



City of Seattle
Department of Planning and Development (DPD)
PLAN COVERSHEET

Updated
09/07/12

INSTRUCTIONS: Complete all areas of sections 1 - 7 that pertain to your project. Please note that sections 8 - 14 are to be completed by DPD staff.

1. APPLICANT INFORMATION

PROJECT ADDRESS: 1510 NW 52ND ST PROJECT #: 3015204

DESCRIPTION OF WORK: DEMOLISH EXISTING SFR. CONSTRUCT CONGREGATE RESIDENCE PER PLANS.

OWNER: TRULINS2 LLC ADDRESS: E-MAIL: PHONE: FAX: E-MAIL: chip@ecodesigninc.com

CONTACT PERSON: CHIP KOUBA, ECCO DESIGN INC ADDRESS: 203 N 36TH ST., STE. 201, SEATTLE, WA 98103

PHONE: 206-706-3937 FAX: 206-706-5276 E-MAIL: chip@ecodesigninc.com

PREVIOUS RELATED MUPs: RELATED STANDARD PLANS:

2. LAND USE CODE INFORMATION

ZONE: C1-55 ASSESSOR'S PARCEL NO.: 2767701530 DESIGN REVIEW? ☐ Yes ☒ No

OVERLAY ZONING: BALLARD HUB URBAN VILLAGE

HISTORIC OR LANDMARK DISTRICT: N/A

SHORELINE ZONE: N/A

SEPA: ☐ Exempt ☒ Requires review

EXISTING USE: SINGLE FAMILY RESIDENTIAL SQ. FT.: 11880 PROPOSED USE: MULTIFAMILY RESIDENTIAL SQ. FT.: 15641

DEPARTMENT OF NEIGHBORHOODS CERTIFICATE OF APPROVAL REQUIRED? ☐ Yes ☒ No

STREET/ALLEY IMPROVEMENTS OR WORK IN THE RIGHT OF WAY REQUIRED? ☐ Yes ☒ No

PARKING SPACES: Existing Onsite: 1 Offsite: 0 Accessible: 0 Proposed Onsite: 0 Offsite: 0 Accessible: 0

3. HOUSING UNIT OCCUPANCY

DEFINITION: Housing unit means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit, and may include a residential unit in a commercial building, an artist's studio dwelling unit, or a live/work unit.

CHECK ONLY ONE BOX BELOW TO INDICATE HOUSING OCCUPANCY AT DATE OF PERMIT APPLICATION.

☒ Unit(s) unoccupied ☐ Unit(s) occupied by residential tenant ☐ Unit occupied by property owner ☐ Do not know ☐ No units on property ☐ Refer to property owner/tenant assistance ☐ Unit(s) on property not affected by permit scope

I certify, under penalty of perjury under the laws of the State of Washington, that the above information is true and correct.

Owner/Applicant Signature: Chip Kouba Printed Name: Chip Kouba Date: May 7, 2013 Place: Seattle, wa

4. GROUND DISTURBANCE

GROUND DISTURBANCE: ☒ Yes ☐ No Excavation - cubic yards: 500 Maximum height: 5'

DISPOSAL SITE: ☐ Outside City of Seattle ☐ Inside City of Seattle

Erosion control is required PRIOR to any ground disturbance. Please refer to Temporary Erosion and Sediment Control (TESC) Plan.

CUSTOMER ALERT!

Site Inspection Required Prior to First Ground Disturbance - Call (206) 684-8900

Preconstruction Conference, When Required - Call (206) 684-8860

Rules for Uter Grounds - Call (206) 684-5383

Required SDOF Permits and Inspections

Water Service Inspection by SPU Required

5. BUILDING CODE INFORMATION

MULTIPLE BUILDINGS IN THIS PROJECT? ☐ Yes ☒ No

CODE USED FOR DESIGN (select one): ☒ 2009 Seattle Building Code ☐ 2009 Seattle Residential Code ☐ 2009 SBC (struct) and 2009 SRC (arch)

DPD building ID: (see building data sheet)

Existing # of above-grade stories: 1 Proposed # of above-grade stories: 6 Mezzanines? ☒ Yes ☐ No

Existing # of below-grade stories: 1 Proposed # of below-grade stories: 1 Location:

Building code type of construction: V-A

FLOOR LEVEL	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
1	R-2	Boarding House	2817	Y	SMOKE DETECTOR (SD)
2	R-2	Boarding House	2817	Y	SD
3	R-2	Boarding House	2817	Y	SD
4	R-2	Boarding House	2817	Y	SD
5	R-2	Boarding House	2817	Y	SD
Basement	R-2	Boarding House	2806	Y	SD

Remodel: Construction project value \$

Sprinklers: ☒ NFPA 13 ☐ NFPA 13 R ☐ Partial system ☐ Fire alarm ☐ Other system Type

Change of occupancy: ☐ Yes ☒ No From To

Posted occupancy:

EMERGENCY SYSTEMS PROVIDED: ☐ Elevator pressurization ☒ Exit and pathway lighting ☐ Stairway pressurization ☐ Smoke removal system ☐ Emergency generator

6. ENERGY/MECHANICAL CODE

SCOPE OF MECHANICAL WORK DESCRIPTION:

RELATED BUILDING PERMIT PROJECT #: 6361289

LOCATION OF DUCTWORK OR MECHANICAL EQUIPMENT: Interior ☒ Yes ☐ No Exterior wall ☐ Yes ☒ No Rooftop ☐ Yes ☒ No

MECHANICAL-ONLY PERMIT: Project value \$

APPLICABLE OCCUPANCY: ☐ Single-family/duplex ☒ Multi-family ☐ Non-residential

BUILDING ENVELOPE COMPLIANCE: HEATED SEMI-HEATED UNHEATED SPACE

Compliance method: ☐ System analysis ☐ Target UA/SHGCA/TA ☒ Prescriptive - Group R Provide option # MULTIFAMILY

HVAC MECHANICAL SYSTEM: ☒ Not included with this application (if mech drawings are included with plans, please stamp "for reference only") ☐ Included with this application (see scope description for detail)

Heating fuel type: Single-family/duplex ☐ Electric ☐ Other Multi-family ☒ Electric ☐ Other Non-residential ☐ Electric ☐ Other

OTHER MECHANICAL EQUIPMENT INCLUDED IN THIS APPLICATION: ☐ Commercial kitchen hood exhaust system ☐ Fume hood ☐ Spray paint booth ☐ Other Specify:

DOCUMENTS INCLUDED: ☒ Residential equipment sizing calc (unit by unit) ☐ Noise compliance report (for mechanical equipment) ☐ Non-residential cooling and heating load (for other than Group R) ☐ Commercial kitchen hood worksheet ☐ Target UA/SHGCA/TA calculation ☐ Other ☐ Structural load calculation (for mechanical equipment)

SINGLE-FAMILY/DUPLEX: Min equipment size Max equipment size Gas or oil heating AFUE Table 9-1 option

Separate permits are required for lighting, plumbing, gas piping, boiler, and refrigeration systems.

7. PRIORITY GREEN
(www.seattle.gov/dpd/prioritygreen)

PRIORITY GREEN EXPEDITED: Screening required prior to building permit intake appointment.

PRIORITY GREEN FACILITATED: Screening required prior to building permit or MUP intake appointment.

Rating anticipated: Built Green ☐ 4 star ☐ 5 star LEED ☐ Gold ☐ Platinum ☐ LEED Alternative Path for Single Family ☐ Using 3 credits for SEC Table 9-1

Rating anticipated: ☐ Priority Green Building Matrix - 10 points ☐ Living Building Challenge ☐ Built Green 5 Star + 2030 Challenge ☐ LEED Platinum + 2030 Challenge

8. LAND USE CONDITIONS (DPD staff use only)

Assigned planner: Phone:

NONE

NEW CURB CUT REQUIRED: ☐ Yes ☐ No ☐ Residential ☐ Commercial

9. SPECIAL INSPECTIONS (DPD staff use only)

10. DRAINAGE & SEWER REVIEW (DPD staff use only)

DPD SEWER AND DRAINAGE REVIEW DESK: (206) 684-5362

DRAINAGE REVIEW REQUIRED? ☐ Yes ☐ No

Flow control required ☐ No flow control required ☐ Impervious surface this project (new or replaced) in sq. ft. Date

NOTE: The drainage system shown in these plans may be changed at the time of side sewer permit issuance to meet standard plans and methods.

Route for drainage review: SIDE SEWER REVIEW REQUIRED? ☐ Yes ☐ No

No conflict with side sewer ☐ Construction conflicts with applicant's side sewer. Contact Public Health Department at (206) 233-7914 ☐ Construction conflicts with side sewer serving another property. Contact DPD Sewer and Drainage Review Desk at (206) 684-5362 ☐ Construction conflicts with public utility main (requires buildover). Contact SPU at (206) 684-7563

Reviewed by: Date:

NOTE: A separate side sewer permit is required from DPD for ALL new drainage and sewer installations. For more information, call the Sewer and Drainage Review Desk at (206) 684-5362.

11. ENVIRONMENTALLY CRITICAL AREAS INFO (DPD staff use only)

ENVIRONMENTALLY CRITICAL AREAS (ECA)

Site is not located in ECA ☐ Mapped ECA designation ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11

ECA identified by pre-application site visit report as: ECA exemption (see review details in Hansen)

Reviewed by: Date:

Denied ☐ Granted ☐ Type: Small project waiver ☐ New development coverage this permit (sq. ft.): Previous development coverage (after 10/31/02) Permit # Sq. ft. Total

12. SHOP DRAWINGS, KEY AREA INSPECTION & BUILDING CONDITIONS (DPD staff use only)

Sprinkler drawings required for: ☐ NFPA 13 ☐ NFPA 13 R ☐ Partial system Location: ☐ Fire alarm

Required shop drawings/key area inspections:

13. PERMIT ISSUANCE AUTHORIZATION (DPD staff use only)

REVIEW LOCATION	APPROVAL INITIALS	DATE	NOTES
ZONING (inc. street improvements)			
CURB CUT			
ORDINANCE			
STRUCTURAL			
ENERGY			
MECHANICAL			
DRAINAGE			
ECA			
GRADING			
WATER (SPU)			
FIRE			
HEALTH (King County)			
NOISE			
CONVEYANCE/ELEVATOR			
SHORING (SDOT)			
STREET IMPROVEMENT (SDOT)			
PARKS			
PROTECTED DISTRICTS (DON)			
SEPA EXEMPTION			
LAND USE	CEV	12/17/2013	

14. DEPARTMENT SIGN OFFS (DPD staff use only)

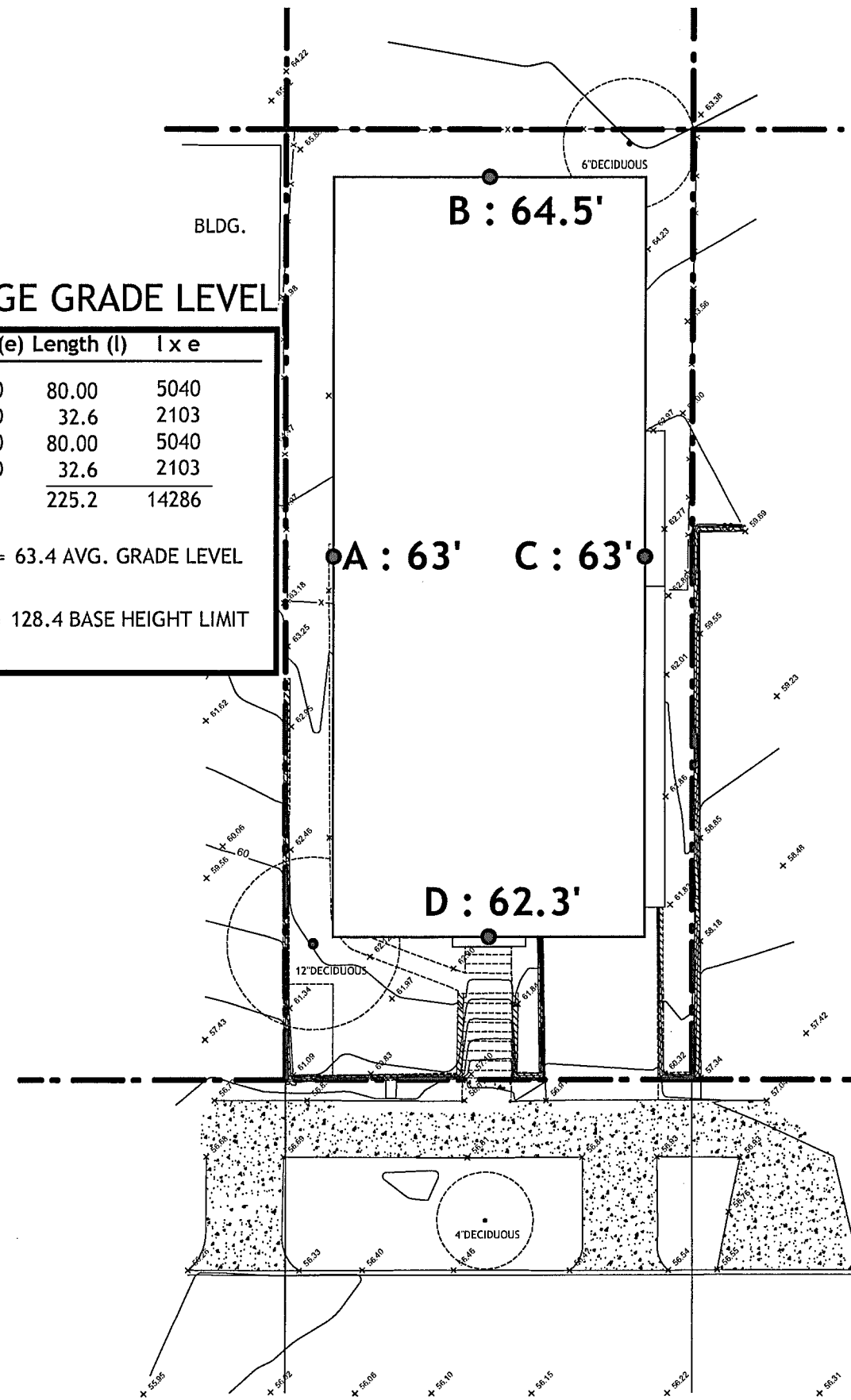
ISSUED BY: DATE: RECEIVED MAY 15 2013

BUILDING PLANS EXAMINER MECHANICAL PLANS EXAMINER

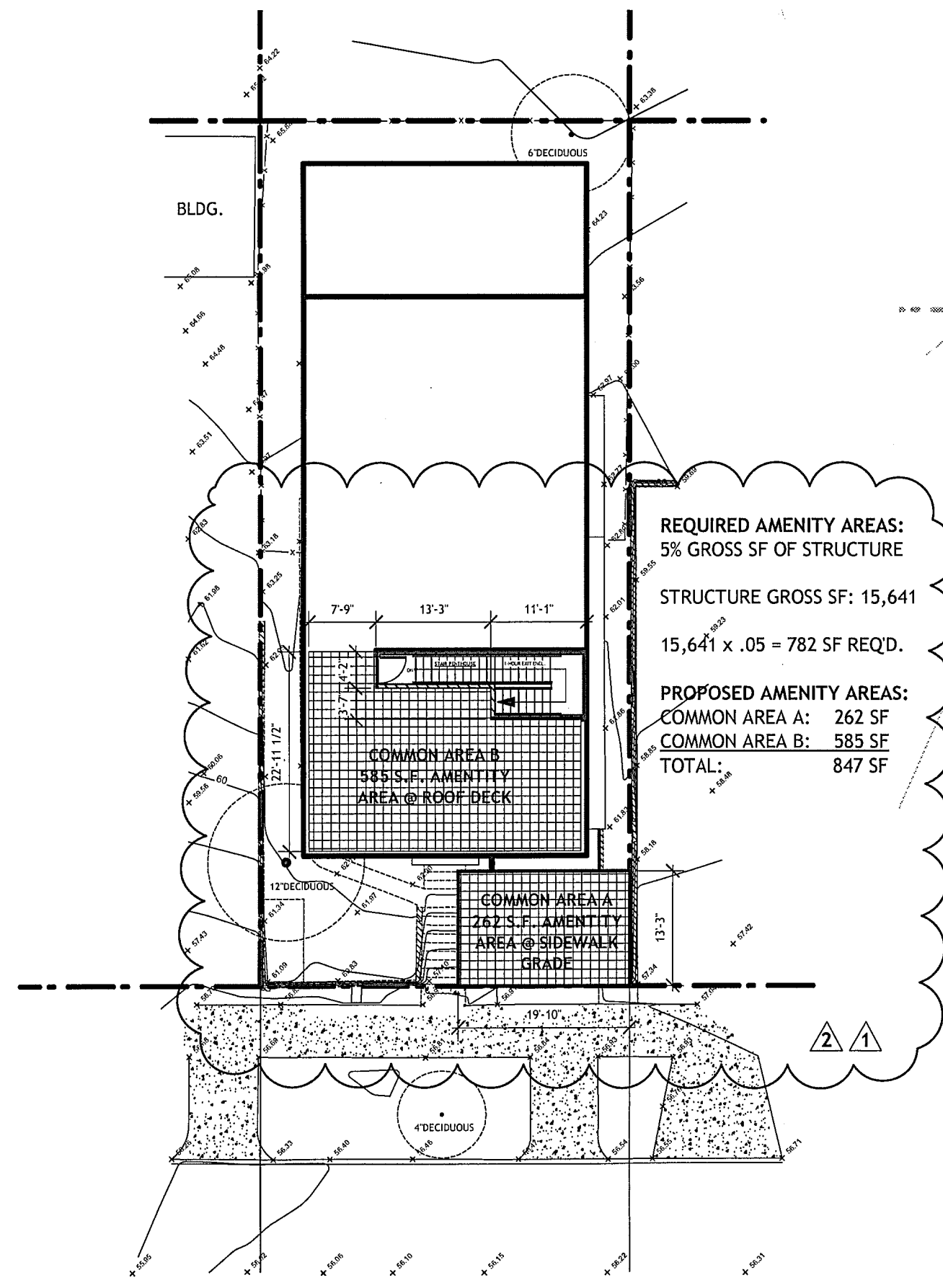
City of Seattle
Dept. of Planning and Development
DATE RECEIVED AT INTAKE

AVERAGE GRADE LEVEL

Mark Elev. (e)	Length (l)	1 x e
A 63.00	80.00	5040
B 64.50	32.6	2103
C 63.00	80.00	5040
D 62.30	32.6	2103
	225.2	14286
14286 ÷ 225.2 = 63.4 AVG. GRADE LEVEL		
63.4 + 65 = 128.4 BASE HEIGHT LIMIT		



AVERAGE GRADE LEVEL
1/16" = 1'-0"



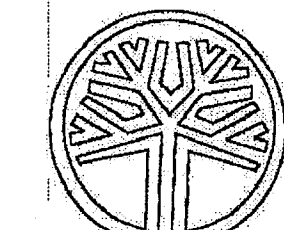
AMENITY AREAS
1/16" = 1'-0"

BLDG.

LANDSCAPE PLAN
1/8" = 1'-0"

LANDSCAPE SUMMARY						
PLANT SCHEDULE						
SYMBOL	DESCRIPTION	BOTANICAL NAME	COMMON NAME	SIZE	DROUGHT TOLERANT	QUANTITY
A	DECID. TREE, M/MED	Ulmus carpinifolia x parvifolia	FRONTIER ELM	1.5"		0
B	DECID. TREE, SMALL	Acer circinatum	VINE MAPLE	1.5"		7
C	DECID. TREE, SMALL	Alopecurus laevis	ALLEGHENY SERVICEBERRY	1.5"	X	2
D	DECID. TREE, SMALL	Cornus lousianaensis	TRI-SPLendor DOGWOOD	1.5"	X	2
E	DECID. TREE, SMALL	Acer palmatum	JAPANESE MAPLE	1.5"		1
F	EVERGREEN SHRUB, LG.	Viburnum davidii	DAVID VIBURNUM	1X		10
G	EVERGREEN SHRUB, LG.	Euonymus japonicus "microphyllus"	EVERGREEN EUONYMUS	1X	X	20
H	EVERGREEN SHRUB, LG.	Ilex crenata "Compacta"	JAPANESE HOLLY	1X	X	8
I	EVERGREEN SHRUB, LG.	Lonicera xylosteum	LONGLEAF ORIGON GRAPE	1X	X	10
J	DECID. SHRUB, SMALL	Symphoricarpos albus	SNOWBERRY	1X	MOIST-DRY	4
K	DECID. SHRUB, SMALL	Cornus stolonifera "Kobey"	DWARF REDTIDY DOGWOOD	1X	MOIST-DRY	4
L	GROUND COVER	Rubus calceoides	KREEPING BRAMBLE	4"	X	264
M	VINE	Euonymus fortunei "Newgold"	CLIMBING WINTERCREEPER	1X	X	60

PLAN KEY:
 LANDSCAPED AREA
 BIORETENTION CELL (BC)
 PERMEABLE CONCRETE



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KENNETH E. LARGE
KILA LANDSCAPE ARCHITECTS INC.
CERTIFICATE #501

C1-65 COMMERCIAL USE

6" DECIDUOUS PER SURVEY
TO BE REMOVED

(3) TREES PREVIOUSLY
REMOVED BY OWNER

EXISTING HOUSE AND SHED
TO BE DEMOLISHED; NO
HISTORICAL SIGNIFICANCE.
DEBRIS DISPOSAL SITE:
REBANCO
2733 THIRD AVE S.
SEATTLE, WA 98134

C1-65
SINGLE
FAMILY USE

12" DECIDUOUS PER SURVEY
TO BE REMOVED

JAPANESE HORNBEE PER
BILL AMES, SDOT URBAN
FORESTRY

SITE PLAN
1/8" = 1'-0"

NOTE: EXTERIOR LIGHTING WILL BE SHIELDED
AND DIRECTED AWAY FROM ADJACENT
PROPERTIES PER SMC 23.47A.022 A.

C1-65
MIXED USE

WALL-MOUNTED SCONCE
WITH SINGLE 13 WATT
LAMP, TYP.

APPROX. FOOTPRINT OF
PROPOSED STRUCTURE

HOUSE

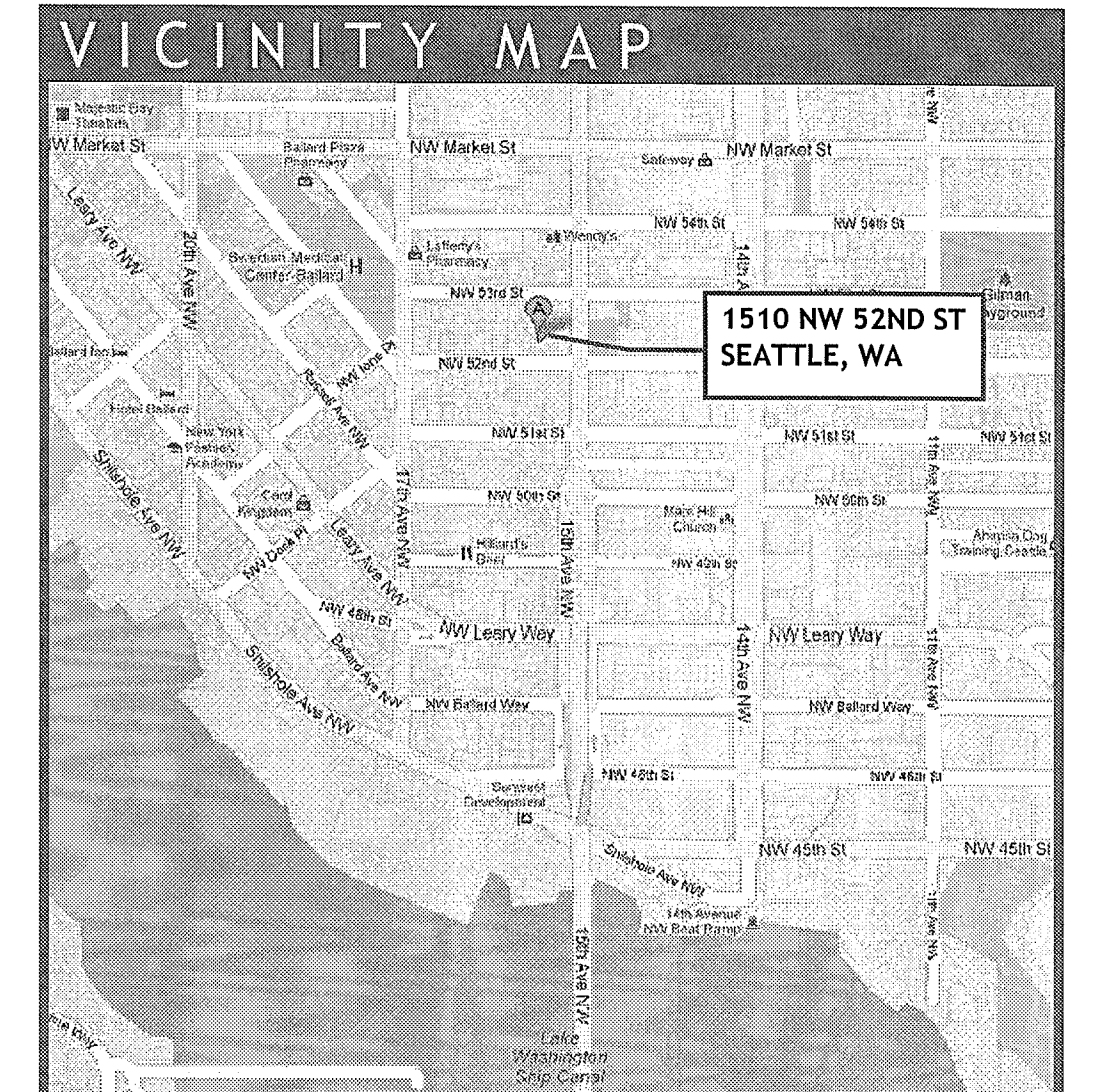
1510 N.W. 52ND ST.

(3) 2' x 6' COVERED
BICYCLE PARKING SPACES,
RACKS TO BE INSTALLED
PER MANUFACTURER'S
SPECIFICATIONS

SOLID WASTE &
RECYCLE
GARAGE
(SEE BSMNT
FLOOR PLAN)

262 SF
COMMON
AMENITY AREA

EXISTING DRIVEWAY
TO BE REMOVED



PROJECT INFO

SITE ADDRESS
1510 NW 52ND STREET
SEATTLE, WA

PARCEL #
2767701530

LEGAL DESCRIPTIONS
GILMAN PARK BLKS 050 THRU 94

DESCRIPTION OF WORK
DEMOLISH EXISTING RESIDENCE. CONSTRUCT CONGREGATE
RESIDENCE.

LAND USE DPD PROJECT NUMBER: 3015204
BUILDING PERMIT DPD PROJECT NUMBER: 6361289

ZONE: C1-65

OVERLAY DISTRICT: BALLARD (HUB URBAN VILLAGE)

USE: MULTI FAMILY RESIDENTIAL

OCCUPANCY: R-2 BOARDING HOUSE (NON-TRANSIENT)

CONSTRUCTION TYPE: V-A

LOT AREA: 4,268 SF

PARKING: NONE REQUIRED

FLOOR AREA RATIO

GROSS S.F.	
FLOOR	TOTAL
BASEMENT	2556
1ST	2617
2ND	2617
3RD	2617
4TH	2617
5TH	2617
STAIR PENTHOUSE	116
TOTAL	15757
LOT SF	4,268
FAR	4.25
MAX SF	18,139

DRAWING INDEX

A1.0	PROJECT INFORMATION, SITE PLAN, LAND USE DIAGRAMS, LANDSCAPE PLAN
A1.1	FLOOR PLANS, STREET FACADE DIAGRAMS
A1.2	ELEVATIONS
1 of 1	SURVEY

DATE: 5/10/2013
 REVISIONS:
 8/9/13 MUP
CORRECTION 1
 9/4/13 MUP
CORRECTION 2

REGISTERED
ARCHITECT
CHARLES KOUBA
STATE OF WASHINGTON

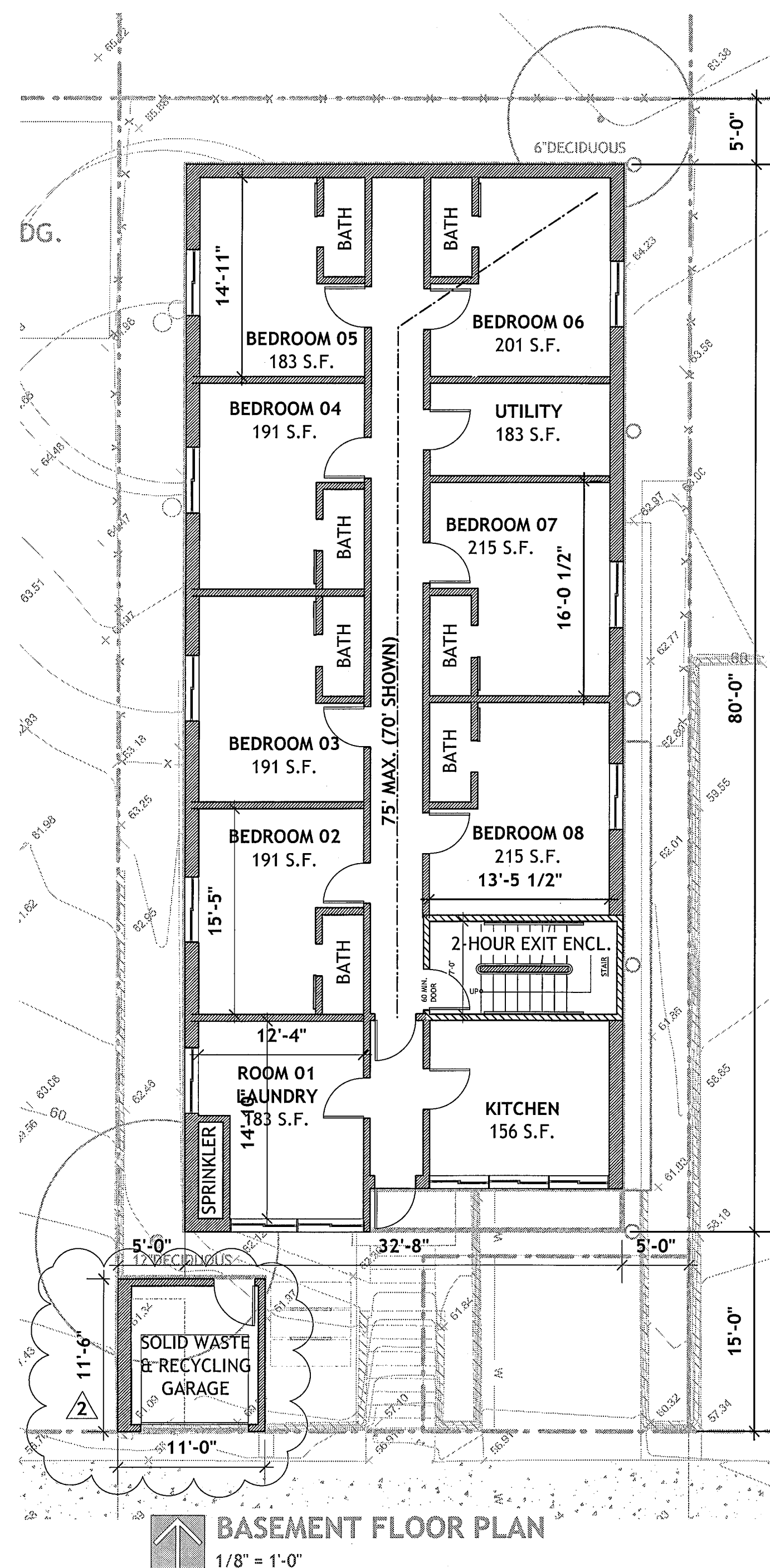
apodment SUITES @ FIORA
 Seattle, WA
 SEPA REVIEW

ecco
design inc
architects

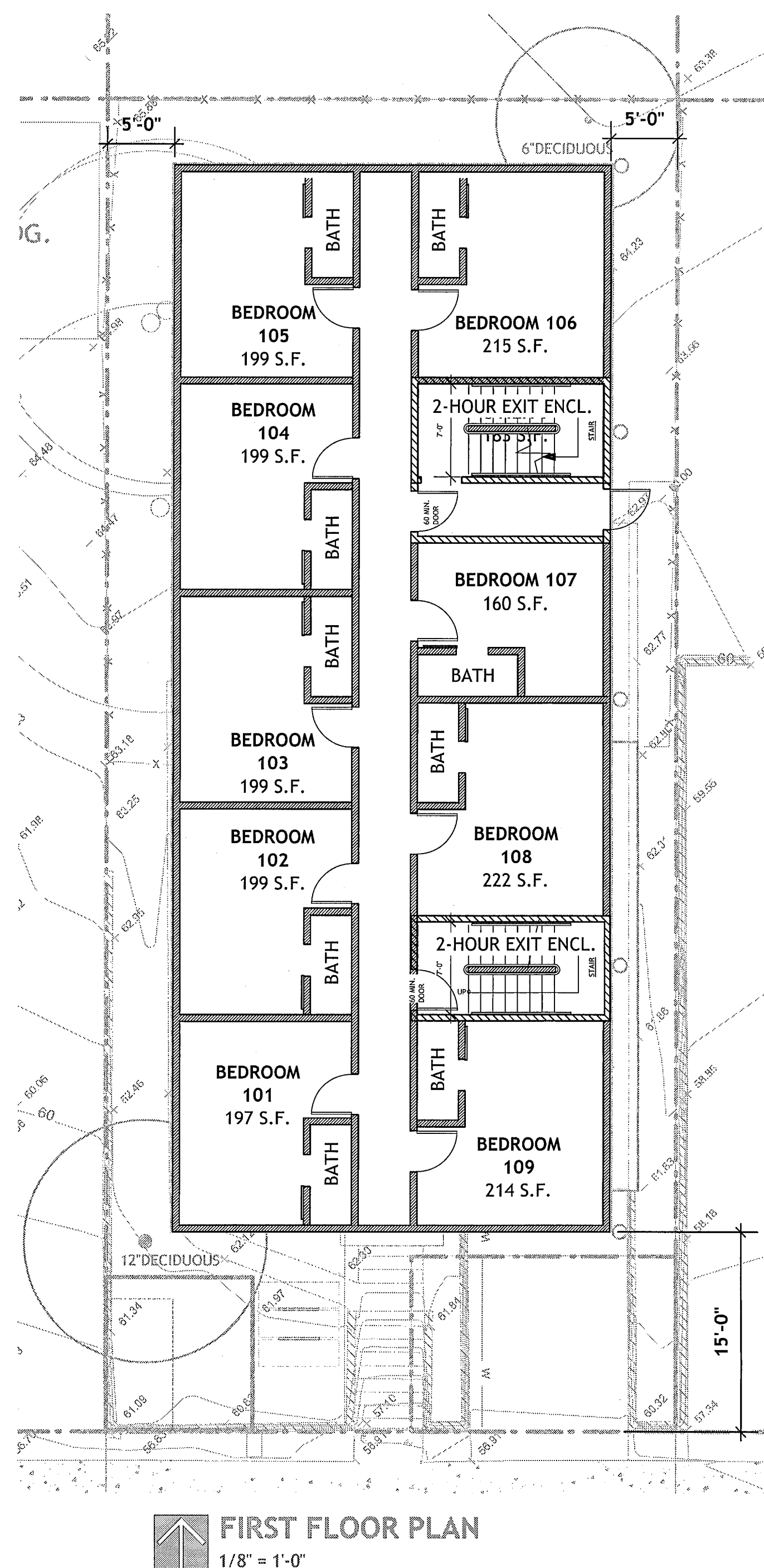
203 N 38th St, Suite 201
 Seattle, WA 98103
 206 705 3537

DRAWING INDEX, VICINITY MAP, SITE PLAN,
LANDSCAPE PLAN, LANDUSE DIAGRAMS

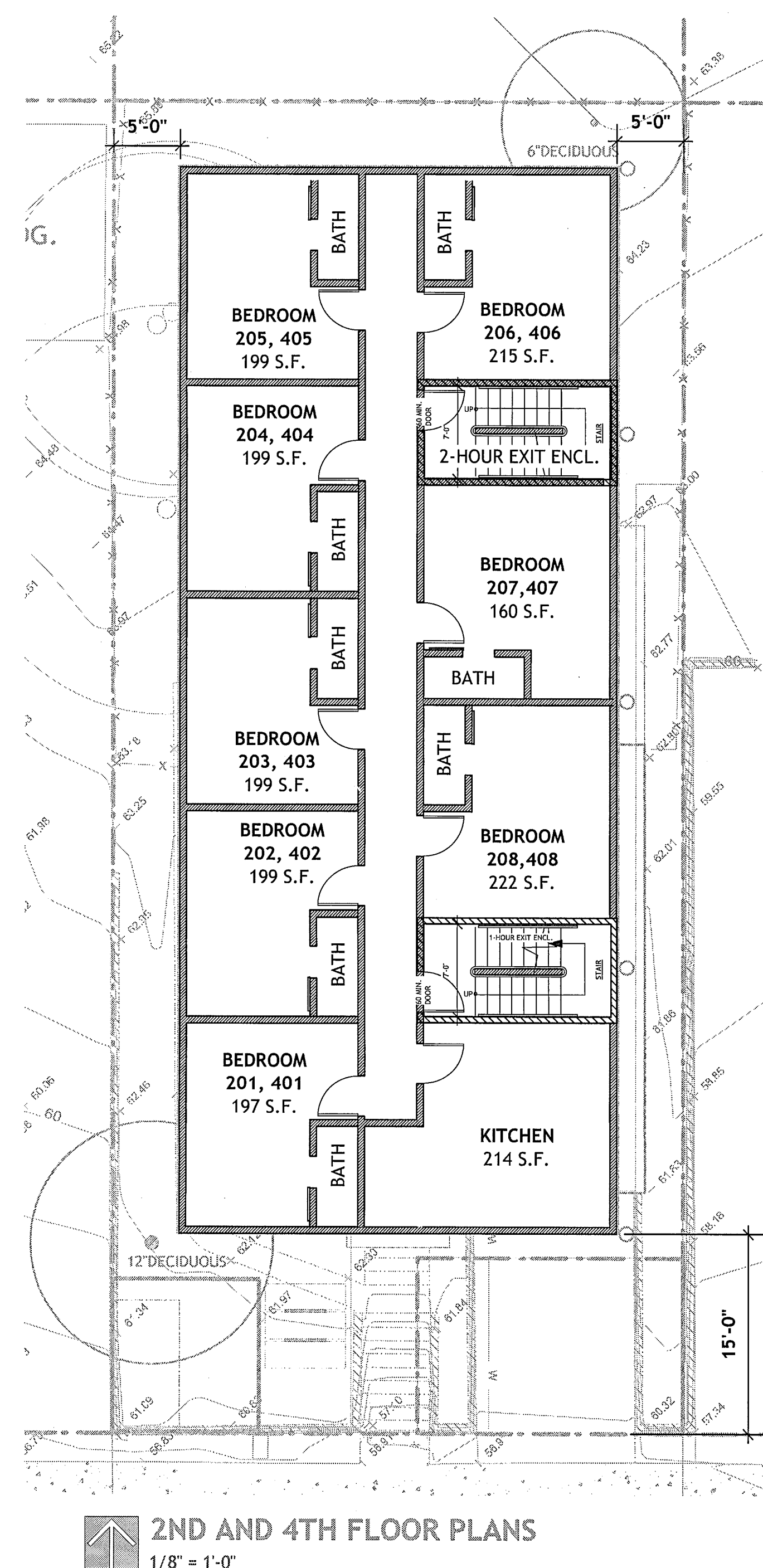
A1.0



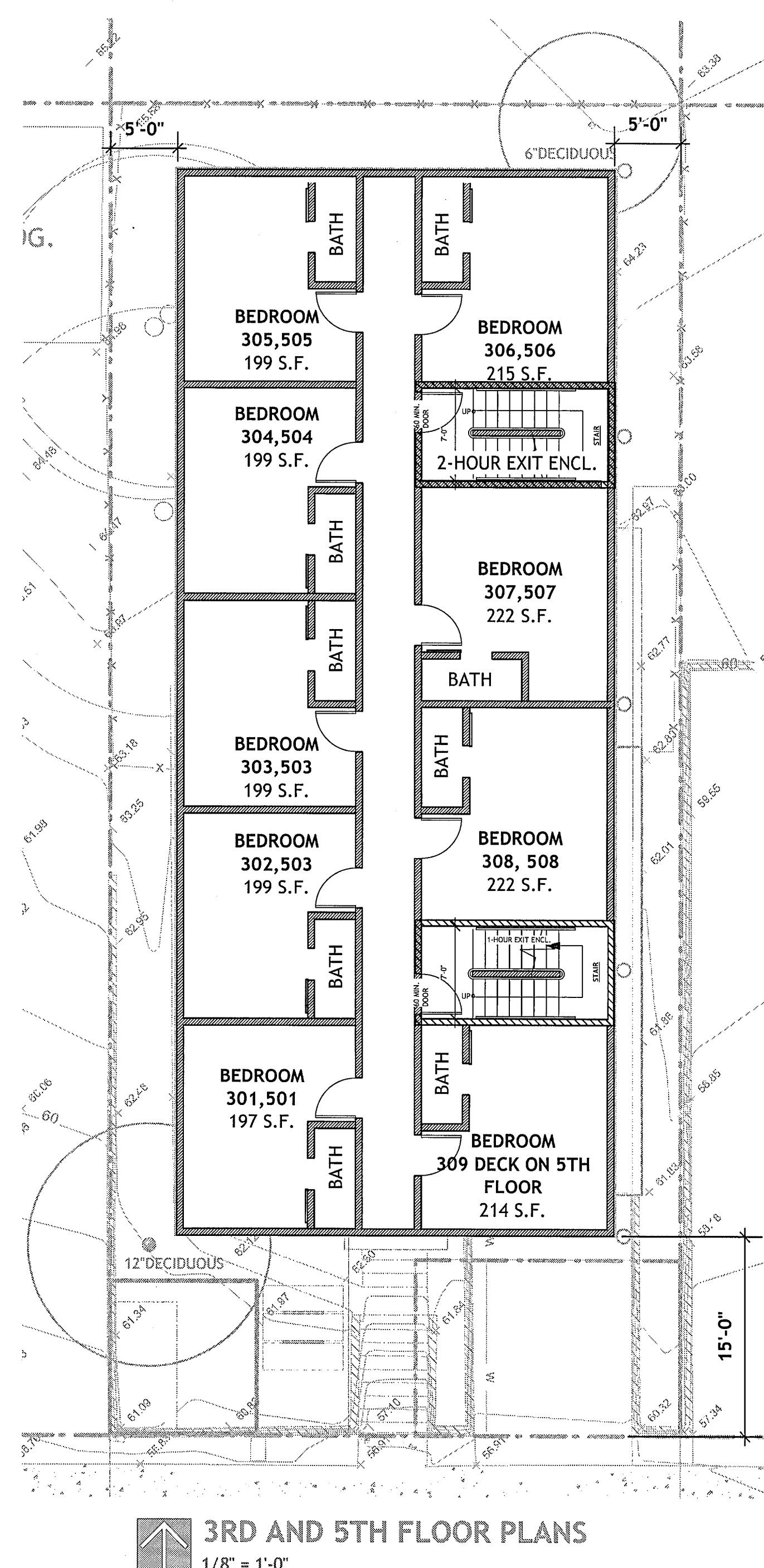
BASEMENT FLOOR PLAN
1/8" = 1'-0"



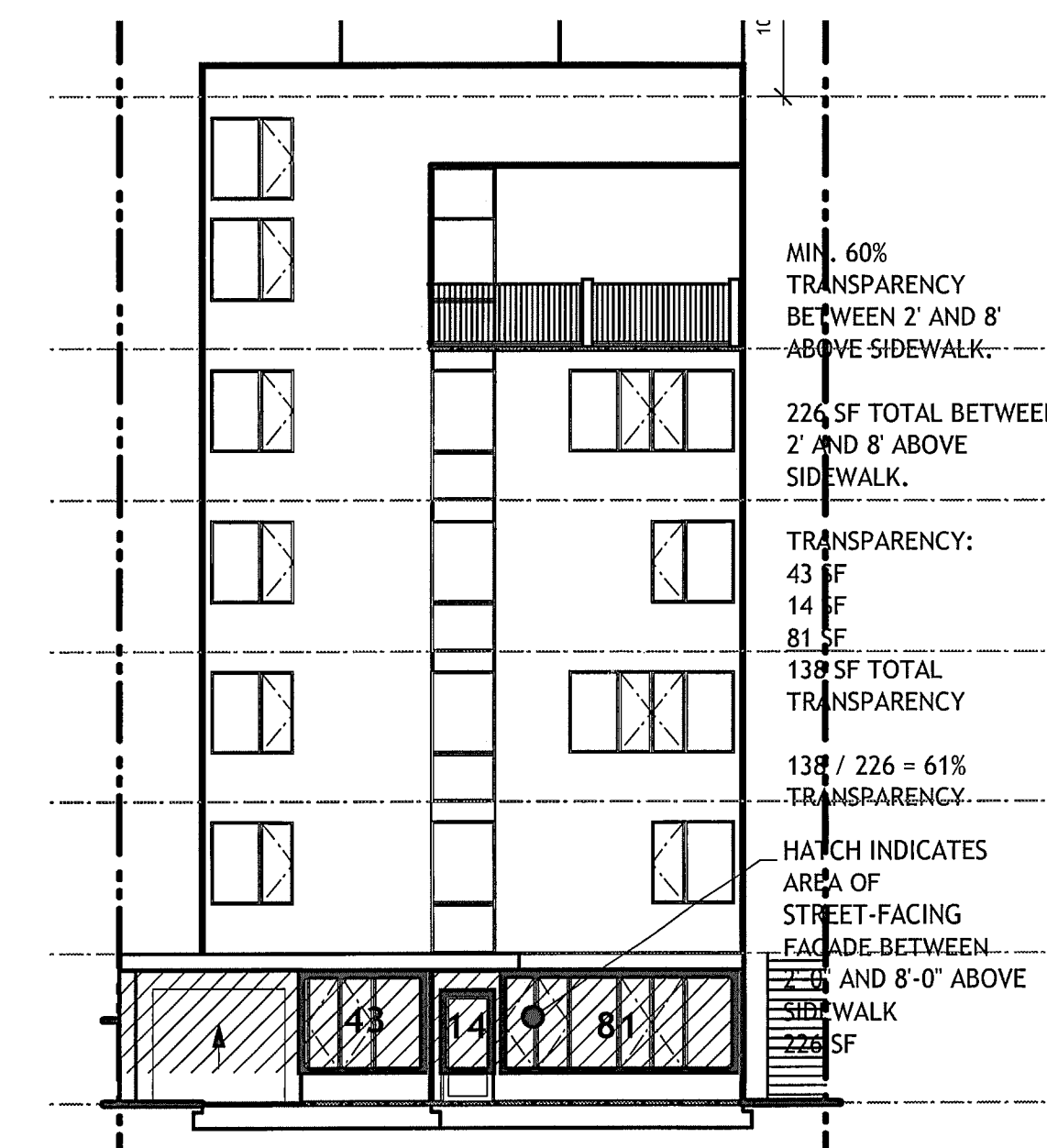
FIRST FLOOR PLAN
1/8" = 1'-0"



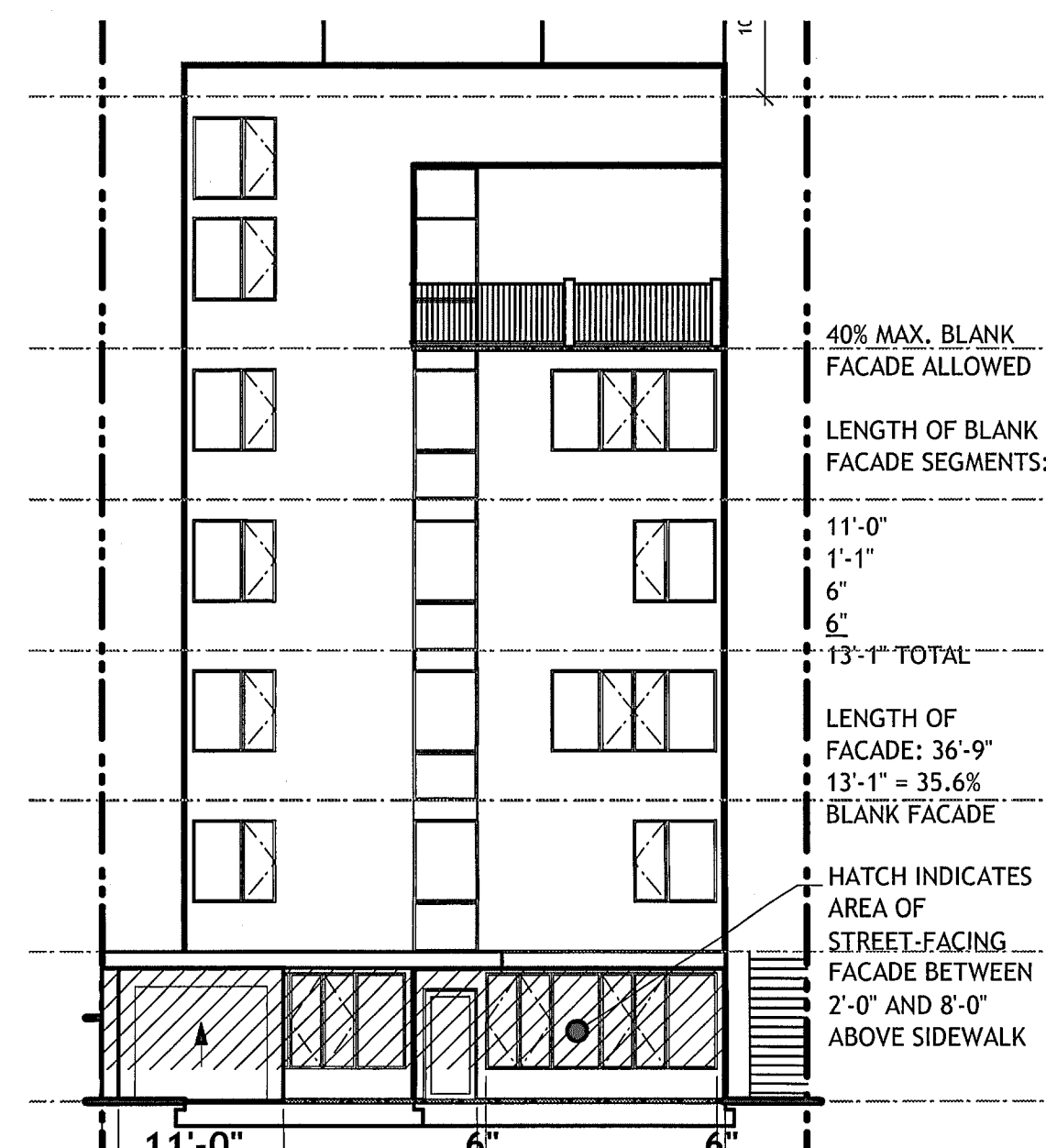
2ND AND 4TH FLOOR PLANS
1/8" = 1'-0"



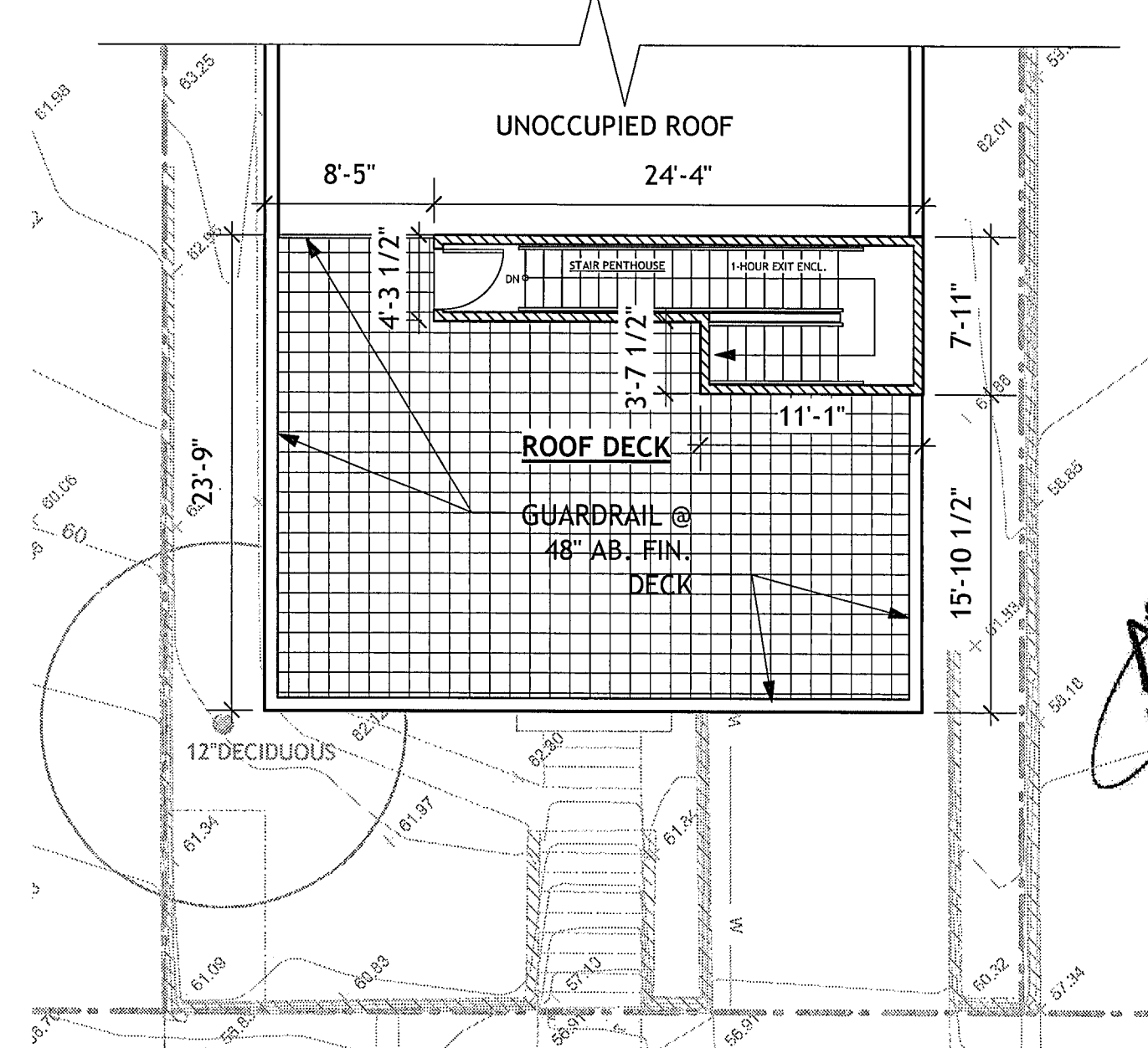
3RD AND 5TH FLOOR PLANS
1/8" = 1'-0"



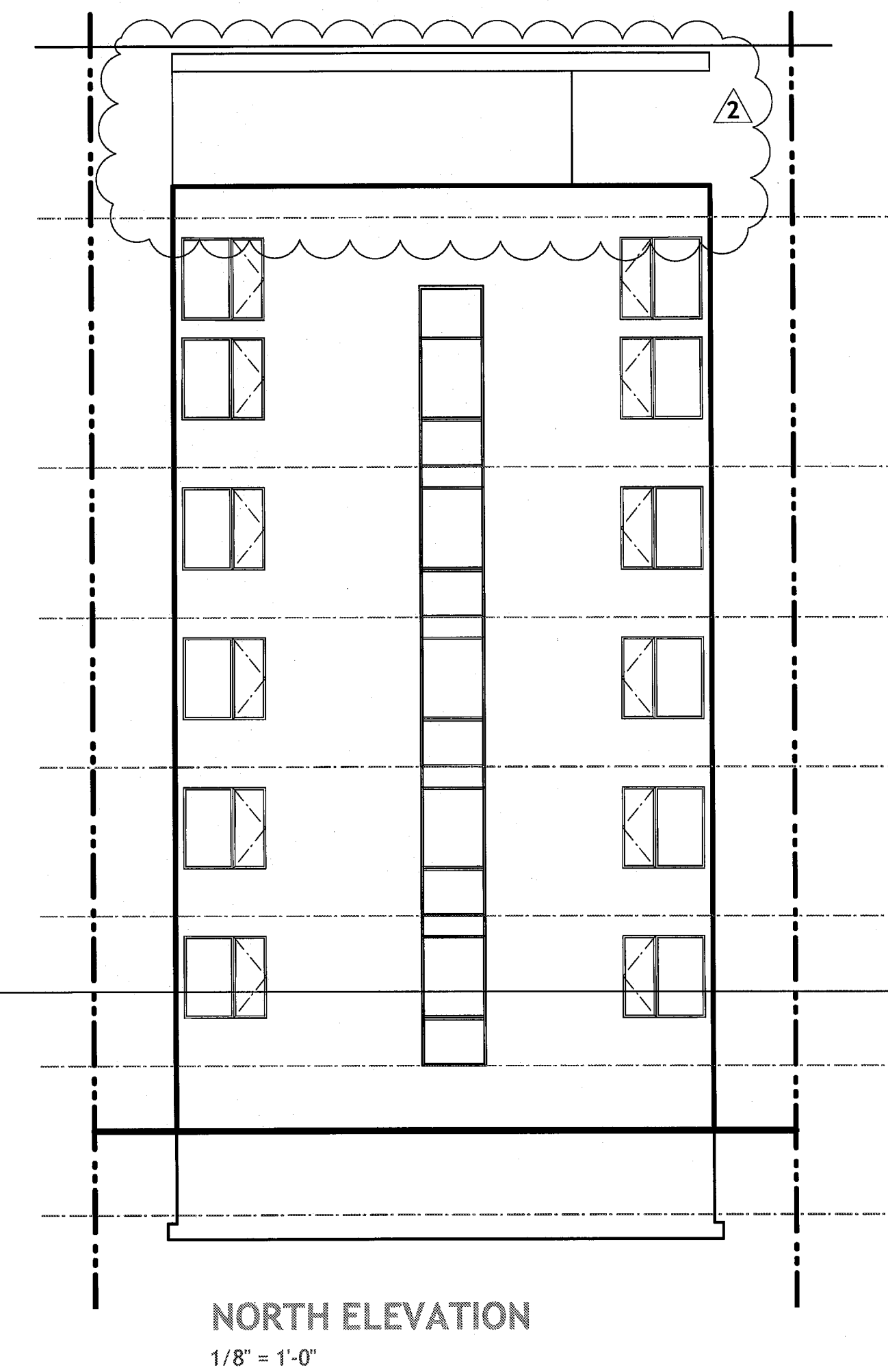
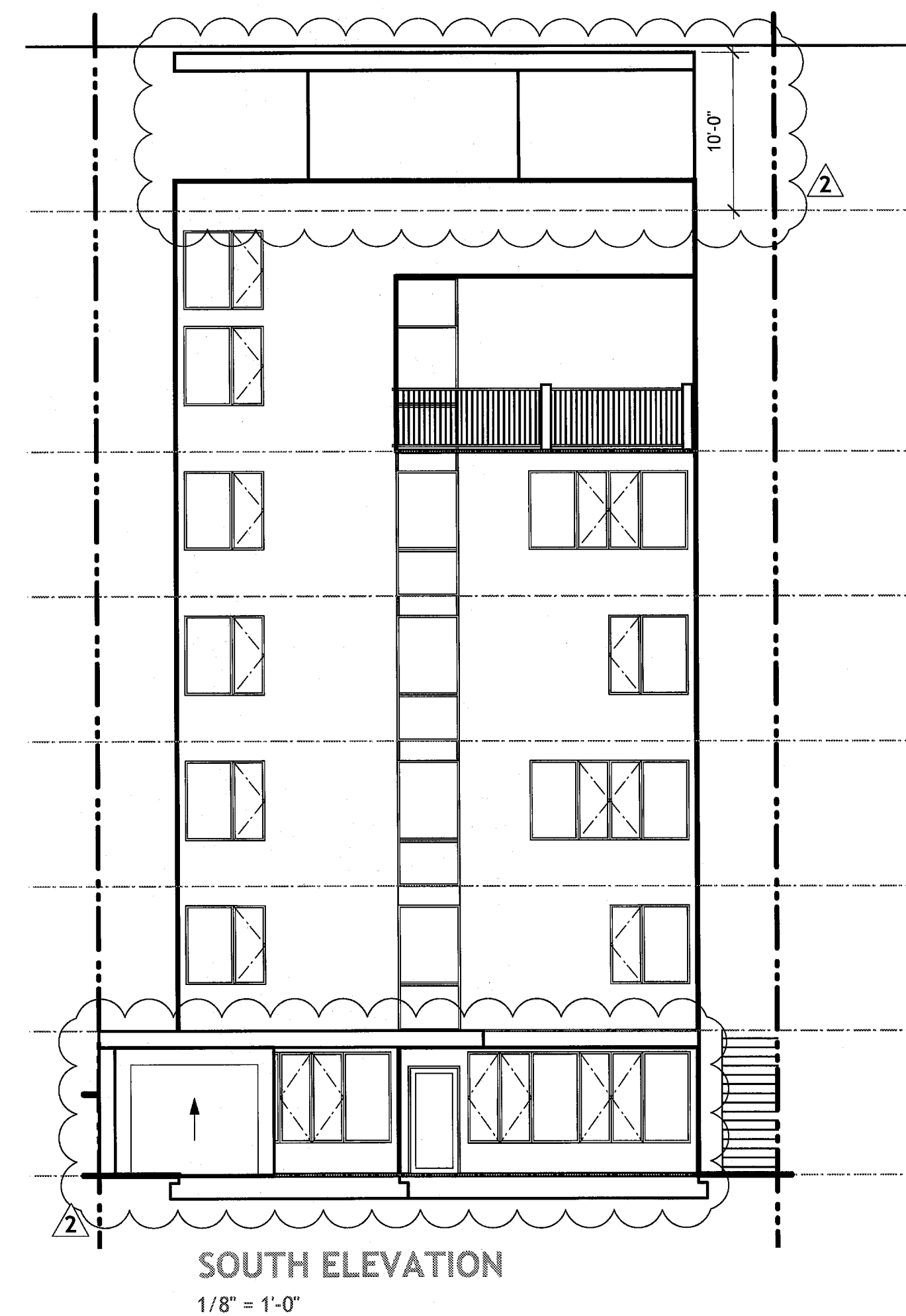
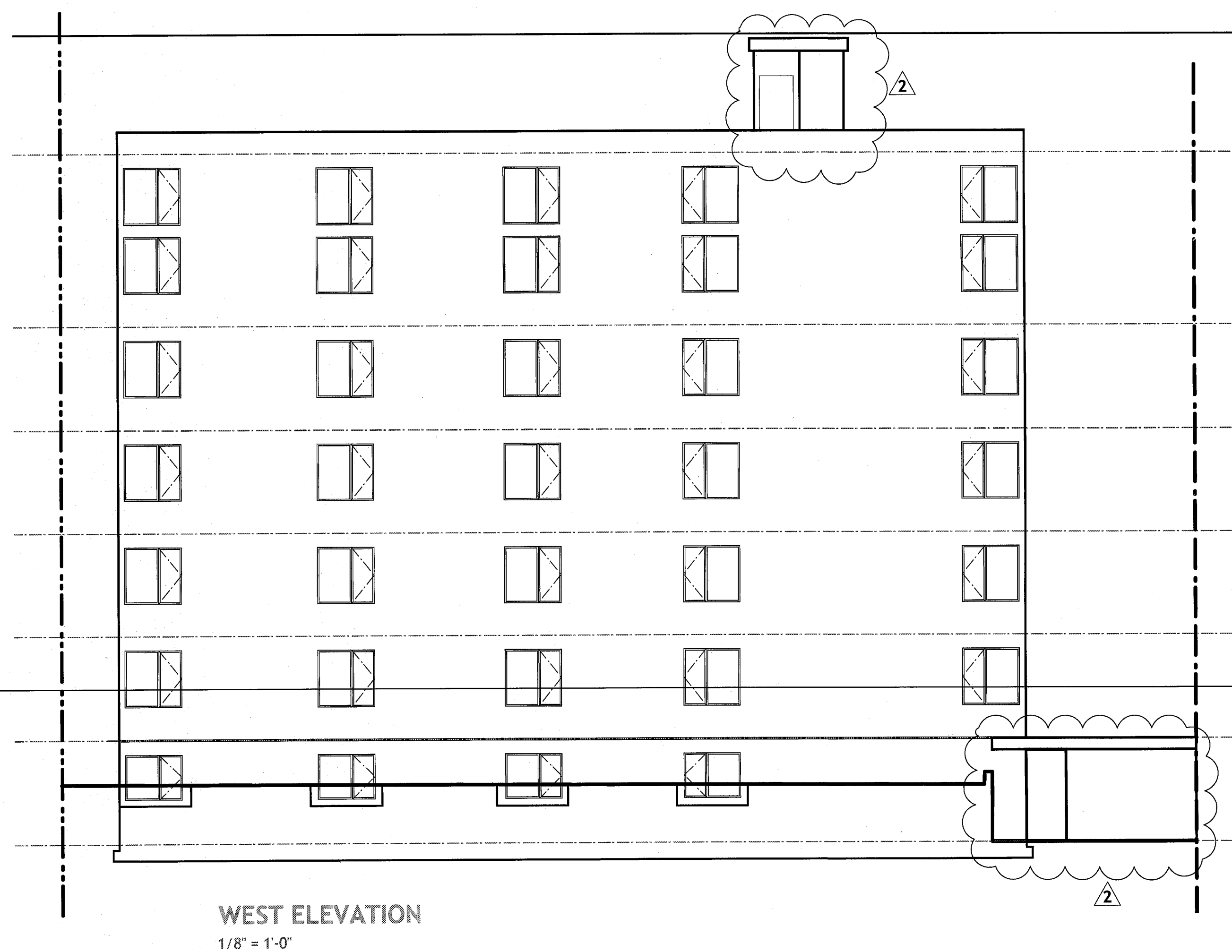
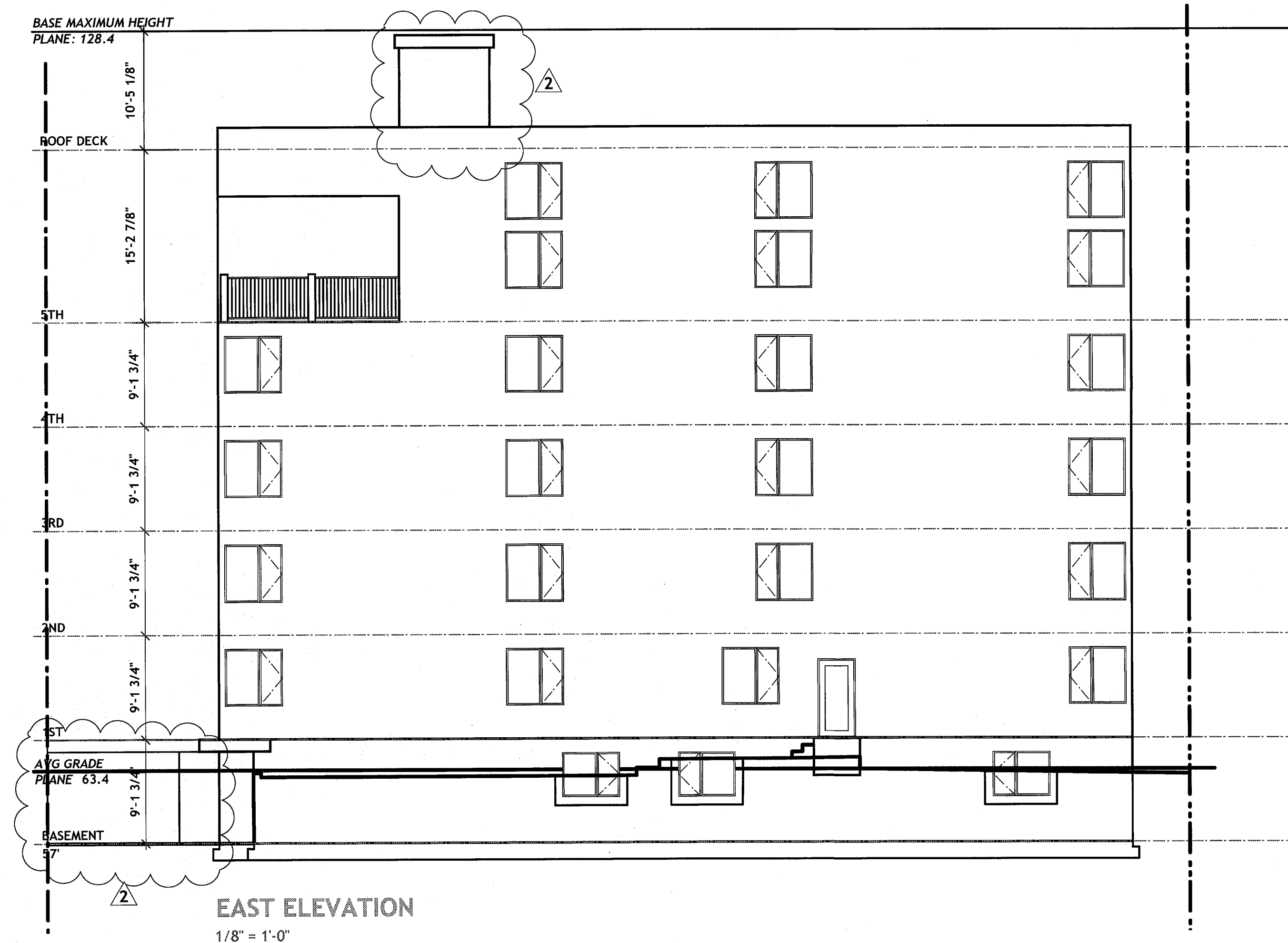
TRANSPARENCY DIAGRAM
3/32" = 1'-0"



BLANK FACADE DIAGRAM
3/32" = 1'-0"



PARTIAL ROOF PLAN
1/8" = 1'-0"



N.W. 53RD ST.

CENTERLINE MONUMENT
FOUND EXISTING MONUMENT
IN CASE ON JAN. 24, 2013
(TYPICAL)

17TH AVE. N.W.

S 00°02'41" E

256.14'

SET 5/8" REBAR WITH YELLOW
PLASTIC SURVEYOR'S CAP
STAMPED "WINTERS LS 18104"

BLDG.

S 89°59'29" E 42.88'

SHED

FOUND REBAR WITH YELLOW PLASTIC
SURVEYOR'S CAP STAMPED
"EMERALD" 1.0 FT. SOUTH OF CALC'D
CORNER POSITION
(ELEV. = 64.81 FT.)

LOT 16

S.P. NO. 3003263

HOUSE
1543 N.W. 52ND ST.

100.02'

100.02'

LOCATION OF 5'x10" P.N.B.
EASEMENT AS PER KING
CO. REC. NO. 8512280732

R/W
FOUND TACK WITH BRASS WASHER
OFFSET 2.5 FT. SOUTH OF CALC'D
CORNER POSITION
(ELEV. = 56.81 FT.)

NORTHERN MOST OVERHEAD
UNSHIELDED POWERLINE

33'

SANITARY MANHOLE
RM = 55.19 FT.
I.E. = 47.19 FT.
(241.2' W. OF E. MH)

UTILITY PAINT MARK
(TYPICAL)

482.76'

N.W. 52ND ST.

S 89°59'49" E 42.68'

657.79'

42.68'

R/W
FOUND TACK WITH BRASS WASHER
OFFSET 2.5 FT. SOUTH OF CALC'D
CORNER POSITION
(ELEV. = 56.99 FT.)

ELEV AT WIRE
95.34 FT.

ELEV AT WIRE
95.02 FT.

ELEV AT WIRE
93.32 FT.

ELEV AT WIRE
97.43 FT.

ELEV AT WIRE
97.43 FT.

ELEV AT WIRE
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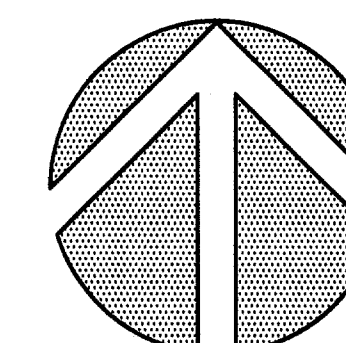
ELEV AT WIRE
97.43 FT.

ELEV AT WIRE
97.43 FT.

ELEV AT WIRE
97.43 FT.

ELEV AT WIRE
97.43 FT.

ELEV AT WIRE
97.43 FT.



NORTH

SCALE: 1"=10'
0 5 10 20

NOTES

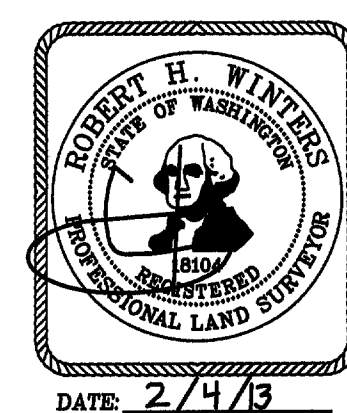
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- ELEVATION DATUM = NAVD'88, ELEVATION 43.615 FT. AS PER BENCH MARK NO. 7502 AS SHOWN AND DESCRIBED IN CITY OF SEATTLE 1993-1994 JAMP VERTICAL REPORT
- PARCEL AREA = 4,268SQ. FT.
- THIS SURVEY WAS PREPARED BASED UPON TITLE POLICY NO. 611019366, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 09, 2011.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 2188, PER TIES TO ABOVE GROUND STRUCTURES, AND ALSO PER TIES TO UTILITY PAINTMARKS BY APPLIED PROFESSIONAL SERVICES.
- TAX PARCEL NO. 2767701530

PROPERTY DESCRIPTION

LOT 15, BLOCK 63, GILMAN PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

15TH AVE. N.W.

CALCULATED INTERSECTION AS
PER VOL. 205 OF SURVEYS,
PG. 137



TOPOGRAPHIC SURVEY

1510 N.W. 52ND ST.
SEATTLE, WASHINGTON

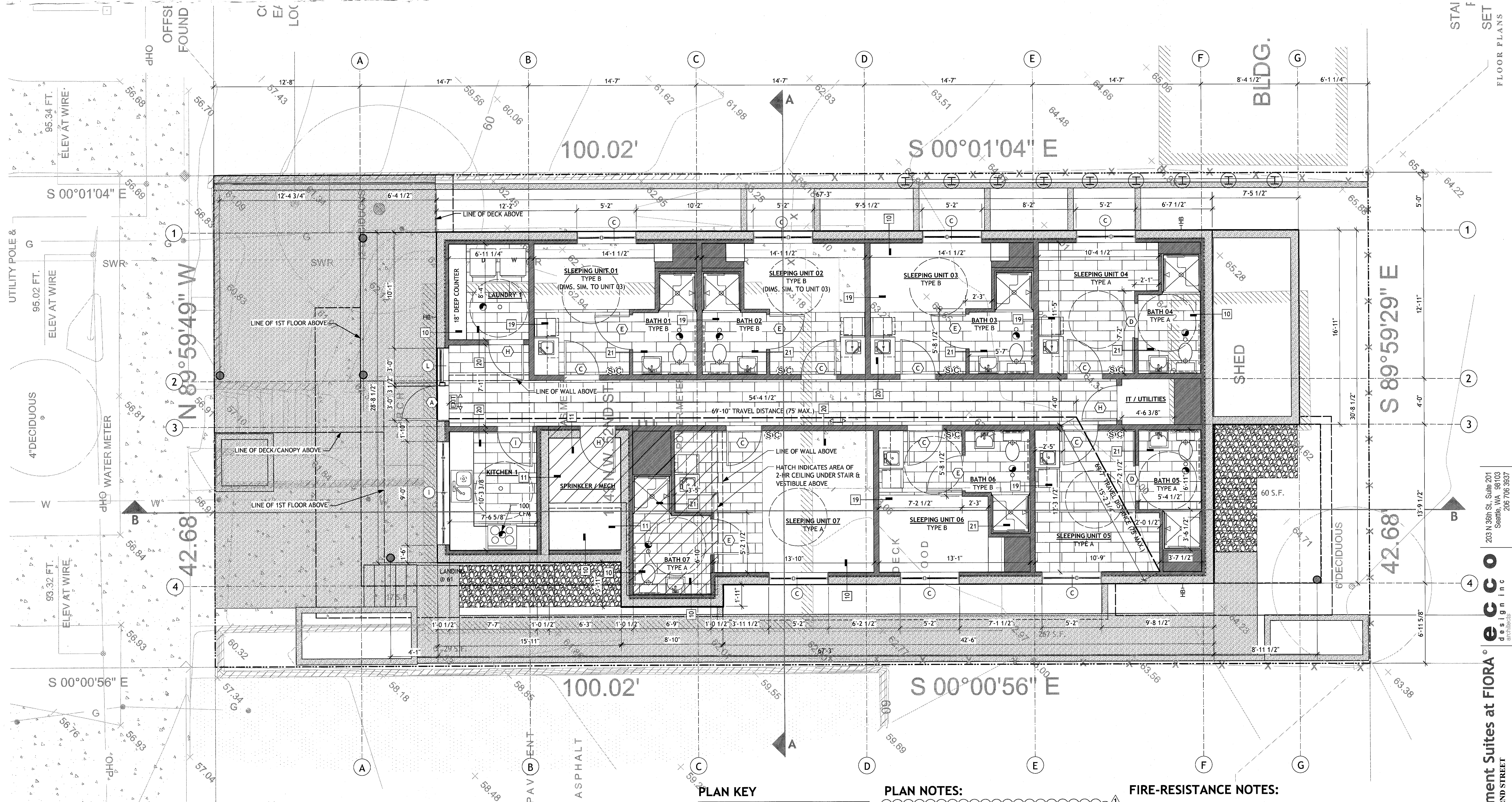
**CHADWICK
WINTERS**
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

RECEIVED
MAY 15 2013
City of Seattle
Dept. of Planning and Development

PROJECT #: 13-4519

DRAWING: 13-4519.DWG

CLIENT: TRULIN 52, LLC



BASEMENT FLOOR PLAN

1/4" = 1'-0"

ALL BASEMENT WINDOW HEADERS @ 7'-0"
UNLESS OTHERWISE NOTED ON PLANS

SEE ENLARGED ADA BATH PLANS ON SHEET
A4.1.

BASEMENT UNITS AND COMMON AREAS SHALL
COMPLY WITH ICC/ANSI STANDARDS.

PLAN KEY

- EXIT ENCLOSURE WALLS:
OPENINGS & PENETRATIONS
LIMITED PER SBC 1022
- 50 CFM FAN, U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- HOSE BIB
- WINDOW STYLE - SEE SHEET A2.7
- DOOR STYLE - SEE SHEET A2.7
- ASSEMBLY DTL. - SEE SHEET A5.0
- ILLUMINATED EXIT SIGN
W/90 MIN. BACK-UP POWER SUPPLY
- EGRESS ILLUMINATION
W/90 MIN. BACK-UP POWER SUPPLY

PLAN NOTES:

- EXTERIOR LIGHTING**
EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022
- GUARDRAILS**
GUARDRAILS SHALL CONFORM TO SBC 1013. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH WITH NO OPENING GREATER THAN 4 INCHES. STAIR HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSING. COORDINATE SCOPE AND FINAL RAIL DESIGN WITH RAILING BID SET PROVIDED BY CONTRACTOR.
- WALL/FLOOR PENETRATIONS**
SEE DETAIL SHEETS A5.1 & A5.2.
- SUBCONTRACTOR LAYOUTS**
SUB-CONTRACTORS TO COORDINATE LAYOUTS WITH UNIT LAYOUT PACKAGE (ULP) PROVIDED BY GENERAL CONTRACTOR.
- SMOKE & FIRE DAMPERS**
1. SBC 716.5.4.1: A LISTED SMOKE DAMPER SHALL BE PROVIDED AT EACH POINT A DUCT OR AIR TRANSFER OPENING PENETRATES A CORRIDOR ENCLOSURE REQUIRED TO HAVE SMOKE AND DRAFT CONTROL DOORS, OR THE DUCT IS CONSTRUCTED OF STEEL NOT LESS THAN 0.019 INCH (0.48 MM) AND THERE ARE NO OPENINGS SERVING THE CORRIDOR.
2. SBC 716.5.4: DUCT PENETRATIONS IN FIRE PARTITIONS SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS, OR DUCT SHALL BE PROTECTED AS A THROUGH PENETRATION IN ACCORDANCE WITH SBC 713.
3. SBC 716.5.2: DUCTS AND AIR TRANSFER OPENINGS SHALL NOT PENETRATE EXIT ENCLOSURES EXCEPT AS PERMITTED BY SBC 1022.4 AND 1023.6. DUCT AND AIR TRANSFER OPENINGS PERMITTED IN FIRE BARRIERS SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS, OR PENETRATIONS ARE TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 AS PART OF THE FIRE-RESISTANCE RATED ASSEMBLY.

FIRE-RESISTANCE NOTES:

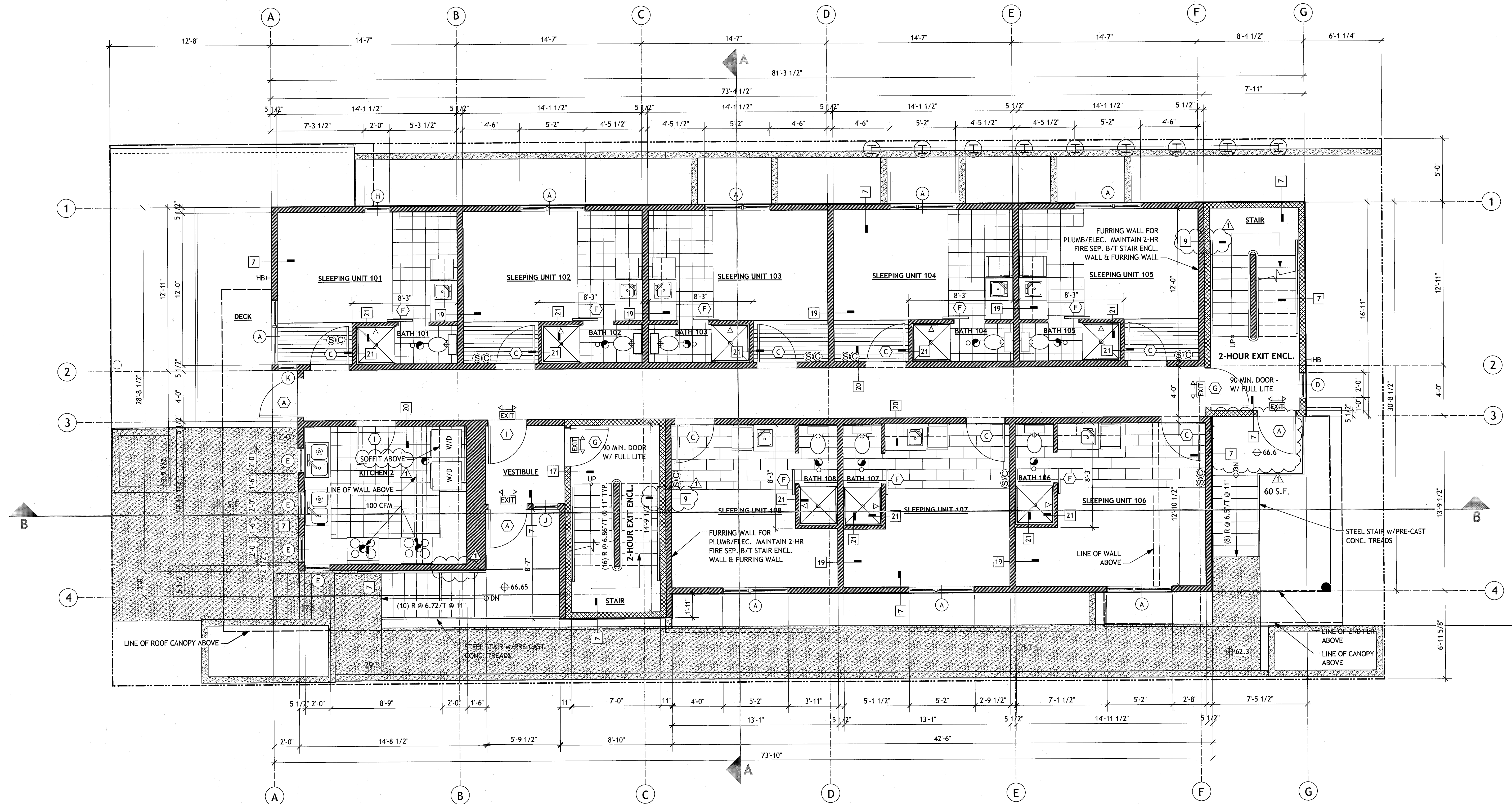
- SEE SHEETS A5.0-A5.2 FOR ASSEMBLY & PENETRATION DETAILS.
- A FULL TYPE 13 SPRINKLER SYSTEM IN ACCORDANCE WITH SBC 903.3.1.1 SHALL BE INSTALLED.
- INTERIOR STAIRWAYS SHALL BE CONSTRUCTED AS 2-HOUR EXIT ENCLOSURES IN ACCORDANCE WITH SBC 1022. DOORS LOCATED IN THE 2-HR EXIT ENCLOSURE WALLS SHALL HAVE A 90-MINUTE FIRE-RATING. SEE SBC 1022 FOR ALLOWED PENETRATIONS & OPENINGS IN EXIT ENCLOSURES.
- ALL HORIZONTAL ASSEMBLIES SHALL BE 1-HOUR FIRE-RESISTANCE RATED, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
- WHERE SHOWERS ARE INSTALLED ADJACENT TO A 1-HOUR FIRE PARTITION, THE REQUIRED FIRE-RATING OF THE WALL SHALL BE MAINTAINED WITH THE INSTALLATION OF (1) LAYER OF TYPE X GWB BETWEEN THE SHOWER AND THE STUDS.
- WHERE SHOWERS OR FURRING WALLS ARE INSTALLED ADJACENT TO AN EXIT ENCLOSURE WALL, THE REQUIRED FIRE-RATING OF THE EXIT ENCLOSURE WALL SHALL BE MAINTAINED BETWEEN EXIT ENCLOSURE & SHOWER/FURRING WALL.

9154
REGISTERED
ARCHITECT
CHARLES KOUBA
STATE OF WASHINGTON

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REVISIONS:
10/9/13 BP PERMIT
CORRECTION 1

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DEVELOPMENT

A2.0



FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE: ALL WINDOW HEADERS @ 7' 10 1/8" (3" BELOW BOT. OF JOISTS) UNLESS OTHERWISE NOTED ON PLANS

PLAN KEY

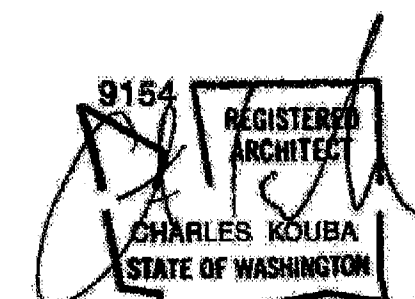
- EXIT ENCLOSURE WALLS: OPENINGS & PENETRATIONS LIMITED PER SBC 1022
- 50 CFM FAN, U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- HOSE BIB
- WINDOW STYLE - SEE SHEET A2.7
- DOOR STYLE - SEE SHEET A2.7
- ASSEMBLY DTL. - SEE SHEET A5.0
- ILLUMINATED EXIT SIGN W/90 MIN. BACK-UP POWER SUPPLY
- EGRESS ILLUMINATION W/90 MIN. BACK-UP POWER SUPPLY

PLAN NOTES:

- EXTERIOR LIGHTING**
EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022
- GUARDRAILS**
GUARDRAILS SHALL CONFORM TO SBC 1013. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH WITH NO OPENING GREATER THAN 4 INCHES. STAIR HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSING. COORDINATE SCOPE AND FINAL RAIL DESIGN WITH RAILING BID SET PROVIDED BY CONTRACTOR.
- WALL/FLOOR PENETRATIONS**
SEE DETAIL SHEETS A5.1 & A5.2.
- SUBCONTRACTOR LAYOUTS**
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FIRE-RESISTANCE NOTES:

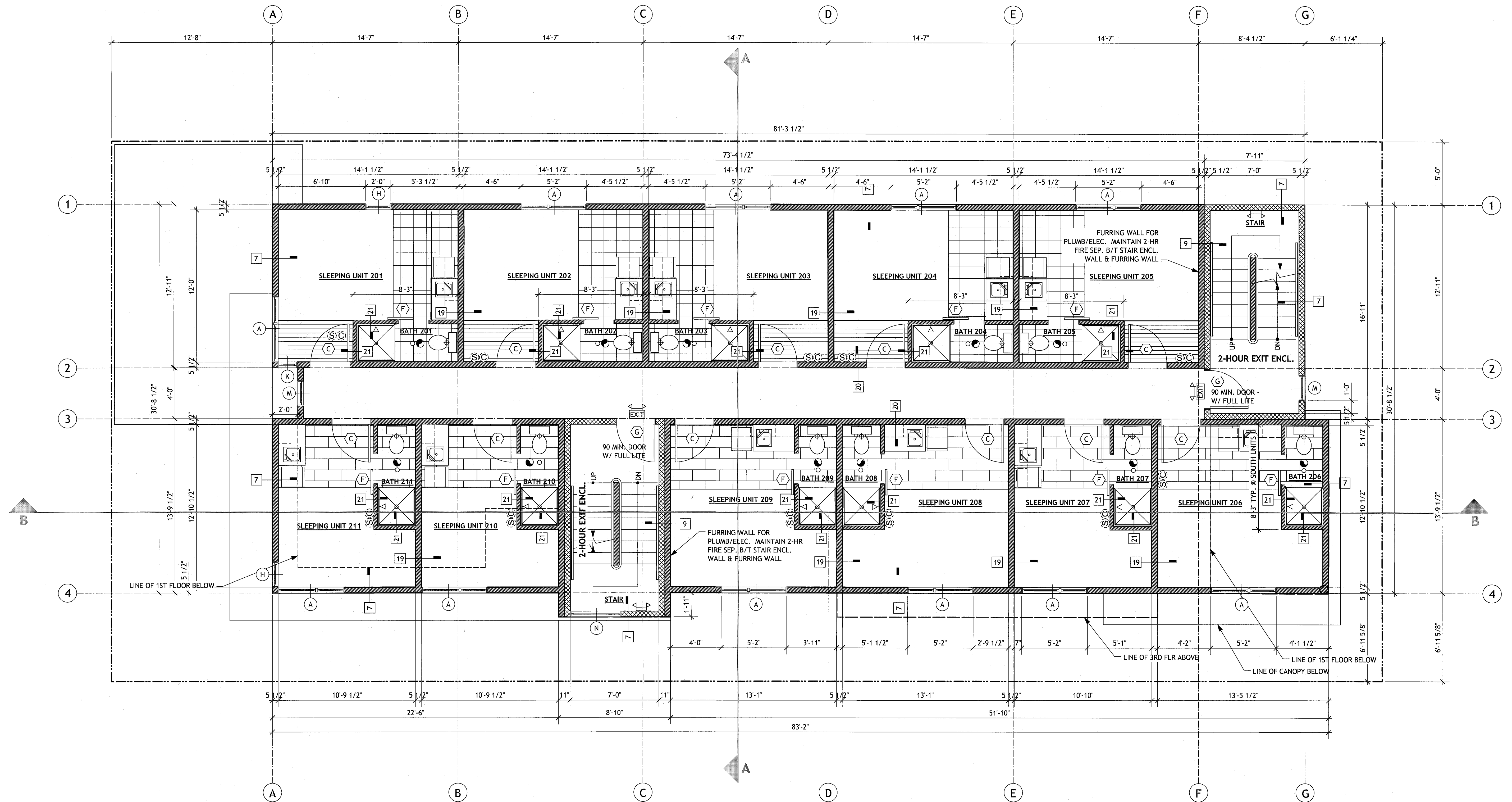
- SEE SHEETS A5.0-A5.2 FOR ASSEMBLY & PENETRATION DETAILS.
- A FULL TYPE 13 SPRINKLER SYSTEM IN ACCORDANCE WITH SBC 903.3.1.1 SHALL BE INSTALLED.
- INTERIOR STAIRWAYS SHALL BE CONSTRUCTED AS 2-HOUR EXIT ENCLOSURES IN ACCORDANCE WITH SBC 1022. DOORS LOCATED IN THE 2-HR EXIT ENCLOSURE WALLS SHALL HAVE A 90-MINUTE FIRE-RATING. SEE SBC 1022 FOR ALLOWED PENETRATIONS & OPENINGS IN EXIT ENCLOSURES.
- ALL HORIZONTAL ASSEMBLIES SHALL BE 1-HOUR FIRE-RESISTANCE RATED, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
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- WHERE SHOWERS OR FURRING WALLS ARE INSTALLED ADJACENT TO AN EXIT ENCLOSURE WALL, THE REQUIRED FIRE-RATING OF THE EXIT ENCLOSURE WALL SHALL BE MAINTAINED BETWEEN EXIT ENCLOSURE & SHOWER/FURRING WALL.



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A2.1



SECOND FLOOR PLAN

1/4" = 1'-0"

NOTE: ALL WINDOW HEADERS @ 7' 10 1/8" (3" BELOW BOT. OF JOISTS) UNLESS OTHERWISE NOTED ON PLANS

PLAN KEY

- EXIT ENCLOSURE WALLS: OPENINGS & PENETRATIONS LIMITED PER SBC 1022
- 50 CFM FAN, U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- HOSE BIB
- WINDOW STYLE - SEE SHEET A2.7
- DOOR STYLE - SEE SHEET A2.7
- ASSEMBLY DTL. - SEE SHEET A5.0
- ILLUMINATED EXIT SIGN W/90 MIN. BACK-UP POWER SUPPLY
- EGRESS ILLUMINATION W/90 MIN. BACK-UP POWER SUPPLY

PLAN NOTES:

EXTERIOR LIGHTING
EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022

GUARDRAILS
GUARDRAILS SHALL CONFORM TO SBC 1013. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH WITH NO OPENING GREATER THAN 4 INCHES. STAIR HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSING. COORDINATE SCOPE AND FINAL RAIL DESIGN WITH RAILING BID SET PROVIDED BY CONTRACTOR.

WALL/FLOOR PENETRATIONS
SEE DETAIL SHEETS A5.1 & A5.2.

SUBCONTRACTOR LAYOUTS
SUB-CONTRACTORS TO COORDINATE LAYOUTS WITH UNIT LAYOUT PACKAGE (ULP) PROVIDED BY GENERAL CONTRACTOR.

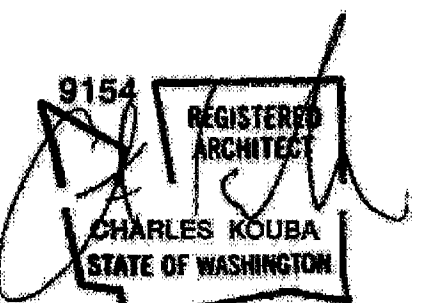
SMOKE & FIRE DAMPERS
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FIRE-RESISTANCE NOTES:

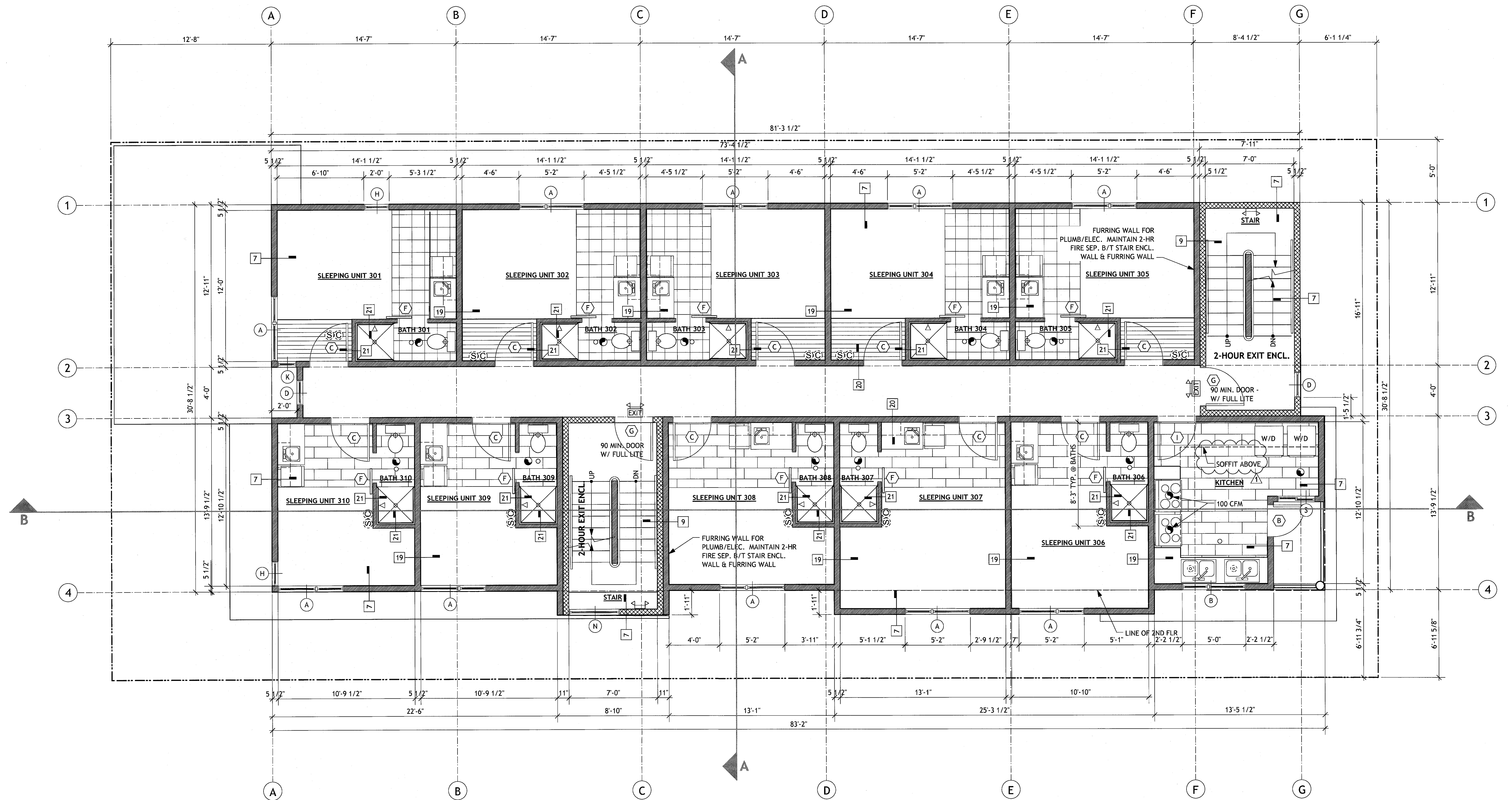
1. SEE SHEETS A5.0-A5.2 FOR ASSEMBLY & PENETRATION DETAILS.
2. A FULL TYPE 13 SPRINKLER SYSTEM IN ACCORDANCE WITH SBC 903.3.1.1 SHALL BE INSTALLED.
3. INTERIOR STAIRWAYS SHALL BE CONSTRUCTED AS 2-HOUR EXIT ENCLOSURES IN ACCORDANCE WITH SBC 1022. DOORS LOCATED IN THE 2-HR EXIT ENCLOSURE WALLS SHALL HAVE A 90-MINUTE FIRE-RATING. SEE SBC 1022 FOR ALLOWED PENETRATIONS & OPENINGS IN EXIT ENCLOSURES.
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A2.2



THIRD FLOOR PLAN

NOTE: ALL WINDOW HEADERS @ 7' 10 1/8" (3" BELOW BOT. OF JOISTS) UNLESS OTHERWISE NOTED ON PLANS

PLAN KEY

- EXIT ENCLOSURE WALLS: OPENINGS & PENETRATIONS LIMITED PER SBC 1022
- 50 CFM FAN, U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- HOSE BIB
- WINDOW STYLE - SEE SHEET A2.7
- DOOR STYLE - SEE SHEET A2.7
- ASSEMBLY DTL. - SEE SHEET A5.0
- ILLUMINATED EXIT SIGN W/90 MIN. BACK-UP POWER SUPPLY
- EGRESS ILLUMINATION W/90 MIN. BACK-UP POWER SUPPLY

PLAN NOTES:

- EXTERIOR LIGHTING**
EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022
- GUARDRAILS**
GUARDRAILS SHALL CONFORM TO SBC 1013. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH WITH NO OPENING GREATER THAN 4 INCHES. STAIR HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSING. COORDINATE SCOPE AND FINAL RAIL DESIGN WITH RAILING BID SET PROVIDED BY CONTRACTOR.
- WALL/FLOOR PENETRATIONS**
SEE DETAIL SHEETS A5.1 & A5.2.
- SUBCONTRACTOR LAYOUTS**
SUB-CONTRACTORS TO COORDINATE LAYOUTS WITH UNIT LAYOUT PACKAGE (ULP) PROVIDED BY GENERAL CONTRACTOR.
- SMOKE & FIRE DAMPERS**
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FIRE-RESISTANCE NOTES:

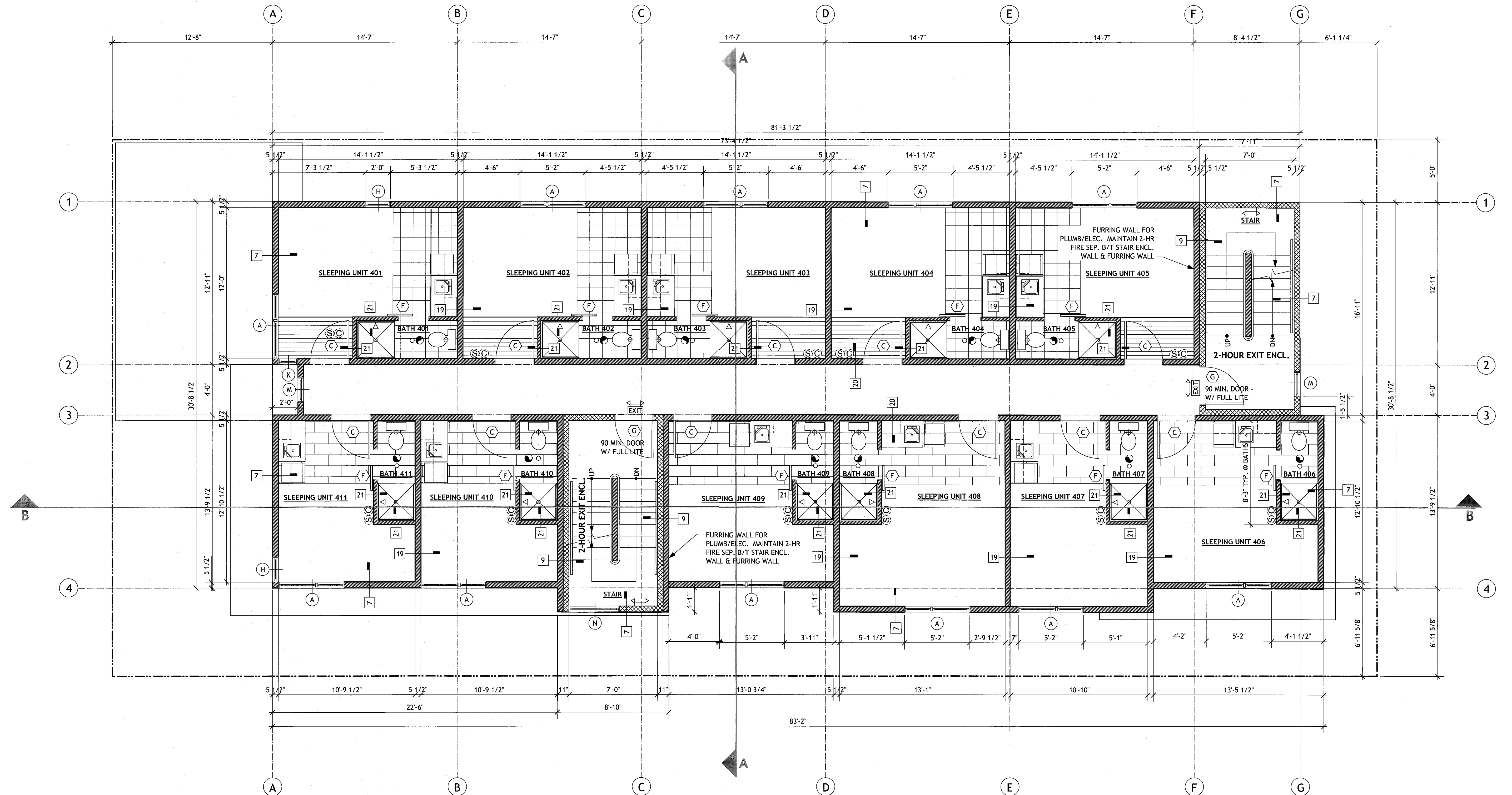
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- A FULL TYPE 13 SPRINKLER SYSTEM IN ACCORDANCE WITH SBC 903.3.1.1 SHALL BE INSTALLED.
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9154
REGISTERED ARCHITECT
CHARLES KOUBA
STATE OF WASHINGTON

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A2.3



FOURTH FLOOR PLAN

1/4" = 1'-0"

NOTE: ALL WINDOW HEADERS @ 7' 10 1/8" (3" BELOW BOT. OF JOISTS) UNLESS OTHERWISE NOTED ON PLANS

PLAN KEY

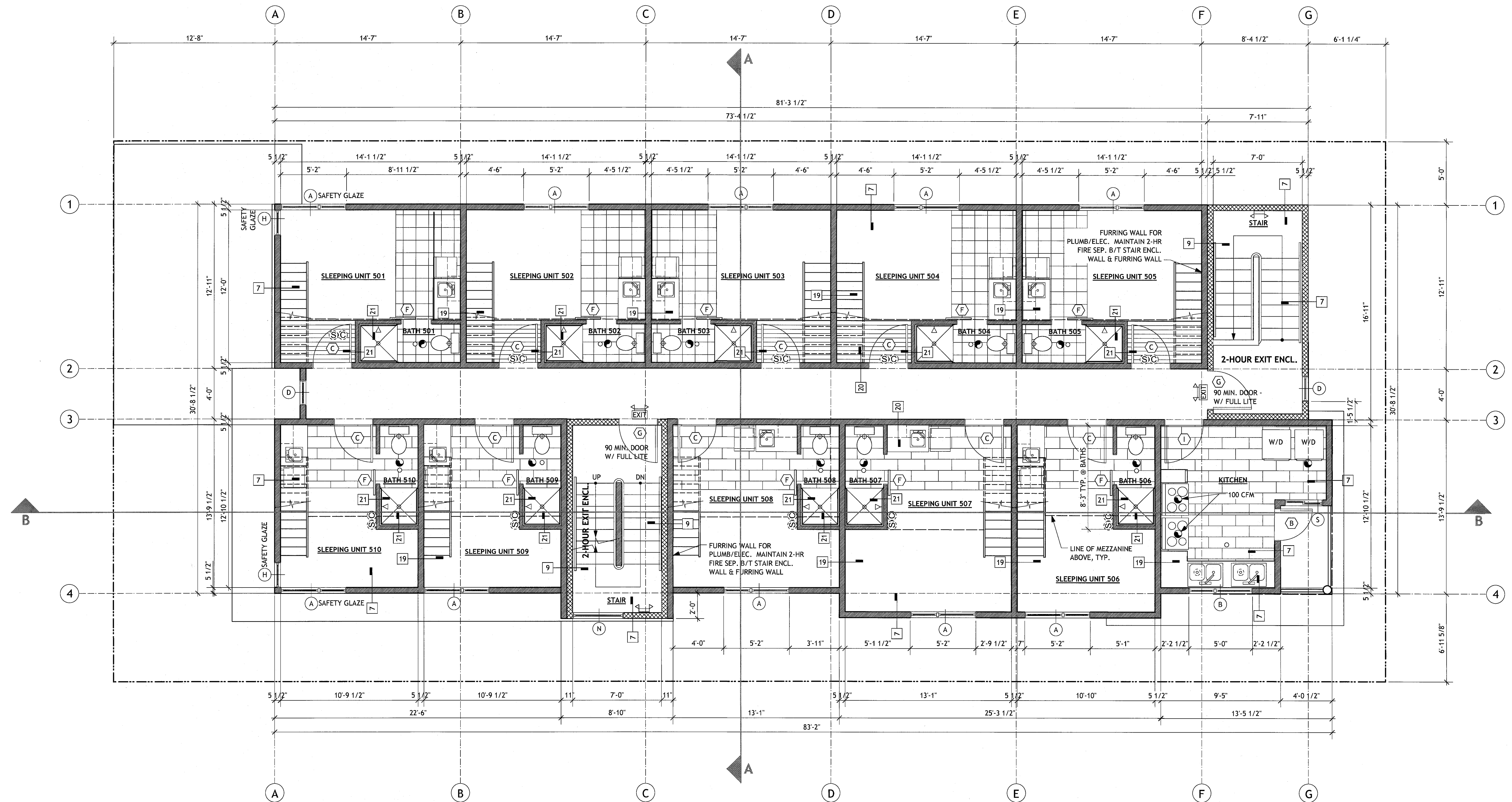
- EXIT ENCLOSURE WALLS: OPENINGS & PENETRATIONS LIMITED PER SBC 1022
- 50 CFM FAN, U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- HOSE BIB
- WINDOW STYLE - SEE SHEET A2.7
- DOOR STYLE - SEE SHEET A2.7
- ASSEMBLY DTL. - SEE SHEET A5.0
- ILLUMINATED EXIT SIGN W/90 MIN. BACK-UP POWER SUPPLY
- EGRESS ILLUMINATION W/90 MIN. BACK-UP POWER SUPPLY

PLAN NOTES:

- EXTERIOR LIGHTING**
EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022
- GUARDRAILS**
GUARDRAILS SHALL CONFORM TO SBC 1013. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH WITH NO OPENING GREATER THAN 4 INCHES. STAIR HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSING. COORDINATE SCOPE AND FINAL RAIL DESIGN WITH RAILING BID SET PROVIDED BY CONTRACTOR.
- WALL/FLOOR PENETRATIONS**
SEE DETAIL SHEETS A5.1 & A5.2.
- SUBCONTRACTOR LAYOUTS**
SUB-CONTRACTORS TO COORDINATE LAYOUTS WITH UNIT LAYOUT PACKAGE (ULP) PROVIDED BY GENERAL CONTRACTOR.
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FIRE-RESISTANCE NOTES:

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FIFTH FLOOR 1/4" = 1'-0"

PLAN KEY

- EXIT ENCLOSURE WALLS:
OPENINGS & PENETRATIONS
LIMITED PER SBC 1022
- 50 CFM FAN, U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- HOSE BIB
- WINDOW STYLE - SEE SHEET A2.7
- DOOR STYLE - SEE SHEET A2.7
- ASSEMBLY DTL. - SEE SHEET A5.0
- ILLUMINATED EXIT SIGN
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PLAN NOTES:

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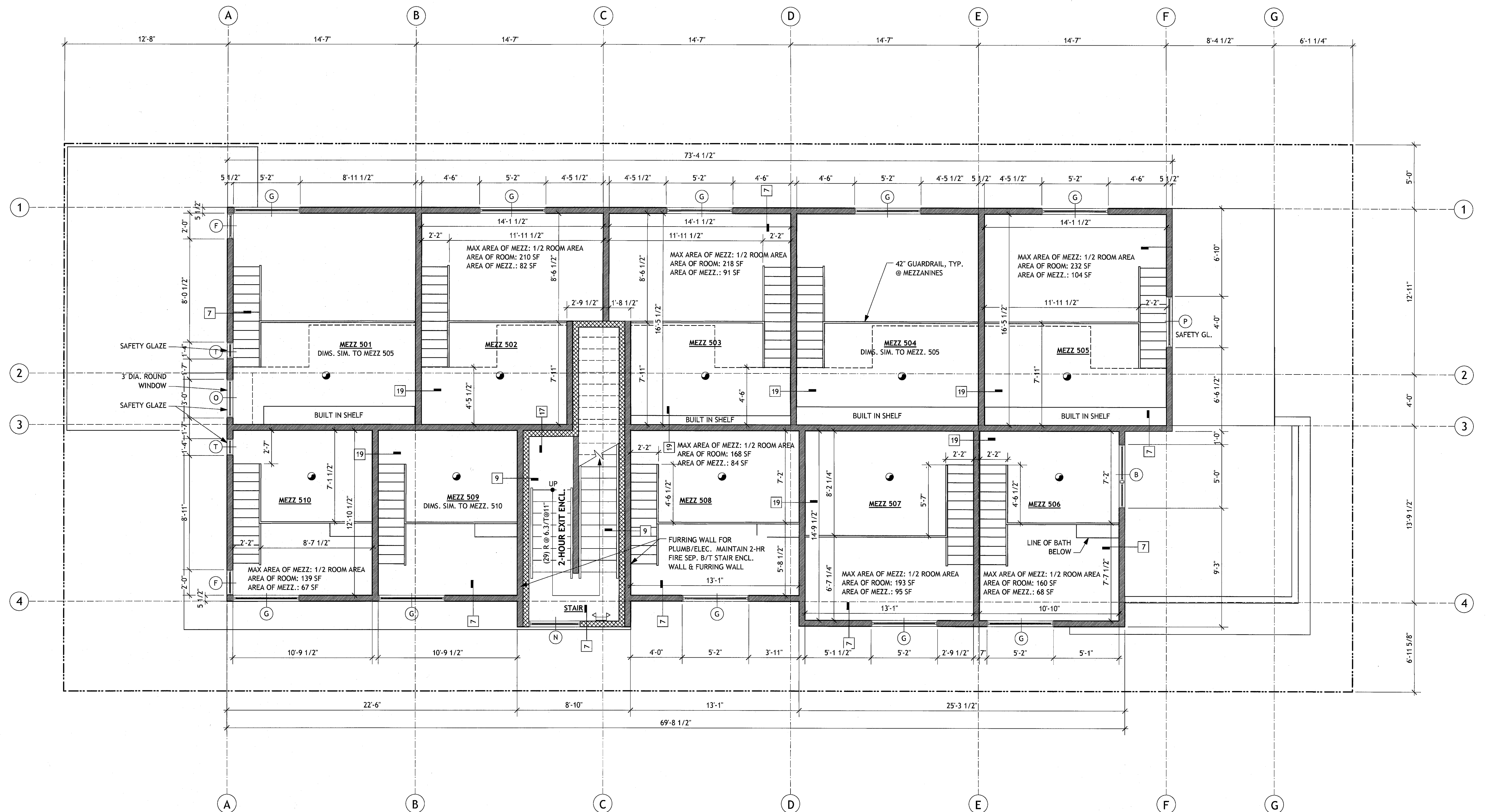
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DATE: 8/16/13
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CORRECTION 1

RECEIVED
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DEVELOPMENT
A2.5



MEZZANINE FLOOR
1/4" = 1'-0"

PLAN KEY

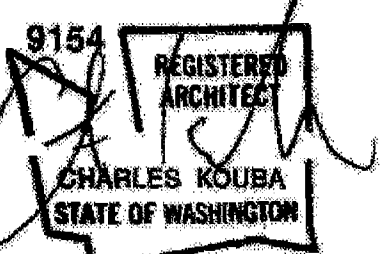
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EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022
- GUARDRAILS**
GUARDRAILS SHALL CONFORM TO SBC 1013. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH WITH NO OPENING GREATER THAN 4 INCHES. STAIR HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSING. COORDINATE SCOPE AND FINAL RAIL DESIGN WITH RAILING BID SET PROVIDED BY CONTRACTOR.
- WALL/FLOOR PENETRATIONS**
SEE DETAIL SHEETS A5.1 & A5.2.
- SUBCONTRACTOR LAYOUTS**
SUB-CONTRACTORS TO COORDINATE LAYOUTS WITH UNIT LAYOUT PACKAGE (ULP) PROVIDED BY GENERAL CONTRACTOR.
- SMOKE & FIRE DAMPERS**
1. SBC 716.5.4.1: A LISTED SMOKE DAMPER SHALL BE PROVIDED AT EACH POINT A DUCT OR AIR TRANSFER OPENING PENETRATES A CORRIDOR ENCLOSURE REQUIRED TO HAVE SMOKE AND DRAFT CONTROL DOORS, OR THE DUCT IS CONSTRUCTED OF STEEL NOT LESS THAN 0.019 INCH (0.48 MM) AND THERE ARE NO OPENINGS SERVING THE CORRIDOR.
2. SBC 716.5.4: DUCT PENETRATIONS IN FIRE PARTITIONS SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS, OR DUCT SHALL BE PROTECTED AS A THROUGH PENETRATION IN ACCORDANCE WITH SBC 713.
3. SBC 716.5.2: DUCTS AND AIR TRANSFER OPENINGS SHALL NOT PENETRATE EXIT ENCLOSURES EXCEPT AS PERMITTED BY SBC 1022.4 AND 1023.6. DUCT AND AIR TRANSFER OPENINGS PERMITTED IN FIRE BARRIERS SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS, OR PENETRATIONS ARE TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 AS PART OF THE FIRE-RESISTANCE RATED ASSEMBLY.

FIRE-RESISTANCE NOTES:

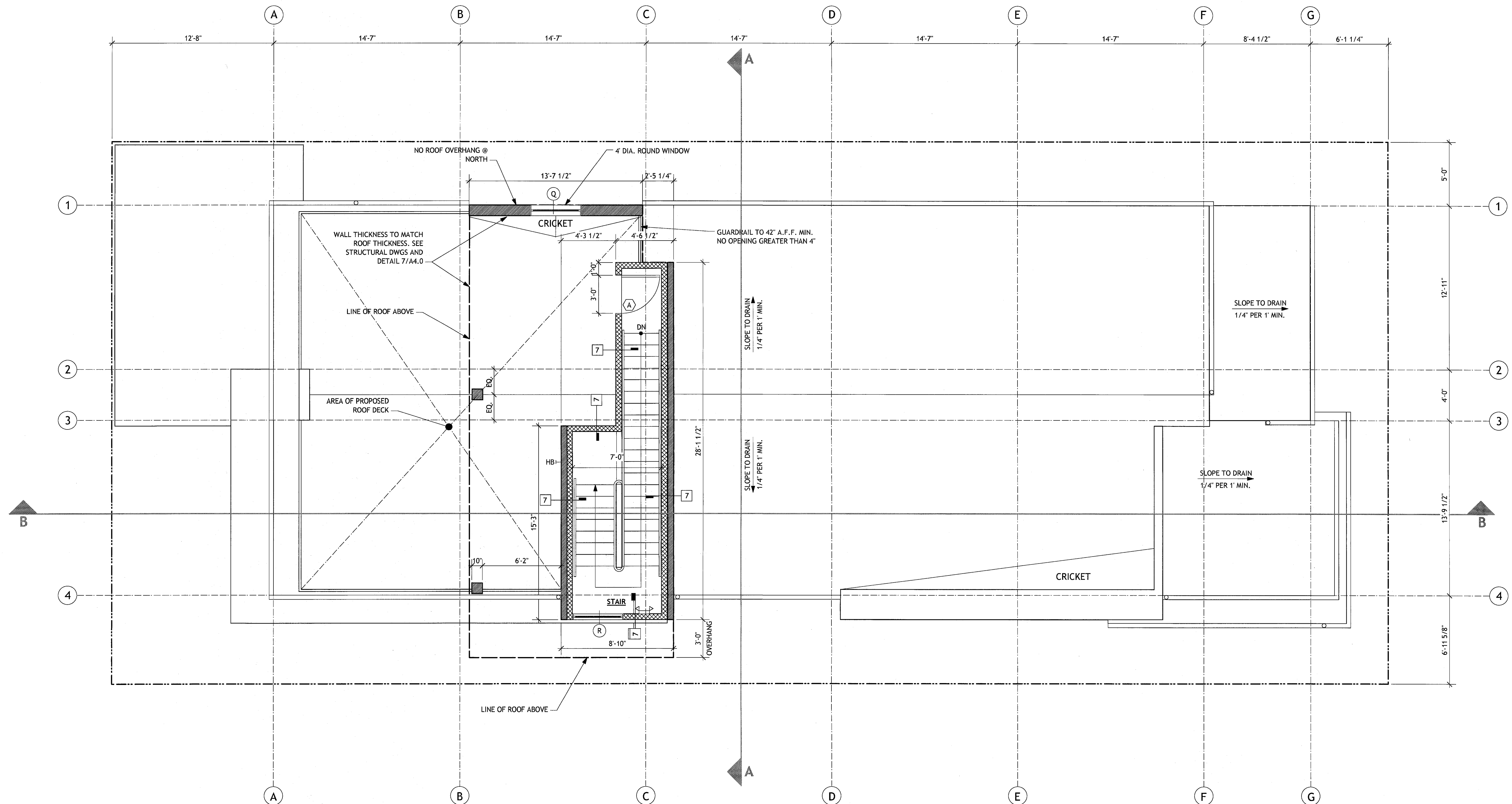
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- A FULL TYPE 13 SPRINKLER SYSTEM IN ACCORDANCE WITH SBC 903.3.1.1 SHALL BE INSTALLED.
- INTERIOR STAIRWAYS SHALL BE CONSTRUCTED AS 2-HOUR EXIT ENCLOSURES IN ACCORDANCE WITH SBC 1022. DOORS LOCATED IN THE 2-HR EXIT ENCLOSURE WALLS SHALL HAVE A 90-MINUTE FIRE-RATING. SEE SBC 1022 FOR ALLOWED PENETRATIONS & OPENINGS IN EXIT ENCLOSURES.
- ALL HORIZONTAL ASSEMBLIES SHALL BE 1-HOUR FIRE-RESISTANCE RATED, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
- WHERE SHOWERS ARE INSTALLED ADJACENT TO A 1-HOUR FIRE PARTITION, THE REQUIRED FIRE-RATING OF THE WALL SHALL BE MAINTAINED WITH THE INSTALLATION OF (1) LAYER OF TYPE X GWB BETWEEN THE SHOWER AND THE STUDS.
- WHERE SHOWERS OR FURRING WALLS ARE INSTALLED ADJACENT TO AN EXIT ENCLOSURE WALL, THE REQUIRED FIRE-RATING OF THE EXIT ENCLOSURE WALL SHALL BE MAINTAINED BETWEEN EXIT ENCLOSURE & SHOWER/FURRING WALL.



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REVISIONS:
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A2.6



STAIR PENTHOUSE & ROOF PLAN

1/4" = 1'-0"

PLAN KEY

- EXIT ENCLOSURE WALLS:
OPENINGS & PENETRATIONS
LIMITED PER SBC 1022
- 50 CFM FAN, U.N.O.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN
- HOSE BIB
- WINDOW STYLE - SEE SHEET A2.7
- DOOR STYLE - SEE SHEET A2.7
- ASSEMBLY DTL. - SEE SHEET A5.0
- ILLUMINATED EXIT SIGN
W/90 MIN. BACK-UP POWER SUPPLY
- EGRESS ILLUMINATION
W/90 MIN. BACK-UP POWER SUPPLY

PLAN NOTES:

EXTERIOR LIGHTING
EXTERIOR LIGHTING WILL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022

GUARDRAILS
GUARDRAILS SHALL CONFORM TO SBC 1013. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH WITH NO OPENING GREATER THAN 4 INCHES. STAIR HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE STAIR NOSING. COORDINATE SCOPE AND FINAL RAIL DESIGN WITH RAILING BID SET PROVIDED BY CONTRACTOR.

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SEE DETAIL SHEETS A5.1 & A5.2.
SUBCONTRACTOR LAYOUTS
SUB-CONTRACTORS TO COORDINATE LAYOUTS WITH UNIT LAYOUT PACKAGE (ULP) PROVIDED BY GENERAL CONTRACTOR.

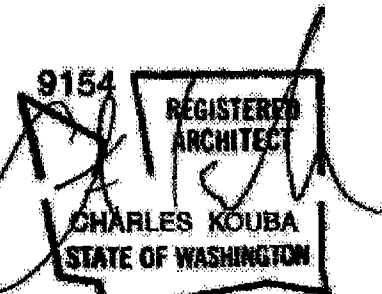
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FIRE-RESISTANCE NOTES:

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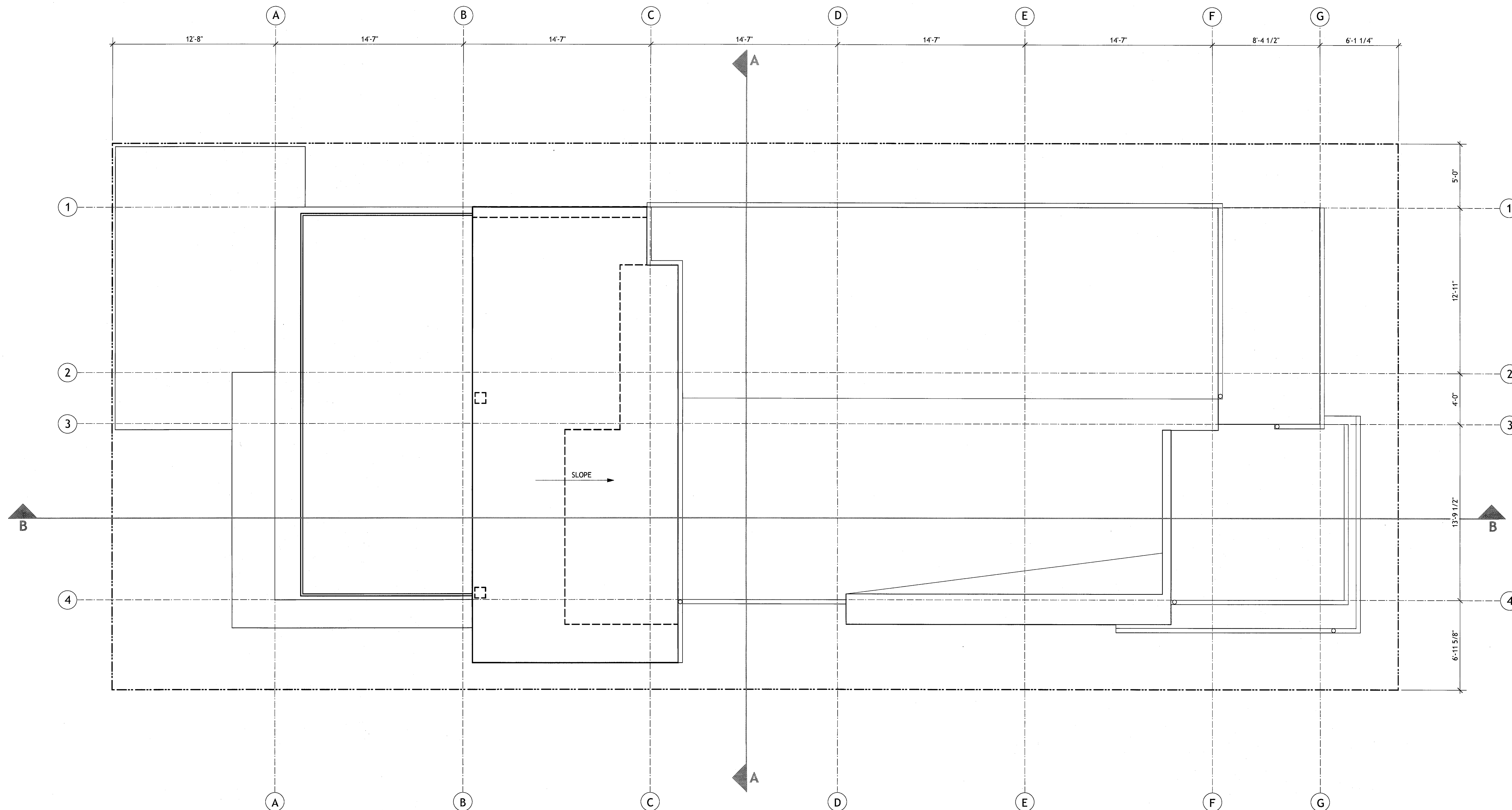
A2.7

aPODment Suites at FIORA[®]
1510 NW 52ND STREET
Seattle, WA
206.706.9357

design inc
architects

203 N 36th St, Suite 201
Seattle, WA 98103
206.706.9357

STAIR PENTHOUSE & ROOF DECK PLAN



HIGH ROOF PLAN
1/4" = 1'-0"

PLAN KEY

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- CARBON MONOXIDE DETECTOR
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- HOSE BIB
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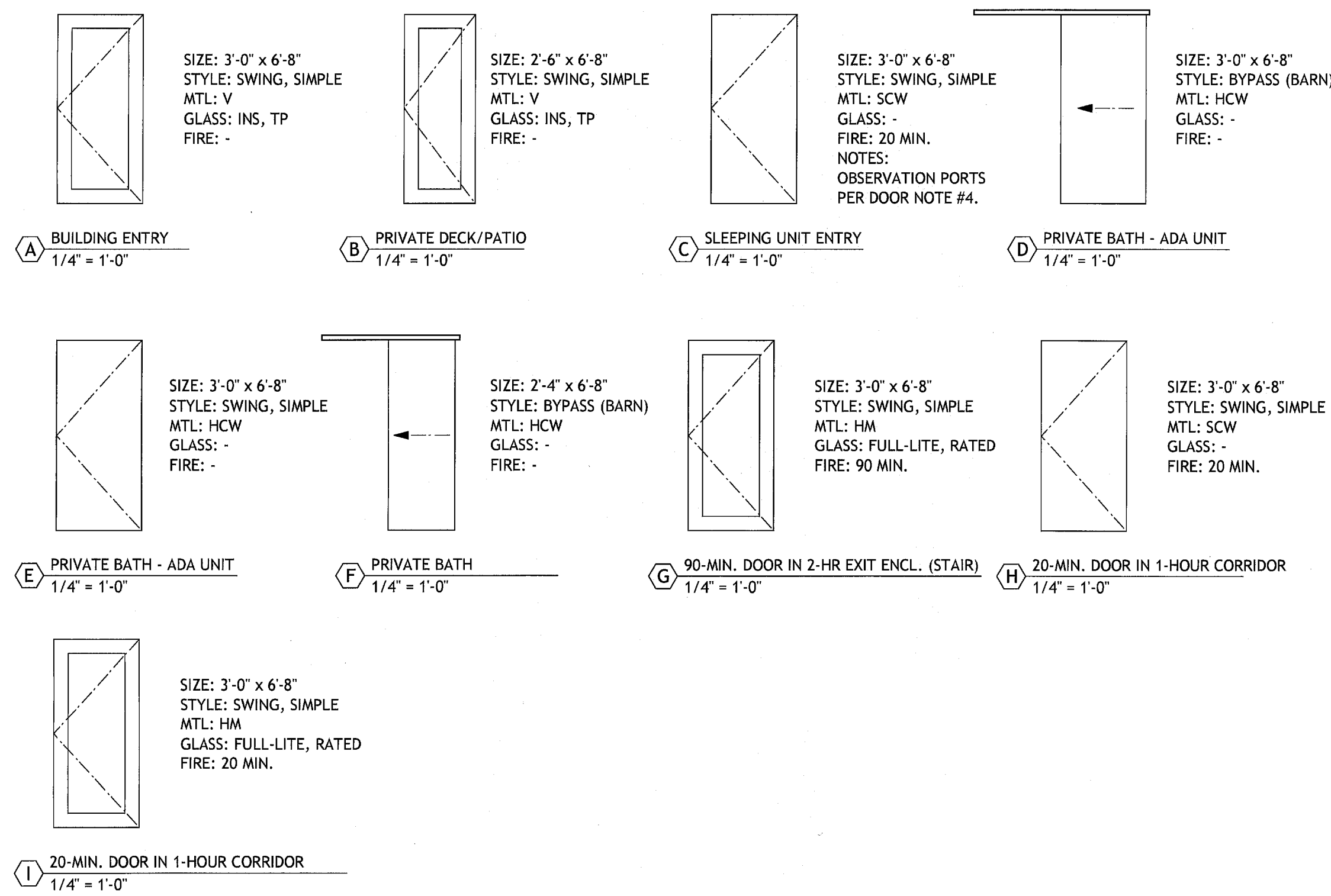
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DOOR TYPES



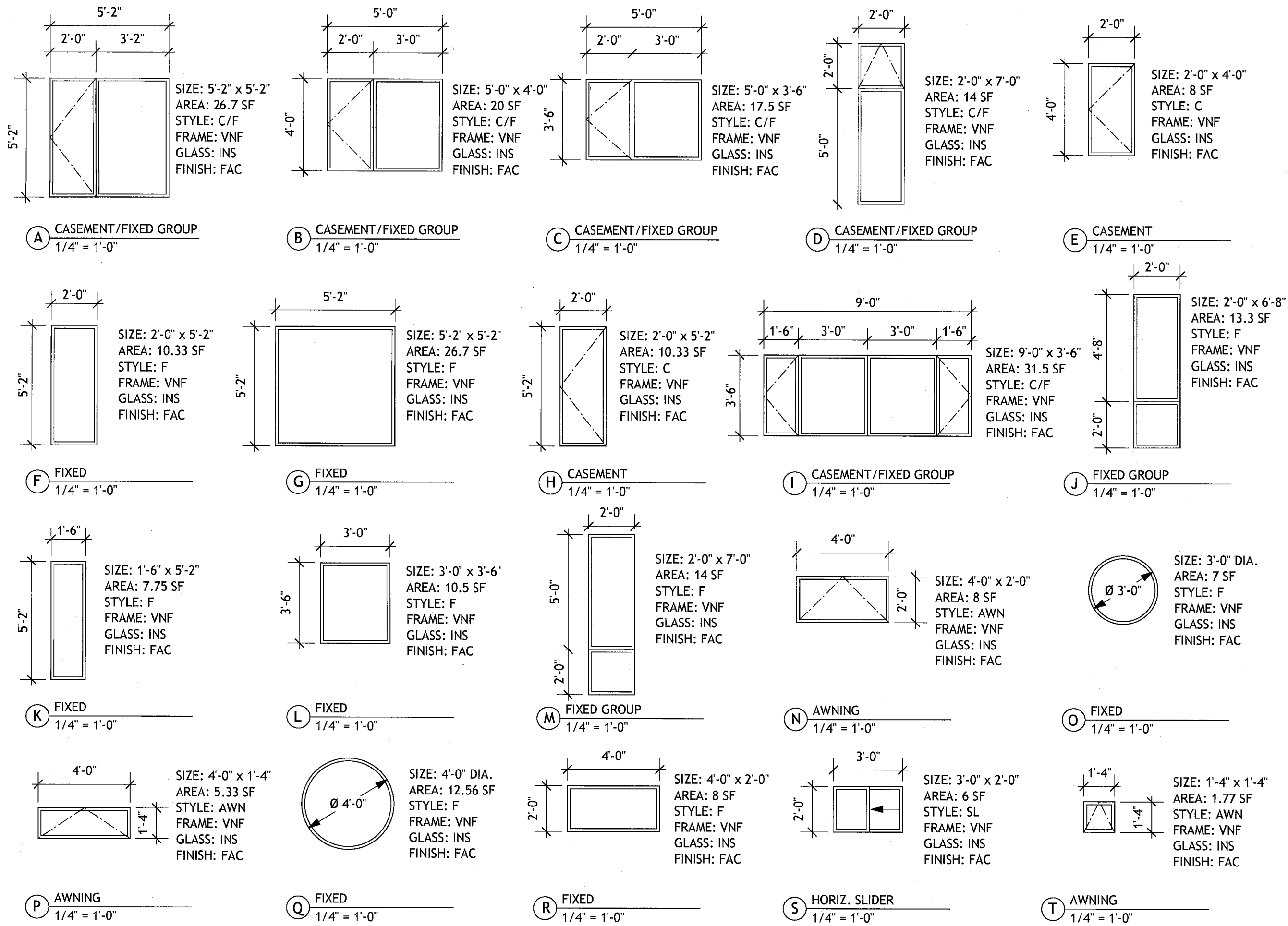
DOOR SUMMARY

Mark	Quantity	Width	Height	Door Operation	Notes
A	5	3'0"	3'0"	6'8" Swing Simple	EXT. FULL-LITE
B	2	2'6"	2'6"	6'8" Slider	FULL-LITE DECK DR.
C	57	3'0"	3'0"	6'8" Swing Simple	20-MIN. RATED, OBSERVATION PORT
D	2	3'0"	3'0"	6'8" Slider	BARN DOOR
E	5	3'0"	3'0"	6'8" Swing Simple	
F	50	2'4"	2'4"	6'8" Slider	BARN DOOR
G	10	3'0"	3'0"	6'8" Swing Simple	90-MIN. INT. FULL-LITE
H	3	3'0"	3'0"	6'8" Swing Simple	20-MIN. RATED
I	5	3'0"	3'0"	6'8" Swing Simple	20-MIN. INT. FULL-LITE

DOOR NOTES:

- ALL DOORS SHALL BE NFRC CERTIFIED.
- ALL SLEEPING UNIT ENTRY DOORS SHALL HAVE A 20-MINUTE FIRE-RESISTANCE RATING, GASKETED, WITH THRESHOLD.
- ALL EXTERIOR ENTRY DOORS SHALL BE NFRC CERTIFIED & CPD #THC-M-5-01075-00001.
- PER SBC 420.6.1.5, EVERY ENTRANCE DOOR TO A SLEEPING UNIT SHALL HAVE A VISITOR-OBSERVATION PORT. THE PORT SHALL NOT IMPAIR THE FIRE-RESISTANCE OF THE DOOR. OBSERVATION PORTS SHALL BE INSTALLED NOT LESS THAN 54 INCHES AND NOT MORE THAN 66 INCHES ABOVE THE FLOOR.
- DOOR ASSEMBLIES SHALL HAVE AN STC RATING OF 28 OR GREATER.
- ALL DOORS IN BASEMENT ADA LEVEL SHALL COMPLY WITH ICC/ANSI STANDARDS.

WINDOW TYPES



WINDOW SUMMARY

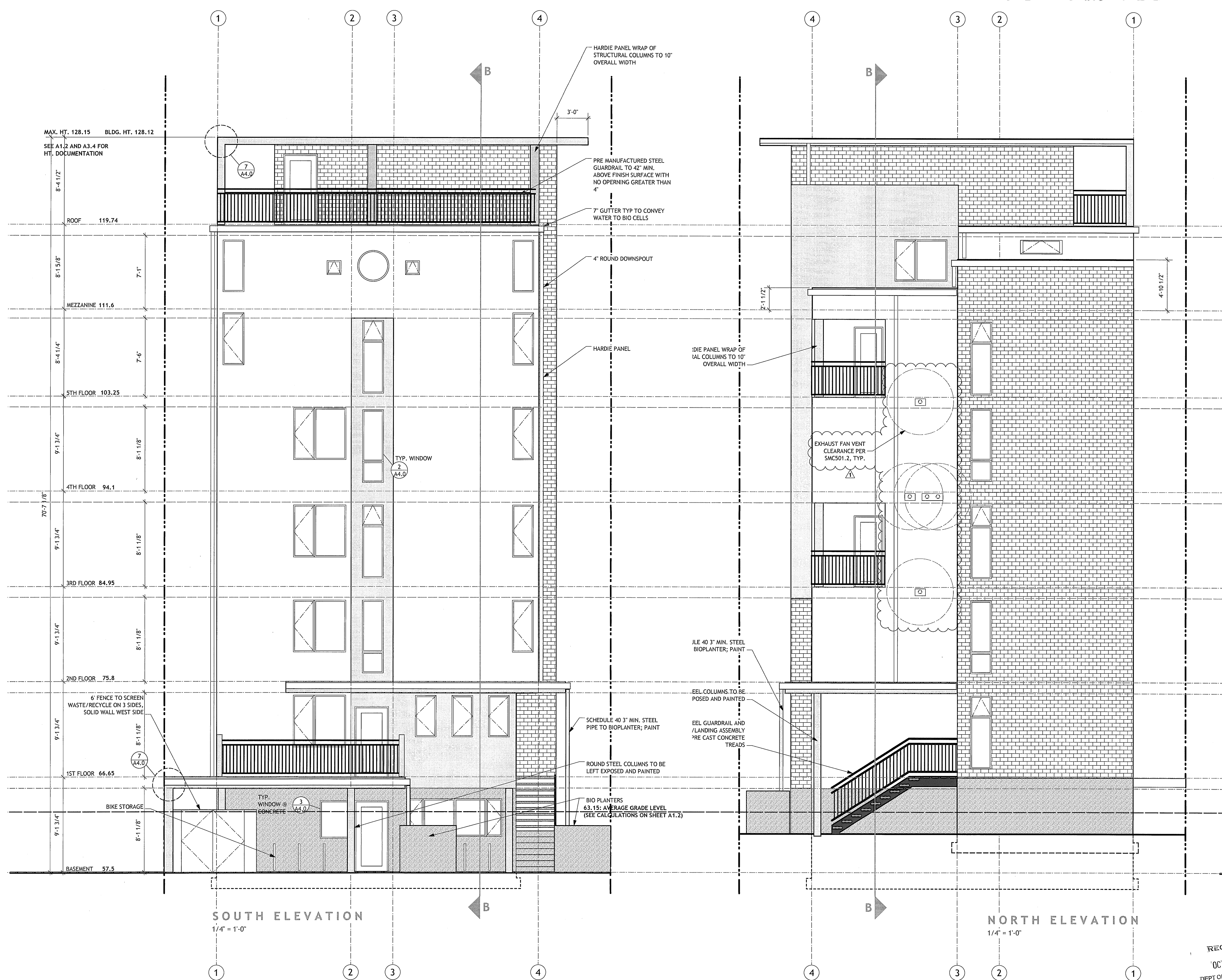
TYPE	Quantity	Width	Height	Total Area (SF)	Sash Operation	CPD#	U-Factor	Notes
A	50	5'2"	5'2"	1334.72	Custom	VPI-A-19-00904-00003	0.27	
B	3	5'0"	4'0"	60.00	Custom	VPI-A-19-00904-00003	0.27	
C	7	5'2"	3'6"	126.58	Custom	VPI-A-19-00904-00003	0.27	
D	4	2'0"	7'0"	70.00	Custom	VPI-A-19-00904-00003	0.27	
E	4	2'0"	4'0"	32.00	Casement	VPI-A-19-00904-00003	0.27	
F	2	2'0"	5'2"	20.67	Fixed Glass	VPI-A-18-00904-00003	0.26	
G	10	5'2"	5'2"	266.94	Fixed Glass	VPI-A-18-00904-00003	0.26	
H	9	2'0"	5'2"	93.00	Casement	VPI-A-19-00904-00003	0.27	
I	1	9'0"	3'6"	31.50	Custom	VPI-A-19-00904-00003	0.27	
J	1	2'0"	6'8"	13.33	Custom	VPI-A-19-00904-00003	0.27	
K	4	1'6"	5'2"	31.00	Fixed Glass	VPI-A-18-00904-00003	0.26	
L	1	3'0"	3'6"	10.50	Fixed Glass	VPI-A-18-00904-00003	0.26	
M	4	2'0"	7'0"	56.00	Custom	VPI-A-18-00904-00003	0.26	
N	5	4'0"	2'0"	40.00	Awning	VPI-A-20-00904-00003	0.27	
O	1	3'0"	3'0"	9.00	Fixed Glass	VPI-A-18-00904-00003	0.26	
P	1	4'0"	1'4"	5.33	Awning	VPI-A-18-00904-00003	0.27	
Q	1	4'0"	4'0"	16.00	Fixed Glass	VPI-A-18-00904-00003	0.26	
R	1	4'0"	2'0"	8.00	Fixed Glass	VPI-A-18-00904-00003	0.26	
S	2	3'0"	2'0"	12.00	Horizontal Slider	VPI-A-19-00904-00003	0.27	
T	2	1'4"	1'4"	3.56	Awning	VPI-A-20-00904-00003	0.27	

WINDOW NOTES:

- ALL WINDOWS SHALL BE NFRC CERTIFIED.
- SEE ELEVATIONS FOR ORIENTATION OF GROUPINGS/OPERABLE WINDOWS.
- SEE PLAN FOR SAFETY GLAZING LOCATIONS.
- WINDOW TRICKLE VENTS (MINIMUM 4 SQ. INCHES OF NET FREE AREA IN EACH OCCUPIABLE SPACE) SHALL BE PROVIDED IN ACCORDANCE WITH THE 2009 SEATTLE MECHANICAL CODE 403.8.6.1.
- ALL WINDOWS IN BASEMENT ADA LEVEL SHALL COMPLY WITH ICC/ANSI STANDARDS.

WINDOW TYPE KEY

STYLE OF OPERATION	
F	Fixed
SH	Single Hung
DH	Double Hung
SL	Slider
C	Casement
AW	Awning
H	Hopper
FRAME MATERIAL & TYPE	
VNF	Vinyl Nail Flange
WD	Wood Frame
A	Aluminum
AS	Aluminum Storefront
ASTB	Aluminum Storefront Thermal Break
ST	Steel - Fire rated
GLASS	
TP	Tempered Plate
CW	Clear Wired
INS	Insulated
SAF	Safety Laminate
SP	Single Pane
FINISH	
FAC	Factory
P	Paint
WP	Wood Painted
ST	Stain

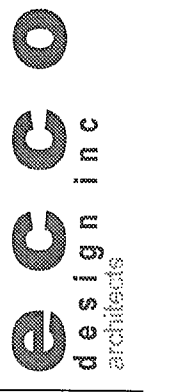




EAST ELEVATION
1/4" = 1'-0"

aPOdment Suites at FIORA[®]
1510 NW 52ND STREET
Seattle, WA

203 N 36th St., Suite 201
Seattle, WA 98103
206 706 3937



9154
REGISTERED ARCHITECT
CHARLES KOUBA
STATE OF WASHINGTON

DATE: 8/16/2013
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A3.1



WEST ELEVATION
1/4" = 1'-0"

ELEVATIONS

203 N 36th St, Suite 201
Seattle, WA 98103
206 706 3937

e c c o
design inc
architects

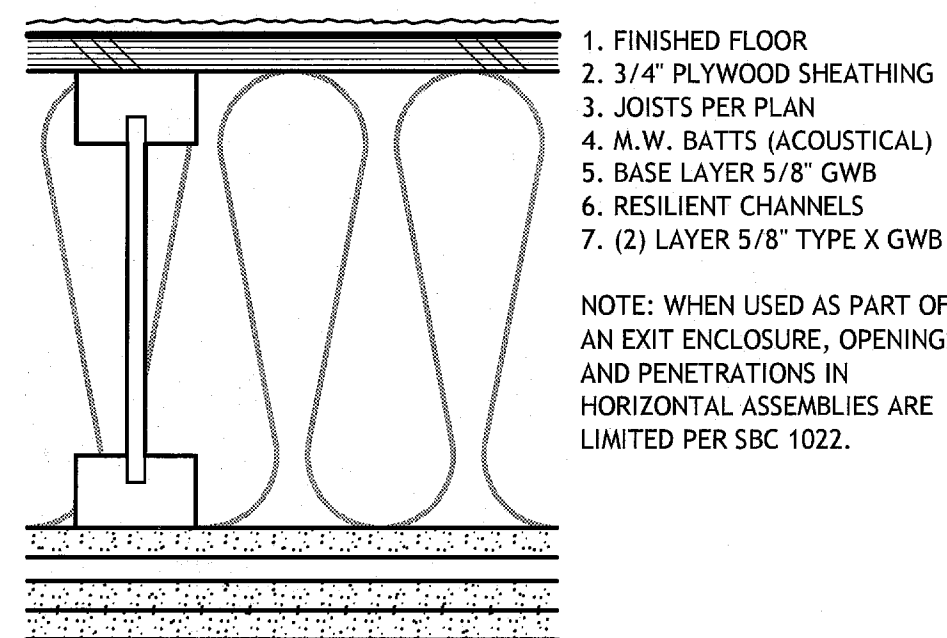
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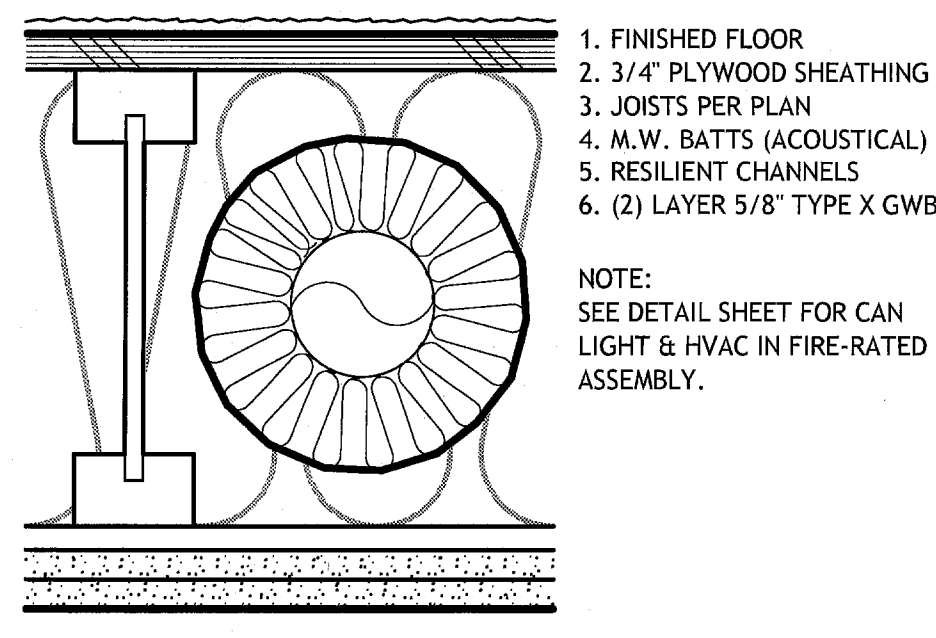
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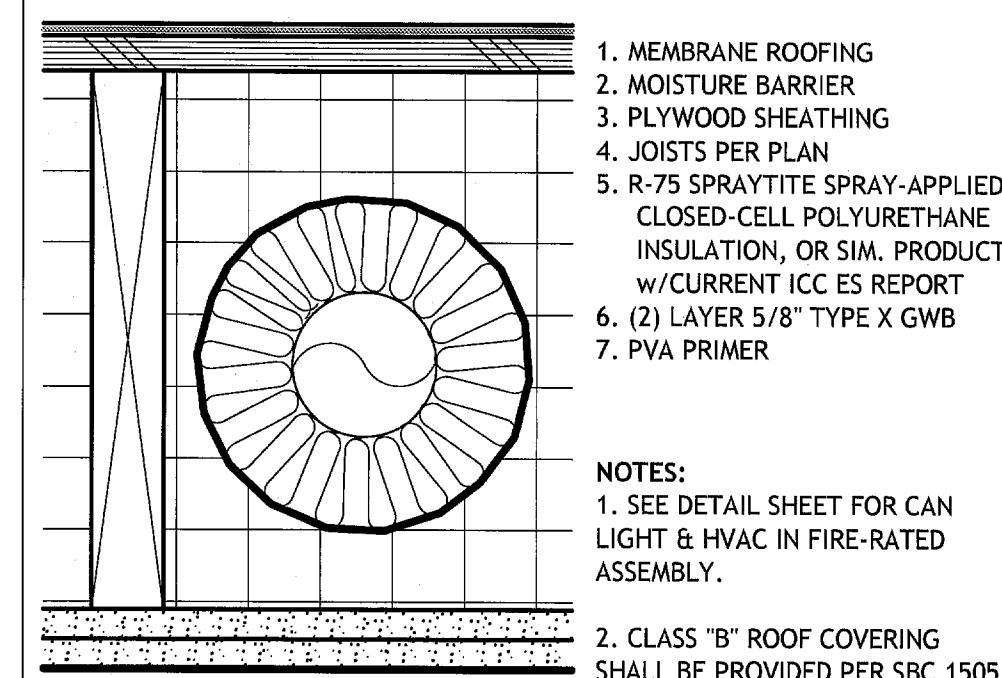
A3.2



2	FLOOR ASSEMBLY	
	2-HR FIRE-RESISTANCE RATING	UL# L538

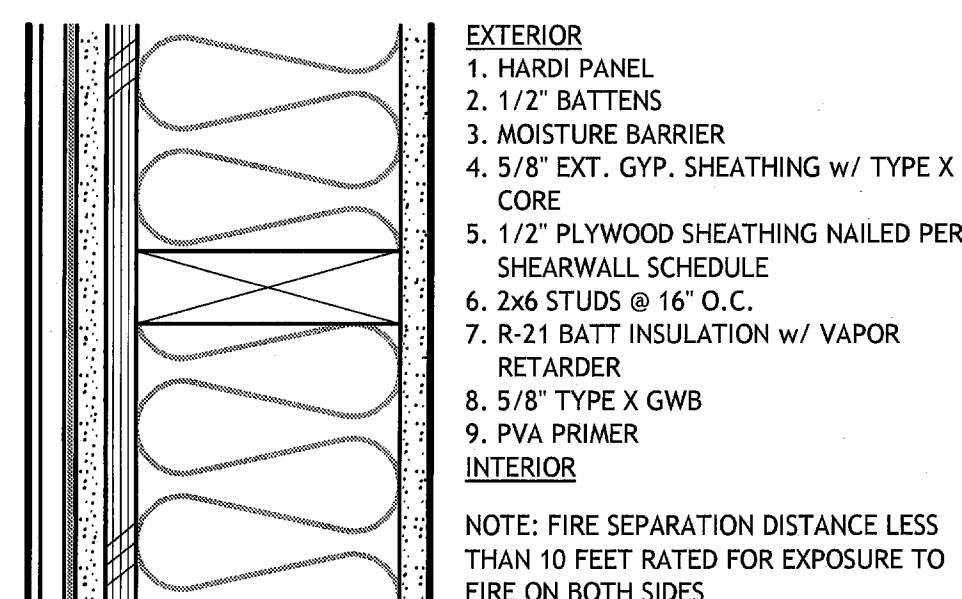


3	FLOOR ASSEMBLY
	1-HR FIRE-RESISTANCE RATING SBC TABLE 720.1(3) #21-1.1

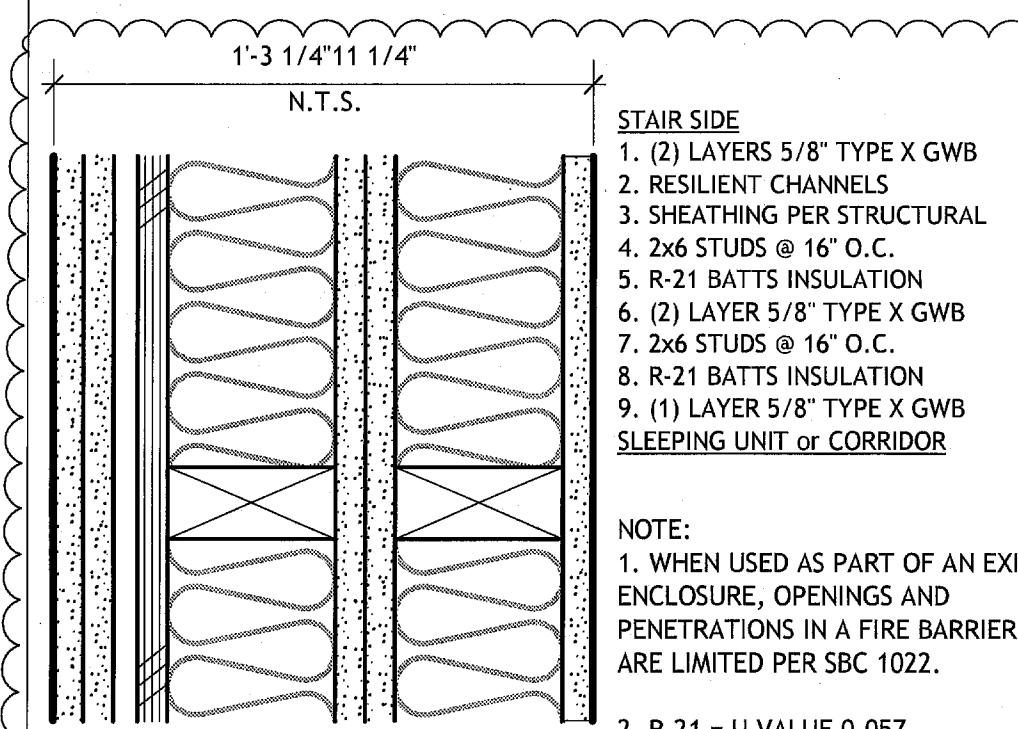


6	ROOF ASSEMBLY
	1-HR FIRE-RESISTANCE RATING SBC TABLE 720.1(3) #21-1.1

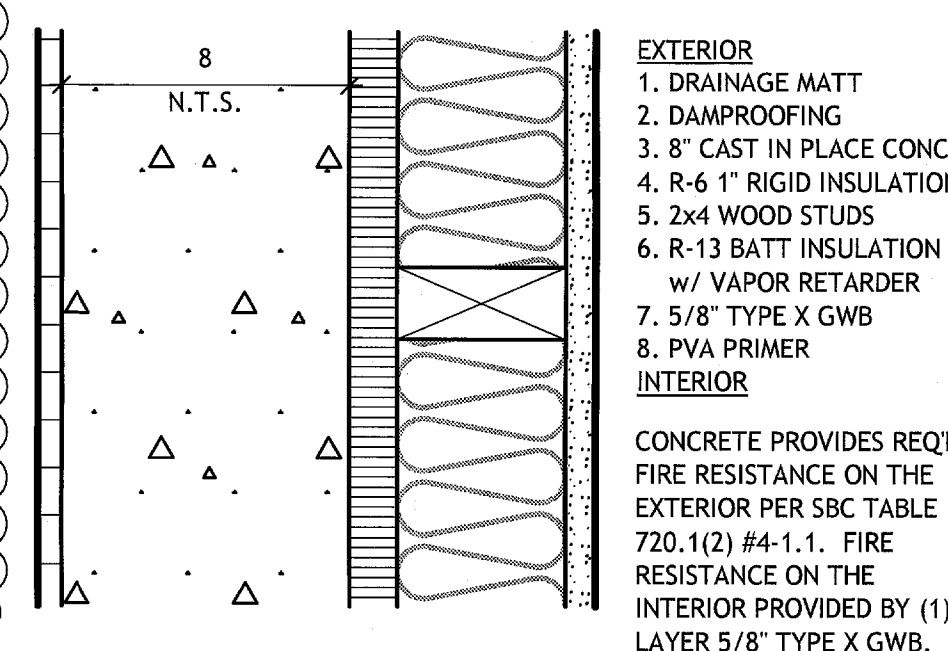
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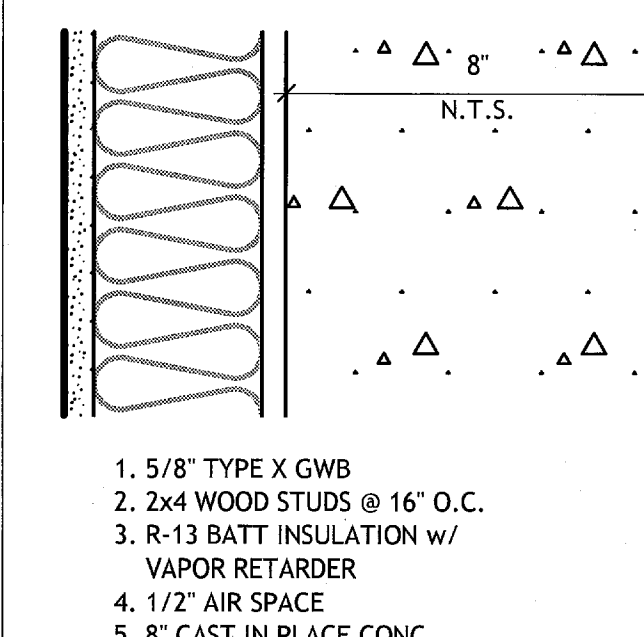
7	EXTERIOR WALL
	1-HR FIRE-RESISTANCE RATING SBC TABLE 720.1(2) #15-1,12



9	FIRE BARRIER - W/ FURRING WALL	
	2-HR FIRE-RESISTANCE RATING SBC TABLE 720.1(2) #14-1.5	



10	EXTERIOR WALL
	1-HR FIRE-RESISTANCE RATING



11	INTERIOR WALL
	1-HR FIRE-RESISTANCE RATING SBC TABLE 720.1(2) #4-1.1

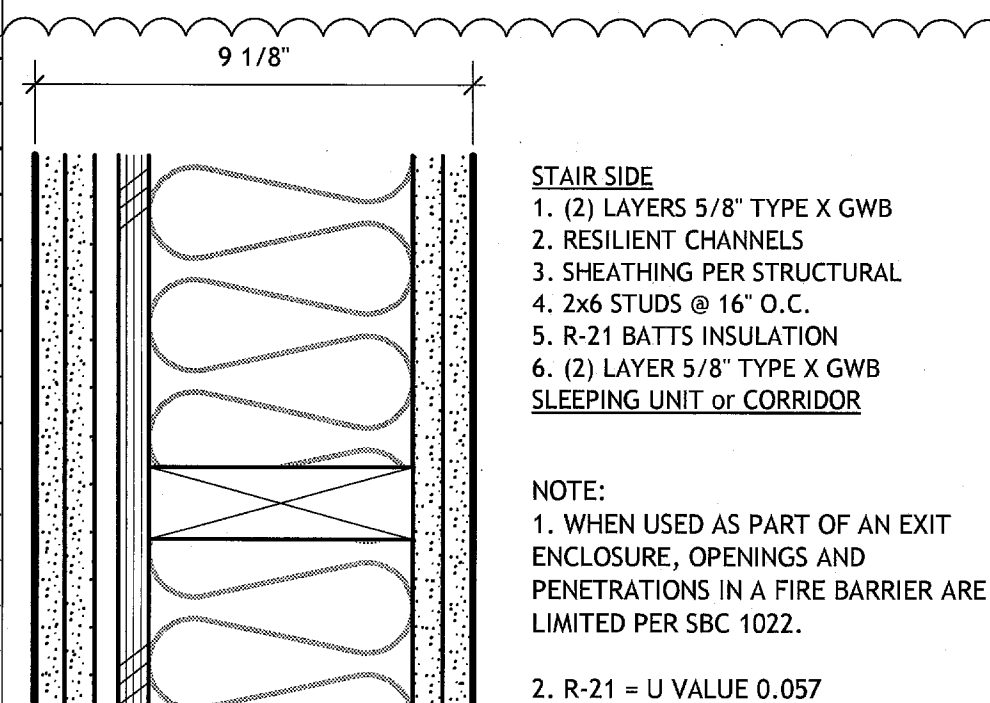
12 NOT USED

13 NOT USED

14	NOT USED
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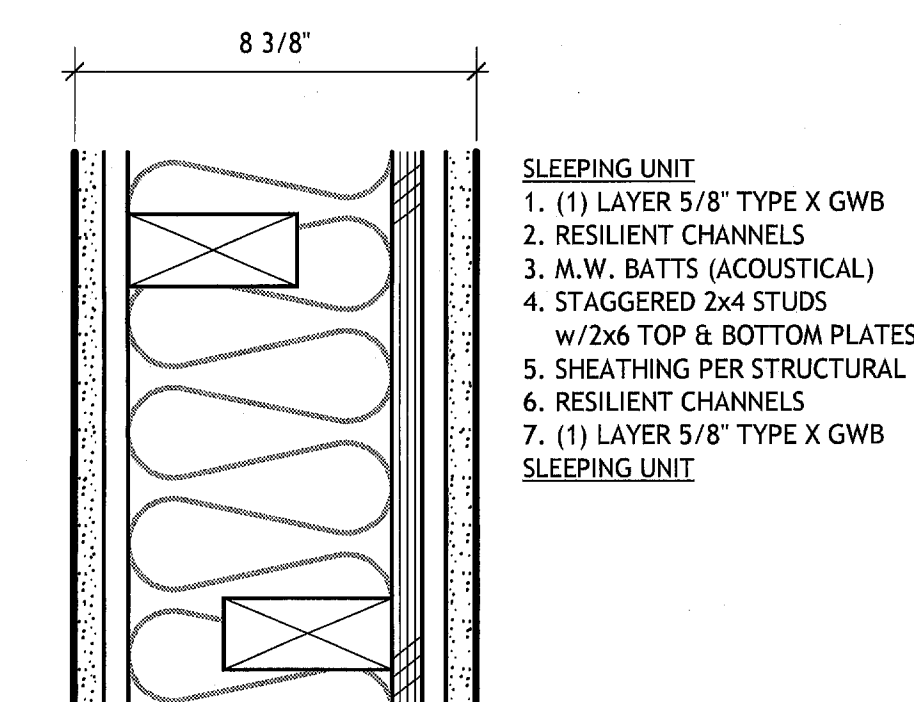
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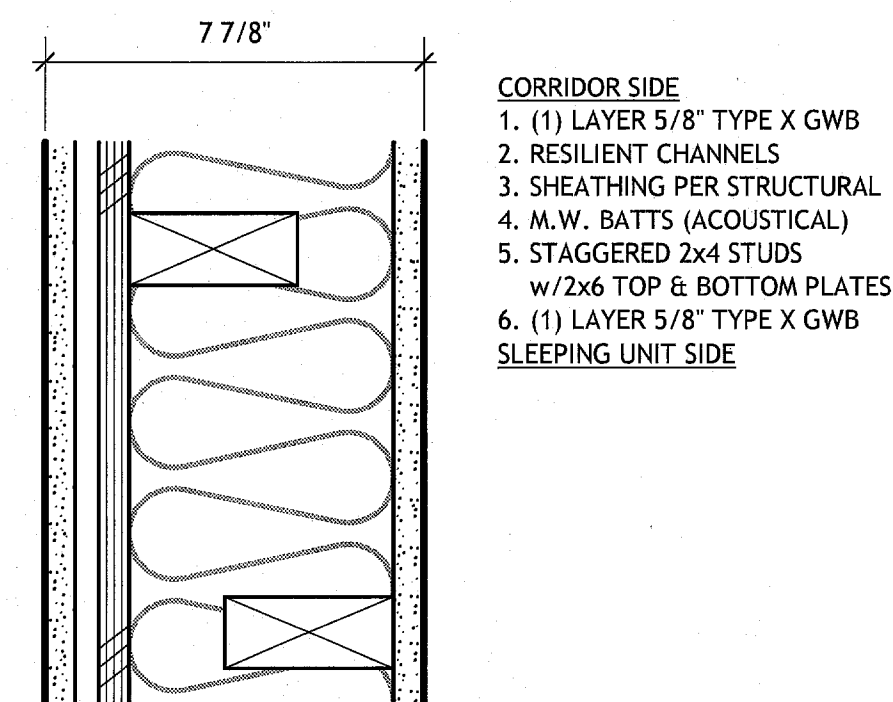


17 FIRE BARRIER

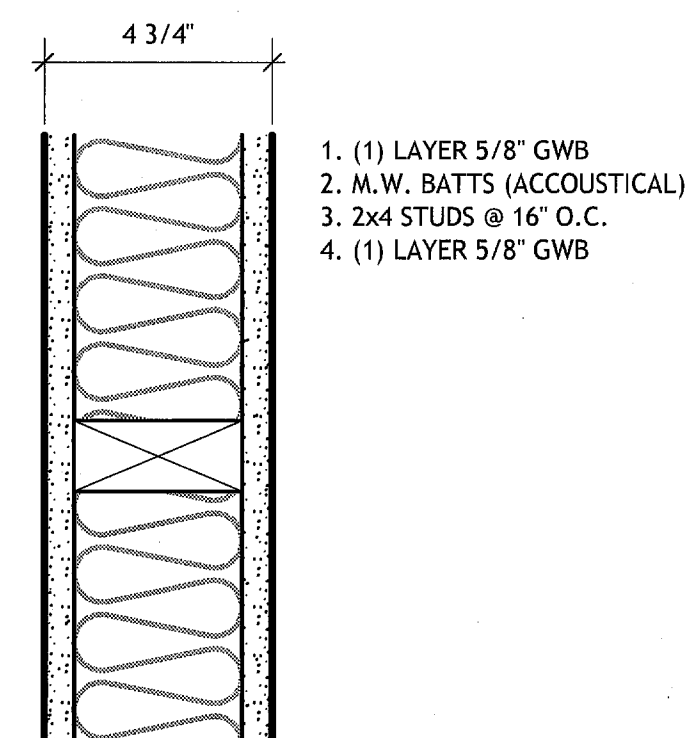
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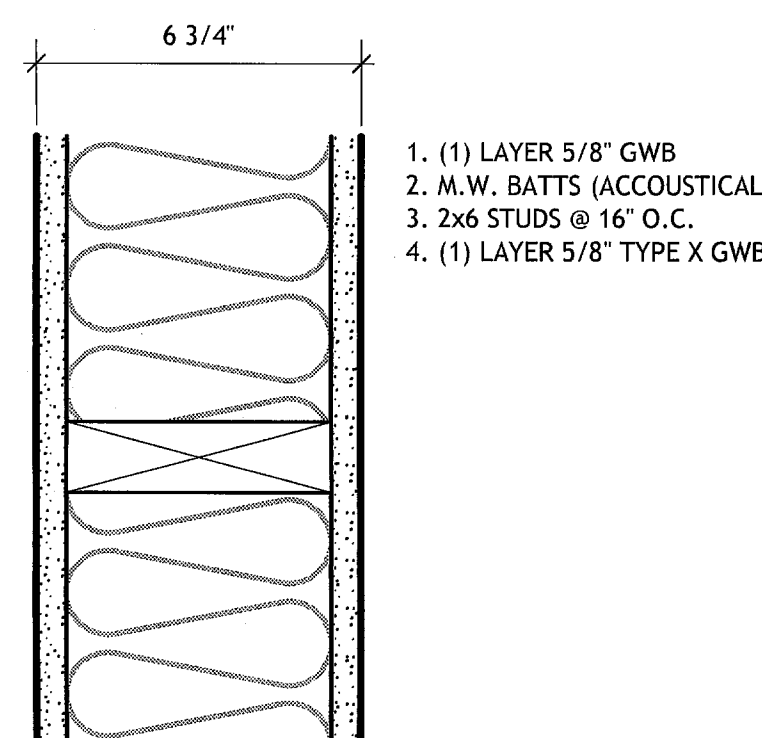
19	FIRE PARTITION	
	1-HR FIRE-RESISTANCE RATING	UL# U344



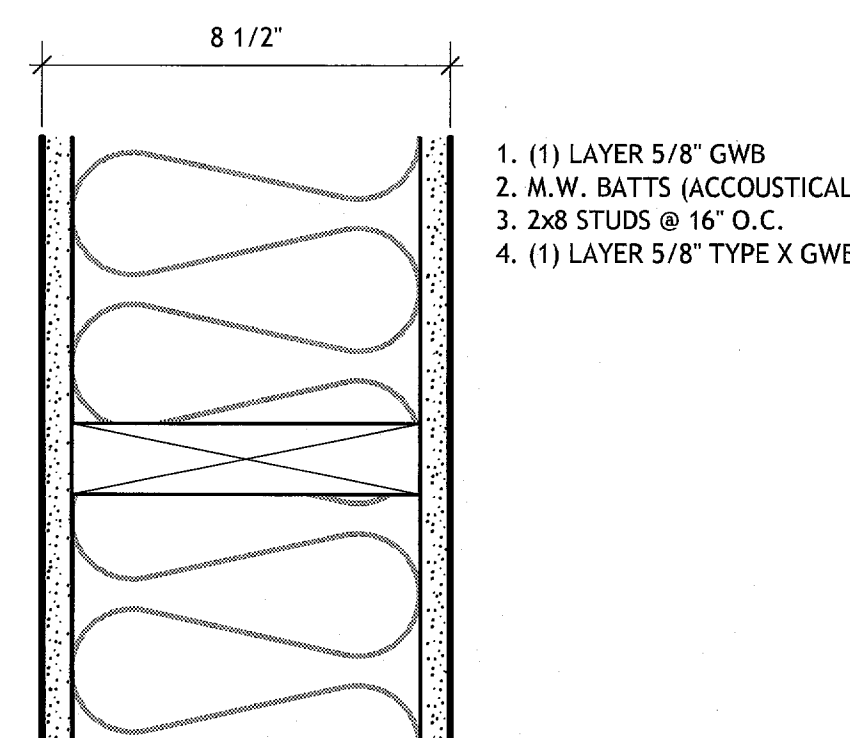
20	FIRE PARTITION / FIRE BARRIER	
	1-HR FIRE-RESISTANCE RATING	UL# U344



21 INTERIOR NON-RATED PARTITION



22 INTERIOR NON-RATED PARTITION



23 INTERIOR NON-RATED PARTITION

24 NOT USED

NOTE: SPRAY-APPLIED CLOSED CELL POLYURETHANE INSULATION MUST BE APPLIED BY CERTIFIED INSTALLERS. A COPY OF THE INSTALLER'S CERTIFICATION MUST BE ON SITE FOR FIELD INSPECTOR VERIFICATION.

DRAWING SCALE: 3" = 1'-0"

2009 ENERGY CODE ASSEMBLY REQUIREMENTS - MULTIFAMILY

OPAQUE ELEMENTS	MAX. U-FACTOR	MIN. R-VALUE
ROOF, SINGLE RAFTER	0.027	R-38
WALLS, 2x4, ABOVE GRADE, WOOD	0.057	R-13 + R-6 c.i.
WALLS, 2x6, ABOVE GRADE, WOOD	0.057	R-21
WALLS, BELOW GRADE, WOOD		R-13 + R-6 c.i.
SLAB-ON-GRADE FLOOR (2'-0" OR LESS BELOW GRADE), HEATED	F-0360	R-10 c.i. w/THERMAL BREAK
FLOORS, WOOD	0.029	R-30
OPAQUE DOORS, SWINGING	0.400	
FENESTRATION	U-FACTOR	SHGC
VERTICAL, NON-METAL FRAMING	0.32	
SKYLIGHTS WITH CURB	0.60	0.35