EAST TOWN CROSSING

BUILDING 'A'

GENERAL PROJECT NOTES:

1. CONTRACTOR SHALL PERFORM ALL WORK WITHIN THIS SCOPE IN ACCORDANCE AND COMPLIANCE WITH ALL RELEVANT, CITY, COUNTY, STATE, AND/OR FEDERAL ORDINANCES, LAWS, REGULATIONS AND CODES. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS ESTABLISHED BY THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH THE STATE OF WASHINGTON AMENDMENTS.

2. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.

3. IN THE EVENT THE CONTRACTOR FINDS A CONFLICT OR DISCREPANCY WITH THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. SHOULD THE CONTRACTOR PROCEED WITHOUT NOTIFYING THE ARCHITECT OF SUCH CONFLICT, THE CONTRACTOR SHALL BE PROCEEDING AT HIS OWN RISK & ASSOCIATED LIABILITY.

4. THESE DRAWINGS SERVE TO REPRESENT DESIGN INTENT AS DIRECTED BY THE OWNER & COMPLIANT WITH GOVERNING JURISDICTIONAL LAW. IN NO WAY SHALL THESE DRAWINGS SERVE TO DICTATE METHODS OF CONSTRUCTION RELATIVE TO ADHERENCE TO EITHER. IT IS THE CONTRACTOR'S & OWNER'S RESPONSIBILITY TO WORK WITHIN THE PARAMETERS OF THE AGENCY APPROVED DOCUMENTS TO MAINTAIN THE INTEGRITY OF THE DESIGN INTENT AND AGENCY COMPLIANCE. ANY ERRORS, OMISSIONS OR NONCOMPLIANCE WITH GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

6. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.

7. CONTRACTOR SHALL MAINTAIN THE JOBSITE IN A CLEAN AND PROFESSIONAL CONDITION. ANY DEBRIS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE LOCAL JOBSITE CONTINUALLY. LOCAL JOBSITES SHALL BE LEFT IN A CLEAN AND NEAT CONDITION AT THE END OF EACH WORKDAY. DEBRIS REMOVAL FROM THE JOBSITE SHALL BE ONGOING. CONTRACTOR SHALL DISPOSE ALL MATERIALS AND DEBRIS IN A LEGAL MANNER. ALL PEDESTRIAN AND VEHICULAR ACCESS-WAYS SHALL BE MAINTAINED IN A CLEAN CONDITION THROUGHOUT THE PROJECT.

8. SPECIAL INSPECTION SHALL BE PROVIDED BY AND INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION:

9. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS REQUIRED FOR ALL EQUIPMENT, APPLIANCES, FIXTURES, CABINETS, DUCTWORK AND OPENINGS BEFORE FRAMING BEGINS. THE CONTRACTOR SHALL COORDINATE WITH THE SUBCONTRACTORS OF ALL TRADES TO VERIFY THE SIZES ABD LOCATIONS OF OPENINGS THROUGH THE FLOORS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF WOOD BACKING, BLOCKING, FURRING AND STRIPPING AS REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF WORK OF ALL TRADES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEMS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL WORK. WORK SHOWN IN THE DRAWINGS IS INTENDED TO ILLUSTRATE THE GENERAL DESIGN INTENT, SCOPE AND LOCATION OF WORK. ALL WORK NOT SPECIFICALLY DRAWN, BUT REQUIRED FOR A COMPLETE,LEGAL AND FUNCTIONING SYSTEM, SHALL BE PROVIDED AS PART OF THE WORK.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
A.S.F.	ABOVE SUBFLOOR
ABC	AGGREGATE BASE COURSE
ADJ.	ADJUSTABLE
ALUM	ALUMINUM
BD	BOARD
CPT	CARPET
CLG.	CEILING
℄	CENTERLINE
CLR.	CLEAR
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DTL.	DETAIL
DW	DISH WASHER
D	DRYER
DBL.	DOUBLE
DN	DOWN
D.S.	DOWNSPOUT
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.T.R.	EXISTING TO REMAIN
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.O.E.W.	FACE OF EXISTING WALL
F.O.S.	FACE OF STUD
F.O.S.W.	FACE OF STEM WALL
GWB	GYPSUM WALL BOARD
HT.	HEIGHT
INSTAL.	INSTALLATION
MFR.	MANUFACTURER
MTL.	METAL
MTR.	MATERIAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.T.S.	OPEN TO STRUCTURE
PDC	PEDESTRIAN DECK COATING
P-LAM	PLASTIC LAMINATE
PR	PAIR
PT	PAINT
P.T.	PRESSURE TREATED
PWD	PLYWOOD
R	RANGE
REF.	REFRIGERATOR
REINF.	REINFORCED
RB	RUBBER BASE
SLR	SEALER
SIM.	SIMILAR
SF	SQUARE FEET
SG	SAFETY GLAZING
STL.	STEEL
STRUCT.	STRUCTURAL
TEXT	TEXTURE
TL	TILE
T & G	TONGUE & GROOVE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WC	WATER CLOSET
WH	WATER HEATER
WD	WOOD
W	WASHER
W/	WITH
WR	WATER RESISTANT

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PROJECT TEAM

OWNER'S:
ASH DEVELOPMENT, LLC
PUYALLUP, WA
c/o: GREG HELLE
253-318-5711
greg.helle@absherco.com

ARCHITECT :
SYNTHESIS 9, LLC
TACOMA, WA
c/o: BRETT LINDSAY
253-468-4117
blindsay@synthesis9.com

CIVIL ENGINEER:
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jeff@mcinnisengineering.com

STRUCTURAL ENGINEER:
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LANDSCAPE ARCHITECT:
LYON LANDSCAPE ARCHITECTS
c/: ERIC J. WILLIAMS
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PLUMBING & MECHANICAL & LIGHTING
ROBISON ENGINEERING INC.
19401 40TH AVE. W. SUITE 302
LYNNWOOD, WA 98036
c/o: JON ROBISON
206-364-3343
jrobison@robisonengineering.com

FIRE SPRINKLERS
SPRINX FIRE PROTECTION, INC.
c/o: JOE FAULKNER
253-853-7780
joe@sprinxfire.com

PROJECT SCOPE

THE OVERALL ARCHITECTURAL SCOPE OF THIS PROJECT IS CONSTRUCT FIVE APARTMENT BUILDINGS, FIVE CARPORTS, A COVERED MAILBOX/BUS STOP STRUCTURE, FIVE CARPORTS AND RELATED SITE DEVELOPMENT.

REFER TO THE FOLLOWING APPLICATION NUMBERS:
SITE DEVELOPMENT: **PRCCP20230970**

City of Puyallup Development Engineering APPROVED

See permit for additional requirements.

Linda Lian
04/04/2024
11:11:45 AM

The applicant shall request a sediment control and erosion inspection with a City Engineering Inspector through the CityView portal at least 48 hours in advance of job start. Refer to the Stormwater Fact Sheet and City Standards 02.03.02 & 05.02.01

Sediment control and erosion procedures shall be practiced eliminating and preventing off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. See civil permit PRCCP20230970 for specifications

Roof downspout control is required. Steps shall be taken to prevent drainage onto adjacent lots. See civil permit PRCCP20230970 for specifications

Call Before You Dig. It's the law.
Locate all utilities prior to starting work
Dial 811 or call 1-800-424-5555.

These construction plans seem to be for a 24 unit building. Please confirm number of units with the correct construction plans. [Construction Plans Sheet AG1.0 sheet 1 of 42]

VICINITY MAP (NOT TO SCALE)

N

BUILDING ENCLOSURE NOTE:

THE BUILDING ENCLOSURE DOCUMENTATION WITHIN THIS DRAWING SET SATISFIES THE REQUIREMENTS OF RCW 64.55.005 THROUGH 64.55.090. NOTE THAT A THIRD PARTY QUALIFIED INSPECTOR OR THE ARCHITECT WHO APPROVED THE BUILDING ENCLOSURE DESIGN SHALL INSPECT THE BUILDING ENCLOSURE DURING THE COURSE OF CONSTRUCTION FOR COMPLIANCE WITH THE BUILDING ENCLOSURE DESIGN DOCUMENTS. NOTE THAT UPON COMPLETION OF THE INSPECTIONS, THE QUALIFIED INSPECTOR SHALL SUBMIT A SIGNED LETTER OF CERTIFICATION TO THE CITY OF TACOMA REGARDING THE INSPECTION AND SUBSTANTIAL COMPLIANCE OF THE BUILDING CONSTRUCTION WITH THE BUILDING ENCLOSURE DESIGN DOCUMENTS. NOTE THAT IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE INSPECTOR IS NOTIFIED FOR REGULAR INSPECTIONS OF THE BUILDING ENCLOSURE INSTALLATION.

SYMBOL LEGEND

DETAIL SYMBOL
1 / A2.0 — DETAIL NO. OR LETTER / SHEET

SECTION SYMBOL
1 / A2.0 — DETAIL NO. OR LETTER / SHEET

INTERIOR ELEVATION SYMBOL
2 — SPECIFIC DETAIL NO.
A / A4.0 — DRAWING NUMBER / SHEET
3 / 4

DOOR I.D. SYMBOL
100A — DOOR NUMBER, REFER TO SHEET A4.0.

ROOM I.D. SYMBOL
ROOM — ROOM NAME
100 — ROOM NUMBER

WALL TYPE SYMBOL
1A — WALL TYPE NO., REFER TO SHEET A2.0

FLOOR - CEILING ASSEMBLY TYPE SYMBOL
Z-# — ASSEMBLY TYPE NO., REFER TO SHEET AG.03

EXTERIOR WINDOW TYPE SYMBOL
— WINDOW TYPE LETTER

BUILDING REFERENCE NOTE SYMBOL
— WINDOW TYPE LETTER

S9

SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HERIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

9251 REGISTERED ARCHITECT BRETT ALLEN LINDSAY STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	COVER SHEET
PROJECT # :	2016
SHEET:	AG1.0

AGENCY REVIEW | 24.03.11

BUILDING SUMMARY

PHASE 2 - BUILDING A

DESCRIPTION: 10 UNIT APARTMENT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, **NFPA 13R PER 903.3.1.2**
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
ELEVATOR: NO
NUMBER OF APARTMENT UNITS: 10 (PER BUILDING)
NUMBER OF (1) BEDROOMS = 8
NUMBER OF (3) BEDROOMS = 2
ACCESSIBLE TYPE A UNITS REQUIRED: 1
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 3

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING G:
MODIFICATIONS NOT NECESSARY

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER PMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES DECKS)

LEVEL 1: 3,840-sf
LEVEL 2: 3,824-sf
LEVEL 3: 3,702-sf
TOTAL: 15,206-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1: 19
LEVEL 2: 19
LEVEL 3: 19

PHASE 1 - BUILDING B

DESCRIPTION: 24 APARTMENT UNIT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
ELEVATOR: NO
NUMBER OF APARTMENT UNITS: 24
NUMBER OF (1) BEDROOMS = 0
NUMBER OF (2) BEDROOMS = 12
NUMBER OF (3) BEDROOMS = 12
ACCESSIBLE TYPE A UNITS REQUIRED: 1
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING B:
TOTAL AREA: 36,750-sf
MAXIMUM AREA PER FLOOR: 12,250-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER POMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES COVERED DECKS)

LEVEL 1: 10,572-sf
LEVEL 2: 10,571-sf
LEVEL 3: 10,297-sf
TOTAL: 31,440-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1: 50
LEVEL 2: 50
LEVEL 3: 50

PHASE 1 - BUILDING C

DESCRIPTION: 24 APARTMENT UNIT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
ELEVATOR: NO
NUMBER OF APARTMENT UNITS: 24
NUMBER OF (1) BEDROOMS = 0
NUMBER OF (2) BEDROOMS = 24
ACCESSIBLE TYPE A UNITS REQUIRED: 1
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING C:
TOTAL AREA: 31,500-sf
MAXIMUM AREA PER FLOOR: 10,500-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER PMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES COVERED DECKS)

LEVEL 1: 10,235-sf
LEVEL 2: 9,949-sf
LEVEL 3: 9,893-sf
TOTAL: 30,077-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1: 50
LEVEL 2: 50
LEVEL 3: 50

PHASE 1 - BUILDING D

DESCRIPTION: 24 APARTMENT UNIT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
ELEVATOR: NO
NUMBER OF APARTMENT UNITS: 24
NUMBER OF (1) BEDROOMS = 0
NUMBER OF (2) BEDROOMS = 24

ACCESSIBLE TYPE A UNITS REQUIRED: 2
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 6

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING D:
TOTAL AREA: 34,650-sf
MAXIMUM AREA PER FLOOR: 11,550 sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER PMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES COVERED DECKS)

LEVEL 1: 10,180-sf
LEVEL 2: 10,164-sf
LEVEL 3: 9,922-sf
TOTAL: 30,266-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1: 50
LEVEL 2: 50
LEVEL 3: 50

PHASE 2 - BUILDING E

DESCRIPTION: 24 APARTMENT UNIT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, NFPA 13R PER 903.3.1.2
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
ELEVATOR: NO
NUMBER OF APARTMENT UNITS: 24
NUMBER OF (1) BEDROOMS = 0
NUMBER OF (2) BEDROOMS = 24
ACCESSIBLE TYPE A UNITS REQUIRED: 1
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING E:
TOTAL AREA: 33,180-sf
MAXIMUM AREA PER FLOOR: 11,060-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER PMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES COVERED DECKS)

LEVEL 1: 9,869-sf
LEVEL 2: 10,138-sf
LEVEL 3: 9,922-sf
TOTAL: 29,929-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1: 50
LEVEL 2: 50
LEVEL 3: 50

PHASE 2 - BUILDING F

DESCRIPTION: 24 UNIT APARTMENT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, **NFPA 13R PER 903.3.1.2**
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
NUMBER OF APARTMENT UNITS: 24 (PER BUILDING)

NUMBER OF (1) BEDROOMS = 12
NUMBER OF (2) BEDROOMS = 12
ACCESSIBLE TYPE A UNITS REQUIRED: 2
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING F:
TOTAL AREA: 35,700-sf
MAXIMUM AREA PER FLOOR: 11,900-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER PMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES COVERED DECKS)

LEVEL 1: 8,681sf
LEVEL 2: 8,642-sf
LEVEL 3: 8,416-sf
TOTAL: 25,739-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1: 43
LEVEL 2: 43
LEVEL 3: 42

PHASE 1 - BUILDING G

DESCRIPTION: 24 UNIT APARTMENT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, **NFPA 13R PER 903.3.1.2**
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
ELEVATOR: NO
NUMBER OF APARTMENT UNITS: 24 (PER BUILDING)
NUMBER OF (1) BEDROOMS = 24
NUMBER OF (2) BEDROOMS = 0
ACCESSIBLE TYPE A UNITS REQUIRED: 1
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING G:
TOTAL AREA: 33,180-sf
MAXIMUM AREA PER FLOOR: 11,060-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER PMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES COVERED DECKS)

LEVEL 1: 7,385-sf
LEVEL 2: 7,359-sf
LEVEL 3: 7,113-sf
TOTAL: 21,857-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1: 36
LEVEL 2: 36
LEVEL 3: 35

PHASE 1 - BUILDING H

DESCRIPTION: 24 UNIT APARTMENT BUILDING
APPLICABLE BUILDING CODE: 2018 **IBC**
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLERS: YES, **NFPA 13R PER 903.3.1.2**
FIRE ALARM SYSTEM AND SMOKE ALARM: YES
ELEVATOR: NO
NUMBER OF APARTMENT UNITS: 24 (PER BUILDING)
NUMBER OF (1) BEDROOMS = 24
NUMBER OF (2) BEDROOMS = 0
ACCESSIBLE TYPE A UNITS REQUIRED: 1
ACCESSIBLE TYPE 'B' UNITS REQUIRED: 7

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA: 7,000-sf
ALLOWABLE MAXIMUM HEIGHT: 60-ft
ALLOWABLE STORIES: 3

MODIFICATIONS TO THE BASE ALLOWABLE AREA
BUILDING H:
TOTAL AREA: 33,180-sf
MAXIMUM AREA PER FLOOR: 11,060-sf

**FOR SINGLE-OCCUPANCY, MULTI-STORY BUILDING
**SEE FRONTAGE CALCULATION FOR AREA INCREASE ON SHEET #AG1.2

PROPOSED HEIGHT: 36-ft MAX. PER PMC
PROPOSED STORIES: 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
(INCLUDES COVERED DECKS)

LEVEL 1: 7,367-sf
LEVEL 2: 7,341-sf
LEVEL 3: 7,094-sf
TOTAL: 21,802-sf

OCCUPANT LOAD:
OCCUPANT LOAD FACTOR: 200 GROSS
OCCUPANT LOAD PER FLOOR:
LEVEL 1 EXERCISE: (50 gross)
LEVEL 1 UNCONCENTRATED ASSEMBLY: (15 net)
LEVEL 1 ACCESSORY: (300 gross)
LEVEL 2 RESIDENTIAL: (220 gross):

PHASE 2 - CLUBHOUSE

DESCRIPTION: 2 APARTMENT UNITS WITH LEASING OFFICE AND MISC. AMENITY SPACES

APPLICABLE BUILDING CODE: 2018 **IBC**
FIRE SPRINKLERS: YES; PER IBC 903.3.1.2 NFPA **R13**
FIRE ALARM SYSTEM AND SMOKE ALARM: YES PER 2015 IBC, SECTION 907.2.11.2
OCCUPANCY: LEVEL 1 = A-3 / B
LEVEL 2 = R-3
TYPE OF CONSTRUCTION: VB
NUMBER OF APARTMENT UNITS: 1
ACCESSIBLE UNITS REQUIRED: N/A

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
NON-SEPARATED USE - MOST RESTRICTIVE APPLIES
ALLOWABLE AREA PER FLOOR:
LEVEL 1: B, NS = 9,000 sq ft
LEVEL 2: R-3, NS = UL
ALLOWABLE MAXIMUM HEIGHT:
B, NS = 40-FT
R, NS = 40-FT
ALLOWABLE STORIES:
B, NS = 2
R-3, NS = 3

TOTAL PROPOSED GROSS AREA ALL LEVELS:
LEVEL 1 AMENITY : 2,507-sf
LEVEL 2 RESIDENCE: 1,200-sf
TOTAL: 3,707-sf

LEVEL 2 DECK: 191-sf

APARTMENT UNIT TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS

APARTMENTS BUILDING EGRESS

LAND USE & WSEC INFORMATION

NUMBER OF EXITS REQUIRED PER FLOOR: 2
EACH EXIT SERVING NO MORE THAN FOUR UNITS PER TABLE 1006.3.2(1)
NUMBER OF EXITS PROPOSED PER FLOOR: 2

MAXIMUM ALLOWED EXIT ACCESS TRAVEL DISTANCE with SPRINKLERS: 125-LF

NOTE: PER TABLE 1006.3.2(1), EACH HALF OF THE BUILDING IS CONSIDERED A SINGLE EXIT SPACE REQUIRING EACH APARTMENT UNIT TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030 OF 2015 IBC.

FIRE PROTECTION FOR APARTMENT BUILDINGS

FIRE ALARM SYSTEM AND SMOKE ALARM: YES PER 2015 IBC, SECTION 907.2.9
** A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 IS REQUIRED UNLESS THE AUTOMATIC FIRE SPRINKLER SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE OCCUPANT NOTIFICATION APPLIANCES AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATERFLOW.
** SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA AND IN EACH ROOM USED FOR SLEEPING PURPOSES.

FIRE SEPARATION BETWEEN APARTMENT DWELLING UNITS: YES, PER 2015 IBC SECTION 420, 708 AND 711
SEPARATION WALLS: 1-HR FIRE PARTITION PER 708.3 2015 1BC
HORIZONTAL SEPARATION: 1-HR HORIZONTAL ASSEMBLY PER 711.3

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER IBC (2015) TABLES 601 AND 602:
PRIMARY STRUCTURAL FRAME:
EXTERIOR BEARING WALLS: 0-HR

INTERIOR BEARING WALLS: 0-HR
NONBEARING EXTERIOR WALL AND PARTITIONS: 0-HR
NONBEARING INTERIOR WALL AND PARTITIONS: 0-HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0-HR

DRAFTSTOPPING REQUIREMENTS PER IBC 718.4.2
DRAFT-STOPPING SHALL BE PROVIDED IN ATTICS OR OTHER CONCEALED ROOF SPACES OF GROUP R-2 BUILDINGS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.

PHASE 1 - ACCESSIBLE UNITS

DESCRIPTION: 120 UNITS IN 5 BUILDINGS
ACCESSIBLE TYPE 'A' UNITS REQUIRED: 5% = 120 X .05 = 6
REMAINING GROUND LEVEL UNITS SHALL BE TYPE 'B'

BUILDING B: (4) TYPE 'A'
BUILDING C: (3) TYPE 'A'
BUILDING D: (4) TYPE 'A'
BUILDING G: (2) TYPE 'A'
BUILDING H: (2) TYPE 'A'

TYPE 'A' UNITS PROVIDED: 15 > 6 (COMPLIANT)

PHASE 1 - ACCESSIBLE PARKING

ACCESSIBLE TYPE 'A' UNITS REQUIRED: 259 x 0.02 = 5
(PER 1106.2, FOR GROUP R-2, AT LEAST 2% OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.)

NUMBER OF ACCESSIBLE STALLS PROVIDED: 16 ≥ 5
(COMPLIANT WITH EXCESS OF 12 ACCESSIBLE STALLS)

PHASE 2 - ACCESSIBLE UNITS

DESCRIPTION: 59 UNITS IN 3 BUILDINGS
ACCESSIBLE TYPE 'A' UNITS REQUIRED: 5% = 59 X .05 = 3
REMAINING GROUND LEVEL UNITS SHALL BE **TYPE 'B'**

BUILDING A: (2) TYPE 'A'
BUILDING E: (2) TYPE 'A'
BUILDING F: (3) TYPE 'A'
CLUBHOUSE: (0) TYPE 1 **NO GROUND LEVEL UNITS

TYPE 'A' UNITS PROVIDED: 7 > 3 (COMPLIANT)

PHASE 2 - ACCESSIBLE PARKING

ACCESSIBLE TYPE 'A' UNITS REQUIRED: 123 x 0.02 = 3
(PER 1106.2, FOR GROUP R-2, AT LEAST 2% OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.)

NUMBER OF ACCESSIBLE STALLS PROVIDED: 8 ≥ 3
(COMPLIANT WITH EXCESS OF 16 ACCESSIBLE STALLS)

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (2018)
ANSI 117.1 (2009)
INTERNATIONAL MECHANICAL CODE (2018)
INTERNATIONAL FIRE CODE (2018)
INTERNATIONAL ELECTRICAL CODE (2018
UNIFORM PLUMBING CODE (2018)
WASHINGTON STATE ENERGY CODE (2018)
INTERNATIONAL FIRE CODE (2018)
PUYALLUP LAND USE CODE
WASHINGTON STATE AMENDMENTS (2018)

TOTAL ACCESSIBLE UNITS

DESCRIPTION: 179 UNITS IN 9 BUILDINGS
ACCESSIBLE TYPE 'A' UNITS REQUIRED: 5% = 179 X .05 = 9
REMAINING GROUND LEVEL UNITS SHALL BE **TYPE 'B'**

TYPE 'A' UNITS PROVIDED: 22 > 9 (COMPLIANT)

NUMBER OF UNITS / BEDROOMS SUMMA

PHASE 1

BLD'G B:	12	-TWO BEDROOM UNITS
	12	-THREE BEDROOM UNITS
BLD'G C:	12	-TWO BEDROOM UNITS
	12	-THREE BEDROOM UNITS
BLD'G D:	12	-TWO BEDROOM UNITS
	12	-THREE BEDROOM UNITS
BLD'G G:	12	-ONE BEDROOM UNITS
	12	-TWO BEDROOM UNITS
BLD'G H:	12	-ONE BEDROOM UNITS
	12	-TWO BEDROOM UNITS

TOTAL ONE BEDROOM UNITS: 24
TOTAL TWO BEDROOM UNITS: 60
TOTAL THREE BEDROOM UNITS: 36
TOTAL UNITS: 120
TOTAL BEDROOMS: 24+120+108 = 252

PHASE 2

BLD'G A:	8	-TWO BEDROOM UNITS
	2	-THREE BEDROOM UNITS
BLD'G E:	12	-TWO BEDROOM UNITS
	12	-THREE BEDROOM UNITS
BLD'G F:	6	-ONE BEDROOM UNITS
	12	-TWO BEDROOM UNITS
	6	-THREE BEDROOM UNITS
CLUBHOUSE:	1	-TWO BEDROOM UNIT

TOTAL ONE BEDROOM UNITS: 6
TOTAL TWO BEDROOM UNITS: 33
TOTAL THREE BEDROOM UNITS: 20
TOTAL UNITS: 59
TOTAL BEDROOMS: 6+66+60 = 132

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REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

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PROJECT # : 2016
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LAND USE & WSEC INFORMATION

PARCEL SUMMARY

P/N 0420264021:
TAX DESCRIPTION - Section 26 Township 20 Range 04 Quarter 44 : & 35 20 4E D 1/21 BEG INTER S LI SEC 26 WITH E 1/16 LI SD SEC TH S ALG 1/16 LI SEC 35 95.4 FT TH E 258.26 FT TH N TO SLY LI CO RD TH NWLY ALG SD SLY LI CO RD TO E 1/16 LI SEC 26 TH S ALG SD 1/16 LI TO BEG EXC
AREA - 95,396 SF, 2.190 ACRES

P/N 0420351030:
TAX DESCRPITION - BEG AT 1/16 SEC COR 1321.48 FT W OF COR COM TO SECS 25, 26, 35 & 36 TH S ALG 1/16 LI 95.4 FT TO POB TH E 258.26 FT TH S 100 FT TH W 258.26 FT TH N 100 FT TO POB EXC RDS
AREA - 25,700 SF, 0.590 ACRES

P/N 0420351029:
TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 : COM 1/16 SEC COR 1321.48 FT W OF COR MON COMMON TO SECS 25, 26, 35 & 36 TH S ALG 1/16 SEC LI 195.4 FT TO POB TH E 258.26 FT TH S 100 FT TH W 258.26 FT TH N 100 FT TO POB EXC RDS EXC SHAW CO RD
AREA - 25,265 SF, 0.58 ACRES

P/N 0420351026:
TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 : COM AT 1/16 COR 1321.48 FT W OF COR MON COMMON TO SECS 25, 26, 35 & 36 TH S ALG 1/16 SEC LI 295.4 FT TO POB TH E 258.35 FT TH S 100 FT TH W 258.35 FT TH N 100 FT TO POB EXC W 15 FT CO RD EXC SHAW CO RD
AREA - 25,265 SF, 0.58 ACRES

P/N 0420264053:
TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 Section 26 Township 20 Range 04 Quarter 44 L 4 OF DBLR 2003-03-31-5001 DESC AS FOLL THAT POR OF SE OF SE & NE OF NE OF SEC 35 DESC AS COM AT NE COR OF W 1/2 OF SD NE OF NE PT BEARS N 88 DEG 32 MIN 51 SEC
AREA - 202,648 SF, 4.652 ACRES

P/N 0420351066:
TAX DESCRIPTION - Section 35 Township 20 Range 04 Quarter 11 L 3 OF DBLR 2003-03-31-5001 DESC AS FOLL THAT POR OF NE OF NE DESC AS COM AT NE COR OF W 1/2 OF NE OF NE PT BEARS N 88 DEG 32 MIN 51 SEC W 640.11 FT FROM MON OF NE COR TH S 01 DEG 15 MIN 04 SEC W 491.43 FT T
AREA - 58,789 SF, 1.35 ACRES

P/N 0420264054:
TAX DESCRIPTION - Section 26 Township 20 Range 04 Quarter 44 L 5 OF DBLR 2003-03-31-5001 DESC AS FOLL THAT POR OF SE OF SE & NE OF NE OF SEC 35 DESC AS BEG AT NE COR OF W 1/2 OF SD NE OF NE PT BEARS N 88 DEG 32 MIN 51 SEC W 640.11 FT FROM MON OF NE COR SD SEC 35 TH S
AREA - 43,335 SF, 0.995 ACRES

ZONING

DESIGNATION: RM-20, HIGH DENSITY MULTI-FAMILY RESIDENTIAL

USE: DWELLING, MULTIPLE-FAMILY
MINIMUM LOT AREA: 4,000 SF
MINIMUM LOT DIMENSIONS: 40 FT X 70 FT
MINIMUM SETBACKS: 20 FT FRONT, 25 FT MAJOR ARTERIAL, 20 FT REAR, 15 FT SIDE
MAXIMUM HEIGHT: 36 FT
BASE DENSITY: 16 du/ac, BONUS UP TO 22 du/ac (193 units / 8.66 ac = 21.9 du/ac)
MAXIMUM LOT COVERAGE: 55%
MAXIMUM FAR: 3

NUMBER OF BUILDINGS:
PHASE 1: 5
PHASE 2: 4
TOTAL: 9

RESIDENTIAL VEHICLE PARKING ANALYSIS

DIMENSIONS:
STANDARD: ~~9' x 20'~~ 8' x 18'
COMPACT: ~~8' x 17'~~ 7' x 15'

PHASE 1
PHASE 1 REQUIRED: 2 STALLS PER UNIT = 120 x 2 = 240
PHASE 1 PROVIDED = 242
EXCESS STALLS: 240 - 242 = 2

COMPACT MIN. = 30% OF REQUIRED = **240 x 0.30 = 72**
COMPACT MAX. = 50% OF REQUIRED = 240 x 0.50 = 120
COMPACT PROVIDED: 75

PHASE 2
PHASE 2 REQUIRED: 2 STALLS PER UNIT = 59 x 2 = 116
PHASE 2 PROVIDED = 125
EXCESS STALLS: 125 - 116 = 9

COMPACT MIN. = 30% OF REQUIRED = 116 x 0.30 = 35
COMPACT MAX. = 50% OF REQUIRED = 116 x 0.50 = 58
COMPACT STALLS PROVIDED: 32

TOTAL - PHASE 1 & PHASE 2
REQUIRED: 2 STALLS PER UNIT = 179 x 2 = 358
ON-SITE VEHICLE STALLS PROVIDED: 259 + 125 = 384
EXCESS STALLS: 384-358 = 26

COMPACT MIN. = 30% OF REQUIRED = 358 x 0.30 = 107
COMPACT MAX. = 50% OF REQUIRED = 358 x 0.50 = 179
COMPACT STALLS PROVIDED: 135

TOTAL ACCESSIBLE STALL REQUIREMENT

PHASE 1 ACCESSIBLE STALLS
PHASE 1 REQUIRED: 259 x 0.02 = 5
PHASE 1 PROVIDED: 22 > 5 (COMPLIANT)
PHASE 1 VAN REQUIRED: 3 (1 PER EVERY 6 ACCESSIBLE STALLS)
PHASE 1 VAN PROVIDED: 5 > 3

PHASE 2 ACCESSIBLE STALLS
PHASE 2 REQUIRED: 125 x 0.02 = 3
PHASE 2 PROVIDED: 12 > 3
PHASE 2 VAN REQUIRED: 1 (1 PER EVERY 6 ACCESSIBLE STALLS)
PHASE 2 VAN PROVIDED: 3 > 1

TOTAL ACCESSIBLE STALLS
TOTAL REQUIRED: 389 x 0.02 = 8
TOTAL PROVIDED: 34 > 8
PHASE 2 VAN REQUIRED: 4 (1 PER EVERY 6 ACCESSIBLE STALLS)
PHASE 2 VAN PROVIDED: 8 > 4

COMMERCIAL VEHICLE PARKING ANALYSIS

LOT No.1
TENANT IMPROVEMENT SPACE 'T.I.1' = 5000/300 = 17 REQUIRED
PROPOSED PARKING STALLS: 30
STANDARD STALLS: 16
COMPACT STALLS: 14
ADA REQUIRED: 2 (1 VAN)

Lot No. 2
TENANT IMPROVEMENT SPACE 'T.I..2' = 2172/300 = 07
TENANT IMPROVEMENT SPACE 'T.I..3' = 1872/100 = 19
TENANT IMPROVEMENT SPACE 'T.I..4' = 1800/100 = 18
34 REQUIRED

PROPOSED PARKING STALLS: 44
STANDARD STALLS: 27
COMPACT STALLS: 15
ADA REQUIRED: 2 (1 VAN)

T.I.3 USE:
(22) Restaurants, bars, taverns and other similar establishments whose primary business is the on-site sale and consumption of food and beverages: one space for each 100 square feet of gross floor area;

T.I.1 and T.I.2 USE:
(23) Retail commercial, general sales, personal service, shopping centers, malls and other similar establishments shall provide one space for each 300 square feet of gross floor area

EV CHARGING STATIONS

WAC 51-50-0427 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE:
REQUIRED: 2 (10% of stall provided)

PHASE 1 EV CHARGING STATIONS STALLS
PHASE 1 REQUIRED: 259 x 0.10 = 26
PHASE 1 PROVIDED: 26 ≥ 26 (COMPLIANT)
PHASE 1 ADA REQUIRED: 22 x 0.10 = 2
PHASE 1 ADA PROVIDED: 12 ≥ 2 (COMPLIANT)

PHASE 2 EV CHARGING STATIONS STALLS
PHASE 2 REQUIRED: 125 x 0.10 = 13
PHASE 2 PROVIDED: 12 > 13 (COMPLIANT)
PHASE 2 ADA REQUIRED: 12 x 0.10 = 1
PHASE 2 ADA PROVIDED: 4 > 1 (COMPLIANT)

WSEC

BUILDING ENVELOPE REQUIREMENTS

ZONE	4C - MARINE
PATH	PRESCRIPTIVE
ROOFS - ATTIC AND OTHER	R-VALUE = 49
FENESTRATION	U-FACTOR = 0.30
FENESTRATION SHGC	NO REQUIREMENTS
SKYLIGHTS	U-FACTOR = N/A
WOOD FRAMED WALLS	R-VALUE = 21 INT
MASS WALL R-VALUE	N/A
FLOOR	R-VALUE: 30
SLAB, R-VALUE & DEPTH	10, 2-FT

APPLICABLE 2018 WSEC BUILDING ENVELOPE NOTES :
1. AN IDENTIFICATION MARK SHALL BE APPLIED TO ALL INSULATION MATERIALS PER C303.1.
2. ALL FENESTRATION PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, VT, LEAKAGE RATIING PER C303.1.3 AND C402.4.3.

REFER TO TABLE R402.4.1.1 OF THE 2018 RESIDENTIAL WSEC FOR AIR BARRIER AND INSULATION INSTALLATION INSTALLATION REQUIREMENTS.

ENERGY CREDITS

NOTE: EACH RESIDENCE QUALIFIES AS A SMALL DWELLING UNIT WITH 4.5 CREDITS REQUIRED PER THE 2018 WSEC. THE FOLLOWING CREDITS HAVE BEEN SELECTED.

FUEL NORMALIZATION CREDITS - Option #2 = 1.0
For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(1)C or C403.3.2(2)

3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS = 3.0
3.6 - Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.

5. EFFICIENT WATER HEATING OPTIONS = 2.5
5.5 - For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation.

TOTAL: 6.5 credits

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BRETT ALLEN LINDSAY
STATE OF WASHINGTON
9251

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

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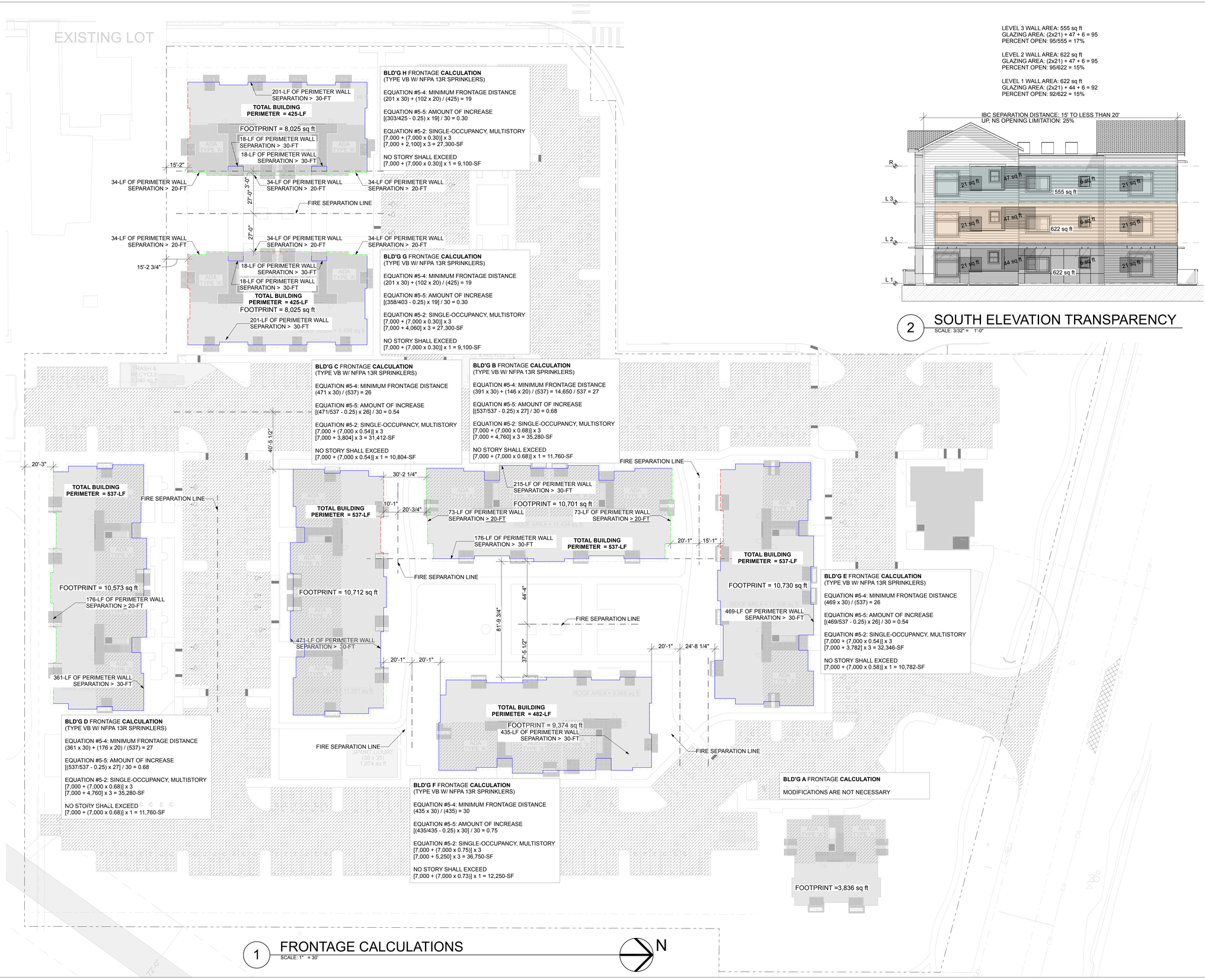

BLD'G H FRONTAGE **CALCULATION**
(TYPE VB W/ NFPA 13R SPRINKLERS)

EQUATION #5-4: MINIMUM FRONTAGE DISTANCE
(201 x 30) + (102 x 20) / (425) = 19

EQUATION #5-5: AMOUNT OF INCREASE
[(303/425 - 0.25) x 19] / 30 = 0.30

EQUATION #5-2: SINGLE-OCCUPANCY, MULTISTORY
[7,000 + (7,000 x 0.30)] x 3
[7,000 + 2,100] x 3 = 27,300-SF

NO STORY SHALL EXCEED
[7,000 + (7,000 x 0.30)] x 1 = 9,100-SF

BLD'G G FRONTAGE **CALCULATION**
(TYPE VB W/ NFPA 13R SPRINKLERS)

EQUATION #5-4: MINIMUM FRONTAGE DISTANCE
(201 x 30) + (102 x 20) / (425) = 19

EQUATION #5-5: AMOUNT OF INCREASE
[(358/403 - 0.25) x 19] / 30 = 0.30

EQUATION #5-2: SINGLE-OCCUPANCY, MULTISTORY
[7,000 + (7,000 x 0.30)] x 3
[7,000 + 4,060] x 3 = 27,300-SF

NO STORY SHALL EXCEED
[7,000 + (7,000 x 0.30)] x 1 = 9,100-SF

BLD'G C FRONTAGE **CALCULATION**
(TYPE VB W/ NFPA 13R SPRINKLERS)

EQUATION #5-4: MINIMUM FRONTAGE DISTANCE
(471 x 30) / (537) = 26

EQUATION #5-5: AMOUNT OF INCREASE
[(471/537 - 0.25) x 26] / 30 = 0.54

EQUATION #5-2: SINGLE-OCCUPANCY, MULTISTORY
[7,000 + (7,000 x 0.54)] x 3
[7,000 + 3,804] x 3 = 31,412-SF

NO STORY SHALL EXCEED
[7,000 + (7,000 x 0.54)] x 1 = 10,804-SF

BLD'G B FRONTAGE **CALCULATION**
(TYPE VB W/ NFPA 13R SPRINKLERS)

EQUATION #5-4: MINIMUM FRONTAGE DISTANCE
(391 x 30) + (146 x 20) / (537) = 14,650 / 537 = 27

EQUATION #5-5: AMOUNT OF INCREASE
[(537/537 - 0.25) x 27] / 30 = 0.68

EQUATION #5-2: SINGLE-OCCUPANCY, MULTISTORY
[7,000 + (7,000 x 0.68)] x 3
[7,000 + 4,760] x 3 = 35,280-SF

NO STORY SHALL EXCEED
[7,000 + (7,000 x 0.68)] x 1 = 11,760-SF

BLD'G E FRONTAGE **CALCULATION**
(TYPE VB W/ NFPA 13R SPRINKLERS)

EQUATION #5-4: MINIMUM FRONTAGE DISTANCE
(469 x 30) / (537) = 26

EQUATION #5-5: AMOUNT OF INCREASE
[(469/537 - 0.25) x 26] / 30 = 0.54

EQUATION #5-2: SINGLE-OCCUPANCY, MULTISTORY
[7,000 + (7,000 x 0.54)] x 3
[7,000 + 3,782] x 3 = 32,346-SF

NO STORY SHALL EXCEED
[7,000 + (7,000 x 0.58)] x 1 = 10,782-SF

BLD'G D FRONTAGE **CALCULATION**
(TYPE VB W/ NFPA 13R SPRINKLERS)

EQUATION #5-4: MINIMUM FRONTAGE DISTANCE
(361 x 30) + (176 x 20) / (537) = 27

EQUATION #5-5: AMOUNT OF INCREASE
[(537/537 - 0.25) x 27] / 30 = 0.68

EQUATION #5-2: SINGLE-OCCUPANCY, MULTISTORY
[7,000 + (7,000 x 0.68)] x 3
[7,000 + 4,760] x 3 = 35,280-SF

NO STORY SHALL EXCEED
[7,000 + (7,000 x 0.68)] x 1 = 11,760-SF

BLD'G F FRONTAGE **CALCULATION**
(TYPE VB W/ NFPA 13R SPRINKLERS)

EQUATION #5-4: MINIMUM FRONTAGE DISTANCE
(435 x 30) / (435) = 30

EQUATION #5-5: AMOUNT OF INCREASE
[(435/435 - 0.25) x 30] / 30 = 0.75

EQUATION #5-2: SINGLE-OCCUPANCY, MULTISTORY
[7,000 + (7,000 x 0.75)] x 3
[7,000 + 5,250] x 3 = 36,750-SF

NO STORY SHALL EXCEED
[7,000 + (7,000 x 0.73)] x 1 = 12,250-SF

BLD'G A FRONTAGE **CALCULATION**

MODIFICATIONS ARE NOT NECESSARY

1 FRONTAGE CALCULATIONS
SCALE: 1" = 30'

LEVEL 3 WALL AREA: 555 sq ft
GLAZING AREA: (2x21) + 47 + 6 = 95
PERCENT OPEN: 95/555 = 17%

LEVEL 2 WALL AREA: 622 sq ft
GLAZING AREA: (2x21) + 47 + 6 = 95
PERCENT OPEN: 95/622 = 15%

LEVEL 1 WALL AREA: 622 sq ft
GLAZING AREA: (2x21) + 44 + 6 = 92
PERCENT OPEN: 92/622 = 15%

2 SOUTH ELEVATION TRANSPARENCY
SCALE: 3/32" = 1'-0"

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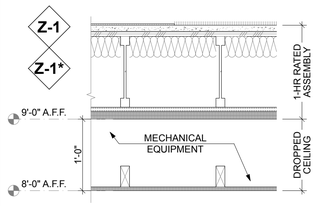
FLOOR | CEILING | ROOF ASSEMBLIES

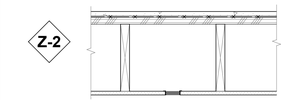


NOTE: SEE REFLECTED CEILING PLANS FOR ADDITIONAL DROPPED CEILING AREAS

TYPICAL INTERIOR ASSEMBLY
1-HR FIRE RATED & **STC 50** (MINIMUM) ASSEMBLY
REFER TO **GA FILE No. FC 5112 (PROPRIETARY)**

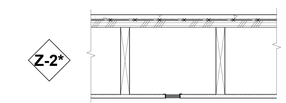
FLOOR COVERING PER ASSEMBLY OPTIONS
1 1/4" PROPRIETARY FLOOR TOPPING
1/8" PROPRIETARY SOUND REDUCTION MAT
PLYWOOD SHEATHING PER STRUCTURAL
FLOOR I-JOISTS PER STRUCTURAL @ 16" O.C.
3-1/2" (MIN.) GLASS FIBER BATTS @ TOP OF CAVITY
1/2" RESILIENT FURRING CHANNELS @ 16" O.C.
(RUN PERPENDICULAR TO JOISTS)
(2) LAYERS 5/8" PROPRIETARY TYPE "X" GWB
(W.R.IN WET AREAS)

*** DROPPED CEILING ADD**
AIR SPACE
2X FRAMING @ 16" O.C.PER STRUCTURAL
- TO ACCOMMODATE MECHANICAL EQUIPMENT.
1/2" G.W.B.



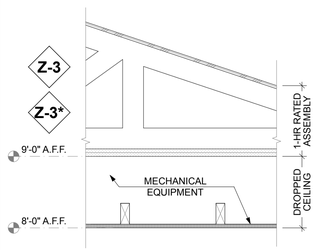
TYPICAL EXTERIOR DECK ASSEMBLY
1-HR FIRE RATED
REFER TO **ICC-ES EVALUATION REPORT #ESR-2201**

DECK COATING SYSTEM; SLOPE 1/4" PER FOOT, MINIMUM
(ALX By WESTCOAT)
3/4" PLYWOOD SHEATHING PER STRUCTURAL
(SOLID BLOCK ALL JOINTS FOR DECK COATING)
2 x FLOOR JOISTS PER STRUCTURAL @ 16" O.C.
(CROSS VENTILATED AIR SPACE)
CEMENT BOARD SOFFIT AT LANDINGS



TYPICAL EXTERIOR BREEZEWAY LANDING ASSEMBLY
REFER TO **ICC-ES EVALUATION REPORT #ESR-2201**

DECK COATING SYSTEM; SLOPE 1/4" PER FOOT, MINIMUM
(ALX By WESTCOAT)
3/4" PLYWOOD SHEATHING PER STRUCTURAL
(SOLID BLOCK ALL JOINTS FOR DECK COATING)
2 x FLOOR JOISTS PER STRUCTURAL @ 16" O.C.
(CROSS VENTILATED CAVITY IF ENCLOSED)
CEMENT BOARD SOFFIT AT LANDINGS (OPTIONAL)

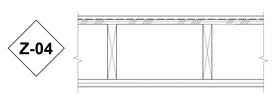


NOTE: SEE REFLECTED CEILING PLANS FOR ADDITIONAL DROPPED CEILING AREAS

TYPICAL ROOF CEILING ASSEMBLY
1-HR FIRE RATED
REFER TO **GA FILE No. FC RC2602**

ROOFING PER ROOF PLAN
UNDERLAYMENT PER ROOFING SYSTEM
1/2" SHEATHING PER STRUCTURAL
PRE-MFR WOOD TRUSSES PER STRUCTURAL @ 16" O.C.
R-49 BATT INSULATION
(2) LAYERS 5/8" TYPE "X" GWB (W.R.IN WET AREAS)

*** DROPPED CEILING ADD**
AIR SPACE
2X FRAMING @ 16" O.C.PER STRUCTURAL
- TO ACCOMMODATE MECHANICAL EQUIPMENT.
1/2" G.W.B.



FLOOR / CEILING ASSEMBLY
1-HR FIRE RATED ASSEMBLY
REFER TO **GA FILE No. FC 5529**

SINGLE-PLY ROOF MEMBRANE SYSTEM
1/2" PLYWOOD
2x10 JOISTS @ 16" O.C.
(2) LAYERS 5/8", W.R., TYPE "X" GWB

WALL ASSEMBLIES

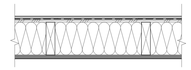
1A

NOTE: SEE WALL TYPE & RATED ASSEMBLY NOTE #10 ON THIS SHEET

EXTERIOR WALL | FIRE BARRIER
1-HR FIRE RATED ASSEMBLY;
REFER TO GA. NO. WP 8105 (ON THIS SHEET)

CLADDING
WATER RESISTANT BARRIER
5/8" DENSGLASS
1/2" SHEATHING, WHEN APPLICABLE PER STRUCTURAL
2 X 6 WOOD STUDS @ 16" O.C. WITH R-21 BATT INSULATION
5/8" TYPE "X" GWB (W.R. IN WET AREAS)
VAPOR BARRIER PAINT

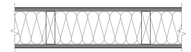
2A



EXTERIOR WALL

CLADDING
WATER RESISTANT BARRIER
1/2" SHEATHING, PER STRUCTURAL
2 X 6 WOOD STUDS @ 16" O.C. WITH R-21 BATT INSULATION
5/8" TYPE "X" GWB (W.R. IN WET AREAS)
VAPOR BARRIER PAINT

3A

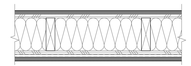


NOTE: SEE WALL TYPE & RATED ASSEMBLY NOTE #10 ON THIS SHEET

1-HR FIRE RATED ASSEMBLY
REFER TO **GA. NO. WP 3605** (ON THIS SHEET)

5/8" TYPE "X" GWB (W.R. @ WET AREAS)
2 x 6 WOOD STUDS @ 16" O.C. WITH R-21 BATT INSULATION
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

4A



NOTE: SEE WALL TYPE & RATED ASSEMBLY NOTES ON THIS SHEET

APARTMENT UNIT DEMISING WALL | FIRE PARTITION
1-HR FIRE RATED & STC 50 (MIN.) ASSEMBLY;
REFER TO **GA. NO. WP 3242** (ON THIS SHEET)

5/8" TYPE "X" GWB (W.R. @ WET AREAS)
1/2" SHEATHING PER STRUCTURAL, WHEN APPLICABLE
2 x 6 WOOD STUDS @ 16" O.C. w/ 5-1/2" SOUND BATTS
1/2" SHEATHING PER STRUCTURAL, WHEN APPLICABLE
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

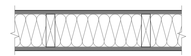
4D

NOTE: SEE WALL TYPE & RATED ASSEMBLY NOTES ON THIS SHEET

APARTMENT UNIT DEMISING WALL | FIRE PARTITION
1-HR FIRE-RATED ASSEMBLY W/ STC 50 OR BETTER
REFER TO **GA. NO. WP 5512** (ON THIS SHEET)

5/8" TYPE "X" GWB (W.R. @ WET AREAS)
5-1/2" ROCK WOOL OR SOUND BATTS
2 x 6 WOOD STUDS @ 24" O.C.
9.25" AIR SPACE
2 x 6 WOOD STUDS @ 24" O.C.
5-1/2" ROCK WOOL OR SOUND BATTS
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

4E

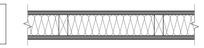


5/8" TYPE "X" GWB (W.R. @ WET AREAS)
2 x 6 WOOD STUDS @ 16" O.C.
WITH 5-1/2" SOUND BATTS

4F

5/8" TYPE "X" GWB (W.R. @ WET AREAS)
2 x 6 WOOD STUDS @ 16" O.C.
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

5A



5/8" TYPE "X" GWB (W.R. @ WET AREAS)
2 x 4 WOOD STUDS @ 16" O.C.
WITH 3-1/2" SOUND BATTS
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

5B

5/8" TYPE "X" GWB (W.R. @ WET AREAS)
2 x 4 WOOD STUDS @ 16" O.C.
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

5C

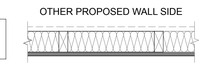
5/8" TYPE "X" GWB (W.R. @ WET AREAS)
1/2" PLYWOOD PER STRUCTURAL
2 x 4 STUDS @ 16" O.C.
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

6A

1-HR FIRE RATED & **STC 50** (MIN.) ASSEMBLY;
REFER TO GA. NO. WP 3241, 3242 or 3243

5/8" TYPE "X" GWB (W.R. @ WET AREAS)
1/2" RESILIENT FURRING CHANNELS @ 16" O.C.
2 x 4 WOOD STUDS @ 16" O.C.
WITH 3-1/2" ROCK WOOL
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

7A

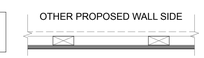


NOTE: SEE WALL TYPE & RATED ASSEMBLY NOTE #11 ON THIS SHEET

INTERIOR PLUMBING WALL
FURRING ADDED TO PROPOSED WALL

OTHER PROPOSED WALL
AIR SPACE; SEPARATE AS NECESSARY
2 x 4 WOOD STUDS @ 16" O.C.
WITH 3-1/2" ROCK WOOL
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

7B



NOTE: SEE WALL TYPE & RATED ASSEMBLY NOTE #11 ON THIS SHEET

INTERIOR WALL
FURRING ADDED TO PROPOSED WALL

OTHER PROPOSED WALL
AIR SPACE; SEPARATE AS NECESSARY
2 x 4 WOOD STUDS @ 16" O.C.;
LAY FLAT OR RIP AS NEEDED
5/8" TYPE "X" GWB (W.R. @ WET AREAS)

ASSEMBLY NOTES

1. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES ENCLOSING THE APARTMENT UNITS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAT 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS SOFFITS OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED STC. UNIT ENTRY DOORS SHALL BE TIGHT-FITTING TO THE FRAME AND SILL.

2. REFER TO THE "FIRE-RESISTANCE-RATED CONSTRUCTION NOTES ON SHEET #AG1.2.

3. REFER TO THE 'FIRE RATED ASSEMBLY' DIAGRAM ON SHEET **#AG1.2** FOR INFORMATION ON WHICH WALLS ARE SPECIFICALLY REQUIRED TO HAVE A FIRE-RATING. AS NOTED IN THAT DIAGRAM, NOT ALL WALLS ARE REQUIRED TO HAVE A FIRE RATING EVEN THOUGH THE WALL TYPE ASSEMBLY HAS THE SAME GENERAL CONFIGURATION OF COMPONENTS.

4. ELECTRICAL OUTLET BOXES SHALL NOT BE PLACED BACK-TO-BACK AND SHALL BE OFFSET BY NOT LESS THAN 12-INCHES FROM OUTLETS IN THE OPPOSITE WALL SURFACE. THE BACK AND THE SIDES OF BOXES SHALL BE SEALED WITH 1/8-INCH RESILIENT SEALANT AND BACKED BY AT LEAST 2-INCH THICK MATERIAL FIBER INSULATION PER IBC 1207.3.

5. SPACES OR SHAFTS CONTAINING VENTILATING EQUIPMENT OR OTHER MECHANICAL EQUIPMENT SHALL BE SEPARATED BOTH VERTICALLY AND HORIZONTALLY FROM THE ADJOINING DWELLING UNIT BY CONSTRUCTION DESIGNED TO PROVIDE A MINIMUM STC RATING OF 50.

6. DESIGN AND MATERIALS FOR SOUND TRANSMISSION CONTROL SHALL NOT IMPAIR THE FIRE-RESISTANT INTEGRITY OF SEPARATING WALLS OR FLOOR/CEILING ASSEMBLIES.

7. WRAP ALL PLUMBING PIPE WITH SOUND ATTENUATION BATTS.

8. ROOF ASSEMBLIES TO INCLUDE CLASS C ROOF COVERING THROUGHOUT AND FIRE-RETARDANT-TREATED WOOD SHEATHING FOR A DISTANCE OF 4 FEET OF THE EXTERIOR WALL.

9. IN GENERAL, THE CONTRACTOR SHALL REVIEW SECTION 1, GENERAL EXPLANATORY NOTES OF THE GYPSUM ASSOCIATION - 600 - 2009 FIRE RESISTANCE DESIGN MANUAL (19TH EDITION) OR LATER.

10. PER IBC 718.2.2 FIRE-BLOCKING SHALL BE PROVIDED IN ALL FURRED SPACES: VERTICALLY AT CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

11. PER SECTION 1, GENERAL EXPLANATORY NOTE #22 OF THE GYPSUM ASSOCIATION - 600 - 2009 FIRE RESISTANCE DESIGN MANUAL (19TH EDITION) NOTE THE FOLLOWING: WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE-RESISTANCE RATED WALL OR PARTITION SYSTEM, WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE ADDED TO ONE OR BOTH SIDES. SUCH PANELS SHALL BE PERMITTED TO BE APPLIED EITHER AS A BASE LAYER DIRECTLY TO THE FRAMING (UNDER THE GYPSUM BOARD), AS A FACE LAYER (OVER THE FACE LAYER OF GYPSUM BOARD), OR BETWEEN LAYERS OF GYPSUM BOARD IN MULTI-LAYER SYSTEMS. WHEN SUCH PANELS ARE APPLIED UNDER THE GYPSUM BOARD OR BETWEEN LAYERS OF GYPSUM BOARD, THE LENGTH OF THE FASTENERS SPECIFIED FOR THE ATTACHMENT OF THE GYPSUM BOARD APPLIED OVER THE WOOD STRUCTURAL PANELS SHALL BE INCREASED BY NOT LESS THAT THE THICKNESS OF THE WOOD STRUCTURAL PANELS. FASTENER SPACING FOR THE GYPSUM BOARD AND THE NUMBER OF LAYERS OF GYPSUM BOARD SHALL BE AS SPECIFIED IN THE SYSTEM DESCRIPTION.

12. PER SECTION 1, GENERAL EXPLANATORY NOTE #15 OF THE GYPSUM ASSOCIATION - 600 - 2009 FIRE RESISTANCE DESIGN MANUAL (19TH EDITION) NOTE THE FOLLOWING: GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-STUD SYSTEMS. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED, THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM USED A NON-LOAD-BEARING SYSTEM. INDICATED STUD SPACINGS ARE MAXIMUMS.

AGENCY REVIEW | 24.03.11

S9

SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403

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REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

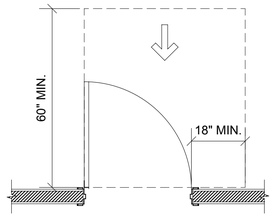
EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

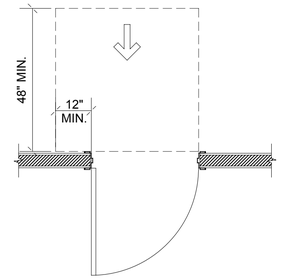
REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	ASSEMBLY TYPES
PROJECT # :	2016
SHEET:	AG1.4

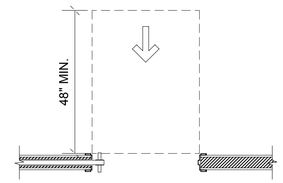
ACCESSIBLE DOOR CLEARANCE



FRONT APPROACH, PULL SIDE



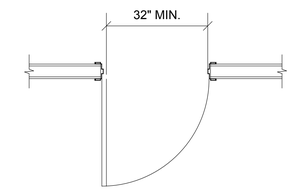
FRONT APPROACH, PUSH SIDE



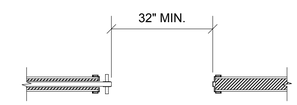
FRONT APPROACH, POCKET

402.2.2 CLEAR WIDTH
DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32 INCHES MINIMUM. CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES IN DEPTH AT DOORS AND DOORWAYS WITHOUT DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FLOOR SHALL NOT EXCEED 4 INCHES.

EXCEPTIONS:
1. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FLOOR.
2. IN ALTERATIONS, A PROJECTION OF 5/8" MAXIMUM INTO THE REQUIRED CLEAR OPENING WIDTH SHALL BE PERMITTED FROM THE LATCH SIDE STOP.

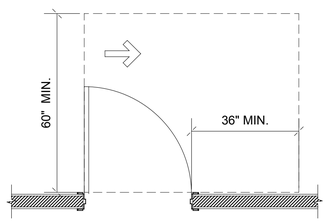


(A) HINGE DOOR

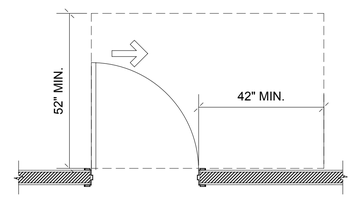


(B) SLIDING DOOR

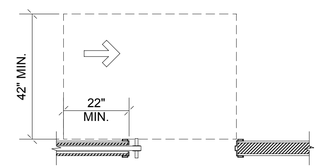
CLEAR WIDTH OF OPENINGS



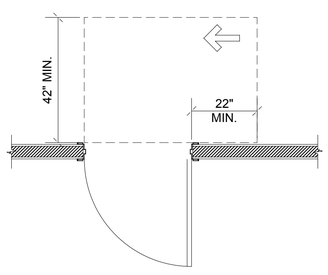
HINGE APPROACH, PULL SIDE



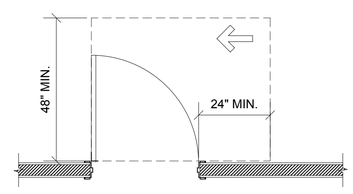
HINGE APPROACH, PULL SIDE



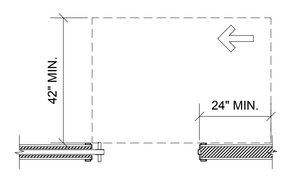
POCKET OR HINGE APPROACH



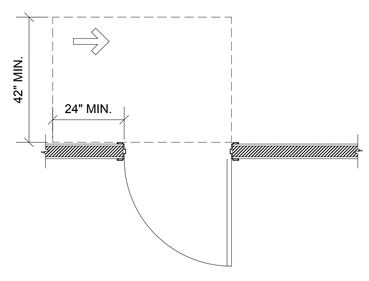
HINGE APPROACH, PUSH SIDE



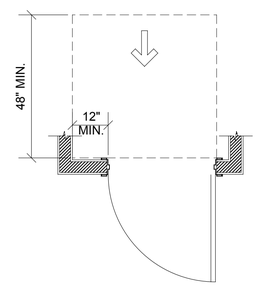
LATCH APPROACH, PULL SIDE



STOP OR LATCH APPROACH



LATCH APPROACH, PUSH SIDE



PUSH SIDE, W/ CLOSER & LATCH

S9

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9251 REGISTERED ARCHITECT
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

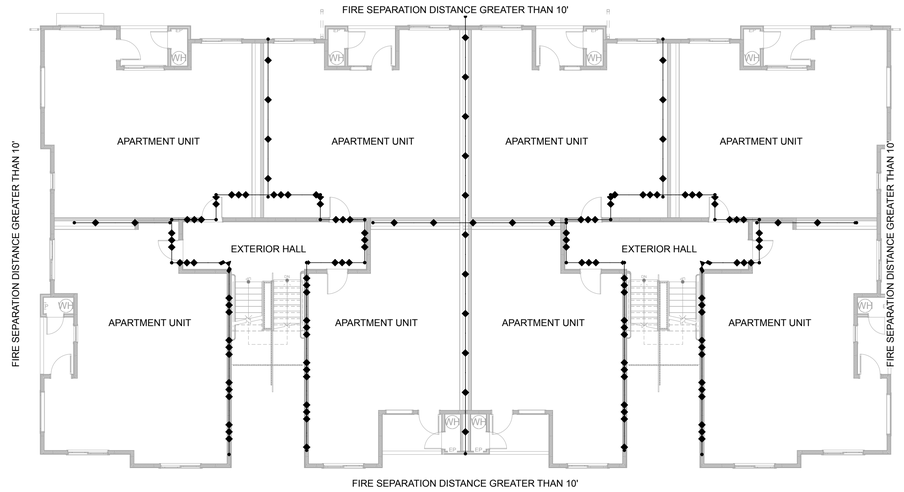
EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

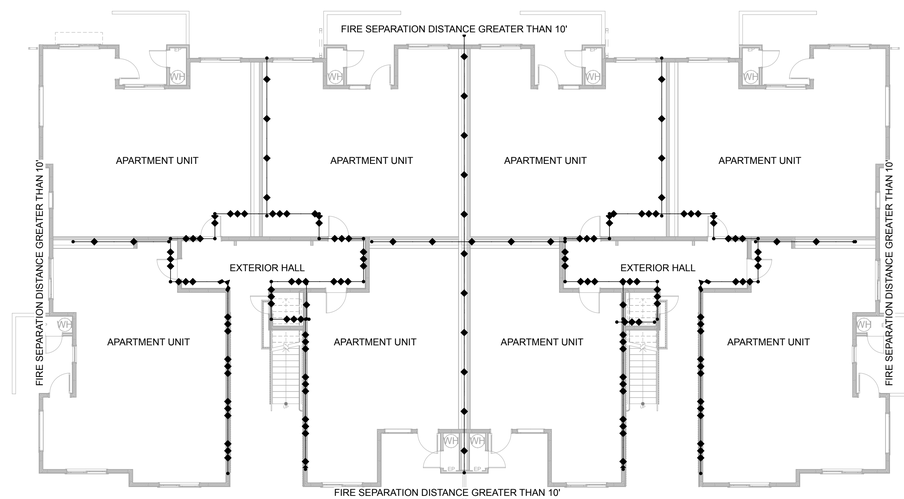
DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	ACCESSIBLE ENTRANCES
PROJECT # :	2016
SHEET:	AG1.5

AGENCY REVIEW | 24.03.11



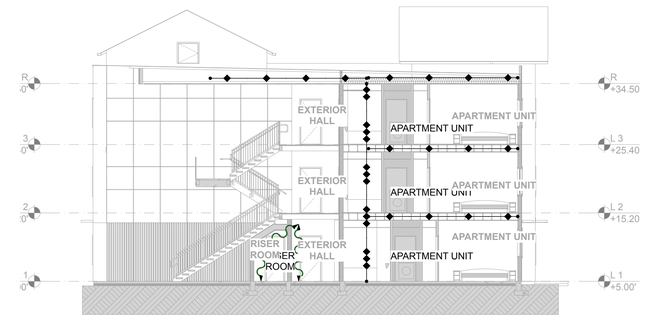
1 RATED WALLS LEVEL 2 & 3

SCALE: 3/32" = 1'-0"



2 RATED WALLS LEVEL 1

SCALE: 3/32" = 1'-0"



3 RATED ASSEMBLIES SECTION

SCALE: 3/32" = 1'-0"

RATED ASSEMBLY DIAGRAM LEGEND

	1-HR RATED PARTITION WALL ASSEMBLY AND/OR 1-HR RATED FLOOR/CEILING ASSEMBLY OR 1-HR CEILING/ROOF ASSEMBLY
	EXTERIOR WALL 1-HR RATED WALL ASSEMBLY WITH OPENINGS LIMITED TO 10% WHEN DISTANCE TO PROPERTY LINE IS BETWEEN 5-FT TO 10-FT, NO OPENINGS WHEN DISTANCE LESS THAN 5-FT, WALL SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES
	EXIT PASSAGEWAY 1-HR RATED, FIRE BARRIER, CONTINUOUS TO FLOOR DECKS WITH 1-HR RATED OPENINGS & 1-HR RATED CEILING/.ROOF ASSEMBLY

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9251 REGISTERED ARCHITECT BRETT ALLEN LINDSAY STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

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PROJECT # :	2016
SHEET:	AG1.6

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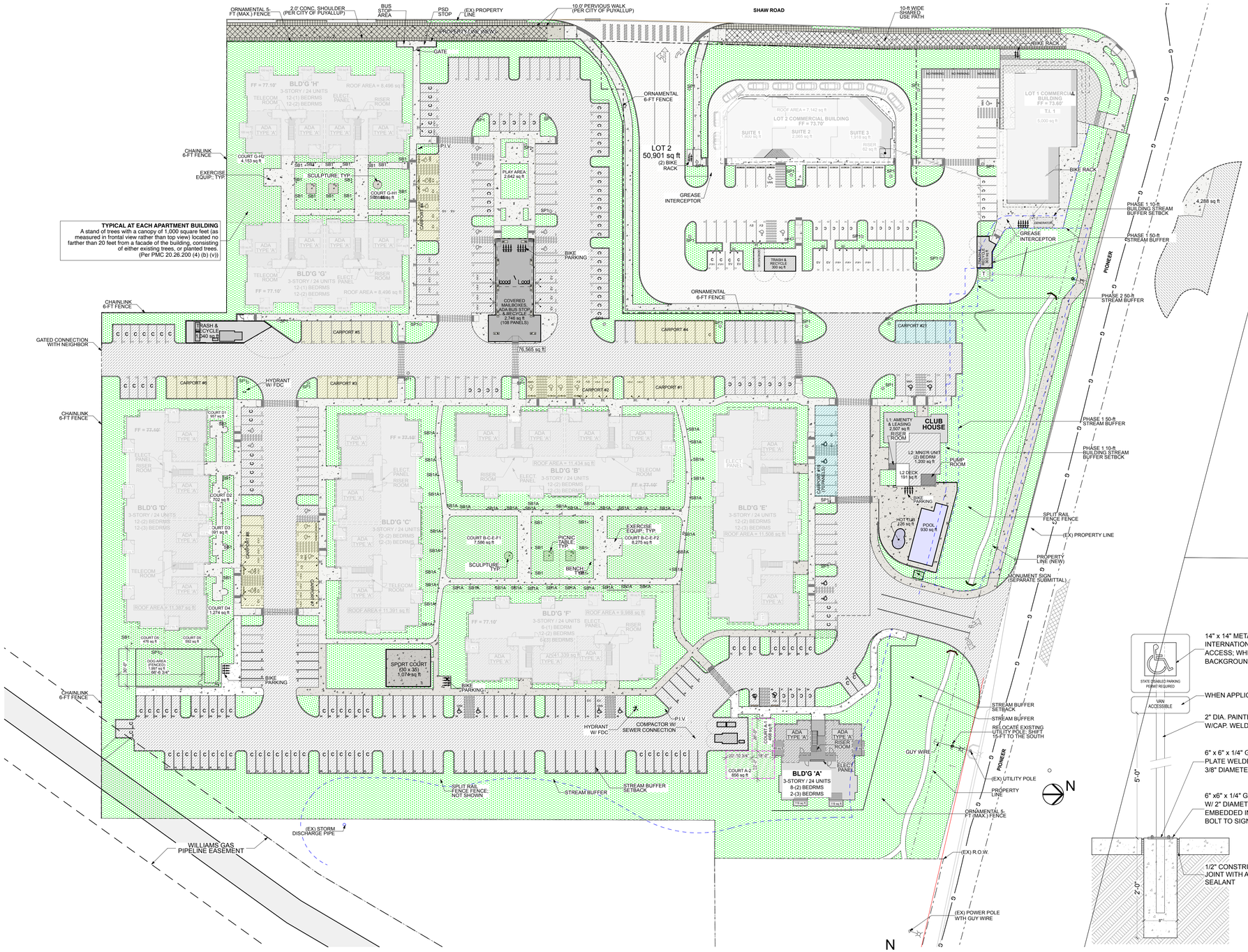


TYPICAL AT EACH APARTMENT BUILDING
A stand of trees with a canopy of 1,000 square feet (as measured in frontal view rather than top view) located no farther than 20 feet from a facade of the building, consisting of either existing trees, or planted trees.
(Per PMC 20.26.200 (4) (b) (v))

4 OVERALL SITE PLAN - PHASE 2
SCALE: 1" = 40'

ACCESSIBLE MAILBOX REQUIREMENTS:

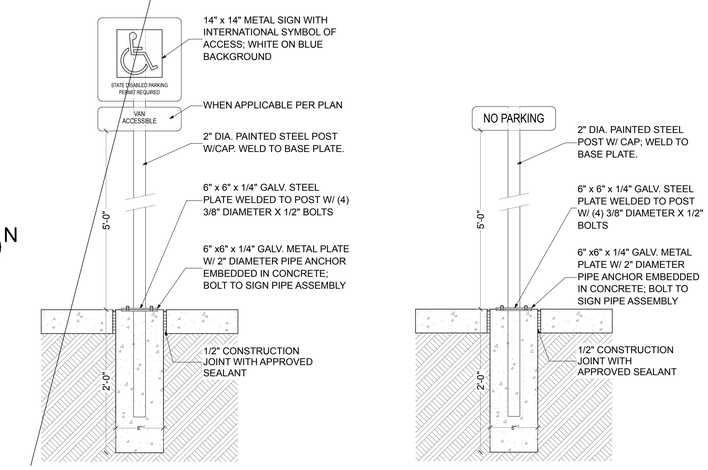
905.1 General. Accessible storage facilities shall comply with ICC A117.1. Section 905.
905.2 Clear Floor Space. A clear floor space complying with ICC A117.1. Section 305 shall be provided.
905.3 Height. Accessible storage elements shall comply with at least one of the reach ranges specified in ICC A117.1. Section 308.
905.4 Operable Parts. Operable parts of storage facilities shall comply with ICC A117.1. Section 309.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.

308.2 Forward Reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the floor.
308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the floor.

LAND USE SITE LIGHTING REQUIREMENTS:

1. Light trespass. Light trespass from sites in non-residential zoning districts shall not exceed 3 lux (0.3 foot candles) at parcel boundaries with residential zoning districts. This luminance value shall be measured at the eye in a plane perpendicular to the line-of-sight when looking at the brightest source in the field of view at any point on the property line of any residential parcel.
2. Residential light pollution. To ensure control of and to minimize glare, any lighting within 100 feet of an R District shall use luminaries which meet the Illuminating Engineering Society's cutoff light distribution specification.
3. General light pollution. To control and minimize glare, all other luminaries for area and/or off-street parking shall meet the Illuminating Engineering Society's semi-cutoff light distribution specification. Lighting shall be directed toward the site, with cutoff shields or other means, to prevent spillover glare to adjacent properties or vehicular traffic. Luminaires with a light source not greater than 1800 lumens (100 watt incandescent) are exempt from this requirement.



2 SITE SIGNAGE
SCALE: 1" = 1'-0"

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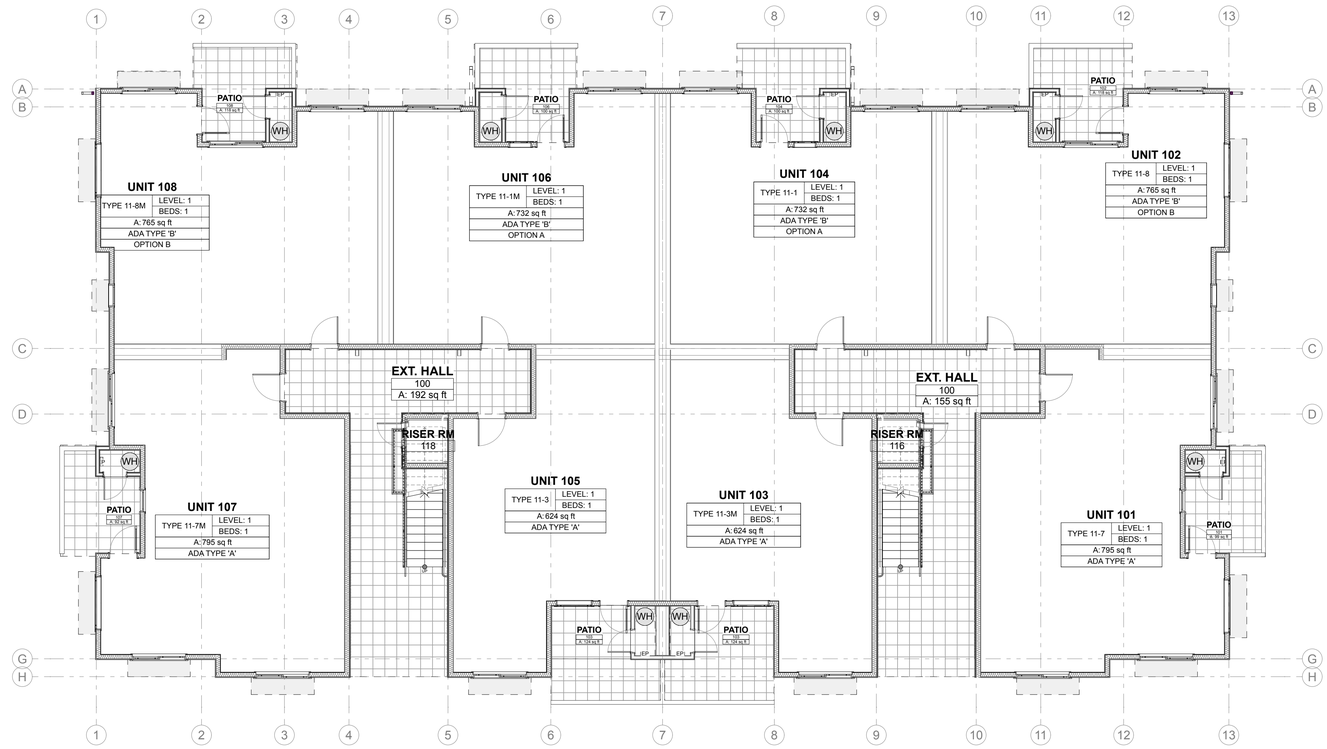

1 LEVEL 1 PLAN - OVERALL

SCALE: 1/8" = 1'-0"

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EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

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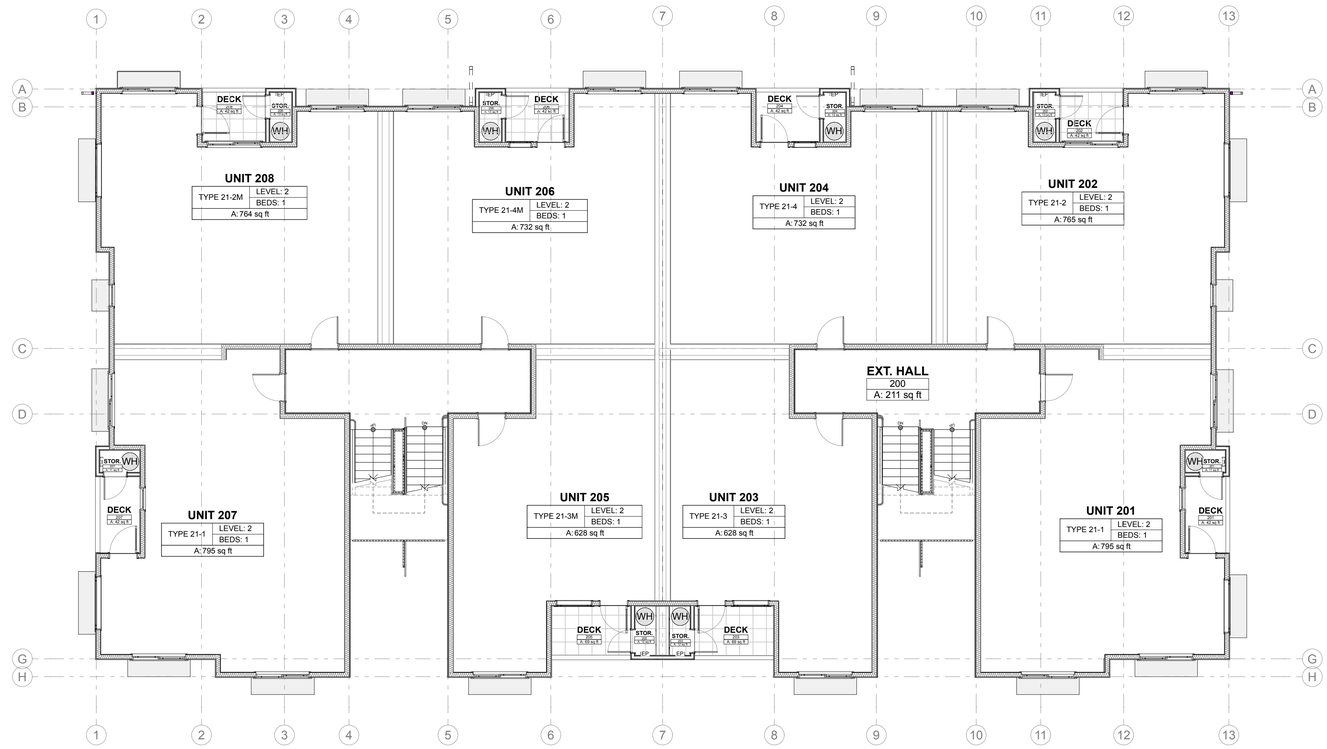

1 LEVEL 2 PLAN - OVERALL

SCALE: 1/8" = 1'-0"

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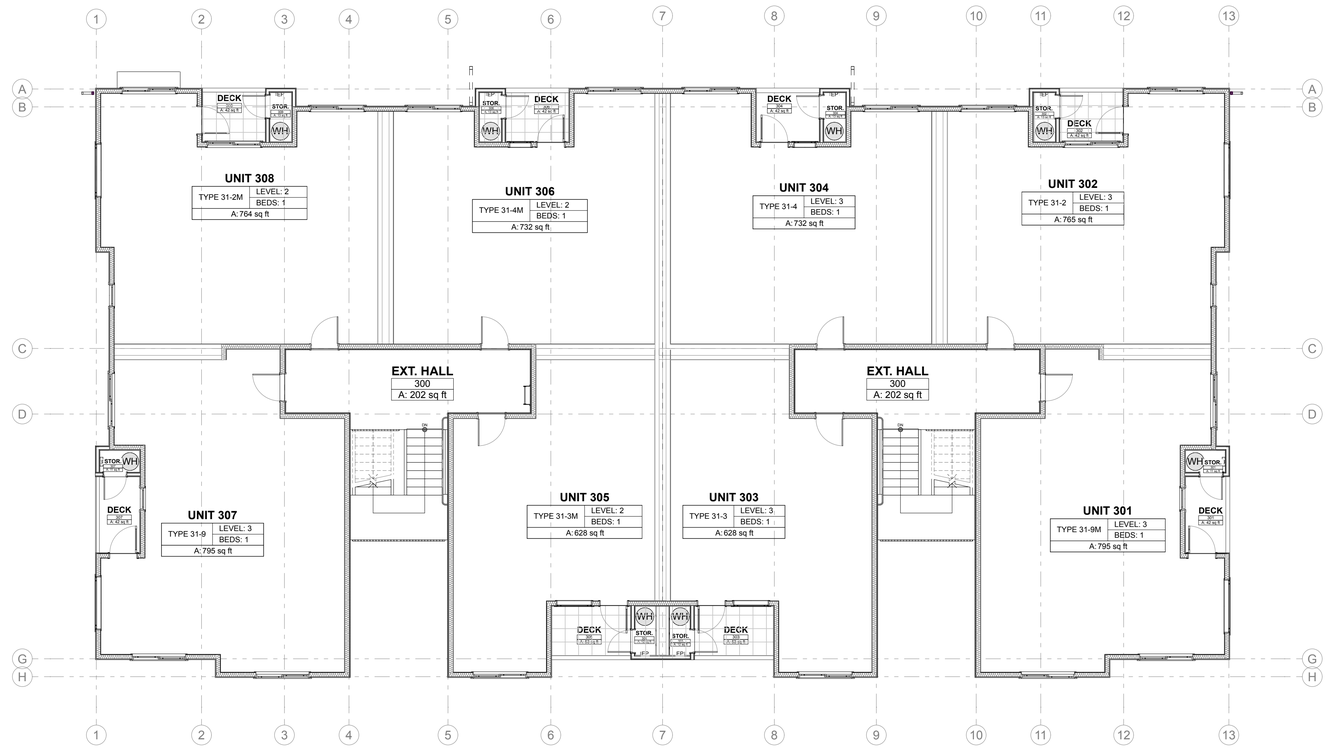

1 LEVEL 3 PLAN - OVERALL

SCALE: 1/8" = 1'-0"

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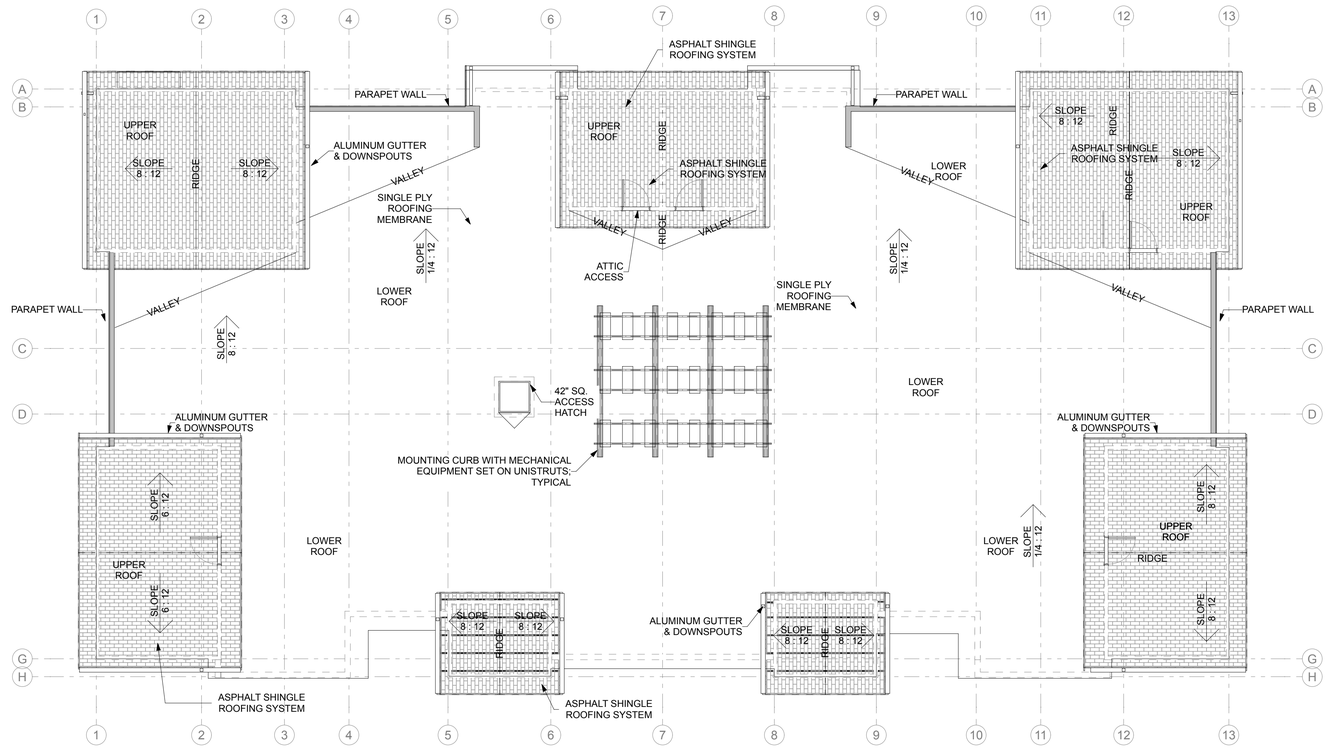

1 ROOF PLAN - OVERALL

SCALE: 1/8" = 1'-0"

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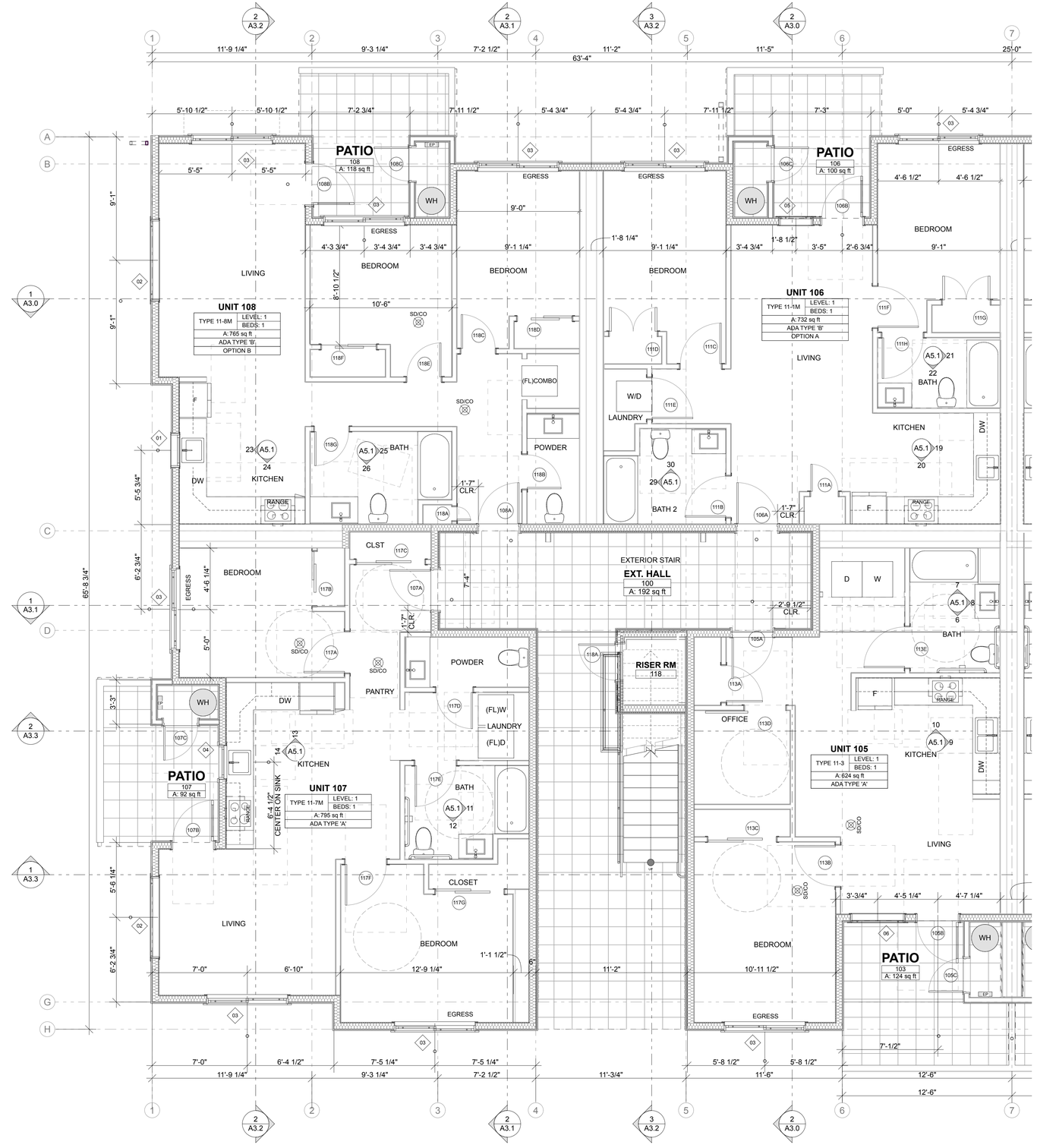

1 LEVEL 1 - ENLARGED

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

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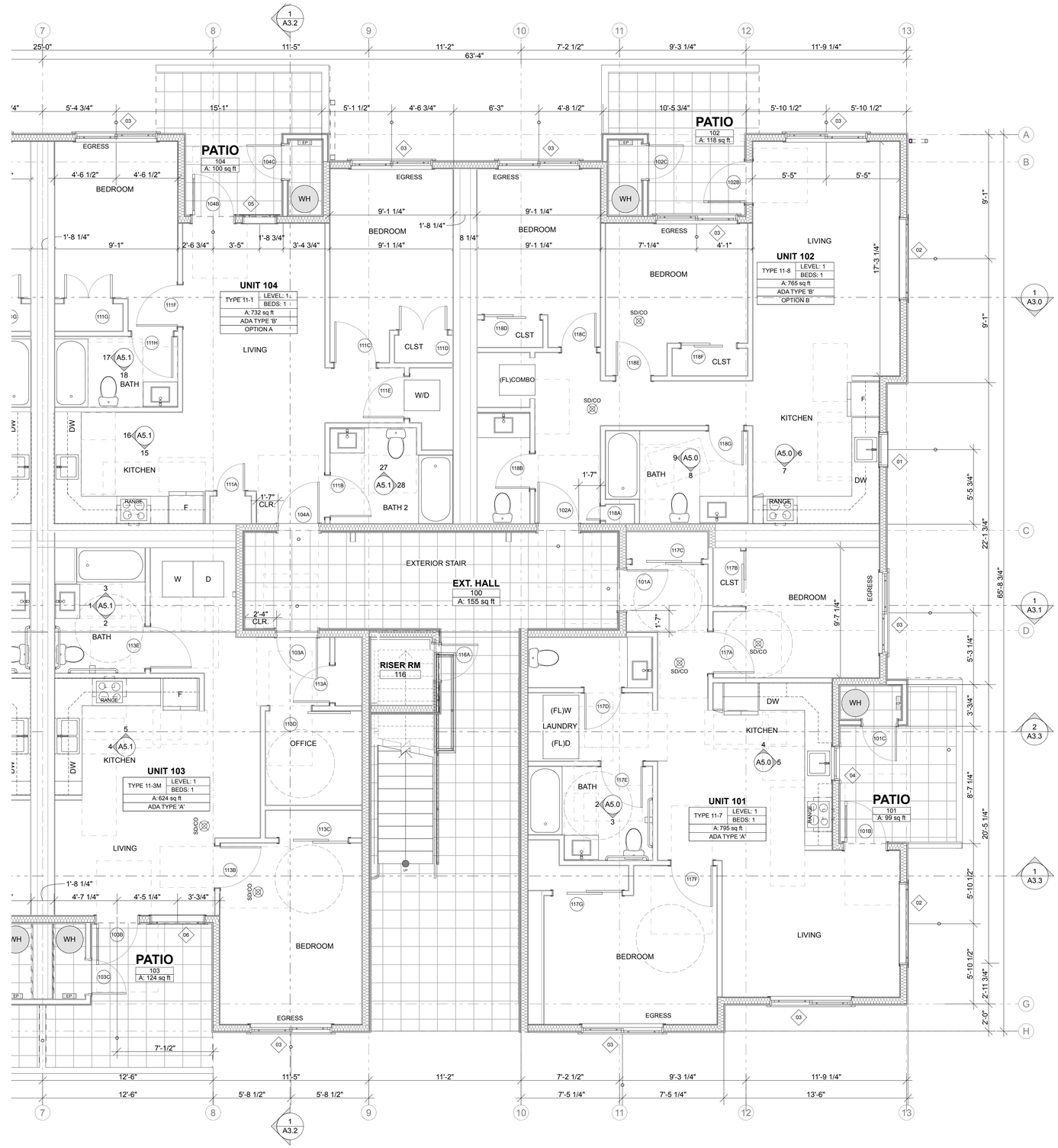

1 LEVEL 1 - ENLARGED

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

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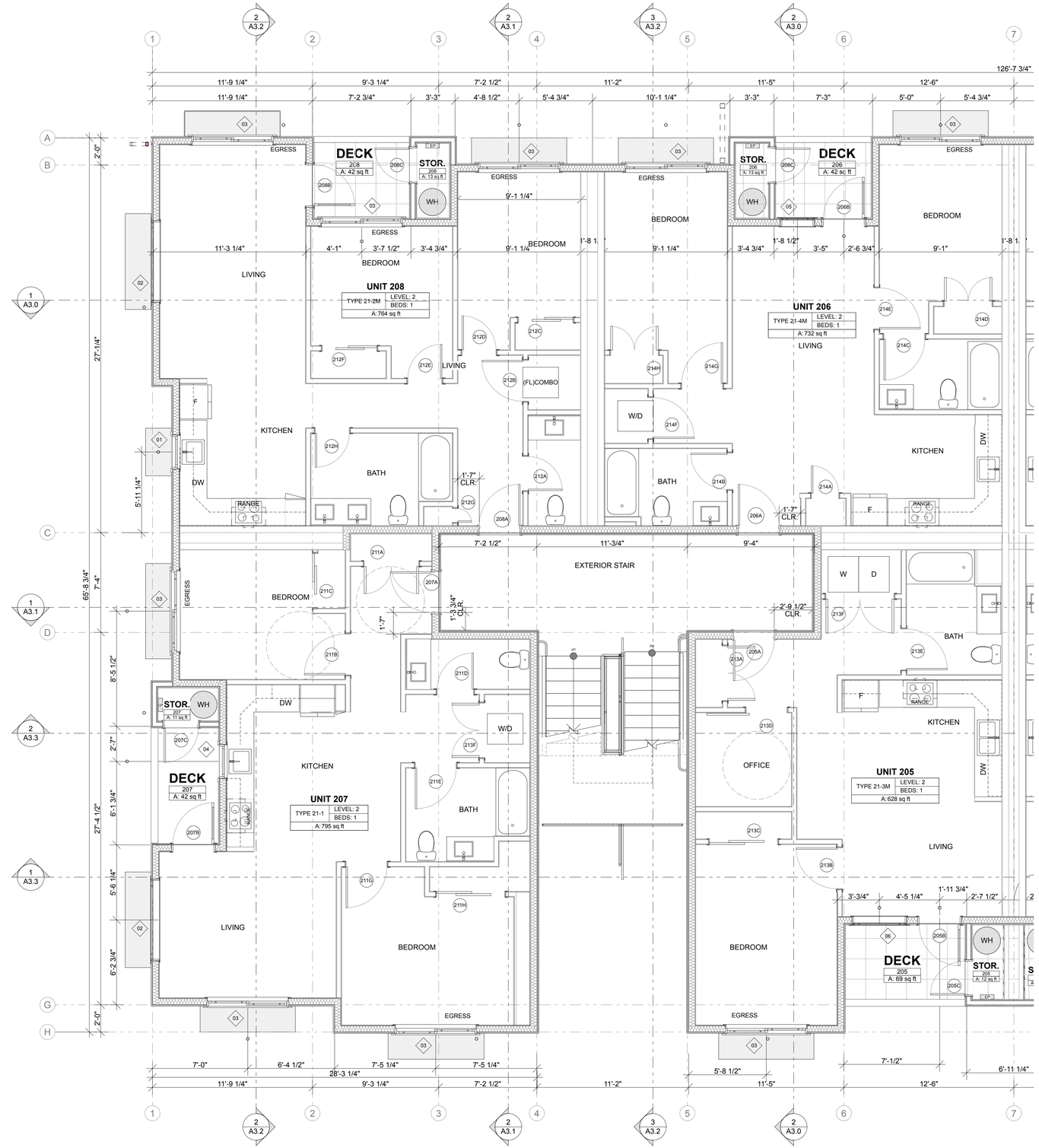

1 LEVEL 2 - ENLARGED

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

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STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

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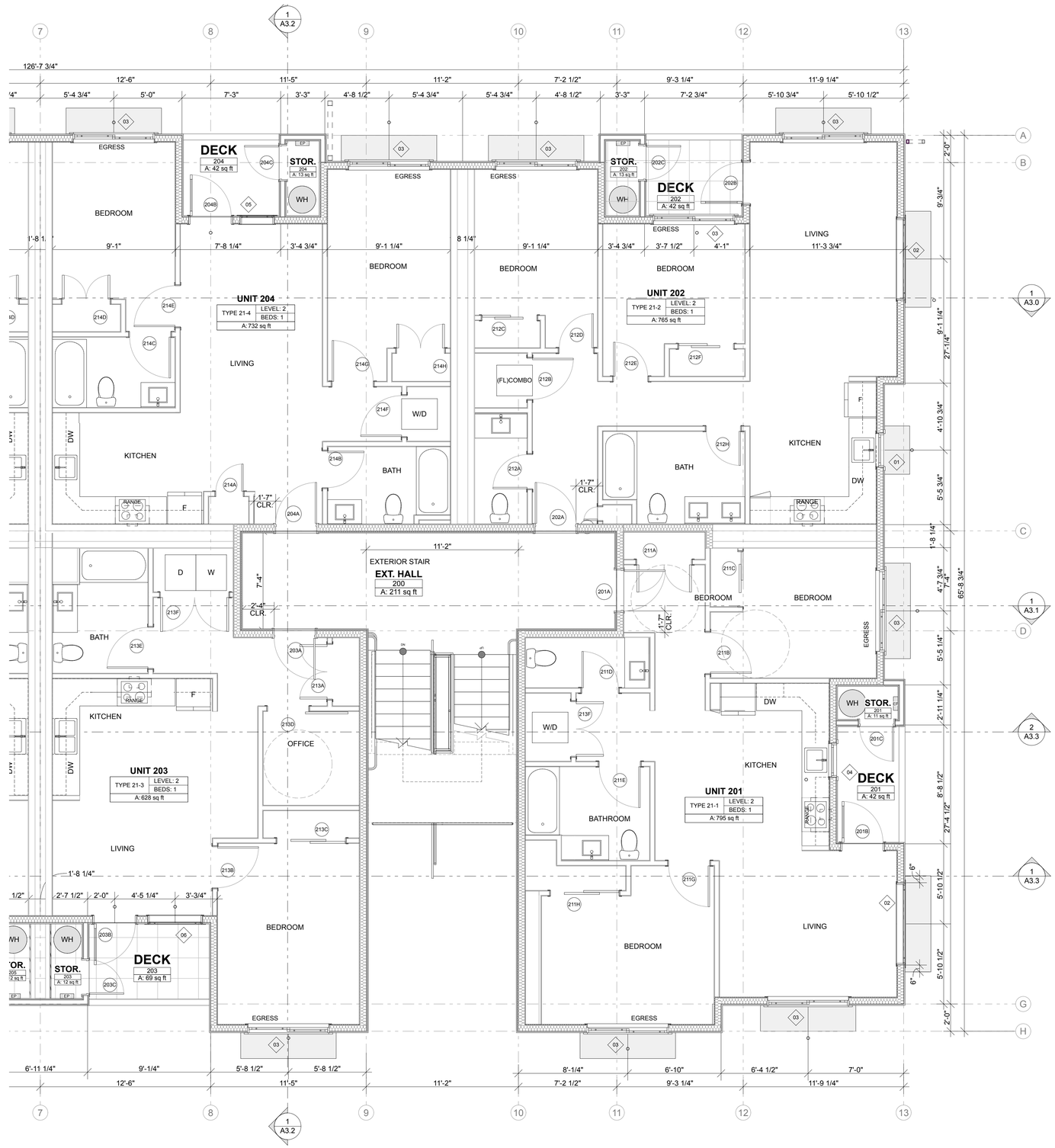

1 LEVEL 2 - ENLARGED

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

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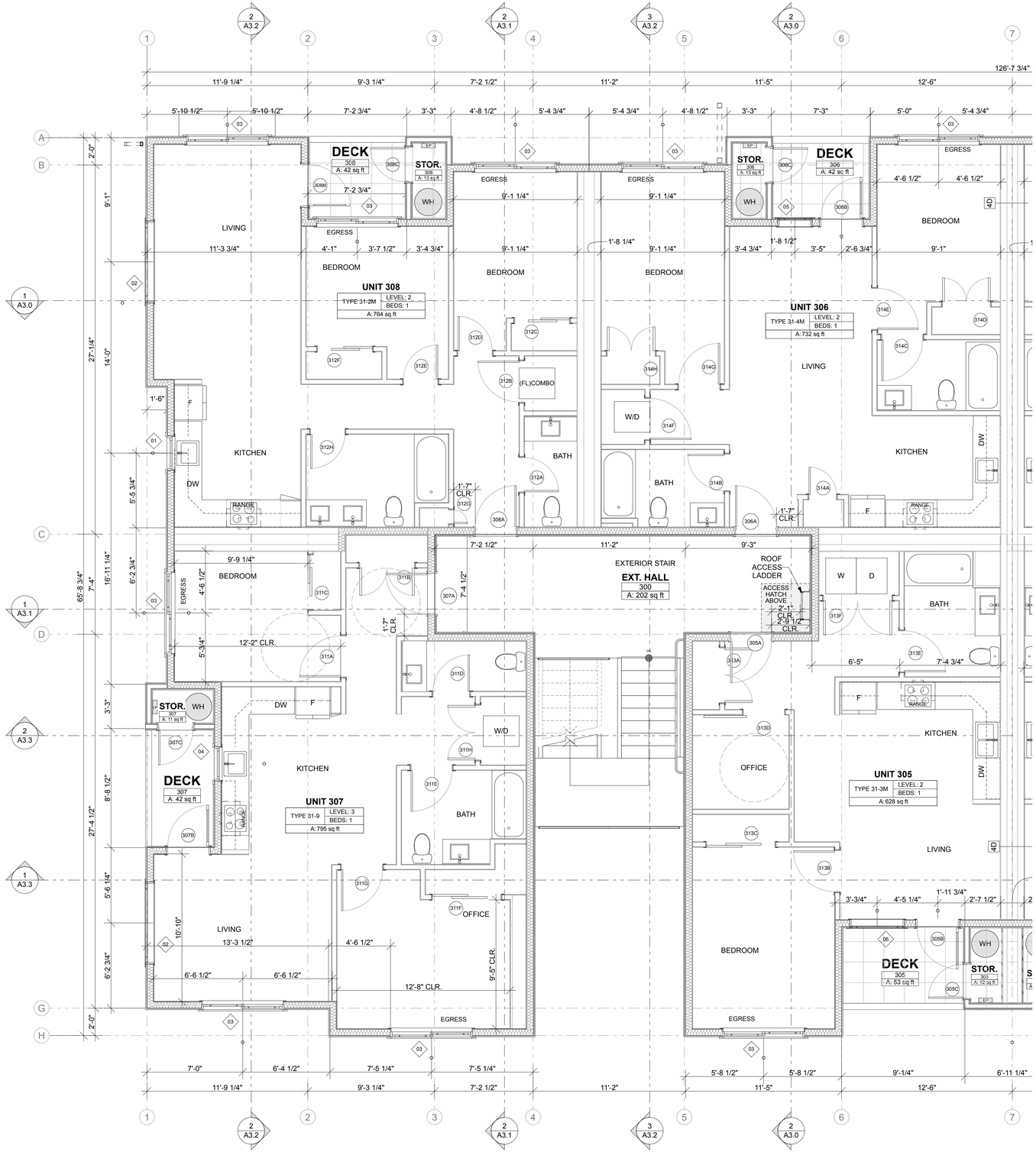

1 LEVEL 3 - ENLARGED

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

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STATE OF WASHINGTON

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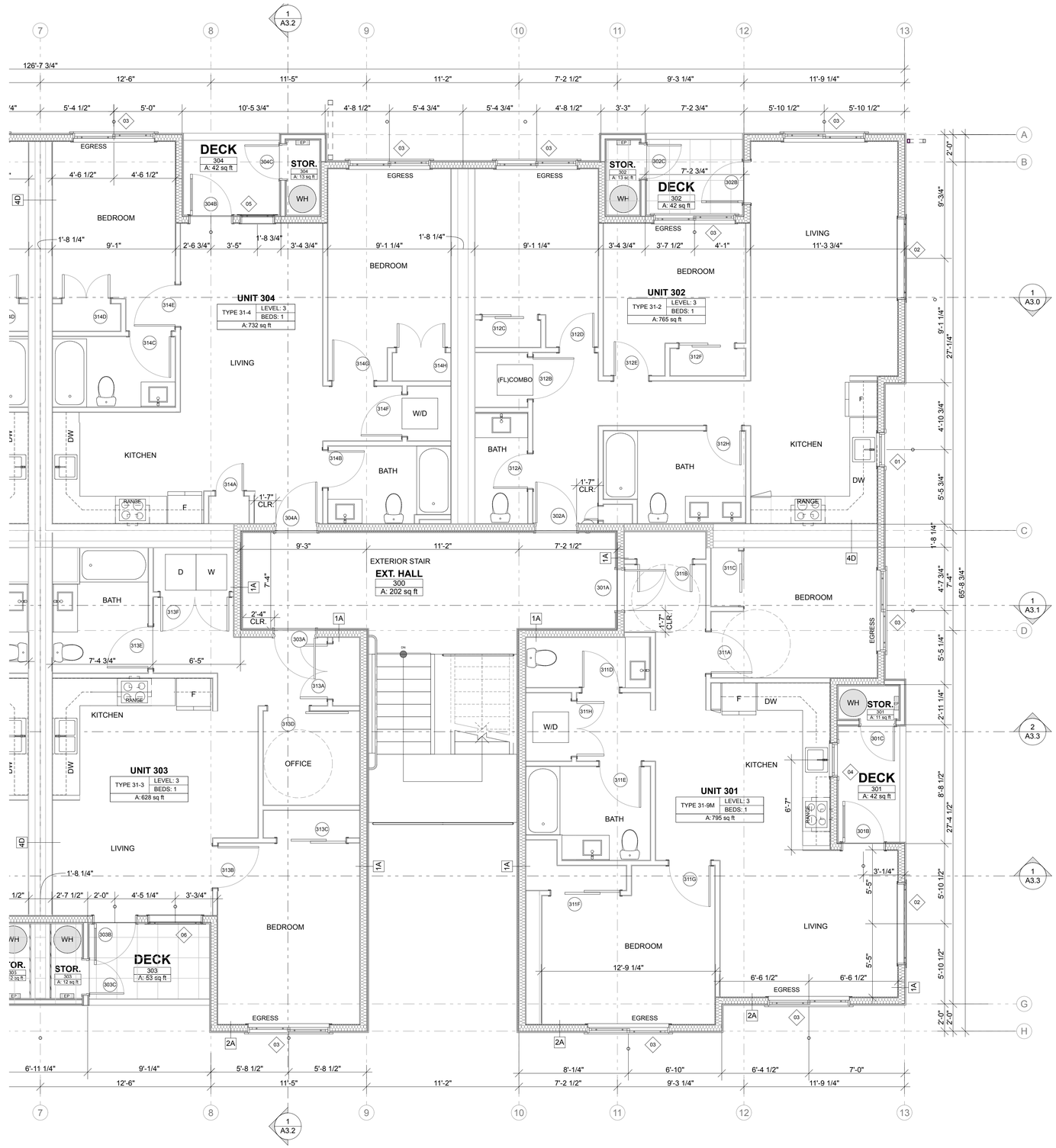

1 LEVEL 3 - ENLARGED

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

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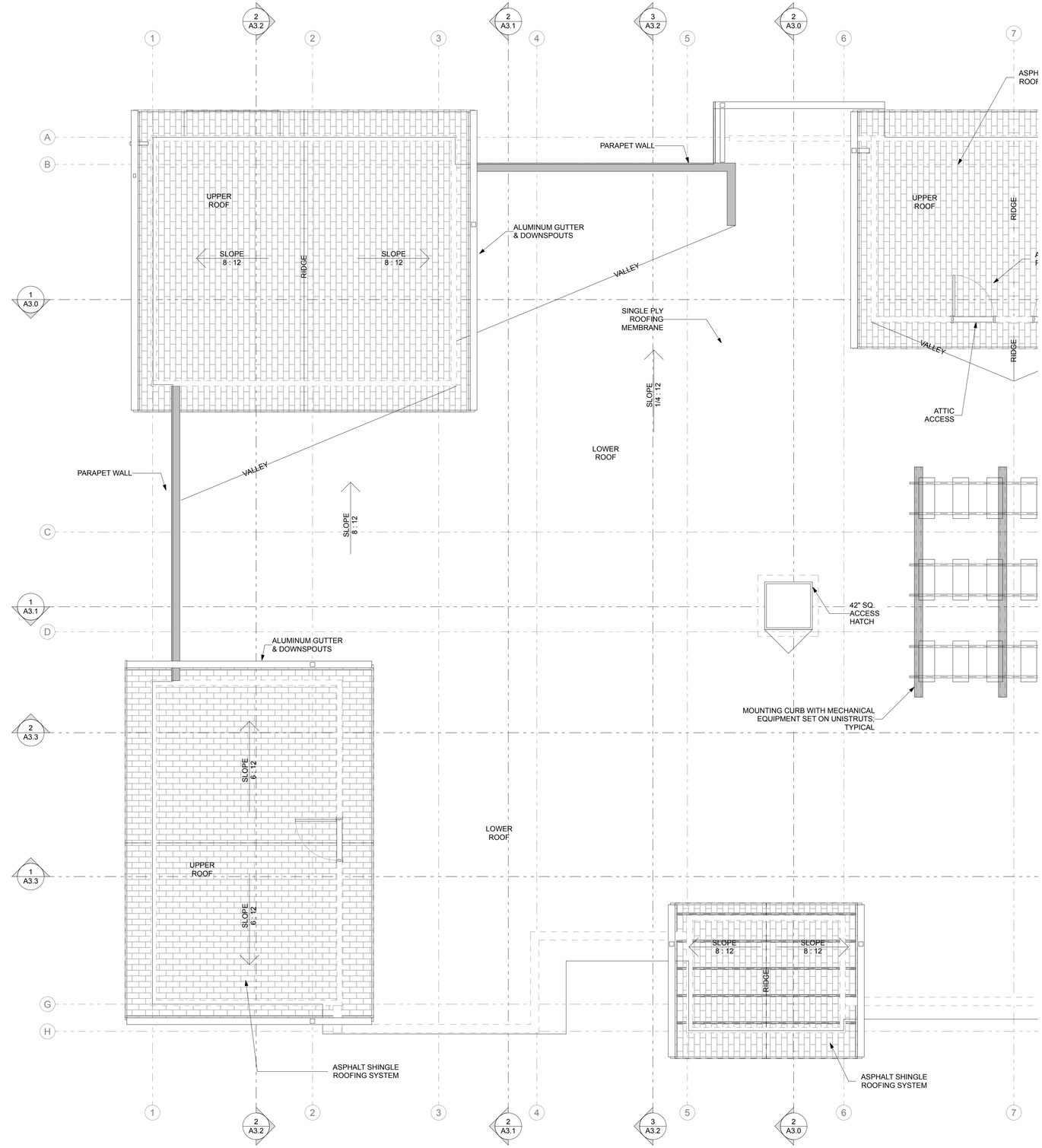

1 ROOF - ENLARGED LEFT

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

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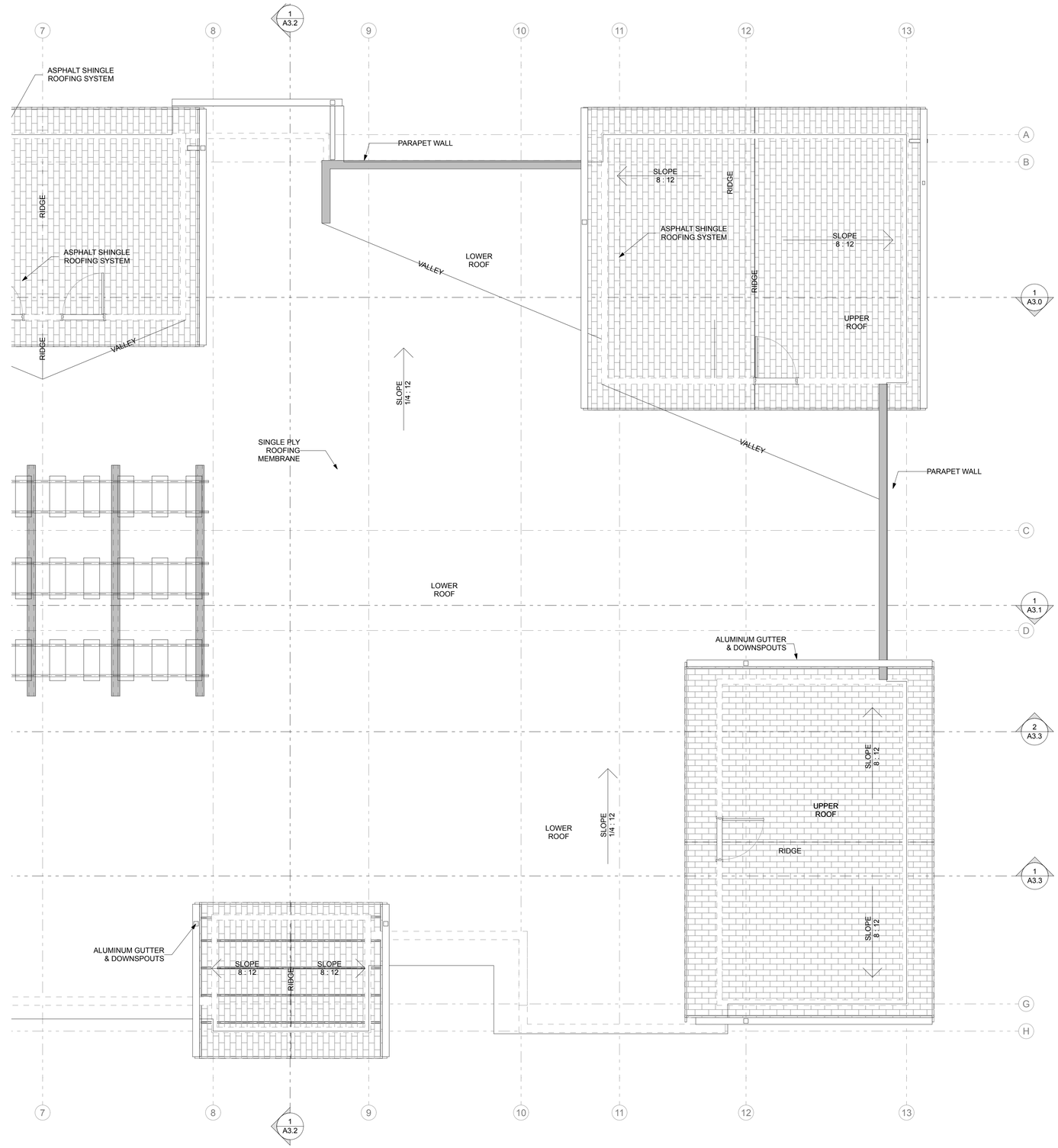

1 ROOF - ENLARGED RIGHT

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

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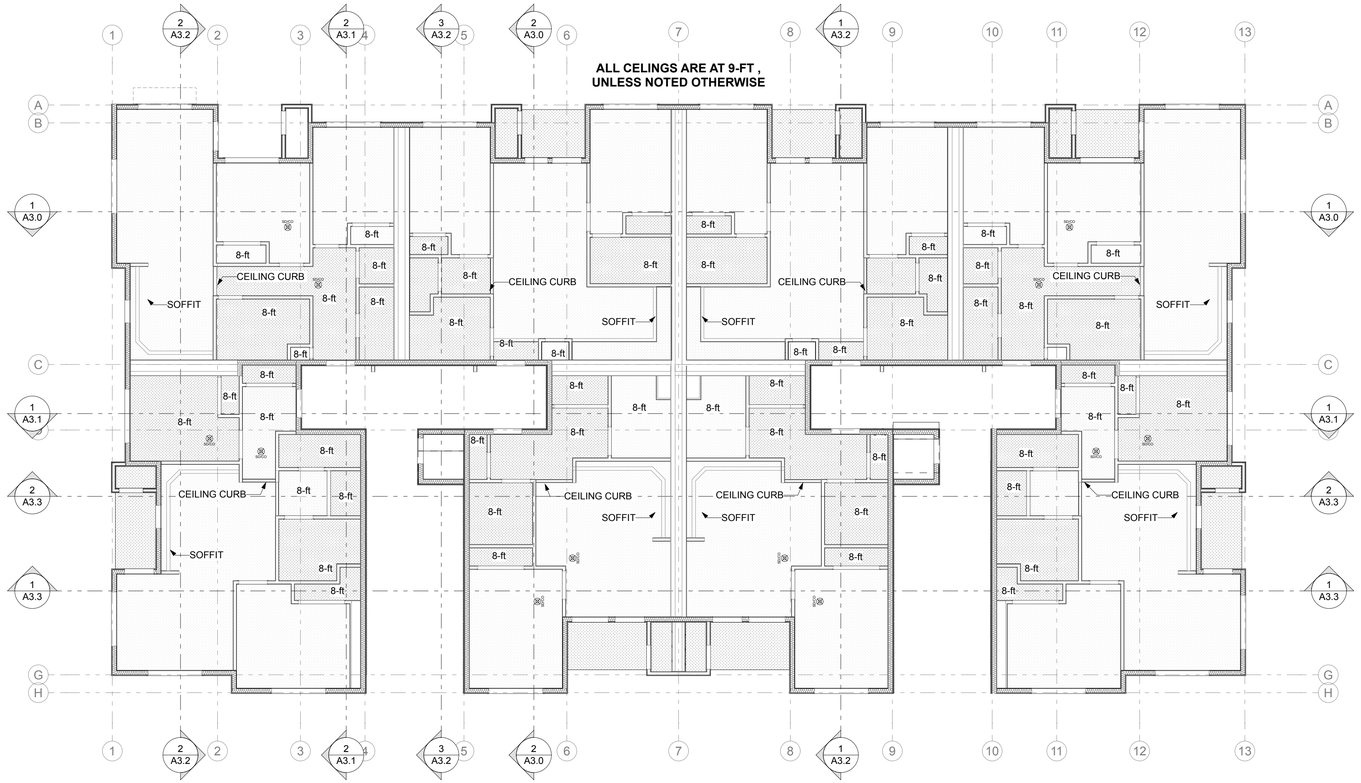

1 LEVEL 1 - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

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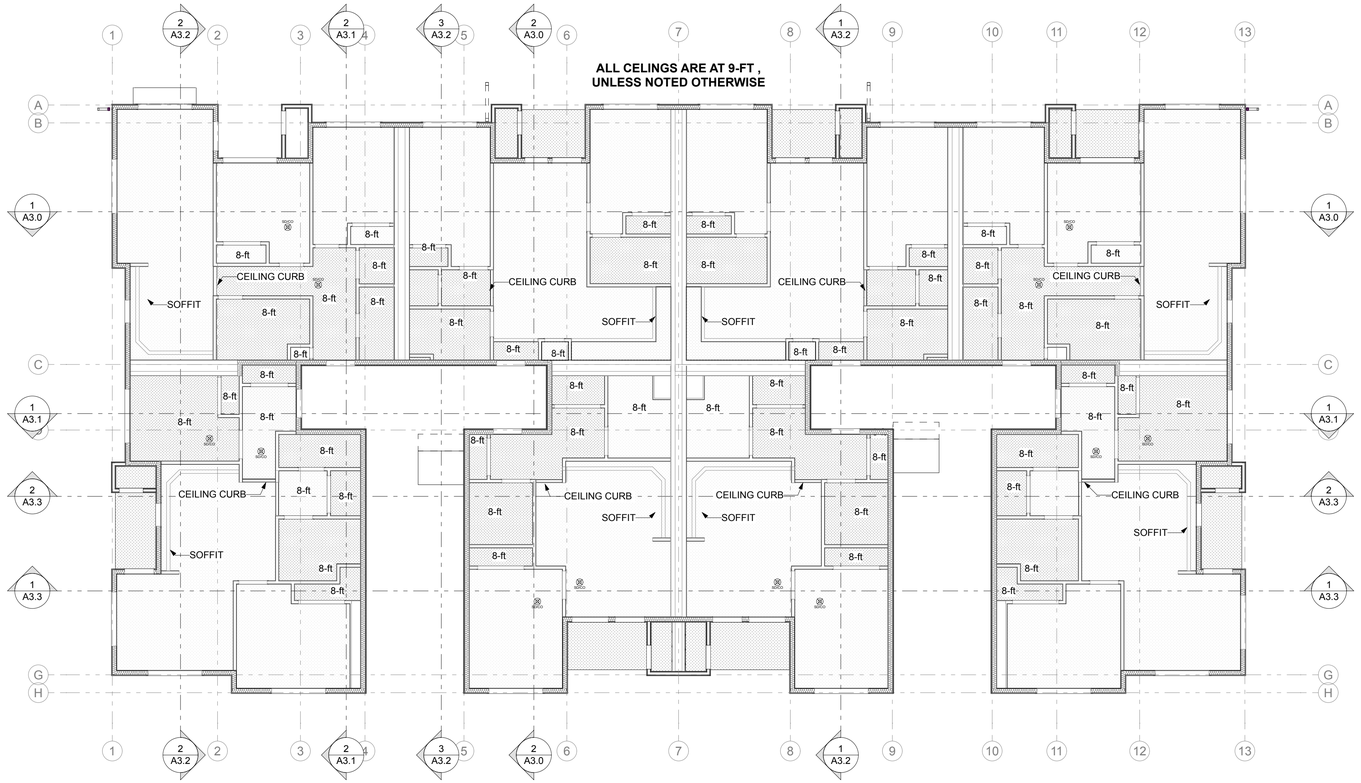

1 LEVEL 2 - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

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SHEET:	A1.13

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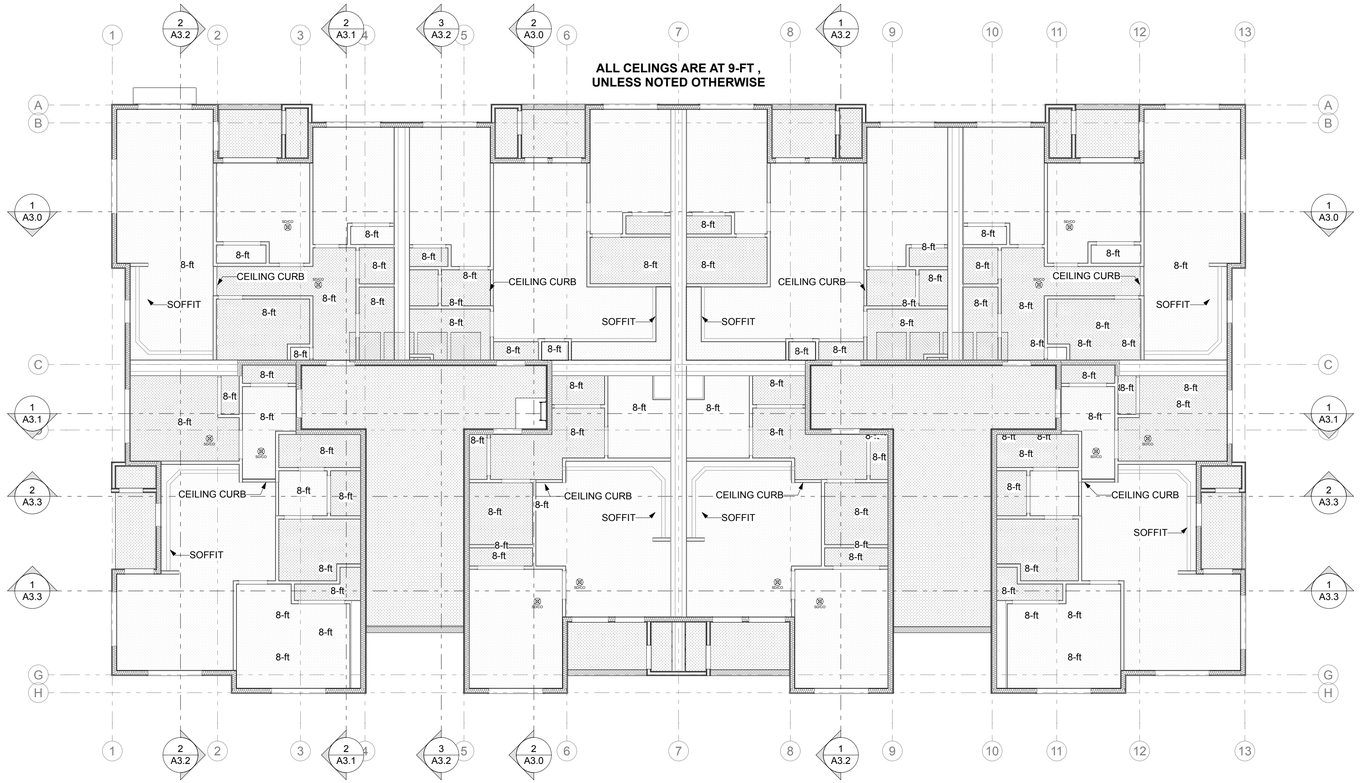

1 LEVEL 3 - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

S9

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REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

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TITLE:	LEVEL 3 - REFLECTED CEILING PLAN
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SHEET:	A1.14

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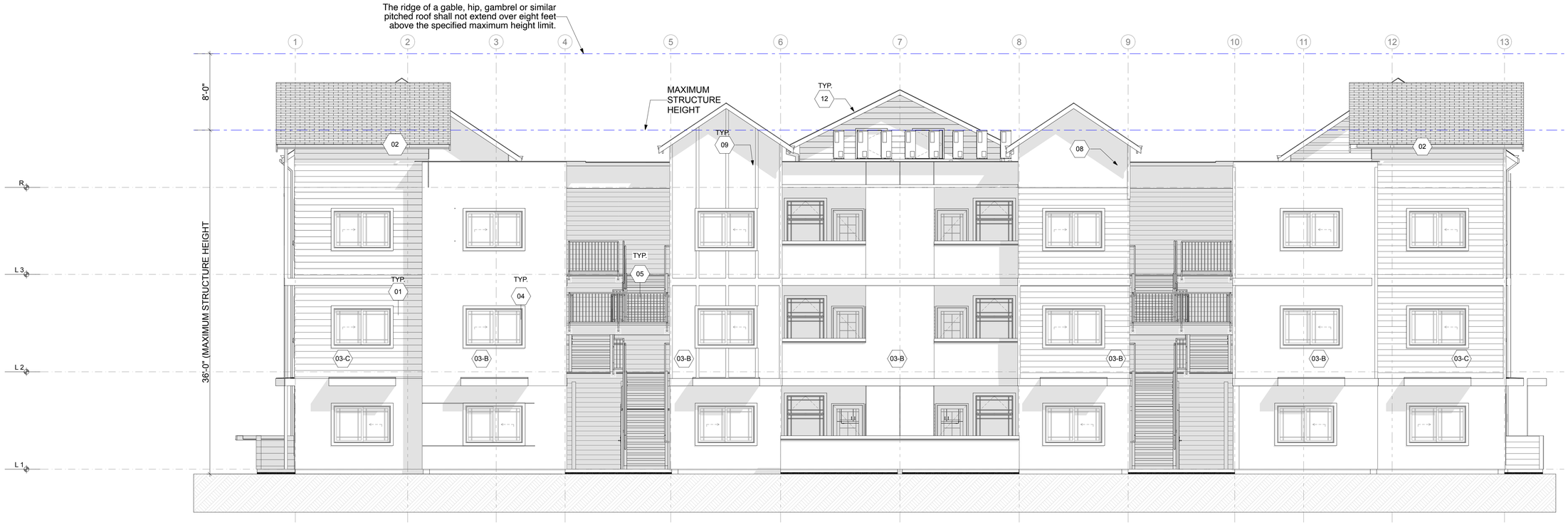

1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING REFERENCE NOTES

- 01 WINDOW OR DOOR ASSEMBLY; PROVIDE FIRE-RATED ASSEMBLIES WHERE REQUIRED.
- 02 ASPHALT SHINGLES OVER UNDERLAYMENT
- 03 EXTERIOR CLADDING; NOTE ALL EXTERIOR WALL ASSEMBLIES INCORPORATE A 'RAINSCREEN' SYSTEM
  - 03-A HARDIE-PLANK WITH 7" EXPOSURE
  - 03-B HARDIE-PANEL WITH PRIMED-TO-BE-PAINTED ALUMINUM REVEALS (OR APPROVED SUBSTITUTE) COLOR 1
  - 03-C HARDIE-PANEL WITH PRIMED-TO-BE-PAINTED ALUMINUM REVEALS (OR APPROVED SUBSTITUTE) COLOR 2
- 04 WINDOW TREATMENT - WINDOWS SET IN CEMENT FIBERBOARD CLADDING SHALL HAVE 4" WIDE (MINIMUM) CEMENT BOARD WINDOW AND DOOR TRIM
- 05 42" TALL, PRE-FINISHED ALUMINUM GUARDRAILS W/ FACE-MOUNT CONNECTION TO STRUCTURE
- 06 LONG-TERM BICYCLE PARKING STALL; WITH WALL MOUNT BRACKET; SEE PRODUCT INFORMATION DETAILS
- 07 6" C.I.P. CONCRETE SLAB; SET ON 6 MIL PLASTIC VAPOR BARRIER AND 4" (MIN.) AGGREGATE BASE COARSE; SEE STRUCTURAL FOR RELATED INFORMATION
- 08 SINGLE-PLY ROOFING MEMBRANE
- 09 PRIMED, TO BE PAINTED, GUTTER / DOWNSPOUT
- 10 PEDESTRIAN DECK-COATING SYSTEM
- 11-A NOT USED
- 11-B NOT USED
- 12 BAFFLED RIDGE VENT OR BAFFLED SIDEWALL VENT

2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

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PROJECT # :	2016
SHEET:	A2.0

AGENCY REVIEW | 24.03.11

1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING REFERENCE NOTES

- 01 WINDOW OR DOOR ASSEMBLY; PROVIDE FIRE-RATED ASSEMBLIES WHERE REQUIRED.
- 02 ASPHALT SHINGLES OVER UNDERLAYMENT
- 03 EXTERIOR CLADDING; NOTE ALL EXTERIOR WALL ASSEMBLIES INCORPORATE A 'RAINSCREEN' SYSTEM
  - 03-A HARDIE-PLANK WITH 7" EXPOSURE
  - 03-B HARDIE-PANEL WITH PRIMED-TO-BE-PAINTED ALUMINUM REVEALS (OR APPROVED SUBSTITUTE) COLOR 1
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- 08 SINGLE-PLY ROOFING MEMBRANE
- 09 PRIMED, TO BE PAINTED, GUTTER / DOWNSPOUT
- 10 PEDESTRIAN DECK-COATING SYSTEM
- 11-A NOT USED
- 11-B NOT USED
- 12 BAFFLED RIDGE VENT OR BAFFLED SIDEWALL VENT

2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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9251 REGISTERED ARCHITECT BRETT ALLEN LINDSAY STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

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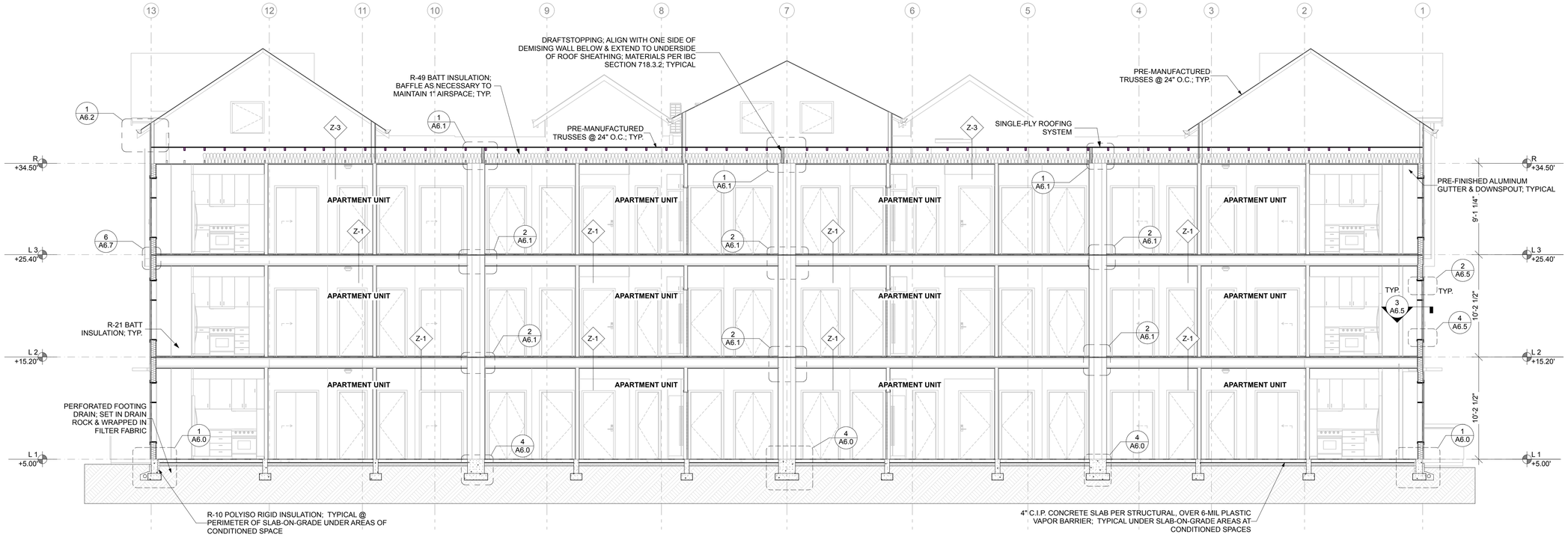
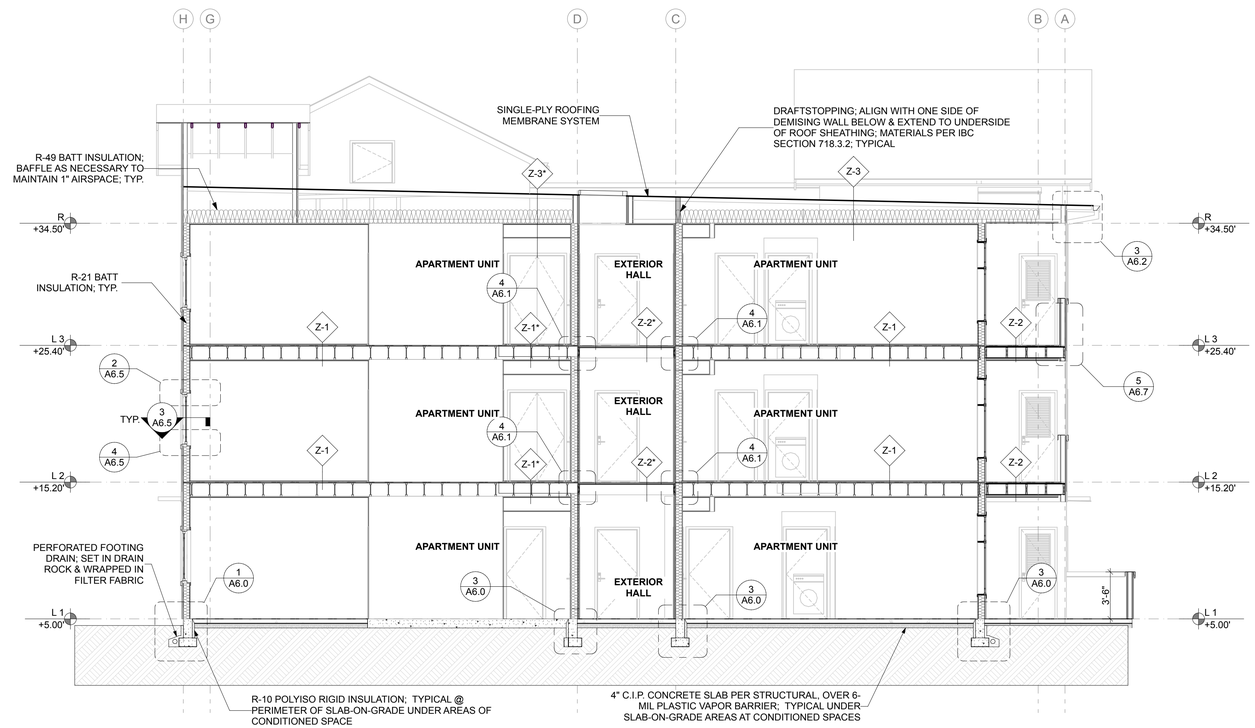


1 BUILDING SECTION 1

SCALE: 3/16" = 1'-0"



2 BUILDING SECTION 4

SCALE: 3/16" = 1'-0"

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PIONEER & SHAW PUYALLUP WA

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PROJECT # :	2016
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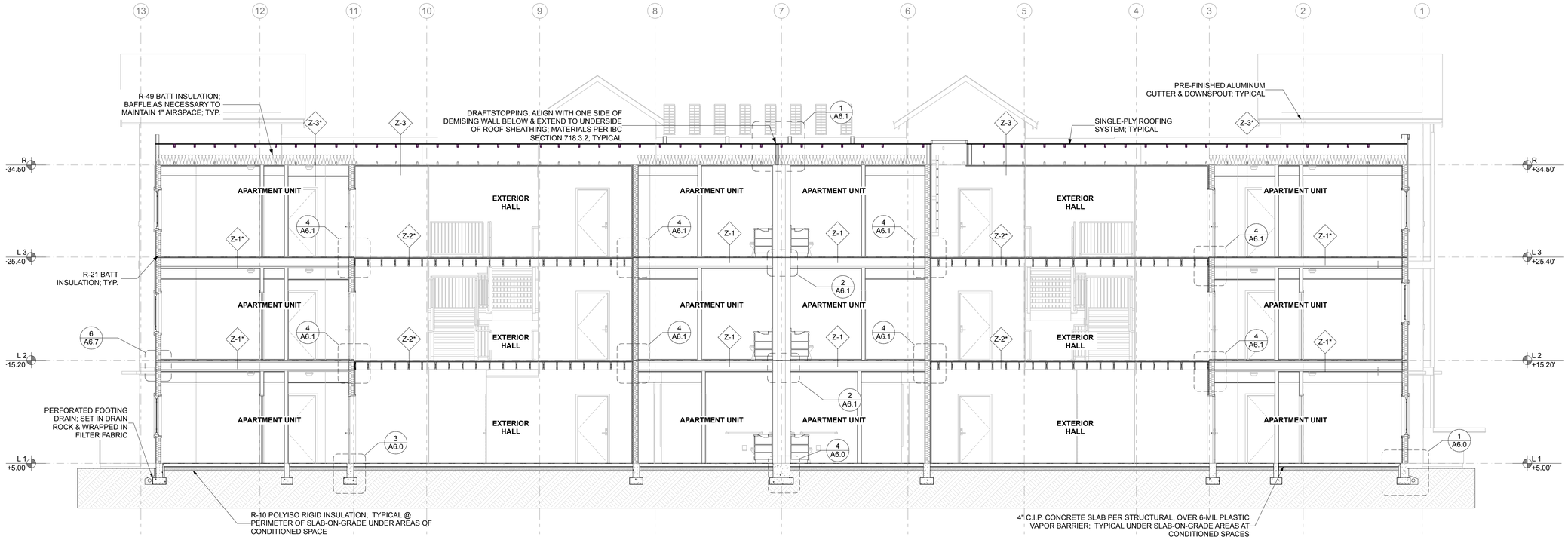
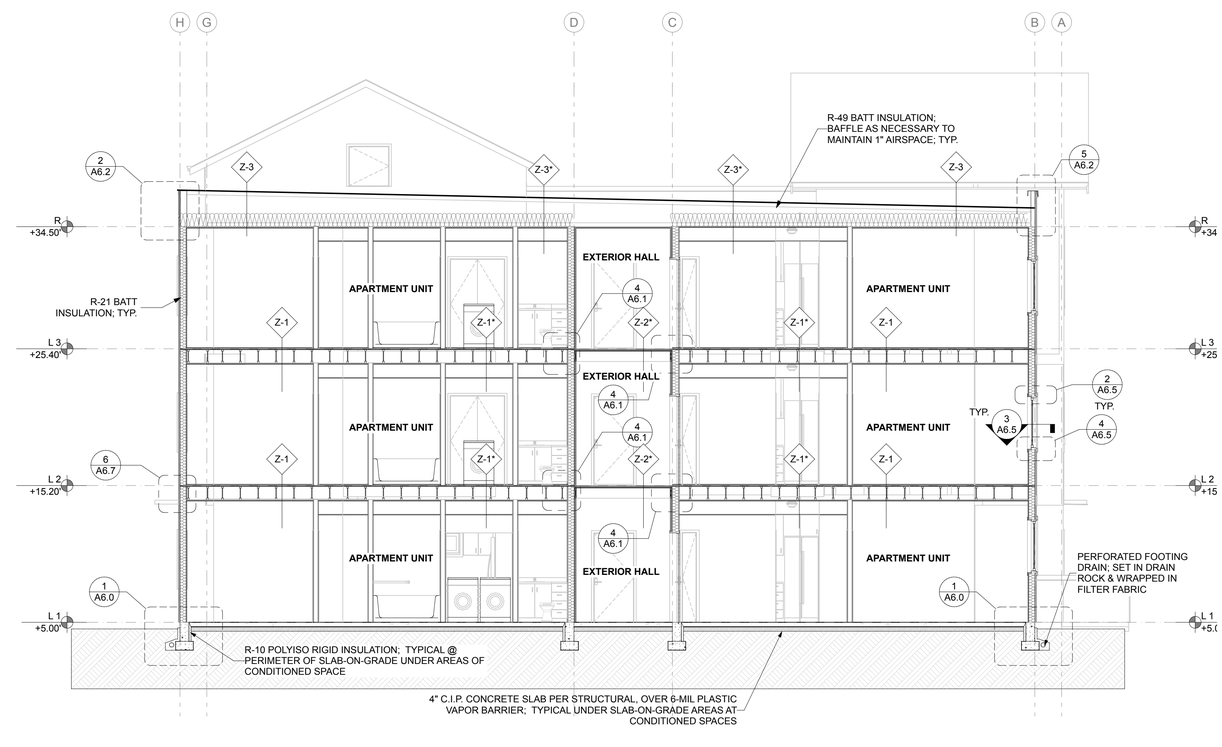


1 BUILDING SECTION 2
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION 3
SCALE: 3/16" = 1'-0"

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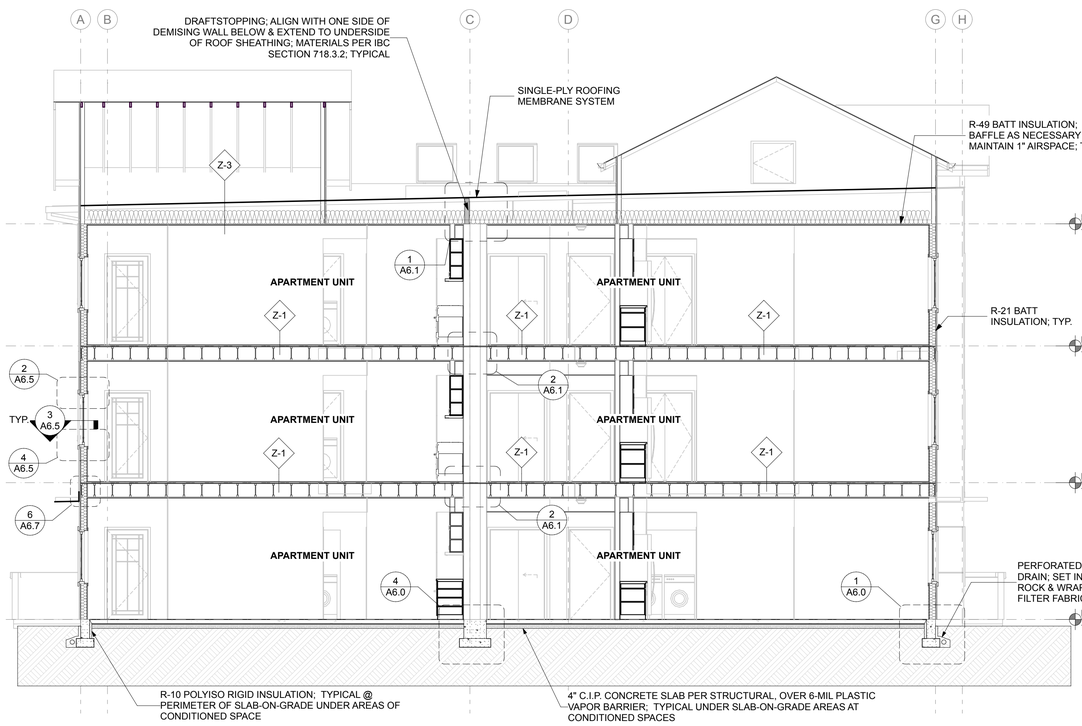
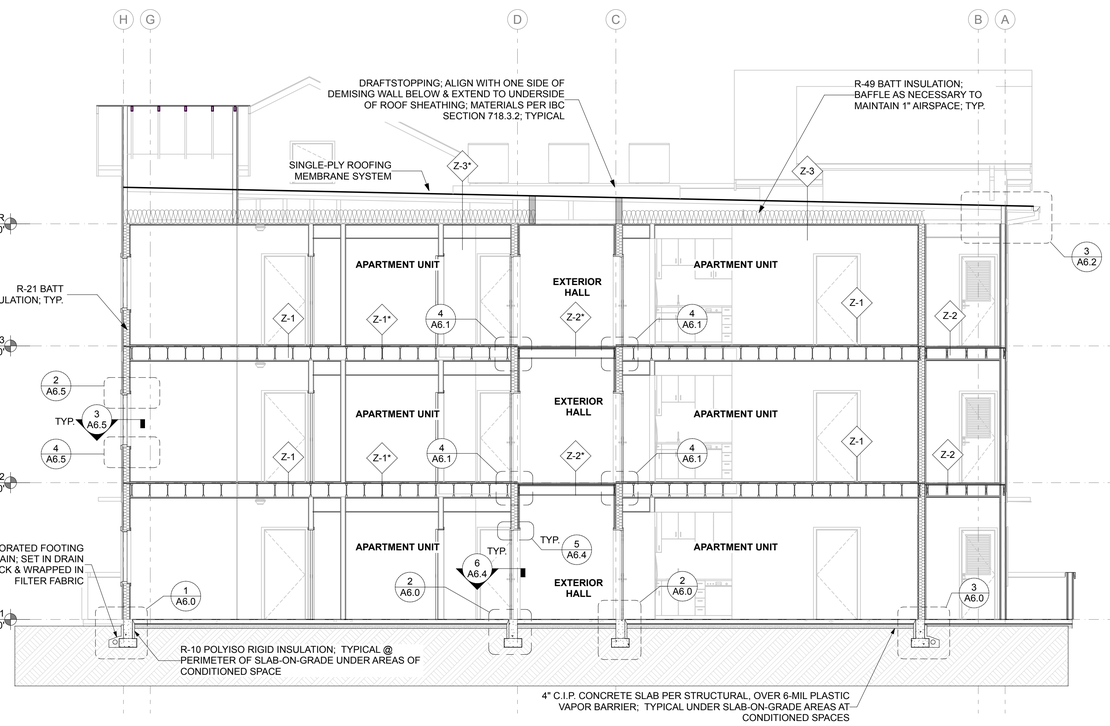
PROJECT # :	2016
SHEET:	A3.1



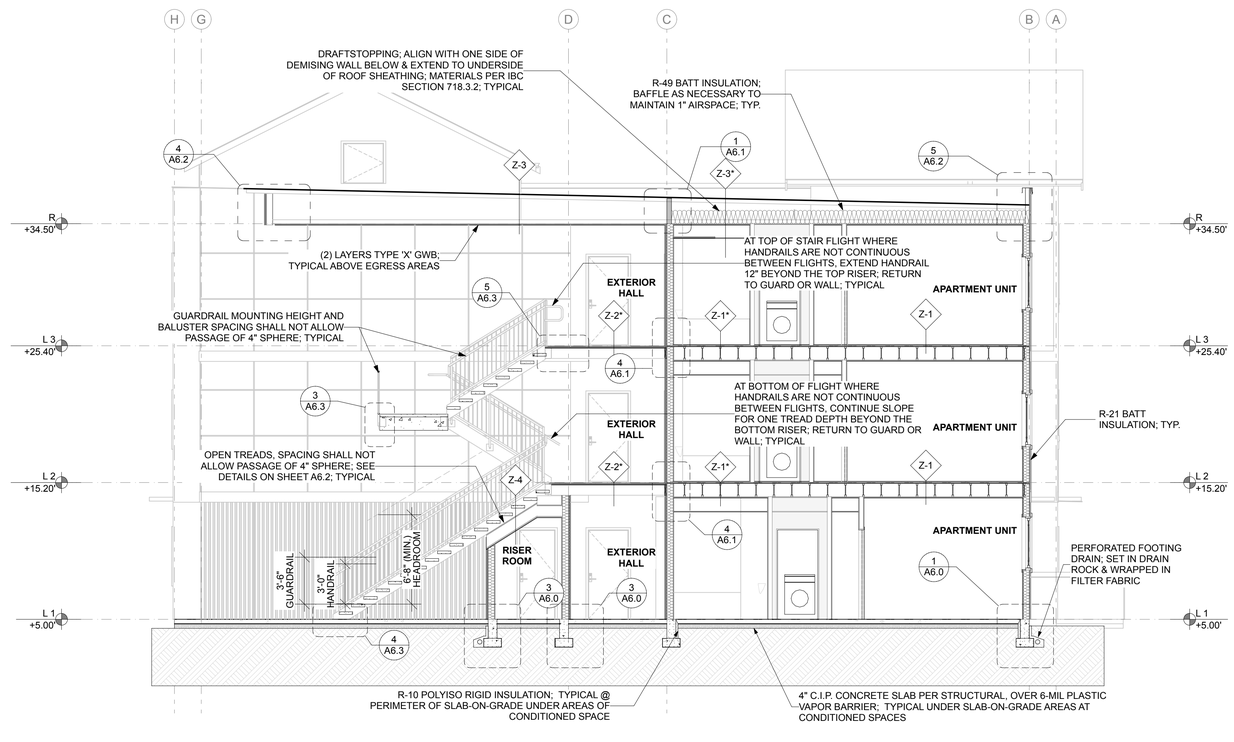
2 BUILDING SECTION 6

SCALE: 3/16" = 1'-0"



1 BUILDING SECTION 5

SCALE: 3/16" = 1'-0"



3 BUILDING SECTION 7

SCALE: 3/16" = 1'-0"

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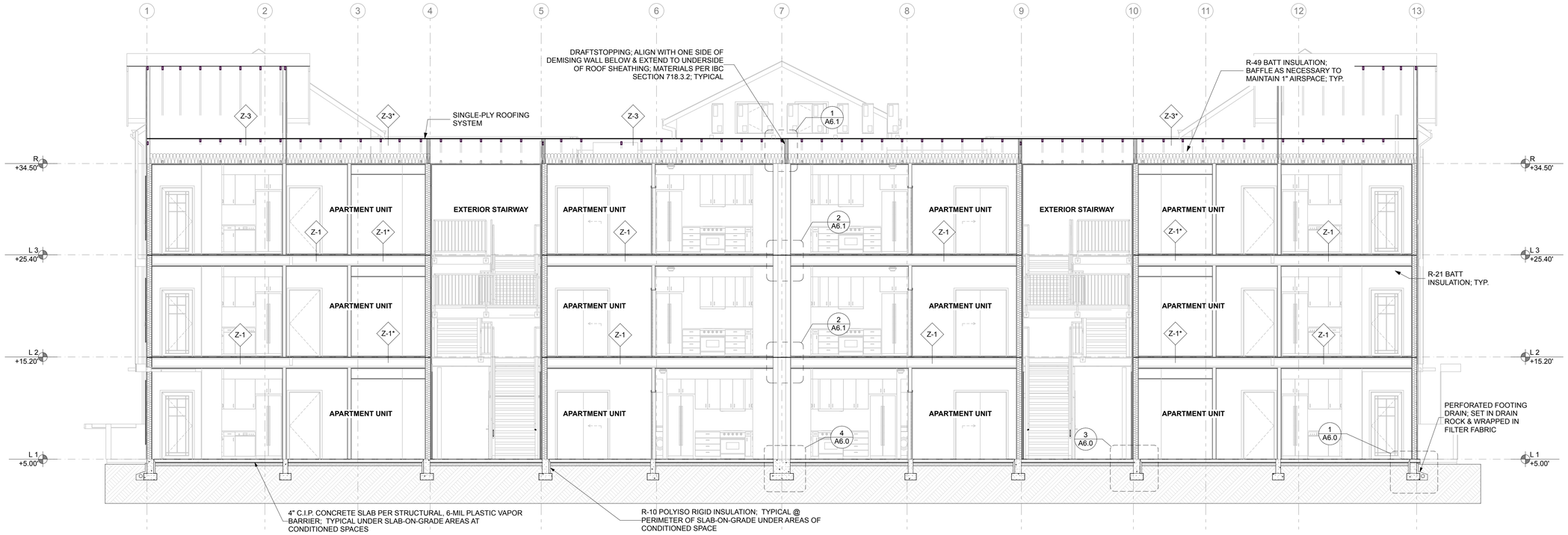
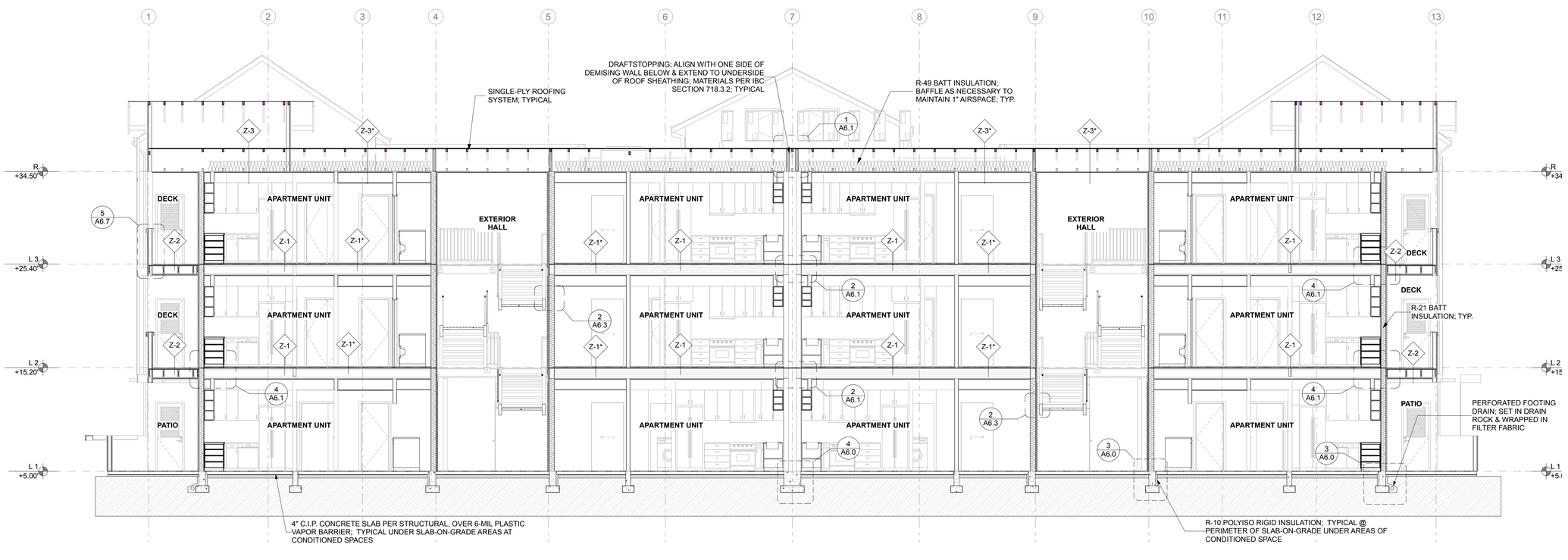


1 BUILDING SECTION 8

SCALE: 3/16" = 1'-0"



2 BUILDING SECTION 9

SCALE: 3/16" = 1'-0"

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TITLE:	BUILDING SECTIONS
PROJECT # :	2016
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AGENCY REVIEW | 24.03.11

EXTERIOR DOOR SCHEDULE

DOOR NUMBER	TYPE	ROOM	DOOR W x HT	NOTES
101A	A	UNIT 101	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
101B	B	UNIT 101	3'-0"×6'-8"	
101C	C	UNIT 101 STORAGE	2'-6"×6'-8"	
102A	A	UNIT 102	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
102B	B	UNIT 102	3'-0"×6'-8"	
102C	C	UNIT 102 STORAGE	2'-6"×6'-8"	
103A	A	UNIT 103	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
103B	B	UNIT 103	3'-0"×6'-8"	
103C	C	UNIT 103 STORAGE	2'-6"×6'-8"	
104A	A	UNIT 104	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
104B	B	UNIT 104	3'-0"×6'-8"	
104C	C	UNIT 104 STORAGE	2'-6"×6'-8"	
105A	A	UNIT 105	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
105B	B	UNIT 105	3'-0"×6'-8"	
105C	C	UNIT 105 STORAGE	2'-6"×6'-8"	
106A	A	UNIT 106	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
106B	B	UNIT 106	3'-0"×6'-8"	
106C	C	UNIT 106 STORAGE	2'-6"×6'-8"	
107A	A	UNIT 107	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
107B	B	UNIT 107	3'-0"×6'-8"	
107C	C	UNIT 107 STORAGE	2'-6"×6'-8"	
108A	A	UNIT 108	3'-0"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
108B	B	UNIT 108	3'-0"×6'-8"	
108C	C	UNIT 108 STORAGE	2'-6"×6'-8"	
116A	J	RISER ROOM	2'-8"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
118A	J	RISER ROOM	2'-8"×6'-8"	CLOSER; ACCESSIBLE THRESHOLD; 60-MINUTE RATED
201A	A	UNIT 201	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
201B	B	UNIT 201	3'-0"×6'-8"	
201C	C	UNIT 201 STORAGE	2'-6"×6'-8"	
202A	A	UNIT 202	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
202B	B	UNIT 202	3'-0"×6'-8"	
202C	C	UNIT 202 STORAGE	2'-6"×6'-8"	
203A	A	UNIT 203	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
203B	B	UNIT 203	3'-0"×6'-8"	
203C	C	UNIT 203 STORAGE	2'-6"×6'-8"	
204A	A	UNIT 204	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
204B	B	UNIT 204	3'-0"×6'-8"	
204C	C	UNIT 204 STORAGE	2'-6"×6'-8"	
205A	A	UNIT 205	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
205B	B	UNIT 205	3'-0"×6'-8"	

DOOR NUMBER	TYPE	ROOM	DOOR W x HT	NOTES
205C	C	UNIT 205 STORAGE	2'-6"×6'-8"	
206A	A	UNIT 206	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
206B	B	UNIT 206	3'-0"×6'-8"	
206C	C	UNIT 206 STORAGE	2'-6"×6'-8"	
207A	A	UNIT 207	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
207B	B	UNIT 207	3'-0"×6'-8"	
207C	C	UNIT 207 STORAGE	2'-6"×6'-8"	
208A	A	UNIT 208	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
208B	B	UNIT 208	3'-0"×6'-8"	
208C	C	UNIT 208 STORAGE	2'-6"×6'-8"	
301A	A	UNIT 301	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
301B	B	UNIT 301	3'-0"×6'-8"	
301C	C	UNIT 301 STORAGE	2'-6"×6'-8"	
302A	A	UNIT 302	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
302B	B	UNIT 302	3'-0"×6'-8"	
302C	C	UNIT 302 STORAGE	2'-6"×6'-8"	
303A	A	UNIT 303	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
303B	B	UNIT 303	3'-0"×6'-8"	
303C	C	UNIT 303 STORAGE	2'-6"×6'-8"	
304A	A	UNIT 304	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
304B	B	UNIT 304	3'-0"×6'-8"	
304C	C	UNIT 304 STORAGE	2'-6"×6'-8"	
305A	A	UNIT 305	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
305B	B	UNIT 305	3'-0"×6'-8"	
305C	C	UNIT 305 STORAGE	2'-6"×6'-8"	
306A	A	UNIT 306	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
306B	B	UNIT 306	3'-0"×6'-8"	
306C	C	UNIT 306 STORAGE	2'-6"×6'-8"	
307A	A	UNIT 307	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
307B	B	UNIT 307	3'-0"×6'-8"	
307C	C	UNIT 307 STORAGE	2'-6"×6'-8"	
308A	A	UNIT 308	3'-0"×6'-8"	CLOSER; 60-MINUTE RATED
308B	B	UNIT 308	3'-0"×6'-8"	
308C	C	UNIT 308 STORAGE	2'-6"×6'-8"	
R-01	D	ATTIC ACCESS	3'-0"×3'-0"	
R-01	D	ATTIC ACCESS	3'-0"×3'-0"	
R-03	D	ATTIC ACCESS	3'-0"×3'-0"	
R-04	D	ATTIC ACCESS	3'-0"×3'-0"	
R-05	D	ATTIC ACCESS	3'-0"×3'-0"	

DOOR SCHEDULE NOTES

1. DOOR OPERATIONS PER 1008.1.9 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. DOOR HARDWARE PER 1008.1.9.1 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
3. HARDWARE HEIGHT PER 1008.1.9.2 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
4. ACCESSIBLE THRESHOLDS PER ICC A117.1-2009 SECTION 303 - THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT.
5. DOOR CLOSERS PER ICC A117.1-2009 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THROUGH THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS.
6. DOOR-OPENING FORCE PER ICC A117.1-2009 - THE FORCE FOR PUSHING OR PULLING OPEN DOORS SHALL BE 10.0 POUNDS MAXIMUM PER WASHINGTON STATE AMMENDMENT.

DOOR HARDWARE LOCKSETS and DEFINITIONS

SECURITY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE OUTSIDE KEY. OPERATING THE INSIDE GRIP ALWAYS RETRACTS THE LATCHBOLT.

ACCESSIBLE SECURITY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY EITHER THE INSIDE KEY OR THE OUTSIDE KEY. OPERATING THE INSIDE GRIP ALWAYS RETRACTS THE LATCHBOLT. ALL COMPONENTS OF THE DOOR HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS OF SECTION 1008.1.9 OF THE 2012 IBC.

OFFICE LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE TOGGLE OR OUTSIDE KEY. OPERATING THE INSIDE GRIP DOES NOT UNLOCK THE OUTSIDE GRIP.

PASSAGE LOCKSET - THE LATCHBOLT IS ALWAYS RETRACTED BY THE GRIP ON EITHER SIDE. BOTH GRIPS ARE ALWAYS FREE.

PRIVACY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE INSIDE THUMB-TURN, BUTTON OR KEY. OPERATING THE INSIDE GRIP UNLOCKS THE OUTSIDE GRIP. AN EMERGENCY RELEASE TOOL UNLOCKS THE OUTSIDE GRIP. THE OUTSIDE GRIP IS ALSO UNLOCKED WHEN THE DOOR IS CLOSED. DOOR CAN ONLY BE LOCKED FROM THE INSIDE WHEN THE DOOR IS CLOSED.

PUBLIC RESTROOM LOCKSET - THE LATCHBOLT IS RETRACTED BY THE INSIDE GRIP OR AN OUTSIDE KEY. THE LATCHBOLT IS RETRACTED BY THE OUTSIDE GRIP INLESS THE GRIP IS LOCKED BY A KEY FROM THE INSIDE. THE LATCHBOLT / OUSIDE GRIP CANNOT BE LOCKET BY A KEY FROM THE OUTSIDE. ALL COMPONENTS OF THE DOOR HARDWARE GROUP TO MEET ACCESSIBILITY REQUIREMENTS OF SECTION 1008.1.9 OF THE 2012 IBC.

STOREROOM LOCKSET - THE LATCHBOLT IS RETRACTED BY THE INSIDE GRIP OR OUTSIDE KEY.

CLOSET LOCKSET - THE LATCHBOLT IS RETRACTED BY THE OUTSIDE AND THE INSIDE GRIP AND THE GRIP CANNOT BE LOCKED.

GLAZING NOTES

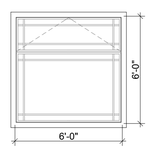
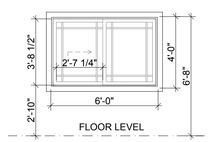
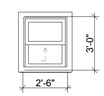
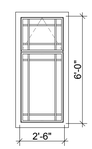
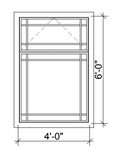
1. GLAZING IN A FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING US WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAT 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
3. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL OF A WINDOW THAT MEETS ALL OF THE FOLLOWING FOUR CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE OS GREATER THAN 9 SQAURE FEET; 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; 3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR; AND 4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING

UNIT DOOR SCHEDULE

DOOR NUMBER	TYPE	ROOM	DOOR W x HT	NOTES
111A	H	PANTRY	2'-0"×6'-8"	
111B	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
111C	H	BEDROOM	3'-0"×6'-8"	
111D	E	CLOSET	3'-6"×6'-8"	
111E	H	LAUNDRY	3'-0"×6'-8"	
111F	H	BEDROOM	3'-0"×6'-8"	
111G	E	CLOSET	3'-6"×6'-8"	
111H	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
113A	H	CLOSET	2'-8"×6'-8"	
113B	H	BEDROOM	3'-0"×6'-8"	
113C	F	CLOSET	5'-0"×6'-8"	
113D	G	OFFICE	3'-0"×6'-8"	
113E	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
117A	H	BEDROOM	3'-0"×6'-8"	
117B	F	CLOSET	4'-0"×6'-8"	
117C	F	CLOSET	5'-0"×6'-8"	
117D	H	POWDER	2'-8"×6'-8"	PRIVACY LOCK
117E	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
117F	H	BEDROOM	3'-0"×6'-8"	
117G	F	CLOSET	5'-0"×6'-8"	
118A	H	CLOSET	1'-0"×6'-8"	
118B	H	POWDER	2'-6"×6'-8"	PRIVACY LOCK
118C	H	BEDROOM	2'-6"×6'-8"	
118D	F	CLOSET	4'-0"×6'-8"	
118E	H	BEDROOM	2'-6"×6'-8"	
118F	F	CLOSET	4'-0"×6'-8"	
118G	H	BATHROOM	2'-6"×6'-8"	PRIVACY LOCK
211A	E	CLOSET	4'-0"×6'-8"	
211B	H	BEDROOM	3'-0"×6'-8"	
211C	F	CLOSET	4'-0"×6'-8"	
211D	H	POWDER	2'-8"×6'-8"	PRIVACY LOCK
211E	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
211G	H	BEDROOM	3'-0"×6'-8"	
211H	F	CLOSET	5'-0"×6'-8"	
212A	H	POWDER	2'-6"×6'-8"	PRIVACY LOCK
212B	H	LAUNDRY	3'-0"×6'-8"	
212C	F	CLOSET	4'-0"×6'-8"	
212D	H	BEDROOM	2'-6"×6'-8"	
212E	H	BEDROOM	2'-6"×6'-8"	
212F	F	CLOSET	4'-0"×6'-8"	
212G	H	CLOSET	1'-0"×6'-8"	
212H	H	BATHROOM	2'-6"×6'-8"	PRIVACY LOCK
213A	E	CLOSET	4'-0"×6'-8"	
213B	H	BEDROOM	3'-0"×6'-8"	
213C	F	CLOSET	5'-0"×6'-8"	
213D	G	OFFICE	3'-0"×6'-8"	
213E	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
213F	E	LAUNDRY	4'-0"×6'-8"	
213F	E	LAUNDRY	5'-0"×6'-8"	
214A	H	PANTRY	2'-0"×6'-8"	
214B	H	BATHROOM	2'-8"×6'-8"	PRIVACY LOCK
214C	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK

DOOR NUMBER	TYPE	ROOM	DOOR W x HT	NOTES
214D	E	CLOSET	3'-6"×6'-8"	
214E	H	BEDROOM	3'-0"×6'-8"	
214F	H	LAUNDRY	3'-0"×6'-8"	
214G	H	BEDROOM	3'-0"×6'-8"	
214H	E	CLOSET	3'-6"×6'-8"	
311A	H	BEDROOM	3'-0"×6'-8"	
311B	E	CLOSET	4'-0"×6'-8"	
311C	F	CLOSET	4'-0"×6'-8"	
311D	H	POWDER	2'-8"×6'-8"	PRIVACY LOCK
311E	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
311F	F	CLOSET	5'-0"×6'-8"	
311G	H	BEDROOM	3'-0"×6'-8"	
311H	E	LAUNDRY	4'-0"×6'-8"	
312A	H	POWDER	2'-6"×6'-8"	PRIVACY LOCK
312B	H	LAUNDRY	3'-0"×6'-8"	
312C	F	CLOSET	4'-0"×6'-8"	
312D	H	BEDROOM	2'-6"×6'-8"	
312E	H	BEDROOM	2'-6"×6'-8"	
312F	F	CLOSET	4'-0"×6'-8"	
312G	H	CLOSET	1'-0"×6'-8"	
312H	H	BATHROOM	2'-6"×6'-8"	PRIVACY LOCK
313A	E	CLOSET	4'-0"×6'-8"	
313B	H	BEDROOM	3'-0"×6'-8"	
313C	F	CLOSET	5'-0"×6'-8"	
313D	G	OFFICE	3'-0"×6'-8"	
313E	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
313F	E	LAUNDRY	5'-0"×6'-8"	
314A	H	PANTRY	2'-0"×6'-8"	
314B	H	BATHROOM	2'-8"×6'-8"	PRIVACY LOCK
314C	H	BATHROOM	3'-0"×6'-8"	PRIVACY LOCK
314D	E	CLOSET	3'-6"×6'-8"	
314E	H	BEDROOM	3'-0"×6'-8"	
314F	H	LAUNDRY	3'-0"×6'-8"	
314G	H	BEDROOM	3'-0"×6'-8"	
314H	E	CLOSET	3'-6"×6'-8"	

WINDOW TYPES

ELEVATION						
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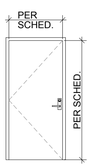
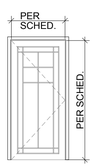
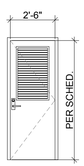
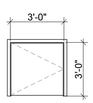
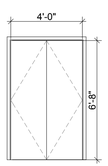
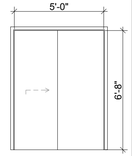
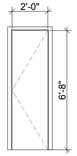
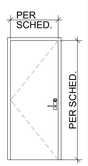
SIZE (W x H)	2'-6"×3'-0"	6'-0"×6'-0"	6'-0"×4'-0"	2'-6"×3'-0"	2'-6"×6'-0"	4'-0"×6'-0"
QUANTITY	6	12	54	6	6	6
U-VALUE	0.30	0.30	0.30	0.30	0.30	0.30
NOTES			EGRESS @ BEDROOMS			

DOOR TYPES

ELEVATION									
DOOR TYPE	A	B	C	D	E	F	G	H	J
FUNCTION	EXTERIOR SWINGING	EXTERIOR SWINGING	EXTERIOR SWINGING	EXTERIOR SWINGING	INTERIOR SWINGING	SLIDING CLOSET	BARN DOOR SLIDER	INTERIOR SWINGING	EXTERIOR SWINGING
PANEL	INSULATED HM DOOR	SAFETY GLAZED	HM DOOR	HM DOOR	FLUSH HCW PANEL	FLUSH HCW PANEL	FLUSH HCW PANEL	FLUSH HCW PANEL	INSULATED HM DOOR
FRAME	HM FRAME	HM FRAME	HM FRAME	HM FRAME	WOOD FRAME	WOOD FRAME	WOOD FRAME	WOOD FRAME	HM FRAME
NOTES	UNIT ENTRY	UNIT PATIO	UNIT STORAGE	ATTIC ACCESS	(2) EQ. PANELS				

AGENCY REVIEW | 24.03.11

SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403

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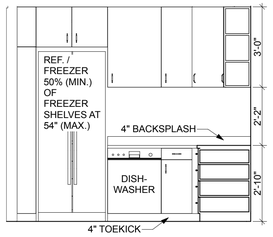
REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

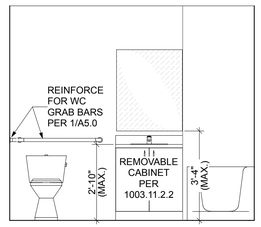
REVISIONS

REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	DOORS & WINDOWS
PROJECT # :	2016
SHEET:	A4.0



4 UNIT 101 BATH 2
SCALE: 3/8" = 1'-0"
ADA TYPE 'A'



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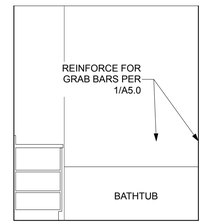

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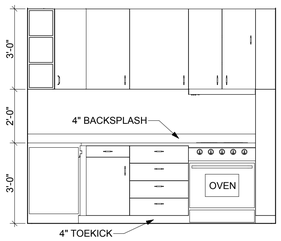

7 UNIT 102 BATH 2
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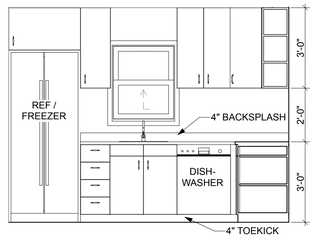
ADA TYPE 'B'



6 UNIT 102 BATH 2
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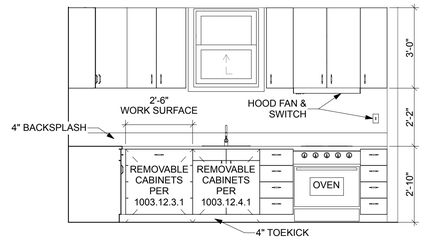
ADA TYPE 'B'



5 UNIT 101 BATH 2
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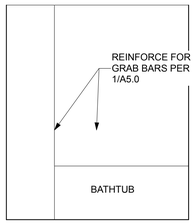
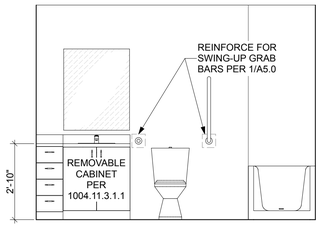
ADA TYPE 'A'



9 UNIT 102 BATH 2
SCALE: 3/8" = 1'-0"
ADA TYPE 'B'



8 UNIT 102 BATH 2
SCALE: 3/8" = 1'-0"
ADA TYPE 'B'

DWELLING UNIT ACCESSIBILITY NOTES:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. WITHIN THE UNIT, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS. THE ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF AT LEAST 36-INCHES, EXCEPT THAT SEGMENTS LESS THAN 24-INCHES IN LENGTH MAY HAVE A CLEAR WIDTH OF 32-INCHES.

2. IN THE TYPE 'A' UNIT, TURNING SPACES SHALL BE REQUIRED IN ALL ROOMS. TURNING SPACE SHALL BE 60-INCH IN DIAMETER.

3. THE CORRIDOR SIDE OF THE PRIMARY ENTRANCE DOOR TO TYPE 'B' UNITS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH ANSI 404, ICC A117.1.

4. IN TYPE 'A' UNITS, ALL DOORWAYS INTENDED FOR PASSAGE SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH ANSI 404, ICC A117.1.

5. CHANGES IN LEVEL OF 1/4-INCH OR LESS ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH SHALL BE BEVELED WITH A SLOPE OF 1:2. THRESHOLDS SHALL NOT BE GREATER THAN 1/2-INCH, EXCEPT THAT THEY MAY BE 3/4-INCH AT EXTERIOR SLIDING DOORS.

6. IN TYPE 'A' UNITS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE PROVIDED WITH A CLEAR FLOOR SPACE AND BE PLACED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 308, ICC A117.1. THEY SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE MAXIMUM FORCE REQUIRED TO ACTIVATE THE PARTS SHALL BE 5-POUNDS.

7. IN TYPE 'B' UNITS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE PROVIDED WITH A CLEAR FLOOR SPACE AND SHALL BE PLACED EITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308, ICC 117.1.

8. "CLEAR FLOOR SPACE" IS 30-INCHES BY 48-INCHES PER ANSI 305.3. BATHROOMS AND KITCHENS REQUIRE CLEAR FLOOR SPACES, CLEARANCES AROUND, BETWEEN AND ADJACENT TO FIXTURES, APPLIANCES, CABINETS, COUNTERS AND WALLS, AND OTHER ITEMS SHOWN IN THE DRAWINGS.

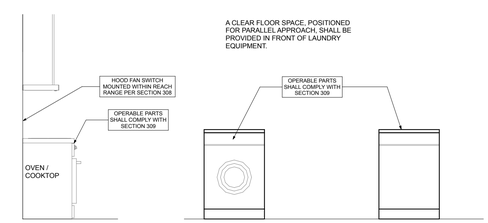
9. OPERABLE PARTS SHALL BE PLACED BETWEEN 15-INCHES AND 48-INCHES ABOVE THE FLOOR IN AN AREA WITH UNOBSTRUCTED FORWARD OR SIDE REACH. WHEN THERE IS AN OBSTRUCTION OF 24-INCHES MAXIMUM WIDTH AND 34-INCHES MAXIMUM HEIGHT, THE OPERABLE PARTS SHALL BE NO HIGHER THAN 46-INCHES ABOVE THE FLOOR. WHEN THERE IS AN OBSTRUCTION OF 25-INCHES MAXIMUM WIDTH IN A SPACE ALLOWING FORWARD APPROACH, THE OPERABLE PARTS SHALL BE NO HIGHER THAN 44-INCHES ABOVE THE FLOOR PER ANSI 308, ICC A117.1

11. IN TYPE 'A' UNITS, WASHING MACHINES AND CLOTHES DRYERS REQUIRE A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, CENTERED ON EACH APPLIANCE. ALL OPERABLE PARTS SHALL COMPLY WITH SECTION 309, ICC A117.1, INCLUDING THE REACH RANGES SPECIFIED IN ANSI 308, ICC 117.1. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36-INCHES MAXIMUM ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT BETWEEN 15-INCHES AND 34-INCHES ABOVE THE FLOOR.

12. IN TYPE 'B' UNITS, WASHING MACHINES AND CLOTHES DRYERS REQUIRE A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, CENTERED ON EACH APPLIANCE.

13. CABINETRY IS PERMITTED UNDER WORK SURFACES & SINK WHEN THE CABINETRY CAN BE REMOVED WITHOUT THE REMOVAL OR REPLACEMENT OF WORK SURFACE OR SINK, FLOOR FINISH EXTENDS UNDER CABINETRY AND WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

14. TYPE 'B' UNIT BATHROOMS ARE OPTION A.



2-INCHES MINIMUM AT TOP, SIDES AND BOTTOM FOR BLOCKING SIZES.

3. CABINETRY IS PERMITTED UNDER WORK SURFA SINK WHEN THE CABINETRY CAN BE REMOVED WITHO REMOVAL OR REPLACEMENT OF WORK SURFACE OR S FLOOR FINISH EXTENDS UNDER CABINETRY AND WALL BEHIND AND SURROUNDING CABINETRY ARE FINISHED

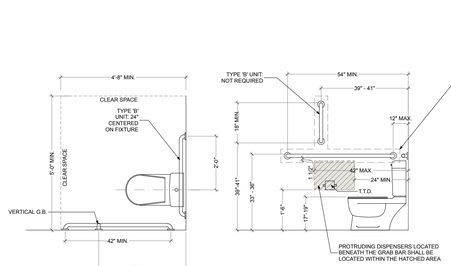
4. WHEN BASE CABINETS ARE TO BE REMOVED AT LOWERED WORK SURFACES AND SINKS, KNEE AND TO CLEARANCES SHALL BE PROVIDED.

5. IN TYPE 'B' UNITS, REINFORCEMENT FOR A 24" REAR W GRAB BAR, CENTERED ON THE FIXTURE, AT WATER CL WHEN THERE IS INSUFFICIENT WALL SPACE FOR THE 3 BAR.

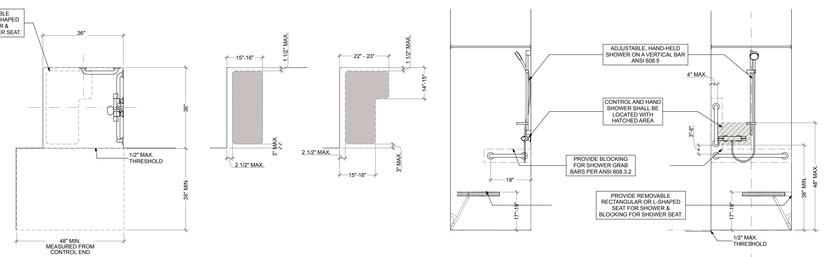
6. IN TYPE 'B' UNITS, REINFORCEMENT FOR A SWING UP BAR PER ANSI A117.1 1004.11.1.1 WHERE A SIDE WALL I AVAILABLE FOR A 42-INCH GRAB BAR.

7. IN TYPE 'B' UNITS, REINFORCEMENT FOR A VERTICAL BAR AT WATER CLOSETS IS NOT REQUIRED.

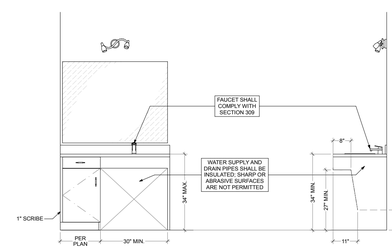
ACCESSIBLE TOILET



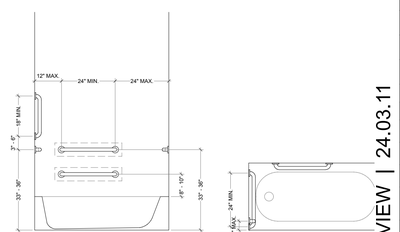
TRANSFER-TYPE SHOWER



ACCESSIBLE SINK



ACCESSIBLE BATHTUB



1 TYPE A & B BATHROOM FIXTURES & APPLIANCES
SCALE: 3/8" = 1'-0"

AGENCY REVIEW | 24.03.11

S9

SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403

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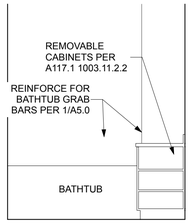
REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

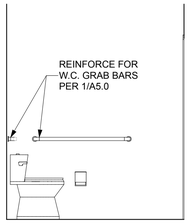
REVISIONS

REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	INTERIOR ELEVATIONS
PROJECT # :	2016
SHEET:	A5.0



7 UNIT 105 BATH 2
SCALE: 3/8" = 1'-0"
ADA TYPE 'A'



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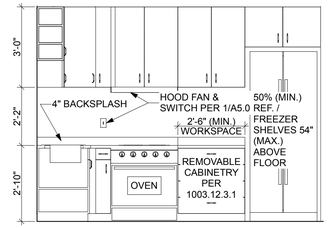

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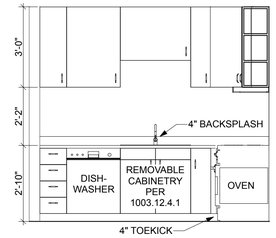

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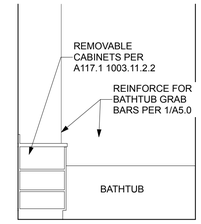

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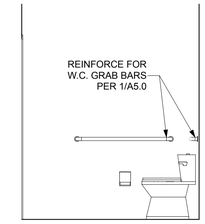
ADA TYPE 'A'



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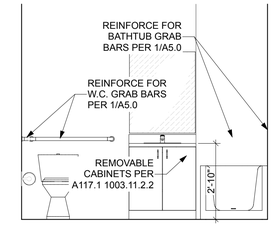

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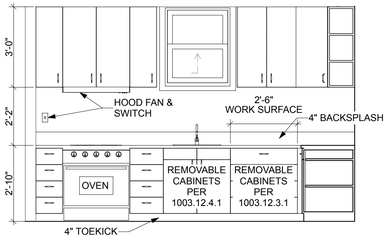

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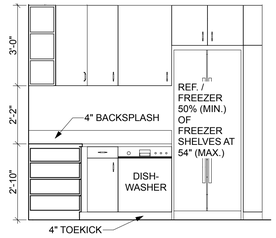

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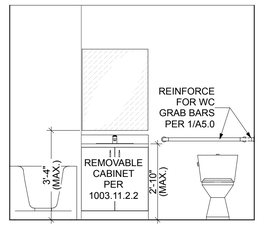

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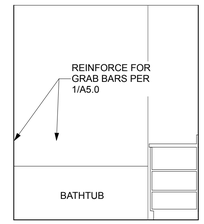

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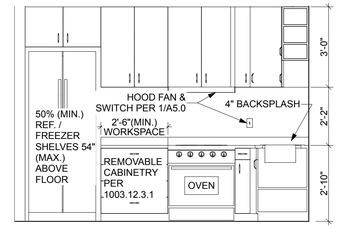

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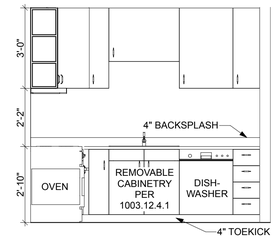

9 UNIT 105 BATH 2
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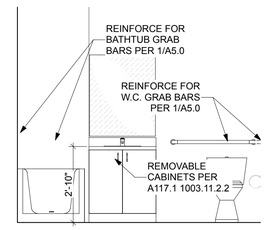
ADA TYPE 'A'



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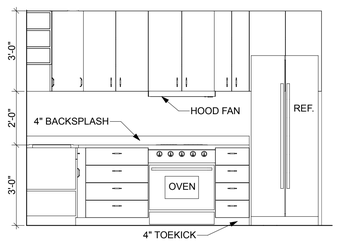

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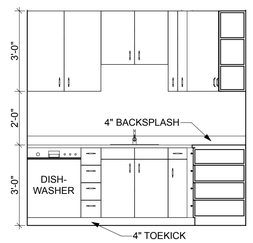

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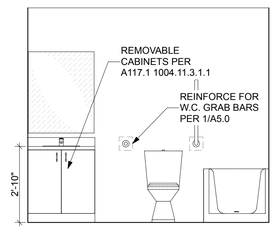

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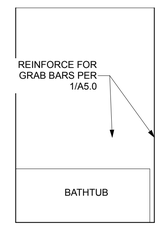

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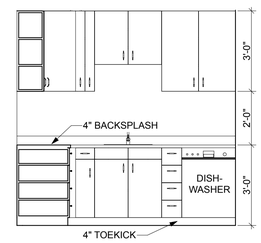

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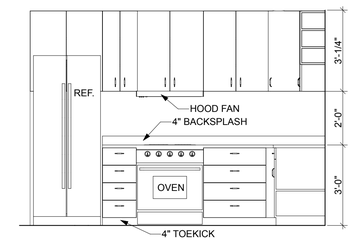

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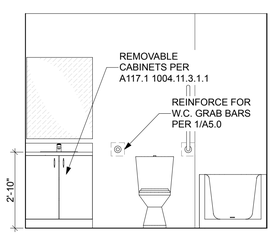

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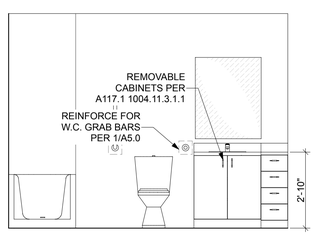

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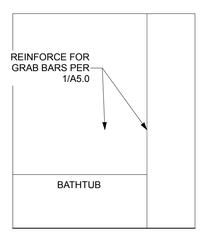

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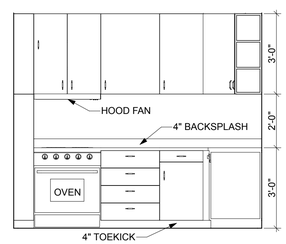

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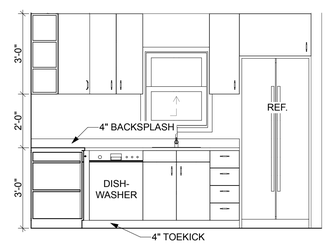

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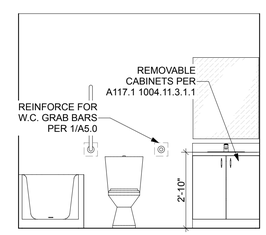

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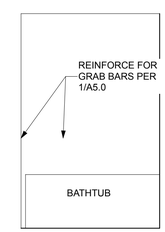

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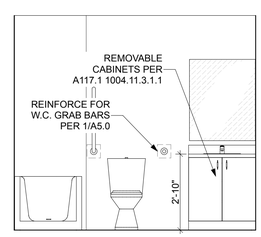

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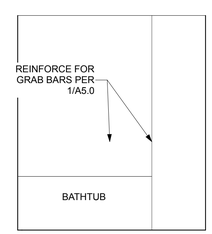

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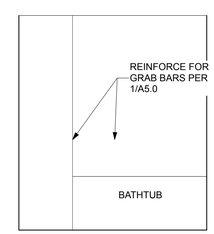

28 UNIT 104 BATH 2
SCALE: 3/8" = 1'-0"
ADA TYPE 'B'

AGENCY REVIEW | 24.03.11

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TACOMA, WA 98403

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REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

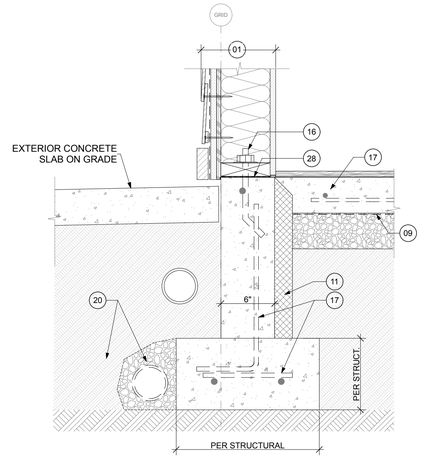
REVISIONS

REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	INTERIOR ELEVATIONS
PROJECT # :	2016
SHEET:	A5.1

FOUNDATION DETAIL REFERENCE NOTES

01	WALL PER PLAN
02	VAPOR PERMEABLE AIR BARRIER / W.R.B. FIELD MEMBRANE
03	CONTINUOUS, SELF-ADHERED MEMBRANE (S.A.M.) ALONG TOP EDGE OF METAL FLASHING
04	BELOW GRADE WATER-PROOFING SYSTEM W/ DRAINAGE MAT AND FILTER FABRIC PROTECTION LAYER
05	22 GAUGE, SHEET METAL FLASHING, W/ HEMMED EDGE; SET ON SEALANT & EXTEND 6" UP UNDER W.R.B. OR TO WINDOW OPENING
06	FILTER FABRIC OVER MINIMUM 1/2-INCH DRAINAGE MATRIX
07	METAL LATHE WITH BOND & SCRATCH COAT
08	NOT USED
09	6 MIL PLASTIC VAPOR BARRIER
10	NOT USED
11	R-10 POLYISO INSULATION; UNDER ENTIRE SLAB AT CONDITIONED AREAS AND CONFIGURED AS SHOWN TO TOP OF FOOTING OR 2-FT IN LENGTH.
12	NOT USED
13	CEMENT FIBERBOARD PANEL OR LAP-SIDING SIDING - HARDIE PANEL OR APPROVED SUBSTITUTE
14	NOT USED
15	NOT USED
16	ANCHOR BOLT & TREATED SILL PLATE(S) PER STRUCTURAL
17	CONCRETE & REINFORCING PER STRUCTURAL (TYPICAL)
18	12-INCH WIDE GRACE VYCOR SILL PAN / FLASHING W/ END DAMS. AT EACH SILL CORNER, INSTALL VYCORNERS AND CORNER PATCHES PER THE MFR'S RECOMMENDATIONS; WRAP UP THE STEEL ANGLE TO CREATE A DAM.
19	CONT. BACK DAM ANGLE, MIN. 1-INCH TALL WITH VINYL ASSEMBLY FASTENED THROUGH ANGLE PER MFR. RECOMMENDATIONS.
20	4" PERF. FOOTING DRAIN AND 4" TIGHT-LINE DRAIN; SET IN DRAIN ROCK AND WRAP IN FILTER FABRIC; SEE CIVIL DRAWINGS FOR RELATED INFORMATION
21	3/8" SEALANT JOINT WITH BACKER ROD.
22	PRIMED COUNTER-FLASHING ABOVE TRIM; PROVIDE 1/4-INCH PER FOOT SLOPE TO HEMMED EDGE
23	GALV. METAL SILL PAN AT ANY DOOR WITH A THRESHOLD
24	VINYL WINDOW FRAME W/ FLANGE
25	PRIMED COUNTER-FLASHING ABOVE TRIM; PROVIDE 1/4-INCH PER FOOT SLOPE TO HEMMED EDGE
26	INSTALL PLASTIC HORSESHOE SHIMS @ EACH SILL FLANGE FASTENER
27	1/4-INCH WITH CAULK (ONE PART URETHANE SEALANT)
28	VYCOR-PLUS BY GRACE AT MUD SILL W/ 1/4-INCH DOWNTURN ON EXTERIOR SIDE WHEN FEASIBLE



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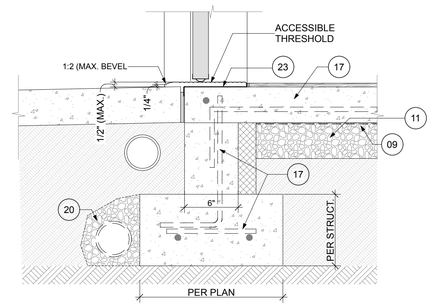

2 FOUNDATION DETAIL - 02
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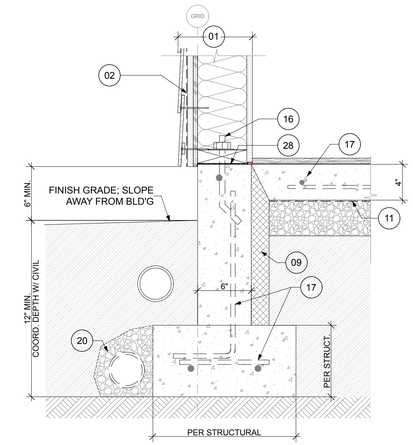

1 FOUNDTION DETAIL - 01
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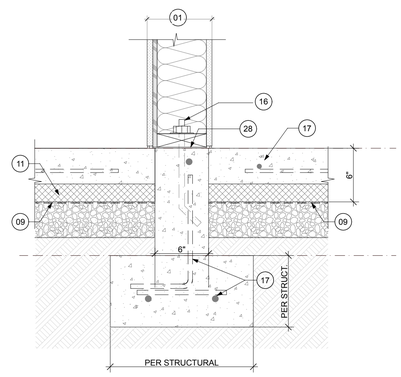

6 FOUNDATION DETAIL - 06
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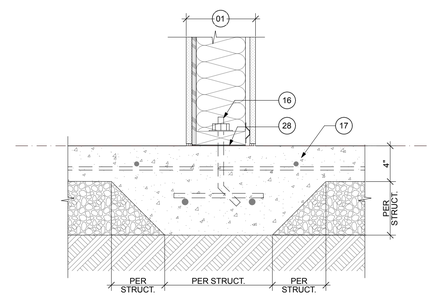

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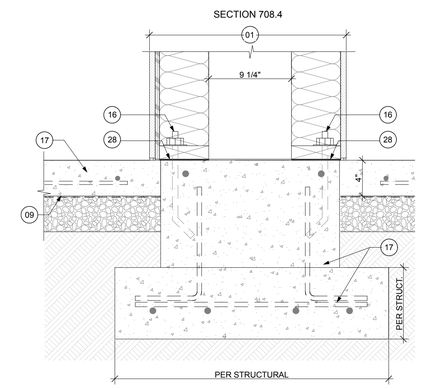
SCALE: 1 1/2"= 1'-0"



4 FOUNDATION DETAIL - 04
SCALE: 1 1/2"= 1'-0"

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9251 REGISTERED ARCHITECT BRETT ALLEN LINDSAY STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	DETAILS
PROJECT # :	2016
SHEET:	A6.0

AGENCY REVIEW | 24.03.11

DETAIL REFERENCE NOTES

01 WALL PER PLAN

02 VAPOR PERMEABLE AIR BARRIER / WATER RESISTANT BARRIER FIELD MEMBRANE

03 AIR BARRIER / WATER RESISTANT BARRIER PRESTRIP WITH CONTINUOUS A.B. / W.R.B. SEALANT BETWEEN FIELD MEMBRANE (AS SHOWN)

04 FLOOR / CEILING ASSEMBLY PER PLAN

05 PRE-FINISHED ALUMINUM OR VINYL, CONTINUOUS STRIP VENT; SEE REFLECTED CEILING PLANS FOR LOCATIONS AND LENGTHS

06 1-1/4" x 5-1/2" CEMENT FIBERBOARD TRIM AROUND OPENING - HARDIE TRIM OR APPROVED SUBSTITUTE; NOTE THAT 4" WIDE MINIMUM TRIM REQUIRED AT ALL WINDOWS U.N.O. PER TMC.

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08 VINYL WINDOW OR SLIDING DOOR FRAME WITHOUT FLANGE AND ON 1/4-INCH INTERMITTENT SHIMS FOR DRAINAGE.

09 CEMENT FIBERBOARD CLADDING PER ELEVATIONS; LAP W/ 7-1/4" EXPOSURE **OR** PANEL WITH REVEAL ACCESSORIES - HARDIE PLANK OR APPROVED SUBSTITUTE

10 NOT USED

11 CORRUGATED, PRE-FINISHED METAL SIDING; EXPOSED FASTENERS WITH NEOPRENE GASKETS; NU-WAVE BY AEPSPAN

12 NOT USED

13 FLEXIBLE, SELF-ADHERED A.B. / W.R.B. SILL MEMBRANE; PER INSTALLATION INSTRUCTIONS ON SHEET A6.4.

14 CONT. BACK DAM ANGLE, MIN. 1-INCH TALL WITH VINYL ASSEMBLY FASTENED THROUGH ANGLE PER MFR. RECOMMENDATIONS.

15 ONE PART URETHANE SEALANT OVER BACKER ROD; FOAM BACKER ROD W/ BOND BREAKER JACKET - OVERSIZE ROD 25% LARGER THAN WIDTH OF JOINT; CLEAN SUBSTRATE USING A "TWO CLOTH" METHOD PER SEALANT MANUFACTURER - PRIME PER MFR ONLY WHERE REQUIRED.

16 CONTINUOUS AIR BARRIER SEALANT OVER BACKER ROD (WHEN SHOWN) TIED TO CONTINUOUS SEAL AT WINDOW PERIMETER.

17 1/4-INCH WITH PAINTABLE CAULK

18 NOT USED

19 NOT USED

20 PRIMED COUNTER-FLASHING ACCESSORY ABOVE TRIM or RIP SLOPE IN TOP OF TRIM AND 1/4-INCH CAULK AT JOINT; PROVIDE 1/4-INCH PER FOOT SLOPE.

21 PRE-FINISHED SHEET METAL SILL FLASHING W/ 1/2-INCH HEMMED DRIP EDGE WITH END DAMNS INTO BED JOINT AT JAMB VENEER TRIM BEYOND

22 PRIMED SHEET METAL HEAD FLASHING W/ 1/2" HEMMED DRIP EDGE & END DAMS. EXTEND 6-INCHES MINIMUM UP UNDER THE A.B. / W.R.B. AND OVERLAP JAMB TRIM

23 PRE-FINISHED SHEET METAL JAMB FLASHING TRIM

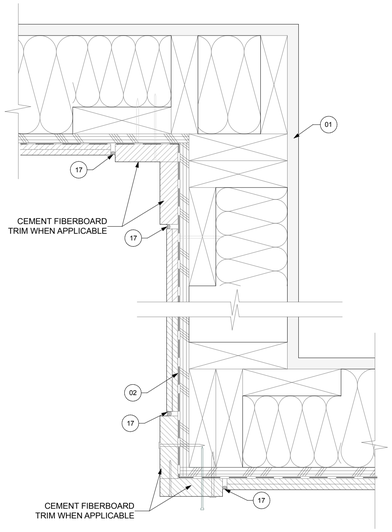
24 EXTRUDED ALUMINUM HORIZONTAL TRIM ACCESSORY (BY EXTREMETRIM OR APPROVED); PAINT PER MFR'S RECOMMENDATIONS; APPROXIMATE CONFIGURATION AS SHOWN.

25 5 x 5 x 5/16" x 5" TALL GALV. STEEL ANGLE CLIP; (2) AT EACH SIDE OF GUARDRAIL ASSEMBLY; NOTE THAT THE ATTACHMENT TO THE WALL STRUCTURE SHALL BE CONCEALED BEHIND CLADDING.

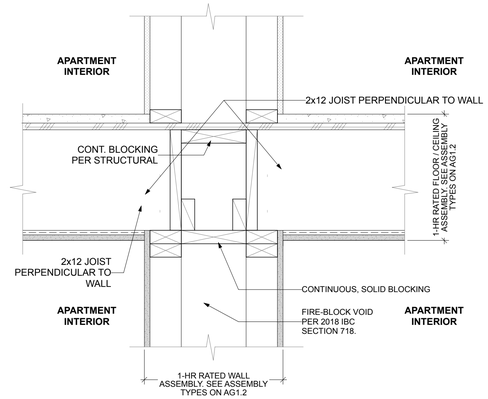
26 1/4" THICK NEOPRENE PAD BETWEEN VERTICAL ALUMINUM GUARDRAIL POST AND GALV. STEEL CLIP.

27 PRE-FINISHED ALUMINUM GUARDRAIL ASSEMBLY; FACE-MOUNT ATTACHMENT PER STRUCTURAL

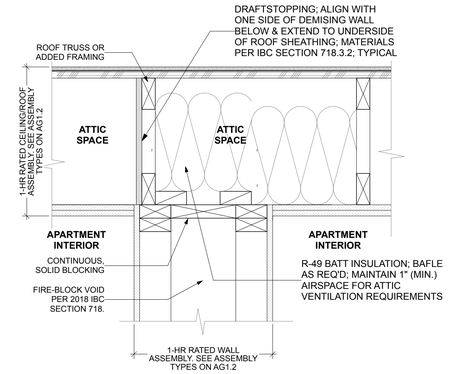
28 FLEXIBLE, SELF-ADHERED A.B. / W.R.B. MEMBRANE; USE 12-INCH WIDE GRACE VYCOR SILL PAN/FLASHING W/ END DAMS. WRAP UP SIDEWALL 4" MIN. ABOVE TOP OF FINISH FLOOR



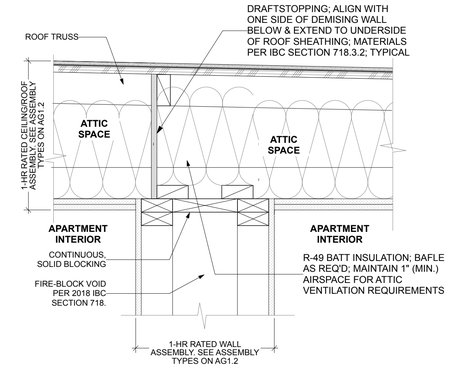
3 SIDING TRANSITION DETAIL
SCALE: 3" = 1'-0"



2 FLOOR-CEILING ASSEMBLY CONTINUITY
SCALE: 1 1/2"= 1'-0"



DRAFTSTOPPING PARALLEL TO FRAMING



DRAFTSTOPPING PERPENDICULAR TO FRAMING

1 TYPICAL DRAFT STOP
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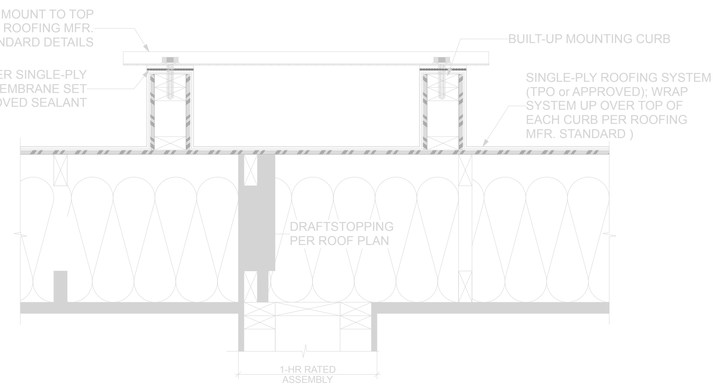
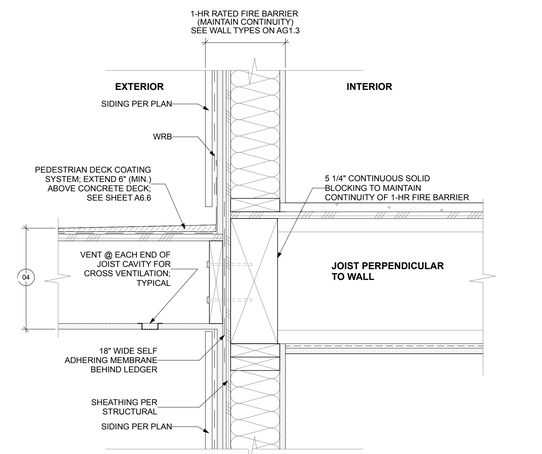
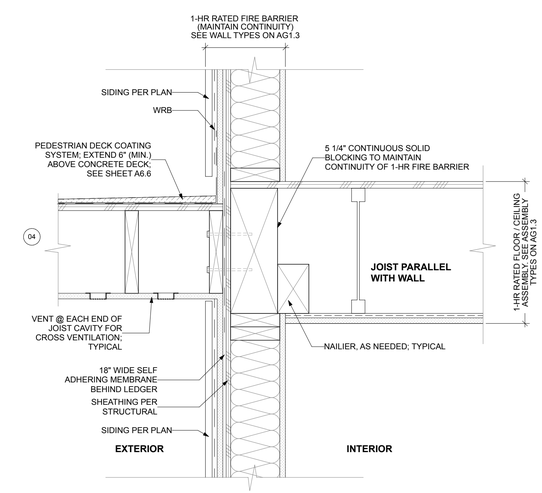


5 ROOFTOP EQUIPMENT MOUNT CURB
SCALE: 1 1/2"= 1'-0"





4 FIRE RATING CONTINUITY
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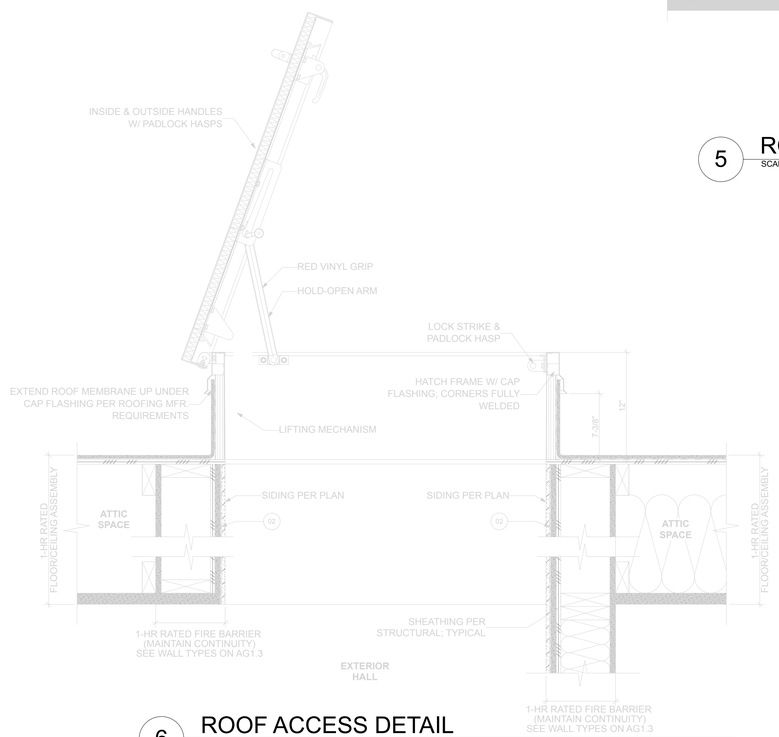

6 ROOF ACCESS DETAIL
SCALE: 1 1/2"= 1'-0"

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SHEET:	A6.1

AGENCY REVIEW | 24.03.11

ROOF | CEILING DETAIL REFERENCE NOTES

01 WALL PER PLAN; COORDINATE FIRE RATING & SHEAR WALL REQUIREMENTS WITH CODE REQUIREMENTS AS NOTED ON SHEET A0.01

02 W.R.B. (TYVEK OR APPROVED SUBSTITUTE)

03 CONTINUOUS, SELF-ADHERED MEMBRANE (S.A.M.) ALONG TOP EDGE OF METAL FLASHING

04 NOT USED

05 ROOF FASCIA - 1.5" X 5.5" CEMENT FIBERBOARD TRIM

06 ROOF FASCIA - 1.5" X 7.25" CEMENT FIBERBOARD TRIM

07 2" ∅ SCREENED VENTING AT BLOCKING; (3) PER TRUSS BAY (MIN.) FOR VENTILATION

08 PRIMED TO-BE-PAINTED, ALUMINUM GUTTER & DOWNSPOUT

09 22 GAUGE, SHEET METAL EDGE FLASHING, W/ HEMMED EDGE; AT EAVE, EXTEND UP UNDER ROOFING UNDERLAYMENT 6" MINIMUM; AT RAKE OVERLAP THE ROOFING UNDERLAYMENT 4" MINIMUM.

10 ASPHALT SHINGLE ROOFING OVER ROOFING UNDERLAYMENT

11 MAINTAIN 1" MINIMUM AIRSPACE

12 1/4-INCH WITH CAULK (ONE PART URETHANE SEALANT)

13 CEMENT FIBERBOARD PANEL OR LAP-SIDING SIDING - HARDIE PANEL OR APPROVED SUBSTITUTE

14 NOT USED

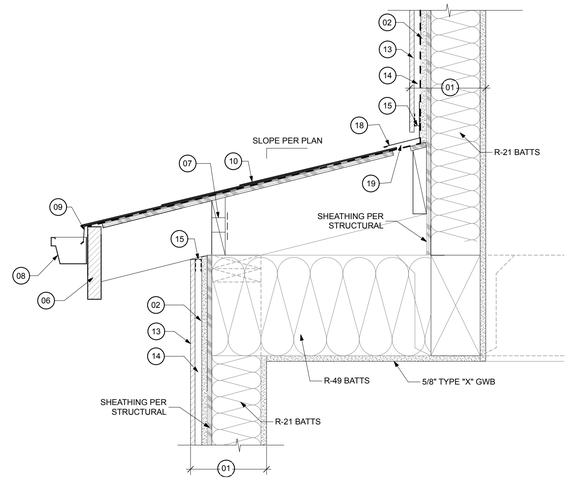
15 2" ∅ SCREENED VENTING AT 8" O.C.

16 3/8" SEALANT JOINT WITH BACKER ROD.

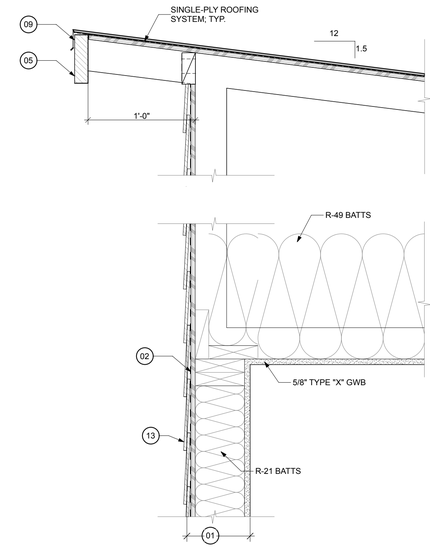
17 PRE-FINISHED ALUMINUM OR VINYL, CONTINUOUS STRIP VENT; SEE REFLECTED CEILING PLANS FOR LOCATIONS AND LENGTHS

18 PRE-FINISHED, SIDEWALL SHEET METAL FLASHING; EXTEND 6" MINIMUM UP UNDER W.R.B.

19 BAFFLED SIDEWALL VENT W/ 9 sq. in. PER LINEAR FOOT VENTILATION OR BAFFLED RIDGE VENT W/ 18 sq. in. PER LINEAR FOOT VENTILATION



8 ROOF DETAIL - 08
SCALE: 1 1/2"= 1'-0"



2 ROOF DETAIL - 02
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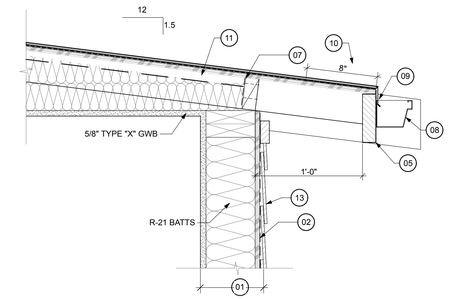

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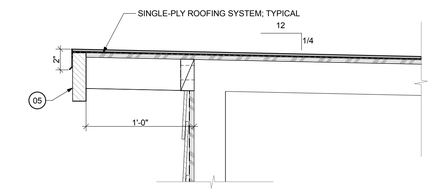

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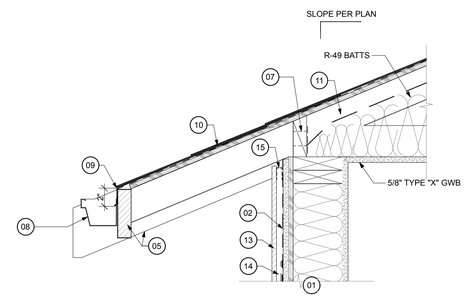

7 ROOF DETAIL - 07
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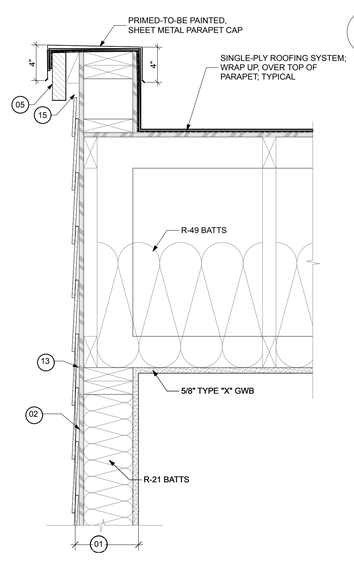

6 ROOF DETAIL - 06
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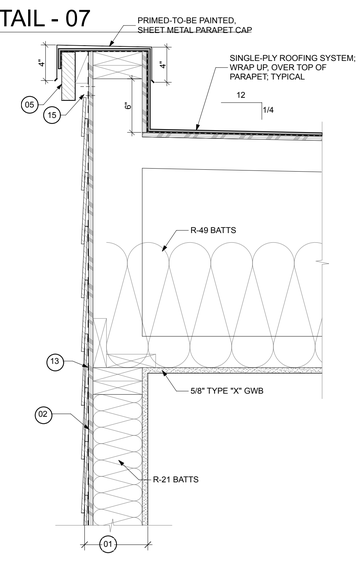

5 ROOF DETAIL - 05
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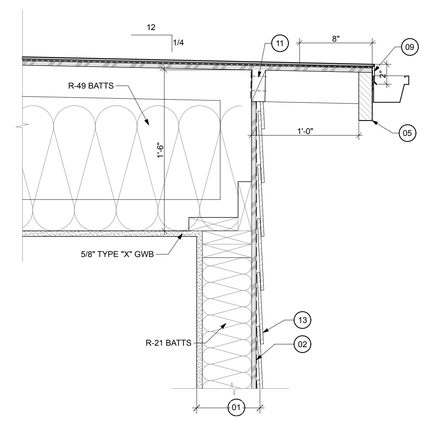

3 ROOF DETAIL - 03
SCALE: 1 1/2"= 1'-0"

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SHEET:	A6.2

AGENCY REVIEW | 24.03.11

DETAIL REFERENCE NOTES

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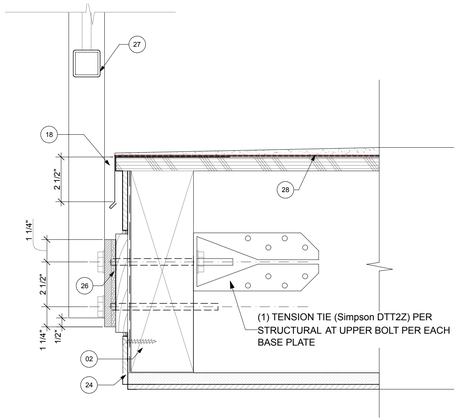
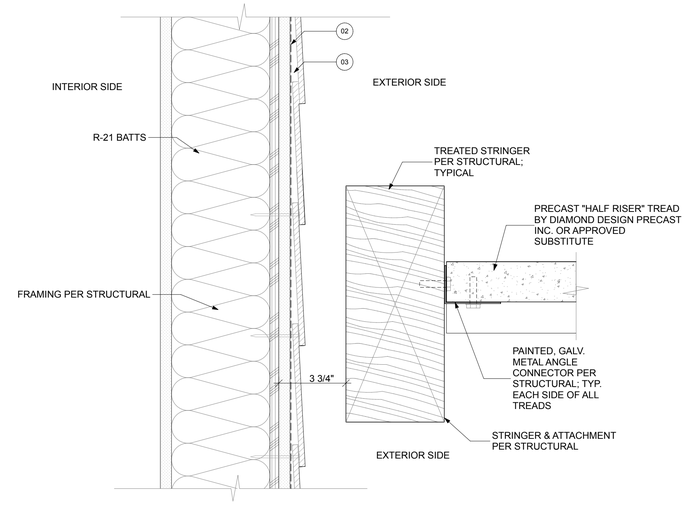


3 GUARDRAIL MOUNT DETAIL
SCALE: 3" = 1'-0"



2 STAIR DETAIL
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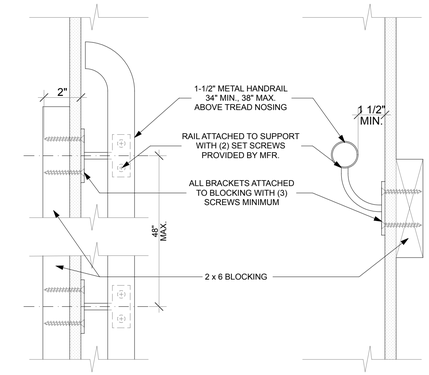
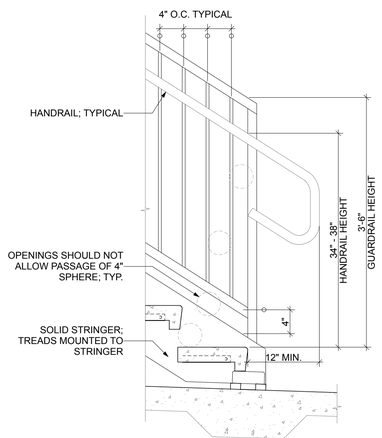
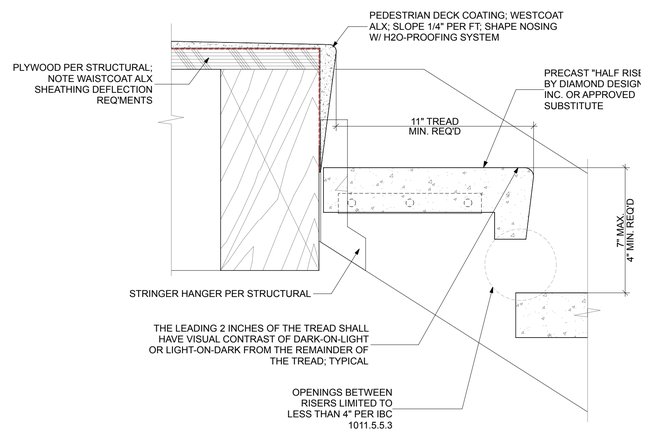


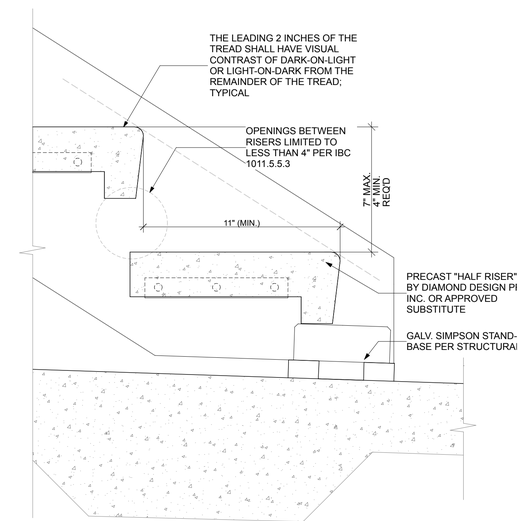
1 TYPICAL HANDRAIL PLAN & SECTION
SCALE: 3" = 1'-0"



6 GUARDRAIL AT STAIR
SCALE: 1" = 1'-0"



5 STAIR DETAIL
SCALE: 3" = 1'-0"



4 STAIR DETAIL
SCALE: 3" = 1'-0"

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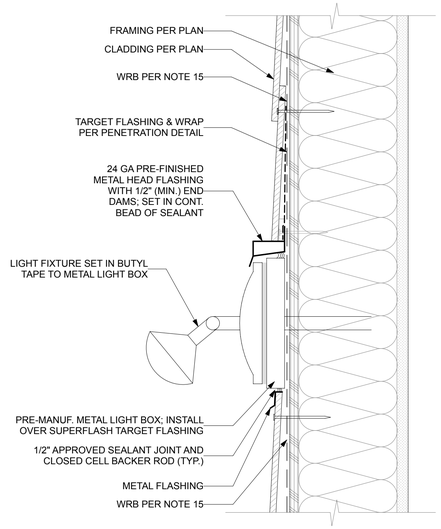
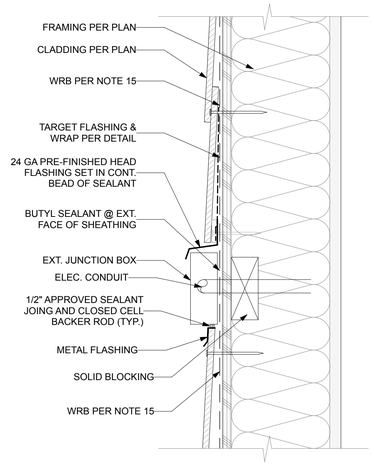
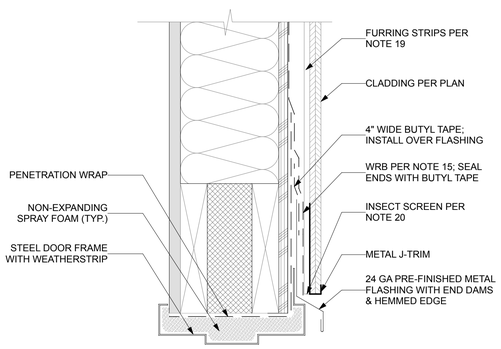


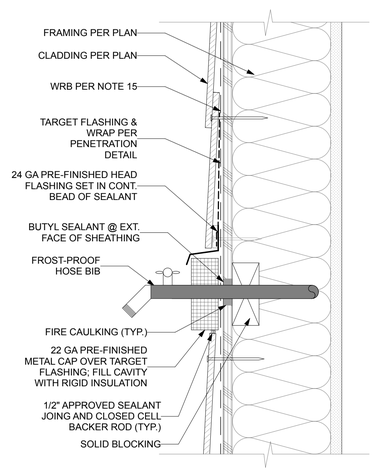
3 FLASHING @ LIGHT FIXTURE
SCALE: 3" = 1'-0"



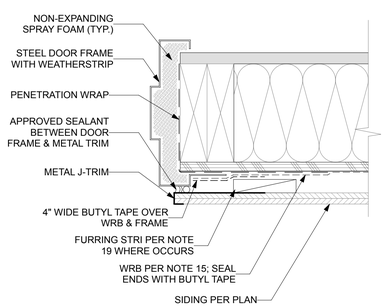
2 JUNCTION BOX PENETRATION
SCALE: 3" = 1'-0"



5 DOOR HEAD AT EXTERIOR WALL
SCALE: 3" = 1'-0"



4 FLASHING AT HOSE BIB
SCALE: 3" = 1'-0"



6 DOOR JAMB AT EXTERIOR WALL
SCALE: 3" = 1'-0"

GENERAL WATERPROOFING NOTES:

1. CONTRACTOR SHALL FOLLOW SYNTHESIS 9, LLC SPECIFIED WATERPROOFING SYSTEMS AND INCORPORATION THEREOF. CONTRACTOR SHALL VERIFY THE MATERIAL COMPATIBILITY OF ALL WATERPROOFING COMPONENTS, SUCH AS SEALANTS, CLOSED-CELL BAKER ROD, SELF-ADHERING MEMBRANE, ETC., UTILIZED IN CONJUNCTION WITH OTHER WATERPROOFING OR BUILDING SYSTEM COMPONENTS, SHOULD THE CONTRACTOR DECIDE TO REQUEST MATERIAL SUBSTITUTION FROM THOSE SPECIFIED BY SYNTHESIS 9, LLC.

2. PRIOR TO PURCHASING AND ERECTION, THE CONTRACTOR SHALL PROVIDE SYNTHESIS 9, LLC FOR THEIR APPROVAL, SHOP DRAWINGS AND SPECS FOR ALL METAL FLASHINGS AND COUNTER-FLASHINGS IN AN ATTEMPT TO DEMONSTRATE THEIR UNDERSTANDING OF THE DETAILS.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND ASSURANCE OF THE WORK PERFORMED BY THE CONTRACTOR, ITS AGENTS, EMPLOYEES, OR ANY SUBCONTRACTOR EMPLOYED OR OTHERWISE PAID BY THE CONTRACTOR. CONTRACTOR IS FURTHER RESPONSIBLE FOR PROPER INTEGRATION OF BUILDING COMPONENTS TO PROVIDE A WEATHER-RESISTIVE BUILDING SYSTEM AS INTENDED BY THE DETAILS PROVIDED BY SYNTHESIS 9, LLC.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF WORK AND SHALL CARRY OUT ALL WORK IN COMPLIANCE WITH THE BEST INDUSTRY STANDARDS AND IN COMPLIANCE WITH PUBLISHED MANUFACTURER'S INSTALLATION INSTRUCTIONS AND STANDARDS REFERENCED IN THE SPECIFICATIONS.

5. MOCKUP OF ALL BUILDING ENVELOPE COMPONENTS SUCH AS WINDOWS, DOORS, WRB, CLADDING, AND PENETRATION INSTALLATIONS MUST BE CARRIED OUT PRIOR TO COMMENCEMENT OF EXTERIOR ENVELOPE WORK.

6. SYNTHESIS 9, LLC DETAILS MAY NOT BE MODIFIED, REVISED, OR ELIMINATED BY THE CONTRACTOR WITHOUT PRIOR WRITTEN CONSENT OF SYNTHESIS 9, LLC.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND SCHEDULE SYNTHESIS 9, LLC PERSONNEL FOR INSPECTION AND APPROVAL OF THE WORK PERFORMED WITH RESPECT TO EACH OF THE WATERPROOFING COMPONENTS.

8. UNLESS OTHERWISE NOTED, ALL EXPOSED METAL FLASHINGS AND COUNTER-FLASHINGS SHALL BE MADE OF MINIMUM 24 GA PRE-FINISHED SHEET METAL. METAL FLASHING SHALL CONFORM TO SMACNA, NRCA, BUILDING CODE AND OTHER RELEVANT CODES AND INDUSTRY STANDARDS. THE VERTICAL LEGS OF SAID FLASHINGS SHALL BE MINIMUM SIX INCHES LONG. THE JOINTS OF PRE-FINISHED METAL FLASHINGS SHALL BE BENT IN PLACE SUCH AS TO PREVENT MOISTURE MIGRATION PAST THE END DAMS. ALL CONCEALED METAL FLASHING AND COUNTER-FLASHING PIECES SHALL BE 24 GA G-90 GALVANIZED SHEET METAL OR SCHEDULE 307 STAINLESS STEEL. JOINTS OF ALL FLASHING PIECES OTHER THAN PRE-FINISHED METAL MUST BE WELDED OR SOLDERED. ALL METAL FLASHING SYSTEMS SHALL BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH THE ARCHITECTURAL SHEET METAL MANUAL PUBLISHED BY SMACNA. UNLESS OTHERWISE NOTED, ALL METAL HEAD FLASHINGS SHALL HAVE A MINIMUM 1/2"-TALL END-DAMS. UNLESS OTHERWISE NOTED, ALL SILL PAN FLASHINGS SHALL HAVE END- AND BACK-DAMS. UNLESS OTHERWISE NOTED, ALL FLASHINGS AND COUNTER FLASHINGS (METAL AND OTHERWISE) SHALL BE SET IN A CONTINUOUS BEAD OF NON-SKINNING BUTYL SEALANT OR APPROVED EQUAL.

9. UNLESS OTHERWISE NOTED, ENGINEERED SEALANT JOINTS SHALL BE 1/2-INCH MINIMUM WIDE BY 1/4-INCH MINIMUM DEEP IN AN ATTEMPT TO MAINTAIN A 2:1 RATIO. SEALANTS SHALL BE ONE-PART SILICONE SEALANT & SINGLE-PART POLYURETHANE FOR SURFACE APPLICATION AND NON-SKINNING BUTYL FOR INSTALLATION BETWEEN CONCEALED MATERIAL INTERFACES. ACCEPTABLE SEALANTS INCLUDE BUT NOT LIMITED TO DOW CORNING 790 AND 795 SILICONE BUILDING SEALANT, SIKAFLEX 15 LM, AND SONOLASTIC 150 VLM.

10. WEATHER-RESISTIVE BARRIER (WRB) SHALL BE COMPRISED OF (1) LAYER OF HIGH-PERFORMANCE VAPROSHIELD-WRAPSHIELD BREATHABLE UNDERLAYMENT MANUFACTURED BY VAPROSHIELD, LLC. NO SUBSTITUTION IS ALLOWED WITHOUT PRIOR APPROVAL FROM SYNTHESIS 9, LLC AND THE OWNER.

11. WINDOW AND DOOR UNITS INSTALLED WITHIN THE EXTERIOR WALL SYSTEM MAY NEED TO E FURRED OUT TO ALLOW FOR PROPER DRAINAGE. IF THIS IS THE CASE, THE FURRING MATERIAL SHALL BE PVC BATTENS OR PRESSURE-TREATED SOLID BLOCKING.

12. THE ROUGH OPENING FOR WINDOWS MUST BE 1/2" WIDER AND 1/2"+ TALLER THAN THE WIDTH & HEIGHT OF THE WINDOW UNIT AS THE SILL PAN WILL LEFT THE WINDOW UNITS BY APPROXIMATELY 1/8" to 1/4" OFF THE SILL.

13. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WOOD BLOCKINGS SHALL BE PRESSURE-TREATED LUMBER IF SUCH MATERIAL IS CUT ONSITE, CUT ENDS MUST BE TREATED WITH STANDARD WOOD PRIMERS IMMEDIATELY.

14. FURRING BATTENS SHALL BE EITHER 1X4 CEDAR OR BORATE-TREATED LUMBER OR 3/4" BY 1-7/8" PVC VAPROBATTEN MANUFACTURED BY VAPROSHIELD LLC. FURRING BATTENS SHALL ONLY BE INSTALLED VERTICALLY. FURRING BATTENS MUST BE INSTALLED DIRECTLY OVER STUDS SPACED NO MORE THAN 16" O.C. FURRING BATTENS MUST BE SECURELY ATTACHED TO THE STUDS USING APPROVED FASTENERS. ENSURE THAT THE FASTENERS FOR SIDING INSTALLATION ARE LONG ENOUGH TO PENETRATE THROUGH THE FURRING BATTENS, SHEATHING(S) AND INTO STUDS A MINIMUM OF 1/2". WHERE DISSIMILAR MATERIALS ABUT, INSTALL FURRING BATTENS DIRECTLY BEHIND MATERIAL TRANSITIONS. CUT ENDS OF BORATE TREATED LUMBER MUST BE TREATED WITH STANDARD WOOD PRIMERS IMMEDIATELY.

15. INSECT SCREENS SHALL BE PROVIDED AT TOP & BOTTOM OF THE WALLS AS WELL AS TOP & BOTTOM OF ANY AND ALL WALL PENETRATIONS. IT SHALL BE EITHER 3/4" MINIMUM VAPROVENT STRIP / VAPROVENT HOOK STRIP OR METAL BUG SCREEN. THE SCREEN / STRIP MUST BE INSTALLED CONTINUOUSLY.

16. WINDOW AND DOOR PENETRATION WRAPS SHALL CONSIST OF VAPROSHIELD-WRAPSHIELD MANUFACTURED BY VAPROSHIELD LLC. INSTALL PENETRATION WRAPS PER MANUFACTURER'S RECOMMENDATIONS AS WELL AS THE WATERPROOFING DETAILS. USE FACTORY PRE-FORMED CORNERS. USE APPROPRIATE PRIMER FOR APPLICATIONS AT EXTERIOR SHEATHING OR WHERE THE SURFACE TEMPERATURE IS BELOW 40-DEGREE FAHRENHEIT PURSUANT TO THE MANUFACTURER'S INSTRUCTIONS.

17. UNLESS OTHERWISE NOTED, SELF-ADHERING MEMBRANE (S.A.M.) SHALL BE MINIMUM OF 9" WIDE WRAPSHIELD S.A.M. MANUFACTURED BY VAPROSHIELD LLC; OR THERMFLASH. USE APPROPRIATE PRIMER FOR APPLICATIONS AT EXTERIOR SHEATHING OR WHERE THE SURFACE TEMPERATURE IS BELOW 40-DEGREES FAHRENHEIT PER MANUFACTURER'S RECOMMENDATIONS.

18. WHERE THROUGH WALL PENETRATIONS OCCUR (e.g., HOSE BIBS, PIPES, ELECTRICAL BOXES, LIGHT FIXTURES, ETC.) INSTALL 30-MIL THERM FLASH PENETRATION WRAP & BUTYL TAPE AS WELL AS WRB APRONS PER WATERPROOFING DETAILS.

17. AT ALL CONSTRUCTION & COLD JOINTS, APPLY APPROVED BENTONITE WATERSTOP. BASIS OF DESIGN IS CETCO VOLCLAY RX-101 WATERSTOP. CONCRETE SHALL BE TOOLED, CLEANED, AND PRIMED BEFORE INSTALLING WATERSTOP MEDIUM.

18. THE ROOFING FOR LOW-SLOPE ROOF SHALL BE A 60 MIL PVC, SINGLE-PLY ROOFING SYSTEM. BASIS OF DESIGN IS **JOHNS-MANVILLE**. INSTALL CRICKETS ON ROOF SURFACES WHERE NEEDED TO ALLOW FOR PROPER SLOPE AND DRAINAGE. WHERE PARAPET WALLS OCCUR, ROOF MEMBRANE SHALL WRAP OVER TOP PLATE AND WRAP OVER WRB 5" MINIMUM. INSTALL MEMBRANE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS & NRCA ROOFING, AS WELL AS WATERPROOFING DETAILS PROVIDED. INSTALL FLASHINGS & COUNTER-FLASHINGS AT ALL TRANSITIONS AND JUNCTIONS IN ACCORDANCE WITH THE WATERPROOFING DETAIL PROVIDED HEREIN AS WELL AS NRCA, SMACNA AND THE BUILDING CODE REQUIREMENTS.

19. THE ROOFING FOR SLOPED ROOF AREAS SHALL BE AN ASPHALT SHINGLE OVER UNDERLAYMENT ROOFING SYSTEM. BASIS OF DESIGN IS **GAF, TIMBERLINE NS SHINGLE**. INSTALL CRICKETS ON ROOF SURFACES WHERE NEEDED TO ALLOW FOR PROPER SLOPE AND DRAINAGE. INSTALL SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, NRCA ROOFING, AS WELL AS WATERPROOFING DETAILS PROVIDED. INSTALL FLASHINGS & COUNTER-FLASHINGS AT ALL TRANSITIONS AND JUNCTIONS IN ACCORDANCE WITH THE WATERPROOFING DETAIL PROVIDED HEREIN AS WELL AS NRCA, SMACNA AND THE BUILDING CODE REQUIREMENTS.

20. COPING FLASHING SHALL BE ATTACHED WITH CONTINUOUS CLEAT ON THE OUTSIDE FACE OF PARAPET WHICH WILL BE ATTACHED TO THE PLATE @ 24" O.C. NO PENETRATION IS ALLOWED IN TOP OF COPINGS. ALL SEAM JOINTS MUST BE 3/4" TALL STANDING SEAM. ALL COPINGS SHALL BE MINIMUM 24 GA PREFINISHED SHEET METAL UNLESS OTHERWISE NOTED. COORDINATE DIMENSIONS & SLOPES OF COPING WITH OTHER DETAILS AND PLANS.

21. FIBER-CEMENT SIDING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF JAMES HARDIE INSTALLATION INSTRUCTIONS OR AS PER THE OTHER F.C. MANUFACTURER'S REQUIREMENTS AS WELL AS WATER PROOFING DETAILS PROVIDED HEREIN. INSTALL A LAYER OF APPROVED PROTECTION MEMBRANE (e.g., FLASHING SHEET OR W.R.B.) BEHIND ALL BUTT JOINTS.

22. METAL ROOF PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF PANELS SHALL BE INSTALLED OVER ONE LAYER OF 30# ROOF FELT AND ONE LAYER OF HIGH-TEMP GRACE ULTRA.

23. ALL FASTENERS SHALL BE EITHER STAINLESS STEEL OR DOUBLE-DIPPED, HOT-DIPPED OR HEAVY-DIPPED GALVANIZED CONFORMING TO ASTM A153. ELECTRO-GALVANIZED FASTENERS MUST NOT BE USED UNDER ANY CIRCUMSTANCES.

24. UNDER SLAB VAPOR BARRIER SHALL BE A CLASS B 15 MIL GEOMEMBRANE CONFORMING TO ASTM E-1745. BASIS OF DESIGN IS STEGO WRAP 15MIL WITH STEGO TAPE, MANUFACTURED BY STEGO INDUSTRIES.

25. MAINTAIN A MINIMUM OF 6" SEPARATION BETWEEN FINISH GRADE AND UNTREATED FRAMING MATERIALS.

38. SLOPE ALL DECKS, WALKS, AND PATIOS AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/4" PER FOOT. INSTALL CRICKETS ON DECK SURFACES WHERE NEEDED TO ALLOW FOR PROPER SLOPE AND DRAINAGE. AT A MINIMUM 1/4" PER 1' SLOPE MUST BE PROVIDED TOWARD ROOF GUTTERS, DRAINS OR SCUPPERS.

26. ANY DISCREPANCY NOTED BY THE CONTRACTOR MUST BE BROUGHT TO THE ATTENTION OF SYNTHESIS 9, LLC IMMEDIATELY. WHERE DISCREPANCY OCCURS BETWEEN VARIOUS CONTRACT DOCUMENTS, CONTRACTOR SHALL FOLLOW THE MOST STRINGENT REQUIREMENT FOR EACH CATEGORY.

27. CONTRACTOR SHALL SUPPLY AND INSTALL FLASHINGS AND COUNTER-FLASHINGS AT ALL TRANSITIONS AND JUNCTIONS PURSUANT TO THE REQUIREMENTS OF THE BUILDING CODE, INDUSTRY STANDARDS INCLUDING SMACNA, EVEN IF SUCH FLASHING IS NOT SPECIFICALLY CALLED OUT FOR IN A DETAIL PROVIDED FOR HEREIN.

28. IT IS ASSUMED THAT THE EXTERIOR ENVELOPE SYSTEM IS A NON-AIR-BARRIER SYSTEM.

29. WEATHER EXPOSED CONCRETE WALLS & BRICK VENEER UNITS SHALL BE TREATED AS PER PLANS WITH ONE OF THE FOLLOWING PRODUCTS: (A) WATER REPELLANT: BASF – HYDROZO CLEAR 40 VOC; (B) NON-SACRIFICIAL GRAFFITI RESIST. COATING: PERMASHIELD; (C) SACRIFICIAL GRAFFITI RESIST. COATING: VS-I 200 VANDAL SHIELD. APPLY SEALERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

S9

SYNTHESIS 9, LLC
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TACOMA, WA 98403

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REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

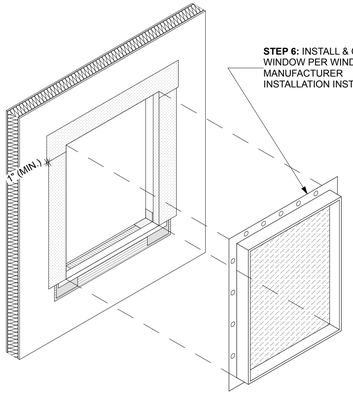
EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

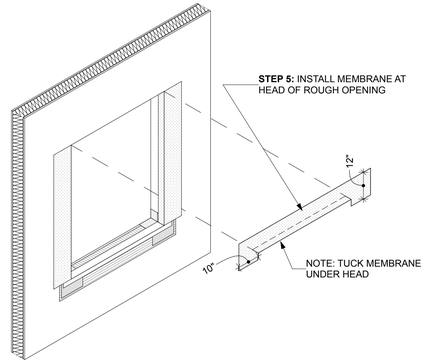
REVISIONS

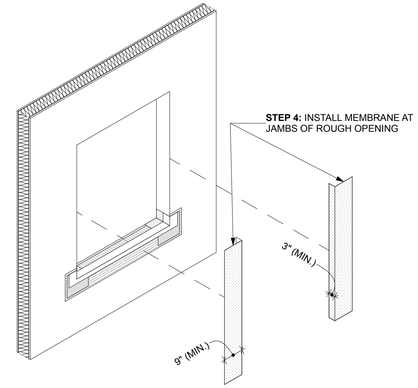
REVISIONS

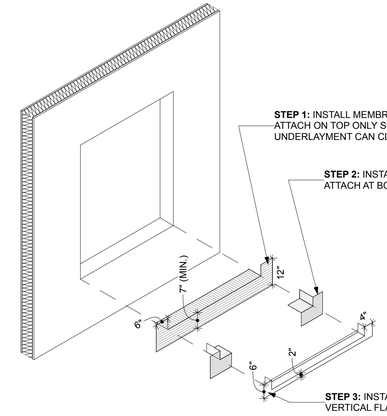
DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	DETAILS
PROJECT # :	2016
SHEET:	A6.4

AGENCY REVIEW | 24.03.11





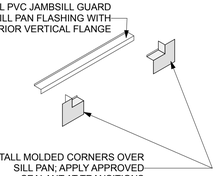




ALTERNATE FLASHING DETAIL:

INSTALL PER MANUFACTURER RECOMMENDATIONS

INSTALL PVC JAMBSILL GUARD SILL PAN FLASHING WITH INTERIOR VERTICAL FLANGE



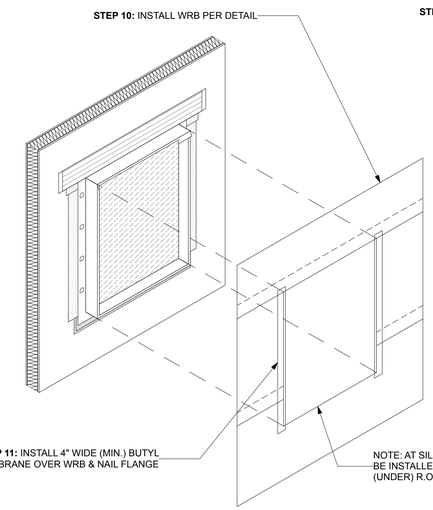
INSTALL MOLDED CORNERS OVER SILL PAN; APPLY APPROVED SEALANT AT TRANSITIONS

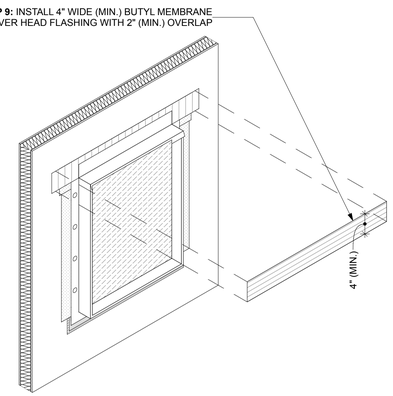
SILL PLAN NOTES:

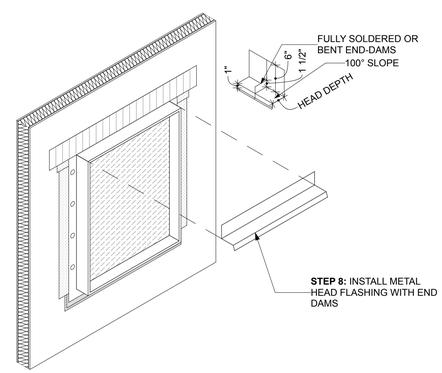
1. ALL PANS AT MASONRY TO BE STAINLESS STEEL OR 24 GA GALV. PRE-FINISHED.
2. RESIDENTIAL WINDOW WALL SYSTEMS TO HAVE ALUMINUM PANS & FLASHINGS PER DETAILS TO MATCH WINDOW FRAME COLORS.
3. SEAL OR SOLDER JOINTS AT END- & BACK DAMS TO FORM A WATERTIGHT PAN ASSEMBLY; SEAL BACK TO END DAM TRANSITIONS.
4. COORDINATE BACK DAM HEIGHT WITH THRESHOLD AND/OR INTERIOR FINISHES PER ARCH. PLANS.
5. PROVIDE HEMMED EDGE AT ALL EXPOSED EDGES.

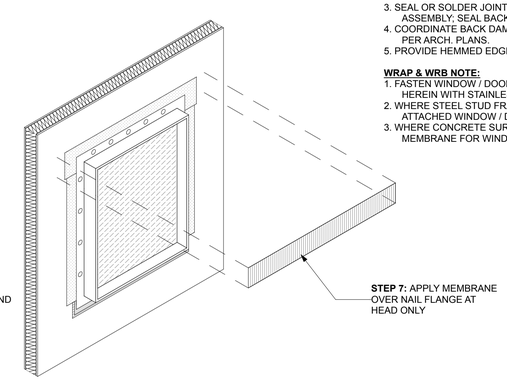
WRAP & WRB NOTE:

1. FASTEN WINDOW / DOOR WRAP & WRB PER WATERPROOFING DETAILS PROVIDED HEREIN WITH STAINLESS STEEL STAPLES WITH 7/16" CROWNS.
2. WHERE STEEL STUD FRAMING OCCURS, USE APPROVED ADHESIVE TO PROPERLY ATTACHED WINDOW / DOOR WRAP THERETO.
3. WHERE CONCRETE SURFACES OCCUR, USE VAPROSHIELD SELF-ADHERING MEMBRANE FOR WINDOW / DOOR WRAPS AND WRB.

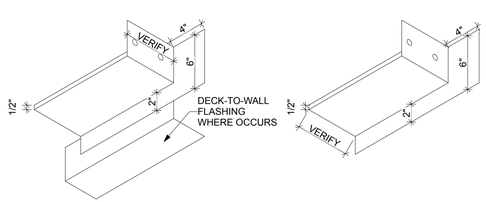




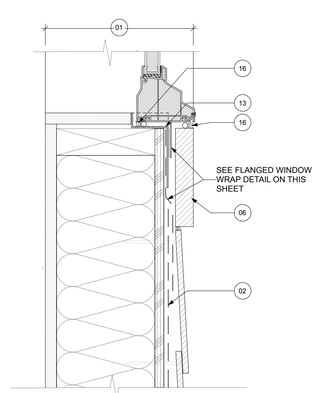




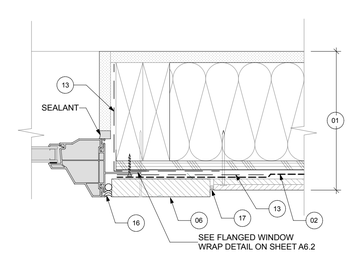
1 FLANGED WINDOW WRAP
SCALE: 3/8" = 1'-0"



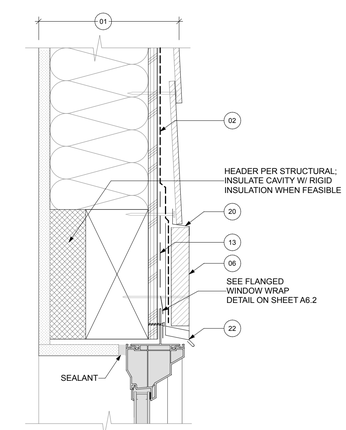
5 SILL PAN DETAIL
SCALE: 1 1/2"= 1'-0"



4 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



3 TYPICAL WINDOW JAMB
SCALE: 3" = 1'-0"



2 TYPICAL WINDOW HEAD
SCALE: 3" = 1'-0"

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523 N. D ST.
TACOMA, WA 98403

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9251 REGISTERED ARCHITECT BRETT ALLEN LINDSAY STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
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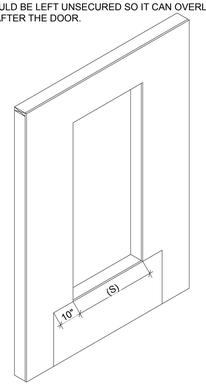
SHEET:	A6.5

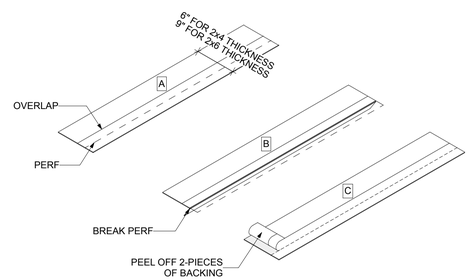
AGENCY REVIEW | 24.03.11

NON-FLANGED DOOR BEFORE WATER-RESISTIVE BARRIER (WRB) IS INSTALLED

STEP 1
ATTACH APRON WRB UNDER SILL (S). APRON SHOULD EXTEND AT LEAST 10" BEYOND SIDES OF ROUGH OPENING JAMBS (OR TO FIRST STUD IN OPEN STUD CONSTRUCTION), AND FAR ENOUGH BELOW THE ROUGH OPENING TO OVERLAP THE SILL PLAN OR THE WRB BELOW. THE TOP OF THE APRON SHOULD BE SECURELY ATTACHED TO THE WALL AND THE BOTTOM OF THE APRON SHOULD BE LEFT UNSECURED SO IT CAN OVERLAP THE WRB WHICH WILL BE INSTALLED AFTER THE DOOR.

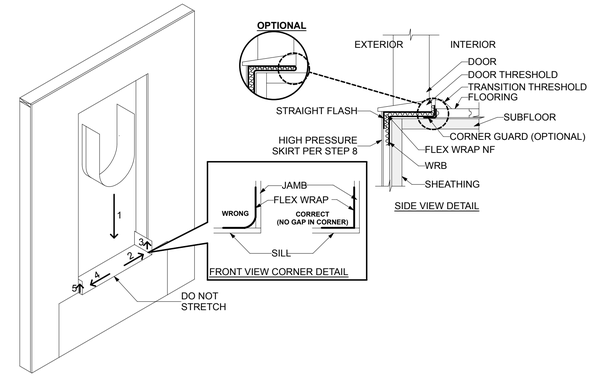


STEP 2
A. CUT PIECE OF FLEX WRAP NF AT LEAST 12" LONGER THAN THE WIDTH OF THE SILL (S).
B. FLEX WRAP NF HAS PERFORATED RELEASE PAPER TO HELP WITH THE FORMATION OF THE BACK DAM. TO ENSURE THAT THE PERFORATION TEARS CLEANLY, FOLD THE PERFORATION 180 DEGREES AND CREASE THE FLASHING.
C. REMOVE THE TWO WIDEST PIECES OF RELEASE PAPER LEAVING THE NARROWEST RELEASE PAPER ON THE FLASHING. WHEN THE FINISHED FLOOR IS APPLIED, THE RELEASE PAPER CAN BE REMOVED AND THE BACK DAM CAN BE COMPLETED.

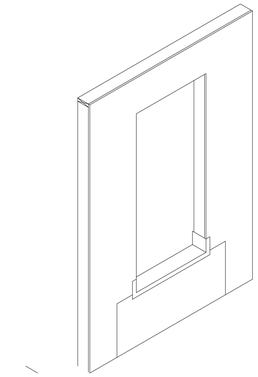


STEP 3 (OPTIONAL BACK DAM)
INSTALL THE SILL FLASHING AS INDICATED LEAVING 1" OF FLEX WRAP NF WITH RELEASE PAPER EXTENDING IT PAS THE DOOR THRESHOLD ON THE INSIDE. WHEN THE 1" OF RELEASE PAPER IS REMOVED, THERE SHOULD BE 3/4" OF FLASHING TO FORM THE BACK DAM.

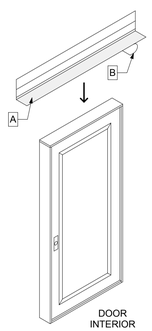
OPTION 2: SOME FLOORING CANNOT ACCOMMODATE A BACK DAM. IN THAT CASE FOLD THE 1" BACK DAM ON TOP OF FLEX WRAP NF IN THE SILL. DOOR WILL BE INSTALLED ON TOP OF THE 1" FOLD TO CREATE A BACK DAM.



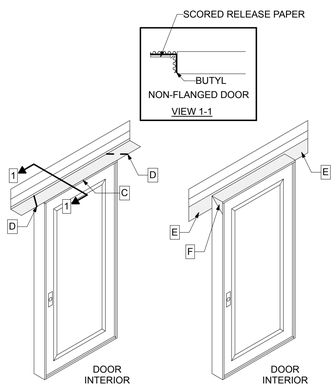
STEP 4
FAN OUT FLEX WRAP NF AT BOTTOM CORNERS ONTO THE FACE OF THE WALL. COVERAGE OF FLEX WRAP NF SHOULD BE 2" TO 3" ONTO THE FACE OF THE WALL.



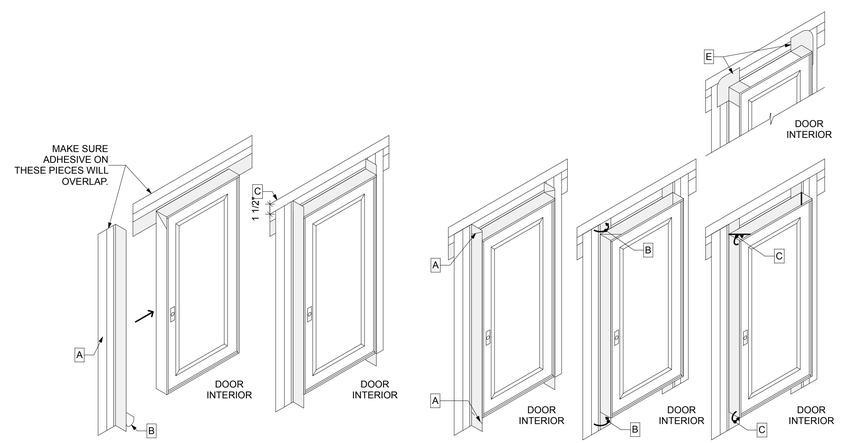
STEP 5 FOR NON-FLANGED DOORS
A. PREPARE HEAD FLASHING BY CUTTING A PIECE OF STRAIGHT FLASH VF AT LEAST 12" LONGER THAN THE HEAD LENGTH.
B. REMOVE THE RELEASE PAPER FROM ONE SIDE OF STRAIGHT FLASH VF.
C. CENTER THE STRAIGHT FLASH VF ALONG THE LENGTH OF THE DOOR AND POSITION SO THAT IT CONTACTS THE DOOR FRAME.
D. BEGINNING AT THE JUNCTION OF THE JAMB AND HEAD AND AWAY FROM THE CORNERS CUT THE STRAIGHT FLASH VF ALONG THE CORNER AT A 45 DEGREE ANGLE.
E. FOLD THE NEWLY CREATED FLASHING FLAPS DOWN PARALLEL TO THE DOOR FRAME.
F. FOLD REMAINING HEAD FLASHING ONTO THE JAMB.



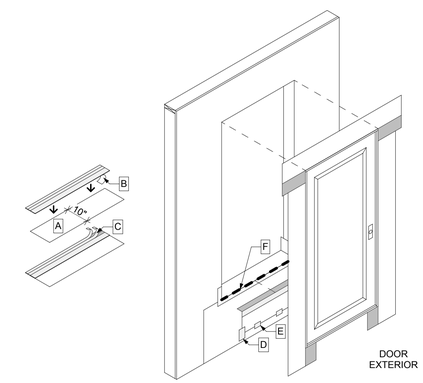
STEP 6
A. PREPARE JAMB FLASHING BY CUTTING A PIECE OF STRAIGHT FLASH VF AT LEAST 6" LONGER THAN THE JAMB LENGTH.
B. REMOVE THE RELEASE PAPER FROM ONE SIDE OF STRAIGHT FLASH VF.
C. POSITION SO THAT THE STRAIGHT FLASH VF CONTACTS THE DOOR FRAME UP TO THE EXTERIOR FACE OF THE DOOR. ENSURE THAT THE JAMB FLASHING IS POSITIONED 1 1/2" BELOW TOP OF HEAD FLASHING. JAMB FLASHING ADHESIVE MUST COME IN CONTACT WITH HEAD FLASHING ADHESIVE AND OVERLAP BY ONE INCH.
D. REPEAT ON OPPOSITE JAMB.



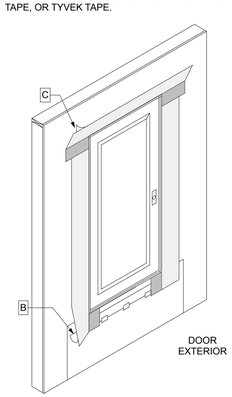
STEP 7
A. BEGINNING AT THE JUNCTION OF THE JAMB AND HEAD AND AT THE SILL AND JAMB AND AWAY FROM THE CORNERS, CUT THE STRAIGHT FLASH VF ALONG THE CORNERS AT A 45 DEGREE ANGLE AND FOLD IT OVER FLAT TO ADHERE IT AGAINST THE HEAD FLASHING.
B. FOLD NEWLY CREATED FLAP DOWN PARALLEL TO THE DOOR FRAME.
C. FOLD FLASHING FLAPS TO THE DOOR FRAME AND ADHERE.
D. REPEAT ON OPPOSITE JAMB.
E. CUT TWO 3" x 3 FLEX WRAP NF SQUARES AND ADD PATCHES TO CORNER OF THE DOOR. STAPLE PATCHES IN CORNERS TO SECURE THE WOODEN HEAD AND JAMBS.



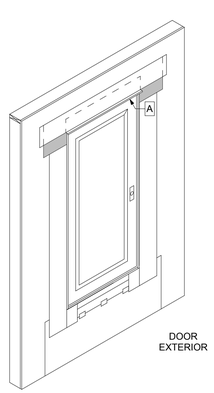
STEP 8 (OPTIONAL - HIGH PRESSURE SKIRT)
A. CREATE THE HIGH PRESSURE SKIRT BY CUTTING A PIECE OF WRB 1" WIDER THAN THE WIDTH OF THE DOOR OPENING AND APPROXIMATELY 10" IN HEIGHT.
B. CUT A PIECE OF STRAIGHT FLASH VF TO THE SAME WIDTH OF SKIRT. REMOVE RELEASE PAPER FROM ONE SIDE OF STRAIGHT FLASH VF AND ADHERE TO WRB. THE SKIRT MAY BE MADE WITH STRAIGHT FLASH VF OR FLASHING TAPE.
C. REMOVE THE RELEASE PAPER FROM THE OTHER SIDE OF STRAIGHT FLASH VF AND ADHERE TO BUTYL ADHESIVE AT THE SILL SKIRT TO THE UNDERSIDE OF THE DOOR THRESHOLD BEHIND THE JAMB FLASHING.
D. SECURE EDGES OF THE OPTIONAL SKIRT WITH TWO 4" PIECES OF STRAIGHT FLASH OR FLASHING TAPE.
E. TAPE THE BOTTOM OF THE OPTIONAL SKIRT TO ALLOW FOR DRAINAGE AND TO MINIMIZE WIND DAMAGE DURING CONSTRUCTION.
F. IF SEALANT IS APPLIED TO THE SILL, INSURE (2) 2" GAPS TO ALLOW FOR DRAINAGE FOR EVERY 4' OF DOOR USING RECOMMENDED SEALANT.



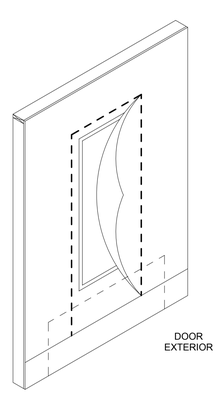
STEP 9
A. INSTALL DOOR ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
B. REMOVE THE REMAINING RELEASE PAPER FROM THE STRAIGHT FLASH VF JAMB FLASHING AND PRESS FIRMLY TO ADHERE TO THE WRB.
C. REMOVE THE RELEASE PAPER AT THE HEAD AND ADHERE IT TO THE EXTERIOR SHEATHING OR FRAMING MEMBERS.
OPTIONAL: COVER EXPOSED BUTYL WITH STRAIGHT FLASH, FLASHING TAPE, OR TYVEK TAPE.



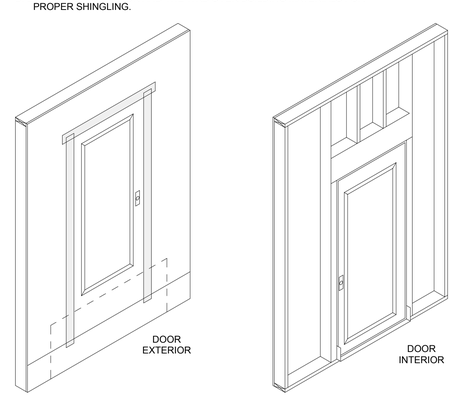
STEP 10 (OPTIONAL - RECOMMENDED BEST PRACTICE)
A. CUT A PIECE OF METAL OR VINYL DRIP CAP SLIGHTLY LONGER THAN THE WIDTH OF THE DOOR AND PLACE A BEAD OF RECOMMENDED SEALANT ON THE REAR SIDE. INSTALL THE DRIP CAP TIGHT AGAINST THE DOOR HEAD AND COVER THE TOP EDGE WITH FLASHING TAPE.



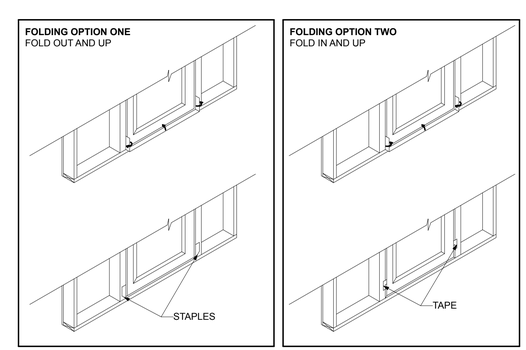
STEP 11
AFTER INSTALLING WRB, CUT AS SHOWN TO EXPOSE DOOR AND APRON. **DO NOT CUT THROUGH THE FLASHING SYSTEMS PRODUCTS OR APRON.**



STEP 12
A. TAPE SEAMS AS SHOWN. **DO NOT TAPE AT BOTTOM OF OPENING**. AT THE HEAD, CONTINUOUS TAPE SEAMS AS SHOWN WITH TYVEK TAPE. SKIP-TAPING AT THE HEAD IS ACCEPTABLE IF AN AIR BARRIER IS NOT REQUIRED OR IF ADDITIONAL DRAINAGE IS DESIRED.
B. LAP BOTTOM OF APRON AND THE WRB OVER BUILDING MATERIALS FOR PROPER SHINGLING.



STEP 13
A. WHEN THE INTERIOR FLORING IS READY TO INSTALL, REMOVE RELEASE PAPER AND USE FOLDING OPTION ONE OR TWO TO FORM THE BACK DAM.
B. INSTALL RECOMMENDED SEALAND (AND BACKER ROD AS NECESSARY) AROUND THE OPENING AT THE INTERIOR. IT IS ALSO ACCEPTABLE TO USE RECOMMENDED FOAM. THE SEAL CREATED BY THE SEALANT (AND BACKER ROD AS NECESSARY) OR FOAM WILL ALSO SERVE AS A BACK DAM. SEALANT SHOULD BE TOOLED FLAT TO ALLOW THE NATURAL URING PROCESS TO CREATE A CONCAVE SHAPE. BE SURE THAT HTE SEALANT PENETRATES THE GROVES OF THE FLEX WRAP NF AROUND THE SILL



1 DOOR INSTALLATION DETAILS
SCALE: 3/8" = 1'-0"

S9

SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403

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REGISTERED ARCHITECT
BRETT ALLEN LINDSAY
STATE OF WASHINGTON
9251

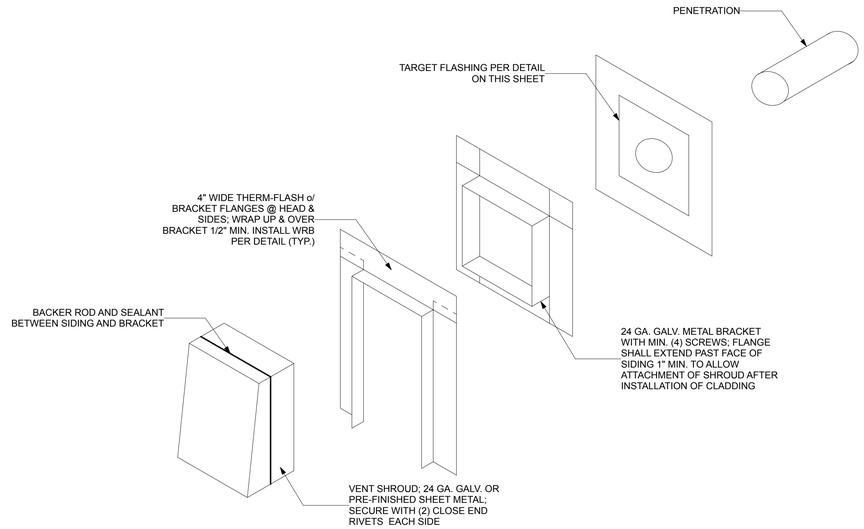
EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

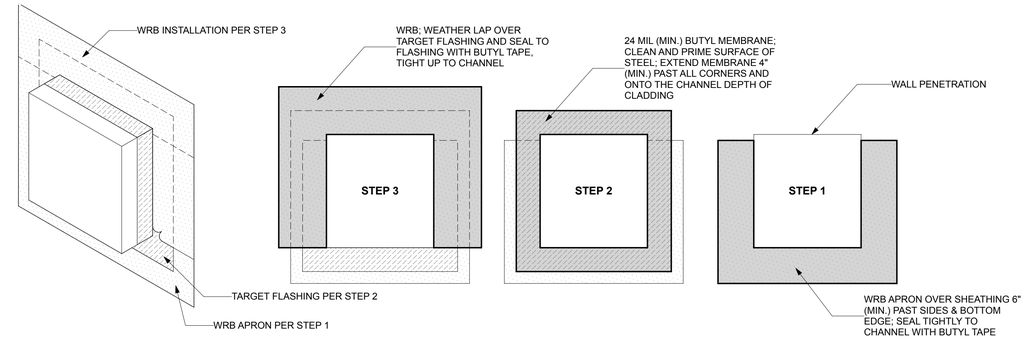
DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	DETAILS
PROJECT # :	2016
SHEET:	A6.6

AGENCY REVIEW | 24.03.11



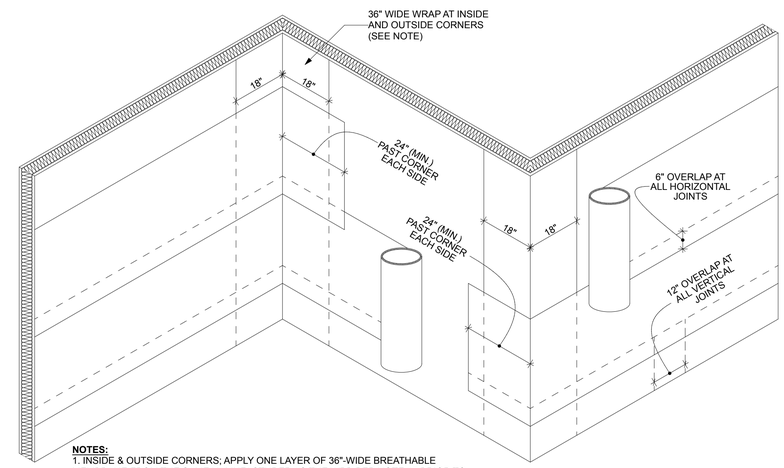
3 VENT PENETRATIONS

SCALE: 3/8" = 1'-0"



1 TARGET FLASHING INSTALLATION FOR PENETRATIONS > 6"

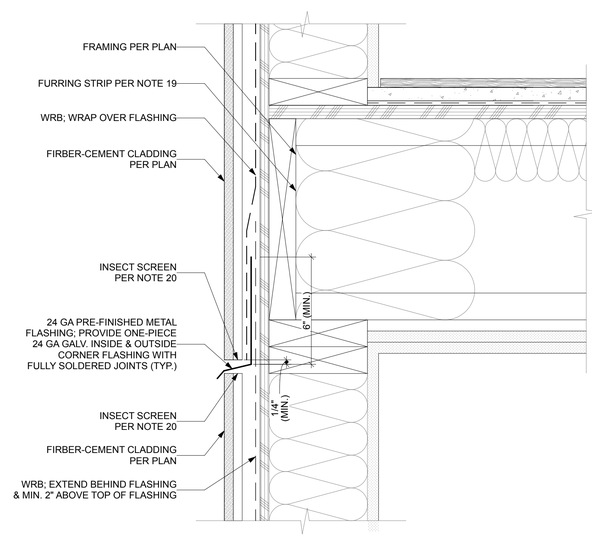
SCALE: 1" = 1'-0"



NOTES:
1. INSIDE & OUTSIDE CORNERS; APPLY ONE LAYER OF 36"-WIDE BREATHABLE MEMBRANE FROM THE SAME NAMUFACTURER AS THE WRB PER NOTE 15 PRIOR TO INSTALLATION OF FIELD WRB.
2. INSTALL WEATHER RESISTIVE BARRIER PER NOTE 15 IN WEATHERBOARD FASHION STARTING FROM THE BOTTOM OF THE WALL. ENSURE THAT THE EDGES OF THE LAYERS OF WRB ARE STAGGERED AT LEAST 6".
3. WHERE CONCRETE SURFACES OCCUR, INSTALL VAPROSHIELD S.A.M. THROUGHOUT.

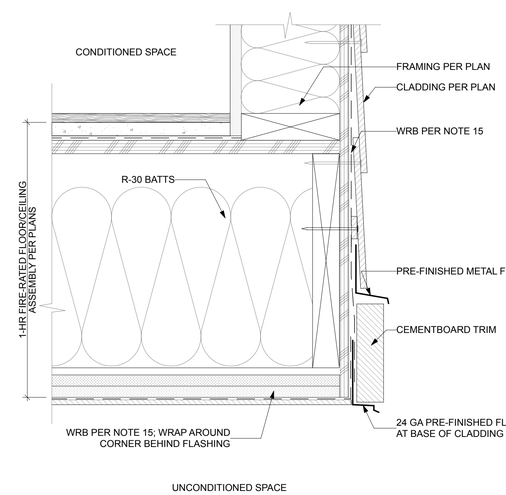
2 WRB INSTALLATION

SCALE: 1/2" = 1'-0"



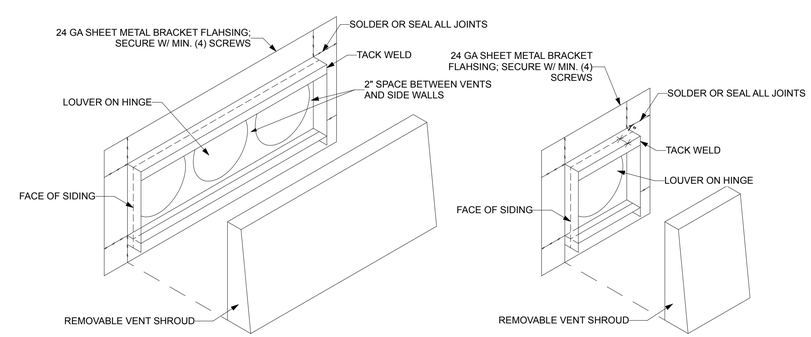
6 THROUGH WALL FLASHING

SCALE: 3" = 1'-0"



5 BUILDING OVERHANG

SCALE: 3" = 1'-0"



4 VENT SHROUDS

SCALE: 1 1/2"= 1'-0"

S9

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BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

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PROJECT # :	2016
SHEET:	A6.7

AGENCY REVIEW | 24.03.11

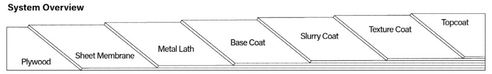
westcoat® SPECIALTY COATING SYSTEMS | SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS | ALX™ Standard Finish

Description
Westcoat ALX™ Standard is a waterproof walking deck system. It is reinforced with metal lath and is installed with a series of three separate polymer-modified cementitious applications and sealed with Westcoat's SC-10 Acrylic Topcoat. The finished product weighs approximately 2½ lbs per square foot. This system gives plywood the look and feel of concrete with a decorative appeal.

Uses
ALX™ is designed for use on plywood. It is recommended for the discriminating architect, contractor or building owner that demands the finest in design, strength and durability. ALX™ is ideal for areas with heavy traffic or in cases where elimination of the appearance of plywood seams is essential. ALX™ has been designed for balconies, corridors, stairs and landings. It is regularly specified for hotels, condominiums, apartments and office buildings. ALX™ can be stapled through most old deck systems to provide an excellent method for the rehabilitation of problem surfaces.

System Overview



System Data

Coverages	**Base Coat** 40 ft² per batch	**Slurry Coat** 100-150 ft² per batch	**Texture Coat** 150-200 ft² per batch	**Top Coat** 200-300 ft² per gallon

Components		**Shelf Life**
	WP-10 Staples	N/A
	WP-47A Seam Tape	1 year
	WP-25 Metal Lath	N/A
	WP-40 Sheet Membrane	1 year
	WP-51 Polyurethane Sealant	1-2 years
	WP-81 Cement Modifier	2 years
	SC-10 Acrylic Topcoat	2 years
	TC-1 Basecoat Cement	1 year
	TC-3 Medium Texture Cement	1 year

ER-587 IAPMO ES

Certifications IAPMO ER-587
Meets Class A Fire Test ASTM E-108
Meets One-Hour Fire Rating ASTM E-119
Meets Class I Vapor Retarder ASTM E96 (when WP-40 is installed over entire deck)
Meets 2020 City of Los Angeles Building and Residential Code (LABC & LARC)
Meets Wildland Urban Interface (W.U.I) Requirements
Meets the Requirements of Decking SFM 12-7A-4 Parts A & B

DISCLAIMER: PURCHASER'S SOLE AND EXCLUSIVE REMEDY AGAINST THE MANUFACTURER OF WESTCOAT, SHALL BE LIMITED SOLELY TO THE REPLACEMENT OF ANY DEFECTIVE MATERIAL OR A PAYMENT BY THE MANUFACTURER IN AN AMOUNT EQUAL TO THE COST OF THE ORIGINAL MATERIAL.

westcoat® SPECIALTY COATING SYSTEMS | SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS | ALX™ Standard Finish

Advantages
Fast Access After Installation • Available Manufacturer's Warranty • Excellent Sound Reduction Qualities • Tough Final Coat is UV Resistant • Covers Rough Plywood and Seams • Skid Resistant Textured Finish • Decorative Finishes Available • Unmatched Strength and Durability

Inspection
For installation of the ALX™ system, plywood must be minimum ⅝ inch (¾ inch preferred) CDX or exterior grade. Pressure-Treated plywood should not be used with metal lath systems. Slope must be a minimum of ¼ inch per linear foot and shall provide for proper drainage. Decks should meet local building codes. The deck shall be tongue and groove, properly blocked and nailed (glued and screwed is best). Plywood shall have a maximum joist span of 16 inches. Deflection should be less than L/360. OSB is not a suitable substrate for this material. Moisture vapor commonly collects in areas below a vapor barrier, such as the waterproofing membrane of the deck covering system. Venting must be added to help relieve moisture vapor transmission. Please refer to all local building codes regarding venting requirements.

Preparation
Be sure the surface is clean, dry and free of grease, paint, oil, dust or any foreign material that may prevent proper adhesion. "Dry" plywood is typically defined as having less than a 10% moisture reading or by showing no moisture with a plastic sheeting test. Applicator is responsible for ensuring that the substrate is acceptable for application. Do not apply to wet plywood.

Sheet Membrane
Westcoat requires the installation of 6 inch WP-40 Sheet Membrane to all plywood seams for reinforcement. WP-40 may also be installed behind or on top of the flashing as a backup waterproofing measure. For increased adhesion, WP-43 Sheet Membrane Primer may be used prior to applying the Sheet Membrane. WP-40 may not be left exposed to the sun for more than 7 days. See WP-40 Sheet Membrane and WP-43 Sheet Membrane Primer Product Specification Sheets for additional information.

Flashing
Westcoat requires a minimum of 26-gauge bonderized sheet metal. Use 4 x 4 inch 'L' flashing at the junction of the wall and deck. Use 2 x 4 inch drip edge flashing for fascia edge. Overlap all ends at least four inches. Apply two beads of WP-51 Polyurethane Sealant to all seams. Nail flashing every 4-6 inches. (Note: If the flashing is not bonderized, it must be prepared in accordance with SSPC-SP11 surface preparation standards, in order for the coating to adhere properly).

Metal Lath
Prior to installing the Metal Lath, WP-47A Seam Tape should be applied ½ inch from all deck edges, leaving ½ inch of flashing exposed. Place the WP-25 Metal Lath on the plywood and cut it to fit the area, making sure the edge of the lath is offset two inches from any parallel plywood seams. The lath should run across the grain of the plywood (across the long seams) when possible. The lath has a grain and it should be placed so that it curves down at the edge of the deck. The metal lath should be held back 1.5 inches from all deck edges, leaving 1 inch of seam tape and ½ inch of flashing exposed. With the lath in place, start in the center working your way out, stapling the lath using 16-20 staples per square foot (minimum 1 inch crown x ¾ inch long, 16-gauge non-corrosive Senco P10). Overlap the lath 1-2 inches and staple every 1-2 inches along the seam. With a hammer, pound down any seams or staples that are higher than the lath.

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westcoat® SPECIALTY COATING SYSTEMS | SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS | ALX™ Standard Finish

Base Coat
Pour 1¼ gallons of WP-81 Cement Modifier and desired water (up to one quart) into a clean mixing bucket and then add one bag of TC-1 Basecoat Cement. Mix until uniform with a mechanical mixer at a low rpm. Pour the mixture (4½ gallons total) onto the lath and with trowel on edge, smooth to the top of the lath at the rate of 40 square feet per batch. Trowel and brush the base coat up to the seam tape edge, leaving ½ inch of flashing exposed. For best results, tape off the flashing. Use a paintbrush to spread the base coat into all corners. Tap the deck with a hammer to help in smoothing out trowel ridges. As soon as it is dry, usually 1 to 2 hours at 70 degrees, scrape off any high spots or ridges that may prevent a smooth slurry coat.

Slurry Coat
Create the slurry coat by adding one gallon of WP-81 Cement Modifier and up to ½ gallon of water into a clean mixing bucket and add one bag of TC-1 Basecoat Cement. Mix until uniform with a mechanical mixer at a low rpm. Trowel the slurry mix over the surface to achieve a smooth finish. Coverage of the slurry coat is between 100-150 square feet per batch. The Slurry Coat will be applied right up to all of the deck's edges. Using a brush, wet with water, feather all outside edges. After surface is dry (usually 30 minutes to 2 hours at 70 degrees), scrape or grind off any ridges or trowel marks.

Texture Coat
Pour one gallon of WP-81 Cement Modifier in a clean mixing bucket and add one bag of TC-3 Medium Texture Cement. Mix thoroughly with a mechanical mixer at a low rpm. Add up to ½ gallon of water to achieve the desired consistency. Using an acoustical hopper gun, spray the texture onto the deck with a circular motion to achieve approximately 70% coverage at a rate of about 150 to 200 square feet per batch. Spray continuously, do not stop in the middle of the deck. After a few moments, depending on the temperature, the texture must be "knocked down". Use a rounded pool trowel for best results. Wipe the trowel clean with a wet rag as needed. For an Orange Peel Texture, increase the air pressure and reduce the hole size on the hopper gun. Spray texture evenly at an 80% to 90% coverage rate. If you are unsatisfied with the results, immediately scrape off and re-spray. After the texture has dried (30 minutes to 1 hour at 70 degrees), lightly scrape any trowel marks and vacuum the surface prior to sealing.

Topcoat
Mix all containers of SC-10 Acrylic Topcoat to ensure a consistent color. The material may be thinned by adding up to a maximum of one quart of water per gallon to avoid streaks (especially in hot weather). Roll two thin applications of SC-10 using a ¾ inch roller at a rate of 200-300 square feet per gallon. Roll the material in two directions to achieve a uniform finish. Coverage will vary according to texture. For small areas or in locations with cool temperatures, one coat of SC-10 may be applied at 125 square feet per gallon. For best results, allow SC-10 4-6 hours drying time at 70 degrees before permitting light pedestrian traffic or additional coats are applied. Allow 24 hours to cure before heavy traffic is permitted. Allow 48 hours before heavy objects are placed on the surface.

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westcoat® SPECIALTY COATING SYSTEMS | SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS | ALX™ Standard Finish

Optional Materials
Sheet Membrane
- WP-40 36 inch can be installed to the entire deck when maximum protection is required.
- WP-43 Sheet Membrane Primer may be used when increased adhesion is desired.

Cements
- If a smoother finish with finer texture is required, TC-2 Smooth Texture Cement or TC-5 Grout Texture Cement can be used.

Cement Additives
- CA-15 Cement Accelerator can be added to Westcoat cements to help reduce dry times.
- CA-16 Cement Decelerator can be added to Westcoat cements to increase working time during periods of hot weather.

Low Odor Cement Modifier
- If a lower odor cement modifier is required, WP-82 Cement Modifier Low Odor can be used in lieu of WP-81.

Skid Resistance
- CA-29 Mini Safe Grip, CA-30 Small Safe Grip or CA-31 Large Safe Grip can be added to the SC-10 Acrylic Topcoat for added skid resistance.

WP Wrap
- Westcoat's WP Wrap can be used with the ALX System to provide additional waterproofing with reinforcement, along the perimeter of the deck.

Deck Drain
- If a drain is required, Westcoat's WP-35 ALX™ Deck Drain may be installed between the Sheet Membrane and Metal Lath steps in the application instructions. Please read the WP-35 ALX™ Deck Drain Product Specification Sheet for detailed instructions.

Sloping
- Westcoat Slope Technique may be used if additional sloping is required. Slope Technique should be applied after the Base Coat and prior to the Slurry Coat.

* Please refer to Product and System Specification Sheets for additional information.

Clean Up
Uncured material can be removed with soap and warm water. If cured, material can be removed mechanically or with an environmentally-safe solvent.

Maintenance
Exterior surfaces can be swept daily with water and a broom. For tougher dirt or grease, use degreaser diluted with water 20:1 and a soft bristle brush or broom. Be sure to rinse well. To remove calcium or lime build up, brush diluted 100 grain vinegar onto the surface; be sure to rinse any residue.

The ALX™ System should be inspected for wear every 2 to 4 years. The system should be resealed with the appropriate Westcoat sealer every 3 to 5 years depending upon traffic and UV exposure. Contact the original installer of Westcoat for complete re-coating instructions.

westcoat® SPECIALTY COATING SYSTEMS | SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS | ALX™ Standard Finish

Health Precautions
Inhalation of vapor or mist can cause headache, nausea, irritation of nose, throat and lungs. Prolonged or repeated skin contact can cause slight skin irritation. Cements contain silicas; dust mask or respirator should be used when mixing, sanding or grinding.

Solvent based products are extremely flammable, extinguish all pilot lights and sources of ignition such as electrical motors. Be sure to have adequate cross ventilation prior to installing.

Limitations
- This system is designed for professional use only.
- Read Product Specification Sheets for every product you will be using before beginning the project.
- Do not apply at temperatures below 50°F or above 90°F.
- Rain will wash away uncured Westcoat acrylic products.
- If inclement weather threatens, cover deck to protect new application.
- Sealers will make the surface slippery, please be aware the texture of the surface and how the sealer will affect the look, feel and skid resistance.
- Approval and verification of proposed colors, textures and slip resistance is recommended.
- Do not allow Westcoat products to freeze.
- Moisture vapor commonly collects in areas below a vapor barrier, such as the waterproofing membrane of the deck covering system. Venting must be added to help relieve moisture vapor transmission. Please refer to all local building codes regarding venting requirements.

Slip Precaution
Westcoat Specialty Coatings Systems highly recommends the use of a slip-resistant additive to all coatings/systems that may be exposed to wet, oily, greasy or slippery conditions. It is the end user's responsibility to provide a flooring system that meets current safety standards. Westcoat and its distributors will not be responsible for injury incurred during a slip and fall incident. For the current coefficient of friction requirements, please consult your local building codes.

DETAILS

westcoat® SPECIALTY COATING SYSTEMS | SYSTEM SPECIFICATION

WP WATERPROOF RELIABLE MOISTURE BARRIERS | ALX™ Standard Finish

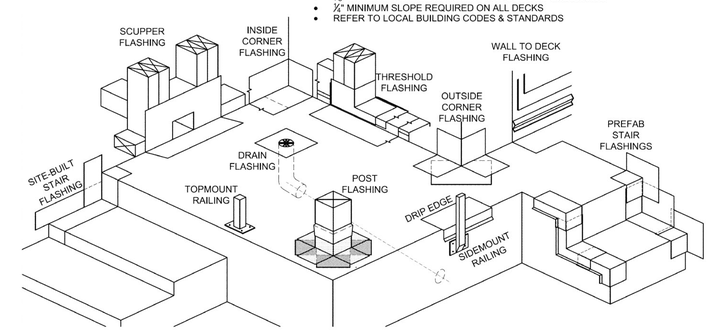
Test Data

Test	ALX™ Standard WP-40 On Seams	ALX™ Standard WP-40 Full Coverage
Accelerated Aging ASTM D-756	Pass	Pass
Fire-Retardant Roof Covering ASTM E-108	Class A	Class A
One-Hour Fire Test ASTM E-119	Pass	Pass
Flame Spread ASTM E-84	NFPA Class B	NFPA Class B
Fire-Test-Response of Deck Structures to Burning Brands ASTM 2726-12a	Pass	Pass
Under-Deck Fire Test Response of Deck Materials ASTM E2632	Pass	Pass
Water Vapor Transmission of Materials ASTM E96	--	Class I Vapor Retarder (01 perm or less)
Bond Strength (Control) ASTM C-297	143 psi	Pass
Bond Strength (Accel. Aging) ASTM-C297	Pass	Pass
Bond Strength (Freeze-Thaw) ASTM C-297	Pass	Pass
Abrasion ASTM D-1242	.023 inches	.023 inches
Water Absorption ASTM D-570	7.5%	7.5%
Chemical Resistance ASTM D-2299	Pass	Pass
Freeze-Thaw ASTM C-67	.5%	.5%
Concentrated Load AC-39 Section 4.12	Pass	Pass
Wind Uplift FM 1-52	Pass	Pass
Impact Resistance ASTM D-3746	Pass	Pass

1 DECK COATING DETAILS
SCALE: 1" = 1'-0"

WESTCOAT MULTIPLE FLASHING DETAILS
NOT TO SCALE

NOTES:
- APPLY WP-51 ON ALL FLASHING SEAMS AND OVERLAPS. STANDARD OVERLAP IS BOTTOM TO TOP WITH A 4" OVERLAP.
- 2500 PSI MINIMUM FOR CONCRETE SUBSTRATES
- ⅝" EXTERIOR GRADE MINIMUM FOR PLYWOOD SUBSTRATE
- ¼" MINIMUM SLOPE REQUIRED ON ALL DECKS
- REFER TO LOCAL BUILDING CODES & STANDARDS



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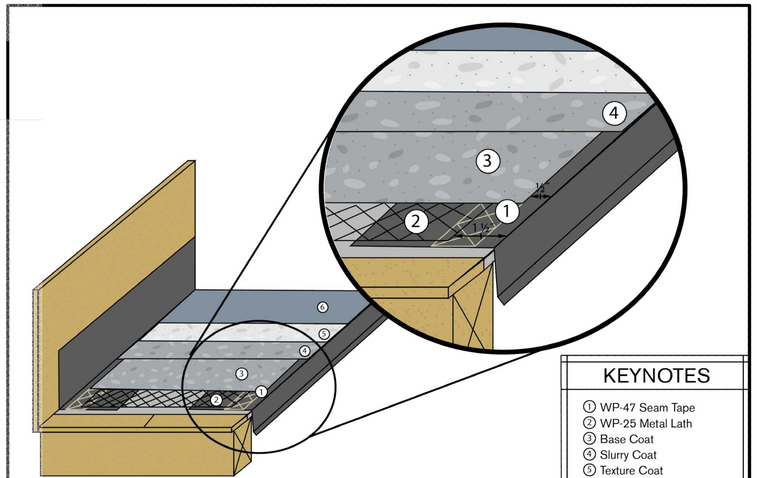

REV. 3/24/20 TC

KEYNOTES
1. WP-47 Seam Tape
2. WP-25 Metal Lath
3. Base Coat
4. Slurry Coat
5. Texture Coat
6. SC-10 Topcoat

ALX STANDARD - EDGE DETAIL
DIVISION 07 18 13
Pedestrian Traffic Coatings
SCALE : NTS

westcoat SPECIALTY COATING SYSTEMS
4007 Lockridge Street • San Diego, CA • 92102
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S9

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523 N. D ST.
TACOMA, WA 98403

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REGISTERED ARCHITECT 9251 BRETT ALLEN LINDSAY STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

DRAWN BY:	BL / CM
CHECKED BY:	BL
DATE:	24.03.11
TITLE:	DETAILS
PROJECT # :	2016
SHEET:	A6.8

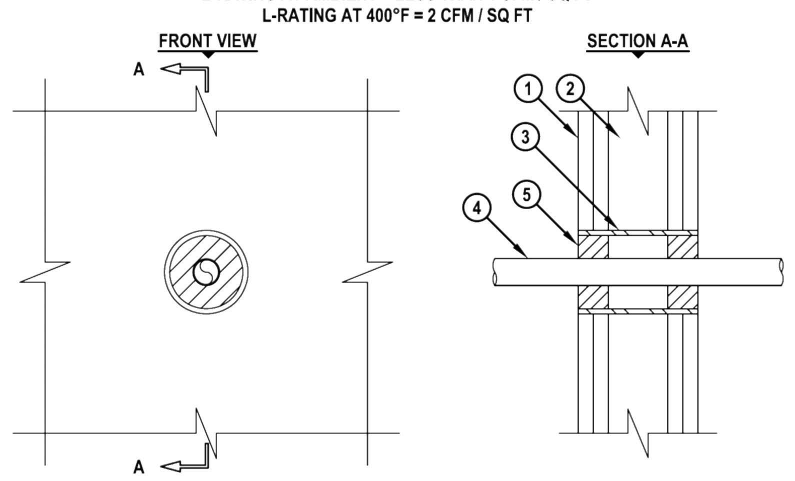
AGENCY REVIEW | 24.03.11

UL SYSTEM NO. W-L-2186

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 1/2-HR. OR 1-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM / SQ FT
L-RATING AT 400°F = 2 CFM / SQ FT

WL2186e.011215



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF 2" x 4" LUMBER. STEEL STUDS TO BE MIN. 2-1/2" WIDE.
3. [OPTIONAL] MAXIMUM 3" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR LIGHTER).
4. MAXIMUM 1" NOMINAL DIAMETER SDR 9 CROSS-LINKED POLYETHYLENE (PEX) TUBING (CLOSED PIPING SYSTEM).
5. HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT :
   A. MINIMUM 5/8" DEPTH, FOR A 1-HR. FIRE-RATING.
   B. MINIMUM 1-1/4" DEPTH, FOR A 2-HR. FIRE-RATING.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 1/2", MAXIMUM 1-3/8".
3. WHEN A STEEL SLEEVE IS PROVIDED FOR ASSEMBLIES WITH L-RATINGS, APPLY HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT AROUND PERIPHERY OF OPENING TO COVER EXPOSED ENDS OF SLEEVE AND TO LAP MINIMUM 1/4" ONTO GYPSUM BOARD ON EACH SIDE OF WALL.
4. WHEN A STEEL SLEEVE IS NOT PROVIDED, PENETRANT MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45° FROM PERPENDICULAR.

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 7/32" = 1" | Date Jan. 12, 2015 | Drawing No. WL 2186e

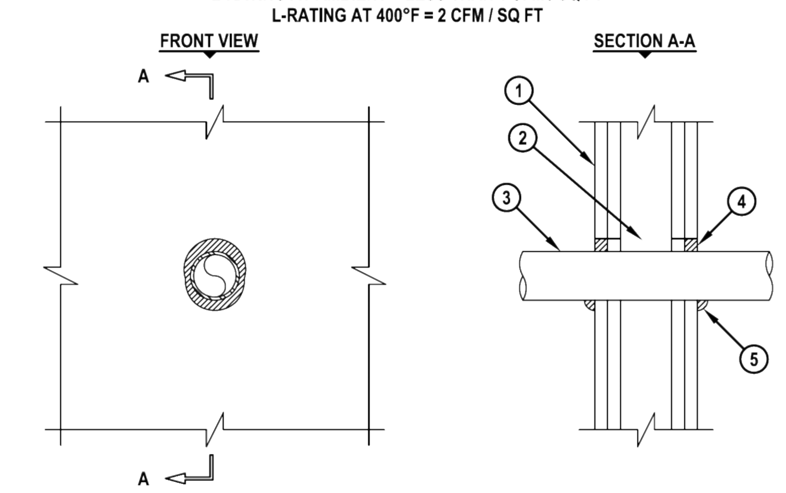
Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2244

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 1-HR. OR 2-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM / SQ FT
L-RATING AT 400°F = 2 CFM / SQ FT

WL2244e.011215



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" NOMINAL DIAMETER PVC PLASTIC PIPE (SCHEDULE 40 OR HEAVIER) (CELLULAR OR SOLID CORE) (CLOSED PIPING SYSTEM ONLY).
   B. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (SDR 11 OR SDR 13.5) (CLOSED PIPING SYSTEM ONLY).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 5/8".

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 3/16" = 1" | Date Jan. 12, 2015 | Drawing No. WL 2244e

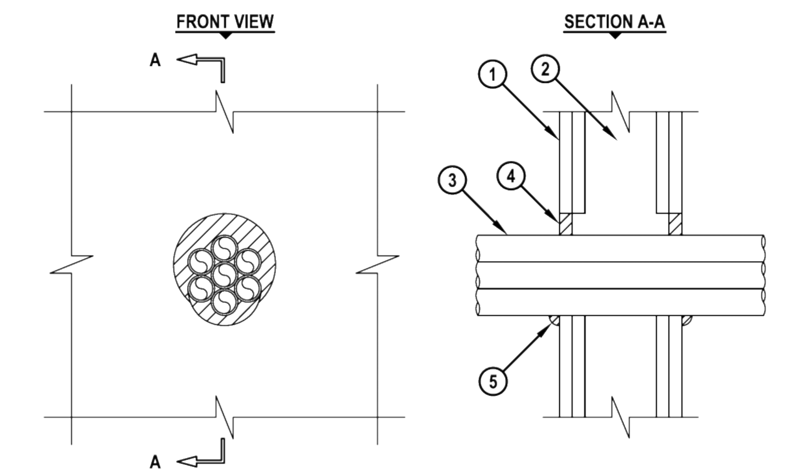
Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2467

MULTIPLE PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR. OR 1-HR.

WL2467b.011215



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE.
3. MAXIMUM 4" DIAMETER BUNDLE CONSISTING OF MAXIMUM 1" NOMINAL DIAMETER PEX TUBE (SDR 9) (CLOSED PIPING SYSTEM).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 5".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1".

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 3/16" = 1" | Date Jan. 12, 2015 | Drawing No. WL 2467b

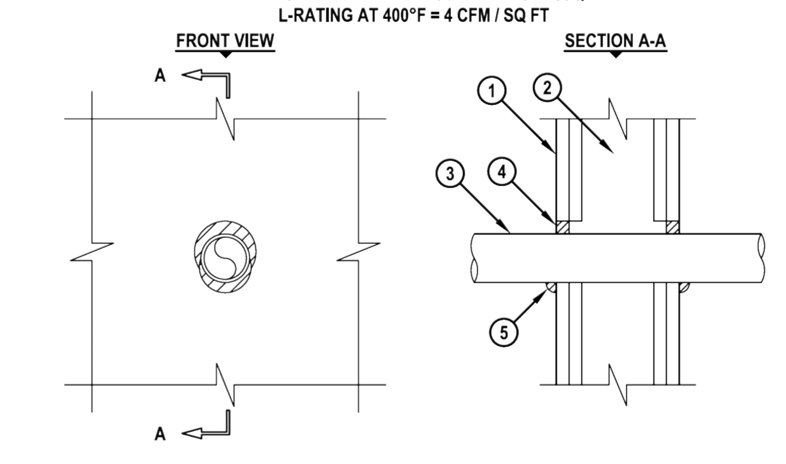
Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2474

PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM /SQ FT
L-RATING AT 400°F = 4 CFM / SQ FT

WL2474d.011315



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" NOMINAL DIAMETER PVC PLASTIC PIPE (SCHEDULE 40 OR HEAVIER) (CELLULAR OR SOLID CORE) (CLOSED OR VENTED PIPING SYSTEM).
   B. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (SDR 13.5) (CLOSED PIPING SYSTEM ONLY).
   C. MAXIMUM 2" NOMINAL DIAMETER PEX TUBING (SDR 9) (CLOSED PIPING SYSTEM ONLY).
   D. MAXIMUM 2" NOMINAL DIAMETER RNC-PVC CONDUIT (SCHEDULE 40).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. DIAMETER OF OPENING SHALL BE 1" LARGER THAN NOMINAL PIPE DIAMETER.
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 5/8".

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 3/16" = 1" | Date Jan. 13, 2015 | Drawing No. WL 2474d

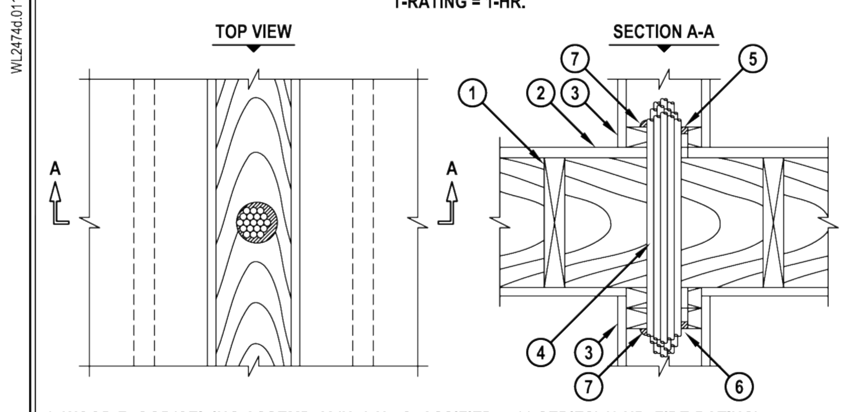
Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. F-C-3071

CABLE BUNDLE THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR.
T-RATING = 1-HR.

FC3071d.092707



1. WOOD FLOOR/CEILING ASSEMBLY (UL/cUL CLASSIFIED L500 SERIES) (1-HR. FIRE-RATING).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE.
3. [OPTIONAL] GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300 SERIES) (1-HR. FIRE-RATING) CONSISTING OF NOMINAL 2" x 6" LUMBER PLATES AND STUDS..
4. MAXIMUM 2" DIAMETER CABLE BUNDLE TO CONSIST OF ANY COMBINATION OF THE FOLLOWING:
   A. MAXIMUM 25 PAIR NO. 24 AWG TELEPHONE WITH PVC JACKET.
   B. MAXIMUM 3/C (+GROUND) 2/0 ALUMINUM SER CABLE WITH PVC JACKET.
   C. MAXIMUM 3/C NO. 8 AWG STEEL CLAD CABLE.
   D. MAXIMUM 3/C (+GROUND) NO. 10 AWG (ROMEX) CABLE WITH PVC JACKET.
   E. TYPE RG 59/4 COAXIAL CABLE WITH PVC JACKET.
   F. MAXIMUM 1" DIAMETER METAL CLAD TEK CABLE WITH PVC JACKET.
5. MINIMUM 1/2" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT INSTALLED FLUSH WITH TOP SURFACE OF SOLE PLATE OR SUBFLOOR.
6. MINIMUM 5/8" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT INSTALLED FLUSH WITH BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE.
7. MINIMUM 1/2" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT APPLIED AT POINT OF CONTACT ON BOTTOM SURFACE OF SUBFLOOR OR TOP SURFACE OF SOLE PLATE AND BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1".
3. CABLES TO FILL A MAXIMUM 45% OF CROSS-SECTIONAL AREA OF OPENING.

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 1/8" = 1" | Date Sep. 27, 2007 | Drawing No. FC 3071d

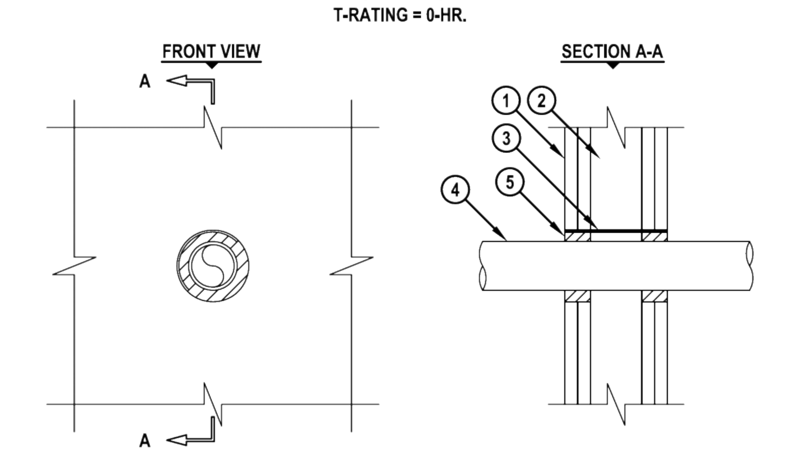
Saving Lives through Innovation and Education

UL SYSTEM NO. W-L-2128

PLASTIC PIPE THROUGH GYSPUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.

WL2128g.011215



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. [OPTIONAL] SHEET METAL PIPE SLEEVE (MAXIMUM 3-1/2" DIAMETER, MINIMUM 28 GA. THICKNESS, WITH MINIMUM 1-1/4" LAP ALONG LONGITUDINAL SEAM).
4. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 2" NOMINAL DIAMETER PVC PLASTIC PIPE (SCHEDULE 40) (CELLULAR OR SOLID CORE) (CLOSED OR VENTED PIPING SYSTEM).
   B. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (SDR 13.5) (CLOSED PIPING SYSTEM ONLY).
5. HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT :
   A. MINIMUM 5/8" DEPTH OF SEALANT FOR 1-HR. FIRE-RATING.
   B. MINIMUM 1-1/4" DEPTH OF SEALANT FOR A 2-HR. FIRE-RATING.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3-1/2".
2. ANNULAR SPACE = MINIMUM 1/4", MAXIMUM 11/16".
3. PIPE MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45° FROM PERPENDICULAR.

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 3/16" = 1" | Date Jan. 12, 2015 | Drawing No. WL 2128g

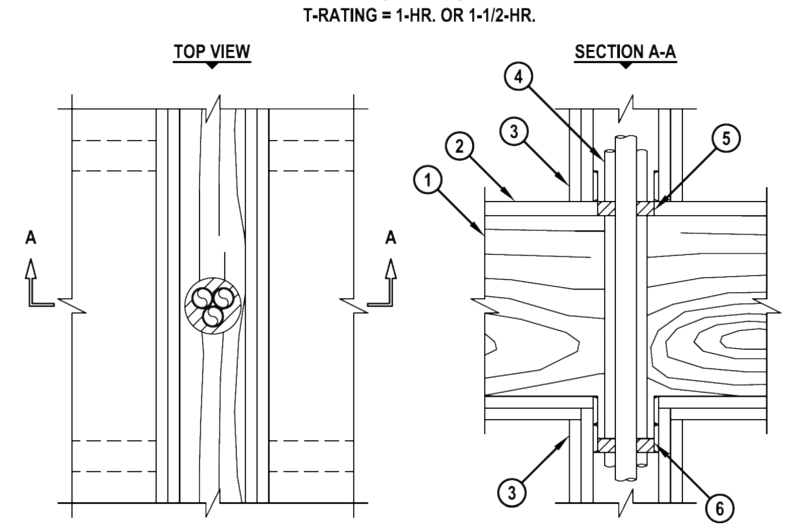
Saving Lives through Innovation and Education

UL SYSTEM NO. F-C-2310

MULTIPLE PLASTIC PEX TUBING THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 1-HR. OR 1-1/2-HR.

FC2310d.010715



1. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED L500 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. [OPTIONAL] GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN) CONSISTING OF NOMINAL 2" x 4" LUMBER PLATES AND STUDS.
4. MAXIMUM 1" NOMINAL DIAMETER CROSS-LINKED POLYETHYLENE (PEX) SDR 9 TUBING (CLOSED OR VENTED PIPING SYSTEM) (MAXIMUM QUANTITY = 3).
5. MINIMUM 3/4" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH TOP SURFACE OF FLOOR OR SOLE PLATE.
6. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE BETWEEN TUBING AND OPENING = MINIMUM 3/16", MAXIMUM 1".
3. ANNULAR SPACE BETWEEN TUBING = MINIMUM 0", MAXIMUM 1/4".

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 11/64" = 1" | Date Jan. 07, 2015 | Drawing No. FC 2310d

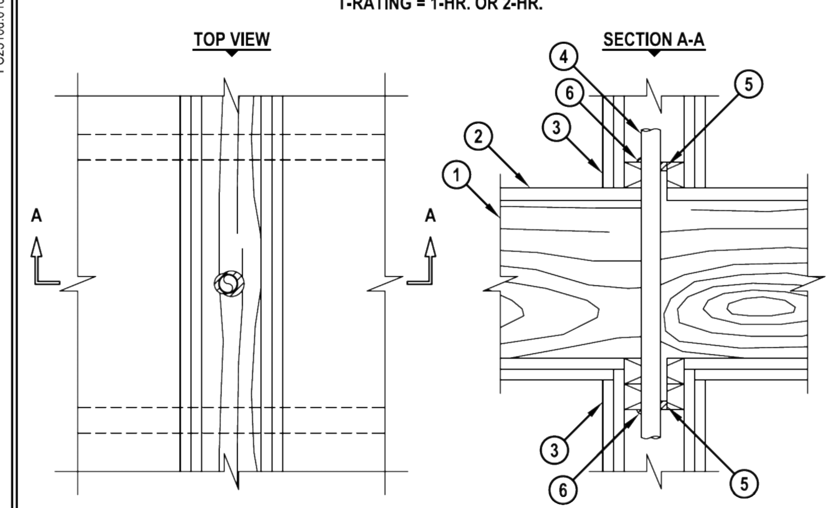
Saving Lives through Innovation and Education

UL SYSTEM NO. F-C-2081

PLASTIC PEX TUBING THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 1-HR. OR 2-HR.

FC2081f.012415



1. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED L500 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. [OPTIONAL] GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN) CONSISTING OF NOMINAL 2" x 4" LUMBER PLATES AND STUDS.
4. MAXIMUM 1" NOMINAL DIAMETER CROSS-LINKED POLYETHYLENE (PEX) SDR 9 TUBING (CLOSED OR VENTED PIPING SYSTEM).
5. MINIMUM 1/2" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT FLUSH WITH TOP SURFACE OF FLOOR OR SOLE PLATE OF CHASE WALL, AND FLUSH WITH BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE.
6. MINIMUM 1/4" BEAD HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 1-1/2".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".

Hilti Firestop Systems | HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000 | Sheet 1 of 1 | Scale 5/32" = 1" | Date Jan. 24, 2015 | Drawing No. FC 2081f

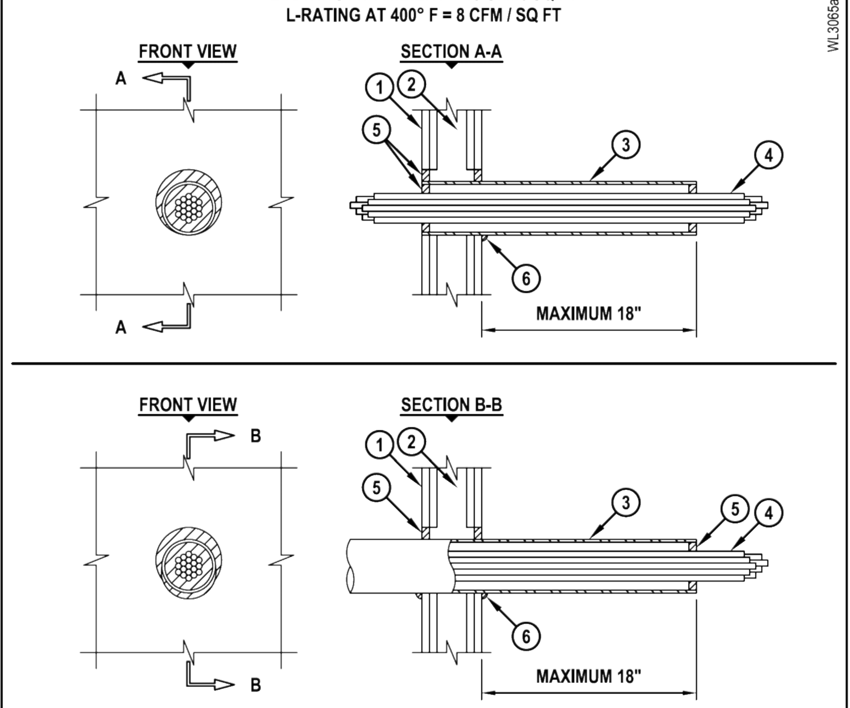
Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. W-L-3065

CABLE BUNDLE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR. OR 3/4-HR.
L-RATING AT AMBIENT = 15 CFM / SQ FT
L-RATING AT 400° F = 8 CFM / SQ FT

WL3065ad.041316



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300, U400, OR V400) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. [OPTIONAL] MAXIMUM 4" NOMINAL DIAMETER EMT, STEEL PIPE (SCHEDULE 5 OR HEAVIER) OR 28 GA. GALVANIZED STEEL SLEEVE (SEE NOTE NO. 6 BELOW).

Hilti Firestop Systems | HILTI, Inc. Plano, Texas USA (800) 879-8000 | Sheet 1 of 2 | Scale 7/64" = 1" | Date Apr. 13, 2016 | Drawing No. WL 3065ad

Saving Lives through Innovation and Education

UL/cUL SYSTEM NO. W-L-3065

CABLE BUNDLE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR. OR 3/4-HR.
L-RATING AT AMBIENT = 15 CFM / SQ FT
L-RATING AT 400° F = 8 CFM / SQ FT

WL3065ad.041316

4. CABLE BUNDLE TO CONSIST OF ANY COMBINATION OF THE FOLLOWING (SEE NOTE NO. 5 BELOW) :
   A. MAXIMUM 7/C NO. 12 AWG POWER CABLE WITH PVC JACKET.
   B. MAXIMUM 25 PAIR NO. 24 AWG TELEPHONE CABLE WITH PVC JACKET.
   C. MAXIMUM 1/2" DIAMETER RG/U COAXIAL CABLE WITH PVC JACKET.
   D. MAXIMUM 3/C NO. 8 AWG METAL-CLAD CABLE.
   E. MAXIMUM 3/C (+GROUND) NO. 8 AWG COPPER CONDUCTOR CABLE (ROMEX).
   F. MAXIMUM 5/8 DIAMETER FIBER-OPTIC CABLE WITH PVC JACKET.
   G. MAXIMUM 3/4" DIAMETER COPPER GROUND CABLE WITH OR WITHOUT PVC JACKET.
   H. MAXIMUM 1-1/4" DIAMETER SINGLE OR MULTIPLE CONDUCTOR TYPE MI CABLE (SEE NOTE NO. 4 BELOW).
   I. ANY CABLES, METAL-CLAD CABLES, OR ARMORED CABLES CURRENTLY LISTED UNDER THE THROUGH PENETRATING PRODUCTS CATEGORY.
   J. MAXIMUM 4/C (+GRND) NO. 300 KCMIL ALUMINUM SER CABLE.
   K. MAXIMUM 4 PAIR NO. 22 AWG CAT 5 OR CAT 6 CABLE.
   L. MAXIMUM RG 6/U COAXIAL CABLE WITH FLUORINATED ETHYLENE JACKET.
5. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT, OR CP 618 FIRESTOP PUTTY STICK.
6. MINIMUM 1/2" BEAD HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT, OR CP 618 FIRESTOP PUTTY STICK APPLIED AT WALL/SLEEVE INTERFACE WHEN STEEL SLEEVE EXTENDS BEYOND ONE OR BOTH SIDES OF WALL.

NOTES : 1. MAXIMUM DIAMETER OF OPENING WITH SLEEVE = 5-1/2".
2. MAXIMUM DIAMETER OF OPENING WITHOUT SLEEVE = 4".
3. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1".
4. A MINIMUM 1/8" SEPARATION SHOULD BE MAINTAINED BETWEEN MI CABLES AND ANY OTHER TYPES OF CABLE.
5. CABLES TO FILL MAXIMUM 45% OF CROSS-SECTIONAL AREA OF OPENING.
6. WHEN SCHEDULE 5 STEEL PIPE OR EMT IS USED, OPEN ENDED SLEEVE MAY EXTEND UP TO 18" BEYOND WALL SURFACE. AS AN OPTION, SCHEDULE 5 STEEL PIPE OR EMT SLEEVE MAY EXTEND CONTINUOUSLY BEYOND ONE WALL SURFACE.
7. WHEN SLEEVE IS CONTINUOUS ON ONE SIDE OF WALL, THE CABLE FILL MAY BE 0% TO 45% AND THE MAXIMUM ANNULAR SPACE IS NOT LIMITED.
8. [OPTIONAL - NOT SHOWN] MINERAL WOOL (MIN. 4 PCF DENSITY) TIGHTLY PACKED AND RECESSED TO ACCOMMODATE FIRESTOP SEALANT OR PUTTY MAY BE USED AS BACKING MATERIAL.

Hilti Firestop Systems | HILTI, Inc. Plano, Texas USA (800) 879-8000 | Sheet 2 of 2 | Scale - | Date Apr. 13, 2016 | Drawing No. WL 3065ad

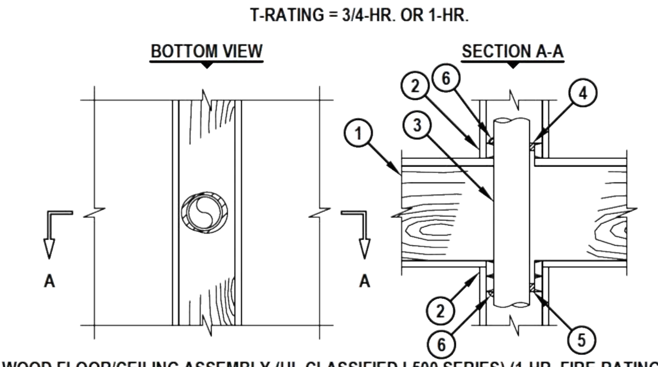
Saving Lives through Innovation and Education

UL SYSTEM NO. F-C-2389

PLASTIC PIPE THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR.
T-RATING = 3/4-HR. OR 1-HR.

FC2389e.081519



1. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED L500 SERIES) (1-HR. FIRE-RATING).
2. GYPSUM WALL ASSEMBLY TO INCLUDE THE FOLLOWING CONSTRUCTION FEATURES :
   A. WOOD PLATES AND STUDS TO CONSIST OF NOMINAL 2" x 4" OR 2" x 6" LUMBER (SPACED MAXIMUM 16" OC).
   B. MINIMUM 1/2" THICK RATED OR NON-RATED GYPSUM WALLBOARD.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
   B. MAXIMUM 3" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM ONLY).
   C. MAXIMUM 3" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
   D. MAXIMUM 2" NOMINAL DIAMETER ENT.
4. MINIMUM 3/4" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT FLUSH WITH TOP SURFACE OF FLOOR OR TOP SURFACE OF SOLE PLATE.
5. MINIMUM 3/4" DEPTH HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT FLUSH WITH BOTTOM SURFACE OF LOWER TOP PLATE.
6. MINIMUM 1/2" BEAD HILTI FS-ONE MAX INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT OR OUT TO MAXIMUM 1/8" ANNULAR SPACE.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 4".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 5/8".
3. CLOSED OR VENTED PIPING SYSTEM (PVC, ABS = SCHEDULE 40; CPVC = SDR 13.5).
4. WHEN LUMBER PLATES ARE DISCONTINUOUS, ATTACH MINIMUM 1-1/2" WIDE STEEL STRAP (MIN. 20 GA.) AT SOLE PLATE AND MINIMUM 3" WIDE STEEL STRAP AT TOP PLATES TO BRIDGE OPENING. STRAPS TO OVERLAP PLATES MINIMUM 2" ON EACH SIDE OF OPENING AND SECURED WITH MINIMUM OF 2 NAILS OR SCREWS ON EACH SIDE.
5. T-RATING IS 3/4-HR. WHEN PVC OR CPVC PIPE IS USED AND 1-HR. WHEN ABS PIPE OR ENT IS USED.

Hilti Firestop Systems | HILTI, Inc. Plano, Texas USA (800) 879-8000 | Sheet 1 of 1 | Scale 3/32" = 1" | Date Aug. 15, 2019 | Drawing No. FC 2389e

Saving Lives through Innovation and Education

Firestop Schedule of Through Penetration Systems. Basis of Design: Hilti, Inc.

TYPE OF PENETRANT	F-RATING (HR)	CONCRETE FLOORS	CONCRETE OR BLOCK WALLS	GYPSUM WALLS	WOOD FLOORS	Hilti Products
		BASIS OF DESIGN UL SYSTEM		BASIS OF DESIGN UL SYSTEM		
CIRCULAR BLANK OPENINGS	1	F-A-0006, C-AJ-0055, C-AJ-0090	C-AJ-0055, C-AJ-0090	--	--	CP 680, CP 618, FS One Max, Firestop Block (CFS-BL)
	2	F-A-0006, C-AJ-0055, C-AJ-0090	C-AJ-0055, C-AJ-0090	--	--	
	3	F-A-0006, C-AJ-0055, C-AJ-0086, F-A-0014	C-AJ-0055, C-AJ-0086	--	--	
METAL PIPES OR CONDUIT	1	C-AJ-1226, F-A-1028, F-A-1017	C-AJ-1226, W-J-1067, W-J-1020	W-L-1054, W-L-1058, W-L-1164, W-L-1506	F-C-1009, F-C-1059, F-C-1168	CP 680, FS One Max, CP 606, CFS-S SIL GG, CFS-D, Mineral Wool
	2	C-AJ-1226, F-A-1028, F-A-1017	C-AJ-1226, W-J-1067, W-J-1020, W-J-1248	W-L-1054, W-L-1058, W-L-1164, W-L-1506	F-C-1009, F-C-1059, F-C-1168	
	3	C-AJ-1226, F-A-1017	C-AJ-1226, W-J-1041, W-J-1068	--	--	
	4	C-BJ -1037, C-BJ-1034	C-BJ-1034, C-BJ-1037, W-J-1041, W-J-1042, W-J-1068	W-L-1110, W-L-1111, W-L-1165	--	
NON-METALLIC PIPE OR CONDUIT (I.E. PVC, CPVC, ABS, FRP, ENT)	1	F-A-2053, F-A-2025, C-AJ-2109, C-AJ-2098, C-AJ-2271, C-AJ-2167, C-BJ-2021, C-AJ-2342	C-AJ-2109, C-AJ-2098, C-AJ-2167, C-AJ-2371, C-AJ-2342	W-L-2078, W-L-2075, W-L-2128	F-C-2232, F-C-2030, F-C-2160, F-C-2389	CP 680, CP 643N, Mineral Wool, CP 644, FS One Max, CFS-S SIL SL, CFS-S SIL GG, CP 648
	2	F-A 2053, F-A 2025, C-AJ-2109, C-AJ-2098, C-AJ-2271, C-AJ-2167, C-BJ-2021, C-AJ-2371, C-AJ-2342	C-AJ-2109, C-AJ-2098, C-AJ-2167, C-AJ-2371, C-AJ-2342	W-L-2078, W-L-2075, W-L-2128	F-C-2029, F-C-2030, F-C-2128, F-C-2160	
	3	F-A-2054, C-AJ-2109, C-AJ-2098, C-AJ-2371, C-AJ-2342	C-AJ-2109, C-AJ-2098, C-AJ-2371, C-AJ-2342	--	--	
	4	C-BJ-2016, C-AJ-2017	W-J-2057, W-J-2091	W-L-2184, W-L-2245	--	
SINGLE OR BUNDLED CABLES	1	F-A-3007,C-AJ-3095,C-AJ-3180, C-AJ-3283	W-J-3036, C-AJ-3095, C-AJ-3180, W-J-3060, W-J-3167	W-L-3065, W-L-3111, W-L-3112, W-L-3334, W-L-3414, W-L-3396	F-C-3012, F-C-3110, F-C-3044	CP 680, CP 653, FS One Max, CP 618, CP 606, CFS-D, CFS-CC
	2	F-A-3007,C-AJ-3095,C-AJ-3334, F-A-3060	W-J-3036, C-AJ-3095, C-AJ-3180, W-J-3060, W-J-3167, W-J-3189	W-L-3065, W-L-3111, W-L-3112, W-L-3334, W-L-3414, W-L-3396	F-C-3012, F-C-3110	
	3	F-A-3007, C-AJ 3095, C-AJ-3285	C-AJ-3095, C-AJ-3180, W-J-3167	--	--	
	4	N/A**	W-J-3050	W-L-3139, W-L-3334	--	
CABLE TRAY	1	C-AJ-4034, C-AJ-4035	W-J-4027, C-AJ-4034, C-AJ-4035	W-L-4011, W-L-4019, W-L-4081	--	Firestop Block (CFS-BL), FS One Max, Foam (CP 620), CP 618
	2	C-AJ-4034, C-AJ-4035	W-J-4027, C-AJ-4034, C-AJ-4035	W-L-4011, W-L-4019, W-L-4081	--	
	3	C-AJ-4034, C-AJ-4035	C-AJ-4034, C-AJ-4035	W-L-3385, W-L-3277	--	
	4	N/A**	W-J-8007	W-L 8014	--	
INSULATED PIPES	1	F-A 5015, F-A 5017, C-AJ-5090, C-AJ-5091, C-AJ-5090, C-AJ-5048	C-AJ-5090, C-AJ-5091, C-AJ 5061, W-J-5042	W-L-5028, W-L-5029, W-L-5047	F-C-5004, F-C-5037, F-C-5036	CP 680, FS One Max, Mineral Wool
	2	F-A 5015, F-A 5017, C-AJ-5090, C-AJ-5091, C-AJ-5090	C-AJ-5090, C-AJ-5091, C-AJ-5061, W-J-5042	W-L-5028, W-L-5029, W-L-5047	F-C-5004, F-C-5037	
	3	F-A 5016, C-AJ-5090, F-A-5018	C-AJ-5090, C-AJ-5061	--	--	
	4	C-BJ-5006	C-BJ-5006, W-J-5028	W-L-5073	--	
ELECTRICAL BUSWAY	1	C-AJ-6006, C-AJ-6017, F-A-6002, C-AJ-6036	C-AJ-6006, C-AJ-6017, C-AJ-6036	--	--	CP 637, FS One Max, CP 620, Firestop Block (CFS-BL), Mineral Wool, CFS-S Sil GG, CFS-S SIL SL
	2	C-AJ-6006, C-AJ-6017, F-A 6042, C-AJ-6036	C-AJ-6006, C-AJ-6017, C-AJ-6036	--	--	
	3	C-AJ-6006, C-AJ-6017	C-AJ-6006, C-AJ-6017	--	--	
MECHANICAL DUCTWORK WITHOUT DAMPERS (NON-INSULATED)	1	C-AJ-7046, C-AJ-7051, C-AJ-7084	C-AJ-7046, C-AJ-7051, W-J-7021, W-J-7022	W-L-7017, W-L-7040, W-L-7042, W-L-7155	F-C-7013	CFS-S SIL GG, CP 606, FS One Max
	2	C-AJ-7046, C-AJ-7051, C-AJ-7085	C-AJ-7046, C-AJ-7051, W-J-7021, W-J-7022	W-L-7040, W-L-7042, W-L-7155	--	
	3	C-AJ-7046, C-AJ-7051	C-AJ-7046, C-AJ-7051	--	--	
MECHANICAL DUCTWORK WITHOUT DAMPERS (INSULATED)	1	N/A**	W-J-7029, W-J-7124	W-L-7059, W-L-7153, W-L-7156, W-L-7151	N/A**	FS One Max, Mineral Wool
	2	N/A**	W-J-7091, W-J-7112, W-J-7124	W-L-7059, W-L-7153, W-L-7156, W-L-7151	N/A**	
MIXED PENETRANTS	1	C-AJ-8099, C-AJ-8056, C-AJ-8143	C-AJ-8099, C-AJ-8056, W-J-8007, C-AJ-8143	W-L-1095, W-L-8013	F-C-8009, F-C-8014, F-C-8026	FS One Max, Firestop Block (CFS-BL), CP 620, CP 618
	2	C-AJ-8099, C-AJ-8056, C-AJ-8143	C-AJ 8099, C-AJ-8056, W-J-8007, C-AJ-8143	W-L-1095, W-L-8013	--	
	3	C-AJ-8099, C-AJ-8056	C-AJ-8041, C-AJ-8056, W-J-8007, C-AJ-8099	--	--	
	4	C-AJ-8095	C-AJ-8095, W-J-8007	W-L-8014	--	

**CONTACT HILTI FOR CURRENT UL-CLASSIFIED SYSTEM OR ENGINEER JUDGMENT DRAWING: 800-879-6000

NOTES:
1. Jobsite conditions of each through-penetration firestop system must meet ALL details of the UL-Classified System selected.
2. If jobsite conditions do not match any UL-classified systems in the schedules above, contact Hilti for alternative systems or Engineer Judgment Drawings - 800-879-8000
3. Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each. through-penetration firestop system.
4. Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.

1 FIRESTOP PENETRATIONS

SCALE: 1:1.43

S9

SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403

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REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

EAST TOWN CROSSING
BUILDING 'A'
PIONEER & SHAW PUYALLUP WA

REVISIONS

REVISIONS

AGENCY REVIEW | 24.03.11

DRAWN BY: BL / CM
CHECKED BY: BL
DATE: 24.03.11
TITLE: DETAILS
PROJECT # : 2016
SHEET:

A6.9