDITIONAL HEIGHT (18.404.060.A, 2&3)
The zone base height is 60' above average grade plane; The max height is 125'. The proposed height above average grade is 82'-6".

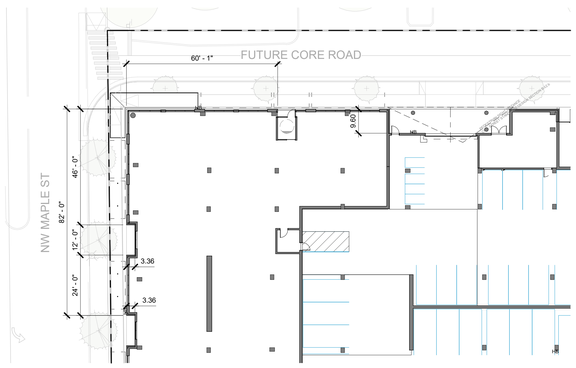
To exceed base height, all the following must be met:
2. Solid walls on the ground floor do not exceed 20' in length and must be softened by design details, modulations a minimum of two feet deep and dense landscaping
3. Solid Walls on the ground floor must be separated by a minimum of 10' of transparency.

DEVIATION 2 - MINIMUM BUILDING FRONTAGE



2 SOUTH BUILDING - NEWPORT WAY NW - PLAN
SCALE: 3/64" = 1'-0"

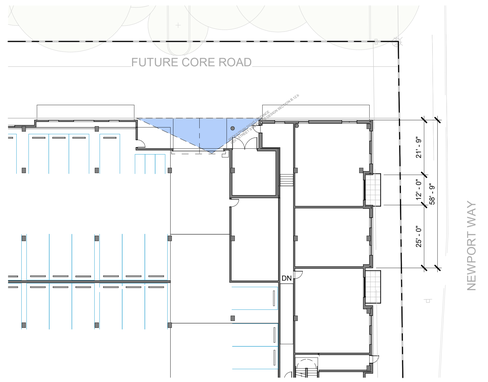
DEVIATION 2 - MINIMUM BUILDING FRONTAGE



3 NORTH BUILDING - BUILDING FRONTAGE DIAGRAM
SCALE: 3/64" = 1'-0"

MINIMUM BUILDING FRONTAGE (18.404.140.D & 18.404.140.E.2)
Sufficient length of buildings must be present at the build to line to maintain a generally continuous street wall and limit spatial gaps to those necessary to accommodate vehicular and pedestrian access.
In the Urban Core zone, minimum building frontage is at least 75%.

Corner Building Frontage. Building mass must be present at the intersection to amplify the importance of the corner. Building frontage must occupy all of the build to line at intersections for a minimum of 60' from the corner.



4 SOUTH BUILDING - BUILDING FRONTAGE DIAGRAM
SCALE: 3/64" = 1'-0"

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WEBER THOMPSON
900 N 34th Street, Suite 200
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Project:
THE TRAILHEAD
1550 Newport Way NW
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Schematics		
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Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

DEVIATION LIST AND DIAG - MODULATION & FRONTAGE

G1.40

Project Number: 24-027

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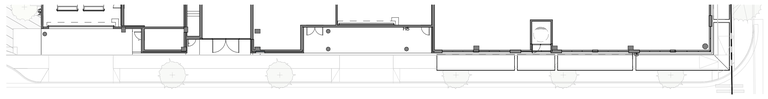
DEVIATION 3 - WEATHER PROTECTION

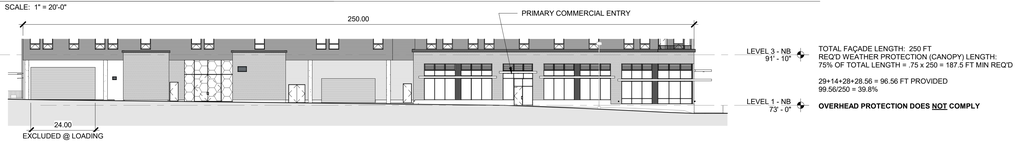
WEATHER PROTECTION REQUIREMENTS (18.602.040.C & 18.602.070)

EACH PRIMARY BUILDING ENTRANCE MUST HAVE WEATHER PROTECTION

WEATHER PROTECTION MUST BE PROVIDED ON NO LESS THAN 75% OF THE BUILDING FAÇADE LENGTH WHERE THE BUILDING IS LOCATED ADJACENT TO A SIDEWALK, PEDESTRIAN PATH.



1 NORTH BUILDING - 13TH AVE - PLAN
SCALE: 1" = 20'-0"



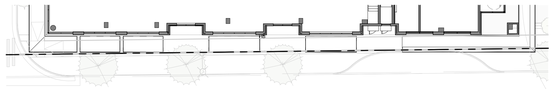
OVERHEAD WEATHER PROTECTION DIAGRAM

2 NORTH BUILDING - 13TH AVE (EAST)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 250 FT
REQ'D WEATHER PROTECTION (CANOPY) LENGTH:
75% OF TOTAL LENGTH = .75 x 250 = 187.5 FT MIN REQ'D

29+14+28+28.56 = 96.56 FT PROVIDED
99.56/250 = 39.8%

OVERHEAD PROTECTION DOES NOT COMPLY



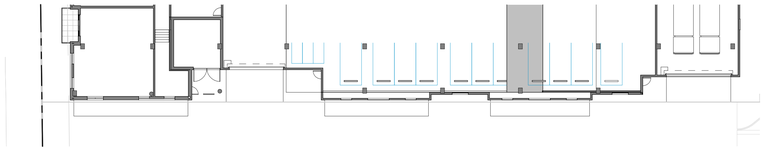
3 NORTH BUILDING - NW MAPLE ST - PLAN
SCALE: 1" = 20'-0"

4 NORTH BUILDING - NW MAPLE ST (NORTH)
SCALE: 1" = 20'-0"

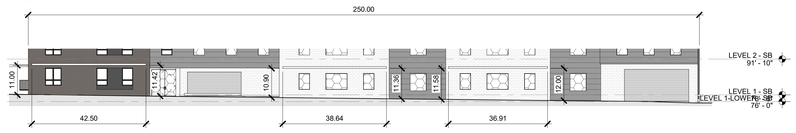
TOTAL FAÇADE LENGTH: 250 FT
REQ'D WEATHER PROTECTION (CANOPY) LENGTH:
75% OF TOTAL LENGTH = .75 x 250 = 187.5 FT MIN REQ'D

29+14+28+28.56 = 96.56 FT PROVIDED
99.56/250 = 39.8%

OVERHEAD PROTECTION DOES NOT COMPLY



5 SOUTH BUILDING - 13TH AVE - PLAN
SCALE: 1" = 20'-0"



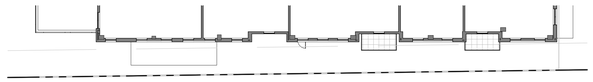
OVERHEAD WEATHER PROTECTION DIAGRAM

6 SOUTH BUILDING - 13TH AVE (EAST)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 250 FT
REQ'D WEATHER PROTECTION (CANOPY) LENGTH:
75% OF TOTAL LENGTH = .75 x 250 = 187.5 FT MIN REQ'D

42.5+38.64+36.91=118.05 FT PROVIDED
118.05/250 = 47.22%

OVERHEAD PROTECTION DOES NOT COMPLY



STEPBACK DIAGRAM

8 SOUTH BUILDING - NW MAPLE ST (SOUTH)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 194.17 FT
REQ'D WEATHER PROTECTION (CANOPY) LENGTH:
75% OF TOTAL LENGTH = .75 x 194.17 = 145.63 FT MIN REQ'D

32 FT PROVIDED
32/145.63 = 22%

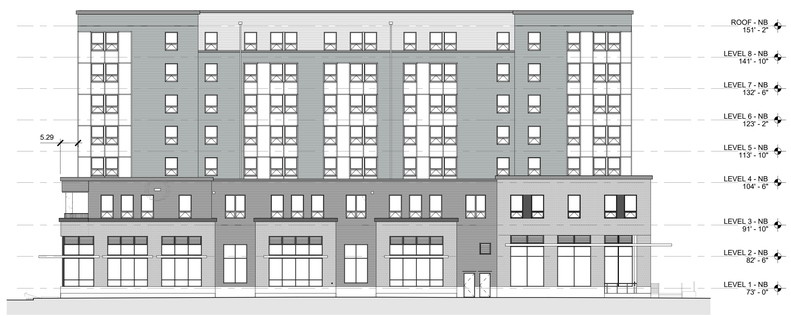
OVERHEAD PROTECTION DOES NOT COMPLY

DEVIATION 4 - NORTHWEST CONTEMPORARY STYLE REQUIREMENTS

NORTHWEST CONTEMPORARY STYLE REQUIREMENTS IMC (18.702.100.D - SCALE)
c. If taller than five stories, stepback floors above fifth floor must step back a minimum of five feet and a maximum of twenty feet.

STEPBACK DIAGRAM

9 NORTH BUILDING -EAST ELEVATION
SCALE: 1/16" = 1'-0"



STEPBACK DIAGRAM

10 NORTH BUILDING - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

STEPBACK DIAGRAM

11 SOUTH BUILDING - EAST ELEVATION
SCALE: 1/16" = 1'-0"

STEPBACK DIAGRAM

12 SOUTH BUILDING - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

DEVIATION DIAG - WEATHER PROTECTION & NW CONTEMP. STYLE

G1.41

Project Number: 24-027

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DEVIATION 6 - TRANSPARENCY DIAGRAMS

GROUND LEVEL TRANSPARENCY IMC (18.602.080)
Transparency percentage is measured for each façade facing a public space and includes the linear five feet above the building's first finished-floor height.

Transparent surfaces include windows and transparent or glass doors.

40% ground floor façade transparency is required fronting streets, through block passages, natural areas, or publicly accessible open space.

For multifamily units located directly adjacent to the sidewalk, the first floor must achieve 40% transparency at higher than six feet above exterior ground level.

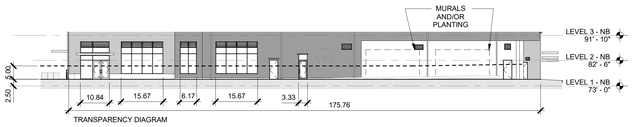
TRANSPARENCY DIAGRAM
1 NORTH BUILDING - NW MAPLE ST (NORTH)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 175.83 FT
40% x 175.83 = 70.3 FT MIN REQ'D

TRANSPARENT LENGTH:
9.92+12+7+16+7+16+10+10+8.66=108.58

108.58 / 175.76 = % TRANSPARENT
61.78%

40% MIN TRANSPARENT FAÇADE
FAÇADE COMPLIES



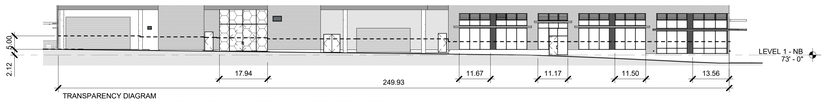
TRANSPARENCY DIAGRAM
2 NORTH BUILDING - PASS THROUGH (SOUTH)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 175.76 FT
40% x 175.76 = 70.3 FT MIN REQ'D

TRANSPARENT LENGTH:
10.84+15.67+6.17+15.67+3.33 = 51.68

51.68 / 175.76 = % TRANSPARENT
29.4% TRANSPARENT PROVIDED.

40% MIN TRANSPARENT FAÇADE
FAÇADE DOES NOT COMPLY



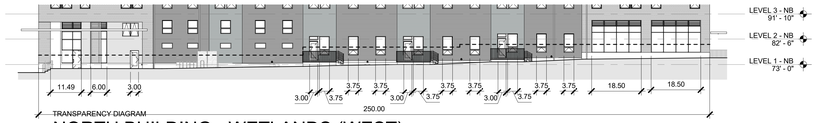
TRANSPARENCY DIAGRAM
3 NORTH BUILDING - 13TH AVE (EAST)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 249.93 FT
40% x 249.93 = 100 FT MIN REQ'D

TRANSPARENT LENGTH:
18+11.67+11.67+11.17+11.5+11.5+11.5+13.56=100.57 FT

100.57 / 249.93 = % TRANSPARENT
40.2% TRANSPARENT PROVIDED.

40% MIN TRANSPARENT FAÇADE
FAÇADE COMPLIES



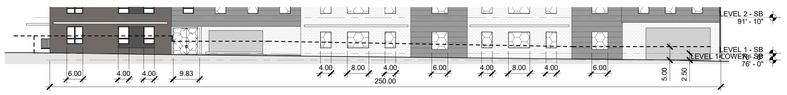
TRANSPARENCY DIAGRAM
4 NORTH BUILDING - WETLANDS (WEST)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 250 FT
40% x 250 = 100 FT MIN REQ'D

TRANSPARENT LENGTH:
11.49+6+3+3+3.75+3.75+3.75+3+3.75+3.75+3.75+3
+3.75+3.75+3.75+18.5+18.5=100.25 FT

100.25 / 250 = % TRANSPARENT
40.1% TRANSPARENT PROVIDED.

40% MIN TRANSPARENT FAÇADE
FAÇADE COMPLIES



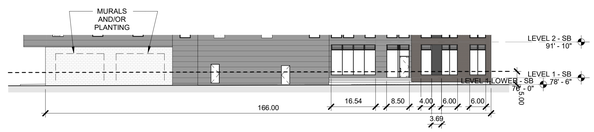
TRANSPARENCY DIAGRAM
5 SOUTH BUILDING - 13TH AVE (EAST)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 250 FT
40% x 250 = 100 FT MIN REQ'D

TRANSPARENT LENGTH:
6+4+4+10+4+8+4+4+6+4+8+4+6 = 68 FT

68 / 250 = % TRANSPARENT
27.2% TRANSPARENT PROVIDED.

40% MIN TRANSPARENT FAÇADE
FAÇADE DOES NOT COMPLY



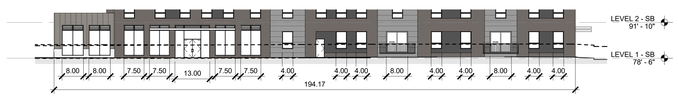
TRANSPARENCY DIAGRAM
6 SOUTH BUILDING - PASS THROUGH (NORTH)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 166 FT
40% x 166 = 66.4 FT MIN REQ'D

TRANSPARENT LENGTH:
16.54+8.5+4+6+6 = 15.5 FT

15.5 / 166 = % TRANSPARENT
9.3% TRANSPARENT PROVIDED.

40% MIN TRANSPARENT FAÇADE
FAÇADE DOES NOT COMPLY



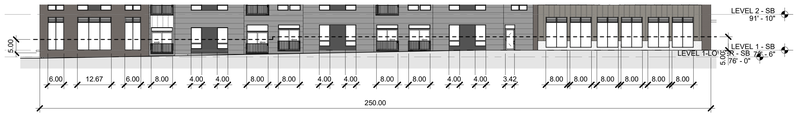
TRANSPARENCY DIAGRAM
7 SOUTH BUILDING - NEWPORT WAY NW (SOUTH)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 194.17 FT
40% x 194.17 = 77.67 FT MIN REQ'D

TRANSPARENT LENGTH:
8+8+7.5+7.5+13+7.5+7.5+4+4+4+8+4+4+8+4+4 = 103 FT

103 / 194.17 = % TRANSPARENT
53.0% TRANSPARENT PROVIDED.

40% MIN TRANSPARENT FAÇADE
FAÇADE COMPLIES



TRANSPARENCY DIAGRAM
8 SOUTH BUILDING - WETLANDS (WEST)
SCALE: 1" = 20'-0"

TOTAL FAÇADE LENGTH: 250 FT
40% x 250 = 100 FT MIN REQ'D

TRANSPARENT LENGTH:
6+12.67+6+8+4+4+8+8+4+4+8+8+4+4+3.42+8+8+8+8+8+8
= 140.09 FT

140.09 / 250 = % TRANSPARENT
53.0% TRANSPARENT PROVIDED.

56% MIN TRANSPARENT FAÇADE
FAÇADE COMPLIES

DEVIATION 8 - COMMON RECREATION AREA DIAGRAMS

AMENITY REQUIREMENTS FOR NON-RESIDENTIAL USES:
25 SF PER 1,000 SF OF NON-RESIDENTIAL USE

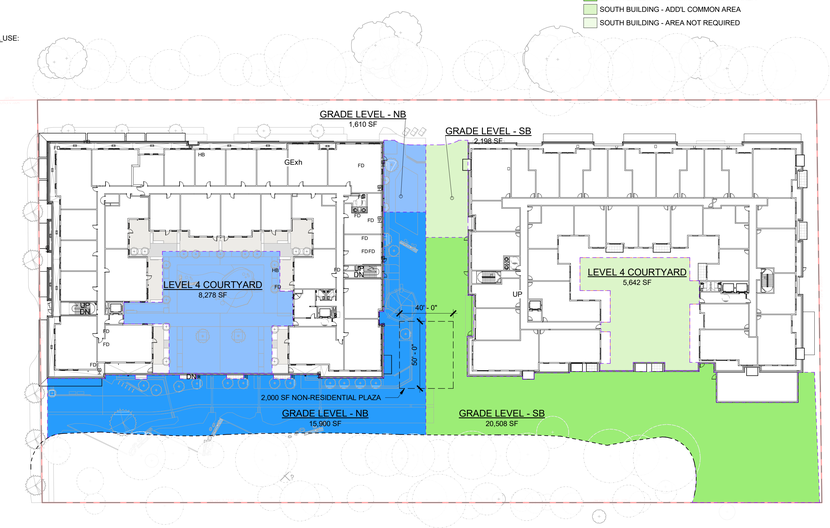
10,000 SF OF NON-RESIDENTIAL USE PROVIDED
10,000/1,000=10
25 x 10 = 250 SF REQ'D

MIN. ALLOWED 2,000 SF OF AMENITY PLAZA

AMENITY REQUIREMENTS FOR RESIDENTIAL USE:

100 SF PER UNIT MIN OUTDOOR AMENITY
400 SF MIN OF INDOOR AMENITY TOTAL

GFA
- NORTH BUILDING - COMMON OUTDOOR AREA
- NORTH BUILDING - ADD'L COMMON AREA
- NORTH BUILDING - AREA NOT REQUIRED
- SOUTH BUILDING - COMMON OUTDOOR AREA
- SOUTH BUILDING - ADD'L COMMON AREA
- SOUTH BUILDING - AREA NOT REQUIRED



NORTH BUILDING PRIVATE OUTDOOR SPACE COUNT (BALCONIES & PATIOS)

LEVEL	PRIVATE OUTDOOR AREAS
1	3
4	10
TOTAL	**13**

SOUTH BUILDING PRIVATE OUTDOOR SPACE COUNT (BALCONIES & PATIOS)

LEVEL	PRIVATE OUTDOOR AREAS
1	7
2	4
3	4
4	4
5	9
6	9
7	9
8	9
TOTAL	**55**

COMMON OUTDOOR AREA CALCULATION

	NO. OF UNITS	REQUIRED: TOTAL REQ'D COMMON OUTDOOR AMENITY (100 SF / UNIT)	PROVIDED: OUTDOOR AREA AT GRADE PROVIDED	
NORTH BUILDING	159	15,900	17,502	**PROJECT COMPLIES**
SOUTH BUILDING	205	20,500	20,900	**PROJECT COMPLIES**

PRIVATE OUTDOOR AREA CALCULATION

	NO. OF UNITS	REQUIRED: NO. OF UNITS PROVIDED WITH 48sf MIN. PRIVATE OUTDOOR AREA	REQUIRED: NO. OF UNITS WITHOUT PRIVATE OUTDOOR AREA (AREA TO BE REPLACED WITH ADD'L COMMON AREA)	REQUIRED: EQUIVALENT SF (48sf) OF REQ'D PRIVATE OUTDOOR AREA x NO. OF UNITS WITHOUT PRIVATE OUTDOOR SPACE	PROVIDED: PROVIDED ADDITIONAL COMMON OUTDOOR AREA AS EQUIVALENT TO REQ'D PRIVATE OUTDOOR AREA	
NORTH BUILDING	159	13	146	7,008	8,278	**PROJECT COMPLIES**
SOUTH BUILDING	205	55	150	7,200	7,448	**PROJECT COMPLIES**
				1,806 + 5,642 =	7,448	

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WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
Seattle, WA 98188

Issue:

100% SD	2025.12.20
50%DD	2025.02.28
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

DEVIATION DIAG - TRANSPARENCY & AMENITY

G1.42

Project Number: 24-027

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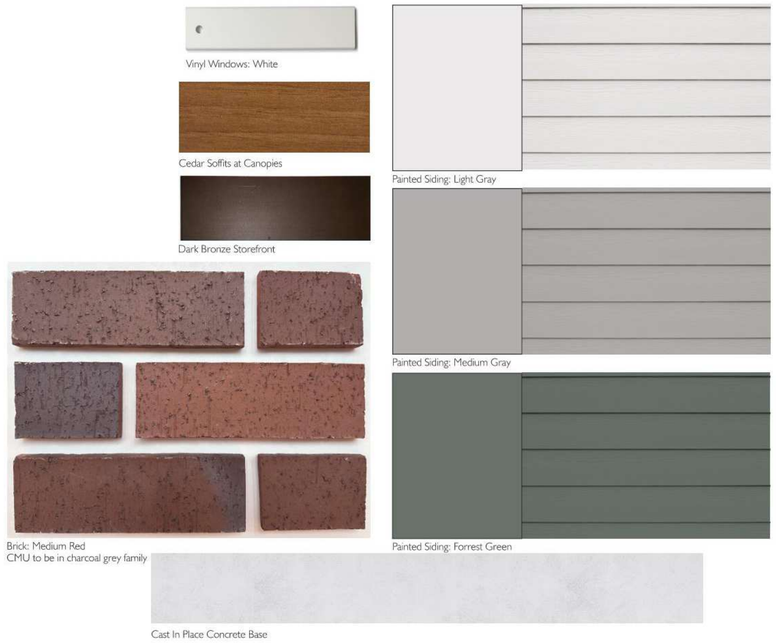
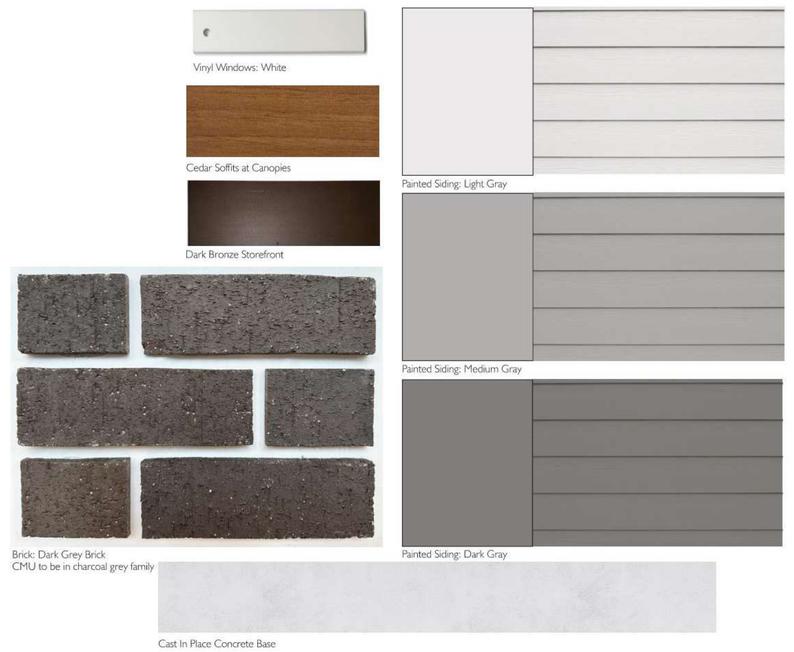
1 NW EYE LEVEL PEDESTRIAN VIEW OF NORTH BUILDING



2 NORTH BUILDING MATERIALS

3 SW EYE LEVEL PEDESTRIAN VIEW OF SOUTH BUILDING



4 SOUTH BUILDING MATERIALS

WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
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THE TRAILHEAD

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

NORTH AND SOUTH BUILDING MATERIALS

G1.50

Project Number: 24-027

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BUILDING CODE SUMMARY

TRAILHEAD NORTH BUILDING - FIRE AND LIFE SAFETY CODE SUMMARY

GENERAL CODE INFORMATION		
Building Code:		2021 International Building Code 2021 International Mechanical Code 2020 National Electric Code 2021 Uniform Plumbing Code 2021 International Fire Code 2021 Washington State Energy Code
Accessibility Code:		ADA Standards for Accessible Design ICC A117.1-2003 / ICC A117.1-2009
Jurisdiction:		City of Issaquah Community Planning and Development
BUILDING INFORMATION		
Construction Type:		Type IA / Type IIIA
Number of Stories:		8 total stories 3 Stories Type IA 5 Stories Type IIIA
Occupancy:		A2, B, R2, S1, S2
SBC INFORMATION	**CODE REFERENCES**	**PROJECT PARAMETERS**
Ch. 2 - Definitions		
Grade Plane	A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.	See G2.01 for grade plane calculations and building height compliance
High-Rise Building	A building with an occupied floor located more than 75' above the lowest level of fire department vehicle access.	See G2.01 for SDF-approved fire department access diagram
Ch. 3 - Use and Occupancy Classification		
Classification	Assembly (Amenity areas): A-2	See G2.10-series drawings for occupancy classifications
	Business: B	
	Residential Apartment Buildings: R-2	
	Storage / Parking: S-1, S-2	
Ch. 4 - Special Detailed Requirements Based on Use and Occupancy		
Motor-Vehicle-related occupancies	The clear height in vehicle and pedestrian traffic areas shall not be less than 6'-6". Vehicle and pedestrian areas accommodating van accessible parking shall comply with Section 1106.6 (406.2.3)	
	For other than private garages adjacent to dwelling units, the separation of private garages from other occupancies shall comply with Section 508. (406.3.4)	Type IA portion of the project will comply with 508.3 non-separated occupancies.
	Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided. Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1:15 (6.67%). (406.4.3)	
Groups R-2	Walls 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 per Section 708. (420.2)	
	Floor assemblies separating dwelling units in the same buildings and floor assemblies separating dwelling units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies per Section 711. (420.3)	
	Group R occupancies shall be equipped throughout with an automatic sprinkler system per 903.2.8. (420.4)	
	Fire alarm systems and smoke alarms shall be provided. (420.6)	
Ch. 5 - General Building Height		
General Building Height and Area Limitations	An uncovered roof deck shall not be considered a story for the purpose of determining the number of stories in a building. (IS03a)	
	Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building where the building height, number of stories of each building and the aggregate building area of the buildings are within the limitations of Sections 504 and 506. (503.1.2)	Applies due to two buildings planned for the same lot.
Building Height and Number of Stories (Section 504)	Mixed occupancy. In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in this section for the applicable occupancies. (504.2)	Project following section 510 for a podium building: five stories of Type IIIA over three stories of Type 1A.
Type IA	Unlimited height (Table 504.3) A-1 Unlimited stories (Table 504.4) A-2 Unlimited stories (Table 504.4) A-3 Unlimited stories (Table 504.4) B Unlimited stories (Table 504.4) M Unlimited stories (Table 504.4) R-2 Unlimited stories with an NFPA 13 automatic sprinkler system Section 903.3.1.1 S-1 Unlimited stories (Table 504.4) S-2 Unlimited stories (Table 504.4)	
Type IIIA	85 feet with an NFPA 13 automatic sprinkler system (Table 504.3) A-1 5 2 stories (Table 504.4) A-2 5 3 stories (Table 504.4) A-3 5 3 stories (Table 504.4) B 5 4 stories(Table 504.4) M 5 3 stories (Table 504.4) R-2 5 5 stories (Table 504.4) S-1 5 3 stories (Table 504.4) S-2 5 4 stories (Table 504.4)	
Building Area (Section 506)		
506.2.1	Aa = [At+(NSxIf)] x Sa	Project will be sprinklered with an NFPA 13 automatic sprinkler system per 903.3.1.1
IIIA Area Calculation	Aa = Allowable area in the Type IIIA portion of the building	
	At = Tabular allowable area factor in accordance with Table 506.2	72,000 SF
	NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building	24,000 SF
	If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.	0.42
	Sa = 3 where the actual number of stories above grade plane exceeds three	3
Aa =	[72,000 + (24,000 x .42)] x 3	
Aa = (allowable area in the IIIA portion of the building)	246,240 SF allowed in the Type IIIA portion of the building	246,240 / 5 = 49,248 ave SF per story is allowed
	139,919 SF provided in the Type IIIA portion of the building, approximately 27,984 SF per story.	See Gross Area Per Use Table on sheet G0.10 for exact amounts.

Table 508.4 Separation of Occupancies	**Occupancy**	**A**	**R**	**S-2**	**S-1, B, M**
Assuming sprinklered per 903.3.1.1	A	0	1hr	0	1 hr
	R	1hr	0	1hr	1 hr
	S-2	0	1hr	0	1 hr
	S-1, B, M	1hr	1hr	1hr	0

BUILDING CODE SUMMARY

TRAILHEAD NORTH BUILDING - FIRE AND LIFE SAFETY CODE SUMMARY

Special Provisions (Section 510)		
Horizontal Separation Allowance (510.2)	A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following are met:	Project following section 510 for a podium building: five stories of Type IIIA over three stories of Type 1A.
	Buildings are separated with a 3-hr horizontal assembly	
	The building below and including the horizontal assembly is of Type IA construction	
	Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall not be less than 2 hours	
	Stairways permitted to be constructed of wood above the horizontal assembly are also permitted to be constructed of wood below the horizontal assembly, so long as the stairway located in the type IA building is enclosed by a 3-hr fire resistance rated construction.	Stairwell walls and doors to be 3-hr fire resistance rated in Type IA.
	The building or buildings above shall be permitted to have Group R occupancy	
	The building below is permitted to be any occupancy except Group H.	
	The max building height in feet shall not exceed the limits in Section 504.3	
	All portions above and below the horizontal assembly shall be protected throughout with an automatic sprinkler system that complies with Section 903.3.1.1	
	Occupied floors shall not be more than 75' above the lowest level of fire department access	

Ch. 6 - Types of Construction		
Fire-Resistance Rating Requirements		
Primary Structural Frame	Type IA = 3 hr | Type IIIA = 1 hr	
Bearing Walls Exterior	Type IA = 3 hr | Type IIIA = 2 hr (FRT Required)	
Bearing Walls Interior	Type IA = 3 hr | Type IIIA = 1 hr	
Nonbearing Walls Exterior	See Table 705.5 (FRT Required)	
Nonbearing Walls Interior	Type IA = 0 hr | Type IIIA = 0 hr	
Floor Construction	Type IA = 2 hr | Type IIIA = 1 hr	
Roof Construction	Type IA = 1.5 hr | Type IIIA = 1 hr	
603.1 Allowable Materials	In Type IA construction, Fire-retardant treated wood shall be permitted in non-bearing partitions (rating less than 2 hrs) and non-bearing exterior walls where fire resistance rating construction in not required.	Exterior walls at Type IA construction (levels 1-3) to be constructed of FRT wood 2x8 walls.
Ch. 7 - Fire and Smoke Protection Features		
705.3 Buildings on the same lot	To determine required wall and opening protection, projects and roof-covering requirements, building son the same lot shall be assumed to have an imaginary line between them.	Imaginary line drawn down the centerline of the two proposed buildings
705.5 Fire Resistance Ratings	Required fire resistance rating of exteriors walls with a fire separation distance greater than 10 ft is to be rated from the inside only. If under or equal to 10 ft separation distance the walls to be rated for exposure from both sides.	All adjacent ROW and imaginary property lines are greater than 10 ft from the building façade therefor all exterior rated walls per Table 705.5 are to be rated from the interior only.
705.5 Fire-Resistance Rating Requirements for Exterior Walls per Fire Separation Distance		
X < 5 feet	1 hr Group R-2, all construction types	N/A
5 < X < 10 feet	1 hr Group R-2, Type IA and Type IIIA	N/A
10 < X < 30 feet	1 hr Group R-2, Type IA and Type IIIA	N/A
X > 30 feet	0 hr Group R-2, all construction types	All facades are a over 30'-0" from opposite side ROW and imaginary centerline property line between the two buildings.
Maximum Area of Exterior Wall Openings Based on Fire Separation Distance (Table 705.8)		Fully sprinklered building
0 to less than 3 feet	Not Permitted	N/A
3 to less than 5 feet	15% unprotected	N/A
5 to less than 10 feet	25% unprotected	N/A
10 to less than 15 feet	45% unprotected	N/A
15 feet to less than 20 feet	75% unprotected	N/A
20 feet to less than 25 feet	No limit	N/A
25 to less than 30 feet	No limit	N/A
30 feet or greater	No limit	All facades have a fire separation distance of over 30 ft
707 Fire Barriers	707.4 Exterior walls - where exterior walls serve as part of a required fire-resistance rated shaft, stairway, exit passageway, such walls shall comply with the requirements of 705 for "exterior walls" and the fire resistance-rated enclosure or separation requirements shall not apply (also 708.5)	Exterior walls part of the shafts and exits as noted will be rated per table 705.5. All walls have a fire separation distance over 30ft, therefor will not be rated.
	Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be continuous through concealed space. (708.5)	Stair and Elevator shaft walls are fire barriers.
708.3 Fire Partitions	Dwelling demising walls : 1 hr (708.1, 708.3)	
	Corridors walls: 1 hr (708.3, Table 1020.2)	
	Enclosed elevator lobby separation: 1/2 hr (3006.3)	
713.4 Shaft Enclosures	Rating of not less than 2 hours where connecting more than 4 stories (713.4)	
	Shaft enclosures shall be constructed as fire barriers (713.5)	
	Where exterior walls are part of the shaft enclosure, exterior wall to comply with section 705 for fire-resistance rating. (713.6)	Exterior walls part of the shafts will be rated per table 705.5. All walls have a fire separation distance over 30ft, therefor will not be rated.
	Duct and air transfer openings may penetrate the shaft enclosure but comply with Section 717. (713.10)	
	Shafts that do not extend to the bottom of the building or structure shall comply with (713.11)	
	Chute access rooms shall be 1 hour fire barriers and openings shall be 3/4 hour. Doors shall be self or automatic closing upon the detection of smoke in accordance with 716.2.6.6. (713.13.3)	
	Chutes shall discharge into an enclosed room separated by fire barriers with a fire-resistance rating not less than the required fire rating of the shaft enclosure. Doors shall be self or automatic closing upon the detection of smoke in accordance with 716.2.6.6. (713.13.4)	shaft to be rated 2hrs, therefor Trash Termination Rm to also be rated 2 hrs.
Washington State Amendment 713.13.7 Chute Venting an Roof Termination	Trash/ Recycle chutes to extend minimum of 3ft above roof surface and be gravity vented per IMC 515. (713.13.7)	shaft to be rated 2hrs, therefor Trash Termination Rm to also be rated 2 hrs.
Hoistway Opening Protection	Elevator and other hoistway enclosures shall be constructed in accordance with Sections 712, 713 and Chapter 30. (713.14)	
Opening Protection (Table 716.5)		
2 Hour Shaft Walls	1 1/2 hour door rating	
1 Hour Fire Barriers	1 hour door rating	
Corridor Walls	1/3 hour door rating	
2 Hour Exterior Walls	1 1/2 hour door rating	

BUILDING CODE SUMMARY

TRAILHEAD NORTH BUILDING - FIRE AND LIFE SAFETY CODE SUMMARY

Ch. 9 - Fire Protection		
Automatic Sprinkler Systems	Required in Group R-2 occupancies per Section 903.2.8. Required in Group S-2 parking garages	NFPA 13 System being provided.
Standpipe Systems	Required per Section 905.3.1. Class 1 standpipes allowed in buildings equipped throughout with an automatic sprinkler system. (905.3.1 Exception 1).	Standpipes required in every exit stairway
Portable Fire Extinguishers	Required in Group R-2 occupancies per Section 906.1.	
Fire Alarm and Detection Systems +	Max distance of travel to extinguisher is 75 feet. (Table 906.3(1)) Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies per Sections 907.2.9.1-907.2.9.3.	
Washington State Amendment 907.2.11.2	907.2.11 single or multiple-station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations: ceiling/or wall outside each sleeping area, in each room used for sleeping. All other locations listed do not apply.	
Emergency Responder Radio Coverage	Required in all new buildings in accordance with Section 510 of the International Fire Code. (918.1)	
Elevator Pressurization	Not required, elevator lobbies have been provided at every level.	
Ch. 10 - Means of Egress		
General Means of Egress	Ceiling heights in the path of egress shall be min 7'-6". (1003.2)	Except in parking garages, stair and ramp head height per 1003.2 Exceptions
	Elevators used as an accessible means of egress allowed. (1003.7 Exception)	
Occupant Load - Per Table 1004.1.2	Accessory Storage / Mechanical 300 gross Assembly (unconcentrated) 15 net Business Areas 150 gross Exercise Rooms 50 gross Parking Garages 200 gross Residential 200 gross	See FLS sheets for occupancy diagrams
Means of Egress Sizing	Stairways = 0.3 for fully sprinklered buildings (1005.3.1)	No H or I occupancy
	Egress Components other than Stairways = 0.2 for fully sprinklered buildings (1005.3.2)	No H or I occupancy. Applies to corridors and exit passages
	Doors in the fully open position shall not reduce the required egress width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half. (1005.7.1)	Does not apply to R-2 dwelling unit interiors
1006 Number of Exits	Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel exceeds the values in Table 1006.2.1. (1006.2.1) Occupancy Max # of Occ. Max travel A 49 75 B 49 100 R-2 20 125 S 29 100	Fully sprinklered building.
	Means of egress serving any story or occupied roof shall be provided with the number of exits or access to exits based on the aggregate occupant load served in accordance with Section (1006.3).	
1006.3.1 Occupant Load	Stairways serving more than one story (or occupied roof) must serve the occupant load of each story or roof, considered individually, while calculating the number of exits serving that story. (1006.3.1)	
	Single exits to comply with 1006.3.2. Exit access stairways and ramps are allowed to pass through one adjacent story in parking garages that serve only the parking garage (1006.3.2).	Parking Level 2 connection to Parking Level 2 exits
1007.1.1 Exit and Exit Access Doorway Configuration	Two exits shall be placed a distance of 1/3 of the length of the maximum overall diagonal dimension of the area served. (1007.1.1 Exception 2)	Fully sprinklered building per 903.3.1.1
1009.1 Accessible Means of Egress	Accessible spaces shall be provided with not less than 1 accessible means of egress. Where more than 1 means of egress is required, each accessible portion of the space shall be served by not less than 2 accessible means of egress. (1009.1)	All means of egress in the building are accessible.
	Parking areas that do not contain accessible parking spaces are not required to be accessible. (1009.1 Exception 4)	
Washington State Building Code amendment 1009.1 , additional exception #4 as noted	In buildings where a required accessible floor is four or more stories above or below the level of exit discharge, not less than one required accessible means of egress shall be an elevator. (1009.2.1)	A Horizontal Exit strategy is being used at the Type IIIA building levels to provide the accessible means of egress. 2-Hr rated Fire Barrier
Table 1017.2 Exit Access Travel Distance	250' for Group R-2 250' for Group A 300' for Group B 400' for Group S-2	Assuming fully sprinklered building
	Measurement. Exit access travel distance shall be measured from the most remote point of each room, area or space along horizontal and vertical egress travel to the entrance of the exit. Where more than one exit is required, travel distance shall be measured to the nearest exit. (1017.3)	
1020 Corridors	1 hour fire rating per Table 1020.1	Group R, equipped throughout with an automatic sprinkler system.
	Corridors adjacent to exterior walls are permitted to have unprotected openings and unrated exterior walls where allowed by Table 705.5 and Table 705.8	
	Width = 44" min. per Table 1020.3 and 1005.1	
	Dead ends < 50' (1020.5 Exception 2)	
Interior Exit Stairways and Ramps	Interior exit stairways shall terminate at an exit discharge or a public way. (1023.3)	
Exit Discharge	Exits shall discharge directly to the exterior of the building. (1028.2)	
Ch. 11 - Accessibility		
Scoping Requirements	Sites, buildings, structures, facilities, elements, and spaces shall be accessible. (1103.1)	Exceptions for employee work areas, limited access spaces, and equipment spaces.
Table 1106.2 Accessible Parking Spaces	101-150 spaces provided = 5 accessible parking spaces required. In R-2 occupancies, at least 2% of the residential parking is required to be accessible (not less than 1 space)	137 residential spaces provided therefor 5 spaces required.
	For hospital outpatient facilities, at least 10% (not less than 1) shall be accessible. (1106.4)	39 spaces provided therefor (@10%) 4 spaces required.
	For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible space (1106.6)	9 total accessible stalls provided therefor 2 Van accessible stall inside the structured parking is provided
	Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Where buildings have multiple accessible entrances with adjacent parking, spaces shall be dispersed and located near accessible entrances. Wherever practical, the accessible route shall not cross lanes of traffic. Where crossing traffic lanes is necessary, the route shall be designed and marked. (1106.7)	
11086.2.2.1 Dwelling Units - Washington State Building Code Amendment	5% of units to be Type A and dispersed among the various classes of units. (1108.6.2.2.1)	See sheet G0.00 for breakdown of Type A units. 159 units @ 5% = 8 Type A units required
Other Features and Facilities	Type A and Type B units shall comply with Ch. 10 of ICC A117.1 (1110.1 Exception)	
	Where multiple single-user toilet rooms are clustered at a single location, at least 50% but not less than 1 room for each use shall be accessible (1110.2 Exception 3)	

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Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: EE
Project Manager: NW
Principal In Charge: JR

NORTH BUILDING CODE COMPLIANCE SUMMARY

G2.00

Project Number: 24-027

NOT FOR CONSTRUCTION
100% DD 2025.05.09

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LEVEL 1 + PARTIAL LEVEL 2					
** Tenant Improvement space excluded. They will provide their own plumbing calcs per occupancy type and load*					
** Primary Occupancy is R-2*					
** Small assembly spaces classified as "Business" under 303.1.2 included in "Assembly" calculation.*					
Fixtures	Occupancy Classification	Total Occupant Load (Per FLS plans)	No. of Occupants (Divided in half per 2902.1.1)	Ratio per SBC 2018 Chapter 29 Table 2902.1	Number of Fixtures Required
Male Fixture Calculation					
Water Closets	Storage	18	9	1 per 100	0.09
	Assembly - Resident Amenity @ South	115	57.5	1 per 125	0.46
	Leasing + Lobby +L2 Break Rm	21	10.5	1 per 25 for first 50 and 1 per 50 for remainder exceeding 50	0.42
Total					**1**
Lavatories	Storage	18	9	1 per 100	0.09
	Assembly - Resident Amenity @ South	115	57.5	1 per 200	0.29
	Leasing + Lobby +L2 Break Rm	21	10.5	1 per 40 for first 80 and 1 per 80 for remainder exceeding 80	0.26
Total					**1**
Total Single-Occupant Gender Neutral Restrooms					**1**
Female Fixture Calculation					
Water Closets	Storage	18	9	1 per 100	0.09
	Assembly - Resident Amenity @ South	115	57.5	1 per 65	0.88
	Leasing + Lobby +L2 Break Rm	21	10.5	1 per 25 for first 50 and 1 per 50 for remainder exceeding 50	0.42
Total					**2**
Lavatories	Storage	18	9	1 per 100	0.09
	Assembly - Resident Amenity @ South	115	57.5	1 per 200	0.29
	Leasing + Lobby +L2 Break Rm	21	10.5	1 per 40 for first 80 and 1 per 80 for remainder exceeding 80	0.26
Total					**1**
Single-Occupant Gender Neutral Restrooms					**2**
Total Single-Occupant Gender Neutral Restrooms					**3**

FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-NORTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
LEVEL 1 - NB						
FILE STORAGE	B-ACCESSORY	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	92 SF	1	1
ELEV CONTROL	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	99 SF	1	1
ELEV CONTROL	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	67 SF	1	1
BOH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	36 SF	1	1
LOADING	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1,091 SF	4	1
TRASH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	663 SF	3	1
TRANSFORMER	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	320 SF	2	1
ELECTRICAL	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	560 SF	2	1
FIRE SPRINKLER	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	248 SF	1	1
WATER ENTRY + HEAT	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	549 SF	2	1
BLDG SERVICES	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	48 SF	1	1
AMENITY	A-3	ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	1,477 SF	99	2
OPP. CENTER T.I.	B	BUSINESS AREAS	150	9,517 SF	64	2
LEASING OFFICE	B	BUSINESS AREAS	150	153 SF	2	1
CONFERENCE	B	BUSINESS AREAS	150	131 SF	1	1
FITNESS	A-3	EXERCISE ROOMS	50	680 SF	14	1
GARAGE	S-2	PARKING GARAGES	200	15,465 SF	78	2
LOBBY	A-3	RESIDENTIAL	200	787 SF	4	1
ELEV LOBBY	R-2	RESIDENTIAL	200	387 SF	2	1
RESIDENTIAL	R-2	RESIDENTIAL	200	812 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	812 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	812 SF	5	1
ELEV LOBBY	R-2	RESIDENTIAL	200	105 SF	1	1
RESTROOMS	R-2 ACCESSORY	RESIDENTIAL	200	126 SF	1	1
VESTIBULE	R-2 ACCESSORY	RESIDENTIAL	200	66 SF	1	1
BIKE STORAGE	S-1	RESIDENTIAL	200	1,654 SF	9	1
LEVEL 1 - NB: 26				36,756 SF	310	
LEVEL 2 - NB						
MAINT. OFFICE	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	317 SF	2	1

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: | 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX | OCC LOAD: XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

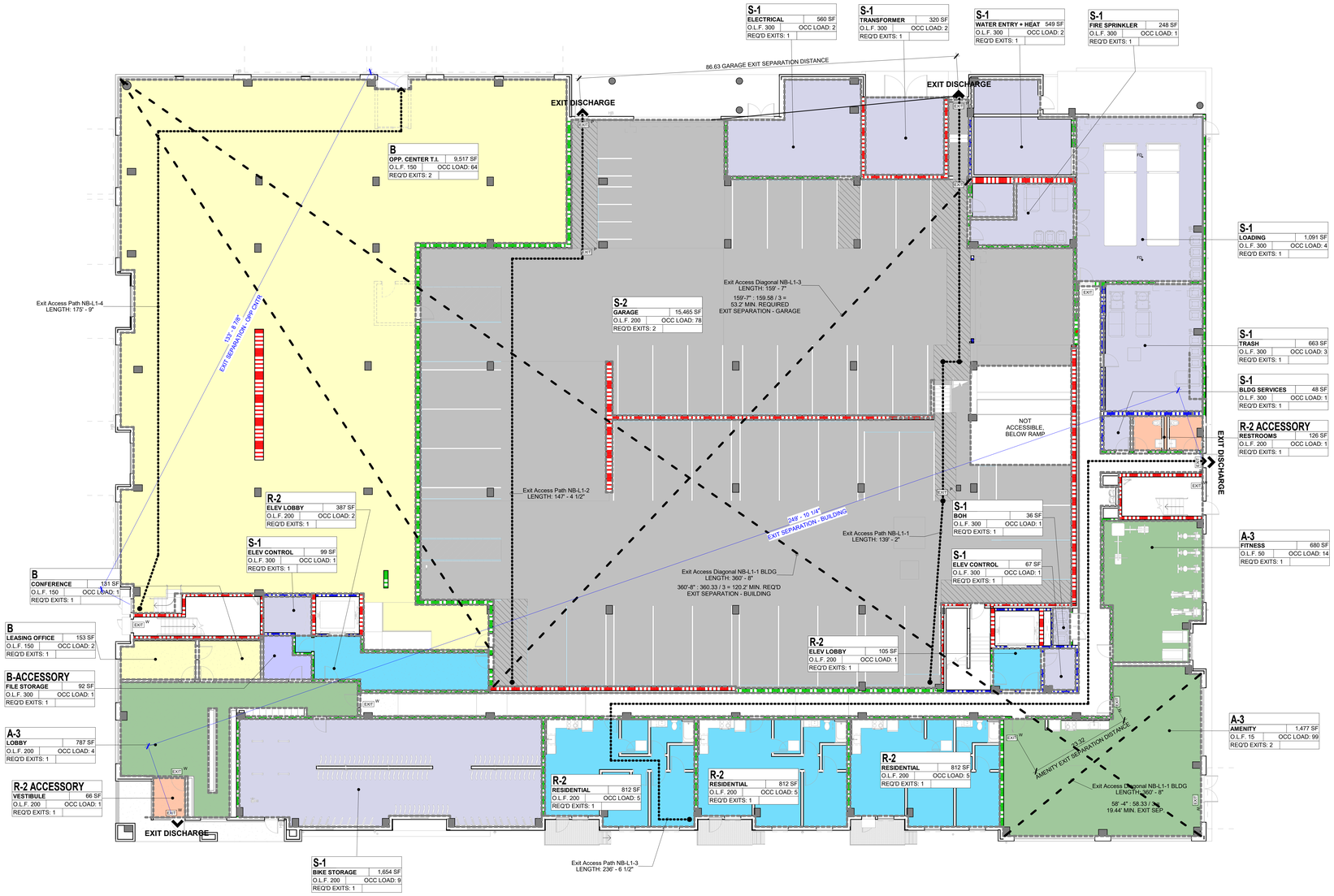
ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN)

STANDPIPE-CLASS I:



USE & OCCUPANCY CLASSIFICATION

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2

AREA SUMMARY BY USE - NORTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1 - NB	
A-3	2,944 SF
B	9,801 SF
B-ACCESSORY	92 SF
R-2	2,929 SF
R-2 ACCESSORY	191 SF
S-1	5,334 SF
S-2	15,465 SF
LEVEL 2 - NB	
B	317 SF
B-ACCESSORY	398 SF
R-2 ACCESSORY	448 SF
S-1	1,231 SF
S-2	20,176 SF
LEVEL 3 - NB	
R-2	15,546 SF
R-2 ACCESSORY	97 SF
S-2	20,770 SF
LEVEL 4 - NB	
A-3	5,058 SF
R-2	20,757 SF
R-2 - EXTERIOR	2,757 SF
R-2 ACCESSORY	616 SF
S-1	198 SF
LEVEL 6 - NB	
R-2	22,390 SF
R-2 ACCESSORY	122 SF
S-1	200 SF
Grand total: 136	147,837 SF

1 FLS NORTH - LEVEL 1
SCALE: 1" = 10'-0"

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Project:
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100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L1
PLAN - NORTH BUILDING

G2.01

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-NORTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
SECURITY	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	113 SF	1	1
MPOE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	97 SF	1	1
MAINTENANCE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	865 SF	3	1
BREAK ROOM	R-2 ACCESSORY	ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	393 SF	27	1
GARAGE	S-2	PARKING GARAGES	200	20,176 SF	101	2
LOBBY	B-ACCESSORY	RESIDENTIAL	200	398 SF	2	1
RESTROOM	R-2 ACCESSORY	RESIDENTIAL	200	55 SF	1	1
JANITOR	S-1	RESIDENTIAL	200	78 SF	1	1
STORAGE	S-1	RESIDENTIAL	200	46 SF	1	1
STORAGE	S-1	RESIDENTIAL	200	32 SF	1	1
LEVEL 2 - NB: 11				22,570 SF	141	
LEVEL 3 - NB						
GARAGE	S-2	PARKING GARAGES	200	20,770 SF	104	2

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: | 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX | OCC LOAD XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN)

STANDPIPE-CLASS I:

1 FLS NORTH - LEVEL 2
SCALE: 1" = 10'-0"

USE & OCCUPANCY CLASSIFICATION

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2

AREA SUMMARY BY USE - NORTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1 - NB	
A-3	2,944 SF
B	9,801 SF
B-ACCESSORY	92 SF
R-2	2,929 SF
R-2 ACCESSORY	191 SF
S-1	5,334 SF
S-2	15,465 SF
LEVEL 2 - NB	
B	317 SF
B-ACCESSORY	398 SF
R-2 ACCESSORY	448 SF
S-1	1,231 SF
S-2	20,176 SF
LEVEL 3 - NB	
R-2	15,546 SF
R-2 ACCESSORY	97 SF
S-2	20,770 SF
LEVEL 4 - NB	
A-3	5,058 SF
R-2	20,757 SF
R-2 - EXTERIOR	2,757 SF
R-2 ACCESSORY	616 SF
S-1	198 SF
LEVEL 6 - NB	
R-2	22,390 SF
R-2 ACCESSORY	122 SF
S-1	200 SF
Grand total: 136	147,837 SF

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100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L2 PLAN - NORTH BUILDING

G2.02

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-NORTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
LOBBY	R-2	RESIDENTIAL	200	389 SF	2	1
LOBBY	R-2	RESIDENTIAL	200	212 SF	2	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,271 SF	7	1
RESIDENTIAL	R-2	RESIDENTIAL	200	877 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	812 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	813 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	812 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	812 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	986 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	440 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	747 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	574 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	930 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	948 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,988 SF	10	1
RESIDENTIAL	R-2	RESIDENTIAL	200	708 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	620 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,054 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	553 SF	3	1
TRASH CHUTE RM	R-2 ACCESSORY	RESIDENTIAL	200	97 SF	1	1
LEVEL 3 - NB: 21				36,413 SF	193	
LEVEL 4 - NB						

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: | 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX | OCC LOAD: XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

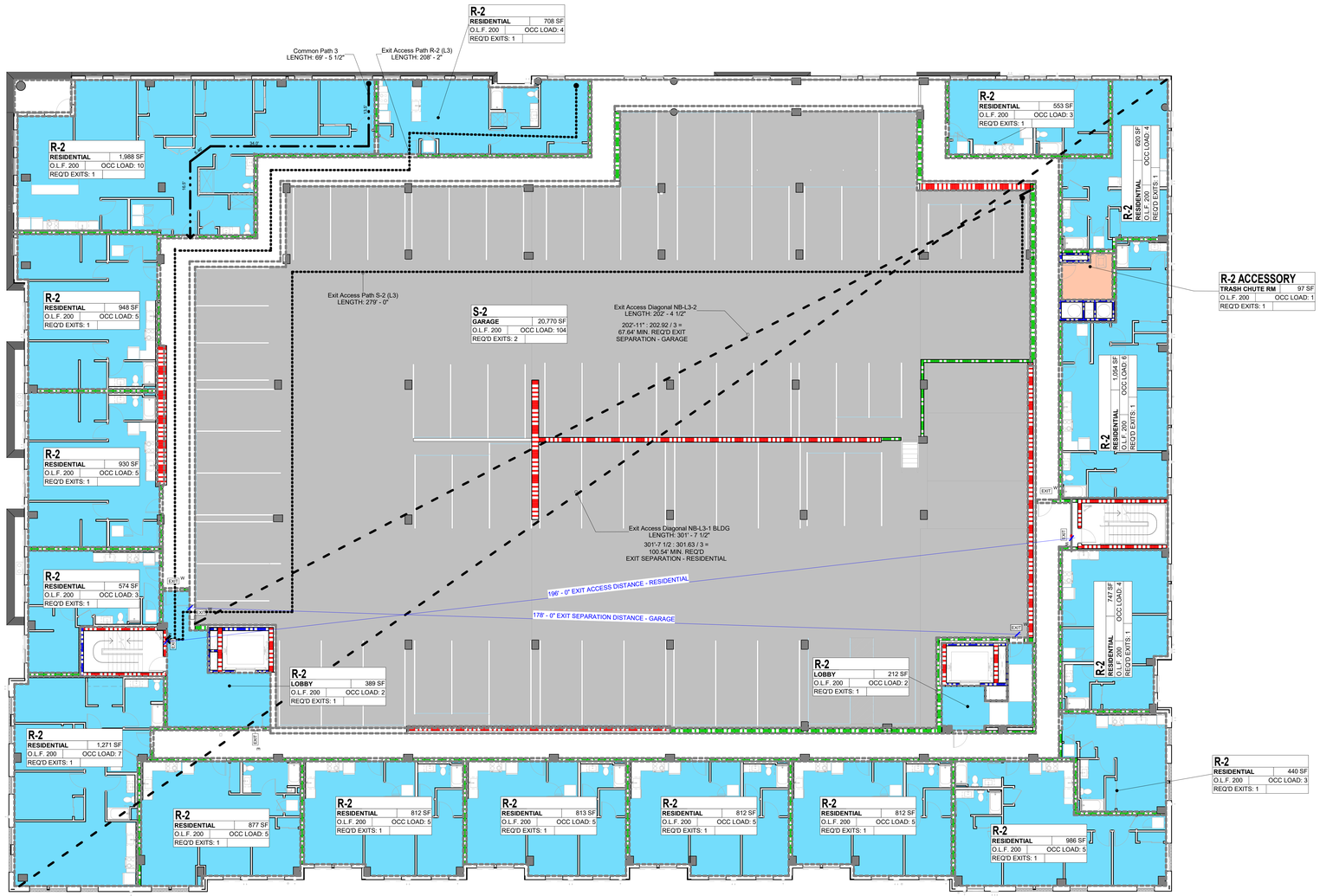
ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN)

STANDPIPE-CLASS I:



1 FLS NORTH - LEVEL 3
SCALE: 1" = 10'-0"

USE & OCCUPANCY CLASSIFICATION

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2

AREA SUMMARY BY USE - NORTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1 - NB	
A-3	2,944 SF
B	9,801 SF
B-ACCESSORY	92 SF
R-2	2,929 SF
R-2 ACCESSORY	191 SF
S-1	5,334 SF
S-2	15,465 SF
LEVEL 2 - NB	
B	317 SF
B-ACCESSORY	398 SF
R-2 ACCESSORY	448 SF
S-1	1,231 SF
S-2	20,176 SF
LEVEL 3 - NB	
R-2	15,546 SF
R-2 ACCESSORY	97 SF
S-2	20,770 SF
LEVEL 4 - NB	
A-3	5,058 SF
R-2	20,757 SF
R-2 - EXTERIOR	2,757 SF
R-2 ACCESSORY	616 SF
S-1	198 SF
LEVEL 6 - NB	
R-2	22,390 SF
R-2 ACCESSORY	122 SF
S-1	200 SF
Grand total: 136	147,837 SF

AREA RESERVED FOR CITY PERMIT STAMP

NOT FOR CONSTRUCTION
100% DD 2025.05.09

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Issaquah, WA 98027

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L3
PLAN - NORTH BUILDING

G2.03

Project Number: 24-027

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LEVEL 4

** Primary Occupancy is R-2 (2 gender-neutral restrooms provided as required)*
** Small assembly spaces classified as "Business" under 303.1.2 included in "Assembly" calculation.*

Fixtures	Occupancy Classification	Total Occupant Load (Per FLS plans)	No. of Occupants (Divided in half per 2902.1.1)	Ratio per SBC 2018 Chapter 29 Table 2902.1	Number of Fixtures Required
Male Fixture Calculation					
Water Closets	Interior Assembly	32	16	1 per 125	0.13
	Exterior Amenity	383	191.5	1 per 125	1.53
	Business	0	0	1 per 25 for first 50 and 1 per 50 for remainder exceeding 50	0.00
Total					**2**
Lavatories	Assembly	32	16	1 per 200	0.08
	Exterior Amenity	383	191.5	1 per 200	0.96
	Business	0	0	1 per 40 for first 80 and 1 per 80 for remainder exceeding 80	0.00
Total					**2**
Single-Occupant Gender Neutral Restrooms					**1**
Female Fixture Calculation					
Water Closets	Assembly	32	16	1 per 65	0.25
	Exterior Amenity	383	191.5	1 per 65	2.95
	Business	0	0	1 per 25 for first 50 and 1 per 50 for remainder exceeding 50	0.00
Total					**4**
Lavatories	Assembly	32	16	1 per 200	0.08
	Exterior Amenity	383	191.5	1 per 200	0.96
	Business	0	0	1 per 40 for first 80 and 1 per 80 for remainder exceeding 80	0.00
Total					**2**
Total Single-Occupant Gender Neutral Restrooms					**2**

FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-NORTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
BLDG SERVICES	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	31 SF	1	1
BLDG SERVICES	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	82 SF	1	1
BLDG SERVICES	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	85 SF	1	
EXTERIOR AMENITY	A-3	ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	5,058 SF	338	2
RESIDENTIAL	R-2	RESIDENTIAL	200	1,045 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,196 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	596 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	594 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	595 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,175 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	835 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	483 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	594 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	594 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	594 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	599 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	884 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,303 SF	7	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,095 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	832 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	590 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	870 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	868 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	589 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	833 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	609 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	612 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	793 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,008 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	809 SF	5	1
LOBBY	R-2	RESIDENTIAL	200	162 SF	1	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	159 SF	1	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	351 SF	2	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	352 SF	2	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	156 SF	1	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	322 SF	2	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	328 SF	2	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	262 SF	2	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	227 SF	2	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	379 SF	2	1
RESIDENTIAL	R-2 - EXTERIOR	RESIDENTIAL	200	221 SF	2	1
STUDY ROOM	R-2 ACCESSORY	RESIDENTIAL	200	316 SF	2	1
RESTROOM	R-2 ACCESSORY	RESIDENTIAL	200	117 SF	1	1
TRASH RM	R-2 ACCESSORY	RESIDENTIAL	200	182 SF	1	1
LEVEL 4 - NB: 44				29,386 SF	478	
LEVEL 6 - NB						

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

- 1 HR RATED
- 2 HR RATED
- 3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX OCC LOAD: XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE EXIT

FIRE EXTINGUISHER SYMBOLS:
FE SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
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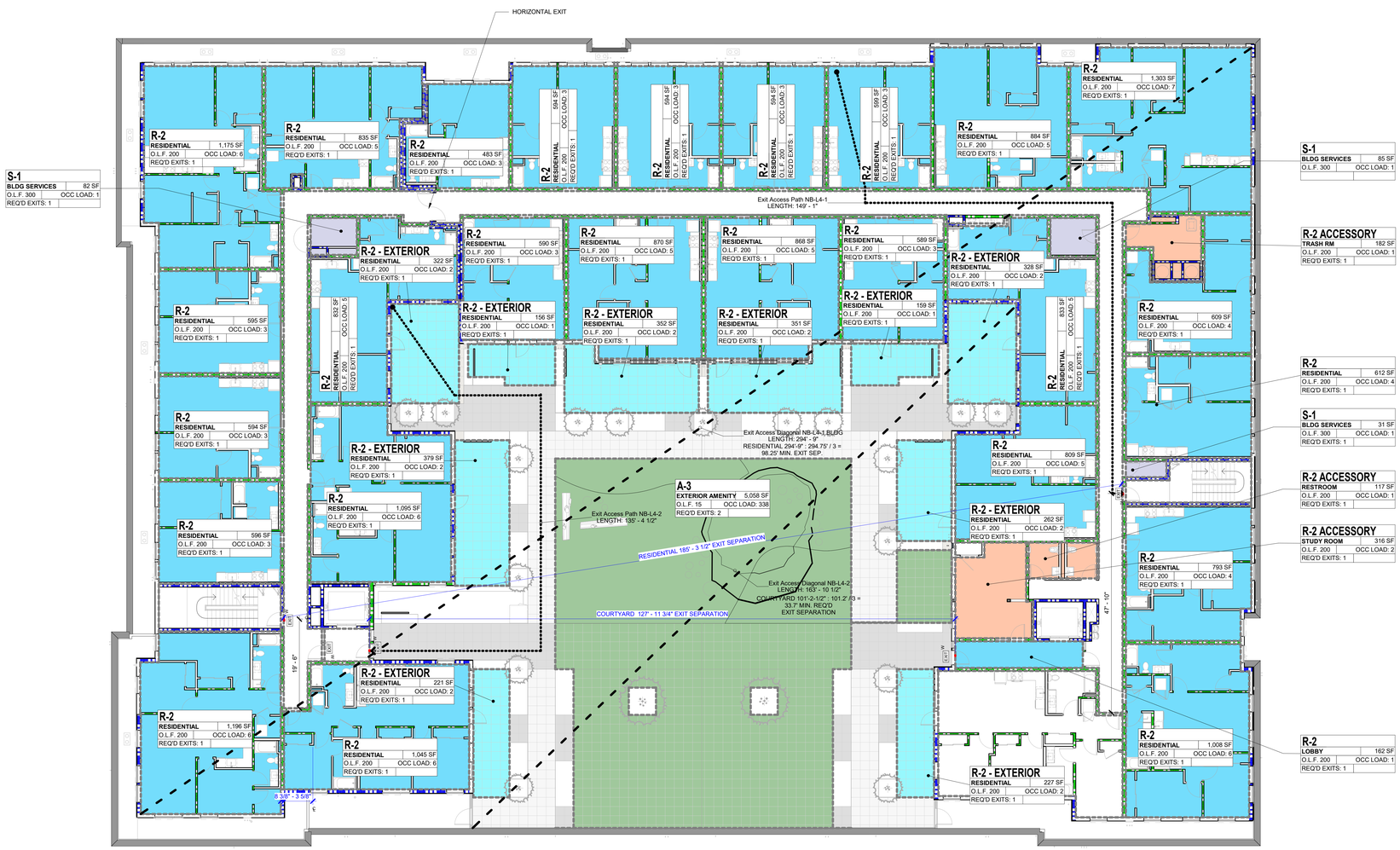

USE & OCCUPANCY CLASSIFICATION

- A-2
- A-2 ACCESSORY
- A-3
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- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2

AREA SUMMARY BY USE - NORTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1 - NB	
A-3	2,944 SF
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R-2 ACCESSORY	191 SF
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S-2	15,465 SF
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B-ACCESSORY	398 SF
R-2 ACCESSORY	448 SF
S-1	1,231 SF
S-2	20,176 SF
LEVEL 3 - NB	
R-2	15,546 SF
R-2 ACCESSORY	97 SF
S-2	20,770 SF
LEVEL 4 - NB	
A-3	5,058 SF
R-2	20,757 SF
R-2 - EXTERIOR	2,757 SF
R-2 ACCESSORY	616 SF
S-1	198 SF
LEVEL 6 - NB	
R-2	22,390 SF
R-2 ACCESSORY	122 SF
S-1	200 SF
Grand total: 136	147,837 SF

1 FLS NORTH - LEVEL 4
SCALE: 1" = 10'-0"

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L4 PLAN - NORTH BUILDING

G2.04

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-NORTH BUILDING

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BLDG SERVICES	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	83 SF	1	1
LEVELS 5-8 TYPICAL	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	82 SF	1	1
BLDG SERVICES	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	35 SF	1	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,044 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,197 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	582 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	592 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,093 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	838 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	592 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,176 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	841 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	497 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	593 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	866 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	868 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	591 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	870 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,294 SF	7	1
RESIDENTIAL	R-2	RESIDENTIAL	200	607 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	608 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	808 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	619 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	784 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,086 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,020 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	833 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	591 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	591 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	591 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	592 SF	3	1
LOBBY	R-2	RESIDENTIAL	200	70 SF	1	1
LOBBY	R-2	RESIDENTIAL	200	56 SF	1	1
TRASH RM	R-2 ACCESSORY	RESIDENTIAL	200	122 SF	1	1
LEVEL 6 - NB: 34				22,711 SF	130	

LEVELS 5-8 TYPICAL

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

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5. DEMISING WALLS = 1 HR
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FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX OCC LOAD: XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
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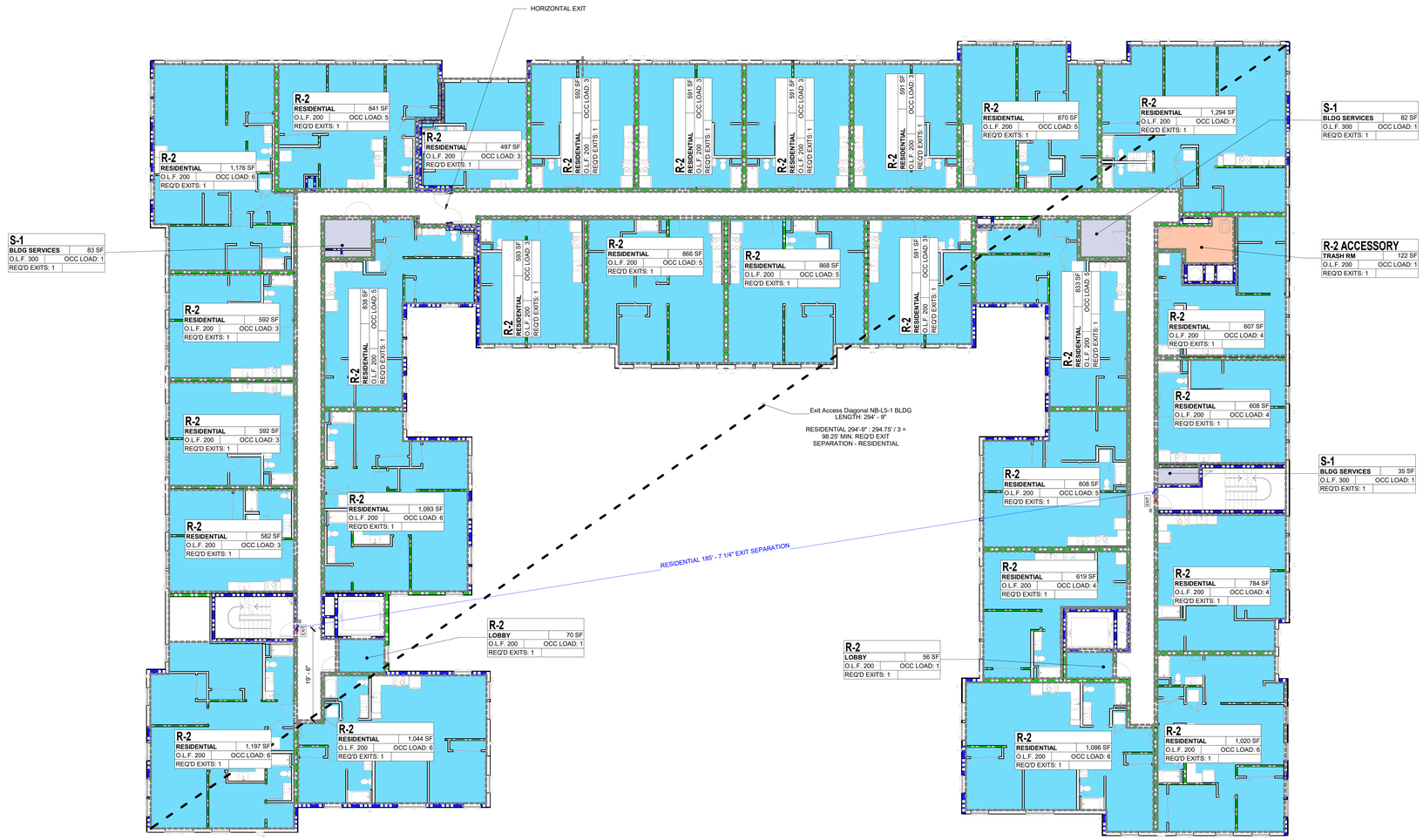

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Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L5-L8 PLANS - NORTH BUILDING

G2.05

Project Number: 24-027

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BUILDING CODE SUMMARY

TRAILHEAD SOUTH BUILDING - FIRE AND LIFE SAFETY CODE SUMMARY

GENERAL CODE INFORMATION		
Building Code:		2021 International Building Code 2021 International Mechanical Code 2020 National Electric Code 2021 Uniform Plumbing Code 2021 International Fire Code 2021 Washington State Energy Code
Accessibility Code:		ADA Standards for Accessible Design ICC A117.1-2003 / ICC A117.1-2009
Jurisdiction:		City of Issaquah Community Planning and Development
BUILDING INFORMATION		
Construction Type:		Type IA / Type IIIA
Number of Stories:		8 total stories 3 Stories Type IA 5 Stories Type IIIA
Occupancy:		A2, R2, S1, S2
SBC INFORMATION	**CODE REFERENCES**	**PROJECT PARAMETERS**
Ch. 2 - Definitions		
Grade Plane	A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.	See G2.01 for grade plane calculations and building height compliance
High-Rise Building	A building with an occupied floor located more than 75' above the lowest level of fire department vehicle access.	See G2.01 for SDF-approved fire department access diagram
Ch. 3 - Use and Occupancy Classification		
Classification	Assembly (Amenity areas): A-2	See G2.10-series drawings for occupancy classifications
	Residential Apartment Buildings: R-2	
	Storage / Parking: S-1, S-2	
Ch. 4 - Special Detailed Requirements Based on Use and Occupancy		
Motor-Vehicle-related occupancies	The clear height in vehicle and pedestrian traffic areas shall not be less than 6'-6". Vehicle and pedestrian areas accommodating van accessible parking shall comply with Section 1106.6 (406.2.3)	
	For other than private garages adjacent to dwelling units, the separation of private garages from other occupancies shall comply with Section 508. (406.3.4)	Type IA portion of the project will comply with 508.3 non-separated occupancies.
	Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided. Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1:15 (6.67%). (406.4.3)	
Groups R-2	Walls 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 per Section 708. (420.2)	
	Floor assemblies separating dwelling units in the same buildings and floor assemblies separating dwelling units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies per Section 711. (420.3)	
	Group R occupancies shall be equipped throughout with an automatic sprinkler system per 903.2.8. (420.4)	
	Fire alarm systems and smoke alarms shall be provided. (420.6)	
Ch. 5 - General Building Height		
General Building Height and Area Limitations	An uncovered roof deck shall not be considered a story for the purpose of determining the number of stories in a building. (I503a)	
	Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building where the building height, number of stories of each building and the aggregate building area of the buildings are within the limitations of Sections 504 and 506. (503.1.2)	Applies due to two buildings planned for the same lot.
Building Height and Number of Stories (Section 504)	Mixed occupancy. In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in this section for the applicable occupancies. (504.2)	Project following section 510 for a podium building: five stories of Type IIIA over three stories of Type 1A.
Type IA	Unlimited height (Table 504.3) A-1 Unlimited stories (Table 504.4) A-2 Unlimited stories (Table 504.4) A-3 Unlimited stories (Table 504.4) R-2 Unlimited stories with an NFPA 13 automatic sprinkler system Section 903.3.1.1 S-1 Unlimited stories (Table 504.4) S-2 Unlimited stories (Table 504.4)	
Type IIIA	85 feet with an NFPA 13 automatic sprinkler system (Table 504.3) A-1 2 stories (Table 504.4) A-2 3 stories (Table 504.4) A-3 3 stories (Table 504.4) R-2 5 stories (Table 504.4) S-1 3 stories (Table 504.4) S-2 4 stories (Table 504.4)	
Building Area (Section 506)		
506.2.1	Aa = [At+(NSxIf)] x Sa	Project will be sprinklered with an NFPA 13 automatic sprinkler system per 903.3.1.1
IIIA Area Calculation	Aa = Allowable area in the Type IIIA portion of the building	
	At = Tabular allowable area factor in accordance with Table 506.2	72,000 SF
	NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building	24,000 SF
	If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.	0.42
	Sa = 3 where the actual number of stories above grade plane exceeds three	3
Aa =	[72,000 + (24,000 x .42)] x 3	
Aa = (allowable area in the IIIA portion of the building)	246,240 SF allowed in the Type IIIA portion of the building	246,240 / 5 = 49,248 ave SF per story is allowed
	153,195 SF provided in the Type IIIA portion of the building, approximately 30,639 SF per story.	See Gross Area Per Use Table on sheet G0.10 for exact amounts.

Table 508.4 Separation of Occupancies	**Occupancy**	**A**	**R**	**S-2**	**S-1, B, M**
Assuming sprinklered per 903.3.1.1	A	0	1hr	0	1 hr
	R	1hr	0	1hr	1 hr
	S-2	0	1hr	0	1 hr
	S-1	1hr	1hr	1hr	0

BUILDING CODE SUMMARY

TRAILHEAD SOUTH BUILDING - FIRE AND LIFE SAFETY CODE SUMMARY

Special Provisions (Section 510)		
Horizontal Separation Allowance (510.2)	A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following are met:	Project following section 510 for a podium building: five stories of Type IIIA over three stories of Type 1A.
	Buildings are separated with a 3-hr horizontal assembly	
	The building below and including the horizontal assembly is of Type IA construction	
	Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall not be less than 2 hours	
	Stairways permitted to be constructed of wood above the horizontal assembly are also permitted to be constructed of wood below the horizontal assembly, so long as the stairway located in the type IA building is enclosed by a 3-hr fire resistance rated construction.	Stairwell walls and doors to be 3-hr fire resistance rated in Type IA.
	The building or buildings above shall be permitted to have Group R occupancy	
	The building below is permitted to be any occupancy except Group H.	
	The max building height in feet shall not exceed the limits in Section 504.3	
	All portions above and below the horizontal assembly shall be protected throughout with an automatic sprinkler system that complies with Section 903.3.1.1	
	Occupied floors shall not be more than 75' above the lowest level of fire department access	

Ch. 6 - Types of Construction		
Fire-Resistance Rating Requirements		
Primary Structural Frame	Type IA = 3 hr | Type IIIA = 1 hr	
Bearing Walls Exterior	Type IA = 3 hr | Type IIIA = 2 hr (FRT Required)	
Bearing Walls Interior	Type IA = 3 hr | Type IIIA = 1 hr	
Nonbearing Walls Exterior	See Table 705.5 (FRT Required)	
Nonbearing Walls Interior	Type IA = 0 hr | Type IIIA = 0 hr	
Floor Construction	Type IA = 2 hr | Type IIIA = 1 hr	
Roof Construction	Type IA = 1.5 hr | Type IIIA = 1 hr	
603.1 Allowable Materials	In Type IA construction, Fire-retardant treated wood shall be permitted in non-bearing partitions (rating less than 2 hrs) and non-bearing exterior walls where fire resistance rating construction in not required.	Exterior walls at Type IA construction (levels 1-3) to be constructed of FRT wood 2x8 walls.
Ch. 7 - Fire and Smoke Protection Features		
705.3 Buildings on the same lot	To determine required wall and opening protection, projects and roof-covering requirements, building son the same lot shall be assumed to have an imaginary line between them.	Imaginary line drawn down the centerline of the two proposed buildings
705.5 Fire Resistance Ratings	Required fire resistance rating of exteriors walls with a fire separation distance greater than 10 ft is to be rated from the inside only. If under or equal to 10 ft separation distance the walls to be rated for exposure from both sides.	All adjacent ROW and imaginary property lines are greater than 10 ft from the building façade therefor all exterior rated walls per Table 705.5 are to be rated from the interior only.
705.5 Fire-Resistance Rating Requirements for Exterior Walls per Fire Separation Distance		
X < 5 feet	1 hr Group R-2, all construction types	N/A
5 < X < 10 feet	1 hr Group R-2, Type IA and Type IIIA	N/A
10 < X < 30 feet	1 hr Group R-2, Type IA and Type IIIA	N/A
X > 30 feet	0 hr Group R-2, all construction types	All facades are a over 30'-0" from opposite side ROW and imaginary centerline property line between the two buildings.
Maximum Area of Exterior Wall Openings Based on Fire Separation Distance (Table 705.8)		Fully sprinklered building
0 to less than 3 feet	Not Permitted	N/A
3 to less than 5 feet	15% unprotected	N/A
5 to less than 10 feet	25% unprotected	N/A
10 to less than 15 feet	45% unprotected	N/A
15 feet to less than 20 feet	75% unprotected	N/A
20 feet to less than 25 feet	No limit	N/A
25 to less than 30 feet	No limit	N/A
30 feet or greater	No limit	All facades have a fire separation distance of over 30 ft
707 Fire Barriers	707.4 Exterior walls - where exterior walls serve as part of a required fire-resistance rated shaft, stairway, exit passageway, such walls shall comply with the requirements of 705 for "exterior walls" and the fire resistance-rated enclosure or separation requirements shall not apply (also 708.5)	Exterior walls part of the shafts and exits as noted will be rated per table 705.5. All walls have a fire separation distance over 30ft, therefor will not be rated.
	Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be continuous through concealed space. (708.5)	Stair and Elevator shaft walls are fire barriers.
708.3 Fire Partitions	Dwelling demising walls : 1 hr (708.1, 708.3)	
	Corridors walls: 1 hr (708.3, Table 1020.2)	
	Enclosed elevator lobby separation: 1/2 hr (3006.3)	
713.4 Shaft Enclosures	Rating of not less than 2 hours where connecting more than 4 stories (713.4)	
	Shaft enclosures shall be constructed as fire barriers (713.5)	
	Where exterior walls are part of the shaft enclosure, exterior wall to comply with section 705 for fire-resistance rating. (713.6)	Exterior walls part of the shafts will be rated per table 705.5. All walls have a fire separation distance over 30ft, therefor will not be rated.
	Duct and air transfer openings may penetrate the shaft enclosure but comply with Section 717. (713.10)	
	Shafts that do not extend to the bottom of the building or structure shall comply with (713.11)	
	Chute access rooms shall be 1 hour fire barriers and openings shall be 3/4 hour. Doors shall be self or automatic closing upon the detection of smoke in accordance with 716.2.6.6. (713.13.3)	
	Chutes shall discharge into an enclosed room separated by fire barriers with a fire-resistance rating not less than the required fire rating of the shaft enclosure. Doors shall be self or automatic closing upon the detection of smoke in accordance with 716.2.6.6. (713.13.4)	shaft to be rated 2hrs, therefor Trash Termination Rm to also be rated 2 hrs.
Washington State Amendment 713.13.7 Chute Venting an Roof Termination	Trash/ Recycle chutes to extend minimum of 3ft above roof surface and be gravity vented per IMC 515. (713.13.7)	shaft to be rated 2hrs, therefor Trash Termination Rm to also be rated 2 hrs.
Hoistway Opening Protection	Elevator and other hoistway enclosures shall be constructed in accordance with Sections 712, 713 and Chapter 30. (713.14)	
Opening Protection (Table 716.5)		
2 Hour Shaft Walls	1 1/2 hour door rating	
1 Hour Fire Barriers	1 hour door rating	
Corridor Walls	1/3 hour door rating	
2 Hour Exterior Walls	1 1/2 hour door rating	

BUILDING CODE SUMMARY

TRAILHEAD SOUTH BUILDING - FIRE AND LIFE SAFETY CODE SUMMARY

Ch. 9 - Fire Protection		
Automatic Sprinkler Systems	Required in Group R-2 occupancies per Section 903.2.8. Required in Group S-2 parking garages	NFPA 13 System being provided.
Standpipe Systems	Required per Section 905.3.1. Class 1 standpipes allowed in buildings equipped throughout with an automatic sprinkler system. (905.3.1 Exception 1).	Standpipes required in every exit stairway
Portable Fire Extinguishers	Required in Group R-2 occupancies per Section 906.1.	
Fire Alarm and Detection Systems +	Max distance of travel to extinguisher is 75 feet. (Table 906.3(1))	
Washington State Amendment 907.2.11.2	Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies per Sections 907.2.9.1-907.2.9.3. 907.2.11 single or multiple-station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations: ceiling/or wall outside each sleeping area, in each room used for sleeping. All other locations listed do not apply.	
Emergency Responder Radio Coverage	Required in all new buildings in accordance with Section 510 of the International Fire Code. (918.1)	
Elevator Pressurization	Not required, elevator lobbies have been provided at every level.	
Ch. 10 - Means of Egress		
General Means of Egress	Ceiling heights in the path of egress shall be min 7'-6". (1003.2)	Except in parking garages, stair and ramp head height per 1003.2 Exceptions
	Elevators used as an accessible means of egress allowed. (1003.7 Exception)	
Occupant Load - Per Table 1004.1.2	Accessory Storage / Mechanical 300 gross Assembly (unconcentrated) 15 net Exercise Rooms 50 gross Parking Garages 200 gross Residential 200 gross	See FLS sheets for occupancy diagrams
Means of Egress Sizing	Stairways = 0.3 for fully sprinklered buildings (1005.3.1)	No H or I occupancy
	Egress Components other than Stairways = 0.2 for fully sprinklered buildings (1005.3.2)	No H or I occupancy. Applies to corridors and exit passages
	Doors in the fully open position shall not reduce the required egress width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half. (1005.7.1)	Does not apply to R-2 dwelling unit interiors
1006 Number of Exits	Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel exceeds the values in Table 1006.2.1. (1006.2.1)	
	Occupancy Max # of Occ. Max travel A 49 75 R-2 20 125 S 29 100	Assumes fully sprinklered building.
	Means of egress serving any story or occupied roof shall be provided with the number of exits or access to exits based on the aggregate occupant load served in accordance with Section (1006.3).	
1006.3.1 Occupant Load	Stairways serving more than one story (or occupied roof) must serve the occupant load of each story or roof, considered individually, while calculating the number of exits serving that story. (1006.3.1)	
	Single exits to comply with 1006.3.2. Exit access stairways and ramps are allowed to pass through one adjacent story in parking garages that serve only the parking garage (1006.3.2).	
1007.1.1 Exit and Exit Access Doorway Configuration	Two exits shall be placed a distance of 1/3 of the length of the maximum overall diagonal dimension of the area served. (1007.1.1 Exception 2)	Fully sprinklered building per 903.3.1.1
1009.1 Accessible Means of Egress	Accessible spaces shall be provided with not less than 1 accessible means of egress. Where more than 1 means of egress is required, each accessible portion of the space shall be served by not less than 2 accessible means of egress. (1009.1)	All means of egress in the building are accessible.
	Parking areas that do not contain accessible parking spaces are not required to be accessible. (1009.1 Exception 4)	
Washington State Building Code amendment 1009.1 , additional exception #4 as noted	In buildings where a required accessible floor is four or more stories above or below the level of exit discharge, not less than one required accessible means of egress shall be an elevator. (1009.2.1)	A Horizontal Exit strategy is being used at the Type IIIA building levels to provide the accessible means of egress. 2-Hr rated Fire Barrier
Table 1017.2 Exit Access Travel Distance	250' for Group R-2 250' for Group A 400' for Group S-2	Assuming fully sprinklered building
	Measurement. Exit access travel distance shall be measured from the most remote point of each room, area or space along horizontal and vertical egress travel to the entrance of the exit. Where more than one exit is required, travel distance shall be measured to the nearest exit. (1017.3)	
1020 Corridors	1 hour fire rating per Table 1020.1	Group R, equipped throughout with an automatic sprinkler system.
	Corridors adjacent to exterior walls are permitted to have unprotected openings and unrated exterior walls where allowed by Table 705.5 and Table 705.8	
	Width = 44" min. per Table 1020.3 and 1005.1	
	Dead ends < 50' (1020.5 Exception 2)	
Interior Exit Stairways and Ramps	Interior exit stairways shall terminate at an exit discharge or a public way. (1023.3)	
Exit Discharge	Exits shall discharge directly to the exterior of the building. (1028.2)	
Ch. 11 - Accessibility		
Scoping Requirements	Sites, buildings, structures, facilities, elements, and spaces shall be accessible. (1103.1)	Exceptions for employee work areas, limited access spaces, and equipment spaces.
Table 1106.2 Accessible Parking Spaces	151-200 spaces provided = 6 accessible parking spaces required. In R-2 occupancies, at least 2% of the residential parking is required to be accessible (not less than 1 space)	181 residential spaces provided therefor 6 spaces required.
	For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible space (1106.6)	6 total accessible stalls provided therefor 1 Van accessible stall inside the structured parking is provided
	Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Where buildings have multiple accessible entrances with adjacent parking, spaces shall be dispersed and located near accessible entrances. Wherever practical, the accessible route shall not cross lanes of traffic. Where crossing traffic lanes is necessary, the route shall be designed and marked. (1106.7)	
11086.2.2.1 Dwelling Units - Washington State Building Code Amendment	5% of units to be Type A and dispersed among the various classes of units. (1108.6.2.2.1)	See sheet G0.00 for breakdown of Type A units. 192 units @ 5% = 10 Type A units required
Other Features and Facilities	Type A and Type B units shall comply with Ch. 10 of ICC A117.1 (1110.1 Exception)	
	Where multiple single-user toilet rooms are clustered at a single location, at least 50% but not less than 1 room for each use shall be accessible (1110.2 Exception 3)	

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Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: EE
Project Manager: NW
Principal In Charge: JR

SOUTH BUILDING CODE COMPLIANCE SUMMARY

G2.10

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-SOUTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
LEVEL 1-LOWER - SB						
FIRE RISER	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	319 SF	2	1
STORAGE	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	267 SF	1	1
LOADING	S-1	PARKING GARAGES	200	1,134 SF	6	1
TRASH RM	S-1	RESIDENTIAL	200	1,058 SF	6	1
PARKING	S-2	RESIDENTIAL	200	3,987 SF	20	1
LEVEL 1-LOWER - SB: 5				6,765 SF	35	
LEVEL 1 - SB						
TRASH RM	R-2 ACCESSORY	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	47 SF	1	1
BIKE STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1,871 SF	7	1
ELECTRICAL	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	615 SF	3	1
TRANSFORMER	S-2	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	306 SF	2	1
AMENITY	A-3	ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	1,860 SF	124	1
AMENITY	A-3	ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	1,700 SF	114	2
LOBBY	A-3	RESIDENTIAL	200	1,757 SF	9	1
RESIDENTIAL	R-2	RESIDENTIAL	200	864 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	800 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	794 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	788 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	792 SF	4	1
RES. CORRIDOR	R-2	RESIDENTIAL	200	1,213 SF	7	1
RES. CORRIDOR	R-2	RESIDENTIAL	200	610 SF	4	1
RES. CORRIDOR	R-2	RESIDENTIAL	200	613 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	982 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	679 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	928 SF	5	1
RESTROOM	R-2 ACCESSORY	RESIDENTIAL	200	74 SF	1	1
RESTROOM	R-2 ACCESSORY	RESIDENTIAL	200	81 SF	1	1
PARKING	S-2	RESIDENTIAL	200	20,382 SF	102	1
LEVEL 1 - SB: 21				37,758 SF	415	

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: | 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX | OCC LOAD: XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

ACCESSIBLE ROUTE:

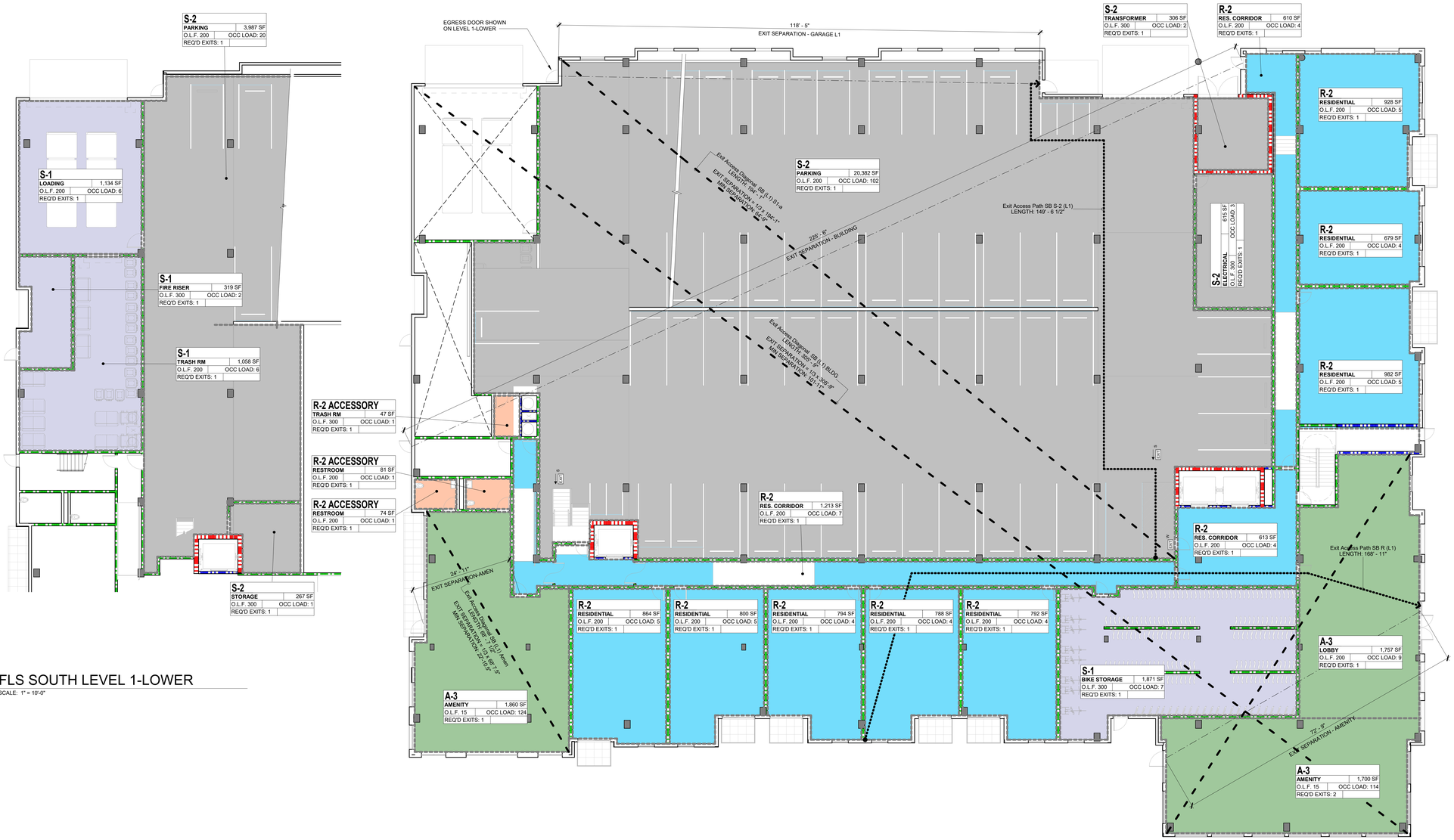
EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR **USE & OCCUPANCY CLASSIFICATION**

STANDPIPE-CLASS I:

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2



2 FLS SOUTH LEVEL 1-LOWER
SCALE: 1" = 10'-0"

1 FLS SOUTH LEVEL 1
SCALE: 1" = 10'-0"

AREA SUMMARY BY USE - SOUTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1-LOWER - SB	
S-1	2,511 SF
S-2	4,253 SF
LEVEL 1 - SB	
A-3	5,317 SF
R-2	9,064 SF
R-2 ACCESSORY	202 SF
S-1	1,871 SF
S-2	21,303 SF
LEVEL 2 - SB	
R-2	15,064 SF
R-2 ACCESSORY	63 SF
S-1	1,126 SF
S-2	22,495 SF
LEVEL 3 - SB	
R-2	15,522 SF
R-2 ACCESSORY	63 SF
S-1	1,020 SF
S-2	18,542 SF
LEVEL 4 - SB	
A-3	4,324 SF
R-2	27,130 SF
R-2 ACCESSORY	181 SF
S-1	232 SF
LEVEL 5 - SB	
R-2	27,360 SF
R-2 ACCESSORY	75 SF
S-1	233 SF
Grand total: 152	177,952 SF

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900 N 34th Street, Suite 200
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Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L1 PLAN - SOUTH BUILDING

G2.11

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-SOUTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
LEVEL 2 - SB						
MEP	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	135 SF	1	0
MAINT. OFFICE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	991 SF	4	0
GARAGE	S-2	PARKING GARAGES	200	21,887 SF	110	0
RESIDENTIAL	R-2	RESIDENTIAL	200	788 SF	4	0
RESIDENTIAL	R-2	RESIDENTIAL	200	794 SF	4	0
RESIDENTIAL	R-2	RESIDENTIAL	200	800 SF	5	0
RESIDENTIAL	R-2	RESIDENTIAL	200	867 SF	5	0
RESIDENTIAL	R-2	RESIDENTIAL	200	792 SF	4	0
RESIDENTIAL	R-2	RESIDENTIAL	200	790 SF	4	0
RESIDENTIAL	R-2	RESIDENTIAL	200	1,116 SF	6	0
RESIDENTIAL	R-2	RESIDENTIAL	200	1,154 SF	6	0
RESIDENTIAL	R-2	RESIDENTIAL	200	773 SF	4	0
RESIDENTIAL	R-2	RESIDENTIAL	200	1,096 SF	6	0
RESIDENTIAL	R-2	RESIDENTIAL	200	679 SF	4	0
RESIDENTIAL	R-2	RESIDENTIAL	200	1,258 SF	7	0
RESIDENTIAL	R-2	RESIDENTIAL	200	1,415 SF	8	0
RESIDENTIAL	R-2	RESIDENTIAL	200	583 SF	3	0
RES. CORRIDOR	R-2	RESIDENTIAL	200	1,452 SF	8	0
ELEV VEST	R-2	RESIDENTIAL	200	291 SF	2	0
ELEV VEST	R-2	RESIDENTIAL	200	153 SF	1	0
RES. CORRIDOR	R-2	RESIDENTIAL	200	263 SF	2	0
TRASH CHUTE RM	R-2 ACCESSORY	RESIDENTIAL	200	63 SF	1	0
BOILER	S-2	RESIDENTIAL	200	608 SF	4	1
LEVEL 2 - SB: 23				38,748 SF	203	

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX OCC LOAD: XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

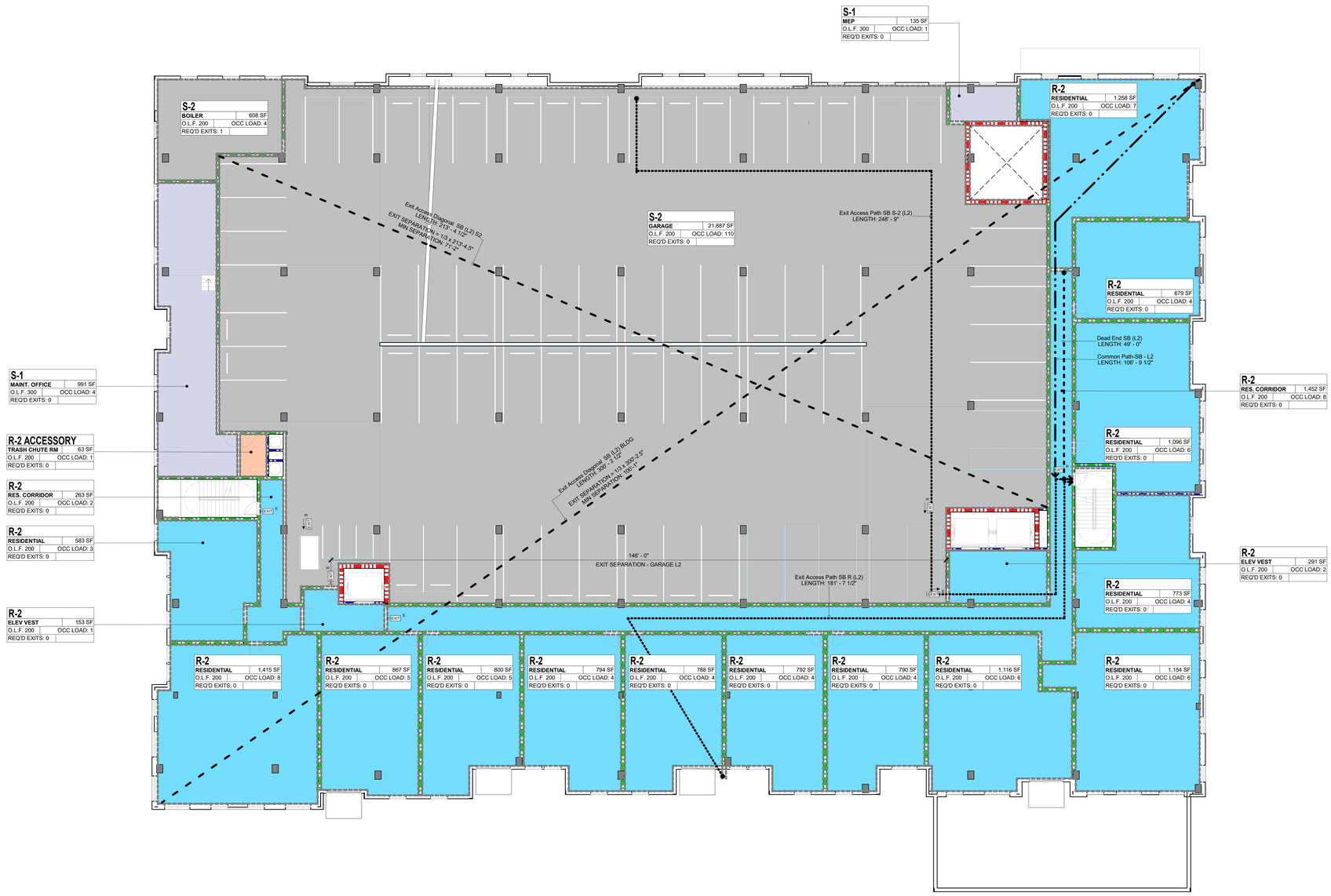
FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN)

USE & OCCUPANCY CLASSIFICATION

STANDPIPE-CLASS 1

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2



1 FLS SOUTH LEVEL 2
SCALE: 1" = 10'-0"

AREA SUMMARY BY USE - SOUTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1-LOWER - SB	
S-1	2,511 SF
S-2	4,253 SF
LEVEL 1 - SB	
A-3	5,317 SF
R-2	9,064 SF
R-2 ACCESSORY	202 SF
S-1	1,871 SF
S-2	21,303 SF
LEVEL 2 - SB	
R-2	15,064 SF
R-2 ACCESSORY	63 SF
S-1	1,126 SF
S-2	22,495 SF
LEVEL 3 - SB	
R-2	15,522 SF
R-2 ACCESSORY	63 SF
S-1	1,020 SF
S-2	18,542 SF
LEVEL 4 - SB	
A-3	4,324 SF
R-2	27,130 SF
R-2 ACCESSORY	181 SF
S-1	232 SF
LEVEL 5 - SB	
R-2	27,360 SF
R-2 ACCESSORY	75 SF
S-1	233 SF
Grand total: 152	177,952 SF

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Seattle, WA 98103
206.344.5700

Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L2
PLAN - SOUTH BUILDING

G2.12

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-SOUTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
LEVEL 3 - SB						
RES. STORAGE	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1,020 SF	4	1
GARAGE	S-2	PARKING GARAGES	200	18,542 SF	93	1
RESIDENTIAL	R-2	RESIDENTIAL	200	787 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	795 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	800 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	867 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	790 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	790 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,116 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,154 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	773 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,096 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	679 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,716 SF	9	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,418 SF	8	1
RESIDENTIAL	R-2	RESIDENTIAL	200	583 SF	3	1
RES. CORRIDOR	R-2	RESIDENTIAL	200	1,452 SF	8	1
ELEV VEST	R-2	RESIDENTIAL	200	291 SF	2	1
ELEV VEST	R-2	RESIDENTIAL	200	153 SF	1	1
RES. CORRIDOR	R-2	RESIDENTIAL	200	263 SF	2	1
TRASH CHUTE RM	R-2 ACCESSORY	RESIDENTIAL	200	63 SF	1	1
LEVEL 3 - SB: 21				35,147 SF	182	

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX OCC LOAD: XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

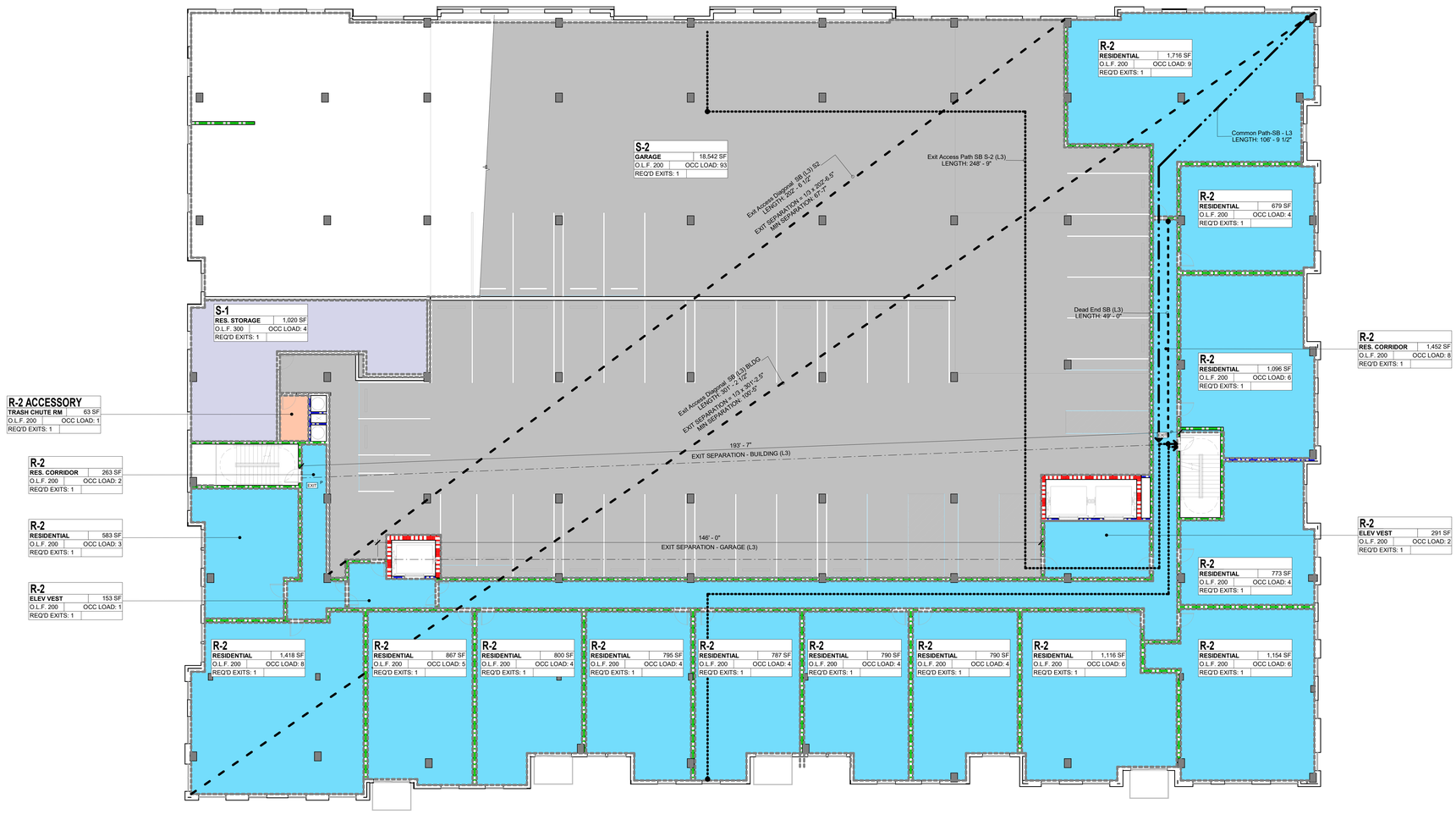
FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN)

USE & OCCUPANCY CLASSIFICATION

STANDPIPE-CLASS 1

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2



1 FLS SOUTH LEVEL 3
SCALE: 1" = 10'-0"

AREA SUMMARY BY USE - SOUTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1-LOWER - SB	
S-1	2,511 SF
S-2	4,253 SF
LEVEL 1 - SB	
A-3	5,317 SF
R-2	9,064 SF
R-2 ACCESSORY	202 SF
S-1	1,871 SF
S-2	21,303 SF
LEVEL 2 - SB	
R-2	15,064 SF
R-2 ACCESSORY	63 SF
S-1	1,126 SF
S-2	22,495 SF
LEVEL 3 - SB	
R-2	15,522 SF
R-2 ACCESSORY	63 SF
S-1	1,020 SF
S-2	18,542 SF
LEVEL 4 - SB	
A-3	4,324 SF
R-2	27,130 SF
R-2 ACCESSORY	181 SF
S-1	232 SF
LEVEL 5 - SB	
R-2	27,360 SF
R-2 ACCESSORY	75 SF
S-1	233 SF
Grand total: 152	177,952 SF

AREA RESERVED FOR CITY PERMIT STAMP

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Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L3
PLAN - SOUTH BUILDING

G2.13

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-SOUTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
LEVEL 4 - SB						
BOH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	116 SF	1	1
BOH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	116 SF	1	1
EXTERIOR AMENITY	A-3	ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	4,324 SF	289	2
RESIDENTIAL	R-2	RESIDENTIAL	200	540 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	643 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	644 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	539 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	540 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	643 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	644 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	539 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,074 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	682 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	880 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	638 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	757 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,174 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,086 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,075 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	610 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	813 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	610 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	673 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	671 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	612 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	787 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	610 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	629 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	934 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,013 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	663 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	872 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	578 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,074 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	644 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	546 SF	3	1
RES. CORRIDOR	R-2	RESIDENTIAL	200	2,369 SF	12	1
ELEV VEST	R-2	RESIDENTIAL	200	253 SF	2	1
ELEV VEST	R-2	RESIDENTIAL	200	72 SF	1	1
RESTROOM	R-2 ACCESSORY	RESIDENTIAL	200	53 SF	1	1
RESTROOM	R-2 ACCESSORY	RESIDENTIAL	200	53 SF	1	1
TRASH RM	R-2 ACCESSORY	RESIDENTIAL	200	75 SF	1	1
LEVEL 4 - SB: 42				31,867 SF	451	

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION → X
DESCRIPTION OF USE → NAME: 150 SF
OCCUPANCY LOAD FACTOR → O.L.F. XX OCC LOAD XX
REQUIRED NUMBER OF EXITS → REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

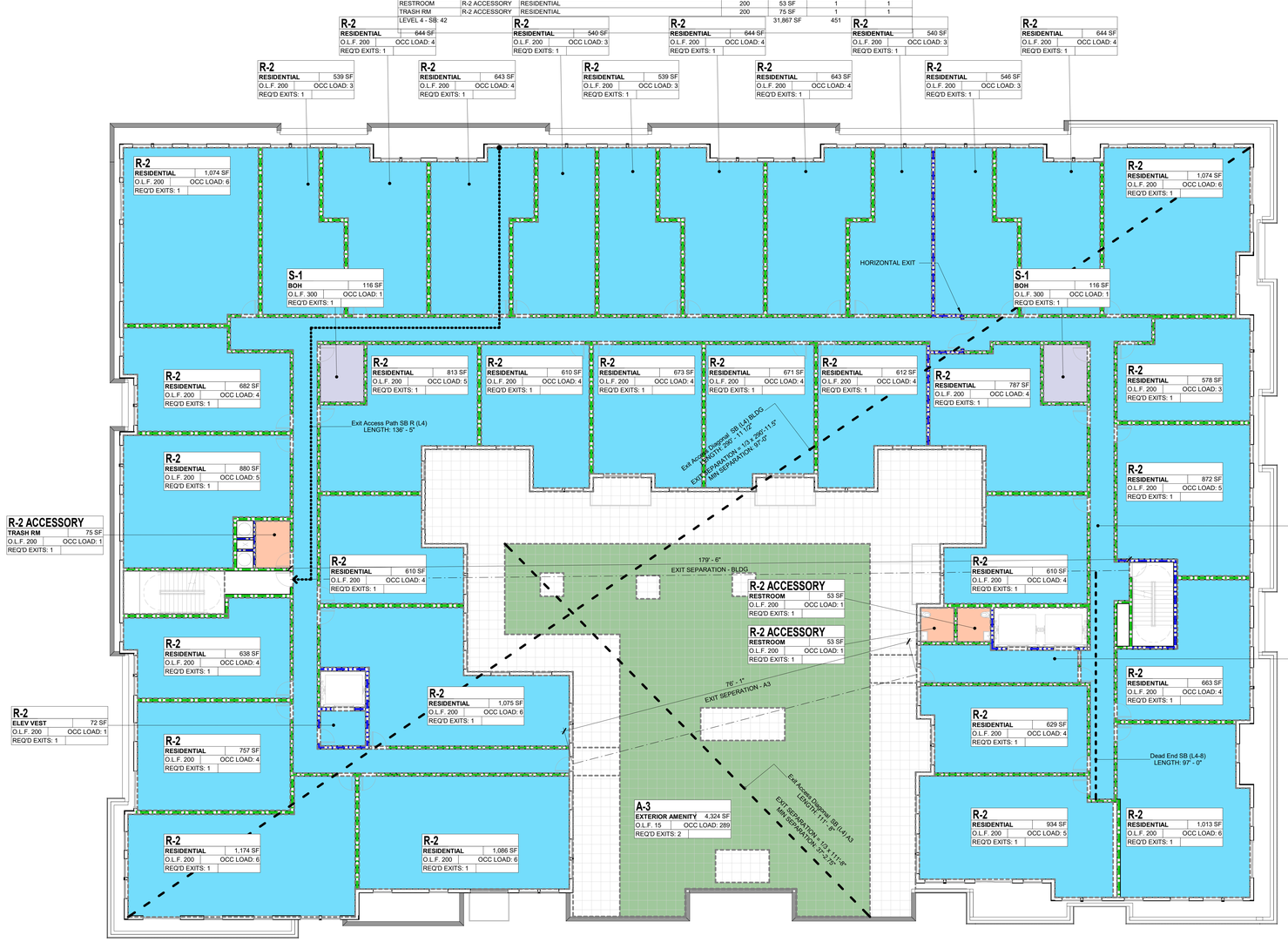
FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN)

USE & OCCUPANCY CLASSIFICATION

STANDPIPE-CLASS 3

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2



AREA SUMMARY BY USE - SOUTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1-LOWER - SB	
S-1	2,511 SF
S-2	4,253 SF
LEVEL 1 - SB	
A-3	5,317 SF
R-2	9,064 SF
R-2 ACCESSORY	202 SF
S-1	1,871 SF
S-2	21,303 SF
LEVEL 2 - SB	
R-2	15,064 SF
R-2 ACCESSORY	63 SF
S-1	1,126 SF
S-2	22,495 SF
LEVEL 3 - SB	
R-2	15,522 SF
R-2 ACCESSORY	63 SF
S-1	1,020 SF
S-2	18,542 SF
LEVEL 4 - SB	
A-3	4,324 SF
R-2	27,130 SF
R-2 ACCESSORY	181 SF
S-1	232 SF
LEVEL 5 - SB	
R-2	27,360 SF
R-2 ACCESSORY	75 SF
S-1	233 SF
Grand total: 152	177,952 SF

1 FLS SOUTH LEVEL 4
SCALE: 1" = 10'-0"

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Construction Revision:

NOT FOR CONSTRUCTION
100% DD 2025.05.09

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L4 PLAN - SOUTH BUILDING

G2.14

Project Number: 24-027

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FLOOR OCCUPANCY LOAD FACTOR TABULATION PER 2021 IBC-SOUTH BUILDING

AREA NAME	USE & OCCUPANCY CLASSIFICATION	OCCUPANCY LOAD FACTOR (FUNCTION OF SPACE PER TABLE 1004.1.1)	S.F. Per Person	AREA	TOTAL OCCUPANTS	REQ'D EXITS
LEVELS 5-8 TYP						
BOH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	116 SF	1	1
BOH	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	116 SF	1	1
RESIDENTIAL	R-2	RESIDENTIAL	200	543 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	649 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	650 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	545 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	546 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	649 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	650 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	545 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,079 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	685 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	883 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	646 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	762 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,178 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,091 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	722 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	613 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	814 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	612 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	671 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	671 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	612 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	787 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	610 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	880 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	951 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,015 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	666 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	875 SF	5	1
RESIDENTIAL	R-2	RESIDENTIAL	200	581 SF	3	1
RESIDENTIAL	R-2	RESIDENTIAL	200	1,076 SF	6	1
RESIDENTIAL	R-2	RESIDENTIAL	200	650 SF	4	1
RESIDENTIAL	R-2	RESIDENTIAL	200	549 SF	3	1
RES. CORRIDOR	R-2	RESIDENTIAL	200	2,168 SF	11	1
RESIDENTIAL	R-2	RESIDENTIAL	200	538 SF	3	1
ELEV LOBBY	R-2	RESIDENTIAL	200	126 SF	1	1
ELEV LOBBY	R-2	RESIDENTIAL	200	72 SF	1	1
TRASH RM	R-2 ACCESSORY	RESIDENTIAL	200	75 SF	1	1
LEVELS 5-8 TYP				27,668 SF	160	

OCCUPANCY PER 2021 IBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	AREA NSF/GSF
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	GROSS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	15	NET
BUSINESS AREAS	150	GROSS
EXERCISE ROOMS	50	GROSS
PARKING GARAGES	200	GROSS
RESIDENTIAL	200	GROSS

GENERAL NOTES:

1. SEE ADDITIONAL CODE REQUIREMENTS AND INFORMATION ON G2.00.
2. FIRE EXTINGUISHERS TO BE CLASS 2A10BC; LOCATE EVERY 75'-0" MAX.

CODE REQUIRED MINIMUMS FOR TYPE IA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 3 HR
2. BEARING WALLS = 3 HR
3. FLOOR CONSTRUCTION = 2 HR
4. ROOF CONSTRUCTION = 1 1/2 HR
5. DEMISING WALLS = 1 HR
6. STAIR SHAFTS = 2 HR
7. MECHANICAL SHAFTS = 2 HR
8. TRASH TERMINATION ROOM = 2 HR

CODE REQUIRED MINIMUMS FOR TYPE IIIA CONSTRUCTION:

1. PRIMARY STRUCTURAL FRAME = 1 HR
2. EXTERIOR BEARING WALLS = 2 HR
3. INTERIOR BEARING WALLS = 1HR
4. FLOOR CONSTRUCTION = 1 HR
5. ROOF CONSTRUCTION = 1 HR
6. DEMISING WALLS = 1 HR
7. STAIR SHAFTS = 2 HR
8. MECHANICAL SHAFTS = 2 HR

COMMON PATH OF TRAVEL (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. B, S = 100'
2. R-2 = 125'
3. ALL OTHERS = 75'

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2 (WITH SPRINKLER FOR PRIMARY USES IN PROJECT)

1. A, M, R, S-1 = 250'
2. B = 300'
3. S-2 = 400'

FIRE RATED ASSEMBLY LEGEND

1 HR RATED
2 HR RATED
3 HR RATED

OCCUPANCY TAG LEGEND

AREA
USE & OCCUPANCY CLASSIFICATION — X
DESCRIPTION OF USE — NAME: 150 SF
OCCUPANCY LOAD FACTOR — O.L.F. XX | OCC LOAD: XX
REQUIRED NUMBER OF EXITS — REQ'D EXITS: XX
TOTAL OCCUPANT LOAD

COMMON PATH OF EGRESS TRAVEL:
DISTANCE OF TRAVEL BEFORE CHOICE OF 2 EXITS
COMMON PATH

MAX TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE PATH

EXIT ACCESS DIAGONAL:

ACCESSIBLE ROUTE:

EXITING SYMBOLS:
EXIT DISCHARGE
EXIT

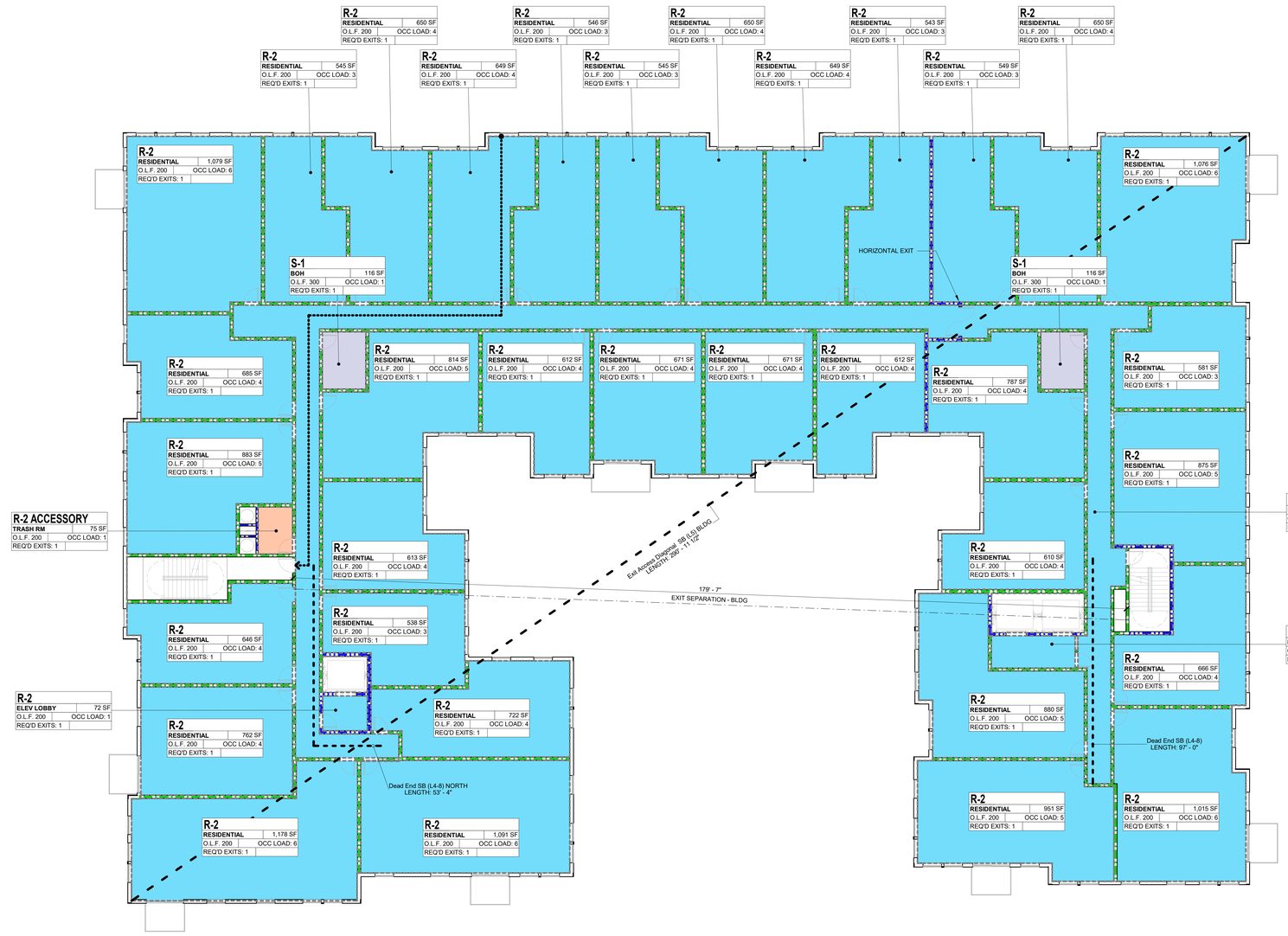
FIRE EXTINGUISHER SYMBOLS:
FE — SURFACE MOUNT (GARAGE AND UTILITY AREAS ONLY)
SEMI-RECESSED FIRE EXTINGUISHER & CABINET

EXIT SIGNAGE:
(REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN)

USE & OCCUPANCY CLASSIFICATION

STANDPIPE-CLASS 3:

- A-2
- A-2 ACCESSORY
- A-3
- ACCESSORY
- B
- B*
- B-ACCESSORY
- EXEMPT
- H
- M
- R-2
- R-2 - EXTERIOR
- R-2 ACCESSORY
- S-1
- S-2



1 FLS SOUTH LEVEL 5-8
SCALE: 1" = 10'-0"

AREA SUMMARY BY USE - SOUTH BUILDING

USE & OCCUPANCY CLASSIFICATION	AREA
LEVEL 1-LOWER - SB	
S-1	2,511 SF
S-2	4,253 SF
LEVEL 1 - SB	
A-3	5,317 SF
R-2	9,064 SF
R-2 ACCESSORY	202 SF
S-1	1,871 SF
S-2	21,303 SF
LEVEL 2 - SB	
R-2	15,064 SF
R-2 ACCESSORY	63 SF
S-1	1,126 SF
S-2	22,495 SF
LEVEL 3 - SB	
R-2	15,522 SF
R-2 ACCESSORY	63 SF
S-1	1,020 SF
S-2	18,542 SF
LEVEL 4 - SB	
A-3	4,324 SF
R-2	27,130 SF
R-2 ACCESSORY	181 SF
S-1	232 SF
LEVEL 5 - SB	
R-2	27,360 SF
R-2 ACCESSORY	75 SF
S-1	233 SF
Grand total: 152	177,952 SF

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Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
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Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12
100% DD	2025.05.09

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

FIRE & LIFE SAFETY L5-8 PLANS - SOUTH BUILDING

G2.15

Project Number: 24-027

NOT FOR CONSTRUCTION
100% DD 2025.05.09

AREA RESERVED FOR CITY PERMIT STAMP

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ALLOWABLE BUILDING HEIGHT (SECTION 504)

AVERAGE GRADE PLANE ELEVATION PER SBC

SEGMENT	EL 1	EL 2	AVG. ELEVATION	SEGMENT LENGTH	ELEVATION x LENGTH
A	15.00'	20.00'	17.50'	60.00'	1,050.00
B	20.00'	22.00'	21.00'	40.00'	840.00
C	22.00'	24.00'	23.00'	2.50'	57.50
D	15.00'			48.00'	
TOTALS				150.50'	1,947.50

THIS SCHEDULE WILL LIST ALL SEGMENTS OF THE 'BUILDING CODE' FAMILY TYPE, BUT IT CAN'T DO THE FINAL CALCULATION TO PROVE OUT THE AVERAGE GRADE PLANE.
FOR THE FINAL CALCULATION IT IS RECOMMENDED YOU USE AN EXCEL SPREADSHEET AND LINK IT IN WITH IDEATE STICKY.
ALTERNATIVELY YOU COULD USE REVIT TEXT NOTES.

TOTAL ELEVATION x LENGTH		TOTAL SEGMENT LENGTH		AVERAGE ELEVATION	HEIGHT LIMIT	HEIGHT LIMIT ELEVATION
227,661.85'	/	1,117.17'	=	**203.78'**	70.00'	**273.78'**
				(203' - 9 3/8")		(273' - 9 3/8")

THIS IS A STICKY SCHEDULE UTILIZING A LINKED EXCEL SPREADSHEET TO CALCULATE THE AVERAGE ELEVATION.
TO MAKE THIS PROJECT-SPECIFIC, COPY THE "XX-XXX Code Calculations" EXCEL FILE INTO YOUR PROJECT FOLDER AND UPDATE THE LINKED PATH IN STICKY. BE SURE TO UPDATE THE EXCEL FILE TO MATCH THE NUMBERS FROM YOUR REVIT SCHEDULE.

FOR CALCULATING THE AVERAGE GRADE PLANE FOR **BUILDING CODE,** PLACE THE 'BUILDING CODE' TYPE OF THIS DETAIL FAMILY AROUND THE FULL PERIMETER OF THE BUILDING IN THIS VIEW.
SEGMENT LENGTH WILL BE CALCULATED AUTOMATICALLY. SET THE SPOT ELEVATIONS FOR EACH END OF EACH SEGMENT, ENSURING THAT OVERLAPPING POINTS OF DIFFERENT SEGMENTS HAVE MATCHING ELEVATIONS. AVERAGE ELEVATION WILL BE CALCULATED AUTOMATICALLY INSIDE THE FAMILY. (IT'S COMMON PRACTICE TO IGNORE VERY SMALL BUILDING SEGMENTS SUCH AS SHORT TRANSITIONS IN MATERIALS.)

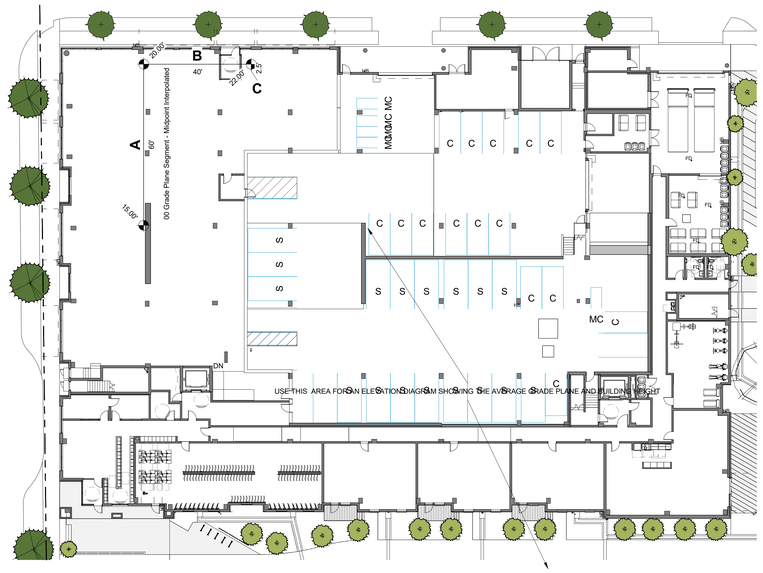
UTILIZE THE "LABEL" PARAMETER TO LETTER / NUMBER THE SEGMENTS IN SEQUENCE (THE IDEATE RENUMBER TOOL CAN SPEED THIS UP). THIS VALUE WILL BE USED TO SORT THE SEGMENTS IN SCHEDULES AND WILL APPEAR AUTOMATICALLY IN A LABEL IF THE "BUILT-IN LABEL" PARAMETER IS CHECKED (SEE NOTE BELOW FOR ALTERNATE LABELING METHOD).

IN AREAS WITH VERY SHORT SEGMENTS, OR THAT ARE OTHERWISE CONGESTED, TAG SEGMENTS WITH THE "WT_Tag-Detail Item by Label" TO IMPROVE LEGIBILITY

IF IT'S MORE ADVANTAGEOUS FOR YOUR PROJECT (AND DOESN'T CONFLICT WITH THE REQUIREMENTS OF YOUR JURISDICTION) YOU CAN ALTERNATIVELY USE THIS FAMILY TO MANUALLY SPECIFY THE MIDPOINT ELEVATIONS, RATHER THAN USING THE SPOT ELEVATIONS AND INTERPOLATING METHOD. TO USE THIS METHOD, SWAP OUT THE SCHEDULE ON THIS SHEET WITH THE COPY INTENDED FOR USE WITH THIS FAMILY.

1 GRADE PLANE DIAGRAM (BUILDING CODE)

SCALE: 1" = 20'-0"



ALLOWABLE BUILDING AREA (SECTION 506)

BUILDING FRONTAGE SEGMENTS

SEGMENT #	LENGTH (Ln)	WIDTH (Wn)	LENGTH X WIDTH
01	60.00'	30.00'	1,800.00
02	60.00'	0.00'	0.00
TOTALS:	120.00'	30.00'	1,800.00

THIS SCHEDULE WILL GIVE YOU TOTALS OF ALL BUILDING FRONTAGE SEGMENTS, BUT IT CAN'T DO THE FINAL CALCULATION TO PROVE OUT THE AVERAGE FRONTAGE WIDTH.
FOR THE FINAL CALCULATION IT IS RECOMMENDED YOU USE AN EXCEL SPREADSHEET AND LINK IT IN WITH IDEATE STICKY.
ALTERNATIVELY YOU COULD USE REVIT TEXT NOTES.

TOTAL PERIMETER (P)	PERIMETER WITH FRONTAGE (F)
120.00'	60.00'

THIS SCHEDULE WILL SUM THE TOTAL LENGTH OF ALL FRONTAGE SEGMENTS TO USE AS THE 'P' VALUE IN A FRONTAGE CALCULATION.
IT WILL BE EQUAL TO THE TOTAL OF THE 'LENGTH (Ln)' COLUMN ABOVE.

THIS SCHEDULE WILL SUM THE TOTAL LENGTH OF ALL FRONTAGE SEGMENTS THAT HAVE A WIDTH OF AT LEAST 20' TO USE AS THE 'F' VALUE IN A FRONTAGE CALCULATION.
IT WILL NOT NECESSARILY BE EQUAL TO THE TOTAL OF THE 'WIDTH (Wn)' COLUMN ABOVE.

INCLUDE YOUR FINAL FRONTAGE CALCULATIONS HERE

2 BUILDING FRONTAGE DIAGRAM

SCALE: 1" = 20'-0"

Frontage Increase Factor

W	=	26,531.88	/	889.49	=	29.828				
If	=	[(F	/	P	) -	0.25	] x	W	/	30
0.481	=	[(889.49	/	1,211.48	) -	0.25	] x	29.828	/	30

THESE ARE STICKY SCHEDULES UTILIZING A LINKED EXCEL SPREADSHEET. TO MAKE THIS PROJECT-SPECIFIC, COPY THE "XX-XXX Code Calculations" EXCEL FILE INTO YOUR PROJECT FOLDER AND UPDATE THE LINKED PATH IN STICKY. BE SURE TO UPDATE THE EXCEL FILE TO MATCH THE NUMBERS FROM YOUR REVIT SCHEDULE.

Equation 5-1: Single Occupancy, One Story Building

Aa	= [	At	+ (	NS	x	If	)
36,555.17	= [	31,500.00	+ (	10,500.00	x	0.481	)

Equation 5-2: Single Occupancy, Multistory Building

Aa	= [	At	+ (	NS	x	If	)]	x	Sa	
146,220.67	= [	31,500.00	+ (	10,500.00	x	0.481	)]	x	4	

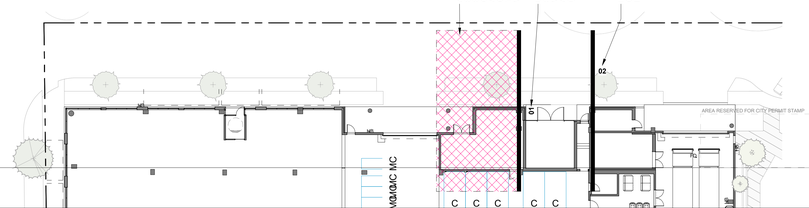
Equation 5-3: Mixed Occupancy, Multistory Building, Nonseparated Occupancies

Level 1	**Most Restrictive Occupancy**	**Aa**	= [	At	+ (	NS	x	If	)	**Actual Story Area**	**Story Ratio (Allowable/Actual)**
	X-#	**36,555.17**	= [	31,500.00	+ (	10,500.00	x	0.481	)	**30,000.00**	**0.82**
Level 2	**Most Restrictive Occupancy**	**Aa**	= [	At	+ (	NS	x	If	)	**Actual Story Area**	**Story Ratio (Allowable/Actual)**
	X-#	**36,555.65**	= [	31,500.00	+ (	10,501.00	x	0.481	)	**25,000.00**	**0.68**
Level 3	**Most Restrictive Occupancy**	**Aa**	= [	At	+ (	NS	x	If	)	**Actual Story Area**	**Story Ratio (Allowable/Actual)**
	X-#	**36,556.13**	= [	31,500.00	+ (	10,502.00	x	0.481	)	**28,000.00**	**0.77**
Totals	**Total Allowable Area:**	**109,666.95**						**Total Actual Area:**		**83,000.00**	**Total Ratio:**	**2.28**

ADD THE RETAIL ITEM AROUND THE FULL PERIMETER OF THE BUILDING IN THIS VIEW. SEE THE RETAIL ITEM FOR DETAILS. THIS WILL ADD A 10' WIDE OPEN SPACE EXISTS BETWEEN THE BUILDING FACE AND AN INTERIOR LOT LINE. IF NO SUCH AS THE BUILT-IN WARNINGS WILL TELL YOU. YOU'RE ONLY ALLOWED TO COUNT IT FOR WIDTHS OVER 30'. SET THEM EQUAL TO 0' AND FOR WIDTHS UNDER 30'. SET THEM EQUAL TO 0'.

UTILIZE THE "LABEL" PARAMETER TO LETTER / NUMBER THE SEGMENTS IN SEQUENCE (THE IDEATE RENUMBER TOOL CAN SPEED THIS UP). THIS VALUE WILL BE USED TO SORT THE SEGMENTS IN SCHEDULES AND WILL APPEAR AUTOMATICALLY IN A LABEL IF THE "BUILT-IN LABEL" PARAMETER IS CHECKED (SEE NOTE BELOW FOR ALTERNATE LABELING METHOD).

IN AREAS WITH VERY SHORT SEGMENTS, OR THAT ARE OTHERWISE CONGESTED, TAG SEGMENTS WITH THE "WT_Tag-Detail Item by Label" TO IMPROVE LEGIBILITY



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Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

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Seattle, WA 98188

Issue:

100% SD	2025.12.20
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Schematics		
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Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BUILDING CODE DIAGRAMS

G2.20

Project Number: 24-027

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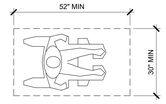
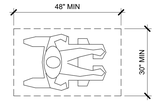


SIZE OF CLEAR FLOOR SPACE FOR TYPE 'A' UNITS

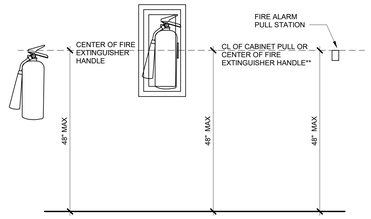


SIZE OF CLEAR FLOOR SPACE FOR TYPE 'B' UNITS

10 CLEAR FLOOR SPACE - DWELLING UNITS

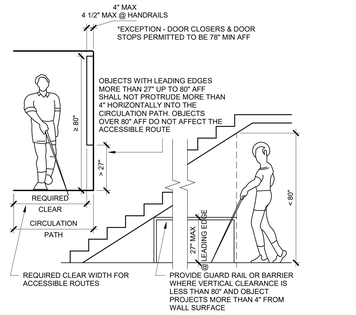
SCALE: 1/2" = 1'-0" ICC A117.1-2017

1. 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.
2. FOR CABINET MOUNTED FIRE EXTINGUISHERS, THE HIGHEST OPERABLE ELEMENT SHALL ESTABLISH THE HEIGHT OF THE CABINET INSTALLATION. MAXIMUM OPERABLE ELEMENT = CENTER OF CABINET PULL OR CENTER OF FIRE EXTINGUISHER HANDLE-SHALL BE 48" AFF, MAXIMUM
3. ACTIVATING HANDLE OR LEVER OF MANUAL FIRE ALARM PULL STATIONS TO BE MOUNTED AT 48" A.F.F., MAXIMUM.



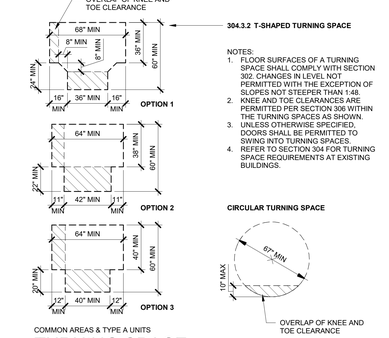
8 FIRE EXTINGUISHER & ALARM

SCALE: 3/4" = 1'-0" ICC A117.1-2017 SECTION 308



4 PROTRUDING OBJECTS

SCALE: 3/8" = 1'-0" ICC A117.1-2017 SECTION 307



COMMON AREAS & TYPE A UNITS

1 TURNING SPACE

SCALE: 1/4" = 1'-0" ICC A117.1-2017 SECTION 304

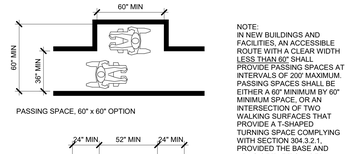
304.3.2 T-SHAPED TURNING SPACE

NOTES:
1. FLOOR SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 302. CHANGES IN LEVEL NOT PERMITTED WITH THE EXCEPTION OF SLOPES NOT STEEPER THAN 1:48.
2. KNEE AND TOE CLEARANCES ARE PERMITTED PER SECTION 306 WITHIN THE TURNING SPACES AS SHOWN.
3. UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.
4. REFER TO SECTION 304 FOR TURNING SPACE REQUIREMENTS AT EXISTING BUILDINGS.

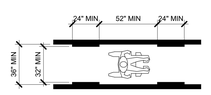
CIRCULAR TURNING SPACE

GENERAL NOTES - COMMON AREAS:

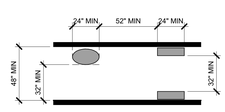
1. ACCESSIBILITY REQUIREMENTS ARE BASED ON ANSI A117.1-2017, 1998 FHADM, AND THE 2010 ADAS.
2. ROUTES SHALL BE A MINIMUM OF 36" ON INTERIOR ROUTES AND 48" ON EXTERIOR ROUTES AND BE FREE OF ALL OBJECTS. CLEAR WIDTH IS MEASURED BETWEEN THE MOST OBSTRUCTING ELEMENTS SUCH AS WALL BASE, DOOR CASING, AND COUNTERTOP EDGES UNLESS NOTED OTHERWISE. SEE DETAIL 4-FOR REQUIREMENTS RELATED TO PROTRUDING OBJECTS. SEE DETAIL 9 FOR CLEAR WIDTHS AT TURNING CONDITIONS.
3. ALL ACCESSIBLE RAMPS SHALL HAVE MAXIMUM SLOPES OF 1:12 ALONG THE SLOPED SURFACE AND HANDRAILS ON BOTH SIDES OF THE RAMP.
4. 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.
5. 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.
6. FLOOR TEXTURES IN PUBLIC AREAS AND TYPE A DWELLING UNITS MUST BE FIRM, STABLE AND SLIP-RESISTANT.
7. JOINTS BETWEEN EXTERIOR MATERIALS AND OPENINGS IN FLOOR SURFACES SHALL COMPLY WITH 2017 ICC/ANSI A117.1 SECTION 302.
8. SIGNS THAT IDENTIFY PERMANENT ROOMS AND SPACES SHALL HAVE TACTILE, RAISED AND BRAILLE CHARACTERS AND PICTOGRAMS AS REQUIRED BY 2017 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" A.F.F. TO THE BASELINE OF THE LOWEST RAISED CHARACTERS.
9. TRANSITIONS BETWEEN FLOOR MATERIALS SHALL BE LEVEL, VERTICAL UP TO 1/4" OR BEVELED 1:2 UP TO 1/2"
10. TRASH DISPOSAL UNITS MUST BE ON AN ACCESSIBLE ROUTE, HAVE CONTROLS WITHIN THE REACH RANGE, HAVE A CLEAR FLOOR SPACE 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
11. TWO-WAY COMMUNICATION SYSTEMS MUST HAVE BOTH AUDIBLE AND VISUAL INDICATORS AT ALL STATIONS.
12. 5% OF ALL STORAGE UNITS SHALL BE ACCESSIBLE, HAVING AN ACCESSIBLE DOOR (MANEUVERING CLEARANCE, USER PASSAGE WIDTH AND HARDWARE) ON AN ACCESSIBLE ROOM.
13. 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.
14. GENERAL CONTRACTOR TO ENSURE THAT THE SPACE BETWEEN OPPOSING COUNTERTOPS AND/OR PROJECTIONS INCLUDING APPLIANCES IS 40" CLEAR, MINIMUM.
15. ALL PUBLIC OR COMMON USE TOILET ROOMS MUST HAVE GRAB BARS INSTALLED; SEE SHEET G3.02 FOR DETAILS.



PASSING SPACE, 60" x 60" OPTION

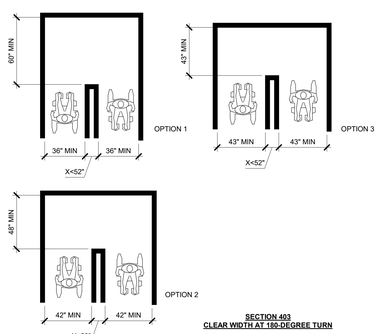


CLEAR WIDTH OF AN ACCESSIBLE ROUTE - INTERIOR

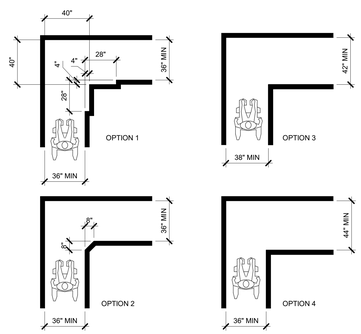


CLEAR WIDTH OF AN ACCESSIBLE ROUTE - EXTERIOR

NOTE:
IN NEW BUILDINGS AND FACILITIES, AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200' MAXIMUM. PASSING SPACES SHALL BE EITHER A 60" MINIMUM BY 60" MINIMUM SPACE, OR AN INTERSECTION OF TWO WALKING SURFACES THAT PROVIDE A T-SHAPED TURNING SPACE COMPLYING WITH SECTION 304.3.2.1, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 52" MINIMUM BEYOND THE INTERSECTION.



SECTION 403
CLEAR WIDTH AT 180-DEGREE TURN

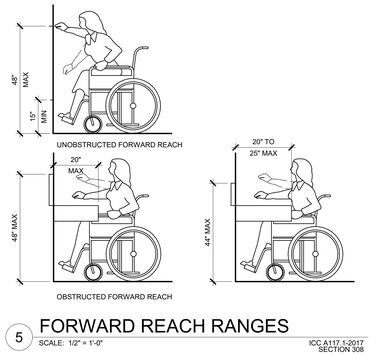


SECTION 403
CLEAR WIDTH AT 90-DEGREE TURN

COMMON AREAS & TYPE A UNITS

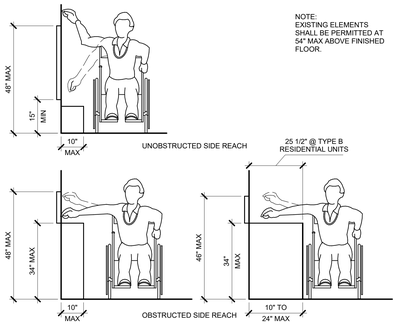
9 CLEAR WIDTHS

SCALE: 1/4" = 1'-0" ICC A117.1-2017 SECTION 403



5 FORWARD REACH RANGES

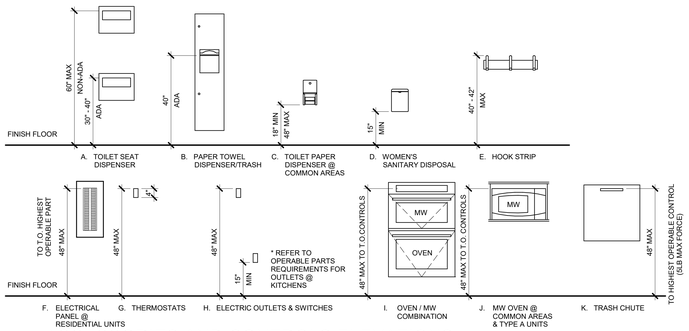
SCALE: 1/2" = 1'-0" ICC A117.1-2017 SECTION 308



NOTE:
EXISTING ELEMENTS SHALL BE PERMITTED AT 54" MAX ABOVE FINISHED FLOOR.

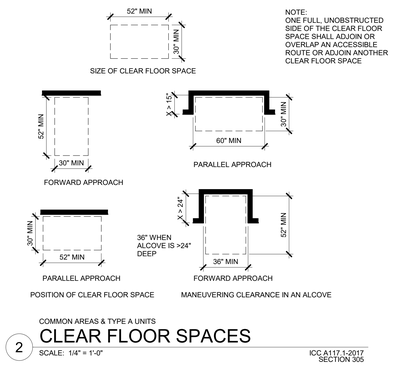
6 SIDE REACH RANGES

SCALE: 1/2" = 1'-0" ICC A117.1-2017 SECTION 308



7 ACCESSIBLE AND CONTROLS ELEVATIONS

SCALE: 1/2" = 1'-0" ICC A117.1-2017



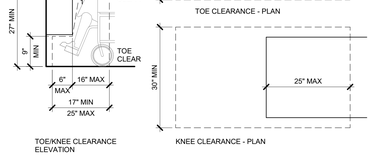
NOTE:
ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE

COMMON AREAS & TYPE A UNITS

2 CLEAR FLOOR SPACES

SCALE: 1/4" = 1'-0" ICC A117.1-2017 SECTION 305

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



3 KNEE & TOE CLEARANCES

SCALE: 3/4" = 1'-0" ICC A117.1-2017 SECTION 306

GENERAL NOTES - DWELLING UNITS:

1. ALL RESIDENTIAL DWELLING UNITS ARE CONSIDERED ACCESSIBLE UNITS. REFERENCE INCLUDED UNIT MATRIX, BUILDING FLOOR PLANS, AND UNIT FLOOR PLANS FOR DISTRIBUTION OF TYPE A UNITS AS DEFINED BY ANSI AND TYPE B UNITS AS DEFINED BY ANSI AND FHA. TYPE A RESIDENTIAL UNITS SHALL COMPRISE 5% OF TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED.
2. 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.
3. DOORS ON AN ACCESSIBLE ROUTE, INTERIOR/EXTERIOR SIDES OF UNIT ENTRY DOORS, AND ALL INTERIOR DOORS WITHIN A TYPE A UNIT THAT REQUIRE USER PASSAGE MUST HAVE ACCESSIBLE MANEUVERING CLEARANCE ON EACH SIDE OF THE DOOR PER 2017 ICC/ANSI A117.1 SECTION 404. TYPE A BATHROOMS NOT REQUIRED TO COMPLY SHALL NOT BE REQUIRED TO HAVE CLEARANCES ON THE TOILET ROOM OR BATHROOM SIDE OF THE DOOR. TYPE B UNIT INTERIOR DOORS ARE NOT REQUIRED TO HAVE MANEUVERING CLEARANCE AT DOORS.
4. 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.
5. ALL SWINGING UNIT INTERIOR DOORS SHALL BE 1-3/8" THICK, TO MEET CLEARANCES ABOVE.
6. AT TYPE B UNITS, ALL 2'-10" UNIT DOORS IF SPECIFIED, SHALL MEET THE BUILDING CODE REQUIREMENT OF 31-3/4" CLEAR PASSAGE WHEN OPEN 90° . 3/8" DOOR STOPS ARE RECOMMENDED TO ACHIEVE CLEARANCE.
   A. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BUILD A COMPLIANT MOCK-UP
   B. PRIOR TO OCCUPANCY, CONTRACTOR SHALL FIELD VERIFY THAT EVERY 2'-10" DOOR MEETS CLEARANCE REQUIREMENT.
7. TOILET AND BATHING ROOMS IN TYPE A AND B DWELLING UNITS MUST HAVE REINFORCING FOR FUTURE GRAB BARS PER 2017 ICC/ANSI A117.1 SECTION, SECTION 1103.11.1 AND 1104.11.1
8. TYPE B OPTION A BATHS SHALL HAVE 18" CLEARANCE BETWEEN THE WATER CLOSET AND TUB, OR PLUMBING CHASE WALL, WHICHEVER IS THE GREATEST PROJECTION. A CLEARANCE OF 18" FIXED IS REQUIRED BETWEEN A WATER CLOSET AND A SIDE WALL. CLEARANCE IN THE WC/TUB CONFIGURATION REQUIRES A REAR WALL WITH REINFORCEMENT BEHIND TO SUPPORT A SWING-UP GRAB BAR MOUNTED BETWEEN IN THE FUTURE. ADEQUATE SPACE MUST BE PROVIDED ON A FLUSH SOLID SURFACE TO MOUNT THE SWING-UP GRAB BAR AND BACK PLATE BETWEEN THE WATER CLOSET AND THE TUB SURROUND.
9. ELECTRICAL OUTLETS & SWITCHES 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). OBSTRUCTIONS ARE LIMITED TO 34" AFF AND 24" DEEP FOR ACCESS TO OUTLETS, SWITCHES, AND CONTROLS AT TYPE A UNITS. SEE OPERABLE PARTS SECTION FOR ADDITIONAL REQUIREMENTS.
10. TYPE A UNIT KITCHEN APPLIANCES MUST HAVE CONTROLS WITHIN THE REACH RANGE OF 48" TO 15" AFF. SEE 2017 ICC/ANSI A117.1 SECTION 1103.12.5 FOR SPECIFIC APPLIANCE CRITERIA. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.
11. TYPE A AND B UNIT ENVIRONMENTAL CONTROLS, SWITCHES, OUTLETS, OPERABLE WINDOWS, PLUMBING FIXTURES, CONTROLS, AND ELECTRICAL PANELS MUST BE WITHIN THE REACH RANGE PER 2017 ICC/ANSI A117.1 SECTION 1103.9 FOR TYPE A UNITS AND SECTION 1104.9 FOR TYPE B UNITS, 308, AND 309. APPLIANCE CONTROLS WITHIN THE REACH RANGE ARE NOT REQUIRED FOR TYPE B UNITS.
12. TYPE A UNITS WITH OPERABLE WINDOWS MUST HAVE CONTROLS WITHIN THE REACH RANGE, WITH A CLEAR FLOOR SPACE FOR EITHER A FORWARD OR PARALLEL APPROACH TO THE CONTROLS AND BE EASILY OPERABLE WITH ONE HAND AND WITH 5 POUNDS OF FORCE OR LESS.
13. 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 EITHER A FORWARD OR PARALLEL APPROACH AT EACH FACILITY. HEIGHT AND CONTROLS SHALL BE WITHIN THE REACH RANGE, AND UNDER THE REQUIRED FORCE OF 5 POUNDS. KITCHEN CABINETS SHALL NOT BE REQUIRED TO COMPLY.
14. TYPE A KITCHEN WORK SURFACES AND SINKS SHALL BE 34" MAX. HT. WITH CLEAR FLOOR SPACE FOR A FORWARD APPROACH, 27" AFF KNEE SPACE @ 30" CLEAR WIDTH AND 17" MIN. DEEP.
15. TYPE A & B VANITIES TO HAVE A MAX HEIGHT OF 34". DIMENSION IS TO SINK RIM OR COUNTER TOP, WHICHEVER IS HIGHER.
16. IN TYPE A KITCHENS, PROVIDE REMOVABLE CABINETRY AT SINKS, VANITIES AND WORK SURFACES. PROVIDE REMOVABLE CABINETRY AT A TYPE B VANITY WHERE A FORWARD APPROACH IS REQUIRED. WHERE A FORWARD APPROACH IS PROVIDED, THE WALL AND FLOOR FINISHES MUST EXTEND UNDER THE CABINETRY.
17. CLOSETS DEEPER THAN 24" REQUIRE USER PASSAGE OF 32" CLEAR FOR TYPE A UNITS AND 31 3/4" CLEAR FOR TYPE B UNITS; THE 24" IS MEASURED FROM FACE OF FINISH.

GENERAL NOTES - OPERABLE PARTS:

309.1 GENERAL. OPERABLE PARTS SHALL COMPLY WITH SECTION 309.

EXCEPTIONS:
1. RECEPTACLE OUTLETS SERVING A DEDICATED USE.
2. AT COMMON USE AREAS AND TYPE A UNITS, WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION.
3. IN A KITCHEN, WHERE A CLEAR FLOOR SPACE FOR A PARALLEL APPROACH CANNOT BE LOCATED AT A COUNTERTOP IN A CORNER BETWEEN APPLIANCES, RECEPTACLE OUTLETS OVER THE COUNTERTOP SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION PROVIDED THAT THE COUNTERTOP AREA DOES NOT EXCEED 9 SQUARE FEET MAXIMUM.
4. FLOOR RECEPTACLE OUTLETS.
5. HVAC DIFFUSERS.
6. CONTROLS MOUNTED ON CEILING FANS.
7. WHERE REDUNDANT CONTROLS OTHER THAN LIGHT SWITCHES ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION.
8. RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES.
9. ELECTRICAL PANELBOARDS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.4.
10. EMERGENCY AID DEVICES, SUCH AS FIRE DEPARTMENT HOSE CONNECTIONS, VALVE CONTROLS, GAUGES, POLICE CALL BOXES AND ANNUNCIATOR PANELS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION PROVIDED THAT THEY ARE USED ONLY FOR EMERGENCIES BY EMERGENCY PERSONNEL ACTING IN THEIR OFFICIAL CAPACITY.

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THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE GENERAL NOTES AND DETAILS

G3.00

Project Number: 24-027

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NOT FOR CONSTRUCTION
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RAMP NOTES

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12
2. CROSS SLOPES SHALL NOT BE STEEPER THAN 1:48
3. FLOOR SURFACE SHALL COMPLY WITH CODE REQUIREMENTS. SEE GENERAL NOTES.
4. CLEAR WIDTH OF LANDING SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUNS LEADING TO THE LANDING.
5. WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS
6. WHERE DOORWAYS ARE ADJACENT TO RAMP LANDINGS, MANEUVERING CLEARANCES SHALL BE PERMITTED TO OVERLAP THE LANDING AREA. WHERE DOORS ARE PROVIDED WITH LOCKS, LANDINGS SHALL BE SIZED TO PROVIDE REQUIRED TURNING SPACES.
7. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
8. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS & AT EACH SIDE OF RAMP LANDINGS
9. EDGE BARRIERS ARE NOT REQUIRED AT SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY OR HAVING A VERTICAL DROP-OFF OF 1/2" MAX WITHIN 10" HORIZONTALLY OF THE MIN. LANDING AREA.

TABLE 405.2
ALLOWABLE RAMP DIMENSION FOR CONSTRUCTION IN EXISTING SITES, BUILDING & FACILITIES

SLOPE	MAXIMUM RISE
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	3 INCHES
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6 INCHES

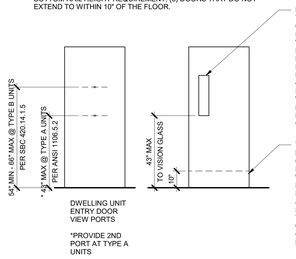
A SLOPE STEEPER THAN 1:8 SHALL NOT BE PERMITTED

405.9 EDGE PROTECTION. EDGE PROTECTION COMPLYING WITH SECTION 405-9.1 OR 405-9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

EXCEPTIONS:

1. EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS NOT REQUIRED TO HAVE HANDRAILS AND THAT HAVE FLARED SIDES COMPLYING WITH SECTION 406.3.
2. EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.
3. EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2 INCH MAXIMUM WITHIN 10 INCHES HORIZONTALLY OF THE MINIMUM LANDING AREA SPECIFIED IN SECTION 405.7.
4. EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMPED AISLES WHERE THE RAMPS PROVIDE ACCESS TO THE ADJACENT SEATS AND AISLE ACCESS WAYS.

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



DOORS & SIDELITES ADJ. TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR AN ADJ SIDELITE 43" MAX ABOVE THE FLOOR. VISION LITES W/THE LOWEST EDGE MORE THAN 66" AFF ARE NOT REQUIRED TO COMPLY.

THE DOOR SURFACE SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER . CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

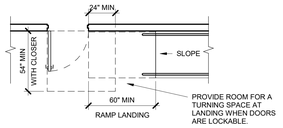
13 DOOR SURFACES & VISION LITES
SCALE: 3/8" = 1'-0" — ICC A117.1-2017 SECTION 404

DOOR HARDWARE AND NOTES

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

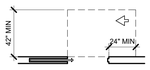
STAIR NOTES

1. STAIR LIGHTING FOR INTERIOR STAIRWAYS SHALL PROVIDE 10 FOOT-CANDLES OF LUMINANCE MEASURED AT THE CENTER OF TREAD SURFACES & ON LANDING SURFACES WITHIN 24" OF NOSING.
2. LIGHTING CONTROLS, IF PROVIDED, SHALL HAVE OCCUPANCY-SENSING AUTOMATIC CONTROLS & MEETS THE REQUIRED FOOT-CANDLE REQUIREMENTS @ THE ENTRANCE LANDING, EACH STAIR FLIGHT ADJACENT TO THE ENTRANCE LANDING & ON THE LANDING ABOVE & BELOW THE ENTRANCE LANDING PRIOR TO ANY STEP BEING USED.
3. STAIR LEVEL IDENTIFICATION SIGNS SHALL BE IN TACTILE CHARACTERS COMPLYING WITH SIGNAGE REQUIREMENTS. SIGNAGE SHALL BE LOCATED AT EACH FLOOR LANDING IN ALL ENCLOSED STAIRWAYS ADJACENT TO THE DOOR LEADING FROM THE STAIRWELL INTO THE CORRIDOR. THE EXIT DISCHARGE DOOR SHALL HAVE A TACTILE SIGN STATING "EXIT".
4. CANE DETECTION AT STANDPIPES WHERE ELEVATED VALVES PROTRUDE MORE THAN 4".

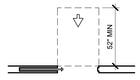


LANDINGS AT DOORS

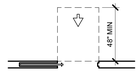
SLIDING AND FOLDING



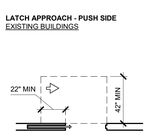
STOP OR LATCH APPROACH



LATCH APPROACH - PUSH SIDE

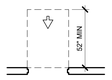


LATCH APPROACH - PUSH SIDE
EXISTING BUILDINGS

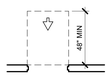


LATCH APPROACH - PUSH SIDE

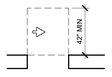
NO DOOR OR GATE



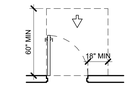
FRONT APPROACH



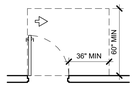
FRONT APPROACH
EXISTING BUILDINGS



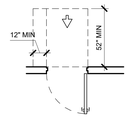
SIDE APPROACH



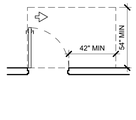
FRONT APPROACH - PULL SIDE



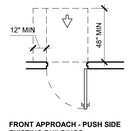
HINGE APPROACH - PULL SIDE



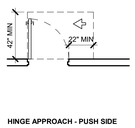
FRONT APPROACH - PUSH SIDE



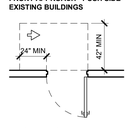
HINGE APPROACH - PULL SIDE



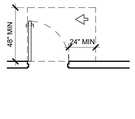
FRONT APPROACH - PUSH SIDE
EXISTING BUILDINGS



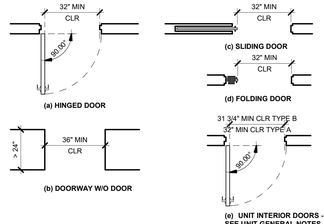
HINGE APPROACH - PUSH SIDE



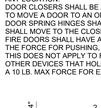
LATCH APPROACH - PUSH SIDE



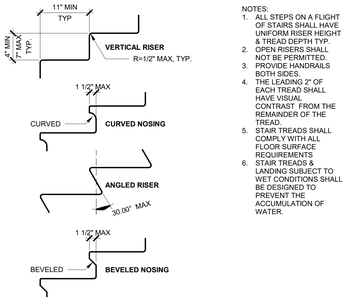
LATCH APPROACH - PULL SIDE



NOTES:
1. THERE SHALL BE NO PROJECTIONS INTO CLEAR OPENING WIDTH LOWER THAN 34" ABOVE FLOOR. PROJECTIONS INTO CLEAR OPENING WIDTH BETWEEN 34" & 80" A.F.F. SHALL NOT EXCEED 4".
2. DOOR CLOSER AND STOPS SHALL BE PERMITTED TO BE 78" MIN. A.F.F.
3. IN ALTERATIONS, A PROJECTION OF 5/8" MAX. INTO THE REQUIRED CLR. OPENING WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP

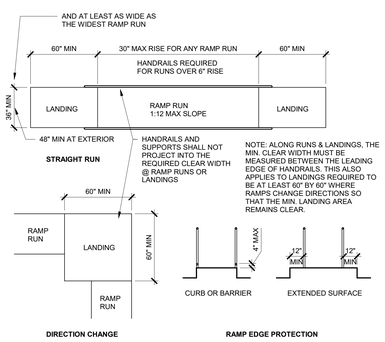


BEVELED CHANGES IN LEVEL



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

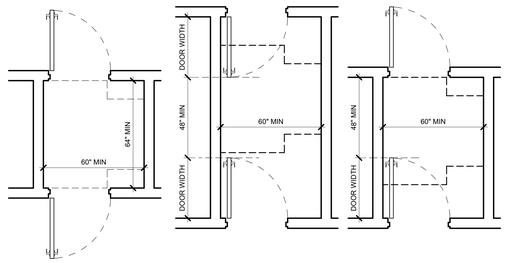
18 RAMPS AT DOORS
SCALE: 1/4" = 1'-0" — ICC A117.1-2017 SECTION 405



19 RAMPS
SCALE: 1/4" = 1'-0" — ICC A117.1-2017 SECTION 405

COMMON AREAS & TYPE A UNITS

15 SLIDING AND FOLDING DOORS
SCALE: 1/4" = 1'-0" — ICC A117.1-2017 SECTION 404

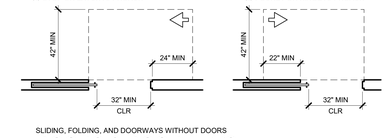


TWO DOORS OR GATES IN A SERIES

16 DOORS & DOORWAYS
SCALE: 3/8" = 1'-0" — ICC A117.1-2017 SECTION 404

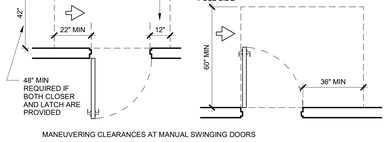
SLIDING, FOLDING, AND DOORWAYS WITHOUT DOORS

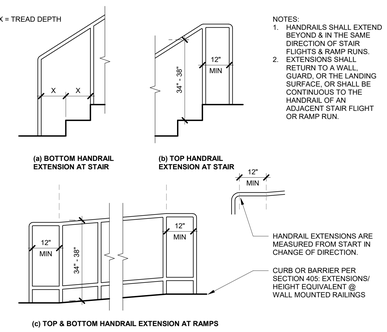
11 DOORS & DOORWAYS
SCALE: 3/8" = 1'-0" — ICC A117.1-2017 SECTION 404



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

7 DOORS & DOORWAYS
SCALE: 3/8" = 1'-0" — ICC A117.1-2017 SECTION 404



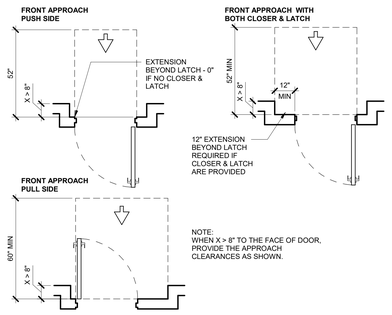


NOTES:
1. HANDRAILS SHALL EXTEND BEYOND & IN THE SAME DIRECTION OF STAIR FLIGHTS & RAMP RUNS.
2. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN.

3 HANDRAILS
SCALE: 1/2" = 1'-0" — ICC A117.1-2017 SECTION 505

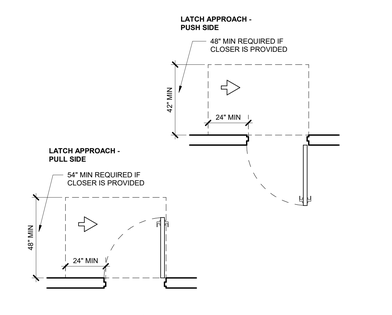
RECESSED DOORS & GATES

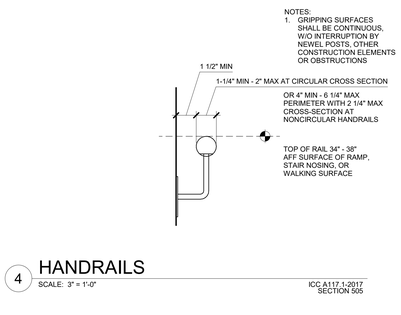
12 DOORS & DOORWAYS
SCALE: 3/8" = 1'-0" — ICC A117.1-2017 SECTION 404



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

8 DOORS & DOORWAYS
SCALE: 3/8" = 1'-0" — ICC A117.1-2017 SECTION 404





4 HANDRAILS
SCALE: 3" = 1'-0" — ICC A117.1-2017 SECTION 505

WEBER THOMPSON
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206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12

Construction Revision:

NOT FOR CONSTRUCTION
100% DD 2025.05.09

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE DOORS, RAMPS, AND STAIRS

G3.01

Project Number: 24-027

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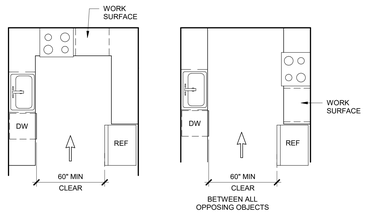
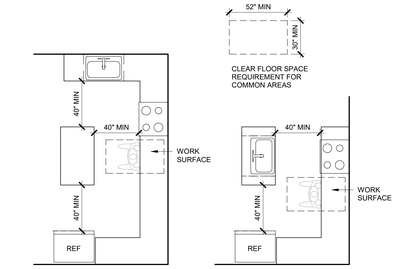
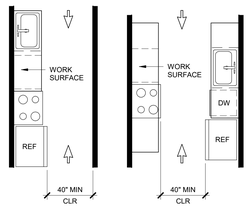
NOTES:
1. TURNING SPACE PER G3.00 IS REQUIRED IN EACH ROOM; TO BE PROVIDED WITH A TURNING CIRCLE OR T-TURN AND CAN BE PROVIDED BY THE SPACE UNDER THE WORK SURFACE OR SINK, BETWEEN THE CABINETRY, OR ADJACENT TO THE END CABINETRY (MIN. CLEAR DIMENSION IS NOT REQUIRED TO BE INCREASED).
2. APPLIANCE / WORK SURFACE LOCATIONS ARE REPRESENTATIVE OF POTENTIAL OPTIONS; SEE FLOOR PLANS FOR ACTUAL LAYOUTS.



COMMON AREAS
17 KITCHEN U-SHAPED
SCALE: 1/4" = 1'-0"
ICC A117.1-2017 SECTION 804



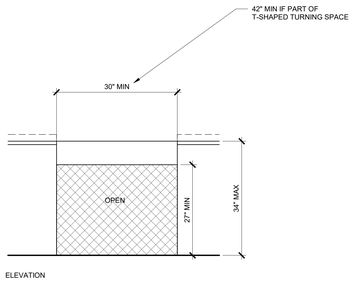
COMMON AREAS
18 KITCHEN U-SHAPED 2
SCALE: 1/4" = 1'-0"
ICC A117.1-2017 SECTION 804



NOTES:
1. TURNING SPACE REQUIRED IN EACH ROOM; TO BE PROVIDED WITH A TURNING CIRCLE OR T-TURN AND CAN BE PROVIDED BY THE SPACE UNDER THE WORK SURFACE OR SINK, BETWEEN THE CABINETRY, OR ADJACENT TO THE END CABINETRY (MIN. CLEAR DIMENSION IS NOT REQUIRED TO BE INCREASED).
2. APPLIANCE / WORK SURFACE LOCATIONS ARE REPRESENTATIVE OF POTENTIAL OPTIONS; SEE FLOOR PLANS FOR ACTUAL LAYOUTS.

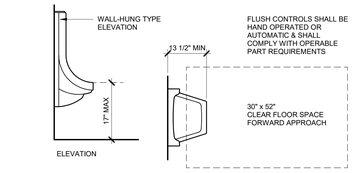
PASS-THROUGH KITCHEN CLEARANCE

COMMON AREAS
19 KITCHEN PASS-THROUGH
SCALE: 1/4" = 1'-0"
ICC A117.1-2017 SECTION 804

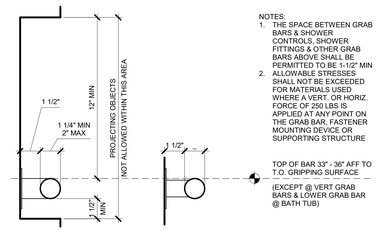


ELEVATION

COMMON AREAS
20 WORK SURFACE
SCALE: 3/4" = 1'-0"
ICC A117.1-2017 SECTION 804



12 URINALS
SCALE: 3/4" = 1'-0"
ICC A117.1-2017 SECTION 605

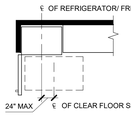


NOTES:
1. THE SPACE BETWEEN GRAB BARS & SHOWER CONTROLS, SHOWER FITTINGS & OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 1-1/2" MIN
2. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERT. OR HORIZ. FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE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

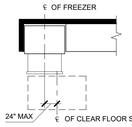
13 GRAB BARS
SCALE: 3" = 1'-0"
ICC A117.1-2017 SECTION 609

REFRIGERATOR/ FREEZER ACCESS OPTIONS

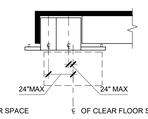
(A) ACCESS TO REFRIGERATOR AND A TOP FREEZER



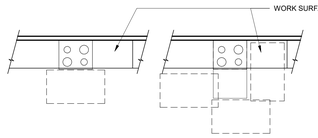
(B) ACCESS TO BOTTOM FREEZER



(C) ACCESS TO SIDE-BY-SIDE REFRIGERATOR/ FREEZER

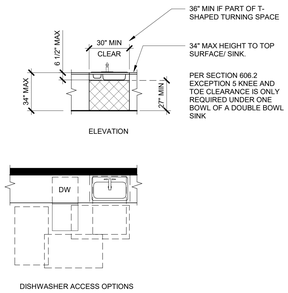


COMMON AREAS
14 REFRIGERATOR CLEARANCES
SCALE: 1/4" = 1'-0"
ICC A117.1-2017 SECTION 804

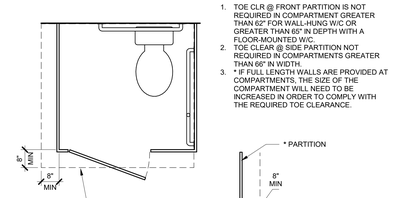


EXAMPLES OF ACCESS TO RANGE

COMMON AREAS
15 RANGE OR COOKTOP
SCALE: 1/4" = 1'-0"
ICC A117.1-2017 SECTION 804

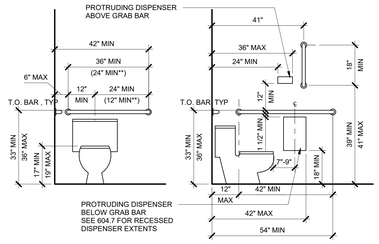


COMMON AREAS
16 KITCHEN SINK
SCALE: 1/4" = 1'-0"
ICC A117.1-2017 SECTION 804

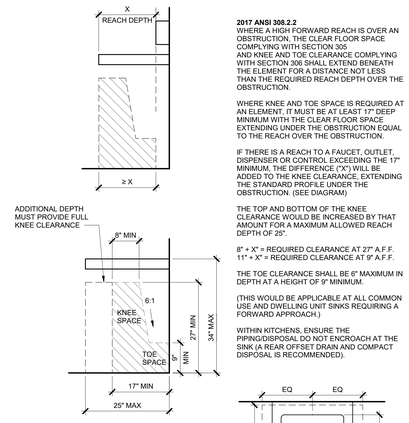


TOE CLEARANCE
9 ACCESSIBLE COMPARTMENTS
SCALE: 1/2" = 1'-0"
ICC A117.1-2017 SECTION 604

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



ELEVATIONS
10 WATER CLOSETS-TYPICAL
SCALE: 1/2" = 1'-0"
ICC A117.1-2017 SECTION 604 / 609



2017 ANSI 308.2.2
WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION.

WHERE KNEE AND TOE SPACE IS REQUIRED AT AN ELEMENT, IT MUST BE AT LEAST 17" DEEP MINIMUM WITH THE CLEAR FLOOR SPACE EXTENDING UNDER THE OBSTRUCTION EQUAL TO THE REACH OVER THE OBSTRUCTION.

IF THERE IS A REACH TO A FAUCET, OUTLET, DISPENSER OR CONTROL EXCEEDING THE 17" MINIMUM, THE DIFFERENCE ("X") WILL BE ADDED TO THE KNEE CLEARANCE, EXTENDING THE STANDARD PROFILE UNDER THE OBSTRUCTION. (SEE DIAGRAM)

THE TOP AND BOTTOM OF THE KNEE CLEARANCE WOULD BE INCREASED BY THAT AMOUNT FOR A MAXIMUM ALLOWED REACH DEPTH OF 25".

8" + X" = REQUIRED CLEARANCE AT 27" A.F.F.
11" + X" = REQUIRED CLEARANCE AT 9" A.F.F.

THE TOE CLEARANCE SHALL BE 6" MAXIMUM IN DEPTH AT A HEIGHT OF 9" MINIMUM.

(THIS WOULD BE APPLICABLE AT ALL COMMON USE AND DWELLING UNIT SINKS REQUIRING A FORWARD APPROACH.)

WITHIN KITCHENS, ENSURE THE PIPING/DISPOSAL DO NOT ENCROACH AT THE SINK (A REAR OFFSET DRAIN AND COMPACT DISPOSAL IS RECOMMENDED).

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

HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN

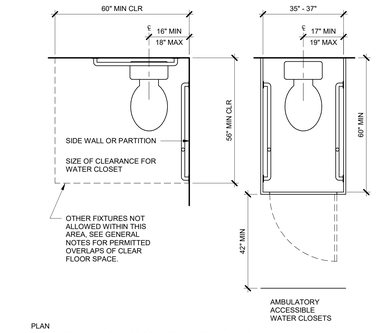
WATER SUPPLY AND DRAIN-PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAV OR SINK.

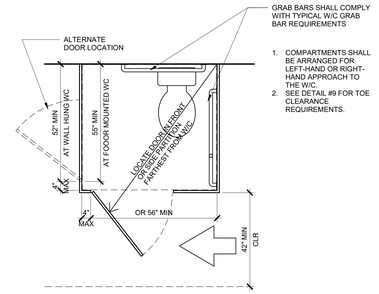
11 LAVATORIES AND SINKS
SCALE: 3/4" = 1'-0"
ICC A117.1-2017 SECTION 606

TYPICAL NOTES & CLEAR FLOOR SPACE REQS
8 ACCESSIBLE COMPARTMENTS
SCALE: 1/2" = 1'-0"
ICC A117.1-2017 SECTION 604

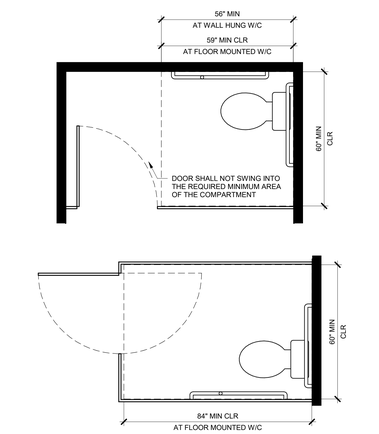
1. COMPARTMENT DOORS & HARDWARE SHALL COMPLY WITH SECTION 404; SEE SECTION 604.9.3 FOR EXCEPTIONS.
   A. THE DOOR SHALL BE SELF-CLOSING.
   B. A DOOR PULL COMPLYING WITH SECTION 404.2.6 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH.
   C. DOORS SHALL NOT SWING INTO THE REQUIRED MIN. AREA OF THE COMPARTMENT.
2. SEE DETAIL #9 FOR TOE CLEARANCE REQUIREMENTS.



PLAN
5 WATER CLOSETS-TYPICAL
SCALE: 1/2" = 1'-0"
ICC A117.1-2017 SECTION 604



DOOR & APPROACH REQ'S
6 ACCESSIBLE COMPARTMENTS
SCALE: 1/2" = 1'-0"
ICC A117.1-2017 SECTION 604



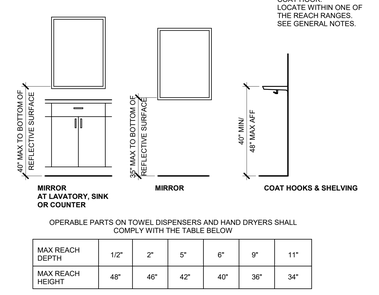
TOILET & BATHROOM NOTES

1. TURNING SPACES SHALL BE PROVIDED WITHIN THE ROOM. SEE GENERAL NOTES ON G3.00.
2. CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES AND TURNING SPACES MAY OVERLAP.
3. DOORS SHALL NOT SWING INTO CLEAR FLOOR SPACE OR CLEARANCES FOR ANY FIXTURE, EXCEPT AT INDIVIDUAL USE ROOMS WITH A 30" x 52" CLEAR FLOOR SPACE OUTSIDE THE SWING OF THE DOOR PER 603.2.2.
4. PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES, THE TURNING SPACE AND GRAB BARS ASSOCIATED WITH THE WATER CLOSET SHALL BE PERMITTED WITHIN THE REQUIRED CLEARANCE AROUND THE WATER CLOSET.
5. DIAPER CHANGING TABLES TO COMPLY WITH OPERABLE PARTS REQUIREMENTS & SECTION 603.5.
6. WATER CLOSET SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
7. TOILET PAPER DISPENSERS SHALL NOT BE LOCATED BEHIND THE GRAB BARS.
8. TOILET PAPER DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR DO NOT ALLOW CONTINUOUS PAPER FLOW.
9. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REQ'D GRAB BAR, THAT GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.
10. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH OPERABLE PART REQUIREMENTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE W.C.
11. IN AMBULATORY ACCESSIBLE COMPARTMENTS, FLUSH CONTROLS SHALL BE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.
12. TOILET & BATHING ROOMS FOR A SINGLE OCCUPANT, ACCESSED ONLY THROUGH A PRIVATE OFFICE & NOT FOR COMMON USE OR PUBLIC USE SHALL BE PERMITTED THE FOLLOWING:

(A) DOORS MAY SWING INTO THE CLEAR FLOOR SPACE, PROVIDED THE SWING OF THE DOOR CAN BE REVERSED TO MEET NOTE 3 REQUIREMENTS.
(B) DOORS MAY SWING INTO THE CLEAR FLOOR SPACE IF THERE IS A 30" x 52" CLEAR FLOOR SPACE WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
(C) ARE NOT REQUIRED TO MEET WATER CLOSET SEAT HEIGHT REQUIREMENTS GRAB BARS ARE NOT REQUIRED PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT TYPICAL GRAB BAR INSTALLATION.
(D) KNEE & TOE REQUIREMENTS AT LAVATORIES ARE NOT REQUIRED.
(E) HEIGHT REQUIREMENTS FOR THE TOP OF LAVATORIES IS NOT REQUIRED.
(F) GRAB BARS AT SHOWER COMPARTMENTS ARE NOT REQUIRED TO BE INSTALLED PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH SHOWER COMPARTMENT REQUIREMENTS.

KITCHEN SINKS
1. A PARALLEL APPROACH COMPLYING WITH CLEAR SPACE REQUIREMENTS SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED.

SHOWERS/ BATHTUBS:
1. SEE SECTION 607, 608 & 610 FOR IN-DEPTH BATH AND SHOWER REQUIREMENTS.
2. A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH TUB & SHOWER "SEAT" REQUIREMENTS.
3. SEAT STRUCTURAL STRENGTH: ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERT. OR HORIZ. FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE.
4. GRAB BARS SHALL COMPLY W/TOILET & BATHING ROOM GRAB BAR REQUIREMENTS. WHERE MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZ. GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FLOOR.
5. A HAND SHOWER W/A HOSE 59" MIN IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL W/A NON POSITIVE SHUTOFF FEATURE. AN ADJUSTABLE-HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.
   A. EXCEPTION: IN OTHER THAN ACCESSIBLE UNITS AND TYPE A UNITS, A FIXED SHOWER HEAD LOCATED 48" MAXIMUM ABOVE THE SHOWER FLOOR SHALL BE PERMITTED IN LIEU OF A HAND SHOWER
6. ENSURE HAND SHOWER GRIP IS WITHIN REACH RANGE.
7. THRESHOLDS IN ROLL-IN-TYPE SHOWER COMPARTMENT SHALL BE 1/2" MAX IN HEIGHT WITH A 1:2 BEVEL IN ACCORDANCE WITH LEVEL CHANGE REQUIREMENTS. IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2" MAX. IN HEIGHT SHALL BE BEVELED, ROUNDED, OR VERTICAL.
   A. EXCEPTION: IN EXISTING FACILITIES, IN TRANSFER TYPE SHOWER COMPARTMENTS WHERE PROVISION OF A THRESHOLD 1/2" IN HEIGHT WOULD DISTURB THE STRUCTURAL REINFORCEMENT OF THE FLOOR SLAB, A THRESHOLD 2" MAX IN HEIGHT SHALL BE PERMITTED.
8. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.
9. SHOWERS SHALL DELIVER WATER THAT IS 120°F (49°C) MAX.

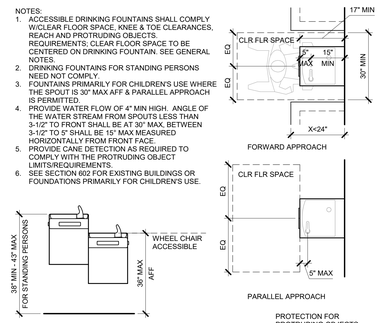


OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH THE TABLE BELOW

MAX REACH DEPTH	1/2"	2"	5"	6"	9"	11"
MAX REACH HEIGHT	48"	46"	42"	40"	36"	34"

3 MISC. BATHROOM FIXTURES
SCALE: 1/2" = 1'-0"
ICC A117.1-2017 CHAPTER 6

NOTES:
1. ACCESSIBLE DRINKING FOUNTAINS SHALL COMPLY W/CLEAR FLOOR SPACE, KNEE & TOE CLEARANCES, REACH AND PROTRUDING OBJECTS. REQUIREMENTS; CLEAR FLOOR SPACE TO BE CENTERED ON DRINKING FOUNTAIN. SEE GENERAL NOTES.
2. DRINKING FOUNTAINS FOR STANDING PERSONS NEED NOT COMPLY.
3. FOUNTAINS PRIMARILY FOR CHILDREN'S USE WHERE THE SPOUT IS 30" MAX AFF & PARALLEL APPROACH IS PERMITTED.
4. PROVIDE WATER FLOW OF 4" MIN HIGH . ANGLE OF THE WATER STREAM FROM SPOUTS LESS THAN 3-1/2" TO FRONT SHALL BE AT 30° MAX, BETWEEN 3-1/2" TO 5" SHALL BE 15° MAX MEASURED HORIZONTALLY FROM FRONT FACE.
5. PROVIDE CANE DETECTION AS REQUIRED TO COMPLY WITH THE PROTRUDING OBJECT LIMITS/REQUIREMENTS.
6. SEE SECTION 602 FOR EXISTING BUILDINGS OR FOUNDATIONS PRIMARILY FOR CHILDREN'S USE.



4 DRINKING FOUNTAINS
SCALE: 1/2" = 1'-0"
ICC A117.1-2017 SECTION 602

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Seattle, WA 98188

Issue:

50% SD.	2024.10.26
100% SD.	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE COMMON AREA PLUMBING FIXTURES AND KITCHENS
G3.02

Project Number: 24-027

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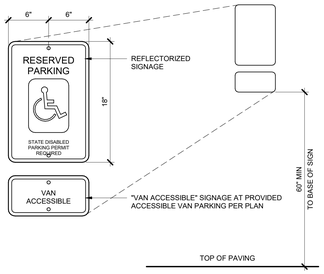
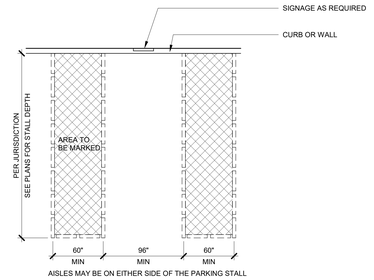


4 ACCESSIBLE PARKING SIGNS

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

ICC A117.1-2017 SECTION 502



AISLES MAY BE ON EITHER SIDE OF THE PARKING STALL

1 ACCESSIBLE PARKING

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

ICC A117.1-2017 SECTION 502

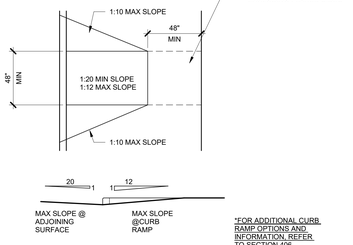
PARKING NOTES

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

ELECTRIC VEHICLE CHARGING STATION (EVCS)

WHERE REQUIRED TO BE ACCESSIBLE PER IBC SECTION 1107, 5% OF EV STALLS, BUT NOT LESS THAN 1 OF EACH TYPE OF CHARGING SYSTEM, MUST BE ACCESSIBLE. ACCESSIBLE EV STALLS MUST MEET VAN STALL SIZING @ 132" WIDE (11'-0") WITH A 60" (5'-0") ACCESS AISLE.

1. OPERABLE PARTS
   - OPERABLE PARTS ON THE CHARGING STATION INTENDED FOR OPERATION BY THE USER, INCLUDING CARD READERS, TO COMPLY WITH SECTION 309.
2. ACCESSIBLE ROUTE
   - AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ACCESS AISLE ADJACENT TO THE PARKING SPACE TO THE CLEAR FLOOR SPACE COMPLYING WITH SECTION 502.11.1 ADJACENT TO THE VEHICLE CHARGING STATION. THE ACCESSIBLE ROUTE SHALL NOT BE OBSTRUCTED BY THE CABLE BETWEEN THE CAR AND CHARGING STATION WHEN THE VEHICLE IS BEING CHARGED.
3. OBSTRUCTIONS
   - BOLLARDS, CURBS OR WHEEL STOPS SHALL BE LOCATED SO THAT THEY DO NOT OBSTRUCT THE CLEAR FLOOR SPACE REQUIRED BY SECTION 502.11.1 OR THE ACCESSIBLE ROUTE REQUIRED BY SECTION 502.11.2.

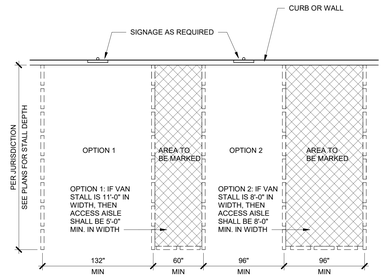


*FOR ADDITIONAL CURB RAMP OPTIONS AND INFORMATION, REFER TO SECTION 406

5 PERPENDICULAR CURB RAMPS

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

ICC A117.1-2017 SECTION 406



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

2 ACCESSIBLE PARKING

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

ICC A117.1-2017 SECTION 502

3 ACCESSIBLE PARKING - SHARED ISLE

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

ICC A117.1-2017 SECTION 502

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THE TRAILHEAD

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Client:

TRAILHEAD APARTMENTS LLLP

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Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE PARKING

G3.04

Project Number: 24-027

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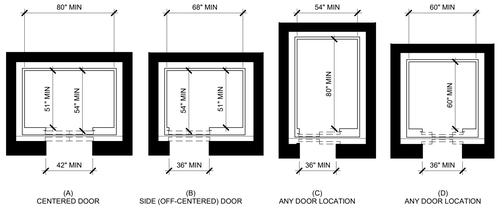
TABLE 407.4.1
MINIMUM DIMENSION OF ELEVATOR CARS

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

SECTION 407.4.7.1.2 DESIGNATION REQUIREMENTS

FLOORS SHALL BE DESIGNATED ...-4, -3, -2, -1, 0, 1, 2, 3, 4, ETCETERA, WITH FLOORS BELOW THE MAIN ENTRY FLOOR DESIGNATED WITH MINUS NUMBERS. NUMBERS SHALL BE PERMITTED TO BE OMITTED, PROVIDED THE REMAINING NUMBERS ARE IN SEQUENCE. WHERE A TELEPHONE KEYPAD ARRANGEMENT IS USED, THE NUMBER KEY ("#") SHALL BE UTILIZED TO ENTER THE MINUS SYMBOL ("-"). ANCILLARY LETTERS SHALL BE PERMITTED TO BE USED IN CONJUNCTION WITH THE NUMBERS, PROVIDED THE LETTERS ARE LOCATED TO THE RIGHT OF THE NUMBERS AND NOT MORE THAN TWO LETTERS ARE USED FOR EACH FLOOR DESIGNATION.



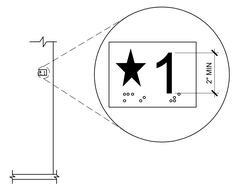
INSIDE DIMENSIONS

14 ELEVATOR CARS

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

ICC A117.1-2017 SECTION 407

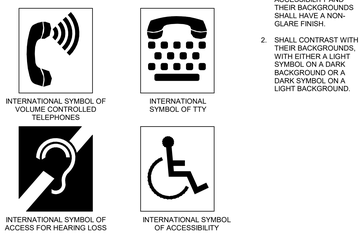
SHALL BE LOCATED ON BOTH JAMBS OF ELEVATOR HOISTWAY



9 ELEVATOR FLOOR DESIGNATION

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

ICC A117.1-2017 SECTION 407

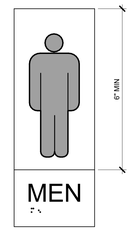


1. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH.
2. SHALL CONTRAST WITH THEIR BACKGROUNDS, WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

5 SYMBOLS

SCALE: 1" = 1'-0"

ICC A117.1-2017 SECTION 703



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

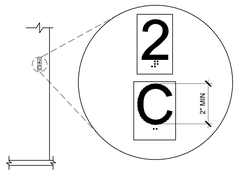
WHERE TEXT DESCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL BE LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTIONS SHALL COMPLY WITH SECTIONS 703.
BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

1 PICTOGRAM FIELD

SCALE: 6" = 1'-0"

ICC A117.1-2017 SECTION 703

CAR IDENTIFICATION SHALL BE LOCATED ON BOTH SIDES OF ELEVATOR HOISTWAY



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

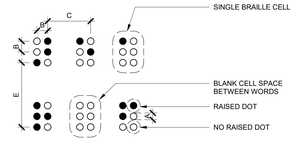
10 ELEVATOR DESTINATION-ORIENTED

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

ICC A117.1-2017 SECTION 407

TABLE 703.4.3 - BRAILLE DIMENSIONS

A	DOT BASE DIAMETER	0.059 TO 0.063
B	DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.090 TO 0.100
C	DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.241 TO 0.300
D	DOT HEIGHT	0.025 TO 0.037
E	DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.395 TO 0.400



6 CHARACTER DIMENSIONS

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

TABLE 703.2.4 - VISUAL CHARACTER HEIGHT

HEIGHT ABOVE FLOOR TO BASELINE OF CHARACTER *	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 6 FEET	5/8"
	6 FEET AND GREATER	5/8", PLUS 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 6 FEET
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 15 FEET	2"
	15 FEET AND GREATER	2", PLUS 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 15 FEET
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3"
	21 FEET AND GREATER	3", PLUS 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

* THE VERTICAL HEIGHT IS MEASURED FROM THE FLOOR OF THE VIEWING POSITION TO THE BASELINE OF THE HIGHEST LINE OF CHARACTERS.

2 CHARACTER DIMENSION TABLE

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

ICC A117.1-2017 SECTION 703

11 ELEVATOR VISIBLE SIGNALS

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

ICC A117.1-2017 SECTION 407

7 POSITION OF BRAILLE

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

ICC A117.1-2017 SECTION 703

DASHED LINES REPRESENT ALCOVES WHERE OCCURS; REFER TO CH. 4 FOR COMPLIANCE WHEN DOOR WITHIN AN ALCOVE

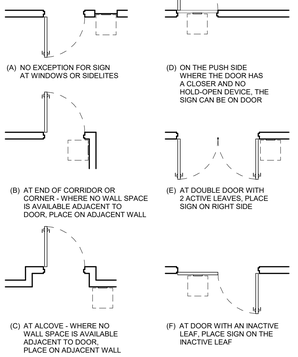
COMMON AREA OR DWELLING UNIT SIGNAGE CENTERED ON RAISED CHARACTERS

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

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

LOCATION OF SIGNS AT DOORS

ALTERNATE SIGN PLACEMENT



(A) NO EXCEPTION FOR SIGN AT WINDOWS OR SIDELITES

(D) ON THE PUSH SIDE WHERE THE DOOR HAS A CLOSER AND NO HOLD-OPEN DEVICE, THE SIGN CAN BE ON DOOR

(B) AT END OF CORRIDOR OR CORNER - WHERE NO WALL SPACE IS AVAILABLE ADJACENT TO DOOR, PLACE ON ADJACENT WALL

(E) AT DOUBLE DOOR WITH 2 ACTIVE LEAVES, PLACE SIGN ON RIGHT SIDE

(C) AT ALCOVE - WHERE NO WALL SPACE IS AVAILABLE ADJACENT TO DOOR, PLACE ON ADJACENT WALL

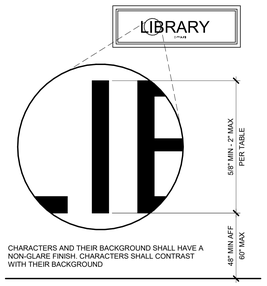
(F) AT DOOR WITH AN INACTIVE LEAF, PLACE SIGN ON THE INACTIVE LEAF

4 TACTILE SIGN @ DOOR

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

ICC A117.1-2017 SECTION 703

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



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

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

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

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

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

12 CHARACTER DIMENSIONS

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

ICC A117.1-2017 SECTION 703

703.8 Remote infrared audible sign (RIAS) systems.

703.8.1 General. Remote Infrared Audible Sign Systems shall comply with Section 703.8.

703.8.2 Transmitters. Where provided, Remote Infrared Audible Sign Transmitters shall be designed to communicate with receivers complying with Section 703.8.3.

703.83.1 Frequency. Basic speech messages shall be frequency modulated at 25 kHz, with a +/- 2.5 kHz deviation, and shall have an infrared wavelength from 850 to 950 nanometer (nm).

703.8.3.2 Optical power density. Receiver shall produce a 12 decibel (dB) signal-plus-noise-to-noise ratio with a I kHz modulation tone at 4/- 2.5 kHz deviation of the 25 kHz subcarrier at an optical power density of 26 picowatts per square millimeter measured at the receiver photosensor aperture.

703.833 Audio output. The audio output from an internal speaker shall be at 75 dBA minimum at 18 inches (455 mm) with a maximum distortion of 10 percent.

703.834 Reception range. The receiver shall be designed for a high dynamic range and capable of operating in full-sun background illumination.

703.8.3.5 Multiple signals. A receiver provided for the capture of the stronger of two signals in the receiver field of view Shall provide a received power ratio on the order Of 20 dB for negligible interference.

703.9 Pedestrian signals. Accessible pedestrian signals shall comply with Section 4E.09 through 4E.13-Accessible Pedestrian Signals and Detectors of the Manual on Uniform Traffic Control Devices listed in Section 10623.

REMOTE INFRARED AUDIBLE SYSTEM

8 RIAS SYSTEM

SCALE: 12" = 1'-0"

ICC A117.1-2017 SECTION 703

WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE ELEVATORS COMMUNICATIONS AND SIGNAGE

G3.04

Project Number: 24-027

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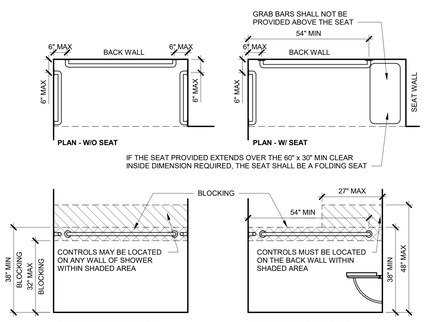
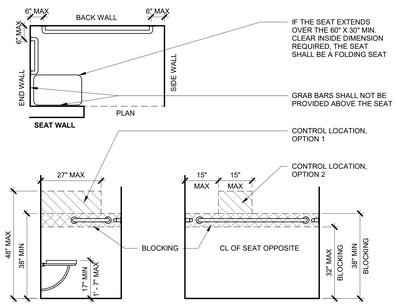




FHADM CHAP 6-6.13

RESIDENTIAL TYPE 'A' GRAB BAR BLOCKING & SEAT REQUIREMENTS

14 SHOWER COMPARTMENTS 'A'

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

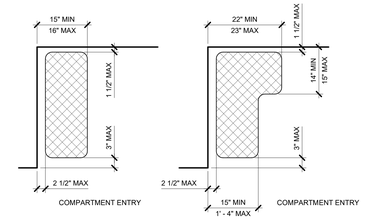
ICC A117.1-2017 SECTION 608

RESIDENTIAL TYPE 'A'

15 SHOWER CONTROL WALL 'A'

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

ICC A117.1-2017 SECTION 608, 1103 & 1104

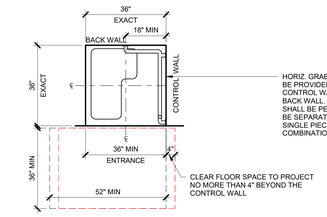


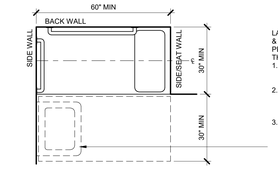
9 SHOWER COMPARTMENT SEAT 'A'

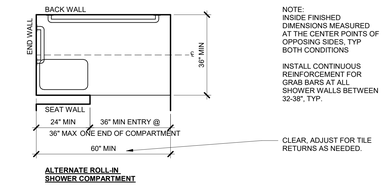
SCALE: 3/4" = 1'-0"

ICC A117.1-2017 SECTION 610

NOTE:
1. INSTALL BLOCKING FOR ALL GRAB BARS, INCLUDING VERTICAL GRAB BARS AS SHOWN.





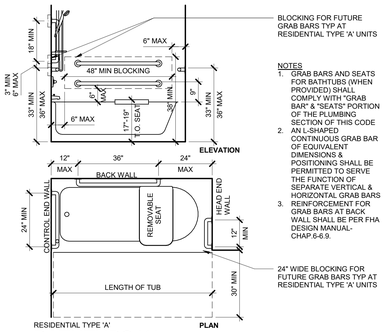


RESIDENTIAL TYPE 'A'

11 SHOWER PLAN COMPARTMENTS 'A'

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

ICC A117.1-2017 SECTION 608 & 1103



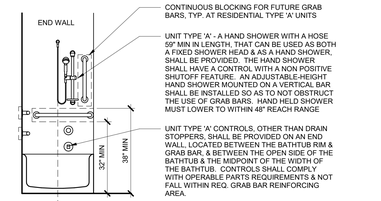
NOTES
1. GRAB BARS AND SEATS FOR BATHTUBS (WHEN PROVIDED) SHALL COMPLY WITH "GRAB BAR" & "SEAT" PORTION OF THE PLUMBING SECTION OF THIS CODE
2. AN L-SHAPED CONTINUOUS GRAB BAR OF EQUIVALENT DIMENSIONS & POSITIONING SHALL BE PERMITTED TO SERVE THE FUNCTION OF SEPARATE VERTICAL & HORIZONTAL GRAB BARS
3. REINFORCEMENT FOR GRAB BARS AT BACK WALL SHALL BE PER FHA DESIGN MANUAL- CHAP.6-6.9.

5 BATHTUBS 'A'

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

FHADM CHAPTER 6-6.9

ICC A117.1-2017 SECTIONS 607, 1103



NOTE:
1. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.
2. BATHTUBS SHALL DELIVER WATER THAT IS 120°F (49°C) MAX.
3. CONTROLS SHALL NOT OBSTRUCT THE INSTALLATION OF FUTURE GRAB BARS & SHALL BE LOCATED OUTSIDE OF THE REINFORCING AREA.

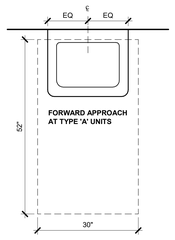
RESIDENTIAL TYPE 'A'

6 BATHTUB CONTROLS 'A'

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

FHADM CHAPTER 6-6.9

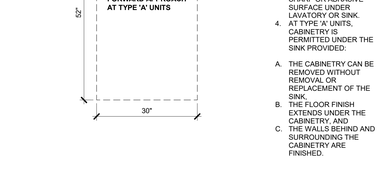
ICC A117.1-2017 SECTIONS 607, 1103



NOTES:

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

A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK,
B. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND
C. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.



RESIDENTIAL TYPE 'A'

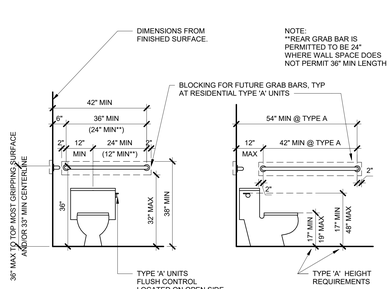
8 LAVATORIES & SINKS 'A'

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

ICC A117.1-2017 SECTIONS 606, 1103

GENERAL NOTES - TYPE 'A'

1. TYPE A CLEAR FLOOR SPACE, TURNING SPACE, DOOR CLEARANCES, AND ACCESSIBLE ROUTES TO COMPLY WITH COMMON AREA REQUIREMENTS (CHAPTERS 3 & 4); SEE SHEETS G3.00-G3.01 AND **DETAIL 4**.
2. REFER TO SECTION 1103 FOR ADDITIONAL REQUIREMENTS NOT SHOWN AT KITCHENS AND BATHROOMS.
3. RESIDENTIAL TOILET & BATHROOMS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL (FHADM) AND THE TYPICAL TOILET & BATHROOM REQUIREMENTS UNLESS SPECIFICALLY NOTED BELOW.
4. IN TYPE 'A' UNITS, GRAB BARS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT IS INSTALLED FOR FUTURE INSTALLATION OF GRAB BARS. BACKING IS REQUIRED TO BE INSTALLED AT THIS TIME.
5. THE VERTICAL GRAB BAR COMPONENT IS NOT REQUIRED IN TYPE 'A' UNITS AT TOILETS; VERTICAL GRAB BAR COMPONENTS ARE REQUIRED AT BATHTUBS AND SHOWERS.
6. MOLDED PLASTIC BATHTUB AND SHOWER SURROUNDS MUST HAVE REINFORCING MATCHING FHADM REQUIREMENTS AND MUST NOT HAVE FEATURES SUCH AS LEDGES, SOAP DISHES, AND/OR TOWEL BARS THAT OBSTRUCT GRAB BAR INSTALLATION AND SPACING FOR HAND CLEARANCES OR OBSTRUCT MIN. INSIDE CLEAR DIMENSIONS OF THE SURROUND.
7. SHOWER THRESHOLDS AT TYPE A UNITS TO BE NO GREATER THAN 1/2", WITH NO GREATER THAN 1:2 SLOPE.
8. CLOSETS DEEPER THAN 48" MUST HAVE A TURNING SPACE COMPLYING WITH DETAIL 1 ON SHEET G3.00 AND ONE OF THE DOOR MANEUVERING CLEARANCES ON THE INSIDE OF THE CLOSET PER SHEET G3.01.
9. A PORTION OF THE ROD AND SHELF AT EACH CLOSET SHALL BE WITHIN THE REQUIRED REACH RANGE OF 48" MAX. A.F.F.
10. SEE SHEET G3.06 FOR ADDITIONAL TYPE A NOTES/DETAILS.



RESIDENTIAL TYPE 'A'

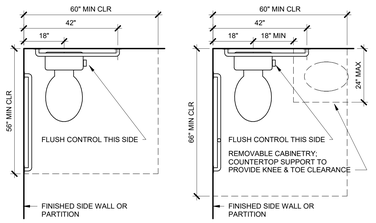
2 WATER CLOSETS 'A'

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

FHADM CHAPTER 6-6.5

ICC A117.1-2017 SECTION 1103

NOTE: PROVIDE BLOCKING FOR FUTURE GRAB BARS INSTALLATION



RESIDENTIAL TYPE 'A'

3 WATER CLOSETS 'A'

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

ICC A117.1-2017 SECTION 1103

2017 ANSI 308.2.2
WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION.

WHERE KNEE AND TOE SPACE IS REQUIRED AT AN ELEMENT, IT MUST BE AT LEAST 17" DEEP MINIMUM WITH THE CLEAR FLOOR SPACE EXTENDING UNDER THE OBSTRUCTION EQUAL TO THE REACH OVER THE OBSTRUCTION.

IF THERE IS A REACH TO A FAUCET, OUTLET, DISPENSER OR CONTROL EXCEEDING THE 17" MINIMUM, THE DIFFERENCE ("X") WILL BE ADDED TO THE KNEE CLEARANCE, EXTENDING THE STANDARD PROFILE UNDER THE OBSTRUCTION. (SEE DIAGRAM)

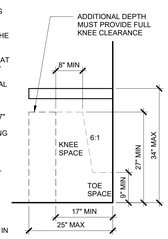
THE TOP AND BOTTOM OF THE KNEE CLEARANCE WOULD BE INCREASED BY THAT AMOUNT FOR A MAXIMUM ALLOWED REACH DEPTH OF 25".

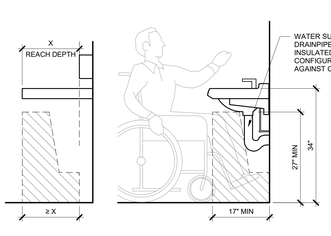
8" + X" = REQUIRED CLEARANCE AT 27" A.F.F.
11" + X" = REQUIRED CLEARANCE AT 9" A.F.F.

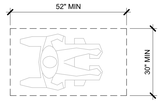
THE TOE CLEARANCE SHALL BE 6" MAXIMUM IN DEPTH AT A HEIGHT OF 9" MINIMUM.

(THIS WOULD BE APPLICABLE AT ALL COMMON USE AND DWELLING UNIT SINKS REQUIRING A FORWARD APPROACH.)

WITHIN KITCHENS, ENSURE THE PIPING/DISPOSAL DO NOT ENCROACH AT THE SINK (A REAR OFFSET DRAIN AND COMPACT DISPOSAL IS RECOMMENDED).







SIZE OF CLEAR FLOOR SPACE FOR TYPE 'A' UNITS

RESIDENTIAL TYPE 'A'

4 CLEAR FLOOR SPACE 'A'

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

ICC A117.1-2017 SECTION 1103

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Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.28
SDP Intake	2025.03.12

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE TYPE 'A' DWELLING UNITS

G3.05

Project Number: 24-027

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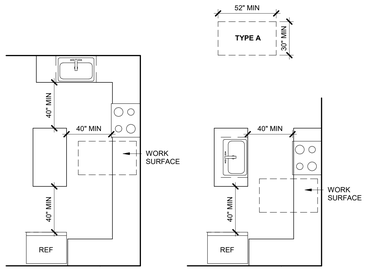
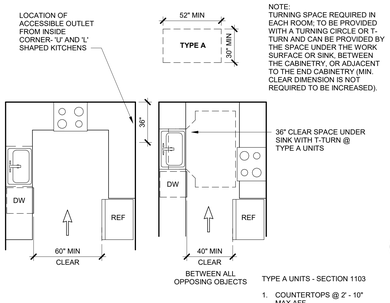


RESIDENTIAL TYPE 'A'

7 U-SHAPED KITCHEN 'A'

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

ICC A117.1-2017 SECTION 1103



TYPE A UNITS - SECTION 1103

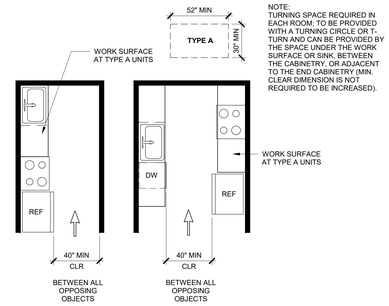
1. COUNTERTOPS @ 2' - 10" MAX AFF
2. PROVIDE A WORK SURFACE

RESIDENTIAL TYPE 'A'

8 U-SHAPED KITCHEN 'A'

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

ICC A117.1-2017 SECTION 1103

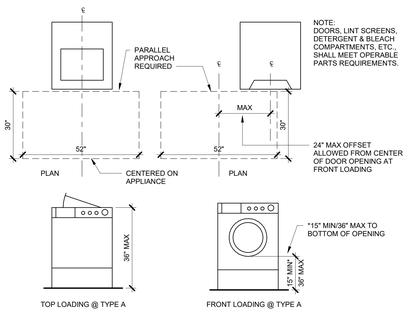


RESIDENTIAL TYPE 'A'

9 KITCHEN PASS -THROUGH 'A'

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

ICC A117.1-2017 SECTION 1103

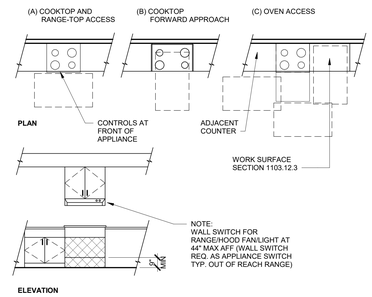


RESIDENTIAL TYPE 'A'

10 LAUNDRY EQUIPMENT 'A'

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

ICC A117.1-2017 SECTIONS 611, 1103

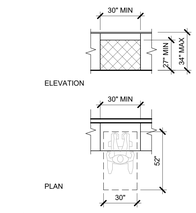


RESIDENTIAL TYPE 'A'

3 RANGE OR COOKTOP 'A'

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

ICC A117.1-2017 SECTION 1103



RESIDENTIAL TYPE 'A'

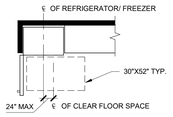
4 WORK SURFACE 'A'

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

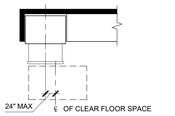
ICC A117.1-2017 SECTION 1103

REFRIGERATOR/ FREEZER ACCESS OPTIONS

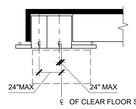
(A) ACCESS TO REFRIGERATOR AND A TOP FREEZER



(B) ACCESS TO BOTTOM FREEZER



(C) ACCESS TO SIDE-BY-SIDE REFRIGERATOR/ FREEZER

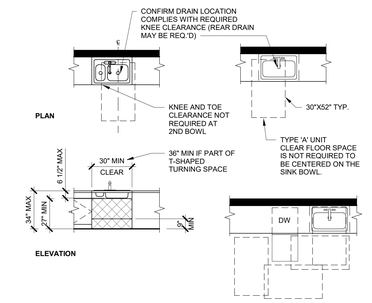


RESIDENTIAL TYPE 'A'

5 REFRIGERATOR 'A'

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

ICC A117.1-2017 SECTION 1103



RESIDENTIAL TYPE 'A'

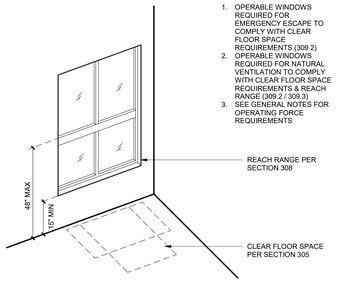
6 KITCHEN SINK & DISHWASHER 'A'

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

ICC A117.1-2017 SECTION 1103

GENERAL NOTES - TYPE 'A'

1. REMOVABLE CABINETRY REQUIRED IN ORDER TO PROVIDE THE FORWARD APPROACH AT VANITY SINKS, KITCHEN SINKS, AND WORK SURFACE LOCATIONS.
2. RESIDENTIAL KITCHENS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL (FHADM) AND THE **ICC A117.1** REQUIREMENTS UNLESS SPECIFICALLY NOTED BELOW.
3. IN TYPE 'A' UNITS SIDE HINGED OVEN DOORS SHALL HAVE A COUNTERTOP COMPLYING WITH SECTION 902 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.
4. IN TYPE 'A' UNITS BOTTOM HINGED OVEN DOORS SHALL HAVE A COUNTERTOP COMPLYING WITH SECTION 902 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.
5. IN TYPE 'A' UNITS OVENS SHALL HAVE FRONT PANEL CONTROLS.
6. IN TYPE 'A' UNITS, AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30" MIN. IN LENGTH COMPLYING WITH SECTION 1003.12.3.
7. IN TYPE 'A' UNITS COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54 INCHES MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT. A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD OR PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/ FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.
8. IN TYPE 'A' UNITS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
9. IN TYPE 'A' UNITS THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK WHERE A FORWARD APPROACH IS PROVIDED. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNER.
10. REMOVABLE CABINETRY - SIDE OF ADJACENT CABINETS TO BE FINISHED PER CABINET FACE, EXTEND FINISH FLOORING AND FINISH/PAINT WALLS BEHIND REMOVABLE CABINETRY.
11. IN TYPE 'A' UNITS ALL APPLIANCE CONTROLS SHALL COMPLY WITH SECTION 309. EXCEPTIONS:
    (A) APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.4.
    (B) BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 309.3.

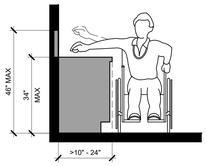


RESIDENTIAL TYPE 'A'

1 WINDOW REQUIREMENTS

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

ICC A117.1-2017 SECTION 1103



REACH OVER A KITCHEN OR BATHROOM CABINET

ANSI 1103.9
OUTLETS, SWITCHES, AND CONTROLS INSTALLED OVER A COUNTERTOP OR OBSTRUCTION , WHERE ONLY AN OBSTRUCTED HIGH SIDE REACH IS PROVIDED, SHALL NOT REQUIRE A REACH GREATER THAN 24" IN DEPTH.

RESIDENTIAL TYPE 'A'

2 SIDE REACH OVER CABINET 'A'

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

ICC A117.1-2017 SECTION 1103

WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:

50% SD	2024.10.26
100% SD	2025.12.20
50%DD	2025.02.29
SDP Intake	2025.03.12

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE TYPE 'A' DWELLING UNITS

G3.06

Project Number: 24-027

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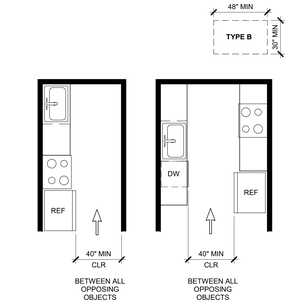
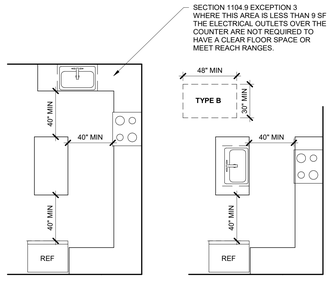


RESIDENTIAL TYPE 'B'

17 KITCHEN PASS -THROUGH 'B'

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

ICC A117.1-2017 SECTION 1104

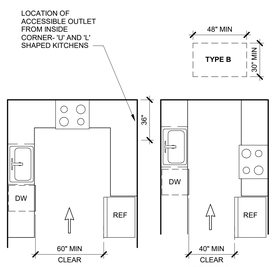


TYPE 'A' & 'B' UNITS

18 U-SHAPED KITCHEN 'B'

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

ICC A117.1-2017 SECTION 1104

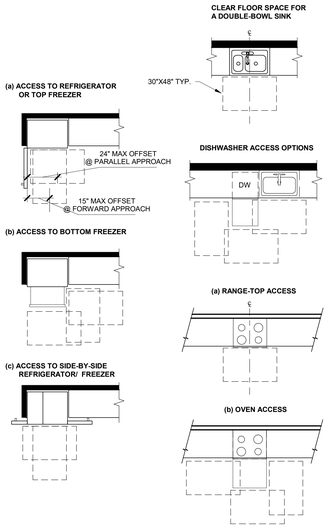


RESIDENTIAL TYPE 'B'

19 U-SHAPED KITCHEN 'B'

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

ICC A117.1-2017 SECTION 1104

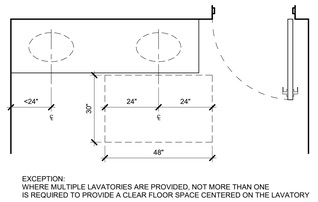


RESIDENTIAL TYPE 'B'

14 APPLIANCES 'B'

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

ICC A117.1-2017 SECTION 1104

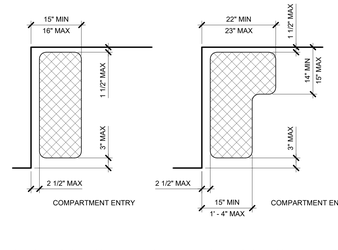


RESIDENTIAL TYPE 'B'

15 OPTION A

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

ICC A117.1-2017 SECTION 1104

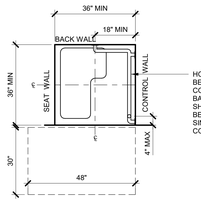


9 SHOWER COMPARTMENT SEAT 'B'

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

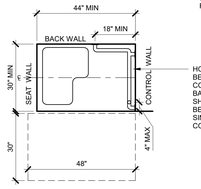
ICC A117.1-2017 SECTION 610

NOTE:
1. INSTALL BLOCKING FOR ALL GRAB BARS, INCLUDING VERTICAL GRAB BARS AS SHOWN.
2. LARGER CONFIGURATIONS CAN BE ACCEPTED. A ROLL-IN SHOWER PER SECTION 608 WOULD BE PERMITTED AS AN ALTERNATIVE IF RESULTING IN A HIGHER LEVEL OF ACCESSIBILITY.
3. **REFER TO DETAIL 14/G3.05**, FOR GRAB BAR BLOCKING AND ADDITIONAL SEAT REQUIREMENTS (IF SEAT REQ. TO BE INSTALLED).



HORIZ. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL & ON THE BACK WALL. GRAB BARS SHALL BE PERMITTED TO BE SEPARATE BARS, A SINGLE PIECE BAR, OR COMBINATION THEREOF.

TRANSFER-TYPE SHOWER COMPARTMENT



HORIZ. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL & ON THE BACK WALL. GRAB BARS SHALL BE PERMITTED TO BE SEPARATE BARS, A SINGLE PIECE BAR, OR COMBINATION THEREOF.

NOTE: IN SHOWER COMPARTMENTS LARGER THAN 36" IN WIDTH AND 36" IN DEPTH, REINFORCEMENT FOR A SHOWER SEAT IS NOT REQUIRED.

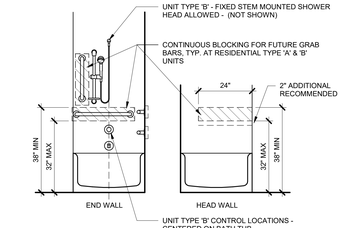
TRANSFER-TYPE SHOWER COMPARTMENT EXCEPTION

RESIDENTIAL TYPE 'A' ROLL-IN

11 SHOWER PLAN COMPARTMENTS 'B'

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

ICC A117.1-2017 SECTION 1104



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

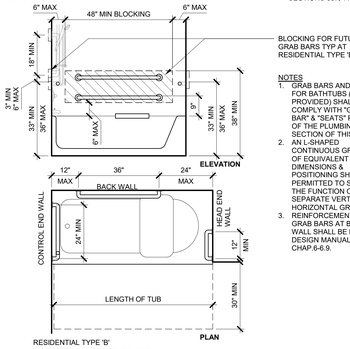
RESIDENTIAL TYPE 'B'

5 BATHTUB CONTROLS 'B'

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

FHADM CHAPTER 6-6.9

ICC A117.1-2017 SECTIONS 607, 1104



NOTES
1. GRAB BARS AND SEATS FOR BATHTUBS (WHEN PROVIDED) SHALL COMPLY WITH "GRAB BAR" & "SEATS" PORTION OF THE PLUMBING SECTION OF THIS CODE
2. AN L-SHAPED CONTINUOUS GRAB BAR OF EQUIVALENT DIMENSIONS & POSITIONING SHALL BE PERMITTED TO SERVE THE FUNCTION OF SEPARATE VERTICAL & HORIZONTAL GRAB BARS
3. REINFORCEMENT FOR GRAB BARS AT BACK WALL SHALL BE PER FHA DESIGN MANUAL- CHAP.6-6.9.

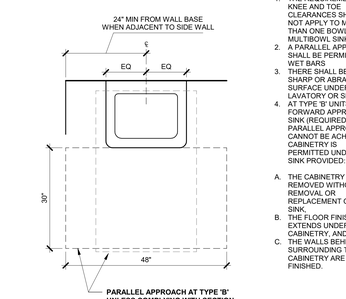
RESIDENTIAL TYPE 'B'

6 BATHTUBS 'B'

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

FHADM CHAPTER 6-6.9

ICC A117.1-2017 SECTIONS 607, 1104



NOTES:

1. THE REQUIREMENT FOR KNEE AND TOE CLEARANCES SHALL NOT APPLY TO MORE THAN ONE BOWL OF A MULTIBOWL SINK
2. A PARALLEL APPROACH SHALL BE PERMITTED AT WET BARS
3. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVATORY OR SINK.
4. AT TYPE 'B' UNITS WITH FORWARD APPROACH SINK (REQUIRED WHEN PARALLEL APPROACH CANNOT BE ACHIEVED), CABINETRY IS PERMITTED UNDER THE SINK PROVIDED:

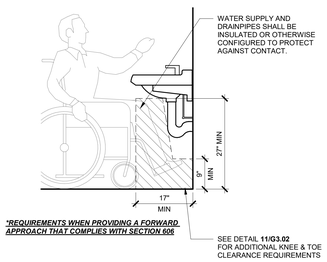
A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK,
B. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND
C. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

RESIDENTIAL TYPE 'B'

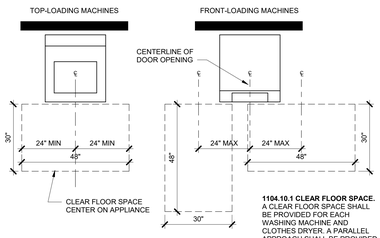
8 LAVATORIES & SINKS 'B'

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

ICC A117.1-2017 SECTIONS 606, 1104



***REQUIREMENTS WHEN PROVIDING A FORWARD APPROACH THAT COMPLIES WITH SECTION 606**



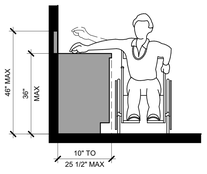
1104.10.1 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE SHALL BE PROVIDED FOR EACH WASHING MACHINE AND CLOTHES DRYER. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.

RESIDENTIAL TYPE 'B'

20 LAUNDRY EQUIPMENT 'B'

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

ICC A117.1-2017 SECTION 1104



REACH OVER A KITCHEN OR BATHROOM CABINET

RESIDENTIAL TYPE 'B'

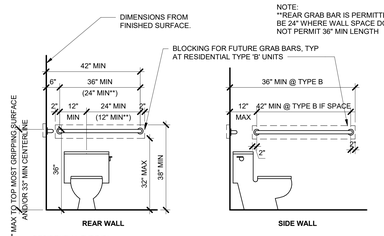
16 SIDE REACH OVER CABINET 'B'

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

ICC A117.1-2017 SECTION 1104

GENERAL NOTES - TYPE 'B'

1. TYPE B CLEAR FLOOR SPACE & CLEAR FLOOR SPACE REQUIREMENTS AT KITCHENS / BATHS / ETC. TO COMPLY WITH DETAILS ON THIS SHEET OR UNLESS NOTED OTHERWISE.
2. RESIDENTIAL TOILET & BATHROOMS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL (FHADM) AND THE TYPICAL TOILET & BATHROOM REQUIREMENTS UNLESS SPECIFICALLY NOTED BELOW.
3. IN TYPE 'B' UNITS, GRAB BARS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT IS INSTALLED FOR FUTURE INSTALLATION OF GRAB BARS. BACKING IS REQUIRED TO BE INSTALLED AT THIS TIME FOR FUTURE INSTALLATION OF GRAB BARS.
4. THE VERTICAL GRAB BAR COMPONENT IS NOT REQUIRED IN TYPE 'B' UNITS AT TOILETS; VERTICAL GRAB BAR COMPONENTS ARE REQUIRED AT BATHTUBS AND SHOWERS.
5. IN A TYPE 'B' UNIT, WHERE FIXTURES ARE LOCATED ON BOTH SIDES OF THE WATER CLOSET, A SWING-UP GRAB BAR SHALL BE PERMITTED.
6. MOLDED PLASTIC BATHTUB AND SHOWER SURROUNDS MUST HAVE REINFORCING MATCHING FHADM REQUIREMENTS AND MUST NOT HAVE FEATURES SUCH AS LEDGES, SOAP DISHES, AND/OR TOWEL BARS THAT OBSTRUCT GRAB BAR INSTALLATION AND SPACING FOR HAND CLEARANCES OR OBSTRUCT MIN. INSIDE CLEAR DIMENSIONS OF THE SURROUND.
7. REMOVABLE CABINETRY AT VANITY SINKS AND KITCHEN SINKS IS ALLOWED IF IN COMPLIANCE WITH CHAPTER 6 AND A FORWARD APPROACH IS PROVIDED.
8. RESIDENTIAL KITCHENS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL (FHADM) AND THE **ICC A117.1** REQUIREMENTS UNLESS SPECIFICALLY NOTED BELOW.
9. IN TYPE 'B' UNITS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 1104.1.1 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
10. IN TYPE 'B' UNITS, EITHER ALL TOILET AND BATHING AREAS PROVIDED SHALL COMPLY WITH SECTION 1104.11.3.1 (OPTION A) **OR** ONE TOILET AND BATHING AREA SHALL COMPLY WITH SECTION 1104.11.3.2 (OPTION B):
    A. IN OPTION A BATHROOMS, WHERE MULTIPLE LAVATORIES ARE PROVIDED, NOT MORE THAN ONE IS REQUIRED TO PROVIDE A CLEAR FLOOR SPACE CENTERED ON THE LAVATORY - SEE DETAIL 15.
11. OPERABLE PARTS: LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTIONS 309.3 AND 1104.1.1
    EXCEPTIONS:
    A. RECEPTACLE OUTLETS SERVING A DEDICATED USE.
    B. IN A KITCHEN WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONLY ONE RECEPTACLE OUTLET SHALL BE REQUIRED TO COMPLY WITH THIS SECTION.
    C. IN A KITCHEN WHERE A CLEAR FLOOR SPACE FOR A PARALLEL APPROACH CANNOT BE LOCATED AT A COUNTERTOP IN A CORNER BETWEEN APPLIANCES, RECEPTACLE OUTLETS OVER THE COUNTERTOP SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION PROVIDED THAT THE COUNTERTOP AREA DOES NOT EXCEED 9 SQUARE FEET MAX.
    D. FLOOR RECEPTACLE OUTLETS.
    E. HVAC DIFFUSERS.
    F. CONTROLS MOUNTED ON CEILING FANS.
    G. CONTROLS OR SWITCHES MOUNTED ON APPLIANCES.
    H. PLUMBING FIXTURE CONTROLS.
    I. RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES.
    J. WHERE REDUNDANT CONTROLS FOTHER THAN LIGHT SWITCHES ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION.
    K. WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTERTOPS 36" MAX IN HEIGHT AND 25 1/2" MAX IN DEPTH.



RESIDENTIAL TYPE 'B'

2 WATER CLOSETS 'B'

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

ICC A117.1-2017 SECTION 1104

NOTE: PROVIDE BLOCKING FOR FUTURE GRAB BARS INSTALLATION

TYPE 'B' WATER CLOSET SIDE WALL CONDITION

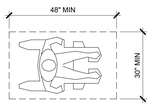
SWING-UP GRAB BARS AT TYPE 'B' WATER CLOSET

RESIDENTIAL TYPE 'B'

3 WATER CLOSETS 'B'

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

ICC A117.1-2017 SECTION 1104



SIZE OF CLEAR FLOOR SPACE FOR TYPE 'B' UNITS

TYPE 'B' UNITS

4 CLEAR FLOOR SPACE 'B'

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

ICC A117.1-2017 SECTION 1104

WEBER THOMPSON
900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
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Issue:

50% SD	2024.10.26
100% SD	2025.12.20
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SDP Intake	2025.03.12

Construction Revision:

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

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

BARRIER FREE TYPE 'B' DWELLING UNITS

G3.07

Project Number: 24-027

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WEBER THOMPSON

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THE TRAILHEAD

1550 Newport Way NW
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Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: NW
Principal In Charge: JR

ENERGY CODE COMPLIANCE

G4.00

Project Number: 24-027

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POR. NE 1/4 OF THE NE 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M.

TOPOGRAPHIC SURVEY
TRAILHEAD APARTMENTS
KING COUNTY HOUSING AUTHORITY
1550 NEWPORT WAY NW, ISSAQUAH, WA.

LEGAL DESCRIPTION

LOT 2, CITY OF ISSAQUAH SHORT PLAT NO. SP-79-12, RECORDED UNDER RECORDING NUMBER 8001020405, AND REVISED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9510199010, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 9406302366;

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

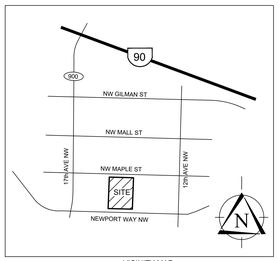
NOTES CORRESPONDING TO SCHEDULE B SPECIAL EXCEPTIONS

PER COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE OF WASHINGTON, INC., FILE NO. 203750333-416-416, EFFECTIVE COMMITMENT DATE OF APRIL 24, 2017 AT 8:00 A.M.

ITEMS 1 THROUGH 4 AND 7 THROUGH 8, INCLUSIVE, PERTAIN TO TAXES, SEWER TREATMENT CAPACITY CHARGES, DEED OF TRUST AND UNRECORDED LEASEHOLDS AND OTHER INFORMATIONAL DOCUMENTS. SAID ITEMS DO NOT PERTAIN TO THIS ALTA/NSPS LAND TITLE SURVEY.

5. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 8001020405 AND REVISIONS THERETO BY INSTRUMENT RECORDED UNDER RECORDING NO. 9510199010.

(6) 6. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF AN UNDERGROUND ELECTRIC SYSTEM IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED MARCH 25, 1981 UNDER RECORDING NUMBER 8102250387, RECORDS OF KING COUNTY, WASHINGTON. CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM. (THIS EASEMENT HAS BEEN GRAPHICALLY DEPICTED HEREON.)



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE TITLE REPORT BY FIDELITY NATIONAL TITLE OF WASHINGTON, INC., ORDER NO. 203750333-416-416, DATED APRIL 24, 2017, AT 8:00 A.M.

2. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 29-JULY 21, 2017, UPDATED IN SEPTEMBER 2024, AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THOSE TIMES.

4. UTILITY LOCATIONS SHOWN ON THIS SURVEY DRAWING ARE BASED UPON FIELD LOCATION OF EXISTING UTILITY STRUCTURES, FIELD LOCATION OF CONDUCTIBLE UNDERGROUND UTILITIES BASED ON PAINT MARKS OR OTHER MARKINGS ESTABLISHED BY A UTILITY LOCATE SERVICE AND UTILITY LOCATIONS BASED ON UTILITY MAPS PROVIDED BY UTILITY PURVEYORS. OTHER UNDERGROUND UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS DONE TO VERIFY UTILITY ROUTINGS. THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN.

5. GROSS LAND AREA: 174,189 S.F. (4.0 ACRES)

6. WETLANDS WERE DELINEATED ON THE WEST SIDE OF THE SUBJECT PROPERTY BY WET LAND CORPORATION IN AUGUST 2024.

FLOOD ZONE INFORMATION

BY GRAPHICAL PLOTTING ONLY THIS PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP NUMBER 53033C0691J, BEARING A REVISION DATE OF AUGUST 19, 2020.

ZONING INFORMATION

ZONING CLASSIFICATION FOR SUBJECT PROPERTY IS UC (URBAN CORE).

HORIZONTAL DATUM
NAD 83/2011

BASIS OF BEARINGS

HELD A BEARING OF NORTH 01°35'43" EAST ALONG THE CENTERLINE OF 12th AVE NW BETWEEN FOUND STREET MONUMENTS AT THE INTERSECTION OF 12th AVE NW WITH NEWPORT WAY NW AND THE INTERSECTION OF 12th AVE NW WITH NW MAPLE ST.

VERTICAL DATUM
NAVD 88

BENCH MARKS

ORIGINAL BENCHMARK:

TBM 'A': CHISELED SQUARE IN NW CORNER OF TRANSFORMER PAD, BY SE PROPERTY CORNER, EL=78.53'

TBM 'B': TOP SE BOLT AT THE BASE OF TRAFFIC SIGNAL POLE, BY SW PROPERTY CORNER, EL=79.44'

SURVEY REFERENCES

CITY OF ISSAQUAH SHORT PLAT NO. SP-79-12, REC. NOS. 8001020405 AND 9510199010

CITY OF ISSAQUAH SHORT PLAT NO. PLN 06-00147 DF, REC. NO. 20090911900003

ROWLEY INDUSTRIAL PARK, VOL 130 OF PLATS, PGS 4-7, REC. NO. 8502130803

ISSAQUAH BUSINESS CENTER, VOL 177 OF PLATS, PGS 77-78, REC. NO. 9610030885

RECORD OF SURVEY FOR US POSTAL SERVICE, REC. NO. 8704099003

RECORD OF SURVEY FOR SR 900 R/W CENTERLINE ALIGNMENT, REC. NO. 20030409900010

ALL RECORDS OF KING COUNTY, WASHINGTON

SYMBOL LEGEND

□	CB	CATCH BASIN (TYP !)
◎	SDMH	STORM DRAIN MANHOLE (TYP !!)
◇	SDCO	STORM DRAIN CLEANOUT
◯	SSMH	SANITARY SEWER MANHOLE
◇	SSCO	SANITARY SEWER CLEANOUT
	FH	FIRE HYDRANT
⋈	ICV	IRRIGATION CONTROL VALVE
⊞	WM	WATER METER
⋈	WV	WATER VALVE
⊠	GM	GAS METER
◫	GV	GAS VALVE
◪	EJB	ELECTRICAL JUNCTION BOX
⊸	PP	POWER POLE
⟵	GA	UTILITY POLE ANCHOR
⊸	SL	STREET LIGHT
P	PV	POWER VAULT
△	XFR	PAD MOUNTED TRANSFORMER
⊠	SLB	STREET LIGHT BOX
	PM	POWER METER
	TS	TRAFFIC SIGNAL
⊠	TSV	TRAFFIC SIGNAL VAULT
□	TR	TELEPHONE JCT. RISER
Ⓣ	TMH	TELEPHONE MANHOLE
□	TV	TV RISER
▭	MB	MAILBOX
◦	BOL	BOLLARD
	SGN	SIGN
⚑		WETLAND FLAG LOCATION
		TEST PLOT
	SH	SPRINKLER HEAD
⊕	MIC	FOUND MONUMENT IN CASE
		BENCH MARK
✕		SET LEAD AND TACK
●		REBAR WITH CAP "DEA 21467"
	CLF	CHAIN LINK FENCE
	CONC	CONCRETE
	EXTR	EXTRUDED CURB
	FFE	FINISHED FLOOR ELEVATION
	PA	PLANTER AREA
	R/W	RIGHT OF WAY
	SWD	STATUTORY WARRANTY DEED

HATCH LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- EXISTING BUILDING

TREE LEGEND

CONIFER TREE
- C CEDAR
- F FIR

DECIDUOUS TREE
- DEC DECIDUOUS
- M MAPLE

LINE LEGEND

- SS SANITARY SEWER LINE
- SD STORM DRAIN
- W WATER LINE
- OHP POWER OVERHEAD
- P POWER BURIED
- TEL TELEPHONE BURIED
- TV CABLE TELEVISION BURIED
- G GAS LINE
- X FENCE LINE

DAVID EVANS AND ASSOCIATES, INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville, Washington 98072
Phone: 425.415.2000

JOHN S. CHRISTIANSEN — STATE OF WASHINGTON — 21467 — REGISTERED PROFESSIONAL LAND SURVEYOR — 01/30/25

REVISIONS: APPD.

DATE: JANUARY 30, 2025
DESIGN:
DRAWN:
CHECKED:
REVISION NUMBER:

SCALE: 1"=20'

PROJECT NUMBER:
KCHA00006077

DRAWING FILE:
SV-BS-KCHA6077.dwg

SHEET NO.
1
OF 3

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Save Date: 10/15/2024 2:03 PM
By: Aaron Jennings
By: Opc-
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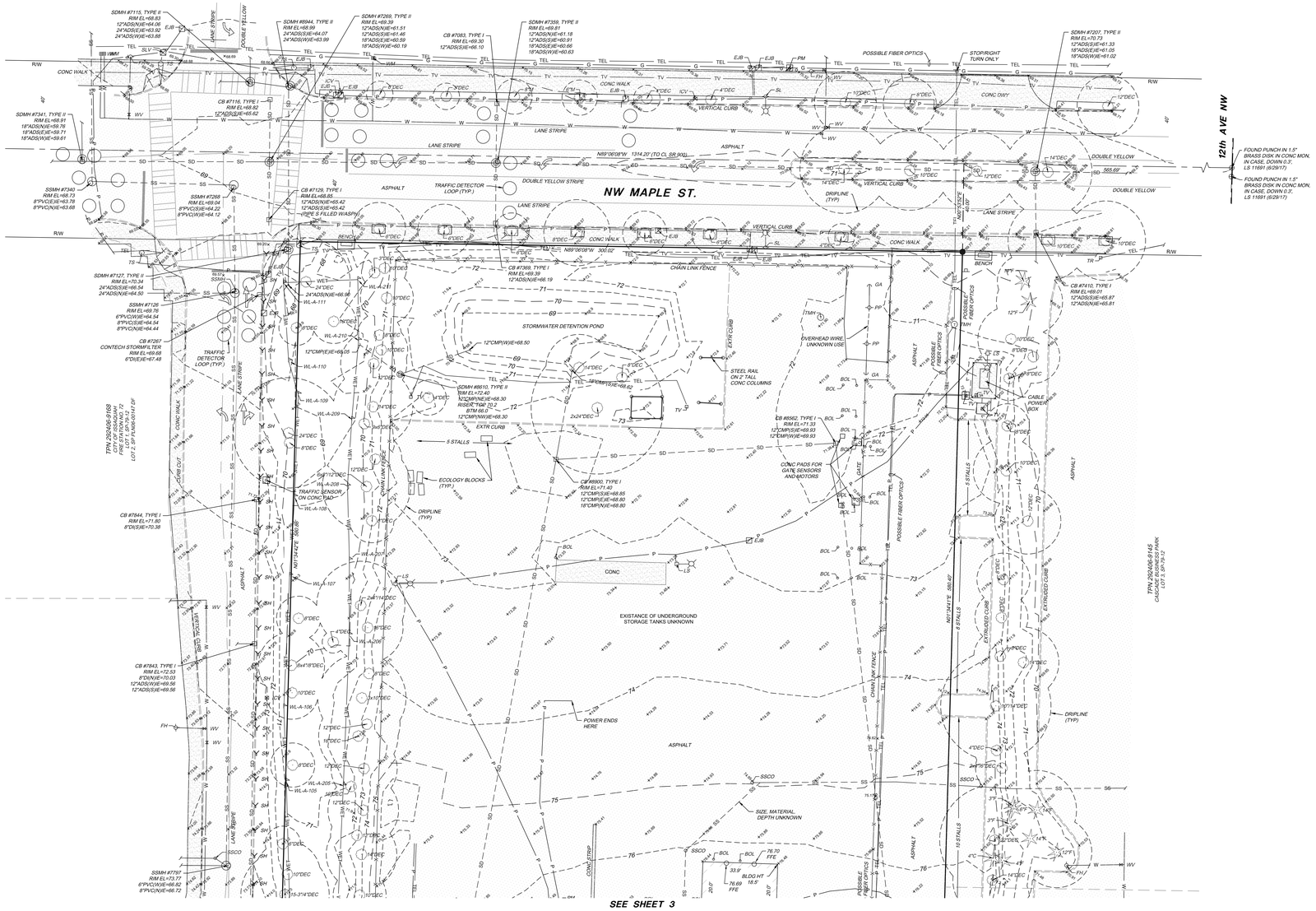
POR. NE 1/4 OF THE NE 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M.

NORTH

0 10 20 40

SCALE: 1" = 20'

CONTOUR INTERVAL 1'



TOPOGRAPHIC SURVEY
TRAILHEAD APARTMENTS
KING COUNTY HOUSING AUTHORITY
1550 NEWPORT WAY NW, ISSAQUAH, WA.

DAVID EVANS AND ASSOCIATES, INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville, Washington 98072
Phone: 425.415.2000

JOHN P. CHRISTENSEN — STATE OF WASHINGTON — 54004 — REGISTERED PROFESSIONAL LAND SURVEYOR
01/30/25

REVISIONS:	APPD.

DATE: JANUARY 30, 2025
DESIGN:
DRAWN:
CHECKED:
REVISION NUMBER:

SCALE: 1"=20'

PROJECT NUMBER:
KCHA00006077

DRAWING FILE:
SV-BS-KCHA6077.dwg

SHEET NO.
2
OF 3

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By: Cpc
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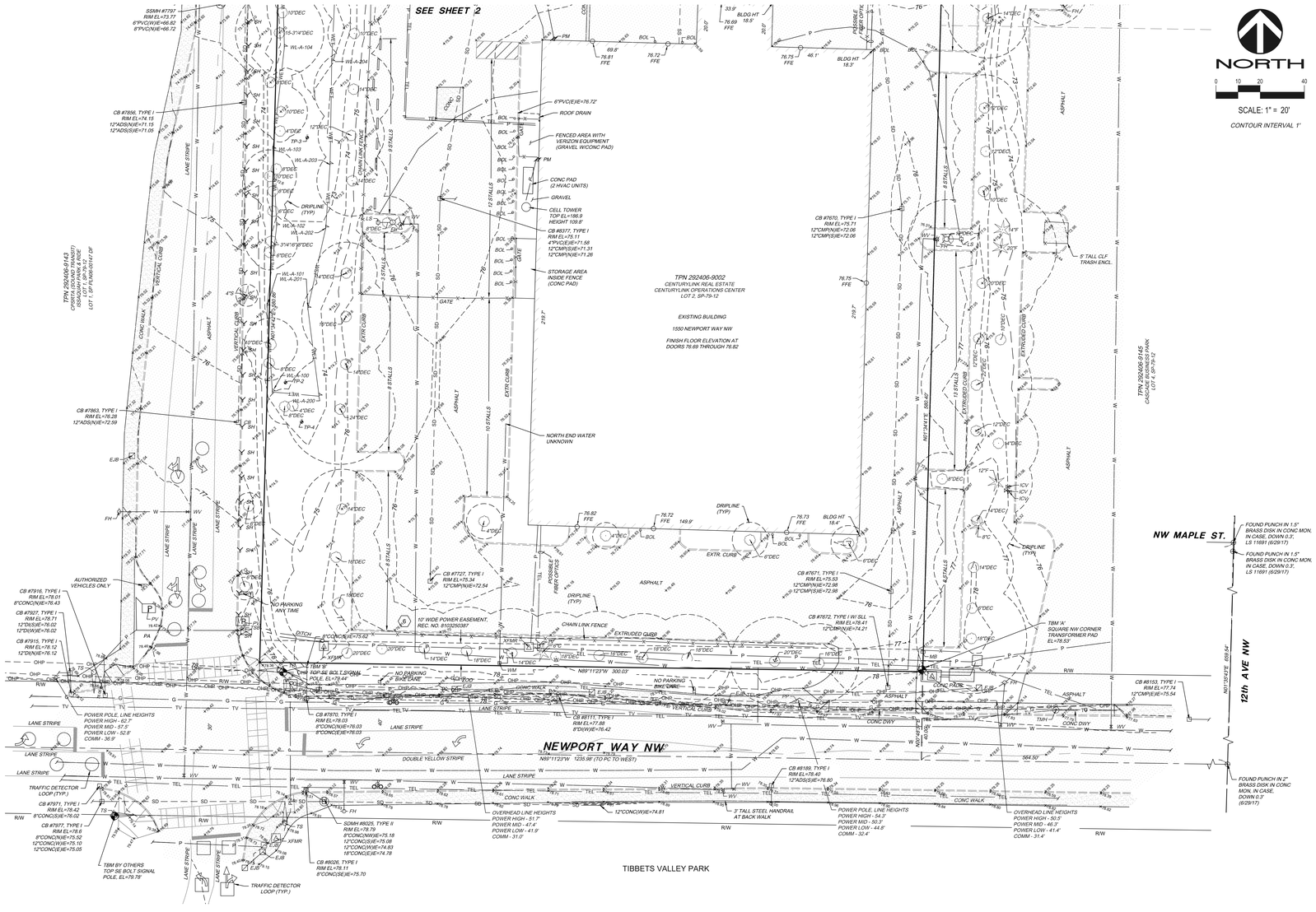
POR. NE 1/4 OF THE NE 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M.



TIBBETS VALLEY PARK

TOPOGRAPHIC SURVEY
TRAILHEAD APARTMENTS

KING COUNTY HOUSING AUTHORITY
1550 NEWPORT WAY NW, ISSAQUAH, WA.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville, Washington 98072
Phone: 425.415.2000

REVISIONS: APPD.

DATE: JANUARY 30, 2025
DESIGN:
DRAWN:
CHECKED:
REVISION NUMBER:

SCALE: 1"=20'

PROJECT NUMBER:
KCHA00006077

DRAWING FILE:
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SHEET NO.
3
OF 3

Plot Date: 1/30/2025 7:42 AM
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