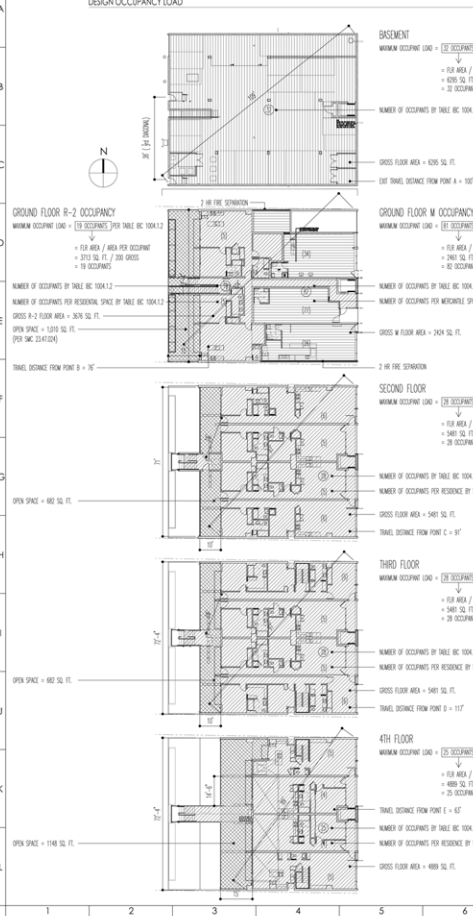


DESIGN OCCUPANCY LOAD

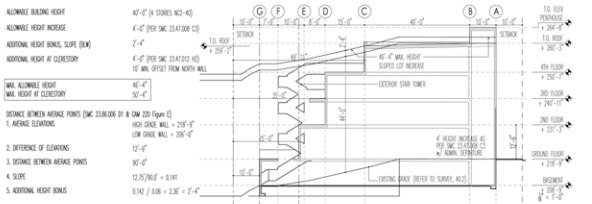


- 0-1 Parking, Storage
200 Gross sq. ft. per occupant
- 1 M. Mezzanine (at grade)
20 Gross sq. ft. per occupant
- 2 Residential
200 Gross sq. ft. per occupant
- 3 R-2 Res. Deck/Balconies
200 Gross sq. ft. per occupant
- 2hr Fire Separation Rating

CODE SUMMARY

USE	GROUND FLOOR AREA = 7,680 SQ. FT.					
	BASEMENT	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL / SUMMARY
CONCRETE TYPE	TYP. 1 A	TYP. 1 A	TYP. 1 A	TYP. 1 A	TYP. 1 A	
PROPOSED GROSS FLOOR AREA (W/ RISKS)	4,600 SQ. FT.	7,680 SQ. FT.	7,680 SQ. FT.	7,680 SQ. FT.	7,680 SQ. FT.	25,320 SQ. FT.
ALLOWED FLOOR AREA (DC TABLE 203)	UNLIMITED	14,400 SQ. FT.	14,400 SQ. FT.	14,400 SQ. FT.	14,400 SQ. FT.	57,600 SQ. FT.
ALLOWED FLOOR AREA w/ FIRE SPINKER PROTECT. (DC TABLE 203)	UNLIMITED	28,800 SQ. FT.	28,800 SQ. FT.	28,800 SQ. FT.	28,800 SQ. FT.	115,200 SQ. FT.
ALLOWABLE STORIES (DC TABLE 203)	UNLIMITED	3	4	4	4	4
MAXIMUM ALLOWED LOT COVERAGE (DC TABLE 214.01)	100%	100%	100%	84%	84%	84%
MAXIMUM ALLOWED LOT COVERAGE (DC TABLE 214.01, E)	N/A	80% OF SITE	N/A	N/A	N/A	N/A
ACTUAL LOT COVERAGE	80%	80% OF SITE	71.5% MAXIMAL	63.5%	63.5%	47.8%
OPEN SPACE (MINIMUM 30% DENSITY RATE 15-16)	740 SQ. FT.	N/A	1,260 SQ. FT.	800 SQ. FT.	1,940 SQ. FT.	5,740 SQ. FT. (20% MIN. OVER 2-4 VERTICAL GREEN)
MINIMUM AREA OF EXTERIOR WALL SPACING (DC TABLE 214.01)	N/A	NOT REQUIRED (S)	NOT REQUIRED (S)	NOT REQUIRED (S)	NOT REQUIRED (S)	NOT REQUIRED (S)
NORTH & SOUTH PROPERTY LINE	N/A	N/A	N/A	100' (S)	100' (S)	INTERSECT (BY SPARKLING)
NORTH & SOUTH AT WINDOW WELL	N/A	N/A	N/A	NO LIMIT (S)	NO LIMIT (S)	NO LIMIT (S)
WEST	45' (S)	NO LIMIT (S)	NO LIMIT (S)	NO LIMIT (S)	NO LIMIT (S)	NO LIMIT (S)
REQUIRED PARKING (DC TABLE 214.01)	NOT REQUIRED	NOT REQUIRED	25 STALLS (DC TABLE 214.01, D)	5 STALLS (250 x 4 MIN.) (DC TABLE 214.01, D)	25 STALLS (DC TABLE 214.01, D)	15 TOTAL STALLS REQUIRED (MIN. ACCESSIBLE TOTAL PARKING)
FIRE SPINKER SYSTEM	WITH 13	WITH 13	WITH 13	WITH 13	WITH 13	15 MIN. ACCESSIBLE COLD RESERVE FOR EACH FLOOR (DC TABLE 214.01)
MAXIMUM BALDING AREA (DC 50A.6)		MAXIMUM AREA OF FIRST FLOOR = 7,680 SQ. FT. ; 4TH FLOOR SQ. FT. TOTAL ALLOWED BALDING AREA				

HEIGHT CALCULATIONS & DIAGRAM



FIRE RESISTANCE RATING

NONPARTIALLY OPENED

R-2 4 STORY ALLOWANCE w/ MAXIMUM FLOOR AREA of 13,000 SF (DC TABLE 203(B) TABLE 203)

TOTAL MAXIMUM BALDING AREA = 4 + 13,000 SF = 13,000 SF (w/ FIRE SPINKER INCREASE)

ACTUAL:

- 4th FLOOR: 7,680 SF
- 3rd FLOOR: 7,680 SF
- 2nd FLOOR: 7,680 SF
- 1st FLOOR: 7,680 SF
- TOTAL: 30,720 SF

2-1/2 HOURS FIRE RESISTANCE RATING FOR THE MEZZANINE, 2 HOURS FOR THE RESTROOMS, 1 HOUR FOR THE BALCONIES AND REAR TERRACE.

SEE FLOOR PLANS FOR THE FIRE RESISTANCE RATING FOR WALLS, FLOORS, ROOFS, COLUMNS, ETC.

EGRESS NOTES

- UNDEVELOPED PROPERTY: SEE SINGLE MAP OF SURVEY (DRAWING NO. BC 10013)
- R-2 OCCUPANCY MAXIMUM EXIT ACCESS TRAIL DISTANCE = 200 FT.
- (TABLE 203(B) 5-2 OCCUPANCY w/ FIRE SPINKER)
- S-1 OCCUPANCY MAXIMUM EXIT ACCESS TRAIL DISTANCE = 400 FT.
- (TABLE 203(B) 5-1 OCCUPANCY w/ FIRE SPINKER)
- REFER TO OTHER OCCUPANCY CLASS DRAWING FOR ACTUAL TRAIL DISTANCES
- 30' MIN. FOR OCCUPANCY OF 50 OR GREATER (TABLE 203(D))
- 30' MIN. FOR OCCUPANCY OF 40 (3-20)

CODE RESEARCH NOTES

- IRP AND USE ZONING: WEST WASHINGTON, ALLEY / OTHER WESTSIDE AREA NORTH WILCOX, P.E.
- PLANNING DEPARTMENT: JESSIE FROST
- INTERNATIONAL BUILDING CODE, 2021 EDITION
- STATEMENT OF WORK FOR THE MEZZANINE, BALDING CODE, 2021 EDITION
- STATEMENT OF WORK FOR THE BALCONIES, BALDING CODE, 2021 EDITION
- STATEMENT OF WORK FOR THE RESTROOMS, BALDING CODE, 2021 EDITION
- INTERNATIONAL FIRE CODE, 2021 EDITION
- INTERNATIONAL MECHANICAL CODE, 2021 EDITION
- FIRE RESISTANCE DESIGN MANUAL, 17th EDITION
- IBC, 2021 EDITION
- WETLANDS, 2021 EDITION

Drawing Issues:

No.	Phase	Date
1	MP/1 S/F/A	03/28/21
2	MP/2 Correctors	05/05/21
3	Program Set	05/11/21
4	Panel Set	06/10/21
5	MEP/2 Pricing	06/21/21
6	MP/3	07/21/21
7	Big Panel Cont.	07/12/21
8	Big Panel 3	11/01/21
9	CONSTRUCTION 11/23/21	

Owner:
Urban Rowhouse LLC
 111 West Allyn St., #305
 Seattle, WA 98119
 + 206 380 3401 | + 206 380 4111

Architect:
Bulk RC
 Architecture + Interiors, Kristin Eckardt
 111 West Allyn St., #305
 Seattle, WA 98119
 + 206 380 3401 | + 206 380 4111

Constructor/Management:
Bulk RC
 Kevin Eckardt
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 + 206 380 3401 | + 206 380 4111



PARK MODERN

5611 University Way NE +
 5615 University Way NE
 Seattle WA 98105

Building Code Information

SCALE: N/A
 DATE: 28 July 2024

A0.1