

SYMBOL LEGEND

- ROOM NAME IDENTIFICATION
- DOOR IDENTIFICATION
- ELEVATION IDENTIFICATION
- DETAIL IDENTIFICATION
- SECTION IDENTIFICATION
- REVISION IDENTIFICATION

OTHER INFORMATION

EXISTING CONDITIONS
THE DRAWINGS CONTAIN REFERENCE TO EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.

SUBMITTING A BID SHALL INDICATE THE CONTRACTOR'S ACCEPTANCE OF THE EXISTING CONDITIONS & WILLINGNESS TO PROVIDE TO PROVIDE LABOR, MATERIALS & EQUIPMENT NECESSARY TO COMPLETE THE WORK INTENDED BY THE CONTRACT DRAWINGS.

GENERAL NOTES
THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE GENERAL NOTES & THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, IN WRITING, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.

THE CONTRACTOR SHALL VERIFY & COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

STABILITY OF THE STRUCTURE, PRIOR TO COMPLETION, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO: JOB SITE SAFETY, ERECTION MEANS, METHODS & SEQUENCES, TEMPORARY SHORING, FORM WORK & BRACING, USE OF EQUIPMENT & CONSTRUCTION PROCEDURES.

CONSTRUCTION OBSERVATION BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY & IS NOT INTENDED, IN ANY WAY, TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

- DEFERRED SUBMITTALS**
- PLUMBING PLANS
 - MECHANICAL PLANS
 - MECHANICAL ENERGY CODE COMPLIANCE FORMS
 - ELECTRICAL PLANS
 - EMERGENCY BACKUP POWER

PROJECT TEAM

OWNER
CITY OF ELMA
MAYOR: JOSH COLLETTE
P.O. BOX 3005
ELMA, WA 98541
(360) 482-2212

OWNERS REPRESENTATIVE

ROCK CONSTRUCTION MANAGEMENT SERVICES, L.L.C.
REPRESENTATIVE: BERNIE O'DONNELL
1601 E VALLEY RD, STE 110
RENTON, WA 98057
(425) 572-6878

ARCHITECT OF RECORD

HARBOR ARCHITECTS LLC
PROJECT ARCHITECT: MONIKA KUHNAL, AIA
PROJECT MANAGER: AARON GOZART
545 W WISHKAH STREET
ABERDEEN, WA 98520
(360) 532-0980

CODE INFORMATION

BUILDING CODE
INTERNATIONAL EXISTING BUILDING CODE: 2021 EDITION
ALTERATION LEVEL: LEVEL 3

OCCUPANCY CLASSIFICATION:	MIXED OCCUPANCY A-3, B, & S
FUNCTION OF SPACE	LOAD FACTOR OCCUPANTS
BUSINESS: BUSINESS AREAS	150 12
ASSEMBLY: UNCONCENTRATED	15 30
ASSEMBLY: CONCENTRATED	7 41
STORAGE: ACCESSORY STORAGE	300 7
TOTAL OCCUPANTS:	150

OCCUPANCY SEPARATION: NON-SEPARATED, PER IBC 508.3.2

FIRE PROTECTION SYSTEMS: MOST RESTRICTIVE USE: A-3
AUTOMATIC SPRINKLER: NOT REQUIRED IBC 903.2.1.3
FIRE ALARM & DETECTION: NOT REQUIRED IBC 907.2.1

CONSTRUCTION TYPE: V-B STRUCTURAL ELEMENTS, EXT. WALLS & INT. WALLS ARE OF ANY MATERIALS PERMITTED BY THE IBC.

ALLOWABLE BUILDING AREA: TABLE 506.2 - A-3, NON-SPRINKLERED: 6,000 SF

AREA INCREASE CALCULATION: EQUATION 5-1, MIXED OCCUPANCY SINGLE STORY
Aa = At + (Ns x If)
At = 6000 (TABLE 506.2)
Ns = 6000 (TABLE 506.2)
If = 0.5 (CALCULATED BELOW)
Aa = 6000 + (6000 x 0.5)

SIDE	LENGTH	DIST. OF CLEAR	QUAL.	TOTAL PERMETER	QUALIFIES FOR FRONTAGE INCREASE	% OF PERMETER	AMOUNT OF OPEN SPACE	IF (TABLE 506.3.3)
N	65'	31'	YES	327 FT	231 FT	70.6%	OVER 30 FT	0.50
E	96'	10'	NO					
S	70'	62'	YES					
W	96'	114'	YES					

ALLOWABLE BUILDING AREA INCLUDING FRONTAGE INCREASE: 9,000 SF

EXISTING BUILDING AREA: 6,012 SF

ALLOWABLE BUILDING STORIES: TABLE 504.4
A-3, NON-SPRINKLERED: 1 STORIES

EXISTING BUILDING STORIES: 1 STORY

ALLOWABLE BUILDING HEIGHT: TABLE 504.3
A, NON-SPRINKLERED: 40 FEET

EXISTING BUILDING HEIGHT: 28 FEET

DRAWING INDEX

A001 PROJECT INFORMATION, SITE PLAN, PROJECT TEAM, DRAWING INDEX, CODE INFORMATION & OTHER INFORMATION

ARCHITECTURAL

- A200 DEMO PLAN & NOTES
- A210 FLOOR PLAN & NOTES
- A211 DETAILS & NOTES
- A212 ENLARGED RESTROOM PLANS
- A300 INTERIOR ELEVATIONS & ROOM FINISH SCHEDULE
- A301 INTERIOR ELEVATIONS & SECTIONS
- A310 WINDOW & DOOR SCHED., WINDOW FLASHING, & WALL DETAILS
- A311 DETAILS
- A400 EXTERIOR ELEVATIONS

ELECTRICAL

- E210 SCHEMATIC LIGHTING PLAN
- E211 SCHEMATIC ELECTRICAL PLAN & NOTES

BUILDING ORIGINALS

- 1 NORTH & SOUTH ELEVATIONS & SITE PLAN
- 2 FLOOR PLAN
- 3 FOUNDATION PLAN
- 4 FOUNDATION DETAILS
- 5 ROOF FRAMING PLAN, DETAILS, RESTROOM ELEVATIONS, & NOTES
- 6 EXTERIOR ELEVATIONS
- 7 DOOR & WINDOW SCHED., WALL TYPES, & CONSTRUCTION NOTES

PROJECT INFORMATION

PROPERTY DESCRIPTION
LEGAL DESCRIPTION: ELMA LOTS 5 & 6, BLOCK 26

PARCEL NUMBERS: 043002600501, 043002600502

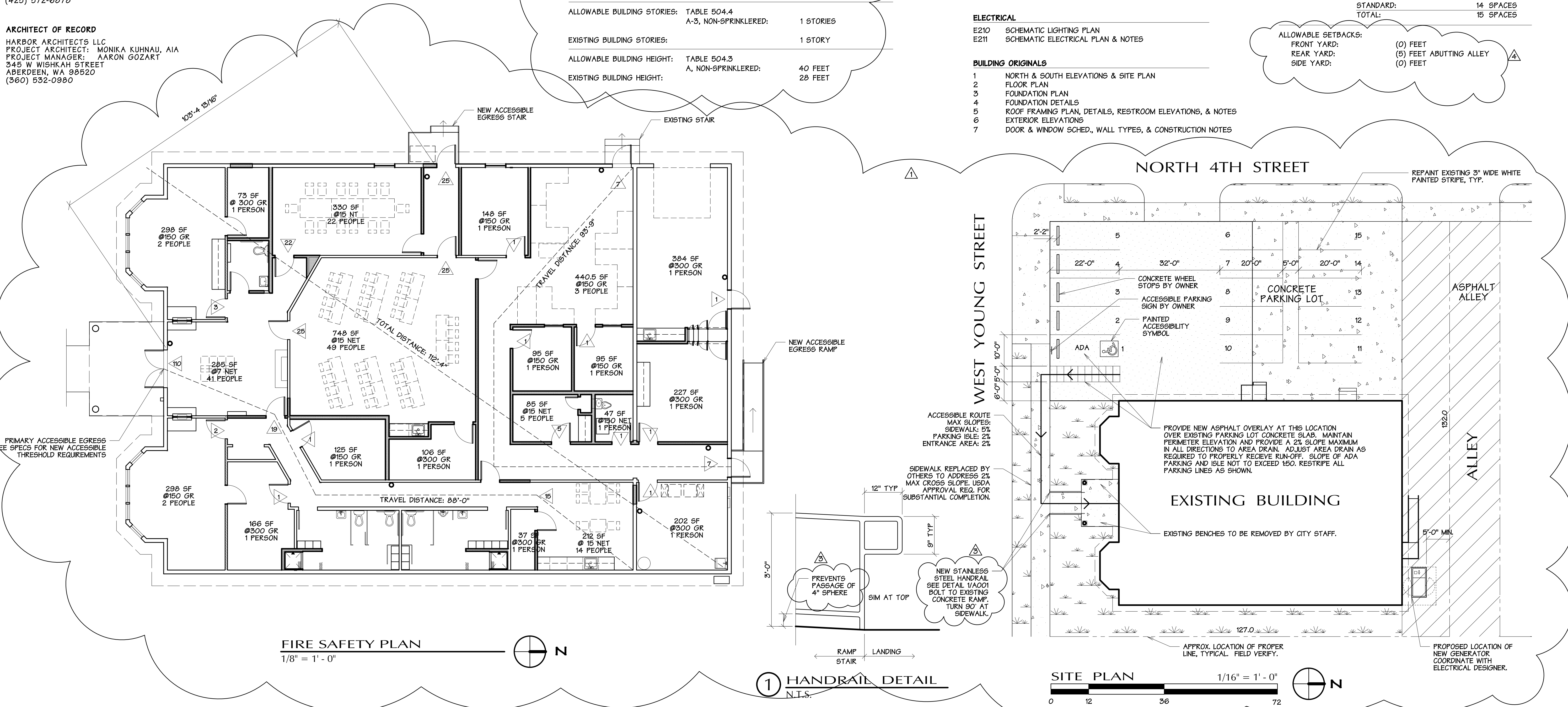
SITE ADDRESS: 316 W YOUNG STREET

ZONING ORDINANCE INFORMATION

ZONING DISTRICT: C-1, COMMUNITY BUSINESS
USE CLASS: MUNICIPAL BUILDINGS ARE A PERMITTED USE.
LOT SIZE: 15,600 SQUARE FEET.

EXISTING PARKING: ACCESSIBLE: 1 SPACE
STANDARD: 14 SPACES
TOTAL: 15 SPACES

ALLOWABLE SETBACKS:
FRONT YARD: (0) FEET
REAR YARD: (5) FEET ABUTTING ALLEY
SIDE YARD: (0) FEET



FIRE SAFETY PLAN
1/8" = 1' - 0"

HANDRAIL DETAIL
N.T.S.

SITE PLAN
1/16" = 1' - 0"

Elma Public Service Building
City of Elma
Elma, Washington

Harbor Architects LLC
21030492 REGISTERED ARCHITECT
MONIKA KUHNAL
STATE OF WASHINGTON
project number 21-45
date 7.18.2024
file name 2145 A001RD
drawn by AEG
checked by ACC
owner approval
title
Proj. Info., Proj. Team, Drawing Index, Code & Other Info. & Site Plan
A001

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PERMIT SET

no	date	by
1	8.16.24	MFK
2	10.11.24	MFK
3	10.24.24	MFK
4	11.14.24	MFK