EAST TOWN CROSSING

COVERED AMENITY STRUCTURE

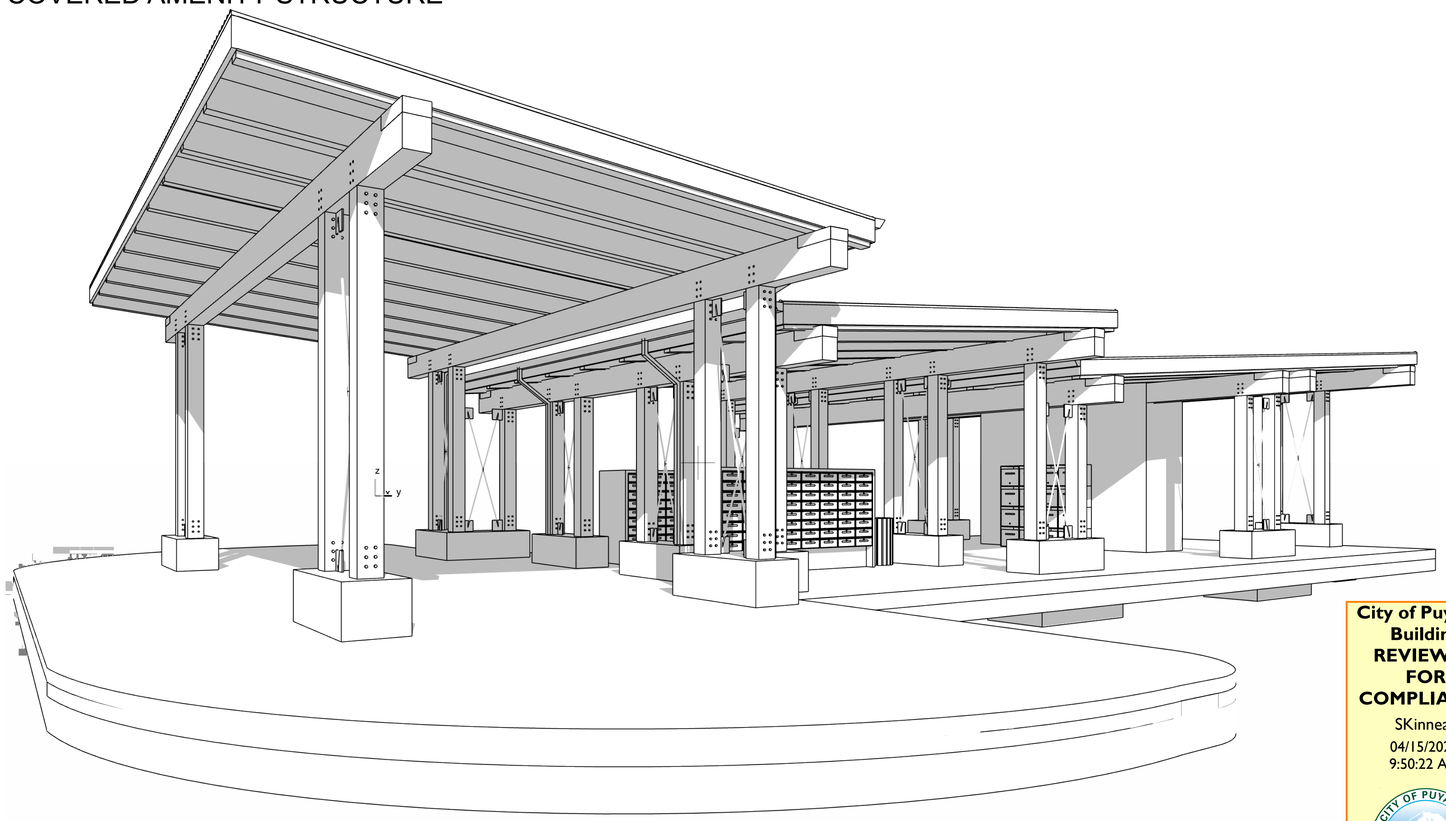

TABLE OF CONTENTS

PROJECT TEAM

OWNER'S:
ASH DEVELOPMENT, LLC
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greg.helle@absherco.com

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CIVIL ENGINEER:
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TACOMA, WA
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tsawin@AHBL.com

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TACOMA, WA
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206-949-7866
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ELECTRICAL ENGINEER
ROBISON ENGINEERING INC.
19401 40TH AVE. W. SUITE 302
LYNNWOOD, WA 98036
c/o: JON ROBISON
206-364-3343
jrobison@robisonengineering.com

Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location.

Full sized legible color plans are required to be provided by the permitee on site for inspection.

Separate Electrical Permit is required with the Washington State Department of Labor & Industries.
https://lni.wa.gov/licensing-permits/electrical/electrical-permits-fees-and-inspections
or call for Licensing Information:
1-800-647-0982

City of Puyallup Building REVIEWED FOR COMPLIANCE
SKinnear
04/15/2025
9:50:22 AM
CITY OF PUYALLUP STATE OF WASHINGTON

GENERAL PROJECT NOTES:

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

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

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

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

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

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

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

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

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

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

VICINITY MAP (NOT TO SCALE)

N

BUILDING ANALYSIS

DESCRIPTION: COVERED SPACE FOR MISCELLANEOUS AMENITY SPACES

APPLICABLE BUILDING CODE: 2018 **IBC**
FIRE SPRINKLERS: NO
FIRE ALARM SYSTEM AND SMOKE ALARM: NO
OCCUPANCY: B
USE: MAILBOXES & COVERED PICKUP/DROP OFF SPACE
TYPE OF CONSTRUCTION: VB
HEATED: NO

BASE ALLOWABLE BUILDING AREAS, HEIGHT AND STORIES:
ALLOWABLE AREA PER FLOOR: U, NS = 9,000 sq ft
ALLOWABLE MAXIMUM HEIGHT: U, NS = 40-FT
ALLOWABLE STORIES: U, NS = 1

PROPOSED AREA: 2,809 sq ft
PROPOSED HEIGHT: 15.75-FT
PROPOSED STORIES: 1

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE (2021)
ANSI 117.1 (2017)
INTERNATIONAL MECHANICAL CODE (2021)
INTERNATIONAL FIRE CODE (2021)
INTERNATIONAL ELECTRICAL CODE (2021)
UNIFORM PLUMBING CODE (2021)
WASHINGTON STATE ENERGY CODE (2021)
PORT ORCHARD LAND USE CODE
WASTEWATER AND SURFACE WATER MANAGEMENT - CHAPTER 12.08
PUBLIC WORKS DESIGN MANUAL
WASHINGTON STATE AMENDMENTS

S9

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

REGISTERED ARCHITECT
9251
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

PRCTI20250375

City of Puyallup
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EAST TOWN CROSSING
COVERED AMENITY STRUCTURE
PIONEER & SHAW PUYALLUP WA

REVISIONS

01	RESPONSE TO 1st REVIEW; 25.04.11

REVISIONS

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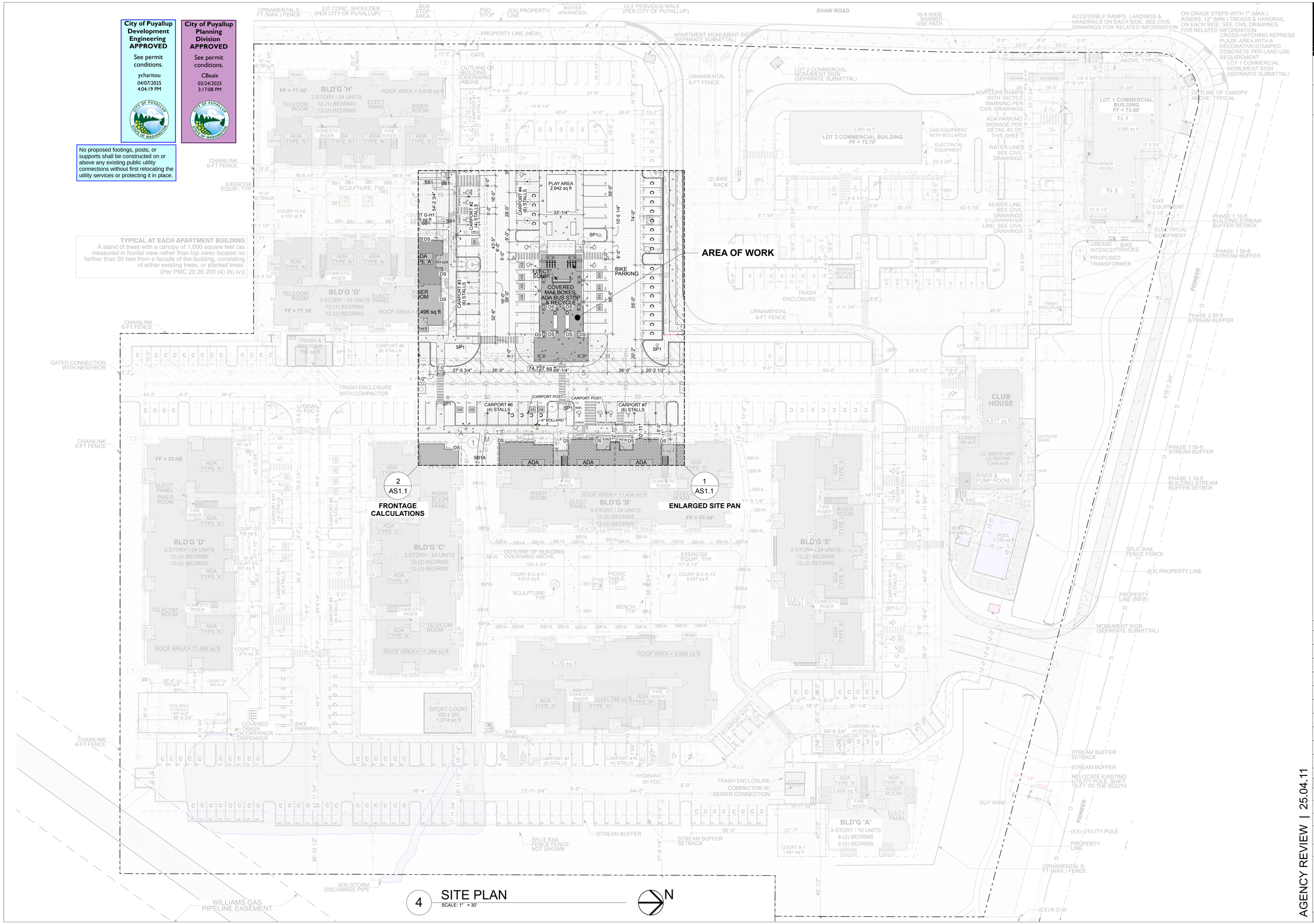
TITLE:	COVER SHEET
PROJECT # :	2016
SHEET:	AG1.0

AGENCY REVIEW | 25.04.11

City of Puyallup
Development Engineering
APPROVED
See permit conditions.
ycharitou
04/07/2025
4:04:19 PM

City of Puyallup
Planning Division
APPROVED
See permit conditions.
CBeale
03/24/2025
3:17:08 PM

No proposed footings, posts, or supports shall be constructed on or above any existing public utility connections without first relocating the utility services or protecting it in place.



4 SITE PLAN
SCALE: 1" = 30'

N

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

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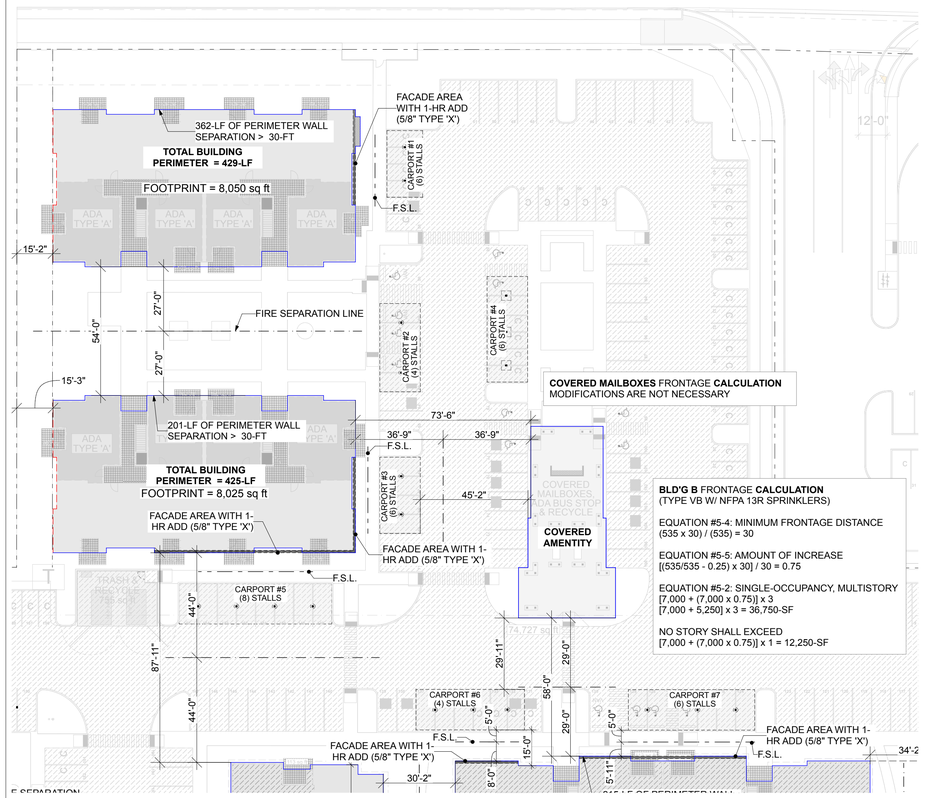
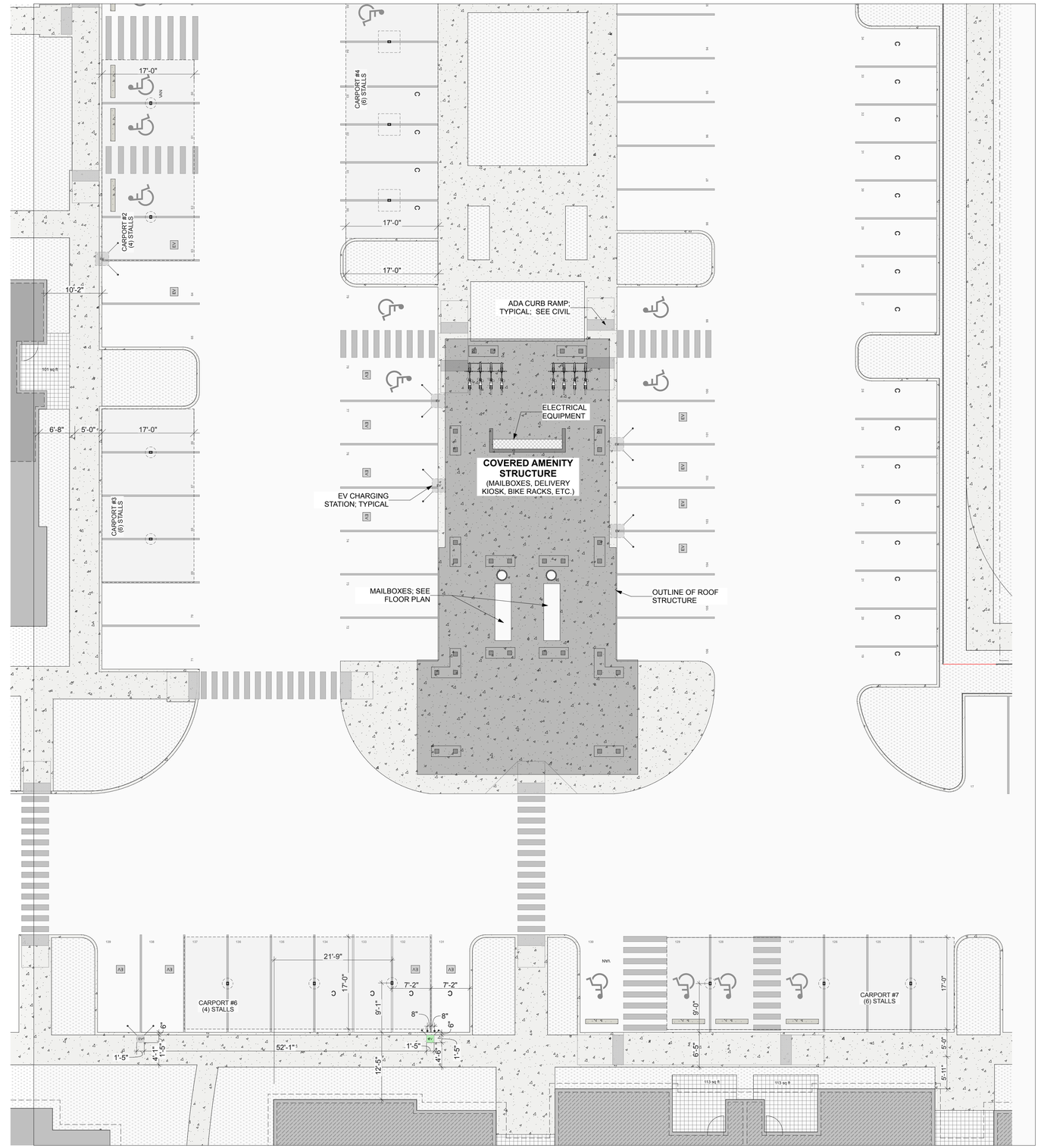
PROJECT # :	2016
SHEET:	AS1.0



2 FRONTAGE CALCULATIONS
SCALE: 1" = 30'



1 ENLARGED SITE PLAN
SCALE: 1" = 10'

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PROJECT # :	2016
SHEET:	AS1.1

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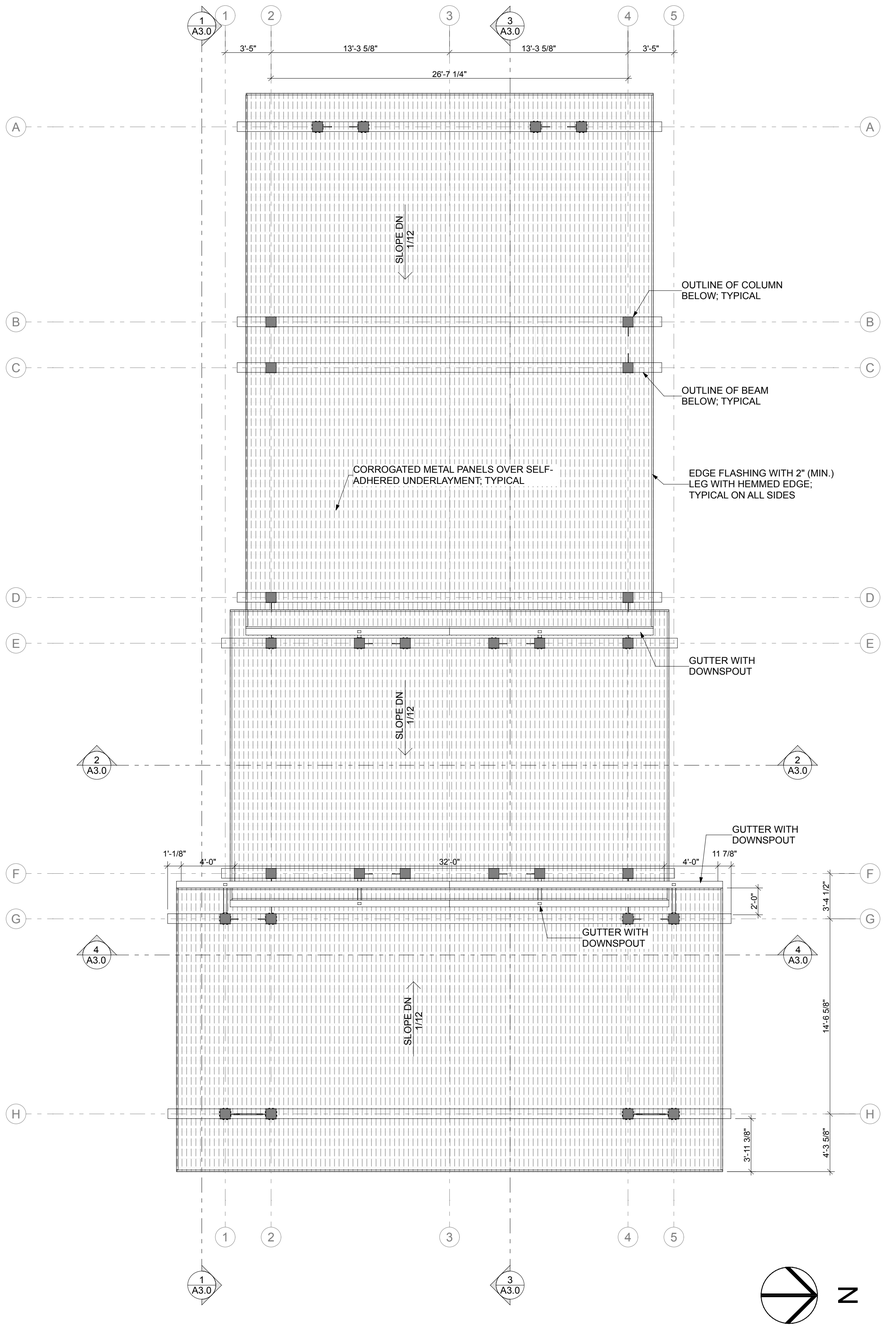
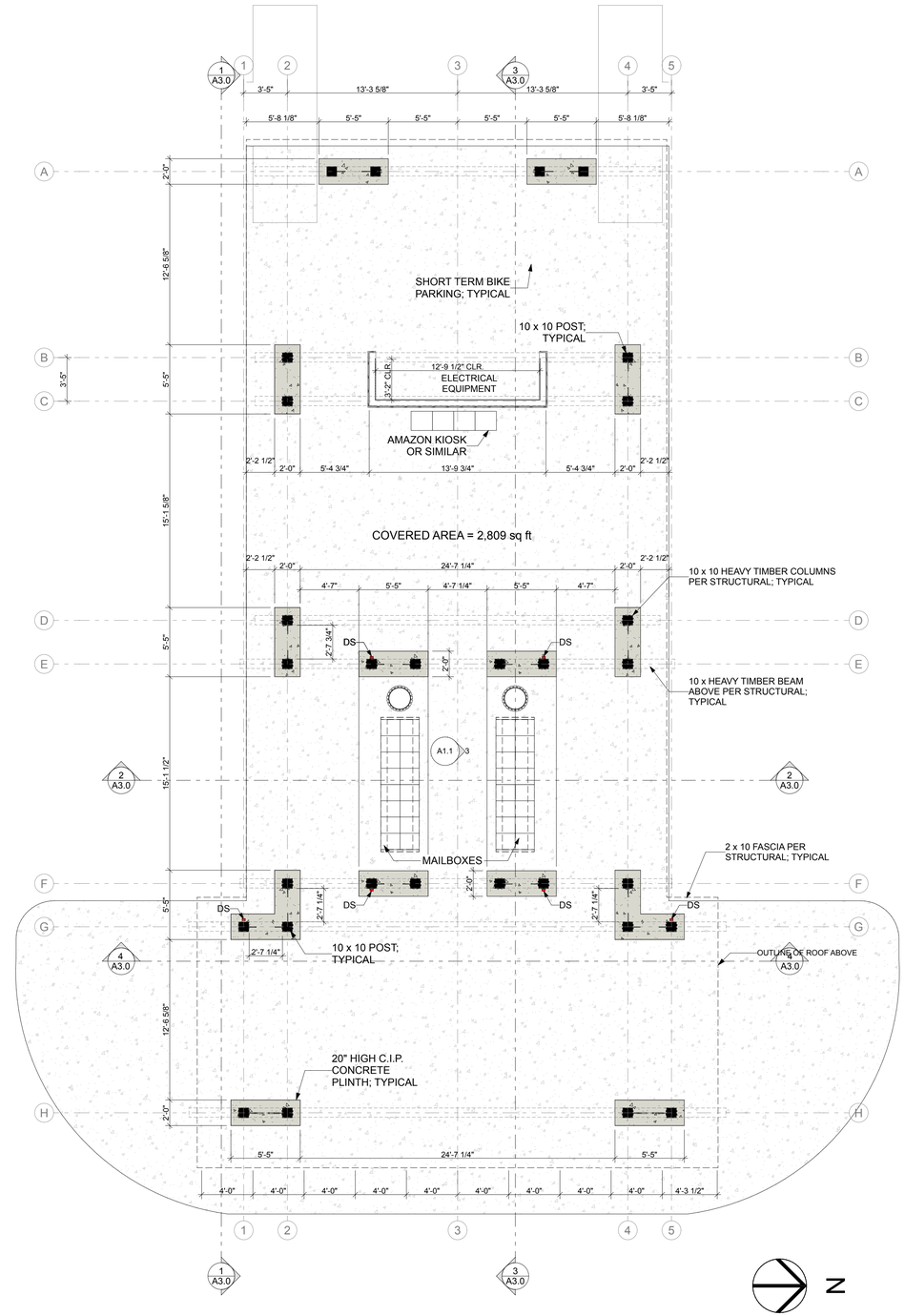


2 ROOF PLAN

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



1 LEVEL 1 PLAN

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

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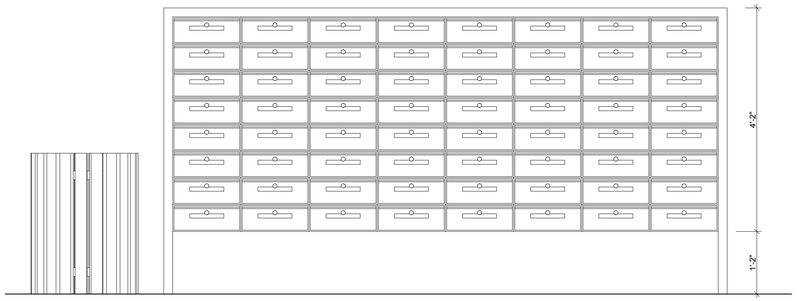
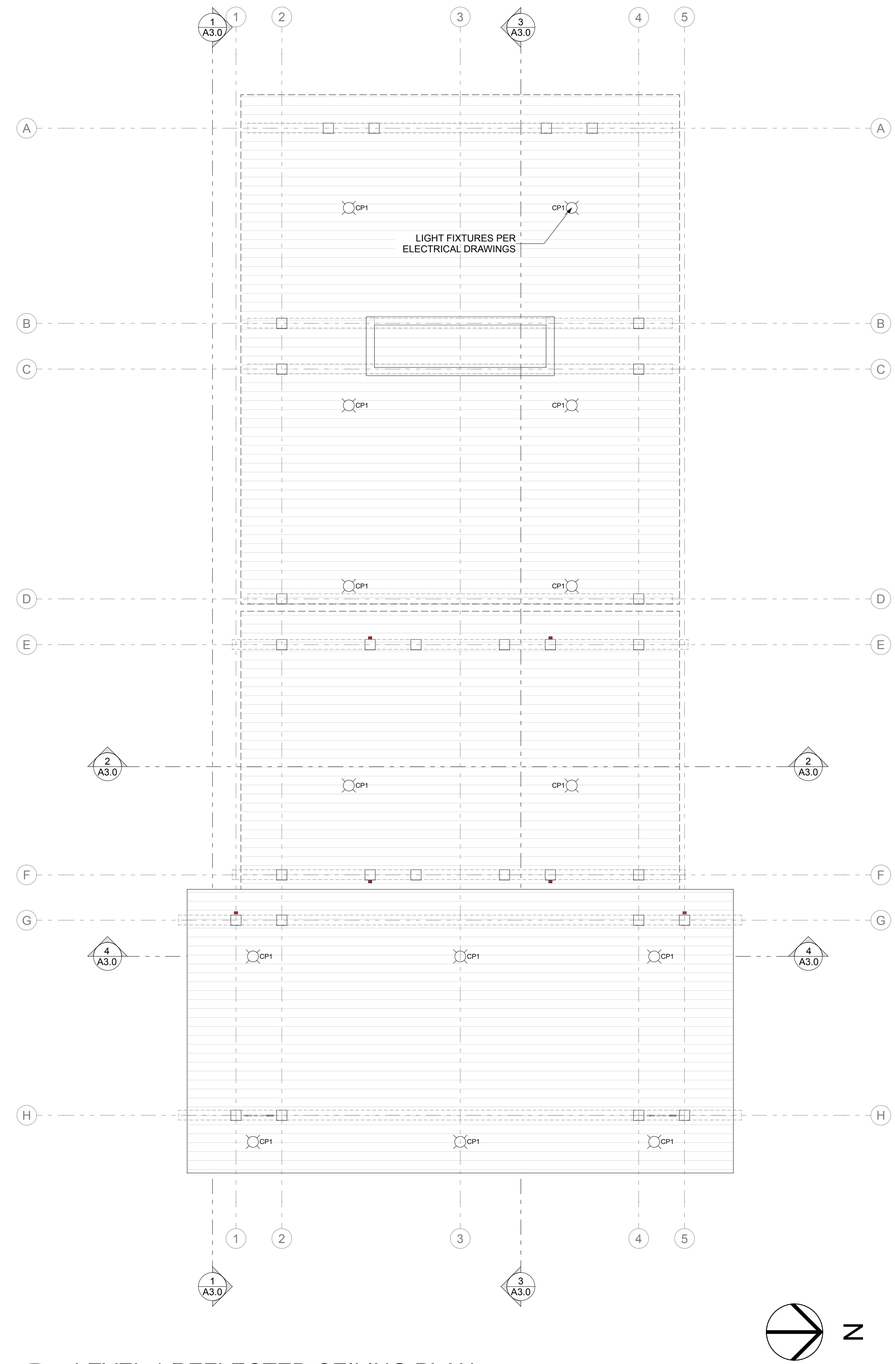
PROJECT # :	2016
SHEET:	A1.0

ADA TYPE 'A' MAILBOXES TO BE BETWEEN 15" (MIN.) ABOVE FLOOR TO 48" (MAX.) ABOVE FLOOR.
ADA TYPE 'B' MAILBOXES 54" (MAX.) ABOVE FLOOR



3 MAILBOX ELEVATION
SCALE: 3/4" = 1'-0"



1 LEVEL 1 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

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523 N. D ST.
TACOMA, WA 98403

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TITLE:	REFLECTED CEILING PLANS
PROJECT # :	2016
SHEET:	A1.1

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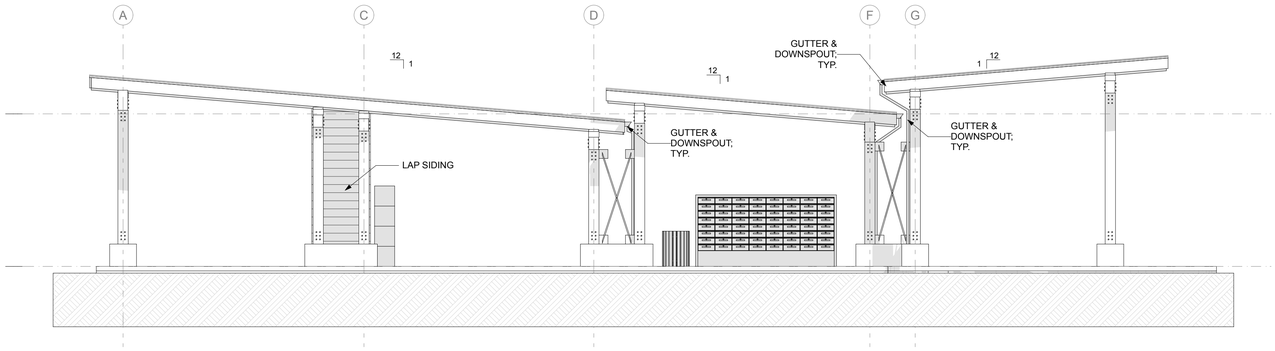
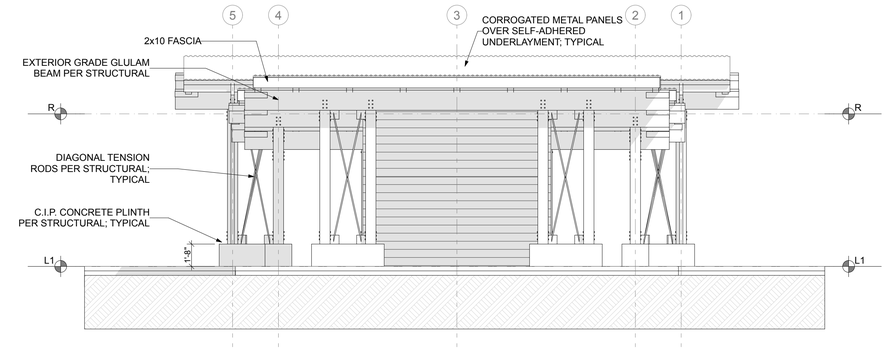


2 SOUTH ELEVATION

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



1 WEST ELEVATION

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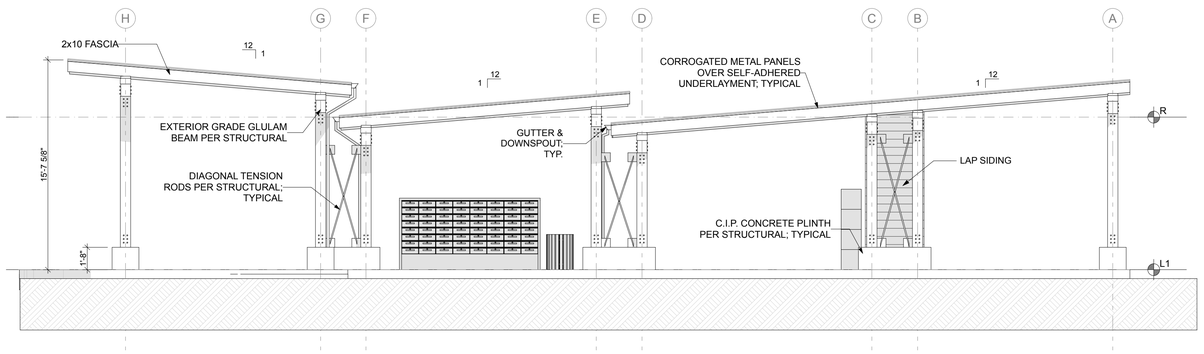

4 NORTH ELEVATION

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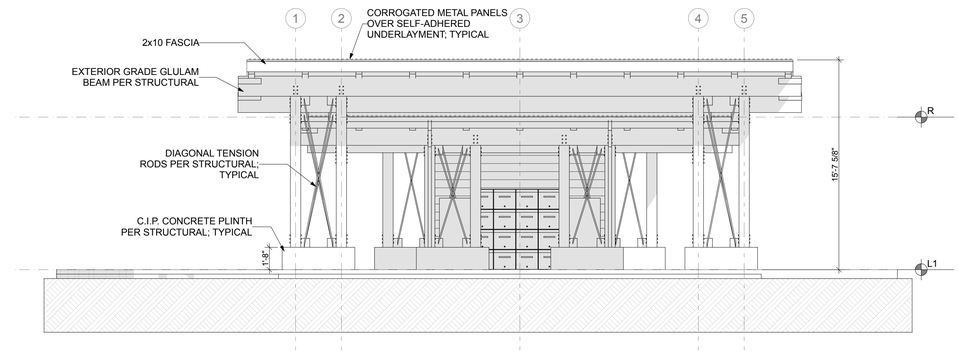

3 EAST ELEVATION

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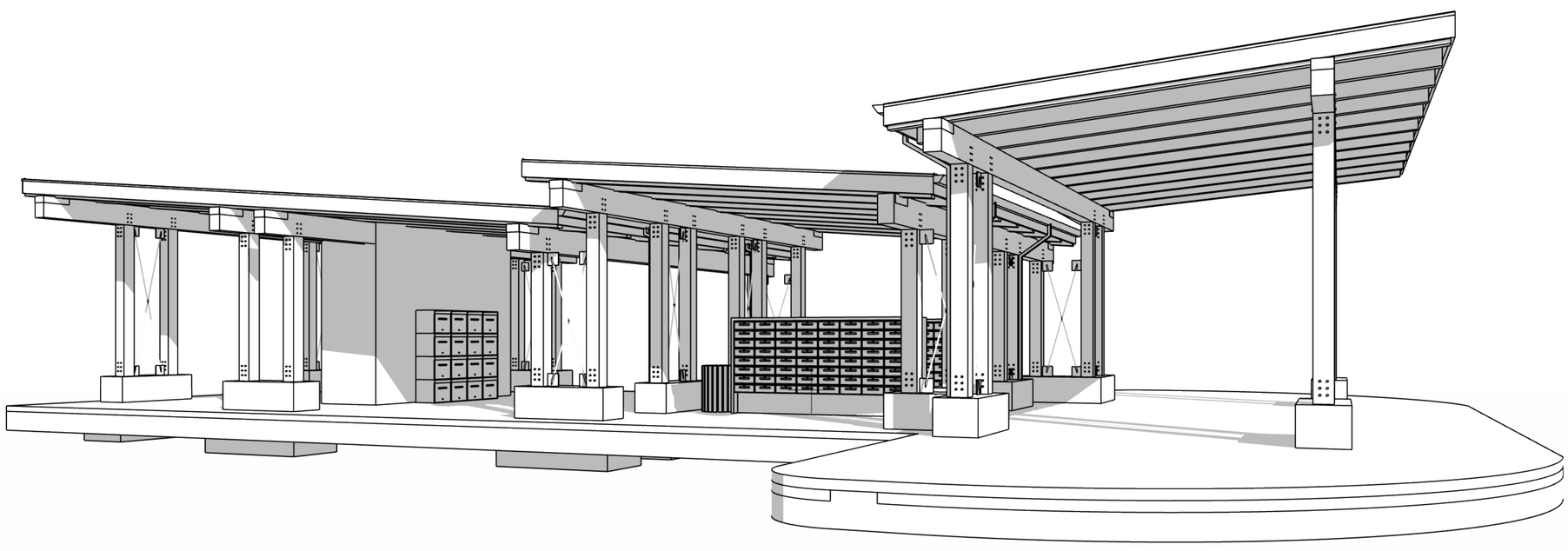

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9251
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STATE OF WASHINGTON

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City of Puyallup
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EAST TOWN CROSSING
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REVISIONS

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SHEET:	A2.0

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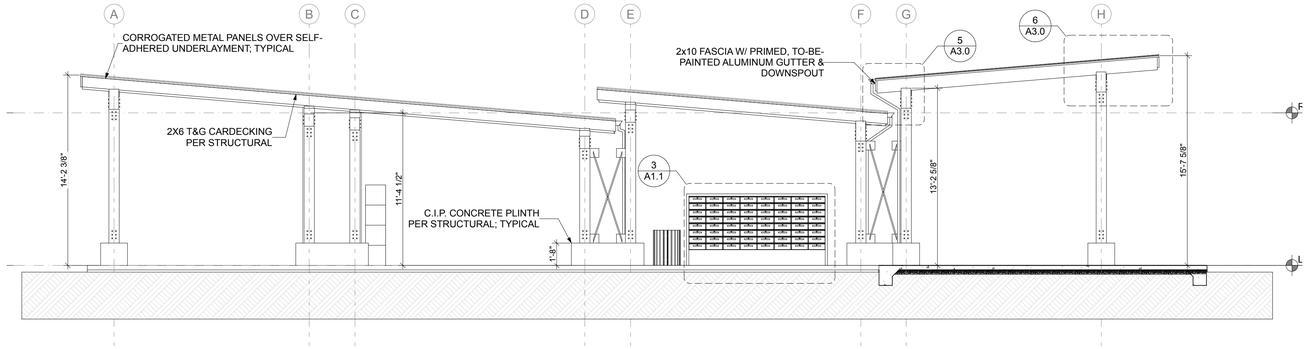
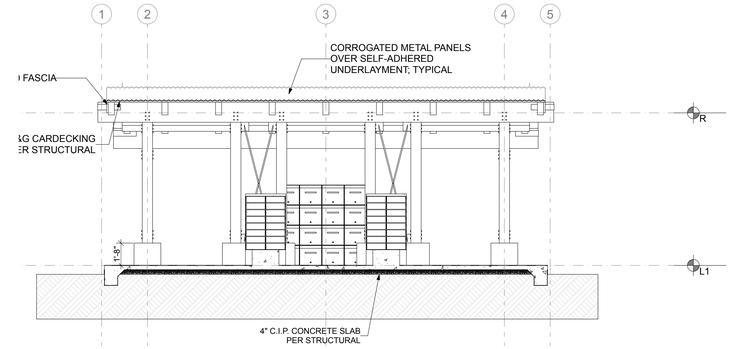


1 SECTION 1

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



2 SECTION 2

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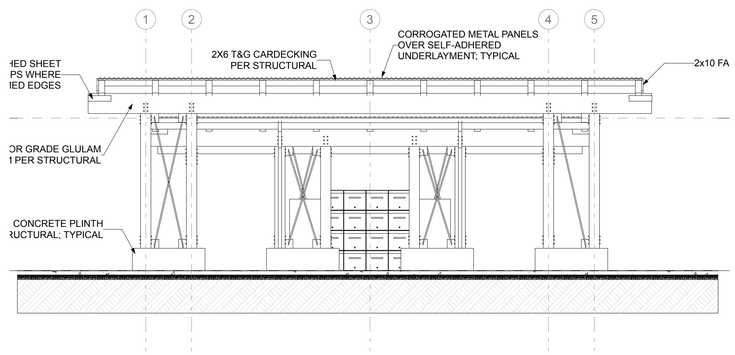

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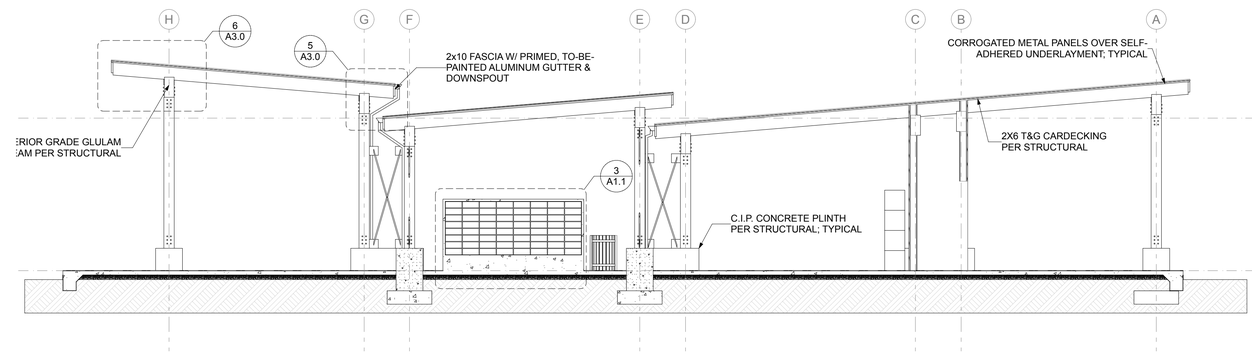

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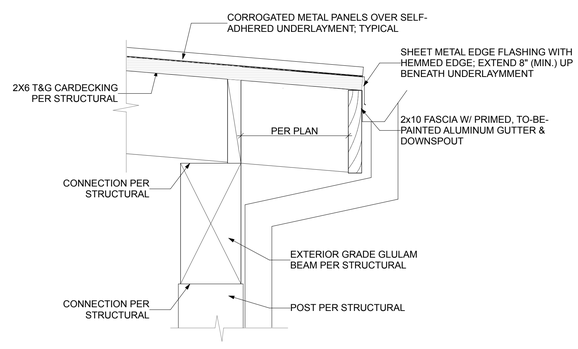
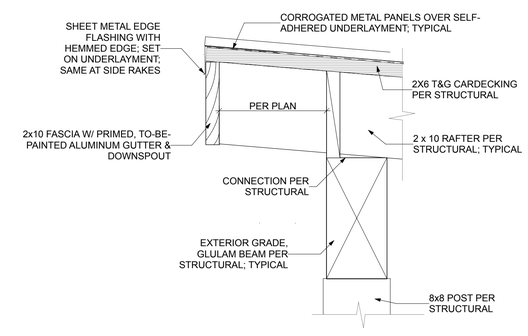


5 DETAIL

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



6 DETAIL

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

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City of Puyallup
Development & Permitting Services
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EAST TOWN CROSSING
COVERED AMENITY STRUCTURE
PIONEER & SHAW PUYALLUP WA

REVISIONS

01	RESPONSE TO 1st REVIEW; 25.04.11

REVISIONS

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TITLE:	SECTIONS & DETAILS
PROJECT # :	2016
SHEET:	A3.0

AGENCY REVIEW | 25.04.11

DESIGN CRITERIA

BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE LOCAL JURISDICTION.

VERTICAL LOADS

ROOF LIVE LOAD: 25 PSF (SNOW)
ROOF DEAD LOAD: 15 PSF

SNOW DESIGN DATA (ASCE 7-16)
FLAT SNOW LOAD: N/A
SNOW EXPOSURE FACTOR, Ce=1.0,
SNOW IMPORTANCE FACTOR, Is=1.0,
THERMAL FACTOR, Ct=1.1

WIND DESIGN DATA (ASCE 7-16)
BASIC WIND SPEED (ASD) V= 85MPH
ULTIMATE WIND SPEED V= 110MPH
RISK CATEGORY: II EXPOSURE: B
IMPORTANCE FACTOR, Iw= 1.0
TOPOGRAPHIC FACTOR, Kzt= 1.0

SEISMIC DESIGN DATA (ASCE7-16)
SEISMIC RESPONSE SYSTEM: WOOD SHEARWALLS
EQUIVALENT LATERAL FORCE PROCEDURE (ASCE 7-16)
RISK CATEGORY: II SEISMIC IMPORTANCE FACTOR, Ie= 1.0
MAPPED SPECTRAL RESPONSE ACCELERATION: Ss=1.42, S1=0.43
DESIGN SPECTRAL RESPONSE ACCELERATION: Sds=1.03, Sd1=0.61
SITE CLASS: D SEISMIC DESIGN CATEGORY: D
SEISMIC RESPONSE COEFFICIENT: Cs= 0.49
DESIGN BASE SHEAR: 19,911#
SOIL PROPERTIES:
BEARING CAPACITY: 2,000 PSF
LATERAL CAPACITY: 250 PSF/FT

GENERAL REQUIREMENTS

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER PROJECT DRAWINGS BY OTHER DISCIPLINES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODES LISTED ABOVE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS RELATING TO EXISTING CONDITIONS BY MAKING FIELD SURVEYS AND MEASUREMENTS PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION METHODS USED WILL NOT CAUSE DAMAGE TO ADJACENT BUILDINGS, UTILITIES, OR OTHER PROPERTY. THIS REQUIREMENT IS PARTICULARLY IMPORTANT DURING FOUNDATION INSTALLATION.
4. THE GENERAL CONTRACTOR IS ADVISED TO CONSIDER PERFORMING PHOTOGRAPHIC SURVEYS AND OTHER DOCUMENTATION OF THE CONDITION OF ADJACENT BUILDINGS AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL OBTAIN COPIES OF THE LATEST CONTRACT DOCUMENTS, INCLUDING ALL ADDENDA, AND PROVIDE THE RELEVANT PORTIONS TO ALL SUB-CONTRACTORS AND SUPPLIERS PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND FABRICATION AND ERECTION OF STRUCTURAL MEMBERS.
6. THE GENERAL CONTRACTOR SHALL COMPARE AND COORDINATE THE DRAWINGS OF ALL DISCIPLINES AND REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS TO THE ARCHITECT AND ENGINEER.
7. DETAILS LABELED "TYPICAL" SHALL APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SEE DETAIL TITLES FOR APPLICABILITY OF A PARTICULAR DETAIL. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE SPECIFICALLY KEYED AT EACH LOCATION. THE ENGINEER SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.
8. WHERE CONFLICTS EXIST BETWEEN STRUCTURAL DOCUMENTS THE STRICTEST REQUIREMENTS, AS INDICATED BY THE STRUCTURAL ENGINEER SHALL GOVERN.
9. THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
10. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
11. THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS. NOTIFY THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES.

CONSTRUCTION RESPONSIBILITY

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE, AND ARE NOT INTENDED TO INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES, AND FOR JOB SAFETY.
2. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. PERIODIC SITE OBSERVATION VISITS MAY BE PROVIDED BY THE STRUCTURAL ENGINEER. THE SOLE PURPOSE OF THESE OBSERVATIONS IS TO REVIEW THE GENERAL CONFORMANCE OF THE CONSTRUCTION WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED OBSERVATIONS SHOULD NOT BE CONSTRUED AS CONTINUOUS OR EXHAUSTIVE TO VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR		
CLR.	CLEAR	N.T.S.	NOT TO SCALE
℄	CENTERLINE	O.C.	ON CENTER
CONC.	CONCRETE	PT	PRESSURE TREATED
CONT.	CONTINUOUS	REINF.	REINFORCEMENT
C.J.	CONTROL JOINT	SIM	SIMILAR
E.W.	EACH WAY	SF	SQUARE FEET
GLB	GLULAM BEAM	S.O.G.	SLAB ON GRADE
LBW	LOAD BEARING WALL	STL.	STEEL
HD	HOLD DOWN	T&G	TONGUE AND GROOVE
MFR.	MANUFACTURER	TYP.	TYPICAL
MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
MTL.	METAL	W/	WITH
N.T.S.	NOT TO SCALE		

STRUCTURAL STEEL

1. SEE NOTES ON PRIMARY CODES AND SPECIFICATIONS.
2. MATERIALS:
   W-SHAPES & WT-SHAPES..... ASTM A992
   S-SHAPES, M-SHAPES, HP-SHAPES..... ASTM A36
   ST-SHAPES & MT-SHAPES..... ASTM A36
   C-SHAPES & MC-SHAPES..... ASTM A36
   ANGLES & PLATES..... ASTM A36
   HSS SHAPES..... ASTM A500, GRADE B
   STEEL PIPE..... ASTM A53 (TYPE E OR S), GRADE B
   HIGH STRENGTH BOLTS..... ASTM A325
   MACHINE BOLTS..... ASTM A307
   ANCHOR RODS.....ASTM F1554, GRADE 55 TYPE S1(UNO)
   WELDED HEADED STUDS..... ASTM A108
   DEFORMED BAR ANCHORS..... ASTM A496
   WELDING ELECTRODES..... AWS D1.1, E70 SERIES
3. NON-SHRINK, NON-METALLIC GROUT WITH A 28 DAY STRENGTH OF 5000 PSI SHALL BE USED UNDER BASE PLATES AND SHALL CONFORM TO CORPS OF ENGINEERS CRD-C621, FACTORY PREMIX GROUT. SEE SPECIFICATIONS FOR TESTING REQUIREMENTS.
4. ENGINEER SHALL BE CONTACTED FOR APPROVAL OF ANY FIELD MODIFICATIONS OF ANCHOR BOLTS OR RODS AND COLUMN BASE PLATES (PER OSHA).
5. TEMPORARY BRACING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURAL STABILITY SHALL BE MAINTAINED AT ALL TIMES DURING THE ERECTION PROCESS.
   CONTRACTOR MUST PROVIDE NOTIFICATION TO THE ERECTOR THAT, BY TESTING, THE FOUNDATION AND SUPPORTING WALLS HAVE ATTAINED SUFFICIENT STRENGTH TO SUPPORT THE STEEL TO BE ERECTED BEFORE ERECTING STRUCTURAL STEEL.
6. PROVIDE ONE SHOP COAT OF PRIMER (TT-P-636) ON ALL STEEL EXCEPT FOR ITEMS TO BE HOT DIPPED GALVANIZED OR SPRAY FIREPROOFED. DO NOT PAINT PORTIONS EMBEDDED IN CONCRETE.
7. FRAMING CONNECTIONS NOT DETAILED, OR CONNECTIONS THAT ARE MODIFIED FROM THOSE DETAILED, SHALL BE DESIGNED BY SUPPLIER FOR THE END REACTION SHOWN ON THE PLAN. IF NO REACTION IS PROVIDED, DESIGN FOR 1/2 THE BEAM MAXIMUM UNIFORM LOAD PER AISC MANUAL FOR STEEL CONSTRUCTION. SUBMIT SIGNED AND SEALED CALCULATIONS.
8. ALL WELD OPERATORS SHALL BE CURRENTLY AWS QUALIFIED.
9. SHOP CONNECTIONS SHALL BE WELDED OR HIGH STRENGTH BOLTED. USE 3/16" FILLET WELD MINIMUM.
10. FIELD CONNECTIONS SHALL BE WELDED OR HIGH STRENGTH BOLTED AS DETAILED. NO FIELD WELDING OF HOT DIPPED GALVANIZED MEMBERS WILL BE ALLOWED. USE 3/16" FILLET WELD MINIMUM.
11. DURING THE ERECTION OF STEEL BEAMS AND DIAGONAL BRACING, ALL BOLTING AND FIELD WELDING SHALL BE COMPLETE BEFORE RELEASING HOISTING CABLES.
12. SUBMIT FOR REVIEW SHOP DRAWINGS OF STEEL DETAILS PRIOR TO FABRICATING STRUCTURAL STEEL.
13. ALL EXTERIOR ELEMENTS AND THOSE ELEMENTS NOTED TO BE GALVANIZED SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AFTER SANDBLAST CLEANING PER SSPC-SP10. USE ASTM A325 BOLTS HOT DIPPED GALVANIZED WITH GALVANIZED HARDENED WASHERS AND GALVANIZED HEAVY HEX NUTS FOR BOLTING OF GALVANIZED ITEMS.
14. STEEL COLUMNS, BASE PLATES AND ALL STEEL BELOW GRADE SHALL HAVE A MINIMUM 3" CONCRETE COVER PROTECTION.
15. MEMBERS NOTED AS "CONTINUOUS" SHALL BE FULLY WELDED AT ALL BUTT SPLICES OR CONNECTIONS SHALL BE DETAILED TO PROVIDE CONTINUITY.

FASTENERS

ALL NAILS SPECIFIED ON THIS PLAN SHALL BE COMMON OR GALVANIZED BOX (UNLESS NOTED OTHERWISE) OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). ALL FASTENERS PLACE IN PRESSURE TREATED OR FIRE TREATED LUMBER/SHEATHING SHALL BE GALVANIZED.

- 8D COMMON (0.131" DIA., 2-1/2" LENGTH
- 8D BOX (0.113" DIA., 2-1/2" LENGTH
- 10D COMMON (0.148" DIA., 3" LENGTH
- 10D BOX (0.128" DIA., 3" LENGTH
- 16D COMMON (0.162" DIA., 3-1/2" LENGTH
- 16D SINKER (0.148" DIA., 3-1/4" LENGTH
- 5D COOLER (0.086" DIA., 1-5/8" LENGTH
- 6D COOLER (0.092" DIA., 1-7/8" LENGTH

SHEATHING

TYPICAL ROOF SHEATHING SHALL BE APA RATED $\frac{7}{16}$" SHEATHING WITH A SPAN INDEX OF 24/16. FLOOR SHEATHING SHALL BE APA RATED $\frac{3}{4}$" T&G SHEATHING WITH A SPAN INDEX OF 48/24 UNLESS NOTED OTHERWISE. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. WALL SHEATHING SHALL BE APA RATED $\frac{7}{16}$" SHEATHING WITH A SPAN INDEX OF 24/0 UNLESS NOTED OTHERWISE.

ENGINEERED WOOD BEAMS AND I-JOIST

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.
BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb=2900 PSI, Fv=290 PSI, Fc=750 PSI (PERPENDICULAR), E=2,000,000 PSI.
BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb=2600 PSI, Fv=285 PSI, Fc=750 PSI (PERPENDICULAR), E=1,900,000 PSI.
BEAMS DESIGNATED AS "LSL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb=1700 PSI, Fv=400 PSI, Fc=680 PSI (PERPENDICULAR), E=1,300,000 PSI.

SYMBOL LEGEND

X'-X" SHEAR WALL LENGTH
WX SHEAR WALL TYPE
MST37 HOLD DOWN/STRAP
2 STUDS # OF BUILT-UP STUDS
X / SX SECTION REFERENCE
HANGER
BEAM/HEADER

GLULAM BEAMS (GLB)

GLULAM BEAMS SHALL BE 24F-V4 FOR SINGLE SPANS AND 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
Fb=2400 PSI, Fv=240 PSI, Fc=650 PSI (PERPENDICULAR), E=1,800,000 PSI.

FRAMING

- ALL NAILING TO COMPLY WITH REQUIREMENTS OF IBC 2303.6 AND FASTENED PER TABLE 2304.10.1.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
- FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- MAINTAIN 8" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH.
- MAINTAIN 12" MINIMUM CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
- MAINTAIN 18" MINIMUM CLEARANCE BETWEEN FLOOR JOISTS AND EARTH.

LUMBER GRADES

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED DESIGN MINIMUM PROPERTIES:

JOISTS:	WOOD TYPE:
2X4	HF #2 - Fb=850 PSI, FV=75 PSI, Fc=1300 PSI, E=1200000 PSI
2X6 OR LARGER	HF #2 - Fb=850 PSI, Fv=75 PSI, Fc=1300 PSI, E=1200000 PSI
BEAMS:	WOOD TYPE:
4X	DF-L#2 - Fb=900 PSI, FV=95 PSI, Fc=1350 PSI, E=1600000 PSI
6X OR LARGER	DF-L #2 - Fb=875 PSI, Fv=85 PSI, Fc=600 PSI, E=1300000 PSI
STUDS:	WOOD TYPE:
2X4	HF #2 - Fb=850 PSI, FV=75 PSI, Fc=1300 PSI, E=1200000 PSI
2X6 OR LARGER	HF #2 - Fb=850 PSI, Fv=75 PSI, Fc=1300 PSI, E=1200000 PSI
POSTS:	WOOD TYPE:
4X4	HF #2 - Fb=900 PSI, FV=95 PSI, Fc=1350 PSI, E=1600000 PSI
4X6 OR LARGER	HF #2 - Fb=900 PSI, Fv=95 PSI, FC=1350 PSI, E=1600000 PSI
6X6 OR LARGER	DF-L #1 - FB=700 PSI, FV=85 PSI, FC=475 PSI, E=1300000 PSI
6X6 OR LARGER	DF-L #2 - FB=700 PSI, FV=85 PSI, FC=475 PSI, E=1300000 PSI

STATEMENT OF SPECIAL INSPECTIONS:

STRUCTURAL INSPECTION	VERIFICATION/INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
SOILS	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		IBC 1505.6
	VERIFY EXCAVATIONS ARE PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
	PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X		
	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF FILL MATERIAL	X			
	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		
STEEL CONSTRUCTION	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X		AISC 360 N5
	HIGH STRENGTH BOLTING A. SNUG TIGHT CONNECTIONS		X		AISC 360 N5
	MATERIAL VERIFICATION OF STRUCTURAL STEEL A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM WITH AISC 360 B. MANUFACTURERS CERTIFIED MILL TEST REPORTS		X X	MANUFACTURE'S TO PROVIDE CERTIFIED MILL TEST REPORTS	AISC 360 N5 AISC 341 J6
	MATERIAL VERIFICATION OF WELD FILLER MATERIALS A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS LISTED IN GENERAL NOTES. B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE		X X	MANUFACTURE'S TO PROVIDE CERTIFICATE OF COMPLIANCE	AISC 360 N5
	INSPECTION OF WELDING A. COMPLETE AND PARTIAL JOINT PENETRATION B. MULTI-PASS FILLET WELDS C. SINGLE-PASS FILLET WELDS > $\frac{5}{16}$" D. PLUG AND SLOT WELDS E. SINGLE-PASS FILLET WELDS < $\frac{5}{16}$" F. FIELD INSTALLED WELDED STUDS G. WELDING OF STAIRS AND RAILING SYSTEM.	X X X X	X X X	SPECIAL INSPECTIONS IN THIS SECTION ARE WAIVED WHERE FABRICATION IS PERFORMED ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED IN ACCORDANCE WITH IBC SECTION 1704.2.5	AISC 360 N5 AISC 341 J6 AWS D1.1
WOOD CONSTRUCTION	INSPECTION IS REQUIRED TO VERIFY NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF SHEAR WALLS WITH NAIL SPACING 4" AND LESS, DRAG STRUTS, BRACES AND HOLD DOWNS.		X		IBC 1705.5 IBC 1705.12.1 IBC 1705.12.3

TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO THE OWNER, CONTRACTOR, BUIDLING OFFICIAL,M ARCHITECT AND STRUCTURAL ENGINEER.

STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY 3RD PARTY INSPECTORS IN ACCORDANCE WITH IBC 1704.5. STRUCTURAL OBSERVATION SHALL BE PERFROMED AS FOLLOW:

- PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES
- REVIEW OF TESTIN AND INSPECTION REPORTS.
- REPORTS SHALL BE PREPARED FOR EACH SITE FISIT AND SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER.

GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATE OF RESPONSIBILITY TO THE BUIDLING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR'S STATEMEMT OF RESPONSIBILITY SHALL INCLUDE ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

SITE WORK

PER KRAZAN & ASSOCIATES, INC. REPORT DATED APRIL 11, 2019, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. EXTERIOR FOOTINGS SHALL BEAR 18" & INTERIOR FOOTINGS SHALL BEAR 12" (MINIMUM) BELOW FINISHED GRADE. STRIP FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND COLUMNS 24" WIDE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS OR ON STRUCTURAL FILL PER THE GEOTECHS RECOMMENDATIONS.

CONCRETE

ITEM	DESIGN f'c (PSI)	MAX. W/C RATIO	MAX. AGGREGATE SIZE	MIN. CEMENT (SACKS/YARD)
FOUNDATIONS	2,500 @28 DAYS	0.45	$\frac{3}{4}$"	
STEM WALLS	3,000 @28 DAYS	0.45	$\frac{3}{4}$"	
SLAB ON GRADE	3,000 @28 DAYS	0.45	$\frac{3}{4}$"	

- REINFORCING STEEL SHALL BE ASTM A615 GRADE 40 FOR #4 BARS AND SMALLER AND GRADE 60 FOR #5 BARS AND LARGER.
- MINIMUM SPLICE LENGTHS SHALL BE: 24" FOR #4, 30" FOR #5, 42" FOR #6
- CONCRETE COVER SHALL BE: 3" CAST AGAINST EARTH, 2" EXPOSED TO EARTH/WEATHER, $\frac{3}{4}$" NOT EXPOSED TO EARTH/WEATHER.
- CORNER BARS ARE REQUIRED FOR ALL HORIZONTAL BARS IN FOOTINGS AND WALLS.
- All CONCRETE HAS BEEN DESIGNED FOR 2,500 PSI CONCRETE SO NO SPECIAL INSPECTION IS REQUIRED.

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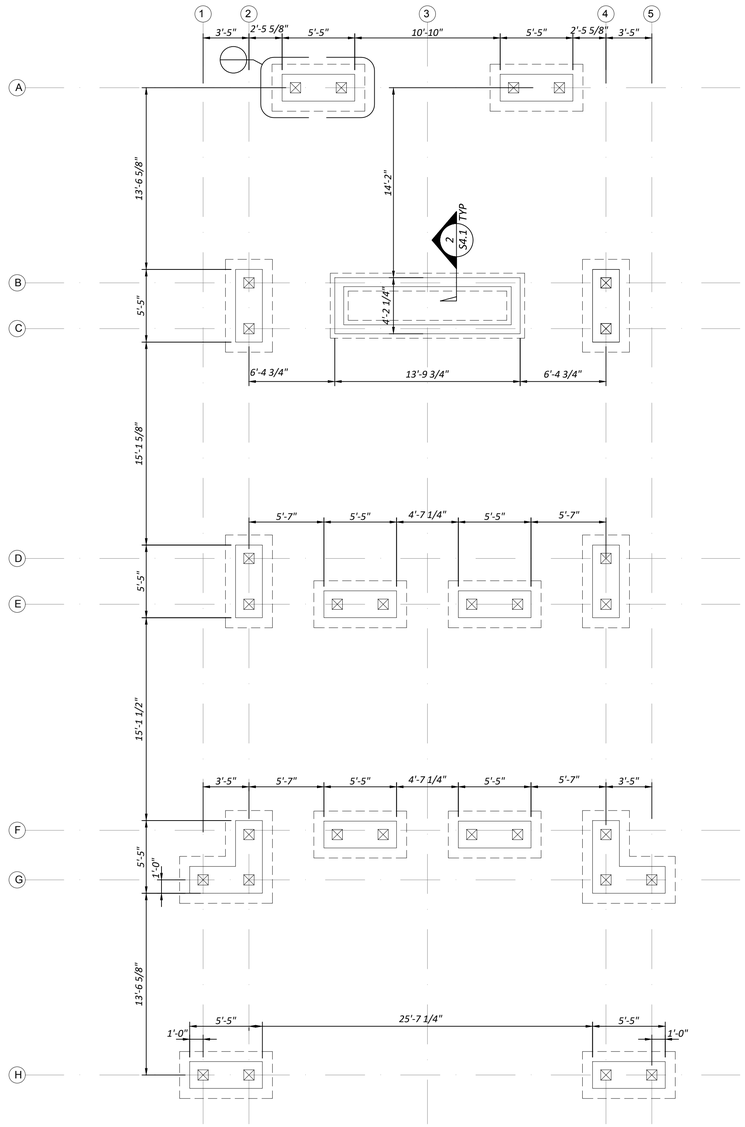
EAST TOWN CROSSING
COVERED BUS STOP & MAIL
PIONEER AND SHAW PUYALLUP WA

REVISIONS

01	----

REVISIONS

DRAWN BY:	CP
CHECKED BY:	CP
DATE:	2024.08.19
TITLE:	STRUCTURAL NOTES
PROJECT # :	----
SHEET:	S1.0



FOUNDATION PLAN

3/16" = 1'-0"

NOTES:

1. PER KRAZAN & ASSOCIATES, INC. REPORT DATED APRIL 11, 2019, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. EXTERIOR FOOTINGS SHALL BEAR 18" & INTERIOR FOOTINGS SHALL BEAR 12" (MINIMUM) BELOW FINISHED GRADE. STRIP FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND COLUMNS 24" WIDE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS OR ON STRUCTURAL FILL PER THE GEOTECHS RECOMMENDATIONS. SPECIAL INSPECTION IS REQUIRED FOR FOUNDATION BEARING CAPACITY.
2. PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL
3. SEE LATERAL BRACING PLAN AND DETAILS FOR SHEAR WALL ANCHOR BOLT AND HOLD DOWN LOCATIONS.

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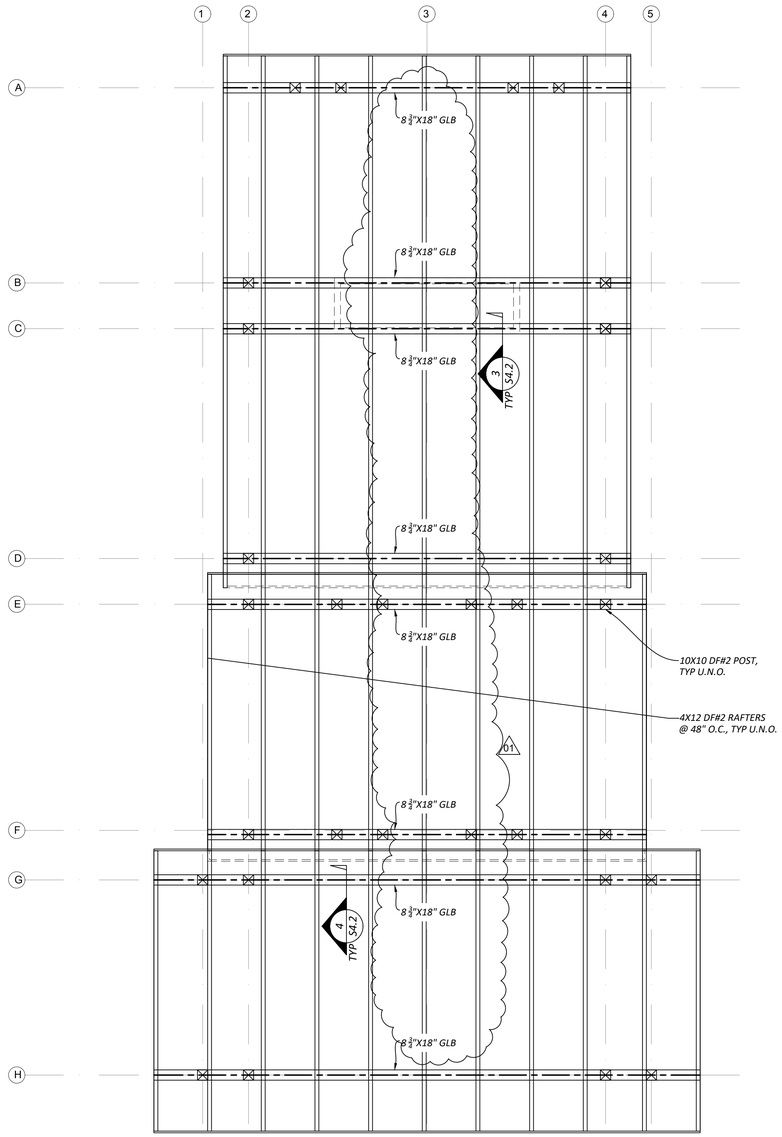
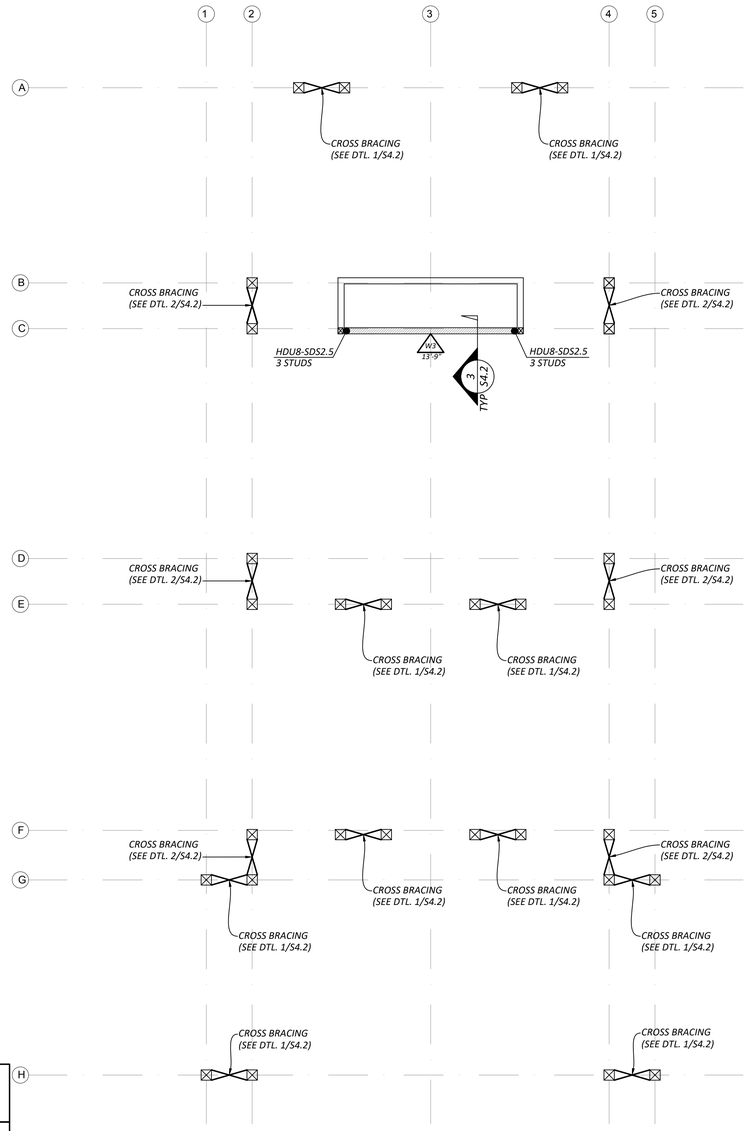
TITLE:	FOUNDATION PLAN
PROJECT # :	----
SHEET:	S3.1



ROOF FRAMING PLAN
3/16" = 1'-0"



LATERAL BRACING PLAN
3/16" = 1'-0"

NOTES:
1. ROOF BEAM SIZES ARE MINIMUM REQUIRED AT EACH LOCATION. BEAM SIZES MAY BE INCREASED BY THE ARCHITECT/CONTRACTOR FOR UNIFORMITY.
2. ROOF SHEATHING SHALL BE 2X6 T&G CARDECKING LAYED AT 45 DEGREES TO RAFTERS. NAIL INTERMEDIATE AND ENDS TO RAFTERS WITH (2) - 0.162"X3 $\frac{1}{2}$" NAILS AND PERIMETER WITH (3) - 0.162"X3 $\frac{1}{2}$" NAILS.

HOLD DOWN SCHEDULE

SIMPSON PRODUCT	FASTENERS		ANCHOR BOLTS
	SCREWS OR BOLTS	NAILS	
HDU8-SDS2.5	(20) $\frac{1}{4}$" X 2 $\frac{1}{2}$" SDS INTO POST PER PLAN	--	SB $\frac{5}{8}$X24 (18" EMBED)

SHEAR WALL AND ANCHOR TABLE

WALL TYPE	APA RATED SHEATHING (b), (c)	MINIMUM NOMINAL THICKNESS (IN)	MINIMUM NAIL PENTRATION IN FRAMING (IN) (i)	STUD & BLOCKING SIZE @ ADJOINING EDGES (k)	REQUIRED RIM JOIST THICKNESS	EDGE NAIL SIZE AND SPACING, COMMON OR GALV. BOX (d)	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE (e), (f)	2x BOTTOM PLATE ATTACHMENT TO WOOD BELOW (g), (i)	ANCHOR BOLT SILL PLATE ATTACHMENT TO CONCRETE BELOW (h)	CAPACITY (PLF) SEISMIC/WIND
W3	OSB	7/16 (j)	1 3/8	2x	2x OR 1 $\frac{1}{4}$"LSL	0.131" X 2 $\frac{1}{2}$" @ 3" O.C. EDGE	LTP4 @11" O.C. OR A35 @ 8" O.C	(1) 16d @ 4" O.C.	$\frac{5}{8}$" @ 24" O.C.	456/637

(a) FRAMING AT ADJACENT PANELS SHALL BE 3" NOMINAL OR GREATER AND NAILS SHALL BE STAGGERED.
(b) WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDE ARE NOT LOCATED ON THE SAME STUDS.
(c) BLOCKING IS REQUIRED AT ALL PANEL EDGES
(d) PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOW, OR DOORWAYS OR AS DESIGNATED ON THE PLANS. SEE PLANS FOR HOLD DOWN POSTS. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD DOWN POSTS.
(e) BASED ON 0.131X 1 $\frac{1}{2}$" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131x 2 $\frac{1}{2}$" NAILS WHERE INSTALLED OVER SHEATHING. USE A35 OR RBC CLIPS IN LIEU OF LTP'S FOR ROOF BLOCKING TO TOP PLATE.
(f) LTP4'S ARE NOT REQUIRED WHERE THE LOWER WALL SHEATHING IS OVERLAPPED ONTO THE RIM JOIST A MINIMUM OF 1 $\frac{1}{2}$" AND NAILED TO THE RIM JOIST PER THE SHEAR WALL PERIMETER NAIL SPACING. LTP4'S MAY BE SUBSTITUTED W/ A35'S.
(g) CONTINUOUS SHEATHING IS REQUIRE OVER THE BOTTOM PLATE TO THE BOTTOM OF THE RIM JOIST OR SILL PLATE WITH EDGE NAILING AT EACH. WHERE TWO ROWS OF NAILING ARE REQUIRED AT RAISED FLOORS, PROVIDE BLOCKING PER PLAN, AND ATTACH WITH LTP4 PER SCHEDULE.
(h) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 0.229"x3"x3". EMBED ANCHOR BOLTS MINIMUM 7" INTO THE CONCRETE. PLATE WASHERS SHALL EXTEND TO WITHIN $\frac{1}{2}$" OF THE SILL PLATE EDGE ON THE SHEATHED WALL FACE.
(i) PRESSURE TREATED MATERIALS CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTROPLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
(j) ALL SHEAR WALL STUDS MUST BE SPACED NO MORE THAN 16" O.C.
(k) 3X MEMBERS MAY BE SUBSTITUTED WITH 2 STUDS NAILED TOGETHER PER TYPICAL BUILT-UP COLUMN DETAIL (SEE DETAILS).

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EAST TOWN CROSSING
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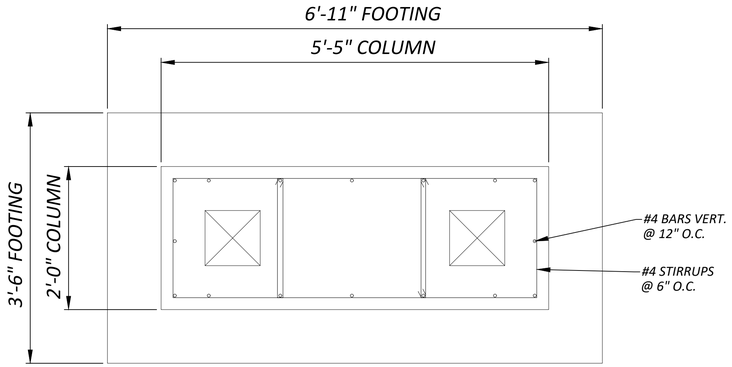
REVISIONS

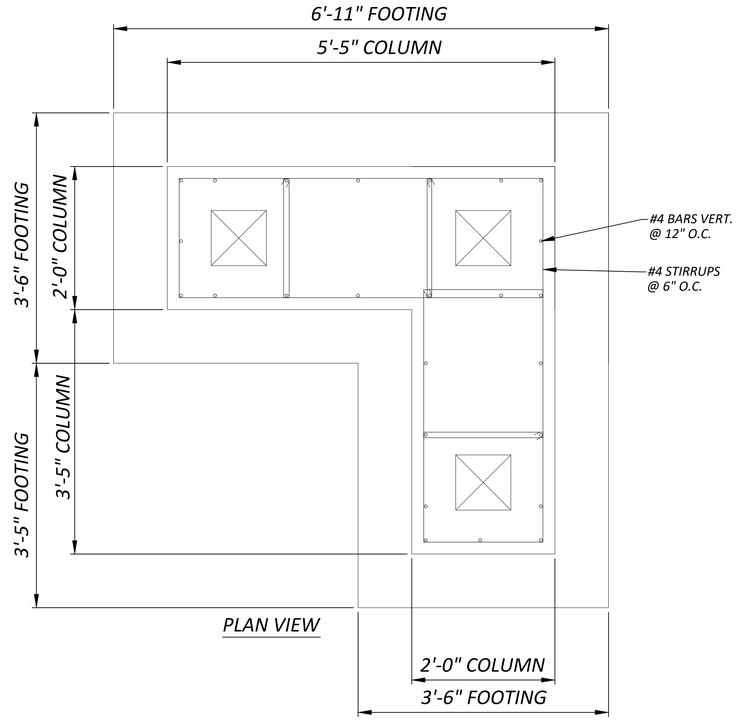
01	REVISION 1

REVISIONS

DRAWN BY:	CP
CHECKED BY:	CP
DATE:	2024.08.19
TITLE:	FRAMING AND LATERAL BRACING PLAN
PROJECT # :	----
SHEET:	S3.2



PLAN VIEW



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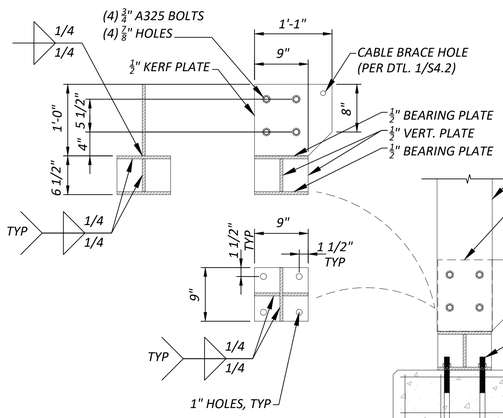

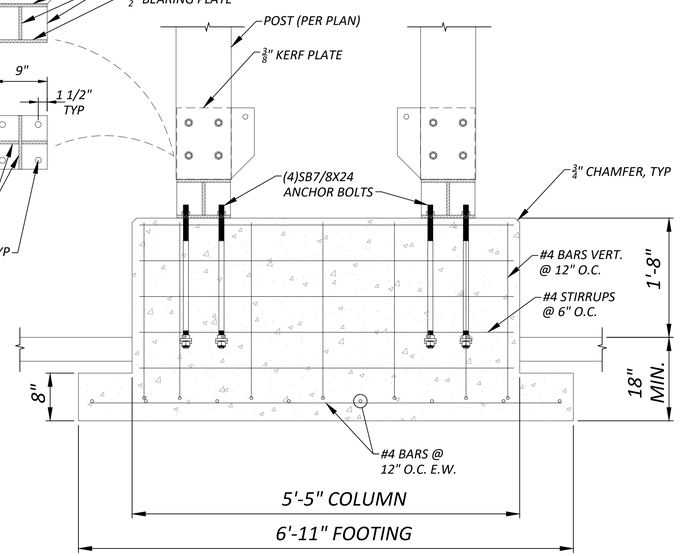

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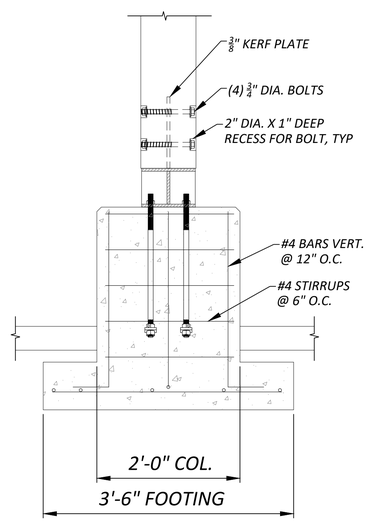
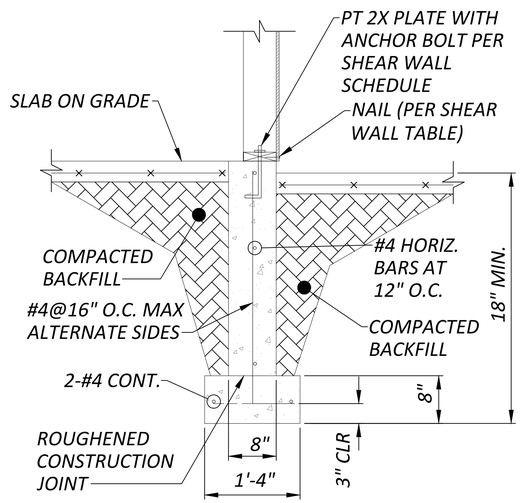


SECTION

1 TYPICAL FOOTING
NTS



2 SECTION
NTS

PIERUCCIONI E&C, LLC
CHON PIERUCCIONI, PE
3128 N. BENNETT ST, TACOMA, WA 98407
PIERUCCIONIENGINEERING@GMAIL.COM
206.948.7866

PRCTI20250375

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
Engineering | Public Works
Fire | Traffic

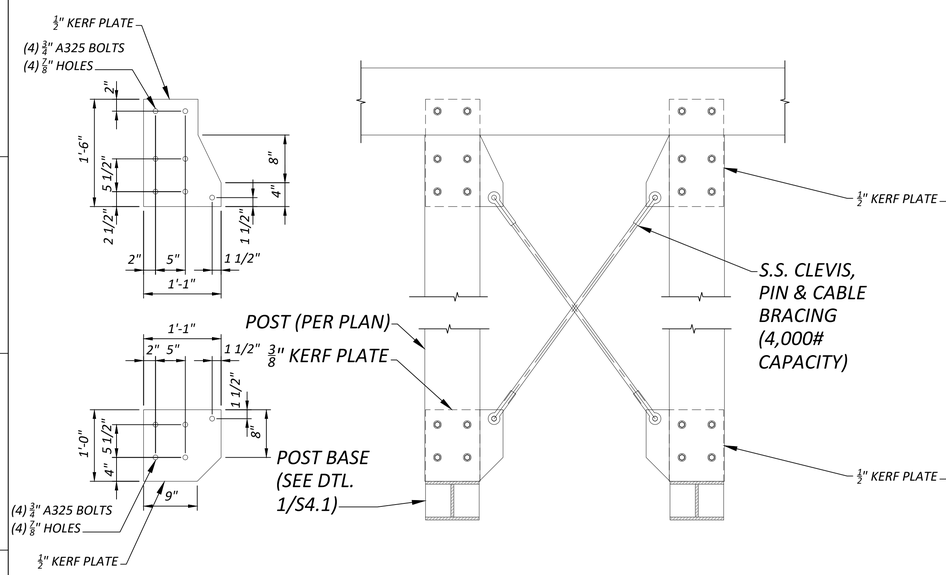
EAST TOWN CROSSING
COVERED BUS STOP & MAIL
PIONEER AND SHAW PUYALLUP WA

REVISIONS

01	----

REVISIONS

DRAWN BY:	CP
CHECKED BY:	CP
DATE:	2024.08.19
TITLE:	FOUNDATION DETAILS
PROJECT # :	----
SHEET:	S4.1



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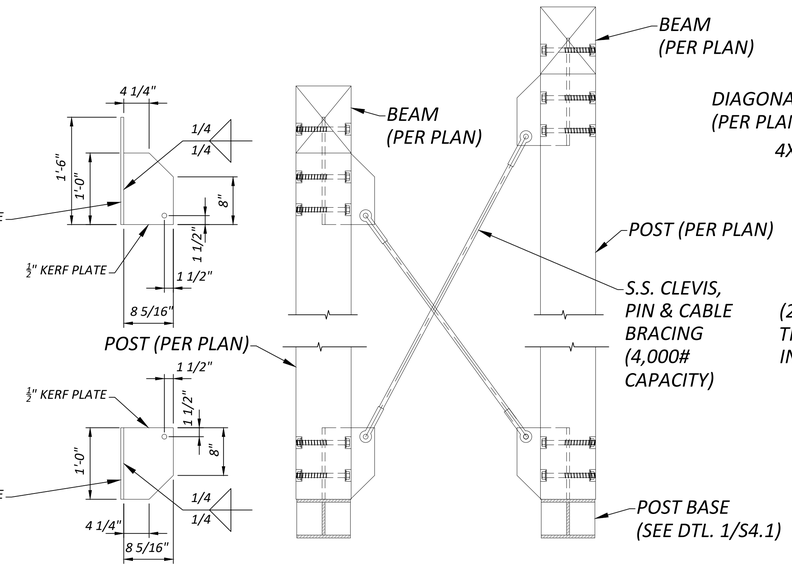
NTS



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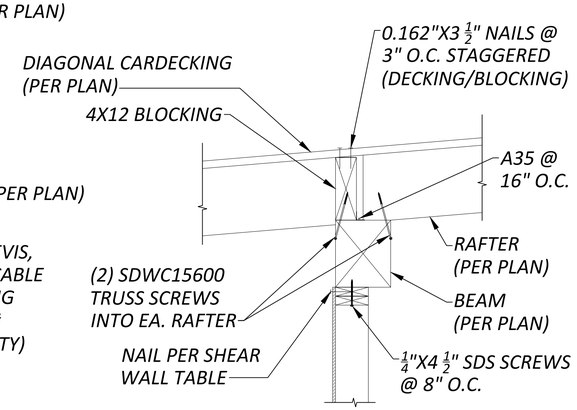

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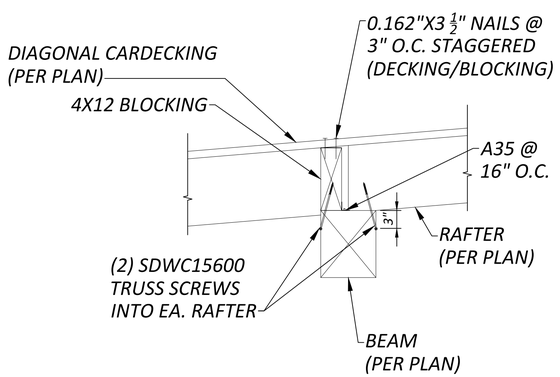

4 SECTION
N.T.S.

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3128 N. BENNETT ST, TACOMA, WA 98407
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PRCTI20250375

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
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EAST TOWN CROSSING
COVERED BUS STOP & MAIL
PIONEER AND SHAW PUYALLUP WA

REVISIONS

01	----

REVISIONS

DRAWN BY:	CP
CHECKED BY:	CP
DATE:	2024.08.19
TITLE:	FRAMING DETAILS
PROJECT # :	----
SHEET:	S4.2

SYMBOLS

GENERAL

LIGHT LINE INDICATES NON-ELECTRICAL OR BACKGROUND (THIS IS NOT CONTRACTUAL DEFINITION OF WORK)

HEAVY LINE INDICATES NEW WORK (THIS IS NOT CONTRACTUAL DEFINITION OF WORK)

DETAIL IDENTIFICATION

SYMBOL	NAME
1	FLAG NOTE
	REVISION NOTE
	REVISION DEFINITION, AREA ENCIRCLED CONTAINS DRAWING CHANGES MADE SUBSEQUENT TO PREVIOUS ISSUE

SWITCHES

$a	SWITCH, SINGLE POLE; WITH SWITCHING SUBSCRIPT
$OS	OCCUPANCY SENSOR SWITCH
	SWITCH, SINGLE POLE; WITH SWITCHING SUBSCRIPT "D" INDICATES WALLBOX DIMMER
OS	CEILING MOUNTED OCCUPANCY SENSOR
$T	SWITCH, TIMER.
$3	SWITCH, THREE WAY.

RECEPTACLES

	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE: WALL MOUNTED, +18" AFF
a	CONTROLLED AND NON CONTROLLED DUPLEX RECEPTACLE (SPLIT WIRED RECEPTACLE)
	DUPLEX RECEPTACLE – ABOVE COUNTER
GFCI	DUPLEX GFCI ABOVE COUNTER
GFCI	DUPLEX GFCI
+42"	DUPLEX RECEPTACLE, WITH HEIGHT ABOVE FINISHED FLOOR INDICATED
	CEILING MOUNTED DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE: WALL MOUNTED, +18" AFF
	FLOOR BOX ONE DUPLEX RECEPTACLE
D	FLOOR BOX ONE DUPLEX RECEPTACLE + ONE DATA
D V	FLOOR BOX ONE DUPLEX RECEPTACLE + ONE DATA + ONE VOICE
S	SPECIAL PURPOSE RECEPTACLE, AS NOTED

MISCELLANEOUS

J	JUNCTION BOX: 4SQ MOUNTED
J	JUNCTION BOX: 4SQ WALL MOUNTED
J	JUNCTION BOX: 4SQ TRACK
L	CONNECTION FOR LIGHTED MIRROR COORDINATE LOCATION AND ELEVATION WITH ARCHITECT PRIOR TO ROUGH-IN
T	THERMOSTAT

SIGNAL/COMMUNICATION

	DATA OUTLET: WALL MOUNTED @ +18" AFF U.O.N.
	TELEPHONE/DATA OUTLET: WALL MOUNTED @ +18" AFF U.O.N.
TV	TELEVISION OUTLET: WALL MOUNTED @ +18" AFF U.O.N.

POWER

	PANELBOARD
WP	NON-FUSED DISCONNECT SWITCH (WP = NEMA 3R WHERE APPROPRIATE)
	FUSED DISCONNECT SWITCH
MAU-1,5HP,480,3	MOTOR CONNECTION (EQUIPMENT NAME, HORSEPOWER, VOLTAGE, AND PHASE INDICATED)
EF-1,12KVA,208,1	EQUIPMENT CONNECTION (EQUIPMENT NAME, LOAD, VOLTAGE, AND PHASE INDICATED)
T	TRANSFORMER, DRY TYPE, SHOWN TO SCALE
M	KW METER AND BASE

PART OF THE DESIGN/BUILD FIRE ALARM SYSTEM

FACP	FIRE ALARM SYSTEM CONTROL PANEL
P	FIRE ALARM SYSTEM PULL STATION
	FIRE ALARM SYSTEM STROBE/SPEAKER
SD	FIRE ALARM PHOTOELECTRIC SMOKE DETECTOR AND SPEAKER.
	FIRE ALARM COMBINATION PHOTOELECTRIC SMOKE DETECTOR, CARBON MONOXIDE DETECTOR, AND SPEAKER, GUESTROOM.
CO	CARBON MONOXIDE DETECTOR.
	ELECTRO-MAGNETIC DOOR HOLDER
DSD	DUCT SMOKE DETECTOR

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT, ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
BLDG	BUILDING
C	COIL or CONDUIT
CKT	CIRCUIT
CO	CONDUIT/RACEWAY ONLY
CT	CURRENT TRANSFORMER
Cu	COPPER
CW	COOL WHITE
D	DIMMER
DED	DEDICATED
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
EXIST	EXISTING
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FLUOR	FLUORESCENT
GC	GENERAL CONRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRS	GALVANIZED RIGID STEEL
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
IG	ISOLATED GROUND
KCMIL	THOUSAND CIRCULAR MILLS
KVA	KILOVOLT AMPERES
KW	KILOWATT
LTG	LIGHTING
LV	LOW VOLTAGE
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE (NFPA-70)
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
PNL	PANEL
POC	POINT OF CONNECTION
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CLORIDE
PWR	POWER
QTY	QUANTITY
RECEPT	RECEPTACLE
REF	REFERENCE
RI	ROUGH-IN
RM	ROOM
RO	RACEWAY ONLY
SHT	SHEET
SPEC	SPECIFICATIONS
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLTS
W	WATTS
WW	WARM WHITE
WP	WEATHERPROOF
W/	WITH
W/O	WITHOUT
XFMR	TRANSFORMER
XFR	TRANSFER
Z	IMPEDANCE OR ZONE

GENERAL NOTES

GENERAL

1. PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE WITH THE GOVERNING ELECTRICAL CODE, LOCAL CODES, ORDINANCES AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICES TO INSTALLATION.
2. PROVIDE ALL WORK AND ITEMS NECESSARY FOR COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEMS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY CONDUIT, BOX, CONDUCTOR OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND DETERMINE CONDITIONS WHICH MAY AFFECT BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
4. "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, OR MECHANICAL).
5. REFERENCE ARCHITECTURAL DRAWING FOR EXACT LOCATION OF DEVICES. QUESTIONS CONCERNING THE LOCATION OF DEVICES AND EQUIPMENT SHALL BE DIRECTED TO THE ARCHITECT. FAILURE TO COORDINATE REQUIREMENTS SHALL IN NO WAY RESULT IN ADDITIONAL COMPENSATION BEING PROVIDED TO THE CONTRACTOR.
6. WHEREVER THE WORD "PROVIDE" IS USED, IT MEANS, "FURNISH AND INSTALL COMPLETE AND READY FOR USE."
7. COORDINATE LOCATION OF ELECTRICAL WITH OTHER TRADES.
8. REFER TO EQUIPMENT DRAWINGS FOR MECHANICAL CHARACTERISTICS (SIZE, LOCATION, ETC.) OF MECHANICAL EQUIPMENT, UNLESS OTHERWISE INDICATED. COORDINATE INSTALLATION AND LOCATION OF ALL EQUIPMENT WITH MECHANICAL CONTRACTOR. VERIFY ALL FUSE RATINGS, WIRE SIZES AND DISCONNECT SIZES PRIOR TO INSTALLATION.

MATERIALS AND METHODS

1. PROVIDE RACEWAY AND WIRING ROUTED CONCEALED WITHIN BUILDING STRUCTURE WHERE POSSIBLE. WHERE RACEWAY CANNOT BE CONCEALED, IT SHALL BE INSTALLED PER PROJECT MANAGER'S DIRECTION. ALL CONDUIT SHALL BE INSTALLED IN NEAT SYMMETRICAL LINES HORIZONTAL OR PERPENDICULAR TO BUILDING COLUMNS AND ROOF LINES. CONDUITS SHALL BE GROUPED ON COMMON SUPPORTS WHEREVER POSSIBLE.
2. EXPOSED CONDUIT ROUTING: CONDUITS MAY BE ROUTED EXPOSED IN MECHANICAL AND ELECTRICAL ROOMS ONLY. EXPOSED CONDUITS SHALL BE SECURED A MINIMUM OF 6" ABOVE FLOOR.
3. OUTDOOR EXPOSED CONDUIT ROUTING: CONDUITS ROUTED ON ROOF OR EXPOSED TO WEATHER SHALL BE GRC, PVC OR LIQUID-TIGHT FLEX. PROVIDE WATER-TIGHT CONNECTIONS AND FITTINGS.
4. CLEARANCES: VERIFY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT ACCESS CLEARANCES CAN BE MET.
5. CONNECTIONS: PROVIDE GRS, METALLIC FLEX, OR LIQUIDTITE FLEX CONDUITS FOR CONNECTIONS TO MOTORS OR MOTORIZED EQUIPMENT.
6. WIRING: PROVIDE MINIMUM #12 AWG WIRE SIZE. IF CONDUIT IS TO BE USED MINIMUM IS TO BE 1/2". FLEXIBLE CONDUIT AND FLEXIBLE CABLE IS PERMISSIBLE THROUGHOUT THE BUILDING.
7. WIRING: PROVIDE MINIMUM #10 AWG COPPER CONDUCTOR SIZE IN 120V BRANCH CIRCUIT RUNS OVER 75' IN LENGTH.

SITE ELECTRICAL

1. TRENCHING: COORDINATE ALL TRENCHING WORK WITH OTHER UTILITY LOCATIONS AND DRAINAGE TRENCHES.
2. UNDERGROUND CONDUITS: PROVIDE PVC, SCHEDULE 40, 3/4" MINIMUM. PROVIDE GRC CONDUIT TRANSITION ELBOW WHEN TURNING UP TO ABOVE GRADE.
3. DIRECT-BURIED CONDUITS: CONDUIT FOR BRANCH CIRCUITS OUTSIDE BUILDINGS NOT BENEATH DRIVEWAYS OR PARKING AREAS SHALL BE DIRECTLY BURIED WITHOUT CONCRETE ENCASEMENT. THE DEPTH TO THE TOP OF BURIED CONDUITS SHALL BE 36". PROVIDE MARKER TAPE 12" BELOW GRADE.
4. BELOW SLAB: CONDUIT ROUTED BELOW ON-GRADE FLOOR SLABS SHALL BE INSTALLED PRIOR TO FLOOR SLAB POUR. ROUTE CONDUITS BELOW SLAB AS STRAIGHT AS POSSIBLE TO MINIMIZE BENDS.
5. ALL CONDUITS PENETRATING THE BUILDING ENVELOPE BELOW GRADE SHALL FOLLOW WATERPROOFING REQUIREMENTS IN THE ARCHITECTURAL DRAWINGS.

NEUTRALS

1. AT CONTRACTORS OPTION, NEUTRALS MAY BE SHARED ON COMBINED HOMERUNS UNLESS THE CIRCUIT HAS A GFCI BREAKER, AN ISOLATED GROUND, OR IS FROM A PANEL WITH TVSS PROTECTION. ANY NEUTRAL DOWNSTREAM FROM A DIMMER SHALL BE DEDICATED TO THE DIMMED LOAD.
2. NEUTRAL WIRES SHOWN FOR TWO AND THREE POLE MECHANICAL AND KITCHEN EQUIPMENT MAY BE OMITTED UPON VERIFICATION THAT THEY ARE NOT REQUIRED EITHER FOR OPERATION OR CONTROL CIRCUITS PER MANUFACTURER'S SPECIFICATIONS.

LIGHTING

1. PROVIDE LIGHT FIXTURES WITH PROPER FITTING FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS, UL LISTED FOR CONDITIONS OF USE.

LOW VOLTAGE LIGHTING

1. PROVIDE LOW VOLTAGE TRANSFORMERS IN NEARBY ACCESSIBLE CEILING SPACE.
2. PROVIDE LOW VOLTAGE CONDUCTORS SIZED PER MANUFACTURER'S GUIDELINES TO MINIMIZE VOLTAGE DROP.

LIGHTING CONTROL

1. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A TWENTY AMPERE CIRCUIT LOADED TO NOT MORE THAN EIGHTY PERCENT. A MASTER CONTROL MAY BE INSTALLED PROVIDED THE INDIVIDUAL SWITCHES RETAIN THEIR CAPABILITY TO FUNCTION INDEPENDENTLY.
2. EMERGENCY FIXTURES: EMERGENCY BATTERY/CHARGER SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE DESIGNATED CIRCUIT.

GENERAL REQUIREMENTS

1. DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED.
2. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
4. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
5. PROVIDE CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

CONTRACTOR SUBSTITUTIONS & REVISIONS

1. PLEASE SUBMIT PROPOSALS FOR SUBSTITUTIONS OR REVISIONS FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIAL OR DOING WORK.
2. FOR EQUIPMENT THAT IS SCHEDULED BY MANUFACTURER'S NAME AND CATALOG DESIGNATIONS, THE MANUFACTURER'S PUBLISHED DATA AND/OR SPECIFICATION FOR THAT ITEM ARE CONSIDERED PART OF SPECIFICATION.
3. ENGINEERING COSTS FOR REVISING MEP PLANS SHALL BE ADDRESSED IN THE COST ANALYSIS OF THE SUBSTITUTION PROPOSAL.
4. CONTRACTOR TO COORDINATE WITH ENGINEER AND DETERMINE ASSOCIATED DESIGN AND PERMITTING COSTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OTHER COSTS ASSOCIATED WITH UNFORESEEN ISSUES RESULTING FROM SUBSTITUTIONS OR REVISIONS.

PRE-CON MEETING NOTES

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

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

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

DRAWING INDEX

DWG	DESCRIPTION	INCLUDED IN SET: PROGRESS SET 10/16/24
E0.00	LEGEND, GENERAL NOTES, DRAWING INDEX	X
E0.02	SITE POWER PLAN	X
E0.03	SITE LIGHTING PLAN	X
E1.01	LIGHTING PLAN	X
E1.50	LIGHTING NOTES & LUMINAIRE SCHEDULE	X
E3.00	POWER PLAN	X
E6.00	ONE-LINE DIAGRAM & PANEL SCHEDULES	X
E6.01	PANEL SCHEDULES	X

PRCT120250375

NO.	DATE	DESCRIPTION

REVISIONS

ROBISON ENGINEERING, INC
19401 40TH AVE W., SUITE 302
LYNNWOOD, WA 98036
206-364-3343 TEL
CONTACT: MARK STEINKE

MARK STEINKE STATE OF WASHINGTON 11/01/2024 Not for Permitting, Bidding, or Construction PERMIT SET Engineering Review PUBLIC WORKS

DRAWN: LYSAK K.
DESIGNED: LYSAK K.
CHECKED: STEINKE M.
APPROVED: STEINKE M.

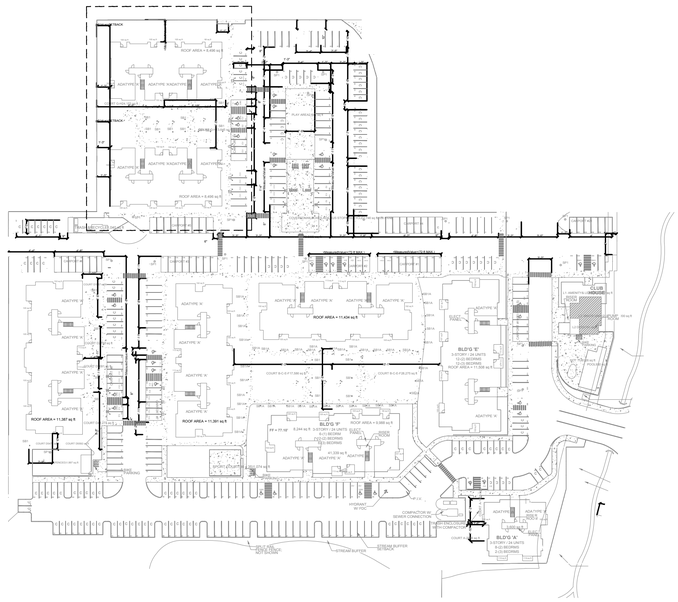
PROJECT: EAST TOWN CROSSING BUS BUILDING
MULTIFAMILY DEVELOPMENT
PIONEER WAY & SHAW RD. PUYALLUP, WA

ROBISON ENGINEERING, INC
19401 40TH AVE W. SUITE 302
LYNNWOOD, WA 98036
PHONE:(206)364-3343

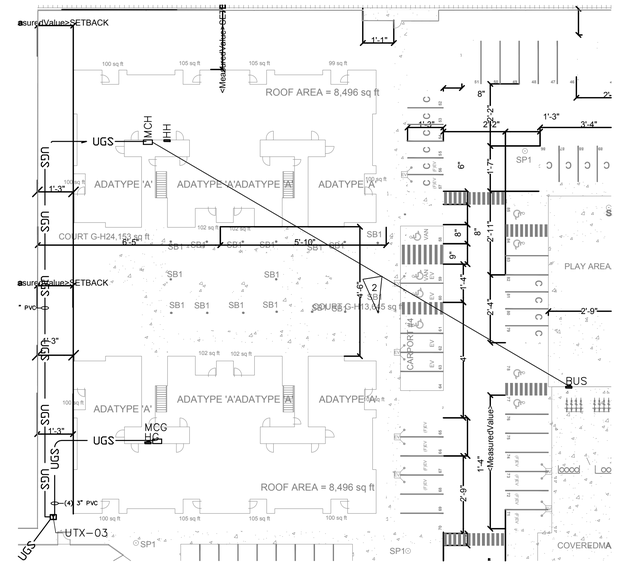
PERMIT SET
11/01/2024

SHEET TITLE:
LEGEND, GENERAL NOTES, DRAWING INDEX

SHEET NO.
E0.00

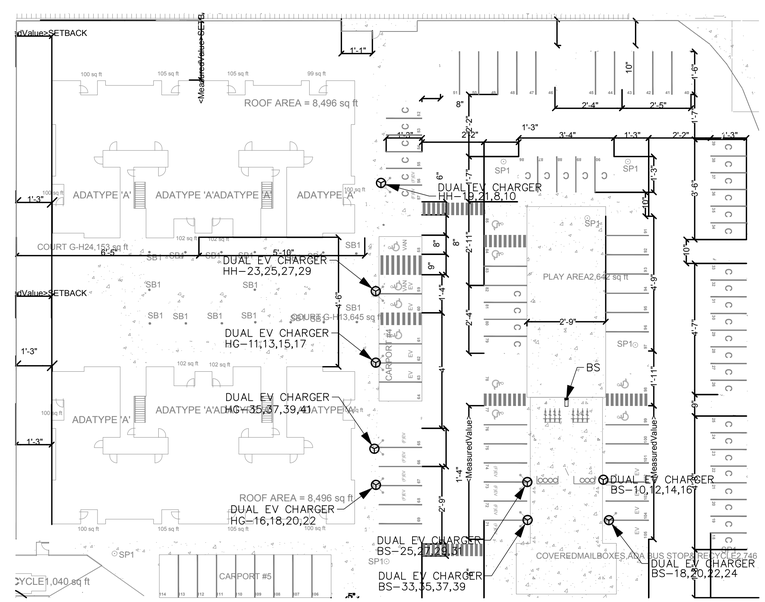


VICINITY MAP



BUILDING G & H SITE PLAN – POWER

SCALE: 1" = 30'



BUILDING G & H SITE PLAN – EV & SOLAR LAYOUT

SCALE: 1" = 30'

REVISIONS		
NO.	DATE	DESCRIPTION
	10/25/24	PERMIT SET

ROBISON ENGINEERING, INC
19401 40TH AVE W, SUITE 302
LYNNWOOD, WA 98036
206.364.3343 TEL

PRCTI20250375

DRAWN: LYSAK K.
DESIGNED: LYSAK K.
CHECKED: STEINKE M.
APPROVED: STEINKE M.

PROJECT: EAST TOWN CROSSING BUS BUILDING
MULTIFAMILY DEVELOPMENT
PIONEER WAY & SHAW RD. PUYALLUP, WA

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19401 40TH AVE W. SUITE 302
LYNNWOOD, WA 98036
PHONE:(206)364.3343

DATE: 10-25-2024

SHEET TITLE: SITE PLAN

SHEET NO. E0.02

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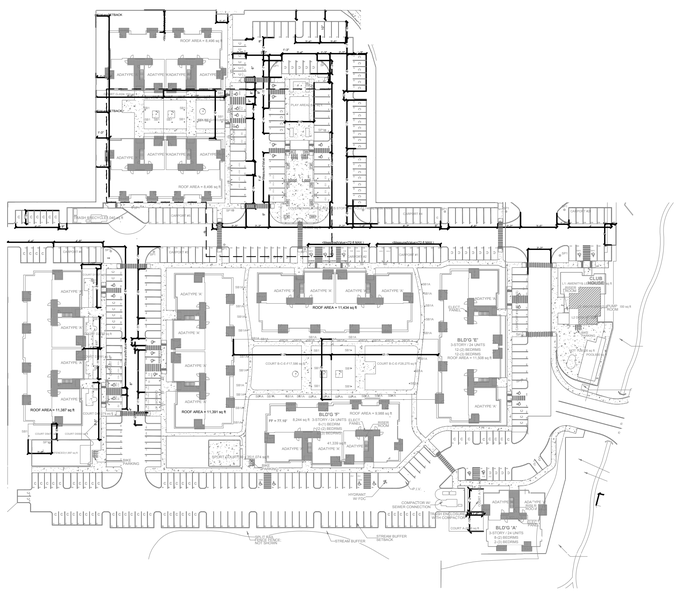
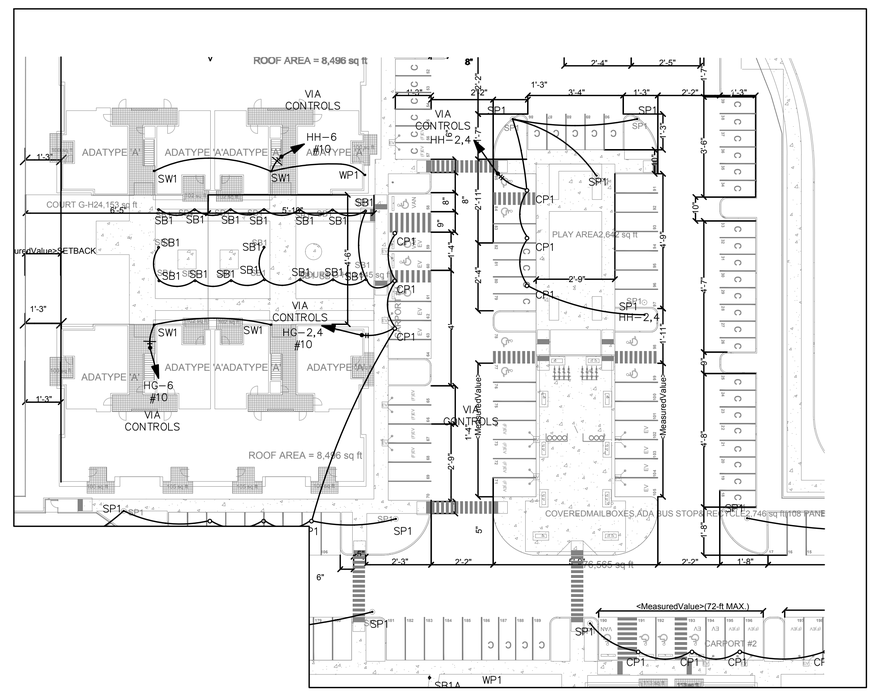


VICINITY MAP



BUS BUILDING SITE LIGHTING PLAN – POWER

SCALE: 1" = 30'

NO.	DATE	DESCRIPTION
	10/25/24	PERMIT SET

REVISIONS

ROBISON ENGINEERING, INC
19401 40TH AVE W., SUITE 302
LYNNWOOD, WA 98036
206.364.3343 TEL

PRCTI20250375

DRAWN: LYSAK K.
DESIGNED: LYSAK K.
CHECKED: STEINKE M.
APPROVED: STEINKE M.

PROJECT: **EAST TOWN CROSSING BUS BUILDING**
MULTIFAMILY DEVELOPMENT
PIONEER WAY & SHAW RD. PUYALLUP, WA

ROBISON ENGINEERING, INC
19401 40TH AVE W, SUITE 302
LYNNWOOD, WA 98036
PHONE:(206)364-3343

DATE:
10-25-2024

SHEET TITLE:
LIGHTING PLAN

SHEET NO.
E0.03

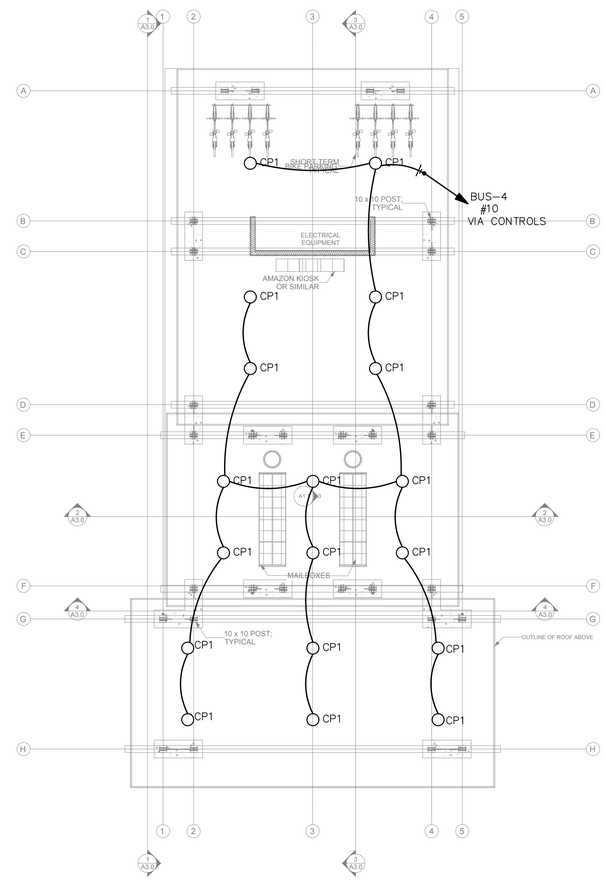
MLEAVENS F:\B10-010 EAST TOWN CROSSING\DWG\ELECTRICAL\PRESENTATION SHEETS\A-E1.0.DWG 05-05-2021 00:45

GENERAL NOTES

1. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM ABOVE GRADE TO BOTTOM OF COMPLETE EXPOSED FIXTURE.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CENC) REQUIREMENTS 160.5(c)2. PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FOUND IN CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.8.
4. DURING EMERGENCY CONDITIONS EMERGENCY LIGHTING CIRCUITS SHALL BYPASS ALL LIGHTING CONTROLS IN ORDER TO ENERGIZE ALL CONNECTED LUMINAIRES AT FULL CAPACITY. PROVIDE UL924 RELAYS AS REQUIRED TO BYPASS AREA CONTROLS.
   - 4.1. EMERGENCY PATHWAY EGRESS LIGHTING: EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE. (CBC 1008.3.5)

PHOTOMETRIC NOTES

1. PHOTOMETRIC CALCULATIONS BASED ON AVAILABLE IES FILE FROM FIXTURE MANUFACTURER (OR EQUIVALENT). FIXTURE SUBSTITUTIONS MAY COMPROMISE FOOT CANDLE LEVELS.
2. PHOTOMETRIC CALCULATIONS MEASURED AT GRADE LEVEL FROM CEILING HEIGHT OR MOUNTING HEIGHT (MH) NOTED IN LUMINAIRE SCHEDULE.
3. SITE PHOTOMETRIC: BASED ON PROPOSED SITE LIGHTING FOR PROJECT ONLY.



LIGHTING PLAN – LEVEL 1

SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

N

NO.	DATE	REVISIONS DESCRIPTION

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CONTACT: MARK STEINKE

MARK STEINKE — STATE OF WASHINGTON — 22000 — Registered Professional Engineer — Building — Electrical — Mechanical — Engineering — Public Works — Structural — 11/01/24

PRCTI20250375

DRAWN: LYSAK K.
DESIGNED: LYSAK K.
CHECKED: STEINKE M.
APPROVED: STEINKE M.

PROJECT: EAST TOWN CROSSING BUS BUILDING
MULTIFAMILY DEVELOPMENT
PIONEER WAY & SHAW RD. PUYALLUP, WA

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PERMIT SET
11/01/2024

SHEET TITLE: LIGHTING PLAN – LEVEL 1

SHEET NO. E1.01

EXTERIOR & SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTAGE	TYPE	CRI / CCT	LAMPING	WATTAGE
CP1		SURFACE	CARPORT LIGHT – TYPE 5 – B1 U0 G1	GARDCO: SVPG A01 830 5CD [MOUNTING] UNV	MULTIPLE	0–10V DIMMING	80 / 3000K	(1) 21W LED	21
SB1		3' BOLLARD	BOLLARD – TYPE 5 – B1 U0 G0	GARDCO: PUREFORM BOLLARD / PBL 36 14L 100 WW–G2 5 UNV	MULTIPLE	0–10V DIMMING	70 / 3000K	(1) 6W LED	6
SB1A		3' BOLLARD	BOLLARD – TYPE 3 – B0 U0 G0	GARDCO: PUREFORM BOLLARD / PBL 36 14L 100 WW–G2 3 UNV	MULTIPLE	0–10V DIMMING	70 / 3000K	(1) 6W LED	6
SF1		SURFACE	MONUMENT SIGN FLOOD LIGHT	TBD	120	TBD		(1) 15W LED	15
SP1		16' POLE	POST TOP LIGHT – TYPE 5 – B2 U3 G2	WE–EF: ZFT434LED / 115–1283	MULTIPLE	0–10V DIMMING	80 / 3000K	(1) 42W LED	42
SP2		16' POLE	POLE LIGHT – SPORT COURT – B1 U0 G2 – TYPE 3	SIGNIFY – GARDCO: P15 P A03 730 T3M AR1 UNV PCB [FINISH]	MULTIPLE	0–10V DIMMING	80 / 3000K	(1) 45W LED	45
SU1		TREE BAND	UPLIGHT – ACCENT	HK LIGHTING: ZXL16i 120V 5W 30K 010 / TMS120 TS – WATER TIGHT FITTING – CORD & PLUG BY ELECTRICAL	120	0–10V DIMMING		(1) 10W LED	10
SW1		SURFACE	EXTERIOR SCONCE – STAIRS – NB UP / TYPE II DOWN – MH 10'	PERFORMANCE IN LIGHTING: AMON / 070274	MULTIPLE	0–10V DIMMING	80 / 3000K	(1) 37W LED	37
SW2		SURFACE	SECURITY LIGHT – TRASH ENCLOSURES	STONCO: SL20 SCT G1 8 BK	MULTIPLE	INTEGRAL MOTION & PHOTOCELL	70 / 3000K	(1) 20W LED	20
WP1		SURFACE	WALL PACK – PARKING – TYPE III – B2 U0 G2 – MH 18'	GARDCO: PUREFORM COMFORT OPTICS / PWS 140L 1150 WW–G2 3 X UNV	MULTIPLE	AS NEEDED	70 / 3000K	(1) 52W LED	52
WP2		SURFACE	WALL PACK – POOL – TYPE IV – B3 U0 G3 – MH 14'	GARDCO: PUREFORM COMFORT OPTICS / PWS 140L 1675 WW–G2 4 UNV	MULTIPLE	AS NEEDED		(1) 76W LED	76

1. CONTRACTOR TO FURNISH AND INSTALL ALL FIXTURES.
2. FIXTURE FINISHES TO BE COORDINATED WITH ARCHITECT/ID.

GENERAL LIGHTING NOTES

1. LIGHTING CONTROLS SHALL BE INSTALLED WHICH MEET ALL REQUIREMENTS OF LOCAL ENERGY CODES.
2. EMERGENCY LIGHT FIXTURES: PROVIDE UNSWITCHED HOT FOR BATTERY CHARGER.
3. LOCATIONS OF OCCUPANCY SENSORS, PHOTO SENSORS, DIMMERS, AND SWITCHES ARE DIAGRAMMATIC. CONTRACTOR TO FIELD–IDENTIFY OPTIMAL LOCATIONS AND QUANTITIES.
4. ASSURE COMPATIBILITY OF DIMMERS WITH CONTROLLED LUMINAIRES PRIOR TO PURCHASING.
5. AUTOMATIC LIGHTING SHUT–OFF CONTROLS SHALL BE PROVIDED BY LOCAL OCCUPANCY SENSORS AND/OR ASTRONOMIC TIME CLOCK UNLESS OTHERWISE NOTED.
6. DAYLIGHT ZONES ARE REFERRED TO AS 'PRIMARY' AND 'SECONDARY' ON PLANS AND DENOTED BY DASHED LINES.
7. FOR CUSTOM FF&E FIXTURES, IT IS THE MANUFACTURER'S RESPONSIBILITY TO FURNISH PRODUCTS WHICH ARE COMPLIANT WITH ALL REQUIREMENTS OF LOCAL ENERGY CODES, AS WELL AS MATCH THE ELECTRICAL SPECIFICATIONS PROVIDED IN THE LUMINAIRE SCHEDULES. PROVIDE SUBMITTAL SHOP DRAWINGS WITHIN 30 DAYS OF RECEIVING FIXTURE ORDER. SUBMITTALS SHALL CLEARLY INDICATE LAMPING AND MAXIMUM WATTAGE RATING OF LAMP SOCKETS. NON–COMPLIANT FIXTURES REJECTED BY ELECTRICAL INSPECTOR SHALL BE RETURNED TO THE MANUFACTURER FOR REWORKING AND/OR RE–LABELING.
8. EMERGENCY EGRESS LIGHTING TO BE CONFIRMED AS INTENDED EGRESS DESIGN PRIOR TO PERMITTING

EXIT SIGN NOTES

DURING CONSTRUCTION, UPON COMPLETION OF A TYPICAL FLOOR FRAMING AND BEFORE WALL COVER, ELECTRICAL CONTRACTOR SHALL WALK THE EGRESS PATHS WITH THE LOCAL INSPECTOR (AHJ) TO CONFIRM THAT ALL THE EXIT SIGNS ARE LOCATED PER THE AHJ'S SATISFACTION AND IDENTIFY ANY ADDITIONAL EXIT SIGNS THAT THE AHJ WISHES TO BE INSTALLED. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID UP TO 10% ADDITIONAL EXIT SIGNS (HIGH & LOW) AT NO ADDITIONAL COST. INCLUDE COST OF FIXTURES AND ASSOCIATED WIRING AND INSTALLATION.

LIGHTING CONTROL SYSTEM REQUIREMENTS

1. CONTRACTOR TO PROVIDE A FULLY OPERATIONAL LIGHTING CONTROL SYSTEM.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH A LIGHTING CONTROLS VENDOR TO OBTAIN LIGHTING CONTROL SYSTEM PACKAGE COMPLETE WITH DEVICES, WIRING DIAGRAMS, ANNOTATED PLANS INDICATING WHICH DEVICE TO BE USED IN EACH LOCATION, CONNECTION REQUIREMENTS, SET UP INSTRUCTIONS, COMMISSIONING AND CHECK–OUT FOLLOWING COMPLETION. PROVIDE ALL LOW VOLTAGE WIRING AS REQUIRED FOR CONTROL DEVICE INTERCONNECTIONS.
3. INSTALLER QUALIFICATIONS: TECHNICIAN INSTALLING AND WIRING THE LIGHTING CONTROL SYSTEM SHALL HAVE INSTALLED THIS SAME SYSTEM AT LEAST ONCE PREVIOUSLY. TECHNICIAN SHALL HAVE RECEIVED TRAINING BY FACTORY REPRESENTATIVE ON THE SYSTEM BEING INSTALLED.
4. PROVIDE LIGHTING CONTROL SYSTEM TO PERFORM THE FUNCTIONS DESCRIBED BELOW AND WHERE INDICATED ON PLANS. NOT ALL FEATURES ARE REQUIRED.
   - 4.1. CONTROL EXTERIOR LIGHTING BASED ON ASTRONOMIC TIME–CLOCK SCHEDULING.
   - 4.2. INTERIOR PRIMARY AND SECONDARY DAYLIGHT HARVESTING CONTROL PER ENERGY CODE REQUIREMENTS.
   - 4.3. PROVIDE SEPARATE SWITCHING AND DIMMING CONTROL FOR LIGHTING ZONES AS INDICATED IN LIGHTING DIMMING SCHEDULE.
5. DURING EMERGENCY CONDITIONS EMERGENCY LIGHTING CIRCUITS SHALL BYPASS ALL LIGHTING CONTROLS IN ORDER TO ENERGIZE ALL CONNECTED LUMINAIRES AT FULL CAPACITY. PROVIDE UL924 RELAYS AS REQUIRED TO BYPASS AREA CONTROLS.

LIGHTING CONTROLS LEGEND

$ $	TOGGLE SWITCH FOR MANUAL ON/OFF LIGHTING CONTROL. SUBSCRIPT INDICATES WHICH FIXTURES ARE TO BE CONTROLLED BY WHICH SWITCH.
D D	DIMMER SWITCH FOR MANUAL MULTI–LEVEL LIGHTING CONTROL. SWITCH SHALL ALSO HAVE MANUAL ON/OFF FUNCTIONALITY. SUBSCRIPT INDICATES WHICH FIXTURES ARE TO BE CONTROLLED BY WHICH DIMMER.
OS OS $ D	SWITCHES LABELED 'OS' SHALL TURN OFF ALL CONNECTED LUMINAIRES WITHIN 30 MINUTES OF SPACE BEING VACANT.
OS	OCCUPANCY SENSOR SHALL AUTOMATICALLY TURN OFF ALL CONNECTED LUMINAIRES WITHIN 30 MINUTES OF SPACE BEING VACANT.
PS	PHOTOSENSOR FOR DAYLIGHT ZONE CONTROL SHALL AUTOMATICALLY ADJUST THE LIGHT OUTPUT OF ALL CONNECTED LUMINAIRES BASED ON THE DAYLIGHT LEVEL IN THE SPACE.

PRCT120250375

NO.	DATE	DESCRIPTION

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MARK STEINKE
STATE OF WASHINGTON
11/01/24
For Permitting Purposes Only
NOT FOR CONSTRUCTION
Permitting
Engineering
Public Works
FINAL
APPROVED

DRAWN: LYSAK K.
DESIGNED: LYSAK K.
CHECKED: STEINKE M.
APPROVED: STEINKE M.

PROJECT: **EAST TOWN CROSSING BUS BUILDING**
MULTIFAMILY DEVELOPMENT
PIONEER WAY & SHAW RD. PUYALLUP, WA

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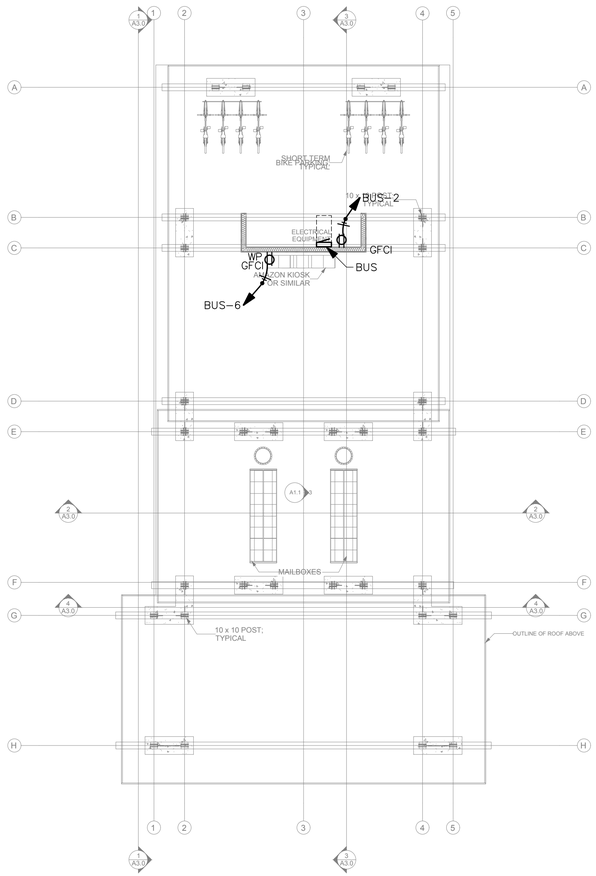
PERMIT SET
11/01/2024

SHEET TITLE:
LIGHTING NOTES & LUMINAIRE SCHEDULE

SHEET NO.
E1.50



POWER PLAN – LEVEL 1

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

REVISIONS		
NO.	DATE	DESCRIPTION

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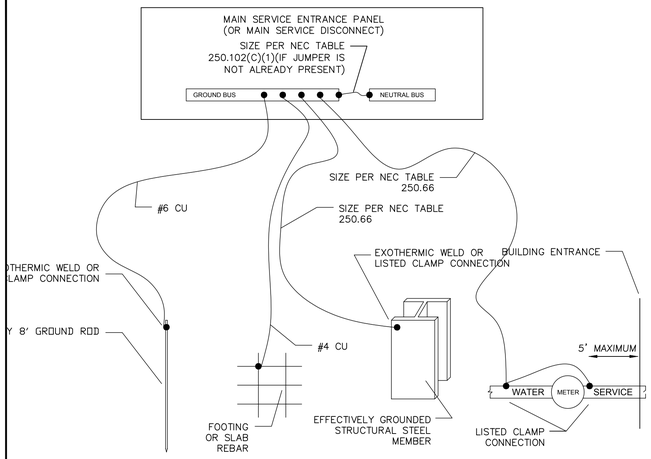
PERMIT SET
11/01/2024

SHEET TITLE:
POWER PLAN – LEVEL 2

SHEET NO.
E3.00



GEC DIAGRAM

GENERAL FEEDER SCHEDULE

ID	FEEDER AMPS	CONDUIT AND FEEDER	FEEDING THESE DEVICES
9	400	(2)2–1/2"C,3#250kcmil AL,#250kcmil AL N,#1/0 AL G	BLDG H MC
10	800	(3)3"C,3#400kcmil AL,#400kcmil AL N,#4/0 AL G	UTIL
11	400	(2)2–1/2"C,3#250kcmil AL,#250kcmil AL N,#1 AL G	BUS

SIZING METHOD: COPPER, 60°C #12 THROUGH #1, 75°C 1/0 AND ABOVE

FEEDER SCHEDULE NOTES:
CONDUIT FILL:
* FOR CONDUIT SIZES 1–1/2" AND BELOW, FILL IS BASED ON EMT.
* FOR CONDUIT SIZES 2" AND ABOVE, FILL IS BASED ON SCHEDULE 40 PVC.

IN LOCATIONS APPROVED FOR THE PURPOSE, CONTRACTOR MAY USE MC CABLE.
IN LOCATIONS APPROVED FOR THE PURPOSE CONTRACTOR MAY USE OTHER CONDUIT TYPES, INCLUDING RMC, FMC AND LFMC. CONTRACTOR REQUIRED TO ENSURE CONDUIT FILL DOES NOT EXCEED 40%.

CONTRACTOR RESPONSIBLE TO ENSURE TERMINATION/LUG CAPACITY FOR ALL SCHEDULED FEEDERS.

XHHW/THHN/THWN SHALL BE USED FOR INSULATION OF THE CONDUCTOR.

REQUIRED ELECTRIC VEHICLE CHARGING INFRASTRUCTURE WAC 51–50–0429:

- WHERE PARKING IS PROVIDED, TEN PERCENT OF PARKING SPACES SHALL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.
- ELECTRICAL ROOM(S) SERVING PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE THE ELECTRICAL EQUIPMENT AND DISTRIBUTION REQUIRED TO SERVE A MINIMUM OF 20 PERCENT OF THE TOTAL PARKING SPACES WITH 208/240 V 40–AMP ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.
- MINIMUM ONE ACCESSIBLE PARKING SPACE SHALL BE SERVED BY ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.

TOTAL NUMBER OF PARKING SPACES = 246; 246 x 0.2 = CAPACITY FOR 50 EV CHARGERS
50 CHARGERS x 208V/1PH x 40A = 416 KVA = 1155 A 3 PHASE POWER @ 120/208V

UTILIZING LOAD MANAGEMENT INFRASTRUCTURE, EV LOAD CAN BE REDUCED BY 50%. 2,126.22A/2 = 208 KVA (578 A) @ 208V 3 PHASE.

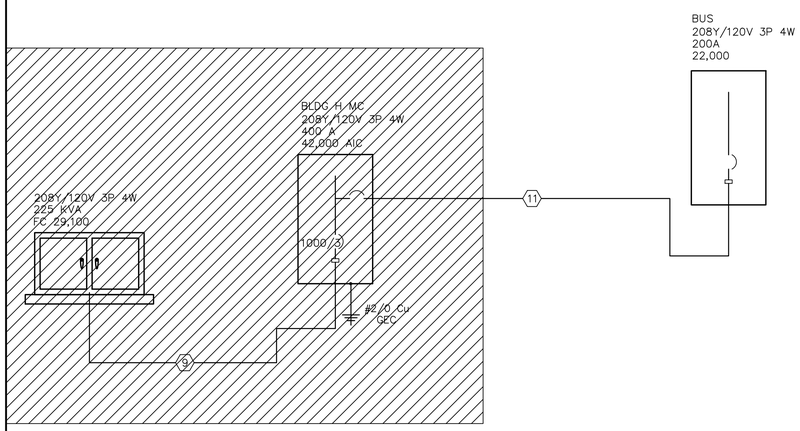
PER WAC 427, ELECTRICAL INFRASTRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN 578 AMPS OF ELECTRICAL EV LOAD.

PHASE 1 EV BREAKDOWN: 246 PARKING SPACES * 0.1 = 25 EV CHARGERS

Bldg	# EV chargers	208V 1PH load (KVA)	208/120V 3PH load (A)	50% load management infrastructure (KVA)	50% load management infrastructure (A)
B	6	49.92	138.57	24.96	69.29
C	6	49.92	138.57	24.96	69.29
D	6	49.92	138.57	24.96	69.29
G + BUS	14	116.48	323.33	58.24	161.67
H	4	33.28	92.38	16.64	46.19
Total	36	299.52	831.41	149.76	415.71

FAULT CURRENT SCHEDULE

DEVICE	FAULT	AIC RATING	L–N VOLTS	UTILITY	FED FROM		FEEDER		TOTAL MOTOR
				FAULT	DEVICE	FAULT	SIZE	LENGTH	FAULT
UTIL	29,100	NA	120V	29,100					
BLDG H MC	10,968	42,000	120V	10,968	UTIL	29,100	(2)#250kcmil AL	150'	
BUS	5,589	22,000	120V	5,589	BLDG H MC	10,968	(2)#250kcmil AL	200'	



ONE–LINE DIAGRAM

SCALE: NONE

FLAG NOTES

1. UNIT FEEDERS: REFER TO METER CENTER PANEL SCHEDULE ON THIS SHEET FOR UNIT FEEDER SIZE & TYPE. TYP.
2. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH PSE SERVICE LETTER PRIOR TO ORDERING EQUIPMENT.
3. HOUSE PANEL METER AND MAIN BREAKER.
4. PROVISIONAL BREAKER SPACE AND CONDUIT FOR FUTURE PV SYSTEM. LOCATE BREAKER SPACE AT
5. BUSBAR SIZED PER NEC 705.12(B)(2).
6. PROVIDE (2) 2 1/2" CONDUITS FOR SOLAR READY PATHWAY AND RESERVE SPACE IN THE MAIN ELECTRIC ROOM FOR FUTURE SOLAR EQUIPMENT. RESERVE SPACE FOR INSTALLATION OF FUTURE SOLAR CIRCUIT BREAKER AND PERMANENTLY MARK THIS LOCATION AS "FOR FUTURE SOLAR ELECTRIC".

PRCTI20250375

NO.	DATE	DESCRIPTION

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PUBLIC WORKS
11/01/2024

DRAWN: LYSAK K.
DESIGNED: LYSAK K.
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APPROVED: STEINKE M.

PROJECT: **EAST TOWN CROSSING BUS BUILDING**
MULTIFAMILY DEVELOPMENT
PIONEER WAY & SHAW RD. PUYALLUP, WA

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PHONE:(206)364-3343

PERMIT SET
11/01/2024

SHEET TITLE:
ONE–LINE DIAGRAM & PANELS SCHEDULES

SHEET NO.
E6.00

BUS–CT

ROOM	VOLTS **208Y/120V 3P 4W**	AIC **42,000**
MOUNTING **FLUSH**	BUS AMPS **400**	MAIN BKR **MLO**
FED FROM **UTIL**	NEUTRAL **100%**	LUGS **STANDARD**
NOTE		

CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	LOAD KVA C	FEEDER RACEWAY AND CONDUCTORS
1	–/3	**BREAKER BUS DISC**	20	16.9	16.7	(2)2–1/2"C,3#250kcmil AL,#250kcmil AL N,#1 AL G
		TOTAL CONNECTED KVA BY PHASE	20	16.9	16.7	

OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)

DWELLING UNIT LOADS

	KVA		KVA
		CONNECTED LOAD	0
		DWELLING UNITS	0
		DEMAND FACTOR	(N/A)
		CALCULATED LOAD	0

HOUSE LOADS

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	0.378	0.473	(125%)	RECEPTACLES	0.36	0.36	(50%>10)
				EV LOAD	52.8	52.8	(100%)
				TOTAL HOUSE LOAD		53.6	

TOTAL LOAD

	KVA		KVA
TOTAL DWELLING UNIT LOAD	0	TOTAL LOAD	53.6
TOTAL HOUSE LOAD	53.6	BALANCED 3–PHASE LOAD	149 A

BUS

Panel	ROOM	
	MOUNTING **FLUSH**	VOLTS **208Y/120V 3P 4W**
	FED FROM **BUS DISC**	BUS AMPS **200**
	NOTE	NEUTRAL **100%**

AIC **22,000**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	40/2	6.6	DUAL EV CHARGER	a	2	20/1	0.18	RECEPTACLE
3	|			b	4	20/1	0.378	LIGHTING
5	40/2	6.6	DUAL EV CHARGER	c	6	20/1	0.18	RECEPTACLE
7	|			a	8	–/1	0	SPACE
9	40/2	6.6	DUAL EV CHARGER	b	10	–/1	0	SPACE
11	|			c	12	–/1	0	SPACE
13	40/2	6.6	DUAL EV CHARGER	a	14	–/1	0	SPACE
15	|			b	16	–/1	0	SPACE
17	40/2	6.6	DUAL EV CHARGER	c	18	–/1	0	SPACE
19	|			a	20	–/1	0	SPACE
21	40/2	6.6	DUAL EV CHARGER	b	22	–/1	0	SPACE
23	|			c	24	–/1	0	SPACE
25	40/2	6.6	DUAL EV CHARGER	a	26	–/1	0	SPACE
27	|			b	28	–/1	0	SPACE
29	40/2	6.6	DUAL EV CHARGER	c	30	–/1	0	SPACE
31	|			a	32	–/1	0	SPACE
33	–/1	0	SPACE	b	34	–/1	0	SPACE
35	–/1	0	SPACE	c	36	–/1	0	SPACE
37	–/1	0	SPACE	a	38	–/1	0	SPACE
39	–/1	0	SPACE	b	40	–/1	0	SPACE
41	–/1	0	SPACE	c	42	–/1	0	SPACE

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	0.378	0.473	(125%)	RECEPTACLES	0.36	0.36	(50%>10)
				EV LOAD	52.8	52.8	(100%)
				TOTAL LOAD		53.6	
				BALANCED 3–PHASE LOAD		149 A	
				PHASE A		112%	
				PHASE B		94.8%	
				PHASE C		93.7%	

NO.	DATE	DESCRIPTION

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PERMIT SET
11/01/2024

SHEET TITLE:
PANELS SCHEDULES

SHEET NO.
E6.01