

No.	Title	Date
1	MEP SEPA	03/26/05
2	MUFP Corrections	03/08/05
3	Progress Set	03/17/05
4	MUFP 1	04/01/05
5	MUFP 2 Progress	04/21/05
6	MUFP 3	07/21/05
7	Bdg. Permit Cor.	09/12/05
8	Bdg. Permit	10/01/05
9	CONSTRUCTION SET 11/22/05	

Owner:
Urban Rowhouse LLC
Kevin Eckert
111 University Way St. #405
Seattle, WA 98101
+ 206 382 0401

Architect:
Build Itc
Architect with Leverage, Kevin Eckert
111 University Way St. #405
Seattle, WA 98101
+ 206 382 0401

Construction Management:
Build Itc
Kevin Eckert
111 University Way St. #405
Seattle, WA 98101
+ 206 382 0401



PARK MODERN

J 5611 University Way NE +
5615 University Way NE
Seattle, WA 98105

Building Code Information

K SCALE: 1/8" = 1'-0" DATE: 28 July 2004

L A.01

DESIGN OCCUPANCY LOAD



GROUND FLOOR R-2 OCCUPANCY

MINIMUM OCCUPANT LOAD = **12 OCCUPANTS** (PER TABLE IBC 108.1.2)

- FLEX AREA = AREA PER OCCUPANT = 371.5 SF / 120 OCCUPANTS = 3.08 SF/OCCUPANT
- GROSS FLOOR AREA = 4200 SF.
- NUMBER OF OCCUPANTS BY TABLE IBC 108.1.2

MINIMUM OCCUPANT LOAD = **12 OCCUPANTS** (PER TABLE IBC 108.1.2)

- FLEX AREA = AREA PER OCCUPANT = 240 SF / 120 OCCUPANTS = 2.0 SF/OCCUPANT
- GROSS FLOOR AREA = 3075 SF.
- NUMBER OF OCCUPANTS BY MORTGAGE SPACE BY TABLE IBC 108.1.2

GROSS FLOOR AREA = 3075 SF.

OPEN SPACES = 1,570 SF.

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CODE SUMMARY

EXISTING LOT AREA = 7,400 SQFT					
(EGL)	SEGMENT	GROUNDS FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
OCCUPANT	S-2	N	R-2	R-2	R-2
CONSTRUCTION TYPE	Type 1 A	Type 5 A	Type 5 A	Type 5 A	Type 5 A
PROPOSED GROSS FLOOR AREA (W/ FIRE SPRINKLERS)	4200 SF	2400 SF	4200 SF	4200 SF	2400 SF
BASEMENT FLOOR AREA (IBC 108.1.8)	UNLIMITED	14,000 SF, DEPTH 10'	12,000 SF, DEPTH 10'	12,000 SF, DEPTH 10'	12,000 SF, DEPTH 10'
ALARMED FLOOR AREA (W/ FIRE SPRINKLERS INDOORS)	UNLIMITED	20,000 SF	24,000 SF	24,000 SF	24,000 SF
ALARMED FLOOR AREA (W/ FIRE SPRINKLERS OUTDOORS)	UNLIMITED	3	4	4	4
ALARMED STORIES (IBC 108.1.8)	UNLIMITED	100%	100%	100%	100%
MINIMUM ALLOWABLE LOT COVERAGE (SMC 214.03.08)	N/A	N/A	N/A	N/A	N/A
MINIMUM ALLOWABLE LOT COVERAGE (SMC 214.03.09)	N/A	N/A	N/A	N/A	N/A
ACTUAL LOT COVERAGE	N/A	N/A	71.5% DEPTH, 3' AVENUE DEPTH	62.0%	62.0%
OPEN SPACE	N/A	N/A	1,010 SF, DEPTH 10'	862 SF, DEPTH 10'	1,348 SF, DEPTH 10'
MINIMUM AREA OF EXTERIOR WALL SPACES (IBC 108.1.8)	740 SF	N/A	356 SF	620 SF, TOTAL FOR LOTS 2-4 IN VARIOUS GARDENS	1,721 SF, TOTAL FOR OPEN SPACES, 862 SF, TOTAL FOR OPEN SPACES
NORTH & SOUTH PROPERTY LINE	N/A	N/A	N/A	N/A	N/A
NORTH & SOUTH AT WINDOW WALL	N/A	N/A	N/A	N/A	N/A
WEST	N/A	N/A	N/A	N/A	N/A
EAST	N/A	N/A	N/A	N/A	N/A
REQUIRED PARKING (SMC 214.03.07)	NOT REQUIRED	NOT REQUIRED	25 STALLS	5 STALLS	25 STALLS
FIRE SPRINKLER SYSTEM	N/A	N/A	N/A	N/A	N/A
MINIMUM BUILDING AREA (IBC 108.1)	28,000 SF	28,000 SF	28,000 SF	28,000 SF	15 TON STAIRS REQUIRED
MINIMUM AREA AT FIRST FLOOR = 3 x 28,000 SF = 3 x 14,000 SF = 42,000 SF, TOTAL ALLOWABLE BUILDING AREA					15 TON STAIRS REQUIRED
ACTUAL BUILDING AREA = 24,000 SF					15 TON STAIRS REQUIRED

HEIGHT CALCULATIONS & DIAGRAM

