

# FLOOR PLAN NOTES

- OFFICE AREAS ARE TO BE HEATED AND AIR CONDITIONED USING ELECTRICITY PER OWNER REQUIREMENTS. SYSTEM TO BE BIDDER DESIGNED. ENERGY CALCULATIONS AS REQUIRED BY CITY OF POULSBORO SHALL BE PROVIDED BY THE HVAC CONTRACTOR SHOWING COMPLIANCE W/ THE CURRENT WASHINGTON STATE NON-RESIDENTIAL ENERGY CODE OR AS REQUIRED BY CITY OF POULSBORO. PERIMETER WALLS SHALL BE FURRED & INSULATED WITH R-21/15\* INSULATION. VAPOR RETARDER SHALL BE PLACED OVER THE WARM SIDE (IN WINTER) OF INSULATION. WHERE "FACED" INSULATION IS USED WITH WOOD STUD FURRING, INSULATION SHALL BE FACE STAPLED. VAPOR RETARDER SHALL BE LAYER OF LOW MOISTURE TRANSMISSIVITY MATERIAL OF NOT MORE THAN 1.0 PERM DRY CUP.
  - SLAB AT THE ENTIRE BUILDING PERIMETER AND ENTIRE ROOF IS INSULATED BY PRIOR PERMIT.
  - PLUMBING AND ELECTRICAL SYSTEMS TO BE BIDDER DESIGNED. PLUMBING AND ELECTRICAL SYSTEMS (INCLUDING INTERIOR & EXTERIOR LIGHTING FIXTURES) PER OWNER REQUIREMENTS. ENERGY CALCULATIONS AS REQUIRED BY THE CITY OF POULSBORO SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR SHOWING COMPLIANCE W/ THE CURRENT WASHINGTON STATE ENERGY CODE OR AS REQUIRED BY THE CITY OF POULSBORO.
  - ALL FINISHES (INTERIOR AND EXTERIOR), DOOR TYPES, TRIM, ETC.; PER OWNER REQUIREMENTS.
  - UNDER SLAB SEWER & WATER PER DEVELOPER REQUIREMENTS, VERIFY W/ OWNER PRIOR TO SLAB CONSTRUCTION.
  - PROVIDE PORTABLE FIRE EXTINGUISHERS (2A:10B:C OR BETTER); (1) FOR EVERY 3,000 SF OF BUILDING FLOOR AREA AND 75' OF TRAVEL DISTANCE. LOCATE EXTINGUISHERS AT EXIT DOORS OR IN PATHS OF EXIT TRAVEL IN CLEAR ACCESSIBLE LOCATIONS, NO HIGHER THAN 5' ABOVE FINISHED FLOOR.
  - ALL EXITS TO THE EXTERIOR OF THE BUILDING SHALL BE SIGNED AND ILLUMINATED PER 2021 IBC 1013 & 1008 AS REQ'D. BY CODE. THESE EXITS ARE DENOTED BY (▼) ON THE PLAN. \*\*
  - EXTERIOR DOOR LOCKS SHALL COMPLY W/ SECTION 1010.2 OF THE 2021 IBC W/ MOUNTING HEIGHTS PER SECTION IBC 1010.2.3 & ICC/ANSI A117.1 AND SHALL ALLOW EXITING FROM THE INTERIOR OR THE BUILDING WITHOUT THE USE OF A KEY OF SPECIAL KNOWLEDGE OR EFFORT (IBC 1010/1110.15).
  - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS, WINDOWS, CABINETS, PLUMBING FIXTURES, AND STORAGE FACILITIES, SHALL HAVE A LEVER OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND WHICH DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE (IBC SEC. 1010/1110.15, ICC/ANSI A117.1).
  - OUTLETS, SWITCHES, PHONE JACKS, COMPUTER CABLES, ETC., TO BE COORDINATED W/ OWNER. MOUNT 15" MIN ABOVE FLOOR.
  - SPRINKLER SYSTEM SHALL BE DESIGNED FOR B OCCUPANCY AT THE NEW OFFICE. EXISTING SPRINKLER PER PRIOR PERMIT IN THE BALANCE OF THE SPACE/BUILDING (ESFR).
  - THE ENTIRE BUILDING ENVELOPE SHALL BE PROVIDED WITH SEALING, CAULKING, GASKETING AND WEATHER STRIPPING AS REQUIRED BY THE 2021 IBC AND WASHINGTON STATE ENERGY CODES (WSEC C402.5).
  - SEE WSEC NOTES FOR BUILDING TESTS REQUIRED BY THE WSEC.
- \* INSULATION AND ITS FACING SHALL MEET A FLAME SPREAD CLASSIFICATION OF 25, SMOKE DENSITY RATING OF 450.

## DOOR & WINDOW SCHEDULE/NOTES

- ALL DOORS AND WINDOWS (F ANY) SHALL OF THE SIZE AND TYPE NOTED ON THE PLANS.
- ALL EXTERIOR DOORS ARE INSULATED (U.N.O.) 1 3/4" THICK HOLLOW CORE METAL DOORS WITH HOLLOW METAL FRAME, WEATHER STRIPPING AND THRESHOLD; EXTERIOR QUALITY PAINT FINISH; U VALUE 0.37; DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- EXTERIOR DOORS WITH GLAZING (IF ANY) AND EXTERIOR GLAZING PER NOTES ON PLANS. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- INTERIOR DOORS (IF ANY) SHALL BE 1 3/4" SOLID CORE WOOD DOORS WITH STAIN FINISH AND WALLSTOP; U VALUE 0.37; DOORS BETWEEN OFFICE AND WAREHOUSE SHALL BE PROVIDED WITH A HINGE CLOSER AND BE OPERABLE FROM THE INSIDE (OFFICE SIDE) WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- INTERIOR WINDOWS (IF ANY) SHALL BE SINGLE GLAZING WITH WOOD FRAMES MANUFACTURED WITH THE STANDARD OF CARE REQUIRED FOR COMMERCIAL OFFICE USE, STAIN FINISH. WINDOWS BETWEEN THE OFFICE AND WAREHOUSE SPACE (IF ANY) SHALL HAVE DOUBLE GLAZING WITH 1/2" AIR GAP AND U VALUE OF 0.38.

## \*\* EXIT DOOR OPERATIONS

- EXCEPT AS SPECIFICALLY PERMITTED BY IBC SECTION 1010.1.9 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- LOCKS AND LATCHES (IBC 1010.2.4):  
 THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED W/ KEY OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
- THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
  - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
- BOLT LOCKS (IBC 1010.2.5):  
 MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED EXCEPT AS FOLLOWS:
- WHERE A PAIR OF DOORS SERVES AN OCCUPANT LOAD OF LESS THAN 50 PERSONS IN A GROUP B, F OR S OCCUPANCY, MANUALLY OPERATED EDGE OR SURFACE MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF. THE INACTIVE LEAF SHALL CONTAIN NO DOORKNOBS, PANIC BARS OR SIMILAR OPERATING HARDWARE.
  - WHERE A PAIR OF DOORS SERVES A GROUP B, F OR S OCCUPANCY, MANUALLY OPERATED EDGE OR SURFACE MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF PROVIDED SUCH INACTIVE LEAF IS NOT NEEDED TO MEET EGRESS CAPACITY REQUIREMENTS AND THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. THE INACTIVE LEAF SHALL NOT CONTAIN DOORKNOBS, PANIC BARS OR SIMILAR OPERATING HARDWARE.

**POE Engineering, Inc.**

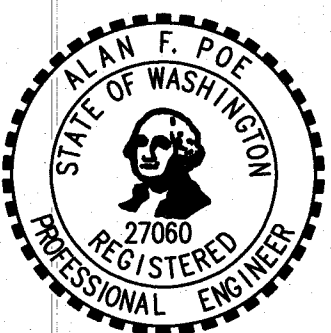
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**COLLEGE MERCANTILE  
 TENANT IMPROVEMENT**

JOB TITLE

**OFFICE FLOOR  
 PLAN**

SHEET TITLE



DATE: OCT 2025  
 DRAWN BY: G.M.O  
 DESIGN BY: A.F.P.  
 JOB NO.: 24-028

SHEET NO.

TI-1

REV.	DATE	BY	DESCRIPTION