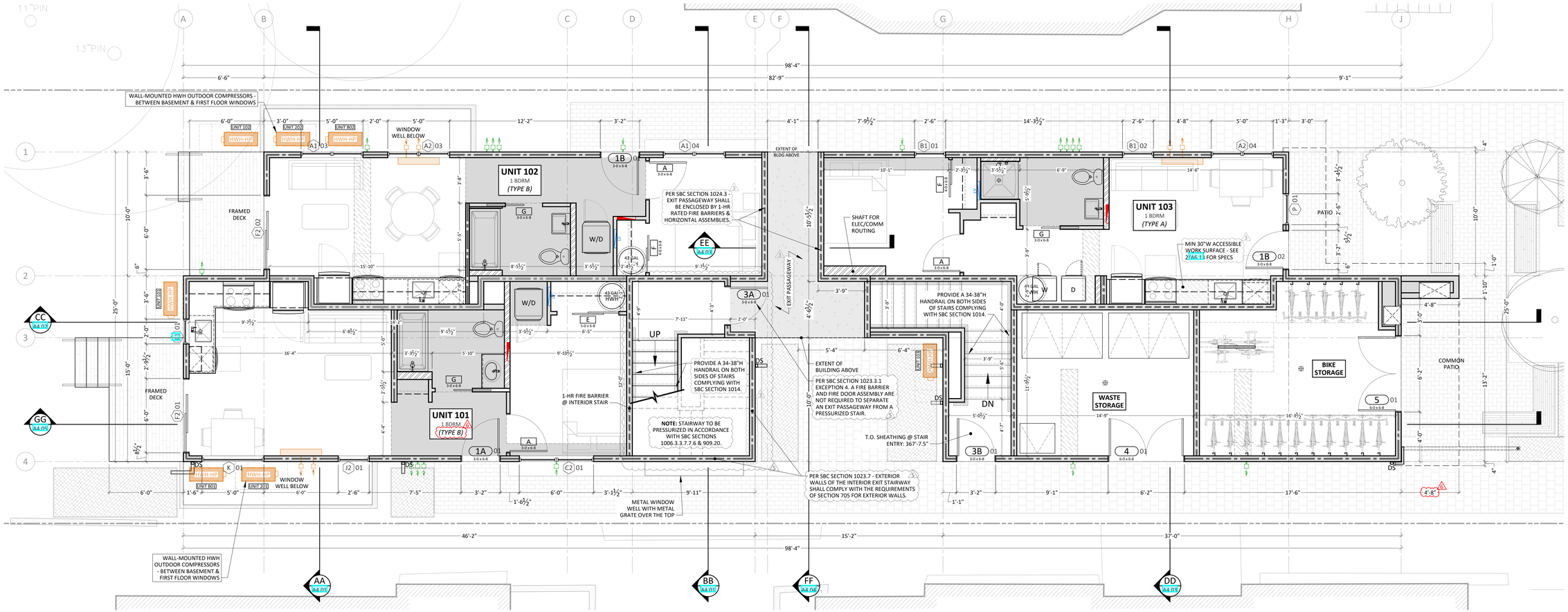

FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

FLOOR PLAN NOTES

1. An automatic sprinkler system conforming to NFPA 13 and SBC section 903.3.1.1 will be provided in dwelling units, corridors, common stairs, building overhangs and any other specific areas in accordance with SBC & SFC regulations. The sprinkler system design is not included in this plan set and will be provided as a deferred submittal.
2. Per SBC section 420.5. fire alarm systems and smoke alarms shall be provided in group R-2 occupancies in accordance with section 907.2.9 and 907.2.10, respectively. See electrical fixture plans, sheets A5.01 - A5.05 for compliance.
3. Per SBC section 1107.7.2 General Exceptions - multi-story dwelling units without elevator service are not required to provide accessible units.
4. All dimensions are to face of framing and face of concrete unless noted otherwise.
5. Do not scale drawings, written dimensions govern.
6. Dimensional strings are generated by a computer drafting program that usually rounds to the nearest ⅛". Therefore, it is possible for discrepancies between multiple dimension strings and an overall dimension of the same string. Please notify the Design Project Manager if a dimension verification is needed or dimensions less than ¼" are required.
7. Doors and windows are dimensioned to rough opening in the plans. See door schedule for finished door slab dimensions.
8. Window head heights vary, see elevations and window schedule.
9. 'EGR' denotes egress window in accordance with SBC section 1030 - provide at least 1 emergency escape and rescue window in each sleeping room that meets the following requirements - min clear opening: 5.7 sf; min clear dimensions: 24"H x 20"W; max sill height: 44" above finished floor. Egress windows shall be operational from inside the room without the use of keys or tools.
10. Provide handrails on both sides of stairs where not located within individual dwelling units in accordance with SBC section 1011 & 1014. Handrail gripping surface shall be continuous at turns and landings within a flight of stairs and ends shall return to a wall, guard or walking surface.
11. Per SBC section 906.1 - provide portable fire extinguishers in the following locations: (1) min 1-A:10-B:C extinguisher per dwelling unit
12. See reflected ceiling plans, sheets A5.01 - A5.05 for furred ceiling and wall depths.
13. Provide fireblocking and draftstopping in combustible concealed spaces in accordance with SBC section 718. Fireblocking shall consist of the following materials: 2x (nom) lumber; (1) layer ½" GWB; batts or blankets of mineral wool, mineral fiber or other approved materials.
14. Provide continuous air barrier at the thermal envelope in accordance with SEC table R402.4.1.1
15. Provide seals or weather stripping to limit air leakage through the building envelope at the following locations: joints around doors & windows; openings between walls & foundations and walls & roofs; openings at penetrations of utility services and other ext. joints.

PLAN LEGEND:

- W1 1-HR WALL - EXTERIOR & INTERIOR BEARING WALLS
- W5 1-HR FIRE BARRIER
- W6 1-HR FIRE PARTITION @ CORRIDOR WALLS
- W3 1-HR FIRE PARTITION @ UNIT SEPARATION
- PARTIAL HEIGHT WALL
- W4 FULL HEIGHT INTERIOR WALL - NO RATING REQUIRED
- FURRED PLUMBING WALL
- WB1 BELOW GRADE EXTERIOR WALL
- EXTENT OF BUILDING ABOVE
- EXTENT OF ROOF ABOVE
- GUTTER

- CEILING FURRED FOR MECH EQUIPMENT & DUCTING — 1'-0" IN BATHROOMS, 8" EVERYWHERE ELSE U.N.O.
- BOX OUT JOIST CAVITY W/ (2) LAYERS 5/8" GWB — DUCT LOCATED IN RATED CEILING ASSEMBLY
- DROPPED CEILING FRAMING FOR TOPPING SLAB ABOVE

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CONSTRUCTION SET

AFFORDABLE HOUSING PROJECT

SEA 229 - 1627 14TH AVE / SEATTLE, WA

SDCI# 6830095-CN

DATE	DESCRIPTION
05/28/2021	BP Intake
11/05/2021	Correction Cycle 1
03/15/2022	Correction Cycle 2
07/06/2022	Correction Cycle 3
10/04/2022	Correction Cycle 4
03/03/2023	Correction Cycle 5
04/04/2023	Correction Cycle 6
05/16/2023	CD Set Issuance

RELATED PERMITS:	
3040351-EG	SDR
6830096-DM	Demo Permit
6852361-DM	Demo Permit

SDCI APPROVAL STAMP

OWNER	Habitat For Humanity
DRAWN BY	JT
CHECKED BY	KK

FIRST FLOOR PLAN

A2.02

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