

THE MERCER GARAGE T.I.

THE MERCER APARTMENT HOMES

Addition of New Gates at Garage

Mercer Island, WA

The Mercer Apartment Homes

PROJECT TEAM

Owner: The Mercer Apartment Homes
7650 SE 27th St.
Mercer Island, WA 98040

Architect: Milbrandt Architects, Inc., P.S.
25 Central Way, Suite 210
Kirkland, WA 98033
(425) 454-7130

PROJECT INFORMATION

Site Address: 7650 SE 27th St.
Mercer Island, WA 98040

Project Description: Addition of roll-up and overhead garage doors and pedestrian gates to secure existing East and West Garages at The Mercer Apartment building complex. FOB devices shall be installed at existing doors for added security. Additional illuminated exit signage and accessible route striping shall be installed where required. All doors in the path of egress shall have appropriate exiting devices (i.e. panic hardware).

Site Area: 3.04 acres (Existing - No Change)

Density: Existing - No Change

Tax Parcel Number: 5315101491, 5315101493

Zone: Town Center (TC)

Max. Building Height: Existing - No Change

Occupancy Type: Mixed-Use Building (All Existing - No Change)
Work for this permit occurs in S-2 Parking Garage

Type of Construction: Existing - No Change (All work this permit performed in non-combustible portion of S-2 Parking Garage)

Applicable Codes: 2021 International Building Code
2021 Uniform Plumbing Code
2021 Washington State Energy Code
2021 International Mechanical code
2021 International Fire Code
ICC/ANSI A117.1-2017 Standard
Washington State Amendments as modified and adopted by the local jurisdiction.

GENERAL NOTES

1. Comply with 2021 IBC and all applicable codes and ordinances of the local jurisdiction and the State of Washington.
2. Do not scale drawings.
3. Provide furring as required to conceal mechanical and electrical work in all finished areas.
4. Through penetrations and membrane penetrations of rated wall or floor / ceiling assembly will require firestopping per 2021 IBC, Section 714.
5. Milbrandt Architects is not responsible for construction means, methods, techniques or procedures, or for the safety precautions and programs in connection with the work, and is not responsible for the failure of any contractor or subcontractor to carry out the work in accordance with the various contract documents and or governing jurisdiction, regardless of what is shown on these drawings.
6. Refer to and follow all manufacturer's installation instructions for all new equipment. Installations shall conform to the 2021 IBC and all applicable codes and ordinances of the local jurisdiction and the State of Washington.

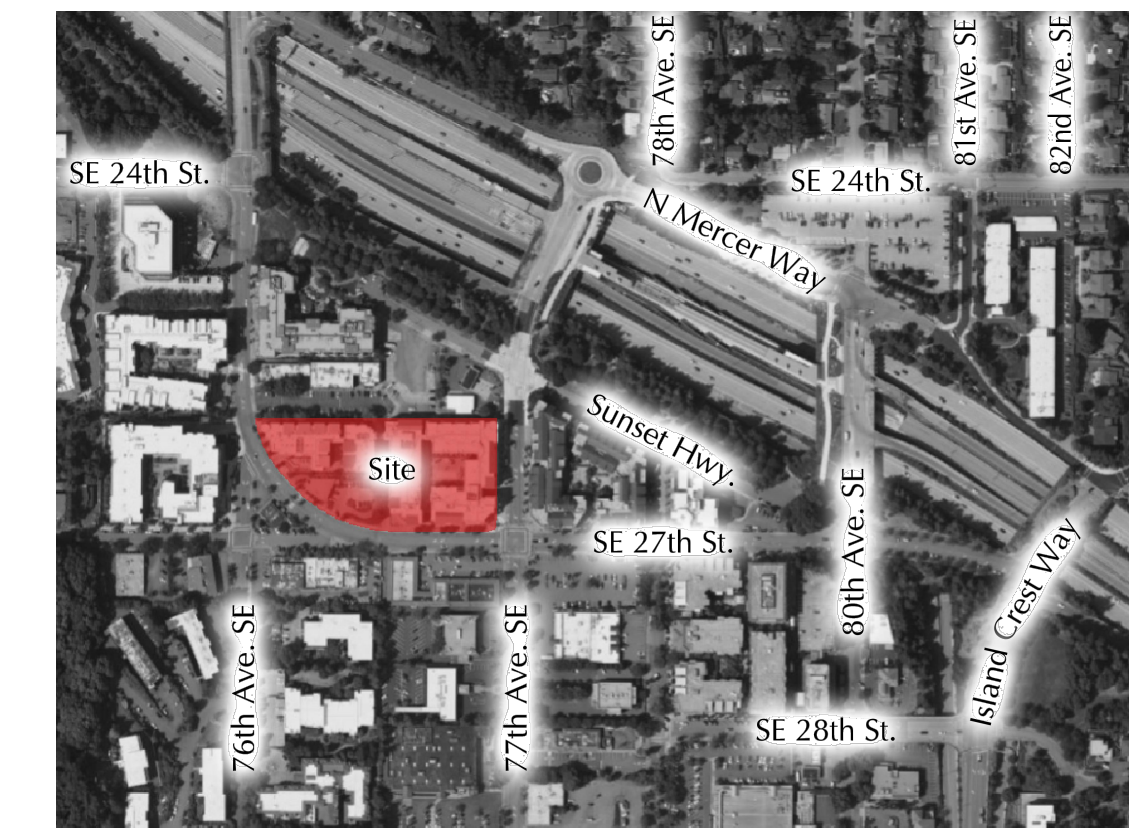
ACCESSIBILITY

Accessible design for tenant improvement work is based on the 2021 International Building Code - Chapter 11, as amended by the State of Washington, & 2017 ICC, A117.1 Accessible & Useable Buildings & Facilities.

DEFERRED SUBMITTALS

- Shop drawings, calculations and/or supporting documentation are required for:
1. Electrical design and drawings.

VICINITY MAP



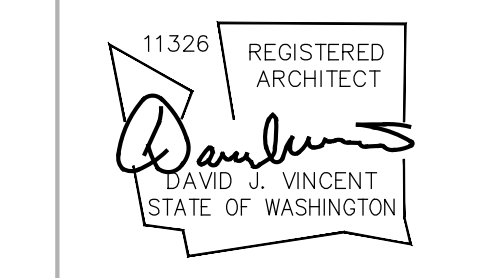
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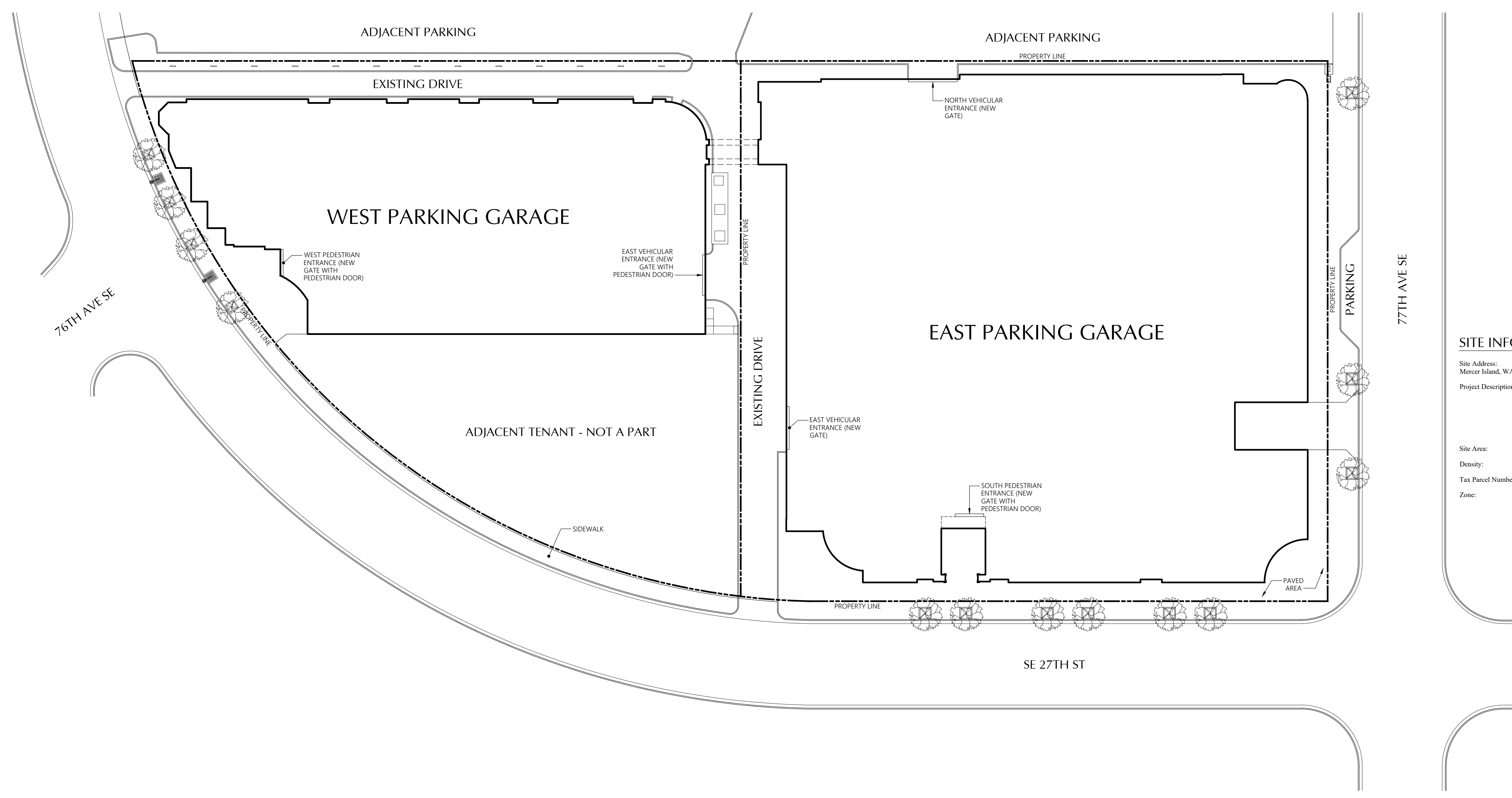
LIST OF DRAWINGS

- A1 Cover Sheet
- A2 Overall Site Plan
- A3 West Garage - Code Summary Page
- A4 East Garage - Code Summary Page

- B1 East Garage - South Pedestrian Gate Entrance - Floor Plan

- E1 East & West Garages - Garage Door Elevations
- E2 East & West Garages - Pedestrian Door Elevations





THE MERCER GARAGE TENANT IMPROVEMENT
1" = 25'

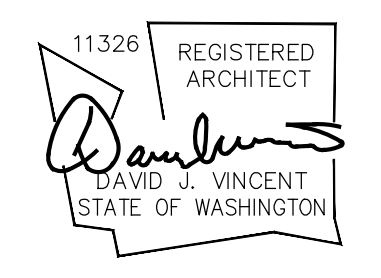
OVERALL SITE PLAN

SITE INFORMATION

Site Address: 7650 SE 27th St.
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The Mercer Garage T.I.
Overall Site Plan

The Mercer Garage T.I.

Mercer Island, WA

The Mercer Apartment Homes

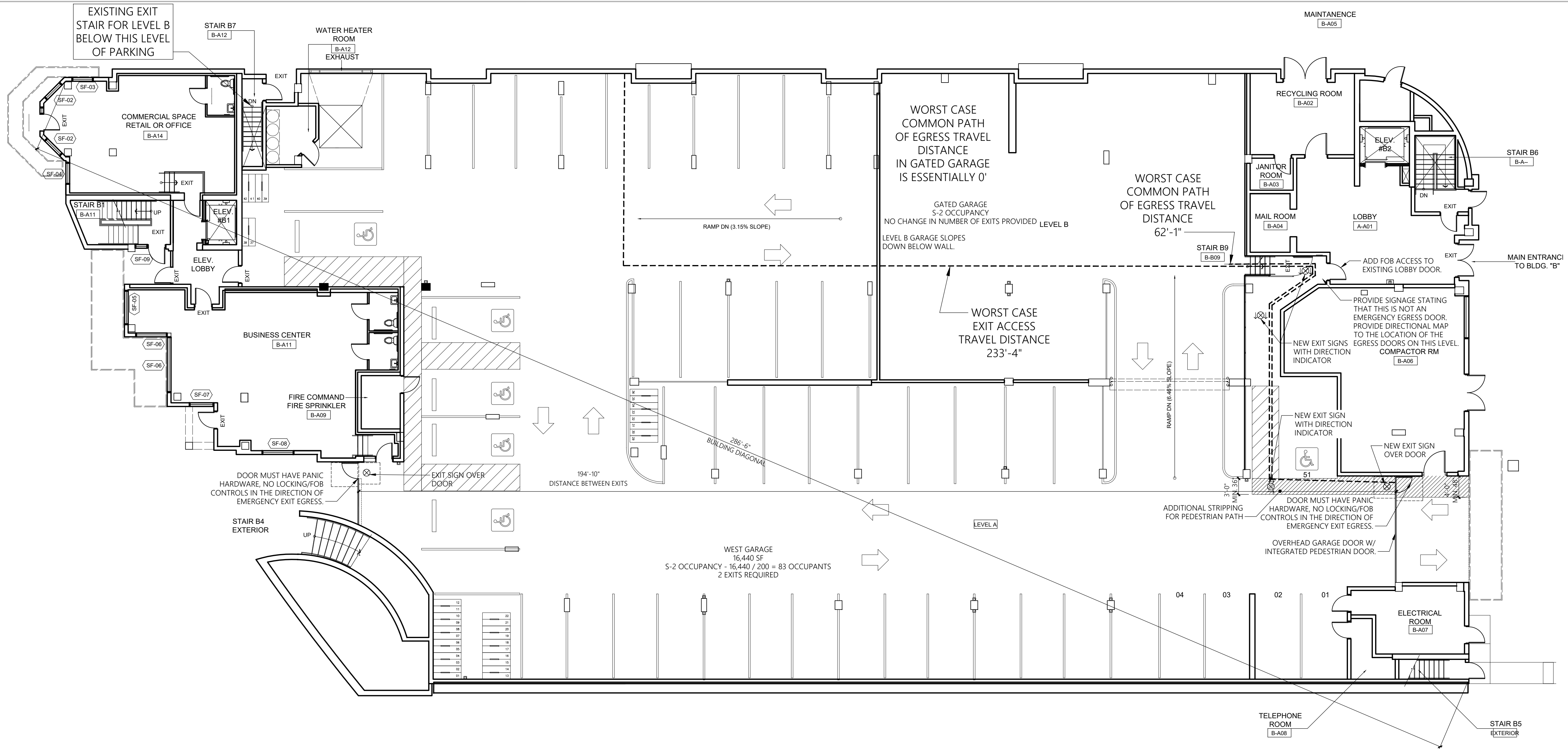
Revisions

No.	Date	Description
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Initial Publish Date:
Date Plotted: 6-13-24

Job No.:	Drawn By:
24-13	RLH/CCF

Sheet No.: **A2**



FIRE AND LIFE SAFETY CODE SUMMARY

APPLICABLE CODE	2021 IBC (With WA State Amendments) See cover sheet for additional codes.
OCCUPANCY TYPES	R-2 Residential Group (Existing) S-2 Low-Hazard Storage (Existing) B Business (Existing)
CONSTRUCTION TYPES	Existing - No Change (All work this permit performed in non-combustible portion of S-2 Parking Garage)
SPRINKLER SYSTEM	NFPA 13 (Existing - No Change)
ACCESSORY OCCUPANCIES:	Existing - No Change
SEPARATED OCCUPANCIES:	Existing - No Change
ALLOWABLE HEIGHT (above grade plane)	Existing - No Change
ALLOWABLE BUILDING AREAS:	Existing - No Change

General Contractor is responsible for insuring existing fire-resistance ratings for building elements, fire separation distances, exterior wall ratings, exterior wall openings permitted, and the like are maintained with all work included under this permit. General contractor shall not complete any work that does not comply with such requirements.

SYMBOLS & ABBREVIATIONS

- SEE ELECTRICAL DRAWINGS FOR SPECIFIC EXIT SIGN REQUIREMENTS
- DOOR FIRE RATING (MINUTES)
FIRE-RATED DOORS TO BE SELF-CLOSING (RATINGS PER IBC TABLE 716.5)
- ALL EXISTING FIRE DOORS AND RATINGS SHALL BE MAINTAINED

EXITING REQUIREMENTS

- MIN. NUMBER OF EXITS PER STORY: EXISTING TO REMAIN - NEW WORK DOES NOT CHANGE OCCUPANCY COUNTS AND THUS EXIT REQUIREMENTS
- MINIMUM REQUIRED WIDTH OF EGRESS COMPONENTS - EXISTING TO REMAIN
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE PER IBC TABLE 1017.2 SHALL BE MAINTAINED:
R-2 / B / A OCCUPANCY - 250 FEET
S-2 OCCUPANCY - 400 FEET
- ALL EGRESS DOORS ARE REQUIRED TO SWING IN THE DIRECTION OF EGRESS TRAVEL

FIRE SPRINKLERS

BUILDING IS EQUIPPED WITH NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM AND IS EXISTING TO REMAIN. ALL WORK THIS PERMIT SHALL NOT CHANGE THIS SYSTEM IN ANY WAY WITHOUT THE CONTRACTOR FIRST OBTAINING ALL NECESSARY PERMITS.

EXIT SIGNS & EMERGENCY ILLUMINATION

SEE ELECTRICAL LIGHTING PLANS FOR EXITING SIGNS AND EMERGENCY ILLUMINATION. EGRESS EXIT SIGNS ARE REPRODUCED HERE FOR REVIEW OF CODE COMPLIANCE. EMERGENCY ILLUMINATION SHALL BE PROVIDED SUCH THAT THE AVERAGE ILLUMINATION IS NOT LESS THAN 1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR.

OCCUPANT LOAD FACTORS

OCCUPANT LOAD FACTORS ARE UNCHANGED THIS PERMIT AND ARE EXISTING TO REMAIN.

STC RATINGS

SOUND TRANSMISSION CLASS (STC) OF ALL WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS ARE EXISTING TO REMAIN AND SHALL BE MAINTAINED.

PORTABLE FIRE EXTINGUISHERS

ALL EXISTING PORTABLE FIRE EXTINGUISHERS ARE EXISTING TO REMAIN. THE MAXIMUM TRAVEL DISTANCE TO EACH EXTINGUISHER OF 75' SHALL BE MAINTAINED.

FIRE AND LIFE SAFETY CODE SUMMARY

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OCCUPANT LOAD FACTORS

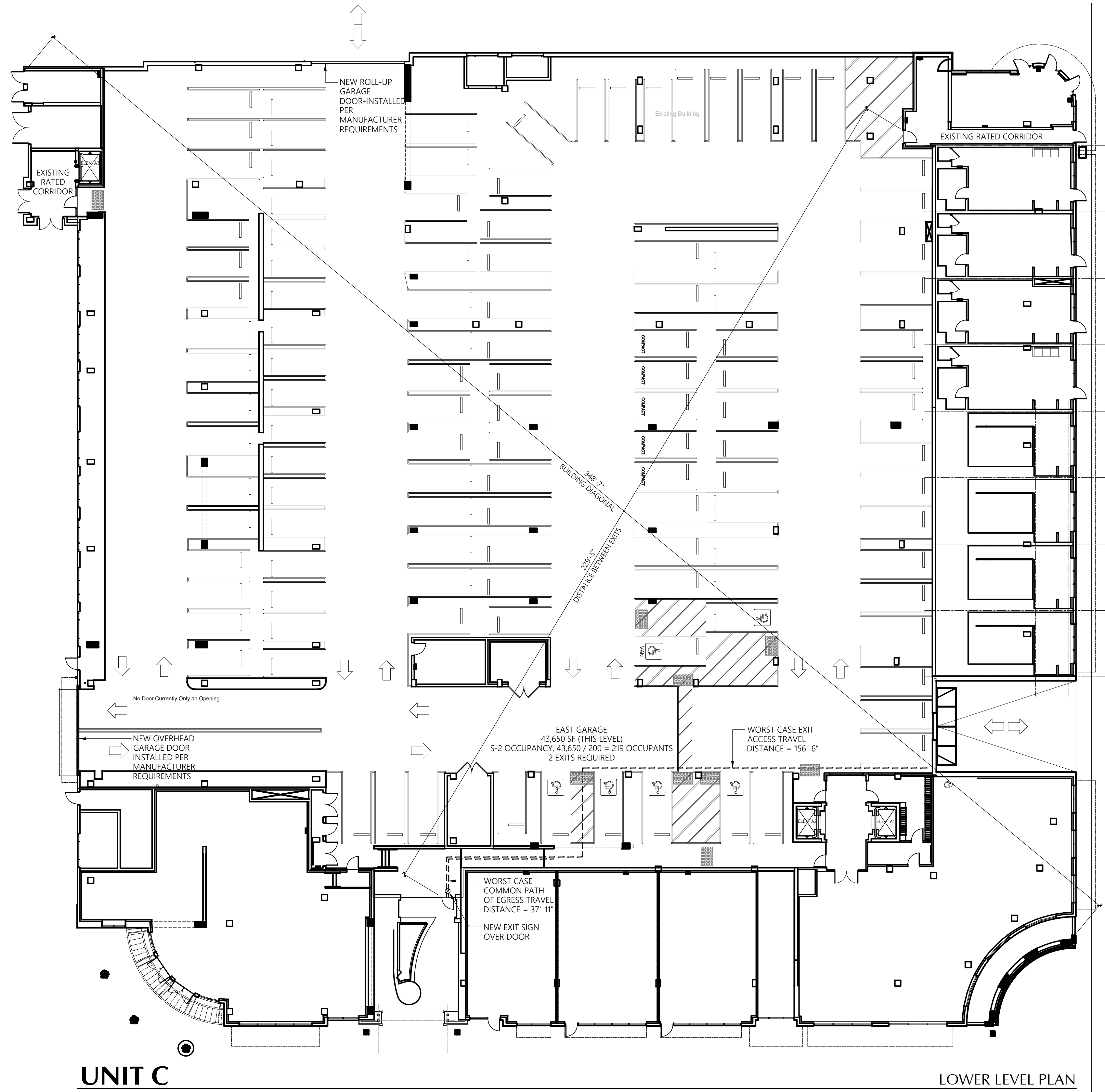
OCCUPANT LOAD FACTORS ARE UNCHANGED THIS PERMIT AND ARE EXISTING TO REMAIN.

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PORTABLE FIRE EXTINGUISHERS

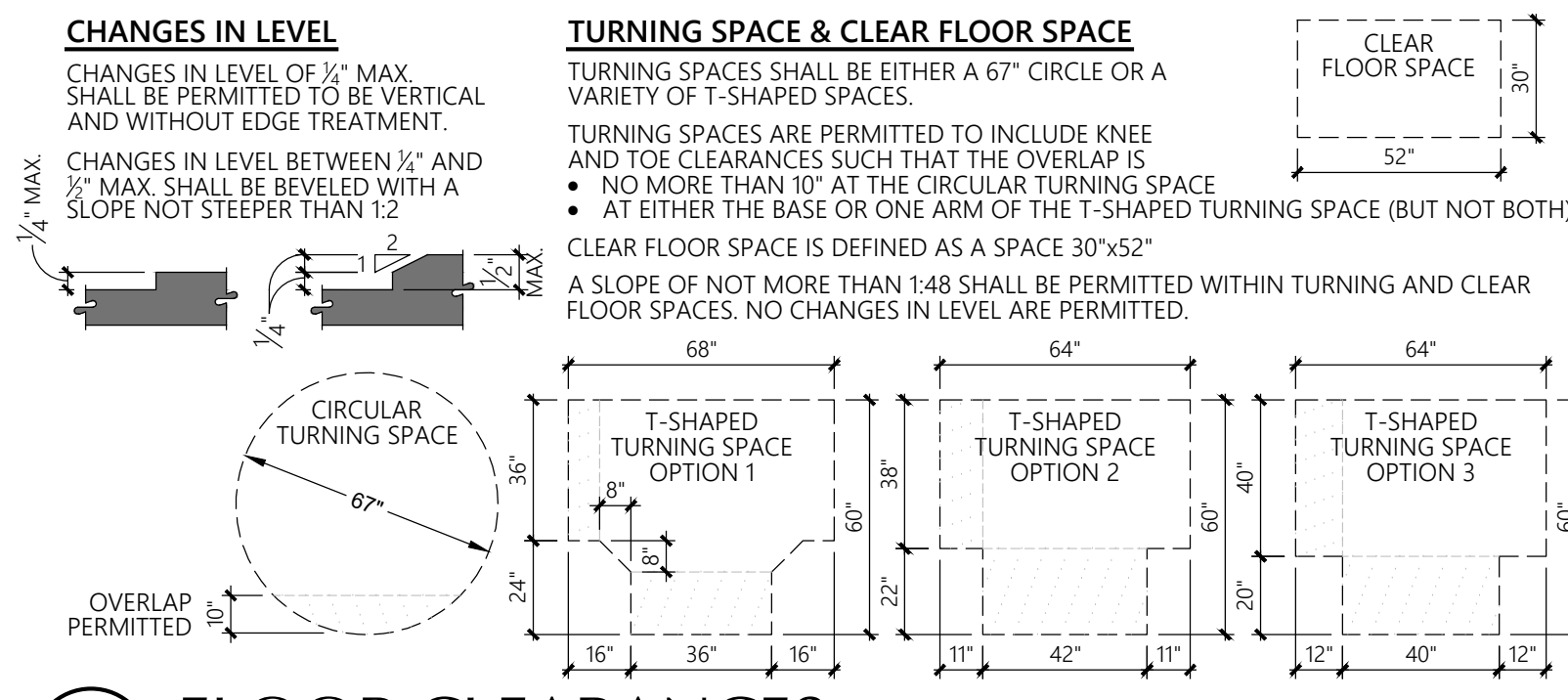
ALL EXISTING PORTABLE FIRE EXTINGUISHERS ARE EXISTING TO REMAIN. THE MAXIMUM TRAVEL DISTANCE TO EACH EXTINGUISHER OF 75' SHALL BE MAINTAINED.



UNIT C
1/16" = 1'-0"

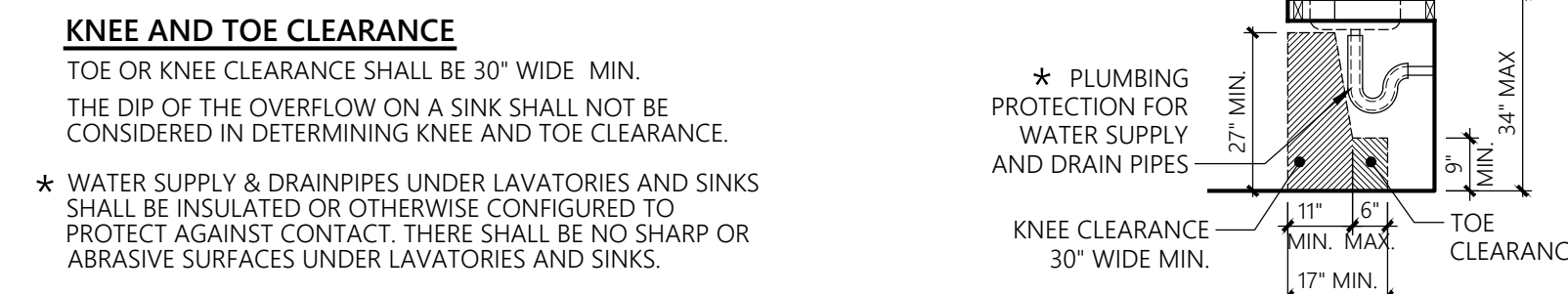
LOWER LEVEL PLAN

NOTE: ALL DIMENSIONS ARE FROM FINISHED SURFACE



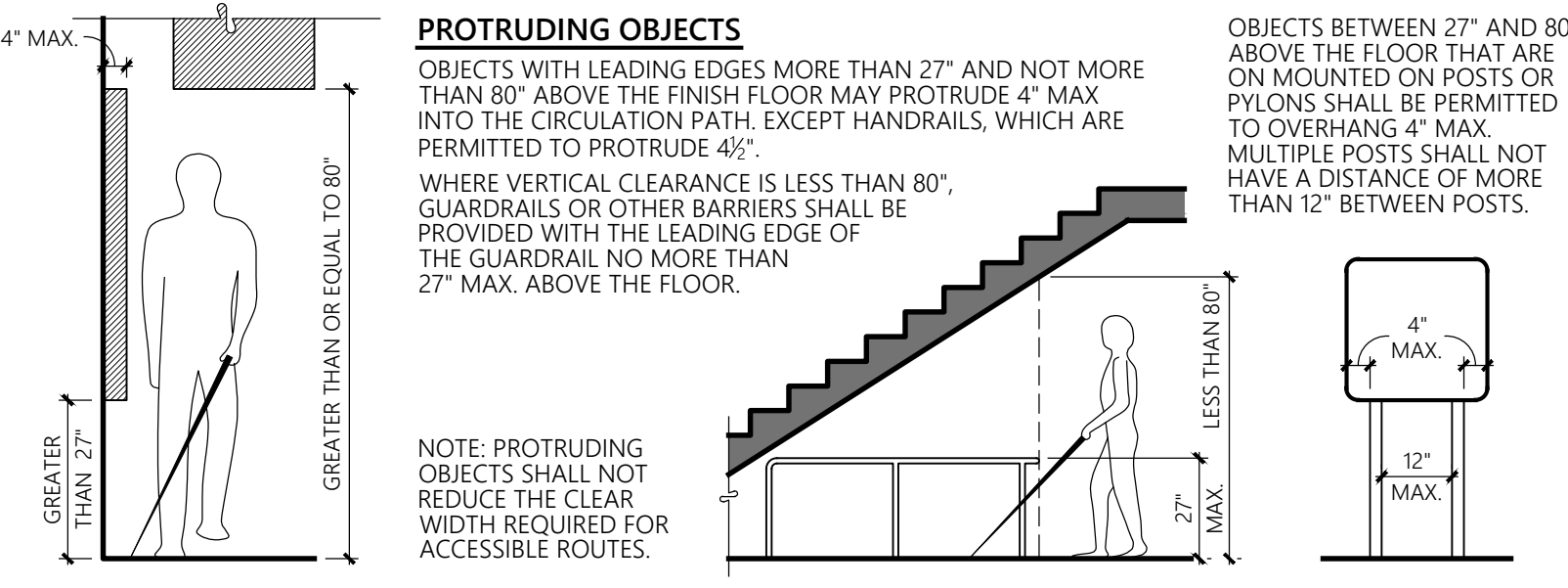
1 FLOOR CLEARANCES

1/4"=1'-0"



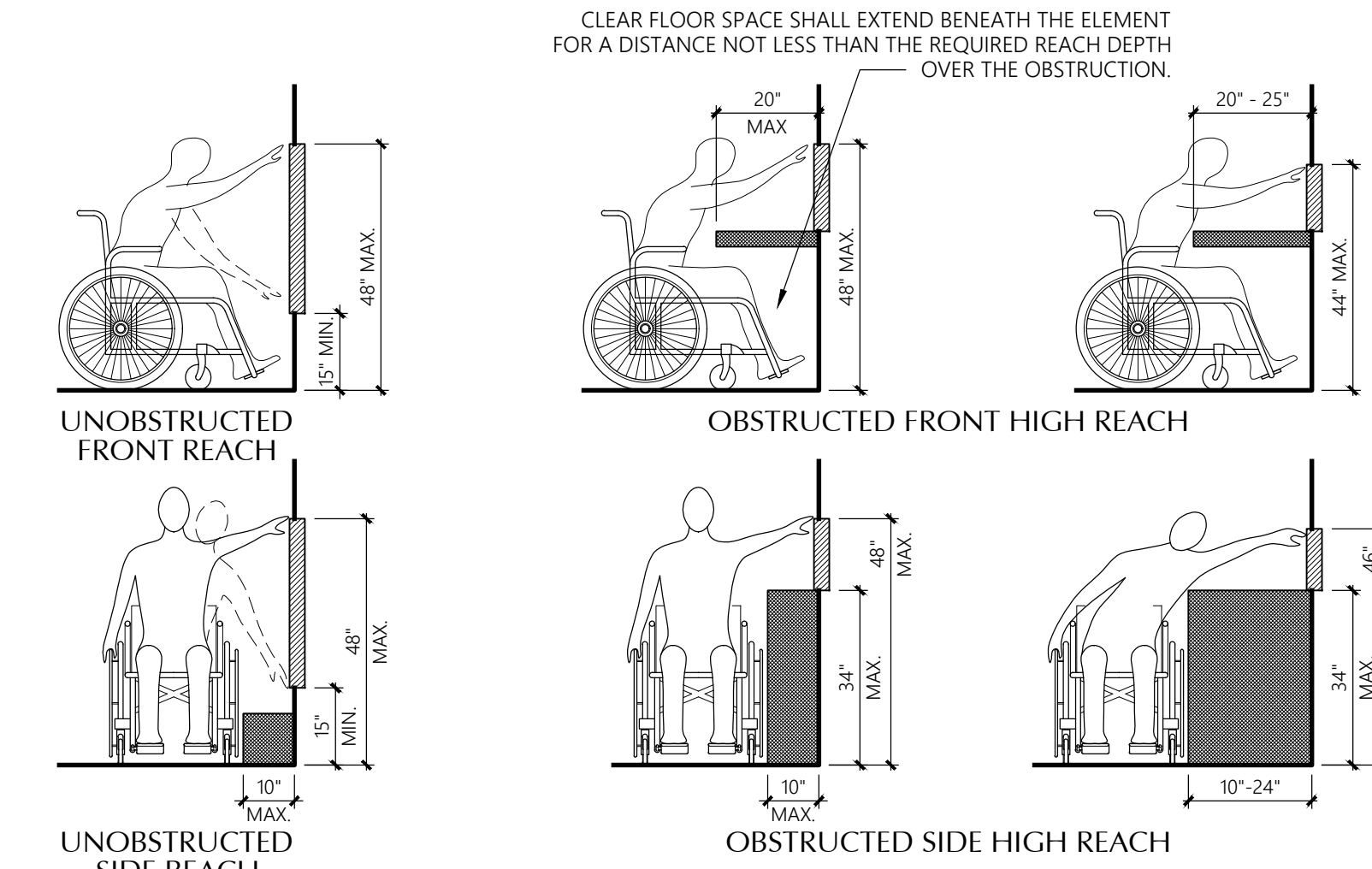
2 KNEE AND TOE SPACE

3/8"=1'-0"



3 PROTRUDING OBJECTS

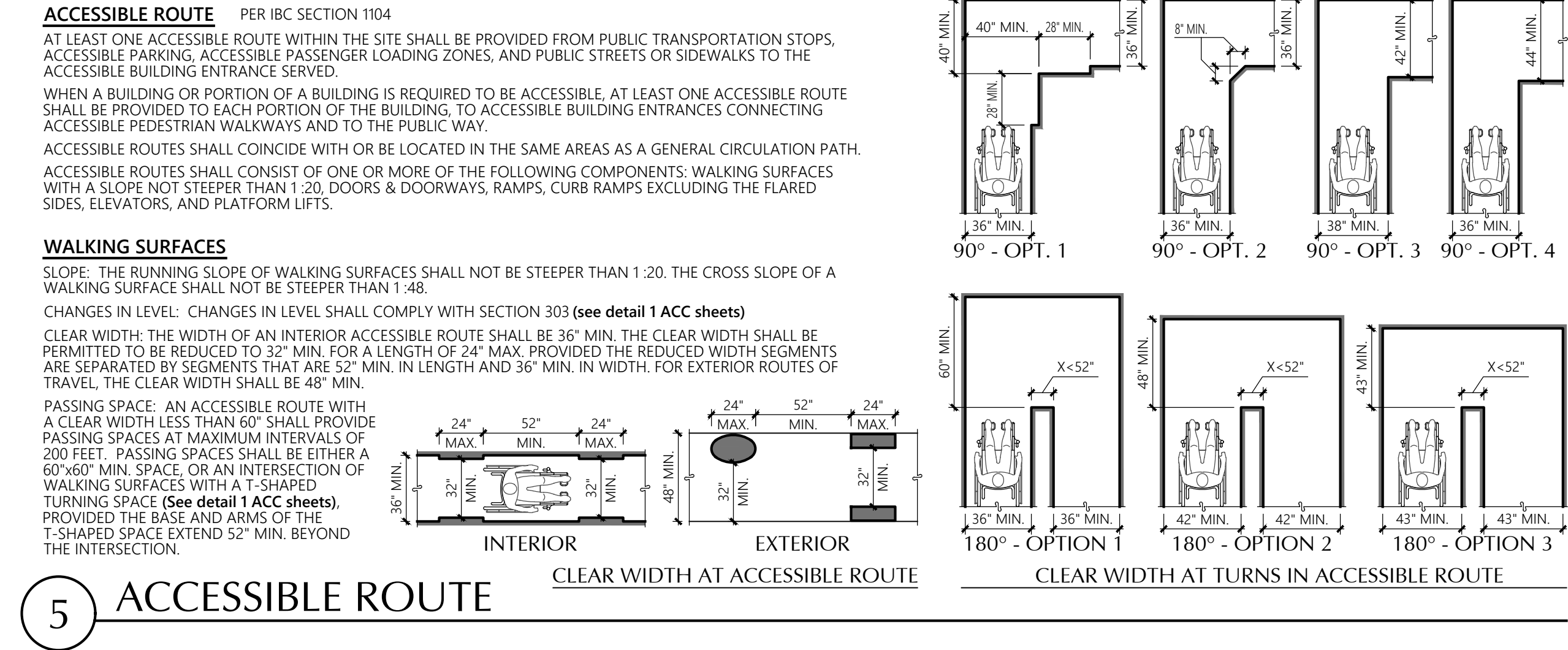
NTS



4 REACH RANGES

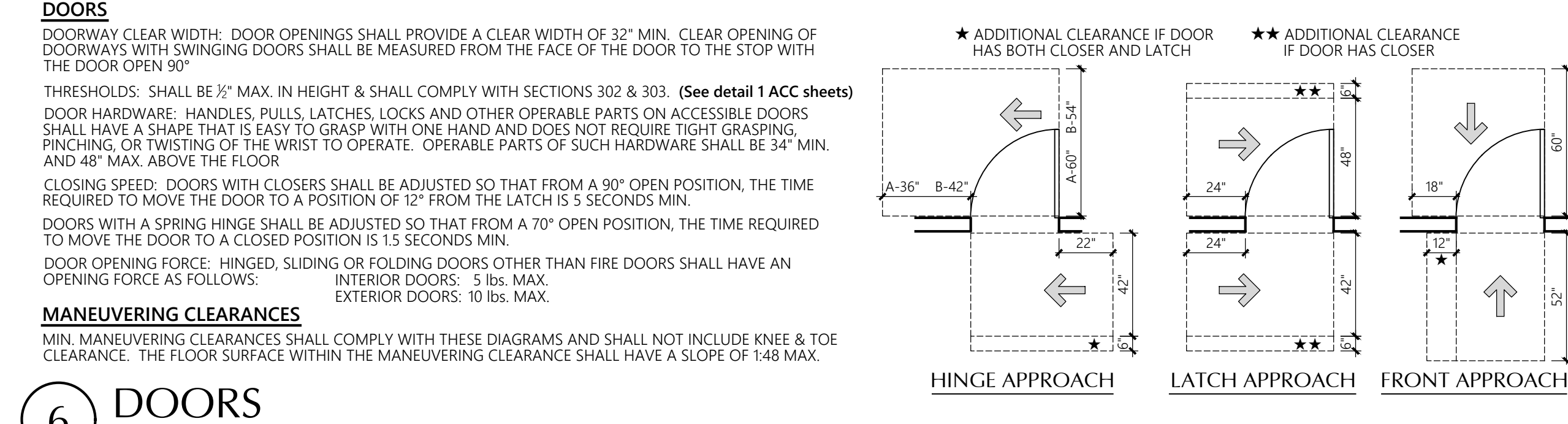
3/8"=1'-0"

BUILDING BLOCKS CHAPTER 3



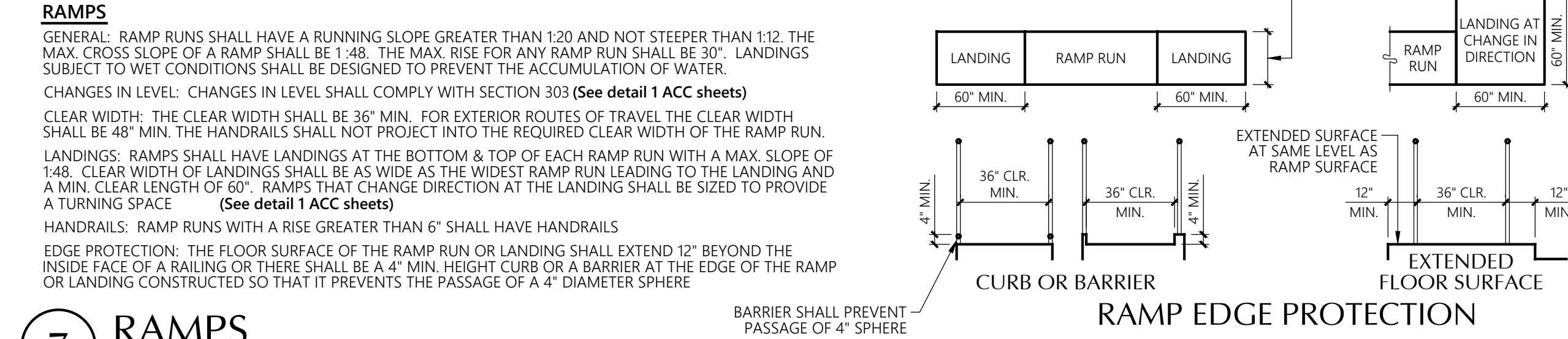
5 ACCESSIBLE ROUTE

1/4"=1'-0"



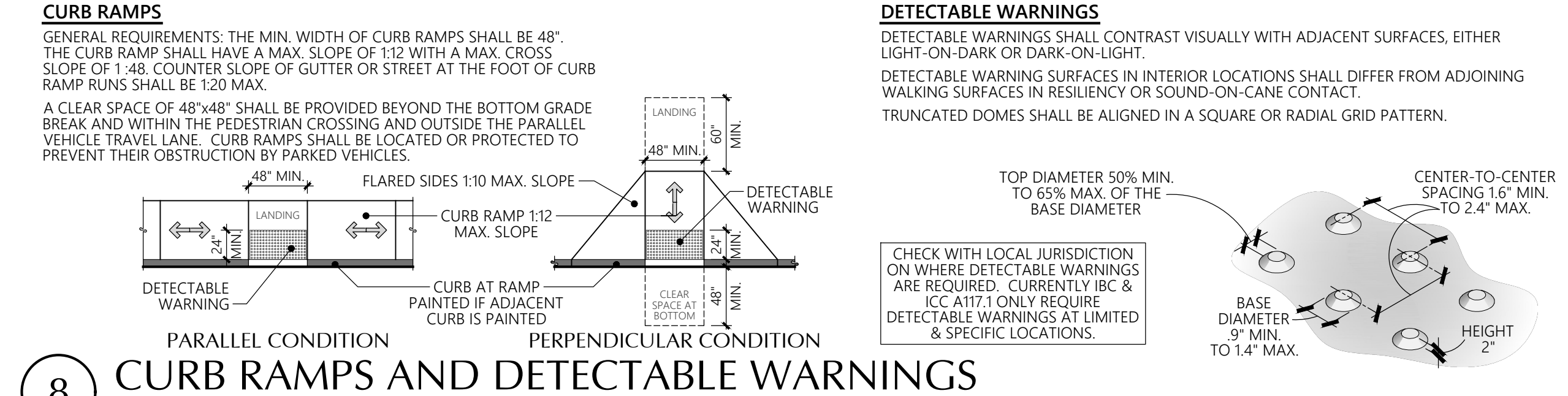
6 DOORS

1/4"=1'-0"



7 RAMPS

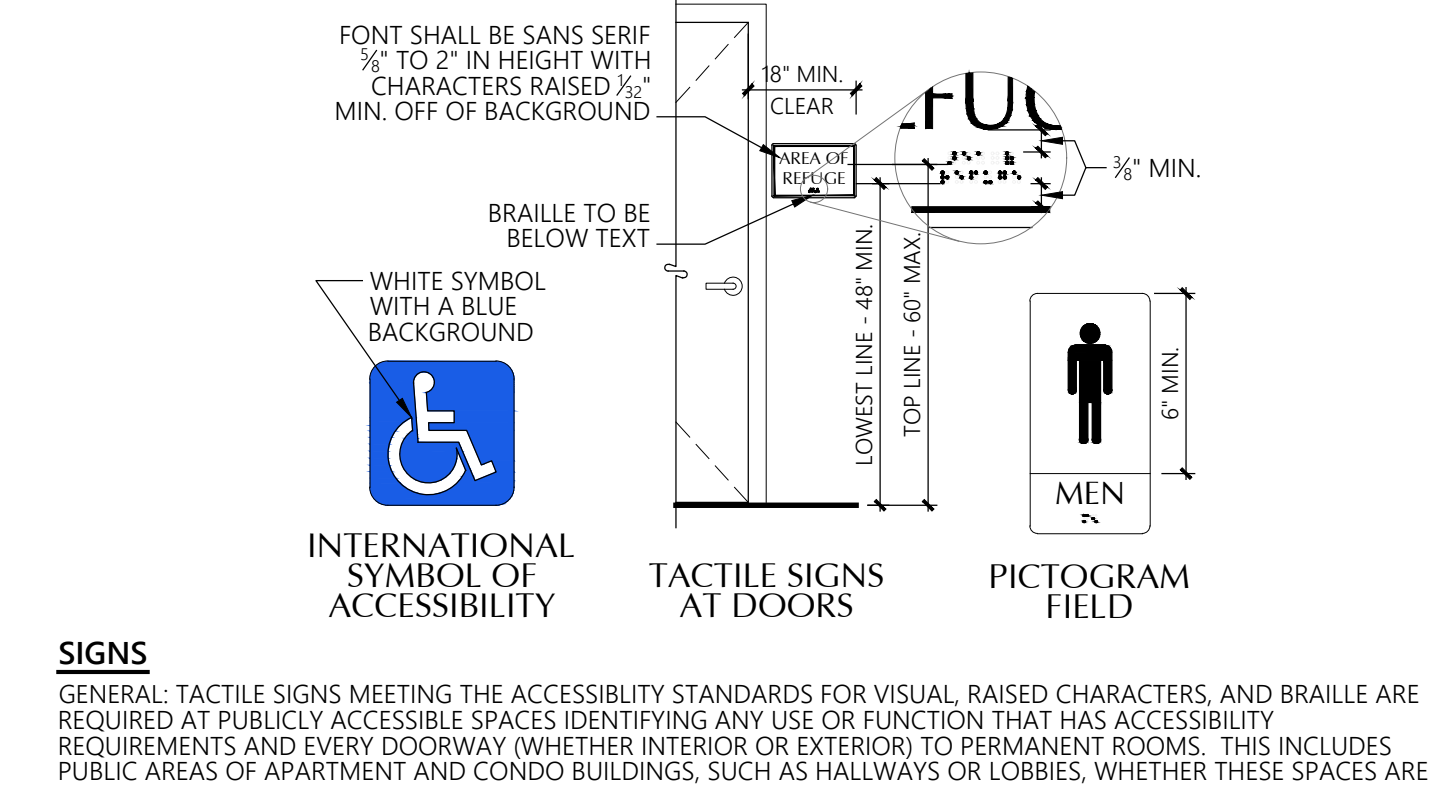
1/4"=1'-0"



8 CURB RAMPS AND DETECTABLE WARNINGS

1/4"=1'-0"

ACCESSIBLE ROUTES CHAPTER 4



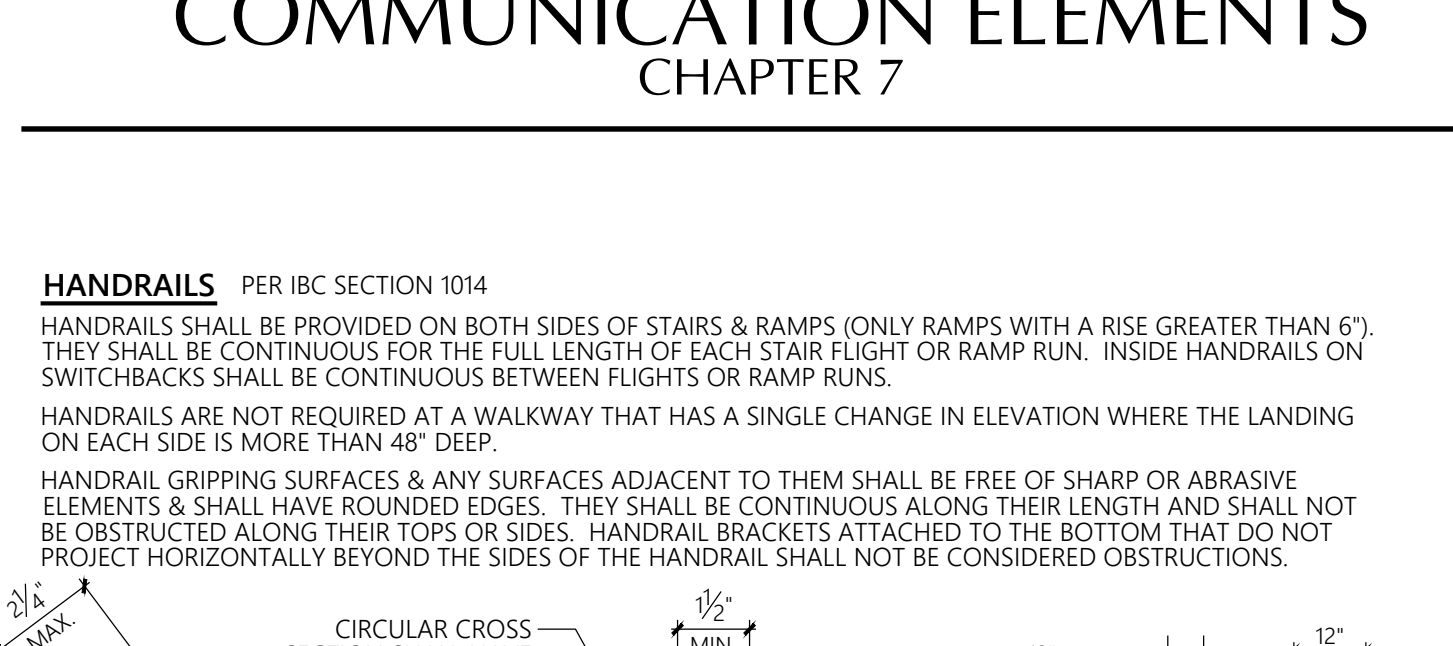
21 SIGNS

NTS

COMMUNICATION ELEMENTS CHAPTER 7

12 HANDRAILS

1 1/2"=1'-0" AND 3/8"=1'-0"



GENERAL SITE & BLDG. ELEMENTS CHAPTER 5

620 Kirkland Way, Suite 202
 Kirkland, Washington 98033
 P: 425.454.7130 F: 425.658.1208
 Web: www.milbrandtarch.com

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 11.326 REGISTERED ARCHITECT
 David J. Vincent
 STATE OF WASHINGTON

Accessibility Standards

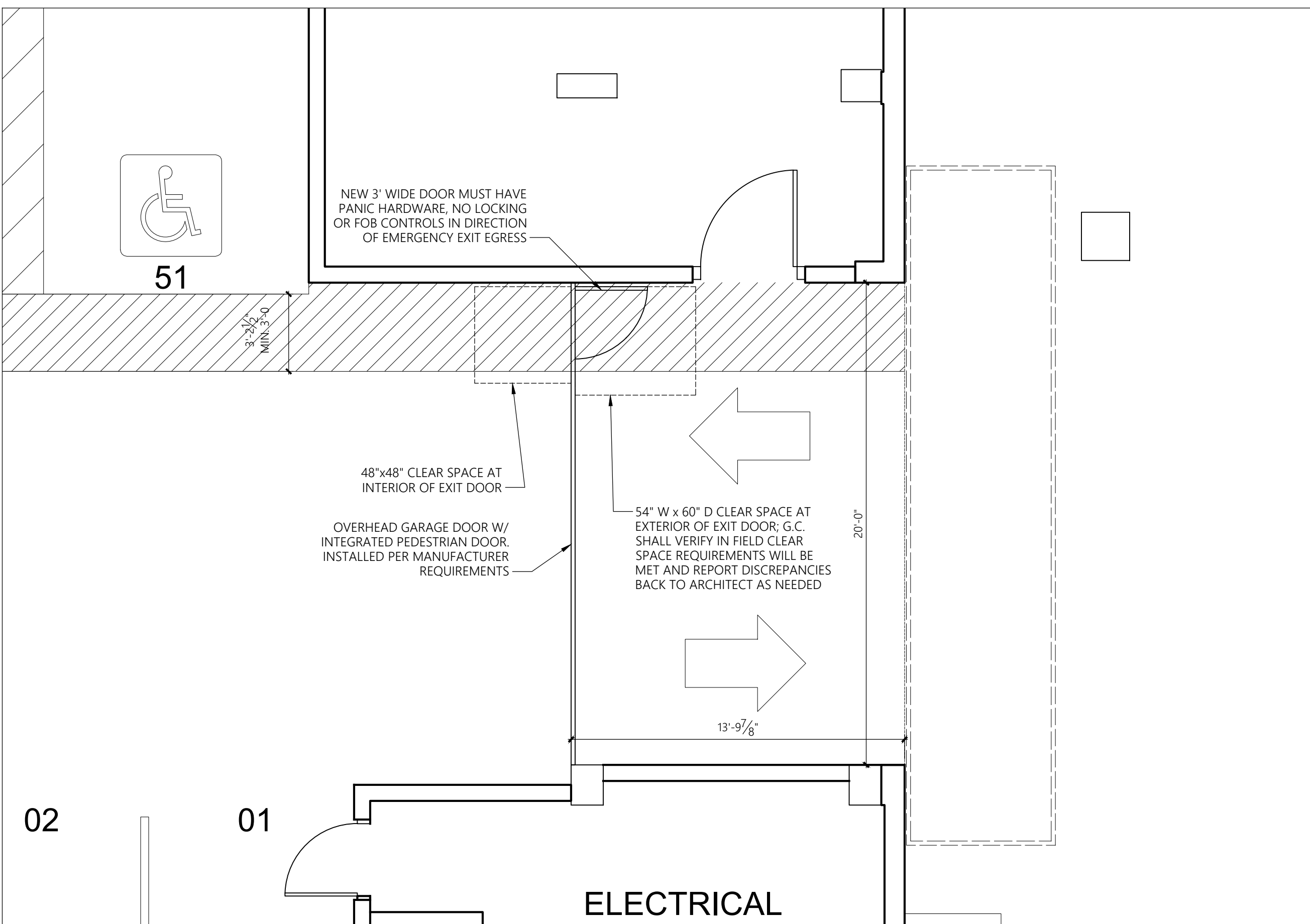
The Mercer Garage T.I.

Mercer Island, WA

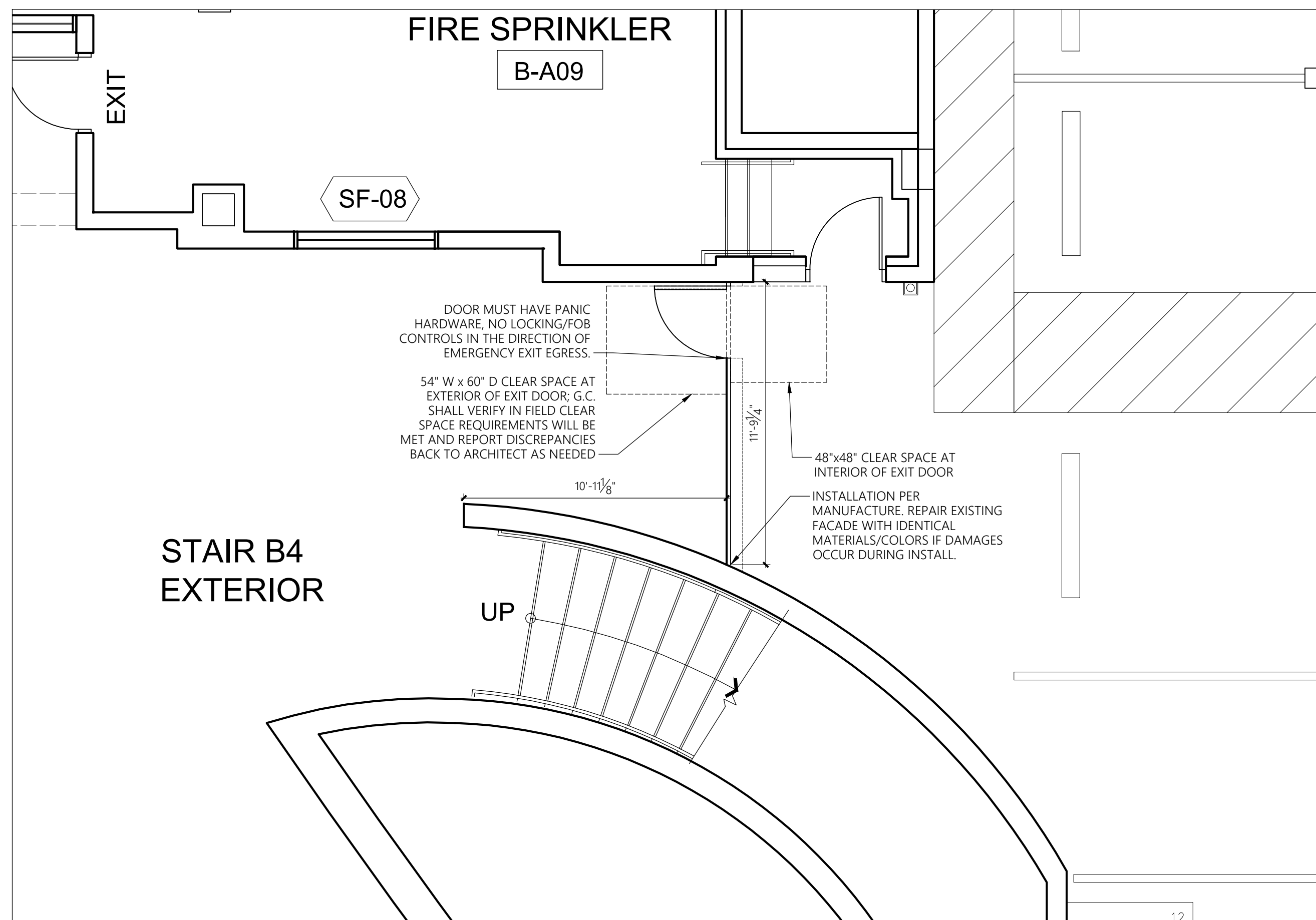
The Mercer Apartment Homes

Revisions
 No. Date Description

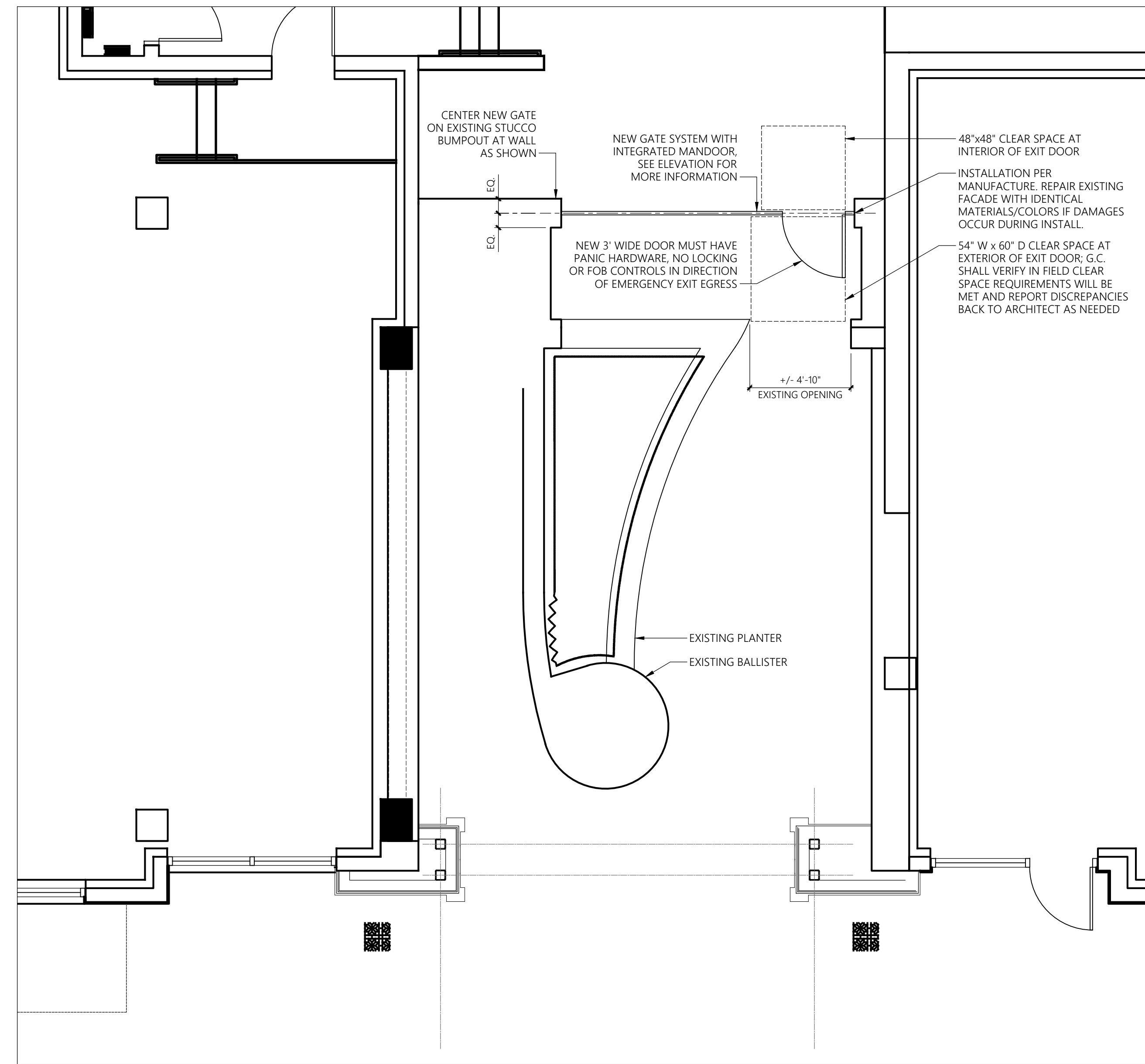
Initial Publish Date:
 Date Plotted: 6-13-24
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 Drawn By: R LH/CCF
 Sheet No.:



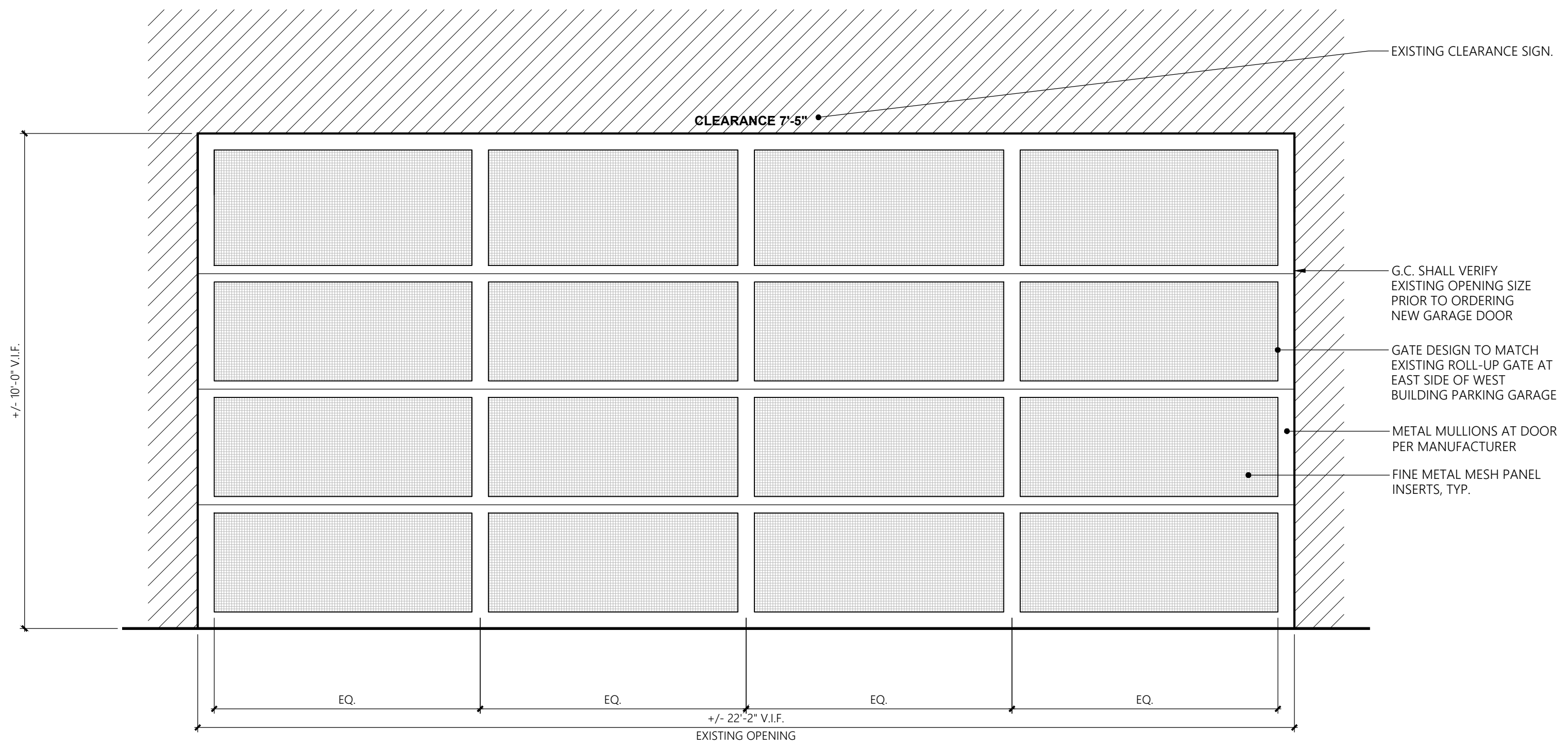
WEST GARAGE EAST PEDESTRIAN/VEHICULAR GATE
1/4" = 1'-0"



WEST GARAGE WEST PEDESTRIAN GATE
1/4" = 1'-0"

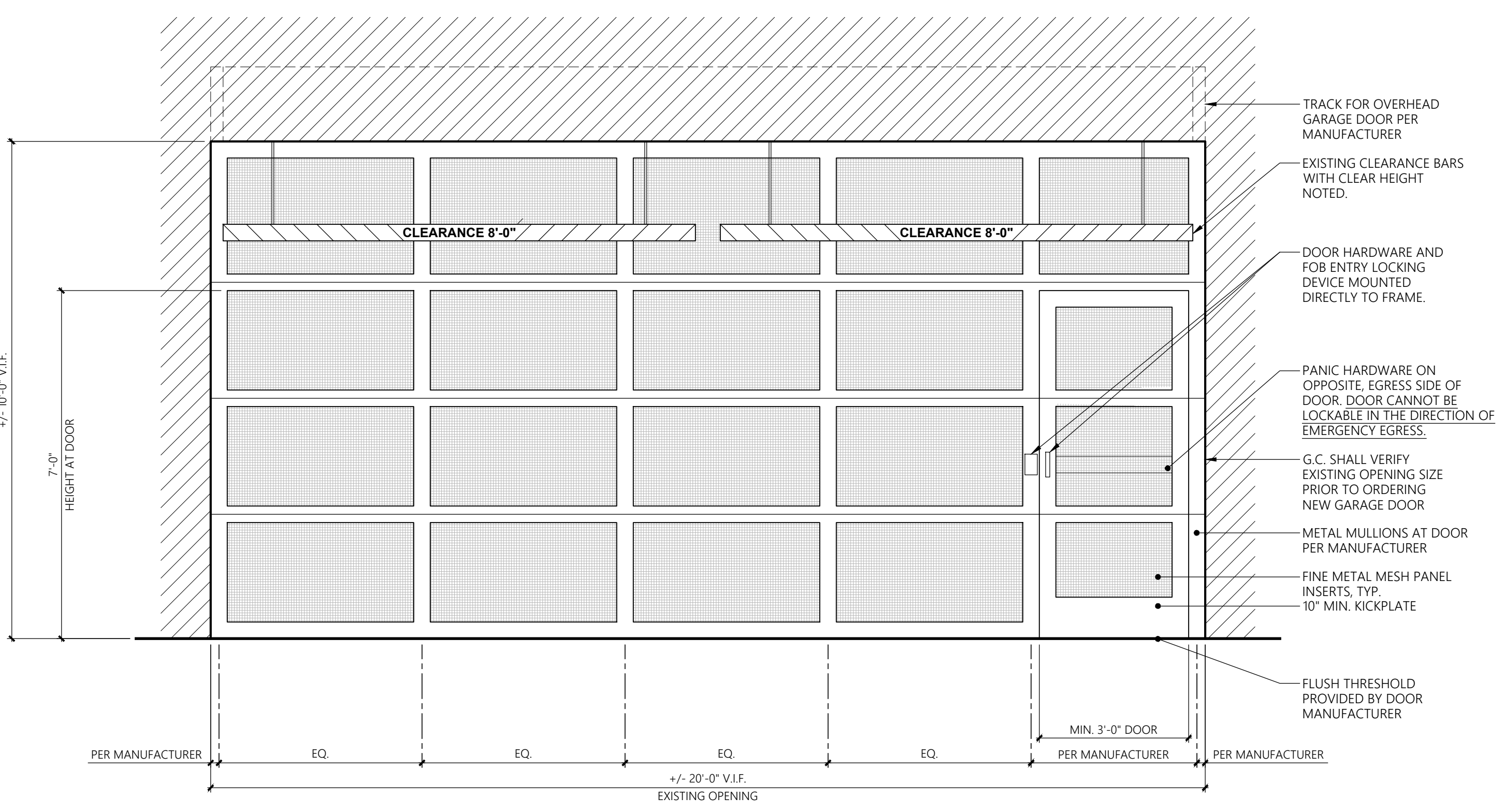


EAST GARAGE SOUTH PEDESTRIAN GATE ENTRANCE
1/4" = 1'-0"



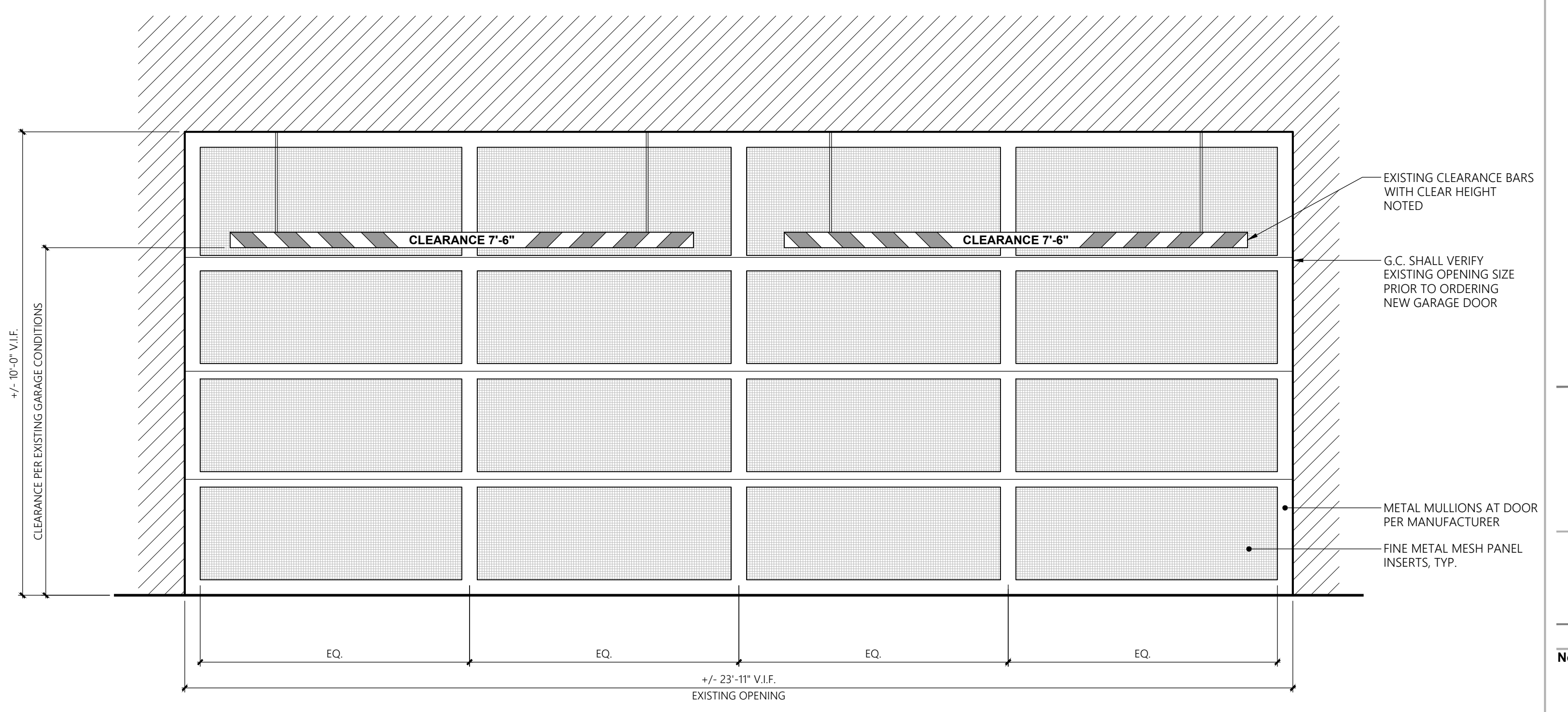
EAST GARAGE
1/2" = 1'-0"

WEST VEHICULAR GATE



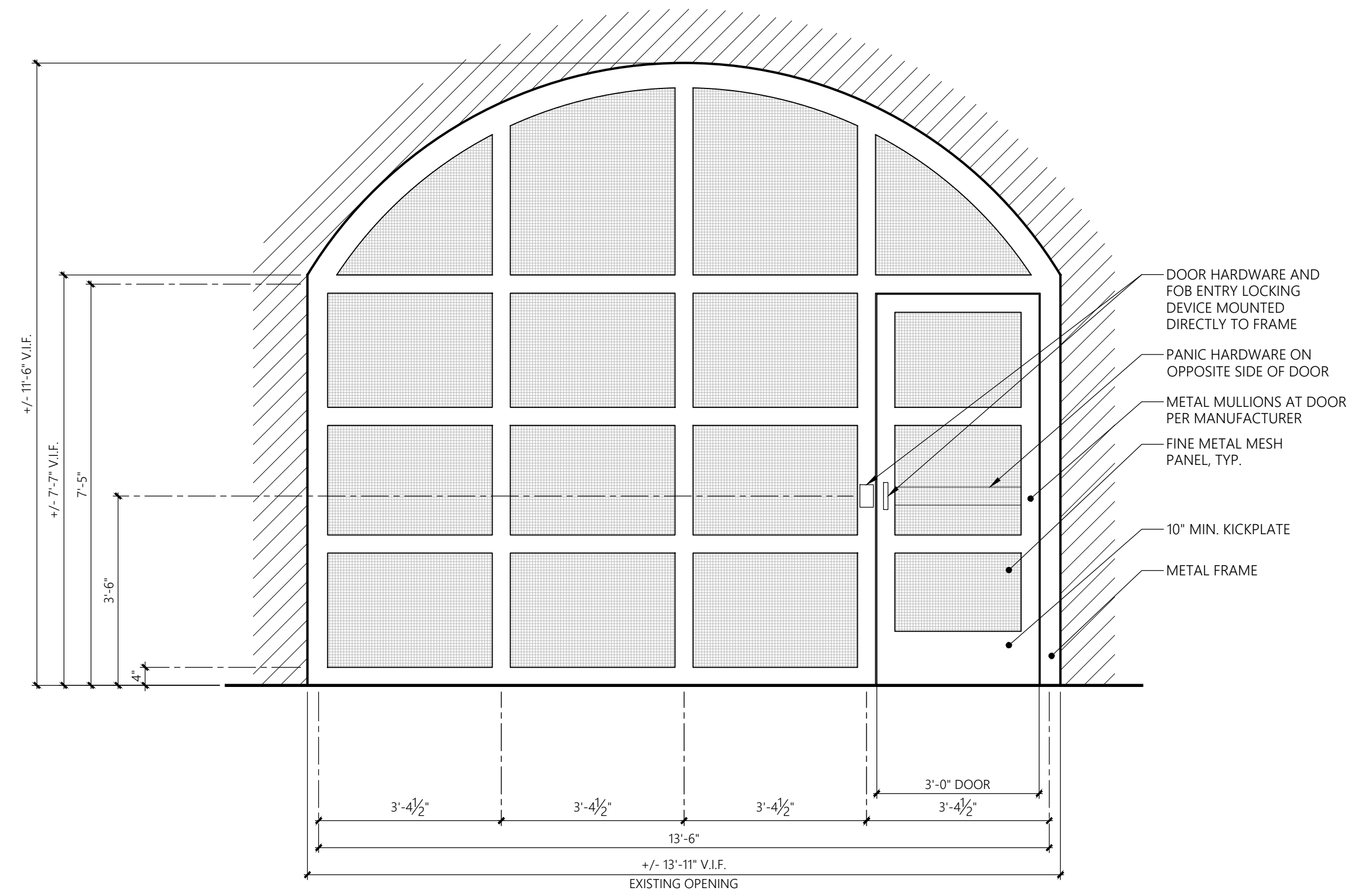
WEST GARAGE
1/2" = 1'-0"

EAST VEHICULAR GATE W/ MANDOOR

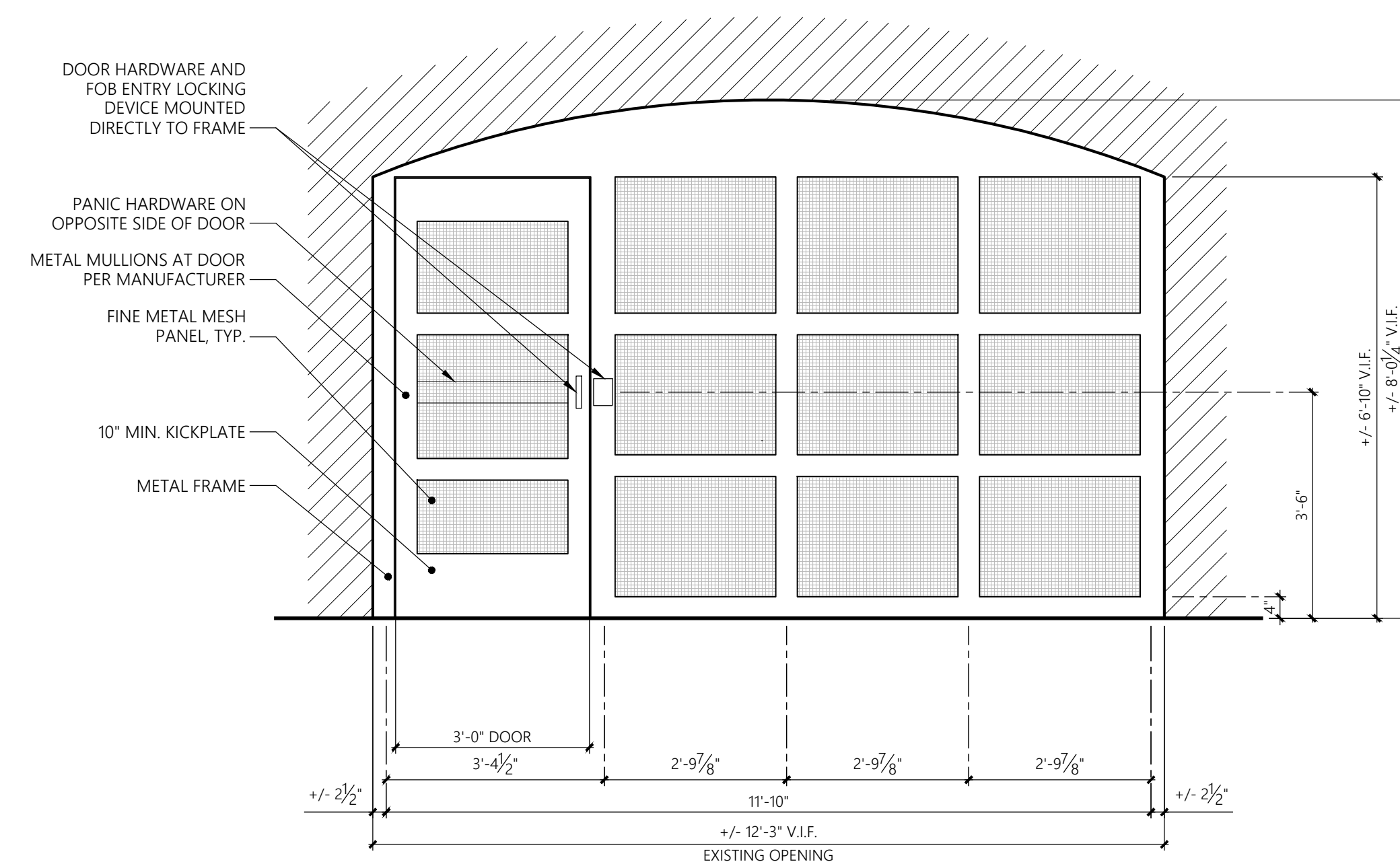


EAST GARAGE
1/2" = 1'-0"

NORTH VEHICULAR GATE



EAST GARAGE SOUTH PEDESTRIAN GATE
1/2" = 1'-0"



WEST GARAGE WEST PEDESTRIAN GATE
1/2" = 1'-0"