

STANDARD ABBREVIATIONS AND SYMBOLS

ANGLE		FIBERGLASS	FGL	PAIR	PR
CENTERLINE		FIRE HOSE CABINET	FHC	PRE-CAST	PRCST
CHANNEL		FINISH	FIN	PRESSURE TREATED	PT
DIAMETER OR ROUND		FLOOR	FL	PAPER TOWEL DISPENSER	PTD
NUMBER OR POUND		FLASHING	FLG	PAPER TOWEL DISPENSER	PTD/R
PENNY		FLUORESCENT	FLUOR	AND RECEPTACLE	
PERPENDICULAR		FACE OF CONCRETE	FOC	PARTITION	PTN
PLATE		FACE OF FINISH	FOF	PAPER TOWEL RECEPTACLE	PTR
ANCHOR BOLT	AB	FURNISH BY OWNER	FOIC	POLYVINYL CHLORIDE	PVC
ACOUSTICAL	AC	INSTALL BY CONTRACTOR		PAVEMENT	PVMT
AIR CONDITIONING	A/C			QUARRY TILE	QT
ACOUSTICAL TILE	ACT	FURNISH BY OWNER	FOIO		
AREA DRAIN	AD	INSTALL BY OWNER			
ADDITIVE	ADD	FACE OF STUD	FOS	RISER	R
ADHESIVE	ADH	FIREPLACE	FP	RETURN AIR	RA
ADJACENT	ADJ	FULL SIZE	FS	RADIUS	RAD
ADJUSTABLE	ADJT	FEET	FT	RUBBER BASE	RB
ACCESS FLOOR	AF	FIRE PROOFING	FFRF	ROD & SHELF	R&S
ABOVE FINISH FLOOR	AFF	FOOTING	FTG	ROOF DRAIN	RD
AGGREGATE	AGG	FURRING	FURR	ROOF DRAIN, OVERFLOW	RD/O
ALUMINUM	AL	FUTURE	FUT	REINFORCING BAR	REBAR
ALTERNATE	ALT	FUTURE ROUGH-IN ONLY	FUT-RO	REFERENCE	REF
ACCESS PANEL	AP	FIXED	FX	REFRIGERATOR	REFR
APPROXIMATE	APPROX			REINFORCED	REINF
ARCHITECTURAL	ARCH	GAUGE OR GAGE	GA	REQUIRED	REQ
ASPHALT	ASPH	GALVANIZED	GALV	RESILIENT	RESIL
ATTENUATION	ATT	GRAB BAR	GB	REGISTER	RGTR
ACOUSTICAL WALL FABRIC	AWF	GENERAL	GEN	RIGHT HAND OR ROBE HOOK	RH
ACOUSTICAL WALL PANEL	AWP	CONTRACTOR	CONTR	ROUGH OPENING OR REVERSE	RO
		GLASS OR GLAZING	GL	ROUGH OPENING OR REVERSE	RO
		GLU-LAM BEAM	GLBM	OSMOSIS WATER	
BOARD	BD	GLASS MESH MORTAR UNIT	GMMU	ROUGH SAWN	RS
BETWEEN	BETW	GROUND	GND	RUBBER	RUB
BITUMINOUS	BITUM	GRADE	GR	REVERSE	RVS
BUILDING	BLDG	GYPSUM WALL BOARD	GWB		
BLOCK	BLK	GYPSUM	GYP	SOUTH	S
BLOCKING	BLKG			SOLID CORE	SC
BEAM	BM			SEAT COVER DISPENSER	SCD
BEARING	BRG	HOSE BIB	HB	SCHEDULE	SCHD
BOTTOM	BOT	HARD BOARD	HBD		
BEDROCK	BR	HOLLOW CORE	HC	SOAP DISPENSER	SD
BRICK	BRK	HAND DRYER	HD	SECTION	SECT
BASEMENT	BSMT	HARDWOOD	HDR	SQUARE FEET	SF
BUILT-UP ROOF	BUR	HARDWARE	HDWE	SAFETY GLAZING	SG
		HOLLOW METAL	HM	SHEET	SHT
		HORIZONTAL	HORIZ	SHEATHING	SHTH
CABINET	CAB	HOUR	HR	SOLAR INSULATED GLAZING	SIG
CATCH BASIN	CB	HEIGHT	HT	SIMILAR	SIM
CEMENT	CEM	HEATING	HTG	SINK	SK
CERAMIC	CER	HEATING, VENTILATING,	HVAC	SEALER	SLR
CUBIC FEET PER MINUTE	CFM	AIR CONDITIONING		SANITARY NAPKIN	SND
CONDUCTIVE FLOOR TILE	CFT	HOT WATER HEATER	HWH	DISPENSER	
CORNER GUARD	CG			SANITARY NAPKIN	SNR
CHALK BOARD	CHBD			RECEPTACLE	
CAST IRON	CI	INSIDE DIAMETER	ID	SEALANT	SNT
CONTROL JOINT	CJC	(DIMENSION)		STAND PIPE	SP
CEILING	CLG	INSULATED GLAZING	IG	STRUCTURAL	STR
CONSTRUCTION JOINT	CJ	INSULATED HOLLOW	IHM	SPECIFICATION	SPEC
CUP SINK	CS	METAL		SQUARE	SQ
CAULKING	CLK	INCLUDE	INCL	STAINLESS STEEL	SST
CLOSET	CLO	INSULATION	INSUL	SERVICE SINK	SSK
CLEAR	CLR	INTERIOR	INT	SOUND TRANSMISSION	STC
CERAMIC MOSIAC TILE	CMT			CLASS	
CONCRETE MASONRY UNIT	CMU	JANITOR	JAN	STANDARD	STD
COUNTER	CNTR	JOIST	JST	STEEL	STL
CLEANOUT	CO	JOINT	JT	STORAGE	STOR
COLUMN	COL			STRUCTURAL	STRL
CONCRETE	CONC	KITCHEN	KIT	SUSPENDED	SUSP
CONNECTION	CONN	KNEE SPACE	KS	SHEET VINYL OR SEAMLESS	SV
CONSTRUCTION	CONSTR			VINYL	
CONTINUOUS	CONT				
CORRIDOR	CORR	LABORATORY	LAB	SERVICE	SVCE
CARPET	CPT	LAMINATE	LAM	SYMMETRICAL	SYM
CASEMENT	CSMT	LAVATORY	LAV	SWITCHBOARD	SWBD
CERAMIC TILE	CT	LAG BOLT	LB	SPECIAL WALL COVERING	SWC
CENTER	CTR	LENGTH	LG		
COUNTER SINK	CTSK	LEFT HAND	LH	TREAD	T
CUBIC YARD	CY	LOCKER	LKR	TOWEL BAR	TB
		LIQUID MARKING SURFACE	LMS	TERRAZZO	TER
		LIGHT	LT	TELEPHONE	TEL
DOUBLE	DBL	LIGHT WEIGHT CONCRETE	LWC	TOP AND BOTTOM	T & B
DEPARTMENT	DEPT			TONGUE AND GROOVE	T & G
DETAIL	DET	MACHINE	MACH	TEMPERED GLAZING	TG
DRINKING FOUNTAIN	DF	MASONRY	MAS	THRESHOLD	THR
DIONIZED WATER	DI	MATERIAL	MATL	TEMPERED INSULATED	TIG
DIAMETER	DIA	MAXIMUM	MAX	GLAZING	
DIAGONAL	DIAG	MEDICINE CABINET	MC	TACKBOARD	TKBD
DIMENSION	DIM	MEDIUM DENSITY OVERLAY	MDO	TOP OF	TO
DISPENSER	DISP	MECHANICAL	MECH	TOP OF CURB	TOC
DAMP PROOFING	DMPF	MEMBRANE	MEMB	TOP OF FOOTING	TOF
DOWN	DN	METAL		TOP OF PAVEMENT	TOP
DAMPER	DPR	MET OR MTL		TOP OF STEEL	TOS
DOWNSPOUT	DS	MEZZANINE	MEZZ	TOSL	
DISHWASHER	DW	MANUFACTURER	MFR	TOP OF SLAB	TOSL
DRAWING	DWG	MANHOLE	MH	TOP OF WALL	TOW
		MINIMUM	MIN	TOILET PAPER DISPENSER	TPD
		MIRROR	MIR	TOILET PARTITION	TPTN
		MISCELLANEOUS	MISC	TELEVISION	TV
EAST	E	MOLDING	MLD	TYPICAL	TYP
EACH	EA	MASONRY OPENING	MO		
EXPANSION BOLT	EB	MOUNTED	MTD	UNDERWRITERS	UL
EXPANSION JOINT	EJ	MULLION	MULL	LABORATORY	
EXTERIOR INSULATED FINISH SYSTEM	EIFS			UNFINISHED	UNF
ELEVATION	EL			UNLESS OTHERWISE NOTED	UON
ELECTRIC	ELEC	NORTH	N	URINAL	UR
ELEVATOR	ELEV	NON-FROST SUSCEPTIBLE	NFS		
ENTRY MAT	EM	NOT IN CONTRACT	NIC		
EMERGENCY	EMER	NUMBER	NO	VARIABLE	VAR
ENCLOSURE OR ENCLOSED	ENCL	NOMINAL	NOM	VINYL BASE	VB
ELECTRIC PANEL BOARD	EP	NOISE REDUCTION COEFFICIENT	NRC	VINYL COMPOSITION TILE	VCT
EPOXY	EPX	NOT TO SCALE	NTS	VAPOR RETARDER	VR
EQUAL	EQ			VENTILATOR	VENT
EQUIPMENT	EQPT	OVERALL	OA	VERTICAL	VERT
EMERGENCY SHOWER/ EYE WASH	ESEW	OBSCURE	OBS	VESTIBULE	VEST
		ON CENTER	OC	VINYL	VIN
ESTIMATE	EST	OUTSIDE DIAMETER (DIMENSION)	OD	VENER	VNR
EXHAUST	EXH	OFFICE	OFF	VINYL TILE	VT
EXPANSION	EX	OVERHEAD	OH	VINYL WALL COVERING	VWC
EXISTING	(E)	OPPOSITE HAND	OPH	WEST	W
EMERGENCY EYE WASH	EW	OPENING	OPNG	WITH	W/
EXTERIOR	EXT	OPOSITE	OPP	WITHOUT	W/O
				WATER CLOSET	WC
FIRE ALARM	FA			WOOD OR WIDTH	WD
FLAT BAR	FB	PARTICLE BOARD	PBD	WIRE GLASS	WG
FIBER BOARD	FBD	PREFABRICATED	PFB	WIRE MESH	WM
FURNISHED BY OTHERS	FBO	PREFINISHED	PFHB	WATER PROOF	WP
FURNISHED BY CONTRACTOR	FCIC	PLATE OR PROPERTY LINE	PL	WORKING POINT	WPT
INSTALL BY CONTRACTOR	FCTY	PLASTIC LAMINATE	P LAM	WATER RESISTENT	WR
FACTORY		PLYWOOD	PLYVD	WAINSCOT	WSCT
FLOOR DRAIN	FD	PANEL	PNL	WEIGHT	WT
FOUNDATION	FDN	PAINT	PNT	WELED WIRE FABRIC	WWF
FIRE EXTINGUISHER	FE	POLISH	POL	TRANSFORMER	XFMR
FIRE EXTINGUISHER CABINET	FEC				

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SHEET		CUP INITIAL	CUP CORR. 1	CUP FINAL	BUILDING PERMIT INITIAL
NUMBER	NAME				

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C2	UTILITY SITE PLAN		0	0	0	0
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GENERAL NOTES

READ BEFORE BEGINNING ANY WORK

GENERAL

- THESE DRAWINGS AND THE INFORMATION THEY DEPICT ARE INSTRUMENTS OF SERVICE FOR THE ARCHITECT AND ARE PROTECTED FULLY BY COPYRIGHT LAW. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE REPRODUCED AND USED IN ANY CAPACITY WHATSOEVER TO CONSTRUCT ANY BUILDINGS OR PORTIONS OF BUILDINGS AT LOCATIONS OTHER THAN THOSE WHICH ARE DEPICTED EXPLICITLY HEREIN. IT IS THE FULL INTENTION OF THE ARCHITECT TO DEPICT A BUILDING WHICH IS COMPLIANT TO EVERY ASPECT OF CURRENT LOCAL BUILDING CODES.
- ENERGY, MECHANICAL AND LAND USE CODE. UNDER NO CIRCUMSTANCES HAVE ANY VIOLATIONS OF SAID CODES BEEN REPRESENTED INTENTIONALLY, AND UNDER NO CIRCUMSTANCES SHOULD THESE DRAWINGS BE INTERPRETED AS SUCH. IF VIOLATIONS OF CODE ARISE THROUGH THE REVIEW AND CONSTRUCTION OF THE BUILDING(S) CONTAINED IN THIS DRAWING SET, CONTACT THE ARCHITECT IMMEDIATELY BEFORE BEGINNING OR CONTINUING WORK.
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE SUBMITTING PROPOSALS, BIDS, OR PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
- THIS PLAN SET DOES NOT CONSTITUTE A FINAL CONSTRUCTION SET UNLESS STAMPED AND FINALED BY A CITY MUNICIPALITY.

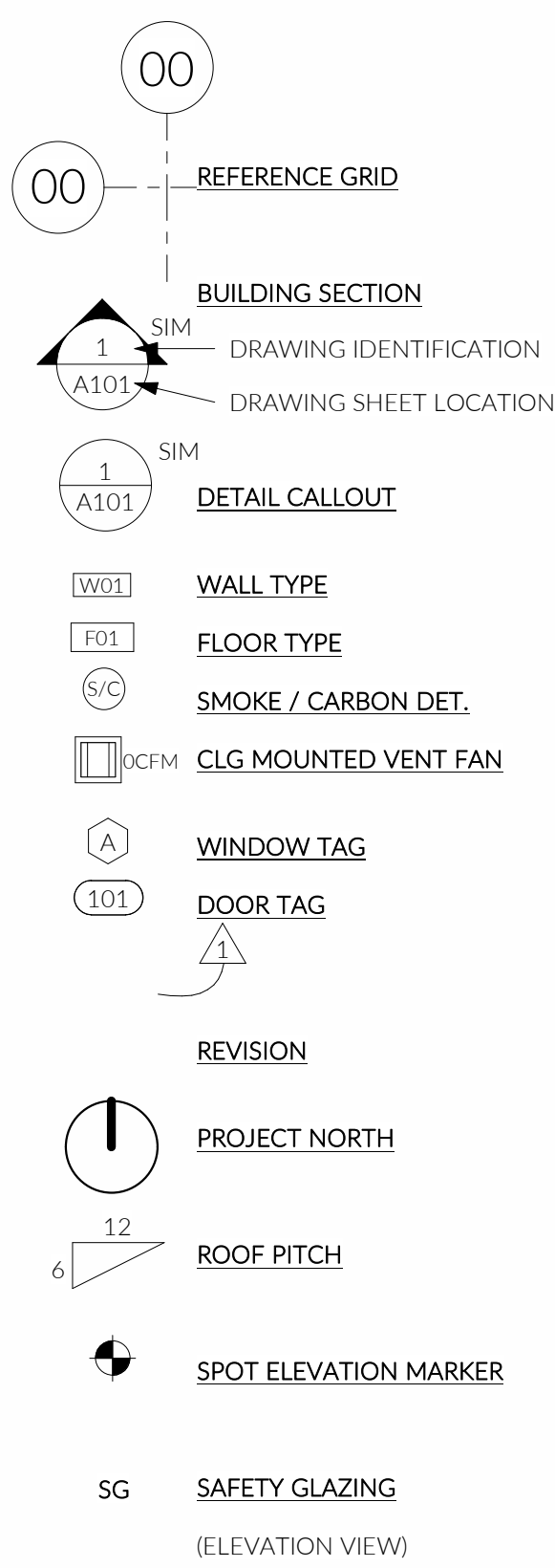
SAFETY

- RESPONSIBILITY FOR THE SAFETY OF ALL INDIVIDUALS PERFORMING FIELD WORK TO CONSTRUCT THE BUILDING DELINEATED IN THIS DRAWING SET RESTS SOLELY ON THE CONTRACTOR. BY INTENT, THESE DRAWINGS CONTAIN NO INFORMATION REGARDING THE SAFETY OF THE INDIVIDUALS PERFORMING SAID WORK AS THE CONSIDERATION OF SUCH LIES FULLY WITHIN THE DUTIES AND EXPERTISE OF THE CONTRACTOR.

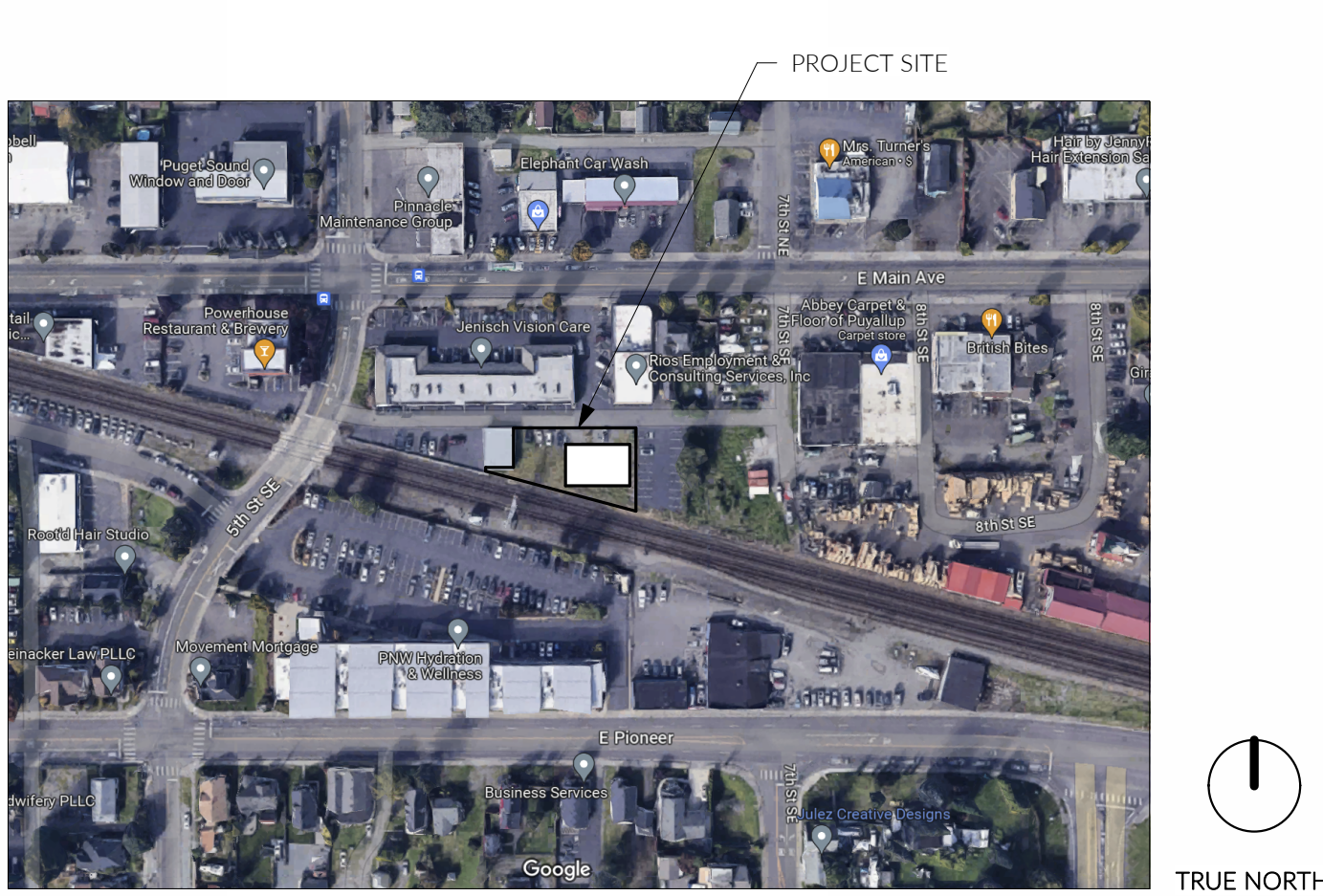
INSTALLATION

- PRIOR TO SUBMITTING SHOP DRAWINGS, FABRICATORS SHALL VERIFY ALL CONDITIONS IN THE FIELD AND PROVIDE DRAWINGS USING ON SITE FIELD MEASUREMENTS TO CONSTRUCTED FRAMING AND STRUCTURAL GRIDLINES.
- ALL PRODUCTS, MATERIALS, AND APPLIANCES SHALL BE INSTALLED DIRECTLY ACCORDING TO THE MANUFACTURERS WRITTEN INSTRUCTIONS. IF SAID INSTRUCTIONS CALL FOR A LICENSED PERSON OF A SPECIFIC TRADE TO PERFORM INSTALLATION, WORK SHALL BE DONE AS SUCH.
- ALL FASTENERS USED TO SECURE PRESSURE TREATED WOOD MATERIALS SHALL BE GALVANIZED OR TREATED WITH A SIMILAR CORROSION-RESISTANT COATING.

VICINITY MAP



VICINITY MAP



PROJECT TEAM

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PROJECT INFORMATION

OWNER	SAMANTHA KEIMIG, JACKSON CASTANEDA
SITE ADDRESS	111 5TH ST SE, PUYALLUP, WA 98372
LEGAL DESCRIPTION	LOT 2, CITY OF PUYALLUP SP NO.P-13-0085, REC. 201405145001, PIERCE COUNTY
PARCEL NUMBER	7285000112
CURRENT ZONING	CG - GENERAL COMMERCIAL
GROSS LOT AREA	10,000 SF = 0.23 AC
APPLICABLE CODES	PUYALLUP MUNICIPAL CODE WASHINGTON STATE BUILDING CODE WITH LOCAL AMENDMENTS 2021 INTERNATIONAL BUILDING CODE 2017 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 WILDLAND-URBAN INTERFACE CODE 2021 UNIFORM PLUMBING CODE 2021 WASHINGTON STATE ENERGY CODE 2023 NATIONAL ELECTRICAL CODE NFPA-70
PROJECT DESCRIPTION	THE PROPOSED PROJECT IS TO CONSTRUCT A NEW 4,122.36 SF SELF STORAGE FACILITY, UNIT 1 AND UNIT 2 INCLUDE A MEZZANINE OFFICE OCCUPANCY. THE PROJECT INCLUDES SITE DEVELOPMENT TO PROVIDE UTILITIES, ACCESS, AND PARKING

PROJECT SUBMITTALS

CONDITIONAL USE PERMIT	PLCUP2022162
BUILDING PERMIT	

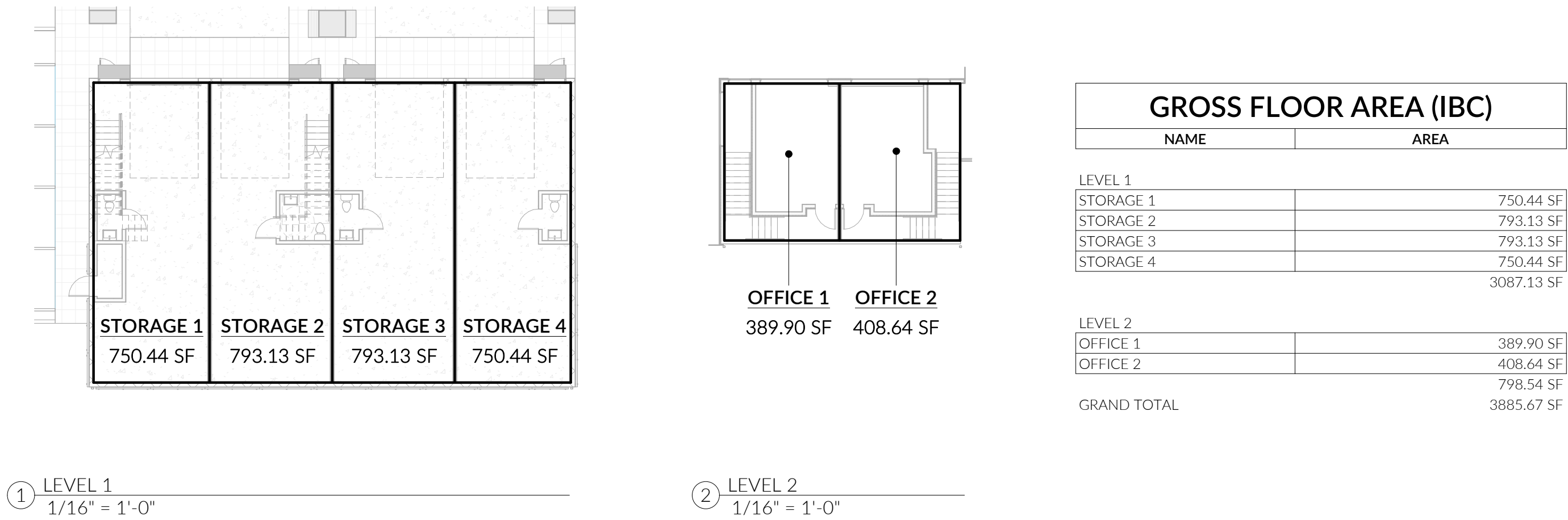
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SEATTLE, WA 98118
INFO@FIRSTLAMP.NET



5TH ST SE CUP
111 5TH ST SE
PUYALLUP, WA

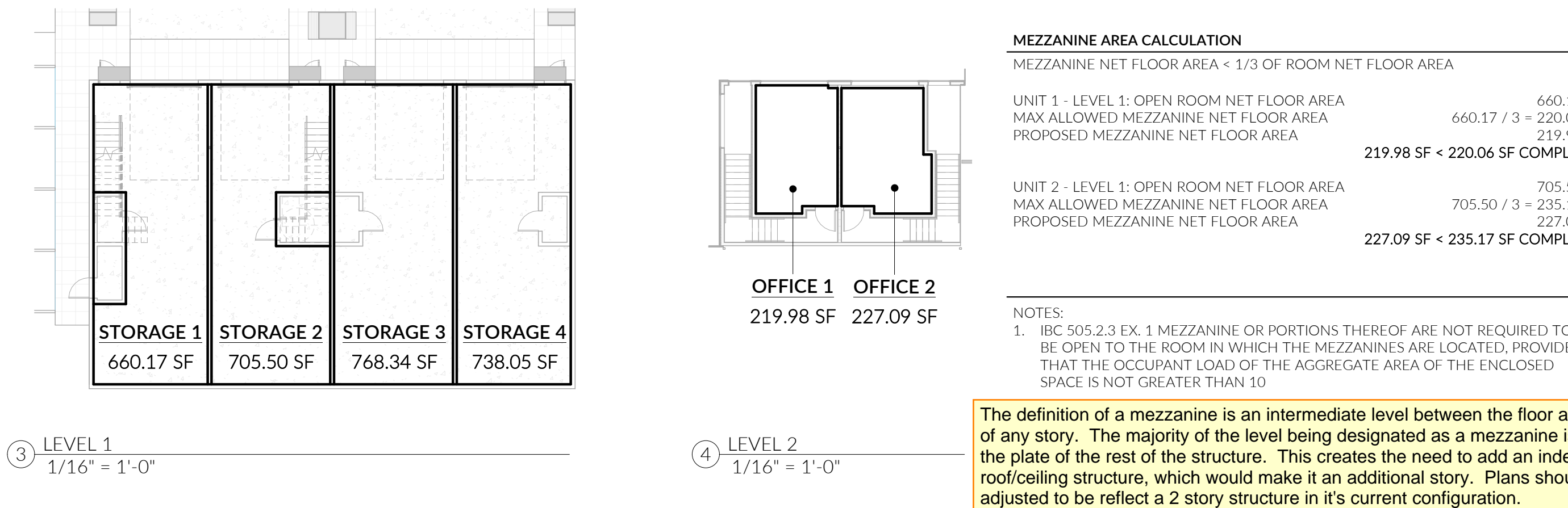
BUILDING CODE - GROSS FLOOR AREA

IBC GFA DEFINITION

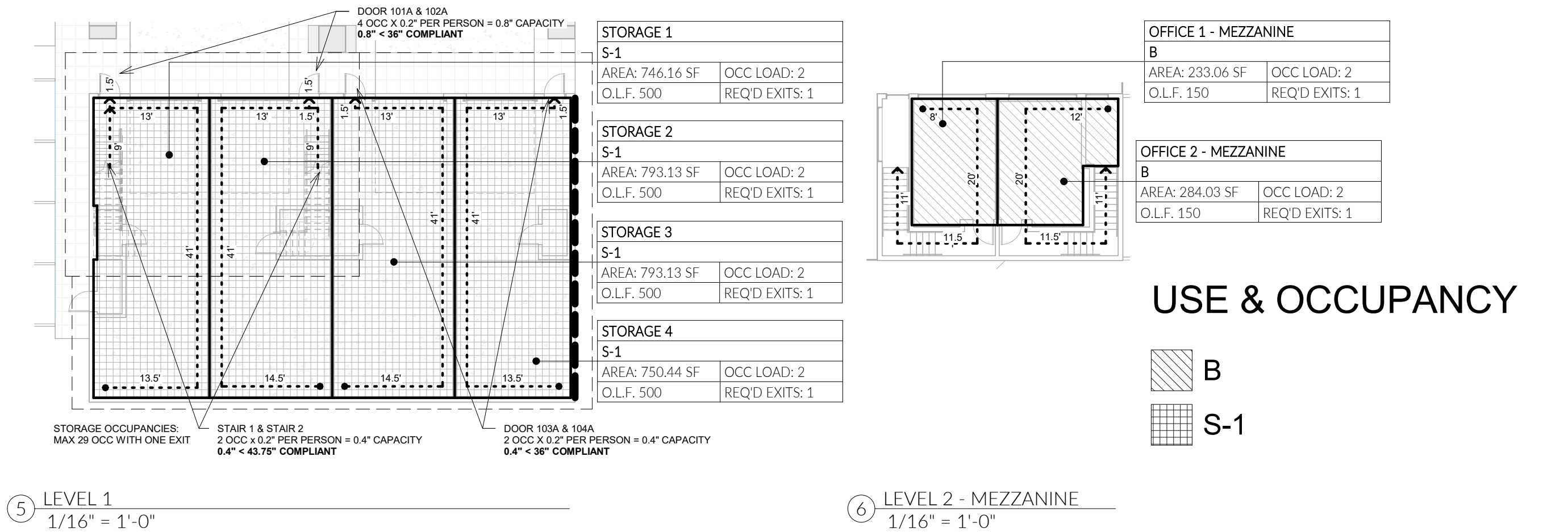


MEZZANINE NET FLOOR AREA CALCULATION

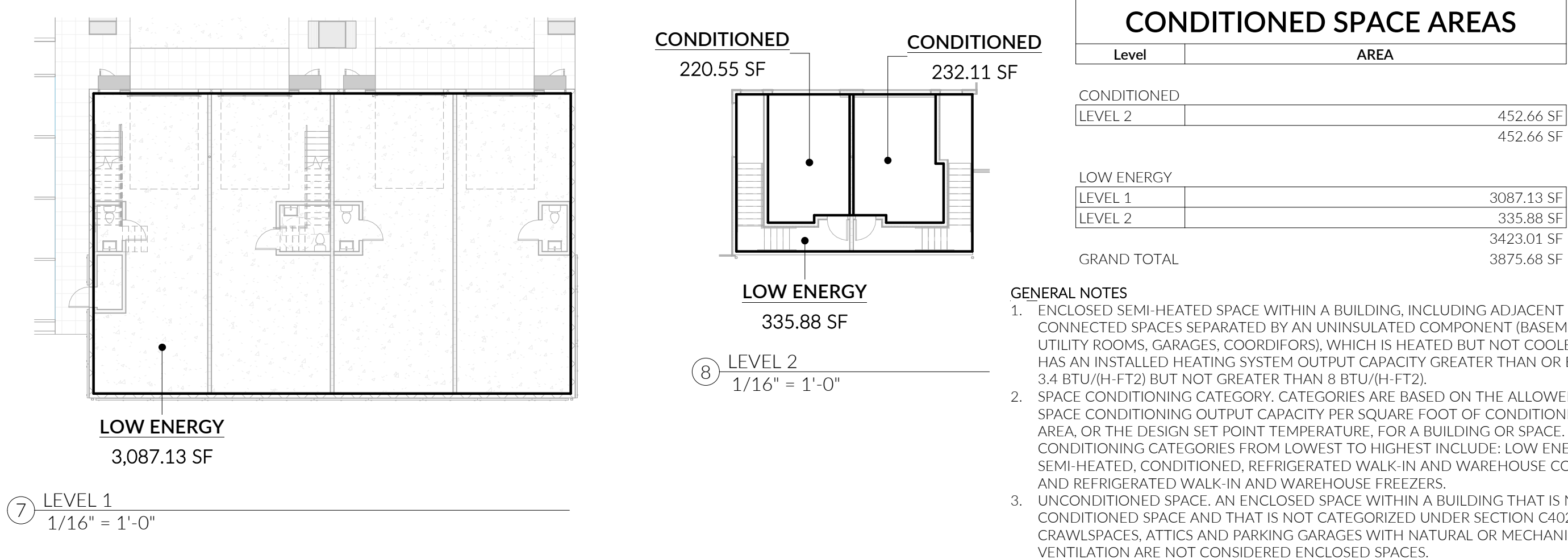
IBC NET FLOOR AREA DEFINITION



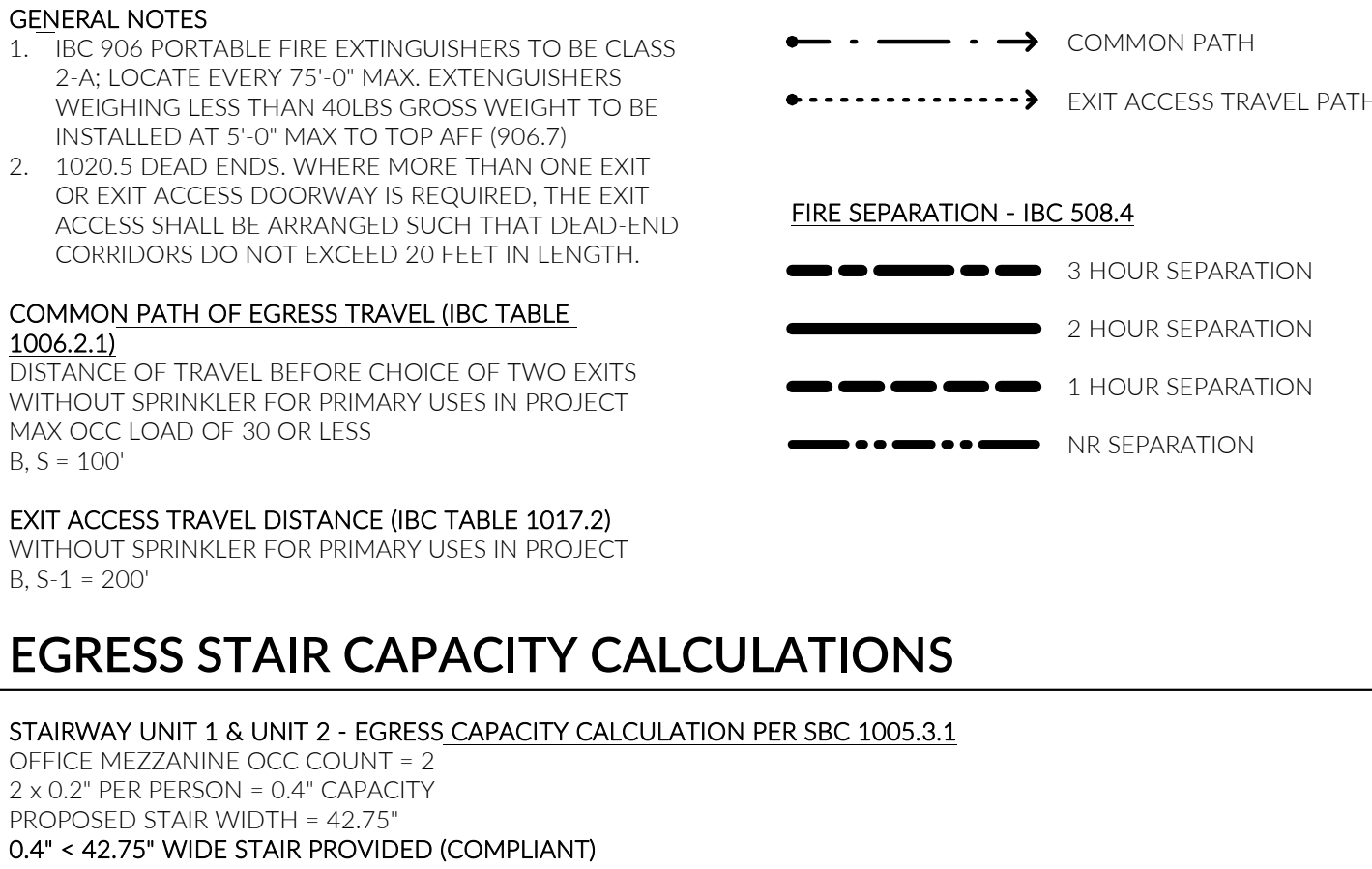
FIRE & LIFE SAFETY - OCCUPANCY DIAGRAMS



ENERGY COMPLIANCE - FLOOR AREA DIAGRAMS



FIRE & LIFE SAFETY NOTES



EGRESS DOOR CAPACITY CALCULATIONS

OCCUPANCY AREAS					
AREA NAME	USE & OCCUPANCY CLASSIFICATION	SF PER PERSON	AREA	TOTAL OCCUPANT LOAD	# OF EXITS
UNIT 1					
OFFICE 1 - MEZZANINE	B	150	233.06 SF	2	1
STORAGE 1	S-1	500	746.16 SF	2	1
			979.22 SF		
UNIT 2					
OFFICE 2 - MEZZANINE	B	150	284.03 SF	2	1
STORAGE 2	S-1	500	793.13 SF	2	1
			1,077.16 SF		
UNIT 3					
STORAGE 3	S-1	500	793.13 SF	2	1
			793.13 SF		
UNIT 4					
STORAGE 4	S-1	500	750.44 SF	2	1
			750.44 SF		

PLUMBING FIXTURE TABULATION BY LEVEL AND OCCUPANCY - UNIT 1, UNIT 2

BUILDING LEVEL	NAME	OCCUPANCY	FIXTURE COUNT RATIOS			TOTAL OCCUPANTS (1)	OCCUPANT LOAD (1/2 total occup.)		WATER CLOSETS		LAVATORIES	
			WATER CLOSETS		LAVATORIES		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
			MALE	FEMALE								
LEVEL 1	STORAGE	S-1	1/100	1/100	1/100	2	1.00	1.00	0.01	0.01	0.01	0.01
LEVEL 2	OFFICE	B	1/25	1/25	1/40	2	1.00	1.00	0.04	0.04	0.025	0.025
			TOTAL			4	SUBTOTAL		0.05	0.05	0.035	0.035
							TOTAL FIXTURE COUNT		1	1	1	1
FOOTNOTES:												
(1) TOTAL OCCUPANTS PER 2021 IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.												

PLUMBING FIXTURE TABULATION BY LEVEL AND OCCUPANCY - UNIT 3, UNIT 4

BUILDING LEVEL	NAME	OCCUPANCY	FIXTURE COUNT RATIOS			TOTAL OCCUPANTS (1)	OCCUPANT LOAD (1/2 total occup.)		WATER CLOSETS		LAVATORIES	
			WATER CLOSETS		LAVATORIES		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
			MALE	FEMALE								
LEVEL 1	STORAGE	S-1	1/100	1/100	1/100	2	1.00	1.00	0.01	0.01	0.01	0.01
			TOTAL			2	SUBTOTAL		0.01	0.01	0.035	0.035
						TOTAL FIXTURE COUNT		1	1	1	1	
FOOTNOTES:												
(1) TOTAL OCCUPANTS PER 2021 IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.												

BUILDING CODE COMPLIANCE

PER IBC 2021	
OCCUPANCY GROUP/USE:	IBC 311.3 STORAGE GROUP S-1 / SELF SERVICE STORAGE FACILITY IBC 304.1 BUSINESS GROUP B / OFFICE ACCESSORY OCCUPANCY
CONSTRUCTION TYPE:	V-B
FIRE PROTECTION:	NO AUTOMATIC SPRINKLER SYSTEM (IBC 903.2.9)
FIRE ALARM SYSTEM:	AUTOMATIC SMOKE DETECTION SYSTEM (907.2.15 HIGH-PILED STORAGE AREAS)
ALLOWABLE BUILDING HEIGHTS AND AREAS:	ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE = 40' (504.3, S-1) ALLOWABLE NUMBER OF STORIES = 1 STORY (504.4, S-1) MAX BUILDING AREA FACTOR = 9,000 SF (508.3.2, S-1) HEIGHT MEASURED IN FEET ABOVE AVERAGE GRADE PLANE PER IBC DEFINITION
PROPOSED BUILDING HEIGHT AND AREAS:	TOTAL BUILDING HEIGHT = 23' - 8 1/4" TOTAL BUILDING AREA = 3,885.67 SF (GROSS FLOOR AREA)
FIRE RESISTANCE:	FIRE RESISTANCE RATING BY CONSTRUCTION TYPE (IBC TABLE 601) CONSTRUCTION TYPE VB, OCCUPANCY S-1 STRUCTURAL FRAME 0 BEARING WALLS: 0 EXTERIOR 0 INTERIOR 0 NON-BEARING WALLS & PARTITIONS: 0 EXTERIOR (SEE TABLE 705.5) 0 INTERIOR 0 FLOOR AND ASSOC. SECONDARY MEMBERS 0 ROOF AND ASSOC. SECONDARY MEMBERS 0
FIRE SEPARATION DISTANCE:	FIRE RESISTANCE RATING BASED ON SEPARATION DISTANCE (IBC TABLE 705.5) CONSTRUCTION TYPE VB, OCCUPANCY S-1 X < 5' = 2 HR 5' < X < 10' = 1 HR 10' < X < 30' = 0 X > 30' = 0
SEPARATED OCCUPANCIES:	OCCUPANCY SEPARATION REQUIREMENTS - SBC TABLE 508.4 OCC 1 OCC 2 S-1 B NO SEPARATION
ALLOWABLE AREA OF UNPROTECTED OPENINGS:	ALLOWABLE UNPROTECTED OPENINGS (IBC TABLE 705.8) FOR UNPROTECTED, NONSPRINKLERED BUILDINGS X < 3' NOT PERMITTED 3' < X < 5' NOT PERMITTED 5' < X < 10' 10% MAX OPENING 10' < X < 15' 15% MAX OPENING 15' < X < 20' 25% MAX OPENING 20' < X < 25' 45% MAX OPENING 25' < X < 30' 70% MAX OPENING X > 30' NO LIMIT
ACCESSIBILITY:	IBC 1104.4 EX1 AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES, MEZZANINES AND OCCUPIED ROOFS THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SF. 1109.3 SELF-SERVICE STORAGE FACILITIES, SELF-SERVICE STORAGE FACILITIES SHALL PROVIDE ACCESSIBLE INDIVIDUAL SELF-STORAGE SPACES IN ACCORDANCE WITH TABLE 1109.3

Building Code Compliance notes state that the building will not be sprinkled. Per the pre-app notes dated 7/27/21 (Pre-App# P-21-0078) the building will be required to sprinkled. Update and adjust notes and plan pages as necessary.

(Construction Set, Sheet G 2.0, Building Code Compliance)

206.414.9884
4915 RAINIER AVE S, STE 202
SEATTLE, WA 98118
INFO@FIRSTLAMP.NET

9547 REGISTERED ARCHITECT
TAYLOR BRIAN CALLOWAY
STATE OF WASHINGTON

5TH ST SE CUP
111 5TH ST SE
PUYALLUP, WA 98372

MUNICIPAL APPROVAL STAMPS

2203
PERMIT SUBMITTAL | 01.24.2025

REVISIONS		
NO.	DESCRIPTION	DATE

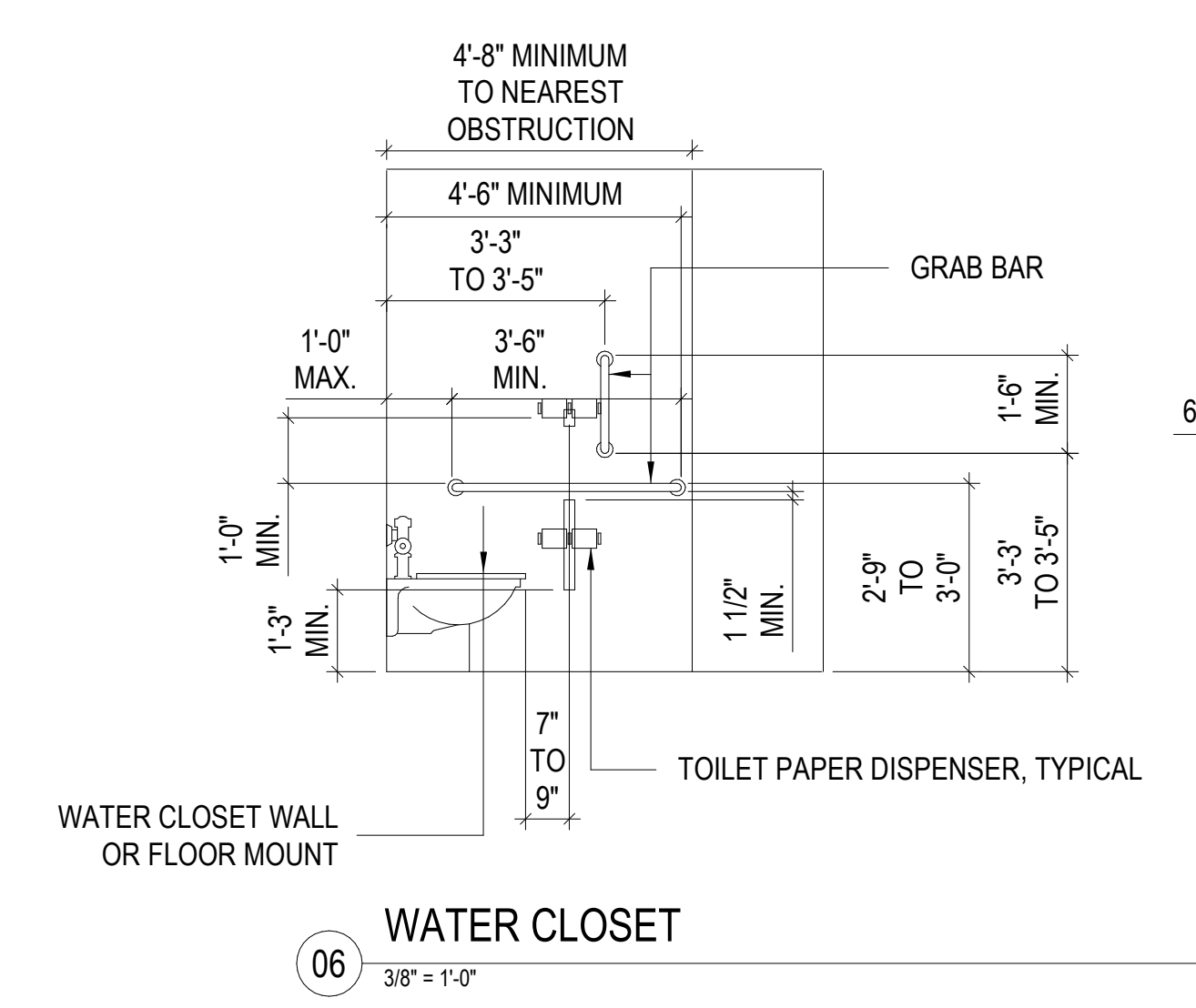
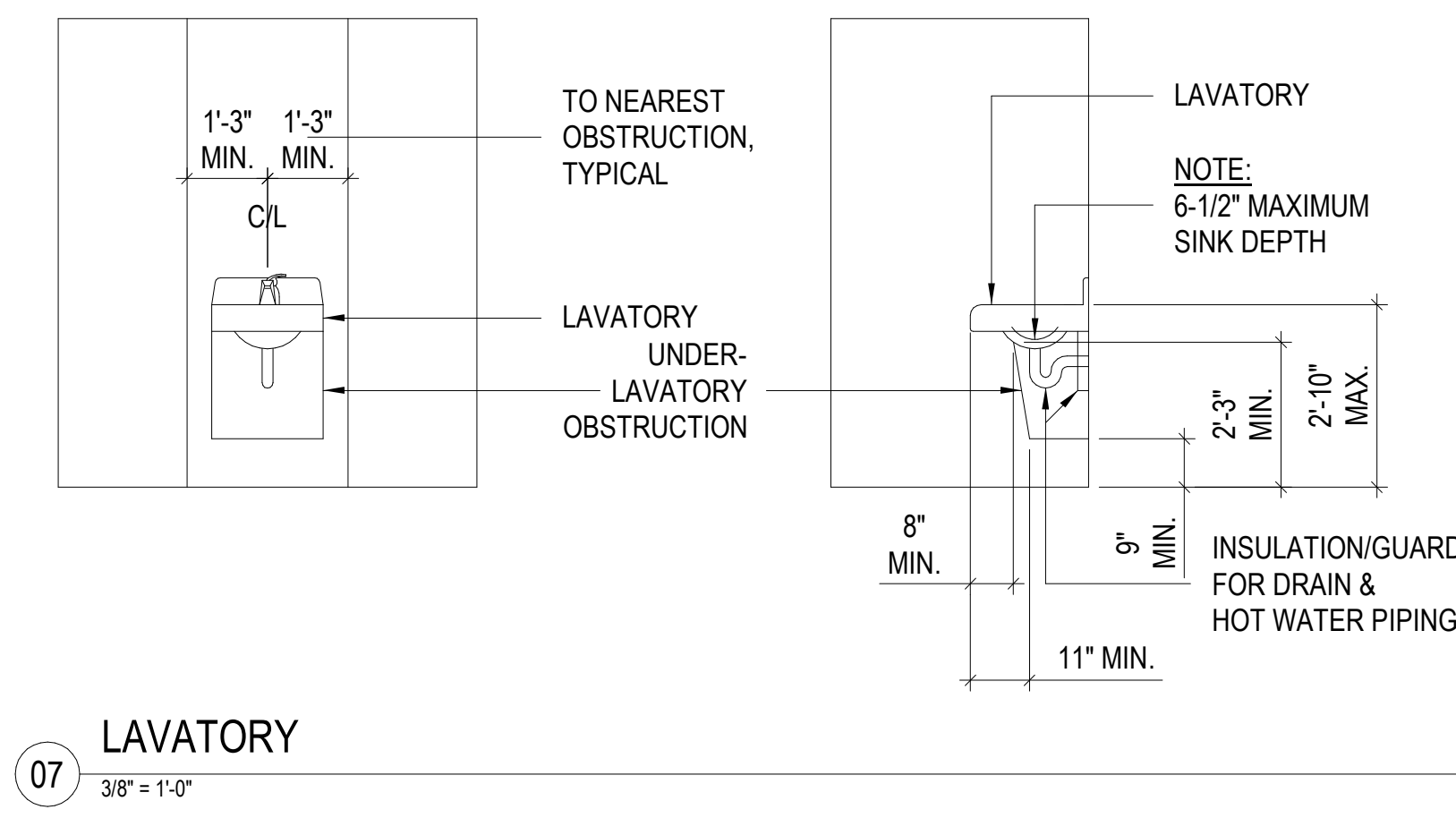
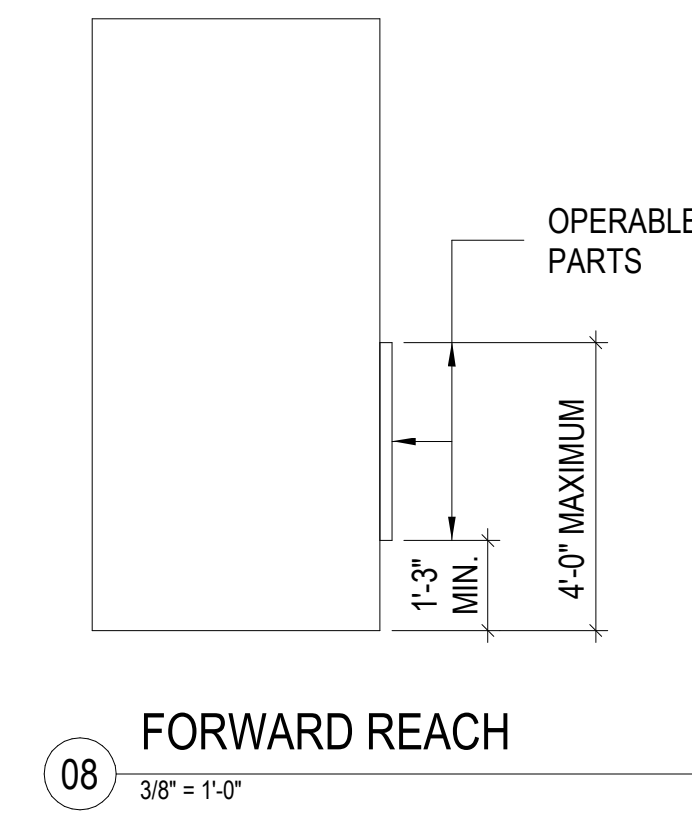
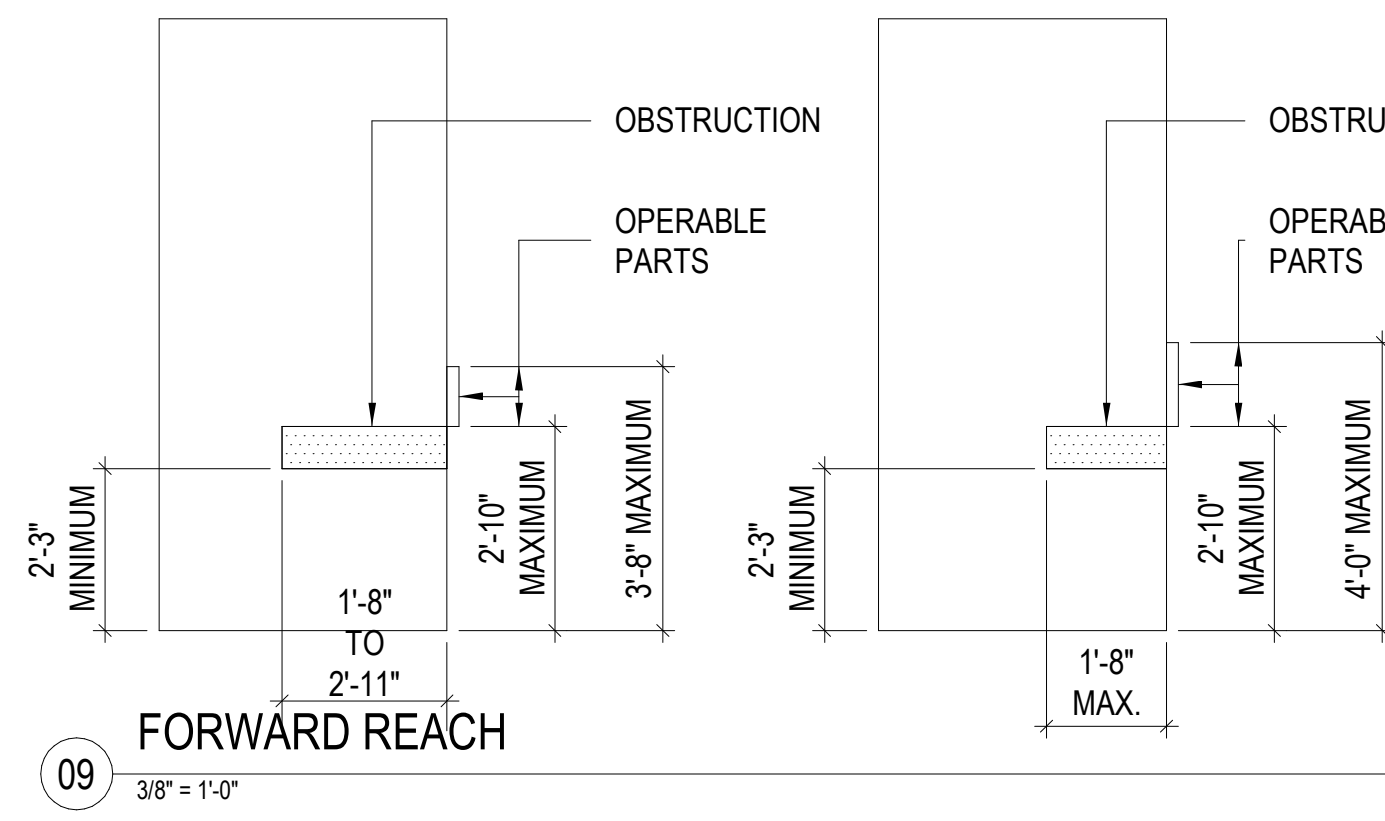
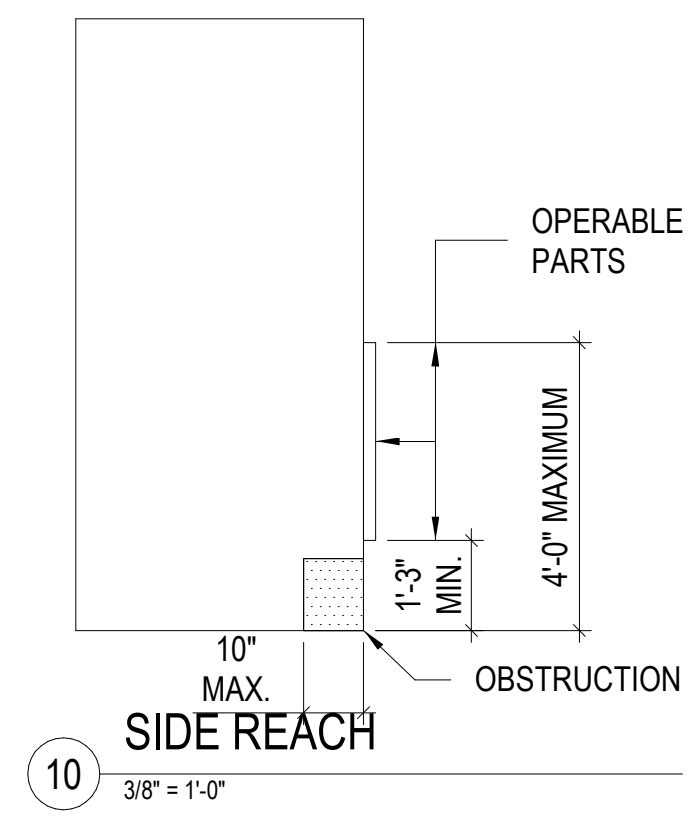
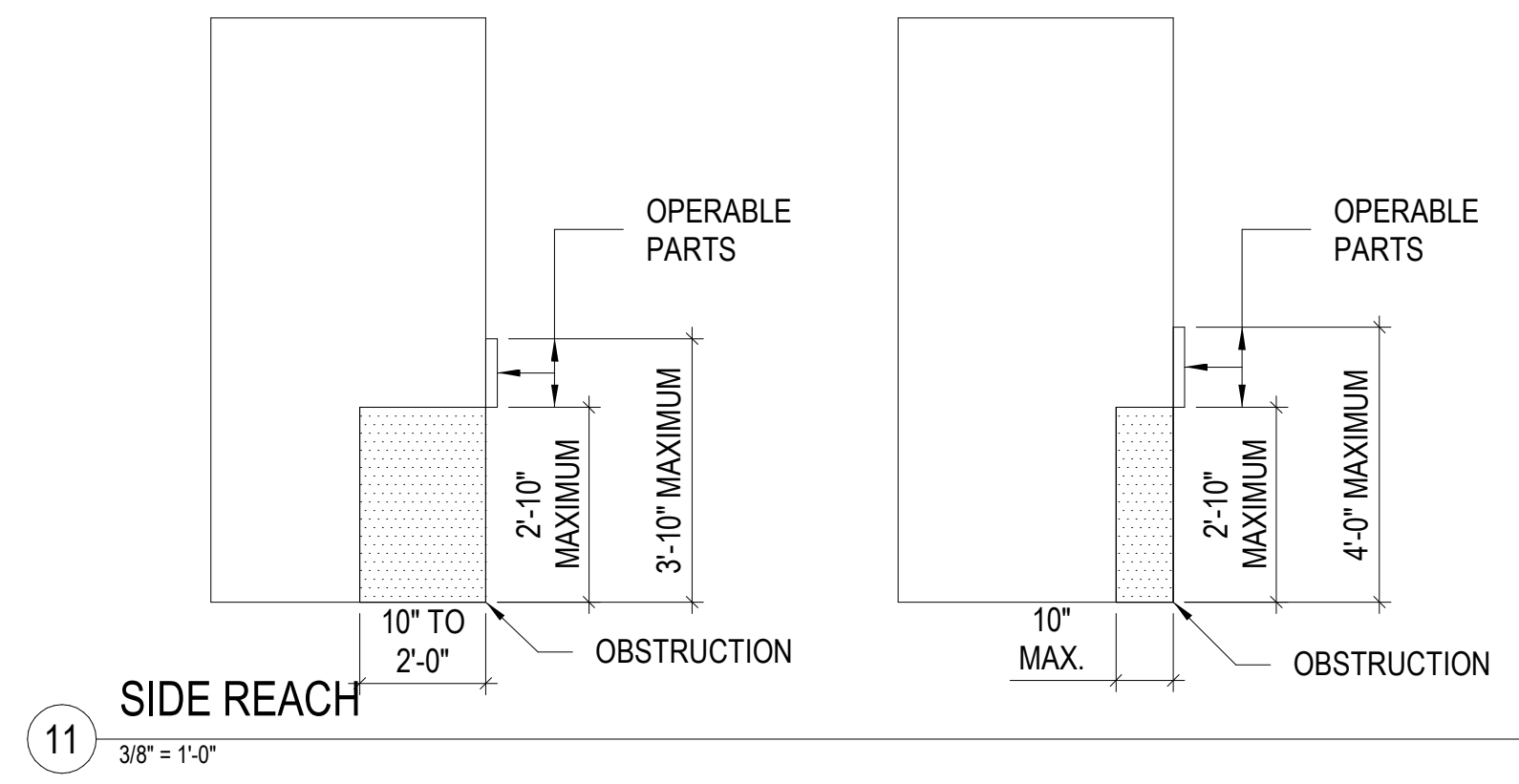
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BUILDING CODE COMPLIANCE



G 2.0

FIRST LAMP ARCHITECTS BUILDERS

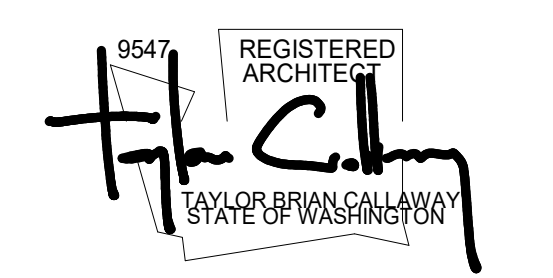
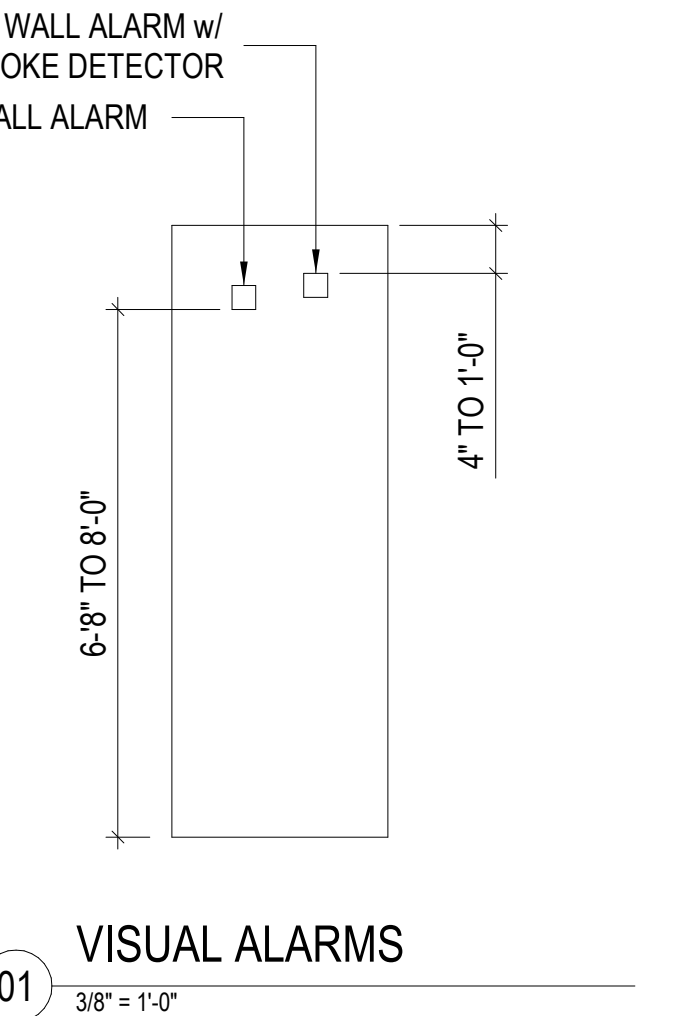
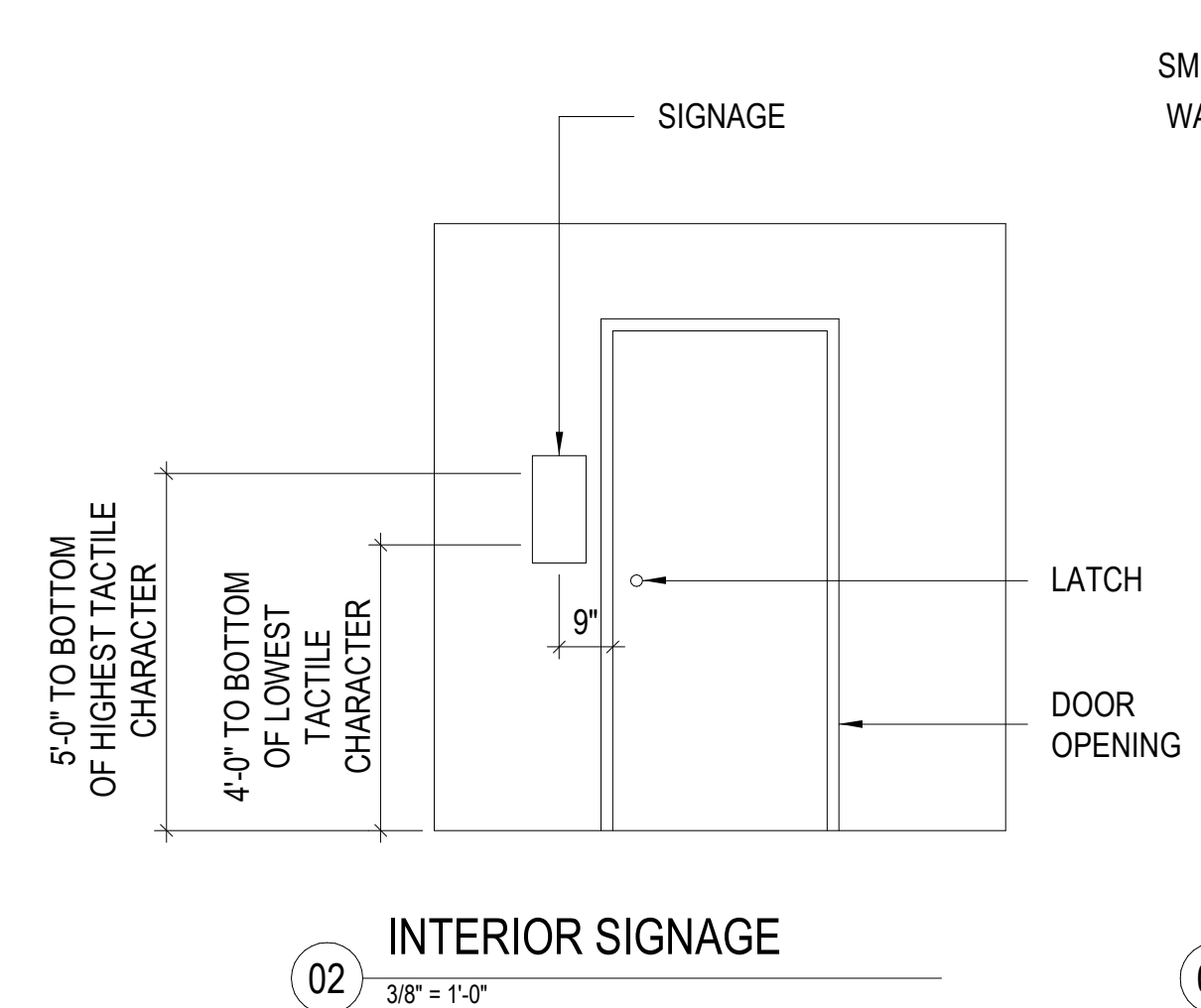
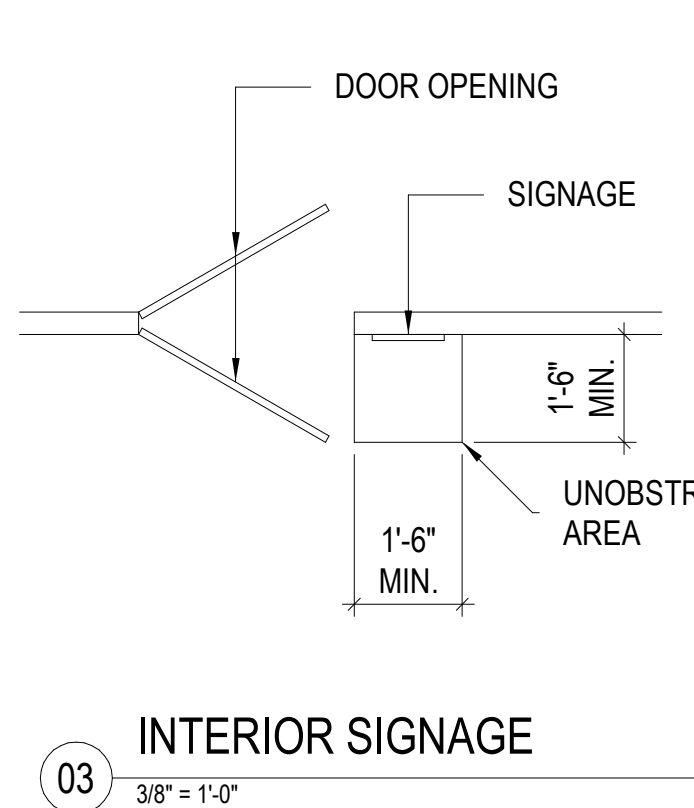
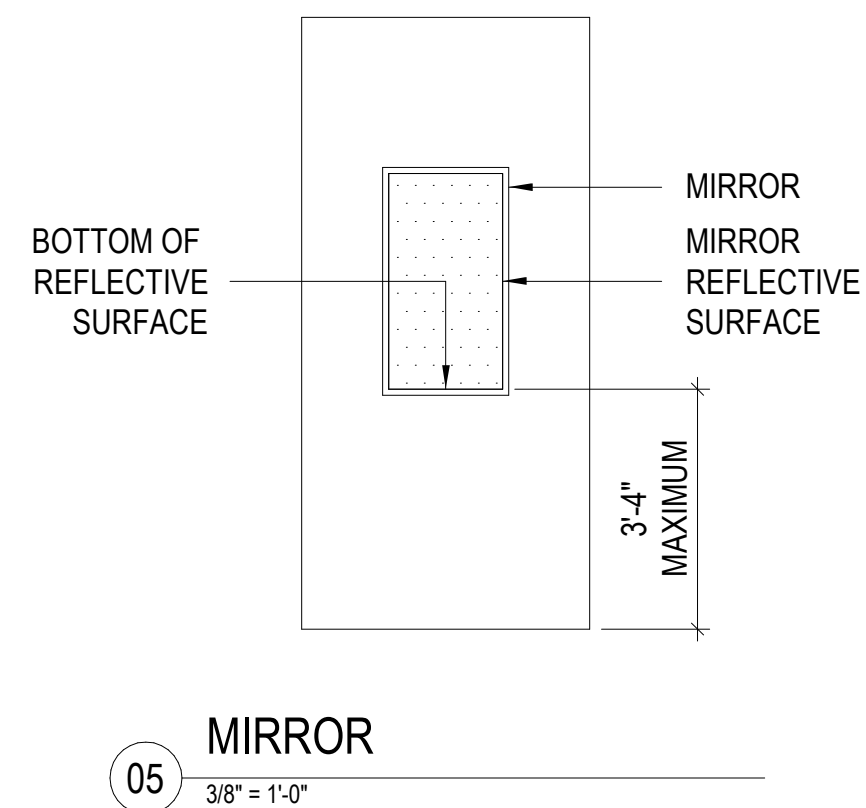


NOTES:

01. ELEVATIONS ARE FOR ICC/ANSI A117.1-2009 ACCESSIBILITY GUIDELINES REFERENCE ONLY.

02. DETAIL NUMBER REFERS TO ICC/ANSI A117.1-2003 ACCESSIBILITY GUIDELINES CHAPTER NUMBER.

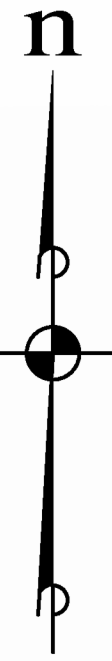
03. NOT ALL ACCESSIBILITY DIAGRAMS MAY BE APPLICABLE TO PROJECT REQUIREMENTS.



5TH ST SE CUP
111 5TH ST SE
PUYALLUP, WA 98372

MUNICIPAL APPROVAL STAMPS		
2203		
PERMIT SUBMITTAL 01.24.2025		
REVISIONS		
NO.	DESCRIPTION	DATE

A PORTION OF THE SW 1/4 OF SECTION 27, T. 20 N., R. 4 E., W.M.



SCALE : 1"=20'



1' CONTOUR INTERVAL

LEGAL DESCRIPTION

LOT 2, CITY OF PUYALLUP SHORT PLAT NUMBER P-13-0085, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 2014 UNDER RECORDING NUMBER 201405145001, RECORDS OF THE PIERCE COUNTY AUDITOR;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

NOTES

- THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE FILE NO. 4265-3676271 DATED JANUARY 26, 2021. THERE ARE NO TITLE GAPS OR OVERLAPS BETWEEN THE LEGAL DESCRIPTIONS OF THE PROPERTIES ADJOINING THE SURVEYED PROPERTY.
- NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.
- THE ADDRESS FOR THE SURVEYED PROPERTY IS 111 5TH STREET S.E., PUYALLUP, WA 98371.
- THE SURVEYED PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES A TOTAL AREA OF 9,995 SQUARE FEET (0.229 ACRES), MORE OR LESS.
- THE SURVEYED PROPERTY ADJOINS A PUBLIC ALLEY WHICH CONNECTS TO 5TH STREET S.E. AND 7TH STREET S.E.
- ALL TIES ARE SHOWN EITHER ALONG THE PROPERTY LINE OR PERPENDICULAR TO THE PROPERTY LINE OF THE SURVEYED PROPERTY. OFFSET DISTANCES ARE SHOWN ON THE SAME SIDE OF THE PROPERTY LINE THAT THE OBJECT APPEARS.
- SURVEYED PROPERTY IS PIERCE COUNTY ASSESSOR PARCEL NO. 7285000112.
- THERE ARE NO PLOTTABLE EASEMENTS AFFECTING THE SURVEYED PROPERTY. SEE THE ABOVE REFERENCED REPORT FOR OTHER ENCUMBRANCES WHICH APPLY TO THE SURVEYED PROPERTY.
- THE POSITION OF SURFACE FEATURES (CATCH BASINS, LIGHTS, BUILDING, ETC) ARE FROM ACTUAL FIELD LOCATIONS. THE POSITION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FOLLOWING SOURCES: SURVEYED LOCATIONS OF VISIBLE SURFACE INDICATIONS OBSERVED IN THE FIELD; AND UNDERGROUND UTILITY LOCATES PROVIDED BY MT. VIEW LOCATING SERVICES LLC, IN JANUARY 2022. THE LOCATION OF BURIED UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE AND REQUIRES FIELD VERIFICATION PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK ON OR AROUND THE SITE.

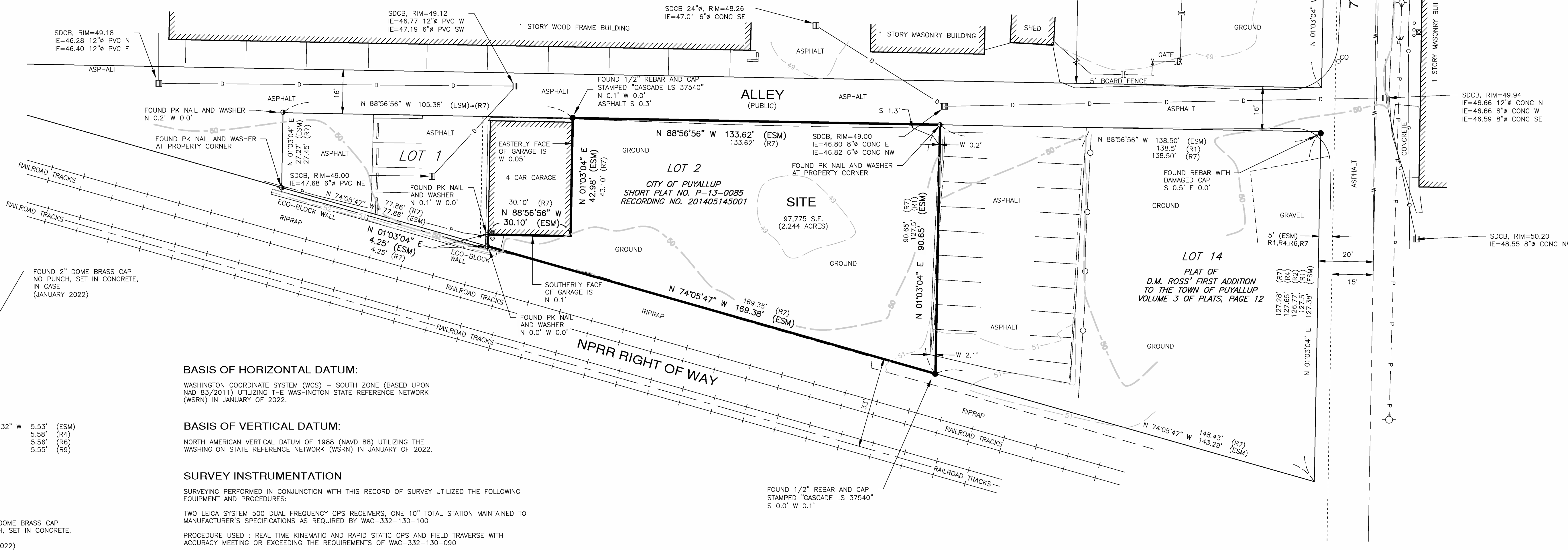
REFERENCE SURVEYS

- R1 PLAT OF D.M. ROSS FIRST ADDITION TO THE TOWN OF PUYALLUP RECORDED 1889-04-05
- R2 SURVEY BY WHITACRE ENGINEERS, INC. - RS 19761006 #1468
- R3 SURVEY BY RIPINEN SURVEYING - RECORDING NO. 9509200250
- R4 SURVEYS BY DELTA SURVEYING - RECORDING NOS. 9603270728 AND 9703120051
- R5 SURVEY BY PARAMETRIX, INC. - RECORDING NO. 200307015003
- R6 SURVEY BY AZURE GREEN - RECORDING NO. 200703215007
- R7 SURVEYS BY CASCADE LAND SURVEYING - RECORDING NOS. 200808195005 AND SP FOR SITE 201405145001
- R8 SURVEY BY SADLER/BARNARD & ASSOC. INC. - RECORDING NO. 201407085003
- R9 SURVEYS BY PRIZM SURVEYING - RECORDING NOS. 201503275002 AND 201606155003

LEGEND

- X GATE END
- o GUARD POST/BOLLARD
- SIGN
- GAS METER
- GAS VALVE
- POWER CONDUIT
- POWER GUY ANCHOR
- POWER POLE
- POWER POLE WITH DROP
- POWER POLE WITH LIGHT
- POWER TRANSFORMER
- STORM CB
- STORM CO
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- FOUND MONUMENT IN CASE AS NOTED
- FOUND PK AND WASHER AS NOTED
- FOUND REBAR AND CAP AS NOTED
- TELEPHONE POLE
- WATER FIRE HYDRANT
- WATER METER
- WATER VALVE

- BUILDING LINE
- BUILDING OVERHANG
- BOARD FENCE
- CHAIN LINK FENCE
- EDGE GRAVEL/RIPRAP
- RAILROAD TRACKS
- GAS
- POWER UNDERGROUND
- POWER OVERHEAD
- SANITARY SEWER
- STORM DRAINAGE
- TELEPHONE UNDERGROUND
- TELEPHONE OVERHEAD
- WATER



BASIS OF HORIZONTAL DATUM:

WASHINGTON COORDINATE SYSTEM (WCS) - SOUTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2022.

BASIS OF VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2022.

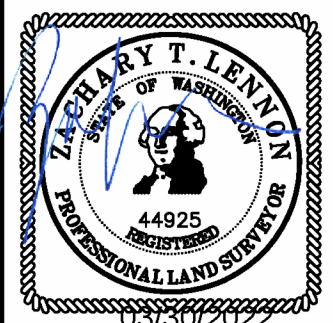
SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

TWO LEICA SYSTEM 500 DUAL FREQUENCY GPS RECEIVERS, ONE 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

PROCEDURE USED : REAL TIME KINEMATIC AND RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

REVISIONS		
NO.	DESCRIPTION/DATE	BY



ESM CONSULTING ENGINEERS, LLC

33400 8th Ave S, Suite 205
Federal Way, WA 98003

(206) 838-4113
(206) 237-9905

FEDERAL WAY
EXPERIENCE

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

CASTANEDA & KEIMIG

5TH STREET S.E. CUP

BOUNDARY AND TOPOGRAPHICAL SURVEY

CITY OF PUYALLUP WASHINGTON

JOB NO.:	2218-001-021
DWG. NAME:	TOPO-01
DESIGNED BY:	
DRAWN BY:	CF/RG
CHECKED BY:	
DATE:	2022-03-30
DATE OF PRINT:	

A PORTION OF THE SE 1/4 OF SEC 27, TWP 20 N, RGE 04 E

5TH STREET CONDITIONAL USE PERMIT

PRELIMINARY SITE PLAN

IMPERVIOUS SURFACING

OFFSITE:
NEW: 338 SF
REPLACED: 0 SF
TOTAL (OFFSITE): 338 SF

ON-SITE:

NEW (PLAZA/WALK): 829 SF
NEW (PARKING): 2,087 SF
NEW (BUILDING): 4,028 SF
REPLACED: 0 SF
TOTAL (ON-SITE): 6,944 SF
TOTAL IMPERVIOUS: 7,282 SF

BUILDING DATA

FAR - GROSS FLOOR AREA - ZONING CODE
LEVEL 1 = 3,233.78 SF
LEVEL 2 - MEZZANINE = 888.59 SF
TOTAL = 4,122.36 SF

OCCUPANCY - GROSS FLOOR AREA - BUILDING CODE
TOTAL = 3,599.94 SF
GROUND LEVEL: 3,082.85 SF OF S-1 OCCUPANCY
MEZZANINE: 517.09 SF OF B OCCUPANCY

TYPE OF CONSTRUCTION
PER IBC: V-B

SITE DATA

SITE ADDRESS: 111 5TH ST SE
PUYALLUP WA, 98372

PARCEL NUMBER: 7285000112

SITE AREA GROSS: 10,000 SF = 0.23 AC

ZONING: CG - GENERAL COMMERCIAL

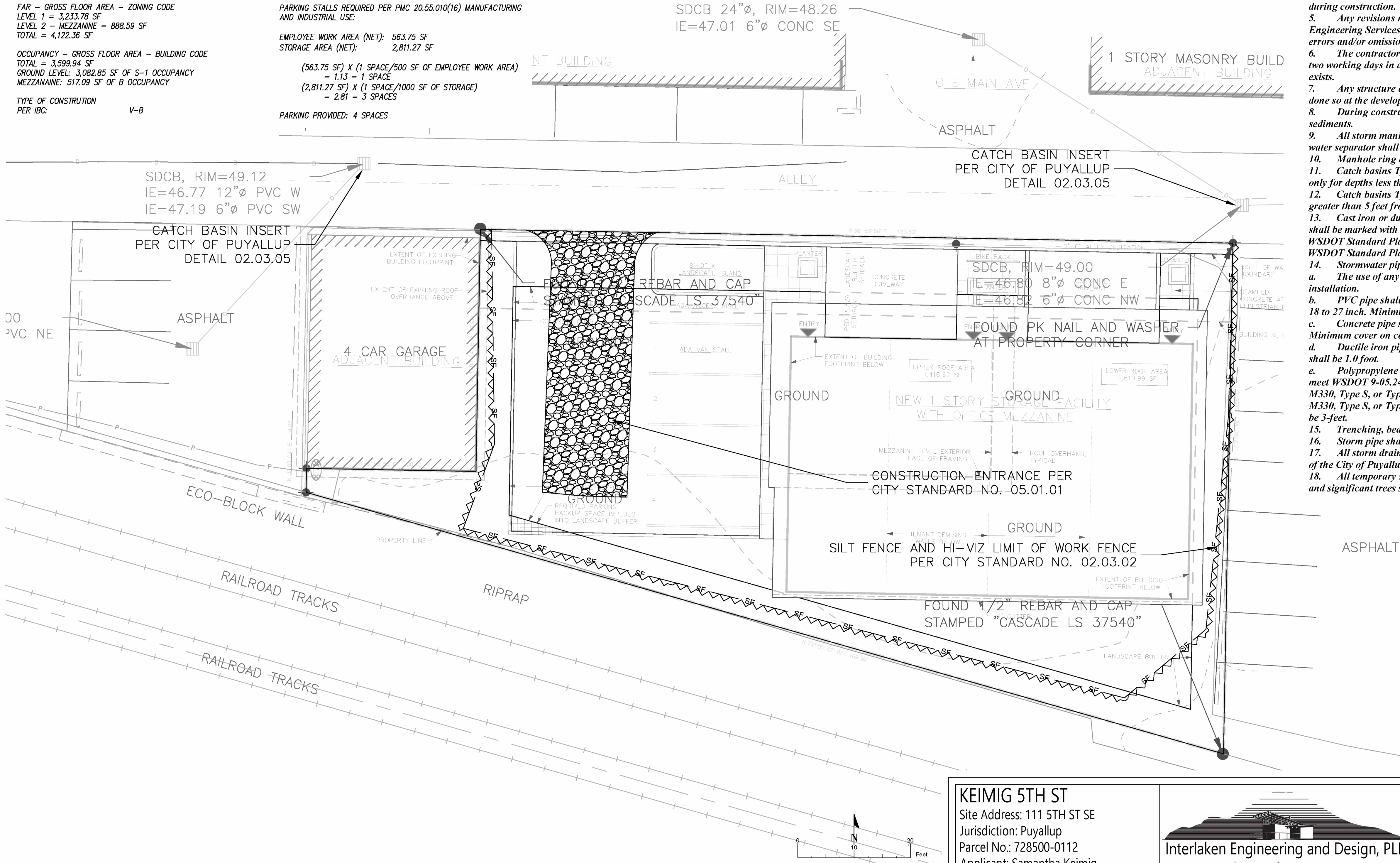
PARKING

PARKING STALLS REQUIRED PER PMC 20.55.010(16) MANUFACTURING
AND INDUSTRIAL USE:

EMPLOYEE WORK AREA (NET): 563.75 SF
STORAGE AREA (NET): 2,811.27 SF

(563.75 SF) X (1 SPACE/500 SF OF EMPLOYEE WORK AREA)
= 1.13 = 1 SPACE
(2,811.27 SF) X (1 SPACE/1000 SF OF STORAGE)
= 2.81 = 3 SPACES

PARKING PROVIDED: 4 SPACES



CITY OF PUYALLUP STANDARD NOTES FOR DRAINAGE PLANS

1. All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the engineering plans, representatives from all applicable Utility Companies, the project owner and appropriate City staff. Contact Engineering Services to schedule the meeting (253) 841-5568. The contractor is responsible to have their own approved set of plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
4. A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
5. Any revisions made to these plans must be reviewed and approved by the developer's engineer and the Engineering Services Staff prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
6. The contractor shall have all utilities verified on the ground prior to any construction. Call 811 at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which require removal or relocation relating to this project, shall be done so at the developer's expense.
8. During construction, all existing and newly installed drainage structures shall be protected from sediments.
9. All storm manholes shall conform to City Standard Detail No. 02.01.01. Flow control manhole/oil water separator shall conform to City Standard Detail No. 02.01.06 and 02.01.07.
10. Manhole ring and cover shall conform to City Standard Detail 06.01.02.
11. Catch basins Type I shall conform to City Standard Detail No.02.01.02 and 02.01.03 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
12. Catch basins Type II shall conform to City Standard Detail No.02.01.04 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
13. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.02.01.05. Grate shall be marked with "drains to stream". Solid catch basin lids (square unless noted as shall conform to WSDOT Standard Plan B-30.20-04 (Olympic Foundry No. SM60V or equal). Vaned grates shall conform to WSDOT Standard Plan B-30.30-03 (Olympic Foundry No. SM60V or equal).
14. Stormwater pipe shall be only PVC, concrete, ductile iron, or dual walled Polypropylene pipe.
 - a. The use of any other type shall be reviewed and approved by the Engineering Services Staff prior to installation.
 - b. PVC pipe shall be per ASTM D3034, SDR 35 for pipe size 15-inch and smaller and F679 for pipe sizes 18 to 27 inch. Minimum cover on PVC pipe shall be 3.0 feet.
 - c. Concrete pipe shall conform to the WSDOT Standard Specifications for concrete underdrain pipe. Minimum cover on concrete pipe shall not less than 3.0 feet.
 - d. Ductile iron pipe shall be Class 50, conforming to AWWA C151. Minimum cover on ductile iron pipe shall be 1.0 foot.
 - e. Polypropylene Pipe (PP) shall be dual walled, have a smooth interior and exterior corrugations and meet WSDOT 9-05.24(1). 12-inch through 30-inch pipe shall meet or exceed ASTM F2736 and AASHTO M330, Type S, or Type D. 36-inch through 60-inch pipe shall meet or exceed ASTM F2881 and AASHTO M330, Type S, or Type D. Testing shall be per ASTM F1417. Minimum cover over Polypropylene pipe shall be 3-feet.
15. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 06.01.01.
16. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
17. All storm drain mains shall be tested and inspected for acceptance as outlined in Section 406 of the City of Puyallup Sanitary Sewer System Standards.
18. All temporary sedimentation and erosion control measures, and protective measures for critical areas and significant trees shall be installed prior to initiating any construction activities.



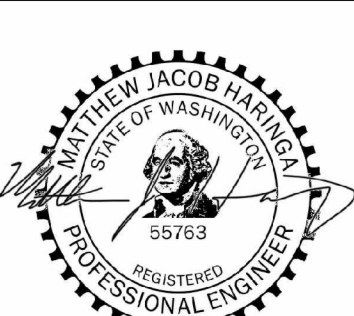
VICINITY MAP
1" ≈ 1000'

SEE C2 FOR UTILITY SITE PLAN
SEE C3 FOR UTILITY EXTENSION

KEIMIG 5TH ST

Site Address: 111 5TH ST SE
Jurisdiction: Puyallup
Parcel No.: 728500-0112
Applicant: Samantha Keimig
Permit No.: PLCUP20220162
Interlaken Project No.: SEA-24-068

Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com

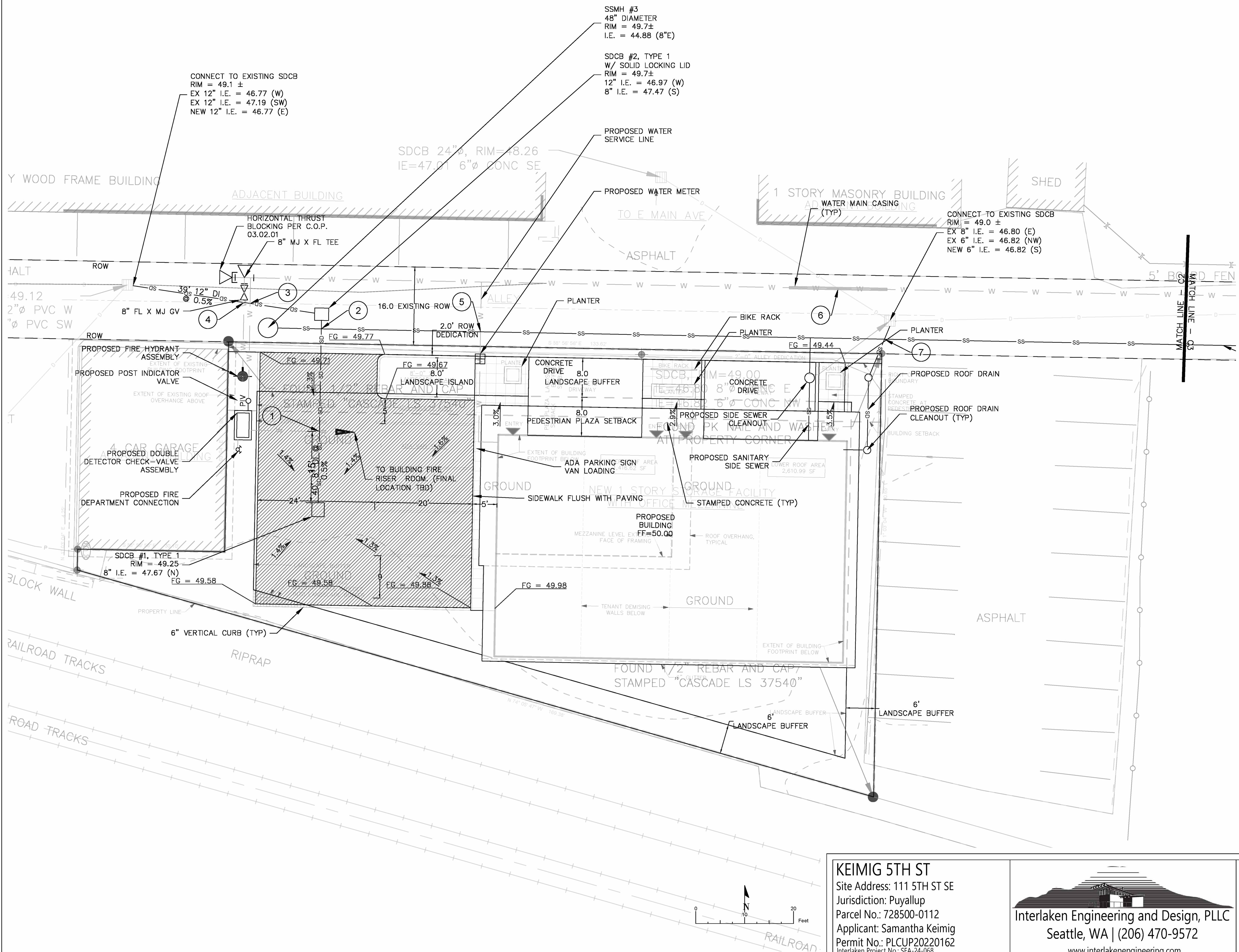


Revisions:

C1

COVER/TESC

Scale: 1" = 10'



UTILITY CROSSING TABLE

WATER MAIN TO BE ENCASED FOR 10' ON EITHER SIDE OF CROSSING WITH NON-POTABLE UTILITY.

- ① Proposed 6" Water Crown = 46.60
Proposed 6" Water Invert = 46.10
Proposed 8" Storm Crown = 48.27
Proposed 8" Storm Invert = 47.60
Clearance = 1'
- ② Proposed 8" Sanitary Crown = 45.51
Proposed 8" Storm Invert = 47.48
Clearance = 1.97'
- ③ Proposed 12" Storm Crown = 47.91
Proposed 12" Storm Invert = 46.91
Proposed 6" Water Crown = 45.91
Proposed 6" Water Invert = 45.41
Clearance = 1'
- ④ Proposed 12" Storm Crown = 47.89
Proposed 12" Storm Invert = 46.89
Proposed 6" Water Crown = 45.39
Proposed 6" Water Invert = 44.89
Clearance = 1'
- ⑤ Proposed 2" (Assumed) Water Invert = 49.32
Proposed 8" Sanitary Crown = 45.39
Clearance = 3.93
- ⑥ Proposed 8" Water Crown = 45.86
Proposed 8" Water Invert = 45.19
Existing 6" Storm Crown = 47.36
Existing 6" Storm Invert = 46.86
Clearance = 1'
- ⑦ Proposed 8" Sanitary Crown = 45.05
Proposed 6" Storm Invert = 46.83
Clearance = 1.78'

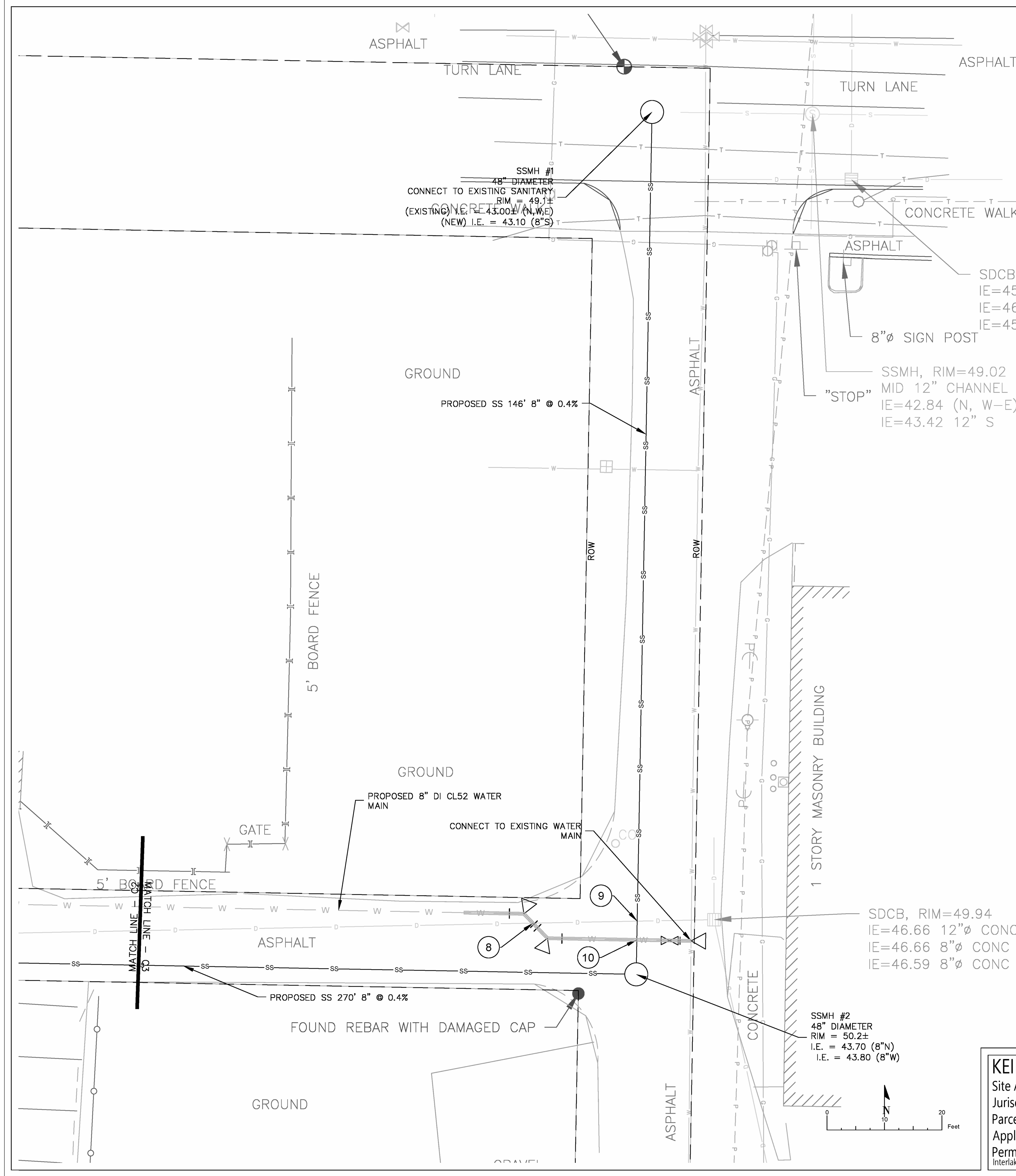
SEE C1 FOR TESC/NOTES
SEE C3 FOR UTILITY EXTENSION

KEIMIG 5TH ST
Site Address: 111 5TH ST SE
Jurisdiction: Puyallup
Parcel No.: 728500-0112
Applicant: Samantha Keimig
Permit No.: PLCUP20220162
Interlaken Project No.: SEA-24-068

Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com

Revisions:

C2
Utility Site Plan
Scale: 1" = 10'



UTILITY CROSSING TABLE

WATER MAIN TO BE ENCASED FOR 10' ON EITHER SIDE OF CROSSING WITH NON-POTABLE UTILITY.

- ⑧ Proposed 8" Water Crown = 45.63
Proposed 8" Water Invert = 44.96
Existing 8" Storm Crown = 47.30
Existing 8" Storm Invert = 46.63
Clearance = 1'
- ⑨ Proposed 8" Sanitary Crown = 44.34
Existing 8" Storm Invert = 46.67
Clearance = 2.33'
- ⑩ Proposed 8" Water Crown = 45.35
Proposed 8" Water Invert = 44.68
Proposed 8" Sanitary Crown = 43.68
Proposed 8" Sanitary Invert = 43.01
Clearance = 1'

SEE C1 FOR TESC/NOTES
SEE C2 FOR UTILITY SITE PLAN

KEIMIG 5TH ST

Site Address: 111 5TH ST SE
Jurisdiction: Puyallup
Parcel No.: 728500-0112
Applicant: Samantha Keimig
Permit No.: PLCUP20220162
Interlaken Project No.: SEA-24-068



Revisions:

C3

Utility Extension

Scale: 1" = 10'


11/16/2023



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT




Leanne D. Kuhlman

LEANNE D. KUHLMAN
CERTIFICATE NO. 743



CONSULTING ENGINEERS LLC

3000 Federal Way, WA 98003

TEL: 206-465-1100

FAX: 206-465-1101

EMAIL: info@esmcivil.com

206-465-1100

206-465-9000

206-465-9000

Civil Engineering

Public Works

Land Surveying

Project Management

Land Planning

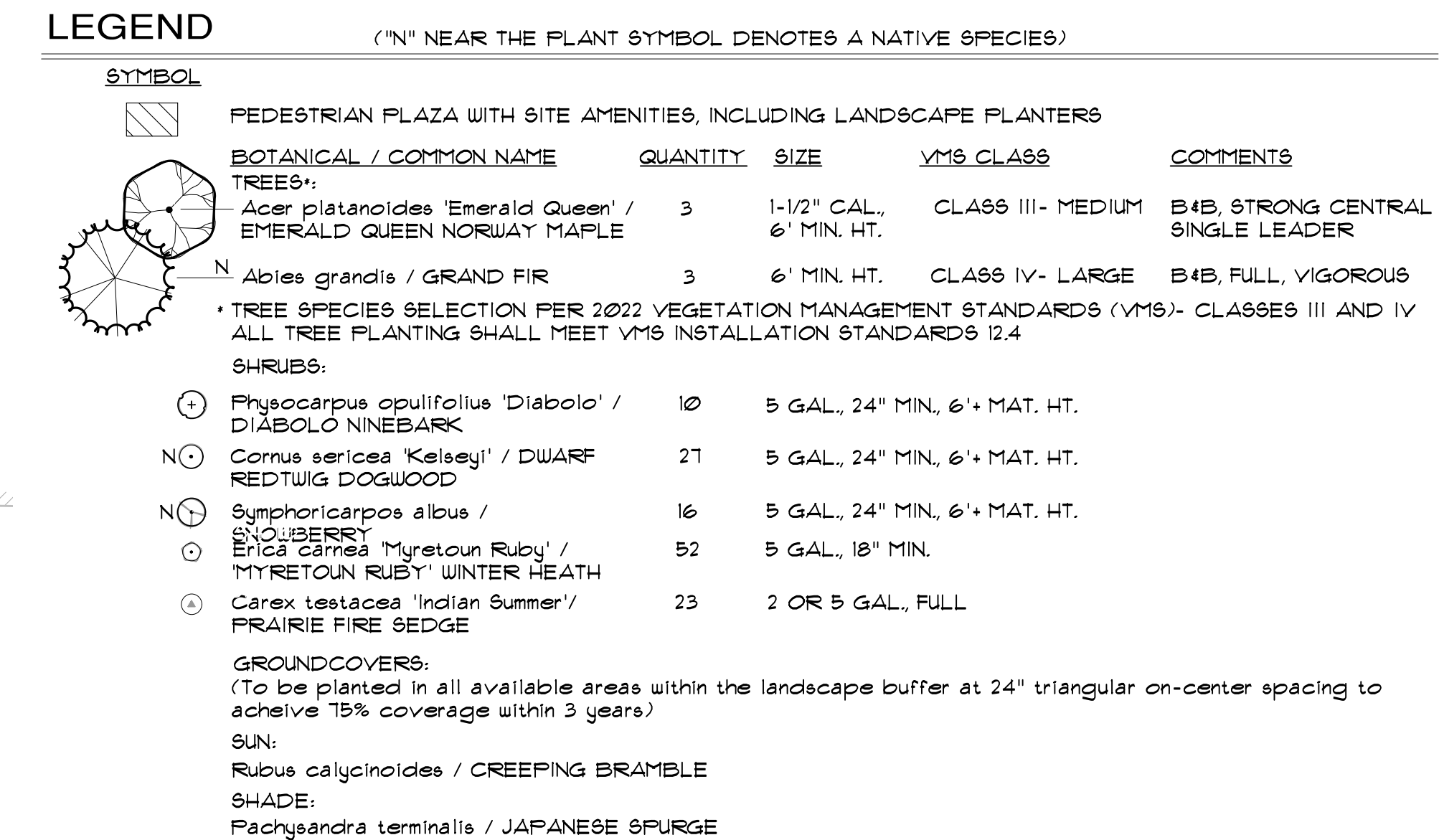
Landscape Architecture

JACKSON CASTANEDA & SAMANTHA KEIMIG

5TH ST CONDITIONAL USE PERMIT

CITY OF PUYALLUP PRELIMINARY LANDSCAPE PLAN WASHINGTON

JOB NO.:	2218-001-021
DWG. NAME:	EN-04
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	09/27/2023
DATE OF PRINT:	

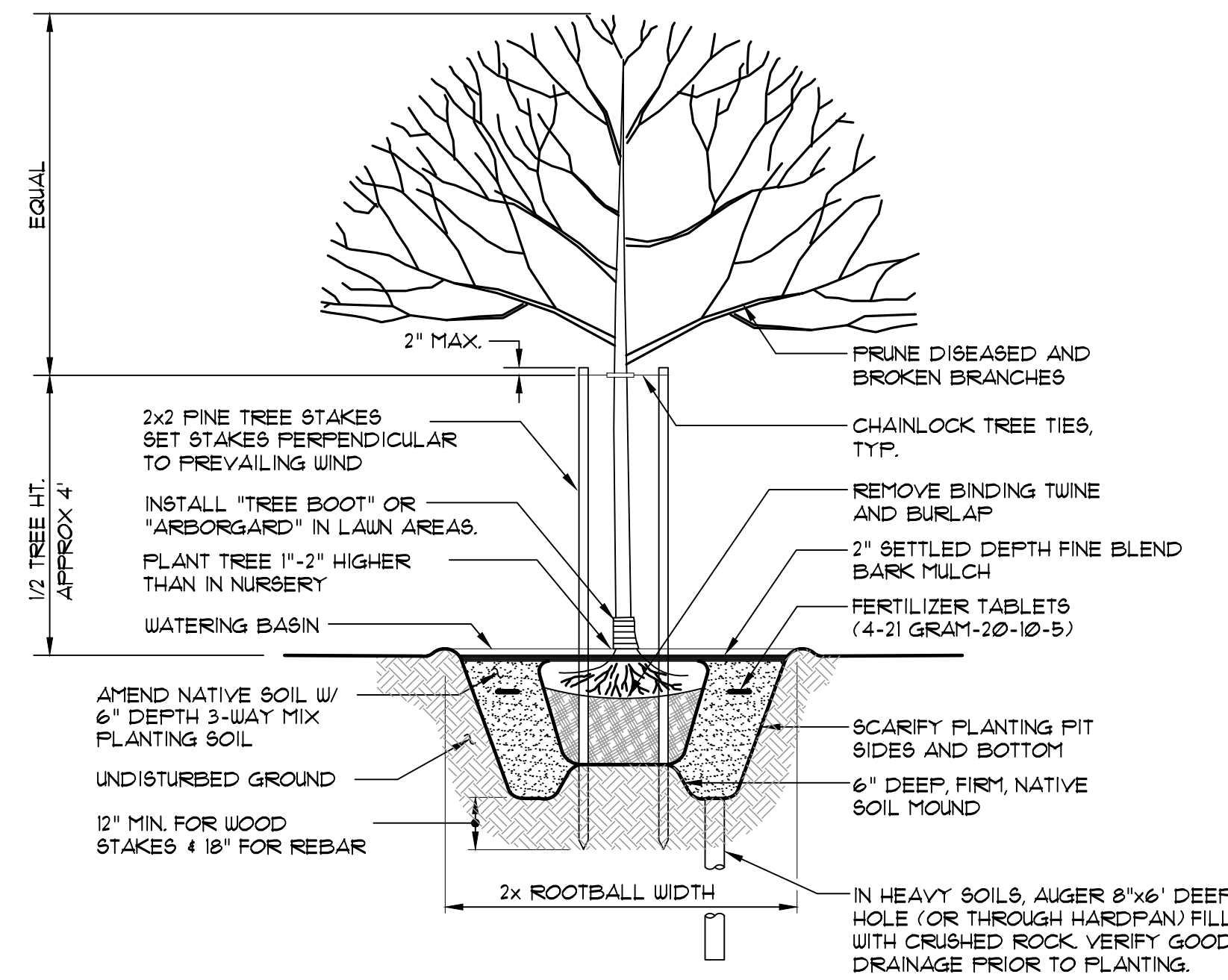


PER FMC 2058 AND THE CITY OF RYALLUP VEGETATION MANAGEMENT STANDARDS MANUAL, TYPE II LANDSCAPING CONSISTS OF A SINGLE ROW OF MEDIUM TO LARGE TREES (OR SMALL TREES IF OVERHEAD UTILITIES ARE PRESENT) SUITABLY SPACED IN ASSOCIATION WITH A 50/50 MIX OF EVERGREEN AND DECIDUOUS SHRUBS TO PROVIDE THE MINIMUM 75 PERCENT VISUAL SEPARATION UP TO A HEIGHT OF 45 FEET ABOVE THE LOCAL GRADE WITHIN THREE YEARS. TREES SHALL BE PLANTED AT INTERVALS OF NO GREATER THAN 30 FEET, APPROPRIATE SHRUB MASSES AND LIVING GROUND COVER SHALL PROVIDE 75 PERCENT GROUND AREA COVERAGE WITHIN THREE YEARS. SHRUBS SHALL BE PLACED AT 5-7 FOOT CENTER INTERVALS THROUGHOUT THE PLANTING AREA, WITH GROUND COVER PLANTINGS PLACED 18-36" ON-CENTER INTERVALS. SHRUBS SHALL BE ALTERNATED, MODULATED AND DESIGNED TO PROVIDE A VISUAL VARIATION IN HEIGHT, DEPTH, CONTRASTING COLORS AND TEXTURES.

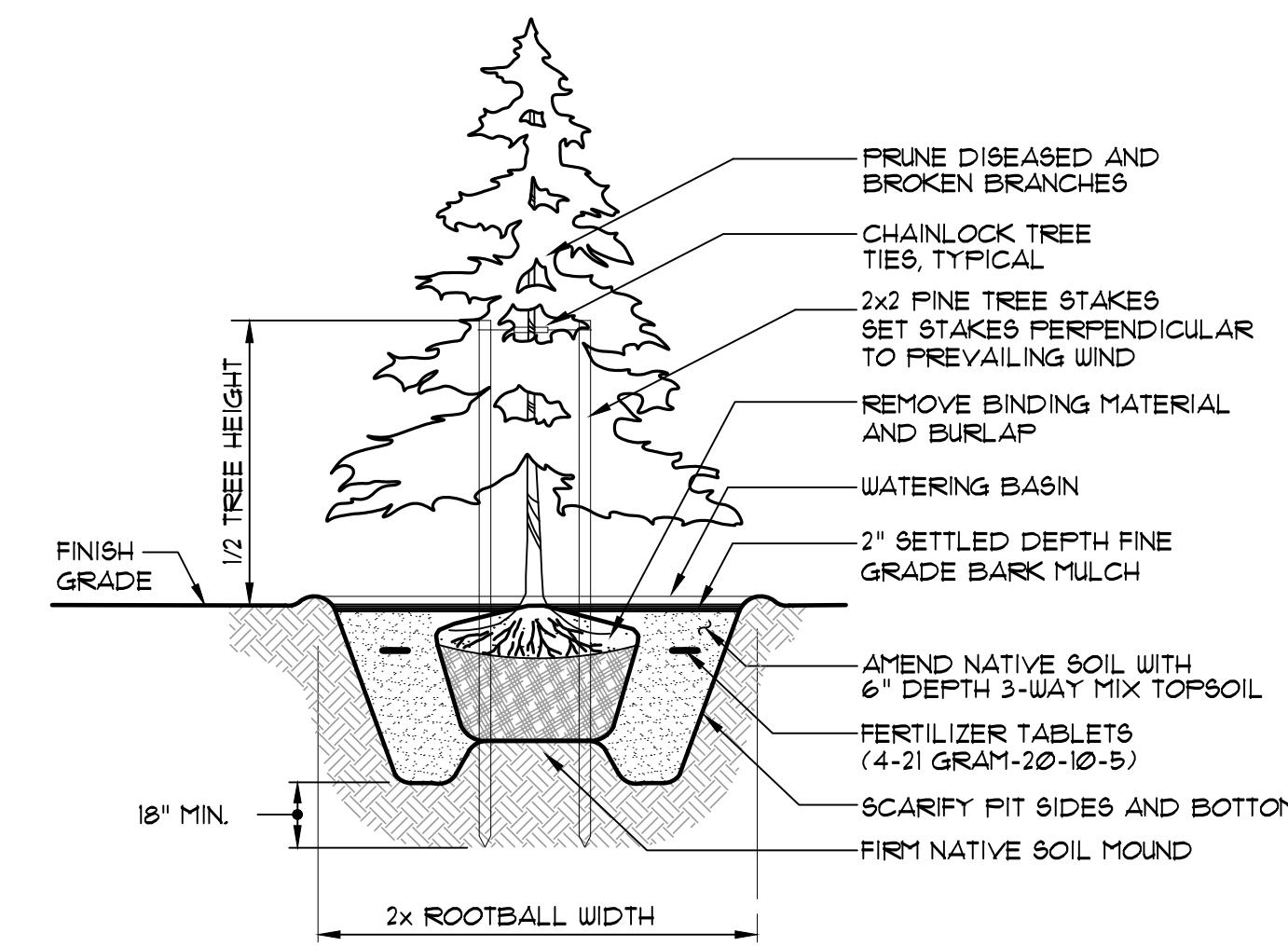
A SINGLE ROW OF VMS APPROVED SPECIES TREES IS PROVIDED AT 30' ON-CENTER SPACING PER VMS REQUIREMENTS ALONG THE SOUTH PERIMETER LANDSCAPE BUFFER. THE 6' WIDTH LANDSCAPE BUFFERS ON THE WEST AND EAST ARE ADJACENT TO EXISTING AND PROPOSED BUILDING WALLS, RESPECTIVELY. PER VMS 12.4, 10' WIDTH IS REQUIRED BETWEEN TREES AND BUILDING WALLS, THEREFORE, NO TREES ARE PROPOSED IN THESE BUFFERS.

A 50/50 MIX OF EVERGREEN AND DECIDUOUS SHRUB SPECIES OF VARYING HEIGHTS, COLORS AND TEXTURES IS PROVIDED WITHIN ALL PERIMETER LANDSCAPE BUFFERS. THE LARGEST SPECIES WILL REACH A MINIMUM OF 4.5' ABOVE GRADE WITHIN 3 YEARS.

GROUND COVER SPECIES ARE SPECIFIED IN THE LEGEND AT 24" TRIANGULAR ON-CENTER SPACING IN ALL AVAILABLE PLANTING AREAS WITHIN THE PERIMETER LANDSCAPE BUFFERS. COVERAGE WILL ACHIEVE 75% WITHIN 3 YEARS.

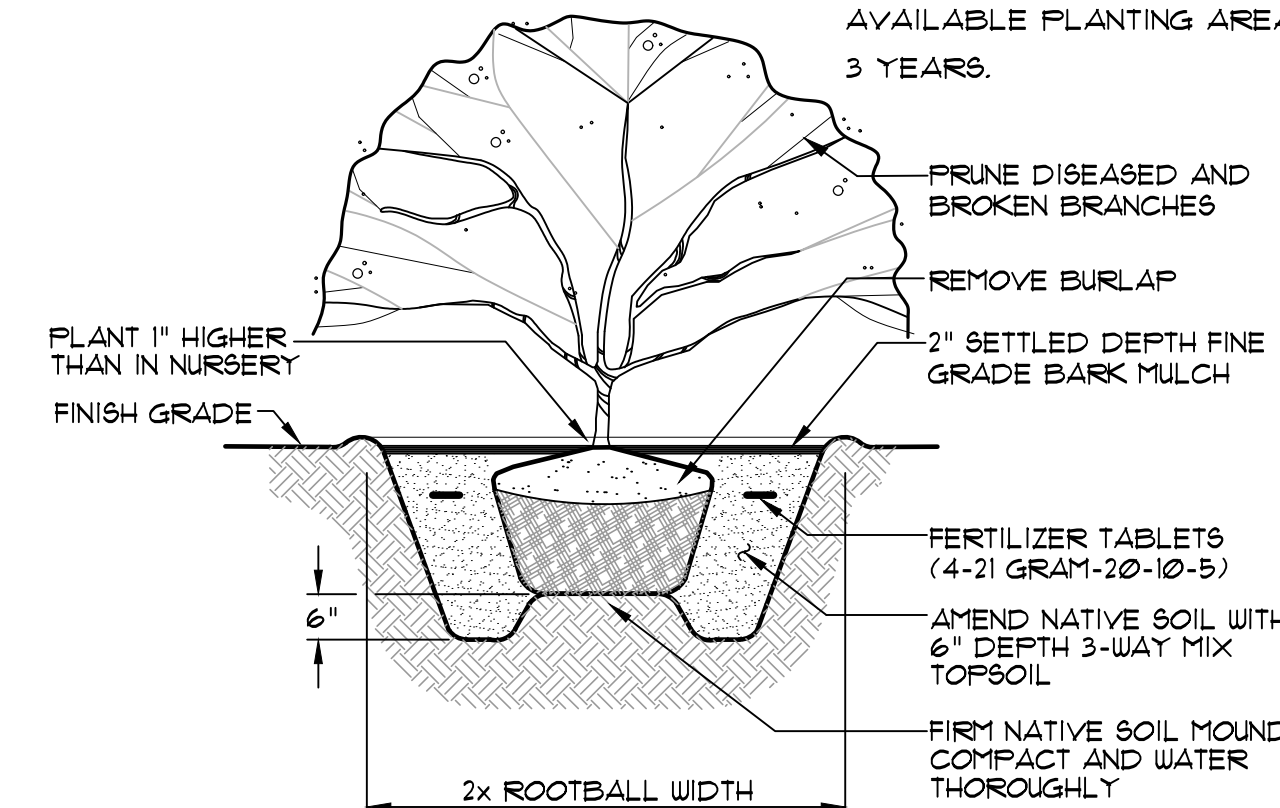


DECIDUOUS TREE PLANTING & STAKING DETAIL

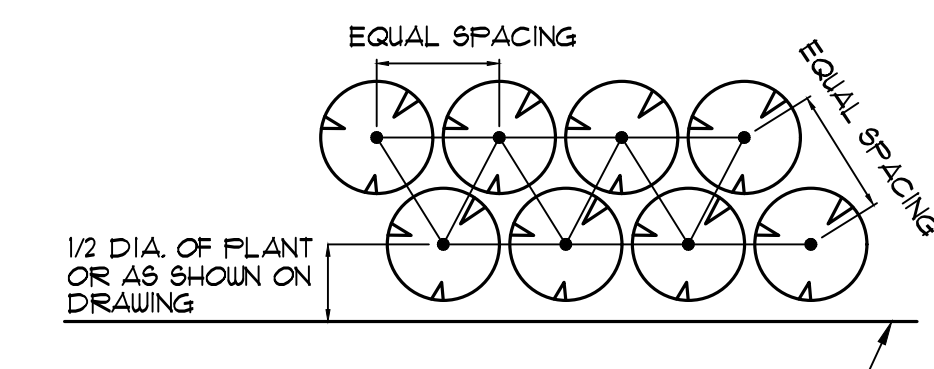


CONIFEROUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE



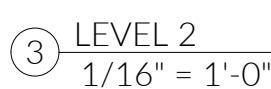
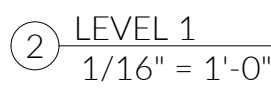
SHRUB PLANTING DETAIL
NOT TO SCALE



SHRUB AND GROUND COVER
SPACING DETAIL

NOT TO SCALE

ZONING CODE GFA DEFINITION



④ LEVEL 1(2)
1/16" = 1'-0"

AVERAGE GRADE LEVEL ELEVATION	49.47
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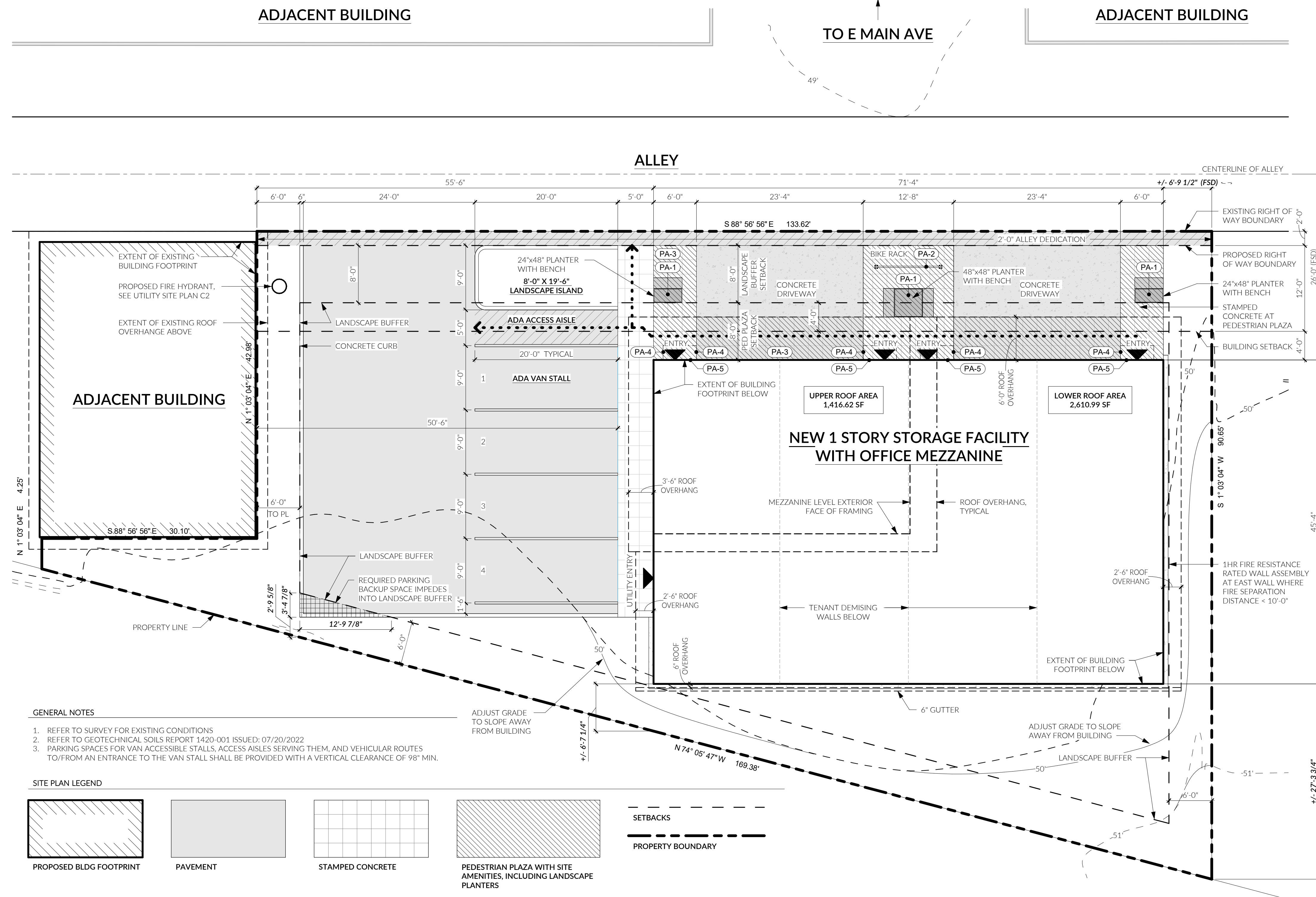
5 NORTH ELEVATION
STREET FACING FACADE ELEVATION

WINDOWS AND/OR TRANSPARENT DOORWAYS AREA = 309.13 SF
WALL AREA = 71.33 FT X 6.00 FT = 427.98 SF
 $309.13 / 424.02 = 0.7290$ (72.23%)
72.23% > 60% COMPLIANT

PA-1	PRE-CAST CONCRETE PLANTER WITH 18" DEEP WOOD BENCH FINISH: NATURAL CONCRETE, MEDIUM GRAY
PA-2	BIKE RACK WITH 4 SPACES MINIMUM FINISH: STAINLESS STEEL AND BLACK
PA-3	DECORATIVE STAMPED CONCRETE AT PEDESTRIAN PLAZA WALKWAY AND DRIVEWAY FINISH: TBD
PA-4	DECORATIVE PEDESTRIAN SCALE BENT STEEL AWNING AT UNIT ENTRIES FINISH: PAINTED BLACK
PA-5	DECORATIVE PEDESTRIAN SCALE LIGHTING AT SWING DOOR ENTRIES, SEE BUILDING ELEVATION 1/A3.0 FIXTURE TBD, FINISH BLACK

OWNER	SAMANTHA KEIMIG, JACKSON CASTANEDA
SITE ADDRESS	111 5TH ST SE, PUYALLUP, WA 98372
LEGAL DESCRIPTION	LOT 2, CITY OF PUYALLUP SP NO.P: 3-0085, REC. 201405145001, PIERCE COUNTY
PARCEL NUMBER	7285000112
CURRENT ZONING	CG - GENERAL COMMERCIAL
GROSS LOT AREA	10,000 SF = 0.23 AC
APPLICABLE CODES	PUYALLUP MUNICIPAL CODE WASHINGTON STATE BUILDING CODE WITH LOCAL AMENDMENTS 2021 INTERNATIONAL BUILDING CODE 2017 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 WILDLAND-URBAN INTERFACE CODE 2021 UNIFORM PLUMBING CODE 2021 WASHINGTON STATE ENERGY CODE 2023 NATIONAL ELECTRICAL CODE NFPA-70
PROJECT DESCRIPTION	THE PROPOSED PROJECT IS TO CONSTRUCT A NEW 4,122.36 SF SELF STORAGE FACILITY. UNIT 1 AND UNIT 2 INCLUDE A MEZZANINE OFFICE OCCUPANCY. THE PROJECT INCLUDES SITE DEVELOPMENT TO PROVIDE UTILITIES, ACCESS, AND PARKING


PUYALLUP MUNICIPAL CODE		
SITE ZONE:		CG - GENERAL COMMERCIAL
SITE AREA:		10,000 SF
LOT COVERAGE	PMC TABLE 20.30.030	75%
LOT COVERAGE ALLOWED		.75 X 10,000 SF = 7,500 SF
LOT COVERAGE PROPOSED		4,027.61 SF < 7,500 SF COMPLIANT
FLOOR AREA RATIO	PMC TABLE 20.30.030	4.0 FAR
FLOOR AREA ALLOWED		4 X 10,000 = 40,000 SF
LEVEL 1		3,233.78 SF
LEVEL 2 - MEZZANINE		888.59 SF
FLOOR AREA PROPOSED		TOTAL = 4,122.36 SF
		4,122.36 SF < 40,000 SF COMPLIANT
STRUCTURE HEIGHT MAXIMUM ALLOWED	PMC TABLE 20.30.030	50.00 FT
STRUCTURE HEIGHT PROPOSED		22.50 FT
		22.50 FT < 50.00 FT COMPLIANT
REQUIRED YARD SETBACK	PMC 20.30.037	12FT MIN / 20FT MAX
FRONT AND STREET SIDE		0
REAR		0
INTERIOR SIDE		0
STREET FRONTAGE MINIMUM	PMC TABLE 20.30.030	35FT MIN



① SITE PLAN
1/8" = 1'-0"

SETBACKS

PROPERTY BOUNDARY



TRUE NORTH



PROJECT NORTH

206.414.9884
4915 RAINIER AVE S, STE 202
SEATTLE, WA 98118
INFO@FIRSTLAMP.NET

9547
REGISTERED
ARCHITECT
Taylor Brian Callaway
TAYLOR BRIAN CALLAWAY
STATE OF WASHINGTON

5TH ST SE CUP
111 5TH ST SE
PUYALLUP, WA 98372

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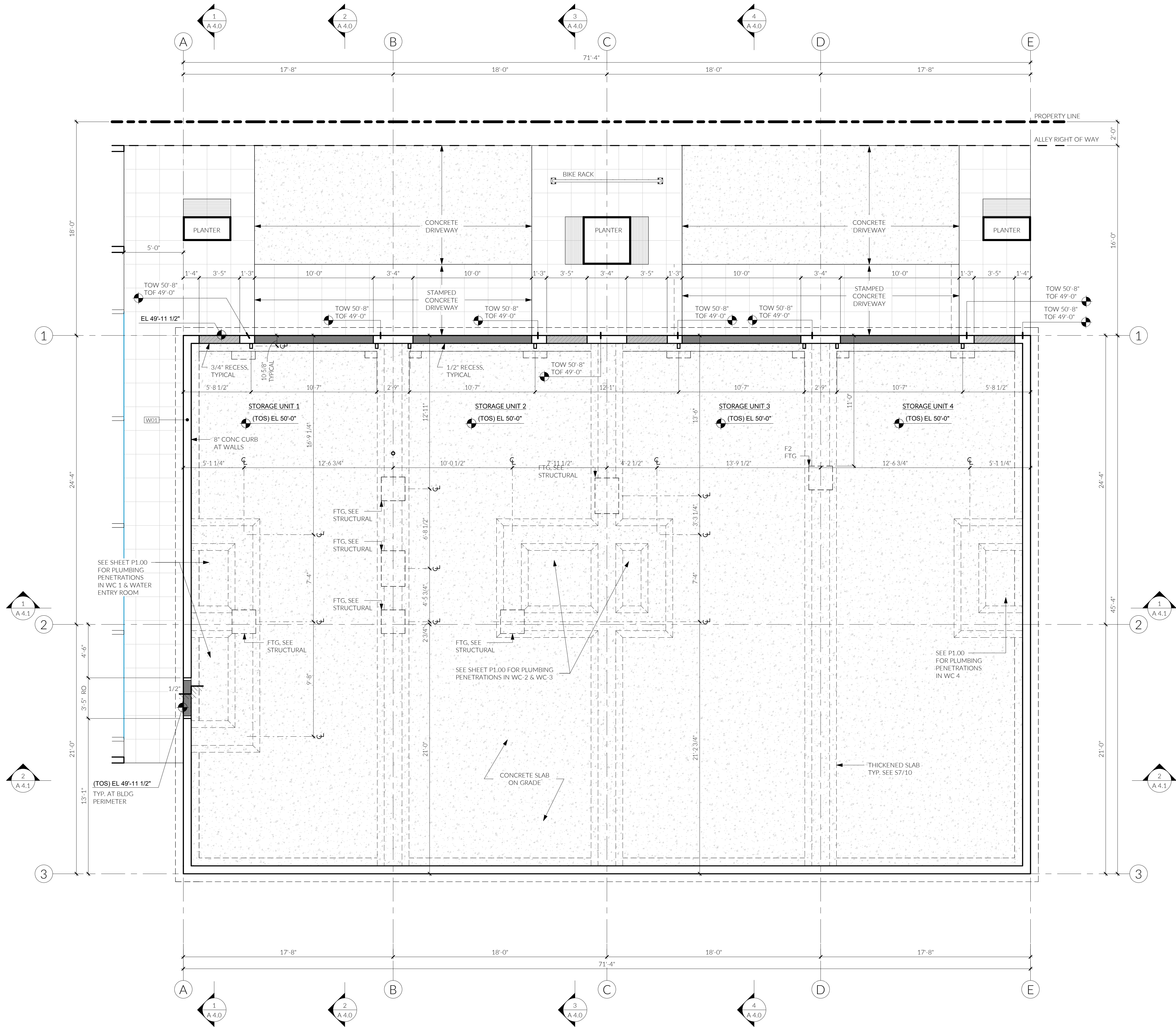
		REVISIONS
NO.	DESCRIPTION	DATE
1	DRT CORR. 1	9/27/2023
2	DRT FINAL	11/16/2023

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SITE PLAN & ZONING COMPLIANCE

A 1.0

FIRST LAMP ARCHITECTS BUILDERS



FOUNDATION PLAN NOTES

1. REFER TO STRUCTURAL GENERAL NOTES, PLANS, AND DETAILS FOR SIZING AND SPACING OF ALL FOOTINGS, STEM WALLS, AND STRUCTURAL REINFORCING
2. ALL DIMENSIONS TO FACE OF ROUGH FRAMING OR FACE OF CONCRETE UON, ALL DIMENSIONS ON THIS PLAN SHALL BE REFERENCED WITH ARCHITECTURAL AND STRUCTURAL PLANS. PLEASE CONTACT ARCHITECT IMMEDIATELY IF THERE ARE DISCREPANCIES.
3. PLEASE REFER TO LOCAL GOVERNING AUTHORITY RECOMMENDATIONS FOR EXCAVATION, FILL, & SITE PREPERATION FOR FOUNDATIONS PRIOR TO BREAKING GROUND. ARCHITECT AND STRUCTURAL ENGINEER REQUIRED TO BE CONSULTED ON ANY DISCREPANCIES IN EXCAVATION AND SOIL INFORMATION. LOCAL GOVERNING AUTHORITY MAY BE REQUIRED TO BE PRESENT DURING EXCAVATION.
4. BOTTOM OF WALL CALLOUTS ARE ESTIMATES BASED OFF SURVEY TOPOGRAPHICAL DATA. THE CONTRACTOR AND EXCAVATOR ARE REQUIRED TO VERIFY FINAL EXCAVATION NEEDED AND FINAL FOOTING ELEVATIONS PER MEANS AND METHODS AND SOIL CONDITIONS. NOTIFY ARCHTIECT AND STRUCTURAL ENGINEER TO ANY CHANGES TO FOOTING ELEVATIONS BASED ON SOIL CONDITIONS.
5. ALL DIMENSIONS TO FACE OF FINISH U.N.O.
6. ALL INTERIOR PARTIONS TO BE FULL HEIGHT TO BOTTOM OF STRUCTURE ABOVE
7. ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.

EXCAVATION & GRADING NOTES

1. IT IS THE INTENT OF THE ARCHITECTURAL DRAWINGS TO COMPLY WITH ALL STANDARDS IN THE LOCAL GOVERNING AUTHORITY MUNICIPAL CODE DEVELOPMENT STANDARDS. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE IS A DISCREPANCY OR CONFLICT WITH COMPLIANCE IN THE DRAWINGS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, PLAN, AND IMPLEMENT EXCAVATION AND SITE WORK BASED ON SITE CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DETERMINE THE EXACT EXCAVATION NEEDED. NOTIFY ARCHITECT IMMEDIATELY IF DEVIATIONS IN THE DRAWINGS ARE REQUIRED OR HAVE OCCURED. DEVIATIONS MAY REQUIRE ADDITIONAL REVIEW AND PERMITTING.
3. THE GEOTECHNICAL, STRUCTURAL, AND CIVIL ENGINEERS SHALL REVIEW AND APPROVE ALL PLANS, METHODS, AND DEVELOPMENT IN THIS PROJECT PRIOR TO ANY EXCAVATION, GRADING, AND SITE WORK BEGINS.
4. ALL TEMPORARY GRADE CUTS SHALL BE 1V : 1H PER LOCAL GOVERNING AUTHORITY RECOMMENDAITONS. STEEPER EXCAVATION CUTS MAY BE USED WITH PRIOR REVIEW & APPROVAL FROM LOCAL GOVERNING AUTHORITY.
5. EXCAVATION DIAGRAM DEPICTS THE EXCAVATION NEEDED BASED ON THE ARCHITECTURE DRAWINGS AND SURVEY. CONTRACTOR AND SUB CONTRACTORS TO VERIFY AND DETERMINE EXACT EXCAVATION NEEDED FOR THE FOUNDATION BASED ON FIELD CONDIOTONS. NOTIFY THE ARCHITECT IMMEDIATELY IF DEVIATIONS IN THE DRAWINGS ARE REQUIRED OR HAVE OCCURED.
6. NO TEMPORARY GRADE CUTS SHALL BE ALLOWED TO CROSS ANY PROPERTY LINE.
7. SLOPES FOR PERMANENT EXCAVATIONS OR FILLS WITHOUT RETAINING WALLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL UNLESS EXPLICIT APPROVAL FROM LOCAL GOVERNING AUTHORITY.
8. DURING DEVELOPMENT, IMPROVEMENT, USE OR CONSTRUCTION ALL NATURAL CONTOURS SHALL BE MAINTAINED TO THE EXTENT THAT NATURAL DRAINAGE FLOW FROM OR ONTO ADJACENT PUBLIC OR PRIVATE PROPERTY SHALL NOT BE DISRUPTED, BLOCKED, INCREASED, REDIRECTED, OR OTHERWISE MADE DETRIMENTAL TO THE USE OR MAINTENANCE OF ADJACENT PROPERTIES.

FOUNDATION LEGEND

- 1/2" RECESS AT CONCRETE DOOR SILL
- 3/4" RECESS AT CONCRETE DOOR SILL

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PUYALLUP, WA 98372

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NO.	DESCRIPTION	DATE

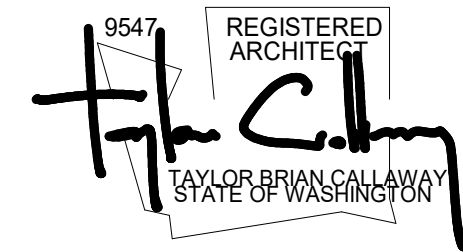
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FOUNDATION PLAN &
EXCAVATION NOTES



A 2.0

1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"



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1	DRT CORR. 1	9/27/2023
2	DRT FINAL	11/16/2023

FLOOR PLAN NOTES

- SEE SHEET G 0.0 FOR ADDITIONAL GENERAL NOTES.
- ALL DIMENSIONS TO FACE OF STRUCTURE U.N.O.
- SEE ARCHITECTURAL SLAB PLANS FOR DRAIN SLOPES AND LOCATIONS.
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.
- CONTRACTOR MUST ACCOUNT FOR CONSTRUCTION TOLERANCES TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES REQUIRED BY ICC/ANSI A117.1-2017. REFER TO SHEETS G 3.0 FOR ADDITIONAL REQUIREMENTS.
- ALL SPOT ELEVATIONS IN PARENTHESIS ARE REFERENCED TO THE CIVIL DRAWINGS. SEE CIVIL.

SHEET NOTES

- NEW STOREFRONT SECURE DOOR WITH MULTI-POINT LOCKING MECHANISM TO PREVENT FORCED ENTRY
- SOUND SEPARATION STC RATED PARTITIONS
- 1-1/2" ROUND METAL HANDRAIL, BOTH SIDE, WITH 12" LEVEL EXTENSIONS AND WALL RETURNS AT TOP AND BOTTOM OF RAMP, PROVIDE 1-1/2" GAP FROM HANDRAIL TO WALL FINISH FACE, MOUNT HANDRAIL AT 36" ABOVE WALKING SURFACE, FINISH TBD, PER ANSI 117.1 SECTION 505
- BUILDING EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.
- ALL EXPOSED STEEL TO BE PRIMED, TYPICAL
- PROVIDE GWB AT ALL CORE AND SHELL AND WHERE FIRE RATING IS REQUIRED.

GRAPHIC WALL LEGEND

- EXIT SIGN: REFER TO FLOOR PLAN
(P) CEILING - PENDANT
(R) CEILING - RECESSED
(S) CEILING - SURFACE
(E) WALL - END
(W) WALL
FINAL APPROVED LOCATIONS TO BE DETERMINED BY THE FIELD INSPECTOR

FIRE PROTECTION NOTES

- PROVIDE MAX. OCCUPANT LOAD SIGNAGE AS REQ'D PER 2018 SFC, SECTION 1004.9.
- NO STORAGE OR USE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS, TORCH CUTTING OR WELDING OPERATIONS, OPEN FLAME WORK, GRINDING PRODUCING SPARKS, ROOFING OPERATIONS, OR USE OF FLAMMABLE GAS FOR TEMPORARY HEATING OR DRYING SHALL BE CONDUCTED ON ANY CONSTRUCTION SITE WITHOUT FIRST HAVING OBTAINED SPECIFIC PERMIT FROM THE LOCAL JURISDICTION FIRE DEPARTMENT FOR THESE HAZARDOUS ACTIVITIES, INCLUDING DEMOLITION.
- DURING CONSTRUCTION, CONTRACTOR TO MAINTAIN EGRESS FIRE PROTECTION SYSTEMS AND EMERGENCY ACCESS FOR THIS SPACE AND ADJACENT AREAS, AS REQ'D PER 2021 IFC, CHAPTER 33.

FIRE SEPARATION - SBC 508.4

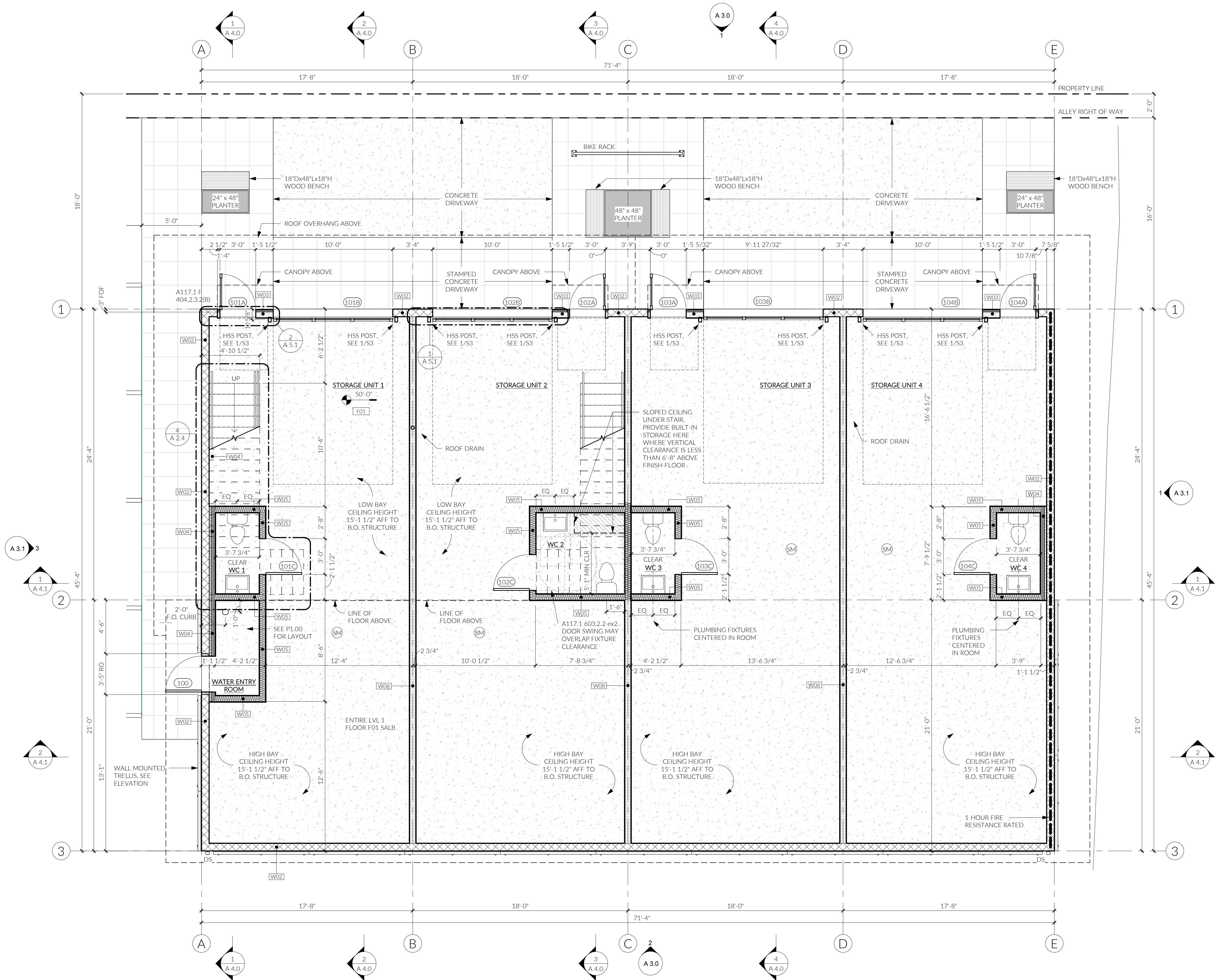
- 3 HOUR SEPARATION
2 HOUR SEPARATION
1 HOUR SEPARATION
NR SEPARATION

Per the pre-app notes dated 7/27/21 (Pre-app# P-21-0078) the intended use of the spaces is light industrial for a partial workspace and storage. Bathrooms provided shall be accessible and on the accessible route.

(Construction Set, Sheet A2.1, Level 1 Floor Plan)

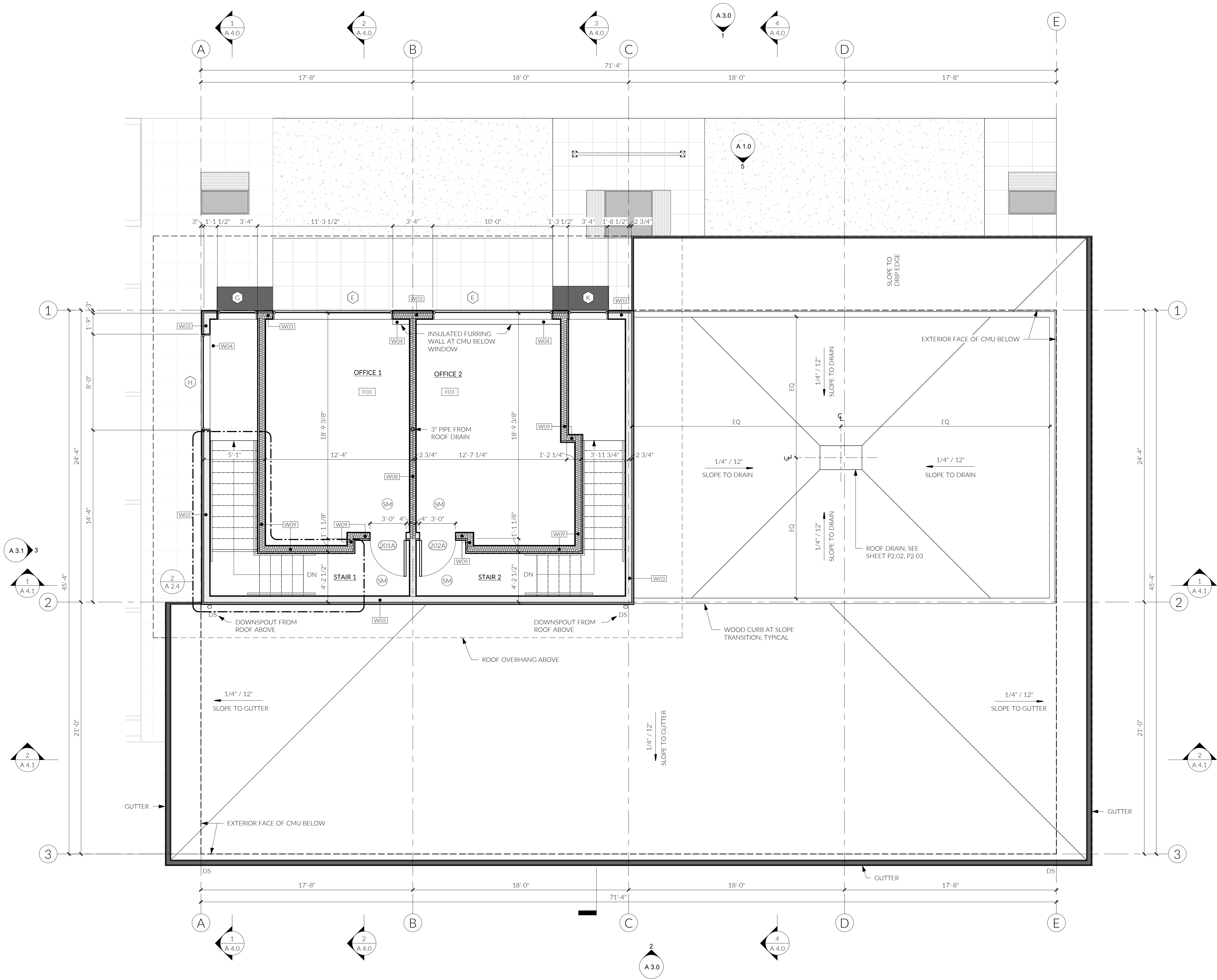
Indicate if the areas above the Water Entry Room and the Bathrooms in units 3 and 4 shall be used for storage. If so have the engineer of record provide calculations. If not for storage indicate how area will be cordoned off to prevent storage in these areas. @

(Construction Set, Sheet A2.1, Level 1 Floor Plan)



1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"





1 LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

- SEE SHEET G.0.0 FOR ADDITIONAL GENERAL NOTES.
- ALL DIMENSIONS TO FACE OF STRUCTURE U.N.O.
- SEE ARCHITECTURAL SLAB PLANS FOR DRAIN SLOPES AND LOCATIONS.
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.
- CONTRACTOR MUST ACCOUNT FOR CONSTRUCTION TOLERANCES TO ENSURE PROPER MINIMUM AND MAXIMUM CLEARANCES REQUIRED BY ICC/ANSI A117.1-2017. REFER TO SHEETS G.3.0 FOR ADDITIONAL REQUIREMENTS.
- ALL SPOT ELEVATIONS IN PARENTHESIS ARE REFERENCED TO THE CIVIL DRAWINGS. SEE CIVIL.

SHEET NOTES

- NEW STOREFRONT SECURE DOOR WITH MULTI-POINT LOCKING MECHANISM TO PREVENT FORCED ENTRY
- SOUND SEPARATION STC RATED PARTITIONS
- 1-1/2" ROUND METAL HANDRAIL, BOTH SIDE, WITH 12" LEVEL EXTENSIONS AND WALL RETURNS AT TOP AND BOTTOM OF RAMP, PROVIDE 1-1/2" GAP FROM HANDRAIL TO WALL FINISH FACE, MOUNT HANDRAIL AT 36" ABOVE WALKING SURFACE, FINISH TBD, PER ANSI 117.1 SECTION 505
- BUILDING EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.
- ALL EXPOSED STEEL TO BE PRIMED, TYPICAL
- PROVIDE GWB AT ALL CORE AND SHELL AND WHERE FIRE RATING IS REQUIRED.

GRAPHIC WALL LEGEND

- EXIT SIGN: REFER TO FLOOR PLAN
(P) CEILING - PENDANT
(R) CEILING - RECESSED
(S) CEILING - SURFACE
(E) WALL - END
(W) WALL

FINAL APPROVED LOCATIONS TO BE DETERMINED BY THE FIELD INSPECTOR

FIRE PROTECTION NOTES

- PROVIDE MAX. OCCUPANT LOAD SIGNAGE AS REQ'D PER 2018 SFC, SECTION 1004.9.
- NO STORAGE OR USE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS, TORCH CUTTING OR WELDING OPERATIONS, OPEN FLAME WORK, GRINDING PRODUCING SPARKS, ROOFING OPERATIONS, OR USE OF FLAMMABLE GAS FOR TEMPORARY HEATING OR DRYING SHALL BE CONDUCTED ON ANY CONSTRUCTION SITE WITHOUT FIRST HAVING OBTAINED SPECIFIC PERMIT FROM THE LOCAL JURISDICTION FIRE DEPARTMENT FOR THESE HAZARDOUS ACTIVITIES, INCLUDING DEMOLITION.
- DURING CONSTRUCTION, CONTRACTOR TO MAINTAIN EGRESS FIRE PROTECTION SYSTEMS AND EMERGENCY ACCESS FOR THIS SPACE AND ADJACENT AREAS, AS REQ'D PER 2021 IFC, CHAPTER 33.

FIRE SEPARATION - SBC 508.4

- 3 HOUR SEPARATION
2 HOUR SEPARATION
1 HOUR SEPARATION
NR SEPARATION

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111 5TH ST SE
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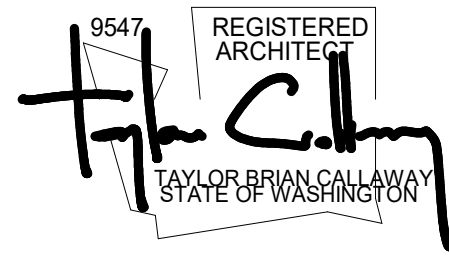
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NO.	DESCRIPTION	DATE
1	DRT CORR. 1	9/27/2023
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LEVEL 2 - FLOOR PLAN



A 2.2



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ROOF PLAN

A 2.3

GENERAL NOTES

- ALL DIMENSIONS TO FACE OF FINISH U.N.O.
- ALL INTERIOR PARTIONS TO BE FULL HEIGHT TO BOTTOM OF STRUCTURE ABOVE
- ALL DOORS TO BE LOCATED 4" FROM ADJACENT WALL U.N.O.

ROOF PLAN NOTES

- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES OR DISCREPANCIES EXIST IN DRAWINGS.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER UON.
- VALLEY FLASHING SHALL EXTEND 24" BEYOND EITHER SIDE OF VALLEY LINES UON.
- SIDEWALL FLASHING SHALL EXTEND 24" ABOVE ALL ROOF-TO-WALL TERMINATIONS UON.
- FLASH, COUNTER FLASH, CAULK AND SEAL ALL PLUMBING AND MECHANICAL PENETRATIONS THROUGH ROOF MEMBRANES. WATERPROOFING SHALL EXTEND FROM PENETRATION FLANGE 24" IN ALL DIRECTIONS BEYOND PENETRATION EDGE.
- ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS.
- MAINTENANCE ROOF ACCESS FROM GROUND WITH LADDER.

UNVENTED ROOF ASSEMBLY

PER WASHINGTON STATE BUILDING CODE 1203.3
1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE

2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

3. IN CLIMATE ZONE 5B, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.

4. SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN A MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45 DEGREES FAHRENHEIT. FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68 DEGREES IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

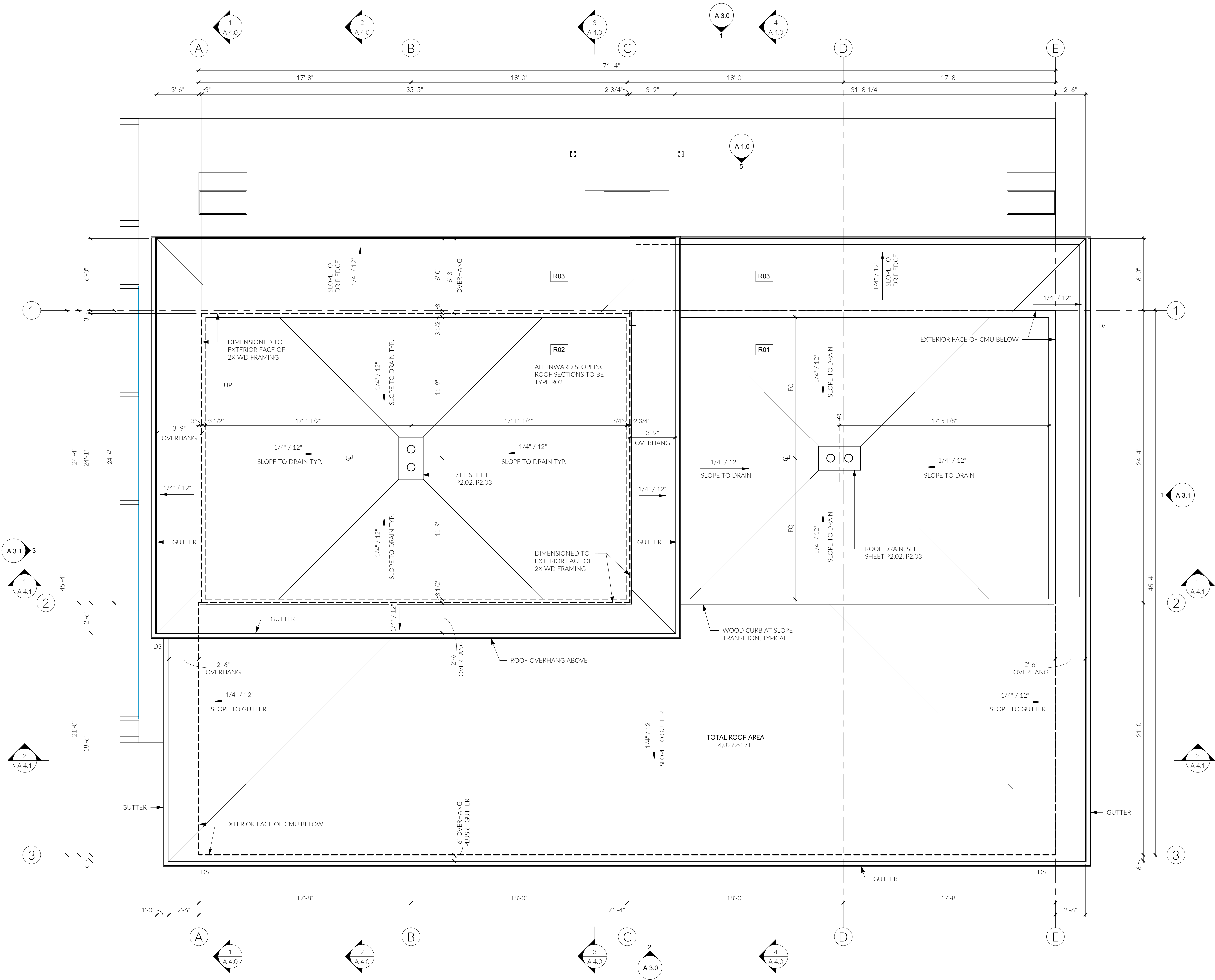
PER BUILDING SCIENCE CORPORATION'S ARTICLE 'BSI-100: HYBRID ASSEMBLIES':

A. IN CLIMATE 4C, A RIGID INSULATION RATIO OF 20% TO THE TOTAL R-VALUE MUST BE INSTALLED ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN AN AVERAGE TEMPERATURE GREATER THAN 45 DEGREES ON THE UNDERSIDE OF THE STRUCTURAL SHEATHING. (TABLE 1 IN BSI-100). THE TOTAL R-VALUE OF ASSEMBLY R02 IS R-58 (R-38 BATT INSULATION & R-20 RIGID). 20% OF R-58 IS R-11.6. R-20 RIGID INSULATION ON THE EXTERIOR OF THE STRUCTURAL SHEATHING MEETS THE REQUIREMENTS OF 1203.3.5.1.4.

B. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-PERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

Indicate the fire resistance rating all of the eaves that projecting into the fire separation distance.

(Construction Set, Sheet A 2.3, A-Roof)



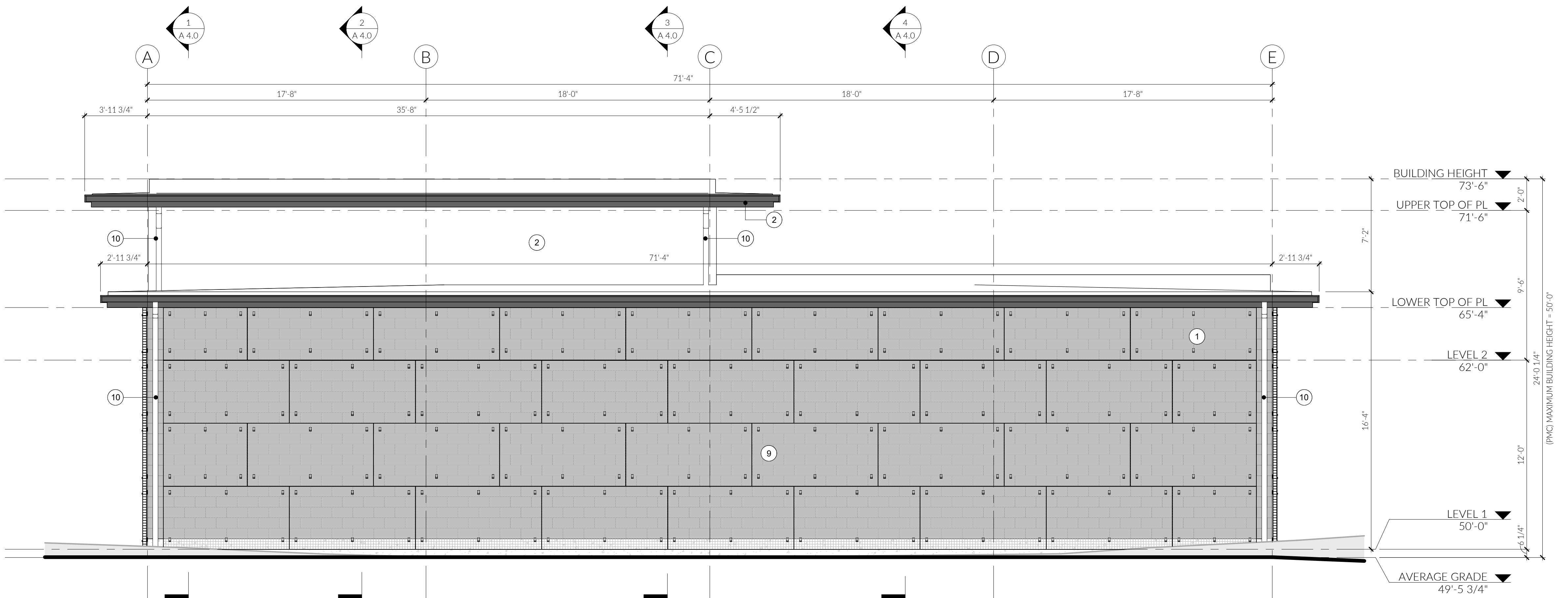
1 A - ROOF
1/4" = 1'-0"



PROJECT NORTH



1 NORTH
1/4" = 1'-0"



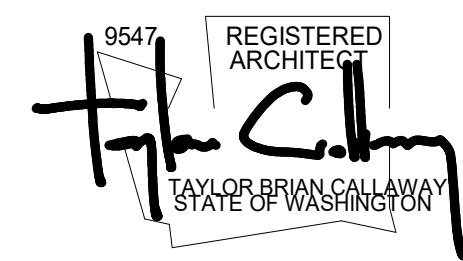
2 SOUTH
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF FINISH U.O.N.
2. FINISHED GRADE SHALL BE GRADED SO AS TO PROVIDE A 1/2" PER FOOT SLOPE AWAY FROM ALL EXTERIOR WALLS FOR A MINIMUM OF 10' AROUND THE ENTIRE PERIMETER OF THE BUILDING.
3. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
4. INTERIOR LIGHTING IN PARKING GARAGES SHALL BE SHIELDED TO MINIMIZE NIGHTTIME GLARE ON ADJACENT PROPERTIES.
5. *SG* MARK INDICATES SAFETY GLASS GLAZING

MATERIAL LEGEND

- 1 SPLIT FACE CEMENT BLOCK, COLOR MEDIUM GRAY
- 2 PANEL, METAL TRIM & FLASHING, COLOR MATTE BLACK
- 3 STEEL AWNING, PAINTED: COLOR MATTE BLACK
- 4 WALL SCONCE, MATTE BLACK
- 5 PLANTER WITH WOOD BENCH, SEE A1.0
- 6 BIKE RACK, SEE A1.0
- 7 GARAGE DOOR, CLEAR GLASS WITH FRAME COLOR MATTE BLACK
- 8 ENTRY DOORS, CLEAR GLASS WITH FRAME COLOR MATTE BLACK
- 9 WIRE MESH PLANT TRELLIS
- 10 GUTTER AND DOWNSPOUTS, COLOR MATTE BLACK
- 11 WINDOWS CLEAR GLASS WITH FRAME COLOR MATTE BLACK



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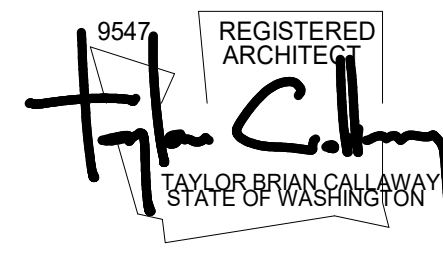
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NO.	DESCRIPTION	DATE

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ELEVATIONS

A 3.0

FIRST LAMP ARCHITECTS BUILDERS



MUNICIPAL APPROVAL STAMPS

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ELEVATIONS

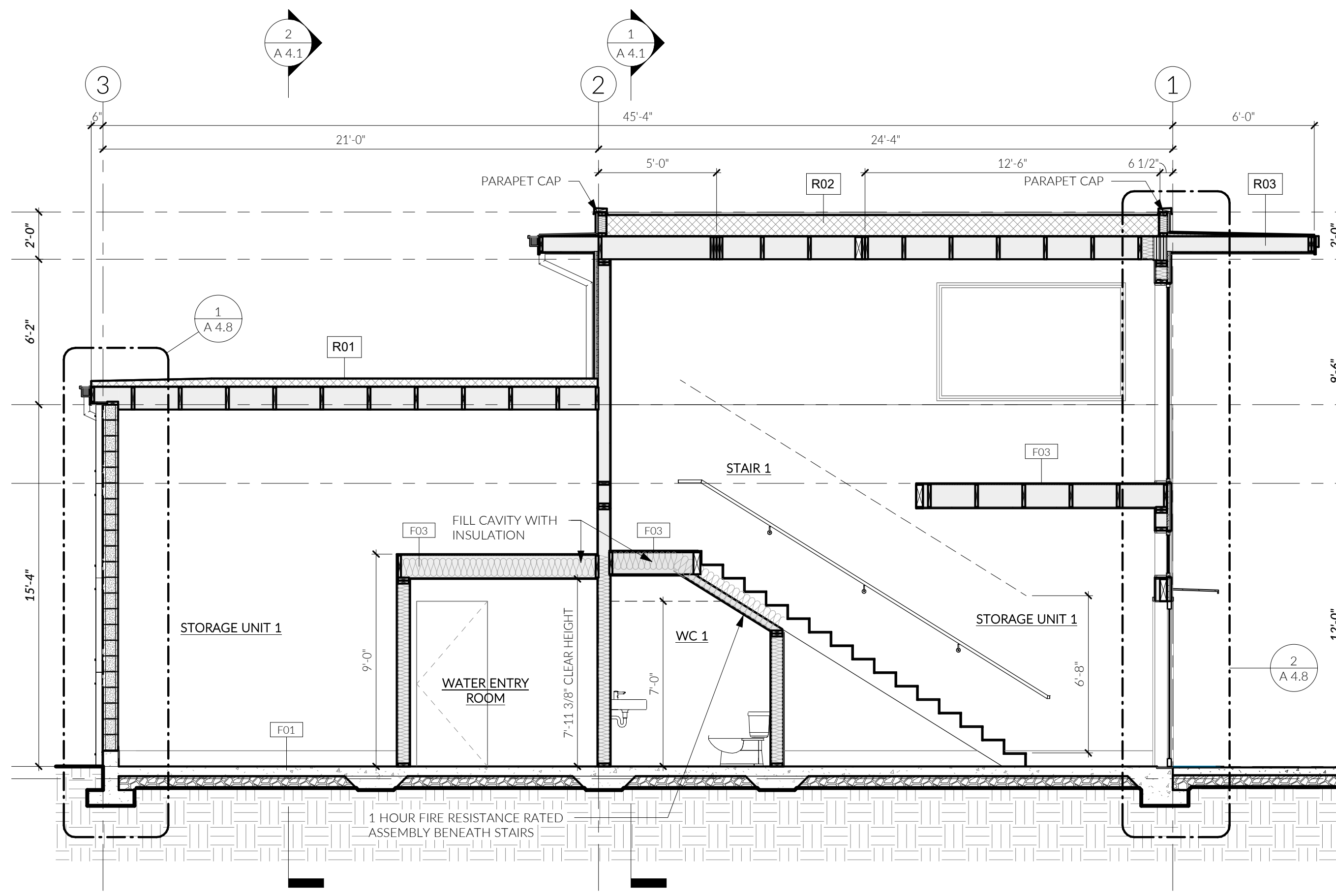
GENERAL NOTES

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2. FINISHED GRADE SHALL BE GRADED SO AS TO PROVIDE A 1/2" PER FOOT SLOPE AWAY FROM ALL EXTERIOR WALLS FOR A MINIMUM OF 10' AROUND THE ENTIRE PERIMETER OF THE BUILDING.
3. EXTERIOR LIGHTING SHALL BE SHIELED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
4. INTERIOR LIGHTING IN PARKING GARAGES SHALL BE SHIELED TO MINIMIZE NIGGHTIME GLARE ON ADJACENT PROPERTIES.

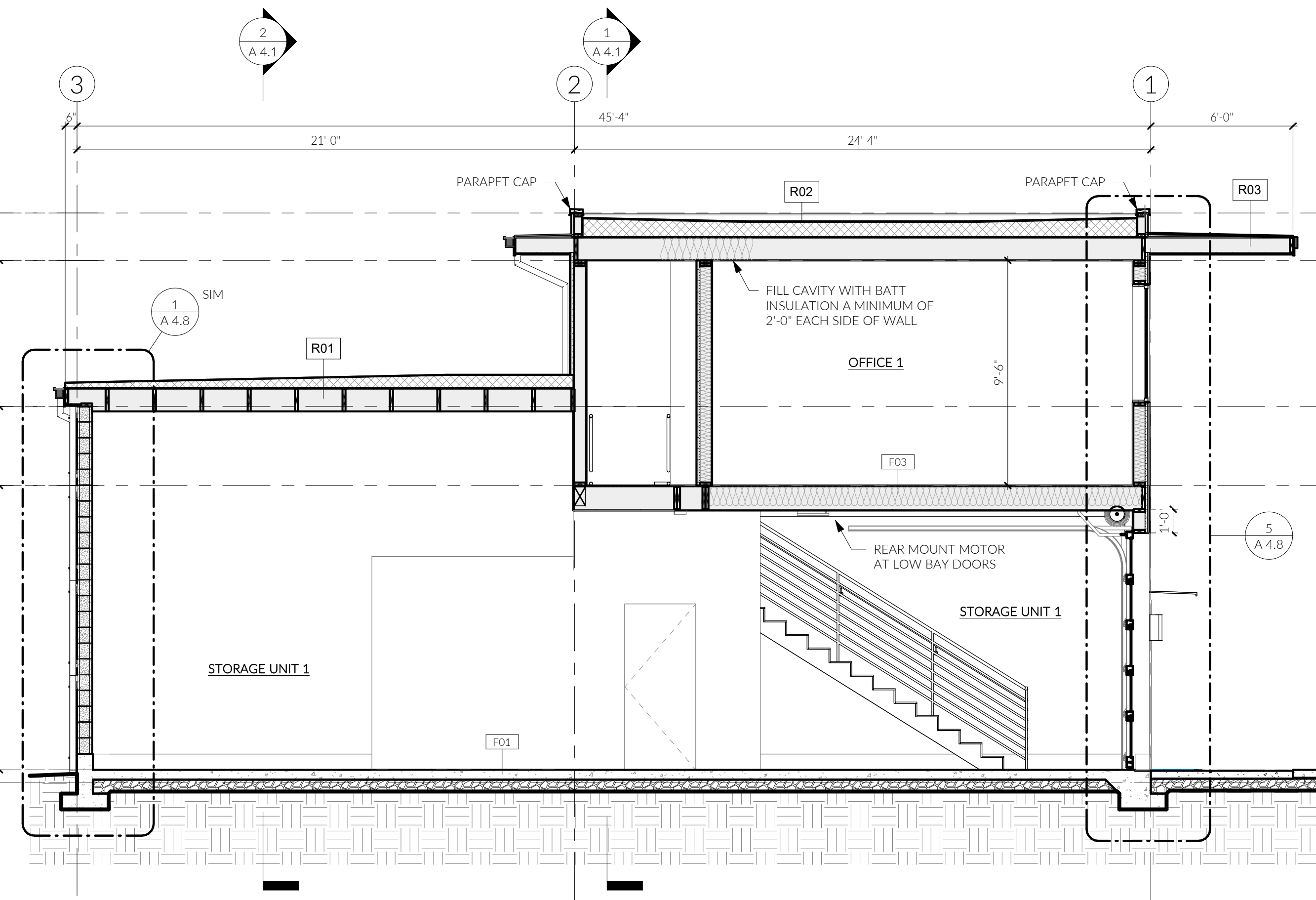
MATERIAL LEGEND

- 1 SPLIT FACE CEMENT BLOCK, COLOR MEDIUM GRAY
- 2 PANEL, METAL TRIM & FLASHING, COLOR MATTE BLACK
- 3 STEEL AWNING, PAINTED: COLOR MATTE BLACK
- 4 WALL SCONCE, MATTE BLACK
- 5 PLANTER WITH WOOD BENCH, SEE A1.0
- 6 BIKE RACK, SEE A1.0
- 7 GARAGE DOOR, CLEAR GLASS WITH FRAME COLOR MATTE BLACK
- 8 ENTRY DOORS, CLEAR GLASS WITH FRAME COLOR MATTE BLACK
- 9 WIRE MESH PLANT TRELLIS
- 10 GUTTER AND DOWNSPOUTS, COLOR MATTE BLACK
- 11 WINDOWS CLEAR GLASS WITH FRAME COLOR MATTE BLACK

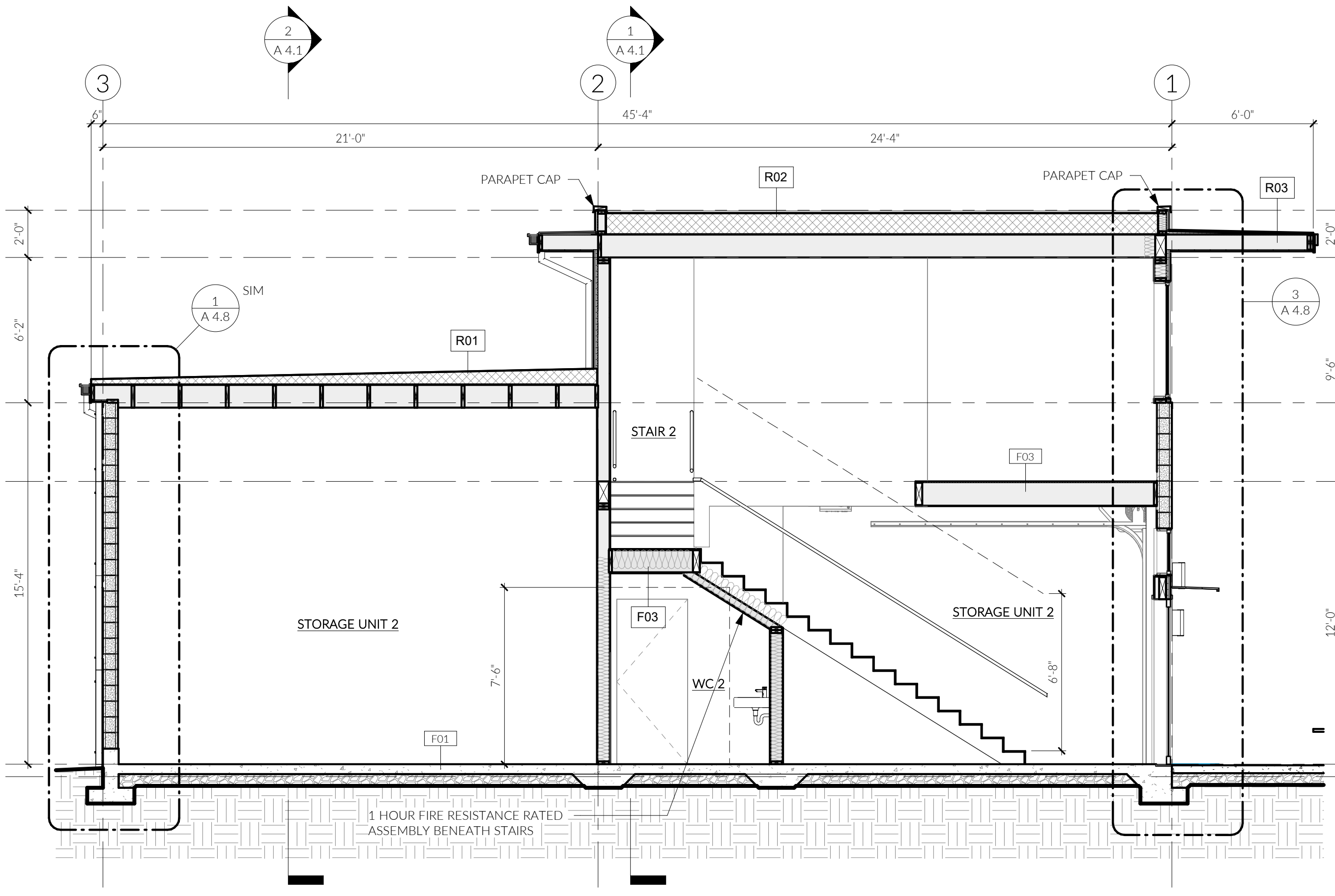




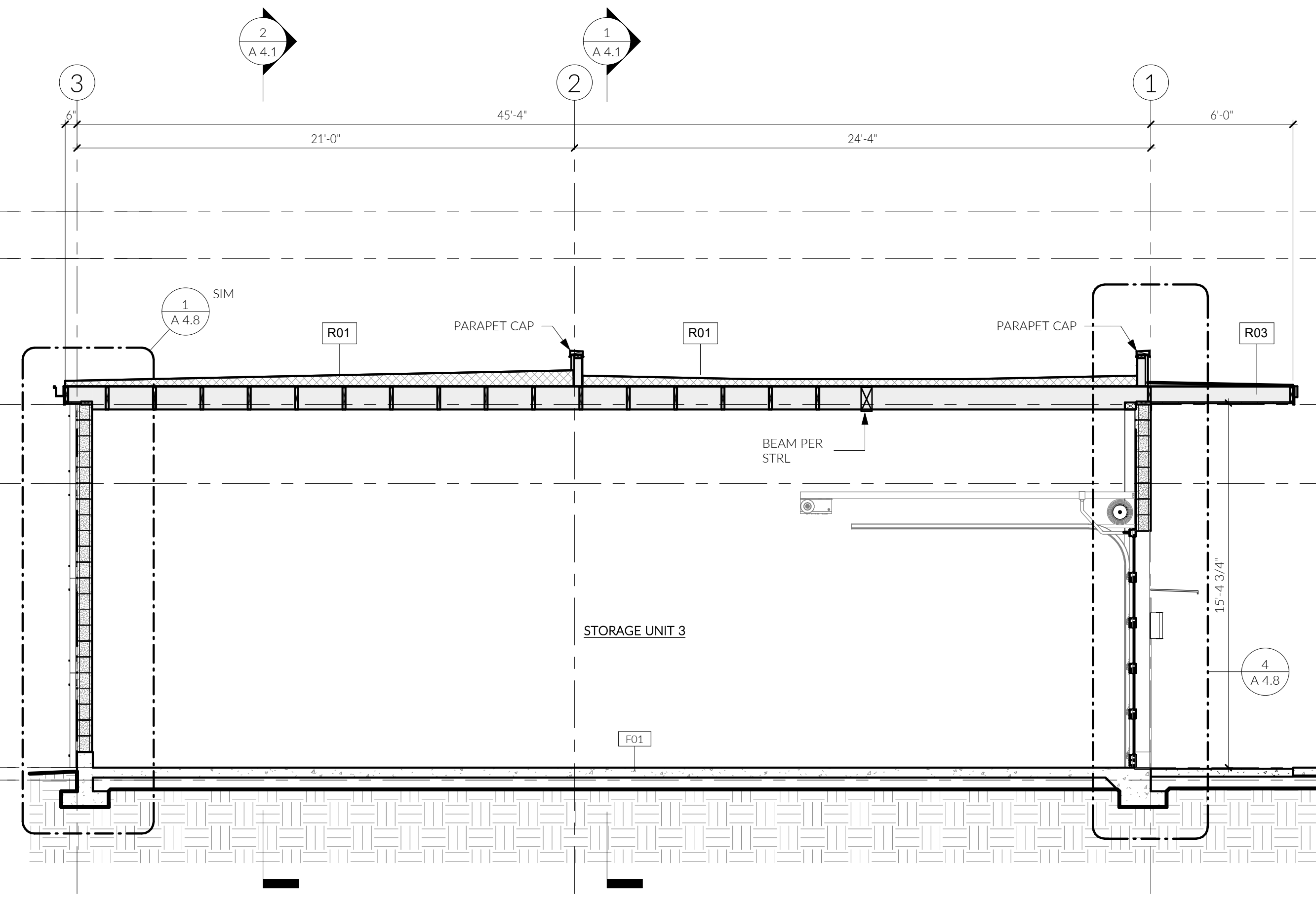
① BUILDING SECTION - GLA.1
1/4" = 1'-0"



② BUILDING SECTION - GLA.7
1/4" = 1'-0"

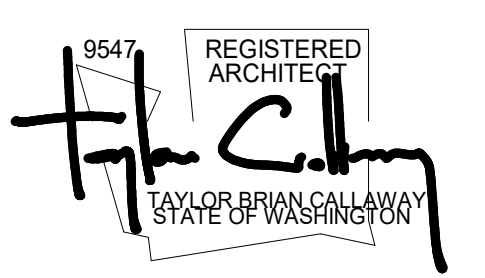


③ BUILDING SECTION - GLB.8
1/4" = 1'-0"



④ BUILDING SECTION - GLC.7
1/4" = 1'-0"

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5TH ST SE CUP
111 5TH ST SE
PUYALLUP, WA 98372

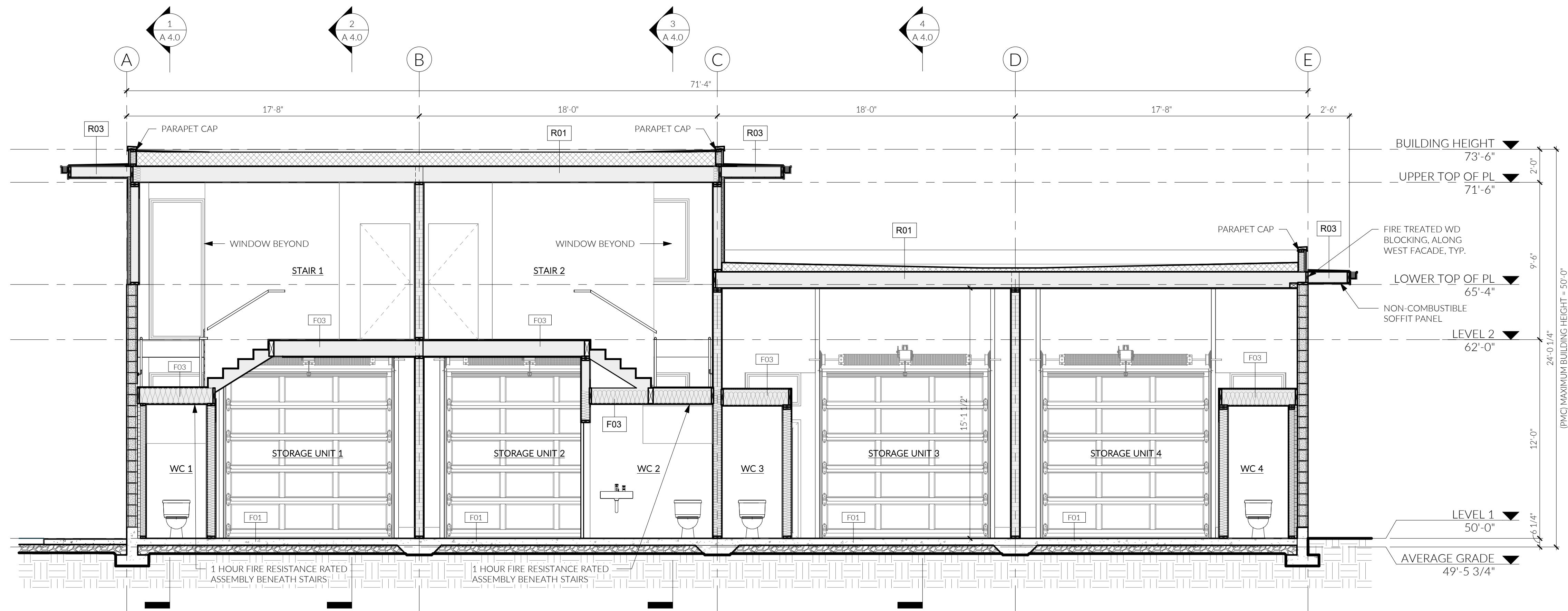
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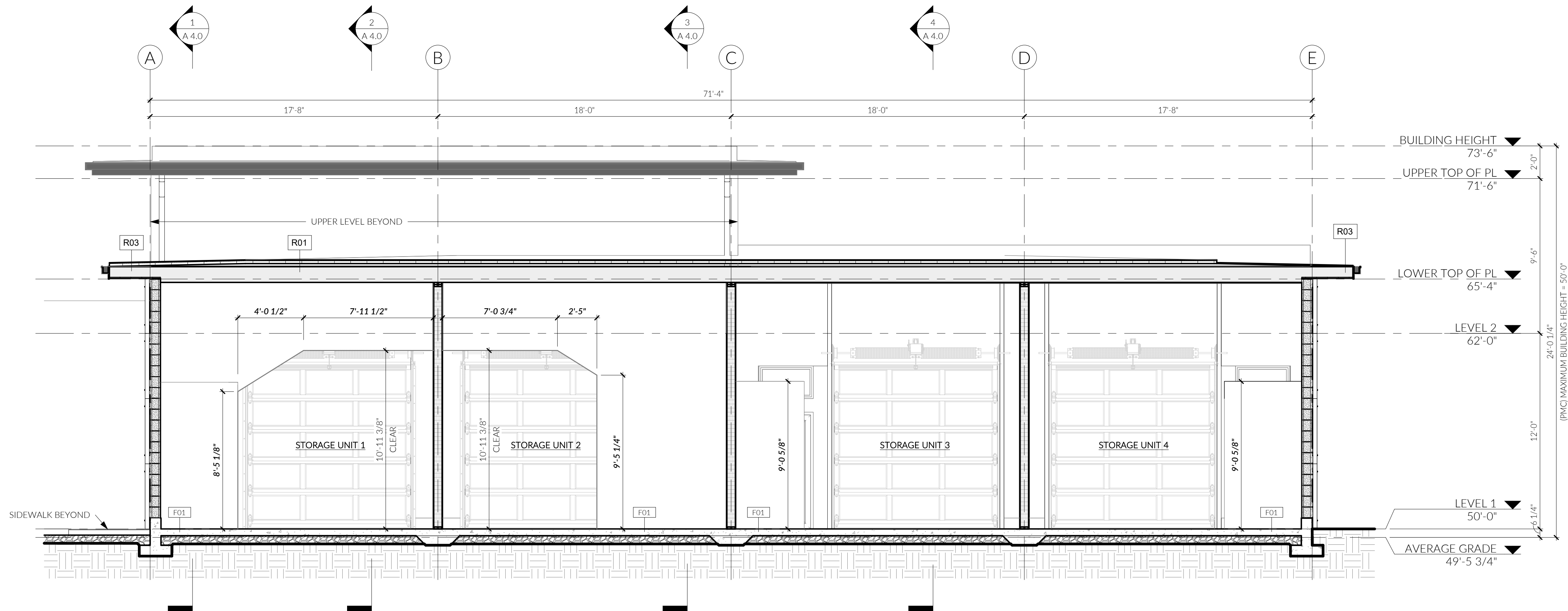
REVISIONS		
NO.	DESCRIPTION	DATE

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SECTIONS



① BUILDING SECTION - GL1.9
1/4" = 1'-0"



② BUILDING SECTION - GL2.6
1/4" = 1'-0"

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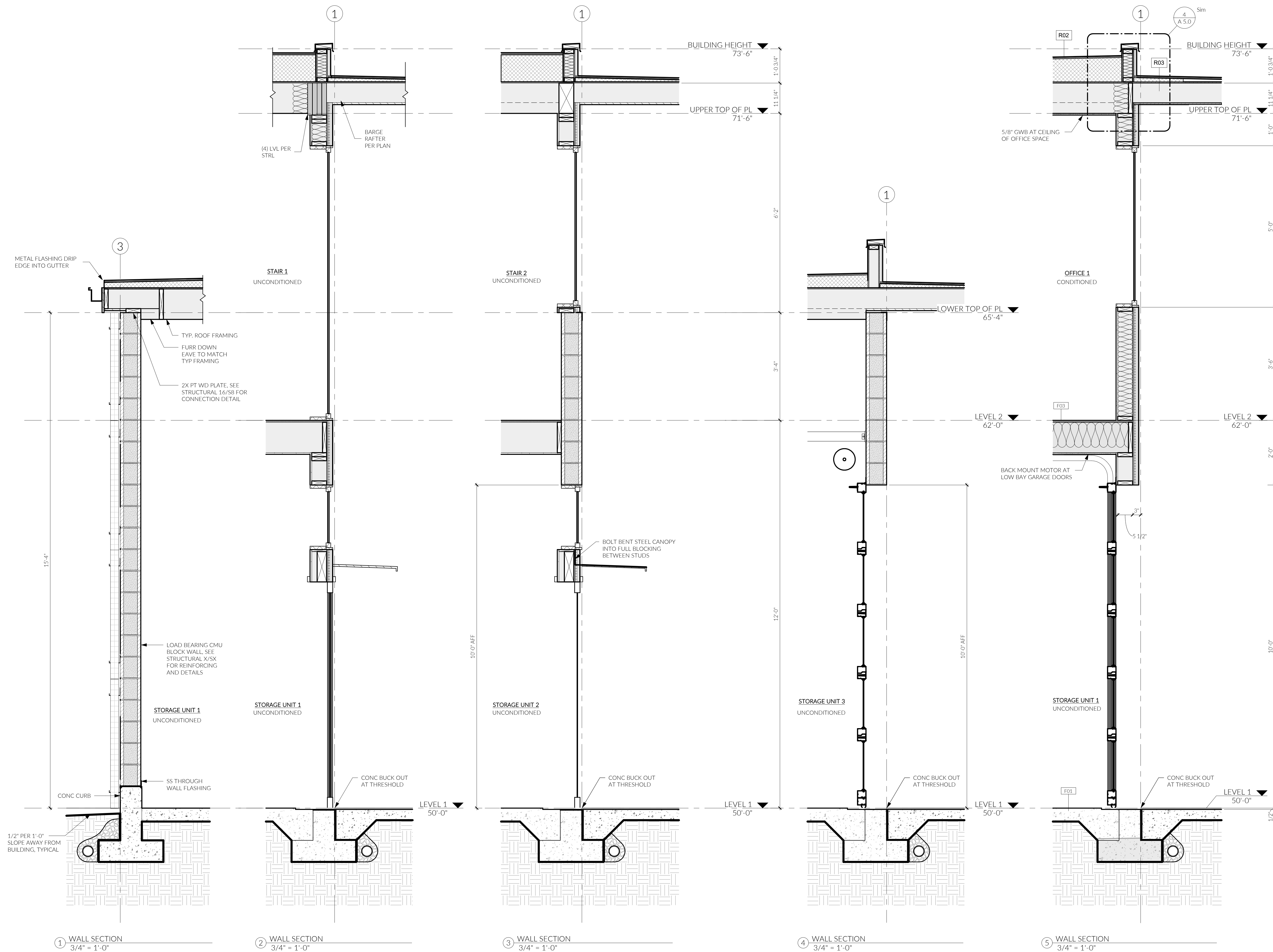
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SECTIONS

A 4.1



FIRST LAMP ARCHITECTS BUILDERS

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9547 REGISTERED ARCHITECT
TAYLOR BRIAN CALLAWAY
STATE OF WASHINGTON

5TH ST SE CUP
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PUYALLUP, WA 98372

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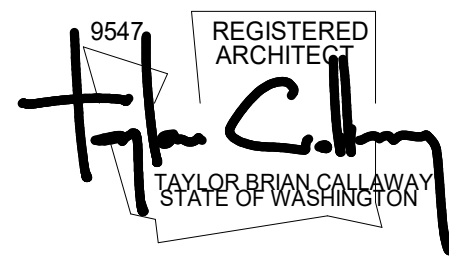
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WALL SECTIONS

A 4.8



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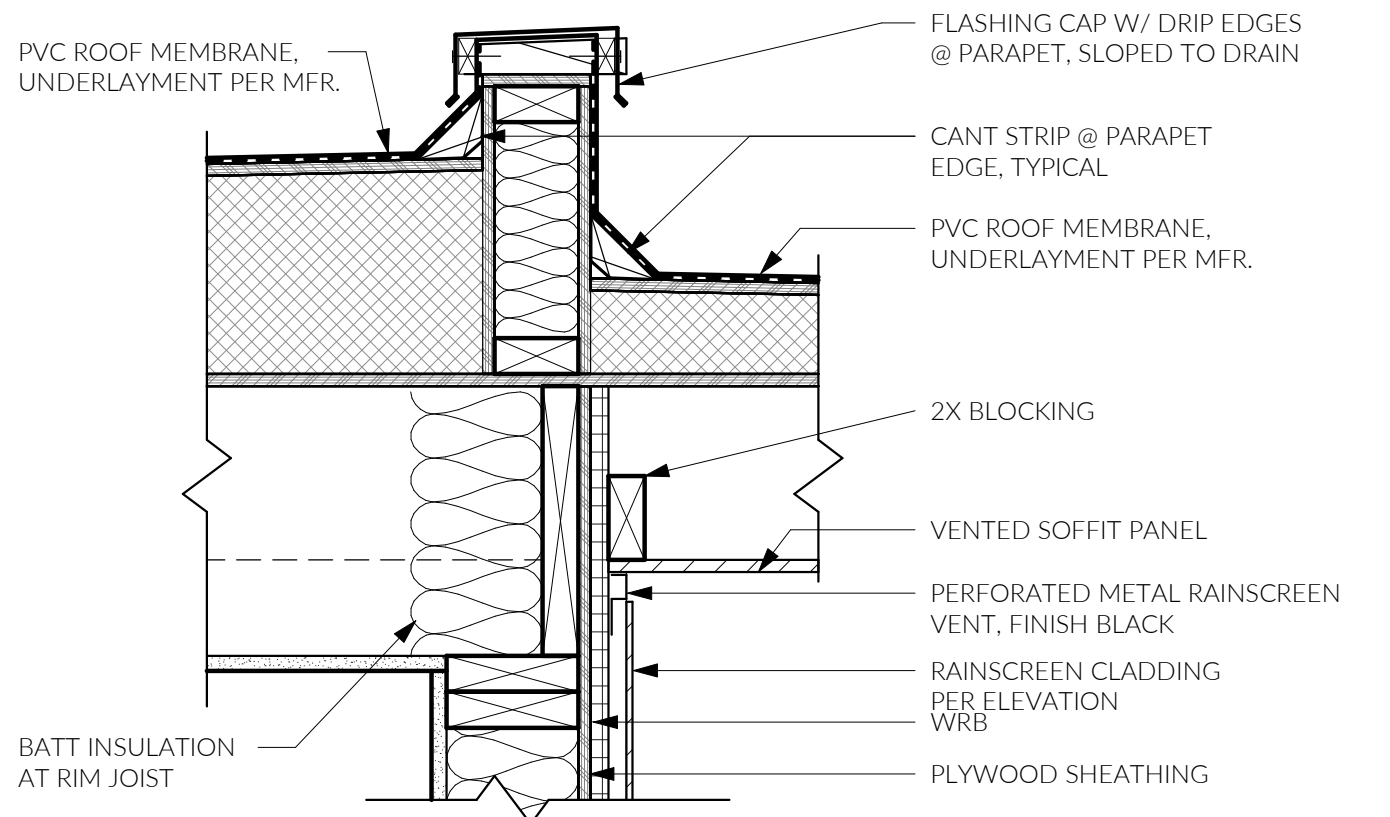
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REVISIONS		
NO.	DESCRIPTION	DATE

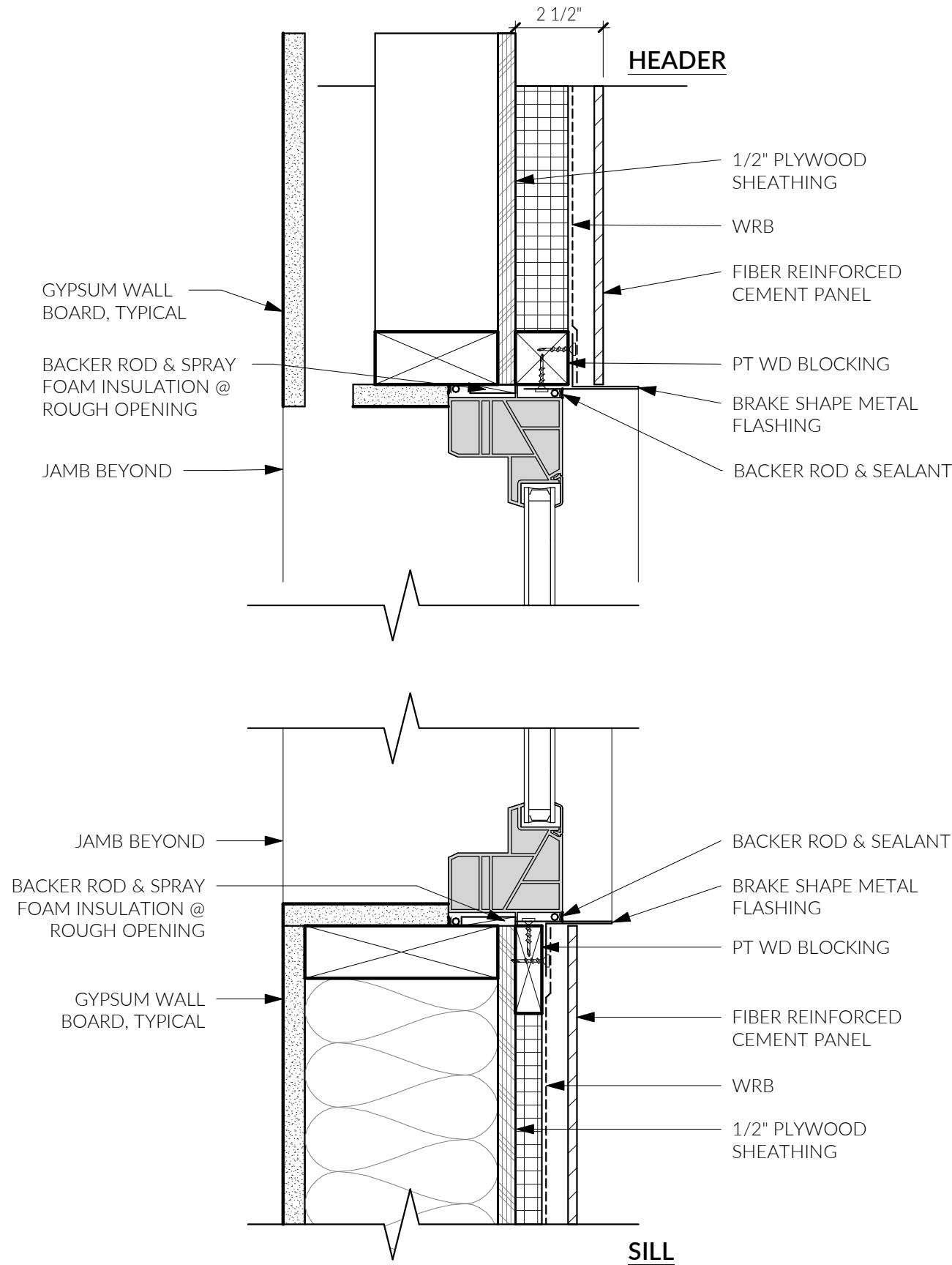
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DETAILS

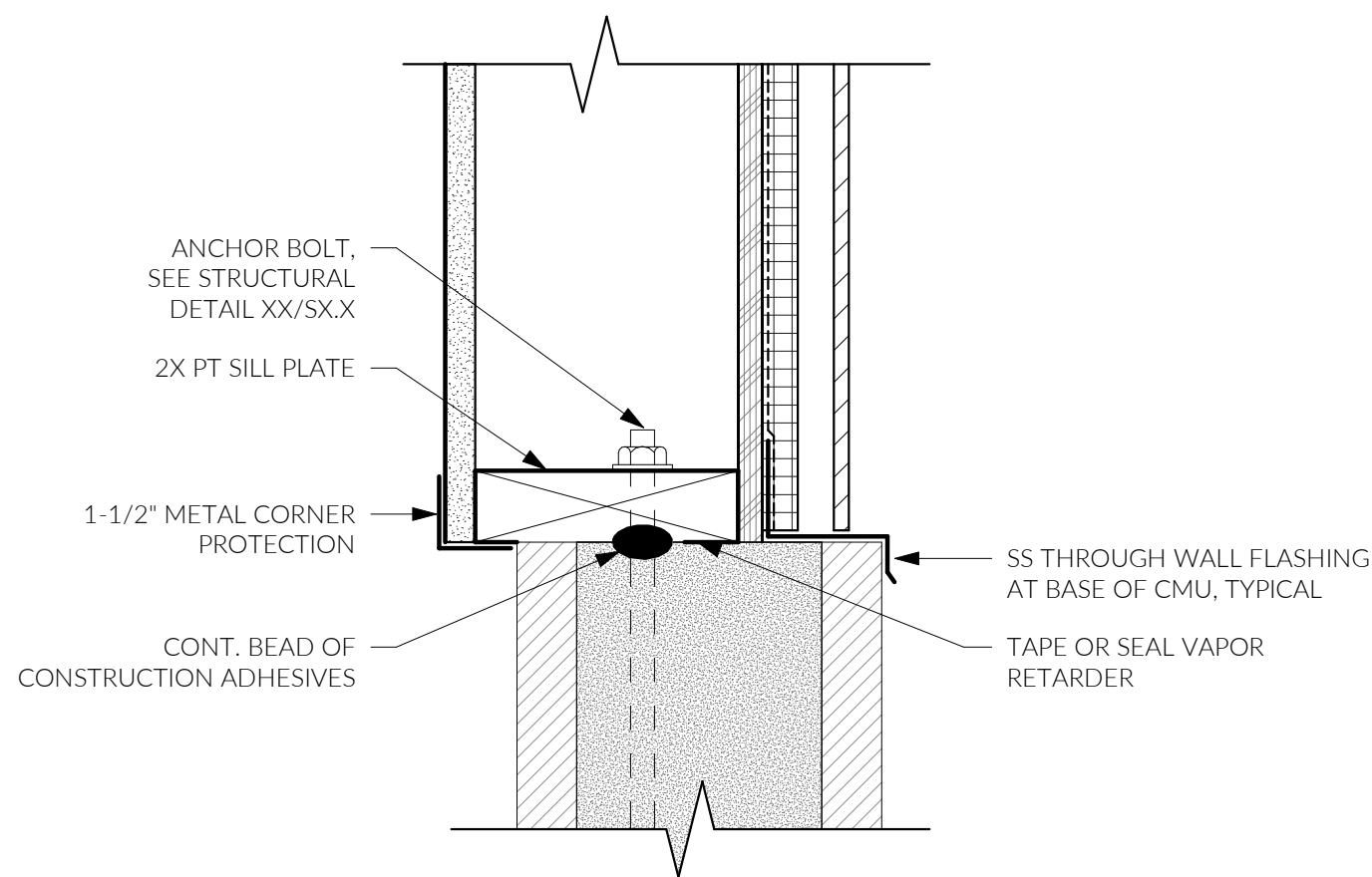
A 5.0



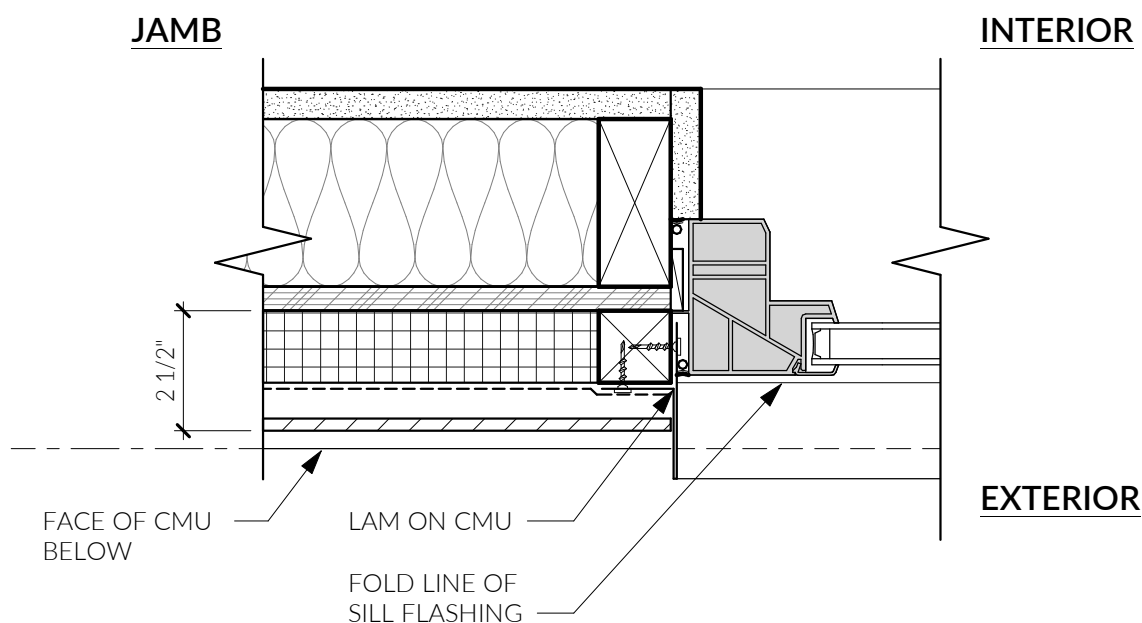
4 ROOF PARAPET AT CONDITION SPACE
1 1/2" = 1'-0"



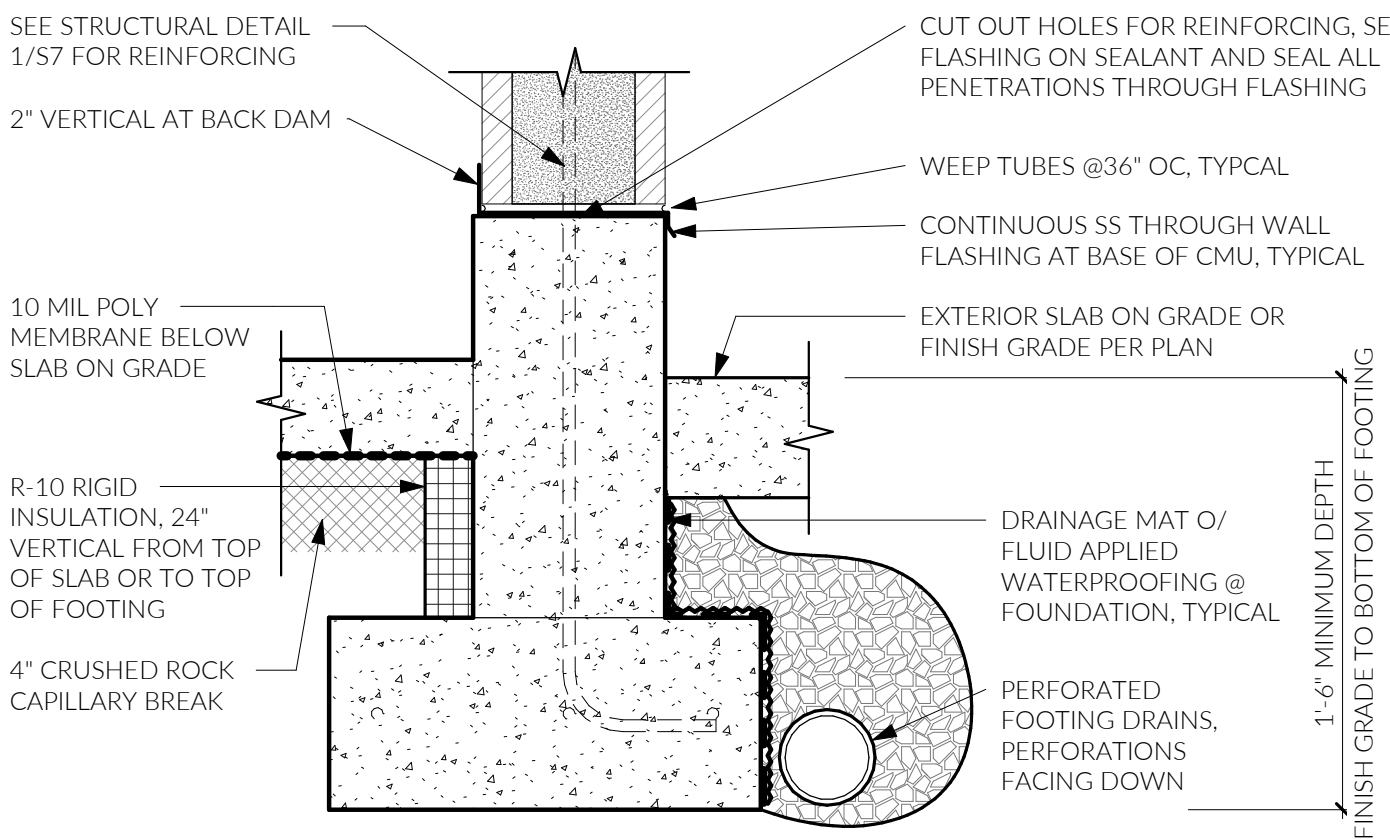
20 WINDOW HEADER / SILL DETAIL
3" = 1'-0"



9 HORIZONTAL CMU TO FRAMING DETAIL
3" = 1'-0"



10 WINDOW JAMB DETAIL
3" = 1'-0"



12 TYPICAL FOUNDATION DETAIL
1 1/2" = 1'-0"

DOOR SCHEDULE																
NUMBER	TO ROOM	FROM ROOM	NOMINAL SIZE		PANEL			FRAME			PERFORMANCE		HARDWARE		Proximity Card Reader	COMMENTS
			WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	FIRE RATING	U-FACTOR	SET	FUNCTION		
LEVEL 1																
100	WATER ENTRY ROOM	EXTERIOR	3'-0"	7'-0"	F	HM	PT-1	HMW	STL	PT-1	NR	0.37		STOREROOM		EXTERIOR WITH INSULATED CORE
101A	STORAGE UNIT 1	EXTERIOR	3'-0"	7'-0"	ALG/ALG	AL	ANOD-1	ALSF	AL	ANOD-1	NR	0.65		ENTRY		
101B	STORAGE UNIT 1	EXTERIOR	10'-0"	10'-0"	OGSD	AL	ANOD-1	-	-	-	NR	0.83		DEADBOLT		GARAGE OVERHEAD
101C	WC 1	STORAGE UNIT 1	3'-0"	7'-0"	F	HM	PT-2	HMW	STL	PT-2	NR	-		PRIVACY		
102A	STORAGE UNIT 2	EXTERIOR	3'-0"	7'-0"	ALG/ALG	AL	ANOD-1	ALSF	AL	ANOD-1	NR	0.65		ENTRY		ENTRY
102B	STORAGE UNIT 2	EXTERIOR	10'-0"	10'-0"	OGSD	AL	ANOD-1	-	-	-	NR	0.83		DEADBOLT		GARAGE OVERHEAD
102C	WC 2	STORAGE UNIT 2	3'-0"	7'-0"	F	HM	PT-2	HMW	STL	PT-2	NR	-		PRIVACY		
103A	STORAGE UNIT 3	EXTERIOR	3'-0"	7'-0"	ALG/ALG	AL	ANOD-1	ALSF	AL	ANOD-1	NR	0.65		ENTRY		ENTRY
103B	STORAGE UNIT 3	EXTERIOR	10'-0"	10'-0"	OGSD	AL	ANOD-1	-	-	-	NR	0.83		DEADBOLT		GARAGE OVERHEAD
103C	WC 3	STORAGE UNIT 3	3'-0"	7'-0"	F	HM	PT-2	HMW	STL	PT-2	NR	-		PRIVACY		
104A	STORAGE UNIT 4	EXTERIOR	3'-0"	7'-0"	ALG/ALG	AL	ANOD-1	ALSF	AL	ANOD-1	NR	0.65		ENTRY		ENTRY
104B	STORAGE UNIT 4	EXTERIOR	10'-0"	10'-0"	OGSD	AL	ANOD-1	-	-	-	NR	0.83		DEADBOLT		GARAGE OVERHEAD
104C	WC 4	STORAGE UNIT 4	3'-0"	7'-0"	F	HM	PT-2	HMW	STL	PT-2	NR	-		PRIVACY		
LEVEL 2																
201A	OFFICE 1	STAIR 1	3'-0"	7'-0"	F	HM	PT-2	HMW	STL	PT-2	NR	0.37		OFFICE		EXTERIOR WITH INSULATED CORE
202A	OFFICE 2	STAIR 2	3'-0"	7'-0"	F	HM	PT-2	HMW	STL	PT-2	NR	0.37		OFFICE		EXTERIOR WITH INSULATED CORE

DOOR NOTES

- REFERENCE A2.1 & A2.2 FLOOR PLANS FOR DOOR OPERATION AND SWING DIRECTION. REFERENCE A3.0 & A3.1 ELEVATIONS FOR SAFETY GLAZING LOCATIONS.
- ALL DOORS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPENCY IN HEADER HEIGHTS OR ALIGNMENTS.
- PROVIDE COMPRESSION SEALS AT ALL OPERABLE DOORS TO MAINTAIN ACOUSTICAL SEPARATION.

DOOR LEGEND

DOOR TYPE

F FLUSH
F/F DOUBLE FLUSH
FP FLUSH POCKET
V FLUSH VISION LIGHT
N FLUSH NARROW LIGHT
HG FLUSH HALF GLASS
FG FLUSH FULL GLASS
FG/FG DOUBLE FLUSH FULL GLASS
SGD SLIDING GLASS DOOR

DOOR MATERIAL

AL ALUMINUM
HM HOLLOW METAL
FBGL FIBERGLASS
HCWD HOLLOW CORE WOOD
SCWD SOLID CORE WOOD

FRAME TYPE

ALSF ALUMINUM STOREFRONT
HMW HOLLOW METAL FULLY WELDED
HMKD HOLLOW METAL KNOCK DOWN
FBGL FIBERGLASS
WDS SOLID WOOD
KERF METAL KERF

FRAME MATERIAL

AL ALUMINUM
STL STEEL, TIMELY TA-28
FBGL FIBERGLASS
WD WOOD

FINISH SPECIFICATION

PBE-1 POLYESTER BAKED ENAMEL, COLOR: ALUMATONE
PT-1 PAINT, COLOR: REFER TO ID FINISH SCHEDULES, PROVIDE EXTERIOR PRIMER AND PAINT AT EXTERIOR DOORS
WD-1 WOOD VENEER, SPECIES: REFER TO ID FINISH SCHEDULE
ANOD-1 ANODIZED ALUMINUM, COLOR: BLACK

GLAZING TYPE

SG SAFETY GLAZING, REFER TO GLAZING SCHEDULE NOTE 6 & 7

HARDWARE OPERATION

ENTRY/OFFICE LATCH, LOCK FROM EITHER SIDE
PRIVACY LATCH, LOCK FROM ONE SIDE
PASSAGE LATCH, NO LOCK
STOREROOM LATCH, ALWAYS LOCKED FROM THE OUTSIDE, WITH CLOSER DEADBOLT

DOOR TYPES

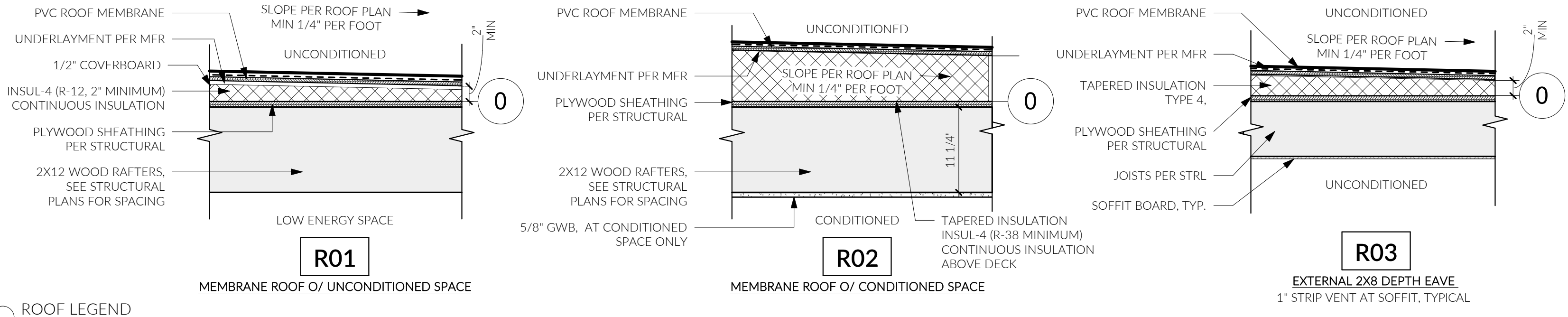
F FLUSH
HG HALF GLASS
V VISION LIGHT
N NARROW LIGHT
FG FULL GLASS
L LOUVERED, TOP OR BOTTOM
LL LOUVERED, TOP & BOTTOM
LF FULL LOUVER

FRAME TYPES

ALG ALUMINUM GLAZED ENTRY DOOR
AGPP ALL GLASS TOP & BOTTOM PATCH
AGPR ALL GLASS TOP PATCH & BOTTOM RAIL
AGR ALL GLASS TOP & BOTTOM RAILS

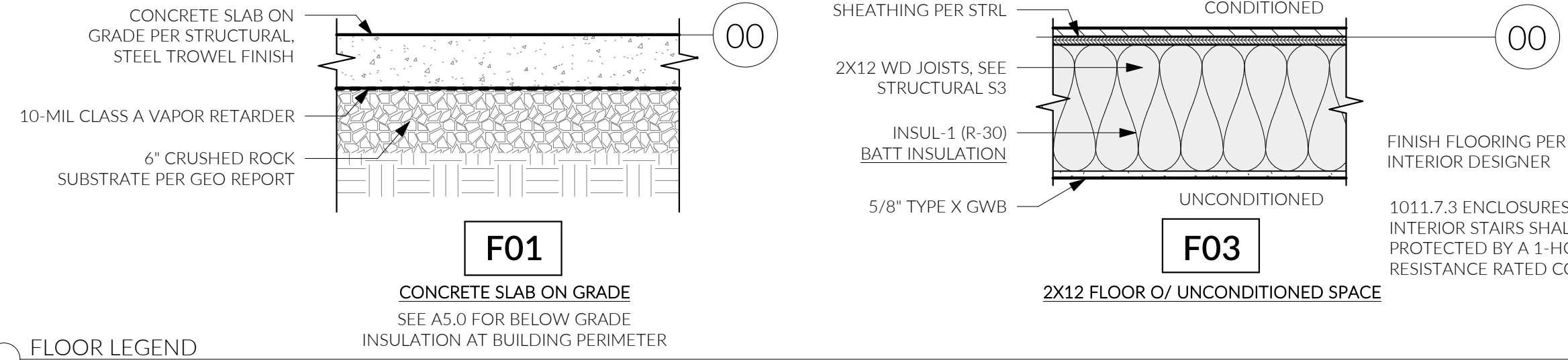
GLAZING TYPES

OCD OVERHEAD COILING DOOR
OSD OVERHEAD SECTIONAL DOOR
OGSD OVERHEAD GLAZED SECTIONAL DOOR
OCG OVERHEAD COILING GRILLE
SCG SIDE COILING GRILLE

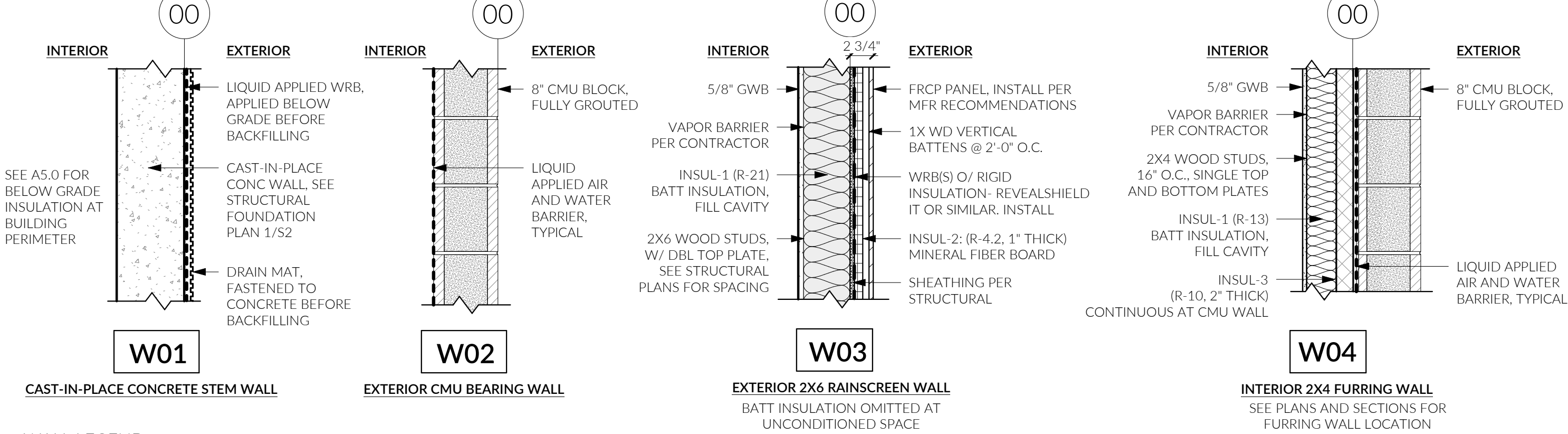


ROOF LEGEND
1" = 1'-0"

NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.



FLOOR LEGEND
1" = 1'-0"



WALL LEGEND
1" = 1'-0"

NOTE: GRIDLINES AND PLAN DIMENSIONS REFER TO FACE OF FRAMING MEMBER UON.

WINDOW SCHEDULE										
MARK	QUANTITY	TYPE	ROUGH OPENING DIM		WINDOW			U-VALUE	SILL HEIGHT	HEAD HEIGHT
			WIDTH	HEIGHT	MATERIAL	FINISH	GLAZING TYPE			
LEVEL 1										
C	4		3'-4"	2'-0"				0.65	8'-0"	10'-0"
LEVEL 2										
E	2		10'-0"	5'-0"				0.65	3'-6"	8'-6"
G	1		3'-4"	8'-6"			SAFETY GLAZING	0.65	0"	8'-6"
H	1		8'-0"	5'-0"				0.65	3'-6"	8'-6"
K	1		3'-4"	5'-0"				0.65	3'-6"	8'-6"

WINDOW NOTES

- PLEASE REFER TO ELEVATIONS ON SHEET A3.0 & A3.1 FOR OPERATION, MULLING, SAFETY GLAZING, & SIMULATED DIVDED LITES.
- ALL WINDOWS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPENCY IN HEADER HEIGHTS OR ALIGNMENTS.

INSULATION TYPE LEGEND				
ID	DESCRIPTION	R-VALUE (PER INCH)	R-VALUE	LOCATION
INSUL-1	UNFACED FIBERGLASS BATT		R-13 R-21 R-30	3 1/2" STUD 5 1/2" STUD FLOOR ABOVE UNCONDITIONED SPACE
INSUL-2	RIGID STONE WOOL BOARD	R-4.2	R-4.2	CONTINUOUS EXTERIOR AT RAIN SCREEN CLADDING
INSUL-3	RIGID EXTRUDED POLYSTYRENE - XPS	R-5	R-10	CONTINUOUS AT CMU MASS WALLS
INSUL-4	RIGID POLYISOCYANURATE BOARD - POLYISO	R-6	R-38 R-12	6.5" MINIMUM CONTINUOUS ABOVE DECK AT ROOF OVER HEATED SPACE 2" MINIMUM CONTINUOUS ABOVE DECK OVER LOW ENERGY SPACE
INSUL-5	RIGID HD EXPANDED POLYSTYRENE - EPS	R-5	R-10	2" AT PERIMETER TO 24" BELOW T.O. SLAB
INSUL-6	RIGID EXPANDED POLYSTYRENE - EPS	R-4	R-3.8 MIN	1" CONTINUOUS AT INTERIOR

INSULATION NOTES

- WHERE TWO OR MORE LAYERS OF RIGID INSULATION WILL BE USED STAGGER EDGE JOINTS, EXCEPT WHERE INSULATION TAPERS TO THE ROOF DECK AT A GUTTER EDGE, ROOF DRAIN, OR SCUPPER.
- INSULATION MATERIALS THAT ARE PROVIDED WITH AN R-VALUE IDENTIFICATION MARK SHALL BE INSTALLED SO THAT THE MARK IS READILY OBSERVABLE DURING INSPECTION.
- INSULATION MATERIALS THAT ARE NOT INSTALLED WITH AN R-VALUE IDENTIFICATION MARK, PROVIDE AN INSULATION CERTIFICATE IMMEDIATELY AFTER INSTALLATION IN A CONSPICUOUS LOCATION IN THE BUILDING SO IT IS READILY AVAILABLE DURING INSPECTION.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING DOORS, SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BY ARCHITECT.
- PROVIDE GLAZING TO MEET ADJACENT WALL STC RATINGS, TYPICAL.
- HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER IBC 2406.4. EXCEPTIONS APPLY PER IBC 2406.4.1 - 2406.4.7.
 - GLAZING IN SWINGING, SLIDING AND BIFOLD DOORS.
 - GLAZING ADJACENT TO DOORS WITH THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, & BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN WINDOWS MEETING THE FOLLOWING CONDITIONS: GREATER THAN 9 S.F., EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE FINISHED FLOOR, EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FINISH FLOOR, AND ONE OR MORE WALKING SURFACES WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PLANE OF GLAZING.
 - GLAZING IN GUARDRAILS AND RAILINGS, REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE.
 - GLAZING IN ENCLOSURES FOR HOT TUBS, SPAS, WHIRLPOLLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN THE BOTTOM EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND THE GLAZING IS WITHIN 60 INCHES HORIZONTALLY FROM THE WATERS EDGE.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING WHERE THE GLAZING IS LESS THAN 60" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC FROM THE BOTTOM TREAD NOSING.
 - ANY OTHER REQUIRED AREAS OR REQUIREMENTS AS LISTED IN THE IBC 2021, SECTION 2406.
- PROVIDE SAFETY GLAZING IDENTIFICATION PER IBC SECTION 2406.3.
- FENESTRATION PRODUCTS INCLUDING WINDOWS, DOORS, AND SKYLIGHTS SHALL BE LABELED WITH U-FACTOR, SHGC, VT AND LEAKAGE RATING IN ACCORDANCE WITH NFRC 100.
- GARAGE DOORS AND ROLLING DOORS, U-FACTOR RATINGS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC OR ANSI/DASMA 105.

ENERGY CODE COMPLIANCE

APPLICABLE CODE:	2021 WSEC-C
CLIMATE ZONE:	4C - PIERCE COUNTY
COMPLIANCE PATH:	PRESCRIPTIVE
SPACE CATEGORIES	
S-1 STORAGE	LOW ENERGY, UNCONDITIONED
S-1 STORAGE UTILITY	SEMI-CONDITIONED
B OFFICE MEZZANINE	HEATED
SPACE CONDITIONING CATEGORIES	
LOW ENERGY (UNCONDITIONED) SPACE R402.1.1	
TOTAL GROSS FLOOR AREA	3,423.01 SF
TOTAL AREA OF ABOVE GRADE WALLS	4237.46 SF
TOTAL AREA OF GLAZING IN WALLS	567.22 + 40.00 = 607.22 SF
TOTAL AREA OF SKYLIGHTS	0 SF
GLAZING PERCENT	607.22 / 4237.46 = (0.143) 14.3 %
HEATED (CONDITIONED) SPACE PER R402.1	
TOTAL GROSS FLOOR AREA	452.66 SF
TOTAL AREA OF ABOVE GRADE WALLS	277.60 SF
TOTAL AREA OF GLAZING IN WALLS	100.00 SF
TOTAL AREA OF SKYLIGHTS	0 SF
GLAZING PERCENT	100.00 / 277.60 = (0.360) 36.0 %
THERMAL ENVELOPE MINIMUM REQUIREMENTS	
VERTICAL GLAZING FIXED, U-FACTOR	0.34
ENTRANCE DOOR, U-FACTOR	0.60
OPAQUE DOOR, U-FACTOR	0.37
ROOF CONTINUOUS INSULATION ABOVE DECK	R-38CI
ROOF INSULATION ABOVE AND BELOW DECK	R-29 BELOW + R-20CI ABOVE R-49
WALL - ABOVE GRADE	R-20 + R-3.8CI
WALL MASS	R-9.5CI
FLOOR CONDITIONED OVER UNCONDITIONED SPACE	R-30
SLAB ON GRADE UNHEATED	R-10 FOR 24" DEPTH

ADDITIONAL ENERGY NOTES

- NET FLOOR AREA IS THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.
- OPAQUE DOOR IS A DOOR WITH LESS THAN 50% GLAZED AREA.
- REQUIRED INSPECTIONS PER C105.2 TO INCLUDE BUT NOT LIMITED TO FOOTING AND FOUNDATION INSULATION, THERMAL ENVELOPE, PLUMBING SYSTEM, MECHANICAL SYSTEM, ELECTRICAL SYSTEM AND FINAL INSPECTIONS.
- LOW ENERGY SPACES ARE EXEMPT FROM SECTION C402.
- LOW ENERGY SPACES SERVED BY SPACE HEATING SYSTEMS SHALL COMPLY WITH SUFFICIENT MEASURES FROM TABLE C406.2(1) OR TABLE C406.2(2) TO ACHIEVE A MINIMUM 50% OF THE EFFICIENCY CREDITS REQUIRED FOR NEW CONSTRUCTION BY TABLE C401.3.3.
- WALL ASSEMBLIES ENCLOSING A SEMI-HEATED SPACE ARE EXEMPT FROM THE OPAQUE WALL INSULATION REQUIREMENTS IN SECTION C402 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - NO MECHANICAL COOLING IS INSTALLED.
 - OUTPUT CAPACITY OF HEATING SYSTEM DOES NOT EXCEED 8 BTU/H PER SF.
 - HEATING SYSTEM IS OF A QUALIFYING TYPE.ALL OTHER ENVELOPE ASSEMBLIES SHALL COMPLY WITH THE THERMAL ENVELOPE PROVISIONS AS WELL.

PROJECT CLOSEOUT

- AT PROJECT CLOSEOUT DOCUMENTATION IS REQUIRED INCLUDING ENVELOPE RECORD CONSTRUCTION DOCUMENTS, APPLICABLE CALCULATIONS, WSEC ENVELOPE COMPLIANCE REPORTS, AND FENESTRATION NFRC RATING CERTIFICATES.
-
- A THERMAL ENVELOPE CERTIFICATE IS REQUIRED AT PROJECT CLOSE OUT AND SHALL INCLUDE THE RATED R-VALUES OF ALL OPAQUE ASSEMBLY INSULATION, U-FACTORS & SHGCS FOR ALL FENESTRATION ASSEMBLIES.

MUNICIPAL APPROVAL STAMPS

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REVISIONS	
NO.	DESCRIPTION

DRAWN BY: MD

WINDOW & DOOR SCHEDULES, ASSEMBLIES



DESIGN CRITERIA

CODE:	INTERNATIONAL BUILDING CODE - 2021 EDITION	
ROOF:		17 PSF
FLOORS:		
OFFICE	65 PSF	
WIND:		
BASIC WIND SPEED		110 MPH
EXPOSURE		B
TOPOGRAPHICAL FACTOR, K_{zt}		1.0
SEISMIC:		
SPECTRAL RESPONSE ACCELERATION, S_s	1.269	
SPECTRAL RESPONSE ACCELERATION, S_1	0.437	
SPECTRAL RESPONSE ACCELERATION, S_{ds}	1.015	
SPECTRAL RESPONSE ACCELERATION, S_{d1}	0.543	
SOIL SITE CLASS, F_a	1.200	
SOIL SITE CLASS, F_v	1.863	
SEISMIC DESIGN CATEGORY	D	
SEISMIC DESIGN (WOOD LEVELS):		
RESPONSE MODIFICATION FACTOR, R	6.5 (BRG WALL/SHEATHED WALLS)	
	5.0 (SPECIAL CMU SHEARWALLS)	
REDUNDANCY FACTOR	1.3	

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL VERIFY AND REVIEW ALL ITEMS WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES.
2. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
3. DIMENSIONS ARE NOT TO BE SCALED FROM THE PLANS, SECTIONS, OR DETAILS WITHIN THE DRAWINGS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND PROCEDURES.
5. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REFERENCED BUILDING AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
6. SPECIFIC NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND SPECIFICATIONS.
7. NOTIFY THE ENGINEER OF ALL CHANGES MADE IN THE FIELD PRIOR TO INSTALLATION.

FOUNDATION

1. FOUNDATION DESIGN PARAMETERS ASSUMED BY OWNER:
- A. IBC SOIL SITE CLASSIFICATION.....D
- B. FOOTING BEARING PRESSURE.....1,500 PSF
- C. LATERAL EARTH PRESSURE:
- ACTIVE.....35 PCF
 - PASSIVE.....250 PCF
 - COEFFICIENT OF FRICTION.....0.30
2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR COMPACTED STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

1. REFERENCE STANDARDS: ACI-301 AND ACI-318.
2. MINIMUM CONCRETE STRENGTH AT 28 DAYS: 2,500 PSI (5½ SACK MIX)
3. THE WATER/CEMENT RATIO SHALL NOT EXCEED: 0.5 (BY WEIGHT)
4. AGGREGATE GRADING SHALL COMPLY WITH AASHTO #57 GRADATION OR BETTER. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
5. COMPLY WITH ACI-301 FOR MIXING. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESSIVE FREE SURFACE WATER.
6. COMPLY WITH ACI-301 FOR PLACEMENT. PROVIDE A ¾ INCH CHAMFER AT ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE IN THE DRAWINGS.
7. MAXIMUM SLUMP TO BE 4" ± 1"; TYPICAL. DO NOT ADD WATER TO THE MIX TO INCREASE SLUMP. MAXIMUM SLUMP MAY BE INCREASED BY 1" IF THE SLUMP IS TESTED DIRECTLY FROM THE TRUCK PRIOR TO BEING PUMPED INTO PLACE.
8. ACCELERATED SET OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
9. COMPLY WITH ACI-305R FOR PLACEMENT IN HOT WEATHER AND ACI-306R FOR PLACEMENT IN COLD WEATHER.
10. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE FINISH. ALL EXPOSED CONCRETE IS TO HAVE A CLASS A FINISH.
11. PROVIDE AIR ENTRAINMENT OF 5% ± 1.5% FOR ALL CONCRETE EXPOSED TO WEATHER.

CONCRETE MASONRY UNITS

1. REFERENCE STANDARDS: ACI 530-02 AND ACI 530.1-02.
2. MINIMUM CONCRETE MASONRY UNITS (CMU) DESIGN STRENGTH:
 - A. NET COMPRESSIVE STRENGTH, f_m 2,000 PSI
 - B. MORTAR TYPE TYPE S
3. ALL MASONRY TO BE CONSTRUCTED IN RUNNING BOND OF NORMAL WEIGHT MASONRY UNITS. CONSTRUCTION LIFTS ARE NOT TO EXCEED 5'-0".
4. SOLID GROUT ALL CELLS UNLESS NOTED OTHERWISE.

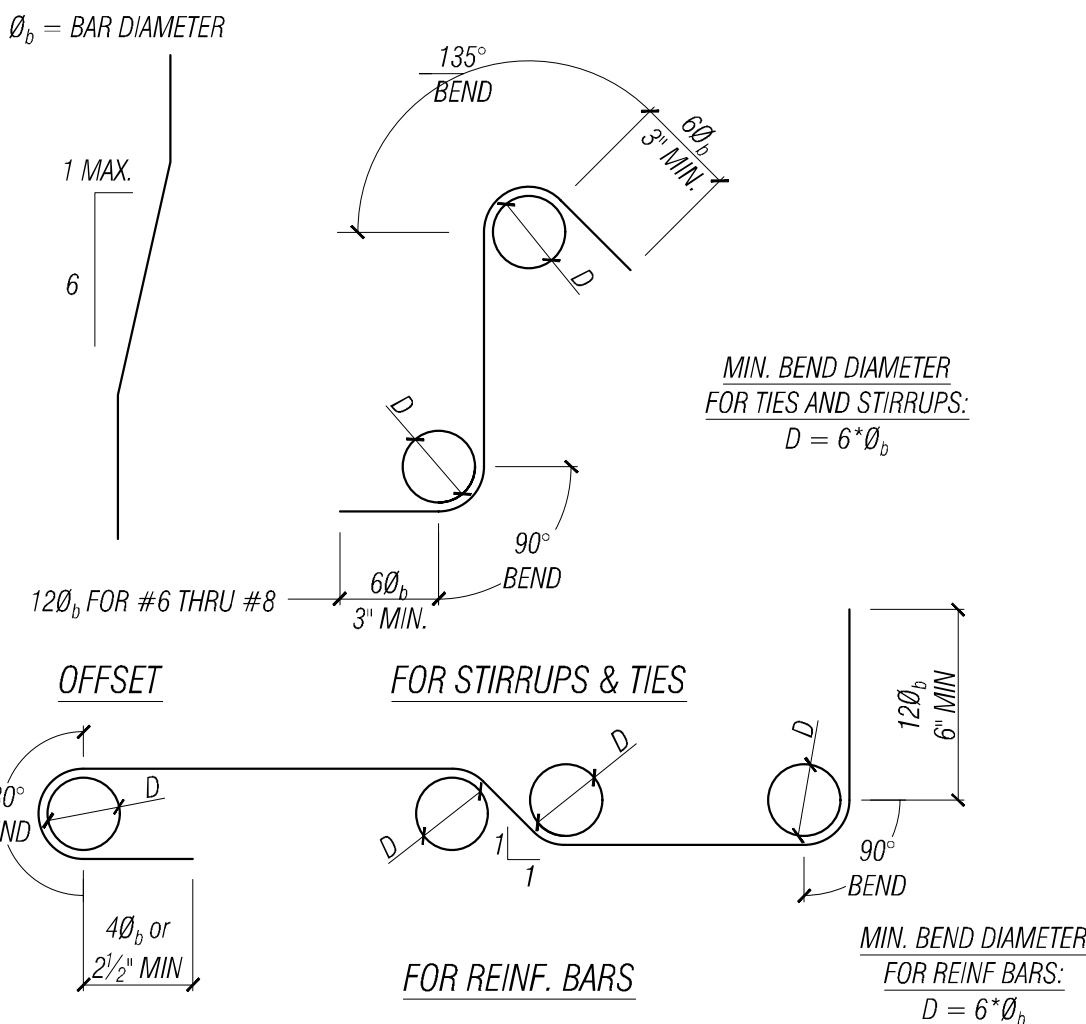
REINFORCING STEEL

1. REFERENCE STANDARDS: ACI "DETAIL MANUAL" AND CRSI MANUAL OF STANDARD PRACTICE.
2. MATERIALS:
 - A. REINFORCING STEEL: ASTM A615, GRADE 60
 - B. WELDED WIRE REINFORCING: ASTM A62 AND A185, $F_y = 75$ KSI
3. LAP CONTINUOUS REINFORCING BARS PER REQUIREMENTS LISTED BELOW, UNLESS NOTED OTHERWISE: PROVIDE CORNER BARS OR HOOKS BARS (90 OR 180 DEGREE) AT THE END OF ALL HORIZONTAL REINFORCEMENT IN WALLS. REFER TO NOTE 6 FOR BEND REQUIREMENTS.

BAR SIZE	MIN. LAP LENGTH
#4	2'-6"
#5	3'-0"
#6	4'-6"

4. REINFORCEMENT COVER:
- | | |
|----------|----------------------------|
| FOOTINGS | 3 INCHES TO EARTH |
| | 2 INCHES TO FORMED SURFACE |
| SLABS | 2 INCHES TO EARTH |
- FORMED SURFACE:
- | | |
|---------------|---------------------------------|
| EXTERIOR FACE | 1½ INCHES, #5 BAR AND SMALLER |
| | 2 INCHES, #6 BAR AND LARGER |
| INTERIOR FACE | ¾ INCHES FOR SLABS AND WALLS |
| | 1½ INCHES FOR BEAMS AND COLUMNS |

6. REINFORCING STEEL BENDS AND HOOKS TO MEET ACI REQUIREMENTS (PER 25.3.2).



STRUCTURAL STEEL

1. REFERENCE STANDARDS: LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIALS:
- BOLTS:
- STEEL TO WOOD - ASTM A307
STEEL TO STEEL - ASTM A325
STEEL TO CONCRETE - HEAVY HEX HEAD ASTM F1554 GR. 36
WOOD TO CONCRETE - ASTM F1554 GR. 36
- W SHAPES: ASTM A992 (Fy = 50,000 PSI)
TUBE STEEL: SQ/RECT - ASTM A500-10, GRADE B (Fy = 46,000 PSI MIN)
ROUND - ASTM A500-10, GRADE B (Fy = 42,000 PSI MIN)
- ALL OTHER STEEL: ASTM A36 (Fy = 36,000 PSI)

STRUCTURAL STEEL WELDING

1. CONFORM TO THE AWS CODES D1.1 AND D1.3. USE ONLY STATE CERTIFIED WELDERS.
2. USE DRY E70 ELECTRODES.
3. WELDS ARE TO BE 1/4 INCH CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE IN THE DRAWINGS.

CONCRETE OR MASONRY ANCHORS

1. MECHANICAL ANCHORS ARE TO BE EITHER HILTI KWIK BOLT-TZ ANCHORS, SIMPSON STRONG-BOLT OR SIMPSON TITEN HD ANCHORS. ANCHOR SIZE AND EMBEDMENT IS AS SPECIFIED ON THE DRAWINGS OR IN THE FIELD.
2. EPOXY FOR THREADED RODS OR REBAR INTO CONCRETE OR SOLID GROUTED MASONRY IS TO BE SIMPSON SET-3G. COLD WEATHER INSTALLATION (BELOW 40°F), USE SIMPSON AT-3G. ROD OR REBAR SIZE AND EMBEDMENT IS AS SPECIFIED ON THE DRAWINGS OR IN THE FIELD.
3. EPOXY FOR THREADED RODS OR REBAR INTO HOLLOW CELL MASONRY IS TO BE EITHER HILTI HIT HY 70 WITH SCREEN TUBE, SIMPSON SET-3G WITH OPTI-MESH SCREEN TUBE OR APPROVED ALTERNATE ROD OR REBAR SIZE AND EMBEDMENT IS AS SPECIFIED ON THE DRAWINGS OR IN THE FIELD.

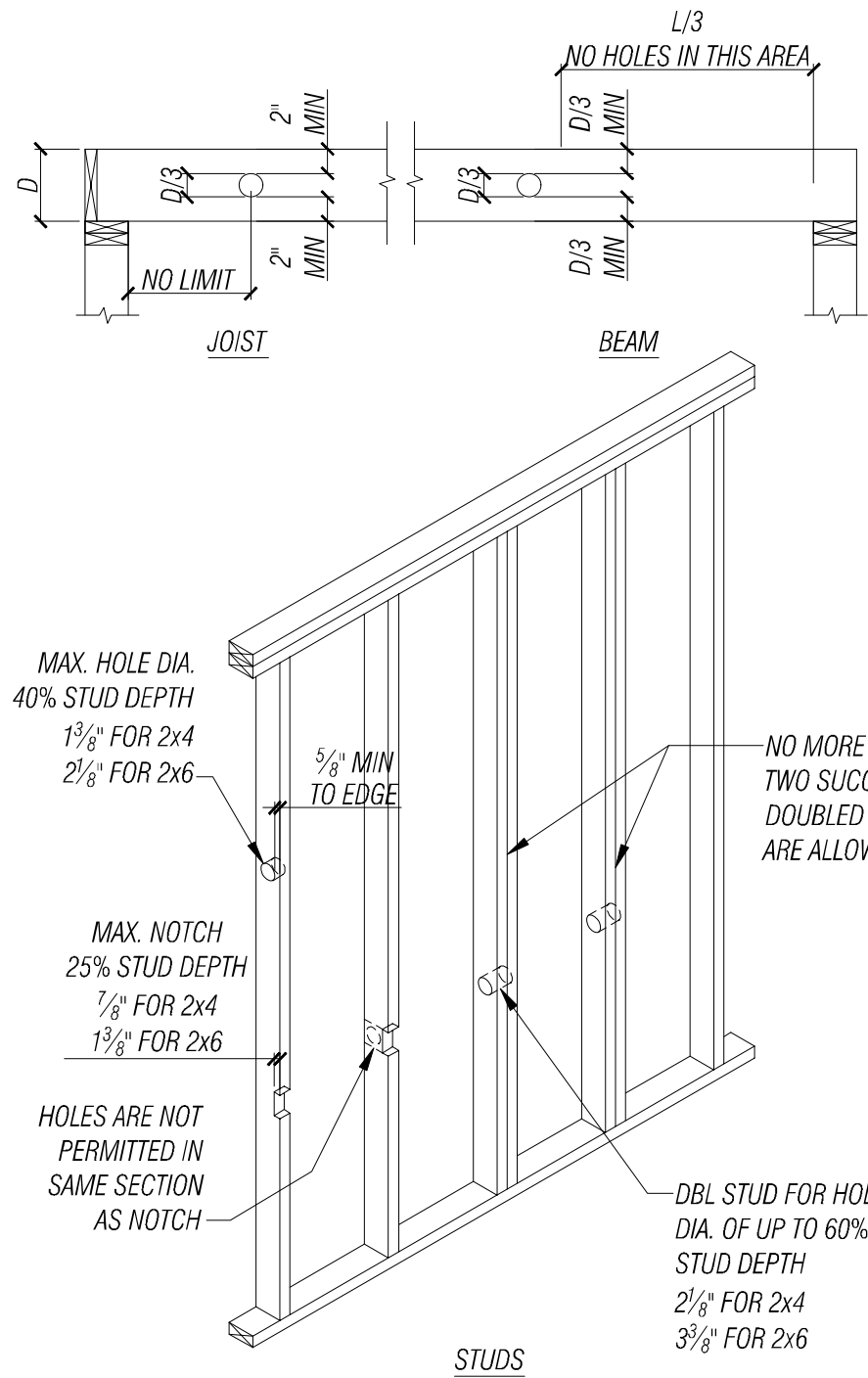
DIMENSIONAL LUMBER

1. MEET THE REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. ALL MEMBERS ARE TO BEAR THE STAMP OF THE WWA. MOISTURE CONTENT AT THE TIME OF FRAMING IS TO BE 19% OR LESS.
2. MINIMUM DIMENSIONAL LUMBER GRADES ARE TO BE:

WALL STUDS	2x DF STUD GRADE
WALL PLATES	2x DF STANDARD GRADE
	2x PT DF STANDARD GRADE
	PER PLAN AT CONCRETE
JOISTS	2x DF #2
HEADERS/BEAMS	4x, 6x DF #2
POSTS	4x, 6x DF #2
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. NAILS AND PLATE WASHERS IN CONTACT WITH TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED. ANCHOR BOLTS AND LAG SCREWS IN TREATED LUMBER SHALL BE HDG OR ZINC COATED. PLAIN CARBON STEEL FASTENERS MAY BE USED WITH ZINC-BORATE TREATED LUMBER.
4. FOUNDATION SILL PLATES ARE TO BE BOLTED TO THE CONCRETE FOUNDATION WITH $\frac{3}{8}$ " Ø ANCHOR BOLTS EMBED A MINIMUM 7" OR $\frac{3}{8}$ " Ø MECHANICAL ANCHORS EMBED AS SPECIFIED ON DRAWINGS. PROVIDE A MINIMUM OF TWO BOLTS PER PLATE SECTION A MAXIMUM OF 9" FROM THE PLATE END. MAXIMUM SPACING OF ANCHORS IS TO BE 4'-0". PROVIDE 0.229x3" SQ. WASHERS AT ALL ANCHOR BOLTS. WASHER EDGES MUST BE WITHIN $\frac{1}{2}$ " OF WALL SHEATHING.
5. SHOT PIN ATTACHMENTS FOR SILL PLATES ARE TO BE SIMPSON FASTENERS OR APPROVED ALTERNATE. SHOT PIN SIZES ARE AS FOLLOWS:

PLATE THICKNESS	EMBED MATERIAL	SHOT PIN
2x	CONC	PDPWL-250MG
2x	STEEL	PDPAW-200

6. BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE MEMBER EDGE. PROVIDE STANDARD WASHERS FOR ALL NUTS BEARING AGAINST WOOD.
7. FASTEN ALL MEMBERS IN ACCORDANCE WITH IBC TABLE 2304.10.1, UNLESS NOTED OTHERWISE. PROVIDE MINIMUM 1½" EMBED FOR ALL NAILS. NAIL SIZES ARE AS FOLLOWS:
- | NAIL | MIN. SHANK DIA. |
|------|-----------------|
| 8d | 0.131" |
| 10d | 0.148" |
| 16d | 0.162" |
8. HOLES AND NOTCHES IN WOOD MEMBERS ARE TO BE LIMITED AS FOLLOWS:



GLU-LAMINATED MEMBERS

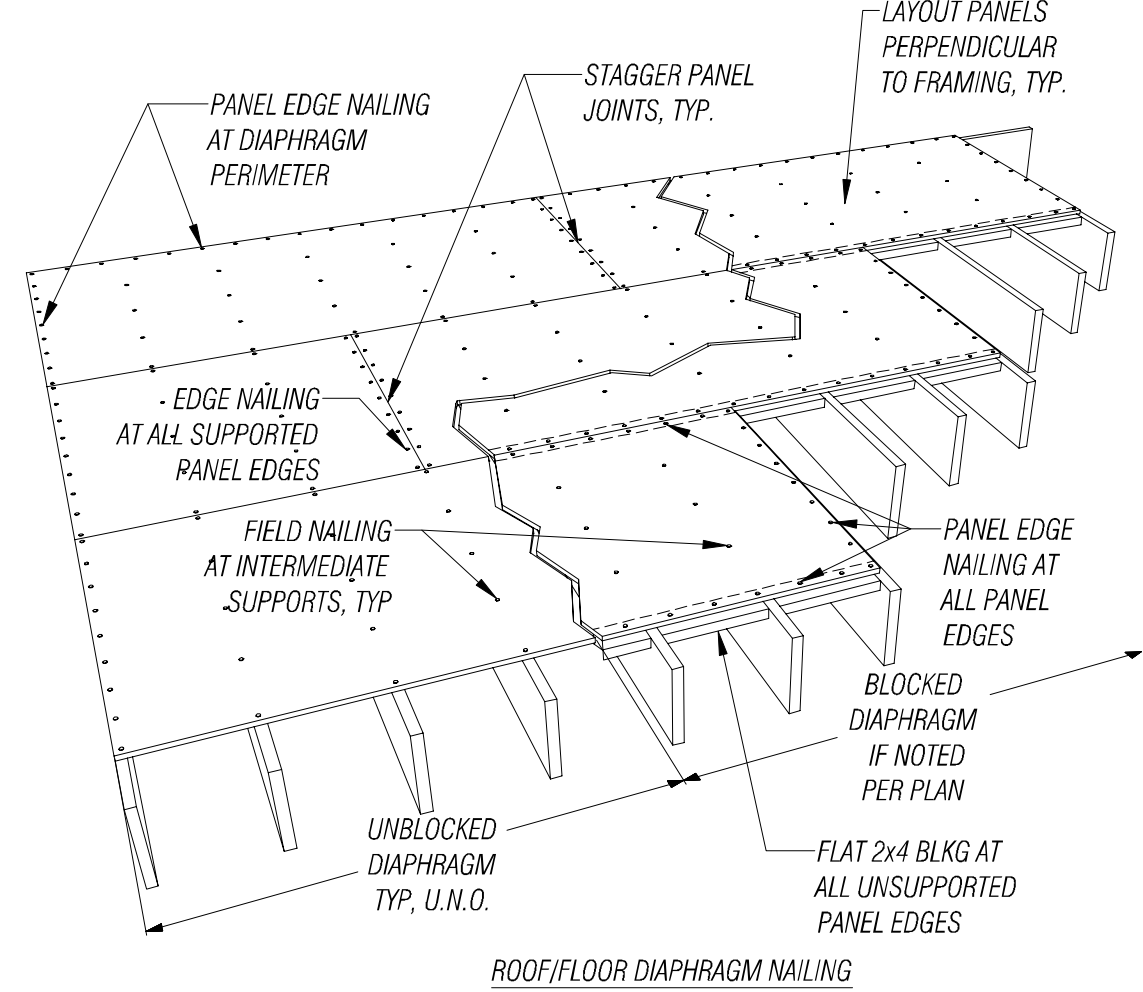
1. SINGLE SPAN GLU-LAMINATED WOOD MEMBERS ARE TO BE DOUGLAS FIR, KILN DRIED AND AITC SPECIFICATION 24F-V8, UNLESS NOTED OTHERWISE. MULTI-SPAN OR CANTILEVERED GLU-LAMINATED WOOD MEMBERS ARE TO BE AITC SPECIFICATION 24F-V8, UNLESS OTHERWISE NOTED. BEAMS HAVE A 2,000 FT RADIUS CAMBER, UNLESS NOTED OTHERWISE.
2. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR AND BEAR THE AITC STAMP.
3. THE GLUE IS TO BE A "WET-USE" ADHESIVE.

MANUFACTURED LUMBER

1. PARALLEL STRAND LUMBER (PSL) IS TO BE 2.0E PARALLAM MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
2. LAMINATED VENEER LUMBER (VLV) IS TO BE 2.0E MICROLAM MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
3. LAMINATED STRAND LUMBER (LSL) IS TO BE:
 - 1 $\frac{1}{2}$ " WIDE LSL 1.3E OR BETTER
 - 3 $\frac{1}{2}$ " WIDE LSL 1.55E OR BETTERMANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.
4. MANUFACTURED I-JOISTS ARE TO BE TJI SERIES MEMBERS AND SPECIFIED IN THE DRAWINGS MANUFACTURED BY TRUSJOIST BY WEYERHAEUSER OR ENGINEER APPROVED EQUAL.

WOOD SHEATHING

1. ROOF SHEATHING. MINIMUM THICKNESS PER PLAN, APA RATED, EXP-1 RATING, EDGE SEALED PANELS CONFORMING TO IDENTIFICATION INDEX 321/6 FOR SLOPES GREATER THAN 3/12 AND 40/20 FOR SLOPES 3/12 AND LESS. PROVIDE MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE. USE 8d COMMON NAILS.
2. FLOOR SHEATHING. MINIMUM THICKNESS PER PLAN, APA RATED STURD-FLOOR, EXP-1 RATING, TONGUE AND GROOVE EDGES CONFORMING TO IDENTIFICATION INDEX 48/24. PROVIDE MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL AND GLUE TO SUPPORTS. GLUE ADHESIVE IS TO CONFORM TO A SPECIFICATION AFG-01. NAIL 6 INCHES ON CENTER ALONG EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE. USE 10d COMMON NAILS.



3. WOOD SHEARWALL SHEATHING. MINIMUM THICKNESS PER PLAN. PLYWOOD OR OSB APA RATED, EXP-1 RATING. NAILING PER DRAWINGS.

MECHANICAL HARDWARE CONNECTORS

1. ALL MECHANICAL HARDWARE USED FOR CONNECTIONS ARE TO BE MANUFACTURED BY SIMPSON STRONG TIE OR EQUIVALENT HAVING A CAPACITY GREATER THAN OR EQUAL.
2. ALL MECHANICAL CONNECTORS USED WITH PRESSURE TREATED WOOD ARE TO HAVE A ZINC FINISH UNLESS NOTED OTHERWISE ON THE PLANS.
3. FASTENERS ARE TO MATCH MANUFACTURER'S SPECIFICATION, ALWAYS USE HIGHEST CAPACITY REQUIREMENTS. FASTENERS USED WITH ZINC COAT FINISH CONNECTORS ARE TO BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM A153. FILL ALL HOLES WITH FASTENERS AND DO NOT OVER DRIVE.
4. THROUGH BOLT FASTENERS ARE TO BE MACHINE BOLTS CONFORMING TO ASTM STANDARD A307 GRADE A. NUTS USED WITH THROUGH BOLTS, THREADED RODS AND ANCHOR BOLTS SHALL BE AT LEAST FLUSH WITH THE TOP OF NUT.
5. JOISTS AND BEAMS SHALL BEAR FULLY ON THE CONNECTOR SEAT AND THE GAP BETWEEN MEMBERS SHALL NOT EXCEED 1/8".

ABBREVIATIONS

BOLT	ANCHOR BOLT
ADDL	ADDITIONAL
A.F.F	ABOVE FINISH FLOOR
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BLKLG	BLOCKING
BM	BEAM
B.O.O.	BOTTOM OF OPENING
B.T.M	BOTTOM
BRG	BEARING
BTW	BETWEEN
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIAM	DIAMETER
DM	DIMENSION
DL	DEAD LOAD
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EN	EDGE NAILING
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FG	FINISH FLOOR
FF	FINISH GRADE
FLR	FLUSH FRAMED
FLR	FLOOR
FT	FEET
FTG	FOOTING
FRT	FIRE RETARDANT TREATED
F.S	FAR SIDE
GA	GAUGE
GALV	GALVANIZED
GLB	GLUE LAMINATED BEAM
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HT	HEIGHT
I.F.	INSIDE FACE
IN	INCH
LL	LIVE LOAD
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NS	NEAR SIDE
NTS	NOT TO SCALE
O.C.	ON CENTER
PARA	PARALLEL
PERP	PERPENDICULAR
PSI	POUNDS PER SQUARE FOOT
PST	POUNDS PER SQUARE INCH
RAP	PRESSURE TREATED
REINF	REINFORCED
REQD	REQUIRED
SCHD	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEARWALL
THRU	THROUGH
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
T.O.O.	TOP OF OPENING
TOS	TOP OF STEEL
TOT	TOP OF WALL
TUBE	TUBE STEEL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WI	WIDTH
WF	WIDE FLANGE
WHS	WELDED HEADED STUD
WTD	WELDED THREADED STUD
WT	WEIGHT
WWR	WELDED WIRE REINFORCING

SHEET INDEX

- S1 - GENERAL NOTES
- S1.1 - GENERAL NOTES (CONT.)
- S2 - FOUNDATION PLAN
- S3 - SECOND FLOOR FRAMING PLAN
- S4 - ROOF FRAMING PLAN
- S5 - FIRST FLOOR SHEARWALL PLAN
- S5.1 - SECOND FLOOR SHEARWALL PLAN
- S6 - CMU WALL ELEVATION
- S7 - FOUNDATION, CMU, AND SHEARWALL DETAILS
- S8 - FRAMING DETAILS

[illegible]

SHOP DRAWINGS AND SUBMITTALS

1. SUBMIT LAYOUT DRAWINGS IN PDF FORMAT FOR REVIEW OF:

A. REINFORCING STEEL
2. SUBMIT SPECIFICATIONS IN PDF FORMAT FOR REVIEW OF:

A. CONCRETE INSERTS

B. CONCRETE MIX DESIGN

DEFERRED SUBMITTALS

1. PLANS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 10 WORKING DAYS FOR THE ENGINEER PLUS AN ADDITIONAL 30 WORKING DAYS FOR INITIAL PLAN REVIEW FROM THE CITY. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTED ITEMS.
2. THE DEFERRED SUBMITTAL ITEMS INCLUDE THE FOLLOWING:

A. AWNINGS

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS ARE TO BE PERFORMED BY INDEPENDENT, JURISDICTIONALLY APPROVED AGENCY IN ACCORDANCE WITH IBC SECTION 1703 AND PROVIDE THE DUTIES AND RESPONSIBILITIES AS INDICATED IN SECTION 1704.
2. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE BUILDING OFFICIAL UPON COMPLETION OF PROJECT.
3. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A JURISDICTIONAL INSPECTOR.
4. THE SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT ARE AS NOTED IN THE SUMMARY OF SPECIAL INSPECTION.

JOB SITE SAFETY

THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM THE WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, SUB-CONTRACTOR OR ANY PERSON ON THE SITE.

SUMMARY OF SPECIAL INSPECTION

ITEM	INSPECTION REQUIRED	REMARK
CONCRETE	VERIFY MIX DESIGN SUPPLIED MEETS APPROVED MIX DESIGN; PERIODIC INSPECTION	REFER TO STAMPED MIX DESIGN BY DCG
	PLACEMENT OF CONCRETE, INCLUDES VERIFYING SLUMP AND AIR CONTENT TESTS; CONTINUOUS INSPECTION	REFER TO DRAWINGS; NOT REQUIRED FOR SITE-WORK CONCRETE
	VERIFY ANCHOR BOLTS ARE PLACED AND TIED PROPERLY; CONTINUOUS INSPECTION	REFER TO DRAWINGS
STRUCTURAL MASONRY	PRIOR TO GROUT PLACEMENT	PERIODIC REVIEW OF SITE-PREPARED GROUT PROPORTIONS OR APPROVED MIX DESIGN CERTIFICATE FROM SUPPLIER
		PERIODIC REVIEW OF REINFORCING, INCLUDING SIZE AND SPACING
		PERIODIC REVIEW OF TYPE, SIZING AND LOCATION OF ANCHOR BOLTS
	GROUT PLACEMENT	PERIODIC INSPECTION THAT GROUT SPACE IS CLEAN
		CONTINUOUS INSPECTION DURING GROUT PLACEMENT
REINFORCING STEEL	VERIFY PLACEMENT, COVER AND BAR SIZE; PERIODIC INSPECTION	REFER TO DRAWINGS
	VERIFY GRADE; PERIODIC INSPECTION	ASTM A615, GRADE 60
EPOXY OR MECHANICAL ANCHORS	VERIFY INSTALLATION SIZE AND DEPTH; CONTINUOUS INSPECTION	REFER TO DRAWINGS OR FIELD DIRECTIVES
WOOD FLOOR/WALL DIAPHRAGMS	VERIFY NAIL SIZE, SPACING, SHEATHING TYPE AND BLOCKING FOR ALL WALLS; PERIODIC INSPECTION	REFER TO DRAWINGS
	VERIFY NAIL SIZE, SPACING, SHEATHING TYPE AND BLOCKING FOR ALL FLOOR/ROOF DIAPHRAGMS; PERIODIC INSPECTION	REFER TO DRAWINGS
	VERIFY INSTALLATION OF HOLDDOWNS; PERIODIC INSPECTION	REFER TO DRAWINGS

NO.

DATE

BY

REVISION

10/17/2024

48132

STRUCTURAL ENGINEER

PROFESSIONAL ENGINEER

SEAL

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PUYALLUP STORAGE BUILDING

111.5HT ST SE

PUYALLUP, WA 98372

PROJECT NUMBER: 2401.0362

PERMIT SUBMITTAL

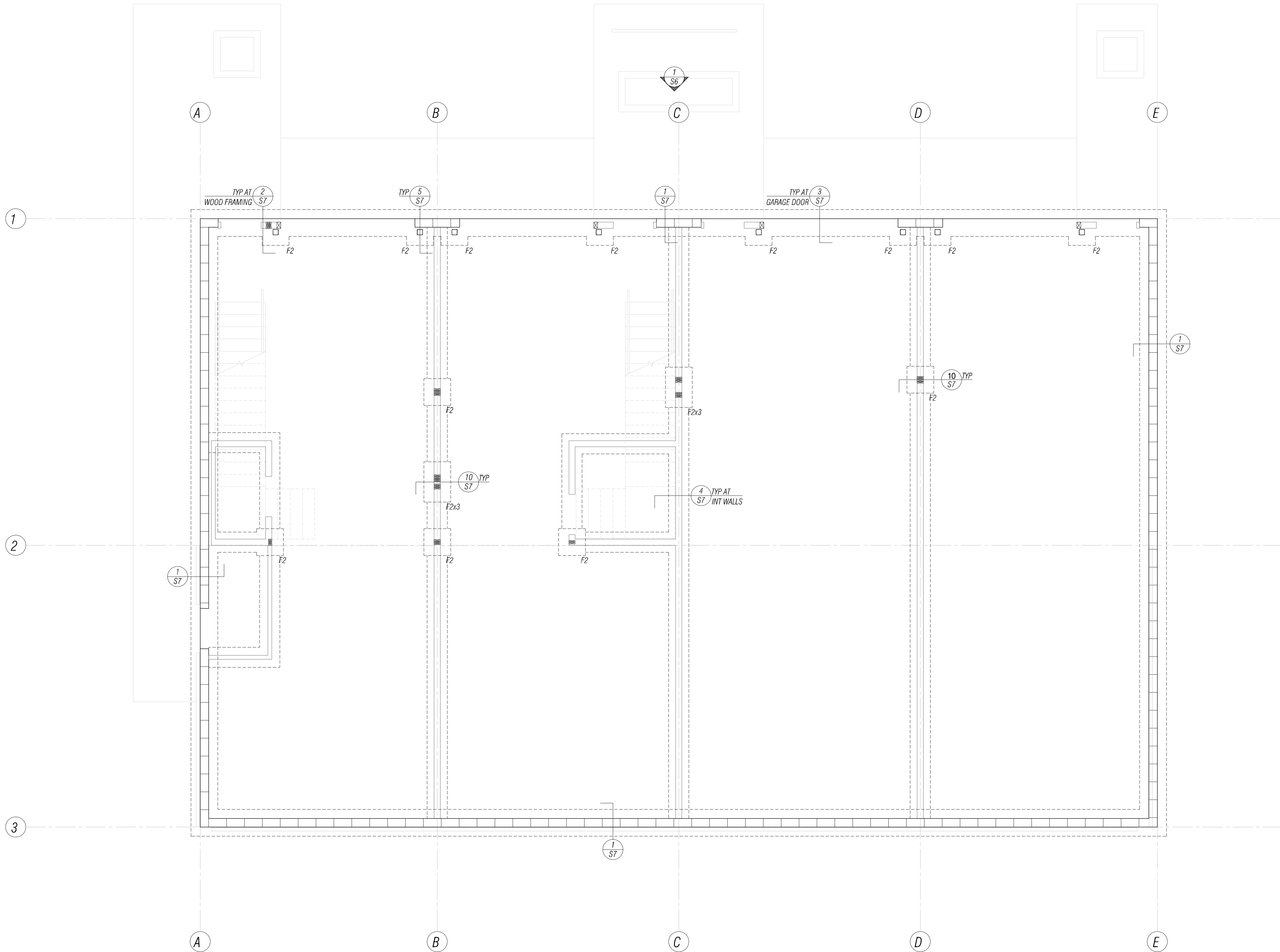
GENERAL NOTES

DATE: 10/17/2024

PLAN NUMBER:

S1.1

FILE LOCATION: Z:\SHARED\PROJECTS\STRUCTURE\2024\10\17\101 - PUYALLUP STORAGE BLDG\DRAWINGS\ACTIVE\REF\WALL UP STRG BLDG_S2.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES) - LAST MODIFIED BY: JOE HARKNESS
PRINCIPAL: J J PROJECT MANAGER: SOT DESIGNED BY: LO SOT DRAWN BY: JH CHECKED BY: JJ



FOUNDATION NOTES:

- REFER TO SHEET S5-S5.1 FOR SHEARWALL REQUIREMENTS AND HOLDOWN LOCATIONS.
- PROVIDE FOOTING DRAIN AROUND PERIMETER OF BUILDINGS.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ALLOWABLE BEARING PRESSURE OF 1,500 PSF.
- PROVIDE #4 CORNER FTG BAR FOR EACH HORIZONTAL BAR. LAP 2'-0" MIN.

1
S2 **FOUNDATION PLAN** SCALE 1/4" = 1'-0"

FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
F2	2'-0" SQ	8"	(2) #4B EA WAY
F2x3	2'-0"x3'-0"	8"	(3) #4B EA WAY

POST SCHEDULE

MARK	SIZE
A	HSS 5'Sx3'x1/4"
B	4x6

PUYALLUP STORAGE BUILDING

111.5HT ST GE
PUYALLUP, WA 98372
PROJECT NUMBER: 2401.0362

PERMIT SUBMITTAL

FOUNDATION PLAN

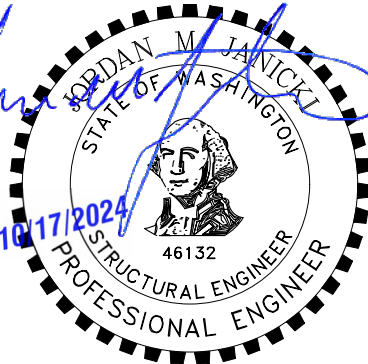
DATE: 10/17/2024
PLAN NUMBER:

S2



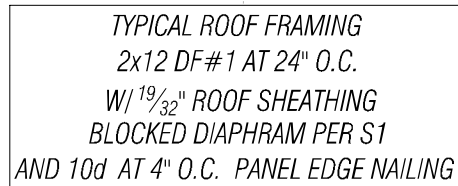
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NO. DATE BY REVISION

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1. STUD SPACING IS 16" O.C. FOR ALL WALLS.
2. REFER TO DETAIL 201/S FOR TYPICAL HEADER FRAMING.
3. ALL HEADERS ARE 4x6 UNLESS NOTED OTHERWISE.
4. ROOF JOIST DESIGN LOADS:
DEAD LOAD - 12 PSF + 5 PSF SOLAR
LIVE LOAD - 25 PSF
LL DEFLECTION - L/360 MIN; 1/2" MAX
TL DEFLECTION - L/240 MIN; 3/4" MAX
5. FOR SISTERED MEMBERS REFER TO DETAIL 19/S.

1. ALL HEADERS TO BE 4x6 UNLESS NOTED OTHERWISE.
2. ALL LVL AND PSL BEAMS ARE TO MATCH JOIST DEPTH U.N.O. AND ARE FLUSH FRAMED.
3. PROVIDE A35 FROM BEAM TO PLATE AT ALL FLUSH BEAM BEARING LOCATIONS.
4. REFER TO DETAIL 20/S7 FOR TYPICAL HEADER FRAMING.
5. STUD SPACING TO BE 16" O.C.
6. REFER TO SHEET S5-S5.1 FOR SHEARWALL REQUIREMENTS AND HOLD/DOWN LOCATIONS.
7. (3) INDICATES NUMBER OF 2x BRG STUDS.
8. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW ALL 4x, 6x AND MULTI-STUD POSTS THAT DO NOT BEAR ON FLUSH BEAMS.
9. REFER TO DETAIL 16/S7 FOR TYPICAL STAIR FRAMING REQUIREMENTS.
10. FOR SISTERED MEMBERS REFER TO DETAIL 19/S8.

SCALE 1/4" = 1'-0"

MEMBER	HANGER	REMARK
2x	LUS SERIES	---
(2)2x	HU(C) SERIES	---
4x	LUS SERIES	---
(2) 1 $\frac{3}{4}$ LVL	HU(C) SERIES	---
(3) 1 $\frac{3}{4}$ LVL	HU(C) SERIES	SHIM AS REQ'D
(4) 1 $\frac{3}{4}$ LVL	HU(C) SERIES	SHIM AS REQ'D

*HANGER SIZE TO MATCH JOIST/B EAM DEPTH

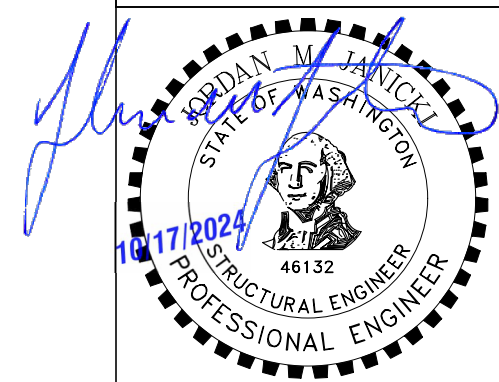
MARK	SIZE
(A)	HSS 5"SQ $\frac{1}{4}$ "
(B)	4x6

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SECOND FLOOR AND LOW ROOF FRAMING PLAN

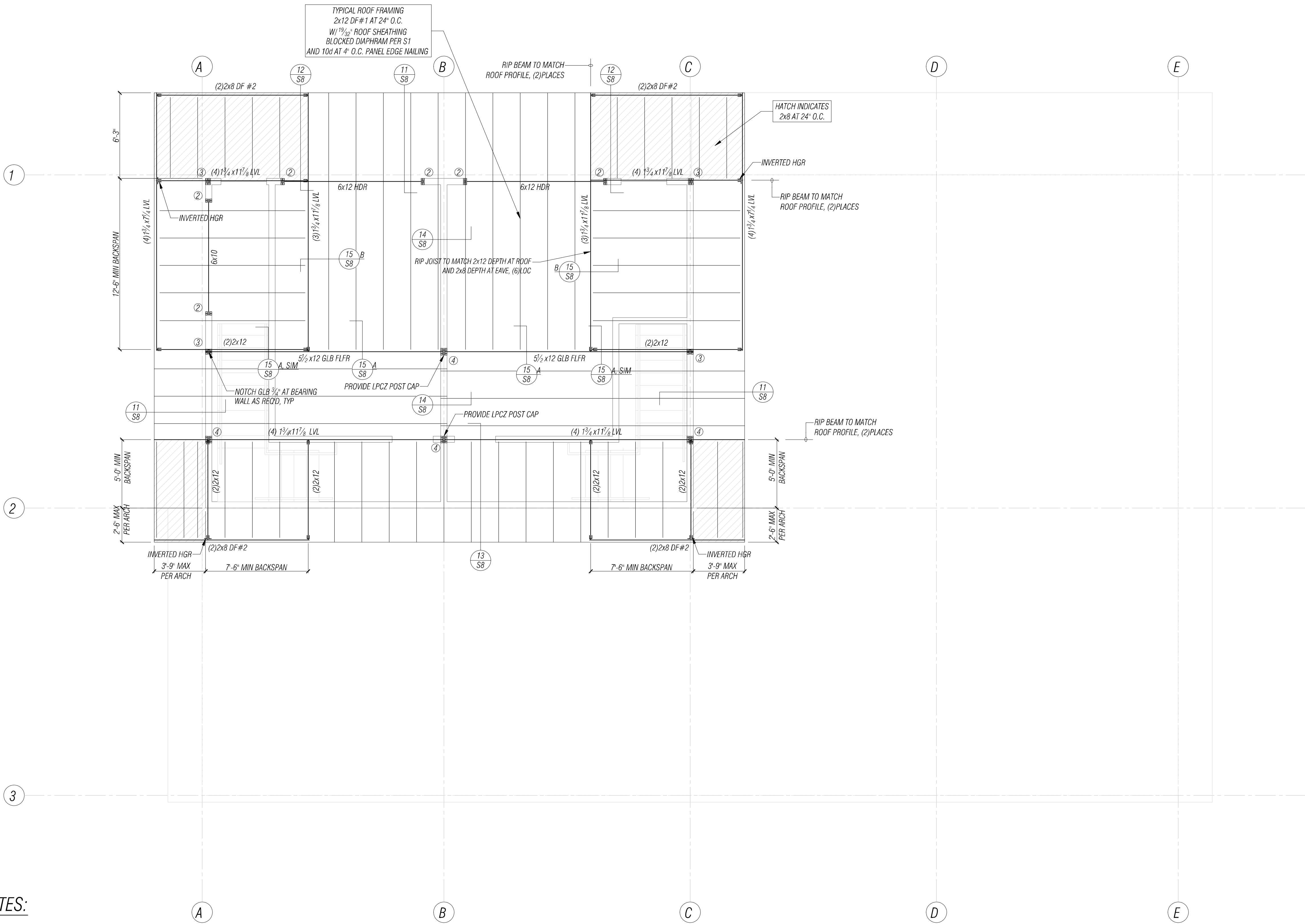
PLAN NUMBER:

S3

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2024\10\17\101_PUYALLUP STORAGE BUILDING\DRAWINGS\02\ACTIVE\REF\19/STG BLDG, S4-LONG. ORIGINAL SHEET SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES). LAST MODIFIED BY: JOEL HARNISS
PRINCIPAL: J J PROJECT MANAGER: SDT DESIGNED BY: LO SDT DRAWN BY: JH CHECKED BY: JJ

ROOF FRAMING NOTES:

- STUD SPACING IS 16" O.C. FOR ALL WALLS.
- REFER TO DETAIL 20/S7 FOR TYPICAL HEADER FRAMING.
- ALL HEADERS ARE 4x6 UNLESS NOTED OTHERWISE.
- ROOF JOIST DESIGN LOADS:
DEAD LOAD - 12 PSF + 5 PSF SOLAR
LIVE LOAD - 25 PSF
LL DEFLECTION - L/360 MIN; 1/2" MAX
TL DEFLECTION - L/240 MIN; 3/4" MAX
- FOR SISTERED MEMBERS REFER TO DETAIL 19/S8.



1 ROOF FRAMING PLAN
S4 SCALE 1/4" = 1'-0"

HANGER SCHEDULE

MEMBER	HANGER	REMARK
2x	LUS SERIES	---
(2)2x	HU(C) SERIES	---
4x	LUS SERIES	---
(2) 1 1/4 LVL	HU(C) SERIES	---
(3) 1 1/4 LVL	HU(C) SERIES	SHIM AS REQD
(4) 1 1/4 LVL	HU(C) SERIES	SHIM AS REQD

*HANGER SIZE TO MATCH JOIST/BEAM DEPTH

POST SCHEDULE

MARK	SIZE
(A)	HSS 5" SDX 1/4"
(B)	4x6

PUYALLUP STORAGE BUILDING

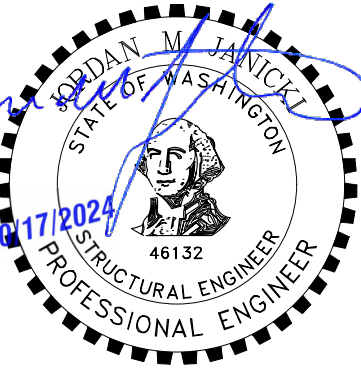
114.5HT ST BE
PUYALLUP, WA 98372
PROJECT NUMBER: 2401.0362

PERMIT SUBMITTAL

ROOF FRAMING PLAN

DATE: 10/17/2024
PLAN NUMBER:

S4

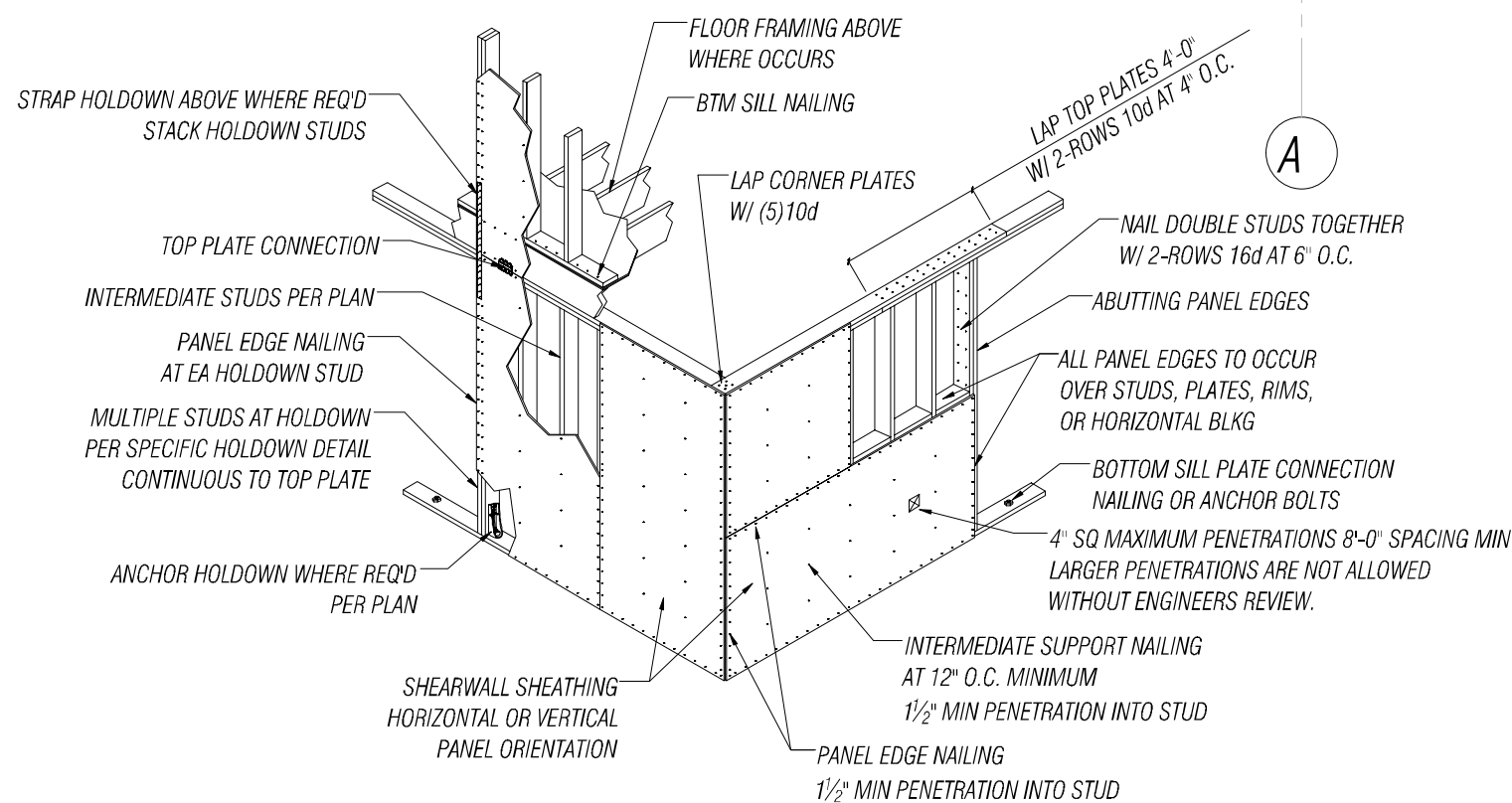


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PRINCIPAL: J J PROJECT MANAGER: SOT DESIGNED BY: LO SOT DRAWN BY: JH CHECKED BY: JJ

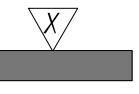
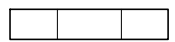


SW
S5

TYPICAL WOOD SHEARWALL FRAMING

SCALE: N.T.S.

SHEARWALL NOTES:

-  INDICATES SHEARWALL ON SPECIFIED FLOOR.
REFER TO SCHEDULE ON THIS SHEET FOR REQUIREMENTS.
- SIMPSON MASAP SILL PLATE ANCHORS ARE AN ACCEPTABLE ALTERNATE TO 3/8"Ø ANCHOR BOLTS.
-  INDICATES CMU SHEARWALL. REINFORCEMENT PER S6.

1
S5

FIRST FLOOR SHEARWALL PLAN

SCALE 1/4" = 1'-0"

SHEARWALL SCHEDULE

MARK	WOOD STRUCTURAL PANELS	PANEL EDGE NAILING	PANEL EDGE STUDS	PLATE CONNECTION		
				CONCRETE/SILL PLATE CONNECTION 3/8"Ø A. BOLT	TOP PLATE	WOOD FLOOR BTM SILL PLATE
6	15/32" SHEATHING ONE SIDE	10d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.*	16d AT 6" O.C.
4	15/32" SHEATHING ONE SIDE	10d AT 4" O.C.	2-2x	32" O.C. IN 2x PLATE	LTP4 AT 18" O.C.	16d AT 6" O.C.

*LTP4 AT 24" O.C. AT ROOF

PUYALLUP STORAGE BUILDING

111.5HT ST 0E

PUYALLUP, WA 98372

PROJECT NUMBER: 2401.0362

PERMIT SUBMITTAL

FIRST FLOOR SHEARWALL PLAN

DATE: 10/17/2024

PLAN NUMBER:

S5



FACET

P: 360.889.1110

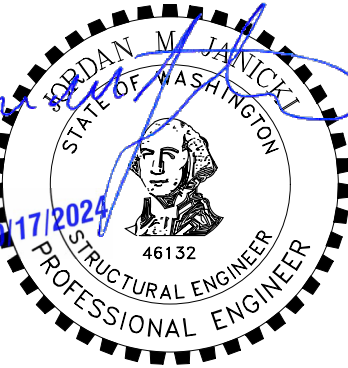
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Suite #110

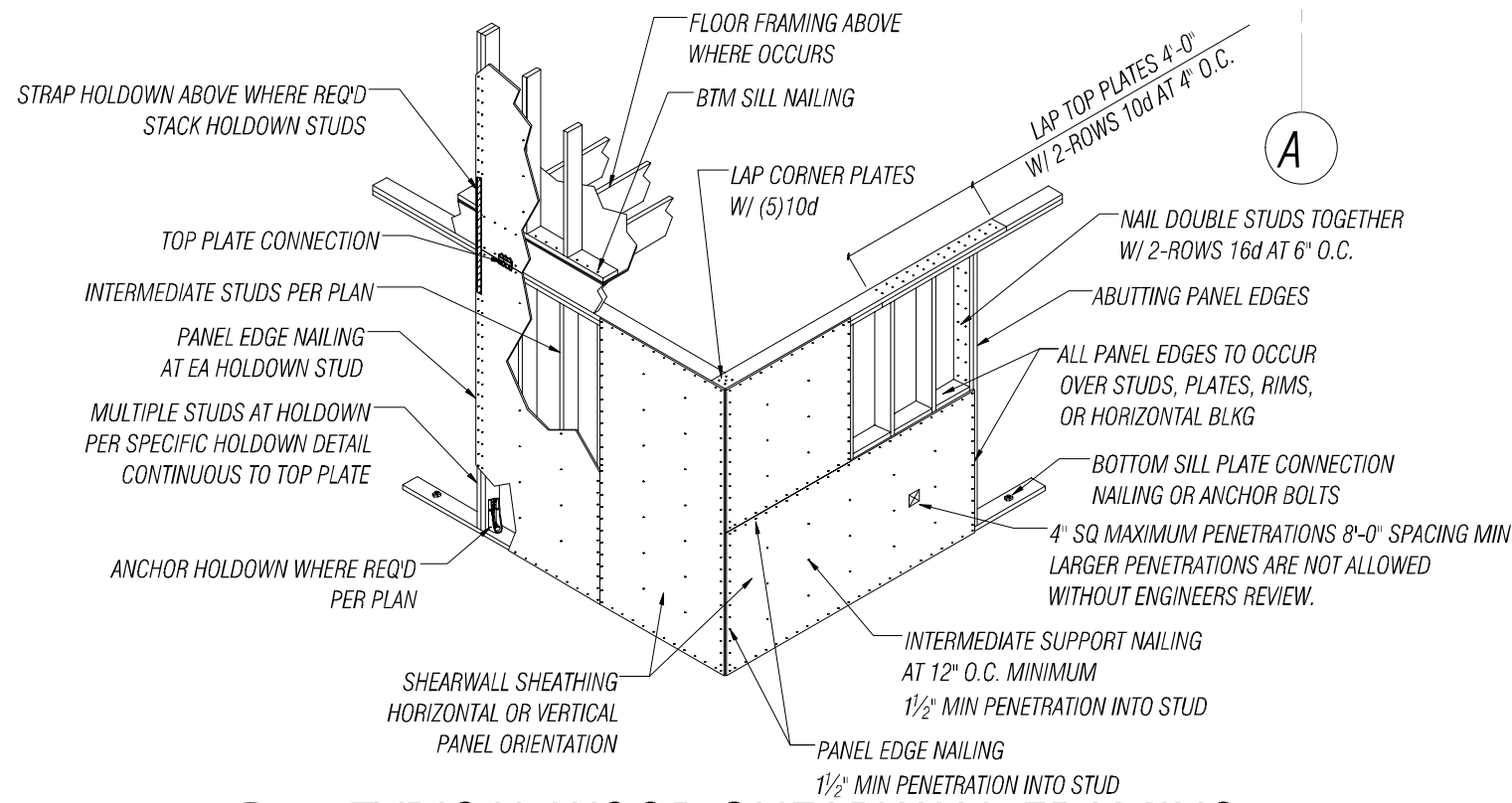
Mount Vernon, WA 98273

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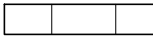
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PRINCIPAL: J.J. PROJECT MANAGER: SOT DESIGNED BY: LO SOT DRAWN BY: JH CHECKED BY: JJ



SW
S5.1

TYPICAL WOOD SHEARWALL FRAMING
SCALE: N.T.S.

SHEARWALL NOTES:

-  INDICATES SHEARWALL ON SPECIFIED FLOOR. REFER TO SCHEDULE ON THIS SHEET FOR REQUIREMENTS.
- SIMPSON MASAP SILL PLATE ANCHORS ARE AN ACCEPTABLE ALTERNATE TO 3/8"Ø ANCHOR BOLTS.
-  INDICATES CMU SHEARWALL. REINFORCEMENT PER S6.

1 SECOND FLOOR SHEARWALL PLAN S5.1

SCALE 1/4" = 1'-0"

SHEARWALL SCHEDULE

MARK	WOOD STRUCTURAL PANELS	PANEL EDGE NAILING	PANEL EDGE STUDS	PLATE CONNECTION		
				CONCRETE/SILL PLATE CONNECTION 3/8"Ø A. BOLT	TOP PLATE	WOOD FLOOR BTM SILL PLATE
6	15/32" SHEATHING ONE SIDE	10d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C. *	16d AT 6" O.C.
4	15/32" SHEATHING ONE SIDE	10d AT 4" O.C.	2-2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	16d AT 6" O.C.

*LTP4 AT 24" O.C. AT ROOF

PUYALLUP STORAGE BUILDING

111.5HT ST 0E
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PROJECT NUMBER: 2401.0362

PERMIT SUBMITTAL

SECOND FLOOR SHEARWALL PLAN

DATE: 10/17/2024

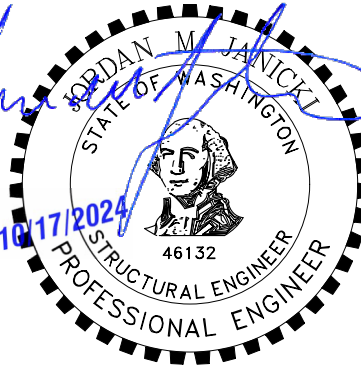
PLAN NUMBER:

S5.1



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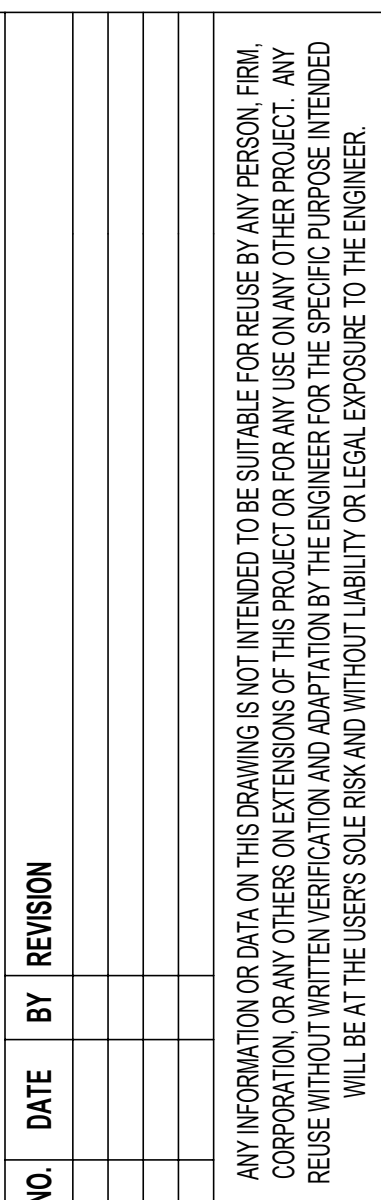


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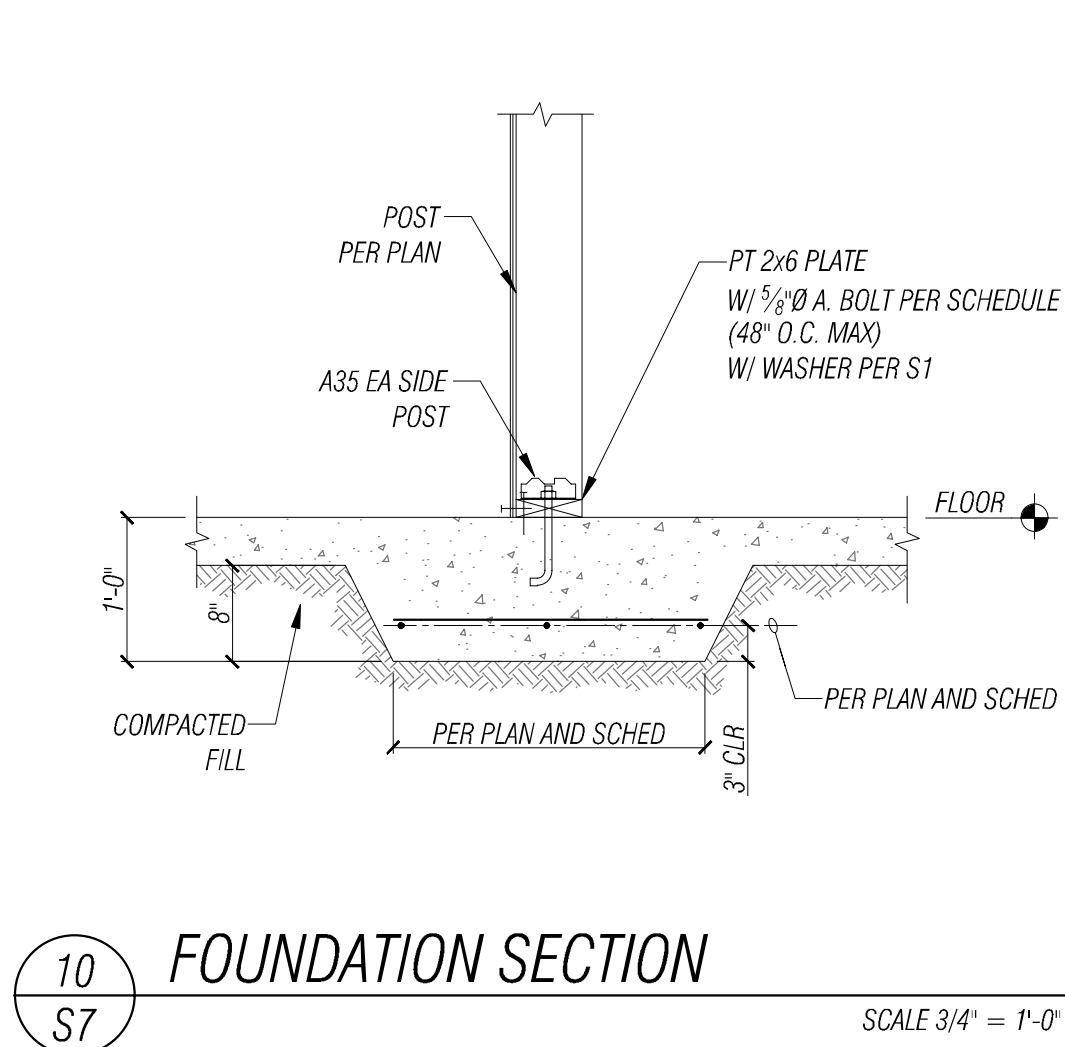
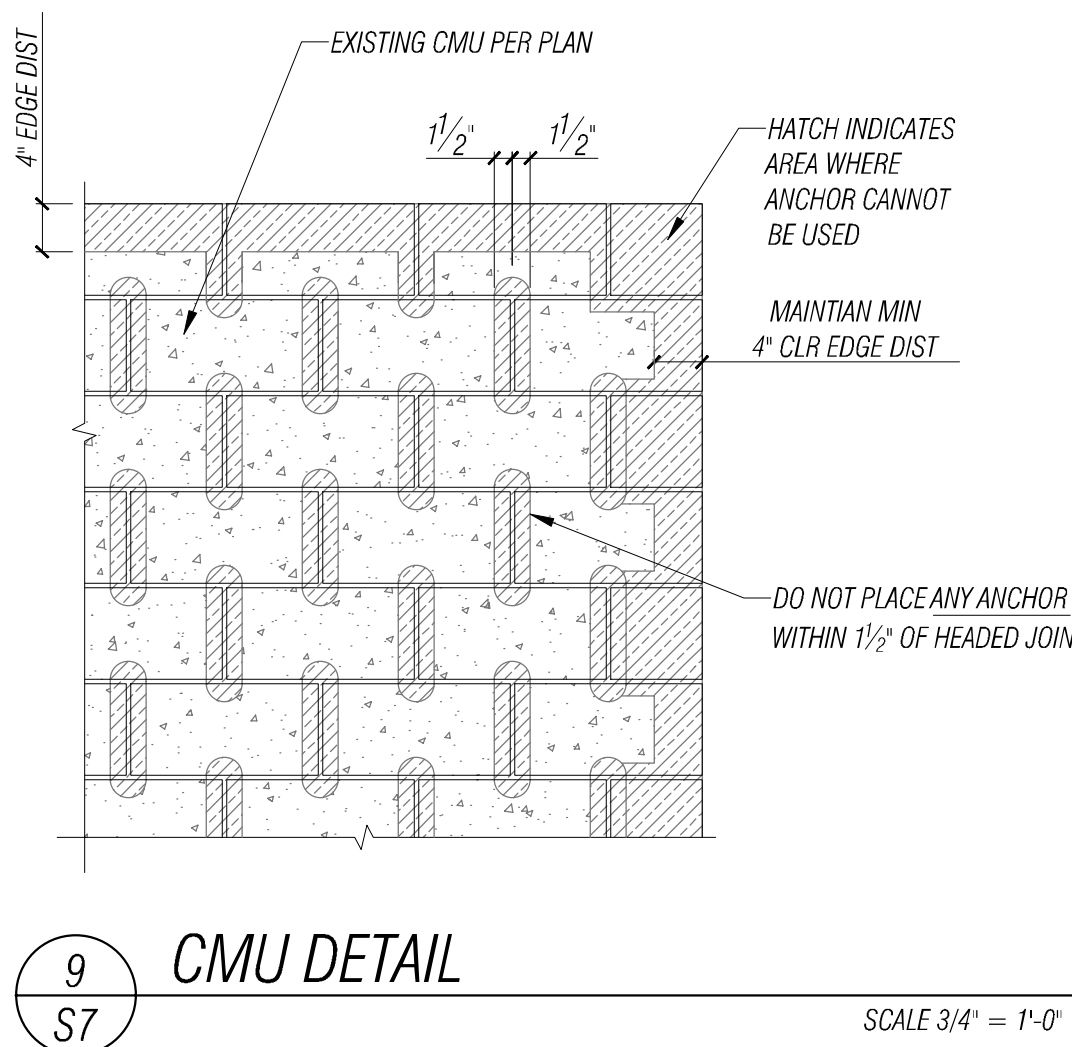
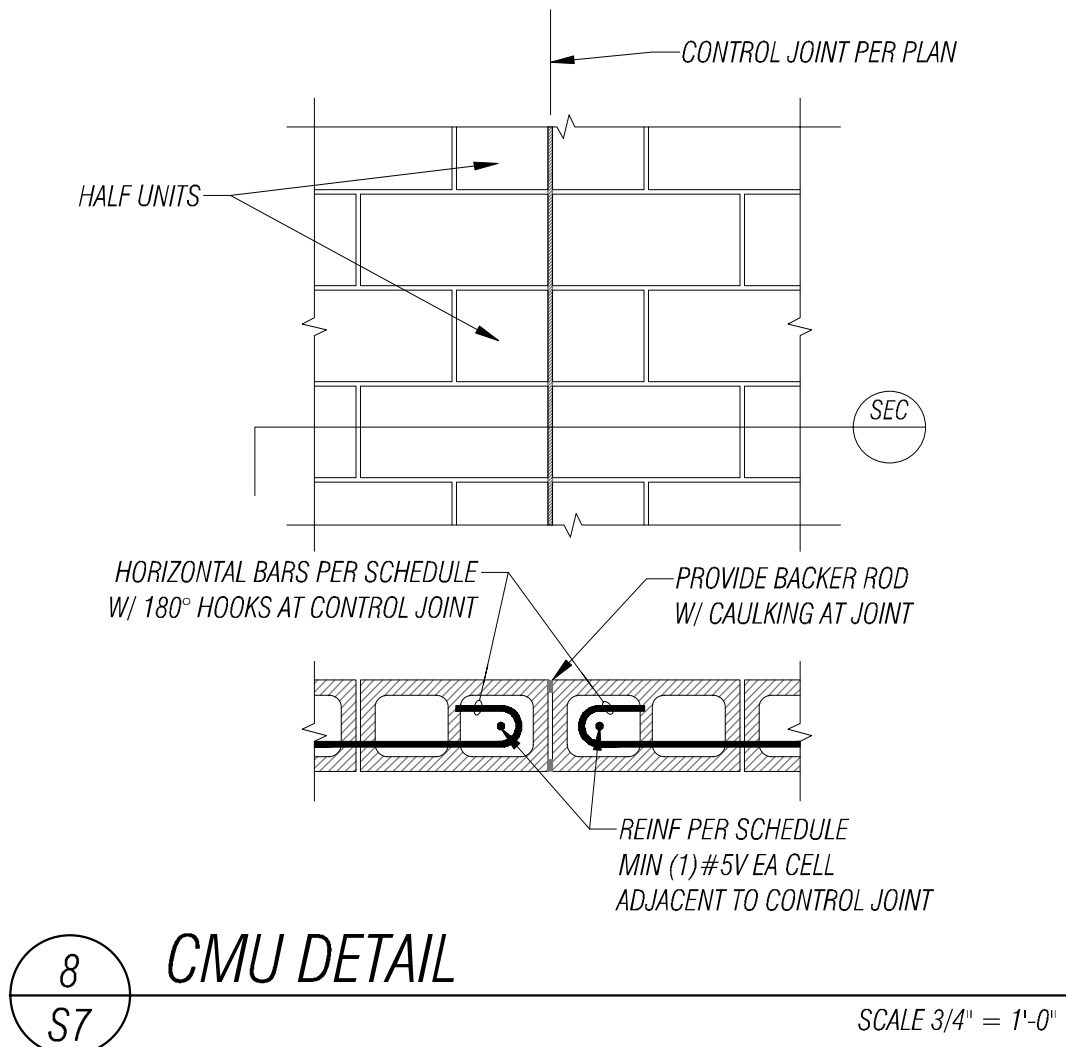
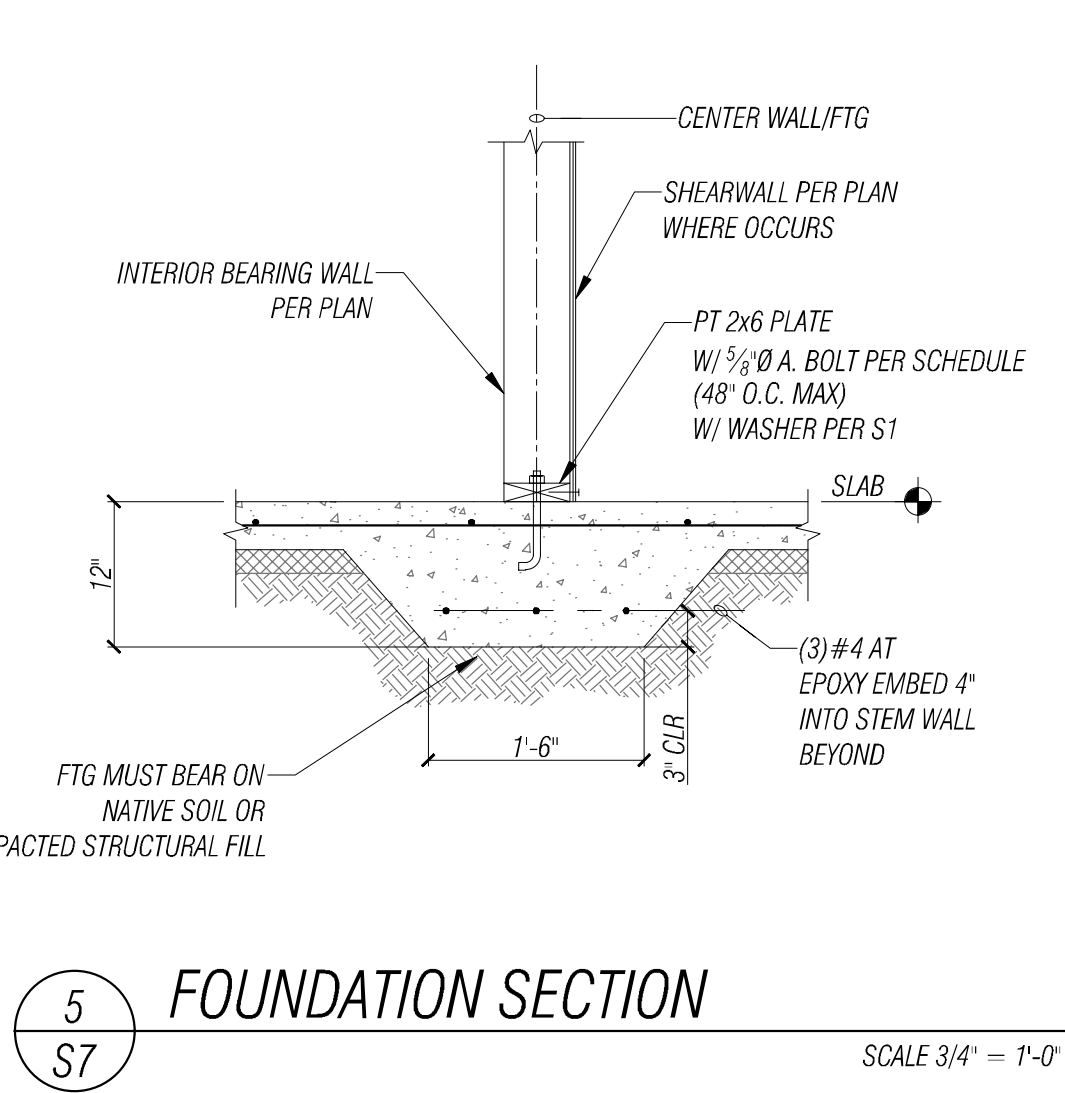
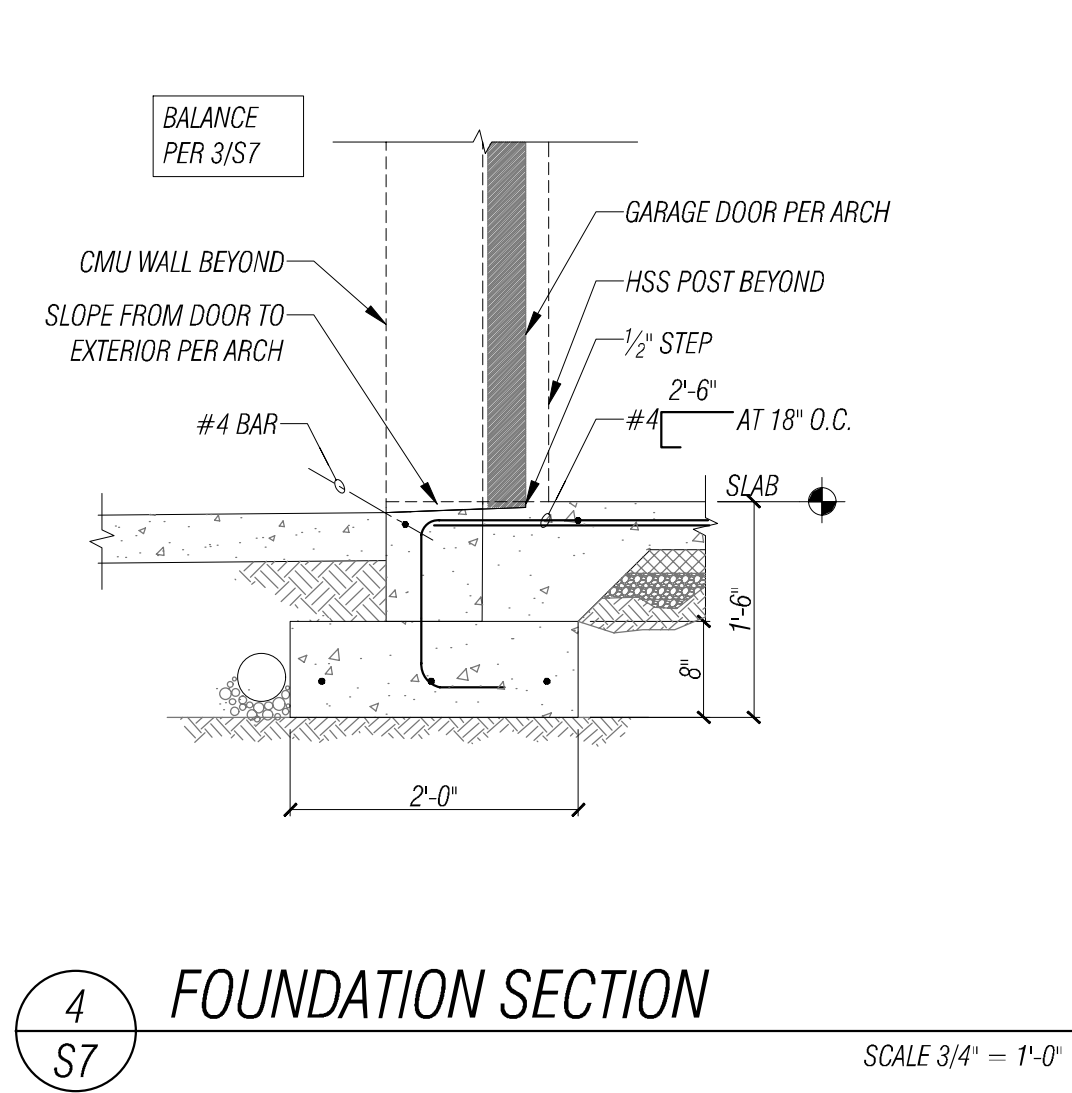
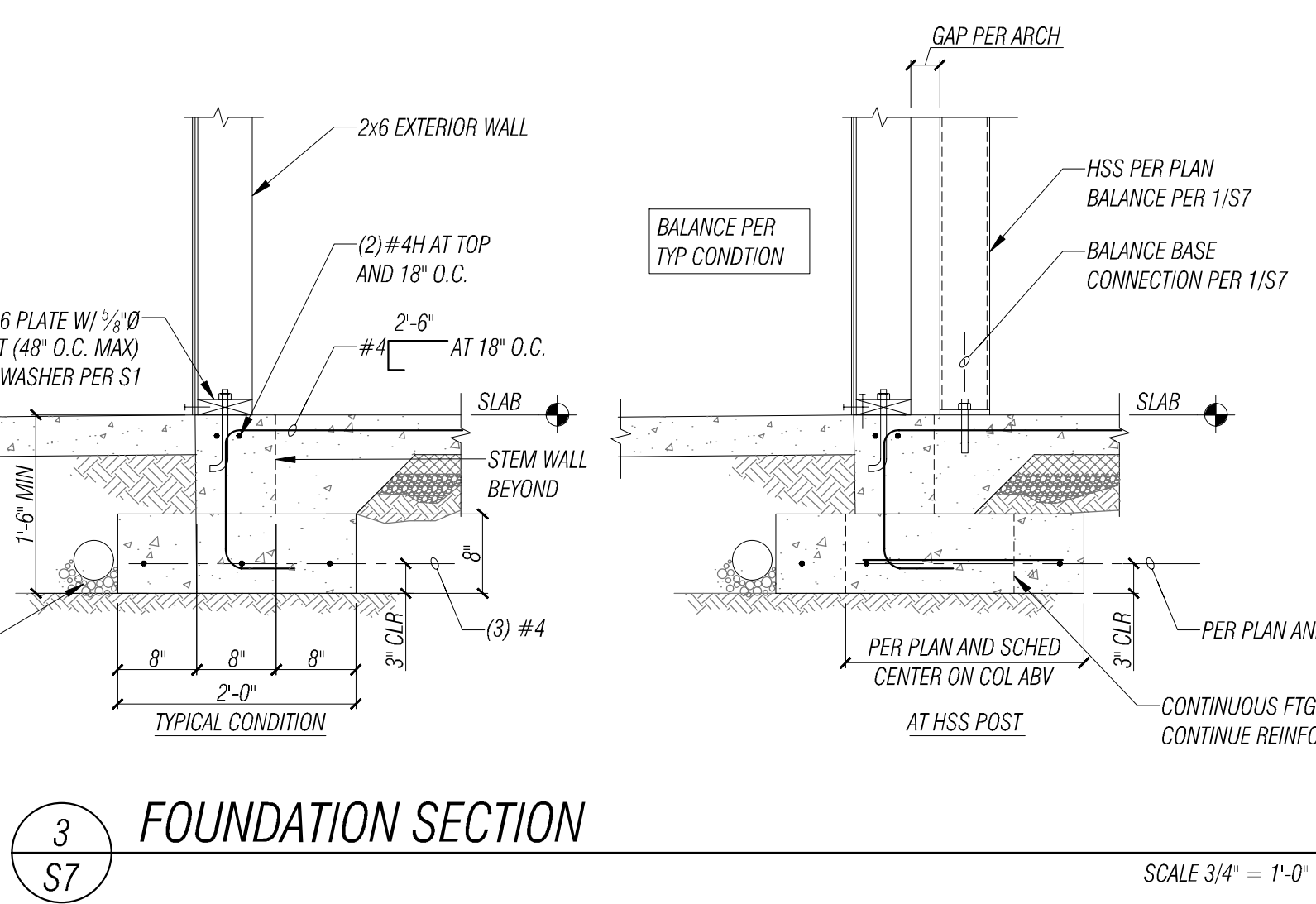
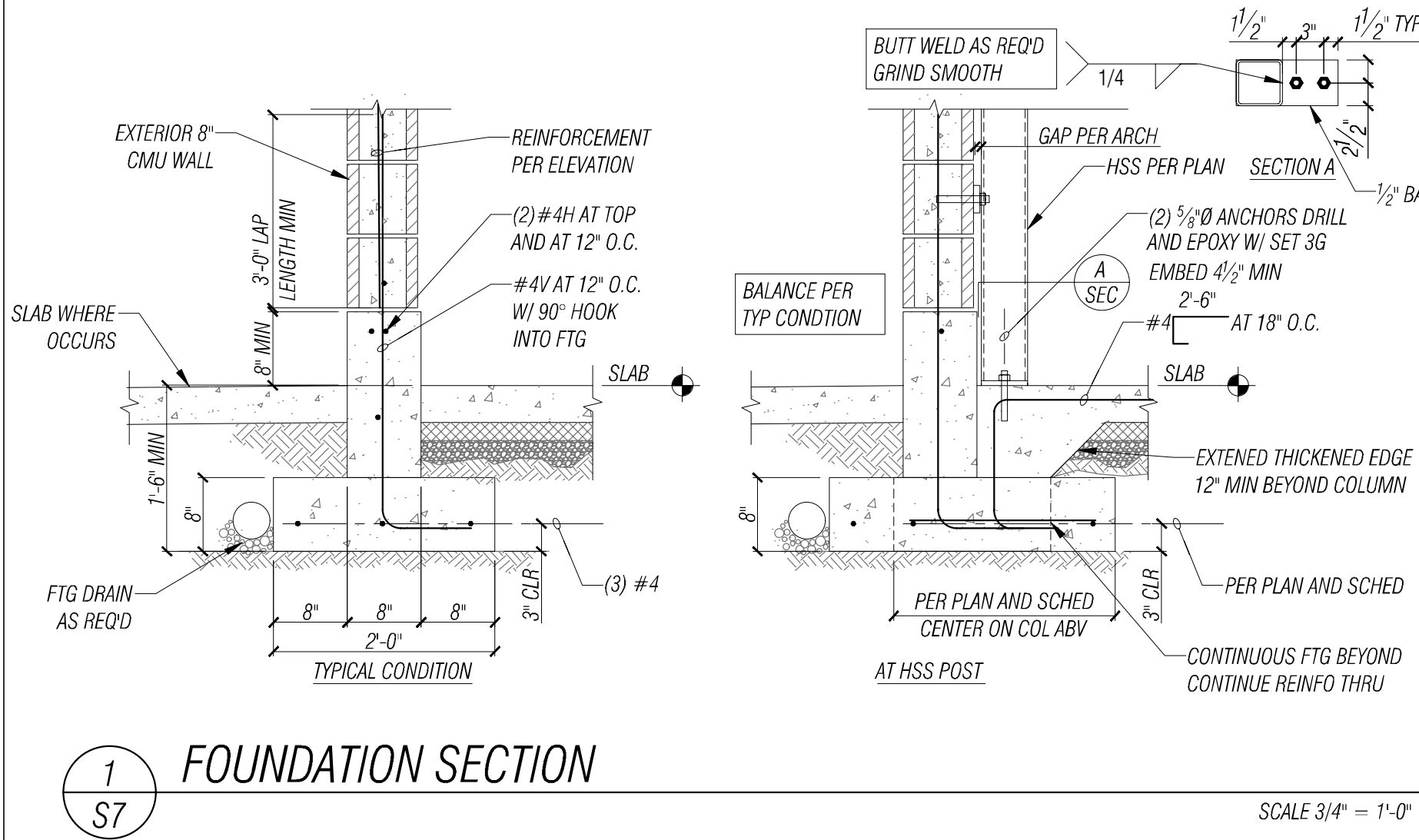
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LAP SCHEDULE

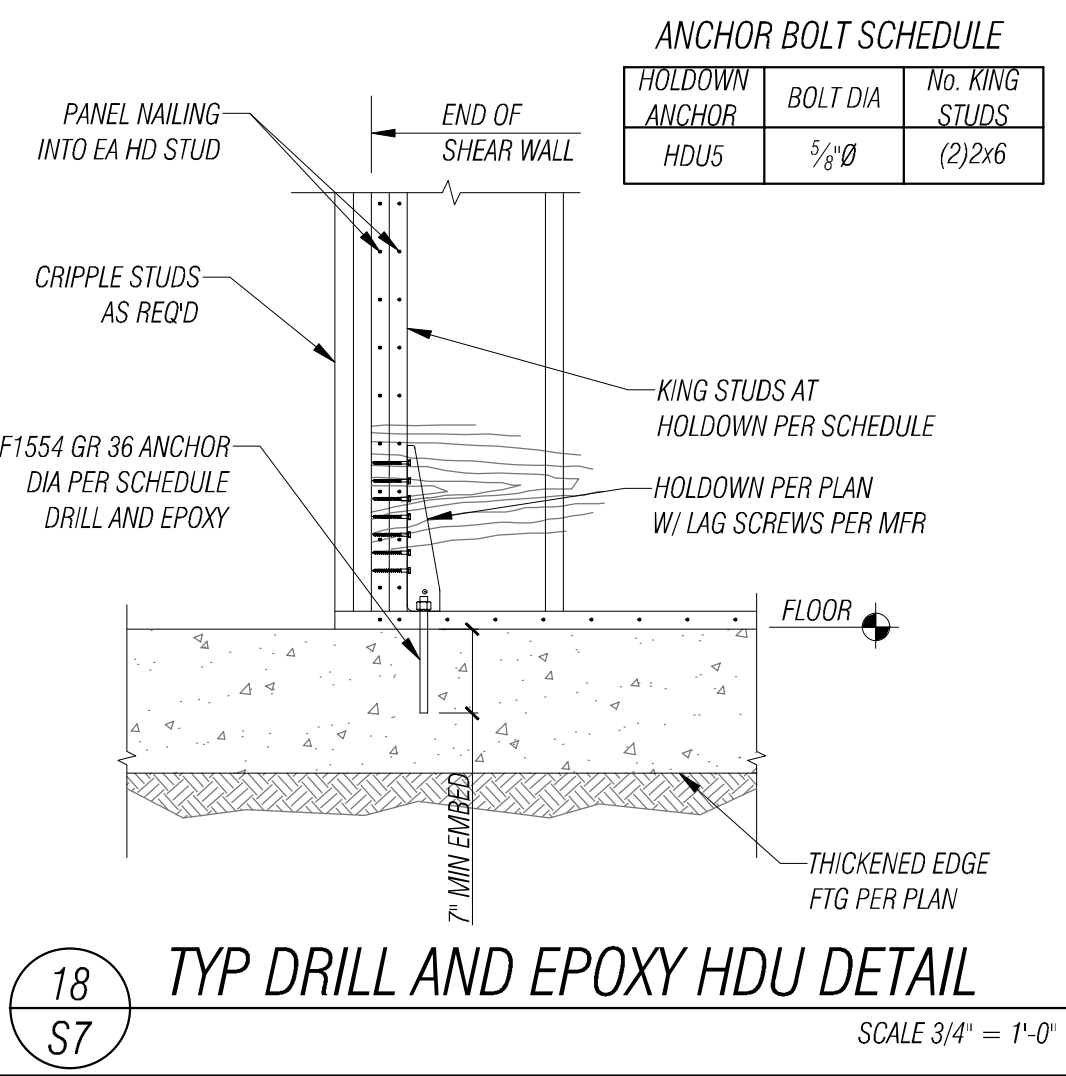
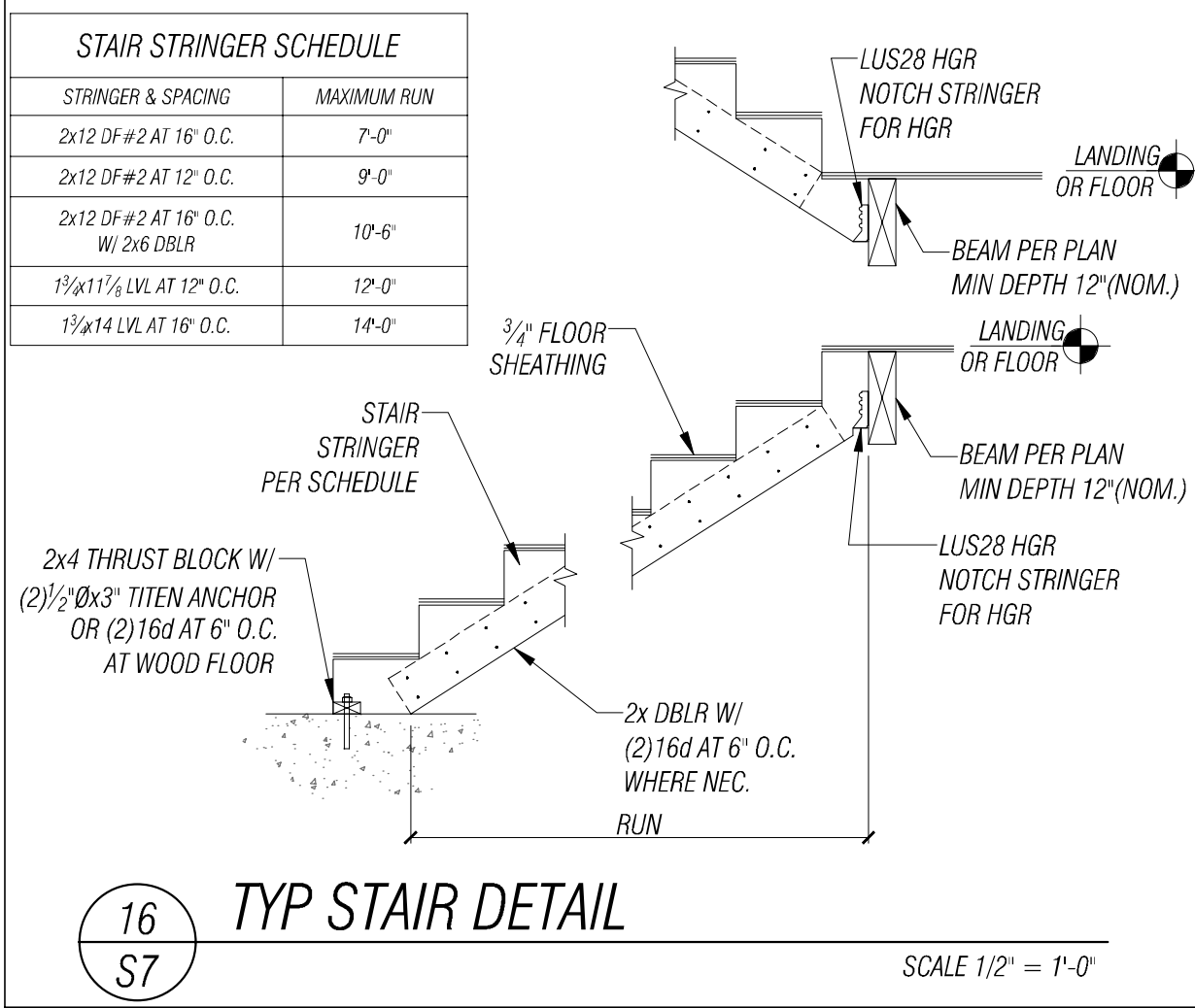
- 2
S6
- TYPICAL CMU WALL REINFORCING*
- SCALE 3/8" = 1'-0"



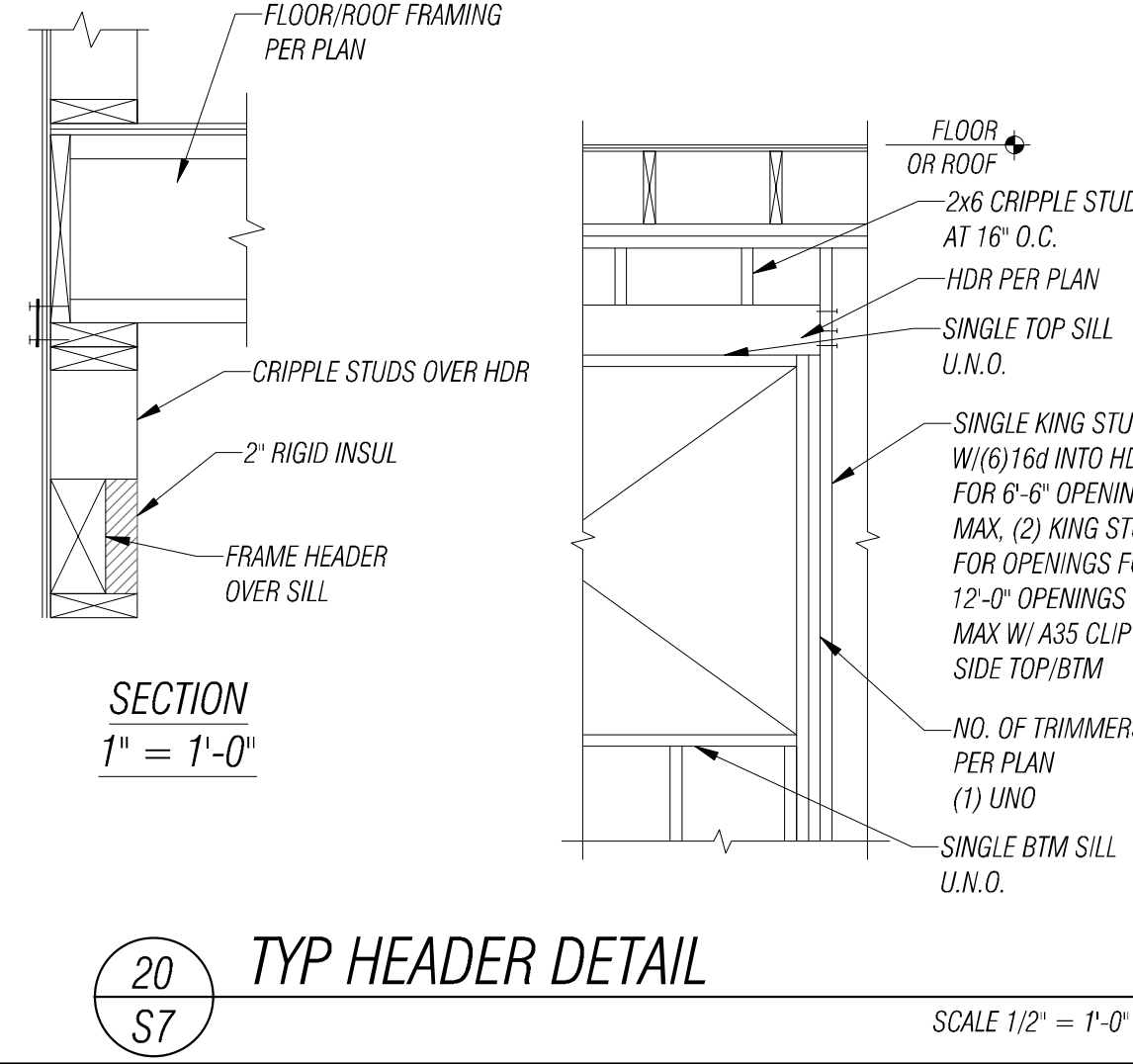
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PRINCIPAL: JH PROJECT MANAGER: SDT DESIGNED BY: LO SDT DRAWN BY: JH CHECKED BY: JJ



STAIR STRINGER SCHEDULE	
STRINGER & SPACING	MAXIMUM RUN
2x12 DF #2 AT 16" O.C.	7'-0"
2x12 DF #2 AT 12" O.C.	9'-0"
2x12 DF #2 AT 16" O.C. w/ 2x6 DBLR	10'-6"
1 1/2" x 1 1/2" LVL AT 12" O.C.	12'-0"
1 1/2" x 1 1/2" LVL AT 16" O.C.	14'-0"



ANCHOR BOLT SCHEDULE		
HOLDOWN ANCHOR	BOLT DIA	No. KING STUDS
HDU5	5/8"Ø	(2) 2x6



NO.	DATE	BY	REVISION

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48132
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STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PUYALLUP STORAGE BUILDING
111.5HT ST SE
PUYALLUP, WA 98372
PROJECT NUMBER: 2401.0362

PERMIT SUBMITTAL

FOUNDATION, CMU, AND SHEARWALL DETAILS

DATE: 10/17/2024
PLAN NUMBER: **S7**



S8

MECHANICAL DESIGN, INSTALLATION & COORDINATION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 WASHINGTON STATE ENERGY CODE (WSEC)
- 2021 WASHINGTON STATE AMENDMENTS

THE FOLLOWING NOTES APPLY TO ALL MECHANICAL DRAWINGS. ADDITIONAL MECHANICAL NOTES MAY BE INDICATED ON EACH MECHANICAL DRAWING.

DO NOT SCALE OFF OF MECHANICAL DRAWINGS. CONSULT ARCHITECTURAL PLANS FOR LAYOUT AND DIMENSIONS.

REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR GENERAL CONSTRUCTION INCLUDING HEAT PUMP LOCATIONS, CONCRETE EQUIPMENT PADS, FLASHING DETAILS, ETC.

REFER TO ARCHITECTURAL DRAWING FOR ELEVATIONS. LOCATE MECHANICAL DEVICES SUCH AS SO THAT THEY DO NOT CONFLICT WITH GENERAL CONSTRUCTION NOR WITH ELECTRICAL SYSTEM.

MECHANICAL DRAWINGS SHOW APPROXIMATE LOCATIONS FOR GRILLS AND DIFFUSERS. FIELD COORDINATE ACTUAL LOCATIONS BY REFERRING TO ARCHITECTURAL DRAWINGS, REFLECTED CEILING PLANS, AND OTHER CEILING OR SURFACE MOUNTED DEVICES PLANS. INSTALL EQUIPMENT IN CONFORMANCE WITH ARCHITECTURAL FEATURES, OR WHERE INDICATED ON ARCHITECTURAL DRAWINGS. WHERE EQUIPMENT IS NOT INDICATED ON ARCHITECTURAL DRAWINGS, OBTAIN DIRECTION FROM ARCHITECT OR BUILDER PRIOR TO INSTALLATION.

COORDINATE LOCATIONS OF MECHANICAL EQUIPMENT AND DUCTWORK TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND SERVICE ACCESS DUE TO EQUIPMENT MAINTENANCE.

ARRANGE HVAC EQUIPMENT SO THAT ACCESS CLEARANCES INDICATED BY DRAWINGS, REQUIRED BY CODES, AND RECOMMENDED BY MANUFACTURER ARE PROVIDED.

WHERE NECESSARY, PROVIDE ACCESS PANELS/DOORS IN DUCTWORK AS INDICATED FOR INSPECTION AND MAINTENANCE FOR ALL EQUIPMENT, SMOKE/FIRE DAMPERS, AND OTHER EQUIPMENT.

GENERAL CONTRACTOR SHALL PROVIDE ACCESS TO FIRE AND/OR COMBINATION FIRE/SMOKE DAMPERS THROUGH ACCESS DOORS IN HARD CEILINGS AND WALLS. WHERE ACCESS DOORS PENETRATE FIRE RATED SYSTEMS THEY SHALL BE RATED IN ACCORDANCE WITH IBC REQUIREMENTS.

ELECTRICAL CHARACTERISTICS OF LISTED EQUIPMENT SHALL BE VERIFIED BY CONTRACTOR DURING SUBMITTAL PROCESS. ANY ELECTRICAL CHARACTERISTICS THAT DEViate FROM THOSE LISTED SHALL BE IDENTIFIED BY THE CONTRACTOR, SUBMITTED TO THE ENGINEER FOR APPROVAL AND COORDINATED WITH OTHER TRADES AS REQUIRED.

DRAWINGS ARE SCHEMATIC IN SOME AREAS AND MAY NOT SHOW OFFSETS WHICH MAY BE REQUIRED. PROVIDE OFFSETS AS REQUIRED AT NO ADDITIONAL COST.

DUCTS AND PIPES INDICATED WITHOUT DIMENSIONS SHALL BE SIZED PER PRECEDING UPSTREAM DUCT AND PIPE SECTIONS.

DUCTWORK SIZES SHOWN ARE CLEAR INSIDE DIMENSION.

WHERE A GIVEN SIZE OF ROUND DUCT IS NOT READILY AVAILABLE, THE NEXT LARGER READILY AVAILABLE SIZE IS ACCEPTABLE.

PROVIDE FABRICATED STEEL MEMBER SUPPORTS AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS INDICATED ON DRAWINGS, OR IN SPECIFICATIONS FOR INSTALLATION OF EQUIPMENT. REQUIRED STRUCTURAL MEMBERS, BOLTS, AND WELDS SHALL BE IN ACCORDANCE WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL.

IF REQUIRED FOR INSTALLATION OF PIPES, DUCTS, AND EQUIPMENT, PROVIDE ADDITIONAL STRUCTURAL MEMBERS BETWEEN COLUMNS, JOISTS, AND STRUCTURAL FRAME TO MEET SUPPORT REACTIONS (FORCES, MOMENTS, AND DEFLECTIONS). STRUCTURAL MEMBERS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.

DO NOT CORE DRILL OR DRILL THROUGH BEAMS, COLUMNS, AND SHEAR WALLS, UNLESS INDICATED ON STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.

DUCTWORK STATIC PRESSURE AND SEAL CLASS, BASED ON SMACNA STANDARDS.

INSULATE ALL HRV INTAKE AND EXHAUST DUCTS TO MINIMUM R-8 AND AIRSEAL THEM WHEREVER THEY PASS THROUGH CONDITIONED SPACE.

ENSURE WORK ACCESS CLEARANCE FOR ALL MECHANICAL ELECTRICAL PANELS AND DISCONNECTS IN ACCORDANCE WITH THE NEC.

22. REFER TO WASHINGTON STATE NREC COMPLIANCE REQUIREMENTS ON DRAWING SCHEDULE SHEETS FOR
ADDITIONAL MECHANICAL PROVISIONS.

23. SEAL DUCT AND PLENUM IN ACCORDANCE WITH WSEC.

24. BALANCE HVAC SYSTEM IN ACCORDANCE WITH WSEC.

25. COMMISSION AND COMPLETE MECHANICAL SYSTEMS IN ACCORDANCE WITH WSEC.

26. INSULATE DUCT AND PLENUM IN ACCORDANCE WITH WSEC.

27. INSULATE PIPING IN ACCORDANCE WITH WSEC.

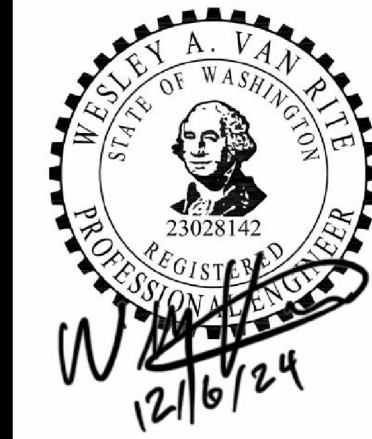
28. ENSURE VENTILATION IN ACCORDANCE WITH WSEC.

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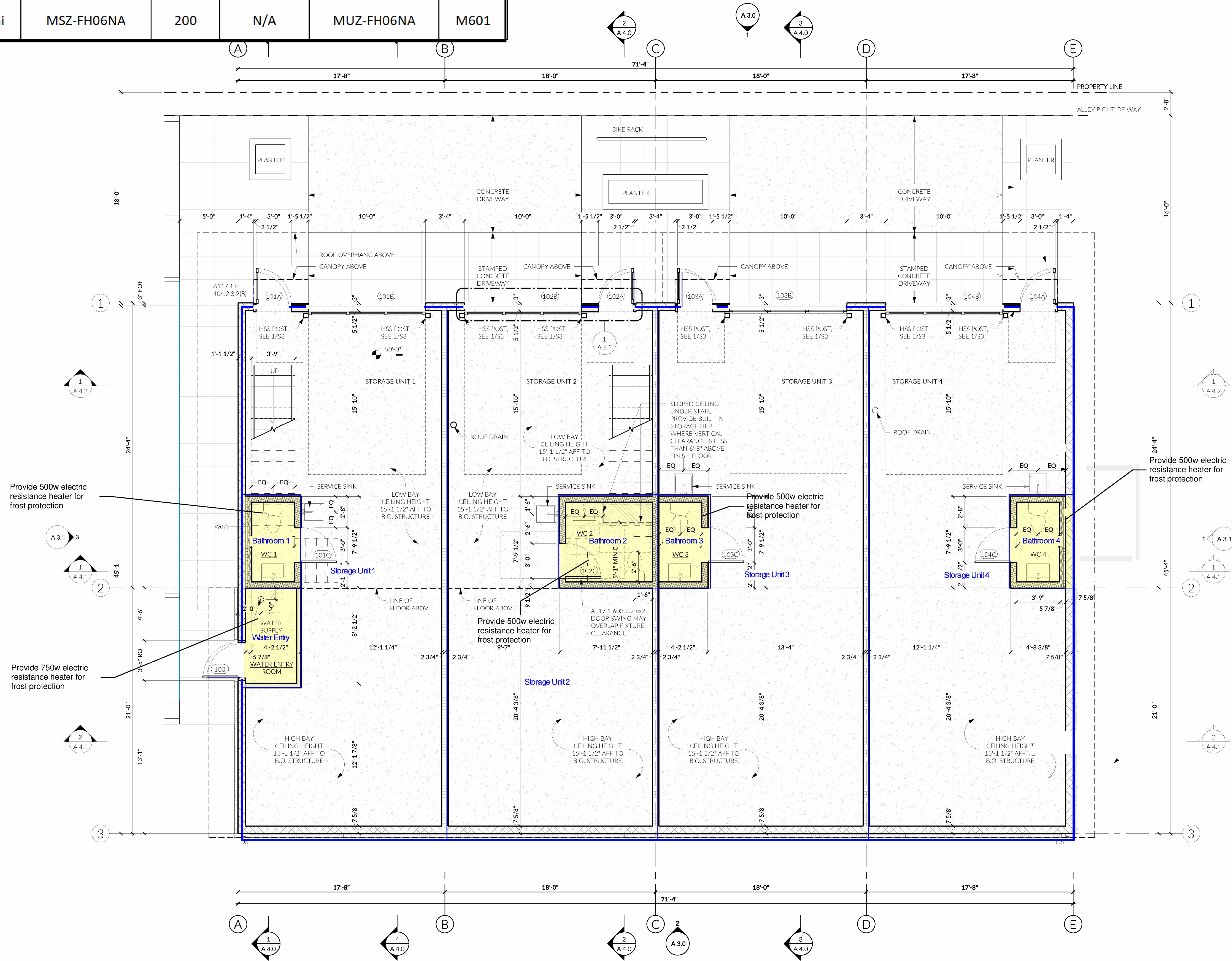
5TH ST SE CUP
111 5th St SE
Puyallup, WA 98372

Notes & Load Summary

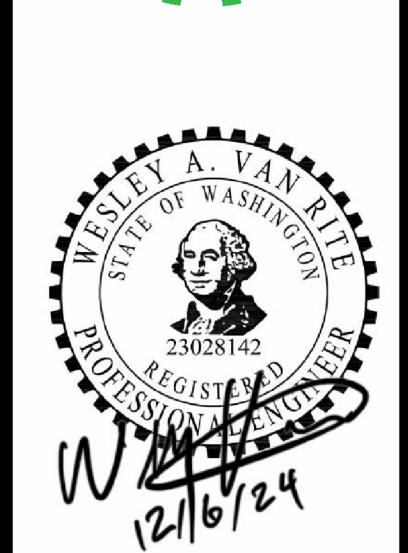

Drawn By:
Aaron Barnett
12/4/2024
Reviewed By:
Josh Taylor
12/5/2024

M001

Fan Coil Schedule						
Designation	Manufacturer	Model	Airflow (cfm)	Maximum External SP (in. WG)	Outdoor Unit	Reference Page
FCU-1	Mitsubishi	MSZ-FH06NA	200	N/A	MUZ-FH06NA	M601
FCU-2	Mitsubishi	MSZ-FH06NA	200	N/A	MUZ-FH06NA	M601



For Permit Only



5TH ST SE CUP

111 5th St SE
Puyallup, WA 98372

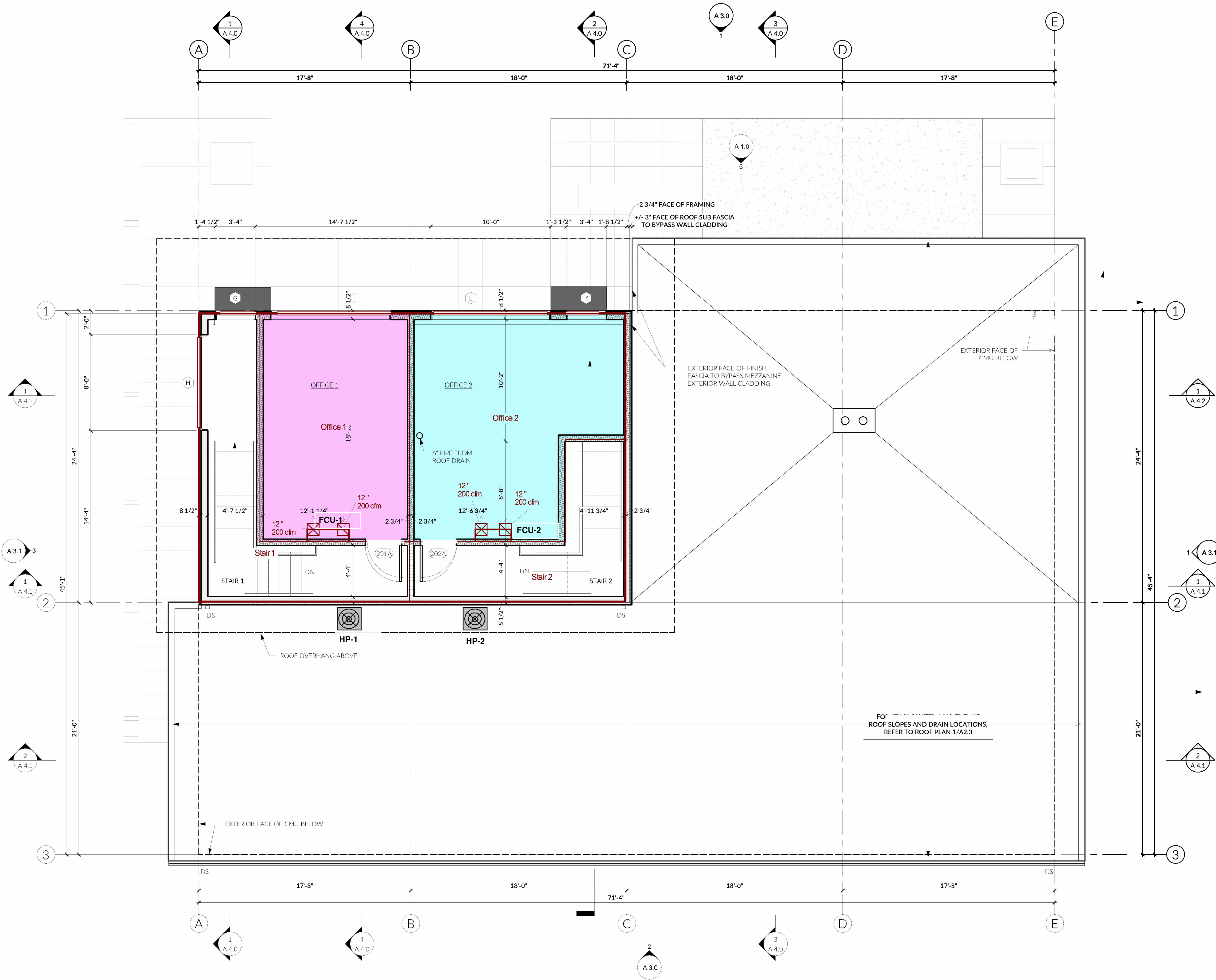
L1 Heating and Cooling
Plan

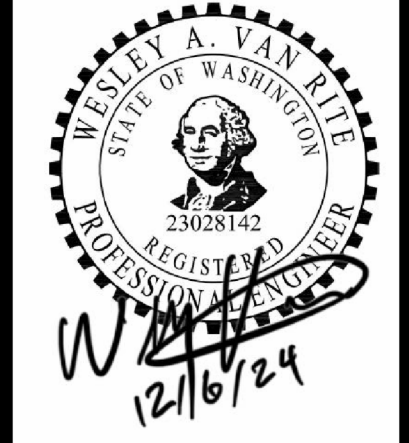

Drawn By:
Aaron Barnett
12/4/2024

Reviewed By:
Josh Taylor
12/5/2024

M101

Fan Coil Schedule						
Designation	Manufacturer	Model	Airflow (cfm)	Maximum External SP (in. WG)	Outdoor Unit	Reference Page
FCU-1	Mitsubishi	MSZ-FH06NA	200	N/A	MUZ-FH06NA	M601
FCU-2	Mitsubishi	MSZ-FH06NA	200	N/A	MUZ-FH06NA	M601





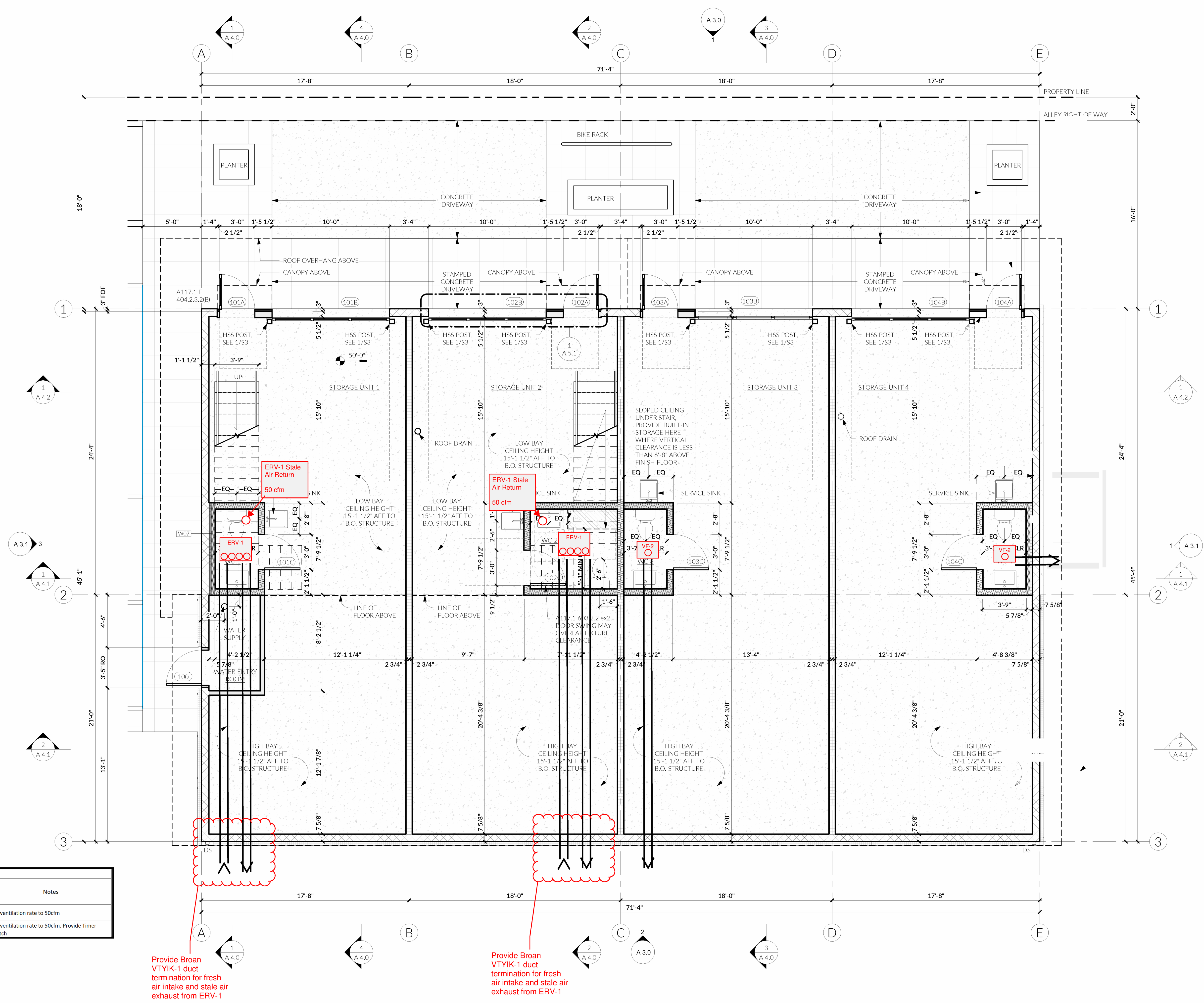
5TH ST SE CUP
111 5th St SE
Puyallup, WA 98372

Mezzanine Heating and Cooling Plan

Drawn By:
Aaron Barnett
12/4/2024
Reviewed By:
Josh Taylor
12/5/2024

M102

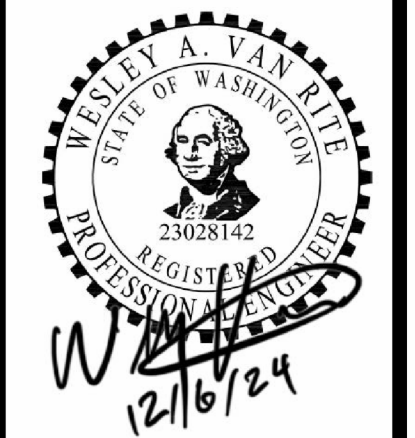

Ventilation Equipment Schedule						
Mark	Manufacturer	Model	Airflow (cfm)	Maximum External SP (in. WG)	Operation	Notes
ERV-1	Panasonic	FV-10VE2	50-100	0.4"	Continuous	Set ventilation rate to 50cfm
VF-2	Panasonic	FV-0511VK2	50-80-110	0.4"	Continuous	Set ventilation rate to 50cfm. Provide Timer Switch



Provide Broan VTYIK-1 duct termination for fresh air intake and stale air exhaust from ERV-1

Provide Broan VTYIK-1 duct termination for fresh air intake and stale air exhaust from ERV-1

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5TH ST SE CUP

111 5th St SE

Puyallup, WA 98372

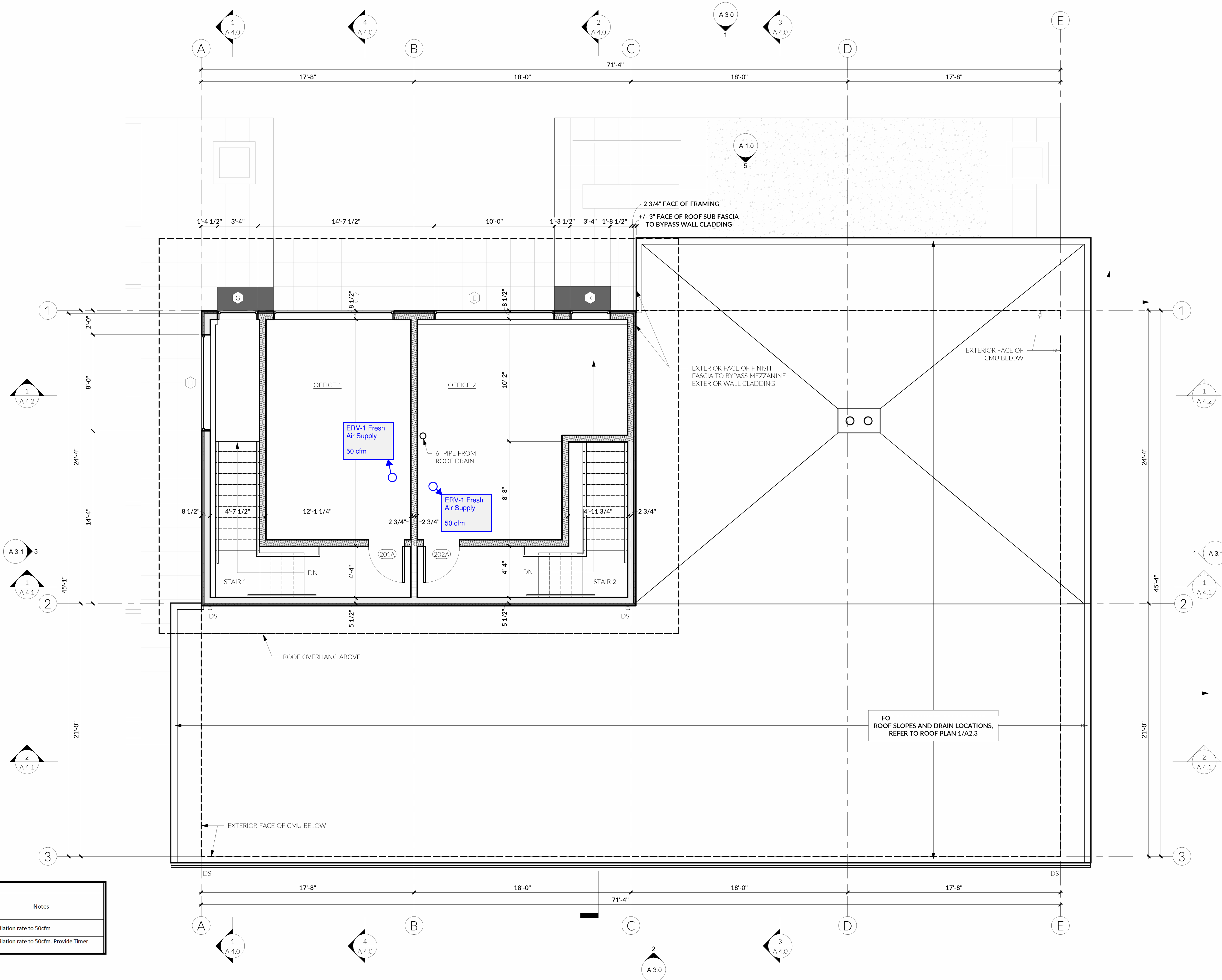
Ventilation Plan

Drawn By:
Aaron Barnett
12/4/2024

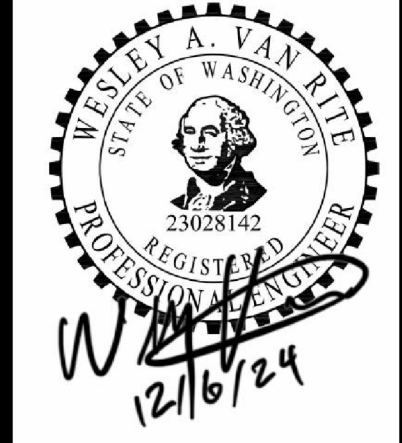

Reviewed By:
Josh Taylor
12/5/2024

M201

Ventilation Equipment Schedule						
Mark	Manufacturer	Model	Airflow (cfm)	Maximum External SP (in. WG)	Operation	Notes
ERV-1	Panasonic	FV-10VE2	50-100	0.4"	Continuous	Set ventilation rate to 50cfm
VF-2	Panasonic	FV-0511VK2	50-80-110	0.4"	Continuous	Set ventilation rate to 50cfm. Provide Timer Switch



For Permit Only



5TH ST SE CUP

111 5th St SE
Puyallup, WA 98372

Mezzanine Ventilation
Plan

Drawn By:
Aaron Barnett
12/4/2024
Reviewed By:
Josh Taylor
12/5/2024

M202

Indoor Units: 1 / 1 to 1
Capacity: 6 / 3 to 6 (100.0%)
* Connectable capacity is not actual capacity.
Total Pipe Length: 57.0 / 65.0 feet
Correction Factors
Temperature: 1.08 1.00
Piping Length: 0.97 0.99
Defrosting: - 0.96
User Derate: 1.00 1.00

Total Derate: 1.05 0.95
Additional Refrigerant: 0.41 lb
Total Refrigerant Amount: 2.97 lb

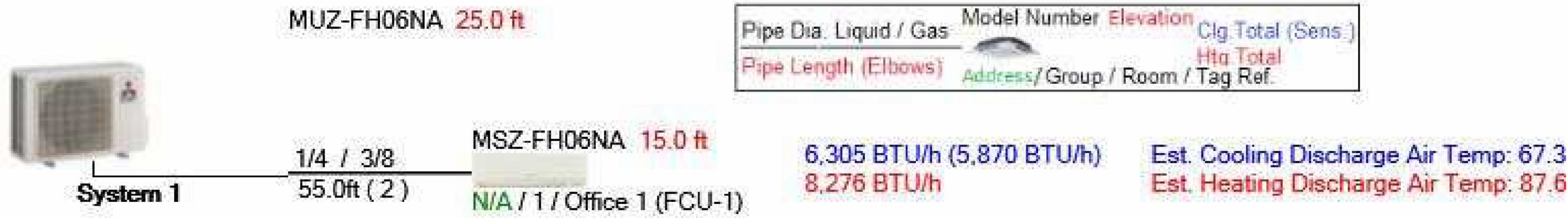
Conditions (°F)

Cooling

Indoor DB 80.0 Humidity 51.8% Indoor WB 67.0
Outdoor DB 86.0

Heating

Indoor DB 70.0
Outdoor DB 19.0 Humidity 75.6% Outdoor WB 17.5



SPECIFICATIONS: MSZ-FS06NA & MUZ-FS06NA			
Cooling at 80°F	Maximum Capacity	BTU/h	9,000
	Rated Capacity	BTU/h	8,000
	Maximum Power Input	BTU/h	1,700
	Rated Power Input	W	500
	Moisture Removal	l/h	210
Heating at 47°F	Power Factor (200V / 230V)	%	93.0 (90.0)
	Maximum Capacity	BTU/h	14,000
	Rated Capacity	BTU/h	8,700
	Maximum Power Input	BTU/h	1,600
	Rated Power Input	W	545
Heating at 17°F	Power Factor (200V / 230V)	%	90.0 (89.0)
	Maximum Capacity	BTU/h	13,600
	Rated Capacity	BTU/h	8,600
	Maximum Power Input	BTU/h	1,400
	Rated Power Input	W	360
Heating at 5°F	Maximum Capacity	BTU/h	10,000
	Maximum Power Input	W	1,500
	Heating at 5°F	BTU/h	8,700
	Maximum Capacity	BTU/h	7,500
	SEER		22.2
Efficiency	SEER		19.0
	SEER2 (H)		11.0
	COP at 47°F		4.68
	COP at 47°F at Maximum Capacity		2.88
	COP at 5°F at Maximum Capacity		2.48
	COP at 5°F at Maximum Capacity		2.35
	COP at 17°F at Maximum Capacity		1.95
	ENERGY STAR® Certified	Yes	
	Voltage Phase Frequency	200/230V, 1-Ø	
	Guaranteed Voltage Range	V AC	187-263
Electrical	Voltage Indoor / Outdoor	V AC	208/200
	V D/C		24
	Short Circuit Current Rating (SCCR)	KA	5
	Recommended Fuse/Breaker Size (Outdoor)	AWG	15
	Recommended Wire Size (Indoor - Outdoor)		
	Power Supply	A	Indoor unit is powered by the outdoor unit
	WCA		1.0
	Fan Motor Full Load Amperage	A	0.65
	Fan Motor Type	EC Motor	
	Airflow Rate at Cooling, Dry	CFM	137-147-151-164-181
Indoor Unit	Airflow Rate at Cooling, Wet	CFM	117-143-150-161-138
	Airflow Rate at Heating, Dry	CFM	140-147-155-165-143
	Sound Pressure Level (Cooling)	dBS(A)	20-23-24-26-42
	Sound Pressure Level (Heating)	dBS(A)	20-24-26-38-42
	Clear Pipe Size	in (mm)	3/8 (10.16)
	Cooling on Heat Exchanger		Dual Barrier Coating
	External Frost Coat		Manual: 0.9 3.0-2
	Unit Dimensions	W x D x H in (mm)	36.716 x 9.518 x 12.111 (925 x 234 x 305 x 172)
	Package Dimensions	W x D x H in (mm)	38.1 x 12.1 x 14.1 (969 x 310 x 430)
	Unit Weight	lbs (kg)	25 (11.5)
Indoor Unit Operating Temperature Range	Cooling (Indoor Air Temp (Maximum / Minimum))	°F	80 DB, 73 WB / 17 DB, 57 WB
	Heating (Indoor Air Temp (Maximum / Minimum))	°F	80 DB / 75 DB
NOTES:			
A/C Rated Conditions (Rated data is determined at a fixed compressor speed):			
Conditions	Cooling (Indoor / Outdoor)	°F	80 DB, 87 WB / 85 DB, 75 WB
	Heating at 47°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 43 WB
	Heating at 17°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 19 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
Conditions	Heating at 47°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
	Heating at 17°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp (Maximum / Minimum)).			
*Applications should be restricted to normal cooling only. Equipment cooling applications are not recommended for low ambient temperature conditions.			
**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures).			
*System will not in heating mode to avoid thermostat error and automatically reverts at these temperatures.			

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Indoor Units: 1 / 1 to 1
Capacity: 6 / 3 to 6 (100.0%)
* Connectable capacity is not actual capacity.
Total Pipe Length: 47.0 / 65.0 feet
Correction Factors
Temperature: 1.08 1.00
Piping Length: 0.98 1.00
Defrosting: - 0.96
User Derate: 1.00 1.00

Total Derate: 1.06 0.95
Additional Refrigerant: 0.27 lb
Total Refrigerant Amount: 2.83 lb

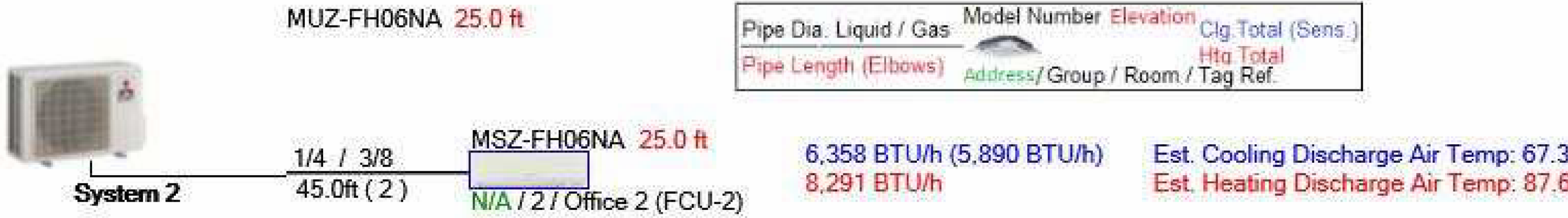
Conditions (°F)

Cooling

Indoor DB 80.0 Humidity 51.8% Indoor WB 67.0
Outdoor DB 86.0

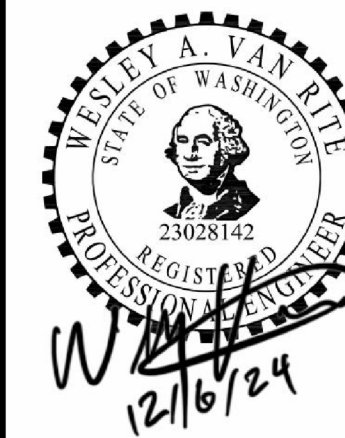
Heating

Indoor DB 70.0
Outdoor DB 19.0 Humidity 75.6% Outdoor WB 17.5



SPECIFICATIONS: MSZ-FS06NA & MUZ-FS06NA			
Outdoor Unit	WCA	A	10.0
	WCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Type	EC Motor	
	Airflow Rate at Cooling, Dry	CFM	141-147-155-165-143
	Airflow Rate at Cooling, Wet	CFM	121-143-150-161-138
	Airflow Rate at Heating, Dry	CFM	140-147-155-165-143
	Sound Pressure Level (Cooling)	dBS(A)	20-23-24-26-42
	Sound Pressure Level (Heating)	dBS(A)	20-24-26-38-42
	Clear Pipe Size	in (mm)	3/8 (10.16)
Outdoor Unit	Cooling on Heat Exchanger		Dual Barrier Coating
	External Frost Coat		Manual: 0.9 3.0-2
	Unit Dimensions	W x D x H in (mm)	36.716 x 9.518 x 12.111 (925 x 234 x 305 x 172)
	Package Dimensions	W x D x H in (mm)	38.1 x 12.1 x 14.1 (969 x 310 x 430)
	Unit Weight	lbs (kg)	25 (11.5)
	Cooling Air Temp (Maximum / Minimum)	°F	80 DB, 73 WB / 17 DB, 57 WB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	47 / 5
	Heating Air Temp (Maximum / Minimum)	°F	75 DB, 65 WB / 17 DB, 14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	18 / 14
	Refrigerant		R410A
Piping	Pre-Charged Refrigerant Amount	lbs (oz)	2.0 (3.0)
	Maximum Pre-Charged Piping Length	ft (m)	20 (7.5)
	Additional Refrigerant Charge Per Additional Piping Length	oz (g)	0.29 (8.2)
	Gas Pipe Size O.D. (Piping)	in (mm)	3/8 (9.5)
	Liquid Pipe Size O.D. (Piping)	in (mm)	1/4 (6.3)
	Maximum Piping Length	ft (m)	85 (26)
	Maximum Height Difference	ft (m)	40 (12)
	Maximum Number of Bends		10
	Notes:		
	A/C Rated Conditions (Rated data is determined at a fixed compressor speed):		
Conditions	Cooling (Indoor / Outdoor)	°F	80 DB, 87 WB / 85 DB, 75 WB
	Heating at 47°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 43 WB
	Heating at 17°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 19 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
Conditions	Heating at 47°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
	Heating at 17°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
	Heating at 5°F (Indoor / Outdoor)	°F	70 DB, 80 WB / 75 DB, 4 WB
*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp (Maximum / Minimum)).			
*Applications should be restricted to normal cooling only. Equipment cooling applications are not recommended for low ambient temperature conditions.			
**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures).			
*System will not in heating mode to avoid thermostat error and automatically reverts at these temperatures.			

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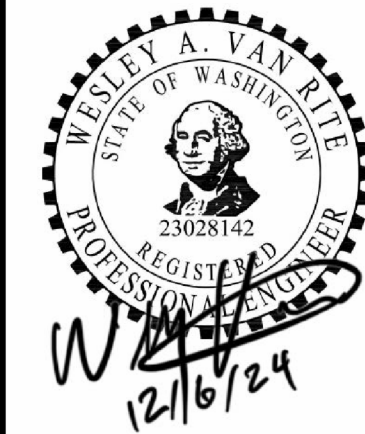
5TH ST SE CUP
111 5th St SE
Puyallup, WA 98372

Heat Pump System Details

Drawn By:
Aaron Barnett
12/4/2024
Reviewed By:
Josh Taylor
12/5/2024

M601

For Permit Only




5TH ST SE CUP
111 5th St SE
Puyallup, WA 98372

Manual S Compliance
Reports

Drawn By:
Aaron Barnett
12/4/2024
Reviewed By:
Josh Taylor
12/5/2024

M602

For Permit Only



Manual S Compliance Report
Office 1 AHU
Balance Construction Consulting

Job: 5th St CUP
Date:
By:

6037 Duane Ct., Puyallup, WA 98349

Project Information

For: First Lamp

Cooling Equipment

Design Conditions

Outdoor design DB	87.3°F	Sensible gain	1932	Btu/h	Entering coil DB	75.7°F
Outdoor design WB	66.0°F	Latent gain	372	Btu/h	Entering coil WB	62.7°F
Indoor design DB	75.0°F	Total gain	2303	Btu/h		
Indoor RH	50%	Estimated airflow	200	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type	Split ASHP					
Manufacturer	Mitsubishi Electric	Model	MUZ-FS06NAH***-MSZ-FS06NA***			
Actual airflow	200	cfm				
Sensible capacity	1800	Btu/h	92% of load			
Latent capacity	4200	Btu/h	1151% of load			
Total capacity	6000	Btu/h	260% of load	SHR	30%	

Heating Equipment

Design Conditions


Outdoor design DB	20.4°F	Heat loss	3883	Btu/h	Entering coil DB	67.3°F
Indoor design DB	70.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type	Split ASHP					
Manufacturer	Mitsubishi Electric	Model	MUZ-FS06NAH***-MSZ-FS06NA***			
Actual airflow	200	cfm				
Output capacity	8700	Btu/h	224% of load	Capacity balance	0.3	°F
Supplemental heat required	0	Btu/h		Economic balance	-99	°F


Backup equipment type	Elec strip					
Manufacturer		Model				
Actual airflow	200	cfm				
Output capacity	1.0	kW	80% of load	Temp rise	50	°F

Meets all requirements of ACCA Manual S



Page 3

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Manual S Compliance Report
Office 2 AHU
Balance Construction Consulting

Job: 5th St CUP
Date:
By:

6037 Duane Ct., Puyallup, WA 98349

Project Information

For: First Lamp

Cooling Equipment

Design Conditions

Outdoor design DB	87.3°F	Sensible gain	2418	Btu/h	Entering coil DB	75.6°F
Outdoor design WB	65.0°F	Latent gain	364	Btu/h	Entering coil WB	62.7°F
Indoor design DB	75.0°F	Total gain	2782	Btu/h		
Indoor RH	50%	Estimated airflow	200	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type	Split ASHP					
Manufacturer	Mitsubishi Electric	Model	MUZ-FS06NAH***-MSZ-FS06NA***			
Actual airflow	200	cfm				
Sensible capacity	2400	Btu/h	92% of load			
Latent capacity	3600	Btu/h	988% of load			
Total capacity	6000	Btu/h	216% of load	SHR	40%	

Heating Equipment

Design Conditions


Outdoor design DB	20.4°F	Heat loss	5137	Btu/h	Entering coil DB	67.7°F
Indoor design DB	70.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type	Split ASHP					
Manufacturer	Mitsubishi Electric	Model	MUZ-FS06NAH***-MSZ-FS06NA***			
Actual airflow	200	cfm				
Output capacity	8700	Btu/h	169% of load	Capacity balance	8.0	°F
Supplemental heat required	0	Btu/h		Economic balance	-99	°F

Backup equipment type	Elec strip					
Manufacturer		Model				
Actual airflow	200	cfm				
Output capacity	1.4	kW	92% of load	Temp rise	50	°F

Meets all requirements of ACCA Manual S



Page 4

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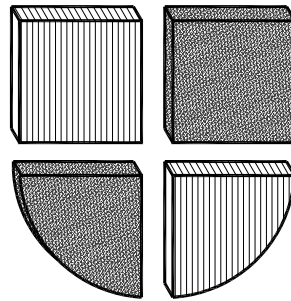
LIGHTING FIXTURE SCHEDULE				
TYPE	MANUFACTURER	LAMPS	WATTS	MOUNTING
A1	METALUX 8SLTPSLC-UNV OR EQUAL	LED	88	SURFACE
A2	METALUX 4SLTPSLC-UNV OR EQUAL	LED	30	SURFACE
A3	METALUX 2BCLED-LD4-16SL-F-UNV- L835-CD-1 OR EQUAL	LED	13	WALL
A4	TRULY GREEN SOLUTIONS 88-14-WS-C-T-F-SK OR EQUAL	LED	40	SURFACE
B1	HALO PR6-FS12-D010-PR6M-12-MD-8FS- MW OR EQUAL (SET FOR 1500 LUMENS)	LED	15	RECESSED
B1X	SAME AS TYPE B1 WITH EMERGENCY BATTERY PACK			
B2	HALO SMD4R-6-9S-WH OR EQUAL	LED	9	SURFACE
E1	SENSO LET11W-WM-15-30K-F30-DL- BK-BK-010S OR EQUAL	LED	14	WALL
E1X	SAME AS TYPE E1 WITH REMOTE EMERGENCY BATTERY PACK			
E2	SENSO LET11W-WM-1010-30K-F30-F17-DL- BK-BK-010S OR EQUAL	LED	18	WALL
X1	EMERGI-LITE ELXN400G-2LED OR EQUAL	INCLUDED	3	UNIVERSAL
X2	EMERGI-LITE EL-2LED OR EQUAL	INCLUDED	3	WALL

ELECTRICAL SYMBOLS LEGEND

	EXIT LIGHT WITH BATTERY, UNIVERSAL MOUNTING.
	EMERGENCY FLOODLIGHT WITH BATTERY.
	LED LIGHT FIXTURE, SURFACE MOUNTED ON CEILING.
	LED LIGHT FIXTURE, WITH EMERGENCY BATTERY PACK.
	LED LIGHT FIXTURE, WALL MOUNTED.
	LED DOWNLIGHT FIXTURE.
A1	LIGHT FIXTURE TYPE. A1 = SPECIFIC LIGHTING FIXTURE REFERENCED ON LIGHTING FIXTURE SCHEDULE.

S	LIGHT SWITCH TOGGLE TYPE, SINGLE POLE, SUBSCRIPTS: 3 = THREE WAY, 4 = FOUR WAY, D = DIMMER CONTROL, K = KEY OPERATED, P = PILOT LIGHT, a, b, c, ETC = NUMBER OF SWITCHES AT THE LOCATION AND SPECIFIC FIXTURES CONTROLLED. MOUNT AT 42 INCHES AFF.
Sy	AUTOMATIC/MANUAL OCCUPANCY SENSOR AND SINGLE POLE TOGGLE SWITCH. SENSORWORX #SWX-123 OR EQUAL. SWITCH SHALL BE PROGRAMMED FOR MANUAL ON, AUTOMATIC OFF.
SM	WIRELESS NETWORKED LIGHT SWITCH, D=DIMMER, 3=THREE WAY, 4=FOUR WAY.
I/O	WIRELESS INPUT/ OUTPUT POWER PACK MODULE FOR LIGHT CONTROLS.
OS	DUAL TECHNOLOGY AUTOMATIC OCCUPANCY SENSOR DEVICE.
PS	DAYLIGHT PHOTOSENSOR

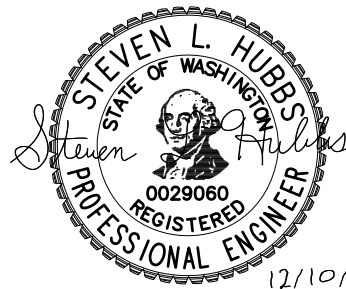
CROSS ENGINEERS, INC
923 Martin Luther King Jr. Way
Tacoma, WA 98405
info@crossengineers.com
Phone: (253) 759-0718
Job Number: 24-202



5TH STREET STORAGE
111 5TH STREET SE
PUYALLUP, WA 98372

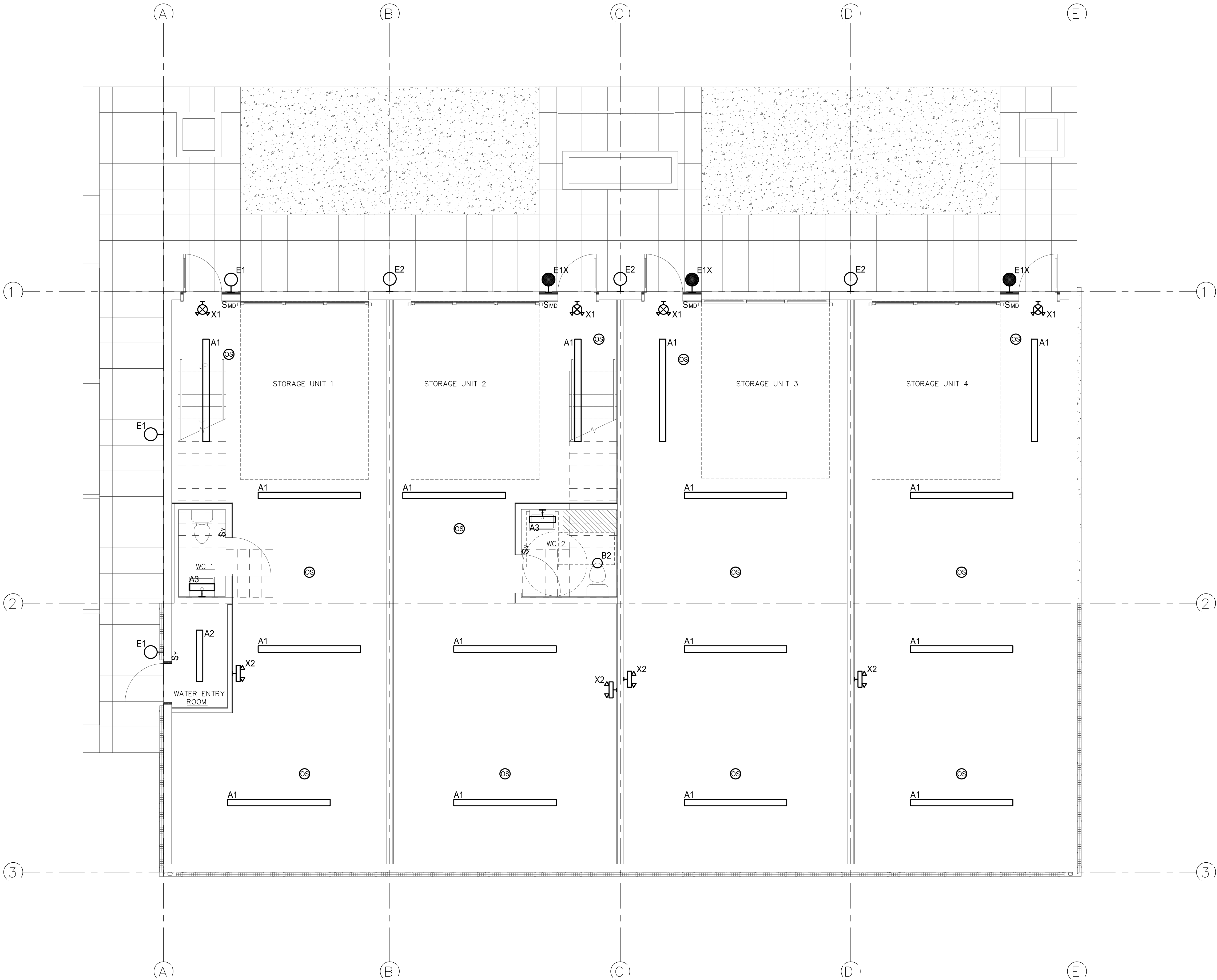
ELECTRICAL SYMBOLS LEGEND/
LIGHT FIXTURE SCHEDULE

REVISIONS:



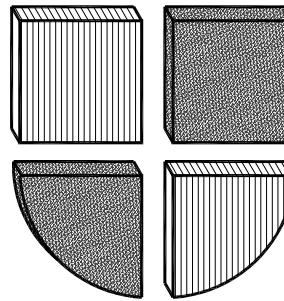
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CHECKED BY: SLH	
JOB NO.: 24-202	

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LEVEL 1 LIGHTING FLOOR PLAN
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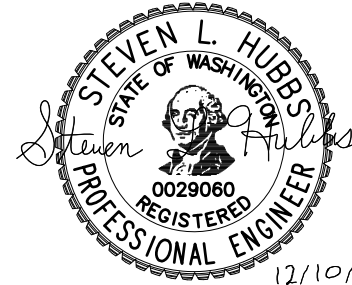
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923 Martin Luther King Jr. Way
Tacoma, WA 98405
info@crossengineers.com
Phone: (253) 759-0718
Job Number: 24-202



**5TH STREET STORAGE
111 5TH STREET SE
PUYALLUP, WA 98372**

LEVEL 1 LIGHTING FLOOR PLAN

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12/10/24

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DATE: 12-10-2024

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CHECKED BY: SLH

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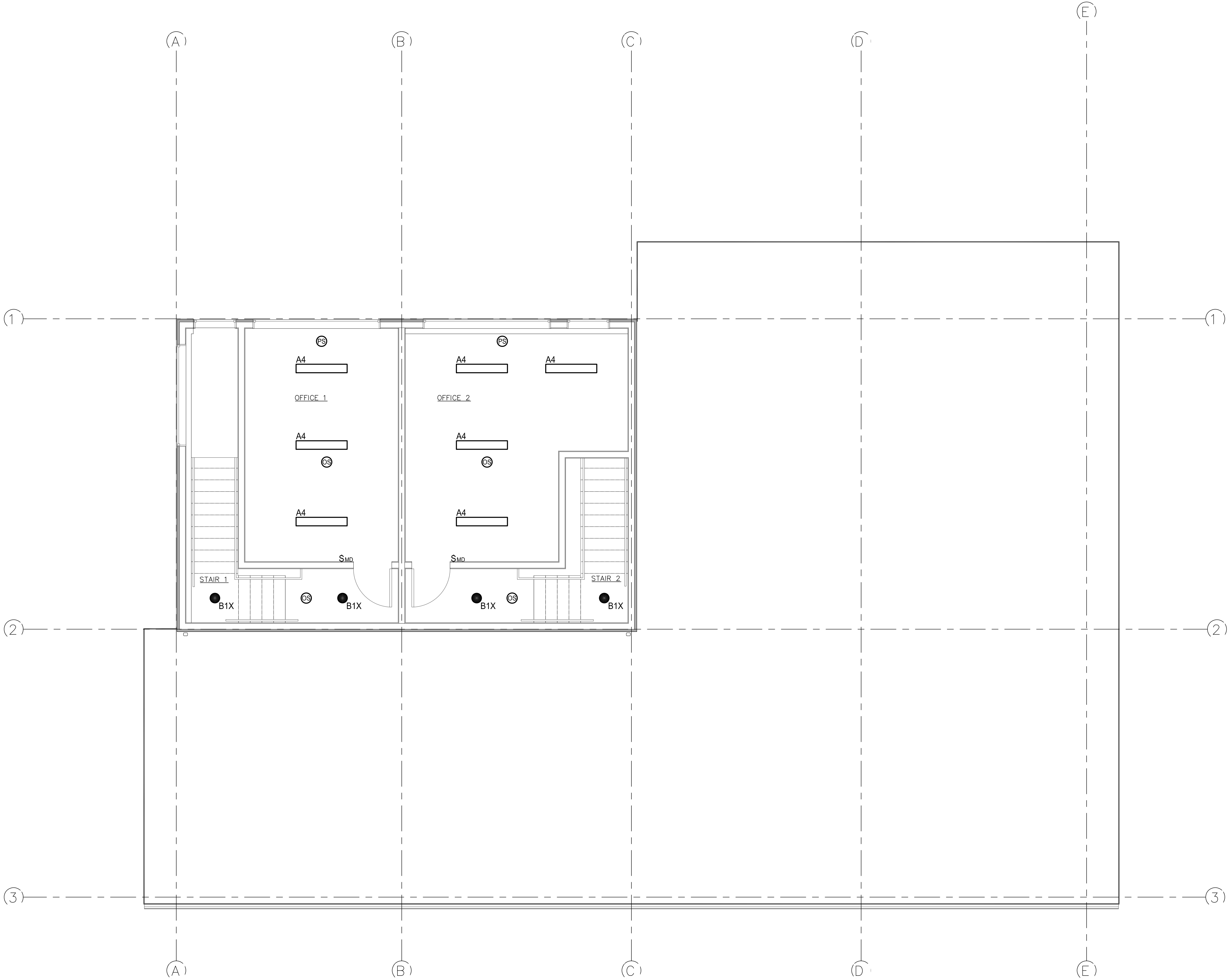
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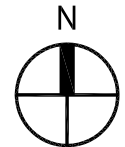
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BUILDING PERMIT SUBMITTAL

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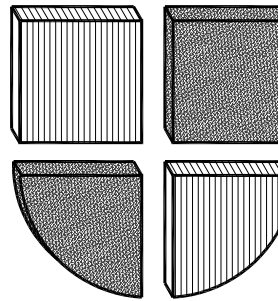


MEZZANINE LIGHTING FLOOR PLAN
SCALE: 1/4"=1'-0"



BUILDING PERMIT SUBMITTAL

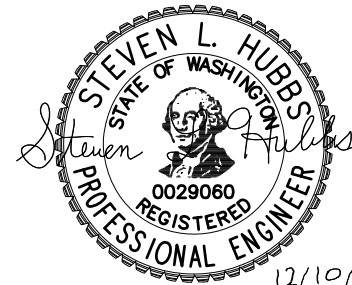
CROSS ENGINEERS, INC
923 Martin Luther King Jr. Way
Tacoma, WA 98405
info@crossengineers.com
Phone: (253) 759-0718
Job Number: 24-202



**5TH STREET STORAGE
111 5TH STREET SE
PUYALLUP, WA 98372**

MEZZANINE LIGHTING FLOOR PLAN

REVISIONS:



12/10/24

SCALE: AS NOTED

DATE: 12-10-2024

DRAWN BY: SJK

CHECKED BY: SLH

JOB NO.: 24-202

SHEET

E3

OF -

GENERAL NOTES	
1.	THE FOLLOWING NOTES APPLY TO ALL PLUMBING DRAWINGS. ADDITIONAL PLUMBING NOTES MAY BE INDICATED ON EACH PLUMBING DRAWING. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2.	INSTALLATION SHALL COMPLY WITH ALL GOVERNING CODES AND REGULATIONS (LOCAL AND STATE). NOTHING ON THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS ALLOWING DEVIATION FROM THIS REQUIREMENT. IF A CONFLICT SHOULD OCCUR BETWEEN DRAWINGS AND REGULATIONS, THE REGULATIONS SHALL TAKE PRECEDENT AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF SUCH CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION.
3.	INSTALL ALL WASTE LINE CLEANOUTS IN ACCORDANCE WITH CHAPTER SEVEN OF THE UNIFORM PLUMBING CODE: A. 3" WASTE PIPE - 3" CLEANOUT WITH 2.5" PLUG B. 4" WASTE PIPE - 4" CLEANOUT WITH 3.5" PLUG C. 6" WASTE PIPE - 4" CLEANOUT WITH 3.5" PLUG
4.	WASTE, VENT AND SUPPLY PIPING SIZES TO INDIVIDUAL PLUMBING FIXTURES SHALL BE AS SHOWN ON PLUMBING FIXTURE SCHEDULES. BELOW GRADE SANITARY WASTE PIPING SIZES SHALL BE AS SHOWN ON PLANS AND FIXTURE SCHEDULES AND SHALL NOT BE LESS THAN 2" DIAMETER.
5.	ALL SANITARY SEWER PIPING BELOW SLAB SHALL BE INSTALLED AT A MINIMUM OF 1/4" PER FT SLOPE UNLESS APPROVAL IS PROVIDED BY THE "ADMINISTRATIVE AUTHORITY" IN WRITING FOR A SHALLOWER. IN NO CASES SHALL SEWER PIPING BE INSTALLED AT LESS THAN 1/8" PER FT SLOPE. IN NO CASES WILL PIPING SMALLER THAN 4" BE INSTALLED AT SLOPES SHALLOWER THAN 1/4" PER FOOT. PIPING INSTALLED AT 1/8"FT SHALL BE RESIZED PER CHAPTER 7 OF THE UNIFORM PLUMBING CODE AND SUPPORTING CALCULATION SUBMITTED TO ENGINEER FOR REVIEW.
6.	PROVIDE STOPS PRIOR TO ALL PLUMBING EQUIPMENT. THIS SHALL ALSO INCLUDE PROVIDING INTEGRAL STOPS ON ALL SHOWER AND TUB/SHOWER VALVES (WHETHER SPECIFIED OR NOT). PROVIDE WASTE TRAPS AT ALL DIRECT CONNECTED EQUIPMENT IN ACCORDANCE WITH CODE AND THE SPECIFICATIONS.
7.	PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS UNLESS NOTED OTHERWISE. PROVIDE UNION ON UPSTREAM AND DOWNSREAM SIDE OF ALL TRAP PRIMERS. TRAP PRIMER BRANCH TAKEOFF SHALL BE FROM TOP OF MAIN DISTRIBUTION PIPE.
8.	INSULATE P-TRAPS EXPOSED IN UNHEATED SPACES.
9.	SEE ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE ROUGH-IN DIMENSIONS AND OTHER DETAILS. ALSO SEE ARCHITECTURAL DRAWINGS FOR FINISH REQUIREMENTS OF ALL PLUMBING FIXTURES INCLUDING REQUIREMENTS FOR FLUSH LEVER LOCATION AT ADA COMPLIANT TOILETS AND VALVE LOCATIONS OF ADA SHOWERS. REPORT ALL DISCREPANCIES TO ENGINEER PRIOR TO ANY WORK.
10.	REFER TO ARCHITECTURAL DRAWING FOR ROOM ELEVATIONS. LOCATE PLUMBING FIXTURES AT HEIGHTS SHOWN ON ARCHITECTURAL ROOM ELEVATIONS.
11.	PLUMBING DRAWINGS SHOW APPROXIMATE LOCATIONS OF PLUMBING FIXTURES. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS. COORDINATE FLOOR DRAINS FOR MECHANICAL SPACES WITH MECHANICAL EQUIPMENT BEING SERVED.
12.	REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR GENERAL CONSTRUCTION INCLUDING CONCRETE EQUIPMENT PADS, FLASHING DETAILS, ETC.
13.	REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL ELECTRICAL CHARACTERISTICS OF PLUMBING EQUIPMENT (VOLTAGES, ETC.).
14.	ELECTRICAL CHARACTERISTICS OF LISTED EQUIPMENT SHALL BE VERIFIED BY CONTRACTOR DURING SUBMITTAL PROCESS. ANY ELECTRICAL CHARACTERISTICS THAT DEVIATE FROM THOSE LISTED SHALL BE IDENTIFIED BY THE CONTRACTOR, SUBMITTED TO THE ENGINEER FOR APPROVAL AND COORDINATED WITH DIVISION 26 ELECTRICAL PRIOR TO INSTALLATION OF EQUIPMENT AS REQUIRED TO PROPERLY SERVE EQUIPMENT.
15.	SECURE WATER HEATERS AND STORAGE TANKS AND PLUMBING EQUIPMENT TO STRUCTURE AS REQUIRED BY CODE. REFER TO THE STRUCTURAL DRAWINGS FOR ADDITIONAL SPECIAL REQUIREMENTS RELATED TO THE PLUMBING INSTALLATION.
16.	PROVIDE PLUMBING ANCHORAGE AND EXPANSION EVERY 100' PIPE LENGTH PER CODE.
17.	ACCESS PANELS ARE REQUIRED AT ALL CONCEALED VALVES AND EQUIPMENT. COORDINATE LOCATION AND SIZE WITH ARCHITECT.
18.	STUB OUT TO SITE SERVICES 5' OUTSIDE BUILDING FOUNDATION. PIPE SIZE, FIXTURE UNITS, AREA DRAINED INVERT ELEVATION, SIZES, AND SQUARE FOOTAGES AS INDICATED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
19.	INSULATE PLUMBING RAIN WATER LEADER PIPING FROM ROOF DRAIN TO VERTICAL RISER.
20.	INSULATE PIPING PER WSEC C404.6 AND PER DIVISION 22 SPECIFICATIONS (WHICHEVER IS GREATER).
21.	GENERALLY DUCTWORK PLANNED TO BE TIGHT TO STRUCTURE WITH PIPING BELOW DUCTWORK AND BETWEEN LIGHT FIXTURES. ADJUST AS NECESSARY.
22.	PIPING INSTALLED ADJACENT TO ELECTRICAL CABLE TRAYS SHALL ALLOW MINIMUM ACCESS OF 6" IF RUNNING PARALLEL AND ABOVE CABLE TRAYS, ALLOW 18" TO THE SIDE OF CABLE TRAYS.
23.	COORDINATE LOCATIONS OF PLUMBING EQUIPMENT TO PROVIDE CLEARANCES OVER LIGHTING FIXTURES FOR REMOVAL AND SERVICE ACCESS DUE TO EQUIPMENT MAINTENANCE.
24.	REFER TO PIPING DIAGRAMS AND DETAILS FOR REQUIRED FITTINGS, VALVES, ETC. FLOOR PLANS AND SECTIONS INDICATE EQUIPMENT LOCATIONS AND GENERAL PIPE ROUTING ONLY.
25.	PROVIDE FABRICATED STEEL MEMBER SUPPORTS AS REQUIRED BY MANUFACTURERS' INSTALLATION INSTRUCTIONS, AS INDICATED ON DRAWINGS, OR IN SPECIFICATIONS FOR INSTALLATION OF EQUIPMENT. REQUIRED STRUCTURAL MEMBERS, BOLTS, AND WELDS SHALL BE IN ACCORDANCE WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL.
26.	IF REQUIRED FOR INSTALLATION OF PIPES AND EQUIPMENT, PROVIDE ADDITIONAL STRUCTURAL MEMBERS BETWEEN COLUMNS, JOISTS, AND STRUCTURAL FRAME TO MEET SUPPORT REACTIONS (FORCES, MOMENTS, DEFLECTIONS). STRUCTURAL MEMBERS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
27.	DO NOT CORE DRILL OR DRILL THROUGH BEAMS, COLUMNS, AND SHEAR WALLS, UNLESS INDICATED ON STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
28.	PIPES INDICATED WITHOUT DIMENSIONS SHALL BE SIZED PER PRECEDING UPSTREAM PIPE SECTIONS.
29.	DRAWINGS ARE SCHEMATIC IN SOME AREAS AND MAY NOT SHOW PIPING OFFSETS WHICH MAY BE REQUIRED.
30.	WHERE PIPE SIZES ARE NOT SHOWN ON DRAWINGS, SIZE PIPING PER THE UNIFORM PLUMBING CODE.
31.	PRIOR TO SUBMITTING ALL PLUMBING FIXTURES THE CONTRACTOR SHALL VERIFY COMPATIBILITY OF THE SPECIFIED FIXTURE WITH THE SIZES OF FINISH CABINETRY AS IDENTIFIED IN GENERAL CONTRACTOR'S SHOP DRAWINGS. ANY DISCREPANCIES BETWEEN THE SIZE OF THE FIXTURES SPECIFIED AND THE FINISH CABINETRY SIZES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BEFORE SUBMITTAL.
32.	PLUMBING VENTS SHALL TERMINATE MINIMUM 10' FROM FRESH AIR INTAKES PER CODE.
33.	LABEL ALL PIPING SYSTEMS PER THE IMC AND UPC.
34.	SUPPORT AND BRACE PIPING SYSTEMS IN ACCORDANCE WITH UPC AND AS REQUIRED IN THE SPECIFICATIONS.
35.	ALL MATERIALS IN CONTACT WITH PIPING SYSTEMS SHALL BE COMPATIBLE FOR USE WITH AND FOR CONTACT WITH THE PIPING MATERIAL. CONTRACTORS AND TRADES SHALL VERIFY COMPATIBILITY OF THEIR PRODUCTS WITH THE PIPING SYSTEMS. THIS INCLUDES, BUT IS NOT LIMITED TO, FIRE STOPPING SEALANTS, FIRE STOPPING COLLARS, VIBRATION ISOLATION ELEMENTS, THERMAL INSULATION, EXPANSION JOINTS AND ANY MATERIAL IN CONTACT WITH PIPES.
36.	ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF INTERNATIONAL.
37.	ROOF MOUNTED PIPING SHALL BE INSTALLED ON FREE FLOATING, PREFABRICATED SUPPORTS SIMILAR TO MIRO MODEL 24-R OR ROOF TOP BLOX ON WALKWAY TREAD PADS. THE USE OF WOOD FOR SUPPORTS IS PROHIBITED.
38.	ALL ITEMS IN CONTACT WITH POTABLE WATER SHALL COMPLY WITH THE NATIONAL "REDUCTION OF LEAD IN DRINKING WATER ACT" S.3874.
39.	WHERE MANUFACTURERS HAVE RECOMMENDED OR REQUIRED TRAINING PROGRAMS FOR THE INSTALLATION OF THEIR PRODUCT, THEN ALL CONTRACTOR EMPLOYEES INSTALLING THAT PRODUCT SHALL BE TRAINED AND HAVE WRITTEN DOCUMENTATION CONFIRMING THAT TRAINING, AND SHALL FURNISH A COPY OF THE TRAINING DOCUMENTATION WITHIN THE PROJECT SUBMITTAL FOR EACH INSTALLING INDIVIDUAL SHOWING CURRENT INSTALLATION TRAINING WITHIN TWO (2) YEARS OF START OF THIS PROJECT.

ABBREVIATIONS			
AAV	AIR ADMITTANCE VALVE	MA	MEDICAL GAS
AC	AIR CONDITIONING	MAT	MIXED AIR
ABV	ABOVE	MATL	MIXED AIR TEMPERATURE
AD	ACCESS DOOR	MAX	MATERIAL
AFC	ABOVE FINISHED CEILING	MBH	MAXIMUM
AFF	ABOVE FINISHED FLOOR		THOUSAND BRITISH THERMAL
AFG	ABOVE FINISHED GRADE		UNITS PER HOUR
AFUE	ANNUALIZED FUEL EFFICIENCY	MCA	MAXIMUM CIRCUIT AMPS
AHU	AIR HANDLING UNIT	MCC	MOTOR CONTROL CENTER
AL	ALUMINUM	MECH	MECHANICAL
APPROX	APPROXIMATELY	MED	MEDIUM
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
ATMOS	ATMOSPHERE	MH	MANHOLE
		MIN	MINIMUM, MINUTE
BATT	BATTERY	MISC	MISCELLANEOUS
BDD	BACK DRAFT DAMPER	MPG	MEDIUM PRESSURE GAS
BF	BLIND FLANGE	MV	MEDICAL VACUUM
BFC	BELOW FINISHED CEILING		
BHP	BRAKE HORSE POWER	N	NORTH, NEUTRAL
BI	BACKWARD INCLINED	NA	NOT APPLICABLE
BLDG	BUILDING	NC	NORMALLY CLOSED
BOD	BOTTOM OF DUCT	NG	NATURAL GAS
BTU	BRITISH THERMAL UNIT	NIC	NOT IN CONTRACT
BTUH	BRITISH THERMAL UNIT PER HOUR	NO	NUMBER OR NORMALLY OPEN
		NTS	NOT TO SCALE
CFM	CUBIC FEET PER MINUTE	O2	OXYGEN
CHAR	CHARACTERISTICS	OAT	OUTSIDE AIR TEMPERATURE
CHEM	CHEMICAL INJECTION	OA	OUTSIDE AIR
CHWS	CHILLED WATER SUPPLY	OC	ON CENTER
CHWR	CHILLED WATER RETURN	OCP	OVER CURRENT PROTECTION
CLS	CEILING	OD	OUTSIDE DIMENSION
CO	CLEAN OUT	OPP	OPPOSITE
CONC	CONCRETE	OSA	OUTSIDE AIR
CONN	CONNECT OR CONNECTION	OV	OUTLET VELOCITY
CPLG	COUPLING	O	OUTDOOR UNIT
CROD	CEILING RADIATION DAMPER	P	PUMP
CRL	COMBINED RAIN LEADER	PD	PRESSURE DROP
CSC	CARBON STEEL	PERF	PERFORATED
CS	CARSEALED CLOSED	PF	PRE FILTER
CSO	CARSEALED OPEN	PH	PHASE
CV	COLD WATER	PJ	PUSH ON JOINTS
		PLCS	PLACES
DET	DETAIL	PNL	PANEL
DFU	DRAINAGE FIXTURE UNITS	POC	POINT OF CONNECTION
DIA	DIAMETER	PRV	PRESSURE REDUCING VALVE
DISCH	DISCHARGE	PS	PIPE SUPPORT
DI	DUCTILE IRON	PSV	PRESSURE SAFETY (RELIEF) VALVE
DMPR	DAMPER	QTY	QUANTITY
DNR	DOWN	R	RELIEF
DP	DIFFERENTIAL PRESSURE	RA	RETURN AIR
DRAIN	DRAIN	RED	REDUCER
DWG	DRAWING	RET	RETURN
		REOD	REQUIRED
EA	EACH	RG	RETURN GRILLE
EAT	ENTERING AIR TEMPERATURE	RJ	RESTRAINED JOINTS
ECC	ECCENTRIC	RR	REMOVE AND RELOCATE
ECON	ECONOMIZER	RPM	REVOLUTIONS PER MINUTE
EE	ENERGY EFFICIENCY RATIO	RWL	RAINWATER LEADER
EER	EXHAUST FAN		
EFF	EFFICIENT, EFFICIENCY	SA	SUPPLY AIR
EG	EXHAUST GRILLE	SCHED	SCHEDULE
ELEV	ELEVATION	SD	SMOKE DETECTOR
ELEC	ELECTRICAL	SECT	SECTION
EQUIP	EQUIPMENT	SEER	SEASONAL ENERGY EFF. RATIO
ET	ELECTRIC TRACED	SF	SUPPLY FAN
EXIST(E)	EXISTING	SFD	SMOKE/FIRE DAMPER
EXH	EXHAUST	SHT	SHEET
EXT	EXTERIOR	S.I.O.	SUPPLIED & INSTALLED BY OWNER/OTHER
		SL	SOUND LINING
F	FAHRENHEIT	SP	STATIC PRESSURE
FCO	FLOOR CLEAN OUT	SPEC	SPECIFICATION
FD	FIRE DAMPER OR FLOOR DRAIN	SQ	SQUARE
FF	FINISHED FLOOR	SR	SUPPLY REGISTER
FLGD	FLANGED FLOOR	SS	SANITARY SEWER
FLR	FLOOR	STA	STAINLESS STEEL
FLTR	FILTER	STAT	STATION
FOF	FACE OF FLANGE	STD	THERMOSTAT
FFM	FEET PER MINUTE	SV	SOLENOID VALVE
FPI	FNS PER INCH	SVC	SERVICE
FPTU	FAN POWERED TERMINAL UNIT	SW	SOCKET WELD
FSK	FOIL SKIRM KRAFT LINED DUCT (SPUNSTRAND)	SYS	SYSTEM
		TD	TEMPERATURE DIFFERENTIAL
FT	FEET, FOOT	TDH	TOTAL DYNAMIC HEAD
FU	FIXTURE UNITS	TEMP	TEMPERATURE
FV	FACE VELOCITY	THRU	TEMPORARY
FW	FEED WATER	TI	THROUGH
		TENANT IMPROVEMENT	
G	GAS	GALLONS PER MINUTE	
GALV	GALVANIZED	TSTAT	THERMOSTAT
GEN	GENERATOR	TYP	TYPICAL
GFI	GROUND FAULT	UBC	UNIFORM BUILDING CODE
CIRCUIT INTERRUPTER		UNDERGROUND	
GPM	GALLONS PER MINUTE	UL	UNDERWRITER'S LABORATORY
GR	GRILLE	UMC	UNIFORM MECHANICAL CODE
GV	GATE VALVE	UNO	UNLESS NOTED OTHERWISE
GW	GRAY WATER (NON POTABLE)	UP	UNIFORM PLUMBING CODE
GWR	GLYCOL WATER RETURN	UPC	UNIFORM PLUMBING CODE
GWS	GLYCOL WATER SUPPLY	UV	UNIT VENTILATOR
HP	HORSE POWER	V	VOLT
HPFS	HIGH POINT FINISHED SURFACE	VIPH/Hz	VOLTS/PHASE/HERTZ
HR	HOUR	VAC	VOLTS AC
HTG	HEATING	VAV	VARIABLE AIR VOLUME
HT	HEIGHT	VDC	VOLTS DC
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	VD	VOLUME DAMPER
		VEL	VELOCITY
HW	HOT WATER	VF	VENTILATION FAN
HWC	HOT WATER CIRCULATING	VFD	VARIABLE FREQUENCY DRIVE
HWS	HOT WATER HEATING SUPPLY	VOL	VOLUME
HWR	HOT WATER HEATING RETURN	VTR	VENT THROUGH ROOF
IA	INSTRUMENT AIR	W/	WITH
ID	INSIDE DIMENSION	/O	WITHOUT
IE	INVERT ELEVATION	W	WASTE
IH	INSULATION HOT	WB	WET BULB
IN	INCH, INCHES	WC	WATER CLOSET
INFO	INFORMATION	WCO	WALL CLEAN OUT
INST	INSTRUMENT	WG	WATER GAUGE
INSUL	INSULATE, INSULATION	WHA	WATER HAMMER ARRESTER
INV	INVERT	WT	WATER TANK
IRR	IRRIGATION (NON POTABLE)	WTR	WATER
IU	INDOOR UNIT		
JAN	JANITOR		
KW	KILOWATT		
KWH	KILOWATT HOUR		
LAT	LEAVING AIR TEMPERATURE		
LBS	POUND		
LC	LOCKED CLOSED		
LF	INEAL FEET		
LL	LANDLORD		
LOC	LOCATION		
LVG	LEAVING		

STORM PIPING SYSTEMS	
— RL —	RAIN LEADER (RL)
— OL —	OVERFLOW LEADER (OL)
— ST —	STORM (BELOW FLOOR)
— O —	ROOF DRAIN
— O —	OVERFLOW DRAIN
— S —	OVERFLOW SCUPPER

PIPING	
—>	FLOW ARROW
H	CAP OR CLEANOUT
○	PIPE UP OR TEE UP AND DOWN
— G —	PIPE DOWN
— T —	PIPE TEE UP
— D —	PIPE TEE DOWN
45°	45° DEGREE ELBOW
90°	90° DEGREE ELBOW
4	4 WAY TEE
T	TEE
— X —	PIPE BREAK

PIPING SPECIALTIES	
— G —	PRESSURE GAGE
— T —	THERMOMETER
— S —	SIGHT GLASS
— VFM-1 —	VENTURI FLOW METER
— OFM-1 —	ORIFICE FLOW METER
— MAV —	MANUAL AIR VENT (MAV)
— AV —	AUTOMATIC AIR VENT
— G —	GAS PRESSURE REGULATOR
— M —	WATER METER
— S —	WYE STAINER
— S —	WYE STAINER WITH CAPPED HOSE END BLOWDOWN VALVE
— R —	CONCENTRIC REDUCER
— F —	FLANGE
— U —	UNION
— E —	ECCENTRIC REDUCER
— F&T —	STEAM TRAP, INDICATE TYPE
— H —	HOSE BIB
— H —	HOSE BIBB/WALL HYDRANT
— A —	PIPE ANCHOR
— L —	ALIGNMENT GUIDE
— TS —	TEMPERATURE/PRESSURE TEST PORT
— X —	FLEXIBLE CONNECTION IN PIPING
— F —	FUNNEL
— E-J —	EXPANSION JOINT

VALVES	
— A —	AUTOMATIC BALANCING VALVE
— P —	PRESSURE REGULATING VALVE
— PRV —	PRESSURE REDUCING VALVE (PRV)
— A —	AUTOMATIC CONTROL VALVE - TWO WAY (ELECTRIC OPERATOR SHOWN)
— A —	AUTOMATIC CONTROL VALVE - THREE WAY (ELECTRIC OPERATOR SHOWN)
— B —	BALL VALVE
— G —	GATE VALVE
— C —	GAS COCK
— R —	RELIEF VALVE
— C —	CHECK VALVE
— B —	BUTTERFLY VALVE
— R —	REDUCED PRESSURE BACKFLOW ASSEMBLY
— M —	MANUAL BALANCING/ MEASURING VALVE
— A —	ANGLE VALVE

WATER PIPING SYSTEMS	
— WS —	WATER SERVICE
— CWF —	COLD WATER FILTERED
— C —	COLD WATER (CW)
— H —	HOT WATER (HW) [120"]
— 140 —	HIGH TEMP HOT WATER (140")
— H —	HOT WATER CIRCULATE (HWC)
— NP —	NON POTABLE WATER (NP)
— M —	WATER METER

DRAIN WASTE & VENT PIPING	
— W —	WASTE (W) [ABOVE FLOOR]
— W —	WASTE (BELOW FLOOR) PIPING
— V —	VENT (V) [ABOVE FLOOR]
— GW —	GREASE WASTE (GW)
— GD —	GARAGE DRAIN (GD)
— C —	CONDENSATE DRAIN (C)
— P —	PUMPED WASTE (P)
— FCO —	FLOOR CLEANOUT (FCO)
— WCO —	WALL CLEANOUT (WCO)
— VTR —	VENT THRU ROOF
— F —	FLOOR DRAIN
— S —	FLOOR SINK

COMMERCIAL ENERGY EFFICIENCY							
TABLE C403.10.3							
MINIMUM PIPE INSULATION THICKNESS (in.) [a]							
FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (in.)				
	CONDUCTIVITY Btu·in/(h·ft²·°F) [b]	MEAN RATING TEMPERATURE, °F	<1	1 TO <1 ½	1 ½ TO <4	4 TO <8	>=8
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5
[a]	FOR PIPING SMALLER THAN 1-1/2 INCHES AND LOCATED IN PARTITIONS WITHIN CONDITIONED SPACES, REDUCTION OF THESE THICKNESSES SHALL BE PERMITTED (BEFORE THICKNESS ADJUSTMENT REQUIRED IN FOOTNOTE [b]) BUT NOT TO A THICKNESS LESS THAN 1 INCH.						
[b]	FOR INSULATION OUTSIDE THE SLATED CONDUCTIVITY RANGE, THE MINIMUM THICKNESS (T) SHALL BE DETERMINED AS FOLLOWS: $T = ((1 + W)^2 / (K(k) - 1))$ WHERE: T = MINIMUM INSULATION THICKNESS r = ACTUAL OUTSIDE RADIUS OF PIPE t = INSULATION THICKNESS LISTED IN THE TABLE FOR APPLICABLE FLUID TEMPERATURE AND PIPE SIZE k = CONDUCTIVITY OF ALTERNATE MATERIAL AT MEAN RATING TEMPERATURE INDICATED FOR THE APPLICABLE FLUID TEMPERATURE (Btu·in/h·ft²·°F) k = THE UPPER VALUE OF THE CONDUCTIVITY RANGE LISTED IN THE TABLE FOR THE APPLICABLE FLUID TEMPERATURE.						
[c]	FOR DIRECT-BURIED HEATING AND HOT WATER SYSTEM PIPING, REDUCTION OF THESE THICKNESSES BY 1-1/2 INCHES (38mm) SHALL BE PERMITTED (BEFORE THICKNESS ADJUSTMENT REQUIRED IN FOOTNOTE [b]) BUT NOT TO THICKNESSES LESS THAN 1 INCH (25mm)).						
NOTE: PER WSEC 404.7.3.1, PIPE INSULATION FOR HEATED WATER CIRCULATION SYSTEMS, BOTH SUPPLY AND RETURN PIPE INSULATION SHALL BE AT MINIMUM 1.0 INCHES THICKER THAN THAT REQUIRED BY TABLE C403.10.3							

PLUMBING LEGEND	
SYMBOL DESCRIPTION	
	NORTH ARROW
	SECTION IDENTIFICATION
	SHEET IDENTIFICATION
	SHEET NOTES
	W&V RISER CALLOUT
	DW RISER CALLOUT
	PLUMBING FIXTURE TAG
	PLUMBING EQUIPMENT TAG
	REVISION CALLOUT
	REVISION BUBBLE
	DETAIL NUMBER
	SHEET IDENTIFICATION
	COLUMN GRID SYMBOLS
	GENERAL MECHANICAL NOTES NUMBER IDENTIFICATION
	FLAG MECHANICAL NOTES NUMBER IDENTIFICATION
	EXISTING WORK OR BACKGROUND INFORMATION (LIGHT LINE)
	NEW WORK (HEAVY LINE)
	TYPICAL EQUIPMENT DESIGNATION (PUMP)
	POINT OF CONNECTION TO EXISTING

PROJECT INFORMATION	
STREET ADDRESS: 111 5TH ST SE PUYALLUP, WA 98372	
REFERENCE CODES - WA	
IBC	INTERNATIONAL BUILDING CODE - 2021
IMC	INTERNATIONAL MECHANICAL CODE - 2021
UPC	UNIFORM PLUMBING CODE - 2021
IFGC	INTERNATIONAL FUEL GAS CODE - 2021
IFC	INTERNATIONAL FIRE CODE - 2021
IEC	INTERNATIONAL ELECTRICAL CODE - 2021
WSEC	WASHINGTON STATE ENERGY CODE - 2021
ADA	AMERICAN DISABILITY ACT STANDARDS - 2010
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS - A17.1 - 2007 W/ 2008 ADDENDA SAFETY CODE FOR ELEVATORS AND ESCALATORS
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS 130, 13R, OR 13 (AS APPLICABLE) - 2016

SCOPE NARRATIVE	
BUILDING NARRATIVE: NEW 4,122 SF SELF STORAGE FACILITY WITH 4 UNITS.	
SCOPE NARRATIVE: PLUMBING DESIGN CONSISTS OF (1) RESTROOMS EACH WITH WATER CLOSET AND LAVATORY SINK, (2) INTERNAL ROOF DRAINS WITH OVERFLOW DRAINS, WATER SERVICE ROOM WITH BACKFLOW PREVENTER, HUB DRAIN AND FLOOR DRAIN, HOSE BIBS WILL BE LOCATED PER OWNER PREFERENCES.	
INCLUDED SYSTEMS: DOMESTIC WATER WASTE & VENT RAIN LEADERS	

PLUMBING CALCULATIONS

2021 UPC PLUMBING CODE				PER TABLE 702.1 AND TABLE A-103.1					
BUILDING SUMMARY		MIN. SIZE TRAP/ARM	QTY	DOMESTIC WATER WSFU				SEWER DFU	
FIXTURE TYPE		IN.		PER FIXTURE	TOTAL	HW PER FIXTURE	TOTAL HW	PER FIXTURE	TOTAL
HOSE BIBB		--	1	2.5	2.5	--	--	--	--
HOSE BIBB (EACH ADDITIONAL)		--	1	1	1	--	--	--	--
LAVATORY, SINGLE		1.25	4	1	4	0.75	3	1	4
WATER CLOSETS		--	--	--	--	--	--	--	--
1.6 GPF GRAVITY & FLUSHOMETER TANK, PUBLIC		3	4	2.5	10	--	--	4	16
		TOTALS	15		17.5		3		20
TOTAL BUILDING FIXTURE CALCULATIONS					17.5		3		20
USE 3/4" METER WITH 1-1/4" BUILDING SUPPLY									

2021 UPC APPENDIX A WATER SERVICE CALCULATIONS

Cold Water Piping to be Sized Based on a		FT	System (FV=Flush Valve, FT = Flush Tank)		
PIPE MAINS	FIX UNIT	GPM	SIZE		
BUILDING SUPPLY	18	12	1-1/4"		
STATIC WATER PRESSURE (PSI)		60.0	ESTIMATE - TO BE DETERMINED BY GC. NOTIFY ENGINEER IF LOWER		
PIPE LOSS BETWEEN MAIN AND METER (PSI)	3.6	16.00 FT OF	0.75 IN DIA. PIPE I.D.	22.4	PSI/100' LOSS
WATER PRESSURE AT METER (PSI)	56.4				
METER LOSS (PSI)	1.4	0.75 DIAMETER METER			
PIPE LOSS BETWEEN METER AND BLDG (PSI)	0.9	50.00 FT OF	1.25 IN DIA. PIPE	1.9	PSI/100' LOSS
BACKFLOW PRESSURE LOSS	14.0				
WATER PRESSURE AT BUILDING (PSI)	40.0	If meter pressure less BFP loss exceeds 80PSI, PRV required			
BLDG SUPPLY PRESSURE FOR PIPE SIZING:	40.0				
COLD WATER PRESSURE LOSS:					

ELEVATION CHANGE (PSI)	4.3	10	FEET AT 0.433 PSI/FT		
MIN. RESIDUAL PRESS. AT REMOTE FIXT. (PSI)	30.0	(TYPICALLY PROVIDE 25 PSIG + 5 PSIG FOR TXV)			
TOTAL PRESSURE LOSS:	34.3				
AVAILABLE PRESSURE (PSI)					

40.0					
34.3					
5.7					
LONGEST PIPE RUN (FT)	1.25	75.0	5.71	X	100 FT
X 1.25 (FITTINGS)		93.8	94 FT		
Friction Loss Not to Exceed		6.1	PSI/100FT LOSS		
Size All Piping Based on a Friction loss of:		6	PSI/100FT LOSS		
and max velocity based on installation standard.					

DOMESTIC WATER PIPE SIZING TABLE

WSFU BASED ON 2021 UPC CHART A103.1(1)			
PIPE MATERIAL			
PEX			
FLUSH TANK			
VELOCITY <= 8 FPS		CW + HW	
PSI/100 FT		6	
WSFU RANGE		MIN	MAX
PIPE SIZE (")			
1/2		0	2
3/4		3	6
1		7	13
1 1/4		14	22
1 1/2		23	40
2		41	130

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ELECTRIC WATER HEATER SCHEDULE

EQUIPMENT NUMBER		EWH-1
SERVICE		
LOCATION	POINT-OF-USE LAVATORIES	
SYSTEM	DOMESTIC HOT WATER	
FUNCTION	DOMESTIC WATER HEATING	
SCOPE	COMMERCIAL	
CAPACITY		
TEMPERATURE RISE @ 0.3 GPM	80 °F	
TEMPERATURE RISE @ 0.5 GPM	48 °F	
SERVICE CONDITIONS		--
LVG WATER TEMP-DEG F	105 °F	
ELECTRICAL		
TOTAL KW	3.5	
VOLTAGE	120	
MANUFACTURER / DESIGN BASIS		
MAKE	ACCUMIX II	
MODEL	AM004120T	
SHIPPING WEIGHT (LBS)	5.5	
INLET/OUTLET (INCHES)	3/8"	
DIMENSIONS (INCHES)	14.5"H X 5.25"W X 4"D	
NOTES		COORDINATE WITH ELECTRIC ON POWER REQUIREMENTS PRIOR TO PROCUREMENT

MISCELLANEOUS PLUMBING EQUIPMENT SCHEDULE

SYMBOL	ITEM	MAKE/MODEL	REMARKS
DRAINS			
FD-1	FLOOR DRAIN (FD) (SIZE PER PLANS)	SEE CONTRACTOR SUBMITTAL	MEDIUM DUTY. 8-1/2" ROUND CAST IRON GRATE. SIZE PER PLAN.
HD-1	HUB DRAIN	FIELD FABRICATE	SIZE PER PLANS.
RD-1	PRIMARY ROOF DRAIN	SEE CONTRACTOR SUBMITTAL	3" ALUMINUM DOME GRATE
OD-1	OVERFLOW DRAIN	SEE CONTRACTOR SUBMITTAL	SET RIM 2" ABOVE PRIMARY DRAIN RIM
DN-1	DOWNSPOUT NOZZLE	SEE CONTRACTOR SUBMITTAL	STORM OUTLET
HOSE BIBS AND HYDRANTS			
HB-1	HOSE BIB	SEE CONTRACTOR SUBMITTAL	FROST FREE
BACKFLOW PREVENTERS			
RPBP-1	1-1/4" REDUCED PRESSURE ZONE BACKFLOW PREVENTER	ZURN 375XL	NSF 61 CERTIFIED

PLUMBING FIXTURE SCHEDULE

SYMBOL	ITEM	WASTE	VENT	CW	HW	SPECIFICATION	REMARKS
REIDENTIAL FIXTURES:							
L-1	LAVATORY	1-1/2	1-1/2	1/2	1/2	SEE CONTRACTOR SUBMITTAL	0.5 GPM MAX.
L-2A	LAVATORY (ADA)	1-1/2	1-1/2	1/2	1/2	SEE CONTRACTOR SUBMITTAL	0.5 GPM MAX. INSTALL PER ADA
WC-1	WATER CLOSET	3	2	1/2	-	SEE CONTRACTOR SUBMITTAL	1.28 GPF MAX; FLUSH TANK
WC-2A	WATER CLOSET (ADA)	3	2	1/2	-	SEE CONTRACTOR SUBMITTAL	1.28 GPF MAX; FLUSH TANK WATER SENSE; INSTALL PER ADA

NOTE: BIDDING CONTRACTOR TO PROVIDE FIXTURE SELECTION FOR OWNER DETERMINATION. VERIFY ALL FIXTURES TO OWNER/ARCH PRIOR TO PROCUREMENT.

PIPING SYSTEM SCHEDULE AND SPECIFICATION

SYSTEM	ABOVE GROUND	BELOW GROUND	JOINT METHOD	REMARKS/PIPE INSULATION
SOIL WASTE	SCH. 40 PVC CAST IRON	SCH. 40 PVC (SOLID CORE)	SOLVENT WELD NO HUB	COORDINATE WITH OWNER ON SPECIFIC PREFERENCES ON PIPE MATERIAL
SOIL VENT	ABS CAST IRON	SCH. 40 PVC (SOLID CORE)	SOLVENT WELD NO HUB	CAST IRON IN PLENUM AREAS; COORDINATE WITH OWNER ON SPECIFIC PREFERENCES ON PIPE MATERIAL
STORM/ RAIN LEADERS	SCH. 40 PVC CAST IRON	SCH. 40 PVC (SOLID CORE)	SOLVENT WELD NO HUB	COORDINATE WITH OWNER ON SPECIFIC PREFERENCES ON PIPE MATERIAL 1" INSULATION OF ALL HORIZONTAL PIPES IN CONDITIONED SPACES OVERFLOW PIPING IS ALLOWED TO BE ABS.
STORM OVERFLOW LEADERS	SCH. 40 PVC/ABS CAST IRON	SCH. 40 PVC (SOLID CORE)	SOLVENT WELD NO HUB	COORDINATE WITH OWNER ON SPECIFIC PREFERENCES ON PIPE MATERIAL 1" INSULATION OF ALL HORIZONTAL PIPES IN CONDITIONED SPACES
COLD WATER 2" AND SMALLER	PEX	PEX	COLD EXPANSION FITTINGS	

- NOTES:
- [1] SOLVENT CEMENT JOINTS IN ACCORDANCE WITH 2021 UPC SECTION 705.6.2, ASTM F656 FOR PRIMER AND ASTM D2846 FOR SOLVENT CEMENTS.
- [2] PEX ALLOWED IN PLENUM IF INSTALLED PER MFR INSTALLION INSTRUCTIONS AS REQUIRED TO COMPLY WITH ASTM E84 FOR A 25/50 FLAME SMOKE RATING.
- [3] NSF 61 LISTING COMPLIANCE FOR ALL DOMESTIC WATER PIPE AND FITTINGS.

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Project

PUYALLUP
STORAGE

Location

111 5TH ST SE
PUYALLUP, WA 98372

Prepared For

SAMANTHA KEIMIG

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PARTNER IN CHARGE

DJ

PROJECT MANAGER

DJ

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

CEY, DJ

CHECK

BWR

ENGINEERS SEAL



2024-12-16

TITLE

PLUMBING SCHEDULES
AND CALCULATIONS

PROJECT NO.

2024-126

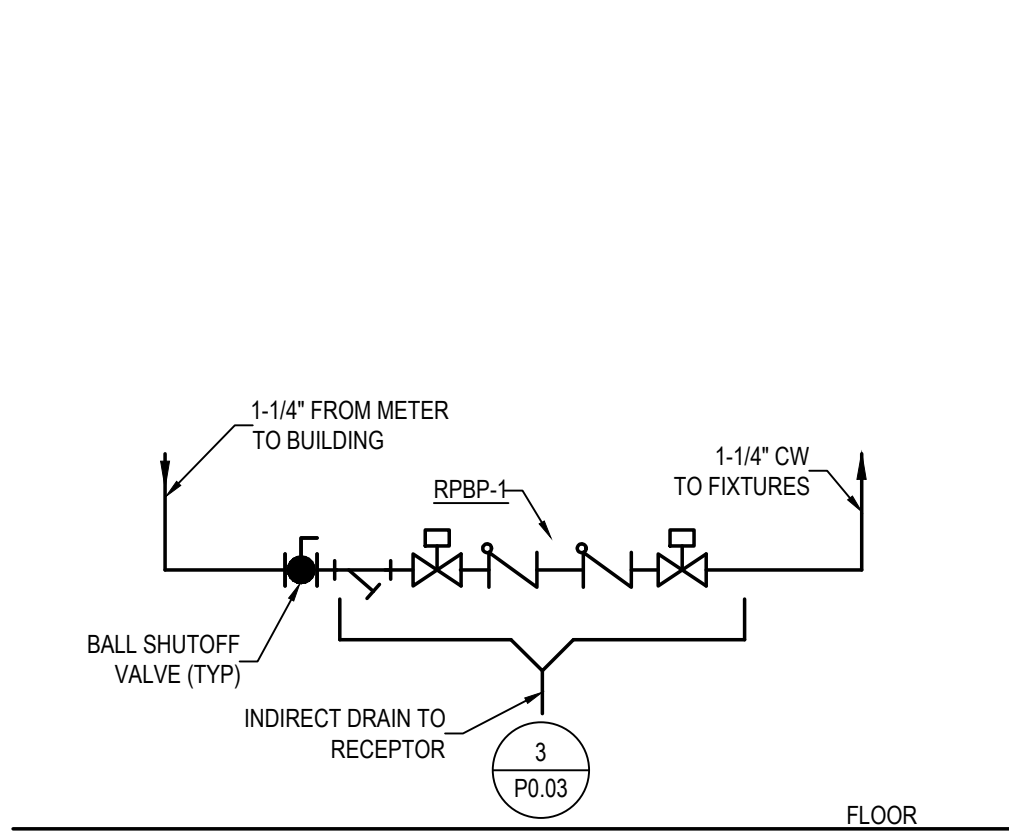
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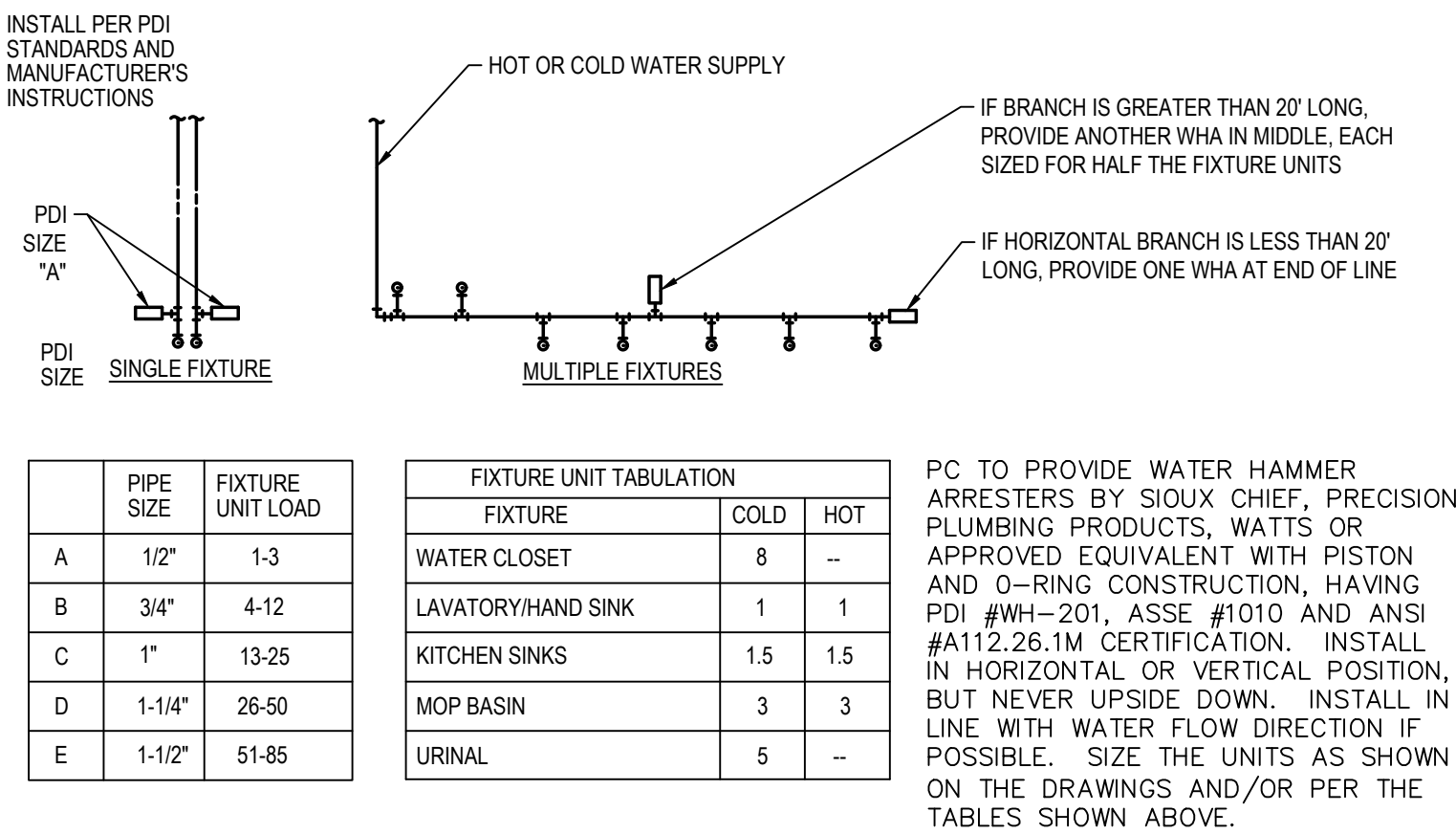
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P0.02

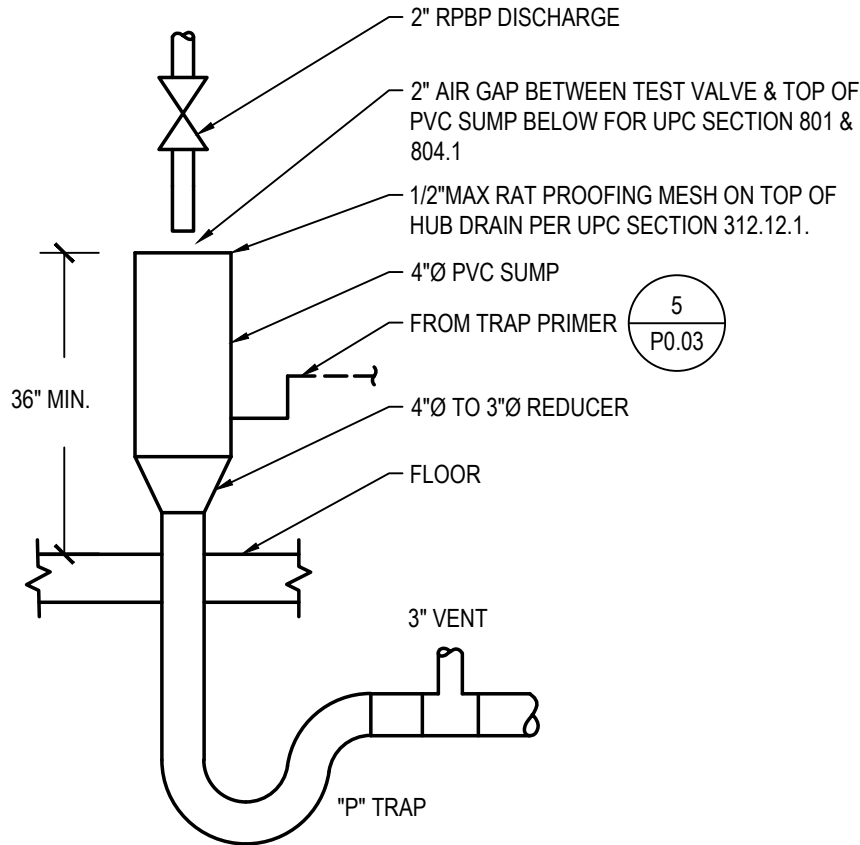
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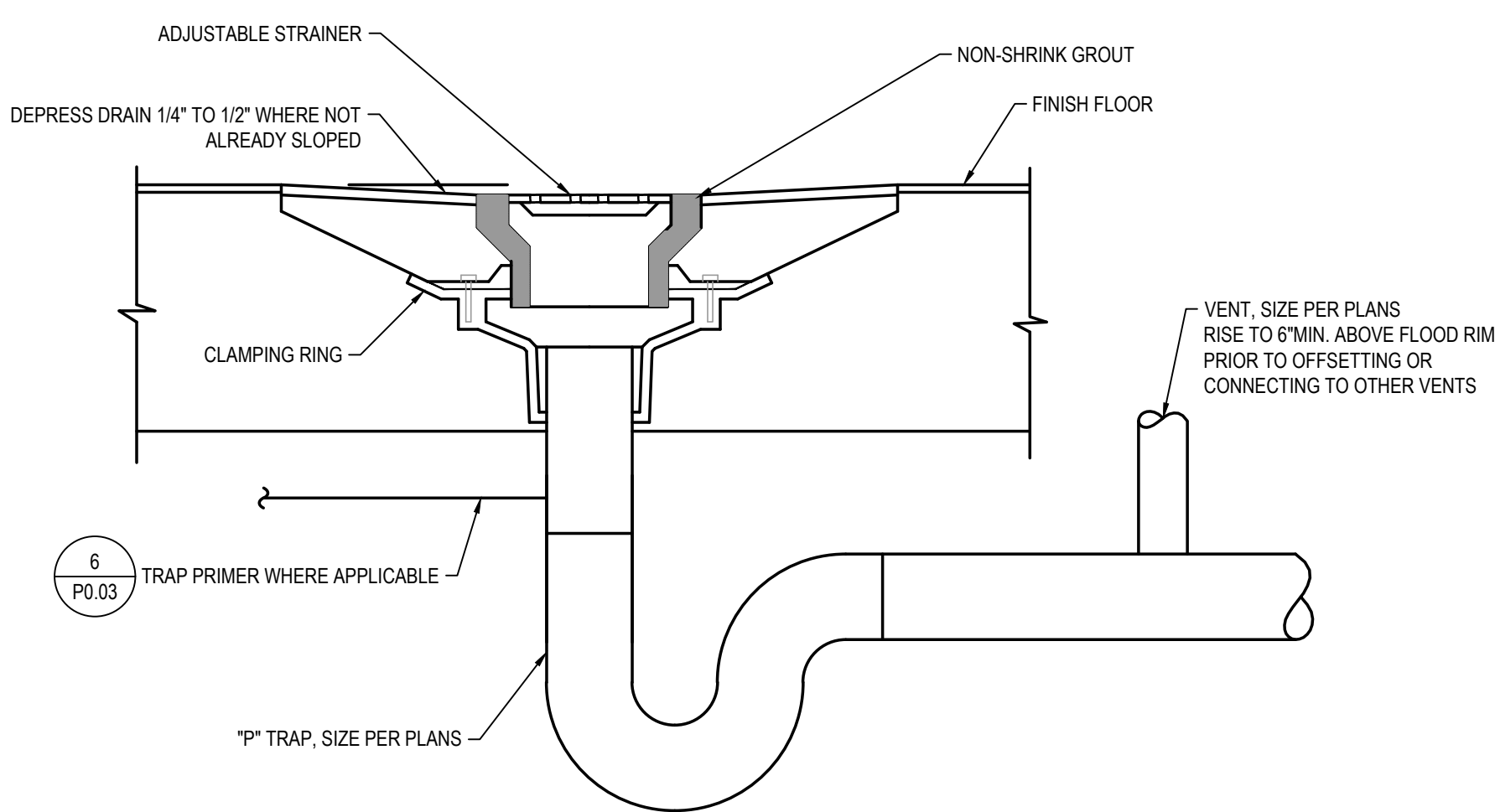
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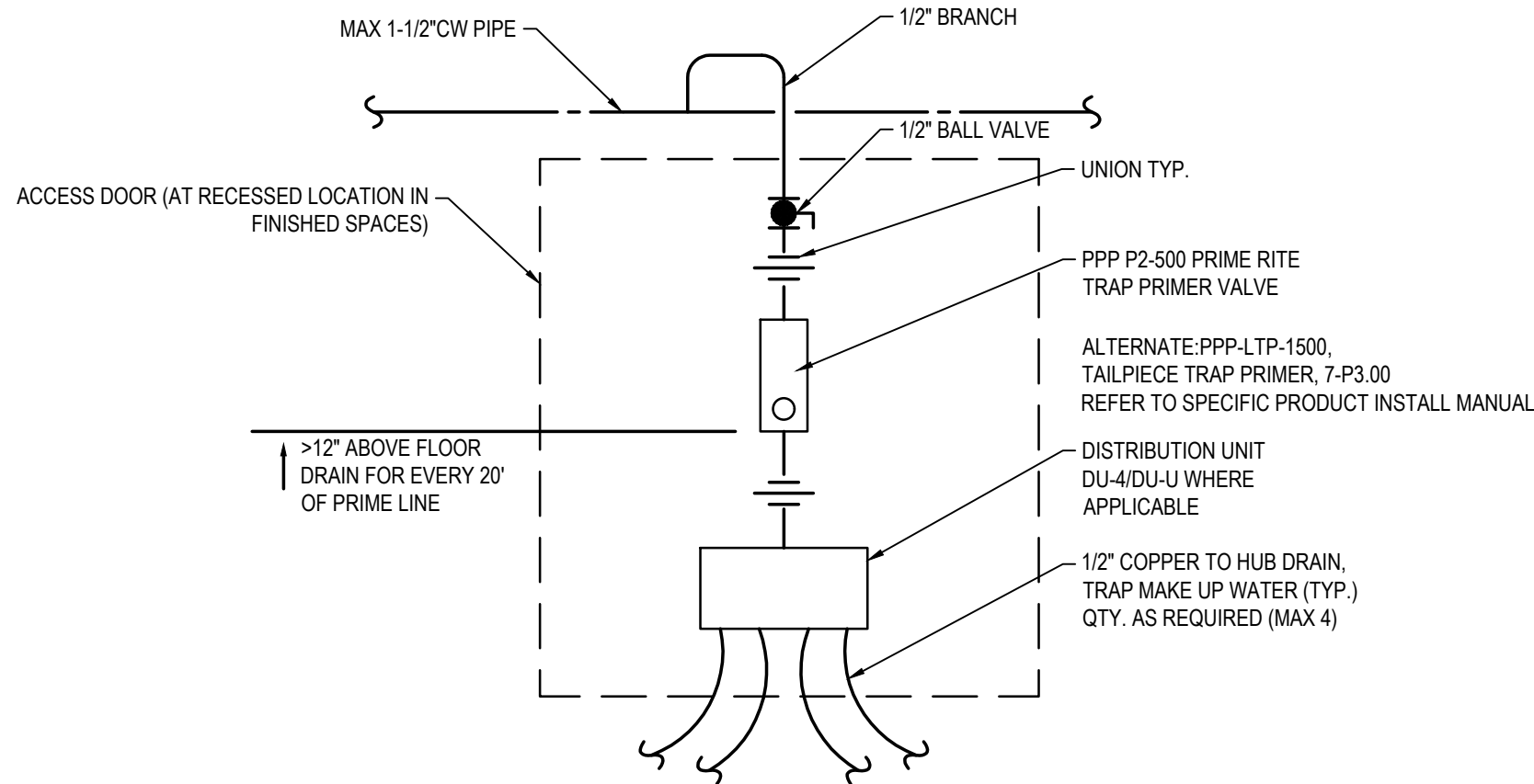
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SCALE: NONE



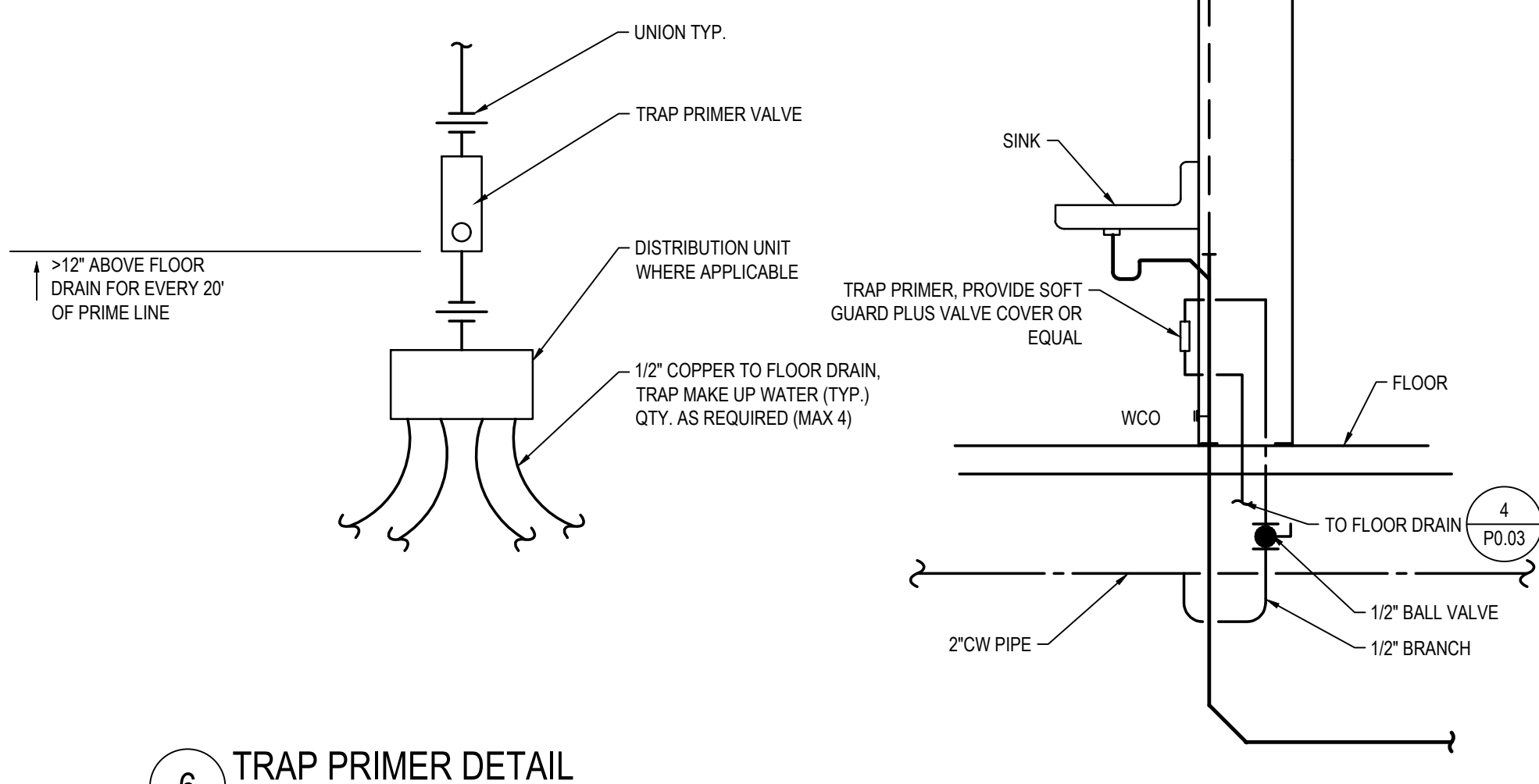
3 RPBP HUB DRAIN DETAIL
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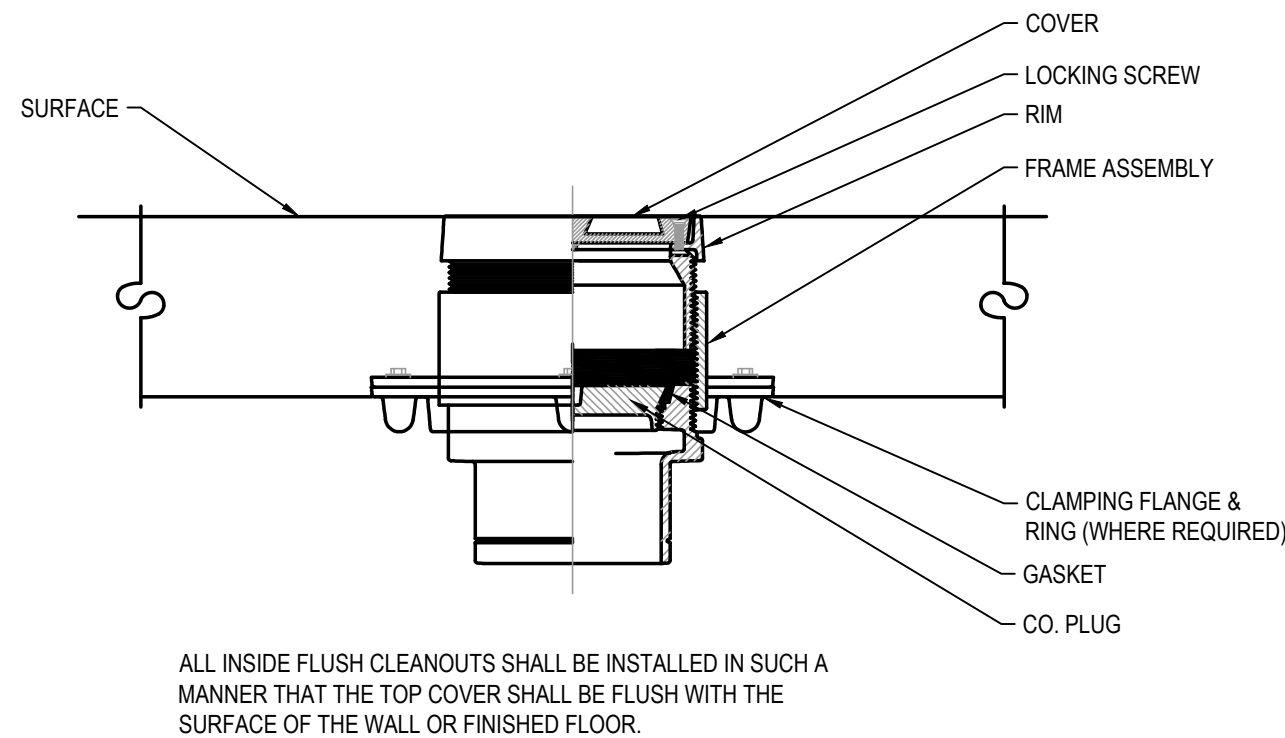
4 FLOOR DRAIN DETAIL
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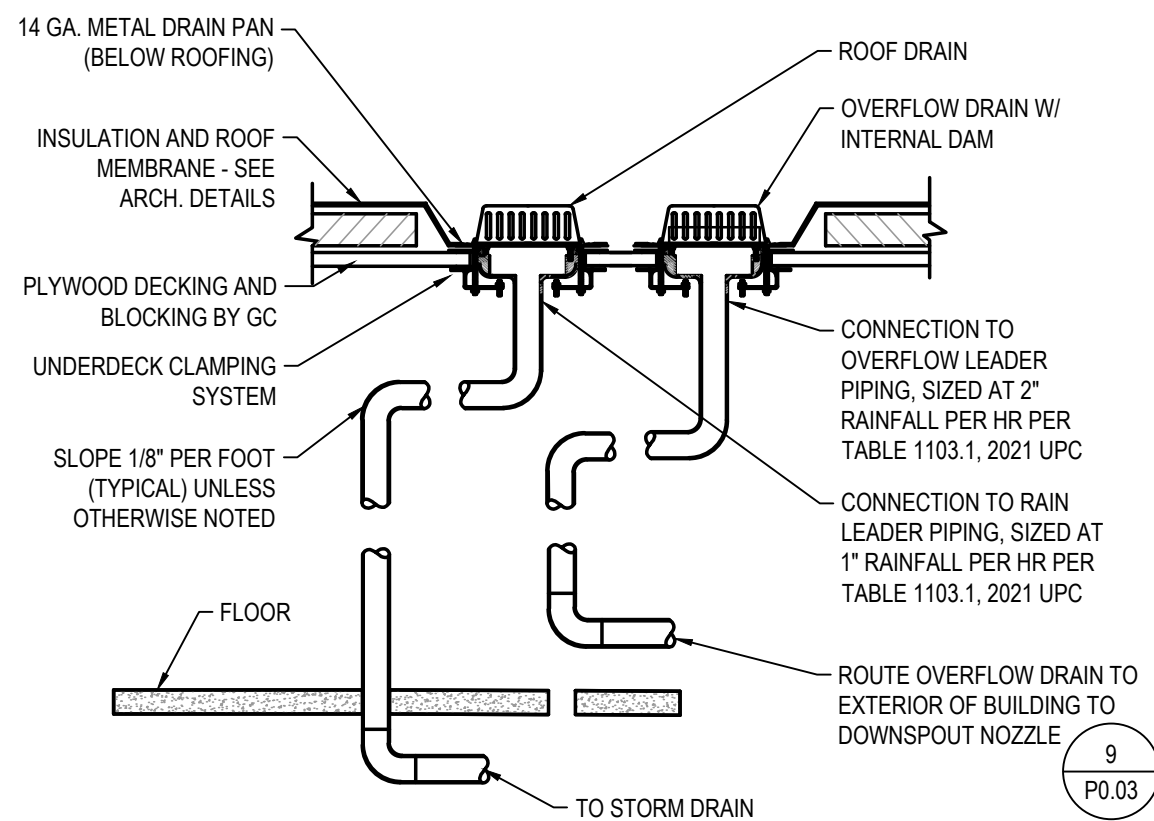
5 HUB DRAIN TRAP PRIMER DETAIL
SCALE: NONE



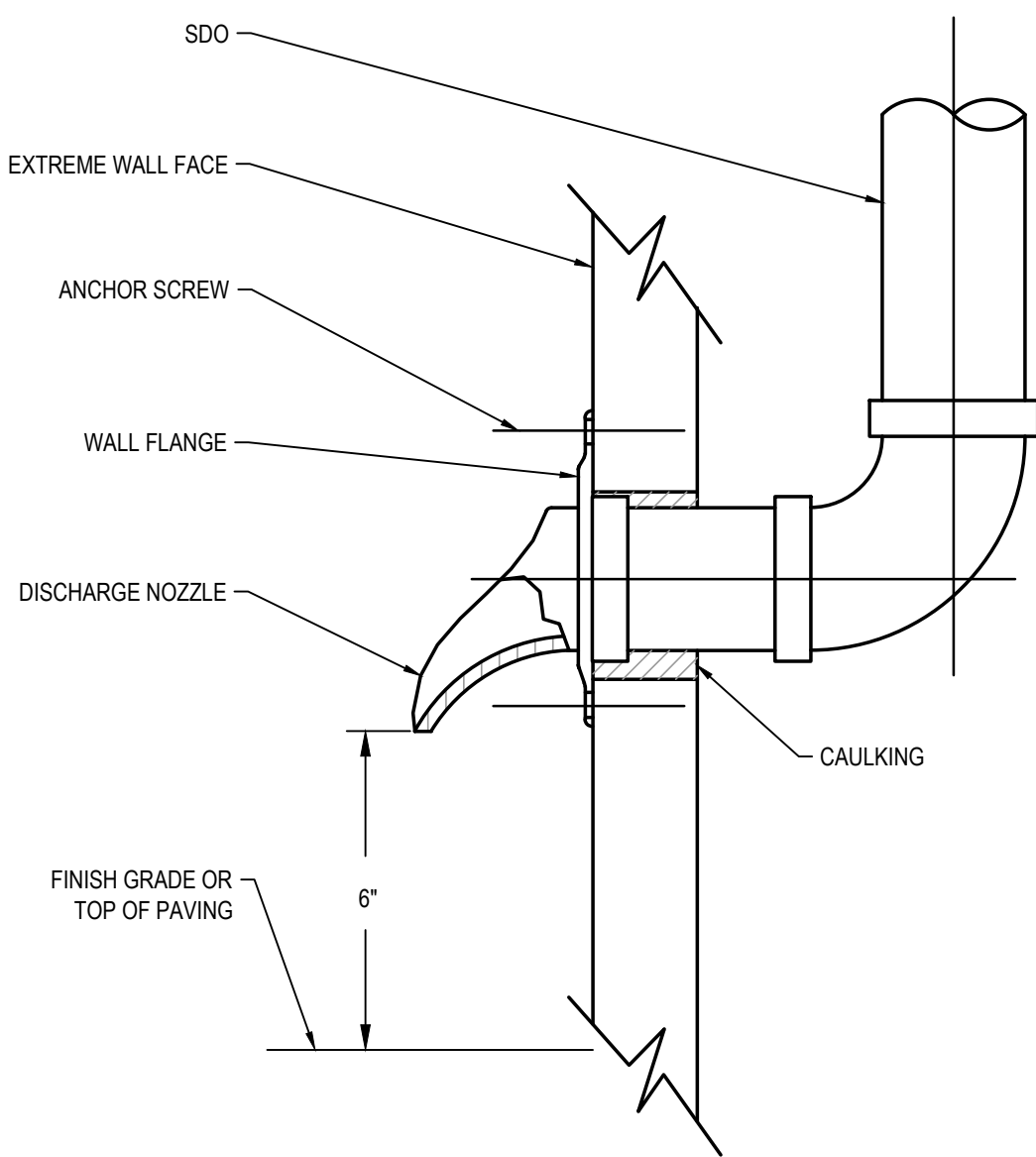
6 TRAP PRIMER DETAIL
SCALE: NONE



7 INTERIOR CLEANOUT DETAIL
SCALE: NONE

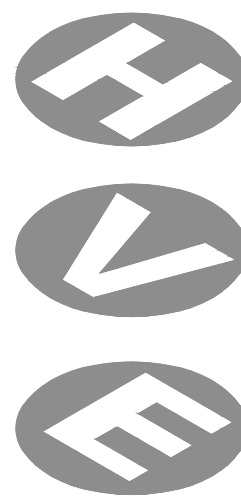


8 ROOF AND OVERFLOW DRAIN DETAIL
SCALE: NONE



9 DISCHARGED NOZZLE DETAIL
SCALE: NONE

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Project PUYALLUP STORAGE

Location

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-	-	-

PARTNER IN CHARGE	
DJ	30.03.21
PROJECT MANAGER	
DJ	
PROJECT ENGINEER	
BWR	
PROJECT TEAM MEMBERS	
CEY, DJ	
CHECK	
BWR	
ENGINEERS SEAL	

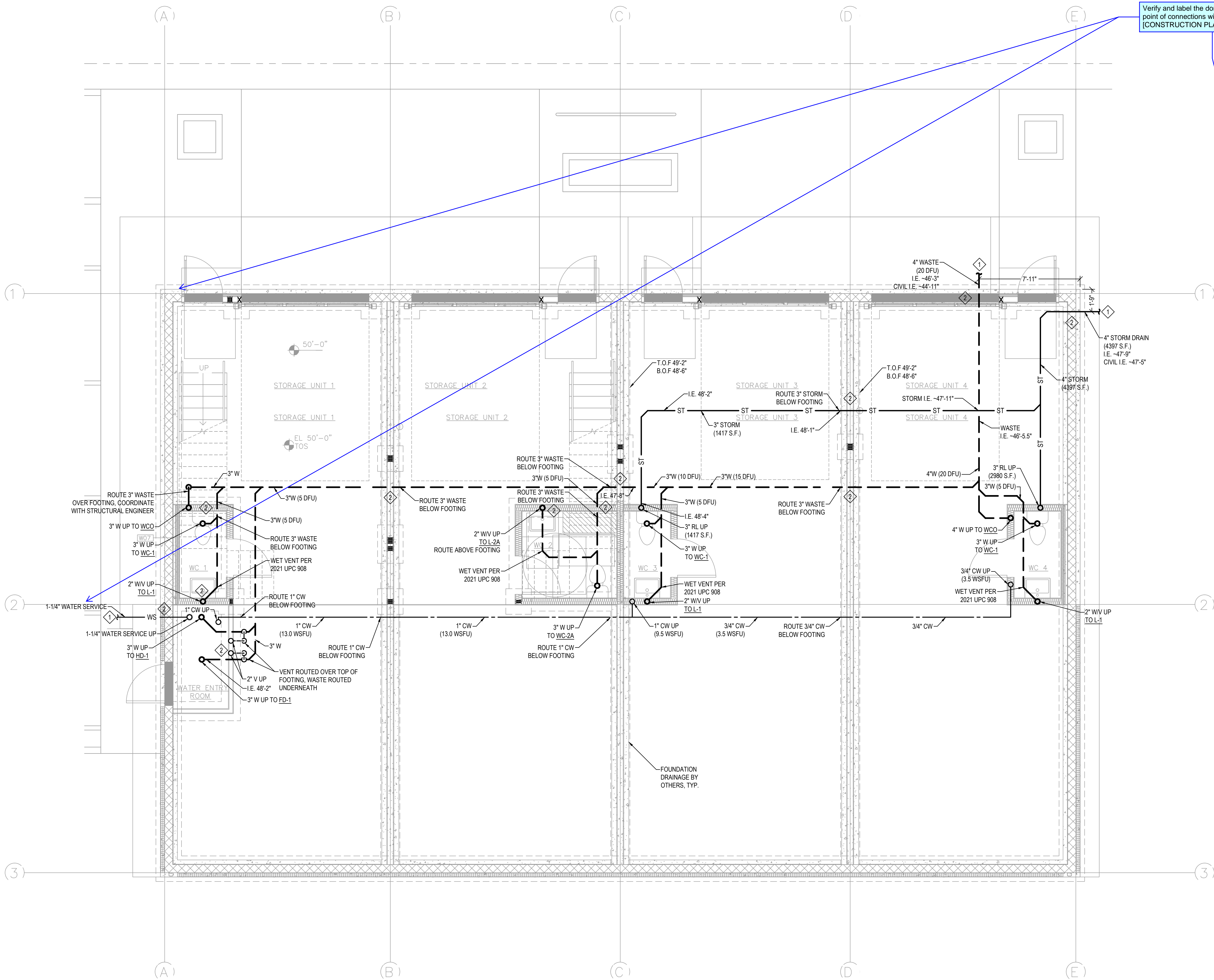


2024-12-16

TITLE PLUMBING DETAILS	
PROJECT NO.	2024-126
DATE	DECEMBER 16, 2024
SHEET NUMBER	

P0.03

PERMIT DOCUMENT



Verify and label the domestic and fire water point of connections with civil design.
[CONSTRUCTION PLAN SET, sheet P1.00]

GENERAL NOTES:

- UPSTREAM MH RIM ELEVATION = 49.7'. ALL PLUMBING FIXTURES BELOW THAT ELEVATION ARE REQUIRED TO FLOW THROUGH A BACK WATER VALVE. LEVEL 1 FFE = 50.0'. NO FIXTURES EXIST BELOW UPSTREAM MH RIM ELEVATION. NO BACK WATER VALVE REQUIRED ON SANITARY MAIN.
- PROVIDE CLEANOUTS PER UPC 707.0.
- FREEZE PROTECT PIPING AS REQUIRED PER 2021 UPC 312.6. ALL WATER (INCLUDING PUMPED) NOT ON THE WARM SIDE OF INSULATION SHALL BE HEAT TRACED AND INSULATED.
- ALL SANITARY PIPING SLOPED AT 1/4" PER FOOT UNLESS NOTED OTHERWISE PER 2021 UPC 703.2.
- ALL STORM PIPING SLOPED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE PER 2021 UPC 1103.2.

SHEET NOTES:

- COORDINATE FINAL CONNECTIONS WITH CIVIL DRAWINGS FIVE FEET OUTSIDE THE BUILDING FOUNDATION. PIPE SIZE, INVERT DEPTH, FIXTURE UNITS, AND DRAINED AREA AS NOTED. IDENTIFY ANY DISCREPANCIES TO ENGINEER BEFORE COMMENCING WORK.
- COORDINATE PLUMBING CROSSINGS AND PENETRATIONS WITH STRUCTURAL AT FOOTINGS. PER STRUCTURAL ENGINEER PREFERENCE IS TO ROUTE BELOW WHERE POSSIBLE, AND SLEEVE WHERE NOT POSSIBLE. COORDINATE WITH STRUCTURAL ENGINEER ON REQUIREMENTS.



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PARTNER IN CHARGE

DJ

PROJECT MANAGER

DJ

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

CEY, DJ

CHECK

BWR

ENGINEERS SEAL



2024-12-16

TITLE

PLUMBING PLAN -
UNDERGROUND

PROJECT NO.

2024-126

DATE

DECEMBER 16, 2024

SHEET NUMBER

P1.00



PLUMBING PLAN - UNDERGROUND

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

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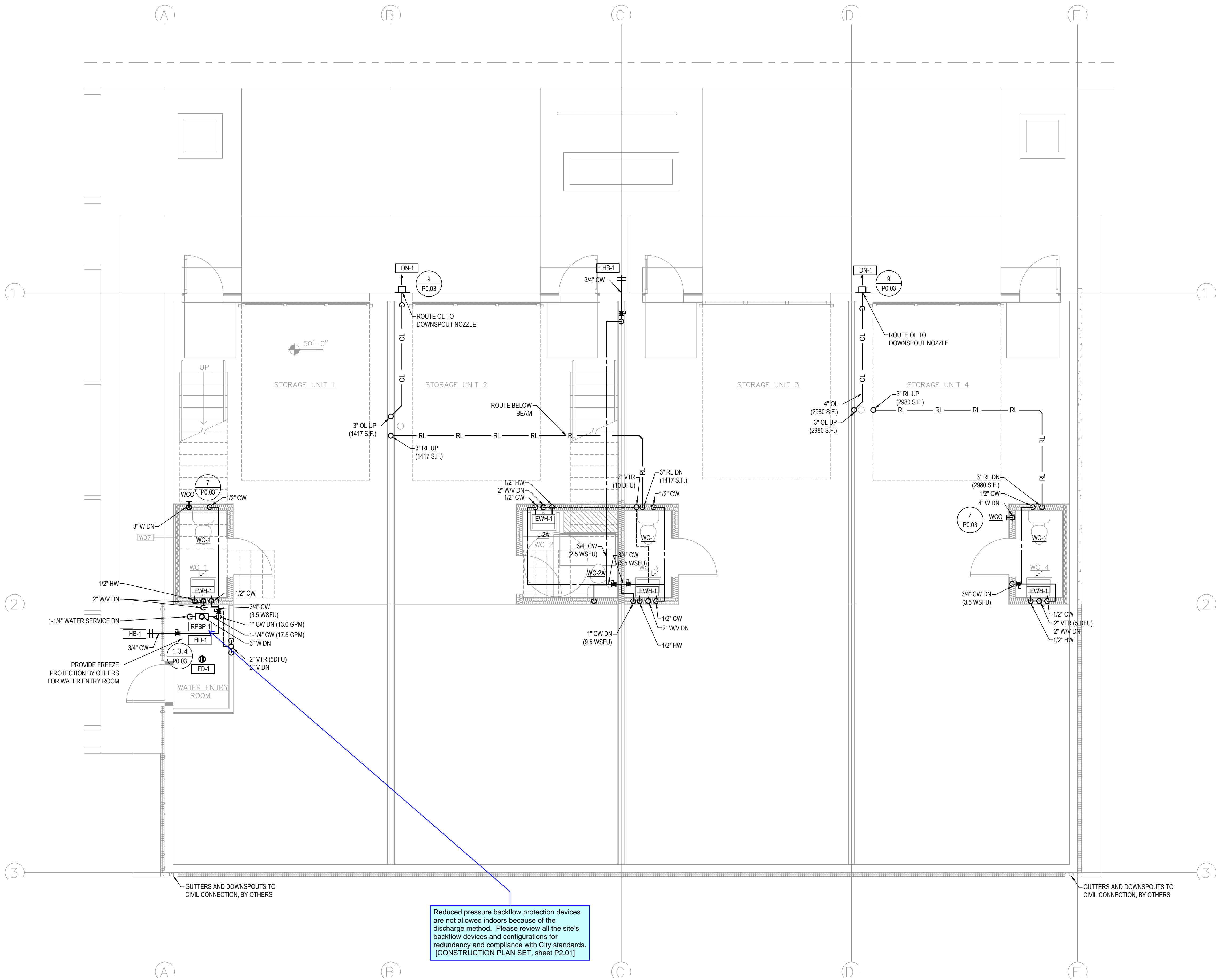
VERIFY SCALE

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0" 1"

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PERMIT DOCUMENT



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- ALL STORM PIPING SLOPED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE PER 2021 UPC 1103.2.

SHEET NOTES:

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**PUYALLUP
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-	-	-
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PARTNER IN CHARGE

DJ

PROJECT MANAGER

DJ

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

CEY, DJ

CHECK

BWR

ENGINEERS SEAL



2024-12-16

TITLE

PLUMBING PLAN - LEVEL 1

PROJECT NO.

2024-126

DATE

DECEMBER 16, 2024

SHEET NUMBER

P2.01



PLUMBING PLAN - LEVEL 1

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

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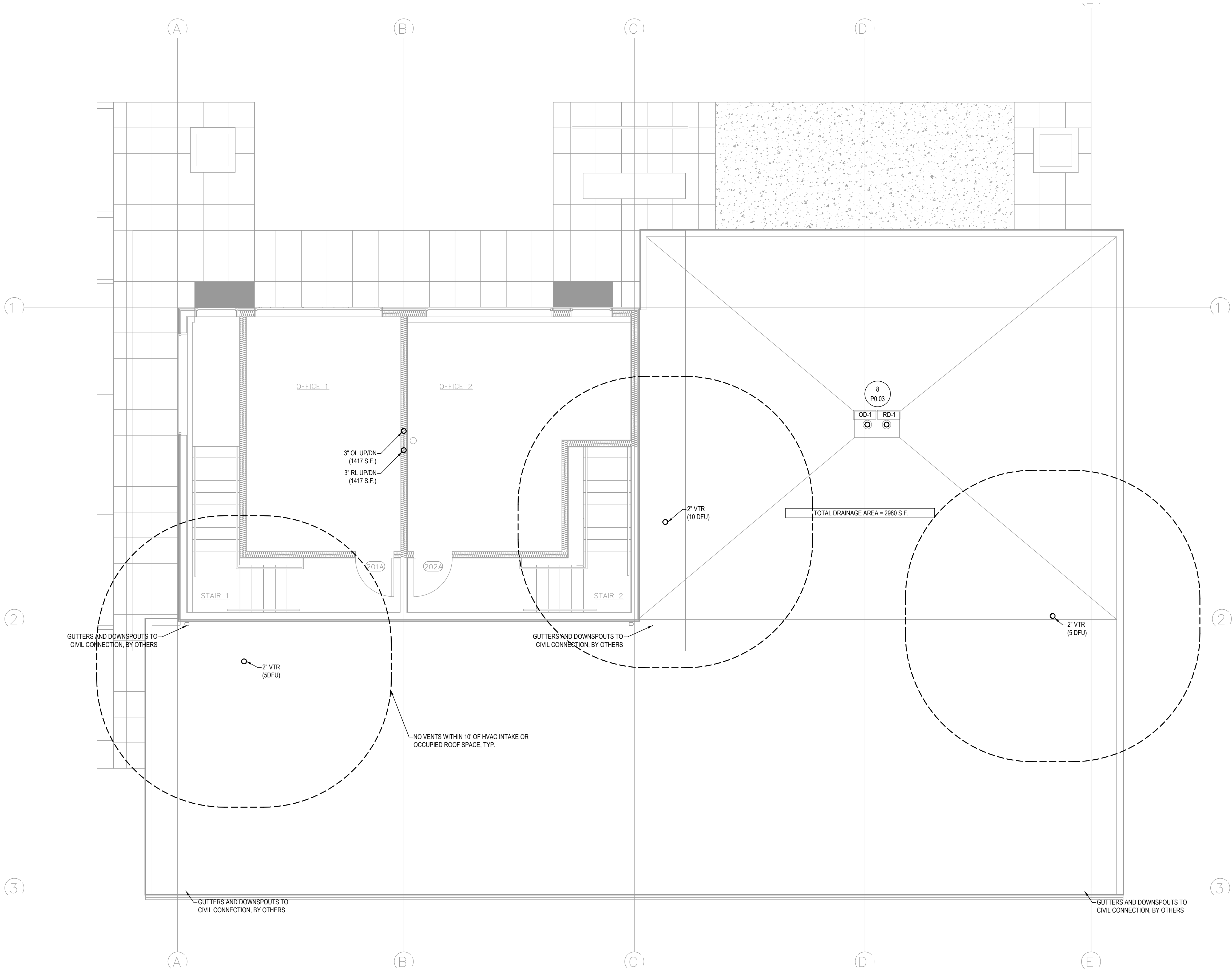
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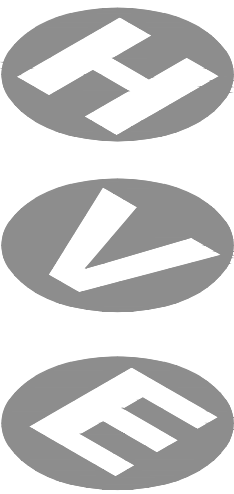
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PERMIT DOCUMENT



GENERAL NOTES:

- FREEZE PROTECT PIPING AS REQUIRED PER 2021 UPC 312.6.
ALL WATER (INCLUDING PUMPED) NOT ON THE WARM SIDE OF INSULATION SHALL BE HEAT TRACED AND INSULATED.
- ALL STORM PIPING SLOPED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE PER 2021 UPC 1103.2.



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PARTNER IN CHARGE

DJ

PROJECT MANAGER

DJ

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

CEY, DJ

CHECK

BWR

ENGINEERS SEAL



2024-12-16

TITLE

**PLUMBING PLAN - LEVEL 2
- MEZZANINE**

PROJECT NO.

2024-126

DATE

DECEMBER 16, 2024

SHEET NUMBER

P2.02



PLUMBING PLAN - LEVEL 2 - MEZZANINE

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

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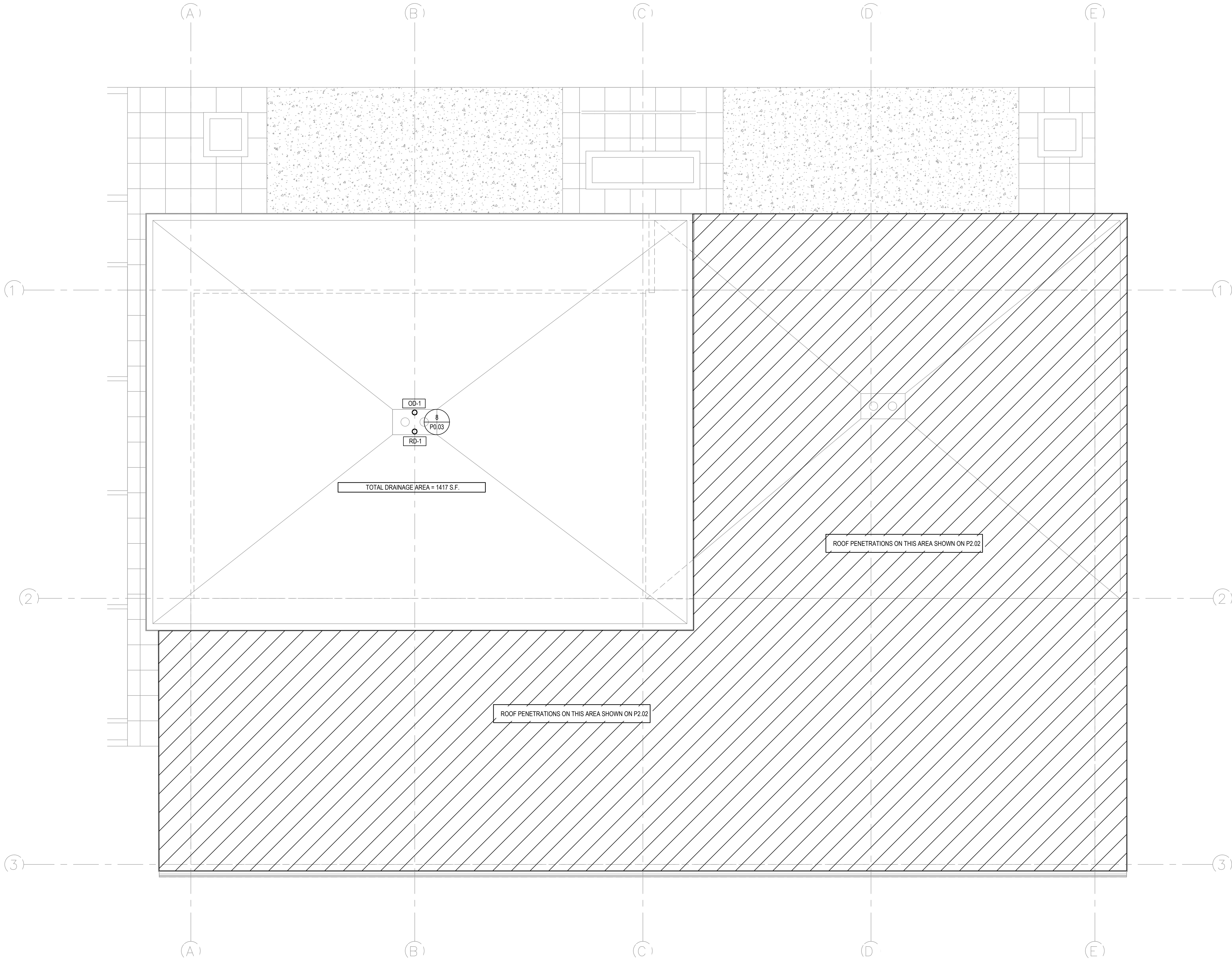
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GENERAL NOTES:

1. FREEZE PROTECT PIPING AS REQUIRED PER 2021 UPC 312.6.
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2. ALL STORM PIPING SLOPED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE PER 2021 UPC 1103.2.



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DJ

PROJECT MANAGER

DJ

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

CEY, DJ

CHECK

BWR

ENGINEERS SEAL



2024-12-16

TITLE

PLUMBING PLAN - ROOF

PROJECT NO.

2024-126

DATE

DECEMBER 16, 2024

SHEET NUMBER

P2.03



PLUMBING PLAN - ROOF

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

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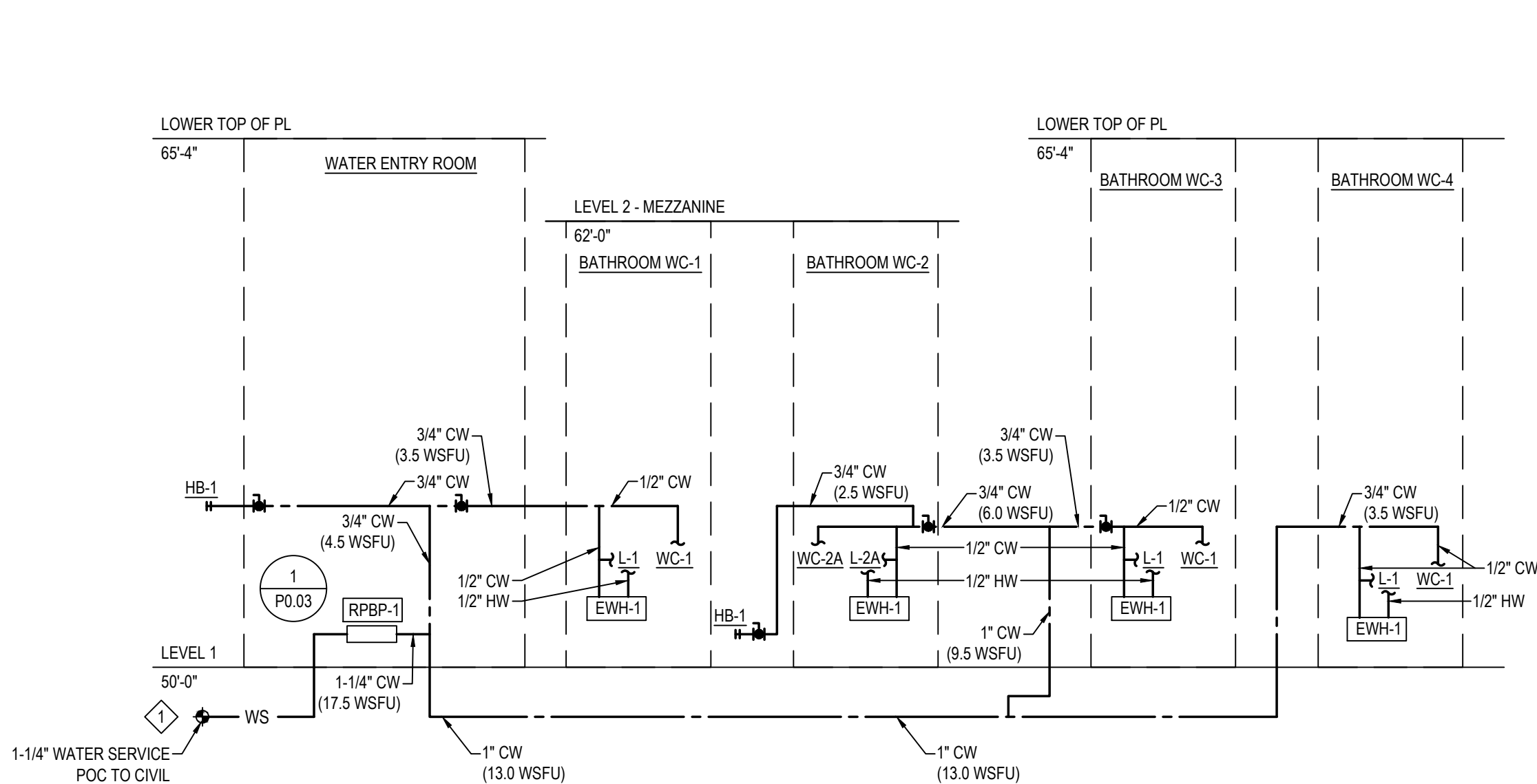
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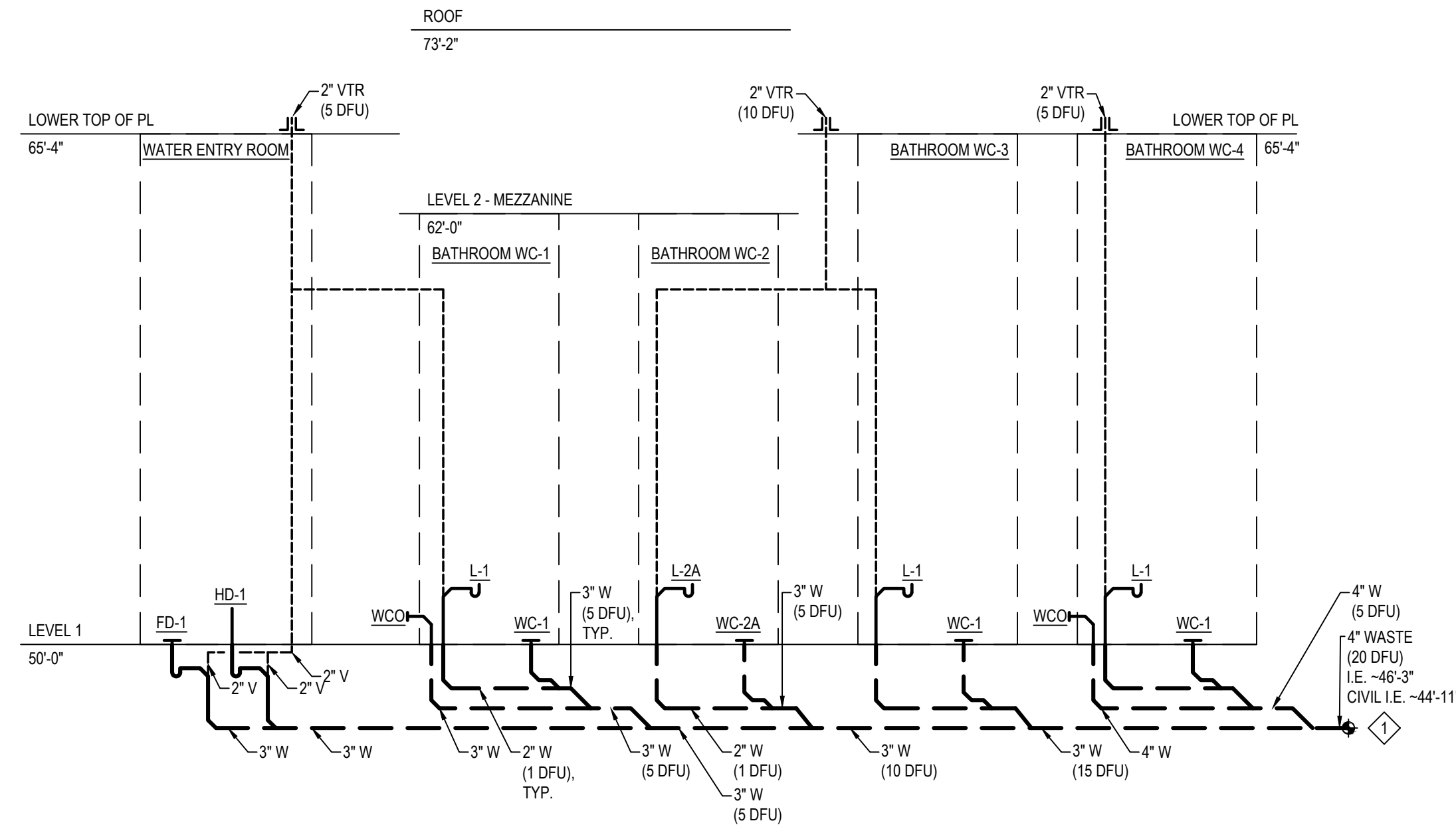
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1 WATER RISER DIAGRAM
SCALE: NONE

GENERAL NOTES:

- DOMESTIC WATER PIPE SIZED 2" AND SMALLER IS TO BE PEX UNLESS NOTED OTHERWISE.
- DOMESTIC WATER PIPE SIZED PER SIZING TABLES SHOWN ON P0.02
- AT TRANSITIONS FROM VERTICAL TO HORIZONTAL AT THE BASE OF A WASTE STACK PROVIDE 10 PIPE DIAMETERS OF LENGTH BETWEEN ELBOW AND NEXT FIXTURE CONNECTION TO ABATE HYDRAULIC JUMP.
- PROVIDE CLEANOUTS PER SPC 7.7.0.
- MAX 5 WATER CLOSETS ON VERTICAL OR HORIZONTAL 3" WASTE AND 3 WATER CLOSETS ON HORIZONTAL 3" W PER 2021 UPC 703.4 NOTE 4.
- ALL SANITARY PIPING SLOPED AT 1/4" PER FOOT UNLESS NOTED OTHERWISE PER 2021 UPC 703.2
- ALL WASTE AND VENT SIZED PER 2021 SPC CH.7.

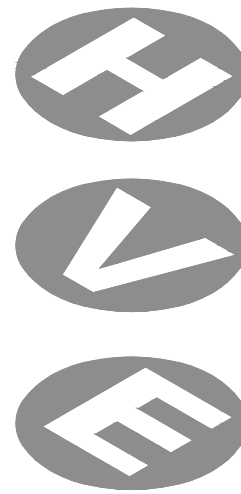


2 WASTE AND VENT RISER DIAGRAM
SCALE: NONE

SHEET NOTES:

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PARTNER IN CHARGE

DJ

PROJECT MANAGER

DJ

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

CEY, DJ

CHECK

BWR

ENGINEERS SEAL



2024-12-16

TITLE
PLUMBING RISER
DIAGRAMS

PROJECT NO.

2024-126

DATE

DECEMBER 16, 2024

SHEET NUMBER

P4.01

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