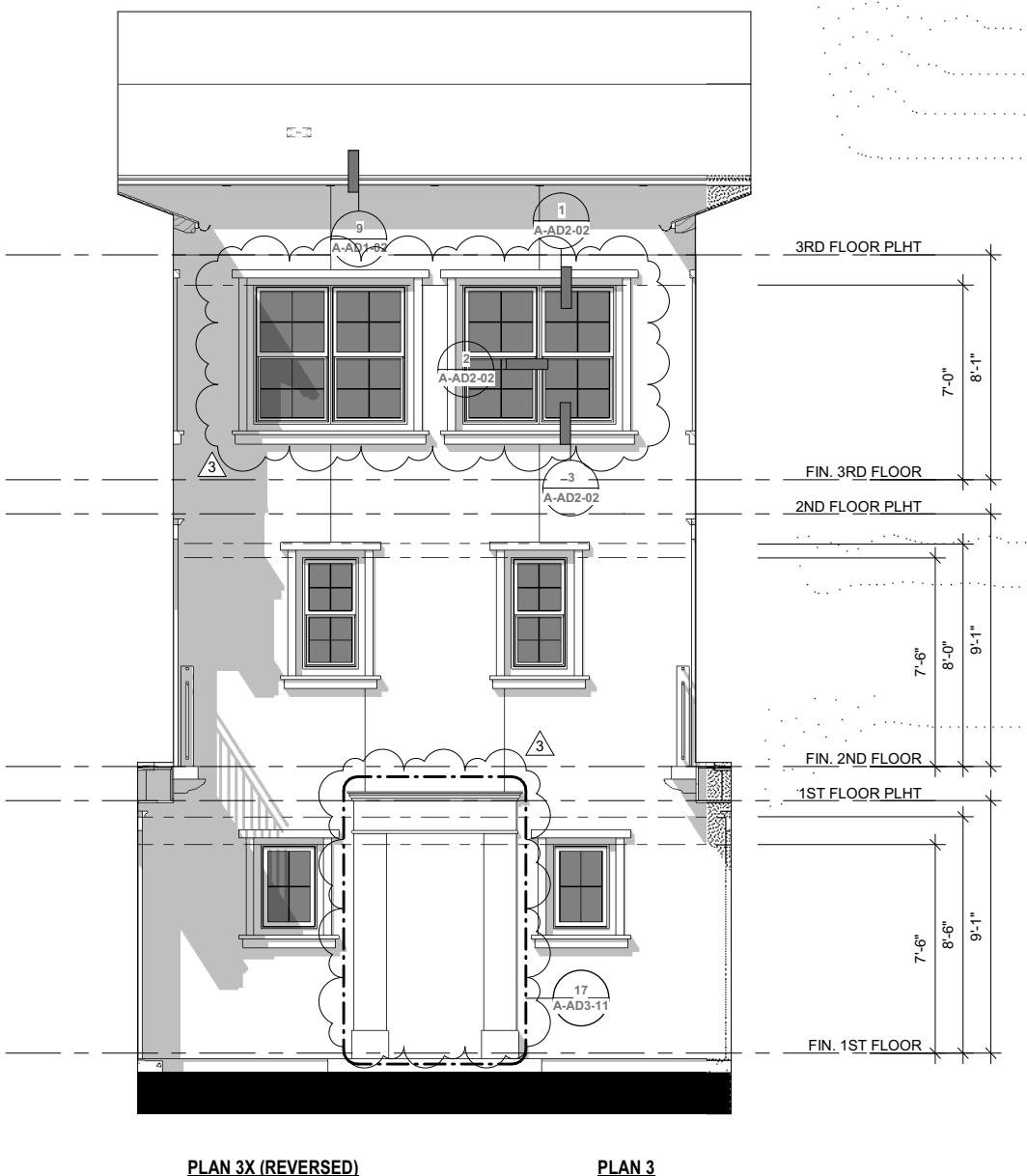


# RHA - NOTES FROM THE FIELD

## CIVIL AND SITE COORDINATION

TAKE-AWAY: Coordinate pad heights with the plan

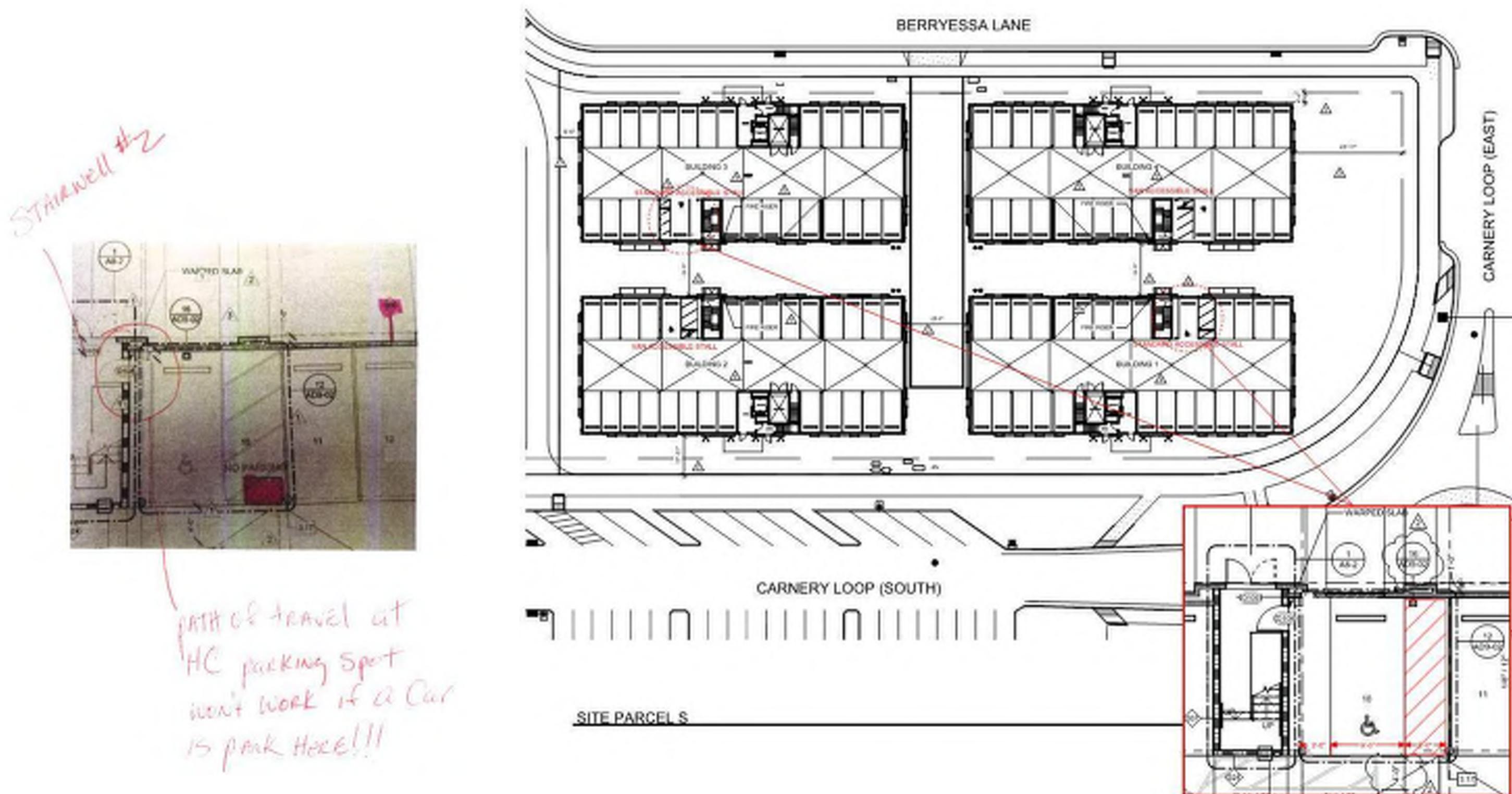


COURTYARD FRONT ELEVATION

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

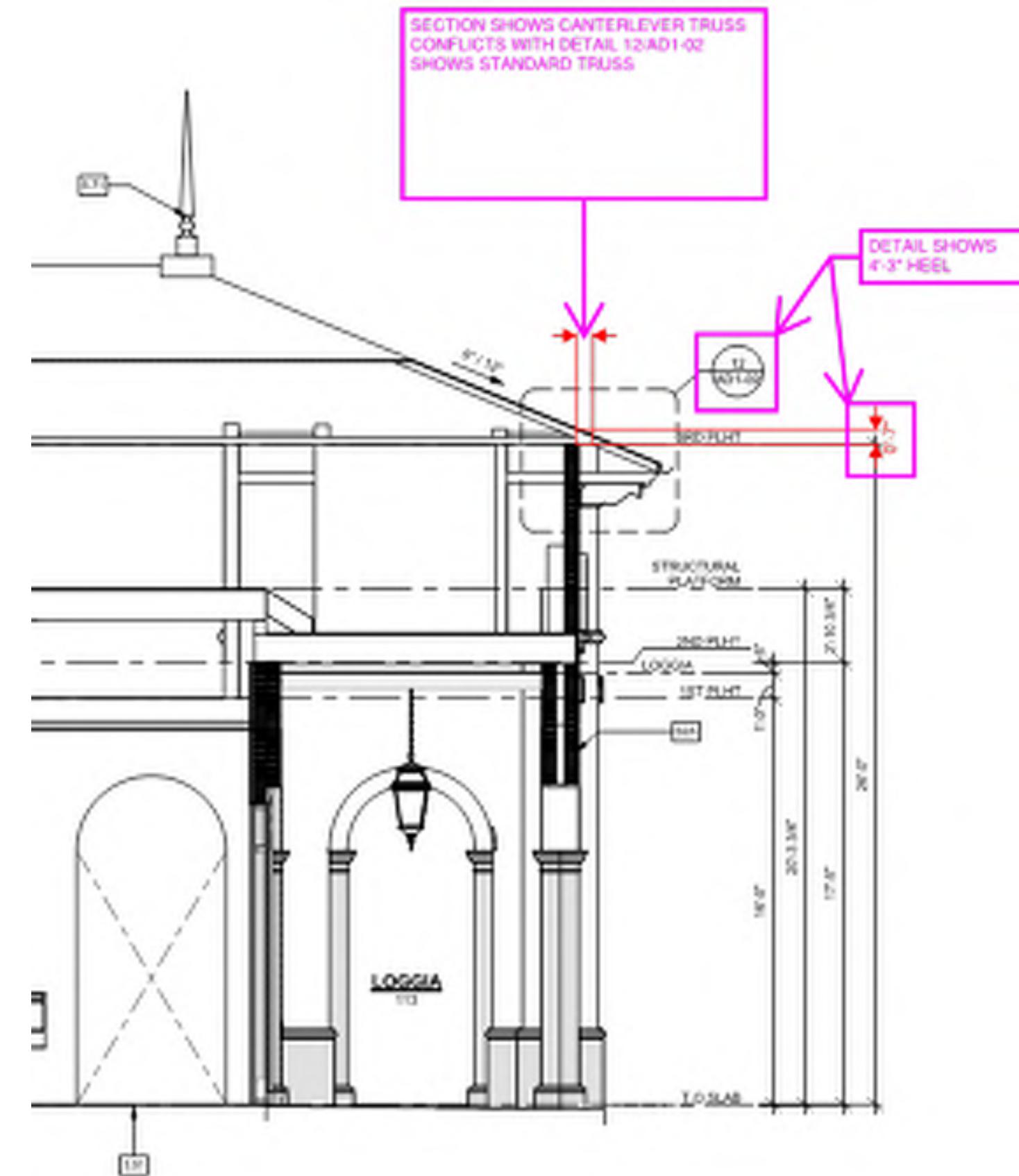
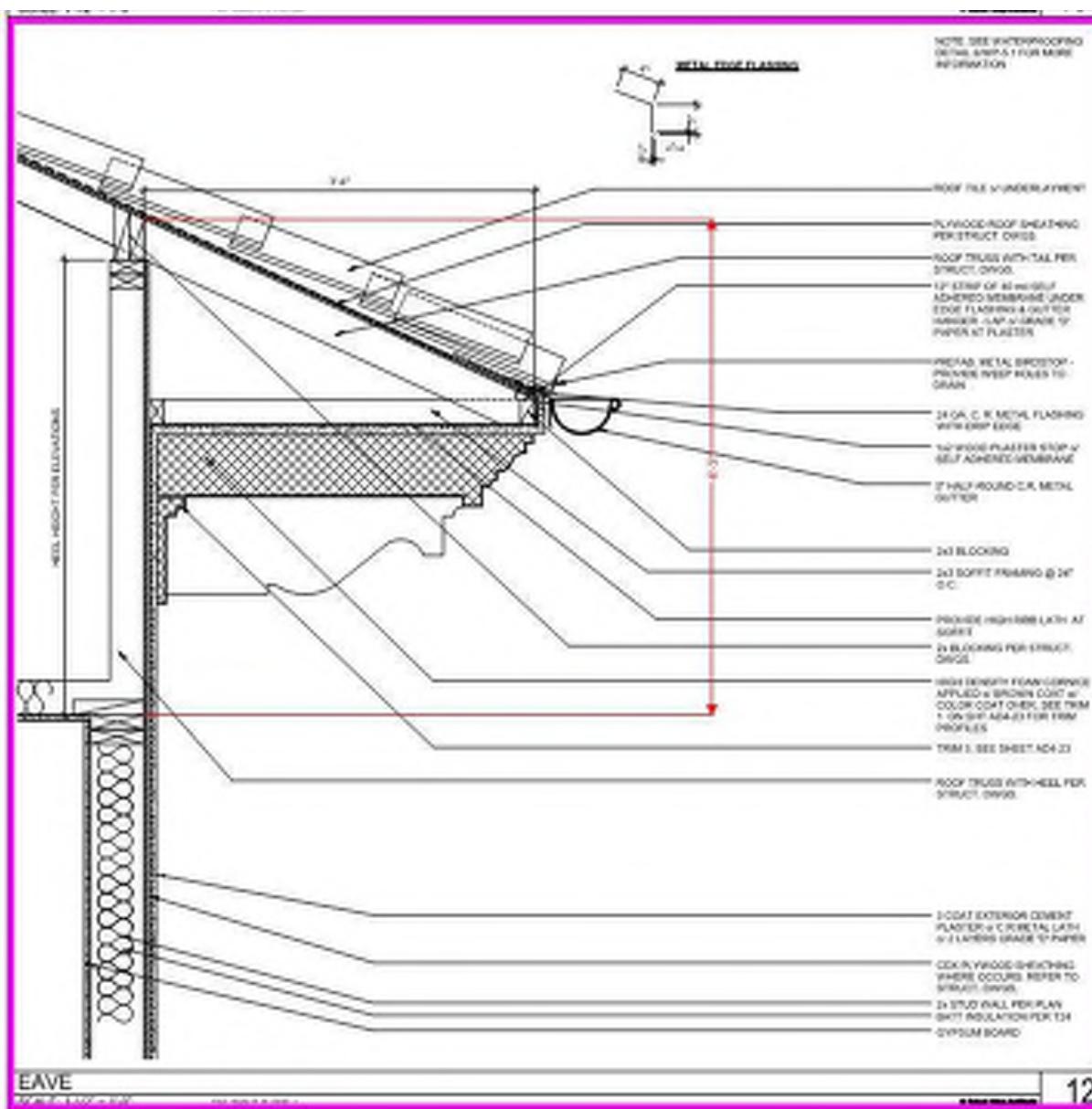
## COORDINATE REVERSE PLAN REQUIREMENTS

TAKE-AWAY: Path of travel for exiting and access aisle utilized as a common path. Doesn't work in reverse plan scenario when access aisle always needs to be on the right side of vehicle.



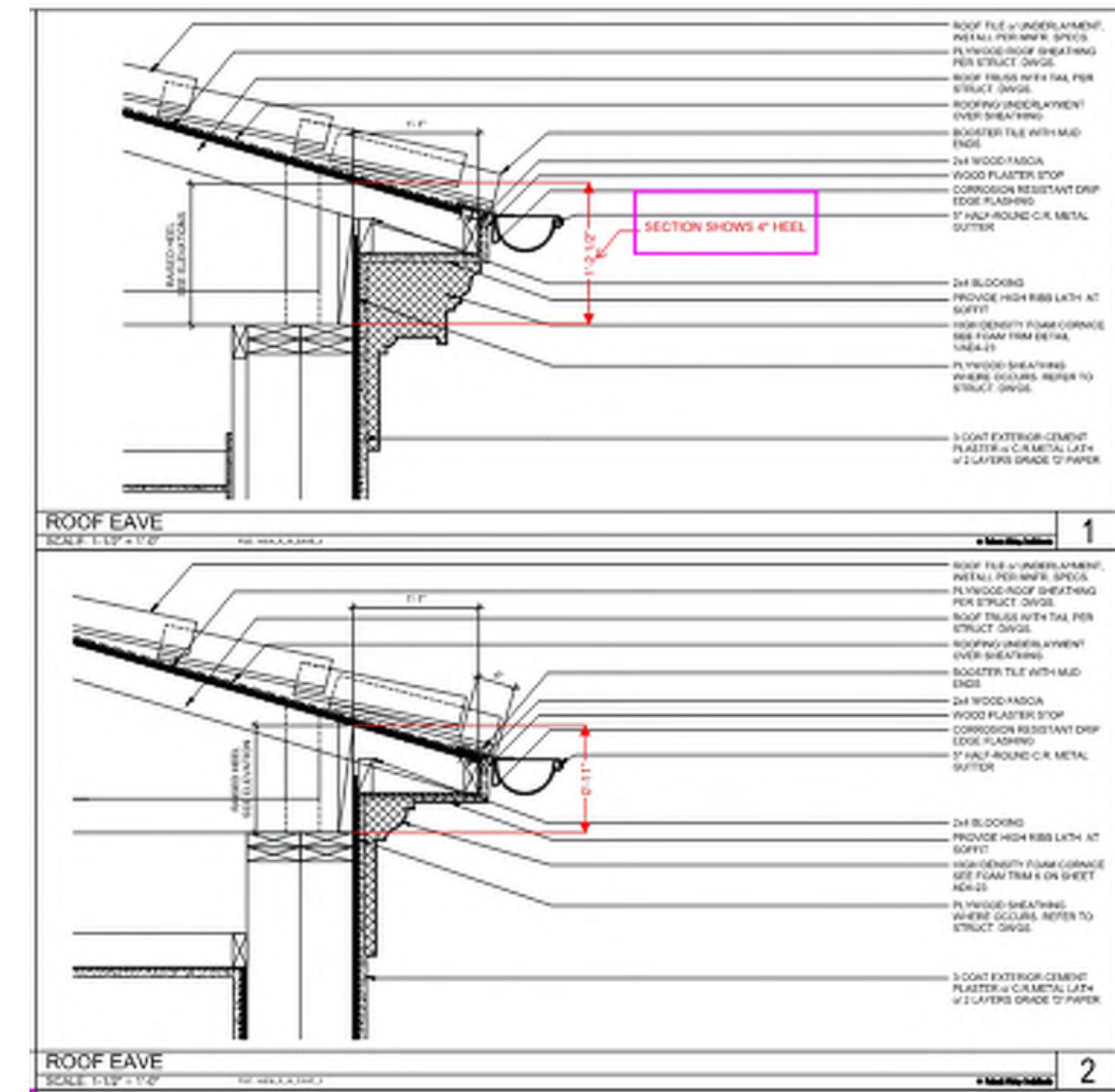
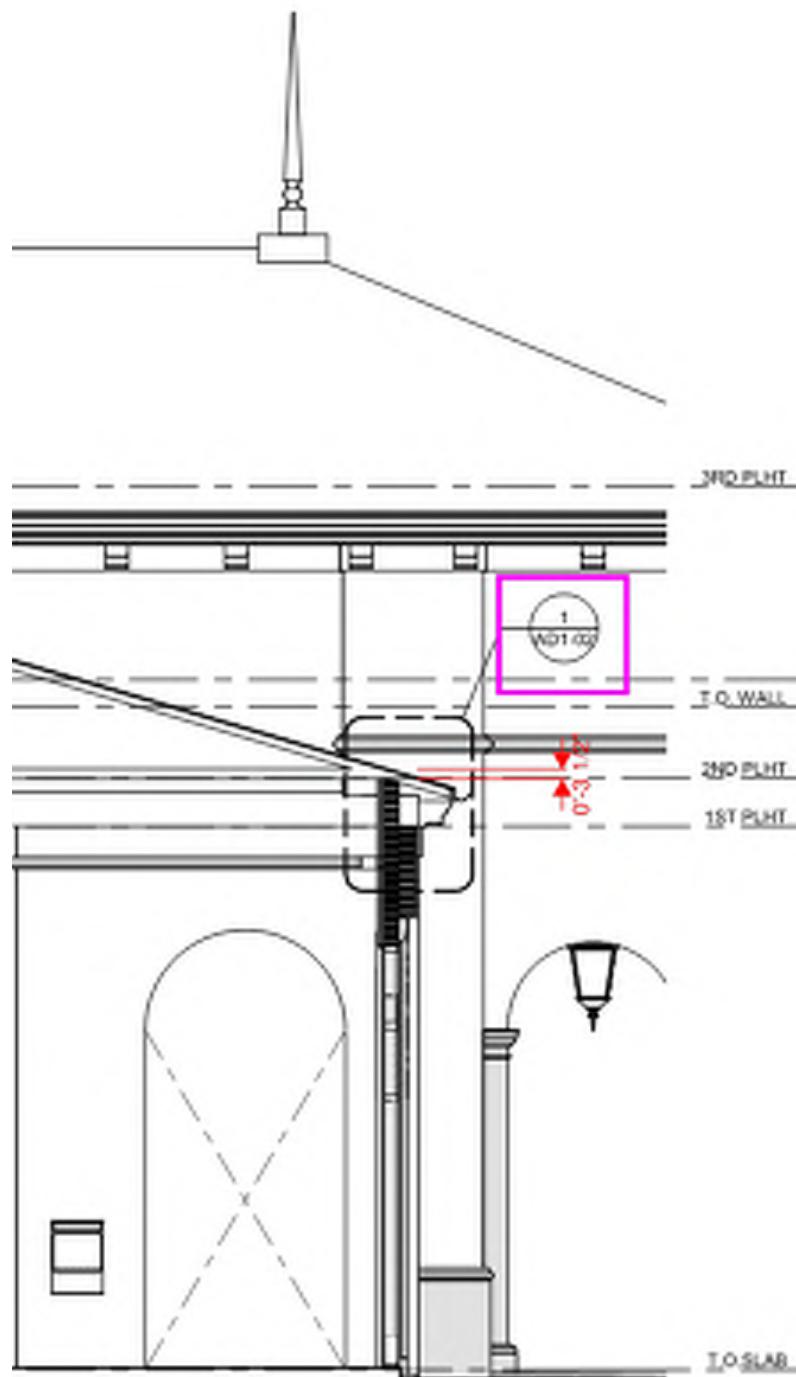
# TRUSS AND HEEL HEIGHT DESIGN

**TAKE-AWAY:** Coordinate model with architectural detailing



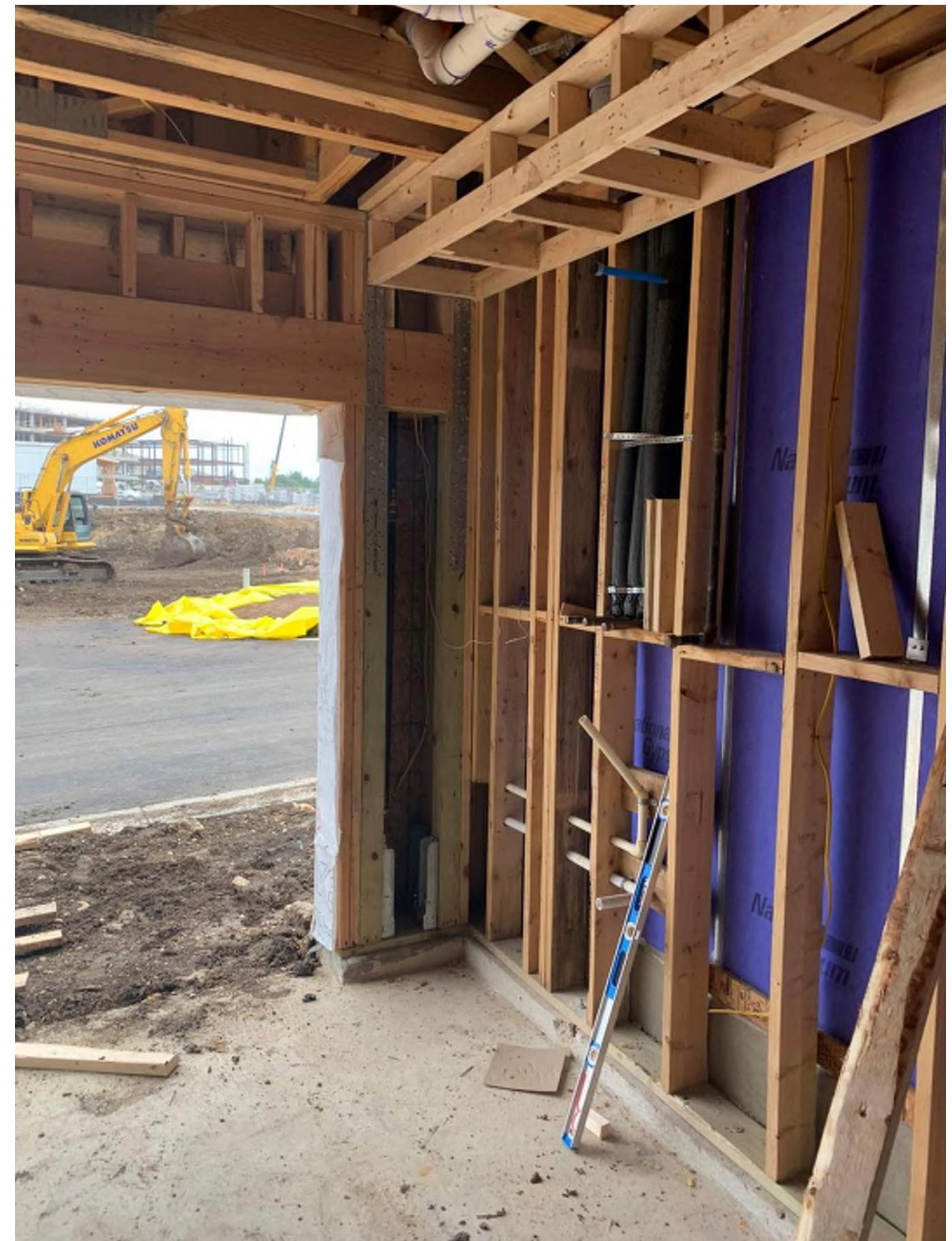
## TRUSS AND HEEL HEIGHT DESIGN

TAKE-AWAY: Coordinate model with architectural detailing



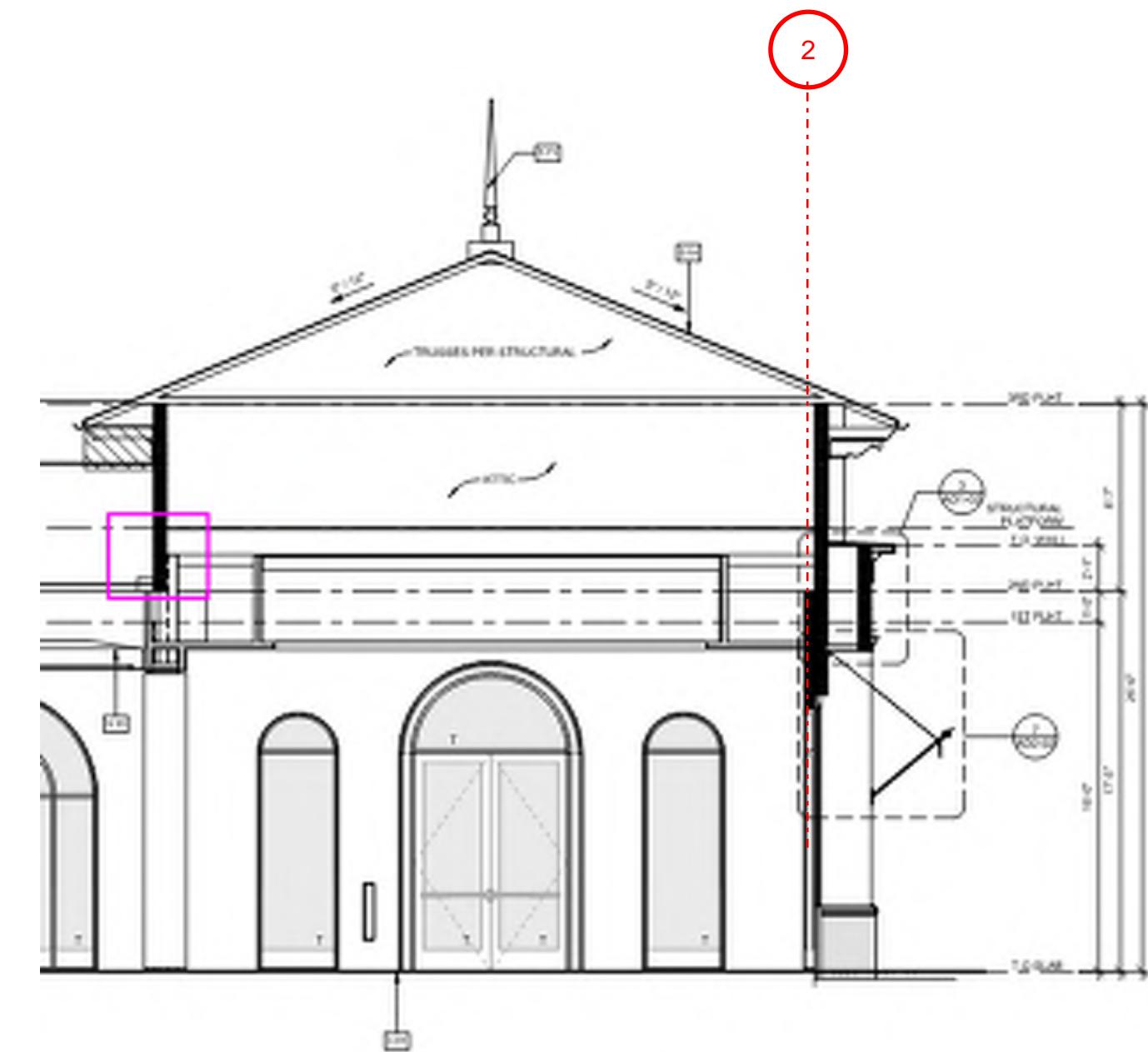
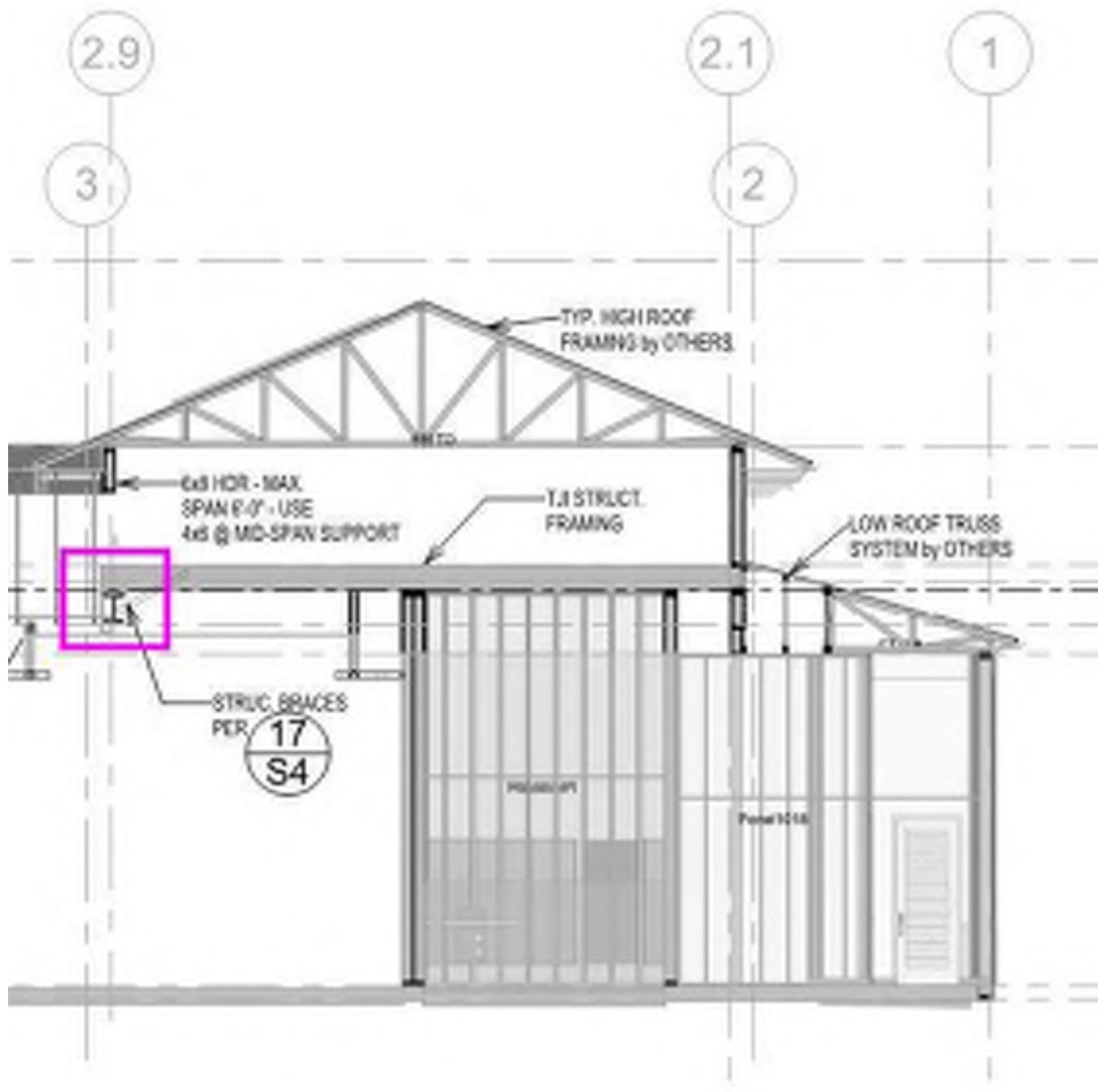
## PLUMBING DRAIN COORDINATION

TAKE-AWAY: Coordinate all deck drains with structural and plumbing drawings



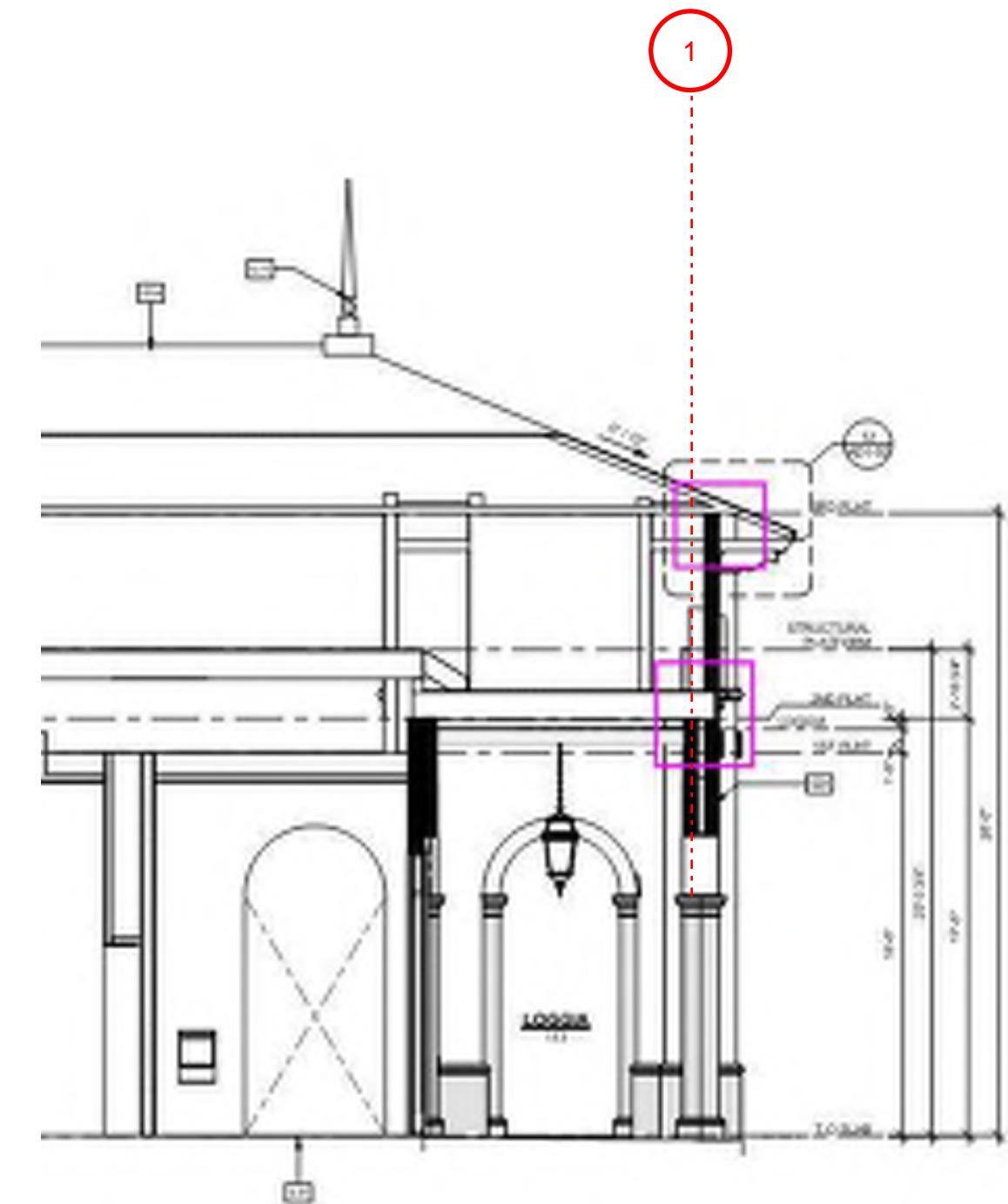
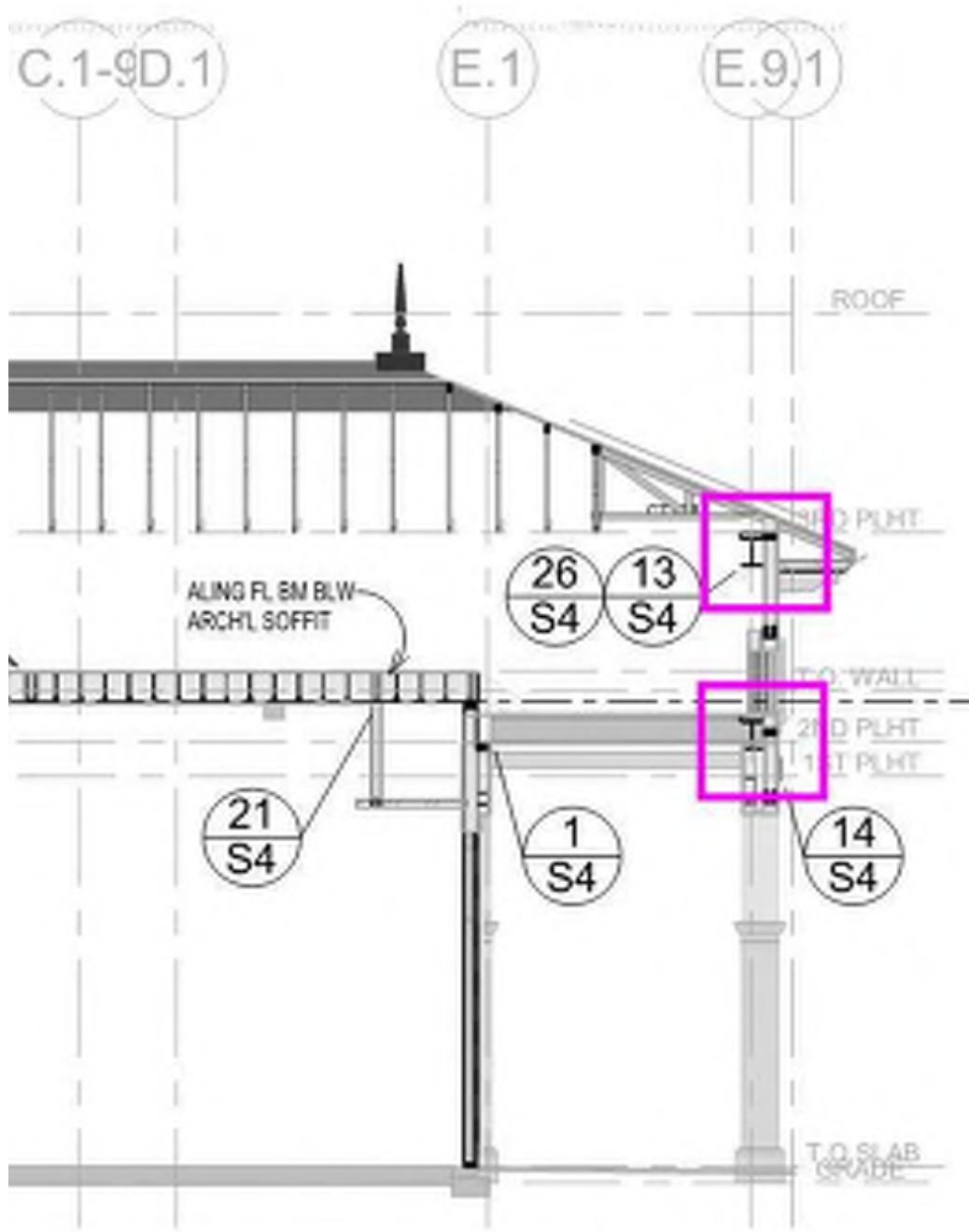
## STRUCTURAL STEEL COORDINATION

TAKE-AWAY: Show structural steel shapes in applicable plans and sections  
Show Grid Lines in sections



## STRUCTURAL STEEL COORDINATION

TAKE-AWAY: Show structural steel shapes in applicable plans and sections  
Show Grid Lines in sections



# RHA - NOTES FROM THE FIELD

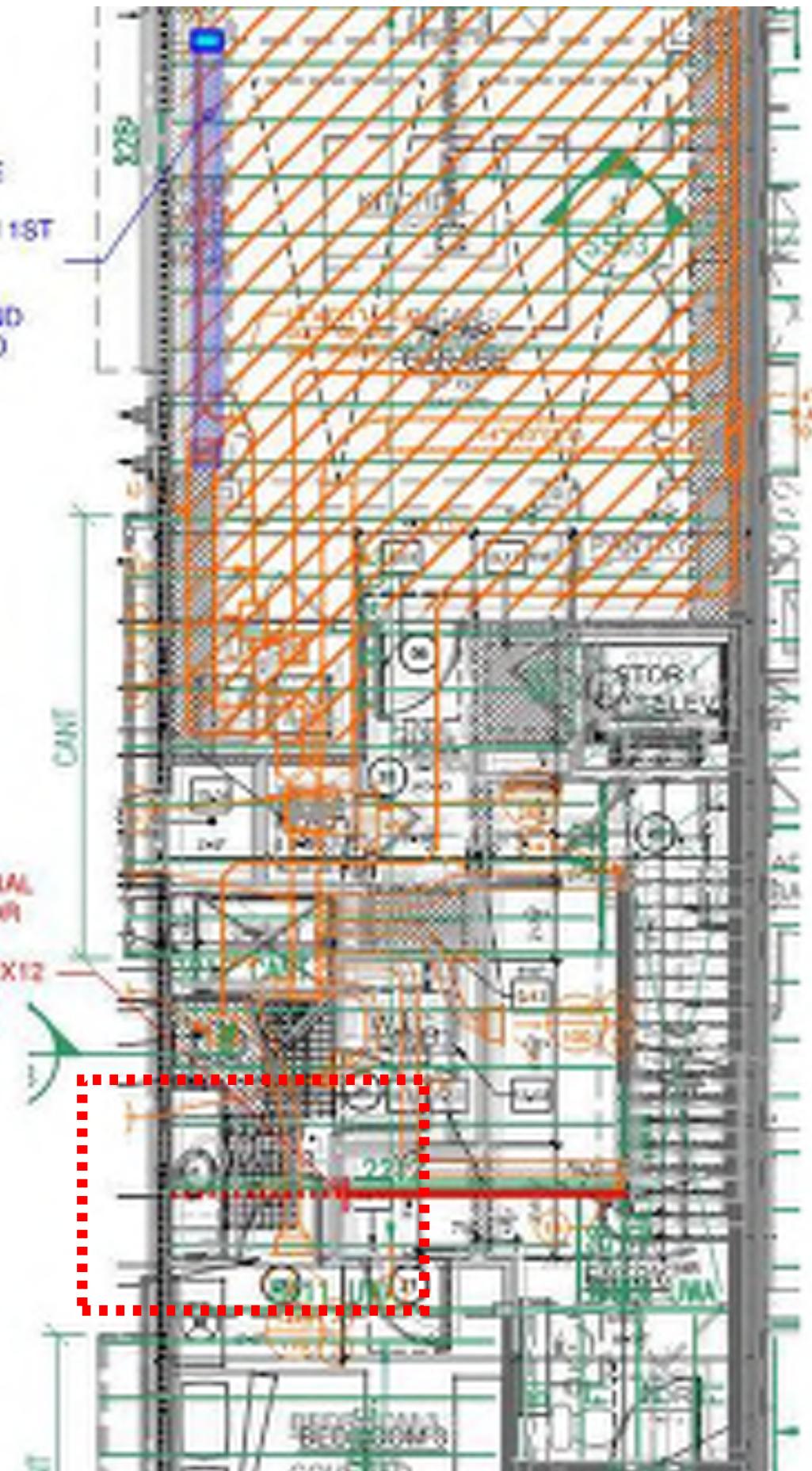
## HVAC COORDINATION

TAKE-AWAY: It is the architects responsibility to coordinate Mechanical and Structural Consultants. - Particularly when they are contracted under RHA



HVAC -  
CONTINUE  
DUCT  
THROUGH 1ST  
FLOOR  
GARAGE  
SOFFIT AND  
UP TO 2ND  
FLOOR

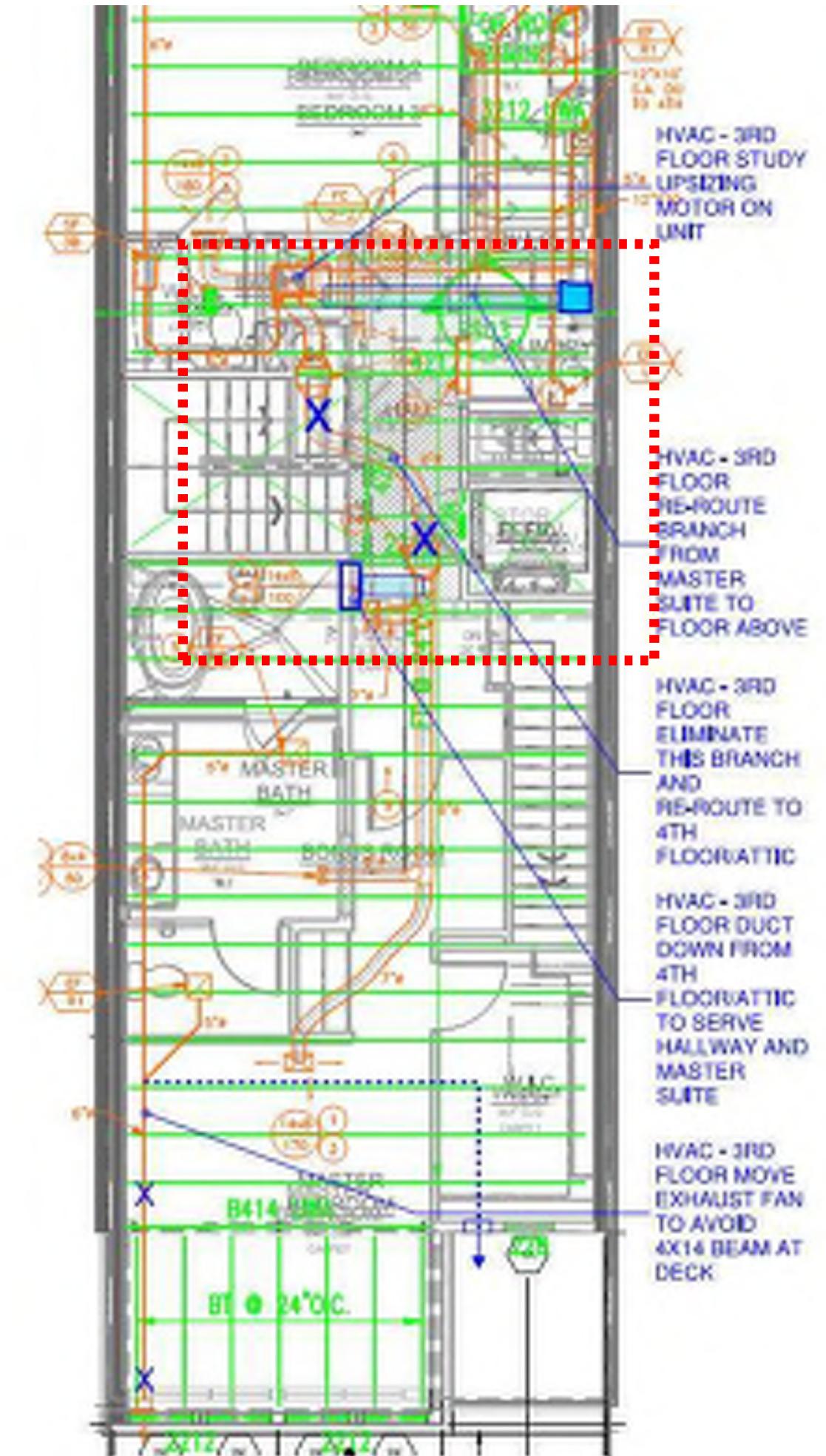
STRUCTURAL  
- 1ST FLOOR  
SHORTEN  
SOLID (2) 2X12  
TO ALLOW  
FOR HVAC  
DUCT



# RHA - NOTES FROM THE FIELD

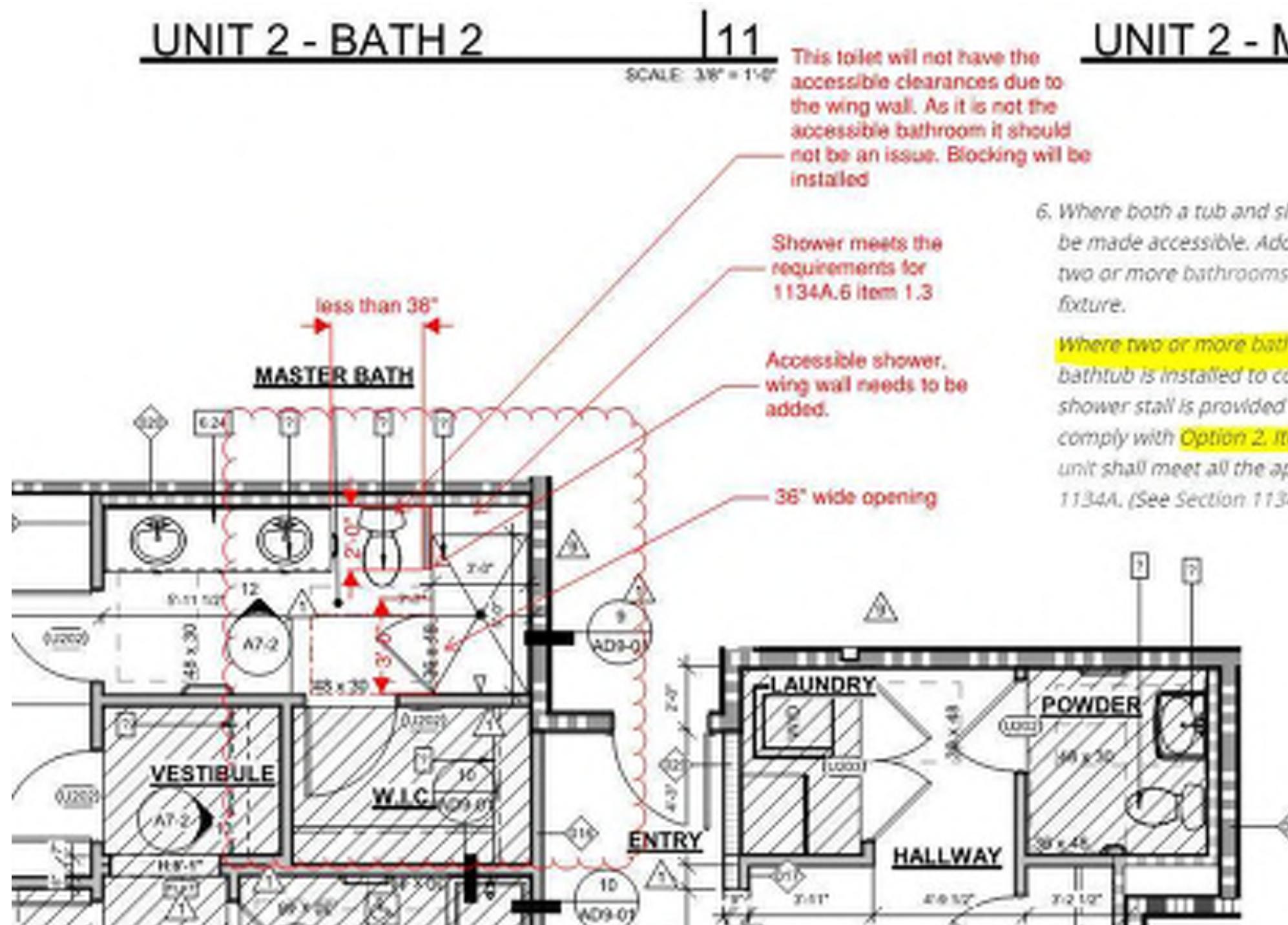
## HVAC COORDINATION

TAKE-AWAY: It is the architects responsibility to coordinate Mechanical and Structural Consultants. - Particularly when they are contracted under RHA



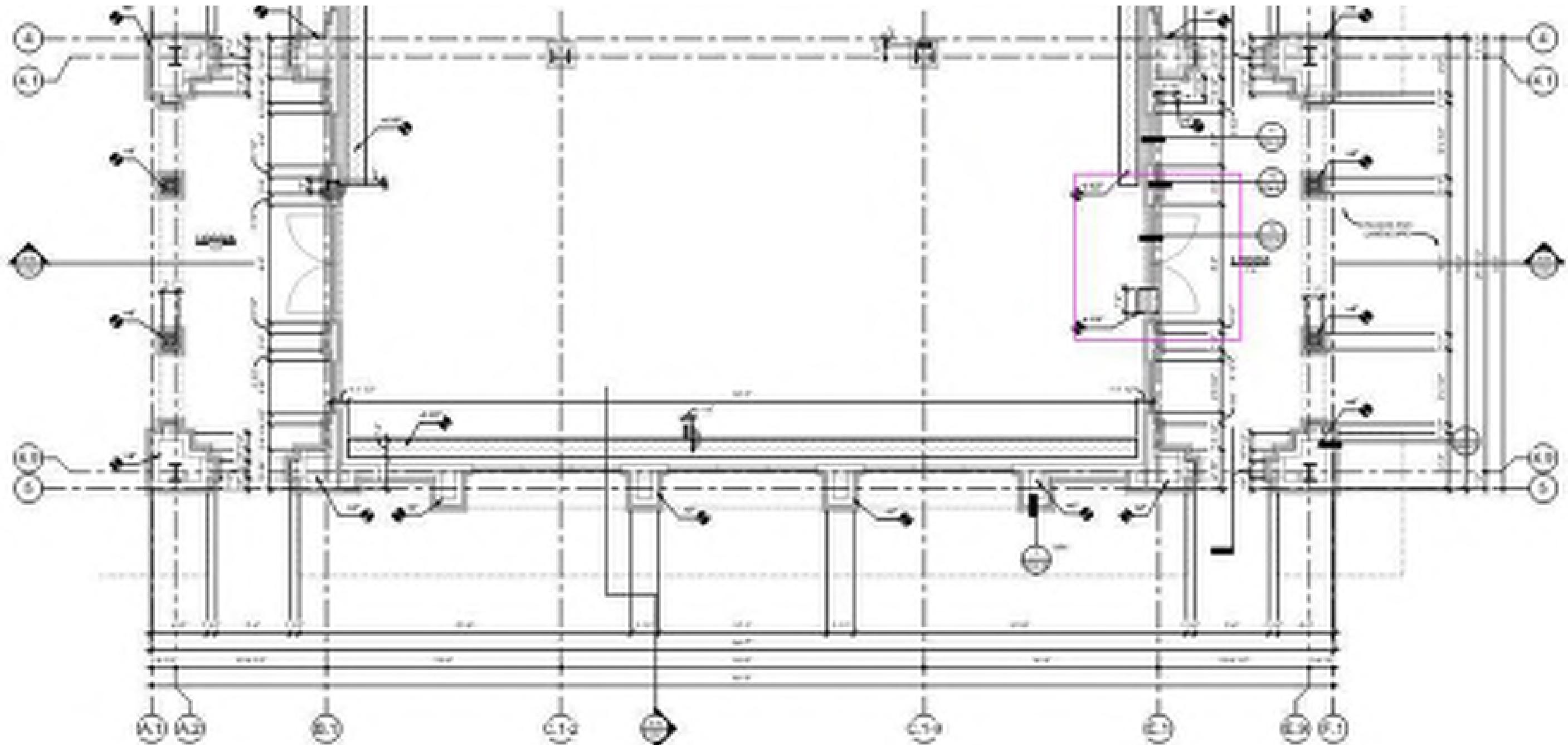
## ACCESSIBLE SHOWERS AND RESTROOMS

TAKE-AWAY: Coordinate requirements for designated accessible restrooms with tub/showers with Master Bathroom accessible roll-in showers.



## IN-FLOOR AUTO-OPERATORS AND FLOOR CLOSERS

TAKE-AWAY: Coordinate all in floor hardware systems with Slab Plan (Auto-operator shown, however, floor closer boxes not shown on plan and were not held-out in concrete pour)

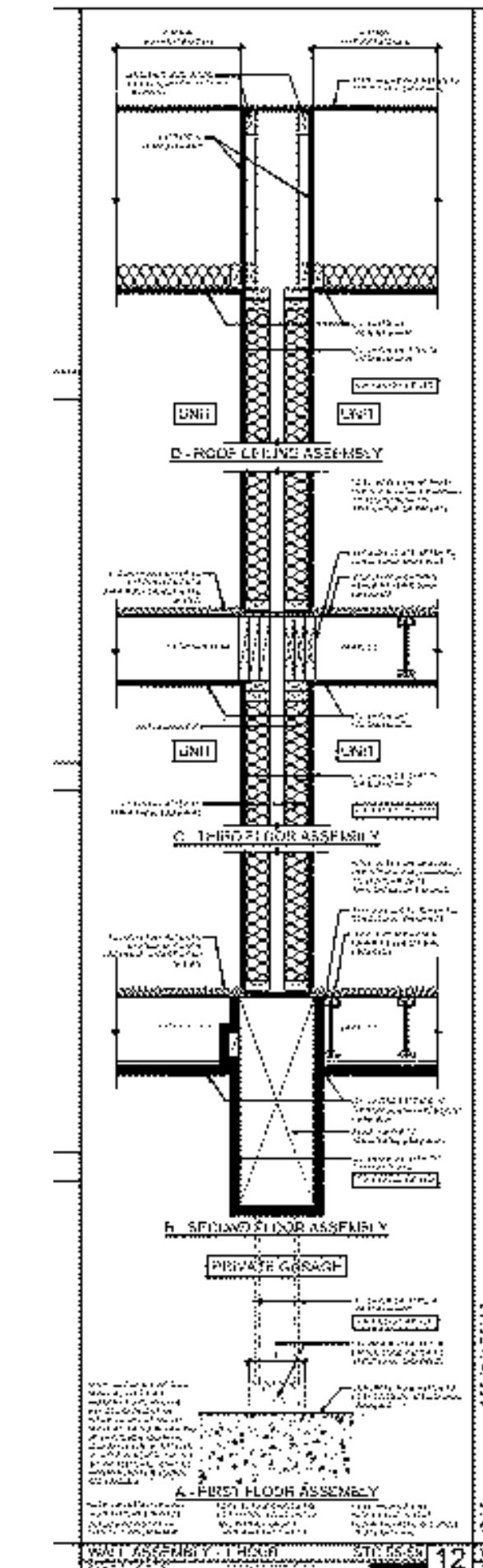


# **FIRE-RESISTIVE CONSTRUCTION AND ASSEMBLIES**

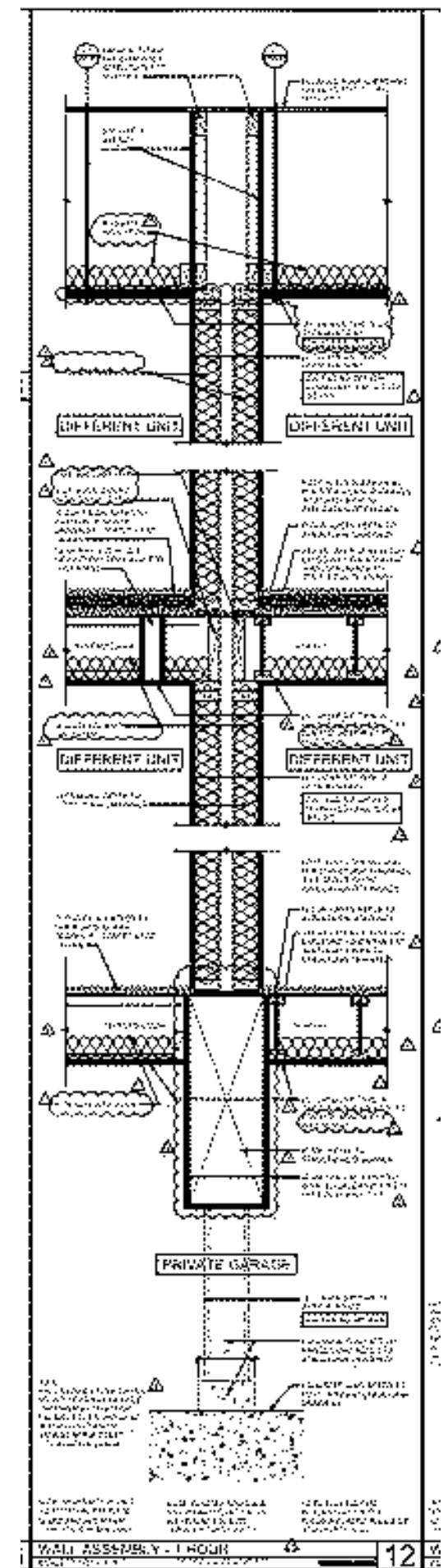
TAKE-AWAY: Client/Consultant Communication  
Understanding of Construction Type  
Sprinkler System Type, Distance between Buildings,  
Percentage of Openings and Fire-Resistive Assemblies



## SITE PLAN - PROJECT "DE-SCOPED"



## ORIGINAL DESIGN



## REVISED DESIGN

## ACCESSIBLE DOOR WIDTHS

**TAKE-AWAY:** Provide 36" doors through-out on all multi-story elevated projects. A 34" door is no longer acceptable.

**1132A.2 Changes greater than  $\frac{1}{2}$  inch.** Changes in level greater than  $\frac{1}{2}$  inch (12.7 mm) shall be made by means of a ramp, elevator or platform (wheelchair) lift. See Section 1122A for ramps and Section 1124A.11 for platform (wheelchair) lifts.

### SECTION 1132A DOORS

**1132A.1 Primary entry doors and required exit doors.** The width and height of primary entry doors and all required exit doors shall comply with Section 1126A.1. The requirements of Sections 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside).

**1132A.2 Interior doors and secondary exterior doors.** Except as allowed by Section 1109A.2, interior doors intended for user passage and secondary exterior doors shall comply with this section. The provisions of this section shall apply to the dwelling unit side of doors leading from the interior of the dwelling unit to an unfinished basement or an attached garage.

**1132A.3 Width and height of interior doors and secondary exterior doors.** Doors shall comply with the following:

1. Doors shall not be less than 6 feet 8 inches (2032 mm) in height.
2. Swinging doors shall provide a net clear opening width of not less than 32 inches (813 mm), measured with the door or doors positioned at an angle of 90 degrees from the closed position. A 34-inch (864 mm) door is acceptable.
3. Swinging doors shall be capable of opening at least 90 degrees.
4. A nominal 32-inch (813 mm) clear opening provided by a standard 6-foot wide (1829 mm) sliding patio door assembly is acceptable.
5. A pair of doors, manual or automatic, must have at least one leaf which provides a clear width of not less than 32 inches (813 mm), measured with the door positioned at an angle of 90 degrees from its closed position.
6. The width of any component in the means of egress system shall not be less than the minimum width required by Section 1005.

**1132A.4 Level floor or landing.** See also Chapter 10. The floor or landing on each side of a door shall be level. Primary entry doors, required exit doors or secondary exterior doors with changes in height between the interior surface or floor level and the exterior surface or floor level shall comply with the following:

### SECTION 1128A COVERED DWELLING UNITS

**1128A.1 General.** Covered multifamily dwelling units shall be adaptable and accessible into and throughout the dwelling unit as provided in this division.

**Note:** See Sections 1101A "Application" and 1102A "Building Accessibility" for dwelling units required to comply with this division.

### SECTION 1129A Reserved

### SECTION 1130A ACCESSIBLE ROUTE WITHIN COVERED MULTIFAMILY DWELLING UNITS

**1130A.1 General.** An accessible route shall be provided through all rooms and spaces of the dwelling unit. The accessible route shall pass through the primary entry door, and shall connect with all additional exterior doors, required clear floor spaces at kitchen appliances and bathroom fixtures. For the purpose of this section, "accessible routes" may include hallways, corridors and ramps.

**Exception:** An accessible route is not required from the interior of the unit into a basement or garage, except as provided in Section 1105A.1.

**1130A.2 Width.** The accessible route into and throughout covered multifamily dwelling units shall be at least 36 inches (914 mm) wide.

### SECTION 1131A CHANGES IN LEVEL ON ACCESSIBLE ROUTES

**1131A.1 Changes in level not exceeding  $\frac{1}{2}$  inch.** Abrupt changes in level along an accessible route shall not exceed

### SECTION 1126A.11 for platform (wheelchair) lifts.

### SECTION 1132A DOORS

**1132A.1 Primary entry doors and required exit doors.** The width and height of primary entry doors and all required exit doors shall comply with Section 1126A.1. The requirements of Sections 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside).

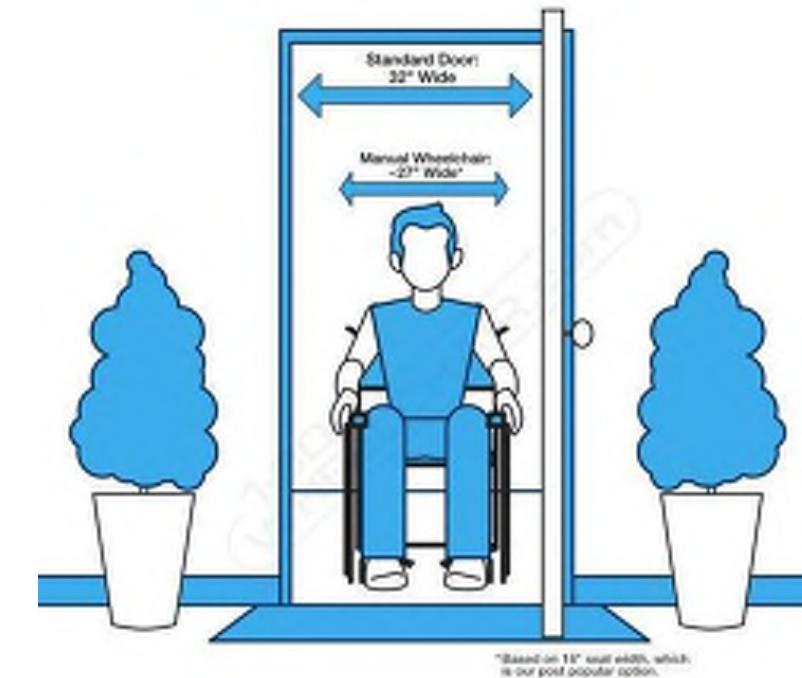
**1132A.2 Interior doors and secondary exterior doors.** Except as allowed by Section 1109A.2, interior doors intended for user passage and secondary exterior doors shall comply with this section. The provisions of this section shall apply to the dwelling unit side of doors leading from the interior of the dwelling unit to an unfinished basement or an attached garage.

**1132A.3 Width and height of interior doors and secondary exterior doors.** Doors shall comply with the following:

1. Doors shall not be less than 6 feet 8 inches (2032 mm) in height.
2. Swinging doors shall provide a net clear opening width of not less than 32 inches (813 mm), measured with the door or doors positioned at an angle of 90 degrees from the closed position.
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4. A nominal 32-inch (813 mm) clear opening provided by a standard 6-foot wide (1829 mm) sliding patio door assembly is acceptable.
5. A pair of doors, manual or automatic, must have at least one leaf which provides a clear width of not less than 32 inches (813 mm), measured with the door positioned at an angle of 90 degrees from its closed position.
6. The width of any component in the means of egress system shall not be less than the minimum width required by Section 1005.

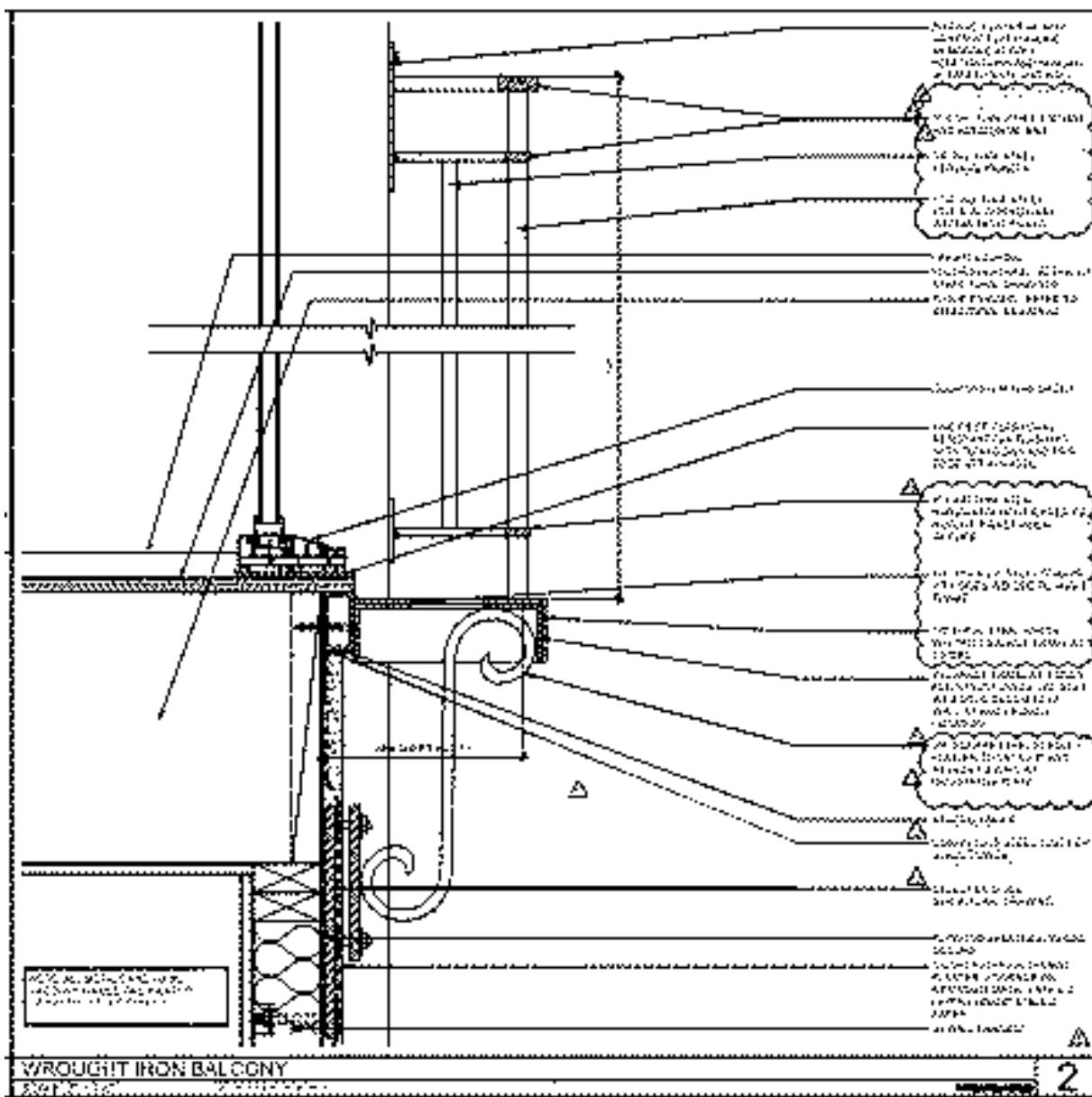
**1132A.4 Level floor or landing.** See also Chapter 10. The floor or landing on each side of a door shall be level. Primary entry doors, required exit doors or secondary exterior doors with changes in height between the interior surface or floor level and the exterior surface or floor level shall comply with the following:

1. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than  $\frac{1}{2}$  inch (12.7 mm) of change in height between

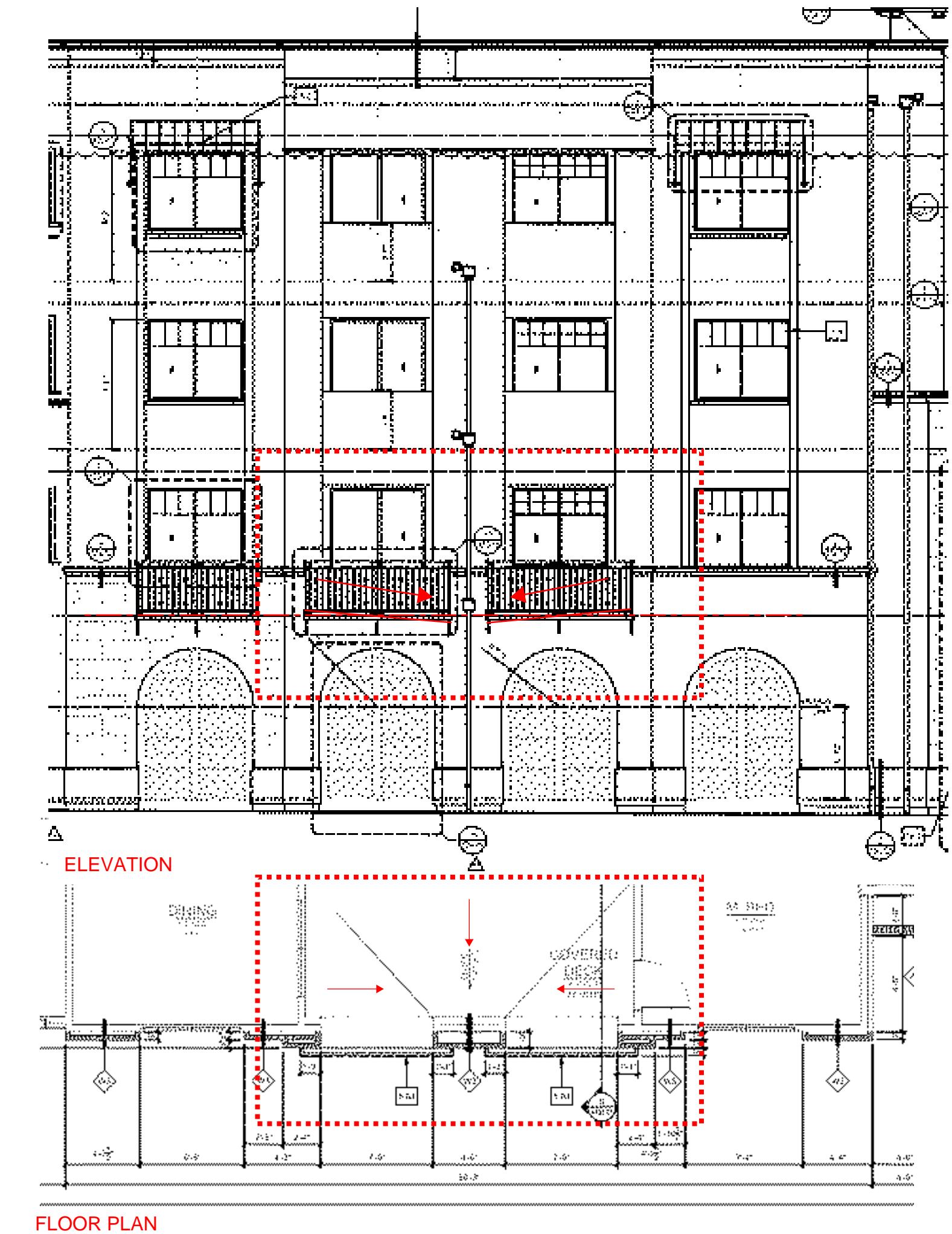


## DETAIL COORDINATION

TAKE-AWAY: Coordinate balcony detail conditions with drainage slopes.  
Consider accessibility requirements for "changes in floor level" - CBC Chapter 11A



JULIETTE BALCONY DETAIL



FLOOR PLAN

## STRUCTURAL COORDINATION

TAKE-AWAY: Coordinate structural framing plans with architectural plans. The expectation is that the Architect is the "quarterback".



## 704.3 Protection of the primary structural frame other than columns

Members of the primary structural frame other than columns that are required to have protection to achieve a fire-resistance rating and support more than two floors or one floor and roof, or support a load-bearing wall or a nonload-bearing wall more than two stories high, shall be provided individual encasement protection by protecting them on all sides for the full length, including connections to other structural members, with materials having the required fire-resistance rating.

## FIRE-RESISTIVE ASSEMBLIES

TAKE-AWAY: Understand requirements for fire-resistance rating of structural members.

