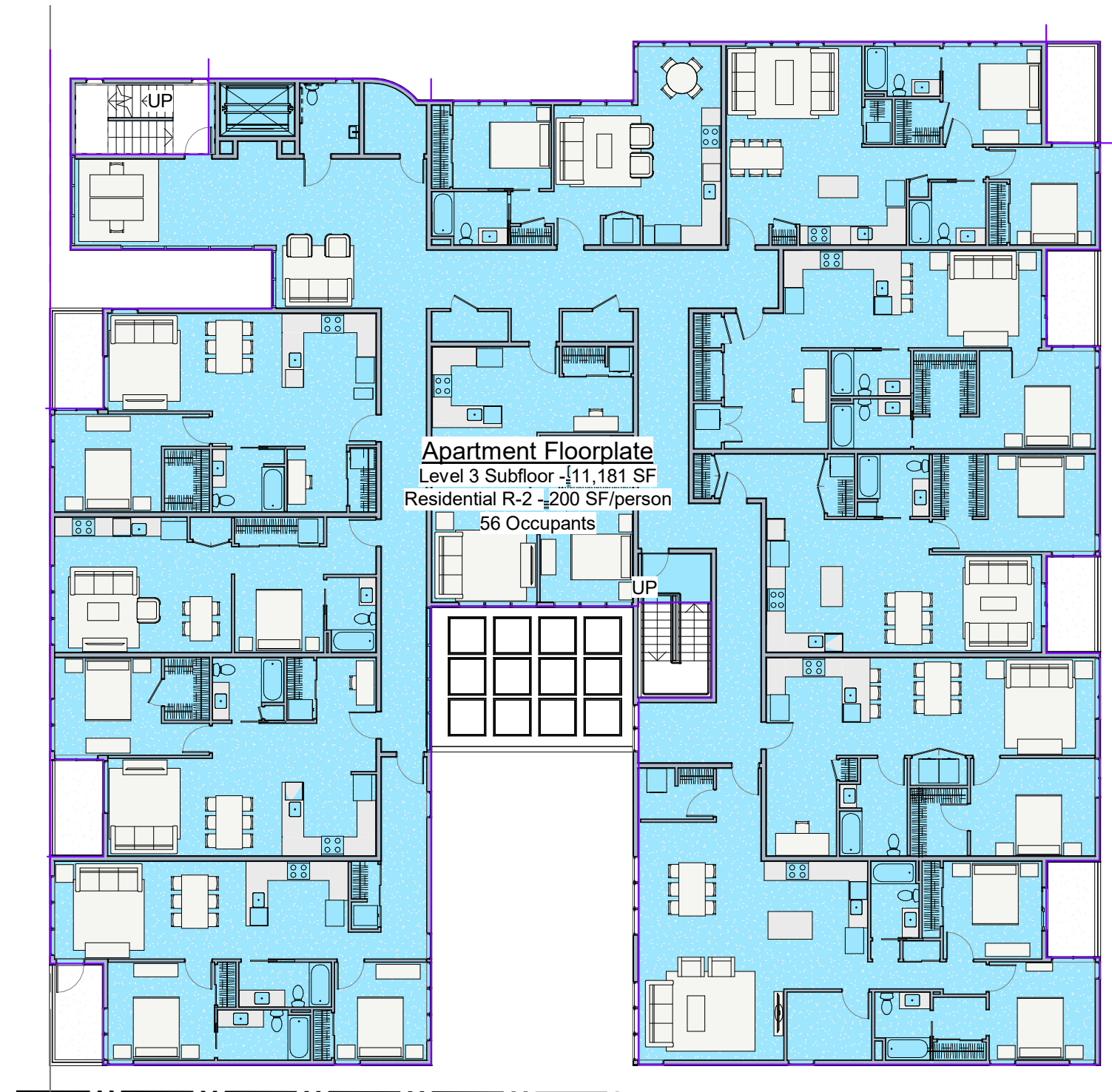


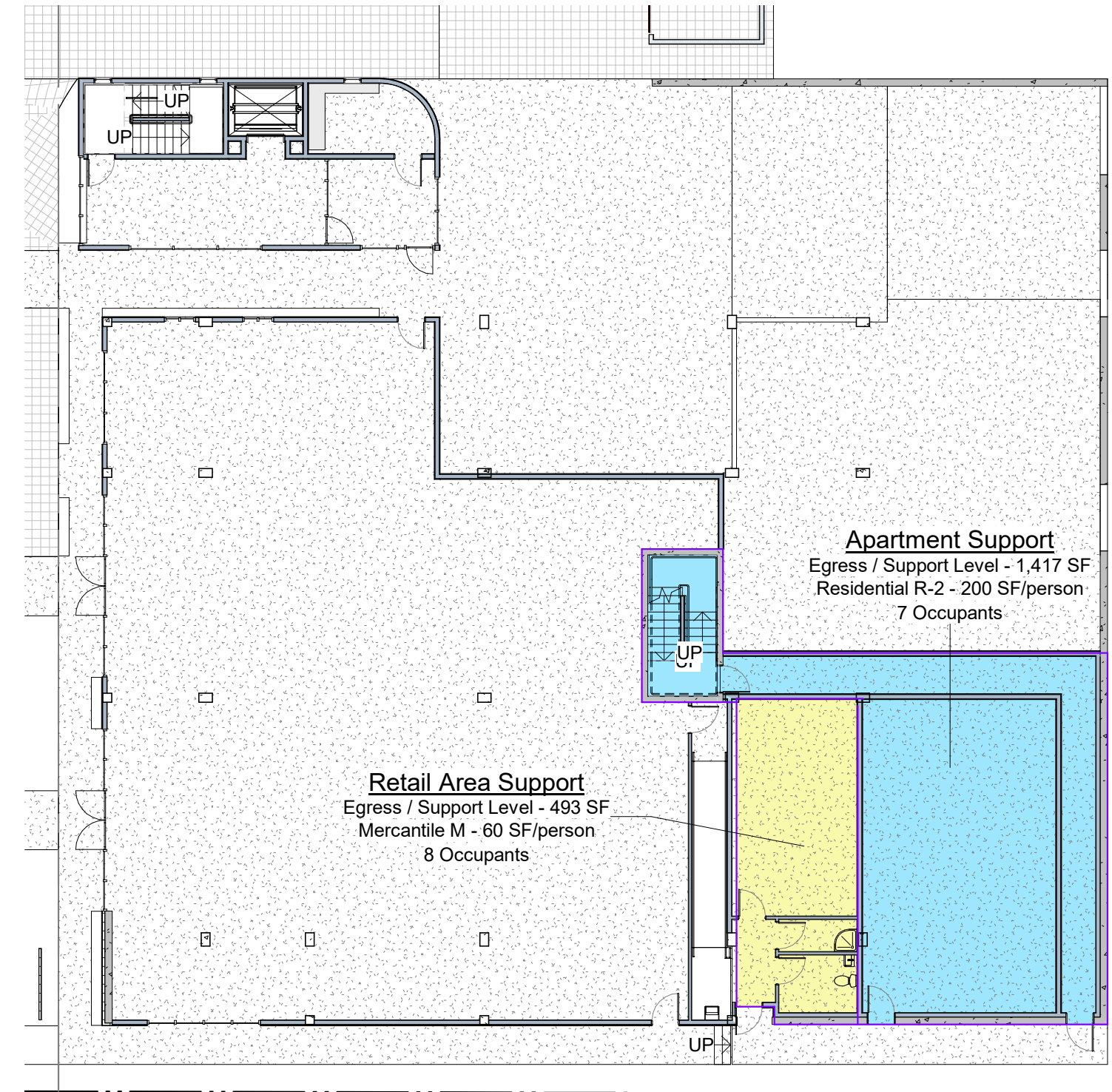


Area Schedule (GSF)	
Level	Area
Parking Sub-Level 2	6,394 SF
Parking Sub-Level 1	11,485 SF
Level 1 Slab	5,683 SF
Egress / Support Level	1,910 SF
Level 2 Subfloor	11,262 SF
Level 3 Subfloor	11,181 SF
<b>Total Building GSF</b>	<b>47,915 SF</b>

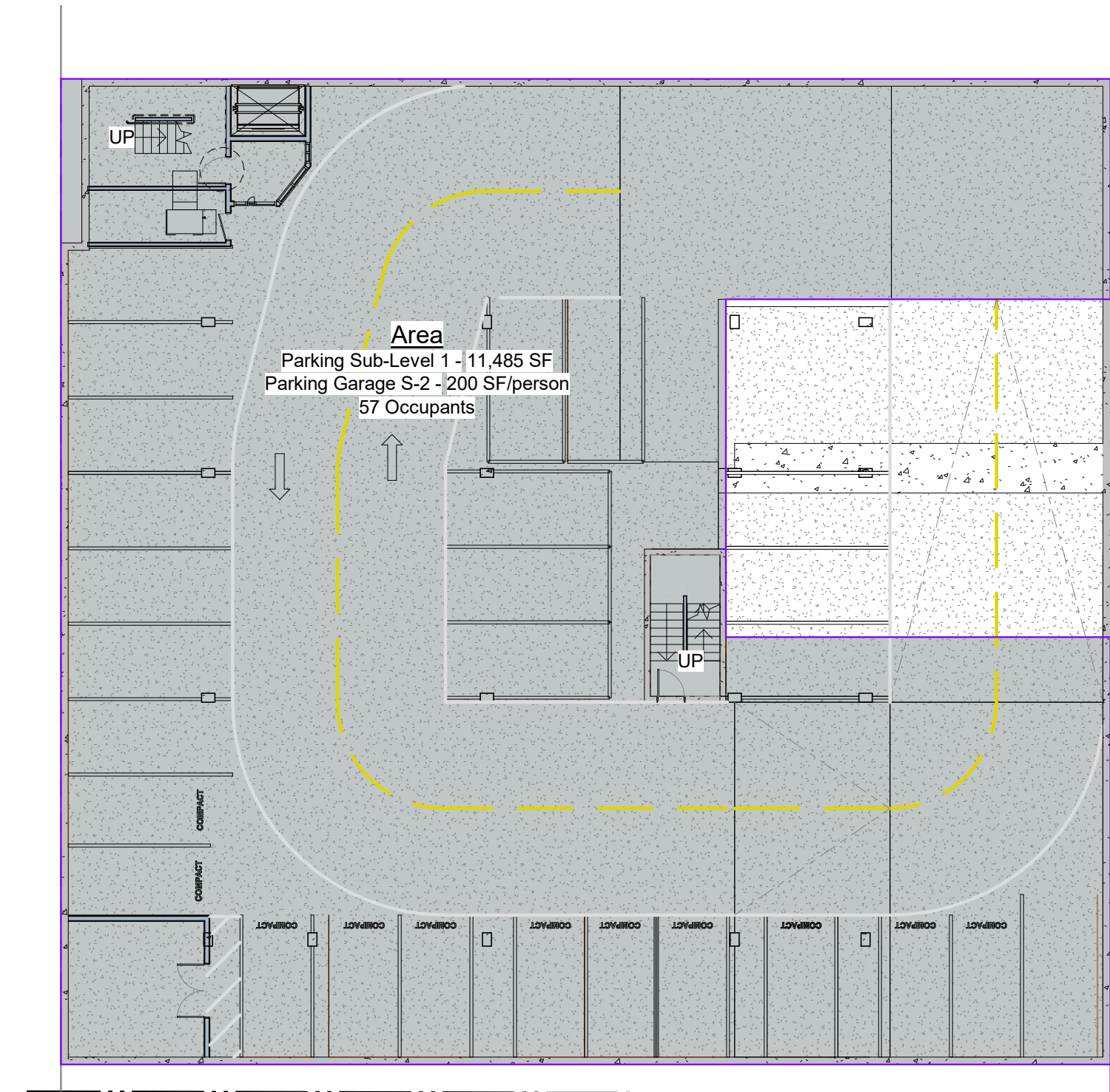
Area Schedule (Occupancies)	
Occupancy Type	Area
Mercantile M	5,405 SF
Parking Garage S-2	17,879 SF
Residential R-2	24,631 SF
<b>Total Building GSF</b>	<b>47,915 SF</b>



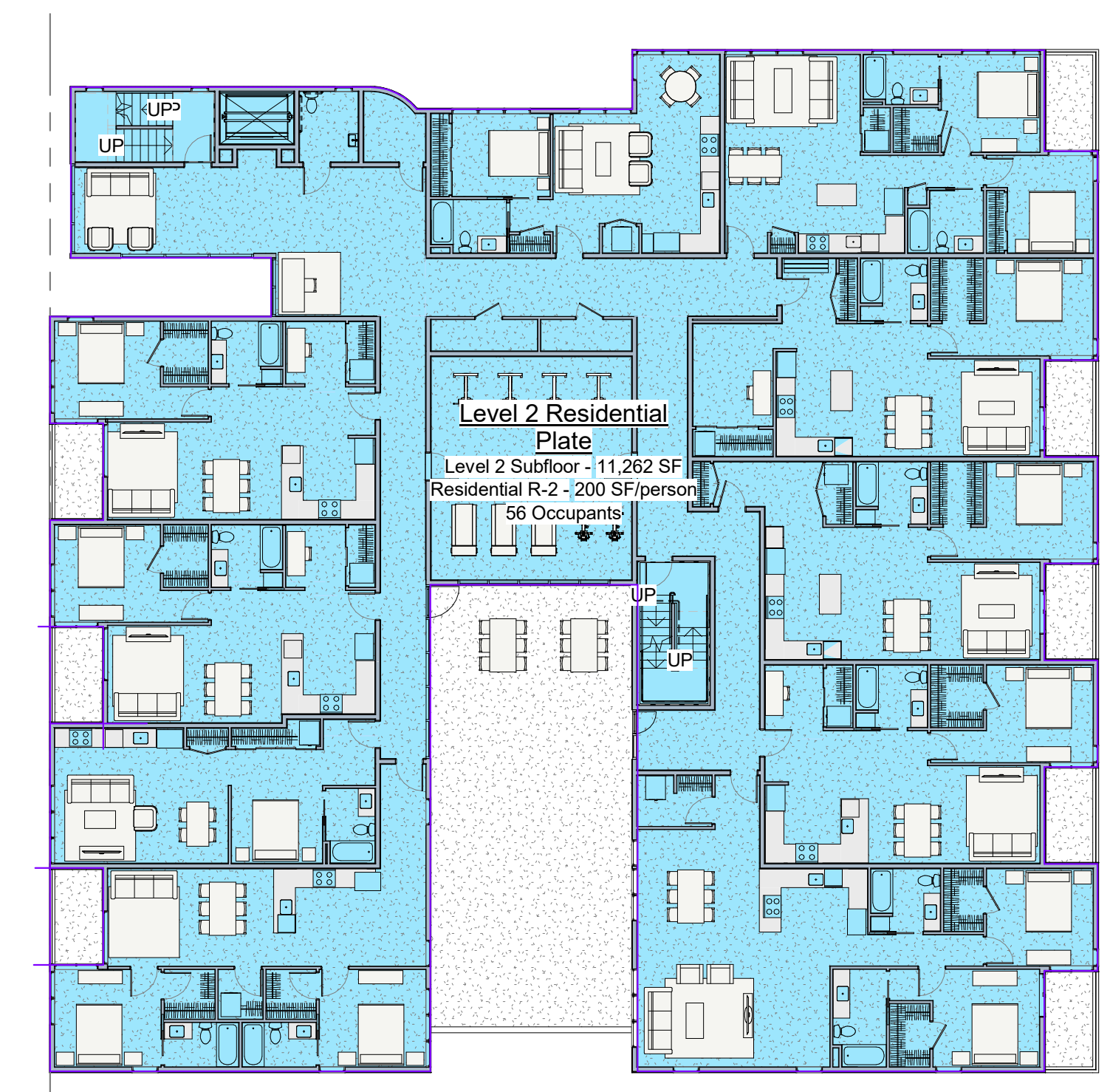
3 - Level 3 Subfloor  
1/16" = 1'-0"



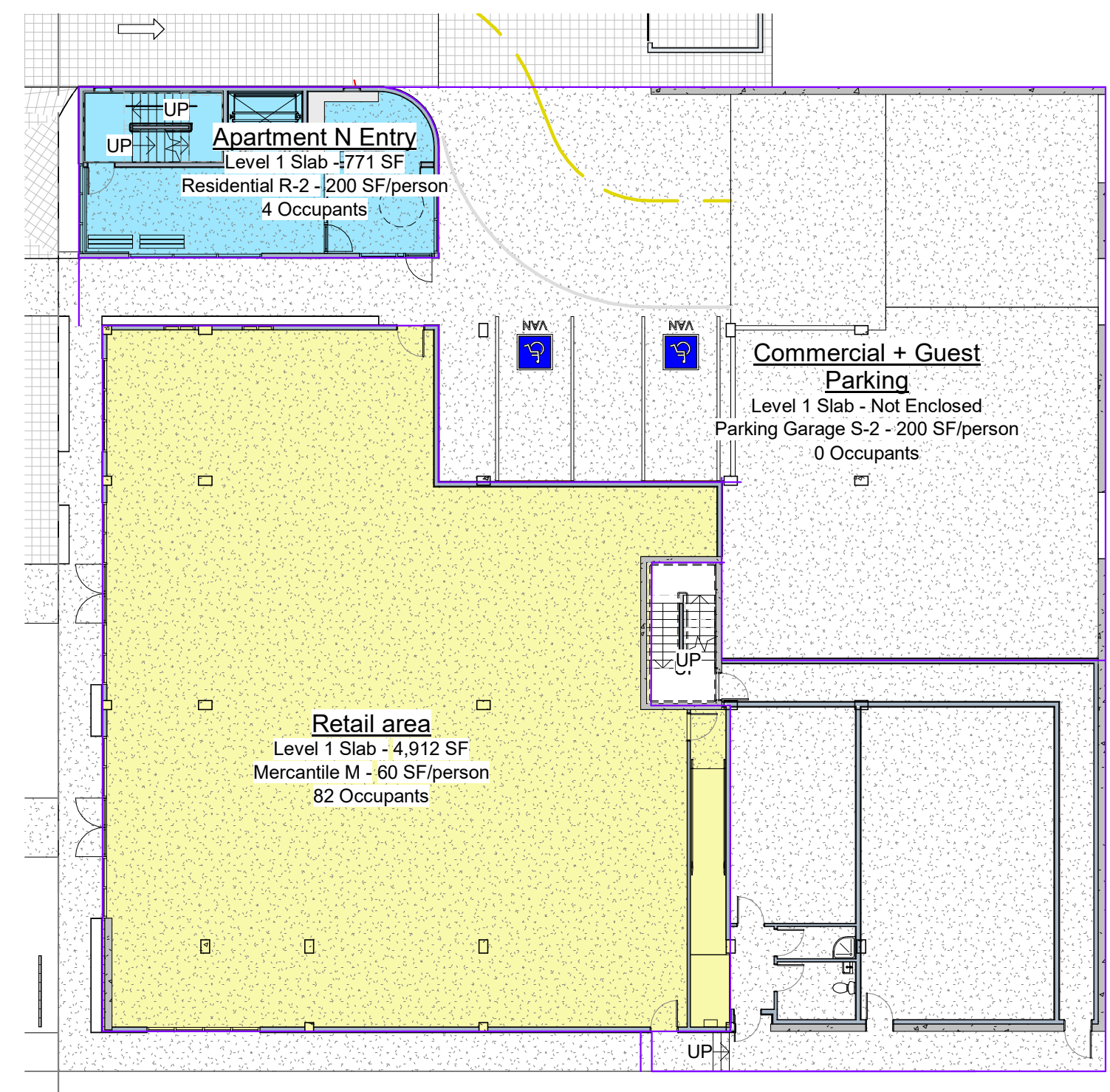
1.1 - Egress / Support Level  
1/16" = 1'-0"



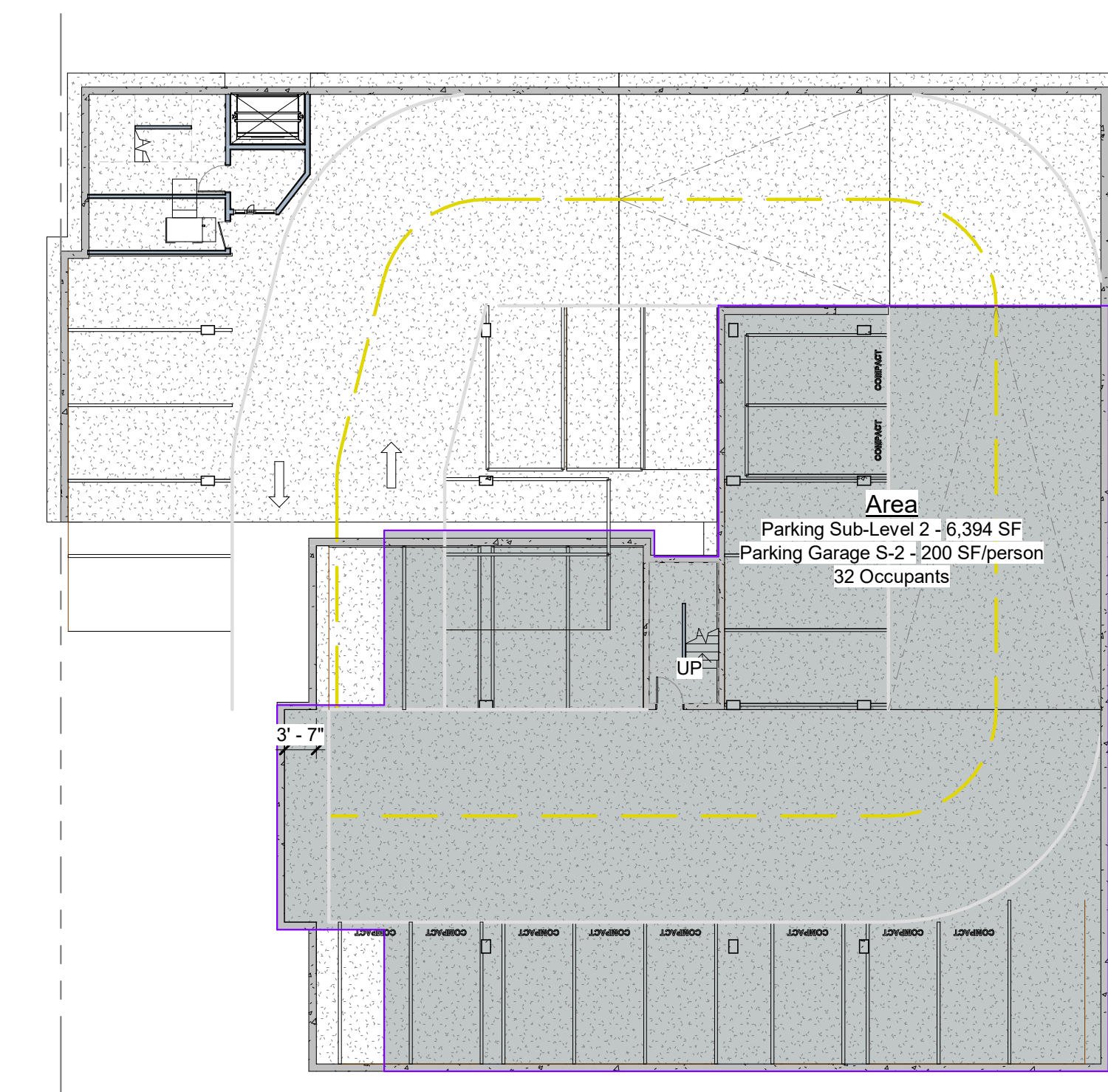
0.2 - Parking Sub-Level 1  
1/16" = 1'-0"



2 - Level 2 Subfloor  
1/16" = 1'-0"



1 - Level 1 Slab  
1/16" = 1'-0"



0.1 - Parking Sub-Level 2  
1/16" = 1'-0"

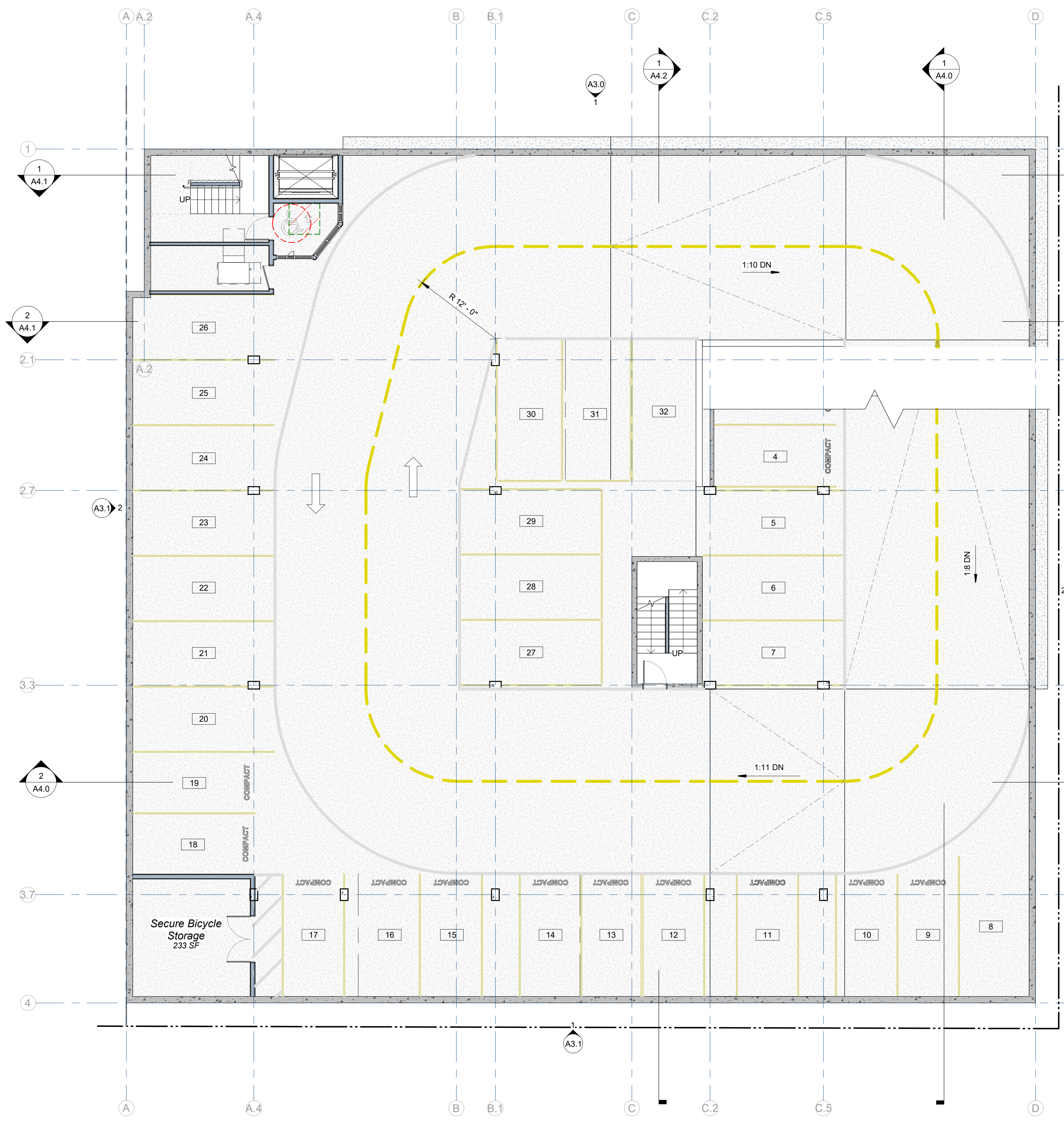
No.	Date	Revision Description
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Building Code  
Information and  
Occupancy Diagrams

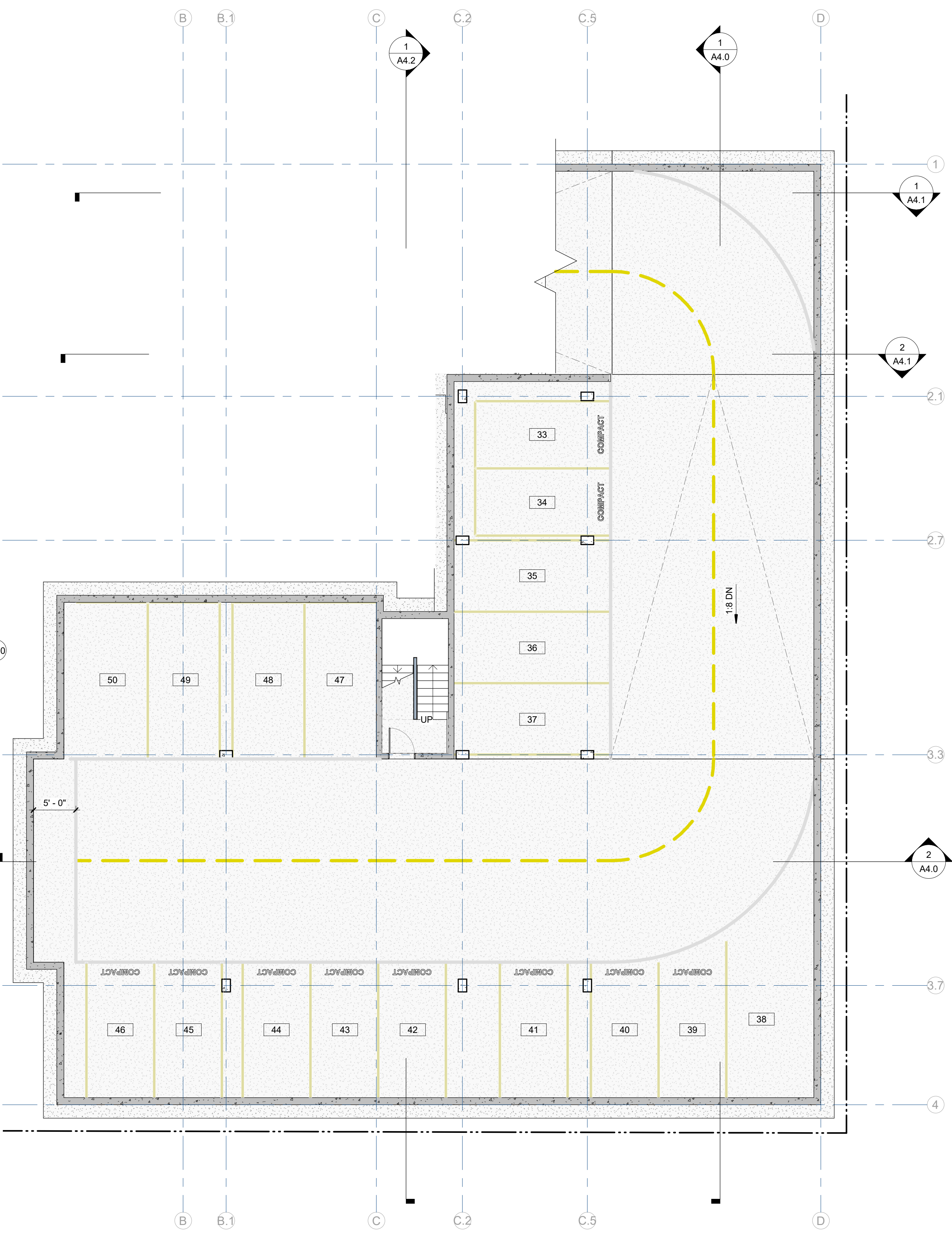
**Bicycle Parking:**  
 Required: One (1) space for every 12 required motor vehicle parking spaces, 48 / 12 = 4 Spaces  
 Proposed: TBD, room for lots on P1 level

Parking Schedule		
Type	Count	Comments
8' x 16' - Compact Spot	23	Max 50% of required spots to be compact type
8.5' x 18.5' - ADA, Van Spot	2	
8.5' x 18.5' - Regular Spot	25	
<b>Total Provided:</b>	<b>50</b>	

Parking Requirements							
Area	Space / Unit Type	Unit Count	Spaces Required Per Unit	SF / Space	Private Spaces Required	Public Spaces Required	Total Spaces Required
4,912 SF	retail space	1	0.0	300	0.0	16.4	16.4
508 SF	retail space	1	0.0	300	0.0	1.7	1.7
	1-bedroom	11	1.3	N/A	14.3	1.4	15.7
	2-bedroom	6	1.6	N/A	9.6	1.0	10.6
	affordable unit	2	1.0	N/A	2.0	0.2	2.2
	studio	2	1.2	N/A	2.4	0.2	2.6
<b>Total Parking Required:</b>					<b>28.3</b>	<b>20.9</b>	<b>49.2</b>

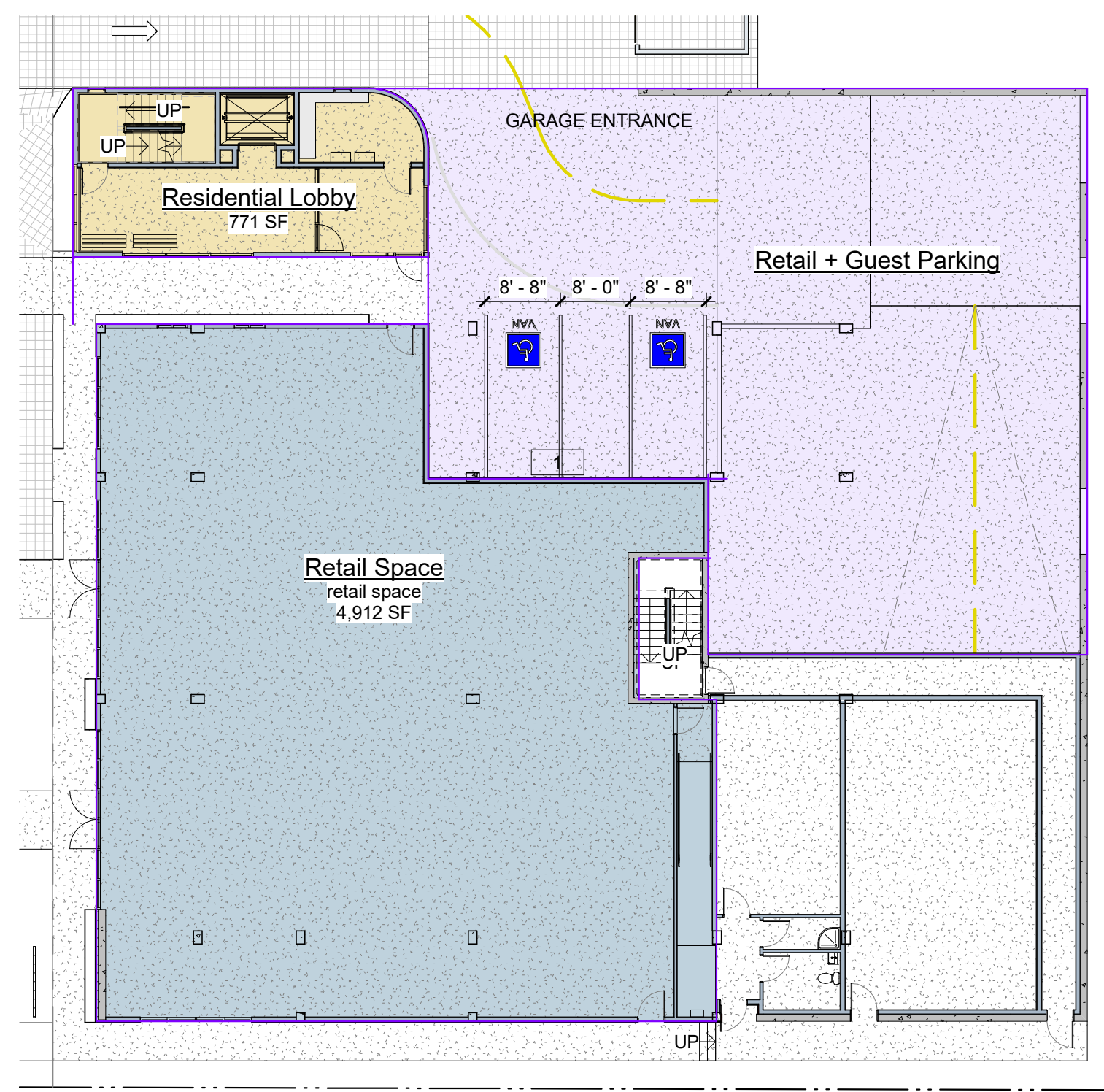


② Parking Sub-Level 1 Floor Plan  
 1/8" = 1'-0"



① Parking Sub-Level 2 Floor Plan  
 1/8" = 1'-0"

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② Level 1 Unit Plan  
1/16" = 1'-0"



① Level 1 Floor Plan  
1/8" = 1'-0"

Progress Set - NOT FOR CONSTRUCTION

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Level 1 Floor Plan

A2.1



① Level 2 Floor Plan  
 1/8" = 1'-0"

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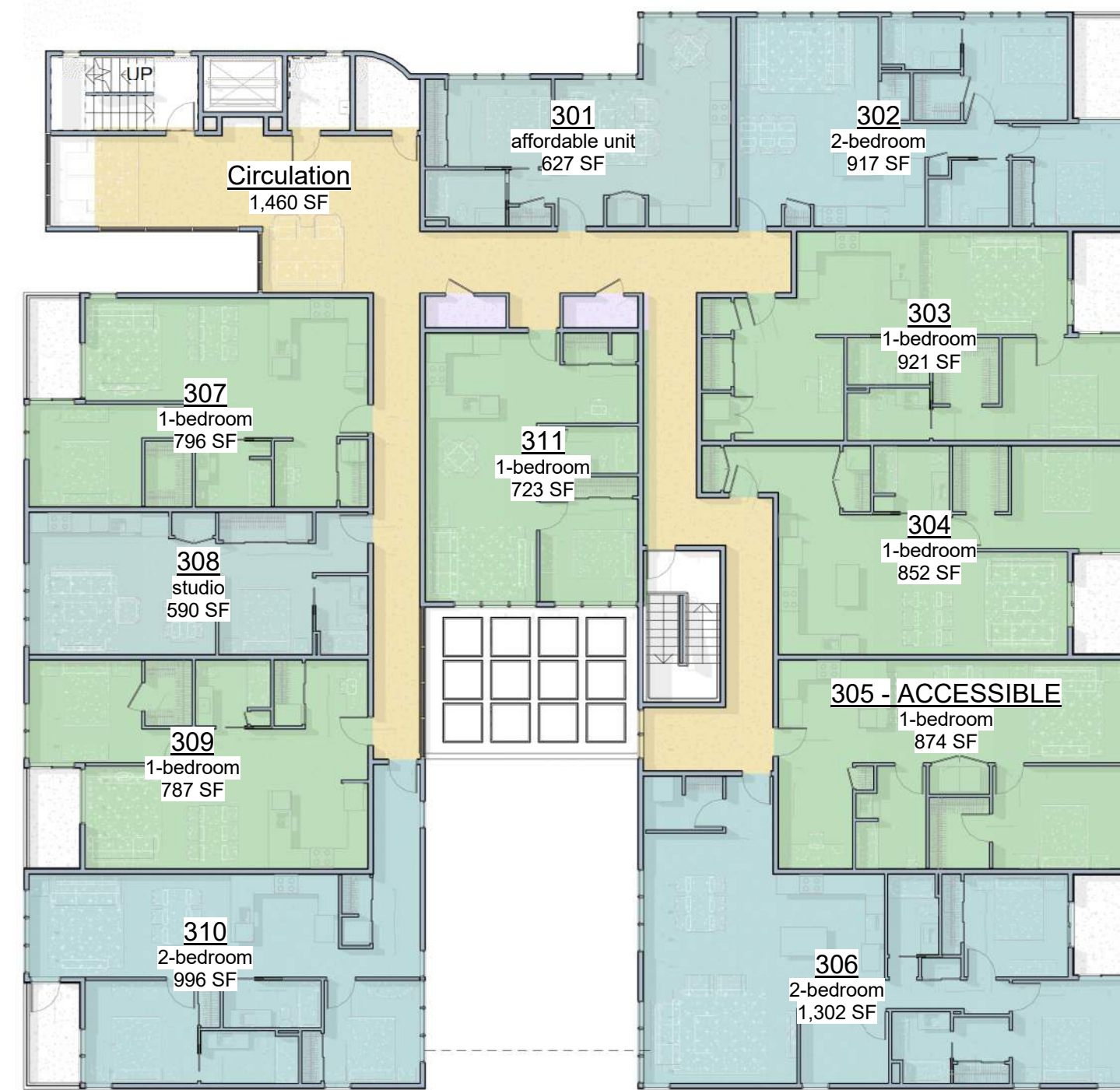
**Instyle Homes Mixed Use Building**  
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Level 2 Floor Plan

A2.2

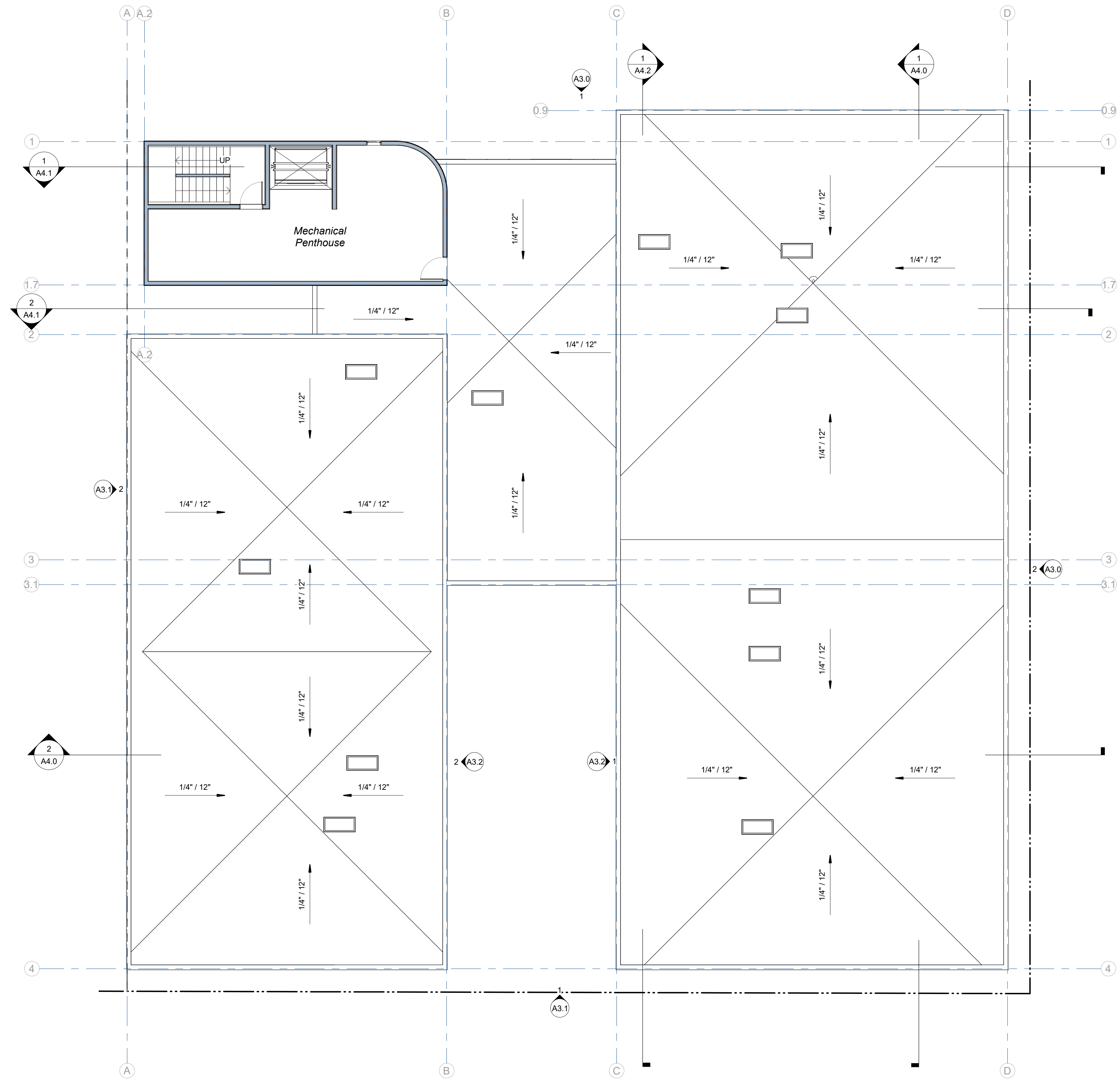


② Level 3 Unit Plan  
1/16" = 1'-0"



① Level 3 Floor Plan  
1/8" = 1'-0"

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JOB #	MS2018-30	
DATE	6 Dec 2019	



① 4 - Roof Plan  
 1/8" = 1'-0"

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Roof Plan

A2.4



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Exterior Elevations



② West  
3/16" = 1'-0"



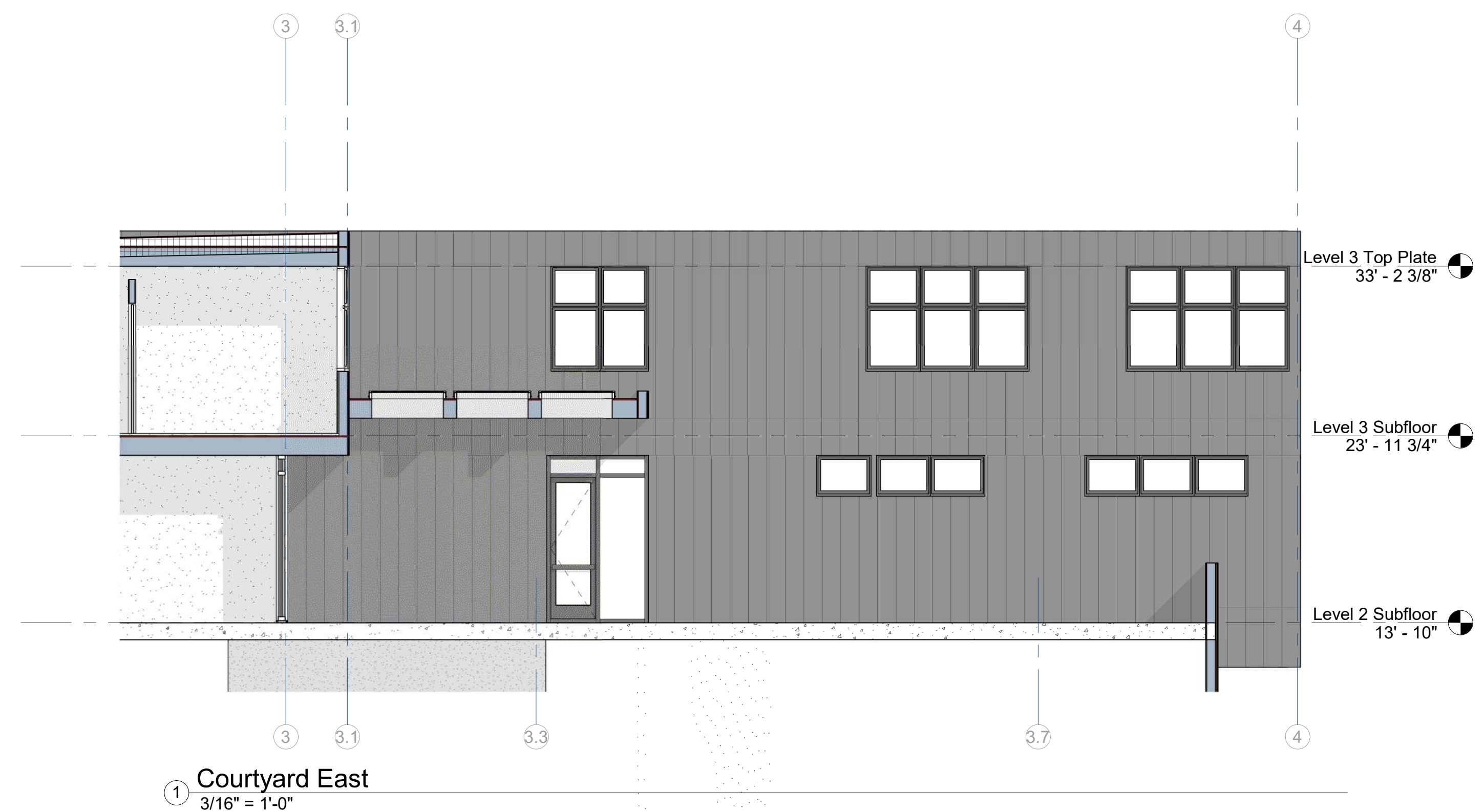
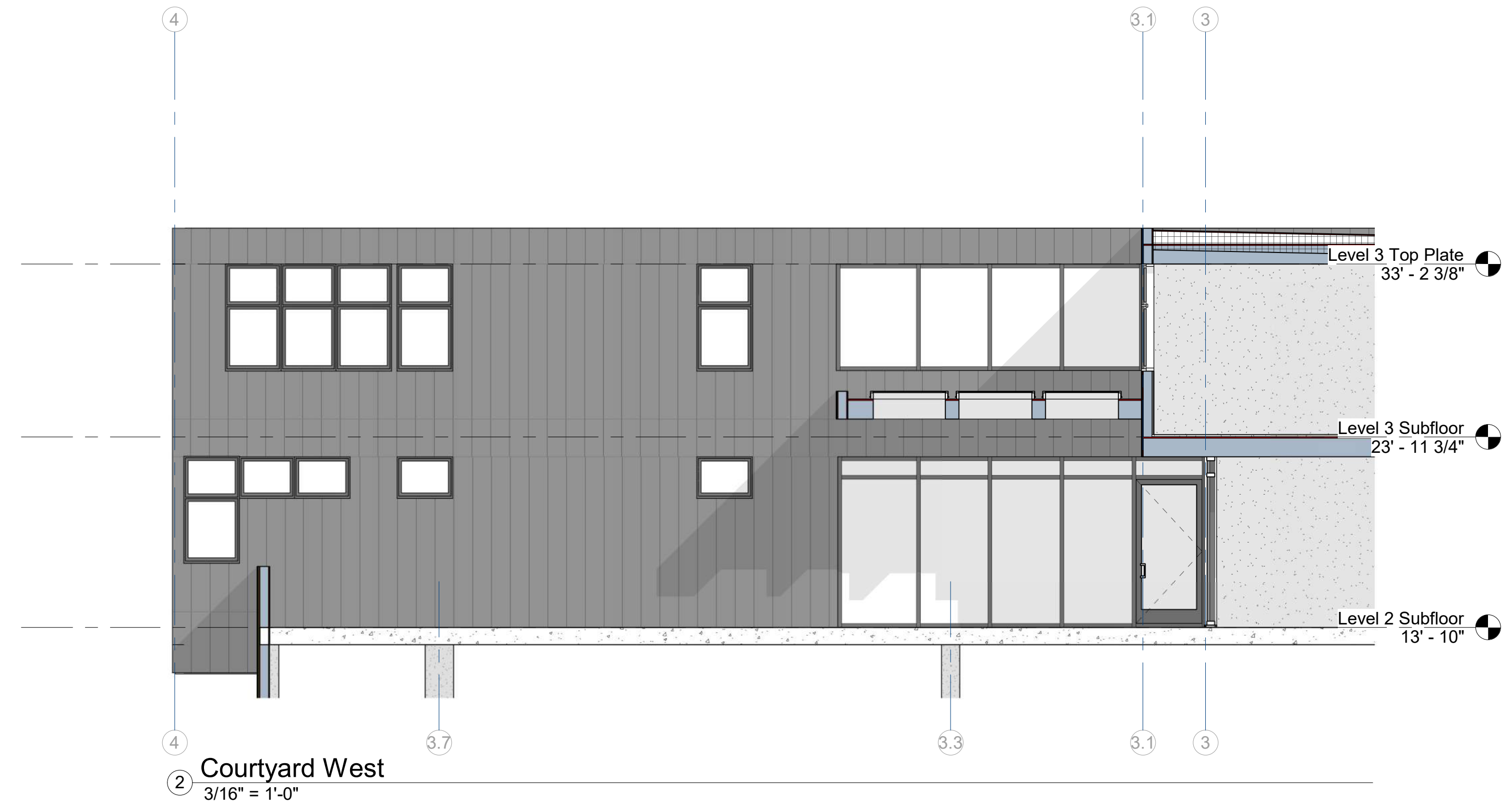
① South  
3/16" = 1'-0"

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**Instyle Homes Mixed Use Building**  
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Exterior Elevations



No.	Date	Revision Description
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Exterior Elevations

**TABLE 705.8**  
**MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION**

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 3 <sup>b,c</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted <sup>d</sup>
	Unprotected, Sprinklered (UP, S)	Not Permitted <sup>d</sup>
	Protected (P)	Not Permitted <sup>d</sup>
3 to less than 5 <sup>a,e</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)	15%
	Protected (P)	15%
5 to less than 10 <sup>a,e,j</sup>	Unprotected, Nonsprinklered (UP, NS)	10% <sup>a</sup>
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%
10 to less than 15 <sup>a,e,k</sup>	Unprotected, Nonsprinklered (UP, NS)	15%
	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%
15 to less than 20 <sup>a,f,j</sup>	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)	75%
	Protected (P)	75%
20 to less than 25 <sup>a,f,j</sup>	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
25 to less than 30 <sup>a,f,j</sup>	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

For SI: 1 foot = 304.8 mm.  
 UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
 UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
 P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

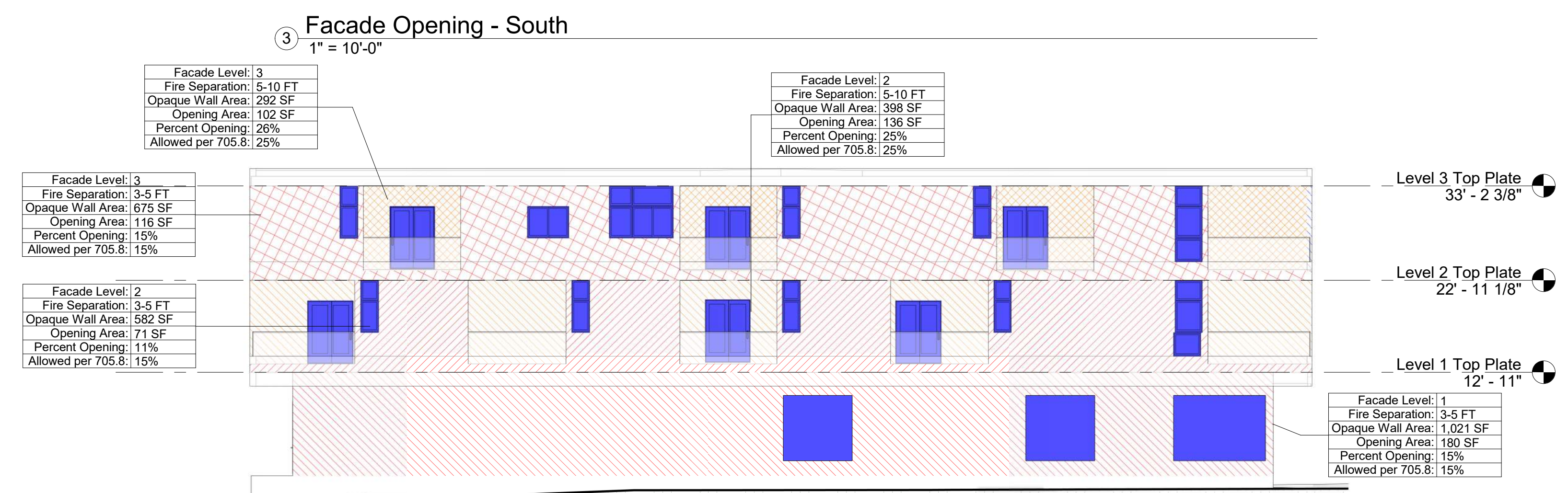
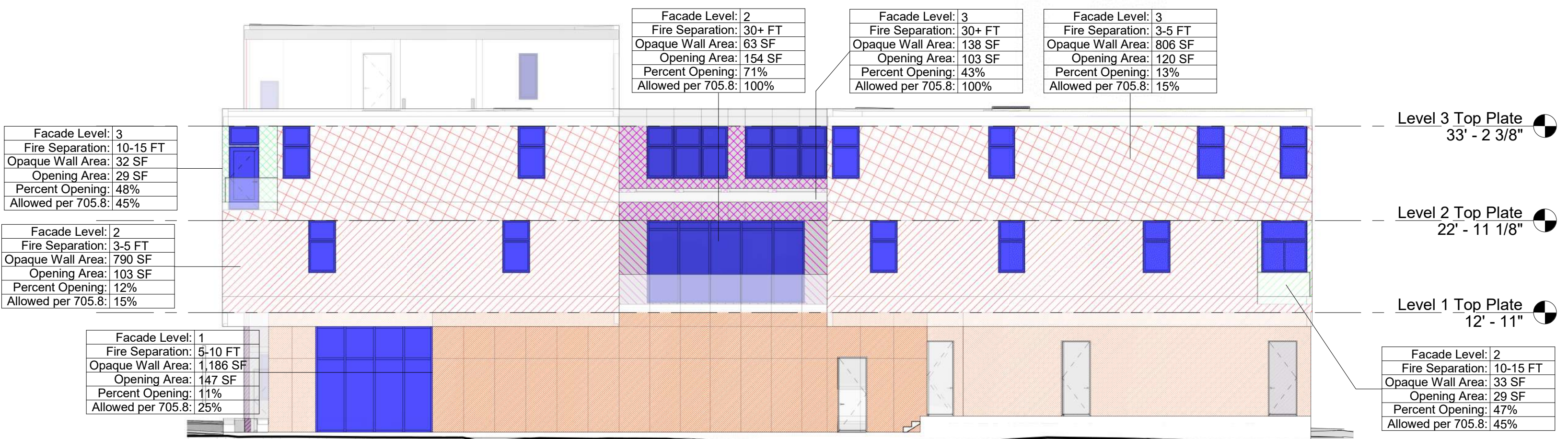
- a. Values indicated are the percentage of the area of the exterior wall, per story.
- b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.
- c. For openings in a fire wall for buildings on the same lot, see Section 706.8.
- d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.
- e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
- f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
- g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
- h. Includes buildings accessory to Group R-3.
- i. Not applicable to Group H-1, H-2 and H-3 occupancies.
- j. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.
- k. For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.
- l. For the purpose of calculating the maximum area of exterior wall openings on existing buildings, the fire separation distances indicated in the chart may be reduced by a maximum of 4 inches, solely for the purpose of adding insulation to the building exterior.

**705.8.5 Vertical separation of openings.** Openings in exterior walls in adjacent stories shall be separated vertically to protect against fire spread on the exterior of the buildings where the openings are within 5 feet (1524 mm) of each other horizontally and the opening in the lower story is not a protected opening with a fire protection rating of not less than 1/2-hour. Such openings shall be

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**Facade Opening Calc Schedule**

Facade	Level	Fire Separation Distance	Opening Allowed	Opaque Wall	Transparent Opening	Allowed Opening Area	Remaining Opening Area
E	1	3-5	15%	1,021 SF	180 SF	180 SF	0 SF
E	2	3-5	15%	582 SF	71 SF	98 SF	27 SF
E	2	5-10	25%	398 SF	136 SF	134 SF	-3 SF
E	3	3-5	15%	675 SF	116 SF	119 SF	3 SF
E	3	5-10	25%	292 SF	102 SF	99 SF	-4 SF
N	1	30+	100%	1,361 SF	0 SF	1,361 SF	1,361 SF
N	2	25-30	100%	312 SF	124 SF	436 SF	312 SF
N	2	30+	100%	593 SF	179 SF	772 SF	593 SF
N	3	25-30	100%	328 SF	193 SF	521 SF	328 SF
N	3	30+	100%	597 SF	175 SF	772 SF	597 SF
S	1	5-10	25%	1,186 SF	147 SF	333 SF	186 SF
S	2	3-5	15%	790 SF	103 SF	134 SF	31 SF
S	2	10-15	45%	33 SF	29 SF	28 SF	-1 SF
S	2	30+	100%	63 SF	154 SF	217 SF	63 SF
S	3	3-5	15%	806 SF	120 SF	139 SF	19 SF
S	3	10-15	45%	32 SF	29 SF	27 SF	-2 SF
S	3	30+	100%	138 SF	103 SF	241 SF	138 SF
W	1	30+	100%	644 SF	713 SF	1,357 SF	644 SF
W	2	30+	100%	681 SF	512 SF	1,193 SF	681 SF
W	3	30+	100%	686 SF	513 SF	1,199 SF	686 SF



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② E-W Through Courtyard  
 1/8" = 1'-0"



① N-S Through Garage Ramps  
 1/8" = 1'-0"

Progress Set - NOT FOR CONSTRUCTION

**Instyle Homes Mixed Use Building**  
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Building Sections



② E-W Through Entry Space  
 1/8" = 1'-0"



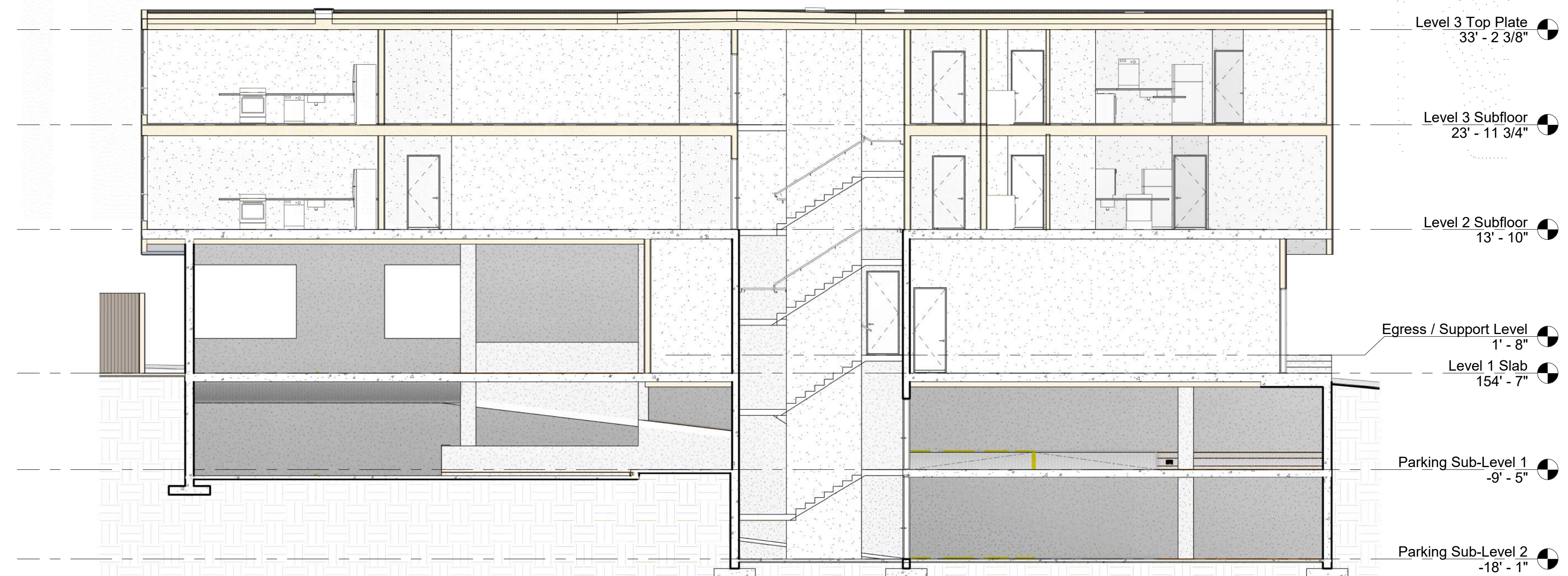
① E-W Through N Stair  
 1/8" = 1'-0"

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Building Sections

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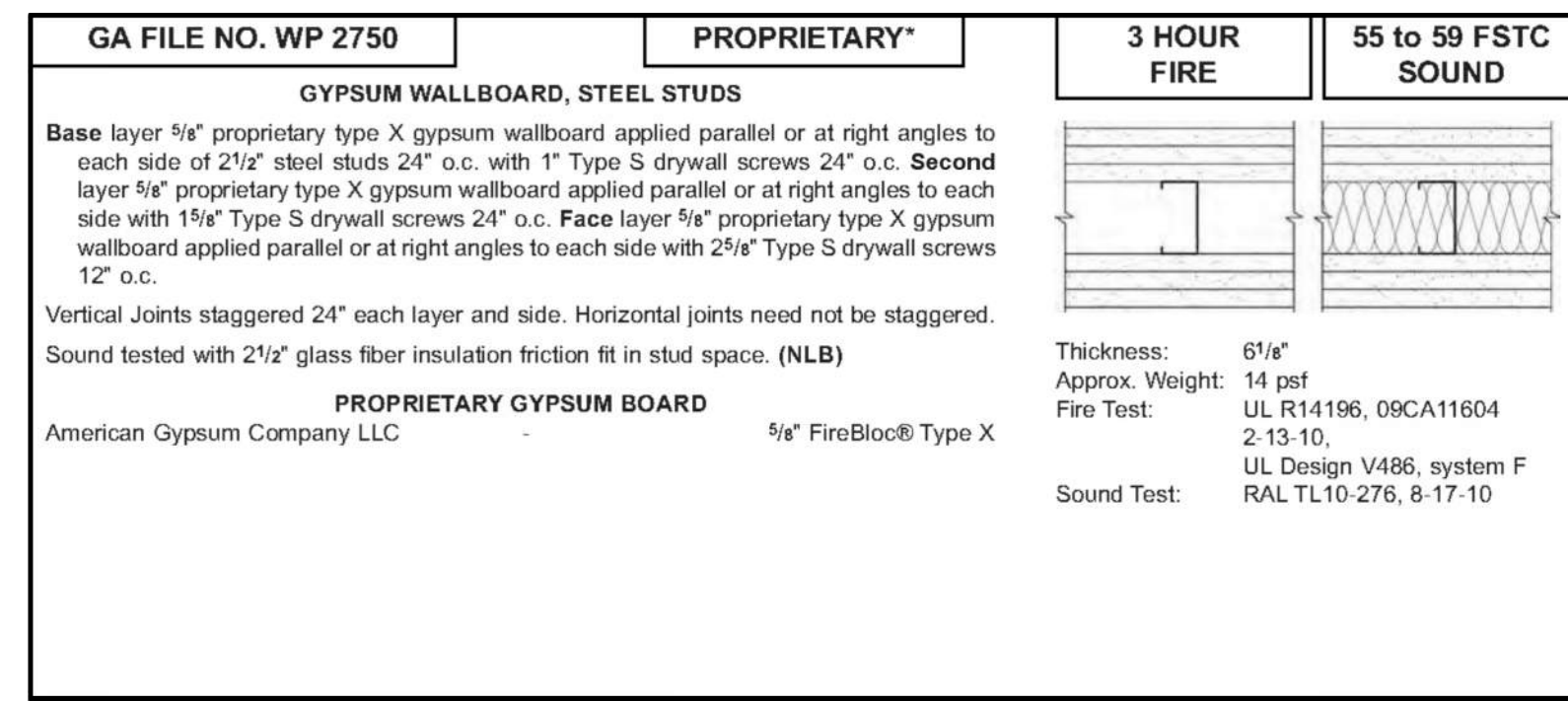
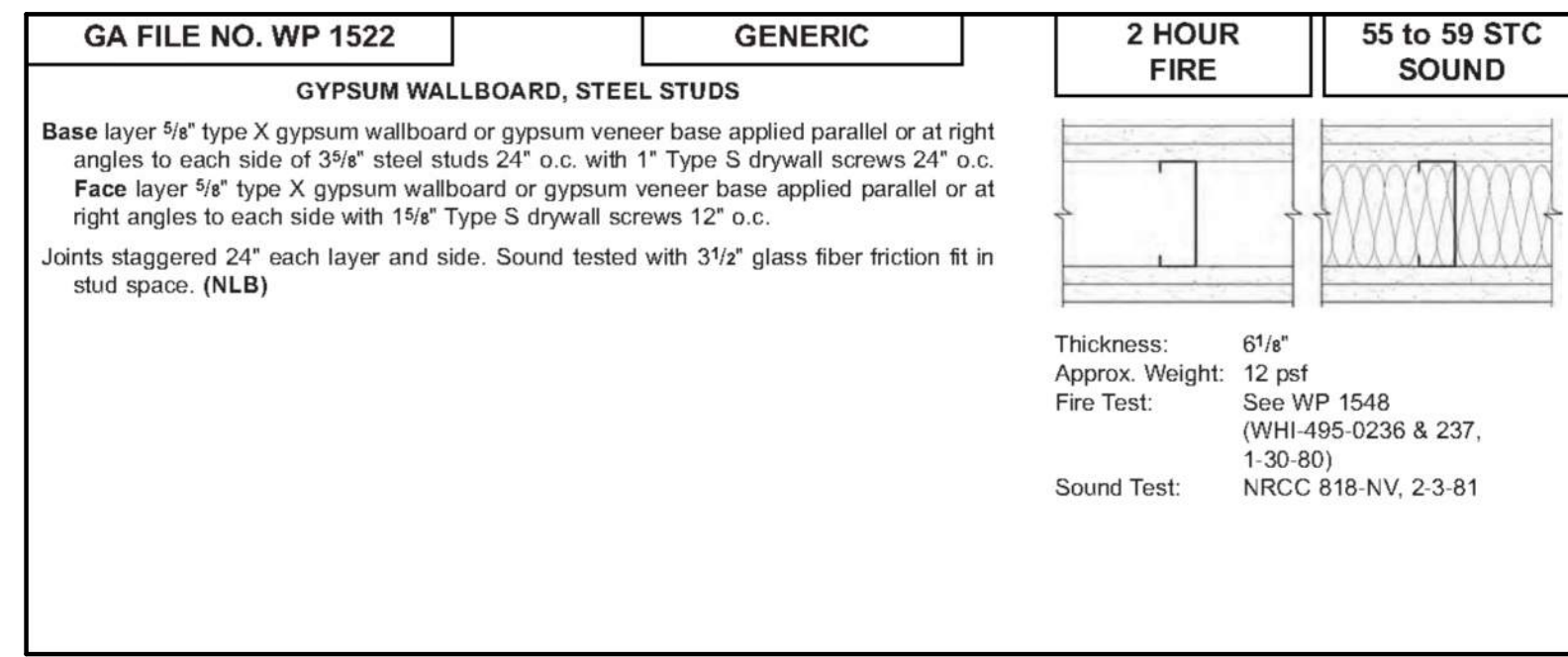
① N-S Through S Stair  
 1/8" = 1'-0"

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Building Sections

A4.2



**GENERAL PARTITION NOTES**

- Typical wall partition unless otherwise noted: **A4**
- Wall types with UL or GA design numbers shall be constructed to UL or GA standards.
- Where fire rating required, wall assemblies shall use Type X gypsum wallboard.
- All interior stud wall partitions shall be constructed to achieve minimum STC rating as indicated on the drawings.
- Provide acoustical batt insulation at all interior stud wall assemblies unless noted otherwise in specifications. Fill wall thickness complete.
- All penetrations and openings shall meet wall assembly fire ratings.
- Refer to structural drawings for stud wall framing sizes, typical stud spacing, and any specific anchorage instructions.
- At all penetrations and intersections of fire-rated partitions, provide fire sealant and/or firestopping to maintain continuity of partition rating.
- Contractor to verify all wall widths based on modifications.

**MODIFICATIONS:**

a - ADD ONE LAYER OF 5/8" GWB  
b - ADD ONE LAYER OF WATER-RESISTANT GWB

Note: at tub and shower bases, additional GWB exists between lip of shower pan base and ceiling. Base layer to extend behind tub to maintain fire rating)

c - ADD ONE LAYER OF 1/2" PLYWOOD SHEATHING (per structural)  
d - SUBTRACT INTERIOR GWB AT EXTERIOR WALL  
e - ADD TWO LAYERS OF 5/8" GWB (1 EA SIDE)  
f - ADD 2" MIN OF EXTERIOR INSULATION OUTSIDE EXTERIOR SHEATHING  
g - OMIT RAINSCREEN CAVITY LAYER - WALL HEIGHT / TOP CONDITION DO NOT REQUIRE IT

**WALL ASSEMBLY TYPE**

WHERE PRESENT, INDICATES WALL IS PART OF DOUBLE-STUD ASSEMBLY ON LARGER PLATE

NOMINAL STUD SIZE (OR CONC WALL THICKNESS) IN INCHES

WHERE PRESENT, INDICATES WALL IS CONSTRUCTED W/ NON-COMBUSTIBLE STUDS MEETING REQUIREMENTS OF TYPE 1-A CONSTRUCTION

MODIFICATION (SEE BELOW)

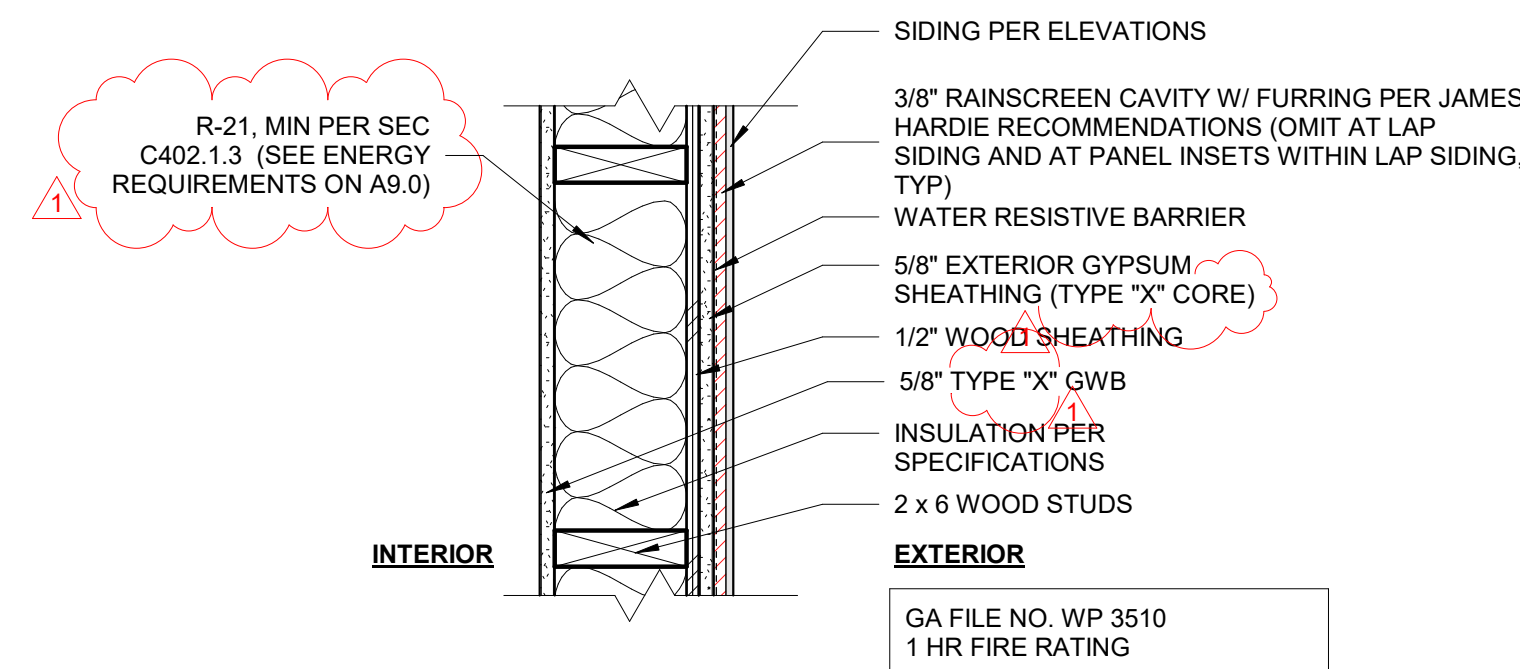
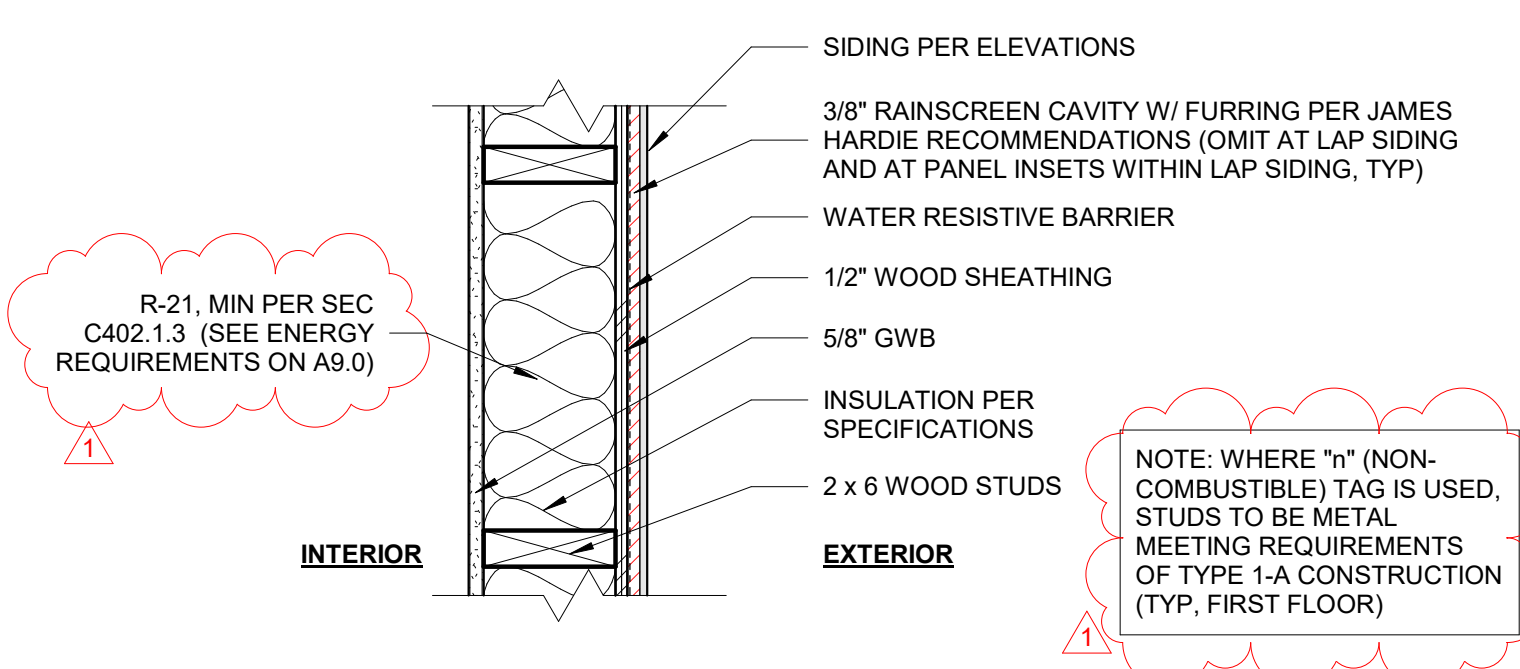
FIRE RATING (WHERE LISTED) (0 INDICATES WALL IS NOT REQUIRED TO BE RATED, BUT IS CONSTRUCTED AS RATED ASSEMBLY FOR SIMPLICITY, MATCHING ADJACENT)

**motionspace**  
architecture + design PLLC

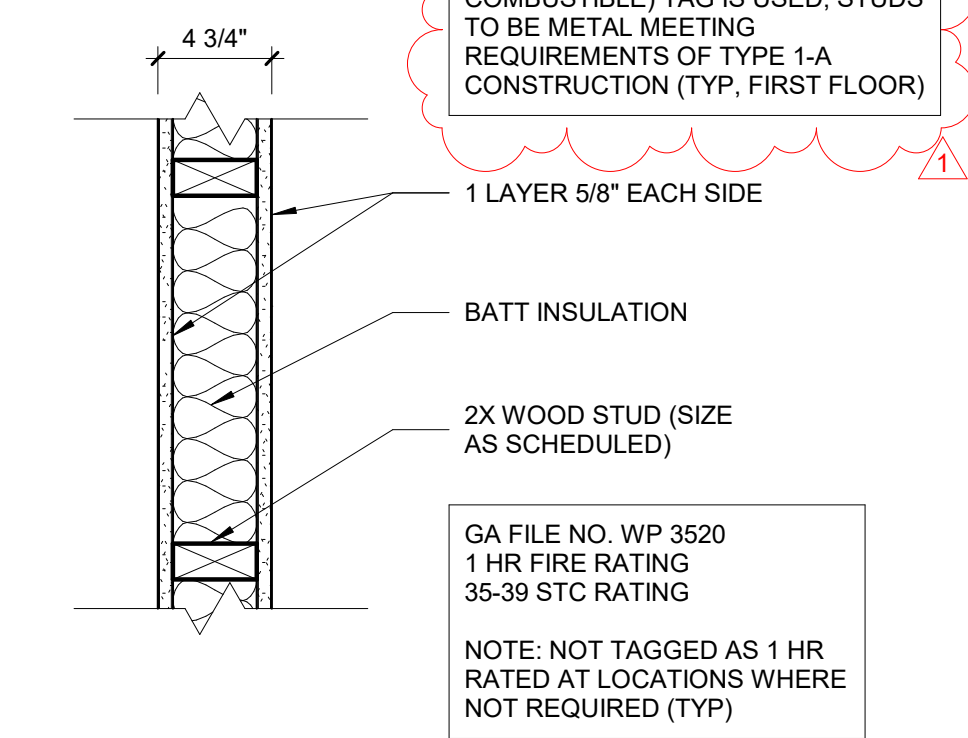
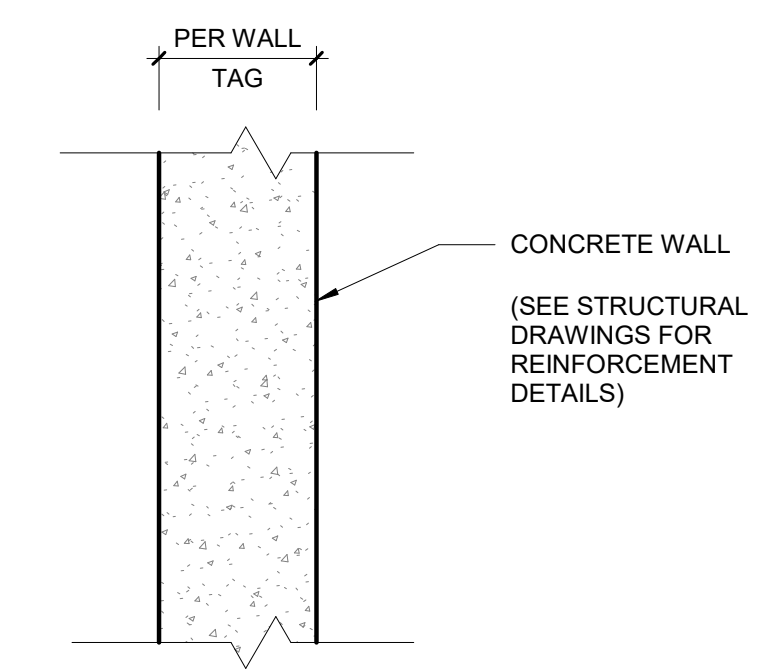
3104 Western Avenue  
Suite 107  
Seattle WA 98121  
206.204.0490  
www.motion-space.com

9 2 Hr Rated interior wall (non-combustible) - Type W  
12" = 1'-0"

10 3 Hr Rated Interior Wall - Type X  
12" = 1'-0"



Note - Partition Key  
12" = 1'-0"

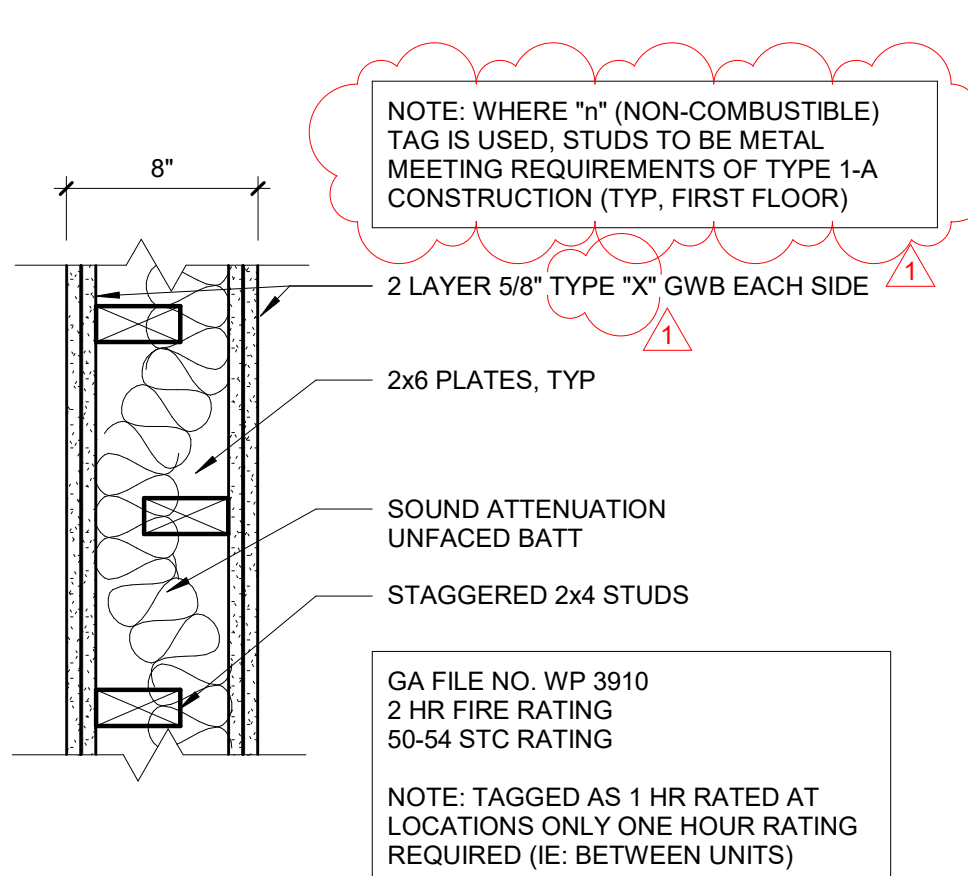
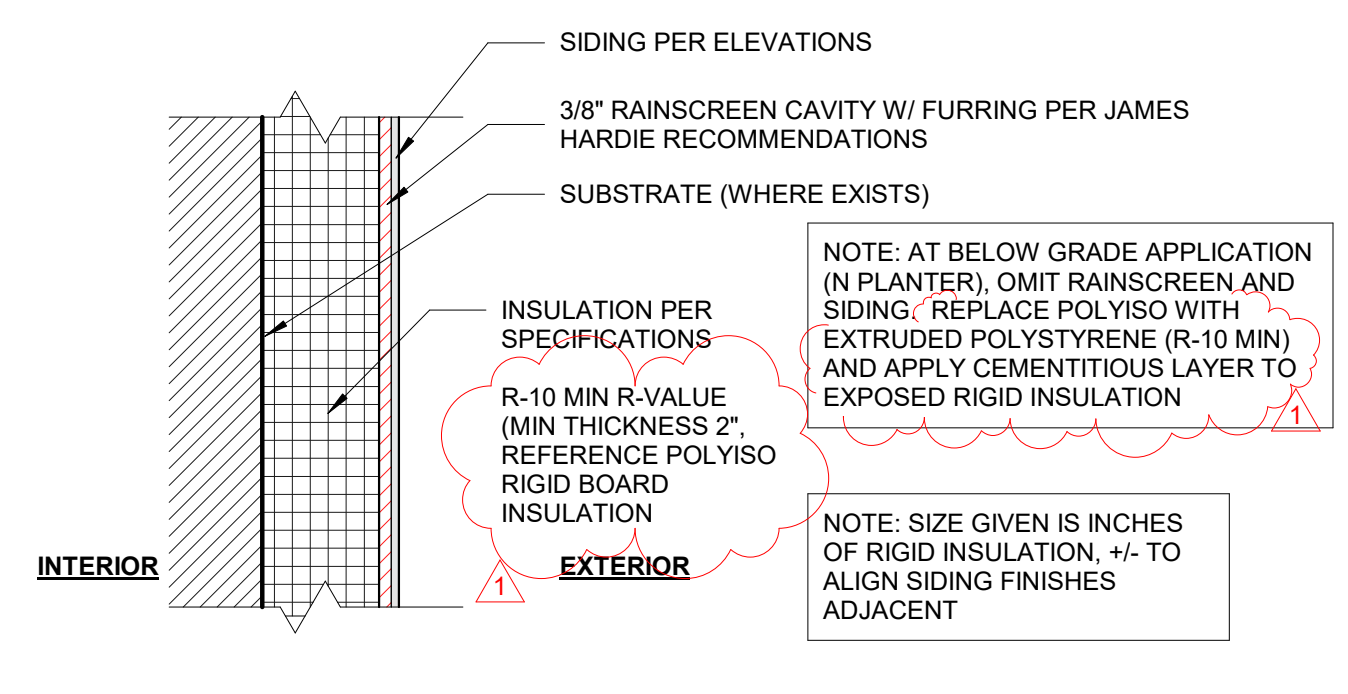
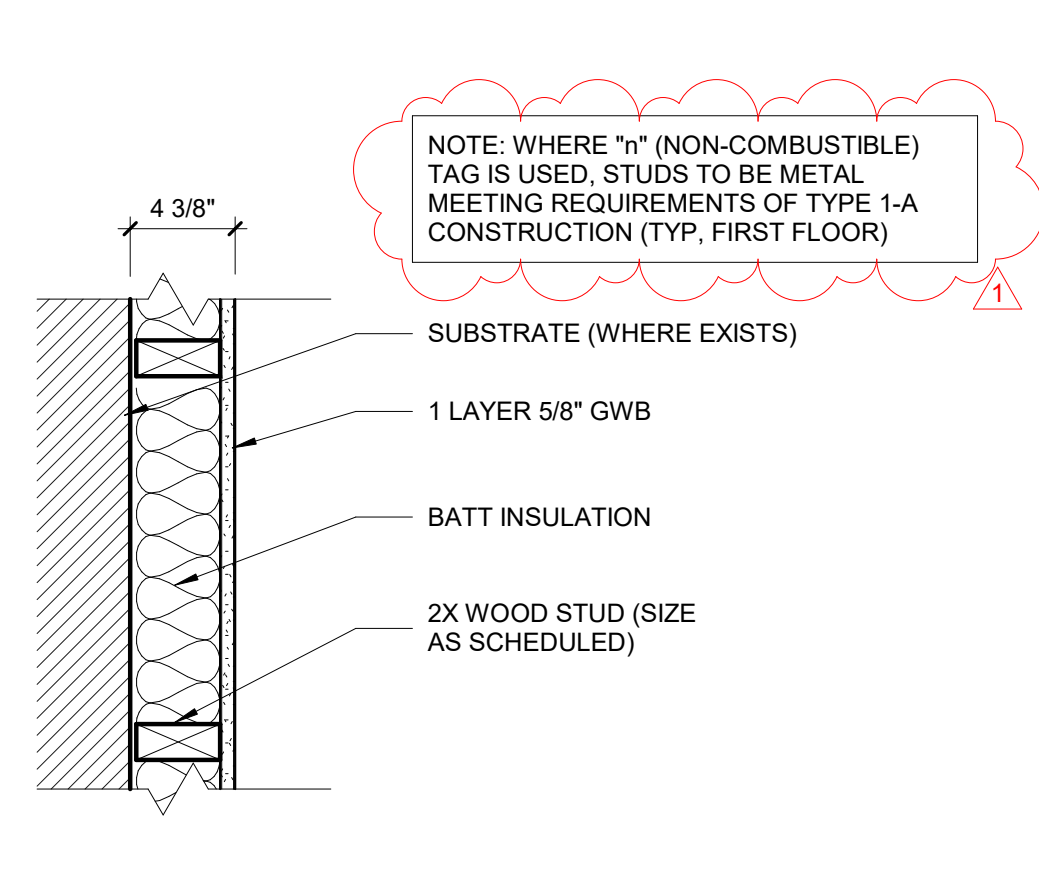
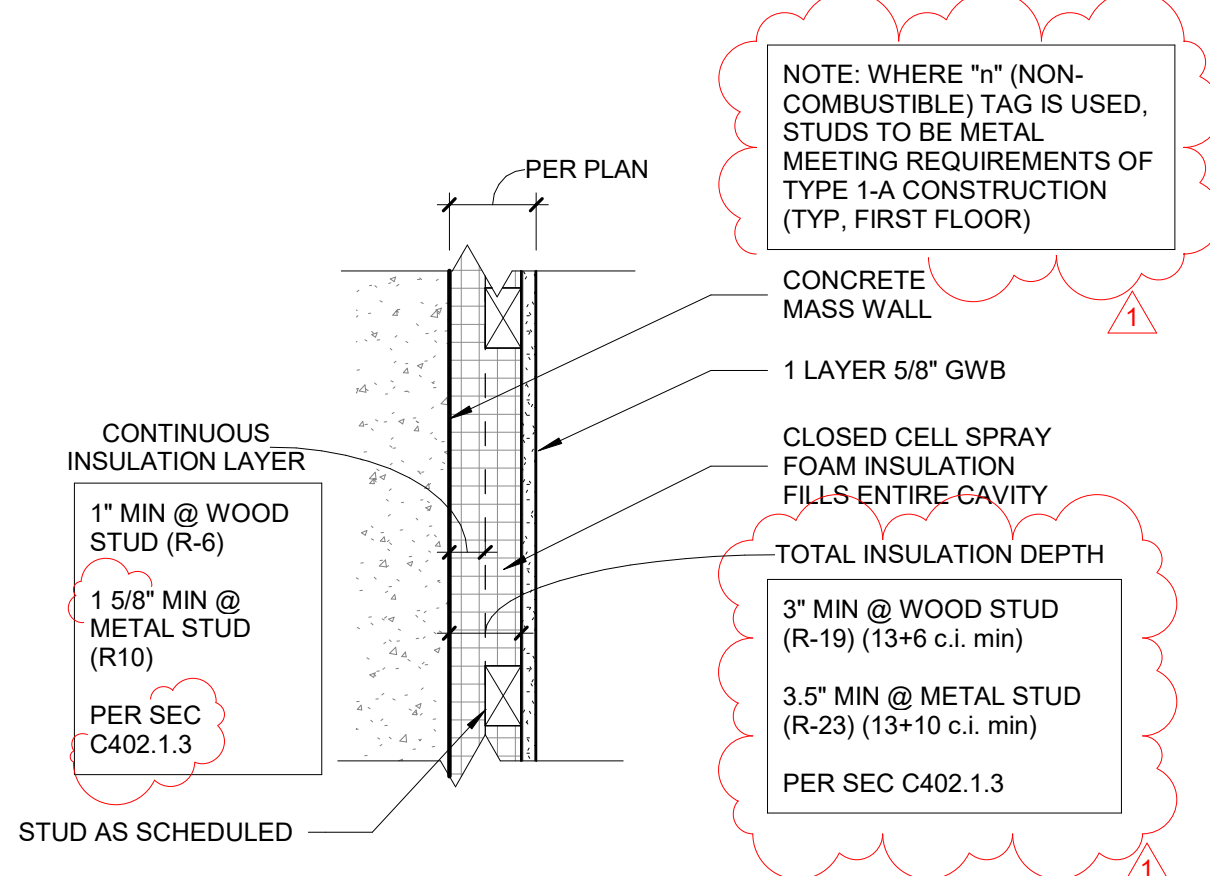


13 Un-rated exterior wall (Type Q)  
1 1/2" = 1'-0"

1 1 Hr Rated exterior wall (Type R)  
1 1/2" = 1'-0"

4 Conc Wall (Type S)  
1 1/2" = 1'-0"

11 Typ Interior Wall (Type A)  
1 1/2" = 1'-0"



8 Furring Wall at Mass Wall (Type J)  
1 1/2" = 1'-0"

7 Furring Wall (Type K)  
1 1/2" = 1'-0"

6 Exterior Rigid Insulation (Type H)  
1 1/2" = 1'-0"

5 Dividing Wall Partition (Type B)  
1 1/2" = 1'-0"

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Wall Details

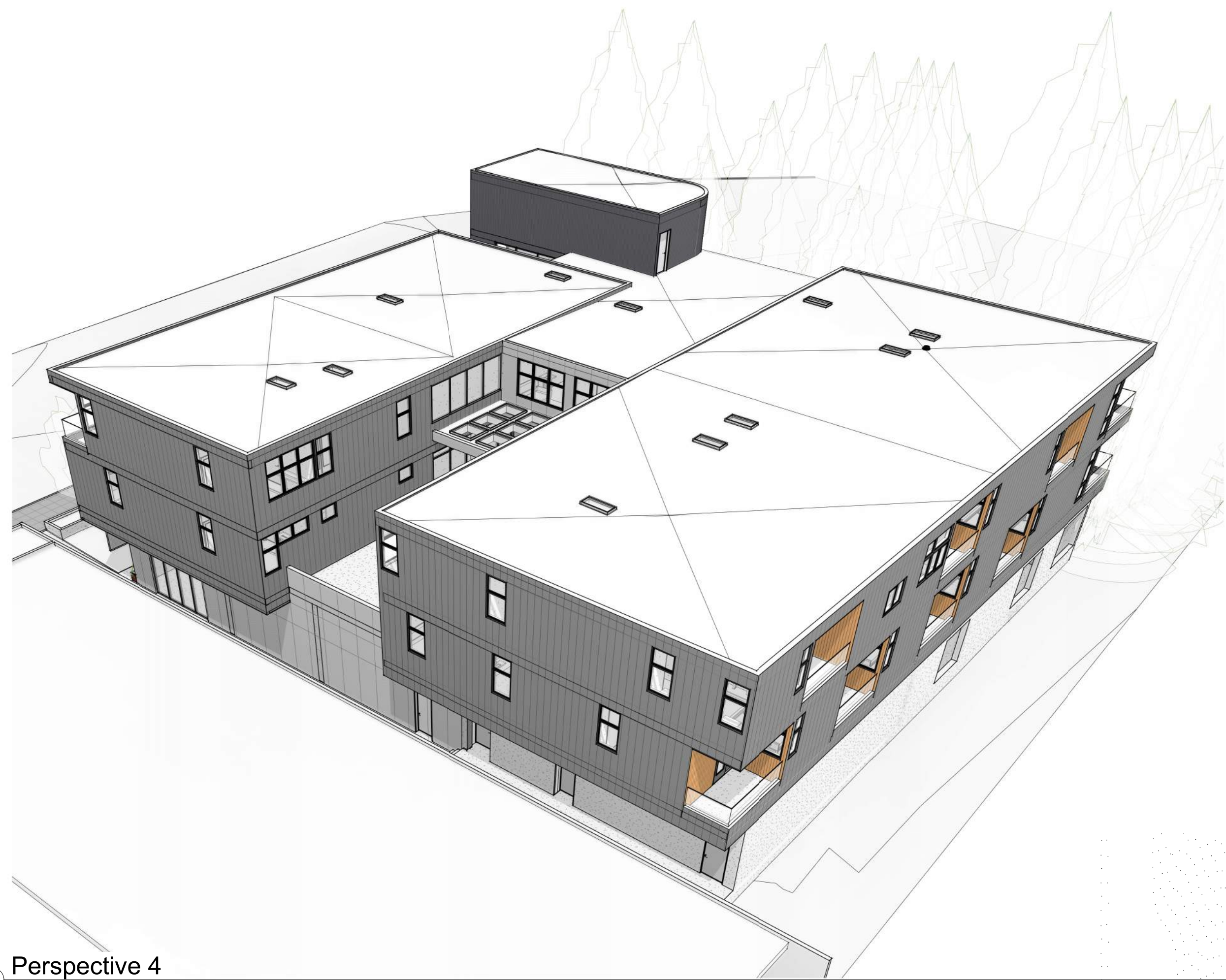
A5.0



② Perspective 2



① Perspective 1



④ Perspective 4



③ Perspective 3

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