

VICINITY MAP  
NTS

## GENERAL NOTES

1. ALL WORK SHALL CONFORM TO REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODES (IBC), 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 INTERNATIONAL FIRE CODE (IFC), 2018 WASHINGTON STATE ENERGY CODE (WSEC), STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL BUILDING SYSTEM DESIGN AND INSTALLATION INCLUDING SITE DESIGN, LANDSCAPE DESIGN, CIVIL ENGINEERING, STRUCTURAL ENGINEERING, INTERIOR DESIGN AND MATERIAL SELECTIONS.
3. IN NO CASE SHALL THE DRAWINGS BE SCALED FOR DIMENSIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH SUBSEQUENT WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH REQUIRE PHYSICAL CHANGE PRIOR TO BEGINNING SAID WORK.
4. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS - INCLUDING APPLICABLE HEALTH AND SITE PERMITS OTHER THAN THE BUILDING PERMIT - AS MAY BE REQUIRED FOR COMPLETION OF THIS PROJECT. FEES FOR THESE PERMITS SHALL BE REIMBURSED BY THE OWNER.
5. CONTRACTOR SHALL COORDINATE SITE WORK: PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE, AND OTHER UTILITIES AS REQUIRED FOR COMPLETE OPERATING SYSTEM(S).
6. ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL WALL, MOUNTED OR SUSPENDED STAIR RAILINGS, CASEWORK, TOILET ROOM ACCESSORIES, MECHANICAL, ELECTRICAL, PLUMBING, OR MISC. EQUIPMENT.
7. DUCTS PENETRATING STUD WALLS OR SHAFT WALLS SHALL BE PROVIDED NECESSARY FRAMES, BRACING AND SEALANT AROUND OPENING(S).
8. ALL EQUIPMENT RECESSED INTO FIRE RATED WALLS SHALL BE PROVIDED WITH BACKING BEHIND TO MAINTAIN THE FIRE RATING OF THAT WALL.
9. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS AS REQUIRED BY CODE.
10. SMOKE DAMPERS OR DOORS SHALL BE PROVIDED WHERE PENETRATING DRAFTSTOPS OR SMOKE PARTITIONS, AS REQUIRED BY CODE.
11. ALL FIRE RATED ASSEMBLIES SHALL BE IBC OR UL APPROVED AND PROVIDED AS INDICATED ON THE APPROVED DRAWINGS. ANY PENETRATIONS AT THE FIRE RESISTIVE ASSEMBLIES SHALL BE SEALED WITH UL APPROVED FIRE STOPPING. SUBMIT METHOD OF FIRE STOPPING TO BUILDING INSPECTOR FOR APPROVAL.
12. FIRE ALARM SYSTEMS SHALL BE "BIDDER/DESIGN". FURNISH AND INSTALL AN APPROVED FIRE ALARM WARNING SYSTEM. COORDINATE WITH OWNER, FIRE MARSHAL AND ELECTRICAL CONTRACTOR.
13. FURNISH AND INSTALL EMERGENCY LIGHTING. IN NO CASE SHALL THE LIGHTING LEVEL BE LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL IN ALL EXIT CORRIDORS AND STAIR SHAFTS.
14. ALL EXIT SIGNS SHALL HAVE 6" HIGH LETTERS IN ACCORDANCE WITH LOCAL CODES AND SHALL CONFORM TO IBC REQUIREMENTS. LUMINANCE ON SIGN SHALL BE 50 LUX. ILLUMINATED EXIT SIGN TO HAVE RESERVE POWER.
15. ALL DOOR SIZES SHOWN ON THE DOOR SCHEDULE ARE OPENING SIZES. ALLOWANCE FOR THRESHOLDS, ETC., SHALL BE MADE PRIOR TO DOOR FABRICATION AND INSTALLATION. ALL DOORS AND FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS, HARDWARE, ETC.
16. DOORS IN RATED WALLS SHALL CONSIST OF SELF CLOSING, SELF LATCHING ASSEMBLIES WITH SMOKE AND DRAFT SEALS AT HEAD AND JAMB. DOOR ASSEMBLY RATINGS SHALL BE AS INDICATED ON THE DOOR SCHEDULE. HOLD OPEN DEVICES ON RATED ASSEMBLIES SHALL BE MAGNETICALLY OPERATED AND ACTIVATED BY SMOKE DETECTORS. PROVIDE COORDINATORS FOR PAIRS OF DOORS TO ALLOW FOR PROPER CLOSING SEQUENCE.
17. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AT JAMBS, HEAD AND SILL.
18. EXIT REQUIREMENTS:
  - A) ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, OR SHALL HAVE LEGAL SIGNS POSTED READING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS."
  - B) CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION, AS MAY BE NECESSARY.
  - C) DOORS EQUIPPED WITH PANIC HARDWARE SHALL BE OPENABLE WITH A MAXIMUM FORCE OF 15 LBS. APPLIED IN THE DIRECTION OF EGRESS TO THE BAR.
  - D) DOORS SHALL swing IN A FULLY OPEN POSITION WITH AN OPENING FORCE NOT TO EXCEED 30 LBS. APPLIED TO THE LATCH SIDE. WITHIN AN ACCESSIBLE ROUTE OF TRAVEL, SUCH FORCE SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS APPLIED IN THE DIRECTION OF EGRESS TO THE BAR.
19. BARRIER FREE ACCESS REQUIREMENTS: ALL WORK REQUIRED TO COMPLY WITH BARRIER FREE REQUIREMENTS SHALL BE IN ACCORDANCE WITH WASHINGTON STATE REGULATIONS (WAC 51-50) AND ANSI A117-2009.
20. MECHANICAL SYSTEMS SHALL BE "BIDDER/DESIGN". VERIFY ALL REQUIREMENTS WITH OWNER AND/OR TENANT. COORDINATE OWNER PROVIDED EQUIPMENT. MECHANICAL SUBCONTRACTOR TO SUBMIT DRAWINGS AND CALCULATIONS FOR APPROVAL AND PERMITS. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR REQUIRED PERMIT FEES AND ALL MISC. FEES ASSOCIATED WITH SAID PERMITS.
21. ELECTRICAL SYSTEMS SHALL BE "BIDDER/DESIGN". VERIFY ALL REQUIREMENTS WITH OWNER AND/OR TENANT. COORDINATE OWNER PROVIDED EQUIPMENT. ELECTRICAL SUBCONTRACTOR TO SUBMIT DRAWINGS AND CALCULATIONS FOR APPROVAL AND PERMITS. ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR REQUIRED PERMIT FEES AND ALL MISC. FEES ASSOCIATED WITH SAID PERMITS.
22. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.
23. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHAL.
24. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, THE SAFETY AND CARE OF ADJACENT PROPERTY (OR SPACES) DURING CONSTRUCTION AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
25. COLORS AS SELECTED BY INTERIOR DESIGNER AND OWNER.

## PROJECT NARRATIVE

THE PROPOSED PROJECT IS THE REMOVAL OF THREE EXISTING BUILDING STRUCTURES WITH THE DEVELOPMENT OF A NEW 9,941 SQUARE FOOT MODIFICATION FACILITY TO SUPPORT THE DIRECTLY ADJACENT TACOMA SUBARU DEALERSHIP. THE BUILDING WILL BE USED PRIMARILY FOR THE MODIFICATION OF PERSONAL VEHICLES - E.G. ADDING ACCESSORIES, TRIMS, CUSTOM COMPONENTS. THE GENERAL SERVICING OF PERSONAL VEHICLES (OIL CHANGES/MECHANICAL REPAIRS) WILL REMAIN AT THE EXISTING TACOMA SUBARU DEALERSHIP SERVICE FACILITIES. THIS PROJECT WAS PRELIMINARILY REVIEWED BY THE CITY OF TACOMA PERMIT PRE22-0206.

### SITE DESIGN:

THE BUILDING IS TO BE SITED WITH THE FRONT FACADE (EAST ELEVATION FACING SOUTH TACOMA WAY) ALIGNED AND ORTHOGONAL WITH THE EXPRESS SERVICE BUILDING TO THE SOUTH. THIS BUILDING FOR AN EXTENSION OF THE PEDESTRIAN WALK FROM THE NEW MOD FACILITY. PARKING WILL BE LOCATED TO THE EAST OF THE BUILDING AND ACCESSED VIA THE EXISTING CURB CUT DRIVEWAYS ALONG SOUTH TACOMA WAY. THE BUILDING IS PROPOSED TO BE SITED WITHIN 6- FEET OF THE NORTH PROPERTY LINE IN ORDER TO MAXIMIZE VEHICLE MANEUVERABILITY ON THE SOUTH SIDE OF THE FACILITY. THE WESTERN-HALF OF THE PARCEL IS PROPOSED TO BE FENCED FOR SECURITY (WITH A SLIDING GATE RECESSED 45- FEET BACK FROM THE FRONT/EAST FACADE).

GIVEN THE STREET IMPROVEMENT CONSTRUCTION ALONG SOUTH TACOMA WAY BY THE CITY OF TACOMA IN 2019, NO ADDITIONAL STREET IMPROVEMENTS ARE PROPOSED. THE EXISTING MATURE FRONTAGE LANDSCAPING IT TO BE RETAINED TO MAINTAIN CONTINUITY WITH THE OTHER TACOMA SUBARU PROPERTIES TO THE SOUTH. NEW LANDSCAPING IS LIMITED TO THE NEW INTERIOR ISLANDS CREATED AS PART OF THIS PROJECT AS THE INDUSTRIAL ZONING DOES NOT REQUIRE PERIMETER LANDSCAPING (PLEASE SEE CIVIL ENGINEERING DRAWING C2.0). THE EXISTING POLE SIGN IN THE FRONT PARKING AREA IS TO REMAIN - WITH NEW SIGNAGE PROPOSED AS A WALL SIGN ON THE EAST FRONTAGE OF THE BUILDING (SIGNAGE TO BE UNDER A SEPARATE PERMIT).

### PARKING CALCULATION:

THIS TYPE OF FACILITY IS NOT ADDRESSED IN SECTION 13.06.030 OF THE TACOMA MUNICIPAL CODE SINCE THE CUSTOMER'S PERSONAL VEHICLE WILL BE BROUGHT INTO A A BAY FOR CUSTOMIZING THIS PARKING FOR STAFF AT ONE STALL PER BAY SEEMED REASONABLE. PER JENNIFER KAMMERZELL (THEN INTERIM DIVISION MANAGER WITH CITY OF TACOMA PUBLIC WORKS DEPARTMENT) EMAIL OF 9/19/2022, 12 PARKING STALLS WAS CONFIRMED AS THE MINIMUM REQUIRED (PLEASE SEE CALCULATION ON DRAWING A02 CODE ANALYSIS). 13 PARKING STALLS ARE PROPOSED WITH ONE BEING AN ACCESSIBLE VAN STALL.

### SITE LIGHTING:

SITE LIGHTING WILL UTILIZE THE EXISTING LIGHTING ON THE EAST PORTION OF THE LOT WITH NEW LIGHTING BEING WALL MOUNTED OFF THE BUILDING FOR SOUTH AND WEST ILLUMINATION OF THE ENCLOSED YARD. THERE ARE EXISTING UTILITIES TO THE BUILDINGS ON THE PROPERTY. THESE UTILITY CONNECTIONS ARE PROPOSED TO BE REUSED/RECONNECTED TO THE NEW MOD FACILITY (PLEASE SEE CIVIL ENGINEERING WATER AND SEWER PLAN C4.0).

### PROPOSED BUILDING DESIGN:

THE EXTERIOR DESIGN OF THE BUILDING WILL UTILIZE METAL SIDING TO MATCH THE EXISTING EXPRESS SERVICE BUILDING LOCATED ON THE ADJACENT PROPERTY TO THE SOUTH WITH THE EAST FACADE FACING SOUTH TACOMA WAY HAVING A GLAZED STOREFRONT ENTRY SYSTEM. THE BUILDING WILL HAVE PARAPETS ON THE EAST, SOUTH AND WEST SIDES. THE OVERHEAD DOORS ALONG THE SOUTH FACADE WILL INCORPORATE HIGH GLAZED PANELS FOR NATURAL LIGHTING TO THE BAYS. THE TWO FRONT BAYS ARE PROPOSED AS A PHOTO STUDIO FOR TAKING PHOTOS OF VEHICLES TO SUPPORT TACOMA SUBARU ONLINE SALES.

THE PROPOSED PROJECT TEAM IS COMPRISED OF THE SAME DESIGNERS AND CONSTRUCTORS WHO COMPLETED THE TACOMA SUBARU EXPRESS FACILITY IN 2017 AND THE TACOMA SUBARU OFFICE EXPANSION IN 2021.

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THESE DRAWINGS ARE  
RELATED TO SITE  
DEVELOPMENT PERMIT  
SDEV23-0202

## RELATED PERMITS

- PRE22-0206
- SDEV23-0202

## DEFERRED PERMIT SUBMITTALS

- PRE-ENGINEERED CANOPY DESIGN
- PRE-ENGINEERED WOOD I-JOIST/OPEN WEB JOIST DESIGN

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### PROJECT:

**TACOMA SUBARU  
MOD  
BUILDING**

3812 S TACOMA WAY  
TACOMA, WA

FOR  
**BRUCE TITUS  
AUTOMOTIVE  
GROUP**

### GENERAL NOTES:

### REVISIONS:

- △ C.O.T. COMMENT RESPONSE  
10/03/2023

### DRAWING ISSUED FOR:

**AGENCY  
REVIEW**

DATE: 24 MAY 2023

6107  
REGISTERED  
ARCHITECT  
DAVID ARTHUR BOE  
STATE OF WASHINGTON

PROJECT NO: 2202.00

FILE NAME:

XREFS:

DRAWN BY:

CHECKED BY:

PLOT SCALE:

DRAWING SCALES: AS NOTED

### DRAWING CONTENTS:

**COVER  
SHEET**

DRAWING NO:

**A0.1**

# TACOMA SUBARU MOD BUILDING

## FOR BRUCE TITUS AUTOMOTIVE GROUP

3812 S TACOMA WAY  
TACOMA, WA 98409  
PARCEL NO. 0220131004

### PROJECT TEAM

#### OWNER

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6221 TACOMA MALL BLVD  
TACOMA, WA 98409  
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#### ARCHITECT

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LICENSE NO: HILGEC10330K

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PHONE: (253) 765-8292

#### ELECTRICAL

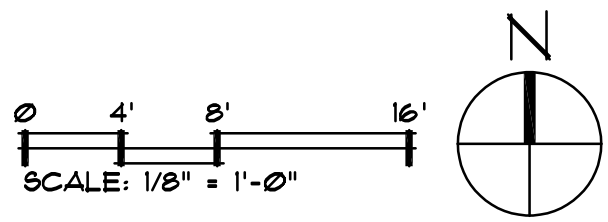
CROSS ENGINEERS, INC.  
923 MARTIN LUTHER KING JR. WAY  
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CONTACT: BRICE ANDERSON  
E-MAIL: BRICEA@CROSSENGINEERS.COM  
PHONE: (253) 759-0118



PROJECT & CODE INFORMATION

PROJECT:	TACOMA SUBARU MOD BUILDING
ADDRESS:	3812 S TACOMA WAY, TACOMA, WA 98409
TAX PARCEL NUMBER:	0220131004
CODE:	INTERNATIONAL BUILDING CODE (IBC) INTERNATIONAL FIRE CODE (IFC), AS ADOPTED BY WASHINGTON STATE AND CITY OF TACOMA
ZONING DISTRICT:	M-1 (LIGHT INDUSTRIAL)
BUILDING HEIGHT:	APPROXIMATELY 23'-0" ABOVE GRADE
BUILDING STORIES:	1 STORY (WITH MEZZANINE)
BUILDING AREA:	FIRST FLOOR: 5,562 SF MEZZANINE: 379 SF TOTAL BUILDING: 5,941 SF
OCCUPANCY GROUPS:	B (BUSINESS), S-1 (MOTOR VEHICLE REPAIR GARAGE)
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLER:	NO
PARKING CALCULATIONS: TMC 13.06.030-C-3(c)(4)(n)	PER JENNIFER KAMMERZELL, INTERIM DIVISION MANAGER CITY OF TACOMA - PUBLIC WORKS DEPARTMENT EMAIL OF 09/19/2022: 1 PARKING STALL PER BAY = 9 BAYS = 9 PARKING STALLS OFFICE: 185 SF / 1,000 SF x 3 = 2,355 PARKING STALLS STORAGE: 928 SF / 2,000 SF x 1 = 0.464 PARKING STALL TOTAL: 9 + 2.355 = 0.464 = 11.815 = 12 PARKING STALLS 12 PARKING STALLS < 13 PARKING STALLS PROPOSED, THEREFORE OK.
RISK CATEGORY: IBC TABLE 1604.5	CATEGORY II
ALLOWABLE HEIGHT: IBC TABLE 504.3	TYPE V-B CONSTRUCTION, B, S-1 OCCUPANCIES, NON-SPRINKLED 40'-0" MAXIMUM HEIGHT ALLOWED > 23'-0" +/- PROPOSED, THEREFORE OK.
ALLOWABLE STORIES: IBC TABLE 504.4	TYPE V-B CONSTRUCTION, B, S-1 OCCUPANCIES, NON-SPRINKLED 1 STORY ALLOWED = 1 STORY (WITH MEZZANINE) PROPOSED, THEREFORE OK.
ENCLOSED MEZZANINE: IBC SECTION 505.2.3 EXCEPTION 1	MEZZANINES OR PORTIONS THEREOF ARE NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED, PROVIDED THAT THE OCCUPANT LOAD OF THE AGGREGATE AREA OF THE ENCLOSED SPACE IS NOT GREATER THAN 10.
ALLOWABLE AREA: IBC SECTION 506 IBC TABLE 506.2	B & S-1 OCCUPANCIES, TYPE V-B CONSTRUCTION, NON-SPRINKLED = 9,000 SF 9,000 SF ALLOWABLE > 5,941 SF PROPOSED, THEREFORE OK.
OCCUPANCY SEPARATION: IBC TABLE 508.4	OCCUPANCY USES: B, S-1 NO SEPARATION REQUIRED PER IBC TABLE 508.4
FIRE-RESISTIVE REQUIREMENTS: IBC TABLE 601	CONSTRUCTION TYPE V-B PRIMARY STRUCTURAL FRAME: 0-HR NON-COMBUSTIBLE BEARING WALLS-EXTERIOR: 0-HR NON-COMBUSTIBLE BEARING WALLS-INTERIOR: 0-HR NON-COMBUSTIBLE NON-BEARING WALLS-INTERIOR: 0-HR NON-COMBUSTIBLE FLOOR CONSTRUCTION: 0-HR NON-COMBUSTIBLE ROOF CONSTRUCTION: 0-HR
OCCUPANT LOAD: IBC TABLE 1004.5	FIRST FLOOR = 30 OCCUPANTS MEZZANINE = 3 OCCUPANTS TOTAL = 33 OCCUPANTS
EGRESS SIZING: IBC SECTION 1005.3.2	CAPACITY FACTOR OF 0.2" PER OCCUPANT. FIRST FLOOR: 30 OCC. x 0.2" = 6" x 12" PROVIDED MEZZANINE: 3 OCC. x 0.2" = 0.6" = 1" x 36" PROVIDED THEREFORE OK.
MIN NUMBER OF EXITS: IBC TABLE 1006.3.2 IBC TABLE 1006.3.3(2)	OCCUPANT LOAD BETWEEN 1-500: B OCCUPANCY: 1 EXIT REQ. 1 EXIT PROPOSED, THEREFORE, OK.  S-1 OCCUPANCY: 1 EXITS REQ. 1 EXIT PROPOSED, THEREFORE, OK.

ACCESSIBLE EXITS: IBC SECTION 1009 IBC SECTION 1104.4 EXCEPTION 1	ALL EXITS AT FIRST FLOOR ARE ACCESSIBLE. MEZZANINE AREA = 379 SF < 3,000 SF THEREFORE, MEZZANINE DOES NOT REQUIRE ACCESSIBLE ROUTE PER IBC SECTION 1104.4 EXCEPTION 1
SIZE OF DOORS IBC SECTION 1010.1.1	EACH DOOR SHALL HAVE A CLEAR WIDTH OF 32". ALL PROPOSED DOORS TO BE AT LEAST 32" WIDE, THEREFORE OK.
DOOR SWING DIRECTION IBC SECTION 1010.1.2 EXCEPTION 1	EGRESS DOORS SHALL SWING IN DIRECTION OF EGRESS TRAVEL IF SERVING AN IBC OCC. LOAD OF 50 OR MORE WITH SINGLE TENANT OCCUPANCY. B OCCUPANCY: TOTAL OCC. LOAD < 49. THEREFORE DOOR NOT REQUIRED TO SWING IN DIRECTION OF TRAVEL. S-1 OCCUPANCY: TOTAL OCC. LOAD PER EXIT COMPARTMENT IS 10 OR LESS, THEREFORE OVERHEAD GARAGE DOOR OK FOR EGRESS USE PER EXCEPTION 1
DOOR OPENING FORCE: IBC SECTION 1010.1.3	FORCE REQ'D FOR INTERIOR EGRESS DOORS, OTHER THAN FIRE DOORS < 5-POUNDS, ALL OTHER DOORS: DOOR LATCH SHALL RELEASE WITH 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WITH 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WITH 15-POUND FORCE.
STAIRWAYS: IBC SECTION 1011.2 EXCEPTION 1	STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. OCCUPANT LOAD < 50, STAIRWAY WIDTH = 36", THEREFORE OK.
EXIT ACCESS: IBC SECTION 1016	EXIT ACCESS THROUGH ADJOINING ROOMS IS ALLOWED PER IBC SECTION 1016.2.2 AS INTERVENING ROOMS AND AREAS ARE ACCESSORY TO ONE ANOTHER.
EXIT ACCESS TRAVEL DIST: IBC TABLE 1017.2	B OCCUPANCY, WITHOUT FIRE SPRINKLER SYSTEM: 200' MAXIMUM ALLOWED. PROPOSED MAXIMUM TRAVEL DISTANCE APPROX. 65'-0" (SEE CODE FLOOR PLAN), THEREFORE, OK. S-1 OCCUPANCY, WITHOUT FIRE SPRINKLER SYSTEM: 200' MAXIMUM ALLOWED. PROPOSED MAXIMUM TRAVEL DISTANCE APPROX. 31'-0" (SEE CODE FLOOR PLAN), THEREFORE, OK.
DEAD END CORRIDORS: IBC SECTION 1020.4 EXCEPTION 2	NO DEAD END CORRIDORS PROPOSED.
COMMON PATH OF TRAVEL: IBC SECTION 1030.2 EXCEPTION 1	FOR AREAS SERVING LESS THAN 50 OCCUPANTS, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET. ALL AREAS ARE SERVING LESS THAN 50 OCCUPANTS. NO EXIT DISTANCE EXCEEDS 75 FEET PER EXCEPTION 1, IBC SECTION 1010.1.2 THEREFORE, OK.
PLUMBING FIXTURES: IBC TABLE 2902.1 IBC SECTION 2902.2 EXCEPTION 5 IBC SECTION 2902.2.1 IBC SECTION 2902.2.2	B OCCUPANCY: WATERCLOSETS (WC) = 1 PER 25 LAVATORIES (LAV) = 1 PER 40 1/25 OCC. = 0.48 WC 1/40 OCC. = 0.30 LAV  S-1 OCCUPANCY: WATERCLOSETS (WC) = 1 PER 100 LAVATORIES (LAV) = 1 PER 100 21/100 OCC. = 0.21 WC 21/100 OCC. = 0.21 LAV  TOTAL: 0.48 WC + 0.21 WC = 0.69 WC = 1 WC x 2 GENDER SPLIT = 2 WC REQ. 0.30 LAV + 0.21 LAV = 0.51 LAV = 1 LAV x 2 GENDER SPLIT = 2 LAV REQ. 2 WC REQ. = 2 WC PROPOSED, THEREFORE OK. 2 LAV REQ. = 2 LAV PROPOSED, THEREFORE OK.  2 GENDER-NEUTRAL FACILITIES PROPOSED. SEPARATE FACILITIES SHALL NOT BE REQUIRED WHEN GENDER-NEUTRAL FACILITIES ARE PROVIDED IN ACCORDANCE WITH SECTION 2902.2.2
FORTABLE FIRE EXTINGUISHERS: IFC SECTION 306	MAXIMUM DISTANCE OF TRAVEL = 75' MINIMUM RATED SINGLE EXTINGUISHER = 2-A



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BUILDING**  
  
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TACOMA, WA  
  
FOR  
  
BRUCE TITUS  
AUTOMOTIVE  
GROUP

GENERAL NOTES:

REVISIONS:

C.O.T. COMMENT RESPONSE  
10/03/2023

DRAWING ISSUED FOR:  
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REVIEW**

DATE: 24 MAY 2023

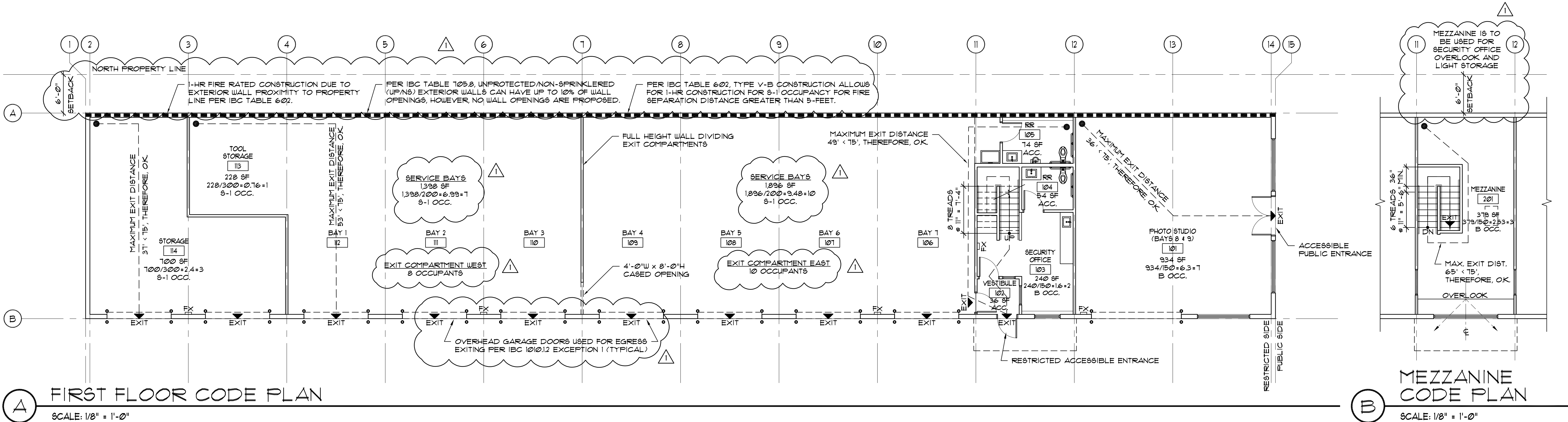
6107  
REGISTERED  
ARCHITECT  
DAVID ARTHUR BOE  
STATE OF WASHINGTON

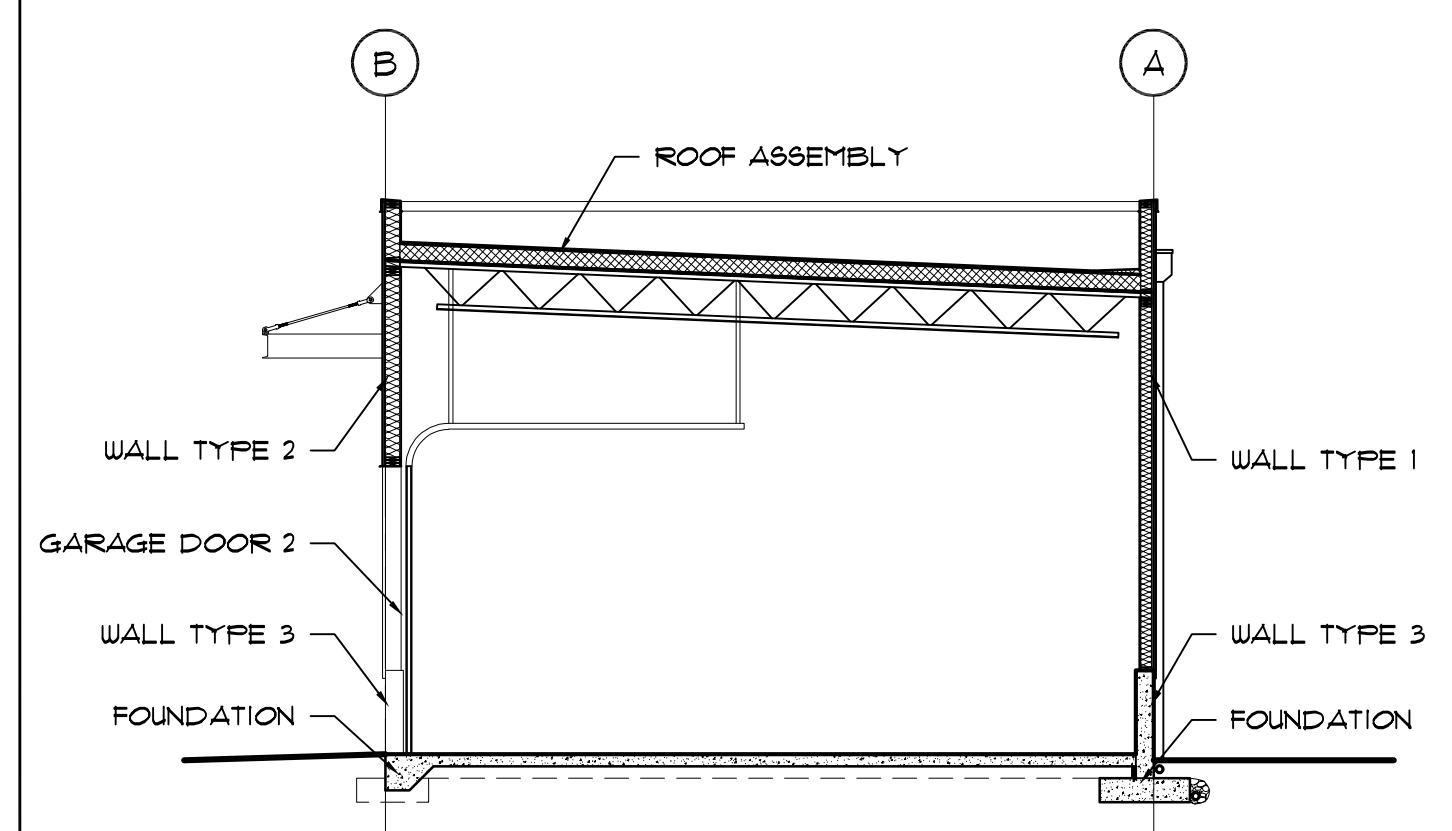
PROJECT NO: 2202.00  
FILE NAME:  
XREFS:  
DRAWN BY: MZ  
CHECKED BY: DB  
PLOT SCALE: 1:1  
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:  
**CODE  
ANALYSIS**

DRAWING NO:

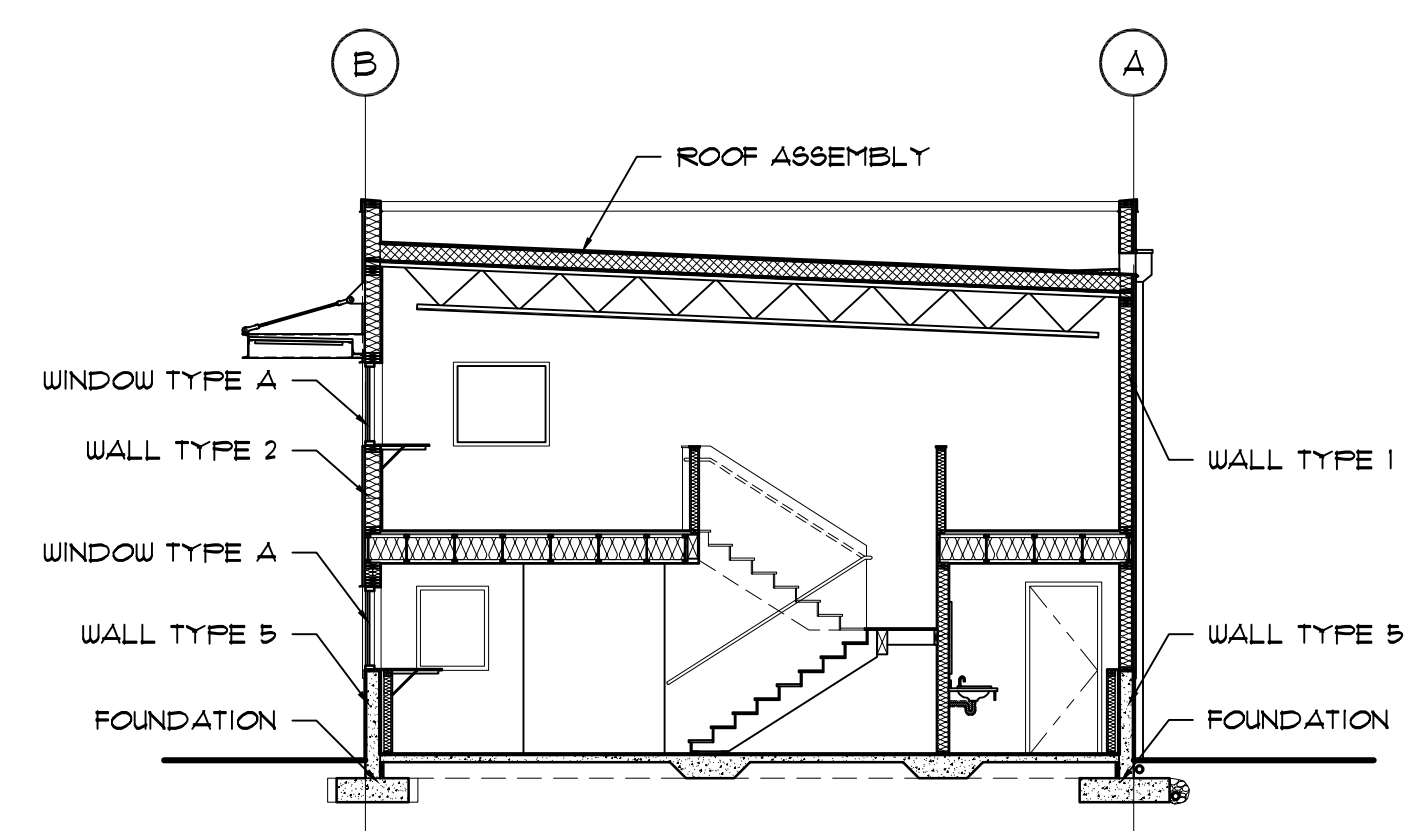
**A0.2**





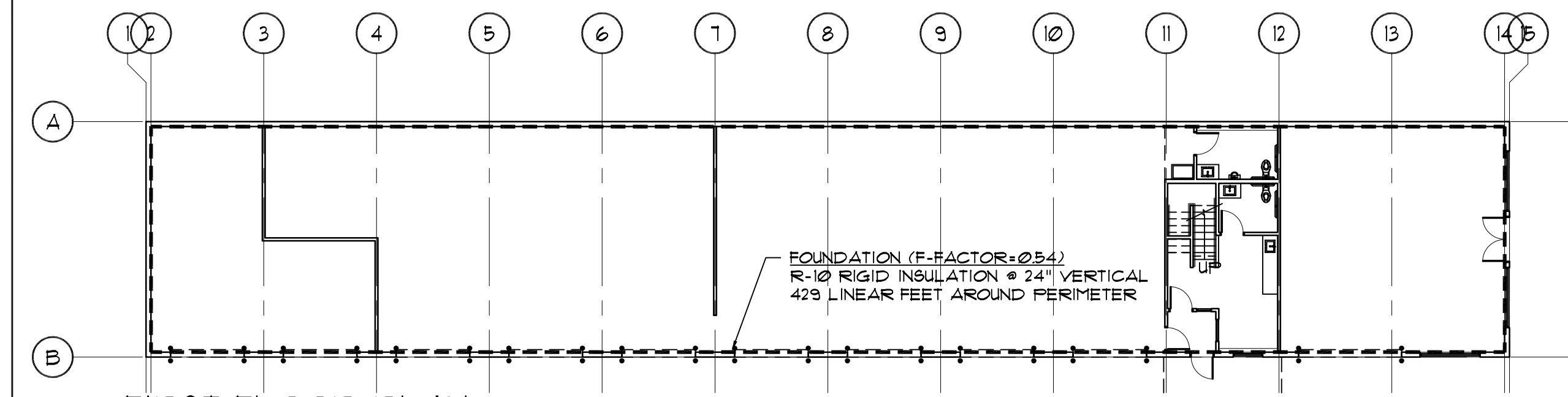
BUILDING SECTION @ PHOTO STUDIO

SCALE: 1/8" = 1'-0"



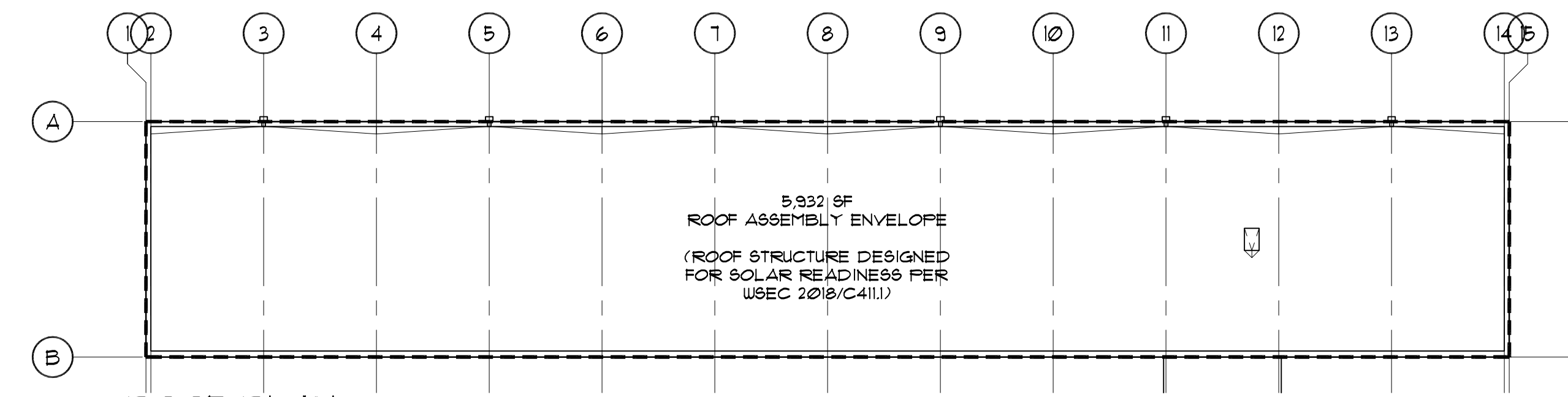
BUILDING SECTION @ SECURITY OFFICE

SCALE: 1/8" = 1'-0"



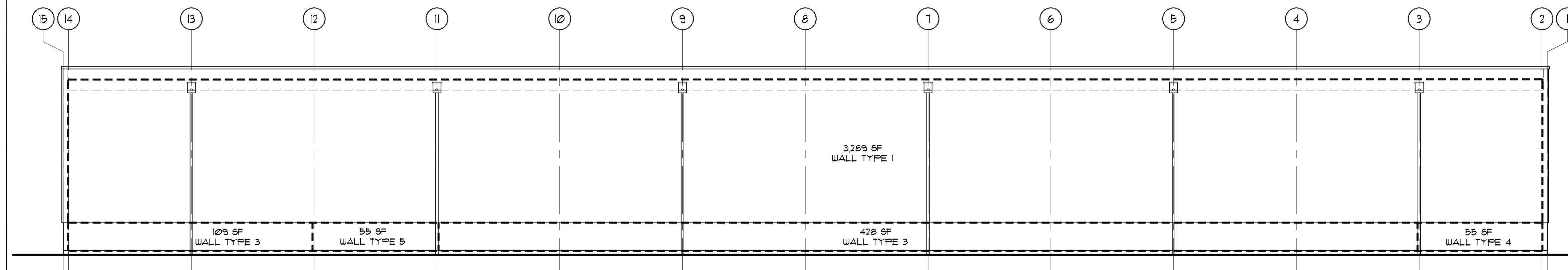
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0" NOTE: NO ROOM EXCEEDS 2,500 SF, THEREFORE SKYLIGHTS ARE NOT REQUIRED PER WSEC 2018/C402.4.2



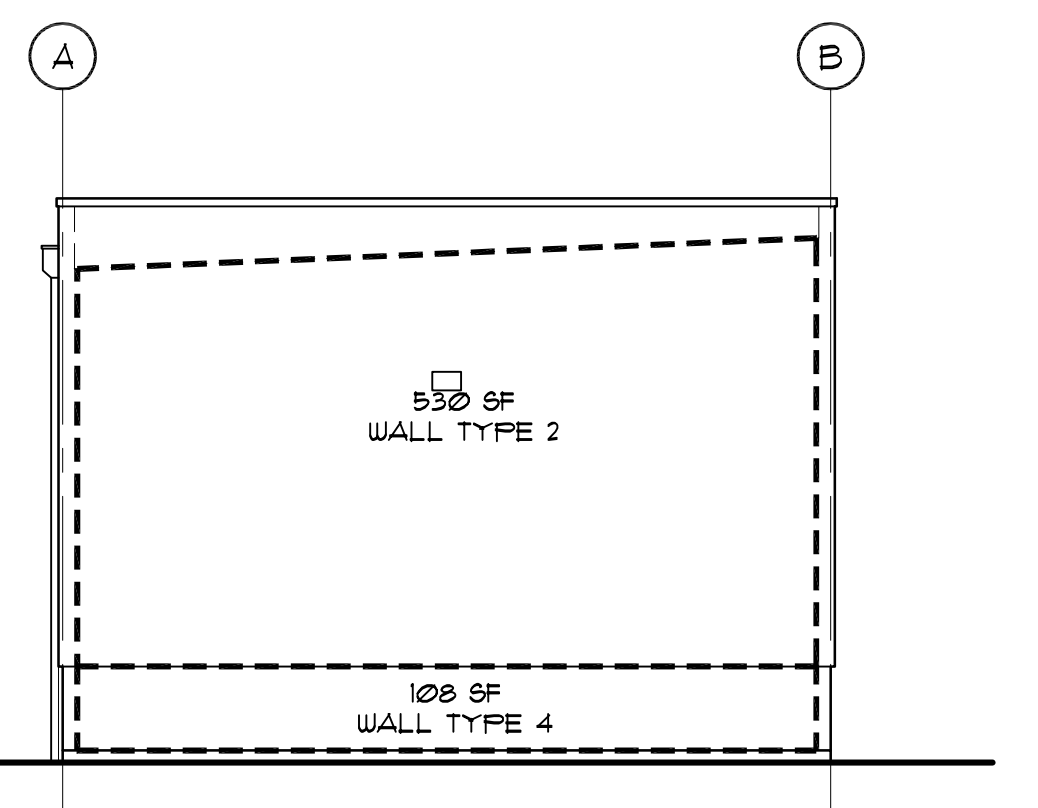
ROOF PLAN

SCALE: 1/16" = 1'-0"



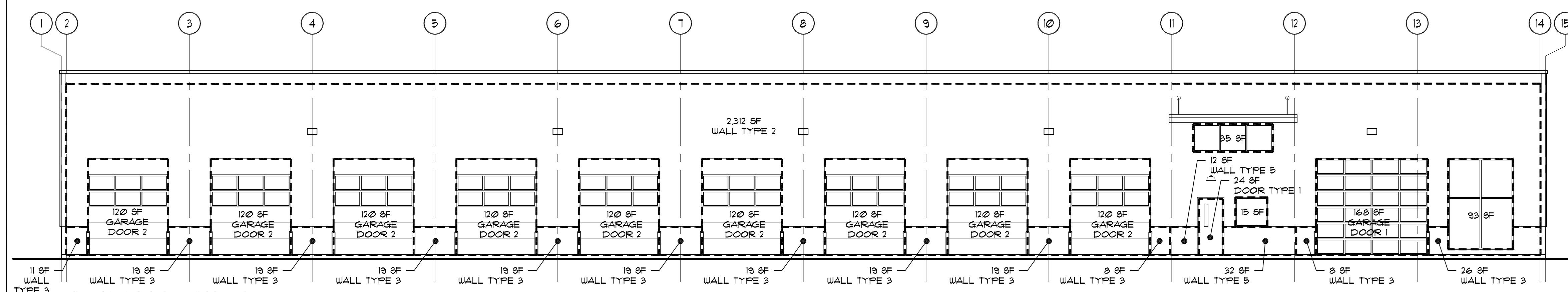
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



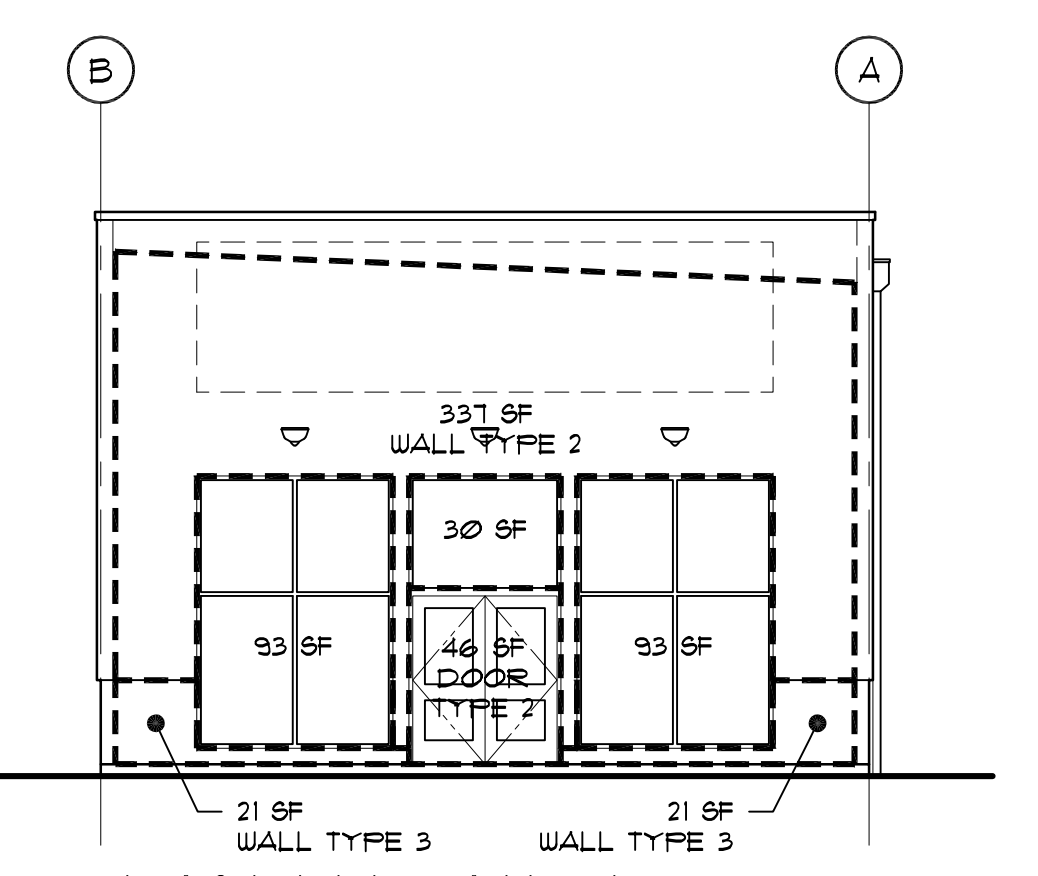
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND

WALL TYPE 1 ENVELOPE  
017 EXTERIOR AIR  
061 METAL SIDING  
026 AIR BARRIER  
020 1/2" CEMENT BACKER BOARD  
036 5/8" TYPE 'X' GWB  
210 R-21 BATT INSULATION  
026 VAPOR BARRIER  
036 5/8" TYPE 'X' GWB  
062 INTERIOR AIR  
R=23.9 U=0.041

WALL TYPE 2 ENVELOPE  
017 EXTERIOR AIR  
061 METAL SIDING  
026 AIR BARRIER  
062 15/32" SHEATHING  
250 R-25 BATT INSULATION  
026 VAPOR BARRIER  
062 INTERIOR AIR  
R=21.2 U=0.031

WALL TYPE 3 ENVELOPE  
017 EXTERIOR AIR  
135 8" CONCRETE STEM WALL  
062 INTERIOR AIR  
R=22 U=0.45

WALL TYPE 4 ENVELOPE  
017 EXTERIOR AIR  
135 8" CONCRETE STEM WALL  
100 2" RIGID INSULATION  
062 PAINTED PLYWOOD  
062 INTERIOR AIR  
R=12.82 U=0.078

WALL TYPE 5 ENVELOPE  
017 EXTERIOR AIR  
135 8" CONCRETE STEM WALL  
006 AIR BARRIER  
130 R-13 BATT INSULATION  
026 VAPOR BARRIER  
036 5/8" TYPE 'X' GWB  
062 INTERIOR AIR  
R=15.88 U=0.063

ROOF ASSEMBLY ENVELOPE  
017 EXTERIOR AIR  
024 MEMBRANE ROOFING  
026 VAPOR BARRIER  
017 5/8" SHEATHING  
380 R-38 RIGID INSULATION  
034 3/4" T&G SHEATHING  
061 INTERIOR AIR  
R=40.79 U=0.03  
5,932 SF

FOUNDATION (F-FACTOR=0.54)  
R-10 RIGID INSULATION @ 24" VERTICAL  
429 LINEAR FEET AROUND PERIMETER

DOOR TYPE 1 - INSULATED OPAQUE DOOR (U=0.34)  
24 SF

DOOR TYPE 2 - STOREFRONT ENTRY DOOR (U=6.0)  
46 SF

GARAGE DOOR 1 - OVERHEAD ALUMINUM/GLASS (U=0.39)  
168 SF

GARAGE DOOR 2 - OVERHEAD THERMACORE 596 (U=0.251)  
1080 SF

WINDOW TYPE A - STOREFRONT (U=0.38)  
408 SF

BUILDING ENCLOSURE AIR LEAKAGE TEST

A. BUILDING ENCLOSURE AIR LEAKAGE TESTING IS REQUIRED FOR 2018 WSEC COMPLIANCE PER ASTM C179 (OR EQUIVALENT METHOD APPROVED BY THE CODE OFFICIALS).

B. PROVIDE THE BUILDING OWNER THE FOLLOWING AT PROJECT CLOSEOUT:  
1. SUBMIT BUILDING ENCLOSURE AIR LEAKAGE TEST REPORTS TO JURISDICTION AND OWNER.  
2. IF INITIAL TEST RESULT EXCEEDS 0.25 CFM/F2 (15 L/S/M2), INDICATE THAT INSPECTION AND ALL PRACTICAL CORRECTIVE ACTIONS BE COMPLETED AND DOCUMENTED IN THE AIR LEAKAGE TEST REPORT.  
3. IF INITIAL TEST RESULT EXCEEDS 0.40 CFM/F2 (20 L/S/M2), INDICATE THAT CORRECTIVE ACTIONS SHALL ALSO INCLUDE RE-TESTING.  
4. INDICATE THAT CORRECTIVE MEASURES AND RE-TESTING MUST BE REPEATED UNTIL THE TEST RESULT IS 0.40 CFM/F2 (20 L/S/M2) OR LESS.  
5. INCLUDE AIR BARRIER TEST REPORT IN PROJECT CLOSEOUT DOCUMENTATION PROVIDED TO BUILDING OWNER.

ENERGY ENVELOPE DRAWINGS WITH CALCULATED R-VALUES & U-VALUES

**BOE**  
architects®  
1130 Broadway  
Suite 207  
Tacoma, WA 98402  
253.383.7762  
www.boearc.com

PROJECT:  
**TACOMA SUBARU  
MOD  
BUILDING**  
3812 S TACOMA WAY  
TACOMA, WA  
FOR  
BRUCE TITUS  
AUTOMOTIVE  
GROUP

GENERAL NOTES:

REVISIONS:

DRAWING ISSUED FOR:  
**AGENCY  
REVIEW**  
DATE: 24 MAY 2023

6107  
REGISTERED  
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DAVID ARTHUR BOE  
STATE OF WASHINGTON

PROJECT NO: 2202.00  
FILE NAME:  
XREFS:  
DRAWN BY: MZ  
CHECKED BY: DB  
PLOT SCALE: 1:1  
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:  
**ENVELOPE  
ANALYSIS**

DRAWING NO:  
**A0.3**

PROJECT:

TACOMA SUBARU  
MOD  
BUILDING

3812 S TACOMA WAY  
TACOMA, WA

FOR

BRUCE TITUS  
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10.03.2023

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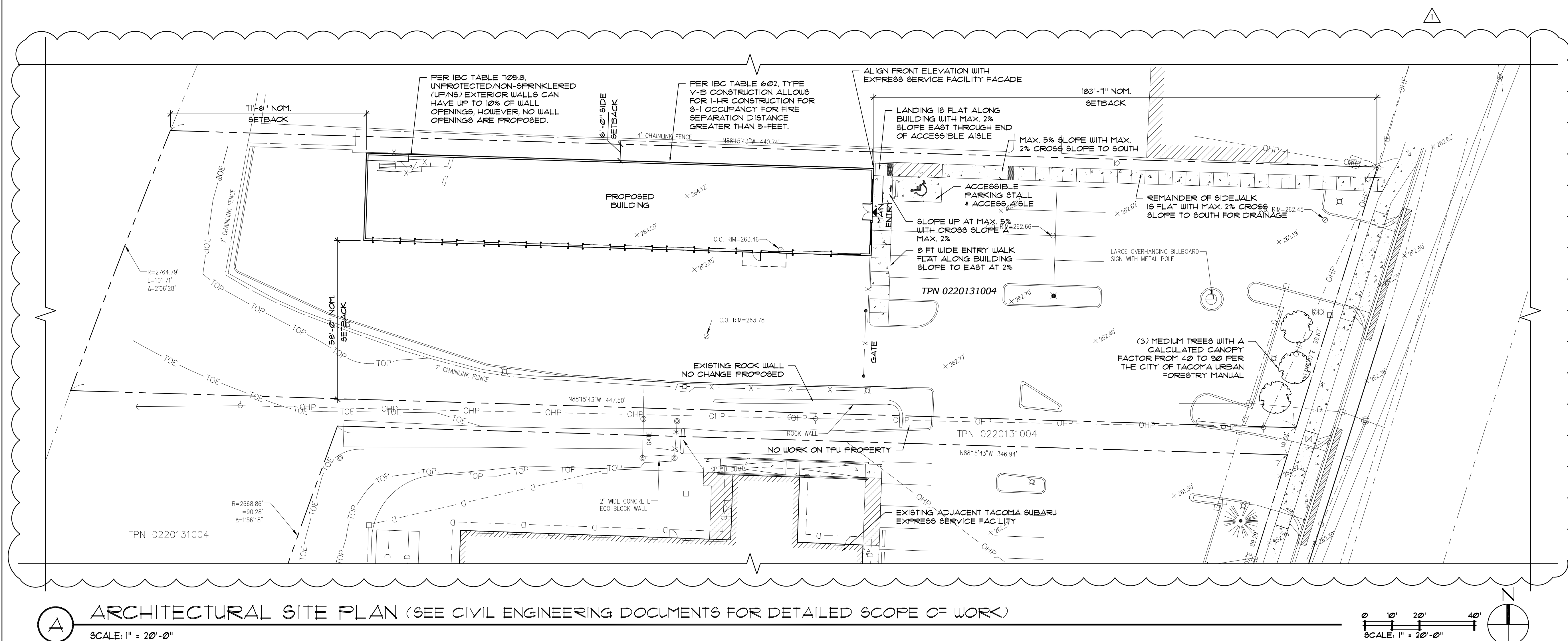
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FILE NAME:  
XREFS:  
DRAWN BY: MZ  
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PLOT SCALE: 1:1  
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:

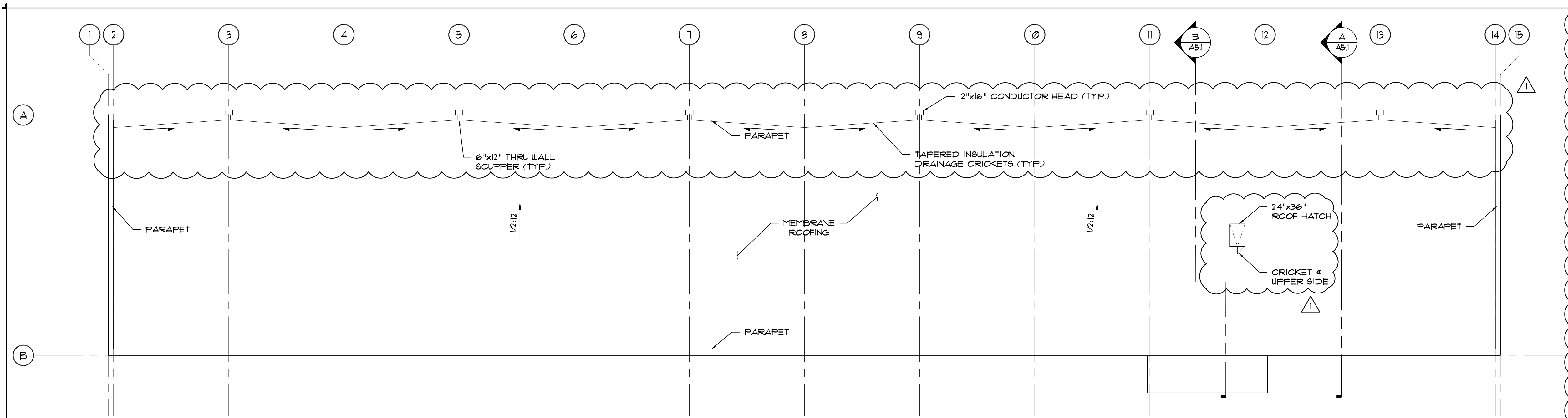
ARCHITECTURAL  
SITE PLAN

DRAWING NO.:

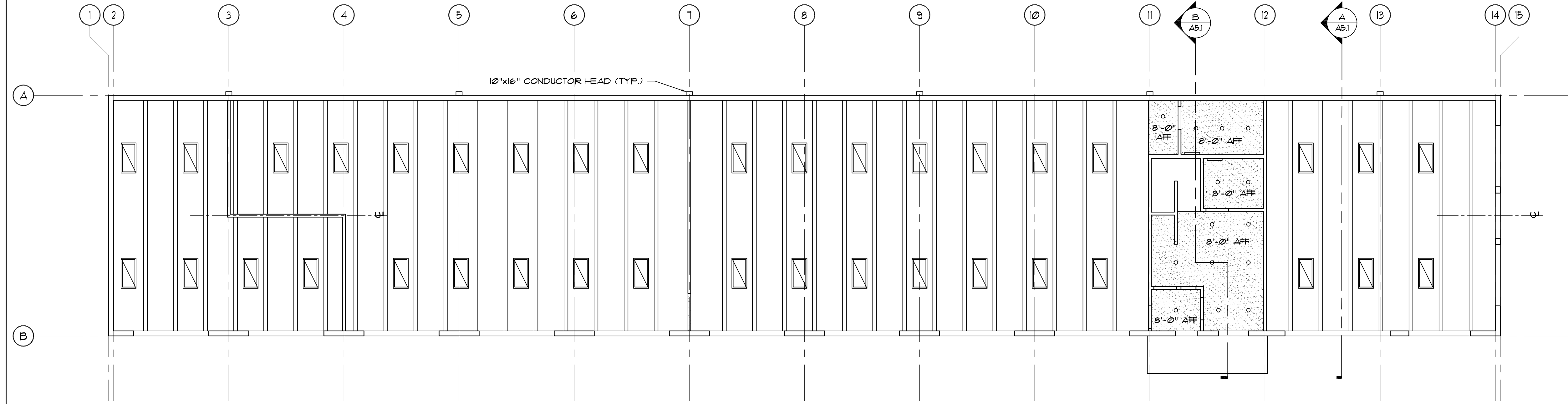
A11



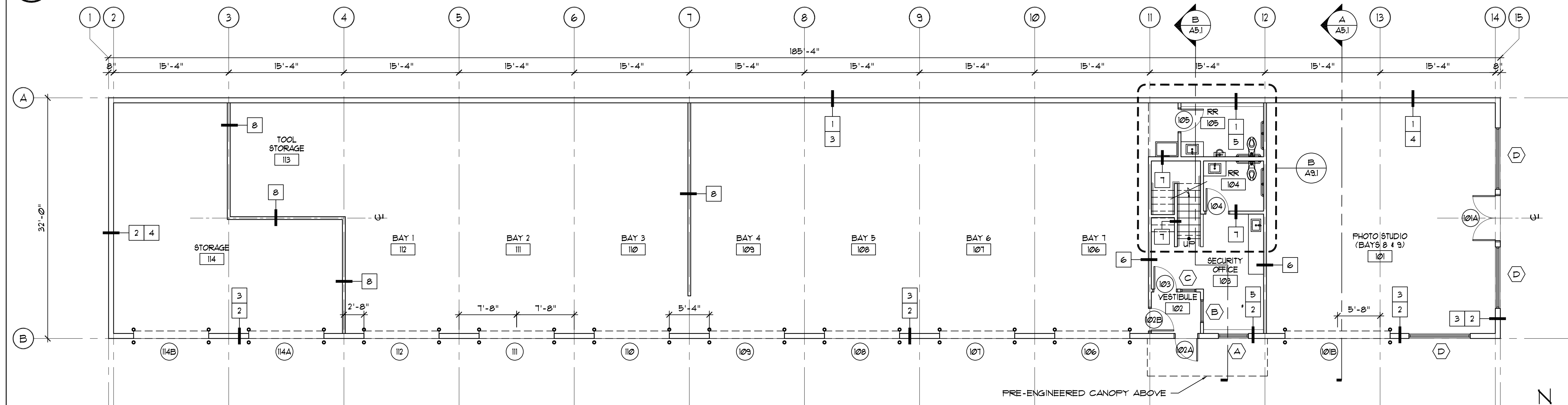




**C ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**B FIRST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"



**A FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**DOWNSPOUT CALCULATIONS**

PER THE 11TH EDITION OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL:

PER SMACNA TABLE 1-2:  
ROOF AREA DRAINED PER DOWNSPOUT (D5) AREA FOR SEATTLE = 360 SF/SI  
RAINFALL INTENSITY FOR SEATTLE = 3.3 IN/HR

PER SMACNA TABLE 1-3:  
4" ROUND D5 = 1104 SI AREA DRAINED PER D5

ROOF AREA: 5,612 SF  
6 DOWNSPOUTS PROPOSED  
5,612 SF / 6 = 936 SF PER D5  
936 SF / 360 SF/SI = 2.6 SI MIN. REQUIRED.  
4" ROUND D5 PROPOSED @ 1104 SI EACH  
1104 SI > 2.6 SI, THEREFORE OK.

**SCUPPER CALCULATIONS**

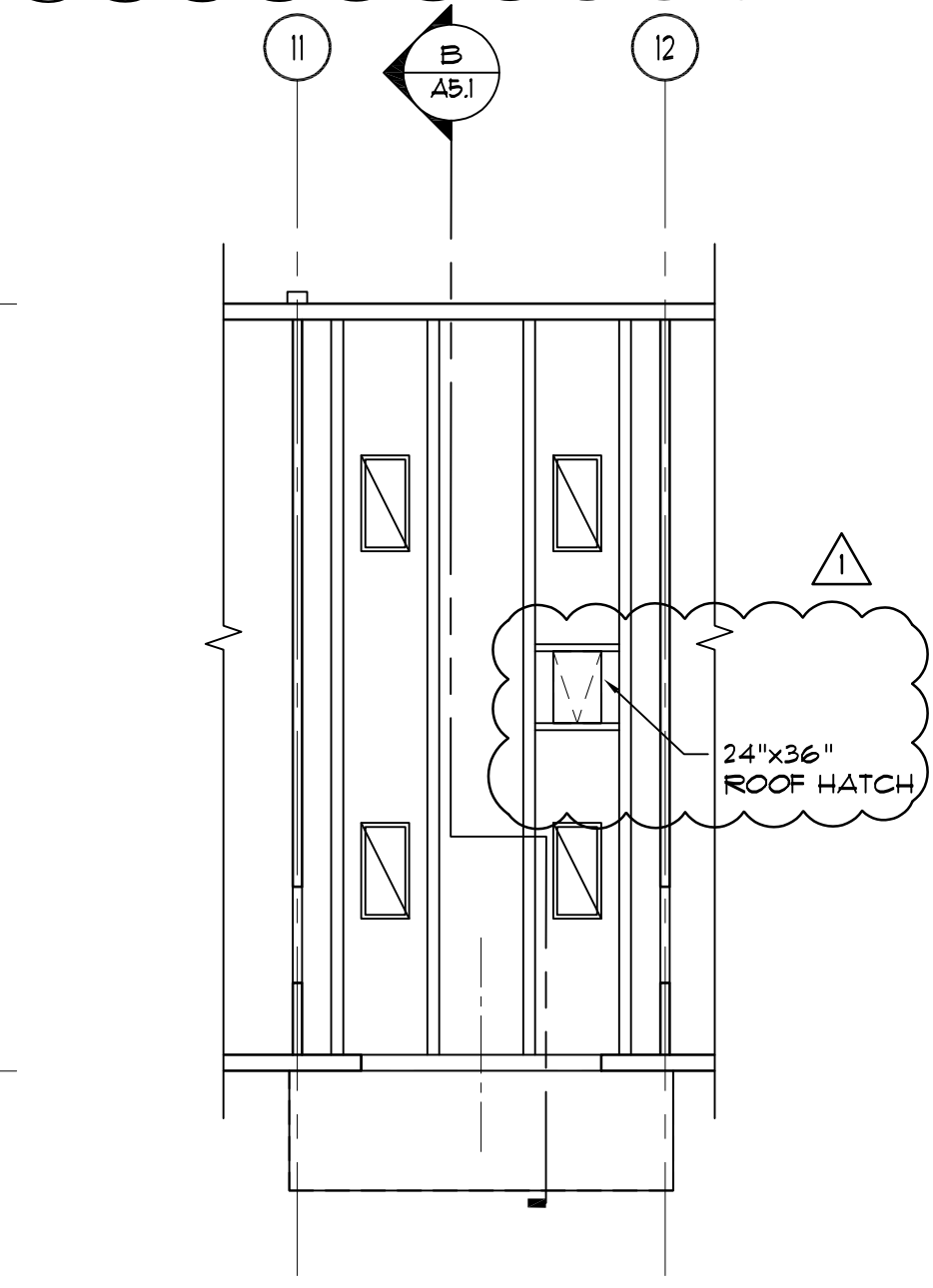
PER THE 2021 UNIFORM PLUMBING CODE & SMACNA'S ARCHITECTURAL SHEET METAL MANUAL:

RAINFALL IN SEATTLE = 0.0343 GALLONS PER MINUTE PER SQUARE FOOT (GPM/SF)  
5,612 SF ROOF AREA x 0.0343 GPM/SF = 192 MINIMUM GPM CAPACITY REQUIRED.

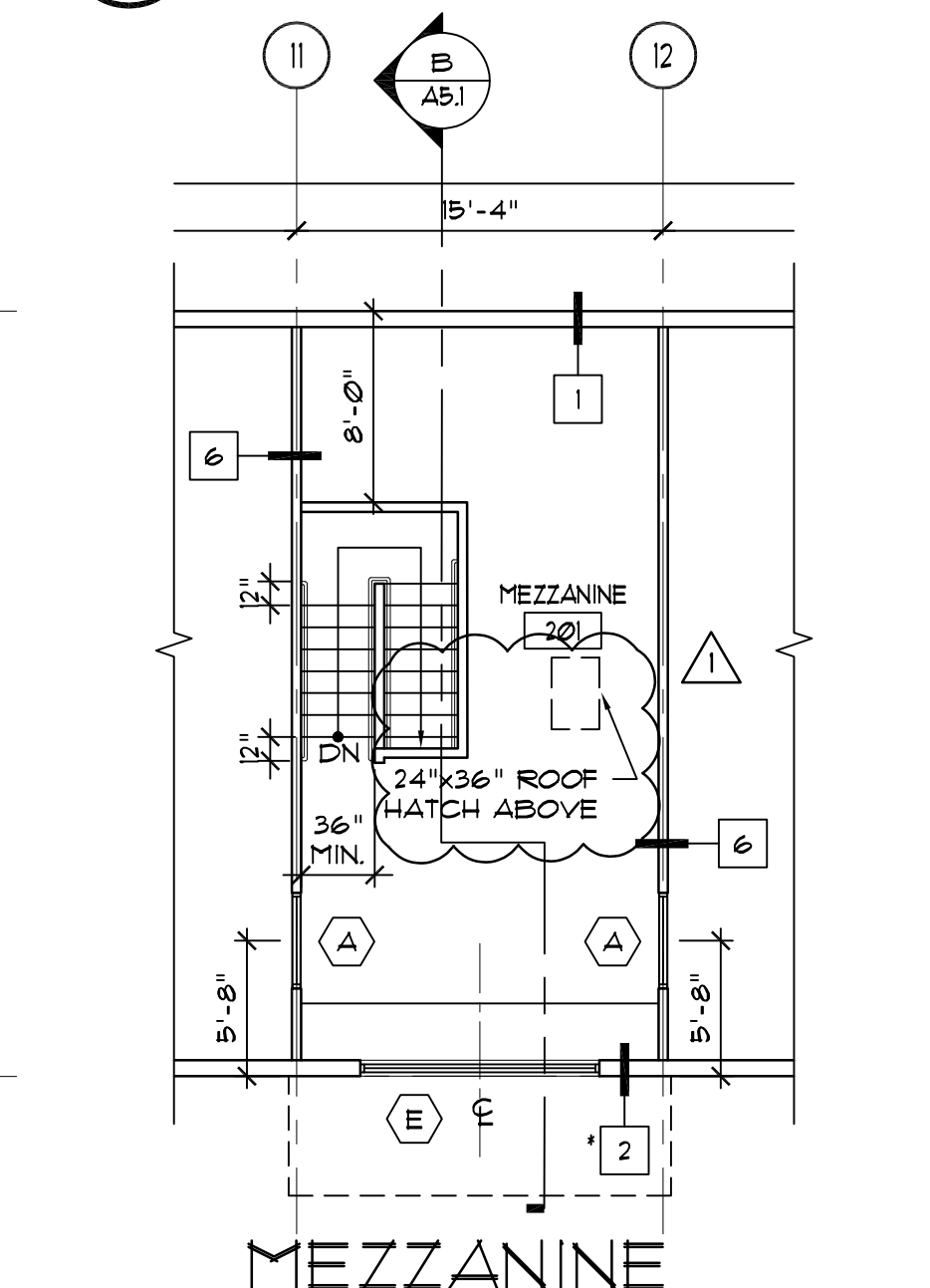
PER UPC TABLE 1103.1:  
192 MINIMUM GPM CAPACITY REQUIRED, THEREFORE 4" MINIMUM DOWNSPOUT REQUIRED.

4" ROUND DOWNSPOUT @ 3.3 IN/HR RAINFALL = 5,516 SF MAXIMUM ALLOWABLE PROJECTED ROOF DRAINAGE AREA  
5,516 SF < 5,612 SF ROOF AREA, THEREFORE OK.

192 MINIMUM GPM CAPACITY REQUIRED.  
6 SCUPPERS PROPOSED.  
192 / 6 = 32.16 GPM  
PER SMACNA TABLE 3-1: 3" WATER HEAD AT 32.16 GPM = 4" MINIMUM SCUPPER WIDTH REQUIRED.  
6" WIDE SCUPPERS PROPOSED, THEREFORE OK.



**E MEZZANINE RCP**  
SCALE: 1/8" = 1'-0"



**D MEZZANINE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**BOE architects**  
1130 Broadway  
Suite 207  
Tacoma, WA 98402  
253.383.7762  
www.boearc.com

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10.03.2023

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XREFS:  
DRAWN BY: MZ  
CHECKED BY: DB  
PLOT SCALE: 1:1  
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:  
**FLOOR PLANS,  
RCP'S &  
ROOF PLAN**  
DRAWING NO:  
**A2.1**

PROJECT:

**TACOMA SUBARU  
MOD  
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FILE NAME:

XREFS:

DRAWN BY:

MZ

CHECKED BY:

DB

PLOT SCALE:

1:1

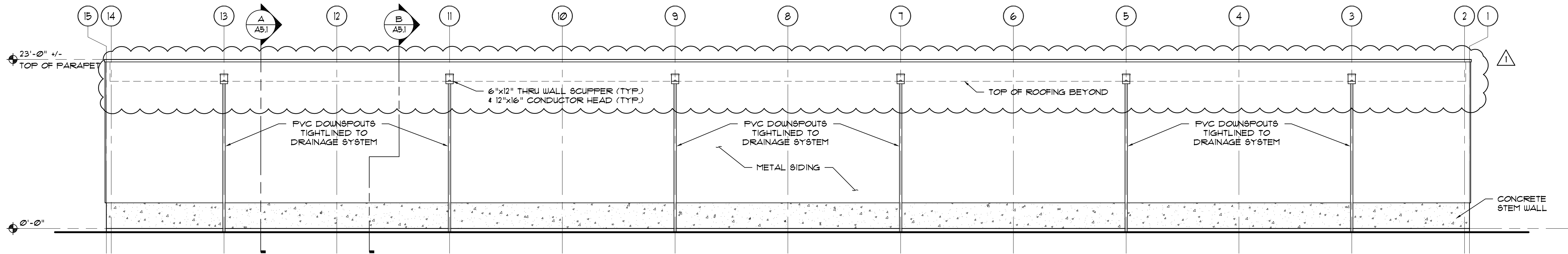
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:

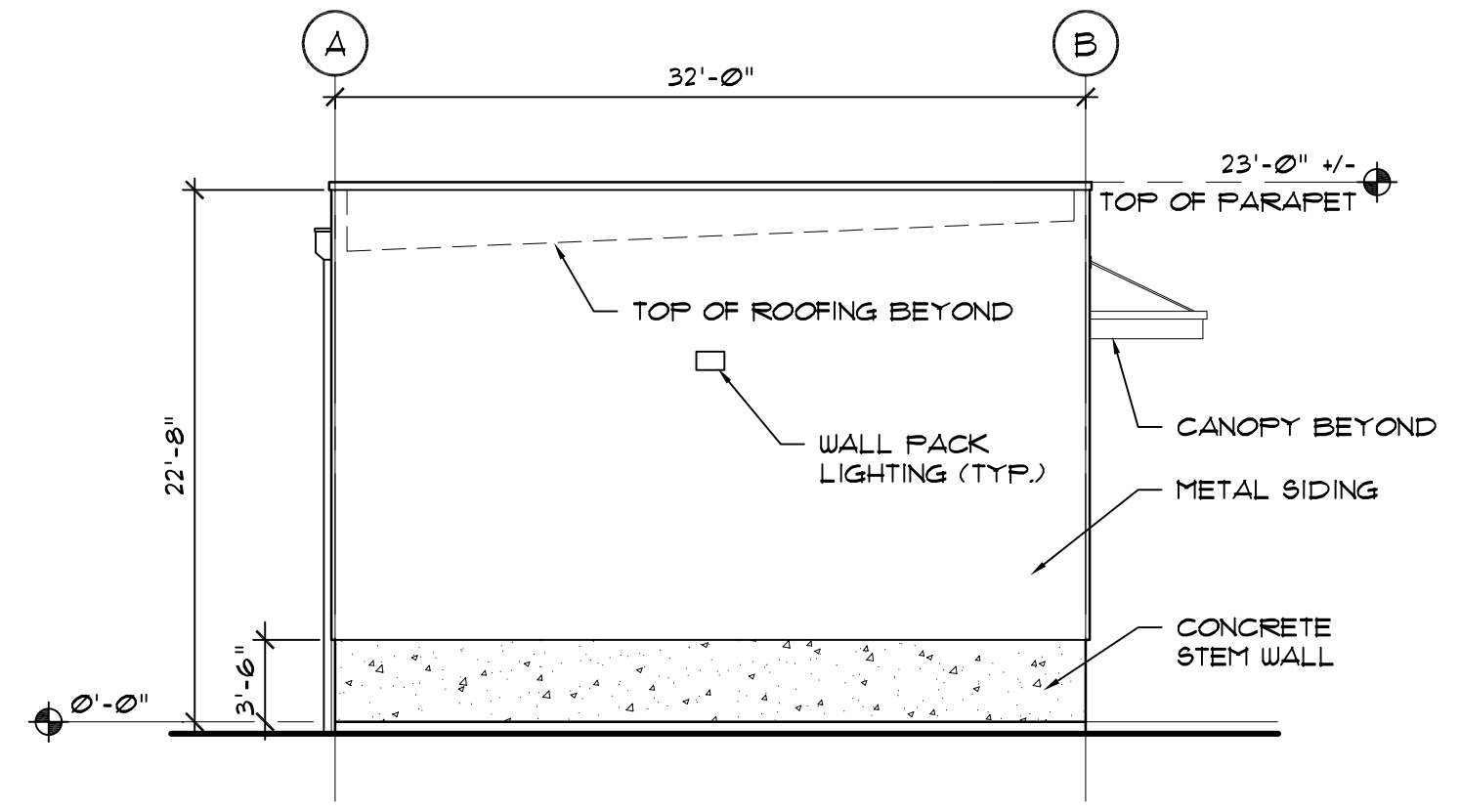
**BUILDING  
ELEVATIONS**

DRAWING NO:

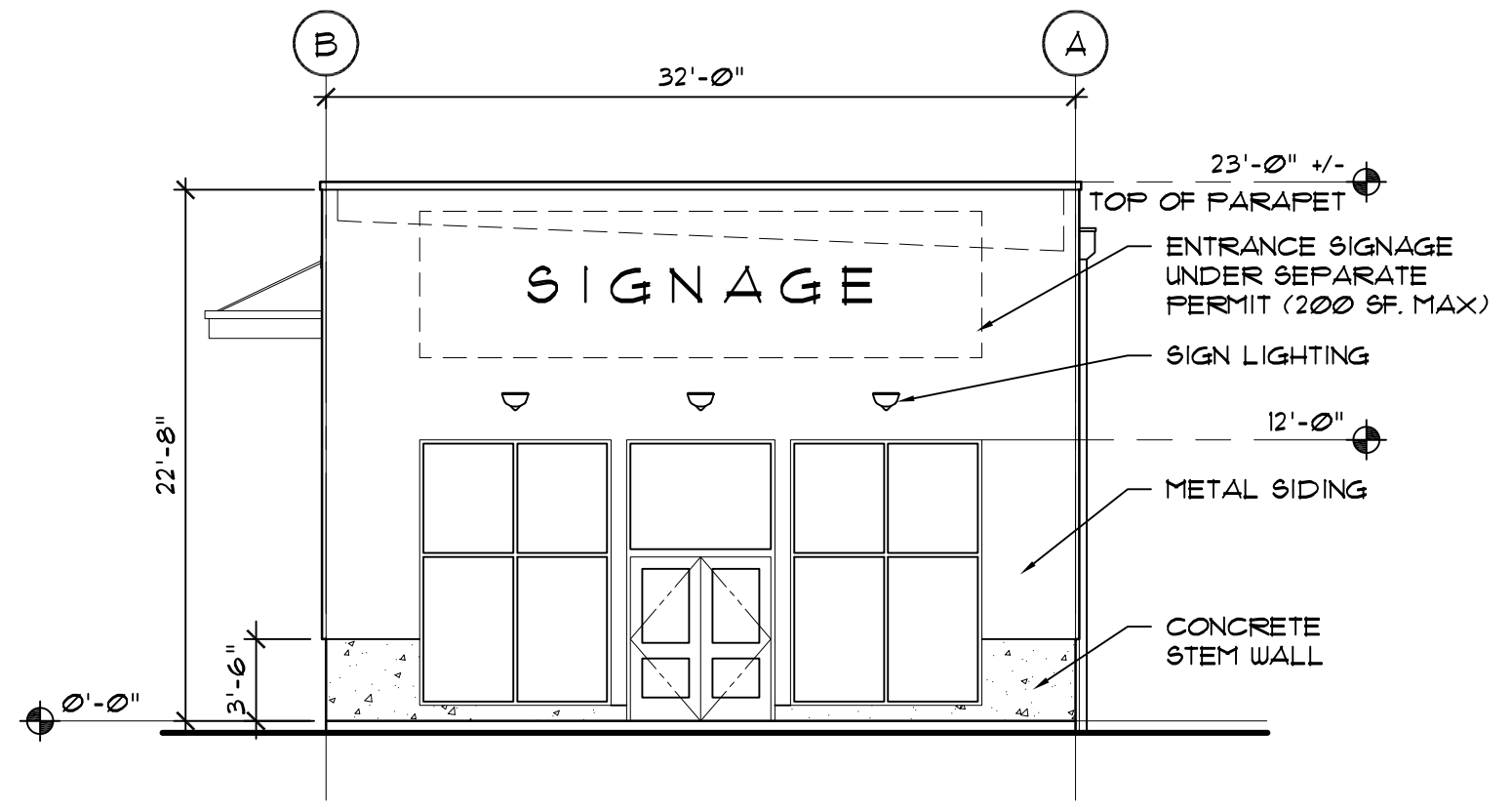
**A4.1**



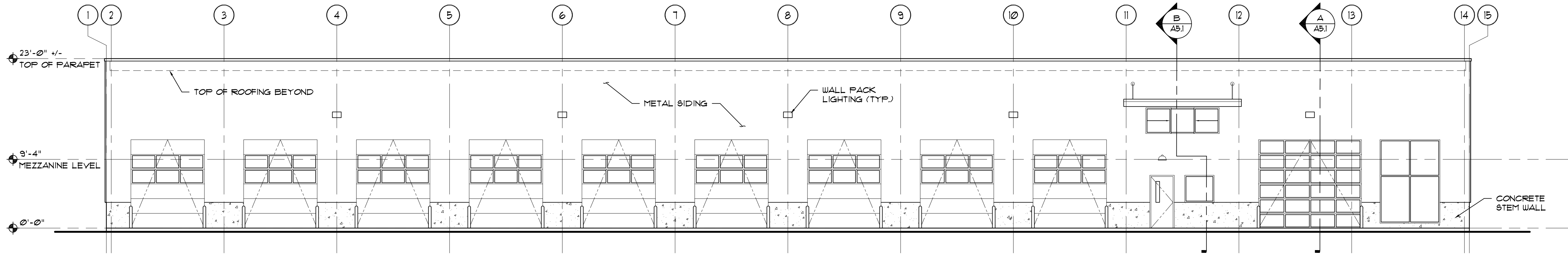
**D NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**B WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**C EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**A SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

PROJECT:

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FILE NAME:

XREFS:

DRAWN BY: MZ

CHECKED BY: DB

PLOT SCALE: 1:1

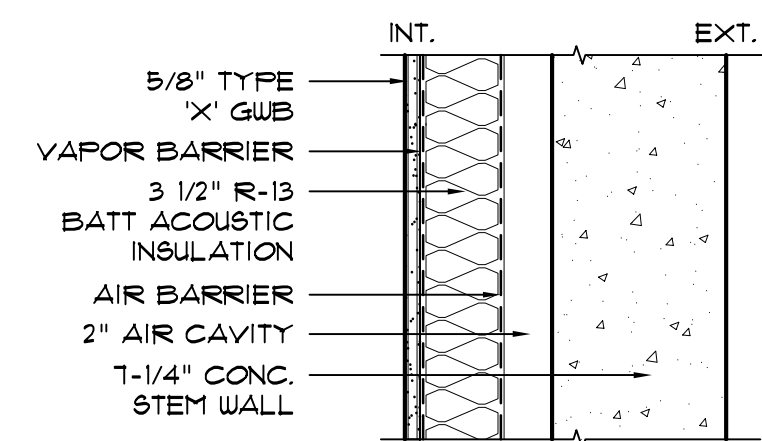
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:

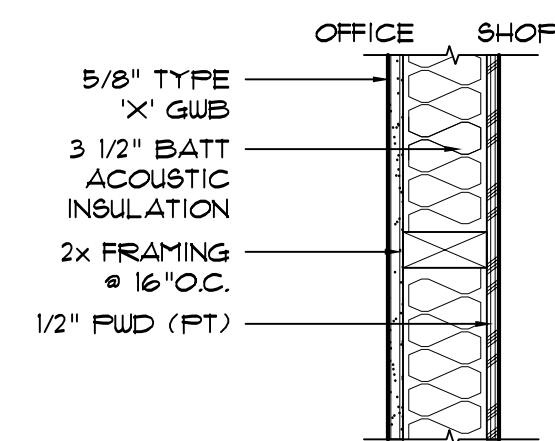
**BUILDING SECTIONS,  
WALL TYPES +  
ROOF ASSEMBLY**

DRAWING NO:

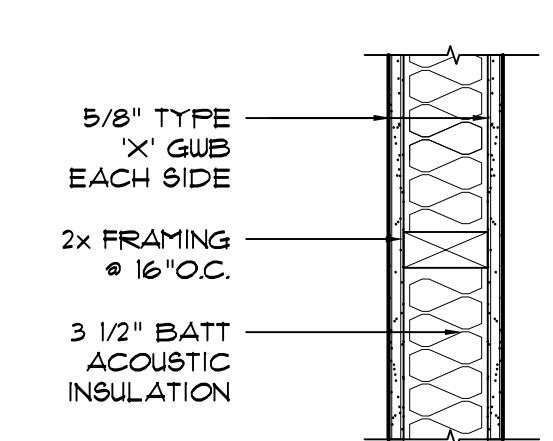
**A5.1**



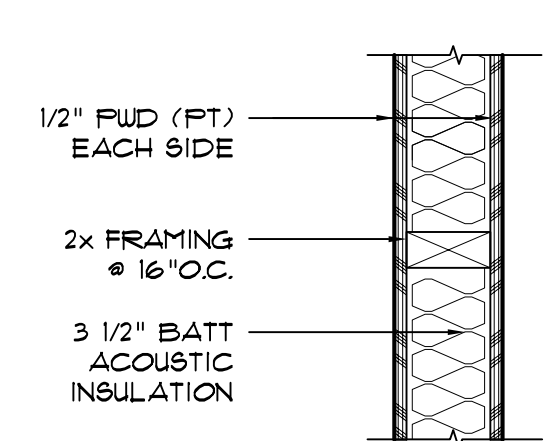
**5 FURRING WALL @  
CONC. STEM WALL**



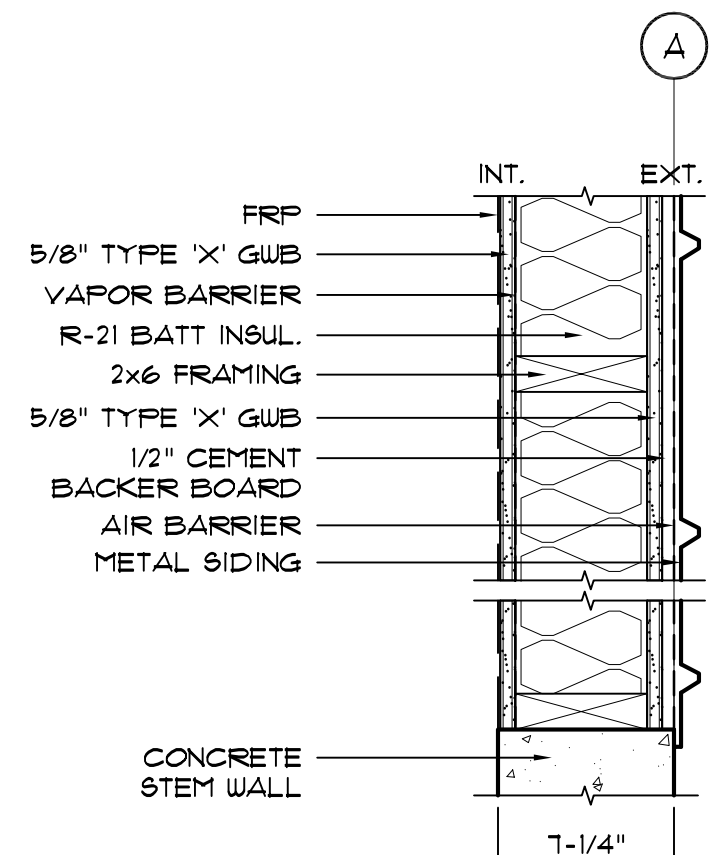
**6 PARTITION  
W/ GWB & PWD**



**7 PARTITION W/ GWB**

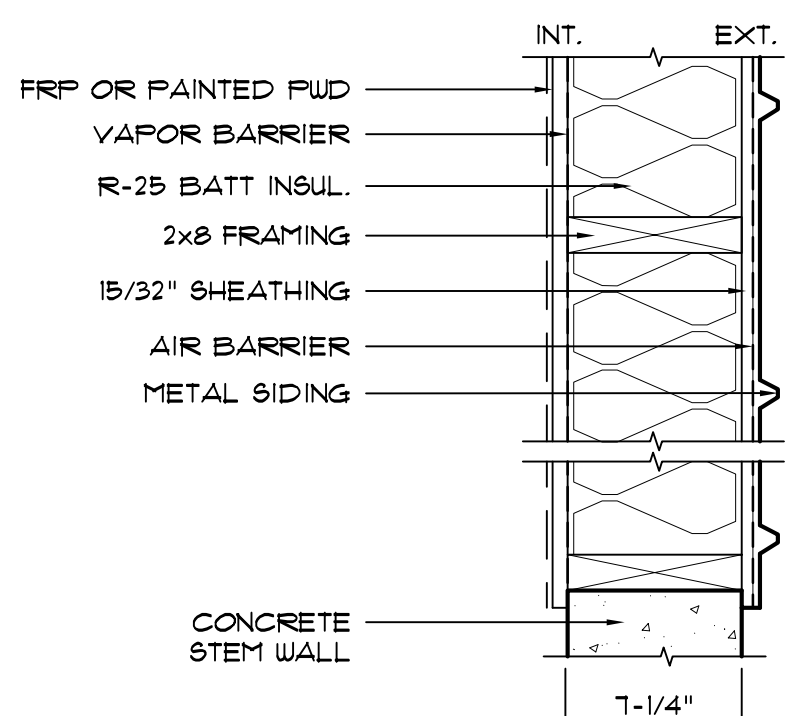


**8 PARTITION W/ PWD**



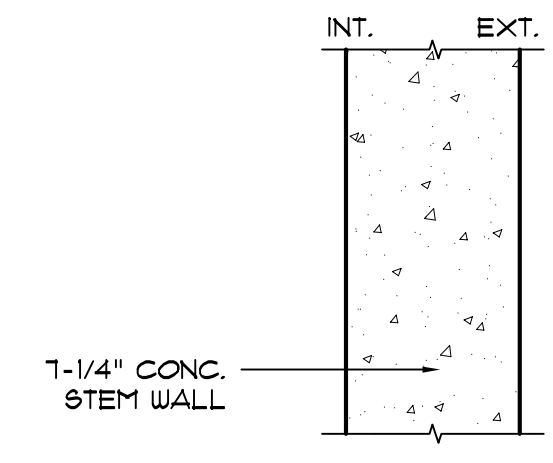
**1 1-HR FIRE-RATED  
WALL @ GRID A**

GA FILE NO. WP 3514

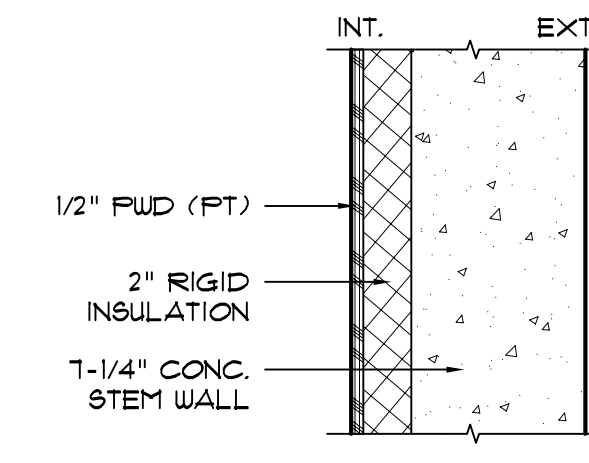


**2 TYPICAL  
EXTERIOR WALL**

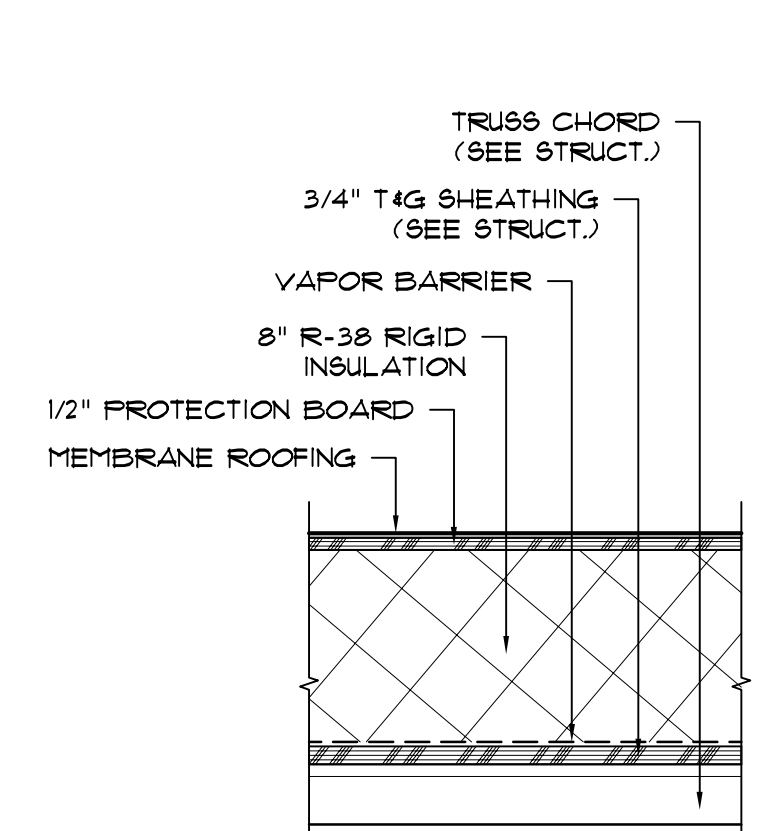
\* INTERIOR 5/8" GWB (PT)  
AT OFFICE AREAS



**3 CONC. STEM WALL**

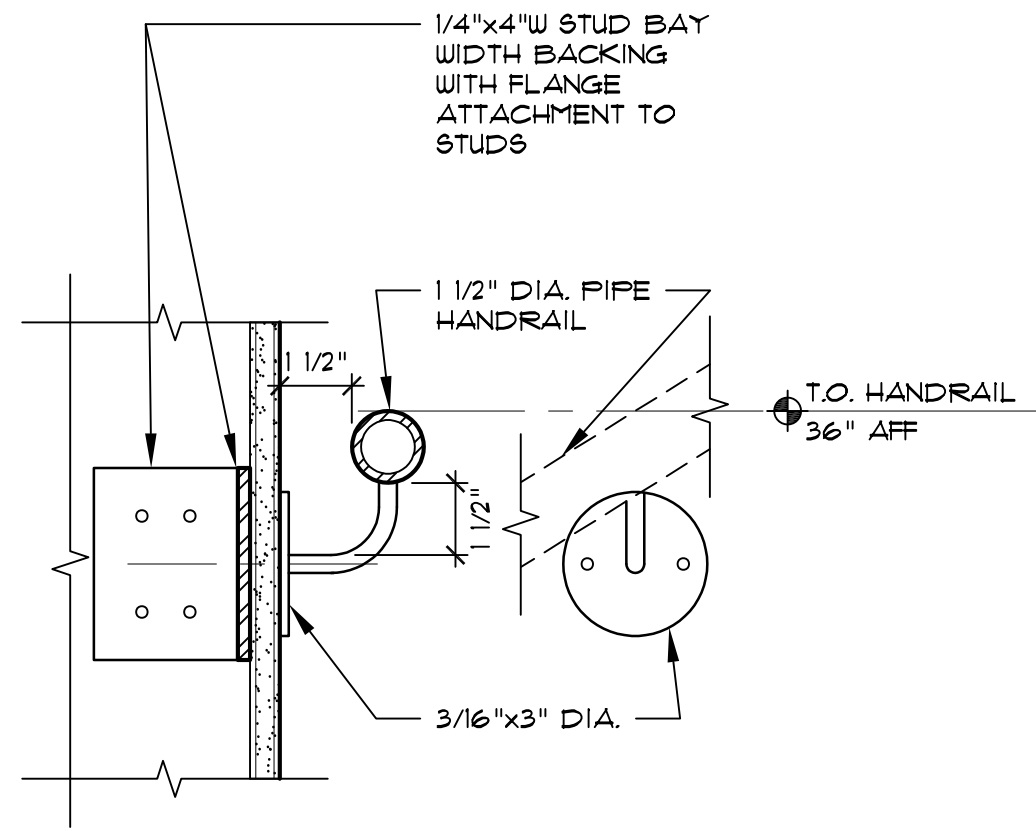


**4 CONC. STEM WALL  
W/ 2" RIGID INSUL.**



**D ROOF ASSEMBLY**

SCALE: 1 1/2" = 1'-0"

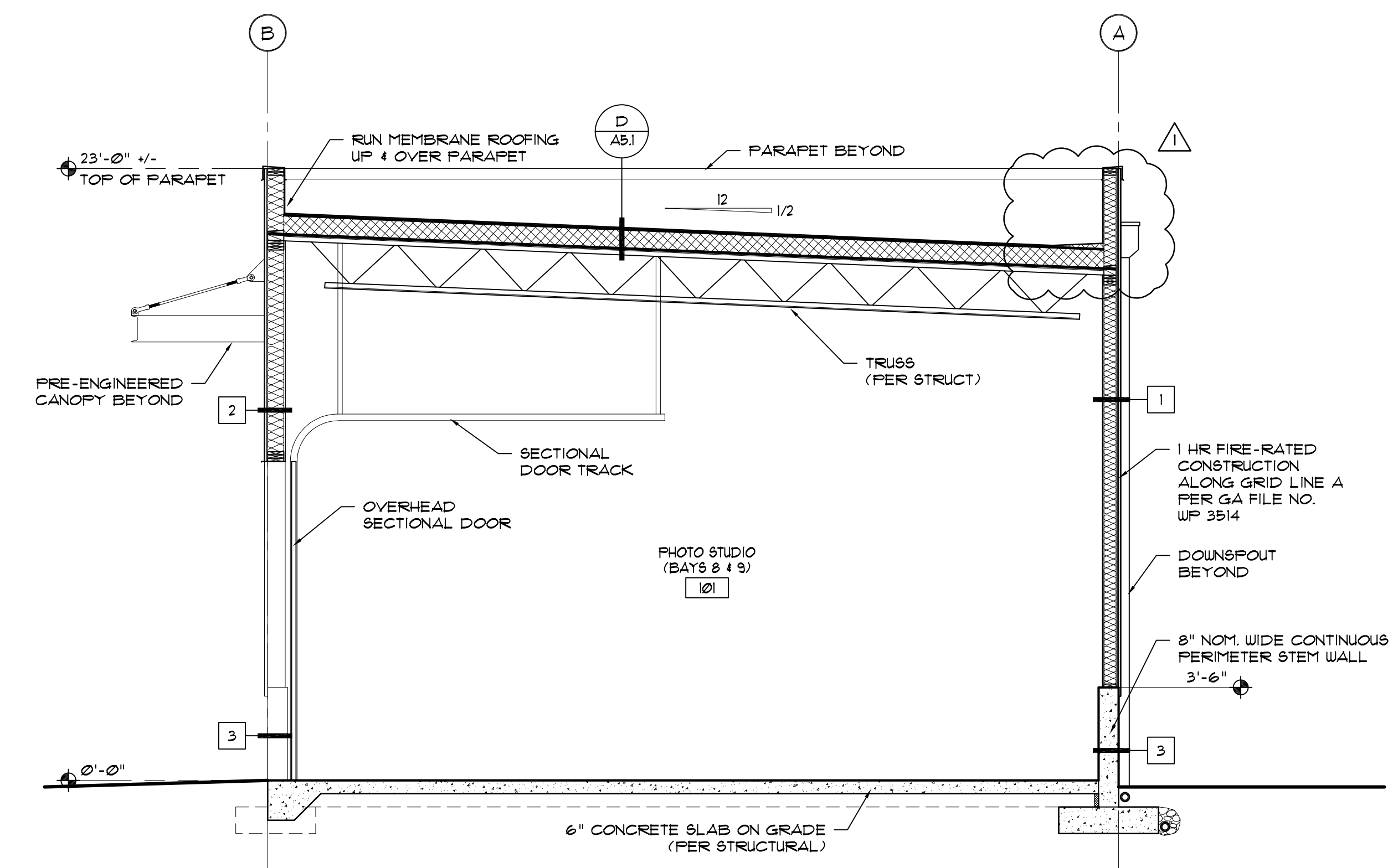


**E HANDRAIL DETAIL**

SCALE: 3" = 1'-0"

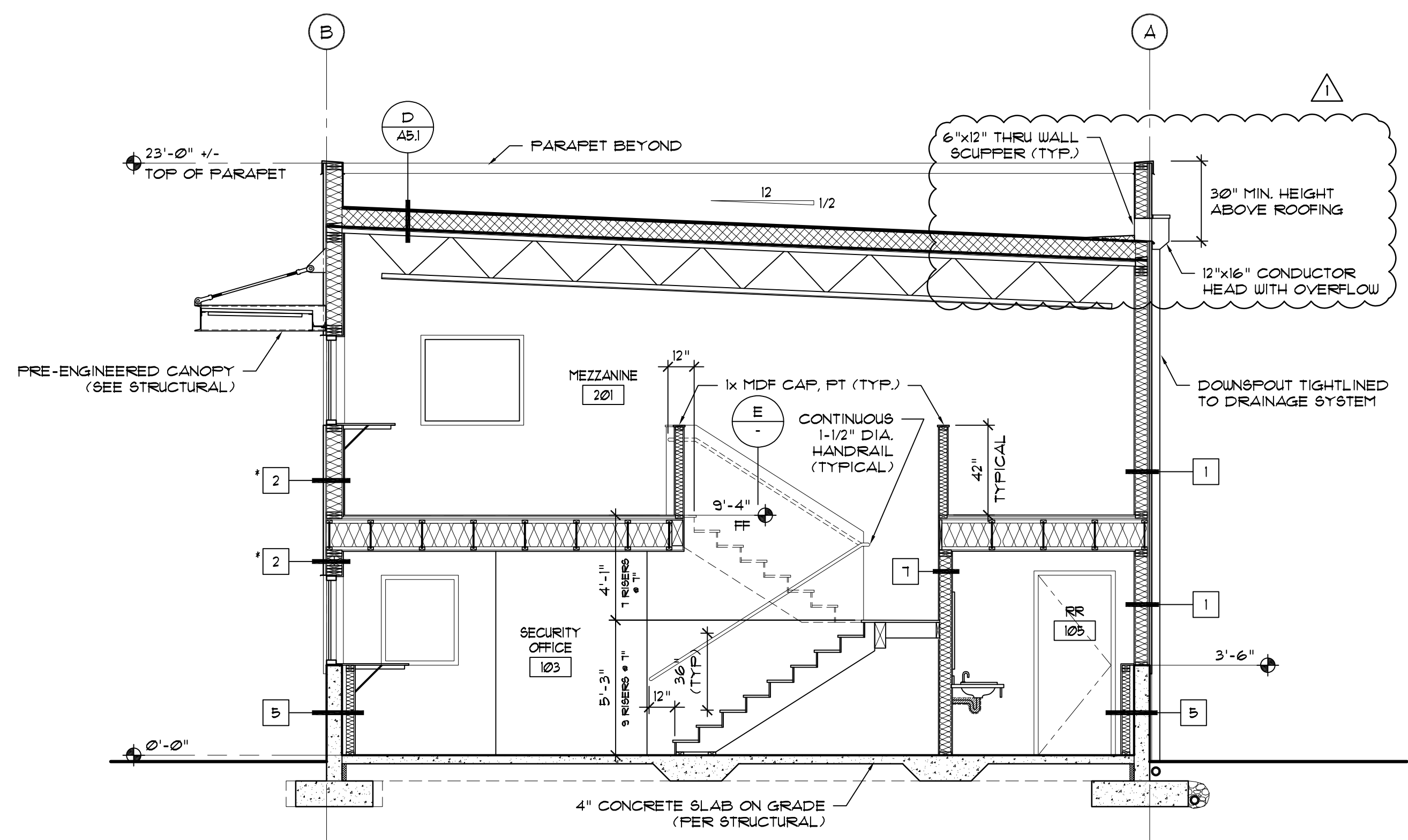
**C WALL TYPES**

SCALE: 1 1/2" = 1'-0"



**A BUILDING SECTION @ PHOTO STUDIO**

SCALE: 1/4" = 1'-0"



**B BUILDING SECTION @ SECURITY OFFICE**

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE										
DOOR NO.	OPENING SIZE WIDTH x HEIGHT x THICKNESS	DOOR			FRAME			FIRE ASSEMBLY RATING	HDRW SET NO	REMARKS
		TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
101A	6'-0" x 7'-0" x 1-3/4"	1	ALUM	-	A	ALUM	-	-	1	-
101B	14'-0" x 12'-0"	5	ALUM	-	-	-	-	-	5	CONFIRM OPERATOR
102A	3'-0" x 7'-0" x 1-3/4"	2	HM/INSUL	PT	B	HM/INSUL	PT	-	2	-
102B	3'-0" x 7'-0" x 1-3/4"	2	HM/INSUL	PT	B	HM/INSUL	PT	-	3	-
103	3'-0" x 7'-0" x 1-3/4"	2	HM/INSUL	PT	B	HM/INSUL	PT	-	3	-
104	3'-0" x 7'-0" x 1-3/4"	3	HM/INSUL	PT	B	HM	PT	-	4	-
105	3'-0" x 7'-0" x 1-3/4"	3	HM/INSUL	PT	B	HM/INSUL	PT	-	4	-
106	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
107	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
108	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
109	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
110	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
111	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
112	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
114A	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
114B	10'-0" x 12'-0"	4	ALUM	-	-	-	-	-	6	CONFIRM OPERATOR
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-

ABBREVIATIONS

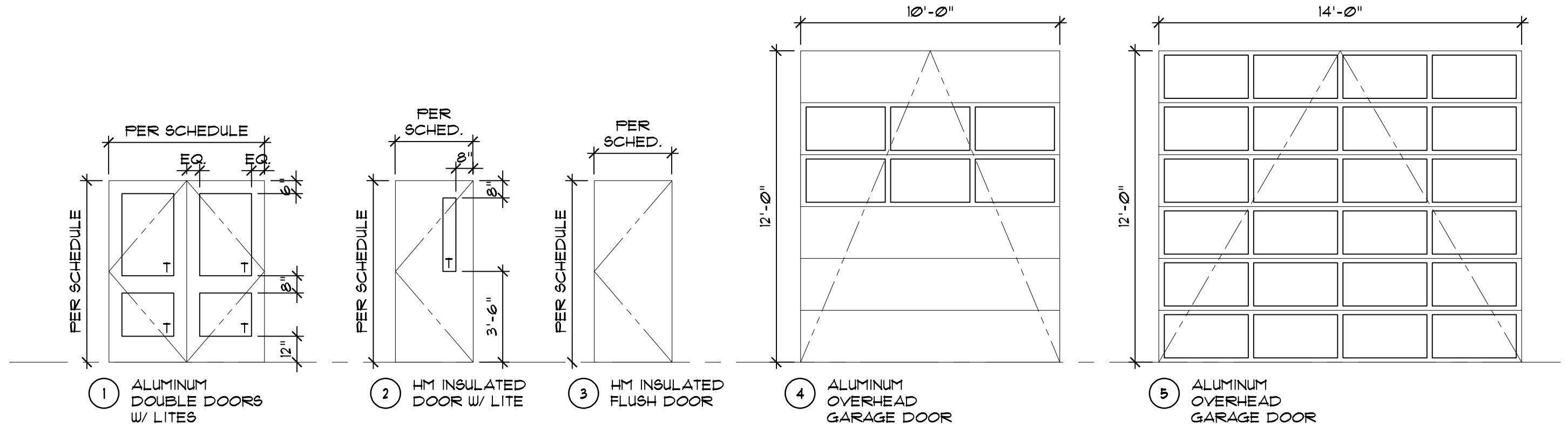
ALUM ALUMINUM  
EXIST EXISTING  
FF FACTORY FINISH  
HM HOLLOW METAL  
INSL INSULATED  
MFR MANUFACTURER  
MIN MINUTE  
FG FLEXIGLASS  
PT PAINT  
PRE-FIN PRE-FINISHED  
SS STAINLESS STEEL  
STL STEEL  
STN STAIN  
T TEMPERED  
TBD TO BE DETERMINED  
VYL VINYL

DOOR SCHEDULE NOTES

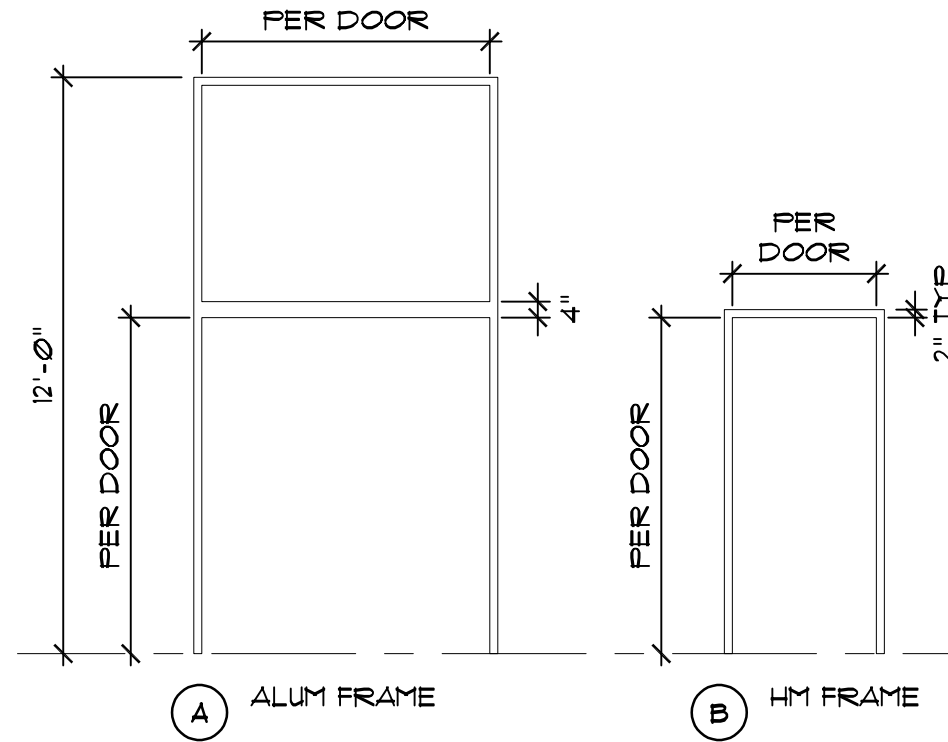
- DIMENSIONS ARE NOMINAL, FIELD VERIFY ALL DIMENSIONS.
- PROVIDE TEMPERED GLAZING WHERE REQUIRED PER CONSUMER PRODUCT SAFETY COUNCIL AND THE IBC.
- HARDWARE TO COMPLY WITH 2018 IBC AND ANSI A117.1-2009 REQUIREMENTS.
- DOOR THRESHOLDS TO BE 1/2" CHANGE IN ELEVATION MAXIMUM AT NO MORE THAN 1/2" BEVEL.
- ALL EGRESS DOORS ARE TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- PER ICS/ANSI A117.1-2009 SECTION 404.2.8 DOOR HARDWARE HANDLES, PULLS, LATCHES, KICKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- THE FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 POUNDS AT EXTERIOR DOORS AND 5 POUNDS AT INTERIOR DOORS.

HARDWARE SETS

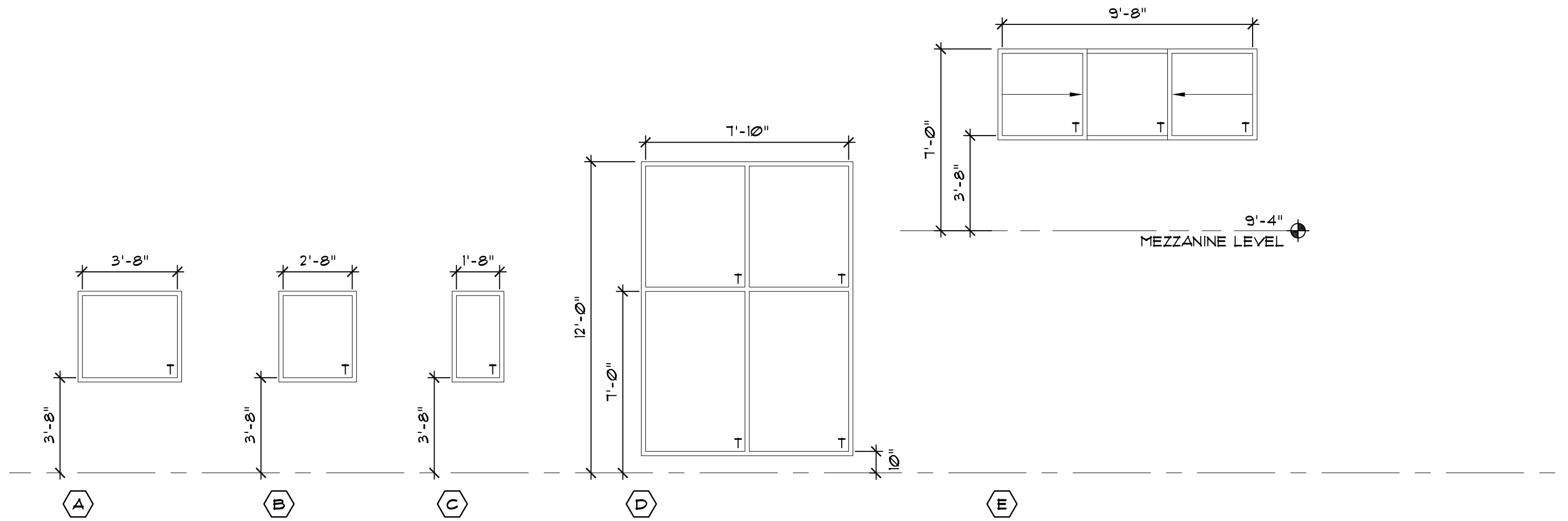
- HW 1 (ENTRY DOUBLE DOORS)  
(ALL HARDWARE BY DOOR MANUFACTURER)  
6 EA HINGES  
2 EA CLOSERS  
2 SET PUSH/PULL  
1 SET FLUSHBOLTS  
1 EA DEADBOLT  
2 EA KICKDOWN STOPS (INTERNAL SIDE)  
1 SET WEATHERSTRIPPING  
1 EA ADA THRESHOLD
- SIGN "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- HW 2 (ENTRY DOOR)  
3 EA HINGES  
1 EA CLOSER  
1 EA LOCKSET (CLASSROOM TYPE)  
1 EA FLOOR STOP  
1 EA KICKPLATE (INTERIOR SIDE)  
1 EA ADA THRESHOLD  
1 SET WEATHERSTRIPPING
- HW 3 (VESTIBULE)  
3 EA HINGES  
1 EA LOCKSET (CLASSROOM TYPE)  
2 EA KICKPLATES  
1 EA WALL STOP  
1 EA ADA THRESHOLD  
1 SET WEATHERSTRIPPING
- HW 4 (RESTROOMS)  
3 EA HINGES  
1 EA CLOSER  
1 EA LOCKSET (PRIVACY TYPE W/ INDICATOR)  
2 EA KICKPLATES  
1 EA WALL STOP  
3 EA SILENCERS
- HW 5 (OVERHEAD DOOR 101B)  
(ALL HARDWARE BY DOOR MANUFACTURER)  
TBD
- HW 6 (TYPICAL OVERHEAD DOOR)  
(ALL HARDWARE BY DOOR MANUFACTURER)  
TBD



A DOOR TYPES  
SCALE: 1/4" = 1'-0"



B FRAME TYPES  
SCALE: 1/4" = 1'-0"



C WINDOW TYPES  
SCALE: 1/4" = 1'-0"

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PROJECT:

**TACOMA SUBARU  
MOD  
BUILDING**

3812 S TACOMA WAY  
TACOMA, WA

FOR

BRUCE TITUS  
AUTOMOTIVE  
GROUP

GENERAL NOTES:

REVISIONS:

C.O.T. COMMENT RESPONSE  
10/03/2023

DRAWING ISSUED FOR:  
**AGENCY  
REVIEW**

DATE: 24 MAY 2023

6107 REGISTERED  
ARCHITECT  
DANIEL ARTHUR BOE  
STATE OF WASHINGTON

PROJECT NO: 2202.00  
FILE NAME:  
XREFS:  
DRAWN BY: MZ  
CHECKED BY: DB  
PLOT SCALE: 1:1  
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:

**DOOR SCHEDULE,  
DOOR TYPES &  
WINDOW TYPES**

DRAWING NO:

**A8.1**



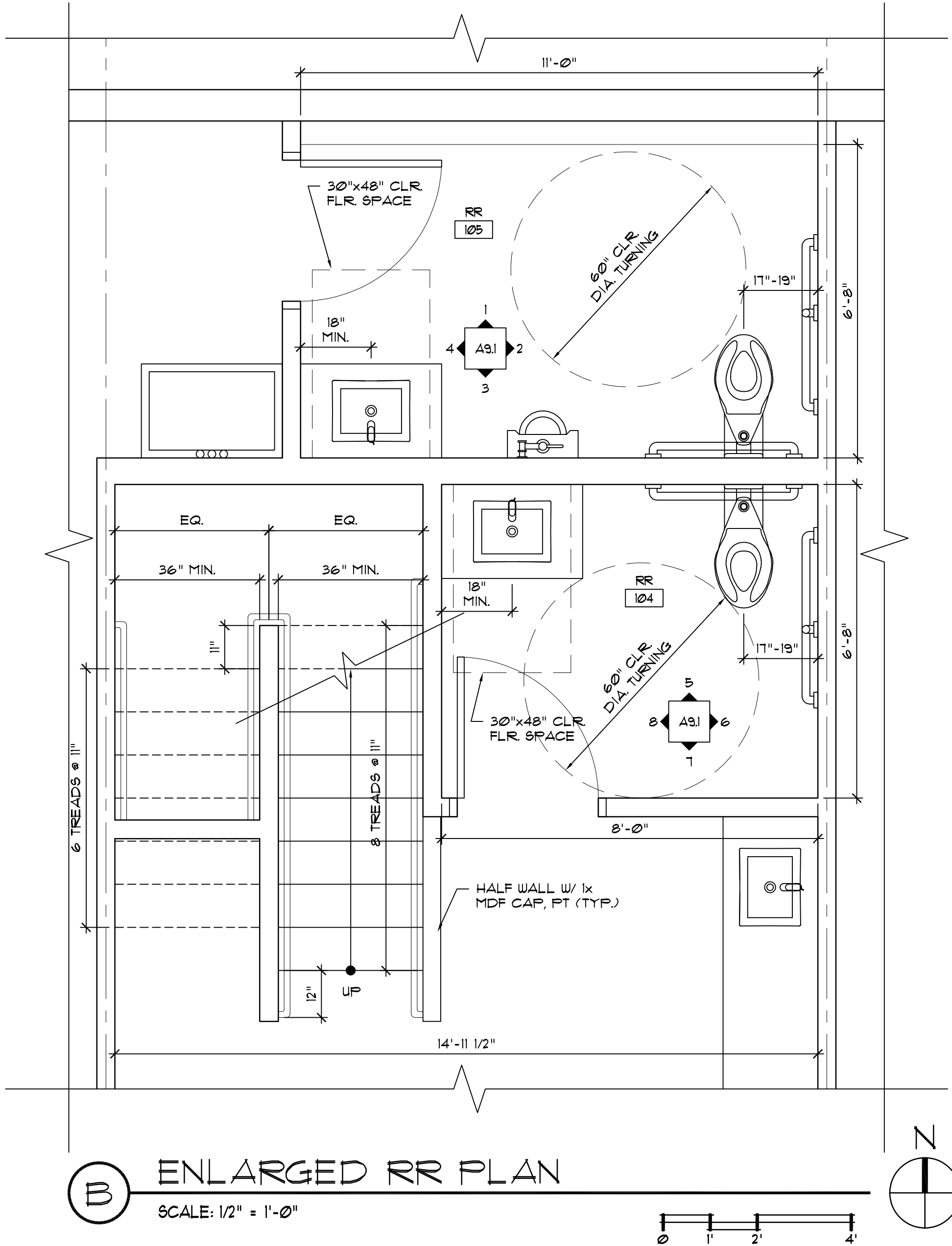
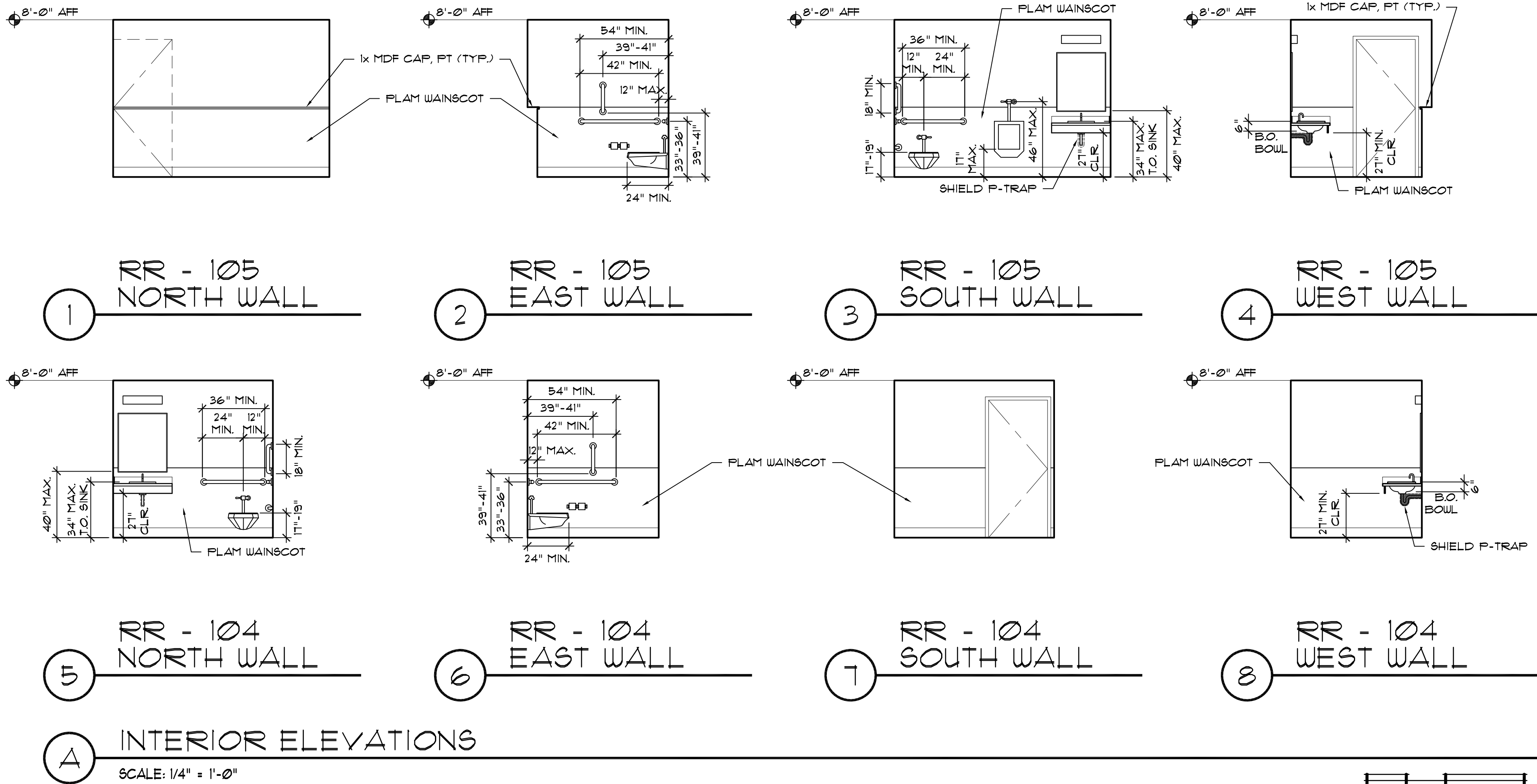
FINISH SCHEDULE																	
ROOM #	ROOM NAME	FLOOR		BASE		WALLS								CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	NORTH		EAST		SOUTH		WEST		HEIGHT	MATERIAL	FINISH	
	FIRST FLOOR																
101	PHOTO STUDIO	CONC	SLR	RB	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	GWB	PT	-
102	VESTIBULE	CONC	SLR	RB	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	GWB	PT	-
103	SECURITY OFFICE	CONC	SLR	RB	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	GWB	PT	-
104	RR	CONC	SLR	RB	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	GWB	PT	FLAM WAINSCOT
105	RR	CONC	SLR	RB	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	8'-0"	GWB	PT	FLAM WAINSCOT
106	BAY 1	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
107	BAY 6	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
108	BAY 5	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
109	BAY 4	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
110	BAY 3	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
111	BAY 2	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
112	BAY 1	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
113	TOOL STORAGE	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
114	STORAGE	CONC	SLR	-	-	FWD	PT	FWD	PT	FWD	PT	FWD	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 19'-0" +/- AFF TO 20'-4" +/- AFF
	MEZZANINE																
201	MEZZANINE	SV	-	RB	-	GWB	PT	GWB	PT	GWB	PT	GWB	PT	VARIES	-	PT	EXPOSED CEILING HEIGHT VARIES FROM 9'-8" +/- AFF TO 11'-0" +/- AFF
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	GR SLR	GROUT SEALER	STN	STAIN SEALER
CONC	CONCRETE	ICB	INTEGRAL COVE BASE	SLR	SHEET VINYL
CPT	CERAMIC TILE	MDF	MEDIUM DENSITY FIBERBOARD	SV	RUBBER BASE
CT	CERAMIC TILE	MECH	MECHANICAL	RB	RESTROOM
ELEC	ELECTRICAL	FLAM	FLASTIC LAMINATE	VCT	VINYL COMPOSITION TILE
EXIST	EXISTING	PT	PAINT	WD	WOOD
FRP	FIBER REINFORCED PANEL	FWD	PLYWOOD	WM	WALK-OFF MAT
GWB	GYPSON WALL BOARD	QT	QUARRY TILE		

FINISH SCHEDULE NOTES

- TESTING AND CLASSIFICATION OF MATERIALS TO COMPLY WITH CHAPTER 8 (INTERIOR FINISHES) OF THE 2018 INTERNATIONAL BUILDING CODE (IBC).
- INTERIOR FINISH MATERIALS APPLIED TO WALLS & CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803 (WALL AND CEILING FINISHES) OF THE IBC.
- INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.1 (INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY).
- COLORS AS SELECTED BY TENANT; SEE FINISH MATERIAL SCHEDULE ABOVE. VERIFY FINAL COLOR SELECTION WITH TENANT.



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DRAWING CONTENTS:

FINISH SCHEDULE,  
INT. ELEVATIONS &  
ENLARGED PLANS

DRAWING NO:

**A9.1**