TANASSE MULTI-USE FACILITY
For *JOHN & TIFFANY TANASSE*

924 STATE AVENUE,
OLYMPIA, WA. 98506

MSGS Project No. 14-103

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SYMBOLS LEGEND

℄	CENTERLINE
F.O.S.	FACE OF SHEATHING
C.O.C.	CENTER OF COLUMN
FD □○	FLOOR DRAIN
1 / A101 SIM	DETAIL CALLOUT
1 / A101	ELEVATION CALLOUT
1 / A101 SIM	SECTION CALLOUT
000	KEYNOTE SYMBOL
1S / 11	WALL TYPE CALLOUT: SEE A7.10 WALL TYPE — SHEAR WALL, SEE STRUCTURAL DWGS.

DESIGN TEAM

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ARHCITECTURAL ABBREVIATIONS

AB	ANCHORE BOLT	FA	FIRE ALARM	O.C.	ON CENTER
AFF	ABOVE FINISH FLOOR	FD	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
ALUM	ALUMINUM	FE	FIRE EXTINGUISHER	OPH	OPPOSITE HAND
		FEC	FIRE EXTINGUISHER CABINET	OPP	OPPOSITE
B.O.	BOTTOM OF ___	FH	FIRE HYDRANT		
BLDG	BUILDING	F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	PL	PLATE
				PLAM	PLASTIC LAMINATE
CPT	CARPET	F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY OWNER	PWD	PLYWOOD
CLG	CEILING				
CT	CERAMIC TILE	FTG	FOOTING	R	RADIUS
CO	CLEAN OUT			RB	RUBBER BASE
CLR	CLEAR(ANCE)	GA	GAUGE	RD	ROOF DRAIN
COL	COLUMN	GALV.	GALVANIZED	RF	RESILIENT FLOORING
CONC	CONCRETE	GC	GENERAL CONTRACTOR	R.O.	ROUGH OPENING
CONT	CONTINUOUS	GL-	GLASS	REQ'D	REQUIRED
CG	CORNER GUARD	GLU-LAM	GLUED LAMINATE		
CJ	CONTROL JOINT	G.W.B.	GYPSUM WALL BOARD	S.F.	SQUARE FOOT
				SIM	SIMILAR
DBL	DOUBLE	HDWR	HARDWARE	SUSP	SUSPENDED
DEMO	DEMOLISH	HDR	HEADER		
DF	DRINKING FOUNTAIN	HVAC	HEATING, VENTILATION, AIR CONDITIONING	TB	TACK BOARD
DIA.	DIAMETER			TBB	TELLEPHONE BOARD
DOWN	DOWN	HT	HEIGHT	T&G	TOUNGE AND GROOVE
DS	DOWNSPOUT	HM	HOLLOW METAL	T.O.	TOP OF ___
DWG	DRAWING	HORIZ.	HORIZONTAL	TV	TELEVISION
		HB	HOSE BIB	TYP	TYPICAL
ELECT	ELECTRICAL				
EP	ELECTRICAL PANEL	I.D.	INSIDE DIMENSION	V.I.F.	VERIFY IN FIELD
EWC	ELECTRICAL WATER COOLER	INSUL	INSULATION		
				WB	WHITE BOARD
ELEV	ELEVATION	MAX.	MAXIMUM	WH	WATER HEATER
EQ	EQUAL	MDO	MEDIUM DENSITY OVERLAY	W/	WITH
EQUIP	EQUIPMENT	MFR	MANUFACTURER	W/O	WITHOUT
EXIST	EXISTING	MIN.	MINIMUM		
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	U.N.O.	UNLESS NOTED OTHERWISE
EF	EXHAUST FAN	MO	MASONRY OPENING		
EH	EXHAUST HOOD				
		N.I.C.	NOT IN CONTRACT		
		NO.	NUMBER		

TANASSE MULTI-USE FACILITY
JOHN & TIFFANY TANASSE
924 STATE AVENUE, OLYMPIA, WA. 98506
MSGS No. 14-103

JULY 2014

PERMIT SET

Set No.

PROJECT DATA

CODE REQUIREMENT / DESIGNATION

Chapter 3
Occupancy Group:
Buisness Group B Section 304
Use & Occupancy Classification, Section 302.1, Page 23

Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

ACTUAL BUILDING DESIGN

B, Business Group - Clinic, Outpatient
U, Utility and Misc. Group - Private Garage
R-3, Residential - 2 Units

Chapter 4
Special Detailed Requirements Based on Use and Occupancy

420.2 Separation Walls
Walls separating dwelling units in the same building, walls separating dwelling units from other occupancies contiguous to them in the same building shall be constructed as fire barriers in accordance with section 708.

See Occupancy Plans for locations and construction of fire barriers.

420.3 Horizontal Separation Floor assemblies separating dwelling units in the same building, and floor assemblies separating dwelling units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance withy section 711.

See Occupancy Plans for locations and construction of horizontal assemblies.

Chapter 5
General Building Heights & Areas
Allowable Height and Building Areas

Table 503, Allowable Heights and Areas

Maximum Area per Story Allowed
B Occupancy= 9,000
U Occupancy= 5,500
R-3 Occupancy=UL

Maximum No. of Stories Allowed:
B Occupancy= 3 (sprinklered, increase of 1)
R-3 Occupancy= 4 (sprinklered, increase of 1)

Maximum Building Height Allowed:
B Occupancy= 60' (sprinklered, increase of 20')
R-3 Occupancy= 60' (sprinklered, increase of 20')

Construction Type = VB, Sprinklered
Occupancy = B, U & R-3 Mixed

1st Story Actual Area per Story:
B Occupancy = 2106 SF
U Occupancy = 836 SF
R-3 Occupancy= 0 SF
Total 2942 SF

2nd Story Actual Area per Story:
B Occupancy = 901 SF
U Occupancy = 0 SF
R-3 Occupancy= 1078 SF
Total 1979 SF

3rd Story Actual Area per Story:
B Occupancy = 0 SF
U Occupancy = 0 SF
R-3 Occupancy= 1979 SF
Total 1979 SF

Total Sf= 6,900 SF

Actual No. of Stories: 3

Actual Building Height: 46'

508 Mixed Use and Occupancy

508.3.2 Allowable building area and height
The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with section 503.1

Most restrictive Occupancy= B
6,900 SF < 9,000 SF
Buidling falls under allowable building area and height for B Occupancy per Table 503.1

508.3.2 SeparatIon No separation is required between non-separated occupancies. Exception 2- Group R-3 dwelling unites and sleeping units shall be separated from other dwelling or sleeping unites and from other occupancies contiguous to them in accordance with the requirements of section 420

See Code and Occupancy Plans for locations of fire separations between dwelling units.

Chapter 6
Types of Construction

Table 601

Building Element	V-B	Actual Construction
Structural Frame	0-hr.	0-hr.
Bearing - Exterior	0-hr.	0-hr.
Bearing - Interior	0-hr.	0-hr.
Non-bearing - Exterior	(refer to table 602)	0-hr.
Non-bearing - Interior	0-hr.	0-hr
Floor Construction	0-hr.	0-hr.
Roof Construction	0-hr	0-hr.

Table 602

Fire Separation Dist.	B, R, U Occupancy	Actual Construction
W Prop Line 10<X<30	0-hr.	0-hr.
S Prop Line X>30	0-hr	0-hr.
E Prop Line X5<X<10	0-hr (406.3.2.2)	0-hr.
N Prop Line X>30	0-hr	0-hr.

Chapter 7
Fire Resist Rated Construction

705.2.2 Type III, IV or V construction. Projections from walls of Type III, IV or V construction shall be of any approved material.

V-B

705.4 Materials. Exterior walls shall be of materials permitted by the building type of construction.

V-B

705.8 Allowable Area of Openings.
Table 705.8 Maximum Area of Exterior Wall Openings. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

No Exterior Walls are required to be fire-resistance rated.

707.1 Fire Barriers Fire barriers installed as required elsewhere in this code or the IFC shall comply with this section.

Walls separating the interior exit stairway and elevator shaft are constructed as 1 hour fire barriers. See Occupancy Plan for Locations, Floor Plans and Wall Types for construction.

708.1 Fire Partitions The following wall assemblies shall comply with this section: 1. Walls separating dwelling units in the same building as required by Section 420.2

No dwelling units share a wall.

711.1 Horizontal Assemblies
General Floor and roof assemblies required to have a fire resistance rating shall comply with this section.

The floor/ceiling assemblies at the 2nd and 3rd floors are constructed as a 1 HR rated Horizontal Assembly. See ceiling plans for location and details.

713.4 Shaft Enclosures, Fire Resistance Rating
Shalf enclosures shall have a fire resistance rating...of not less than 1 hour where connecting less than four stories.

Exit Access Stairway and Elevator Shaft are both constructed as 1 Hour shaft enclosures. See Plans, Wall Types, and Sections for location and construction.

713.5 Continuity
Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711.

See Plans, Wall Types, and Sections for location and construction.

718.2.2 Concealed wall spaces.
Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet.

Fire Blocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet.

718.2.3 Connections between horizontal and vertical spaces.
Fireblocking shall be provided at interconnections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by an assembly of floor joists or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar locations.

Connections between horizontal and vertical spaces. Fireblocking shall be provided at Interconnections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by an assembly of floor joists or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar locations.

Chapter 8
Interior Finishes

Table 803.9 Wall and Ceiling Requirements

A: Flame spread 0-25 smoke dev 0-450
B: Flame spread 26-75 smoke dev 0-450
C: Flame spread 76-200 smoke dev 0-450

Group B Sprinklered:	Class
Stairs/Exit passageways	B (C for R-3)
Exit access corridors	C
Rooms & Enclosed spaces	C

Material	Fire Classification
• Resilient Flooring	B
• Laminate Flooring	C
• Rubber Base.	B
• Carpet	B

Chapter 9
Fire Protection Systems

Table 906.3.1 Fire Extinguishers for Class A Fire Hazards

Light (Low Hazard) Occupancy

Min. Rated Extinguisher	2-A
Min. Floor Area per Unit of A	3,000 SF
Min. Floor Area per Extinguisher	11,250 SF
Max. Travel Dist. to Extinguisher	75'

Provided Extinguisher 2x 2-A
Actual Flr Area per Unit of A 1,532 SF
Actual Floor Area per Extinguisher 3,063 SF
Actual Travel Dist. to Extinguisher 60'

420.2 Separation Walls
Walls separating dwelling units in the same building, walls separating dwelling units from other occupancies contiguous to them in the same building shall be constructed as fire barriers in accordance with section 708.

See Code and Occupancy Plans for locations and construction of fire barriers.

Chapter 10
Means of Egress

Section 1003.2
The means of egress shall have a ceiling height of not less than 7 feet 6 inches.

Actual ceiling height is 8'-0" or greater.

Section 1004 - Occupant Load Table 1004.1.1
Occupant Computation, Page 204

Building Total:
93.45 Occupants (See Occupancy/Emergency Egress Plan for Distribution)

1005.1 Width of Egress
The total width of means of egress in inches shall not be less than the total occupant load serviced by the means of egress multiplied by the factors in Table 1005.1 and not less than specified elsewhere in the code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50% of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.

See Occupancy/Emergency Egress Plan for widths of individual Egress Components

1015.1 Exit or exit access doorways required.
Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:
1. The occupant load of the space exceeds the values in Table 1015.1.
2. The common path of egress travel exceeds the limitations of Section 1014.3.

Building Occupant Load= 49 Two Exits are provided.

Section 1016 Exit Access Travel Distance
Exits shall be so located on each story such that the max. length of exit access travel, measured from the most remote point within a story to the entrance to an exit along the natural and unobstructed path of egress travel, shall not exceed the distances given in Table 1016.2.
Chapter 29 WSA

Exit Access Travel Distance

Occupancy	With sprinkler
B	300'
R	250'

Maximum Exit Access Travel Distance = 65' < 250'

Section 1029 Emergency Escape and Rescue
1029.2 (R-3 Occupancy) Minimum Size
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 SF.

1029.2.1 Minimum Dimensions. The minimum net clear opening height dimension shall be 24 inches. The minimum net clea ropening width dimension shall be 20 inches.

See window types for emergency escape window sizes and locations.

Table 2902.1 Minimum Plumbing Fixtures
Occupancy Group B
Professional Services.

Water Closets
1/25 for first 50 and 1 per 50 for remainder exceeding 50.
Male Occupants: 19 Female Occupants: 19
WC's Required: 1 WC's Required: 1

Water Closets
Male WC's Provided:1 Female WC's Provided:1

Lavatories
1/40 for first 80 and 1 per 80 for remainder Exceeding 80.
Male Occupants: 19 Female Occupants: 19
Lavs Required: 1 Lavs Required:1

Lavatories
Male Lavs Provided:1 Female Lavs Provided:1

Occupancy Group R-3
Residential

Water Closets
1 per dwelling unit

Lavatories
1 per dwelling unit

Water Closets
1 per dwelling unit

Lavatories
1 per dwelling unit

Chapter 33 Construction Safeguards

3301.1 The provisions of this chapter shall govern safety during construction that is under the jurisdiction of this code and the protection of adjacent public and private properites.

Contractor shall submit details to the Building Department for review and approval prior to obtaining the building permit for the following items:

-Manner of removal per 3304
-Facilities required per 3305
-Protection of pedestrians per 3306
-Protection of adjoining properties per 3307
-Temporary use of streets, alleys, public properties per 3308
-Fire extinguishers per 3309
-Exits per 3310
-Standpipes systems per 3311
-Water supply for fire protection per 3312

CITY OF OLYMPIA

GENERAL SITE INFORMATION
Zoning: R4-6

BUILDING ADDRESS:
924 State Ave. NE
Olympia, WA 98506

CODES:
International Building Code, 2012 Edition
International Fire Code, 2012 Edition
Uniform Plumbing Code, 2012 Edition
International Mechanical Code, 2012 Edition
Washington State Energy Code 2012 Edition
ICC/ ANSI A117.1-2009

International Building Code Design Criteria for New Work:
Wind Load: 85 mph, Exposure B
Seismic Load: See Structural Drawings
Live Load: 40 psf - Roof
Live Load: 40 psf - Floor
Flood Zone Designation: N/A
Seismic Design Category: D

PROJECT NARRATIVE:
Construction of a new 6,900 SF three story office/residential building with private garage. Wood framed construction, with fire sprinklers, elevator and stairs.

DEFERRED SUBMITTALS:
Joist Design
Stair stringer/tread/Design
X-Ray Shielding Design (to be approved by Health Dept.)
Fire Sprinkler Design (Sprinklers to be designed to NPFA-13 for B Occupancy areas and NFPA-13D with quick response heads for R-3 Occupancy areas.)
Mechanical Design
Mechanical NREC form
Plumbing Design
Electrical Power and Lighting Design
Lighting NREC form

The contractor shall submit a schedule for submitting deferred submittals prior to issuance of the building permit per IEBC 106.3.4

Deferred submittals are to be submitted to the Architect for review prior to submitting to the building department per IEBC 106.3.4

Washington State Energy Code
Contractor is to provide components with the following maximum U-Factorss:

Fiberglass windows =	0.30 Entrance/glazed
Aluminum Doors =	0.60
Opaque doors =	0.20

Contractor is to provide components with the following maximum Shading Coefficient:
Windows = 0.35

All doors shall be gasketed to provide a maximum air leakage rate of 2.0 cfm/ft2 tested at a pressure of at least 1.57 psf.

All glazing shall be double-pane with a Low-E coating.

Mechanical/Electrical Contractor shall provide the following:

- Functional testing to be performed in accordance with 1416.3.3.
- Systems documentation to be provided in accordance with 1416.3.4.
- Commissioning report to be provided in accordance with 1416.3.5.
- Commissioning compliance checklist to be provided to building official in accordance with 1416.4.
- Thermostats to be provided with 5 degree deadband minimum or manual changeover between heating and cooling modes.

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7759 REGISTERED ARCHITECT
GARNER F. MILLER
STATE OF WASHINGTON

PERMIT SET JULY 2014

Revisions Closing Date

Sheet Title
PROJECT DATA

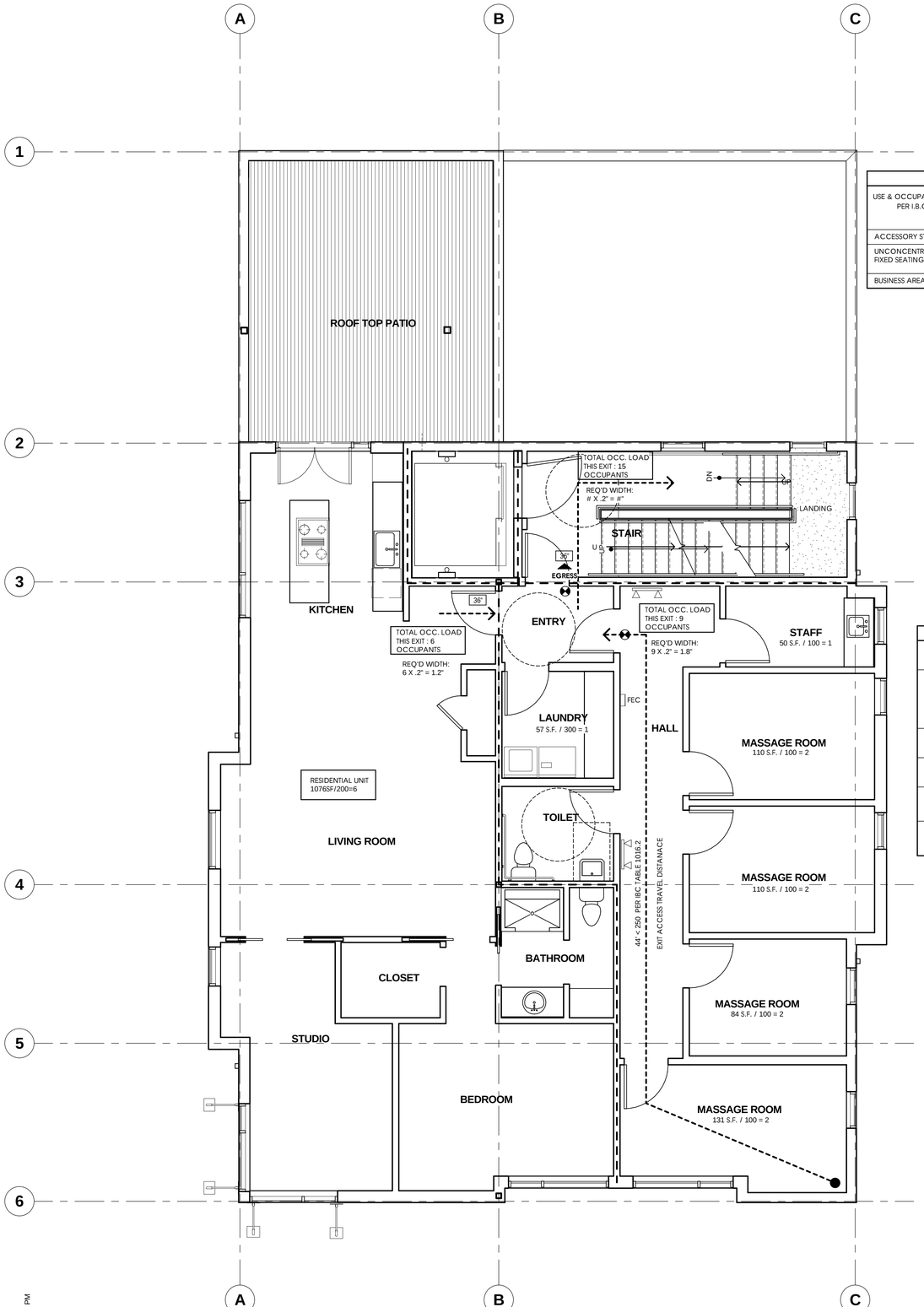
Sheet No.
G1.00

MSGS Project No.
14-103

OCCUPANCY LEGEND	
USE & OCCUPANCY CLASSIFICATION PER I.B.C. 2012 EDITION	MEANS OF EGRESS : TABLE 1004.1.1 FLOOR AREA IN S.F. PER OCCUPANT ALLOWANCES
ACCESSORY STORAGE AREAS, JANITOR	300 GROSS
UNCONCENTRATED ASSEMBLY W/O FIXED SEATING	15 NET
BUSINESS AREAS	100 GROSS

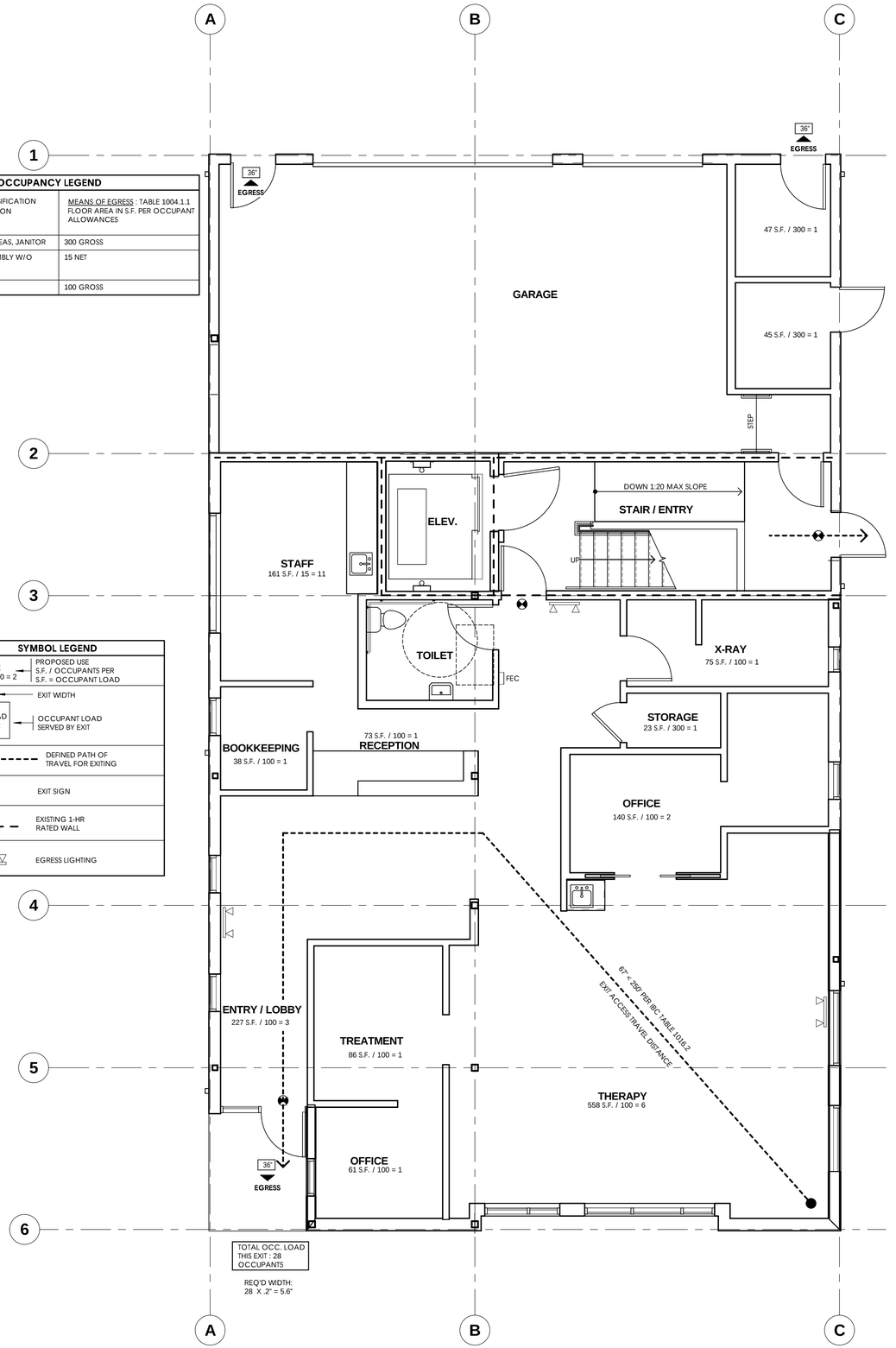
SYMBOL LEGEND

- OFFICE 115 S.F. / 100 = 2 — PROPOSED USE S.F. / OCCUPANTS PER S.F. = OCCUPANT LOAD
- 36" — EXIT WIDTH
- TOTAL OCC. LOAD THIS EXIT: 125 — OCCUPANT LOAD SERVED BY EXIT
- DEFINED PATH OF TRAVEL FOR EXITING
- EXIT SIGN
- EXISTING 1-HR RATED WALL
- EGRESS LIGHTING



2 G2.10 **SECOND FLOOR OCCUPANCY PLAN**

1/4" = 1'-0"



1 G2.10 **MAIN FLOOR OCCUPANCY PLAN**

1/4" = 1'-0"

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Revisions	Description	Closing Date

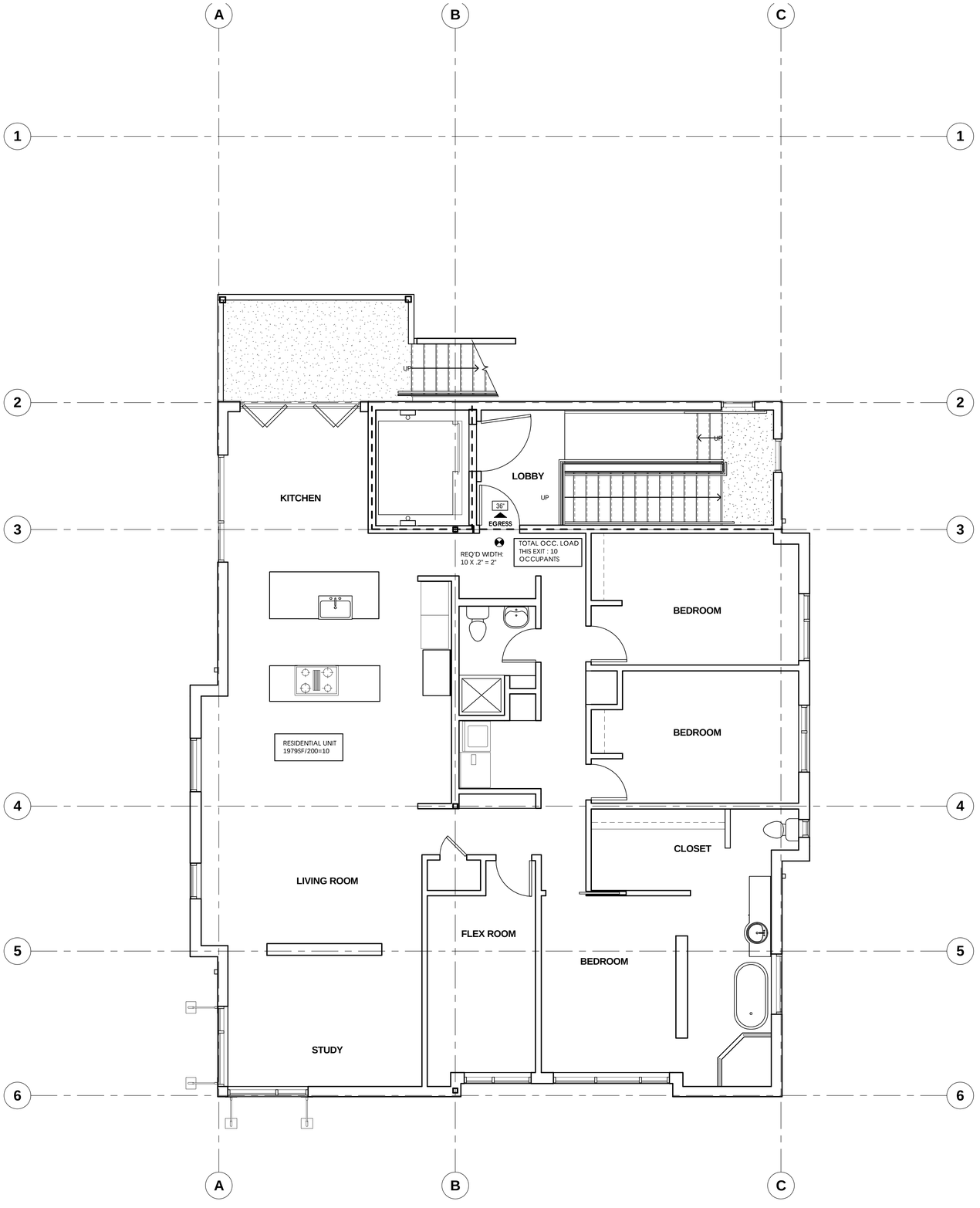
Sheet Title

MAIN AND SECOND FLOOR OCCUPANCY / EMERGENCY EGRESS PLANS

Sheet No.

G2.10

Project No.
14-103



1 G2.11 **THIRD FLOOR PLAN OCCUPANCY PLAN**

1/4" = 1'-0"

OCCUPANCY LEGEND	
USE & OCCUPANCY CLASSIFICATION PER I.B.C. 2012 EDITION	MEANS OF EGRESS : TABLE 1004.1.1 FLOOR AREA IN S.F. PER OCCUPANT ALLOWANCES
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Revisions	Description	Closing Date

Sheet Title

THIRD FLOOR OCCUPANCY / EMERGENCY EGRESS PLAN

Sheet No.

G2.11

Project No.
14-103

SITE AND PROJECT SUMMARY:

Address: 924 State Avenue NE
Parcel No: 78202700700
Section: 214182W
Abbrev Legal: Section 14 Township 18 Range 2W Quarter NE SE Plat Swans Addition to Olympia Blk 27 LT 7 Document 001/037
Site dimensions: 60' x 105'; 6300 SF

Zoning: PO /RM = Professional Office/Residential Multi-Family
Design Review: Basic Commercial Design Criteria
Commercial Design Criteria Downtown
Multi-Family Residential

Zoning Professional Office/residential Multifamily District (PO/RM).

This project meets the PO/RM intent to "provide a transitional area, buffering residential areas from more intensive commercial uses." This development is "compatible with residential uses and generates low vehicular traffic characteristic of less intrusive uses."
This mixed-use project "provides for a compatible mix of office, moderate- to high-density residential, and small-scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area."

PO/RM Setbacks: Front - 10' minimum
Rear - 10' minimum
Side – no minimum on interior

PO/RM Height: Maximum building height up to 35' if within 100' of R4, R4-8, R6-12 district.
Proposed building heights (above existing grade) 33'-3" to roof, 36'-9" at top of parapet, 47'-10" at elevator

PO/RM Coverage: Maximum building coverage 70%
Proposed building coverage 47% [2931 SF/6300 SF]

Maximum development coverage 85%
Proposed development coverage 81% [5087 SF/6300 SF]

Chapter 18.38 Parking

Parking provided:

3 stalls provided on street; credit for 60 linear feet of street parking

3 stalls provided in at-grade garage

4 stalls including (1) ADA stall, provided at parking area adjacent to alley

TOTAL: (7) on site + (3) street = 10 stalls provided

Parking calculation:

Business/General Office - 3035 Gross SF @ 1 stall per 300 SF = **10 stalls**

Residential - Duplex stalls - 2 per unit = **4 stalls**

Total Business + Residential: 10 + 4 = 14 maximum# required stalls

18.38.160 10 % reduction for Downtown zone = (1.4) stalls; 14 - 1 = **13 stalls**

18.38.180 Shared Parking for two uses within building

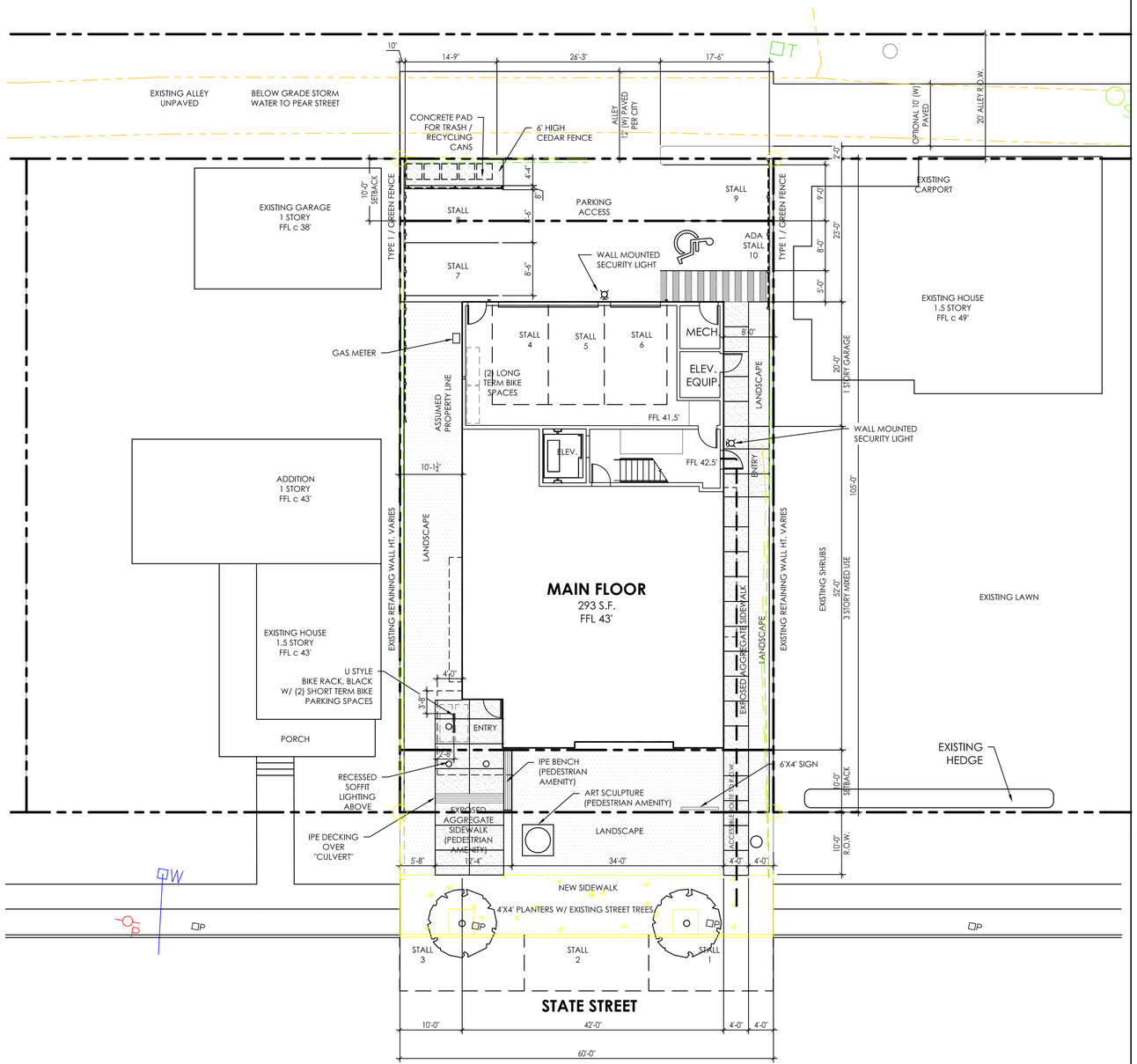
2. Allocation a. Shared parking.

i. When two (2) or more land uses, or uses within a building, have distinctly different hours of operation (e.g., office and church), such uses may qualify for a shared parking credit. **Required parking shall be based on the use that demands the greatest amount of parking.**

Two uses, residential and business, with different hours of operation comprise this mixed use project.

Business need is higher at 10 stalls

Bicycle spaces: Table 38.01
Long term: (2) - provided inside garage
Short term: (1) per 10,000 SF; (2) - provided adjacent to building entrance



2 A1.10 **SITE PLAN** 1" = 10'-0"

Keynotes

General Notes:

Legend

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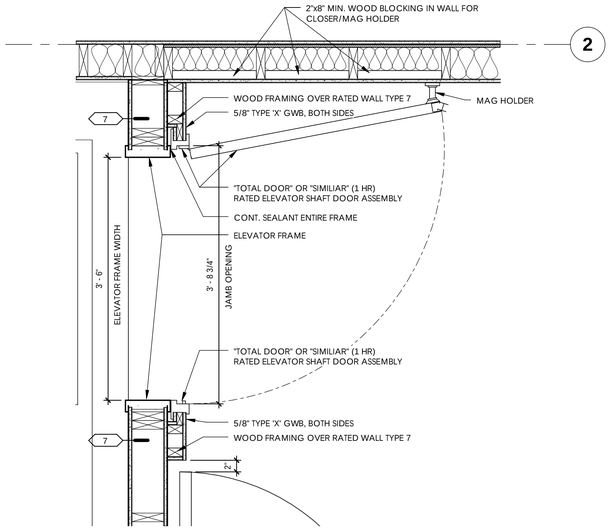
Sheet Title
SITE PLAN

Sheet No.
A1.10

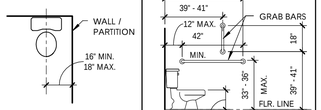
MSGS Project No.
14-103



3 A2.10 ELEVATOR DOOR
1" = 1'-0"

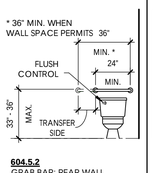
ACCESSIBILITY STANDARDS
CHAPTER 6 - PLUMBING ELEMENTS & FACILITIES

REFERENCES:
AMERICAN NATIONAL STANDARD ICC/ANSI A117.1 - 2009
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

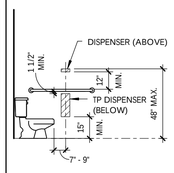


604.2
WATER CLOSET: LOCATION

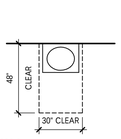
604.4
HEIGHT:
604.5.1
GRAB BAR: SIDE WALL



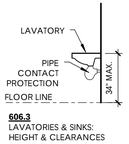
604.5.2
GRAB BAR: REAR WALL
604.6
FLUSH CONTROLS SHALL COMPLY W/ ICC/ANSI 309



604.7
DISPENSERS

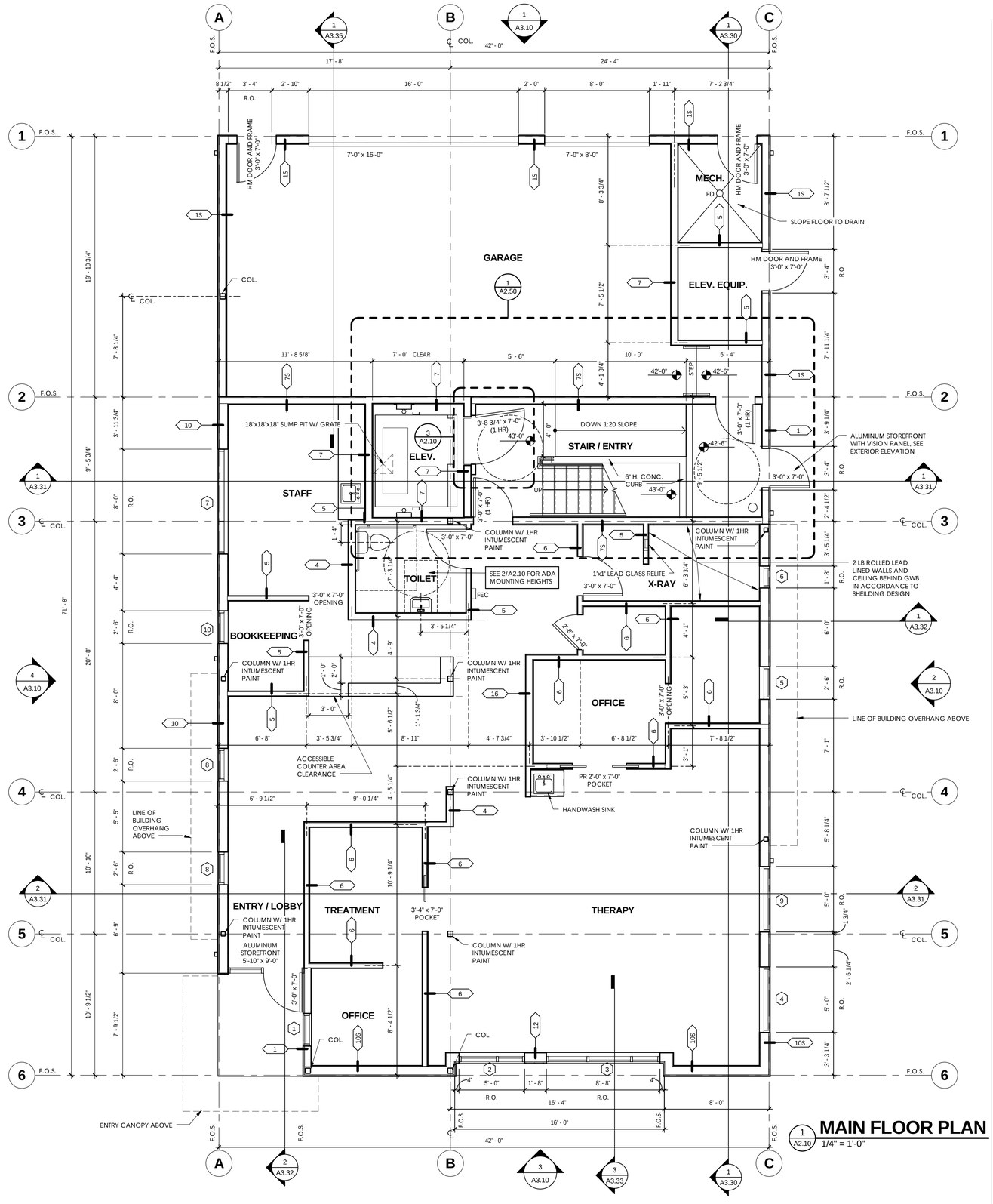


606.2
LAVATORIES & SINKS: CLEAR FLOOR SPACE



606.3
LAVATORIES & SINKS: HEIGHT & CLEARANCES
606.6
EXPOSED PIPES & SURFACES

2 A2.10 Accessibility Standards - plumbing
1/4" = 1'-0"



1 A2.10 MAIN FLOOR PLAN
1/4" = 1'-0"

Keynotes

Door Notes:

1. EXTERIOR STOREFRONT DOORS SHALL BE EQUIPPED WITH CLOSERS, WEATHERSTRIPPING, ADA-COMPLIANT THRESHOLDS, DOOR BOTTOMS/SWEEPS, HINGES WITH NON-REMOVABLE PINS, AND HEAD DRIP FLASHING.

2. EXTERIOR DOORS TO BE THERMALLY-INSULATED (HM) OR THERMALLY-BROKEN ALUMINUM.

3. EXTERIOR ALUMINUM STORFRONT DOOR SUPPLIER TO PROVIDE ALL HARDWARE, EXCEPT FOR CYLINDER BY HARDWARE SUPPLIER.

4. FIRE DOOR ASSEMBLIES AT ELEVATOR ENTRANCES SHALL BE SIMILIAR TO "TOTAL DOOR", WITH FULL HEIGHT HINGES, OPERATING PULL/PUSH, CLOSER, MAG HOLDER, POSITIVE PRESSURE LABEL, AND MORTISED SWEEP.

5. INTERIOR FIRE-RATED ASSEMBLIES TO HAVE 60-MINUTE UL LABEL, EQUIPPED WITH DOOR SEALS, CLOSER, AND LATCH/LOCKSETS.

6. FULLY TEMPERED GLAZING FOR ALL LOCATIONS AS REQUIRED BY CODE.

7. DOUBLE-PANE, INSULATED GLASS UNITS, OVERALL THICHNESS OF 1-INCH IN ALL EXTERIOR DOORS INDICATED WITH GLASS PER EXTERIOR ELEVATIONS.

8. ALL DOOR TRIM SHALL HAVE ADA-COMPLIANT LEVERS.

9. VERIFY LATCHING/LOCKING OF BI-PARTING DOORS PER OWNER.

10. VERIFY LATCHING/LOCKING OF STORAGE AND OFFICE DOORS.

General Notes:

Legend

℄	CENTERLINE
F.O.S.	FACE OF SHEATHING
C.O.C.	CENTER OF COLUMN
FD □○	FLOOR DRAIN
1 A101 SIM	DETAIL CALLOUT
1 A101	ELEVATION CALLOUT
1 A101 SIM	SECTION CALLOUT
000	KEYNOTE SYMBOL
WALL TYPE CALLOUT: SEE A7.10	
1S WALL TYPE	SHEAR WALL, SEE STRUCTURAL DWGS.

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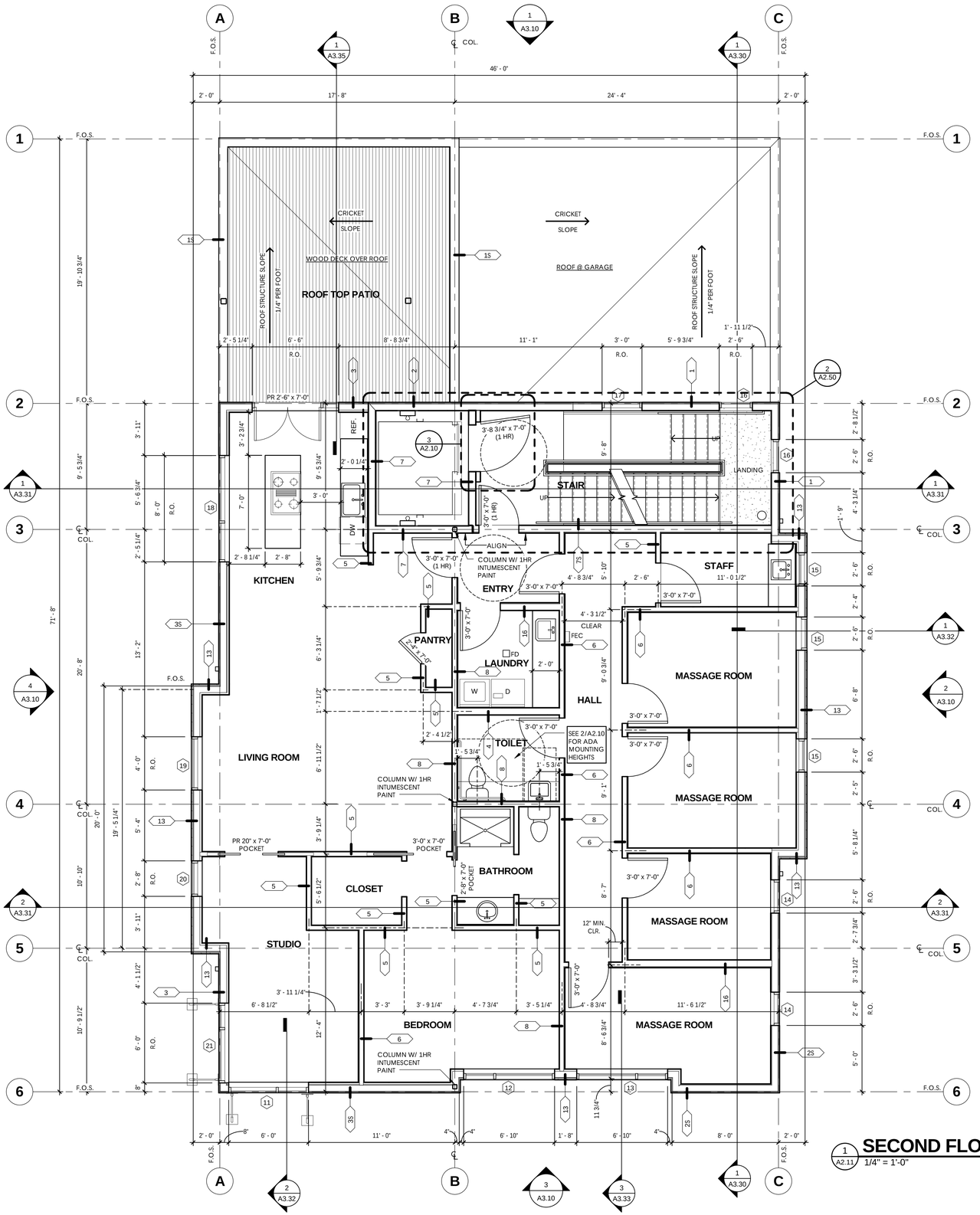
Sheet Title

MAIN FLOOR PLAN

Sheet No.
A2.10

Project No.
14-103

Author
7/23/2014 4:32:58 PM



SECOND FLOOR PLAN

1/4" = 1'-0"

Keynotes

Door Notes:

1. EXTERIOR STOREFRONT DOORS SHALL BE EQUIPPED WITH CLOSERS, WEATHERSTRIPPING, ADA-COMPLIANT THRESHOLDS, DOOR BOTTOMS/SWEEPS, HINGES WITH NON-REMOVABLE PINS, AND HEAD DRIP FLASHING.

2. EXTERIOR DOORS TO BE THERMALLY-INSULATED (HM) OR THERMALLY-BROKEN ALUMINUM.

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10. VERIFY LATCHING/LOCKING OF STORAGE AND OFFICE DOORS.

General Notes:

Legend

℄	CENTERLINE
F.O.S.	FACE OF SHEATHING
C.O.C.	CENTER OF COLUMN
FD □○	FLOOR DRAIN
1 / A101 SIM	DETAIL CALLOUT
1 / A101	ELEVATION CALLOUT
1 / A101 SIM	SECTION CALLOUT
000	KEYNOTE SYMBOL
1S	WALL TYPE CALLOUT: SEE A7.10
WALL TYPE	SHEAR WALL, SEE STRUCTURAL DWGS.

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Sheet Title

SECOND FLOOR PLAN

Sheet No.

A2.11

Project No.
14-103

Author
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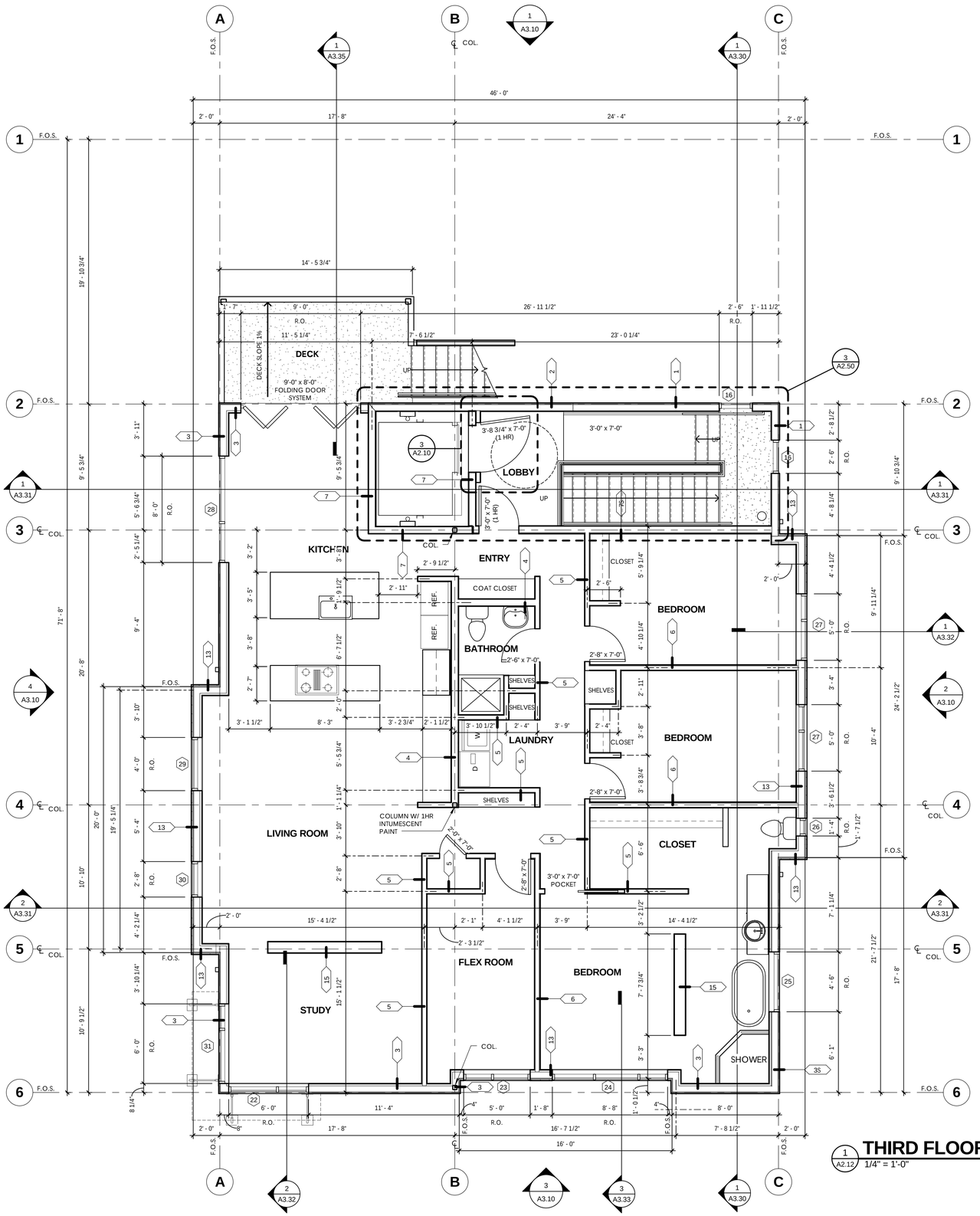

THIRD FLOOR PLAN

1 A2.12 1/4" = 1'-0"

Keynotes

Door Notes:

1. EXTERIOR STOREFRONT DOORS SHALL BE EQUIPPED WITH CLOSERS, WEATHERSTRIPPING, ADA-COMPLIANT THRESHOLDS, DOOR BOTTOMS/SWEEPS, HINGES WITH NON-REMOVABLE PINS, AND HEAD DRIP FLASHING.

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10. VERIFY LATCHING/LOCKING OF STORAGE AND OFFICE DOORS.

General Notes:

Legend

℄	CENTERLINE
F.O.S.	FACE OF SHEATHING
C.O.C.	CENTER OF COLUMN
FD	FLOOR DRAIN
1 / A101 SIM	DETAIL CALLOUT
1 / A101	ELEVATION CALLOUT
1 / A101 SIM	SECTION CALLOUT
000	KEYNOTE SYMBOL
WALL TYPE CALLOUT: SEE A7.10	
15 — WALL TYPE	SHEAR WALL, SEE STRUCTURAL DWGS.

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Revisions	Description	Closing Date

Sheet Title

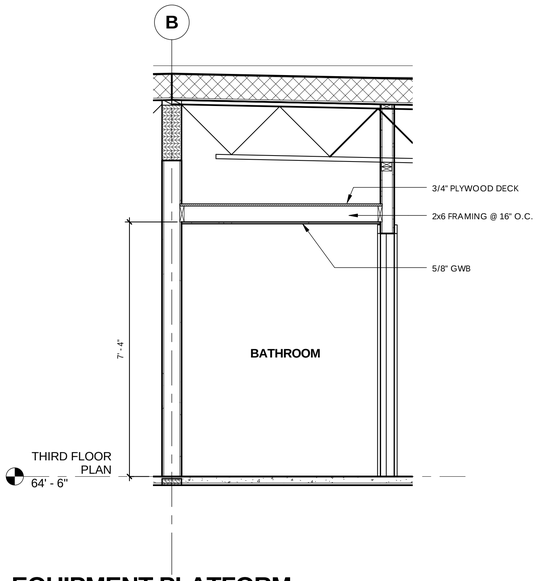
THIRD FLOOR PLAN

Sheet No.

A2.12

Project No.
14-103

Author
7/23/2014 4:33:50 PM



5 A2.20 EQUIPMENT PLATFORM
1/2" = 1'-0"

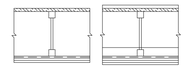
FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5000	GENERIC	1 HOUR FIRE	65 to 69 STC SOUND

WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

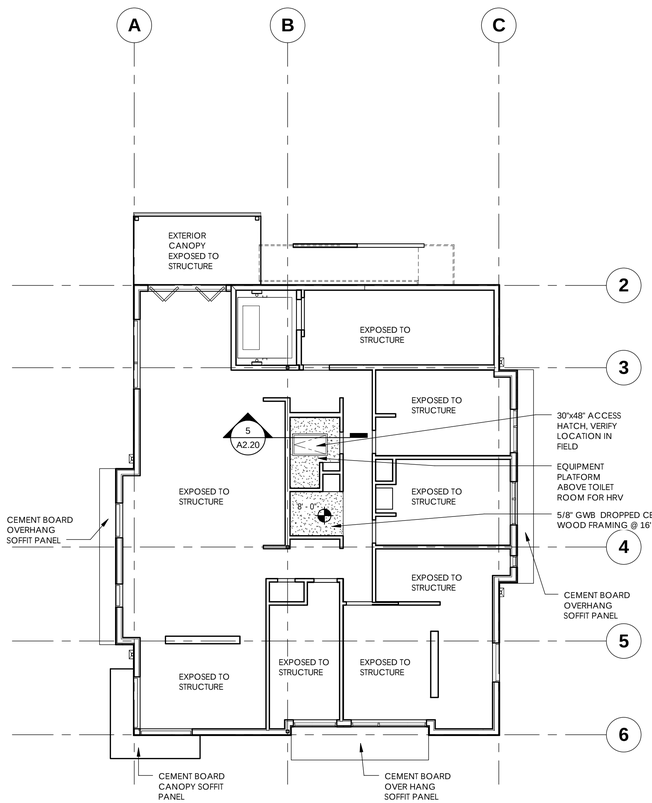
Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1 1/4" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 1/4" Type W drywall screws. Face layer 1/2" type X gypsum wallboard applied at right angles to channels with 1 5/8" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1 1/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints . Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.

STC and IIC tested with 5/8" gypsum concrete underpayment and 3 1/2" glass fiber insulation in joist spaces. Third layer of 1/2"or 5/8" type x gypsum wallboard required to achieve 1 hour fire resistance rating when glass fiber insulation is used.

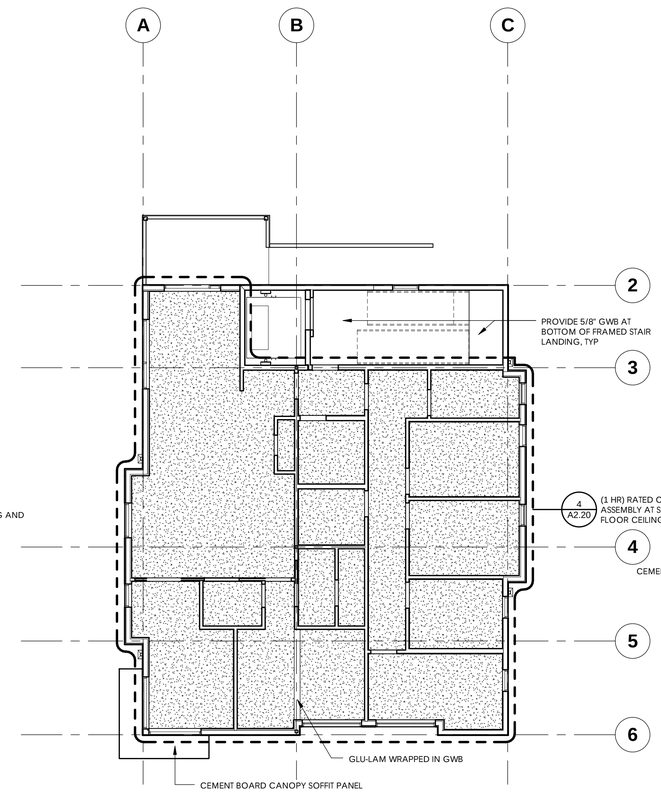


Approx. Ceiling Weight: 5 psf
Fire Test: NRCC A-4440.1 (Revised), 6-24-97
Sound Test: NRCC B-3150.5, 6-30-00
IIC & Test: 51 NRCC B-3150.5, 6-30-00

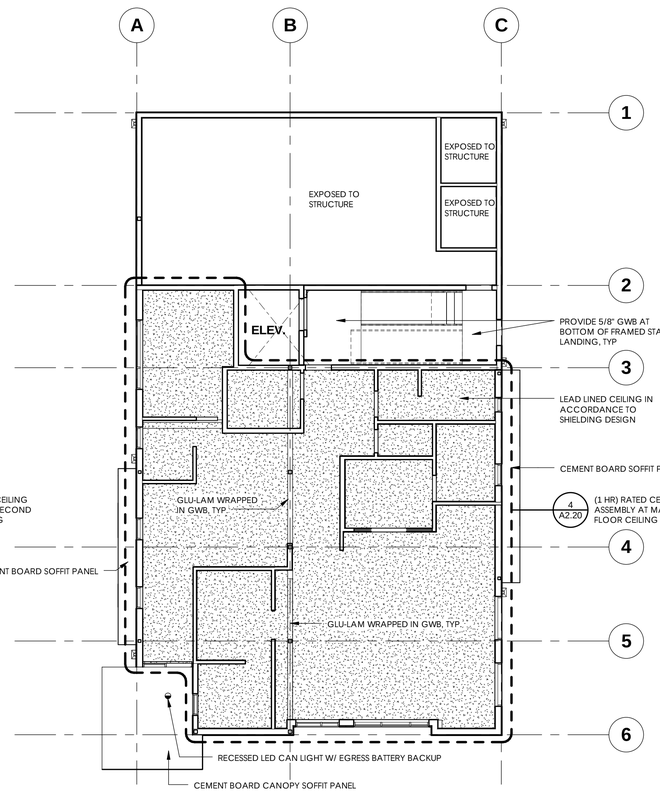
4 A2.20 RATED CEILING
1/2" = 1'-0"



3 A2.20 THIRD FLOOR PLAN
1/8" = 1'-0"



2 A2.20 SECOND FLOOR
1/8" = 1'-0"



1 A2.20 MAIN FLOOR
1/8" = 1'-0"

Keynotes

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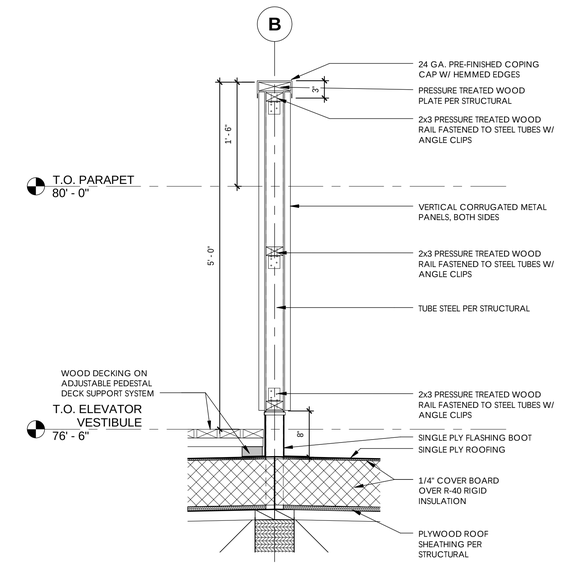
Sheet Title

REFLECTED CEILING PLANS

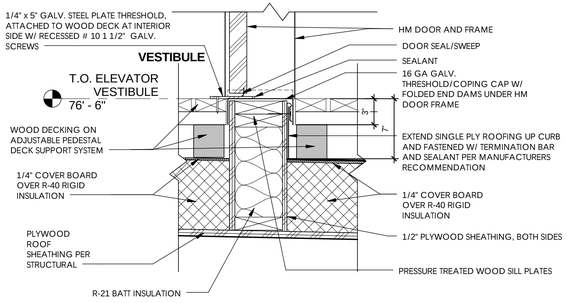
Sheet No.
A2.20

Project No.
14-103

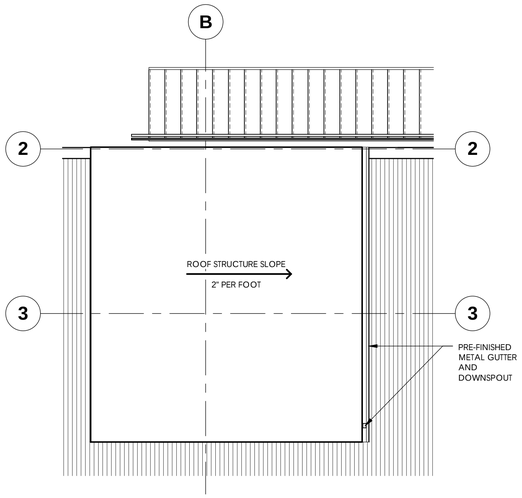
Author
7/23/2014 4:34:18 PM



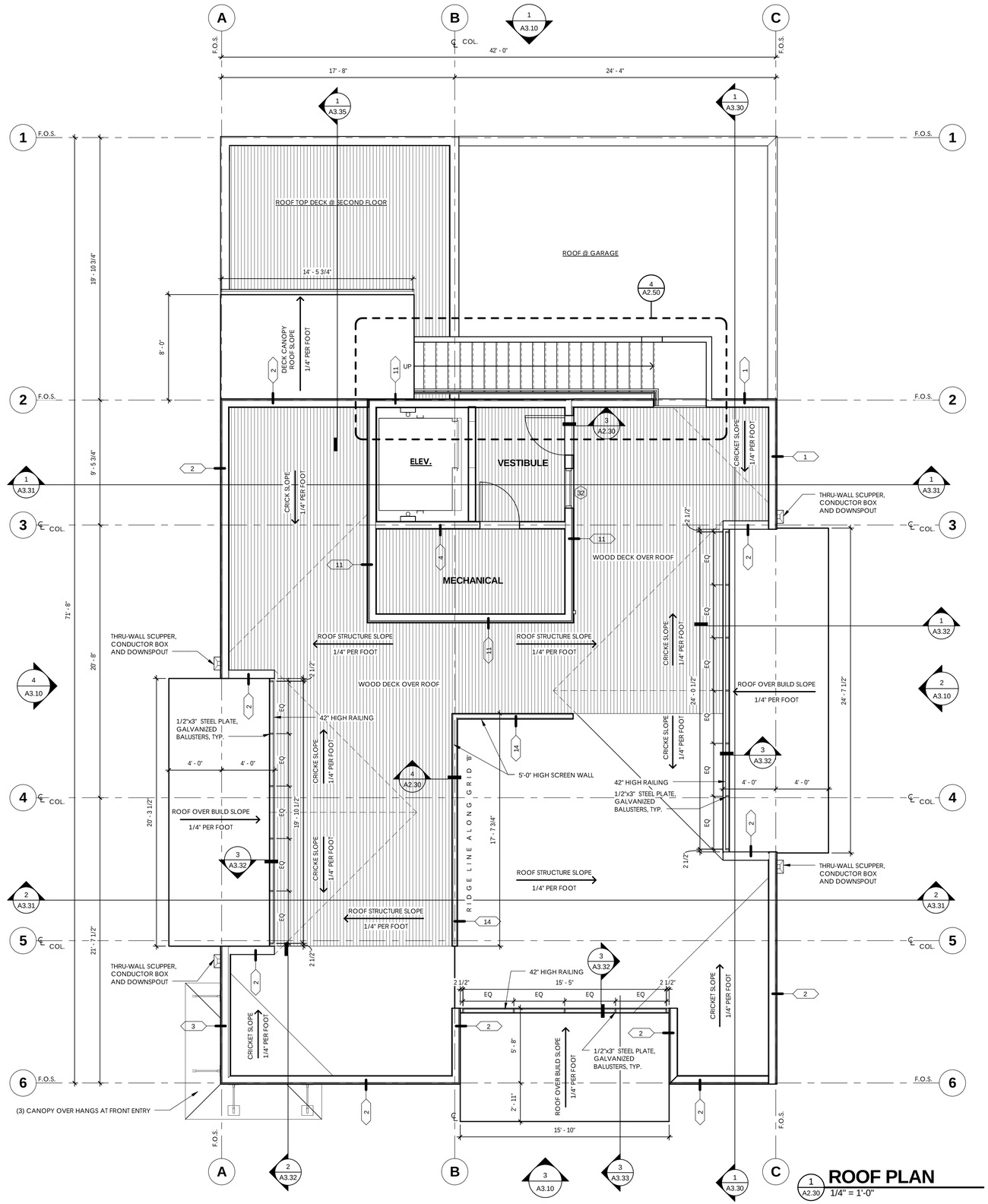
4 A2.30 **ROOF SCREEN WALL**
1" = 1'-0"



3 A2.30 **DOOR SILL AT ROOF DECK**
1 1/2" = 1'-0"



2 A2.30 **ROOF @ ELEVATOR**
1/4" = 1'-0"



1 A2.30 **ROOF PLAN**
1/4" = 1'-0"

Keynotes

General Notes:

Legend

℄	CENTERLINE
F.O.S.	FACE OF SHEATHING
C.O.C.	CENTER OF COLUMN
FD	FLOOR DRAIN
1 A101 SIM	DETAIL CALLOUT
1 A101	ELEVATION CALLOUT
1 A101 SIM	SECTION CALLOUT
000	KEYNOTE SYMBOL
WALL TYPE CALLOUT: SEE A7.10	
15 WALL TYPE	SHEAR WALL, SEE STRUCTURAL DWGS.

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Sheet Title

ROOF PLAN

Sheet No.
A2.30

Project No.
14-103

Author
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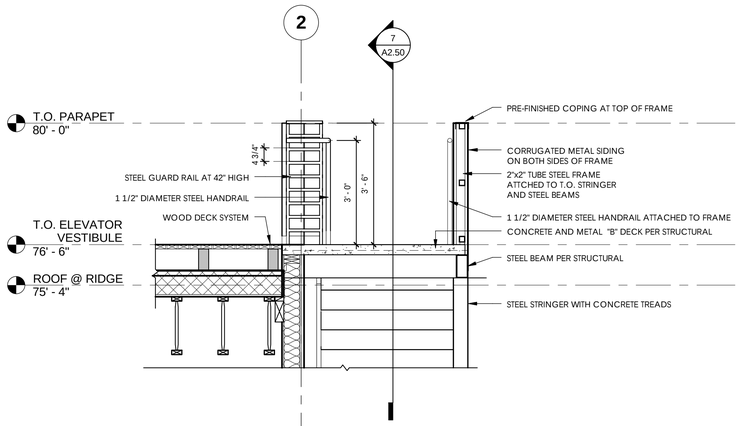
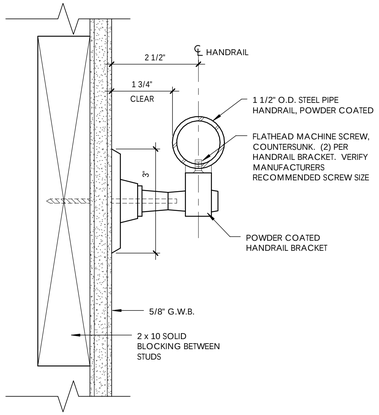
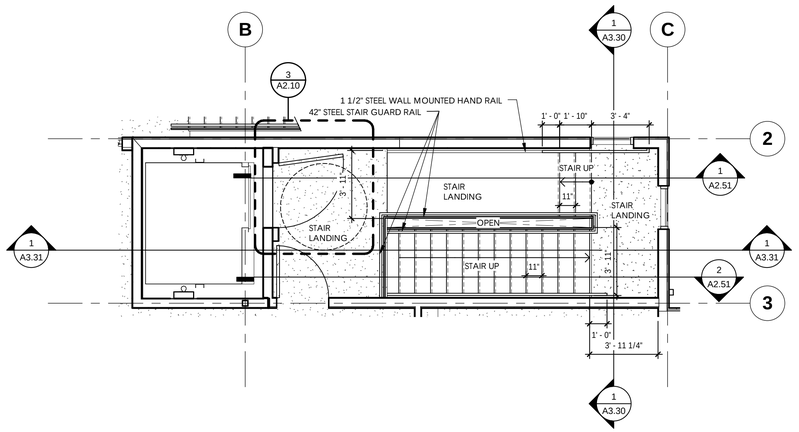


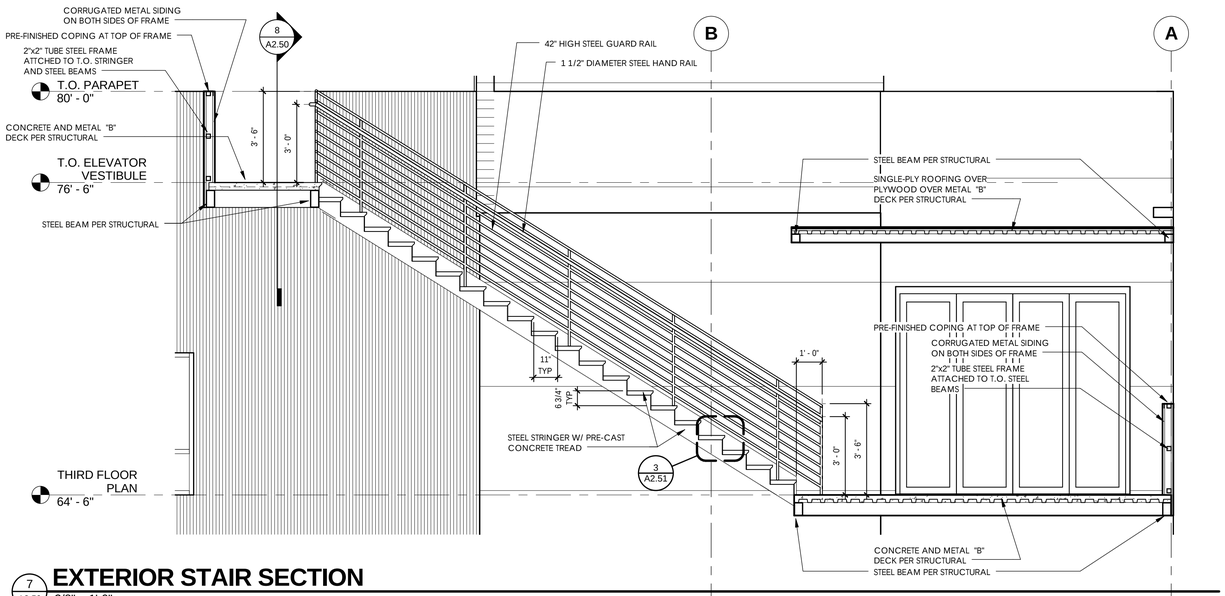
8 A2.50 **EXTERIOR STAIR LANDING SECTION**
1/2" = 1'-0"



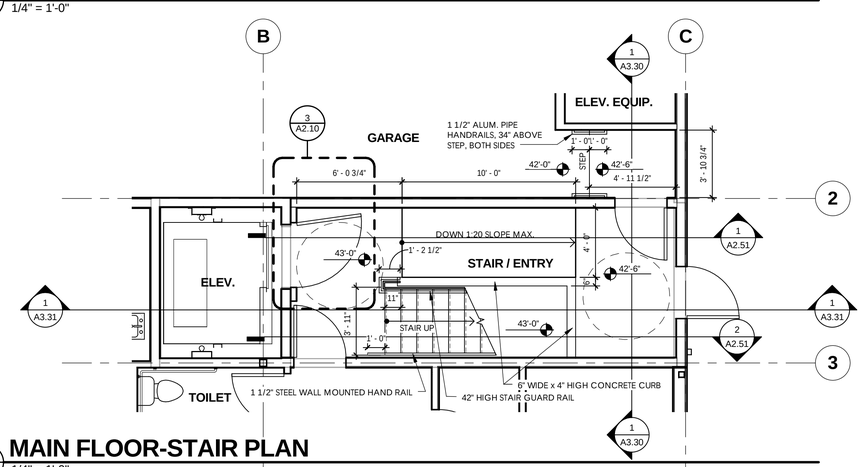
5 A2.50 **STR-SECTION @ HANDRAIL**
6" = 1'-0"



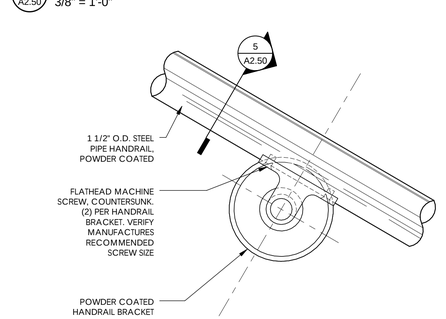
3 A2.50 **THIRD FLOOR-STAIR PLAN**
1/4" = 1'-0"



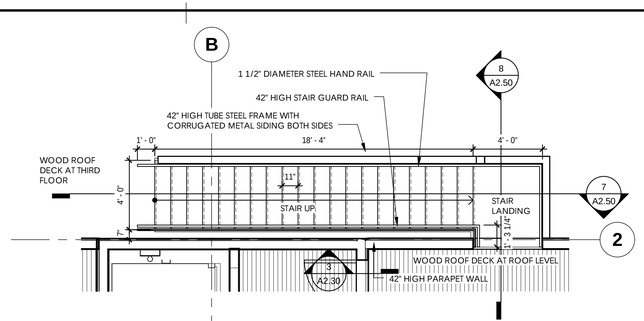
7 A2.50 **EXTERIOR STAIR SECTION**
3/8" = 1'-0"



2 A2.50 **SECOND FLOOR-STAIR PLAN**
1/4" = 1'-0"



6 A2.50 **STR-HANDRAIL ELEVATION DETAIL**
6" = 1'-0"



4 A2.50 **EXTERIOR STAIR PLAN**
1/4" = 1'-0"

1 A2.50 **MAIN FLOOR-STAIR PLAN**
1/4" = 1'-0"

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Sheet Title
ELEVATOR/STAIR PLANS, SECTIONS & DETAILS

Sheet No.
A2.50

Project No.
14-103

Author
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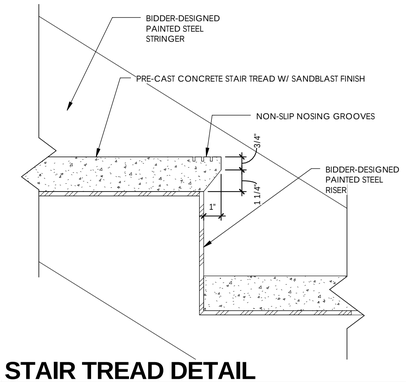
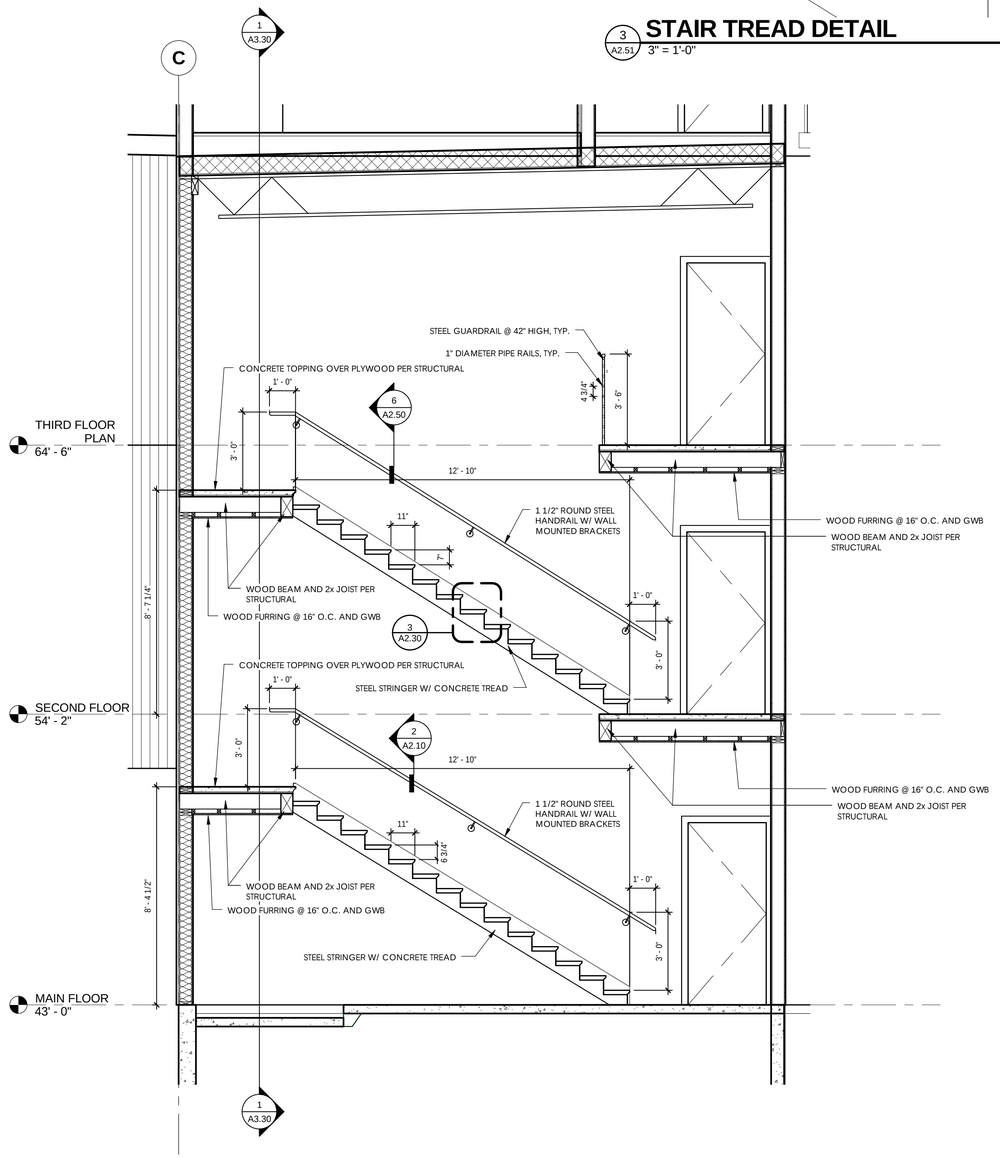
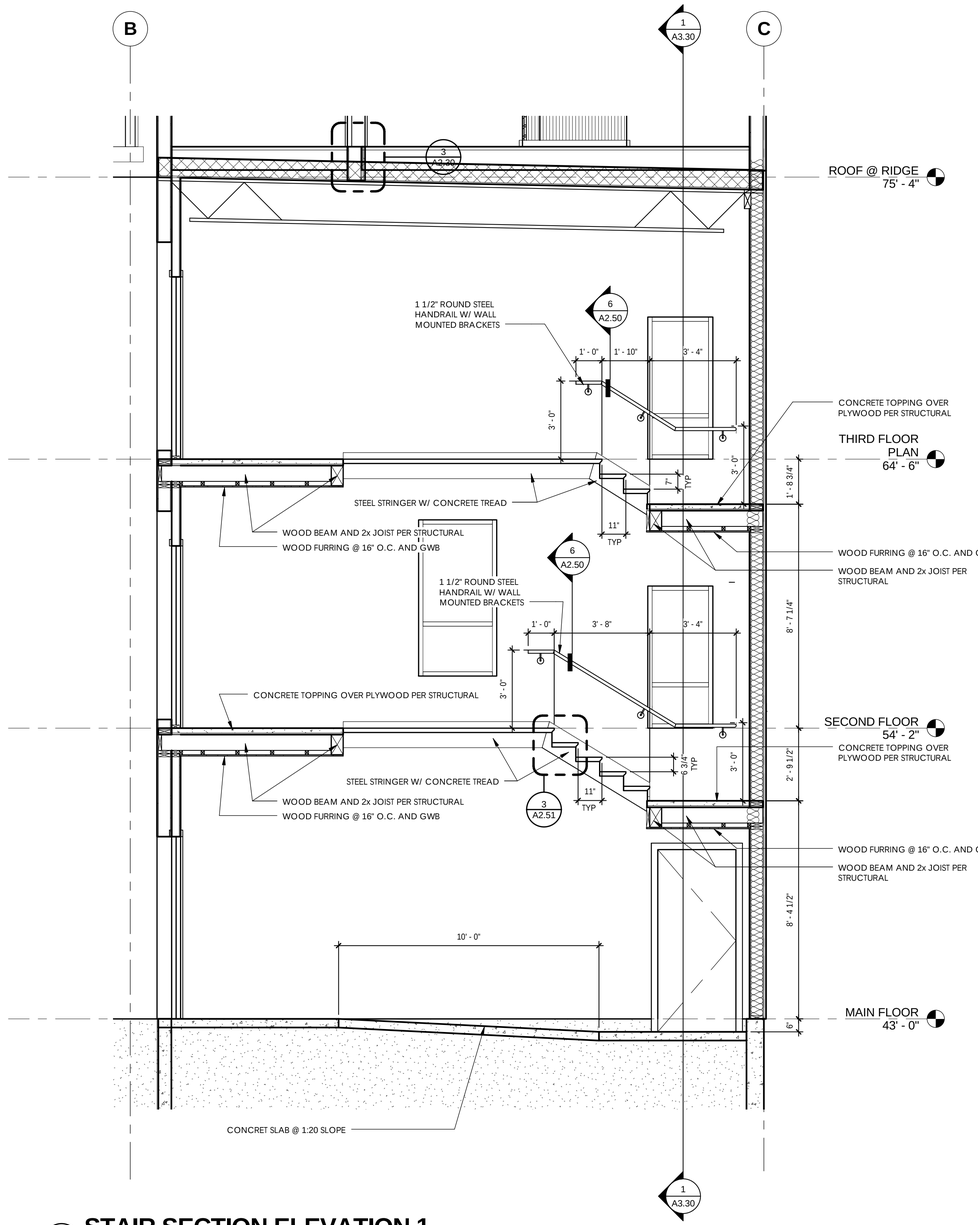


3 A2.51 STAIR TREAD DETAIL
3" = 1'-0"



2 A2.51 STAIR SECTION ELEVATION 2
3/8" = 1'-0"



1 A2.51 STAIR SECTION ELEVATION 1
3/8" = 1'-0"

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STAIR SECTION/ ELEVATIONS

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A2.51

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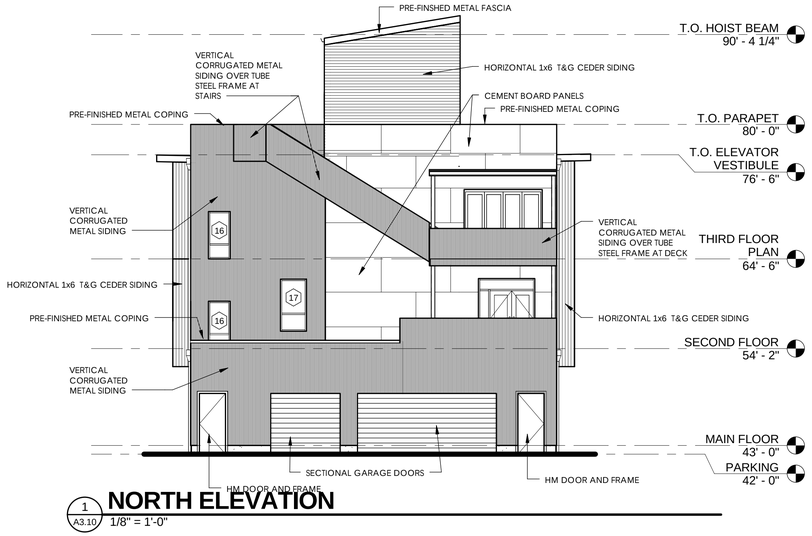
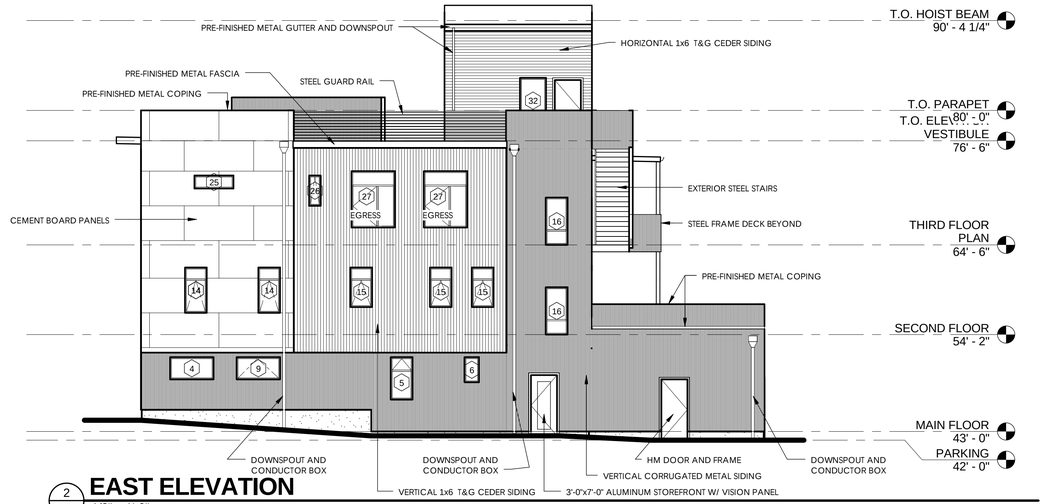
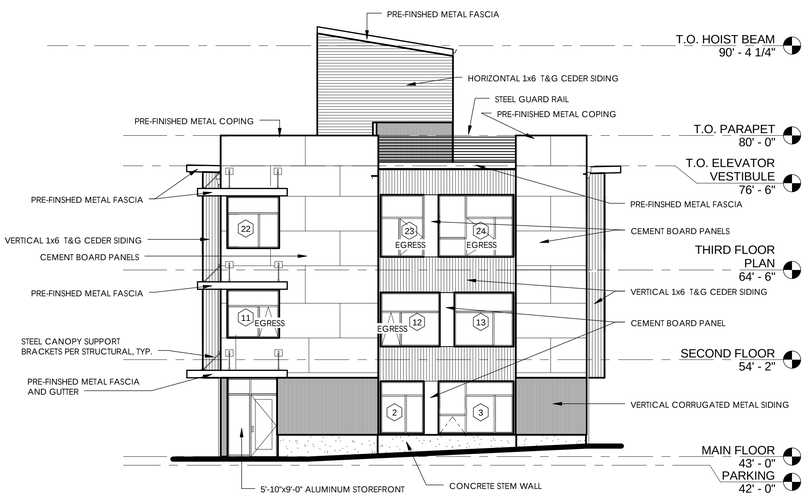


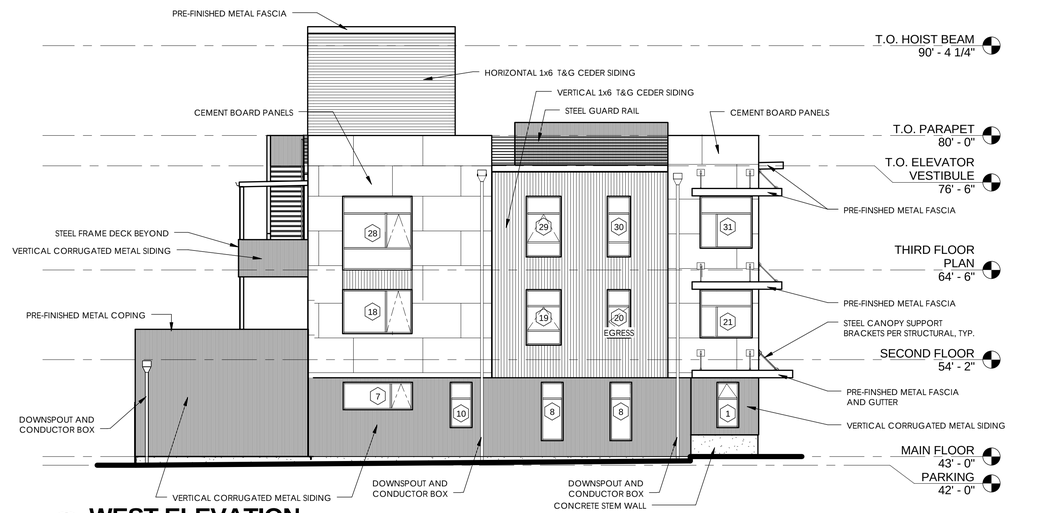
1 A3.10 **NORTH ELEVATION**
1/8" = 1'-0"



2 A3.10 **EAST ELEVATION**
1/8" = 1'-0"



3 A3.10 **SOUTH ELEVATION**
1/8" = 1'-0"



4 A3.10 **WEST ELEVATION**
1/8" = 1'-0"

Keynotes

General Notes:

Legend

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EXTERIOR ELEVATIONS

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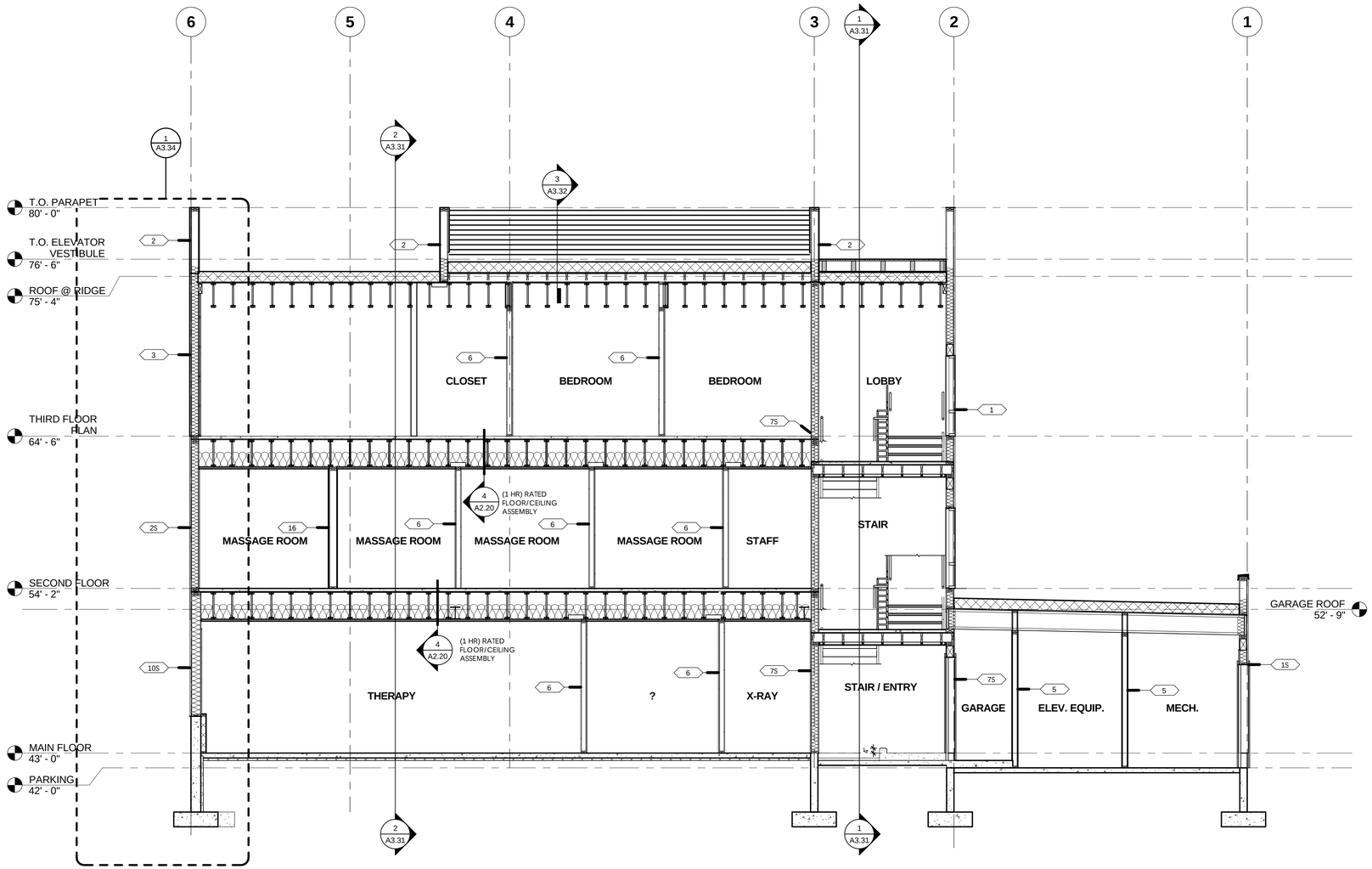

1 A3.30 BUILDING SECTION

1/4" = 1'-0"

Keynotes

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Legend

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BUILDING SECTION

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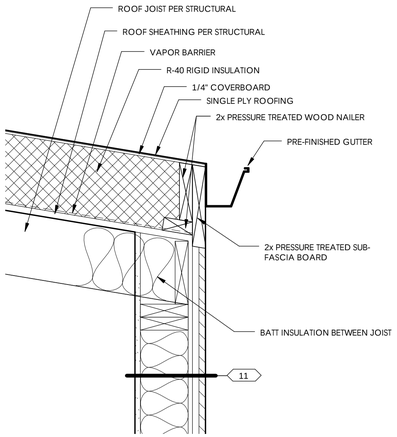
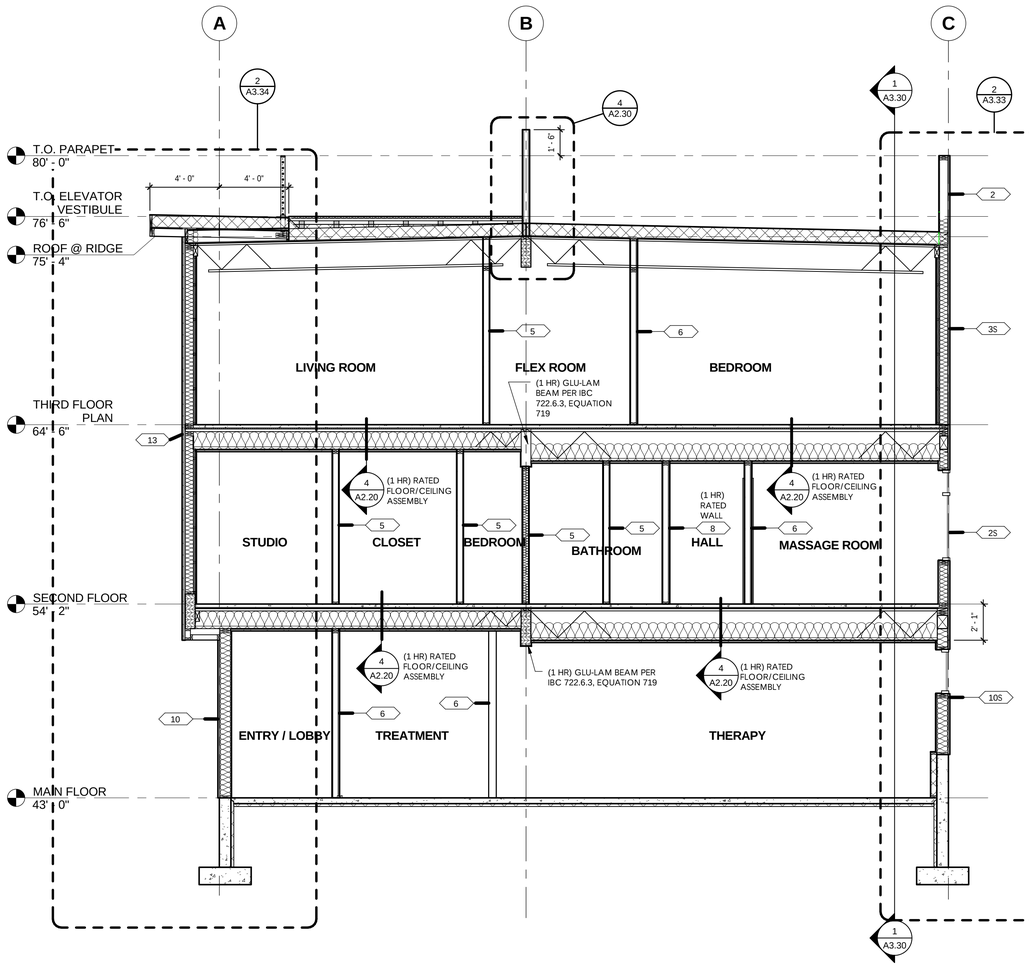


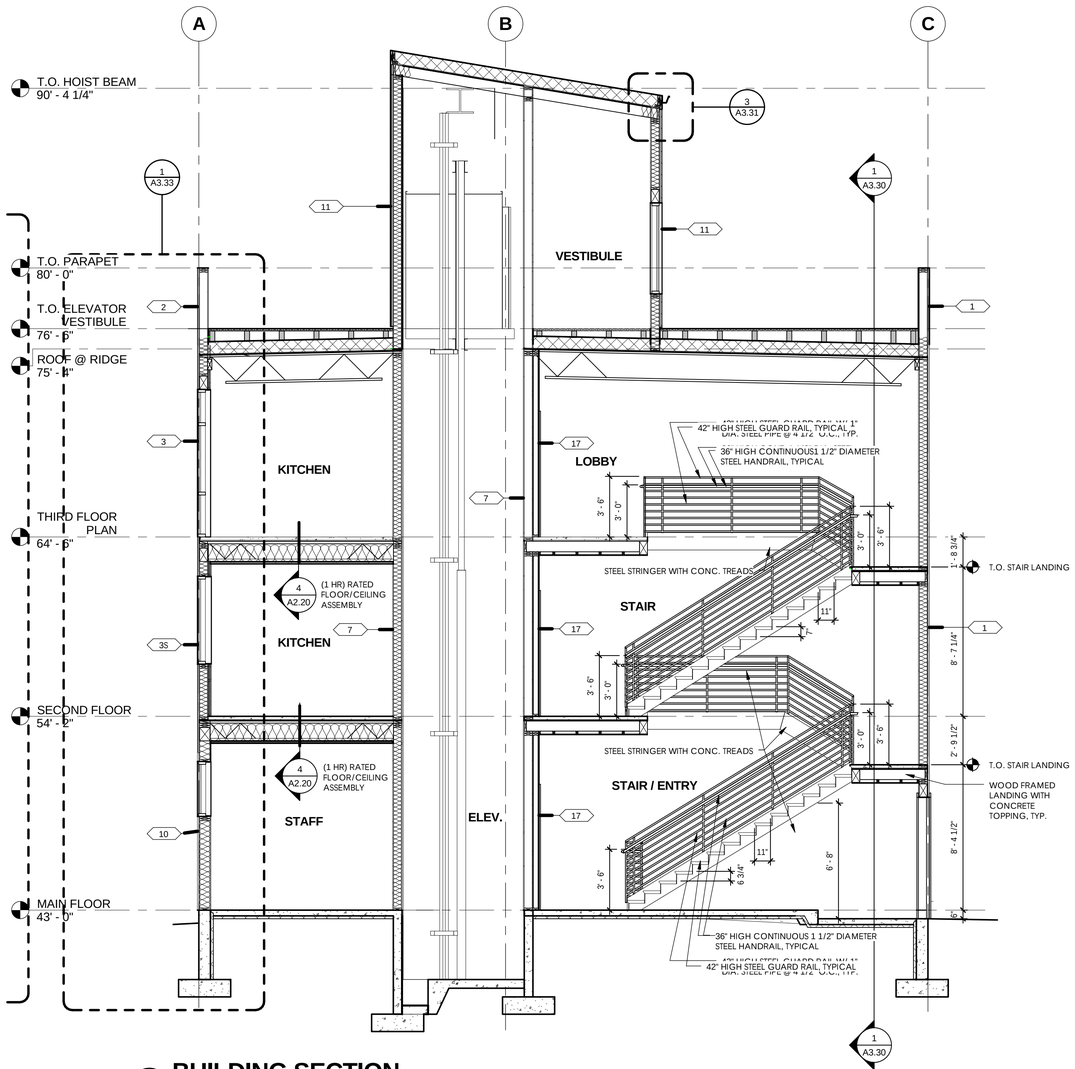
3 A3.31 ROOF GUTTER DETAIL

1 1/2" = 1'-0"



2 A3.31 BUILDING SECTION

1/4" = 1'-0"



1 A3.31 BUILDING SECTION

1/4" = 1'-0"

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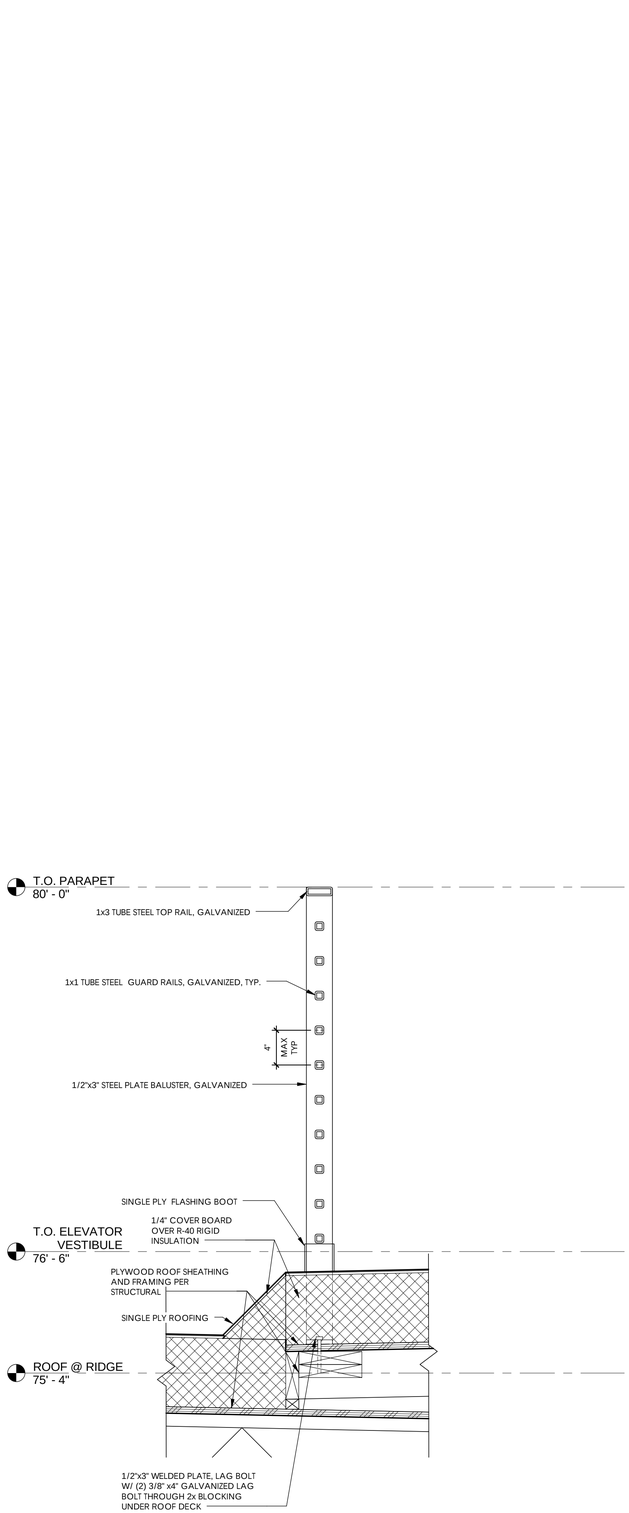
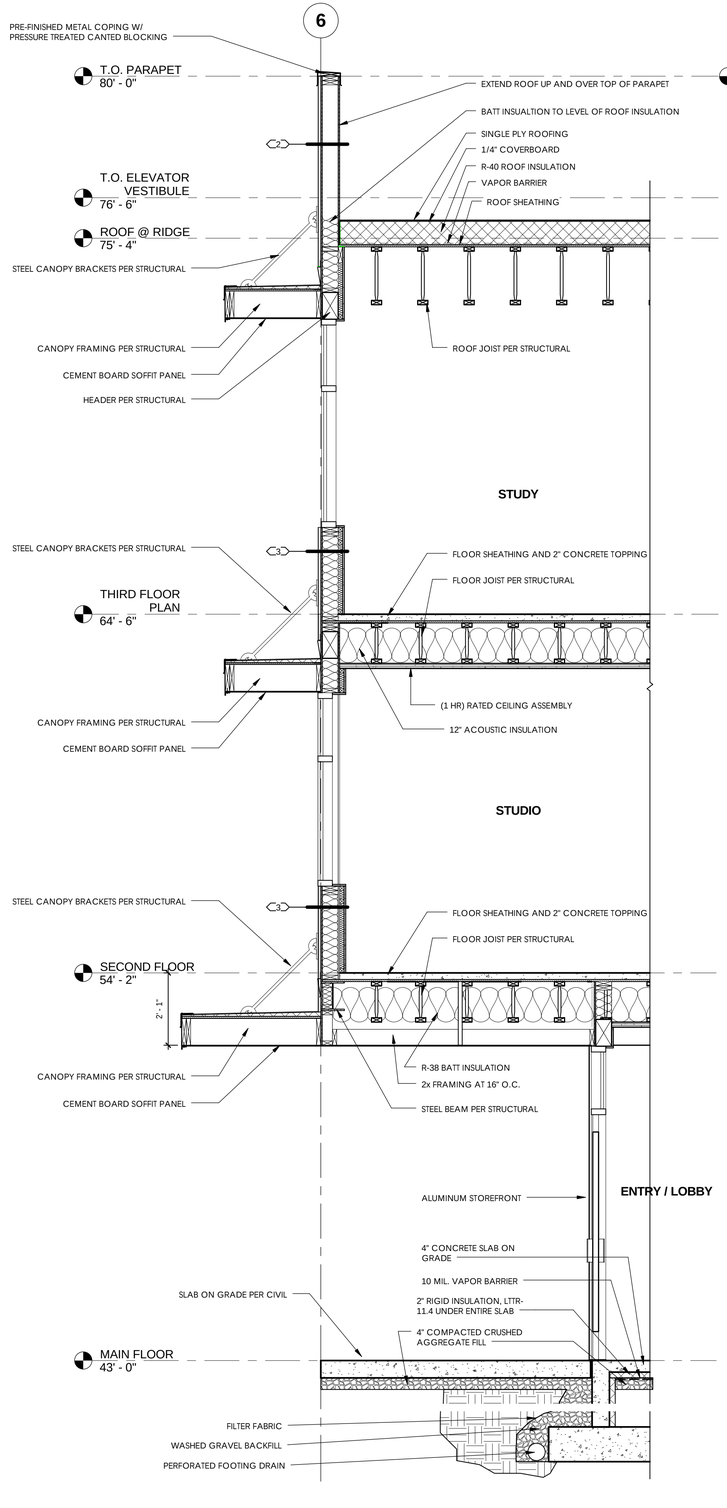
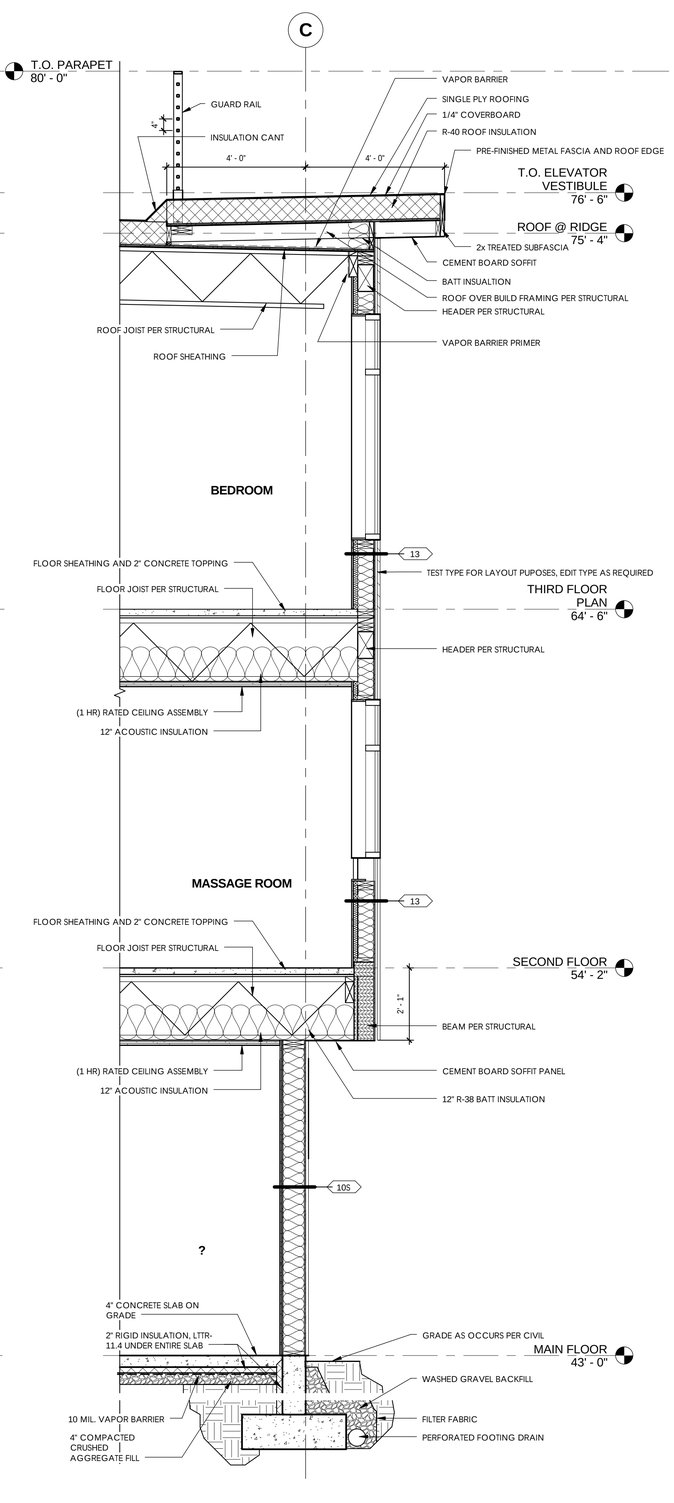


3 A3.32 **RAILING DETAIL**
1 1/2" = 1'-0"



2 A3.32 **WALL SECTION**
1/2" = 1'-0"



1 A3.32 **WALL SECTION**
1/2" = 1'-0"

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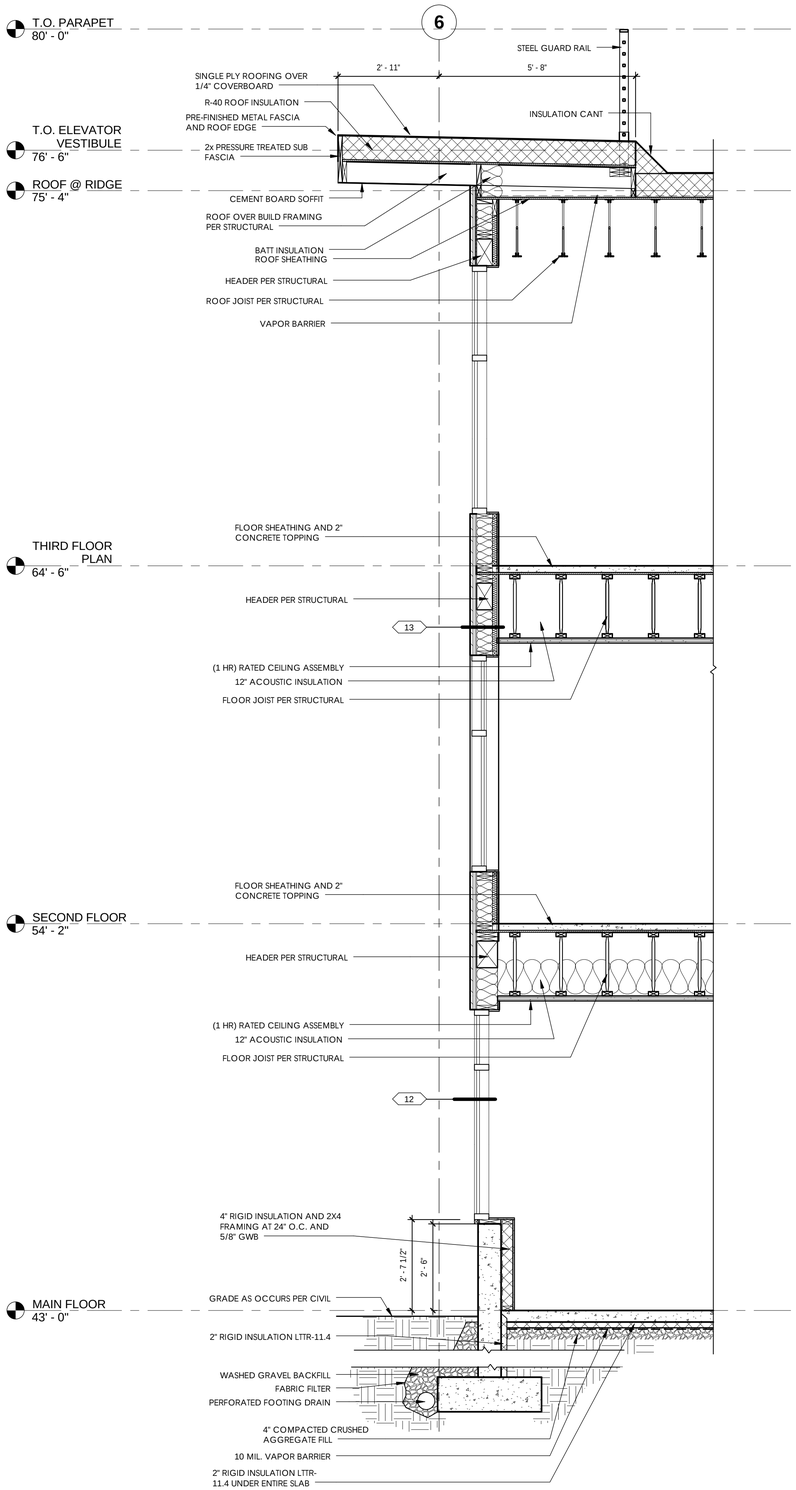
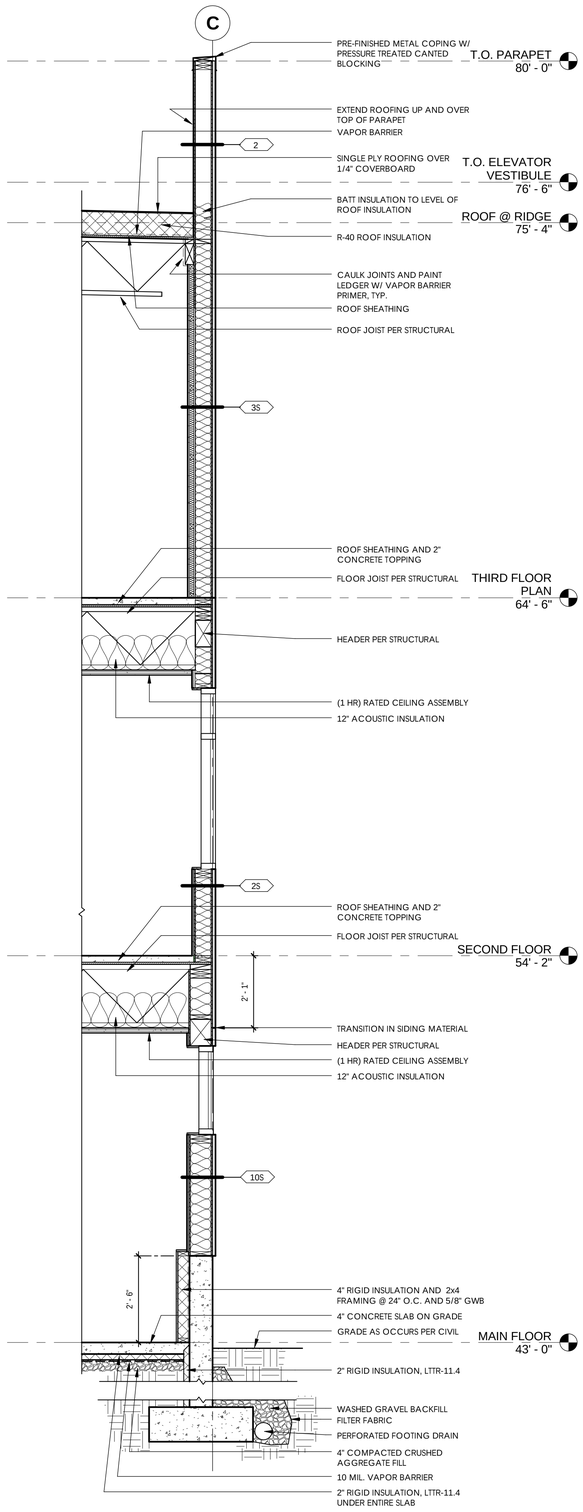
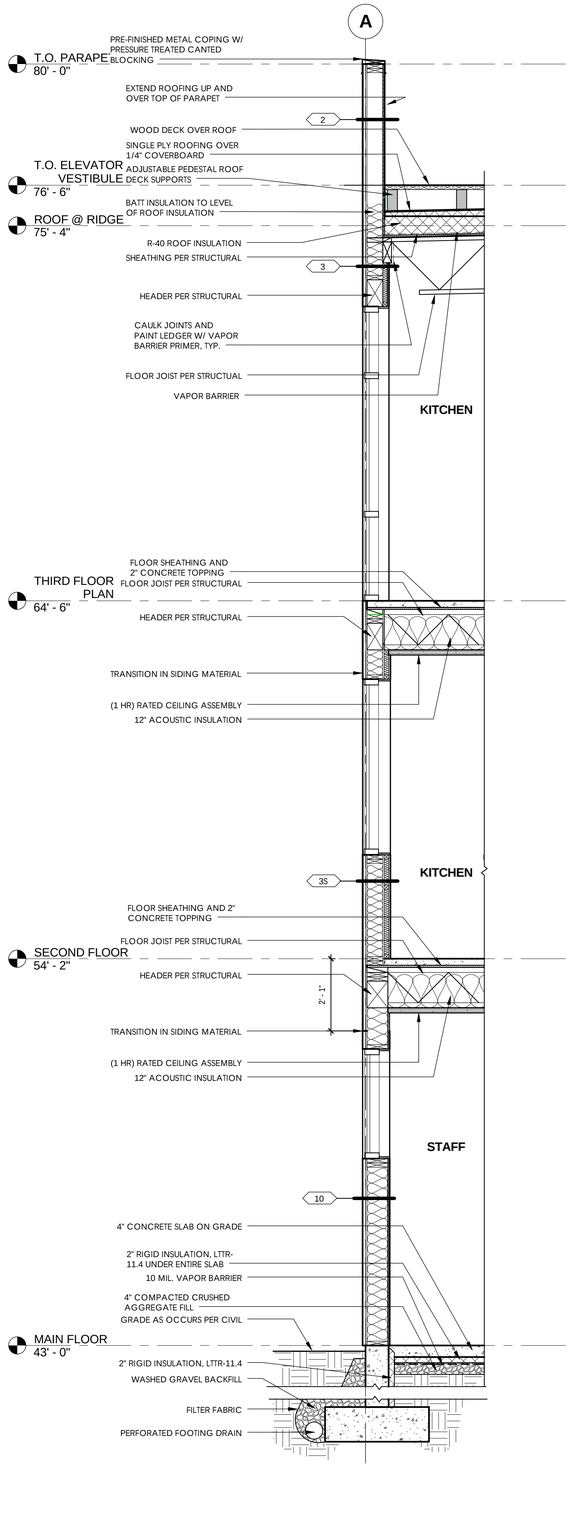


3 A3.33 **WALL SECTION**
1/2" = 1'-0"



2 A3.33 **WALL SECTION**
1/2" = 1'-0"



1 A3.33 **WALL SECTION**
1/2" = 1'-0"

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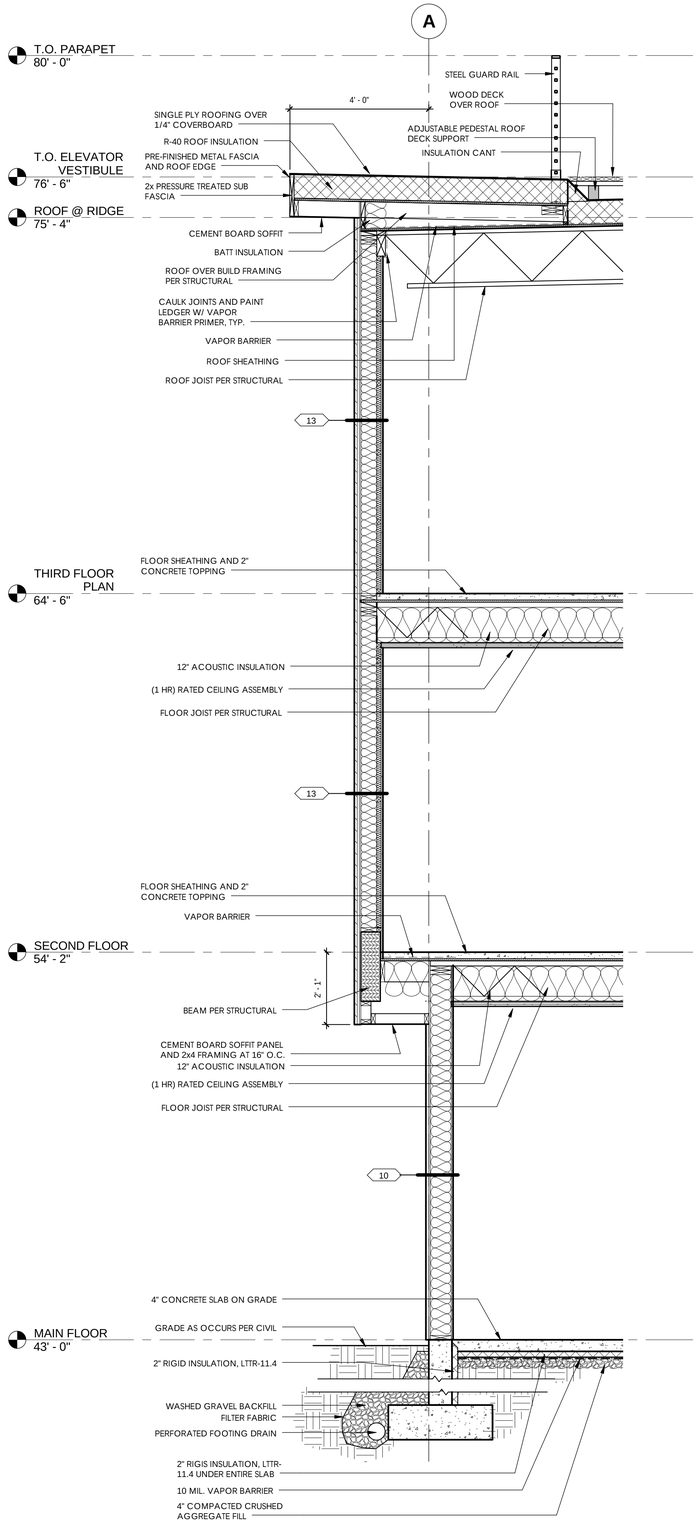
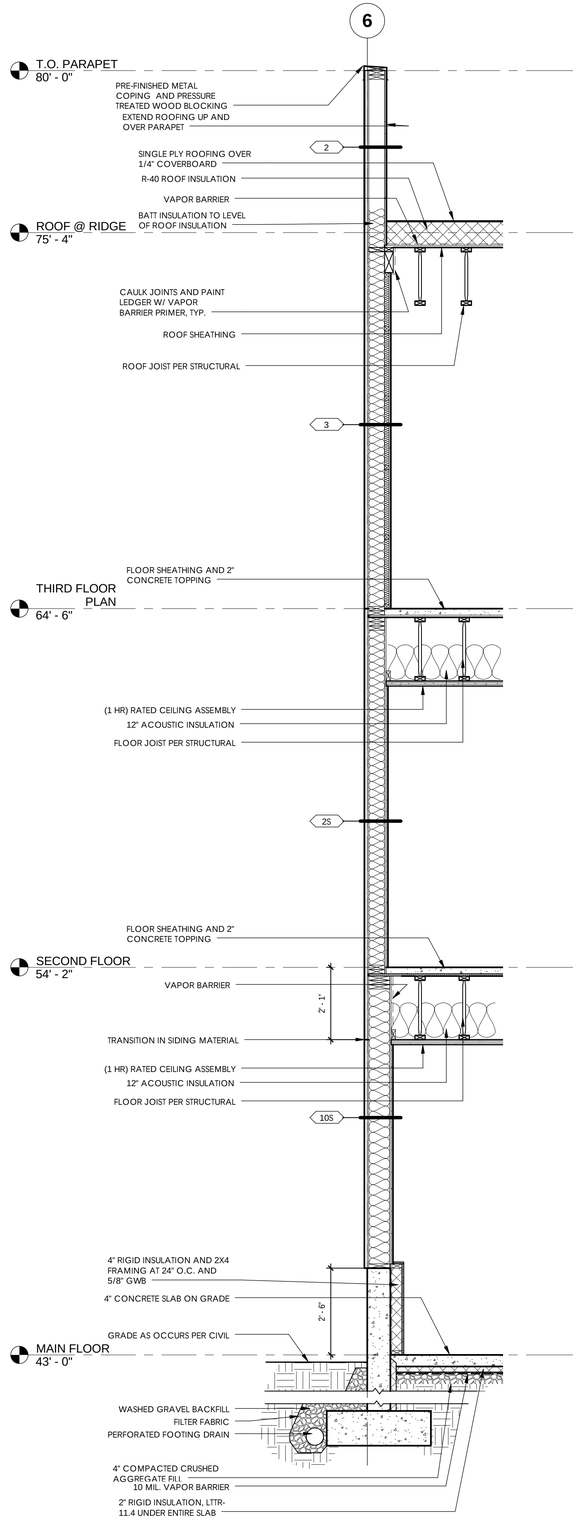


2 A3.34 **WALL SECTION**
1/2" = 1'-0"



1 A3.34 **WALL SECTION**
1/2" = 1'-0"

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WALL SECTIONS

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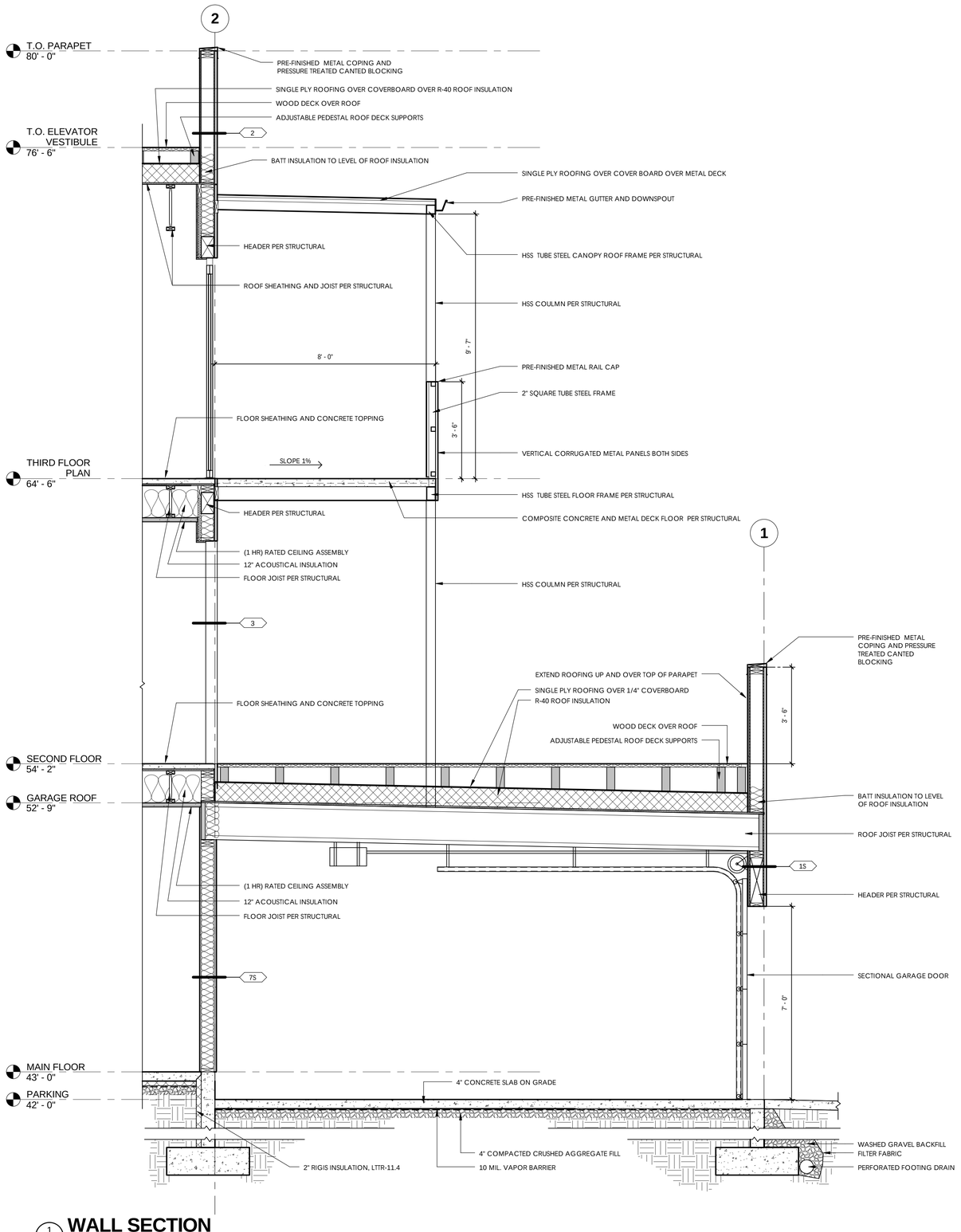

1 / A3.35 **WALL SECTION**
1/2" = 1'-0"

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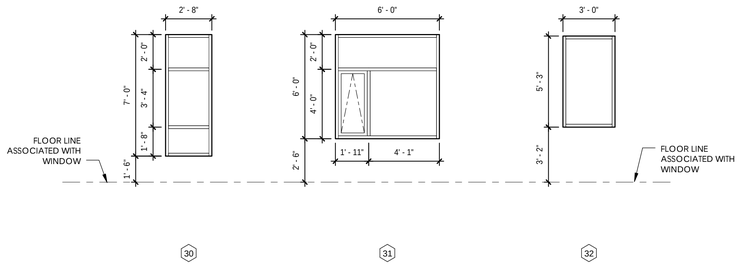

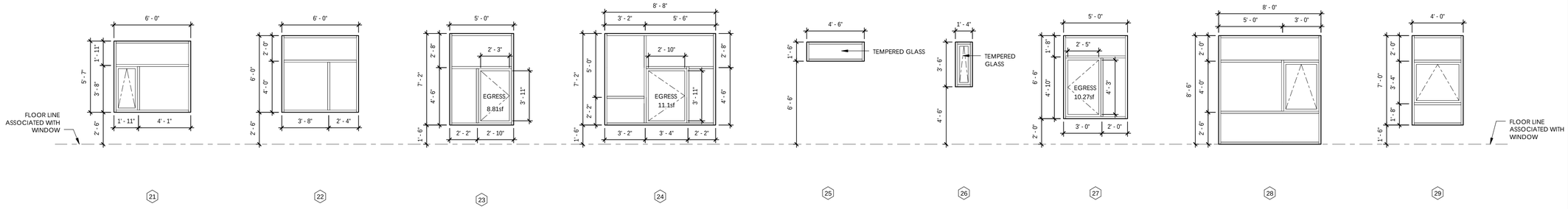

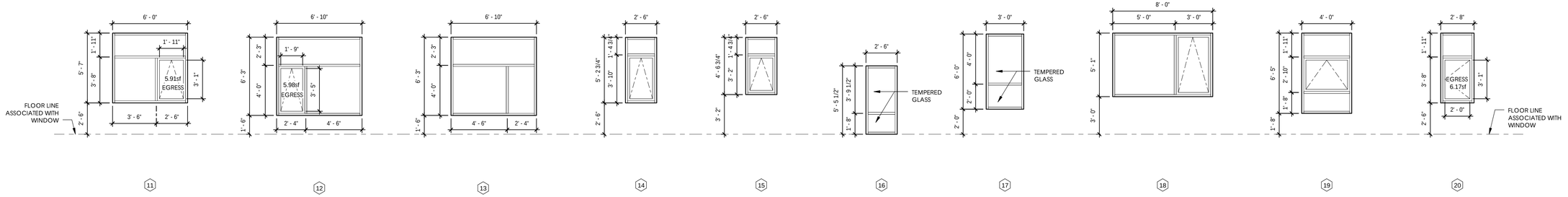

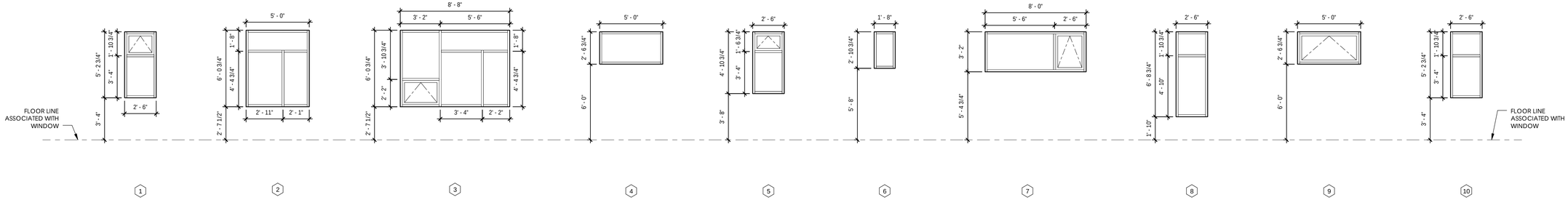

WINDOW TYPES

1/4" = 1'-0"

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WINDOW TYPES

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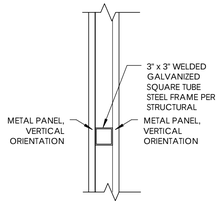
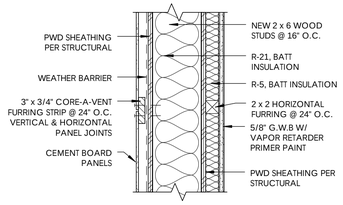
Project No.
14-103



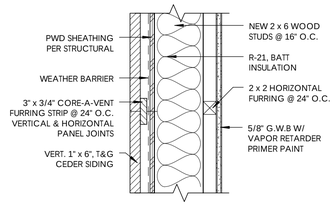
WALL TYPE 14
1 1/2" = 1'-0"

NOT USED

WALL TYPE 9
12" = 1'-0"



WALL TYPE 3S
1 1/2" = 1'-0"



WALL TYPE 13
1 1/2" = 1'-0"

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NOT. WP 3242	GENERIC	1 HOUR FIRE	50 TO 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

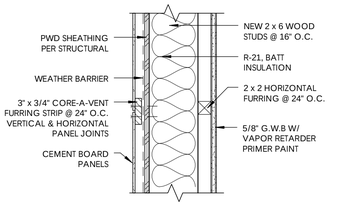
Resilient cannels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE One layer 5/8" type X gypsum wallboard or gypsum Veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/16" heads, 7" o.c.

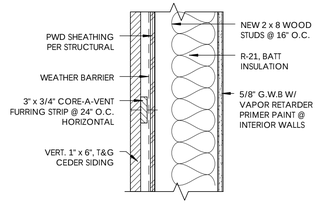
Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spavced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=50). **(LOAD-BEARING)**

Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: Baed on UL R14196, 5ONDD5371, 2-15-05, UL Design U305
Sound Test: NRCC TL93-103, 3-98 NRCC TL93-118, 3-98

WALL TYPE 8
12" = 1'-0"



WALL TYPE 3
1 1/2" = 1'-0"



WALL TYPE 12
1 1/2" = 1'-0"

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3660	GENERIC	1 HOUR FIRE

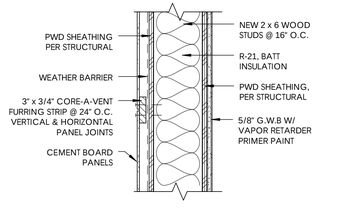
GYPSUM WALLBOARD, WOOD STUDS

One Layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 6 wood studs 16" o.c. with 2 1/4" Type S or W drywall screws 7" o.c.

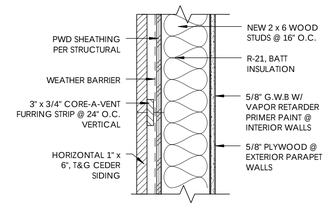
Vertical Joints staggered 16" o.c., horizontal joints staggered 24" o.c., on opposite sides. Tested at 5,156 lbs per stud or 100 percent of design load. **(LOAD BEARING)**

Thickness: 6 3/4"
Approx. Weight: 8 psf
Fire Test: ITS J99-2241.2, 10-99

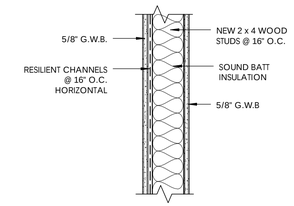
WALL TYPE 7
12" = 1'-0"



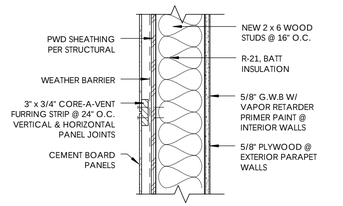
WALL TYPE 2S
1 1/2" = 1'-0"



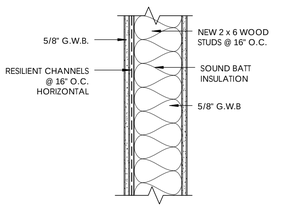
WALL TYPE 11
1 1/2" = 1'-0"



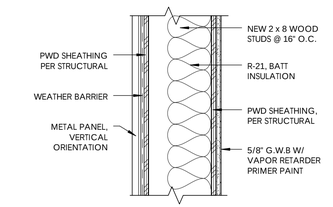
WALL TYPE 6
1 1/2" = 1'-0"



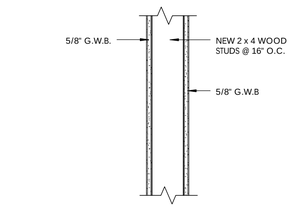
WALL TYPE 2
1 1/2" = 1'-0"



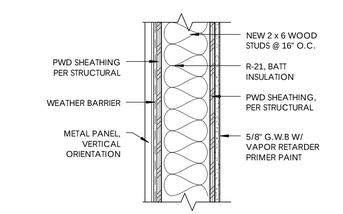
WALL TYPE 16
1 1/2" = 1'-0"



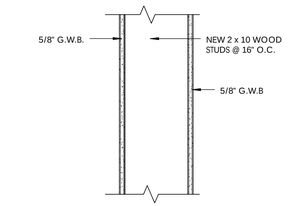
WALL TYPE 10S
1 1/2" = 1'-0"



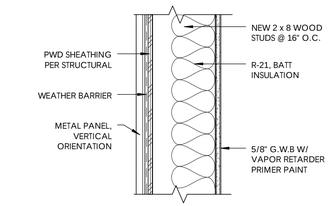
WALL TYPE 5
1 1/2" = 1'-0"



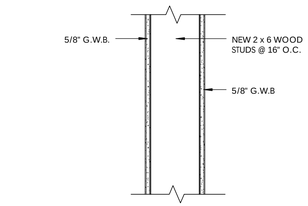
WALL TYPE 1S
1 1/2" = 1'-0"



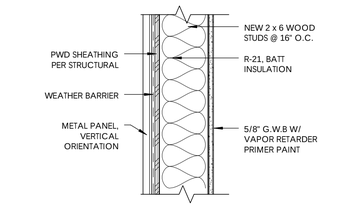
WALL TYPE 15
1 1/2" = 1'-0"



WALL TYPE 10
1 1/2" = 1'-0"



WALL TYPE 4
1 1/2" = 1'-0"



WALL TYPE 1
1 1/2" = 1'-0"

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WALL TYPES

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A7.10

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