

Building Code Summary

APPLICABLE CODES
2018 INTERNATIONAL EXISTING BUILDING CODE

CHAPTER 6 CLASSIFICATION OF WORK

SECTION 604.1 LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.
SECTION 604.2 LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 & 8 FOR LEVEL 1 AND LEVEL 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.

CHAPTER 8 ALTERATIONS LEVEL 2

SECTION 801.3 NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE

EXCEPTION

4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET.

2018 INTERNATIONAL BUILDING CODE

CHAPTER 9 ALTERATIONS LEVEL 3

SECTION 901.2 IN ADDITION TO THE PROVISIONS OF THIS CHAPTER, WORK SHALL COMPLY WITH ALL THE REQUIREMENTS OF CHAPTERS 7 & 8. THE REQUIREMENTS OF SECTION 802, 803, 804, AND 805 SHALL APPLY WITHIN ALL WORK AREAS WHETHER OR NOT THEY INCLUDE EXITS AND CORRIDORS SHARED BY MORE THAN ONE TENANT AND REGARDLESS OF OCCUPANT LOAD.

CHAPTER 3 USE AND OCCUPANCY

SECTION 303.1.2: SMALL ASSEMBLY SPACES.

1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SF IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

SECTION 304.1 BUSINESS GROUP B (CLINIC, OUTPATIENT, ADMIN AREAS)

CHAPTER 6 TYPE OF CONSTRUCTION

SECTION 602 TYPE IIB FULLY SPRINKLERED

TABLE 602 IF STRUCTURES ARE WITHIN 10 FEET, 1-HR EXTERIOR WALL CONSTRUCTION REQUIRED.

CHAPTER 7 FIRE AND SMOKE PROTECTION

SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS

EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

SECTION 712 VERTICAL OPENINGS

SECTION 712.1.6 DUCTS PENETRATING FLOOR LINES TO BE PROTECTED PER 717.6.3

SECTION 712.1.9 TWO STORY OPENINGS PERMITTED FOR USES NOT LISTED IN THIS SECTION

SECTION 712.1.12 EXIT ACCESS STAIRWAYS AND RAMPS IN ACCORDANCE WITH 1019 ARE PERMITTED

SECTION 718 CONCEALED SPACES

SECTION 718.4.3 ATTIC DRAFT STOPPING EXCEPTION: DRAFT STOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

CHAPTER 10 MEANS OF EGRESS

SECTION 1004 OCCUPANT LOAD

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

ACCESSORY STORAGE, MECH. EQUIP.	300 GROSS
ASSEMBLY - CONCENTRATED (CHAIRS ONLY)	7 NET
ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS):	15 NET
BUSINESS AREAS:	150 GROSS

SECTION 1005 MEANS OF EGRESS SIZING

SECTION 1005.3.1 STAIRWAYS: 0.2' WIDTH PER OCCUPANT WHEN SPRINKLERED; 0.3' IF NONSPRINKLERED.

SECTION 1005.3.2 OTHER EGRESS COMPONENTS: 0.15' WIDTH PER OCCUPANT WHEN SPRINKLERED; 0.2' IF NONSPRINKLERED.

SECTION 1005.7.1 ENCROACHMENT. DOORS SHALL NOT REDUCE REQUIRED WIDTH BY MORE THAN 7" WHEN FULLY OPEN OR BY MORE THAN HALF IN ANY POSITION.

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:

GROUP A:	49 OCC. MAX; 75' MAX COMMON PATH OF TRAVEL
GROUP B:	49 OCC. MAX; 100' MAX COMMON PATH OF TRAVEL IF SPRINKLERED OR OL < 30; 75' MAX COMMON PATH OF TRAVEL IF NONSPRINKLERED OR OL > 30

SECTION 1006.3.1 EGRESS BASED ON OCCUPANT LOAD:

TABLE 1006.3.1: 1-500 OCCUPANTS PER STORY - MINIMUM 2 EXITS OR ACCESS TO EXITS FROM STORY

SECTION 1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

SECTION 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS. TWO REQUIRED EXITS SHALL BE PLACED NOT LESS THAN 1/2 THE OVERALL DIAGONAL DIMENSION.

EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM THE SEPARATION DISTANCE SHALL NOT BE LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

SECTION 1009 ACCESSIBLE MEANS OF EGRESS

SECTION 1009.1 ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

SECTION 1009.6 AREAS OF REFUGE (NOT REQUIRED REF. STAIRWAY & ELEVATOR EXCEPTIONS FOR SPRINKLERED BUILDINGS)

SECTION 1009.8 TWO-WAY COMMUNICATION. MUST BE PROVIDED AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

SECTION 1011 STAIRWAYS

SECTION 1011.2 WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. SEE SECTION 1009.3 FOR MEANS OF EGRESS STAIRWAYS

EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

SECTION 1011.5 STAIR TREADS AND RISERS

SECTION 1011.5.2 STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM...RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM.

SECTION 1011.5.4 DIMENSIONAL UNIFORMITY

STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL BE 3/8 INCH IN ANY FLIGHT OF STAIRS.

SECTION 1011.6 STAIRWAY LANDINGS

THERE SHALL BE A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM WIDTH MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY.

SECTION 1016 EXIT ACCESS

SECTION 1016.2 EGRESS THROUGH INTERVENING SPACES. INTERVENING ROOMS MUST BE ACCESSORY TO AN AREA, NOT A HIGH HAZARD OCCUPANCY, WITH A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:

GROUP B: 200' MAX (NONSPRINKLERED); 300' MAX (SPRINKLERED)

SECTION 1017.3.1 MEASUREMENT. TRAVEL DISTANCE ON EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE INCLUDED IN THE EXIT ACCESS TRAVEL DISTANCE MEASUREMENT.

SECTION 1019 EXIT ACCESS STAIRWAYS AND RAMPS

SECTION 1019.3 EXCEPTION 1: ENCLOSURE NOT REQUIRED IF CONNECTING ONLY TWO STORIES, OTHERWISE PROTECTED PER 713.

SECTION 1020 CORRIDORS

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING:

GROUP B: NOT RATED IF SPRINKLERED OR 30 OR FEWER OCCUPANTS; OTHERWISE 1 HR REQUIRED

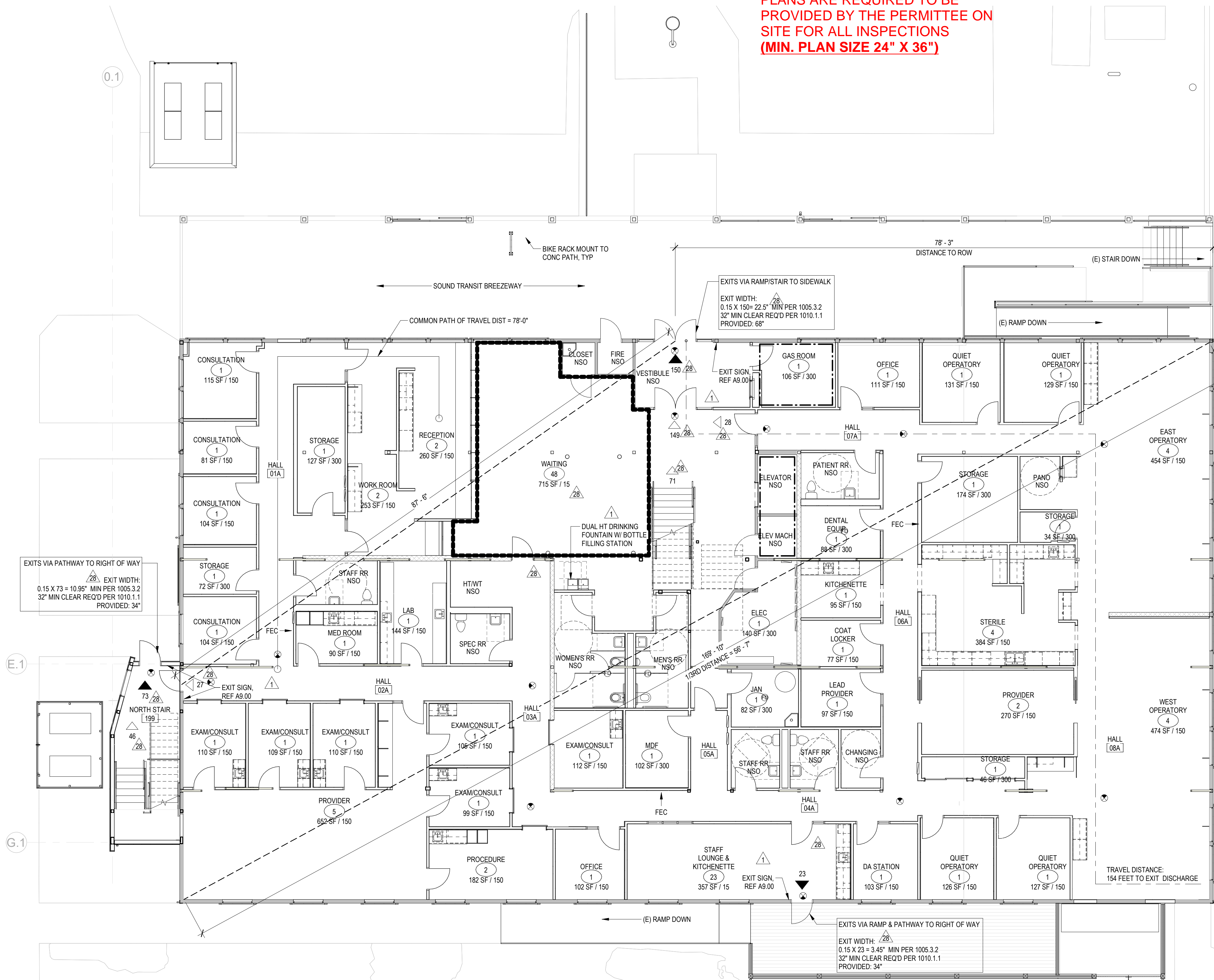
TABLE 1020.2 MINIMUM CORRIDOR WIDTH = 44" MIN
1020.1 CORRIDOR DEAD ENDS: 25' MAX.
EXCEPTION 2: GROUP B OCCUPANCIES W/ SPRINKLER ALLOWS 50' MAX.; EXCEPTION 3: NOT LIMITED IF LENGTH < 2.5 TIMES LEAST WIDTH

CHAPTER 11 ACCESSIBILITY

CHAPTER 29 PLUMBING FIXTURES

SECTION 2902 MINIMUM PLUMBING FACILITIES

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

FULL SIZED LEDGIBLE COLOR
PLANS ARE REQUIRED TO BE
PROVIDED BY THE PERMITTEE ON
SITE FOR ALL INSPECTIONS
(MIN. PLAN SIZE 24" X 36")Code Plan - Level 1
1/8" = 1'-0"

Code Plan Legend

Name	ROOM NAME	EXIT PATHWAY	FEC	FIRE EXTINGUISHER CABINET	-----	DENOTES EXTENTS OF OCCUPANCY GROUP INDICATED
#	OCCUPANT LOAD	XX	ILLUMINATED EXIT SIGN	---	1-HR FIRE RATED ASSEMBLY	
150 SF / 100	OCCUPANT LOAD FACTOR	XX		---	BUILDING SEPARATION LINE	
	ROOM AREA					

OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
B Occupancy:	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER		1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER		1 PER 150, 1 PER EA. ADD'L 500
27,593 SF/150	First 50 = (2) + 84	First 50 = (2) + 84	First 80 = (2) + 15	First 80 = (2) + 15	First 150 = (1) + 28
184 Total occupants (92 Male + 92 Female)	2.84	2.84	2.15	2.15	1.28
SUM REQUIRED (B)	2.84	2.84	2.15	2.15	1.28
TOTAL REQUIRED	3	3	3	3	2
TOTAL PROVIDED	MEN: 1 WC & 1 URINAL WOMEN: 2 WCs GENDER NEUTRAL: 11 WCs		MEN: 1 LAVATORY WOMEN: 1 LAVATORY GENDER NEUTRAL: 11 LAVS		4

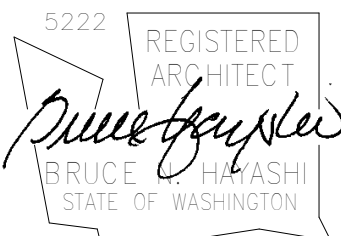
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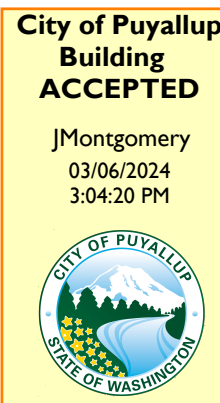
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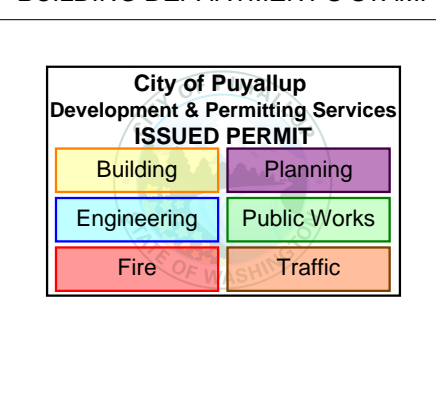


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05/22/23

REVISIONS

No.	Description	Date
1	PERMIT CORRECTIONS #1	12/29/22
3	GMP ADDENDUM 1	2/24/23
28	PERMIT REVISION #1	1/25/24

SHEET TITLE

CODE PLAN
LEVEL 1

SHEET NO.

AA1.10

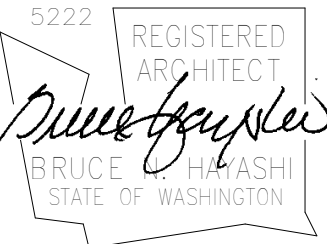
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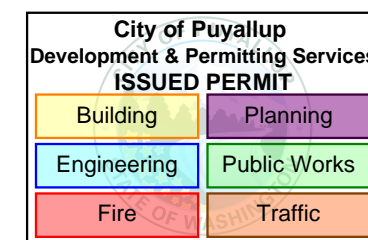
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No.	Description	Date
8	ALD GMP ADDENDUM 1	7/7/23
28	PERMIT REVISION #1	1/25/24

SHEET TITLE

ROOF PLAN

SHEET NO.

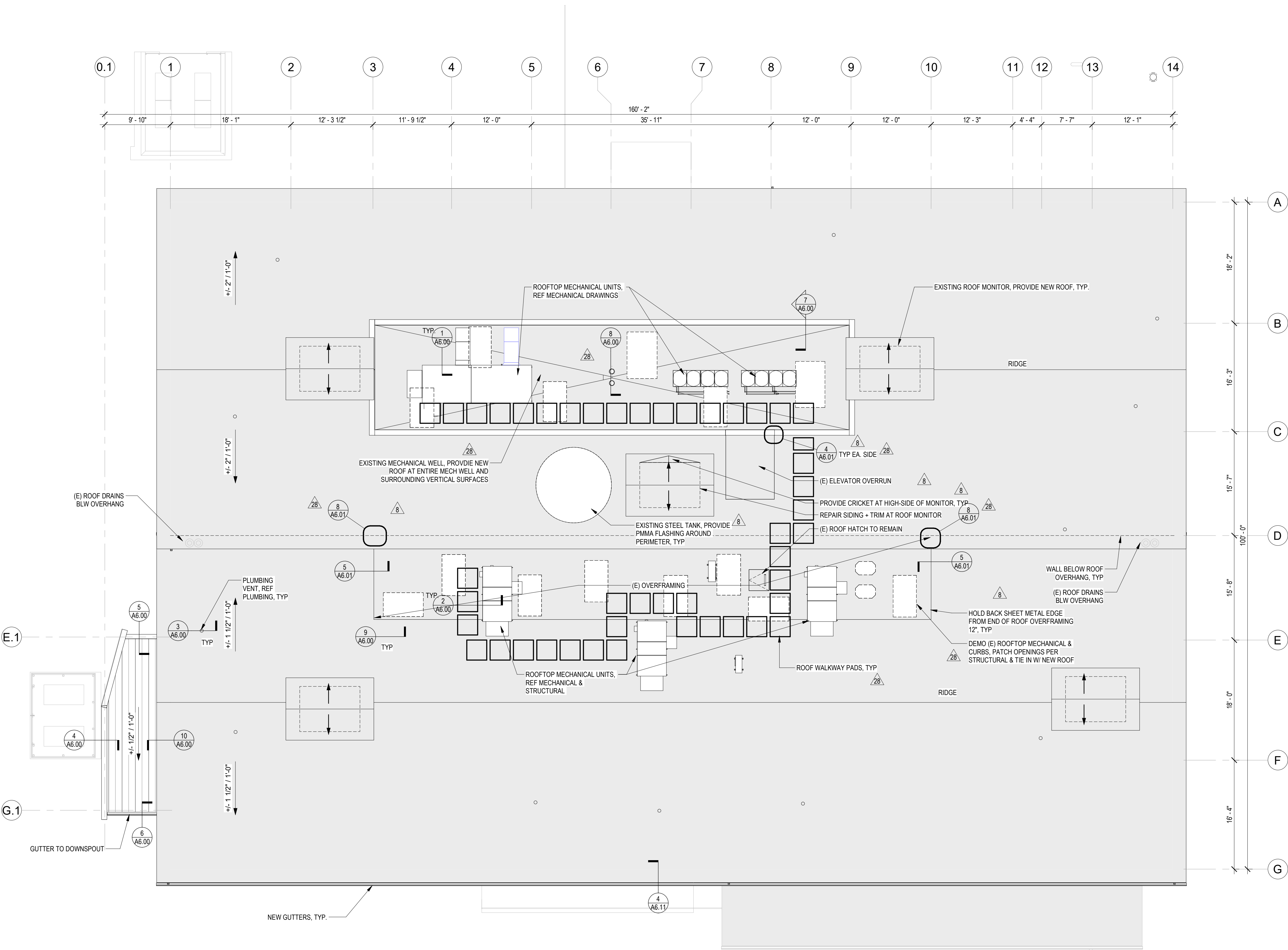
A2.20

Roof Plan General Notes

1. REFER TO GENERAL NOTES ON A4.00.
2. REFER TO A4 AND A6 SERIES SHEETS FOR ROOF DECK EDGE DIMENSIONS FROM GRIDLINE.
3. REFER TO A6 SERIES SHEETS FOR ROOF DETAILS.
4. PROTECT EXISTING ROOF TO REMAIN DURING CONSTRUCTION. MAINTAIN EXISTING WARRANTIES.
5. ALL ROOF CONSTRUCTION SHALL PROVIDE POSITIVE SLOPE TO DRAIN IN CONFORMANCE WITH NRCA PUBLISHED RECOMMENDATIONS. MINIMUM OF 1/4" PER FOOT SLOPE. TYPICAL. PROVIDE FIBERGLASS-FACED POLYISOCYANURATE RIGID INSULATION AND TAPERED POLYISOCYANURATE PANELS AT CRICKETS AS INDICATED.
6. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND HAZARDOUS MATERIALS SHEETS AND COORDINATE THE WORK.
7. ALL ROOF PENETRATIONS SHALL BE LOCATED AWAY FROM ROOF VALLEYS AND OTHER APPURTENANCES AS RECOMMENDED BY NRCA IN THEIR 4TH EDITION ROOFING AND WATERPROOFING MANUAL, AND AS NOTED IN NRCA'S CONSTRUCTION DETAILS SECTION OF MANUAL.
8. ALL ROOFS AND PENETRATIONS SHALL BE ROOFED AND FLASHED SO WEATHERPROOF AND WATERTIGHT. OVER MECHANICALLY-ATTACHED THERMAL BARRIER BOARD, WITH PLIES FULLY ADHERED AND COURSES SEQUENCED IN A WATERSHEDDING MANNER TO DIRECT WATER TO DRAINS, GUTTERS, AND SCUPPERS AND PREVENT LEAKAGE.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE ROOF SYSTEM COMPONENTS AND ACCESSORIES INCLUDING ITEMS REQUIRED BUT NOT SPECIFICALLY DETAILED.
10. THE ROOF PLAN DRAWINGS ARE DIAGRAMMATIC, AND NOT ALL REQUIRED ROOF PENETRATIONS ARE ILLUSTRATED. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EQUIPMENT AND PIPING PENETRATIONS. PROVIDE CURBS, FLASHINGS, CRICKETS, COLLARS, ETC PER ARCHITECTURAL DETAILS FOR ALL PENETRATIONS AND EQUIPMENT WHETHER SHOWN ON THE ROOF PLAN OR NOT.
11. EXTEND EXISTING PLUMBING VENT PIPING TO MINIMUM HEIGHT 8" ABOVE FINISHED ROOF.
12. ALL ROOF PATCH AREAS TO BE INSTALLED WEATHERPROOF AND WATERTIGHT, AND TO ENSURE PROPER DRAINAGE.
13. PRIOR TO PERFORMING ANY ROOFING WORK, CONTRACTOR SHALL TEST ALL DRAIN LINES AND NOTIFY OWNER OF ANY LINES THAT ARE PLUGGED OR PARTIALLY PLUGGED. ANY DRAIN LINES THAT ARE SLOW DRAINING OR PLUGGED FOLLOWING THE WORK SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. REFER TO WALLS SECTIONS FOR TYPICAL ASSEMBLIES AND MINIMUM INSULATION REQUIREMENTS.

Roof Plan Legend

- TPO ROOF ASSEMBLY OVER METAL DECK, TYP. REF R1 AT A4.00
- TPO ROOF ASSEMBLY OVER EXISTING STRUCTURE, TYP. REF R4 AT A4.00
- ROOF DRAIN AND OVERFLOW DRAIN IN SUMP, REF MECH PER DETAIL, TYP.
- GUTTER DROP TO DOWNSPOUT, TYP. REF DETAIL
- SKYLIGHT, TYP. REF A2.72 FOR SKYLIGHT TYPES
- WELDED SSTL FABRICATION AT PARAPET TRANSITIONS AT LOCATIONS INDICATED, REF DIAGRAMMATIC DETAIL AND FIELD VERIFY EACH CONDITION



Exterior Materials Legend

- NEW FIBER CEMENT SIDING & AWRB, TYP.
NEW PAINT, REFER TO W(E) ON A4.00
- EXISTING CONCRETE,
NEW WATER AND GRAFFITI REPELLENT
- NEW WOOD TRIM, TYP.
NEW PAINT
- EXISTING STEEL STRUCTURE, TYP.
NEW PAINT
- VERTICAL WOOD SIDING
PIONEER MILLWORKS, LARCH SHIPLAP "NICKEL-GAP" SIDING,
FINISH: FOSSIL, 5" FACE
- PREFINISHED SHEET METAL FLASHING PANEL, MATCH
ADJACENT METAL SIDING, TYP
- FIBER CEMENT BOARD LAP SIDING, PROFILE TO MATCH (E)
SIDING, PAINT
- FIBER CEMENT BOARD PANEL SIDING, HIDDEN FASTENER,
PAINT
- CMU BLOCK
MUTUAL MATERIALS, GROUND FACE, COLOR: CHARCOAL
- EXISTING LOUVER TO REMAIN
- LOUVER TYPE,
REF A2.72 FOR LOUVER TYPES
- WINDOW / ENTRANCE TYPE,
REF A2.72 FOR WINDOW TYPES
- HOOD VENT,
REF MECHANICAL, PAINT
TO MATCH SIDING, TYP

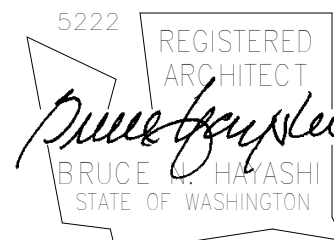
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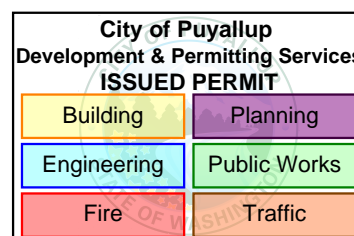
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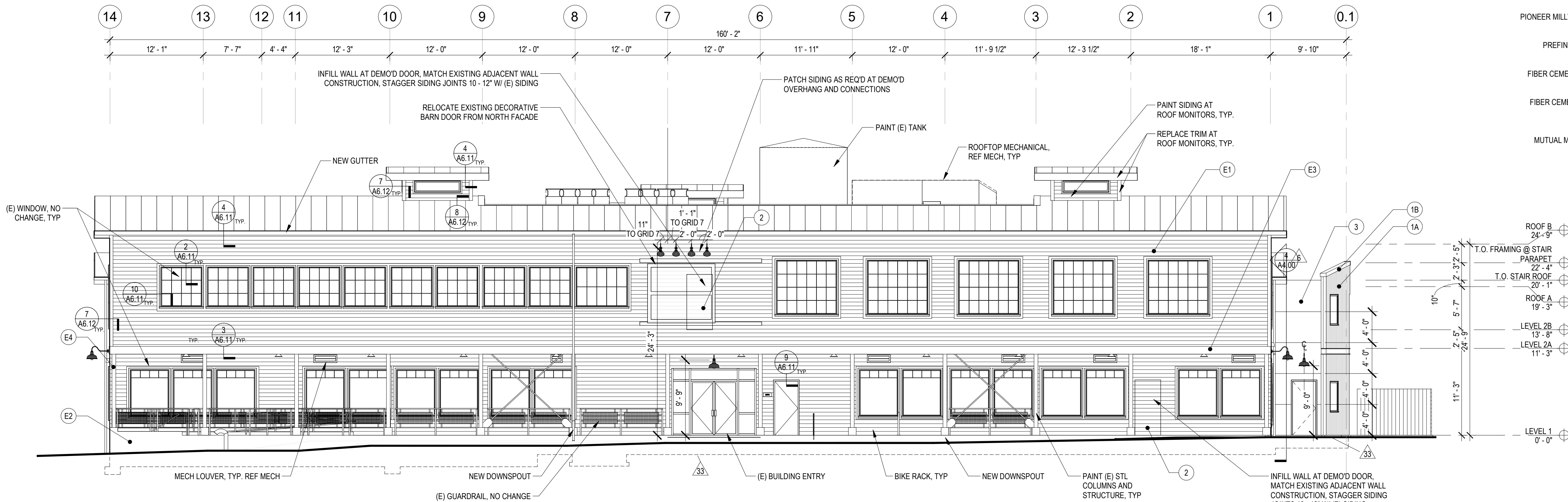
No.	Description	Date
3	GMP ADDENDUM 1	2/24/23
6	PERMIT CORRECTIONS #3	4/13/23
8	ALD GMP ADDENDUM 1	7/11/23
20	CA-ASK-RFI-54	11/11/23
24	CA-ASK-RFI-77	12/4/23
33	ASK-RFI-203	2/12/24

SHEET TITLE

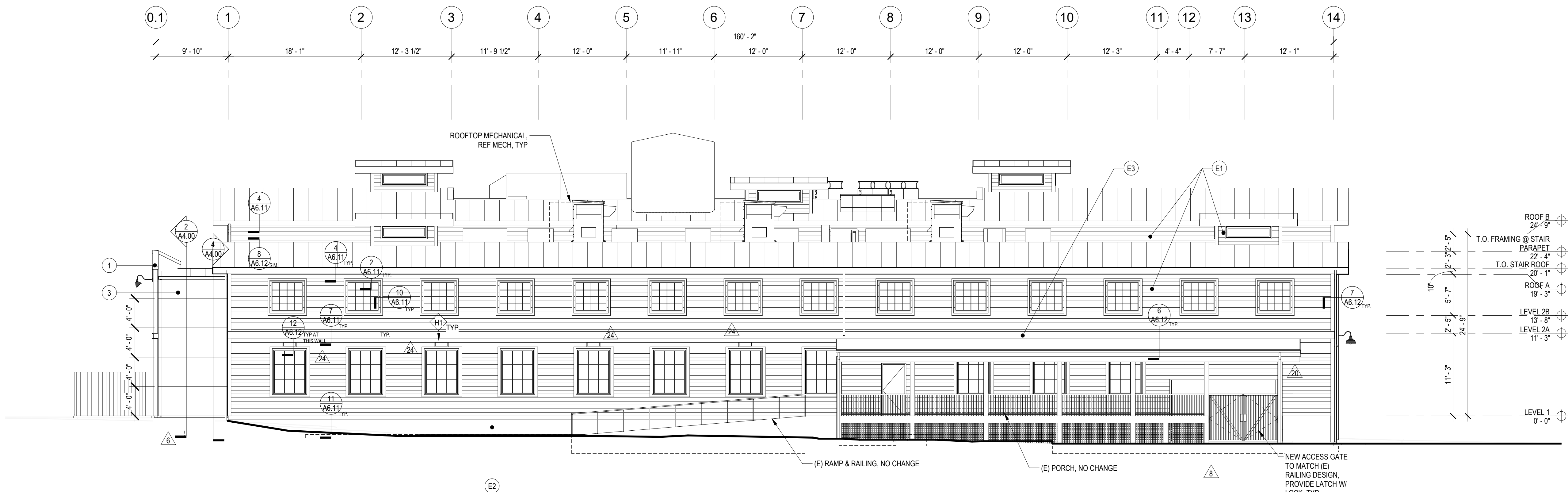
BUILDING
ELEVATIONS

SHEET NO.

A3.00



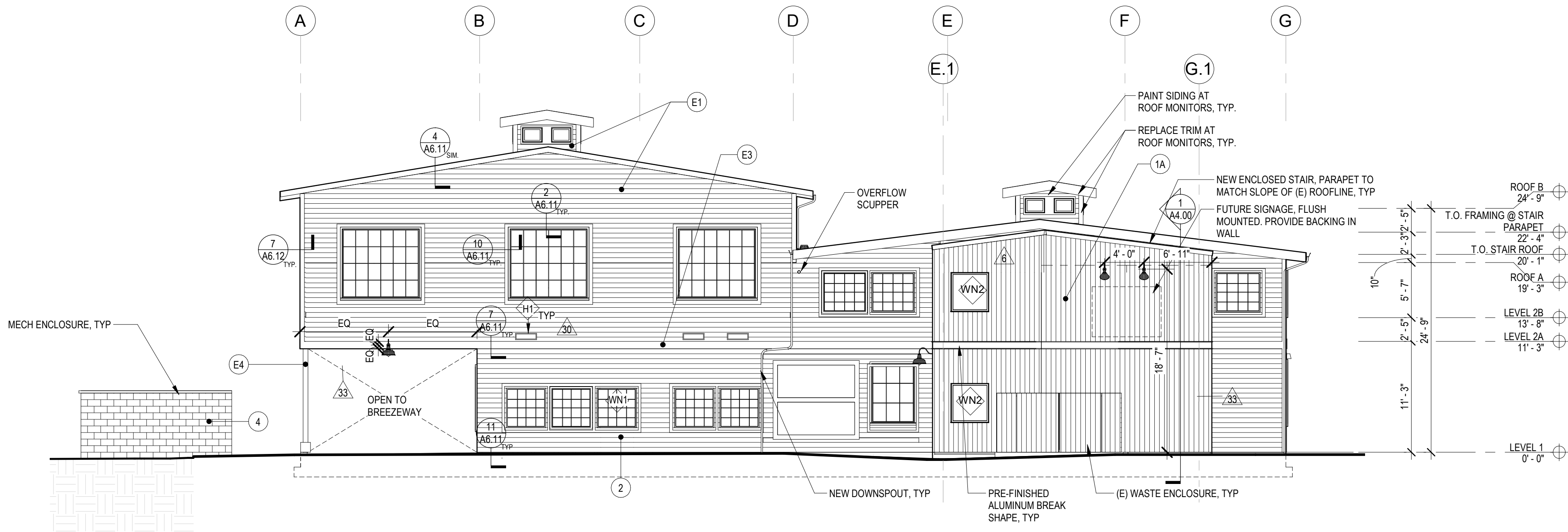
1 East Elevation
1/8" = 1'-0"



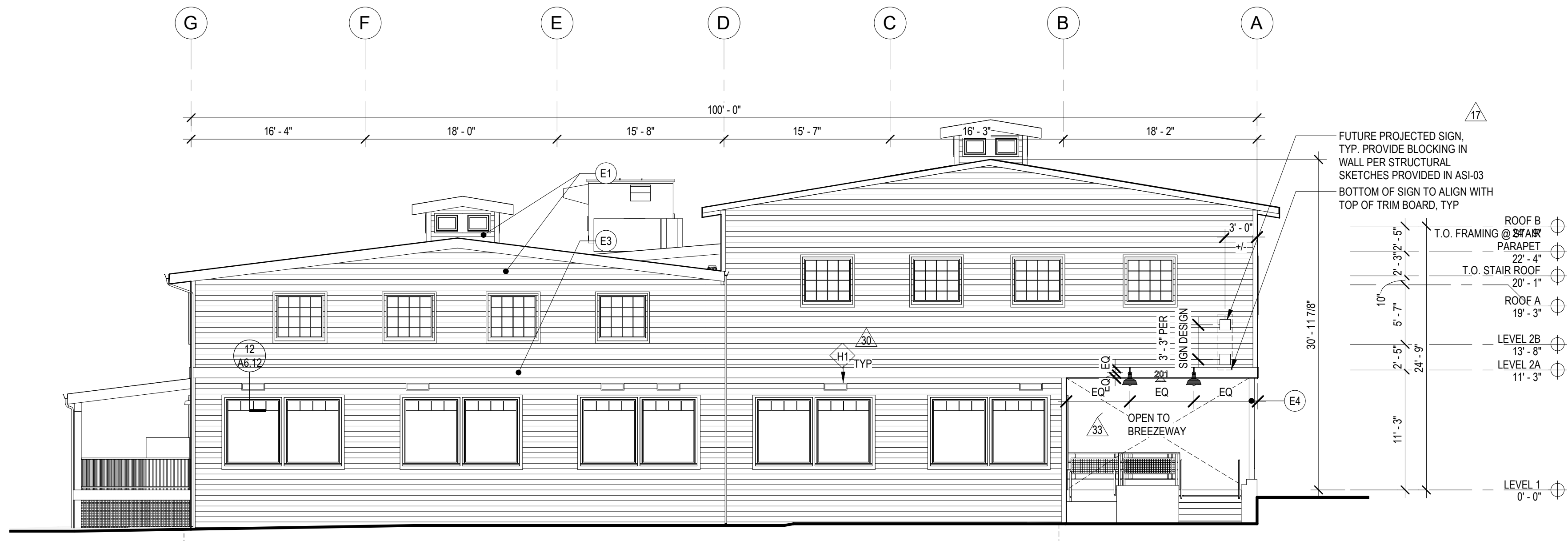
2 West Elevation
1/8" = 1'-0"

Exterior Materials Legend

- | | | |
|---|----|----|
| NEW FIBER CEMENT SIDING & AWBR-TYP
NEW PAINT (REFER TO WE) ON A4.00 | 34 | E1 |
| EXISTING CONCRETE,
NEW WATER AND GRAFFITI REPELLENT | | E2 |
| NEW WOOD TRIM, TYP
NEW PAINT | 34 | E3 |
| EXISTING STEEL STRUCTURE, TYP
NEW PAINT | | E4 |
| VERTICAL WOOD SIDING
PIONEER MILLWORKS, LARCH SHIP LAP "NICKEL-GAP" SIDING,
FINISH: FOSSIL, 5" FACE | | 1A |
| PREFINSHED SHEET METAL FLASHING PANEL, MATCH
ADJACENT METAL SIDING, TYP | | 1B |
| FIBER CEMENT BOARD LAP SIDING, PROFILE TO MATCH (E)
SIDING, PAINT | | 2 |
| FIBER CEMENT BOARD PANEL SIDING, HIDDEN FASTENER,
PAINT | 5 | 3 |
| CMU BLOCK
MUTUAL MATERIALS, GROUND FACE, COLOR: CHARCOAL | | 4 |
| EXISTING LOUVER TO REMAIN | | LE |
| LOUVER TYPE,
REF. A2.72 FOR LOUVER TYPES | | L# |
| WINDOW / ENTRANCE TYPE,
REF. A2.72 FOR WINDOW TYPES | | W# |
| HOOD VENT,
REF. MECHANICAL, PAINT
TO MATCH SIDING, TYP | | H# |



1 North Elevation



2 South Elevation

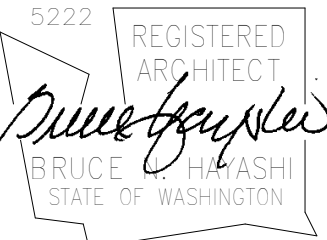
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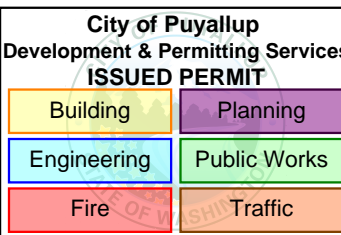
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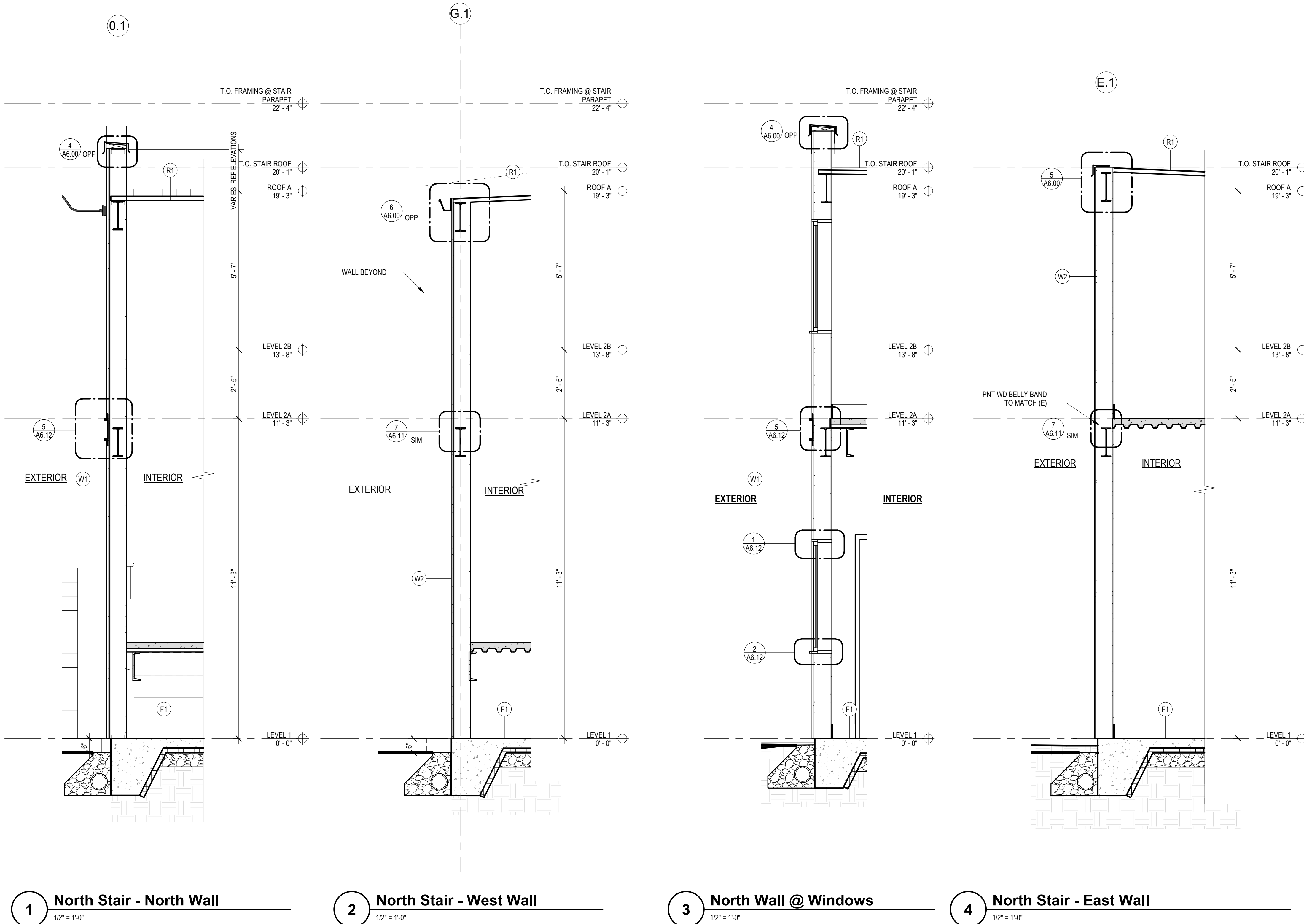
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8	ALD GMP ADDENDUM 1	7/7/23
28	PERMIT REVISION #1	1/25/24
34	PERMIT REVISION - CORRECTION 1	2/14/24

SHEET TITLE

WALL SECTIONS,
WALL
ASSEMBLIES

SHEET NO.

A4.00



Wall Section Assemblies & Key Notes

- (R1) THERMOPLASTIC MEMBRANE ROOF ASSEMBLY (UNCONDITIONED)** 34
THERMOPLASTIC ROOFING MEMBRANE ASSEMBLY OVER
COVERBOARD OVER
VAPOR BARRIER MEMBRANE OVER
NEW DECKING AND FRAMING, REF STRUCTURAL OVER
CEILING FINISH PER RCP
- (R2) (E) THERMOPLASTIC MEMBRANE ROOF ASSEMBLY** 34
THERMOPLASTIC ROOFING MEMBRANE ASSEMBLY OVER
COVERBOARD OVER
VAPOR BARRIER MEMBRANE OVER
(E) DECKING AND FRAMING (WITH (E) R-21 BATT INSULATION OVER
CEILING FINISH PER RCP
- (R3) NOT USED**
- (R4) FULL REPLACEMENT THERMOPLASTIC ROOF ASSEMBLY (U-VALUE = 0.027) 34**
THERMOPLASTIC MEMBRANE OVER
COVERBOARD OVER
2" RIGID INSULATION (R 5.4 PER INCH) OVER 34
VAPOR BARRIER MEMBRANE OVER
(E) DECKING AND FRAMING REF STRUCTURAL/W (E) R-21 BATT INSULATION OVER
CEILING FINISH PER RCP
- (W1) LARCH SHIPLAP SIDING AT FRAMED WALL (UNCONDITIONED)** 34
5/8" SHIPLAP LARCH SIDING OVER
AIR & WEATHER RESISTIVE BARRIER (TYPE 1) OVER
5/8" MR TYPE 'X' GWB OVER
SHEATHING PER STRUCTURAL OVER
6" COLD-FORMED METAL FRAMING @ 16" OC OVER
VAPOR RETARDER OVER
5/8" GYPSUM WALL BOARD, FINISH PER SCHEDULE
- (W2) MINERAL-FIBER CEMENT SIDING AT FRAMED WALL (UNCONDITIONED)** 34
MINERAL-FIBER CEMENT LAP SIDING, PAINTED OVER
AIR & WEATHER RESISTIVE BARRIER (TYPE 1) OVER
5/8" MR TYPE 'X' GWB OVER
SHEATHING PER STRUCTURAL OVER
6" COLD-FORMED METAL FRAMING @ 16" OC OVER
VAPOR RETARDER OVER
5/8" GYPSUM WALL BOARD, FINISH PER SCHEDULE
- (WIE) MINERAL-FIBER CEMENT SIDING AT (E) FRAMED WALL (RE-SIDING)** 34
MINERAL-FIBER CEMENT LAP SIDING, PAINTED OVER
AIR & WEATHER RESISTIVE BARRIER (TYPE 1) OVER
(E) SHEATHING OVER
(E) 2X6 WOOD FRAMING @ 24" OC W/ R-21 BATT INSULATION OVER
VAPOR RETARDER OVER
5/8" GYPSUM WALL BOARD, (REPLACE WHERE NECESSARY) FINISH PER SCHEDULE
- (F1) SLAB ON GRADE**
FLOOR FINISH AS SCHEDULED OVER
SLAB ON GRADE, REINFORCING AND THICKNESS REF STRUCTURAL OVER
REINFORCED 10 MIL VAPOR RETARDER OVER
24" WIDE R-10 PERIMETER INSULATION INSTALLED HORIZONTALLY AND RUN
DOWN FACE OF SLAB EDGE OVER
SUBGRADE PREPARATION, REF CIVIL AND GEOTECH REPORT
- (FD1) FOUNDATION DRAIN ASSEMBLY**
FILTER FABRIC
6" LAYER OF GRAVEL W/
4" DIAMETER PERFORATED DRAIN BEDDED IN
6" GRAVEL WRAPPED IN FILTER FABRIC
REF CIVIL FOR TERMINATION

U-FACTOR VALUES FOR ROOF PER 2018 WSEC TABLE C402.1.4

(E) Roof Joists with Contin. Insul above deck		R4
Exterior Air Film	0.17 (ref Table A101.5)	
TPO Membrane	0.33 (ref Table A101.5)	
2" Rigid Insulation	11.40 (mfr data) 5.7 R per inch	
(E) sheathing	2.06 (ref Table A101.5)	
TJI W/ (E) R-21 Batt Insulation	21.00	
Air Cavity below TJI	0.91 (ref Table A101.5)	
(E) 1x decking	0.94 (ref Table A101.5)	
Interior Air Film	0.61 (ref Table A101.5)	
total R	37.42	
U-factor (1/R)	0.027	

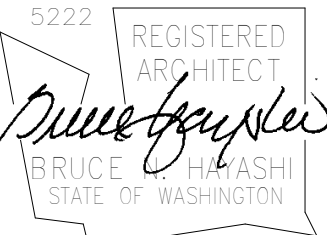
CHC Puyallup - Cannery

201 W. Main
Puyallup, WA 98371

Miller HayashiArchitects

118 North 35th St., Suite 200
Seattle, Washington 98103
Tel: 206 634 0177
Fax: 206 634 0167

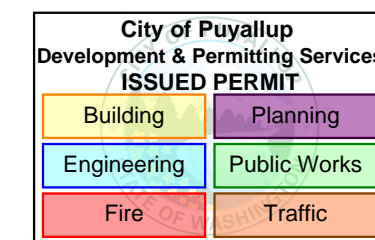
ARCHITECT'S STAMP



CONSULTANT

CONSULTANT'S STAMP

BUILDING DEPARTMENT'S STAMP



PHASE

IFC Set

DATE

05/22/23

REVISIONS

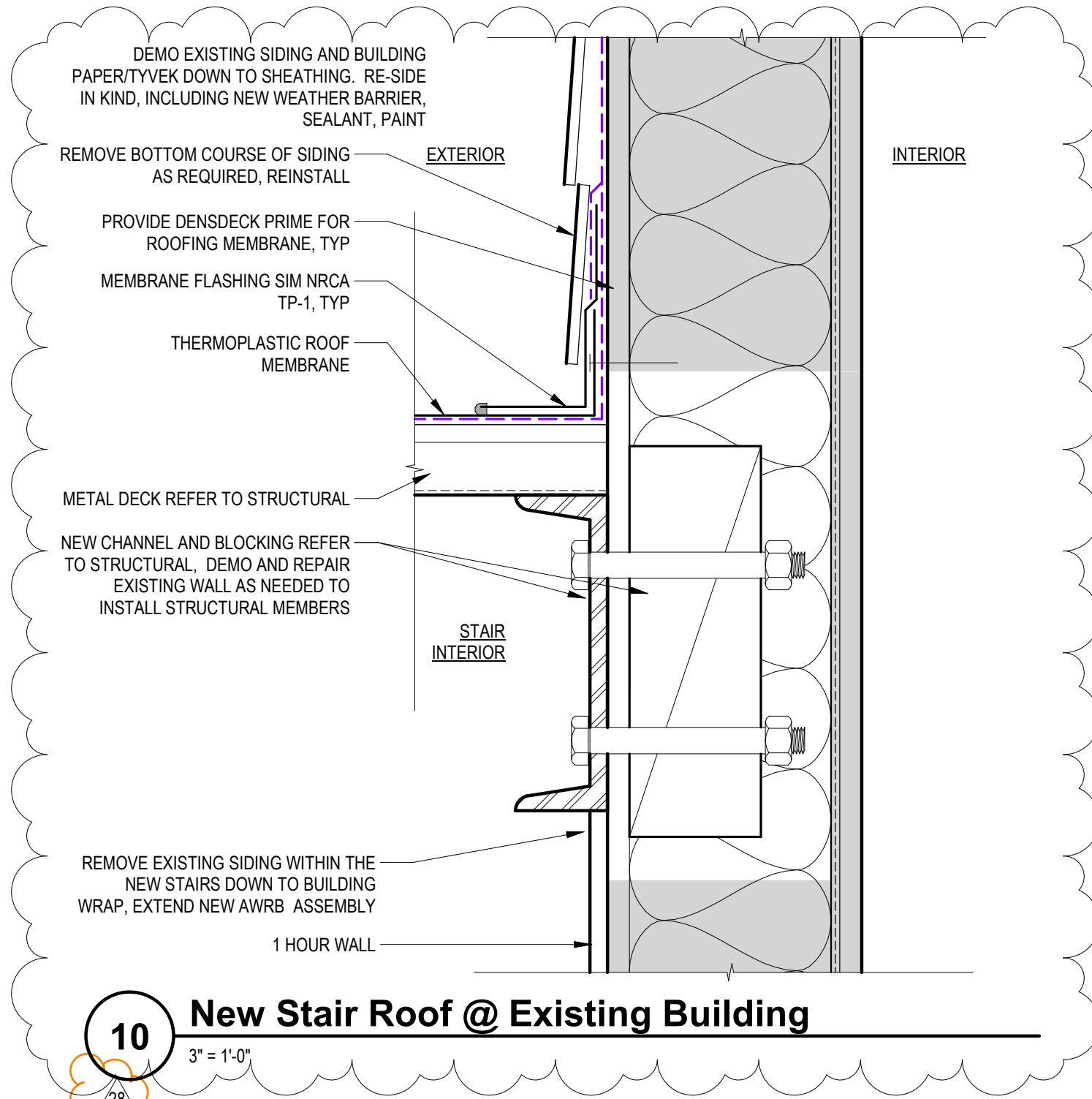
No.	Description	Date
3	GMP ADDENDUM 1	2/24/23
4	GMP ADDENDUM 2	3/8/23
8	ALD GMP ADDENDUM 1	7/7/23
28	PERMIT REVISION #1	1/25/24

SHEET TITLE

EXTERIOR
DETAILS - ROOF

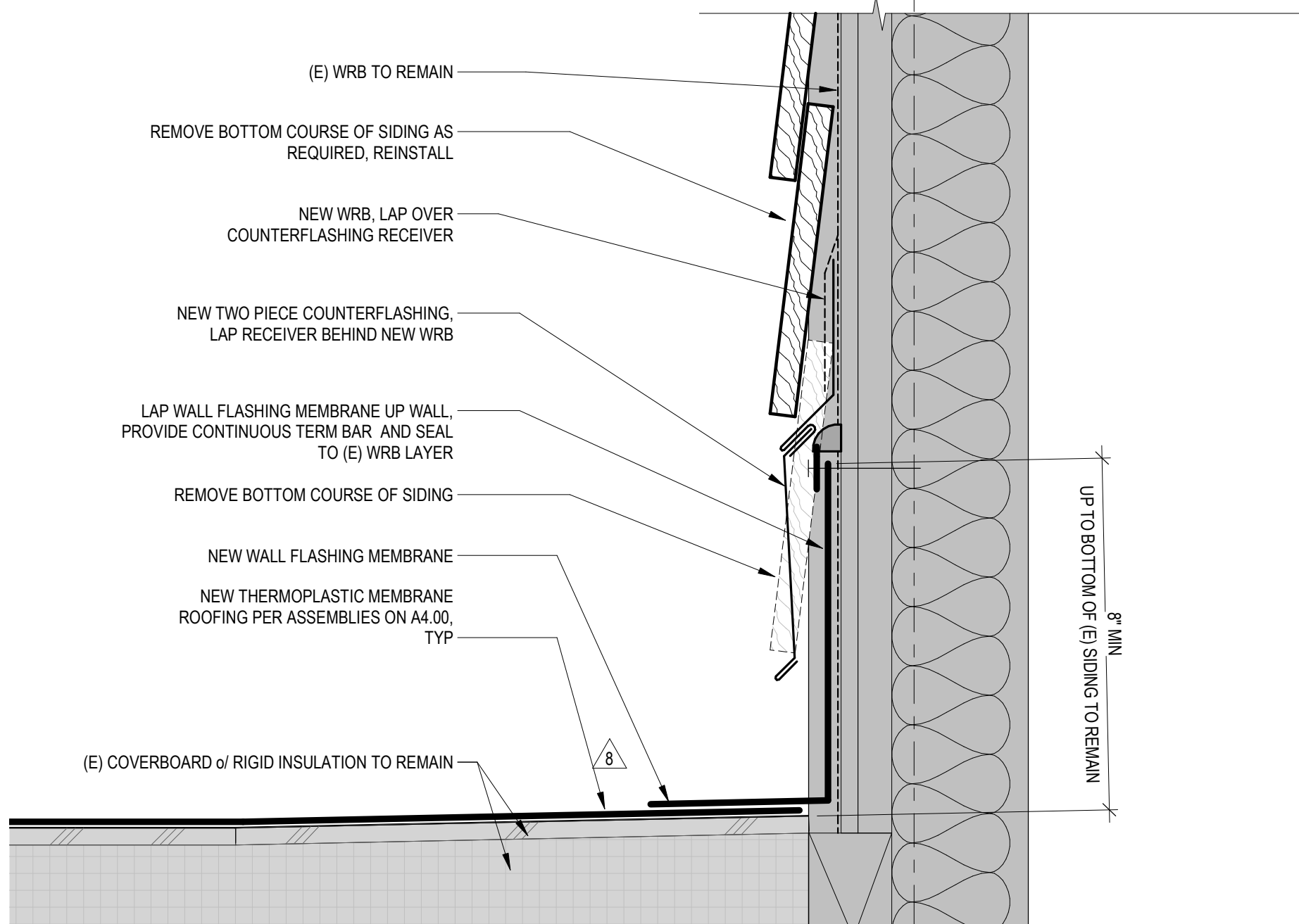
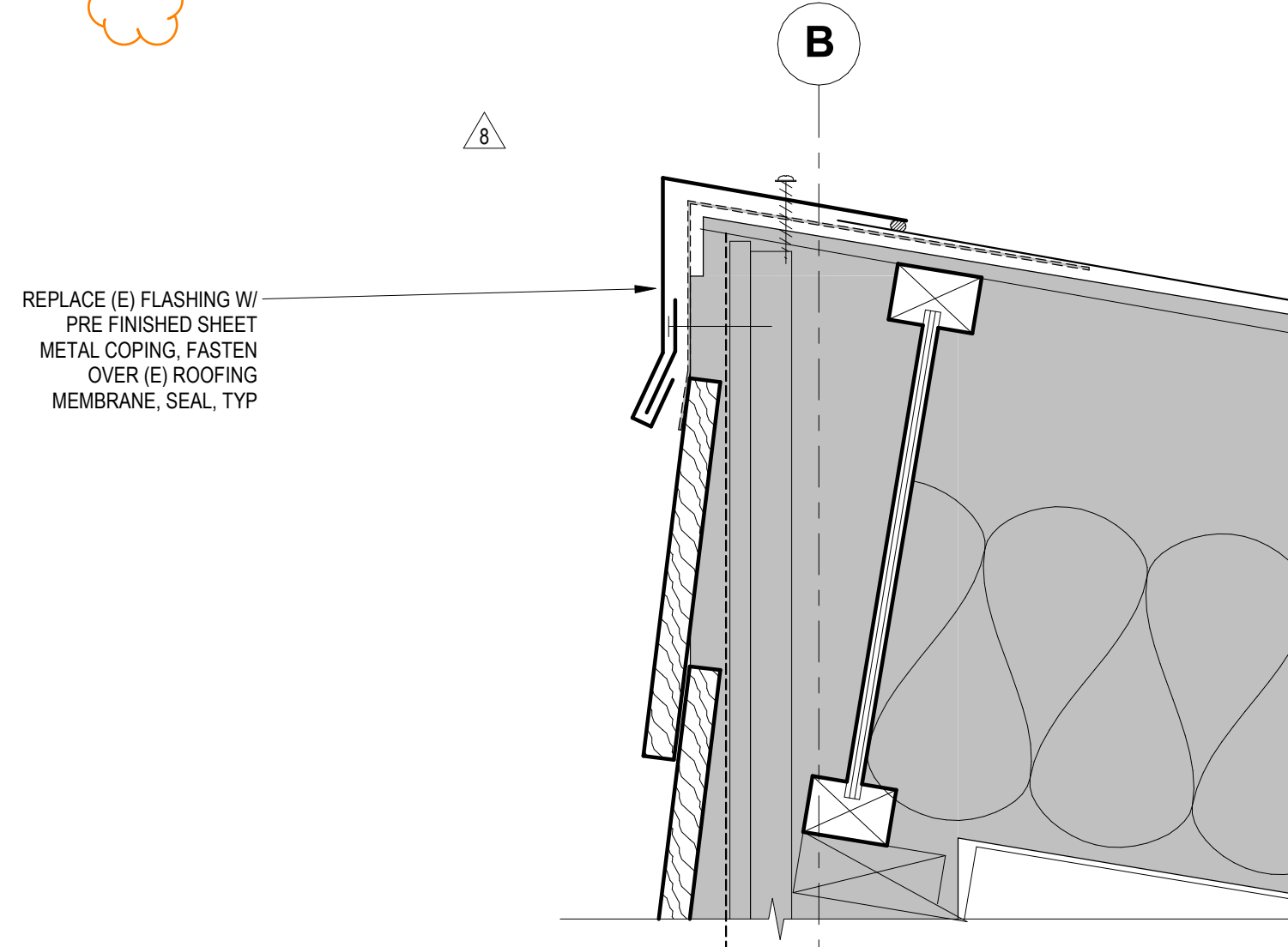
SHEET NO.

A6.00



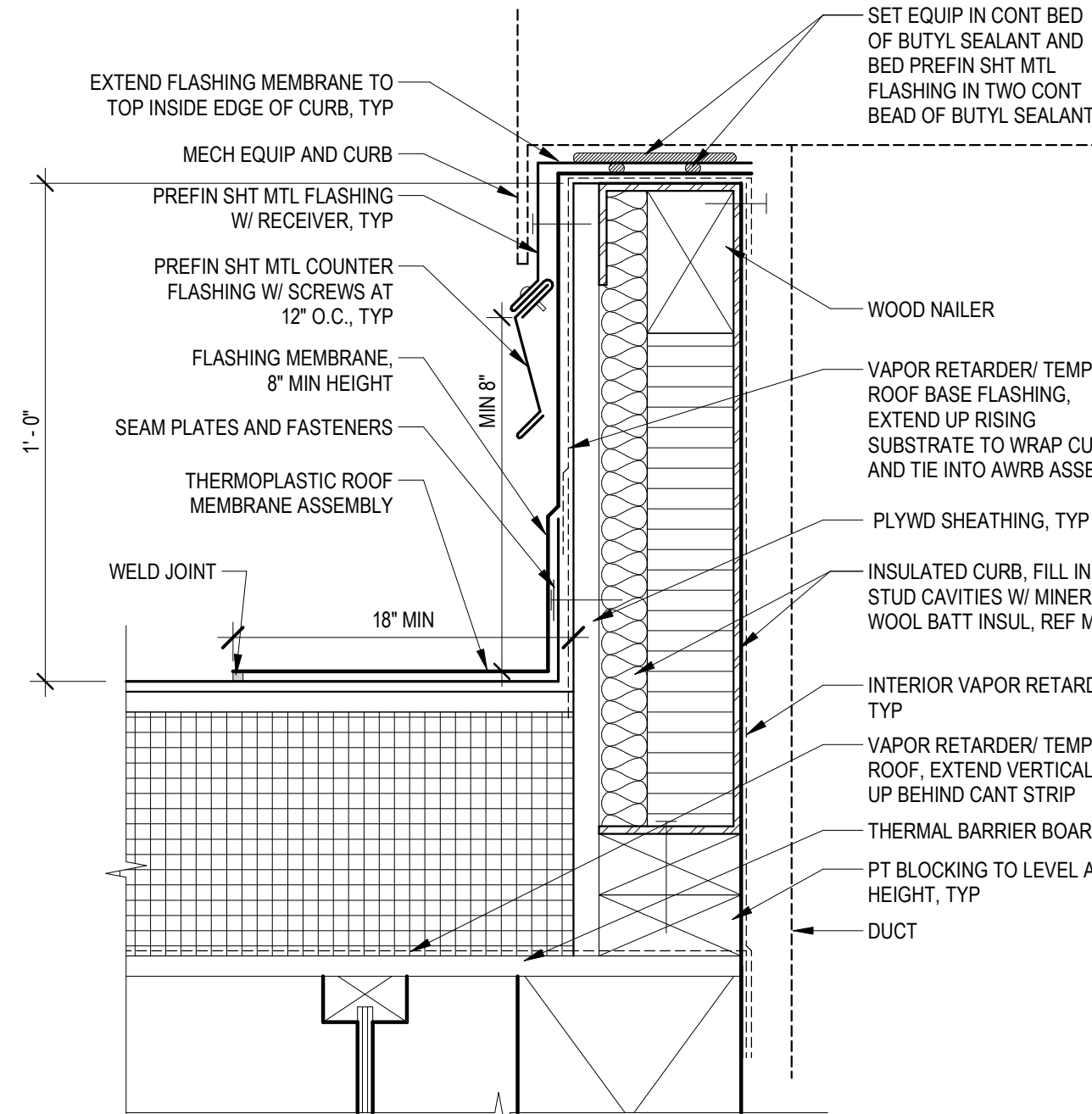
10 New Stair Roof @ Existing Building

28



7 Detail - Roof Replacement @ Mech. Well

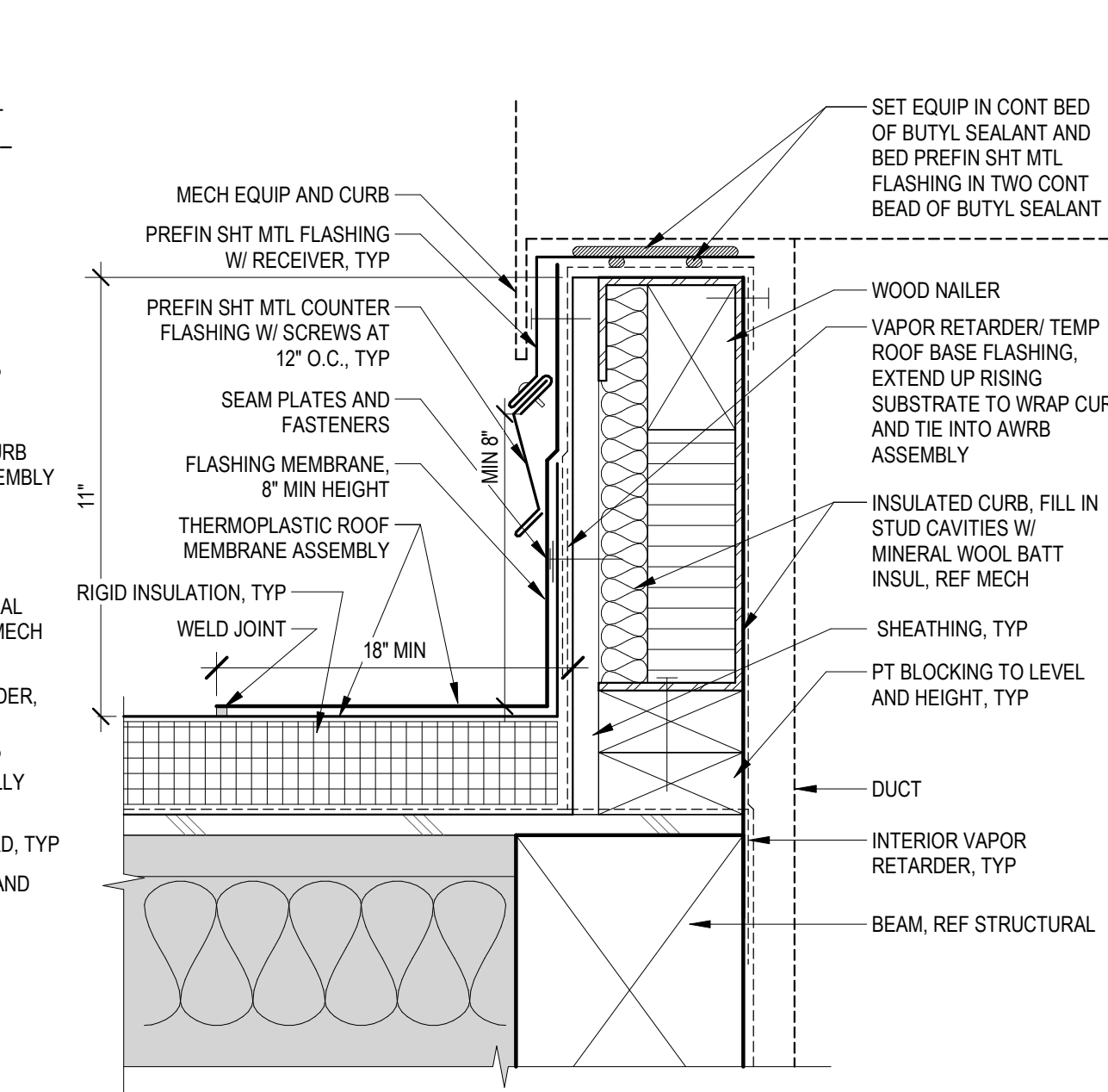
3" = 1'-0"



1 Mechanical Roof Curb Detail

3" = 1'-0"

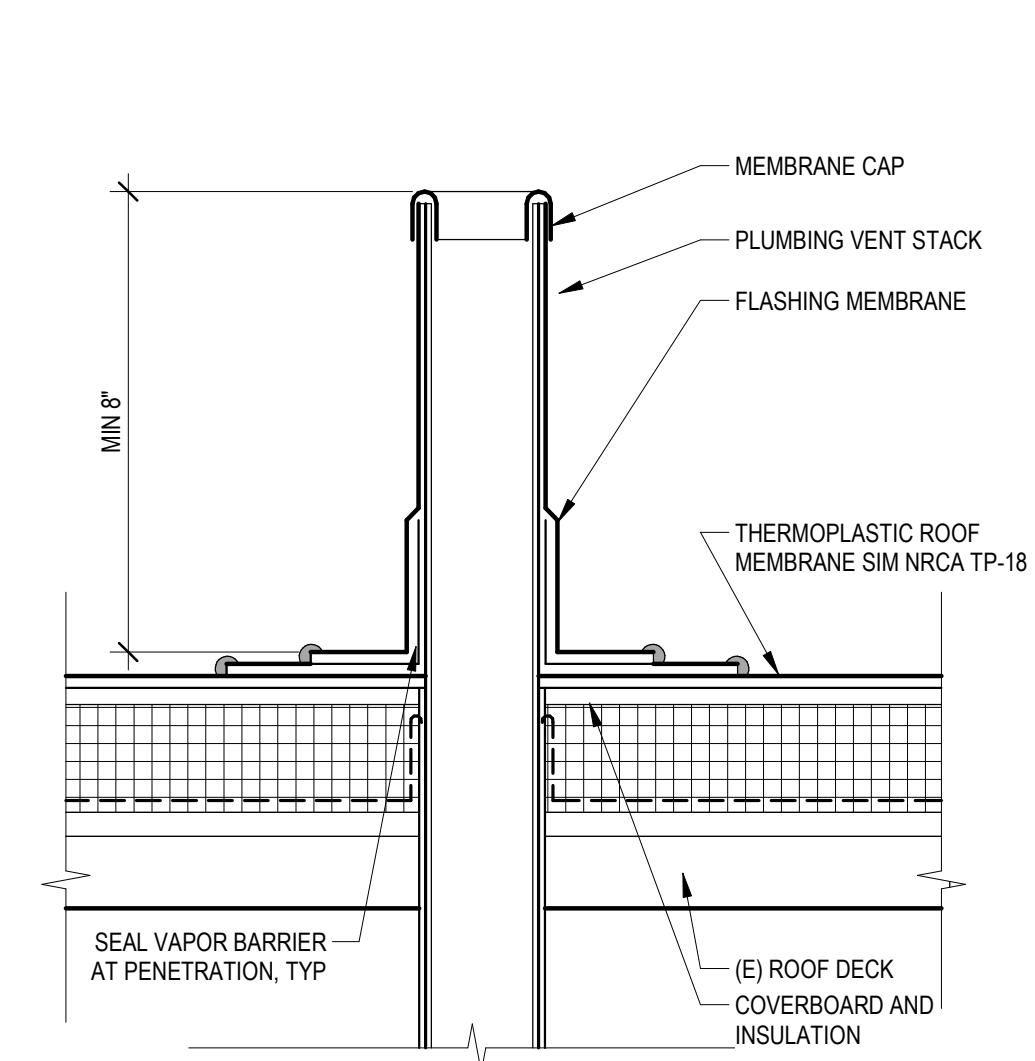
@ (E) MECHANICAL WELL



2 Mechanical Roof Curb Detail

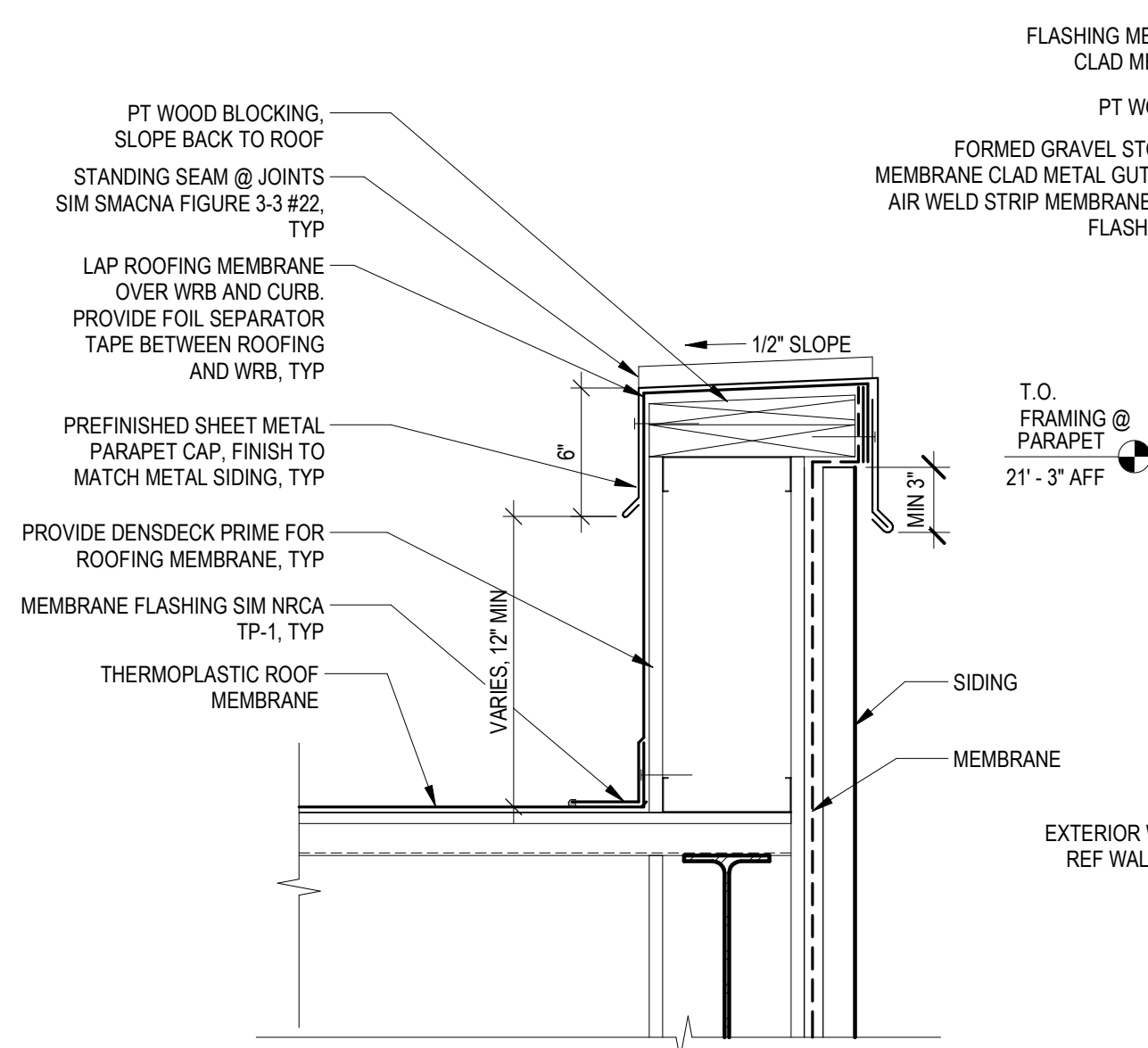
3" = 1'-0"

@ TYPICAL MAIN ROOF



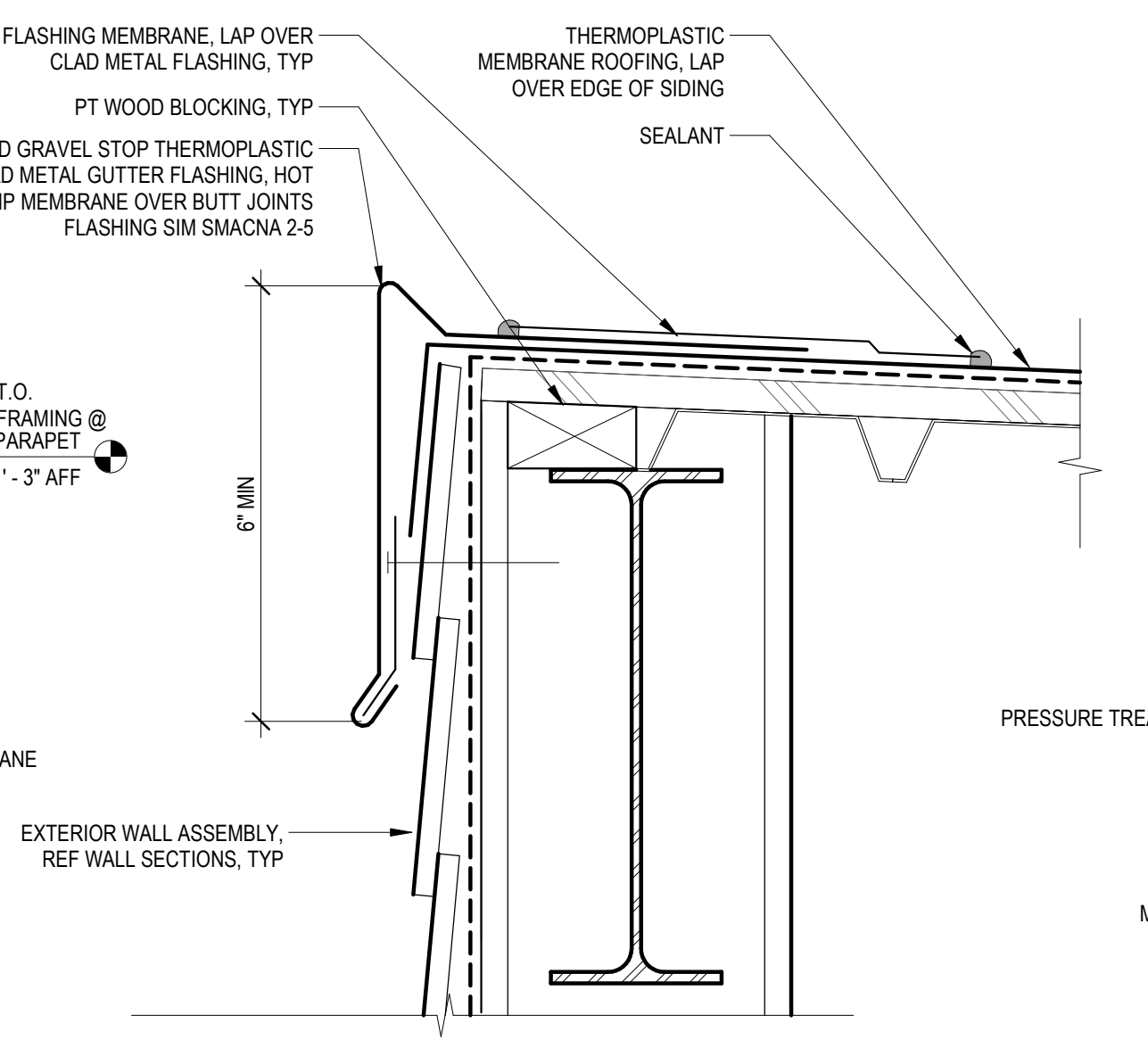
3 Plumbing Vent @ Roof

3" = 1'-0"



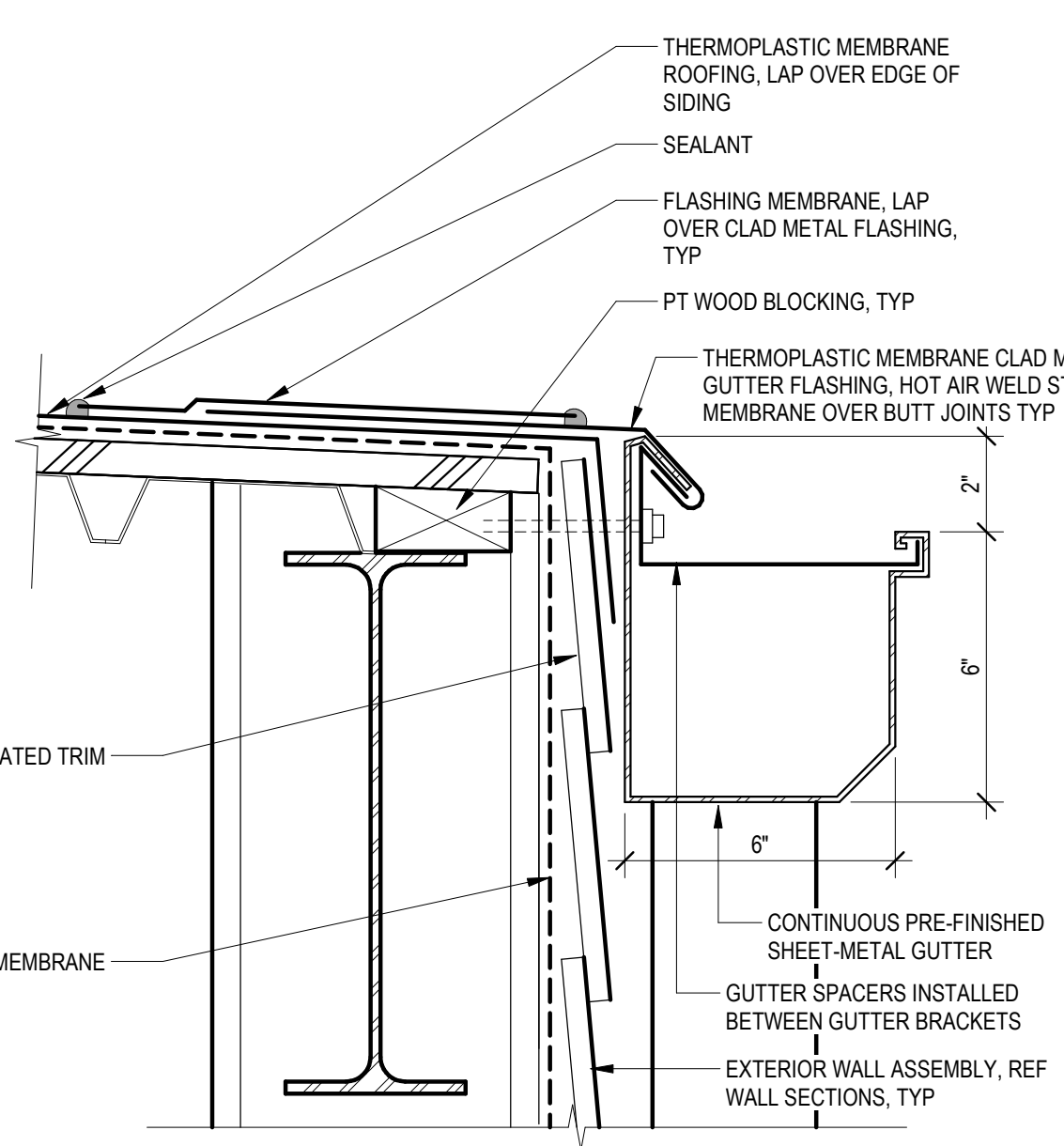
4 Parapet Wall @ North Stair

1 1/2" = 1'-0"



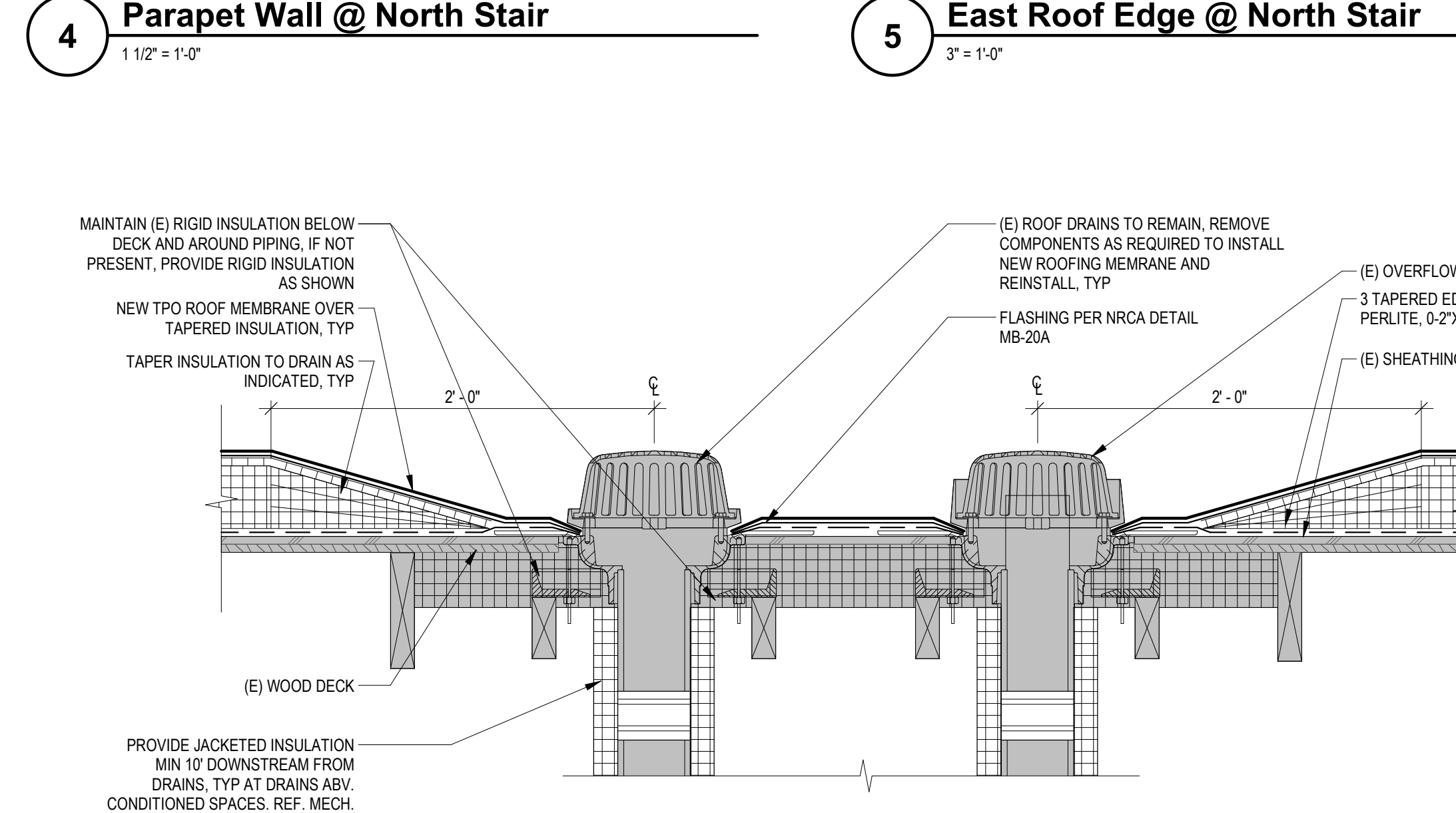
5 East Roof Edge @ North Stair

3" = 1'-0"



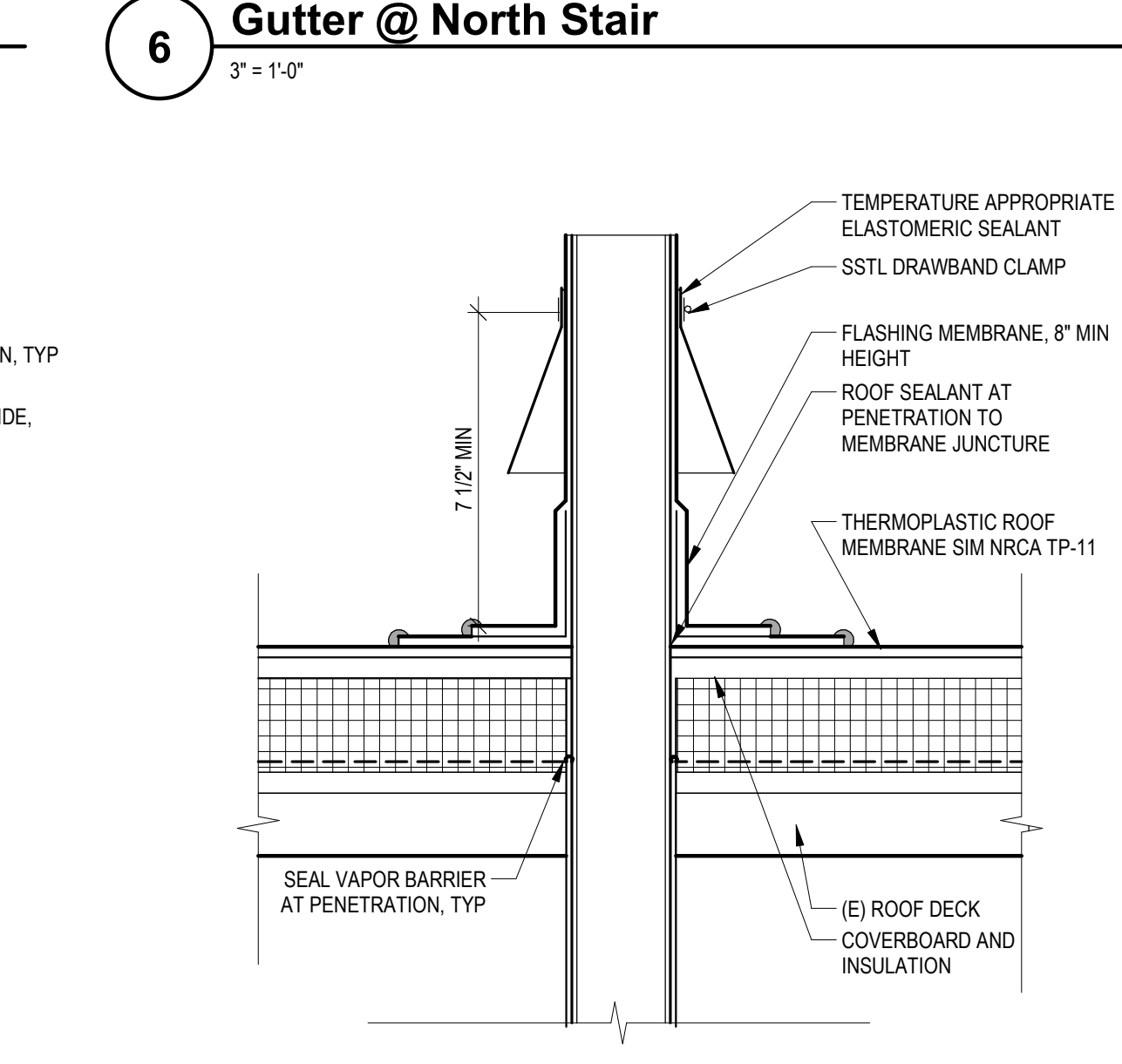
6 Gutter @ North Stair

3" = 1'-0"



8 Roof Drain & Overflow

1 1/2" = 1'-0"



9 Piping Penetration Detail

3" = 1'-0"

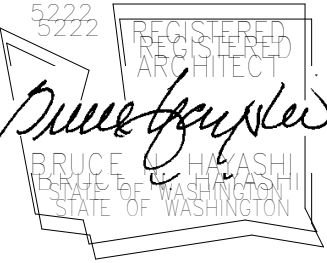
CHC Puyallup - Cannery

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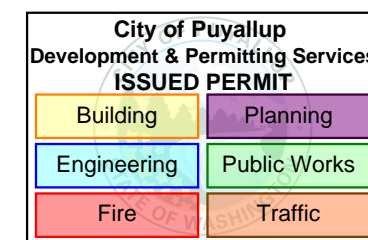
ARCHITECT'S STAMP



CONSULTANT

CONSULTANT'S STAMP

BUILDING DEPARTMENT'S STAMP



PHASE

IFC Set

DATE

05/22/23

REVISIONS

No.	Description	Date
4	GMP ADDENDUM 2	3/8/23
8	ALD GMP ADDENDUM 1	7/7/23
28	PERMIT REVISION #1	1/25/24

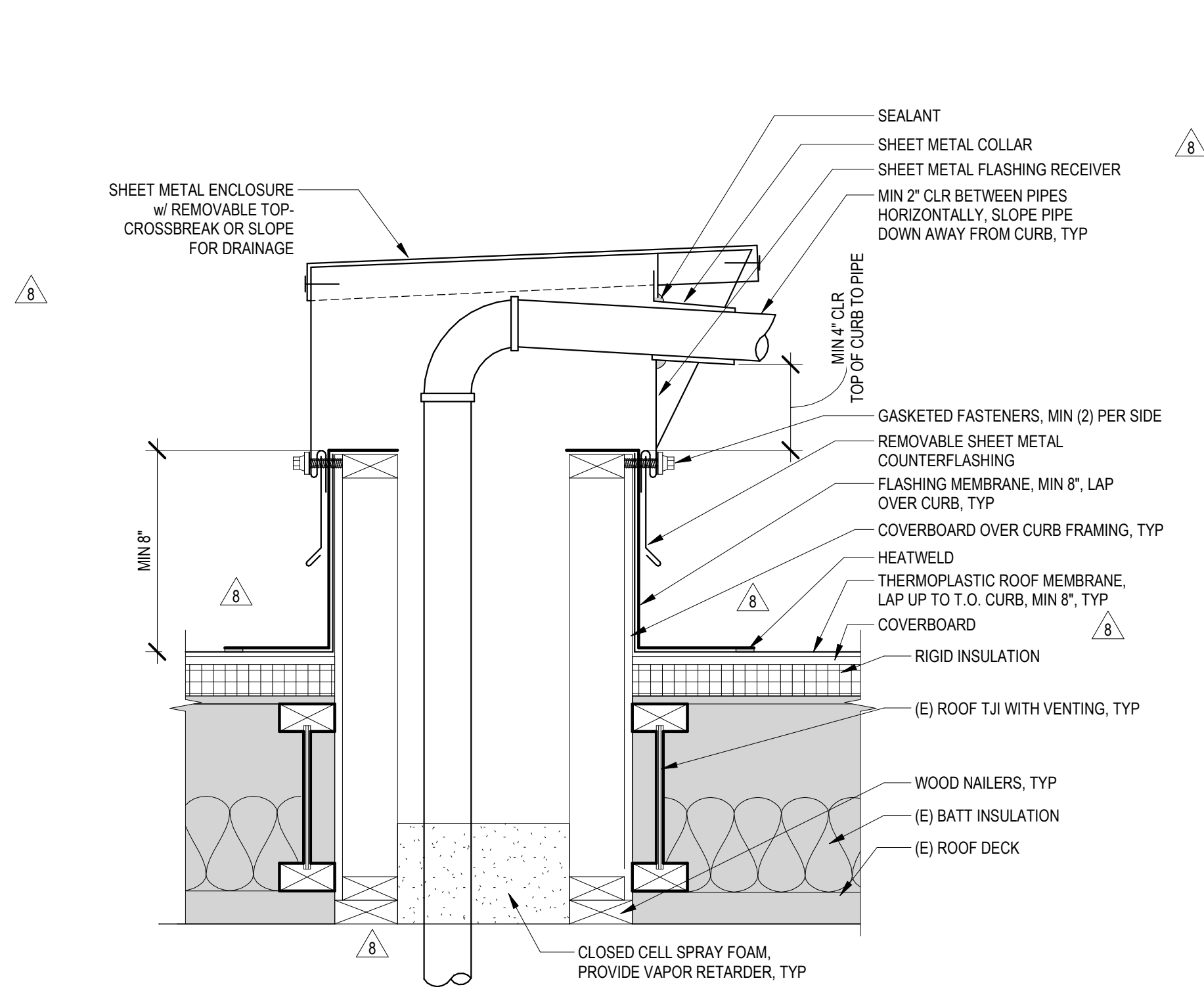
SHEET TITLE

EXTERIOR
DETAILS - ROOF

SHEET NO.

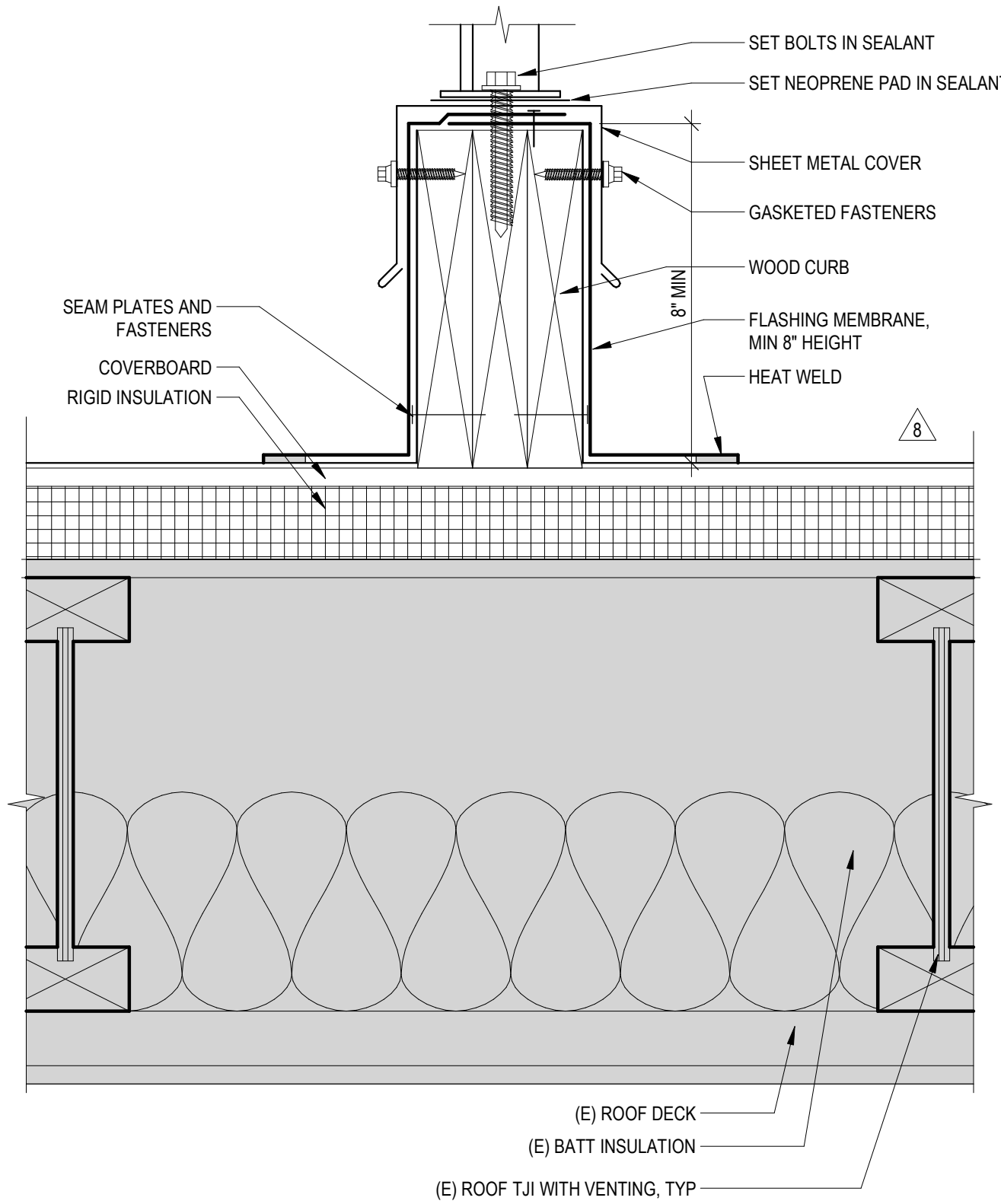
A6.01

MILLER HAYASHI ARCHITECTS 2213



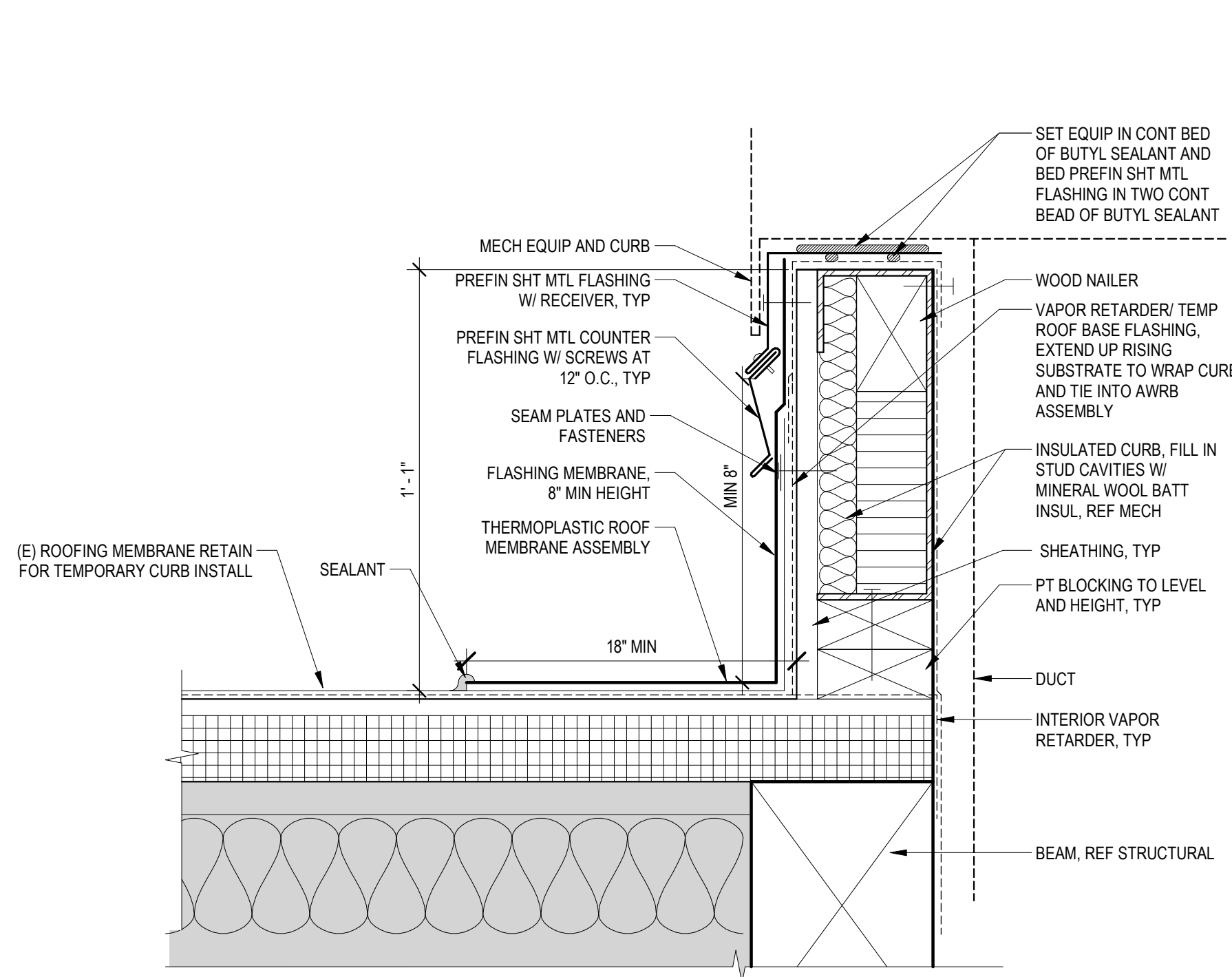
1 Mechanical Piping Thru Roof

1 1/2" = 1'-0"



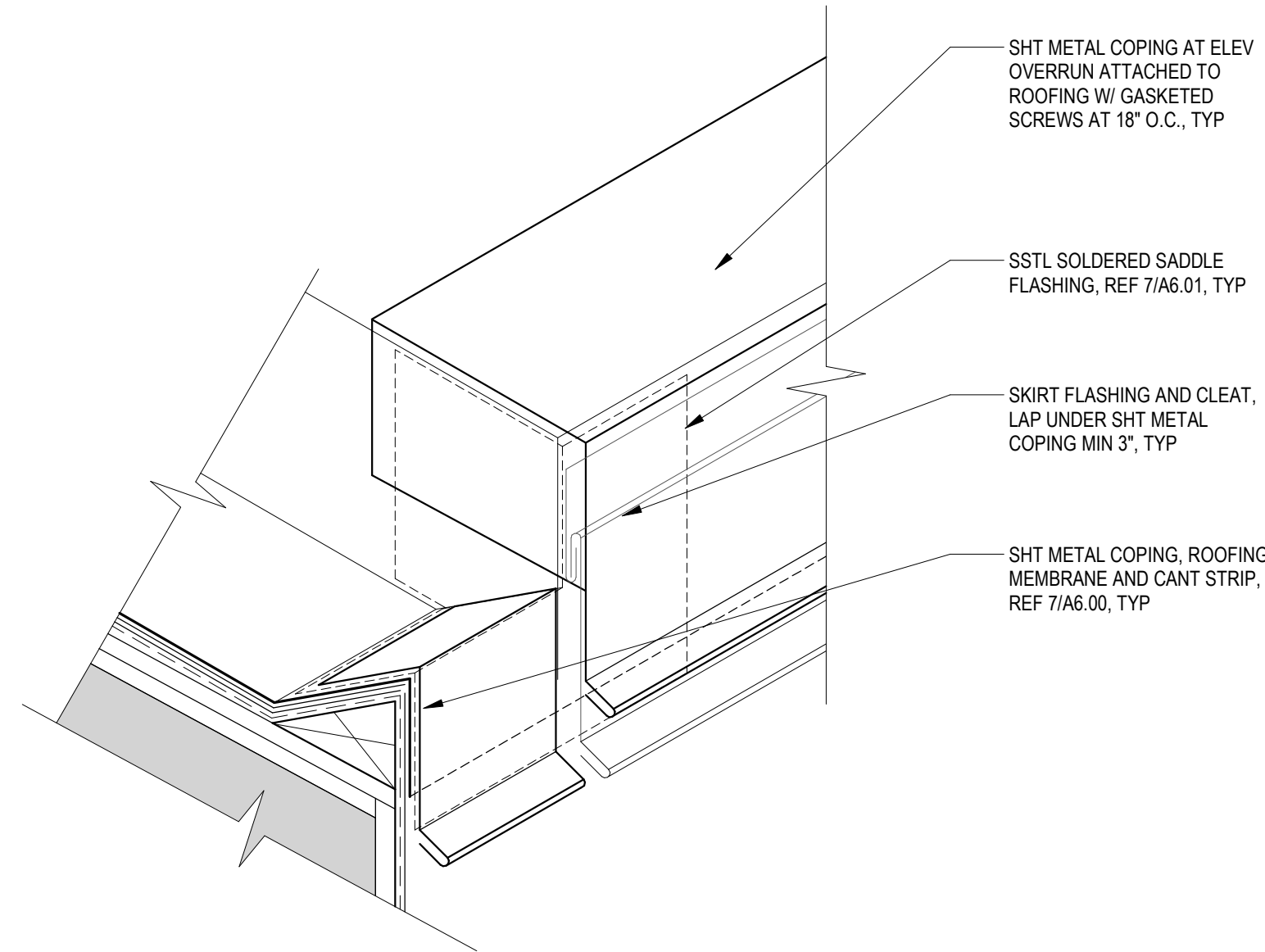
2 Mechanical Heat Pump Curb

3" = 1'-0"



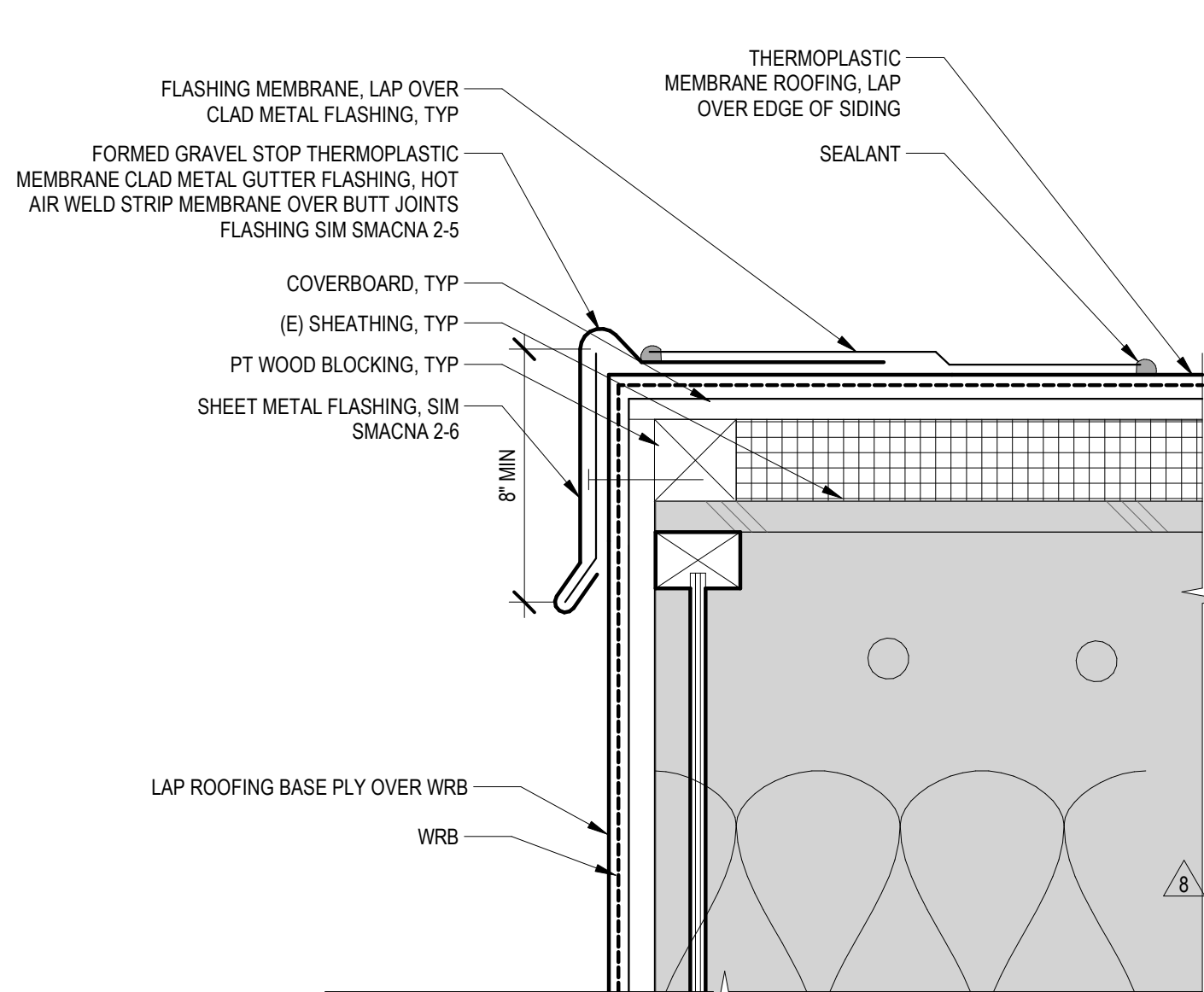
3 Mechanical Roof Curb - Patch

3" = 1'-0"



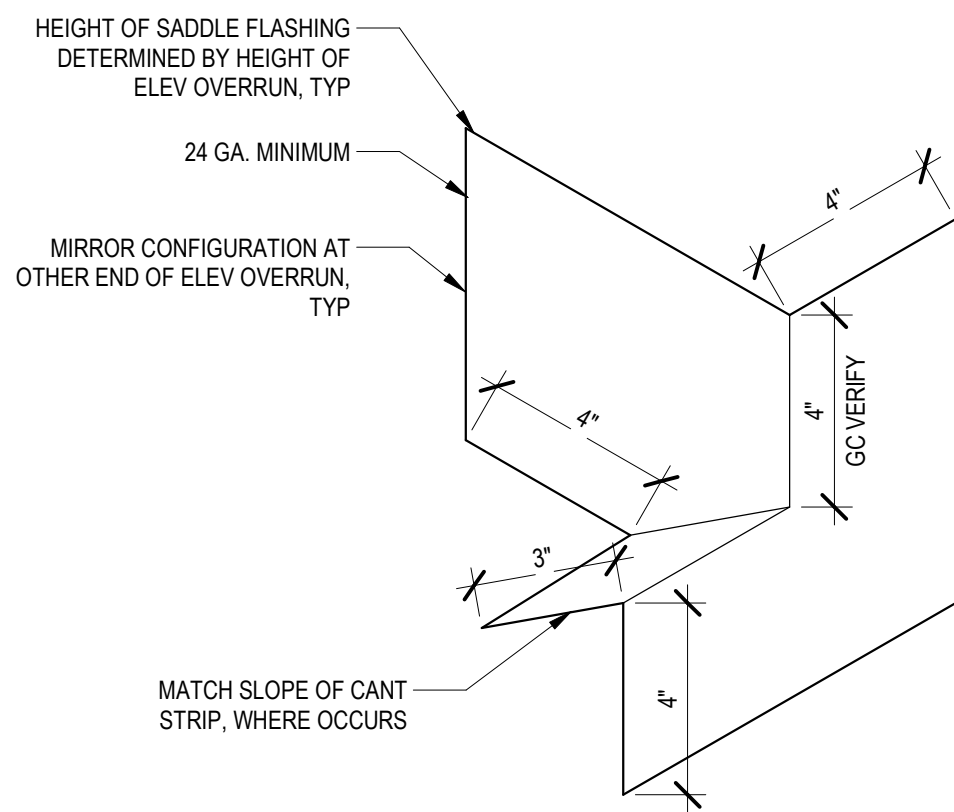
4 Sheet Metal Coping @ Elevator Overrun

3" = 1'-0"



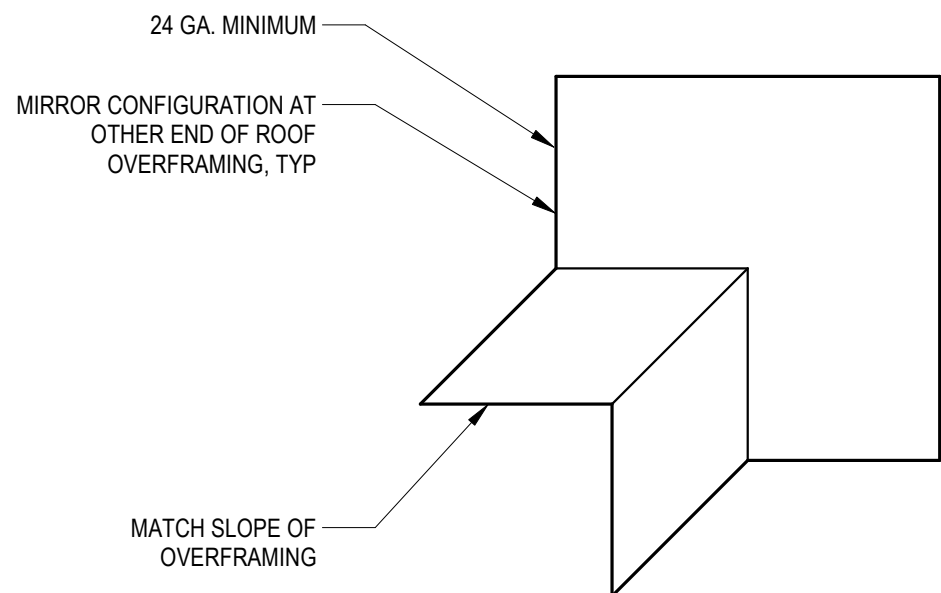
5 Sheet Metal Edge @ (E) Roof Over run

3" = 1'-0"



7 Saddle Flashing - Elev Overrun @ Well

3" = 1'-0"



8 Saddle Flashing - @ Roof Overframing

3" = 1'-0"

NOTE: VERIFY SSTL FLASHING CONFIGURATION W/ FIELD CONDITIONS. ALL JOINTS SOLDERED 100% WATERTIGHT, TYP

NOTE: VERIFY SSTL FLASHING CONFIGURATION W/ FIELD CONDITIONS. ALL JOINTS SOLDERED 100% WATERTIGHT, TYP

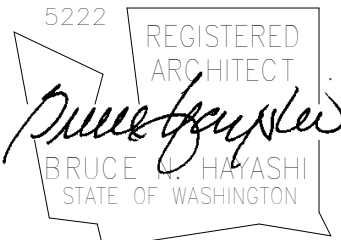
CHC Puyallup - Cannery

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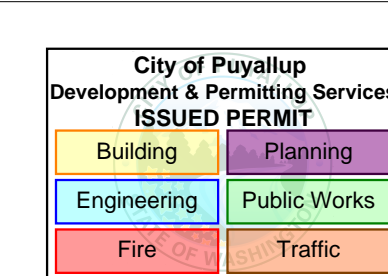
ARCHITECT'S STAMP



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BUILDING DEPARTMENT'S STAMP



PHASE

IFC Set

DATE

05/22/23

REVISIONS

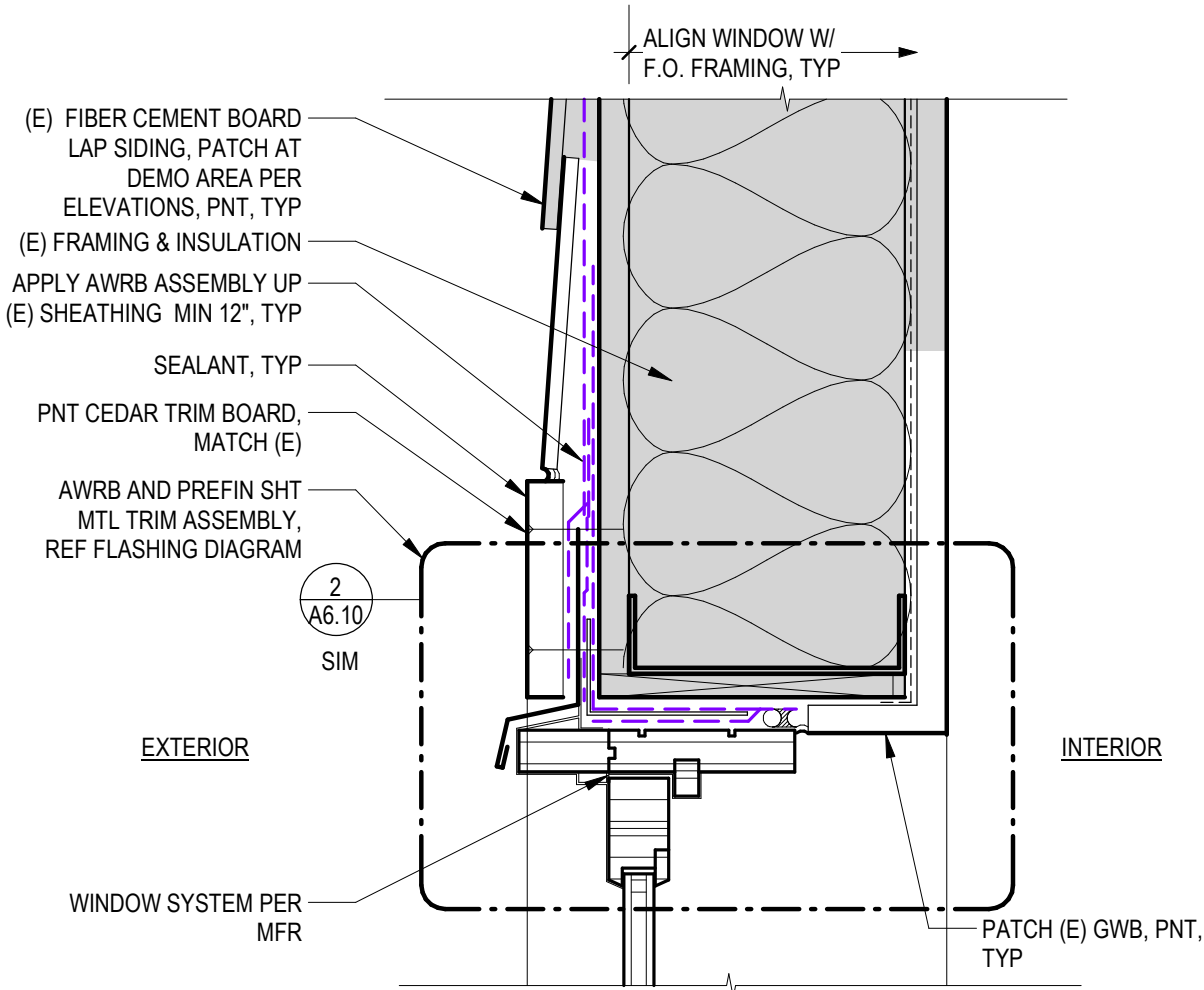
No.	Description	Date
22	CA-ASK-RFI-62	11/29/23
28	PERMIT REVISION #1	1/25/24

SHEET TITLE

**EXTERIOR
DETAILS -
WINDOWS &
WALLS -
RESIDING**

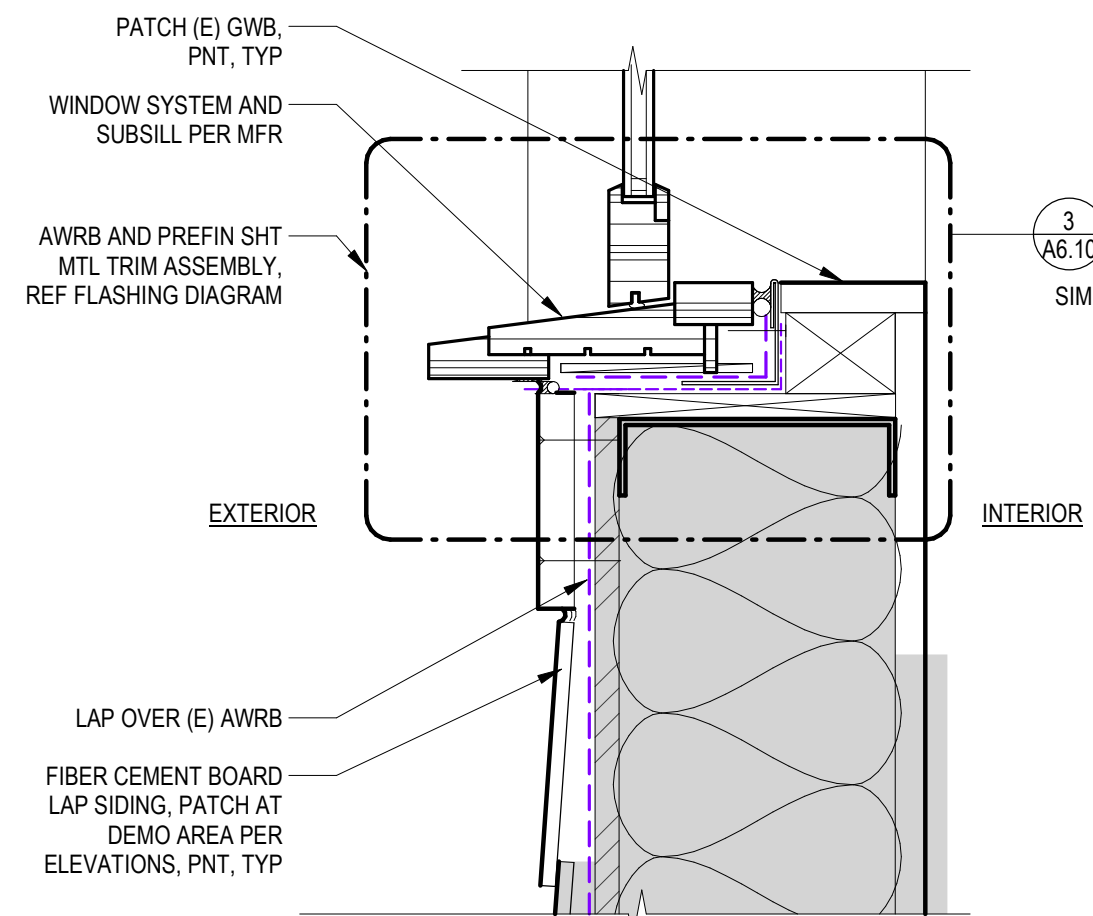
SHEET NO.

A6.11



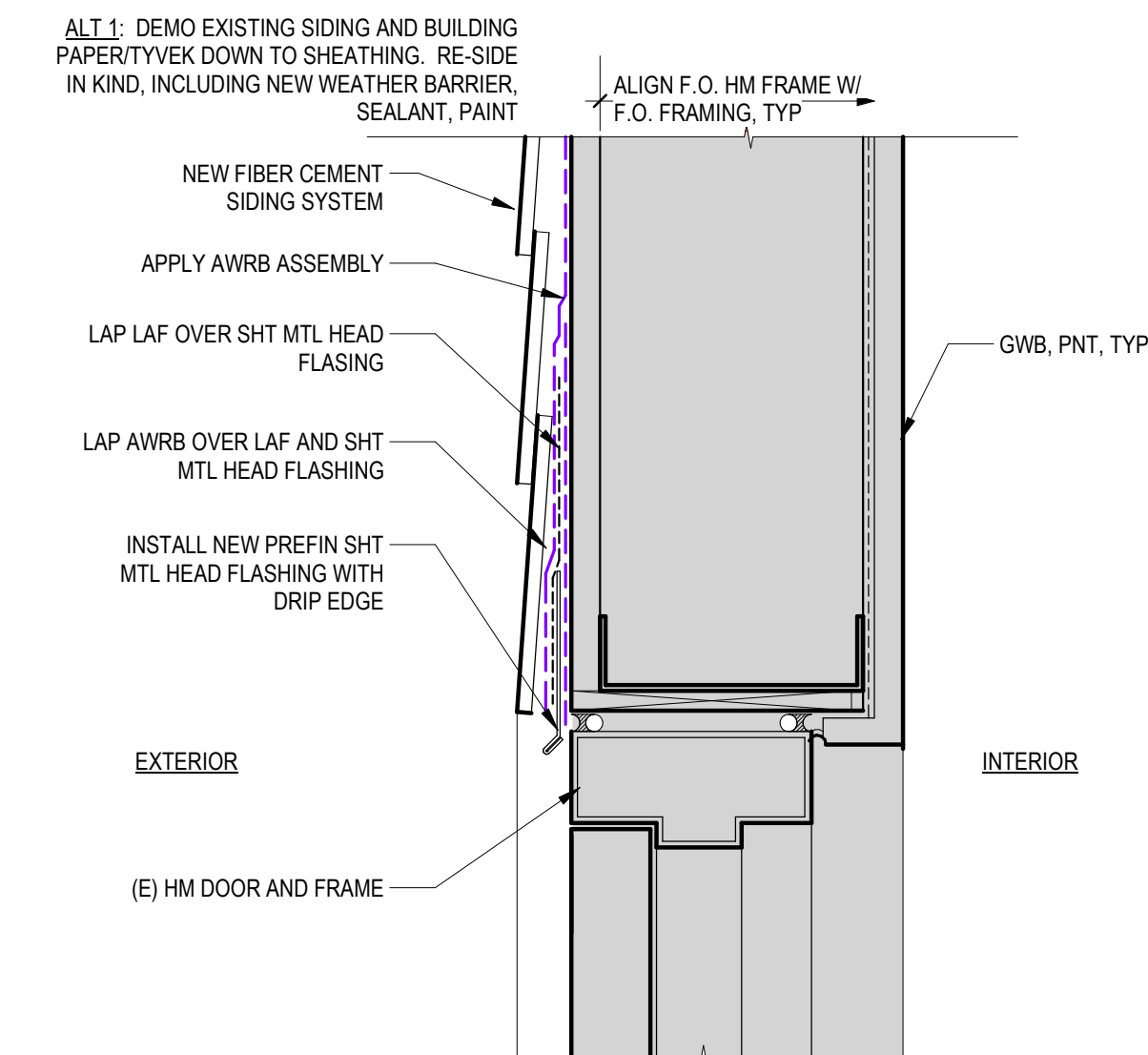
1 Window Head @ (E) Fiber Cement Siding

3" = 1'-0"



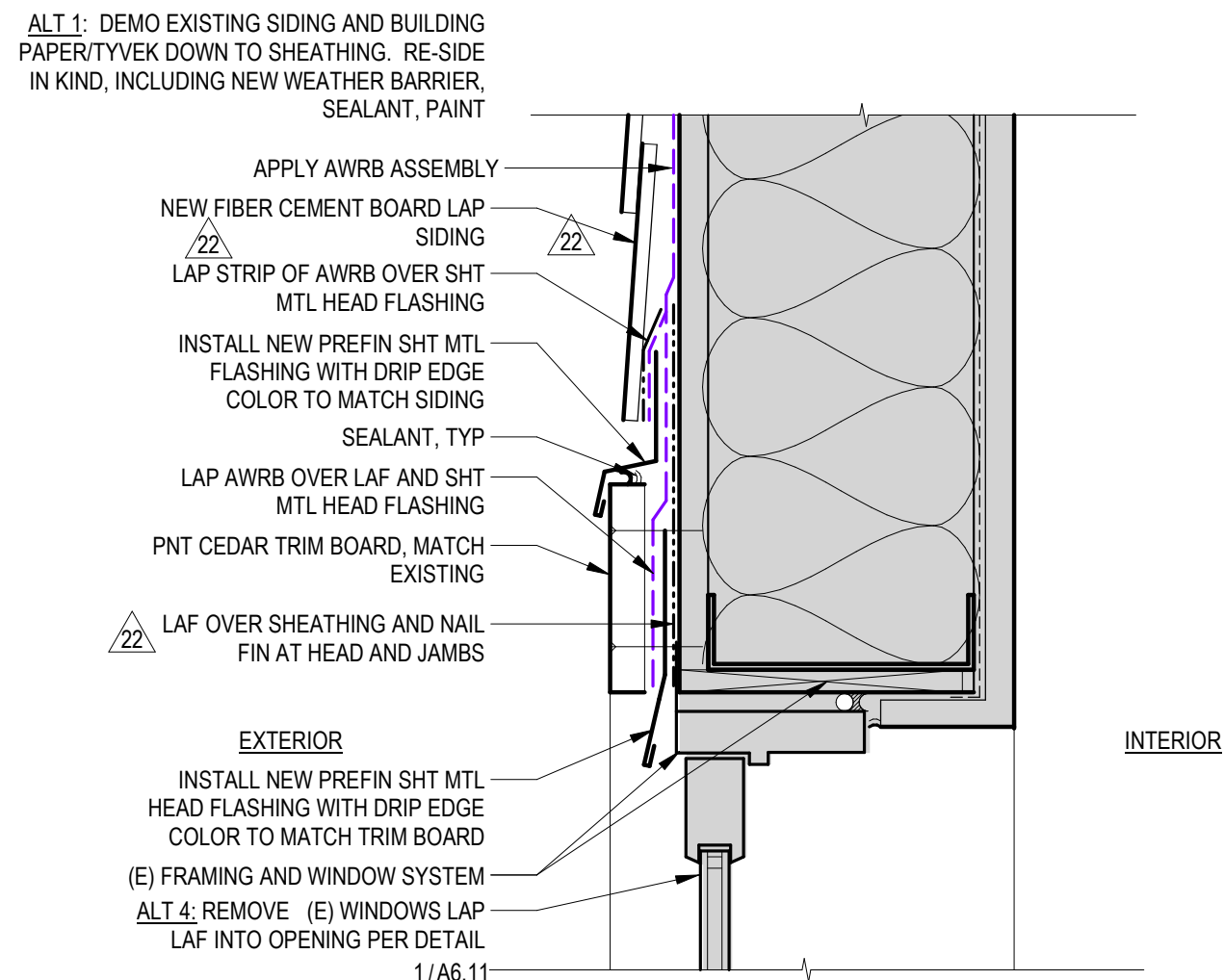
5 Window Sill @ (E) Fiber Cement Siding

3" = 1'-0"



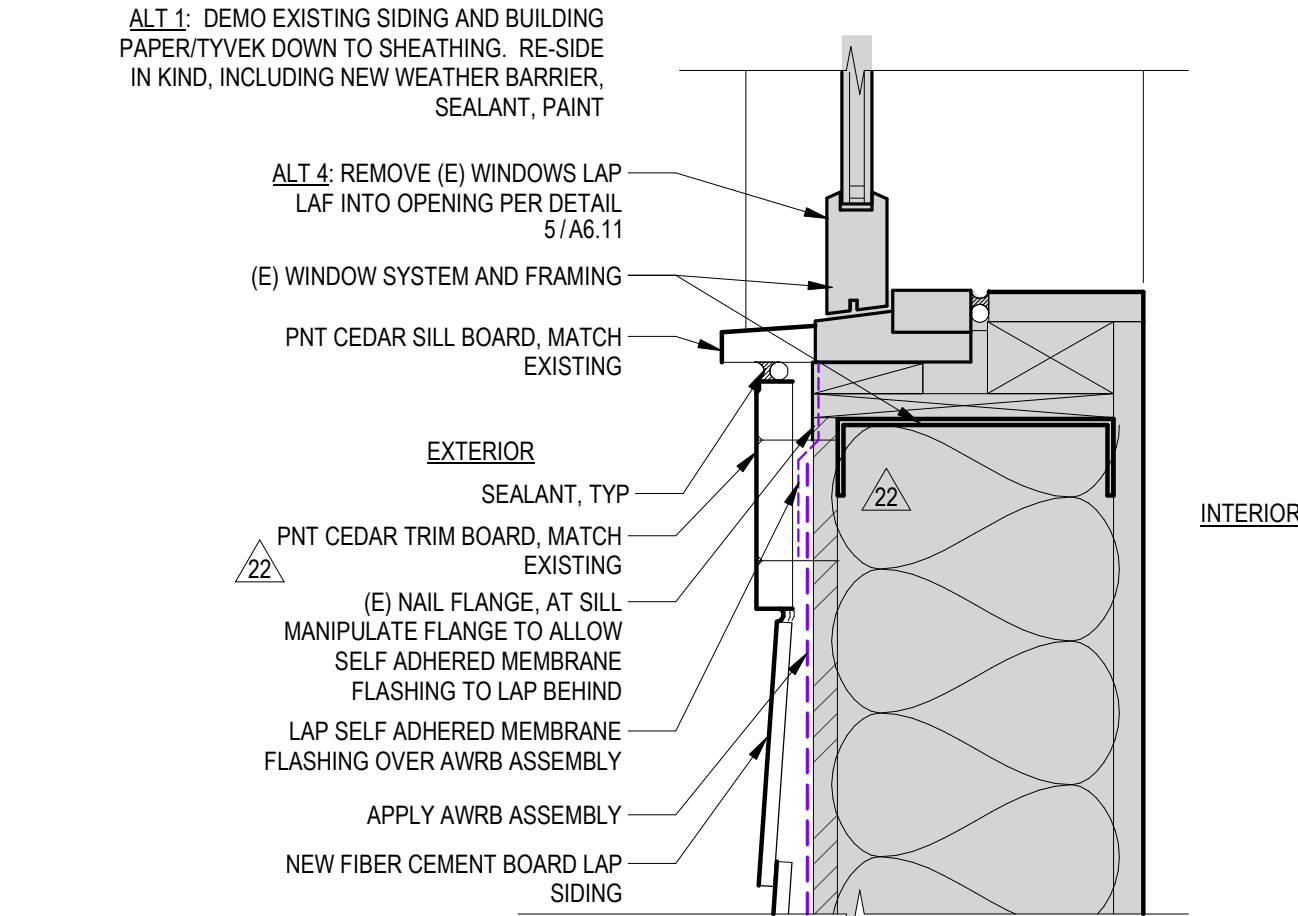
9 (E) HM Door Head @ New Fiber Cement Siding

3" = 1'-0"



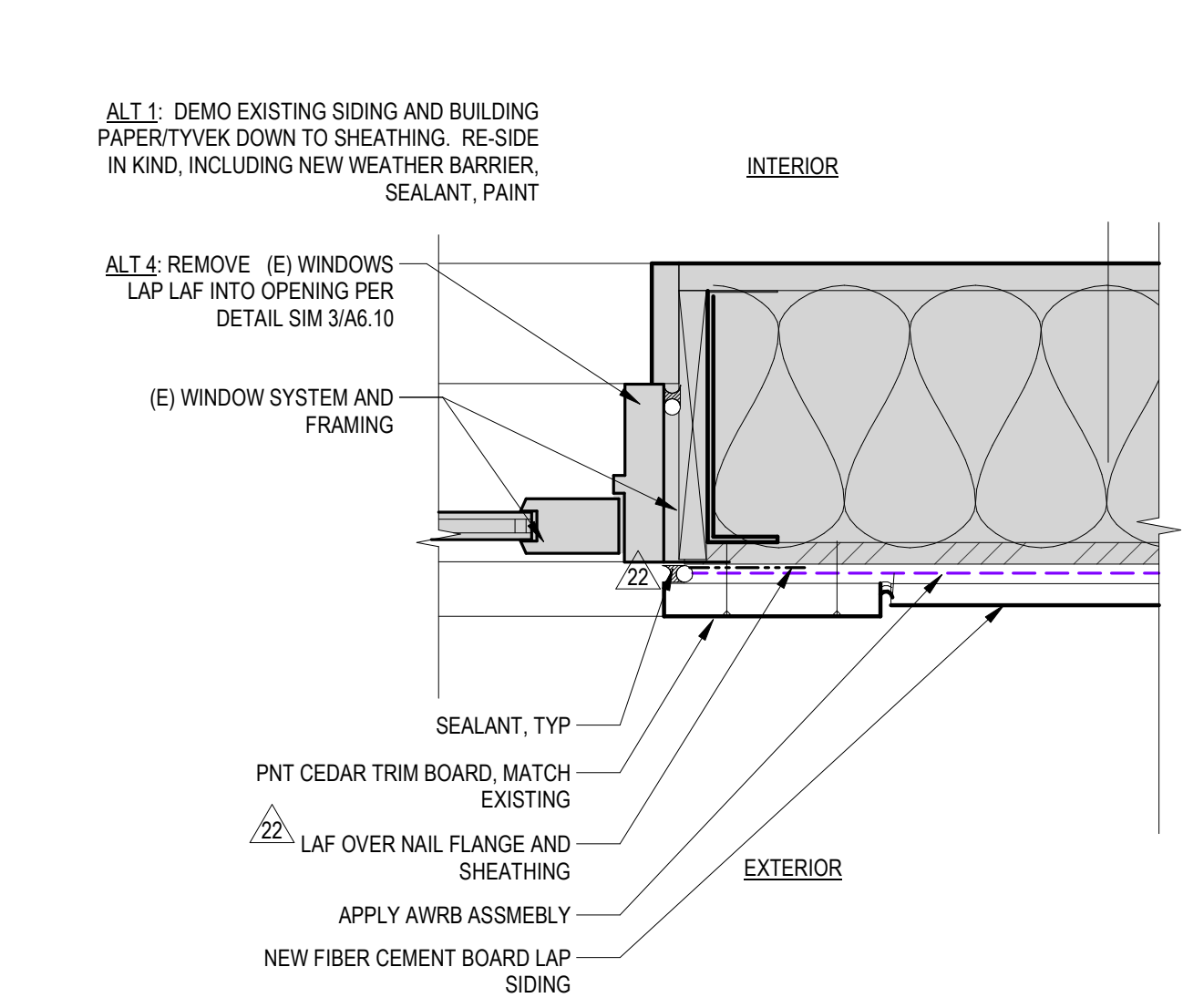
2 (E) Window Head @ New Fiber Cement Siding - Nail Fin

3" = 1'-0"



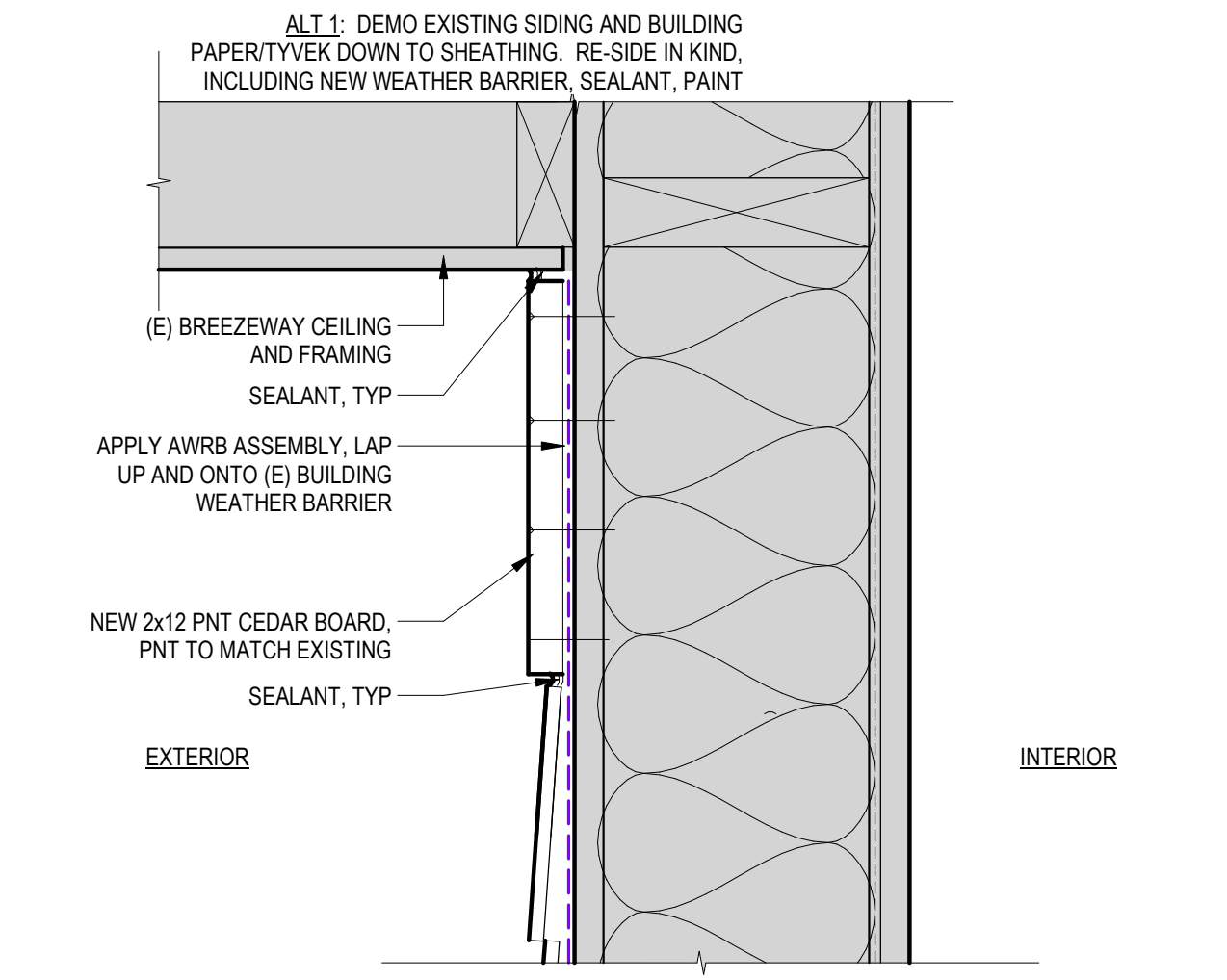
6 (E) Window Sill @ New Fiber Cement Siding-Nail Fin

3" = 1'-0"



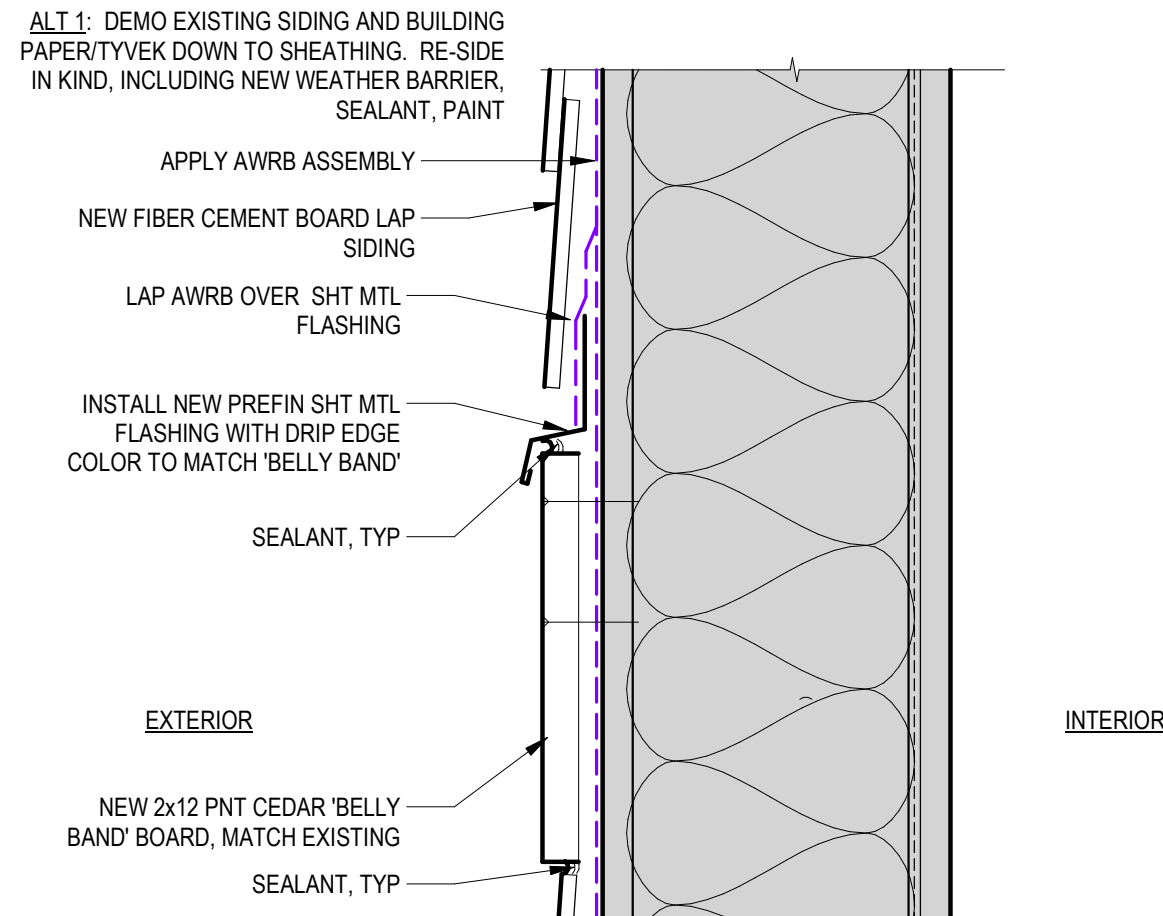
10 (E) Window Jamb @ New Fiber Cement Siding

3" = 1'-0"



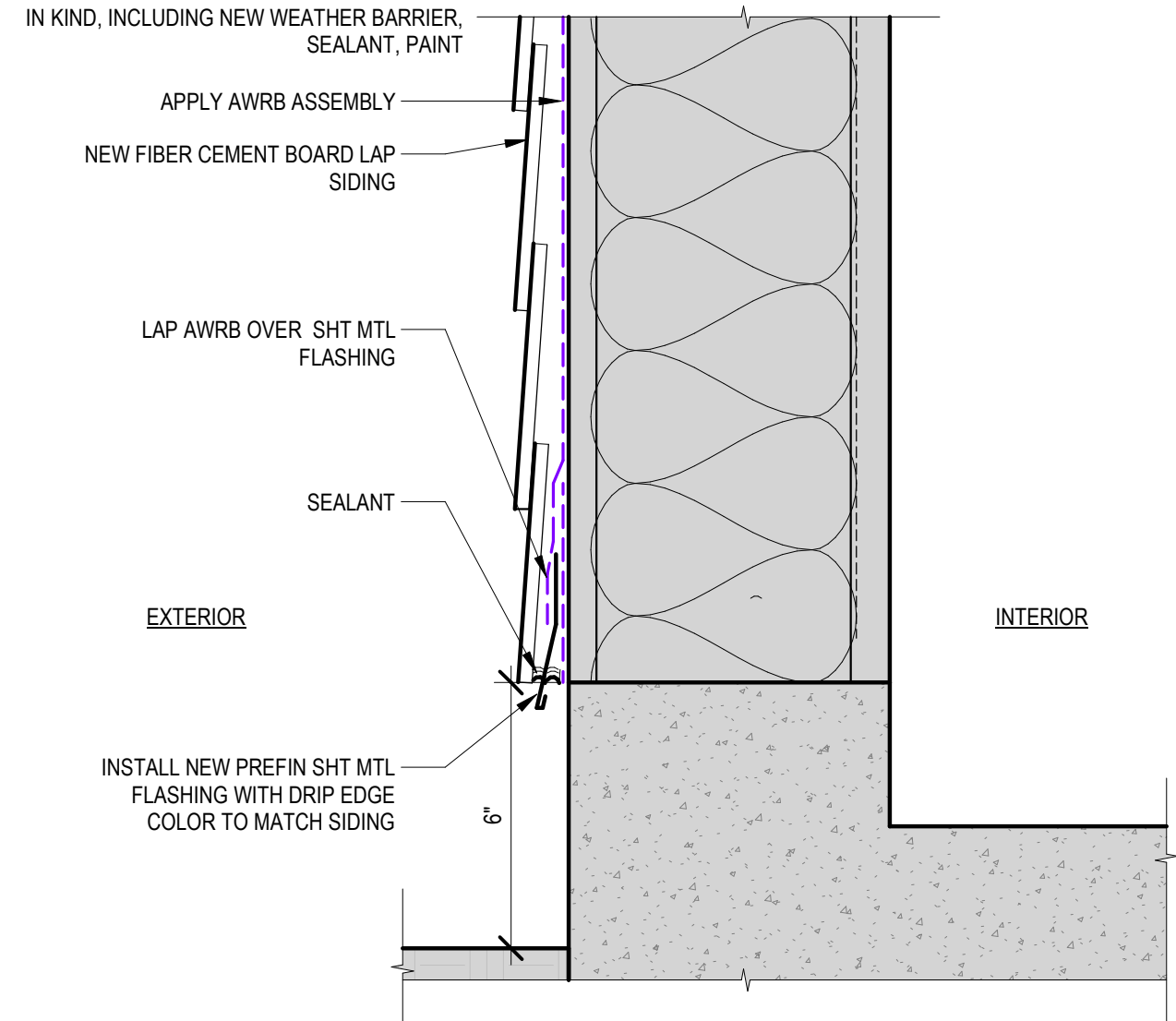
3 New Fiber Cement Siding @ Breezeway Soffit

3" = 1'-0"



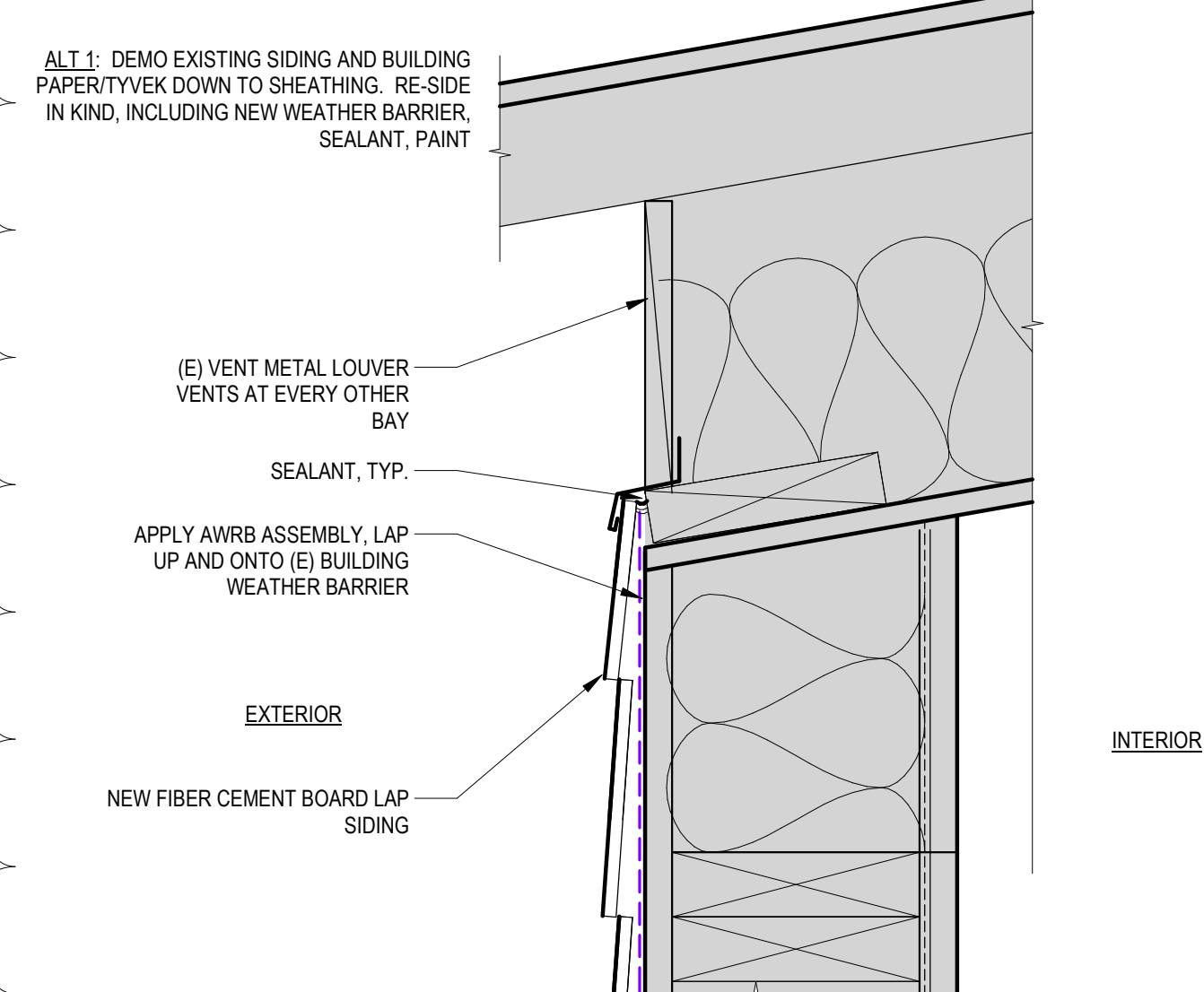
7 New Fiber Cement Siding @ Belly Band Board

3" = 1'-0"



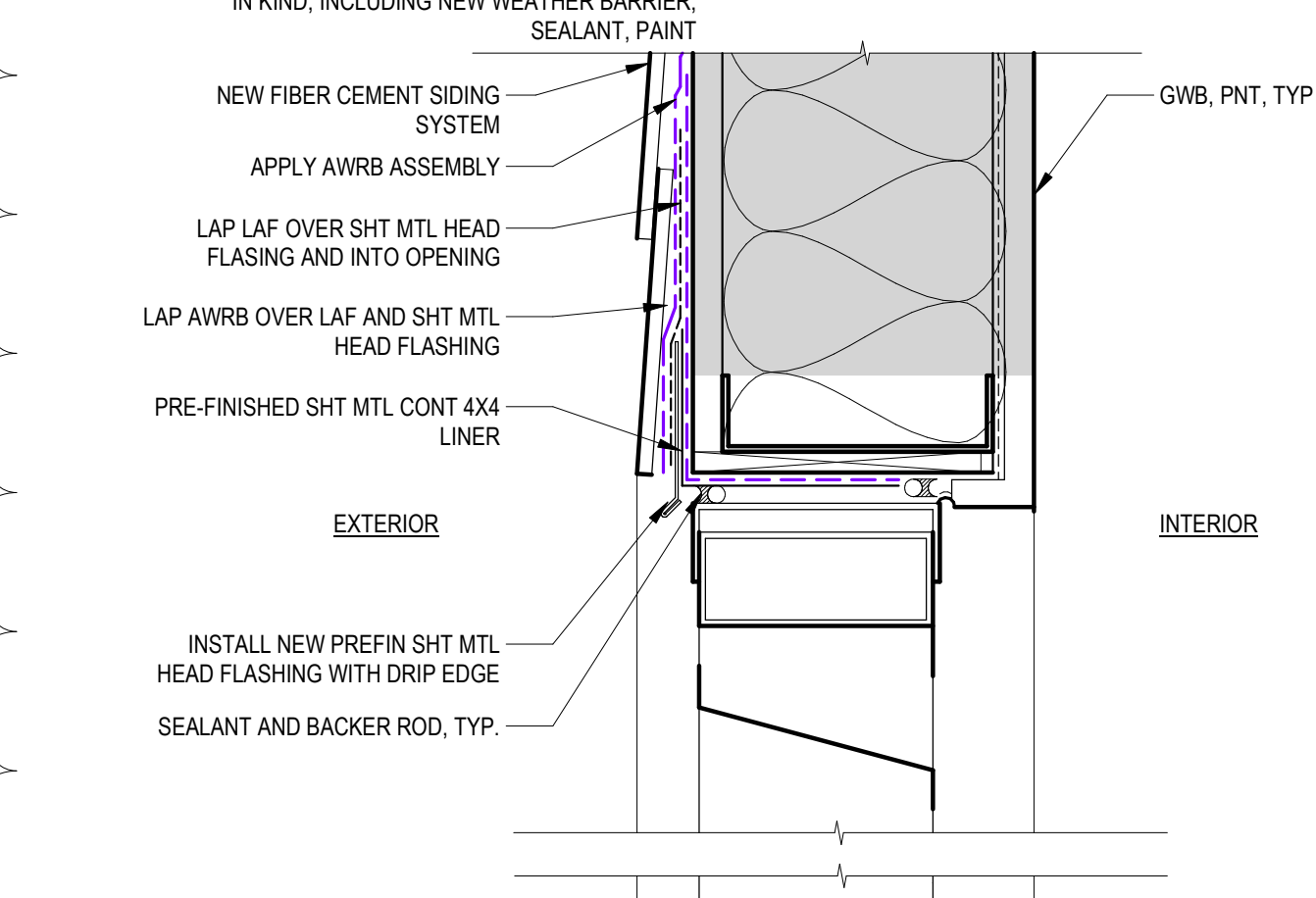
11 New Fiber Cement Siding @ Base

3" = 1'-0"



4 New Fiber Cement Siding @ Roof

3" = 1'-0"



8 New Fiber Cement Siding @ Louver

3" = 1'-0"

SIM AT (E) SIDING CONDITION

28

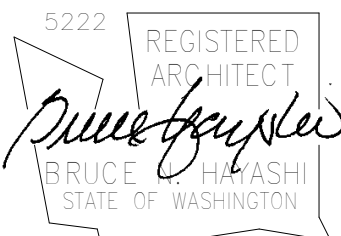
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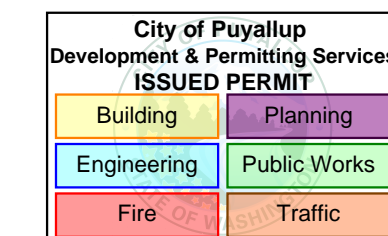
ARCHITECT'S STAMP



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BUILDING DEPARTMENT'S STAMP



PHASE

IFC Set

DATE

05/22/23

REVISIONS

No.	Description	Date
3	GMP ADDENDUM 1	2/24/23
24	CA-ASK-RFI-77	12/4/23
28	PERMIT REVISION #1	1/25/24

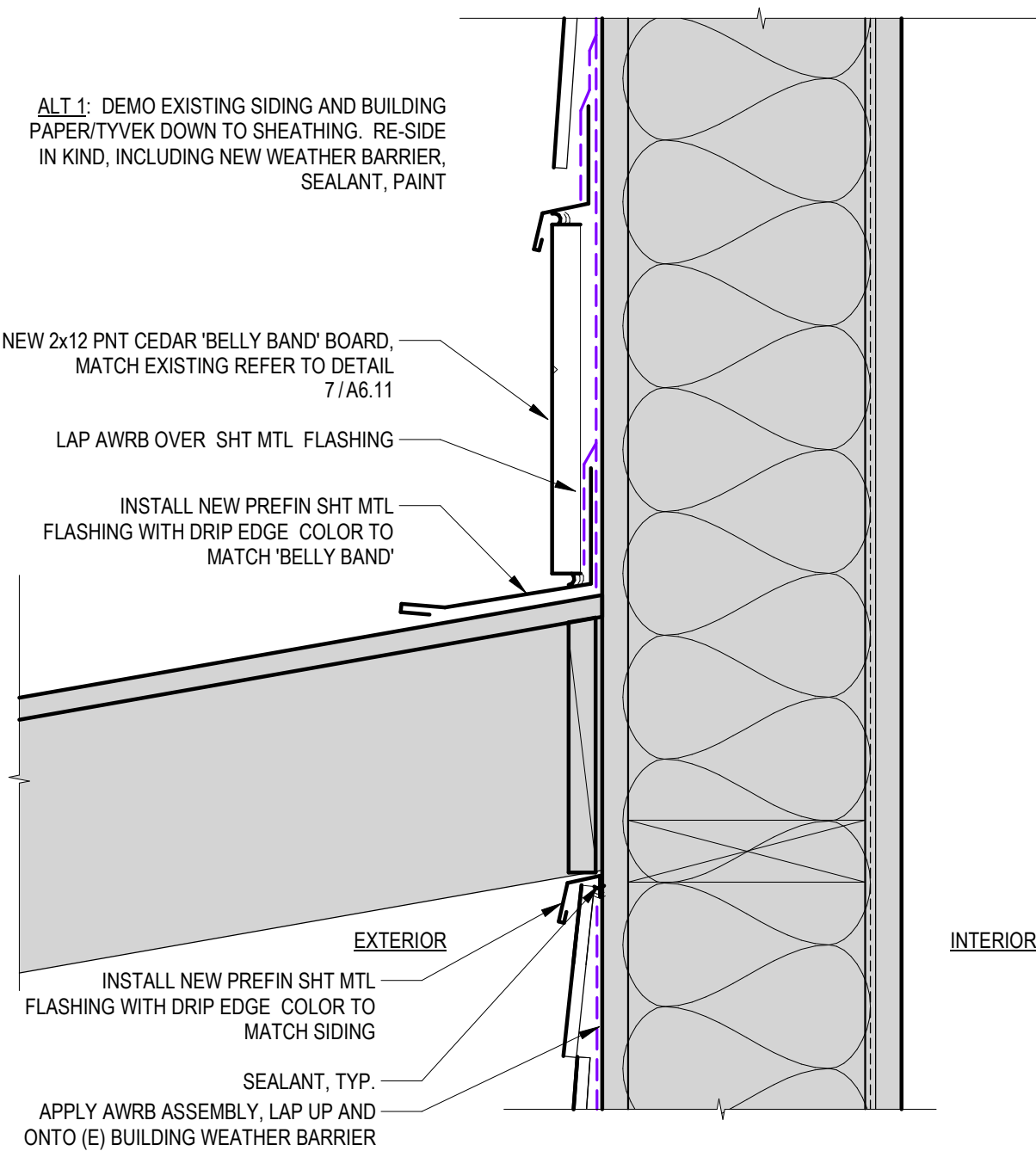
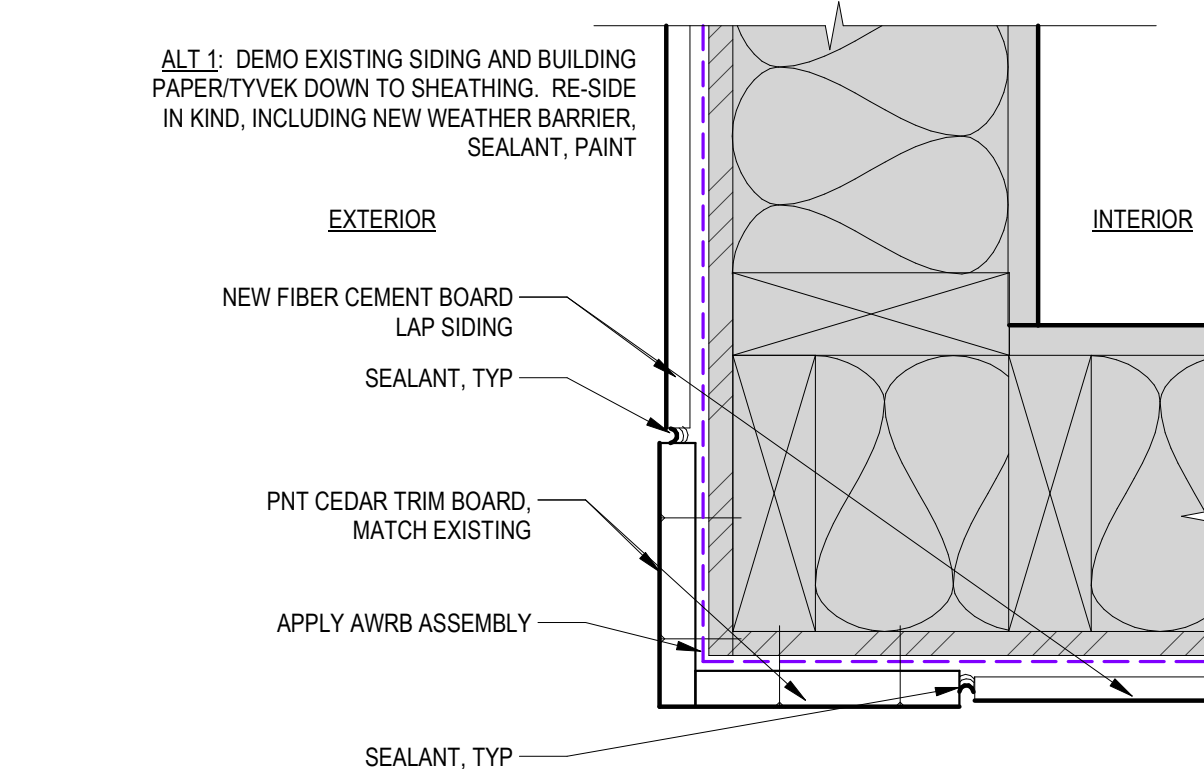
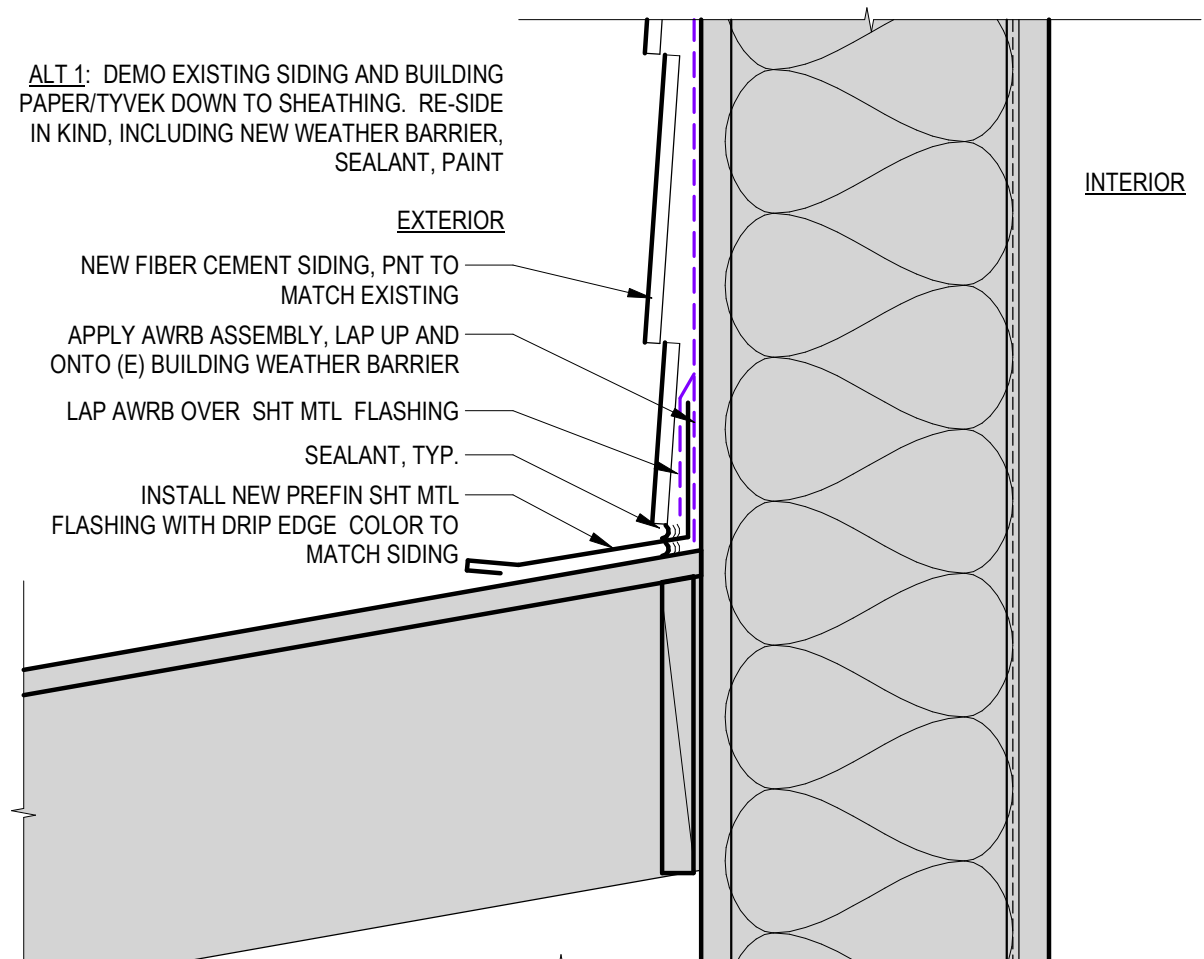
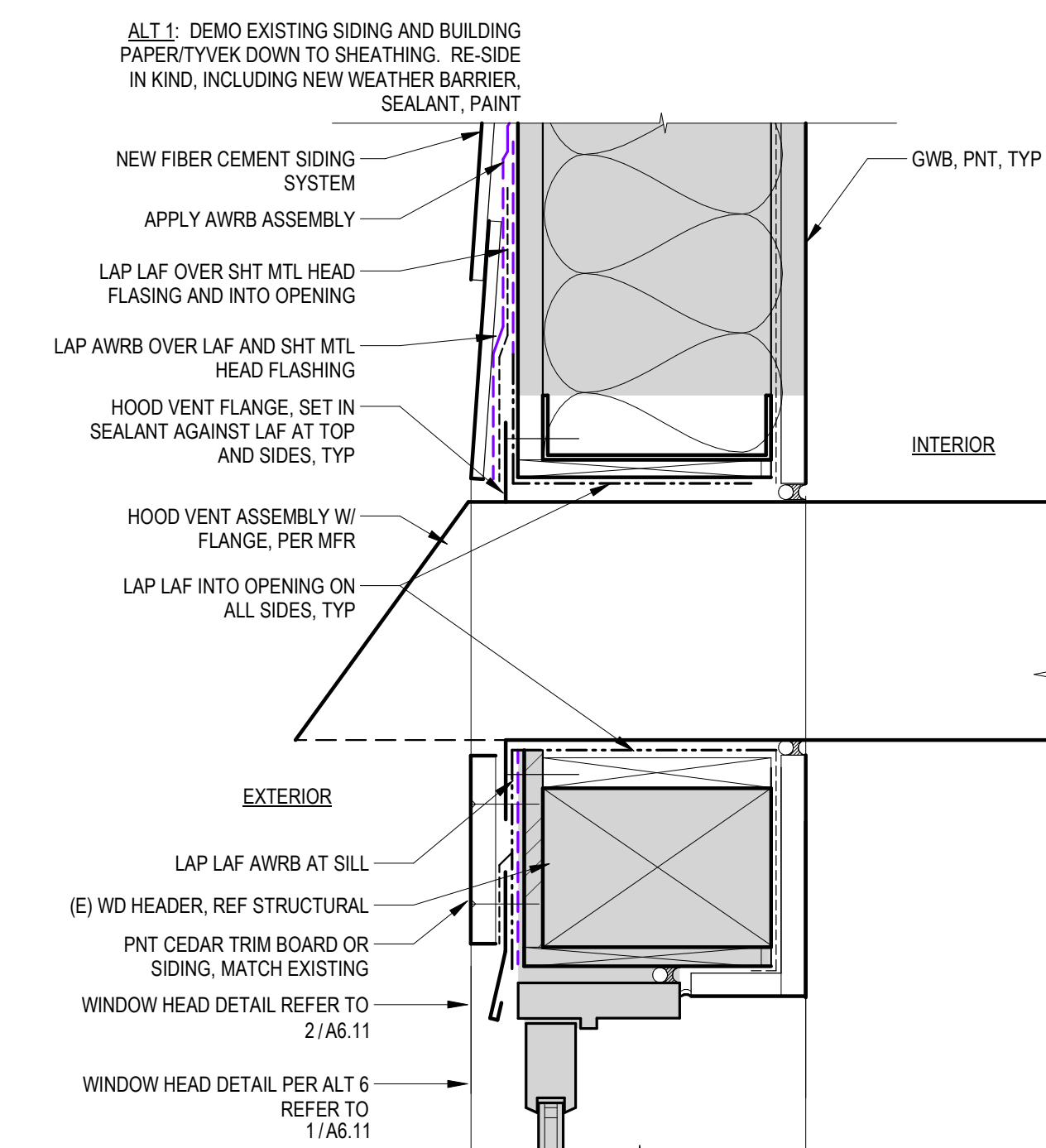
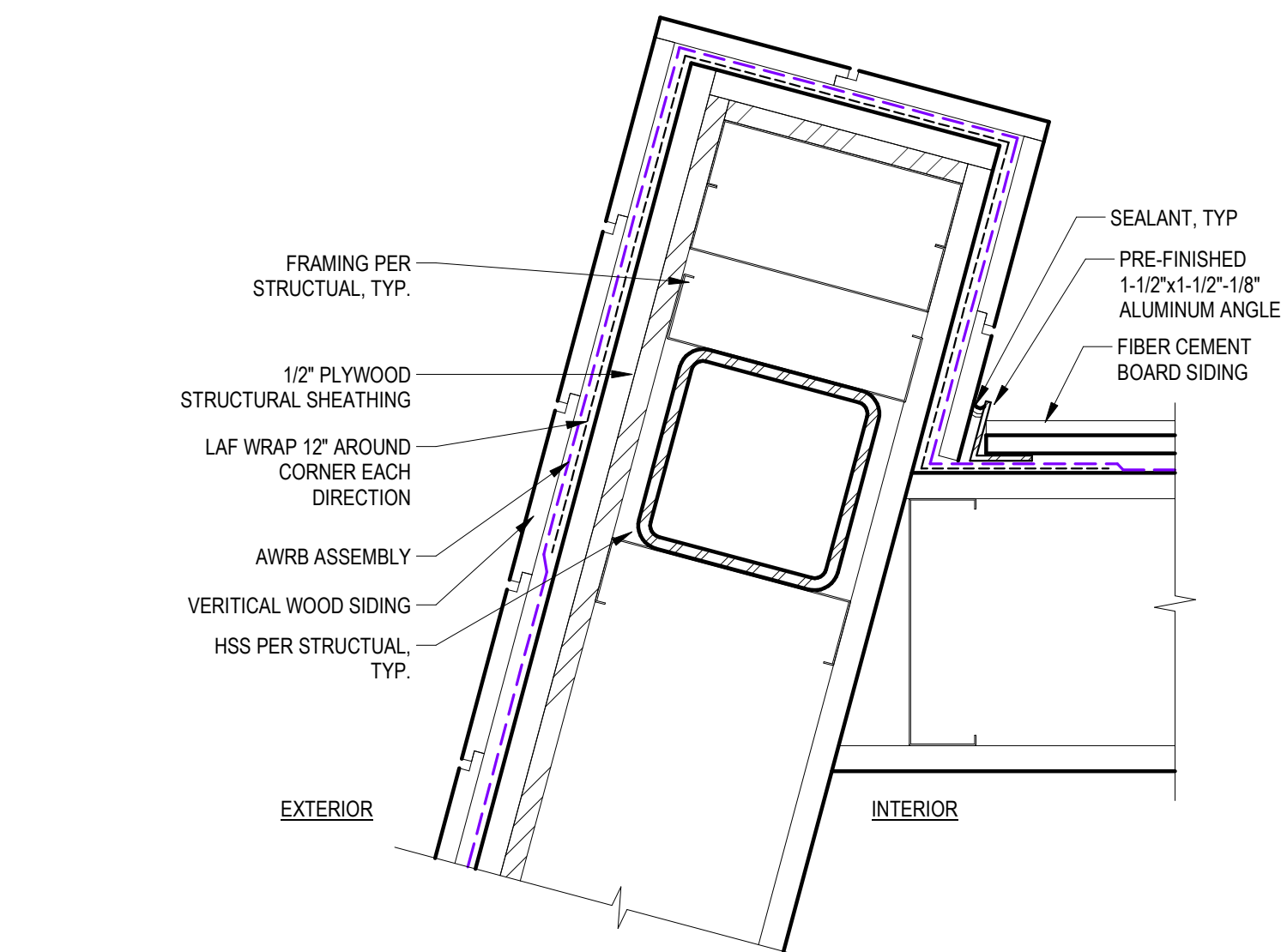
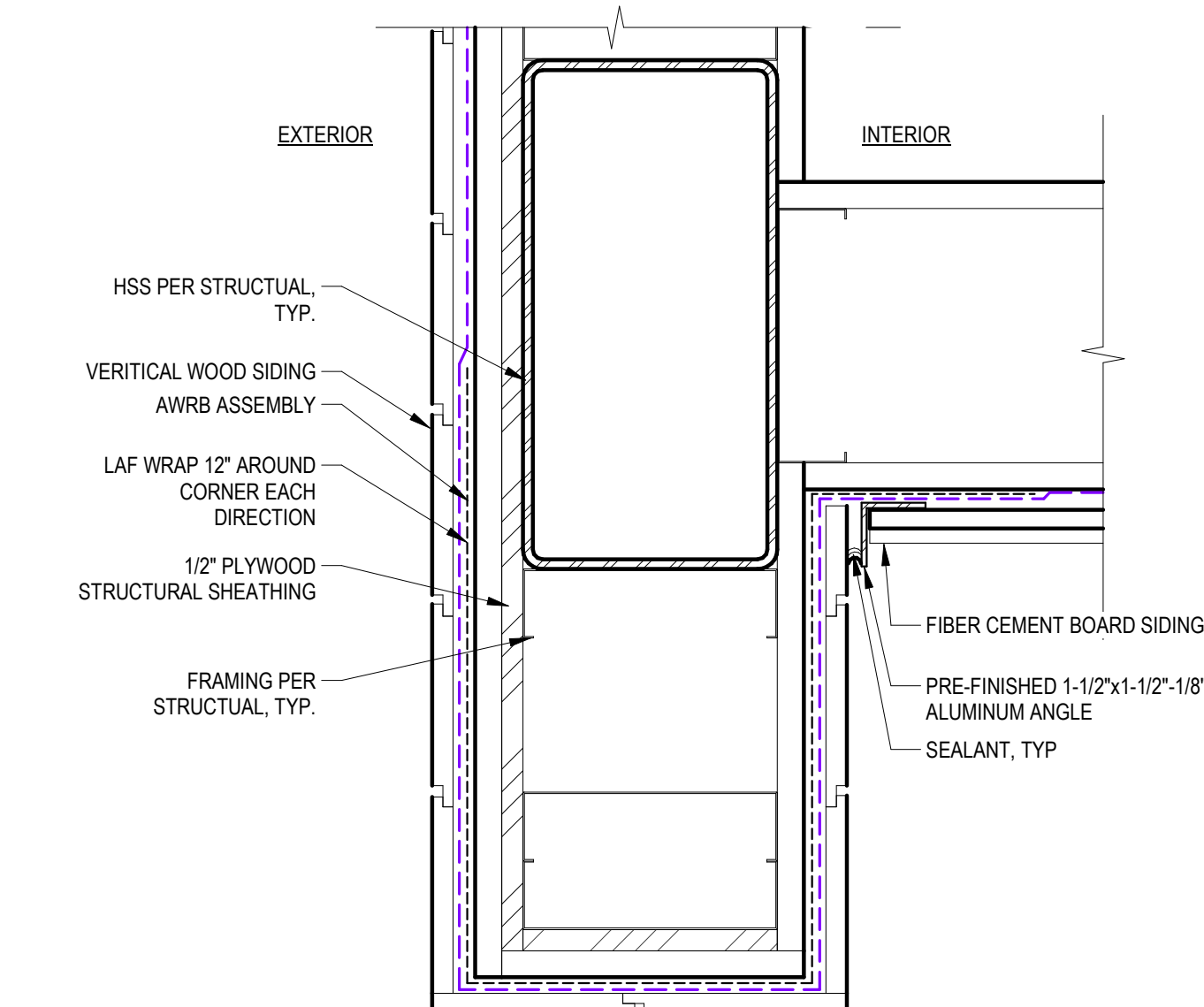
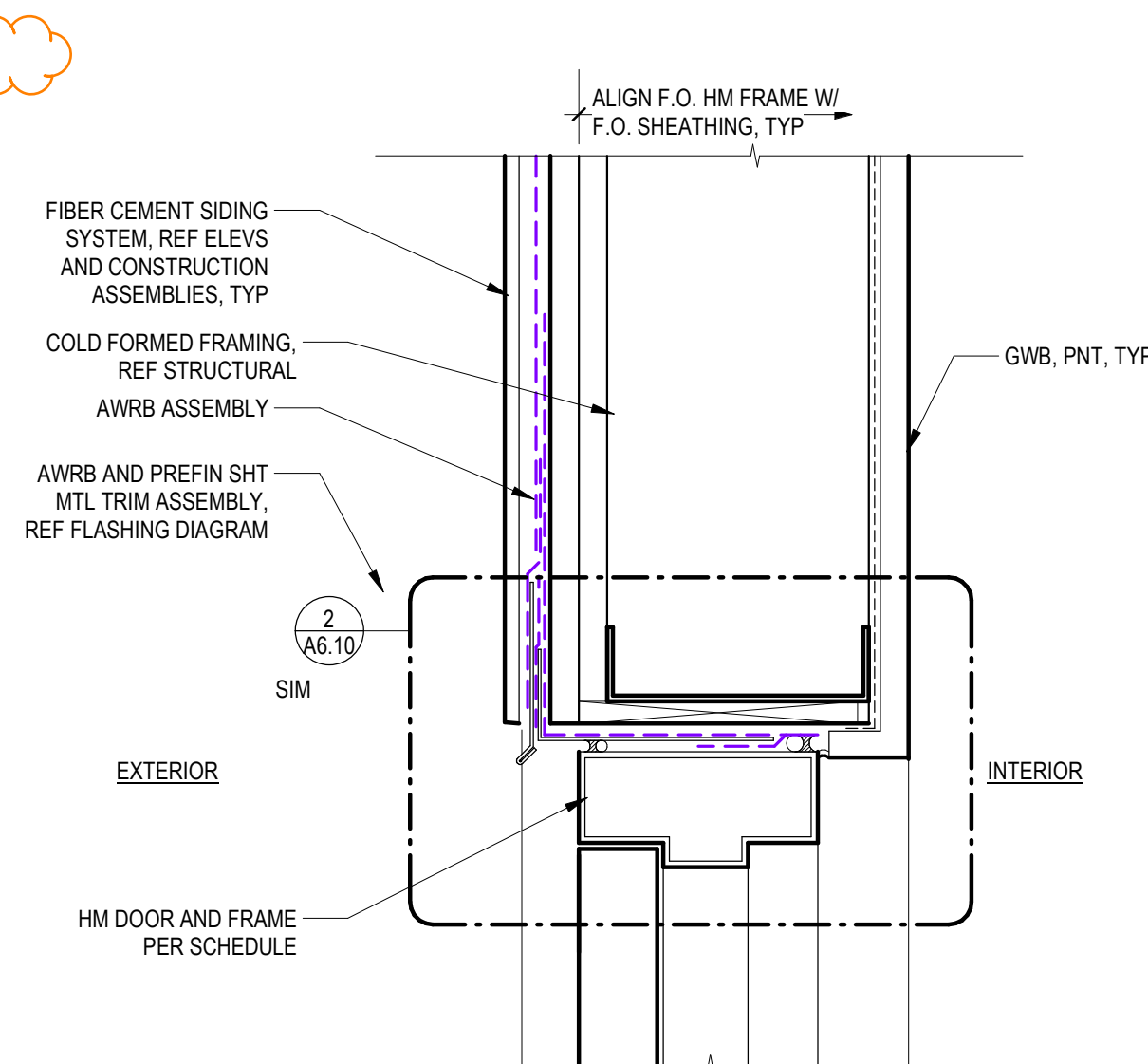
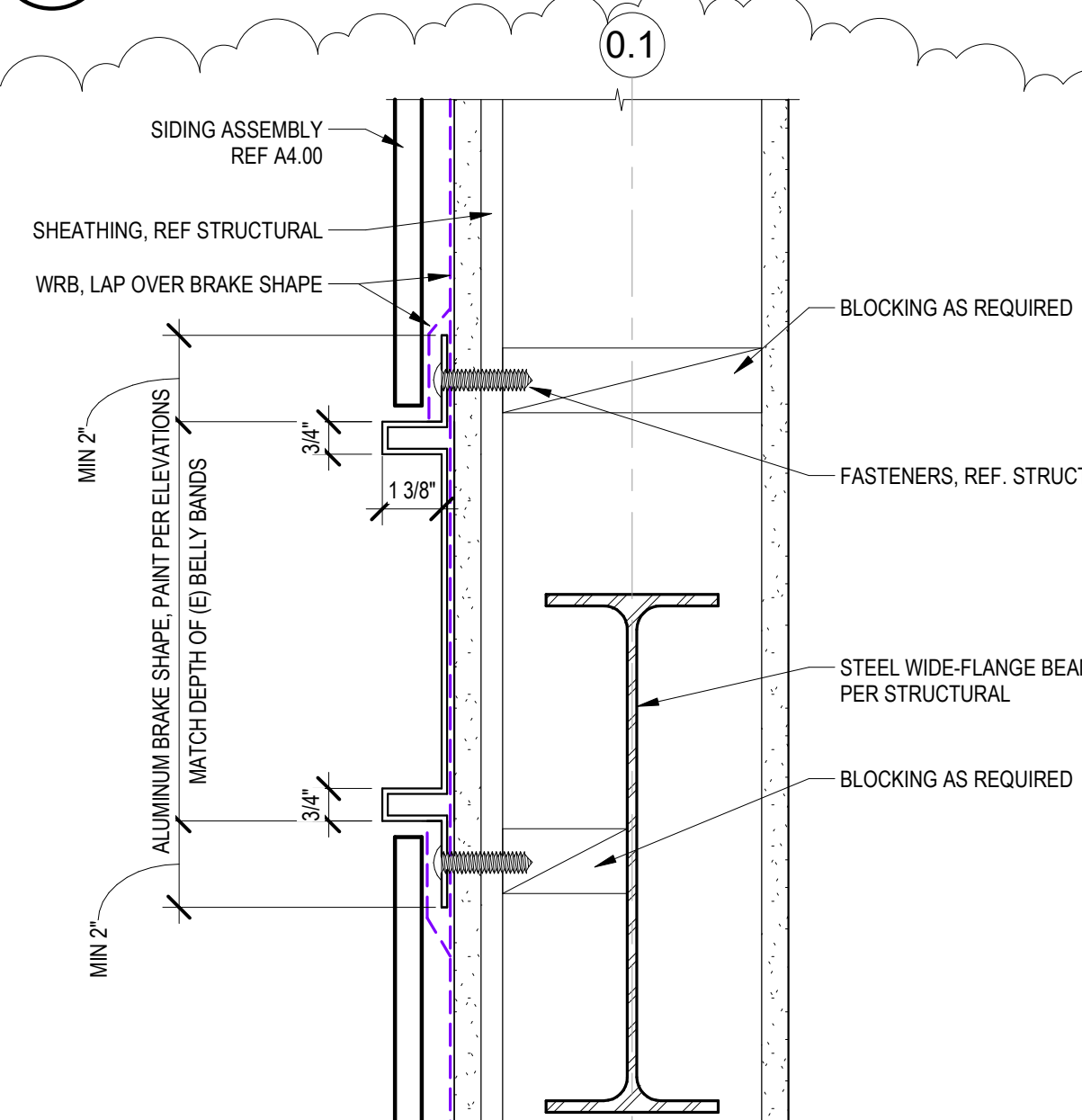
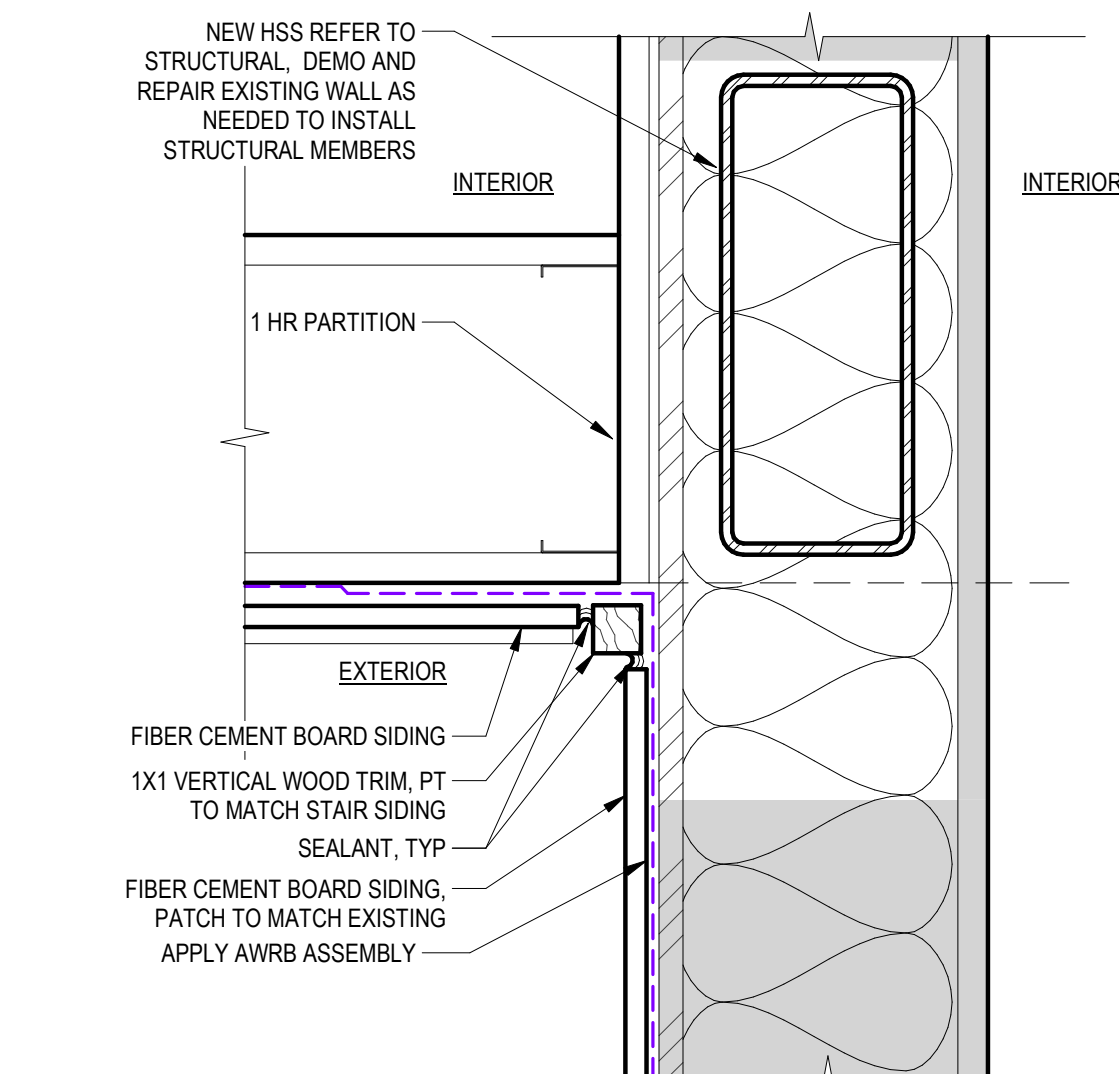
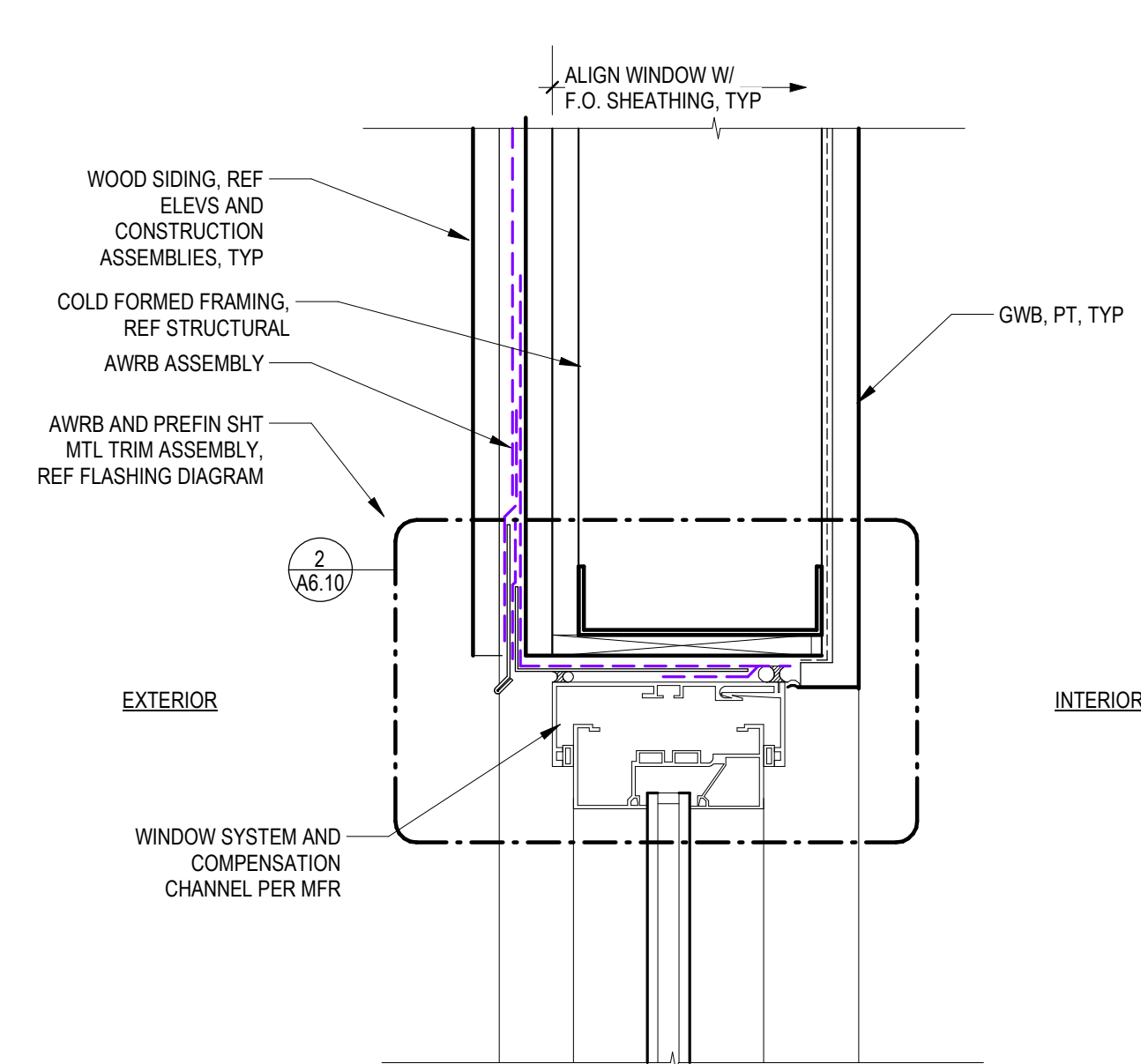
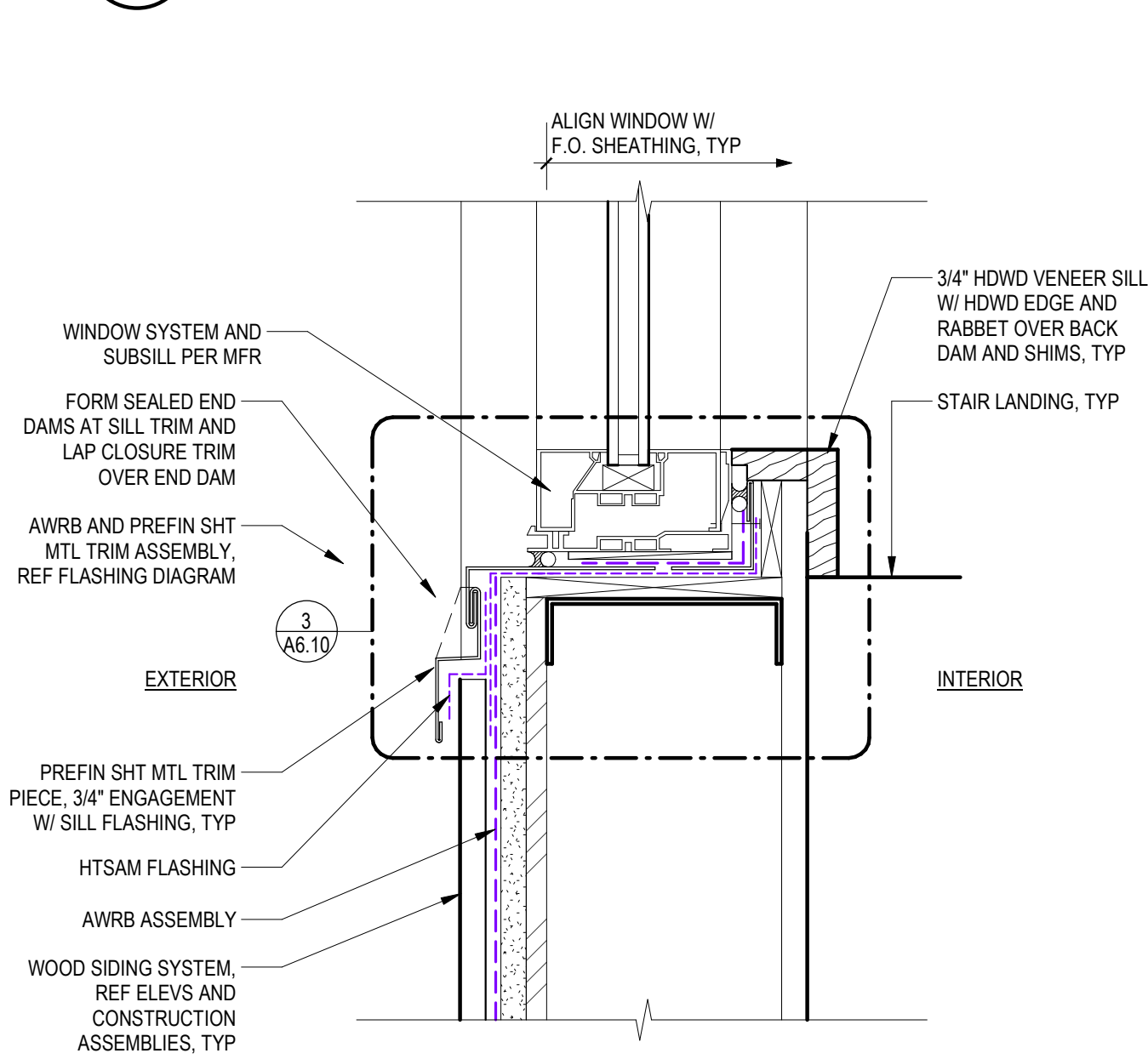
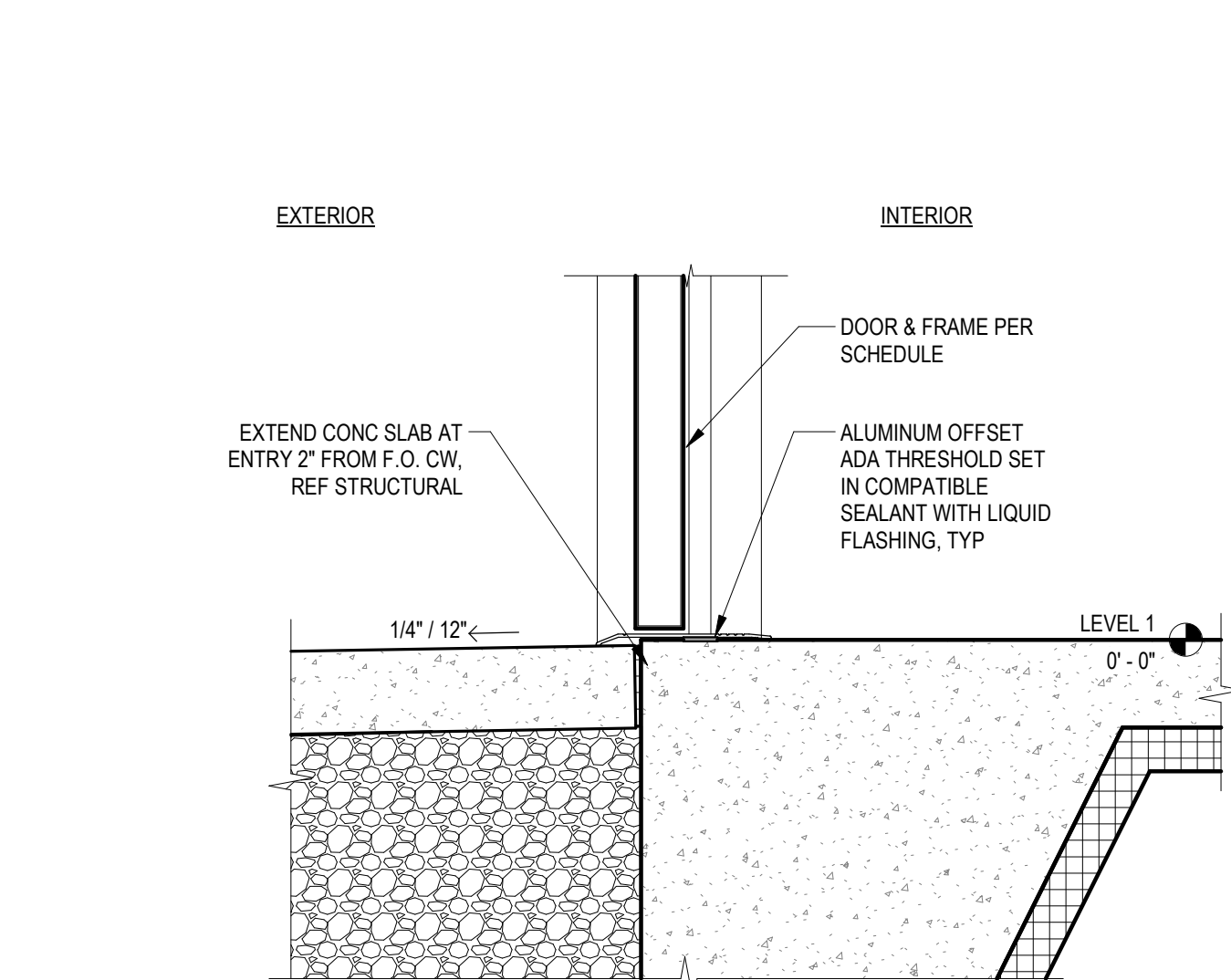
SHEET TITLE

EXTERIOR
DETAILS -
WINDOWS,
WALLS, &
DOORS

SHEET NO.

A6.12

MILLER HAYASHI ARCHITECTS 2213

6 New Fiber Cement @ Siding Deck Roof
3" = 1'-0"7 New Fiber Cement Siding @ Outside Corner
3" = 1'-0"8 New Fiber Cement @ Light Monitor
3" = 1'-0"12 New Fiber Cement Siding @ Vent
3" = 1'-0"10 New Exterior Stair East Corner - Plan
3" = 1'-0"9 New Exterior Stair West Corner - Plan
3" = 1'-0"4 HM Door Head @ Fiber Cement Siding
3" = 1'-0"5 Aluminum Trim Board Detail @ North Stair
3" = 1'-0"11 New Exterior Stair @ Existing Building
3" = 1'-0"1 Window Head @ Ship Lap siding
3" = 1'-0"2 Window Sill @ Wood
3" = 1'-0"3 HM Door Sill @ North Stair
1 1/2" = 1'-0"