Bradley Heights Apartments

A 236-Unit Apartment Development Puyallup, Washington

Bradley Heights SS LLC

PROJECT TEAM

Bradley Heights SS LLC Owner/Developer 614 Boylston Ave E

Seattle, WA 98102 (206) 557-7236

Architect: Milbrandt Architects, Inc., P.S. 25 Central Way, Suite 210

Kirkland, WA 98033 (425) 454-7130

Structural Engineer Solutions 4 Structure, Inc 11605 135th St Ct E

> Puyallup, WA 98374 (253) 268-2923

Civil Engineer Azure Green Consultants 409 East Pioneer Puyallup, WA 98372

(253) 770-3144 Landscape Architect Nature By Design

1320 Alameda Avenue, Suite B Fircrest, WA 98466

MEP Engineer Robison Engineering Inc.

(253) 460-6067

19401 40th Avenue W, Suite 302 Lynnwood, WA 98036 (206) 364-3343

PROJECT INFORMATION

Site Address: 202 27th Ave SE, Puyallup, WA 98374

Construction of 236 wood framed apartment units in eight Project Description: stacked flat buildings along with a leasing amenity building.

7.785 acres (+/- 339,107 SQ. FT.)

Tax Parcel Number:1 419036006

Occupancy Type: All Apartment Buildings are R2 occupancy

All Apartment Buildings are Type V-B construction Type of Construction with NFPA 13R automatic sprinklers

Applicable Codes:

2018 International Building Code 2018 Uniform Plumbing Code 2018 Washington State Energy Code 2018 International Mechanical code 2018 International Fire Code 2022 National Electrical Code

ICC/ANSI A117.1-2009 Standard

Washington State Amendments as modified and adopted by the local jurisdiction.

RATED ASSEMBLIES

Rated assemblies shall be provided in accordance with IBC section 420

	-		
Assemb	bly	Fire Rating	Detail
Commo	on walls separating dwelling units:	1-hour	4/D1
Exterior	r walls:	non-rated	1/D1
Interior	bearing walls:	non-rated	2/D1
Interior	non-bearing walls:	non-rated	2/D1
Corrido	or-to-unit walls:	1-hour	3/D1
Floor/ce	eiling:	1-hour	13/D1
Roof/ce	eiling:	1-hour	17/D1
Penetra	tions (firestopping)	Per situation	17/D8
			D9
Stair fir	re barrier wall:	1-hour @ 3-story 2-hour @ 4-story	3/D1 7/D1

Fire Alarm systems and smoke alarms shall be provided in accordance with IBC section 420.5 Refer to unit plan sheets for smoke detector locations and requirements.

GENERAL NOTES

1. Comply with 2018 IBC and all applicable codes and ordinances of the local jurisdiction and the State of Washington.

2. Do not scale drawings. 3. Verify all rough-in dimensions for equipment provided in this contract or by

All rough-ins shall be approved and fireblocking shall be installed prior to

4. Verify size and location of and provide all openings through floors and walls, furring, anchors, inserts, rough bucks and backing for surface mounted items. 5. Provide furring as required to conceal mechanical and electrical work in all

6. All swinging doors not located by dimensions on plans, interior elevations, or

details shall be 3" from face of stud to edge of rough openings or centered between room partitions as shown.

7. Plans are drawn assuming the following rough openings: Swinging doors: Nominal size +2". Bi-Fold doors: Nominal size +1-1/2". Bi-Pass doors: Nominal size +0". Windows: Nominal size +0".

Sliding glass doors: Nominal size +0". 8. Fill where required with earth free from organic material. Compact fill in

12" lavers maximum. 9. "Finish Floor" refers to the top of concrete slab or top of wood floor

10. Exterior walls shall be 2x6 studs at 16" o.c. and interior walls shall be 2x4

studs at 16" o.c., unless noted otherwise. 11. Unless otherwise noted, plan dimensions are to face of studs and face of concrete walls.

12. Refer to interior elevations for cabinet and counter lengths, dimensions, countertop materials and detail reference. Verify all existing dimensions

13. Provide caulking between sole plates and subfloor and between rim joists at both top plate and subfloor.

14. Hydrants shall be in service prior to start of framing. 15. Through penetrations and membrane penetrations of rated wall or

floor/ceiling assembly will require firestopping per 2018 IBC Section 714. See detail sheets for diagram of specifics. 16. Shall be no asbestos used on this project.

17. All Tub-Shower valves installed shall conform to UPC 408.3 & ASSE 1016 or ASME A112.18.1 18. Milbrandt Architects is not responsible for construction means, methods, techniques or procedures, or for the safety precautions and programs in

connection with the work, and is not responsible for the failure of any contractor or subcontractor to carry out the work in accordance with the various contract documents and or governing jurisdiction, regardless of what is shown on these drawings.

FEDERALLY DECLARED SAFE HARBOR

Declared Safe Harbor: HUD Fair Housing Accessibility Guidelines published on March 6, 1991 and the Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines, published on June 28, 1994.

ACCESSIBILITY

Design is based on the 2018 IBC Chapter 11 which has been amended by the State of Washington, & 2009 ICC A117.1 Accessible & Useable Buildings & Facilities. None of the buildings are an elevator type building.

There are a total of 84 one-story dwelling units at ground level. All ground floor units are 1 or 2-bed unit designs. Provided total 84 accessible units: 12 Type A and 72 Type B units. Type A units meet the requirements for Type B units.

The 12 Type A units are proportioned as follows (see Site Plan):

• (7) 1-Bed units (1 BR) in each of Buildings A, C, D, E, F & G- for a total of 7. • (5) 2-Bed units (2 BR) in Buildings A, D, E, F & G - for a total of 5.

Section 1106.2 IBC requires 2% of each proposed parking stall type to be accessible. Of the 354 total open stalls, 12 are accessible, including 5 van stalls. Each accessible open stall is indicated by the wheelchair symbol on the site plan and further designated by the detail symbols 10/A3.

VENTILATION NOTES

- 1. Design Criteria: 2018 International Mechanical Code with Washington State
- 2. System Type: Balanced whole house fan system with energy recovery
- ventilator 3. Use: Group R occupancy.
- 4. Specifics: See mechanical plans by others.

ENERGY NOTES

FIRE SYSTEMS

permit for review and approval before installation.

DEFERRED SUBMITTALS

Shop drawings and calculations are required for:

SEPARATE PERMITS

2. Fire Alarm System.

The following required permits will be submitted separately:

1. Automatic Fire Sprinkler System (See fire systems note, this sheet).

DESIGN LOADS

See structural notes. Sheet S1.0

Chapter 4 using climate zone catagory 5 & marine 4 for

All residential units shall comply with the Requirements By Component Table 402.1.1 Including but not limited to the following: Associated Notes/Details **Showing Compliance** Window U-Factor See Insul. Notes on sheets U1,

U2, U3, U4, U5 Ceiling R-Value 13 / D1 Wood Frame Wall R-Value R-21 int. 1, 3, 4, 7 & 8 / D1 Floor R-Value N/A R-10, 2ft 1, 3, 5 & 6/ D2 Slab R-Value & Depth "int." (intermediate framing) denotes standard framing 16" o.c. with headers

insulated with a min. of R-10 (see 6/D6) All units need to have a certificate posted within 3 feet of the electrical distribution panel listing the following information: R-values, U-values, duct air leakage test results, building envelope air leakage test results, types and efficiencies of heating, cooling and service water heating equipment

per R401.3 All insulation shall comply with table R402.4.1.1 WSEC

Hot water piping shall be insulated to a minimum of R-3 per R403.5.2

Water heaters in unheated spaces, or on concrete floors shall be placed on minimum of R-10 incompressible insulated surface per R403.5.5

Mechanical ventilation shall be provided per R403.6 A minimum of 90% of all permanently installed lamps in lighting fixtures shall be

Buildings shall have an NFPA 13R sprinkler system installed throughout per 2018 IBC

Section 903.3.1.2 which shall include a notification appliance which is activated upon

integral with the sprinkler system shall be considered part of the sprinkler system. The

sprinkler system design, therefore, needs to include any and all integrated alarms.

sprinkler flow. Any alarms, bells or lights required due to the design of the sprinkler system or

Plans and specifications for sprinklers shall be submitted to the city of Puyallup as a separate

1. Firestopping details. Firestopping methods and materials shall be determined by the Contractor

except where details or notes are indicated in these drawings. Firestopping locations are indicated in part

to the Architect for conformance to the building design. Upon the Architect's approval, they shall be submitted to the Building Official for approval. Firestopping shall not be installed without City approval.

by detail sheet D9. Contractor shall submit UL assembly details and product cuts of all relevant situations

high-efficacy lamps per R404.1 Y See Yusulation Notes on the Unit Plane, and Insulation and Energy Notes on theet 197. Energy Credits used (see 2018 WSEC table 406.3 for all requirements): Fuel Normalization Credit System Type 0 0.0 CREDITS 0.5 CREDITS Option 1.1 Efficient Building Envelope 1.0 CREDITS Option 2.1 Air Leakage Control

Option 3.4 Ductless Mini-Split Heat Pump System 2.0 CREDITS Option 7.1 Appliance Package 1.5 CREDITS TOTAL PROVIDED 5.0 CREDITS

28th Ave SE 202 27th Ave SE, Puyallup, WA 98374

VICINITY MAP



Bradley Heights **Apartments**

25 Central Way, Suite 210

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Timberlane

Puyallup,

Partners Revisions

No. Date Description 8-30-24 Owner Changes/

Initial Publish Date: Date Plotted:

Sheet No.:

2-18-25 Job No.: Drawn By: TMK/HDM/APT

Bradley Heights Apartments

Building A Puyallup, Washington

Bradley Heights SS LLC

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S3.0 Details - Building A

S3.1 Details - Building A

S4.0 Details - Building A

S4.1 Details - Building A

S5.0 Details - Building A

S5.1 Details - Building A

Details

D1

All buildings are Type V-B construction; all occupancies are R-2; all have NFPA 13R sprinkler systems throughout.

a. Misc. Areas include SF of sprinkler riser rooms and basement storage rooms.

c. Base Area allowed is 7000SF per floor for Type V-B construction (Table 506.2). See area increase diagrams on sheet A4 for total area allowed.

Unit Area Summary

Unit		Unit SF	Patio/Deck SF	
1 Bed End	1BR/1BA	712	67	
1 Bed End Alt	1BR/1BA	625	78	
1 Bed Int	1BR/1BA	684	61	
1 Bed Int 2	1BR/1BA	684	71	
2 Bed	2BR/2BA	1019	66	
2 Bed Alt	2BR/2BA	1019	60	
2 Bed Alt (3rd Floor)	2BR/2BA	980	60	
2 Bed-2	2BR/2BA	1115	62	1/2
1-Bed-Int-Alt-1	1BR/1BA	634	74	
1-Bed-Int-Alt-2	1BR/1BA	634	86	
1-Bed-Int-Alt-3	1BŘ/1BĂ	[~] 795 [~]	57	
1-Bed-Int-Alt-4	1BR/1BA	795	59	\bigwedge_1

SINGLE EXITS
Per IBC 1006.3.2 section 5, Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit provided that the dwelling unit has a maximum occupant load of 20, is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2, is provided with emergency escape and rescue openings in accordance with section 1030, and the common path of egress travel does not exceed 125'.

LIST OF DRAWINGS

Cover Sheet

A1	Cover Sheet - Building Areas and Statistics
A2	Site Plan
A3	Site Standards
A4	Area Increase Diagram
A5	Grade Plane Calculations
B1	Building A - Basement & 1st Level Building Plans
B2	Building A - 2nd & 3rd Level Building Plans
U1	1-Bed-Int Unit - Basement & 1st Level Floor Plans
U2	1-Bed-Int Unit - 2nd & 3rd Level Floor Plans
(U2 <u>.</u> 1	1-Bed-Int Alt Unit - 3rd Level Floor Plans
> U3	1-Bed-End Unit - Basement, 1st, & 2nd Level Floor
Plans	
(U3.1	1-Bed-End Unit - 3rd Level Floor Plans
> U4	2-Bed Unit - Basement & 1st Level Floor Plans
U 5	2-Bed Unit - 2nd & 3rd Level Floor Plans
(U6	Interior Elevations - 1-Bed-Int-1, 1-Bed-Int-2, -
> 1-Bed-	Int-Alt-1, & 1-Bed-Int-Alt-2
\ U8	Interior Elevations - 1-Bed-End & 1-Bed-End-Alt
(U9	Interior Elevations - 2-Bed & 2-Bed-Alt
	Accessibility Standards
\ U12	Stair 1 - Floor Plans
(U13	Stair 2 - Floor Plans
U14	Door Schedule
F1	Building A - Partial Architectural Foundation Plan
F2	Building A - Partial Architectural Foundation Plan
R1	Building A - Roof Plan
E1	Building A - Exterior Elevations
E2	Building A - Building Sections
S1.0	Structural Notes

S1.1 Structural Notes & Tables

S1.2 Shear Wall Notes - Building A

S1.3 Shear Wall Notes - Building A

S2.0 Foundation plan - Building A

S2.2 Roof Framing Plan - Building A

S2.1 2nd & 3rd Floor Framing Plans - Building A

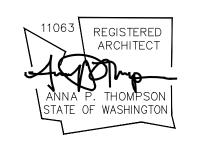
D2 Details Details D4 Details D5 Details D6 Details Details 1 D8 Ďetails D9 Details BE1 Building Envelope Details < BE2 Building Envelope Details > BE3 Building Envelope Details $\ \ \ \$ BE4 $\ \ \ \$ Building Envelope Details <BE5 Building Envelope Details M0.0 Legend, General Notes & Drawing Index M0.1 Project Notes M0.2 Tables & Calculations M0.3 Mechanical Schedules & WSEC Forms M2.0 Basement & 1st Floor HVAC Plans M2.1 2nd & 3rd Level HVAC Plans M3.0 HVAC Enlarged Plan M3.1 HVAC Enlarged Plan E0.00 Electrical Cover Sheet E0.01 Electrical Cover Sheet E0.01 Electrical Cover Sheet E0.10 Power Site Plan E0.11 Power Site Plan E0.12 Lighting Site Plan E0.13 Lighting Site Plan E1.00 Basement Lighting Plan E1.01 1st Floor Lighting Plan E1.02 2nd & 3rd Floor Lighting Plan E1.50 Lighting Notes E3.00 Basement & 1st Floor Power Plans E3.01 2nd & 3rd Floor Power Plans E3.02 Roof Power Plan E5.00 Unit Plan Notes

E5.01 Unit Electrical Plans E5.02 Unit Electrical Plans E6.00 One-Line Diagram & Notes E6.01 Panel Schedule P0A.00 Plumbing - Legend, General Notes & Drawing Index POA.01 Plumbing Notes & Tables POA.02 Plumbing Calculations P0A.03 Plumbing Schedules P2A.00 Underslab Waste & Vent Plan P2A.01 Basement Waste & Vent Plan P2A.02 1st Floor Waste & Vent Plan P2A.03 2nd Floor Waste & Vent Plan P2A.04 3rd Floor Waste & Vent Plan P2A.05 Roof Waste & Vent Plan P3A.01 Basement Plumbing Supply Plan P3A.02 1st Floor Plumbing Supply Plan P3A.03 2nd Floor Plumbing Supply Plan P3A.04 3rd Floor Plumbing Supply Plan P7A.00 Details P7A.01 Details

MILBRANDT ARCHITECTS

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Cover Sheet

Bradley Heights Apartments

Puyallup,

Timberlane Partners

Revisions

No. Date Description

8-30-24 Owner Changes/ Permit Corrections

Initial Publish Date:

Sheet No.:

41

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Staff: RNBrown Date: 03/24/2025 Front, rear, and side yard property lines shall be marked with string from surveying pins prior to footing

CITY OF PUYALLUP

Planning Division Approved Site Plan

(253) 864-4165 MINIMUM SETBACK REQUIREMENTS

Zoning District: RM-Core

Additional Conditions/Comments

2) A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE ROUTES PER WASHINGTON STATE

AMENDMENT SECTION 1101.2.1 3) SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS

> 4) SEE CIVIL SITE PLAN PERMIT DRAWINGS FOR SPECIFIC UTILITY, ROAD AND GRADING INFORMATION 5) POOL TO BE UNDER SEPARATE PERMIT

SITE NOTES

1) TYPICAL SIDEWALK WIDTH IS 6'

•••• ACCESSIBLE ROUTE OF TRAVEL (A.R.T.)* RUNNING SLOPE NOT TO EXCEED 1:20 CROSS SLOPE NOT TO EXCEED 1:48 RAMPS NOT TO EXCEED 1:12 FIRE HYDRANT LOCATIONS

TYPICAL TYPICAL

STANDARD COMPACT

STALL

ELECTRIC VEHICLE CHARGING \bigwedge STALL FUTURE ELECTRIC VEHICLE CHARGING (
STALL INFRASTRUCTURE

SITE KEY

2'-6" STEP LOCATION

STALL

CARPORT

LOCATION

P/	ARKING	G SUMMAF	RY		
Parking Stalls Required		354			
Standard Stalls		124			
Compact Stalls	41.5%	98			
Parallel Stalls		0			
Carport Stalls		118			
Attached Garage Stalls		0			
Detached Garage Stalls		0			
Accessible Standard Stalls		6			
Accessible Van Stalls		5			
Accessible Parallel Stalls		0			
Accessible Carport Stalls		1			
Accessible Garage Stalls		0			
Tandem Stalls		0			
Tandem Garage Stalls		0			
Subtotal		352	1.49	Stalls / D.U.	
Anrone		0			

Total Parking Stalls Provided

352 1.49 Stalls / D.U.

2 BED TOTAL 236 EV STALL COUNT 🛆 Total Electric Vehicle

UNIT COUNT

1 BED

> Charging stations: **36 Stalls** Total Furture Electric Vehicle Stall Infrastructure: 36 Stalls

<u>1</u>37 (58%)

99 (42%)

Provide at least 1 accessible parking space for each Type A unit per Washington State Building, Section 1106.2 and insure that the accessible parking spaces are on the shortest accessible route of travel per Washington State Building Code Section 1106.6. See accessible parking for buildings C and D as an example, there may be others.

236 UNITS

(Construction Set, Sheet A2, Site Plan)

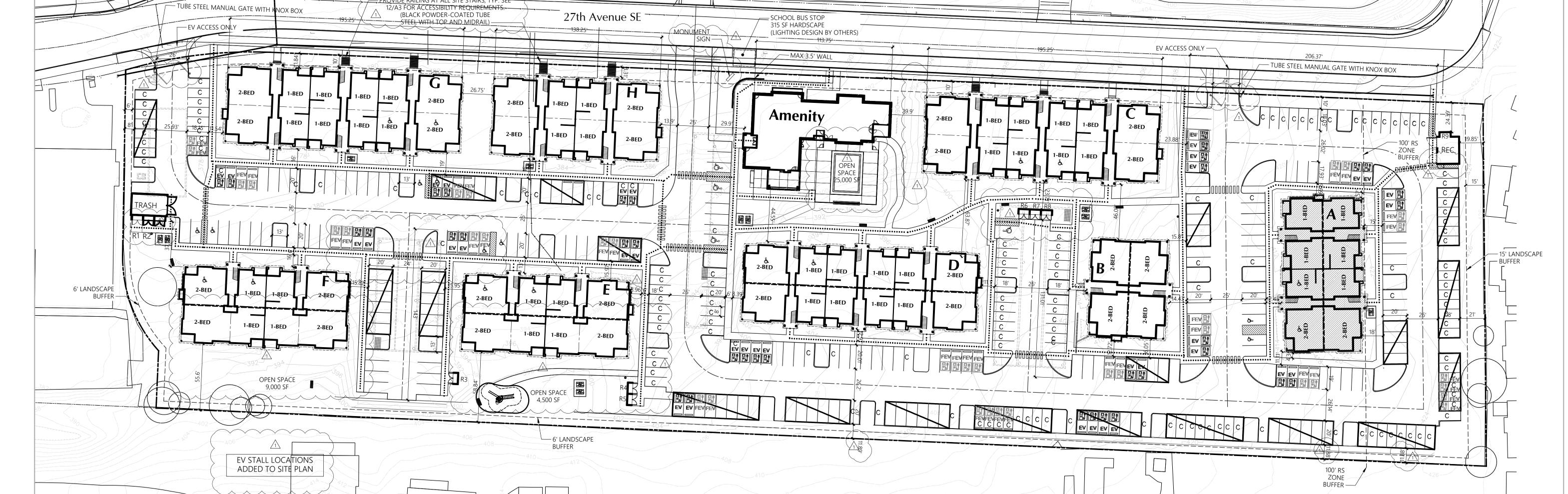
Provide a definition of "future electric vehicle charging stall infrastructure" as listed on the Site Key.

(Construction Set, Sheet A2, Site Key)

STALL INFRASTRUCTURE 1

Initial Publish Date: Date Plotted:

2-11-25 Job No.: Drawn By: 23-06 APT/HDM Sheet No.:



SITE PLAN

Sunset Garden Senior Living Apartments

10% of net lot area (33,910 SF) OPEN SPACE: 38,500 SF provided PRIVATE OPEN SPACE: 60 SF per ground floor unit 10' x 6' per upper story unit PARKING: 1.5 PARKING SPACES PER UNIT Required Parking: 354 Stalls Provided Parking: 354 Stalls **EASEMENTS**: no existing easements on site

202 27th Ave SE,

339,107 SF (7.785 Acres)

Min 16 units per acre (125 units)

Min 10% of net lot area (33,910 SF)

NORTH/FRONT : 10 FT setback to buildings WEST/SIDE : 0 FT Building setback - 6 FT landscape buffer SOUTH/REAR : 0 FT Building setback - 6 FT landscape buffer

EAST/SIDE: 25 FT Building setback - 15 ft landscape buffer

Puyallup, WA

419036006

RM-CORE

50' Max

Max 90%

no Max density

SITE INFORMATION

SITE ADDRESS:

PARCEL #:

SITE AREA:

SETBACKS:

DENSITY:

BUILDING HEIGHT:

LOT COVERAGE:

LANDSCAPE AREA:

ZONE:

UNOBSTRUCTED SIDE REACH

10"-24"

OBSTRUCTED SIDE HIGH REACH

OPERABLE PARTS

A 30"x48" CLEAR FLOOR SPACE SHALL BE PROVIDED AT ALL OPERABLE PARTS. ALL OPERABLE PARTS SHALL BE WITHIN ONE OR MORE OF THE REACH RANGES. 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 lbs MAX.



BUILDING BLOCKS CHAPTER 3

ACCESSIBLE ROUTE (PER IBC SECTION 1104)

AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC Transportation Stops, accessible parking, accessible passenger loading zones, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCES SERVED. when a building or portion of a building is required to be accessible, at least ONE ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE WALKWAYS AND TO THE

ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREAS AS A GENERAL CIRCULATION PATH.

ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS & DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS.

IF DOOR HAS BOTH

CLOSER AND LATCH

WALKING SURFACES

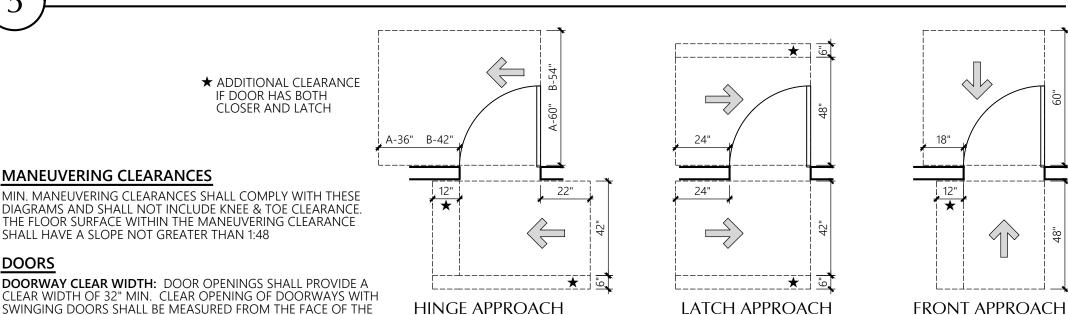
SLOPE: THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.

CHANGES IN LEVEL: CHANGES IN LEVEL SHALL COMPLY WITH SECTION 303 (see detail 1 ACC sheets)

CLEAR WIDTH: THE WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MIN. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" MIN. FOR A LENGTH OF 24" MAX. PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" MIN. IN LENGTH AND 36" MIN. IN WIDTH. FOR EXTERIOR ROUTES OF TRAVEL, THE CLEAR WIDTH PASSING SPACE: AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" SHALL

PROVIDE PASSING SPACES AT MAXIMUM INTERVALS OF 200 FEET. PASSING SPACES SHALL BE EITHER A 60"x60" MIN. SPACE, OR AN INTERSECTION OF WALKING SURFACES WITH A -SHAPED TURNING SPACE (See detail 1 ACC sheets), PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48" MIN. BEYOND THE INTERSECTION.

CESSIBLE ROUTE



DOORWAY CLEAR WIDTH: DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN. CLEAR OPENING OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED FROM THE FACE OF THE DOOR TO THE STOP WITH THE DOOR OPEN 90°

THRESHOLDS: IF PROVIDED, THRESHOLDS SHALL BE ½" MAX. IN HEIGHT & SHALL COMPLY WITH SECTIONS 302 & 303. (See detail 1 ACC sheets) DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON SIRLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE

CLOSING SPEED: DOORS WITH CLOSERS SHALL BE ADJUSTED SO THAT FROM A 90° OPEN POSITION, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12° FROM THE LATCH IS 5 SECONDS MIN.

AT LEAST AS WIDE -

LANDING

AS RAMP RUN

DOORS WITH A SPRING HINGE SHALL BE ADJUSTED SO THAT FROM A 70° OPEN POSITION THE TIME REQUIRED TO MOVE THE DOOR TO A CLOSED POSITION IS 1.5 SECONDS MIN. DOOR OPENING FORCE: HINGED, SLIDING OR FOLDING DOORS OTHER THAN FIRE DOORS SHALL HAVE AN OPENING FORCE AS FOLLOWS: INTERIOR DOORS: 5 lbs. MAX. EXTERIOR DOORS: 10 lbs. MAX.

DOORS

MANEUVERING CLEARANCES

SHALL HAVE A SLOPE NOT GREATER THAN 1:48

GENERAL: RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE MAX. CROSS SLOPE OF A RAMP SHALL BE 1:48. THE MAX. RISE FOR ANY RAMP RUN SHALL BE 30". LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

CHANGES IN LEVEL: CHANGES IN LEVEL SHALL COMPLY WITH SECTION 303 (See detail 1 ACC sheets)

CLEAR WIDTH: THE CLEAR WIDTH SHALL BE 36" MIN. FOR EXTERIOR ROUTES OF TRAVEL THE CLEAR WIDTH SHALL BE 44" MIN. THE HANDRAILS SHALL NOT PROJECT INTO THE REQUIRED 60" MIN. CLEAR WIDTH OF THE RAMP RUN.

RUN LEADING TO THE LANDING AND A MIN. CLEAR LENGTH OF 60". RAMPS THAT CHANGE DIRECTION AT THE LANDING SHALL BE SIZED TO PROVIDE A TURNING SPACE (See detail 1 ACC sheets) HANDRAILS: RAMP RUNS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS

EDGE PROTECTION: THE FLOOR SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12" BEYOND THE INSIDE FACE OF A RAILING OR THERE SHALL BE A 4" MIN. HEIGHT CURB OR A BARRIER AT THE EDGE OF THE RAMP OR LANDING CONSTRUCTED SO THAT IT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE

BARRIER SHALL PREVENT -PASSAGE OF 4" SPHERE

____60" MIN. LANDINGS: RAMPS SHALL HAVE LANDINGS AT THE BOTTOM & TOP OF EACH RAMP RUN WITH A MAX. SLOPE OF 1.48. CLEAR WIDTH OF LANDINGS SHALL BE AS WIDE AS THE WIDEST RAMP 36" CLR.

RAMP RUN

EXTENDED SURFACE-AT SAME LEVEL AS RAMP SURFACE

FLOOR SURFACE RAMP EDGE PROTECTION

CHANGE IN

DIRECTION

RUN

EXTENDED

THE MIN. WIDTH OF CURB RAMPS SHALL BE 36". ALL ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.

DETECTABLE WARNINGS SHALL CONTRACTOR OF CURB RAMP SHALL NOT BE STEEPER THAN 1:20. The Curb ramp shall have a max. Slope of 1:12 with a max. Cross slope of 1 :48. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE

ACCUMULATION OF WATER. A 36" MIN. LENGTH LANDING AT LEAST AS WIDE AS THE CURB RAMP SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES DETECTABLE WARNING (IF PROVIDED) CURB RAMP 1:12 MAX. SLOPE — Flared Sides 1:10 Max. Slope — CURB RAMP FLARES PAINTED IF ADJACENT CURB IS PAINTED

DETECTABLE WARNINGS

LANDING

DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER DETECTABLE WARNING SURFACES IN INTERIOR LOCATIONS SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT TRUNCATED DOMES SHALL BE ALIGNED IN A SQUARE PATTERN.

CENTER-TO-CENTER TOP DIAMETER 50% MIN. TO 65% MAX. OF THE -SPACING 1.6" MIN. BASE DIAMETER >TO 2.4" MAX. CHECK WITH LOCAL JURISDICTION ON WHERE DETECTABLE WARNINGS ARE REQUIRED. URRENTLY IBC & ANSI A117.1 ONLY DIAMETER REQUIRE DETECTABLE WARNINGS AT LIMITED & SPECIFIC LOCATIONS. .9" MIN.

CURB RAMPS AND DETECTABLE WARNINGS

ACCESSIBLE ROUTES **CHAPTER 4**

ACCESSIBLE PARKING SPACES

LOCATION: PER IBC SECTION 1106.6, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. WHERE PRACTICAL THE ACCESSIBLE ROUTE SHALL NOT CROSS LANES OF TRAFFIC. WHERE CROSSING TRAFFIC LANES IS NECESSARY, THE ROUTE SHALL BE DESIGNATED AND MARKED AS A CROSSWALK.

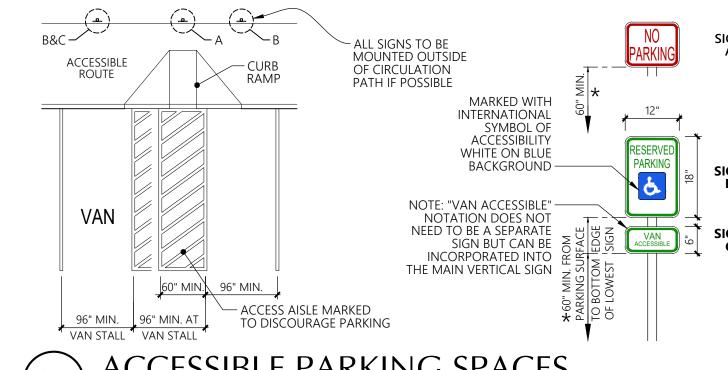
PARKING STALL SIZE: CAR AND VAN PARKING SPACES SHALL BE 96" MIN. WIDTH. ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60" MIN. IN WIDTH. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96" MIN. IN WIDTH. ACCESS AISLE: CAR AND VAN PARKING SPACES SHALL HAVE AN ADJACENT ACCESS AISLE ON EITHER SIDE OF THE PARKING SPACE. THE ACCESS AISLES SHALL BE 60" MIN. IN WIDTH FOR CAR STALLS AND 96" MIN. IN WIDTH FOR VAN STALLS AND EXTEND THE FULL LENGTH OF AND AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM

FLOOR SURFACES: PARKING STALLS & ADJACENT ACCESS AISLES SHALL HAVE A SURFACE SLOPE NOT GREATER THAN 1:48. VERTICAL CLEARANCE: ACCESSIBLE VAN PARKING STALLS, ACCESS AISLES SERVING THEM, & VEHICULAR ROUTES SERVING THE VAN SPACE SHALL HAVE A VERTICAL CLEARANCE OF 98" MIN.

IDENTIFICATION: ACCESSIBLE PARKING SPACES SHALL BE INDICATED BY A VERTICAL SIGN. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY THAT IS WHITE WITH A BLUE BACKGROUND. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". A VERTICAL "NO PARKING" SIGN SHALL BE ERECTED AT THE HEAD OF EACH ACCESS AISLE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE. THESE SIGNS MAY INCLUDE ADDITIONAL LANGUAGE SUCH AS, BUT NOT LIMITED TO, AN INDICATION OF THE AMOUNT OF THE MONETARY PENALTY FOR PARKING IN THE SPACE WITHOUT A VALID PERMIT OR THE ACCESS AISLE. THESE SIGNS SHALL BE 60" MIN. ABOVE THE FLOOR OF THE PARKING SPACE MEASURED TO THE BOTTOM OF THE SIGN.

SIGN MOUNTING: SIGNS ARE TO BE MOUNTED COMPLETELY OUTSIDE OF CIRCULATION PATHS WHEREVER POSSIBLE WHERE MOUNTING IS NECESSARY WITHIN A PATH OF CIRCULATION, SIGNS SHALL MEET THE REQUIREMENTS OF IBC **SECTION 1003.3** FOR PROTRUDING OBJECTS AND POST-MOUNTED OBJECTS.

★ SIGNS MOUNTED ON POSTS WITHIN A CIRCULATION PATH SHALL BE INSTALLED WITH A VERTICAL CLEARANCE OF 80" MIN. FROM THE LOWEST POINT OF THE SIGN(S) TO THE WALKING SURFACE. IF A POST MOUNTED SIGN IS SIZED SUCH THAT IT PROTRUDES 4" MAX. FROM THE MOUNTING POST, THEN THE MOUNTING HEIGHT SHALL BE MOUNTED AT 60" MIN. ABOVE THE PARKING SURFACE SO AS TO NOT BE OBSTRUCTED BY ANY PARKED VEHICLES.

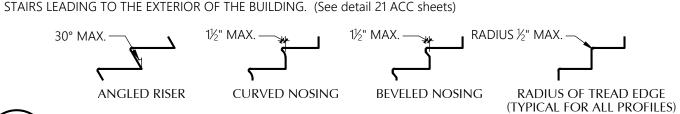


ACCESSIBLE PARKING SPACES

ACCESSIBLE STAIR REQUIREMENTS

ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4" HIGH MIN. AND 7" HIGH MAX. TREADS SHALL BE 11" DEEP MIN. OPEN RISERS ARE NOT PERMITTED & TREADS SHALL HAVE A SLOPE NOT MORE THAN 1:48.

STAIR NOSINGS SHALL CONFORM TO THE DIAGRAMS SHOWN HERE AND THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD. STAIR TREADS & LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF WATER. FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LANDING ADJACENT TO THE STAIRWELL DOOR LEADING INTO THE CORRIDOR. SIGNS SHALL BE IN RAISED CHARACTERS & BRAILLE. "EXIT" SIGNS SHALL BE LOCATED AT

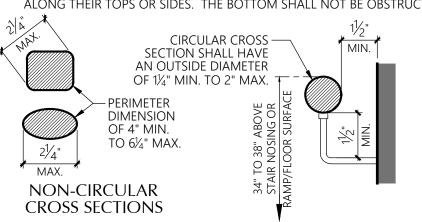


ACCESSIBLE STAIRS

HANDRAILS

HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS & RAMPS. THEY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACKS SHALL BE CONTINUOUS BETWEEN

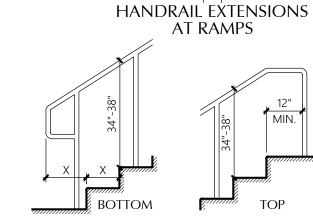
HANDRAIL GRIPPING SURFACES & ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS & SHALL HAVE ROUNDED EDGES. THEY SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOM SHALL NOT BE OBSTRUCTED FOR MORE THAN 20% OF IT'S LENGTH



HANDRAIL EXTENSIONS EXTENSIONS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF A STAIR FLIGHT OR RAMP RUN EXCEPT FOR THE INSIDE CONTINUOUS HANDRAIL AT SWITCHBACK STAIRS OR RAMPS HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE LANDING

SURFACE, OR BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT

STAIR FLIGHT OR RAMP RUN. AT THE BOTTOM OF A STAIR FLIGHT THE HANDRAIL SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING



HANDRAILS



HANDRAIL EXTENSIONS AT STAIRS

GENERAL SITE & BLDG. ELEMENTS CHAPTER 5

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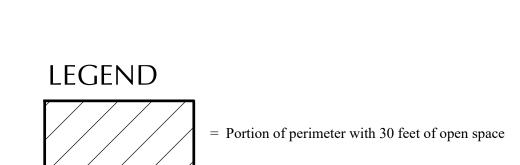
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Revisions No. Date Description

Initial Publish Date:

Date Plotted: 12-20-24 Job No.: Drawn By: APT/DJV/JLL

Sheet No.:



FRONTAGE INCREASE TO BUILDING AREA

Per IBC Section 506.3 buildings that adjoin or have access to a public way or qualifying green space for more than 25% of their total perimeter are eligible for an area factor increase based

To qualify for an area factor increase based on frontage, the public way or open space adjacent to the building perimeter shall have a minimum distance (W) of 20 feet, and only the first 30 feet shall be considered in the calculation. The measurement shall be to the nearest lot line, the entire width of a street, alley or public way, or the exterior face of an adjacent building on the

For purposes of simplifying this calculation only those portions of perimeter fronting right of way or green space with a dimension of 30 feet or more are considered. Those portions of perimeter that front areas that may qualify (are more than 20 feet, but are less than 30 feet) are not included in the frontage calculation.

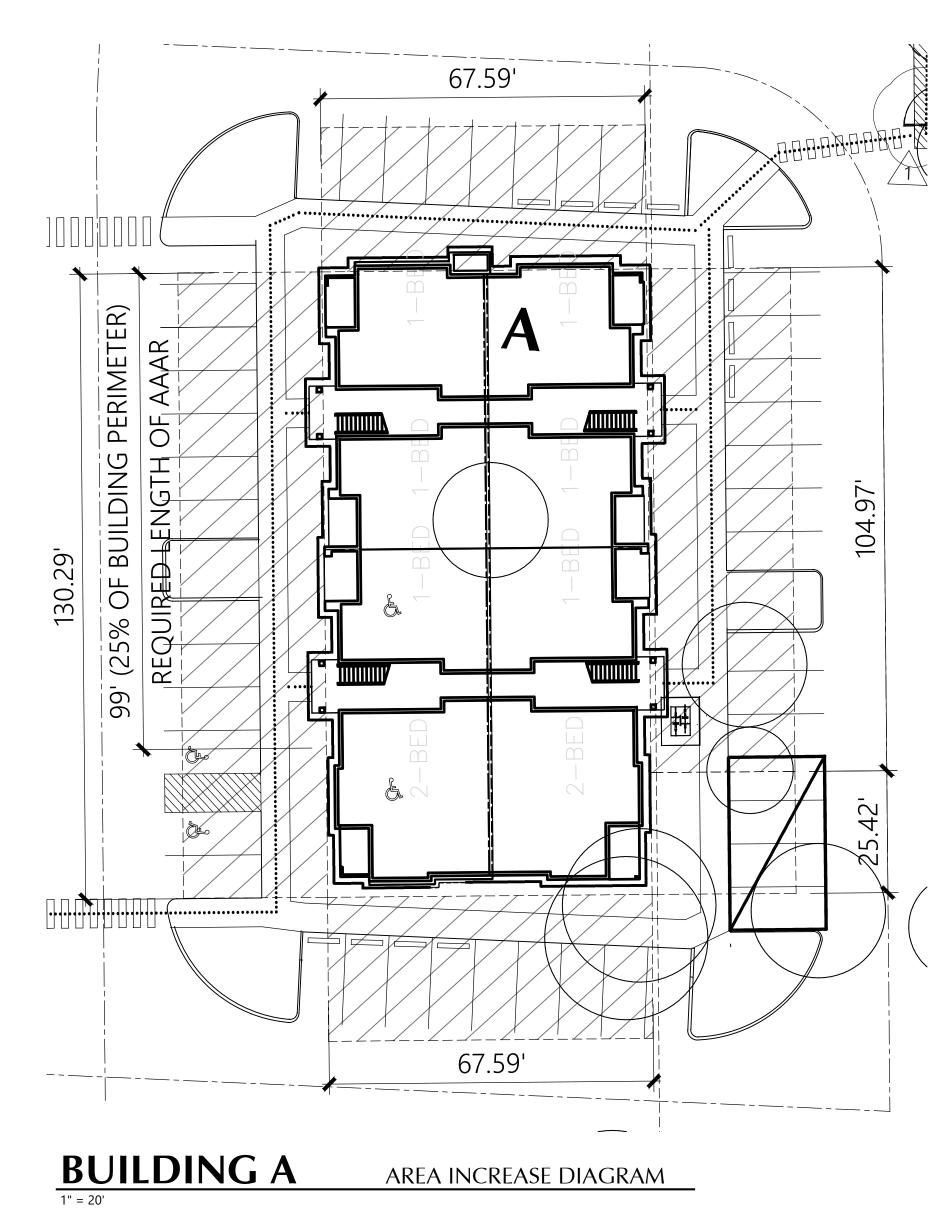
Frontage Area increase calculation: $I_f = [F/P-0.25]W/30$ $I_f = \text{area of increase due to frontage}$ F = Building perimeter that fronts on a public way or open space P = Full building perimeter W = Width of public way or open space (max of 30') For Building A F = 370.44' P = 395.76' W = 30' $I_f = [370.44'/395.76'-0.25]30'/30' = \textbf{0.68 factor of increase due to frontage}$

ALLOWABLE BUILDING AREA

Per IBC Table 506.2: Buildings of R-2 occupancy with VB construction type are allowed to have an area of 7,000 square feet per floor. With the area factor increase from above this allowable area per floor is increased as follows: $7,000 \text{ s.f.} + (7,000 \text{ s.f.} \times 0.68) = 11,802 \text{ square feet per floor allowed}$

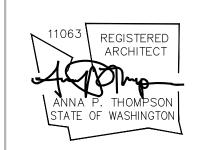
Proposed floor area for Building A

Bsmt: 3,898 s.f.
Floor 1: 7,592 s.f.
Floor 2: 7,550 s.f.
Floor 3: 7,563 s.f.



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e Diagram

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Bradley Heights Apartments

> Puyallup, Wa

Timberlane Partners

Revisions

No. Date Description

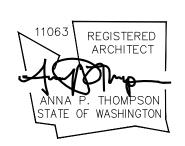
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Date Plotted: 12-20-24

Job No.: Drawn By:

23-06 Sheet No.:

A4



ions

Building A

Grade PI

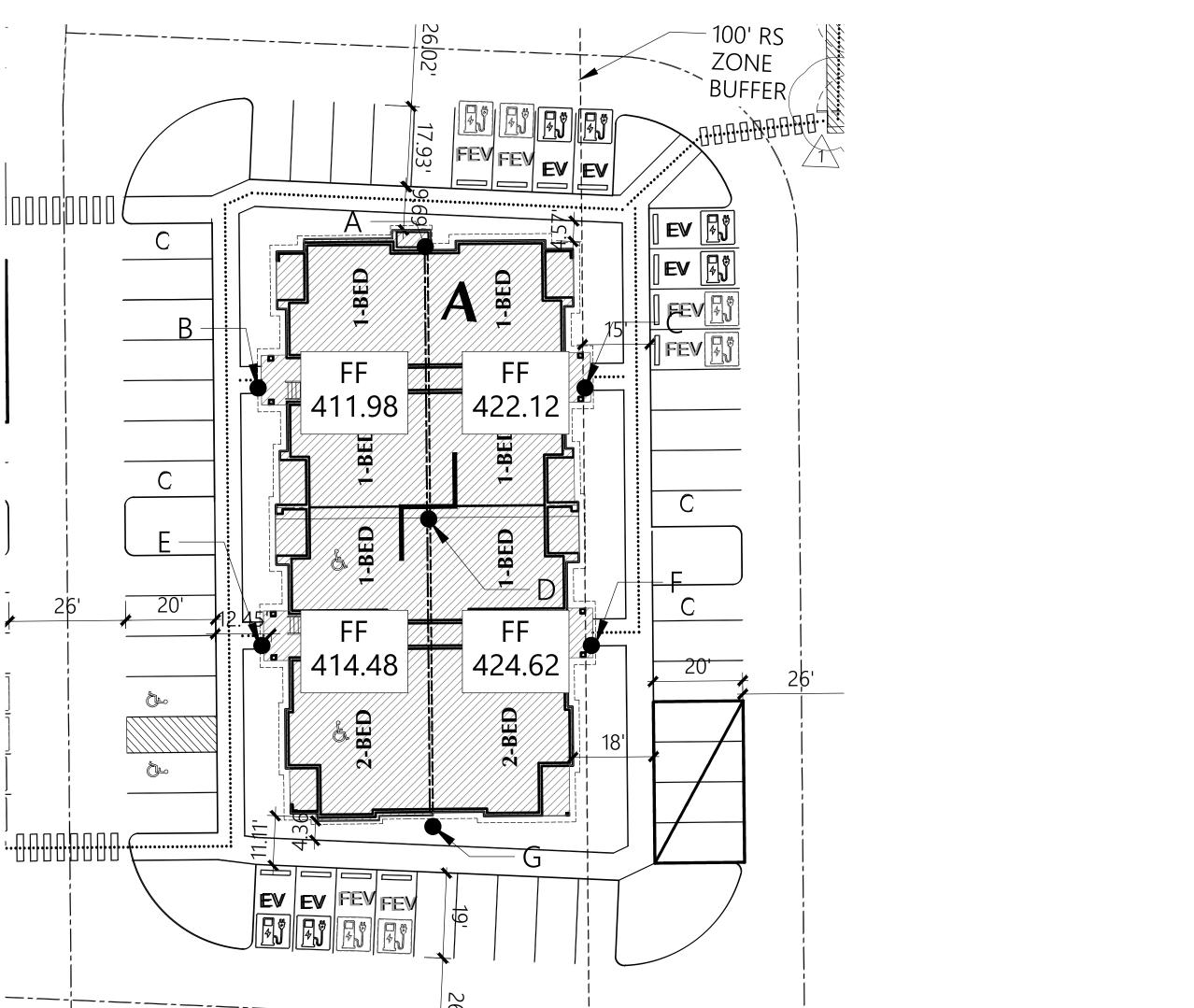
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IBC SECTION 202 DEFINITIONS

BASEMENT. A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"). THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.

STORY ABOVE GRADE PLANE. ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:

 MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR
 MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT

GRADE PLANE. A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET (1829 MM) FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET (1829 MM) FROM THE BUILDING.

BUILDING A

AVERAGE GRADE ELEVATION AT EACH EXTERIOR WALL:

SEGMENT 1:
POINT A
POINT B
POINT C
POINT D
= 415.58
POINT C
= 420.45
POINT D
= 416.38
1663.96/4 = 415.99 AEG

FIRST FLOOR (FLOOR NEXT ABOVE GRADE PLANE) IS LESS THAN 6-FEET (ACTUAL 5.72 FEET) BELOW FIRST FLOOR FINISHED FLOOR ELEVATION OF 422.12.

 SEGMENT 2:

 POINT D
 = 416.38

 POINT E
 = 414.05

 POINT F
 = 422.95

 POINT G
 = 419.76

 1673.14/4 = 418.30 AEG

FIRST FLOOR (FLOOR NEXT ABOVE GRADE PLANE)
IS LESS THAN 6-FEET (ACTUAL 5.29 FEET) BELOW
FIRST FLOOR FINISHED FLOOR ELEVATION OF 424.62.

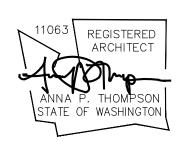
BUILDING A QUALIFIES AS 3-STORY OVER BASEMENT



GRADE PLANE CALCULATIONS

Sheet No.:

12-20-24



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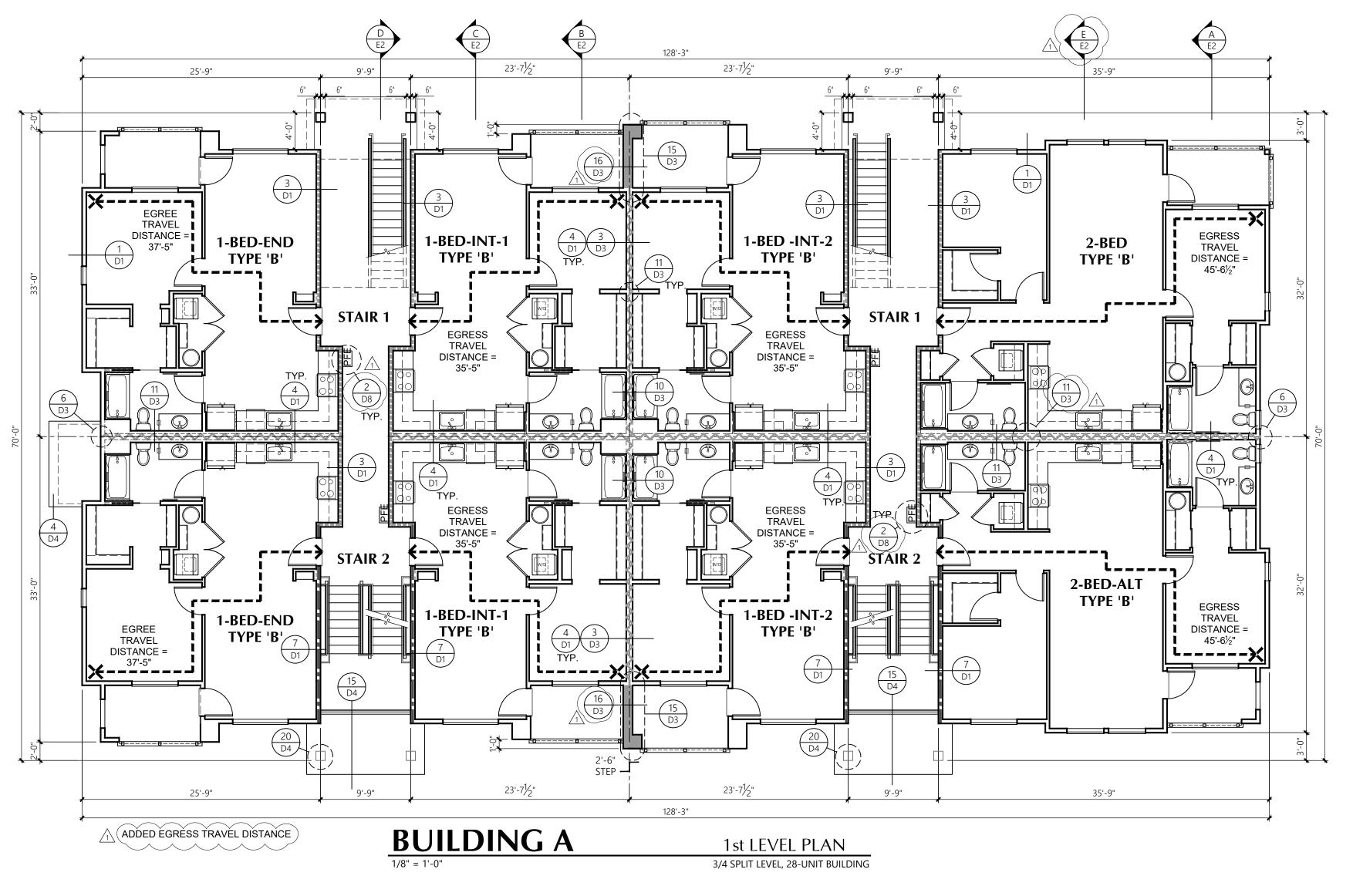
8-30-24 Owner Changes/ Permit Corrections

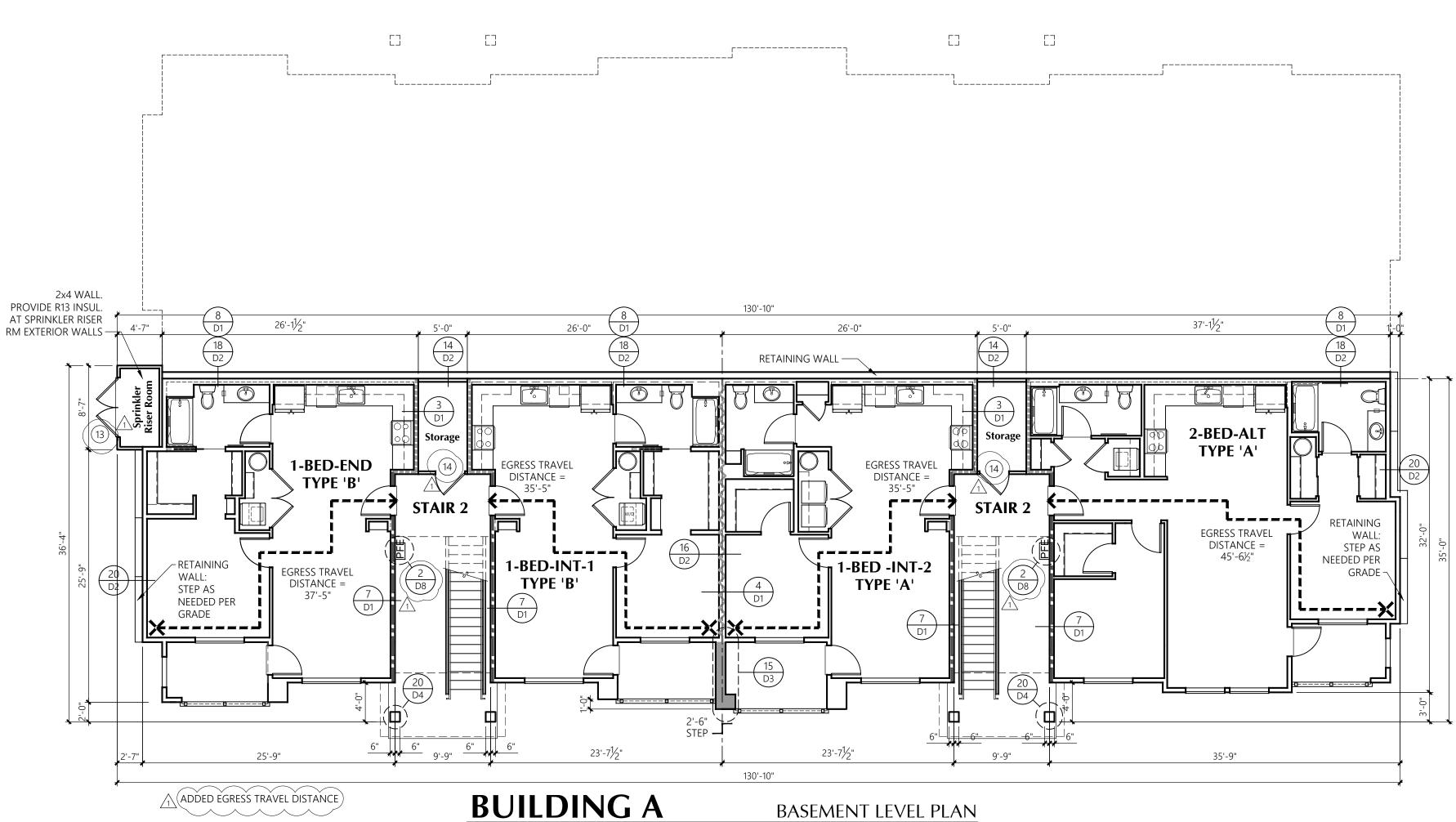
Initial Publish Date: Date Plotted: 12-20-24

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Sheet No.: **B**1







LEGEND EXTENT OF 1-HR FIRE PARTITION

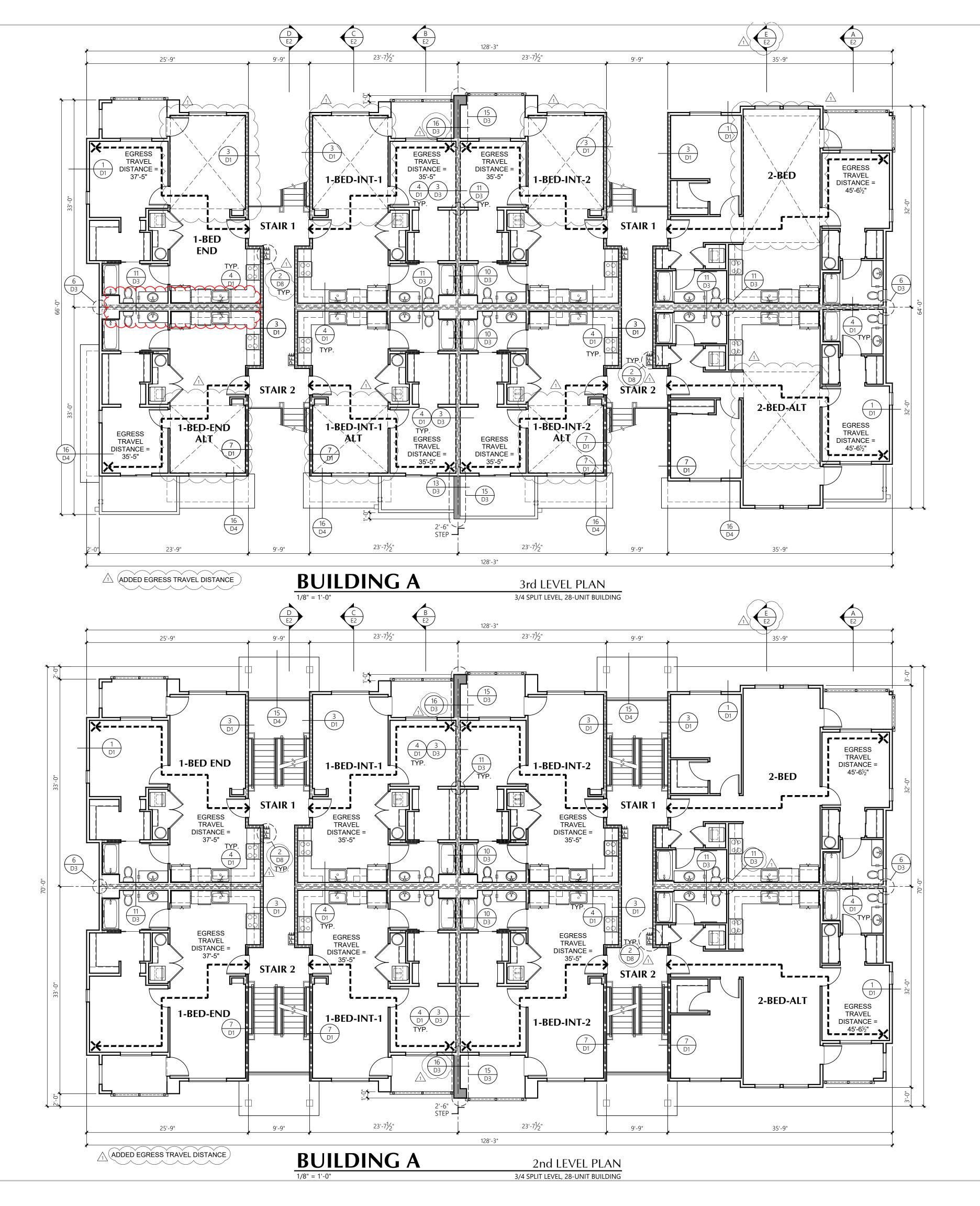
1-HR FIRE PARTITION SEPARATES THE INTERIOR SPACES BETWEEN UNITS IN THE SAME BUILDINGS. IT'S EXTENT ENDS WHERE ONE SIDE Would be an exterior face., See 4/D1

EXTENT OF 1-HR FIRE BARRIER AROUND EXIT STAIRS/CORRIDOR, SEE 3/D1) EXTENT OF 2-HR FIRE BARRIER
AROUND EXIT STAIRS, SEE 7/D1

EXTENT OF 1-HR EXTERIOR WALL,

SEE LOCATION SPECIFIC DETAIL FE* - SEMI RECESSED FIRE EXTINGUISHER Cabinet/See Detail 2/D7

(X) door tag, see sheet u14)/



LEGEND

1-HR FIRE PARTITION SEPARATES THE INTERIOR

BUILDINGS. IT'S EXTENT ENDS WHERE ONE SIDE WOULD BE AN EXTERIOR FACE., SEE 4/D1

EXTENT OF 2-HR FIRE BARRIER

AROUND EXIT STAIRS, SEE 7/D1

SEE LOCATION SPECIFIC DETAIL

FE* - SEMI RECESSED FIRE EXTINGUISHER

Cabinet/See Detail 2/D7

X DOOR TAG, SEE SHEET U14 $\frac{1}{2}$

AROUND EXIT STAIRS/CORRIDOR, SEE 3/D1/

EXTENT OF 1-HR FIRE PARTITION

SPACES BETWEEN UNITS IN THE SAME

EXTENT OF 1-HR FIRE BARRIER

EXTENT OF 1-HR EXTERIOR WALL,

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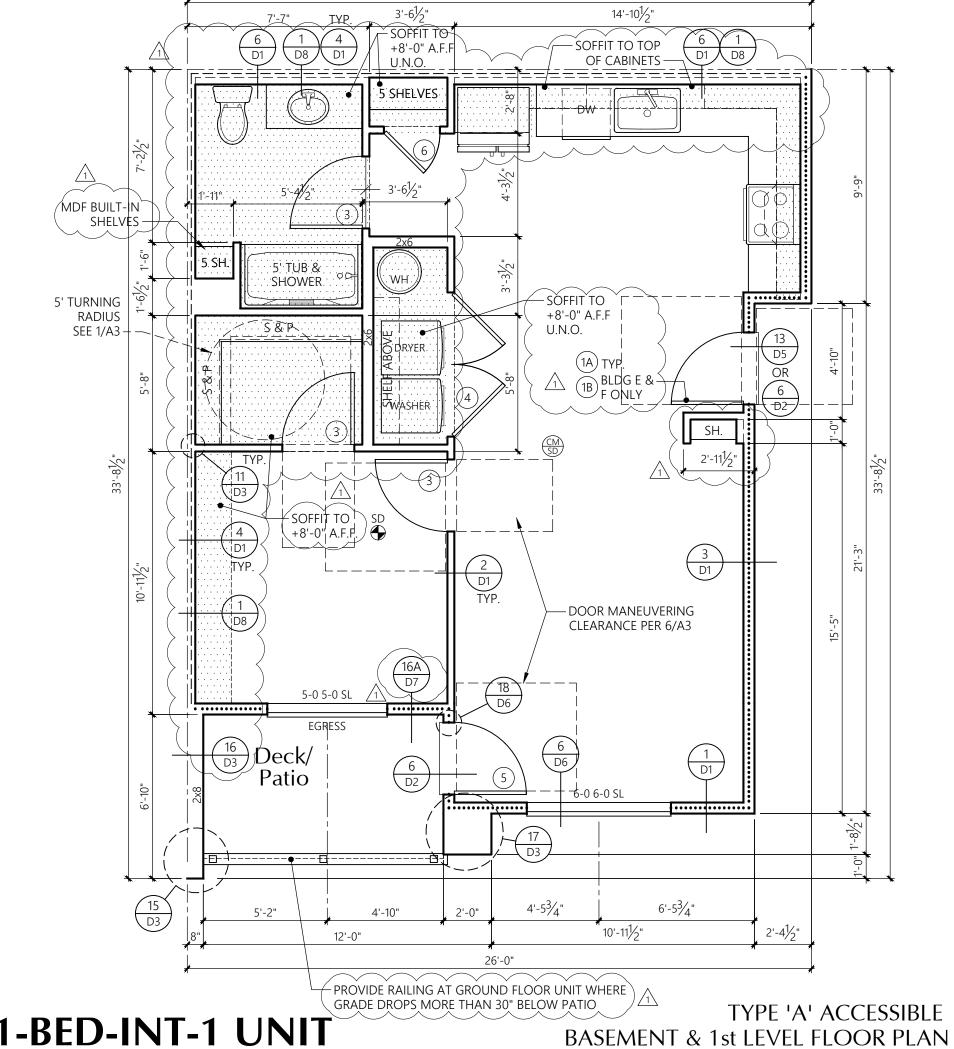
Job No.: 23-06 APT/HDM/TMK Sheet No.:

B2

(Construction Set, Sheet U4-U5, Unit Plan Notes)

Unit Plan Notes identify that R-13 insulation will be provided on 1 side U.N.O., but detail 4/D1states to insulate both sides U.N.O. Please clarify if the wall will be insulated on both sides or one side only.

(Construction Set, Sheet U4-U5, Unit Plan Notes)



1/4" = 1'-0"

(Construction Set, Sheet U4-U5, Door Key)

Door Key references Sheet U13 update plan or

sheet numbers as needed, as there is no Sheet

DOOR KEY: X DOOR TAG. SEE SHEET U13 FOR SCHEDULE

WINDOW KEY:

FIX = FIXED/PICTURE

SH = SINGLE HUNG

SGD = SLIDING GLASS DOOR

SL = SLIDER

WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IT MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, AND MOUNTED NOT TO EXCEED 48" ABOVE THE FINISHED FLOOR.

GYPSUM WALLBOARD SCHEDULE EXCEPT WHERE NOTED OTHERWISE, 5/8" TYPE 'X' GYPSUM WALLBOARD SHALL BE USED THROUGHOUT; ON INTERIOR NON-RATED WALLS, EXTERIOR WALLS, CORRIDOR WALLS, AND 1-HOUR AND 2-HOUR FIRE-RATED

STANDARD PLATE HEIGHT: 9'-1" SEE ELEVATION SHEETS FOR

WINDOW HDR IS 8'-0" UNLESS NOTED OTHERWISE

AND ACCESSIBILITY REQUIREMENTS.

UNIT PLAN NOTES

2x6'S AT EXTERIOR WALLS FRAMING: 2x4'S AT INTERIOR WALLS UNLESS NOTED OTHERWISE.

R-21 BATT INSULATION U.N.O. ---- R-13 BATT INSULATION 3½" ACOUSTICAL INSULATION ONE SIDE OF PARTYWALL, U.N.O.

LOCATION OF SOFFIT FOR VENT RUNS. SOFFIT HEIGHT +8'-0" A.E.F. U.N.O. ON PLANS; SEE DETAIL 1/D8

CARBON MONOXIDE/SMOKE DETECTOR

SMOKE DETECTOR

CONCEALED SPACES SHALL BE FIRESTOPPED IN BOTH DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.

ALL GLAZING SHALL CONFORM TO THE 2018 IBC, CHAPTER 24, SEC. 2406, SAFETY GLAZING. GLAZING IN ALL DOORS SHALL BE SAFETY TYPE AND ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE SHALL BE SAFETY TYPE.

PROVIDE 5/8" TYPE 'X' (MIN.) GYPSUM SHEATHING ON WALLS BEHIND TUB/SHOWERS TO SATISFY FIRE REQUIREMENTS AT PARTYWALL CONDITION. PROVIDE $^3\!4$ " PLYWOOD UNDER TUB IN PLACE OF THE GYPCRETE, SEE DETAIL 14/D1

PROVIDE WATER RESISTANT GYPSUM WALLBOARD BEHIND TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.

NO PLUMBING SHALL BE LOCATED IN THE 1" AIR SPACE OF FIRE PARTITIONS OR FIRE WALLS.

ALL BEDROOM AND BATHROOM DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE THE ADJACENT FLOOR COVERING.

THE FRONT DOOR SHALL BE OPENABLE FROM THE INSIDE

FLOOR TO FLOOR HEIGHTS

SEE SHEET U6 FOR INTERIOR ELEVATIONS

FOUNDATION PERIMETER - R-10 RIGID INSULATION TO A DEPTH OF 24" OR TO TOP OF FOOTING AT HEATED PERIMETER

INSULATION

EXTERIOR WALLS: FIBERGLASS BATTS OR BLANKETS 2x6 WALLS - R21

FLOORS OVER UNHEATED SPACES - R30 ATTICS AND ROOF ASSEMBLIES - R-49 FULL HEIGHT OF UNCOMPRESSED INSULATION EXTENDS OVER THE WALL TOP PLATE AT

THE EAVES EXTERIOR DOORS: MAIN ENTRY U=0.20 ALL OTHERS U=0.40

WINDOWS: MILGARD VINYL TYPE (VINYL) MODEL U-VALUE 6110 ARGON/LoE 0.24 or BETTER SLIDING FIXED 6310 ARGON/LoE 0.24 or BETTER SINGLE HUNG 6210 ARGON/LoE 0.24 or BETTER DBL. SLIDER 8125 ARGON/LoE 0.24 or BETTER 6610 ARGON/LoE 0.24 or BETTER

NOTE: ALL CONCEALED OR EXPOSED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

ACCESSIBILITY NOTES:

BY CHAPTER 11 OF THE 2018 IBC.

ACCESSIBILITY REQUIREMENTS.

WINDOWS).

ALL GROUND FLOOR UNITS IN THIS PROJECT MUST MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE B' ACCESSIBLE UNITS AS REQUIRED

Total SF

AREA SUMMARY

Heated SF | Patio/Deck SF

684

INCLUDED IN THE ABOVE GROUND FLOOR UNITS 5% OF ALL UNITS NEED TO MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE A' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC.

SEE BUILDING PLANS FOR LOCATION OF 'TYPE A' UNITS SEE SHEET U9 FOR SPECIFIC ADAPTABILITY STANDARD FOR BOTH 'TYPE A' AND 'TYPE B' ACCESSIBLE UNITS. SEE INTERIOR ELEVATION SHEETS FOR ADDITIONAL

LIGHTING CONTROLS, ELECTRICAL SWITCHES, ENVIRONMENTAL CONTROLS, OPERATING HARDWARE FOR DOORS AND WINDOWS, AND PLUMBING FIXTURE CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. EXCEPT FOR OPERABLE DOOR HARDWARE, SUCH ITEMS SHALL BE 15" MINIMUM AND 44" MAXIMUM ABOVE THE FLOOR (48" FOR

OPERABLE ENTRY DOOR HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

OPENING FORCES FOR ENTRY DOOR SHALL BE: 15 POUNDS TO RELEASE THE LATCH 30 POUNDS TO SET DOOR IN MOTION 15 POUNDS TO OPEN DOOR TO FULL 90° FORCE MEASURED AT LATCH SIDE OF DOOR.

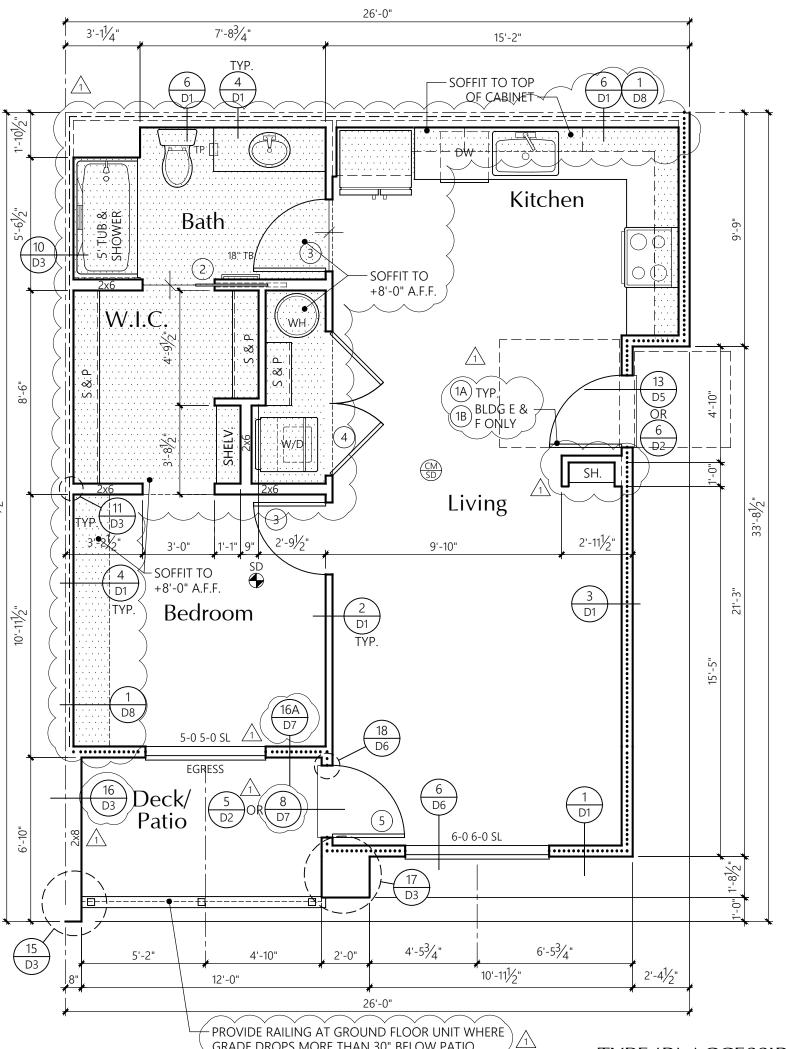
THE DOOR CLOSER ON THE ENTRY DOOR SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90° TO AN OPEN POSITION OF 12° IN NOT LESS THAN 5 SECONDS.

OPENING FORCE OF ALL SWINGING INTERIOR DOORS AND THE SLIDING GLASS DOOR SHALL NOT EXCEED 5 POUNDS APPLIED TO THE LATCH SIDE OF THE DOOR.

THE FORCE REQUIRED TO ACTIVATE ALL OTHER OPERABLE ITEMS LISTED ABOVE SHALL BE

*BIFOLD DOOR HARDWARE AT LAUNDRY TO BE 'FULL ACCESS HARDWARE'.

_____ THE 30"x48" CLEAR FLOOR 30X48 SPACE IS REQUIRED AT EACH FIXTURE OR LOCATION SHOWN ON THE FLOOR PLAN.

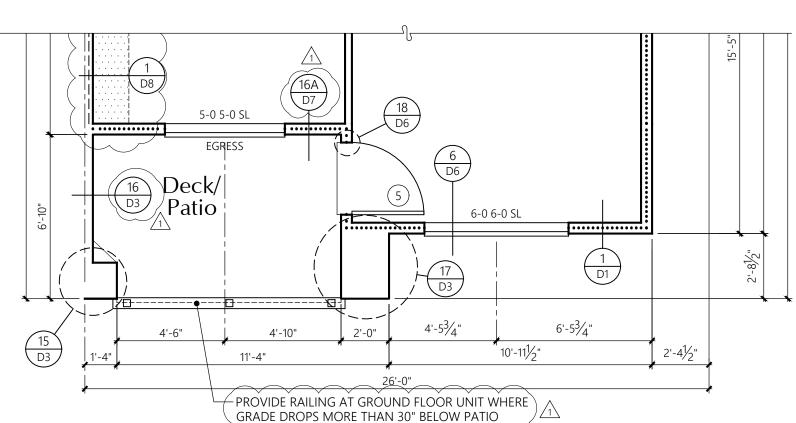


1-BED-INT-1 UNIT

1/4" = 1'-0"

GRADE DROPS MORE THAN 30" BELOW PATIO TYPE 'B' ACCESSIBLE BASEMENT & 1st LEVEL FLOOR PLAN

> AREA SUMMARY Heated SF | Patio/Deck SF 684 Total SF



1-BED-INT-2 UNIT

TYPE 'A' & 'B' ACCESSIBLE BASEMENT & 1st LEVEL FLOOR PLAN

*	SEE 1-BED-INT-1 UNIT TYPE 'A' OR	
	1-BED-1-INT TYPE 'B' FOR	
	REMAINDER OF UNIT	
		T-4-10

AREA SUMMARY									
Heated SF Patio/Deck SF									
Total SF 684 71									

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Bradley Heights **Apartments**

Puyallup,

Timberlane Partners

Revisions

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1 8-30-24 Owner Changes/ Permit Corrections

Initial Publish Date: Date Plotted:

Sheet No.:

2-11-25 Job No.: Drawn By: 23-06 APT/HDM/TMK

-- R-13 BATT INSULATION
3½" ACOUSTICAL INSULATION ONE
SIDE OF PARTYWALL, U.N.O.

LOCATION OF SOFFIT FOR VENT
RUNS. SOFFIT HEIGHT +8'-0" A.F.F.
U.N.O. ON PLANS; SEE DETAIL 1/D8

SMOKE DETECTOR

CARBON MONOXIDE/SMOKE DETECTOR

CONCEALED SPACES SHALL BE FIRESTOPPED IN BOTH DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.

ALL GLAZING SHALL CONFORM TO THE 2018 IBC, CHAPTER 24, SEC. 2406, SAFETY GLAZING. GLAZING IN ALL DOORS SHALL BE SAFETY TYPE AND ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE SHALL BE SAFETY TYPE.

PROVIDE ⁵/₈" TYPE 'X' (MIN.) GYPSUM SHEATHING ON WALLS BEHIND TUB/SHOWERS TO SATISFY FIRE REQUIREMENTS AT PARTYWALL CONDITION. PROVIDE ³/₄" PLYWOOD UNDER TUB IN PLACE OF THE GYPCRETE, SEE DETAIL 14/D1

INSULATION

FOUNDATION PERIMETER - R-10 RIGID INSULATION TO A DEPTH OF 24" OR TO TOP OF FOOTING AT HEATED PERIMETER

EXTERIOR WALLS: FIBERGLASS BATTS OR BLANKETS 2x6 WALLS - R21

FLOORS OVER UNHEATED SPACES - R30
ATTICS AND ROOF ASSEMBLIES - R-49
FULL HEIGHT OF UNCOMPRESSED INSULATION
EXTENDS OVER THE WALL TOP PLATE AT
THE FAVES

THE EAVES

EXTERIOR DOORS: MAIN ENTRY U=0.20

ALL OTHERS U=0.40

WINDOWS: MILGARD VINYL
TYPE (VINYL) MODEL U-VALUE
SLIDING 6110 ARGON/LOE 0.24 OR BETTER
FIXED 6310 ARGON/LOE 0.24 OR BETTER
SINGLE HUNG 6210 ARGON/LOE 0.24 OR BETTER
DBL. SLIDER 8125 ARGON/LOE 0.24 OR BETTER
SGD 6610 ARGON/LOE 0.24 OR BETTER

NOTE: ALL CONCEALED OR EXPOSED INSULATION
SHALL HAVE A FLAME SPREAD INDEX OF NOT
MORE THAN 25 AND A SMOKE-DEVELOPED
INDEX OF NOT MORE THAN 450

STANDARD PLATE HEIGHT: 9'-1"

SEE ELEVATION SHEETS FOR FLOOR TO FLOOR HEIGHTS

WINDOW HDR IS 8'-0"
UNLESS NOTED OTHERWISE

SEE SHEET U6 FOR INTERIOR ELEVATIONS AND ACCESSIBILITY REQUIREMENTS.

PROVIDE WATER RESISTANT GYPSUM WALLBOARD BEHIND TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.

NO PLUMBING SHALL BE LOCATED IN THE 1" AIR SPACE OF FIRE PARTITIONS OR FIRE WALLS.

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THE FRONT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IT MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, AND MOUNTED NOT TO EXCEED 48" ABOVE THE FINISHED FLOOR.

GYPSUM WALLBOARD SCHEDULE

EXCEPT WHERE NOTED OTHERWISE, 5/8" TYPE 'X' GYPSUM WALLBOARD SHALL BE USED THROUGHOUT;

ON INTERIOR NON-RATED WALLS, EXTERIOR WALLS, CORRIDOR WALLS, AND 1-HOUR AND 2-HOUR FIRE-RATED WALLS

DOOR KEY:

X DOOR TAG. SEE SHEET U13 FOR SCHEDULE

WINDOW KEY:

TYPE:

FIX = FIXED/PICTURE

SL = SLIDER

SH = SINGLE HUNG

SGD = SLIDING GLASS DOOR

ACCESSIBILITY NOTES:

ALL GROUND FLOOR UNITS IN THIS PROJECT MUST MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE B' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC.

INCLUDED IN THE ABOVE GROUND FLOOR UNITS 5% OF ALL UNITS NEED TO MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE A' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC. SEE BUILDING PLANS FOR LOCATION OF 'TYPE A' UNITS

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OPERABLE ENTRY DOOR HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

OPENING FORCES FOR ENTRY DOOR SHALL BE: 15 POUNDS TO RELEASE THE LATCH 30 POUNDS TO SET DOOR IN MOTION 15 POUNDS TO OPEN DOOR TO FULL 90° FORCE MEASURED AT LATCH SIDE OF DOOR.

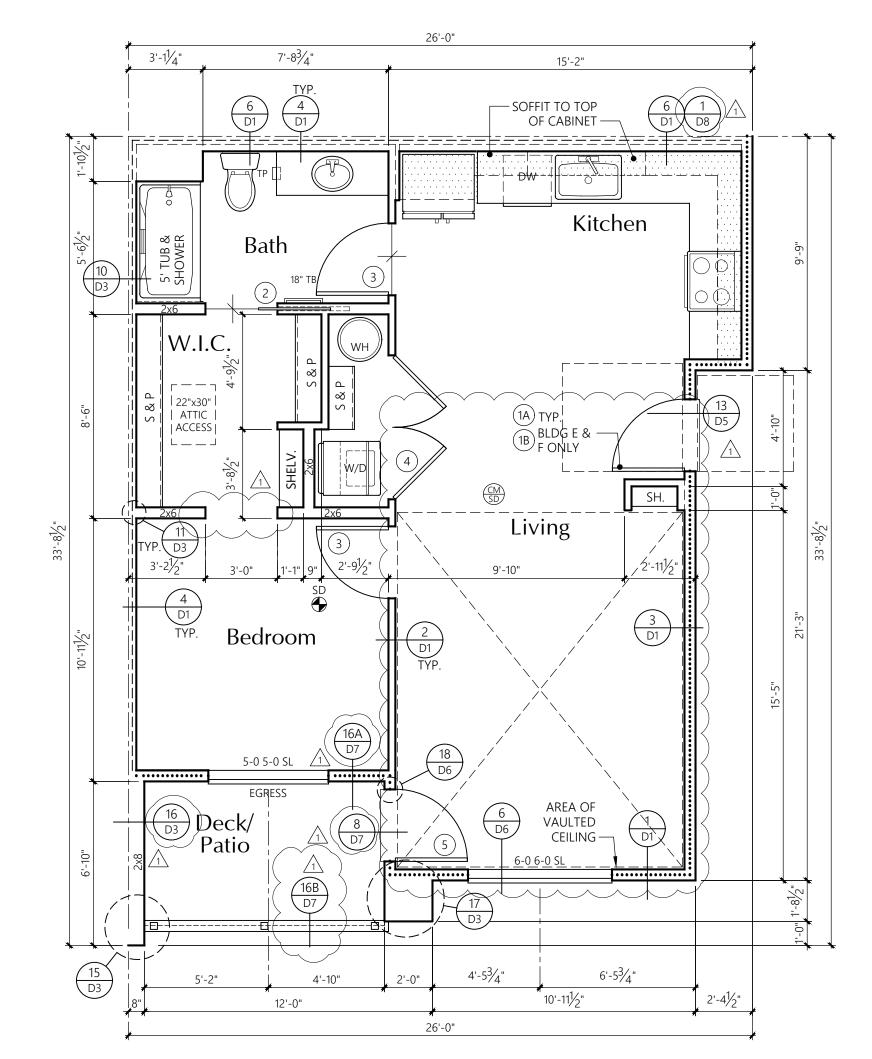
THE DOOR CLOSER ON THE ENTRY DOOR SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90° TO AN OPEN POSITION OF 12° IN NOT LESS THAN 5 SECONDS.

OPENING FORCE OF ALL SWINGING INTERIOR DOORS AND THE SLIDING GLASS DOOR SHALL NOT EXCEED 5 POUNDS APPLIED TO THE LATCH SIDE OF THE DOOR.

THE FORCE REQUIRED TO ACTIVATE ALL OTHER OPERABLE ITEMS LISTED ABOVE SHALL BE 5 POUNDS.

*BIFOLD DOOR HARDWARE AT LAUNDRY TO BE 'FULL ACCESS HARDWARE'.

THE 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT EACH FIXTURE OR LOCATION SHOWN ON THE FLOOR PLAN.



1-BED-INT-1 UNIT

NON-ACCESSIBLE 3rd LEVEL FLOOR PLAN

1/4" = 1'-0"

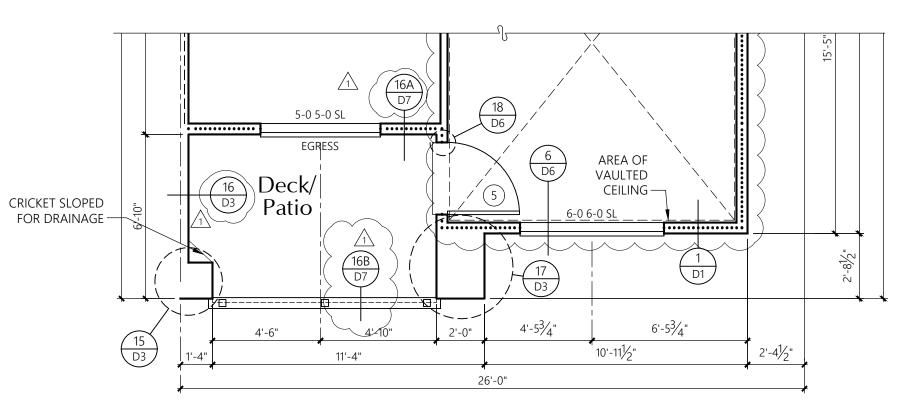
TOP FLOOR VENTS TO VENT THROUGH ROOF

AREA SUMMARY

Heated SF Patio/Deck SF

Total SF 684 61

* Side of exterior walls to which area was measured



1-BED-INT-2 UNIT

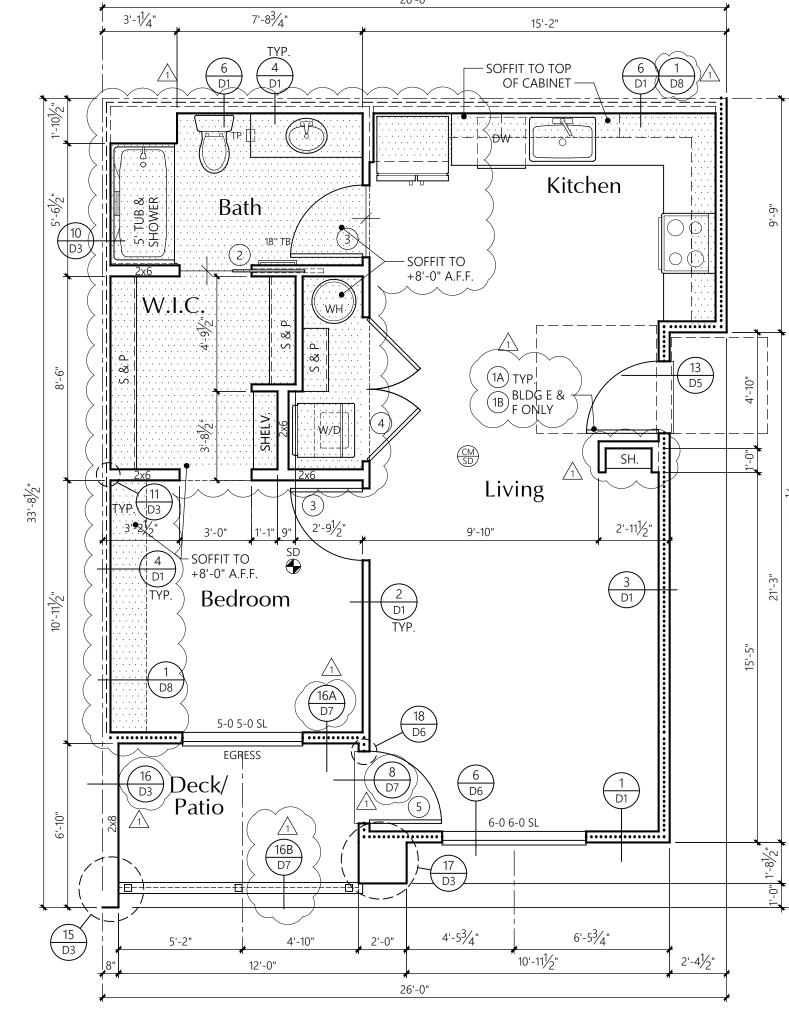
NON-ACCESSIBLE 3rd LEVEL FLOOR PLAN

AREA SUMMARY

Heated SF Patio/Deck SF

Total SF 684 71

* Side of exterior walls to which area was measured



1-BED-INT-1 UNIT

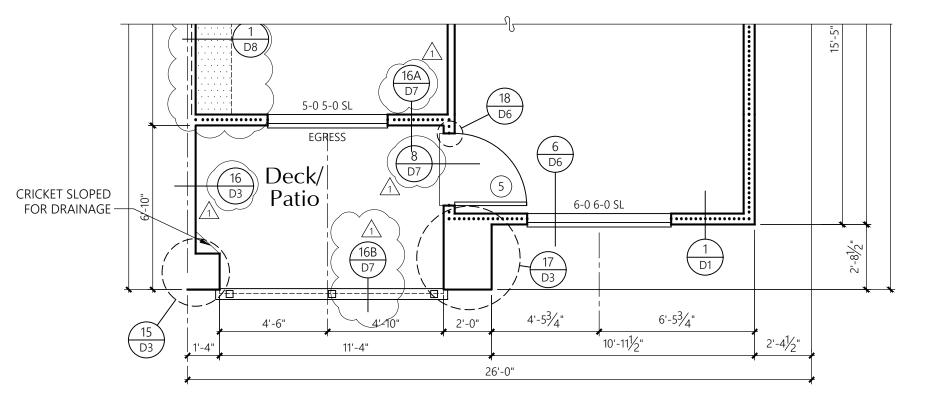
NON-ACCESSIBLE 2nd LEVEL FLOOR PLAN

AREA SUMMARY

Heated SF Patio/Deck SF

Total SF 684 61

* Side of exterior walls to which area was measured



1-BED-INT-2 UNIT

NON-ACCESSIBLE 2nd LEVEL FLOOR PLAN

AREA SUMMARY								
Heated SF Patio/Deck SF								
Total SF 684 71								
* Side of exterior walls to which area was measured								

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1-Bed-Int Unit

Bradley Heights Apartments

> Puyallup, Wa

Timberlane Partners

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U2

R-21 BATT INSULATION U.N.O.

R-13 BATT INSULATION

3½" ACOUSTICAL INSULATION ONE SIDE OF PARTYWALL, U.N.O.

LOCATION OF SOFFIT FOR VENT
RUNS. SOFFIT HEIGHT +8'-0" A.E.F.
U.N.O. ON PLANS; SEE DETAIL 1/D8

SMOKE DETECTOR

CARBON MONOXIDE/SMOKE DETECTOR

CONCEALED SPACES SHALL BE FIRESTOPPED IN BOTH DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.

ALL GLAZING SHALL CONFORM TO THE 2018 IBC, CHAPTER 24, SEC. 2406, SAFETY GLAZING. GLAZING IN ALL DOORS SHALL BE SAFETY TYPE AND ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE SHALL BE SAFETY TYPE.

PROVIDE %" TYPE 'X' (MIN.) GYPSUM SHEATHING ON WALLS BEHIND TUB/SHOWERS TO SATISFY FIRE REQUIREMENTS AT PARTYWALL CONDITION. PROVIDE ¾" PLYWOOD UNDER TUB IN PLACE OF THE GYPCRETE, SEE DETAIL 14/D1

INSULATION

FOUNDATION PERIMETER - R-10 RIGID INSULATION TO A DEPTH OF 24" OR TO TOP OF FOOTING AT HEATED PERIMETER

EXTERIOR WALLS: FIBERGLASS BATTS OR BLANKETS 2x6 WALLS - R21

FLOORS OVER UNHEATED SPACES - R30
ATTICS AND ROOF ASSEMBLIES - R-49
FULL HEIGHT OF UNCOMPRESSED INSULATION
EXTENDS OVER THE WALL TOP PLATE AT
THE EAVES

EXTERIOR DOORS: MAIN ENTRY U=0.20 ALL OTHERS U=0.40

WINDOWS: MILGARD VINYL
TYPE (VINYL) MODEL U-VALUE
SLIDING 6110 ARGON/LoE 0.24 or BETTER
FIXED 6310 ARGON/LoE 0.24 or BETTER
SINGLE HUNG 6210 ARGON/LoE 0.24 or BETTER
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NOTE: ALL CONCEALED OR EXPOSED INSULATION
SHALL HAVE A FLAME SPREAD INDEX OF NOT
MORE THAN 25 AND A SMOKE-DEVELOPED
INDEX OF NOT MORE THAN 450

STANDARD PLATE HEIGHT: 9'-1"

SEE ELEVATION SHEETS FOR FLOOR TO FLOOR HEIGHTS

WINDOW HDR IS 8'-0" UNLESS NOTED OTHERWISE

SEE SHEET U6 FOR INTERIOR ELEVATIONS AND ACCESSIBILITY REQUIREMENTS.

PROVIDE WATER RESISTANT GYPSUM WALLBOARD BEHIND TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.

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_GYPSUM WALLBOARD SCHEDULE

EXCEPT WHERE NOTED OTHERWISE, %" TYPE 'X' GYPSUM WALLBOARD SHALL BE USED THROUGHOUT;

ON INTERIOR NON-RATED WALLS, EXTERIOR WALLS, CORRIDOR WALLS, AND 1-HOUR AND 2-HOUR FIRE-RATED WALLS.

DOOR KEY:

X DOOR TAG. SEE SHEET U13 FOR SCHEDULE

WINDOW KEY:

TYPE:

FIX = FIXED/PICTURE

SL = SLIDER

SH = SINGLE HUNG

SGD = SLIDING GLASS DOOR

ACCESSIBILITY NOTES:

ALL GROUND FLOOR UNITS IN THIS PROJECT MUST MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE B' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC.

INCLUDED IN THE ABOVE GROUND FLOOR UNITS 5% OF ALL UNITS NEED TO MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE A' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC. SEE BUILDING PLANS FOR LOCATION OF 'TYPE A' UNITS

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LIGHTING CONTROLS, ELECTRICAL SWITCHES, ENVIRONMENTAL CONTROLS, OPERATING HARDWARE FOR DOORS AND WINDOWS, AND PLUMBING FIXTURE CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. EXCEPT FOR OPERABLE DOOR HARDWARE, SUCH ITEMS SHALL BE 15" MINIMUM AND 44" MAXIMUM ABOVE THE FLOOR (48" FOR WINDOWS).

OPERABLE ENTRY DOOR HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

OPENING FORCES FOR ENTRY DOOR SHALL BE: 15 POUNDS TO RELEASE THE LATCH 30 POUNDS TO SET DOOR IN MOTION 15 POUNDS TO OPEN DOOR TO FULL 90° FORCE MEASURED AT LATCH SIDE OF DOOR.

THE DOOR CLOSER ON THE ENTRY DOOR SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90° TO AN OPEN POSITION OF 12° IN NOT LESS THAN 5 SECONDS.

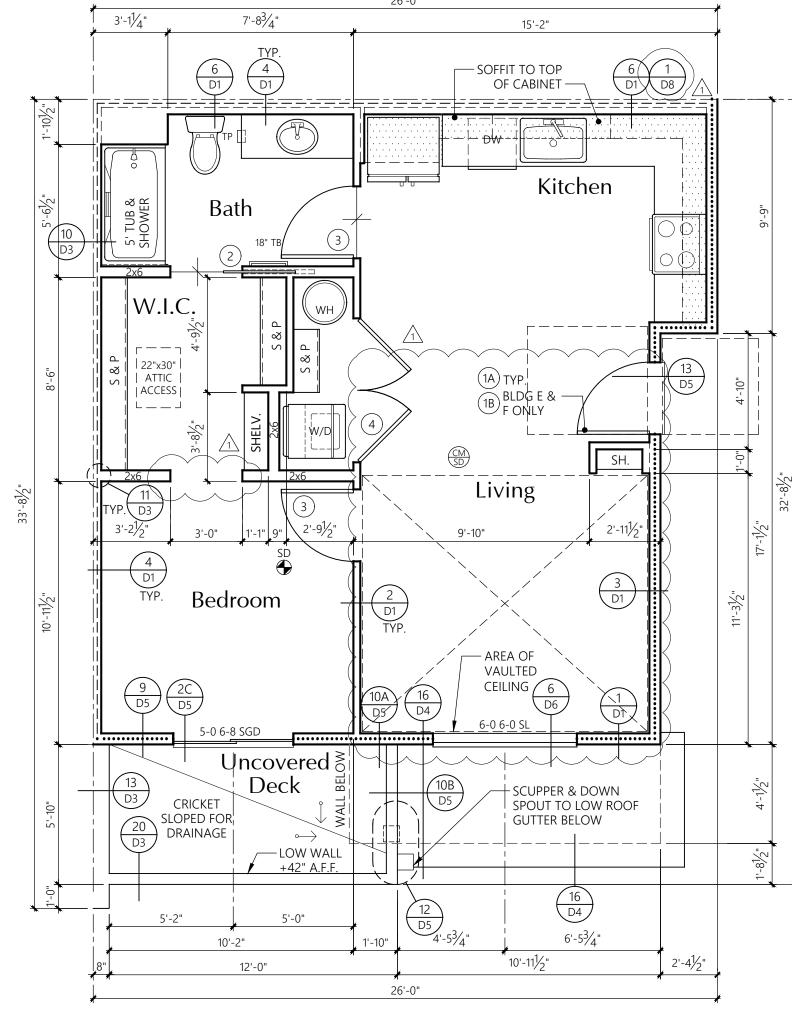
OPENING FORCE OF ALL SWINGING INTERIOR DOORS AND THE SLIDING GLASS DOOR SHALL NOT EXCEED 5 POUNDS APPLIED TO THE LATCH SIDE OF THE DOOR.

THE FORCE REQUIRED TO ACTIVATE ALL OTHER OPERABLE ITEMS LISTED ABOVE SHALL BE 5 POUNDS.

*BIFOLD DOOR HARDWARE AT LAUNDRY TO BE 'FULL ACCESS HARDWARE'.

THE 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT EACH FIXTURE OR LOCATION SHOWN ON THE FLOOR PLAN.

30X48 | | |



1-BED-INT-ALT-1

ALTERNATE 3rd LEVEL FLOOR PLAN

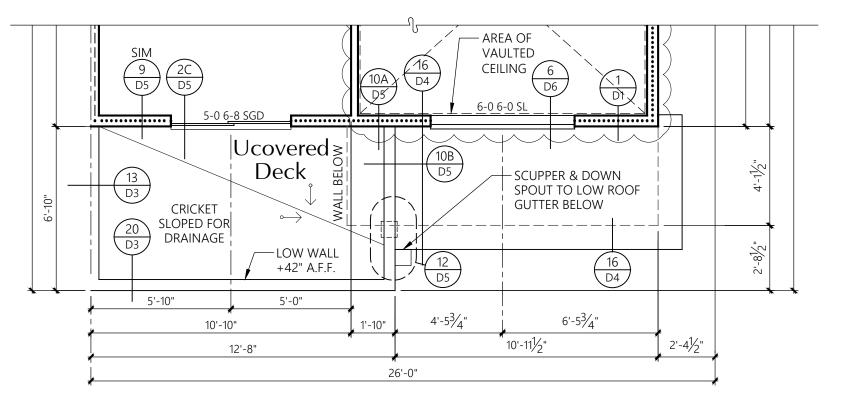
1/4" = 1'-0"

TOP FLOOR VENTS TO VENT THROUGH ROOF

AREA SUMMARY

Heated SF Deck/Patio SF

Total SF 634 74



1-BED-INT-ALT-2

ALTERNATE 3rd LEVEL FLOOR PLAN

TOP FLOOR VENTS TO VENT THROUGH ROOF

AREA SUMMARY

Heated SF Deck/Patio SF

Total SF 634 86

MILBRANN ARCHITECT

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1-Bed-Int Alt Uni
3rd Level Floor Plans

Bradley Heights Apartments

Wa

Puyallup,

Timberlane Partners

Revisions

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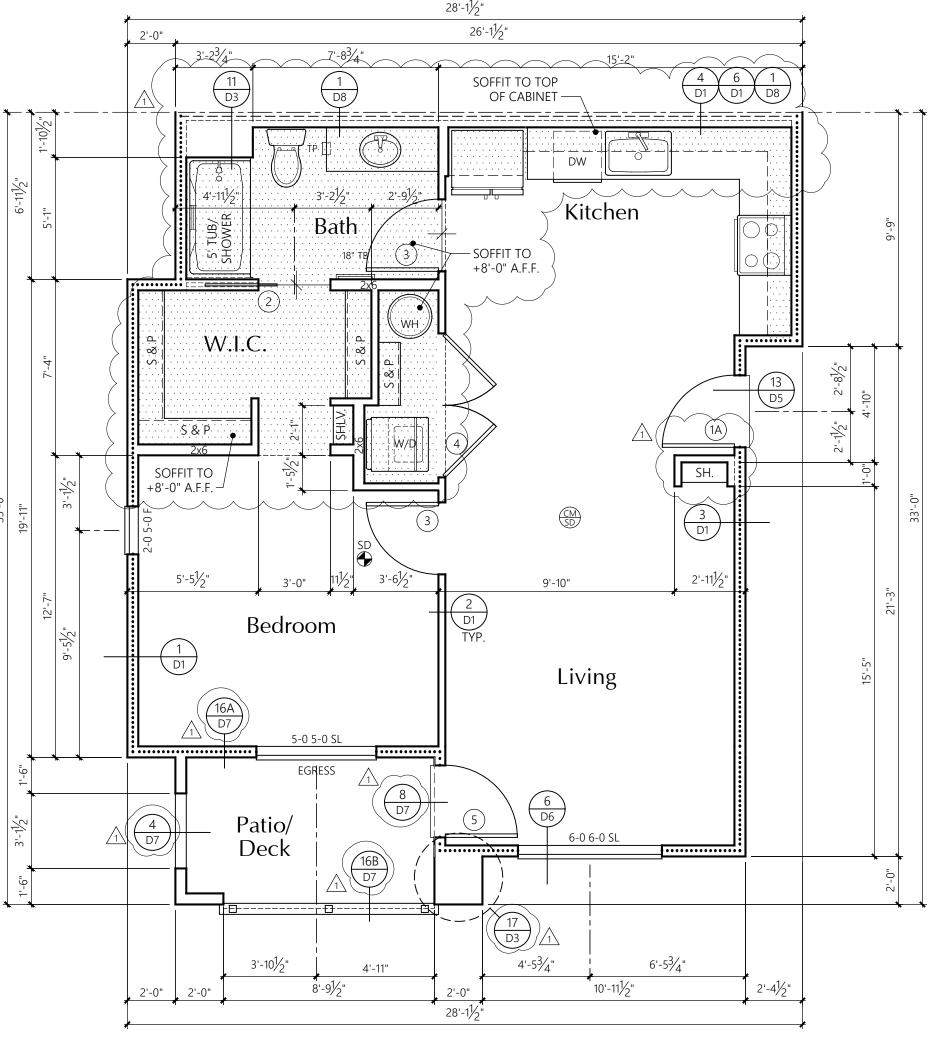
U2.1

TYPE 'B' ACCESSIBLE

Initial Publish Date: Date Plotted:

Job No.: Drawn By: 23-06 APT/HDM Sheet No.:

2-11-25



1-BED-END UNIT

NON-ACCESSIBLE 2nd LEVEL FLOOR PLAN

AREA SUMMARY								
		Heated SF	Deck/Patio SF					
	Total SF	712	67					

А	AREA SUMMARY							
		Heated SF	Deck/Patio SF					
Total SF		712	67					

2x6'S AT EXTERIOR WALLS 2x4'S AT INTERIOR WALLS UNLESS NOTED OTHERWISE.

R-21 BATT INSULATION U.N.O. ---- R-13 BATT INSULATION 3½" ACOUSTICAL INSULATION ONE SIDE OF PARTYWALL, U.N.O.

LOCATION OF SOFFIT FOR VENT RUNS. SOFFIT HEIGHT +8'-0" A,E.F. U.N.O. ON PLANS; SEE DETAIL 1/D8 /1

SMOKE DETECTOR

CONCEALED SPACES SHALL BE FIRESTOPPED IN BOTH

CARBON MONOXIDE/SMOKE DETECTOR

DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS

SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.

ALL GLAZING SHALL CONFORM TO THE 2018 IBC, CHAPTER 24, SEC. 2406, SAFETY GLAZING. GLAZING IN ALL DOORS SHALL BE SAFETY TYPE AND ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE SHALL BE SAFETY TYPE.

PROVIDE 5/8" TYPE 'X' (MIN.) GYPSUM SHEATHING ON WALLS BEHIND TUB/SHOWERS TO SATISFY FIRE REQUIREMENTS AT PARTYWALL CONDITION. PROVIDE 3/4" PLYWOOD UNDER TUBIN PLACE OF THE GYPCRETE, SEE DETAIL 14/D1

UNIT PLAN NOTES

PROVIDE WATER RESISTANT GYPSUM WALLBOARD BEHIND TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.

NO PLUMBING SHALL BE LOCATED IN THE 1" AIR SPACE OF FIRE PARTITIONS OR FIRE WALLS.

ALL BEDROOM AND BATHROOM DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE THE ADJACENT FLOOR COVERING.

THE FRONT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IT MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, AND MOUNTED NOT TO EXCEED 48" ABOVE THE FINISHED FLOOR.

GYPSUM WALLBOARD SCHEDULE XCEPT WHERE NOTED OTHERWISE, 5/8" TYPE 'X' GYPSUM Wallboard shall be used throughout; ON INTERIOR NON-RATED WALLS, EXTERIOR WALLS, CORRIDOR WALLS, AND 1-HOUR AND 2-HOUR FIRE-RATED

STANDARD PLATE HEIGHT: 9'-1" SEE ELEVATION SHEETS FOR

WINDOW HDR IS 8'-0"

UNLESS NOTED OTHERWISE

FLOOR TO FLOOR HEIGHTS

SEE SHEET U8 FOR INTERIOR ELEVATIONS AND ACCESSIBILITY REQUIREMENTS.

DOOR KEY:

X DOOR TAG. SEE SHEET U13 FOR SCHEDULE

WINDOW KEY:

FIX = FIXED/PICTURE SL = SLIDERSH = SINGLE HUNG SGD = SLIDING GLASS DOOR

INSULATION

FOUNDATION PERIMETER - R-10 RIGID INSULATION TO A DEPTH OF 24" OR TO TOP OF FOOTING AT HEATED PERIMETER

EXTERIOR WALLS: FIBERGLASS BATTS OR BLANKETS

2x6 WALLS - R21

FLOORS OVER UNHEATED SPACES - R30 ATTICS AND ROOF ASSEMBLIES - R-49 FULL HEIGHT OF UNCOMPRESSED INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES

EXTERIOR DOORS: MAIN ENTRY U=0.20 ALL OTHERS U=0.40

WINDOWS: MILGARD VINYL TYPE (VINYL) MODEL U-VALUE 6110 ARGON/LoE 0.24 or BETTER SLIDING FIXED 6310 ARGON/LoE 0.24 or BETTER SINGLE HUNG 6210 ARGON/LoE 0.24 or BETTER DBL. SLIDER 8125 ARGON/LoE 0.24 or BETTER 6610 ARGON/LoE 0.24 or BETTER

NOTE: ALL CONCEALED OR EXPOSED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

ACCESSIBILITY NOTES:

ALL GROUND FLOOR UNITS IN THIS PROJECT MUST MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE B' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC.

INCLUDED IN THE ABOVE GROUND FLOOR UNITS 5% OF ALL UNITS NEED TO MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE A' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC. SEE BUILDING PLANS FOR LOCATION OF 'TYPE A' UNITS

SEE SHEET U9 FOR SPECIFIC ADAPTABILITY STANDARD FOR BOTH 'TYPE A' AND 'TYPE B' ACCESSIBLE UNITS. SEE INTERIOR ELEVATION SHEETS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.

LIGHTING CONTROLS, ELECTRICAL SWITCHES, ENVIRONMENTAL CONTROLS, OPERATING HARDWARE FOR DOORS AND WINDOWS, AND PLUMBING FIXTURE CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. EXCEPT FOR OPERABLE DOOR HARDWARE, SUCH ITEMS SHALL BE 15" MINIMUM AND 44" MAXIMUM ABOVE THE FLOOR (48" FOR WINDOWS).

OPERABLE ENTRY DOOR HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

OPENING FORCES FOR ENTRY DOOR SHALL BE: 15 POUNDS TO RELEASE THE LATCH 30 POUNDS TO SET DOOR IN MOTION 15 POUNDS TO OPEN DOOR TO FULL 90° FORCE MEASURED AT LATCH SIDE OF DOOR.

THE DOOR CLOSER ON THE ENTRY DOOR SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90° TO AN OPEN POSITION OF 12° IN NOT LESS THAN 5 SECONDS.

OPENING FORCE OF ALL SWINGING INTERIOR DOORS AND THE SLIDING GLASS DOOR SHALL NOT EXCEED 5 POUNDS APPLIED TO THE LATCH SIDE OF THE DOOR.

OPERABLE ITEMS LISTED ABOVE SHALL BE

THE 30"x48" CLEAR FLOOR

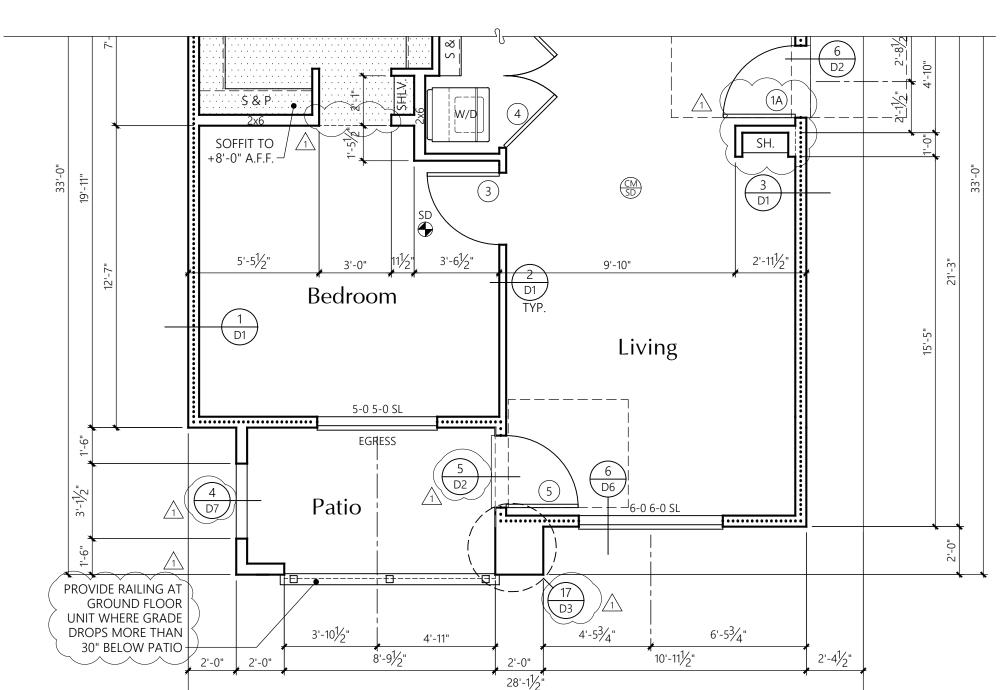
ON THE FLOOR PLAN.

SPACE IS REQUIRED AT EACH FIXTURE OR LOCATION SHOWN

5 POUNDS. *BIFOLD DOOR HARDWARE AT LAUNDRY TO BE 'FULL ACCESS HARDWARE'.

THE FORCE REQUIRED TO ACTIVATE ALL OTHER

30X48



26'-1¹/5"

SOFFIT TO TOP

+8'-0" A.F.F.

W.I.C.

Bedroom

Patio/

PROVIĎE RAILING AT GROUND FLOOR UNIT WHERE GRADE DROPS MORE THAN

30" BELOW PATIO ₩

1-BED-END UNIT

OF CABINET -

Kitchen

DOOR MANEUVERING CLEARANCE, SEE 6/A3 —

9'-10"

Living

6-0 6-0 SL

6'-5³/₄"

Total SF

TYPE 'B' ACCESSIBLE

712

Heated SF Deck/Patio SF

1st LEVEL FLOOR PLAN

AREA SUMMARY

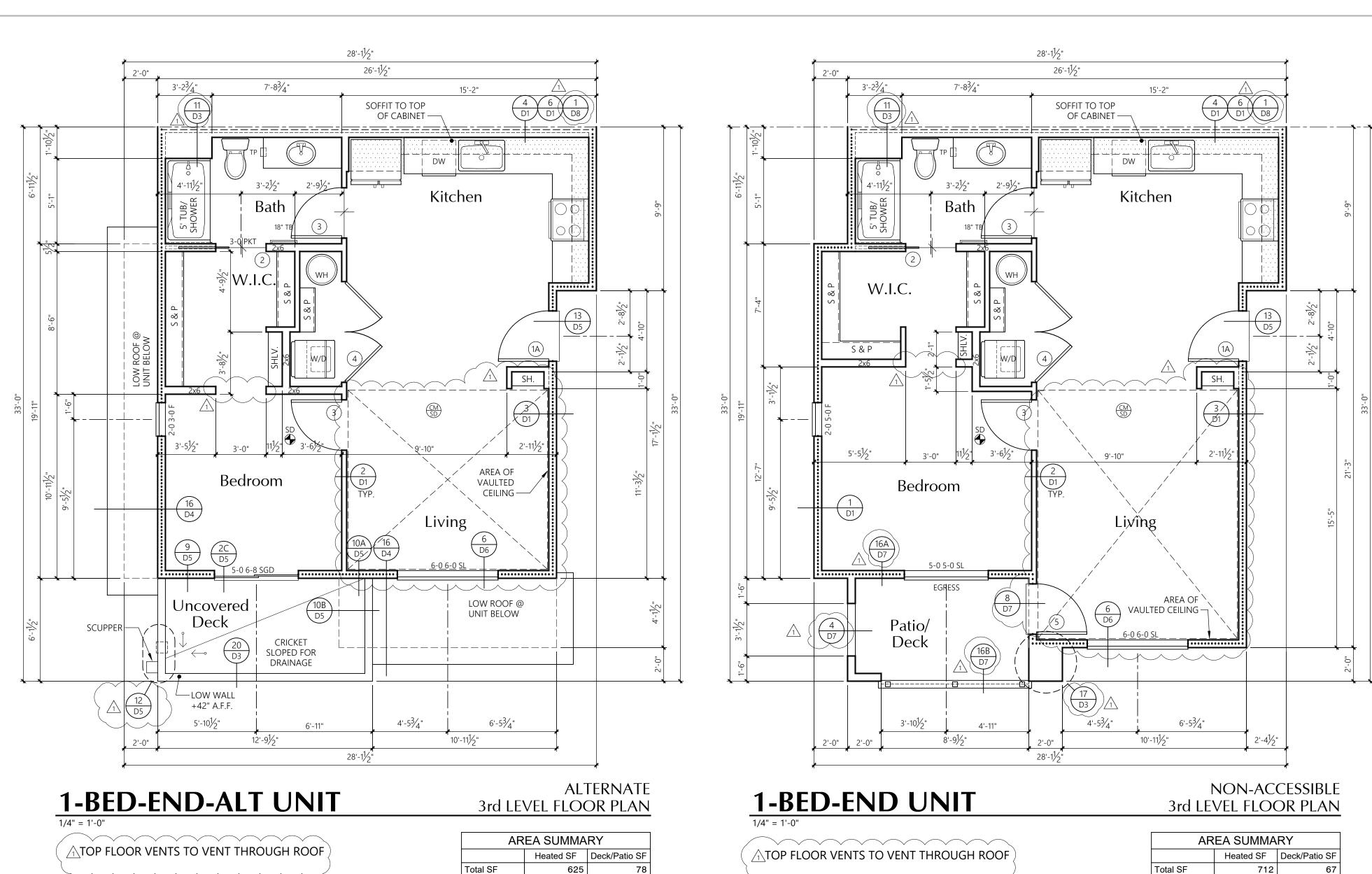
1-BED-END UNIT

BASEMENT FLOOR PLAN

SEE TYPICAL 1-BED-END UNIT TYPE 'B' ACCESSIBLE FLOOR PLAN FOR REMAINDER OF UNIT

Job No.: Drawn By: 23-06 APT/HDM

Sheet No.:



UNIT PLAN NOTES

2x6'S AT EXTERIOR WALLS 2x4'S AT INTERIOR WALLS UNLESS NOTED OTHERWISE.

R-21 BATT INSULATION U.N.O. ---- R-13 BATT INSULATION 3½" ACOUSTICAL INSULATION ONE SIDE OF PARTYWALL, U.N.O.

LOCATION OF SOFFIT FOR VENT RUNS. SOFFIT HEIGHT +8'-0" A,E.F. U.N.O. ON PLANS; SEE DETAIL 1/D8

SMOKE DETECTOR

CONCEALED SPACES SHALL BE FIRESTOPPED IN BOTH

CARBON MONOXIDE/SMOKE DETECTOR

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY ESCAPE AND RESCUE OPENINGS

SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER

DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

THAN 44 INCHES MEASURED FROM THE FLOOR. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH

ALL GLAZING SHALL CONFORM TO THE 2018 IBC, CHAPTER 24, SEC. 2406, SAFETY GLAZING. GLAZING IN ALL DOORS SHALL BE SAFETY TYPE AND ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE SHALL BE SAFETY TYPE.

DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED

WITHIN 36 INCHES OF THE FINISHED FLOOR.

PROVIDE %" TYPE 'X' (MIN.) GYPSUM SHEATHING ON WALLS BEHIND TUB/SHOWERS TO SATISFY FIRE REQUIREMENTS AT PARTYWALL CONDITION. PROVIDE ¾" PLYWOOD UNDER TUB IN PLACE OF THE GYPCRETE, SEE DETAIL 14/D1

PROVIDE WATER RESISTANT GYPSUM WALLBOARD BEHIND TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.

NO PLUMBING SHALL BE LOCATED IN THE 1" AIR SPACE OF FIRE PARTITIONS OR FIRE WALLS.

ALL BEDROOM AND BATHROOM DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE THE ADJACENT FLOOR COVERING.

THE FRONT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IT MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, AND MOUNTED NOT TO EXCEED 48" ABOVE THE FINISHED FLOOR.

GYPSUM WALLBOARD SCHEDULE XCEPT WHERE NOTED OTHERWISE, 5/8" TYPE 'X' GYPSUM Wallboard shall be used throughout; ON INTERIOR NON-RATED WALLS, EXTERIOR WALLS, CORRIDOR WALLS, AND 1-HOUR AND 2-HOUR FIRE-RATED

STANDARD PLATE HEIGHT: 9'-1" SEE ELEVATION SHEETS FOR

FLOOR TO FLOOR HEIGHTS WINDOW HDR IS 8'-0"

SEE SHEET U8 FOR INTERIOR ELEVATIONS AND ACCESSIBILITY REQUIREMENTS.

UNLESS NOTED OTHERWISE

DOOR KEY: (X) DOOR TAG. SEE SHEET U13 FOR SCHEDULE

WINDOW KEY:

FIX = FIXED/PICTURE SL = SLIDERSH = SINGLE HUNG SGD = SLIDING GLASS DOOR

INSULATION

FOUNDATION PERIMETER - R-10 RIGID INSULATION TO A DEPTH OF 24" OR TO TOP OF FOOTING AT HEATED PERIMETER

2x6 WALLS - R21 FLOORS OVER UNHEATED SPACES - R30

EXTERIOR WALLS: FIBERGLASS BATTS OR BLANKETS

ATTICS AND ROOF ASSEMBLIES - R-49 FULL HEIGHT OF UNCOMPRESSED INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES

EXTERIOR DOORS: MAIN ENTRY U=0.20 ALL OTHERS U=0.40 WINDOWS: MILGARD VINYL TYPE (VINYL) MODEL U-VALUE 6110 ARGON/LoE 0.24 or BETTER SLIDING

FIXED

6610 ARGON/LoE 0.24 or BETTER NOTE: ALL CONCEALED OR EXPOSED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

SINGLE HUNG 6210 ARGON/LoE 0.24 or BETTER

DBL. SLIDER 8125 ARGON/LoE 0.24 or BETTER

6310 ARGON/LoE 0.24 or BETTER

ACCESSIBILITY NOTES:

ALL GROUND FLOOR UNITS IN THIS PROJECT MUST MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE B' ACCESSIBLE UNITS AS REQUIRED

5% OF ALL UNITS NEED TO MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE A' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC.

SEE SHEET U9 FOR SPECIFIC ADAPTABILITY STANDARD FOR BOTH 'TYPE A' AND 'TYPE B' ACCESSIBLE UNITS. SEE INTERIOR ELEVATION SHEETS FOR ADDITIONAL

LIGHTING CONTROLS, ELECTRICAL SWITCHES, ENVIRONMENTAL CONTROLS, OPERATING HARDWARE FOR DOORS AND WINDOWS, AND PLUMBING FIXTURE CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. EXCEPT FOR OPERABLE DOOR HARDWARE, SUCH ITEMS SHALL BE 15" MINIMUM AND 44" MAXIMUM ABOVE THE FLOOR (48" FOR WINDOWS).

34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

15 POUNDS TO RELEASE THE LATCH 30 POUNDS TO SET DOOR IN MOTION 15 POUNDS TO OPEN DOOR TO FULL 90° FORCE MEASURED AT LATCH SIDE OF DOOR.

THE DOOR CLOSER ON THE ENTRY DOOR SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90° TO AN OPEN POSITION OF 12° IN NOT LESS THAN 5 SECONDS.

OPENING FORCE OF ALL SWINGING INTERIOR DOORS AND THE SLIDING GLASS DOOR SHALL NOT EXCEED 5 POUNDS APPLIED TO THE LATCH SIDE OF THE DOOR.

THE FORCE REQUIRED TO ACTIVATE ALL OTHER OPERABLE ITEMS LISTED ABOVE SHALL BE 5 POUNDS.

THE 30"x48" CLEAR FLOOR

ON THE FLOOR PLAN.

SPACE IS REQUIRED AT EACH FIXTURE OR LOCATION SHOWN

*BIFOLD DOOR HARDWARE AT LAUNDRY TO BE 'FULL ACCESS HARDWARE'.

30X48

BY CHAPTER 11 OF THE 2018 IBC. INCLUDED IN THE ABOVE GROUND FLOOR UNITS

SEE BUILDING PLANS FOR LOCATION OF 'TYPE A' UNITS

ACCESSIBILITY REQUIREMENTS.

OPERABLE ENTRY DOOR HARDWARE SHALL BE

OPENING FORCES FOR ENTRY DOOR SHALL BE:

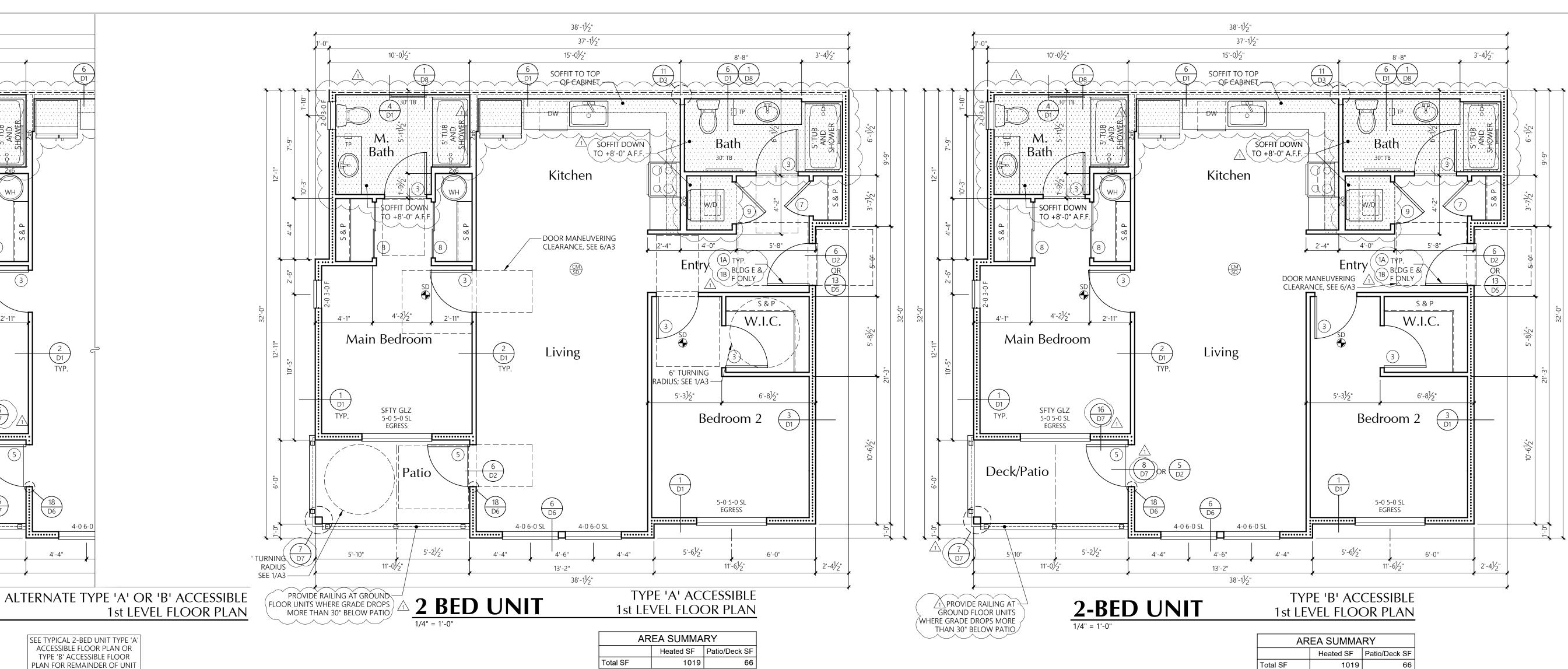
All rights reserved

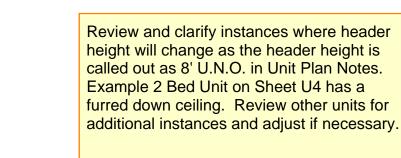
Apartments

Permit Corrections

Date Plotted: 12-20-24 Job No.: Drawn By: 23-06 APT/HDM/TMK

Sheet No.:





Bath

- SOFFIT DOWN

Main Bedroom

SFTY GLZ

5-0 5-0 SL

EGRESS

10'-0¹/₂"

SOFFIT DOWN

Main Bedroom

SFTY GLZ

5-0 5-0 SL

EGRESS

5'-21/2"

8'-01/2"

Deck/

Patio

PROVIDE RAILING

UNITS WHERE

MORE THAN 30"

BELOW PATIO

GRADE DROPS

AT GROUND FLOOR

TO +8'-0" A.F.F.

SEE TYPICAL 2-BED UNIT TYPE 'A'

ACCESSIBLE FLOOR PLAN OR

TYPE 'B' ACCESSIBLE FLOOR

PLAN FOR REMAINDER OF UNIT

4-0 6-0

4'-4"

Deck/

Patio

2-BED-ALT UNIT

PROVIDE RAILING AT GROUND FLOOR

UNITS WHERE

BELOW PATIO

GRADE DROPS MORE THAN 30"

TO +8'-0" A.F.F.

(Construction Set, Sheet U1-U5, Unit Plan Notes)

Review and clarify how washer and dryer in all Type A units shall meet Washington Accessibility Code 2009, Section 611. Example 2 Bed Unit shows a washer and dryer that appear to be stackable which could put the loading openings outside the perimeters set by 611.4. Review and updated as needed.

(Construction Set, Sheet U1-U6, Unit Plan

UNIT PLAN NOTES

FRAMING:	2x6'S AT EXTERIOR WALLS 2x4'S AT INTERIOR WALLS UNLESS NOTED OTHERWISE.	PROVIDE V BEHIND TU HEIGHT OF

R-21 BATT INSULATION U.N.O. ---- R-13 BATT INSULATION

3½" ACOUSTICAL INSULATION ONE SIDE OF PARTYWALL, U.N.O. LOCATION OF SOFFIT FOR VENT

RUNS. SOFFIT HEIGHT +8'-0" A.F.F. U.N.O. ON PLANS; SEE DETAIL 1/D8

SMOKE DETECTOR

CARBON MONOXIDE/SMOKE DETECTOR

CONCEALED SPACES SHALL BE FIRESTOPPED IN BOTH DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL.

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.

ALL GLAZING SHALL CONFORM TO THE 2018 IBC, CHAPTER 24, SEC. 2406, SAFETY GLAZING. GLAZING IN ALL DOORS SHALL BE SAFETY TYPE AND ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE SHALL BE SAFETY TYPE.

PROVIDE %" TYPE 'X' (MIN.) GYPSUM SHEATHING ON WALLS BEHIND TUB/SHOWERS TO SATISFY FIRE REQUIREMENTS AT PARTYWALL CONDITION. PROVIDE $^3\!4$ " PLYWOOD UNDER TUB IN PLACE OF THE GYPCRETE, SEE DETAIL 14/D1

WATER RESISTANT GYPSUM WALLBOARD TUB AND SHOWER ENCLOSURE MATERIALS TO A OF 70" MINIMUM ABOVE THE DRAIN INLET. NO PLUMBING SHALL BE LOCATED IN THE 1" AIR SPACE OF FIRE

PARTITIONS OR FIRE WALLS. ALL BEDROOM AND BATHROOM DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE THE ADJACENT FLOOR COVERING.

THE FRONT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IT MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, AND MOUNTED NOT TO EXCEED 48" ABOVE THE

GYPSUM WALLBOARD SCHEDULE EXCEPT WHERE NOTED OTHERWISE, 5/8" TYPE 'X' GYPSUM WALLBOARD SHALL BE USED THROUGHOUT; ON INTERIOR NON-RATED WALLS, EXTERIOR WALLS, CORRIDOR WALLS, AND 1-HOUR AND 2-HOUR FIRE-RATED

HEIGHT: 9'-1" SEE ELEVATION SHEETS FOR

WINDOW HDR IS 8'-0" UNLESS NOTED OTHERWISE

SEE SHEET U9 FOR INTERIOR ELEVATIONS ` AND ACCESSIBILITY REQUIREMENTS.

DOOR KEY:

WINDOW KEY:

FIX = FIXED/PICTURE SL = SLIDERSH = SINGLE HUNG SGD = SLIDING GLASS DOOR

HEATED PERIMETER

2x6 WALLS - R21

THE EAVES

TYPE (VINYL)

SLIDING

FIXED

ALL OTHERS U=0.40

WINDOWS: MILGARD VINYL

EXTERIOR WALLS: FIBERGLASS BATTS OR BLANKETS

FLOORS OVER UNHEATED SPACES - R30

EXTENDS OVER THE WALL TOP PLATE AT

EXTERIOR DOORS: MAIN ENTRY U=0.20

FULL HEIGHT OF UNCOMPRESSED INSULATION

MODEL

SINGLE HUNG 6210 ARGON/LoE 0.24 or BETTER

DBL. SLIDER 8125 ARGON/LoE 0.24 or BETTER

NOTE: ALL CONCEALED OR EXPOSED INSULATION

INDEX OF NOT MORE THAN 450

SHALL HAVE A FLAME SPREAD INDEX OF NOT

MORE THAN 25 AND A SMOKE-DEVELOPED

6110 ARGON/LoE 0.24 or BETTER

6310 ARGON/LoE 0.24 or BETTER

6610 ARGON/LoE 0.24 or BETTER

ATTICS AND ROOF ASSEMBLIES - R-49

INSULATION FOUNDATION PERIMETER - R-10 RIGID INSULATION TO A DEPTH OF 24" OR TO TOP OF FOOTING AT

STANDARD PLATE

FLOOR TO FLOOR HEIGHTS

FINISHED FLOOR.

(X) DOOR TAG. SEE SHEET U13 FOR SCHEDULE

U-VALUE

ALL GROUND FLOOR UNITS IN THIS PROJECT MUST MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE B' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC.

ACCESSIBILITY NOTES:

INCLUDED IN THE ABOVE GROUND FLOOR UNITS 5% OF ALL UNITS NEED TO MEET THE ACCESSIBILITY REQUIREMENTS OF 'TYPE A' ACCESSIBLE UNITS AS REQUIRED BY CHAPTER 11 OF THE 2018 IBC. SEE BUILDING PLANS FOR LOCATION OF 'TYPE A' UNITS

SEE SHEET U9 FOR SPECIFIC ADAPTABILITY STANDARD FOR BOTH 'TYPE A' AND 'TYPE B' ACCESSIBLE UNITS. SEE INTERIOR ELEVATION SHEETS FOR ADDITIONAL

ACCESSIBILITY REQUIREMENTS.

LIGHTING CONTROLS, ELECTRICAL SWITCHES, ENVIRONMENTAL CONTROLS, OPERATING HARDWARE FOR DOORS AND WINDOWS, AND PLUMBING FIXTURE CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. EXCEPT FOR OPERABLE DOOR HARDWARE, SUCH ITEMS SHALL BE 15" MINIMUM AND 44" MAXIMUM ABOVE THE FLOOR (48" FOR WINDOWS).

OPERABLE ENTRY DOOR HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

OPENING FORCES FOR ENTRY DOOR SHALL BE: 15 POUNDS TO RELEASE THE LATCH 30 POUNDS TO SET DOOR IN MOTION 15 POUNDS TO OPEN DOOR TO FULL 90° FORCE MEASURED AT LATCH SIDE OF DOOR.

THE DOOR CLOSER ON THE ENTRY DOOR SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90° TO AN OPEN POSITION OF 12° IN NOT LESS THAN 5 SECONDS.

OPENING FORCE OF ALL SWINGING INTERIOR DOORS AND THE SLIDING GLASS DOOR SHALL NOT EXCEED 5 POUNDS APPLIED TO THE LATCH SIDE OF THE DOOR.

THE FORCE REQUIRED TO ACTIVATE ALL OTHER OPERABLE ITEMS LISTED ABOVE SHALL BE 5 POUNDS.

*BIFOLD DOOR HARDWARE AT LAUNDRY TO BE 'FULL ACCESS HARDWARE'.

30X48

_____ THE 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT EACH FIXTURE OR LOCATION SHOWN

ON THE FLOOR PLAN.

2-BED-ALT UNIT ALT. 'A' OR 'B' ACCESSIBLE RASEMENT DI ANI

SEE TYPICAL 2-BED UNIT TYPE 'A" ACCESSIBLE FLOOR PLAN OR TYPE 'B' ACCESSIBLE FLOOR PLAN

FOR REMAINDER OF UNIT



Bradley Heights **Apartments**

Puyallup,

Timberlane Partners

Revisions No. Date Description

1 8-30-24 Owner Changes

Permit Corrections

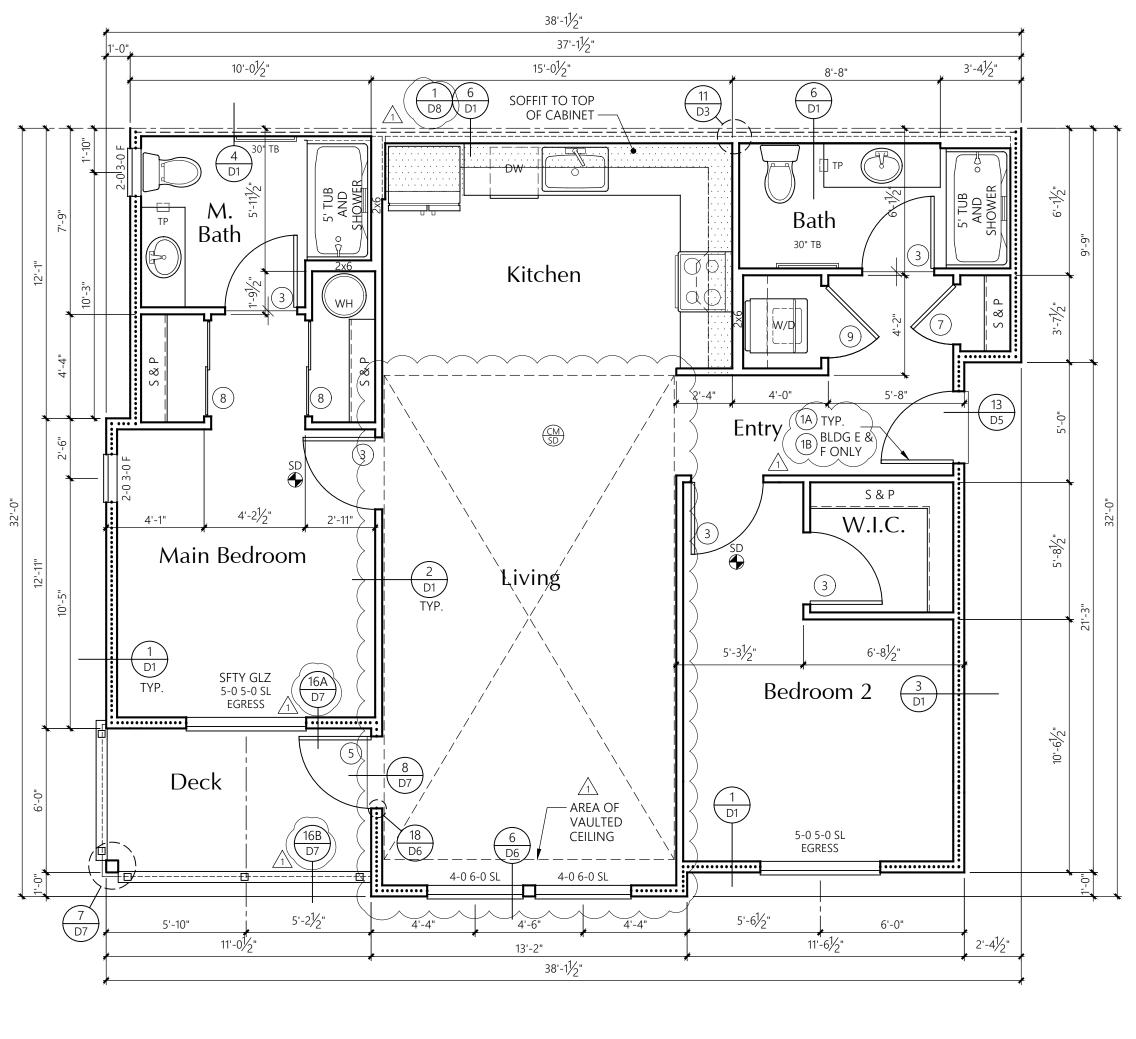
EXTERIOR WALLS: FIBERGLASS BATTS OR BLANKETS 2x6 WALLS - R21

FLOORS OVER UNHEATED SPACES - R30 ATTICS AND ROOF ASSEMBLIES - R-49

EXTERIOR DOORS: MAIN ENTRY U=0.20 ALL OTHERS U=0.40

WINDOWS: MILGARD VINYL MODEL TYPE (VINYL) SLIDING 6610 ARGON/LoE 0.24 or BETTER

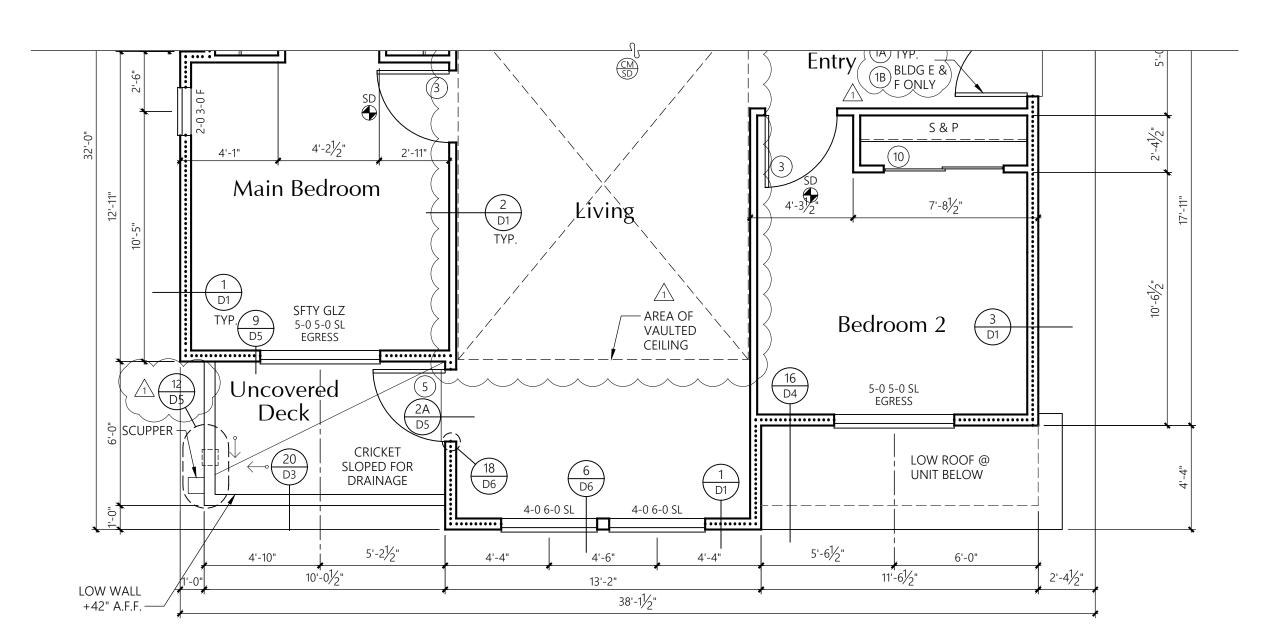
INDEX OF NOT MORE THAN 450



2-BED UNIT

NON-ACCESSIBLE 3rd LEVEL FLOOR PLAN

AREA SUMMARY					
		Heated SF	Patio/Deck SF		
Total SF		1019	66		



2-BED-ALT UNIT1/4" = 1'-0"

ALTERNATE 3rd LEVEL FLOOR PLAN

AREA SUMMARY							
Heated SF Patio/Deck SF							
Total SF 980 60							
* Side of exterior walls to which area was measured							

2-BED UNIT

NON-ACCESSIBLE 2nd LEVEL FLOOR PLAN

Heated SF Patio/Deck SF Total SF 1019 66	AREA SUMMARY						
Total SF 1019 66		Heated SF	Patio/Deck SF				
	Total SF	1019	66				

UNIT PLAN NOTES

- SOFFIT D'OWN TO +8'-0" A.F.F

Main Bedroom

SFTY GLZ 5-0 5-0 SL EGRESS

Deck

(16A)

2x6'S AT EXTERIOR WALLS FRAMING: 2x4'S AT INTERIOR WALLS UNLESS NOTED OTHERWISE.

R-21 BATT INSULATION U.N.O.

---- R-13 BATT INSULATION 3½" ACOUSTICAL INSULATION ONE SIDE OF PARTYWALL, U.N.O.

LOCATION OF SOFFIT FOR VENT RUNS. SOFFIT HEIGHT +8'-0" A.F.F. U.N.O. ON PLANS; SEE DETAIL 1/D8

CONCEALED SPACES SHALL BE FIRESTOPPED IN BOTH

SMOKE DETECTOR

CARBON MONOXIDE/SMOKE DETECTOR

DIRECTIONS AT 10'-0" ON CENTER AND AT FLOORS. TYPICAL. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.

ALL GLAZING SHALL CONFORM TO THE 2018 IBC, CHAPTER 24, SEC. 2406, SAFETY GLAZING. GLAZING IN ALL DOORS SHALL BE SAFETY TYPE AND ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE SHALL BE SAFETY TYPE.

PROVIDE % " Type 'X' (MIN.) Gypsum sheathing on walls behind tub/showers to satisfy fire requirements at PARTYWALL CONDITION. PROVIDE 3/4" PLYWOOD UNDER TUB IN PLACE OF THE GYPCRETE, SEE DETAIL 14/D1 PROVIDE WATER RESISTANT GYPSUM WALLBOARD BEHIND TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.

38'-11/5"

15'-0¹/2"

SOFFIT TO TOP

Kitchen

CM SD

Living

4-0 6-0 SL

4-0 6-0 SL

13'-2"

38'-11/5"

OF CABINET

SOFFĬT DOWN $\stackrel{/1}{\sim}$ TO +8'-0" A.F.F. -

Entry/

BLDG E & FONLY

Bedroom 2

5-0 5-0 SL

11'-6¹/5"

EGRESS

W.I.C

6'-81/5"

6'-0"

37'-1¹/5"

NO PLUMBING SHALL BE LOCATED IN THE 1" AIR SPACE OF FIRE PARTITIONS OR FIRE WALLS.

ALL BEDROOM AND BATHROOM DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE THE ADJACENT FLOOR COVERING.

THE FRONT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IT MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL, AND MOUNTED NOT TO EXCEED 48" ABOVE THE FINISHED FLOOR.

GYPSUM WALLBOARD SCHEDULE (CEPT WHERE NOTED OTHERWISE, 5/8" TYPE 'X' GYPSUM WALLBOARD SHALL BE USED THROUGHOUT; ON INTERIOR NON-RATED WALLS, EXTERIOR WALLS, CORRIDOR WALLS, AND 1-HOUR AND 2-HOUR FIRE-RATED

STANDARD PLATE HEIGHT: 9'-1" SEE ELEVATION SHEETS FOR FLOOR TO FLOOR HEIGHTS

WINDOW HDR IS 8'-0" UNLESS NOTED OTHERWISE

SEĚ SHĚET UŠ FOR INTEŘIOR ELEVĂTIONS AND ACCESSIBILITY REQUIREMENTS.

DOOR KEY: X DOOR TAG. SEE SHEET U13 FOR SCHEDULE

3'-41/2"

WINDOW KEY:

FIX = FIXED/PICTURE SL = SLIDERSH = SINGLE HUNG SGD = SLIDING GLASS DOOR

INSULATION

FOUNDATION PERIMETER - R-10 RIGID INSULATION TO A DEPTH OF 24" OR TO TOP OF FOOTING AT HEATED PERIMETER

FULL HEIGHT OF UNCOMPRESSED INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES

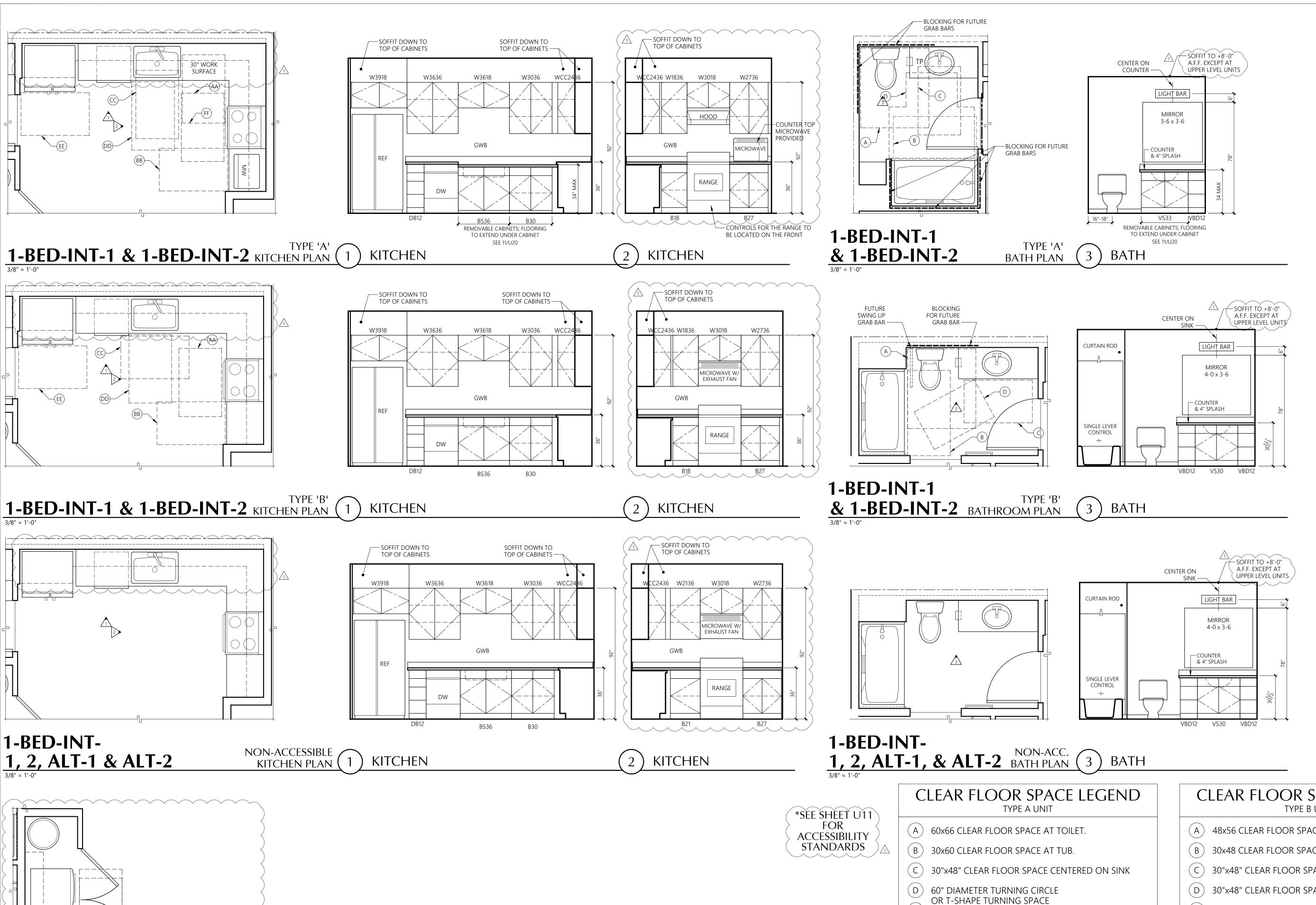
U-VALUE 6110 ARGON/LoE 0.24 or BETTER 6310 ARGON/LoE 0.24 or BETTER SINGLE HUNG 6210 ARGON/LoE 0.24 or BETTER DBL. SLIDER 8125 ARGON/LoE 0.24 or BETTER

NOTE: ALL CONCEALED OR EXPOSED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED

Initial Publish Date: Date Plotted: 12-20-24

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U5



1-BED-INT-1

& 1-BED-INT-2

TYPE 'A'

LAUNDRY PLAN,



- 48x56 CLEAR FLOOR SPACE AT TOILET.
- 30x48 CLEAR FLOOR SPACE AT TUB.
- 30"x48" CLEAR FLOOR SPACE CENTERED ON SINK
- (D) 30"x48" CLEAR FLOOR SPACE BEYOND ARC OF DOOR.
- 30x48 CLEAR FLOOR SPACE AT STOVE.

(AA) 30x48 CLEAR FLOOR SPACE AT STOVE.

(BB) 30x48 CLEAR FLOOR SPACE AT OVEN.

CC 30x48 CLEAR FLOOR SPACE AT SINK.

(DD) 30x48 CLEAR FLOOR SPACE AT DISHWASHER.

(EE) 30x48 CLEAR FLOOR SPACE AT REFRIGERATOR.

(FF) 30x48 CLEAR FLOOR SPACE AT WORK SURFACE.

GG 30x48 CLEAR FLOOR SPACE AT WASHER/DRYER

- 30x48 CLEAR FLOOR SPACE AT OVEN.
- 30x48 CLEAR FLOOR SPACE AT SINK.
- (DD) 30x48 CLEAR FLOOR SPACE AT DISHWASHER.
 - 30x48 CLEAR FLOOR SPACE AT REFRIGERATOR.
- (GG) 30x48 CLEAR FLOOR SPACE AT WASHER/DRYER

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Inter

Bradley Heights

Apartments

Puyallup,

Timberlane

Partners

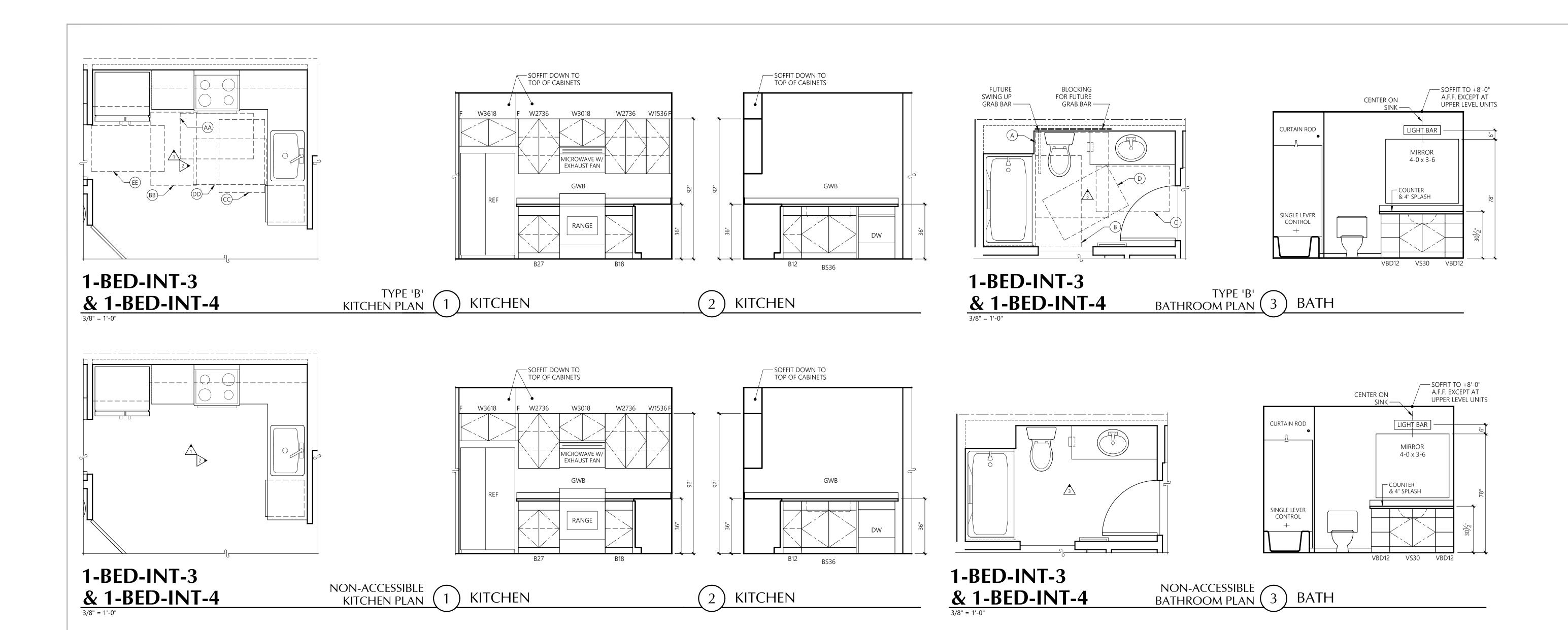
Revisions

8-30-24 Owner Changes/ Permit Corrections

No. Date Description

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Sheet No.: U6



SHEET ADDED

*SEE SHEET U11 FOR ACCESSIBILITY STANDARDS

CLEAR FLOOR SPACE LEGEND TYPE B UNIT

- A 48x56 CLEAR FLOOR SPACE AT TOILET.
- B 30x48 CLEAR FLOOR SPACE AT TUB.
- C 30"x48" CLEAR FLOOR SPACE CENTERED ON SINK
- D 30"x48" CLEAR FLOOR SPACE BEYOND ARC OF DOOR.
- (AA) 30x48 CLEAR FLOOR SPACE AT STOVE.
- (BB) 30x48 CLEAR FLOOR SPACE AT OVEN.
- CC 30x48 CLEAR FLOOR SPACE AT SINK.
- DD 30x48 CLEAR FLOOR SPACE AT DISHWASHER.
- (EE) 30x48 CLEAR FLOOR SPACE AT REFRIGERATOR.
- GG 30x48 CLEAR FLOOR SPACE AT WASHER/DRYER

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Puyallup, Wa

Timberlane

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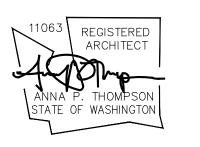
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Interior Elevations
1-Bed-End & 1-Bed-End-Alt

Bradley Heights Apartments

> Puyallup, Wa

Timberlane Partners

Revisions

8-30-24 Owner Changes/ Permit Corrections

CLEAR FLOOR SPACE LEGEND
TYPE B UNIT

- A 48x56 CLEAR FLOOR SPACE AT TOILET.
- B 30x48 CLEAR FLOOR SPACE AT TUB.

*SEE SHEET U11
FOR
ACCESSIBILITY
STANDARDS

- C 30"x48" CLEAR FLOOR SPACE CENTERED ON SINK
- D 30"x48" CLEAR FLOOR SPACE BEYOND ARC OF DOOR.
- (AA) 30x48 CLEAR FLOOR SPACE AT STOVE.
- (BB) 30x48 CLEAR FLOOR SPACE AT OVEN.
- CC) 30x48 CLEAR FLOOR SPACE AT SINK.
- DD 30x48 CLEAR FLOOR SPACE AT DISHWASHER.
- (EE) 30x48 CLEAR FLOOR SPACE AT REFRIGERATOR.
- GG 30x48 CLEAR FLOOR SPACE AT WASHER/DRYER

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*SEE SHEET U11

ACCESSIBILITY

STANDARDS

TYPE 'A' & 'B' & NON-ACCESSIBLE

SECONDARY BATHROOM PLAN

SECONDARY

2-BED & 2-BED-ALT

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DD 30x48 CLEAR FLOOR SPACE AT DISHWASHER.

(EE) 30x48 CLEAR FLOOR SPACE AT REFRIGERATOR.

GG 30x48 CLEAR FLOOR SPACE AT WASHER/DRYER

DD 30x48 CLEAR FLOOR SPACE AT DISHWASHER.

(EE) 30x48 CLEAR FLOOR SPACE AT REFRIGERATOR.

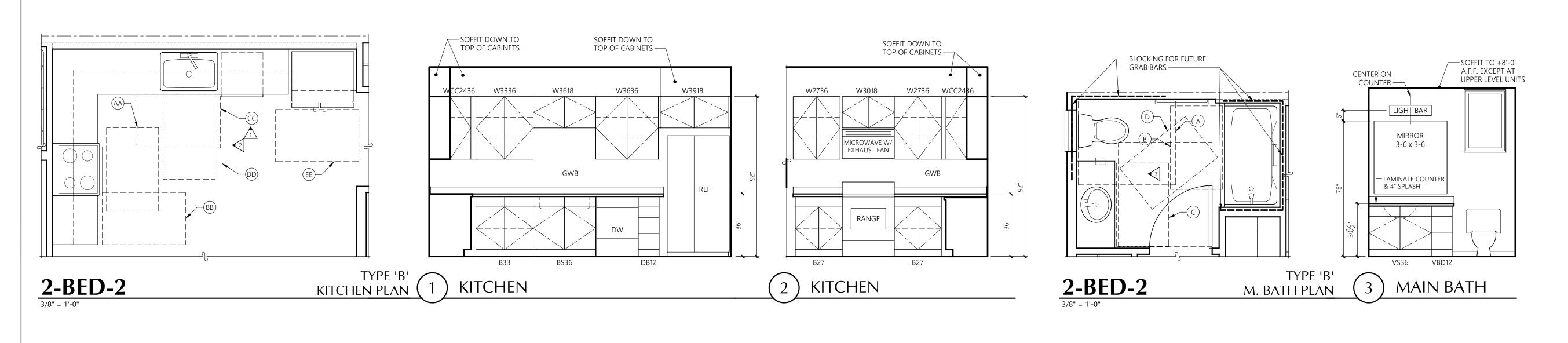
(FF) 30x48 CLEAR FLOOR SPACE AT WORK SURFACE.

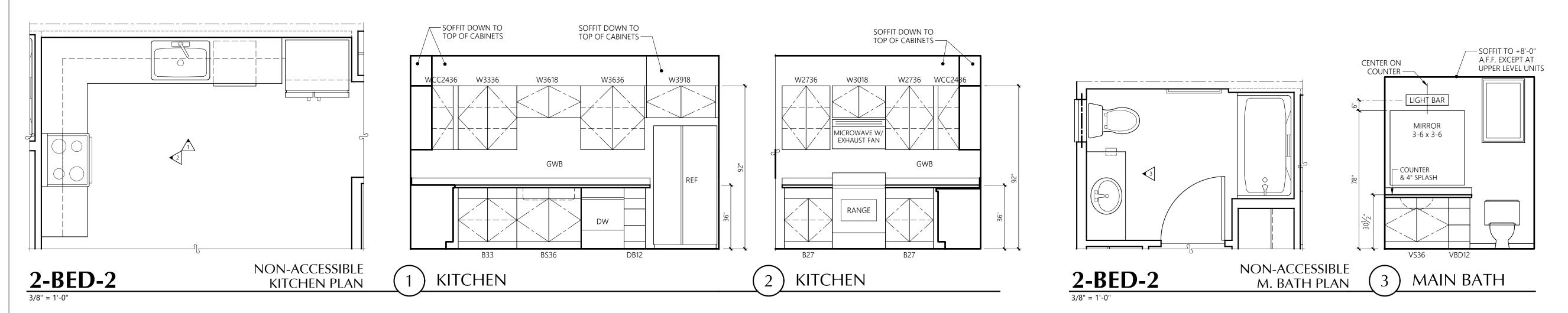
GG 30x48 CLEAR FLOOR SPACE AT WASHER/DRYER

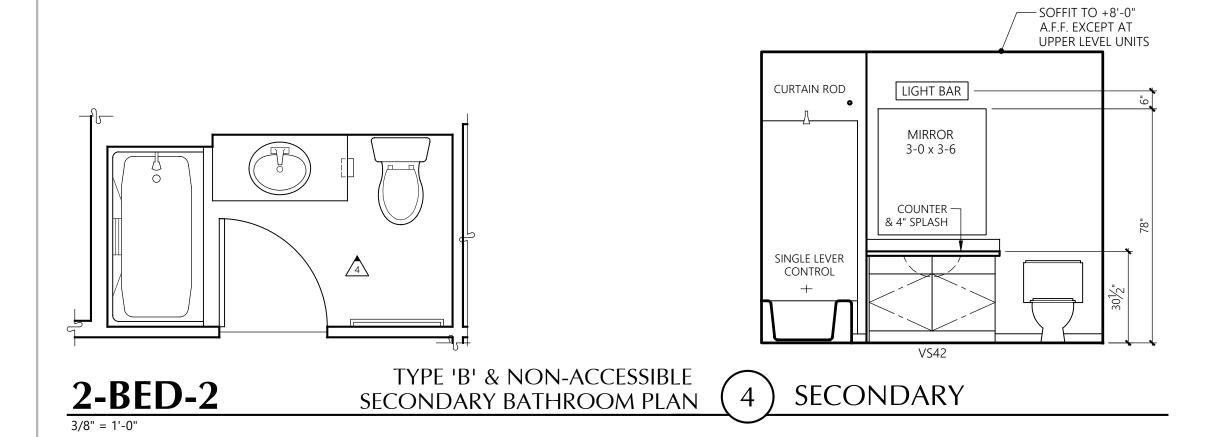
Puyallup,

Revisions

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CLEAR FLOOR SPACE LEGEND TYPE B UNIT

- (A) 48x56 CLEAR FLOOR SPACE AT TOILET.
- (B) 30x48 CLEAR FLOOR SPACE AT TUB.
- (C) 30"x48" CLEAR FLOOR SPACE CENTERED ON SINK
- (D) 30"x48" CLEAR FLOOR SPACE BEYOND ARC OF DOOR.
- (AA) 30x48 CLEAR FLOOR SPACE AT STOVE.
- (BB) 30x48 CLEAR FLOOR SPACE AT OVEN.
- CC 30x48 CLEAR FLOOR SPACE AT SINK.

SHEET ADDED

*SEE SHEET U11

ACCESSIBILITY STANDARDS

- (DD) 30x48 CLEAR FLOOR SPACE AT DISHWASHER.
- (EE) 30x48 CLEAR FLOOR SPACE AT REFRIGERATOR.

GG 30x48 CLEAR FLOOR SPACE AT WASHER/DRYER

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CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. OR 60"

NOTE: NOTHING PERMITTEÏ

WITHIN FIXTURE CLEARANCE

MIN. AT U-SHAPED KITCHENS. SEE MINIMUM CLEARANCE DIAGRAMS FOR TYPE A UNITS (Detail 28 ACC sheets).

NOTE: ON A MULTI-BOWL SINK THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WHOLE SINK PLUMBING FIXTURE THE DISHWASHER DOOR SUCH THAT THE DOOR IN THE OPEN POSITION

DISHWASHER: A CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE.

APPROACH CENTERED ON THE APPLIANCE.

TYPE B DWELLING UNITS

ALIGNED WITH NOTE: OPERABLE CONTROLS FOR ALL APPLIANCES EDGE OF TUB OF STORAGE AREA FIXTURES PROVIDED INCLUDING THOSE NOT DEPICTED OR SHOWER — HALL BE INSTALLED WITHIN | HERE (INCLUDING LINT SCREENS, DETERGENT ACCESSIBLE REACH RANGES. COMPARTMENTS, WATER/ICE DISPENSERS, RANGE MOUNTED ON WALL OR SANS SERIF -(15" MIN. - 48" MAX.) EXHAUST FANS ETC.) MUST BE WITHIN REACH TO 2" IN HEIGH RANGES PER ICC A117.1 SECTION 308. CONDITIONS ALLOW. MAX 9" LOCATION OF CONTROLS SHALL NOT TOP OF SHELF FROM EDGE OF TOILET require reaching across burners – OR TOWFI BAR BRAILLE TO BE FROM EDGE WHERE PROVIDED ALL UNITS SELECT LOCATIONS 'ALL OTHER **ALL UNITS** ALL OTHER UNITS TYPE A UNITS ALL UNITS WHERE PROVIDED ALL UNITS LAUNDRY IN TYPE A UNITS LOCATIONS **TOILET PAPER ELECTRICAL CONTROLS** STORAGE WALL FIXTURES **SHOWER ENTRY DOOR** TACTILE SIGNS SWITCHES, AND OUTLETS SHELVES COAT & BEDROOM CLOSETS DISPENSER IN BATHROOMS CURTAIN PEEPHOLES AT DOORS

SHOWER MUST B

. ACCESSORY & FIXTURE MOUNTING HEIGHTS

BE POWERED BY A COMMERCIAL LIGHT AND POWER SOUCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.

DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT

IN GROUP R-2 OCCUPANCIES REQUIRED TO HAVE A FIRE ALARM SYSTEM, EACH STORY THAT CONTAINS DWELLING UNITS & SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES. Such capability shall accommodate wired or wireless equipment. The FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:

WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH SECTION 611.

AT LEAST ONE TOILET AND BATHING FACILITY SHALL CONTAIN: ONE LAVATORY, ONE WATER CLOSET AND EITHER A BATHTUB OR SHOWER WITHIN THE UNIT

THAT MEETS THE REQUIREMENTS DETAILED FOR TYPE A FIXTURES (See details

23 thru 28 ACC sheets). THE ACCESSIBLE TOILET AND BATHING FIXTURES SHALL

BE IN A SINGLE TOILET/BATHING AREA SUCH THAT TRAVEL BETWEEN FIXTURES

ALL TOILET & BATHING FACILITIES WITHIN A TYPE A UNIT SHALL PROVIDE

REINFORCEMENT FOR THE **FUTURE INSTALLATION** OF GRAB BARS AT WATER

CLOSETS, BATHTUBS AND SHOWER SEATS. REINFORCEMENT IS NOT REQUIRED

IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED

THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON

ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES

SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 105.2.2,

(See detail 20 ACC sheets)

The interconnection of the building fire alarm system with the unit smoke alarms. Replacement of audible appliances with combination audible/visible appliances. The future extension of the existing wiring from the unit smoke alarm location to required locations for visible appliances.

VISIBLE NOTIFICATION APPLIANCES, WHERE PROVIDED AS PART OF THE UNIT SMOKE DETECTION SYSTEM OR BUILDING FIRE ALARM SYSTEM, SHALL BE ACTIVATED UPON SMOKE DETECTION OR WITH ACTIVATION OF THE BUILDING FIRE ALARM. THE SAME VISIBLE NOTIFICATION APPLIANCE CAN BE USED FOR BOTH SMOKE DETECTION AND FIRE ALARM ACTIVATION, BUT SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHIN THE UNIT.

UNIT PRIMARY ENTRANCE

THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.

COMMUNICATION FEATURES SHALL BE PROVIDED AT THE UNIT PRIMARY INTRANCE. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY FNTRANCE WHERE A SYSTEM PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE UNIT IS PROVIDED AT A LOCATION OTHER THAN THE UNIT ENTRY DOOR, THE SYSTEM SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE UNIT INTERFACE. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED SHALL PROVIDE A

MUST BE WITHIN THIS AREA PROVIDE GRAE BAR ALONG CONTROL WALL PROVIDE BLOCKING AS NECESSARY FOR ALL GRAB BARS

CONTROLS AND

HAND SHOWER

TRANSFER SHOWER CONTROL WALL

FOLDING OR FIXED

CONTROL WALL

INSTALLED OPPOSITE

SEAT TO BE

APPLIANCES

THE COMPARTMENT.

CURTAIN → 4" MAX. FROM

FRONT FDGE

- VERTICAL

GRAB BAI

18" MIN.

NOTE: INSIDE FINISHED

DIMENSIONS ARE

MEASURED AT THE

CENTER POINTS OF

CLEAR FLOOR SPACE

ALIGNED WITH

CONTROL WALL

OPPOSING SIDES OF

OF SHOWER

ROD

SIDE (D) BACK WALL B) BACK WALL C) WALL STANDARD LAYOUT ALTERNATE LAYOUT OPTIONS

ROLL-IN SHOWER CONTROL WALL OPTIONS

ALIGN GRAB BAR END WITH 6"MAX. BACK WALL FEDGE OF SEAT -BACK WALL 6", MAX 6" MAX. SHOWER COMPARTMENT FOLD-UP 36" MIN. SEAT **LAVATORY** PERMITTED IN CLEAR FLOOR ARFA OPPOSIT Seat Wall 🛧 ★ COUNTER TOP & CABINET MUST BE REMOVABLE WITH FLOOR & WALL FINISHES EXTENDED BELOW & BEHIND CABINET. **STANDARD**

ALTERNATE

Cabinetry shall be permitted under the work surface provided it

ROLL-IN TYPE SHOWER PLAN

TRANSFER TYPE SHOWER PLAN SHOWER COMPARTMENTS

WORK SURFACE A SINK AT 34" MAX. HEIGHT WITH CLEAR FLOOR SPACE SHALL BE PROVIDED AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30" MIN. IN LENGTH AND 34" MAX. IN HEIGHT. PROVIDE A CLEAR FLOOR SPACE FOR A FORWARD APPROACH WITH KNEE AND TOE CLEARANCE.

WITH KNEE AND TOE CLEARANCE. NOTE: THE KNEE & TOE CLEARANCE ONLY NEEDS TO APPLY TO ONE BOWL OF A MULTI-BOWL SINK. CABINETRY SHALL BE PERMITTED UNDER THE SINK PROVIDED IT IS

REFRIGERATOR/FREEZER: A CLEAR FLOOR SPACE SHALL BE PROVIDED

FOR A PARALLEL APPROACH OFFSET 24" MAX. FROM THE CENTERLINE

SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES

INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR

WHEN THE SHELVES ARE INSTALLED AT THE MAX. HEIGHT POSSIBLE IN

ADJUSTABLE COUNTERTOP ALTERNATIVE

OF THE APPLIANCE. COMBINATION REFRIGERATORS AND FREEZERS

FOR A FORWARD APPROACH (NOT NECESSARILY CENTERED ON THE SINK) REMOVABLE AND THE FLOOR AN WALL FINISH IS EXTENDED UNDER AND BEHIND THE REMOVABLE CABINETS.

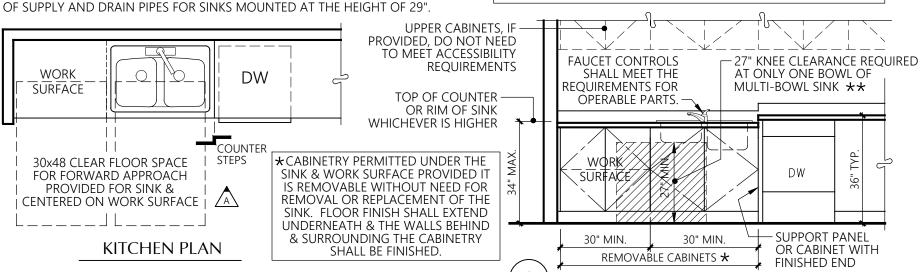
IS REMOVABLE AND THE FLOOR AN WALL FINISH IS EXTENDED UNDER AND BEHIND THE REMOVABLE CABINETS.

DISHWASHER: A CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR SO THAT THE DOOR IN THE OPEN POSITION DOESN'T OBSTRUCT THE CLEAR FLOOR SPACE. COOKTOP: A CLEAR FLOOR SPACE SHALL BE PROVIDED FOR A PARALLEL APPROACH CENTERED ON THE APPLIANCE. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS. **OVEN:** A CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE OVEN DOOR SUCH THAT THE DOOR IN THE OPEN POSITION DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE. A COUNTERTOP SHALL BE LOCATED ADJACENT TO ONE SIDE OF THE OVEN. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

MINIMUM CLEARANCES CLEARANCE BETWEEN OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS IN KITCHEN WORK AREAS HALL BE 40" MIN. OR 60" MIN. AT U-SHAPED KITCHENS

LINEAR KITCHEN GALLEY KITCHEN U-SHAPED KITCHEN

AS AN ALTERNATIVE TO 34" HIGH COUNTERTOPS FOR WORK SURFACE AND SINK, A 📗 ★ NOTE: THE 30" WIDE CLEARANCE FOR FORWARD APPROACH SINK AND COUNTER THAT IS ADJUSTABLE TO VARIABLE HEIGHTS 29" MIN. AND 36" AND KNEE CLEARANCE DOES NOT NEED TO BE CENTERED ON THE SINK. IF IT IS PROVIDED AT ONLY ONE BOWL OF A MULTI-BOWL MAX. OR THAT CAN BE RELOCATED WITHIN THAT RANGE WITHOUT CUTTING THE COUNTER OR DAMAGING ADJACENT CABINETS, WALLS, DOORS AND STRUCTURAL SINK, ENSURE THE 30" CLEARANCE IS PROVIDED UNDER THE BOWL ELEMENTS IS PERMITTED, PROVIDED ROUGH-IN PLUMBING PERMITS CONNECTIONS AND TO THE SIDE ADJACENT TO THE BOWL



KITCHENS & KITCHENETTES

TYPE A DWELLING UNITS **CHAPTER 10 SECTION 1003**

CURTAIN —

GRAB BAR -

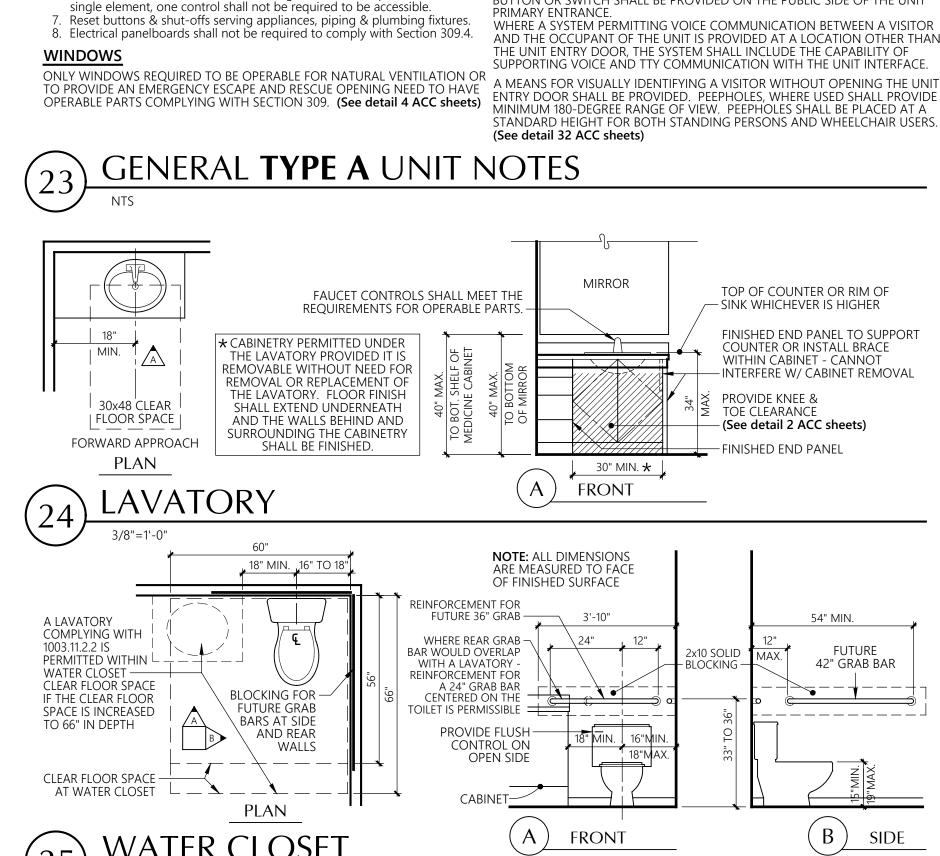
— GRAB BARS

BLOCKING -

SOLID

ROD 🔪

SIDE



ROD

THIS MUST

OBSTRUCT

- Grab bar u

BLOCKING

GRAB BAR

CONTROLS

WITHIN THIS

MUST BE

4" MAX.

FROM FRONT

EDGE OF TUB -

GRAB BAR

18" MIN.

BATHTUB & TUB / SHOWER COMBO

UTURE VERTICAL

COUNTER TOP:

ALLOWED AT

ONE END OF

CLEARANCE *

★ COUNTER TOP⁷ & CABINET MUST

WALL FINISHES EXTENDED

BELOW & BEHIND CABINET

BE REMOVABLE WITH FLOOR &

AND CABINET

TUB/SHOWER PLAN

IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS OR SLEEPING UNITS AT LEAST 5% BUT NOT LESS THAN ONE OF THE UNITS

TYPE A UNITS. EXISTING STRUCTURES ON A SITE SHALL NOT CONTRIBUTE TO THE TOTAL NUMBER OF UNITS ON A SITE. TYPE A UNITS SHALL BE

HALL BE A TYPE A UNIT. ALL UNITS ON THE SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF

DISPERSED AMONG THE VARIOUS CLASSES OF UNITS. THE NUMBER OF TYPE A UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH CONDITIONS

LAUNDRY EQUIPMENT

TOILET AND BATHING FACILITIES

THE ACCESSIBLE LEVEL OF THE DWELLING UNIT.

VISIBLE NOTIFICATION APPLIANCES

NUMBER OF TYPE A UNITS

ACCESSIBLE ROUTE

DEFINED IN SECTION 1107.7 OF THE IBC.

CIRCULATION PATH. (See detail 5 ACC sheets)

TURNING SPACE & CLEAR FLOOR SPACE

NOT NEED TO HAVE A TURNING SPACE

DOORS AND DOORWAYS

OUTSIDE OF THE DOOR.

ARC OF THE DOOR SWING.

3. Floor receptacle outlets.

Controls mounted on ceiling fans.

4. HVAC diffusers.

OPERABLE PARTS

EXCEPTIONS:

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND

ELEMENTS THAT ARE PART OF THE UNIT. ACCESSIBLE ROUTES SHALL

COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS THE GENERAL

SPACE EXCEPT FOR BATHROOMS THAT ARE NOT REQUIRED TO MEET

ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING

ACCESSIBILITY STANDARDS, OR CLOSETS OR PANTRIES THAT ARE 48" MAX

(See detail 1 ACC sheets)

THE PRIMARY ENTRANCE DOOR AND ALL DOORS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH SECTION 404. (See detail 6 ACC sheets)

BALCONY DOORS: THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE

PERMITTED TO BE 3/4" MAX. IN HEIGHT PROVIDED THEY ARE BEVELED WITH

WHERE EXTERIOR SPACE DIMENSIONS OF BALCONIES ARE LESS THAN THE

BATHROOM DOORS: BATHROOMS NOT REQUIRED TO BE ACCESSIBLE

BATHROOM DOORS MAY SWING INTO THE BATHROOM AND INTO THE

REQUIRED CLEAR FLOOR SPACE AT ANY FIXTURE WHEN A CLEAR FLOOR

SPACE OF AT LEAST 30"x48" IS PROVIDED WITHIN THE ROOM BEYOND THE

LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES &

CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING

2. Where two or more receptacle outlets are provided in a kitchen above a

6. Where redundant controls other than light switches are provided for a

counter top that is uninterrupted by a sink or appliance, one receptacle

FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM

SYSTEMS SHALL COMPLY WITH SECTION 309. (See detail 4 ACC sheets)

RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE

outlet shall not be required to comply with Section 309.

. Receptacle outlets serving a dedicated use.

ONLY NEED TO PROVIDE DOOR MANEUVERING CLEARANCE ON THE

ARE NOT REQUIRED ON THE EXTERIOR SIDE OF THE DOOR.

REQUIRED MANEUVERING CLEARANCE, DOOR MANEUVERING CLEARANCES

NOTE: BALCONIES AND CORRIDORS ARE NOT ROOMS AND AS SUCH DO

IN GROUP R-2 OCCUPANCIES WHERE THERE ARE 4 OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B UNIT. THE NUMBER OF TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH CONDITIONS DEFINED IN SECTION 1107.7 OF THE IBC. THIS REDUCTION OF TYPE B UNITS IS TYPICALLY FOR UNITS THAT ARE ON UPPER STORIES OF A MULTISTORY BUILDING WITHOUT ELEVATOR SERVICE OR MULTI-STORY DWELLING UNITS (SEE IBC FOR SPECIFIC CONDITIONS

NUMBER OF TYPE B UNITS

ALLOWING REDUCTION OF TYPE B UNITS). UNIT PRIMARY ENTRANCE SAME REQUIREMENTS AS FOR TYPE A UNITS EXCEPT FOR THESE ADDITIONAL EXCEPTIONS: SAME REQUIREMENTS AS FOR TYPE A UNITS EXCEPT THAT ONLY A SINGLE PEEPHOLE NEED BE PROVIDED . Controls or switches mounted on appliances. AT A STANDARD HEIGHT FOR STANDING PERSONS.

ACCESSIBLE ROUTE SAME REOUIREMENTS AS FOR TYPE A UNITS EXCEPT YOU ARE PERMITTED TO HAVE ONE OF THE LAUNDRY EQUIPMENT FOLLOWING: A RAISED / SUNKEN FLOOR AREA IN A LIVING, DINING OR SLEEPING ROOM OR A A 30"x48" CLEAR FLOOR SPACE SHALL BE PROVIDED. A PARALLEL APPROACH SHALL BE PROVIDED MEZZANINE THAT IS NOT ENCLOSED AND DOES NOT FOR TOP LOADING MACHINES. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR HAVE PLUMBING FIXTURES. FRONT LOADING MACHINES. **TOILET AND BATHING FACILITIES**

CHANGES IN LEVEL SAME REQUIREMENTS AS FOR TYPE A UNITS EXCEPT WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS, TH

IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE INTERIOR FLOOR LEVEL. SAME REQUIREMENTS AS FOR TYPE A UNITS EXCEPT DOORS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING WIDTH OF 313/4" MIN. MEASURED

THE DOOR OPENED 90°. BATHROOM DOORS: BATHROOM DOORS MAY SWING INTO THE REQUIRED CLEAR FLOOR SPACE AT ANY FIXTURE WHEN A CLEAR FLOOR SPACE OF AT LEAST 30"x48" IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

SHALL BE THE SAME AS FOR TYPE A UNITS (See detail 23 ACC sheets) EXCEPT REINFORCEMENT IS NOT REQUIRED FOR SHOWER SEATS IN SHOWERS THAT ARE LARGER THAN 36"x36" AND REINFORCEMENT AT WATER CLOSETS CAN BE MODIFIED FOR ALTERNATE GRAB BAR CONFIGURATIONS DETAILED BELOW. **GRAB BAR ALTERNATIVES** WHERE SPACE AT THE REAR WALL DOES NOT PERMIT A 36"

GRAB BAR, REINFORCEMENT FOR FUTURE INSTALLMENT OF A BETWEEN THE FACE OF THE DOOR & THE STOP WITH 24" GRAB BAR IS PERMITTED CENTERED ON THE TOILET. WHERE SPACE AT THE SIDE WALL DOES NOT PERMIT A 42" GRAB BAR, REINFORCEMENT FOR FUTURE INSTALLMENT OF A 24" GRAB BAR IS PERMITTED SPACED 12" FROM THE REAR. WHERE A SIDE WALL IS NOT AVAILABLE, REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLMENT OF A

Plumbing fixture controls.

BATHING FACILITIES (Regardless of the option chosen for the fixture clearances). REINFORCEMENT 24" GRAB BAR —

RANGES & COOKTOPS REFRIGERATOR

TYPE A UNITS ONLY

APPLIANCES & CONTROLS

GRAB BAR REINFORCING FOR ALTERNATE GRAB BAR CONFIGURATIONS

10. Within kitchens & bathrooms, lighting controls, electrical switches & receptacle outlets are

REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATION SHALL BE PROVIDED FOR ALL TOILET &

permitted to be located over cabinets with countertops 36" max. in height & 25½" max. in depth.

SWING-UP GRAB BAR AS SHOWN ON THE PLAN AT RIGHT. GENERAL **type b** unit notes

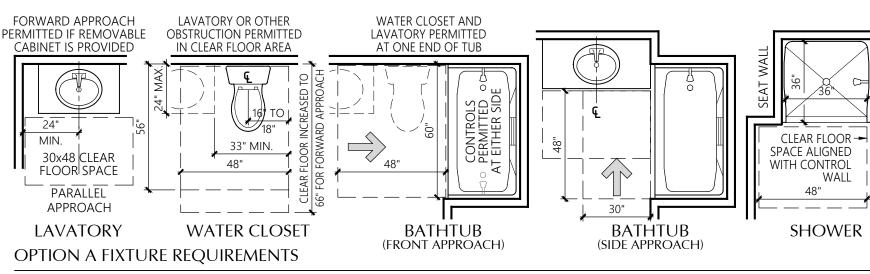
WITH TOILET AND BATHING AREAS WITHIN TYPE B UNITS EITHER ALL TOILET AND BATHING AREAS PROVIDED SHALL COMPLY WITH OPTION A OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH OPTION B.

EVERY FIXTURE PROVIDED IN ALL TOILET AND BATHING AREAS SHALL COMPLY WITH THE REQUIREMENTS LISTED ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS AND BE LOCATED IN A SINGLE OPTION B TOILET/BATHING AREA.



COMMON OPTION A **BATHROOM CONFIGURATION**

COMMON OPTION B BATHROOM CONFIGURATION



LAVATORY: SAME REQUIREMENTS AS FOR OPTION A EXCEPT THAT THE HEIGHT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR. WATER CLOSET: SAME REQUIREMENTS AS FOR OPTION A BATHING FIXTURES: THE ACCESSIBLE BATHING FIXTURE SHALL BE A BATHTUB WITH A CLEARANCE OF 30"x48" ALIGNED WITH THE Control end of the tub or a shower compartment with the SAME REQUIREMENTS AS THE OPTION A SHOWER. OPTION B FIXTURE REQUIREMENTS

LAVATORY HEIGHT BATHTUB

TYPE B - TOILET & BATHING FIXTURES 1/4"=1'-0"

MINIMUM CLEARANCES

SINK: A CLEAR FLOOR SPACE OF 30"x48" POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED CENTERED ON THE SINK BOWL.

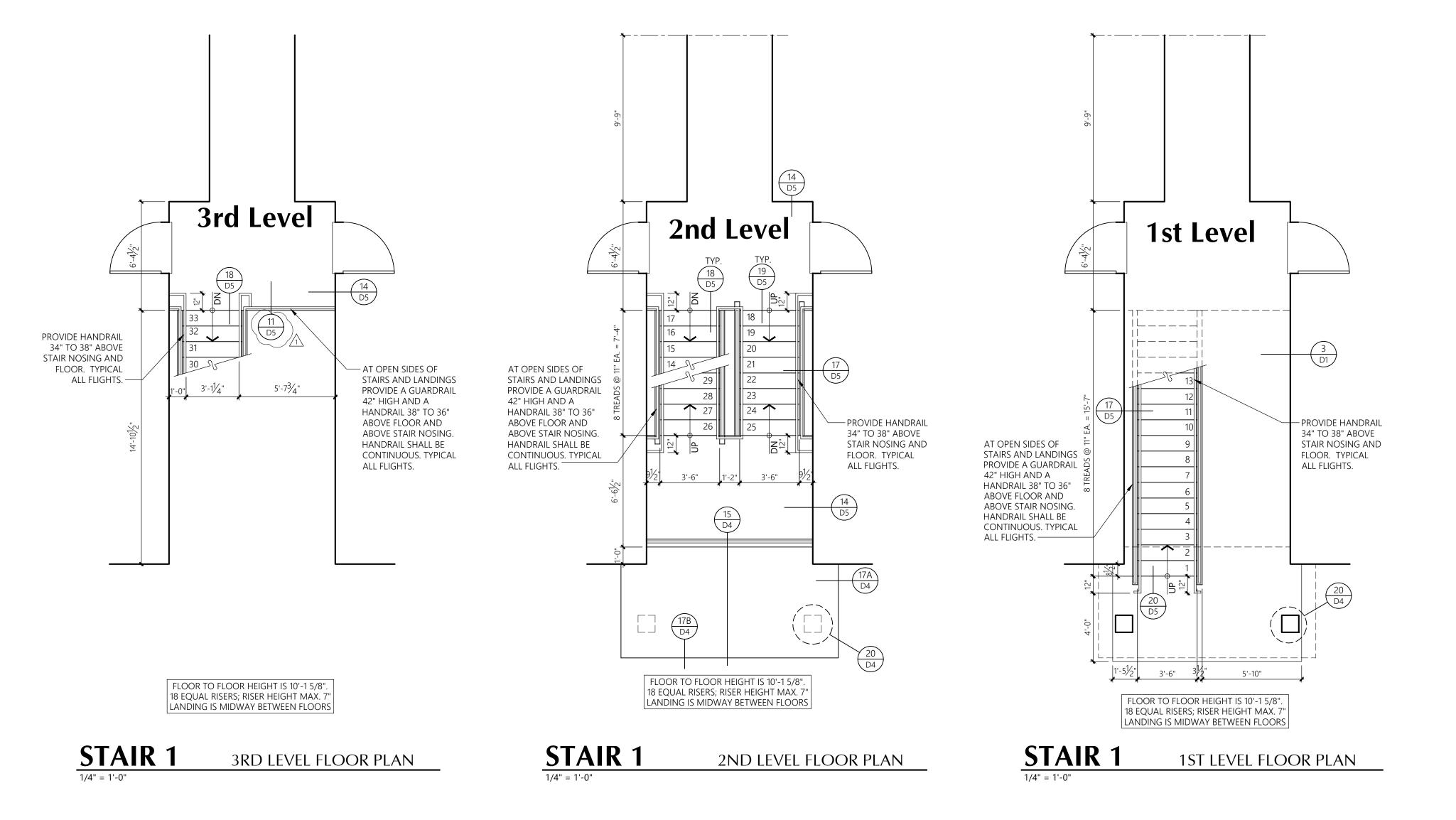
COOKTOP: A CLEAR FLOOR SPACE SHALL BE PROVIDED FOR A PARALLEL

OVEN: A CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE OVEN DOOR SUCH THAT THE DOOR IN THE OPEN POSITION DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE. REFRIGERATOR/FREEZER: A CLEAR FLOOR SPACE SHALL BE PROVIDED FOR A PARALLEL APPROACH OFFSET 24" MAX. FROM THE CENTERLINE OF THE

trash compactor: A clear floor space positioned for a parallel OR FORWARD APPROACH SHALL BE PROVIDED.



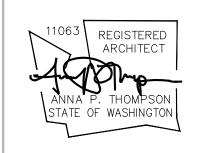
CHAPTER 10 SECTION 1004



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Bradley Heights Apartments

> Puyallup, Wa

Timberlane Partners

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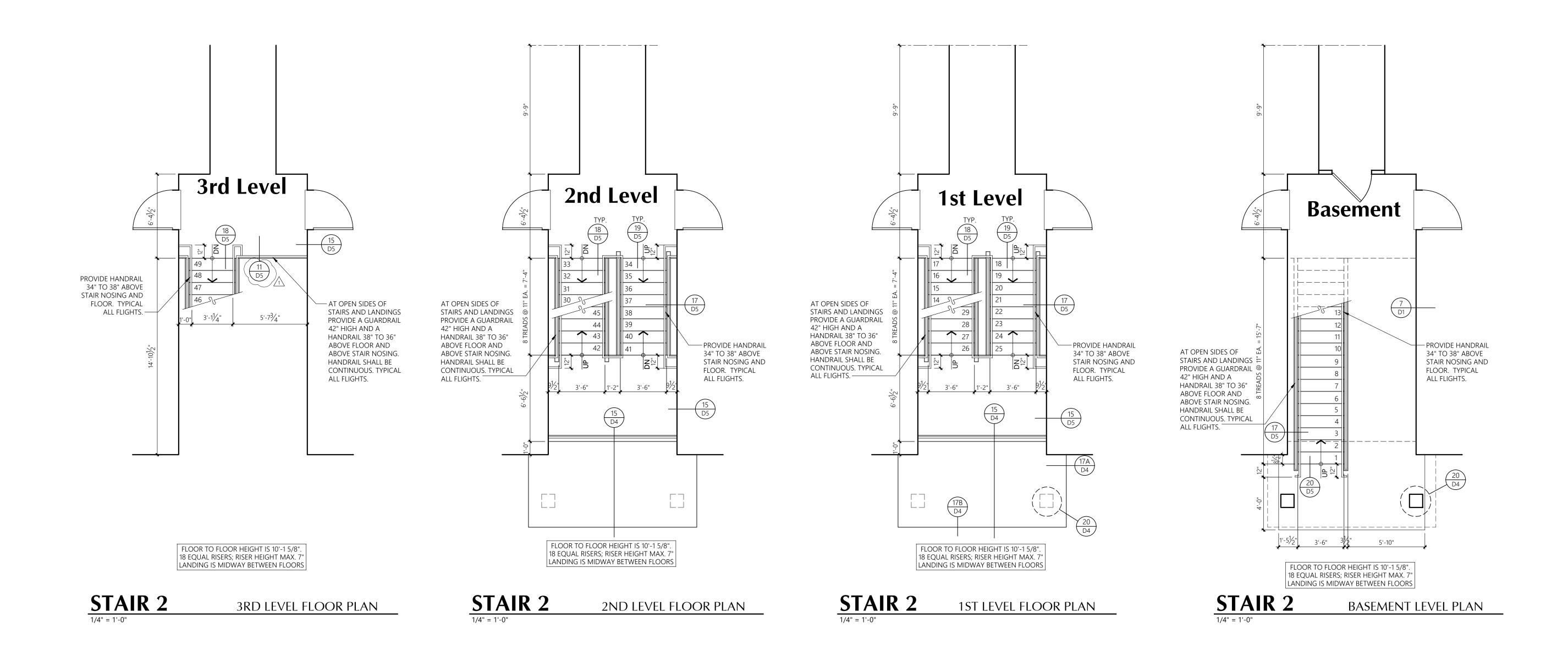
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Door Schedule - Units

Door No.	Туре	Size	Thickness	Construct	Finish	Fire Rating	Frame or H	ead/Jamb	Remarks	Min. U Factor	Max.
							Construct.	Finish			SHGC
1A	2-Panel, SW	3'-0" x 8'-0"	1-3/4"	INSUL MTL	PP	20 min.	Wood	PP	Keylock, Dead Bolt w/Thumb, Self Closure/Smoke Seal, Flush Threshold, Weatherstrip, Ext. Grade Door, Peep Sight, Self Closing	0.24	-
1B	2-Panel, SW	3'-0" x 8'-0"	1-3/4"	INSUL MTL	PP	90 min.	MTL	PP	Keylock, Dead Bolt w/Thumb, Self Closure/Smoke Seal, Flush Threshold, Weatherstrip, Ext. Grade Door, Peep Sight, Self Closing	0.24	-
2	2-Panel, PKT	3'-0" x 6'-8"	1-3/8"	HCW	PP		Wood	PP	Privacy Lock @ Bath	-	-
3	2-Panel, SW	3'-0" x 6'-8"	1-3/8"	HCW	PP		Wood	PP	Privacy Lock @ Bath	-	-
4	Bot. Louver Dbl, SW	6'-0" x 6'-8"	1-3/8"	HCW	PP		Wood	PP		-	-
5	Full-Lite, SW	3'-0" x 8'-0"	1-3/4"	INSUL MTL	PP		Wood	PP	Keylock, Safety Glass, Flush Threshold, Weatherstrip, Ext. Grade Door	0.24	0.61
6	2-Panel, SW	2'-4" x 6'-8"	1-3/8"	HCW	PP		Wood	PP		-	-
7	2-Panel, SW	2'-6" x 6'-8"	1-3/8"	HCW	PP		Wood	PP		-	-
8	ВР	4'-0" x 6'-8"	1-3/8"	HCW	PP		GWB	PP		-	-
9	Bot. Louver, SW	3'-0" x 6'-8"	1-3/8"	HCW	PP		Wood	PP		-	-
10	ВР	5'-0" x 6'-8"	1-3/8"	HCW	PP		GWB	PP		-	_
11	2-Panel, SW	2'-0" x 6'-8"	1-3/8"	HCW	PP		Wood	PP		-	_
12	Flush, SW	3'-0" x 8'-0"	1-3/8"	MTL	PP	90 min.	Wood	PP	Lockable from outside, Ext. Grade Door	-	_
13	Flush, Dbl SW	6'-0" x 6'-8"	1-3/8"	INSUL MTL	PP		Wood	PP	Lockable from outside, Ext. Grade Door	0.24	_
14	Flush, SW	3'-0" x 8'-0"	1-3/8"	MTL	PP	20 min.	Wood	PP	Lockable from outside, Ext. Grade Door	_	_

DOOR KEY:

TYPE:

SCW = SOLID CORE WOOD

MTL = METAL

SW = SWING

DBL SW = DOUBLE SWING

SOHD = SECTIONAL OVERHEAD DOOR

PP = PRIME & PAINT

FF = FACTORY FINISH

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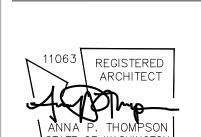
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U14



Building A

Bradley Heights Apartments

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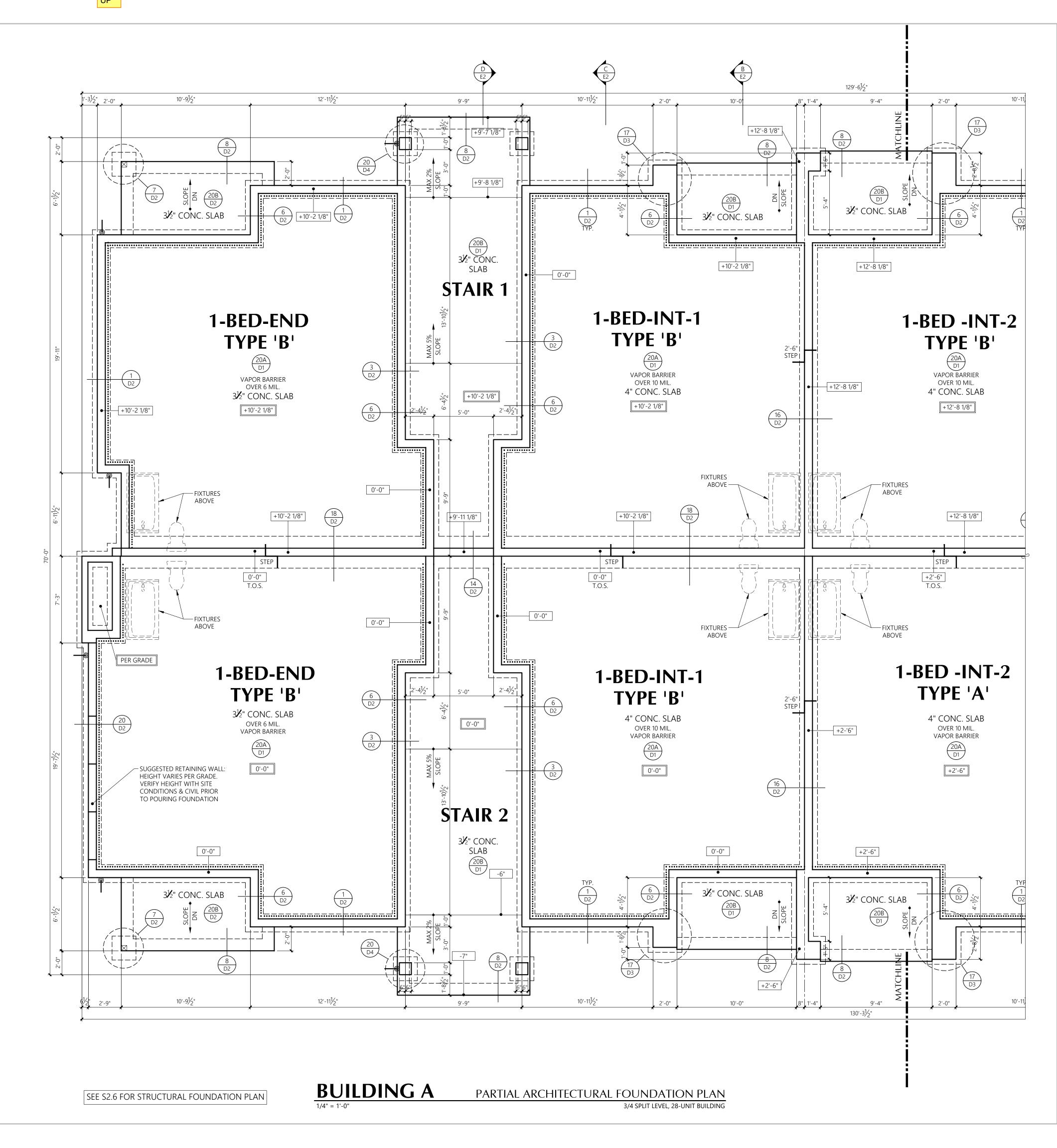
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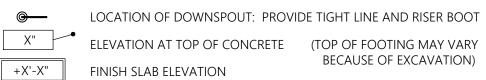
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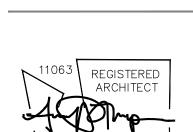
F1



FOUNDATION NOTES



R-10 RIGID PERIMETER INSULATION



A undation Plan

Bradley
Heights
Apartments

Puyallup, Wa

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No. Date Description

8-30-24 Permit Corrections/ Owner Changes

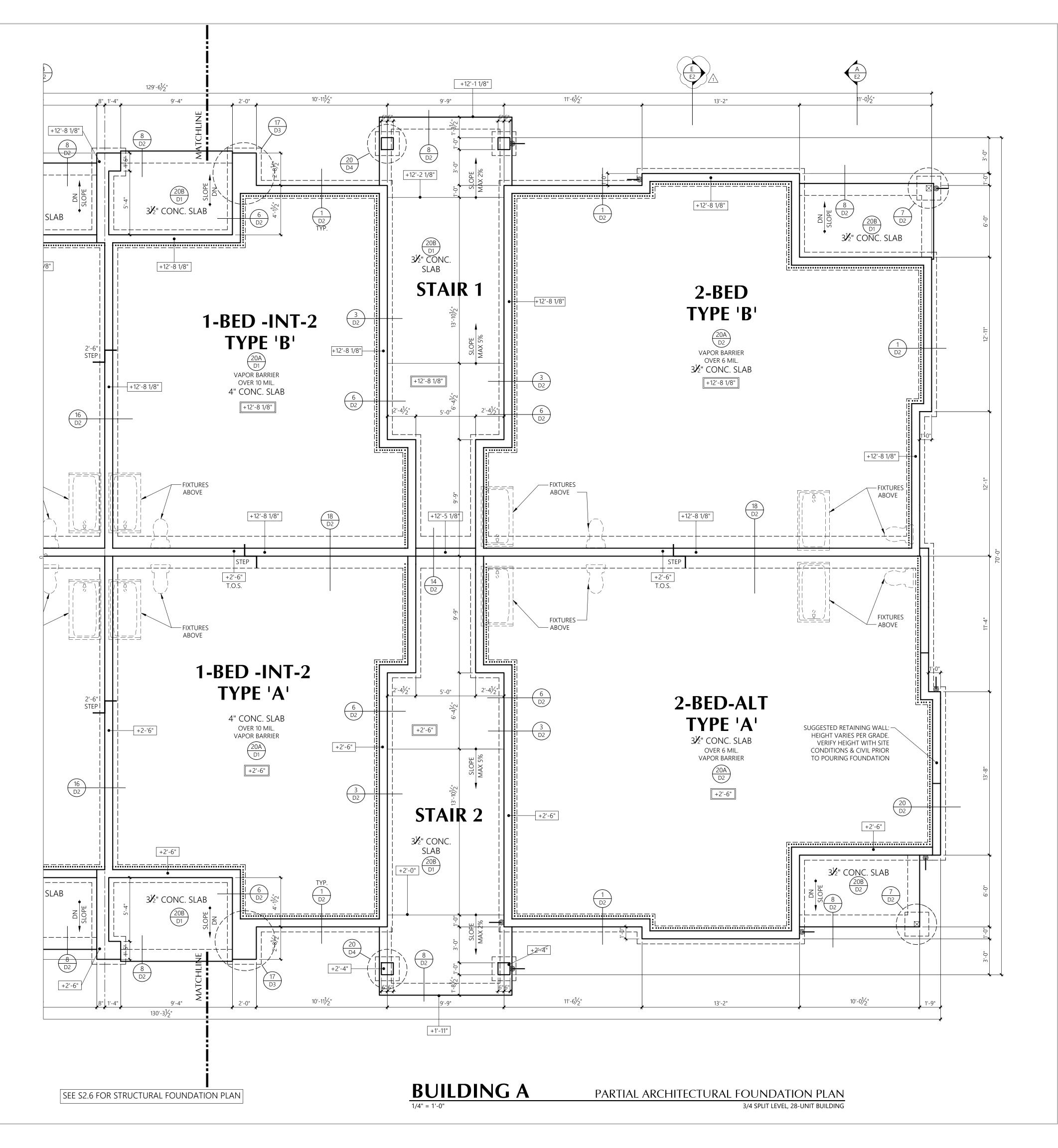
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F2



FOUNDATION NOTES

LOCATION OF DOWNSPOUT: PROVIDE TIGHT LINE AND RISER BOOT

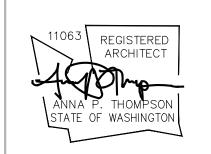
X"

ELEVATION AT TOP OF CONCRETE (TOP OF FOOTING MAY VARY

BECAUSE OF EXCAVATION)

FINISH SLAB ELEVATION

R-10 RIGID PERIMETER INSULATION



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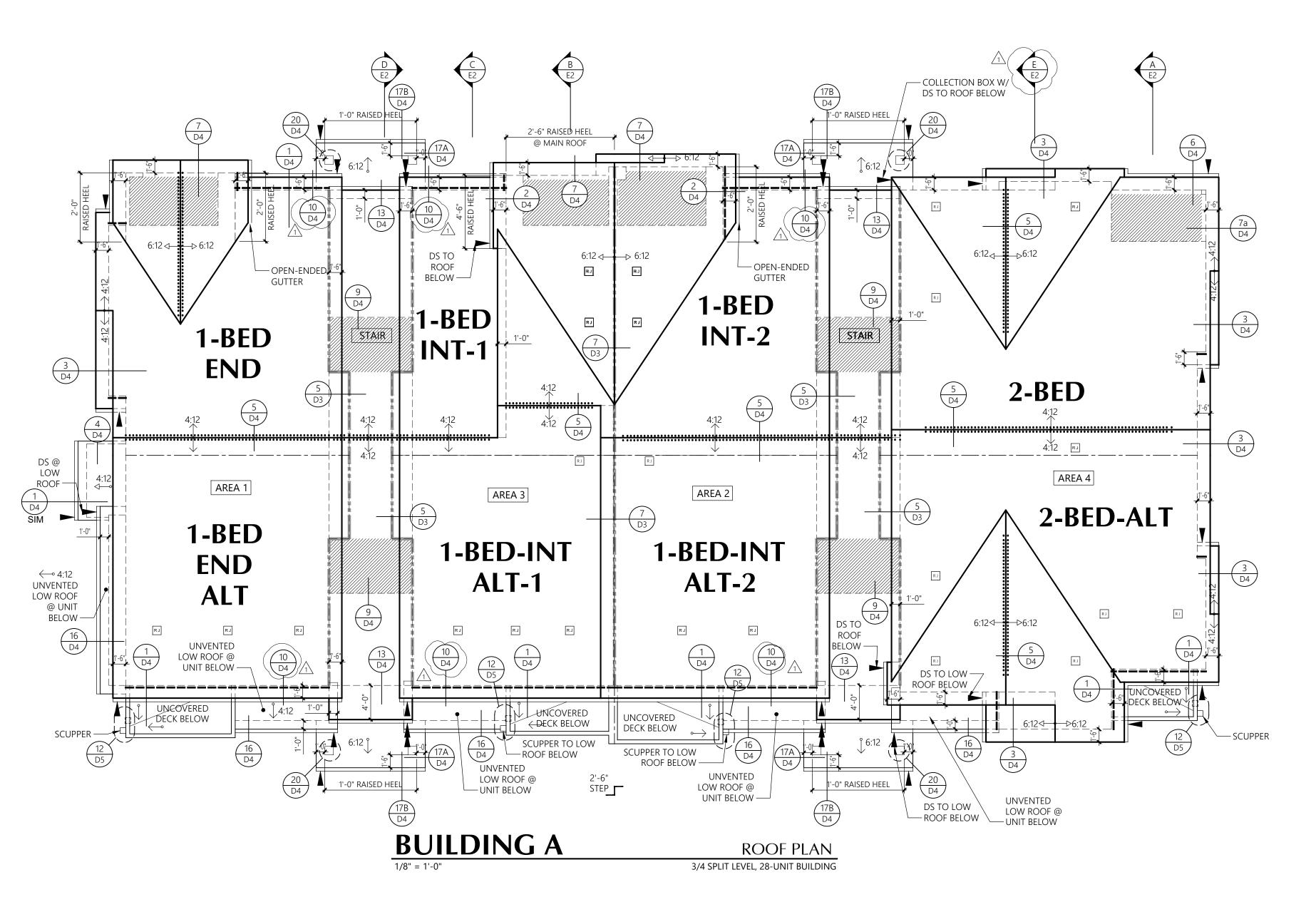
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R1



	ROOF VENTING CALCULATIONS														
Area	Attic Area	Venting		Required Venting	Low Eave Vent (LF)Low Jacks (Qty)High Jacks (Qty)Vented 		Venting Provided (SI)		Venting Provided (SI)			* %	6 of req'd		
Description	(SF)	Ra	atio	(SI)	2.4	50.0	50.0	5.9	12.0	Lower	%	Upper	%	Total	%*
AREA 1	1,486	1/	300	713	38	3	0	58	41	583	54%	492	46%	1,075	151%
AREA 2	1,448	1/	300	695	40	2	5	64	24	574	52%	538	48%	1,112	160%
AREA 3	1,435	1/	300	689	32	3	5	53	20	540	52%	490	48%	1,030	150%
AREA 4	2,160	1/	300	1,037	20	8	1	58	62	790	50%	794	50%	1,584	153%
STAIR	462	1/	150	444	0	0	0	124	5	732	92%	60	8%	792	179%

Detail and show draftstops in attic as needed per Washington State Building Code, 708.4.2. Update the attic ventilation as needed based upon changes for draftstops.

(Construction Set, Sheet R1, Unit Plans)

ROOF LEGEND ROOF JACK 50 SQ.IN. NET FREE AREA

 \longleftrightarrow 4:12 SLOPE INDICATOR U.N.O. ← 6:12 SLOPE INDICATOR U.N.O. ---- BUILDING OUTLINE

EAVE VENTING 2.4 SQ.IN./LF. NET FREE AREA *** * * * * RIDGE VENTING** 12 SQ.IN./LF. NET FREE AREA UNIT SEPARATION AND DRAFT STOPPING LOCATIONS AT ATTIC

GUTTER (DOUBLE LINE) DOWNSPOUT LOCATION

VENTED FIBER CEMENT SOFFIT 5.9 SQ.IN./LF. NET FREE AREA

Bradley Heights

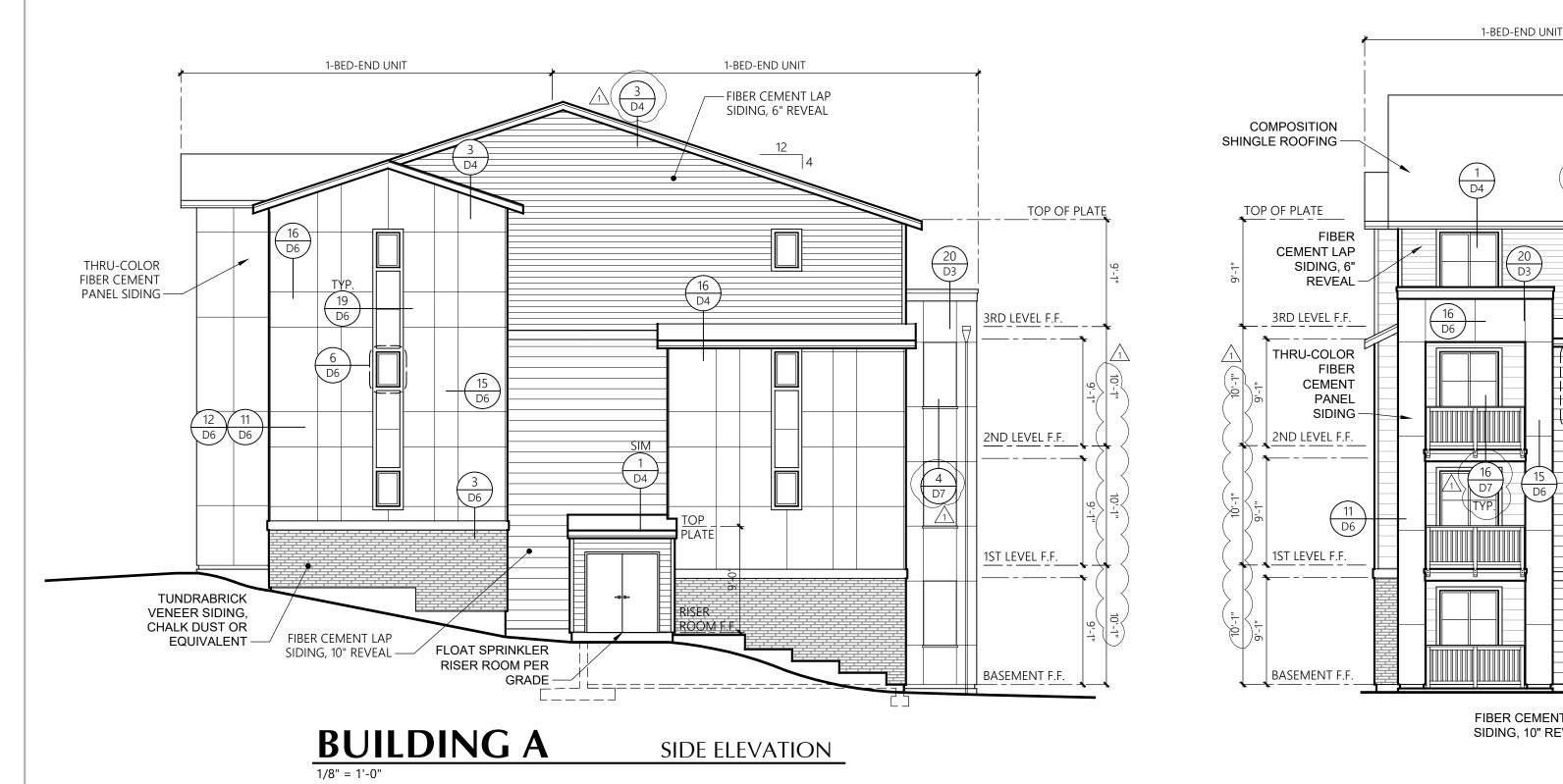
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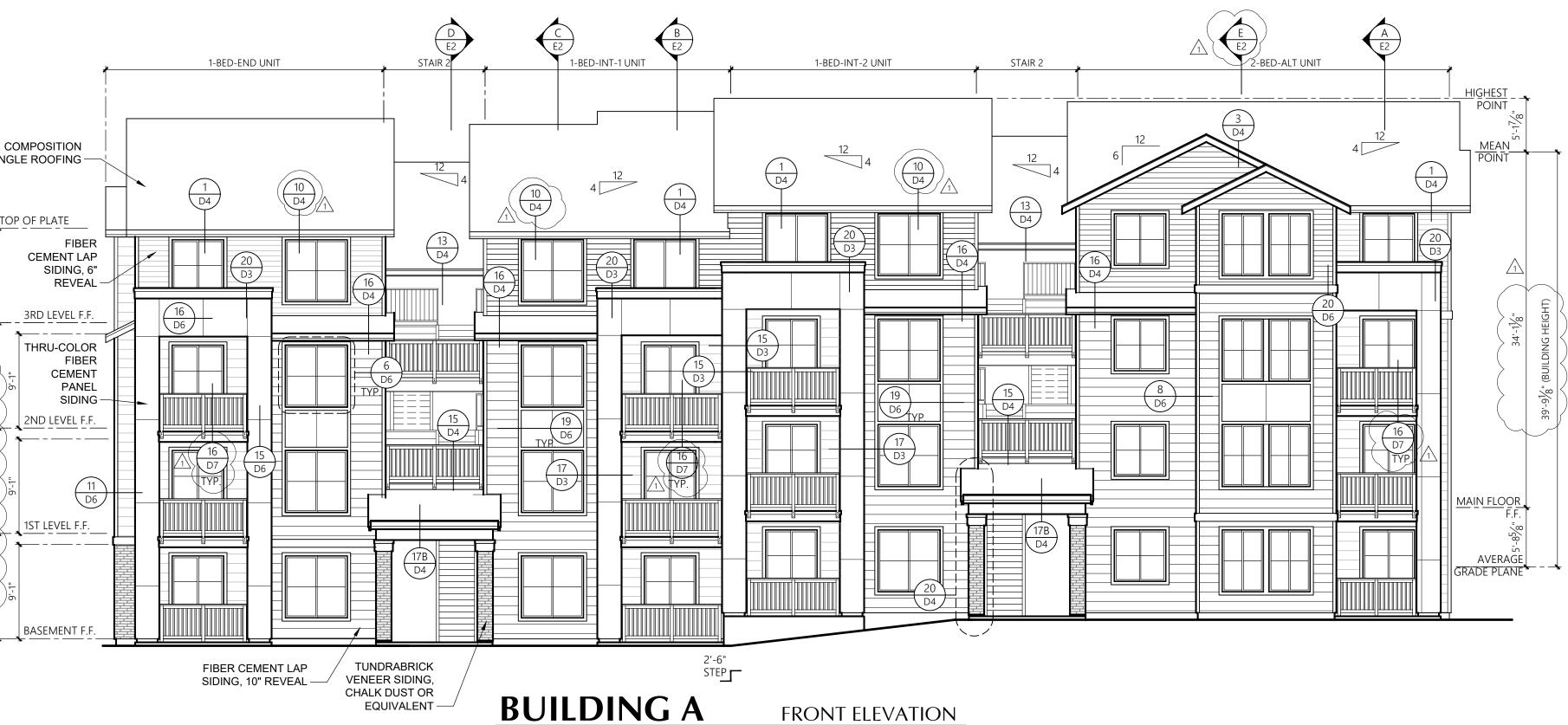
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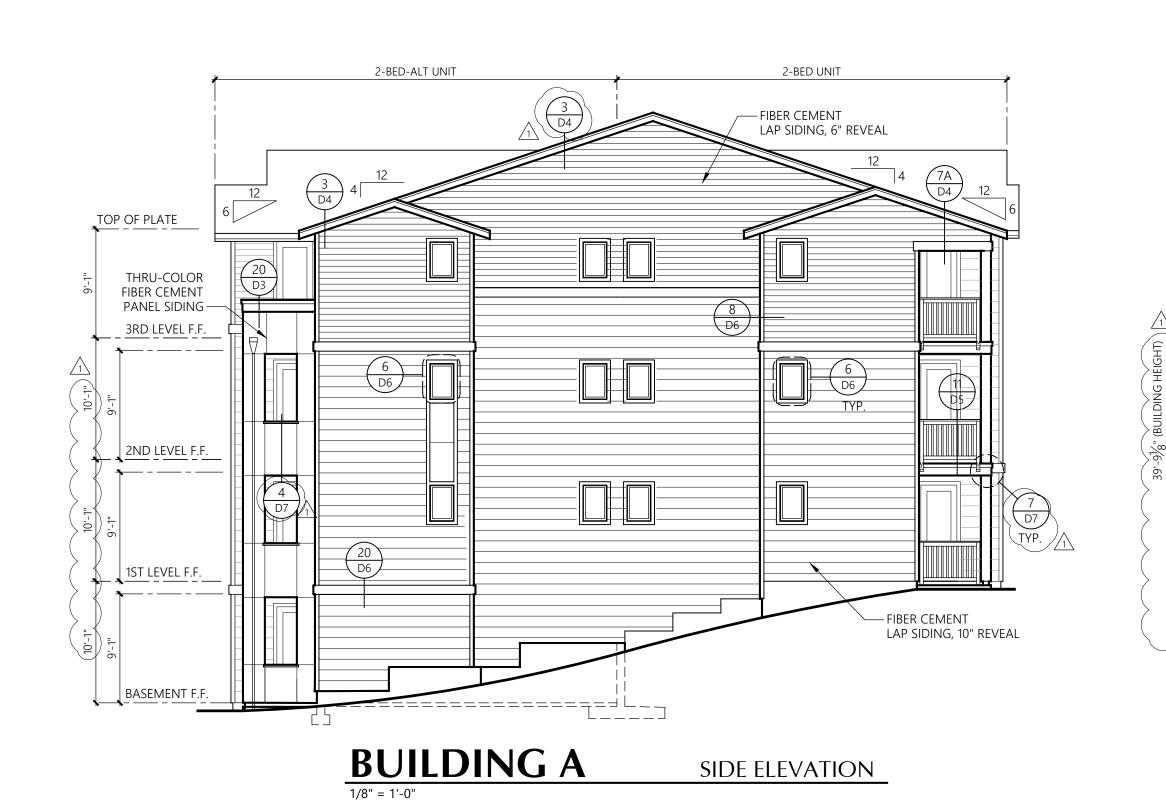
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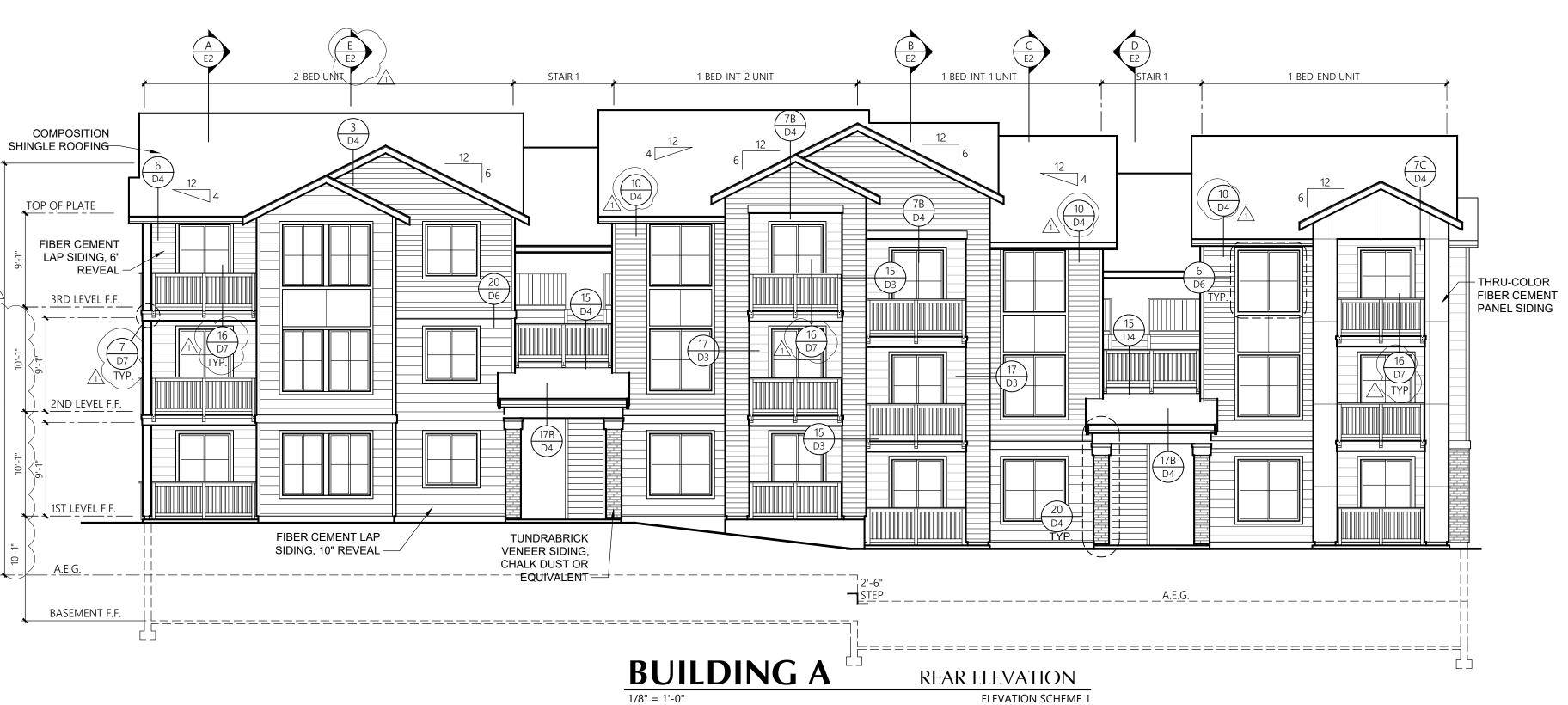
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F1





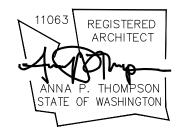






SECTION E

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E2

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), AS AMENDED AND ADOPTED BY THE STATE OF WASHINGTON; A.C.I. 318-14; A.I.S.C. 14TH EDITION; AWS D1.1-06; A.I.T.C. 2ND EDITION; NDS 2018 WITH 2018 WIND & SEISMIC PROVISIONS AND A.I.S.I 2012 EDITION

25 PSF

40 PSF

60 PSF

100 PSF

THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

1.2 DESIGN CRITERIA

A. VERTICAL LOADS

LIVE LOADS

ROOF (SNOW) Is $= 1.0$
FLOORS (RESIDENTIAL)
DECKS (RESIDENTIAL POST/BM SUPPORT)
STAIRS/EXITS

DEAD LOADS

ROOF	22 PSF
FLOORS (RESIDENTIAL)	26 PSF
DECKS	47 PSF
BREEZEWAY	47 PSF

B. LATERAL LOADS:

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF THE FLOORS TO SHEAR WALLS. LOADS ARE THEN TRANSFERRED TO THE FOOTINGS, WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH AND SLIDING FRICTION OF EARTH. OVERTURNING IS RESISTED BY THE DEAD LOAD OF THE STRUCTURE.

EXPOSURE B ELEVATION = 386 FEET BASIC WIND SPEED = 97 M.P.H. (3 SECOND GUST, ULTIMATE). IMPORTANCE FACTOR, Iw = 1.0SIMPLE DIAPHRAGM BUILDING, ENCLOSED Kzt = 1.0

SFISMIC:

IMPORTANCE FACTOR, IE = 1.0 OCCUPANCY CATEGORY II MAPPED SPECTRAL RESPONSE COEFFICIENTS, Ss = 1.263 AND S1 = 0.435SOIL SITE CLASS = C

SPECTRAL RESPONSE COEFFICIENTS, SDs = 1.010 AND SD1 = 0.435 SEISMIC DESIGN CATEGORY = DSEISMIC RESPONSE COEFFICIENT Cs = 0.2021 (ULTIMATE STRENGTH) RESPONSE MODIFICATION FACTOR R = 6.5

1.3 SHOP DRAWINGS

SUBMIT SUFFICIENT COPIES OF SHOP DRAWINGS TO ARCHITECT/ENGINEER FOR THE FOLLOWING:

- REINFORCING STEEL (CONCRETE / MASONRY) CONCRETE / GROUT MIX DESIGNS (CONCRETE / MASONRY)
- COMPOSITE FLOOR/ROOF JOISTS
- P.E. ROOF/FLOOR TRUSSES

GLUE—LAMINATED MEMBERS DO NOT FABRICATE PRIOR TO ARCHITECT'S/ENGINEER'S APPROVAL. ALL SHOP DRAWINGS

SUBMITTED TO THE ENGINEER SHALL BEAR THE STAMPED APPROVAL OF THE CONTRACTOR. SHOP DRAWING APPROVAL BY ANDERSONCHASE STRUCTURAL ENGINEERS SHALL NOT IMPLY THAT THE PROJECT MAY BE BUILT FROM THE SHOP DRAWINGS. RATHER. THE PROJECT PLANS SHALL BE USED FOR CONSTRUCTION. ALL PERMANENT BRACING FOR TRUSSES SHALL BE DETAILED AND DESIGNED BY THE TRUSS SUPPLIER. CONTRACTOR SHALL REVIEW SHOP DRAWINGS AND STAMP INDICATING THIS PRIOR TO REVIEW BY ENGINEER OF RECORD.

2.0 SITE WORK

2.1 SOIL DATA (PER GEOTECHNICAL REPORT DATED FEBRUARY 10, 2022 PREPARED BY GEO RESOURCES #0419036006

FOR LOCATIONS SEE SOILS REPORT. SOIL BEARING @ CONT. SPREAD FOOTINGS = 2000 PSF. ACTIVE AND PASSIVE PRESSURES ARE 35 PCF AND 300 PCF RESPECTIVELY. WHERE GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED, THE ABOVE VALUES ARE ASSUMED AND THESE VALUES SHALL BE FIELD VERIFIED.

2.2 EXCAVATION

EXCAVATE PER GEOTECH REPORT, PROOFROLL SUBGRADES TO ATLEAST 92% MDD PER ASTM D1557 TEST METHOD FOR FOOTINGS DOWN TO DEPTH SHOWN ON DRAWINGS OR TO FIRM UNDISTURBED MATERIAL. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE (f'c = 2000 PSI), OR BE STRUCTURALLY FILLED PER SECTION 2.3 AND SHALL BE AT THE CONTRACTOR'S EXPENSE.

2.3 BACKFILL AND COMPACTION

BACKFILL SHALL NOT BE PLACED UNTIL AFTER THE REMOVAL OF ALL FORMS, SCREEDS, OTHER WOOD DEBRIS AND MATERIAL SUBJECT TO ROT OR CORROSION. USE ONLY MATERIALS APPROVED FOR BACKFILL. IN AREAS UNDER SLABS OR FOOTINGS, MATERIAL SHOULD BE GRANULAR IN NATURE, PLACED IN 6-INCH LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO COMPACTION TEST, PROCEDURE T-180. THE FILL SHOULD BE LIMITED TO CLEAN, GRANULAR MATERIAL.

3.0 CONCRETE

3.1 GENERAL

NORMAL WEIGHT CONCRETE MEETING THE REQUIREMENTS OF ACI 301-05 ESTABLISH PROPORTIONS OF CEMENT, COARSE AND FINE AGGREGATES, WATER, AND ADMIXTURES TO PRODUCE THE PROPERTIES SPECIFIED FOR EACH CONCRETE MIX TYPE PER ACI-301 ON THE BASIS OF PREVIOUS FIELD EXPERIENCE OR TRIAL BATCHES. USE ADMIXTURES IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. USE AMOUNTS OF WATER-REDUCING ADMIXTURE THAT WILL PERMIT PLACING WITHOUT SEGREGATION, HONEYCOMBING OR ROCK POCKETS. THE SLUMPS SPECIFIED ARE THE SLUMPS REQUIRED AT THE POINT OF PLACEMENT INTO THE STRUCTURE. USE INTERIOR MECHANICAL VIBRATORS WITH 7000 RPM MINIMUM FREQUENCY. DO NOT OVER-VIBRATE. DO NOT MOVE THE CONCRETE HORIZONTALLY USING THE VIBRATOR. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR CONTROL JOINTS. PROTECT ALL FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE HOT OR COLD TEMPERATURES FOR SEVEN DAYS AFTER POURING. PROVIDE ENGINEER WITH PROPOSED CONSTRUCTION OR CONTROL JOINT LOCATIONS FOR HIS APPROVAL, OR USE JOINTS AS SHOWN ON THE DRAWINGS. ALL REINFORCEMENT TIE WIRES AND FORM ANCHORS SHALL BE CUT OFF FLUSH WITH THE SURFACE; SURFACES WHERE EXPOSED SHALL BE SMOOTH AND FREE FROM IRREGULARITIES.

3.2 STRENGTH

DESIGN MIXES TO PROVIDE NORMAL WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES:

APPLICATION	W/C RATIO	DESIGN STRENGTH F'c (PSI)	F'c PER ACI
FOOTINGS	.45	2500	4500²
FOUNDATION WALLS	.45	2500	4500°
EXT. SLABS ON GRADE	.45	2500	4500°
INT. SLABS ON GRADE	.50	2500	3000

- 1. CONCRETE EXPOSED TO WEATHER FOR EXPOSURE CLASS F2 AND SLABS ON GRADE
- SHALL HAVE A MIN F'C PER TABLE AND HAVE 5% AIR ENTRAINMENT. 2. DESIGN STRENGTH F'c (USED IN DESIGN). F'c PER ACI TABLE 19.3.2.1 FOR F2
- 3. PER IBC 1705.3 SPECIAL INSPECTION STRENGTH TESTS NOT REQUIRED FOR CONCRETE f'c>2500 WHERE STRENGTH IS INCREASED FOR DURABILITY.

3.3 MATERIAL - CEMENT, WATER & AGGREGATES PER ACI 301

- A. CEMENT MUST CONFORM TO ASTM C-150, TYPE I OR TYPE II. ENGINEER'S APPROVAL IS REQUIRED FOR USE OF TYPE III CEMENT.
- B. WATER TO BE CLEAN AND POTABLE.
- C. COARSE AND FINE AGGREGATES TO CONFORM TO ASTM-C33.

3.4 MATERIALS

- A. WATER REDUCING ADMIXTURES: CONCRETE USING POZZOLITH ADMIXTURES TO PRODUCE FLOWABLE CONCRETE MAY BE USED WITH THE ENGINEER'S APPROVAL AND MUST CONFORM TO ASTM-C494, POZZOLITH POLYHEED, POZZOLITH 100XR, OR POZZUTECH 20. POZZOLITH SHALL BE INCORPORATED INTO ALL CONCRETE IN EXACT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ADMIXTURES AND DOSAGES WILL VARY DEPENDING ON CLIMATIC CONDITIONS AND THE CONTRACTOR'S JOBSITE REQUIREMENTS. MAXIMUM SLUMP FOR SUCH CONCRETE SHALL NOT EXCEED 8" WITH A MINIMUM OF 10 OUNCES OF POLYHEED PER 100 OUNCES OF CEMENT. USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- B. AIR ENTRAINMENT: CONFORM TO ASTM-C260 AND ASTM-C494, MBVR OR MICRO-AIR BY MASTER BUILDER. NO AIR ENTRAINMENT IN COLUMNS WITHOUT PRIOR WRITTEN PERMISSION BY ENGINEER OF RECORD. ENTRAIN 5% +/- 1% AIR BY VOLUME IN ALL EXPOSED CONCRETE.
- C. OTHER ADMIXTURE: NO OTHER ADMIXTURES PERMITTED UNLESS PRIOR APPROVAL IS GIVEN BY THE ENGINEER. NO ADMIXTURES CONTAINING CHLORIDES ARE PERMITTED.

3.5 REINFORCING STEEL

DETAIL, FABRICATE AND PLACE PER ACI-315 AND ACI-318. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

- A. STEEL REINFORCEMENT SHALL BE NEW, DEFORMED BILLET STEEL, MEETING ASTM STANDARD A-615, A-706 AT BOUNDARY ELEMENTS; GRADE 60 FOR #3 AND LARGER BARS UNLESS NOTED OTHERWISE ON THE PLANS. SHOP DRAWINGS SHALL BE MARKED ACCORDINGLY AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. GRADE 60 REBARS SHALL NOT BE BENT IN FIELD AFTER CONCRETE PLACEMENT. ALL BEND SHALL BE PER ACI.
- B. REINFORCEMENT IN ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS OR CORNER BARS PROVIDED, BOTH VERTICAL AND HORIZONTAL.
- C. LAPS: ALL TENSION SPLICES ARE ACCORDING TO ACI 318, CLASS B AND ALL COMPRESSION SPLICES ARE 30 DIAMETERS FOR I'C GREATER THAN 3000 PSI AND ARE 40 DIAMETERS FOR I'C WHICH IS LESS THAN 3000 PSI, UNLESS NOTED OTHERWISE. SEE DETAIL 17/S3.0 FOR TYPICAL SPLICE AMOUNTS BASE ON BAR SIZE.
- D. TRIM REINFORCING: AROUND ALL OPENINGS SHALL BE A MINIMUM 1-#5 TOP AND BOTTOM, EXTENDING 2'-6" BEYOND OPENING AT EACH CORNER. SEE TYPICAL DETAILS.
- WELDING: TACK WELDING OF REBAR IS NOT PERMITTED UNLESS CALLED FOR AND APPROVED BY THE ENGINEER.
- MINIMUM REINFORCING: WHERE REINFORCEMENT IS NOT SHOWN ON THE DRAWINGS, THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) SHALL BE REFERRED TO FOR PROPER REINFORCEMENT.
- G. REBAR COVER: PROVIDE CONCRETE PROTECTION FOR REINFORCEMENT AS FOLLOWS:

COVER	CONDITION
3"	CONCRETE DEPOSITED AGAINST EARTH
2"	CONCRETE DEPOSITED AGAINST FORMS BUT
	EXPOSED TO EARTH
1-1/2"	MAIN REINFORCING IN BEAMS
1-1/2"	TO TIES IN COLUMNS, AND TIED REBAR IN WALLS
1-1/2"	FOR BARS IN SLABS ON GROUND
3/4"	FOR BARS IN SLABS ON FORMS

- H. WELDED WIRE FABRIC: ASTM-A185 AND ASTM-A82
- I. DEFORMED BAR ANCHORS: ASTM-A496
- K. FIBREMESH: PROVIDE FIBREMESH STRANDS WITHIN CONCRETE PER THE MANUFACTURERS SPECIFICATION (1.5#/CU. YARD TYPICALLY) WHERE REQUIRED BY THE OWNER IN LIEU OF UTILIZING WÈLDËD WIRE FABRIC WITHIN SLABS ON GRADE.

3.6 EPOXY DOWELED REINFORCEMENT

- A. ALL REINFORCEMENT WHICH IS TO BE DOWELED INTO EXISTING CONCRETE SHALL BE INSTALLED USING THE SIMPSON SET-XP ADHESIVE ANCHORING SYSTEM PER ICC REPORT ESR-2508 OR APPROVED EQUAL. ADHESIVE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS OR APPROVED EQUAL.
- B. EPOXY SHALL BE MIXED. APPLIED, AND CURED IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES. REINFORCEMENT AND CONCRETE SHALL BE CLEAN AND FREE OF IRREGULARITY. EPOXY SHALL NOT BE MIXED OR CURED IN AIR AND OR CONCRETE TEMPERATURES BELOW MINIMUM PER MANUFACTURER'S SPECIFICATIONS.
- C. EPOXY DOWELING OF REINFORCEMENT IN OVERHEAD APPLICATIONS SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

4.0 METALS 4.1 WELDING

- A. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 "STRUCTURAL WELDING CODE" & D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL."
- B. ALL WELDING SHALL BE DONE BY AWS/WABO (WASHINGTON STATE ASSOCIATION OF BUILDING OFFICIALS) CERTIFIED WELDERS. FOR ALL MOMENT FRAMES WELDERS SHALL HAVE ADDITIONAL CERTIFICATION SHOWING QUALIFIED IN ACCORDANCE WITH AWS D1.8, SECTION 5, WELDER QUALIFICATION, THE SUPPLEMENTAL WELDER QUALIFICATION FOR RESTRICTED ACCESS WELDING.

5.0 STRUCTURAL STEEL

ANGLES.

A. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION." STEEL SHALL CONFORM TO THE FOLLOWING, UNO:

> ALL STEEL, UNO ASTM A992. ASTM A572, GRADE 50, A447,

Fy = 50 KSI OR A588 Fy = 50 KSI ONLY WPRIOR APPROVAL OF ENGINEER OF RECORD. ASTM A36, Fy = 36 ksi

CHANNELS, EMBEDMENTS ASTM A36, Fy = 36 ksi OR IN CONCRETE AND MISC. METALS, UNO

STEEL TYPES LISTED UNDER "ALL STEEL" ASTM A500, GRADE B, Fy = 46 ksi

SQUARE AND RECTANGULAR STRUCTURAL TUBES

STEEL PIPE DIAMETER LESS ASTM A53, TYPE E OR S, THAN OR EQUAL TO 12" NOM GRADE B, Fy = 35 ksi

B. ALL WORK SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BEFORE COMMENCING FABRICATION. ALL STEEL ANCHORS AND TIES AND OTHER MEMBERS EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. DIMENSIONAL TOLERANCE FOR BUILD-UP MEMBERS SHALL BE PER AWS D1.1. GENERAL NOTES FOR STEEL CONNECTIONS SHALL APPLY TO ALL STEEL CONNECTIONS, UNO.

C. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSIONAL POINTS. MINIMUM CONNECTIONS SHALL BE A TWO-BOLT CONNECTION USING 7/8-INCH DIAMETER A325 BOLTS IN SINGLE SHEAR. OPTIONAL TO USE F1554 BOLTS WITH PRIOR APPROVAL OF ENGINEER OF RECORD. ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED, TIGHTENED AND INPSECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. THE CRITERIA FOR SLIP-CRITICAL CONNECTIONS SHALL APPLY TO ALL CONNECTIONS UNLESS SPECIFICALLY NOTED AS SNUG TIGHT ON THE STRUCTURAL DRAWINGS. WHERE CONNECTIONS ARE NOTED SNUG TIGHT THE CONTRACTOR MAY INSTALL PER CRITERIA FOR SNUG TIGHT BOLTS. SLIP CRITICAL CONNECTIONS SHALL USE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. ALL ASTM A307 BOLTS SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF-LOCKING NUTS. ALL BOLT HOLES SHALL BE STANDARD SIZE, UNO.

- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS THAT INCLUDE, BUT ARE NOT LIMITED TO: ERECTION ANGLES; LIFT HOLES, AND OTHER AIDS.
- E. METAL PROTECTION ALL MISCELLANEOUS STEEL AND HARDWARE EXPOSED TO VIEW OR IN UNHEATED PORTION OF BUILDING SHALL BE GALVANIZED PER ASTM A-123 WITH 1.25 OZ OF ZINC SPELTER PER SQUARE FOOT OF SURFACE AREA. ALL OTHER STEEL SURFACES TO BE SHOP PAINTED AFTER FABRICATION.
- F. ALL STEEL BEAM COPING SHALL CONFORM TO AISC STANDARD PRACTICE.
- G. GROUT FOR BEARING PLATES SHALL BE NON-SHRINK EMBECO BY MASTER BUILDERS, INC. OR APPROVED EQUAL.

ALL EXPOSED STRUCTURAL MATERIALS OR MATERIAL IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (SEE SECTION 7.10).

6.0 LIGHT GAUGE STEEL

Structural Notes

7.0 CARPENTRY

7.1 ROUGH CARPENTRY

ALL 2x FRAMING LUMBER SHALL BE STUD GRADE HEM-FIR FOR STUDS AND STANDARD OR BETTER FOR PLATES UNLESS OTHERWISE NOTED ON THE DRAWINGS OR BELOW. ALL 2" LUMBER SHALL BE KILN DRIED (KD) OR SURFACE DRIED (SD). EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK OR APPROVED EQUAL. OTHER MATERIALS SHALL BE AS SHOWN BELOW:

MEMBER	SPECIES
2x & 3x STUDS	STUD GRADE HEM FIR
2x JOISTS	#2 HEM FIR
4x HEADERS	#2 HEM FIR
6x HEADERS	#2 DOUGLAS FIR
4x COLUMNS	#2 HEM FIR
6x COLUMNS	#2 DOUGLAS FIR

ALL EXPOSED STRUCTURAL MATERIALS OR MATERIAL IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (SEE SECTION 7.10).

7.3 PRE-ENGINEERED ROOF TRUSSES

ALL PREFABRICATED WOOD ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BE OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE IS LOCATED. THE TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF THAT ENGINEER. ALL NECESSARY BRIDGING, BLOCKING, PRE-NOTCHED PLATES, HANGERS, ETC. SHALL BE DETAILED OR SPECIFIED, AND FURNISHED BY THE MANUFACTURER. ALL PERMANENT BRACING FOR TRUSSES SHALL BE DETAILED AND DESIGNED BY THE TRUSS SUPPLIER. THE TRUSS MANUFACTURER SHALL VERIFY ALL SETBACKS, DIMENSIONS, AND BEARING POINTS PRIOR TO FABRICATION. MAXIMUM ALLOWABLE DEFLECTIONS SHALL BE AS FOLLOWS:

ROOF TOTAL LOAD SPAN/240 OR 1.5" ROOF LIVE LOAD SPAN/360 OR 1"

TRUSSES SHALL BE DESIGNED FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ADDITIONAL CONCENTRATED LOADS FROM MECHANICAL UNITS, AND MISCELLANEOUS EQUIPMENT, ETC. SHALL BE ACCOUNTED FOR/COORDINATED WITH THE SUB-CONTRACTORS. ARCHITECT AND TRUSS ENGINEER. ALTERATION OF THE TRUSS LAYOUT INDICATED ON THE PLANS MAY REQUIRE SUPPORTING STRUCTURAL AND FOUNDATION CHANGES, THEREFORE PRIOR APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER IS REQUIRED. TRUSSES SHALL NOT BE FIELD ALTERED PRIOR TO WRITTEN APPROVAL OF THE ENGINEER OF RECORD DESIGNING THE TRUSSES.

TRUSS CONNECTIONS TO NON-LOAD BEARING WALLS SHALL BE PER THE TYPICAL DETAILS. SLIDE CLIPS SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER.

7.4 CARPENTRY HARDWARE

- A. BOLTS SHALL BE ASTM A-307.
- B. WASHERS SHALL BE STANDARD CUT WASHERS OR MALLEABLE IRON WASHERS.
- C. ALL NAILS SHALL BE COMMON WIRE NAILS OR EQUIVALENT PNEUMATICALLY DRIVEN NAILS (P-NAILS), AMERICAN OR CANADIAN MANUFACTURER ONLY AS INDICATED BELOW. P-NAILS SHALL BE INSTALLED PER THE MANUFACTURERS GUIDELINES.

COMMON WIRE NAIL	PNEUMATIC NAIL	MINIMUM NAIL LENGTH	NAIL APPLICATION
16d COMMON	0.162" P-NAIL	3-1/2"	FRAMING
12d COMMON	0.148" P-NAIL	3-1/4"	FRAMING
N/A	0.131" P-NAIL	3"	FRAMING
10d COMMON	0.148" P-NAIL	2-1/2"	SHEATHING
8d COMMON	0.131" P-NAIL	2-1/2"	SHEATHING

- D. LAG SCREWS, SHEAR PLATES
- E. ANCHORS AND CONNECTORS SHALL BE SIMPSON, USP, OR OTHER ICBO APPROVED.
- F. HARDWARE EXPOSED TO WEATHER OR TO VIEW SHALL BE GALVANIZED OR PROTECTED WITH OTHER APPROVED MEANS OF CORROSION PROTECTION. FOR ADDITIONAL REQUIREMENTS REGARDING HARDWARE IN EXPOSED CONDITIONS SEE SECTION 7.10.

7.5 MINIMUM NAILING — PER IBC TABLE 2304.9.1. — SEE SHEET S1.1

7.6 ANCHOR BOLTS

FOUNDATION PLATE OR SILL BOLTING SHALL BE PER IBC CHAPTER 23. PER IBC 2308.6 & 2304.3.1 ALL FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO CONCRETE OR MASONRY WITH MINIMUM 1/2" NOMINAL DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" AND SPACED NOT MORE THAN 6 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN 4 INCHES FROM EACH FND OF FACH PIECE. 3" x 3" x 0.229" WASHERS ARE REQUIRED AT ALL ANCHOR BOLTS PER AF&PA SDPWS-2008 SECTION 4.3.6.4.3 THE PLATE WASHER ARE PERMITTED TO HAVE A DIAGONAL SLOT. FOR SHEAR WALL TYPES W3 AND GREATER THE PLATE WASHER MUST EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON SIDE(S) WITH SHEATHING.

7.7 PLYWOOD/OSB SHEATHING

EACH SHEET SHALL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL GRADING AND INSTALLATION SHALL CONFORM TO MOST CURRENT VERSION OF PS2 FOR OSB. USE THICKNESS AND NAILING AS SHOWN ON THE DRAWINGS. SHEATHING SHALL HAVE EXPOSURE RATING AS APPROPRIATE PER THE CONTRACTOR'S CONSTRUCTION AND WEATHER CONDITIONS SPECIFIED BY CONTRACTOR. EXCEPT AS OTHERWISE SHOWN OR NOTED, PROVIDE 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 6" ON CENTER @ SUPPORTED PANEL EDGES AND 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 12" ON CENTER ON OTHER SUPPORTING MEMBERS FOR WALLS AND ROOFS. FOR FLOORS, USE THE SAME SPACING PATTERN AS STATED FOR WALLS OR ROOF EXCEPT USE 0.148" DIA P-NAILS OR 10d COMMON NAILS.

NOTE: EQUIVALENT RATED PLYWOOD MAY BE USED IN LIEU OF OSB CALLED OUT. ALL THICKNESS AND GRADING SHALL CONFORM TO PS1 OR PS2. SHEATHING SHALL HAVE EXPOSURE RATING AS APPROPRIATE PER THE CONTRACTOR'S CONSTRUCTION AND WEATHER CONDITIONS SPECIFIED BY CONTRACTOR.

ROOF DIAPHRAGM: 1/2" MIN OSB (MIN PANEL INDEX = 24/16), WITH 0.131" DIA P-NAILS OR 8d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. WHERE REQUIRED, USE PLY-CLIPS INSTALLED PER MANUFACTURER'S GUIDELINES AND APA GUIDELINES.

FLOOR DIAPHRAGM: 3/4" TONGUE AND GROOVE OSB (MIN PANEL INDEX = 32/16), WITH 0.148" DIA P-NAILS OR 10d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD TYPICAL UNLESS NOTED OTHERWISE ON PLAN. SHEATHING SHALL BE GLUE-NAILED TO FRAMING WITH APPROVED ADHESIVE PER THE ARCHITECT. FIELD NAILING SHALL BE 6" O.C. AT ALL INTERIOR SHEARWALL LOCATIONS INSTEAD OF TYPICAL 12" O.C.

7.8 MANUFACTURED TIMBER BEAMS

A. GLULAMINATED TIMBER BEAMS (GLULAM BEAMS)

ALL STRUCTURAL GLUE-LAMINATED TIMBER, MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH VOLUNTARY PRODUCT STANDARD P.S.56 "STRUCTURAL GLUED LAMINATED TIMBER". AND ALL MEMBERS SHALL BE MARKED WITH A QUALITY MARK THEREOF. ALL PLY LAYOUTS SHALL BE PER P.S. 56. CAMBERS ARE AS SHOWN ON THE DRAWINGS. ALL MEMBERS SHALL BE EITHER COMBINATION 24F-V4 (SIMPLE SPAN) OR 24F-V8 (CANTILEVERED OR CONTINUOUS SPAN) AS APPLICABLE. ALL MEMBERS SHALL BE ARCHITECTURAL APPEARANCE AND SHALL BE GLUED WITH WATERPROOF ADHESIVE PER P.S. 56. ARCHES SHALL BE COMBINATION 24F-V8 AND HAVE EXTERIOR GLUE, ARCHITECTURAL GRADE.

7.9 SHRINKAGE

WOOD MEMBERS WERE EVALUATED USING KILN DRIED (KD) OR SURFACE DRIED (SD) LUMBER (HEM-FIR WITH MOISTURE CONTENT = 19% OR LESS). THE FLOOR TO FLOOR COMPRESSION OF SUCH WOOD MEMBERS (PLATES AND JOISTS TOTALING 15.25") DUE TO A MOISTURE CONTENT CHANGE OF 10% WILL BE APPROXIMATELY 3/8 INCHES PER FLOOR. ADDITIONAL FLOOR TO FLOOR COMPRESSION OF WOOD STUDS DUE TO FULL COMPRESSIVE LOAD WILL BE APPROXIMATELY 1/32 INCHES PER FLOOR. ADDITIONAL COMPRESSION OF WOOD FRAMING MAY OCCUR DUE TO FRAMING TECHNIQUES AND LOCAL STRESS CONCENTRATIONS. ALL FULL BUILDING HEIGHT ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AS WELL AS EXTERIOR FINISHES SHOULD BE DESIGNED TO ACCOMMODATE THESE MOVEMENTS. USE OF WOOD STUDS, PLATES & JOISTS WHICH WILL HAVE MOISTURE CONTENT CHANGES GREATER THAN 10% WILL EXPERIENCE GREATER MOVEMENT. FLOOR ASSEMBLIES UTILIZING DEPTHS GREATER THAN THOSE ASSUMED ABOVE MAY EXPERIENCE GREATER MOVEMENTS. LOCALIZED HEADERS MAY EXPERIENCE SIMILAR SHRINKAGE AS DESCRIBED ABOVE.

7.10 PRESERVATIVE TREATMENT

A. PRESERVATIVE TREATMENTS

SEE ARCH FOR ALL PRESERVATIVE TREATED REQUIREMENTS AND FINISHES OF EXPOSED TIMBER MEMBERS AND AT EXTERIOR CONDITIONS.

ALL EXPOSED FRAMING LUMBER, PLYWOOD AND DECK MATERIALS SHALL BE PRESSURE TREATED PER AWPA SPECIFICATION P-5 OR OTHER APPROVED TREATMENT. ALL CUTTING AND BORING AFTER PRESSURE TREATMENT SHALL BE CARED FOR IN ACCORDANCE WITH AWPA SPECIFICATION M-4.

ACZA PRESERVATIVE TREATMENT SHALL NOT BE PERMITTED EXCEPT WHERE HARDWARE (INCLUDING NAILS) IN CONTACT WITH THE TREATED PRODUCT IS COMPOSED ENTIRELY OF STAINLESS STEEL MATERIAL. STAINLESS STEEL HARDWARE SUBSTITUTED FOR HDG PRODUCTS SHALL MEET OR EXCEED THE STRENGTH AND PERFORMANCE OF THE SUBSTITUTED HDG PRODUCT ORIGINALLY SPECIFIED.

B. GALVANIZATION OF HARDWARE (EXPOSED OR IN CONTACT WITH PRESERVATIVE TREATED WOOD)

PROTECTED ENVIRONMENT

ALL HARDWARE (HANGERS, NAILS, BOLTS, LAG SCREWS, FLASHING ETC ...) SHALL BE HOT-DIP GALVANIZED (HDG) TO A MINIMUM COATING LEVEL OF G185 (1.85 oz/ft2 OF ZINC) WHEN IN CONTACT WITH PRESERVATIVE TREATED WOOD CONTAINING PRODUCTS SUCH AS, BUT NOT LIMITED TO; CCA, ACQ, OR CBA. HDG PRODUCTS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS AS APPLICABLE; ASTM A653, ASTM A123, AND ASTM A153. WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHALL BE OF THE SAME MATERIAL.

EXPOSED ENVIRONMENT ALL HARDWARE (INCLUDING CONNECTORS) IN CONTACT WITH PRESSURE TREATED

8.0 MECHANICAL AND EPOXY FASTENERS A. MECHANICAL FASTENERS (PRE-DRILLED ANCHORS)

TYPE ANCHORS OR APPROVED EQUALS.

1. TYPICAL MECHANICAL ANCHORS WHICH ARE INSTALLED IN CONCRETE SHALL BE AS MANUFACTURED BY THE SIMPSON, INC. AND SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS GUIDFLINES AND PER ICC REPORT ESR-1771 FOR WEDGE ANCHORS OR PER ICC REPORT ESR-2713 FOR SCREW

WOOD IN AN EXPOSED OR POTENTIAL TO BE EXPOSED ENVIRONMENT (HAVING

POTENTIAL FOR WIND BLOWN RAIN TO REACH) SHALL BE STAINLESS STEEL.

2. SPECIAL CARE SHALL BE TAKEN DURING THE DRILLING / INSTALLATION OF FASTENERS WITHIN POST-TENSIONED CONCRETE. ANCHORS SHALL BE INSTALLED IN SUCH A MANNER SO AS NOT TO INTERFERE WITH / DAMAGE REINFORCEMENT.

B. EPOXY CONNECTIONS (PRE-DRILLED ANCHORS)

- 1. ADHESIVE ANCHORS SHALL BE OF THE SIZE AND LENGTH AS CALLED OUT ON THE PLANS USING THE SIMPSON SET-XP ADHESIVE ANCHORING SYSTEM PER ICC RFPORT ESR-2508 OR APPROVED EQUAL. ADHESIVE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
- 2. ALL EPOXY ANCHORS OR FASTENERS REQUIRE SPECIAL INSPECTION.
- 3. ANCHORS SHALL BE INSTALLED IN SUCH A MANNER SO AS NOT TO INTERFERE WITH / DAMAGE REINFORCEMENT.

9.0 SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS SHALL CONFORM TO SECTION 1704 OF THE 2018 IBC AND ARE REQUIRED DURING THE FOLLOWING:

- A. THE EXCAVATION OF FOOTINGS PRIOR TO CONCRETE PLACEMENT,
- B. THE TAKING OF CONCRETE TEST SPECIMENS. SEE PARAGRAPH 3.2, NOTE 4 FOR EXCEPTION WITH I'C GREATER THAN 2500 PSI.

C. THE PLACEMENT OF REINFORCING STEEL OF ALL STRUCTURAL FOOTINGS, COLUMNS,

WALLS, SLABS AND APPENDAGES, D. THE CONSTRUCTION OF THE LATERAL WOOD SYSTEM TO VERIFY APPROPRIATE ELEMENTS,

NAILING, HARDWARE & CONNECTIONS PRIOR TO FINAL APPROVAL. E. ALL EPOXY DOWELED APPLICATIONS.

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE A SCHEDULE OF REQUIRED INSPECTIONS AND SHALL SUBMIT THIS SCHEDULE TO THE ARCHITECT AND ENGINEER FOR APPROVAL.

INSPECTION IS INSPECTION PERFORMED BY THE BUILDING OFFICIAL AT VARIOUS STAGES OF A PROJECT AS OUTLINED IN IBC SECTION 109 TO ENSURE COMPLIANCE TO THE BUILDING CODE. SPECIAL INSPECTION SHALL BE DONE BY AN INDEPENDENT 3RD PARTY INSPECTOR BY OWNER. WHERE IBC CHAPTER 17 (REF SECTION 1704) REQUIRES SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

STRUCTURAL OBSERVATION SHALL BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AS DEFINED IN IBC SECTION 1702. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR INSPECTION AS REQUIRED BY IBC.

10.0 MISCELLANEOUS

AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFNESS ARE INSTALLED. REFER TO ARCHITECTURAL PLANS FOR WALL OPENING, ARCHITECTURAL TREATMENT AND DIMENSIONS NOT SHOWN. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC., NOT SHOWN.

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING. PROVIDE ERECTION BRACING

PROPERTY LINE

ROOF DRAIN

REFER TO ..

REINFORCED

ROUGH OPFNING

REQUIRED

SCHEDULE

SECTION

SHEET

SIMILAR

SQUARE

STAGGERED

STANDARD

STIFFENER

STRUCTURAL

TOP AND BOTTOM

UNLESS NOTED

OTHERWISE

TONGUE & GROOVE

STEEL

TREAD

THICK

TOP OF

VERIFY

WITH

VERTICAL

WITHOUT

PLATE

CENTERLINE

Revisions*

TYPICAL

STRUCTURAL

SOLIARE FOOT

SPECIFICATION

STAINLESS STEEL

ENGINEER OR RECOF

ROOM

PLYWD. PLYWOOD

P.L.

R.D.

RE:

REINF.

REQ'D.

RM

R.O.

SCHED.

SECT.

SER

SIM.

SPEC.

S.S.

STAGG.

STD.

STIFF

STL.

TR

STRUC.

T & B

T & G

THK.

TYP.

U.N.O.

VER

VERT.

W/

W/0

Abbreviations

FLOOR DRAIN

FOUNDATION

FINSH FLOOR

FOUNDATION

F.O.C. FACE OF CONCRETE

FULL SIZE

FOOTING

FURRING

GAUGE

GRADE

GYP. BD. GYPSUM BOARD

HEIGHT

HEATING, VENT AND

AIR CONDITIONING

INSIDE DIAMETER

INSULATION

INTERIOR

MAXIMUM

MINIMUM

METAL

NUMBER

NOT TO SCALE

ON CENTER

OVFRHEAD

OPENING

OPPOSITE

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PCT. PRE-CAST

MANUFACTURER

MISCELLANEOUS

MASONRY OPENING

OUTSIDE DIAMETER

JOINT

JOIST

GYPSUM

GALVINIZED

FOOT OR FEET

FACE OF BRICK

FINISH

FLOOR

FDN.

FLR.

FND.

F.O.B.

F.S.

FTG.

FURR.

GALV.

GYP.

INSUL.

JST.

MAX.

MFR.

MIN.

MISC.

M.O.

MTL.

N.T.S.

0.D.

OPG.

OPP.

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Foundation Plans - Trash Enclosure & Recycle Centers

TOTAL NUMBER OF SHEETS

* LATEST INDIVIDUAL SHEET REVISION ISSUED

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Roof Framing Plan - Recreation Building

ANCHOR BOL

AGGREGATE

ALTERNATE

BOARD

BUILDING

BLOCK

RFAM

ROTTOM

CONTROL JT

CONCRETE

MASONRY

CONCRETE

CONNECTION

CONTINUOUS

COMPONENTS

STRUCTURAL ENGR

PALTIMN

CONSTR. CONSTRUCTION

DEG. DEGREE

DET./DTL. DETAIL

DIAG. DIAGONAL

DIA. ø DIAMETER

EL. ELEV. ELEVATION

ELEV. ELEVATION

EQUIP. EQUIPMENT

EXT. EXTERIOR

EQUAL

EACH WAY

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Concrete Details

raming Details

raming Details

Framing Details

Framing Details

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DRAWING

FXISTING

EXPANSION JOINT

AND FINISH SYSTEM

E.I.F.S. EXTERIOR INSULATION

EACH

CLEAR

BLK'G. BLOCKING

BTWN. BETWEEN

ARCHITECTURA

APPROX. APPROXIMATE

AGGR.

ALT.

ARCH.

BLDG.

BLK

BM.

BOT.

C.J.

CLR.

COL.

C.M.U.

CONC.

CONN.

CONT.

DWG.

(E)

EQ.

EXP.

Sheet

S1.0

S2.7

S3.0

S4.0

S5.0

CSE

BD.

-20 20

SUBMITTAL SET ONLY NOT FOR CONSTRUCTION THESE DRAWINGS ARE SUBJECT TO REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.

- Solutions (4) Structures A Structural Engineering Corporation

STRUCTURAL	NOTES-TA	BLES
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	WIND I Mpone					
	MFUNI		ROOF SURFACES		IG (A	עכ)
EFFECTIVE	POSITI	VE PRESSUR			ATIVE PRESSURE	(PSF)
WIND AREA				ONE ²		
Ī	1	2	3	1	2	3
10 SF	7.80	7.80	7.80	-12.39	-21.56	-31.89
20 SF	7.04	7.04	7.04	-12.01	-19.65	-29.59
50 SF	6.27	6.27	6.27	-11.62	-17.74	-27.30
100 SF	5.51	5.51	5.51	-11.24	-15.83	-25.01
500 SF	5.51	5.51	5.51	-11.24	-15.83	-25.01
			WALL SURFACES			
EFFECTIVE	POSITI	VE PRESSUR	E (PSF)	NEG/	ATIVE PRESSURE	E (PSF)
WIND AREA			ZC	ONE ²		
	4		5	4		5
10 SF	12.18		12.18	-13.21		-16.31
20 SF	11.56		11.56	-12.59		-15.07
50 SF	10.94		10.94	-11.98		-13.83
100 SF	10.32		10.32	-11.36		-12.57
500 SF	9.08		9.08	-10.12		-10.12

NET WIND PRESSURES AT ROOF SURFACES = VALUE FROM TABLE ABOVE +2/3 DEAD LOAD (DEAD LOAD REDUCES NEGATIVE PRESSURE + ADDS TO POSITIVE PRESSURES) 2. ZONES ARE DEFINED BY FIGURE 30.6-1 ASCE/SE1 07-10 FOR ROOF AND WALL ELEMENTS

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	SOIL & FOUNDATIONS						
	MATERIAL/ TYPE	IBC CODE	REFERENCE	FREQUENCY APPLICABLE		BLE	
	INSPECTION	REFERENCE	STANDARD		to this projec	Γ	SCOPE OF SERVICE
1	INSPECTION	REFERENCE	STANDARD	CONT.	PERIODIC	REQUIRED	SCOPE OF SERVICE
1	Site Preparation	Table 1705.6 Item 5	-	-	X	N/A	Inspection to determine that the site has been prepared in accordance with the approved soils or geotechnical report.
	Prepared Fill — During Fill Preparation	Table 1705.6 Item 4	I	X	-		Inspection to determine that the materials being used and maximum lift thicknesses comply with the approved report as specified in Section 1804.2.
	Evaluation of in-place Density	Table 1705.6 Item 3	ı		X	YES	Tests to determine, at the approved frequency, that the in-place dry density of the compacted fill complies with the approved report.
	Footings and Foundations	1805.1 — 1805.9 Table 1705.6 Item 1	1	-	X	YES	Confirm soils suitable for the design allowable soil bearing pressure are present at bearing grade. Confirm the footing dimensions are as specified on the project plans.
	Foundation Depth	Table 1705.6 Table 1705.6 Item 2	-	-	Х		Confirm excavation are extended to proper depth and have reached proper materials.

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CONCRETE CONSTRUCTION

MATERIAL/ TYPE	IBC CODE REFERENCE	REFERENCE		EQUENCY APPLICA TO THIS PROJECT		SCOPE OF SERVICE	
INSPECTION	REFERENCE	STANDARD	CONT.	PERIODIC	REQUIRED		
Materials	1705.3.1, Table 1705.3 Item 1	Applicable ASTM material spec.; AISC 360, Section A3.3	_	Х	YES	Manufacturer's Certificates of Compliance or Tests per Chapter 3 of ACI 318, per ASTM A 706, and per 1705.3.1	
Installation of Reinforcing Steel	1910.4 Table 1705.3 Item 1	ACI 318:3.5; 7.1 – 7.7	1	X	YES	Inspection to confirm compliance with details shown on approved Construction Documents, Shop Drawings, ACI 318 and Code Section 1910.4	
Welding of Reinforcing Steel	Table 1705.3 Item 2	AWS D1.4, ACI 318:3.5.2	1	-	N/A	Observation of reinforcing steel welding in accordance with Table 1705.2.2, Item 2, (see attached steel construction table).	
Bolt Installation	1908.5, 1901.1 Table 1705.3 Item 3	ACI 318: 8.1.3, 21.2.8	X	-	YES	Observation of anchor bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.	
Formwork	Table 1705.3 Item 12	ACI 318:6.1.1	1	X	YES	Inspection for compliance with ACI 318, Section 6.1, 6.2, for shape, location and dimensions of concrete member being formed.	
Concrete Strength	1910.10, Table 1705.3 Item 6	ASTM C 172, ASTM C 31, ACI 318:5.6, 5.8	1	X	NO	Evaluation of Concrete strength in accordance with ACI 318, Section 5.6 and in accordance with the requirements of IBC 1905.6.	
Concrete Mixes	1904.2, 1910.2, 1910.3 Table 1705.3 Item 5	ACI 318: 4, 5.2-5.4	_	X	YES	Inspection for use of proper mix proportions and techniques, ACI 318, Chapter 4, Sections 5.2 — 5.4.	
-	-		-	-	-	-	
Concrete Sampling	1910.10 Table 1705.3 Item 6	ASTM C 172, ASTM C 31, ACI 318:5.6, 5.8	X	-	МО		
Concrete Placement	1910.6, 1910.7, 1910.8, Table 1705.3 Item 7	ACI 318:5.9, 5.10	X	-	YES	Inspection for proper application techniques; ACI 318, Sections 5.9 and 5.10	
Curing Temperatures and Techniques	1910.9 Table 1705.3 Item 8	ACI 318: 5.11-5.13	_	Х	NO	Inspection for maintenance of curing temperatures and techniques; ACI 318, Sections 5.11, 5.12 and 5.13.	
Prestressed Concrete: Application Prestressing Forces	Table 1705.3 Item 9a	ACI 318: 18.20, ACI 18.18.4	X	-	NO	Field inspections of precast concrete members in accordance with ACI 318, Section 18.20.	
Prestressed Concrete: Grouting of unbonded prestressing tendons in seismic—force—resisting system	Table 1705.3 Item 9b	ACI 318: 18.20, ACI 18.18.4	X	-	NO	Field inspections of precast concrete members in accordance with ACI 318, Chapter 18.18.4.	
Manufacture of Precast Concrete	1704.2.1	-	1	X	NO	Certificate from Independent Agency and current agreement for periodic (minimum 6 month intervals) in—plant quality assurance inspections.	
Erection of Precast Concrete	Table 1705.3 Item 10	ACI 318: 16	_	Х	NO	Field inspections of precast concrete members in accordance with ACI 318, Chapter 16.	
Post Tensioning	Table 1705.3 Item 11	ACI 318: 6.2	-	Х	NO	Verification of in—situ concrete strength, prior to stressing of tendons in post—tensioned concrete and prior to removal of shores and forms for beams and structural slabs in accordance with ACI 318, Section, 6.2.	
Post Installed Anchors	1909.1, Table 1705.3 Item 11	ACI 318: 3.8.6, 8.1.3, 21.1.8	_	Х	YES	Verification of anchors post installed in hardened concrete members.	

2018 International Building Code — Statement of Special Inspection

TOOD CONSTRUCTION								
MATERIAL/ TYPE	MATERIAL/ TYPE IBC CODE REFERENCE INSPECTION REFERENCE STANDARD		FREQUENCY APPLICABLE TO THIS PROJECT			SCOPE OF SERVICE		
INSPECTION	REFERENCE	STANDARD	CONT.	PERIODIC	REQUIRED			
Fabrication — Inspection of Fabricator's Quality Control Procedures	1704.2.5	-	-	Χ	YES	Certificate from Independent Agency and current agreement for periodic (minimum 6 month intervals) in—plant quality assurance inspections.		

2018 International Building Code - Statement of Special Inspection

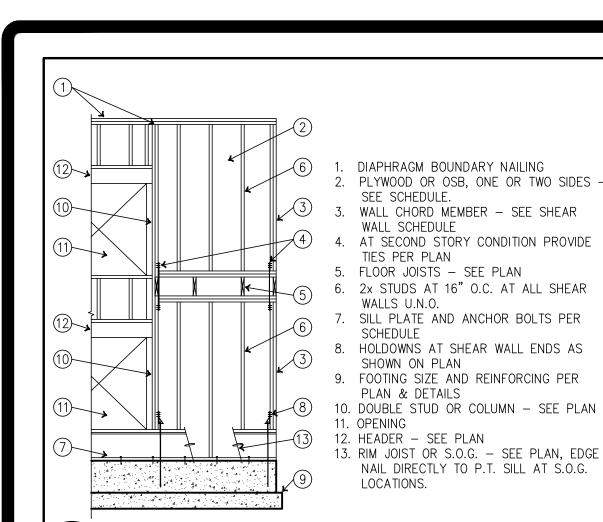
MATERIAL/ TYPE INSPECTION	IBC CODE REFERENCE			EQUENCY APPLICA TO THIS PROJECT		SCOPE OF SERVICE	
INSPECTION	REFERENCE	STANDARD	CONT.	PERIODIC	REQUIRED		
Structural Steel	1705.11.1	AISC 341	Х	-	N/A	Observation of structural welding in accordance with AISC Seismic. Not required for 5/16" single pass fillet welds or welding of metal deck.	
Structural Wood: Inspection of field gluing operations of elements of the seismic force resisting system.	1705.11.2	-	Х	-	N/A	Inspection of field gluing operations of elements of the seismic force resisting system.	
Structural Wood: Inspection of nailing, bolting, anchoring and other fastening components the seismic force resisting system, including drag struts, braces and hold—downs.	1705.11.2	-	-	Χ	YES	Inspection of nailing, bolting, anchoring and other fastening components within the seismic force resisting system, including drag struts, braces and hold—downs. Not required for nailing o.c. spacing greater that 4" o.c	
Cold—formed Steel Framing	1705.11.3	-	-	Х	NO	Inspection of welding operations of elements of the seismic force resisting system.	
Cold—formed Steel Framing	1705.11.3	-	-	X	NO	Inspection of screw attachments, bolting, anchoring and other fastening components within the seismic force resisting system, including struts, braces and hold—downs.	

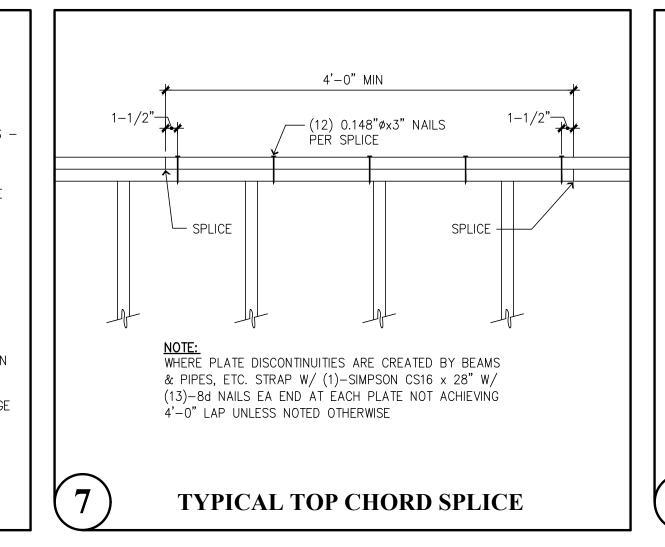
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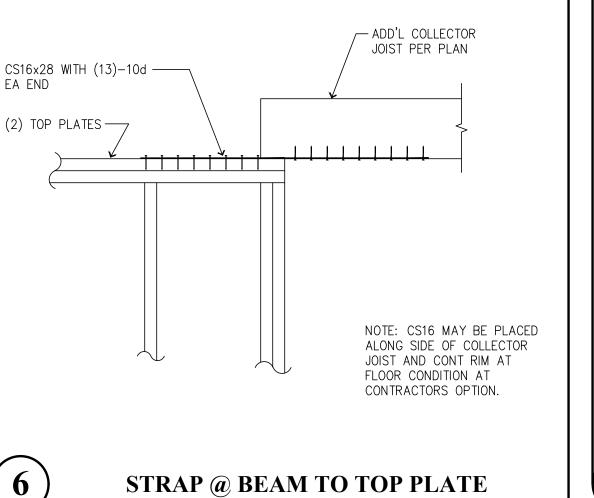
STRUCTURAL: OBSERVATIONS						
MATERIAL/ TYPE INSPECTION	IBC CODE REFERENCE	REFERENCE STANDARD		FREQUENCY APPLICABLE TO THIS PROJECT		SCOPE OF SERVICE
	NEFENENCE	STANDARD	CONT. PERIODIC REQUIRED			
Strucutral Observations	1704.5	-	_	X		Structural observations to be preformed to observe general conformance to the construction documents.

Special Inspection required per Chapter 17 of the 2018 IBC - SUBMIT REPORTS TO INSPECTORS WITH THE CITY OF PUYALLUP

SUBMITTAL SET ONLY NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.

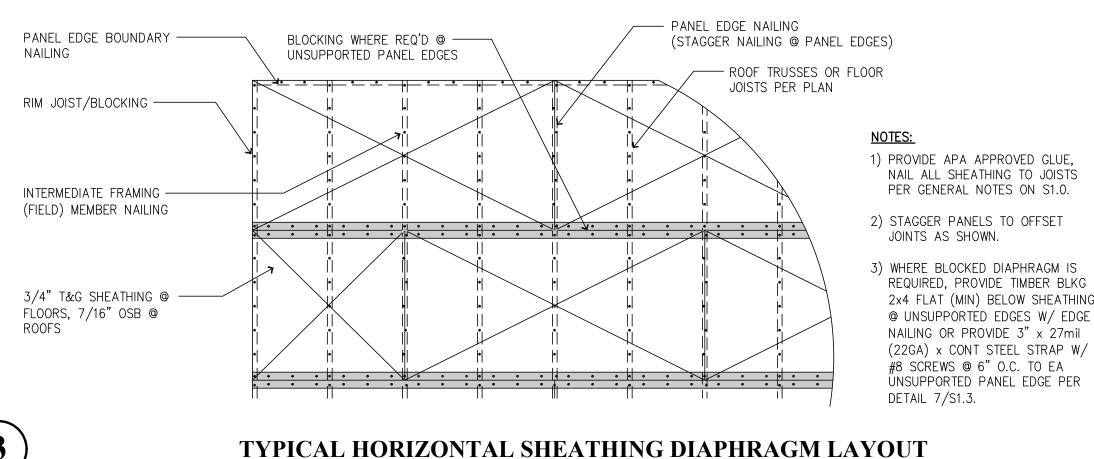


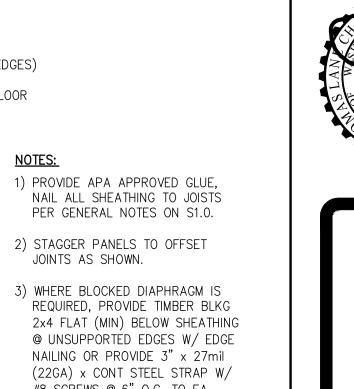


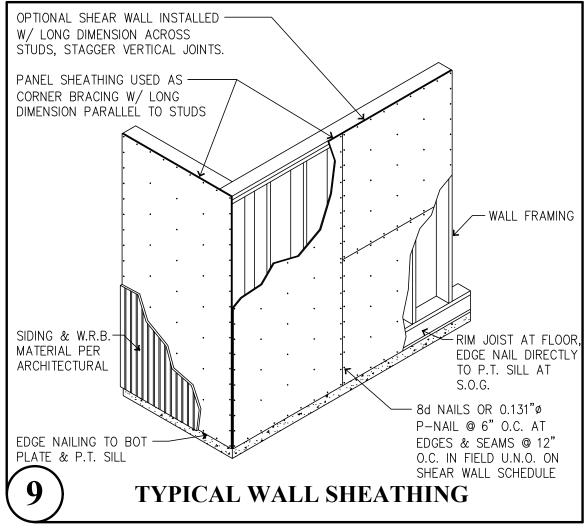


MSTC40

MSTC52







UNO

— STRAP PER PLAN

DOUBLE STRAP CONNECTION

STUDS & HOLDOWN ----

-NAIL SHEATHING TO FULL

PANEL EDGE NAILING

HEIGHT JAMB STUD W/

PER PLAN

SPECIAL SHEARWALL WITH OPENINGS

IF (2) SIDED

- IF SHEATHING

EA SIDE

SINGLE STRAP CONNECTION

SHEARWALL SHEATHING NOT SHOWN -

FOR CLARITY W/NAILING PER THE

CONTINUOUS AROUND THE OPENING

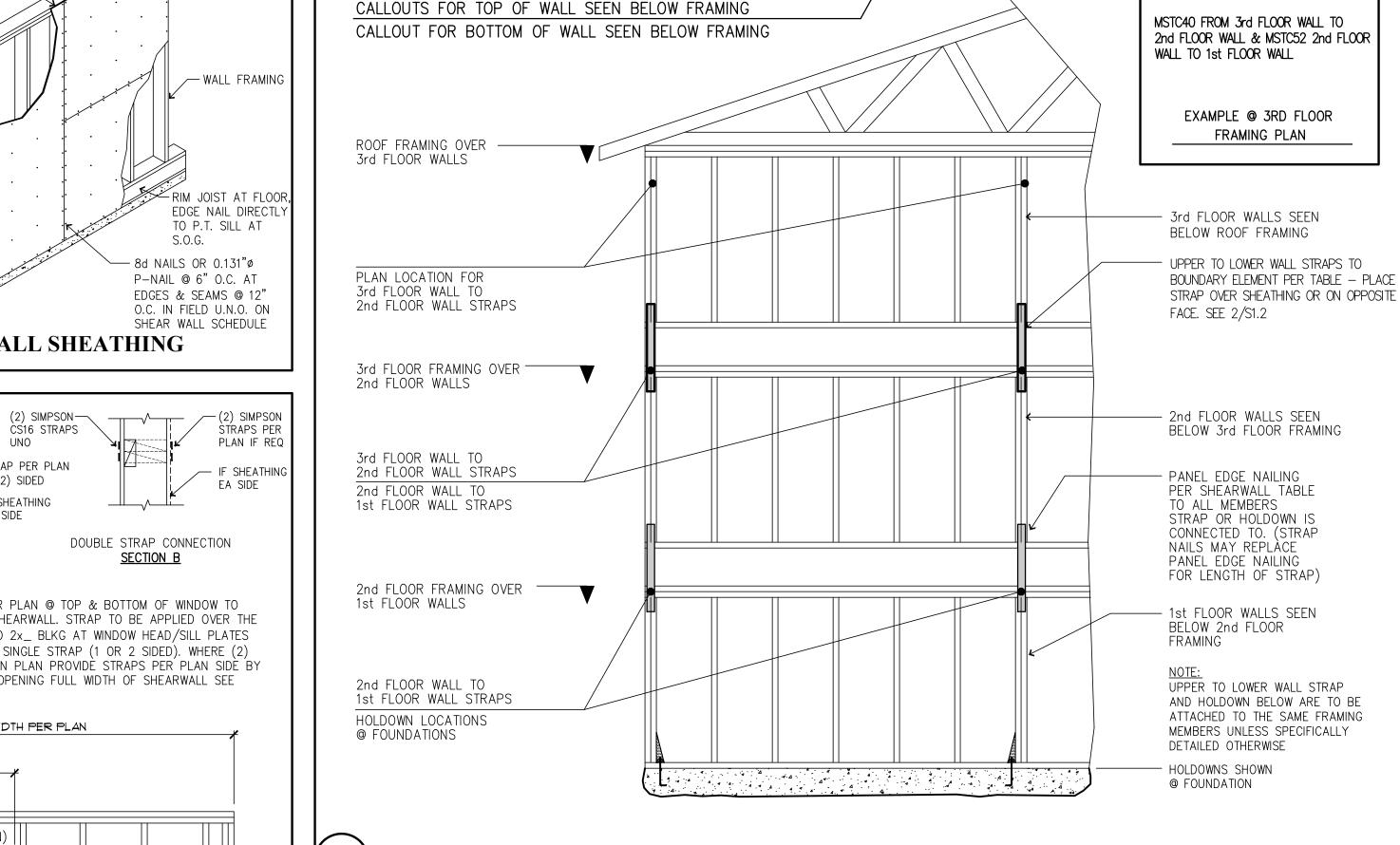
SHEARWALL TABLE TO BE

STRAP PER

2x FULL WIDTH

F SHTG EA SIDE

TYPICAL SHEAR WALL ELEVATION



HOLDOWN TABLE										
MARK	BOUNDARY 2x4 WALL	Y ELEMENT 2x6 WALL	TOTAL FASTENERS	ANCHOR DIAMETER	ANCHOR EMBEDMENT	MIN EDGE DISTANCE WITHOUT ADD'L REINF				
MST37	4x4 #2 HF	4x6 #2 HF	(20) 16d	N/A	N/A	N/A				
MST48	4x4 #2 HF	4x6 #2 HF	(32) 16d	N/A	N/A	N/A				
(2)MST48	4x6 #2 HF	6x6 #2 DF	(46) 16d	N/A	N/A	N/A				
MST60	4x6 #2 HF	4x6 #2 HF	(64) 16d	N/A	N/A	N/A				
(2)MST60	4x6 #2 HF	6x6 #2 DF	PER MFR	N/A	N/A	N/A				
HDU2	4x4 #2 HF	4x6 #2 HF	PER MFR	5/8"	8"	4"				
HDU4	4x4 #2 HF	4x6 #2 HF	PER MFR	5/8"	8"	4"				
HDU5	4x6 #2 HF	4x6 #2 HF	PER MFR	5/8"	8"	8"				
HDU8	4x6 #2 DF	6x6 #2 DF	PER MFR	7/8"	12"	8"				
HDU11	4x6 #2 DF	6x6 #2 DF	PER MFR	1"	12"	12"				
HDU14	4x8 #2 DF	6x6 #2 DF	PER MFR	1"	12"	16"				
NOTES:	•					•				

1) STRAP HOLDOWNS MAY BE APPLIED DIRECTLY TO BOUNDARY MEMBER ON OPPOSITE SIDE OF SHEATHING OR APPLIED DIRECTLY OVER PWD/OSB SHEATHING. DO NOT LOCATE STRAPS UNDER WOOD SHEATHING OF ANY TYPE OR OVER GYPSUM SHEATHING. (DO NOT INSTALL MSTC TYPE STRAPS OVER SHEATHING, SEE 4/S1.3)

2) NAIL SHEATHING PER SHEARWALL TABLE TO EACH BOUNDARY ELEMENT PER TABLE ABOVE. 3) ALIGN FLOOR TO FLOOR STRAPS WITH HOLDOWNS AT FOUNDATION, TYP. (SEE DETAIL 5/S1.2)

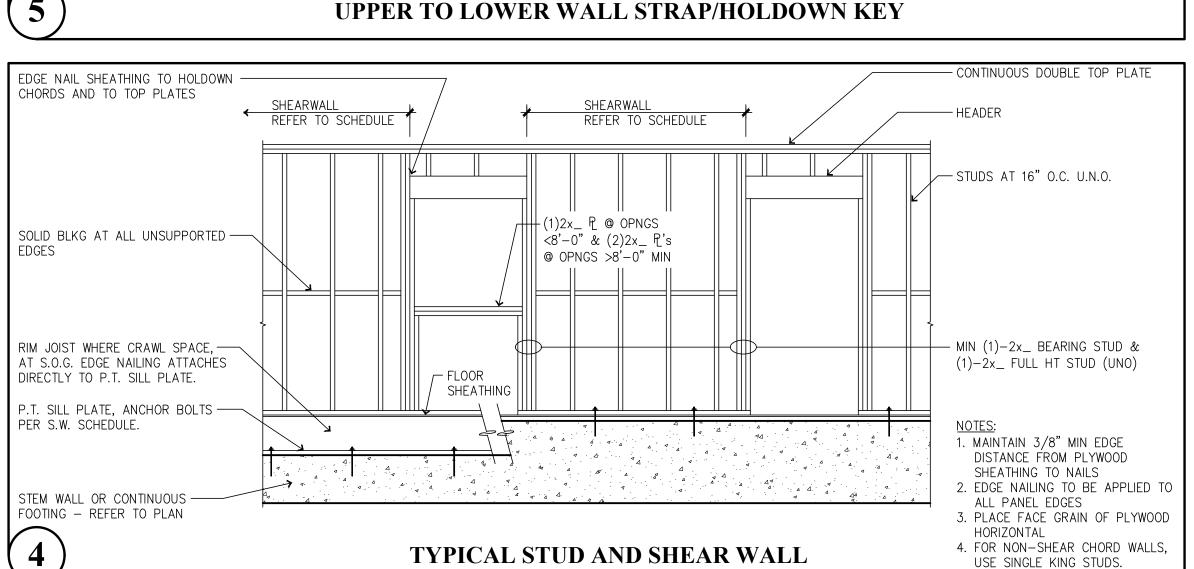
- 4) HOLDOWNS/STRAPS MUST BE ATTACHED TO FULL HEIGHT MEMBERS UNLESS NOTED OTHERWISE. BOUNDARY ELEMENTS ARE IN ADDITION TO TRIMMER/BEARING STUDS CALLED
- ANCHOR BOLTS SHALL BE CAST IN PLACE AND ALL ANCHORS EXCEPT HOUZ AND HOU4 REQUIRE ADDITIONAL REBAR IF EMBEDDED IN STEMWALLS OR IF MIN EDGE DISTANCE IS LESS THAN AS NOTED USE A STANDARD WASHER WITH A STANDARD NUT ON LACH SIDE AT BOTTOM OF ANCHOR. ADDITIONAL REINFORCEMENT SHALL BE PER DETAILS)

-6) THREADED RODS/ANCHORS ARE ASTM A307 OR ASTM F1554 U.N.O. Z) STRABS/HOLDOWNS SHALL BE INSTALLED WITH THE FASTENERS SPECIFIED BY THE MANUFACTURER TO AGHIEVE THE MAXIMUM TABULATED LOAD & AS INDICATED IN THE

8) INSTALL HALF OF SPECIFIED FASTENERS EACH END OF STRAPS PER SIMPSON STRONGTIE.

9) SEE DETAIL 4/S1.3 FOR MSTC - HOLDOWN STRAPS FROM SHEARWALL TO BEAM & DETAIL 6/S1.3 FOR MSTC - HOLDOWN STRAPS @ END OF BEAM TO POST/COLUMN. (*) SYMBOL AT END OF MSTC STRAP CALLOUT (i.e. (2)MSTC48B3*) INDICATES STRAP IS INVERTED AND ATTACHES END OF BEAM TO POST BELOW PER

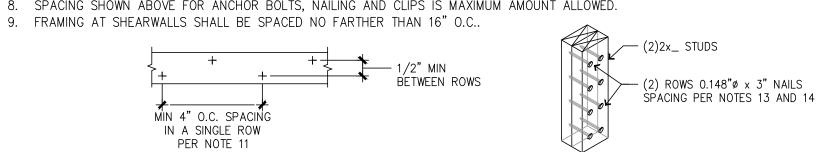
Silvot	SECTION A	SEC.	TION B
EXT SHE TYP STR SIDI	6 STRAP MIN UNO PER PEND FULL WIDTH OF SHEAT ARWALL SHEATHING TO 2 P. SEE SECTION A FOR SINGAPS IS CALLED OUT ON FE HEAD & SILL OF OPECTION B.	ARWALL. STRAP TO BE	APPLIED OVER THE HEAD/SILL PLATES SIDED). WHERE (2) FPER PLAN SIDE BY
 	SHEARWALL WIDT	H PER PLAN	*
	PER PLAN	:	
	HEADER (SEE PLAN)		
			A OR B
			A OR B



SHEARWALL COMPONENT TABLE SIMPSON A35 SIMPSON LTP4 TO CONCRETE TO CONCRETE PL TO PL CLIP ANGLE CLIP ANGLE MARK MARK COMPONENTS SPACING SPACING SPACING SPACING SPACING (IN) (IN) (IN) (IN) 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 6" O.C. @ PANEL EDGES 47" O.C. 68" O.C. 30" O.C. AND @ 12" O.C. @ FIELD. 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 4" O.C. @ PANEL EDGES 32" O.C. 47" O.C. 5.5" O.C. 20" O.C. AND @ 12" O.C. @ FIELD. 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 3" O.C. @ PANEL EDGES 25" O.C. 36" O.C. 4.3" O.C. 15" O.C. AND @ 12" O.C. @ FIELD. SEE NOTE 2 7/16" PWD OR OSB, BLOCKED, W/ 8d NAILS @ 2" O.C. @ PANEL EDGES (2) ROWS 6.6" O.C. EA ROW 19" O.C. 28" O.C. 12" O.C. AND @ 12" O.C. @ FIELD. SEE NOTE 2 7/16" PWD OR OSB, BLOCKED, W/ **10d NAILS** @ 2" O.C. @ PANEL EDGES (2) ROWS 5.6"O.C. EA ROW 10" O.C. 16" O.C. 23" O.C. 10" O.C. AND @ 12" O.C. @ FIELD. SEE NOTE 2. (2) ROWS 4.3" O.C. EA ROW 15/32" PWD OR OSB, (2) LAYERS (ONE EACH SIDE), BLOCKED, W/ 10d NAILS 18" O.C. 8" O.C. 8" O.C. @ 3" O.C. @ PANEL EDGES AND @ 12" O.C. @ FIELD. SEE NOTE 2. 3 & 15 15/32" PWD OR OSB, (2) LAYERS (ONE EACH SIDE), BLOCKED, W/ **10d NAILS** 14" O.C. 5" O.C. 9" O.C. 5" O.C. 3" O.C. EA ROW @ 2" O.C. @ PANEL EDGES AND @ 12" O.C. @ FIELD. SEE NOTE 2, 3, & 15

- 1. ALL NAILING PER ANSI/AF & PA SDPWS 2018 TABLE 4.3A
- . USE 3x_ STUDS AT ALL ABUTTING PANEL EDGES. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" O.C. IF CALLOUT REQUIRES BLOCKING, SHEATHING MAY BE PLACED WITH THE LONGITUDINAL DIRECTION VERTICAL. STUDS AND PLATES WILL BE CONSIDERED TO ACT AS BLOCKING.
- 4. WALL SHEATHING CALLED OUT SHALL EXTEND FOR ENTIRE WALL LENGTH AT THAT ELEVATION AND SHALL BE CONTINUOUS AROUND OPENINGS TYPICALLY.
- 5. 8d NAILS ARE TO BE .131"Ø AND 2-1/2" IN LENGTH. 10d NAILS ARE TO BE .148"Ø AND A MINIMUM OF 3" IN LENGTH. 16d NAILS ARE TO BE .162"Ø AND 3-1/4" IN LENGTH. NAILS SHALL BE INSTALLED SO AS TO NOT SPLIT THE TIMBER FRAMING.
- 6. SIMPSON A35 OR LTP4 CLIP ANGLES SHALL BE INSTALLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURER'S SPECIFICATIONS 7. USE 3"x3"x0.229" PLATE WASHERS AT ALL ANCHOR BOLTS PER SECTION 4.3.6.4.3

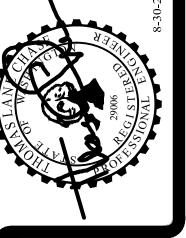
8. SPACING SHOWN ABOVE FOR ANCHOR BOLTS, NAILING AND CLIPS IS MAXIMUM AMOUNT ALLOWED.



10. MINIMUM NAIL SPACING IN A SINGLE ROW SHALL BE 4 INCHES ON CENTER. USE (2) ROWS IF SPACING LESS THAN THIS. USE 2ND RIM BOARD, RIM JOIST OR BLOCKING WHERE

THREE ROWS OF NAILING CALLED OUT. 11. EXTEND SHEATHING UP TO DOUBLE TOP PLATES AND INSTALL NAILS THROUGH SHEATHING INTO UPPER TOP PLATE PER TYPICAL DETAILS. NO PLATE TO PLATE NAILING REQUIRED IN DOUBLE TOP PLATES WITH THIS CONFIGURATION.

12. OPTIONAL TO USE (2) 2x's IN PLACE OF SINGLE 3x IN SHEARWALLS W3, W4 AND W5 W/ STITCH NAILING. 13. (2) ROWS OF 0.148" x 3" STITCH NAILING (2)2x_ STUDS TOGETHER @ 10" O.C. FOR W3 SHW, 8" O.C. FOR W4 SHW & 6" O.C. FOR W5 SHW PER SECTION 4.37 NOTE 4. 14. THE "W_P" INDICATES SHEAR WALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT OPENINGS PER 8/S1.2

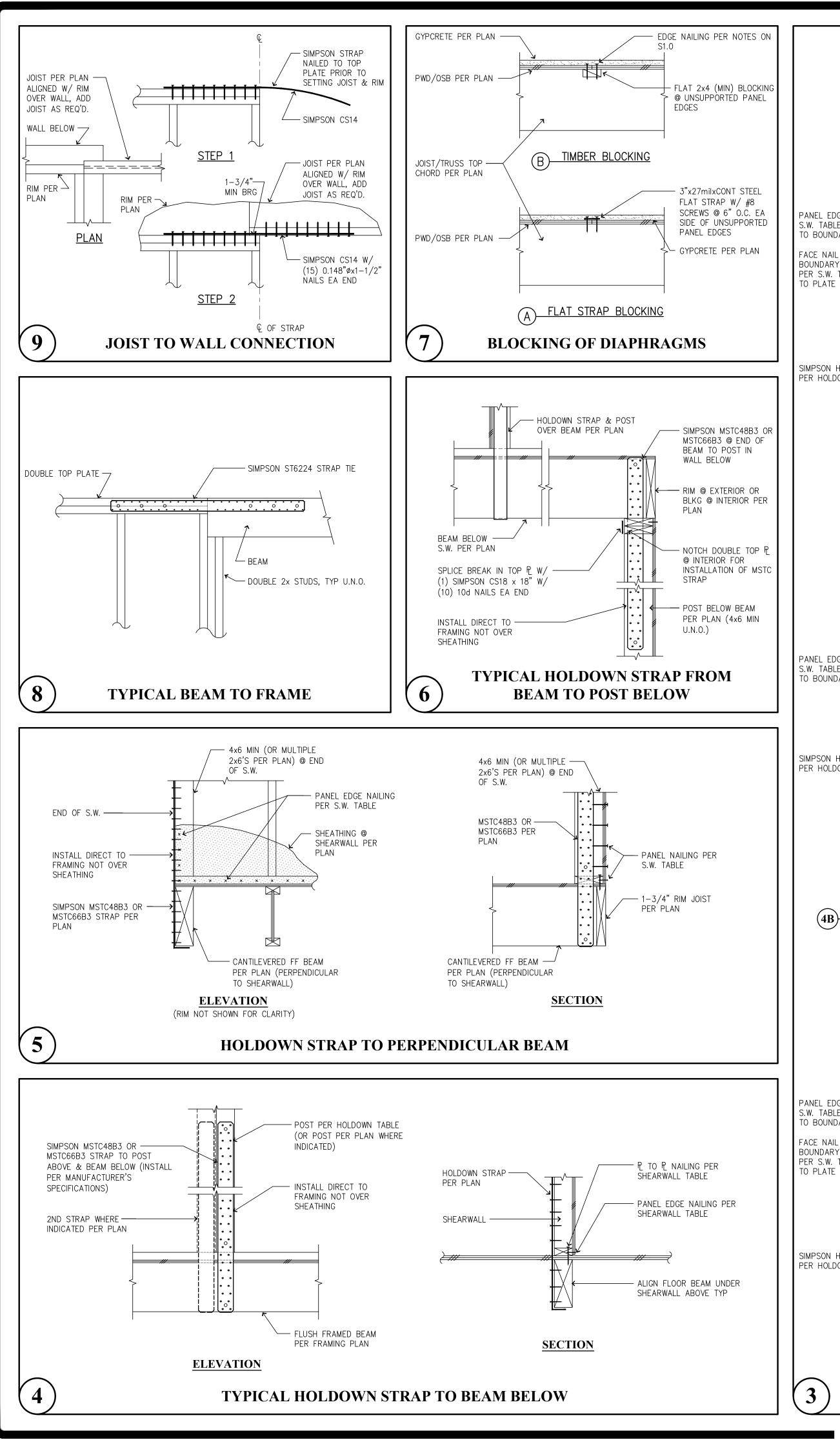


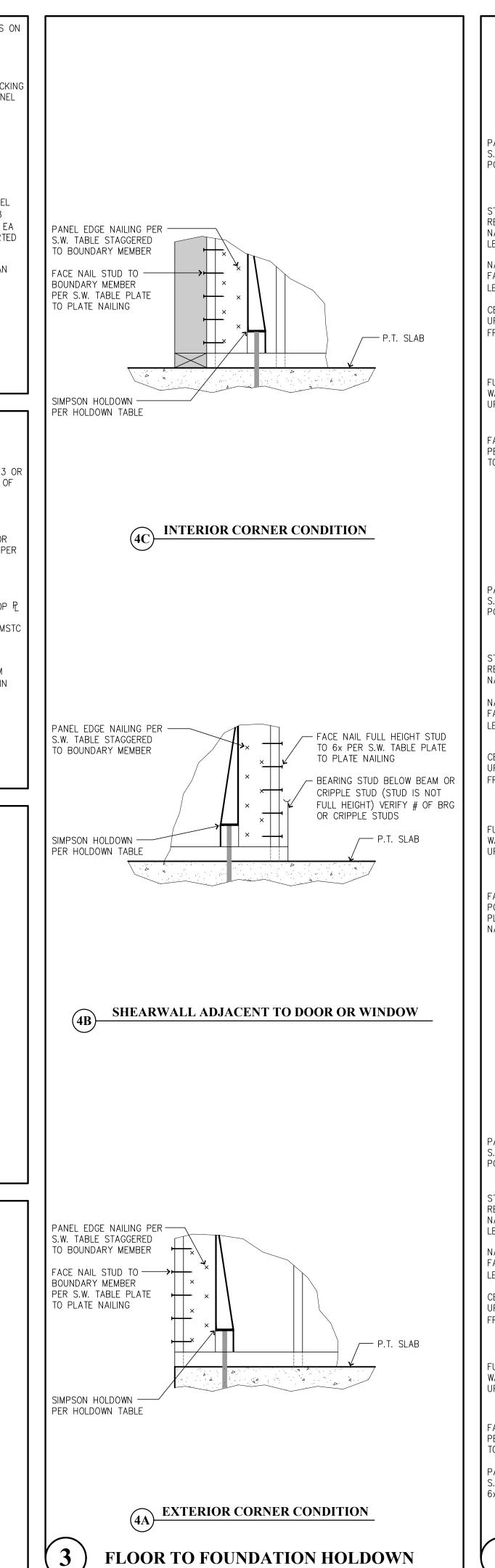
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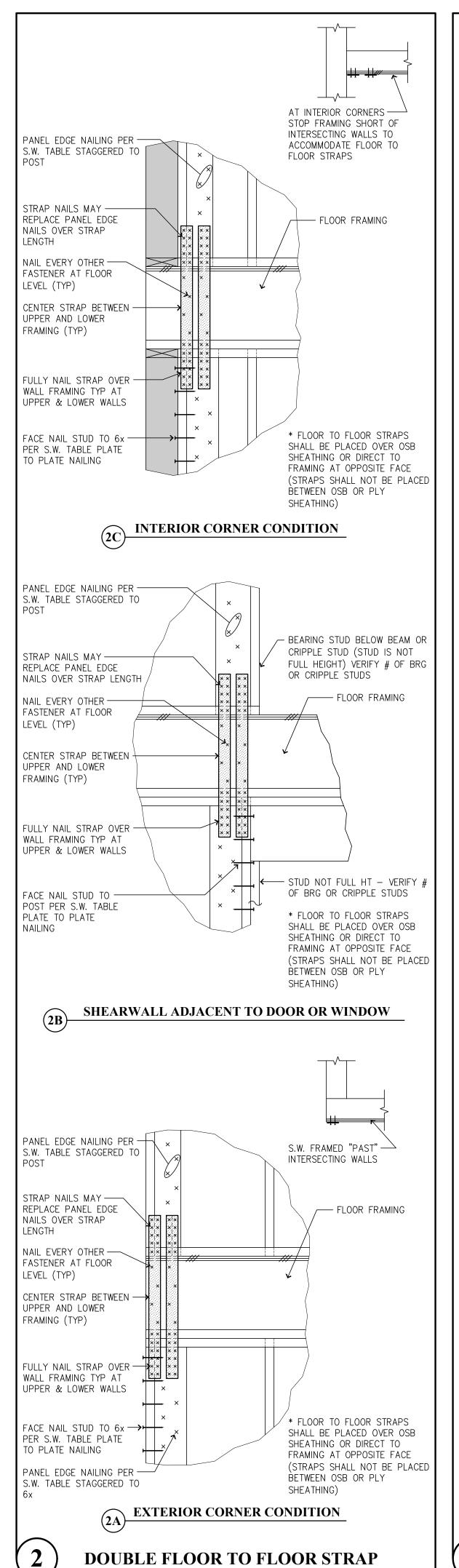
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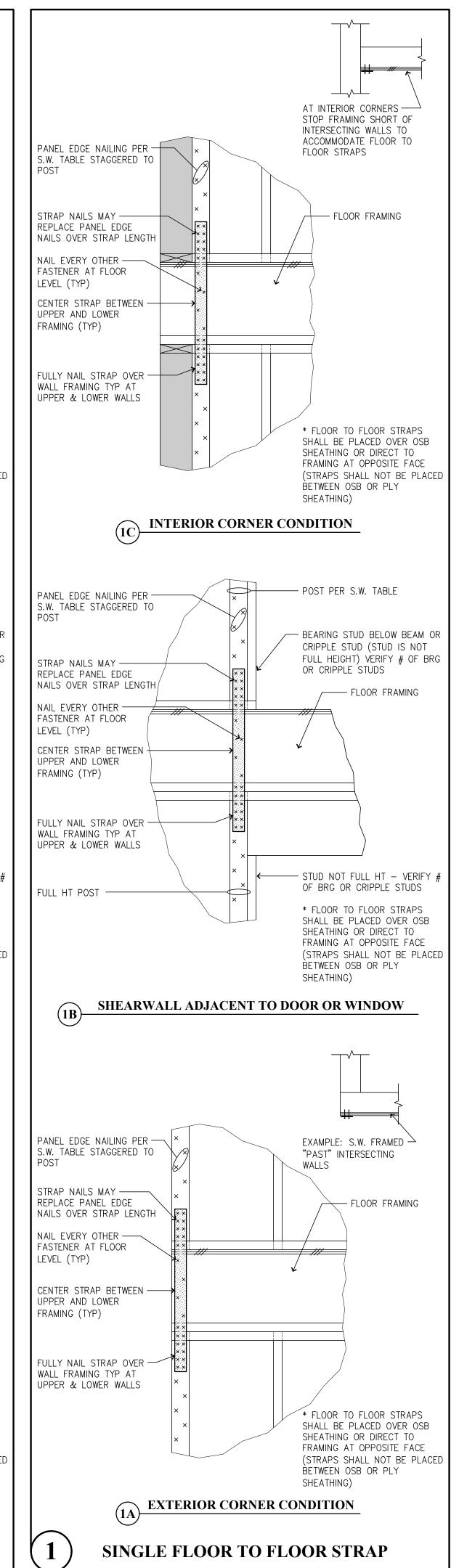
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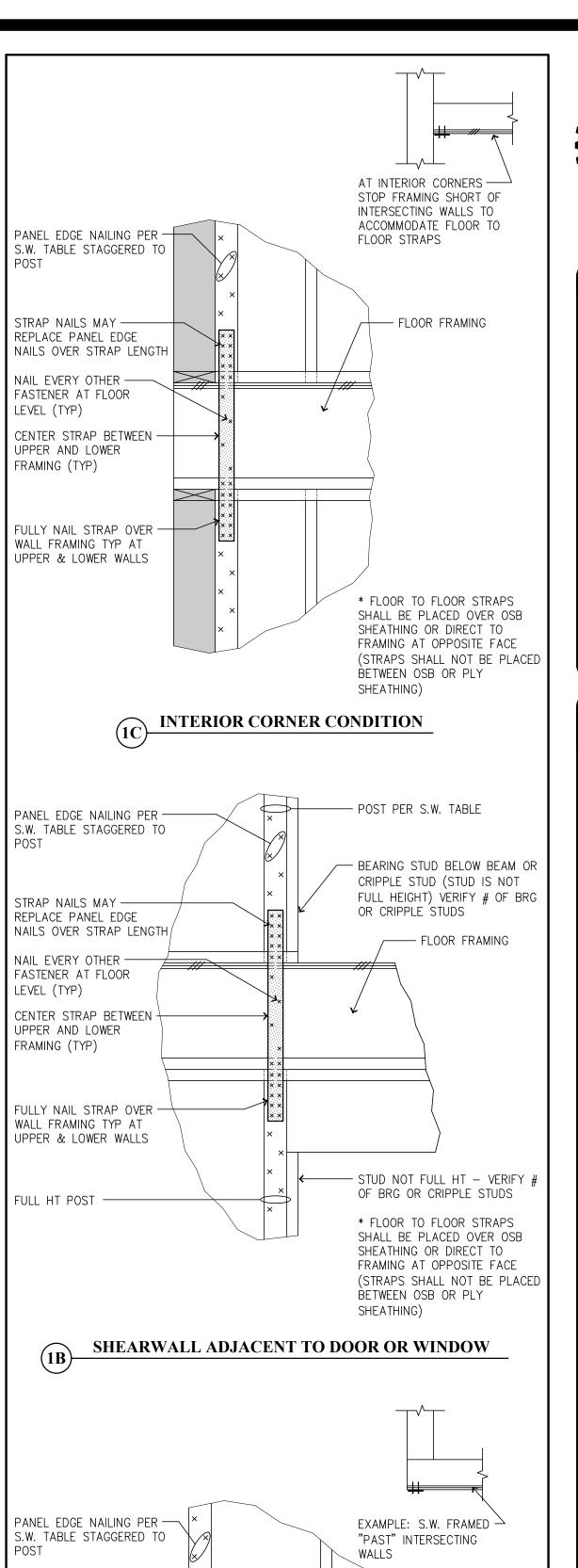
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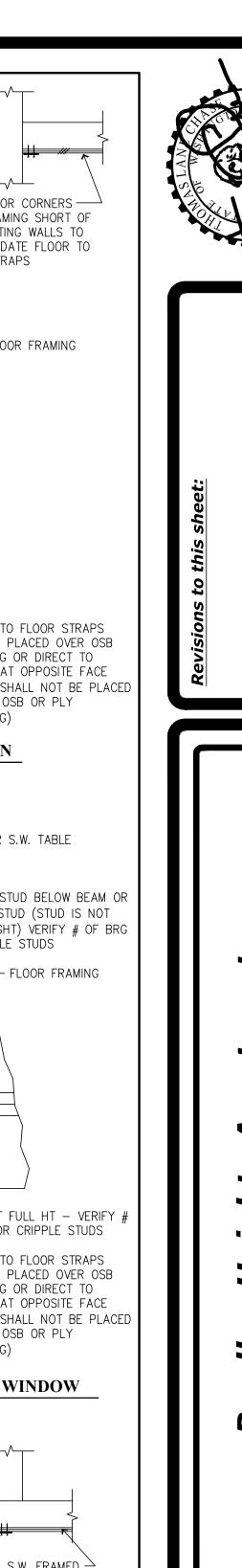


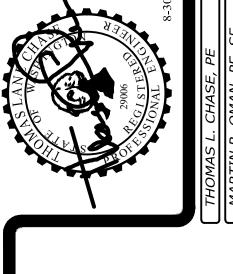












SUBMITTAL SET ONLY NOT FOR CONSTRUCTION THESE DRAWINGS ARE SUBJECT TO REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.

- Solutions (4) Structures A Structural Engineering Corporation

- FOR ALL UNITS TYPES SEE WALL STUD SCHEDULE FOR BEARING WALL STUD REQUIREMENTS. ALL OTHER NON-BEARING 2x4 & 2x6 WALLS ARE AT 16" O.C.
- THE TRUSS AND JOIST MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2x_ WALLS. I.E. BREAK RIM OR BLOCKING TO ALLOW

FULL BEARING OVER PLATES.

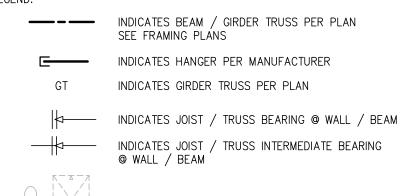
- PLACE LONG DIRECTION OF ALL OSB SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION. SEE DETAIL 3/S1.2. FLOOR SHEATHING IS TO BE CONTINUOUS FROM UNIT TO UNIT. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEETS S1.0
- W-DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS
- <u>W_P</u> INDICATES SHEAR WALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT OPENINGS PER 8/S1.2

THE DOUBLE TOP PLATE IS TO BE CONTINUOUS ALONG ALL EXTERIOR WALLS

MANUFACTURER SHALL PROVIDE THE FRAMING MEMBERS WITH THE CAPACITY

- AND AT ALL WALL LINES CONTAINING SHEARWALLS. TYPICAL WALL TOP PLATE SPLICES SHALL BE PER DETAIL 7/S1.2 TYP. WHERE COMPOSITE JOISTS AND BEAMS ARE USED AS DRAG STRUTS THE
- TYPICAL FLOOR JOISTS SHALL BE 2x12 HF#2 MIN @ 16" O.C. TYP U.N.O. THE MANUFACTURER SHALL BE RESPONSIBLE FÖR ALL JOIST AND BEAM HANGERS, WEB STIFFENERS, SOLID BLOCKING, AND ADDITIONAL RIM OR JOIST MATERIAL ACCOMMODATE FLUSH-FRAMED CONDITIONS (F.F.), CANTILEVERED CONDITIONS, CONCENTRATED BEARING LOADS AND NAILING FROM SHEARWALLS ABOVE AND
- 9. F.F. = FLUSH-FRAMED BEAM. VERIFY FLUSH OR DROPPED BEAM CONDITION
- 10. ALL BEAMS PER SCHEDULE U.N.O. ALL NON BEARING BEAMS SHALL BE A MIN OF (2)2x8 U.N.O. ALL OTHER BEAMS ARE AS MARKED ON PLANS.
- . AT ALL BEAM BEARING/JAMB LOCATIONS, AT MINIMUM PROVIDE BEARING (TRIMMER) STUDS AND FULL HEIGHT (KING) STUDS PER THE JAMB STUD SCHEDULE FOR EACH BUILDING. IF NO CALLOUT, PROVIDE (1) 2X_ BEARING AND (1) 2X_ FULL HEIGHT STUD MINIMUM.
- EXPOSED FRAMING SHALL BE PRESSURE TREATED (P.T.) VERTICAL & HORIZONTAL FRAMING @ WATERPROOFED WALKWAYS AND PRIVATE DECKS. ALL EXPOSED BEAM HANGERS SHALL BE POST HOT-DIPPED GALVANIZED AND HAVE CONCEALED FLANGES, VERIFY W/ ARCHITECT. SEE NOTE ON SHEET S1.0
- . FOR TYPICAL HOLDOWN ASSEMBLIES SEE THE HOLDOWN TABLE ON 2/S1.2 AND DETAILS ON SHEET S3.0.
- . SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS & STAIR FRAMING DETAILS AND NOTES, CONTROL JOINTS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.
- . SEE CIVIL AND ARCHITECTURAL PLANS FOR TOP OF WALL HEIGHTS AND ELEVATIONS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE DIMENSIONS ARE SHOWN ON THE STRUCTURAL PLANS, CONTRACTOR SHALL VERIFY COMPATIBILITY W/ ARCHITECTURAL PLANS. WHERE DISCREPANCY EXISTS, CONTRACTOR SHALL NOTIFY BOTH THE ENGINEER AND ARCHITECT FOR
- WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. PLANE OF ALL WINDOWS AND ALLOW FOR L/240 DEFLECTION (PERPENDICULAR) AT WINDOW MULLIONS.

17. SEE GENERAL STRUCTURAL NOTES ON S1.0 TO S1.3 FOR ADDITIONAL INFORMATION 18. LEGEND:



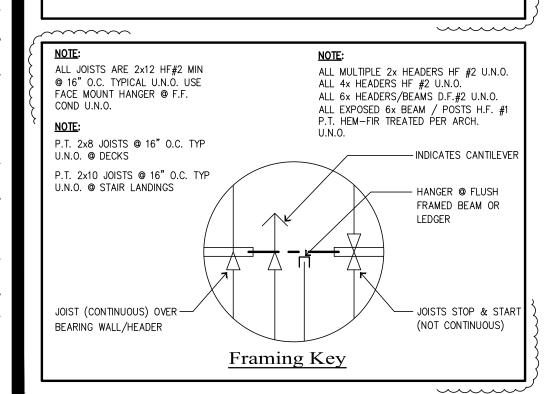
FRAMING CONFLICTS.

INDICATES TYPICAL TOILET, BATHTUB & SHOWER

WITH FIXTURE LOCATIONS TO AVOID PLUMBING &

LAYOUT. CONTRACTOR TO COORDINATE JOIST LAYOUT

- INDICATES ROOF OVERFRAMING SEE DETAILS 5/S5.0 PROVIDE WALL FIREBLOCKING @ DROPPED SOFFITS SHOWN ON ARCH.
- PROVIDE WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT (SUCH AS TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, DOOR STOPS, ETC.).
- 22. LFA INDICATES LOAD FROM ABOVE
- 23. FF INDICATES FLUSH FRAMED BEAM
- INDICATES STRAP HOLDOWN, SEE SHEET 2/S1.2 FOR HOLDOWN TABLE & UPPER TO LOWER WALL STRAP/HOLDOWN KEY.
- 25. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR ELEVATIONS.
- SIMPSON STRONG TIE PRODUCTS ARE CALLED OUT ON THE DRAWINGS. HOWEVER, EITHER SIMPSON OR KC METALS PRODUCTS MAY BE USED PROVIDED IT HAS SAME OR GREATER CAPACITY.



SEE SHEET S1.2 FOR SHEARWALL AND HOLDOWN TABLES

	Beam Schedule
MARK	BEAM SIZE
B1	4x8
B2	4x10
В3	6x10 DF #2
B4	3-1/8 x 10-1/2 GLB
B5	P.T. 4x8
B6	P.T. 4x10
В7	P.T. 6x10 HF#1
B8	P.T. 3-1/8 x 10-1/2 GLB
В9	P.T. 5-1/8 x 10-1/2 GLB
B10	5-1/8x10-1/2 GLB OR 5-1/4x11-7/8 PSL
B11	4x12 OR 3-1/2x11-7/8 LSL

							~~~	
Jamb Stud Schedule								
TYPE	C1	C2	С3	C4	C5	C6	_	_
BEARING/FULL HT STUDS	1/2	1/3	2/1	2/2	2/3	2/4	-	_
NOTE: STUD SIZE SH	OULD MAT	CH WALL S	SIZE PER F	PLAN.			-	

31003								
NOTE: STUD	SIZE S	SHOULD	MATCH	WALL	SIZE	PER	PLAN.	

Wall Stud Schedule									
FRAMING LEVEL	MING 2x6 EXTERIOR 2x6 BRG INT © 2x6 BRG INT © 2x4 BRG © 2x4 BRG © 2x4 BRG © VEL PARTY WALLS SINGLE WALL PARTY WALLS								
R00F	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" O.C.				
3RD	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" O.C.				
2ND	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	(2)2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" O.C.				
BASEMENT	BASEMENT 2x6 @ 16" O.C. 2x6 @ 12" O.C. 2x6 @ 16" O.C. (2)2x4 HF#2 @ 12" O.C. 2x4 HF#2 @ 16" O.C.								
MOTEC.		-	•						

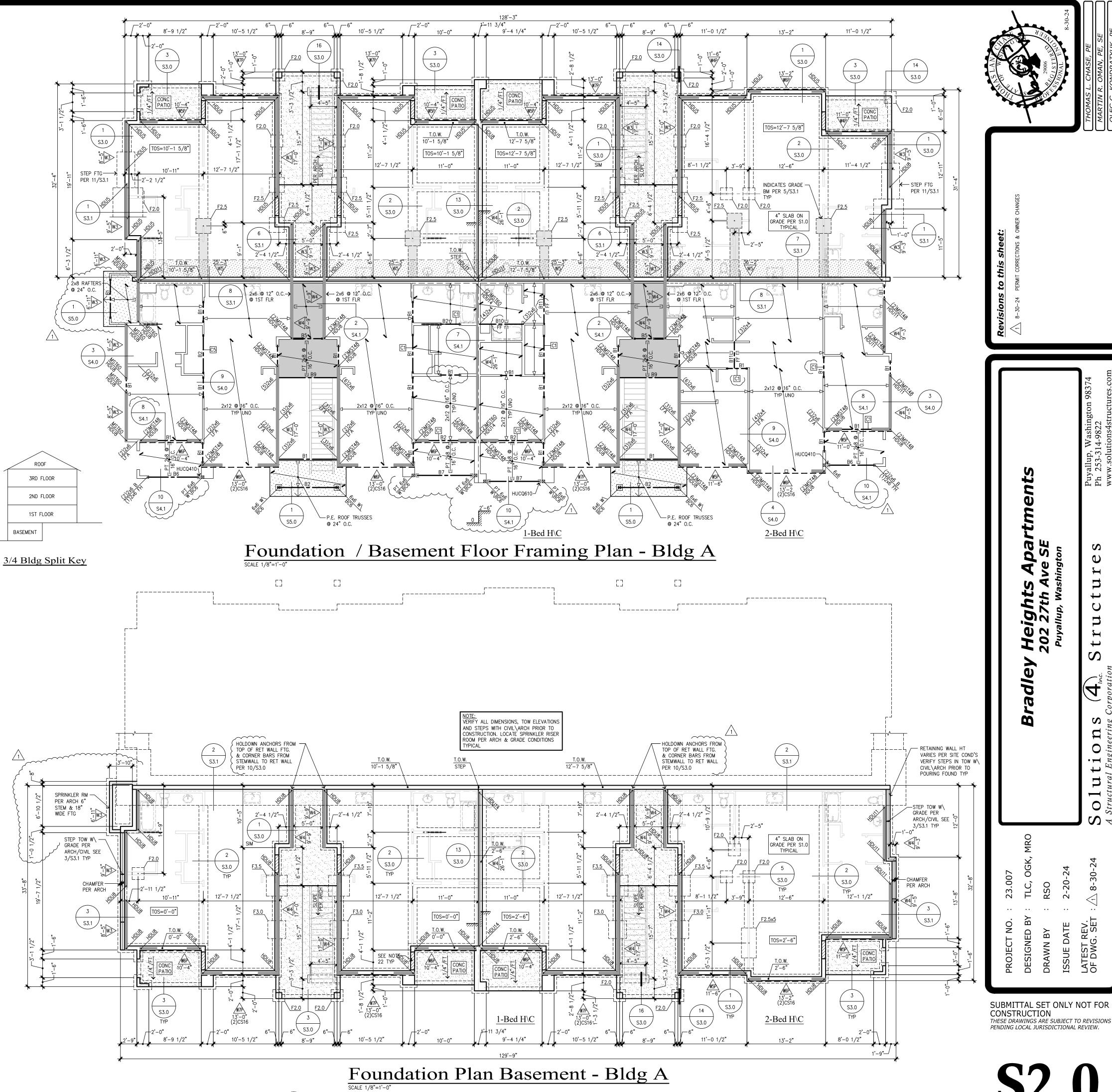
ALL STUD MATERIAL SHALL BE HEM FIR STUD GRADE OR BETTER UNLESS NOTED OTHERWISE AND PLATE MATERIAL SHALL BE HEM FIR STANDARD OR BETTER UNLESS NOTED OTHERWISE. STUDS CALLED OUT IN THIS SCHEDULE ARE FOR WALL SUPPORTING THE FRAMING LEVEL INDICATED, THAT IS WALLS BELOW THE FRAMING LEVEL SHOWN. THIS SCHEDULE COVERS BUILDING UNITS 3 STORIES IN HEIGHT. FIRST, DETERMINE THE NUMBER OF STORIES FOR THE UNIT, SECOND, DETERMINE THE FRAMING LEVEL, THIRD, READ SCHEDULE HORIZONTALLY FOR THE WALL LOCATION.

## **Foundation Notes**

TYPICAL DIMENSIONS ARE TO FACE OF WALL OR TO CENTERLINE OF COLUMN OR FOOTING. VERIFY ALL DIMENSIONS & ELEVATIONS WITH THE ARCHITECT.

- PROVIDE FOOTING SUBSTRATE PREPARATION PER THE SOILS REPORT.
- 3. F-.- INDICATES ISOLATED FOOTING TYPICAL ISOLATED FTG SHALL BE CONSTRUCTED PER FOOTING SCHEDULE 5/S3.0.
- EXTEND ALL CONTINUOUS FOOTINGS AT END WALLS 1'-0" MIN. BEYOND END OF ALL BEARING WALLS & SHEARWALLS. (TYPICAL) UNO
- ALL EXTERIOR WALLS SHALL HAVE AN 8" STEMWALL AND A 18" WIDE x 8" DEEP FOOTING W/ STEEL REINFORCING 3" CLR. OF SOIL UNLESS NOTED OTHERWISE
- ADD STRIP DRAINS AT FACE OF BUILDINGS WHEN WALKS SLOPE TOWARD BUILDING, CONNECT TO TIGHTLINE.
- PROVIDE #4-24" x 24" CORNER BARS TO MATCH ALL HORIZONTAL REINFORCEMENT IN STEMWALLS AND FOOTINGS. (TYPICAL)
- FLOOR SLABS 4" CONC. SLAB ON GRADE 6x6 W1.2xW1.2 WWF @ CENTER-LINE OR FIBER MESH PER MANUFACTURER OVER SUBSTRATE PER SOILS ENGINEER, USE WWF WHERE INDICATED. PROVIDE CONTROL JOINTS PER DETAIL 15/S3.0 AT THE DIRECTION OF THE ARCHITECT.
- 9. ENTRY SLABS 4" CONC. SLAB (BROOM FINISH)
- 10. PATIO SLABS 4" CONC. W/ THICKENED EDGES. SLOPE AWAY FROM BUILDING AT 1/4"/FT. SEE 3/S3.0
- 1. ALL THICKENED SLABS FOR BEARING WALLS AND PARTY WALLS SHALL BE 18" WIDE x 12" DEEP W/ (2) #4 BARS CONTINUOUS UNLESS NOTED OTHERWISE. DEEPEN LOCALLY AT HOLDOWNS TO OBTAIN EMBEDMENT DEPTH +3" MIN.
- 12. ALL THICKENED EDGE SLABS SHALL BE 8" WIDE x 8" DEEP W/ (1) #4 BAR CONTINUOUS (3" FROM BOTTOM) UNLESS NOTED OTHERWISE. SEE 3/S3.0.
- 13. /W-\ DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS.
- W_P\ INDICATES SHEAR WALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT OPENINGS PER 8/S1.2
- INDICATES HOLDOWN, SEE 2/S1.2 FOR HOLDOWN TABLE & UPPER TO LOWER WALL STRAPS HOLDOWN/KEY.
- 15. VERIFY ALL TOP OF SLAB ELEVATIONS AND BUILDING STEPS WITH ARCH/CIVIL PLANS TYPICAL.
- 16. TYPICAL PERIMETER FOOTING SHALL BE LOCATED A MIN. 18" BELOW GRADE OR AS REQUIRED BY LOCAL JURISDICTION.
- 17. SEE DETAILS FOR TYPICAL STEMWALL/FOOTING & THICKENED SLAB CONSTRUCTION.
- 18. T.O.W. = TOP OF STEMWALL T.O.F. = TOP OF FOOTINGT.O.S. = TOP OF SLAB
- 19. SEE THE GENERAL STRUCTURAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFORMATION.
- 20. VERIFY WITH CIVIL GRADING PLAN FOR GARAGE SLAB ELEVATION @ GARAGE
- 21. DEEPEN FOOTINGS AS NECESSARY TO MAINTAIN MINIMUM COVER. COORDINATE WITH CIVIL GRADING PLAN FOR GRADE CONDITIONS.
- 22. INDICATES DEPRESSED TOP OF STEMWALL AT DOORWAY. POUR SLAB OVER SEE 4/S3.0.
- 23. ALL INTERSECTING FOOTINGS / STEM WALLS SHALL HAVE CORNER BARS TO MATCH HORIZ REINFORCEMENT SEE 10/S3.0

Continuous Wall Footing Schedule							
	REINFORCMENT						
"W"	"D"	LONGITUDINAL	TRANSVERSE				
1'-6"	12"	(2)-#4 BOT	-				
2'-0"	12"	(3)-#4 BOT	-				
3'-0"	14"	(3)-#5 BOT	#4 @ 18" O.C. BOT				



20

- ROOF AND FLOOR JOIST LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS. THE ARCHITECT SHALL VERIFY THE COMPATIBILITY OF JOIST LAYOUT AND FRAMING W/ MECHANICAL, ELECTRICAL & PLUMBING AND ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR SPACING FRAMING MEMBERS AS NOTED ON THE PLANS AND GENERATING MEMBER LAYOUT FOR SHOP DRAWINGS AND QUANTITY TAKEOFFS.
- FOR ALL UNITS TYPES SEE WALL STUD SCHEDULE FOR BEARING WALL STUD REQUIREMENTS. ALL OTHER NON-BEARING 2x4 & 2x6 WALLS ARE AT 16" O.C.
- THE TRUSS AND JOIST MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2x_ WALLS. I.E. BREAK RIM OR BLOCKING TO ALLOW

FULL BEARING OVER PLATES.

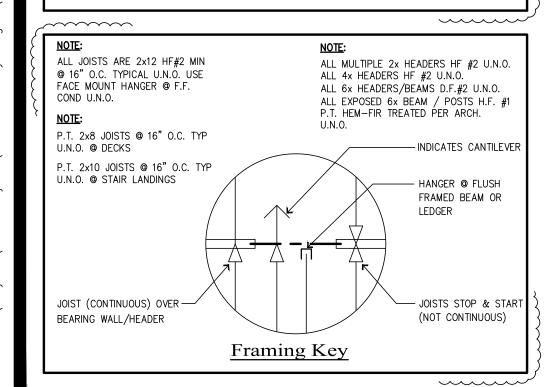
- 4. PLACE LONG DIRECTION OF ALL OSB SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION, SEE DETAIL 3/S1.2. FLOOR SHEATHING IS TO BE CONTINUOUS FROM UNIT TO UNIT. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEETS \$1.0
- /W-\DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET S1.2 INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS.
- <u>/W_P</u>\ INDICATES SHEAR WALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT OPENINGS PER 8/S1.2
- THE DOUBLE TOP PLATE IS TO BE CONTINUOUS ALONG ALL EXTERIOR WALLS AND AT ALL WALL LINES CONTAINING SHEARWALLS. TYPICAL WALL TOP PLATE SPLICES SHALL BE PER DETAIL 7/S1.2 TYP.
- WHERE COMPOSITE JOISTS AND BEAMS ARE USED AS DRAG STRUTS THE MANUFACTURER SHALL PROVIDE THE FRAMING MEMBERS WITH THE CAPACITY
- TYPICAL FLOOR JOISTS SHALL BE 2x12 HF#2 MIN @ 16" O.C. TYP U.N.O. THE MANUFACTURER SHALL BE RESPONSIBLE FÖR ALL JOIST AND BEAM HANGERS, WEB STIFFENERS, SOLID BLOCKING, AND ADDITIONAL RIM OR JOIST MATERIAL T ACCOMMODATE FLUSH-FRAMED CONDITIONS (F.F.), CANTILEVERED CONDITIONS, CONCENTRATED BEARING LOADS AND NAILING FROM SHEARWALLS ABOVE AND
- 9. F.F. = FLUSH-FRAMED BEAM. VERIFY FLUSH OR DROPPED BEAM CONDITION
- 10. ALL BEAMS PER SCHEDULE U.N.O. ALL NON BEARING BEAMS SHALL BE A MIN OF (2)2x8 U.N.O. ALL OTHER BEAMS ARE AS MARKED ON PLANS.
- 1. AT ALL BEAM BEARING/JAMB LOCATIONS, AT MINIMUM PROVIDE BEARING (TRIMMER) STUDS AND FULL HEIGHT (KING) STUDS PER THE JAMB STUD SCHEDULE FOR EACH BUILDING. IF NO CALLOUT, PROVIDE (1) 2X_ BEARING AND (1) 2X_ FULL HEIGHT STUD MINIMUM.
- . EXPOSED FRAMING SHALL BE PRESSURE TREATED (P.T.) VERTICAL & HORIZONTAL FRAMING @ WATERPROOFED WALKWAYS AND PRIVATE DECKS. ALL EXPOSED BEAM HANGERS SHALL BE POST HOT-DIPPED GALVANIZED AND HAVE CONCEALED FLANGES, VERIFY W/ ARCHITECT. SEE NOTE ON SHEET S1.0
- 3. FOR TYPICAL HOLDOWN ASSEMBLIES SEE THE HOLDOWN TABLE ON 2/S1.2 AND DETAILS ON SHEET S3.0.
- 14. SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS & STAIR FRAMING DETAILS AND NOTES, CONTROL JOINTS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.
- 15. SEE CIVIL AND ARCHITECTURAL PLANS FOR TOP OF WALL HEIGHTS AND ELEVATIONS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE DIMENSIONS ARE SHOWN ON THE STRUCTURAL PLANS, CONTRACTOR SHALL VERIFY COMPATIBILITY W/ ARCHITECTURAL PLANS. WHERE DISCREPANCY EXISTS, CONTRACTOR SHALL NOTIFY BOTH THE ENGINEER AND ARCHITECT FOR
- WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. PLANE OF ALL WINDOWS AND ALLOW FOR L/240 DEFLECTION (PERPENDICULAR) AT WINDOW MULLIONS.

17. SEE GENERAL STRUCTURAL NOTES ON S1.0 TO S1.3 FOR ADDITIONAL INFORMATION

INDICATES BEAM / GIRDER TRUSS PER PLAN SEE FRAMING PLANS INDICATES HANGER PER MANUFACTURER INDICATES GIRDER TRUSS PER PLAN INDICATES JOIST / TRUSS BEARING @ WALL / BEAM INDICATES JOIST / TRUSS INTERMEDIATE BEARING @ WALL / BEAM INDICATES TYPICAL TOILET, BATHTUB & SHOWER LAYOUT. CONTRACTOR TO COORDINATE JOIST LAYOUT

WITH FIXTURE LOCATIONS TO AVOID PLUMBING & FRAMING CONFLICTS.

- INDICATES ROOF OVERFRAMING SEE DETAILS 5/S5.0 PROVIDE WALL FIREBLOCKING @ DROPPED SOFFITS SHOWN ON ARCH.
- PROVIDE WALL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT (SUCH AS TOWEL BARS, GRAB BARS, TOILET PAPER HOLDERS, DOOR STOPS, ETC.).
- 22. LFA INDICATES LOAD FROM ABOVE 23. FF INDICATES FLUSH FRAMED BEAM
- INDICATES STRAP HOLDOWN, SEE SHEET 2/S1.2 FOR HOLDOWN TABLE
- & UPPER TO LOWER WALL STRAP/HOLDOWN KEY. 25. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR ELEVATIONS.
- . SIMPSON STRONG TIE PRODUCTS ARE CALLED OUT ON THE DRAWINGS. HOWEVER, EITHER SIMPSON OR KC METALS PRODUCTS MAY BE USED PROVIDED IT HAS



## SEE SHEET S1.2 FOR SHEARWALL AND HOLDOWN TABLES

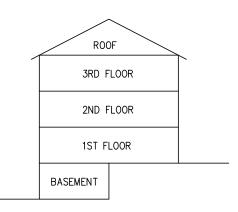
	Beam Schedule						
MARK	MARK BEAM SIZE						
B1	4x8						
B2	4x10						
В3	6x10 DF #2						
B4	3-1/8 x 10-1/2 GLB						
B5	P.T. 4x8						
В6	P.T. 4x10						
В7	P.T. 6x10 HF#1						
B8	P.T. 3-1/8 x 10-1/2 GLB						
В9	P.T. 5-1/8 x 10-1/2 GLB						
B10	5-1/8x10-1/2 GLB OR 5-1/4x11-7/8 PSL						
B11	4x12 OR 3-1/2x11-7/8 LSL						

							~~~	
Jamb Stud Schedule								
TYPE	C1	C2	C3	C4	C5	C6	_	_
BEARING/FULL HT 1/2 1/3 2/1 2/2 2/3 2/4 STUDS								
NOTE: STUD SIZE SH	IOUID MAT	CH WALL	SIZE PER E	ΟΙ ΔΝΙ				

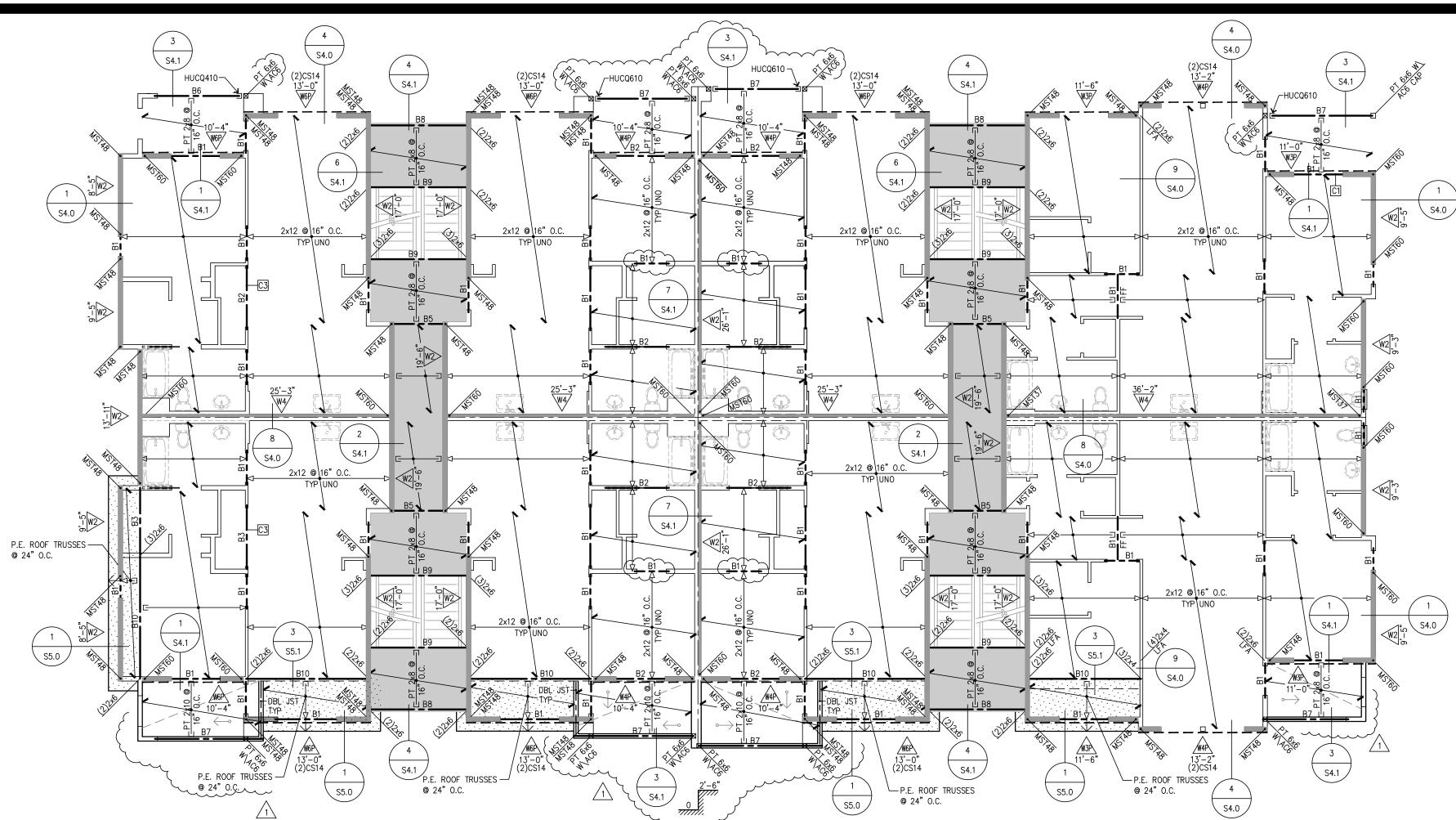
•	31003								
NOTE:	STUD	SIZE	SHOULD	MATCH	H WALL	SIZE	PER	PLAN.	

Wall Stud Schedule								
FRAMING LEVEL	2x6 EXTERIOR	2x6 BRG INT @ SINGLE WALL	2x6 BRG INT @ PARTY WALLS	2x4 BRG @ Single Wall	2x4 BRG @ PARTY WALLS			
R00F	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" O.C.			
3RD	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" O.C.			
2ND	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	(2)2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" O.C.			
BASEMENT	2x6 @ 16" O.C.	2x6 @ 12" O.C.	2x6 @ 16" O.C.	(2)2x4 HF#2 @ 12" O.C.	2x4 HF#2 @ 16" O.C.			

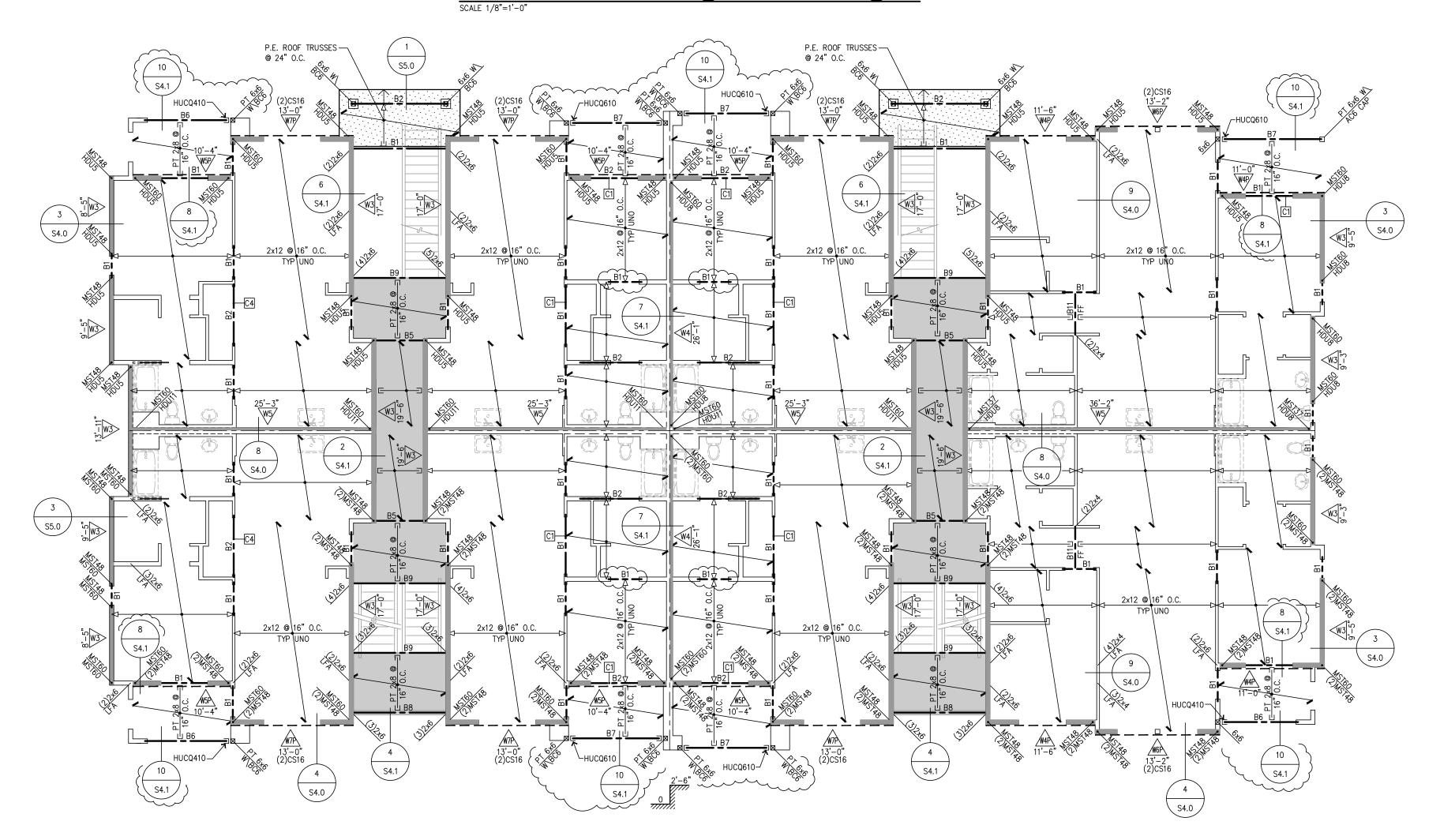
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3/4 Bldg Split Key



3rd Floor Framing Plan - Bldg A



2nd Floor Framing Plan - Bldg A
SCALE 1/8"=1'-0"

Solutions 4 Structures A Structural Engineering Corporation

18. LEGEND:

SUBMITTAL SET ONLY NOT FOR CONSTRUCTION THESE DRAWINGS ARE SUBJECT TO REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.

FULL BEARING OVER PLATES.

- 2. FOR ALL UNITS TYPES SEE WALL STUD SCHEDULE FOR BEARING WALL STUD REQUIREMENTS. ALL OTHER NON-BEARING 2x4 & 2x6 WALLS ARE AT 16" O.C.
- 3. THE TRUSS AND JOIST MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2x_ WALLS. I.E. BREAK RIM OR BLOCKING TO ALLOW
- 4. PLACE LONG DIRECTION OF ALL OSB SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION, SEE DETAIL 3/S1.2. FLOOR SHEATHING IS TO BE CONTINUOUS FROM UNIT TO UNIT. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEETS S1.0.
- 5. W-DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET S1.2 INDICATES SHEARWALL LOCATION, THE CALLOUTS ON THE SHEARWALL TABLE APPLY ONLY ALONG THE LENGTH OF WALL SHOWN SHADED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS.
- W_P INDICATES SHEAR WALL TYPE WITH OPENINGS. PROVIDE SHEATHING AROUND ALL OPENINGS AND ABOVE AND BELOW ALL OPENINGS. PROVIDE HORIZONTAL STRAPS & NAILING AT OPENINGS PER 8/S1.2
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- 13. FOR TYPICAL HOLDOWN ASSEMBLIES SEE THE HOLDOWN TABLE ON 2/S1.2 AND DETAILS ON SHEET S3.0.
- 14. SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS & STAIR FRAMING DETAILS AND NOTES, CONTROL JOINTS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.
- 15. SEE CIVIL AND ARCHITECTURAL PLANS FOR TOP OF WALL HEIGHTS AND ELEVATIONS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE DIMENSIONS ARE SHOWN ON THE STRUCTURAL PLANS, CONTRACTOR SHALL VERIFY COMPATIBILITY W/ ARCHITECTURAL PLANS. WHERE DISCREPANCY EXISTS, CONTRACTOR SHALL NOTIFY BOTH THE ENGINEER AND ARCHITECT FOR
- 16. WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. WINDOW SUPPLIER TO VERIFY MINIMUM .005*H STORY DRIFT TOLERANCE IN PLANE OF ALL WINDOWS AND ALLOW FOR L/240 DEFLECTION (PERPENDICULAR) AT WINDOW MULLIONS.

17. SEE GENERAL STRUCTURAL NOTES ON S1.0 TO S1.3 FOR ADDITIONAL INFORMATION

18. LEGEND:

INDICATES BEAM / GIRDER TRUSS PER PLAN
SEE FRAMING PLANS

INDICATES HANGER PER MANUFACTURER

GT INDICATES GIRDER TRUSS PER PLAN

INDICATES JOIST / TRUSS BEARING @ WALL / BEAM

INDICATES JOIST / TRUSS INTERMEDIATE BEARING
@ WALL / BEAM

INDICATES TYPICAL TOILET, BATHTUB & SHOWER
LAYOUT. CONTRACTOR TO COORDINATE JOIST LAYOUT

FRAMING CONFLICTS.

WITH FIXTURE LOCATIONS TO AVOID PLUMBING &

19. INDICATES ROOF OVERFRAMING — SEE DETAILS 5/S5.0

20. PROVIDE WALL FIREBLOCKING @ DROPPED SOFFITS SHOWN ON ARCH.

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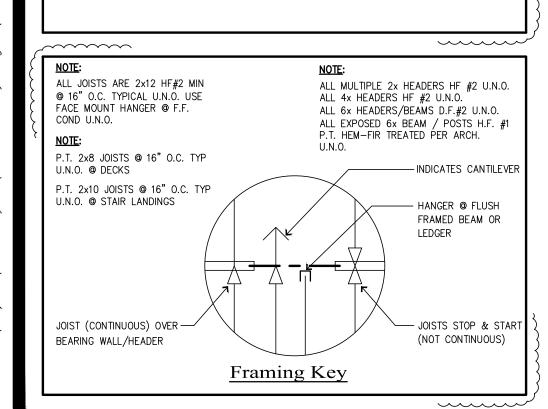
22. LFA INDICATES - LOAD FROM ABOVE

23. FF INDICATES FLUSH FRAMED BEAM

INDICATES STRAP HOLDOWN, SEE SHEET 2/S1.2 FOR HOLDOWN TABLE & UPPER TO LOWER WALL STRAP/HOLDOWN KEY.

25. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR ELEVATIONS.

26. SIMPSON STRONG TIE PRODUCTS ARE CALLED OUT ON THE DRAWINGS. HOWEVER, EITHER SIMPSON OR KC METALS PRODUCTS MAY BE USED PROVIDED IT HAS SAME OR GREATER CAPACITY.



SEE SHEET S1.2 FOR SHEARWALL AND HOLDOWN TABLES

Beam Schedule						
MARK	BEAM SIZE					
B1	4x8					
B2	4x10					
В3	6x10 DF #2					
B4	3-1/8 x 10-1/2 GLB					
B5	P.T. 4x8					
В6	P.T. 4x10					
В7	P.T. 6x10 HF#1					
В8	P.T. 3-1/8 x 10-1/2 GLB					
В9	P.T. 5-1/8 x 10-1/2 GLB					
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B11	4x12 OR 3-1/2x11-7/8 LSL					

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Jamb Stud Schedule								
TYPE	C1	C2	C3	C4	C5	C6	_	_
BEARING/FULL HT STUDS	1/2	1/3	2/1	2/2	2/3	2/4	_	_

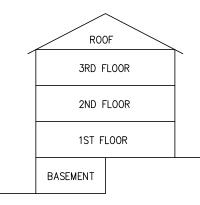
NOTE: STUD SIZE SHOULD MATCH WALL SIZE PER PLAN.

	Wall Stud Schedule								
FRAMING LEVEL	2x6 EXTERIOR	2x6 BRG INT @ SINGLE WALL	2x6 BRG INT @ PARTY WALLS	2x4 BRG © Single Wall	2x4 BRG @ PARTY WALLS				
R00F	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" 0.0				
3RD	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" 0.0				
2ND	2x6 @ 16" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	(2)2x4 HF#2 @ 16" O.C.	2x4 HF#2 @ 16" 0.0				
BASEMENT	2x6 @ 16" O.C.	2x6 @ 12" O.C.	2x6 @ 16" O.C.	(2)2x4 HF#2 @ 12" O.C.	2x4 HF#2 @ 16" 0.0				

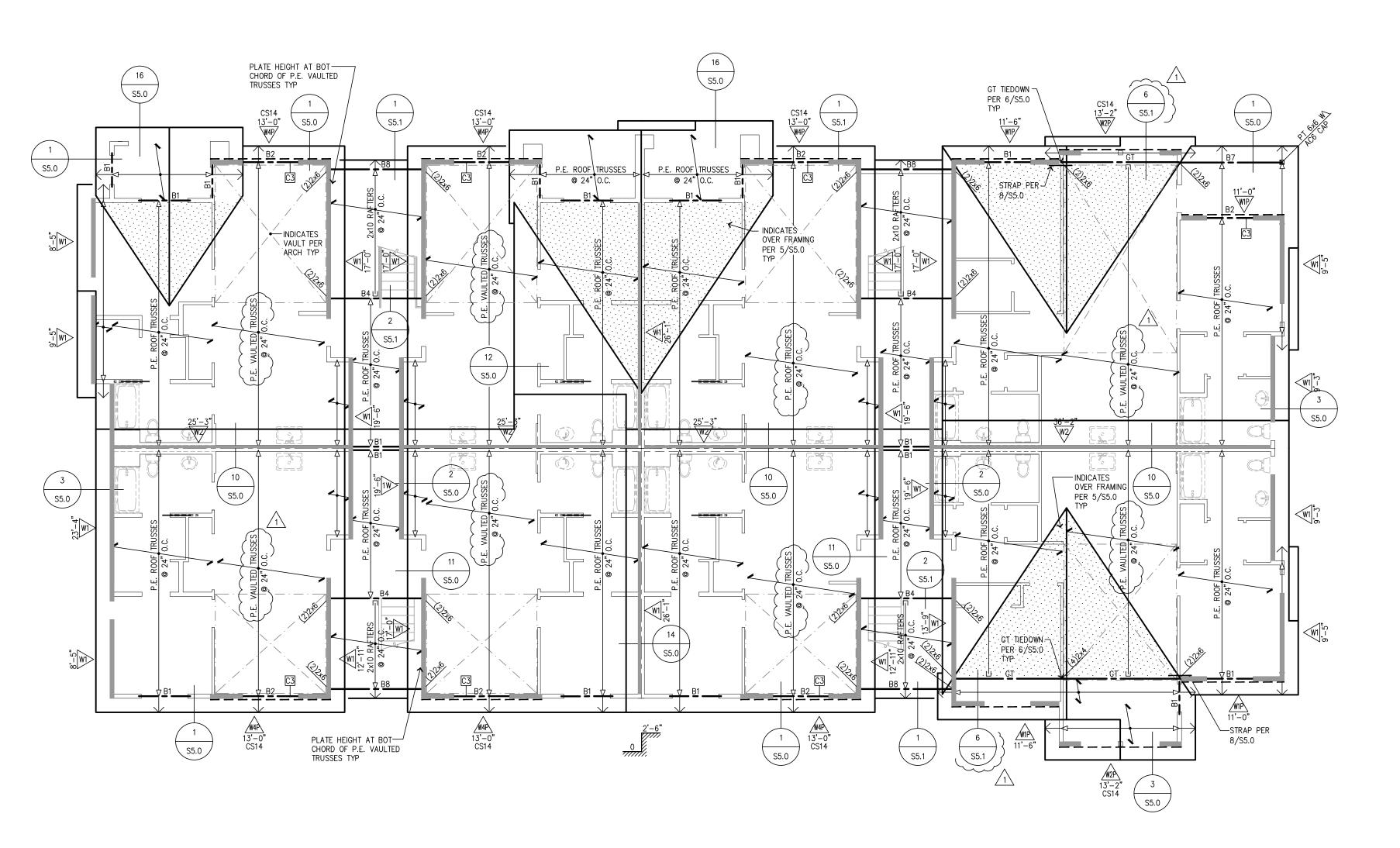
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3. THIS SCHEDULE COVERS BUILDING UNITS 3 STORIES IN HEIGHT. FIRST, DETERMINE THE NUMBER OF STORIES FOR THE UNIT, SECOND, DETERMINE THE FRAMING LEVEL, THIRD, READ SCHEDULE HORIZONTALLY FOR THE WALL LOCATION.



3/4 Bldg Split Key



Roof Framing Plan - Bldg A

SCALE 1/8"=1'-0"

CHANGE WORTH RESERVED TO SERVED TO S

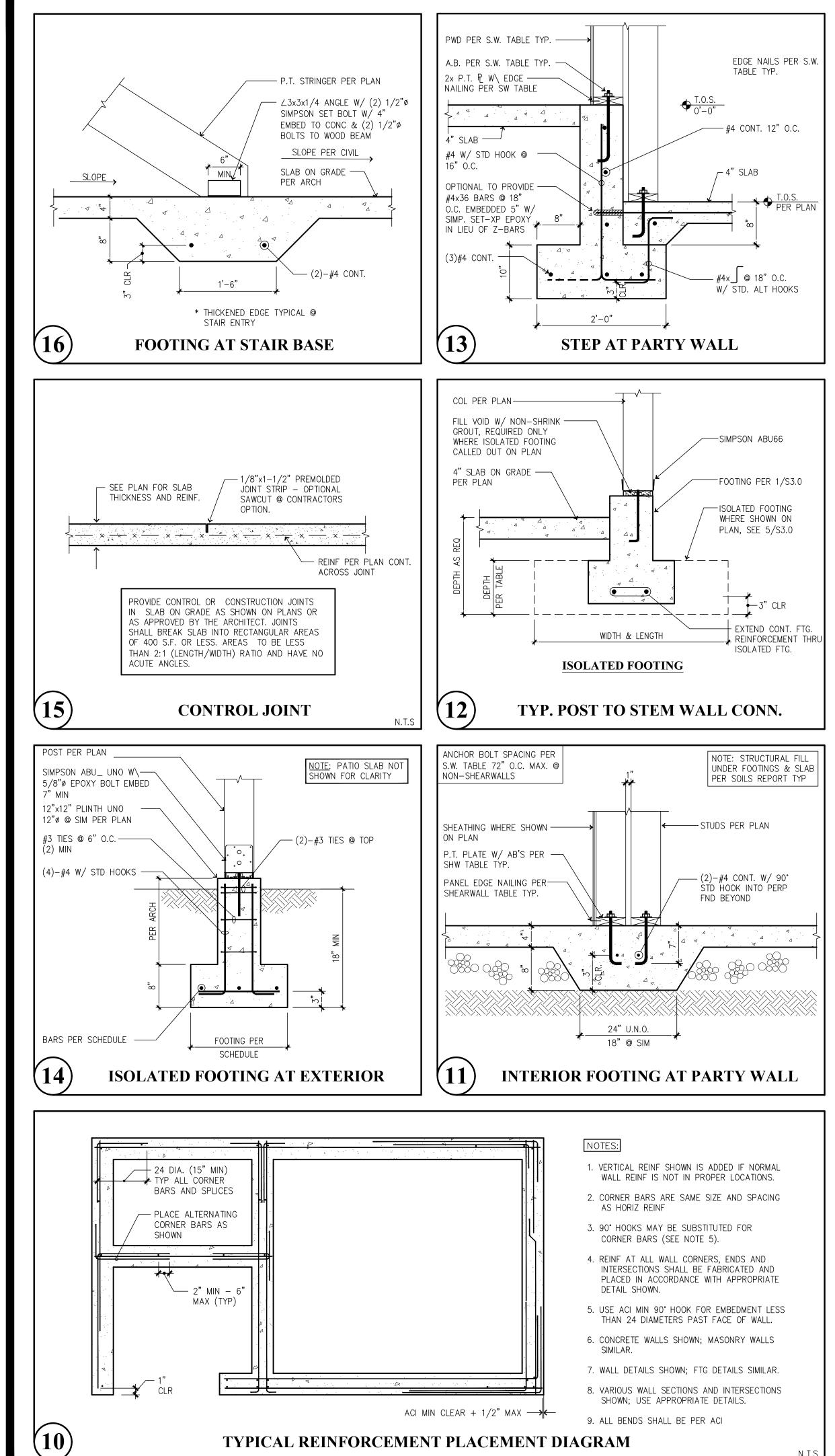
Puyallup, Washington

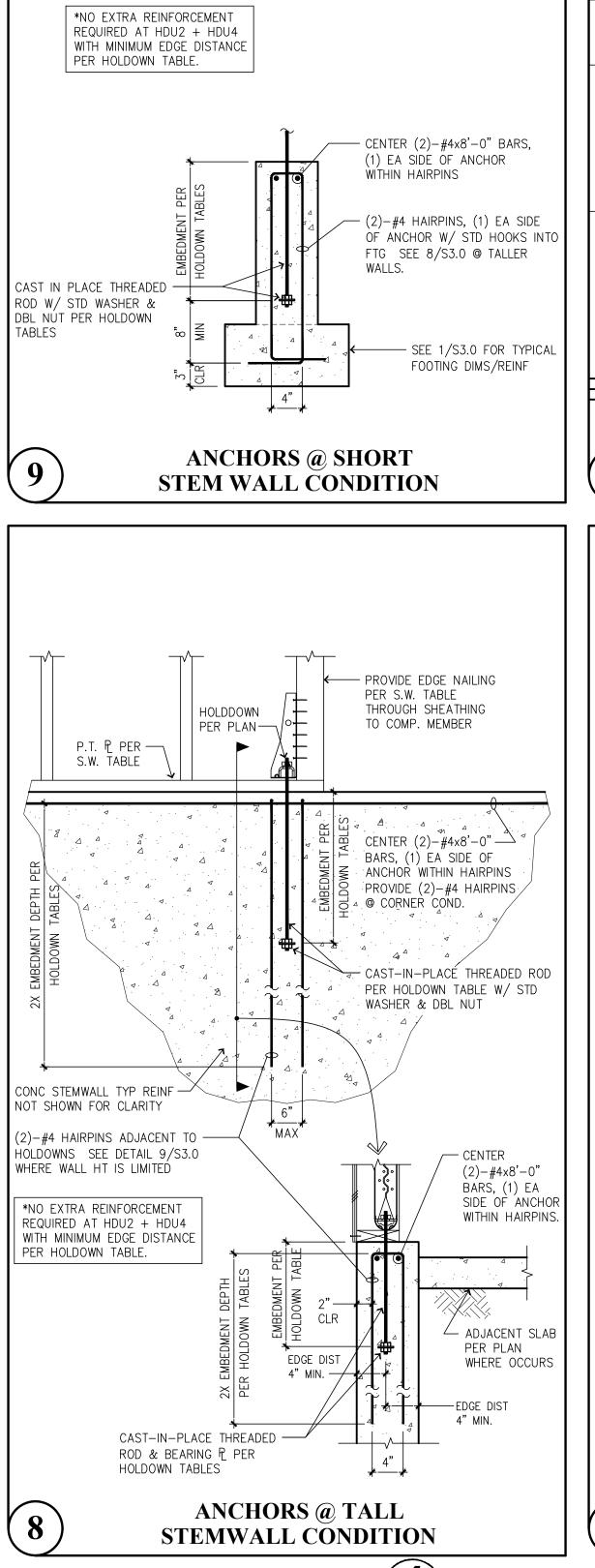
utions (4), Struct

BY : RSO DATE : 2-20-24 S. SET : △ 8-30-24

SUBMITTAL SET ONLY NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.

S2.2





CAST IN PLACE THREADED $-\!-\!$

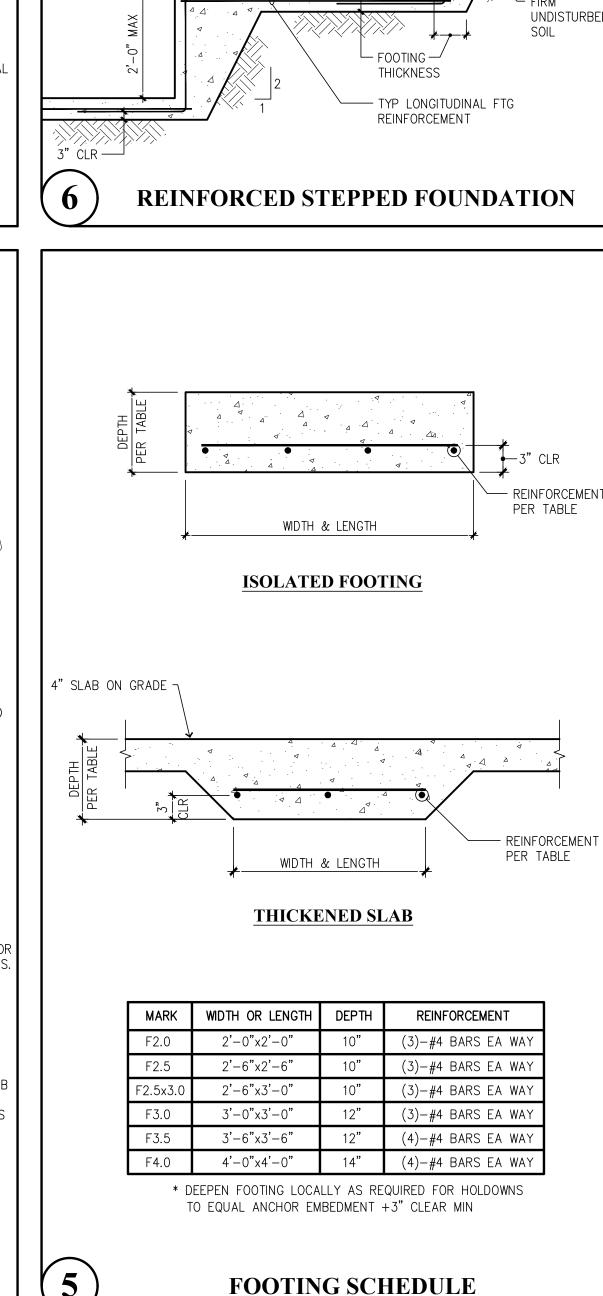
ROD W/ STD WASHER & DBL

NUT PÉR HOLDOWN TABLE

SEE 1/S3.0 -

FOR TYP FTG

DIMS/REINF



STUDS PER PLAN ----

OSB/PWD PER S.W. TABLE -

EDGE NAILS PER S.W. TABLE -

CENTER (2)-#4x8'-0" BARS,-

I) EA SIDE OF ANCHOR

#4 STIRRUP x 📙 3" EA

STD WASHER & DBL NUT -

(NOT SHOWN FOR CLARITY)

STEMWALL W/ VERT REINF PER DETAILS —

SIDE OF HOLDOWN

WITHIN HAIRPINS

— CENTER (2)-#4x8'-0"

BARS, (1) EA SIDE OF

- STEP FOOTING DOWN @

HOLDOWNS PER 6/S3.0

DIMS NOTED

WHERE REQ'D TO MAINTAIN

(2)-#4 HAIRPINS, (1) EA SIDE

FTG SEE 8/S3.0 @ TALLER

OF ANCHOR W/ STD HOOKS INT

ANCHOR WITHIN HAIRPINS

----- HOLDOWN PER TABLE

P.T. 2x P PER S.W. TABLE

PER HOLDOWN TABLES

DEEPEN FOOTINGS

COVER OVER STEEL

24" LAP

TYP @ STEP

MATCH WIDTH OF

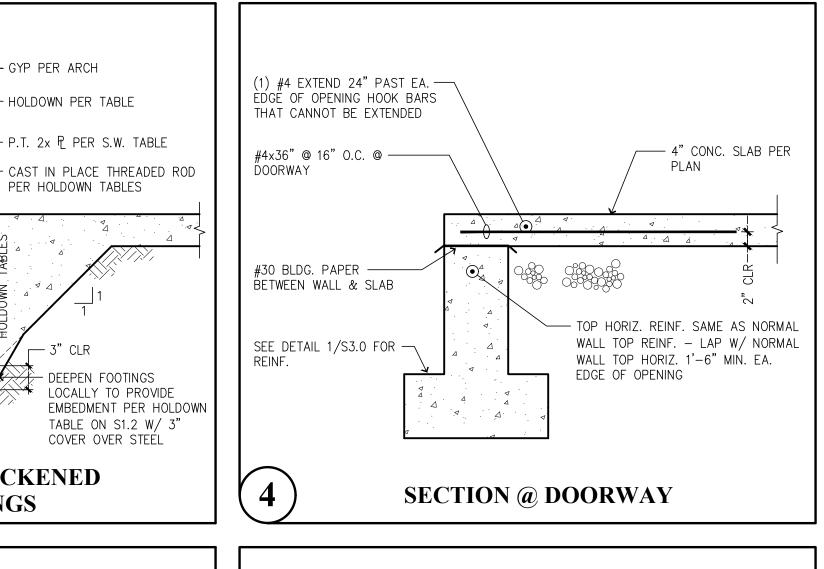
SHEARWALL FOOTING

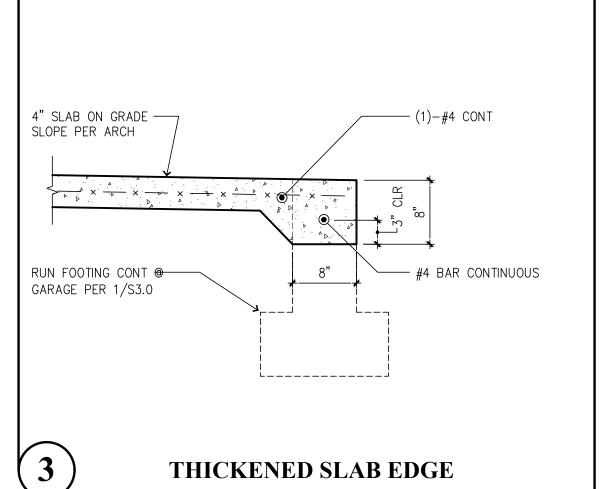
4'-0" MIN

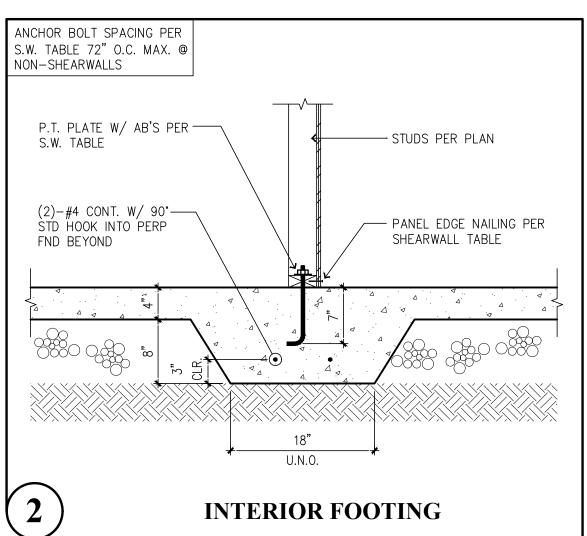
TOP OF FOOTING -

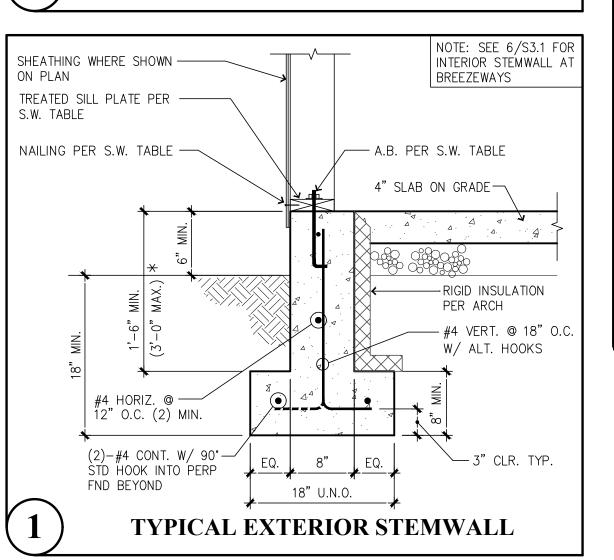
HOLDOWNS @ THICKENED

SLAB FOOTINGS







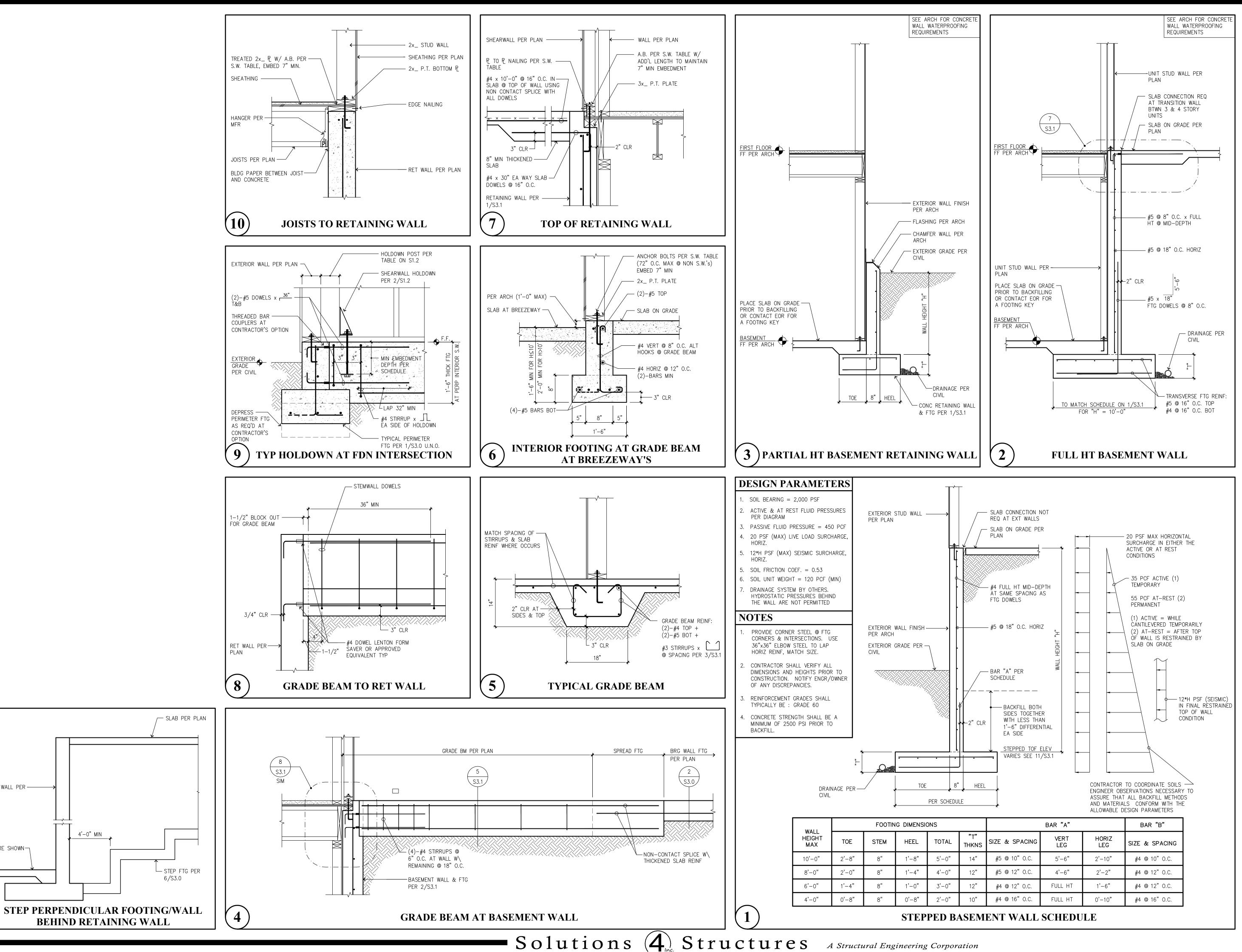




 $\overline{}$ RSO

SUBMITTAL SET ONLY NOT FOR CONSTRUCTION THESE DRAWINGS ARE SUBJECT TO REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.

Solutions (4). Structures A Structural Engineering Corporation



RETAINING WALL PER ---

SLAB WHERE SHOWN -

ON PLAN

4'-0" MIN

CONSTRUCTION

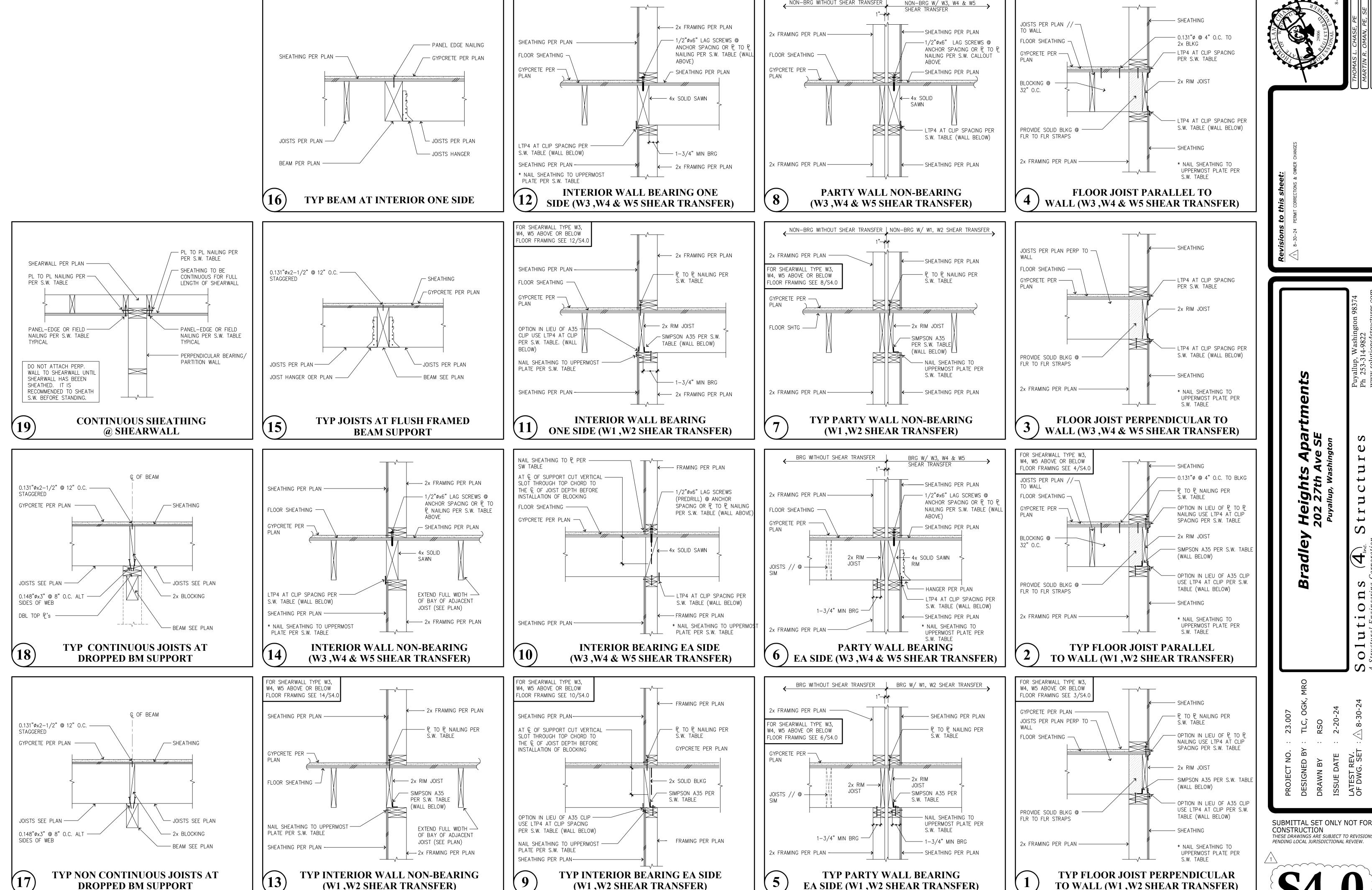
RSO

SUBMITTAL SET ONLY NOT FOR

THESE DRAWINGS ARE SUBJECT TO REVISIONS

PENDING LOCAL JURISDICTIONAL REVIEW.

01



(W1, W2 SHEAR TRANSFER)

DROPPED BM SUPPORT

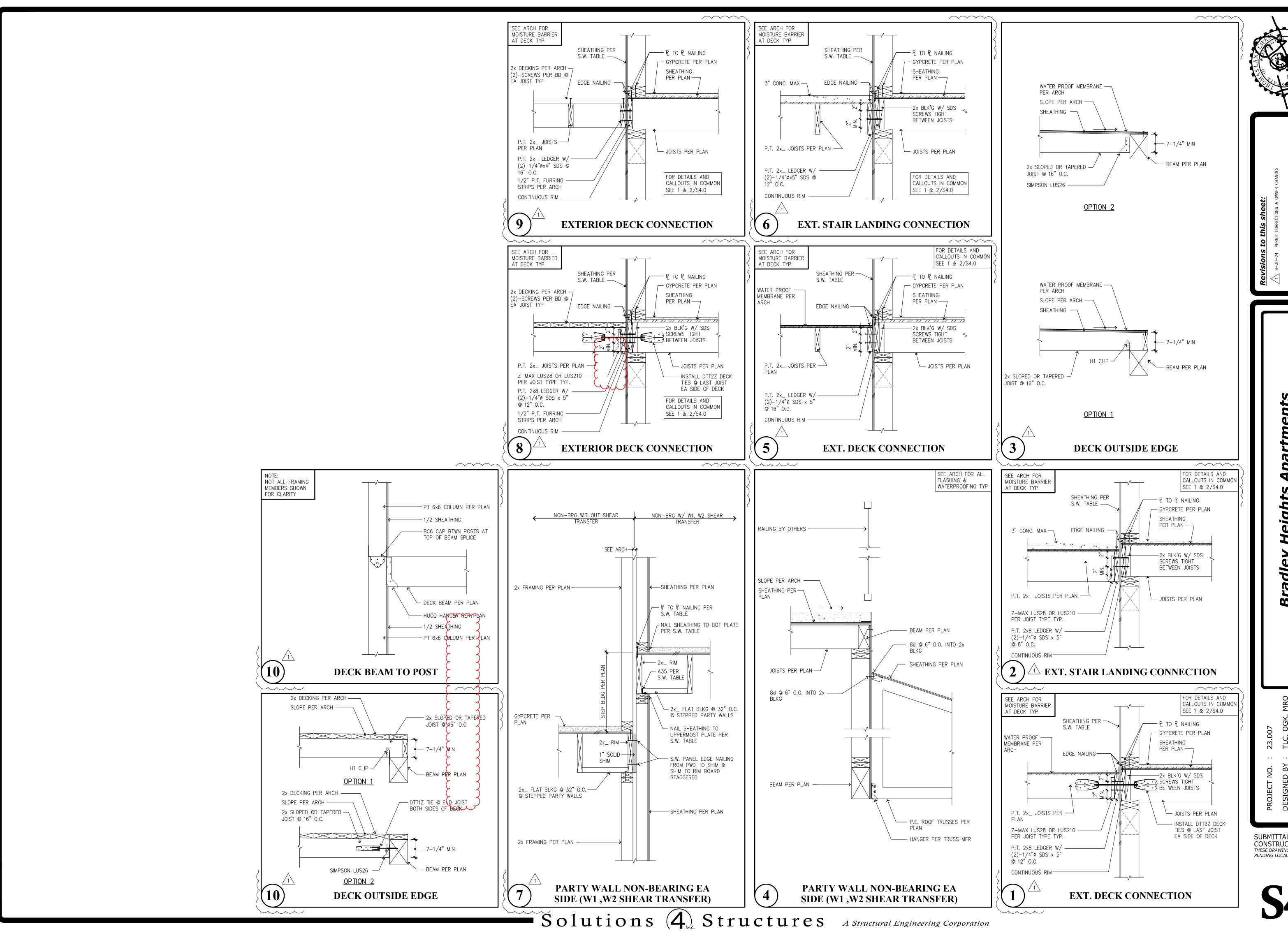
(W1, W2 SHEAR TRANSFER)

NON-BRG WITHOUT SHEAR TRANSFER

Solutions (4) Structures A Structural Engineering Corporation

EA SIDE (W1, W2 SHEAR TRANSFER)

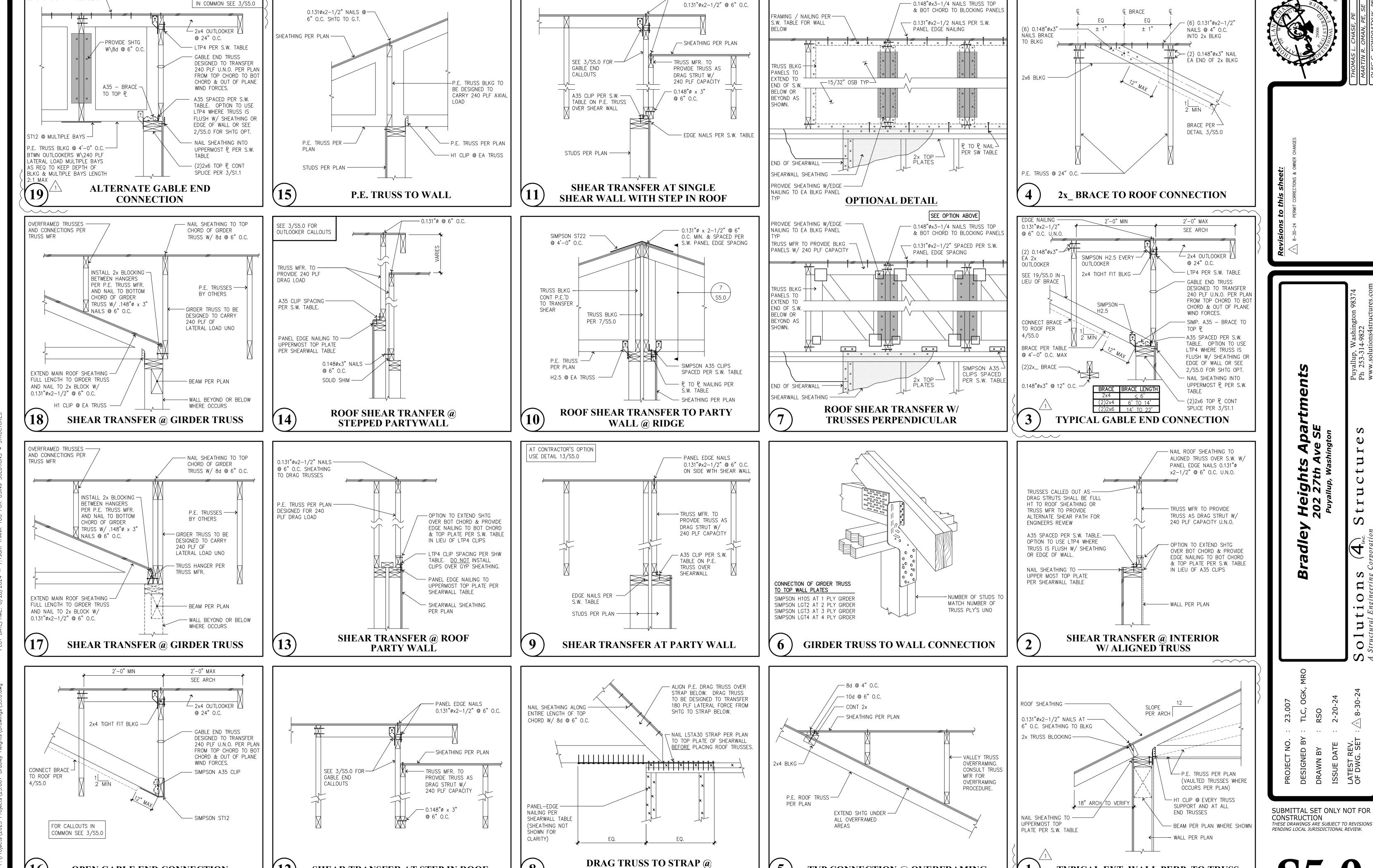
TO WALL (W1, W2 SHEAR TRANSFER)



01

RSO

SUBMITTAL SET ONLY NOT FOR CONSTRUCTION THESE DRAWINGS ARE SUBJECT TO REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.



SHEARWALL TOP PLATE

TYP CONNECTION @ OVERFRAMING

- Solutions (4) Structures A Structural Engineering Corporation

- PANEL EDGE NAILS

FOR DETAILS & CALLOUT

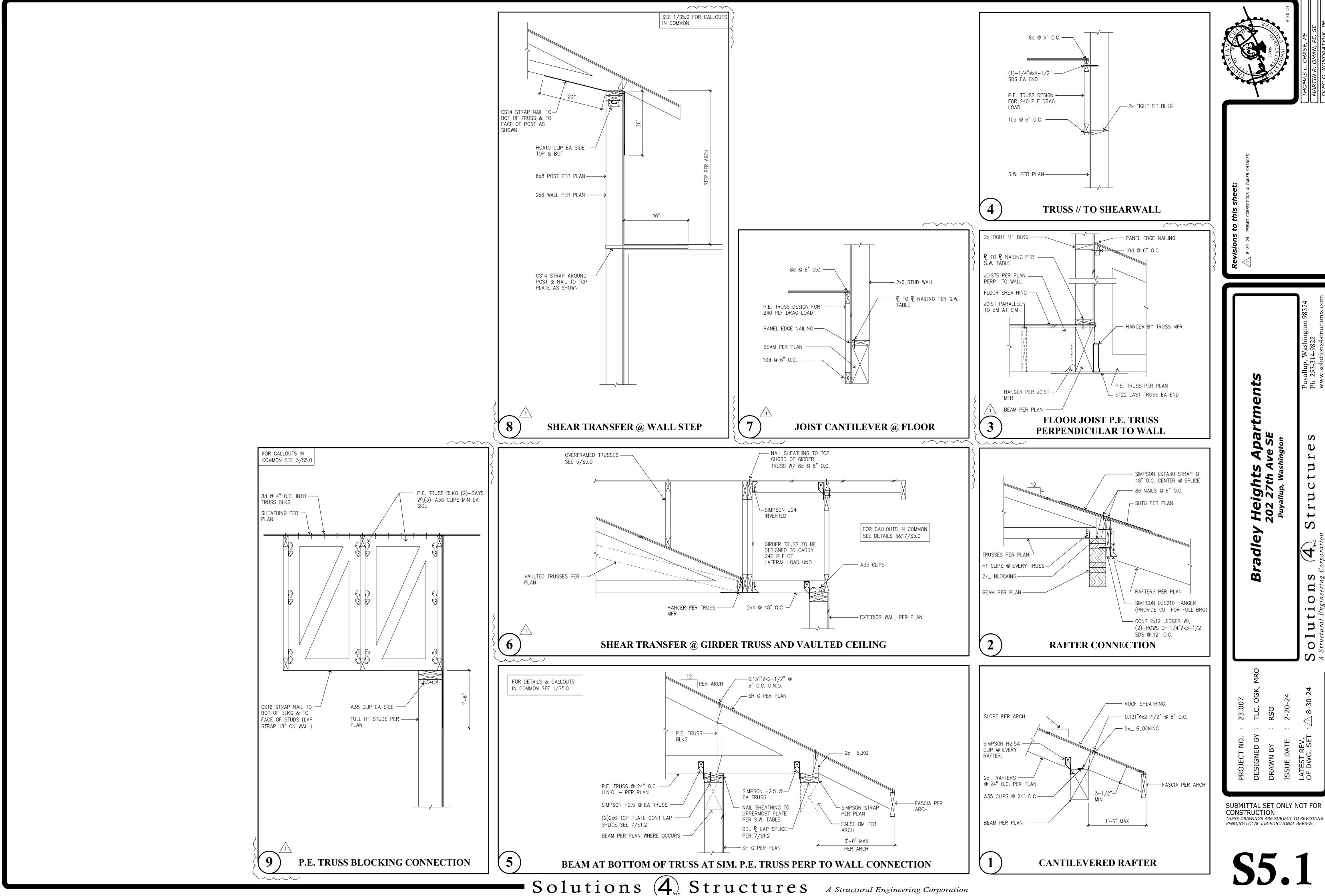
OPEN GABLE END CONNECTION

SHEAR TRANSFER AT STEP IN ROOF

d @ 6"O.C. IN TRUSS BLKG-

S5.0

TYPICAL EXT. WALL PERP. TO TRUSS



olu



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. 11063 \ REGISTERE'

Bradley Heights **Apartments**

Puyallup,

Timberlane **Partners**

Revisions No. Date Description

1 8-30-24 Owner Changes/ Permit Corrections FIN.#1: (1) LAYERS %" TYPE 'X' GWB FIN.#2: %" TYPE 'X' GWB O/ SHEAR PANEL OVER 2x4 STUDS AT 16" O.C. TYP. EACH SIDE OF DOUBLE 2x4 WALL ON SEPARATE PLATES W/ 1" AIR SPACE

TO THE NEAREST CORNER BEFORE TRANSITION Sound STC 59 STC (W-28-69) 1-HR Using Calculated Fire Resistance Method

Using IBC Section 722, Tables 722.6.2(1) and 722.6.2(2), \(\frac{5}{8} \) Type 'X' GWB (40 min.) and studs at 16" o.c. (20 min.) provide 60 minutes of protection

DETAIL SIMILAR WHERE UNIT SEPARATION WALL CONTINUES DOWN TO GARAGES TYP. 1-HR COMMON WALL

EXTERIOR SIDING

PER STRUCTURAL

EXTERIOR SHEATHING -

1 TYVEK COMMERCIAL W.R.B. —

INTERIOR

NOTE: SHEAR DIAPHRAGM

%" GWB OVER 2x STUDS AT 16" OC. ─

CORRIDOR

MAY OCCUR ON EITHER

SIDE OF THE WALL OR

ON BOTH SIDES.

PLAN

PLAN

SEE ELEVATIONS -

EXTERIOR

Thermal insulation

NHERE (ND)(CATED ON PLANS)

 $-\frac{5}{8}$ " Type 'X' GWB OVER 2x6 STUDS AT 16" O.C.

TYPICAL EXTERIOR WALL

 $^{-}\%$ " GWB OVER 2x STUDS AT 16" OC

TYP. INTERIOR WALL

GWB INSTALLED OVER SHEAR PANEL

AT SHEAR WALLS‡, SEE SHEAR PLANS -

CONTINUE SHEAR PANEL

INSULATION

between studs. 3" mineral or glass fiber insulation in stud space.

TO THE NEAREST CORNER

PROVIDE PVA WALL PRIMER (with perm rating not exceeding 1.0)

2X6 STUDS AT EXTERIOR

WALL U.N.O. ON PLANS

−%" GWB OVER SHEAR PANELS

WHERE INDICATED

ON SHEAR PLANS

%" TYPE 'X' GWB OVER 2x STUDS AT 16" O.C.

OVER W.R.B

── 5/4" TYPE 'X' GWB OVER RESILIENT CHANNELS AT

24" O.C. OVER 2x STUDS AT 16" O.C.

1-HR GA File No. WP3243 50-54 STC Sound

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2x4* wood studs 24" o.c. with 11/4"

OPPOSITE SIDE - One layer \(\frac{5}{8} \)" Type X gypsum wallboard or or gypsum veneer base applied parallel

or at right angles to studs with 6d cement coated nails 1%" long, 0.0915" shank, 1%4" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)

* Per general note 16 greater stud sizes are permitted than those specified.

(see plans for actual stud size)

‡ At shear walls, increase fastener length by the thickness of the shear panel

TYP. 1-HR CORRIDOR WALL

Type S drywall screws. One layer \(\frac{5}{8} \) Type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway

PLAN

PLAN

PLAN

At shear walls, increase fastener length

by the thickness of the shear panel

PROVIDE HORIZONTAL FIREBLOCKING

AT 10'-0" MAX. O.C. USING FIBERGLASS

(NO INSULATION AT SIMILAR COND.)

CONTINUE EITHER FIN.#1 OR FIN.#2

INSUL. FIRMLY ATTACHED

 $-3\frac{1}{2}$ " Insulation both sides

AS CLASS II VAPOR RETARDER ON INSIDE FACE OF GWB

PLAN

Initial Publish Date: Drawn By:

23-06 APT/HDM

1 HR. UL L514 SYSTEM 9 Finish Flooring - Floor Topping Mixture* - Min. 3/4 in. thickness of floor topping mixture having

SECTION

GWB OVER 1/2"

CHANNELS AT

RESILIENT

24" OC —

INSULATION

a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design. Formulated Materials LLC - Types FR-25, FR-30 and SiteMix Vapor Barrier - (Optional) Commercial asphalt saturated felt 0.030 in. thick. Sub-flooring - 15/32 in thick plywood min grade "C-D" of Sheathing. Face grain of plywood to be perpendicular to joists with joints staggered. Alternate Floor Mat Material* - (Optional) Floor mat material nominal 2-9.5 mm thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

Formulated Materials LLC - Types M1, M2, M3, Elite, Duo, R1 and R2 2. Wood Joists - Min. 2 by 10, spaced 16 in. OC, firestopped 3. Cross Bridging - 1 by 3 in. or min. 2x10 solid blocking 5. Resilient Channels - Formed of 25 MSG galv steel, spaced 24 in. OC perpendicular to joists. Channels overlapped at splices 4 in. and fastened to each joist with 1 1/4 in. long furring channel screw.

6B. Gypsum Board* - Nom.5%" in. thick, 4 ft wide, installed with long dimension

perpendicular to resilient channels and the side edges of the board located between joists. Fastened to resilient channels with 1 in. long Type S bugle head screws spaced 8 in. OC. End joints of wallboard similarly fastened to additional pieces of resilient channel to extend a min of 3 in. beyond ends of butt joint. Screw located 3/4 in min distance from sides and 1/2 in. min from ends of wallboard sheets. 7. Finish System - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire

3½" THICK GLASS FIBER INSULATION 5/8" TYPE 'X' GWB SOUND TEST USED GENERIC CUSHIONED OVER 1/2" RESILIENT VINYL AND CARPET W/ PAD CHANNELS AT 24" OC ALTERNATIVES TO THE SPEC'D MANUFACTURES BELOW ALLOWED. SOUND 60 STC R-TL 81-16 CARPET & PAD - ASCEND BY DWELLINGS 55 IIC R-IN 81-1 CUSHIONED VINYL MOHAWK VESSEL PAD

1" GYPCRETE (1 1/4" GYPCRETE AT CARPET) OVER

15/32" MIN. PLYWOOD SUBFLOOR OVER

1/4" SOUND MAT OVER

2X12 AT 16" O.C. -

VINYL PLANK

VINYL PLANK - CYRUS BY MSI

SECTION

*TEST WAS DONE WITHOUT GLASS FIBER INSULATION. ADDITION WILL INCREASE THE IIC VALUE.

56 IIC R-IN 81-6 CARPET & PAD*

TYPICAL FLOOR

surface of gypsum board.

3/4" PLYWOOD FINISH FLOOR O/ 1/4" ISO-STEP FLOOR UNDERLAYMENT O/ 3/4" PLYWOOD SUB FLOOR — 1 HR. GA File No. FC5538 1/2" type X gypsum wallboard or veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at

Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails 1\%" long, .085 shank, 1/4" heads, two per joist. Wood joists supporting %" interior plywood with exterior glue subfloor and \(\frac{3}{8} \)" particle board, 1.5 psf. 3\(\frac{1}{2} \)" glass fiber insulation batts, .7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient channels.

ends and 12" o.c. at intermediate furring channels.

SOUND 51 STC TL 03-061a 61 IIC (BASED ON ENGINEERING ANALYSIS OF TL 03-027 WITH THE ADDITION OF $\frac{1}{4}$ " ISO-STEP UNDERLAYMENT (42 IIC + 19 IIC))

FLOOR BENEATH TUB

3" CONCRETE SELF-ADHERED W/ BROOM FINISH WATERPROOFING OVER 3/4" EXTERIOR MEMBRANE GRADE PLYWOOD CORRIDOR CEILING MUST MEET CLASS FRAMING PER STRUCTURAL C FLAME SPREAD

ASSEMBLY ALLOWED TO BE NON-RATED PER OSSC SECTIONS 705.2.2 AND 705.2.3 WITH FIRE SPRINKLERS PROTECTING DECK

VENTED FIBER CEMENT SOFFIT O/ FURR STRIPS

SPRINKLER PROTECTION EXTENDS TO THE

SECTIONS 705.2.2 & 705.2.3 WHERE

AT DECK/CORRIDOR

SECTION

WATERPROOF DECK FLOOR

FLOOR AT CORRIDOR/LANDING

FIBER CEMENT VENTED

SOFFIT BOARD

4" CONCRETE SLAB O/ 10 MIL VAPOR BARRIER O/ 3.5" CONCRETE SLAB O/ 4" FREE DRAINING MATERIAL O/ 4" FREE DRAINING MATERIAL O/ COMPACTED FILL COMPACTED FILL **EXTERIOR CORRIDORS** LIVING UNITS & PATIOS

INSULATION

AT UNIT

AT 24" O.C. PROVIDE PVA WALL PRIMER (with

perm rating not exceeding 1.0) AS CLASS II

VAPOR RETARDER ON INSIDÉ FACE OF GWB

Ceiling provides one hour fire resistance protection for trusses.

- (2) LAYERS %" TYPE 'X' GWB ATTACHED TO UNDERSIDE OF MANUFACTURED ROOF TRUSSES ALLOWED TO BE NON-RATED PER IBC

1-HR GA File No. RC 2602

with $1\frac{1}{4}$ " Type W or S drywall screws 24" o.c. **Face** layer $\frac{5}{8}$ " type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with $\frac{1}{8}$ " Type W or S drywall screws 12" o.c. at

joints and intermediate trusses and 1½" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting ½" wood

TYPICAL 1-HR ROOF/CEILING

structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.

SPACE DECKING -

P.T. FRAMING

P.T. FRAMING

PER STRUCTURAL

WATERPROOF MEMBRANE (60 MIL

VINYL DECK MEMBRANE, GRAY

DURADECK OR SIMILAR) OVER

1/2" & 3/4" EXT. GRADE PLYWOOD —

FRAMING PER

STRUCTURAL —

- VENTED FIBER

CEMENT SOFFIT

WATERPROOF MEMBRANE (60 MIL

VINYL DECK MEMBRANE, GRAY

1/2" & 3/4" EXT. GRADE PLYWOOD —

DURADECK OR SIMILAR) OVER

- VENTED FIBER

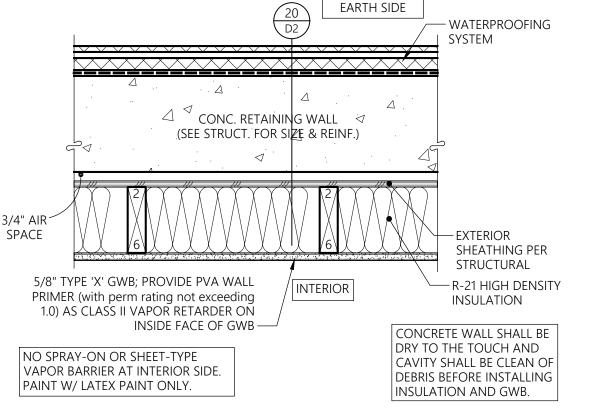
CEMENT SOFFIT

SPACE DECKING -

PER STRUCTURAL

Base layer %" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c.

yp. slab-on-grade **SECTION**



CONCRETE WALL @ EXTERIOR WALL PLAN

EARTH SIDE - WATERPROOFING SYSTEM △ CONC. RETAINING WALL < PROVIDE VERTICAL AND HORIZONTAL (SEE STRUCT. FOR SIZE & REINF.) DRAFTSTOPS AT 10'-0" MAX. O.C. FIBERGLASS INSUL. FIRMLY ATTACHED -R-21 HIGH DENSITY SPACE INSULATION 5/8" TYPE 'X' GWB; PROVIDE PVA WALL **INTERIOR** PRIMER (with perm rating not exceeding 1.0) AS CLASS II VAPOR RETARDER ON INSIDE FACE OF GWB — CONCRETE WALL SHALL BE DRY TO THE TOUCH AND NO SPRAY-ON OR SHEET-TYPE CAVITY SHALL BE CLEAN OF VAPOR BARRIER AT INTERIOR SIDE. PAINT W/ LATEX PAINT ONLY. INSULATION AND GWB.

BASEMENT RETAINING WALL 1-1/2" = 1'-0"

DEBRIS BEFORE INSTALLING

COMMON OR CORRIDOR WALL

FURRED PLUMBING WALL

CORRIDOR

2-HR GA File No. WP4136 STC 50 (TL-93-103)

Base layer ½" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to

each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c. Face layer 1/8" type X

gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1 1/8"

Type W drywall screws 12" o.c. and offset 6" from screws in base layer. Joints staggered 16" each

TYP. 2-HR FIRE BARRIER WALI

layer and side. At shear walls, increase fastener length by the thickness of the shear panel.

Add resilient channel and 3" insulation to achieve sound rating

AT EXIT CORRIDOR

SIDING PER ELV. OVER W.R.B.

NOTE: 2x6 STUDS U.N.O. ON PLANS

- ADD SHEAR PANEL WHERE

INDICATED ON SHEAR PLANS.

EXTEND SHEAR PANEL TO NEAREST

RESILIENT CHANNEL AT

DWELLING UNIT TO ACHIEVE REQUIRED SOUND RATING

____(2) LAYERS ½" TYPE 'X' GWB OVER 2x STUDS AT 16" O.C. TYP. EACH SIDE

%" TYPE 'X' GWB OVER

2x STUDS AT 16" O.C.

BATT/INSULATION

WHERE INDICATED

ON PLANS

TYPICAL EACH SIDE -

PLAN

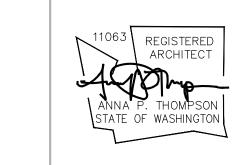
UNIT

SEPARATING DWELLING UNITS

Date Plotted: 2-11-25 Job No.: Sheet No.:



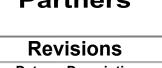
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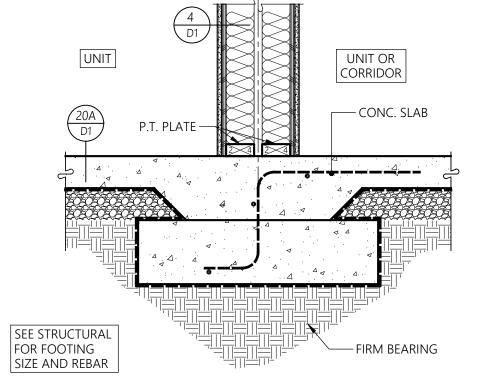
etails



Timberlane

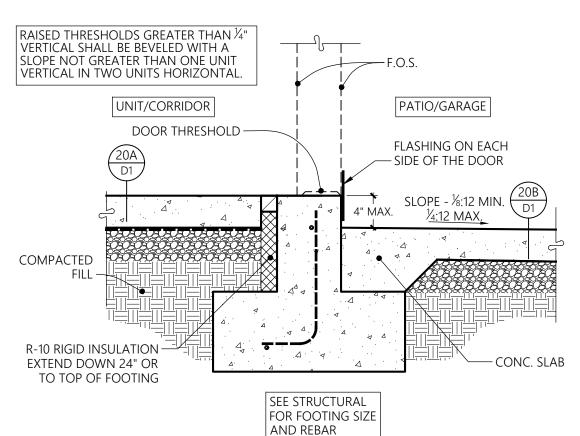


8-30-24 Owner Changes/ Permit Corrections



TYP. STAIR WALL FOOTING



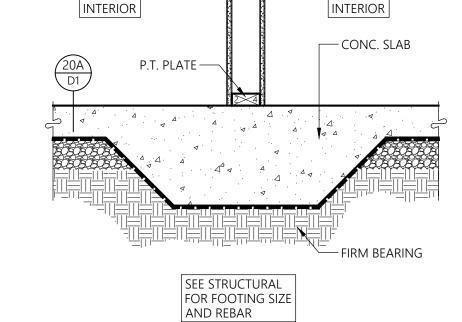


SWING DOOR THRESHOLD AT PATIO OR GARAGE

SECTION

THRESHOLD SHALL NOT EXCEED ½" IN HEIGHT. VERTICAL RISES GREATER THAN 1/4" SHALL BE BEVELED AT 2:1 MAX. SEE DETAIL 4/D5 PATIO / GARAGE/ EXTERIOR UNIT/INTERIOR FLASHING ON EACH DOOR THRESHOLD -- SIDE OF THE DOOR -½" EXPANSION JOINT, SLOPE -1/8:12 MIN. (-1/4:12 MAX. COMPACTED

-CONC. SLAB R-10 RIGID INSULATION -EXTEND DOWN 24" OR TO TOP OF FOOTING SEE STRUCTURAL FOR FOOTING SIZE AND REBAR



INTERIOR WALL FOOTING

SEE UNIT

LOCATION THIN

PLANS FOR

%" TYPE 'X' GWB ─ RESILIENT CHANNEL -

UNIT

RIGID INSULATION

DOWN 24" OR TO TOP OF FOOTING. -

SEE STRUCTURAL

AND REBAR

FOR FOOTING SIZE

INTERIOR

SEE STRUCTURAL

AND REBAR

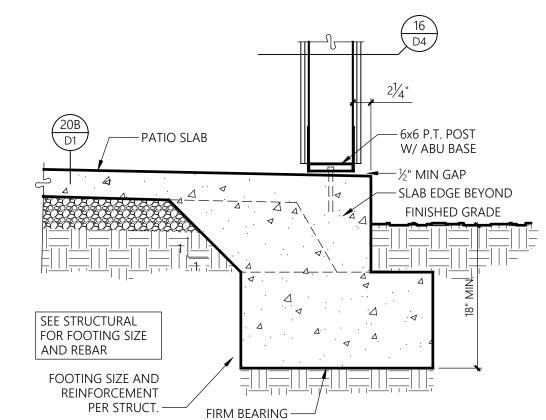
FOR FOOTING SIZE

R-10 RIGID INSULATION -EXTEND DOWN 24" OR

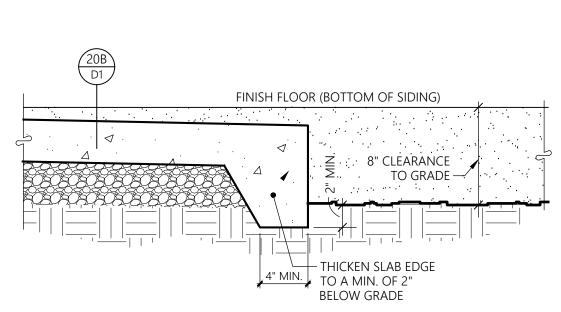
TO TOP OF FOOTING

SWING DOOR THRESHOLD AT ACCESSIBLE ENTRANCE

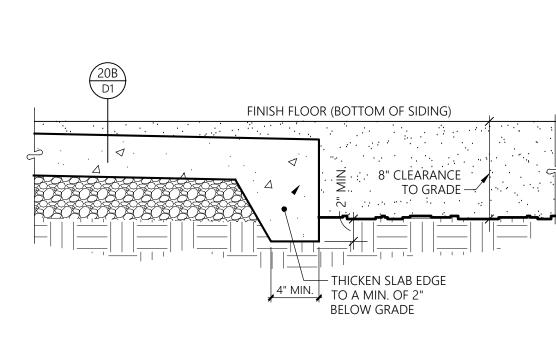
SECTION





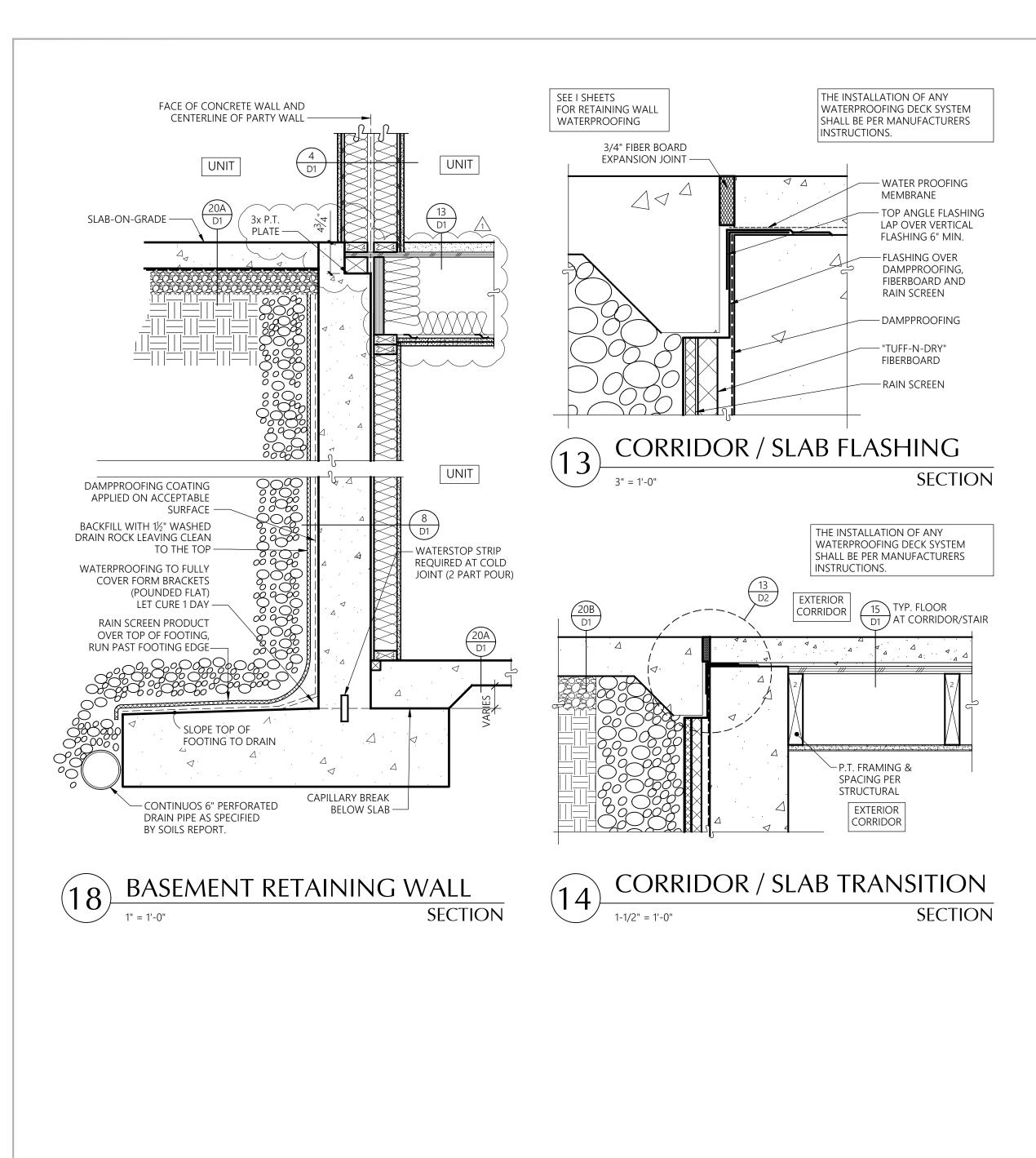


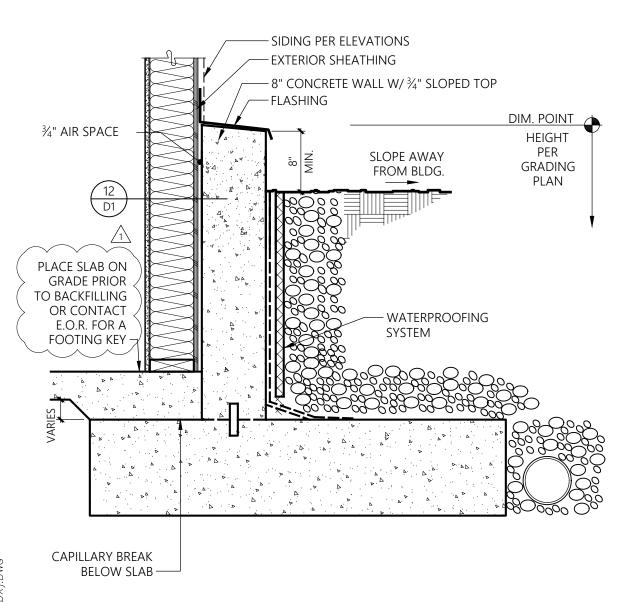




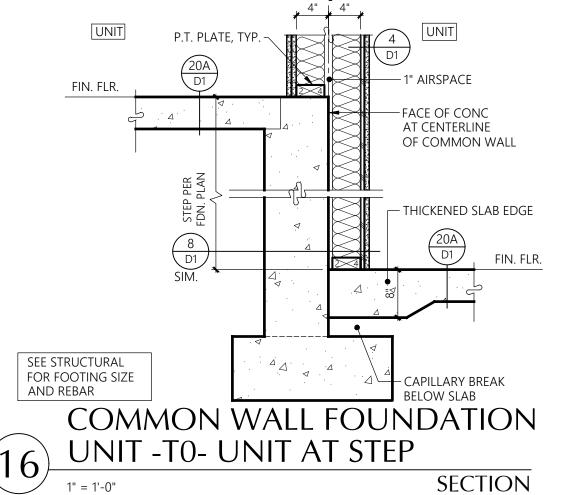












SECTION

EXT. STAIR

— %" TYPE 'X'
EXTERIOR GYP.
— SIDING SEE
ELEVATIONS
— FLASHING

D1

─½" EXPANSION

SECTION

EXTERIOR

- P.T. PLATE

SLOPE GRADE

AWAY FROM

4" FTG. DRAIN

BUILDING

Bradley

Partners

No. Date Description

Initial Publish Date: Date Plotted: 12-20-24 Job No.: Drawn By:

23-06 APT/HDM Sheet No.:

D2



½" GYP. SHEATHING OR ¾" WOOD

PARALLEL TRUSS

CONDITION

- Typical floor (D1

BETWEEN UNITS `

- RIM JOISTS

- BLOCKING PER STRUC. AND

FRAMING PLANS

BEARING

SITUATION

FLOOR FRAMING

— FIRE-SAFING INSUL.

AS FIREBLOCK, TYP

COMMON

COMMON WALL AT STEPPED FLOOR

PER PLANS

SECTION

NON-BEARING

SITUATION

SECTION

SECTION

UNIT SEP. WALL AT ROOF TRUSSES

STRUC. PANEL OR PARTICLE

—BOARD OVER GABLE TRUSS

WHERE DRAFT- STOPPING INDICATED ON ROOF PLAN

VERTICAL ROOF TRUSS

PROVIDE FIREBLOCKING AT FLOORS AND CEILINGS USING FIBERGLASS

INSULATION FIRMLY ATTACHED

PERPENDICULAR

TRUSS CONDITION

FRAMING

PER PLANS -

FIREBLOCKING -

SITUATION

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

3½" ACOUST. BATT INSUL. -

FLOOR FRAMING

PER PLANS

UNIT SEPAR. AT FLOOR

MEMBER BEYOND -

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11063 REGISTEREI ARCHITEC1

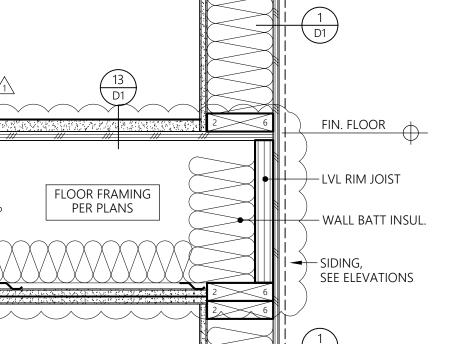
Bradley Heights **Apartments**

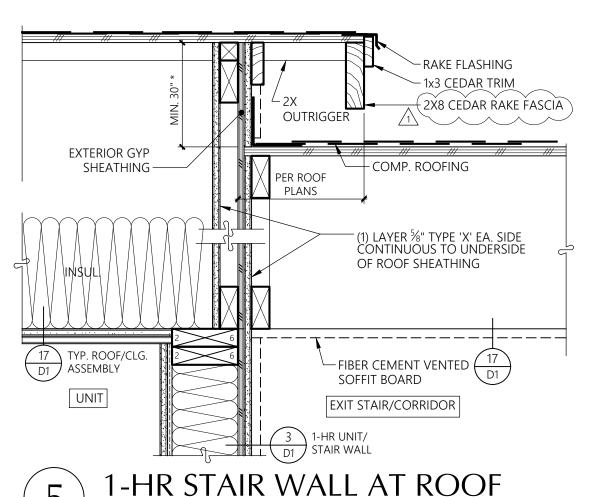
Timberlane Partners

Puyallup,

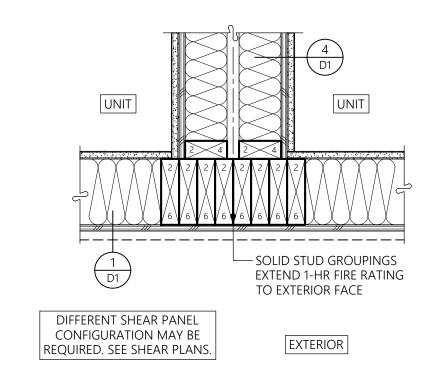
Revisions No. Date Description

1 8-30-24 Owner Changes/ **Permit Corrections**

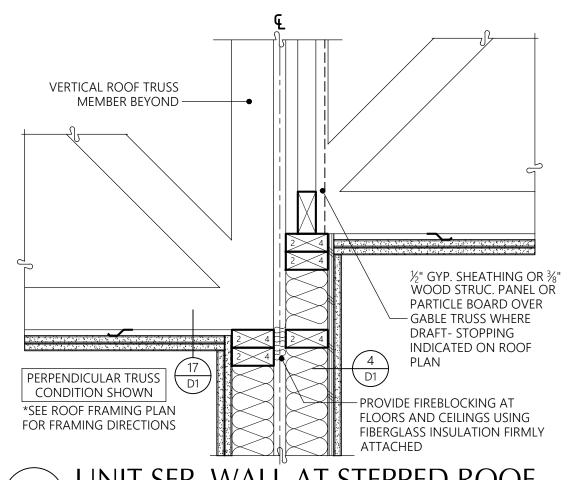




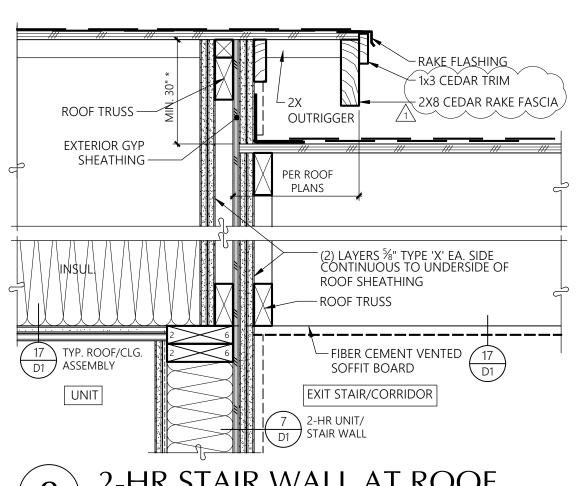




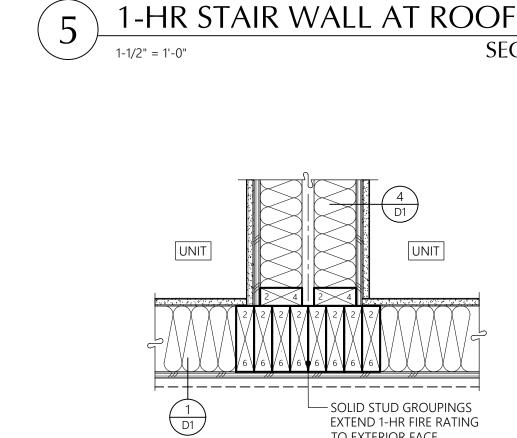




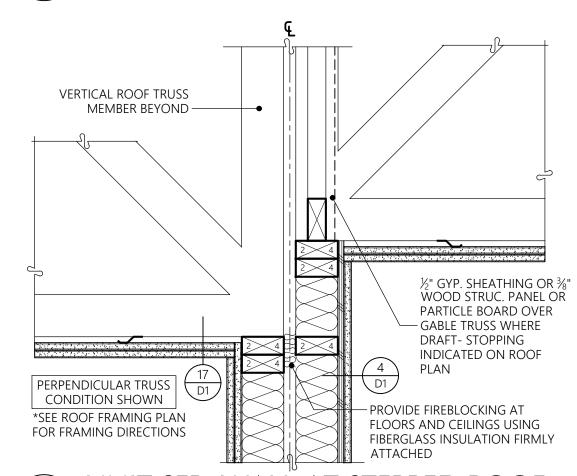




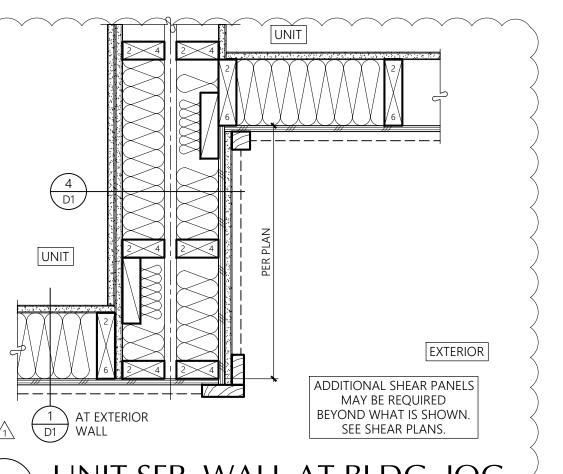
2-HR STAIR WALL AT ROOF



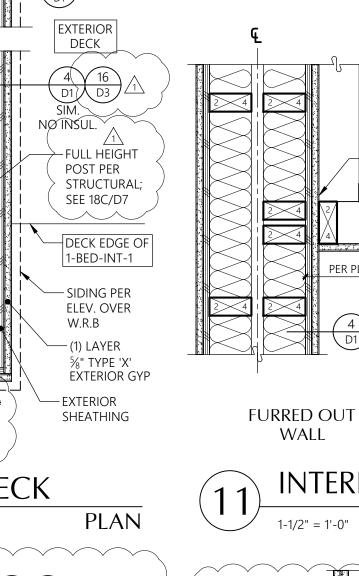








UNIT SEP. WALL AT BLDG. JOG



WALL

. — — — — — — —

PROVIDE A MINIMUM

ROOF TRUSS—

2x4 BLOCK BEHIND

TUB NAILING FLANGE -

BLOCKING

- GWB CEILING HATCH

BASE LAYER:

FACE LAYER:

¾" TYPE 'X' GWB

BENEATH TUB/SHOWER:

WATER-RESISTANT %" TYPE 'X' GWB

CONTINUOUS BEHIND TUB/SHOWER.

COVERS TUB/SHOWER NAIL FLANGE

3/4" PLYWOOD FINISH FLOOR OVER SOUND MAT

INTERIOR PARTITION

INTERSECTION

– APPROVED FIRESTOPPING D1

MATERIAL

SECTION

PLAN

OVER T&G FLOOR SHEATHING, SEE 14/D1

SECTION

-(2) LAYERS 5/8" TYPE 'X' GWB CEILING

METALLIC (*

TUB/SHOWER AT 1-HR SEP. WALL

− %" TYPE 'X' GWB

- RUN GWB -

CONTINUOUS

THROUGH WALL

INTERSECTION

O/ 2x4 AT 16" O.C.

OF 30" HEADROOM

CLEARANCE

GYP. CONTINUOUS

EA. SIDE

-EXTERIOR

SHEATHING

- SIDING PER ELEV.

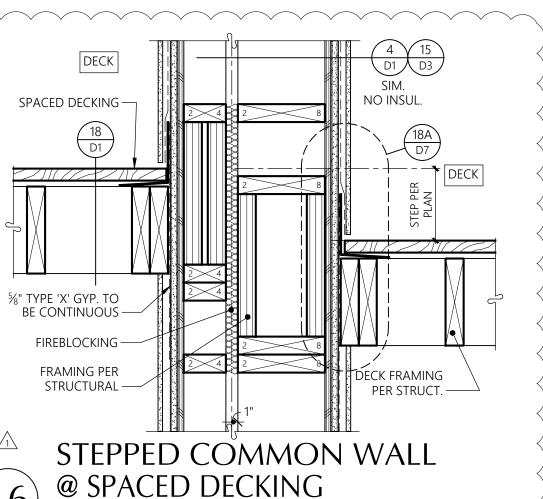
OVER W.R.B.

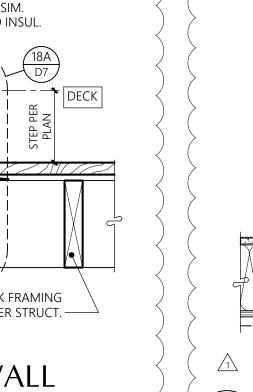
1-1/2" = 1'-0"

DECK SHEATHING

 $\frac{1}{2}$ (1) Layer 5/8 typ 'X' gyp. cont.

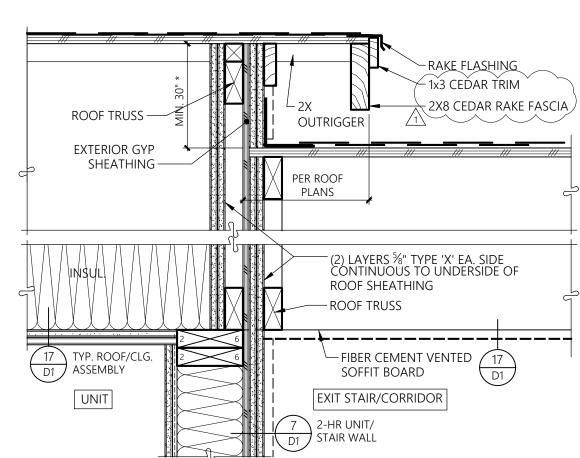
1 to underside of roof or





SECTION





SECTION

EXTERIOR WALL AT FLOOR **SECTION**

Initial Publish Date: Date Plotted: 12-20-24 Job No.: Drawn By:

23-06

Sheet No.:

D3

APT/HDM

- (1) LAYER %" TYPE 'X' GYP. CONT. TO UNDERSIDE OF ROOF SHEATHING PREVIOUS 18/D3 UNIT DETAIL MOVED TO CORRIDOR 12/D5 SECTION **ATTIC SEPARATION @ CONT. PERP. RUSS @ RATED CORRIDOR WALL** PLAN/SECTION FLASHING CAP-WRAP W.R.B. OVER TOP OF WALL -2x10 CEDAR TRIM -3" RQUND ALUMINUM OR PVC VENT PAINTED FO MATCH CEMENT PANEL. LOCATE ON THE INSIDE FACE OF WALL SIDING (PER ELEVATIONS) OVER W.R.B. OVER PLYWOOD SHEATHING LAP W.R.B. OVER FLASHING-METAL FLASHING -Naterproof membrané TO EXTEND UP WALL PROVIDE CRICKET ON TOP SURFACE OF PLYWOOD SHEATHING SLOPED FOR DRAINAGE 19/D1-SIDING PER ELEV.

P.T. PLATE —

FRAMED

WALL -

EXTERIOR

P.T. PLATE

PROVIDE 2X6_

VERTICAL TRUSS

CHORDS AT RATED

CORRIDOR WALL.

ROOF SHEATING-

2X6 FRAMING @ 16" O.C

BETWEEN ATTIC TRUSSES

TO ALLOW CONTINUOUS

RATED ASSEMBLY/DRAF

STOP TO UNDERSIDE OF

CONDITION WITH

CONTINUOUS

TRUSS AT EXIT

CORRIDOR.

PERPENDICULAR

COLUMN

PLAN

POST

SECTION AT ENGAGED

COLUMN BASE

ATTIC

FURRED COLUMN

PLĂN

OVER W.R.B. OVER PLYWOOD SHEATHING -LAP W.R.B OVER FLASHING - METAL BASE TRIM; INSTALL PER MANUF. — WALL BEYOND FRAMING PER VENTED FIBER dement soffit ─ STRUCTURAL -LOW WALL @ WATERPROOF DECK EDGE

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

SECTION

METAL FLASHING — HR. SEPARATION WATER PROOF MEMBRANE TO EXTEND UP WALL SURFACE -NO INSULATION — PT 2x JOISTS. -SEE FRAMING PLANS FOR SIZE %" TYPE 'X' GYP. TO BE CONTINUOUS TO UNDERSIDE OF DECK SHEATHING — 19 D1 SIDING PER ELEV. DECK OVER W.R.B. -STEPPED COMMON WALL AT WATERPROOF DECK **SECTION** DIFFERENT SHEAR PANEL CONFIGURATION

Wall cap at uncovered decks

SIDING PER ELEV,

OVER W.R.B.

SHEATHING

PLYWOOD

-FULL HEIGHT P.T. POST PER 👍

STRUCTURAL;

SEE 18D/D7

SIDING OVER

GWB OVER

SHEATHING

- P.T. POST PER STRUCTURE

PLYWOOD

PAST SILL

PLINTH. SEE

FOUNDATION

GWB TO BE SHAPED AROUND

TOP AND BOTTOM TRUSS

CONTINUOUS 1-HR. FIRE

FIRE CAULK* AT JOINT OF

TRUSS AND GWB AT ALL

TRUSS PENETRATIONS, TYP.

*NOTE: ENSURE PROPER DEPTH/INSTALLATION OF

FIRE CAULKING PER

MANUFACTURER'S

recommendations for

A MIN. 1HR FIRE RATING.

- VENTED SOFFIT

CHORD TO PROVIDE

RATING.

— CONCRETE

PLAN

- 2" OVERHANG OF

* SIDING/FURRING

- ⅓"P.T.

WRAP W.R.B.

OVER W.R.B.

EXTERIOR

DECK FLASHING -

MAY BE REQUIRED.

SEE SHEAR PLANS.

FULL HEIGHT

POST PER

STRUCT.;

SEE 18C/D7

FOR BEAM

TO POST

DETAIL

DECK EDGE OF

— FULL HEIGHT

@ MAX 16" O.C. –

EXTERIOR

DECK

MIN. 2X4 FRAMING 1

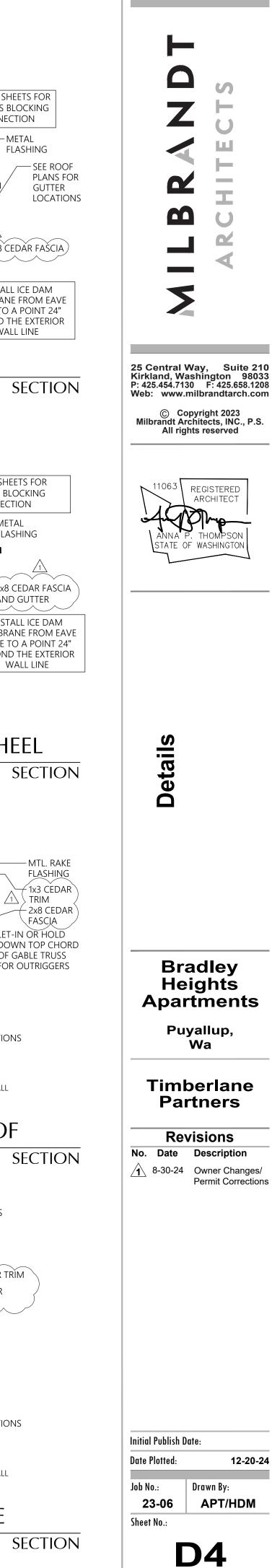
WALL -

LAP W.R.B.

OVER

OVER TOP OF

SIDING PER ELEV.



ARCHITEC1

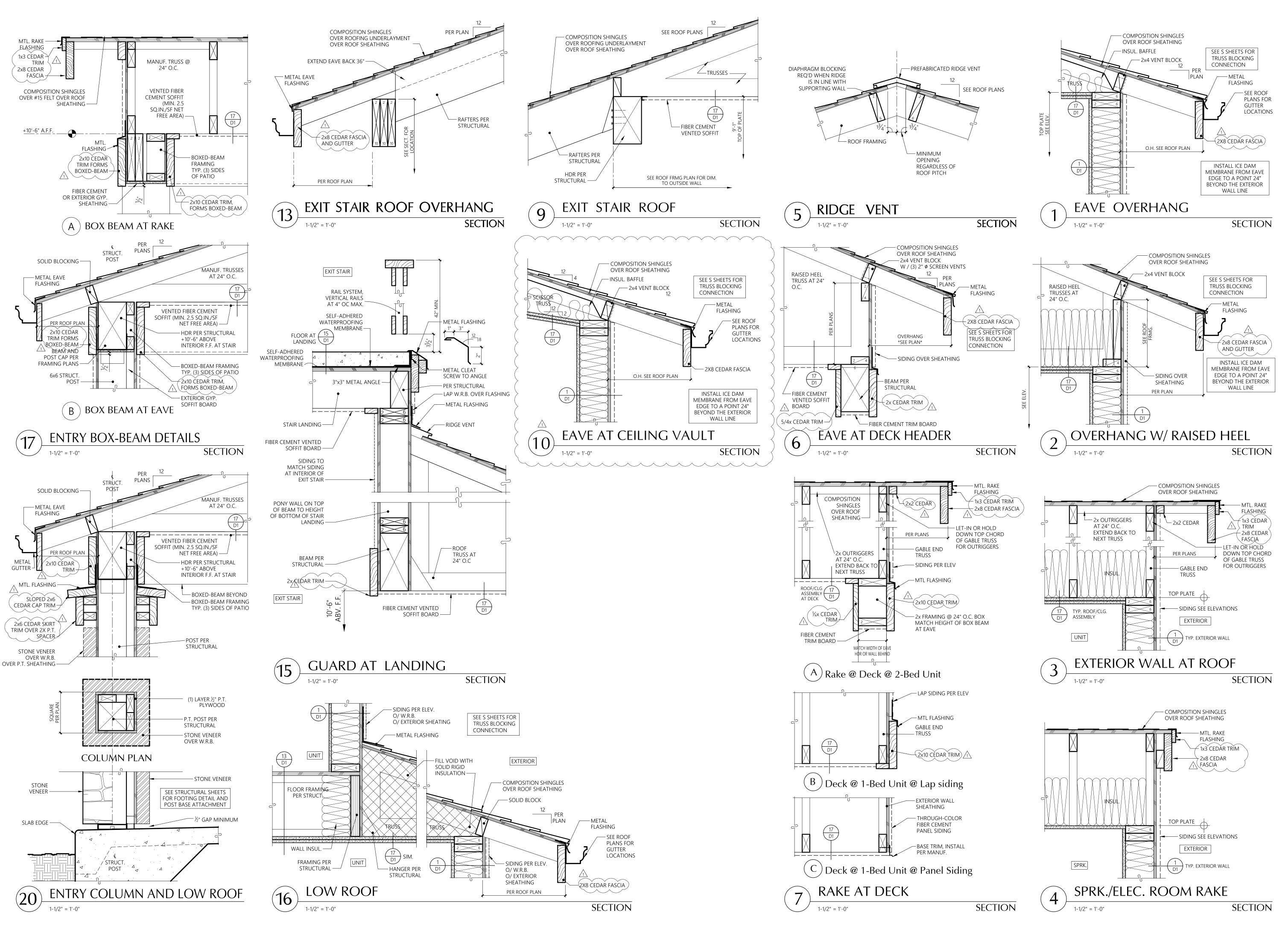
Wa

Permit Corrections

12-20-24

Drawn By:

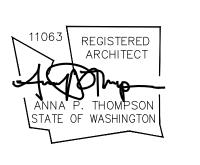
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Bradley Heights **Apartments**

Timberlane

Partners

Puyallup,

Wa

Revisions No. Date Description

8-30-24 Owner Changes/

Permit Corrections

CHANGES IN LEVEL CHANGES IN LEVLE OF 1/4" MAX.

SECTION

SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE

CHANGES IN LEVEL BETWEEN 1/4"

AND 1/2" MAX. SHALL BE BEVELED

WITH A SLOPE NOT STEEPER

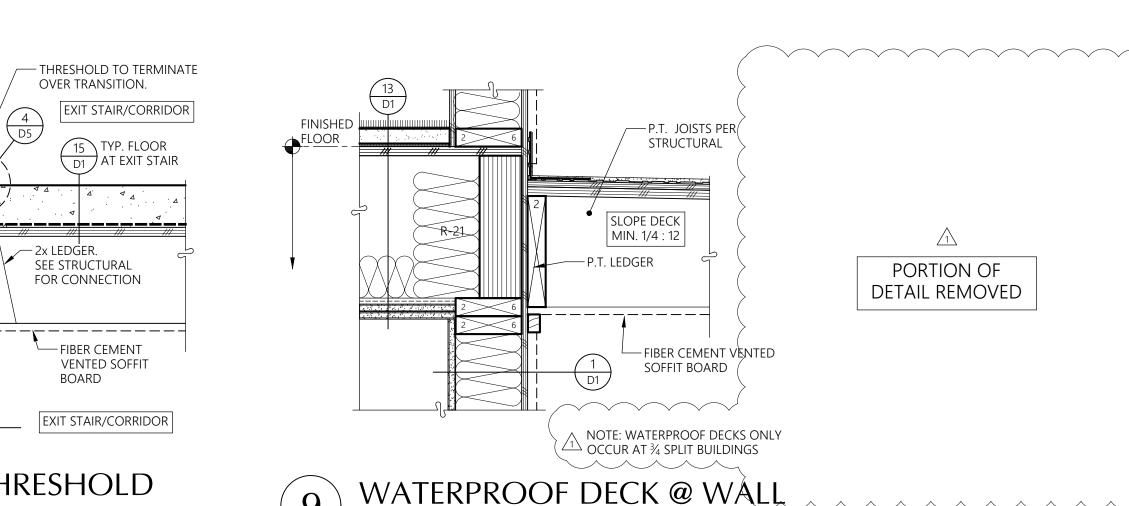
TREATMENT.

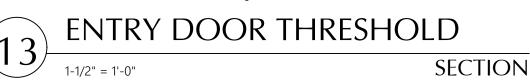
THAN 1:2

Initial Publish Date: Date Plotted: 2-11-25 Job No.: Drawn By:

Sheet No.:

23-06 APT/HDM **D5**





OVER TRANSITION.

SEE STRUCTURAL

FOR CONNECTION

FIBER CEMENT

BOARD

VENTED SOFFIT

- FIBER CEMENT VENTED

SOFFIT BOARD

EXIT STAIR/CORRIDOR

UNIT

METAL INSULATED DOOR

INSTALLED PER MANUF.

RECOMENDATIONS

TYP. FLOOR/CLG. -

CONSTRUCTION

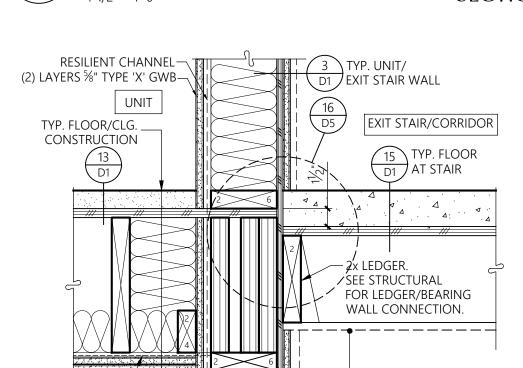
UNIT

RESILIENT

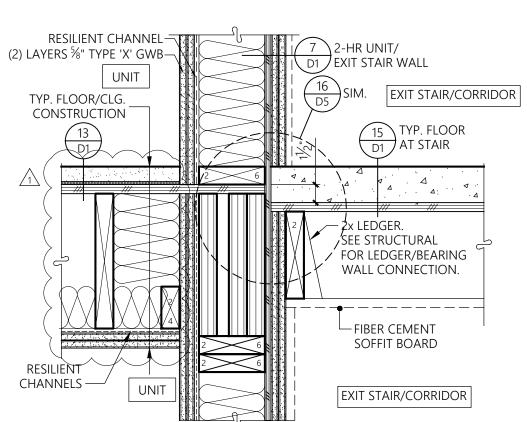
CHANNELS

RESILIENT

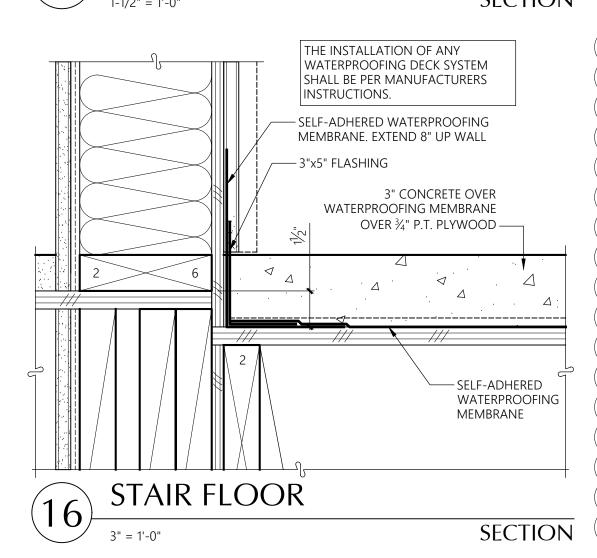
CHANNELS —

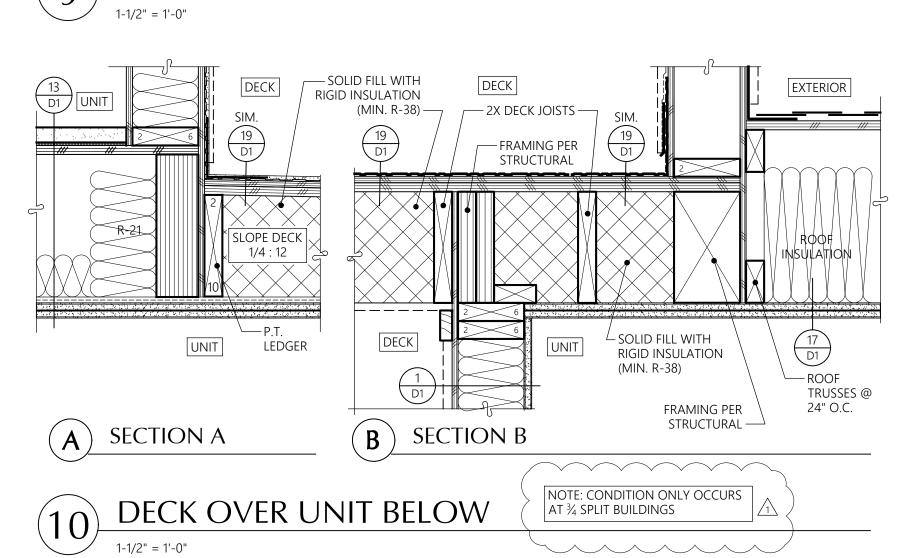


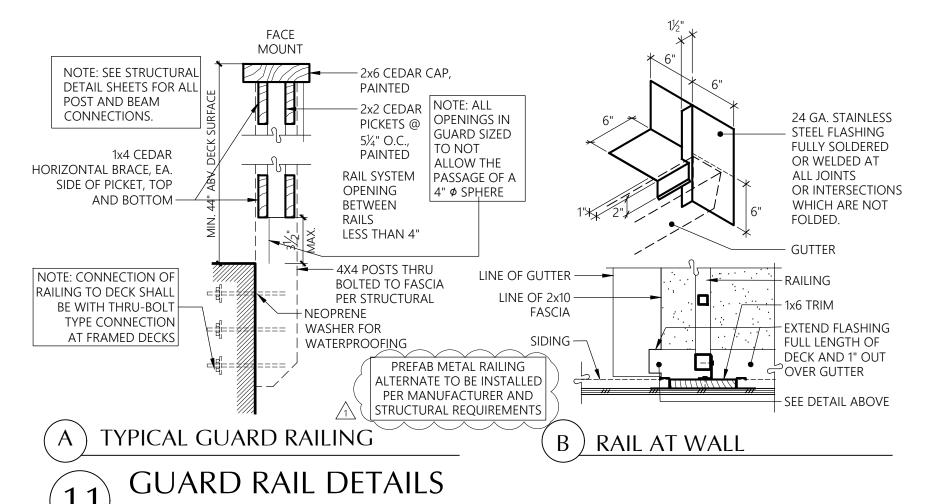




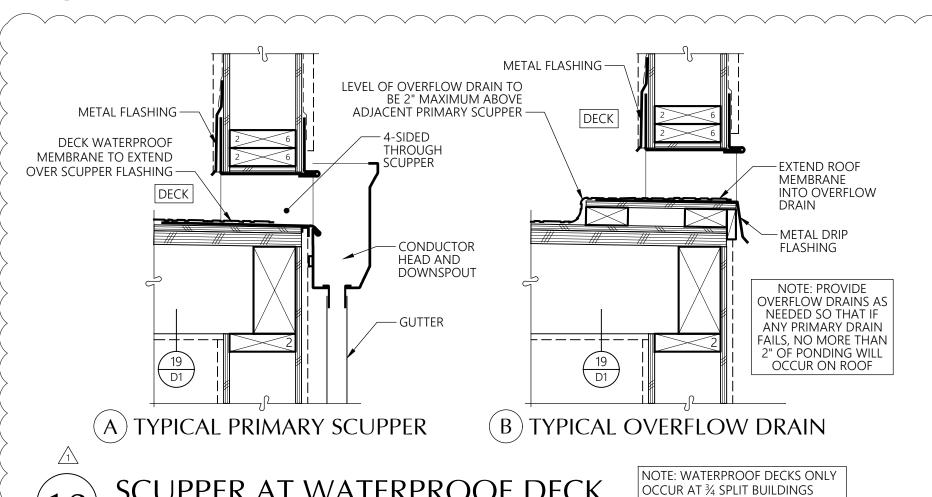


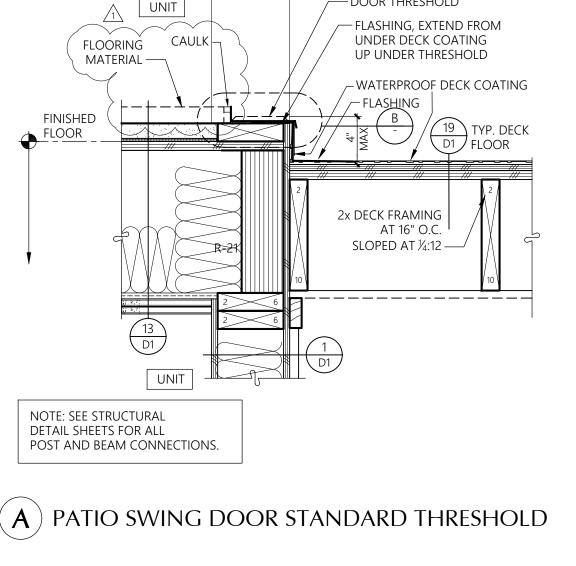






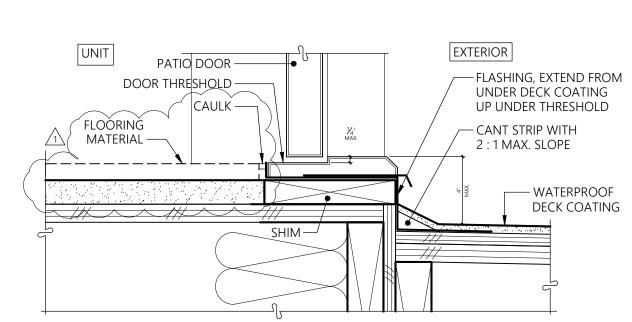


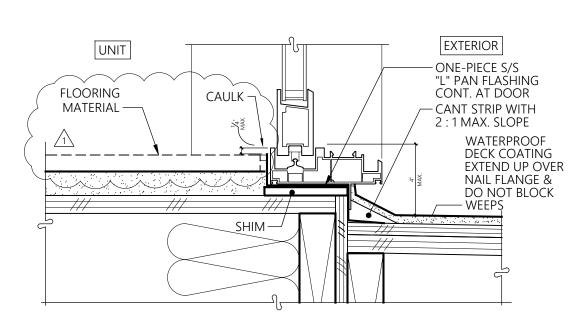




DECK

— DOOR THRESHOLD

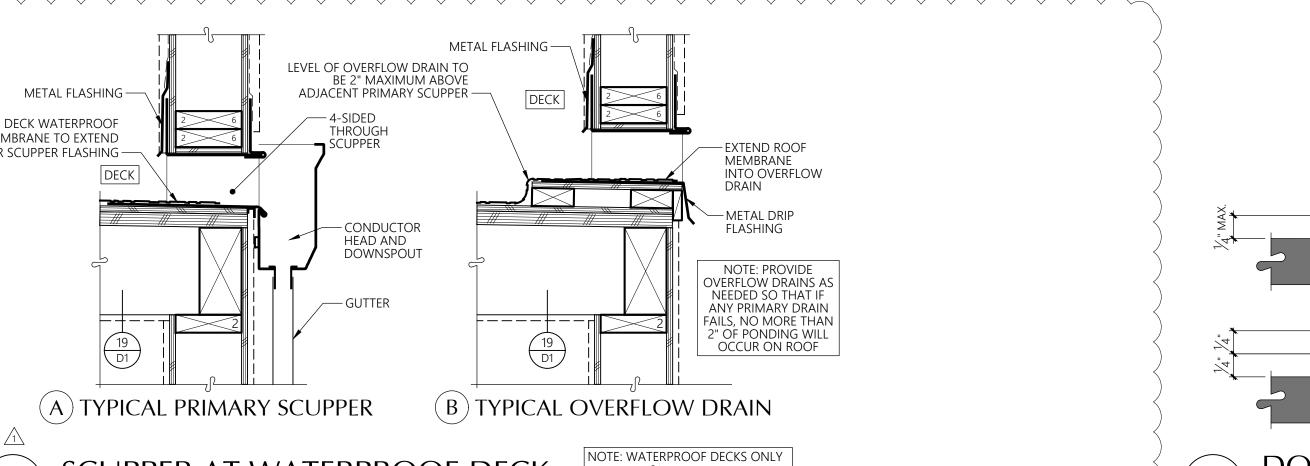




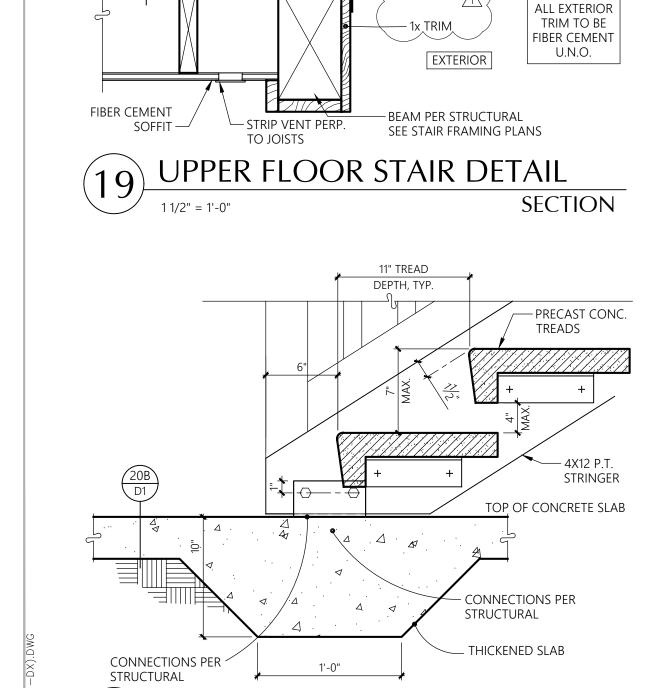
(${f B}$) patio swing door standard threshold

SLIDING GLASS DOOR STANDARD CONDITION





DOOR CHANGES IN LEVEL **SECTION**



- SEE DETAIL 17/D4 FOR RAILING DESIGN.

-1½" ROUND CEDAR

HANDGRIP

FIBER CEMENT

STRINGER/RAILING AT WALI

UPPER FLOOR STAIR DETAIL

PRECAST

CONC. TREADS

— T-BAR ∧

ALL EXTERIOR

TRIM TO BE 5/4

FIBER CEMENT

U.N.O.

MEMBRANE

CONCRETE TREAD —

T-BAR. CUT AROUND

STRUCTURAL BRACKETS —

CONNECTIONS PER

4X12 P.T.

STRINGER -

PRECAST

CONC. TREADS

STRUCTURAL

CONNECTIONS

PER STRUCTURAL

STAIR

WATERPROOF MEMBRANE —

-LAG SCREW INTO

SOLID 2x BLOCKING

- 6x6x1.5 BLOCK AT

UNIT-TO-CORRIDOR WALL

PREFAB METAL

RAILING ALTERNATE

TO BE INSTALLED PER

MANUFACTURER

AND STRUCTURAL

REQUIREMENTS

SECTION

STAIR

FACE OF STUD

− WATERPROOF (15 \ FLOOR AT

— BEAM PER STRUCTURAL SEE STAIR FRAMING PLANS

CORRIDOR

D1 CORRIODR

−STRIP VENT

` 4x12 P.T.

STRINGER

SECTION

PERP. TO JOISTS

4'-0" O.C. TRIMMED

CAPABLE OF

SUPPORTING

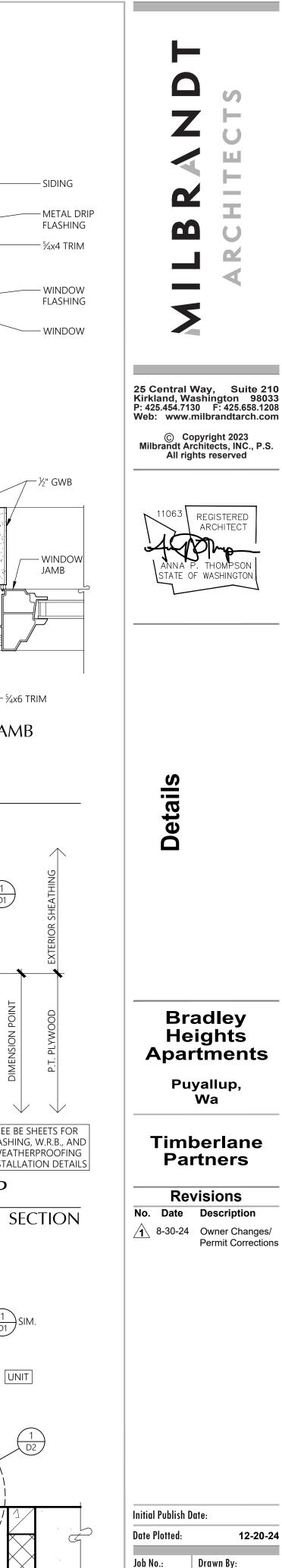
200 POUNDS

OUTPULL

AS REQD.

J-MOLD

STUD OR BLOCKING



Wa

Permit Corrections

12-20-24

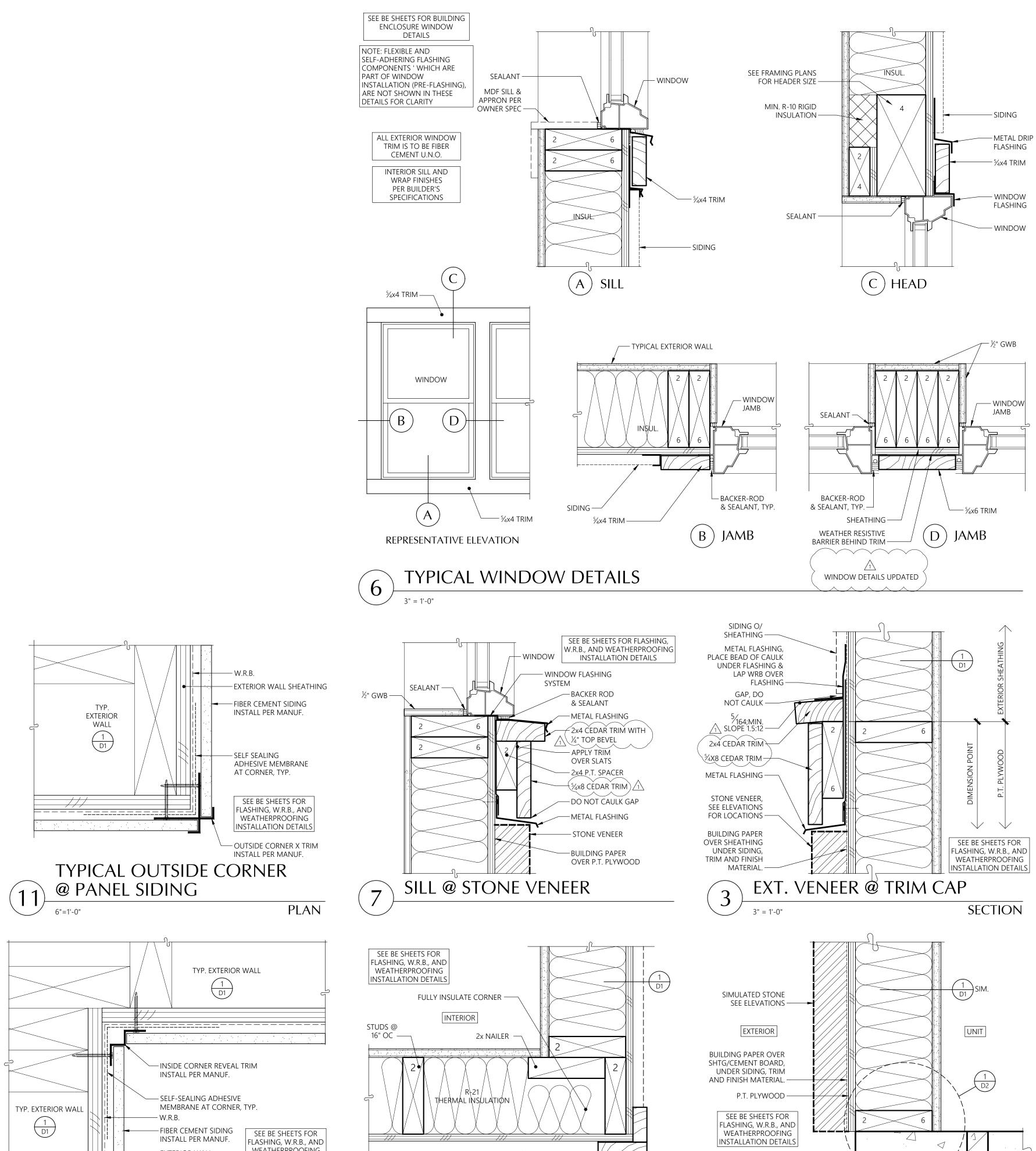
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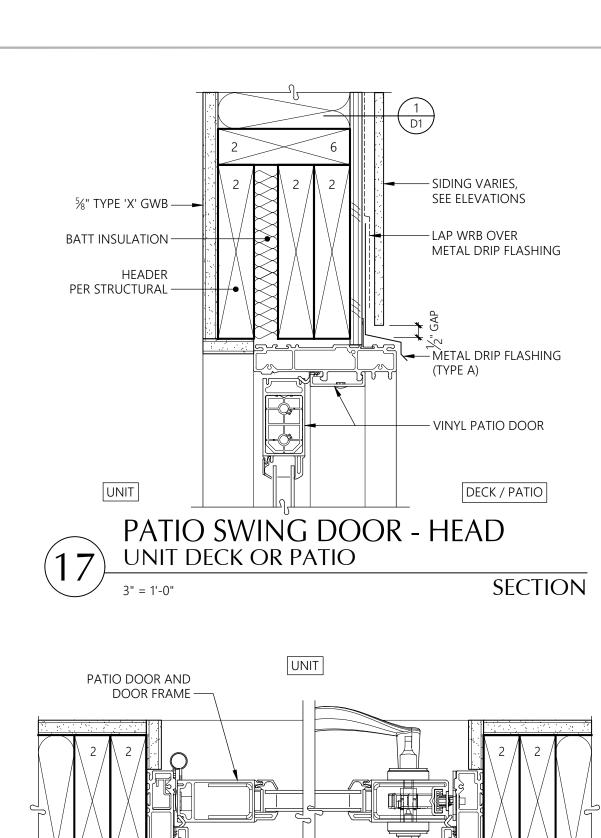
D6

APT/HDM

23-06

Sheet No.:





SEALANT & BACKER ROD —

DECK / PATIO

PATIO SWING DOOR - JAMB

-LEAVE APPROPRIATE

VERTICAL SIDING TRANSITION

LAP W.R.B. OVER (PRE-FLASH)

AND METAL FLASHING —

SIDING PER ELEV -

26 GAUGE METAL

- SEE ELEVATIONS FOR ALIGNMENT

OF BELLY BAND

2x10 BELLY BAND

INSTALL W.R.B. UNDER

BELLY BAND (PRE-FLASH), SLIP

W.R.B. UP UNDER PRE-FLASH;

TYP. 4" MIN. LAP; SEAL/TAPE ALL

SEE ELEVATIONS FOR LOCAITONS —

PROVIDE APPROPRIATE GAP AND SEALANT -

SIDING PER ELEV, INSTALL PER MANUF. -

BELLY BAND

FLASHING —

SEAMS. -

GAP, DO NOT CAULK -

GAP AND CAULK

METAL "J" CHANNEL

PLAN

—
¼ X 3 VERTICAL

∽ W.R.B.

— EXTERIOR WALL

SHEATHING

- FIBER CEMENT

PANEL SIDING

INSTALL PER MANUF.

PLAN

EXTERIOR

WALL

TYP. EXTERIOR WALL

 $1 \atop D1$

FASTEN AT

STUD —

CEDAR TRIM

W.R.B. AND PRE-FLASHING

UNIT DECK OR PATIO

TYP.

EXTERIOR

WALL

1 D1

FIBER CEMENT

LAP SIDING

INSTALL PER

MANUF. –

SEE BE SHEETS FOR

WEATHERPROOFING

TOP OF FLASHING

SEE BE SHEETS FOR

FLASHING, W.R.B., AND

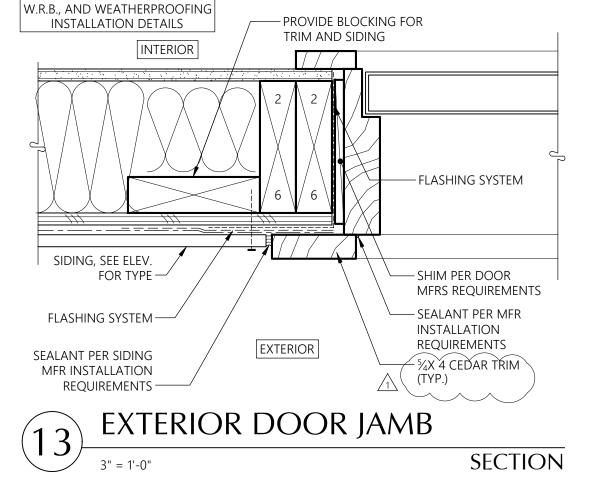
WEATHERPROOFING

INSTALLATION DETAILS

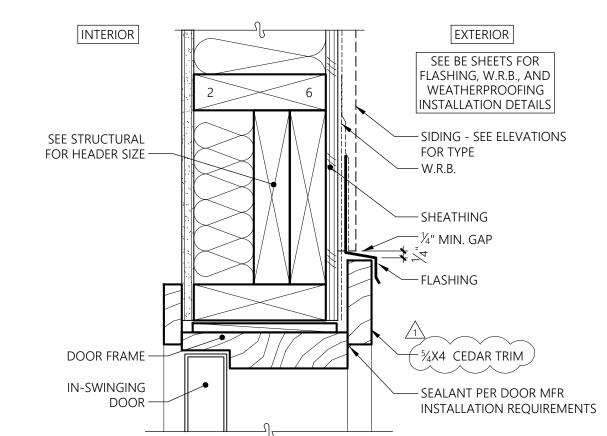
100 DEGREES —

FLASHING, W.R.B., AND

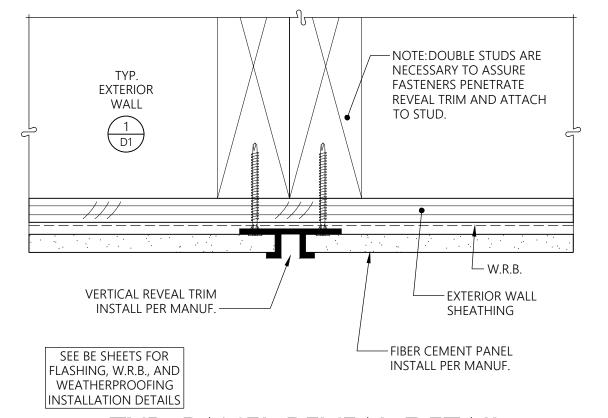
INSTALLATION DETAILS



SEE BE SHEETS FOR FLASHING,









-FIBER CEMENT PANEL

INSTALL PER MANUF.

SEE BE SHEETS FOR

FLASHING, W.R.B., AND

WEATHERPROOFING

INSTALLATION DETAILS

SECTION

- W.R.B.

- FLASHING TAPE OVER

INSTALL PER MANUF.

HORIZ. TRIM,

-HORIZ. TRIM

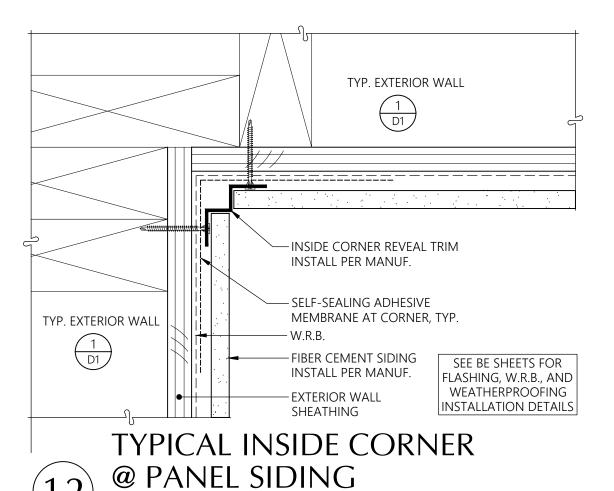
TYP. PANEL REVEAL DETAIL:

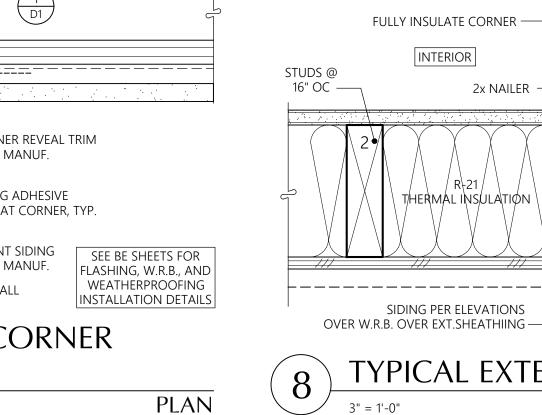
HORIZONTAL REVEAL TRIM

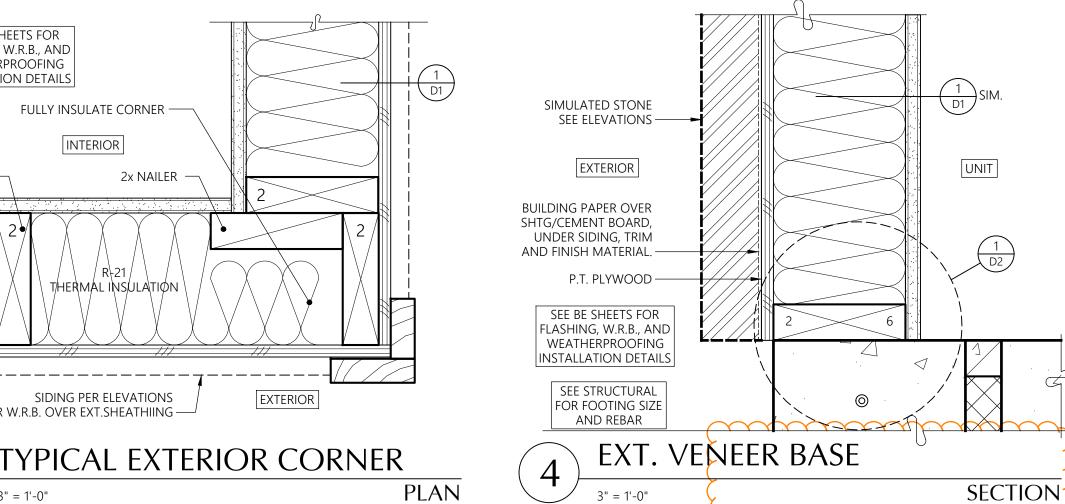
INSTALL PER MANUF.

-EXTERIOR WALL

SHEATHING







— FULL HEIGHT POST PER STRUCTURAL

— W.R.B.

—— SIDING PER ELEVATIONS

— SAM "BOOT" FLASHING AT

AND SEAL BOTTOM EDGE

BEAM TO WALL CONNECTION

— METAL FLASHING OVER LEDGER

— SAM FLASHING OVER LEDGER

--1/2" gap; do not caulk

P.T. BEAM PER

HANGER PER STRUCT.

ATTACHMENT PER STRUCT.

--- W.R.B OR PRE-FLASHING (RUN UP TO

— W.R.B. (SLIP UNDER PRE-FLASHING)

TOP OF METAL FLASHING LEG ABOVE)

STRUCT.

— 2x P.T. LEDGER AND

BEAM AT UN-RATED COLUMN

ANGLED P.T.

FLASHING CAP -

1x4 CEDAR TRIM —

SIDING PER ELEV. —

LAP W.R.B OVER

METAL BASE TRIM;

WINDOW HDR HEIGHT

INSTALL PER MANUF. -

FLASHING —

W.R.B. —

BLOCKING —

- LAP W.R.B. OVER METAL FLASHING

— SAM FLASHING OVER BEAM/BOOT FLASHING

SEE DETAIL 20/D7 FOR

BEAM TO WALL FLASHING

INSTALLATION

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SECTION

- WRAP W.R.B. OVER

~ 3" ROUND ALUMINUM

OR PVC VENT PAINTED

TO MATCH CEMENT PANEL

LOCATE ON THE INSIDE FACE

TOP OF WALL

OF WALL

- SIDING PER ELEV

— SPACED DECKING

SECTION

----- WALL BEYOND

WALL @ SPACED DECKING

OVER W.R.B.

Bradley Heights **Apartments**

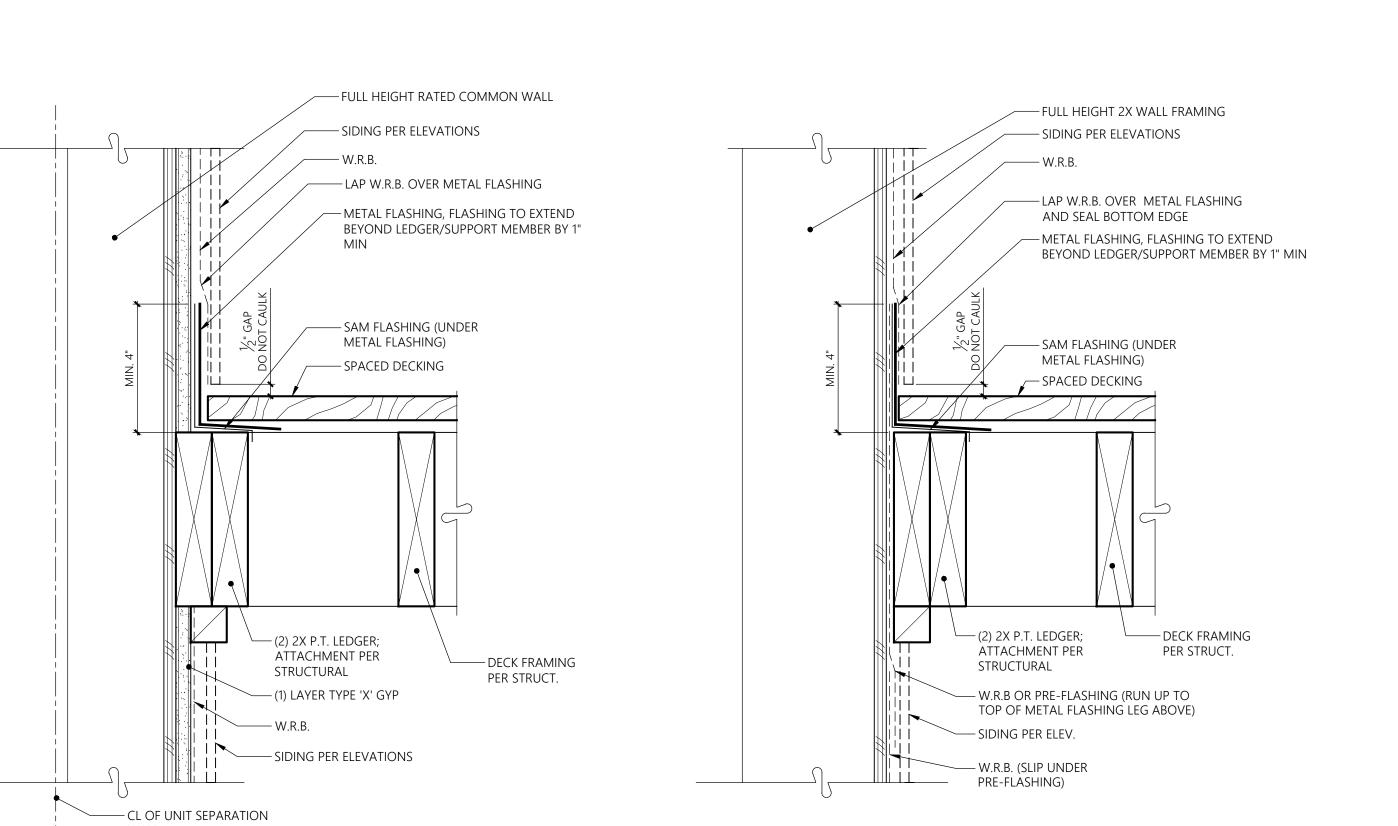
Puyallup,

Timberlane **Partners**

Revisions No. Date Description 8-30-24 Owner Changes/ Permit Corrections

Initial Publish Date: Date Plotted:

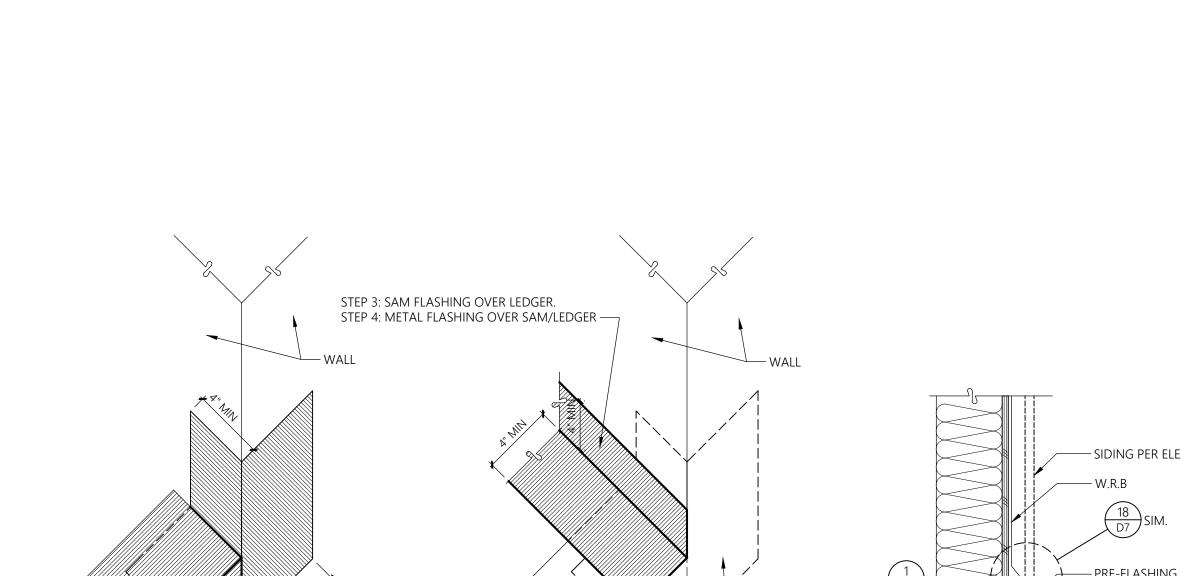
12-20-24 Job No.: Drawn By: 23-06 APT/HDM Sheet No.:



DECK AT UN-RATED WALL

— FULL HEIGHT POST PER STRUCTURAL — SIDING PER ELEVATIONS — SAM "BOOT" FLASHING AT BEAM TO WALL CONNECTION -LAP W.R.B. OVER METAL FLASHING AND SEAL BOTTOM EDGE - METAL FLASHING OVER LEDGER — SAM FLASHING OVER LEDGER $-\frac{1}{2}$ " GAP; DO NOT CAULK — SAM FLASHING OVER BEAM/BOOT FLASHING SEE DETAIL 20/D7 FOR BEAM TO WALL FLASHING INSTALLATION P.T. BEAM PER STRUCT. —— HANGER PER STRUCT. – (2) 2x P.T. LEDGER AND ATTACHMENT PER STRUCT. - (1) LAYER TYPE 'X' GYP - SIDING PER ELEVATIONS

BEAM AT RATED COLUMN



- SAM BOOT FLASHING AT

SAM BEAM FLASHING

-P.T. BEAM PER STRUCT.

BEAM TO WALL

DECK AT RATED WALL

SPACED DECKING TO WALL

STEP 1: SAM "BOOT"

FLASHING AT BEAM

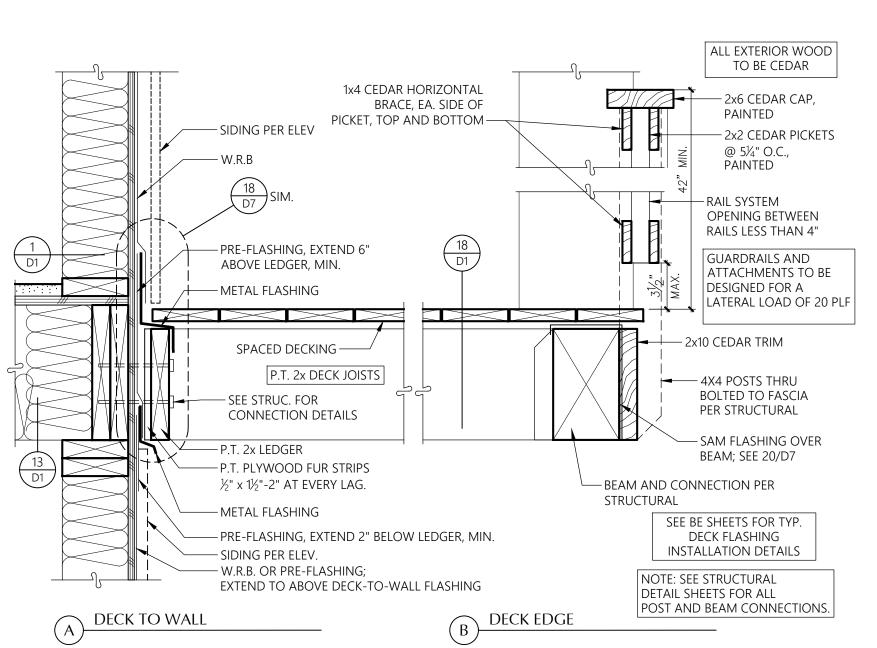
- STEP 2: SAM FLASHING

OVER BEAM AND BOOT

FLASHING

BEAM TO WALL FLASHING

— P.T. BEAM PER STRUCT.

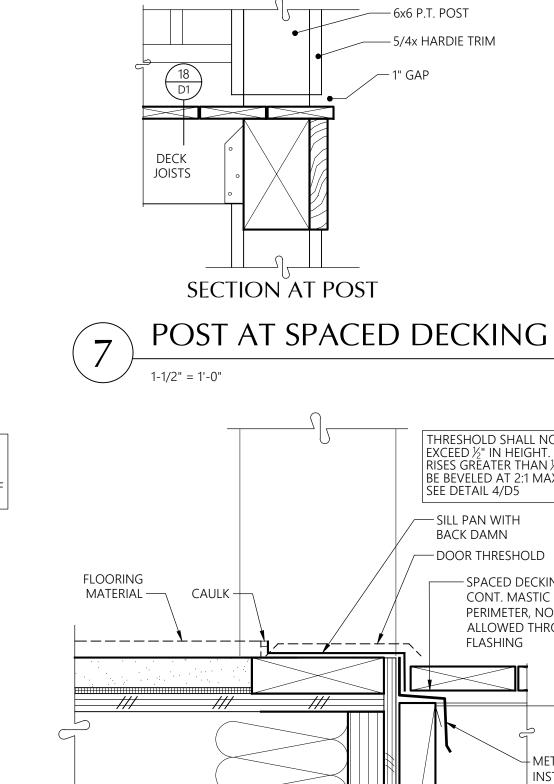


SHEET ADDED WITH

SPACED DECKING DETAILS

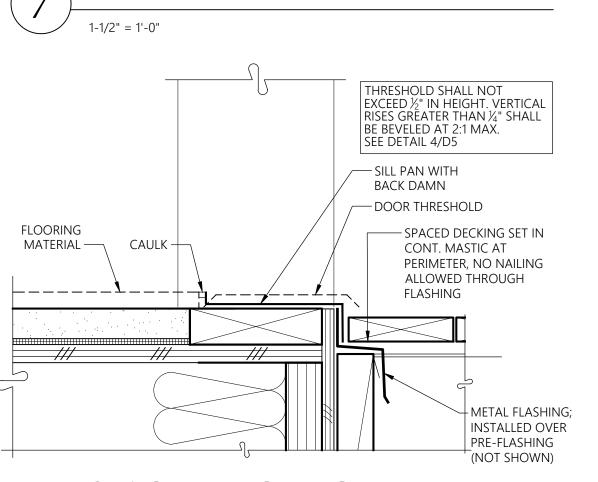


SECTION



6x6 P.T. POST —

POST PLAN



— 1/2" CEDAR SPACERS OR P.T. FURR STRIPS

SPACED DECKING

@ DOOR THRESHOLD

THE PURPOSE OF THIS DETAIL IS TO INDICATE TYPES OF LOCATIONS OF WALL, CEILING AND FLOOR PENETRATIONS THAT NEED TO BE FIRESTOPPED IN ACCORDANCE WITH 706, 708, 711, 713, 714 AND 717 OF THE 2018 INTERNATIONAL BUILDING CODE. THE THICK LINES IN THE DETAIL INDICATE A PENETRATION BY A PIPE, CONDUIT, VENT, ETC., WHETHER PLASTIC (COMBUSTIBLE) OR NON-COMBUSTIBLE.

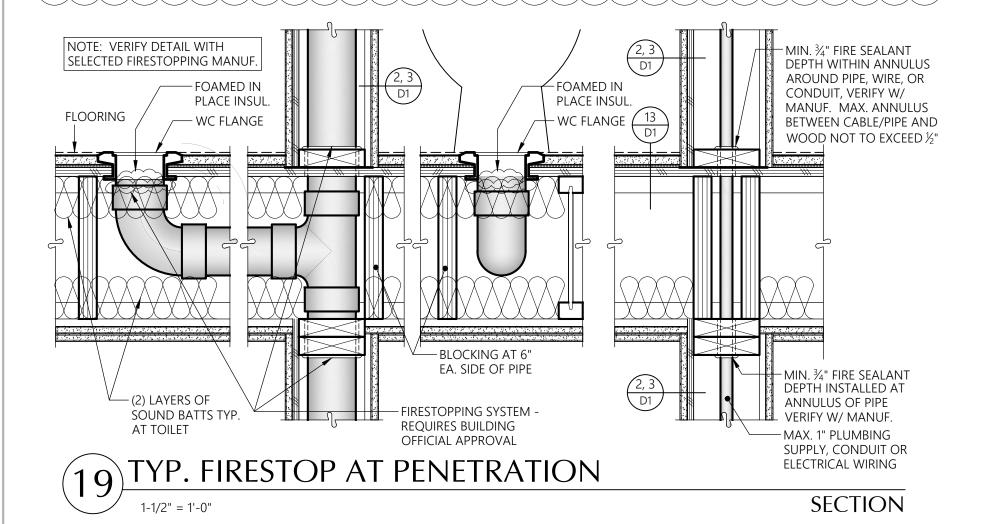
IN GENERAL THESE PENETRATIONS (OR THE ANNULAR SPACE AROUND THEM) WOULD COMPROMISE THE INTEGRITY OF THE FIRE-RATED ASSEMBLY UNLESS IT WERE CLOSED OFF AND PROTECTED DURING A FIRE. COMMON WALLS BETWEEN UNITS ARE FIRE-RATED WALLS. UNRATED WALLS WITHIN UNITS (EVEN THOUGH THEY MAY HAVE RATED WALLBOARD) NEED NOT BE PROTECTED. HOWEVER, PENETRATION OF THE TOP AND BOTTOM PLATES OF UNRATED WALLS INTO

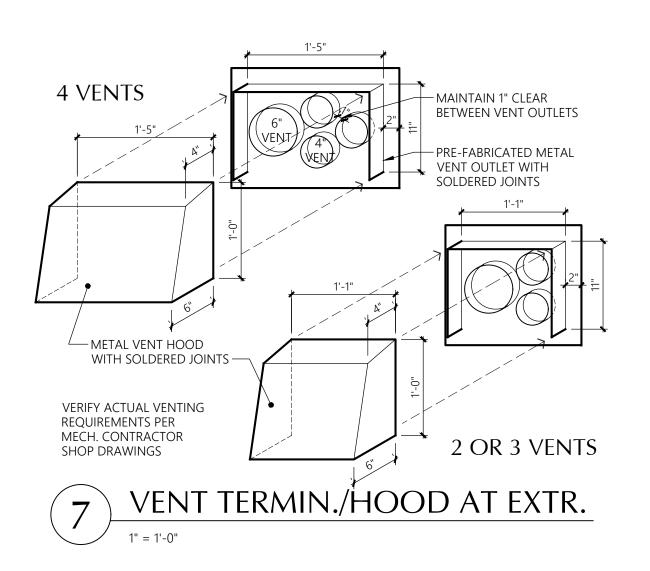
THE RATED FLOOR ASSEMBLY NEEDS TO BE FIRESTOPPED. THE CONTRACTOR SHALL DETERMINE FIRESTOPPING

FOR EACH SITUATION, AND TESTED ASSEMBLIES SHALL BE SUBMITTED TO THE ARCHITECT AND THE CITY IN ACCORDANCE WITH THE "DEFERRED SUBMITTALS" SECTION ON THE COVER SHEET

PENETRATION LOCATIONS FOR FIRESTOPPING

DETAIL 18/D8 REMOVED



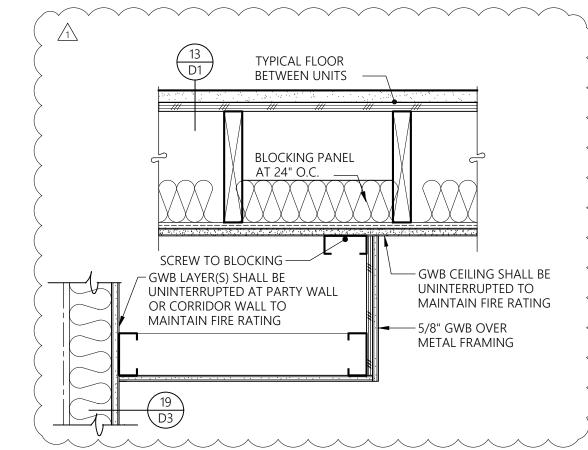




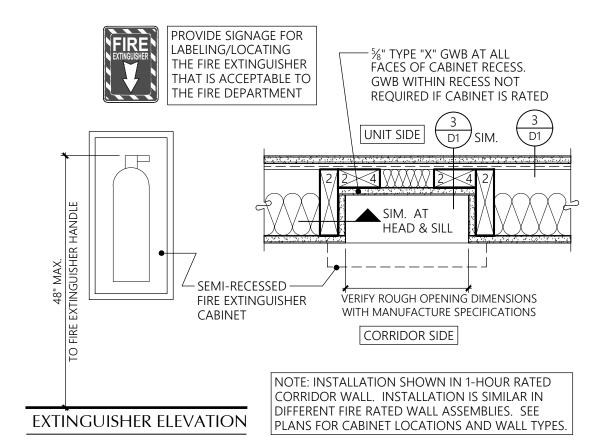
Ceiling at 1-hr wall appears to have sheathing being used to create a positive connection between the metal framing that is attached to the ceiling and metal framing at the bottom of the soffit. Identify the minimum sheathing material needed, also identify minimum faster for field and edge of sheathing. Identify minimum metal framing requirements to include type, minimum fasteners for positive connection.

Detail 1 for the Furred

(Construction Set, Sheet D8, Detail 1)









INSULATION AND ENERGY NOTES

Insulation - General

manufacturer's instructions to achieve proper densities, and maintain uniform R-values. Substantial contact of the insulation with the surface being insulated is required.

Where required, insulation shall be installed with clearances according to manufacturer's specifications. Insulation shall be installed so that required ventilation is unobstructed. For blown or poured loose fill insulation clearances shall be maintained through

Slab on Grade

R-10 slab on grade insulation shall be installed inside the

Floors separating conditioned space from unconditioned space shall have a vapor barrier installed. Vapor barrier shall be installed on the warm side of the insulation. The vapor barrier shall have a one perm dry cup rating or less (i.e. four mil. polyethylene or kraft faced material). The floor sheathing may be used as the vapor barrier if rated (and so stamped) at one perm (max.) Otherwise place vapor barrier on top of joists before placing sheathing.

cavities isolated during framing shall be fully insulated to the levels of the surrounding walls. All faced insulation shall be face stapled to avoid compression.

have a vapor barrier installed. Faced batt insulation shall be face stapled. Vapor barrier shall be installed on the warm side of the insulation.

Air Leakage

These air leakage notes apply to those locations separating outdoor ambient conditions from interior spaces that are heated or mechanically cooled.

All insulation materials shall be installed according to the

installation of a permanent retainer.

foundation wall.

Insulated Floors

Floor insulation shall be installed in a permanent manner in substantial contact with the surface being insulated. Insulation supports shall be installed so spacing is no more than twenty-four inches on center.

Exterior Walls

All wall insulation shall fill the entire cavity. Exterior wall

Walls separating conditioned space from unconditioned space shall

Exterior joints around windows and door frames, between wall cavities and window or door frames, openings between walls and foundation, between walls and roof and wall panels; openings at penetrations of utility services through walls, floors and roof; and all other openings in the building envelope shall be sealed, caulked, gasketed, or weatherstripped to limit air leakage in a manner approved by the building official.

Doors All exterior doors or doors serving as access to an enclosed unheated area shall be weatherstripped to limit leakage around their perimeter when in a closed position.

The thermal transfer characteristics of insulated doors shall be determined per NFRC 100-91.

Windows:

Glazing U-values shall be determined in accordance with

Windows and SGD shall be double glazed vinyl type with the U-values indicated on the unit plans.

Windows shall be furnished with outdoor air inlets as indicated on the Unit Electrical plans. Inlets shall have a controllable and secure opening and be capable of a total opening area of not less than four (4) square inches and tested by a nationally recognized standard or approved agency and located to avoid drafts. Inlets shall be screened or otherwise protected from entry by insects, leaves, or other material.

Roof/Ceilings:

Roof/Ceiling insulation: Open-Blown or poured loose fill insulation may be used in attic spaces where the slope of the ceiling is more than 4 in 12 and there is at least 44 inches of clear distance from the top of the bottom chord of the truss or ceiling joist to the underside of the sheathing. When eave vents are installed, baffling of the vent openings shall be provided so as to deflect the incoming air above the surface of the insulation. Baffles shall be rigid material, resistant to wind driven moisture. When feasible, the baffles shall be installed from the top of the outside of the exterior wall, extending inward, to a point six inches vertically above the height of noncompressed insulation, and twelve inches vertically above loose fill insulation. Baffles shall be in place at the time of framing inspection.

Where the ventilation space above the insulation is less than an average of twelve inches roof ceiling assemblies shall be provided with a vapor barrier having a 0.5 perm cup rating or less. Faced batt insulation where used as a vapor barrier shall be face stapled.

Vapor barriers shall not be required in roof/ceiling assemblies where the ventilation space above the insulation averages twelve inches or greater.

Vapor barriers shall be installed on the warm side of the

25 Central Way, Suite 210 Kirkland, Washington 98033 P: 425.454.7130 F: 425.658.1208 Web: www.milbrandtarch.com

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etails

Bradley Heights **Apartments**

Wa

Puyallup,

Timberlane Partners

Revisions No. Date Description

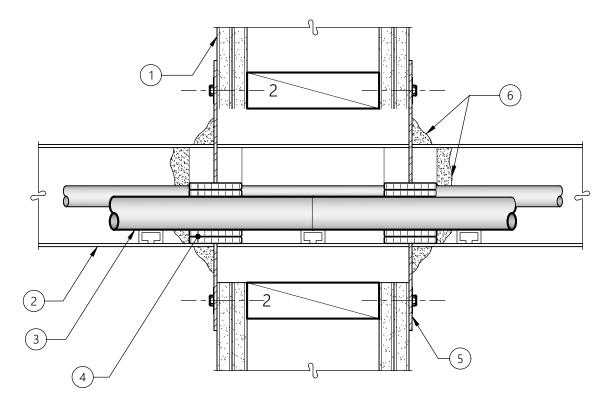
1 8-30-24 Owner Changes/ **Permit Corrections**

Initial Publish Date: Date Plotted: 12-20-24 Job No.: Drawn By: 23-06 APT/HDM Sheet No.:

- (1) TYP. FIRE RATED WALL ASSEMBLY, SEE SHEET DI FOR DETAILS
- 2 METALLIC SLEEVE OPTIONAL SEE MANUFACTURER INFORMATION FOR ACCEPTABLE METALLIC SLEEVES
- (3) ONE NONMETALLIC PIPE WITHIN FIRESTOP SYSTEM. PIPE MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45 DEGREES FROM PERPENDICULAR. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY. THE SPACE BETWEEN THE PIPE AND PERIPHERY OF THE OPENING SHALL BE MIN. $\frac{1}{4}$ " TO MAX $\frac{1}{16}$ ". SEE MANUFACTURER INFORMATION FOR ACCEPTABLE PIPE TYPES AND SIZES.
- (4) FOR 1 HR F RATING, MIN. 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF THE WALL. FOR 2 HOUR F RATING, MIN 1-1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. HILTI FS-ONE OR FS-ONE MAX INTMESCENT SEALANT



SECTION

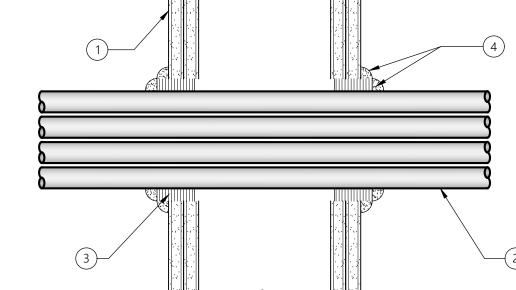


- (1) TYP. FIRE RATED WALL ASSEMBLY, SEE SHEET D1 FOR DETAILS
- (2) MAX 24" WIDE BY MAX 4" DEEP OPEN LADDER STEEL OR ALUMINUM CABLE TRAY. CABLE TRAY TO CONSIST OF CHANNEL-SHAPED SIDE-RAILS WITH BOXED CHANNEL RUNGS SPACED 9" O.C. CABLE TRAY CENTERED IN FRAMED OPENING AND RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
- (3) AGGREGATE CROSS-SECTIONAL AREA OF CABLES IN CABLE TRAY NOT TO EXCEED 32% OF THE CROSS-SECTIONAL AREA OF THE CABLE TRAY BASED ON A MAX 3" CABLE LOADING DEPTH WITHIN THE CABLE TRAY. ACCEPTABLE TYPES AND SIZES OF CABLE AS NOTED BY
- (4) RIGID ALUMINUM FOIL-FACED SHEET WITH GALV. STEEL SHEET BACKER. SHEETS CUT TO TIGHTLY FOLLOW THE CONTOURS OF THE CABLES AROUND THE ENTIRE PERIMETER OF THE CABLE TRAY AND CABLE FILL. SHEETS CUT TO LAP A MIN. OF 2" ON THE WALL ON ALL SIDES OF THE OPENING ON BOTH SIDES OF THE WALL.
- (5) MIN. 2" WIDE STRIP OF MIN 0.020" THICK (26 GAUGE) GALV. STEEL CENTERED OVER ENTIRE LENGTH OF EACH BUTTED SEAM OR SLIT MADE IN THE INTUMESCENT SHEET. INSTALL PER
- (6) ONE LAYER OF $\frac{1}{2}$ " x $\frac{1}{16}$ " ADHESIVE BACKED GRAPHITE INTUMESCENT SEAL POSITIONED UNDER INTUMESCENT SHEET AROUND ENTIRE PERIMETER OF THROUGH OPENING OR MIN. $\frac{1}{4}$ " DIAM. CONTINUOUS BEAD OF CAULK OR PUTTY APPLIED TO EDGE OF INTUMESCENT SHEET AT ITS INTERFACE WITH SURFACE OF FLOOR OR WALL AROUND ENTIRE PERIMETER OF THROUGH OPENING. CAULK APPLIED TO FILL ALL INTERSTICES BETWEEN CABLES AND BETWEEN CABLES AND WRAP STRIP (ITEM 4). CAULK DEPTH TO BE MIN. 2" WITHIN CONFINES OF WRAP STRIP ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. GENEROUS APPLICATION OF CAULK TO BE APPLIED AROUND THE BASE OF THE CABLE TRAY SIDE-RAILS AND CONTOUR APPLIED WRAP STRIPS AT THEIR EGRESS FROM THE INTUMESCENT SHEET ON BOTH SIDES OF THE WALL ASSEMBLY. CAULK ALSO APPLIED TO COVER ALL EXPOSED EDGES OF WRAP STRIPS TO A MIN. THICKNESS OF 1/8"

SEE MANUF. INFORMATION FOR USE OF PUTTY AS CAULKING ALTERNATIVE.



SECTION



- (2) CABLES MAX 4 IN. DIAM TIGHT BUNDLE OF CABLES CENTERED IN CIRCULAR CUTOUTS IN GWB AND RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY. SEE



TYP. FIRE RATED WALL

ASSEMBLY, SEE SHEET

D1 FQR DETAILS

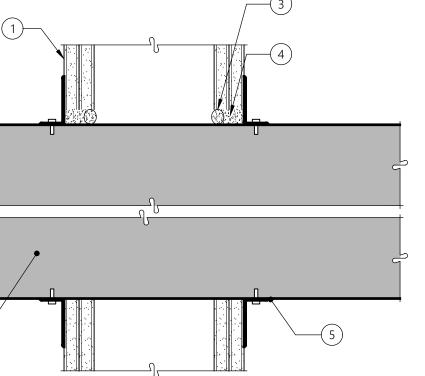
WL3030

SECTION

— ANSI UL263 COMPLIANT

— ELECTRICAL OUTLET BOX

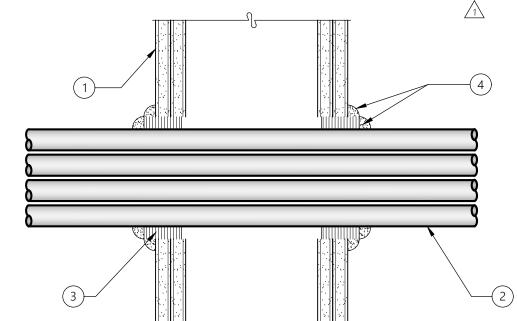
MOLDABLE PUTTY



- (1) TYP. FIRE RATED WALL ASSEMBLY, SEE SHEET D1 FOR DETAILS
- (2) NOM. 36" x 30" (OR SMALLER) NO. 24 GAUGE (OR HEAVIER) GALV. STEEL DUCT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. AN ANNULAR SPACE OF MIN 0" TO MAX 2" IS REQUIRED WITHIN THE FIRESTOP SYSTEM.
- (3) PACKING MATERIAL (OPTIONAL) POLYETHYLENE BACKER ROD, MINERAL WOOL BATT INSULATION OR FIBERGLASS BATT INSULATION FRICTION-FIT INTO ANNULAR SPACE FOR 2 HR RATED WALL ASSEMBLIES ONLY. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL (ITEM
- (4) MIN. 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY. AT THE POINT CONTACT LOCATION BETWEEN DUCT AND WALLBOARD, A MIN $\frac{1}{4}$ " DIAM. BEAD OF SEALANT SHALL BE APPLIED AT THE WALLBOARD/DUCT INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY.
- (5) MIN. 16 GAUGE GALV. STEEL ANGLES SIZED TO LAP DUCT A MIN OF 2" AND LAP WALL SURFACES OF A MIN OF 1". ANGLES ATTACHED TO DUCT ON BOTH SIDES OF WALL WITH MIN ½" LONG, NO. 10 (OR LARGER) SHEET METAL SCREWS SPACED A MAX OF 1" FROM EACH END OF DUCT AND SPACED A MAX OF 6" OC.

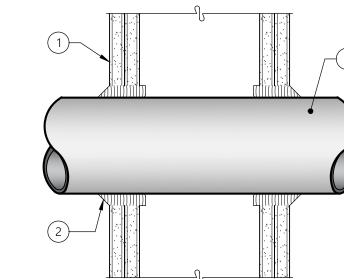


SECTION



- (1) TYP. FIRE RATED WALL ASSEMBLY, SEE SHEET D1 FOR DETAILS
- MANUFACTURER INFORMATION FOR ACCEPTABLE TYPES AND SIZES CABLES.
- (3) WRAP STRIP NOM ¼" THICK INTUMESCENT MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND CABLE BUNDLE (FOIL SIDE OUT) WITH SEEM BUTTED. WRAP STRIP SECURELY BOUND WITH STEEL WIRE TIE AND SLID INTO ANGULAR SPACE APPROX. 1-1/4" SUCH THAT APPROX 3/4" OF THE WRAP WIDTH PROTRUDES FROM WALL SURFACE ON EACH SIDE OF ASSEMBLY
- MIN. ½" THICKNESS DIAM OF MOLDABLE PUTTY APPLIED TO THE WRAP STIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF WRAP STRIP APPROX 3/4" FROM WALL SURFACE ON EITHER SIDE OF ASSEMBLY. PUTTY TO BE FORCED INTO INTERSTICES OF CABLE BUNDLE TO MAX EXTENT POSSIBLE WITHIN CONFINES OF THE WRAP STRIP EACH SIDE OF ASSEMBLY





- (1) TYP. FIRE RATED WALL ASSEMBLY, SEE SHEET D1 FOR DETAILS
- (2) MIN. 5/8", 11/4", 17/8" THICKNESS OF CAULK FOR 1, 2, 3 HOUR, RESPECTIVELY, APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN ¼" DIA. BEAD OF CAULK APPLIED TO GYPSUM BOARD/PENETRANT INTERFACE AT POINT CONTACT LOCATION ON BOTH SIDES OF WALL.
- (3) METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN OF 0 IN. (POINT CONTACT) TO MAX 2 IN.



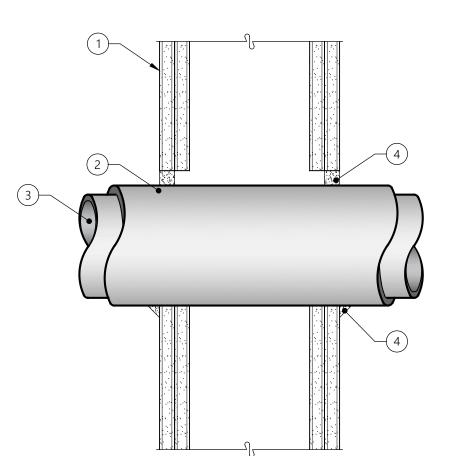
SECTION

- (1) TYP. FIRE RATED WALL ASSEMBLY, SEE SHEET D1 FOR DETAILS
- (2) NOM 3 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, STEEL CONDUIT OR STEEL ELECTRICAL METALLIC TUBING. MULTIPLE PIPES AND/OR CONDUIT PERMITTED IN SLEEVED OPENING PROVIDED A MIN SEPARATION OF 1/4" IS MAINTAINED BETWEEN PIPES OR
- MIN. 1" THICKNESS OF RIGID GLASS FIBER INSULATION OR MINERAL WOOL BATT (3) INSULATION FIRMLY PACKED INTO STEEL SLEEVE ON BOTH SIDES OF WALL ASSEMBLY AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN. %" FROM SURFACE OF WALL ON BOTH SIDES OF WALL ASSEMBLY.
- 4 NO 28 GALIGE GALV SHEET STEEL FORMED INTO MAX 12 IN DIA OR MAX 12 IN BY 9 IN SLEEVE WITH NOM 2 IN. OVERLAP AT SEAM. LENGTH OF SLEEVE TO BE APPROX. 1 IN. GREATER THAN OVERALL THICKNESS OF WALL ASSEMBLY, SUCH THAT, WHEN INSTALLED, THE ENDS OF THE SLEEVE WILL PROJECT APPROX. 1/2 IN. BEYOND THE SURFACE OF THE WALL ON BOTH SIDES OF THE WALL ASSEMBLY.
- (5) CAULK OR SEALANT APPLIED TO FILL THE STEEL SLEEVE TO A MIN. DEPTH OF 1" ON BOTH SIDES OF WALL ASSEMBLY. A NOM. ½" DIA. CONTINUOUS BEAD OF CAULK SHALL BE APPLIED AROUND THE CIRCUMFERENCE OF THE STEEL SLEEVE AT ITS EGRESS FROM THE GYPSUM WALLBOARD LAYERS ON BOTH SIDES OF THE WALL ASSEMBLY.

WL1016

SECTION

SECTION



(1) TYP. FIRE RATED WALL ASSEMBLY, SEE SHEET D1 FOR DETAILS

- (2) NOM. ½" TO 2" THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS FOR 1 HR RATED ASSEMBLIES, NOM ½" TO 1½" THICK CYLINDRICAL HEAVY DENSITY GLASS FIBER UNITS FOR 2 HR RATED ASSEMBLIES, JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. THE ANNULAR SPACE BETWEEN THE INSULATED PIPE AND THE EDGE OF THE THROUGH OPENING SHALL BE MIN 0" TO MAX. 11/4"
- (3) ONE METALLIC PIPE OR TUBE TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
- (4) MIN. %" THICKNESS OF CAULK APPLIED WITHIN ANNULAR SPACE FLUSH WITH EACH SURFACE OF WALL. A MIN. ½" DIAM. BEAD OF CAULK SHALL BE APPLIED TO THE PIPE INSULATION/ WALLBOARD INTERFACE AT THE POINT CONTACT LOCATION ON BOTH SIDES



WL5039

Bradley

Heights

Apartments

Puyallup,

Timberlane

Partners

Revisions

1 8-30-24 Owner Changes

Permit Corrections

No. Date Description

25 Central Way, Suite 210

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Initial Publish Date:

Date Plotted: 12-20-24 Job No.: Drawn By: 23-06 APT/HDM

Sheet No.:

NOTE: ALL DETAILS ON THIS SHEET ARE RECOMMENDED FIRE RATED PENETRATION DETAILS BASED ON PRODUCTS LISTED IN 12/D9. OTHER PRODUCTS MEETING THE SAME LEVEL OF ASSEMBLY SHALL BE DEEMED ACCEPTABLE.

THESE FIRESTOPPING DETAILS ARE REPRESENTATIVE OF TYPICAL SITUATIONS ONLY. FOR OTHER CONTROL OF TYPICAL SITUATIONS ONLY. CONDITIONS REFER TO 3M MATRIX OF UL TESTED SYSTEMS BELOW. IF CONDITION IS NOT COVERED IN THIS MATRIX, CONTACT MANUFACTURER FOR TESTED ASSEMBLY RECOMMENDATION. ALL FIRESTOP DETAILS TO BE EXECUTED BY LICENSED AND/OR CERTIFIED INSTALLER. FIRESTOPPING PENETRATIONS AND VOIDS IN RATED CONSTRUCTION: MATRIX OF UL TESTED SYSTEMS:

Update details call outs to reflect correct

(Construction Set, Sheet D9, Detail 12,

details and detail sheets in matrix.

Matrix of UL Tested)

	WATRIX OF OL TESTED	STSTEIVIS.					
1	PENETRATING ITEM	FIRE ASSEMBLY	RATING	SYSTEM	PROD	ASSOCIATED DETAIL	
	METAL PIPE/CONDUIT	GYP. WALLS	1,2&3 HR	WL1001	CP25WB+	1/D8	
	MULTIPLE METAL	GYP. WALLS	1&2 HR	WL1016	CP25WB+	2/D8	
	INSULATED PIPE	GYP. WALLS	1&2 HR	WL5039	CP25WB+	4/D8	
	HVAC DUCTS	GYP. WALLS	1&2 HR	WL7008	CP25WB+	6/D8	
	BUND CABLES	GYP. WALLS	1&2 HR	WL3031	MOLDABLE PUTTY	7/D8	
	ELEC. OUTLET BOXES	GYP. WALLS	1&2 HR	ANSI UL263	MOLDABLE PUTTY	8/D8	
	CABLE TRAYS	GYP. WALLS	1&2 HR	WL4004	CP25WB+ CS195+	10/D8	

MATRIX OF UL TESTED SYSTEMS FOR FIRESTOPPING

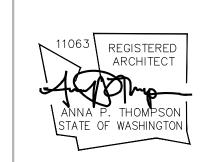
SECTION

25 Central Way, Suite 210 Kirkland, Washington 98033 P: 425.454.7130 F: 425.658.1208 Web: www.milbrandtarch.com

-WOOD FRAMING

—P.T. SHEATHING

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uilding

Bradley Heights **Apartments**

Puyallup,

Timberlane Partners

Revisions No. Date Description

Initial Publish Date:

Date Plotted: 12-20-24 Job No.: Drawn By: 23-06 REW/DJV

Sheet No.:

BE1

Multiple detail call outs need to be corrected on this sheet, as the call outs do not exist. (Construction Set, Sheets BE1 and BE3 and BE4)

MIN. 12" WIDE APPROVED

PRE-FLASING AT JAMBS

MIN. 12" WIDE APPROVED

PRE-FLASHING AT JAMBS —

MIN. 12" WIDE SILL FLASHING

INSTALL METAL COLLAR

PER MANUFACTURER

OVER A CONTINUOUS

THE SILL ——

PLACE CONTINUOUS

BEAD OF *SEALANT

OR INSIDE OF NAIL

COLLAR. —

INFORMATION.

OVER PRE-FLASHING

TOP AND SIDES, OVER

SLOTS PRIOR TO SETTING

TUCK BUILDING PAPER

UP UNDER APPROVED

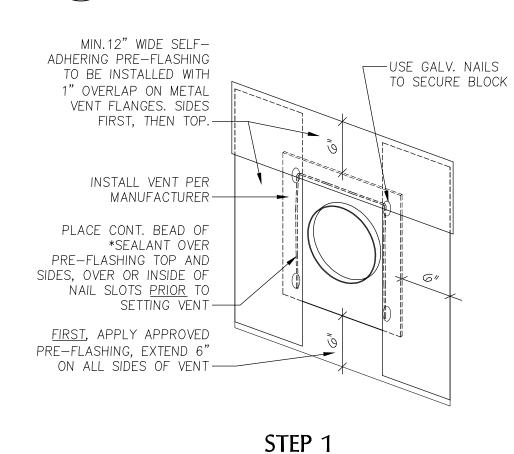
PRE-FLASHING ----

DIRECT VENT F.P.

BEAD OF *SEALANT AT

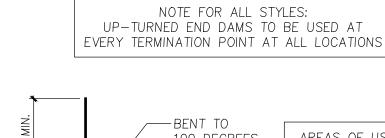
INSTALL 60 MIN. GRADE D 12" WIDE WRAP BUILDING PAPER AT INSIDE AND WEATHERBOARD FASHION OUTSIDE CORNERS STARTING FROM THE воттом. " OVERLAP AT ALL HORIZONTAL JOINTS OVERLAP AT

BUILDING PAPER INSTALLATION



LAP NEXT COURSE OF BUILDING PAPER OVER TOP AND SIDES OF SELF—ADHEARING PRE-FLASHING ----INSTALL 2x2 WHITE WOOD ON TOP AND SIDES OVER BUILDING PAPER — CONT. BEAD OF *SEALANT -12" WIDE SILL FLASHING OVER A CONT. BEAD OF *SEALANT AT THE SILL-TUCK BUILDING PAPER UP UNDER APPROVED PRE-FLASHING -STEP 2

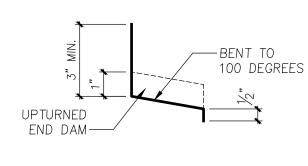
AIR VENT (8" OR LARGER)



AREAS OF USE: 100 DEGREES -Bellybands -Windows -All exterior doors -Garage wraps -Non-vinyl penetration blocks

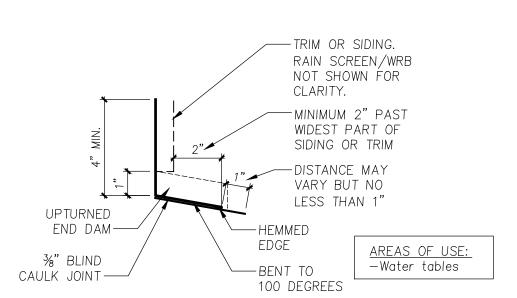
FLASHING TYPE A

END DAM-



AREAS OF USE: -Column base shoe -Anywhere $\frac{1}{4}$ " kick-out would not be acceptable or at locations where kick-out could be dangerous for homeowners.

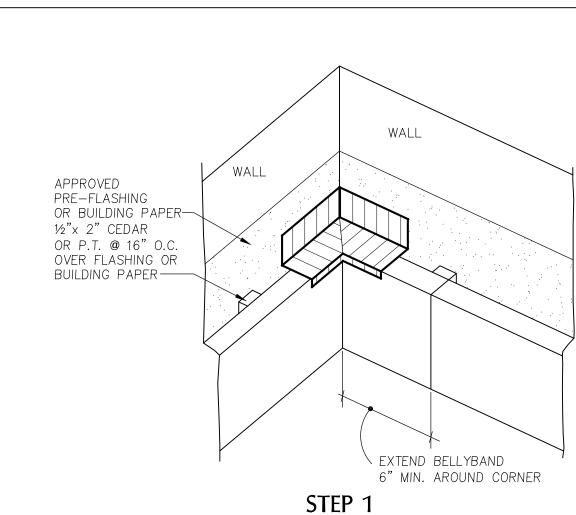
FLASHING TYPE B

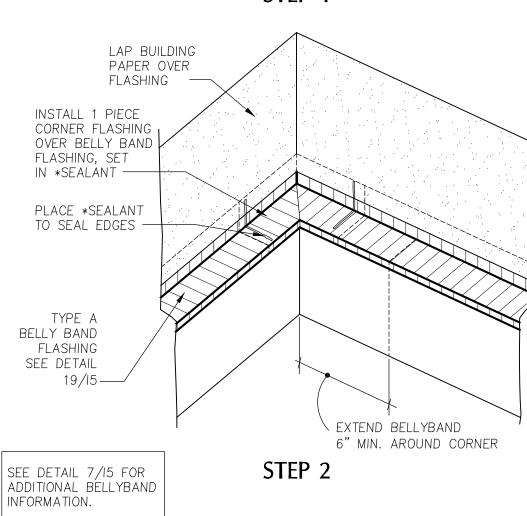


FLASHING TYPE C

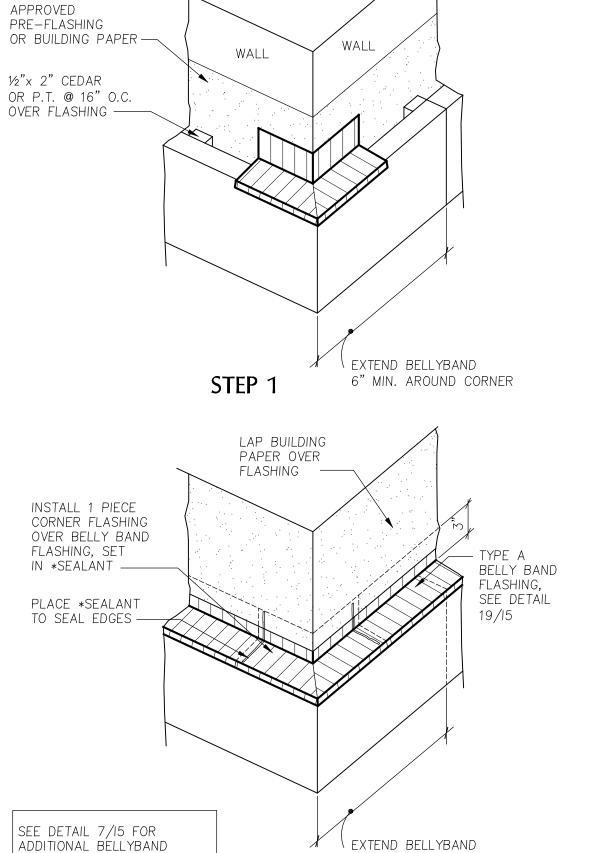
HEAD FLASHING TYPES

SECTION





BELLYBAND FLASHING



SLIP BUILDING PAPER UP UNDER APPROVED PRE-FLASHING OR BUILDING PAPER A MINIMUM OF 2" ---BUG SCREEN — WHERE REQUIRED EXTEND BELLYBAND INSTALL 60 MIN. GRADE D BUILDING 6" MIN. AROUND CORNER PAPER WEATHERBOARD FASHION STEP 2 STARTING FROM THE BOTTOM. BELLYBAND FLASHING

BELLY BAND 8

PENETRATION DETAIL BEVEL TOP OF BELLY BAND 100 DEGREES— TYPE A FLASHING SEE HEAD FLASHING DETAIL 19/15— 1/4"x2 CEDAR OR P.T. @ 16" O.C. OVER APPROVED PRE-FLASHING 5/4x10 BEVEL BOTTOM OF BELLY BAND 100 DEGREES — BUG SCREEN-EXTEND BUILDING WHERE REQUIRED PAPER OVER METAL FLASHING — - OVERLAP FLASHING 6" AND SEAL WITH SEALANT. INSTALL ENAMELED - STEEL TYPE A FLASHING OVER BELLY BAND. SEE DETAIL 19/15 —1/4"x2 CEDAR OR P.T. @ 16" O.C. OVER PAPER

TOP OF FLASHING

AT 100 DEGREES

PLACE PRE PRIMED OR NON-PRIMED

CEDAR WOOD BLOCK OVER APPROVED

PRE-FLASHING, EXTEND 6" BEYOND

BLOCK ON ALL SIDES.

ENAMELED STEEL DRIP FLASHING OVER ALL WOOD BLOCKS LAP NEXT COURSE OF PAPER OVER FLASHING AND~ DOWN SIDES OF

PLACE CONTINUOUS BEAD OF *SEALANT OVER PRE-FLASHING TOP AND SIDES

PRIOR TO SETTING BLOCK.

ADD UPTURNED DAMS

EXCEPT FOR HOSE BIBS

WHICH HAVE DOWN TURN

INSTALL ENAMELED STEEL

TYPE A, DRIP FLASHING

OVER ALL WOOD BLOCKS.

SEE HEAD FLASHING

LAP NEXT COURSE

FLASHING AND DOWN

SIDES OF BLOCK. CUT

PAPER TIGHT TO BOCK .-

APPROVED PRE-FLASHING -

TUCK BUILDING PAPER UP UNDER

ATTACH BLOCK WITH HOT-DIPPED

*SEALANT ON TOP AND SIDES -

GALVANIZED SCREWS OR DECK SCREWS-

OF PAPER OVER

DETAIL 19/15.

WITH CAULK END DAMS

— USE GALV. NAILS

TO SECURE BLOCK

NO SCALE

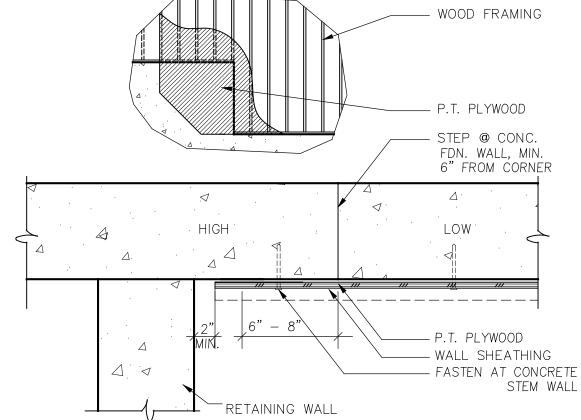
UP UNDER APPROVED

PRE-FLASHING

VENT PENETRATION

(SHOWN IN CUTAWAY) -CONC. FDN. WALL STEP @ CONC. FDN. WALL — △ 24" HIGH FASTEN AT CONCRETE ₩P.T. WALL SHEATHING STEM WALL -<LOW 12" WIDE APPROVED PRE-FLASHING AT INSIDE CORNER, OVER P.T. SHEATHING, PRIOR TO BUILDING PAPER, EXTEND 6" ABOVE TOP OF HIGH CONCRETE WALL

CORNER AT FDN. STEP



SIDING AT FDN. STEP

BE-Sheet Disclaimer

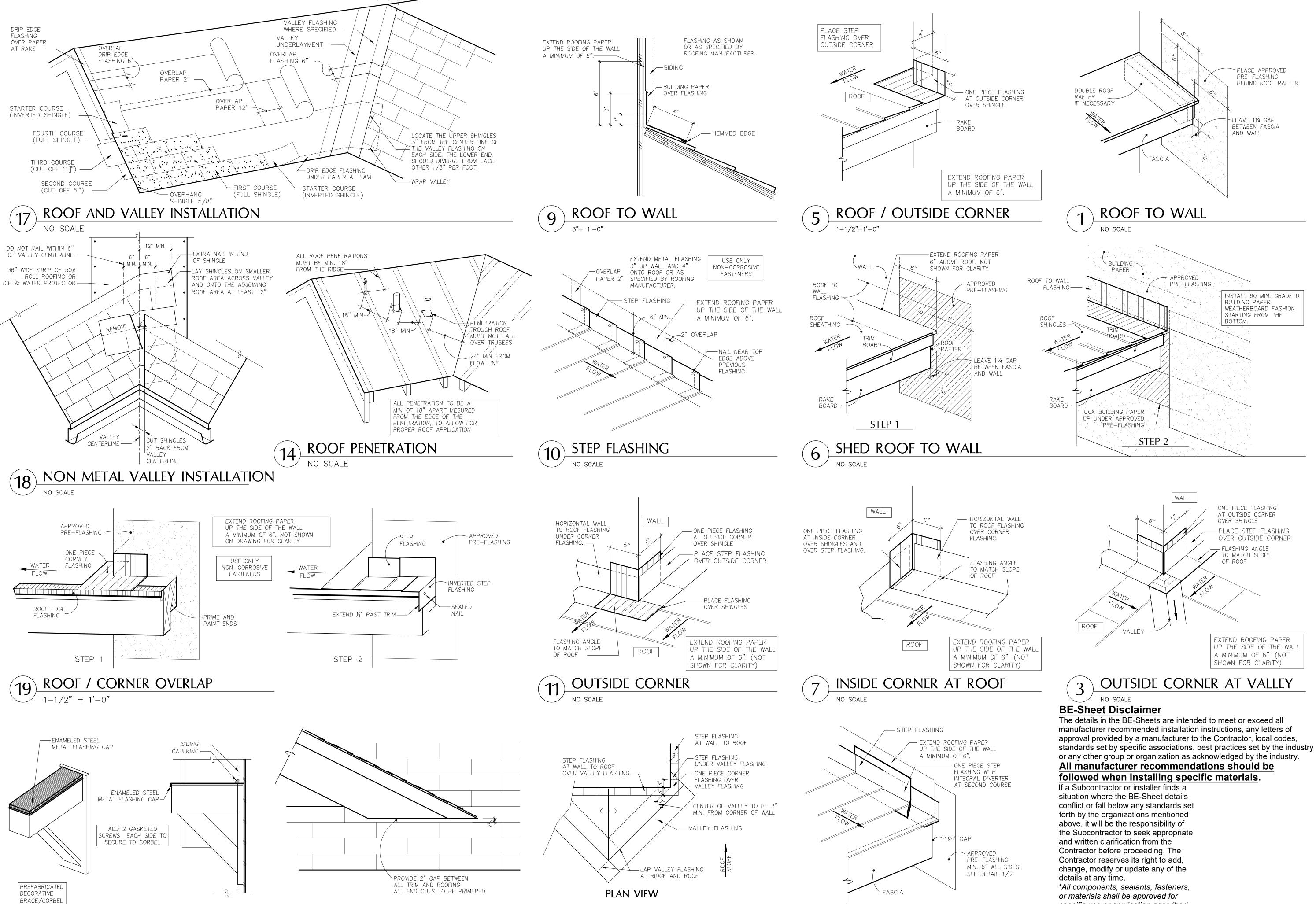
The details in the BE-Sheets are intended to meet or exceed all manufacturer recommended installation instructions, any letters of approval provided by a manufacturer to the Contractor, local codes, standards set by specific associations, best practices set by the industry or any other group or organization as acknowledged by the industry.

All manufacturer recommendations should be followed when installing specific materials. If a Subcontractor or installer finds a situation where the BE-Sheet details conflict or fall below any standards set

forth by the organizations mentioned above, it will be the responsibility of the Subcontractor to seek appropriate

Separate electrical permit is required with Washington State Department of Labor & Industries.

https://lni.wa.gov/licensing-permits/electrical/electrical-perm its-fees-and-inspections or Licensing information: Call 1-800-647-0982



CRICKET DETAIL

DECORATIVE CORBEL/BRACE

ROOF SEPARATION

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uilding $\mathbf{\Omega}$

> **Bradley** Heights **Apartments**

> > Puyallup, Wa

Timberlane Partners

Revisions No. Date Description

specific use or application described by the designs, and shall be compatible with all material with which each component comes in contact with.

ROOF DIVERTER

Initial Publish Date: Date Plotted: 12-20-24

Job No.: Drawn By: 23-06 REW/DJV Sheet No.:

BE2

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Bradley

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No. Date Description

Web: www.milbrandtarch.com

-MIN. 12" WIDE

PRE-FLASHING

USE H.D OR S.S.

MANUFACTURER'S

SPECIFICATIONS

STEP 5

ROOFING NAILS WITH

MIN. 1¼" PENETRATION

INTO STUDS OR PER

APPROVED

STAPLE ALONG EDGE OF

THE INSTALLED WINDOW

PRE-FLASHING; LOCATE STAPLES

FLANGE OR MIN. 6" AWAY FROM

EITHER TO BE UNDER WINDOW

FLASHING — SLIP BUILDING PAPER UP UNDER PRE-FLASHING

BOTTOM FLASHING CUT

SEE DETAIL

20/13 FOR

REQUIREMENTS

NAILING

FLUSH TO SIDE LEG-

MIN. 12" WIDE APPROVED

PRE-FLASHING-

SIDE LEG NOT TO

BOTTOM FLASHING -

- EXTEND BUILDING PAPER OVER FLASHING

EXTEND >1" BEYOND

PLACE CONTINUOUS BEAD

OF WINDOW FLANGE (OVER

NAIL SLOTS) PRIOR TO

SETTING WINDOW

TRIM CORNER

AS NEEDED

+ FASTENERS

PER MFR

BEAD OF

*SEALANT

- INSTALL ENAMELED STEEL FLASHING TYPE A;

BACK-CAULKED

(SEE DETAIL 19/I5)

OF *SEALANT AROUND BACK

STEP 8

WINDOW INSTALLATION WITH WOOD TRIM

APPLY CONT. BEAD

WALL AND SURFACE

OF WINDOW OPENING-

─1/2" GAP BETWĖEN SHIM AND JAMB, BOTH SIDES CUT PAPER

AND LAP 2"

11/4 WIDE CONT.

SHIM OVER FLASHING ----

MIN. 12" WIDE SILL FLASHING OVER A CONTINUOUS BEAD OF *SEALANT AT

THE SILL, UNDER WINDOW FLANGE ——

LEAVE UNATTACHED AT BOTTOM

EDGE SO THE BUILDING PAPER

CAN BE INSTALLED UNDERNEATH.

INSTALL 60 MIN. GRADE D BUILDING

PAPER WEATHERBOARD FASHION

EXTEND 60 MIN.

GRADE D BUILDING

PAPER OVER FLASHING

OF SEALANT TO

SET CORNER SHIELD IN CONT. BEAD OF

SEALANT —

INSTALL CORNER

SHIELD PER MFR

INSTALLATION

INSTALL APPROVED CPVC/WOOD TRIM AROUND WINDOW FRAME WITH 1/8"-1/4" GAP BETWEEN

WINDOW FLANGE. SEE ELEVATIONS FOR TRIM SIZE.

NAILS MIN 11/2" FROM EDGE OF WINDOW FRAME.

USE DYNAMIC CAULK JOINT AND BACKER-ROD

TRIM AND FRAME. DO NOT NAIL THROUGH

WHERE APPLICABLE.

INSTRUCTIONS —

STEP 2

FLASHING-

STEP 7

MIN. 12" WIDE

PRE-FLASHING-

INSTALL CONTINUOUS BEAD

OF *SEALANT TO PAN

CONT. BEAD OF *SEALANT

OF PRE-FLASHING

ON BOTH JAMB

AND TRIM SIDE

PRIOR TO SETTING DOOR.

APPROVED

FLASHING

- INSTALL PRE-FLASHING -

STEP 2

TO SPAN GAP AND ATTACH TO JAMB

SET DOOR ON PAN

AND SECURE TO FRAMING

NO SCALE

NO SCALE

USE ONLY

NON-CORROSIVE

FASTENERS

DECK TO

APPLY DECK

BASE COAT

PRIOR TO

DOOR PAN

SETTING

*DO NOT PLACE SEALANT

BEHIND SILL FLANGE -

LAP DOOR PAN OVER

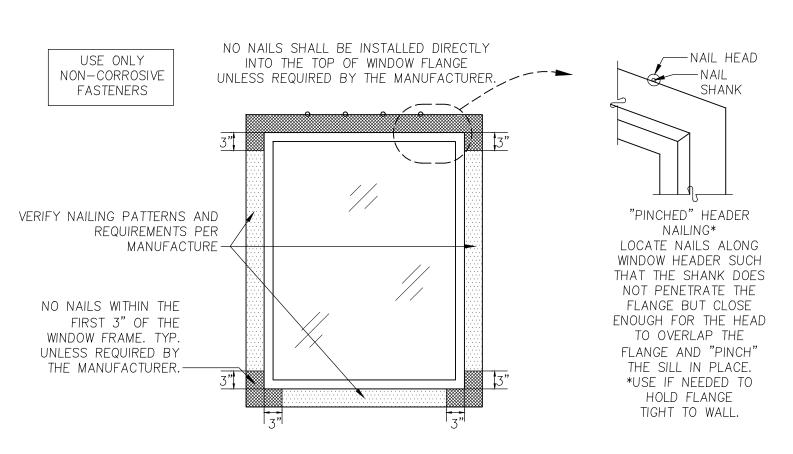
DECK TO WALL FLASHING.

WALL, FLASHING

SLIP BUILDING

PAPER UP UNDER

PRE-FLASHING -



-APPROVED PRE-FLASHING OVER

-NO FASTENERS THIS FACE

-INSTALL CONTINUOUS BEAD

OF *SEALANT TO DOOR SILL

EXTEND TO EDGES OF PAN

AND UP WALL.

STEP 1 (ALL DOORS)

DOOR INSTALLATION PROCEDURE

PRIOR TO SETTING DOOR PAN.

A CONTINUOUS BEAD OF *SEALANT

-ONE PIECE GALVANIZED DOOR PAN. DO

PAN OUT

DOOR PAN AND

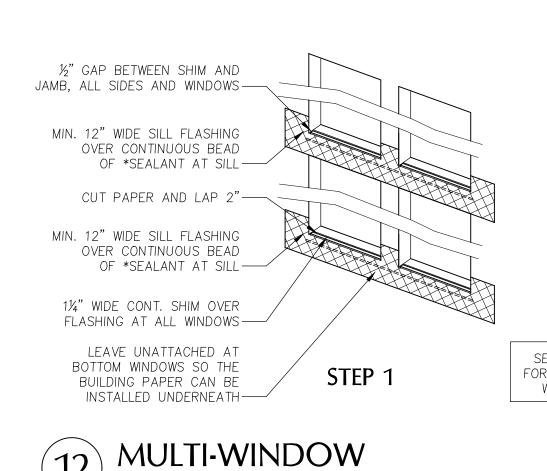
DECK SURFACE

NOT PIERCE HORIZONTAL FLASHING

-WINDOW CLIP WINDOW CLIP INSTALLATION -FOR WINDOWS 6'-0" AND LARGER.

FILL GAP BETWEEN JAMB AND TRIM

WITH SEALANT.



MIN. 12" WIDE APPROVED PRE-FLASHING
LAP OVER SILL FLASHING— MIN. 12" WIDE APPROVED-PRE-FLASHING TUCK UNDER SILL FLASHING SEE DETAILS 17 AND 19 STEP 2 FOR REMAINING STEPS AND WINDOW INSTALLATION

INSTALL ENAMELED

DETAIL 19/15. —

STEP 4

SEE HEAD FLASHING

STEEL FLASHING TYPE A.

UPTURNED END DAM WHENEVER

PLACE *SEALANT

ON TOP WINDOW

Update detail numbers as needed. There are two details

(Construction Set, Sheet BE3)

labeled as 17.

FLASHING

FLANGE PRIOR TO

USE ONLY

NON-CORROSIVE

FASTENERS

-MIN. 12" WIDE APPROVED

PRE-FLASHING,

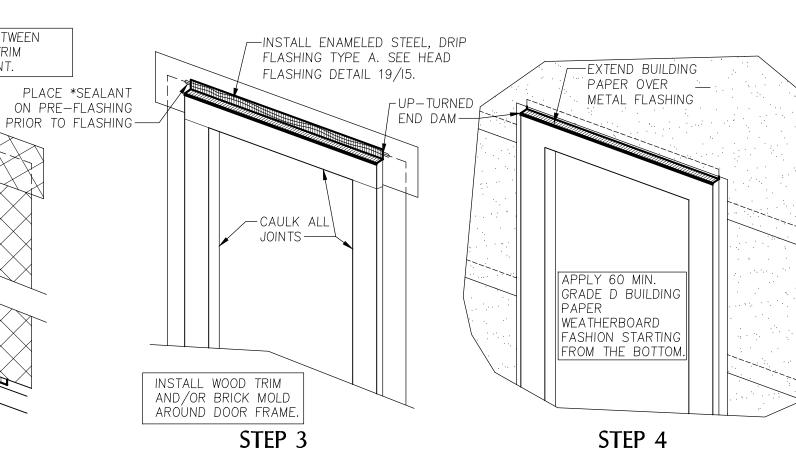
- APPROVED PRE-FLASHING

BETWEEN WINDOWS

INSTALL OVER WINDOW

APPROVED PRE-FLASHING WHITE WOOD (EXTEND A MIN. OF 6" JAMB TRIM < PAST EDGE OF TRIM) CONCRETE STEM WALL ─INSTALL APPROVED PRE-FLASHING AGAINST CONCRETE STEM WALL PRIOR TO INSTALLING WOOD TRIM

TYPICAL WINDOW FLANGE NAILING



11 GARAGE DOOR JAMB

BE-Sheet Disclaimer

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All manufacturer recommendations should be followed when installing specific materials. If a Subcontractor or installer finds a

situation where the BE-Sheet details conflict or fall below any standards set forth by the organizations mentioned above, it will be the responsibility of the Subcontractor to seek appropriate and written clarification from the Contractor before proceeding. The Contractor reserves its right to add, change, modify or update any of the details at any time. *All components, sealants, fasteners, or materials shall be approved for specific use or application described by the designs, and shall be compatible with all material with which each component comes in contact

Initial Publish Date: Date Plotted: 12-20-24

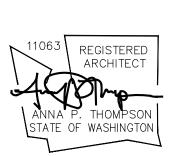
Job No.: Drawn By: 23-06 REW/DJV

Sheet No.:

BE3

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etails

Building **Bradley**

Revisions

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-BUILDING PAPER PRE-FLASHING, EXTEND 6" ABOVE LEDGER, MIN. – METAL Z-FLASHING, TYPE B, SEE DETAIL 19/BE5 P.T. 2x JOISTS - SEE STRUC. FOR CONNECTION DETAILS — P.T. 2x LEDGER — P.T. PLYWOOD FUR STRIPS $\frac{1}{2}$ " x $\frac{1}{2}$ "-2" AT EVERY LAG. — TYPE A FLASHING SEE DETAIL 19/BE5 — BUILDING PAPER OR PRE-FLASHING; DECK TO WALL FLASHING

— PRE-FLASHING, EXTEND 2" BELOW LEDGER, MIN. EXTEND TO ABOVE DECK-TO-WALL FLASHING

SPACED DECKING

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

SECTION

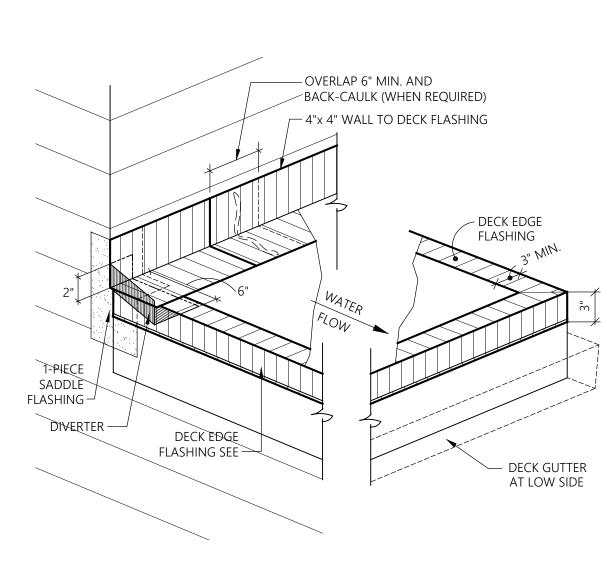
Heights **Apartments**

Puyallup,

Timberlane Partners

No. Date Description

If a Subcontractor or installer finds a



CLEAN AND PREPARE SURFACES

INSTRUCTIONS FOR BEST PRACTICES.

SIDING —

BUILDING PAPER, LAP OVER MEMBRANE -

DECK EDGE FLASHING, PER

WP MEMBRANE MANUF. -

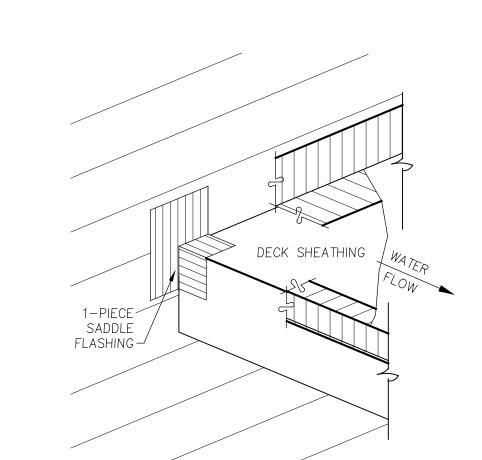
PRIOR TO COATING, REFER TO MANUFACTURER'S INSTALLATION

METAL FLASHING

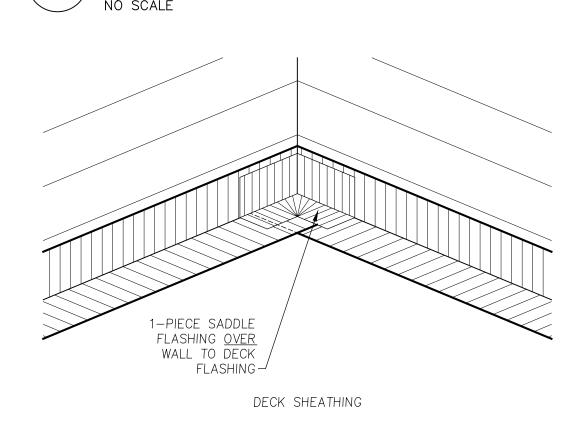
METAL CLEAT

SCREW TO ANGLE

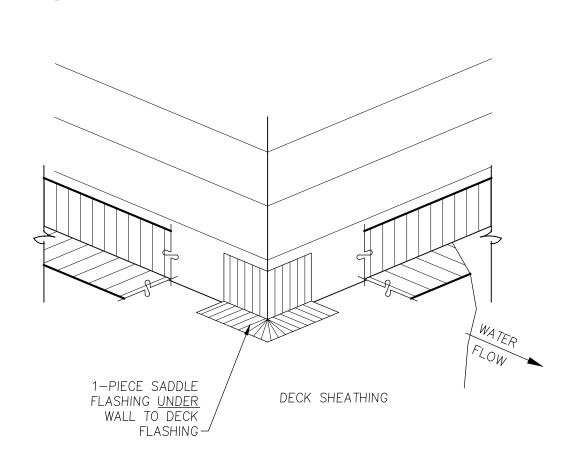
— 3"x3" METAL ANGLE



14) 1-PIECE DECK SADDLE FLASHING







16 DECK FLASHING - OUTSIDE CORNER

DECK DETAILS

BE4

Drawn By:

REW/DJV

12-20-24

Initial Publish Date:

Date Plotted:

23-06

Job No.:

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Bradley Heights **Apartments**

uildin

Puyallup,

Timberlane **Partners**

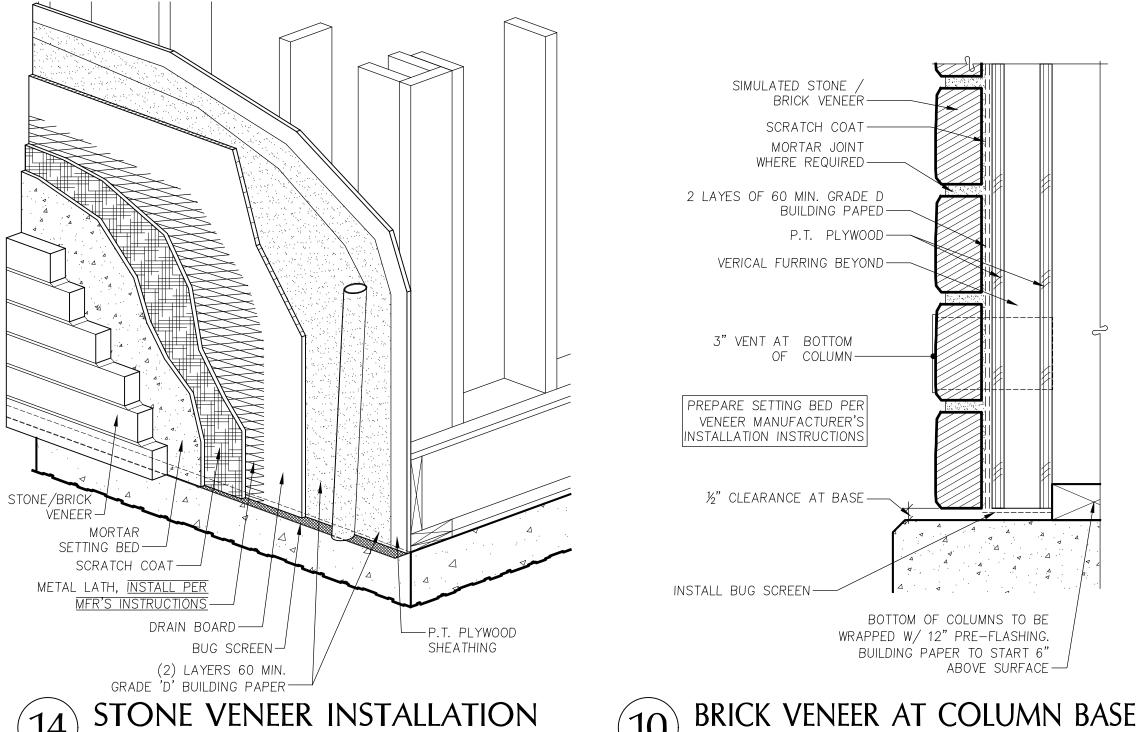
Revisions No. Date Description

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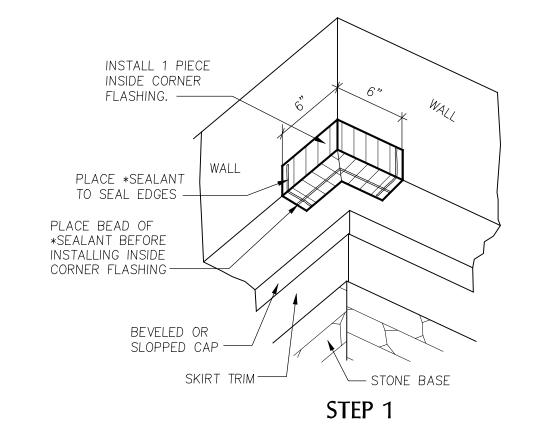
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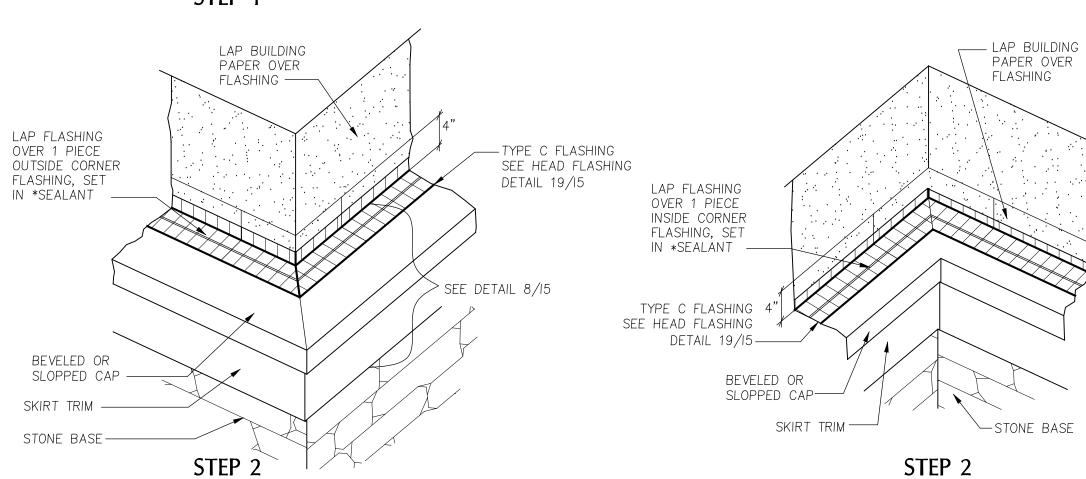


STONE VENEER INSTALLATION

INSTALL 1 PIECE OUTSIDE CORNER FLASHING. PLACE *SEALANT TO SEAL EDGES PLACE BEAD OF *SEALANT BEFORE INSTALLING OUTSIDE CORNER FLASHING -BEVELED OR SLOPPED CAP SKIRT TRIM-PLYWOOD TO BE PRESSURE-TREATED STONE BASE-USE ONLY STEP 1 NON-CORROSIVE **FASTENERS** LAP FLASHING OVER 1 PIECE



INSIDE CORNER



OUTSIDE CORNER

STONE TRIM FLASHING (WATER TABLE TRIM)

BOTTOM OF COLUMNS TO BE

BUILDING PAPER TO START 6"

ABOVE SURFACE—

SECTION

WRAPPED W/ 12" PRE-FLASHING.

STONE WATERTABLE ON FRAMING

NOTE: COMPONENT SPACING EXAGGERATED FOR CLARITY

PLYWOOD TO BE PRESSURE-TREATED

USE ONLY NON-CORROSIVE

FASTENERS

DETAIL 19/15-

'D' BLDG PAPER-

2" MIN.

SIMULATED STONE -

DRAIN BOARD.-

TYPICAL WATERTABLE TRIM

— EXTERIOR

SHEATHING

P.T. PLYWOOD

WOOD BLOCK AND TRIM

USE ONLY

NON-CORROSIVE

FASTENERS

EXTEND 1" PAST TOP OF CONCRETE

GRADE OR

OVER 2 LAYERS

OF BUILDING PAPER

MORTAR SETTING BED -

COMBED SCRATCH COAT -

K-LATH: ATTACH PER MANUF.

MORTAR JOINT WHERE REQUIRED-

INSTALLATION INSTRUCTIONS -

BEVELED OR

BUILDING PAPER

OVER METAL FLASHING-

METAL FLASHING TYPE C

(SEE HEAD FLASHING

SLOPED WOOD/CPVC CAP-

WOOD BLOCK AND TRIM OVER (2) LAYERS 60 MIN. GRADE

PREPARE SETTING BED PER VENEER MANUFACTURER'S

INSTALLATION INSTRUCTIONS

BUILDING PAPER OVER METAL

METAL FLASHING TYPE C

(SEE HEAD FLASHING

SLOPED WOOD/CPVC

SIMULATED STONE /

MORTAR SETTING BED-

VENEER MANUFACTURER'S

COMBED SCRATCH COAT -

K-LATH: ATTACH PER

MANUF. INSTALLATION

(2) LAYERS 60 MIN.

INSTALL BUG SCREEN.

GRADE 'D' BUILDING PAPER-

INSTRUCTIONS -

DRAIN BOARD

INSTALLATION INSTRUCTIONS

PREPARE SETTING BED PER

BRICK VENEER

MORTAR JOINT

WHERE REQUIRED

FLASHING -

DETAIL 19/I5)—

BEVELED OR

STONE ON FRAMING (FULL-HEIGHT) SECTION

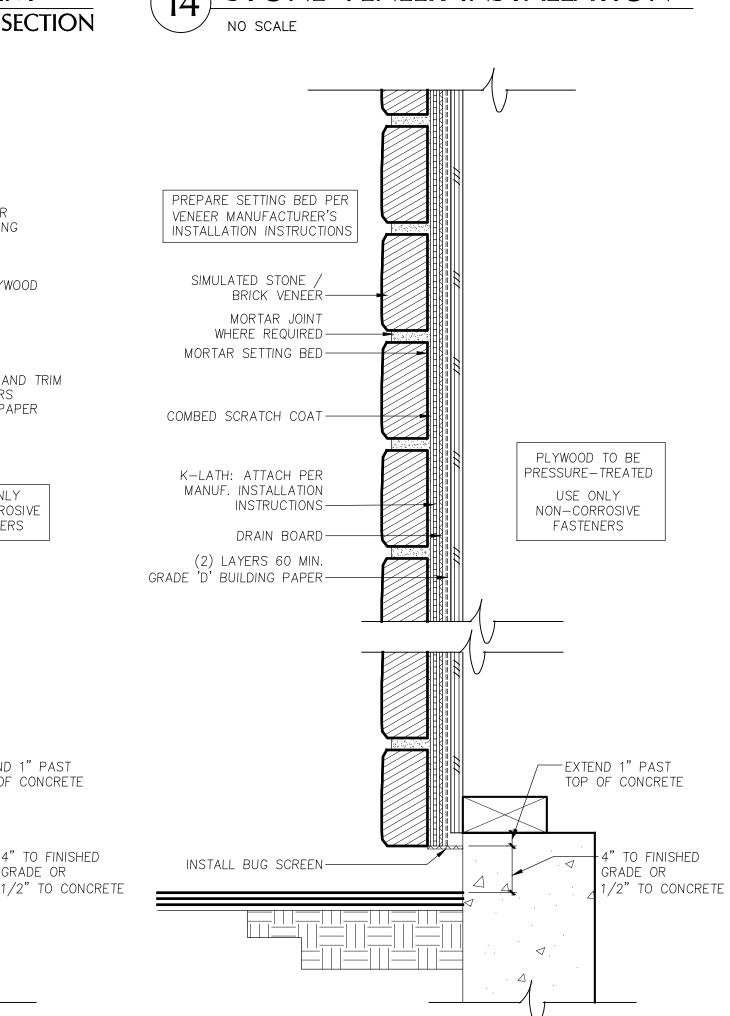
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Initial Publish Date: Date Plotted: Job No.: Drawn By:

23-06 REW/DJV Sheet No.:

BE5

12-20-24



GENERAL NOTES

<u>GENERAL NOTES — MECHANICAL</u>

- 1. REFERENCE TO RELATED WORK: "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, LANDSCAPE, OR KITCHEN), OR ITEM BASED ON A SPECIFIC MANUFACTURER'S DIMENSIONS (VERIFY).
- 2. ELECTRICAL CHARACTERISTICS: REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS (VOLTAGES, ETC. OF MECHANICAL EQUIPMENT, UNLESS OTHERWISE INDICATED.
- 3. CODES: COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM SHALL BE PER THE APPLICABLE BUILDING, MECHANICAL, ENERGY, PLUMBING, FIRE, AND HEALTH CODES AND REGULATIONS AS ADOPTED BY THE LOCAL AHJ.
- 4. PREPARE AND SUBMIT FOR REVIEW A SHOP DRAWING BASED ON FINAL STRUCTURAL SHOP DRAWINGS FOR LOCATING AND ROUTING ALL DUCTWORK, DAMPERS, EQUIPMENT, PIPING, ETC.

 A. COORDINATE FLOOR AND BEAM PENETRATIONS WITH
- STRUCTURAL.

 B. COORDINATE FINAL LOCATION AND ROUTING WITH CEILING, LIGHTS, WALLS, FIRE SPRINKLER PIPING, AND
- OTHER TRADES WORK.

 C. INCLUDE ADDITIONAL OFFSETS, ELBOWS, ROUTING,
 EQUIVALENT DUCT SIZING EXCHANGE, RELOCATING, ETC.
 AS REQUIRED FOR A COMPLETE OPERATING MECHANICAL
- D. PROVIDE SHOP DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
- 5. MECHANICAL CONTRACTOR SHALL LOCATE AND COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITHIN THE STRUCTURE.
- ACCESS DOORS: COORDINATE WITH ARCHITECT AND LOCATE ALL ACCESS DOORS ON SHOP DRAWINGS PRIOR TO BEGINNING OF CONSTRUCTION. ACCESS DOORS IN FIRE RATED STRUCTURE SHALL BE FIRE RATED. VERIFY ACCESS DOOR LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO BIDDING.
- 7. RATED PENETRATION: DUCT PENETRATIONS THROUGH RATED ENCLOSURES SHALL BE FIRE/SMOKE DAMPERED PER THE LATEST EDITION OF THE UNDERWRITERS LABORATORIES(UL) FIRE RESISTANCE WITH HOURLY RATINGS FOR THROUGH—PENETRATION FIRE STOPS SYSTEM VOLUME #2, OR SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S UL LISTINGS (3M OR EQUIVALENT). DETERMINE REQUIREMENTS WITH GENERAL CONTRACTOR PRIOR TO BID.
- 8. EXHAUST OUTLETS: SOURCE—SPECIFIC FANS SHALL BE VENTED TO OUTDOORS WITH A MINIMUM 3' CLEARANCE BETWEEN VENT OUTLETS AND BUILDING OPENINGS, AND 10' MINIMUM BETWEEN VENT OUTLETS AND MECHANICAL AIR INTAKES.
- 9. ROOF PENETRATIONS: SEE ARCHITECTURAL DRAWINGS FOR ROOF CAP, ROOF CURB, ROOF DRAIN, AND VTR DETAILS.
- 10. EXPOSED PIPING: PROVIDE CHROME PLATING FOR EXPOSED PIPING IN FINISHED ROOMS.
- 11. PENETRATIONS: PROVIDE ESCUTCHEON PLATES FOR EXPOSED PIPING PENETRATIONS AND SHEET METAL FLASHING FOR EXPOSED DUCTWORK PENETRATIONS.
- 12. SHAFT AND PLENUM CONNECTIONS: SEAL CONNECTIONS TO AIR SHAFTS AIRTIGHT. PROVIDE AIRTIGHT SEAL AROUND PENETRATIONS IN AIR PLENUMS.
- 13. LIGHT FIXTURE CLEARANCE: COORDINATE LOCATIONS OF MECHANICAL WORK TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND REPLACEMENT.
- 14. MOTORS: COMPLY WITH ENERGY CODE ENFORCED BY AHJ FOR MINIMUM EFFICIENCIES UNDER FULL LOAD.
- 15. ACCESS CLEARANCES FOR MAINTENANCE AND REPLACEMENT: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET. COORDINATE LOCATIONS OF MECHANICAL WORK AND WORK OF OTHER TRADES TO PROVIDE ACCESS CLEARANCES FOR SERVICE AND MAINTENANCE.

COORDINATION REQUIREMENTS

- PIPING: COORDINATE WITH STRUCTURAL FOR EXACT LOCATION OF ALL STRUCTURAL FRAMING AND FOOTINGS AND FINALIZE THE EXACT ROUTING OF ALL PIPES WITH STRUCTURAL AND AT THE SITE PRIOR AND DURING THE CONSTRUCTION.
- 2. DUCTWORK: LOCATE AND COORDINATE THE EXACT LOCATION OF DUCTWORK WITH STRUCTURAL PLANS AND WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION OF ANY STRUCTURE OR EQUIPMENT. COORDINATE WITH FRAMING CONTRACTOR TO ASSURE JOIST SPACES LINE UP WHEN DUCTWORK MUST PASS THROUGH DIFFERENT JOIST SPACES.
- 3. ADJUSTMENTS: ALL EQUIPMENT, MOTORS, FANS GAS BURNERS, IGNITION DEVICES, DRIVES, ETC. SHALL BE ADJUSTED AND BALANCED TO OPERATE AT SPECIFIED RATINGS AS REQUIRED FOR THIS PROJECT SITE AND ACCOUNTING FOR ELEVATION ABOVE SEA LEVEL.
- 4. APPROVALS: MECHANICAL AND PLUMBING EQUIPMENT SHALL BE APPROVED FOR INSTALLATION IN THE PROJECT LOCATION AND SHALL HAVE ALL CERTIFICATIONS AND RATINGS TO MEET ALL ENERGY, POLLUTION, ENVIRONMENTAL, SEISMIC, ETC. CODES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH HIS MANUFACTURE SUPPLIERS AND SHALL INCLUDE ALL COSTS REQUIRED TO MEET THESE REQUIREMENTS IN HIS BID.
- 5. FIRE PROTECTION: CONTRACTOR SHALL PROVIDE A FULLY DESIGNED FIRE PROTECTION SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA AND LOCAL CODES. PROVIDE DESIGN, PERMITS, MATERIALS, INSTALLATION, TESTING AND ALL OTHER FOR A FULLY OPERATIONAL SYSTEM. LOCATION OF ALL PIPING TO BE COORDINATED WITH OTHER TRADES.

PIPING NOTES

- 1. DISASSEMBLY PROVISIONS: PROVIDE UNIONS OR FLANGES AT PIPING CONNECTIONS TO EQUIPMENT, COILS, TRAPS, CONTROL VALVES, AND OTHER COMPONENTS TO ALLOW DISASSEMBLY FOR MAINTENANCE.
- 2. REDUCERS: PROVIDE AS REQUIRED FROM LINE PIPE SIZE TO EQUIPMENT, TRAP, COIL, AND CONTROL VALVE CONNECTION SIZES.
- 3. OFFSETS: PROVIDE FOR BRANCH LINES TO EQUIPMENT.
- 4. DIELECTRIC UNIONS: PROVIDE AT CONNECTIONS OF DISSIMILAR PIPE.
- 5. REFRIGERANT PIPING: PROVIDE SIZING & INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 6. CONDENSATE DRAIN: PROVIDE A P-TRAP FOR EACH HVAC UNIT CONDENSATE PAN WITH PLUG TEES FOR CLEANING. CONDENSATE DRAINS SHALL BE DISCHARGED TO AN INDIRECT WASTE OR OUTSIDE.

INSULATION/LINING NOTES

- 1. ENERGY CODE: AS A MINIMUM, COMPLY WITH THICKNESSES AND TYPES LISTED IN ENERGY CODE ENFORCED BY AHJ.
- 2. EXTENT OF INTERNAL DUCT LINING:A. GRILLE AND DIFFUSER BOXES AND BOOTS.B. TRANSFER DUCTS.
- C. THE FIRST 10 FEET OF SUPPLY AND RETURN DUCTWORK FROM THE AIR HANDLER.

 3. EXTENT OF EXTERNAL DUCT INSULATION:

MECHANICAL ROOMS, ELECTRICAL ROOMS, AND

A. SUPPLY AND RETURN AIR IN UNCONDITIONED SPACES.

- EQUIPMENT ROOMS NOT SPECIFIED TO BE INTERNALLY LINED.

 B. SUPPLY AIR ABOVE CEILINGS OR EXPOSED NOT SPECIFIED TO BE INTERNALLY LINED.
- 4. MISCELLANEOUS DUCT FITTINGS (CONICAL TAKEOFFS, ETC.): WRAP WITH INSULATION FOR CONDENSATION CONTROL.

PLAN NOTES

1. DUCTWORK SHALL BE METALLIC DUCTWORK

C. OUTDOOR AIR INTAKE.

- 2. TEST AND BALANCE WORK SHALL BE PERFORMED BY AN INDEPENDENT TEST AND BALANCE AGENCY. PROVIDE (3) COPIES OF TEST AND BALANCE REPORT TO OWNER.
- 3. COORDINATE DUCTWORK WITH MISCELLANEOUS OBSTRUCTIONS IN CEILING SPACE.
- 4. RESTROOM EXHAUST SHALL BE A MINIMUM OF 10' FROM ANY MECHANICAL OUTSIDE AIR INTAKES.
- 5. ROUTE DUCTWORK UNDERNEATH JOISTS UON.
- 6. TRANSITION DUCT UNDER BEAMS AND DUCTS. FIELD VERIFY AVAILABLE CEILING CAVITY DIMENSIONS.
- 7. COORDINATE MOUNTING HEIGHT OF DIFFUSERS WITH ARCHITECTURAL PLANS.

SHEET METAL NOTES

- 1. REFERENCE: SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE, CURRENT EDITION.
- 2. CLEARANCE: COORDINATE DUCTWORK WITH MISCELLANEOUS OBSTRUCTIONS IN CEILING SPACE.
- 3. ROUND ELBOWS AND OFFSETS: FULL RADIUS (R/D = 1.5), 5-PIECE SEGMENTED OR STAMPED. REFER TO SMACNA HVAC FIG 2-7, 3-3. DO NOT USE ANGLED OFFSET (TYPE 1). MITERED OFFSET (TYPE 2) MAY BE USED UP TO 30 DEGREE OFFSET ANGLE.
- 4. ROUND TEES AND LATERALS: CONICAL TEE PER SMACNA HVAC FIG 3-5; DO NOT USE STRAIGHT TEE; DO NOT USE CONICAL SADDLE TAP FOR EXPOSED DUCTWORK IN FINISHED SPACES. 90-DEGREE TEE WITH OVAL TO ROUND TAP, LATERAL, AND 45-DEGREE RECTANGULAR LEAD-IN PER SMACNA HVAC FIG 3-4.
- 5. RECTANGULAR ELBOWS AND OFFSETS: FULL RADIUS WHERE SPACE PERMITS, R/W=1.5; OTHERWISE USE SQUARE CORNER ELBOW WITH TURNING VANES.
- 6. RECTANGULAR DIVIDED FLOW FITTINGS: USE GENERALLY, EXCEPT BRANCHES TO TERMINALS; SMACNA HVAC FIG 2-5, TYPES 1, 2, 4A, AND 4B. DO NOT USE TYPE 3.
- 7. TURNING VANES: H.E.P. MANUFACTURER OR APPROVED HIGH EFFICIENCY PROFILE AIRFOIL TYPE FOR RECTANGULAR SQUARE THROAT ELBOWS. ACOUSTICAL TYPE FOR RETURN AIR MITERED ELBOWS.
- 8. TAKEOFFS TO OPENINGS: CONICAL TYPE WITH VOLUME DAMPER FOR ROUND DUCT BRANCHES PER SMACNA HVAC FIG 2-6, MINIMUM INLET DIAMETER 2 INCHES LARGER THAN DUCT SIZE. 45 DEGREE ENTRY FITTING FOR RECTANGULAR DUCT BRANCHES PER SMACNA HVAC FIG 2-6.
- 9. FLEXIBLE CONNECTIONS: PROVIDE AT EACH DUCT CONNECTION TO FANS, PACKAGED HVAC EQUIPMENT, EXTERNALLY ISOLATED AIR HANDLING UNITS, FAN COIL UNITS, AND SIMILAR EQUIPMENT. EXCEPTION: EQUIPMENT IN CORRIDOR CEILING SPACES WHERE FIRE RATING IS REQUIRED.
- 10. ALL DUCT WORK SHALL BE CLASSIFIED FOR LOW PRESSURE SYSTEMS PER IMC SECTION 603.
- 11. ALL DUCTS AND JOINTS SHALL BE SEALED PER IMC SECTION 603.

HVAC NOTES

1. ATTACHMENTS: AIR DISTRIBUTION OUTLETS AND LOUVERS

SHALL HAVE ALL REQUIRED ACCESSORIES AND ATTACHMENTS FOR A COMPLETE CONNECTION TO THE SPECIFIC TYPE OF STRUCTURE THAT THEY ARE BEING ATTACHED TO. THIS INCLUDES, BUT IS NOT LIMITED TO EXTERIOR BRICKS, GWB WALLS, GWB CEILING, ETC.

- 2. DUCTWORK: DUCTWORK SHALL BE SMOOTH SHEET METAL (CLASS-1). DUCTWORK THROUGH FIRE RATED STRUCTURE AND FLOOR SHALL BE MIN. 26 GA. STEEL. MAXIMUM LENGTH OF FLEXIBLE DUCTS SHALL BE 5'-0", UNLESS OTHERWISE NOTED ON DRAWINGS. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
- 3. SEISMIC: PROVIDE SEISMIC RESTRAINTS FOR MECHANICAL EQUIPMENT, PIPING, AND DUCTWORK PER SMACNA AND LOCAL REGULATIONS.
- 4. FILTER CLEARANCE: PROVIDE ADEQUATE CLEARANCE FOR CHANGING AIR FILTERS.
- 5. DUCTWORK AND PIPING OUTSIDE OF MECHANICAL ROOMS SHALL BE CONCEALED, COORDINATE WITH THE GENERAL CONTRACTOR TO FUR—OUT AS REQUIRED.
- 6. FIRE RATINGS: RATED FLOOR/CEILING JOINT SPACES HAVING DUCTWORK INSIDE THEM SHALL BE FIRE/SMOKE PROTECTED TO MAINTAIN THE 1—HOUR FLOOR/CEILING RATING PER LOCAL JURISDICTIONS. EXHAUST DUCTWORK PENETRATING THE 1—HOUR ROOF/CEILING OR FLOOR/CEILING ASSEMBLY SHALL HAVE ACCESSIBLE CEILING FIRE DAMPERS. ALTERNATIVELY, THE EXHAUST DUCTWORK SHALL BE ROUTED INSIDE A RATED SHAFT TO PROTECT THE CEILING/ROOF RATING PER THE LOCAL JURISDICTIONS.
- 7. FIRESTOP: PIPE, DUCT AND CONDUIT PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE AND SMOKE STOPPED PER CODE.
- B. DUCTWORK: DUCTWORK SHALL BE SMOOTH SHEET METAL (CLASS-1). DUCTWORK THROUGH FIRE RATED STRUCTURE AND FLOOR SHALL BE MIN. 26 GA. STEEL. MAXIMUM LENGTH OF FLEXIBLE DUCTS SHALL BE 5'-0" UNLESS OTHERWISE NOTED ON DRAWINGS. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
- 9. VOLUME DAMPERS: PROVIDE AN ACCESSIBLE MANUAL VOLUME DAMPER FOR EACH SUPPLY, RETURN, OSA AND EXHAUST OPENING, LOCATED AS FAR UPSTREAM AS POSSIBLE FROM THE OPENING. PROVIDE A MANUAL VOLUME DAMPER FOR BRANCH MAINS SERVING MORE THAN ONE OPENING. VOLUME DAMPERS IN NON-ACCESSIBLE CEILING SHALL HAVE A CONTROL ARM EXTENDED TO AN ACCESSIBLE LOCATION. PROVIDE "YOUNG" REGULATOR OR EQUAL. EXACT LOCATION OF CONTROL DEVICES VISIBLE IN FINISHED SPACES SHALL BE COORDINATED WITH THE
- 10. CORRIDOR THERMOSTAT: PROVIDE TAMPERPROOF THERMOSTATS IN CORRIDORS. DO NOT PROVIDE PLASTIC GUARDS TO MAKE THE THERMOSTATS TAMPERPROOF. PROVIDE BLANK SECURABLE THERMOSTAT COVERS.

APPLICABLE CODE

BUILDING CODE:

- 2018 WASHINGTON STATE ENERGY CODE-RESIDENTIAL BY WASHINGTON ADMINSTRATIVE CODE CHAP 51-50 (WSEC)
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH ADMINISTRATIVE CODE CHAP 51-51 (WSRC)
- 2018 INTERNATIONAL MECHANICAL CODE WITH ADMINISTRATIVE CODE CHAP 51-52 (WSMC)

DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S

STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES,
OFFSETS, AND MATERIALS NECESSARY FOR A
COMPLETE SYSTEM.

PRE-CON MEETING NOTES

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS.AND ON-SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK. PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUG OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED. BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THOUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

MECHANICAL SHEET METAL 4 HOURS
PLUMBING/PIPING 4 HOURS
ELECTRICAL 4 HOURS
SPRINKLER 2 HOURS
GENERAL CONTRACTOR ALL SESSIONS

ANNOTATIONS

AIR CONDITIONING UNIT ABOVE FINISHED FLOOR AUTHORITY HAVING JURISDICTION AIR HANDLING UNIT BDD BACKDRAFT DAMPER BHP BRAKE HORSEPOWER BTUH BRITISH THERMAL UNIT PER HOUR COMMON CAP CAPACITY CC COOLING COIL CD CFILING DIFFUSER CFM CUBIC FEET PER MINUTE CLG CEILING, COOLING CO CLEANOUT COMB COMBUSTION CONT CONTINUE. CONTROL CONTR CONTRACTOR COP COEFFICIENT OF PERFORMANCE CHILLED WATER SUPPLY CWS CHILLED WATER RETURN CWR DIAMETER DB DRY BULB. DECIBEL DEG DEGREE DIM DIMENSION DISCH DISCHARGE DN DOWN EXHAUST AIR ENTERING AIR TEMPERATURE EER ENERGY EFFICIENCY RATIO EXHAUST FAN EFFICIENCY EXHAUST GRILLE. ENGINE **GENERATOR** ELEC ELECTRIC EQUIV **EQUIVALENT** ESP EXTERNAL STATIC PRESSURE EXH **EXHAUST** EXT EXTERIOR. EXTERNAL **FAHRENHEIT** FD FIRE DAMPER FCU FAN COIL UNIT FLR FLOOR FPM FEET PER MINUTE FPS FEET PER SECOND FSD FIRE/SMOKE DAMPER GRD GRILLES, REGISTERS, AND DIFFUSERS GWB GYPSUM WALLBOARD HORIZ HORIZONTAL HORSEPOWER, HEAT PUMP HRU HEAT RECOVERY UNIT HEATING, VENTILATING, AND AIR HVAC CONDITIONING HEATING AND VENTILATION UNIT HIGH WALL RETURN, HOT WATER HWR RETURN HIGH WALL SUPPLY, HOT WATER HWS SUPPLY HEAT EXCHANGER ΗX ID INDIRECT DRAIN, INSIDE DIAMETER ΚW KILOWATT LONG, LENGTH

IN INCH
KW KILOWATT
L LONG, LENGTH
LB POUND
LWR LOW WALL RETURN
LWS LOW WALL SUPPLY
MBH THOUSAND BTU PER HOUR
MECH MECHANICAL

MCA MINIMUM CIRCUIT AMPACITY
MOCP MAXIMUM OVER CURRENT
PROTECTION
MTD MOUNTED
OSA OUTDOOR AIR
OBD OPPOSED BLADE DAMPER

OUTSIDE DIMENSION OR DIAMETER OD OPNG OPENING PD PRESSURE DROP POINT OF CONNECTION POC PRV PRESSURE REDUCING VALVE PSIG POUNDS PER SQUARE INCH GAUGE RA RETURN AIR REF REFERENCE

RF RELIEF FAN
RG RETURN GRILLE
RPM REVOLUTIONS PER MINUTE
SA SUPPLY AIR
SCH SCHEDULE
SF SUPPLY FAN, SQUARE FOOT

SENS SENSIBLE
SG SUPPLY GRILLE
SMACNA SHEET METAL AND AIR
CONDITIONING CONTRACTORS
NATIONAL

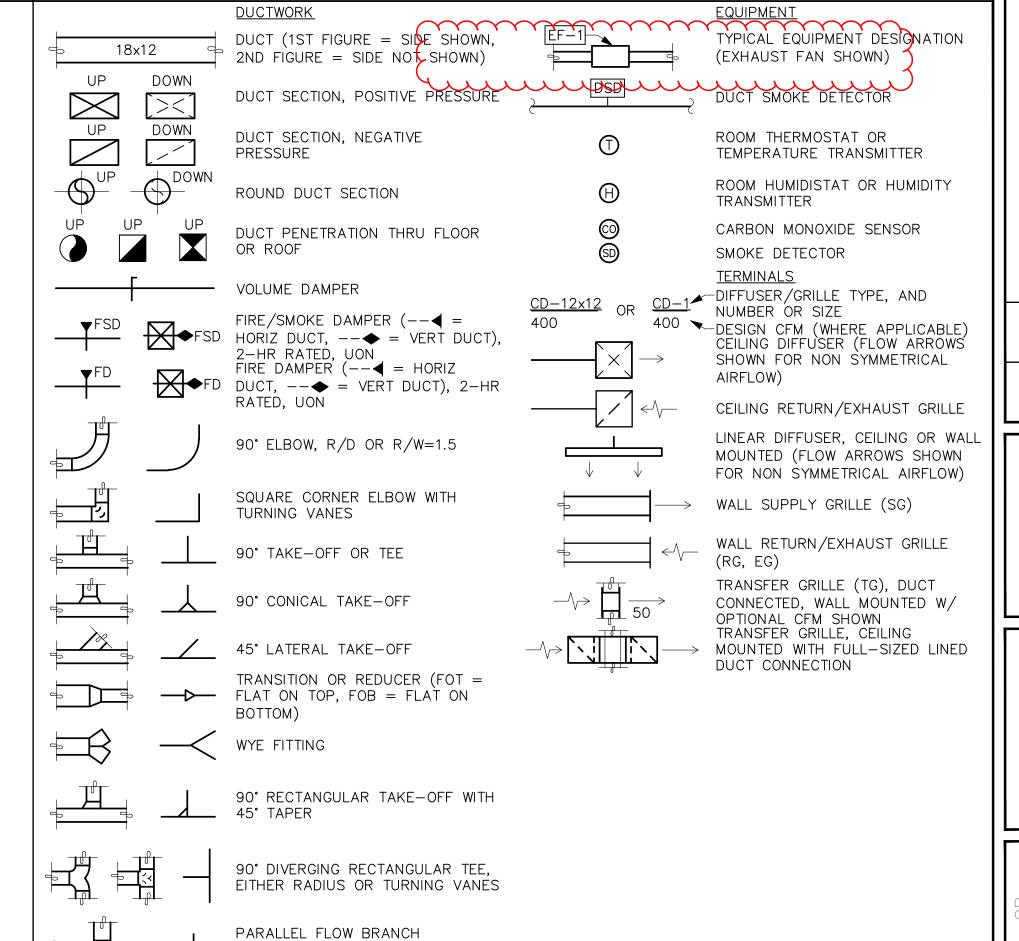
ASSOCIATION
SO SCREENED OPENING
SP STATIC PRESSURE
SS STAINLESS STEEL, SANITARY
SEWER
SQ SQUARE
TG TRANSFER GRILLE

TYPICAL

TYP

UH UNIT HEATER
UON UNLESS OTHERWISE NOTED
V VENT
VENT VENTILATION, VENTILATOR
VTR VENT THRU ROOF
W WASTE, WATT, WIDE
WB WET BULB (TEMPERATURE)

SYMBOLS



DRAWING INDEX

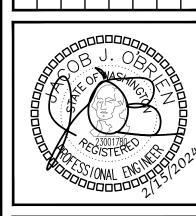
CONNECTION, EITHER RADIUS OR

TURNING VANES

ROUND DUCT INDICATOR

FLEXIBLE DUCT

	DRAWING INDEX								
DWG	DESCRIPTION	PERMIT SET 02/15/2024	BID SET 09/04/2024						
M0.0	MO.0 LEGEND, GENERAL NOTES, & DRAWING INDEX		Х						
M0.1	PROJECT NOTES & CALCULATIONS	Х	Х						
M0.2	DETAILS	Х	Х						
M0.3	MECHANICAL SCHEDULES & WSEC FORMS	Х	Х						
M2.0	HVAC PLAN - BASEMENT & 1ST LEVEL	Х	Х						
M2.1	M2.1 HVAC PLAN - 2ND & 3RD LEVEL		Х						
M3.0	M3.0 HVAC ENLARGED PLANS								
M3.1	M3.1 HVAC ENLARGED PLANS								





DESIGNED: ABE
CHECKED: ABE
APPROVED: JOB

G A

DESIGNED:

CHECKED:

HT APARTMENTS - BUILDING E 98374

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OBISON 19401 LYNNW

E: 02/15/2024

SHEET TITLE:
LEGEND,
GENERAL NOTES,
& DRAWING
INDEX

MO.0

ENERGY CODE NOTES

WASHINGTON STATE ENERGY CODE

1. HVAC THERMOSTATS SHALL BE SET TO MAINTAIN A MINIMUM DEADBAND OF 5°F IN AREAS SERVED AS REQUIRED PER WSEC C403.2.4.2.

2. PER **WSEC**, ALL DUCTS SHALL BE INSULATED AS FOLLOWS:

		DUCT INSULATION SCHEDULE		
CODE	DUCT SYSTEM	DUCT LOCATION AND USE (1)(2)(3)	MATERIAL	R-VALUE (MIN. INSTALLED)
	OUTSIDE AIR (4)	>= 2800 CFM INSIDE CONDITION SPACE AND UPSTREAM OF AUTOMATIC SHUTOFF DAMPER	MINERAL-WOOL BLANKET	16.0
WSEC TABLE C403.10.1.1		>= 2800 CFM INSIDE CONDITION SPACE AND DOWNSTREAM OF AUTOMATIC SHUTOFF DAMPER TO HVAC UNIT UNIT OR ROOM	MINERAL-WOOL BLANKET	8.0
		< 2800 CFM INSIDE CONDITION SPACE	MINERAL—WOOL BLANKET	7.0
		OUTSIDE THE BUILDING (OUTDOOR AND EXPOSED TO WEATHER) WHICH INCLUDE ATTICS ABOVE INSULATION CEILINGS, PARKING GARAGE AND CRAWL SPACE	MINERAL-WOOL BLANKET	8.0
	SUPPLY AIR & RETURN AIR (4)	UNCONDITIONED SPACE (ENCLOSED BUT NOT IN THE BUILDING CONDITIONED ENVELOPE)	MINERAL-WOOL BLANKET	6.0
		UNCONDITIONED SPACE WHERE THE DUCT CONVEYS AIR THAT IS WITHIN 15°F OF THE AIR TEMPERATURE OF THE SURROUNDING UNCONDITIONED SPACE (5)	MINERAL-WOOL BLANKET	3.3
		WHERE LOCATED IN THE BUILDING ENVELOPE ASSEMBLY	MINERAL-WOOL BLANKET	16.0
WSEC TABLE C403.10.1.2	SUPPLY AIR (4)	WITHIN CONDITIONED SPACE WHERE SUPPLY DUCT CONVEYS AIR <55°F OR >105°F	MINERAL-WOOL BLANKET	3.3
		WITHIN CONDITIONED SPACE THAT THE DUCT DIRECTLY SERVES WHERE SUPPLY DUCT CONVEYS AIR <55°F OR >105°F	MINERAL-WOOL BLANKET	0.0
		WITHIN CONDITIONED SPACE WHERE SUPPLY DUCT CONVEYS AIR >55°F OR <105°F	MINERAL-WOOL BLANKET	0.0
	RETURN OR EXHAUST AIR	WITHIN CONDITION SPACE, DOWNSTREAM OF AN ENERGY RECOVERY MEDIA, UPSTREAM OF AUTOMATIC SHUTOFF DAMPER	MINERAL-WOOL BLANKET	8.0
	RELIEF OR EXHAUST AIR	CONDITION SPACE AND DOWNSTREAM OF AN AUTOMATIC SHUTOFF DAMPER	MINERAL-WOOL BLANKET	16
		NOTES (1) DUCT INSULATION SHALL COMPLY WITH WSEC (2) INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 25 INDEX OF 50 PER WSEC 604.3 (3) EXTERAL DUCT INSULATION IS IDENTIFIABLE PER WSEC 604.7 (4) VAPOR RETARDER IS INSTALLED ON SUPPLY AND OUTSIDE AIR DUCTONDENSATION CONTROL FOR DUCTWORK		E DEVELOPED

MOTORIZED DAMPERS: PER WSEC C403.7.8.1 PROVIDE MOTORIZED DAMPERS ON ALL OUTSIDE AIR INTAKES, EXHAUST OUTLETS AND RELIEF OUTLETS SERVING CONDITIONED SPACES WHICH CLOSE AUTOMATICALLY WHEN THE SYSTEM IS OFF. RETURN AIR DAMPERS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS. SEE WSEC C402.4.5.2 FOR EXCEPTIONS AND ADDITIONAL REQUIREMENTS.

RESIDENTIAL ENERGY CODE

- 1. WHOLE-HOUSE FAN EFFICACY PER TABLE R403.6.1.
- 2. EQUIPMENT AND APPLIANCE SIZING PER R403.7, HEATING AND COOLING EQUIPMENT AND APPLIANCES SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S OR OTHER APPROVED SIZING METHODOLOGIES BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES
- ELECTRIC RESISTANCE ZONE PER R403.7.1, ELECTRIC ZONAL HEATING AS PRIMARY HEAT SOURCE SHALL INSTALL DUCTLESS MINI-SPLIT HEAT PUMP IN THE LARGEST ZONE IN THE DWELLING UNLESS TOTAL INSTALLED HEATING CAPACITY OF 2 KW PER DWELLING OR LESS.
- PROVIDED ONE THERMOSTAT FOR EACH HEATING AND COOLING SYSTEM PER R403.1
- PER R403.3.6, SUPPLY AND RETURN DUCTS IN CEILING INSULATION SHALL HAVE MIN R-8 INSULATION ALL AROUND. THE SUM OF THE CEILING INSULATION OF THE TOP AND BELOW OF THE DUCT SHALL BE MIN R-19, EXCLUDING THE R-VALUE OF THE DUCT INSULATION
- MECHANICAL SYSTEM PIPING CARRYING FLUIDS ABOVE 105F OR BELOW 55F SHALL BE INSULATED WITH MIN R-6 PER R403.4. INSULATION SHALL BE PROTECTED FROM DAMAGE AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION. ADHESIVE TAPE SHALL NOT

WHOLE HOUSE VENTILATION NOTES

EACH DWELLING UNIT OR SLEEPING UNIT SHALL BE EQUIPPED WITH A WHOLE—HOUSE MECHANICAL VENTILATION SYSTEM THAT COMPLIES WITH SECTIONS 403.4.1 THROUGH 403.4.6. EACH DWELLING UNIT OR SLEEPING UNIT SHALL BE EQUIPPED WITH LOCAL EXHAUST COMPLYING WITH SECTION 403.4.7. ALL OCCUPIED SPACES, INCLUDING PUBLIC CORRIDORS, OTHER THAN GROUP R DWELLING UNITS AND/OR SLEEPING UNITS, THAT SUPPORT THESE GROUP R OCCUPANCIES, SHALL MEET THE VENTILATION REQUIREMENTS OF SECTION 402 OR THE MECHANICAL VENTILATION REQUIREMENTS OF SECTIONS 403.1 THROUGH 403.3.

THE WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS; AND THE ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST FANS SHALL BE PERMITTED TO SERVE AS PART OF THE WHOLE-HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH THE PROPER CONTROLS IN ACCORDANCE WITH SECTION 403.4.5. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO SUPPLY AND EXHAUST THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION 403.4.2 AS CORRECTED BY THE BALANCED AND/OR DISTRIBUTED WHOLE—HOUSE VENTILATION SYSTEM COEFFICIENTS IN ACCORDANCE WITH SECTION 403.4.3 WHERE APPLICABLE.

THE DWELLING UNIT WHOLE-HOUSE MECHANICAL VENTILATION MINIMUM OUTDOOR AIRFLOW RATE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 4-10 OR TABLE 403.4.2.

RESIDENTIAL DWELLING AND SLEEPING UNITS IN GROUP R-2 OCCUPANCIES SYSTEM SHALL INCLUDE SUPPLY AND EXHAUST FANS AND BE A BALANCED WHOLE-HOUSE VENTILATION SYSTEM IN ACCORDANCE WITH SECTION 403.4.6.3. THE SYSTEM SHALL INCLUDE A HEAT OR ENERGY RECOVERY VENTILATOR WITH A SENSIBLE HEAT RECOVERY EFFECTIVENESS AS PRESCRIBED IN SECTION C403.3.6 OF THE WASHINGTON STATE ENERGY CODE. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED IN ACCORDANCE WITH SECTION 403.4. THE WHOLE-HOUSE SUPPLY FAN SHALL PROVIDE DUCTED OUTDOOR VENTILATION AIR TO EACH HABITABLE SPACE WITHIN THE RESIDENTIAL UNIT.

CONTROLS FOR THE WHOLE-HOUSE VENTILATION SYSTEM SHALL COMPLY WITH THE FOLLOWING:

- 1. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT HAVE READY ACCESS FOR THE
- 2. THE WHOLE—HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATING THEIR FUNCTION. RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING; "LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR."
- MANUAL CONTROLS SHALL HAVE READY ACCESS FOR THE OCCUPANT. 3. WHOLE-HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS ARE PROVIDED IN ACCORDANCE WITH SECTION 403.4.6.5 AND ALLOWED BY SECTION 403.4.4.2.

WHOLE HOUSE VENTILATION SUPPLY AND EXHAUST FANS SPECIFIED IN THIS SECTION SHALL HAVE A MINIMUM EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE. THE FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE AT DESIGN AIRFLOW AND STATIC PRESSURE CONDITIONS. DESIGN AND INSTALLATION OF THE SYSTEM OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS

A BALANCED WHOLE HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OF EACH OTHER. THE TESTED AND BALANCED TOTAL MECHANICAL EXHAUST AIRFLOW RATE IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION 403.4.6.6. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF SECTION 403.4.6.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF SECTION 403.4.6.3. FOR R-2 DWELLING AND SLEEPING UNITS, THE SYSTEM IS REQUIRED TO HAVE BALANCED WHOLE-HOUSE VENTILATION BUT IS NOT REQUIRED TO HAVE DISTRIBUTED WHOLE-HOUSE VENTILATION WHERE THE NOT DISTRIBUTED SYSTEM COEFFICIENT FROM TABLE 403.4.3 IS UTILIZED TO CORRECT THE WHOLE-HOUSE MECHANICAL VENTILATION RATE. THE SYSTEM SHALL BE DESIGNED AND BALANCED TO MEET THE PRESSURE EQUALIZATION REQUIREMENTS OF SECTION 501.4. INTERMITTENT DRYER EXHAUST, INTERMITTENT RANGE HOOD EXHAUST, AND INTERMITTENT TOILET ROOM EXHAUST AIRFLOW RATES ABOVE THE RESIDENTIAL DWELLING OR SLEEPING UNIT MINIMUM VENTILATION RATE ARE EXEMPT FROM THE BALANCED AIRFLOW CALCULATION.

FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATIONS

PER 2018 IMC 401.4.3, ITEM 3, EXCEPTION, SEPARATION IS NOT REQUIRED BETWEEN INTAKE AIR OPENINGS AND LIVING SPACE RELIEF AIR EXHAUST AIR OPENINGS OF AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT, NOT TO INCLUDE COMMON AREAS OUTSIDE OF THE DWELLING OR SLEEPING UNIT, WHERE A FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTING, LISTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, IS USED TO SEPARATE THE AIR STREAMS. A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN OTHER ENVIRONMENTAL AIR EXHAUST OUTLETS AND OTHER DWELLING OR SLEEPING UNIT FACTORY—BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTINGS SHALL BE MAINTAINED.

CALCULATIONS

ı	RESIDENTIAL VENTILATION CALCULATIONS								
	UNIT SQUARE FOOTAGE		2018 II	MC CRITERIA (1)		VENTILATION QUALITY ADJUSTMENT COEFFICIENT (3)	MINIMUM WHOLE HOUSE VENTILATION RATE, CFM	TOTAL CFM PROVIDED BY WHOLE HOUSE FAN SYSTEM	
UNIT TYPE		NUMBER OF BEDROOMS	FLOOR AREA, SQFT	NUMBER OF BEDROOMS	REQUIRED CFM (2)				
1 BEDROOM	660	1	500 - 1,000	1	30	1.5	45	55	
2 BEDROOM	1000	2	500 - 1,000 2		35	1.5	53	55	
NOTE:	(1) VENTILATION CRITERIA IS PER THE	2018 WA RESIDENTIAL CODE	SECTION M1505.4.3			-			

(2) MINIMUM OSA FOR CONTINUOUSLY OPERATING FAN(S).

(3) ADJUSTMENT COEFFICIENT IS PER 2018 WRC, TABLE M1505.4.3(2) FOR A NOT BALANCED, AND NOT DISTRIBUTED WHOLE HOUSE VENTILATION SYSTEM.

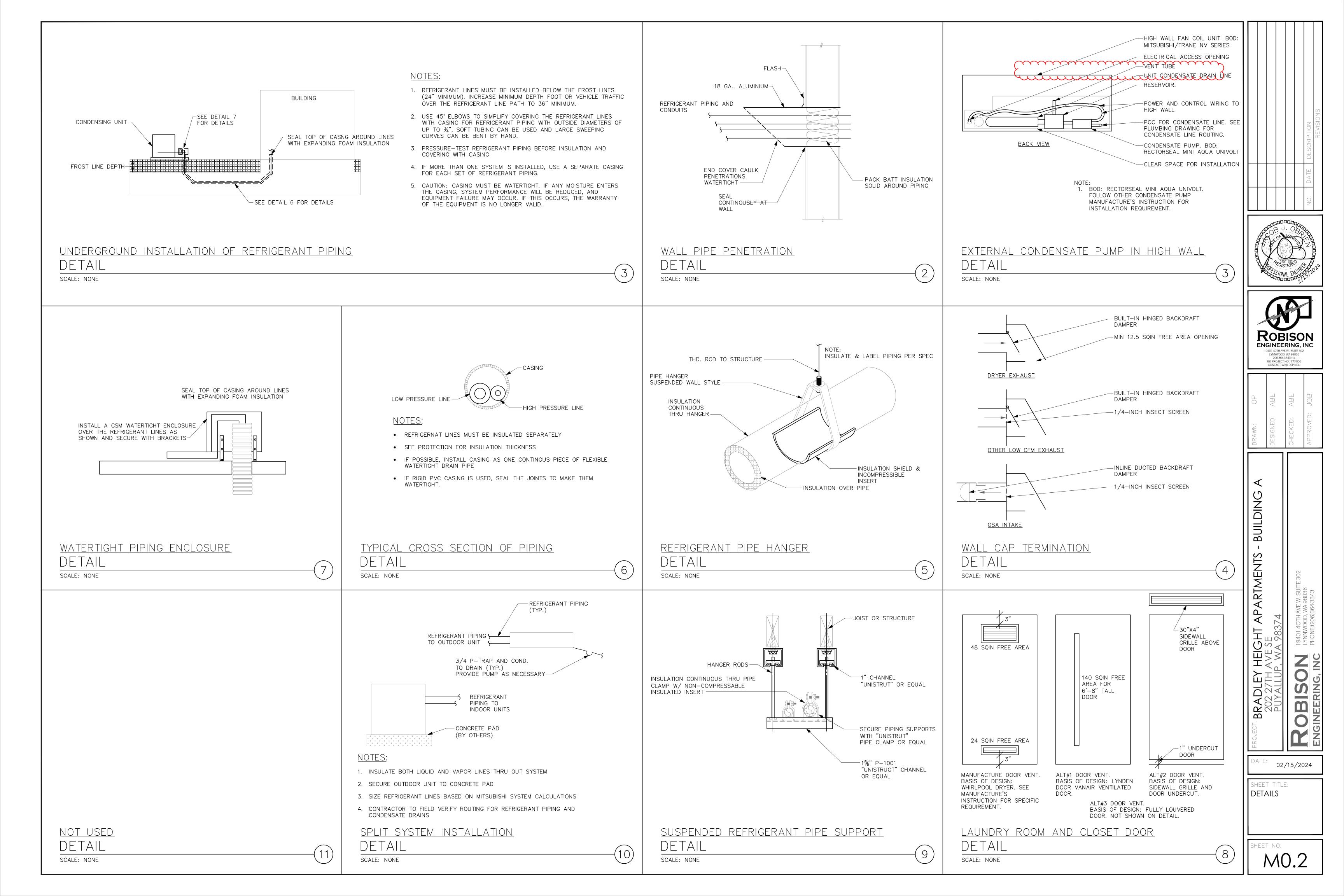


BUIL **APARTMENTS** HEIGHT AVE SE

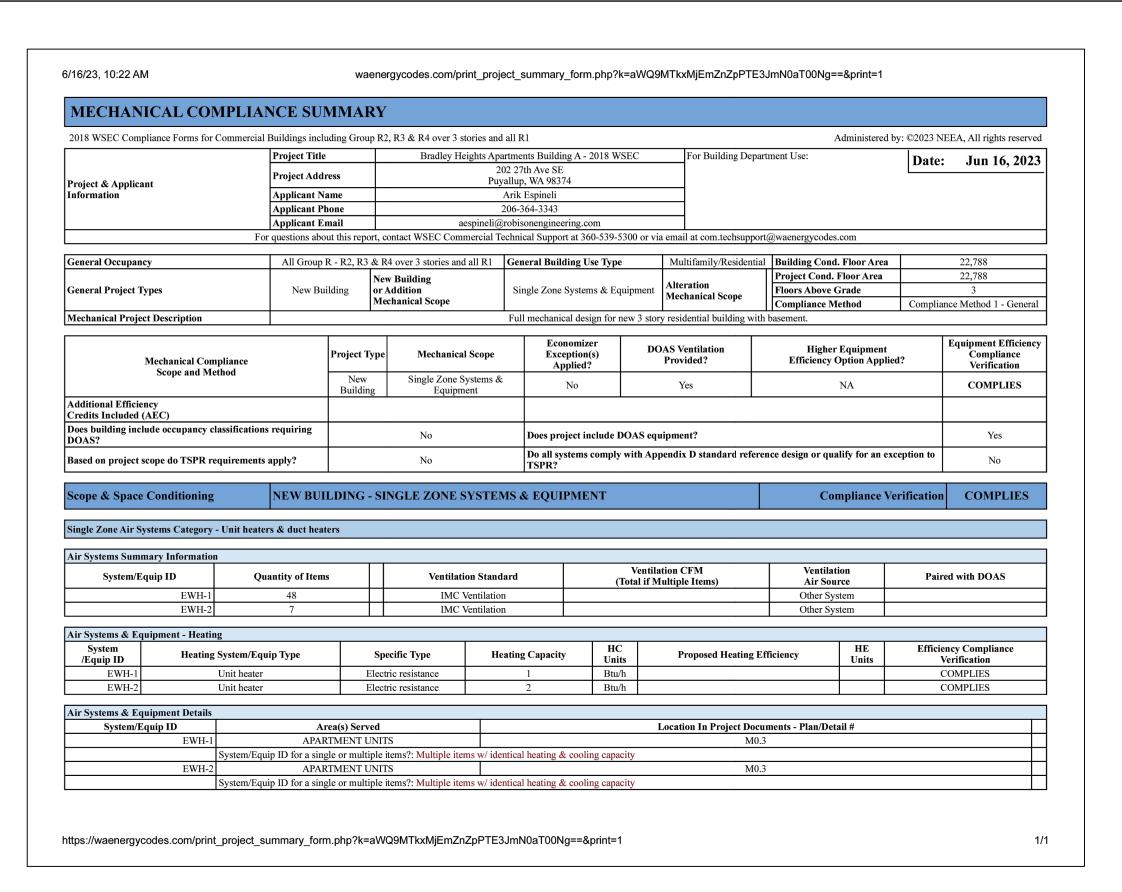
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CALCULATIONS



WSEC FORMS



MECHANICAL SCHEDULES

	ELECTRIC HEATERS										
EQUIP NO.	SERVICE	MOUNTING/ DISCHARGE	HEATING	ELECTRICAL	BASIS OF DESIGN (3)						
EQUIF NO.	SERVICE	MOUNTING/ DISCHARGE	KW	VOLTAGE	BASIS OF DESIGN (3)						
EWH-1	APARTMENT UNIT	WALL	1.0	208V/1P	(1)(2)						
EWH-2	APARTMENT UNIT	WALL	1.5	208V/1P	(1)(2)						

NOTES: (1) BROAN, KING, CADET OR EQUIVALENT.

(2) PROVIDE REMOTE THERMOSTAT. COORDINATE FINAL LOCATION WITH ELECTRICAL DRAWINGS.

(3) ALL ELECTRIC HEATERS TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

	FAN SCHEDULE									
FOLUP NO	QUIP NO. SERVICE	TYPE	AIRFLOW, CFM	ESP. IN WG	ELECTRICAL		- OPERATION	WEIGHT, LBS	BASIS OF DESIGN	
LQUII IVO.		1111		L31 . 114 VVG	VOLTAGE	HP	OFERATION	VVLIOTIT, LD3	(1)(2)(3)	
BEF-1	RESTROOM	CEILING MOUNTED	55/80	0.5	115V/1P	FHP	CONTINUOUS	10	GREENHECK SP-AP0511W (4)	
BEF-2	RESTROOM	CEILING MOUNTED	50	0.5	115V/1P	FHP	(2)	10	GREENHECK SP-AP0511W	

NOTES: (1) PROVIDE BACKDRAFT DAMPERS ON EXHAUST FANS.

(2) 1.0 SONES MAXIMUM.

(3) VIBRATION ISOLATION: FANS < 125 LBS RUBBER ISOLATORS, FANS > 125 LBS SPRING ISOLATORS

FAN SHALL BE 2-SPEED: 35 CFM CONTINUOUS LOW SETTING AND 80 CFM HIGH SPEED ACTIVATED BY INTEGRAL OCCUPANCY SENSOR ON GRILLE.

	SPLIT SYSTEM HEAT PUMP SCHEDULE - INDOOR UNIT									
	IP NO. SERVICE	MOUNTING/	FAN		ELECTRICAL			BASIS OF DESIGN	CONNECTED OUTDOOR	
EQUIP NO.			AIRFLOW, CFM	ESP. IN WG	VOLTAGE	MCA	MOCP	(1)(2)(4)	UNIT	
FCU-1-X	RES. UNIT	HIGH WALL	473	N/A	(3)	(3)	(3)	DAIKIN FTXB12BXVJU	HP-1-X	
FCU-2-X	RES. UNIT	HIGH WALL	716	N/A	(3)	(3)	(3)	DAIKIN FTXB18BXVJU	HP-2-X	

NOTES: (1) INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.

(2) PROVIDE MANUFACTURER'S OPTIONAL CONDENSATE PUMP WITH RESERVOIR AND SENSOR.

(3) INDOOR UNIT POWERED FROM OUTDOOR UNIT.

(4) "X" DENOTES THE UNIT BEING SERVED.

	SPLIT SYSTEM HEAT PUMP SCHEDULE - OUTDOOR UNIT											
EQUIP NO.	SERVICE	CAPACITY, TONS	TOTAL COOLING CAPACITY, BTUH	SEER2	TOTAL HEATING CAPACITY, BTUH	HSPF2	ELE VOLTAGE	CTRICAL	МОСР	WEIGHT, LBS	BASIS OF DESIGN (1)(2)(3)(4)(5)(6)	CONNECTED FAN COIL UNIT
HP-1-X	RES. UNIT	1.0	11,000	18.0	11,300	9.0	208V/1P	12.40	15	62	DAIKIN RXB12BXVJU	FCU-1
HP-2-X	RES. UNIT	1.5	18,000	18.0	17,900	8.5	208V/1P	16.55	20	97	DAIKIN RXB18BXVJU	FCU-1

NOTES: (1) INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.

(2) ARI LISTED WITH ALL STANDARD FEATURES, INSTALLATION ACCESSORIES AND COMPRESSOR SHORT CYCLING PROTECTION. FILTER DRIVER, REFRIGERANT LINE FILTER, LIQUID SOLENOID

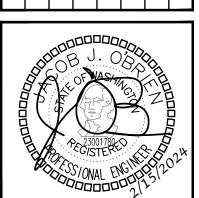
VALVE, AND SAFETY PRESSURE SWITCHES. INSTALL REFRIGERANT TUBING AND LENGTH IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

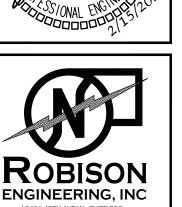
(3) PROVIDE ALL REQUIRED ACCESSORIES FOR LOW-AMBIENT.

(4) ROUTING OF REFRIGERANT LINES FROM INDOOR TO OUTDOOR UNITS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD COORDINATE ROUTING.

(5) REFRIGERANT SHALL BE R-410A.

(6) "X" DENOTES THE UNIT BEING SERVED.





LYNNWOOD, WA 98036 206-364-3343 TEL REI PROJECT NO.: 777-006 CONTACT: ARIK ESPINELI

DESIGNED: ABE
CHECKED: ABE
APPROVED: JOB

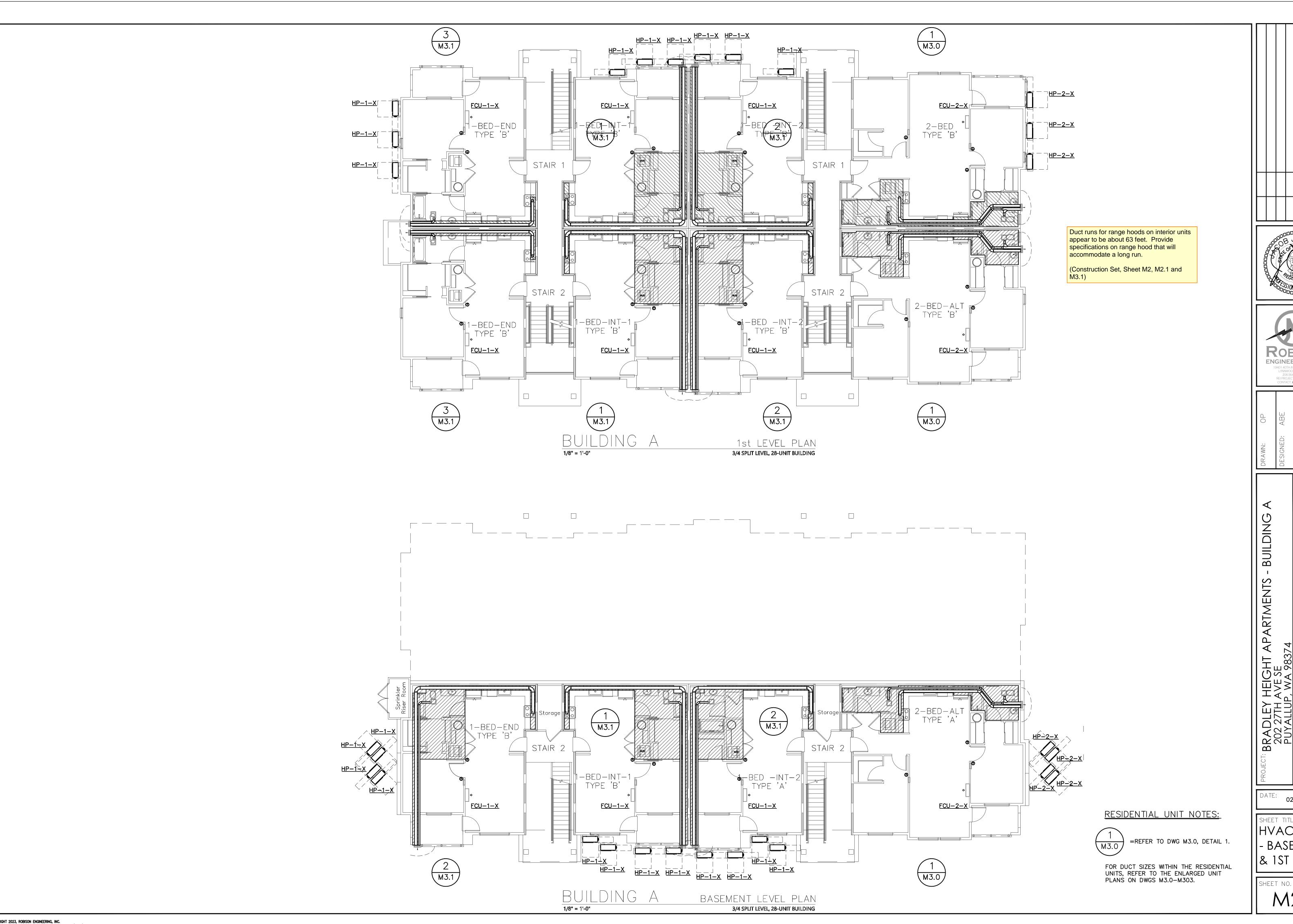
HEIGHT APARTMENTS - BUILDING AVE SE V, WA 98374

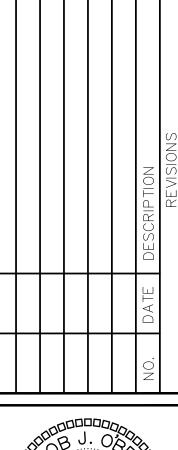
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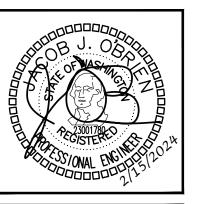
TE: 02/15/2024

SHEET TITLE:
MECHANICAL
SCHEDULES &
WSEC FORMS

MO.3









ABE	ABE	900 1000
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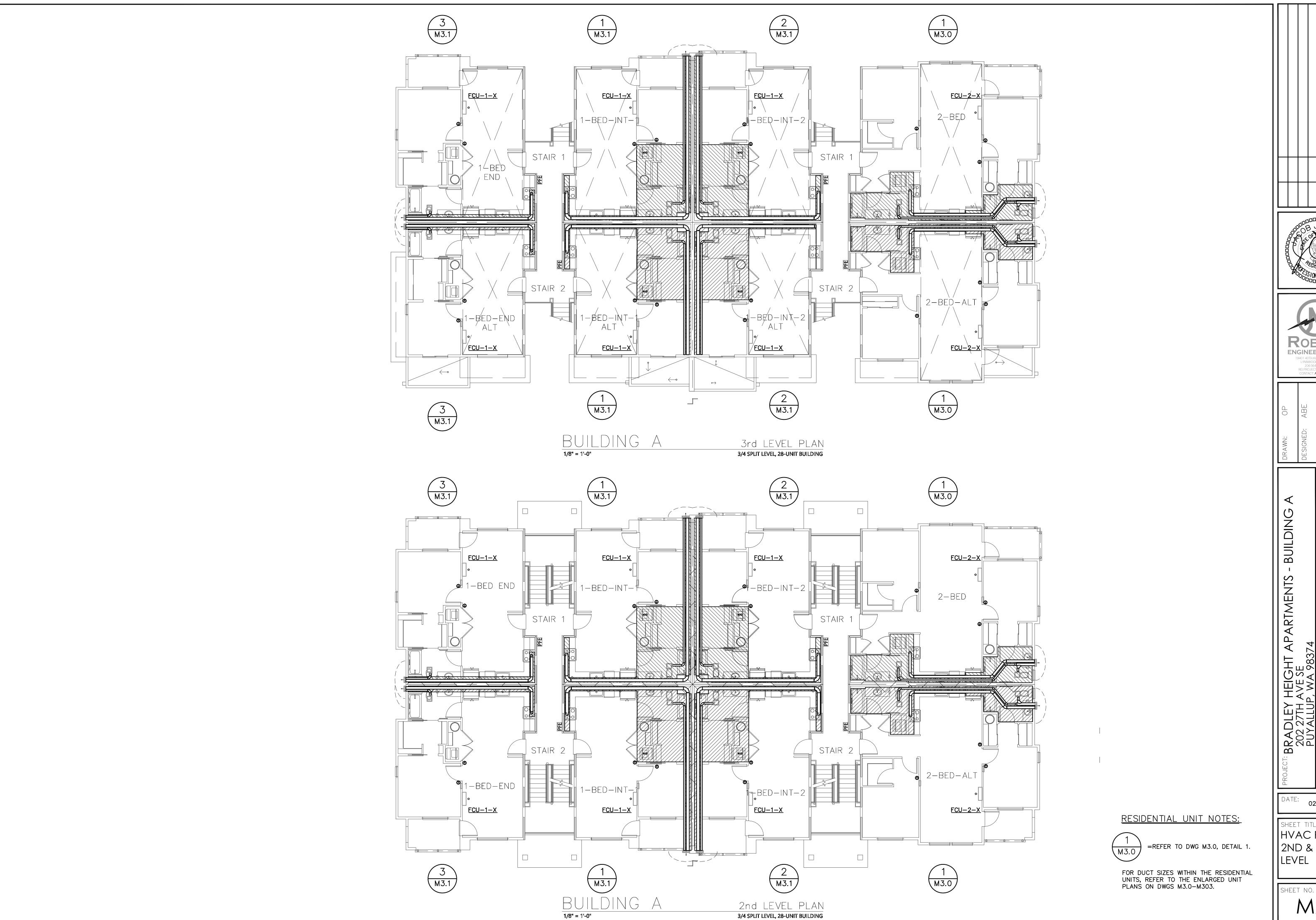
- BUILDING

02/15/2024

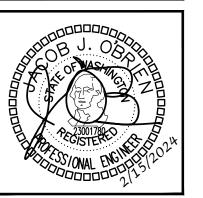
HVAC PLAN - BASEMENT & 1ST LEVEL

SHEET NO.

M2.0









3E	3E	90
: ABE	ABE	D: JOB
DESIGNED:	CHECKED:	APPROVED:

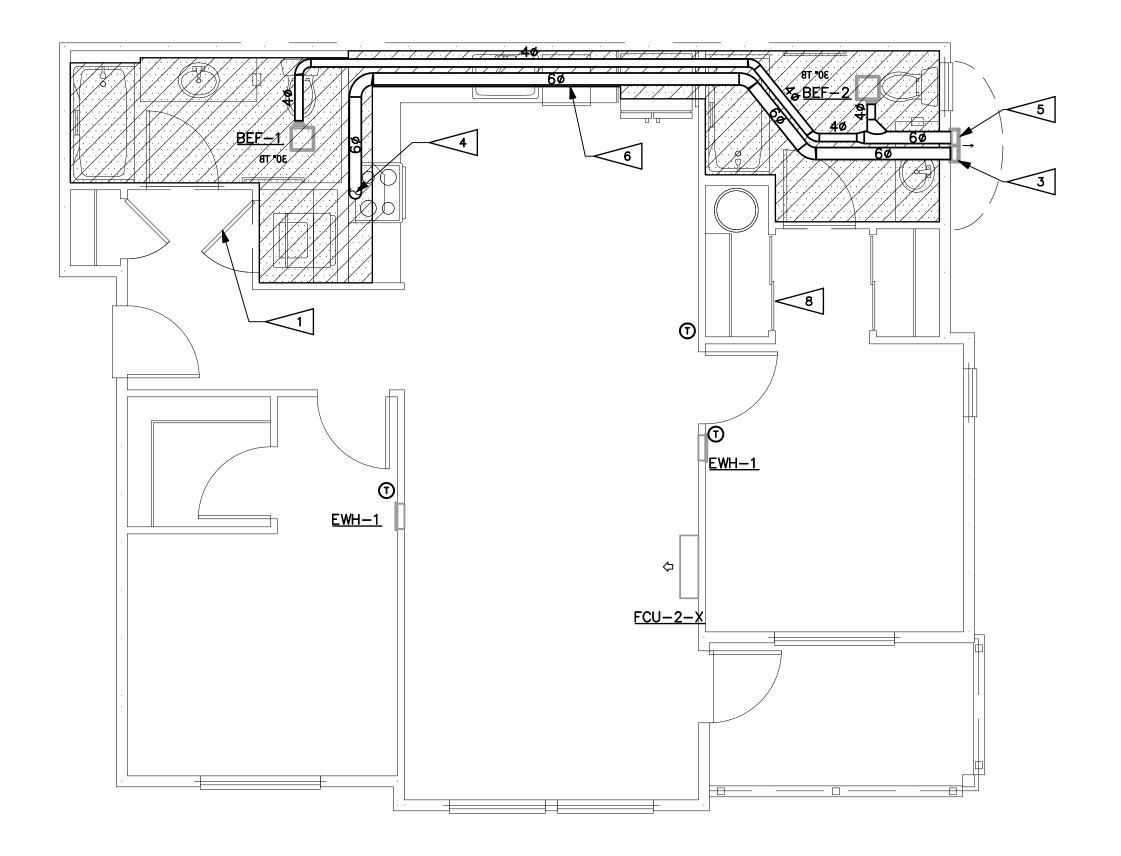
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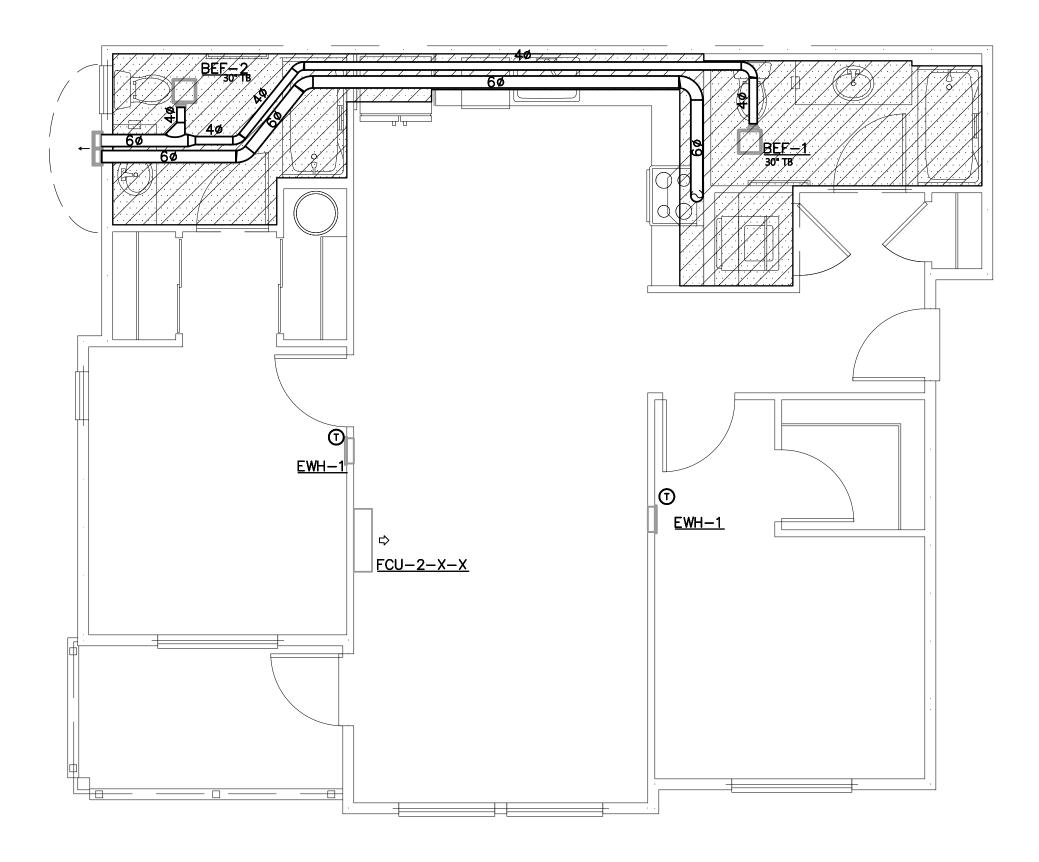
SHEET TITLE:

HVAC PLAN -2ND & 3RD

SHEET NO.

M2.1





HVAC ENLARGED PLANS

2-BED-ALT-MIRROR

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

(M3.0)

HVAC ENLARGED PLANS

2-BED-ALT SCALE: 1/4" = 1'-0"

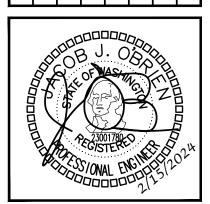
(M3.0)

GENERAL NOTES:

- 1. ENVIRONMENTAL EXHAUST TERMINATIONS: MAINTAIN 3 FOOT SEPARATION FROM PROPERTY LINES AND OPERABLE OPENINGS INTO BUILDING, 10 FEET FROM MECHANICAL AIR INTAKES.
- 2. MOUNT REMOTE THERMOSTATS 48" AFF. PER WSEC C403.4.9, AT LEAST ONE THERMOSTAT SHALL BE PROGRAMMABLE ON A 5-2 SCHEDULE.
- 3. UNDERCUT ALL BATHROOM DOORS BY MINIMUM 1/2" TO ALLOW TRANSFER OF MAKEUP AIR FOR BATHROOM EXHAUST.
- 4. ELECTRIC WALL HEATERS SHALL BE RECESSED IN WALL UNLESS FIRE RATED OR EXTERIOR WALL. FOR HEATERS MOUNTED ON SUCH WALL, PROVIDE SURFACE-MOUNT WALL CAN.
- 5. PROVIDE ACCESSIBLE MANUAL VOLUME DAMPERS AT BRANCHES OR OPPOSED-BLADE DAMPERS AT GRILLES FOR AIR BALANCING PER VOLUME DAMPERS NOTE ON SHEET MO.OO.

FLAG NOTES:

- 1. CLOSETS CONTAINING DRYERS SHALL BE PROVIDED WITH LOUVERED DOOR OR 100 SQ. IN FREE-AREA OPENING ABOVE DOOR. OPENING PROVIDES PATH FOR EXHAUST AIR DURING WASHER OPERATION PER WSMC TABLE 403.3.1.1 NOTE (i) AND MAKEUP AIR DURING DRYER OPERATION PER 504.6.
- 2. 40 POC TO DRYER. PROVIDE METAL DRYER BOX WHERE DUCT IS ROUTED IN 2x6 FRAMED WALL. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WSMC 7. 80 POC FOR HEAT PUMP WATER HEATER EXHAUST. 504.8.4.1 FOR THE MAXIMUM ALLOWED LENGTH OF THE DRYER VENT. PROVIDE PERMANENT PLACARD OF TYPE PLAC34 SHOWING NET EQUIVALENT LENGTH. DUCT SHALL REMAIN SEPARATE FROM OTHER EXHAUST SYSTEMS UP TO TERMINATION.
- 3. 4" DRYER EXHAUST TERMINATION WALL CAP. PROVIDE BACKDRAFT DAMPER AT TERMINATION. DO NOT INSTALL SCREENS ON DRYER EXHAUST TERMINATIONS. CLEARANCES PER GENERAL NOTE 1.
- 4. POC TO DOMESTIC KITCHEN RANGE HOOD. SEE PLANS FOR SIZE. DUCT SHALL REMAIN SEPARATE FROM OTHER EXHAUST SYSTEMS UP TO TERMINATION.
- 5. DOMESTIC KITCHEN RANGE HOOD EXHAUST TERMINATION WALL CAP WITH SCREEN. PROVIDE BACKDRAFT DAMPER AT TERMINATION. CLEARANCES PER GENERAL NOTE 1.
- 6. LOWERED SOFFIT FOR MECHANICAL EQUIPMENT.
- 8. CLOSETS CONTAINING WATER HEATERS SHALL BE PROVIDED WITH MINIMUM 3/4" UNDERCUT.



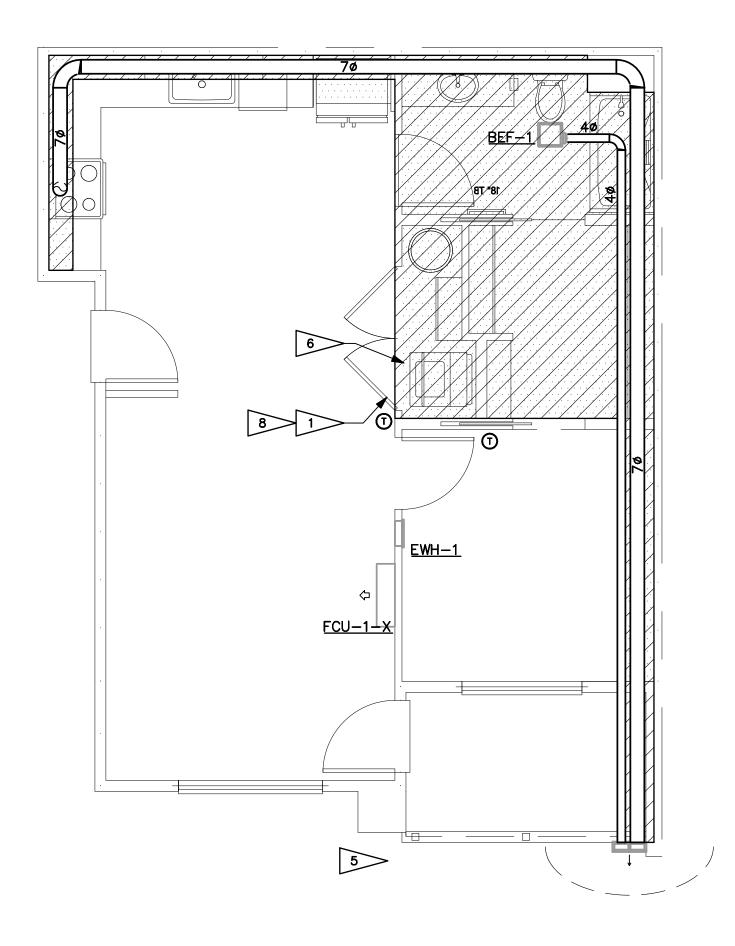


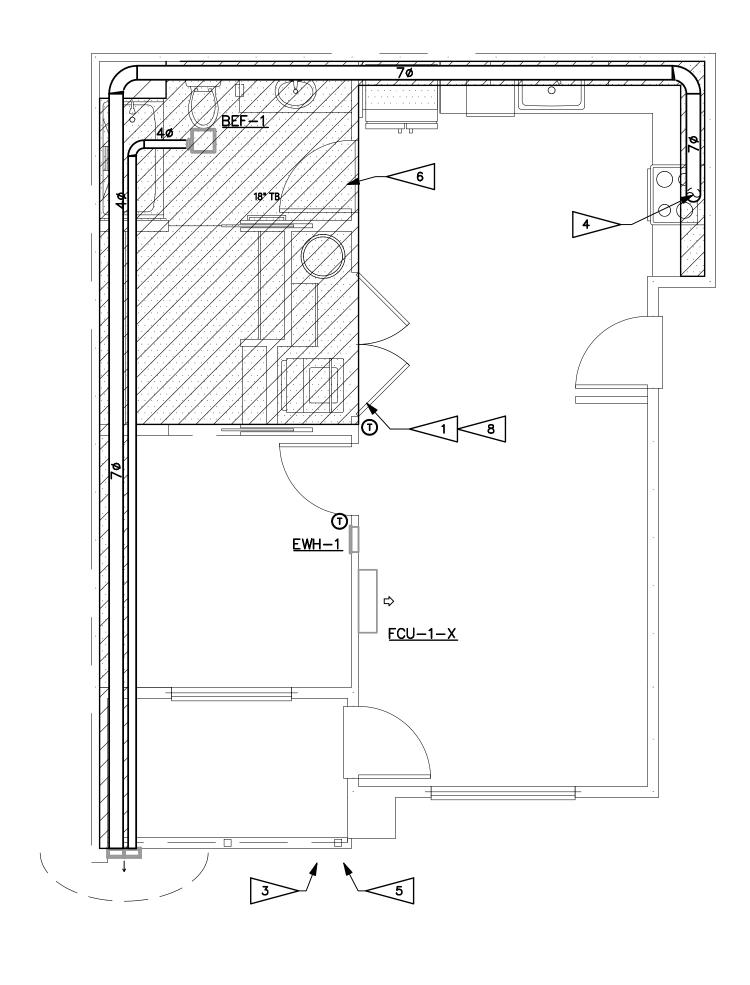
BUILDING BRADLEY HEIGHT APARTMENTS 202 27TH AVE SE PUYALLUP, WA 98374

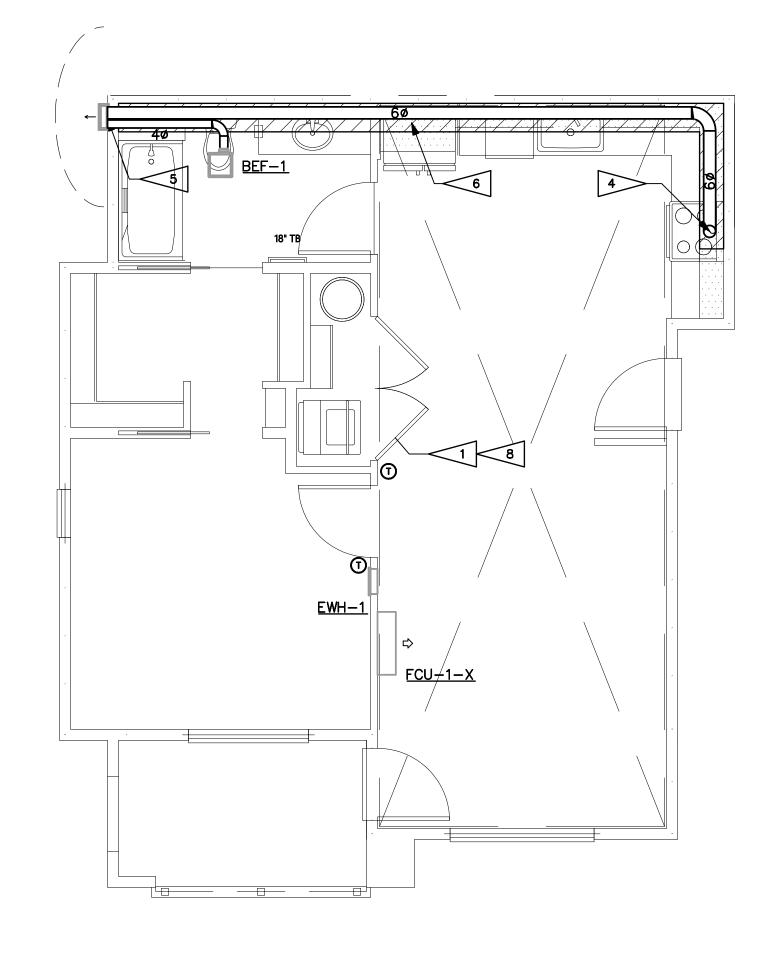
02/15/2024

SHEET TITLE: HVAC ENLARGED PLANS

SHEET NO.







HVAC ENLARGED PLANS

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

HVAC ENLARGED PLANS

 $\frac{1 - BED - INT - 2}{SCALE: 1/4" = 1'-0"}$

HVAC FNLARGED PLANS

 $\frac{1 - BED - END}{SCALE: 1/4" = 1'-0"}$

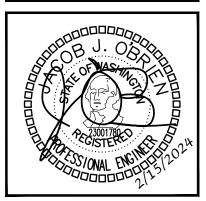
GENERAL NOTES:

- 1. ENVIRONMENTAL EXHAUST TERMINATIONS: MAINTAIN 3 FOOT SEPARATION FROM PROPERTY LINES AND OPERABLE OPENINGS INTO BUILDING, 10 FEET FROM MECHANICAL AIR INTAKES.
- 2. MOUNT REMOTE THERMOSTATS 48" AFF. PER WSEC C403.4.9, AT LEAST ONE THERMOSTAT SHALL BE PROGRAMMABLE ON A 5-2 SCHEDULE.
- 3. UNDERCUT ALL BATHROOM DOORS BY MINIMUM 1/2" TO ALLOW TRANSFER OF MAKEUP AIR FOR BATHROOM EXHAUST.
- 4. ELECTRIC WALL HEATERS SHALL BE RECESSED IN WALL UNLESS FIRE RATED OR EXTERIOR WALL. FOR HEATERS MOUNTED ON SUCH WALL, PROVIDE SURFACE—MOUNT WALL CAN.
- 5. PROVIDE ACCESSIBLE MANUAL VOLUME DAMPERS AT BRANCHES OR OPPOSED-BLADE DAMPERS AT GRILLES FOR AIR BALANCING PER VOLUME DAMPERS NOTE ON SHEET MO.00.

FLAG NOTES:

- 1. CLOSETS CONTAINING DRYERS SHALL BE PROVIDED WITH LOUVERED DOOR OR 100 SQ. IN FREE—AREA OPENING ABOVE DOOR. OPENING PROVIDES PATH FOR EXHAUST AIR DURING WASHER OPERATION PER WSMC TABLE 403.3.1.1 NOTE (i) AND MAKEUP AIR DURING DRYER OPERATION PER 504.6.
- 2. 4Ø POC TO DRYER. PROVIDE METAL DRYER BOX WHERE DUCT IS ROUTED IN 2x6 FRAMED WALL. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WSMC 504.8.4.1 FOR THE MAXIMUM ALLOWED LENGTH OF THE DRYER VENT. PROVIDE PERMANENT PLACARD OF TYPE PLAC34 SHOWING NET EQUIVALENT LENGTH. DUCT SHALL REMAIN SEPARATE FROM OTHER EXHAUST SYSTEMS UP TO TERMINATION.
- 4" DRYER EXHAUST TERMINATION WALL CAP. PROVIDE BACKDRAFT DAMPER AT TERMINATION. DO NOT INSTALL SCREENS ON DRYER EXHAUST TERMINATIONS. CLEARANCES PER GENERAL NOTE 1.
- 4. POC TO DOMESTIC KITCHEN RANGE HOOD. SEE PLANS FOR SIZE. DUCT SHALL REMAIN SEPARATE FROM OTHER EXHAUST SYSTEMS UP TO TERMINATION.
- 5. DOMESTIC KITCHEN RANGE HOOD EXHAUST TERMINATION WALL CAP WITH SCREEN. PROVIDE BACKDRAFT DAMPER AT TERMINATION. CLEARANCES PER GENERAL NOTE 1.
- 6. LOWERED SOFFIT FOR MECHANICAL EQUIPMENT.
- 7. 8¢ POC FOR HEAT PUMP WATER HEATER EXHAUST.
- 8. CLOSETS CONTAINING WATER HEATERS SHALL BE PROVIDED WITH MINIMUM 3/4" UNDERCUT.

NO. DATE DESCRIPTION





DESIGNED: ABE
CHECKED: ABE
APPROVED: JOB

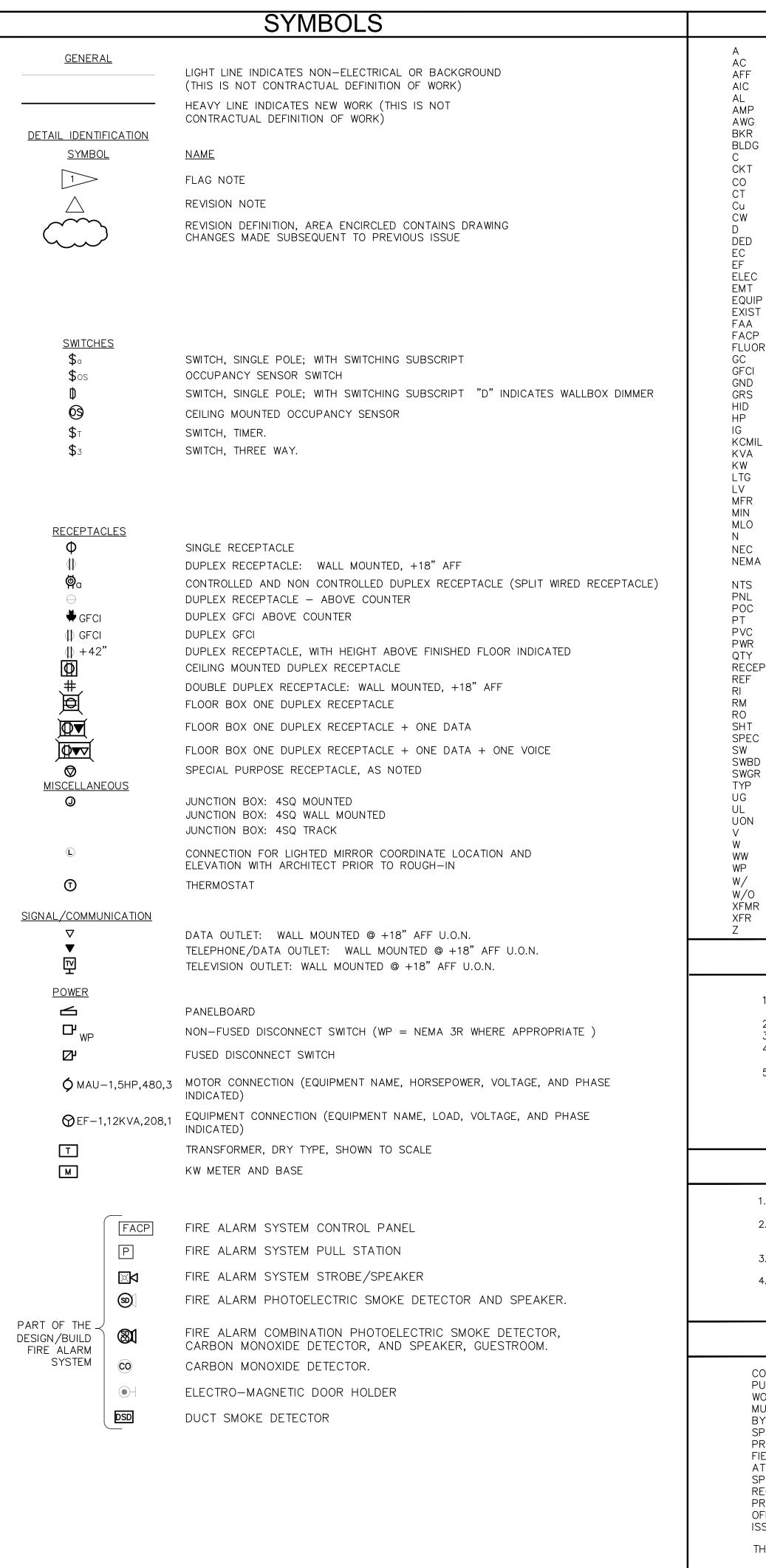
Y HEIGHT APARTMENTS - BUILDING H AVE SE JP, WA 98374

202 27TH AVE SE PUYALLUP, WA 98

ATE: **02/15/2024**

SHEET TITLE:
HVAC
ENLARGED
PLANS

HEET NO.



ALTERNATING CURRENT, ABOVE COUNTER <u>GENERAL</u>

ABBREVIATIONS

AMPS INTERRUPTING CAPACITY

ABOVE FINISHED FLOOR

AMERICAN WIRE GAUGE

CONDUIT/RACEWAY ONLY

CURRENT TRANSFORMER

ELECTRICAL CONTRACTOR

ELECTRICAL METALLIC TUBING

FIRE ALARM ANNUNCIATOR

GENERAL CONRACTOR

GALVANIZED RIGID STEEL

HIGH INTENSITY DISCHARGE

THOUSAND CIRCULAR MILLS

FIRE ALARM CONTROL PANEL

GROUND FAULT CIRCUIT INTERRUPTER

NATIONAL ELECTRICAL CODE (NFPA-70)

NATIONAL ELECTRICAL MANUFACTURERS

AMPERE

ALUMINUM

AMPERE

BREAKER

BUILDING

CIRCUIT

COPPER

DIMMER

COOL WHITE

DEDICATED

ELECTRICAL

EQUIPMENT

FLUORESCENT

HORSEPOWER ISOLATED GROUND

KILOVOLT AMPERES

EXISTING

GROUND

KILOWATT

LIGHTING

MINIMUM

NEUTRAL

PANEL

POWER

ROOM

SHEET

SWITCH

TYPICAL

WATTS

WITH

WITHOUT

TRANSFER

QUANTITY

RECEPTACLE

REFERENCE

ROUGH-IN

RACEWAY ONLY

SPECIFICATIONS

SWITCHBOARD

SWITCHGEAR

WARM WHITE

WEATHERPROOF

TRANSFORMER

IMPEDANCE OR ZONE

UNDERGROUND

UNDERWRITERS LABORATORIES

UNLESS OTHERWISE NOTED

LOW VOLTAGE

MANUFACTURER

MAIN LUGS ONLY

ASSOCIATION

POINT OF CONNECTION

POLYVINYL CLORIDE

POTENTIAL TRANSFORMER

NOT TO SCALE

EXHAUST FAN

COIL or CONDUIT

PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE WITH THE GOVERNING ELECTRICAL CODE, LOCAL CODES, ORDINANCES AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICES TO INSTALLATION.

PROVIDE ALL WORK AND ITEMS NECESSARY FOR COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEMS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY CONDUIT, BOX, CONDUCTOR OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.

3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND DETERMINE CONDITIONS WHICH MAY AFFECT BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.

4. "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, OR MECHANICAL).

REFERENCE ARCHITECTURAL DRAWING FOR EXACT LOCATION OF DEVICES. QUESTIONS CONCERNING THE LOCATION OF DEVICES AND EQUIPMENT SHALL BE DIRECTED TO THE ARCHITECT. FAILURE TO COORDINATE REQUIREMENTS SHALL IN NO WAY RESULT IN ADDITIONAL COMPENSATION BEING PROVIDED TO THE CONTRACTOR.

6. WHEREVER THE WORD "PROVIDE" IS USED, IT MEANS, "FURNISH AND INSTALL COMPLETE AND READY FOR USE."

7. COORDINATE LOCATION OF ELECTRICAL WITH OTHER TRADES.

8. REFER TO EQUIPMENT DRAWINGS FOR MECHANICAL CHARACTERISTICS (SIZE, LOCATION, ETC.) OF MECHANICAL EQUIPMENT, UNLESS OTHERWISE INDICATED. COORDINATE INSTALLATION AND LOCATION OF ALL EQUIPMENT WITH MECHANICAL CONTRACTOR. VERIFY ALL FUSE RATINGS, WIRE SIZES AND DISCONNECT SIZES PRIOR TO INSTALLATION.

MATERIALS AND METHODS

PROVIDE RACEWAY AND WIRING ROUTED CONCEALED WITHIN BUILDING STRUCTURE WHERE POSSIBLE. WHERE RACEWAY CANNOT BE CONCEALED, IT SHALL BE INSTALLED PER PROJECT MANAGER'S DIRECTION. ALL CONDUIT SHALL BE INSTALLED IN NEAT SYMMETRICAL LINES HORIZONTAL OR PERPENDICULAR TO BUILDING COLUMNS AND ROOF LINES. CONDUITS SHALL BE GROUPED ON COMMON SUPPORTS WHEREVER POSSIBLE.

EXPOSED CONDUIT ROUTING: CONDUITS MAY BE ROUTED EXPOSED IN MECHANICAL AND ELECTRICAL ROOMS ONLY. EXPOSED CONDUITS SHALL BE SECURED A MINIMUM OF 6" ABOVE FLOOR.

OUTDOOR EXPOSED CONDUIT ROUTING: CONDUITS ROUTED ON ROOF OR EXPOSED TO WEATHER SHALL BE GRC, PVC OR LIQUID—TIGHT FLEX. PROVIDE WATER—TIGHT CONNECTIONS AND FITTINGS.

CLEARANCES: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET.

5. CONNECTIONS: PROVIDE GRS, METALLIC FLEX, OR LIQUIDTITE FLEX CONDUITS FOR CONNECTIONS TO MOTORS OR MOTORIZED EQUIPMENT.

WIRING: PROVIDE MINIMUM #12 AWG WIRE SIZE. IF CONDUIT IS TO BE USED MINIMUM IS TO BE 1/2". FLEXIBLE CONDUIT AND FLEXIBLE CABLE IS PERMISSIBLE THROUGHOUT THE BUILDING.

7. WIRING: PROVIDE MINIMUM #10 AWG COPPER CONDUCTOR SIZE IN 120V BRANCH CIRCUIT RUNS OVER 75' IN LENGTH.

SITE ELECTRICAL

GENERAL NOTES

1. TRENCHING: COORDINATE ALL TRENCHING WORK WITH OTHER UTILITY LOCATIONS AND DRAINAGE TRENCHES.

2. UNDERGROUND CONDUITS: PROVIDE PVC. SCHEDULE 40. 3/4" MINIMUM. PROVIDE GRC CONDUIT TRANSITION ELBOW WHEN TURNING UP TO ABOVE GRADE.

DIRECT-BURIED CONDUITS: CONDUIT FOR BRANCH CIRCUITS OUTSIDE BUILDINGS NOT BENEATH DRIVEWAYS OR PARKING AREAS SHALL BE DIRECTLY BURIED WITHOUT CONCRETE ENCASEMENT. THE DEPTH TO THE TOP OF BURIED CONDUITS SHALL BE 36". PROVIDE MARKER TAPE 12" BELOW GRADE.

4. BELOW SLAB: CONDUIT ROUTED BELOW ON-GRADE FLOOR SLABS SHALL BE INSTALLED PRIOR TO FLOOR SLAB POUR. ROUTE CONDUITS BELOW SLAB AS STRAIGHT AS POSSIBLE TO MINIMIZE BENDS.

5. ALL CONDUITS PENETRATING THE BUILDING ENVELOPE BELOW GRADE SHALL FOLLOW WATERPROOFING REQUIREMENTS IN THE ARCHITECTURAL DRAWINGS.

NEUTRALS

1. AT CONTRACTORS OPTION, NEUTRALS MAY BE SHARED ON COMBINED HOMERUNS UNLESS THE CIRCUIT HAS A GFCI BREAKER, AN ISOLATED GROUND, OR IS FROM A PANEL WITH TVSS PROTECTION. ANY NEUTRAL DOWNSTREAM FROM A DIMMER SHALL BE DEDICATED TO THE DIMMED LOAD.

NEUTRAL WIRES SHOWN FOR TWO AND THREE POLE MECHANICAL AND KITCHEN EQUIPMENT MAY BE OMITTED UPON VERIFICATION THAT THEY ARE NOT REQUIRED EITHER FOR OPERATION OR CONTROL CIRCUITS PER MANUFACTURER'S SPECIFICATIONS.

<u>LIGHTING</u>

1. PROVIDE LIGHT FIXTURES WITH PROPER FITTING FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS, UL LISTED FOR CONDITIONS OF USE.

LOW VOLTAGE LIGHTING

1. PROVIDE LOW VOLTAGE TRANSFORMERS IN NEARBY ACCESSIBLE CEILING SPACE.

2. PROVIDE LOW VOLTAGE CONDUCTORS SIZED PER MANUFACTURER'S GUIDELINES MINIMIZE VOLTAGE DROP.

LIGHTING CONTROL

THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A TWENTY AMPERE CIRCUIT LOADED TO NOT MORE THAN EIGHTY PERCENT. A MASTER CONTROL MAY BE INSTALLED PROVIDED THE INDIVIDUAL SWITCHES RETAIN THEIR CAPABILITY TO FUNCTION INDEPENDENTLY.

2. EMERGENCY FIXTURES: EMERGENCY BATTERY/CHARGER SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE DESIGNATED CIRCUIT.

GENERAL REQUIREMENTS

1. DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED.

THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. 4. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS

AND INSTALLATION REQUIREMENTS. PROVIDE CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE

CONTRACTOR SUBSTITUTIONS & REVISIONS

- 1. PLEASE SUBMIT PROPOSALS FOR SUBSTITUTIONS OR REVISIONS FOR REVIEW AND APPROVAL PRIOR TO
- ORDERING MATERIAL OR DOING WORK. 2. FOR EQUIPMENT THAT IS SCHEDULED BY MANUFACTURER'S NAME AND CATALOG DESIGNATIONS, THE MANUFACTURER'S PUBLISHED DATA AND/OR SPECIFICATION FOR THAT ITEM ARE CONSIDERED PART OF
- 3. ENGINEERING COSTS FOR REVISING MEP PLANS SHALL BE ADDRESSED IN THE COST ANALYSIS OF THE SUBSTITUTION PROPOSAL.
- 4. CONTRACTOR TO COORDINATE WITH ENGINEER AND DETERMINE ASSOCIATED DESIGN AND PERMITTING COSTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OTHER COSTS ASSOCIATED WITH UNFORESEEN ISSUES RESULTING FROM SUBSTITUTIONS OR REVISIONS.

PRE-CON MEETING NOTES

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS, AND ON-SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK. PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUGH OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED. BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THOUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE ORDERS.

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

MECHANICAL SHEET METAL 4 HOURS 4 HOURS PLUMBING/PIPING 4 HOURS ELECTRICAL **SPRINKLER** 2 HOURS GENERAL CONTRACTOR ALL SESSIONS

DRAWING INDEX

				NCL	.UD	ED IN	SE	Τ	
DWG	DESCRIPTION	SET 0/23	PERMIT REVIEW SET 10/06/23	PERMIT SET 02/15/24	PROGRESS SET 08/16/2024	OWNER CHANGES/PERMIT CORRECTIONS 08/30/24			
E0.00	LEGEND, GENERAL NOTES, DRAWING INDEX	Х	Χ	Χ	Х	X			
E0.01	PROJECT NOTES	X	X	X	X	X			
E0.10	SITE POWER PLAN — EAST	X	X	X	X	X			
E0.11	SITE LIGHTING PLAN — EAST	X	X	X	X	X			
E1.00 E1.01 E1.02 E1.50	LIGHTING & PHOTOMETRIC PLAN—BASEMENT LIGHTING & PHOTOMETRIC PLAN—1ST FLOOR LIGHTING PLAN — 2ND & 3RD FLOOR LIGHTING NOTES & LUMINAIRE SCHEDULES	X X X X	X X X	X X X	X X X	X X X			
E3.00 E3.01 E3.02	POWER PLAN — BASEMENT & 1ST FLOOR POWER PLAN — 2ND & 3RD FLOOR POWER PLAN — ROOF	X X X	X	X X X	X X X	X X X			
E5.00 E5.01 E5.02	UNIT PLANS NOTES UNIT PLANS & SCHEDULES UNIT PLANS & SCHEDULES	X X X	X X X	X X X	X X X	X X X			
E6.00 E6.00	ONE-LINE DIAGRAM & NOTES PANELS SCHEDULES	X	X	X	X	X			

Separate Electrical Permit is required with the Washington State Department of Labor & Industries.

https://lni.wa.gov/licensing-permits/electrical /electrical-permits-fees-and-inspections

or call for Licensing Information: 1-800-647-0982

08/30/2

ROBISON ENGINEERING, INC 19401 40TH AVE W., SUITE 30: REI PROJECT NO.: 1219-001

08/30/24

SHEET TITLE: LEGEND, GENERAL NOTES, DRAWING INDEX

APPLICABLE CODES

THE FOLLOWING PROJECT DESIGN IS BASED ON THE FOLLOWING CODES:

- -2020 NATIONAL ELECTRICAL CODE (NEC)
- -2018 WASHINGTON STATE ENERGY CODE (WSEC)
- -2018 INTERNATIONAL BUILDING CODE (IBC) & WASHINGTON STATE AMENDMENTS
- -2018 INTERNATIONAL MECHANICAL CODE (IMC) & WASHINGTON STATE AMENDMENTS
- -2018 UNIFORM PLUMBING CODE (UPC) & WASHINGTON STATE AMENDMENTS
- -2018 INTERNATIONAL FIRE CODE (IFC) & WASHINGTON STATE AMENDMENTS

VIBRATION AND ACOUSTICAL **ISOLATION**

THE FOLLOWING MEASURES SHALL BE TAKEN TO MINIMIZE VIBRATION AND NOISE TRANSMISSION FROM MECHANICAL AND ELECTRICAL EQUIPMENT TO THE INTERIOR SPACES:

TRANSFORMERS:

A) PROVIDE FLEXIBLE CONDUIT OR MC CABLE AT EQUIPMENT

B) MOUNT TRANSFORMERS ON NEOPRENE GROMMET ISOLATORS.

SUBDUCT EXHAUST FANS:

A) PROVIDE FLEXIBLE CONDUIT OR MC CABLE AT EQUIPMENT CONNECTION.

ENCLOSED GARAGE EXHAUST FANS:

A) PROVIDE FLEXIBLE CONDUIT OR MC CABLE AT EQUIPMENT CONNECTION.

ROOFTOP AIR HANDLERS:

A) PROVIDE FLEXIBLE CONDUIT OR MC CABLE AT EQUIPMENT CONNECTION.

FAN COIL UNITS:

A) PROVIDE FLEXIBLE CONDUIT OR MC CABLE AT EQUIPMENT CONNECTION.

ROOF MOUNTED CONDENSERS:

A) PROVIDE FLEXIBLE CONDUIT OR MC CABLE AT EQUIPMENT CONNECTION.

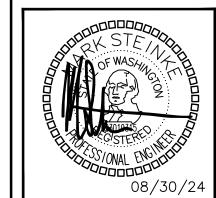
FLEXIBLE CONDUIT OR MC CABLE CONNECTIONS FOR VIBRATION ISOLATION SHALL BE A MINIMUM OF TWO FEET LONG.

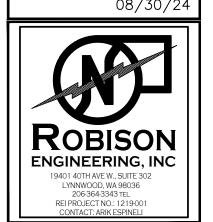
TEMPERATURE LIMITATION OF CONDUCTORS

ADDITIONAL ADJUSTMENTS FOR CONDUITS EXPOSED TO SUNLIGHT ON OR ABOVE ROOFTOPS SHALL BE FACTORED PER NEC TABLE 310.15(B)(2)(C)

CONDUIT & CONDUCTOR FIRE RATING

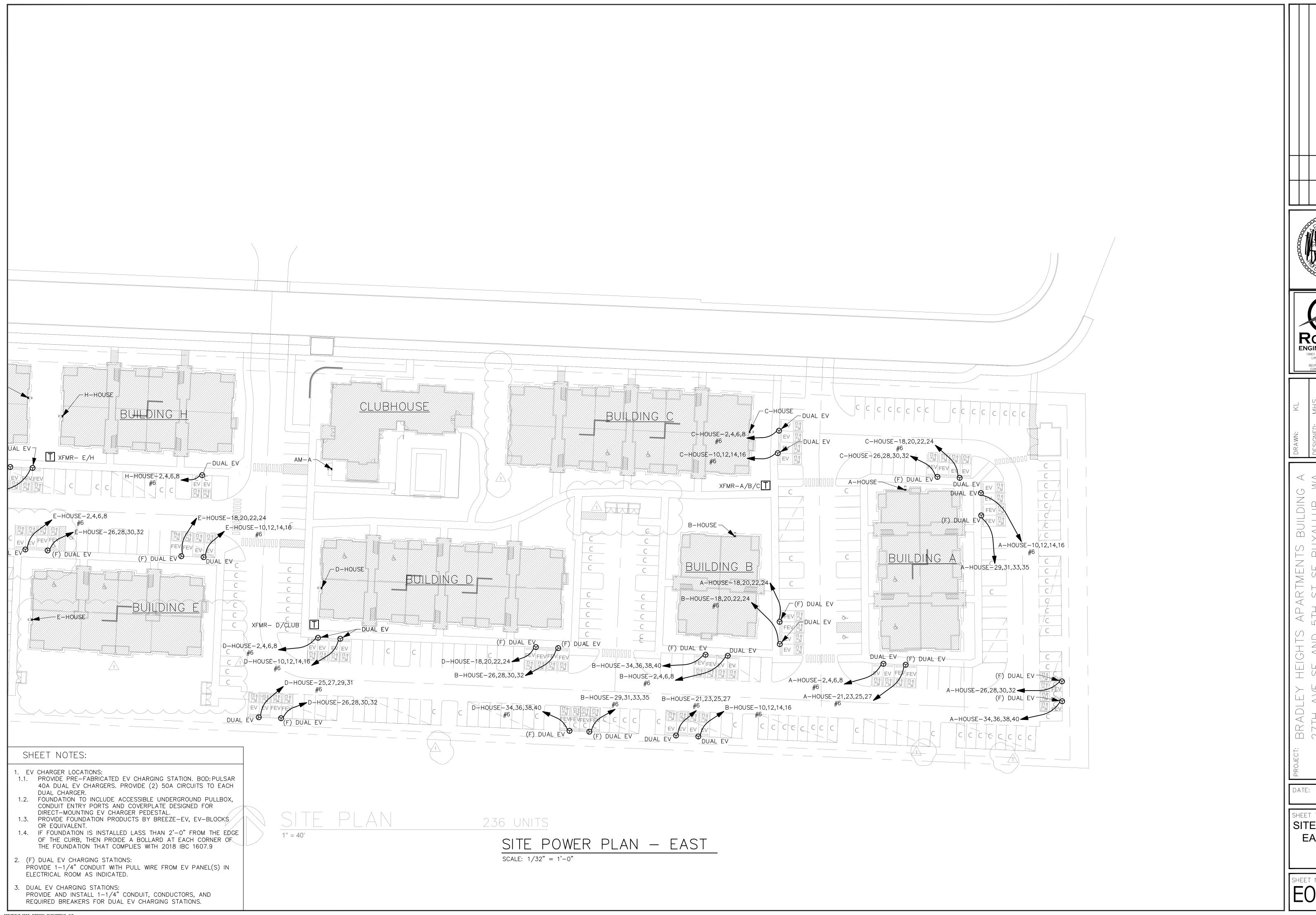
- 1. CONDUIT FOR ELECTRICAL CONDUCTORS BY THE FACP OR FIRE ALARM SYSTEM SHALL BE IN 2 HOUR RATED ENCLOSURES OR ENCASED IN 2-INCH OF CONCRETE AND RATED CABLE ASSEMBLIES, OR BE CONDUCTORS IN 2 HOUR-RATED RACEWAYS PER NFPA 72.
- 2. THE EQUIPMENT AND CONTROL WIRING SHALL BE ENCLOSED BY FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 711, OR USING A 2 HR RATED CABLE SYSTEM OR ENCLOSED WITHIN 2" OF CONCRETE.
- 3. FIRE ALARM WIRING SHALL COMPLY WITH IBC 907.6.1. WIRING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 70.
- 4. RACEWAYS FOR THE DEDICATED BRANCH CIRCUIT(S) REQUIRED FOR PRIMARY POWER TO THE FIRE ALARM CONTROL PANEL (FACP) SHALL BE IN 2 HOUR RATED ENCLOSURES OR ENCASED IN 2-INCH OF CONCRETE AND RATED CABLE ASSEMBLIES, OR BE CONDUCTORS IN 2 HOUR-RATED RACEWAYS PER IBC 907 AND NFPA 72 SECTION 10.6.11.3.1.3





08/30/24

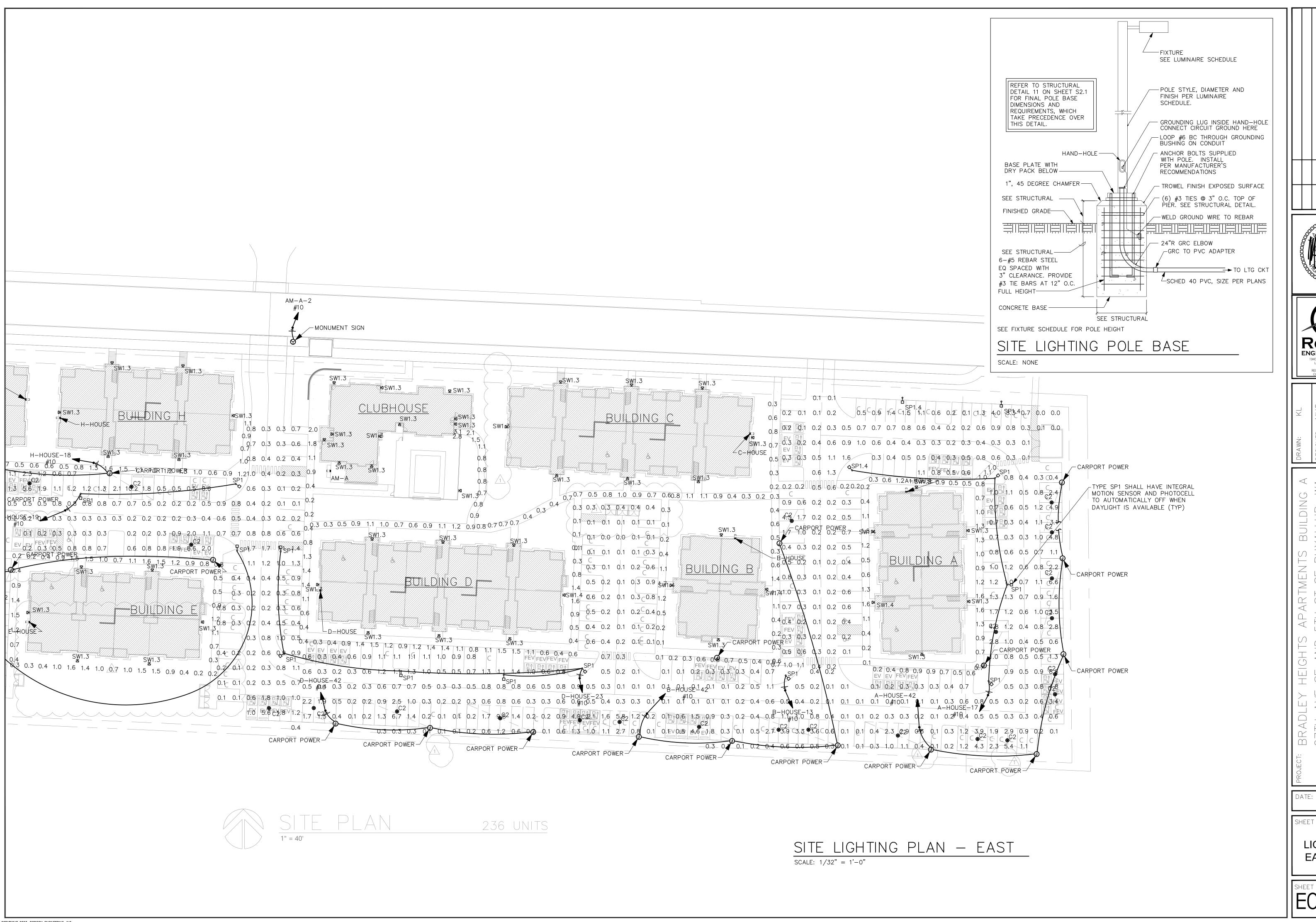
SHEET TITLE: LEGEND, GENERAL NOTES, DRAWING INDEX



MSTEINKE G:_RESOURCE FOLDER\STEINKE LEAVENS TEMPLATES\APARTMENT 30X42\E1.00 LIGHTING.DWG 09-26-2022 11:30

08/30/24

SHEET TITLE: SITE POWER EAST SITE PLAN



ROBISON **ENGINEERING, INC** LYNNWOOD, WA 98036 206-364-3343 TEL REI PROJECT NO.: 1219-001

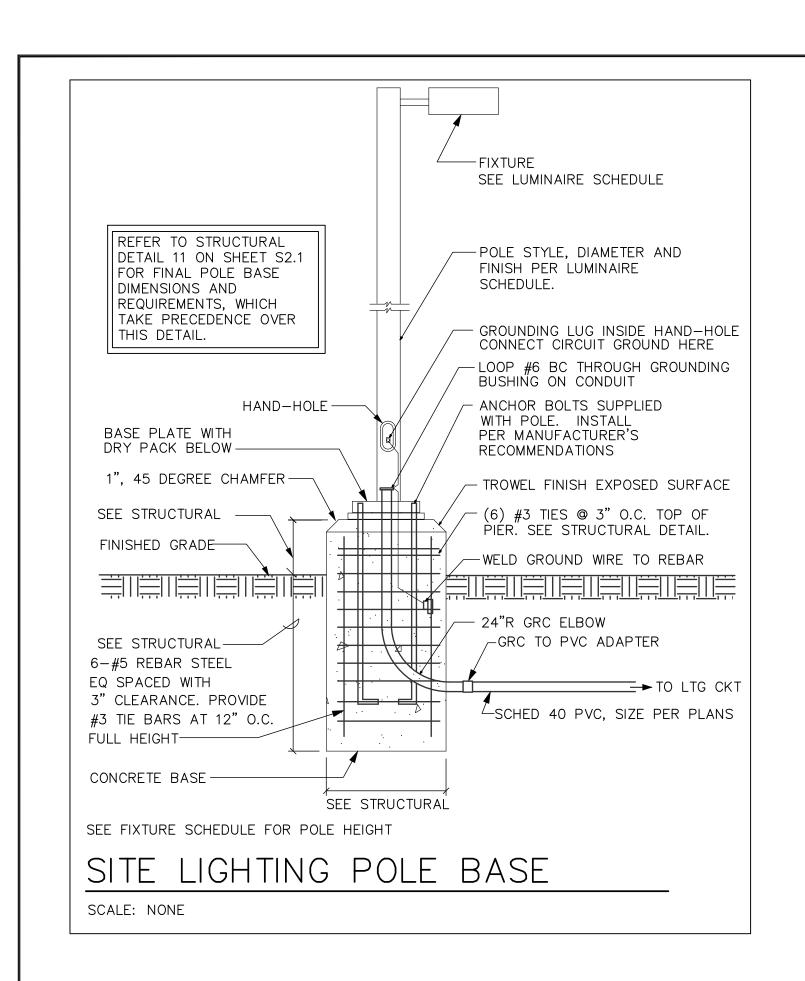
VE SE AND 5TH ST SE PU 19401 40TH AVE W. SUITE 302 LYNNWOOD, WA 98036

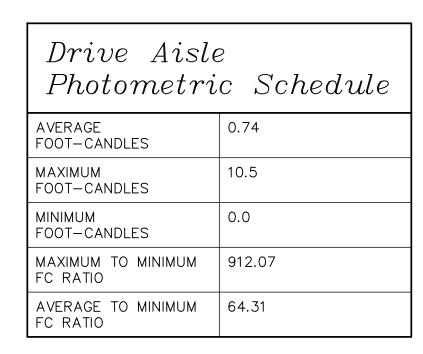
ROBISON

OATE: 08/30/24

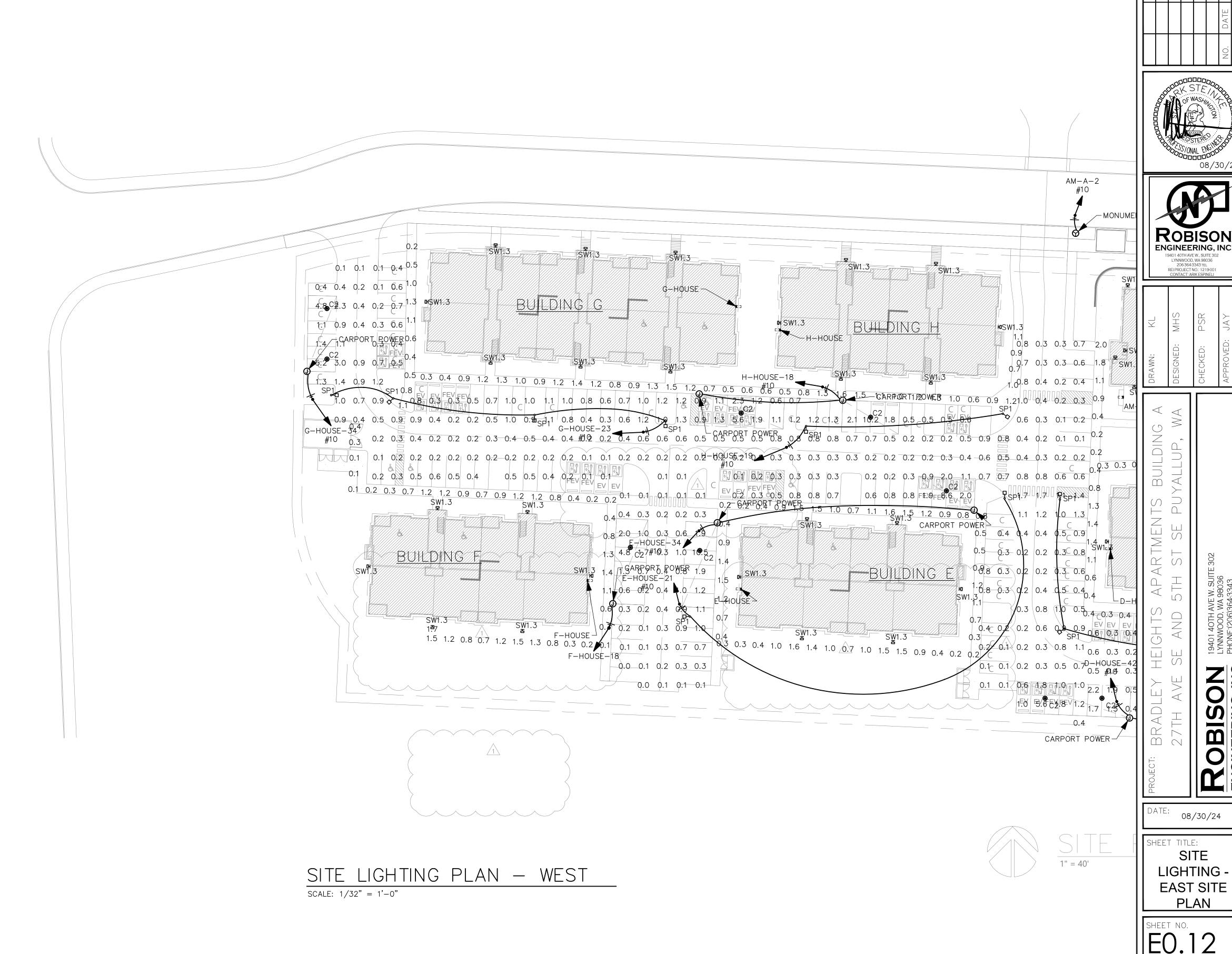
SHEET TITLE:
SITE
LIGHTING EAST SITE
PLAN

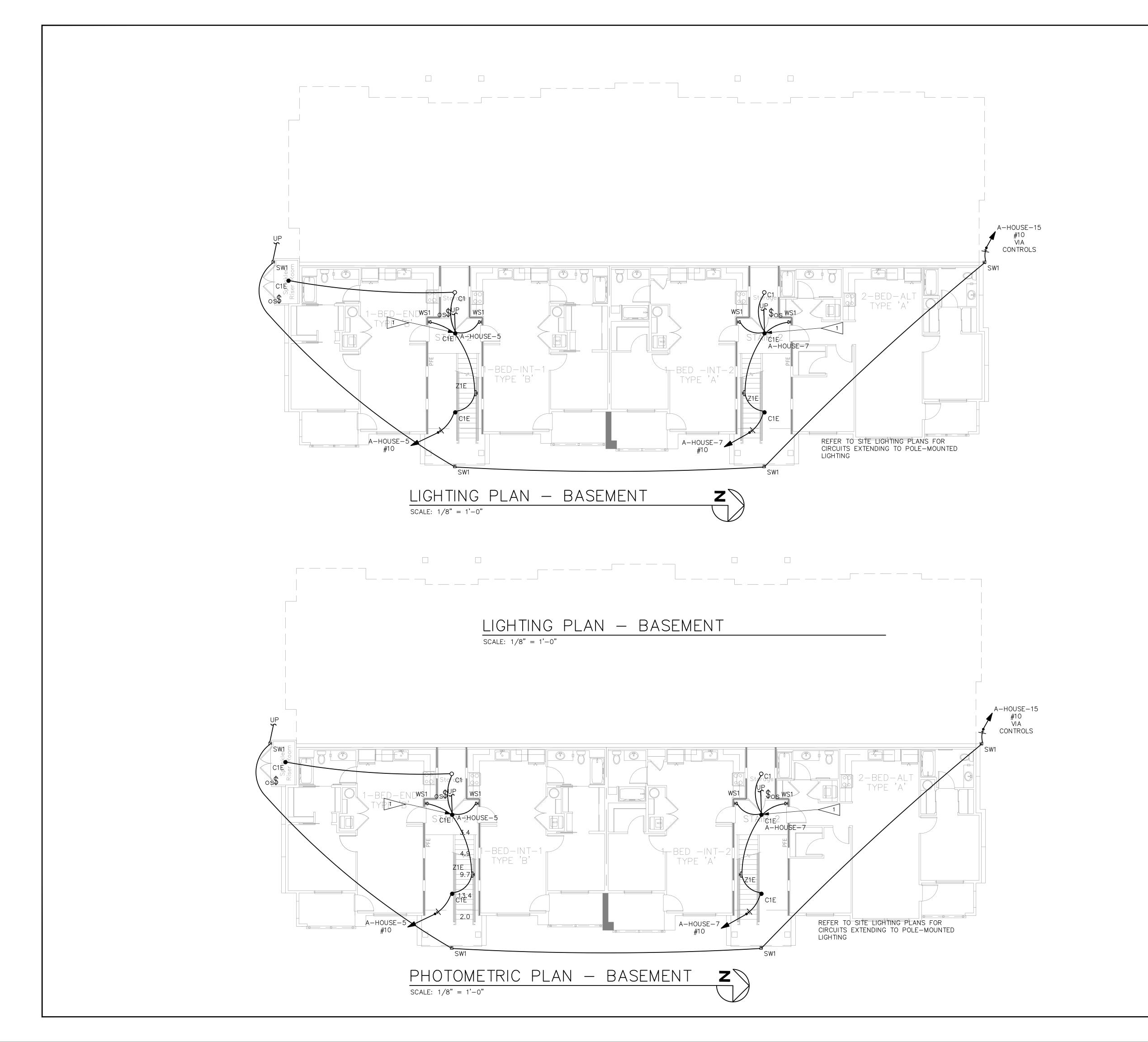
SHEET NO. EO.11





Walkway Photometric Schedule								
AVERAGE FOOT—CANDLES	0.82							
MAXIMUM FOOT-CANDLES	3.1							
MINIMUM FOOT-CANDLES	0.1							
MAXIMUM TO MINIMUM FC RATIO	41.68							
AVERAGE TO MINIMUM FC RATIO	11.02							





GENERAL NOTES

- 1. EMERGENCY EGRESS LIGHTING: EMERGENCY LUMINAIRES WITH 90 MINUTE BATTERY BACKUP.
- 2. REFER TO SERIES E500 DRAWINGS FOR TYPICAL UNIT PLANS SHOWING ELECTRICAL AND LIGHTING LAYOUT.
- 3. SEE SHEET E1.50 FOR LUMINAIRE SCHEDULE AND LIGHTING NOTES.

#> FLAG NOTES <#

- 1. CIRCUIT STAIRS VERTICALLY. LUMINAIRE(S) IN STAIRWELL
- 2. EXIT SIGNS: PROVIDE UNSWITCHED HOT.

Egress Basement

Schedule

AVERAGE FOOT-CANDLES

MAXIMUM FOOT—CANDLES

MINIMUM FOOT-CANDLES

MINIMUM TO MAXIMUM 0.15

MAXIMUM TO MINIMUM 6.68 FC RATIO

AVERAGE TO MINIMUM 3.34 FC RATIO

Stairs Photometric

6.67

13.4

2.0

OF WASHING



DESIGNED: MHS
CHECKED: PSR
APPROVED: JAY

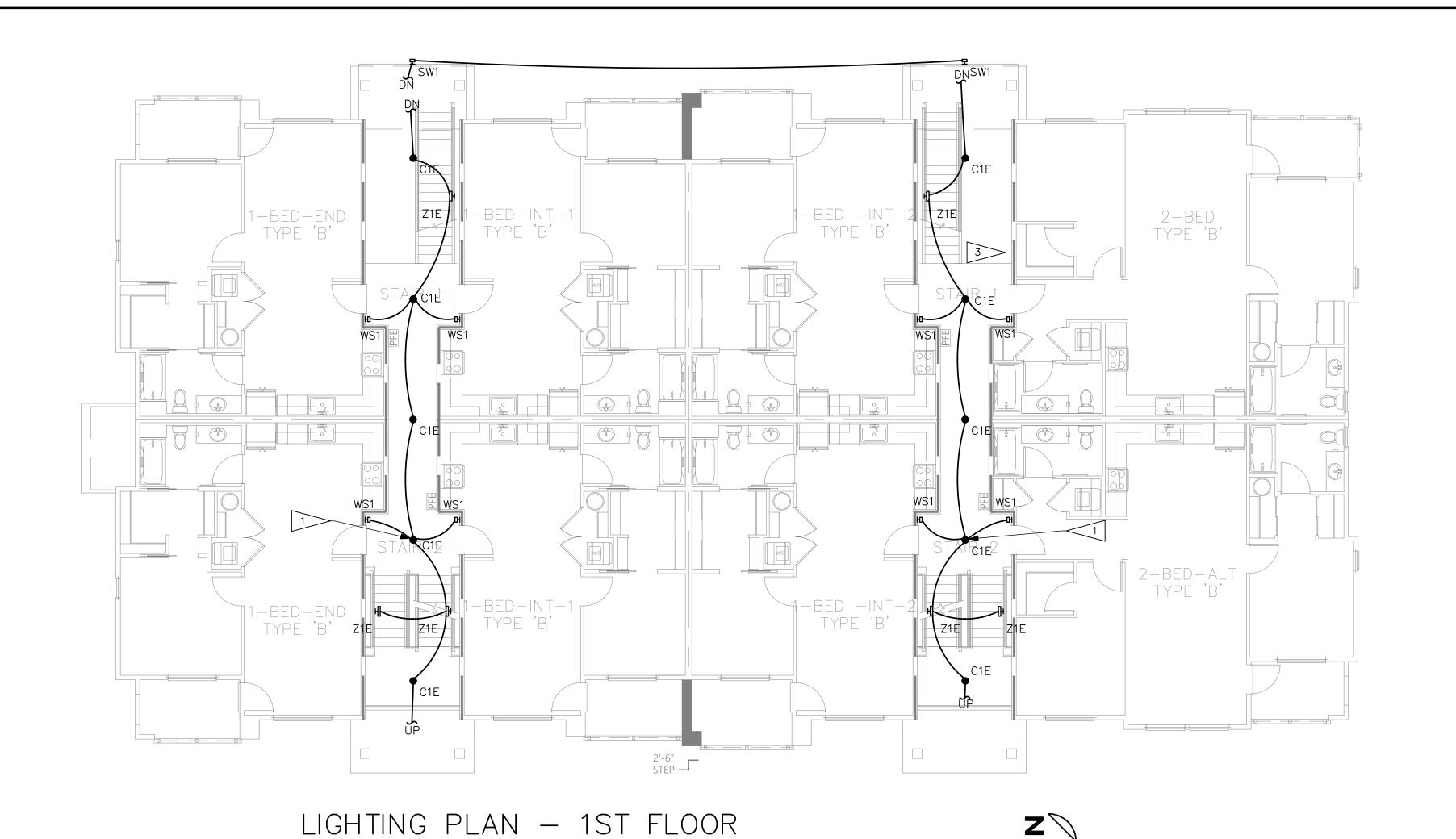
HEIGHTS APARTMENTS BUILDING
SE AND 5TH ST SE PUYALLUP,

ROBISON

ATE: 08/30/24

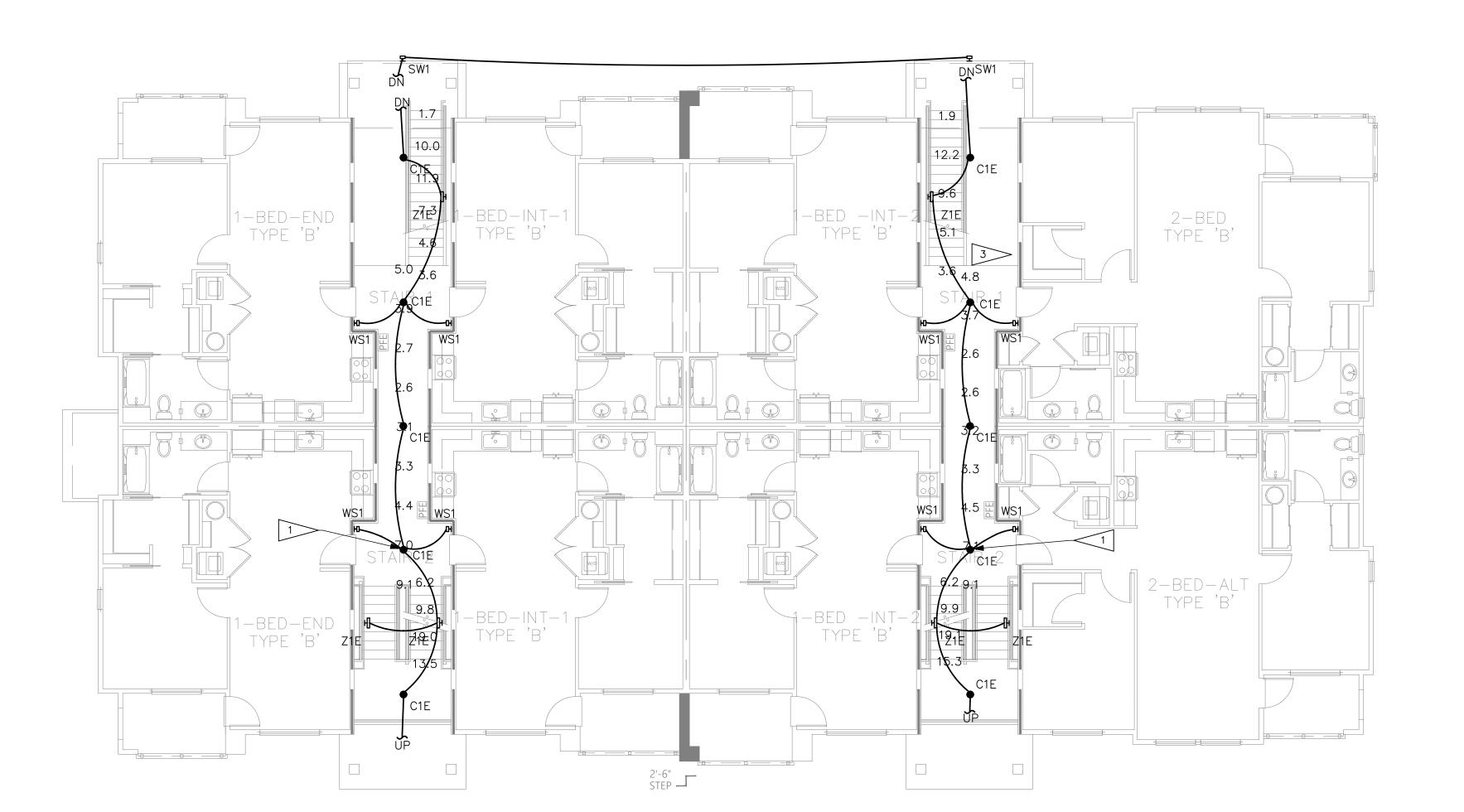
SHEET TITLE:
LIGHTING &
PHOTOMETRIC
PLAN BASEMENT

SHEET NO.



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

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



PHOTOMETRIC PLAN - 1ST FLOOR Z

GENERAL NOTES

- 1. EMERGENCY EGRESS LIGHTING: EMERGENCY LUMINAIRES WITH 90 MINUTE BATTERY BACKUP.
- REFER TO SERIES E500 DRAWINGS FOR TYPICAL UNIT PLANS SHOWING ELECTRICAL AND LIGHTING LAYOUT.
- 3. SEE SHEET E1.50 FOR LUMINAIRE SCHEDULE AND LIGHTING NOTES.

#> FLAG NOTES <#

- 1. CIRCUIT STAIRS VERTICALLY. LUMINAIRE(S) IN STAIRWELL
- 2. EXIT SIGNS: PROVIDE UNSWITCHED HOT.

Egress Corridor Photometric Schedule

GE CANDLES	4.56
•••	9.1
	2.6
	0.28
	3.52
	1.77
	CANDLES M CANDLES M CANDLES M TO MAXIMUM TO IM TO MINIMUM TO GE TO MINIMUM

Egress Stairs Photometric Schedule

AVERAGE FOOT-CANDLES	12.13
MAXIMUM FOOT-CANDLES	19.0
MINIMUM FOOT-CANDLES	6.2
MINIMUM TO MAXIMUM FC RATIO	0.32
MAXIMUM TO MINIMUM FC RATIO	3.09
AVERAGE TO MINIMUM FC RATIO	1.97

Egress Long Stairs Photometric Schedule

AVERAGE FOOT—CANDLES	6.52
MAXIMUM FOOT-CANDLES	11.9
MINIMUM FOOT-CANDLES	1.7
MINIMUM TO MAXIMUM FC RATIO	0.14
MAXIMUM TO MINIMUM FC RATIO	7.13
AVERAGE TO MINIMUM FC RATIO	3.90





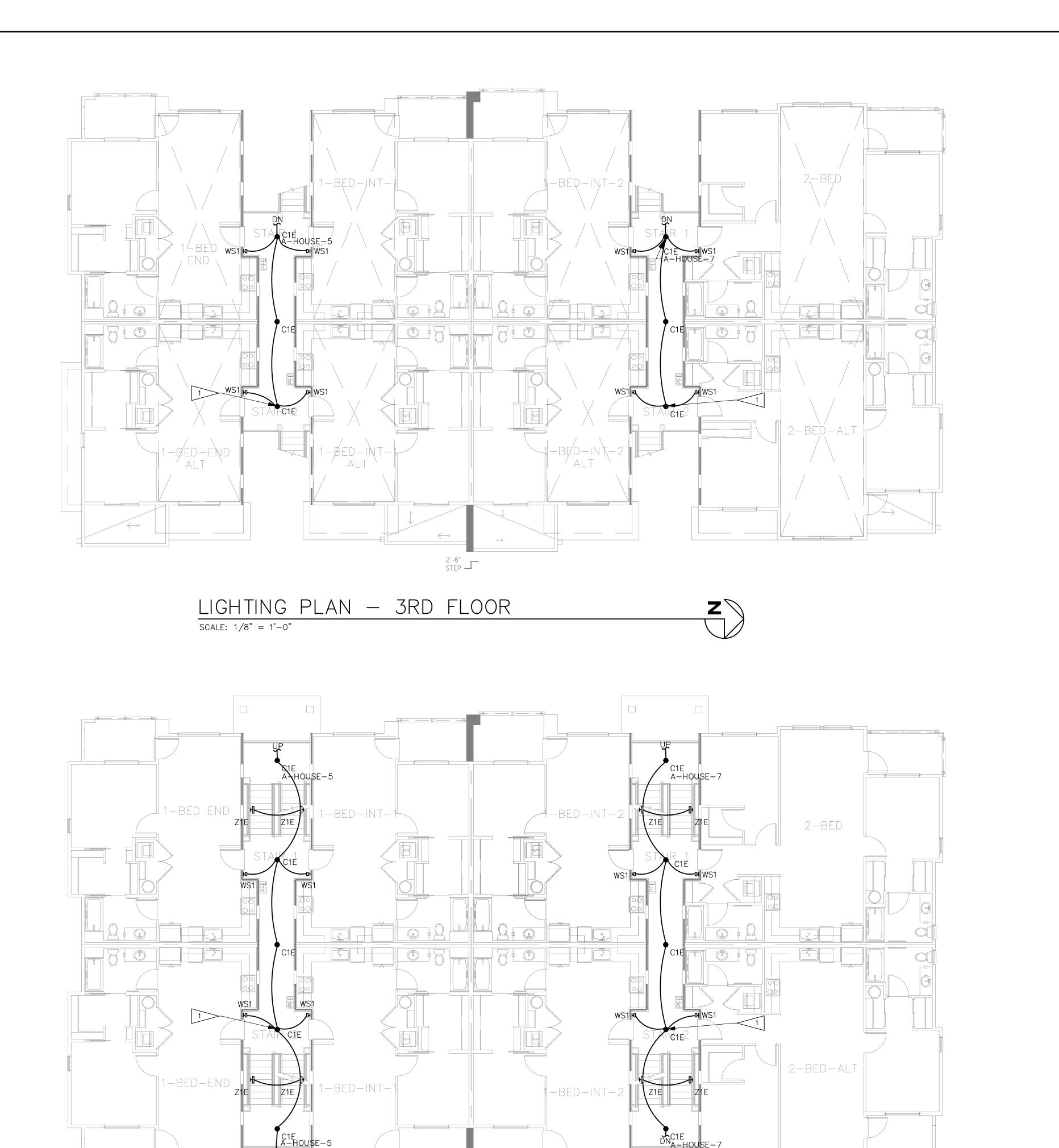
MHS	PSR	JAY
DESIGNED:	CHECKED:	APPROVED:

AND 5TH ST SE PUYALLUF

ATE: 08/30/24

SHEET TITLE:
LIGHTING &
PHOTOMETRIC
PLAN - 1ST
FLOOR

SHEET NO.
E1.01



2'-6" STEP

LIGHTING PLAN - 2ND FLOOR

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

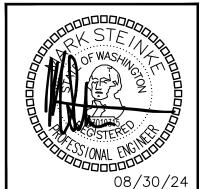
GENERAL NOTES

- 1. EMERGENCY EGRESS LIGHTING: EMERGENCY LUMINAIRES WITH 90 MINUTE BATTERY BACKUP.
- 2. REFER TO SERIES E500 DRAWINGS FOR TYPICAL UNIT PLANS SHOWING ELECTRICAL AND LIGHTING LAYOUT.
- 3. SEE SHEET E1.50 FOR LUMINAIRE SCHEDULE AND LIGHTING NOTES.

#> FLAG NOTES <#

- 1. CIRCUIT STAIRS VERTICALLY. LUMINAIRE(S) IN STAIRWELL
- 2. EXIT SIGNS: PROVIDE UNSWITCHED HOT.

NO. DATE DESCRIPTION
REVISION





DESIGNED: MHS
CHECKED: PSR
APPROVED: JAY

HIS APARIMENIS BUILDING Ind 5th St SE Puyallup, J

OBISON 19401 4 LYNNWG

TE: 08/30/24

LIGHTING
PLAN - 2ND &
3RD FLOOR

E1.02

EXTERIOR LUMINAIRE SCHEDULE CALLOUTSYMBOLMOUNTING**DESCRIPTION** MODELVOLTAGETYPECRI / CCT LAMPINGWATTAGESP1 16' POLE POLE LIGHT - PARKING & DRIVE AISLE GARDCO: P20 C A02 830 T1S AR1 120 MULTIPLE INTEGRAL 80 / 3000K (1) 36W LED 36 \bigcirc - COMFORT OPTICS - B2 U0 G2 BL30-MW PCB CONTROLS SURFACE -80 / 3000K (1) 16W LED SW1 WALL SCONCE - AREA LIGHT - B1 U0 | GARDCO: GWM A06 830 T3M 120 MW30 16 INTEGRAL 12'AFF CONTROLS

NOTES:

. CONTRACTOR TO FURNISH AND INSTALL ALL FIXTURES.

2. LUMINAIRE SCHEDULE IS BOD ONLY. CONTRACTOR TO SUBMIT FIXTURE MODEL OR EQUIVALENT. CONTRACTOR TO COORDINATE FIXTURE FINISHES WITH ARCHITECT/OWNER.
3. FIXTURE CATALOG NUMBERS DO NOT NECESSARILY DENOTE SPECIFIC MOUNTING ACCESSORIES. CONTRACTOR TO PROVIDE ALL NECESSARY ACCESSORIES TO SUCCESSFULLY COMPLETE THE

INSTALLATION.

4. 'BUG' RATING ON EXTERIOR FIXTURES INDICATES 'BACKLIGHT', 'UPLIGHT', AND 'GLARE' AS STANDARDS IN CLASSIFYING OUTDOOR LIGHT FIXTURES.

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTAGE	TYPE	CRI / CCT	LAMPING	WATTAGE
B1		SURFACE	4' NARROW WRAP — BOH	DAY-BRITE CFI: FSW440L835 UNV DIM	120	0-10V DIMMING	80 / 3000K	(1) 31.4W LED	31.4
C1E	•	SURFACE	4" SURFACE DOWNLIGHT	DMF: DRDH N JO 70S EM / DRD5S 4 R 07 9 30 EM	120	0-10V DIMMING	90 / 3000K	(1) 9W LED	9
D1	۰	RECESSED	RECESSED DOWNLIGHT — SLOPED CEILING	DMF: DRD4M 10 9 30 FL X 0 / DRDH N JS 1004	120	0-10V DIMMING	90 / 3000K	(1) 12W LED	12
P1	۰	PENDANT	STEM MOUNT DOWNLIGHT — SLOPED CEILING — 4' STEM	DMF: DCR T4 S X A 30 FL 0 00 30 XX O 00 [FINISH]	120	0-10V DIMMING	90 / 3000K	(1) 40W LED	40
WS1	ю	SURFACE	WALL SCONCE - EM BATTERY BACKUP	TBD	120	TBD DIMMING	TBD / TBD	(1) 5W LED	5
X1	⊗	SURFACE	EXIT SIGN — EMERGENCY BATTERY BACKUP — HATCH INDICATES LIT FACE	LSI: EMS WB SERIES (OR EQUAL)	MULTIPLE	ЕМ	EM / EM	(1) 5W EM	5
X2	⊗ ,	SURFACE	COMBO EXIT SIGN	LSI: CEC (OR EQUAL)	MULTIPLE	ЕМ	EM / EM	(1) 5W EM	5
X3		SURFACE	EMERGENCY LIGHT — EMERGENCY BATTERY BACKUP DAMP LOCATION RATED — MAX 35' SPACING	LITHONIA: ELM2LF (OR EQUAL)	120	ЕМ	EM / EM	(1) 5W EM	5
X4	н	WALL	EXTERIOR EMERGENCY LIGHT — EMERGENCY ON ONLY — MAX SPACING 35'	NORA LIGHTING: NE-902LED	120	ЕМ	35' MAX SPACING	(1) 5W LED	5
Z1E	Н	WALL	WALL PACK	LITHONIA: WPX1 LED P1 30K MVOLT	120	EM	70 / 3000K	(1) 11W LED	11

1. CONTRACTOR TO FURNISH AND INSTALL ALL FIXTURES.

2. LUMINAIRE SCHEDULE IS BOD ONLY. CONTRACTOR TO SUBMIT FIXTURE MODEL OR EQUIVALENT. CONTRACTOR TO COORDINATE FIXTURE FINISHES WITH ARCHITECT/OWNER.
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INSTALLATION.

	LIGHTI	NG CONTROLS LEGEND
SYMBOL	CONTROL TYPE	CONTROL FUNCTION
\$ \$ \$	TOGGLE SWITCH	MANUAL ON/OFF LIGHTING CONTROL. SUBSCRIPT INDICATES WHICH FIXTURES ARE TO BE CONTROLLED BY WHICH SWITCH (WSEC C405.2.3). SUBSCRIPT 'k' INDICATES TAMPER RESISTANT KEYED SWITCH FOR USE BY AUTHORIZED PERSONNEL ONLY.
\bigoplus_{\square}	DIMMER SWITCH	MANUAL MULTI-LEVEL LIGHTING CONTROL. SWITCH SHALL ALSO HAVE MANUAL ON/OFF FUNCTIONALITY. SUBSCRIPT INDICATES WHICH FIXTURES ARE TO BE CONTROLLED BY WHICH DIMMER. (C405.2.3)
vs vs os os \$	TOGGLE/DIMMER SWITCH WITH OCCUPANCY SENSOR	SWITCHES LABELED 'os' OR 'vs' SHALL TURN OFF ALL CONNECTED LUMINAIRES WITHIN 20 MINUTES OF SPACE BEING VACANT. (C405.2.1.1)
CS-01	CONTROL STATION; SEE LIGHTING CONTROL ZONE TABLE ON PLANS.	MANUAL LOCAL LIGHTING CONTROL (C405.2.1.1). CONTROL STATION SHALL HAVE CAPACITY TO CONTROL MULTIPLE ZONES AND MULTIPLE SCENES AS NEEDED. SUBSCRIPT CORRESPONDS TO 'LIGHTING CONTROLS' TABLE ON PLANS.
<u>(</u>)	SURFACE MOUNTED OCCUPANCY SENSOR	AUTOMATIC LIGHTING CONTROL SHALL TURN OFF ALL CONNECTED LUMINAIRES WITHIN 20 MINUTES OF SPACE BEING VACANT. (C404.2.1.1)
ax PS	MULTIZONE PHOTOSENSOR	AUTOMATIC LIGHTING CONTROL SHALL AUTOMATICALLY ADJUST THE LIGHT OUTPUT OF ALL CONNECTED LUMINAIRES BASED ON THE DAYLIGHT LEVEL IN THE PRIMARY AND SECONDARY ZONES (C405.2.4). SUBSCRIPT INDICATES WHICH FIXTURES ARE TO BE CONTROLLED BY ZONE; 'x' INDICATES MULTIPLE ZONE CONTROL.

GENERAL LIGHTING NOTES

- 1. LIGHTING CONTROLS SHALL BE INSTALLED WHICH MEET ALL REQUIREMENTS OF LOCAL ENERGY CODES.
- 2. EMERGENCY LIGHT FIXTURES: IN ADDITION TO SWITCH—LEG, PROVIDE UNSWITCHED HOT TO SERVE INTERNAL BATTERY AND CHARGER.
- 3. LOCATIONS OF OCCUPANCY SENSORS, PHOTO SENSORS, DIMMERS, AND SWITCHES ARE DIAGRAMMATIC.
 CONTRACTOR TO COORDINATE QUANTITIES AND OPTIMAL LOCATIONS WITH LIGHTING CONTROL
 MANUFACTURER AND ARCH/OWNER.
- 4. AUTOMATIC LIGHTING SHUT-OFF CONTROLS SHALL BE PROVIDED BY LOCAL OCCUPANCY SENSORS UNLESS OTHERWISE NOTED. PUBLIC SPACES ARE ACTIVE 24/7 AND THEREFORE EXEMPT FROM AUTOMATIC LIGHTING SHUT-OFF REQUIREMENTS FOR SECURITY. (WSEC C405.2)
- 5. DAYLIGHT ZONES ARE SHOWN ON PLANS AS DEFINED BY WASHINGTON STATE ENERGY CODE (WSEC) C405.2.4.2. SIDELIGHT DAYLIGHT ZONES ARE REFERRED TO AS 'PRIMARY' AND 'SECONDARY' ON PLANS AND DENOTED BY DASHED LINES.
- 5. FOR CUSTOM FF&E FIXTURES, IT IS THE MANUFACTURER'S RESPONSIBILITY TO FURNISH PRODUCTS WHICH ARE COMPLIANT WITH ALL REQUIREMENTS OF LOCAL ENERGY CODES, AS WELL AS MATCH THE ELECTRICAL SPECIFICATIONS PROVIDED IN THE LUMINAIRE SCHEDULES. PROVIDE SUBMITTAL SHOP DRAWINGS WITHIN 30 DAYS OF RECEIVING FIXTURE ORDER. SUBMITTALS SHALL CLEARLY INDICATE LAMPING AND MAXIMUM WATTAGE RATING OF LAMP SOCKETS. NON—COMPLIANT FIXTURES REJECTED BY ELECTRICAL INSPECTOR SHALL BE RETURNED TO THE MANUFACTURER FOR REWORKING AND/OR RE—LABELING.
- 7. ALL FIXTURES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO ORDER ALL NECESSARY HARDWARE, ELECTRICAL CABLE, TIMERS, TRANSFORMERS, ETC., AS REQUIRED FOR COMPLETION OF INSTALLATION OF A FULLY FUNCTIONING SYSTEM.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR EQUIPPING ALL FIXTURES WITH THE EXACT LAMPS SPECIFIED IN THE FIXTURE SCHEDULE.
- 10. WHERE FIXTURES REQUIRE REMOTE TRANSFORMERS OR BALLASTS, THE CONTRACTOR SHALL DETERMINE LOCATIONS AS REQUIRED FOR EVEN LOAD DISTRIBUTION, SERVICE ACCESS, AND VENTILATION.
- 11. THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER FOR EXACT LOCATIONS OF TIMERS AND/OR PHOTO CELLS, IF ANY.
- 12. WHERE APPLICABLE, THE CONTRACTOR SHALL AIM AND ADJUST LIGHTING FIXTURES AS DIRECTED BY THE LIGHTING DESIGNER UPON COMPLETION OF THE INSTALLATION.

SPECIAL NOTE TO THE CONTRACTOR:

1. FIXTURE SUBMITTALS THAT DO NOT INCLUDE LAMP SPECIFICATIONS WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE REVIEWED.

LIGHTING CONTROL SYSTEM REQUIREMENTS

- 1. CONTRACTOR TO PROVIDE A FULLY OPERATIONAL LIGHTING CONTROL SYSTEM.
- 2. CONTRACTOR SHALL VERIFY THE COMPATIBILITY OF DIMMING AND CONTROL MODULES WITH FIXTURE TYPES PRIOR TO INSTALLATION.
- 3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH A LIGHTING CONTROLS VENDOR TO OBTAIN LIGHTING CONTROL SYSTEM PACKAGE COMPLETE WITH DEVICES, WIRING DIAGRAMS, ANNOTATED PLANS INDICATING WHICH DEVICE TO BE USED IN EACH LOCATION, CONNECTION REQUIREMENTS, SET UP INSTRUCTIONS, COMMISSIONING AND CHECK—OUT FOLLOWING COMPLETION. PROVIDE ALL LOW VOLTAGE WIRING AS REQUIRED FOR CONTROL DEVICE INTERCONNECTIONS.
- 4. INSTALLER QUALIFICATIONS: TECHNICIAN INSTALLING AND WIRING THE LIGHTING CONTROL SYSTEM SHALL HAVE INSTALLED THIS SAME SYSTEM AT LEAST ONCE PREVIOUSLY. TECHNICIAN SHALL HAVE RECEIVED TRAINING BY FACTORY REPRESENTATIVE ON THE SYSTEM BEING INSTALLED.
- 5. PROVIDE LIGHTING CONTROL SYSTEM TO PERFORM THE FUNCTIONS DESCRIBED BELOW:
- 5.1. LIGHTING CONTROL SCHEDULE: PROVIDE SEPARATE SWITCHING AND DIMMING CONTROL FOR LIGHTING ZONES AS INDICATED.

5.2. AUTOMATIC LIGHTING CONTROLS:
5.2.1. UNLESS OTHERWISE NOTED ON PLANS, OCCUPANCY SENSORS SHALL AUTOMATICALLY TURN OFF ALL CONNECTED LIGHTING WITHIN 20 MINUTES OF SPACE BEING UNOCCUPIED. OCCUPANCY SENSORS SHALL EITHER BE MANUAL ON OR SHALL BE CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER EXCEPT WHERE MANUAL ON WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANTS. (C405.2.1.1)

5.2.2. MULTI-ZONE PHOTO-SENSORS SHALL PROVIDE SEPARATE CONTROL FOR LÚMINAIRES IN EACH TYPE

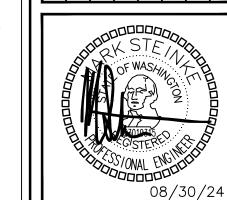
OF DAYLIGHT ZONE. (C405.2.4.1)

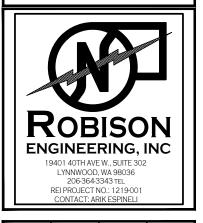
5.2.3. EXTERIOR LIGHTING CONTROLS SHALL AUTOMATICALLY TURN OFF ALL EXTERIOR LIGHTING AS A FUNCTION OF AVAILABLE DAYLIGHT. BUILDING FACADE AND LANDSCAPE LIGHTING SHALL HAVE CONTROLS THAT AUTOMATICALLY SHUT OFF THE LIGHTING FOR A MINIMUM OF 6 HOURS PER NIGHT OR NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING, WHICHEVER IS LESS. OTHER LIGHTING SHALL HAVE CONTROLS CONFIGURED TO AUTOMATICALLY REDUCE THE CONNECTED LIGHTING POWER BY AT LEAST 30 PERCENT FROM NO LATER THAN 12 MIDNIGHT TO 6 AM OR FROM ON HOUR AFTER BUSINESS CLOSING TO ONE HOUR BEFORE BUSINESS OPENING OR DURING ANY PERIOD WHEN NO ACTIVITY HAS BEEN DETECTED FOR A TIME OF NO LONGER THAN 15 MINUTES. (C405.2.6)

- 6. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOTCANDLE AT FLOOR LEVEL. (IBC 1008.2.1)
- 7. DURING EMERGENCY CONDITIONS EMERGENCY LIGHTING CIRCUITS SHALL BYPASS ALL LIGHTING CONTROLS IN ORDER TO ENERGIZE ALL CONNECTED LUMINAIRES AT FULL CAPACITY. PROVIDE UL924 RELAYS AS REQUIRED TO BYPASS AREA CONTROLS.
- 7.1. EMERGENCY PATHWAY EGRESS LIGHTING: ILLUMINATION PROVIDED ALONG THE EGRESS PATH AT FLOOR LEVEL SHALL AVERAGE AT LEAST 1 FOOT CANDLE. (IBC 1008.3.5)
- 7.2. EMERGENCY LIGHTING SHALL BE SUPPLIED BY: ELECTRICAL CONTRACTOR

EXIT SIGN NOTES

DURING CONSTRUCTION UPON COMPLETION OF A TYPICAL FLOOR FRAMING AND BEFORE WALL COVER, ELECTRICAL CONTRACTOR SHALL WALK THE EGRESS PATHS WITH THE LOCAL INSPECTOR (AHJ) TO CONFIRM THAT ALL THE EXIT SIGNS ARE LOCATED PER THE AHJ'S SATISFACTION AND IDENTIFY ANY ADDITIONAL EXIT SIGNS THAT THE AHJ WISHES TO BE INSTALLED (IBC 1013.1). CONTRACTOR SHALL PROVIDE UP TO 10% ADDITIONAL EXIT SIGNS AT NO ADDITIONAL COST.





DESIGNED: MHS
CHECKED: PSR
APPROVED: JAY

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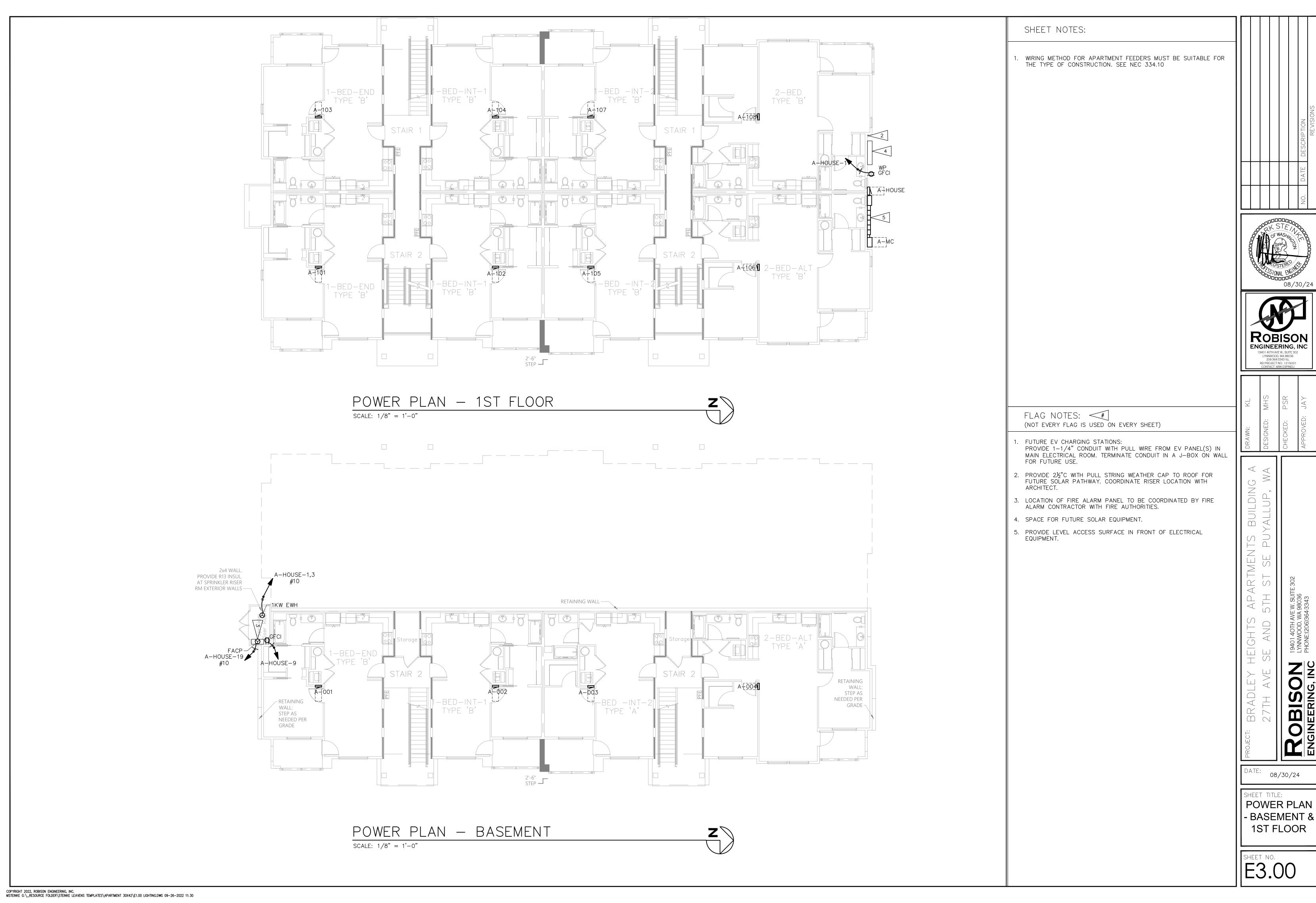
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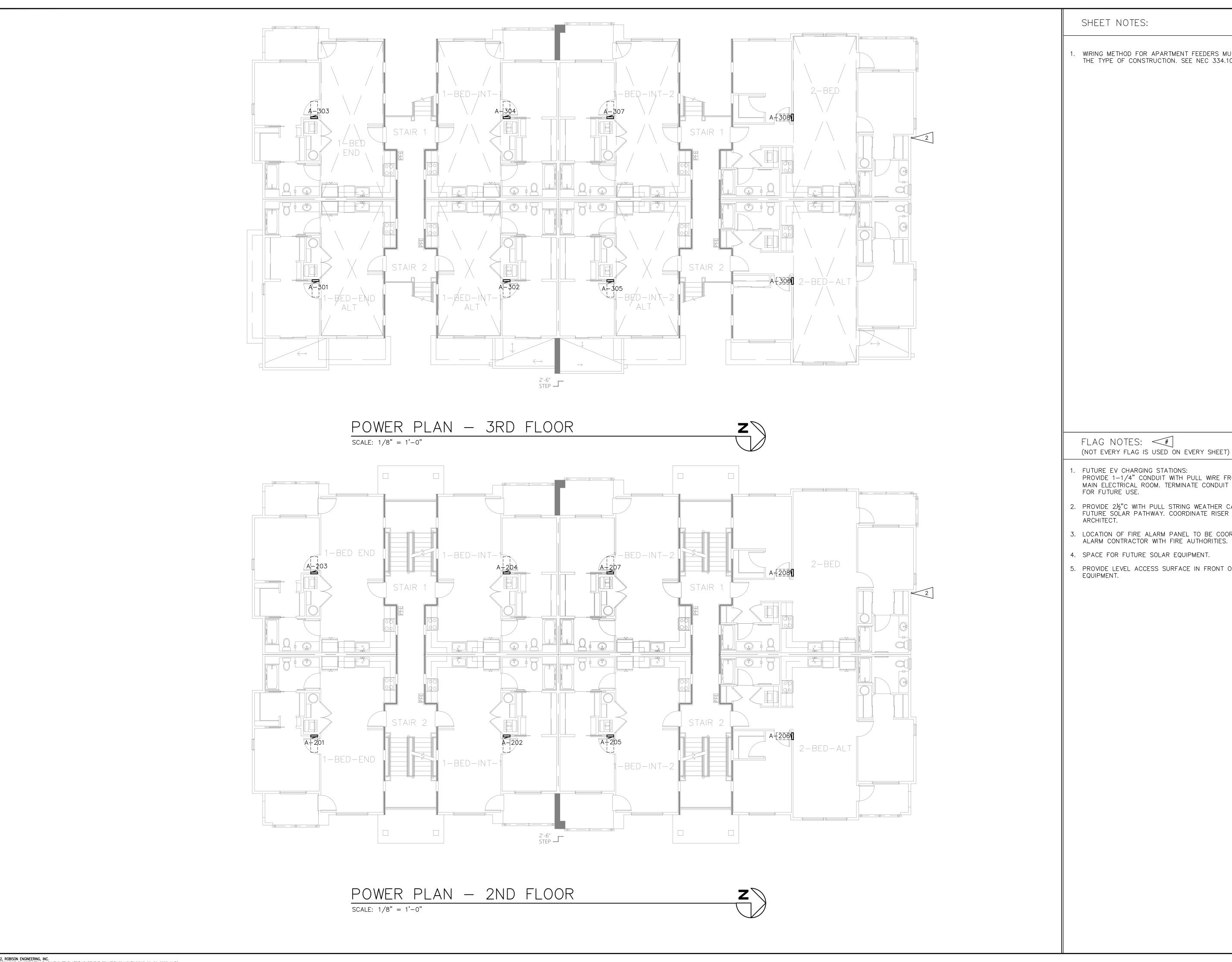
OBISON 1940 LYNN PHO

ATE: 08/30/24

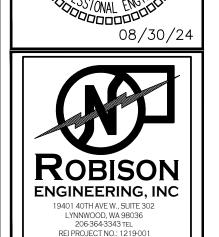
SHEET TITLE:
LIGHTING
NOTES &
LUMINAIRE
SCHEDULE

E1.50





WIRING METHOD FOR APARTMENT FEEDERS MUST BE SUITABLE FOR THE TYPE OF CONSTRUCTION. SEE NEC 334.10



1. FUTURE EV CHARGING STATIONS:
PROVIDE 1-1/4" CONDUIT WITH PULL WIRE FROM EV PANEL(S) IN
MAIN ELECTRICAL ROOM. TERMINATE CONDUIT IN A J-BOX ON WALL FOR FUTURE USE.

. PROVIDE 2½"C WITH PULL STRING WEATHER CAP TO ROOF FOR FUTURE SOLAR PATHWAY. COORDINATE RISER LOCATION WITH ARCHITECT.

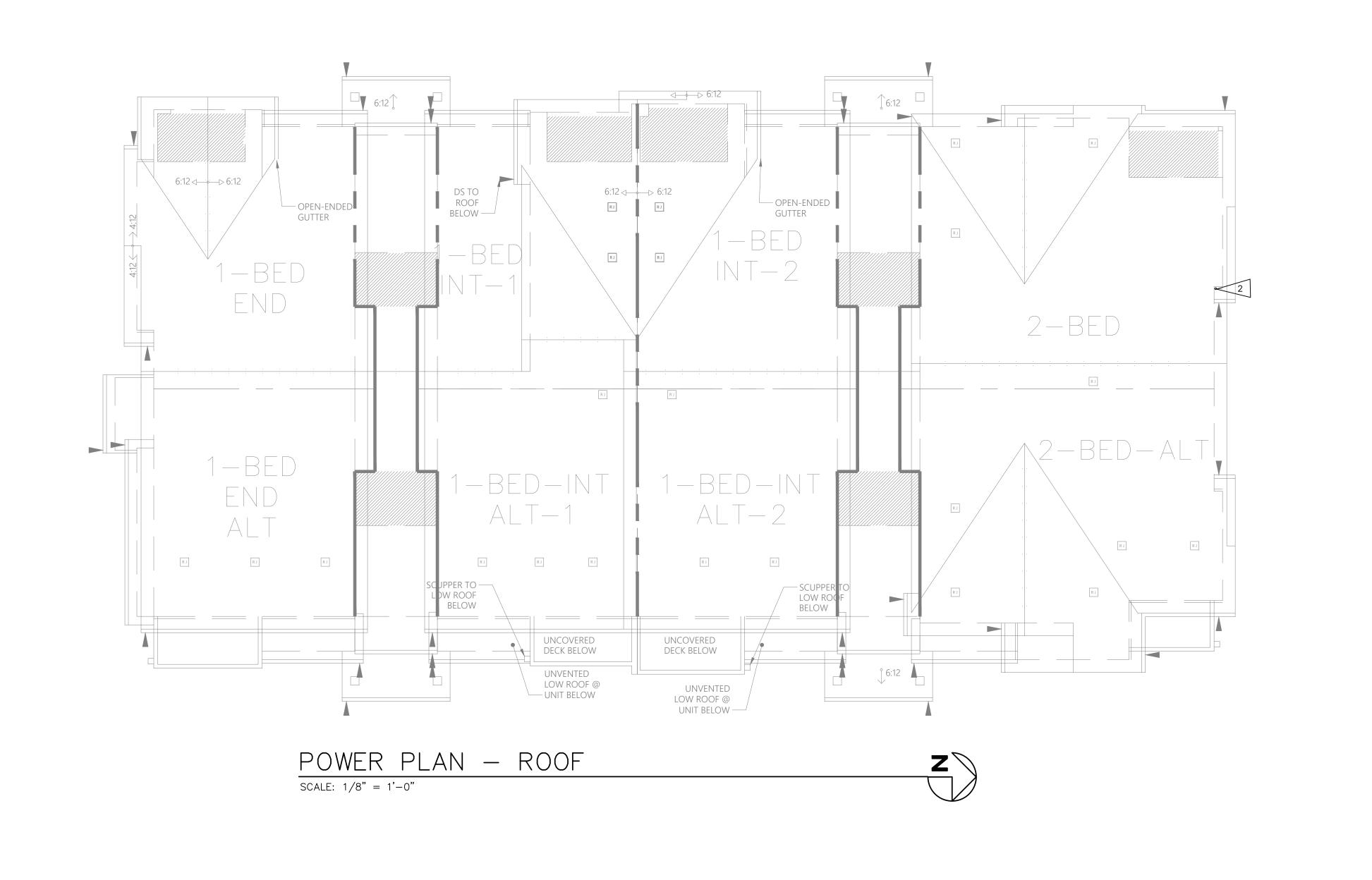
3. LOCATION OF FIRE ALARM PANEL TO BE COORDINATED BY FIRE ALARM CONTRACTOR WITH FIRE AUTHORITIES.

4. SPACE FOR FUTURE SOLAR EQUIPMENT.

5. PROVIDE LEVEL ACCESS SURFACE IN FRONT OF ELECTRICAL EQUIPMENT.

08/30/24

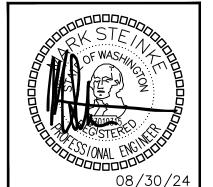
POWER PLAN - 2ND & 3RD **FLOOR**

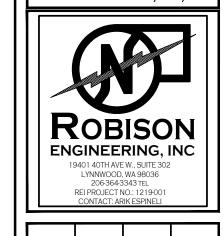


SHEET NOTES:

1. WIRING METHOD FOR APARTMENT FEEDERS MUST BE SUITABLE FOR THE TYPE OF CONSTRUCTION. SEE NEC 334.10

NO. DATE DESCRIPTION
REVISIONS





FLAG NOTES: #

(NOT EVERY FLAG IS USED ON EVERY SHEET)

- 1. FUTURE EV CHARGING STATIONS:
 PROVIDE 1-1/4" CONDUIT WITH PULL WIRE FROM EV PANEL(S) IN
 MAIN ELECTRICAL ROOM. TERMINATE CONDUIT IN A J-BOX ON WALL
 FOR FUTURE USE.
- 2. PROVIDE 2½"C WITH PULL STRING WEATHER CAP TO ROOF FOR FUTURE SOLAR PATHWAY. COORDINATE RISER LOCATION WITH ARCHITECT.
- 3. LOCATION OF FIRE ALARM PANEL TO BE COORDINATED BY FIRE ALARM CONTRACTOR WITH FIRE AUTHORITIES.
- 4. SPACE FOR FUTURE SOLAR EQUIPMENT.
- 5. PROVIDE LEVEL ACCESS SURFACE IN FRONT OF ELECTRICAL EQUIPMENT.

DESIGNED: MHS
CHECKED: PSR

BUILDING A YALLUP, WA

5TH ST SE PUYAL

19401 4OTH AVE W. SUITE 302 LYNNWOOD, WA 98036 PHONF:(206)364:3343

ZOBISONNGINEERING, INC

ATE: 08/30/24

SHEET TITLE:
POWER PLAN
- ROOF

SHEET NO.

UNIT LU	JMINAIRE	SCHEDU	JLE						
CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTAGE	TYPE	LAMPING	WATTAGE	NOTES
U1	0	CEILING	4" DOWNLIGHT	DMF: DRD5S-4-R-10-9-30-0	120	0-10V DIMMING	(1) 12W LED 3000K	12	
U2	0	CEILING	4" DOWNLIGHT WET RATED	DMF: DRD5S-4-S-10-9-30-0	120	0-10V DIMMING	(1) 12W LED 3000K	12	
U3	H	WALL	24" VANITY LIGHT	MAXIM - 52102	120	ELV DIMMING	(1) 16W LED 3000K	16	
U4	Ю	WALL	SLIM BALCONY LIGHT	MAXIM - 26106BK	120	NON DIMMING	(1) 10W LED 3000K	10	
U5	0	SURFACE	6" FLUSH MOUNT DOWNLIGHT	MAXIM - 57413WTWT	120	0-10V DIMMING	(1) 11W LED 3000K	11	

DWELLING UNIT VENTILATION WIRING DIAGRAM DETAIL

	ELECTRIC HEATERS											
EQUIP NO.	SERVICE	MOUNTING/	HEATING	ELECTRICAL	BASIS OF DESIGN							
EQUIP NO.	SERVICE	DISCHARGÉ	KW	VOLTAGE	DASIS OF DESIGN							
EWH-1	BEDROOM	WALL	1	208V/1P	(1)							
EWH-2	LIVING ROOM	WALL	1.5	208V/1P	(1)							

(1) BROAN, CADET OR EQUIVALENT.

(2) PROVIDE REMOTE THERMOSTAT.

ACCESSIBILITY NOTES:

- 1. ALL SWITCHES AND CONTROLS 15" MIN; 48" MAX TO CONTROL.
- 2. GENERAL OUTLETS MIN 18" AFF.
- . ALL SWITCHES/CONTROLS ABOVE COUNTERTOPS 48" MAX.
- 4. ELECTRICAL SUB-PANELS IN UNITS MUST COMPLY WITH ABOVE REACH RANGES.
- SWITCHES FOR EXHAUST HOODS AND GARBAGE DISPOSALS MUST COMPLY WITH ABOVE REACH RANGES. INSTALL SWITCHES ON FACE OF CABINETS IF REQUIRED TO COMPLY.

APARTMENT NOTES:

- 1. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES.
- 2. DEVICE BOXES ON OPPOSITE SIDES OF DEMISING WALLS SHALL BE IN SEPARATE STUD BAYS. PROVIDE BACKING EQUIVALENT TO LOWRY'S OUTLET BOX PADS. CONDUIT FROM ONE UNIT SHALL NOT PASS THROUGH STUDS OF A SHARED WALL(DOUBLE STUDS) FROM AN ADJACENT UNIT(BRIDGING).
- 3. PROVIDE ARC—FAULT PROTECTION, TAMPER PROOF AND GFCI RECEPTACLES AS REQUIRED BY CODE AND LOCAL AHJ. ARC—FAULT PROTECTION MUST BE PROVIDED FOR CIRCUITS IN THE AREAS LISTED IN NEC 210.12(A).
- 4. PROVIDE SUFFICIENT DUPLEX RECEPTACLES TO MEET NEC 210.52.
- 5. THERMOSTATS SHALL NOT INTERFERE WITH DOOR SWINGS.
- 6. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS FOR KITCHEN APPLIANCES. COORDINATE ALL J-BOX LOCATIONS WITH APPLIANCE INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN.
- 7. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CORD AND PLUG ASSEMBLY FOR EACH DISPOSER.
- 8. PROVIDE A DEDICATED 20 AMP CIRCUIT TO EACH UNIT BATHROOM RECEPTACLE. BATHROOM LIGHTS, FAN TO BE ON SAME CIRCUIT PER 210.11(C)(3) EXCEPTION.
- 9. HOME RUNS AND LOOPS CONNECTING LIGHT FIXTURES, WIRING DEVICES, AND HVAC EQUIPMENT ON PLANS INDICATE CIRCUITING SCHEME. SEE TYPICAL PANEL SCHEDULES FOR ACTUAL CIRCUIT NUMBERS FOR TYPICAL APARTMENT.
- 10. LIGHTS WITHIN 3' HORIZONTAL OF SHOWER OR TUB TO BE WET LOCATION RATED AND HAVE FULLY ENCLOSED TRIMS. PROVIDE GFCI PROTECTION IF THE LUMINAIRE INSTALLATION MANUAL STATES IT IS REQUIRED.
- 11. PROVIDE SMOKE DETECTORS AND CO ALARMS AS REQUIRED. DETECTORS AND ALARMS TO BE HARDWIRED AND PROVIDED WITH BATTERY BACKUP.
- 12. ELECTRICAL CONTRACTOR SHALL INSTALL RECEPTACLES AND TV, DATA/PHONE OUTLETS UNDER COMMON COVER PLATE WHERE POSSIBLE. PROVIDE AND INSTALL DIVIDERS AS REQUIRED FOR CABLE/POWER SEPARATION.
- 13. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LAYOUTS OF ALL DEVICES.
- 14. ALL WALL PENETRATIONS SHALL BE CAULKED WITH APPROVED MATERIAL TO MAINTAIN THE FIRE RATING OF ALL WALLS AND FLOORS.
- 15. ALL CONDUIT SHALL BE INSTALLED IN NEAT SYMMETRICAL LINES HORIZONTAL OR PERPENDICULAR TO BUILDING COLUMNS AND ROOF LINES. CONDUITS SHALL BE GROUPED ON COMMON SUPPORTS WHEREVER POSSIBLE.
- 16. REFERENCE MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL MECHANICAL EQUIPMENT.
- 17. ELECTRICAL CONTRACTOR SHALL VERIFY ALL FUSE RATING WIRE SIZES AND DISCONNECT SIZES WITH EQUIPMENT SERVED ON THE JOB PRIOR TO INSTALLATION.
- 18. SEE ARCHITECTURAL DRAWINGS AND ELEVATIONS FOR ADDITIONAL DETAILS AND CASEWORK DIMENSIONS.
- 19. DEVICE LOCATIONS IN 1ST DWELLING/RESIDENT UNIT SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO ROUGH-IN OF REMAINING UNITS
- 20. CONFIRM FINAL LOCATION OF HEATERS AND THERMOSTATS IN FIELD PRIOR TO ROUGH—IN

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DESIGNED: MHS
CHECKED: PSR
APPROVED: JAY

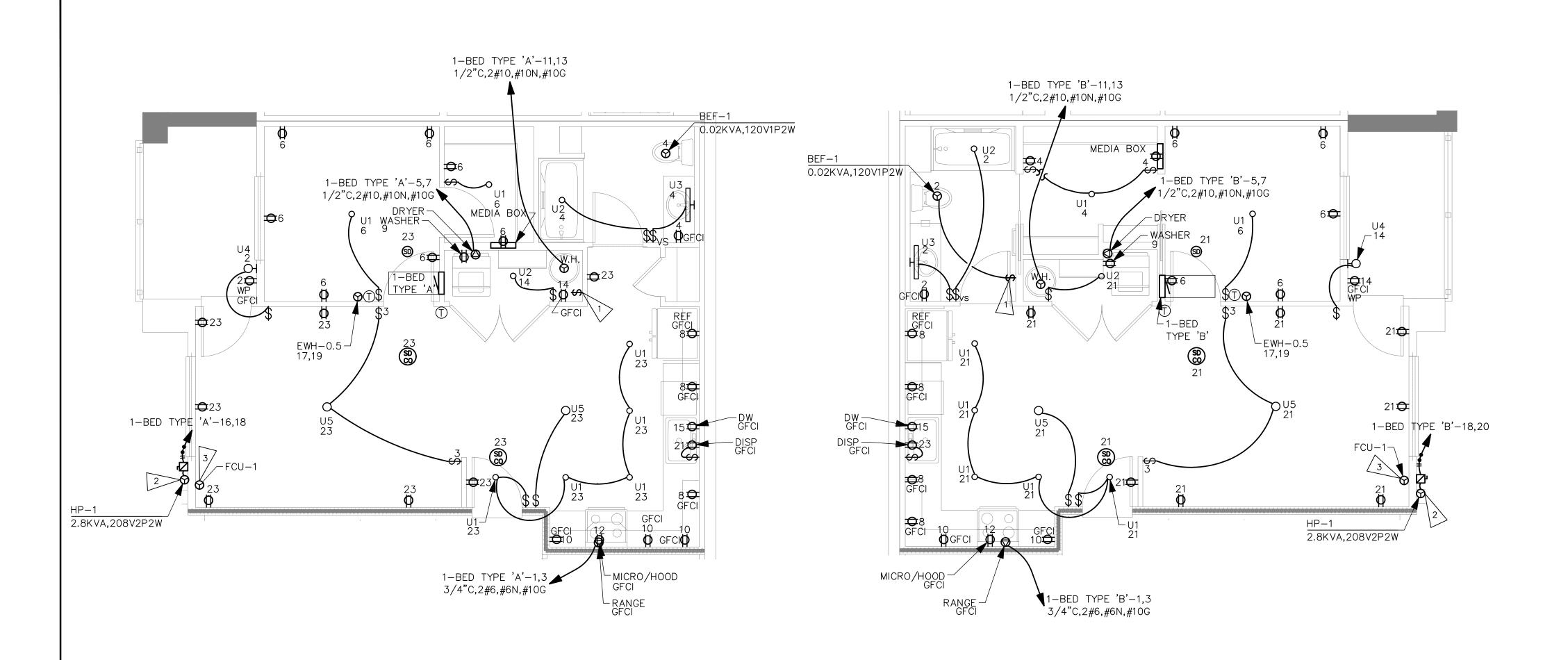
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ROBISON 1940 LYNN ENGINEERING, INC.

TE: 08/30/24

SHEET TITLE:
UNIT PLANS
NOTES

SHEET NO. **E5.00**



UNIT TYPICALS

1-BED-INT-2 TYPE 'A'

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

1	-B	ED	TYPE	, \								
MC FE	OOM DUNTING D FROM DTE	FLUSH		VOLTS 208/ BUS AMPS NEUTRAL 10	12	5	2P 3W			1	AIC 22,00 Main BKR Lugs Sta	MLO
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRI	PTION		CKT #	CKT BKR	LO.		CIRC	CUIT DESC	RIPTION
1 3 5	50/2 30/2	8 4.99	RANGE DRYER		a b a	١ _	20/1 20/1 20/1	0.1 0.2 1.2	23	BEF- LIGH	TING, REC -1, LIGHTII TING, MED EPTACLE	NG, RECEPTACLE
7 9 11 13	 20/1 30/2	1.5 4.4	WASHER WATER HEATER		b	8 10 12 14	20/1 20/1 20/1 20/1	1.5 1.5 1.5 0.1	8	SMA SMA MICR	LL APPLIA LL APPLIA RO/HOOD TING, REC	NCE
15 17 19	20/1 20/2	1.2	DISHWASHER WALL HEATER		ь а ь	16 18 20	20/2 -/1	2.8		HP-	1 CE	
21 23	20/1 20/1	0.7 1.49	DISPOSAL LIGHTING, RECEF	TACLE, SDCO		22 24	-/1 -/1	0		SPA		
OP.	TIONAL D	WELLING	UNIT CALCULATION CONN KVA	ON (NEC 220.8	2)					NN VA	CALC KVA	
F	GHTING A RECEPTAC MALL—API	CLES	2.61 3	871 SF (3 VA/SF)		U	ERAL LOA P TO 10 KVA	ΔD	10		10	(100%)
	AUNDRY PPLIANCE	S	1.5 8.47				VER 10 KVA		13.6	8	5.43	(40%)
	ECTRIC (HEATING OLING	; UR	(3.19	(220.82(C)(4))
10	OTAL GEN	EKAL L(DAD 23.6			BAL PH	AL LOAD ANCED LO ASE A ASE B	DAD			18.6 89.5 A 98.3% 102%	

UNIT TYPICALS

1-BED-INT-1 TYPE 'B'

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

M(FE	— B DOM DUNTING ID FROM DITE	ED FLUSH	<u>TYP</u>	VOLTS 208, BUS AMPS NEUTRAL 10	12	5	2P 3W			ı	AIC 22,00 MAIN BKR LUGS STA	MLO
<t< th=""><th>CKT BKR</th><th>LOAD KVA</th><th>CIRCUIT DES</th><th>CRIPTION</th><th></th><th>CKT #</th><th>CKT BKR</th><th>LO,</th><th></th><th>CIRC</th><th>CUIT DESC</th><th>RIPTION</th></t<>	CKT BKR	LOAD KVA	CIRCUIT DES	CRIPTION		CKT #	CKT BKR	LO,		CIRC	CUIT DESC	RIPTION
,	50/2	8	RANGE		a b	2	20/1 20/1	0.2	3	BEF- LIGH		NG, RECEPTACLE
1 1 3 5	30/2 20/1 30/2 20/1 20/2	4.99 1.5 4.4 1.2 0.5	DRYER WASHER WATER HEAT DISHWASHER WALL HEATE		арара	8 10 12 14 16 18	20/1 20/1 20/1 20/1 20/1 20/1 20/2	0.9 1.5 1.5 1.5 0.1 0.3 2.8	8 9 8	LIGH SMA SMA MICR LIGH	TING, RECE LL APPLIAI LL APPLIAI RO/HOOD TING, RECE EPTACLE, S	NCE NCE EPTACLE
9 1 3	20/1 20/1	1.5 0.7	LIGHTING, RE DISPOSAL	CEPTACLE, SDCO	a	20 22 24	 -/1 -/1	0		SPA(
)P	TIONAL D	WELLING	UNIT CALCUL COI KV		32)				CO K\	NN /A	CALC KVA	
SI LA	GHTING A RECEPTA(MALL—AP AUNDRY PPLIANCE	CLES PLIANCE	2.61 3 1.5 8.47	871 SF (3 VA/SF)		C	ERAL LOA P TO 10 KVA VER 10 KVA		10 13.6		10 5.43	(100%) (40%)
	_ECTRIC(8				CHEATING OLING	UK			3.19	(220.82(C)(4))
T(OTAL GEN	IERAL LO)AD 23.6			BAL PH	AL LOAD ANCED LO ASE A ASE B)AD			18.6 89.5 A 100% 99.7%	

GENERAL NOTES:

- 1. COORDINATE FINAL LOCATION OF
 THERMOSTATS, SWITCHES, RECEPTACLES,
 DATA, PHONE, LIGHT FIXTURES AND J-BOXES
 WITH ARCHITECTURAL ELEVATIONS AND
 INTERIOR DESIGN PLANS PRIOR TO ROUGH-IN.
- 2. ADA UNITS SHALL HAVE HOOD CONTROLS INSTALLED IN THE FACE OF THE LOWER CABINET WORK.
- 3. PROVIDE TAMPER RESISTANT RECEPTACLES PER NEC 406.12.
- 4. ALL UNITS: PROVIDE SWITCH CONTROLLING GARBAGE DISPOSAL TO BE LOCATED ABOVE BACKSPLASH NEXT TO SINK OR ON COUNTER. SEE ARCHITECTURE.
- 5. BATHROOM GFCI RECEPTACLES TO HAVE INTEGRAL NIGHTLIGHT.
- 6. RECESSED CEILING LIGHT IN BATHROOM SHALL BE LED RATED FOR WET LOCATIONS W/ SHATTER PROOF LENS.
- 7. ALL RECEPTACLES SHALL MEET REQUIREMENTS OF NEC ARTICLE 210.
- 8. PROVIDE TELEPHONE & CABLE T.V. MEDIA TERMINATION ENCLOSURE (MEDIA BOX): PROVIDE LEVITON COMPACT MEDIA ENCLOSURE OR EQUVALENT IN WALL WITH TOP NO HIGHTER THAN 60" AFF WITH 120V RECEPTACLE ADJACENT.
- 9. PROVIDE COMBINATION HARDWIRED 120VAC PHOTOELECTRIC SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR WITH BATTERY-BACKUP
- •• DETECTOR SHALL BE MINIMUM 6'
 HORIZONTAL DISTANCE FROM PERMANENT
 COOKING APPLIANCE PER CFC 90.2.11.8.
- DETECTOR SHALL BE MINIMUM 3'
 HORIZONTAL DISTANCE FROM THE DOOR
 OF A BATHROOM THAT CONTAINS A
 BATHTUB OR SHOWER PER CFC 90.2.11.8.
- PROVIDE INTERCONNECTION WIRING SUCH THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE DWELLING UNIT.
- OORDINATE WITH AHJ ON
 INTERCONNECTING EACH DWELLING UNIT
 INTO THE FIRE ALARM SYSTEM FOR THE
 BUILDING.
- •• COORDINATE WITH AHJ AS TO THE NUMBER AND LOCATION OF DEVICES PRIOR TO ROUGH—IN. DEVICES SHOWN ARE DIAGRAMMATIC.
- 10. DISHWASHER OUTLET SHALL BE ACCESSIBLE.
 RECEPTACLE SHALL BE LOCATED IN SPACE
 ADJACENT TO THE DISHWASHER.
- 11. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT FOR THE LIVING ROOM.

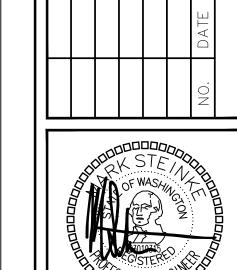
#>FLAG NOTES

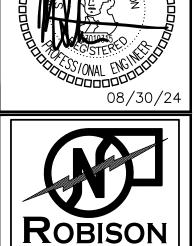
- 1. INTERLOCK ERV/BEF TO ON/OFF SWITCH. PROVIDE PERMANENT LABEL SAYING, "WHOLE HOUSE VENTILATION. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR." ADHERE PERMANENT LABEL TO WALL ABOVE WALL SWITCH.
- 2. COORDINATE OUTDOOR LOCATION OF INDIVIDUAL HP UNITS WITH MECHANICAL PLANS.
- 3. POWERED FROM OUTDOOR UNIT.

AFCI/GFCI REQUIREMENTS FOR DWELLING UNITS:

- ALL 15 AND 20A, 120V SINGLE PHASE CIRCUITS NOT INCLUDING THE BATHROOM SHALL BE AFCI PROTECTED (210.12).
- ALL DWELLING UNIT CIRCUITS IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS, LAUNDRY AREAS, AND AREAS WITHIN 6' OF A SINK SHALL BE GFCI PROTECTED (210.8).
 BATHROOM CIRCUIT TO BE GFCI PROTECTED VIA A GFCI RECEPTACLE, WHILE OTHER CIRCUITS SHALL BE
- 3. UTILIZE "DUAL FUNCTION" BREAKER WHEN BOTH AFCI AND GFCI PROTECTION IS REQUIRED.

PROTECTED AT THE BREAKER.





ENGINEERING, INC

19401 40TH AVE W., SUITE 302

LYNNWOOD, WA 98036 206-364-3343 TEL REI PROJECT NO.: 1219-001

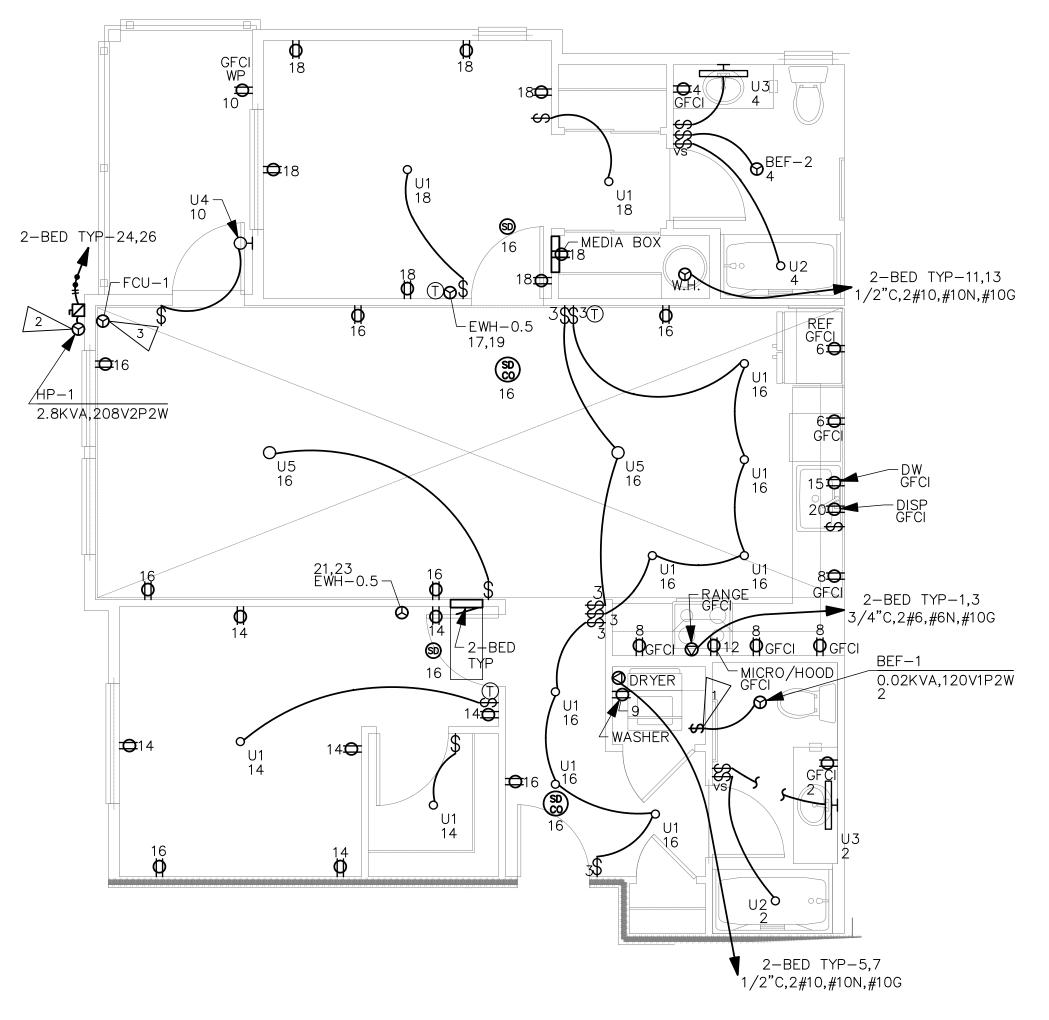
ESIGNED: MHS
HECKED: PSR
PPROVED: JAY

IS APARTMENTS BUILDING
D 5TH ST SE PUYALLUP, W

TE: 08/30/24

SHEET TITLE:
UNIT PLANS &
SCHEDULES

E5.01



UNIT TYPICALS

2-BED TYI

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

M(FE	DOM DUNTING D FROM DTE	FLUSH	TY	P	VOLTS 208, BUS AMPS NEUTRAL 10	12	5	2P 3W		M	AIC 22,00 Main Bkr Lugs Sta	MLO
	CKT BKR	LOAD	CIRCUIT	DESCRI	PTION		CKT #	CKT BKR	LOAD	CIRC	CUIT DESC	RIPTION
1 3	50/2	8	RANGE	<u> </u>		a b	2	20/1 20/1	0.23 0.308	BEF-	-1, LIGHTIN	NG, RECEPTACLE
5 7 9 1 3 5 7	30/2 20/1 30/2 20/1 20/2	4.99 1.5 4.4 1.2 0.5	DRYER WASHER WATER H DISHWAS WALL HE	HER		а b а b а	12 14 16	20/1 20/1 20/1 20/1 20/1 20/1 20/1	1.5 1.5 0.19 1.58 1.1 1.19	SMAI SMAI LIGH MICR LIGH LIGH	LL APPLIA LL APPLIA TING, RECI O/HOOD TING, RECI TING, RECI TING, MED	NCE EPTACLE EPTACLE EPTACLE
9 1 3 5	 20/2 -/1	0.5	WALL HE	ATER		a	22 24	20/1 20/1 20/2	0.7 0.2 2.8	1		
)P	TIONAL D	WELLING	UNIT CAL	LCULATIO CONN KVA	DN (NEC 220.8	32)				DNN VA	CALC KVA	
SI L	GHTING A RECEPTA(MALL—AP AUNDRY PPLIANCE	CLES PLIANCE		3.52 3 1.5 8.47	1,173 SF (3 VA/SF)		0	ERAL LOA P TO 10 KVA VER 10 KVA HEATING	10 6.4	9	10 2.6	(100%) (40%)
TO	OTAL GEN	IERAL LO	DAD	16.5			CO TOTA BALA PHA	OLING AL LOAD ANCED LO ASE A ASE B			3.51 16.1 77.4 A 98.8% 101%	(220.82(C)(4))

GENERAL NOTES:

- 1. COORDINATE FINAL LOCATION OF THERMOSTATS, SWITCHES, RECEPTACLES, DATA, PHONE, LIGHT FIXTURES AND J-BOXES WITH ARCHITECTURAL ELEVATIONS AND INTERIOR DESIGN PLANS PRIOR TO ROUGH-IN.
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#>FLAG NOTES

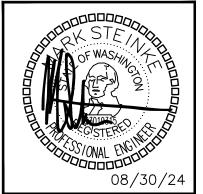
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 UNLESS OUTDOOR AIR QUALITY IS VERY
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 2.1. BATHROOM CIRCUIT TO BE GFCI PROTECTED VIA A GFCI RECEPTACLE, WHILE OTHER CIRCUITS SHALL BE PROTECTED AT THE BREAKER.
- 3. UTILIZE "DUAL FUNCTION" BREAKER WHEN BOTH AFCI AND GFCI PROTECTION IS REQUIRED.

		DESCRIPTION	REVISIONS	
		A TE		





DESIGNED: MHS
THECKED: PSR
APPROVED: JAY

TS APARTMENTS BUILDING
ID 5TH ST SE PUYALLUP, W

ROBISON LYNN ENGINEERING, INC. PHON

ATE: 08/30/24

SHEET TITLE:
UNIT PLANS &
SCHEDULES

SHEET NO. **E5.02**

REQUIRED ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

- WHERE PARKING IS PROVIDED, TEN PERCENT OF PARKING SPACES SHALL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING
- INFRASTRUCTURE.
 ELECTRICAL ROOM(S) SERVING PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE THE ELECTRICAL EQUIPMENT AND DISTRIBUTION REQUIRED TO SERVE A MINIMUM OF 20 PERCENT OF THE TOTAL PARKING SPACES WITH 208/240 V 40-AMP ELECTRIC VEHICLE
- CHARGING INFRASTRUCTURE.
 MINIMUM ONE ACCESSIBLE PARKING SPACE SHALL BE SERVED BY ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.

TOTAL NUMBER OF PARKING SPACES = 354AVERAGE NUMBER OF PARKING SPACES PER BUILDING = 354/8 = 45; $45 \times 0.2 = 9$

5 OUTDOOR EV CHARGERS WITH INFRASTRUCTURE 4 CONDUITS TO FUTURE EV CHARGING LOCATIONS

CAPACITY FOR 9 CHARGERS \times 208V/1PH \times 40A = 74.9 KVA = (208)A 3 PHASE POWER @ 120/208V

UTILIZING LOAD MANAGEMENT INFRASTRUCTURE, EV LOAD CAN BE REDUCED BY 50%. 208A/2 = 37.5KVA (104)A @ 208V 3 PHASE

PER WAC 427, ELECTRICAL INFRASTRUCTURE FOR EACH BUILDING SHALL BE DESIGNED TO ACCOMMODATE 104 AMPS OF EV ELECTRICAL LOAD.

GROUNDING NOTES AND REQUIREMENTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, POWER COMPANY, PHONE COMPANY, INTERNET COMPANY, CABLE TV COMPANY, AND THE SATELLITE TV COMPANY TO ENSURE REQUIRED GROUNDING IS INSTALLED FOR EACH SYSTEM.

THIS SHALL BE DONE PRIOR TO AND DURING INSTALLATION OF FOUNDATION RE-BAR AND CONTINUE DURING THE CONSTRUCTION PHASES, TO ENSURE EACH SYSTEM HAS IT'S REQUIRED GROUNDING INSTALLED FOR PROPER OPERATION OF THE SYSTEM.

- 1. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND PROVIDE WHAT IS REQUIRED TO DO THE FOLLOWING:
- 2. FOOTING GROUND RE-BAR COMES UP IN THE ELECTRICAL ROOM AND THE RE-BAR IS SNUGLY SECURED TO THE FOOTING RE-BAR.
- 3. THE MSB GROUNDING TIES TO THE FOOTING RE-BAR, COUNTERPOISE, BUILDING STEEL, AND WATER PIPING.
- 4. THE GROUND WIRE FOR THE COUNTERPOISE SHALL BE STRANDED, INSULATED WIRE IN CONDUIT UNTIL IT REACHES THE FIRST BAR OF THE COUNTERPOISE. BETWEEN THE COUNTERPOISE BARS IT SHALL BE A STRANDED BARE CORDER WIRE

GENE	ERAL	FEEDER SCHEDULE	
ID	FEEDER AMPS	CONDUIT AND FEEDER	FEEDING THESE DEVICES
1	100	1-1/2"C,3#1/0 AL,#1/0 AL N,#6 AL G	POOL
2	125	2"C,3#2/0 AL,#2/0 AL N,#4 AL G	AM-B
3	200	2"C,3#3/0,#3/0N,#6G	A-HOUSE, B-HOUSE, C-HOUSE, D-HOUSE, E-HOUSE, F-HOUSE, G-HOUSE, H-HOUSE
4	400	(2)2-1/2"C,3#250kcmil AL,#250kcmil AL N,#1/0 AL G	AM-CT
(5)	400	(2)2-1/2"C,3#250kcmil AL,#250kcmil AL N,#1 AL G	AM-DISC
6	400	3-1/2"C,3#500kcmil,#500kcmil N,#2G	AM-A
7	800	(3)3"C,3#400kcmil AL,#400kcmil AL N,#4/0 AL G	B-MC
8	1000	(4)3"C,3#350kcmil AL,#350kcmil AL N,#4/0 AL G	H-MC
9>	1200	(4)3-1/2"C,3#500kcmil AL,#500kcmil AL N,#250kcmil AL G	A-MC, C-MC, E-MC, F-MC, G-MC
(10)	1600	(5)4"C,3#600kcmil AL,#600kcmil AL N,#500kcmil AL G	D-MC
(11)	125	1-1/2°C,2#2/0 AL,#2/0 AL N,#4 AL G	A-001, A-002, A-003, A-004, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-201, A-202, A-203, A-204, A-205, A-206, A-207, A-208, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, B-001, B-002, B-101, B-102, B-103, B-104, B-201, B-202, B-203, B-204, B-301, B-302, B-303, B-304, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-201, C-202, C-203, C-204, C-205, C-206, C-207, C-208, C-209, C-210, C-211, C-212, C-301, C-302, C-303, C-304, C-305, C-306, C-307, C-308, C-309, C-310, C-311, C-312, D001, D002, D003, D004, D005, D006, D101, D102, D103, D104, D105, D106, D107, D108, D109, D110, D111, D112, D201, D202, D203, D204, D205, D206, D207, D208, D209, D210, D211, D212, D301, D302, D303, D304, D305, D306, D307, D308, D309, D310, D311, D312, E001, E002, E003, E004, E101, E102, E103, E104, E105, E106, E107, E108, E201, E202, E203, E204, E205, E206, E207, E208, E301, E302, E303, E304, E305, E306, E307, E308, F001, F002, F003, F004, F101, F102, F103, F104, F105, F106, F107, F108, F201, F202, F203, F204, F205, F206, F207, F208, F301, F302, F303, F304, F305, F306, F307, F308, G101, G102, G103, G104, G105, G106, G107, G108, G109, G110, G111, G112, G201, G202, G203, G204, G205, G206, G207, G208, G209, G210, G211, G212, G301, G302, G303, G304, G305, G306, G307, G308, G309, G310, G311, G312, H101, H102, H103, H104, H105, H106, H107, H108, H201, H202, H203, H204, H205, H206, H207, H208, H301, H302, H303, H304, H305, H306, H307, H308

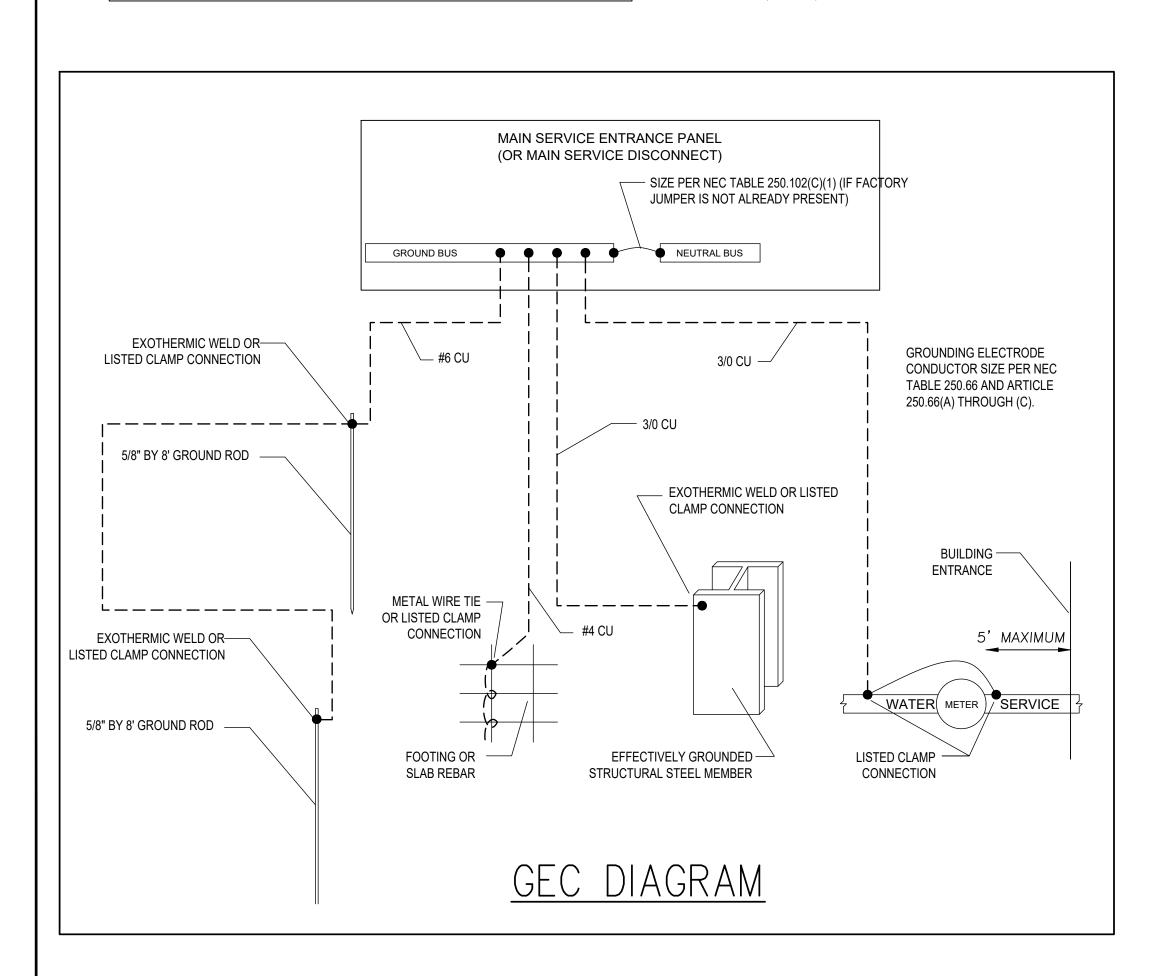
SIZING METHOD: COPPER, 60°C #12 THROUGH #1, 75°C 1/O AND ABOVE

FEEDER SCHEDULE NOTES: CONDUIT FILL:

- * FOR CONDUIT SIZES 1-1/2" AND BELOW, FILL IS BASED ON EMT.
 * FOR CONDUIT SIZES 2" AND ABOVE, FILL IS BASED ON SCHEDULE 40 PVC.
- IN LOCATIONS APPROVED FOR THE PURPOSE, CONTRACTOR MAY USE MC CABLE.
 IN LOCATIONS APPROVED FOR THE PURPOSE CONTRACTOR MAY USE OTHER CONDUIT TYPES, INCLUDING RMC, FMC AND LFMC. CONTRACTOR REQUIRED TO ENSURE CONDUIT FILL DOES NOT EXCEED 40%.

CONTRACTOR RESPONSIBLE TO ENSURE TERMINATION/LUG CAPACITY FOR ALL SCHEDULED FEEDERS.

XHHW/THHN/THWN SHALL BE USED FOR INSULATION OF THE CONDUCTOR.



COORDINATION AND ARC FLASH STUDIES:

IMMEDIATELY UPON SELECTION OF ACTUAL EQUIPMENT BEING PROVIDED FOR THE PROJECT, THE ELECTRICAL CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AND COORDINATION STUDY ON THE STANDBY DISTRIBUTION BASED ON ACTUAL EQUIPMENT TO BE PROVIDED, CONDUCTOR TYPES/SIZES/LENGTHS, ETC. COORDINATION SHALL BE CONFIRMED BASED ON FAULT NUMBERS SHOWN ON THIS DRAWING.

STUDIES SUBMITTED SHALL BE STAMPED BY A PROFESSIONAL ELECTRICAL ENGINEER HOLDING A CURRENT LICENSE FROM THE STATE OF WA.

PRELIMINARY ARC FLASH AND COORDINATION STUDIES ARE TO BE SUBMITTED WITH THE SUBMITTALS FOR THE PROTECTIVE DEVICES, PANELBOARDS, SWITCHBOARDS, AND OTHER ELECTRICAL EQPT.

THE ELECTRICAL CONTRACTOR SHALL SUBMIT THE STAMPED AND SIGNED ARC FLASH AND COORDINATION STUDY TO THE AHJ AS REQUIRED

THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PERMANENT LABELS INDICATING ARC FLASH HAZARD RISK CATEGORIES ON ALL DISTRIBUTION POINTS (SWITCHBOARDS, PANELBOARDS, VFDS, DISCONNECT SWITCHES, ETC). LABELS SHALL COMPLY WITH NFPA 70E.

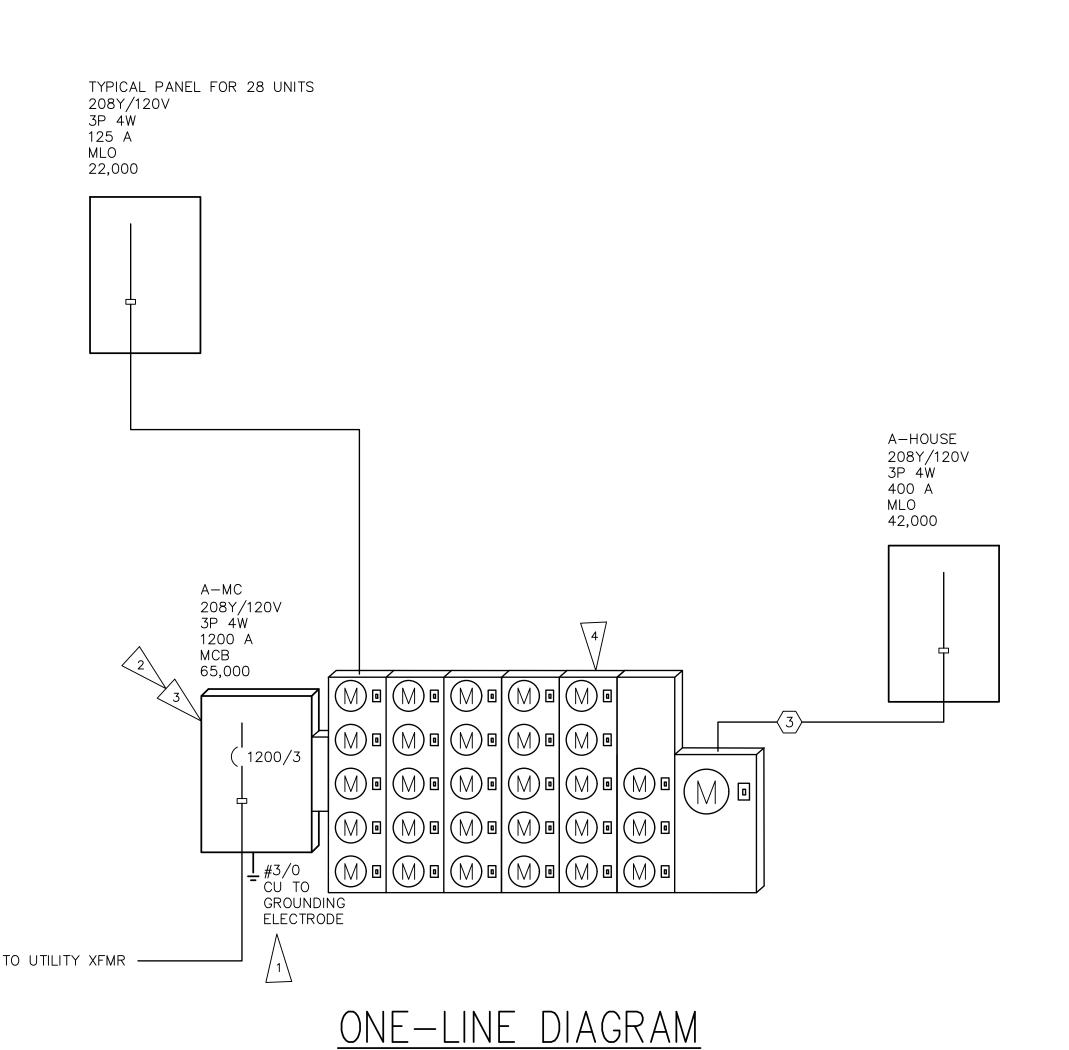
SHEET NOTES:

- A. CONTRACTOR TO OBTAIN UTILITY APPROVAL OF ALL SERVICE AND METERING EQUIPMENT PRIOR TO ORDERING.
- B. DISTRIBUTION SYSTEM AS DESIGNED IS FULLY RATED.
 CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING IF SERIES
 RATED SYSTEMS ARE SUBMITTED, THE SUBMITTED SYSTEM SHALL
 MEET NEC 240.86(B) REQUIREMENTS FOR TESTED COMBINATIONS,
 AND SHALL NOT BE USED IF MOTOR CONTRIBUTION EXCEEDS
 LIMITS PER 240.86(C). NEC 110.22 MARKING REQUIREMENTS
 MUST BE MET.
- C. PROVIDE PERMANENT WARNING LABELS FOR ARC FLASH AND PPE REQUIREMENTS FOR THE SERVICE EQUIPMENT AND PANELS.

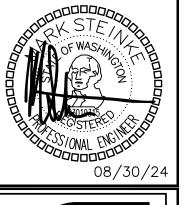
FLAG NOTES:

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- 1. GROUNDING ELECTRODE CONDUCTOR AND SYSTEM GROUNDING SIZED PER N.E.C. 250
- 2. PROVIDE ARC ENERGY REDUCTION: ENERGY REDUCING MAINTENANCE SWITCH PER NEC 240.87(B)(3)
- 3. PROVIDE A LISTED SURGE PROTECTIVE DEVICE FOR DWELLING UNITS AS REQUIRED BY NEC 230.67. CONTRACTOR TO CONFIRM LOCATION IS ACCEPTABLE TO AUTHORITY HAVING JURISDICTION. OBTAIN PRICING FOR OPTION TO HAVE SPDs LOCATED IN UNIT PANELS VS UPSTREAM.
- 4. METER ELEVATIONS AND METERS PER STACK SHALL BE INSTALLED PER UTILITY ELECTRICAL PROVIDER REQUIREMENTS. METER SOCKET IN ELECTRICAL ROOM. VERIFY EXACT LOCATION AND REQUIREMENTS WITH ELECTRIC UTILITY (TYPICAL)
- 5. PROVIDE (1) 2 1/2" CONDUITS FOR SOLAR READY PATHWAY AND RESERVE SPACE IN THE MAIN ELECTRIC ROOM FOR FUTURE SOLAR EQUIPMENT. RESERVE SPACE FOR INSTALLATION OF FUTURE SOLAR CIRCUIT BREAKER AND PERMANENTLY MARK THIS LOCATION AS "FOR FUTURE SOLAR ELECTRIC".



NO. DATE DESCRIPTION





DESIGNED: MHS
CHECKED: PSR
APPROVED: JAY

EIGHTS APARTMENTS BUILDING
E AND 5TH ST SE PUYALLUP, WA
19401 40TH AVEW. SUITE 302

Robison

ATE: 08/30/24

ONE-LINE
DIAGRAM &
NOTES

SHEET NO. **E6.00**

DEVICE	FAULT	AIC	UTILITY	FED	FROM	FEE	DER	TOTAL
		RATING	FAULT	DEVICE	FAULT	SIZE	LENGTH	$\frac{\textit{MOTOR}}{\textit{FAULT}}$
XFMR A/B/C	64,512	N/A	60,300					4,212
A-MC	32,461	65,000	30,318	XFMR A/B/C	60,300	(4)#500kcm AL	il150'	2,143
A-HOUSE	22,509	42,000	21,485	A-MC	30,318	#3/0	21'	1,024
В-МС	43,399	65,000	41,135	XFMR A/B/C	60,300	(3)#400kcm AL	il50 '	2,264
B-HOUSE	28,836	42,000	27,880	В-МС	41,135	#3/0	18'	956
C-MC	45,208	65,000	42,184	XFMR A/B/C	60,300	(4)#500kcm AL	il68'	3,024
C-HOUSE	29,060	42,000	27,827	C-MC	42,184	#3/0	19'	1,233
AM-CT	35,911	42,000	35,077	XFMR D/CLUB	60,300	(2)#250kcm AL	il 35'	834
AM-DISC	26,938	42,000	26,401	AM-CT	35,077	(2)#250kcm AL	il 23'	537
AM-A	20,059	22,000	19,654	AM-DISC	26,401	#500kcmil	33'	405
АМ-В	5,305	22,000	5,134	AM-A	19,654	#2/0 AL	108'	171
POOL	14,058	22,000	13,842	AM-A	19,654	#1/0 AL-1	14'	216
D-MC	25,827	65,000	23,500	XFMR D/CLUB	60,300	(5)#600kcm AL	il 311'	2,327
D-HOUSE	19,593	42,000	18,233	D-MC	23,500	#3/0	19'	1,360
E-MC	44,735	65,000	42,578	XFMR E/H	60,300	(4)#500kcm AL	il66'	2,157
E-HOUSE	28,149	42,000	27,309	E-MC	42,578	#3/0	21'	840
H-MC	37,230	65,000	35,447	XFMR E/H	60,300	(4)#350kcm AL	il92 '	1,783
H-HOUSE	21,037	42,000	20,475	H-MC	35,447	#3/0	30'	562
F-MC	30,384	65,000	28,329	XFMR F/G	60,300	(4)#500kcm AL	il170'	2,055
F-HOUSE	18,612	42,000	17,763	F-MC	28,329	#3/0	31'	849
G-MC	49,103	65,000	46,216	XFMR F/G	60,300	(4)#500kcm AL	il 49'	2,887
G-HOUSE	31,135	42,000	29,998	G-MC	46,216	#3/0	19'	1,137

DEVICE	FEEDE.	R	BRANCH CIRCU	JIT	TOTAL
	VOLTAGE DROP	WIRE SIZE	MAX VOLTAGE DROP	WIRE SIZE	→ VOLTAGE DROP
XFMR A/B/C	0%		_	_	0%
A-MC	1.61%	(4)#500kcm AL	il –	_	1.61%
A-HOUSE	1.93%	#3/0	1.06% (CKT 19)	#10	2.99%
В-МС	0.51%	(3)#400kcm AL	il –	_	0.51%
B-HOUSE	0.79%	#3/0	1.4% (CKT 3)	#10	2.18%
C-MC	0.74%	(4)#500kcm AL	il –	_	0.74%
C-HOUSE	0.91%	#3/0	1.56% (CKT 7)	#10	2.48%
XFMR D/CLUB	0%		_	_	0%
AM-CT	0.35%	(2)#250kcm AL	il –	_	0.35%
AM-DISC	0.57%	(2)#250kcm AL	il –	_	0.57%
AM-A	0.85%	#500kcmil	1.95% (CKT 41)	#12	2.79%
AM-B	2.33%	#2/0 AL	2.18% (CKT 33,35)	#8	4.51%
POOL	0.89%	#1/0 AL-1	0.28% (CKT 1)	#12	1.18%
D-MC	2.76%	(5)#600kcm AL	il —	_	2.76%
D-HOUSE	3.01%	#3/0	1.52% (CKT 21)	#10	4.53%
XFMR E/H	0%		_	_	0%
E-MC	0.64%	(4)#500kcm AL	il —	_	0.64%
E-HOUSE	0.82%	#3/0	1.1% (CKT 19)	#10	1.92%
H-MC	0.97%	(4)#350kcm AL	il —	_	0.97%
H-HOUSE	1.11%	#3/0	1.1% (CKT 17)	#10	2.21%
XFMR F/G	0%		_	_	0%
F-MC	1.6%	(4)#500kcm AL	il —	_	1.6%
F-HOUSE	1.85%	#3/0	1.1% (CKT 19)	#10	2.95%
G-MC	0.54%	(4)#500kcm AL	il –	_	0.54%
G-HOUSE	0.71%	#3/0	1.52% (CKT 21)	#10	2.23%

M(FE	DOM DUNTING D FROM DTE		CE	VOLTS 208 BUS AMPS NEUTRAL 1	40	0	3P 4W			AIC 42,00 0 MAIN BKR LUGS STA	MLO
ΚT	CKT BKR	LOAD KVA	CIRCUIT DESCR	RIPTION		CKT #	CKT BKR	LOAD KVA	CIR	CUIT DESCE	RIPTION
	20/2 20/1 20/1 20/1 20/1 -/1 20/1 -/1 50/2 50/2 50/2 -/3 	1 0.307 0.307 0.18 0.18 0 0.096 0.144 0.5 8.3 8.3 8.3	EWH LIGHTING LIGHTING RECEPTACLE RECEPTACLE SPACE LIGHTING SITE LIGHTING SPACE (F) EV CHARGE (F) EV CHARGE (F) EV CHARGE SOLAR BREAKE	:R :R :R	0 0 0 0 0 0 0 0 0 0 0	4 6 8 10 12 14 16 18 20 22 4 26 28 30 33 4 36 36 40	50/2 50/2 50/2 50/2 50/2 50/2 50/2 50/2 50/2 20/1	8.3 8.3 8.3 8.3 8.3 8.3 8.3 8.3 0.25	EV EV EV (F) (F) (F)	CHARGER CHARGER CHARGER CHARGER CHARGER CHARGER EV CHARGE EV CHARGE EV CHARGE EV CHARGE	er Er Er
LI RI	GHTING ECEPTACL V LOAD	ES C	CONN KVA CALC KVA 0.854 0.36 1.07 0.36 72.6			CON NON HEA TOTA BALA LOA PHA	TINUOUS ICONTINU TING AL LOAD ANCED S	Co k 0.5 Jous 0.2	ONN (VA	CALC KVA 0.625 0.25 1 75.9 211 A 97.4% 106% 96.3%	(125%) (100%) (100%)

	ITING SURFAC FROM XFMR		BU	LTS 208Y , S AMPS 1 UTRAL 10 0	200	P 4W		AIC 65,000 MAIN BKR 1200 LUGS STANDARD
KT #	BREAKER TRIP/POLES	CIRCUIT DESCRIF	PTION			OAD KV B	A C	FEEDER RACEWAY AND CONDUCTORS
	•	PANEL A-001			A 16.2		C	
1 2	125/2 125/2	PANEL A-001			10.2	16.1 16.2	16.1	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G 1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
3	125/2	PANEL A-002			16.3	10.2	15.7	1-1/2°C,2#2/0 AL,#2/0 AL N,#4 AL G
4	125/2	PANEL A-003			16.6	17.1	13.7	1-1/2°C,2#2/0 AL,#2/0 AL N,#4 AL G
5	125/2	PANEL A-101			10.0	16.2	16.1	1-1/2"C,2#2/0 AL,#2/0 AL N,#4 AL G
6	125/2	PANEL A-102			16.1	10.2	16.1	1-1/2"C,2#2/0 AL,#2/0 AL N,#4 AL G
7	125/2	PANEL A-103			16.1	16.1	10.2	1-1/2°C,2#2/0 AL,#2/0 AL N,#4 AL G
8	· · · · · · · · · · · · · · · · · · ·	PANEL A-103			10.2	16.1	16.1	1-1/2°C,2#2/0 AL,#2/0 AL N,#4 AL G
9	125/2 125/2	PANEL A-104 PANEL A-105			16.1	10.2	16.1	1-1/2 C,2#2/0 AL,#2/0 AL N,#4 AL G 1-1/2"C,2#2/0 AL,#2/0 AL N,#4 AL G
0	125/2	PANEL A-105			16.6	17.1	10.2	1-1/2 C,2#2/0 AL,#2/0 AL N,#4 AL G 1-1/2"C,2#2/0 AL,#2/0 AL N,#4 AL G
1	125/2	PANEL A-107			10.0	16.2	16.1	1-1/2°C,2#2/0 AL,#2/0 AL N,#4 AL G
2	125/2	PANEL A-107			16.1	10.2	16.1	• · · · · · · · · · · · · · · · · · · ·
3	125/2	PANEL A-108			16.1	16.1	10.2	1-1/2 C,2#2/0 AL,#2/0 AL N,#4 AL G
4	125/2	PANEL A-202			10.2	16.1	16.1	1-1/2"C,2#2/0 AL,#2/0 AL N,#4 AL G
5	125/2	PANEL A-203			16.1	10.2	16.2	1-1/2"C,2#2/0 AL,#2/0 AL N,#4 AL G
6	125/2	PANEL A-204			16.2	16.1	10.2	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
7	125/2	PANEL A-205				16.2	16.1	1
8	125/2	PANEL A-206			17.1		16.6	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
9	125/2	PANEL A-207			16.2	16.1	, , , , ,	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
0	125/2	PANEL A-208				16.6	17.1	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
1	125/2	PANEL A-301			16.1		16.2	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
2	125/2	PANEL A-302			16.2	16.1		1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
3	125/2	PANEL A-303				16.2	16.1	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G
4	125/2	PANEL A-304			16.1		16.2	
5	125/2	PANEL A-305			16.2	16.1		1-1/2"C,2#2/0 AL,#2/0 AL N,#4 AL G
6	125/2	PANEL A-306				16.6	17.1	1-1/2°C,2#2/0 AL,#2/0 AL N,#4 AL G
7	125/2	PANEL A-307			16.1		16.2	1 ,
8 9	125/2 200/3	PANEL A-308 PANEL A-HOUS	_		16.6 38.2	17.1 38.7	42.3	1-1/2"C,2#2/O AL,#2/O AL N,#4 AL G 2"C,3#3/O,#3/ON,#6G
9	200/3	PANEL A-HOUS	<u> </u>		36.2	36.7	42.5	2 0,3#3/0,#3/014,#06
		TOTAL CONN	IECTED KVA	BY PHASE	347	349	335	
PTIC	NAL MULTIFAI	MILY DWELLING C	ALCULATION	NEC 220.8	(4)			
				[) WELLIN	G UNIT I	_OADS	
			KVA	_				KVA
₋IGH	ITING AND RE	CEPTACLES	78.6	26,187 (3 VA/S			NECTED	
SMA	.LL-APPLIANCI	Ξ	84	(- ,,,,,	,		LLING U	
	NDRY		42				AND FA	
	LIANCES		237			CAL	CULATE	D LOAD 250
	CTRIC COOKING	G	176					
	TING		140	(100%)				

CONTINUOUS

TOTAL LOAD

TOTAL LOAD

NONCONTINUOUS HEATING

TOTAL HOUSE LOAD

BALANCED 3-PHASE LOAD

0.854

0.36 116

LIGHTING

EV LOAD

RECEPTACLES

TOTAL DWELLING UNIT LOAD

TOTAL HOUSE LOAD

1.07

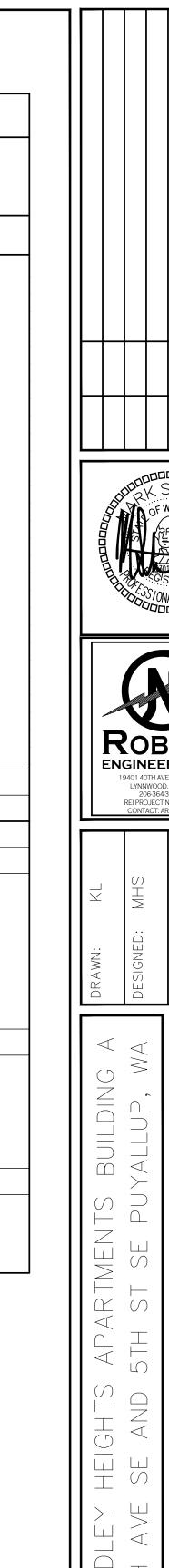
0.36 72.6

75.9

250 KVA

(125%)

(50%>10) (63%)



0.625 0.25

75.9

326

905 A

(125%)

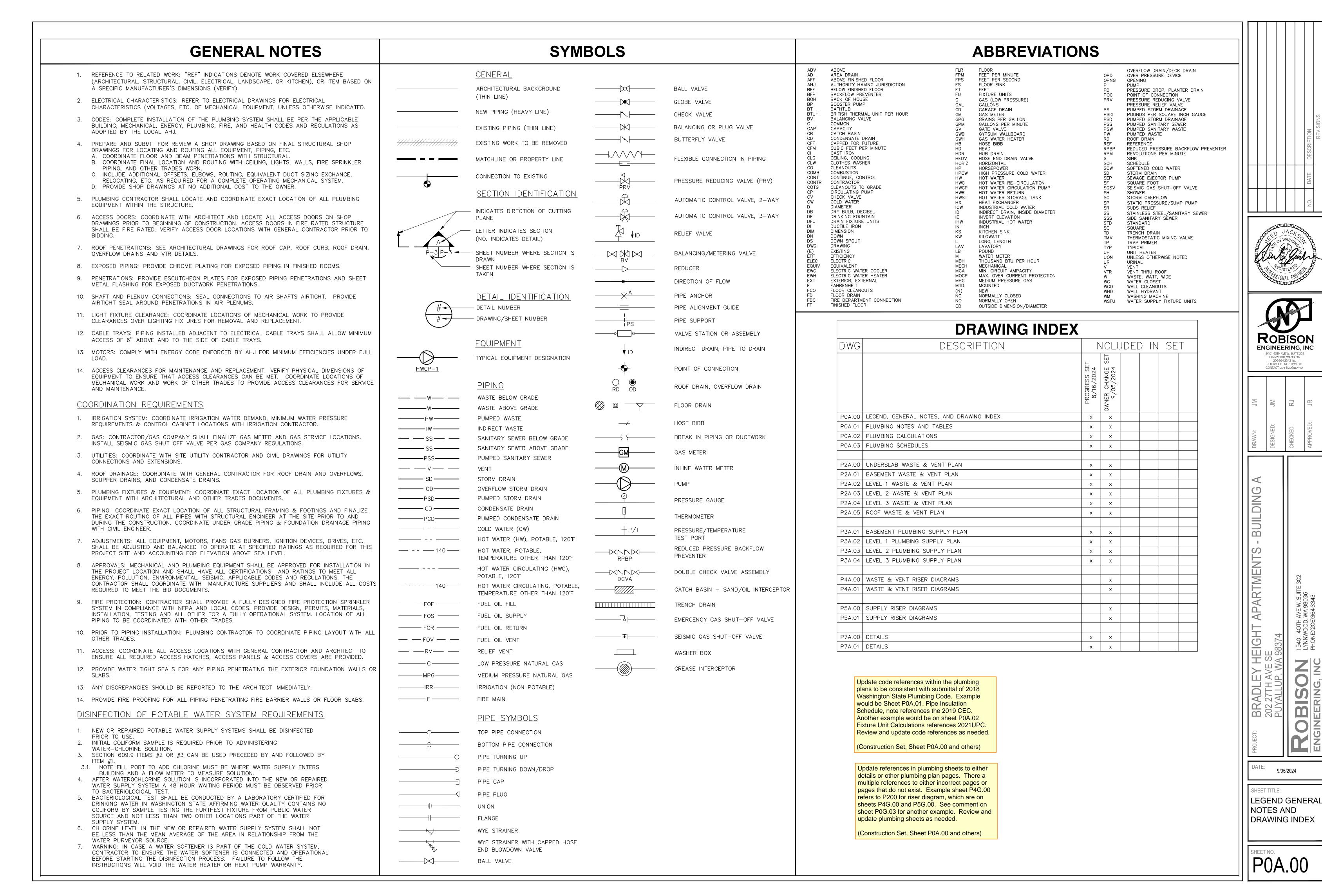
(100%) (100%)

0.5 0.25

08/30/24

PANELS SCHEDULES

E6.01



N/A

N/A

DOMESTIC COLD WATER, IRRIGATION WATER, CONDENSATE DRAINS, STORM DRAIN (IN CONDITIONED SPACE)	MINERAL-FIBER WITH JACKET	ALL SIZES: ½"	PVC/NBR	ALL SIZES: ¾"	YES	12,13
DOMESTIC COLD WATER, IRRIGATION WATER, CONDENSATE DRAINS, WASTE (OUTSIDE THE CONDITIONED SPACE)	MINERAL-FIBER WITH JACKET	(R-3) ½" PIPE: ½" ALL OTHER SIZES: 1"	PVC/NBR	(R-3) ½" PIPE: ½" ALL OTHER SIZES: ¾"	YES	7,8,10
ROOF DRAIN BODIES	MINERAL-FIBER OR CELLULAR GLASS WITH JACKET	1"	PVC/NBR	1"	YES	12
DOMESTIC HOT WATER AND RECIRCULATED HOT WATER (RESIDENTIAL)	MINERAL-FIBER WITH JACKET	(R-3) ½" PIPE: ½" ALL OTHER SIZES: 1"	PVC/NBR	(R-3) ½" PIPE: ½" ALL OTHER SIZES: ¾"	NO	2,10
DOMESTIC HOT WATER AND RECIRCULATED HOT WATER (NONRESIDENTIAL)	MINERAL-FIBER WITH JACKET	½"-1¼" PIPE: 1" 1½"-4" PIPE:1.5"	PVC/NBR	½"-1¼" PIPE: 1" 1½"-4" PIPE: 1.5"	NO	3,9

AND STOPS FOR ADA FIXTURES.

1. PIPING INSULATION EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED

N/A

- 2. PER 2019 CEC SECTION R403.5.3 (RESIDENTIAL) INSULATION FOR HOT WATER PIPE SHALL HAVE A MINIMUM R-VALUE OF R-3.
- 3. PIPING FROM WATER HEATER TO THE TERMINATION OF HEATED WATER SUPPLY PIPE SHALL BE INSULATED IN ACCORDANCE WITH TABLE C403.2.9.
- 4. ON BOTH THE INLET AND OUTLET PIPING OF A STORAGE HOT WATER HEATER, THE FIRST 8 FEET OF PIPING OR PIPING FROM WATER HEATER TO HEAT TRAP SHALL BE INSULATED. 5. HEAT TRACED PIPING SHALL BE INSULATED IN THE SAME MANNER AS NON HEAT TRACED PIPING OR PER THE HEAT TRACE MANUFACTURER'S INSTRUCTIONS.
- TUBULAR PIPING INSULATION SHALL NOT BE REQUIRED FOR THE FOLLOWING:

SERVICE

EXPOSED SANITARY DRAINS AND DOMESTIC WATER SUPPLIES

THE TUBING FROM THE CONNECTION AT THE TERMINATION OF THE FIXTURE SUPPLY PIPING TO A PLUMBING FIXTURE OR PLUMBING APPLIANCE.

TRUEBRO LAV-GUARD

- VALVES, PUMPS, STRAINERS, AND THREADED UNIONS IN PIPING THAT IS 1 INCH OR LESS IN NOMINAL DIAMETER.
- 6.3. PIPING FROM USER-CONTROLLED SHOWER AND BATH MIXING VALVES TO THE WATER OUTLETS.
- COLD WATER PIPING OF A DEMAND RECIRCULATION WATER SYSTEM.
- TUBING FROM A HOT DRINKING-WATER HEATING UNIT TO THE WATER OUTLET.
- 6.6. PIPING AT LOCATIONS WHERE A VERTICAL SUPPORT OF THE PIPING IS INSTALLED.
- 6.7. PIPING SURROUNDED BY BUILDING INSULATION WITH A THERMAL RESISTANCE (R-VALUE) OF NOT LESS THAN R-3.
- HOT WATER PIPING THAT IS PART OF THE FINAL PIPE RUN TO THE PLUMBING FIXTURE AND IS NOT PART OF THE HEATED—WATER CIRCULATION SYSTEM CIRCULATION PATH IS NOT REQUIRED TO MEET THE MINIMUM INSULATION REQUIREMENTS OF C404.6.
- 7. PER 2018 UPC SECTION 312.6 NO WATER, SOIL, OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACES, OR IN AN EXTERIOR WALL UNLESS, WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING. ALL HOT AND COLD WATER PIPES OUTSIDE THE CONDITIONED SPACE SHALL BE PROVIDED WITH INSULATION WITH A MINIMUM R-VALUE OF
- 8. HEAT TRACING SHALL BE PROVIDED FOR COLD WATER AND IRRIGATION WATER IN UNCONDITIONED SPACES. CONTACT ENGINEERING IF NECESSARY. PER 2019 CEC SECTION C403.12.3 FREEZE PROTECTION SYSTEMS, SUCH AS HEAT TRACING OF OUTDOOR PIPING, SHALL INCLUDE AUTOMATIC CONTROLS CONFIGURED TO SHUT OFF THE SYSTEMS WHEN OUTDOOR AIR TEMPERATURES ARE ABOVE 40°F.
- 9. PER 2019 CEC TABLE C403.2.9 INSULATION FOR HOT WATER AND HOT WATER RECIRCULATION SHALL HAVE A THERMAL CONDUCTIVITY OF 0.21-0.28 (BTU.IN/H.FT².ºF) AT OPERATING TEMPERATURE.
- 10. INSULATION R-VALUE SHALL MEET THE MINIMUM REQUIREMENT. THICKNESS IS BASED ON GRAINGER SAMPLE DATA FOR K-FLEX(PVC/NBR) AND OWENS CORNING(FIBER GLASS).
- 11. ALL ADA P-TRAPS, HOT WATER SUPPLY TUBING, AND SHUT-OFF COCKS SHALL BE PROTECTED WITH APPROVED COVERS TO PREVENT SCALDING.
- 12. REQUIRED BY ENGINEERING BASED ON BEST PRACTICE.
- 13. INSULATION IS NOT REQUIRED ON PLASTIC COLD WATER PIPING.

HANGER SPA	HANGER SPACING FOR WATER PIPING									
ALL SUSPENDED WATER SUPPLY PIPE SHALL BE SUPPORTED AS FOLLOWS PER 2018 UPC TABLE 313.3:										
MAX. HORIZONTAL MAX. VERTICAL SPACING SPACING										
COPPER PIPE ≤1½"	6 FT.	10 FT.								
COPPER PIPE >2"	10 FT.	10 FT.								
COPPER TUBING ≤1½"	6 FT.	10 FT.								
COPPER TUBING >2"	COPPER TUBING >2" 10 FT. 10 FT.									
CPVC <u>≤</u> 1"	3 FT.	10 FT.								
CPVC > 1¼"	4 FT.	10 FT.								

HANGER SPACING FOR WASTE AND VENT PIPING

ALL SUSPENDED SANITARY AND VENT PIPE SHALL RE

THE SOUR ENDED STATES AND VEHICLE		
SUPPORTED AS FOLLOWS PER 2018	UPC TABLE 3	313.3:
	MAX. HORIZ.	MAX. VERT.
	SPACING	SPACING
ABS	4 FT.	10 FT.
PVC (TYPE DWV)	4 FT.	10 FT.
CAST-IRON HUBLESS*	EVERY	15 FT.

*CAST—IRON OVER 4'SHALL BE SUPPORTED AT EVERY JOIN'

FIXTURE TYPE	FLOW RATE	NOTES
SHOWERHEADS	1.8 GPM @ 80 PSI	
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 60 PSI	1
LAVATORY FAUCETS, NON-RESIDENTIAL	0.5 GPM @ 60 PSI	2
KITCHEN FAUCETS	1.8 GPM @ 60 PSI	3
GRAVITY TANK-TYPE WATER CLOSETS	1.28 GALLONS/FLUSH	4
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH	4
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH	4
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.28 GALLONS/FLUSH	4
URINALS	0.5 GALLONS/FLUSH	

PLUMBING FIXTURE FLOW RATES PER 2018 UPC CH. 4

NOTES:

- LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.
- WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS RATED AT 0.35 GPM OR OTHER MEANS MAY BE USED TO ACHIEVE
- KITCHEN FAUCETS MAY TEMPORARILY INCREASE FLOW ABOVE THE MAXIMUM RATE, BUT NOT ABOVE 2.2 GPM @ 60 PSI AND MUST
- DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM @ 60 PSI.
- INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.6 GALLONS OR LESS. SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.6 GALLONS. THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2 DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.6 GALLONS. THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ASME A112.19.2 AND ASME A112.19.14.

NOTE TO CONTRACTOR

OTHER JOINT

DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

CONTRACTOR SUBSTITUTIONS & REVISIONS

PLEASE SUBMIT PROPOSALS FOR SUBSTITUTIONS OR REVISIONS FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIAL OR DOING WORK. FOR EQUIPMENT THAT IS SCHEDULED BY MANUFACTURER'S NAME AND CATALOG DESIGNATIONS, THE MANUFACTURER'S PUBLISHED DATA AND/OR SPECIFICATION FOR THAT ITEM ARE CONSIDERED PART OF SPECIFICATION. ENGINEERING COSTS FOR REVISING MEP PLANS SHALL BE ADDRESSED IN THE COST ANALYSIS OF THE SUBSTITUTION PROPOSAL. CONTRACTOR TO COORDINATE WITH ENGINEER AND DETERMINE ASSOCIATED DESIGN AND PERMITTING COSTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OTHER COSTS ASSOCIATED WITH UNFORESEEN ISSUES RESULTING FROM SUBSTITUTIONS

PRE-CONSTRUCTION MEETING NOTES

CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEER FOR THE PURPOSE OF REVIEWING THE WORK PRIOR TO ORDERING ANY EQUIPMENT OR PERFORMING ANY WORK. THE MEETING SHALL BE LOCATED AT THE PROJECT SITE ON A DATE AND TIME TO BE MUTUALLY AGREED. THE MEETING WILL BE A WORKING SESSION. THE MEETING WILL BE FACILITATED BY THE ENGINEER AND THE AGENDA WILL INCLUDE A DETAILED REVIEW OF THE PLANS AND SPECIFICATIONS, CROSS CHECK WITH OTHER TRADES FOR COORDINATION ISSUES, REVIEW OF PROPOSED PRODUCTS, REVIEW OF PLANNED MEANS AND METHODS, AND ON-SITE INVESTIGATION OF FIELD CONDITIONS RELATIVE TO EXISTING CONDITIONS THAT COULD AFFECT THE WORK PERSONS ATTENDING THE MEETING SHALL BE KNOWLEDGEABLE OF THE PROJECT AND SHALL BE THE SPECIFIC PERSONS INTENDED TO CONTINUE WITH THE PROJECT THROUGH TO COMPLETION. IF REQUIRED, REVISED PLANS WILL BE ISSUED THROUGH OFFICIAL CHANNELS. CHANGES IN THE BID PRICE WILL BE DISCUSSED, BUT NO CHANGE ORDERS WILL BE ISSUED UNLESS PROCESSED THOUGH OFFICIAL CHANNELS. IT SHALL BE UNDERSTOOD THAT THE ENGINEER HAS NO AUTHORITY TO ISSUE CHANGE ORDERS.

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE

MINIMUM TIME INDICATED:

MECHANICAL SHEET METAL 4 HOURS PLUMBING/PIPING 4 HOURS ELECTRICAL 4 HOURS

SPRINKLER 2 HOURS GENERAL CONTRACTOR

ALL SESSIONS

PLUMBING NOTES

- CONNECTIONS: PROVIDE PLUMBING FIXTURE CONNECTIONS TO BUILDING 26. DISASSEMBLY PROVISIONS: PROVIDE UNIONS OR FLANGES AT PIPING WASTE, VENT, COLD WATER, AND HOT WATER SYSTEM IN ACCORDANCE WITH DRAWINGS, MANUFACTURER'S RECOMMENDATIONS, AND LOCAL CODES. CONNECT TO EACH FIXTURE, EQUIPMENT, ETC. WITH ALL ACCESSORIES, VALVES, VACUUM BREAKERS, REGULATORS, UNIONS, ETC. AS REQUIRED AND AS RECOMMENDED BY THE MANUFACTURERS. REFER TO PLUMBING FIXTURE CONNECTION SCHEDULE ON PLANS.
- 2. HOT AND COLD: WATER PIPING CONNECTION TO EACH FIXTURE SHALL BE COLD WATER ON THE RIGHT HAND SIDE AND HOT WATER ON THE LEFT HAND SIDE.
- 3. HOT WATER: NON-CIRCULATING HOT WATER PIPE SHALL NOT EXCEED 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.
- 4. VENT STACKS: COORDINATE VENT STACK WITH HVAC EQUIPMENT TO MAINTAIN MINIMUM 10' CLEARANCE FROM OUTSIDE AIR INTAKES.
- CLEANOUTS: PROVIDE CLEANOUTS PER CURRENT UPC AND AS REQUIRED BY LOCAL JURISDICTIONS. CLEANOUTS SHALL BE LOCATED IN WALLS/FLOORS WHERE THEY ARE NOT HIGHLY VISIBLE. FLOOR CLEANOUTS IN CARPETED AREAS TO BE FITTED WITH CARPET INSERTS. LOCATIONS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. NOTE: NOT ALL CLEANOUTS ARE SHOWN ON THE PLUMBING DRAWINGS.
- SUDS RELIEF: PROVIDE SUDS RELIEF IN ACCORDANCE WITH 2018 UPC SECTION 711.0, STATE AND LOCAL CODES.
- 7. SHUT-OFFS: PROVIDE 1/4 TURN BALL VALVE ANGLE STOP SHUT-OFF VALVES AND BRAIDED STAINLESS STEEL FLEX CONNECTORS AT HOT AND COLD WATER SUPPLY TO EACH FIXTURE. EXCEPTION: PROVIDE SCREWDRIVER STOPS AT BATH/SHOWERS.
- 8. TUB SPOUTS SHALL BE THREADED (NO PUSH-ON FITTINGS).
- 9. TRAP ARMS: PROVIDE TRAP ARMS SUCH THAT THE MAXIMUM LENGTH WILL NOT EXCEED CODE REQUIREMENTS.
- 10. ADA INSULATION: AT PLUMBING PIPING EXPOSED UNDER LAVATORIES, INSULATE THE EXPOSED PIPING AND TRAPS WITH PRODUCT SPECIFICALLY DESIGNED FOR THIS APPLICATION MEETING ADA REQUIREMENTS. PROVIDE HANDI-LAV GUARD OR EQUIVALENT. OFFSET P-TRAPS TO CLEAR WHEELCHAIR ACCESS.
- GAS EQUIPMENT: GAS EQUIPMENT SHALL BE INSTALLED PER EQUIPMENT LISTINGS, APPLICABLE SFGC, SPC, LOCAL CODES & NFPA STANDARDS.
- GAS CONNECTIONS: INSTALL FLEXIBLE QUICK DISCONNECT ASSEMBLIES FOR ALL GAS FIRED KITCHEN EQUIPMENT PER APPLICABLE SFGC, SPC. LOCAL CODES & NFPA STANDARDS. PROVIDE LOCKABLE GAS SHUT-OFF VALVES FOR FIREPLACES & BBQS IN UNATTENDED PUBLIC LOCATIONS IN THE BUILDING.
- 13. GAS PIPING CONNECTIONS TO WATER HEATERS, BOILERS AND FURNACES SHALL HAVE DIRT LEGS AND UNIONS PROVIDED ON APPLIANCE SIDE OF SHUTOFF VALVE.
- 14. GAS PIPING INSTALLATION: STEEL OR MALLEABLE IRON FUEL LINES 2" OR SMALLER SHALL BE ASSEMBLED USING THREAD SEALANT SUITABLE FOR NATURAL GAS. GAS PIPING LARGER THAN 2" SHALL HAVE WELDED FITTINGS.
- 15. GAS PIPING UNDERGROUND: WHERE INSTALLED BELOW GRADE THROUGH THE OUTER FOUNDATION OR BASEMENT WALL OF A BUILDING. SHALL BE ENCASED IN A PROTECTIVE PIPE SLEEVE. THE ANNULAR SPACE BETWEEN THE GAS PIPING AND THE SLEEVE SHALL BE SEALED.
- 16. GAS PIPING ABOVE GROUND: WHERE PASSING THROUGH AN OUTSIDE WALL, GAS PIPING SHALL BE PROTECTED AGAINST CORROSION BY COATING OR WRAPPING WITH AN INERT MATERIAL. WHERE PIPING IS ENCASED IN A PROTECTIVE PIPE SLEEVE, THE ANNULAR SPACE BETWEEN THE PIPING AND THE SLEEVE SHALL BE SEALED.
- 17. GAS PIPE SUPPORT: FUEL LINES SHALL BE SUPPORTED OR STRAPPED, AND SHALL BE PLUMB AND SQUARE.

18. GAS PIPING ON ROOFTOPS SHALL BE SUPPORTED AND ANCHORED TO

- THE ROOF.
- 19. GAS PIPING SHALL NOT BE BURIED UNDER A BUILDING, SLAB OR OTHER STRUCTURE.
- 20. GAS PIPING PROTECTIVE COATING: PAINT ALL EXTERIOR EXPOSED GAS PIPING WITH TWO COATS OF RUST INHIBITIVE PAINT. COLOR: GRAY.
- 21. WATER HAMMER ARRESTORS: PROVIDE AT THE END OF HOT AND COLD WATER LINES SERVING TWO OR MORE FIXTURES; SIZE IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE (PDI) REQUIREMENTS. WATER HAMMER ARRESTORS ARE REQUIRED FOR QUICK CLOSING VALVES, SUCH AS LAUNDRY WASHERS, FLUSH VALVES (PUBLIC TOILETS), ETC.
- 22. TRAP PRIMERS AS SPECIFIED: PROVIDE TRAP PRIMERS AND PIPING FOR FLOOR DRAINS, FLOOR SINKS, AREA DRAINS & HUB DRAINS. ARRANGE PIPING TO ACHIEVE EQUAL FLOW TO EACH DRAIN AND FLOOR SINK FOR TRAP PRIMERS SERVING MULTIPLE DRAINS AND FLOOR SINKS. COORDINATE EXACT LOCATIONS WITH ARCHITECT & ELECTRICAL ENGINEER.
- 23. P-TRAPS: ALL EXPOSED P-TRAPS SHALL BE CHROME-PLATED BRASS. P-TRAPS SERVING HANDICAPPED COUNTER TOP LAVATORIES SHALL BE
- 24. THROUGHOUT THE PROJECT PROVIDE BALL VALVES. GATE VALVES SHALL NOT BE USED. NO EXCEPTIONS.
- 25. HOT WATER RECIRCULATING BALANCING VALVES SHOULD BE BELL & GOSSETT CIRCUIT SETTER (WATTS OR EQUAL) WITH INTEGRAL READOUT PORTS, ADJUSTMENT KNOB, DRAIN CONNECTION, AND POSITIVE SHUTOFF.

- - OTHER COMPONENTS TO ALLOW DISASSEMBLY FOR MAINTENANCE. 27. REDUCERS: PROVIDE AS REQUIRED FROM LINE PIPE SIZE TO

EQUIPMENT, TRAP, COIL, AND CONTROL VALVE CONNECTION SIZES.

CONNECTIONS TO EQUIPMENT, COILS, TRAPS, CONTROL VALVES, AND

- 28. VALVE TAGS: PROVIDE VALVE TAGS PER SPECIFICATIONS TO IDENTIFY VALVE AND THE AREA IT SERVES.
- 29. OFFSETS: PROVIDE FOR BRANCH LINES TO EQUIPMENT.
- 30. ALL TEMPERATURE MIXING VALVES SHALL COMPLY WITH ASSE-1070 SAFETY STANDARDS.
- 31. PROVIDE PIPE MARKER WITH DIRECTION OF FLOW. LABEL "NON-POTABLE WATER DO NOT DRINK" CLEARLY ON NON-POTABLE
- 32. PROVIDE EXPANSION LOOPS/EXPANSION JOINTS IN PIPING PER 2018 UPC TABLE 313.3 AND MANUFACTURER INSTALLATION INSTRUCTIONS.
- 33. PROVIDE APPROVED PIPE HANGERS & PIPE SUPPORTS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND 2018 UPC TABLES 313.3 & 313.6. SUBMIT FOR APPROVAL.
- 34. DIELECTRIC UNIONS: PROVIDE AT CONNECTIONS OF DISSIMILAR PIPE.
- ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 36. CONDENSATE DRAIN: PROVIDE A P-TRAP FOR EACH HVAC UNIT

35. REFRIGERANT PIPING: PROVIDE SIZING & INSTALLATION IN STRICT

- CONDENSATE PAN WITH PLUG TEES FOR CLEANING. CONDENSATE DRAINS SHALL BE DISCHARGED TO AN INDIRECT WASTE OR OUTSIDE.
- 37. PIPING & EQUIPMENT SUPPORTS/HANGERS & SEISMIC RESTRAINTS TO BE DESIGNED BY DESIGN BUILT CONTRACTOR.
- 38. IF NEEDED, PROVIDE VACUUM BREAKERS AT ALL HOSE BIBBS.
- 39. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS IN ACCORDANCE WITH 2018 UPC 1007.0.
- 40. INSULATION MATERIAL SHALL MEET CITY OF FERNDALE QUALITY STANDARDS.
- 41. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE 2018 WASHINGTON STATE ENERGY CODE.
- 42. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH 2018 UPC 701.0 AND 903.0.
- 43. ALL SANITARY SYSTEM MATERIAL SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- 44. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER 2018 UPC 608.3.
- 45. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER 2018 UPC 507.2.
- 46. MATERIAL EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH 2018 IMC 602.2.1.
- 47. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH 2018 IMC CHAPTER 3.
- 48. BOILERS SHALL COMPLY WITH ALL THE REQUIREMENTS OF 2018 IMC
- PROVIDE EXPANSION TANKS FOR BOILERS PER 2018 IMC SECTION
- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER 2018 UPC 408.0.
- 51. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH CITY OF FERNDALE WATER CONSERVATION STANDARDS.
- CONTRACTOR SHALL PROVIDE FIRESTOPPING AT PENETRATIONS AS NECESSARY TO RETAIN THE FIRE RATING OF ALL ASSEMBLIES. ALL WORK SHALL BE IN COMPLIANCE WITH CODE REQUIREMENTS FOR THE BUILDING CONSTRUCTION TYPE.
- 53. ALL GARAGE DRAINS, TRASH ROOMS DRAINS & GARAGE TRENCH DRAINS SHALL BE TAKEN TO SAND/OIL INTERCEPTOR(S) BEFORE CONNECTING TO THE SANITARY SEWER SYSTEM.
- 54. PLUMBING CONTRACTOR SHALL PROVIDE REDUCED PRESSURE BACKFLOW PREVENTERS OR OTHER APPROVED BACKFLOW PREVENTION DEVICE WHERE REQUIRED BY HEALTH AUTHORITIES, FOOD SERVICE DRAWINGS, APPLIANCE MANUFACTURER INSTRUCTIONS AND BY CODE.

PROVIDE REQUIRED & PROPER BACK FLOW PREVENTERS AS SPECIFIED FOR THE APPLIANCES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ICE MACHINES AND ICE MAKERS
- CARBONATED BEVERAGE DISPENSING SYSTEMS COFFEE BREWERS
- ESPRESSO MACHINES WATER FILTERS
- STEAM OR HOT WATER BOILERS
- IRRIGATION SYSTEM FIRE PROTECTION SYSTEM
- CHEMICAL TREATMENT SYSTEM SOAP/CHEMICAL DISPENSER SYSTEM
- COMMERCIAL WASHER

APPLICABLE CODES

THE FOLLOWING PROJECT DESIGN IS BASED ON THE FOLLOWING CODES:

- -2018 INTERNATIONAL MECHANICAL CODE (IMC)
- -2018 UNIVERSAL PLUMBING CODE (UPC)
- -2018 WASHINGTON STATE ENERGY CODE (WSEC) COMMERCIAL PROVISIONS

-2018 INTERNATIONAL BUILDING CODE (IBC)



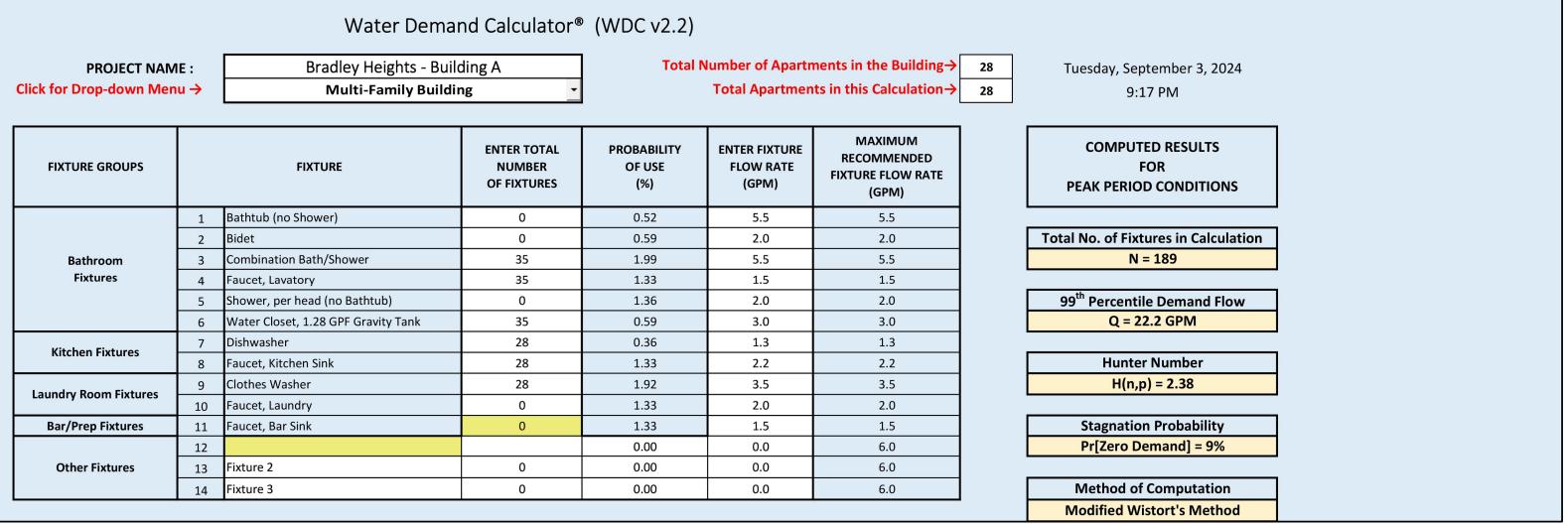
9/05/2024

 $\mathbf{a} \approx$

PLUMBING NOTES

AND TABLES

PLUMBING CALCULATIONS



1. ADD 4 GPM FLOW RATE FOR HOSE BIBBS - <u>TOTAL FLOW IS 26.2 GPM.</u>

CALCULATIONS BASED ON 2018 UPC				<u> </u>			<u>L</u>	<u> </u>							
1 Bedroom Units (1 Bath)															
FIVTURE		FIXTU	RE UNITS	E UNITS						# OF FIXTURES	TOTAL QTY		TOTAL FIX	TURE UNITS	
FIXTURE	TOTAL	CW	HW	W/V	В	1	2	3	R	PER UNIT	OF FIXTURES	SERVICE	CW ONLY	HW ONLY	W/V ONLY
WATER CLOSET	2.5	2.5	0	3	3	6	6	6	0	1	21	52.5	52.5	0	63
LAVATORY	1	0.75	0.75	1	3	6	6	6	0	1	21	21	15.75	15.75	21
ватнтив	4	3	3	2	3	6	6	6	0	1	21	84	63	63	42
CLOTHES WASHER	4	3	3	3	3	6	6	6	0	1	21	84	63	63	63
2" HUB DRAIN	0	0	0	4	3	6	6	6	0	1	21	0	0	0	84
KITCHEN SINK W/ DISHWASHER	3	2.25	2.25	2	3	6	6	6	0	1	21	63	47.25	47.25	42
											TOTAL:	304.5	241.5	189	315
2 Bedroom Unit (2 Bath)											I OTAL.	001.0	211.0		0.10
· · · · · · · · · · · · · · · · · · ·	FIXTURE UNITS								# OF FIVE 1950	TOTAL QTY		ITOTAL FIX	 TURE UNITS		
FIXTURE	TOTAL	cw	HW	W/V	В	1	2	3	3 R	# OF FIXTURES PER UNIT	OF FIXTURES	SERVICE	CW ONLY	HW ONLY	W/V ONLY
WATER CLOSET	2.5	2.5	0	3	1	2	2	2	0	2	14	35	35	0	42
LAVATORY	1	0.75	0.75	1	1	2	2	2	0	2	14	14	10.5	10.5	14
BATHTUB	4	3	3	2	1	2	2	2	0	2	14	56	42	42	28
CLOTHES WASHER	4	3	3	3	1	2	2	2	0	1	7	28	21	21	21
KITCHEN SINK W/ DISHWASHER	3	2.25	2.25	2	1	2	2	2	0	1	7	21	15.75	15.75	14
											TOTAL:	154	124.25	89.25	119
Public Fixtures															
		FIXTU	RE UNITS							TOTAL QTY		TOTAL FIX	TURE UNITS		
FIXTURE	TOTAL	CW	HW	W/V	В	1	2	3	R		OF FIXTURES	SERVICE	CW ONLY	HW ONLY	W/V ONL
HOSE BIB	2.5/1	2.5/1	0	0	2	0	0	0	0		2	3.5	3.5	0	0
4" FLOOR DRAIN	0	0	0	8	1	0	0	0	0		1	0	0	0	8
											TOTA:	2.5	2.5		
											TOTAL:	ა.ე	3.5	0	8
	TOTAL	cw	HW	W/V					1						
TOTAL FIXTURE UNITS:	462	369.25	278.25	442											
TOTAL FIXTURE UNITS:	FOR	309.25	210.20	442											
	SUPPLY USE														
	APPENDIX														
	M CALCULATI														
PEAK FLOW:	ONS														
	SUPPLY	WASTE													
REQUIRED SERVICE SIZE IN BUILDING:	1 1/2"	6"													
REQUIRED WATER METER SIZE:	1"	I		1	1	1	i	1	1	1		İ	I	I	I

Widdiffed Wistort's Wetfied		
BRADLEY HEIGHTS APARTMENTS - WATER SUPP CALCULATIONS ARE BASED ON 2018 UPC AF		RE
FROM STREET TO RPBP		
STREET PRESSURE, PSI		75
MINIMUM STREET PRESSURE, PSI		75
ASSUME +/- 5 PSI FLUCTUATION		
EQUIPMENT LOSSES, PSI		
WATER METER LOSS		4
BACKFLOW PREVENTER		10
SITE SERVICE LINE (ESTIMATE)		
PIPING SYSTEM LENGTH, FEET	50	
FITTING ALLOWANCE, FEET	12.5	
FROM STREET TO RPBP		
ZONE FRICTION LOSS FACTOR, PSI/100'	3.0	
TOTAL ZONE FRICTION LOSS, PSI		1.88
MINIMUM PRESSURE AT RPBP, PSI		59.13
FROM RPBP TO FURTHEST APARTMENT	UNIT	
MINIMUM PRESSURE AT END PREVIOUS ZONE, PSI		59.1
EQUIPMENT LOSSES, PSI		
THERMOSTATIC MIXING VALVE LOSS		4
STATIC HEAD, PSI		
TOTAL ELEVATION GAIN, FT	30	13.0
PIPING FRICTION LOSSES		
PIPING SYSTEM LENGTH, FEET	150	
FITTING ALLOWANCE, FEET	22.5	
ZONE FRICTION LOSS FACTOR, PSI/100'	3.0	
TOTAL ZONE FRICTION LOSS, PSI		5.175
MINIMUM PRESSURE AT FURTHEST APARTMENT UNIT, PSI		37.0
FROM FURTHEST APARTMENT UNIT TO FURTHE	EST FIXTURE	
MINIMUM PRESSURE AT FURTHEST APARTMENT UNIT, PSI		37.0
PIPING FRICTION LOSSES		
RISER TO MANIFOLD, FEET	4	
FITTING ALLOWANCE, FEET	6	
FROM MANIFOLD TO FURTHEST FIXTURE	35	
ZONE FRICTION LOSS FACTOR, PSI/100'	14.0	
TOTAL ZONE FRICTION LOSS, PSI		6.3
MINIMUM PRESSURE AT FURTHEST FIXTURE, PSI		30.7

NO. DATE DESCRIPTION
REVISIONS





JM	RJ	JR.
DESIGNED:	CHECKED:	APPROVED:

LET DEIGHT AFARTMENTS - BUILDING H AVE SE UP, WA 98374

ROBISON 1940 LYNIN

ATE: 9/05/2024

SHEET TITLE:
PLUMBING
CALCULATIONS

POA.02

PLUMBING SCHEDULES

F	PIPE MATERIALS		
PIPE TYPE	MATERIAL	JOINT	NOTES
WATER DISTRIBUTION PIPING	COPPER, TYPE L.	SOLDERED	2
APARTMENT WATER PIPING	PEX-A	EXPANSION OR PUSH-FIT FITTINGS	2
WASTE AND VENT PIPING	SCHEDULE 40 SOLID CORE PVC	SOLVENT CEMENT	1,3
CONDENSATE DRAIN PIPING	COPPER, TYPE M.	SOLDERED OR PROPRESS FITTINGS	

- 1. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- PROVIDE THERMAL EXPANSION LOOPS FOR ALL WATER PIPING IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
- 3. PROVIDE CAST IRON PIPING FOR WASTE DISCHARGE EXCEEDING 110 DEGREES FAHRENHEIT.

PIPE	SIZING SO	CHEDULE -	COPPER T	YPE L AT 3	3.0 PSI/100	FEET		
	CO	OLD WATER, FLUSH T	ANK	HOT WATER				
PIPE SIZE	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS		
1/2"	0.8	1.8	2.4	1.0	2.0	2.8		
3/4"	5.5	4.7	3.1	6.5	5.5	3.6		
1"	12.8	9.8	3.8	15.2	11.2	4.4		
1-1/4"	25.5	17.3	4.4	29.3	19.6	5.0		
1-1/2"	46.6	27.7	5.0	46.8	27.7	5.0		
2"	166.0	58.2	6.0	116.9	48.2	5.0		
2-1/2"	395.0	104.0	7.0	246.9	74.4	5.0		
3"	735.1	167.3	7.9	405.8	106.2	5.0		
4"	1782.4	303.2	8.0	872.0	189.5	5.0		
6"	6381.3	669.1	8.0	2847.0	418.2	5.0		

	PIPE SIZING SCHEDULE - PEX AT 14.0 PSI/100 FEET											
	CO	LD WATER, FLUSH T	ANK		HOT WATER							
PIPE SIZE	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS						
1/2"	1.9	2.9	5.3	3.4	3.4	6.2						
3/4"	9.0	7.5	6.8	11.2	8.6	7.8						
1"	21.2	14.7	8.1	20.9	14.6	8.0						
1-1/4"	40.8	25.3	9.3	33.5	21.8	8.0						
1-1/2"	76.3	37.9	10.0	53.3	30.3	8.0						
2"	199.8	65.0	10.0	134.8	52.0	8.0						
2-1/2"	369.5	98.9	10.0	270.6	79.1	8.0						
3"	588.9	141.0	10.0	439.0	112.8	8.0						

	ELECTRIC WATER HEATER									
EQUIP NO.	SERVICE	GPH RECOVERY	STORAGE	INLET/OUTLET	OPERATING WEIGHT		ELECTRICAL	-	BASIS OF DESIGN	NOTES
EQUIT NO.	EQUIP NO. SERVICE	AT 100°F TR	(GAL)	CONNECTION	(LBS)	VOLTAGE	AMPS	HEATER KW	BASIS OF DESIGN	NOTES
WH-1	APARTMENTS	16	50	3⁄4"	550	208V/3P	18.75	4.5	BRADFORD WHITE RE250T6-1NCWW	1,2,3,4,5

Update detail reference for the electric water heater. in note 2.

- 1. PROVIDE CONDENSATE NEUTRALIZER. VENT PER MANUFACTURER'S INSTRUCTIONS.
- 2. FOR WATER HEATER PIPING SEE DETAIL 1/P4.00.

(Construction Set, Sheet P0A.03, Electric Water Heater) 3. UNITS SHALL BE CERTIFIED IN THE AIR QUALITY MANAGEMENT DISTRICT HAVING JURISDICTION.

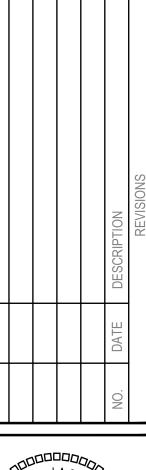
- 4. FACTORY AUTHORIZED START-UP AND OWNERS TRAINING REQUIRED. OWNER, ENGINEER, AND CONTRACTOR TO RECEIVE A COPY OF START UP REPORT.
- 5. ALL DOMESTIC WATER EQUIPMENT SHALL BE NSF-61 LISTED.

	EXPANSION TANK							
EQUIP NO. SERVICE		CAPACITY	PRE-CHARGE PRESSURE,	TANK	SIZE	OPERATING WEIGHT,	BASIS OF	NOTES
NO.	SERVICE	GAL. PSI	DIAMETER	HEIGHT	LBS	DESIGN	NOTES	
ET-1	DOMESTIC HOT WATER	4.5	50	11	15	9	THERM-X-TROL ST-12	1

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

		REDUCED	PRESSURE BACKFLOW	ASSEMBLY	
EQUIP NO.	QTY	SERVICE	INLET/OUTLET SIZE	BASIS OF DESIGN	NOTES
RPBP-1	1	DOMESTIC WATER	1½"	ZURN WILKINS 375XL	1,2

- 1. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
- 2. ALL DOMESTIC WATER EQUIPMENT SHALL BE NSF-61 LISTED.



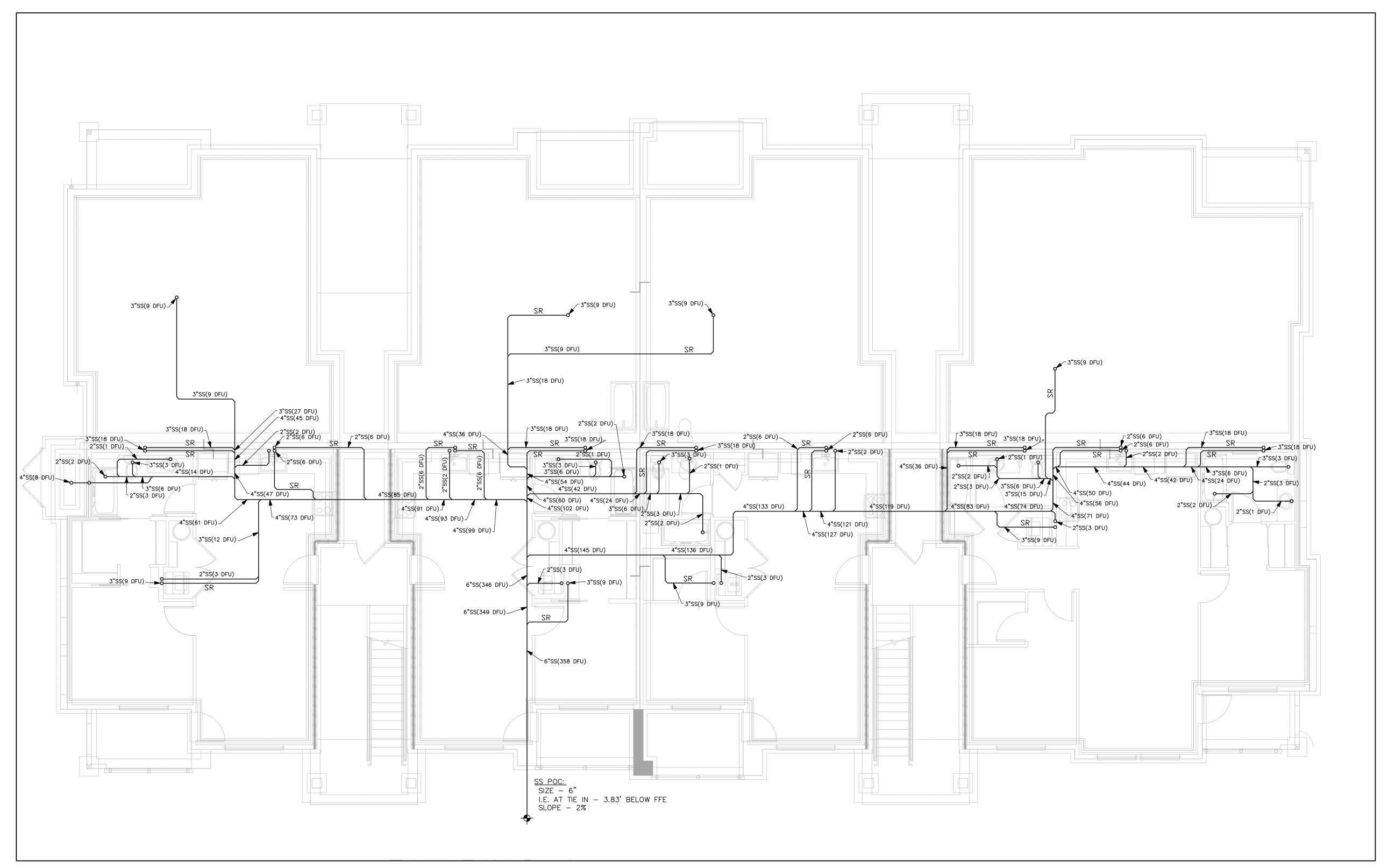




MC	RJ	JR	
DESIGNED:	CHECKED:	APPROVED:	

PLUMBING SCHEDULES

POA.03



- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS PER 2018 UPC 1007.1. SEE DETAIL 5/P7.01.
- 2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2018 UPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING 4" AND LARGER MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

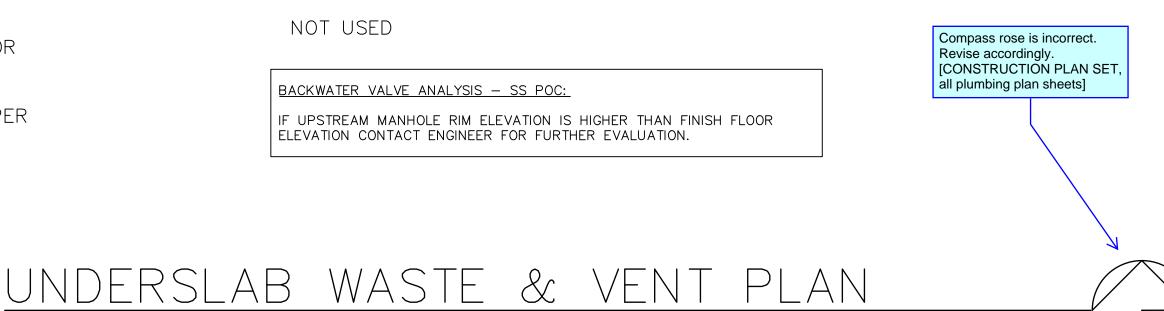
PIPE SIZE	VERTICAL	HORIZONTAL	VENT
1½"	2 DFU	1 DFU	8 DFU
2"	16 DFU	8 DFU	24 DFU
3"	48 DFU	35 DFU	84 DFU
4"	256 DFU	172 DFU	256 DFU
5 "	1,380 DFU	576 DFU	1,380 DFU
3"	3,600 DFU	2,112 DFU	3,600 DFU



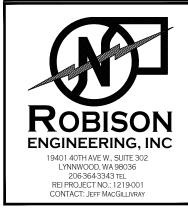
NOT USED

SCALE: 1/4" = 1-0"

BACKWATER VALVE ANALYSIS - SS POC: IF UPSTREAM MANHOLE RIM ELEVATION IS HIGHER THAN FINISH FLOOR ELEVATION CONTACT ENGINEER FOR FURTHER EVALUATION.





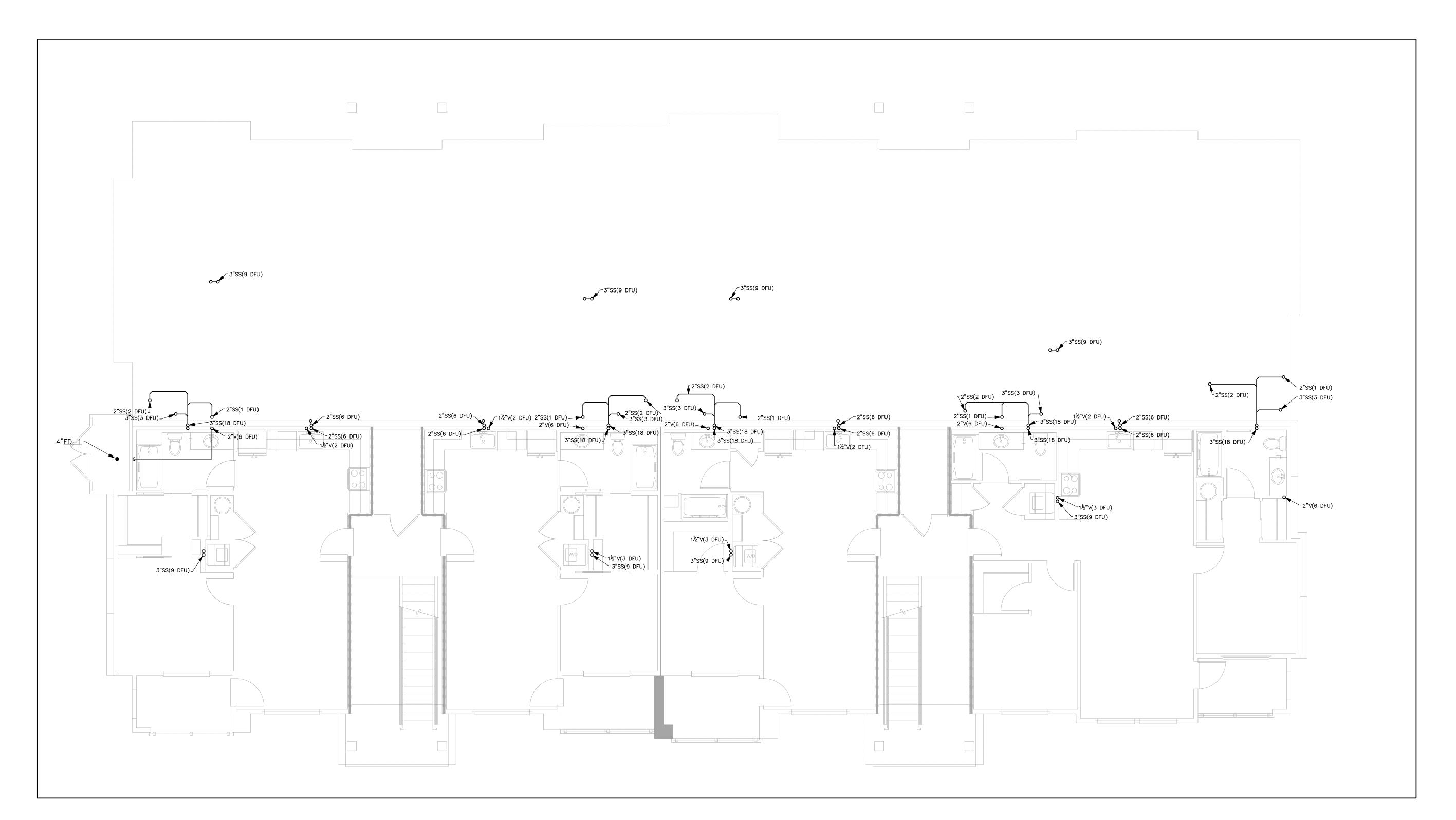


ML	MC	RJ	JR
DRAWN:	DESIGNED:	CHECKED:	APPROVED:

BUILDING

9/05/2024

SHEET TITLE: UNDERSLAB WASTE & VENT PLAN



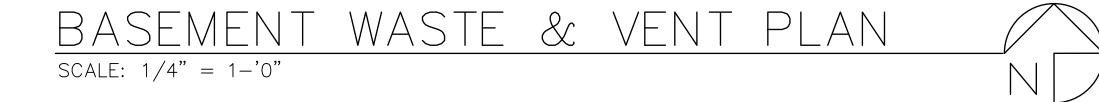
1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS PER 2018 UPC 1007.1. SEE DETAIL 5/P7.01.

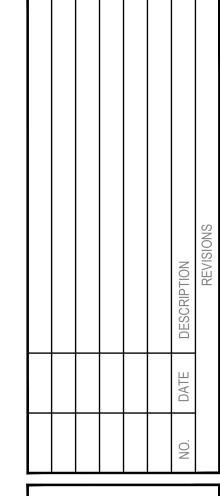
2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2018 UPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING 4" AND LARGER MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

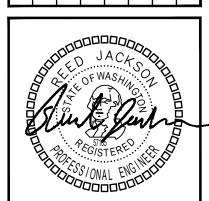
PIPE SIZE	VERTICAL	HORIZONTAL	VENT
1½"	2 DFU	1 DFU	8 DFU
2"	16 DFU	8 DFU	24 DFU
3"	48 DFU	35 DFU	84 DFU
4"	256 DFU	172 DFU	256 DFU
6"	1,380 DFU	576 DFU	1,380 DFU
8"	3,600 DFU	2,112 DFU	3,600 DFU

FLAG NOTES

NOT USED









DRAWN:	M
DESIGNED:	M
CHECKED:	RJ
APPROVED:	JR

Y HEIGHT APARTMENTS - BUILDING A
/E SE
WA 98374

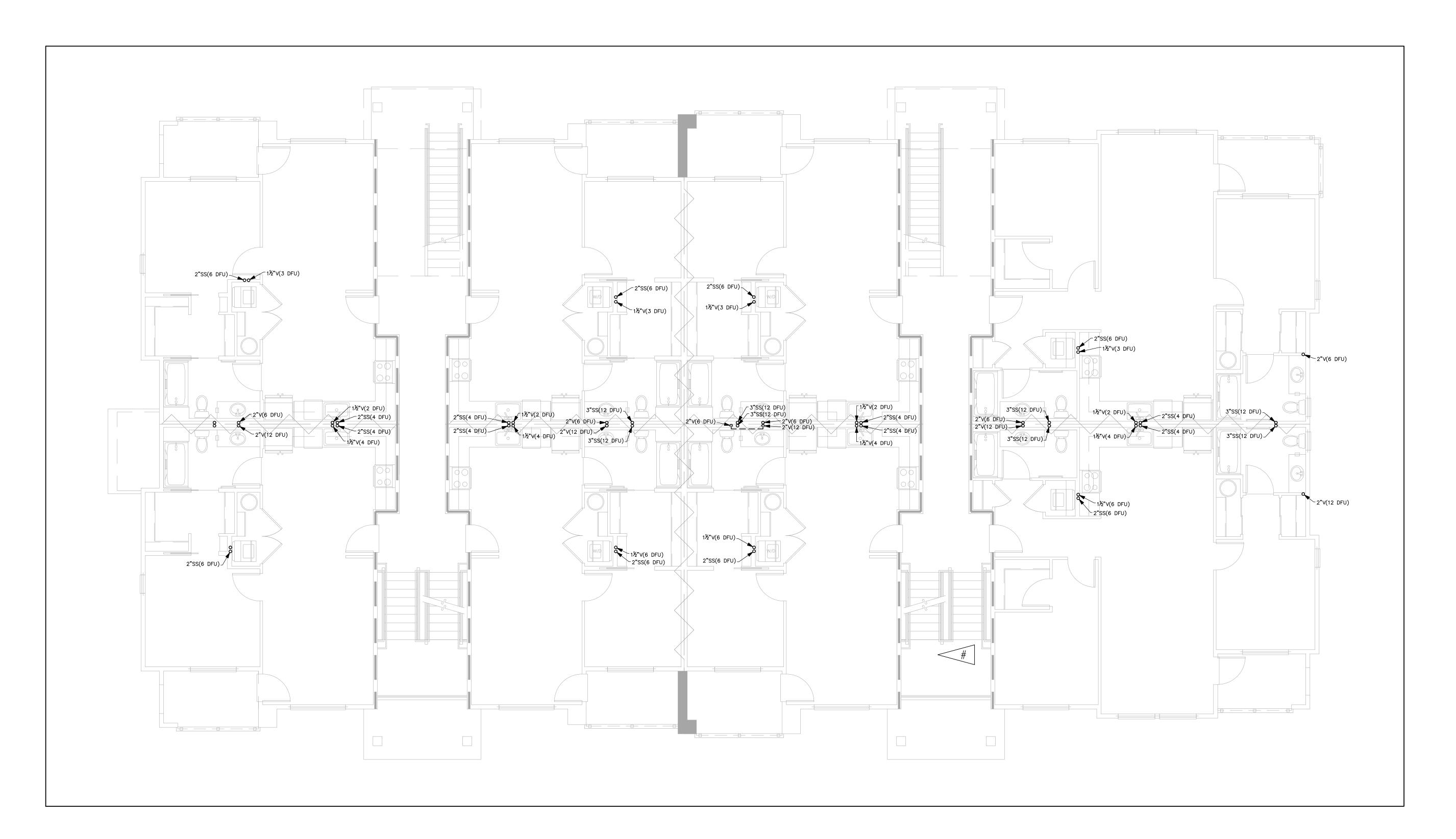
N 19401 40TH AVE W. SUITE 302

ROBIS

DATE: 9/05/2024

SHEET TITLE:

BASEMENT
WASTE & VENT
PLAN

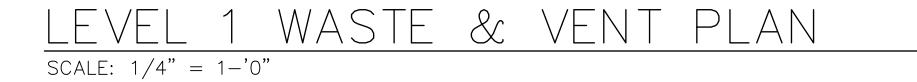


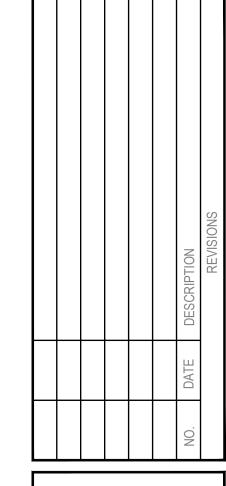
- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS PER 2018 UPC 1007.1. SEE DETAIL 5/P7.01.
- 2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2018 UPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING 4" AND LARGER MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

PIPE SIZE	VERTICAL	HORIZONTAL	VENT
1/2"	2 DFU	1 DFU	8 DFU
2"	16 DFU	8 DFU	24 DFU
3"	48 DFU	35 DFU	84 DFU
1"	256 DFU	172 DFU	256 DFU
)"	1,380 DFU	576 DFU	1,380 DFU
3"	3,600 DFU	2,112 DFU	3,600 DFU

FLAG NOTES

NOT USED









DESIGNED: JM
CHECKED: RJ
APPROVED: JR

HEIGHT APARTMENTS - BUILDING A

S SE

A 98374

I 19401 40TH AVE W. SUITE 302

ROBISON

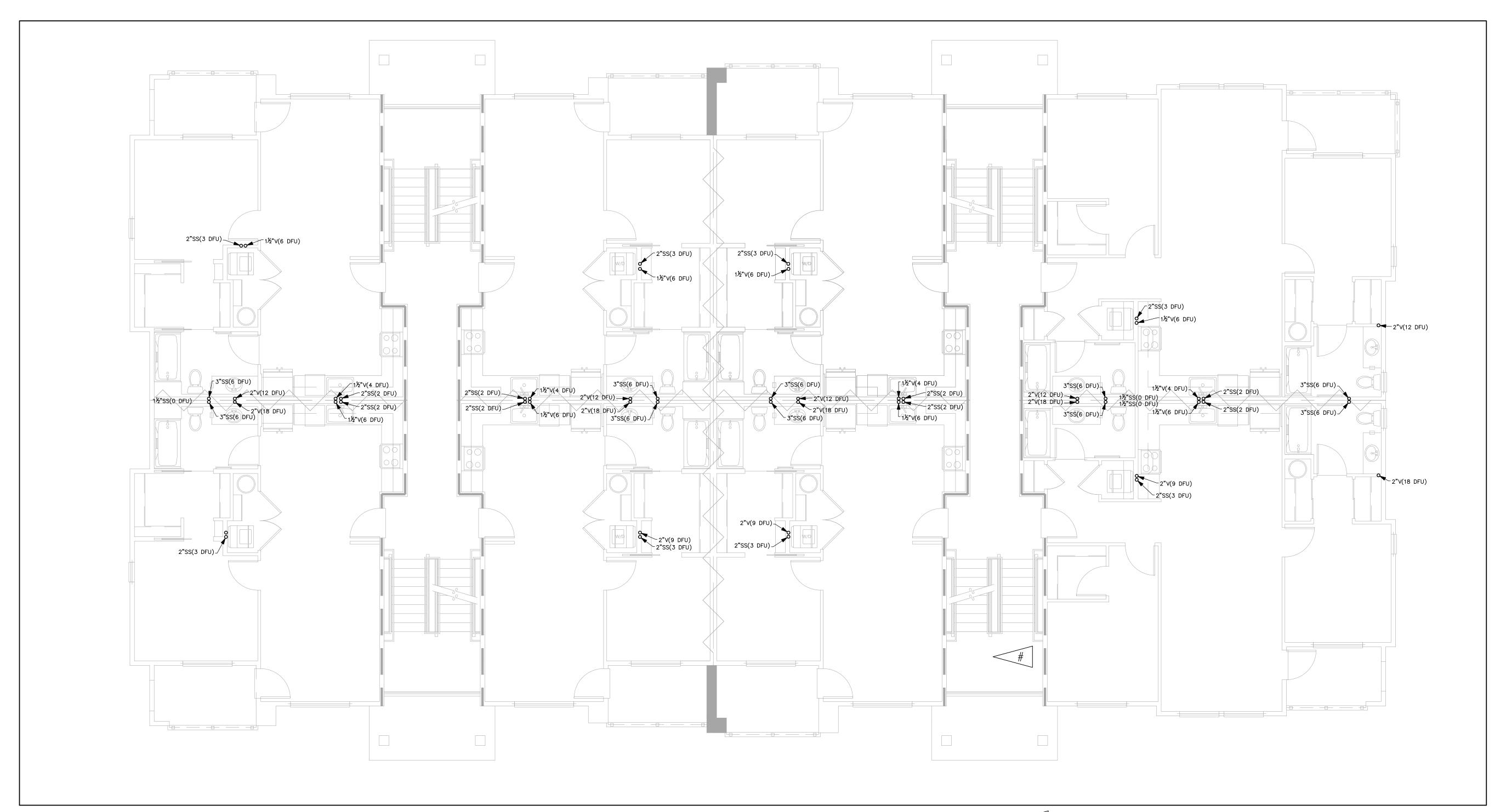
DATE: 9/05/2024

SHEET TITLE:

LEVEL 1 WASTE &

VENT PLAN

SHEET NO.



- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS PER 2018 UPC 1007.1. SEE DETAIL 5/P7.01.
- 2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2018 UPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING 4" AND LARGER MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

PIPE SIZE	VERTICAL	HORIZONTAL	VENT
11/3"	2 DFU	1 DFU	8 DFU
2"	16 DFU	8 DFU	24 DFU
3"	48 DFU	35 DFU	84 DFU
4"	256 DFU	172 DFU	256 DFU
6"	1,380 DFU	576 DFU	1,380 DFU
8"	3.600 DFU	2.112 DFU	3.600 DFU

FLAG NOTES

NOT USED





DESIGNED: JM

CHECKED: RJ

APPROVED: JR

Y HEIGHT APARTMENTS - BUILDIN VE SE , WA 98374

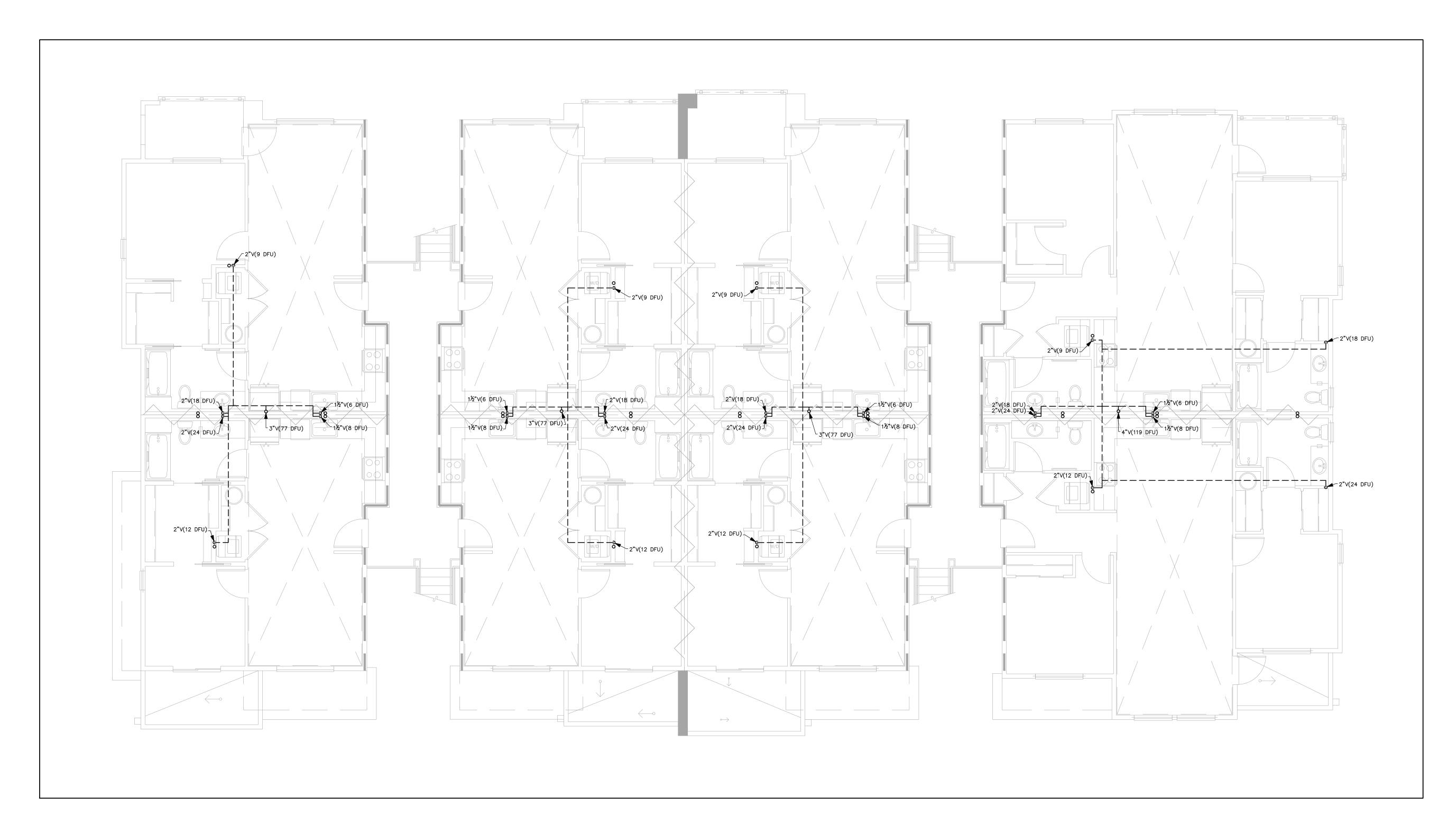
202 27TH AVE SI PUYALLUP, WA

DATE: 9/05/2024

SHEET TITLE:

LEVEL 2 WASTE &

VENT PLAN



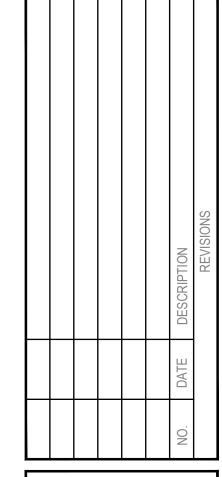
- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS PER 2018 UPC 1007.1. SEE DETAIL 5/P7.01.
- 2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2018 UPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING 4" AND LARGER MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

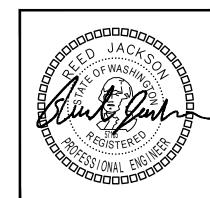
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FLAG NOTES

NOT USED









DESIGNED: JM CHECKED: RJ APPROVED: JR	
KED:	
DESIGNED: CHECKED: APPROVED	
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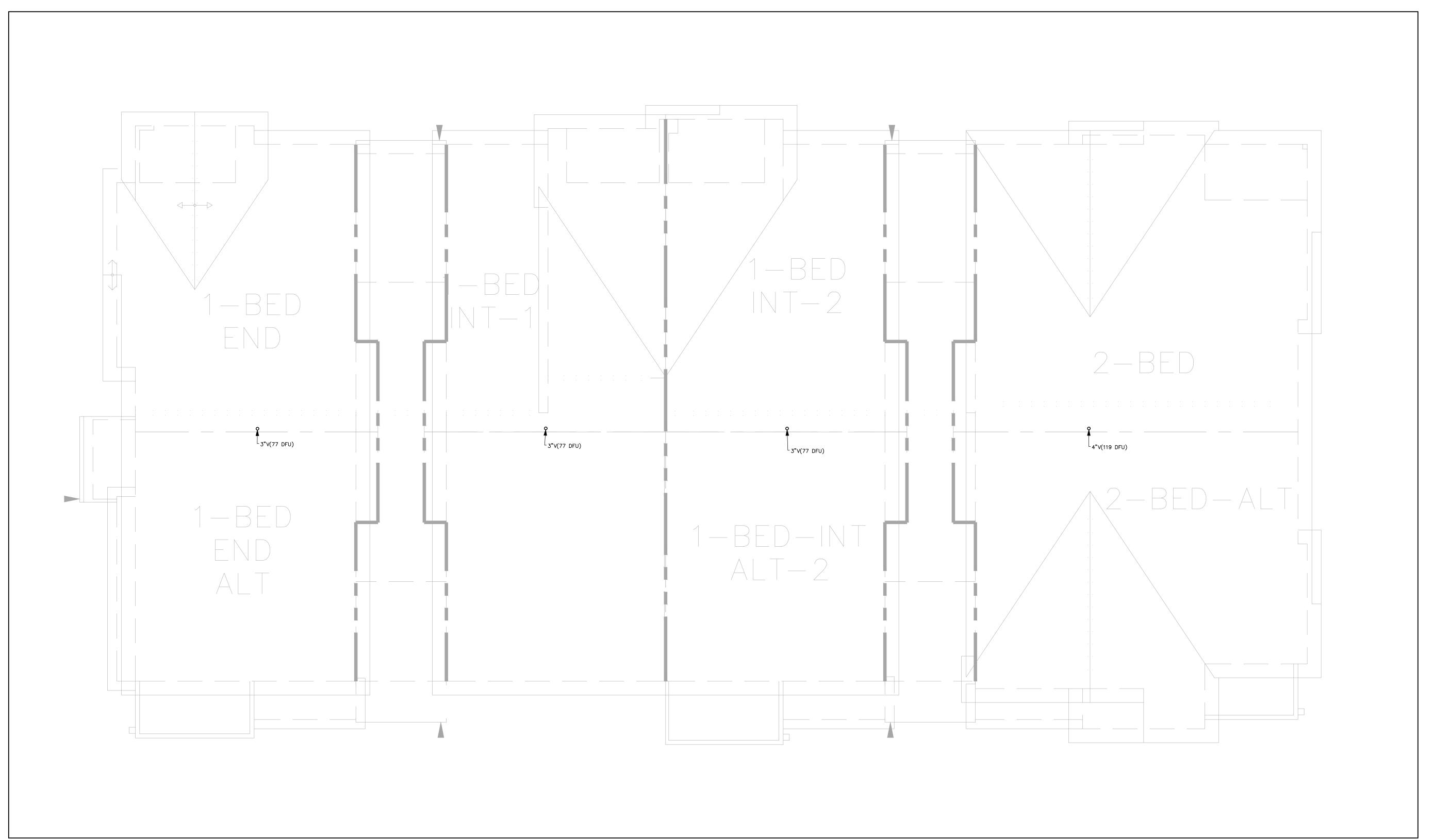
Y HEIGHT APARTMENTS - BUILDING VE SE WA 98374

ATE: 9/05/2024

SHEET TITLE:

LEVEL 3 WASTE &

VENT PLAN



- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS PER 2018 UPC 1007.1. SEE DETAIL 5/P7.01.
- 2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2018 UPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING 4" AND LARGER MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

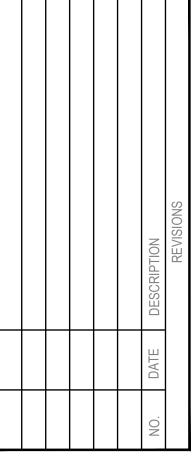
<u>PIPE SIZE</u>	VERTICAL	HORIZONTAL	VENT
1½"	2 DFU	1 DFU	8 DFU
2"	16 DFU	8 DFU	24 DFU
3"	48 DFU	35 DFU	84 DFU
4"	256 DFU	172 DFU	256 DFU
6"	1,380 DFU	576 DFU	1,380 DFU
8"	3,600 DFU	2,112 DFU	3,600 DFU

FLAG NOTES

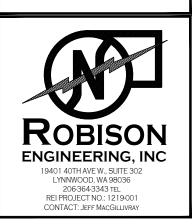
NOT USED











DRAWN:	M
DESIGNED:	M
CHECKED:	RJ
APPROVED:	JR

HEIGHT APARTMENTS - BUILDING A

E SE

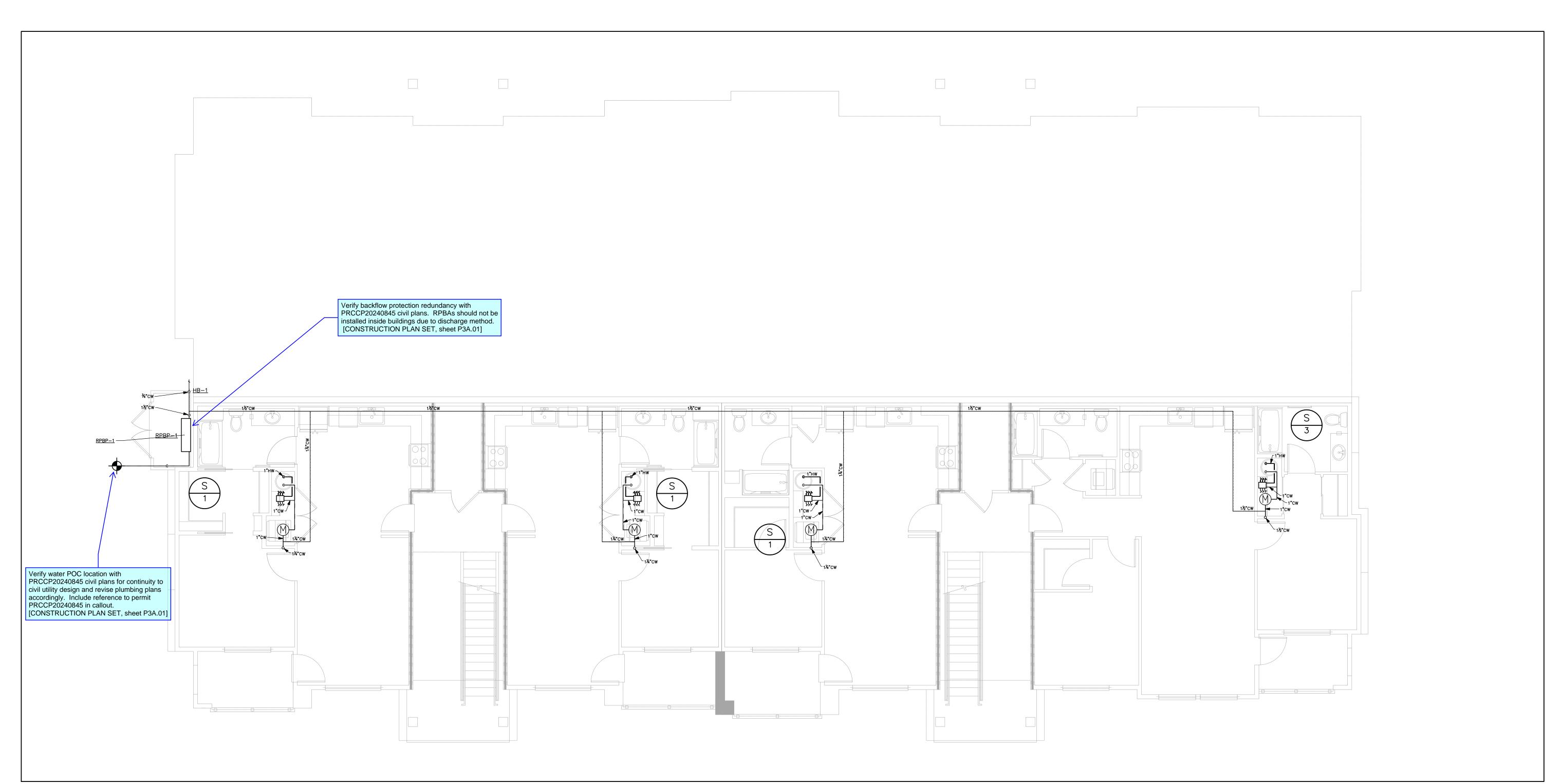
WA 98374

I 19401 40TH AVE W. SUITE 302
LYNINWOOD, WA 98036

ROBISOI

DATE: 9/05/2024

ROOF WASTE & VENT PLAN



1. PROVIDE EXPANSION LOOPS FOR ALL WATER PIPING PER THE MANUFACTURER'S INSTRUCTIONS. SEE DETAIL 3/P7.01.

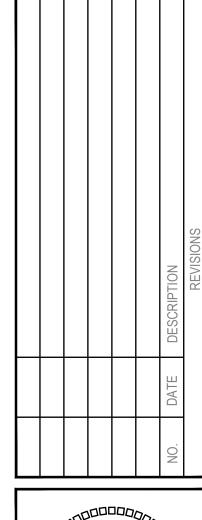
2. INSTALL HEAT TRACE ON SUPPLY PIPE IN NON CONDITIONED SPACES.

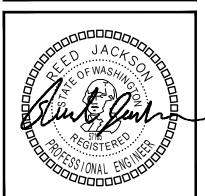
FLAG NOTES #

NOT USED

BASEMENT PLUMBING SUPPLY PLAN

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







2	200	RJ	JR
DESIGNED.		CHECKED:	APPROVED:

NEY HEIGHT APARTMENTS - BUILDING A
TH AVE SE
LUP, WA 98374

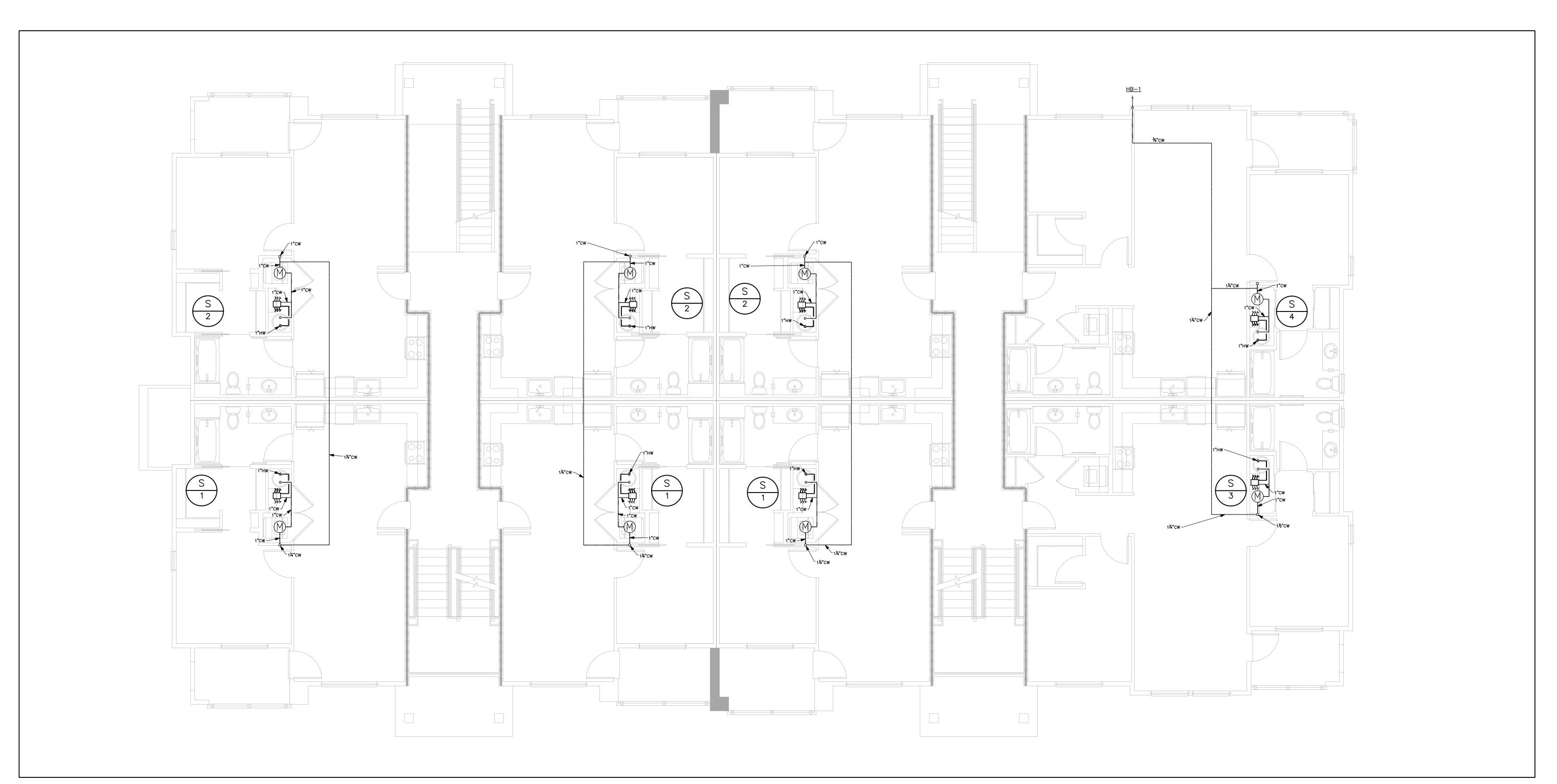
ON 19401 40TH AVE W. SUITE 302

PUYALLUP, V
PUYALLUP, V

DATE: 9/05/2024

SHEET TITLE:

BASEMENT
PLUMBING
SUPPLY PLAN



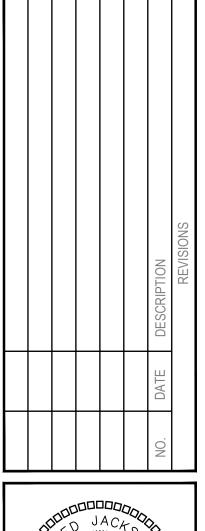
1. PROVIDE EXPANSION LOOPS FOR ALL WATER PIPING PER THE MANUFACTURER'S INSTRUCTIONS. SEE DETAIL 3/P7.01.

2. INSTALL HEAT TRACE ON SUPPLY PIPE IN NON CONDITIONED SPACES.

FLAG NOTES #

NOT USED









M	RJ	JR
DESIGNED:	CHECKED:	APPROVED:

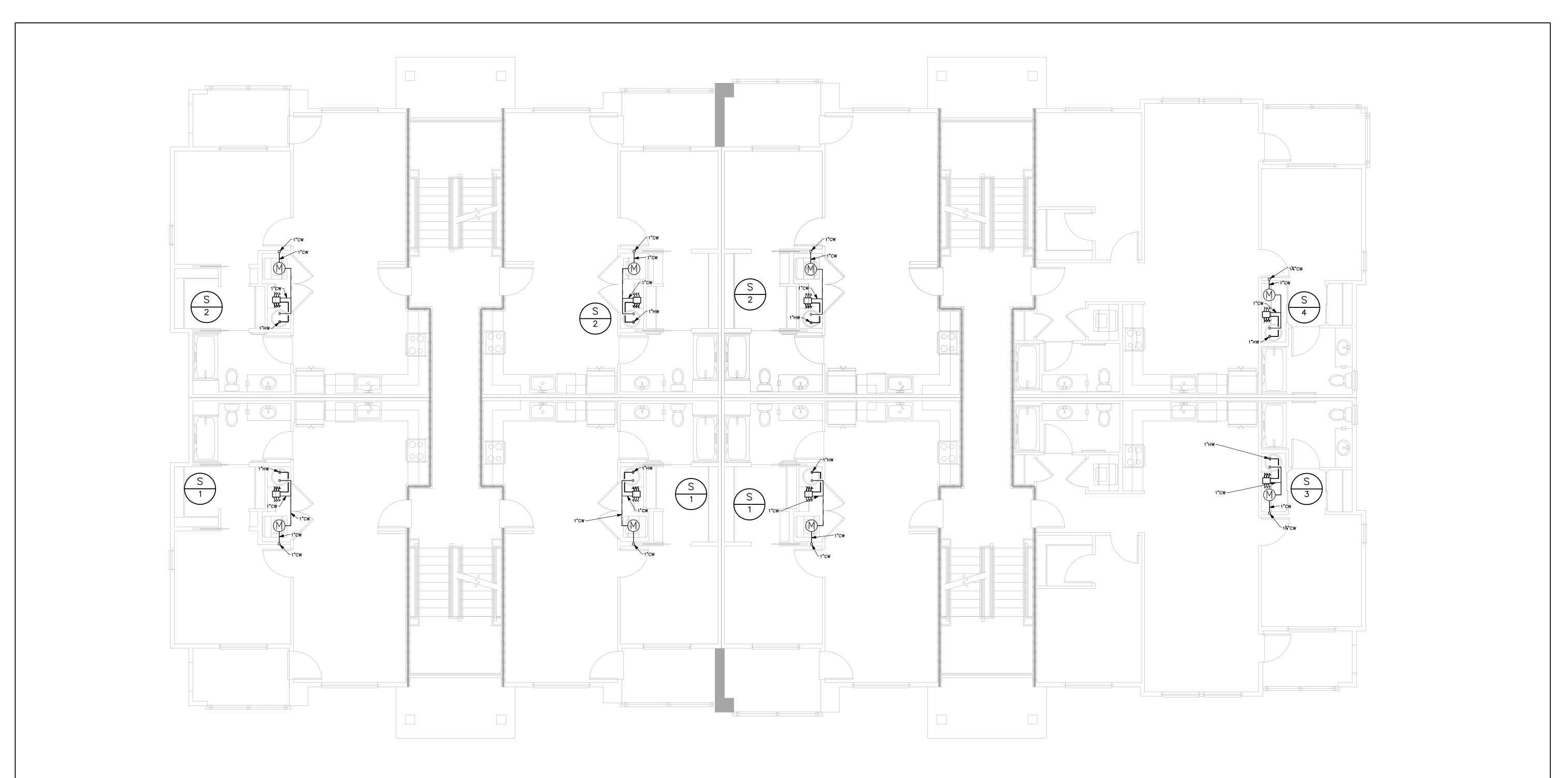
RADLEY HEIGHT APARTMENTS - BUILDING A 2 27TH AVE SE JYALLUP, WA 98374

SIGNATURE OF THE PROPERTY OF T

DATE: 9/05/2024

SHEET TITLE:

LEVEL 1
PLUMBING
SUPPLY PLAN



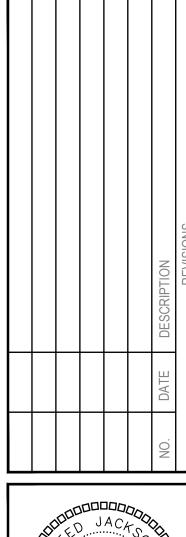
- 1. PROVIDE EXPANSION LOOPS FOR ALL WATER PIPING PER THE MANUFACTURER'S INSTRUCTIONS. SEE DETAIL 3/P7.01.
- 2. INSTALL HEAT TRACE ON SUPPLY PIPE IN NON CONDITIONED SPACES.

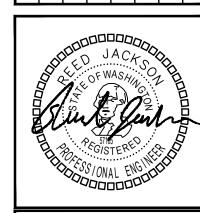
FLAG NOTES #

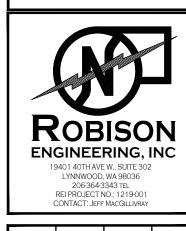
NOT USED

LEVEL 2 PLUMBING SUPPLY PLAN

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







DESIGNED: JM
CHECKED: RJ
APPROVED: JR

BRADLEY HEIGHT APARTMENTS - BUILDING A
202 27TH AVE SE
PUYALLUP, WA 98374

ROBISO

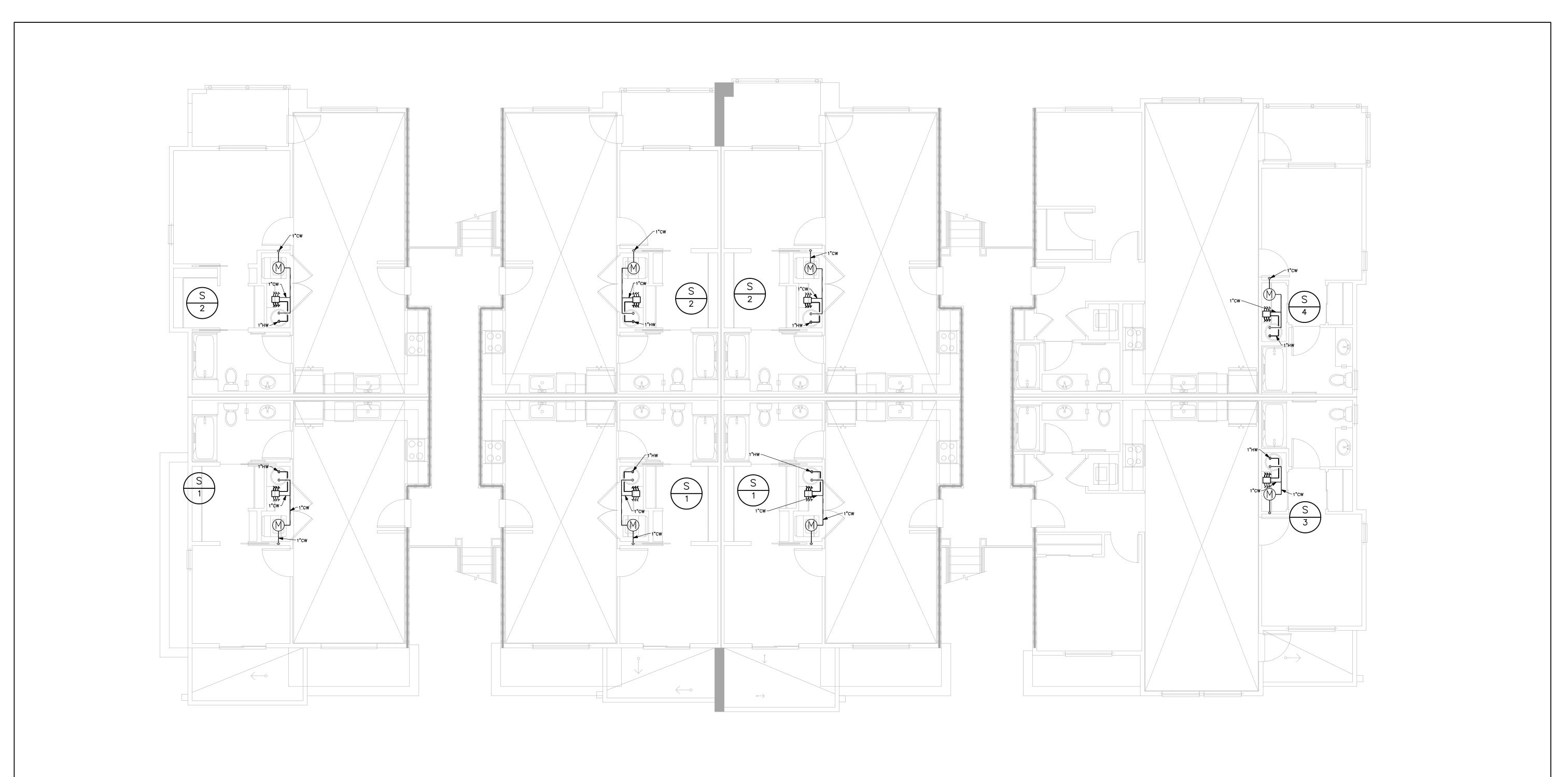
DATE: 9/05/20

SHEET TITLE:

LEVEL 2

PLUMBING

SUPPLY PLAN



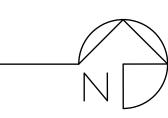
- 1. PROVIDE EXPANSION LOOPS FOR ALL WATER PIPING PER THE MANUFACTURER'S INSTRUCTIONS. SEE DETAIL 3/P7.01.
- 2. INSTALL HEAT TRACE ON SUPPLY PIPE IN NON CONDITIONED SPACES.

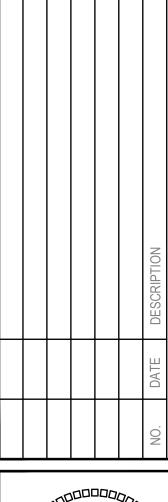
FLAG NOTES #

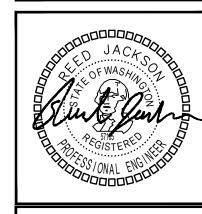
NOT USED

LEVEL 3 PLUMBING SUPPLY PLAN

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









DESIGNED: JM
CHECKED: RJ
APPROVED: JR

ADLEY HEIGHT APARTMENTS - BUILDING 27TH AVE SE ALLUP, WA 98374

ROBISO

DATE: 9/05/20

SHEET TITLE:

LEVEL 3

PLUMBING

SUPPLY PLAN



= WASTE & VENT RISER IDENTIFICATION (I.E. RISER "#"). REFER TO P4 SERIES FOR RISER DIAGRAMS.

- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND HUB DRAINS PER **2015 SPC** 1007.1. SEE DETAIL **6/P7.01**.
- 2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2015 SPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

(1 DFU)

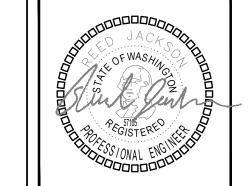
(2 DFU)

(2 DFU) (2 DFU) (3 DFU)

(3 DFU) (2 DFU)

(4 DFU) (8 DFU)

PIPE SIZE	VERTICAL	HORIZONTAL	VENT
1½"	2 DFU	1 DFU	8 DFU
2"	16 DFU	8 DFU	24 DFU
3"	48 DFU	35 DFU	84 DFU
4"	256 DFU	172 DFU	256 DFU
6"	1,380 DFU	576 DFU	1,380 DFU
8"	3,600 DFU	2,112 DFU	3,600 DFU



ENGINEERING, INC 19401 40TH AVE W., SUITE 302 LYNNWOOD, WA 98036 2063643343 TE REI PROJECT NO.: 1219-001 CONTACT: JEFF MACGILLIVRAY

- BUILDING A BRADLEY HEIGHT APARTMENTS
202 27TH AVE SE
PLIYALLIP WA 08374

9/05/2024

SHEET TITLE:
WASTE & VENT RISER
DIAGRAMS



= WASTE & VENT RISER IDENTIFICATION (I.E. RISER "#"). REFER TO P4 SERIES FOR RISER DIAGRAMS.

- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND HUB DRAINS PER **2015 SPC** 1007.1. SEE DETAIL **6/P7.01**.
- 2. WASTE & VENT SIZING: WASTE & VENT PIPING IS SIZED PER 2015 SPC TABLE 703.2. DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT OR 2%. WHERE IT IS IMPRACTICAL TO OBTAIN A SLOPE OF 2% DUE TO THE DEPTH OF THE STREET SEWER OR TO STRUCTURAL FEATURES OF THE BUILDING, DRAINAGE PIPING MAY BE SLOPED AT 1/8" PER FOOT OR 1% WITH APPROVAL FROM THE AHJ.

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(2 DFU)

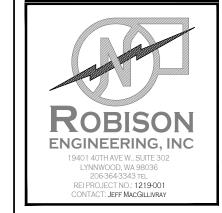
(2 DFU) (2 DFU) (3 DFU)

(3 DFU) (2 DFU)

(4 DFU) (8 DFU)

PIPE SIZE	VERTICAL	HORIZONTAL	VENT
1½"	2 DFU	1 DFU	8 DFU
2"	16 DFU	8 DFU	24 DFU
3"	48 DFU	35 DFU	84 DFU
4"	256 DFU	172 DFU	256 DFU
6"	1,380 DFU	576 DFU	1,380 DFU
8"	3,600 DFU	2,112 DFU	3,600 DFU



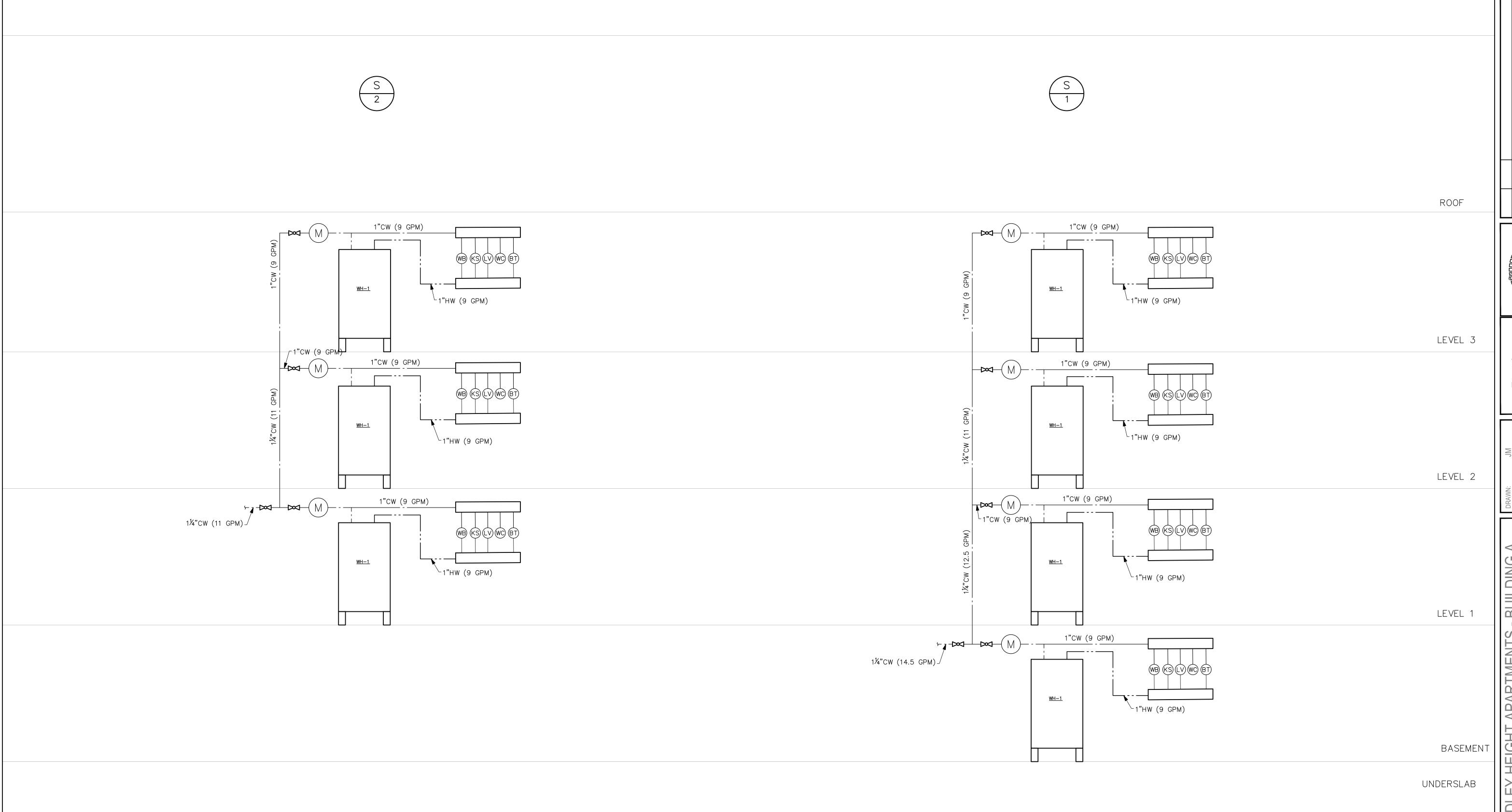


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AVE SE 9, WA 98374	

9/05/2024

SHEET TITLE:
WASTE & VENT RISER
DIAGRAMS



S #

= SUPPLY RISER IDENTIFICATION (I.E. RISER "#"). REFER TO P5 SERIES FOR RISER DIAGRAMS.

- 1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND HUB DRAINS PER 2021 UPC 1007.1. SEE DETAIL 5/P7.01
- 2. WATER PIPES ARE SIZED PER THE WATER SUPPLY PRESSURE CALCULATION ON POB.02.

ABBREVIATION LEGEND:	
LV = LAVATORY BT = BATHTUB SH = SHOWER KS = KITCHEN SINK WITH DISHWASHER WB = WASHER BOX WC = WATER CLOSET	(0.75 WSFU) (4 WSFU) (2 WSFU) (3 WSFU) (4 WSFU) (2.5 WSFU)

PIPE SIZING SCHEDULE - PEX AT 14.0 PSI/100 FEET							
	COLD V	COLD WATER, FLUSH TANK HOT WATER					
PIPE SIZE	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS	
1/2"	1.9	2.9	5.3	3.4	3.4	6.2	
3/4"	9.0	7.5	6.8	11.2	8.6	7.8	
1"	21.2	14.7	8.1	20.9	14.6	8.0	
1-1/4"	40.8	25.3	9.3	33.5	21.8	8.0	
1-1/2"	76.3	37.9	10.0	53.3	30.3	8.0	
2"	199.8	65.0	10.0	134.8	52.0	8.0	
2-1/2"	369.5	98.9	10.0	270.6	79.1	8.0	
3"	588.9	141.0	10.0	439.0	112.8	8.0	

PIPE SIZING SCHEDULE - COPPER TYPE L AT 3.0 PSI/100 FEET COLD WATER, FLUSH TANK HOT WATER							
PIPE SIZE	FIXTURE UNITS	FLÓW, GPM	VELOCITY, FPS	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS	
1/2"	0.8	1.8	2.4	1.0	2.0	2.8	
3/4"	5.5	4.7	3.1	6.5	5.5	3.6	
1"	12.8	9.8	3.8	15.2	11.2	4.4	
1-1/4"	25.5	17.3	4.4	29.3	19.6	5.0	
1-1/2"	46.6	27.7	5.0	46.8	27.7	5.0	
2"	166.0	58.2	6.0	116.9	48.2	5.0	
2-1/2"	395.0	104.0	7.0	246.9	74.4	5.0	
3"	735.1	167.3	7.9	405.8	106.2	5.0	
4"	1782.4	303.2	8.0	872.0	189.5	5.0	
6"	6381.3	669.1	8.0	2847.0	418.2	5.0	

					DESCRIPTION	PEVICIONS		
					DATE			
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DRAWN:	DESIGNED:	CHECKED:	APPROVED:
M	ML	RJ	JR

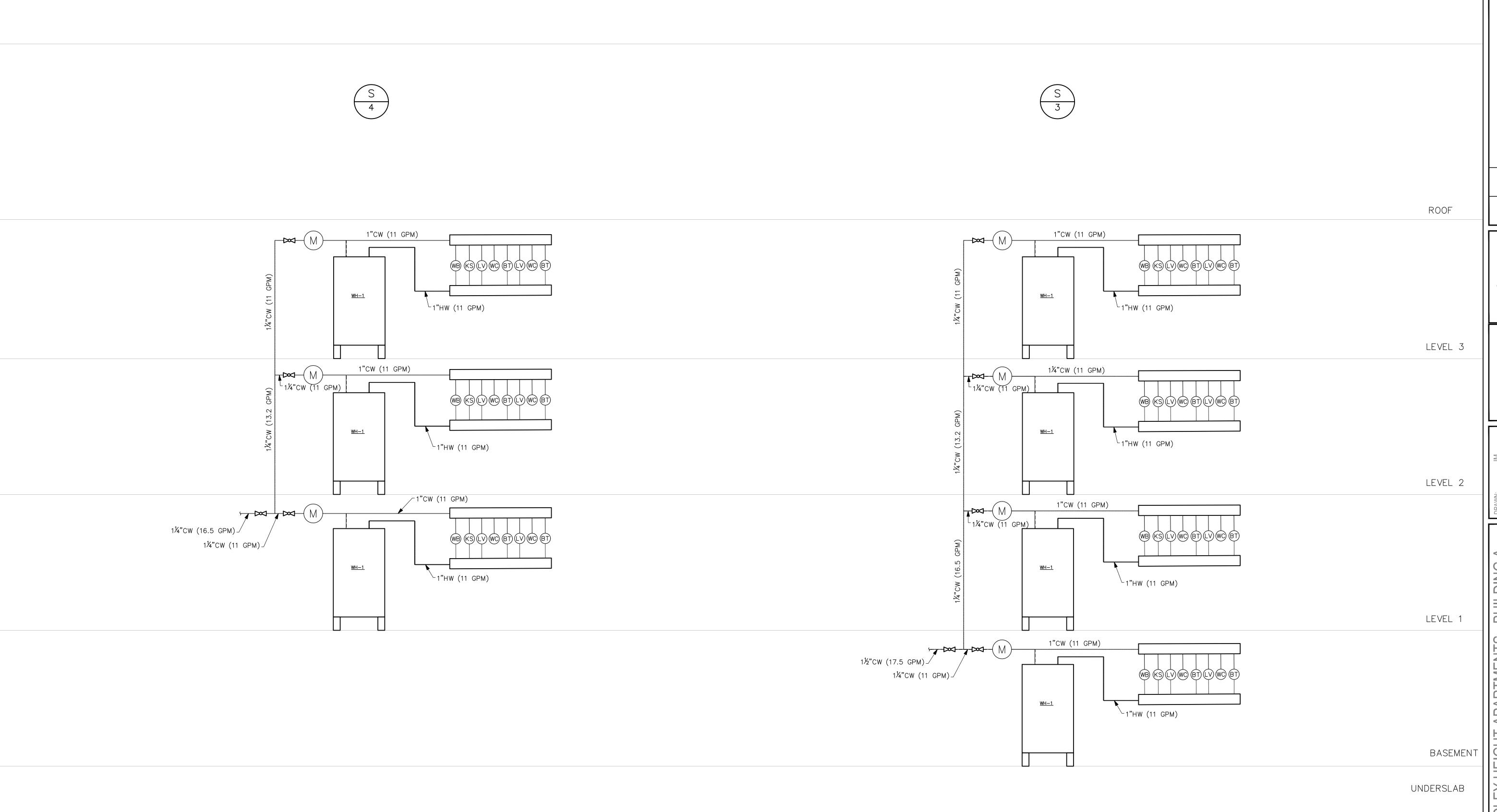
DLEY HEIGHT APARTMENTS - BUILDING A
TH AVE SE
LLUP, WA 98374

202 27TH AVE SE PUYALLUP, WA 9

DATE: 9/05/2024

SHEET TITLE: SUPPLY RISER DIAGRAMS

P5A.00



<u>S</u>

= SUPPLY RISER IDENTIFICATION (I.E. RISER "#"). REFER TO P5 SERIES FOR RISER DIAGRAMS.

1. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS AND HUB DRAINS PER 2021 UPC 1007.1. SEE DETAIL 5/P7.01

2. WATER PIPES ARE SIZED PER THE WATER SUPPLY PRESSURE CALCULATION ON POB.02.

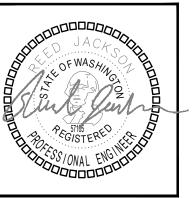
ABBREVIATION LEGEND:	
LV = LAVATORY BT = BATHTUB SH = SHOWER KS = KITCHEN SINK WITH DISHWASHER WB = WASHER BOX WC = WATER CLOSET	(0.75 WSFU) (4 WSFU) (2 WSFU) (3 WSFU) (4 WSFU) (2.5 WSFU)

	COLD WATER, FLUSH TANK HOT WATER					
PIPE SIZE	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS	FIXTURE UNITS	FLOW, GPM	VELOCITY, FPS
1/2"	1.9	2.9	5.3	3.4	3.4	6.2
3/4"	9.0	7.5	6.8	11.2	8.6	7.8
1"	21.2	14.7	8.1	20.9	14.6	8.0
1-1/4"	40.8	25.3	9.3	33.5	21.8	8.0
1-1/2"	76.3	37.9	10.0	53.3	30.3	8.0
2"	199.8	65.0	10.0	134.8	52.0	8.0
2-1/2"	369.5	98.9	10.0	270.6	79.1	8.0
3"	588.9	141.0	10.0	439.0	112.8	8.0

PIPE SIZING SCHEDULE - PEX AT 14.0 PSI/100 FEET

	PIPE SIZING SCHEDULE - COPPER TYPE L AT 3.0 PSI/100 FEET					
	COLD WATER, FLUSH TANK			HOT WATER		
PIPE SIZE	FIXTURE	FLOW,	VELOCITY,	FIXTURE	FLOW,	VELOCITY,
	UNITS	GPM	FPS	UNITS	GPM	FPS
1/2"	0.8	1.8	2.4	1.0	2.0	2.8
3/4"	5.5	4.7	3.1	6.5	5.5	3.6
1"	12.8	9.8	3.8	15.2	11.2	4.4
1-1/4"	25.5	17.3	4.4	29.3	19.6	5.0
1-1/2"	46.6	27.7	5.0	46.8	27.7	5.0
2"	166.0	58.2	6.0	116.9	48.2	5.0
2-1/2"	395.0	104.0	7.0	246.9	74.4	5.0
3"	735.1	167.3	7.9	405.8	106.2	5.0
4"	1782.4	303.2	8.0	872.0	189.5	5.0
6"	6381.3	669.1	8.0	2847.0	418.2	5.0

					DESCRIPTION	
					DATE	
					NO.	
STATE OF WASHING THE						





DRAWN:	DESIGNED:	CHECKED:	APPROVED:
\geq	ML	RJ	JR

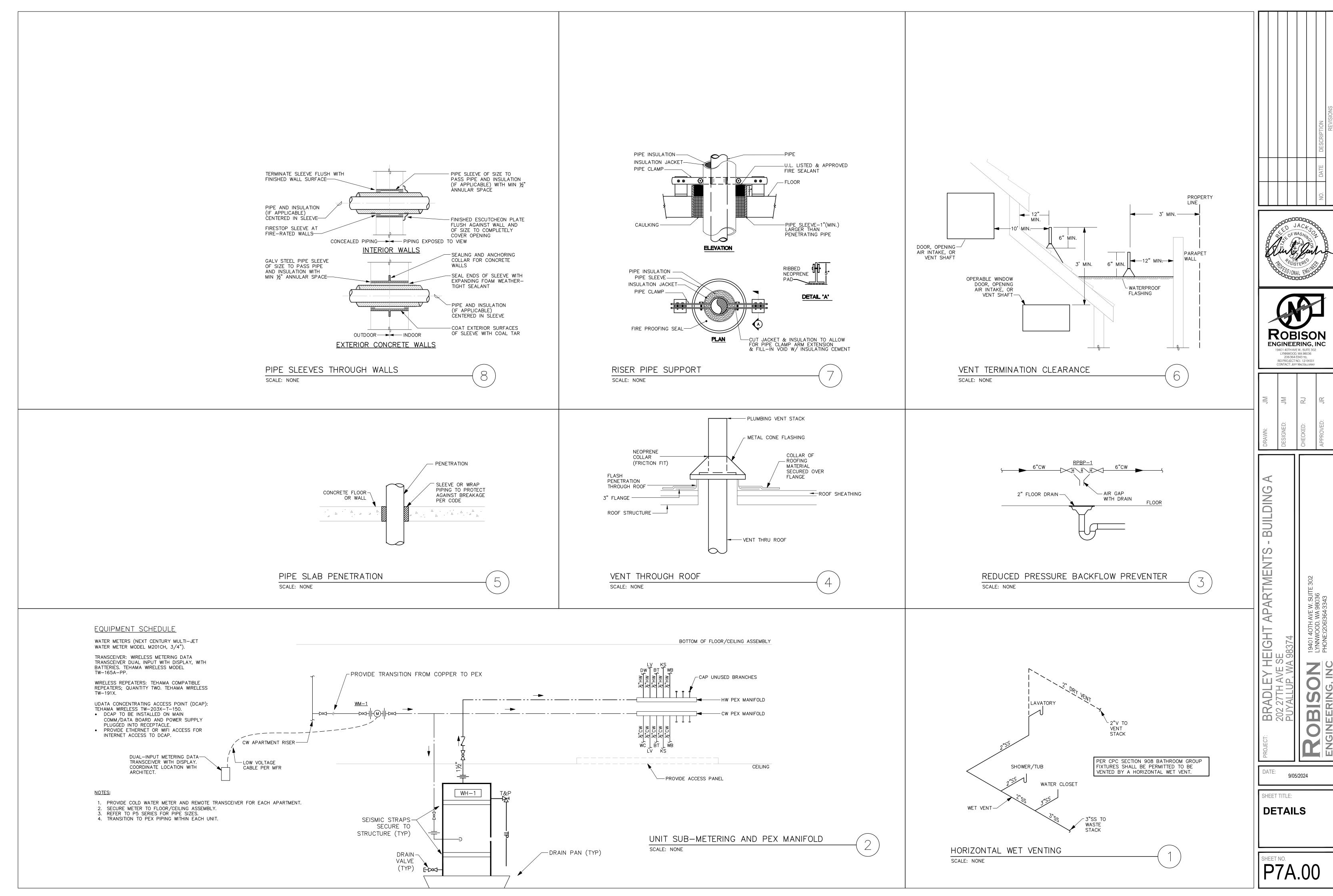
LEY HEIGHT APARTMENTS - BUILDING A
TH AVE SE
LUP, WA 98374

202 27TH AVE SE PUYALLUP, WA 9837

DATE: 9/05/2024

SHEET TITLE: SUPPLY RISER DIAGRAMS

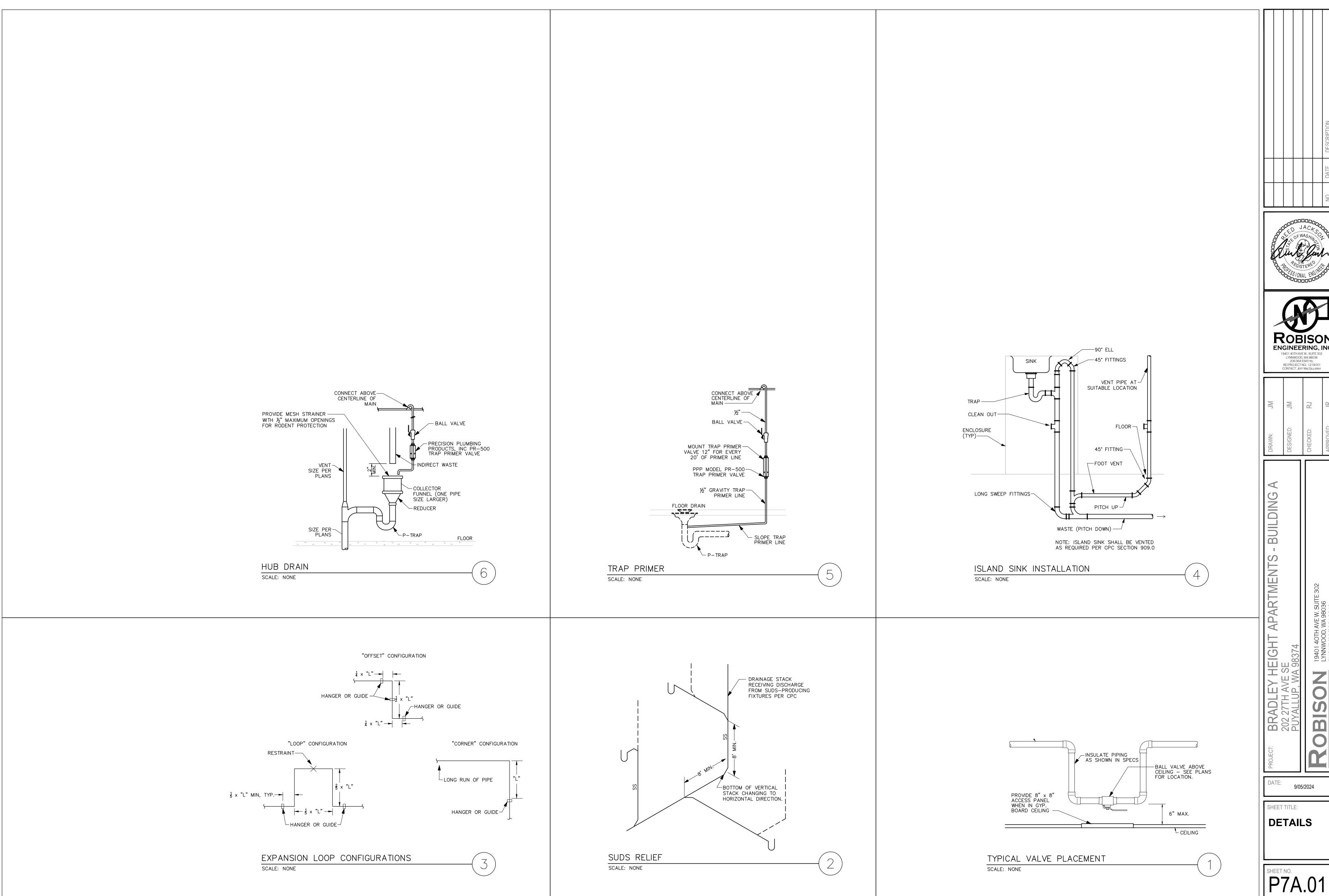
P5A.01

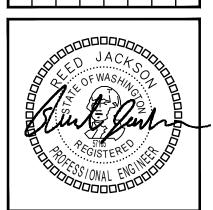






\mathbb{M}	M	R	JR
DRAWN:	DESIGNED:	CHECKED:	APPROVED:







M	RJ	JR
DESIGNED:	CHECKED:	APPROVED:

M	MC	RJ	JR
DRAWN:	DESIGNED:	CHECKED:	APPROVED:

9/05/2024