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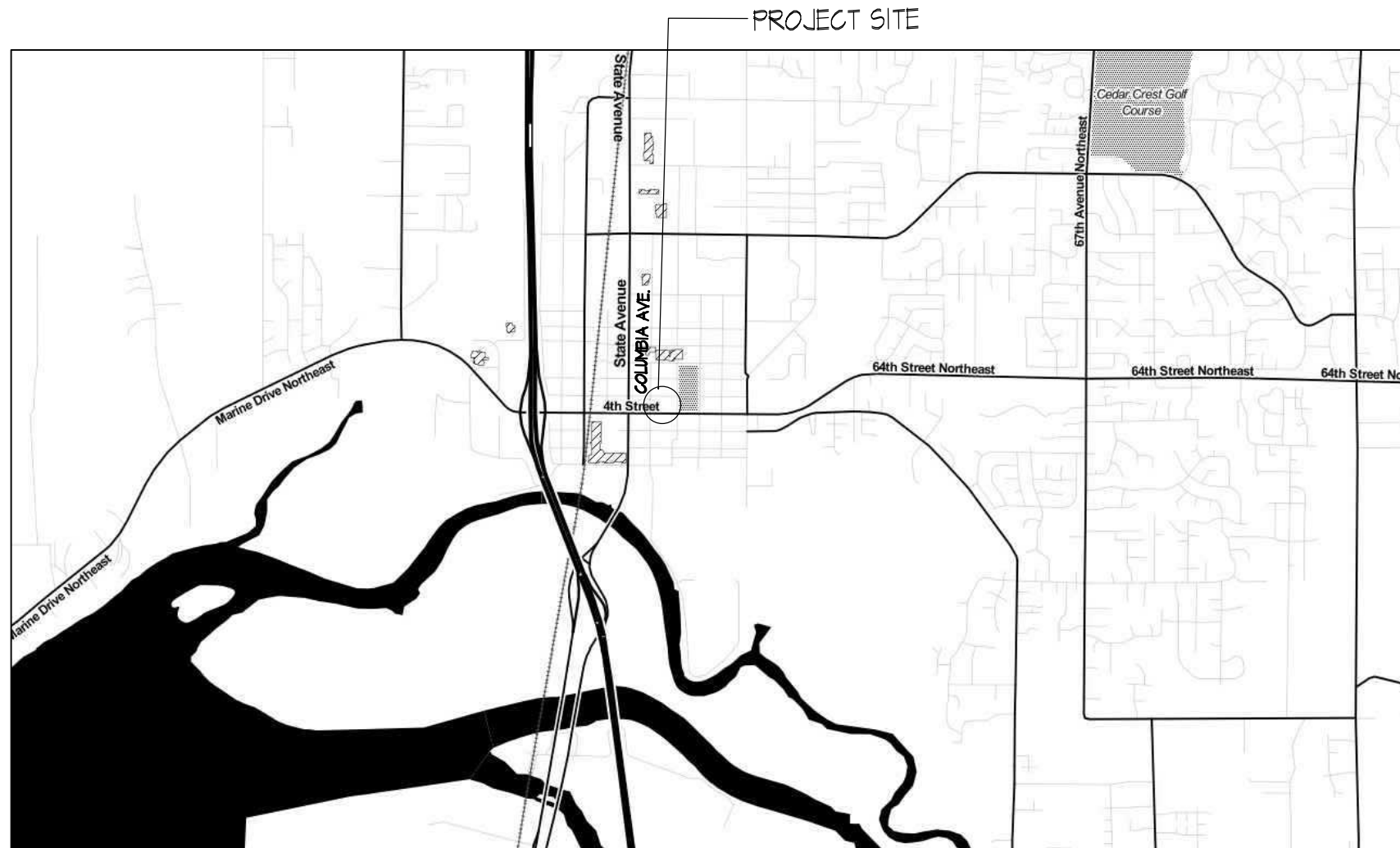
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LIFEPOINT CHURCH REMODEL

VICINITY MAP

NOT TO SCALE



PROJECT DATA

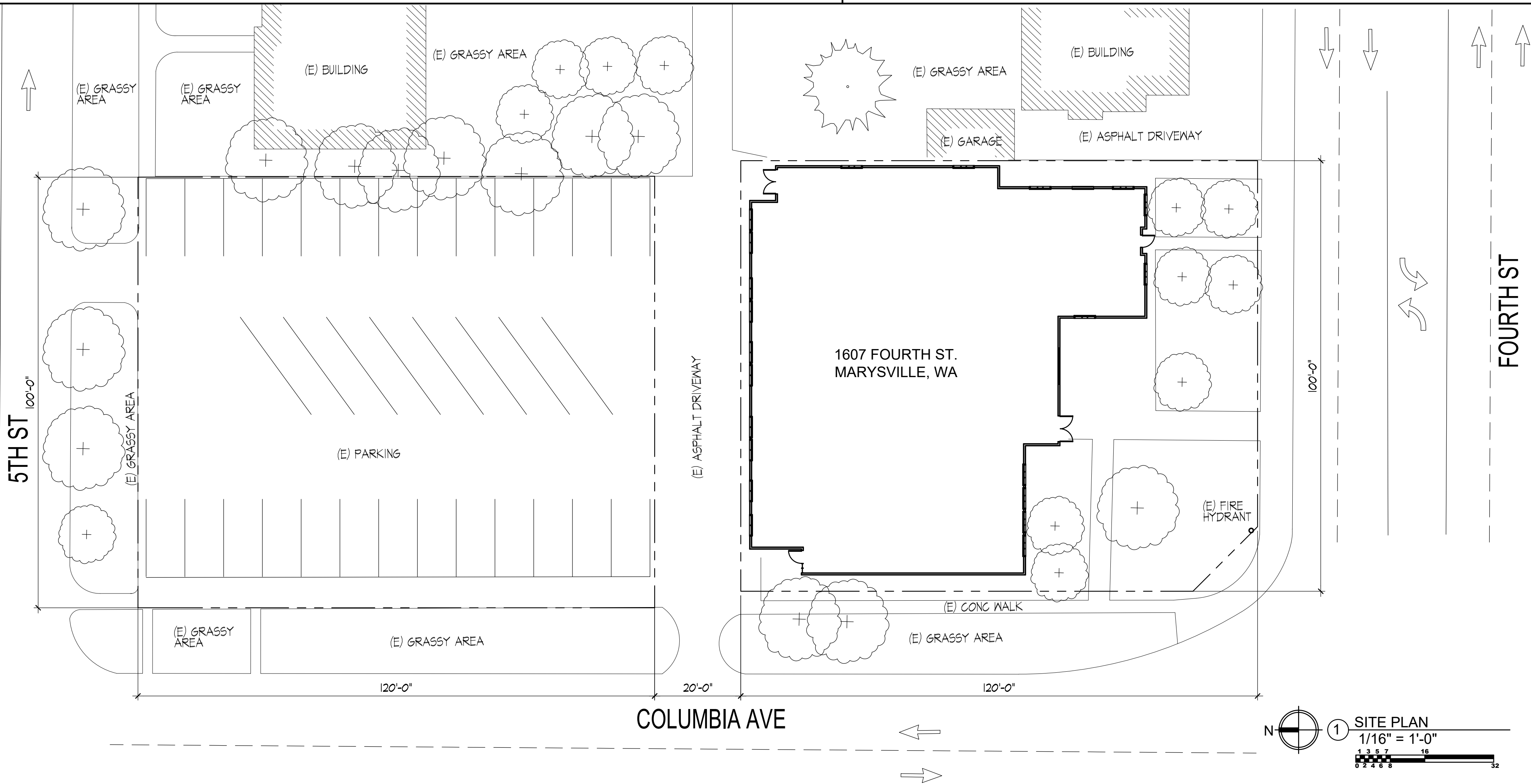
PROJECT NAME:	LIFEPOINT CHURCH REMODEL
OWNER REPRESENTATIVE:	CONTACT NAME 14619 28TH ST. NE LAKE STEVENS, WA 98258 PHONE: 206-BLAH BLAH
ARCHITECT:	SCR ARCHITECTS 1221 E. PIKE ST. SUITE 205 SEATTLE, WA 98122 CONTACT: CHRIS REINHART PHONE: 206-852-5192
PROJECT DESCRIPTION:	CHURCH REMODEL.
ESTIMATED PROJECT VALUE:	\$\$\$
EXISTING ZONING:	MID RISE MULTI FAMILY + MIDDLE HOUSING I
PARCEL NUMBER:	00528700700800
AREA OF SITE:	0.55 ACRES (GROSS) – EXISTING, NO CHANGE
AREA OF BUILDING:	12,000 S.F. – EXISTING, NO CHANGE
BUILDING HEIGHT IN STORIES:	2 – EXISTING, NO CHANGE
BUILDING OCCUPANCY:	A-3 – EXISTING, NO CHANGE
PROJECT SCOPE:	TENANT IMPROVEMENT – ADDITIONAL BATHROOMS AND ARRANGEMENT OF SPACES TO FIT NEEDS OF NEW TENANT.
YEAR BUILT:	1959
CONSTRUCTION TYPE:	TYPE V-B (EXISTING, NO CHANGE)
SPRINKLERED:	NO (EXISTING, NO CHANGE)
FIRE ALARM:	NEW FIRE ALARM SYSTEM UNDER SEPARATE SUBMITTAL

LEGAL DESCRIPTION

H B MEYERS ADD TO MARYSVILLE BLK 007 D-00 – LOTS 8 THRU 11 LESS R/W TO CITY OF MAR PER WD REC AF NO 901128162 (EXEMPT PER ST OF WA REG# 08174-001)

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	A0.03	BASEMENT AND FIRST FLOOR LEVEL EXITING PLANS
	A0.04	MEZZANINE LEVEL EXITING PLAN
	A0.05	ACCESSIBILITY DIAGRAMS
	A0.06	ACCESSIBILITY DIAGRAMS
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	A1.01	MEZZANINE LEVEL EXISTING PLAN
	A2.00	BASEMENT AND FIRST FLOOR DEMOLITION PLANS
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	A3.06	LONGITUDINAL SECTION C-C
	A3.07	TRANSVERSE SECTION Y-Y
	A3.08	TRANSVERSE SECTION Z-Z



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PROJECT NAME
LIFEPOINT CHURCH
14619 28TH ST. NE
LAKE STEVENS, WA 98258
PROJECT ADDRESS
1607 FOURTH ST.
MARYSVILLE, WA 98270

PROJECT NO.

2316

ISSUE DATE

2023-09-13

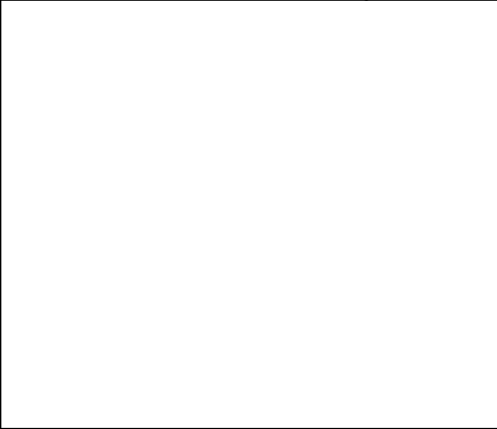
CURRENT REVISION

PERMIT SUBMITTAL SET

DRAWING PLOT DATE

2023-09-13

REVISION DATE



KEY PLAN



SHEET NAME

COVER SHEET AND
SITE PLAN

SCALES AS NOTED

SHEET NUMBER

C1.00

2018 WASHINGTON STATE EXISTING BUILDING CODE REVIEW

CHAPTER 3: PROVISIONS FOR ALL COMPLIANCE METHODS
SECTION 202 GENERAL DEFINITIONS

[A] EXISTING BUILDING: A BUILDING ERECTED PRIOR TO THE DATE OF ADOPTION OF THE APPROPRIATE CODE, OR ONE FOR WHICH A LEGAL BUILDING PERMIT HAS BEEN ISSUED.

SECTION 301 ADMINISTRATION

301.3.1 PRESCRIPTIVE COMPLIANCE METHOD

ALTERATIONS, ADDITIONS, AND CHANGES OF OCCUPANCY COMPLYING WITH CHAPTER 5 OF THIS CODE IN BUILDINGS COMPLYING WITH THE SEATTLE BUILDING CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.

SECTION 302 GENERAL PROVISIONS

302.3 ADDITIONAL CODES.

ALTERATIONS, REPAIRS, ADDITIONS, AND CHANGES OF OCCUPANCY TO, OR RELOCATION OF, EXISTING BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE PROVISIONS FOR ALTERATIONS, REPAIRS, ADDITIONS, AND CHANGES OF OCCUPANCY OR RELOCATION, RESPECTIVELY, IN THIS CODE AND THE WASHINGTON STATE ENERGY CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, AND INTERNATIONAL RESIDENTIAL CODE. WHERE PROVISIONS OF THE OTHER CODES CONFLICT WITH PROVISIONS OF THIS CODE, THE PROVISIONS OF THIS CODE SHALL TAKE PRECEDENCE.

303.1 LIVE LOADS

WHERE AN ADDITION OR ALTERATION DOES NOT RESULT IN INCREASED DESIGN LIVE LOAD, EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENTS SHALL BE PERMITTED TO BE EVALUATED AND DESIGNED FOR LIVE LOADS APPROVED PRIOR TO THE ADDITION OR ALTERATION. IF THE APPROVED LIVE LOAD IS LESS THAN THAT REQUIRED BY SECTION 1607 OF THE INTERNATIONAL BUILDING CODE, THE AREA DESIGNATED FOR THE NONCONFORMING LIVE LOAD SHALL BE POSTED WITH PLACARDS OF APPROVED DESIGN INDICATING THE APPROVED LIVE LOAD. WHERE THE ADDITION OR ALTERATION RESULTS IN INCREASED DESIGN LIVE LOAD, THE LIVE LOAD REQUIRED BY SECTION 1607 OF THE INTERNATIONAL BUILDING CODE SHALL BE USED.

COMMENTS: THESE REQUIREMENTS ARE DULY NOTED.

SECTION 305 ACCESSIBILITY FOR EXISTING BUILDINGS

305.6 ALTERATIONS

A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE, UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.

EXCEPTIONS:

2. ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE PROVIDED IN EXISTING FACILITIES.

COMMENTS: PLEASE SEE 2018 SEATTLE BUILDING CODE SECTIONS 1009.I AND 1105 THIS SHEET.

305.8.10 TOILET ROOMS

WHERE IT IS TECHNICALLY INFEASIBLE TO ALTER EXISTING TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 1104.2.1 OF THE INTERNATIONAL BUILDING CODE IS PERMITTED. THE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM SHALL BE LOCATED ON THE SAME FLOOR AND IN THE SAME AREA AS THE EXISTING TOILET OR BATHING ROOMS. THE NUMBER OF TOILET FACILITIES AND WATER CLOSETS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PERMITTED TO BE REDUCED BY ONE, IN ORDER TO PROVIDE ACCESSIBLE FEATURES. AT THE INACCESSIBLE TOILET AND BATHING ROOMS, PROVIDE DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET ROOM OR BATHING ROOM. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SIGN CHARACTERS SHALL MEET THE VISUAL CHARACTER REQUIREMENTS IN ACCORDANCE WITH 1002.A(11).

305.8.13 ENTRANCES

NOT FEWER THAN ONE MAIN ENTRANCE SHALL BE ACCESSIBLE.

EXCEPTION: IF A PUBLIC ENTRANCE CANNOT BE MADE ACCESSIBLE, AN ACCESSIBLE ENTRANCE THAT IS UNLOCKED WHILE THE BUILDING IS OCCUPIED SHALL BE PROVIDED, OR A LOCKED ACCESSIBLE ENTRANCE WITH A NOTIFICATION SYSTEM OR REMOTE MONITORING SHALL BE PROVIDED.

SIGNS COMPLYING WITH SECTION 1111 OF THE INTERNATIONAL BUILDING CODE SHALL BE PROVIDED AT THE PUBLIC ENTRANCE AND THE ACCESSIBLE ENTRANCE.

COMMENTS: WE HAVE PROVIDED NEW ACCESSIBLE TOILET ROOMS, AND 1 ENTRANCE IS ACCESSIBLE.

SECTION 307 SUBSTANTIAL ALTERATIONS OR REPAIRS

307.1.1 DEFINITION

FOR THE PURPOSE OF THIS SECTION, SUBSTANTIAL ALTERATION OR REPAIR MEANS ANY ONE OF THE FOLLOWING, AS DETERMINED BY THE CODE OFFICIAL:

1. REPAIR OF A BUILDING WITH A DAMAGE RATION OF 60 PERCENT OR MORE.

2. REMODELING OR AN ADDITION THAT SUBSTANTIALLY EXTENDS THE USEFUL PHYSICAL OR ECONOMIC LIFE OF THE BUILDING OR A SIGNIFICANT PORTION OF THE BUILDING, OTHER THAN TYPICAL TENANT REMODELING.

3. A CHANGE OF A SIGNIFICANT PORTION OF A BUILDING TO AN OCCUPANCY THAT IS MORE HAZARDOUS THAN THE EXISTING OCCUPANCY, BASED ON THE COMBINED LIFE AND FIRE RISK AS DETERMINED BY THE CODE OFFICIAL. THE CODE OFFICIAL PERMITTED TO USE TABLE 307.1 AS A GUIDELINE.

4. REOCCUPANCY OF A BUILDING THAT HAS BEEN SUBSTANTIALLY VACANT FOR MORE THAN 24 MONTHS IN OCCUPANCIES OTHER THAN GROUP R-3.

5. A SIGNIFICANT INCREASE IN THE OCCUPANT LOAD OF AN UNREINFORCED MASONRY BUILDING.

COMMENTS: THE WORK PROPOSED IS CONSIDERED TYPICAL TENANT REMODELING AND IS NOT SUBSTANTIAL..

CHAPTER 5: PRESCRIPTIVE COMPLIANCE METHOD
SECTION 501 GENERAL

501.1 SCOPE

THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, ADDITION, AND CHANGE OF OCCUPANCY OF EXISTING BUILDINGS AND STRUCTURES.

501.1.1 COMPLIANCE WITH OTHER METHODS

ALTERATIONS, ADDITIONS, AND CHANGES OF OCCUPANCY TO EXISTING BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF THIS CHAPTER OR WITH ONE OF THE METHODS PROVIDED IN SECTION 301.3.

NOTE: ALL ALTERATIONS, ADDITIONS, AND CHANGES OF OCCUPANCY ARE ALSO REQUIRED TO COMPLY WITH CHAPTER 3.

COMMENTS: THESE REQUIREMENTS ARE DULY NOTED.

SECTION 503 ALTERATIONS

503.1 GENERAL

EXCEPT AS PROVIDED BY SECTION 302.4, 302.5, OR THIS SECTION, ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NOT LESS COMPLYING WITH THE PROVISIONS OF THE SEATTLE BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

EXCEPTIONS:

1. SUBJECT TO THE APPROVAL OF THE CODE OFFICIAL, EXISTING STAIRWAYS SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTIONS 1011.3 AND 1011.5.2 OF THE SEATTLE BUILDING CODE WHERE THE EXISTING SPACE AND CONSTRUCTION DO NOT ALLOW A REDUCTION IN PITCH OR SLOPE.

2. HANDRAILS OTHERWISE REQUIRED TO COMPLY WITH SECTION 1011.1 OF THE INTERNATIONAL BUILDING CODE SHALL NOT BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF SECTION 1014.6 OF THE INTERNATIONAL BUILDING CODE REGARDING FULL EXTENSION OF THE HANDRAILS WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS BECAUSE OF PLAN CONFIGURATION.

6. CEILING HEIGHTS IN BUILDINGS IN EXISTENCE PRIOR TO OCTOBER 17, 1979, SHALL BE PERMITTED TO COMPLY WITH RULES PROMULGATED BY THE CODE OFFICIAL.

COMMENTS: THESE REQUIREMENTS ARE DULY NOTED.

SECTION 303.4 ASSEMBLY GROUP A-3

GROUP A-3 OCCUPANCY INCLUDES ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A INCLUDING, BUT NOT LIMITED TO: ... PLACES OF RELIGIOUS WORSHIP.

COMMENTS: THIS BUILDING IS AN A-3 OCCUPANCY.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES

504.2 MIXED OCCUPANCY

IN A BUILDING CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH SECTION 509, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN THIS SECTION FOR THE APPLICABLE OCCUPANCIES.

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	
	SEE FOOTNOTES	TYPE V B
A, B, E, F, M, S, U	NS ^b	40

b. SEE SECTION 903.2 FOR THE MINIMUM THRESHOLDS FOR PROTECTION BY AN AUTOMATIC SPRINKLER SYSTEM FOR SPECIFIC OCCUPANCIES

504.4 NUMBER OF STORIES

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	
	SEE FOOTNOTES	TYPE V B
A-3	NS	1
B	NS	2
E	NS	1

COMMENTS: THIS BUILDING IS +/- 30'-0" HIGH. THE A-3 OCCUPANCIES ARE ONLY LOCATED ON THE FIRST FLOOR, THE B OCCUPANCIES ARE LOCATED ON THE BASEMENT AND FIRST LEVELS, AND THE E OCCUPANCIES ARE ONLY LOCATED ON THE BASEMENT LEVEL.

SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

MEZZANINES SHALL COMPLY WITH SECTION 505.2. EQUIPMENT PLATFORMS SHALL COMPLY WITH SECTION 505.3.

505.2 MEZZANINES

A MEZZANINE OR MEZZANINES IN COMPLIANCE WITH SECTION 505.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR THE NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL BE NOT LESS THAN 7 FEET.

505.2.1 AREA LIMITATION

THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-HALF OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED. THE ENCLOSED PORTION OF A ROOM SHALL NOT BE INCLUDED IN A DETERMINATION OF THE FLOOR AREA OF THE ROOM IN WHICH THE MEZZANINE IS LOCATED. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM.

COMMENTS: THE MEZZANINE LEVEL IS 361 S.F. AND THE AUDITORIUM IS 1284 S.F. AND THE STAGE IS 350 S.F.; THEREFORE 361 S.F./1634 S.F. = 22 %, WHICH IS LESS THAN HALF OF THE TOTAL S.F. OF THE AREA OF THE SPACE IN WHICH THE MEZZANINE IS LOCATED.

505.2.2 MEANS OF EGRESS

THE MEANS OF EGRESS FOR MEZZANINES SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 10.

1004.2.2 ADJACENT LEVELS FOR MEZZANINES

THAT PORTION OF THE OCCUPANT LOAD OF A MEZZANINE WITH REQUIRED EGRESS THROUGH A ROOM, AREA, OR SPACE ON AN ADJACENT LEVEL SHALL BE ADDED TO THE OCCUPANT LOAD OF THAT ROOM, AREA, OR SPACE.

COMMENTS: SEE SHEET A0.04 FOR AN EXITING PLAN DEMONSTRATING COMPLIANCE WITH THIS SECTION.

1004.4 MULTIPLE OCCUPANCIES

WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED.

COMMENTS: A-3 IS THE OCCUPANCY WITH THE MOST STRINGENT REQUIREMENTS AND THE BUILDING DEMONSTRATES COMPLIANCE WITH THIS BY HAVING 3 EXITS.

505.2.3 OPENNESS

A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS NOT MORE THAN 42 INCHES IN HEIGHT, COLUMNS, AND POSTS.

COMMENTS: THE WALL AT THE EDGE OF THE MEZZANINE FACING THE AUDITORIUM SHALL BE 21 INCHES HIGH PER 2018 IBC BUILDING CODE SECTION 1029.1.7.3 AND THERE SHALL BE A 42 INCH HIGH WALL AT THE STAIR OPENING PER 2018 IBC BUILDING CODE SECTION 1015.3

SECTION 506 BUILDING AREA

506.1 GENERAL

THE ALLOWABLE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE.

506.2 ALLOWABLE AREA DETERMINATION

TABLE 506.2
ALLOWABLE AREA FACTOR IN SQUARE FEET

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	
	SEE FOOTNOTES	TYPE V B
A-3	NS	6,000
B	NS	9,000
E	NS	9,500

COMMENTS: THE BASEMENT LEVEL HAS 3,041 S.F. OF E OCCUPANCY AND 614 S.F. OF B OCCUPANCY. THE FIRST LEVEL HAS 2,420 S.F. OF A-3 OCCUPANCY AND 446 S.F. OF B OCCUPANCY. ALL OF THESE AREAS ARE OF ALLOWABLE SIZES.

2018 WASHINGTON STATE BUILDING CODE REVIEW

SECTION 508 MIXED USE AND OCCUPANCY

508.1 GENERAL

EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 508.2, 508.3, OR 508.4, OR A COMBINATION OF THESE SECTIONS.

508.3 NONSEPARATED OCCUPANCIES

BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS NONSEPARATED OCCUPANCIES.

508.3.1 OCCUPANCY CLASSIFICATION

NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 4 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

508.3.2 ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORIES

THE ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORIES 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.

508.4.2 ALLOWABLE BUILDING AREA

IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

$$\begin{aligned} & \text{AREA OF A-3 } 2,787 \text{ S.F.} + \text{ AREA OF B } 1,065 \text{ S.F.} + \text{ AREA OF E } 3,041 \text{ S.F.} < 1 \\ & \frac{6,000 \text{ S.F.}}{\text{ALLOWABLE AREA OF A-3}} + \frac{9,000 \text{ S.F.}}{\text{ALLOWABLE AREA OF B}} + \frac{9,500 \text{ S.F.}}{\text{ALLOWABLE AREA OF E}} < 1 \\ & = \frac{6,849 \text{ S.F.}}{24,500 \text{ S.F.}} = 0.28 < 1 \end{aligned}$$

COMMENTS: THIS BUILDING WITH PROPOSED OCCUPANCIES MEETS ALL REQUIREMENTS FOR NONSEPARATED OCCUPANCIES.

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903.2.1.3 GROUP A-3

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORIES CONTAINING GROUP A-3 OCCUPANCIES AND THROUGHOUT ALL STORIES FROM THE GROUP A-3 OCCUPANCY TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. THE FIRE AREA EXCEEDS 12,000 SQUARE FEET.
2. THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE.
3. THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES.

EXCEPTION: ITEM 3 DOES NOT APPLY TO FIRE AREAS THAT INCLUDE SPACE LOCATED ONE FLOOR ABOVE THE LEVEL OF EXIT DISCHARGE IF THE OCCUPANT LOAD OF THE UPPER FLOOR IS LESS THAN 50.

COMMENTS: THE FIRE AREAS OF THIS BUILDING ARE 6,481 SQUARE FEET (BASEMENT), 1,021 SQUARE FEET (FIRST FLOOR), AND 361 SQUARE FEET (MEZZANINE). THE OCCUPANT LOAD OF THE BASEMENT IS 156, FIRST FLOOR IS 286, AND THE MEZZANINE IS 39 - ALL TOTALS ARE LESS THAN 300.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.2.1 GROUP A

A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP A OCCUPANCIES WHERE THE OCCUPANT LOAD DUE TO THE ASSEMBLY OCCUPANCY IS 300 OR MORE, OR WHERE THE GROUP A OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE. GROUP A OCCUPANCIES NOT SEPARATED FROM ONE ANOTHER IN ACCORDANCE WITH SECTION 707.3.10 SHALL BE CONSIDERED AS A SINGLE OCCUPANCY FOR THE PURPOSES OF APPLYING THIS SECTION. PORTIONS OF GROUP E OCCUPANCIES OCCUPIED FOR ASSEMBLY PURPOSES SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM AS REQUIRED FOR THE GROUP E OCCUPANCY.

COMMENTS: OUR CLIENT WILL RETROFIT THIS BUILDING WITH A FIRE ALARM DETECTION SYSTEM.

SECTION 1005.7.1 DOORS

DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

COMMENTS: COMPLIANCE IS DEMONSTRATED ON SHEET A0.09 WITH THE DOORS FROM THE YOUTH CLASSROOM OPENING ONTO THE CORRIDOR.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

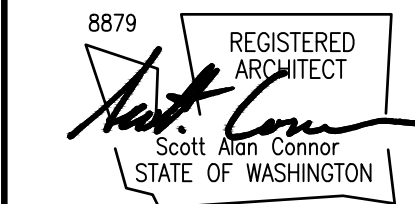
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)	
		WITHOUT SPRINKLER SYSTEM (FEET)	
		OCCUPANT LOAD	
		OL ≤ 30	OL > 30
A, E	44	75	75
B	44	100	75

COMMENTS: COMPLIANCE IS DEMONSTRATED ON SHEET A0.09 WITH THE DISTANCES OF AN EXIT PATH DEMONSTRATING IT IS LESS THAN 75'-0".

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PROJECT NO.
2316
ISSUE DATE
2023-09-13
CURRENT REVISION
PERMIT SUBMITTAL SET
DRAWING PLOT DATE
2023-09-13

REVISION DATE

KEY PLAN

SHEET NAME
CODE RESEARCH

SCALES: AS NOTED

SHEET NUMBER

A0.01

2018 WASHINGTON STATE BUILDING CODE REVIEW

SECTION 1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED

ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

EXCEPTIONS: I. ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS.

COMMENTS: NOT REQUIRED BY CODE BUT ONE ACCESSIBLE ENTRANCE IS PROVIDED.

SECTION 1010 DOORS, GATES, AND TURNSTILES

1010.1 SIZE OF DOORS

THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES. THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES.

1010.2 DIRECTION OF SWING

PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

COMMENTS: PLEASE SEE SHEET A0.03 FOR COMPLIANCE WITH THE REQUIREMENT FOR A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES.

SECTION 1011 STAIRWAYS

1011.2 WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. SEE SECTION 1004.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.

EXCEPTIONS: I. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

COMMENTS: THE NEW MEZZANINE STAIR IS 42" WIDE TO PROVIDE 36" CLEAR BETWEEN HANDRAILS.

SECTION 1014 HANDRAILS

1014.1 WHERE REQUIRED

HANDRAILS SERVING FLIGHTS OF STAIRWAYS, RAMPS, STEPPED AISLES, AND RAMPED AISLES SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1601.8. HANDRAILS REQUIRED FOR FLIGHTS OF STAIRWAYS BY SECTION 1011.1 SHALL COMPLY WITH SECTIONS 1014.2 THROUGH 1014.9. HANDRAILS REQUIRED FOR RAMPS BY SECTION 1012.8 SHALL COMPLY WITH SECTIONS 1014.2 THROUGH 1014.8.

COMMENTS: HANDRAILS FOR THIS BUILDING SHALL MEET THE REQUIREMENTS OF THIS SECTION.

CHAPTER 11: ACCESSIBILITY SECTION 1104 ACCESSIBLE ROUTE

1104.4 MULTISTORY BUILDINGS AND FACILITIES

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY, MEZZANINE, AND OCCUPIED ROOFS IN MULTILEVEL BUILDINGS AND FACILITIES.

EXCEPTIONS: I. AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES, MEZZANINES, AND OCCUPIED ROOFS THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQUARE FEET AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE AREAS.

COMMENTS: A LIFT PROVIDES ACCESS BETWEEN THE BASEMENT AND FIRST FLOOR LEVELS; THE MEZZANINE IS 361 SQUARE FEET WHICH IS NOT REQUIRED TO BE ACCESSIBLE.

SECTION 1105 ACCESSIBLE ENTRANCES

1105.1 PUBLIC ENTRANCES

IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.1 THROUGH 1105.1.7, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

EXCEPTIONS: I. AN ACCESSIBLE ENTRANCE IS NOT REQUIRED TO AREAS NOT REQUIRED TO BE ACCESSIBLE.

COMMENTS: WE HAVE 1 ACCESSIBLE PUBLIC ENTRANCE THAT INCLUDES ENTRY ONTO A LIFT.

SECTION 2902 MINIMUM PLUMBING FACILITIES

2902.1 DRINKING FOUNTAIN NUMBER

OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS.

COMMENTS: THERE ARE A TOTAL OF 461 OCCUPANTS (BASEMENT: 156, FIRST FLOOR: 286, MEZZANINE: 39) THEREFORE 1 DRINKING FOUNTAIN IS REQUIRED.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

COMMENTS: PER COMPLIANCE PLEASE SHEET A0.03.

ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES REVIEW

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

602.1 GENERAL. DRINKING FOUNTAINS FOR PERSONS USING WHEELCHAIRS SHALL COMPLY WITH SECTIONS 602.2 AND 307. DRINKING FOUNTAINS FOR PERSONS WHO ARE STANDING SHALL COMPLY WITH SECTION 602.3 AND 307.

602.2 DRINKING FOUNTAINS FOR PERSONS USING WHEELCHAIRS. DRINKING FOUNTAINS FOR PERSONS USING WHEELCHAIRS SHALL COMPLY WITH SECTIONS 602.2.1 THROUGH 602.2.5.

602.2.1 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN SHALL BE PROVIDED. KNEE AND TOE SPACE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN.

602.2.3 SPOUT OUTLET HEIGHT. SPOUT OUTLETS OF DRINKING FOUNTAINS SHALL BE 36 INCHES MAXIMUM ABOVE THE FLOOR.

COMMENTS: THESE PLANS DEMONSTRATE COMPLIANCE WITH 1 DRINKING FOUNTAIN WHICH COMPLIES WITH SECTIONS 602.2.1 THROUGH 602.2.3 FOR PERSONS USING WHEELCHAIRS.

2018 WASHINGTON STATE ENERGY CODE - COMMERCIAL

CHAPTER 5: EXISTING BUILDINGS

501.4 COMPLIANCE

ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO, OR RELOCATION OF, EXISTING BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE PROVISIONS FOR ALTERATIONS, REPAIRS, ADDITIONS, AND CHANGES OF OCCUPANCY OR RELOCATION, RESPECTIVELY, IN THIS CODE AND IN THE INTERNATIONAL BUILDING CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, AND SEATTLE ELECTRICAL CODE.

501.4.1 U-FACTOR REQUIREMENTS FOR RETROFITS

FOR EXISTING BUILDING BUILDING PROJECTS WHERE AN ADDITION OR BUILDING ENVELOPE RETROFIT AREA IS COMBINED WITH EXISTING-TO-REMAIN BUILDING AREAS TO DEMONSTRATE COMPLIANCE WITH THIS CODE AS A WHOLE BUILDING, THE U-FACTORS APPLIED TO EXISTING-TO-REMAIN ENVELOPE ASSEMBLIES SHALL BE IN ACCORDANCE WITH RECORD DOCUMENTS.

EXCEPTION: IF ACCURATE RECORD DOCUMENTS ARE NOT AVAILABLE, U-FACTORS FOR THE EXISTING ENVELOPE ASSEMBLIES MAY BE IN ACCORDANCE WITH THE EDITION OF THE WASHINGTON STATE ENERGY CODE THAT WAS IN EFFECT AT THE TIME THE BUILDING WAS PERMITTED, OR AS APPROVED BY THE CODE OFFICIAL.

COMMENTS: WE DO NOT KNOW WHEN THIS BUILDING WAS BUILT, WAS MOVED TO EXISTING SITE IN 1954.

503.4 MECHANICAL SYSTEMS

THOSE PARTS OF SYSTEMS WHICH ARE ALTERED OR REPLACED SHALL COMPLY WITH SECTION 5403. ADDITIONS OR ALTERATIONS SHALL NOT BE MADE TO AN EXISTING MECHANICAL SYSTEM THAT WILL CAUSE THE EXISTING MECHANICAL SYSTEM TO BECOME OUT OF COMPLIANCE.

EXCEPTIONS: I. EXISTING MECHANICAL SYSTEMS WHICH ARE ALTERED OR WHERE PARTS OF THE SYSTEM ARE REPLACED ARE NOT REQUIRED TO BE MODIFIED TO COMPLY WITH SECTION 5403.5 AS LONG AS MECHANICAL COOLING CAPACITY IS NOT ADDED TO A SYSTEM THAT DID NOT HAVE COOLING CAPACITY PRIOR TO THE ALTERATION.

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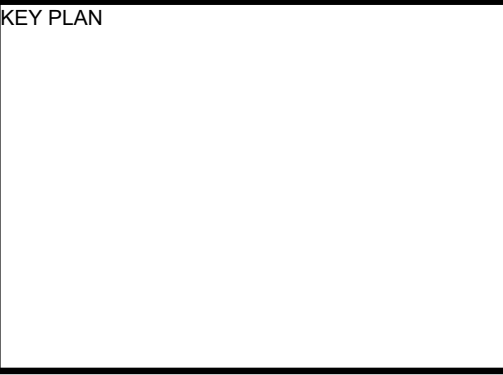
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PROJECT NAME
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PROJECT NO.
2316
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DRAWING PLOT DATE
2023-09-13

REVISION	DATE



SHEET NAME
CODE RESEARCH

SCALES: AS NOTED

SHEET NUMBER
A0.02

CODE REVIEW – OCCUPANT LOAD AND EXITING						
ROOM NAME	AREA OF ROOM (S.F.)	DESIGNATED USE (DEFINED IN 2018 WA IBC TABLE 1004.5)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	2 EXITS ARE REQUIRED	NOTES
KIDS' CHECK IN	303	E: EDUCATIONAL - CLASSROOM AREA	20 NET	15	NO	
CLASSROOM	600	E: EDUCATIONAL - CLASSROOM AREA	20 NET	30	NO	
CLASSROOM	431	E: EDUCATIONAL - CLASSROOM AREA	20 NET	22	NO	
STORAGE	441	S: ACCESSORY STORAGE AREAS	300 GROSS	1	NO	
YOUTH	1,114	E: EDUCATIONAL CLASSROOM AREA	20 NET	86	YES	
KITCHEN	188	B: BUSINESS (FOOD PROCESSING NOT ASSOCIATED WITH RESTAURANTS)	150 GROSS	1	NO	
MECHANICAL	11	S: ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	1	NO	
OPEN OFFICE	634	B: BUSINESS AREAS	150 GROSS	4	NO	
BASEMENT TOTALS	6,949 FIRE AREA			160	YES	
COFFEE	951	A-3: UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	64	YES	
FAMILY VIEWING	212	E: EDUCATIONAL - CLASSROOM AREA	20 NET	11	NO	
NURSERY	310	DAY CARE	35 NET	4	NO	
1-2 (CLASSROOM)	244	E: EDUCATIONAL - CLASSROOM AREA	20 NET	12	NO	
WELCOME	544	A-3: UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	40	NO	
AUDITORIUM	1,284	A-3: ASSEMBLY WITH FIXED SEATS	--	138	YES	
GREEN ROOM	178	A-3: UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	12	NO	
OFFICE	280	B: BUSINESS AREAS	150 GROSS	2	NO	
OFFICE	166	B: BUSINESS AREAS	150 GROSS	1	NO	
FIRST FLOOR TOTALS	10,020 FIRE AREA			284	YES	
MEZZANINE	361	A-3: ASSEMBLY WITH FIXED SEATS	--	34	NO	
MEZZANINE TOTALS	361 FIRE AREA			34	NO	
TOTAL OCCUPANT LOAD FOR BUILDING				488		

PLUMBING FIXTURE COUNT

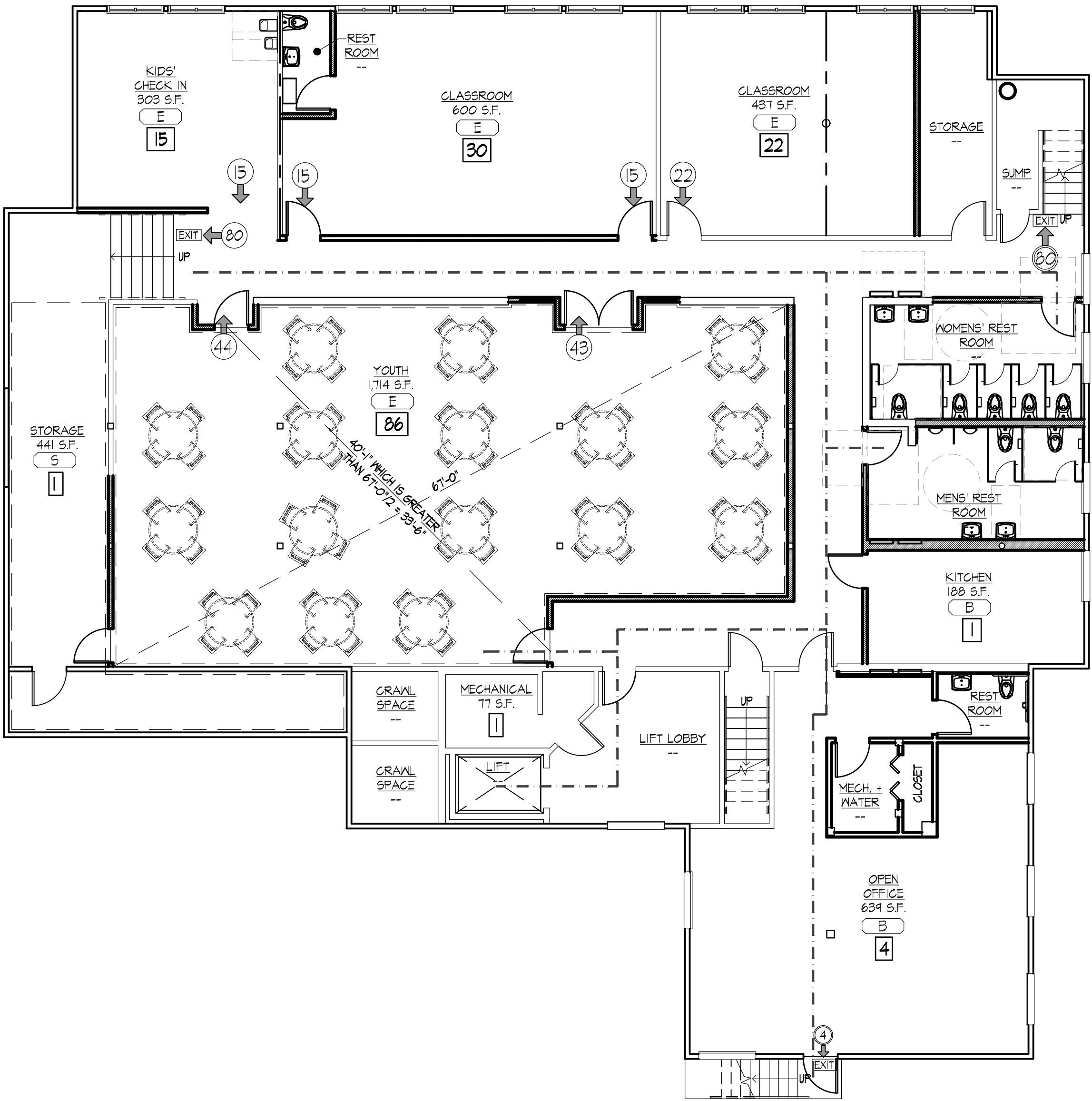
OCCUPANTS: 488 TOTAL =		
244 MEN		
244 WOMEN		
REQUIRED PLUMBING FIXTURES (PER 2018 WA IBC CHAPTER 29)		
WATER CLOSETS		
MALE: 1 PER 150 =	2	
FEMALE: 1 PER 75 =	4	
LAVATORIES		
MALE: 1 PER 200 =	2	
FEMALE: 1 PER 200 =	2	
FIXTURES PROVIDED		
TOTAL MALE: =	6	3
TOTAL FEMALE: =	4	5
TOTAL UNISEX: =	3	3

DRINKING FOUNTAIN COUNT

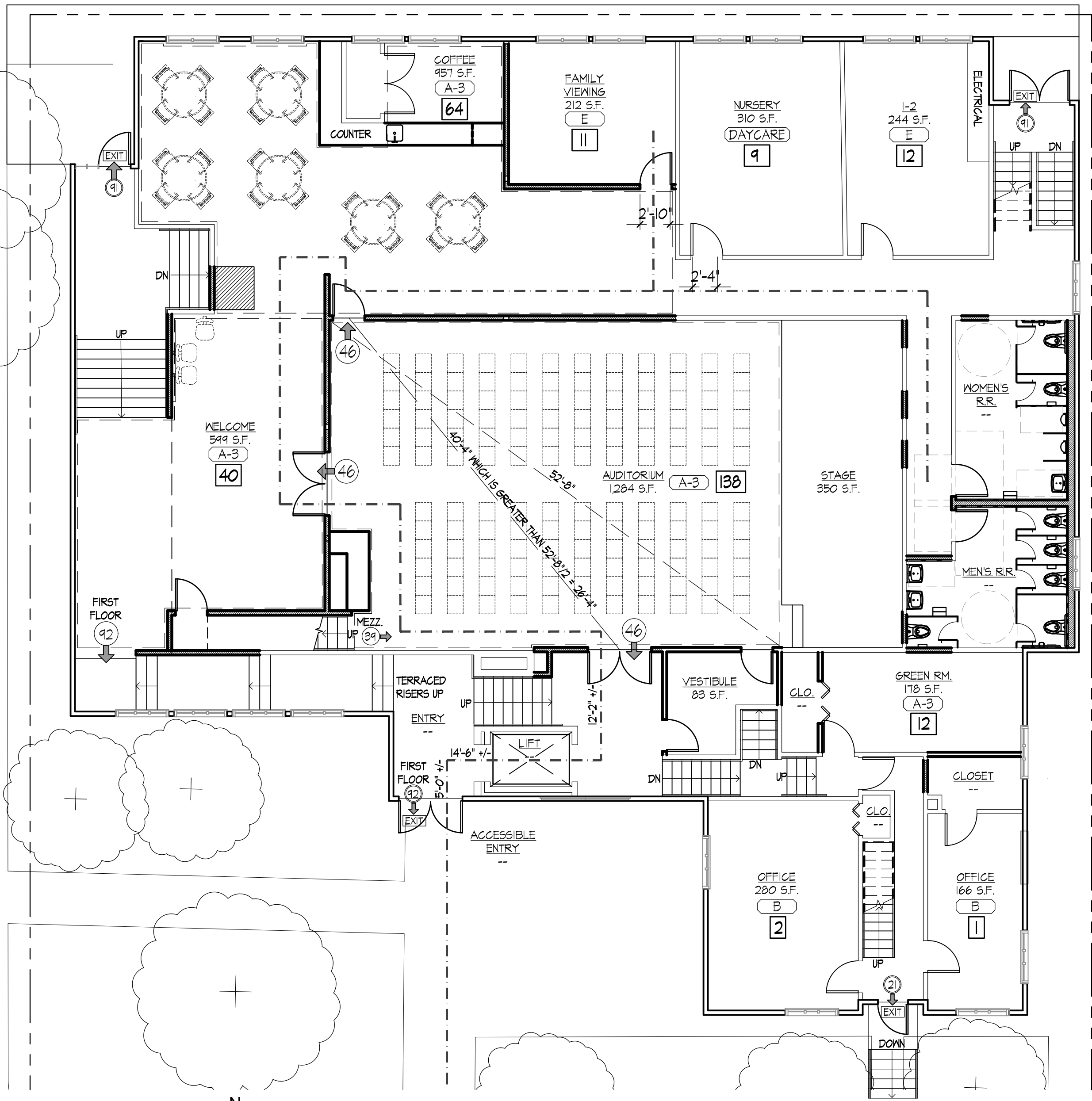
OCCUPANTS: 488 TOTAL	
REQUIRED PLUMBING FIXTURES (PER 2018 WA IBC)	
2902.5.1 DRINKING FOUNTAIN NUMBER	
OCCUPANT LOADS OVER 30 SHALL HAVE 1 DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN 1 PER EACH ADDITIONAL 500 OCCUPANTS.	
THEREFORE 2 DRINKING FOUNTAINS ARE REQUIRED AND 2 DRINKING FOUNTAINS ARE PROVIDED.	

LEGEND FOR OCCUPANCY AND EXITING PLAN

CLASSROOM 640 S.F.	ROOM NAME AND SQUARE FOOTAGE
E	OCCUPANCY DESIGNATION
15	TOTAL OCCUPANT LOAD FOR ROOM
➔	DESIGNATED EXIT
(187)	OCCUPANT LOAD FOR EACH EXIT
(187) ➔	DESIGNATED EXIT FROM FLOOR W/ ACCUMULATIVE OCCUPANT LOAD
(187) ➔	DESIGNATED EXIT FROM BUILDING W/ ACCUMULATIVE OCCUPANT LOAD
- - - - -	ACCESSIBLE PATH



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



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

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ARCHITECT
Scott Alan Connor
STATE OF WASHINGTON

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APPROVED BY: C.R.

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KEY PLAN

SHEET NAME
**BASEMENT AND FIRST
FLOOR EXITING
PLANS**

SCALES: AS NOTED

SHEET NUMBER
A0.03

ORIGINAL DOCUMENT SIZE 30" X 42"

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CODE REVIEW

2018 WASHINGTON IBC REFERENCED FOR CODE CHECK OF THIS BUILDING.

ORIGINAL BUILDING BUILT 1954 +/-
OCCUPANCY TYPE: MIXED (A-3, B, E)
CONSTRUCTION TYPE: TYPE V-B
EXISTING BUILDING IS NOT SPRINKLERED

(STRUCTURE WAS ORIGINALLY BUILT WITH WOOD CONSTRUCTION THROUGHOUT. MODERN CONSTRUCTION TYPE CHOSEN BY CAREFUL REVIEW OF CONSTRUCTION DOCUMENTS AND FIELD SURVEY.)

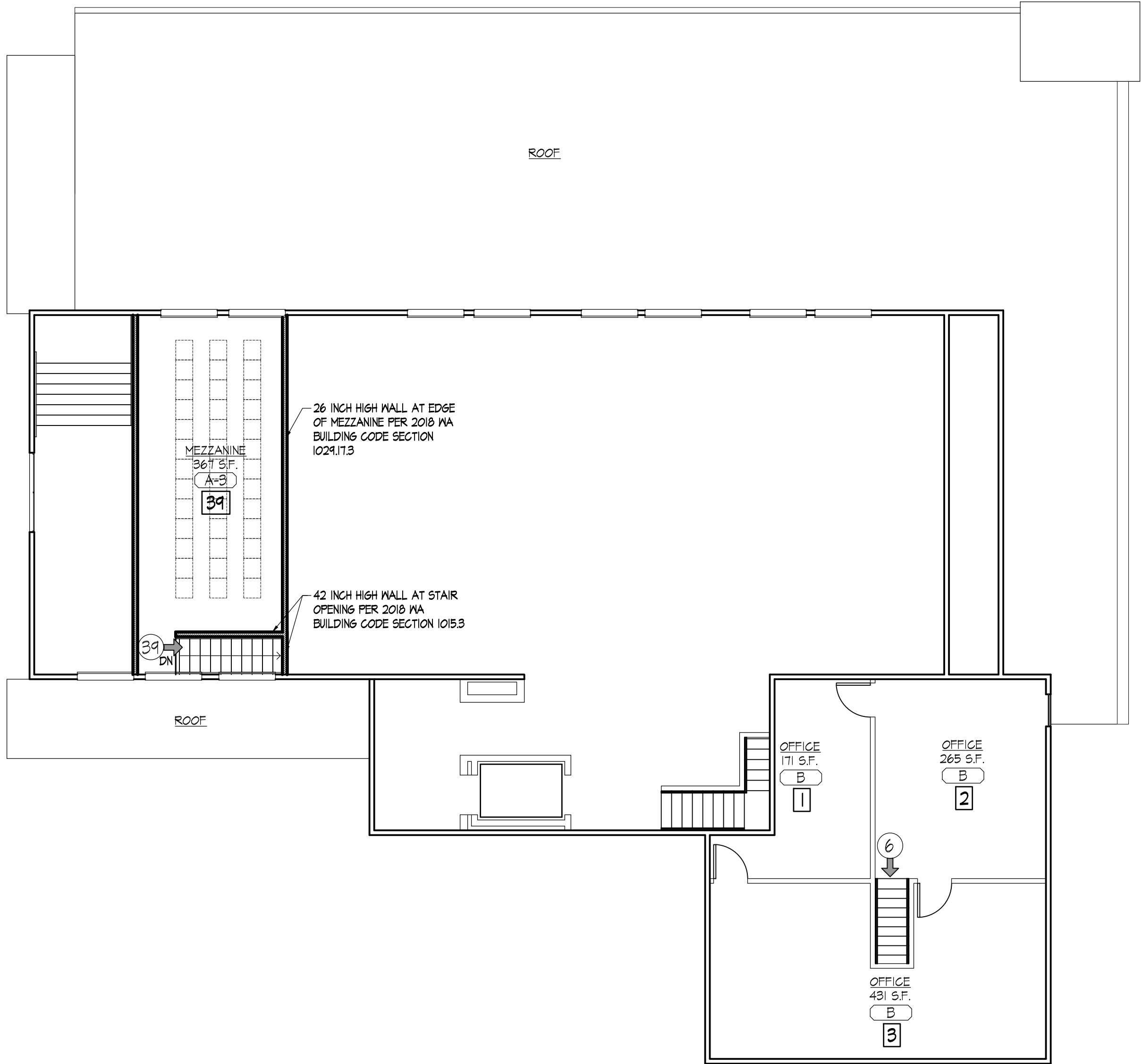
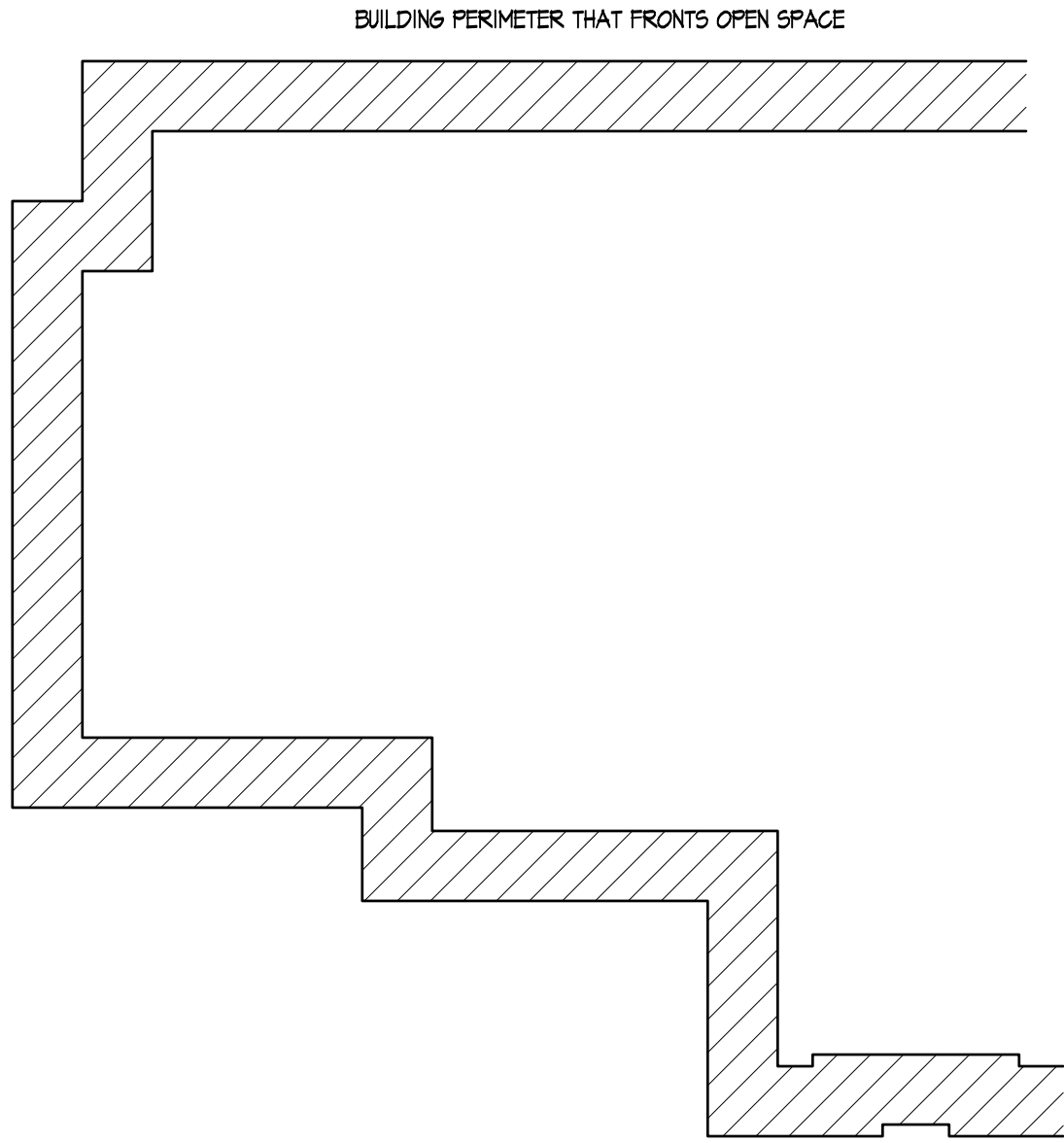
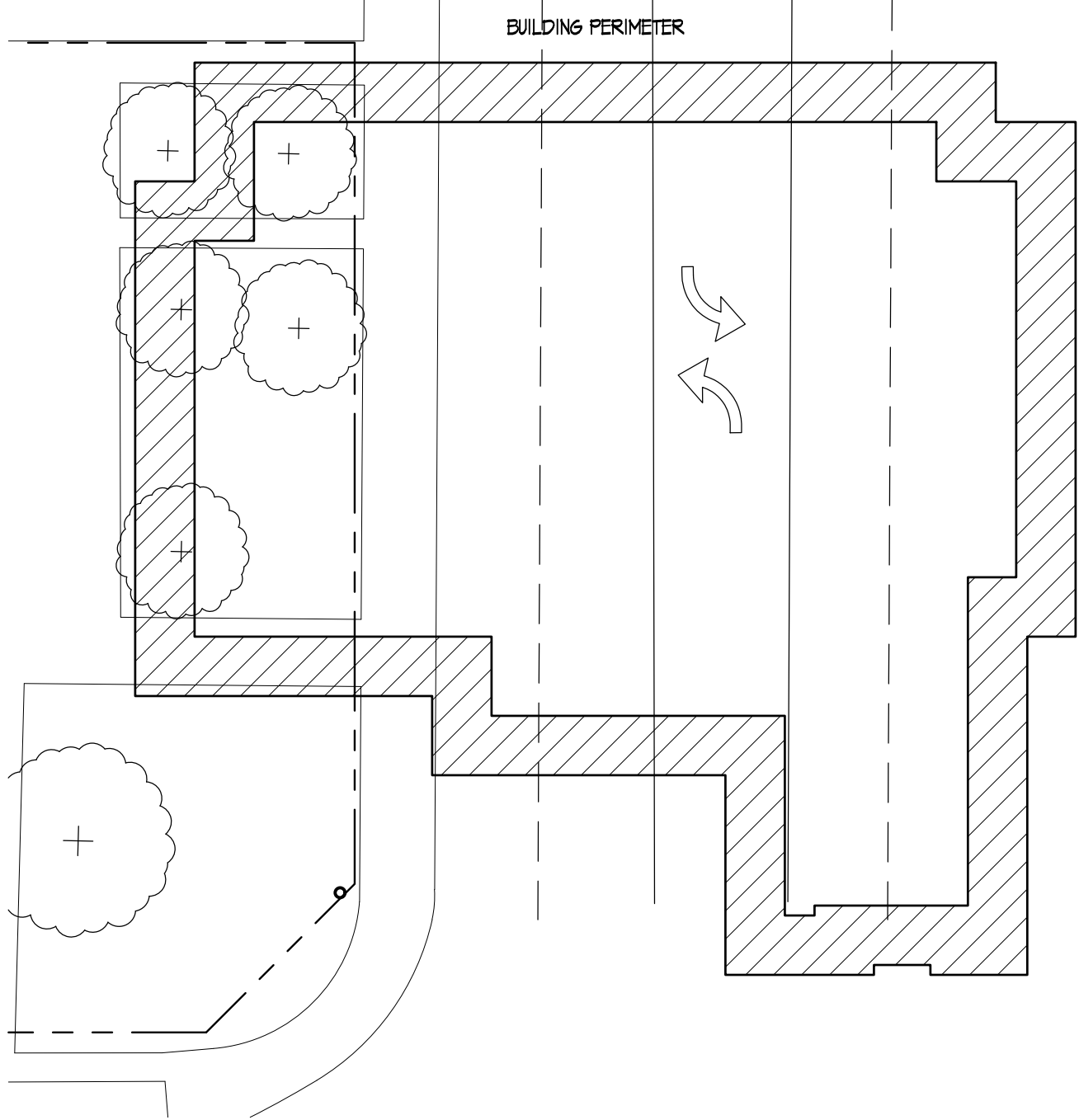
EXISTING CONSTRUCTION:
BASEMENT: CONCRETE SLAB ON GRADE
FIRST FLOOR: WOOD
MEZZANINE: WOOD
EXTERIOR WALLS: WOOD
INTERIOR WALLS: WOOD
ROOF STRUCTURE: 2X10 JOISTS
ROOF DECKING: PLYWOOD
CEILING FINISH: PLASTER & GYPSUM WALL BOARD
WALL FINISH: CONCRETE, CMU & GYPSUM WALL BOARD
DOORS: WOOD
DOOR FRAMES: WOOD

ALLOWABLE HEIGHT: 1 STORIES
ACTUAL HEIGHT: 1 STORY WITH MEZZANINES
ALLOWABLE AREA (TABLE 506.2): 6,000 SQ. FT.
AREA MODIFICATIONS (SECTION 506)
FRONTAGE INCREASE (506.3)
PERIMETER OF ENTIRE BUILDING: 376 FT.
PERIMETER THAT FRONTS OPEN SPACE: 271 FT.
MINIMUM WIDTH OF OPEN SPACE: 25 FT.

EQUATION 5-5 $I_p = (F/P - 0.25) W/30$
 $= [271 \text{ FEET}/376 \text{ FEET} - 0.25] [25 \text{ FEET}/30]$
 $= [0.47] [0.83]$
 $= [0.39]$

TOTAL ALLOWABLE AREA = $(6,000 \text{ S.F.}) (0.39) = 2,340 \text{ S.F. INCREASE}$
2,340 S.F. ALLOWABLE AREA

ACTUAL AREA OF BUILDING: 7,021 SQUARE FEET



MEZZANINE PLAN

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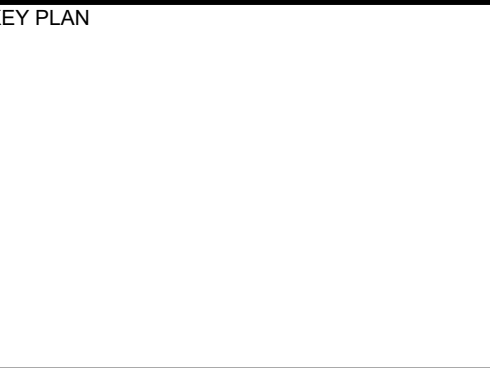
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SHEET NAME
**MEZZANINE
EXITING FLOOR PLAN**

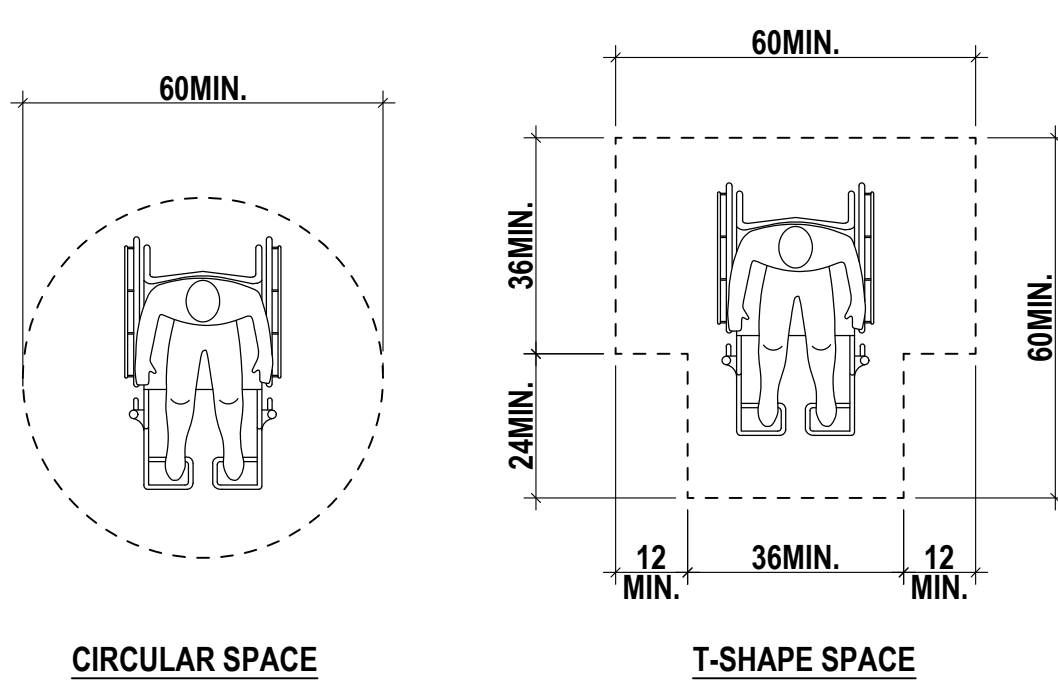
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SHEET NUMBER

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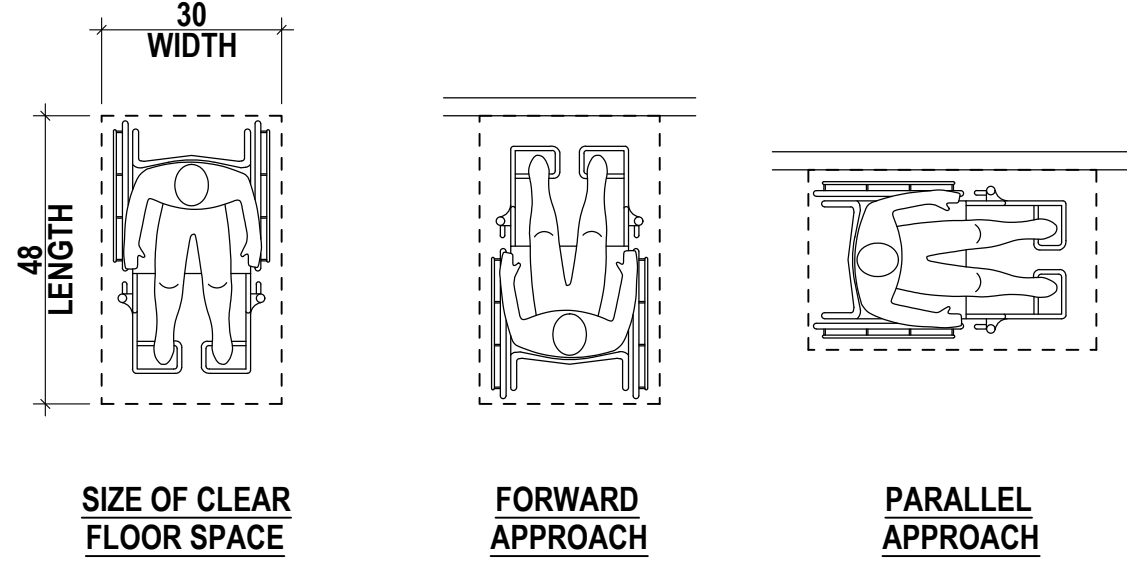
CIRCULAR SPACE
THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60-INCH MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH ICC/ANSI 117.1 2009 SECTION 306.

T-SHAPED TURNING SPACE
THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60-INCH MINIMUM SQUARE. WITH ARMS AND BASE 36 INCHES MINIMUM IN WIDTH. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION, AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH ICC/ANSI 117.1 2009 SECTION 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.



CLEAR FLOOR SPACE
• THE CLEAR FLOOR SPACE SHALL BE 48" MINIMUM IN LENGTH AND 30" MINIMUM IN WIDTH.
• FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.
• ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE.

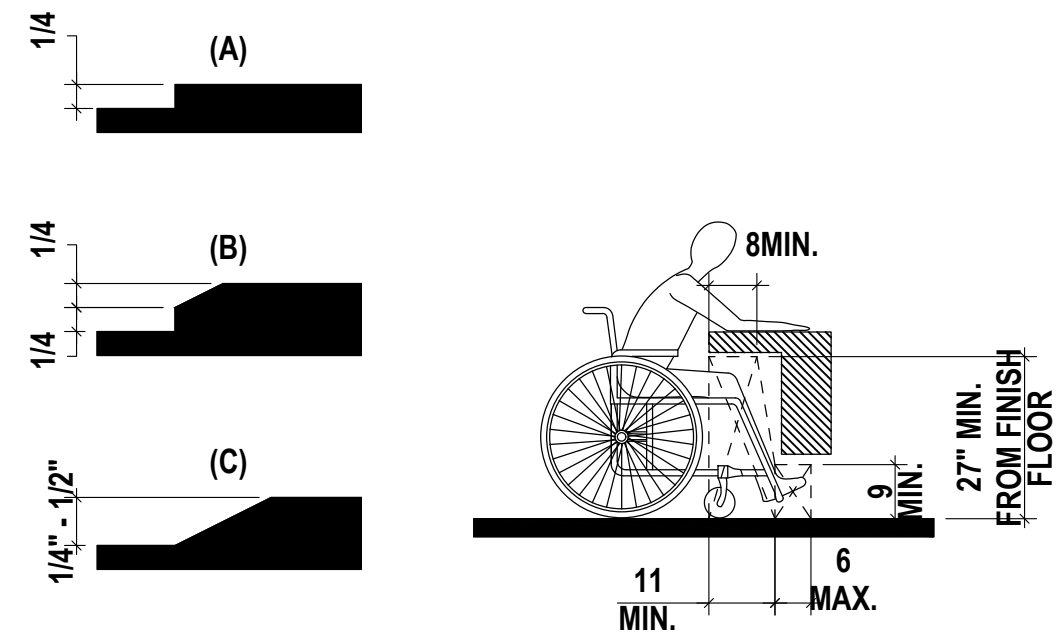
CLEAR FLOOR SPACE IN AN ALCOVE
IF A CLEAR FLOOR SPACE IS IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES ARE REQUIRED AS FOLLOWS:
• FOR FORWARD APPROACH WHERE THE ALCOVE EXCEEDS 24" IN DEPTH, THE CLEAR SPACE MUST BE 36" MINIMUM WIDE.
• FOR PARALLEL APPROACH WHERE THE ALCOVE EXCEEDS 15" IN DEPTH, THE CLEAR SPACE MUST BE 60" MINIMUM WIDE.



VERTICAL CHANGE IN LEVEL
CHANGES IN LEVEL OF 1/4" MAXIMUM IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.

BEVELED CHANGE IN LEVEL
CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. SEE (B) & (C).

RAMPS
CHANGES IN LEVEL GREATER THAN 1/2" IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH ICC/ANSI 117.1 2009 SECTION 405 OR 406.

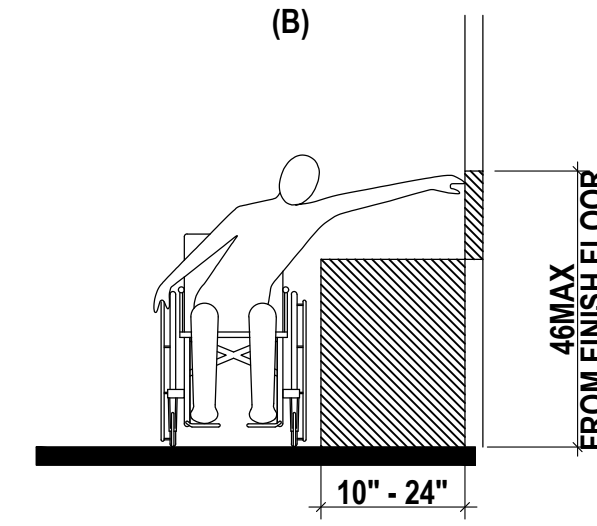
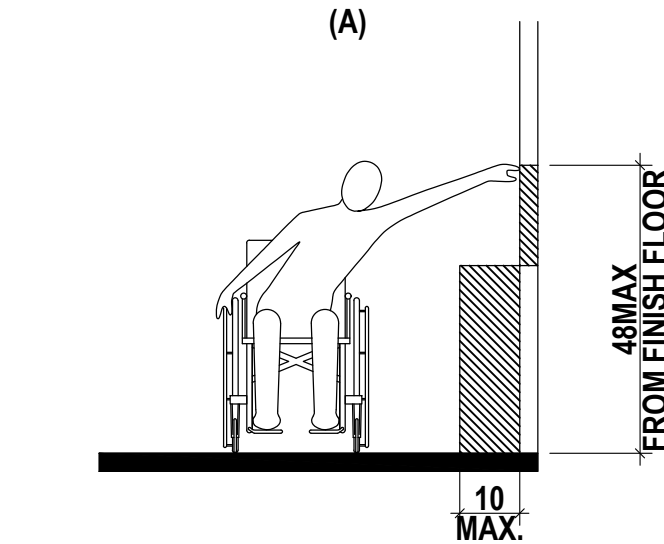
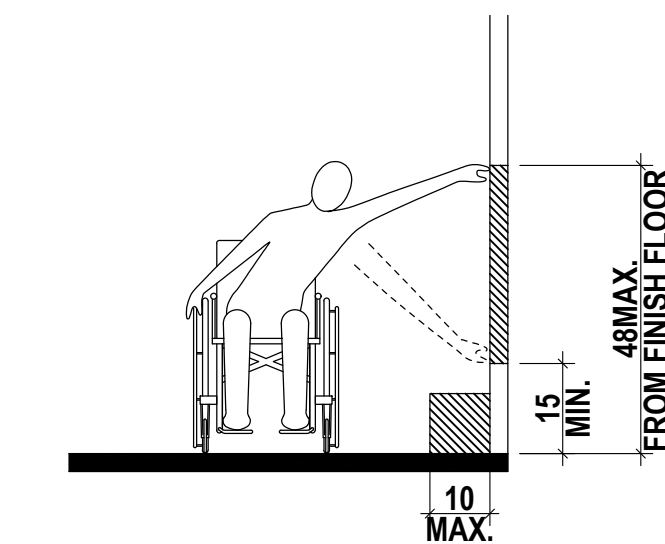
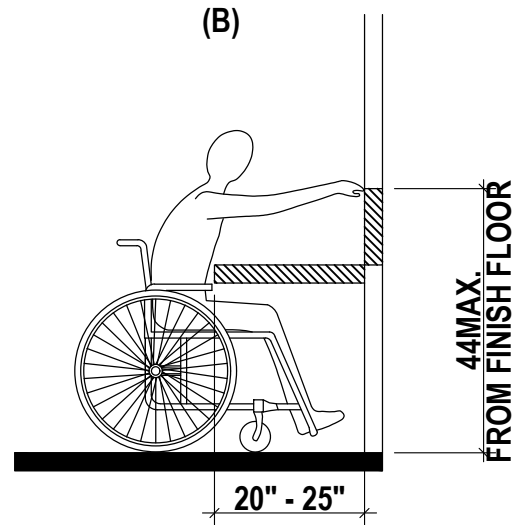
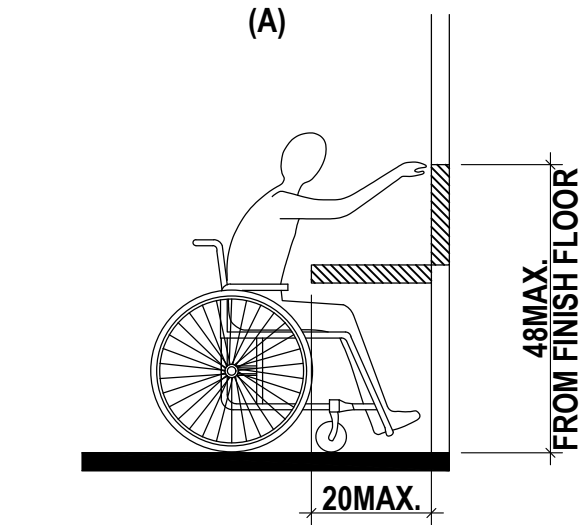
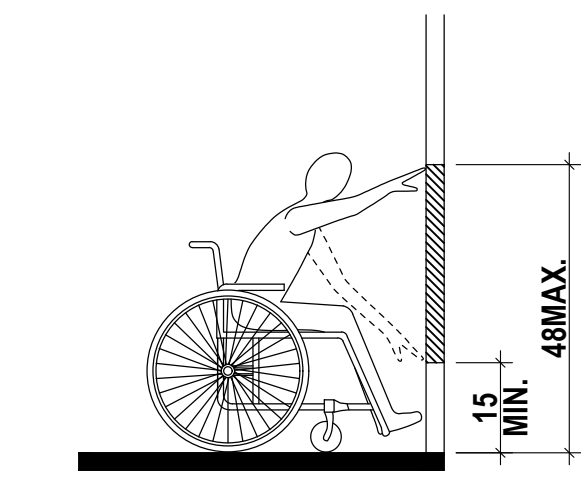
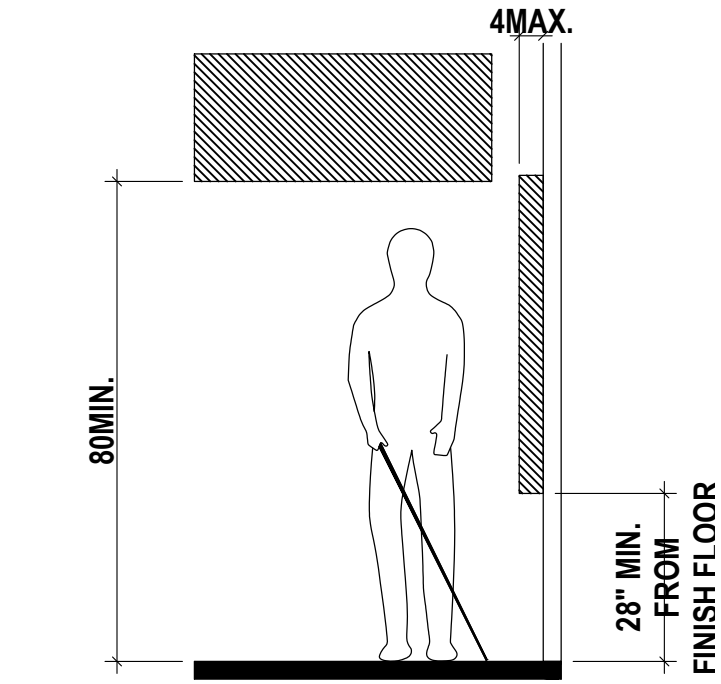


① SIZE OF TURNING SPACES
ANSI 117.1-2009 SECTION 304.3

② CLEAR FLOOR SPACE
ANSI 117.1-2009 SECTION 305

③ CHANGES IN LEVEL
ANSI 117.1-2009 SECTION 303.2 & 303.3

④ KNEE AND TOE CLEARANCE
ANSI 117.1-2009 SECTION 306.2 & 306.3



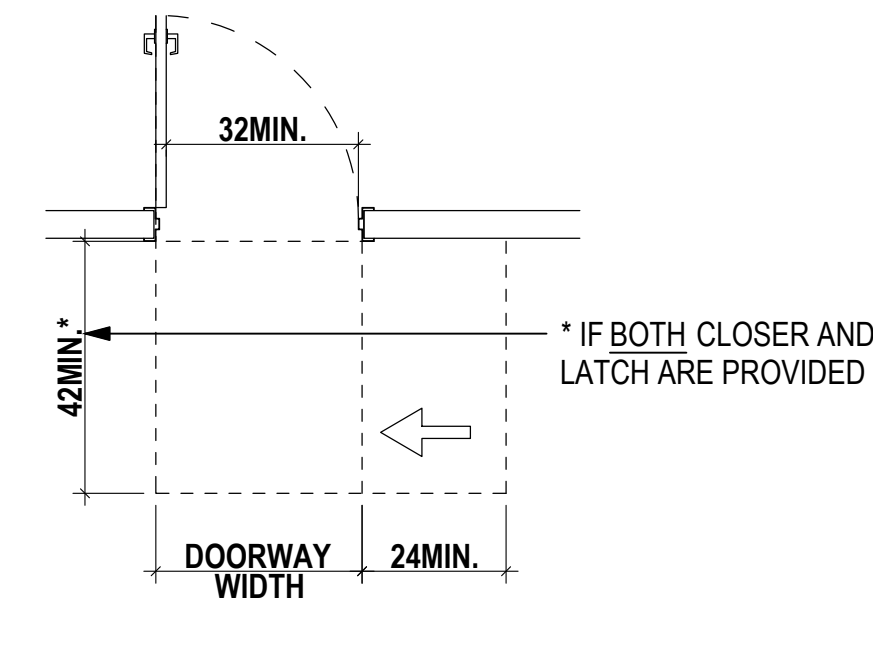
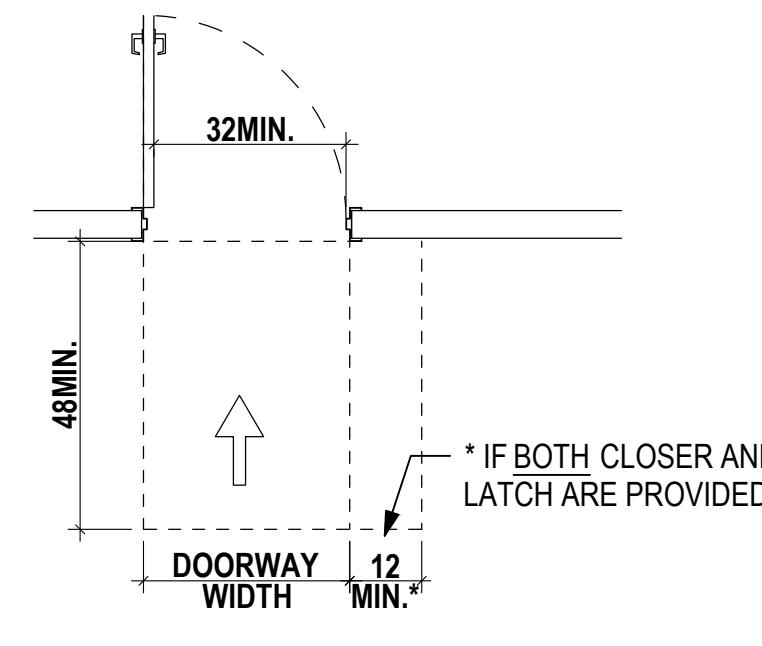
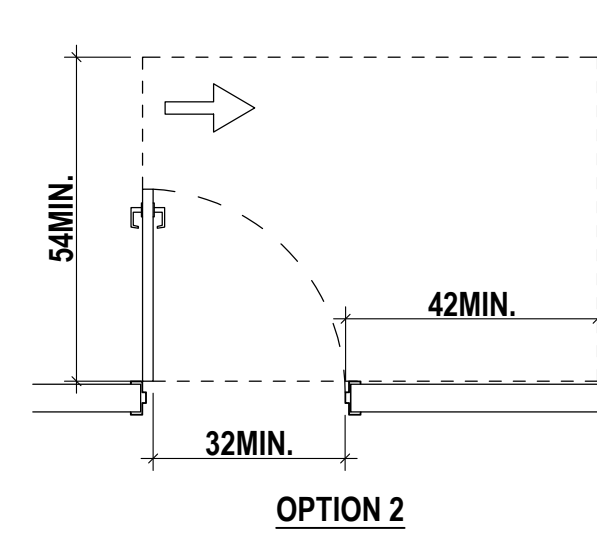
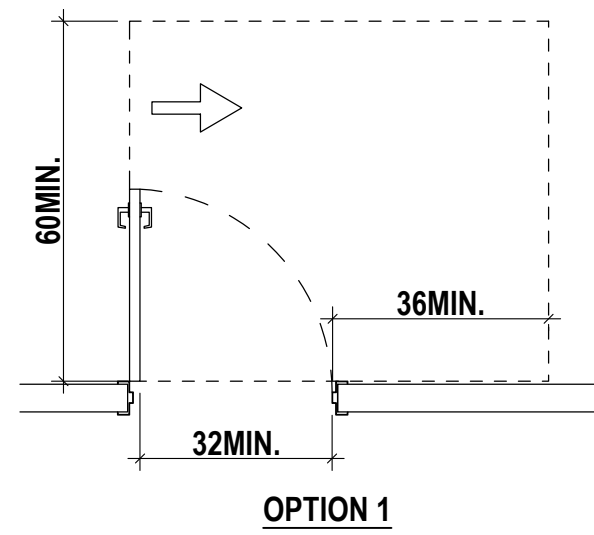
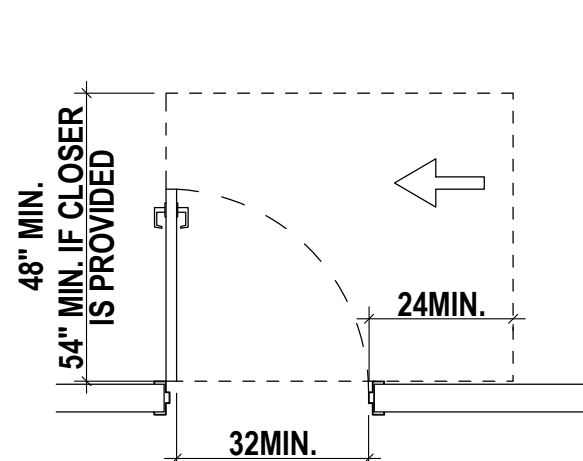
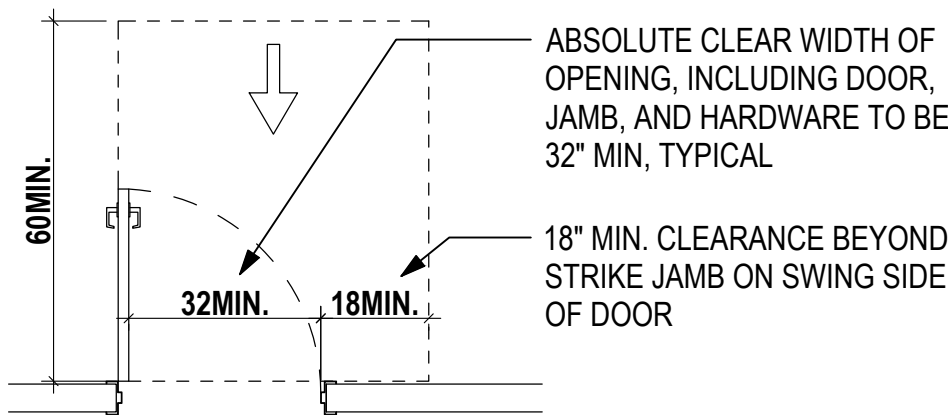
⑤ LIMITS OF PROTRUDING OBJECTS
ANSI 117.1-2009 SECTION 307.2

⑥ OBSTRUCTED FORWARD REACH ELEVATION
ANSI 117.1-2009 SECTION 308.2.1

⑦ OBSTRUCTED HIGH FORWARD REACH ELEVATION
ANSI 117.1-2009 SECTION 308.2.2

⑧ UNOBSTRUCTED SIDE REACH ELEVATION
ANSI 117.1-2009 SECTION 308.3.1

⑨ OBSTRUCTED HIGH SIDE REACH ELEVATION
ANSI 117.1-2009 SECTION 308.3.2



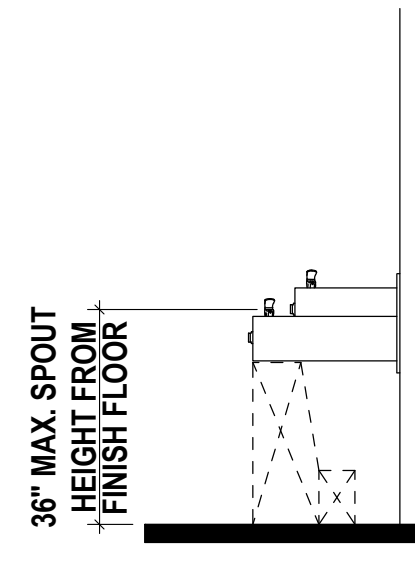
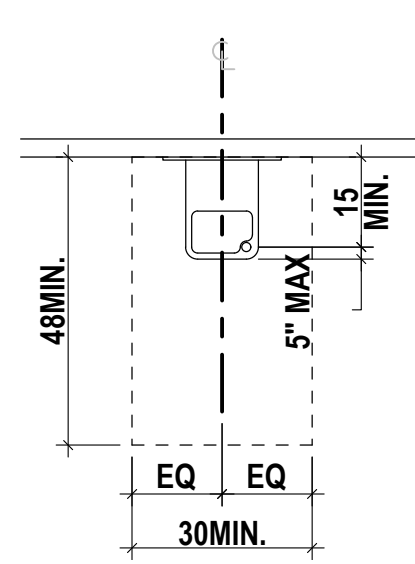
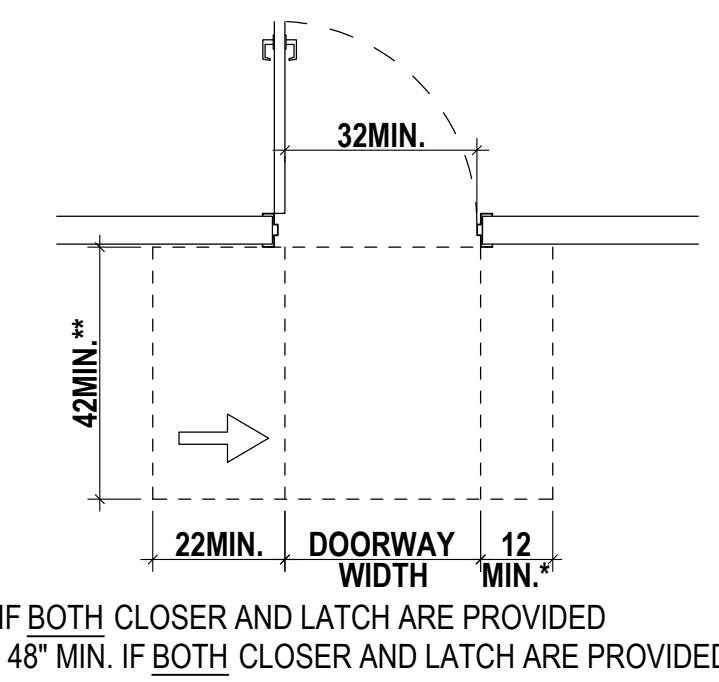
⑩ CLEAR AREA AT DOOR - FRONT APPROACH PULL SIDE
ANSI 117.1-2009 SECTIONS 404.2.2 & 404.2.3

⑪ CLEAR AREA AT DOOR - LATCH APPROACH PULL SIDE
ANSI 117.1-2009 SECTION 404.2.3

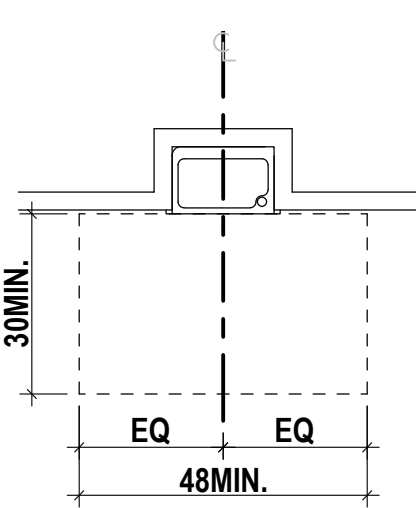
⑫ CLEAR AREA AT DOOR - HINGE APPROACH PULL SIDE
ANSI 117.1-2009 SECTION 404.2.3

⑬ CLEAR AREA AT DOOR - FRONT APPROACH PUSH SIDE
ANSI 117.1-2009 SECTION 404.2.3

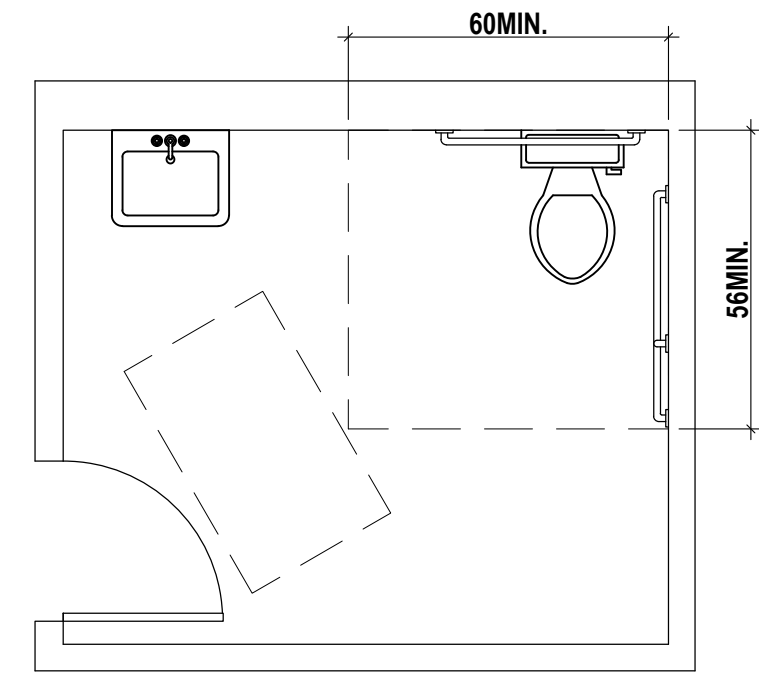
⑭ CLEAR AREA AT DOOR - LATCH APPROACH PUSH SIDE
ANSI 117.1-2009 SECTION 404.2.3



NOTE:
SPOUT SHALL BE LOCATION 3-1/2" MAX FROM FRONT EDGE OF DRINKING FOUNTAIN.

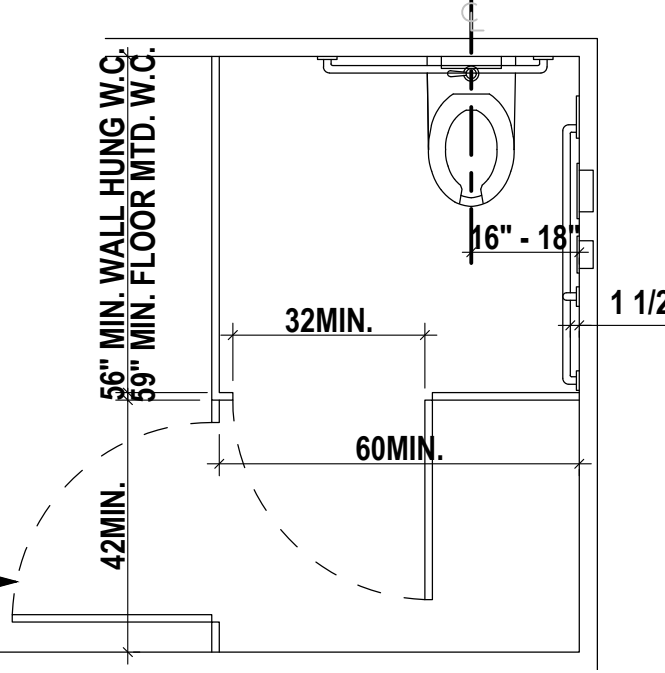


NOTES:
CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP.
PER ANSI 117.1 - 2009 SECTION 603.2.2 DOOR SWINGS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE UNLESS THE ROOM IS FOR INDIVIDUAL USE, AND A 30" x 48" CLEAR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
REFER TO ANSI 117.1 - 2009 SECTION 604.3 FOR WATER CLOSET CLEARANCE.
REFER TO DETAIL 21/A0.05 FOR ELEVATIONS SHOWING GRAB BAR AND ACCESSORY REQUIREMENTS.



NOTES:
• TOILET STALL PARTITIONS SHALL PROVIDE A TOE CLEARANCE OF 9" MIN. ABOVE THE FLOOR.
• REFER TO 21/A0.05 FOR ELEVATIONS SHOWING GRAB BAR AND ACCESSORY LAYOUT.

ALTERNATE DOOR LOCATION - SEE FLOOR PLANS FOR EXACT LAYOUT OF TOILET STALLS



⑮ CLEAR AREA AT DOOR - HINGE APPROACH PUSH SIDE
ANSI 117.1-2009 SECTION 602.2

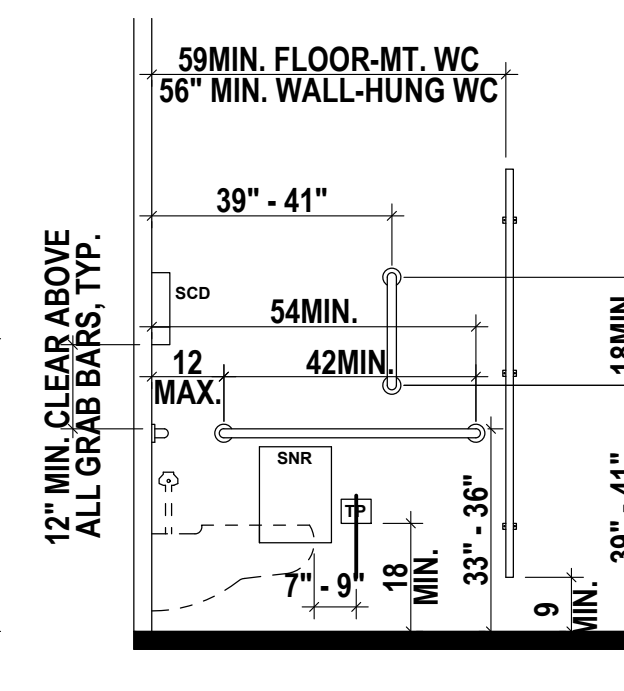
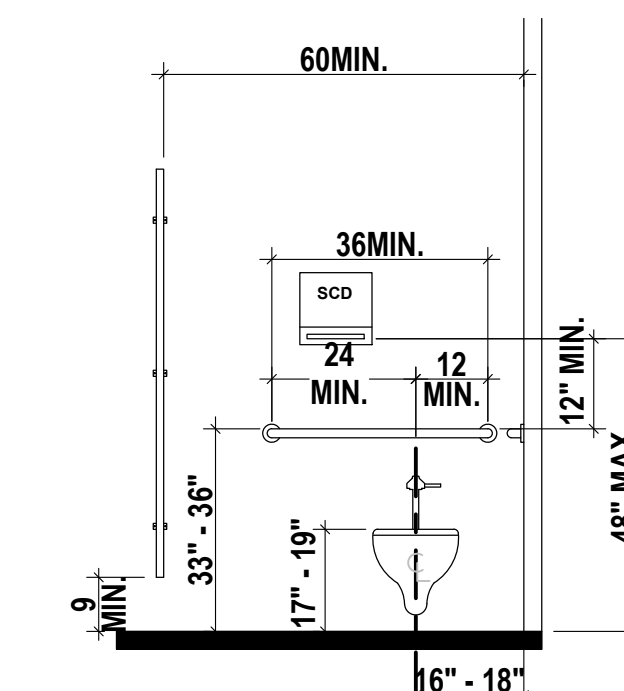
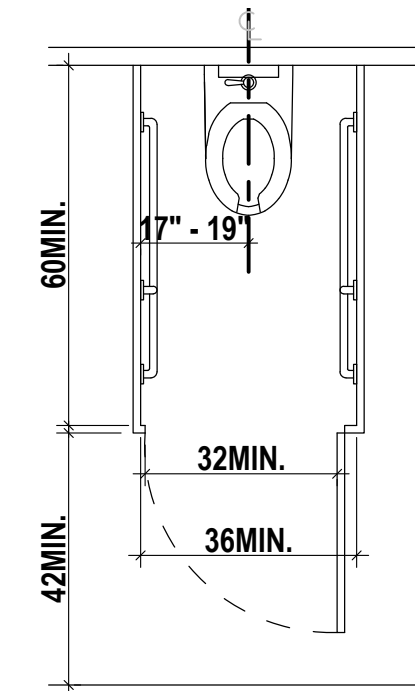
⑯ DRINKING FOUNTAIN CLEAR SPACE - FRONT APPROACH
ANSI 117.1-2009 SECTION 602.2

⑰ DRINKING FOUNTAIN CLEAR SPACE - SIDE APPROACH
ANSI 117.1-2009 SECTION 602.2

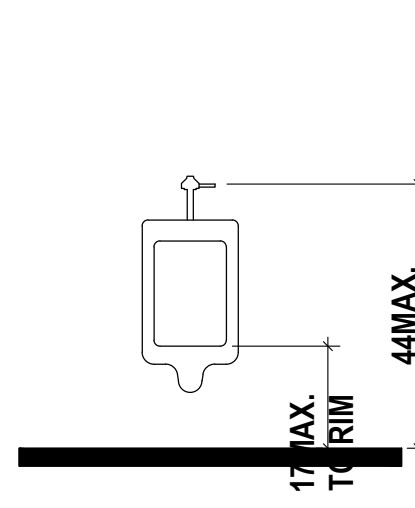
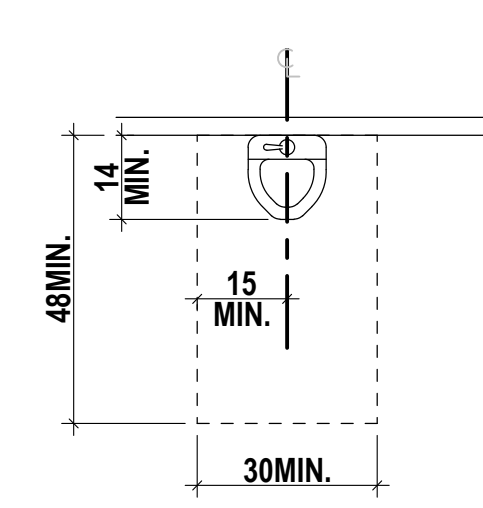
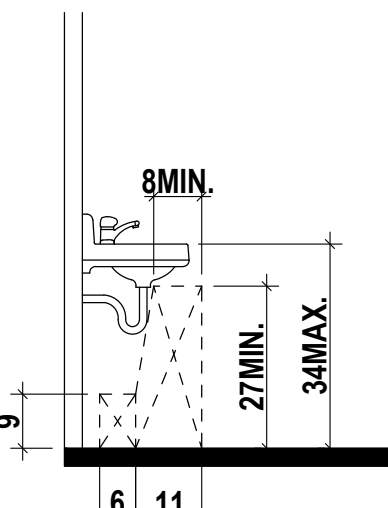
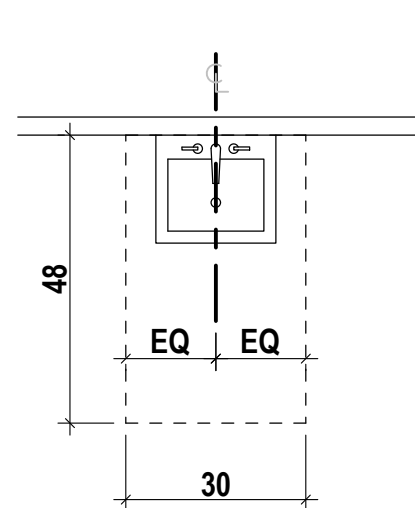
⑱ ACCESSIBLE SINGLE OCCUPANT TOILET ROOM LAYOUT
ANSI 117.1-2009 SECTIONS 603.1, 604.2 & 604.3

⑲ ACCESSIBLE TOILET GRAB BAR AND ACCESSORY LAYOUT
ANSI 117.1-2009 SECTIONS 604.2 & 604.9

NOTE:
REFER TO 21/A0.15 FOR ELEVATIONS SHOWING GRAB BAR AND ACCESSORY LAYOUT.



NOTES:
• HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
• WATER SUPPLY AND DRAINPIES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.



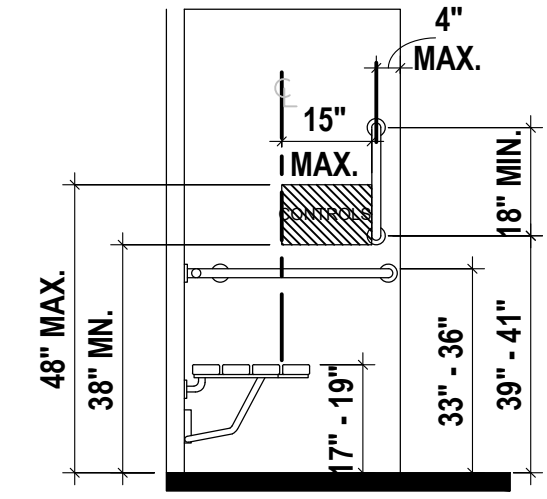
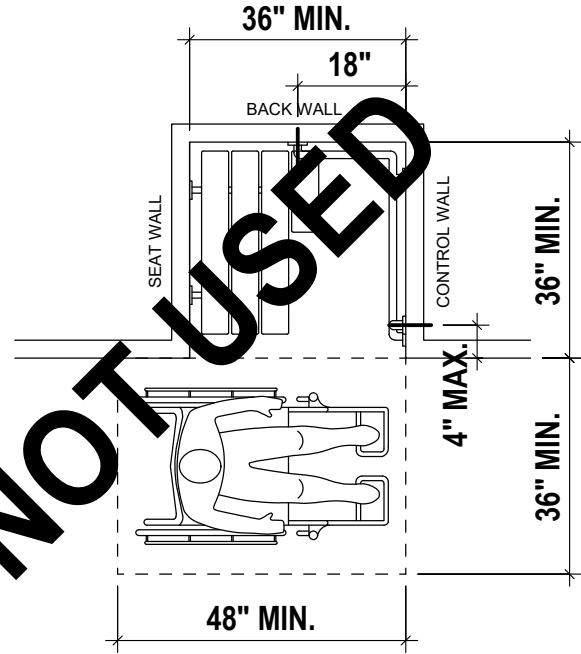
⑳ AMBULATORY TOILET COMPARTMENT LAYOUT
ANSI 117.1-2009 SECTIONS 604.2 & 604.9

㉑ ACCESSIBLE TOILET GRAB BAR AND ACCESSORY ELEVATIONS
ANSI 117.1-2009 SECTIONS 604.5.1, 604.5.2, 604.7 & 604.9.5.1

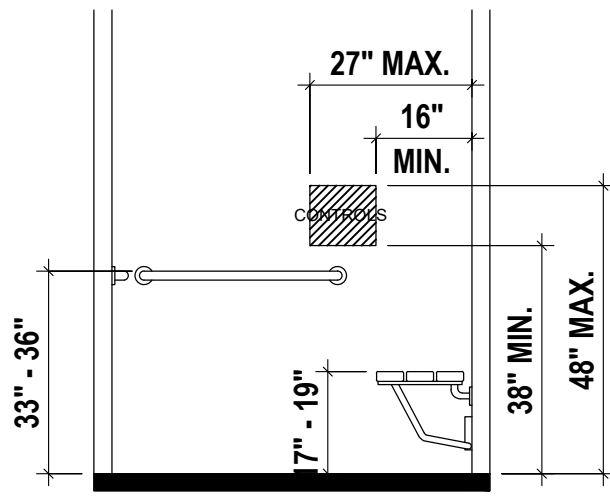
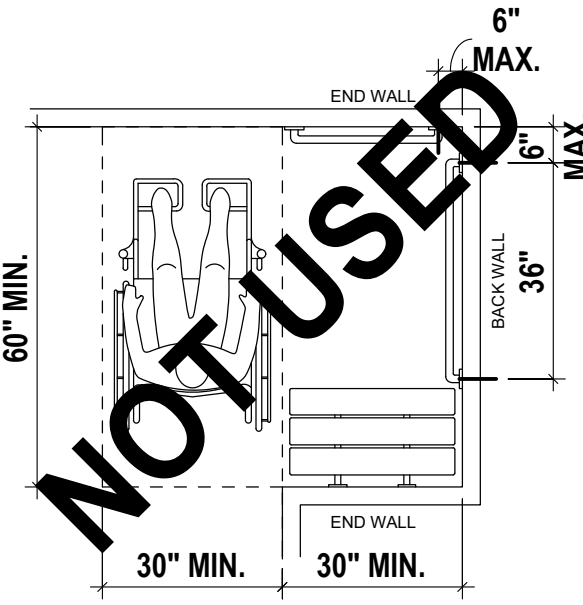
㉒ ACCESSIBLE LAVATORY LAYOUT AND ELEVATION
ANSI 117.1-2009 SECTION 606

㉓ ACCESSIBLE URINAL LAYOUT AND ELEVATION
ANSI 117.1-2009 SECTION 605.2

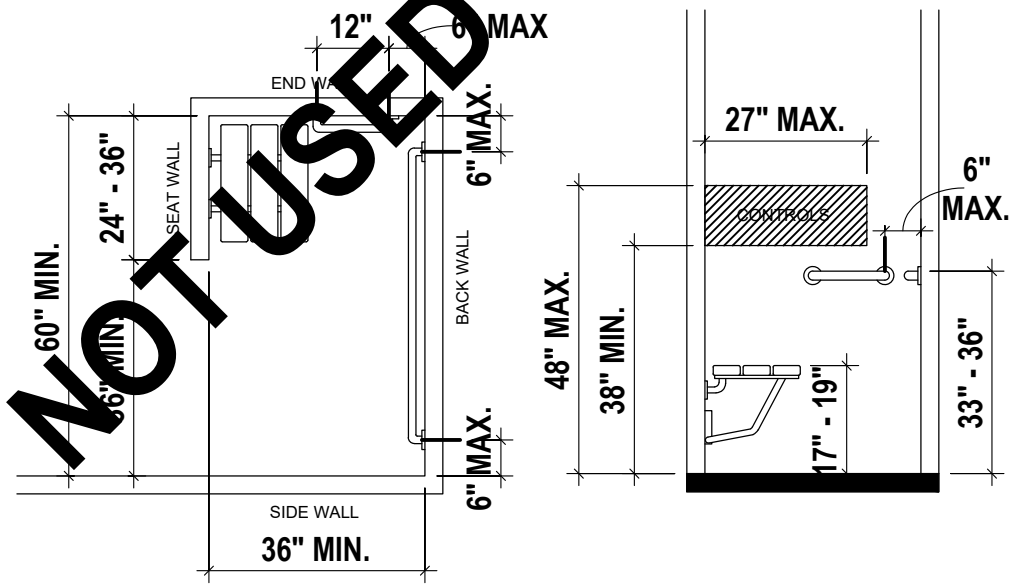
- NOTES:**
- A FOLDING OR NON-FOLDING SEAT COMPLYING WITH SECTION 610 SHALL BE PROVIDED ON THE WALL OPPOSITE THE CONTROL WALL.
 - GRAB BARS SHALL COMPLY WITH SECTION 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 608.3.1
 - CONTROLS AND HAND SHOWER SHALL BE COMPLY WITH SECTIONS 608.4.1, 309.4 AND 608.5.
 - THRESHOLDS SHALL COMPLY WITH SECTION 608.6 IN ACCORDANCE WITH SECTION 303.
 - SHOWER ENCLOSURES SHALL COMPLY WITH SECTION 608.7.
 - WATER TEMPERATURE SHALL COMPLY WITH SECTION 608.8.



- NOTES:**
- A FOLDING OR NON-FOLDING SEAT COMPLYING WITH SECTION 610 SHALL BE PROVIDED ON AN END WALL.
 - GRAB BARS SHALL COMPLY WITH SECTION 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 608.3.2
 - CONTROLS AND HAND SHOWER SHALL BE COMPLY WITH SECTIONS 608.4.2, 309.4 AND 608.5.
 - THRESHOLDS SHALL COMPLY WITH SECTION 608.6 IN ACCORDANCE WITH SECTION 303.
 - SHOWER ENCLOSURES SHALL COMPLY WITH SECTION 608.7.
 - WATER TEMPERATURE SHALL COMPLY WITH SECTION 608.8.



- NOTES:**
- A FOLDING OR NON-FOLDING SEAT COMPLYING WITH SECTION 610 SHALL BE PROVIDED ON THE ENTRY SIDE OF COMPARTMENT.
 - GRAB BARS SHALL COMPLY WITH SECTION 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 608.3.3
 - CONTROLS AND HAND SHOWER SHALL BE COMPLY WITH SECTIONS 608.4.3, 309.4 AND 608.5.
 - THRESHOLDS SHALL COMPLY WITH SECTION 608.6 IN ACCORDANCE WITH SECTION 303.
 - SHOWER ENCLOSURES SHALL COMPLY WITH SECTION 608.7.
 - WATER TEMPERATURE SHALL COMPLY WITH SECTION 608.8.

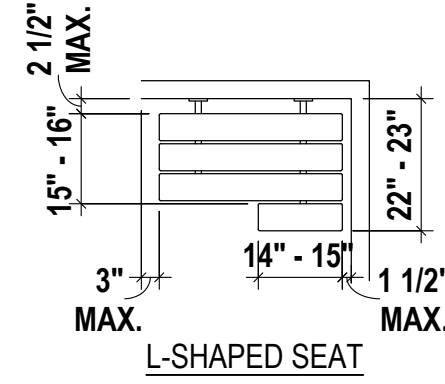
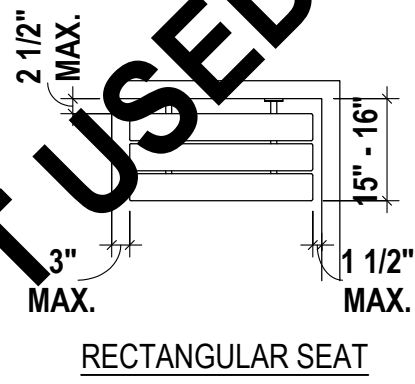


① ACCESSIBLE TRANSFER-TYPE SHOWER COMPARTMENT
ANSI 117.1-2009 SECTION 608.2.1 & AS REFERENCED IN "NOTES" ABOVE

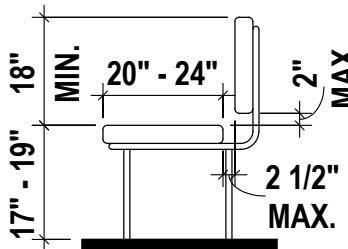
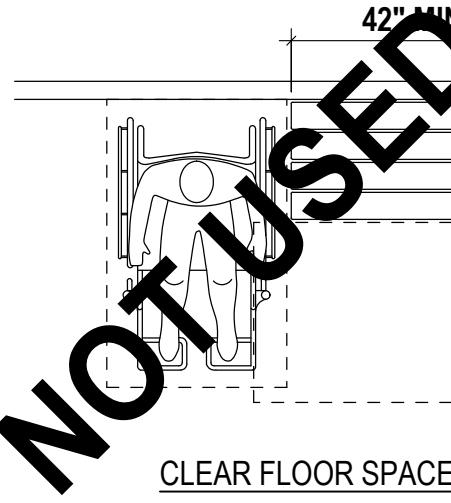
② ACCESSIBLE STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT
ANSI 117.1-2009 SECTION 608.2.2 & AS REFERENCED IN "NOTES" ABOVE

③ ACCESSIBLE ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT
ANSI 117.1-2009 SECTION 608.2.3 & AS REFERENCED IN "NOTES" ABOVE

- NOTES:**
- THE HEIGHT OF THE SHOWER COMPARTMENT SEAT SHALL BE BETWEEN 17" MIN. AND 19" MAX. ABOVE BATHROOM FLOOR, MEASURED TO THE TOP OF THE SEAT.
 - IN TRANSFER-TYPE AND ALTERNATE ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND ALONG THE SEAT WALL TO A POINT WITHIN 3" OF THE COMPARTMENT ENTRY.
 - IN STANDARD ROLL-IN-TYPE SHOWERS, THE SEAT SHALL EXTEND FROM THE CONTROL WALL TO A POINT WITHIN 3" OF THE COMPARTMENT ENTRY.



- NOTES:**
- WHERE PROVIDED IN WET LOCATIONS THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.
 - BACK SUPPORT IS NOT REQUIRED WHERE BENCH IS AFFIXED TO A WALL.

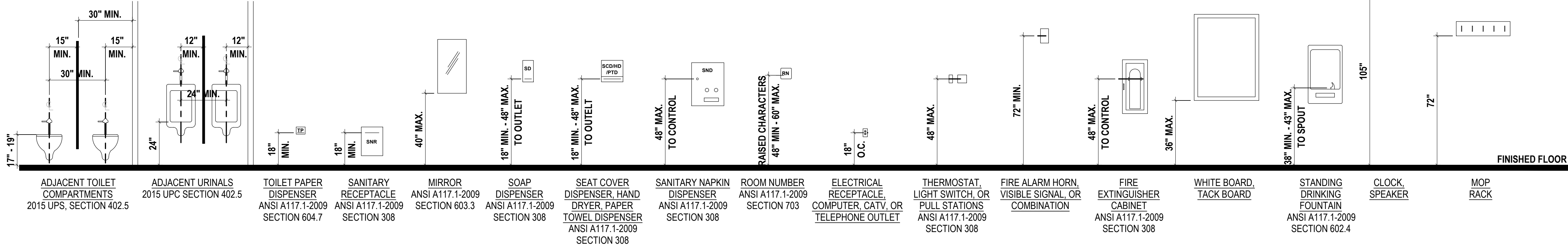


BENCH BACK SUPPORT
& SEAT HEIGHT

④ ACCESSIBLE SHOWER COMPARTMENT SEAT
ANSI 117.1-2009 SECTION 610.3

⑤ LOCKER BENCH
ANSI 117.1-2009 SECTION 903

NOTE:
IN JURISDICTIONS USING THE 2015 IPC, PER SECTION 405.3.1, URINALS MUST BE 15" MIN. FROM SIDE WALL AND 30" O.C. MIN. APART. PER SECTION 405.3.5, URINALS MUST HAVE PARTITIONS BETWEEN THEM.

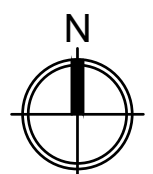
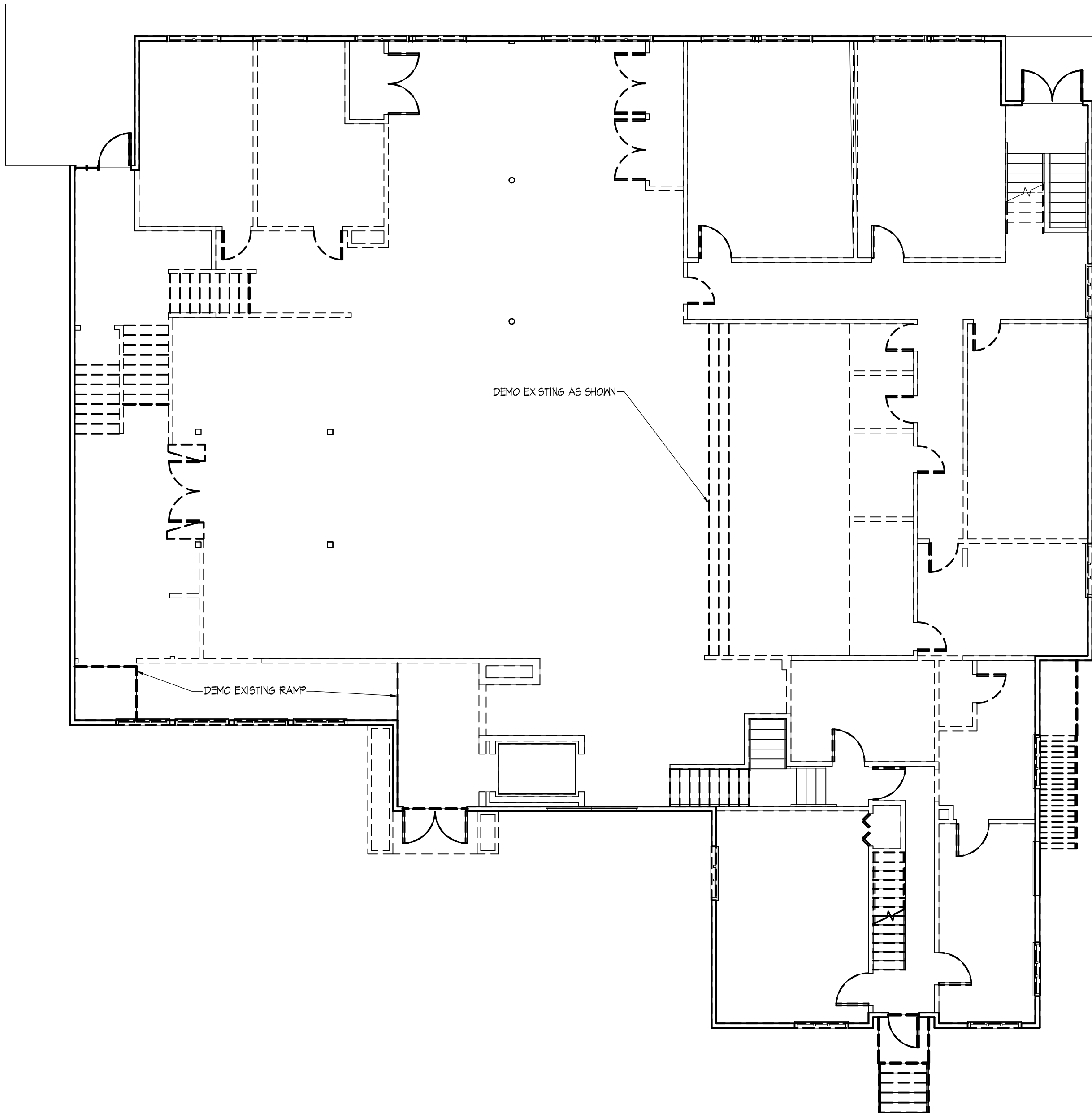


⑩ RECOMMENDED MOUNTING HEIGHTS
 $\frac{3}{8}'' = 1'-0''$

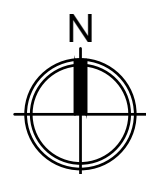
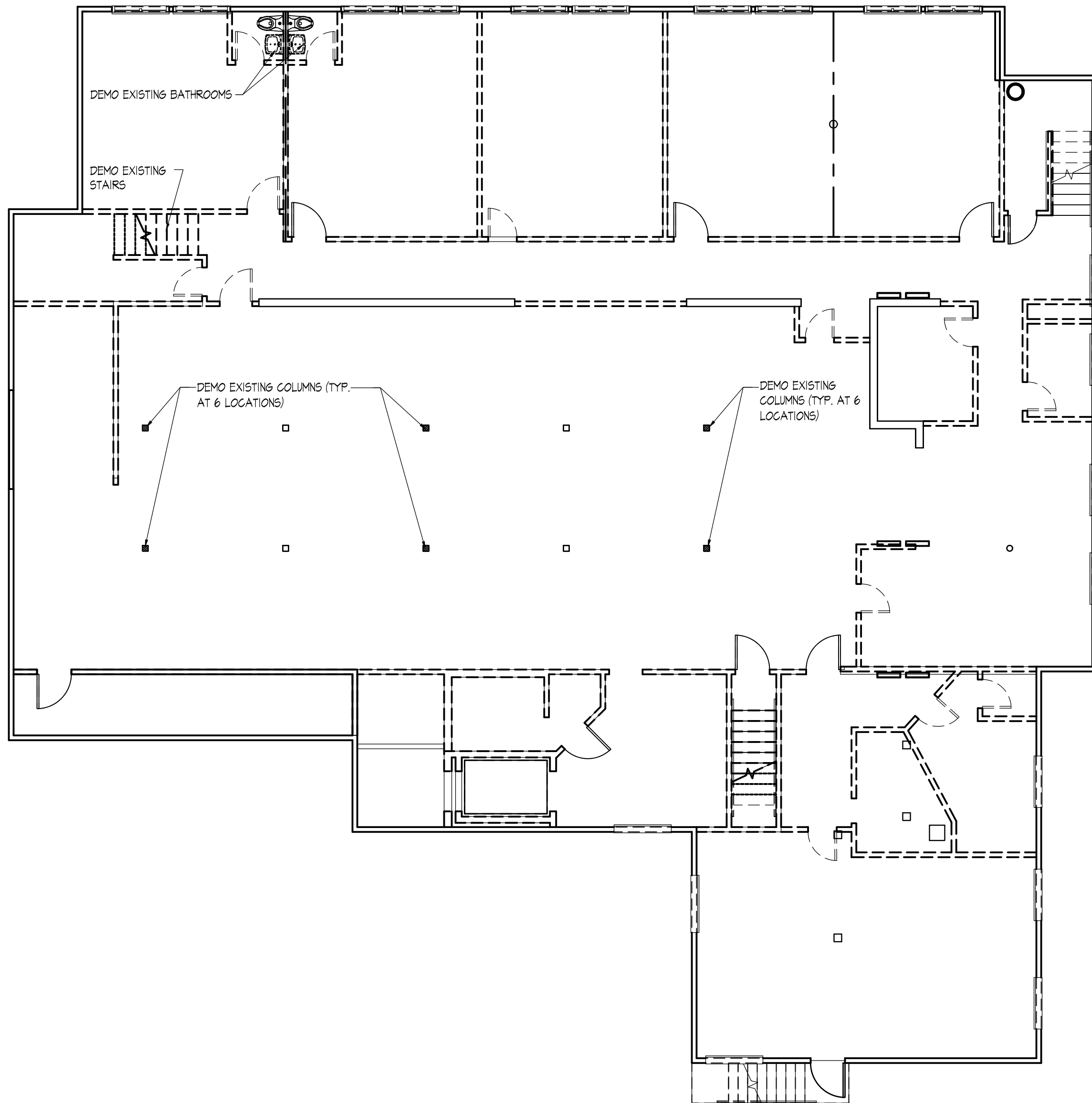
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② FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



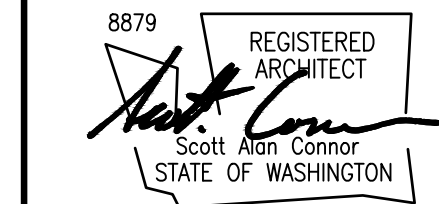
① BASEMENT LEVEL DEMOLITION PLAN
1/8" = 1'-0"



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CHECKED BY: **C.R.**

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PROJECT NAME

LIFEPOINT CHURCH
14619 28TH ST. NE
LAKE STEVENS, WA 98258

PROJECT ADDRESS

1607 FOURTH ST.
MARYSVILLE, WA 98270

PROJECT NO.

2316

ISSUE DATE

2023-09-13

CURRENT REVISION

PERMIT SUBMITTAL SET

DRAWING PLOT DATE

2023-09-13

REVISION	DATE
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KEY PLAN

SHEET NAME

**BASEMENT LEVEL
AND FIRST FLOOR
DEMOLITION
PLANS**

SCALES AS NOTED

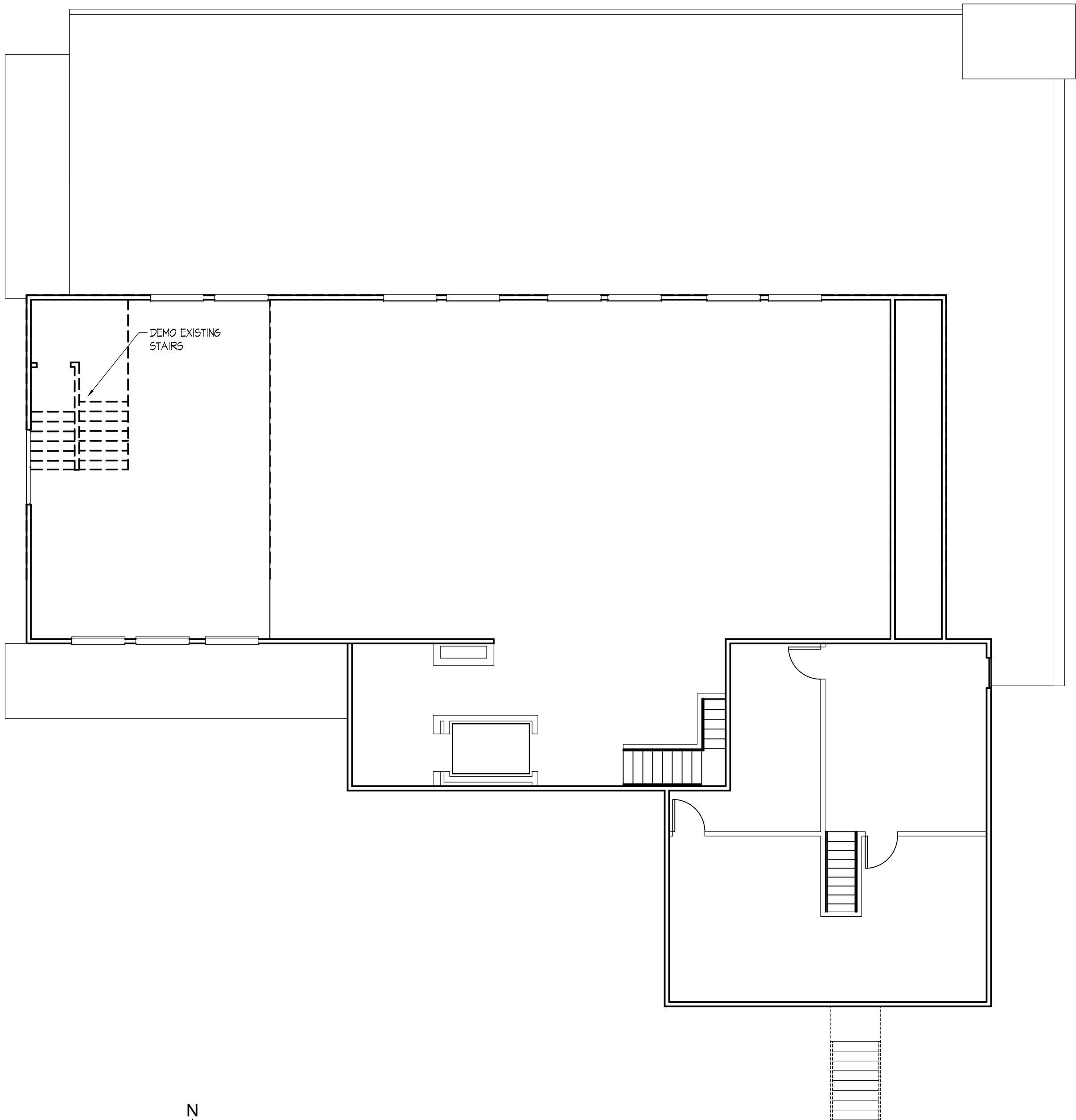
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1 MEZZANINE DEMO PLAN
1/8" = 1'-0"

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SHEET NAME

MEZZANINE LEVEL
DEMOLITION PLAN

SCALES AS NOTED

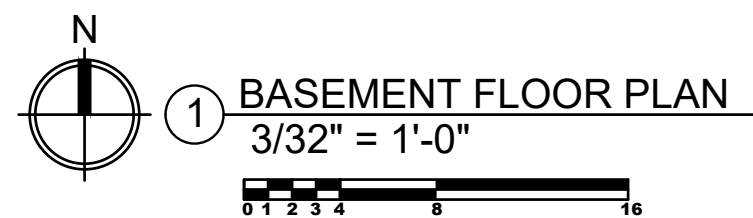
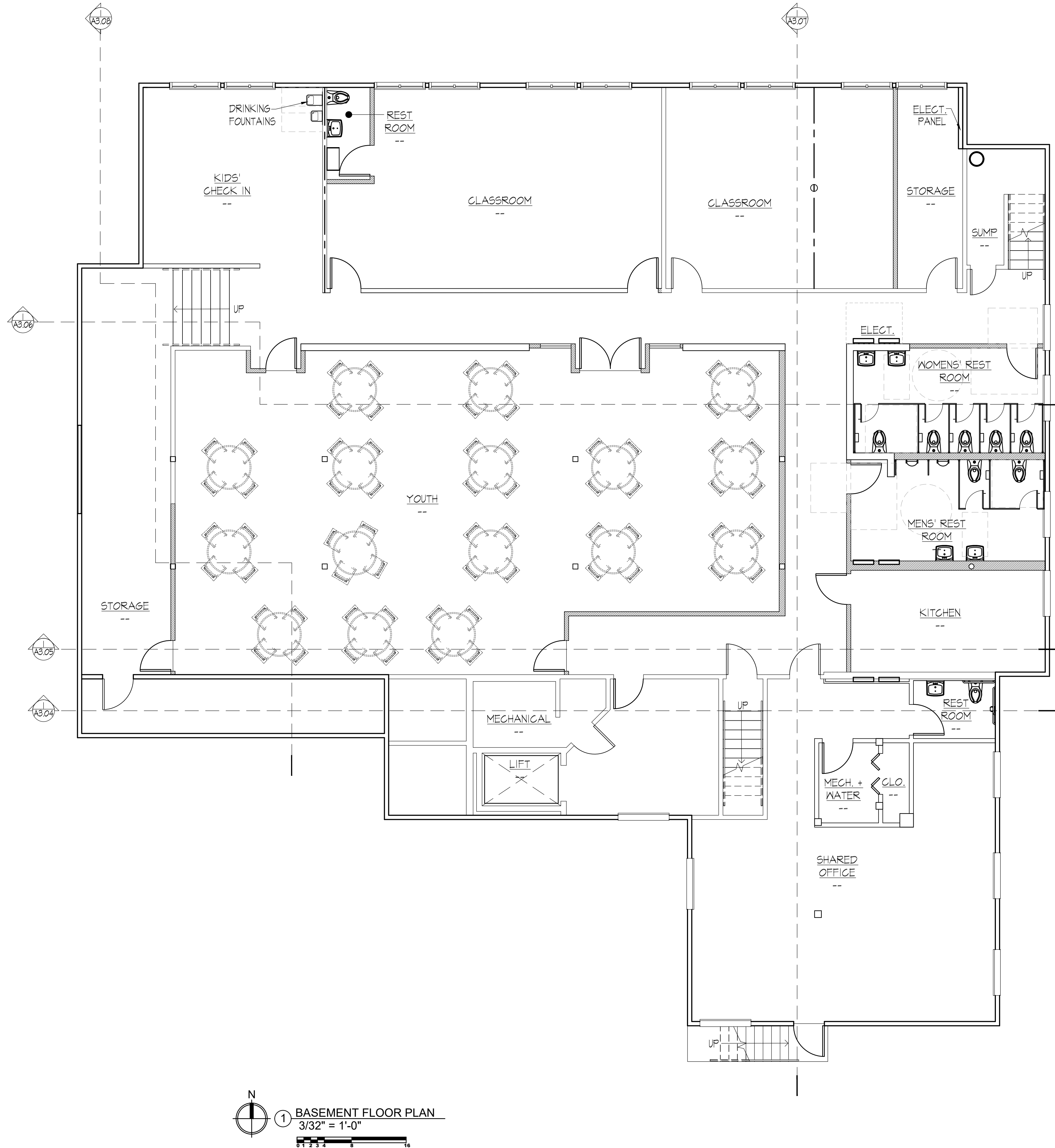
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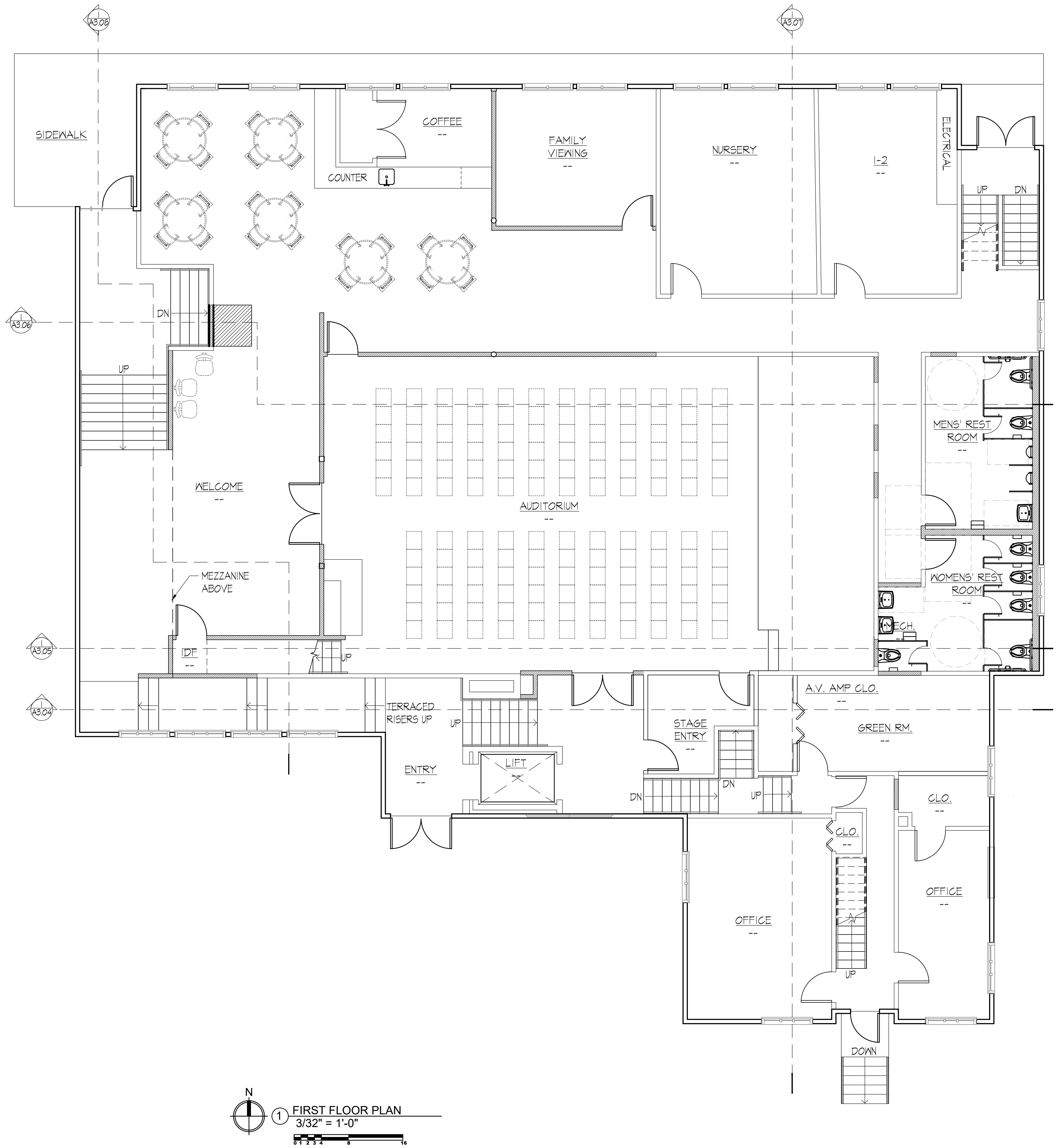
KEY PLAN

SHEET NAME
BASEMENT FLOOR PLAN

SCALES AS NOTED

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A2.02



1 FIRST FLOOR PLAN
3/32" = 1'-0"
0 1 2 3 4 8 16

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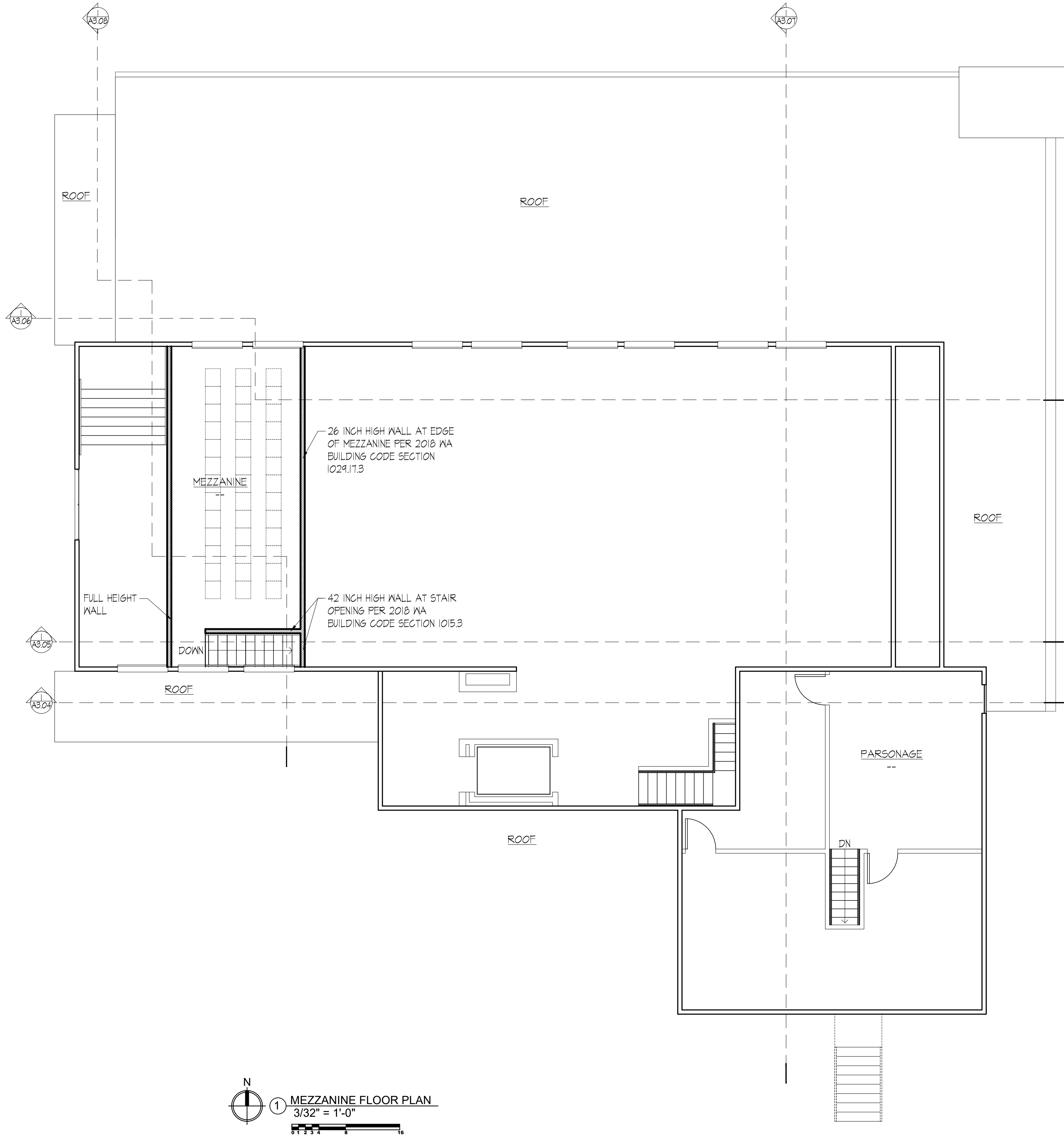
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FIRST FLOOR PLAN
SCALES AS NOTED

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1 MEZZANINE FLOOR PLAN
3/32" = 1'-0"

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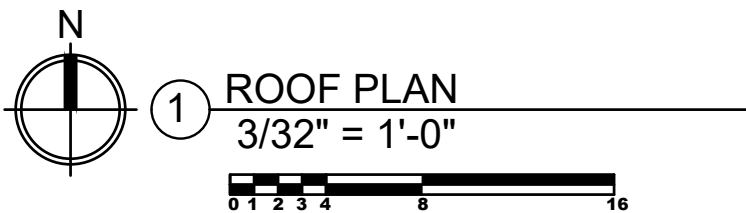
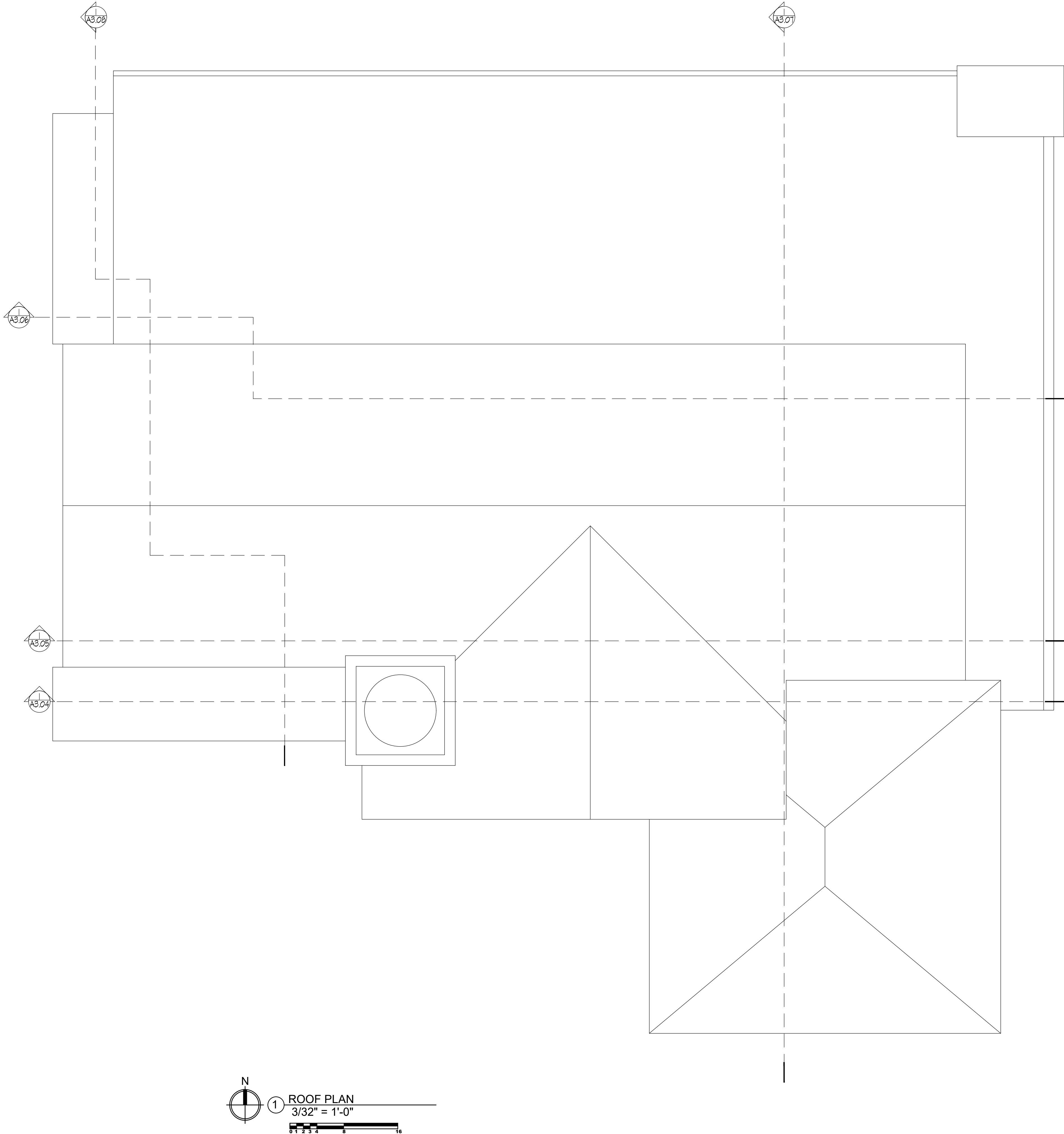
SHEET NAME

MEZZANINE FLOOR
PLAN

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A2.04



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SHEET NAME

ROOF PLAN

SCALES AS NOTED

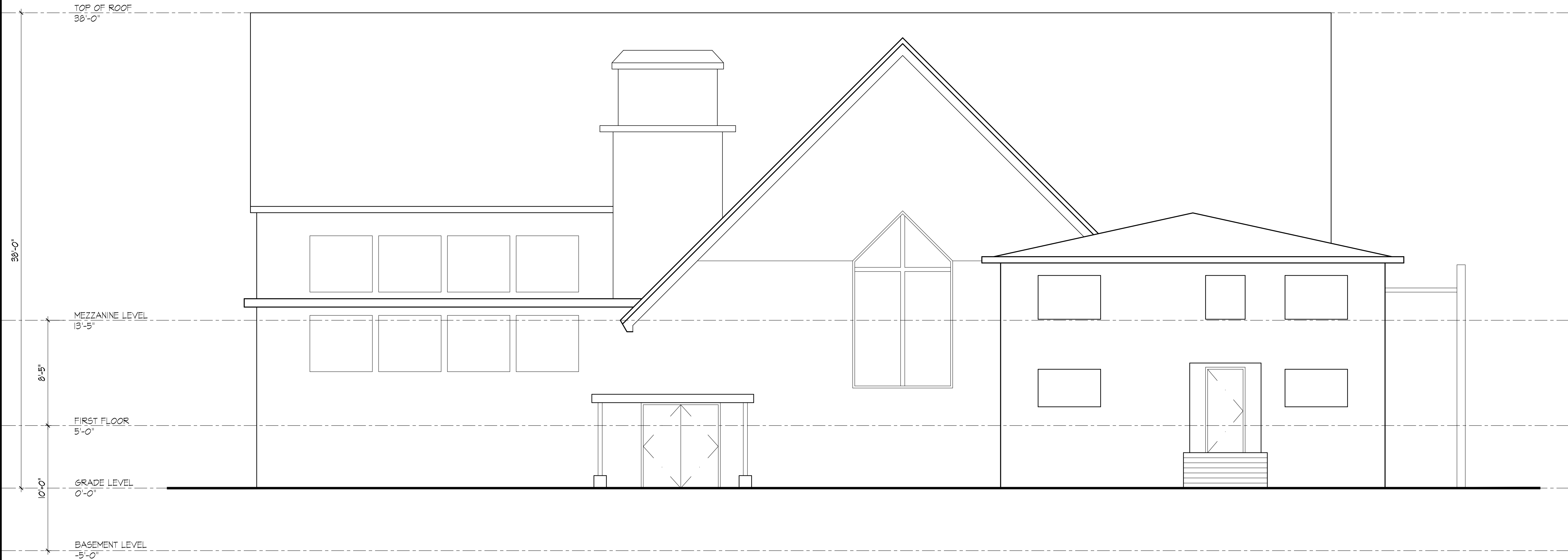
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① NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



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SHEET NAME
**NORTH EXTERIOR
ELEVATION**

SCALES AS NOTED

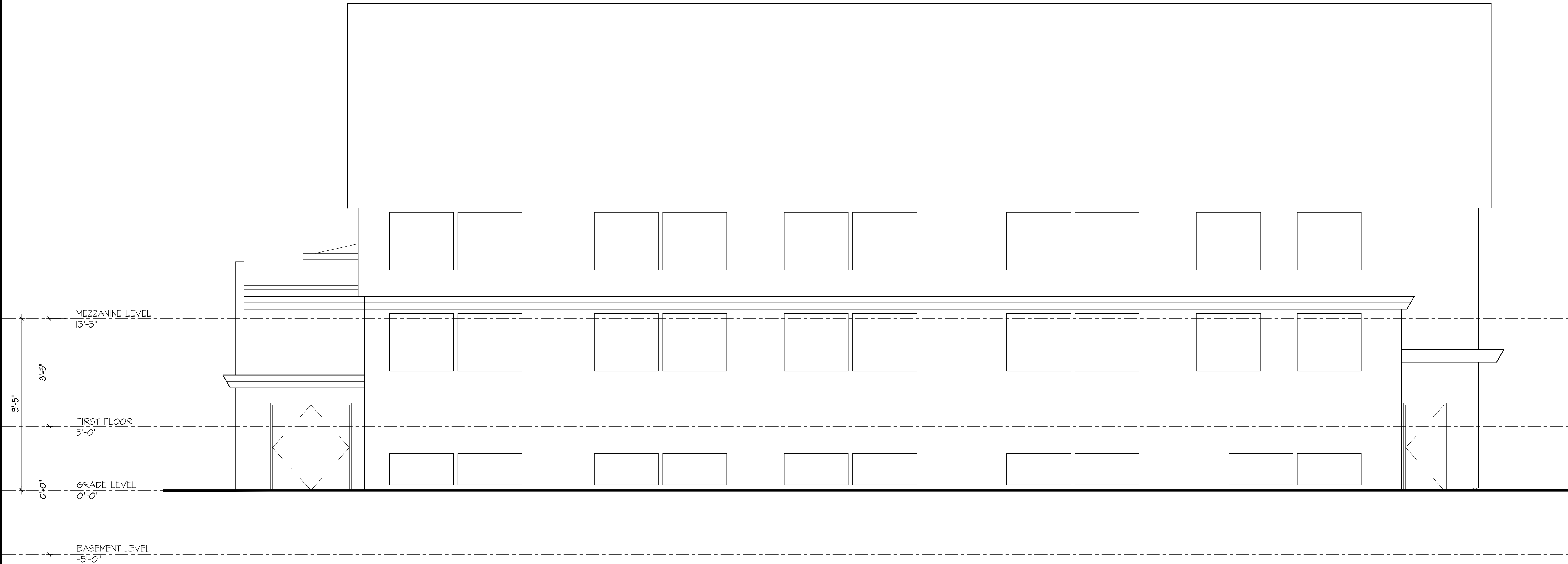
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① SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



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KEY PLAN

SHEET NAME
**SOUTH EXTERIOR
ELEVATION**

SCALES AS NOTED

SHEET NUMBER

A3.01

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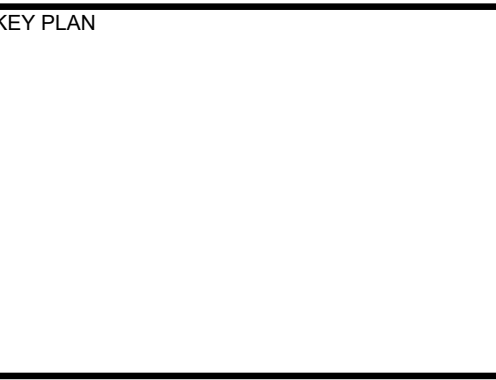
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SHEET NAME
**WEST EXTERIOR
ELEVATION**

SCALES AS NOTED

SHEET NUMBER
A3.00

MEZZANINE LEVEL
13'-5"

FIRST FLOOR
5'-0"

GRADE LEVEL
0'-0"

BASEMENT LEVEL
-5'-0"

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



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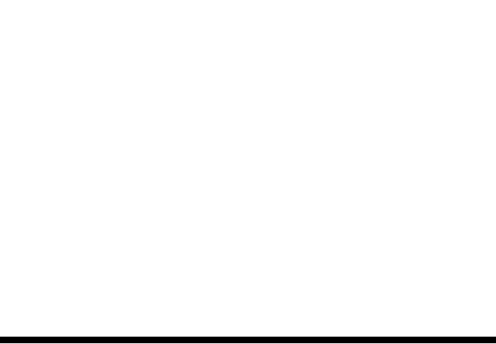
DRAWING PLOT DATE

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REVISION	DATE
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REVISION	DATE

KEY PLAN



SHEET NAME

**EAST EXTERIOR
ELEVATION**

SCALES AS NOTED

SHEET NUMBER

A3.03

MEZZANINE LEVEL
13'-5"

FIRST FLOOR
5'-0"

GRADE LEVEL
0'-0"

BASEMENT LEVEL
-5'-0"

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





1221 E. Pike St. Suite 205
Seattle, WA 98122

ARCHITECT / CONSULTANT SEAL



RAWN BY: amv

CHECKED BY: C.R.

APPROVED BY: C.R.

LIFEPOINT CHURCH
14619 28TH ST. NE
LAKE STEVENS, WA 98258

PROJECT ADDRESS
1607 FOURTH ST.
MARYSVILLE WA 98270

PROJECT NO.

2316

ISSUE DATE

2023-09-13

CURRENT REVISION

PERMIT SUBM

RAWING PLOT D

REVISION	DATE
----------	------

KEY PLAN

SHEET NAME

LONGITUDINAL
SECTION A-A

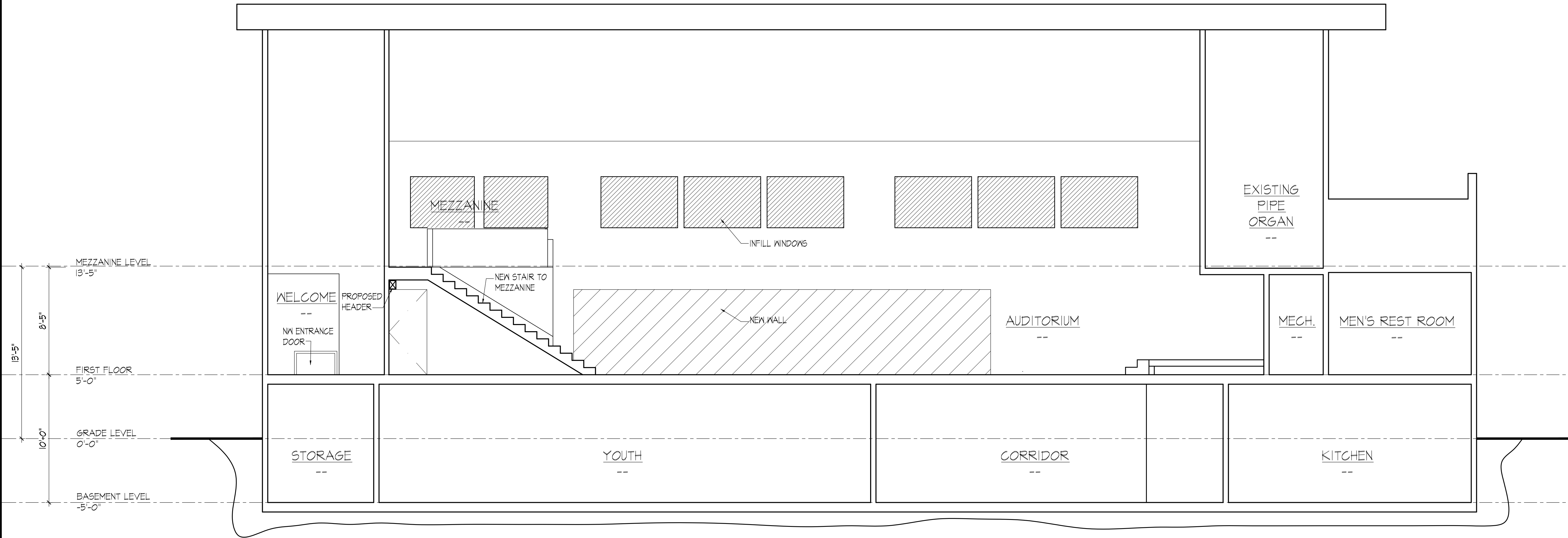
SCALES AS NOTED

A3.04

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① LONGITUDINAL SECTION B-B
1/4" = 1'-0"



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ARCHITECT
Scott Alan Connor
STATE OF WASHINGTON

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CHECKED BY: C.R.

APPROVED BY: C.R.

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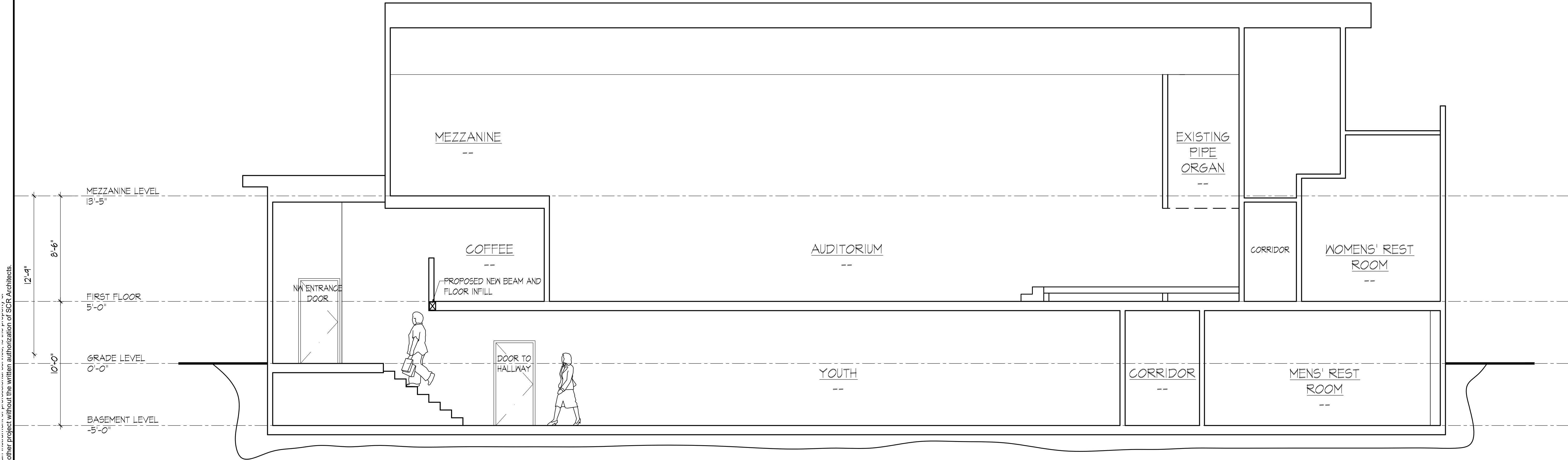
KEY PLAN

SHEET NAME
LONGITUDINAL
SECTION B-B

SCALES: AS NOTED

SHEET NUMBER

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① LONGITUDINAL SECTION C-C
1/4" = 1'-0"



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KEY PLAN

SHEET NAME
LONGITUDINAL
SECTION C-C

SCALES: AS NOTED

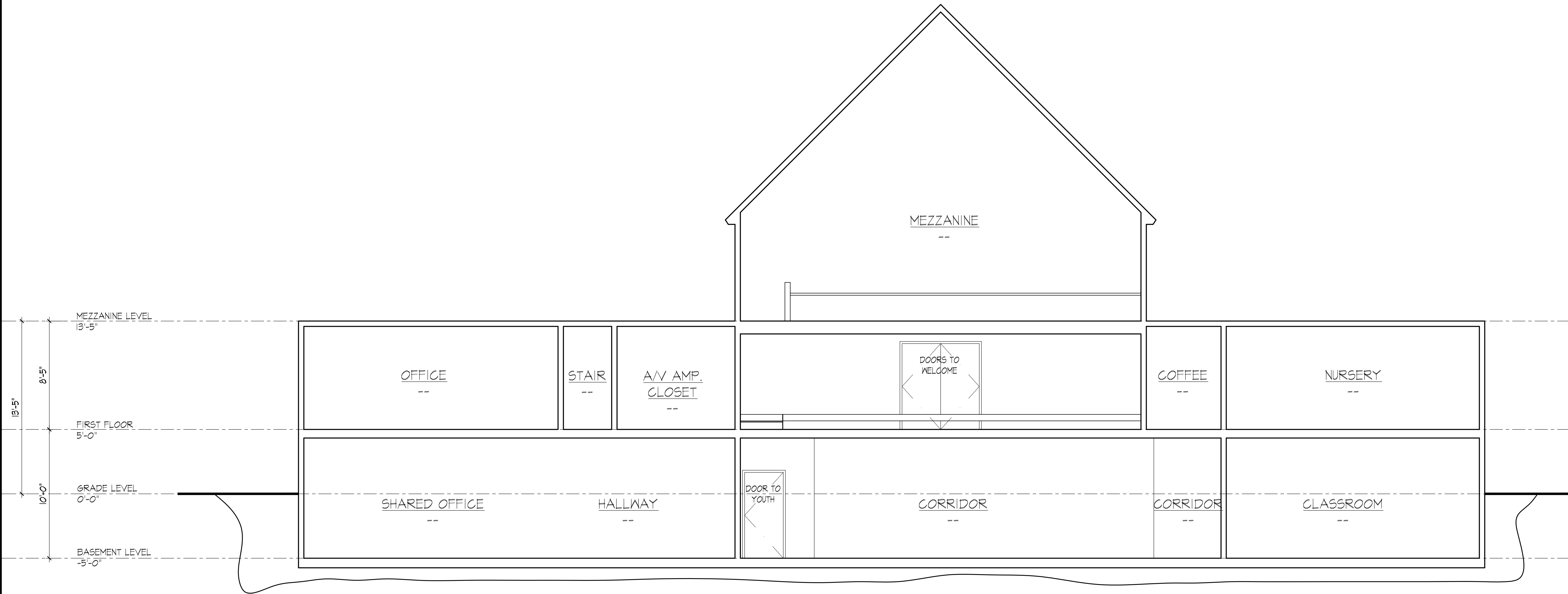
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① TRANSVERSE SECTION Y-Y
1/4" = 1'-0"



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REVISION	DATE

KEY PLAN

SHEET NAME
TRANSVERSE
SECTION Y-Y

SCALES AS NOTED

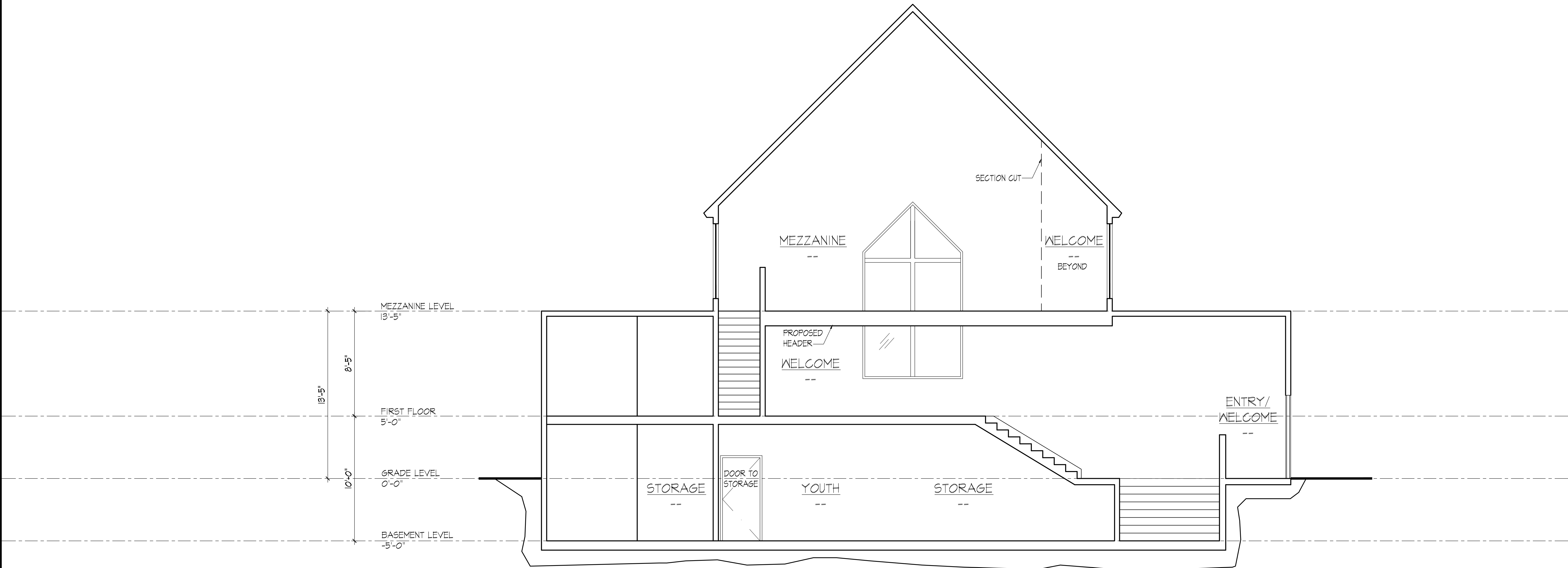
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1 TRANSVERSE SECTION Z-Z
1/4" = 1'-0"



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KEY PLAN

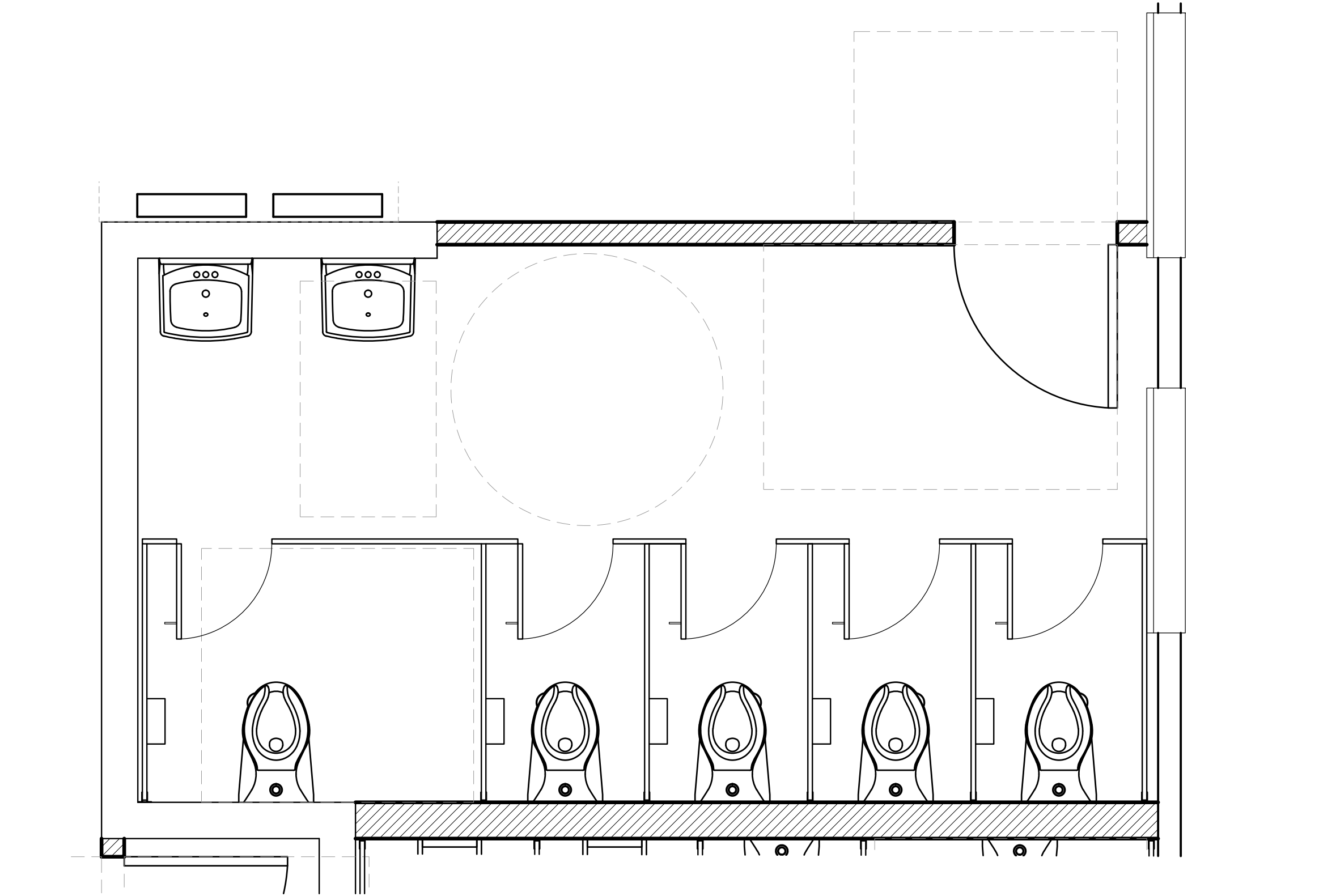
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TRANSVERSE
SECTION Z-Z

SCALES: AS NOTED

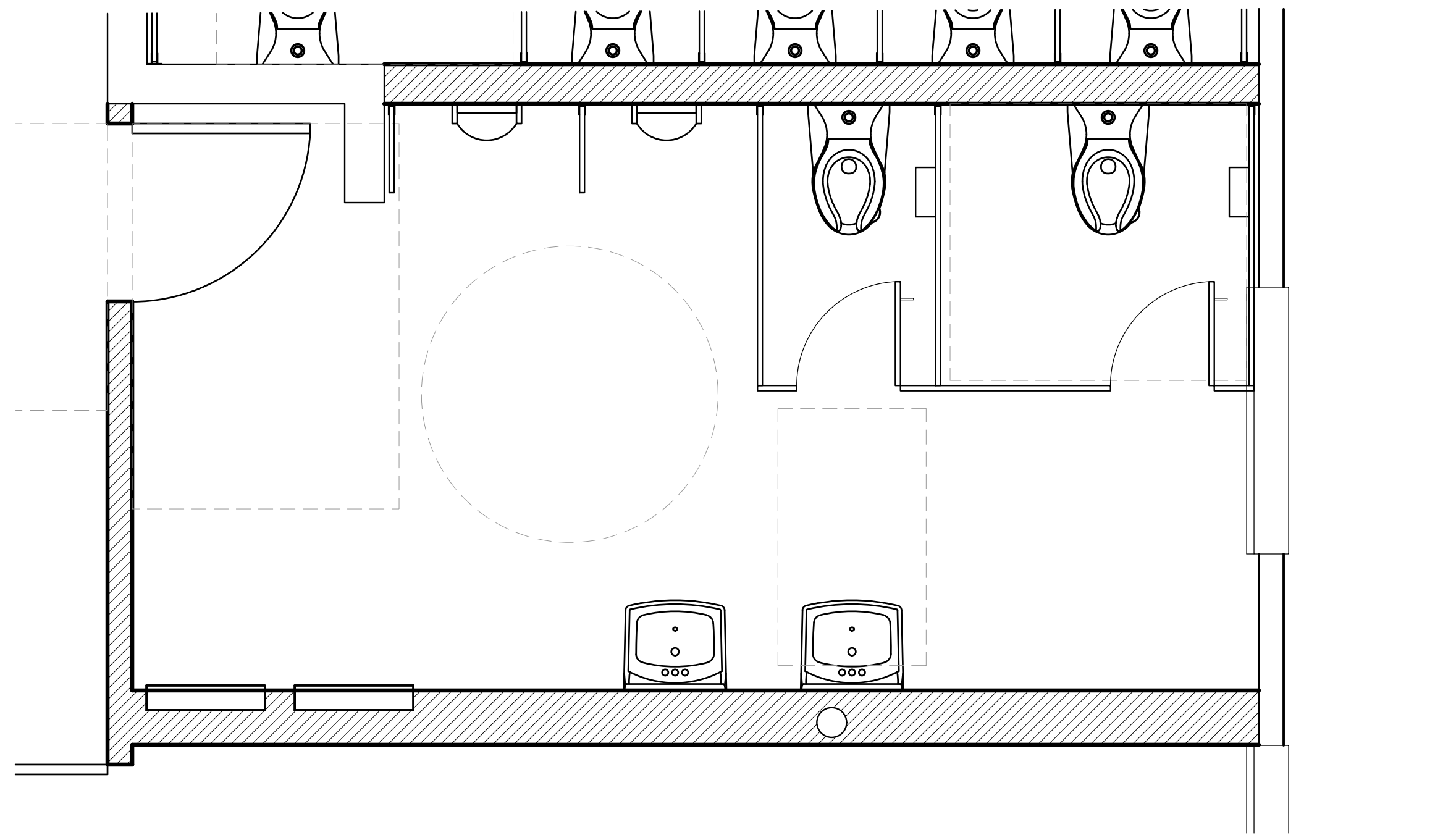
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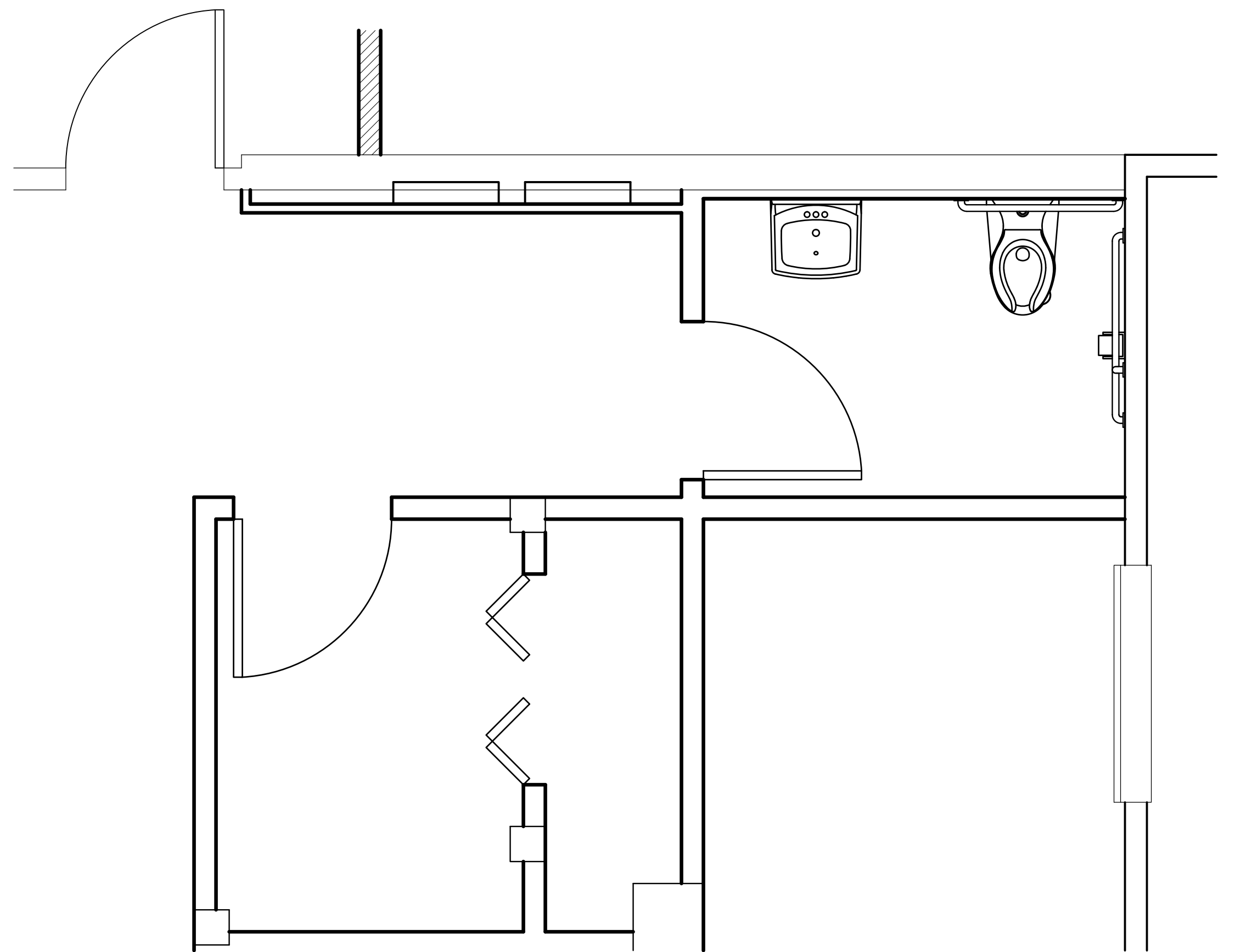
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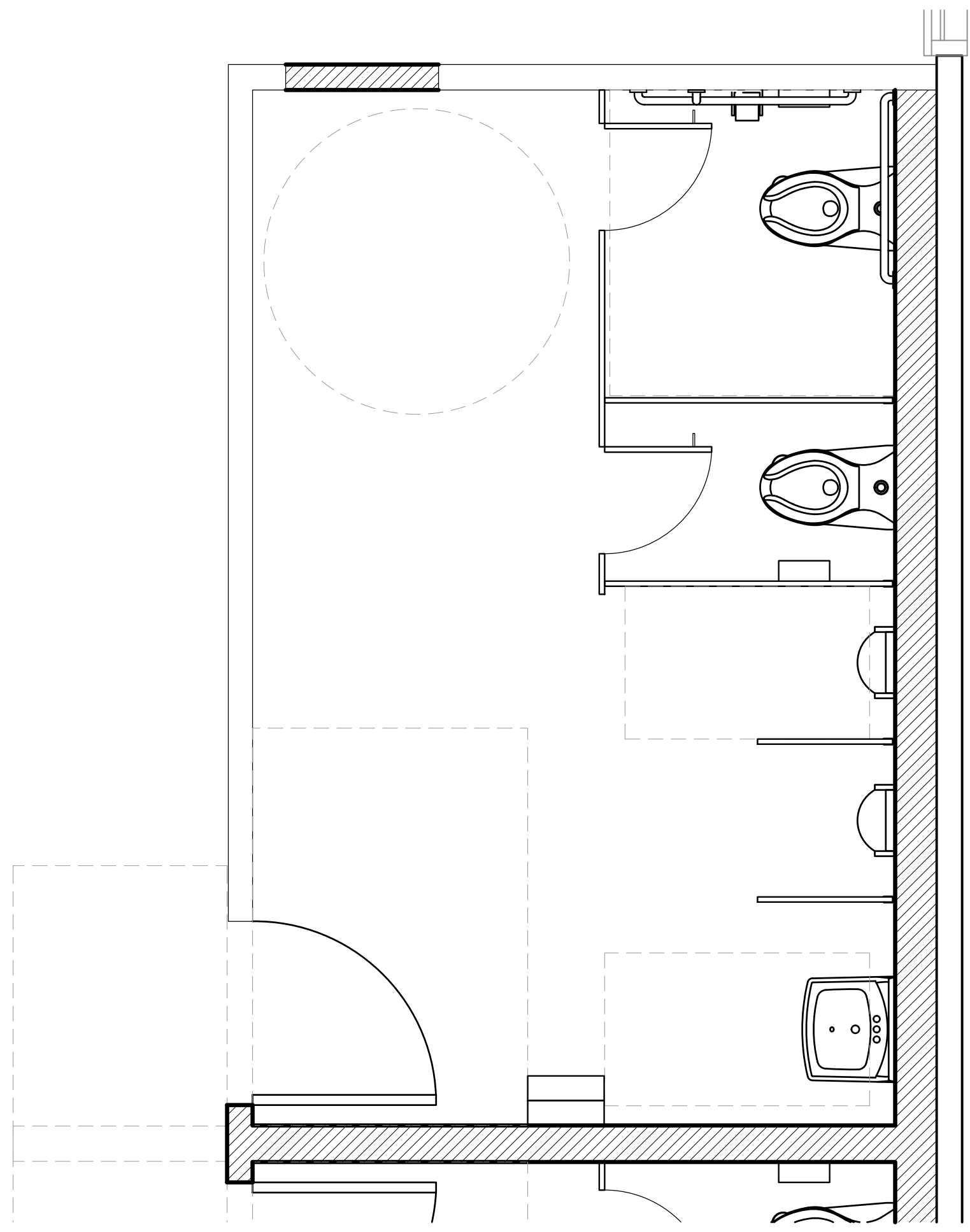
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③ BASEMENT LEVEL
ENLARGED ADA ACCESSIBLE MEN'S REST ROOMS FLOOR PLAN
1/2" = 1'-0"



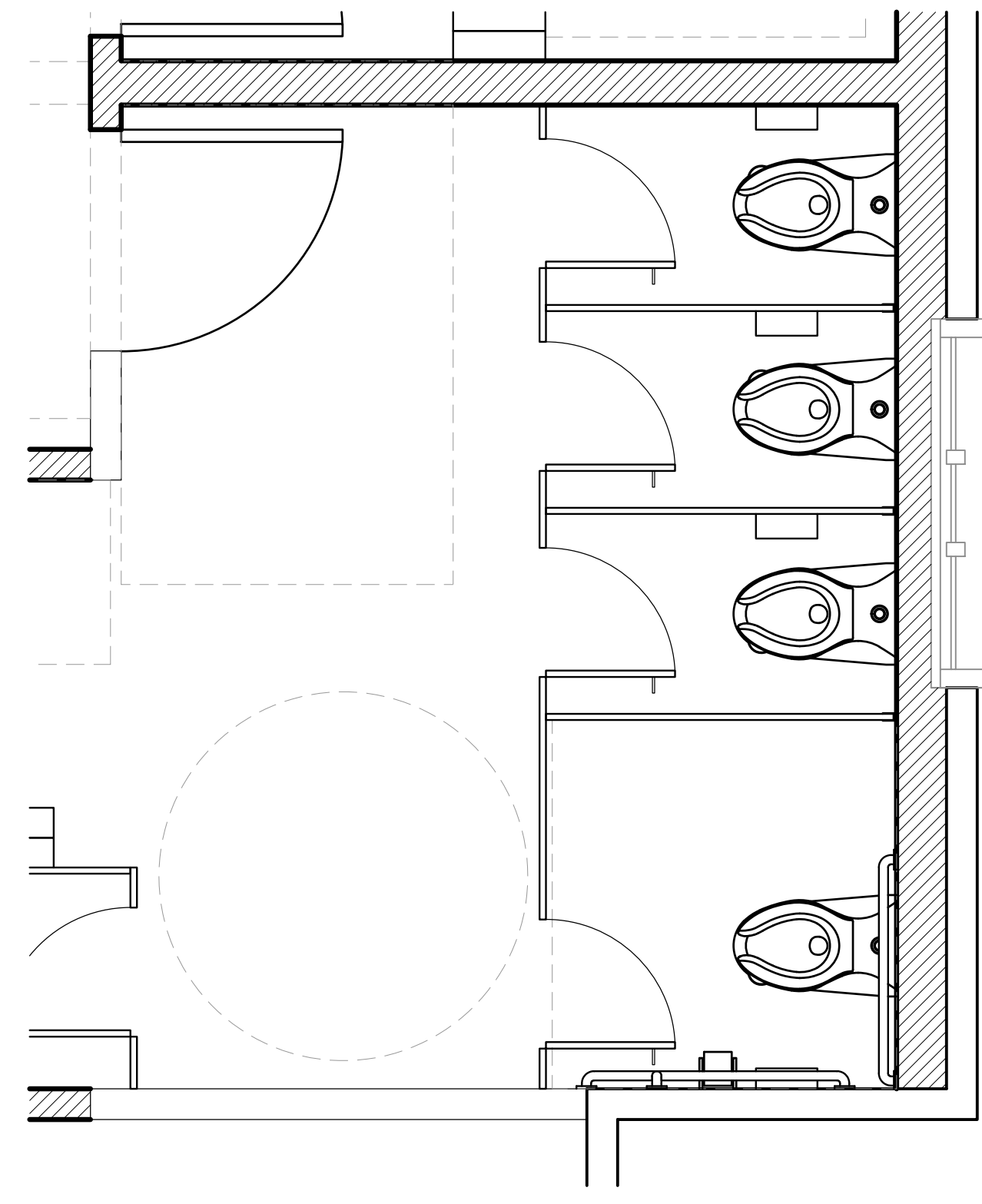
N
② BASEMENT LEVEL
ENLARGED ADA ACCESSIBLE WOMEN'S REST ROOMS FLOOR PLAN
1/2" = 1'-0"



N
① BASEMENT LEVEL
ENLARGED UNISEX REST ROOM FLOOR PLAN
1/2" = 1'-0"



N
② FIRST FLOOR
ENLARGED ADA ACCESSIBLE WOMEN'S REST ROOMS FLOOR PLAN
1/2" = 1'-0"



N
① FIRST FLOOR
ENLARGED ADA ACCESSIBLE MEN'S REST ROOMS FLOOR PLAN
1/2" = 1'-0"

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REVISION	DATE

KEY PLAN

SHEET NAME
ENLARGED FIRST
FLOOR REST ROOM
FLOOR PLANS
SCALES AS NOTED

SHEET NUMBER
A5.01