

Appellant's Exhibit 100

(as referenced in June 30, 2017

*Appellant WPDC Cleveland LLC's Witness and Exhibit List*)

**Laing, Aaron M.**

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**From:** Sean Miller <sean@origins.sale>  
**Sent:** Thursday, April 27, 2017 10:08 PM  
**To:** Morris Architects; Jozanne Moe  
**Subject:** Re: Roof access

Thanks Tom, will we be ready to submit tomorrow?



**Sean Miller**  
Managing Partner  
O: 206.922.3954  
M: 206.551.1309  
E: [sean@origins.sale](mailto:sean@origins.sale)  
4800 40<sup>th</sup> Ave., SW, Seattle, WA 98116

**From:** Morris Architects <[morrisarch@integra.net](mailto:morrisarch@integra.net)>  
**Date:** Thursday, April 27, 2017 at 3:05 PM  
**To:** 'Jozanne Moe' <[JMoe@redmond.gov](mailto:JMoe@redmond.gov)>  
**Cc:** Sean Miller <[sean@origins.sale](mailto:sean@origins.sale)>  
**Subject:** RE: Roof access

Hi Jozanne,

Here are plans and sections indicating our intention to remove the use of the mezzanine, but to utilize it to access the roof hatch.

Tom

Tom Morris, AIA

### **Morris Architects Inc. PS**

8 Boston Street, Suite #6

Seattle WA 98109

Voice (206) 285-2403

Fax (206) 285-2437

Cell (206) 293-7239

-----Original Message-----

**From:** Jozanne Moe [<mailto:JMoe@redmond.gov>]  
**Sent:** Thursday, April 27, 2017 1:48 PM  
**To:** Morris Architects

**Cc:** 'Sean Miller'  
**Subject:** RE: Roof access

Tom,  
Can you submit the plans or give me a screenshot so I can see the proposal?  
Thanks,

Jozanne Moe  
Plans Examiner  
City of Redmond  
425-556-2475

**From:** Morris Architects [<mailto:morrisarch@integra.net>]  
**Sent:** Thursday, April 27, 2017 1:43 PM  
**To:** Jozanne Moe <[JMoe@redmond.gov](mailto:JMoe@redmond.gov)>  
**Cc:** 'Sean Miller' <[sean@origins.sale](mailto:sean@origins.sale)>  
**Subject:** RE: Roof access

Thank you Jozanne. There will be 2 ladders, one from the main floor to the vacated mezzanine, and one to a roof hatch. Will this work?

Tom Morris, AIA

### Morris Architects Inc. PS

8 Boston Street, Suite #6  
Seattle WA 98109

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-----Original Message-----

**From:** Jozanne Moe [<mailto:JMoe@redmond.gov>]  
**Sent:** Thursday, April 27, 2017 1:37 PM  
**To:** Morris Architects  
**Subject:** RE: Roof access

Hi Tom,  
Per the mechanical code a fixed, built in ladder or something similar needs to be installed in the interior of the building for roof access. I hope this helps, if not let me know.  
Thanks,

Jozanne Moe  
Plans Examiner

City of Redmond  
425-556-2475

**From:** Morris Architects [<mailto:morrisarch@integra.net>]  
**Sent:** Wednesday, April 26, 2017 4:11 PM  
**To:** Jozanne Moe <[JMoe@redmond.gov](mailto:JMoe@redmond.gov)>  
**Subject:** RE: Roof access

Thanks Jozanne.

Tom Morris, AIA

**Morris Architects Inc. PS**

8 Boston Street, Suite #6  
Seattle WA 98109

Voice (206) 285-2403

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Cell (206) 293-7239

-----Original Message-----

**From:** Jozanne Moe [<mailto:JMoe@redmond.gov>]  
**Sent:** Wednesday, April 26, 2017 3:12 PM  
**To:** Morris Architects  
**Subject:** RE: Roof access

I would read it that a ladder can be used. You meet the exception and you are not a building four or more stories and you don't have elevator equipment. Let me run this by the inspector and I will get back to you tomorrow.

Thanks,  
Jozanne

**From:** Morris Architects [<mailto:morrisarch@integra.net>]  
**Sent:** Wednesday, April 26, 2017 2:48 PM  
**To:** Jozanne Moe <[JMoe@redmond.gov](mailto:JMoe@redmond.gov)>  
**Subject:** RE: Roof access

Thanks Jozanne,

In our case, this roof hatch was to be accessed from the mezzanine (now being eliminated). Are we permitted to develop a landing on the clg joists, to allow for a ladder to the roof?

Tom Morris, AIA

**Morris Architects Inc. PS**

8 Boston Street, Suite #6

Seattle WA 98109

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Cell (206) 293-7239

-----Original Message-----

**From:** Jozanne Moe [mailto:JMoe@redmond.gov]

**Sent:** Wednesday, April 26, 2017 2:39 PM

**To:** Morris Architects

**Subject:** Roof access

Hi Tom,

The code section that is relevant to this is IBC 1011.12:

Thanks,

Jozanne

**1011.12 Stairway to roof.**

In buildings four or more stories above *grade plane*, one *stairway* shall be provided (one *stairway* shall be vertical in 12 units horizontal (33-percent slope)).

**Exception:** Other than where required by Section 1011.12.1, it shall be permitted to be by an *alternating tread device*, a ships ladder or a

**1011.12.1 Stairway to elevator equipment.**

Roofs and penthouses containing elevator equipment that must be provided shall be provided.

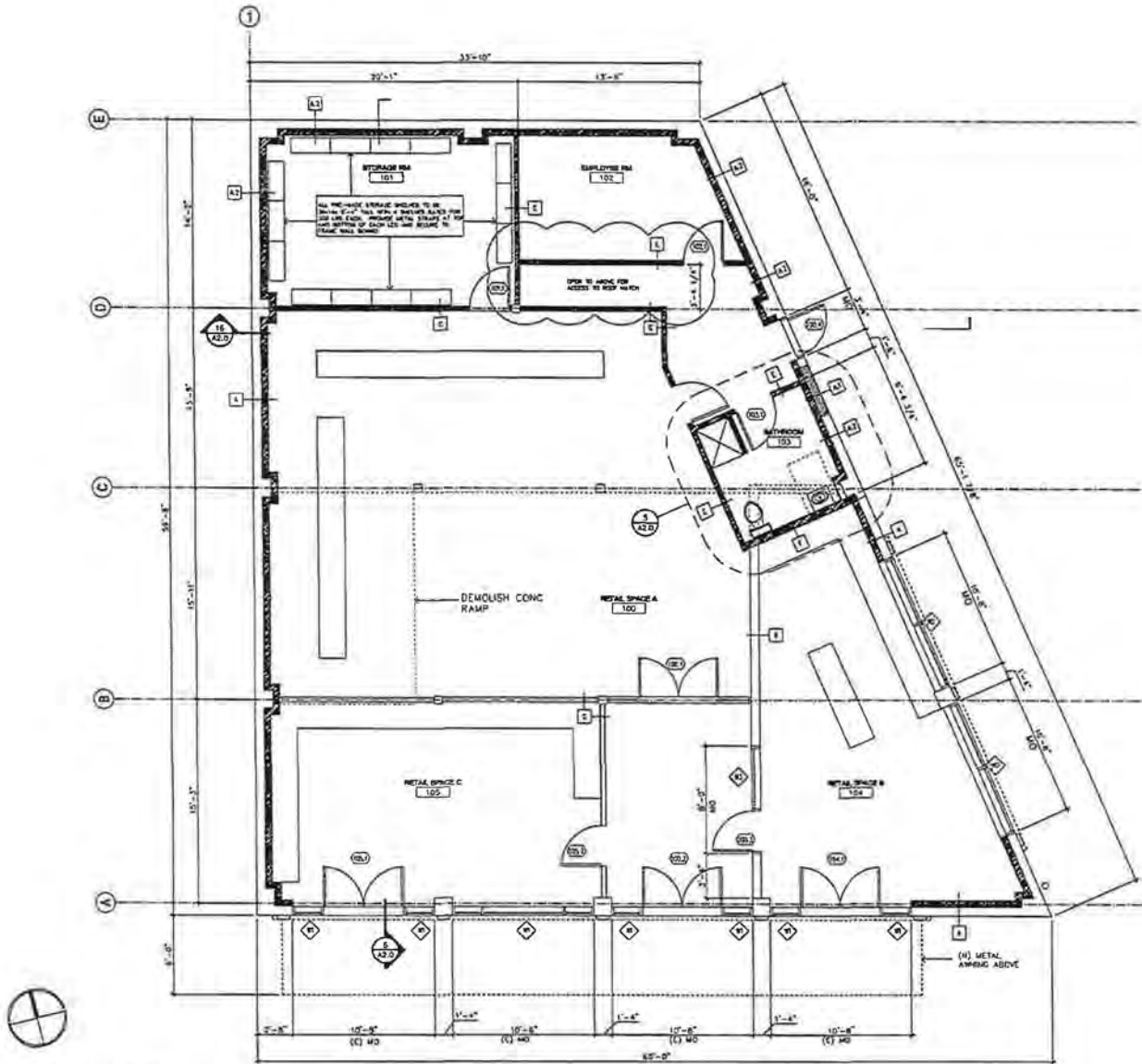
**1011.12.2 Roof access.**

Where a stairway is provided to a roof, access to the roof shall be provided.

**Exception:** In buildings without an occupied roof, access to the roof shall be provided in an area of not less than 100 square feet (1.5 m<sup>2</sup>) in area and having a minimum dimension of 2 feet.

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### WALL TYPES

<b>A</b>	EXTERIOR WALL (C) UNREINFORCED CMU W/ 2X6 HD STUDS @ 16" OC W/ R21 BATT INSULATION VAPOR BARRIER 5/8" CWB
<b>A1</b>	EXTERIOR WALL (D) CMU TO MATCH EXIST. W/ 2X6 HD STUDS @ 16" OC W/ R21 BATT INSULATION VAPOR BARRIER 5/8" PLTWO-SEE STRUCTURAL 5/8" CWB
<b>A2</b>	EXTERIOR WALL (E) UNREINFORCED CMU W/ 2X6 HD STUDS @ 16" OC W/ R21 BATT INSULATION VAPOR BARRIER 5/8" PLTWO-SEE STRUCTURAL 5/8" CWB
<b>L</b>	(F) DEMISING PARTITION (F) UNREINFORCED CMU
<b>E</b>	(H) INTERIOR WALL 2X4 HD STUDS @ 16" OC W/ 5/8" CWB TO EA SIDE
<b>L1</b>	(H) INTERIOR WALL 2X4 HD STUDS @ 16" OC W/ 5/8" CWB TO ONE SIDE ONLY
<b>L2</b>	(H) INTERIOR WALL 2X4 HD STUDS @ 16" OC W/ 5/8" CWB TO EA SIDE W/ SOUND BATT
<b>L3</b>	(H) INTERIOR WALL 2X6 HD STUDS @ 16" OC W/ 5/8" CWB TO EA SIDE W/ SOUND BATT
<b>L4</b>	(H) INTERIOR WALL SIMILAR TO WALL TYPE L1 EXCEPT CAP WALL AT 10' AFF

**LEGEND**

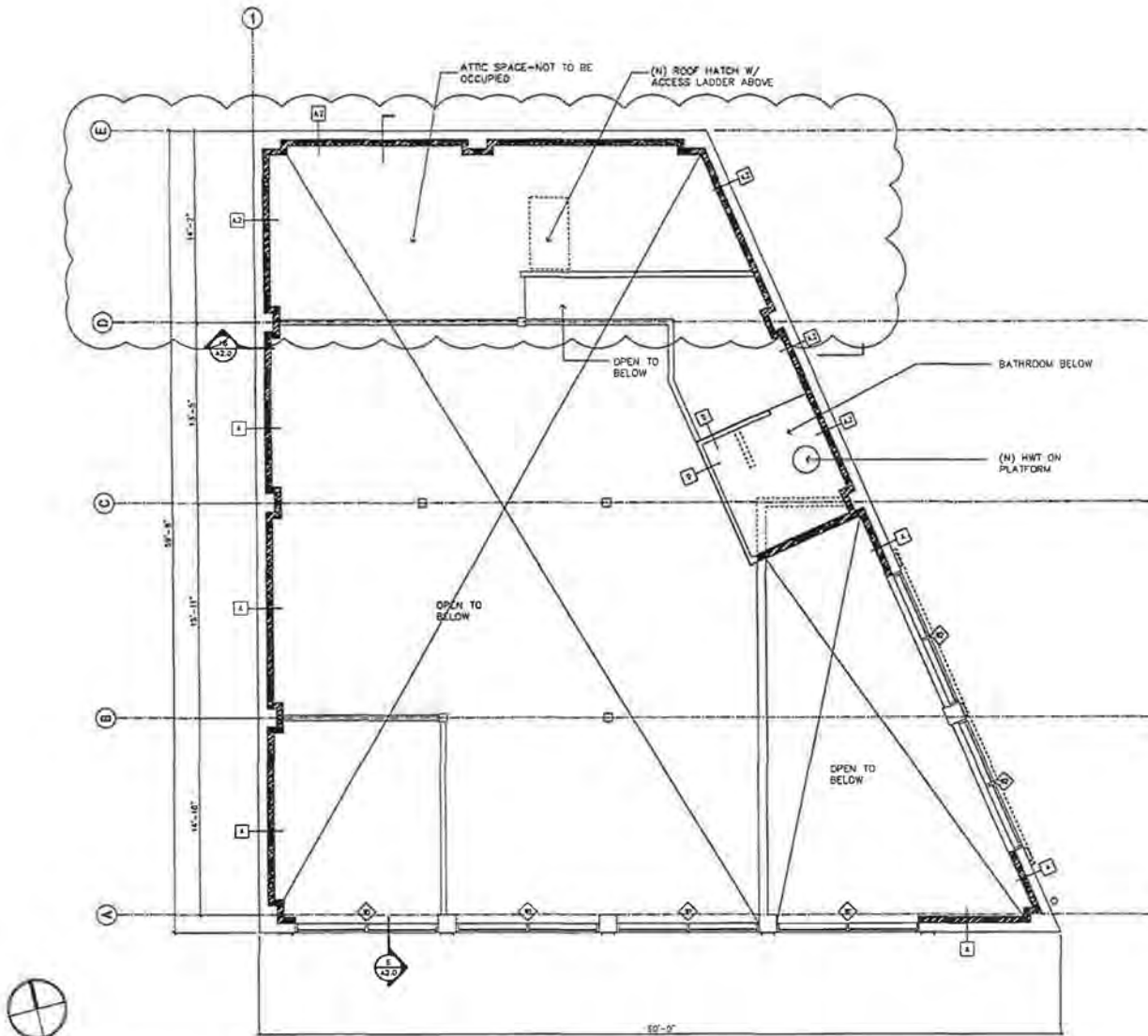
- EXISTING WALL TO REMAIN
- NEW OR MODIFIED WALL
- EXISTING WALL TO BE REMOVED

**NOTES**

1. ALL DIMENSIONS ARE TO FACE OF STUD (FOS) UNLESS NOTED OTHERWISE



**1 FLOOR PLAN**



1 MEZZANINE PLAN  
Scale

WALL TYPES	
	<b>EXTERIOR WALL</b> (E) UNREINFORCED CMU W/ 2X6 WD STUDS @ 16" OC W/ R21 BATT INSULATION VAPOR BARRIER 5/8" CMR
	<b>EXTERIOR WALL</b> (N) CMU TO MATCH EXIST. W/ 2X6 WD STUDS @ 16" OC W/ R21 BATT INSULATION VAPOR BARRIER 5/8" PLYMO-SEE STRUCTURAL 5/8" CMR
	<b>EXTERIOR WALL</b> (E) UNREINFORCED CMU W/ 2X6 WD STUDS @ 16" OC W/ R21 BATT INSULATION VAPOR BARRIER 5/8" PLYMO-SEE STRUCTURAL 5/8" CMR
	<b>(E) BOARDING PARTITION</b> (E) UNREINFORCED CMU
	<b>(N) INTERIOR WALL</b> 2X4 WD STUDS @ 16" OC W/ 3/8" CMR TO EA SIDE
	<b>(N) INTERIOR WALL</b> 2X4 WD STUDS @ 16" OC W/ 3/8" CMR TO ONE SIDE ONLY
	<b>(N) INTERIOR WALL</b> 2X4 WD STUDS @ 16" OC W/ 3/8" CMR TO EA SIDE W/ SOUND BATT
	<b>(N) INTERIOR WALL</b> 2X4 WD STUDS @ 16" OC W/ 3/8" CMR TO EA SIDE W/ SOUND BATT
	<b>(N) INTERIOR WALL</b> SIMILAR TO WALL TYPE 1 EXCEPT CAP WALL AT 10' HT

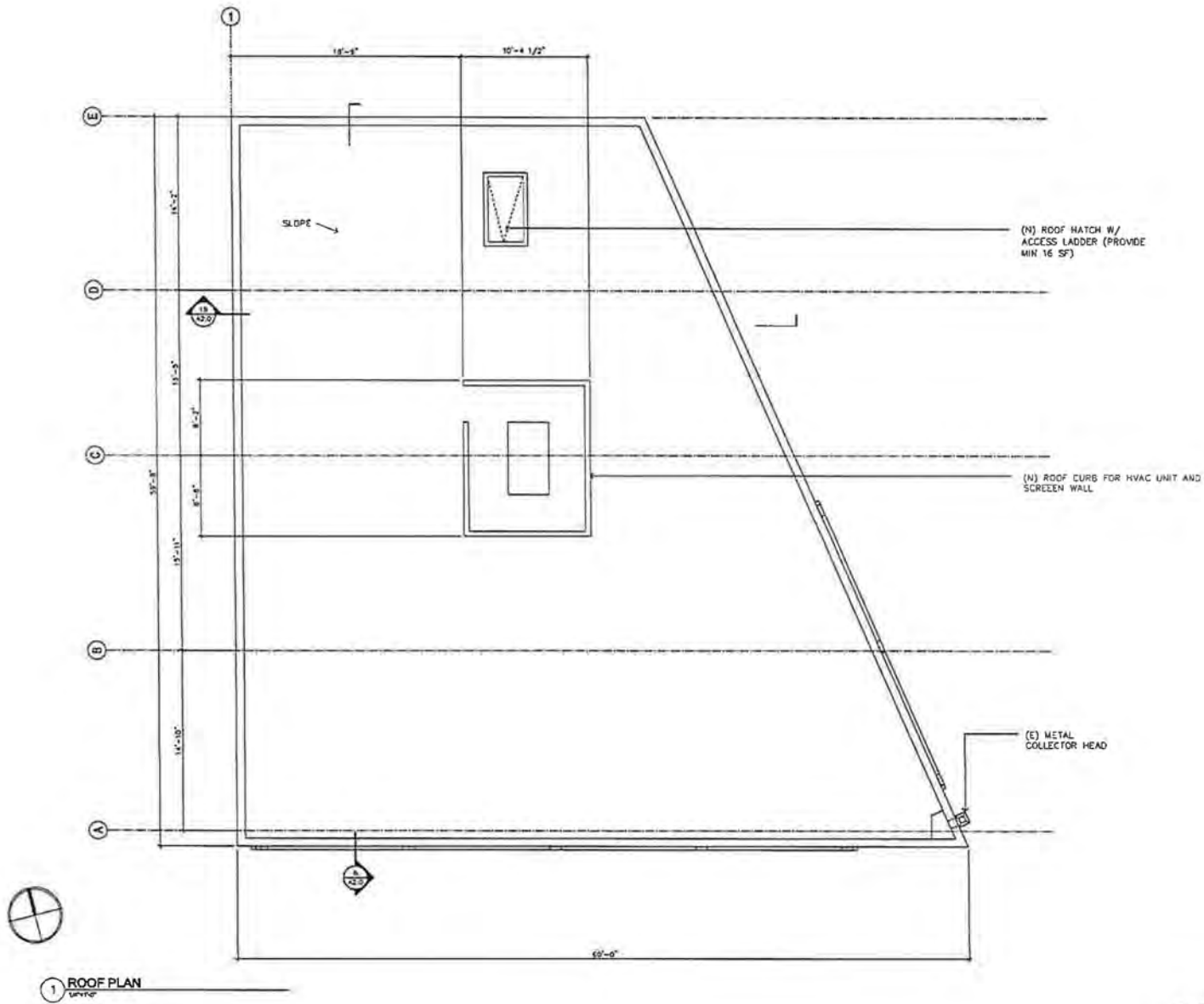
LEGEND

- EXISTING WALL TO REMAIN
- NEW OR MODIFIED WALL
- EXISTING WALL TO BE REMOVED

NOTES

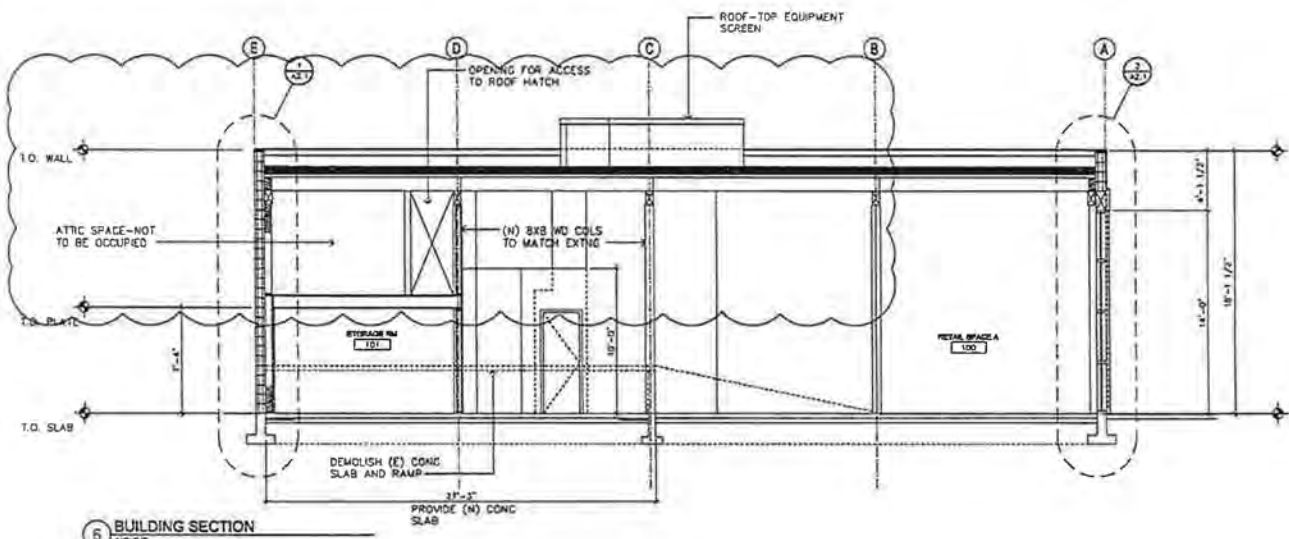
1. ALL DIMENSIONS ARE TO FACE OF STUD (FOS) UNLESS NOTED OTHERWISE



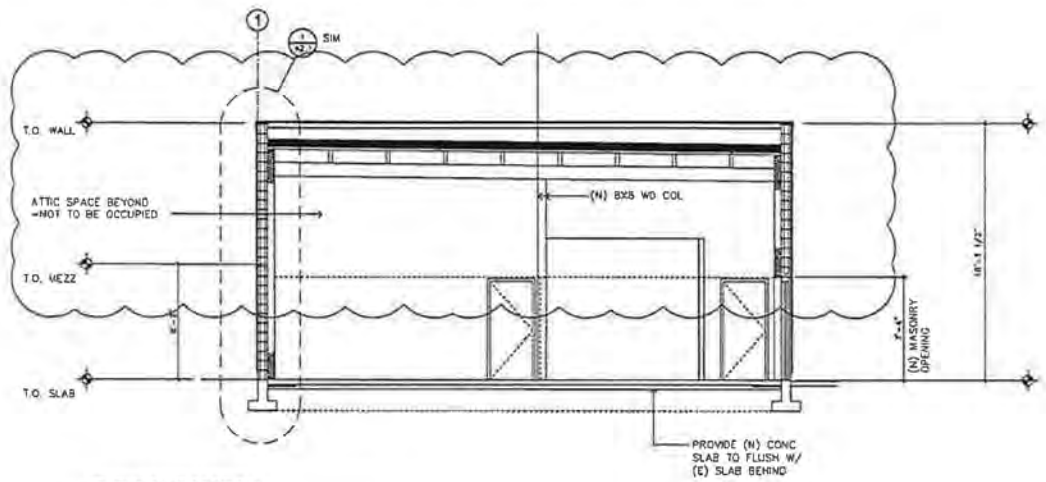


1 ROOF PLAN

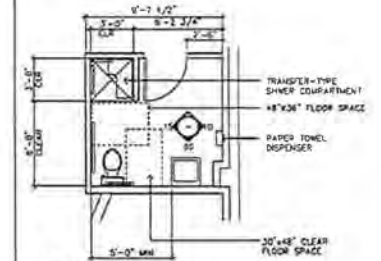




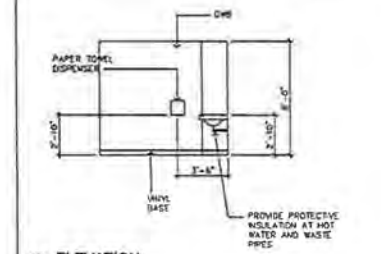
5 BUILDING SECTION



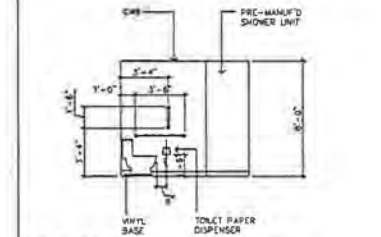
16 BUILDING SECTION



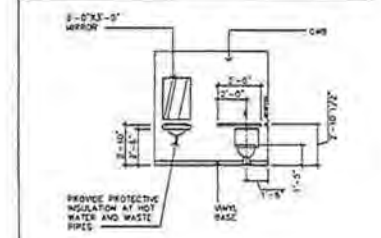
5 PARTIAL PLAN



10 ELEVATION



15 ELEVATION



20 ELEVATION