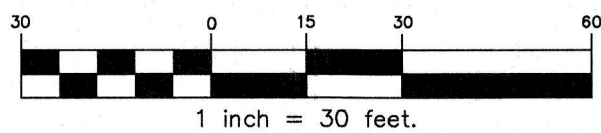


City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

**BPLC NORTH**  
A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



APPROVED  
BY: [Signature]  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
05/21/2025  
DATE:

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

**SHEET INDEX**

- C1 COVER SHEET
- C2 TESC PLAN & NOTES & DETAILS
- C3 PAVING & UTILITY PLAN
- C4 INTER AVE SE PLAN & PROFILE
- C5 DIMENSIONING PLAN
- C6 NOTES AND DETAILS
- C7 WATER NOTES AND DETAILS
- C8 WATER NOTES AND DETAILS
- L1-L2 LANDSCAPE PLANS
- SV SURVEY TOPO MAP
- E-001-703 ELECTRICAL PLANS

**ADDRESS**

2511 INTER AVE.  
PUYALLUP, WA 98372

**PARCEL NUMBERS**

2105200180, 2105200191, 2105200192

**OWNER/DEVELOPER**

BPLC PROPERTIES, LLC  
2412 INTER AVE.  
PUYALLUP, WA 98372

**ENGINEER**

C.E.S. NW INC.  
429 29TH ST NE SUITE D  
PUYALLUP, WA 98372

**SITE DATA**

PARCEL 2105200180:  
AREA: 40,569 SF (0.93 AC)

PARCEL 2105200191:  
AREA: 10,200 SF (0.23 AC)

PARCEL 2105200192:  
AREA: 30,366 SF (0.70 AC)

TOTAL SITE AREA: 81,135 SF (1.86 AC)  
ZONING: ML (LIMITED MANUFACTURING)  
SOIL TYPE: PUYALLUP SANDY LOAM

**UTILITIES**

WATER: CITY OF PUYALLUP  
SEWER: CITY OF PUYALLUP  
POWER: PUGET SOUND ENERGY  
GAS: PUGET SOUND ENERGY  
TELEPHONE: COMCAST/CENTURY LINK

**SURVEY BY**

CES NW, INC.  
429 - 29TH STREET NE, SUITE D  
PUYALLUP, WA 98372  
PHONE: 253-848-4282

**BASIS OF BEARING**

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK). THE MONUMENTED CENTERLINE OF INTER AVENUE SOUTHEAST, BEARS N88°49'56"W.

**LEGAL DESCRIPTION**

PARCEL A, TPN. 2105200191

THE WEST 85 FEET OF THE SOUTH 120 FEET OF THE WEST HALF OF TRACT 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B, TPN. 2105200192

THE WEST HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 120 FEET OF THE WEST 85 FEET THEREOF.

PARCEL C, TPN. 2105200180

THE EAST ONE-HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**FILL SPECIFICATION**

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD. ONLY EARTH MATERIAL SHALL BE PLACED IN FILLS.

**TRENCH NOTE**

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND CES NW INC. ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

**EARTHWORK QUANTITIES**

1,015 CY CUT  
3,418 CY FILL  
2,403 CY NET  
QUANTITIES ARE FOR PERMIT PURPOSES ONLY.  
CONTRACTOR SHALL VERIFY EARTHWORK  
QUANTITIES FOR BID PURPOSES.

**PROPERTY DEVELOPMENT STANDARDS**

MIN. LOT AREA PER BUILDING SITE: 10,000 SF  
MIN. LOT WIDTH: 75'  
MIN. LOT DEPTH: 100'  
MIN. FRONT YARD SETBACK: 20'  
MIN. REAR YARD SETBACK: 0'  
MIN. INTERIOR SIDE YARD SETBACK: 0'  
MIN. STREET SIDE YARD SETBACK: 10'  
MIN. STREET FRONTAGE: 25'  
MAX. LOT COVERAGE: 65%  
MAX. BUILDING HEIGHT: 50'  
MIN. LANDSCAPED AREA: 10%

**PARCEL A PARKING REQUIREMENTS:**

EX HOUSE - 1 SPACE PER 300 SF OF GROSS FLOOR AREA  
1,680/300 = 6 SPACES

**PARCEL B & C PARKING REQUIREMENTS:**

WAREHOUSE - 1 SPACE PER 2,000 SF OF GROSS FLOOR AREA  
8,860/2,000 = 5 SPACES

OFFICE - 1 SPACE PER 300 SF OF GROSS FLOOR AREA  
3,867/300 = 13 SPACES

TOTAL PARKING SPACES REQUIRED = 24

TOTAL PARKING SPACES PROVIDED = 32

**PARKING BREAKDOWN:**

ADA STALL = 1  
STANDARD STALLS = 22  
COMPACT STALLS = 9  
TRUCK STALLS = 27

**ASPHALT/CONCRETE AREA:**

NEW CONCRETE SIDEWALK = 2,193 SF  
NEW ASPHALT PAVEMENT = 4,662 SF  
NEW PERMEABLE PAVEMENT = 26,705 SF  
TOTAL ASPHALT/CONCRETE = 35,480 SF

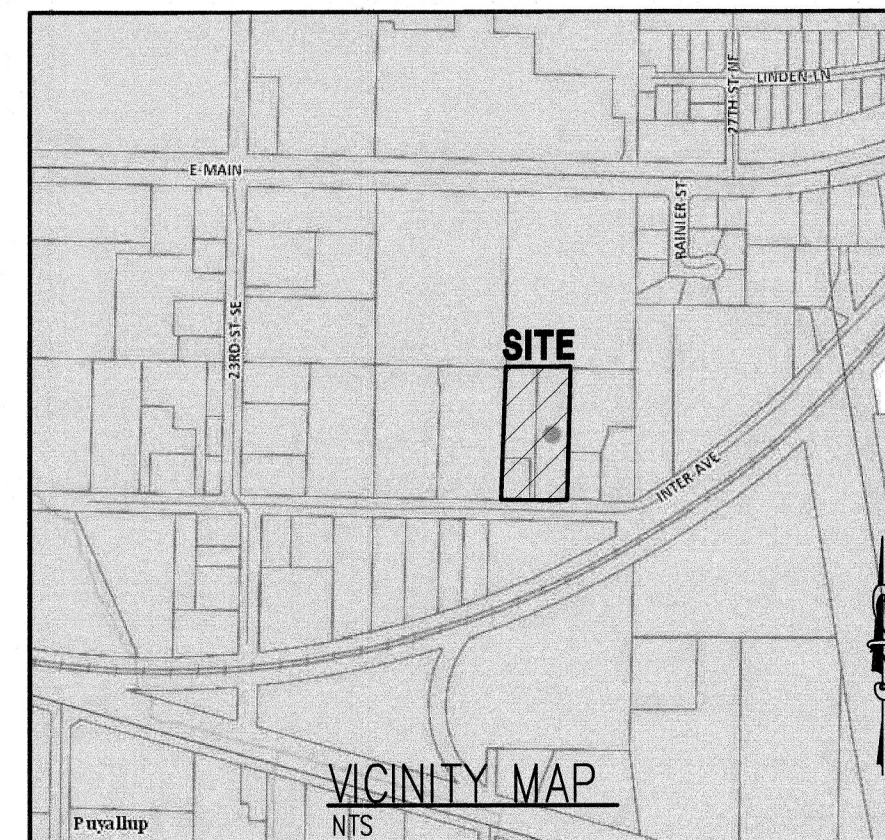
**LANDSCAPE AREA:**

LANDSCAPE AREA INTERIOR = 7,317 SF  
LANDSCAPE AREA PERIMETER = 6,128 SF  
LANDSCAPE AREA PROVIDED = 13,445 SF

CLEARED AREA = 48,615 SF

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
⊕	MONUMENT	⊕
---	MONUMENT LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
⊕	CHAIN LINK FENCE	⊕
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
⊕	STREET SIGN	⊕
⊕	STORM DRAIN CATCH BASIN	⊕
⊕	STORM DRAIN MANHOLE	⊕
⊕	STORM DRAIN CLEANOUT	⊕
⊕	STORM DRAIN LINE	⊕
⊕	WALL DRAIN LINE	⊕
⊕	SANITARY SEWER MANHOLE	⊕
⊕	SANITARY SEWER CLEANOUT	⊕
⊕	SANITARY SEWER LINE	⊕
⊕	SANITARY SEWER STUB	⊕
⊕	FIRE HYDRANT	⊕
⊕	WATER VALVE	⊕
⊕	WATER METER	⊕
⊕	THRUST BLOCKING	⊕
⊕	WATER MAIN	⊕
⊕	LUMINAIRE	⊕
⊕	POWER/UTILITY POLE	⊕
⊕	SAWCUT LINE	⊕
⊕	ASPHALT CONCRETE	⊕
⊕	CEMENT CONCRETE	⊕
⊕	PERMEABLE ASPHALT	⊕
⊕	GRIND/OVERLAY	⊕
⊕	LANDSCAPE AREAS	⊕
⊕	LANDSCAPE WALL	⊕



**NOTES:**

- THESE PLANS ARE PRELIMINARY UNLESS THE JURISDICTIONAL APPROVAL BOX HAS BEEN SIGNED.
- CAD FILE WILL BE PROVIDED BY ENGINEER TO AID IN ESTABLISHING HORIZONTAL CONTROL.
- SEE SEPARATE LANDSCAPE PLANS FOR LANDSCAPING REQUIREMENTS.

**CALL 48 HOURS  
BEFORE YOU DIG  
DIAL 811**

**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING

**BPLC NORTH  
COVER SHEET**

Project:

Designed: DPG  
Drawn: MFB  
Checked: CAD

Scale: 1"=30'  
Date: 4/21/2025  
Job No.: 20083

Sheet No.:

**C1**

1 of 20 Sheets

BPLC PROPERTIES, LLC  
2412 INTER AVE. PUYALLUP, WA 98372








**A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON**



**APPROVED**

BY 

CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

05/21/2025

DATE

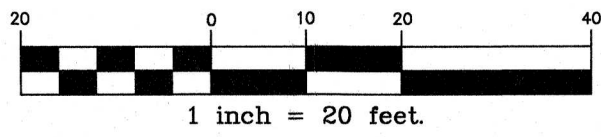
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- ① INSTALL:  
1-6"x6" WET TAP TEE  
1-6" GATE VALVE (FLxMJ)  
THRUST BLOCKING
- ② 4LF~6" DI CL52 FIRE SUPPLY LINE
- ③ INSTALL:  
1-6" 90° BEND (MxMJ)  
THRUST BLOCKING
- ④ 15LF~6" DI CL52 FIRE SUPPLY LINE
- ⑤ INSTALL:  
1-PIV
- ⑥ 8LF~6" DI CL52 FIRE SUPPLY LINE
- ⑦ INSTALL:  
1-6" 90° BEND (MxMJ)  
THRUST BLOCKING
- ⑧ 76LF~6" DI CL52 FIRE SUPPLY LINE
- ⑨ INSTALL:  
1-6" 90° BEND (MxMJ)  
THRUST BLOCKING
- ⑩ 45LF~6" DI CL52 FIRE SUPPLY LINE
- ⑪ 41LF~6" DI CL52 FDC LINE
- ⑫ INSTALL:  
1-6" 90° BEND (MxMJ)  
THRUST BLOCKING
- ⑬ 70LF~6" DI CL52 FDC LINE
- ⑭ INSTALL:  
1-6" 90° BEND (MxMJ)  
THRUST BLOCKING
- ⑮ 5LF~6" DI CL52 FDC LINE
- ⑯ INSTALL:  
1-FDC RISER
- ⑰ INSTALL:  
1-8"x4" WET TAPPING TEE  
1-4" GATE VALVE (FLxMJ)  
1-4" WATER SERVICE METER PER CITY STANDARD PLAN  
03.03.03  
1-4" BACKFLOW ASSEMBLY PER CITY STANDARD PLAN  
03.04.03
- ⑱ 10LF~4" DI CL52 WATER LINE
- ⑲ INSTALL:  
1-4" 90° BEND (MxMJ)  
THRUST BLOCKING
- ⑳ 5LF~4" DI CL52 WATER LINE
- ㉑ INSTALL:  
1-4" 90° BEND (MxMJ)  
THRUST BLOCKING
- ㉒ 5LF~4" DI CL52 WATER LINE
- ㉓ INSTALL:  
1-4"x4"x4" TEE (MJ)
- ㉔ 6LF~4" DI CL52 WATER LINE  
1-CONNECT TO EXISTING WATER FILL STATION  
(WHEEL GATE VALVE PREFERRED IN PLACE OF BALL VALVE)
- ㉕ 50LF~4" DI CL52 WATER LINE
- ㉖ INSTALL:  
1-4" 90° BEND (MxMJ)  
THRUST BLOCKING
- ㉗ INSTALL:  
4LF~4" DI CL52 WATER LINE  
1-CONNECT TO EXISTING WATER FILL STATION  
(WHEEL GATE VALVE PREFERRED IN PLACE OF BALL VALVE)





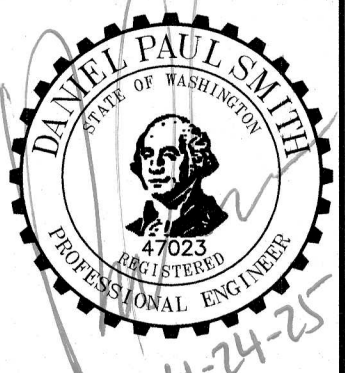
BPLC NORTH  
A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



APPROVED  
BY: *[Signature]*  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
05/21/2025  
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City of Puyallup  
Development & Permitting Services  
**ISSUED PERMIT**

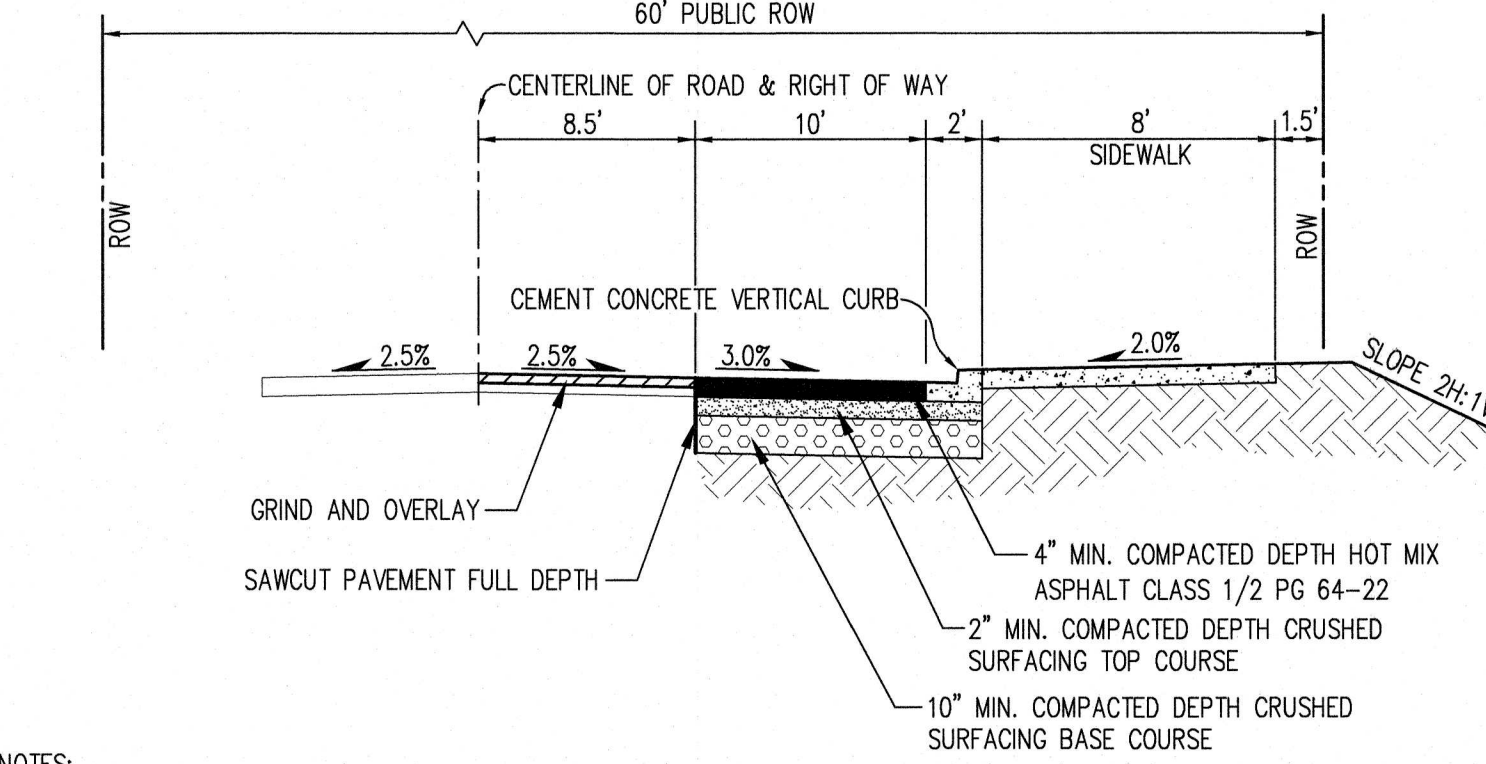
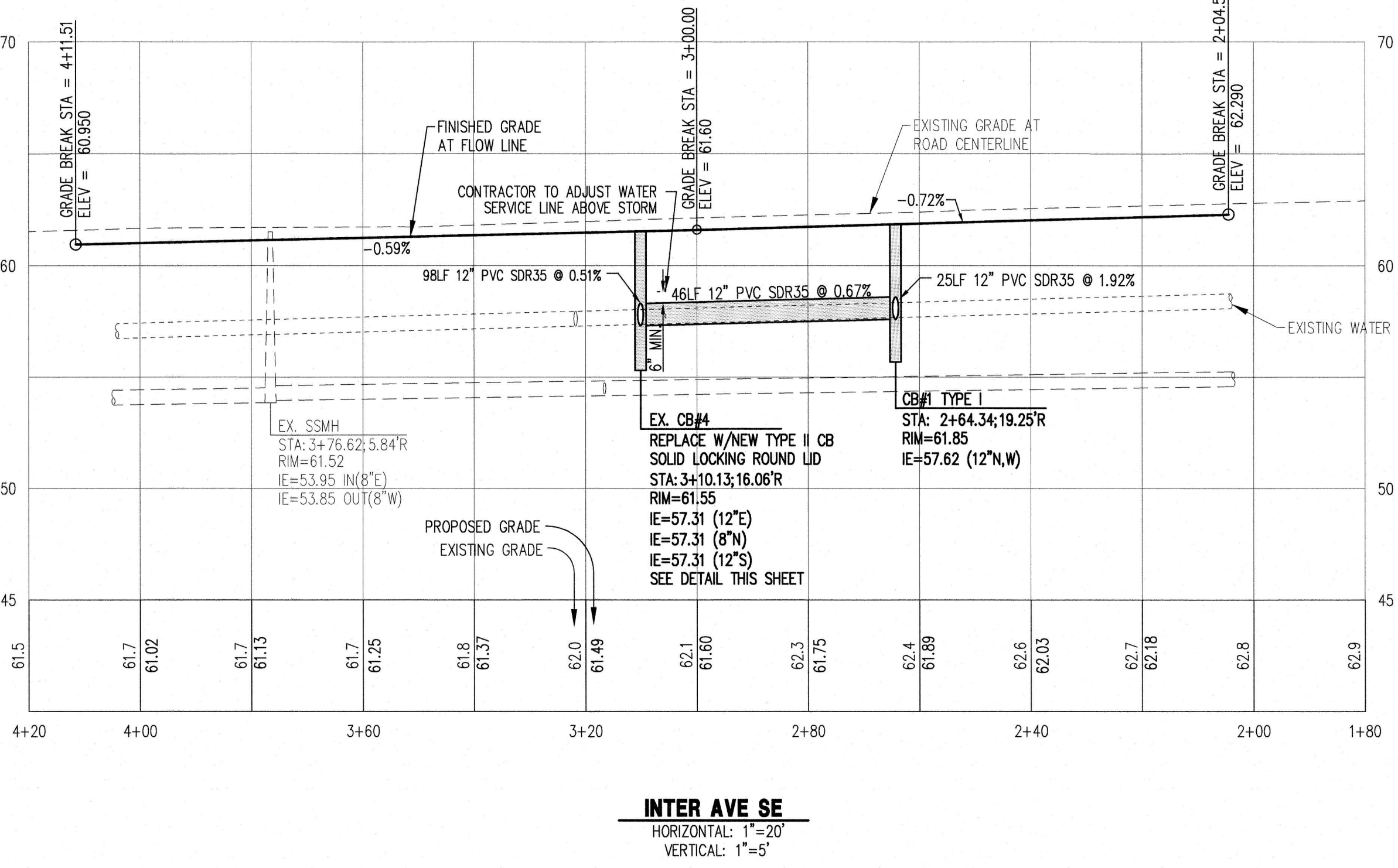
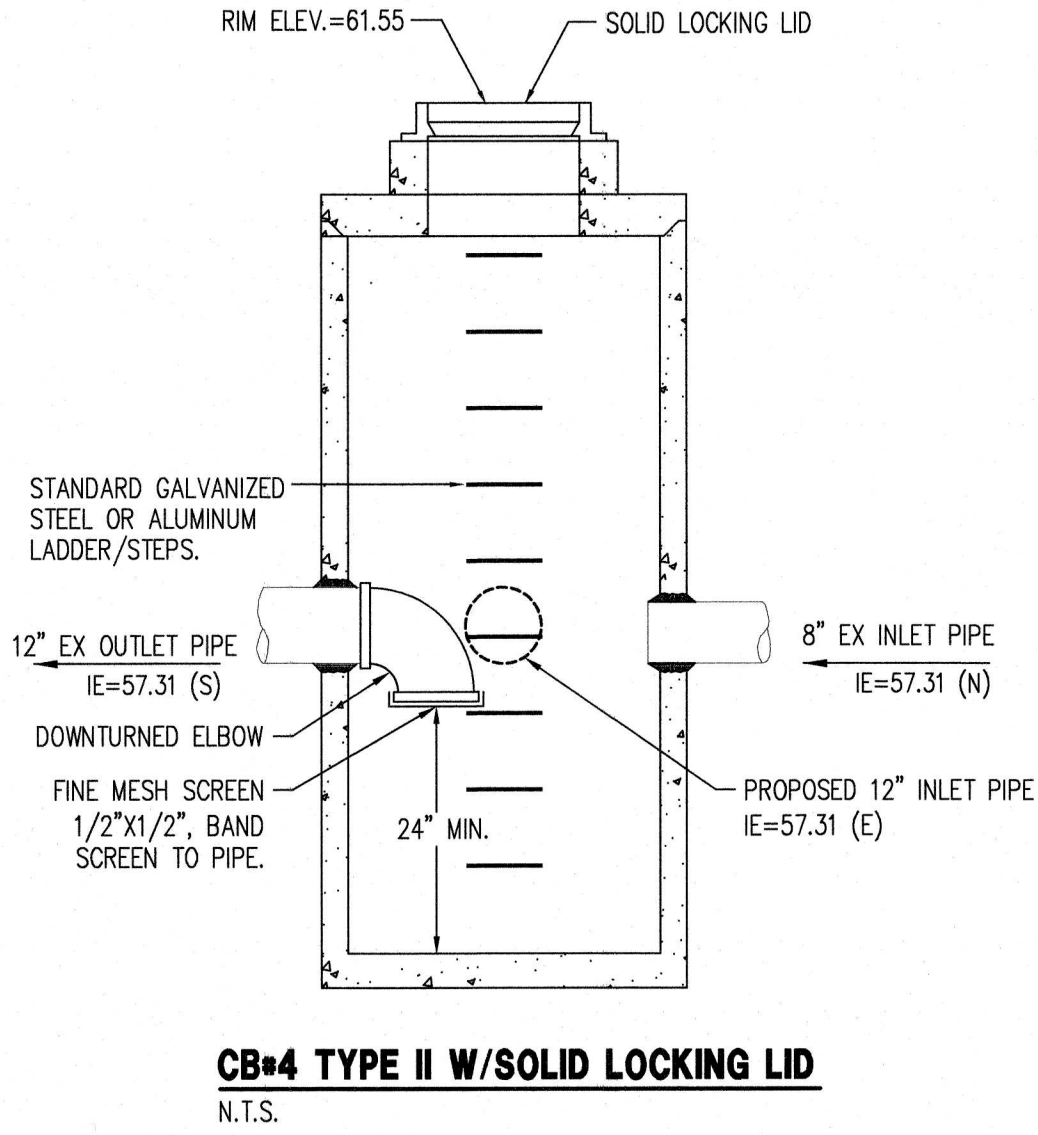
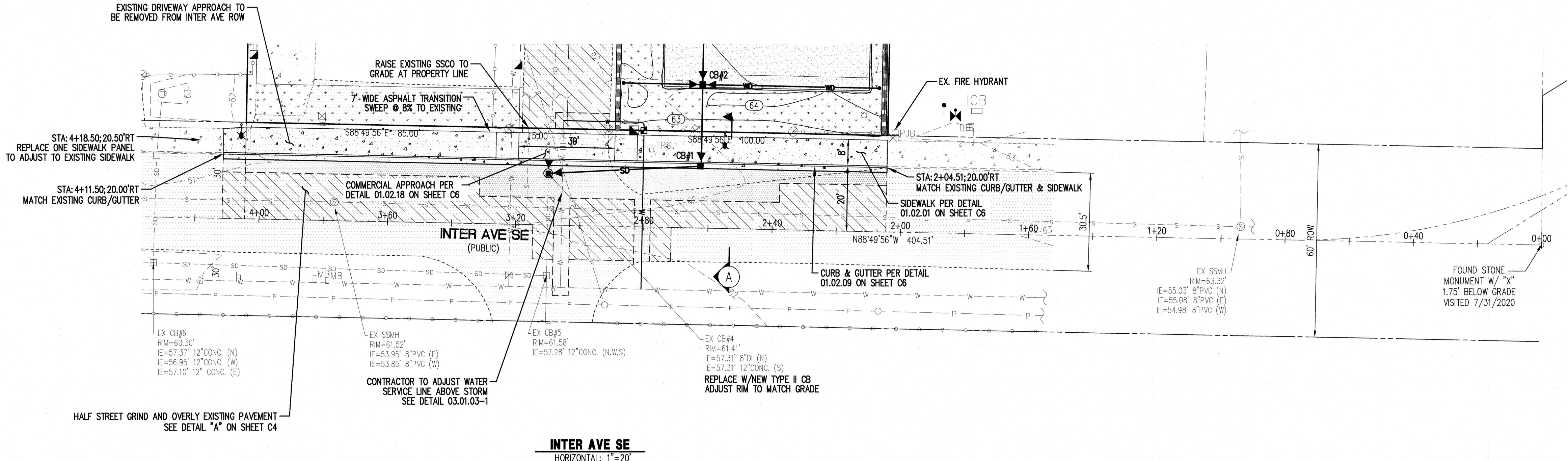
Building	Planning
Engineering	Public Works
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**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING  
PH: (206) 848-4282  
ceservices@cesnwninc.com  
429 - 29TH ST., NE, SUITE D  
PUYALLUP, WA 98372

**BPLC NORTH**  
**INTER AVE SE PLAN & PROFILE**  
**BPLC PROPERTIES, LLC**

Project: \_\_\_\_\_  
Client: 2412 INTER AVE, PUYALLUP, WA 98372  
Designed: DPS  
Drawn: JEH/ND  
Checked: CAD  
Scale: 1"=20'  
Date: 4/21/2025  
Job No.: 20083  
Sheet No.: **C4**  
4 of 20 Sheets

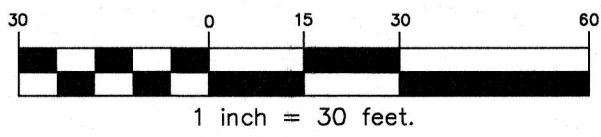


- NOTES:
1. THE 36" MINIMUM PAVEMENT PATCH SHALL BE INCREASED IN WIDTH IF THE RESULTING MEET LINE WOULD LIE WITHIN A LANE WHEEL PATH. GUTTER EDGE MUST BE TACK SEALED WITH AR4000. SEE CITY OF PUYALLUP DETAIL 01.01.20, NOTE #6 FOR MORE INFORMATION.
  2. THE ASPHALT SURFACE WITHIN THE NEW SECTION MUST HAVE A CONSTANT CROSS SLOPE FROM CURB TO CENTERLINE WITHIN THE RANGE OF 2.0 TO 5.0% IF CROSS SLOPE CANNOT BE ACHIEVED WITHIN THIS RANGE, CONTRACTOR SHALL OVERLAY OR REBUILD FROM CENTERLINE TO NEW GUTTER.
  3. NEW ASPHALT DEPTH SHALL MATCH EXISTING CONDITION OR DEPTH SPECIFIED IN APPROPRIATE CITY CROSS SECTION DETAIL, WHICHEVER IS GREATEST.
  4. IF THE BASE IS INADEQUATE OR THE PAVEMENT CONDITION IS SUBSTANDARD, THEN THE ROAD SECTION MUST BE REBUILT TO CENTERLINE.
  5. ASPHALT SHALL BE HMA CL 1/2", PG64-22

**A INTER AVE SE**  
N.T.S.



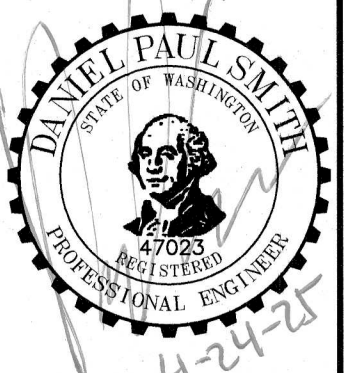
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A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



APPROVED  
BY: *[Signature]*  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
05/21/2025  
DATE: \_\_\_\_\_  
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**City of Puyallup**  
Development & Permitting Services  
**ISSUED PERMIT**

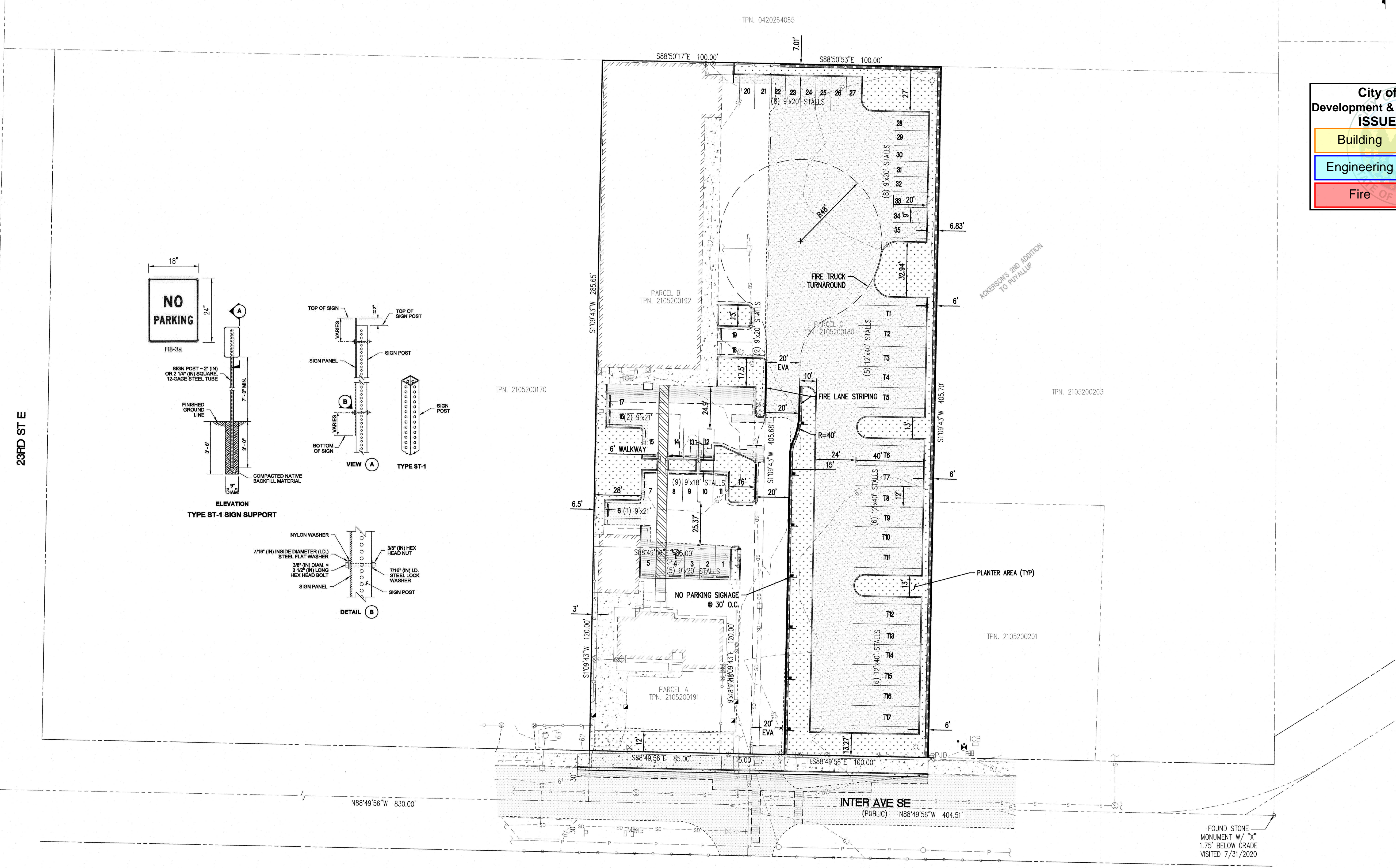
Building	Planning
Engineering	Public Works
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**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING  
429 - 29th St. NE, Suite D  
Puyallup, WA 98072  
PH: (203) 848-4282  
ceservices@cesnwinc.com

**BPLC NORTH**  
DIMENSIONING PLAN  
**BPLC PROPERTIES, LLC**

Project: 2412 INTER AVE. PUYALLUP, WA 98372  
Client: \_\_\_\_\_  
Designed: DPS  
Drawn: MFB  
Checked: CAD  
Scale: 1"=30'  
Date: 4/21/2025  
Job No.: 20083  
Sheet No.: **C5**  
5 of 20 Sheets





**A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON**

**STORMWATER NOTES.**

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, SHALL 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 ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANE 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 F6979 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.

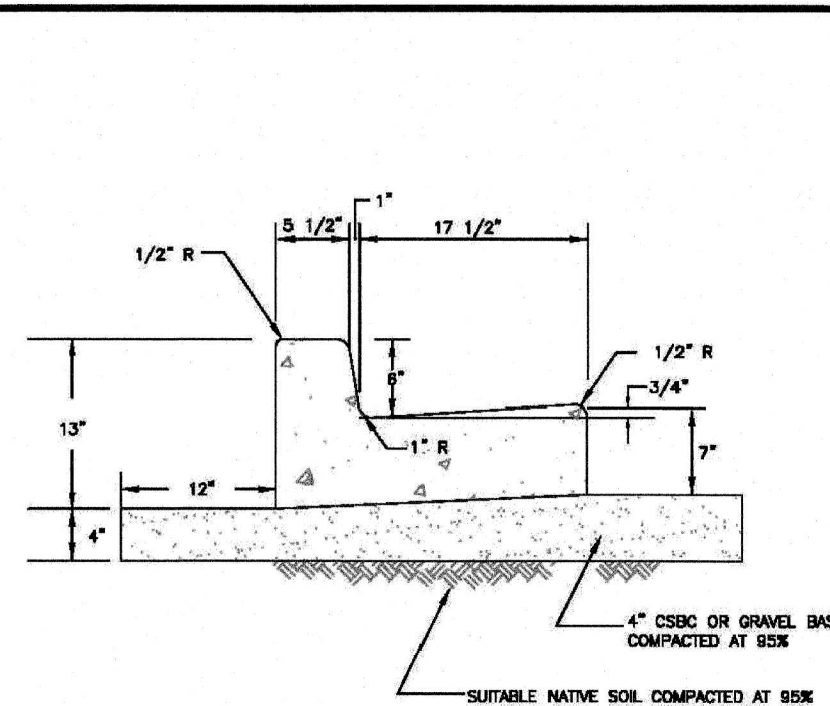
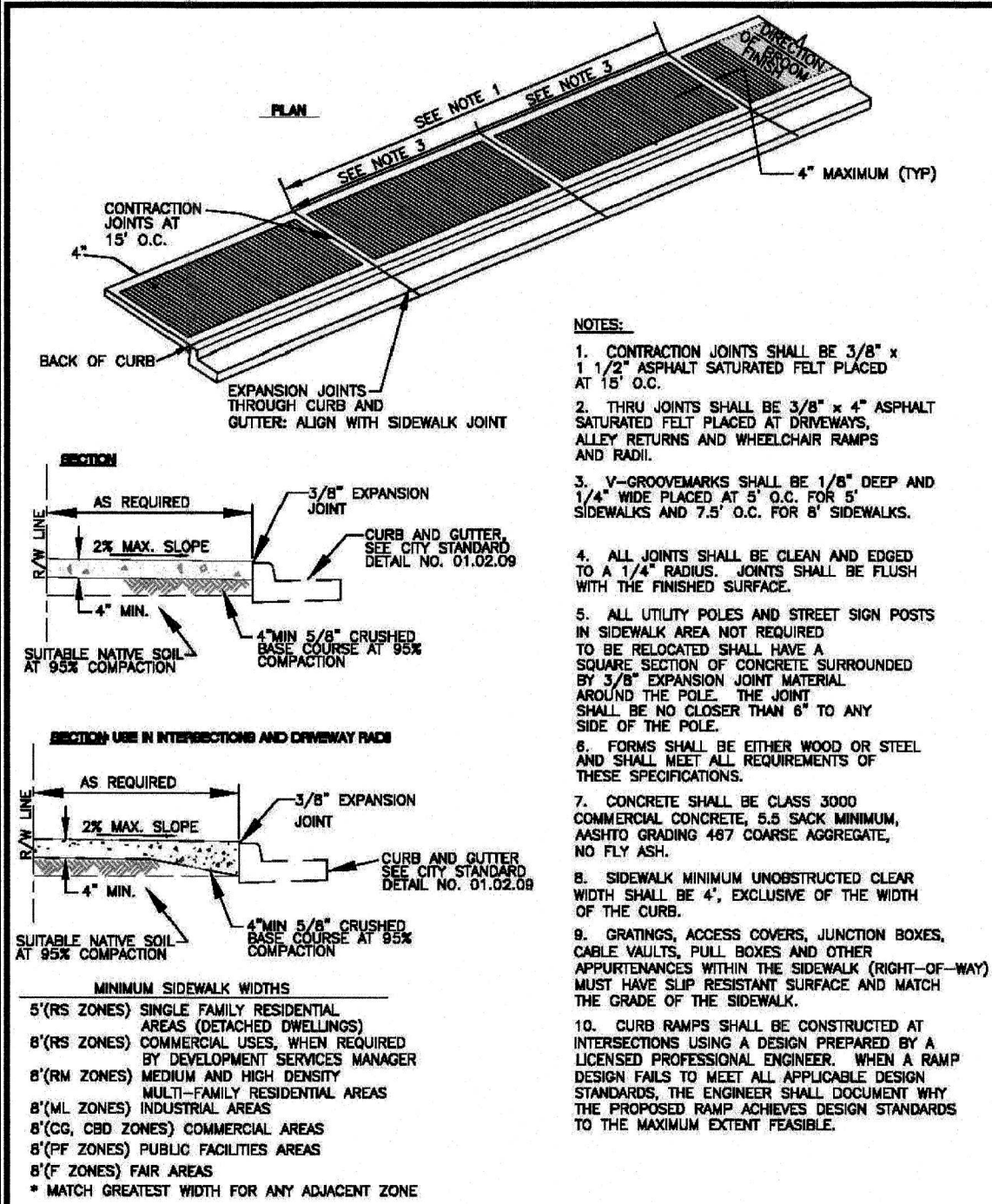
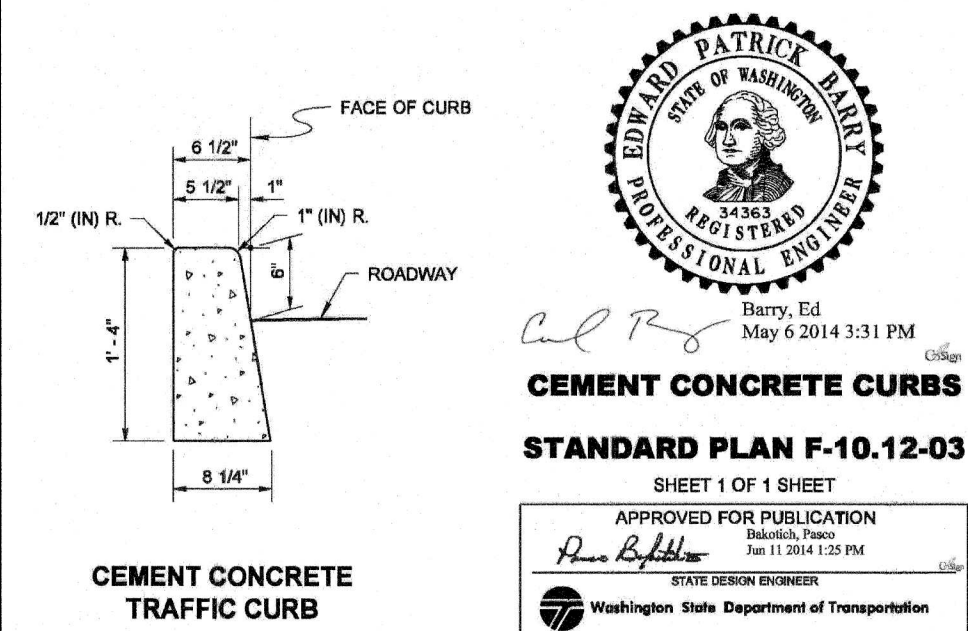
15. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.
16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROAD LINES.
17. ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 406 OF THE CITY 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.

### GENERAL NOTES:

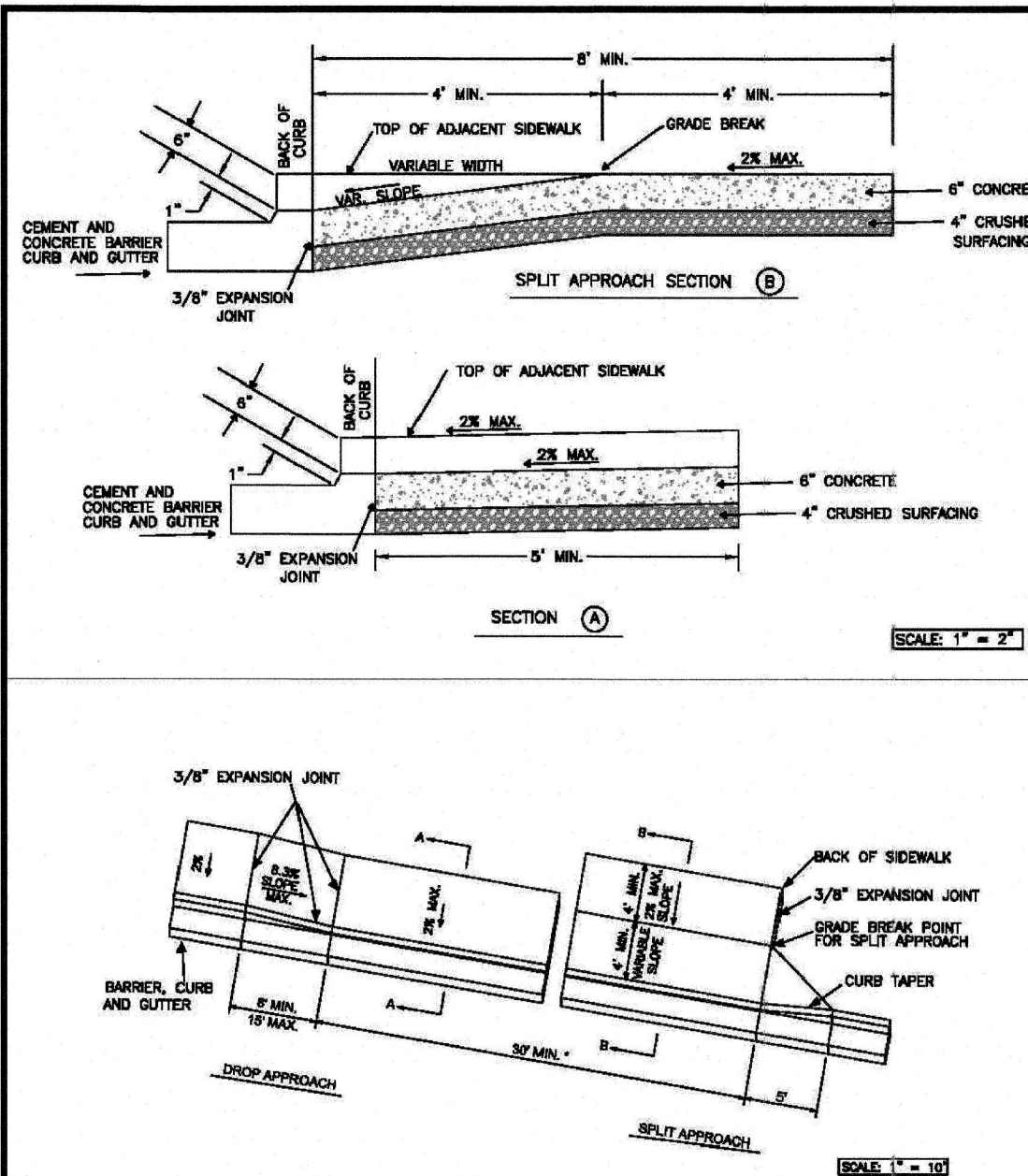
1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES 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 NO. 02.01.02.
11. CAST 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. CAST 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 CAST BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 OR (OLYMPIC FOUNDRY NO. S160 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY NO. S160V OR EQUAL).
14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE, DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.
  - a. THE USE OF ANY OTHER TYPE PIPE 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 AWWA 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 F2081 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3-FEET.
  - f. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.
  - g. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOT LINES.
  - h. 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.
  - i. 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.

## ROADWAY NOTES

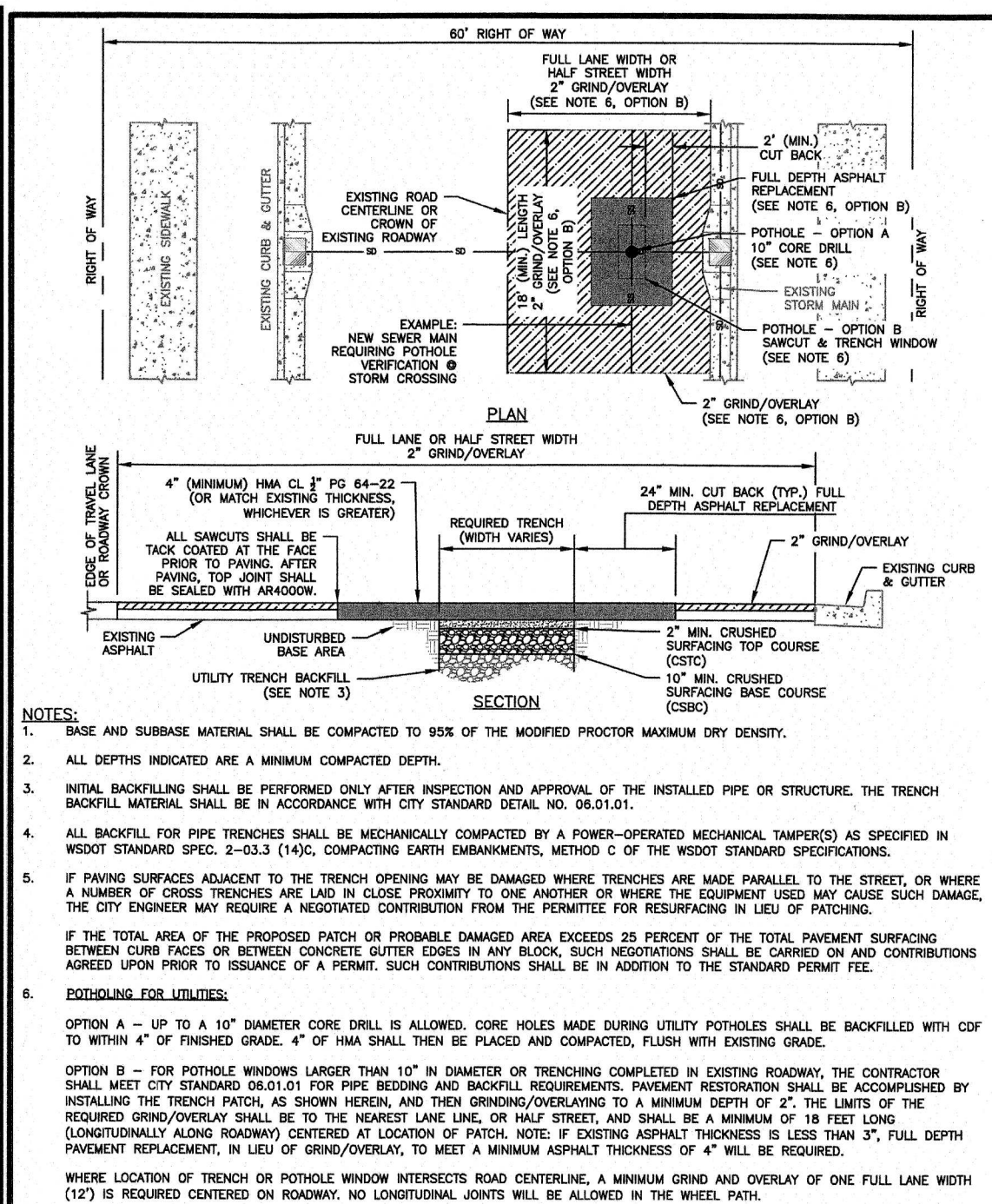
1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES 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 SURVEYS 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.
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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 REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE IN EACH STREET. ALL BOUNDARY MONUMENTS MUST BE INSTALLED ACCORDING TO THE WASHINGTON STATE SUBDIVISION LAWS.
9. CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 01.02.09.
10. SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LOTS ARE BUILT ON. SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL 01.02.01, 01.02.02 AND 01.02.12. IF ASPHALT IS DAMAGED DURING REPLACEMENT OF CURB AND GUTTER, THE REPAIR SHALL CONFORM TO CITY STANDARD DETAIL 01.02.10.
11. THE SURROUNDING GROUND (5 FEET ABOVE THE BASE) FOR ALL POWER TRANSFORMERS, TELEPHONE/TV PEDIESTALS, AND STREET LIGHT MAIN DISCONNECTS SHALL BE GRADED TO A POSITIVE 2 PERCENT SLOPE FROM TOP OF CURB.
12. SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR PLAT APPROVAL. HOWEVER, IN LARGER DEVELOPMENTS, EXACT LOCATIONS OF STOP AND YIELD SIGNS MAY NEED TO BE DETERMINED AFTER FULL BUILDOUT WHEN TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. IN THIS CASE, CONTRACTOR SHALL PROVIDE INDICATED "CITY-PLACED" SIGNS, SIGNPOSTS, AND BRACKETS TO THE CITY SIGN SPECIALIST (253) 841-5471 FOR LATER INSTALLATION BY THE CITY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL, THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (253) 841-5471 FOR AN OBTAINING OF A SIGN OR STRIPING WORK ORDER AND UNIFORMITY.
14. NEW OR REVISED STOP SIGNS OR YIELD SIGNS SHALL BE ADVANCE WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLAGS SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.



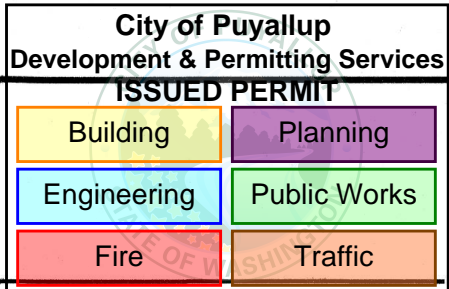
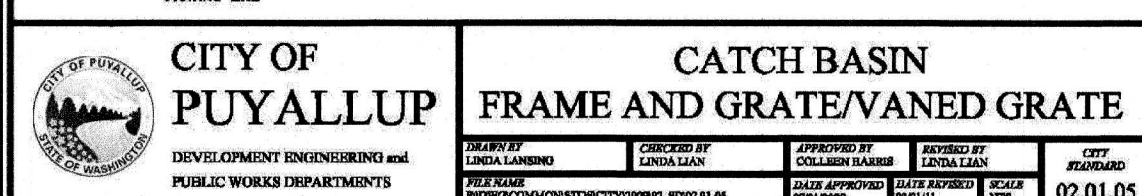
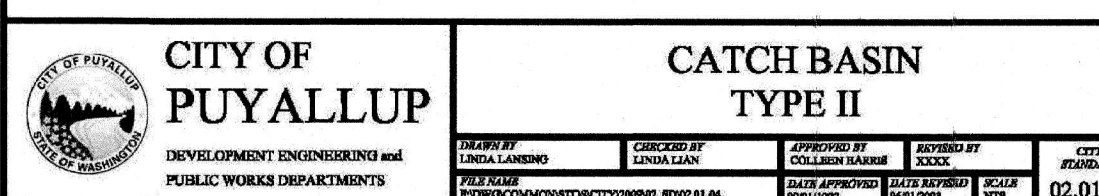
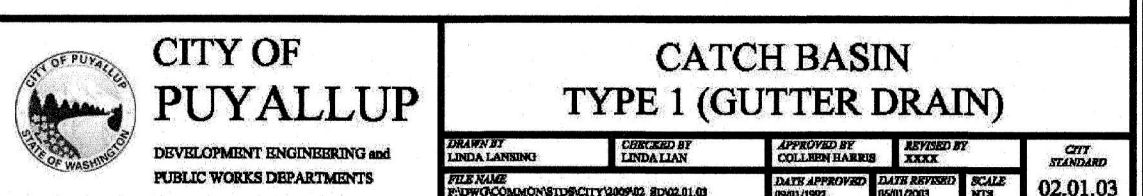
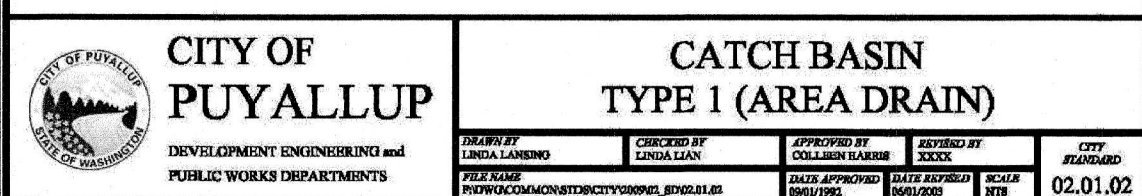
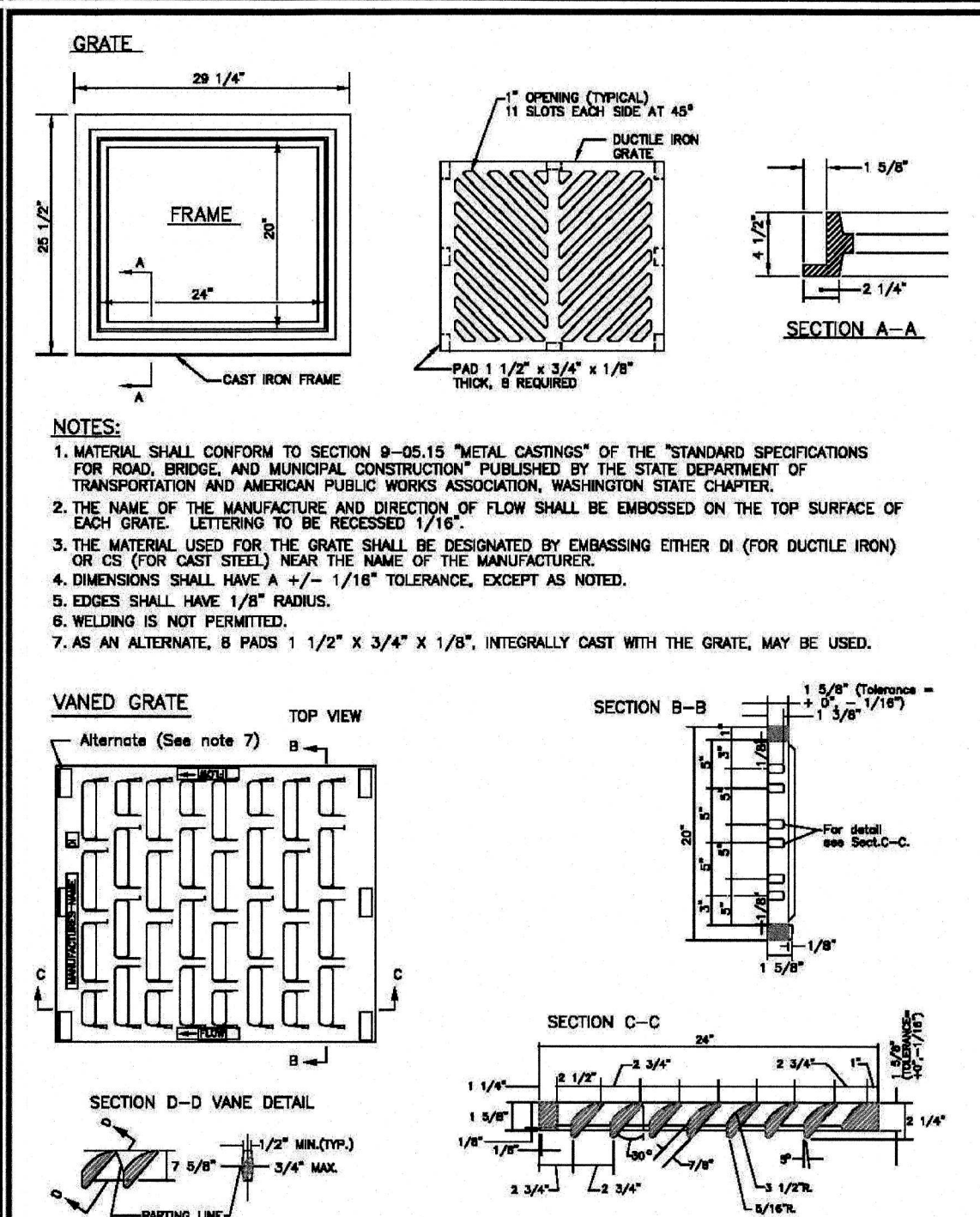
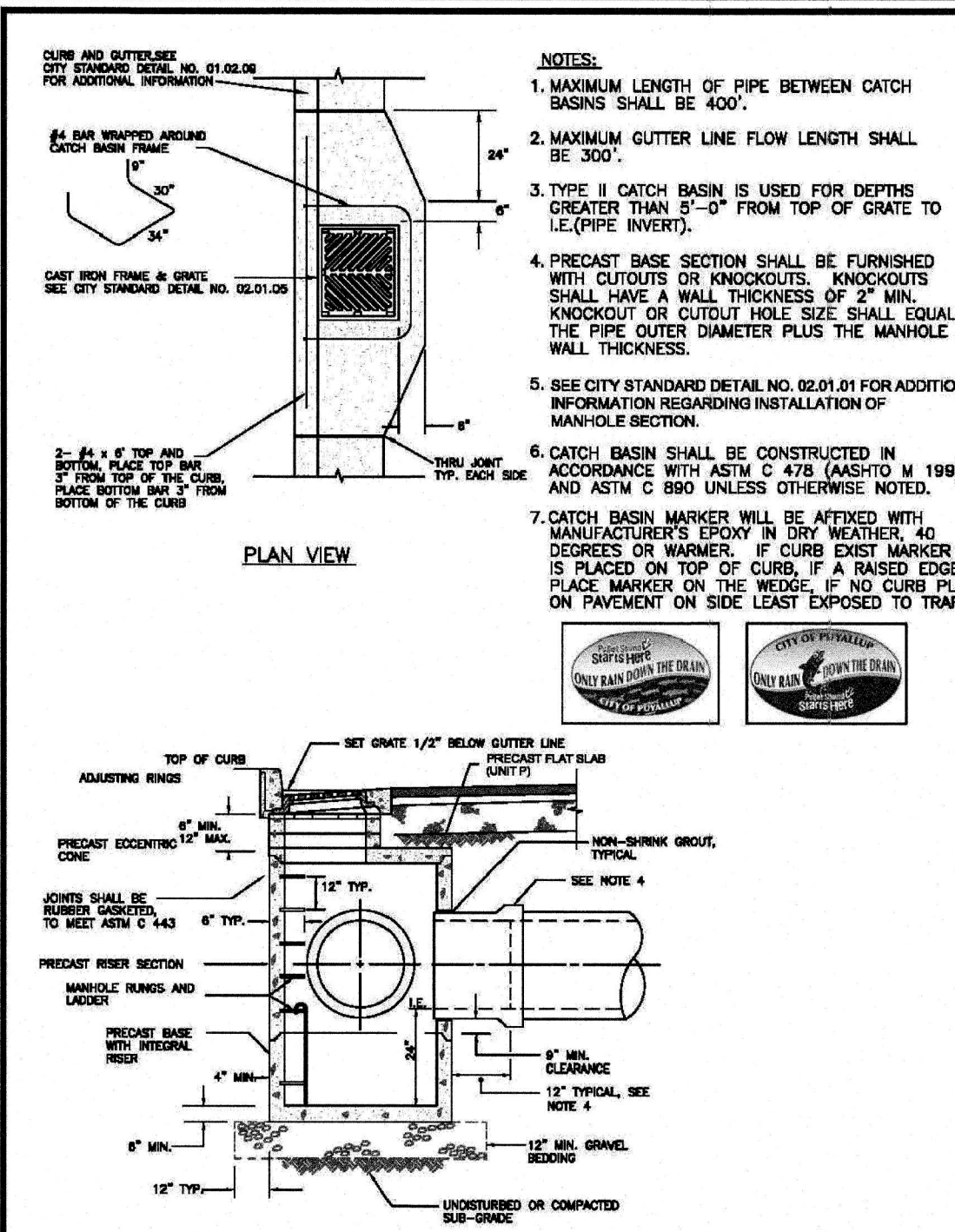
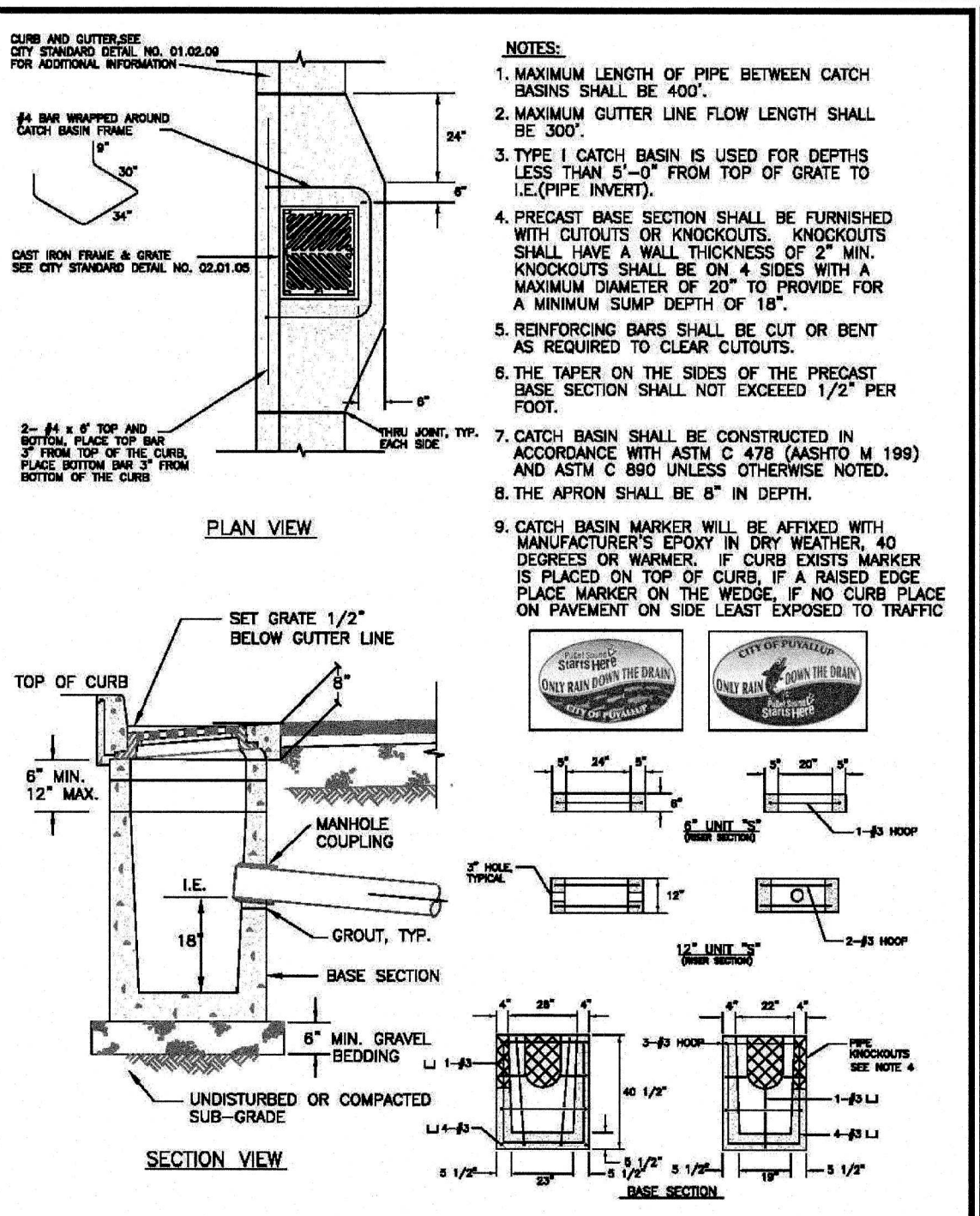
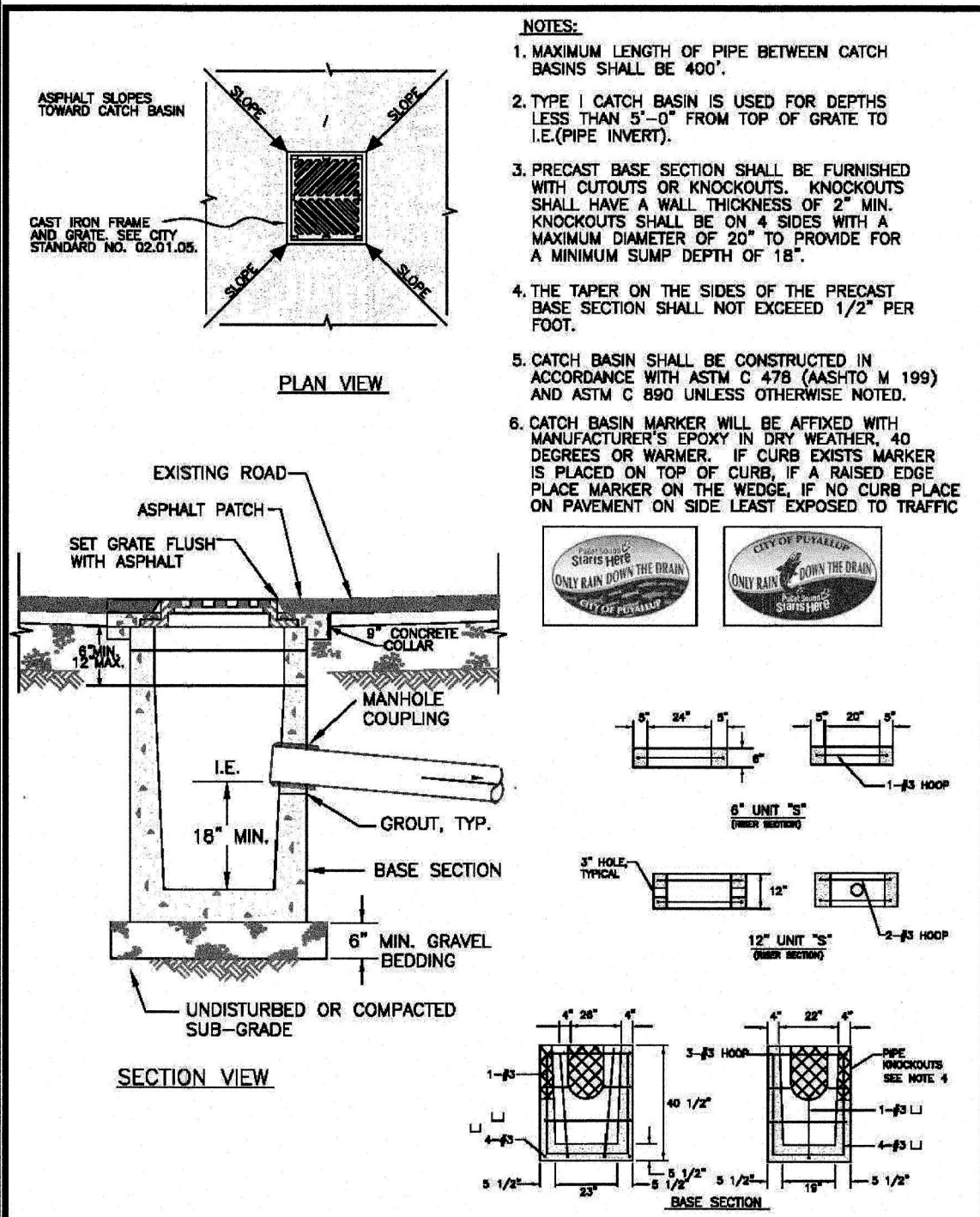
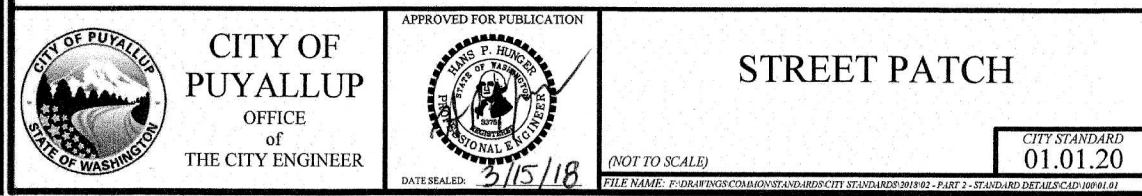
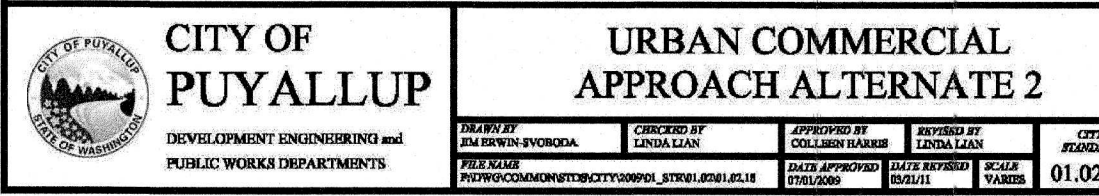
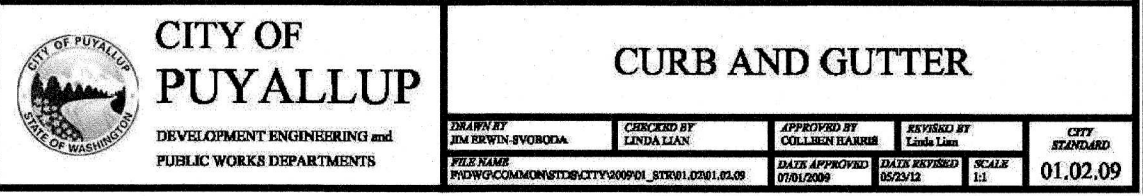
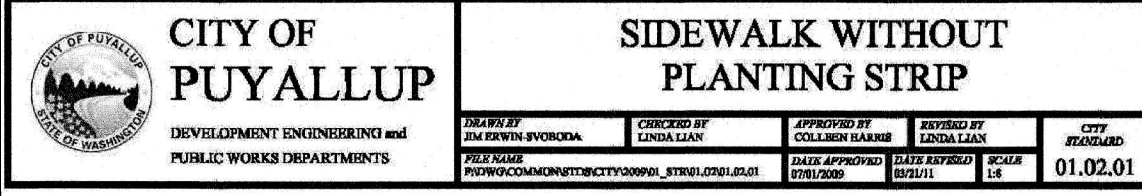
- NOTES:
1. CONTRACTION JOINTS SHALL BE  $3/8" \times 2 \frac{1}{2}"$  ASPHALT SATURATED FELT PLACED IN ALL EXPOSED SURFACES OF CURBS AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.
  2. THRU JOINTS SHALL BE  $3/8"$  ASPHALT SATURATED FELT PLACED AT POINTS OF TRANSVERSE JOINTS, AT CURB AND GUTTER AND AT JOINTS OF GULCHES AND DRAINWAYS. THE MAXIMUM DISTANCE BETWEEN THRU JOINTS SHALL BE 100'.
  3. CONCRETE SHALL BE CLASS 3000 COMPRESSION, CONCRETE, 5% SACK MINIMUM, ABSOTO GRADING 48% COURSE AGGREGATE, NO FLY ASH.
  4. FORMS SHALL BE STEEL, UNLESS PAPER APPROVAL IS GIVEN BY THE CITY ENGINEER. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SECURELY STAKED PRIOR TO CONCRETE PLACEMENT. FULL SIZE ORANGE PLATES ARE NOT TO BE USED WHERE THRU JOINTS ARE TO BE PLACED.
  5. THE 1" RADIIUS ON THE UPPER FACE OF THE CURB MAY BE FORMED BY AN EDGER TOOL, OR BUILT INTO THE PAPER PLACE. THE 1" RADIIUS AT THE BOTTOM FACE OF THE CURB SHALL BE




- NOTES:
1. TO BE USED AS AN OPTION TO THE URBAN APPROACH WHEN GRADES ARE CREATING A SITE CONSTRAINT.
  2. JOINTS IN PAVING SLAB SHALL NOT EXTEND INTO DRAINWAY. ALL JOINTS SHALL BE CLEAN AND EGGED.
  3. CONCRETE SHALL BE COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, MS-HD GRADING 467 COARSE AGGREGATE, NO FLY ASH.
  4. 30 FEET MINIMUM WIDTH FOR TWO WAY TRAFFIC. MAXIMUM WIDTH DEPENDANT ON VEHICLE VOLUME AND DESIGN VEHICLE TYPE.
  5. DRAIN APPROACH RAMPS SHALL NOT EXCEED 0.3%, AS MEASURED WITH A SMART LEVEL, UNLESS RAMP LENGTH IS EXTENDED.



7. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.



**APPROVED**

BY   
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
05/21/2025  
DATE \_\_\_\_\_

**NOTE:** THIS APPROVAL IS VOID AFTER 90 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. UNCHANGED FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

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No.	Revision:	Int.	Date:	



**C.E.S. NW INC.**  
**CIVIL ENGINEERING & SURVEYING**

PH: (253) 848-4282

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**BPLC NORTH**  
A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON

**WATER SYSTEM NOTES:**

- 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.
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- 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"), OR AS DIRECTED BY FRUITLAND MUTUAL WATER COMPANY (FMWC), VALLEY WATER (VW), OR TACOMA CITY WATER (TCW) IS THE PURVEYOR.
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER, THE ENGINEERING SERVICES STAFF, AND THE FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR, PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- 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.
- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- BACTERIOLOGICAL (COLIFORM AND IRON BACTERIA) TEST SAMPLES WILL BE TAKEN BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) AND PAID FOR BY THE CONTRACTOR, EXCEPT FOR CAPITAL IMPROVEMENT PROJECTS (CIP) WHICH SHALL BE PAID FOR BY THE CITY.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48 INCHES IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
- PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CONFORMING TO SECTION 7-09 OF THE STANDARD SPECIFICATIONS, CLASS 52 WITH TYTON OR APPROVED EQUAL JOINTS. PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH A.S.A. SPECIFICATION A 21.4-1964.
- CONNECTIONS TO EXISTING WATER MAINS TYPICALLY SHALL BE WET TAPS THROUGH A TAPPING TEE AND TAPPING VALVE AND SHALL BE MADE BY A CITY APPROVED CONTRACTOR. THE TAPPING SLEEVE SHALL BE ROMAC SST ALL STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL. A TWO-PIECE EPOXY COATED OR DUCTILE IRON TAPPING SLEEVE MAY BE USED ON DUCTILE IRON PIPE, WHEN THE TAP IS SMALLER THAN THE WATER MAIN SIZE I.E. 6-INCH TAP ON 8-INCH PIPE. THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) SHALL APPROVE THE TIME AND LOCATION FOR THESE CONNECTIONS.
- ALL WATER MAINS AND APPURTENANCES SHALL BE HYDROSTATICALLY TESTED AT 200 PSI IN ACCORDANCE WITH STANDARD SPECIFICATION 7-09.3(23). PRESSURE TESTING SHALL NOT BE PERFORMED UNTIL SATISFACTORY PURITY SAMPLES HAVE BEEN RECEIVED, EXCEPT WHEN NEW WATER MAINS ARE INSTALLED INDEPENDENTLY FROM THE WATER SYSTEM PIPING.
- FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 03.05.01 AND AS DIRECTED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL.
- VALVE MARKER POSTS SHALL BE INSTALLED WHERE VALVE BOXES ARE HIDDEN FROM VIEW OR IN UNPAVED AREAS. THE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL 03.01.02.
- RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR 10-INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN 10 INCHES.
- PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
- WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- WHERE A WATER MAIN CROSSES THE NORTHWEST GAS PIPELINE, THE WATER LINE SHALL BE CASED WITH PVC PIPE A MINIMUM OF 10 FEET BEYOND EACH SIDE OF THE GAS LINE EASEMENT. CONTACT WILLIAMS NORTHWEST PIPELINE BEFORE THE CROSSING IS MADE.
- TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
- ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, IRRIGATION SYSTEMS, AND MULTI-FAMILY WATER SERVICE CONNECTIONS SHALL BE PROTECTED BY A DOUBLE CHECK VALVE ASSEMBLY OR A REDUCED PRESSURE BACKFLOW ASSEMBLY AS DIRECTED BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) CONFORMING TO CITY STANDARD DETAILS 03.04.01, 03.04.02, AND 03.04.03.
- ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
- WHEN HYDRAULIC FIRE FLOW MODELING IS REQUIRED FOR A PROJECT, THE CITY WILL ISSUE A PERMIT. THE HYDRAULIC MODELING CRITERIA IS BASED ON THE PROJECTED 2030 WATER DEMAND, WHILE MAINTAINING A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.
- WHEN USING A FIRE HYDRANT FOR NON-FIREFIGHTING PURPOSES, A CITY HYDRANT METER MUST BE USED. COORDINATE THE ACQUISITION OF THE HYDRANT METER WITH THE CITY'S UTILITY BILLING DIVISION AT PUYALLUP CITY HALL. A CITY APPROVED BACKFLOW PROTECTION ASSEMBLY SHALL BE INSTALLED BY THE PERSON REQUESTING USE OF A FIRE HYDRANT. THE ASSEMBLY SHALL BE ACCOMPANIED BY A CURRENT BACKFLOW ASSEMBLY TEST REPORT. THE TEST REPORT SHALL BE AVAILABLE AT THE SITE FOR THE DURATION OF THE HYDRANT USE.
- SHOULD A BREAK OCCUR ON ANY CITY WATER MAIN, THE CONTRACTOR SHALL FOLLOW THE CITY'S ADOPTED "WATER MAIN BREAK PROCEDURE" ISSUED TO THEM AT THE PRE-CONSTRUCTION MEETING AND NOTIFY THOSE CONNECTED TO THE SYSTEM IN THE IMPACTED AREA AS OUTLINED IN THE PROCEDURE.
- WATER MAIN REPAIRS (REFERENCES: AWWA C651-14 AND WSDOT STANDARD SPECIFICATION SECTION 7-09)
  - REPAIR WITHOUT DEPRESSURIZATION - SMALL LEAKS SHALL BE REPAIRED USING REPAIR BANDS WHILE MAINTAINING POSITIVE PRESSURE IN THE WATER MAIN. VALVES SURROUNDING THE LEAK WILL BE PARTIALLY SHUT BY THE CITY WATER DEPARTMENT TO REDUCE THE FLOW AND PRESSURE TO THE AREA. BLOWOFFS AND HYDRANTS IN THE REDUCED PRESSURE AREA MAY BE OPENED AS NEEDED TO FURTHER REDUCE THE PRESSURE. THE WATER MAIN TRENCH SHALL BE OVER-EXCAVATED TO ALLOW WATER IN THE TRENCH TO BE PUMPED OUT AND MAINTAINED BELOW THE LEVEL OF THE WATER MAIN. THE REPAIR SHALL BE COMPLETED WITH THE WATER MAIN PRESSURE REMAINING POSITIVE. AFTER THE REPAIR IS MADE, THE SYSTEM SHALL BE FULLY PRESSURIZED AND A VISUAL LEAK INSPECTION WILL BE COMPLETED. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF).
  - REPAIR/CUT-IN WITH DEPRESSURIZATION - TRENCH SHALL BE OVER EXCAVATED AND DEWATERED BELOW THE WATER MAIN. FLUSH WATER FROM PIPE FROM EACH DIRECTION UNTIL IT RUNS CLEAR. IMMEDIATELY PRIOR TO INSTALLATION OF A NEW PIPE SECTION FOR REPAIR OR CUT IN TEE, ALL NEW FITTINGS AND PIPE SPOOLS SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION (MINIMUM). THE INTERIOR OF THE EXISTING PIPE SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION AT LEAST 6 FEET IN EACH DIRECTION FROM EXPOSED CUT ENDS. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM THE VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF). CUSTOMERS SHALL BE NOTIFIED AFTER THE WATER MAIN IS FLUSHED AND REPAIRS HAVE BEEN COMPLETED, AS OUTLINED IN THE "WATER MAIN BREAK PROCEDURE."

26. NEW WATER MAIN INSTALLATION:

- EACH NEW WATER MAIN SECTION SHALL BE DELIVERED, STACKED AND STORED ONSITE WITH ENDS PLUGGED. THE PLUGS SHALL REMAIN IN THE PIPE UNTIL EACH PARTICULAR SECTION IS INSTALLED. NATIONAL SANITATION FOUNDATION (NSF) APPROVED SIXTY-FIVE PERCENT (65%) CALCIUM HYPOCHLORITE SHALL BE ADDED TO THE UPSTREAM END OF EACH PIPE SECTION, AND AT EACH HYDRANT TEE IN THE AMOUNT GIVEN IN THE TABLE BELOW (OR PER APPROVED MANUFACTURER SPECIFICATIONS). THE MINIMUM AMOUNT OF CALCIUM HYPOCHLORITE ADDED SHOULD BE SUFFICIENT TO ACHIEVE A 50 MG/L CONCENTRATION WITHIN THE IMPACTED AREA.

65X CALCIUM HYPOCHLORITE ADDITION PER PIPE SECTION

PIPE DIAMETER (INCHES)	PIPE VOLUME PER 18 FEET (GAL)	5-GRAM TABLETS PER PIPE SECTION	HYPOCHLORITE GRANULES OUNCES PER 500 FEET	TEASPOONS PER 18 FEET	MAXIMUM FILL RATE (GPM)
4	35	1	1.7	0.2	40
6	53	1	3.8	0.4	90
8	70	2	6.7	0.7	150
12	106	4	15.1	1.4	350
16	141	6	27	2.7	600

- NEW WATER MAINS SHALL BE FILLED USING AN APPROVED BACKFLOW PREVENTION ASSEMBLY. THE WATER MAIN SHALL BE FILLED FROM THE LOWER ELEVATION END SO THAT AS THE WATER MAIN IS FILLED, THE CHORINE IS CONTACTED, DISSOLVED AND SPREAD RELATIVELY UNIFORM THROUGH THE LENGTH OF THE NEW WATER MAIN. THE FILL RATE SHALL BE MINIMIZED SO THAT THE VELOCITY OF THE WATER IS LESS THAN 1 FT/SEC (SEE TABLE ABOVE). SUCCESSFUL PRESSURE TEST AND BACTERIOLOGICAL TESTS SHALL BE COMPLETED AND APPROVED TO THE CITY PRIOR TO ANY NEW WATER MAIN CONNECTION TO THE EXISTING WATER SYSTEM.

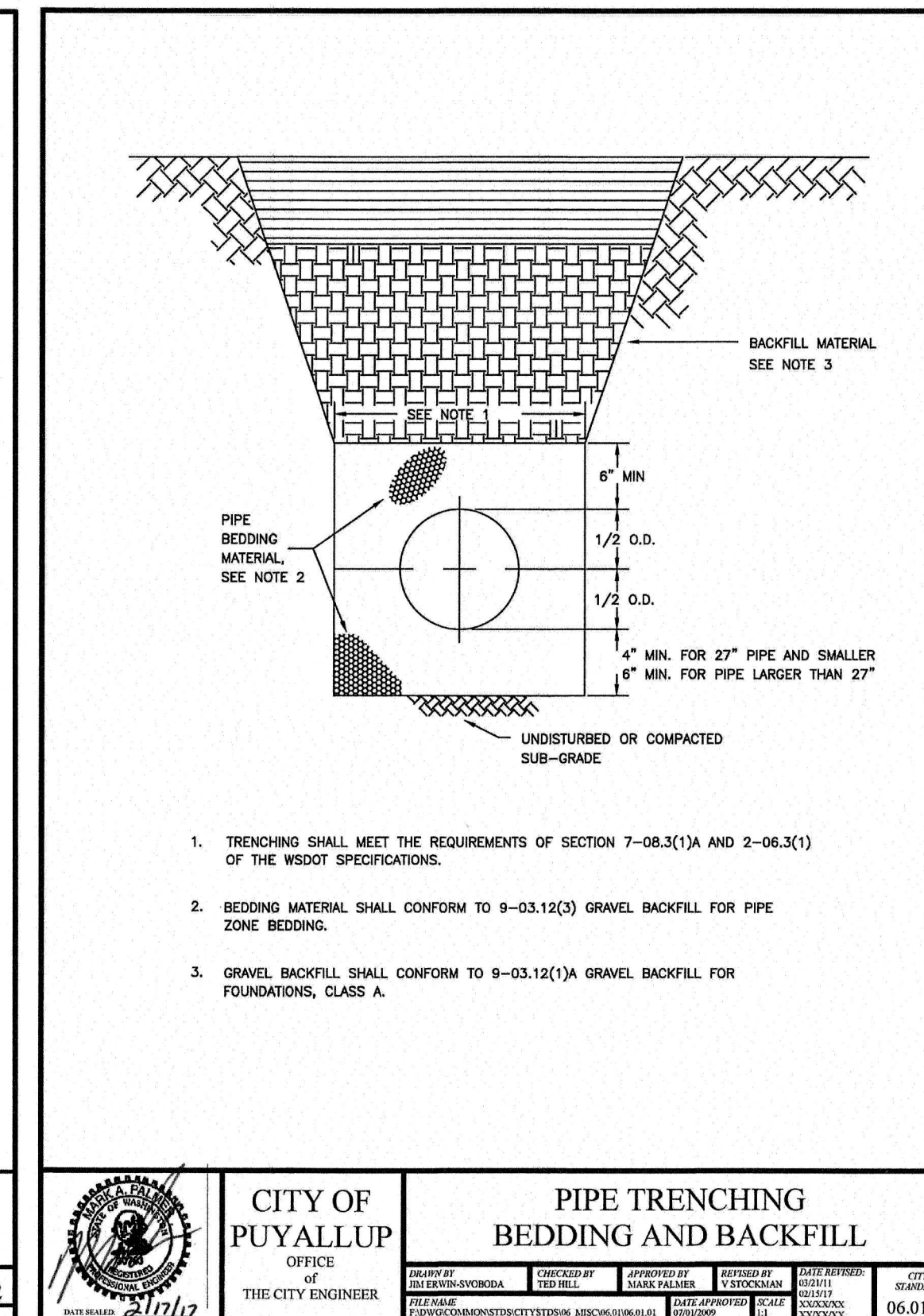
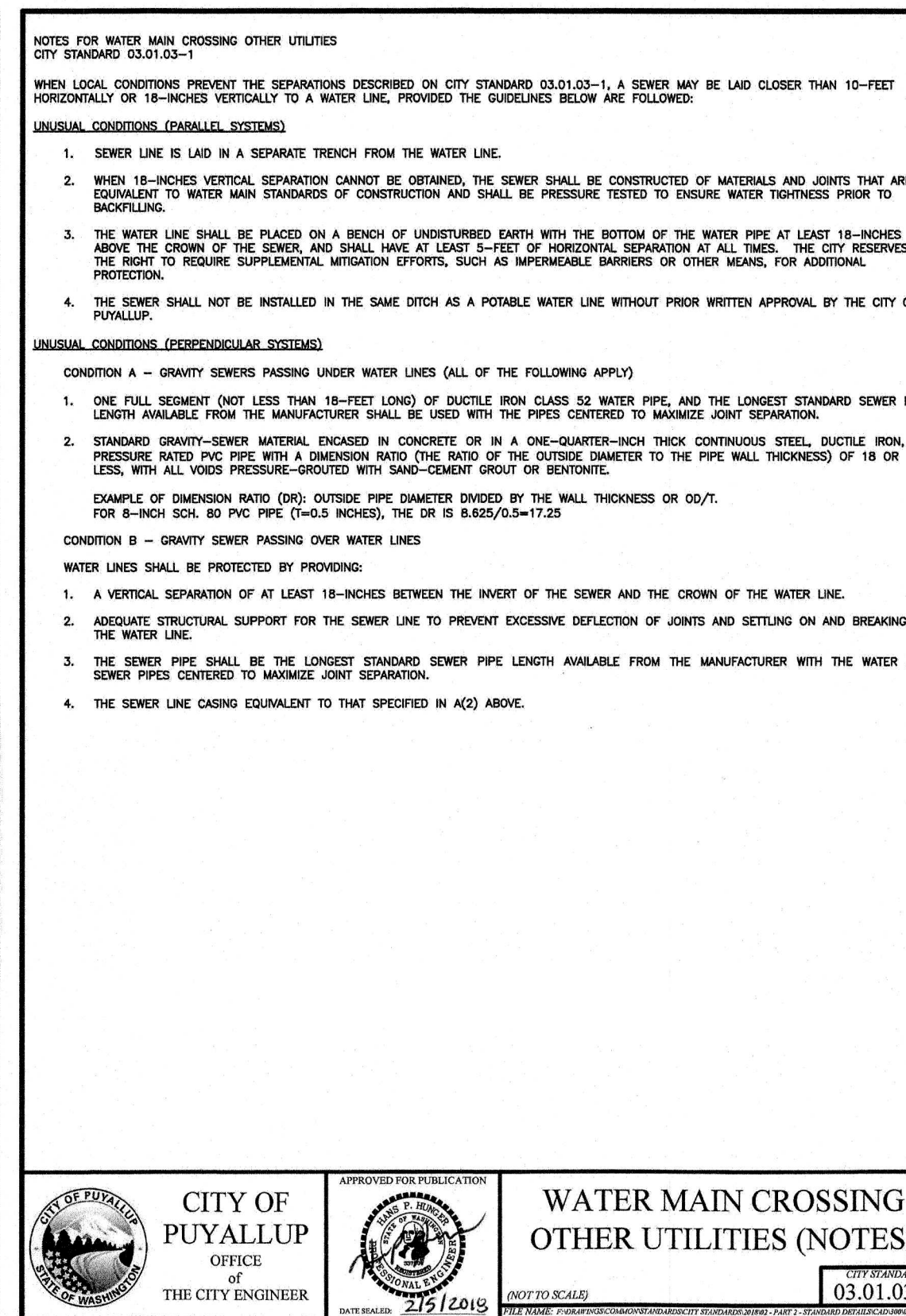
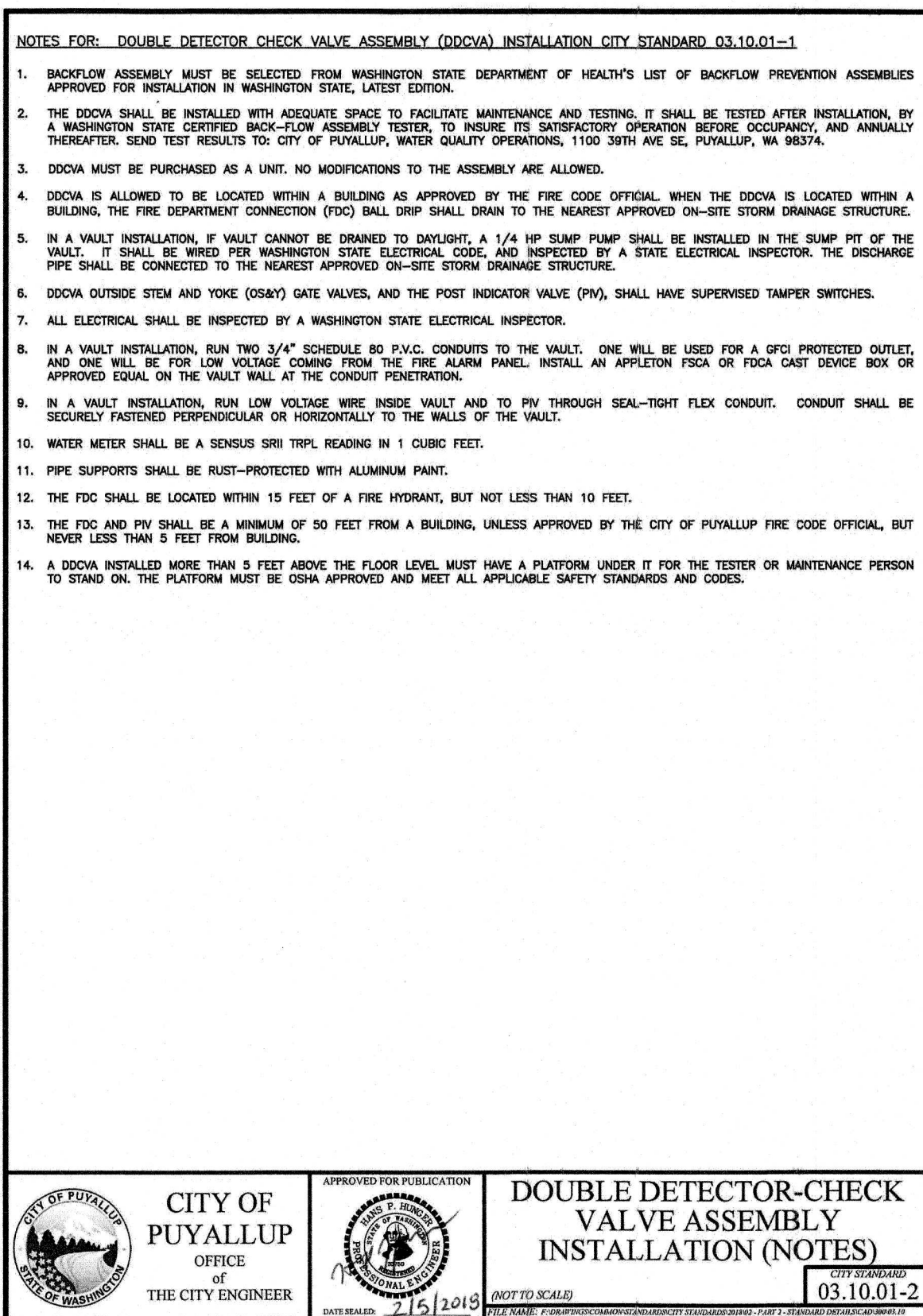
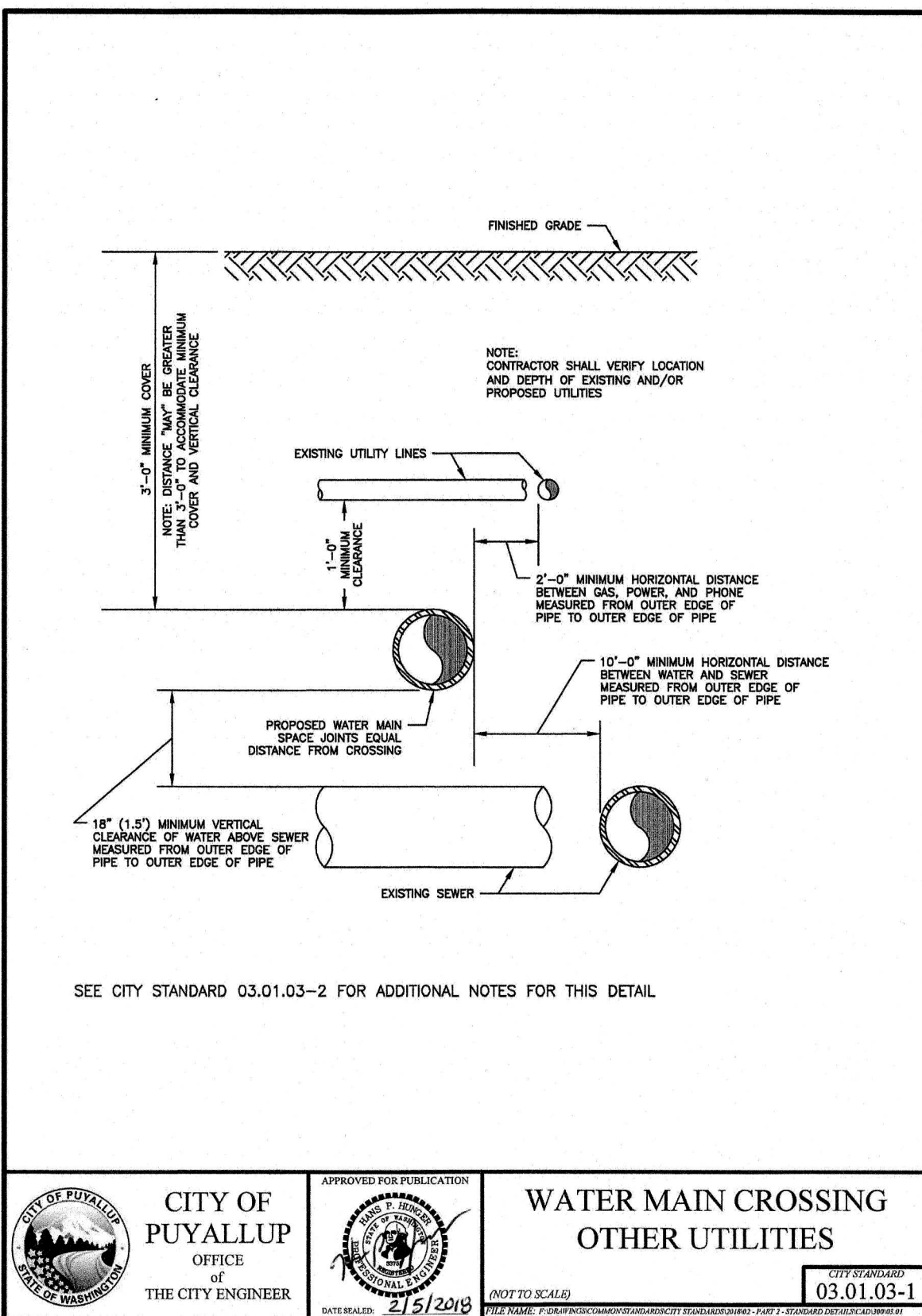
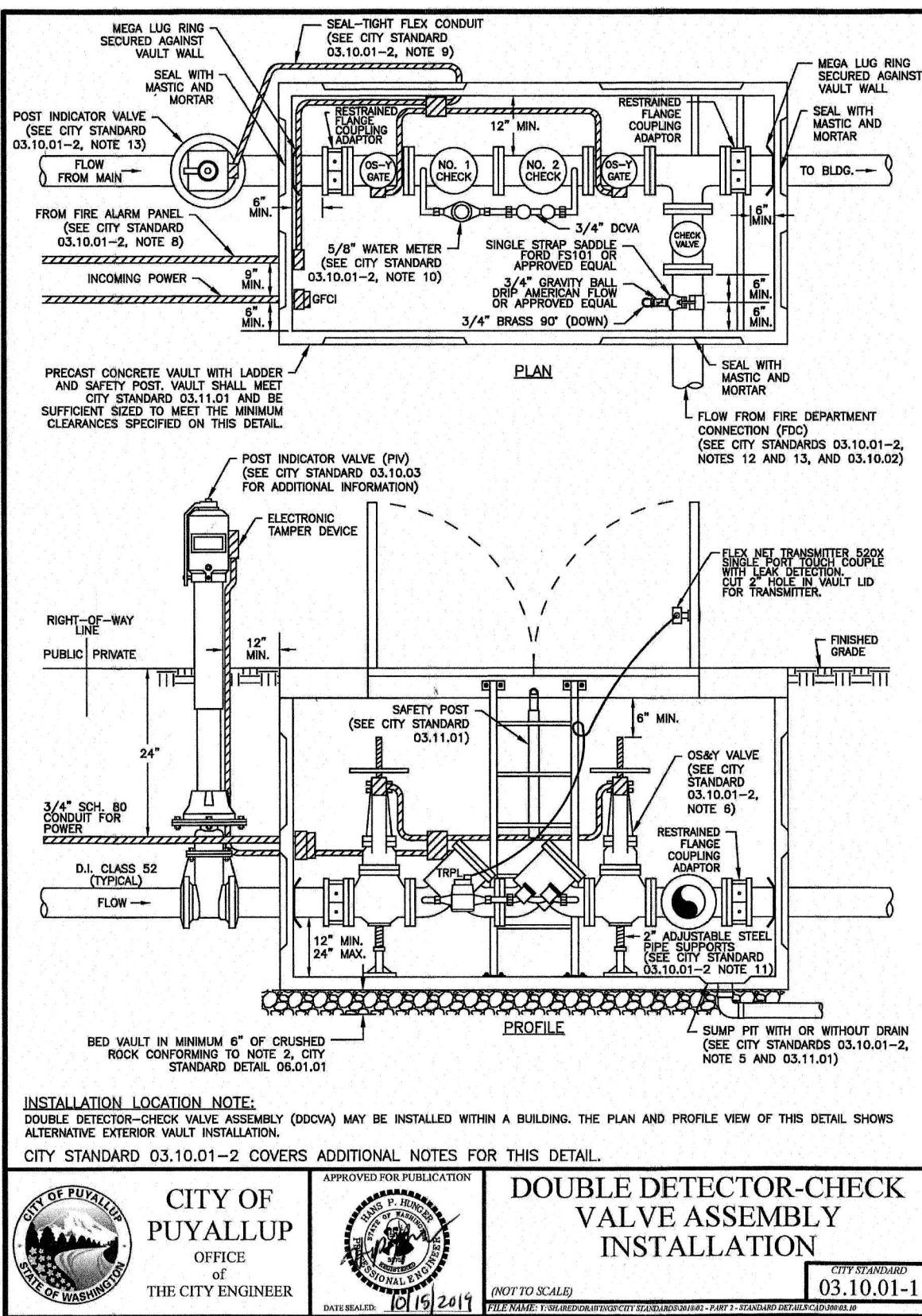
- THE CHLORINATED WATER WILL BE ALLOWED TO REMAIN IN CONTACT WITH THE NEW WATER MAIN SYSTEM FOR 24 TO 72 HOURS. AFTER 24 HOURS, WATER MAY BE ADDED TO THE WATER MAIN FOR THE PURPOSES OF PRESSURE TESTING. THE WATER IN THE MAIN USED FOR PRESSURE TESTING MUST REMAIN IN THE WATER MAIN UNTIL PRESSURE TEST IS COMPLETED. IF NECESSARY, LIQUID CHLORINE SHALL BE INJECTED INTO THE WATER MAIN WITH FILL WATER TO MAINTAIN A CONCENTRATION IN THE WATER MAIN ABOVE 50 MG/L UNDER NO CIRCUMSTANCE SHALL "SUPER" CHLORINATED WATER BE ALLOWED TO SIT WITHIN A NEW WATER MAIN FOR MORE THAN 5 DAYS.

- PRESSURE TESTING INCLUDES TESTING AGAINST NEW VALVES AND HYDRANTS. EACH VALVE SHALL BE TESTED BY CLOSING EACH IN TURN AND REDUCING THE PRESSURE BEYOND THE VALVE. THE PRESSURE ON THE BACK SIDE OF THE VALVE SHOULD NOT BE ELIMINATED. CARE MUST BE TAKEN THAT, DURING THIS PROCESS, POSITIVE PRESSURE REMAINS THROUGHOUT THE SYSTEM BEING TESTED AT ALL TIMES. ALL HYDRANT FOOT VALVES SHALL BE OPEN DURING PRESSURE TESTING SO THAT THE PRESSURE TEST IS AGAINST THE HYDRANT VALVE. PRESSURE TESTING WILL NOT BE ALLOWED AGAINST ANY EXISTING VALVES.

- AFTER SUCCESSFUL PRESSURE TESTING, THE WATER MAIN SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL "SUPER" CHLORINATED WATER FROM THE NEW WATER MAIN. FLUSHING OF NEW OR EXTENDED WATER MAINS SHALL BE CONDUCTED PER WSDOT SPECIFICATION 7-08.3(24)A WITH A MINIMUM VELOCITY DEVELOPED WITHIN THE PIPE WHILE FLUSHING OF 2.5 FEET PER SECOND (FPS). ALL FLUSHED WATER SHALL BE DECHLORINATED PRIOR TO DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL CHLORINATED WATER FLUSHED FROM MAINS. THE CITY SHALL APPROVE THE DISPOSAL METHOD PRIOR TO IMPLEMENTATION IN THE FIELD. THE CONTRACTOR SHALL UTILIZE ON-SITE DISPOSAL METHODS, IF AVAILABLE. DISPOSAL OF FLUSH WATER TO THE SANITARY SEWER SYSTEM SHALL NOT BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE WATER POLLUTION CONTROL PLANT SUPERVISOR. ANY PLANNED DISCHARGE TO A STORMWATER SYSTEM SHALL BE DECHLORINATED TO A CONCENTRATION OF 0.1 PPM OR LESS, PH ADJUSTED (IF NECESSARY) TO BE BETWEEN 6.5 AND 8.5, AND VOLUMETRICALLY AND VELOCITY CONTROLLED TO PREVENT ANY RESUSPENSION OF SEDIMENTS. THE CITY WILL REQUIRE INDEPENDENT TESTING THROUGHOUT THE WATER DISCHARGE PROCESS TO ENSURE COMPLIANCE OF THESE STANDARDS ARE MET.

- SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AFTER FLUSHING AND AGAIN 24 HOURS AFTER THE FIRST SET OF SAMPLES.

- ALL CLOSURE/FINAL CONNECTION FITTINGS SHALL BE SPRAYED CLEAN AND THEN SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION IMMEDIATELY PRIOR TO INSTALLATION PER AWWA STANDARD C651. ADDITIONAL SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED FROM THE IMMEDIATE VICINITY OF THE NEW OR REPLACED WATER MAIN AND ANALYZED AFTER THE FINAL CONNECTIONS ARE MADE. IF NECESSARY, ADDITIONAL FLUSHING SHALL BE CONDUCTED AND ADDITIONAL SAMPLES SHALL BE COLLECTED UNTIL SATISFACTORY RESULTS ARE OBTAINED.



**FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED**

BY: *Ray L. Lohman*  
CITY OF PUYALLUP  
FIRE CODE OFFICIAL

DATE: 05/22/2025

**APPROVED**

BY: *James Lohman*  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
05/21/2025

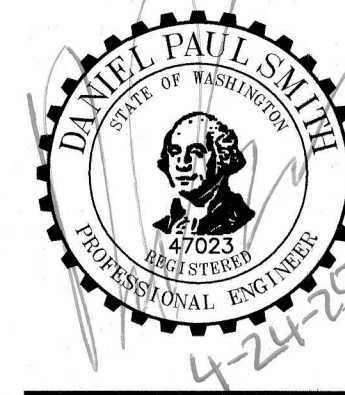
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**City of Puyallup**  
**Development & Permitting Services**  
**ISSUED PERMIT**

Building Planning  
Engineering Public Works  
Fire Traffic



**C.E.S. NW INC.**  
**CIVIL ENGINEERING & SURVEYING**  
PH: (253) 848-4282  
ceservices@cesnwinc.com  
409 - 28TH ST. SE, SUITE D  
PUYALLUP, WA 98372

**BPLC NORTH**  
**WATER NOTES & DETAILS**  
**BPLC PROPERTIES, LLC**

Project: 2412 INTER AVE, PUYALLUP, WA 98372

Client: DPS  
Drawn: MFB  
Checked: CAD

Scale: NTS  
Date: 4/21/2025  
Job No.: 200883

Sheet No.: **C7**  
7 of 20 Sheets



BPLC NORTH  
A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

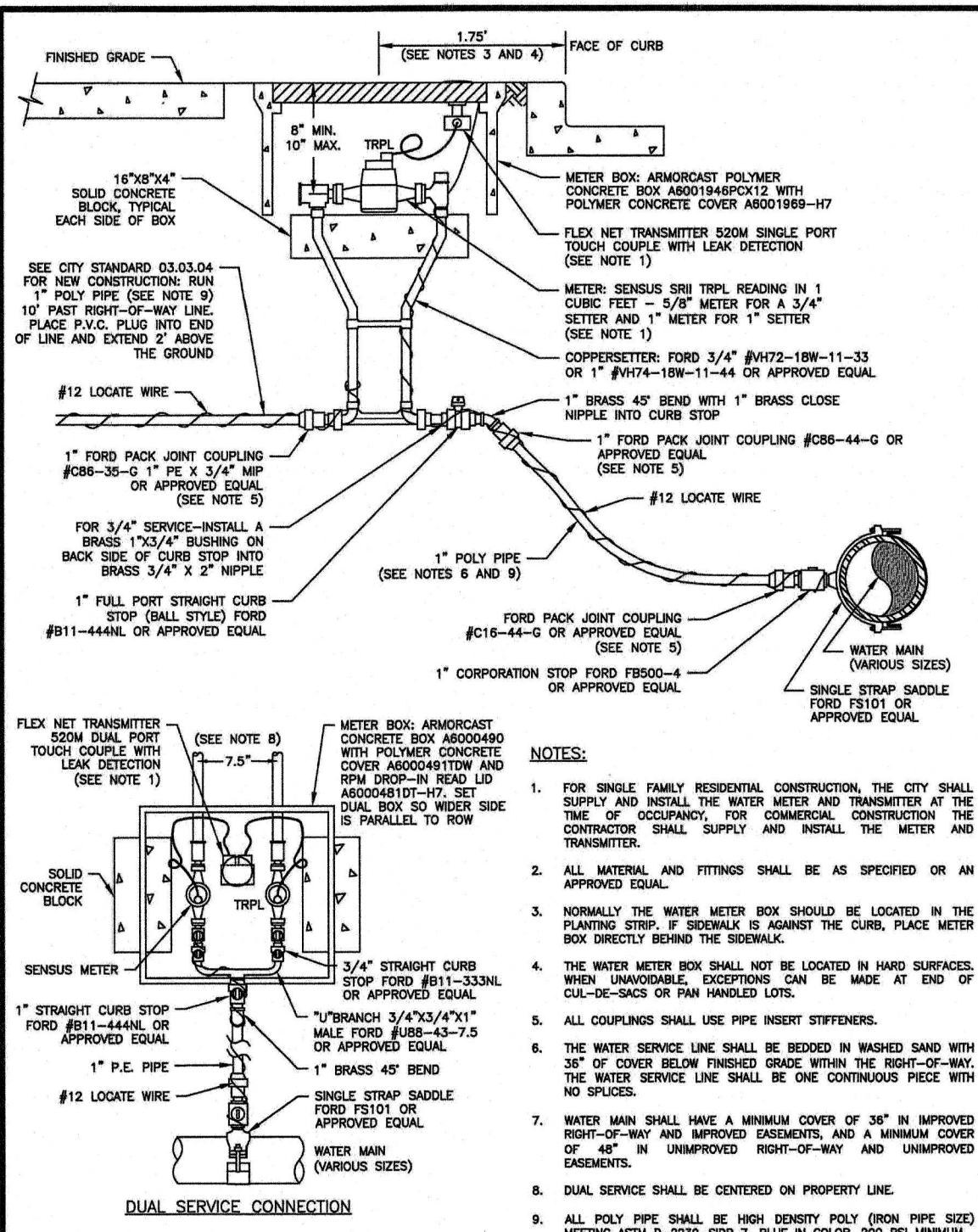
Building Planning  
Engineering Public Works  
Fire Traffic

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED  
BY: [Signature]  
CITY OF PUYALLUP  
FIRE CODE OFFICIAL  
DATE: 05/22/2025

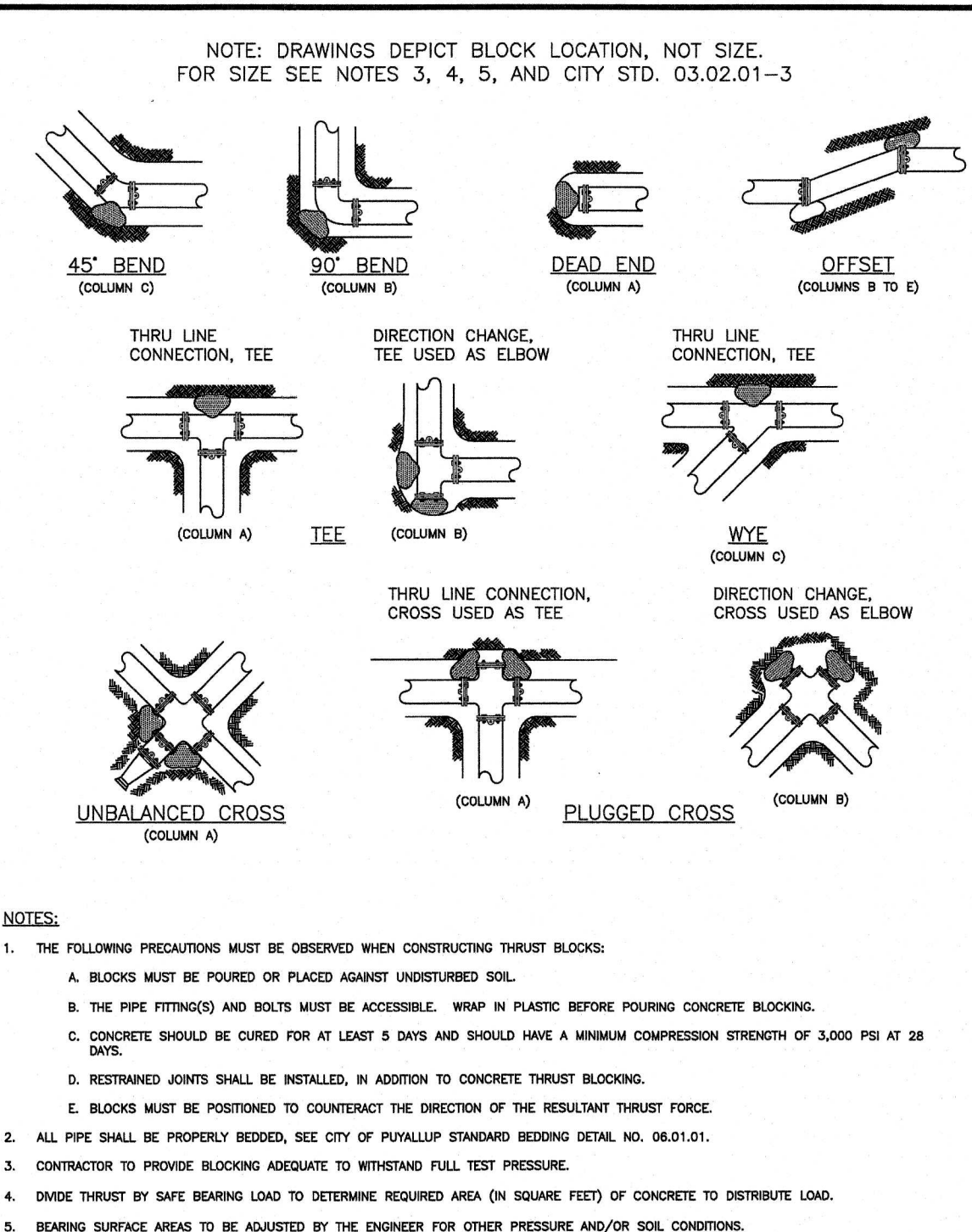
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BY: [Signature]  
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DEVELOPMENT ENGINEERING  
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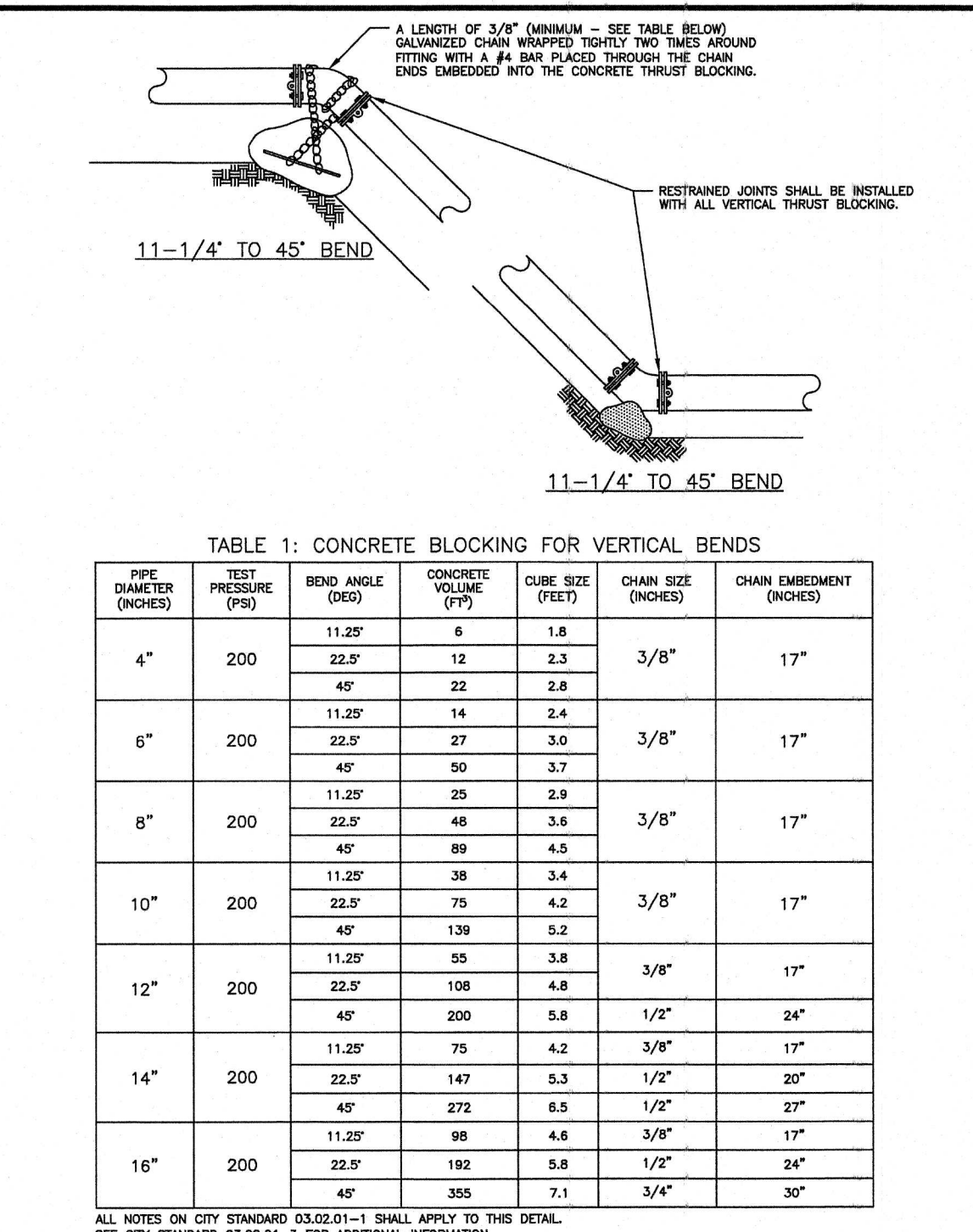
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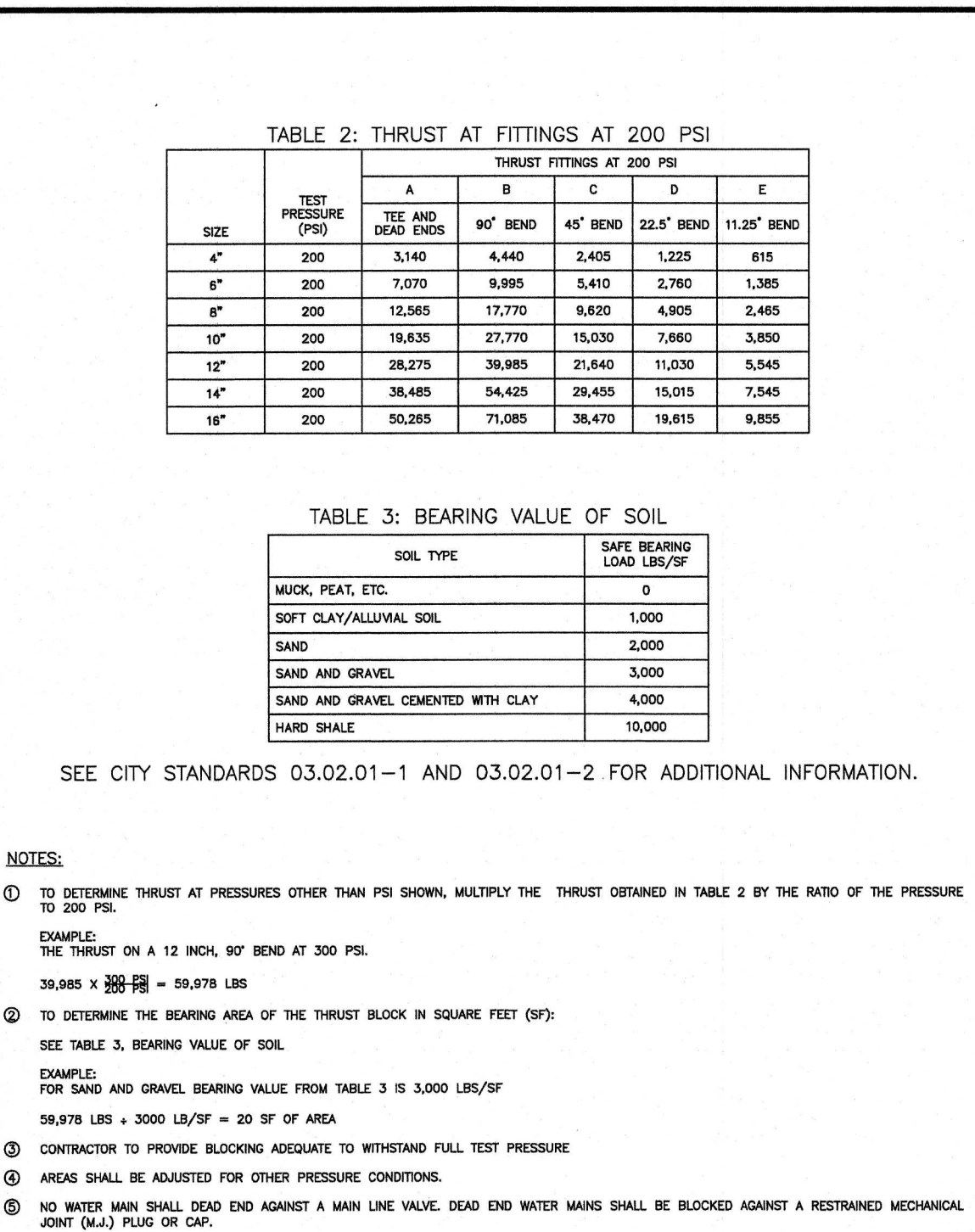
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APPROVED FOR PUBLICATION  
DATE: 5/15/2019  
NOT TO SCALE  
CITY STANDARD 03.03.01



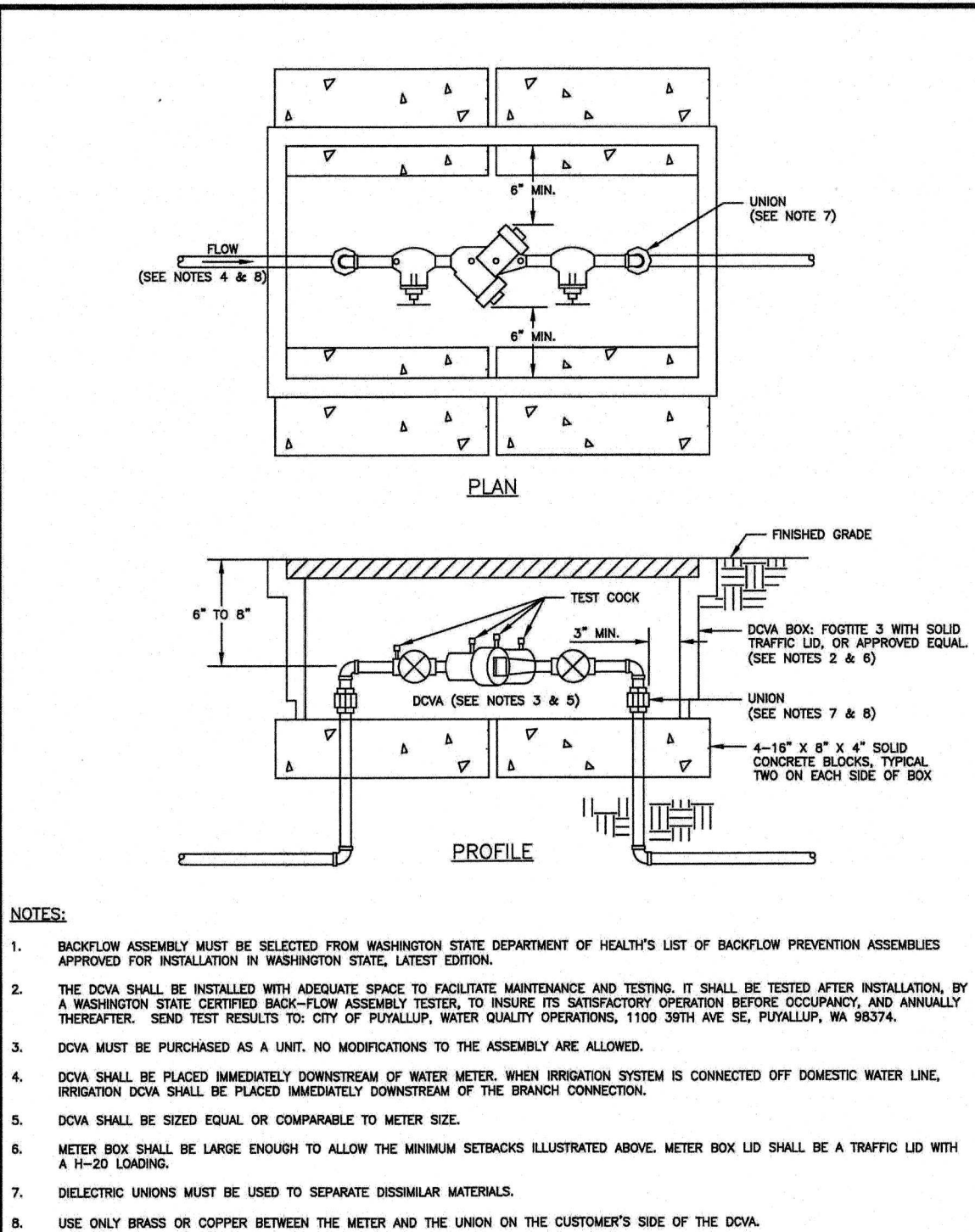
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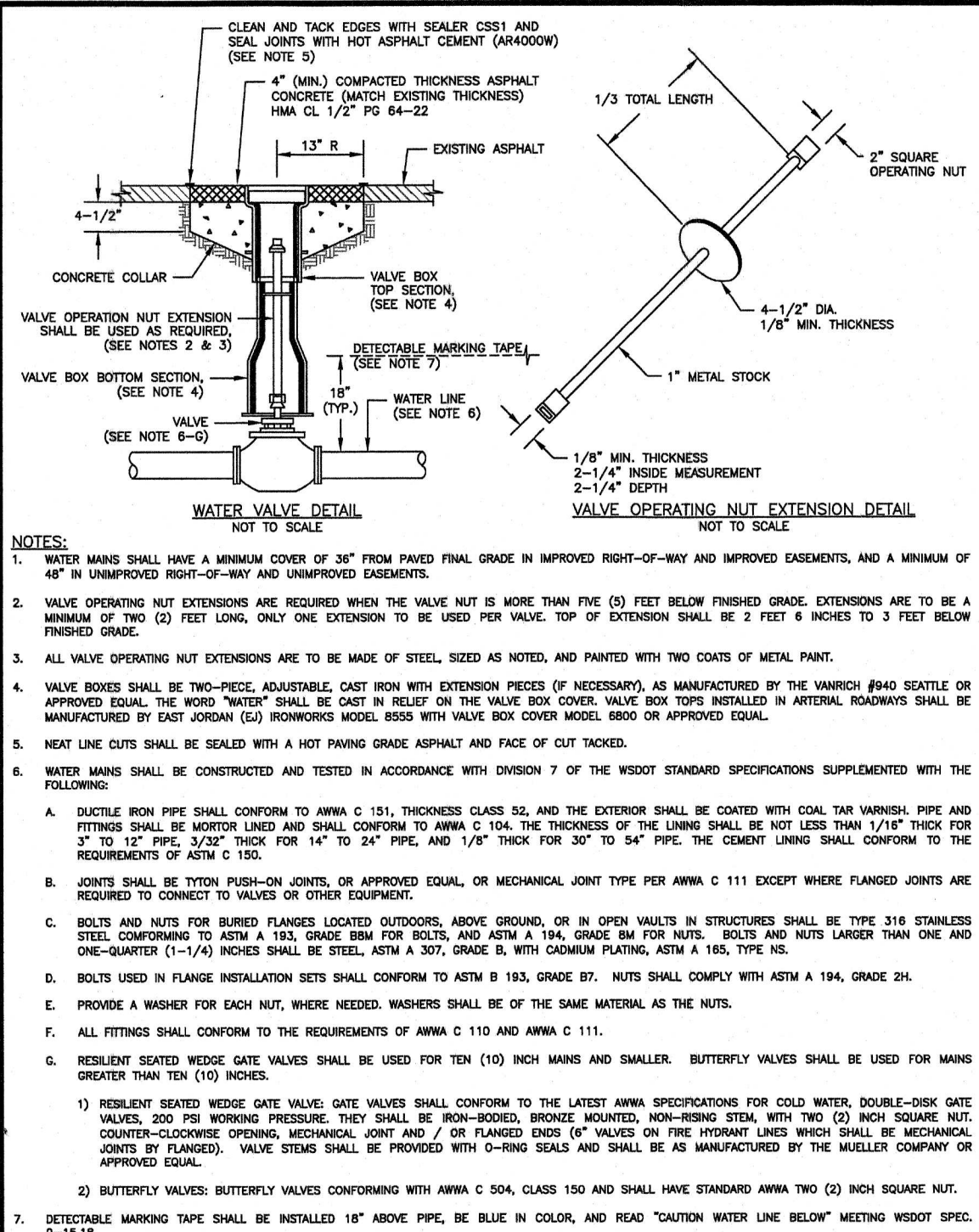
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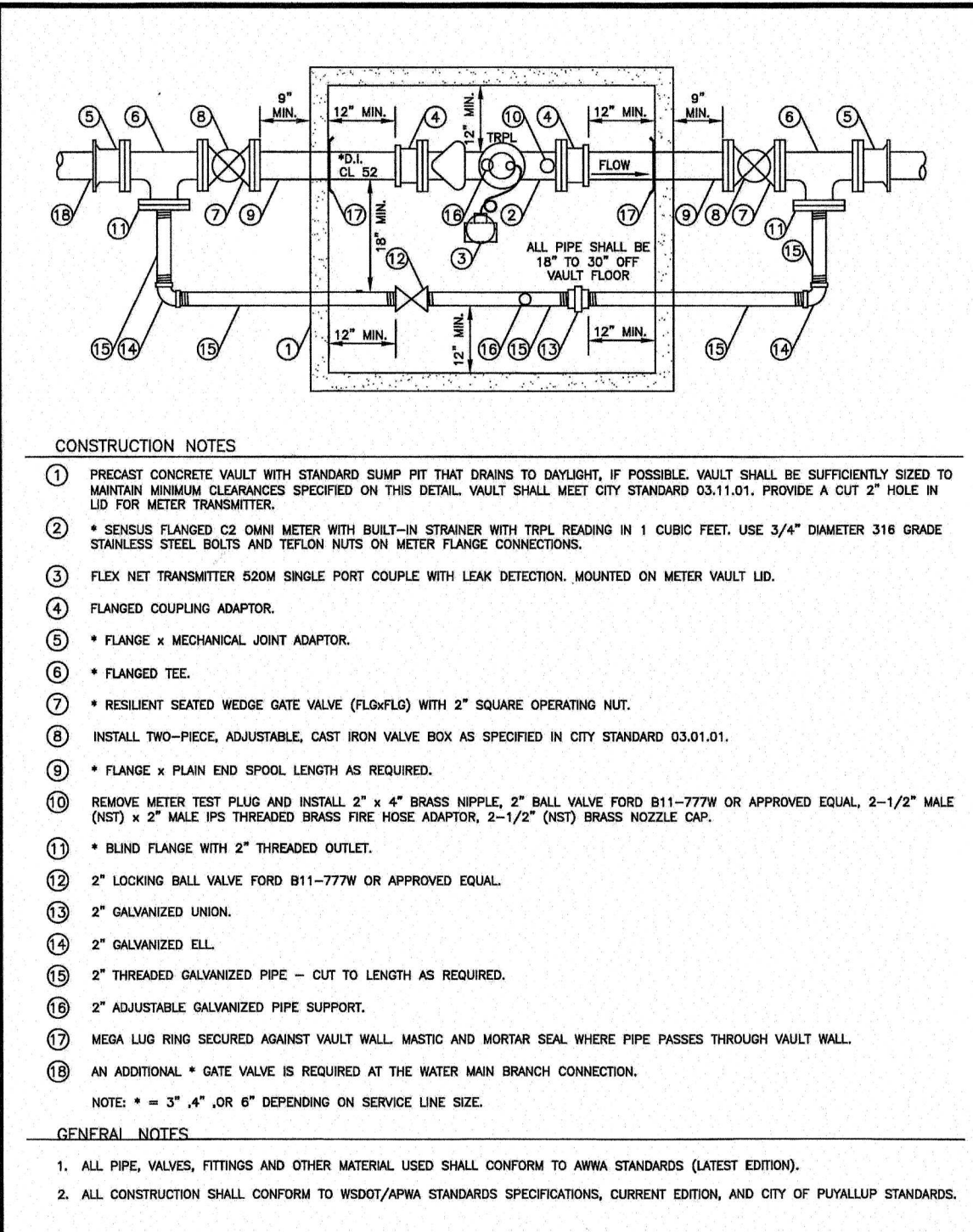
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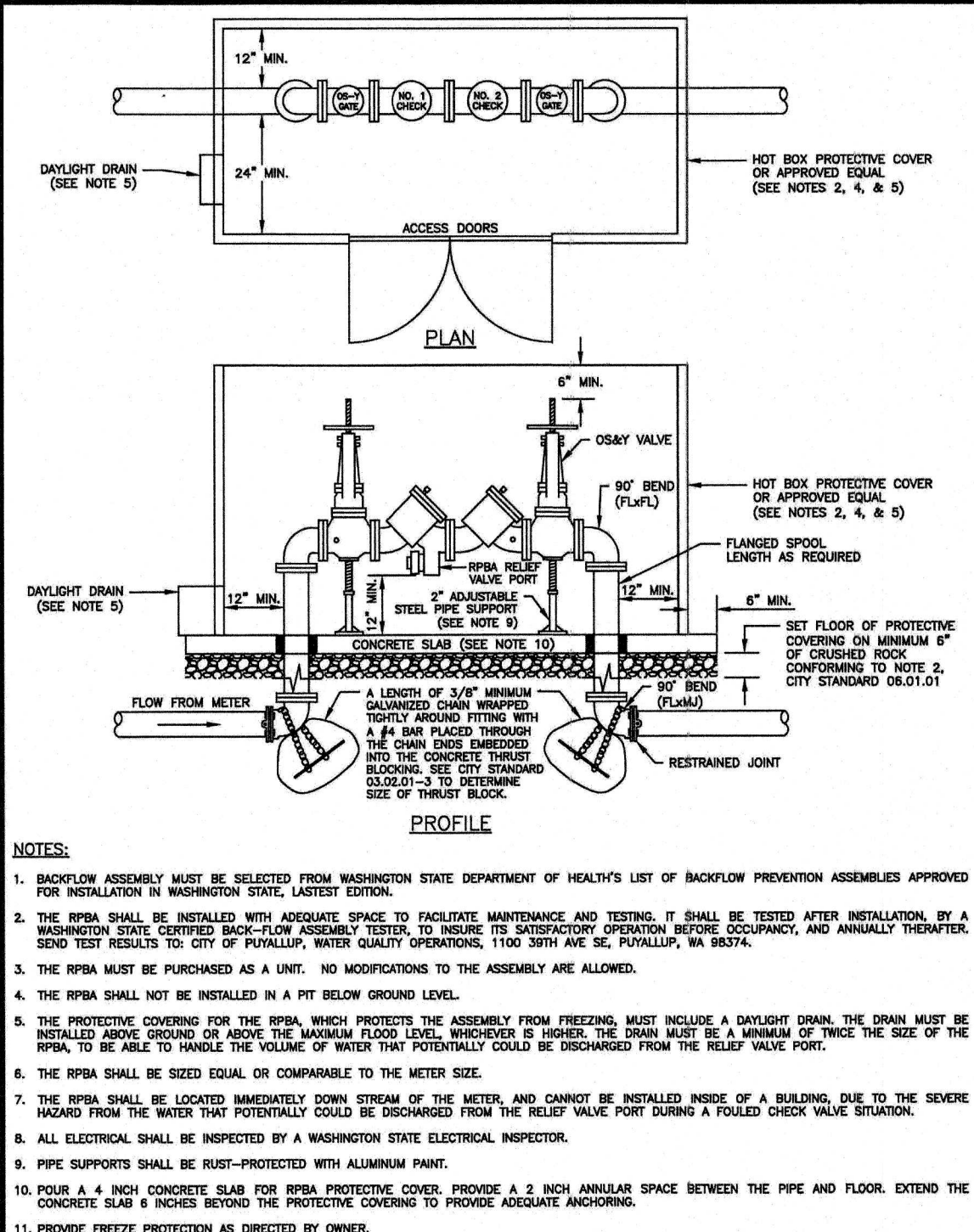
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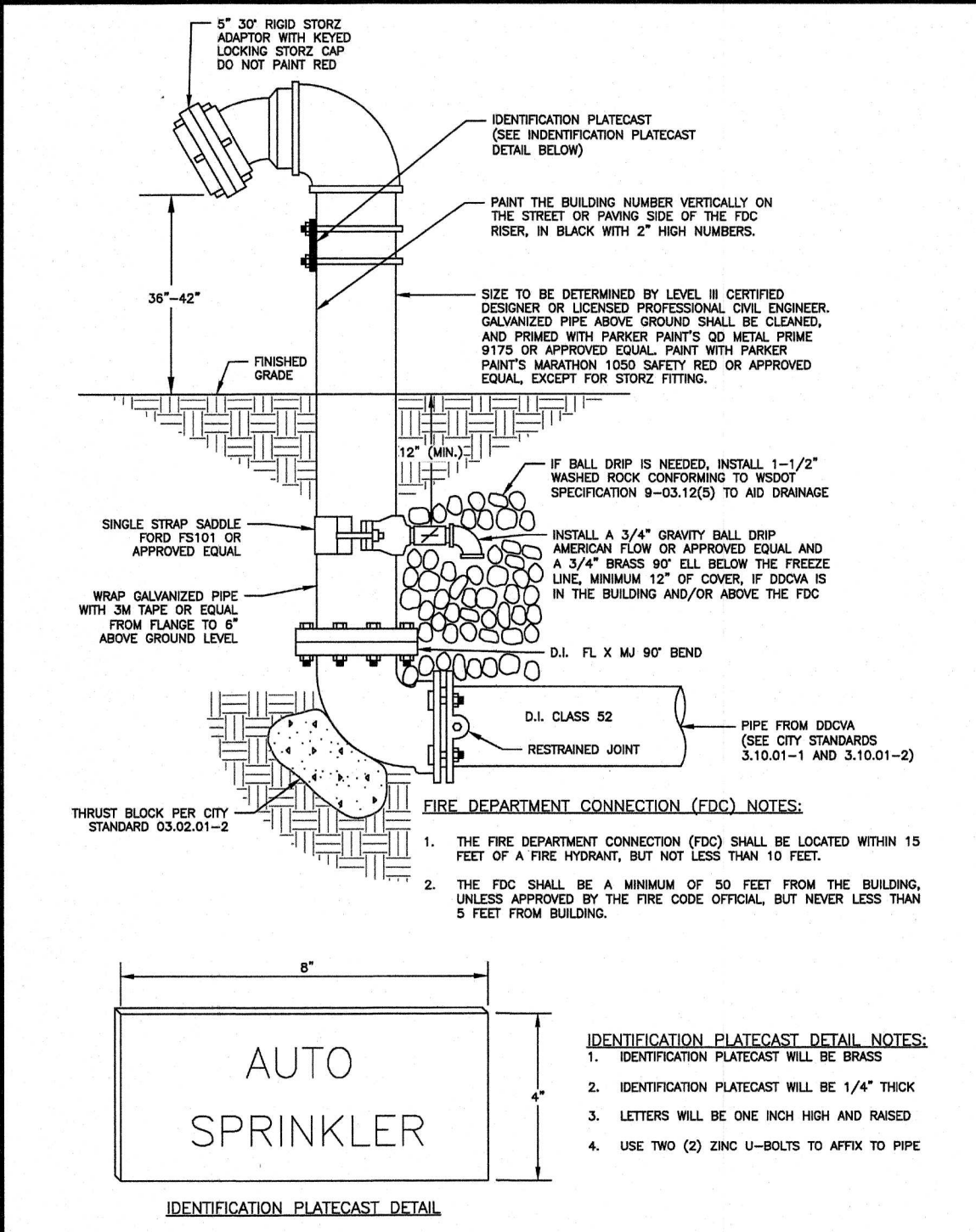
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CITY STANDARD 03.01.01



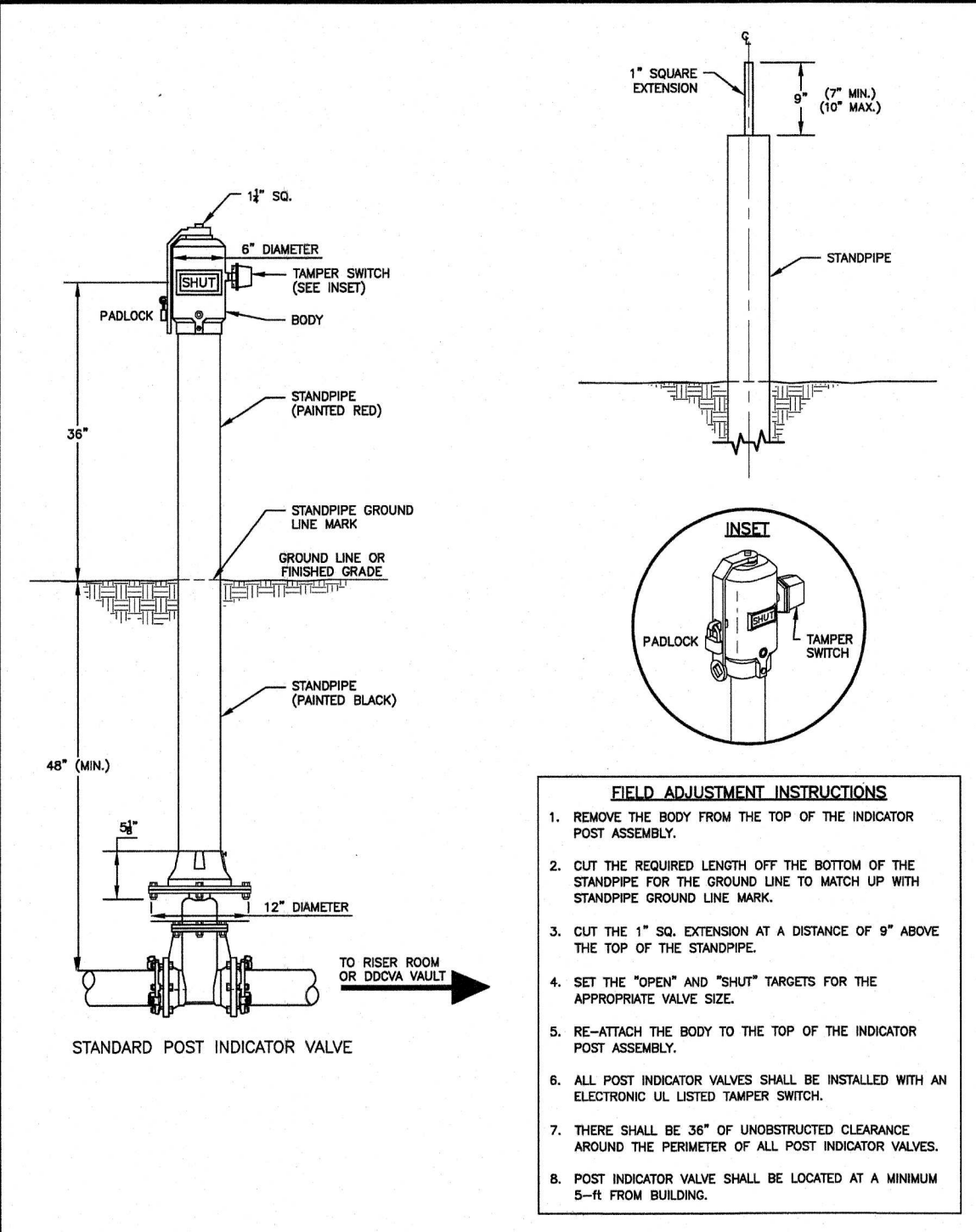
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CITY STANDARD 03.03.03



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CITY STANDARD 03.04.03



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CITY STANDARD 03.10.02



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CITY STANDARD 03.10.03

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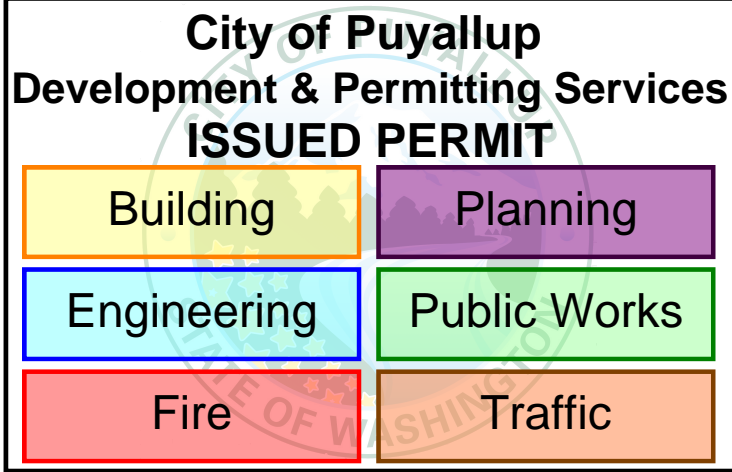
BPLC NORTH  
WATER NOTES & DETAILS  
BPLC PROPERTIES, LLC  
2412 INTER AVE. PUYALLUP, WA 98472  
Designed: DPS  
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Date: 4/21/2025  
Job No.: 20083  
Sheet No.: C8  
8 of 20 Sheets



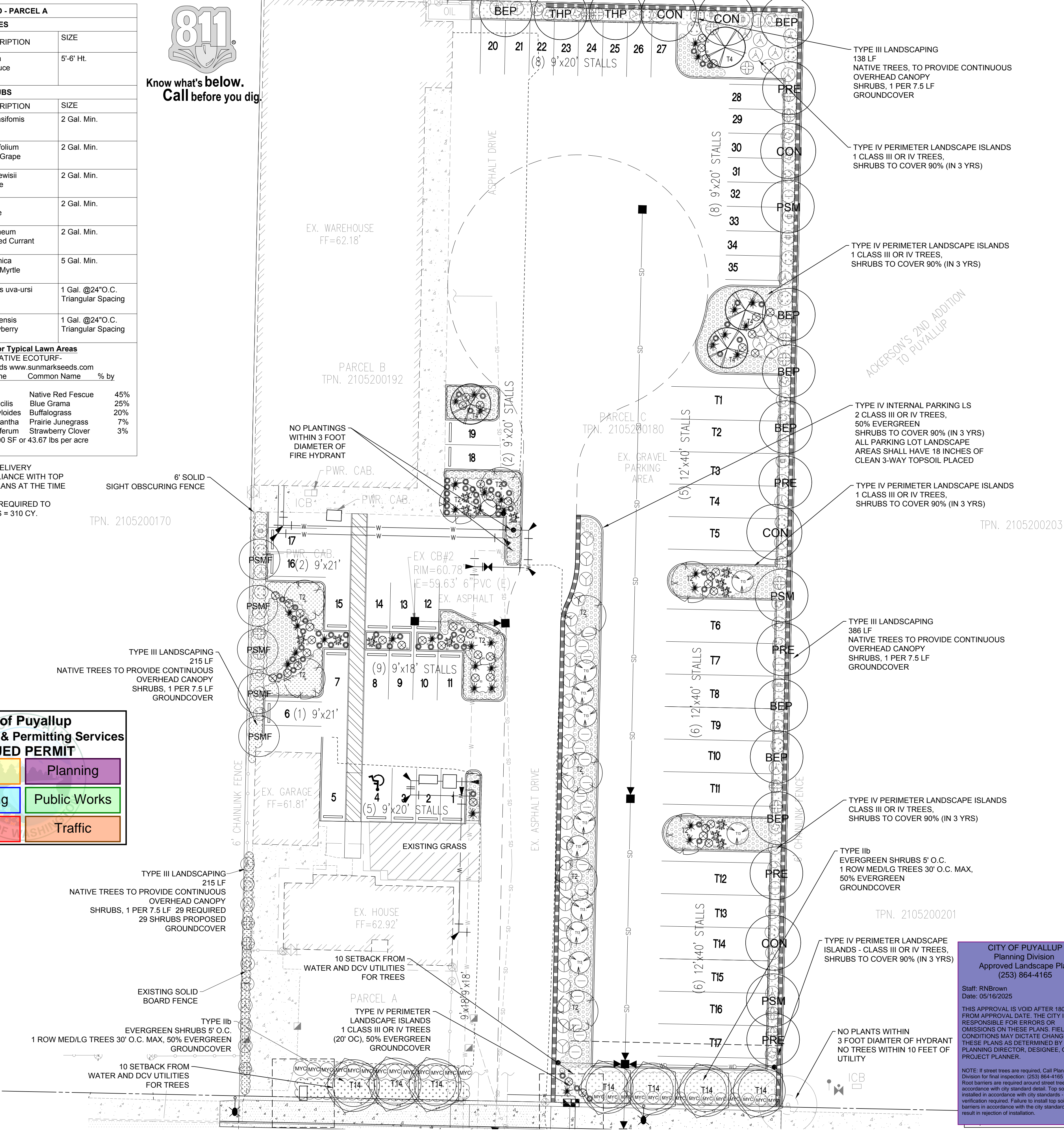
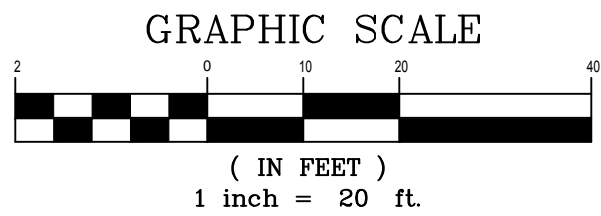
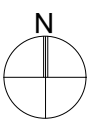
PLANT LEGEND				
TREES				
SYMBOL	QTY	DESCRIPTION	SIZE	Native (N), Drought Tolerant (DT)
	2	Parrotia persica Persian Ironwood	1.5" Cal. Min. Strong Central Leader	DT
	11	Oxydendron arboreum Sourwood	1.5" Cal. Min. Strong Central Leader	DT
	4	Chamaecyparis obtusa Hinoki Cypress	5'-6" Ht. Full/Compact	DT
	3	Pseudotsuga menziesii Douglas Fir	5'-6" Ht. Full/Compact	N, DT
	5	Picea glauca pendula Weeping White Spruce	5'-6" Ht. Full/Compact	DT
	2	Thuja plicata Western Red Cedar	5'-6" Ht. Full/Compact	N, DT
	5	Cornus nuttallii Pacific Dogwood	1.5" Cal. Min. Strong Central Leader	N, DT
	6	Prunus emarginata Bitter Cherry	1.5" Cal. Min. Strong Central Leader	N, DT
	8	Amelanchier grandiflora Serviceberry	1.5" Cal. Min. Strong Central Leader	N, DT
	10	Chamaecyparis nootkatensis Weeping Alaskan Cedar	5'-6" Ht. Full/Compact	DT
	4	Picea omorika Serbian Spruce	5'-6" Ht. Full/Compact	DT
SHRUBS				
SYMBOL	QTY	DESCRIPTION	SIZE	
	46	Potentilla fruticosa 'Goldfinger' Goldfinger Cinquefoil (Native)	2 Gal. Min.	N, DT
	35	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Dwarf Barberry	2 Gal. Min.	DT
	19	Nandina domestica c. Gulf Stream Gulf Stream Nandina	2 Gal. Min.	DT
	66	Carex elata 'Aurea' Bowie's Golden Sedge	1 Gal. Min.	DT
	16	Oemlaria cerasifomis Indian Plum	2 Gal. Min.	N, DT
	23	Mahonia aquifolium Tall Oregon Grape	2 Gal. Min.	N, DT
	9	Spirea douglasii Douglas Spirea	2 Gal. Min.	N, DT
	13	Philadelphia lewisii Mock Orange	2 Gal. Min.	N, DT
	23	Rosa nutkana Nootka Rose	2 Gal. Min.	N, DT
	7	Symphoricarpos albus Snowberry	2 Gal. Min.	N, DT
	15	Ribes sanguineum Flowering Red Currant	2 Gal. Min.	N, DT
	14	Myrica californica Pacific Wax Myrtle	5 Gal. Min.	N, DT
	26	Escallonia x exoniensis 'Fradesii' Pink Princess Escallonia	2 Gal. Min.	DT
		Arctostaphylos uva-ursi Kinnikinnick	1 Gal. @24"O.C. Triangular Spacing	N, DT
		Mahonia repens Low Oregon Grape	1 Gal. @24"O.C. Triangular Spacing	N, DT
		Fragaria chiloensis Beach Strawberry	1 Gal. @24"O.C. Triangular Spacing	N, DT
		<b>Hydroseed for Typical Lawn Areas</b> SUNMARK NATIVE ECOTURF- Sunmark Seeds www.sunmarkseeds.com Botanical Name Common Name % by Weight		N
		Festuca rubra Native Red Fescue 45%		
		Bouteloua gracilis Blue Grama 25%		
		Buchate dactyloides Buffalograss 20%		
		Koeleria macrantha Prairie Junegrass 7%		
		Trifolium fragiferum Strawberry Clover 3%		
		1 lbs per 1,000 SF or 43.67 lbs per acre		

PLANT LEGEND - PARCEL A				
TREES				
SYMBOL	QTY	DESCRIPTION	SIZE	
	3	Picea omorika Serbian Spruce	5'-6" Ht.	
SHRUBS				
SYMBOL	QTY	DESCRIPTION	SIZE	
	3	Oemlaria cerasifomis Indian Plum	2 Gal. Min.	
	4	Mahonia aquifolium Tall Oregon Grape	2 Gal. Min.	
	1	Philadelphia lewisii Mock Orange	2 Gal. Min.	
	1	Rosa nutkana Nootka Rose	2 Gal. Min.	
	2	Ribes sanguineum Flowering Red Currant	2 Gal. Min.	
	13	Myrica californica Pacific Wax Myrtle	5 Gal. Min.	
		Arctostaphylos uva-ursi Kinnikinnick	1 Gal. @24"O.C. Triangular Spacing	
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		Koeleria macrantha Prairie Junegrass 7%		
		Trifolium fragiferum Strawberry Clover 3%		
		1 lbs per 1,000 SF or 43.67 lbs per acre		

**NOTE:** CONTRACTOR SHALL SUBMIT DELIVERY RECEIPTS AND DEMONSTRATE COMPLIANCE WITH TOP SOIL REQUIRED AND SPECIFIED ON PLANS AT THE TIME OF FINAL INSPECTION.  
ESTIMATED TOTAL TOPSOIL (8" depth) REQUIRED TO MEET THE STANDARD IN CUBIC YARDS = 310 CY.



## LANDSCAPE PLAN





## GENERAL LANDSCAPE NOTES

- Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- Grade Preparation BASED ON VEGETATIVE MANGEMENT STANDARDS REQUIREMENTS:**
  - Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized moving equipment.

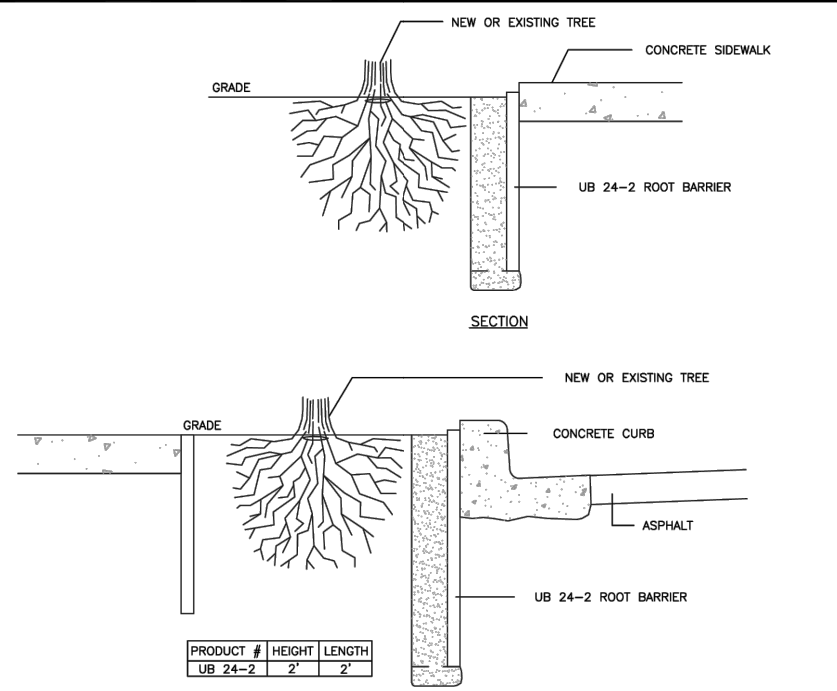
### Soil Preparation.

- Excavate soil - Excavate existing soil to a depth of 24" (or equal to the root ball depth, whichever is greater) and width of 8" (or three times (3X) wider than the root ball or root mass, whichever is greater). Stockpile excavated soil on a tarp away from the street and storm water catch basins.
- Prepare the planting strip -After excavating all materials from the planter strip, scarify and rip the sub-base (by mechanical means or hand tools) to a depth of 6" with multiple passes, 90 degrees to each Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid setting of the root ball. At this stage, if the tree is to be planted when the planter strip is backfilled with amended top soil, the contractor/installer should measure the depth of the root ball to determine when to place the tree in the pit during the backfilling process. If the root ball or root mass (in the case of bare root trees) is less than 24", the street tree shall be planted in a manner in which the root flare is level with or at least 1" above grade at the time of finished planting. This may require the root ball be placed on a compacted sub-base of the compost amended top soil as backfilling is occurring.
- Install root barrier panels - at this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of linear protection along either side of the planting area. The panels shall be installed perpendicular to the edge of paved surface in accordance with the manufacturer's standards for a 'linear' application; the root barrier panels shall not be installed in the planting pit as a 'surround' application, unless specified on the final landscape plans. The top of the root barrier panel shall be installed such that 2/4" of the root barrier is above the finished grade.
- Compost amended top soils required - The top soil shall be amended on site during installation with compost to achieve a 40 percent by volume top soil mix in the right-of-way planter strip. Imported top soil may be used by the contractor/installer if data 'cut sheets' are available from the supplier certifying compost amendment equaling 40 percent by volume using one of the approved compost sources below. Compost shall only be sourced from:
  - Cascade Compost - (also known as PREP/LRI) (available through Pierce County Recycling, Composting & Disposal, 10308 Sales Road, Tacoma, Washington 98499, or retail/wholesale landscape material suppliers)
  - Tagro Compost Mix - available through City of Tacoma, 2201 Portland Avenue, Gate 6, Tacoma, WA, 98421, or retail/wholesale landscape material suppliers)
  - Cedar Grove Compost - (available through Cedar Grove Compost, 17825 Cedar Grove Road S.E., Maple Valley, 98038, or retail/wholesale landscape material suppliers)
- Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil in the prepared/scarified planting strip area and mechanically till in five inches (5") of approved compost; follow this procedure twice to achieve the total 24" top soil depth. Finished grade of top soil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.
- Install tree stakes and finish mulch - Placement of four inches (4") of wood chip mulch, water basin rings, tree staking and temporary irrigation bags (where required) shall follow city standard #01.02.07.

### Mulching of Newly Planted or Replanted Areas.

- In a planter strip which already exists and a new street tree shall be installed, the following procedures shall be followed to achieve a top soil mix with 40 percent compost by volume
- Mulches must be applied to the following depths: a minimum 4 (four) inches over bare soil, and two inches where plant materials will cover.
  - Mulches must include organic materials, organic compost mulch material or wood chips over a properly cleaned, amended and graded surface.
  - Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
  - Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

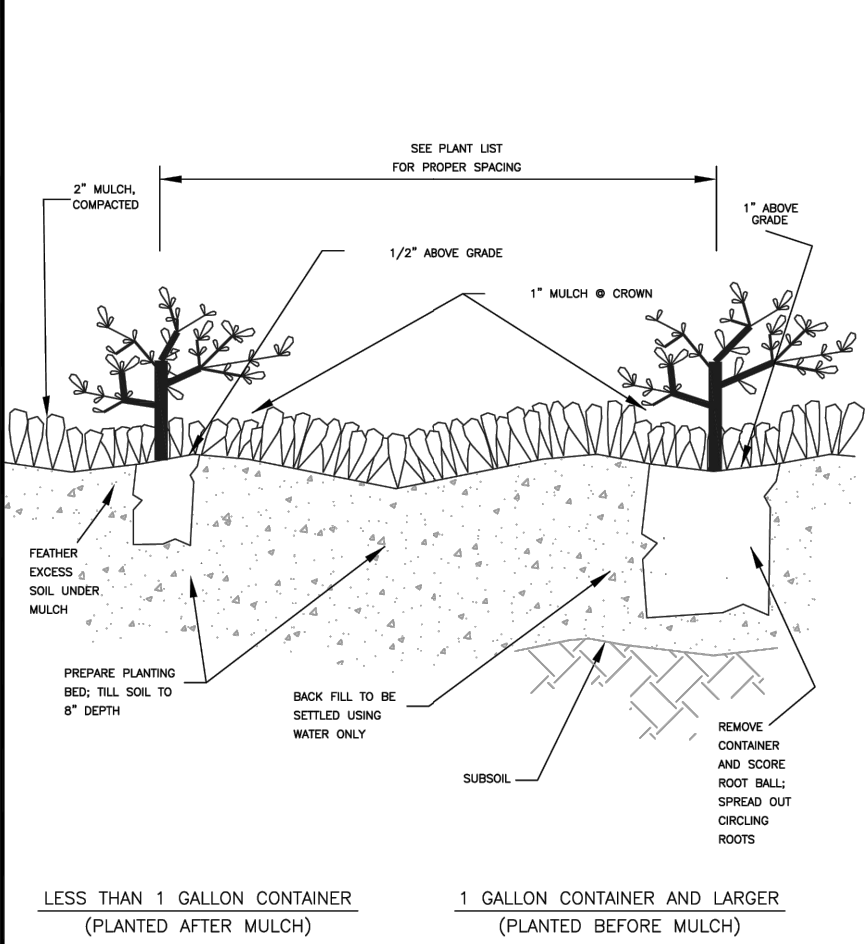
- Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
- Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
- All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
- Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
- All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
- Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
- All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
- When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
- Street trees shall have caliper size of at least 1" measure per American Association of Nurserymen Standards for Deciduous Trees Plant sizes: 5" Minimum height for Evergreen trees; 2 Gal. Min. for shrubs.
- Street trees shall be high branching with canopy that starts at least 6' above finish grade.
- All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
- Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
- Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
- Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A Permanent Irrigation system will be designed upon approval of preliminary landscape plan.
- All landscaping strips and islands internal to the site as paved areas/parking lots shall be designed and installed using a minimum of 1.5 (18) of top soil depth; Subsoils below the topsoil layer shall be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers.
- A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic mater content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight (8) inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least six (6) inches with some incorporation of the upper material to avoid the stratified layers, where feasible. Installation of the eight (8) inches of top soil, as described above, shall generally be achieved by placing five (5) (sub-base scarified four (4) inches) with a three (3) inch layer of compost tilled into the entire depth.



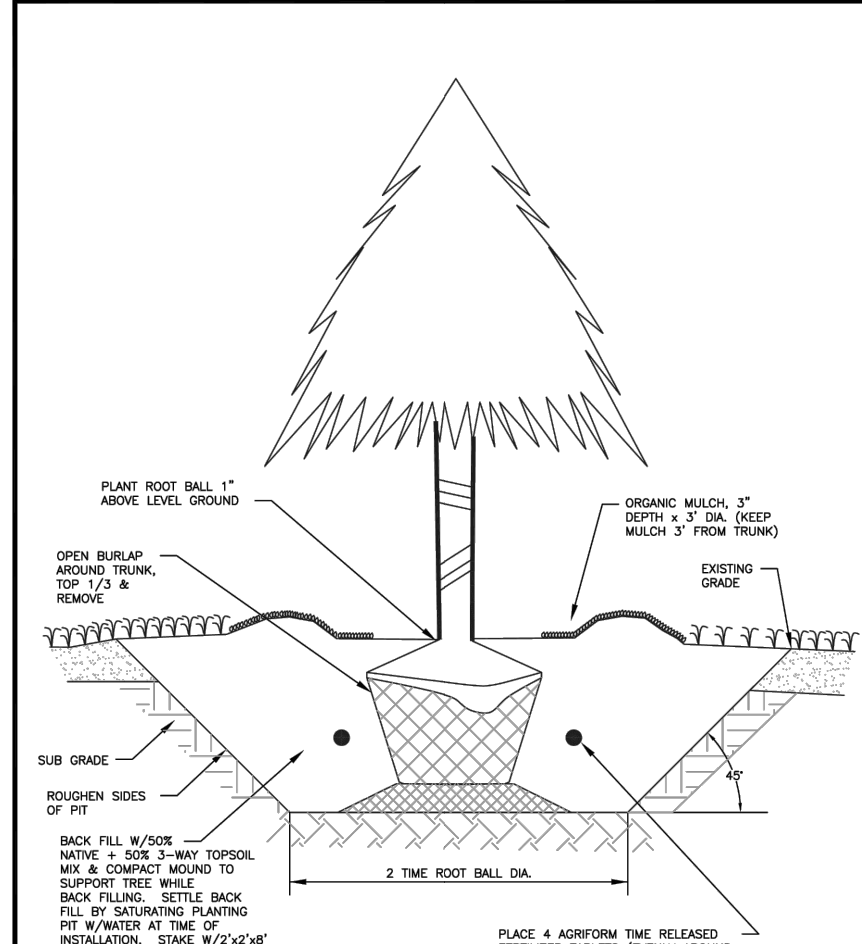
- NOTES:
- ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING. WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT.
  - ROOT BARRIERS USED SHALL BE DOWNSIDE ROOT BARRIERS OR EQUIVALENT.
  - UB - 24 SHALL BE USED.
  - ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY.
  - INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
  - THE PANEL SHALL BE INSTALLED SO THE VERTICAL RIBS FACE THE ROOTS OF THE TREE. A MINIMUM OF FOUR (4) PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
  - FOR PRODUCT INFORMATION VISIT:  
[http://www.danprool.com/template.php?treeproducts&new=tree&rootbarrier&vls\\_app&id=2&id=1](http://www.danprool.com/template.php?treeproducts&new=tree&rootbarrier&vls_app&id=2&id=1)

\*"PLANTING EASEMENT" SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

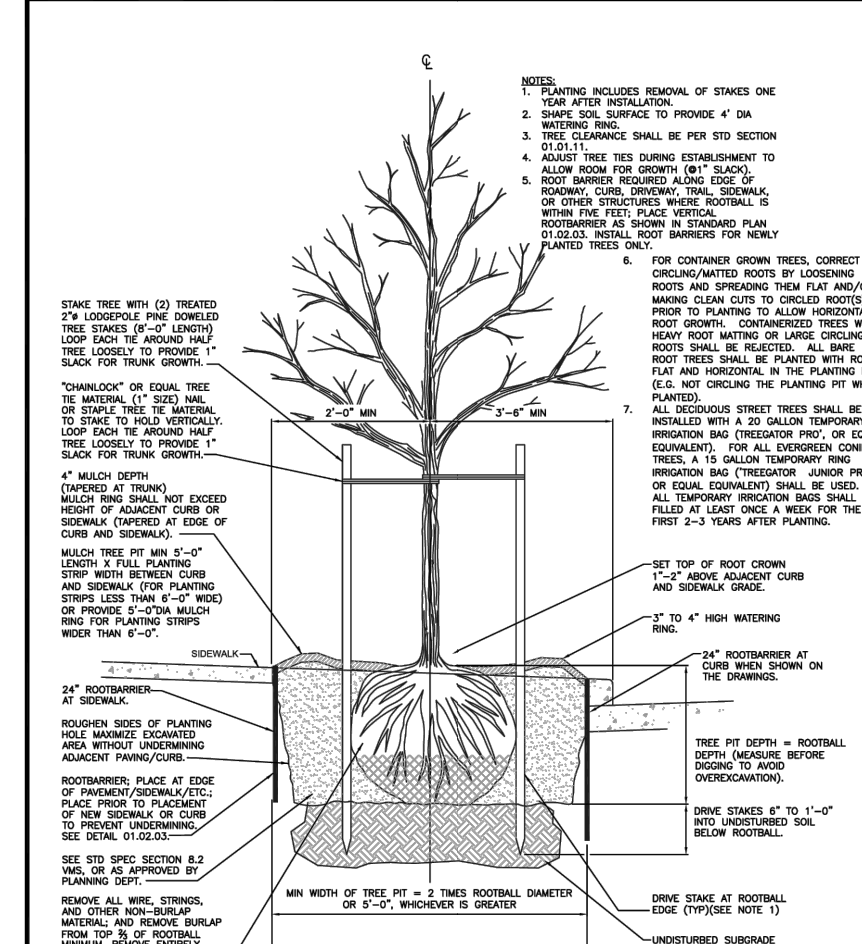
CITY OF PUYALLUP	ROOT BARRIER DETAIL									
	DATE	REVISION	DESCRIPTION	BY	CHKD	DATE	REVISION	DESCRIPTION	BY	CHKD
	01.02.07									



CITY OF PUYALLUP	GROUND COVER PLANTING DETAIL									
	DATE	REVISION	DESCRIPTION	BY	CHKD	DATE	REVISION	DESCRIPTION	BY	CHKD
	01.02.07									



CITY OF PUYALLUP	BALL AND BURLAP PLANTING DETAIL									
	DATE	REVISION	DESCRIPTION	BY	CHKD	DATE	REVISION	DESCRIPTION	BY	CHKD
	01.02.07									



CITY OF PUYALLUP	STREET TREE PLANTING IN PLANTING STRIP									
	DATE	REVISION	DESCRIPTION	BY	CHKD	DATE	REVISION	DESCRIPTION	BY	CHKD
	01.02.07									

### FROM 8.0 OF VEGETATIVE MANAGEMENT STANDARDS (CITY OF PUYALLUP)

A.All work shall be performed and completed in a professional manner. All public rights-of-ways shall. be cleared of all mud and debris at the completion of every work day. All on-site storage and work areas shall be maintained in a safe and hazard free condition. B.All final landscape plans shall indicate the method of planting and tree staking when applicable. Staking shall only be used where demonstrated to be necessary. Newly planted trees installed in very loose soil or extremely windy locations shall be staked for one full growing season to minimize tree movement. The tree shall be secured to the stakes with a loose attachment that will allow the tree to grow without injury. The stake will placed in such a manner that there will be no limb or bark damage. The stake shall not penetrate the root ball and be place on the lee side of the prevailing winds. All stakes and attachment material will be removed by the contractor or property owner at the completion of the first full growing season. C.In parking areas, trees and shrubs shall be planted at least two and one-half feet from the inside edge of the curb or wheel stop, where vehicles may overhang planted areas. Ground cover vegetation should be installed on a regular spaced grid pattern including the over hang area.

### 8.2 Soil Quantity and Quality Standards

**Purpose and Definition**  
Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sand. Not only are these important stormwater functions lost, but such landscapes themselves become pollution-generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter. Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention. All soils in all landscape installations shall conform to the following soil depth and quality requirements. Please refer to appendix 20.9 for further installation guidance:

- A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (811) except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4") with a three inch (311) layer of compost tilled into the entire depth.
- For street trees in the right of way planter strip, the following standards shall apply in relation to soil depth, soil amendments and installation of new street trees. The following notes shall be shown on the face of the preliminary and final landscape plan sheets:
  - For new construction:-In areas where a new planter strip and street tree shall be established or reconstructed due to a street construction project, the planter strip area shall be excavated to a depth of 24" and backfilled following the standard above to achieve a top soil mix with 40 percent compost by

The contractor or installer shall:

- Review the city standard planting detail -All contractors/installers are required to following city standard #01.02.07 (street tree planting) and #01.02.03 (root barrier installation). The contractor/installer shall review the planting standard detail prior to installation to understand the city's requirements. Failure to follow the standard may result in rejection of the work by the inspector and/or Planning Department.
- Schedule a field pre-construction meeting-The contractor/installer shall contact the site inspector and Planning Department 48 hours in advance of the installation of street tree(s) for a field pre-construction meeting on-site to review the approved plan set and city standard details. If street trees are to be installed over a longer timeline (such as a residential plot where trees may be installed over a multi-month period of time), the contractor/installer shall hold one consolidated pre-con to review plans. All street trees shall be inspected after planting by the Planning Department.
- Excavate all construction materials -Excavate all construction materials, remnant soil, gravel, pit run, construction debris, etc. from the planter strip area to a depth of 24" prior to planting. Discard this material as the placement of new compost amended top soil is required.
- Prepare the planting strip-After excavating all materials from the planter strip, scarify and rip the sub-base with the teeth of a backhoe bucket (or other mechanical means or hand tools) to a depth of 6"with multiple passes, 90 degrees to each other. Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid setting of the root ball.

- At this stage, if the tree is to be planted when the planter strip is backfilled with amended top soil, the contractor/installer should measure the depth of the root ball to determine when to place the tree in the pit during the backfilling process. If the root ball or root mass (in the case of bare root trees) is less than 24", the street tree shall be planted in a manner in which the root flare is level with or at least 1" above grade at the time of finished planting. This may require the root ball be placed on a compacted sub-base of the compost amended top soil as backfilling is occurring.
- Install root barrier panels-At this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of linear protection along either side of the planting area. The panels shall be installed perpendicular to the edge of paved surface in accordance with the manufacturer's standards for a 'linear' application; the root barrier panels shall not be installed in the planting pit as a 'surround' application, unless specified on the final landscape plans. The top of the root barrier panel shall be installed such that 2/4" of the root barrier is above the finished grade.
  - Compost amended top soils required -Top soil source shall be reviewed and approved during the pre-construction meeting; all top soil shall be a top quality sandy-loam mix, or equivalent as approved by the Planning Department. The top soil shall be amended on site during installation with compost to achieve a 40 percent by volume top soil mix in the right-of-way planter strip. Imported top soil may be used by the contractor if data 'cut sheets' are available from the supplier certifying compost amendment equaling 40 percent by volume using one of the approved compost sources below. Compost shall only be sourced from:

- Cascade Compost (also known as PREP/LRI) (available through Pierce County Recycling, Composting & Disposal, 10308 Sales Road, Tacoma, Washington 98499, or retail/wholesale landscape material suppliers)
- TAGRO Compost Mix (available through City of Tacoma, 2201 Portland Avenue, Gate 6, Tacoma, WA, 98421, or retail/wholesale landscape material suppliers)
- Cedar Grove Compost (available through Cedar Grove Compost, 17825 Cedar Grove Road S.E., Maple Valley, 98038, or retail/wholesale landscape material suppliers)
- Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil in the prepared/scarified planting strip area and mechanically till in five inches (5") of approved compost; follow this procedure twice to achieve the total 24" top soil depth. Finished grade of top soil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.

Install tree stakes and finish mulch - Placement of four inches (4") of wood chip mulch, water basin rings, tree staking and temporary irrigation bags (where required) shall follow city standard #01.02.07.

- For street trees to be planted in existing right-of-way planter strips: In a planter strip which already exists and a new street tree shall be installed, the following procedures shall be followed to achieve a top soil mix with 40 percent compost by volume:
- Excavate soil -Excavate existing soil to a depth of 24" (or equal to the root ball depth, whichever is greater) and width of 8" (or three times (3X) wider than the root ball or root mass, whichever is greater). Stockpile excavated soil on a tarp away from the street and storm water catch basins.
- Prepare the planting strip -After excavating all materials from the planter strip, scarify and rip the sub-base (by mechanical means or hand tools) to a depth of 6" with multiple passes, 90 degrees to each other. Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid setting of the root ball.

At this stage, if the tree is to be planted when the planter strip is backfilled with amended top soil, the contractor/installer should measure the depth of the root ball to determine when to place the tree in the pit during the backfilling process. If the root ball or root mass (in the case of bare root trees) is less than 24", the street tree shall be planted in a manner in which the root flare is level with or at least 1" above grade at the time of finished planting. This may require the root ball be placed on a compacted sub-base of the compost amended top soil as backfilling is occurring.

- Install root barrier panels -At this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of linear protection along either side of the planting area. The panels shall be installed perpendicular to the edge of paved surface in accordance with the manufacturer's standards for a 'linear' application; the root barrier panels shall not be installed in the planting pit as a 'surround' application, unless specified on the final landscape plans. The top of the root barrier panel shall be installed such that 2/4" of the root barrier is above the finished grade.
- Compost amended top soils required -The top soil shall be amended on site during installation with compost to achieve a 40 percent by volume top soil mix in the right-of-way planter strip. Imported top soil may be used by the contractor/installer if data 'cut sheets' are available from the supplier certifying compost amendment equaling 40 percent by volume using one of the approved compost sources below. Compost shall only be sourced from:

- Cascade Compost (also known as PREP/LRI) (available through Pierce County Recycling, Composting & Disposal, 10308 Sales Road, Tacoma, Washington 98499, or retail/wholesale landscape material suppliers)
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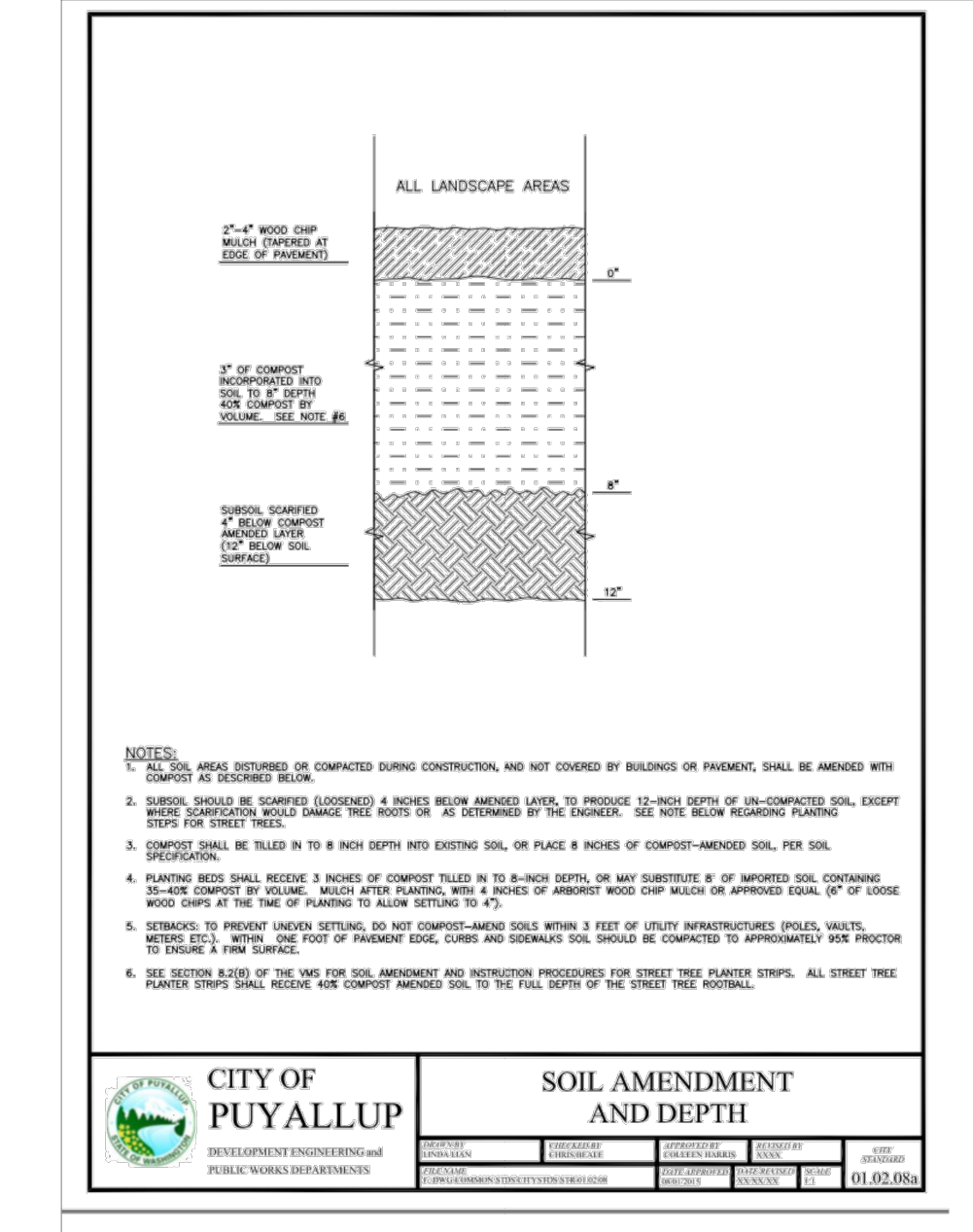
Install and amend top soils -To avoid stratified layers, first place seven inches (7") of approved top soil in the prepared/scarified planting strip area and mechanically till in five inches (5") of approved compost; follow this procedure twice to achieve the total 24" top soil depth.

Finished grade of top soil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.

Install tree stakes and finish mulch -Placement of four inches (4") of wood chip mulch, water basin rings, tree staking and temporary irrigation bags (where required) shall follow city standard #01.02.07.

B.The project landscape architect shall utilize one of the design methods outlined in appendix 20.9 in incorporating this standard. The landscape architect shall estimate total top soil and compost import volumes and specify the top soil and compost source during the final landscape plan review. A top soil delivery ticket(s), invoice(s) or other physical proof that the correct quantity and quality of top soil was delivered shall be provided at the time of final inspection.

**8.3 Mulching**  
In an effort to minimize water use, reduce costs and use of che micals for maintenance, all planting areas shall be mulched with a uniform four (4) inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface. Four inches of mulch in planting areas shall be maintained through the life of the project. Herbicides shall not be used in the mulch ring area for street trees; see city standard #01.02.07 for street tree mulch application and dimensions.



**811**

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Landscape Architecture

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www.naturebydesigninc.com  
253.460.6067

PROJECT:  
**PRO VAC**  
**2511/2515 INTER AVE**  
**PUYALLUP, WA 98372**

### REVISIONS:

REV B: REVISED PER NEW SITE LAYOUT  
REV C: L.S. PERMIT 1 & 2  
REV E: REVISED PER NEW SITE PLAN LAYOUT  
REV F: REVISED PER NEW STRM LAYOUT  
REV G: REVISED PER AGENCY COMMENTS REGARDING VEGETATION PLACEMENT AROUND UTILITIES  
REV H: ADDED LOT 1 BACK INTO PLAN  
I: REVISED PER AGENCY COMMENTS 10/26/2022  
J: REVISED WITH NEW SITE PLAN

### DRAWING ISSUED FOR:

**AGENCY REVIEW**  
DATE: AUGUST 7, 2023



PROJECT NO.: 2057  
FILE NAME: 2057LSJ  
X-REFS:  
DRAWN BY: KLO  
CHECKED BY: KLO  
PLOT SCALE: 1:1  
DRAWING SCALES: NO SCALE

### DRAWING CONTENTS

## LANDSCAPE NOTES & DETAILS

DRAWING NO.:

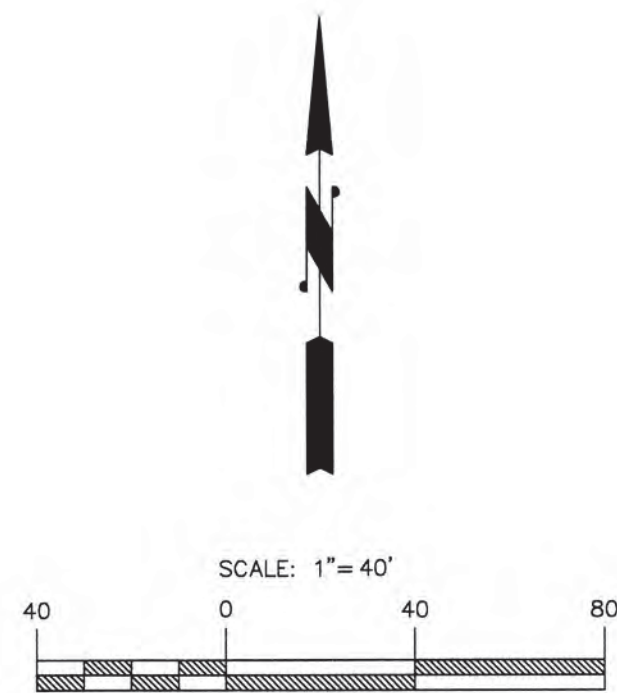
# L2



City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

OLSEN BROTHERS STORAGE  
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.  
PIERCE COUNTY, WASHINGTON  
SURVEY TOPOGRAPHY MAP



LEGEND

- FOUND MON AS NOTED
- REBAR & CAP SET "LS 38985"
- PLAT DIMENSION
- MEASURED DIMENSION
- RECORD DIMENSION
- CALCULATED DIMENSION
- STORM DRAIN MANHOLE
- STORM CATCH BASIN
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- POWER CABINET
- POWER METER
- POWER JUNCTION BOX
- UTILITY POLE
- LIGHT POLE
- TELEPHONE RISER
- GAS METER
- SIGN
- BOLLARD
- GATE POST
- GATE SENSOR
- MAILBOX
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- CHAINLINK FENCE
- CONCRETE HATCHING
- GRAVEL HATCHING

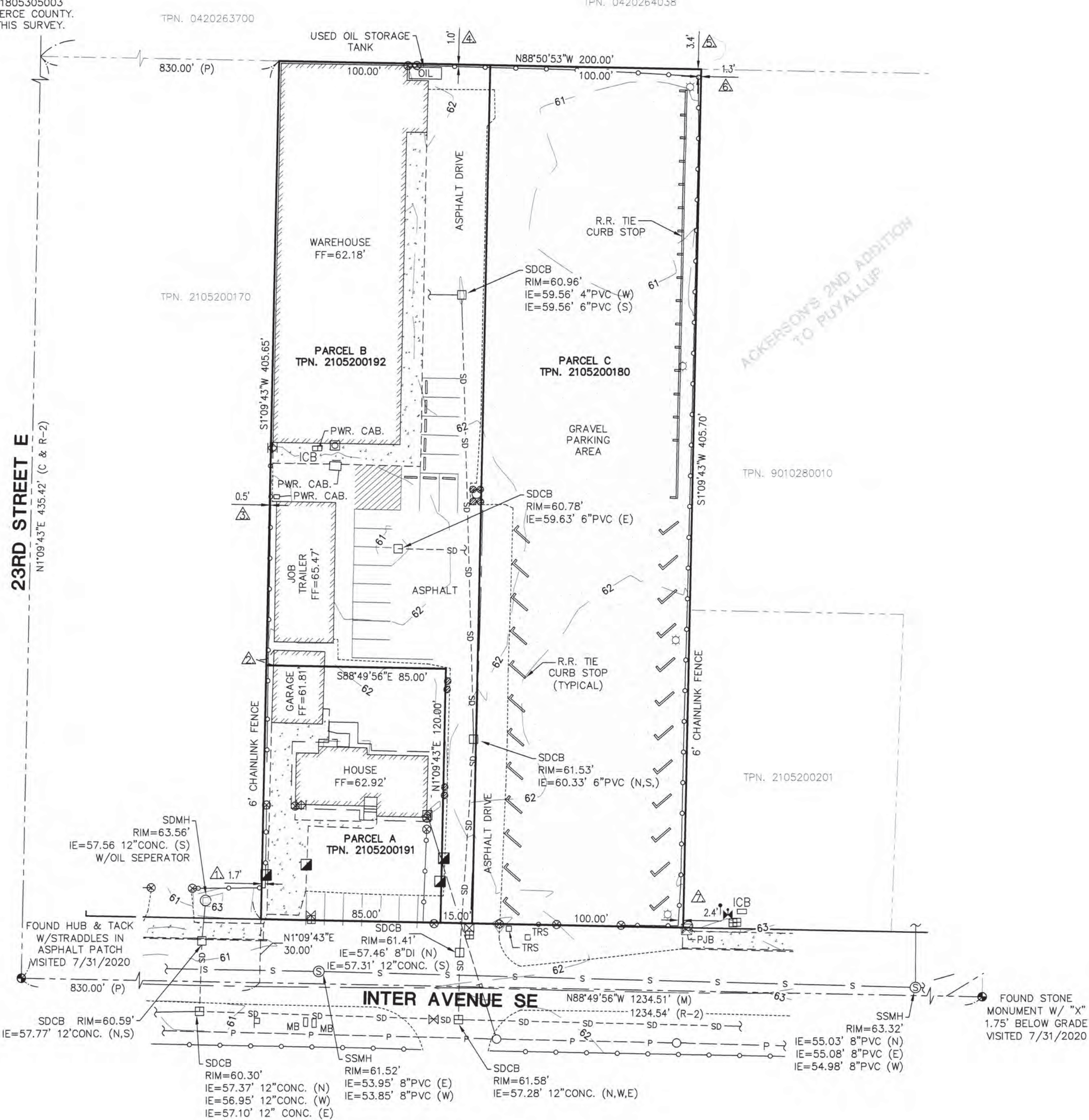


C.E.S. NW INC.  
CIVIL ENGINEERING & SURVEYING  
Bus: (206) 848-4282  
ceservices@cesnwinc.com  
429 29TH STREET, SUITE D  
PUYALLUP, WA 98072

OLSEN BROTHERS STORAGE  
SURVEY TOPOGRAPHY MAP  
MIKE GRIMIT

Project: 2105200180  
Address: 2515 INTER AVE. PUYALLUP, WA. 98372  
Designed: N/A  
Drawn: MJC  
Checked: SDO  
Scale: 1"=40'  
Date: 2/17/2022  
Job No.: 20083  
Sheet No.: SV  
11 of 11 Sheets

CALCULATED POSITION PER  
R.O.S. AFN. 201805305003  
RECORDS OF PIERCE COUNTY.  
NOT VISITED THIS SURVEY.



LEGAL DESCRIPTION

PARCEL A, TPN. 2105200191  
THE WEST 85 FEET OF THE SOUTH 120 FEET OF THE WEST HALF OF TRACT 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.  
PARCEL B, TPN. 2105200192  
THE WEST HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.  
EXCEPT THE SOUTH 120 FEET OF THE WEST 85 FEET THEREOF.  
PARCEL C, TPN. 2105200180  
THE EAST ONE-HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.  
ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEY NOTES

BASIS OF BEARINGS  
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).  
THE MONUMENTED CENTERLINE OF INTER AVENUE SOUTHEAST, BEARS N88°49'56"W.  
METHODS & EQUIPMENT  
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332.130 WAC.  
METHOD: FIELD TRAVERSE AND GPS OBSERVATIONS IN JULY, 2020.  
EQUIPMENT USED: CARLSON GEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRX6+ GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

REFERENCES

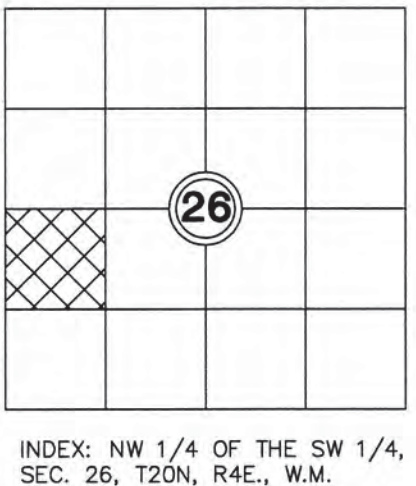
- R-1 PLAT OF ACKERSON'S ADDITION TO PUYALLUP RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY.
- R-2 RECORD OF SURVEY, AFN. 201805305003.
- R-3 CONDOMINIUM SURVEY, AFN. 201704055001.
- R-4 SHORT PLAT, AFN. 8411190212.

ENCROACHMENT NOTES

- CHAINLINK FENCE IS 1.7' EAST OF PROPERTY LINE.
- GARAGE IS 7.2' NORTH OF PROPERTY LINE.
- CHAINLINK FENCE IS 0.5' EAST OF PROPERTY LINE.
- CHAINLINK FENCE IS 1.0' SOUTH OF PROPERTY LINE.
- CHAINLINK FENCE IS 3.4' SOUTH OF PROPERTY LINE.
- CHAINLINK FENCE IS 1.3' WEST OF PROPERTY LINE.
- CHAINLINK FENCE IS 2.4' WEST OF PROPERTY LINE.

LAND SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JULY, 2020.  
Charles E. Podzalski  
PLS CERTIFICATE NO. 50986

- REFERENCES
- R-1 PLAT OF ACKERSON'S ADDITION TO PUYALLUP RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY.
  - R-2 RECORD OF SURVEY, AFN. 201805305003.
  - R-3 CONDOMINIUM SURVEY, AFN. 201704055001.
  - R-4 SHORT PLAT, AFN. 8411190212.





ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
LIGHTING		FIRE ALARM	
	SURFACE OR PENDANT MOUNT LIGHT FIXTURE (CIRCLE INDICATES RECESSED OR CONCEALED JUNCTION BOX)	FACP	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM CONTROL PANEL
	WALL MOUNT LIGHT FIXTURE	FAPS	FIRE ALARM SYSTEM POWER SUPPLY FOR NOTIFICATION DEVICES
	SURFACE OR RECESSED LIGHT FIXTURE	AES	AES WIRELESS TRANSCEIVER
	SURFACE OR PENDANT MOUNT STRIP LIGHT (CIRCLE INDICATES RECESSED OR CONCEALED JUNCTION BOX)	BAT	BATTERY CABINET
	EGRESS FIXTURE WITH EMERGENCY BATTERY PACK. PROVIDE UNSWITCHED HOT LEG.	FS	SPRINKLER SYSTEM FLOW SWITCH
	EXIT LIGHT FIXTURE (PROVIDE DIRECTION ARROWS AS INDICATED) PROVIDE UNSWITCHED HOT LEG.	TS	SPRINKLER SYSTEM TAMPER SWITCH
	WALL MOUNTED EXIT LIGHT FIXTURE (PROVIDE DIRECTION ARROWS AS INDICATED) PROVIDE UNSWITCHED HOT LEG.	M	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM MONITOR MODULE
RECEPTACLES		?	FIRE ALARM SMOKE DETECTOR
	DUPLEX RECEPTACLE (E INDICATES EXISTING TO BE REPLACED)	SWITCHES	
	DUPLEX RECEPTACLE (G INDICATES GROUND FAULT CIRCUIT INTERRUPTER)	\$	SINGLE POLE SWITCH
	DUPLEX RECEPTACLE (C INDICATES ABOVE COUNTER)	\$D	DIMMING SWITCH - SINGLE POLE
	FOURPLEX RECEPTACLE	\$OS	COMBINATION SWITCH / OCCUPANCY SENSOR
EQUIPMENT, WIRING AND RACEWAYS		\$3	THREE WAY SWITCH
	CONDUIT STUB OUT (PROVIDE CONCRETE MARKER ON EXTERIOR)	a\$F\$b	MULTI-GANGED SWITCH (LOWER CASE LETTERS INDICATES SWITCHING)
	DEDICATED CONDUIT HOMERUN TO PANEL & CIRCUIT NUMBERS AS INDICATED ON PLANS	PC	PHOTOCELL CONTROL
	RACEWAY CONCEALED IN WALL OR CEILING	OS	CEILING MOUNTED OCCUPANCY SENSOR (LIGHTING CONTROL) - HB INDICATES HIGH BAY SENSOR
	RACEWAY CONCEALED UNDERGROUND OR UNDER FLOOR SLAB, P = PRIMARY , S = SECONDARY	MISCELLANEOUS	
	MARKS INDICATE NUMBER OF #12 AWG UNLESS NOTED OTHERWISE	1	CONSTRUCTION NOTES
	GROUNDING CONDUCTOR	1	DEMOLITION NOTES
	GROUNDING SYSTEM PER CODE	\$	ALL DEVICES WITH LIGHT LINE WEIGHT INDICATES EXISTING TO BE RETAINED
	JUNCTION BOX - SIZE PER CODE (F INDICATES FIRE ALARM SYSTEM)	\$	ALL DEVICES WITH DASH LINE INDICATES EXISTING TO BE REMOVED
	EXHAUST FAN	A X	DETAIL CALL OUT - A INDICATES DETAIL IDENTIFICATION, X INDICATES SHEET DRAWN ON
	MOTOR CONNECTION	AH1 1	MECHANICAL EQUIPMENT CONNECTION

ELECTRICAL ABBREVIATIONS	
AWG	AMERICAN WIRE GUAGE
C	MOUNT ABOVE COUNTER
C.	CONDUIT
CO	CONDUIT ONLY
CU	COPPER
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
FA	FIRE ALARM
FLA	FULL LOAD AMPERE(S)
G	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
KVA	KILOVOLT-AMPERE(S)
KW	KILOWATT(S)
LED	LIGHT-EMITTING DIODE(S)
LTG	LIGHTING
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
RECPT	RECEPTACLE
SL	SURFACE MOUNTED LED LIGHT FIXTURE
UG	UNDER GROUND
V	VOLT(S)
VA	VOLT-AMPERE(S)
W	WEATHERPROOF
XFMR	TRANSFORMER

E-001

GRMIT ARCHITECTURE  
MICHAEL P. GRMIT, ARCHITECT  
516 WANA WANA PLACE NORTHEAST  
TACOMA, WA. 98422-1732

OLSON BROTHERS PRO-VAC, LLC  
BUILDING REMODEL  
2505, 2511, 2515 INTER AVENUE  
PUYALLUP, WA. 98373

ELECTRICAL LEGEND  
AND LIGHTING  
FIXTURE SCHEDULE

OCTOBER 30, 2020

GENERAL NOTES FOR LIGHTING FIXTURE SCHEDULE						
1. SEE DRAWINGS FOR EMERGENCY LIGHTING FIXTURES.						
2. FOR LIGHTING CONTROLS WHICH INCLUDE DAYLIGHT, OCCUPANCY SENSORS AND TIME CLOCK CONTROLS, THE ELECTRICAL CONTRACTOR SHALL PROVIDE TESTING OF THE CONTROL DEVICES, COMPONENTS, EQUIPMENT AND SYSTEMS TO MAKE SURE THEY ARE CALIBRATED, ADJUSTED AND OPERATE IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS. SEQUENCES OF OPERATION SHALL BE FUNCTIONALLY TESTED IN THE PRESENCE OF THE ENGINEER. A COMPLETE REPORT OF TEST PROCEDURES AND RESULTS SHALL BE PREPARED AND FILED WITH THE OWNER.						
LIGHTING FIXTURE SCHEDULE						
SYMBOL	FIXTURE DESCRIPTION	MANUFACTURER/MODEL #	LAMPS	V	W	MOUNTING & REMARKS
EX1	EXIT SIGN	LITHONIA LHQMLED-RHQ-ELA-T-Q10300-SD	LED	120	3	WALL MOUNT. PROVIDE WITH INTEGRAL BATTERY PACK.
PL1	STREET LIGHT POLE FIXTURE	LEOTEK GCM1-60J-MV-2R-40K-GY-105-XX ARM-12 ARM	LED	120 257	65	30' POLE WITH COBRA HEAD STYLE FIXTURE. SEE STREET LIGHT POLE DETAILS AND ADDITIONAL INFORMATION ON SHEET E-701 AND E-702.
WL1	WEDGE WALL 2' LED LIGHT FIXTURE	AXIS/PRIME PWWLED-500-80-35-S-2-UNV	3500K	120	10	WALL MOUNT CENTERED ABOVE MIRROR LOCATION.

City of Puyallup  
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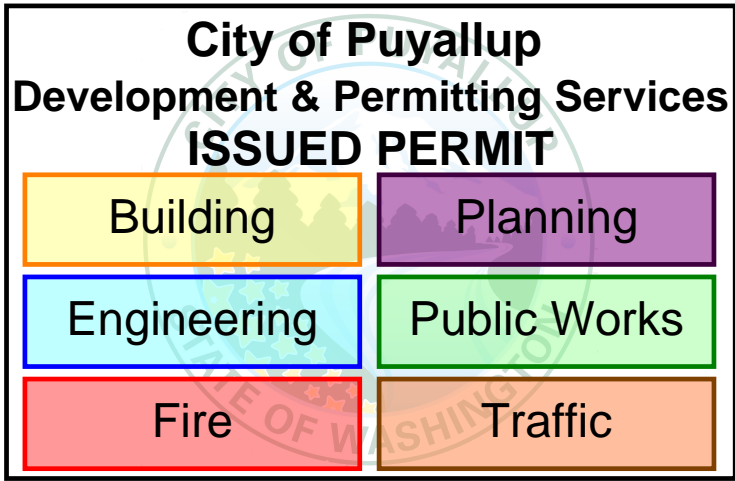
GENERAL DEMOLITION NOTES	
1.	IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE ALL COSTS ASSOCIATED WITH NECESSARY DEMOLITION TO ALLOW THE NEW CONSTRUCTION SHOWN IN CONTRACT DOCUMENTS.
2.	THESE DOCUMENTS DELINEATE THE BASIC SCOPE OF WORK FOR THE REMOVAL OF EXISTING MATERIAL. THE DEMOLITION DRAWINGS AND NOTES ARE PROVIDED WITH THE INTENT TO GENERALLY DESCRIBE AREAS AND LIMITS OF WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CONDITIONS, AND SHALL NOT RELY SOLELY ON REVIEW OF THE BIDDING DOCUMENTS IN DETERMINING THE EXTENT OF DEMOLITION WORK REQUIRED. COORDINATION OF THESE DRAWINGS WITH REQUIREMENTS FOR CONTRACT WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
3.	REMOVE ALL CABLES, CONDUCTORS, SURFACE RACEWAYS AND APPURTENANCES WHICH SERVE EXISTING EQUIPMENT TO BE DEMOLISHED.
4.	CONTRACTOR TO REMOVE AND DELIVER TO OWNER ALL DEVICES THAT ARE IDENTIFIED BY THE OWNER TO BE RETAINED. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ASSURE THAT ALL ITEMS TO BE RETAINED ARE IDENTIFIED PRIOR TO THE START OF DEMOLITION. ALL ITEMS NOT SO IDENTIFIED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE.
5.	ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ALL CUTTING, PATCHING & FINISH WORK.
6.	ANY INTERRUPTED CIRCUIT TO REMAIN SHALL BE MADE CONTINUOUS.

GENERAL CONSTRUCTION NOTES	
1.	ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CONDITIONS, AND SHALL NOT RELY SOLELY ON REVIEW OF THE DOCUMENTS IN DETERMINING THE EXTENT OF WORK REQUIRED. COORDINATION OF THESE DRAWINGS WITH REQUIREMENTS FOR CONTRACT WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
2.	CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND UTILITY FEES.
3.	PROVIDE CONDUIT SUPPORTS AS REQUIRED.
4.	FLEX CONNECTIONS SHALL BE MADE WITH STEEL, LIQUID TIGHT CONDUIT.
5.	PROVIDE A GROUND WIRE FOR ALL CIRCUITS.
6.	SEE EACH SHEET FOR ADDITIONAL GENERAL NOTES THAT ARE SPECIFIC TO AN AREA OR SHEET.
7.	PROVIDE MANUFACTURER APPROVED BACK BOXES IN AREAS WITH CEILINGS THAT ARE OPEN TO STRUCTURE. ALL CABLE/CONDUIT ROUTING SHALL USE THE EXISTING PATHS AS THE MAIN ROUTING PATH AS MUCH AS POSSIBLE BEFORE CROSSING INTO OTHER AREAS TO GET TO DEVICE LOCATIONS. LINE OF SIGHT ROUTING OF THE CABLE/CONDUITS WILL NOT BE ACCEPTABLE.
8.	ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO STRUCTURE.
9.	PROVIDE SURFACE-MOUNTED DEVICES AND THEIR ASSOCIATED SURFACE-MOUNT BACK BOXES AND SURFACE-MOUNTED METAL RACEWAY (WIREMOLD OR EQUAL) IN AREAS WITH CEILINGS THAT ARE OPEN TO STRUCTURE ON THE INTERIOR AND CONDUIT ON THE EXTERIOR. PAINT EACH BACKBOX , RACEWAY, AND CONDUIT TO MATCH THE ADJACENT SURFACE.
10.	WHERE OPEN CABLING IS PERMITTED BY CODE, EACH LOW VOLTAGE SYSTEM SHALL HAVE THEIR CABLES SUSPENDED SEPARATE FROM OTHER LOW VOLTAGE SYSTEMS (I.E. FIRE ALARM CABLES IN ONE J-HOOK, INTRUSION ALARM IN ANOTHER J-HOOK, AND SO ON). CATEGORY RATED TELECOMMUNICATIONS CABLING FOR DATA, VOICE, IP INTERCOM/CLOCK SPEAKER, CCTV AND ACCESS CONTROL MAY SHARE THE SAME J-HOOK AND PATHWAYS. IF EXISTING J-HOOK/CABLE TRAY IS ALREADY FULL, THEN NEW J-HOOK/CABLE TRAY SYSTEM SHALL BE PROVIDED FOR WIRING THIS PROJECT.
11.	ALL TYPICAL DEVICES SHALL BE MOUNTED AT CONSISTENT LOCATIONS AND HEIGHTS THROUGHOUT THIS PROJECT, UNLESS NOTED OTHERWISE.
12.	FIRE ALARM DEVICES ARE SHOWN FOR GENERAL COMPLIANCE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO DESIGN AND PROVIDE A COMPLETE SYSTEM THAT IS IN COMPLIANCE WITH CITY OF PUYALLUP REQUIREMENTS.

DIVISION 26 - ELECTRICAL SPECIFICATIONS	
<u>SECTION 26 00 00 - ELECTRICAL GENERAL CONDITIONS</u> <ul style="list-style-type: none"><li>THE ELECTRICAL CONTRACTOR SHALL CONFORM TO THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, AND RELATED WORK IN OTHER DIVISIONS FOR ALL WORK IN DIVISION 26, 27 AND 28.</li><li>THE WORK SHALL COMPLY WITH THE LATEST EDITION OF THE APPLICABLE STANDARDS AND CODES OF THE FOLLOWING: ASTM, NBFU, NEC, WAC, NESC, NEMA, NFPA, U.L., IPCEA, CBM, ETL.</li><li>THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED BY LAWS, ORDINANCES AND RULES GOVERNING WORK.</li><li>THE CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT DRAWINGS.</li><li>THE CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY OF WORKMANSHIP FOR A 12 MONTH PERIOD.</li><li>THE CONTRACTOR SHALL PROVIDE CLOSEOUT DOCUMENTS AS REQUIRED BY THE WASHINGTON STATE ENERGY CODE</li><li>SHOP DRAWINGS AND OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED IN ACCORDANCE WITH DIVISION 1 SPECIFICATIONS.</li></ul>	
<u>SECTION 26 05 19 - WIRES AND CABLES</u> <ul style="list-style-type: none"><li>ALL WIRING SHALL BE COPPER THW OR THHN.</li><li>MC CABLE MAY BE USED FOR BRANCH CIRCUITS UP TO 30 AMPS.</li><li>CONDUCTORS SHALL BE TESTED WITH A "MEGGER" TYPE TESTER. FEEDERS SHALL BE CHECKED TO ENSURE PHASE ROTATIONS FOR MOTORS AND EQUIPMENT.</li></ul>	
<u>SECTION 26 05 26 - GROUNDING</u> <ul style="list-style-type: none"><li>A GROUNDING SYSTEM SHALL BE PROVIDED FOR NEUTRAL GROUND AND EQUIPMENT GROUND AS REQUIRED BY CODE.</li><li>PROVIDE GROUND WIRE IN ALL CONDUITS.</li><li>METAL INTERNAL PIPING SHALL BE GROUNDED.</li></ul>	
<u>SECTION 26 05 32 - OUTLETS AND PULL BOXES</u> <ul style="list-style-type: none"><li>OUTLET AND PULL BOXES SHALL BE PRESSED STEEL, ZINC COATED, 4" SIZE MINIMUM.</li><li>ALL WORK IN THIS SECTION SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.</li><li>DEVICE MOUNTING HEIGHTS SHALL BE AS FOLLOWS: SWITCHES - 4 FEET; RECEPTACLES - 18 INCHES; OTHER DEVICES AS NOTED ON PLANS OR IN OTHER SECTIONS OF THE SPECIFICATIONS.</li></ul>	

<u>SECTION 26 05 33 - RACEWAY</u> <ul style="list-style-type: none"><li>ALL RACEWAYS SHALL BE GRS, IMC, OR EMT UNLESS NOTED OTHERWISE.</li><li>PVC CONDUIT MAY BE USED FOR UNDERGROUND RACEWAYS.</li><li>FLEXIBLE CONDUITS SHALL BE PERMITTED IN 6 FOOT LENGTHS TO MOTORS AND LAY-IN LIGHT FIXTURES. UTILIZE LIQUID TIGHT FLEXIBLE METAL CONDUIT IN UP TO 6 FOOT LENGTHS FOR EXTERIOR MOTOR CONNECTIONS.</li></ul>	
<u>SECTION 26 27 26 - SWITCHES AND RECEPTACLES</u> <ul style="list-style-type: none"><li>SWITCHES SHALL BE SPECIFICATION GRADE, QUIET TYPE, WHITE COLOR WITH IMPACT RESISTANT WHITE NYLON PLATES.</li><li>STANDARD AND GFCI RECEPTACLES SHALL BE HEAVY DUTY TYPE NEMA 5-20R CONFIGURATION, WHITE COLOR WITH IMPACT RESISTANT WHITE NYLON PLATES.</li></ul>	

<u>SECTION 26 50 00 - LIGHTING</u> <ul style="list-style-type: none"><li>LUMINAIRE TYPE SHALL BE LED WITH A MINIMUM L70 RATING OF 50,000 HOURS.</li><li>MINIMUM CRI SHALL BE 80.</li><li>DRIVERS SHALL BE RATED FOR 50,000 HOURS AND SELECTED TO MATCH CONTROLS AND BE DIMMING OR STATIC AS REQUIRED.</li><li>OCCUPANCY/VACANCY SENSORS SHALL BE DUAL TECHNOLOGY CEILING MOUNTED TYPE.</li></ul>	
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FIRE ALARM SYSTEM GENERAL NOTES	
1.	PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, DESIGN AND PROGRAMMING FOR THE <i>INSTALLATION OF A COMPLETE, ADDRESSABLE LOW VOLTAGE 24 VOLT D.C., FULLY OPERATIONAL FIRE ALARM SYSTEM</i> . ALL EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE NEW, CURRENTLY MANUFACTURED, AND SHALL BE DELIVERED TO THE PROJECT SITE WITH THE ORIGINAL FACTORY SEAL INTACT. MATERIALS AND WORKMANSHIP SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (N.F.P.A. #70), NATIONAL FIRE ALARM AND SIGNALING CODE (N.F.P.A. #72), THE LAWS AND REGULATIONS OF WASHINGTON STATE, THE CITY OF PUYALLUP MUNICIPAL CODE.
1.1.	THIS BUILDING IS WITHIN THE CITY OF PUYALLUP CITY LIMITS. PER THE CITY OF PUYALLUP MUNICIPAL CODE THE FIRE ALARM SYSTEM SHALL BE TOTAL COVERAGE SMOKE DETECTION IN ALL SPACES PER NFPA #72.
1.2.	THE NICET DESIGNER SHALL BE RESPONSIBLE FOR DESIGN, LAYOUT, AND COORDINATION OF SMOKE DETECTION COVERAGE IN ALL CONCEALED SPACES PER NFPA #72
1.3.	THE CITY OF PUYALLUP REQUIRES THAT THE FIRE ALARM SYSTEM CONTRACTOR SHOW SECTION VIEWS OF ALL INTERSTITIAL SPACES, ABOVE CEILING GRID, ABOVE CEILING HARD LIDS, BEAM POCKETS ABOVE AND BELOW CEILINGS, CLOUDS, AND ROOF SLOPE FOR ATTIC DETECTION.
1.4.	TOTAL COVERAGE IS DEFINED IN SECTION 17.5.3.1 OF NFPA #72
1.4.1.	17.5.3.1 TOTAL (COMPLETE) COVERAGE. WHERE REQUIRED BY LAWS, CODES, OR STANDARDS, AND UNLESS OTHERWISE MODIFIED BY 17.5.3.1.1 THROUGH 17.5.3.1.5, TOTAL COVERAGE SHALL INCLUDE ALL ROOMS, HALLS, STORAGE AREAS, BASEMENTS, ATTICS, LOFTS, SPACES ABOVE SUSPENDED CEILINGS, AND OTHER SUBDIVISIONS AND ACCESSIBLE SPACES, AS WELL AS THE INSIDE OF ALL CLOSETS, ELEVATOR SHAFTS, ENCLOSED STAIRWAYS, DUMBWAITER SHAFTS, AND CHUTES.
1.5.	CITY OF PUYALLUP MUNICIPAL CODE 17.16.070 INSTALLATION REQUIREMENTS.
1.5.1.	THE FIRE ALARM SYSTEM SHALL BE DESIGNED TO "TOTAL COVERAGE" PER NFPA 72 UNLESS A LESSER COVERAGE IS APPROVED BY THE FIRE CODE OFFICIAL. (ORD. 2801 § 6, 2004).
1.6.	SHOP DRAWINGS
1.6.1.	PREPARE DETAILED WORKING DRAWINGS FOR THE SYSTEM LAYOUT IN ACCORDANCE WITH N.F.P.A. #72 AND THE FOLLOWING:
1.6.1.1.	SHOP DRAWING REQUIREMENTS: THE INSTALLING VENDOR'S/CONTRACTOR'S COMPLETE AND FULL-SIZE SET OF SHOP DRAWINGS SHALL BE ISSUED IN THE FOLLOWING FORMAT:
a.	THEY SHALL BE CLEAR AND LEGIBLE.
b.	THE SAME SHEET SIZE AS THE CONTRACT DRAWINGS (I.E. 30" X 42").
c.	A MINIMUM OF 1/8" TEXT HEIGHT SHALL BE USED FOR ALL TEXT, SYMBOL TEXT, AND SUBSCRIPT TEXT.
d.	SCALE OF DRAWINGS
i.	ANY SITE PLAN DRAWINGS SHALL BE THE SAME SCALE AS ISSUED IN THE CONTRACT DOCUMENTS.
ii.	FLOOR PLAN DRAWINGS SHALL BE 1/8"=1'-0", UNLESS DIRECTED TO DO OTHERWISE.
e.	THE ELECTRICAL LEGEND, WIRE LEGEND, LOAD AND BATTERY CALCULATIONS, RISER DIAGRAM, SEQUENCE OF OPERATION INFO, WIRING DETAILS, AND MOUNTING DETAILS SHALL PRECEDE THE SITE PLANS AND FLOOR PLANS.
f.	ALL SHEETS, INCLUDING THE COVER, SHALL INCLUDE A TITLE BLOCK ALONG THE EDGE OF EACH OF THE DRAWINGS THAT, WHEN THE DRAWINGS ARE ROLLED UP, THE FOLLOWING INFORMATION SHALL BE VISIBLE:
g.	THE SYSTEM-SPECIFIC SHEET NUMBER
h.	PROJECT NAME, SPECIFICATION SECTION NUMBER AND SECTION TITLE NAME
i.	FLOOR NAME, AREA, AND/OR SECTION OF THE BUILDING (USE THE NAME OF THE AREA AND/OR FLOOR DESCRIPTION THAT IS ON THE CONTRACT DRAWINGS.)
j.	ARCHITECTURAL INFORMATION ON THE CONTRACT DRAWINGS SHALL BE INCLUDED ON THE INSTALLING VENDOR'S/CONTRACTOR'S SHOP DRAWINGS, INCLUDING, BUT NOT LIMITED TO: MATCH LINES, GRID LINES, GRID BUBBLES, KEY PLAN, AND ENLARGED FLOOR PLANS.
2.	COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL WALL MOUNTED DEVICES WITH ARCHITECTURAL ELEVATIONS.
3.	CORE DRILLED HOLES SHALL NOT PENETRATE THROUGH ANY STRUCTURAL BEAMS, REBAR CONCRETE SLABS, AND / OR WALLS THAT MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.
4.	WHEN PENETRATING FIRE RATED WALLS, FLOORS, OR CEILINGS, THE CONTRACTOR SHALL UTILIZE APPROVED FIRE RATED PENETRATION METHODS. THE FIRE RATING OF THE WALLS, FLOORS, OR CEILINGS SHALL BE MAINTAINED AFTER THE CONDUIT HAS BEEN INSTALLED.
5.	PRIOR TO ROUGH-IN, COORDINATE EXACT LOCATIONS OF FIRE ALARM APPLIANCES AND DEVICES WITH THE GENERAL ELECTRICAL, MECHANICAL, AND FIRE PROTECTION CONTRACTORS.
6.	THE GENERAL CONTRACTOR AND FIRE ALARM SYSTEM CONTRACTOR SHALL COORDINATE ALL CUTTING, PATCHING AND FINISH WORK.
7.	ALL MANUAL PULL STATIONS SHALL BE DUAL ACTION, KEY OPERABLE. THE USE OF BREAK GLASS FRONT STATIONS ARE NOT ALLOWED.
8.	EACH NEW WATER FLOW SWITCH, PRESSURE SWITCH, OR TAMPER SWITCH SHALL HAVE A SEPARATE AND UNIQUE ADDRESS.
9.	ALL DEVICES AND DETECTOR BASES SHALL BE PERMANENTLY AND CLEARLY LABELED WITH THE DEVICE ZONE AND DEVICE NUMBER IN CIRCUIT IN A READILY VISIBLE LOCATION DIRECTLY ON THE DEVICE.

FIRE ALARM SYSTEM CABLING AND CONDUIT REQUIREMENTS	
1.	ALL INITIATING AND NOTIFICATION CIRCUITS SHALL BE "CLASS B" WIRING.
2.	ALL "CLASS B" WIRING CIRCUITS SHALL BE PROVIDED WITH AN "END-OF-LINE" RESISTOR INSTALLED AT THE END OF EACH CIRCUIT.
3.	THE USE OF T-TAPPING IS NOT ALLOWED ON I.D.C. (INITIATING DEVICE CIRCUIT) CIRCUITS. T-TAPPING IS NOT ALLOWED ON ANY CIRCUIT REQUIRING AN END OF LINE RESISTOR.
4.	ALL WIRE TERMINATIONS SHALL BE BY USE OF WIRE NUTS OR SCREW TYPE TERMINATION BLOCKS.
5.	THE USE OF CRIMPED CONNECTORS, TWISTING OF WIRES, ETC. SHALL NOT BE ALLOWED IN J-BOXES, TERMINAL CABINETS, OR ENCLOSURES.
6.	ALL WIRES OUTSIDE OF J-BOXES, TERMINAL CABINETS, OR ENCLOSURES SHALL BE FREE OF SPLICES.
7.	CONDUITS SHALL BE CONCEALED IN CEILING SPACES, WALLS, AND OTHER AREAS WHEREVER POSSIBLE.
8.	ALL CONDUIT SHALL BE INSTALLED IN A PARALLEL OR PERPENDICULAR FASHION THAT IS TIGHT TO STRUCTURE. THE CONTRACTOR SHALL COORDINATE ALL CONDUIT ROUTING WITH OTHER TRADES.
9.	FIRE ALARM CABLING INSTALLED ABOVE ACCESSIBLE CEILINGS SHALL BE ALLOWED TO BE INSTALLED AS OPEN CABLING. PROVIDE "D" RING HANGER FOR ALL OPEN CABLING AT A MAXIMUM SPACING OF 5'-0" ON CENTER.
10.	CABLING THAT IS INSTALLED IN WALLS, CABLING THAT IS INSTALLED BELOW 8'-0" IN ELEVATION THAT IS SUBJECT TO DAMAGE, AND CABLING THAT IS INSTALLED ABOVE INACCESSIBLE CEILINGS SHALL BE INSTALLED IN CONDUIT.
11.	CONDUITS PASSING THROUGH BUILDING EXPANSION JOINTS OR BUILDING SEISMIC JOINTS SHALL HAVE JUNCTION BOXES AT EACH SIDE OF THE EXPANSION / SEISMIC JOINT. PROVIDE SECTION OF FLEXIBLE CONDUIT BETWEEN JUNCTION BOXES AND GROUNDING BUSHINGS WITH #12 GROUNDING CABLE TO MAINTAIN CONTINUITY BETWEEN ALL (2) JUNCTION BOXES. PROVIDE FLEX CONDUIT AND GROUNDING CABLE OF SUFFICIENT LENGTH TO ACCOMMODATE THE CALCULATED BUILDING MOVEMENT PLUS 6" OF ADDITIONAL MOVEMENT. PROVIDE QUANTITIES AS REQUIRED.
12.	ALL EXPOSED SURFACE MOUNTED RACEWAYS IN FINISHED SPACES BELOW 8'-0" IN ELEVATION SHALL BE A MINIMUM OF SERIES 700 METAL WIREMOLD OR EQUAL. THE INSTALLATION OF EXPOSED ELECTRICAL METALLIC TUBING (EMT) IN FINISHED SPACES BELOW 8'-0" IN ELEVATION WILL NOT BE ALLOWED.
13.	CONDUITS SHALL NOT EXCEED FILL RATING OF 40% AS DEFINED BY THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (N.F.P.A. #70). PROVIDE SIZES AND QUANTITIES AS REQUIRED.
14.	WHERE EXPOSED TO VIEW IN FINISHED SPACES, PAINT ALL NEW CONDUITS, MOUNTING HARDWARE, AND RACEWAYS TO MATCH THE ADJACENT SURFACES.
15.	ALL NEW FIRE ALARM SYSTEM JUNCTION BOXES SHALL BE PAINTED RED AND ANNOTATED "FIRE ALARM POWER LIMITED" ON THE COVER IN BLACK BOLD PRINT HAVING MINIMUM CHARACTER FONT SIZE ¼" TALL X ¼" WIDE.

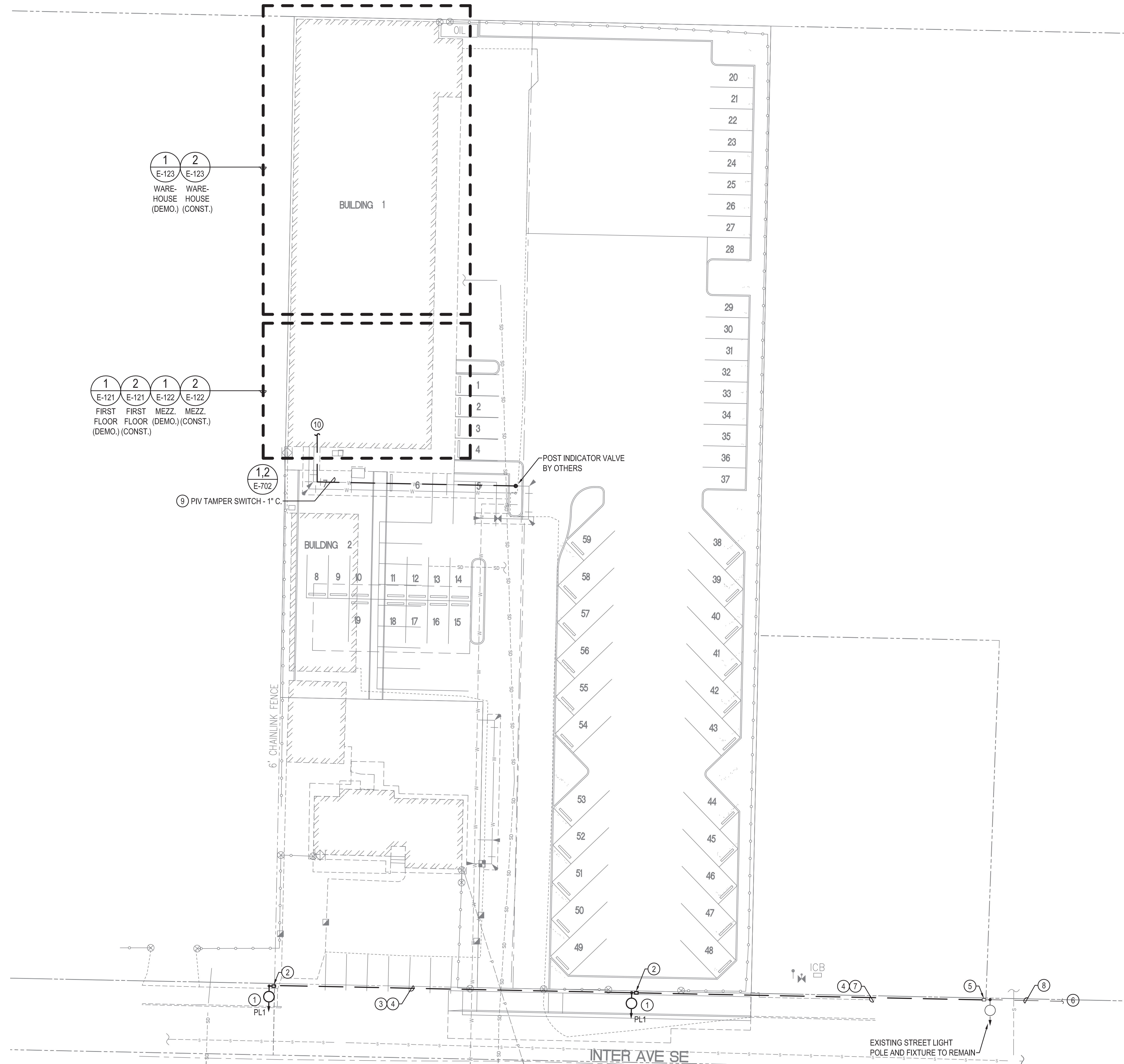
FIRE ALARM SYSTEM AUDIBILITY REQUIREMENTS	
1.	THE FIRE ALARM SYSTEM CONTRACTOR SHALL PERFORM AUDIBILITY TESTING IN EACH SPACE OF THE BUILDING PRIOR TO ACCEPTANCE TESTING. DOCUMENTATION OF DECIBEL (dB) VALUES RECORDED IN ALL SPACES SHALL BE PROVIDED TO THE ARCHITECT / ENGINEER PRIOR TO ACCEPTANCE TESTING.
A.	DECIBEL READINGS SHALL BE TAKEN AT A POINT 10'-0" FROM THE APPLIANCE AT AN ELEVATION OF 5'-0" ABOVE FINISHED FLOOR.
B.	THE SOUND LEVEL SHALL BE A MINIMUM OF 15 DECIBELS (dBs) ABOVE THE AVERAGE AMBIENT SOUND LEVEL.
C.	THE SOUND LEVEL SHALL BE A MAXIMUM OF 30 DECIBELS (dBs) ABOVE THE AVERAGE AMBIENT SOUND LEVEL.
D.	THE SOUND LEVEL SHALL BE A MINIMUM OF 5 DECIBELS (dBs) ABOVE THE MAXIMUM SOUND LEVEL HAVING A MINIMUM DURATION OF 60 SECONDS.
E.	IN SPACES THAT DO NOT MEET THE MINIMUM AUDIBLE (dB) VALUES, THE FIRE ALARM SYSTEM CONTRACTOR SHALL PROVIDE ADDITIONAL AUDIBLE NOTIFICATION APPLIANCES UNTIL THE MINIMUM DECIBEL (dB) VALUES ARE OBTAINED.

FIRE ALARM SYSTEM EQUIPMENT REQUIREMENTS	
1.	THE FIRE ALARM SYSTEM SHALL BE FULLY FUNCTIONAL WITHOUT THE USE OF PRIMARY POWER. THE FIRE ALARM SYSTEM SHALL BE PROVIDED WITH A MINIMUM OF 24 HOURS OF STANDBY OPERATION FOLLOWED BY AN ADDITIONAL <u>5 MINUTES</u> OF ALARM OPERATION.
2.	ALL BATTERIES SHALL PROVIDE AT LEAST 25% SPARE CAPACITY.
3.	PROVIDE POWER SUPPLIES AS REQUIRED FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM. THE FIRE ALARM SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE ELECTRICAL CONTRACTOR FOR ALL POWER CONNECTIONS THE FIRE ALARM SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL COSTS ASSOCIATED WITH ALL NON-COORDINATED POWER CONNECTIONS.
4.	PROVIDE 25% SPARE CAPACITY FOR NOTIFICATION POWER SUPPLIES.
5.	PROVIDE MULTIPLE INITIATING DEVICE CIRCUITS SO THAT FAILURE OF ONE CIRCUIT DOES NOT CAUSE THE FACILITY TO LOSE OVER 50% OF ITS DETECTION CAPABILITY PER FLOOR.
6.	EACH CIRCUIT SHALL HAVE A MAXIMUM OF 20 DEVICES PER ZONE.
7.	PROVIDE BATTERY CALCULATIONS FOR ALL FIRE ALARM SYSTEMS.



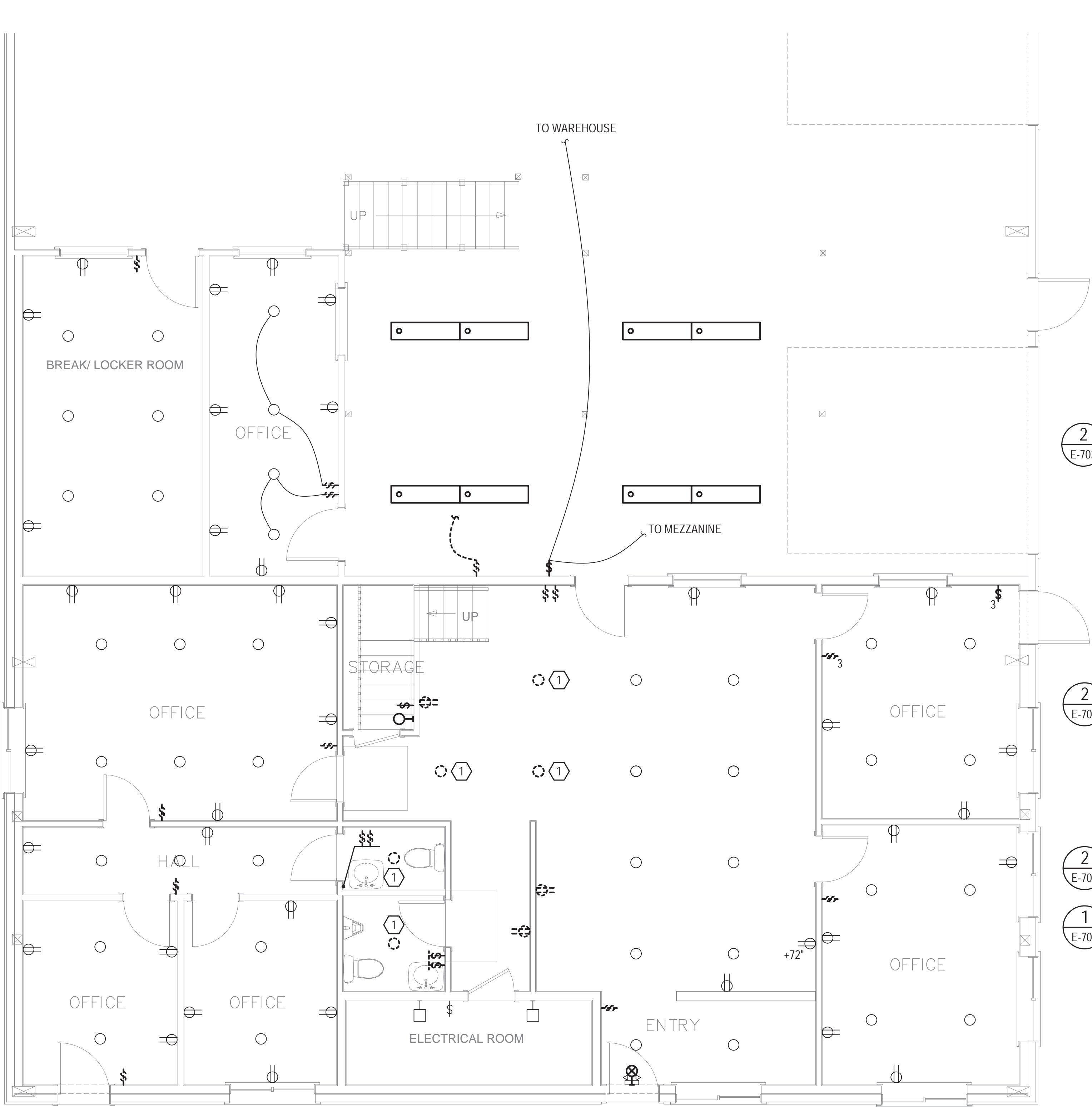
1. SEE GENERAL NOTES ON SHEET E-002 AND STREET LIGHT POLE DETAILS ON SHEET E-701 AND E-702 FOR ADDITIONAL INFORMATION.
2. FOR STANDARDIZATION, STREET LIGHTING DESIGN AND INSTALLATION SHALL BE BASED ON CITY OF PUYALLUP STREET LIGHTING STANDARDS.
3. STREET LIGHTING FIXTURES AND JUNCTION BOX LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO STARTING WORK.
4. ALL SITE WORK SHALL BE COORDINATED WITH PUGET SOUND ENERGY (PSE) PRIOR TO ROUGH-IN ANY WORK.
5. COORDINATE ALL TRENCHING WITH CIVIL CONTRACTOR, PSE, TELECOMMUNICATIONS, CATV, GAS LINES, AND ALL OTHER UTILITIES.
6. ALL STREET LIGHTING CONDUIT SHALL BE SCHEDULE 80 PVC.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE ANY NECESSARY EQUIPMENT AND DEVICES FOR A COMPLETE AND OPERATIONAL LIGHTING SYSTEM.

- ① ELECTRICAL CONTRACTOR SHALL MAINTAIN 150FT SPACING REQUIREMENT BETWEEN STREET LIGHTING POLES PER CITY OF PUYALLUP STANDARDS. FIELD VERIFY AND COORDINATE LIGHT POLE LOCATION WITH PSE AND CITY OF PUYALLUP PRIOR TO ROUGH-IN.
- ② PROVIDE TYPE 1 JUNCTION BOX WITH SLIP RESISTANT COATING AND 6" X 6" CONCRETE COLLAR PER CITY OF PUYALLUP STANDARDS.
- ③ PROVIDE (1) 2" PVC SCHEDULE 80 CONDUIT - (2) #8 CU. & (1) #10 CU. GND. AND (1) 2" PVC SCHEDULE 80 CONDUIT - SPARE WITH PULLSTRING.
- ④ PROVIDE SAW CUTTING, AS NECESSARY, AND REPAIR TRENCH AND EXISTING ROADWAY AS REQUIRED BY THE CITY OF PUYALLUP.
- ⑤ INTERCEPT STREET LIGHTING CIRCUIT AT EXISTING HANDHOLE AND EXTEND APPROXIMATELY 150FT TO NEW STREET LIGHT.
- ⑥ EXISTING CONNECTION TO TESCO SERVICE CABINET LOCATED APPROXIMATELY 600FT EAST OF SITE AT 2526 INTER AVENUE.
- ⑦ PROVIDE (2) 2" PVC SCHEDULE 80 CONDUIT - (2) #8 CU. & (1) #10 CU. GND. AND (1) 2" PVC SCHEDULE 80 CONDUIT - SPARE WITH PULLSTRING.
- ⑧ EXISTING TO REMAIN (1) 2" PVC SCHEDULE 80 CONDUIT - (2) #8 CU. & (1) #10 CU. GND. AND (1) 2" PVC SCHEDULE 80 CONDUIT - SPARE WITH PULLSTRING.
- ⑨ PROVIDE 1" CONDUIT WITH NYLON PULL STRING FOR CONNECTION OF TAMPER SWITCH AT POST INDICATOR VALVE TO FIRE ALARM CONTROL PANEL. COORDINATE INSTALLATION WITH NEW WATER LINES. PROVIDE CUTTING AND PATCHING AS REQUIRED.
- ⑩ SEE E-121 FOR CONTINUATION.

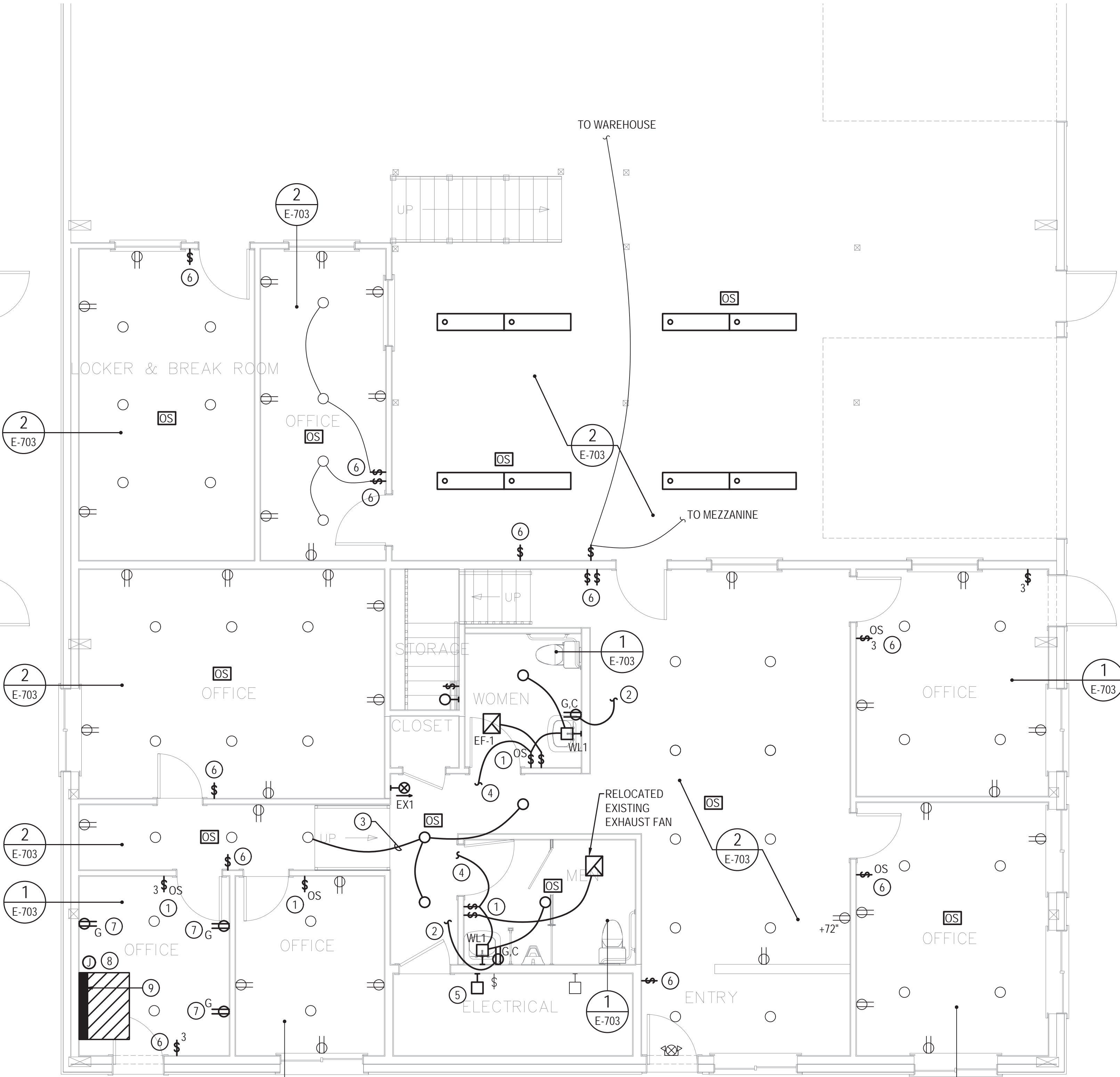
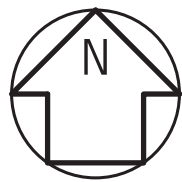


1 ELECTRICAL SITE PLAN  
SCALE: 1" = 20'-0"

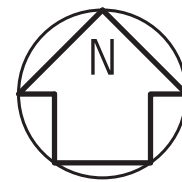




1  
FIRST FLOOR LIGHTING  
AND POWER DEMOLITION PLANS  
SCALE: 1/4" = 1'-0"



2  
FIRST FLOOR LIGHTING AND  
POWER CONSTRUCTION PLANS  
SCALE: 1/4" = 1'-0"



**City of Puyallup**  
Development & Permitting Services  
**ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic

DEMOLITION NOTES

- 1 SALVAGE AND PROTECT EXISTING LIGHT FIXTURE FOR RELOCATION ON FIRST FLOOR CONSTRUCTION PLANS ON THIS SHEET.

GENERAL NOTES

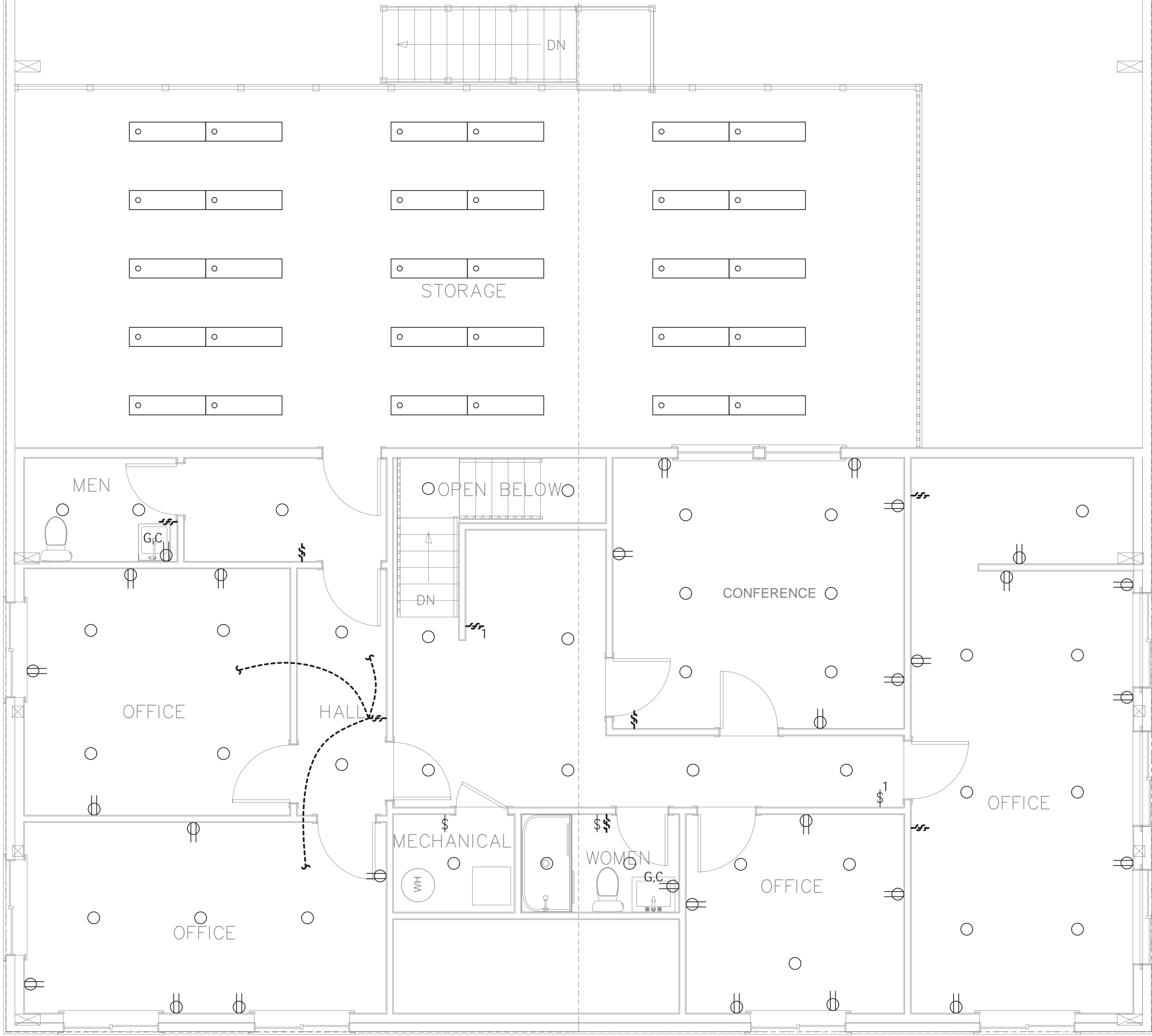
1. SEE GENERAL NOTES ON SHEET E-002 FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.  
2. REFER TO E-002 FOR FIRE ALARM SYSTEM DESIGN NOTES.

CONSTRUCTION NOTES

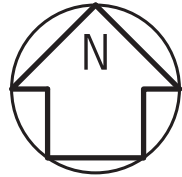
- 1 PROVIDE NEW SWITCH LOCATION AND RECONFIGURE WIRING, AS NECESSARY, TO TIE NEW WIRELESS SWITCH INTO NEW OCCUPANCY SENSOR FOR LOCAL CONTROL OF OFFICE LIGHTING.  
2 INTERCEPT, SPlice, AND EXTEND CONDUIT AND WIRE FROM NEAREST UNSWITCHED RECEPTACLE CIRCUIT.  
3 PROVIDE CONNECTIONS TO EXISTING LIGHTING CIRCUIT.  
4 EXTEND NEAREST UNSWITCHED HOT LEG TO NEW SWITCH LOCATION.  
5 RELOCATE EXISTING LIGHT FIXTURE IF NECESSARY TO AVOID CONFLICT WITH NEW DOOR.  
6 NEW SWITCH IN EXISTING LOCATION.  
7 PROVIDE NEW GFCI RECEPTACLE IN EXISTING LOCATION.  
8 PROVIDE 1P/20A CIRCUIT FOR 120V POWER TO FIRE ALARM CONTROL PANEL. PROVIDE NEW BREAKER, AS NECESSARY, MATCHING PANEL AIC RATING.  
9 RESERVE 48" WIDE SPACE, FLOOR TO CEILING, WITH 36" OF CLEARANCE FOR FIRE ALARM PANEL.





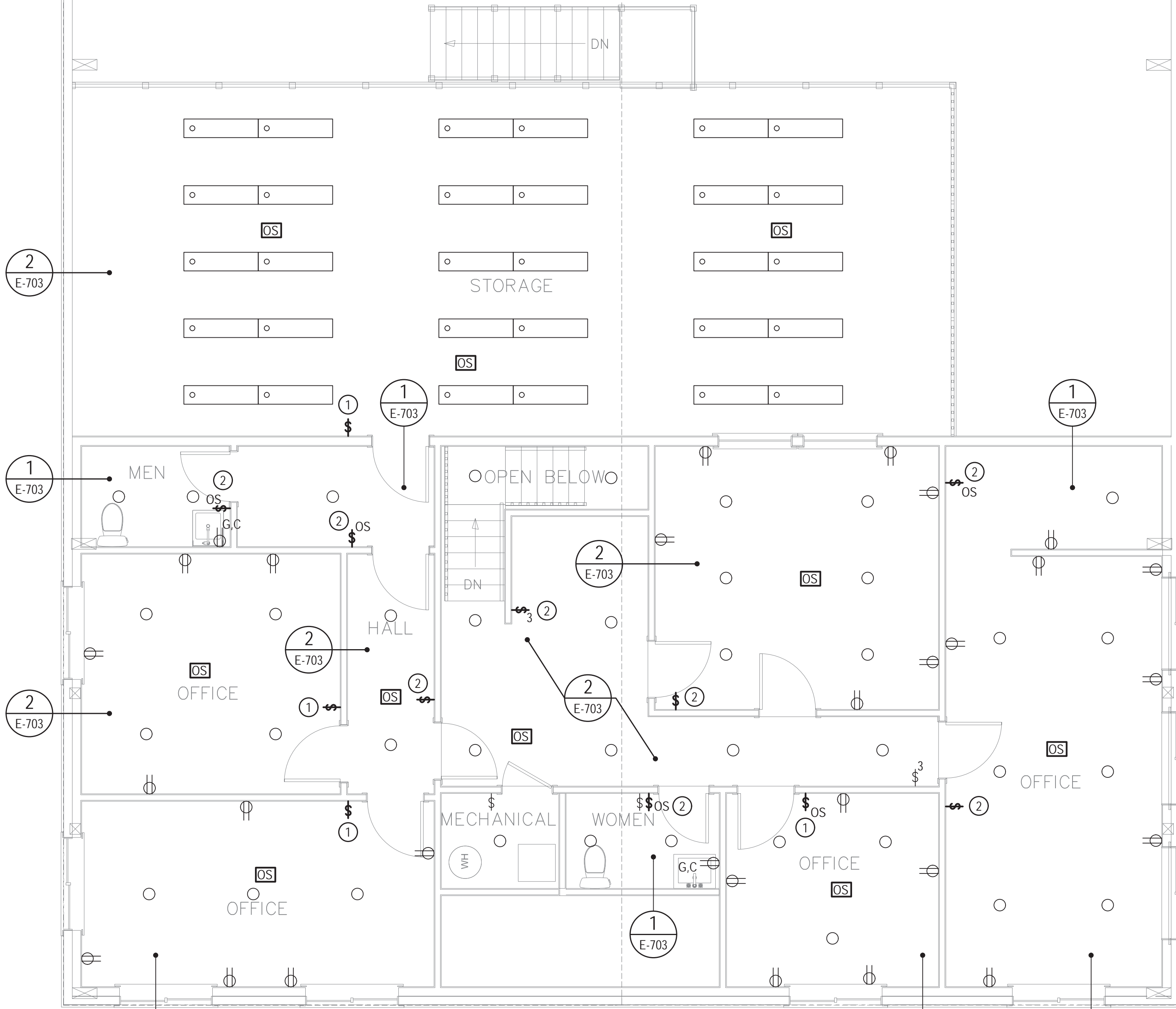


1  
MEZZANINE LIGHTING  
AND POWER DEMOLITION PLANS  
SCALE: 1/4" = 1'-0"

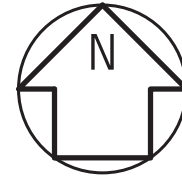


GENERAL NOTES

1. SEE GENERAL NOTES ON SHEET E-002.

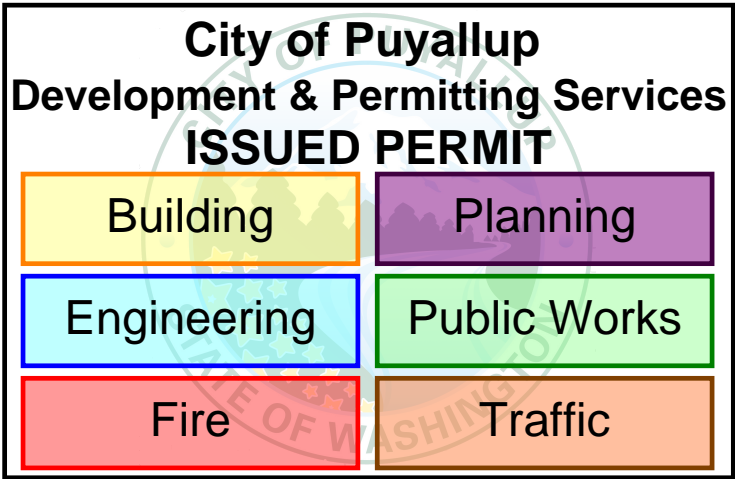


2  
MEZZANINE LIGHTING AND  
POWER CONSTRUCTION PLANS  
SCALE: 1/4" = 1'-0"

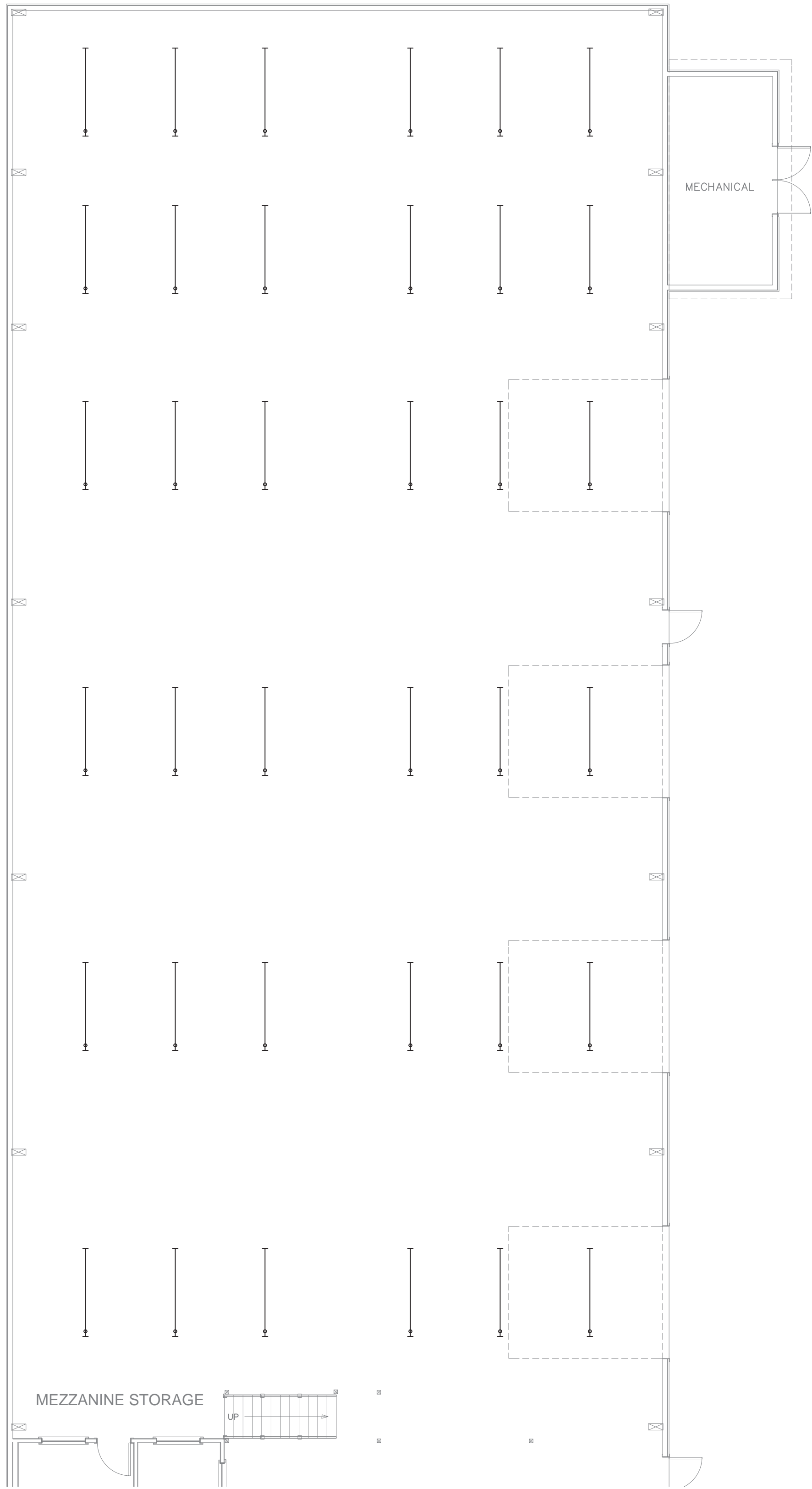


CONSTRUCTION NOTES

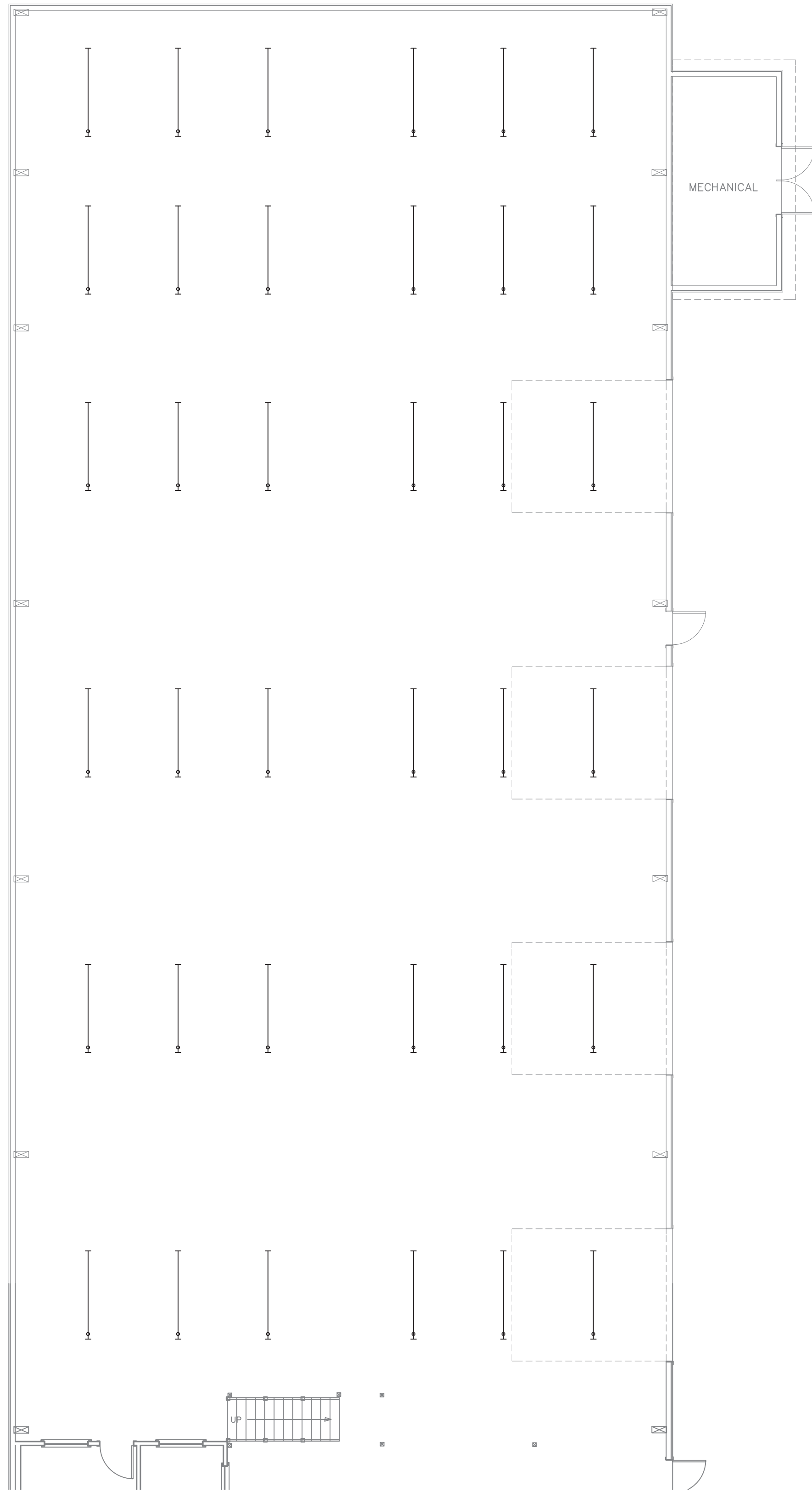
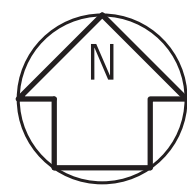
- 1 PROVIDE NEW SWITCH LOCATION AND RECONFIGURE WIRING, AS NECESSARY, TO TIE NEW WIRELESS SWITCH INTO NEW OCCUPANCY SENSOR FOR LOCAL CONTROL OF OFFICE/STORAGE LIGHTING.
- 2 NEW SWITCH IN EXISTING LOCATION.



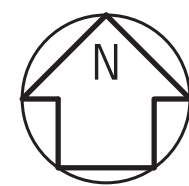




1 WAREHOUSE LIGHTING  
AND POWER DEMOLITION PLANS  
SCALE: 1/8" = 1'-0"

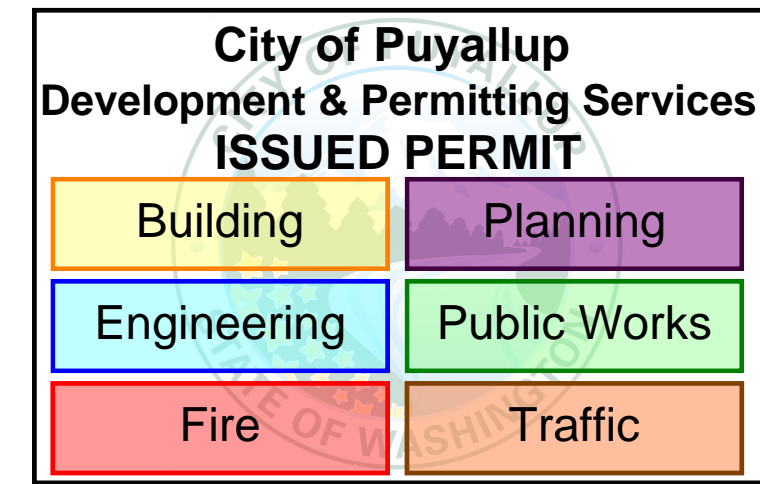


2 WAREHOUSE LIGHTING AND  
POWER CONSTRUCTION PLANS  
SCALE: 1/8" = 1'-0"



#### GENERAL NOTES

1. SEE GENERAL NOTES ON SHEET E-002.
2. ALL EXISTING LIGHTING AND SWITCHING TO REMAIN.



E-123

GRIMIT ARCHITECTURE  
MICHAEL P. GRIMIT, ARCHITECT  
516 WANA WANA PLACE NORTHEAST  
TACOMA, WA. 98422-1732

OLSON BROTHERS PRO-VAC, LLC  
BUILDING REMODEL  
2505, 2511, 2515 INTER AVENUE  
PUYALLUP, WA. 98373

WAREHOUSE  
LIGHTING AND  
POWER PLANS

OCTOBER 30, 2020





## STREET LIGHTING SPECIFICATIONS

## 1. 30-FOOT STEEL STREETLIGHT STANDARD

## a. DIMENSIONS

STREETLIGHT STANDARDS SHALL PROVIDE A FIXTURE MOUNTING HEIGHT OF 30'0" PLUS OR MINUS 6" WITH A TYPICAL 12 FOOT MAST ARM WITH A THREE FOOT OVERHANG.

BASE PLATE SHALL HAVE SLOTTED HOLES TO ACCOMMODATE 1-INCH ANCHOR BOLTS, AND 1 1/2" BOLT CIRCLE WITH MINIMUM CLEARANCE OF 1" BETWEEN BOLT AND POLE.

HANDHOLE CENTER SHALL BE LOCATED APPROXIMATELY 12 INCHES FROM THE BASE PLATE, ROTATED 270 DEGREES FROM MAST ARM SO AS THE HANDHOLE IS LOCATED ON THE SIDE OPPOSING ONCOMING TRAFFIC.

## b. STRENGTH

POLES SHALL MEET ALL STRENGTH REQUIREMENTS OF AASHTO FOR 90 MPH ISOTACH WHEN USED WITH A LUMINAIRE WEIGHING 48 POUNDS WITH A E.P.A. OF 1.1 SQUARE FEET. ALL ATTACHING BOLTS AND SCREWS THAT ARE NOT GALVANIZED SHALL BE STAINLESS STEEL.

## c. FINISH

THE POLES AND ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED, MINIMUM 3 MIL THICKNESS.

## d. MAST ARM ATTACHMENT SHALL BE SECURED BY 3 BOLTS.

## e. EACH POLE SHALL HAVE HANDHOLE (WITH COVER), GROUND LUG AND REMOVABLE POLE CAP.

## f. EACH CITY POLE SHALL HAVE A BLACK 4" TO 6" LETTER C STENCILED ON ROADWAY SIDE OF POLE 16" ABOVE GRADE.

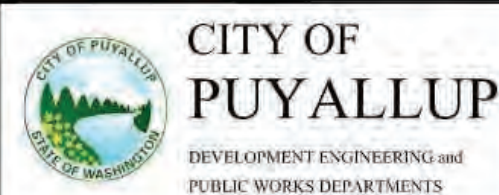
## 2. ANCHORAGE

a. POLES SHALL BE ANCHORED WITH 4 BOLTS, 1"x3/8"x4" #BUNC WITH HOT DIPPED GALVANIZING AFTER THREADS ARE CUT. GALVANIZED AREA SHALL EXTEND FROM THREADED END FOR A MINIMUM OF 12 INCHES. BOLTS SHALL BE PROVIDED WITH 2 GALVANIZED NUTS AND FLAT WASHERS FOR LEVELING. SHIMS WILL NOT BE USED.

b. A NON-SHRINKING GROUT SHALL BE INSTALLED WITH ONE 1/2" DRAIN HOLE UNDER THE BASE PLATE AFTER THE ENGINEER HAS APPROVED THE POLE INSTALLATION.

## 3. CONDUIT

ALL CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES DEEP. ALL ROADWAY CROSSINGS SHALL BE RIGID METALLIC OR SCHEDULE 80 PVC. CONDUIT SHALL CONFORM TO SECTION 9-29 OF WSDOT STANDARD SPECIFICATIONS. SCHEDULE 80 PVC MAY BE USED IN LOCATIONS OTHER THAN ROADWAY CROSSINGS.



## STREET LIGHT SPECIFICATIONS

DESIGNED BY JAN DOWNS-AYOUBA	CHECKED BY LINDA LAY	APPROVED BY COLLEEN HARRIS	DATE APPROVED 01/05/01	CITY STANDARD NO. 01.05.01
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## (STR LIGHT SPECS CONTINUED)

## 4. JUNCTION BOXES (WHEN REQUIRED)

JUNCTION BOXES SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON THE PLANS. THEY WILL CONFORM TO WSDOT STANDARD PLAN J-40.10-02, TYPE 1. THEY SHALL BE LEVEL WITH THE SIDEWALK GRADE AND FIRMLY BLOCED TO PREVENT FUTURE SETTLING. JUNCTION BOXES ARE PREFERRED NOT TO BE INSTALLED IN THE SIDEWALK. THE COVER SHALL BE GALVANIZED AND GROUNDED. THE LETTERS "JT" SHALL BE ETCHED ON THE COVER. (SEE CITY STANDARD DETAIL NO. 01.05.01). IF THE JUNCTION BOX IS NOT IN THE SIDEWALK THEN IT SHALL HAVE A CONCRETE COLLAR. IF THE JUNCTION BOX IS IN THE SIDEWALK THEN IT SHALL HAVE A NON-SLIP SURFACE TREATMENT. SEE CITY STANDARD DETAIL NO. 01.05.01.

## 5. CONDUCTORS, WIRES, ETC.

WIRE CONDUCTORS FOR UNDERGROUND FEEDER RUNS AND FOR CIRCUITRY FROM THE IN-LINE FUSE IN THE POLES TO THE JUNCTION BOX SHALL BE 600 VOLT, SINGLE CONDUCTOR STRANDED COPPER AND INSULATED WITH USE GRADE POLYVINYL CHLORIDE COMPOUND (XLP) OR APPROVED EQUAL IN ACCORDANCE WITH THE INSULATED POWER CABLE ENGINEER'S ASSOCIATION SPECIFICATIONS. AN AWG NO. 8 GREEN INSULATED STRANDED COPPER WIRE WILL BE RUN TO THE SERVICE GROUND LUG ON EACH POLE. FEEDERS SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. WIRES INSIDE THE POLE BETWEEN BALLAST AND IN-LINE FUSES SHALL BE ROME 2C AWG 10 STRANDED POLE AND BRACKET WIRE OR APPROVED EQUAL. SPLICES WILL BE ALLOWED IN JUNCTION BOXES AND POLE BASES ONLY. NO MORE THAN 2 CONDUITS WILL BE ALLOWED INSIDE THE STREET POLE.

## 6. FUSES

LUMINAIRE FUSING AND ELECTRICAL CONNECTIONS AT LIGHT STANDARD BASES SHALL CONFORM TO SECTION 9-29.7 OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS AND AS SHOWN ON THE UNIFORM LUMINAIRE WIRING DETAIL IN THE APPENDIX. IN-LINE FUSE HOLDERS SHALL BE SEC. MODEL 1791-SF WITH FNM-5 FUSES OR APPROVED EQUAL. (REFER TO CITY STANDARD DETAIL NO. 01.05.01)

## 7. LUMINAIRES AND LAMPS

RESIDENTIAL STREETS AND NEIGHBORHOOD COLLECTORS:  
LEOTEX LED GC1-40E-MV-NW-2-530 (67 WATT LED)

ARTERIALS AND COMMERCIAL COLLECTORS:  
GE EVOLVE LED ERS2-E-D-HK-EX-5-40 (130 WATT LED)

THE CITY WILL ENERGIZE THE STREET LIGHTS WHEN A HOME IS OCCUPIED ADJACENT TO A STREET LIGHT OR IMMEDIATELY ACROSS THE STREET. AT THE DEVELOPER'S REQUEST, STREET LIGHTS MAY BE ENERGIZED PRIOR TO OCCUPANCY OF HOMES. HOWEVER, THE DEVELOPER OR BUILDER SHALL ASSUME FULL RESPONSIBILITY FOR ELECTRICAL POWER COSTS AND REPAIR COSTS DUE TO VANDALISM, THEFT, OR CONSTRUCTION.

## 8. SAFE WIRING LABELS

THE CONTRACTOR IS ADVISED THAT SAFE WIRING LABELS REQUIRED BY LABOR AND INDUSTRIES SHALL APPLY ON THIS PROJECT. (ELECTRICAL INSPECTION STICKER)

## 9. GUARANTEE

THE CONTRACTOR SHALL SURRENDER TO THE CITY OF PUYALLUP ANY GUARANTEE OR WARRANTY ACQUIRED BY HIM AS A NORMAL TRADE PRACTICE IN CONNECTION WITH THE PURCHASE OF ANY MATERIALS OR ITEMS USED IN THE CONSTRUCTION OF THE ILLUMINATION.

## 10. LOCATION

SEE CITY STANDARD SECTION 01.01 ROADWAY DESIGN.

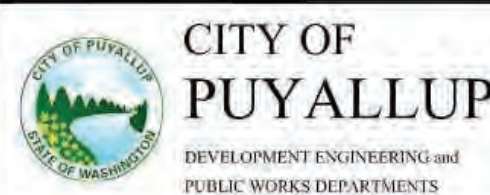
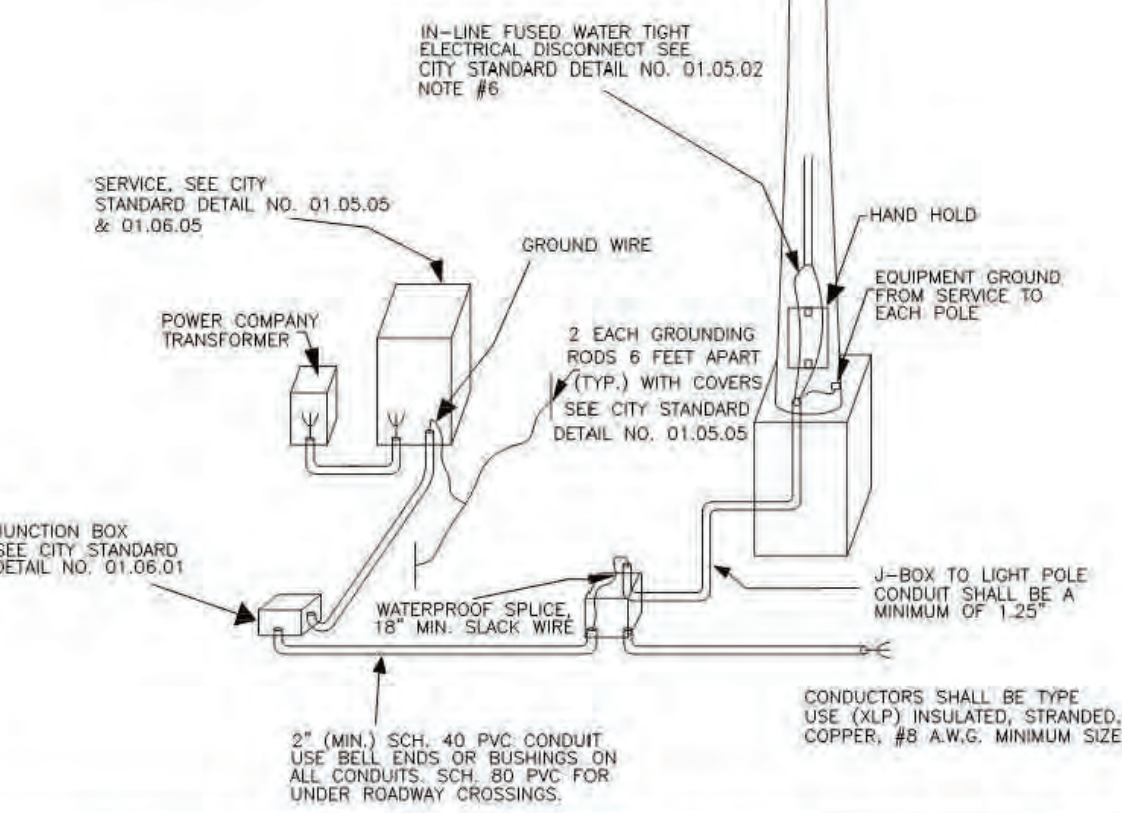


## STREET LIGHT SPECIFICATIONS (CONT.)

DESIGNED BY JAN DOWNS-AYOUBA	CHECKED BY LINDA LAY	APPROVED BY COLLEEN HARRIS	DATE APPROVED 01/05/01	CITY STANDARD NO. 01.05.02
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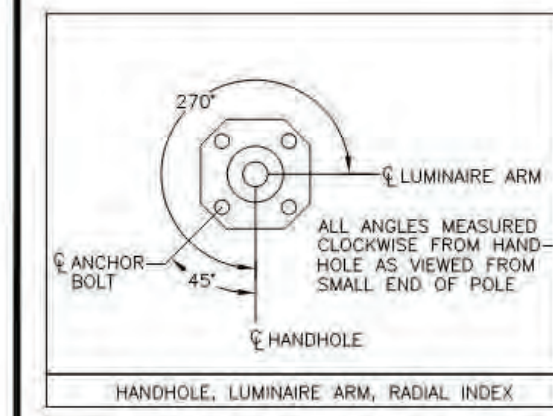
## NOTES:

1. A METER SERVICE DISCONNECT IS REQUIRED FOR EACH BRANCH CIRCUIT. SEE CITY STANDARD DETAIL NO. 01.05.05.
2. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRICAL CODE, WSDOT, AND CITY STANDARDS.
3. PHASING TAPE IS NOT ALLOWED.
4. ALL WIRES SHALL BE INSTALLED IN CONDUIT AS SPECIFIED ABOVE.
5. ALL SPLICES SHALL BE MADE IN A JUNCTION BOX. WIRE NUTS WILL NOT BE ALLOWED. SPLICES SHALL BE CENTERED AND ENCASED IN 3M SCOTCHCAST EPOXY KIT TYPE 82-A1, 82-B1, OR CITY APPROVED EQUAL. OTHER GEL TAP SPLICE KITS AND DIRECT BURIAL AND SUBMERSIBLE SPLICES TO BE ALLOWED IF APPROVED BY THE CITY.
6. GROUND ROD COVER SHALL BE UTILITY VAULT #9VB-924 OR APPROVED EQUIVALENT.



## TYPICAL STREET LIGHT INSTALLATION

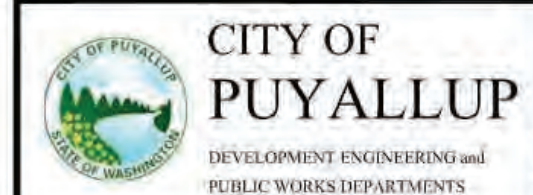
DESIGNED BY JAN DOWNS-AYOUBA	CHECKED BY LINDA LAY	APPROVED BY COLLEEN HARRIS	DATE APPROVED 01/05/01	CITY STANDARD NO. 01.05.03
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FOR LUMINAIRES AND LAMPS TYPE SEE CITY STANDARD DETAIL NO. 01.05.02 NOTE #7

4"-6" BLACK LETTER "C" ON ROADWAY SIDE 16" ABOVE GRADE SEE CITY STANDARD NO. 01.05.01

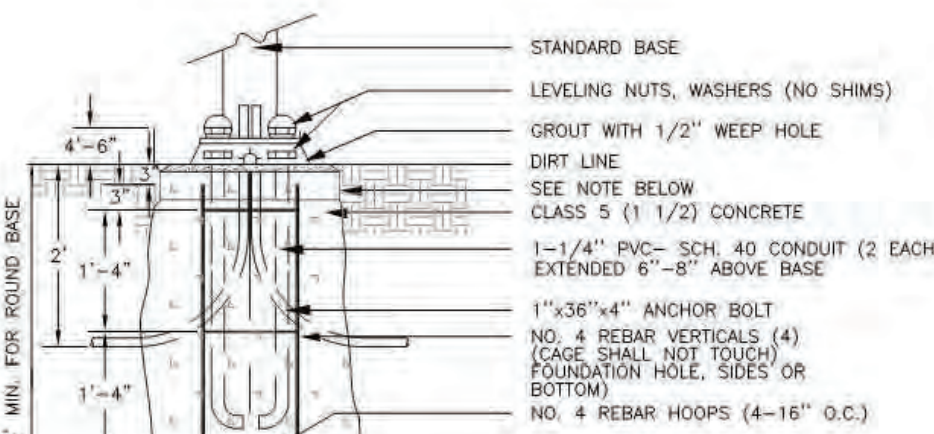
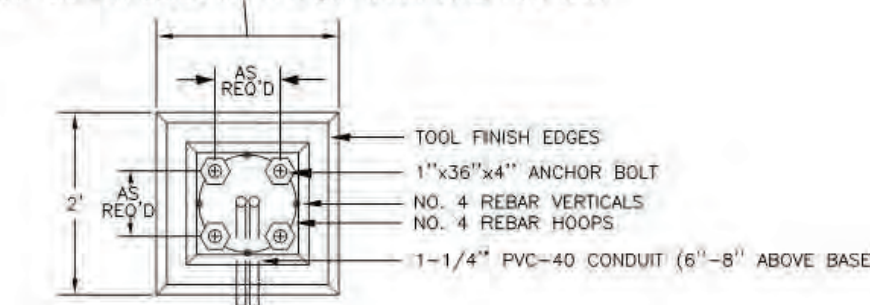
- NOTE:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF THE STREET LIGHT SYSTEM WITH ALL UTILITIES, PRIVATE AND PUBLIC, TO AVOID SCHEDULE AND LOCATION CONFLICTS.
  2. FOR RESIDENTIAL STREET LIGHTING THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ONE METER FOR THE PLATS LIGHTING SYSTEM PER PUGET SOUND ENERGY REQUIREMENTS. ON VERY LARGE PLATS PUGET SOUND ENERGY MAY REQUIRE MORE THAN ONE METER.
  3. LUMINAIRE TO BE FLAT LENS GLASS WITH CUT OFF, 150W FOR SIGNALIZED INTERSECTIONS, 150W OR 200W FOR COMMERCIAL AREA AND 100W FOR RESIDENTIAL.



## STREET LIGHT

DESIGNED BY JAN DOWNS-AYOUBA	CHECKED BY LINDA LAY	APPROVED BY COLLEEN HARRIS	DATE APPROVED 01/05/01	CITY STANDARD NO. 01.05.04
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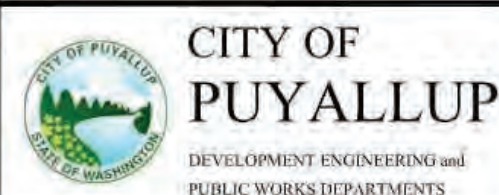
2" MIN. FOR 30" STEEL STREETLIGHT STANDARD  
30" MIN. FOR DECORATIVE TYPE #37 UNION METAL POLE BASE



- NOTE:
1. CONTRACTOR IS TO VERIFY THAT DETAIL SPECIFICATIONS AND EQUIPMENT LOCATIONS MEET WITH SERVING UTILITIES AND CITY OF PUYALLUP ENGINEERING REQUIREMENTS.
  2. FOUNDATION TO BE 30" ROUND, TOP 5-1/2" OF FOUNDATION WILL BE 24" SQUARE.

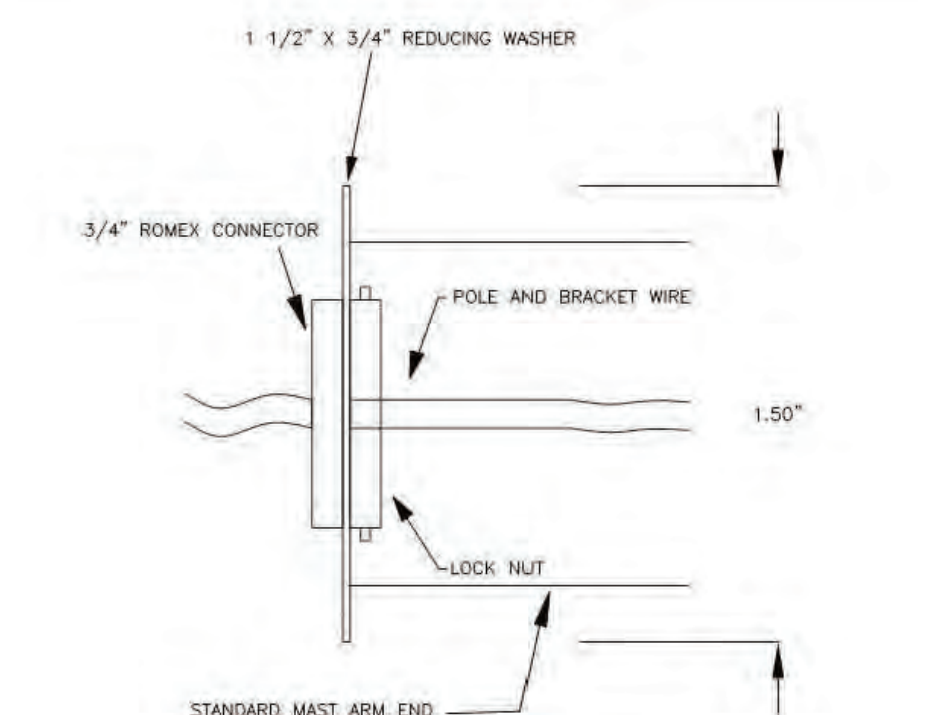
TEMPLATE FOR ANCHOR BOLT CIRCLE WILL BE A SINGLE PIECE OF 3/4" PLYWOOD WITH 4 BOLT HOLES TO FORM A BOLT CIRCLE OF 11-1/2" TO MATCH POLE MANUFACTURE'S BASE DESIGN.

LOWER LEVELING NUTS SHOULD BE CLOSE TO CONCRETE (ABOUT 1") TO PREVENT EXCESSIVE STRESSES IN THE ANCHOR BOLTS CAUSED BY TORSIONAL FORCES IN THE POLE. ANCHOR BOLTS WILL EXTEND ABOVE TOP NUT, 2 THREADS MINIMUM AND 5/8" MAXIMUM.



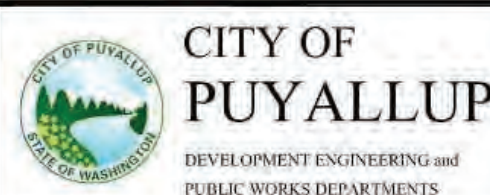
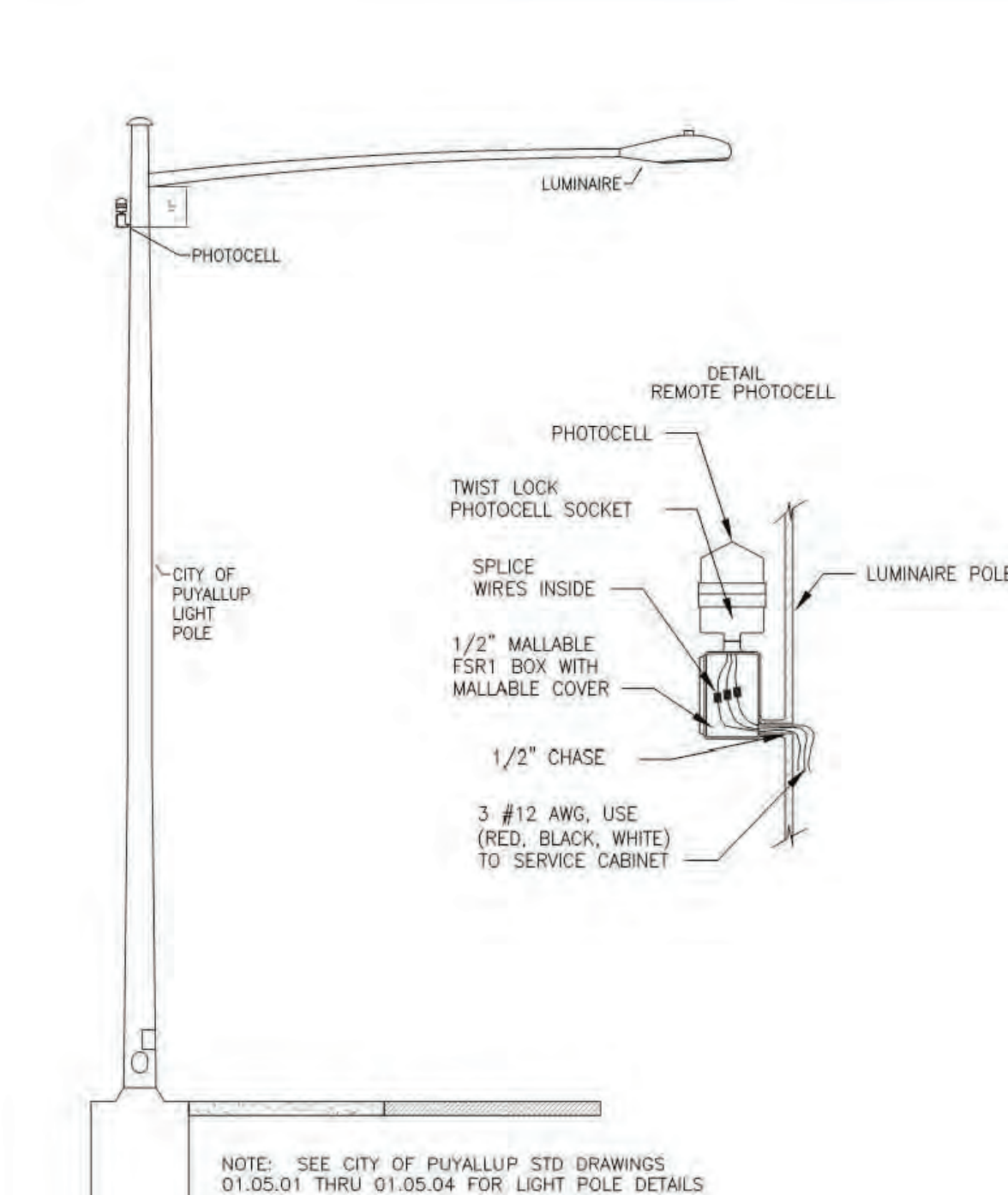
## CONCRETE STREETLIGHT FOUNDATION TYPICAL

DESIGNED BY JAN DOWNS-AYOUBA	CHECKED BY LINDA LAY	APPROVED BY COLLEEN HARRIS	DATE APPROVED 01/05/01	CITY STANDARD NO. 01.05.06
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## STREET LIGHT POLE AND BRACKET WIRE SUPPORT AT ARM END

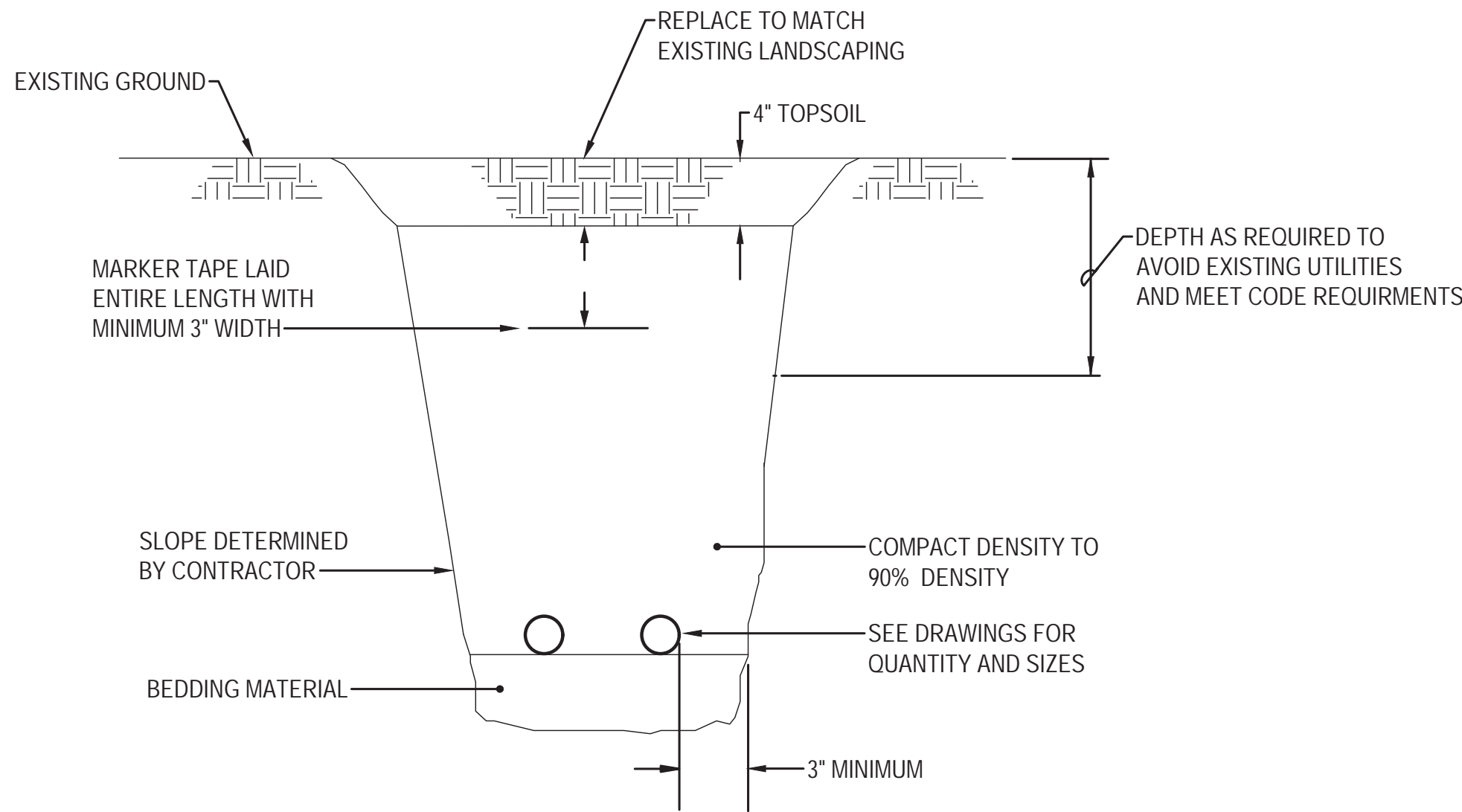
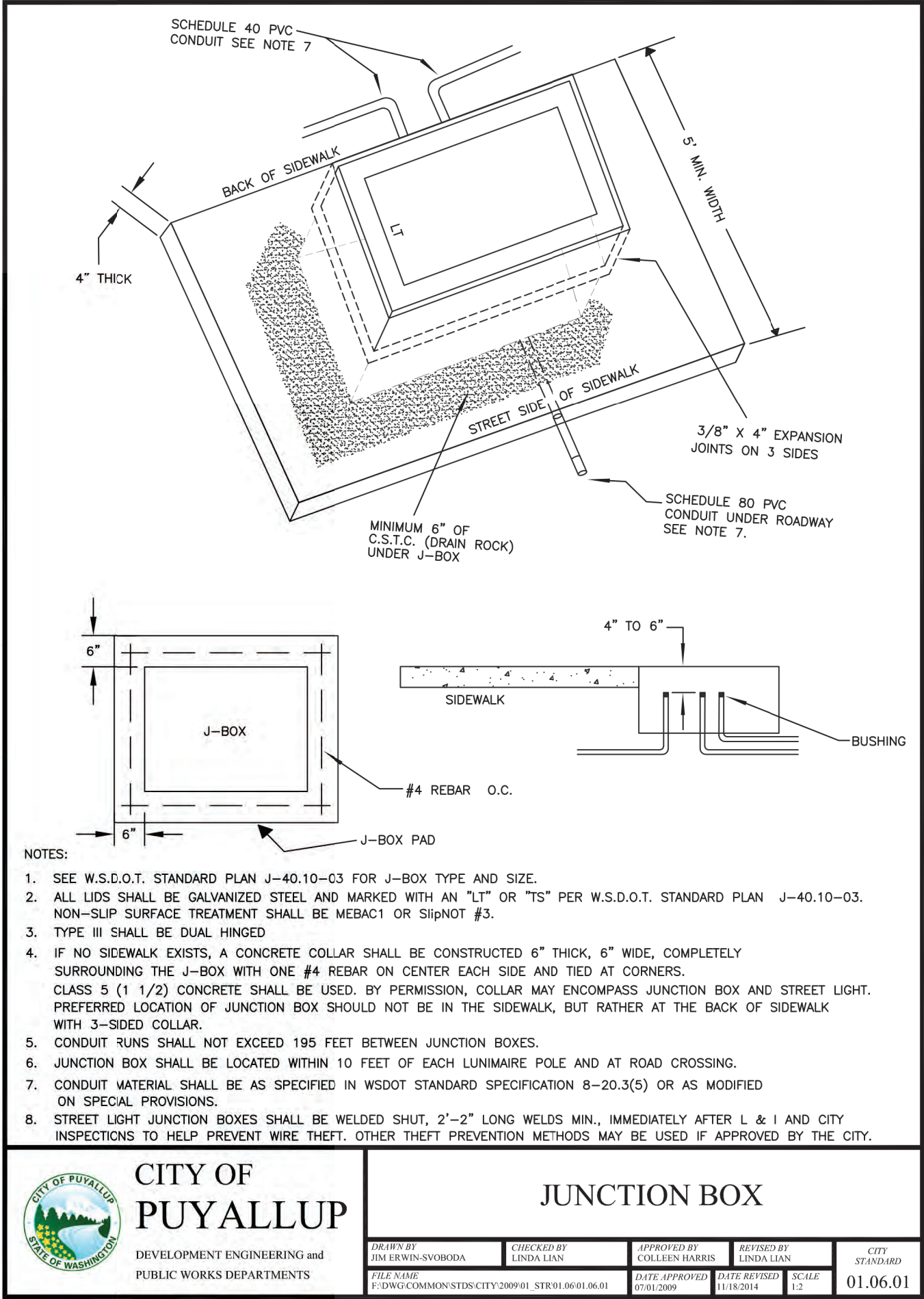
DESIGNED BY JAN DOWNS-AYOUBA	CHECKED BY LINDA LAY	APPROVED BY COLLEEN HARRIS	DATE APPROVED 01/05/01	CITY STANDARD NO. 01.05.07
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## REMOTE PHOTOCELL

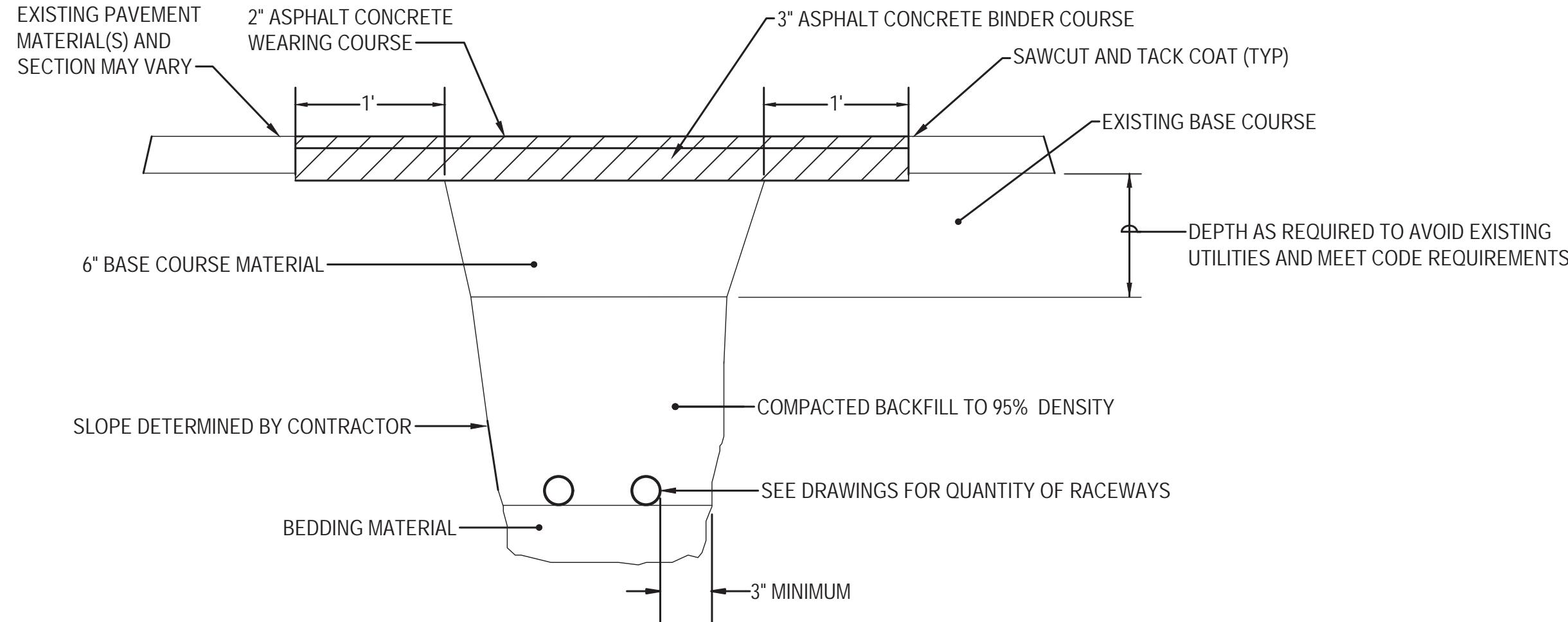
DESIGNED BY JAN DOWNS-AYOUBA	CHECKED BY LINDA LAY	APPROVED BY COLLEEN HARRIS	DATE APPROVED 01/05/01	CITY STANDARD NO. 01.05.10
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1 DIRECT BURY RACEWAY - GRASS/GRAVEL AREAS

SCALE: NTS



2 DIRECT BURY RACEWAY - ASPHALT AREAS

SCALE: NTS

E-702

GRMIT ARCHITECTURE

MICHAEL P. GRMIT, ARCHITECT

516 WANA WANA PLACE NORTHEAST

TACOMA, WA. 98422-1732

OLSON BROTHERS PRO-VAC, LLC

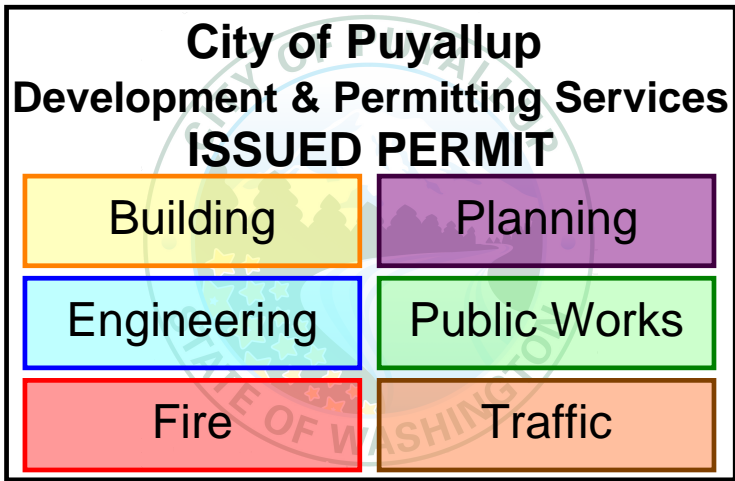
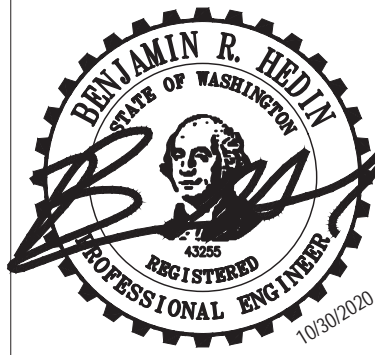
BUILDING REMODEL

2505, 2511, 2515 INTER AVENUE

PUYALLUP, WA. 98373

ELECTRICAL DETAILS

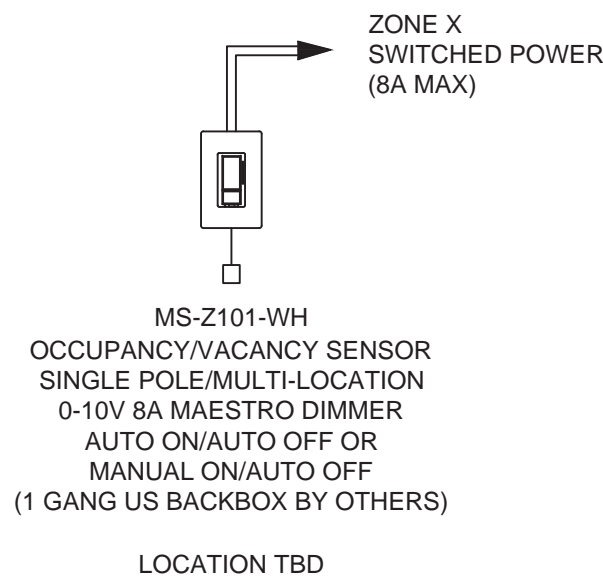
OCTOBER 30, 2020





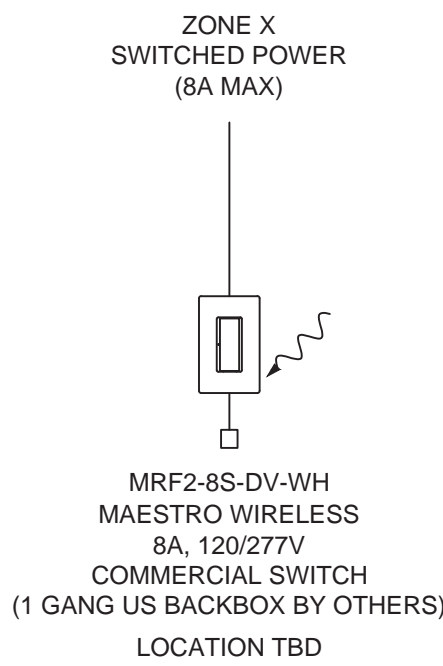
WIRING LEGEND:

- INPUT POWER (NORMAL)
- 2 #12AWG (4 mm<sup>2</sup>)
- 3 #12AWG (4 mm<sup>2</sup>)
- ◆ 0-10V SIGNAL: 2 #18AWG (1.0 mm<sup>2</sup>)
- ◇ ECOSYSTEM BUS/LOOP:  
LUTRON CABLE C-CBL-216-GR-1  
(2 #16 CONDUCTOR NON-PLENUM) OR  
C-PCBL-216-CL-1 (2 #16 CONDUCTOR  
PLENUM RATED). OTHERWISE USE 2 #16  
AWG (1.5 mm<sup>2</sup>) BY OTHERS.
- 2 #18AWG (1.0 mm<sup>2</sup>)
- ⚡ LUTRON SENSOR CABLE C-CBL-522S  
OTHERWISE USE 4 #22 AWG (1.0 mm<sup>2</sup>)
- ~ 1-WAY RF COMMUNICATION
- ~ 2-WAY RF COMMUNICATION



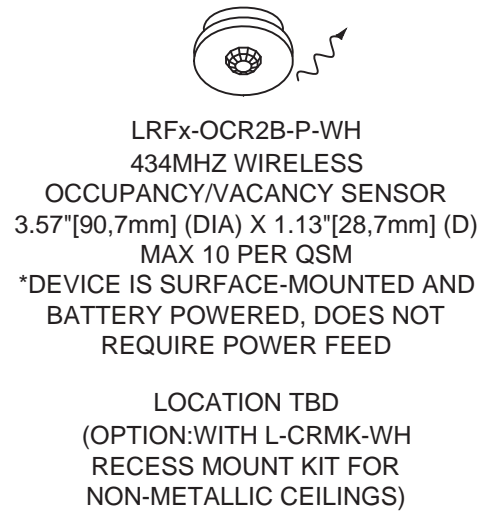
ROOM TYPE 1  
LIGHTING CONTROL DIAGRAM

SCALE: NTS



ROOM TYPE 2  
LIGHTING CONTROL DIAGRAM

SCALE: NTS



GENERAL NOTES

- SEE GENERAL NOTES ON SHEET E-002.
- WIRING DIAGRAMS ARE REPRESENTATIVE IN NATURE AND ARE NOT INTENDED TO SHOW EVERY COMPONENT NECESSARY TO MAKE THE SYSTEM WORK. THE CONTRACTOR SHALL PROVIDE ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.

COMMISSIONING REQUIREMENTS FOR THE LIGHTING CONTROL SYSTEM

TESTING SHALL ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN MANUFACTURER'S INSTALLATION INSTRUCTIONS. WRITTEN PROCEDURES WHICH CLEARLY DESCRIBE THE INDIVIDUAL SYSTEMATIC TEST PROCEDURES, THE EXPECTED SYSTEMS' RESPONSE OR ACCEPTANCE CRITERIA FOR EACH PROCEDURE, THE ACTUAL RESPONSE OR FINDINGS, AND ANY PERTINENT DISCUSSION SHALL BE FOLLOWED. AT A MINIMUM, TESTING SHALL AFFIRM OPERATION DURING NORMALLY OCCUPIED DAYLIGHT CONDITIONS. THE CONSTRUCTION DOCUMENTS SHALL STATE THE PARTY WHO WILL CONDUCT THE REQUIRED FUNCTIONAL TESTING.

- FOR OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTO-SENSORS OR DAY-LIGHTING CONTROLS THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
- CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME OUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE.
  - CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULES CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.
  - CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTO-SENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED.

LIGHTING CONTROL SEQUENCE FOR COMMISSIONING

- GENERAL REQUIREMENTS
- VACANCY/OCCUPANCY SENSORS SHALL BE CONNECTED TOGETHER FOR CONTROL OF ALL LIGHTS IN THE ROOM. SET UP SENSORS AS INDICATED IN OCCUPANCY OR VACANCY MODE.
  - VACANCY MODE - MANUAL ON, AUTO OFF VIA SENSOR, SET AT 30 MIN.
  - OCCUPANCY MODE - AUTOMATIC ON TO 50%, AUTO OFF VIA SENSOR, SET AT 30 MIN.
  - ALL OCCUPANCY/VACANCY SENSORS SHALL BE DUAL TECHNOLOGY (I.E. INFRARED AND ULTRASONIC).
  - ALL LIGHTS WHERE INDICATED SHALL BE CONTROLLED VIA 0-10V DIMMING.
  - EMERGENCY LIGHTING RELAY REQUIRED FOR CONNECTION TO ANY DESIGNATED EMERGENCY LIGHT FIXTURES WITHIN EACH SPACE FOR AUTOMATIC OVERRIDE UPON A POWER FAILURE.

