**PROJECT**

184TH STREET SW

**OVERALL SITE PLAN**

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**DEFERRED SUBMITTALS**

- SIGNAGE
- VEHICLE LIFTS
- PLUMBING
- COOLERS/FREEZERS
- MECHANICAL
- COMPRESSORS
- ELECTRICAL
- MEDICAL GAS
- SPRINKLER
- POOL
- FIRE ALARM
- RACKING/SHELVING OVER 5'-9"
- TYPE 1 HOOD/SUPPRESSION

**DESIGN CRITERIA**

- 2015 IRC, Table R301.2(1)
- GROUND SNOW LOAD: 25 PSF
- WIND DESIGN: 110 MPH (EXPOSURE B)
- SEISMIC CATEGORY: D2
- WEATHERING: MODERATE
- FROST LINE DEPTH: 18" WINTER
- DESIGN TEMP: 22 DEG
- ICE BARRIER UNDERLAYMENT REQ'D: NO
- MEAN ANNUAL TEMP: 52.8 DEG
- CLIMATE ZONE: 4C(SNOHOMISH, MARINE)

**NOTE ON ADA REQUIREMENT UPGRADES**

The prescriptive compliance method was chosen for the ADA upgrades required for this project (see methods outlined in Chapter 3 of the International Existing Building Code). Accessibility upgrades are in compliance with Chapter 4 and the cost to provide such upgrades are at least 20% of the costs of the alterations affecting the area of primary function. (IEBC 410.7, exception 1).

**BUILDING CODES**

- WITH STATE AMENDMENTS
  - 20 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - 20 INTERNATIONAL BUILDING CODE (IBC)
  - 20 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - 20 INTERNATIONAL MECHANICAL CODE (IMC)
  - 20 INTERNATIONAL FUEL GAS CODE (IFGC)
  - 20 INTERNATIONAL FIRE CODE (IFC)
  - 20 UNIFORM PLUMBING CODE (UPC)
  - 20 NATIONAL ELECTRICAL CODE (NEC)
  - 20 ANSI 117.1 (NATIONAL ADA REQUIREMENTS)
  - 20 WASHINGTON STATE ENERGY CODE (WSEC)
  - 20 LYNWOOD MUNICIPAL CODE (LMC):
    - TITLE 9 FIRE
    - TITLE 15 PLUMBING
    - TITLE 16 BUILDING

**PROJECT CONTACT**

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- DESIGNER: MV DESIGNS
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  CONTACT: M. VASQUEZ
FLOOR PLAN KEY NOTES

(A) USE BLACK-OUT OR REFLECTIVE FILM ON EXISTING WINDOWS. USE 2X BLK’G @ 16” O.C. ACROSS OPENING, INSTALL GWB AND FINISH TO MATCH. TYPICAL OF THREE (3) WINDOW LOCATIONS.

(B) REMOVE (E) DOOR, RE-FRAME WITH 2X BLK’G @ 16” O.C. APPLY GWB ON INTERIOR SIDE. FOR EXTERIOR DOOR REMOVAL; INSTALL BATT INSULATION (R-21) AND FINISH WITH EXTERIOR SIDING TO MATCH EXISTING.

(C) INSTALL (N) EXTERIOR DOOR PER DOOR SCHEDULE TYPE MIN. 4X HDR PER 3’ WIDE OPENING. ADA COMPLIANT THRESHOLD, ½” HT. MAX.

(D) REMOVE (E) GWB AT (E) WINDOWS. TRIM TO SUIT. TYPICAL OF (3) WINDOW LOCATIONS.

(E) RAMPs IN (E) BLOCk SHALL BE PERMITTED TO HAVE THE FOLLOWING SLOPES:
1) STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8 WITH A MAX. RISE OF 3”.
2) STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10 WITH A MAX. RISE OF 6”.

DOOR SCHEDULE

<table>
<thead>
<tr>
<th>NO.</th>
<th>SIZE</th>
<th>DESC.</th>
<th>DOOR MAT’L</th>
<th>FRAME</th>
<th>LOCK TYPE / HARDWARE</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>3'-0&quot; x 6'-8&quot; x 1 3/8&quot;</td>
<td>Ext. MTL</td>
<td>SG</td>
<td></td>
<td>SINGLE-ACTION LEVER HARDWARE</td>
</tr>
<tr>
<td>02</td>
<td>3'-0&quot; x 6'-8&quot; x 1 3/8&quot;</td>
<td>Inter. WD</td>
<td>WD</td>
<td></td>
<td>LEVER HARDWARE</td>
</tr>
<tr>
<td>03</td>
<td>3'-0&quot; x 6'-8&quot; x 1 1/2&quot;</td>
<td>Inter. WD</td>
<td>WD</td>
<td></td>
<td>LEVER HARDWARE</td>
</tr>
<tr>
<td>04</td>
<td>2'-4&quot; x 6'-0&quot; x 1 3/8&quot;</td>
<td>Sauna WD</td>
<td>WD SG</td>
<td></td>
<td>LEVER HARDWARE</td>
</tr>
</tbody>
</table>

WALL LEGEND

NEW WALLS
NEW 42” HIGH HALF-WALL WITH WOOD CAP
EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE RE-FRAMED
EXISTING TO BE DEMOLISHED

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

CITY OF LYNWOOD
MIN. PLAN SIZE SUBMITTAL: 11" x 17"

SAMPLE DRAWING HANDOUT NO. 1
TENANT IMPROVEMENT

DATE: APRIL 2019
MIN. PLAN SIZE SUBMITTAL: 11" x 17"

PARTITION WALL (PARALLEL TO JOISTS)

1
A3

PARTITION WALL (PERPENDICULAR TO JOISTS)

2
A3

RAMP DETAIL

3
A3
CEILING SUPPORT PLAN

TYPICAL CONNECTION AT (2) ADJACENT, FIXED WALLS

(4) 12 GA. BRACING WIRES
90 DEGREES APART. 4 TIGHT TURNS IN 3" EA. END.

2" MAX FROM BRACING WIRES TO STRUT OR CROSS RUNNER.

12 GA. HANGER WIRE & 4" O.C.
ALONG MAIN RUNNERS. TIGHT TURNS IN 3" EA. END.

6 MIN. SKEW

CROSS RUNNER @ 2" O.C.

MAIN RUNNER @ 4" O.C.

COMPRESSION STRUT & SPLAY WIRES @ 12"-0" O.C. BOTH DIRECTIONS.

SUPPLEMENTARY WIRE(S)
CONNECTED TO FIXTURE HOUSING. (MAY BE SLACK)

45° TYP.

LIGHT FIXTURE

CEILING TILE

PROVIDE SUPPLEMENTARY WIRES FOR FIXTURES AS FOLLOWS:
- LESS THAN 10 LB: 1 WIRE
- 10 LB – 56 LB: 2 WIREs
- MORE THAN 56 LB: PROVIDE INDEPENDENT SUPPORT TO THE STRUCTURE.

PERIMETER OPTION 1

PERIMETER OPTION 2

icc APPROVED SEISMIC CLIP OR POP RIVet

7/8" ANGLE PERMITTED WHEN USING ICC APPROVED SEISMIC CLIPS

runner

perimeter l w/ 2" horiz leg

pop rivet

wall or soffit

T-BAR SEISMIC UPGRADE
HI / LOW DRINKING FOUNTAINS

WATER CLOSET & URINAL CLEARANCES

GRAB BAR CLEARANCE

STALL CLEARANCES

LAV CLEARANCE

RESTROOM SIGNAGE

REACH RANGE

<table>
<thead>
<tr>
<th>Obstruction Depth Max.</th>
<th>Dispenser Reach Ht. Max.</th>
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<tbody>
<tr>
<td>0.5 IN.</td>
<td>48 IN.</td>
</tr>
<tr>
<td>2 IN.</td>
<td>46 IN.</td>
</tr>
<tr>
<td>5 IN.</td>
<td>42 IN.</td>
</tr>
<tr>
<td>6 IN.</td>
<td>40 IN.</td>
</tr>
<tr>
<td>9 IN.</td>
<td>36 IN.</td>
</tr>
<tr>
<td>11 IN.</td>
<td>34 IN.</td>
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</tbody>
</table>

NOTE: OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SERVING ACCESSIBLE LAVATORIES SHALL COMPLY WITH TABLE 603.6.
EXISTING LIGHTING TO REMAIN FOR EXCERSICE ROOM

EXISTING LIGHTING TO REMAIN FOR OFFICE SPACE

INTERIOR LIGHTING FIXTURE SUMMARY
(WAC CH. 51-11C, SEC. C405.4)

<table>
<thead>
<tr>
<th>BUDGET</th>
<th>FLOOR AREA</th>
<th>LPA</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>HALLWAY (CORRIDOR)</td>
<td>106 SF</td>
<td>0.53w/SF</td>
<td>56w</td>
</tr>
<tr>
<td>RESTROOM/SAUNA</td>
<td>490 SF</td>
<td>0.78w/SF</td>
<td>382w</td>
</tr>
<tr>
<td>TOTAL:</td>
<td></td>
<td></td>
<td>438W</td>
</tr>
</tbody>
</table>

PROPOSED FIXTURES

| T-8 FLOOR. SINGLE LAMP | 32w | 9 | 288w |
| WALL-MNT LIGHT          | 60w | 1 | 60w  |
| TOTAL:                  |     |  | 348W |

EXTERIOR LIGHTING
(REF. CH. 51-11C, WAC SEC. C405.5)
INDIVIDUAL LIGHTING POWER ALLOWED FOR ENTRANCES & EXITS FOR ZONE 3; 30W/LINEAL FOOT OF DOOR WIDTH.
BASE SITE ALLOWANCE FOR ZONE 3: 750w
NEW 3' DOOR x 30W = 90W TOTAL

GENERAL LIGHTING NOTES (WAC CHAPTER 51-11C)
1) OCCUPANCY SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS PER SEC. C405.2.1
2) EXIT SIGNS (MANDATORY). INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE PER SEC. C405.3.

SUSPENDED CEILING
ALL SUSPENDED T-BAR CEILING SYSTEMS NEED TO BE SEISMIC UPGRADED.
NEW T-BAR GRID REQUIRES ICC-ESR FOR THE GRID. PROVIDE FIXTURE SUPPORT PER ASTM SEISMIC ZONE D.

ELECTRIC SYMBOLS

$ Light Switch
$ 120V Duplex Outlet
$ 240V Outlet
$ Weatherproof Outlet
$ Ground Fault Interrupter
$ Switched Outlet
$ Cadet Heater
$ Surface Mnt. Light
$ Wall Mnt. Light
$ Recessed Downlight
$ Dedicated Circuit for Equipment Connection
$ Exhaust Fan
$ Smoke Detector
$ Surface Mount Fleur, Light w/Elect. Ballast