

APPROVAL	
STARTED	✓ Ed Luebben AIA
DRAWN	✓ DC-KT
CHECKED	✓ MK
APPROVED	✓ Ed Luebben AIA

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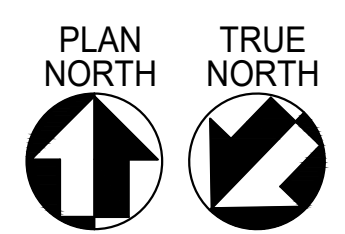
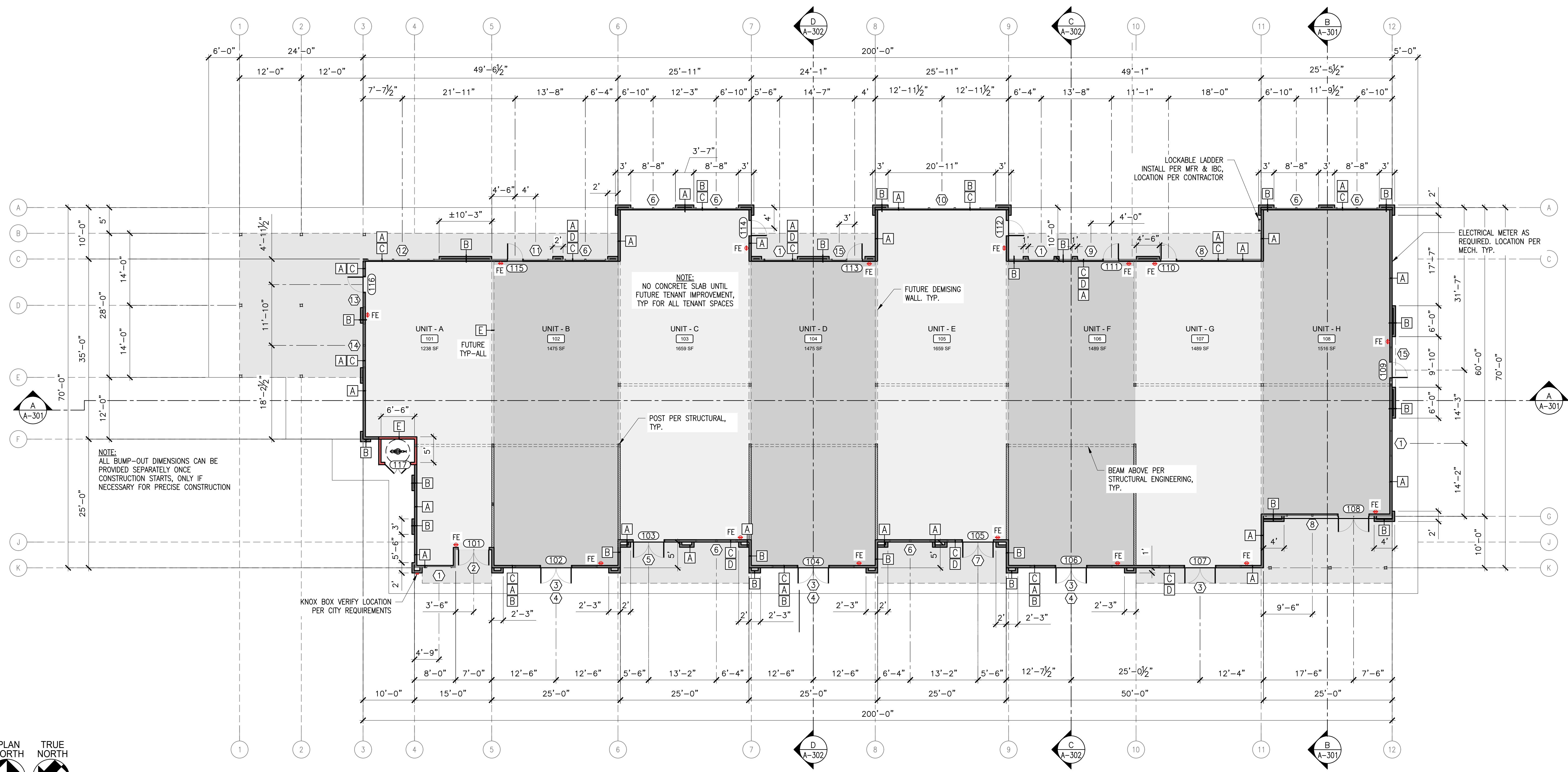
SOUTHRIDGE PLAZA
RETAIL SHELL BUILDING
2403 S QUILEN
KENNEWICK, WA 99338

REVISION	
1	CITY COMMENTS 4/15/23
2	CONST. ADMIN. 11/18/24
3	CONST. ADMIN. 11/21/24

JOB # 23-181

FLOOR PLAN

SHEET NO.:
A-111



1 FLOOR PLAN

GENERAL NOTES:

- REFER TO G-SHEET FOR GENERAL PROJECT NOTES, CODE ANALYSIS & LIFE SAFETY NOTES
- DIMENSION GUIDE: ALL DIMENSIONS ARE TAKEN TO/FROM GRID LINE, FACE OF CONCRETE AND WOOD STUD PARTITION, UNLESS OTHERWISE NOTED
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION
- ALL INTERIOR PARTITIONS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING SHELL SHALL BE SEALED GASKETED OR WEATHER STRIPPED AS REQUIRED TO MEET PARTITION RATINGS
- REFER TO DOOR & WINDOW SCHEDULES FOR ACCURATE INFORMATION
- FUTURE RESTROOMS SHALL REQUIRE ADA COMPLIANT FIXTURES AND ACCESSORIES; SEE ADA SHEET FOR MORE INFORMATION
- BUILDING SHALL PLACE MAXIMUM OCCUPANCY LOAD SIGN NEAR FRONT ENTRY PER LOCAL CODES
- BUILDING SHALL HAVE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- A KNOX BOX SHALL BE INSTALLED NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE WITH APPLICABLE CODES. MOUNTING HEIGHT SHALL BE 5' MIN, 6" MAX HIGH OR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

- FIRE EXTINGUISHER, TYPICAL DRY-CHEMICAL TYPE UL RATED 2-A:10-B:C, 5 LB NOMINAL CAPACITY IN ENAMEL STEEL CONTAINER. INSTALL WITH A HEIGHT TO THE TOP NOT MORE THAN 5'-0" ABOVE THE FINISHED FLOOR OR APPROVED EQUALLY.
- 24" WIDE X 4" THICK CONCRETE SLAB AT THRESHOLDS AND STOREFRONTS TO BE POURED WITH FOOTINGS, TYPICAL. SEE STRUCTURAL DRAWINGS FOR SLAB AND FOOTING CONDITIONS. REMAINDER OF INTERIOR CONCRETE SLAB SHALL BE COMPLETED WITH TENANT IMPROVEMENTS
- ARCHITECT OR OWNER SUPPLIED SPECIFICATIONS, IF APPROVED, SUPERSEDES ARCHITECTURAL DRAWINGS. IF REQUIRED, OWNER'S CHANGES THAT AFFECT THE INTENDED SCOPE, CODES, OR ACCESSIBILITY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND RESOLUTION
- CONTRACTOR SHALL MAKE ADJUSTMENTS WHERE MINOR DISCREPANCIES MAY EXIST BUT SHALL NOT ENCRACH ON CLEAR SPACES REQUIRED FOR ACCESSIBLE REQUIREMENTS NOR GO BEYOND THE ARCHITECT FOR REVIEW AND RESOLUTION
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS
- FLASH/WRAP ALL EXTERIOR OPENINGS THAT PENETRATE THE BUILDING ENVELOPE
- PROVIDE CONTINUOUS AIR BARRIER EXTENDING FROM CONCRETE SLAB TO ROOF AT ALL EXTERIOR WALLS

- THE ADDRESSES AND SUITE NUMBERS TO THE BUILDING SHALL BE INSTALLED OR APPLIED AND BE OF A SIZE AND COLOR IN ACCORDANCE WITH CITY STANDARDS. SEE EXTERIOR ELEVATIONS FOR LOCATIONS
- COORDINATE MECHANICAL & ELECTRICAL EQUIPMENT BLOCK-OUT LOCATIONS & THRU-WALL PENETRATIONS FOR GYPSUM BOARD & CMU WALLS. SEE MECHANICAL & ELECTRICAL SHEETS
- INTERIOR WALL ASSEMBLIES SHALL BE FULL HEIGHT TO UNDERSIDE OF DECK ABOVE U.N.O.
- WATER SPIGOT LOCATIONS PER OWNER AND CONTRACTOR, SEE PLUMBING FOR MORE INFORMATION
- REFER TO STRUCTURAL FOR SHEAR WALL INFORMATION

FLOOR PLAN LEGEND:

ITEM	DESCRIPTION
(Solid Grey)	NEW CONSTRUCTION - REFER TO WALL ASSEMBLY SHEET FOR ADDITIONAL INFORMATION
(Hatched)	2x STUD FIRE SEPARATION WALL PER CURRENT CODE
(Dashed)	FUTURE TENANT CONSTRUCTION
(X)	INDICATES WALL CALL OUT
(1)	INDICATES WINDOW CALL OUT
(XXX)	INDICATES DOOR CALL OUT
(Fire Extinguisher)	FIRE EXTINGUISHER - SEE GENERAL NOTES FOR MORE INFO - INSTALL IN FUTURE TENANTS

3/32"=1'-0"