

OVERALL SITE PLAN

SCALE: 1" = 100'

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__LYNNWOOD MUNICIPAL CODE (LMC):
-TITLE 9 FIRE
-TITLE 15 PLUMBING
-TITLE 16 BUILDING

DEFERRED SUBMITTALS

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

SHEET INDEX

CS	COVER SHEET
A1	GENERAL FLOORPLAN
A2	DIMENSIONED FLOORPLAN
A3	PARTITION WALL DETAILS
A4	T-BAR SEISMIC UPGRADE
P1	PLUMBING SCHEMATIC
P2	ADA RESTROOM
E1	CEILING/LIGHTING PLAN

PROJECT CONTACT

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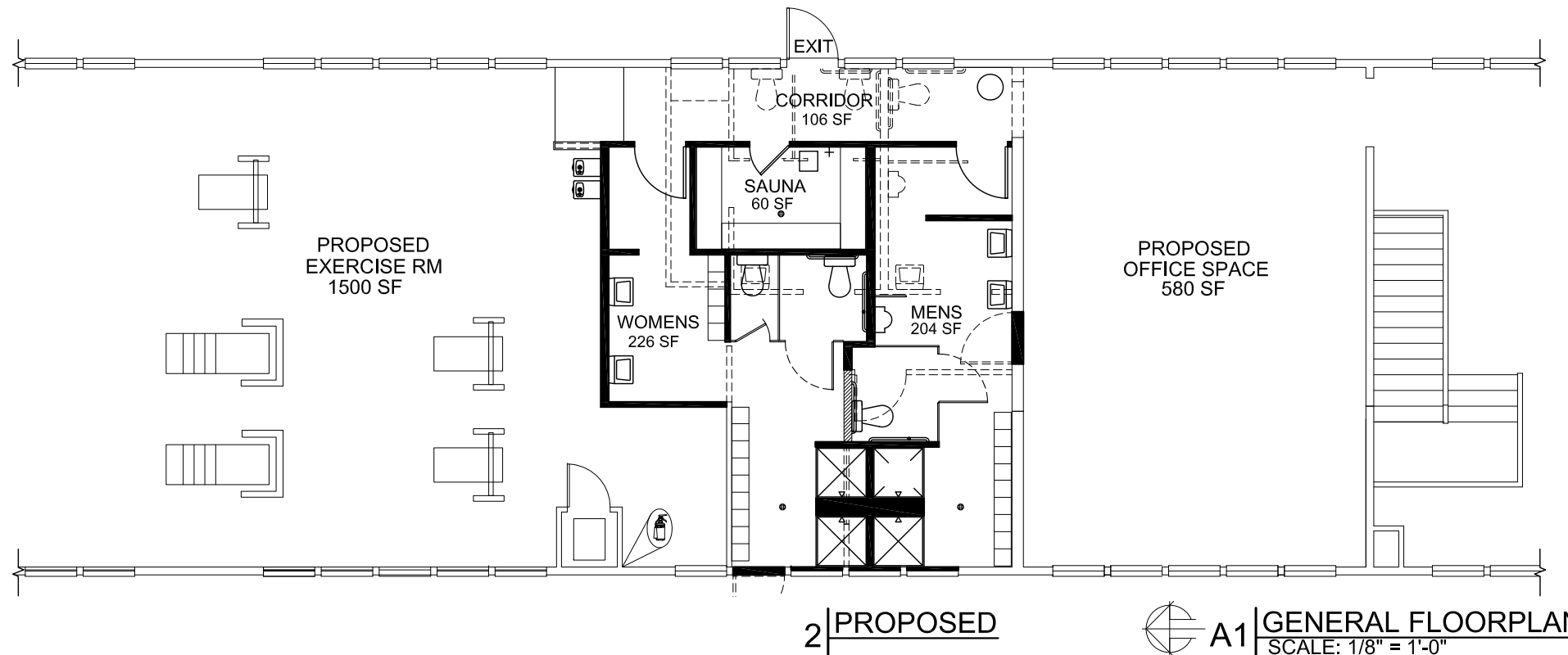
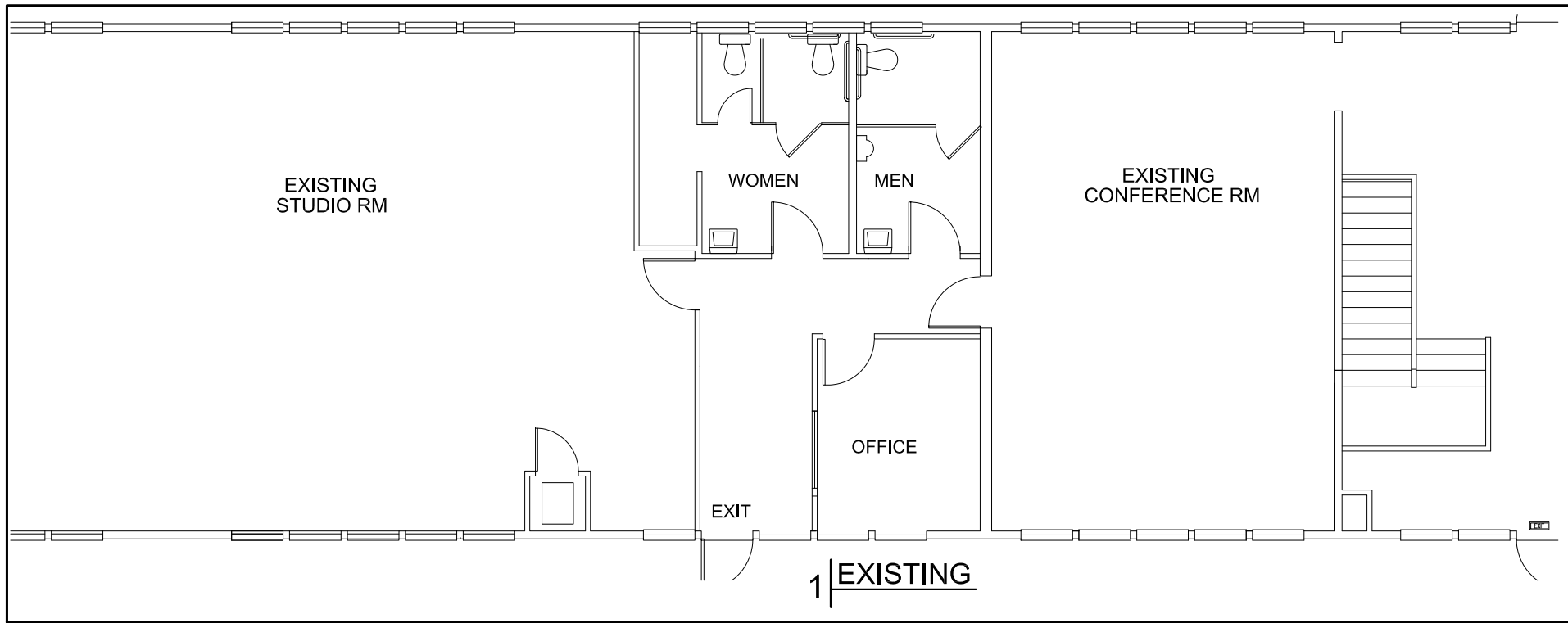
PROJECT DESCRIPTION

TENANT IMPROVEMENTS IN AN EXISTING SHELL BUILDING.
AN EXERCISE & RETAIL BUSINESS.

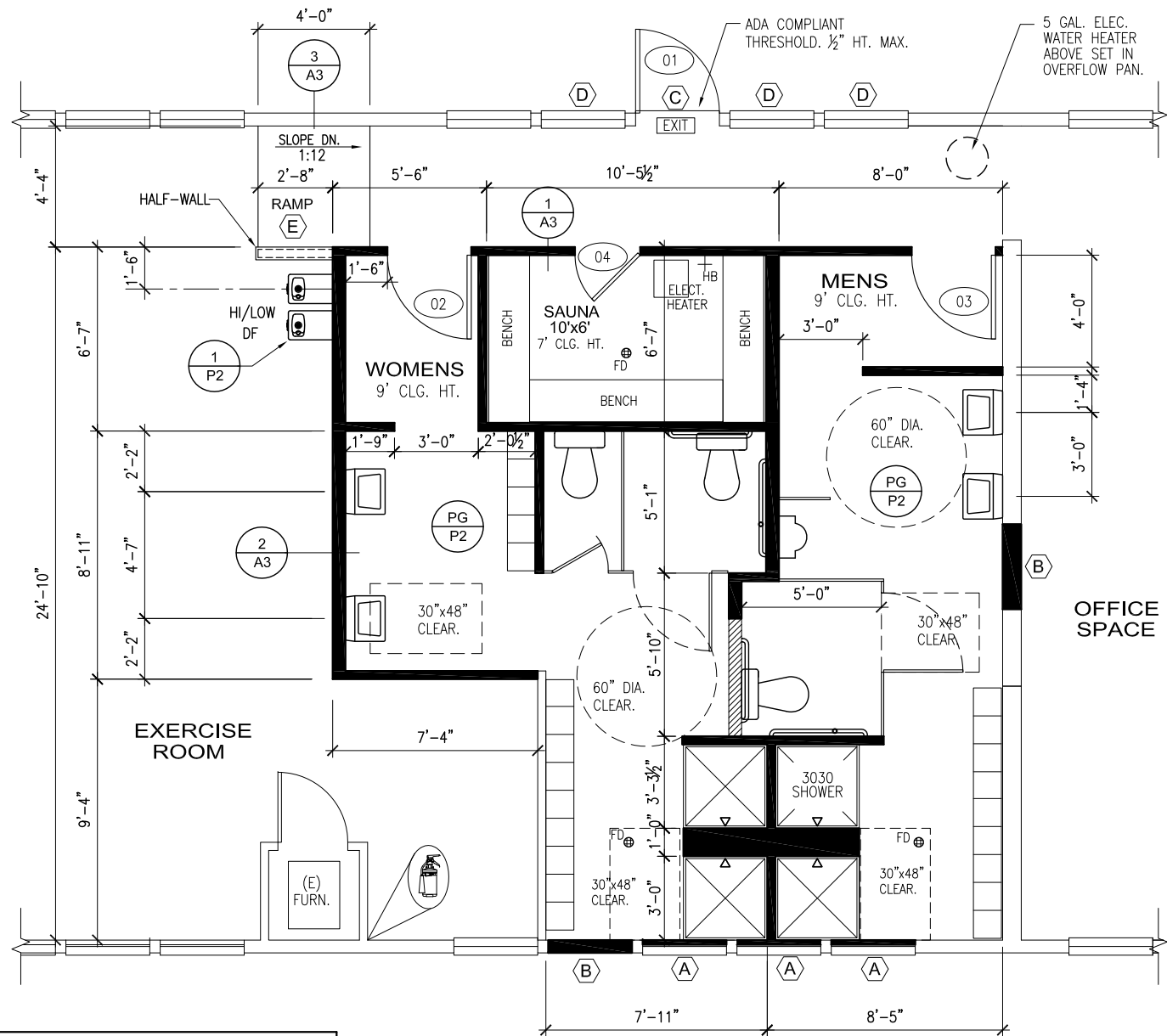
TENANT: POWER WORKOUT
SUITE 104
HILLSIDE PLAZA
2619 184TH ST SW
LYNNWOOD, WA 98037

PROJECT DATA

PARCEL NO: XXX-XXXXXXXXXX
LEGAL DESCRIPTION: LOT #15 OF T20N, R2E, W.M HWY NO. 14 AND EXCEPT OTTO JAHN ROAD, SNOHOM CO.
ZONING: RSV5 - SPR 16-89
CONSTRUCTION TYPE: TYPE V-N (SPRINKLERS)
GROSS BUILDING AREA: 9840 SQ. FT.
PROJECT AREA: 2778 SQ. FT.
FIRE ALARM SYSTEM: YES
OCCUPANCY GROUP: B
OCCUPANCY LOAD: AREA OCC. LOAD
EXERCISE ROOM 1500 50 30
OFFICE SPACE 686 100 7
(2) LOCKER ROOMS 430 50 9
SAUNA FOR 2 PERSONS 60 - 2
TOTAL 2676 48
EXITS REQUIRED 1
(IBC TABLE 1004.1.2 FOR MAXIMUM FLOOR AREA ALLOWED PER OCCUPANT)
ON-SITE PARKING: EXISTING 57 PARKING STALLS
(3 ADA STALLS PROVIDED)








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) BLDG 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".




<div> <div>XX</div> <div>DOOR SCHEDULE</div> </div>							
NO.	SIZE	DESC.	DOOR		FRAME		LOCK TYPE /HARDWARE
			MAT'L	GLAZ	MAT'L	FIN.	
01	3'-0" X 6'-8" X 1 3/8"	EXT.	MTL	SG			SINGLE-ACTION LEVER HARDWARE
02	3'-0" X 6'-8" X 1 3/8"	INTER.	WD		WD		
03	3'-0" X 6'-8" X 1" 3/8"	INTER.	WD		WD		
04	2'-4" X 6'-0" X 1" 3/8"	SAUNA	WD	SG	WD		

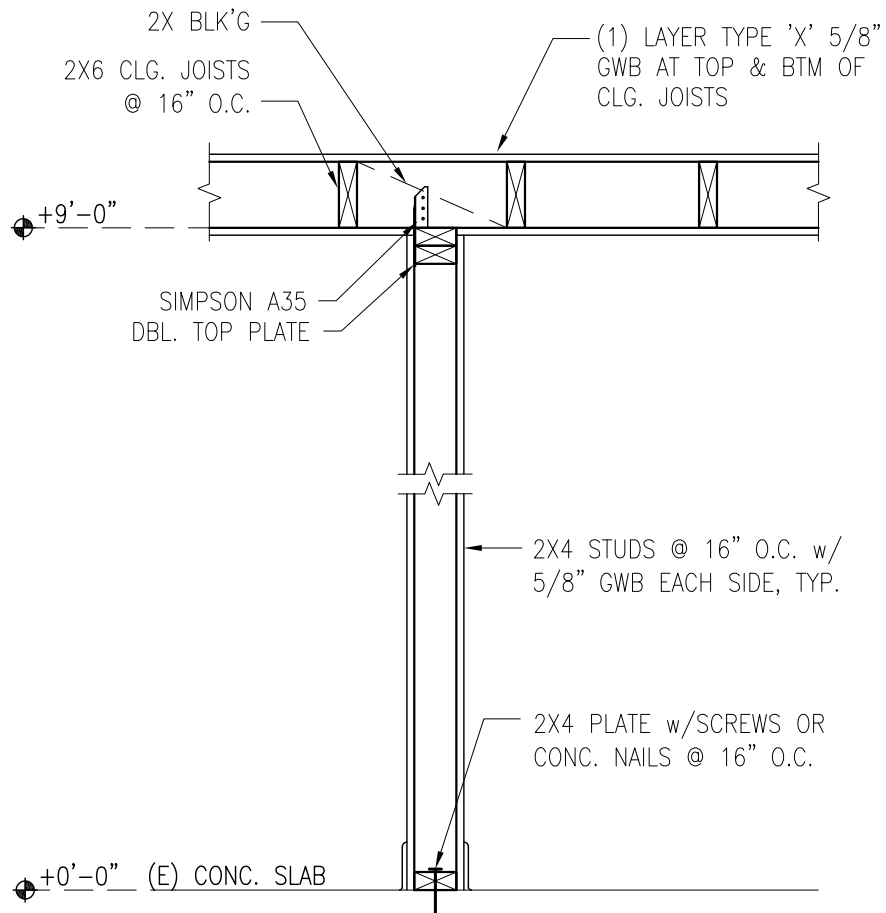
ALL DOOR/GATE HARDWARE TO BE ADA COMPLIANT, MEET SECTION 1010 OF THE IBC AND L.M.C. SECTIONS 16.04.230 AND 16.04.240.

WALL LEGEND

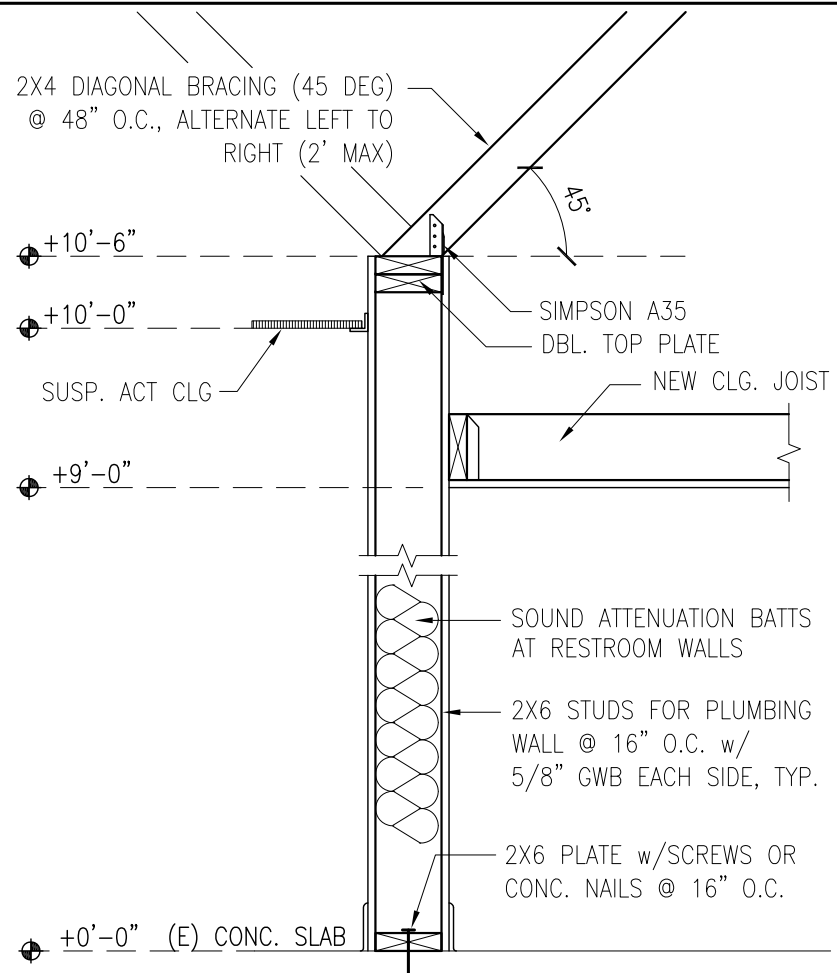
	NEW WALLS
	NEW 42" HIGH HALF-WALL WITH WOOD CAP
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE RE-FRAMED
	EXISTING TO BE DEMOLISHED



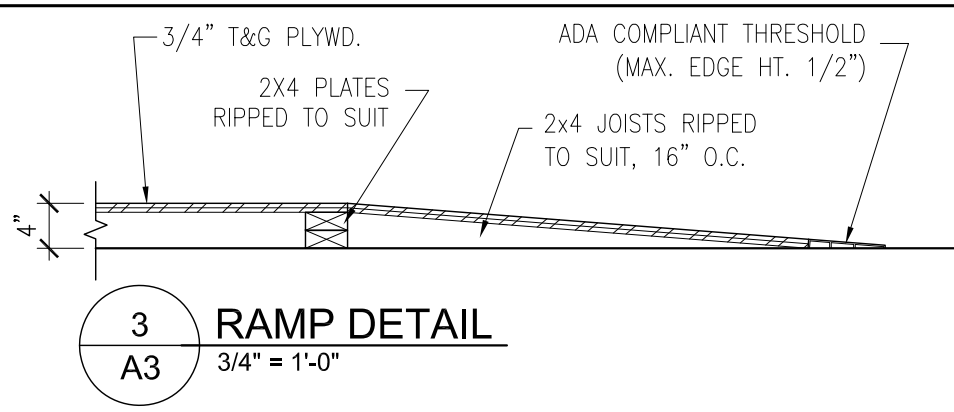
A2 | DIMENSIONED FLOORPLAN
SCALE: 1/4" = 1'-0"



1
A3 **PARTITION WALL** (PARALLEL TO JOISTS)
3/4" = 1'-0" 1-HR RATED CORRIDOR

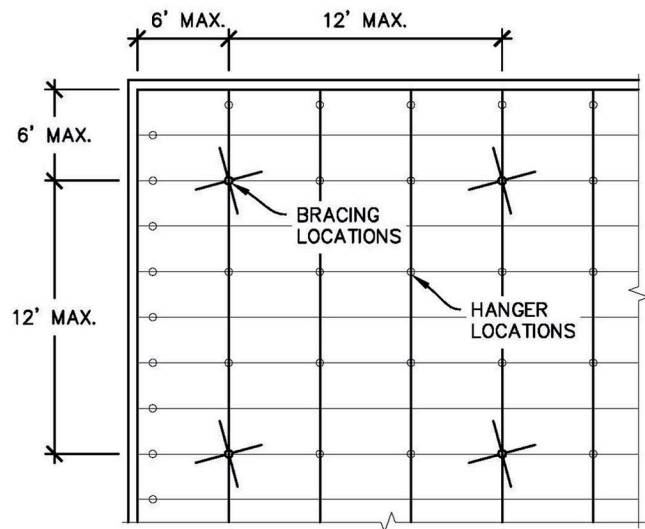
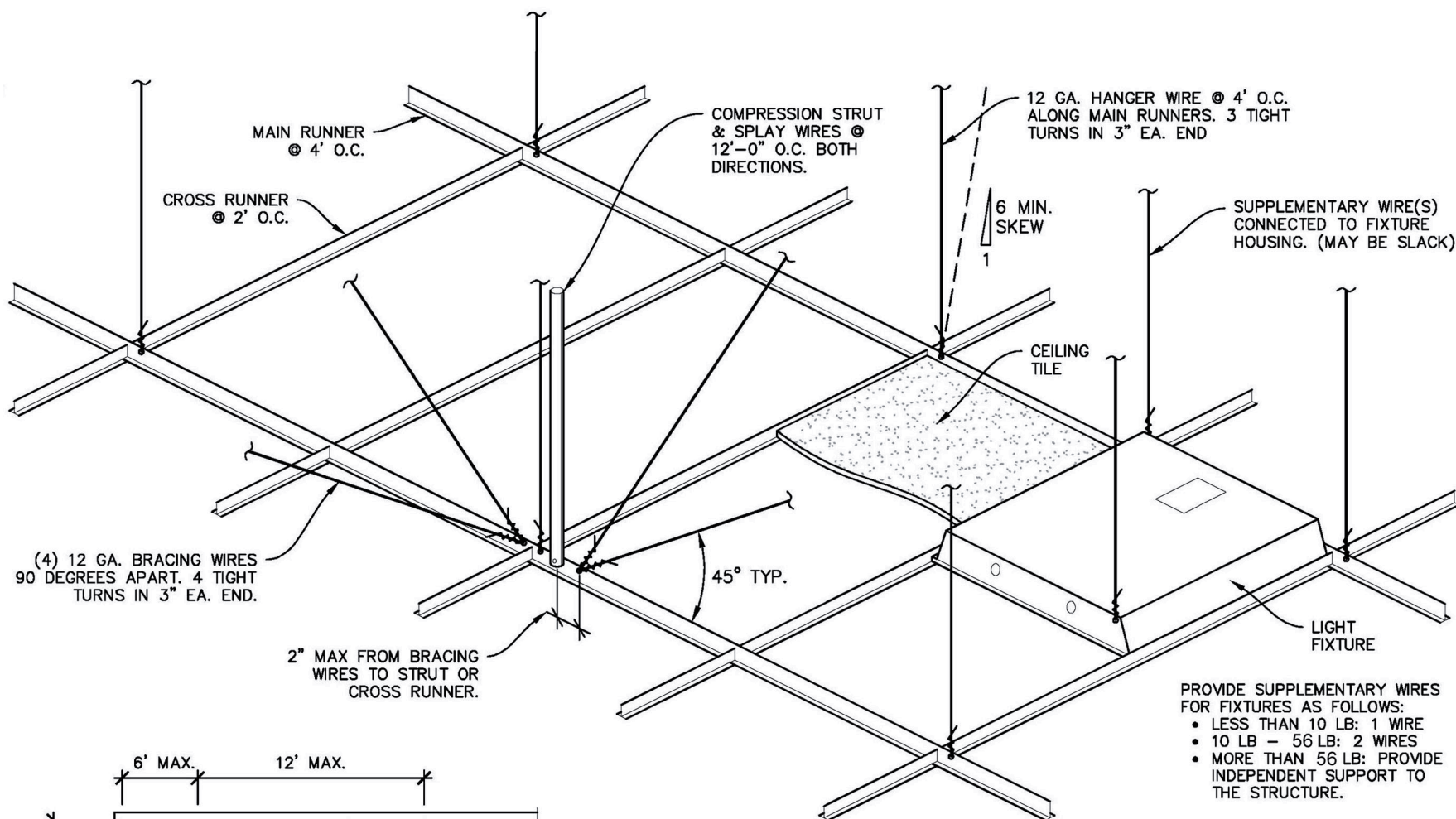


2
A3 **PARTITION WALL** (PERPENDICULAR TO JOISTS)
3/4" = 1'-0" SEISMIC BRACING

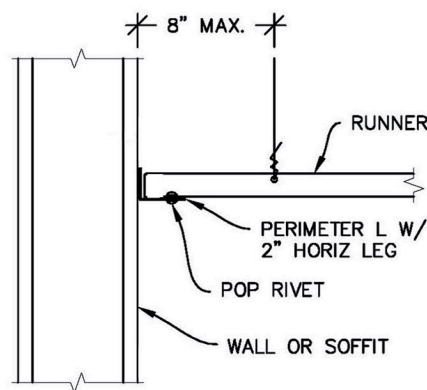


3
A3 **RAMP DETAIL**
3/4" = 1'-0"

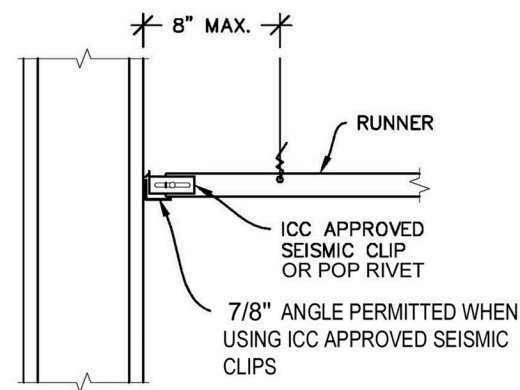
A3 **PARTITION
WALL DETAILS**



CEILING SUPPORT PLAN



PERIMETER OPTION 1

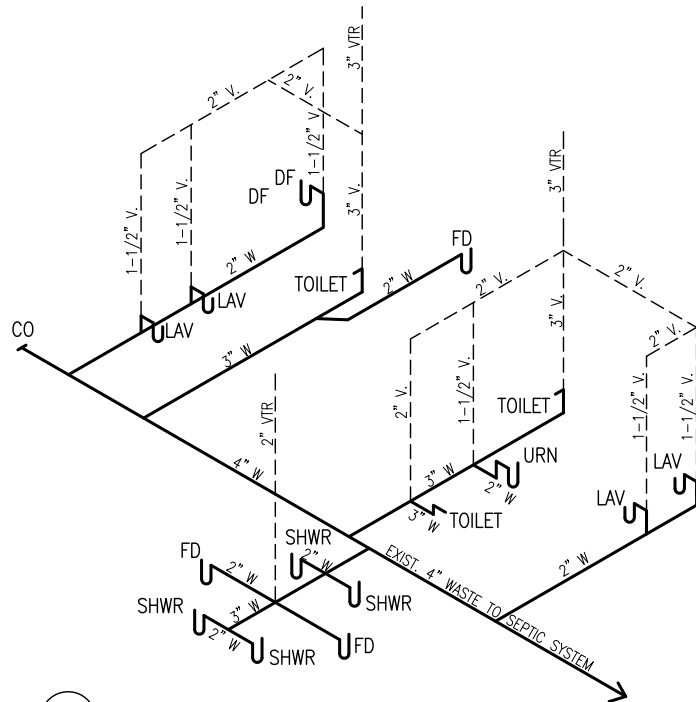
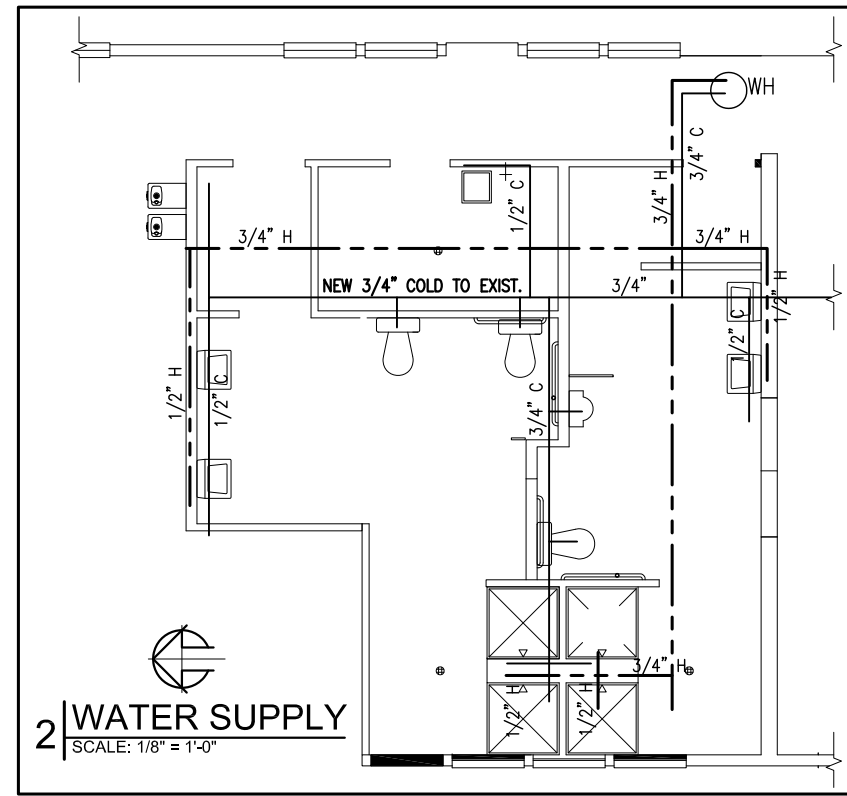
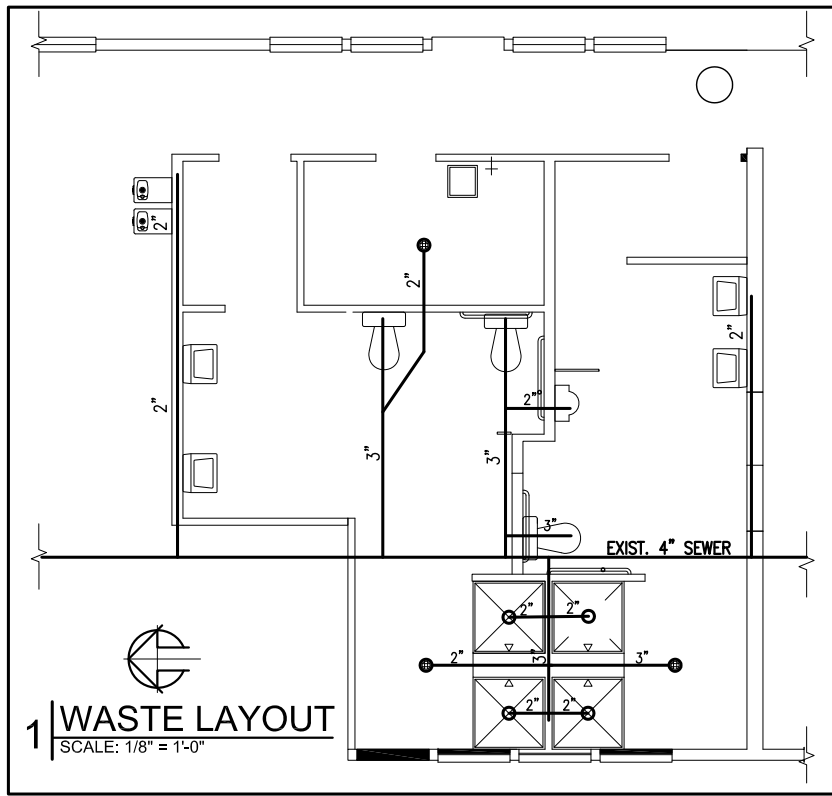


PERIMETER OPTION 2

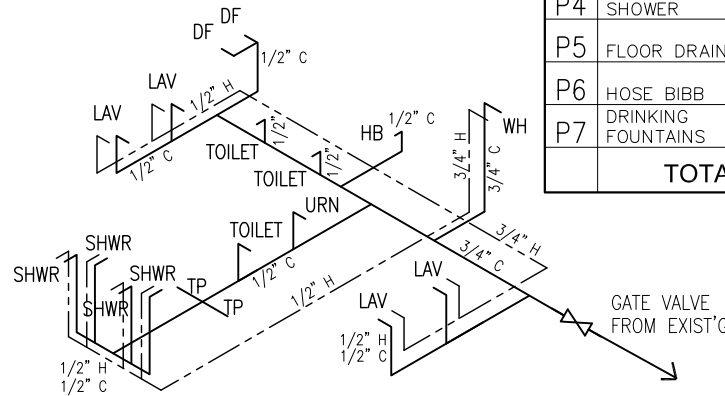
TYPICAL CONNECTION AT (2) ADJACENT, FIXED WALLS

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.

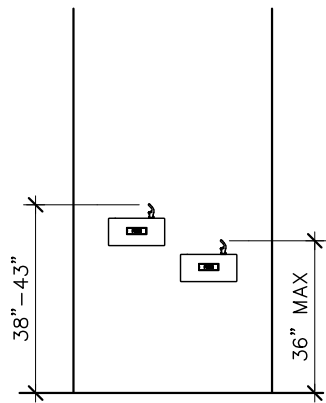


PLUMBING LEGEND	
DESCRIPTION	SYMBOL
COLD WATER	_____
HOT WATER	_____
WASTE	_____
VENT	_____

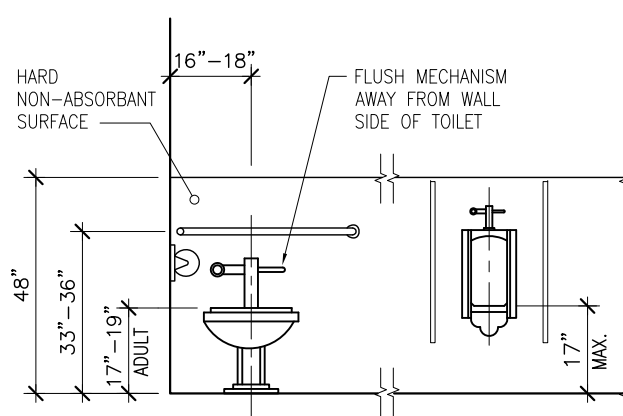


PLUMBING FIXTURE SCHEDULE									
SYMBOL	DESCRIPTION	W	V	CW	HW	REMARKS	QTY (E)	QTY (N)	FIXTURE UNITS
									SUPPLY FIXTURE UNITS
P1	HAND WASH SINK WALL MOUNT	1-1/2"	1-1/2"	1/2"	1/2"	P-TRAP	NA	4	8 (2/UNIT)
P2	WATER CLOSET FLOOR MNT-TANK	3"	2"	1/2"	-		NA	3	9 (3/UNIT)
P3	URINAL	1-1/2"	1-1/2"	1/2"		P-TRAP	NA	1	2 (2/UNIT)
P4	SHOWER	1-1/2"	1-1/2"	1/2"	1/2"	P-TRAP	NA	4	8 (2/UNIT)
P5	FLOOR DRAIN	2"	NA			P-TRAP	NA	3	6 (2/UNIT)
P6	HOSE BIBB	2"	NA			P-TRAP	NA	1	
P7	DRINKING FOUNTAINS	1-1/2"	1-1/2"	1/2"		P-TRAP	NA	1	0.5 (0.5/UNIT)
TOTAL:								17	33.5
									22

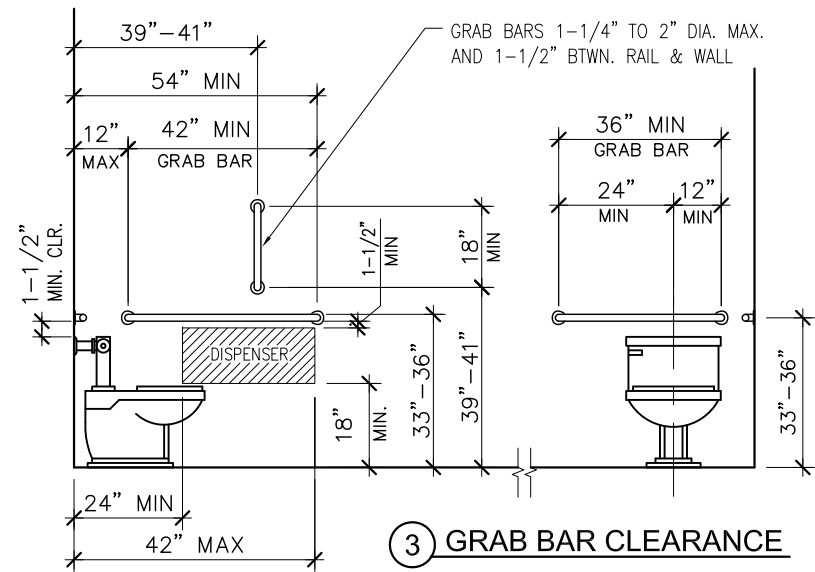
P1 PLUMBING
SCHEMATIC



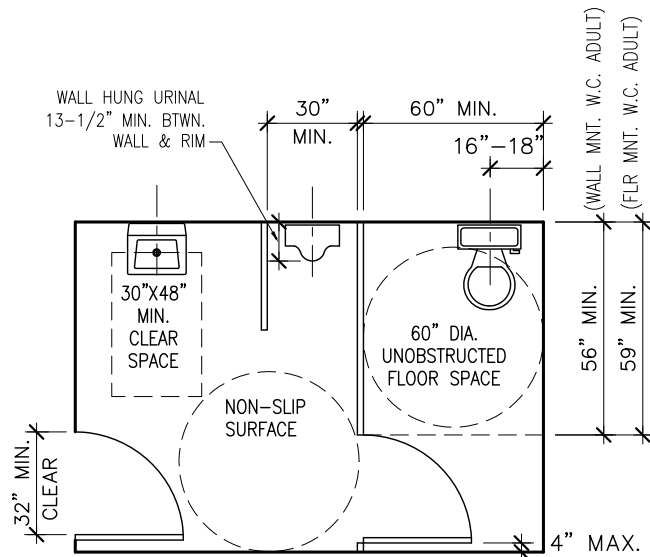
1 HI / LOW DRINKING FOUNTAINS



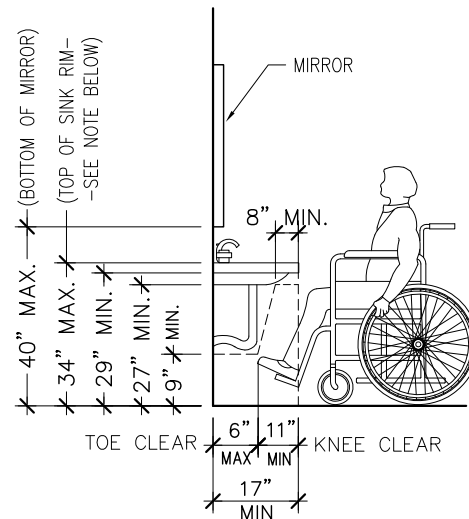
2 WATER CLOSET & URINAL CLEARANCES



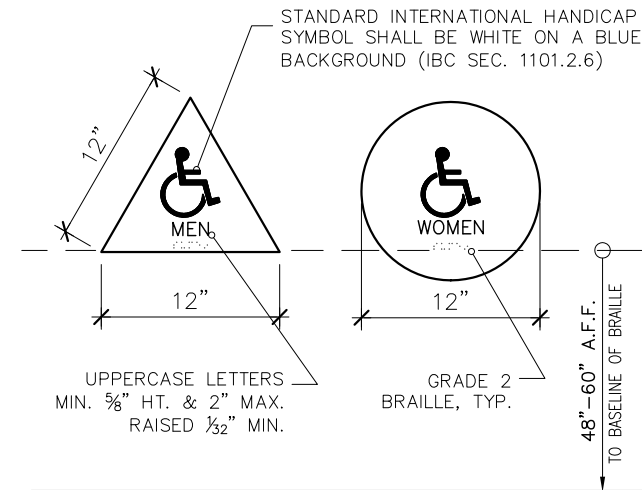
3 GRAB BAR CLEARANCE



4 STALL CLEARANCES



5 LAV CLEARANCE



6 RESTROOM SIGNAGE
ICC A117.1-2009 SEC. 703

LAV AND SINK NOTES

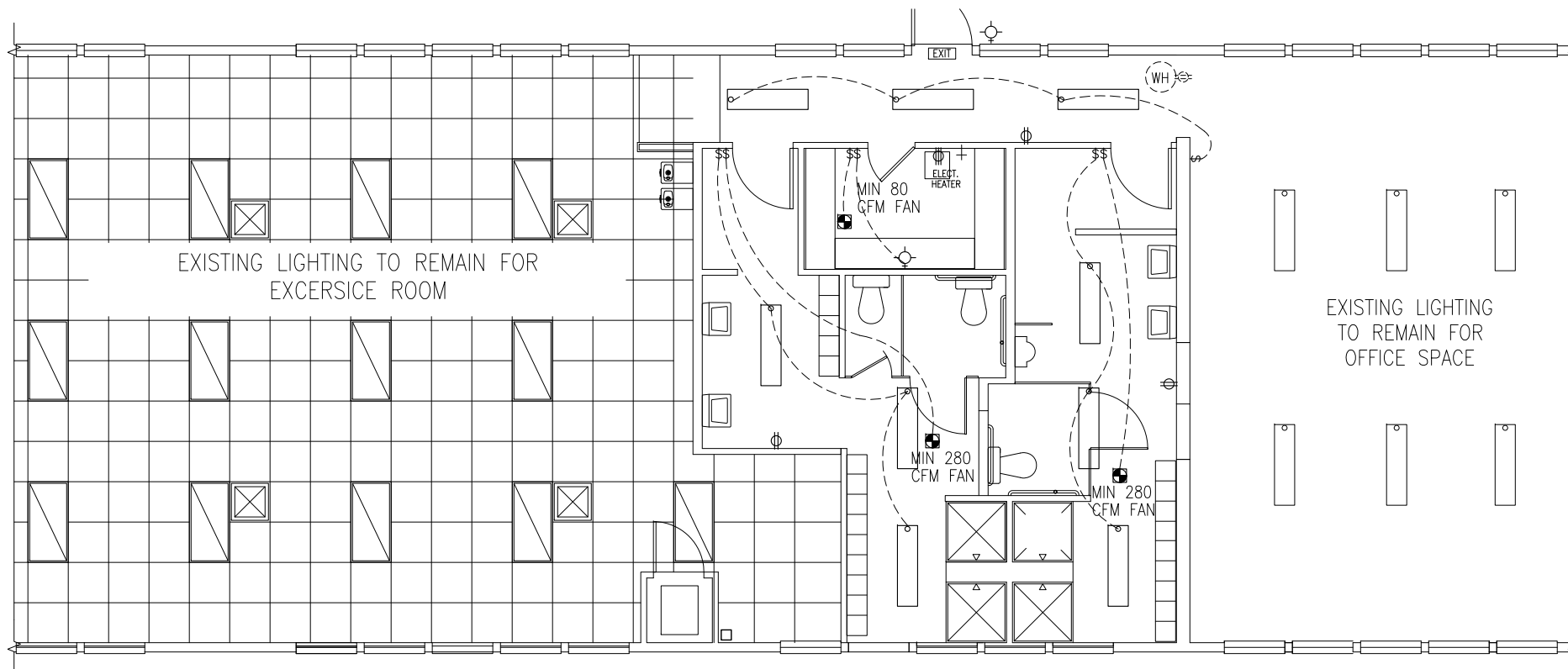
1. FAUCETS: HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
2. ENHANCED REACH RANGE: FAUCETS AND SOAP DISPENSER CONTROLS SHALL HAVE A REACH DEPTH OF 11 INCHES MAX.
3. EXPOSED PIPES: INSULATE ALL WATER AND DRAINLINES. NO SHARP OBJECTS.

REACH RANGE
TABLE 603.6

OBSTRUCTION DEPTH MAX.	DISPENSER REACH HT. MAX.
0.5 IN.	48 IN.
2 IN.	46 IN.
5 IN.	42 IN.
6 IN.	40 IN.
9 IN.	36 IN.
11 IN.	34 IN.

NOTE: OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SERVING ACCESSIBLE LAVATORIES SHALL COMPLY WITH TABLE 603.6.

P2 | **ADA RESTROOM**
ICC A117.1-2009, CH. 6
IBC CH. 11 w/AMENDMENTS
IBC APPENDIX CHAPTER E



INTERIOR LIGHTING FIXTURE SUMMARY

(WAC CH. 51-11C, SEC. C405.4)

BUDGET	FLOOR AREA	LPA	TOTAL
HALLWAY (CORRIDOR)	106 SF	0.53w/SF	56w
RESTROOM/SAUNA	490 SF	0.78w/SF	382w

TOTAL: 438W

PROPOSED FIXTURES	RATING	QTY.	TOTAL
T-8 FLOUR. 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	⊕	Surface Mnt. Light
⊕	120V Duplex Outlet	⊕	Wall Mnt. Light
⊕	240V Outlet	⊕	Recessed Downlight
⊕ _{WP}	Weatherproof Outlet	⊕	Exhaust Fan
GFI	Ground Fault Interrupter	⊕	Dedicated Circuit for Equipment Connection
⊕	Switched Outlet	⊕	Smoke Detector
⊕	Cadet Heater	⊕	Surface Mount Flour. Light w/Elect. Ballast

E1 **CEILING AND LIGHTING PLAN**
SCALE: 1/8" = 1'-0"